City of Charleston

DESIGN REVIEW BOARD

August 17th, 2020
4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/drb

MEETING PROTOCOL

- Staff will control the Powerpoint presentation that includes everything submitted by the applicant by the deadline, in accordance with the Submittal Requirements. Applicants simply need to ask staff to advance to the next slide during your presentation.

- Applicants, staff and Board members are required to give their name whenever speaking.

- Video and microphone has been disabled for all attendees. Attendees (not Board members or staff) will only be given the capabilities to speak when they are called on during the public comment period.

- Chat and the Q & A functions have been disabled for everyone.

- Public Comment:
  - The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.

  - Just as in an in-person meeting, all applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.

  - Those members of the public that have registered will be called in order by project.

  - Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.

  - Staff will call on the registered members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.

- Board:
  - Board members should open the "Participants" panel so that each Board member can see the status of other Board members' microphones and cameras.

MEETING PROTOCOL (continued)

- Board members will be polled by the chair for comments and for their vote on a motion. Each member, when voting, should respond "Yea, in favor" or "Nea, not in favor". The Chairman shall re-read the motion verbatim and the Board member making the motion should correct the Chairman if he has not re-read the motion accurately.

- If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.

- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

- Staff will issue meeting results, including staff comments and Board Motion to the applicant following the meeting. Results will also be posted on the City website at www.charleston-sc.gov/drb .

- For additional information:
  - Contact DRB@charleston-sc.gov
  - Visit www.charleston-sc.gov/bar if you are experiencing technical difficulties during the meeting.

- These proceedings are being recorded.

Agenda Item #1

1332 ASHLEY RIVER RD
TMS # 418-02-00-107

Request for demolition of a single family home older the 50 years old.

Constantine Engineering Associates
Wigger Law Firm
Winston St
Winston St
1332 Ashley River Road
Piccolo Hair Salon "Where Hair is Art" ™ ...
Michael J Engel, DMD - Charleston Dentist
Fuseler Rd
Fuseler Rd
61
Playground Rd
Sunshine Carwash
CP Electrology
Capri Salons
R Kitchen
American
Wine & Design
Ashley River Rd
Avison Young
Lango Ave

PRIVATE PROPERTY
PRIVATE PROPERTY

1332

1332

Agenda Item #2

GLENN MCCONNELL PARKWAY @ W. WILDCAT BLVD.
SPINX GAS STATION
TMS # 306-00-00-012

Request conceptual approval for the construction of a new gas station, car wash and convinence store.

SPINX #368 - WEST WILDCAT BLVD.

LOCATED IN

CITY OF CHARLESTON
WEST ASHLEY
AT 4000 W. WILDCAT BLVD.
CHARLESTON COUNTY, SOUTH CAROLINA
CITY PROJECT ID # TRC-SP2020-000317

DEVELOPMENT SUMMARY:

TMS#: 306 00 00 012

BASE ZONING: GB – GENERAL BUSINESS

ZONING OVERLAY: DRB PARCELS OVERLAY

PROPOSED USE: GAS STATION/COMMERCIAL

ADDRESS: 0 WILLIAM E MURRY BLVD.

PROJECT AREA:	5.68 AC.
PRE-DEVELOPED IMPERVIOUS AREA:	X AC.
POST-DEVELOPED IMPERVIOUS AREA:	X AC.
BUILDING STRUCTURES:	X AC.
DRIVEWAY AND CURBING:	X AC.
SIDEWALK:	X AC.

SETBACK REQUIREMENTS:
FRONT: NOT REQUIRED
REAR: NOT REQUIRED
SIDE: NOT REQUIRED

BUFFER REQUIREMENTS:
PENDING COMMUNICATION WITH ZONING DEPARTMENT

HEIGHT OF BUILDING: X'

HEIGHT LIMIT: 55'

ELEVATIONS SHOWN ARE BASED ON NAVD88.
TBM IS MAG NAIL SET IN ASPHALT PATH AT THE SOUTHERN CORNER OF PROPERTY ELEVATION = 14.37' (NAVD88)

TMS 306-00-00-012, IS LOCATED IN FLOOD ZONE 0.2% CHANCE ANNUAL FLOODING, AS PER FEMA PRELIMINARY FLOOD HAZARD DATA; AS PER FEMA MAP NUMBER 45019C0480J, EFFECTIVE NOVEMBER 17, 2004, THERE IS NO DIGITAL DATA AVAILABLE.

FLOOD ZONE 0.2% HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

FLOOD ZONE SHADED X IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD.

PARKING SUMMARY:

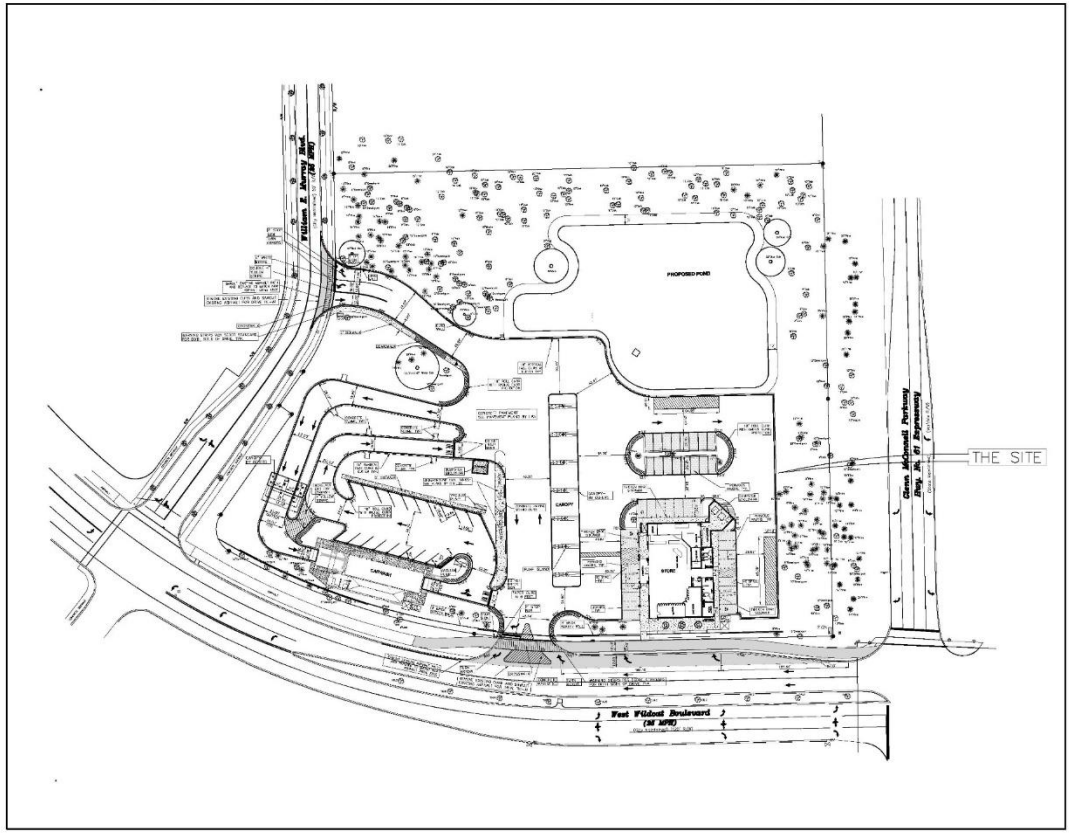
REQUIRED PARKING:	1 PER PUMP (16 PUMPS) & 1 PER 400 SF (5900 SF)
TOTAL REQUIRED PARKING:	31 (16+15)
STANDARD PARKING:	35
HANDICAP PARKING:	4 (VAN ACCESSIBLE)
TOTAL PARKING SPACES:	55

39 + 16 (PUMP SPACES) = 55

ADA NOTE:
ALL PUBLIC RIGHT-OF-WAYS AND ALL AMENITIES SHALL BE ADA COMPLIANT.

TREE SUMMARY:

EXISTING GRAND TREES:	6 TREES
GRAND TREES TO REMAIN:	6 TREES
EXISTING PROTECTED TREES:	355 TREES (INCLUDES 6 GRAND TREES)
PROTECTED TREES TO BE REMOVED:	352 TREES
PROTECTED & GRAND TREES TO REMAIN:	290 TREES (INCLUDES 6 GRAND TREES) (35.33/AC)



PLAN VIEW
1"=60'

A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CONTRACTORS AND DESIGN PROFESSIONALS TO ADVISE THE OWNER AND OR CONSTRUCTION CREWS OF TREE PRESERVATION AREAS AND PROCEDURES TO AVOID DAMAGE TO REMAINING VEGETATION.

NOTE: PRIOR TO COMMENCEMENT OF CLEARING, GRUBBING, OR GRADING, THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AND OBTAIN APPROVAL OF THESE MEASURES FROM O.C.R.M. & MS4. THE CONTRACTOR SHALL NOTIFY THESE AGENCIES IN WRITING A MINIMUM OF 3 DAYS PRIOR TO BEGINNING OF THE CONSTRUCTION.

OWNER/DEVELOPER:
THE SPINX COMPANY
1414 E. Washington St.
Greenville, SC 29607
Contact: Greg Minton
Phone: (864) 233-5421

CIVIL ENGINEER:
HLA, INC.
29 Leinbach Drive
Bldg. A
Charleston, SC 29407
Contact: Thomas W. Kellum III, PE
Phone: (843) 763-1166

LANDSCAPE ARCHITECT:
HLA, INC.
29 Leinbach Drive
Bldg. A
Charleston, SC 29407
Contact: Andrew Todd-Burke, PLA
Phone: (843) 763-1166

ARCHITECT:
BETSCH ASSOCIATES,
101 NORTH MAIN STREET
SUITE 1505
GREENVILLE, SC 29601
Contact: KEN BETSCH
Phone: (864) 527-4700
Fax: (864) 527-4705

SURVEYORS:
EAS PROFESSIONALS
9 PILGRIM ROAD
GREENVILLE, SC 29615
Contact: BRAD FRITZMORRIS
Phone: (864) 234 7368
Fax: (864) 234 7369

LOCATION MAP
NOT TO SCALE

PROJECT DESCRIPTION:

SPINX GAS STATION PROPOSAL CONSISTS OF PREPARATION OF INFRASTRUCTURE IMPROVEMENT PLANS (stormwater, sanitary sewer, potable water, grading/drainage plans, and other utility coordination). THE GAS STATION ADDRESS IS 0 WILLIAM E MURRY RD.

REGULATORY AGENCY & UTILITY CONTACTS

1. ZONING	CITY OF CHARLESTON PLANNING	CONTACT: LEE HATCHELDER PHONE: (843) 724-3754
2. ENGINEERING	CITY OF CHARLESTON	CONTACT: BARRY GIVENS PHONE: (843) 619-6086
3. MS4	CITY OF CHARLESTON	CONTACT: KINSEY HOLTON, P.E. PHONE: (843) 724-3757
4. SCDHEC-OCRM	BUREAU OF WATER – COASTAL	CONTACT: STORMWATER STAFF PHONE: (843) 953-0200
5. TRANSPORTATION	S.C.D.O.T.	CONTACT: JULEIGH FLEMING PHONE: (843) 746-6722 EXT. 119
6. BEC	BERKELEY ELECTRIC CO.	CONTACT: JOHN HALL / KEVIN VARNER PHONE: (843) 699-6459
7. SEWER	CHARLESTON WATER SYSTEM (CWS)	CONTACT: LYDIA OWENS PHONE: (843) 727-7121
8. WATER	CHARLESTON WATER SYSTEM (CWS)	CONTACT: LYDIA OWENS PHONE: (843) 727-7121

SHEET NO.	TITLE
1	COVER SHEET
2	EXISTING CONDITION AND DEMOLITION PLAN
4	SITE PLAN / TRAFFIC CONTROL
L1	CONCEPTUAL LANDSCAPE PLAN
A1	SITE PHOTOS
A2	SITE ELEVATIONS
A3	FLOOR PLANS
A4	STORE AND GAS CANOPY ELEVATIONS
A5	CAR WASH AND PAY CANOPY ELEVATIONS
A6	RENDERINGS

EAS PROFESSIONALS
Geodetic, Hydrographic, Construction Materials and Forensic Engineering
Construction Materials Testing | Geotechnical Testing
Land Surveying | Geodetic Registered
9 Pilgrim Road, Greenville, South Carolina 29615
Phone (864) 234 7368 | Fax (864) 234 7369 | www.eas-pro.com

NOTE: EXISTING BOUNDARY, TREE SURVEY, AND TOPOGRAPHICAL SURVEY PERFORMED BY EAS PROFESSIONALS

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

SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

HLA THE SITE EXPERTS
SURVEYING • WETLAND PERMITTING • LAND PLANNING
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
29A Leinbach Dr. Charleston, SC 29407 / tel: 843.763.1166 / www.hlaINC.com

NORTH

COVER SHEET

SPINX #368 - WEST WILDCAT BLVD.
WEST WILDCAT BLVD. AND GLENN McCONNELL PARKWAY
CITY OF CHARLESTON, SOUTH CAROLINA

PROJECT # 18020.00

DATE:	1-24-20
SCALE:	
DESIGN:	RAF
DRAWN:	RAF
CHECK:	

REVISIONS
Revised to Site Plan modifications. KBS 6.30.20

SHEET 1 of

Spinx 368 – Charleston, SC
Design Review Board
Conceptual Review

1 COVERSHEET
2 EXISTING CONDITIONS / DEMOLITION PLAN
4 SITE PLAN / TRAFFIC CONTROL
L1 CONCEPTUAL LANDSCAPE PLAN
A1 SITE PHOTOS
A2 SITE ELEVATIONS
A3 FLOOR PLANS
A4 STORE AND GAS CANOPY ELEVATIONS
A5 CAR WASH AND PAY CANOPY ELEVATIONS
A6 STORE RENDERINGS
A7 CARWASH RENDERINGS

NOTES:

1.) The underground utilities shown were located from above ground evidence or existing drawings provided by various sources.

2.) The Professional Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

3.) Subsurface and environmental conditions were not surveyed or examined or considered as part of this survey. No evidence or statement is made concerning the existence of underground or overhead conditions, containers or facilities that may affect the use or development of this property.

4.) Storm Drain lines were full of water at the time of survey. Invert elveations and pipe sizes are approximate.

5.) All 1/2" iron pin set unless otherwise needed.

6.) Vertical Datum: NAVD 88 (SCVRS)
Horizontal Datum: SCGRID (SCVRS)

7.) Sanitary Sewer and Strom Drain Asbuilt information taken from JBR Construction Servies, LLC. EAS Professionals, INC was unable to verify inverts due to debri in structures.

8.) By graphic determination only, according to firm 45019C0480J for Charleston County, South Carolina, with an effective date of November 17, 2004 Panel 480 of 855, this property is located within Zone X areas determined to be outside floodplain.

LEGEND

BC	BOTTOM OF CURB
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
P&T	POWER & TELEPHONE
W.V.	WATER VALVE
W.M.	WATER METER
J.B.	JUNCTION BOX
C.B.	CATCH BASIN
I.E.	INVERT ELEVATION
E/P	EDGE OF PAVEMENT
F.H.	FIRE HYDRANT
S.W.	SIDEWALK
R/W	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
(M)	MEASURED
(R)	RECORD
S.S.M.H.	SANITARY SEWER MANHOLE
B.M.	BENCHMARK
L.P.	LIGHT POLE
P.P.	POWER POLE
D.I.	DROP INLET
V.C.P.	VITRIFIED CLAY PIPE
R.C.P.	REINFORCED CONCRETE PIPE
C&G	CURB & GUTTER
T.F.	TRANSFORMER
UT	UNDERGROUND TELEPHONE LINE
OHP	OVER-HEAD POWERLINE
UE	UNDERGROUND ELECTRICAL LINE
CMP	CORRUGATED METAL PIPE
IPS	IRON PIN SET
IPF	IRON PIPE FOUND
	MAILBOX
	GROUND ELEVATION
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT
DMH	DRAINAGE MANHOLE

ALL INVERTS ARE SUBJECT TO CHANGE. STORM STRUCTURES WHERE FILLED WITH DEBRY AND WATER AT THE TIME OF SURVEY.

CURVE TABLE

LINE #	RADIUS	LENGTH	BEARING	CHORD
C1	720.00'	119.30	S36° 43' 01"W	119.16'
C2	720.00'	259.98	S51° 48' 29"W	258.57'
C3	720.00'	379.28	S47° 03' 41"W	374.91'
C4	25.00'	41.98	N69° 44' 04"W	37.22'
C5	175.00'	111.23	N39° 49' 52"W	109.37'
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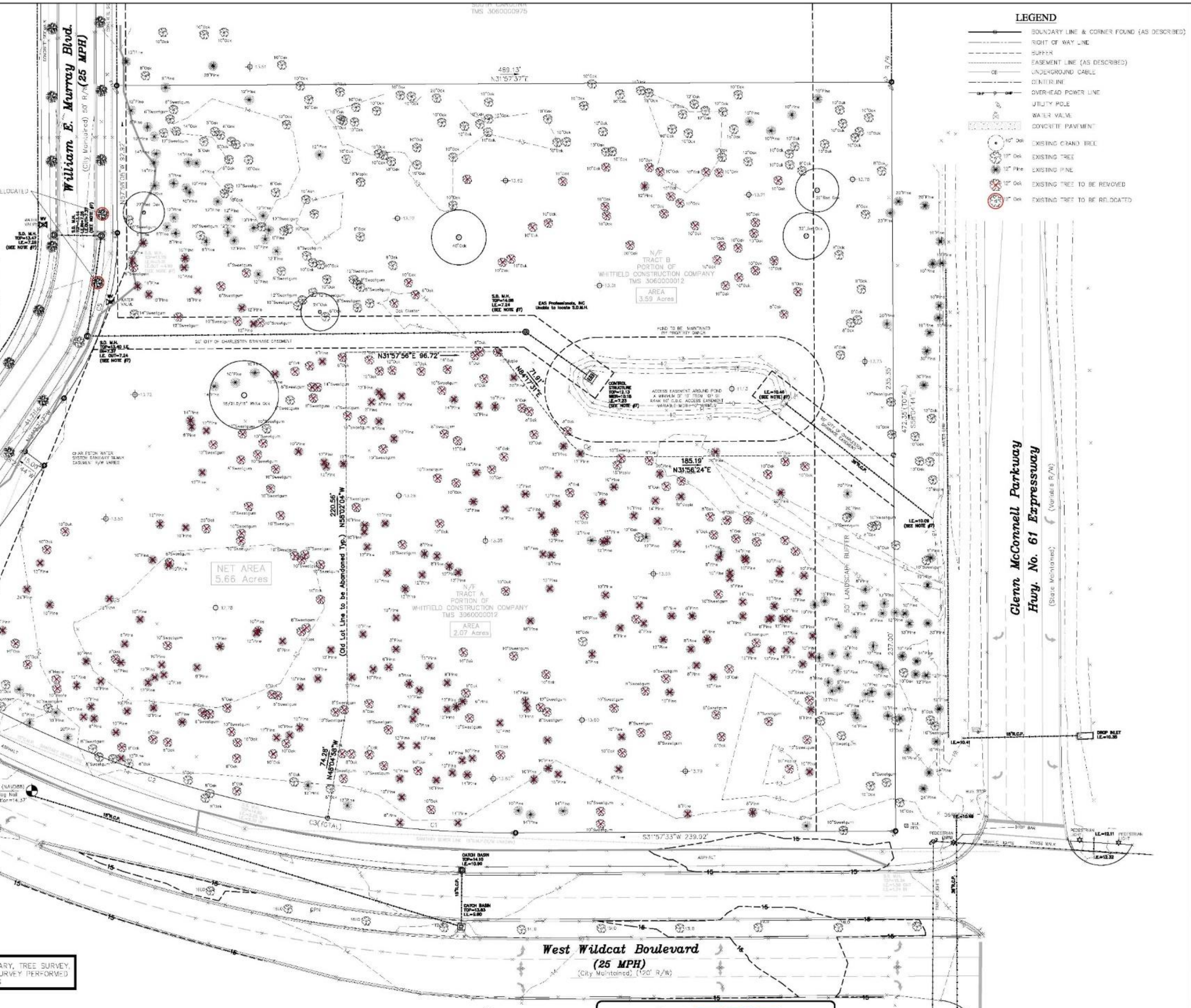

NOTE: EXISTING BOUNDARY, TREE SURVEY, AND TOPOCRAPHICAL SURVEY PERFORMED BY EAS PROFESSIONALS

LEGEND

	BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
	RIGHT OF WAY LINE
	BUFFER
	EASEMENT LINE (AS DESCRIBED)
CB	UNDERGROUND CABLE
	CENTERLINE
OHP	OVERHEAD POWER LINE
	UTILITY POLE
	WATER VALVE
	CONCRETE PAVEMENT
40" Oak	EXISTING GRAND TREE
12" Oak	EXISTING TREE
12" Pine	EXISTING PINE
12" Oak	EXISTING TREE TO BE REMOVED
12" Oak	EXISTING TREE TO BE RELOCATED

HLA
THE SITE EXPERTS
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29A Leinbach Dr., Charleston, SC 29407 / tel 843.763.1166 / www.hlainc.com

NORTH

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EAS PROFESSIONALS
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Construction Materials, and Forensic Engineering
Construction Materials Testing | Laboratory Testing
Land Surveying | Special Inspections
9 Pilgrim Road, Greenville, South Carolina 29615
Phone (864) 234-7368 | Fax (864) 234-7369 | www.eas-pro.com

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

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

EXISTING CONDITIONS AND DEMOLITION PLAN

SPINX #368 - WEST WILDCAT BLVD.

WEST WILDCAT BLVD. AND GLENN McCONNELL PARKWAY
CITY OF CHARLESTON, SOUTH CAROLINA

PROJECT #	
18020.00	
DATE:	1-24-20
SCALE:	
DESIGN:	RAF
DRAWN:	RAF
CHECK:	

REVISIONS

Revised to Site Plan modifications.	KBS 6.30.20

SHEET
2 of

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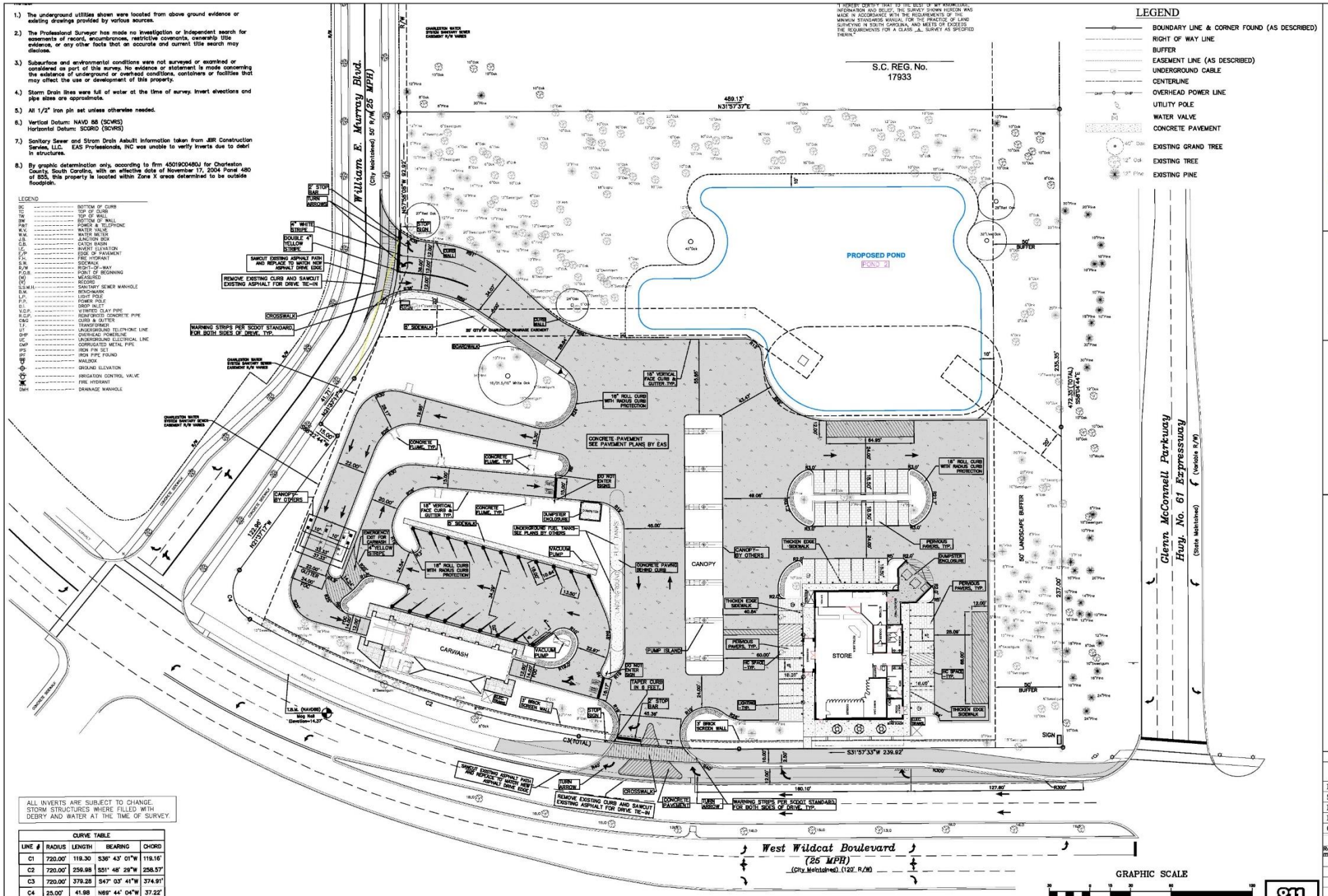
IPF	IRON PIPE FOUND
MB	MAILBOX
GE	GROUND ELEVATION
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
DMH	DRAINAGE MANHOLE

I HEREBY CERTIFY 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.

S.C. REG. No.
17933

LEGEND

- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- RIGHT OF WAY LINE
- BUFFER
- EASEMENT LINE (AS DESCRIBED)
- UNDERGROUND CABLE
- CENTERLINE
- OVERHEAD POWER LINE
- UTILITY POLE
- WATER VALVE
- CONCRETE PAVEMENT
- EXISTING GRAND TREE
- EXISTING TREE
- EXISTING PINE



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GRAPHIC SCALE

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(IN FEET)
1 inch = 30 ft.

SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

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NORTH

SITE PLAN / TRAFFIC CONTROL

SPINX #368 - WEST WILDCAT BLVD.

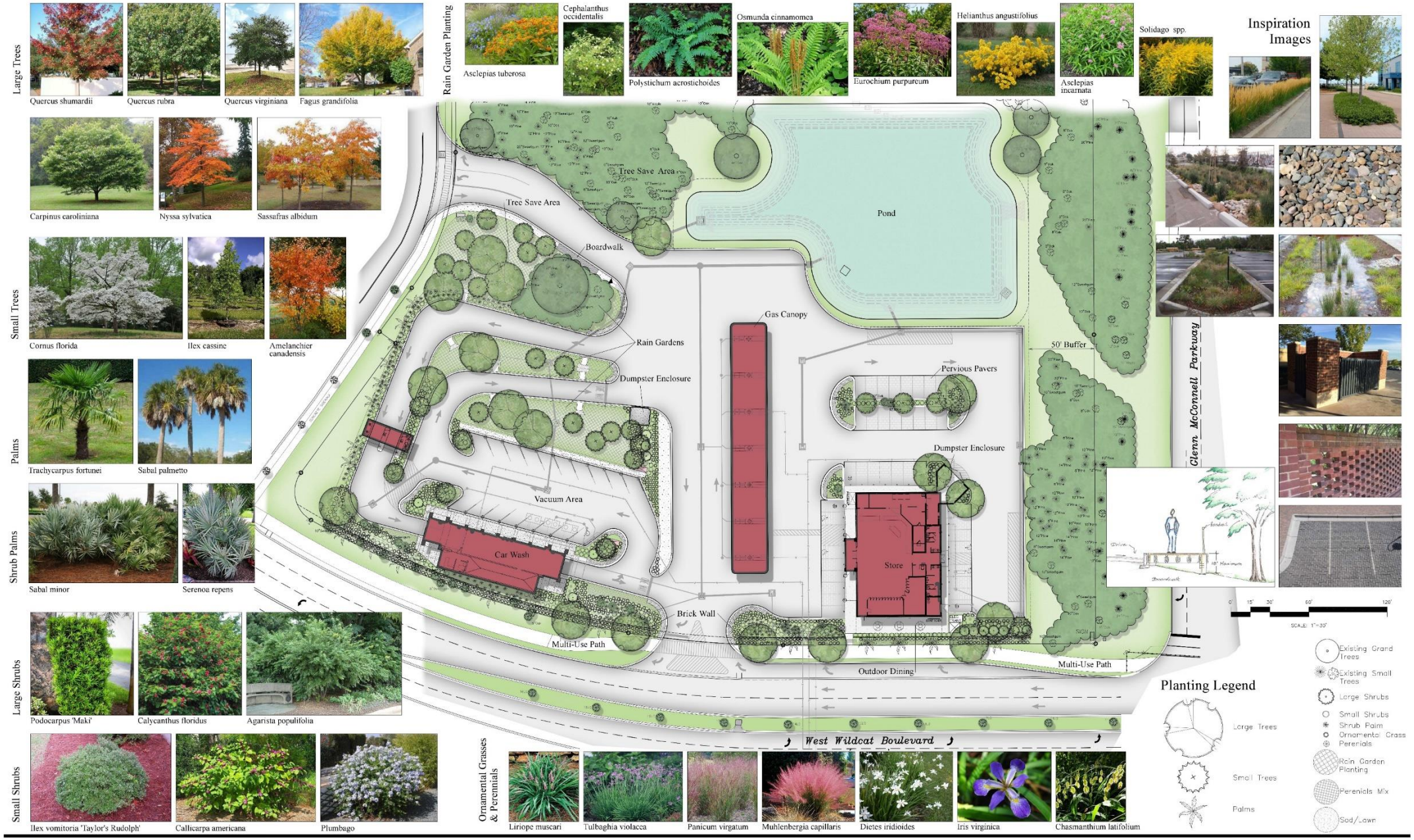
WEST WILDCAT BLVD. AND GLENN McCONNELL PARKWAY
CITY OF CHARLESTON, SOUTH CAROLINA

PROJECT # 18020.00

DATE:	1-24-20
SCALE:	
DESIGN:	RAF
DRAWN:	RAF
CHECK:	

REVISIONS
Revised to Site Plan modifications. KBS 6.30.20

SHEET 4 of



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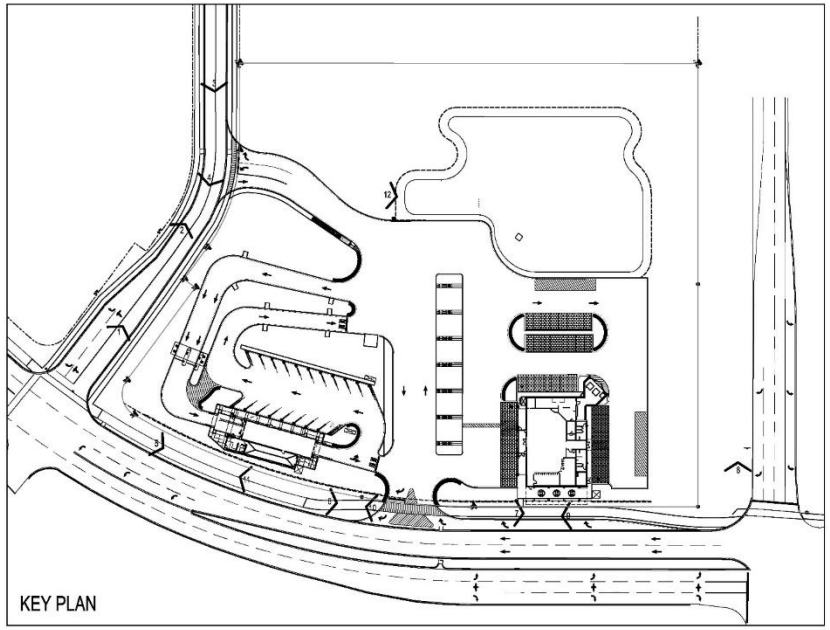
THE SITE EXPERTS
LAND PLANNING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SURVEYING
29 Leinbach Drive, AZ. Charleston SC 29407-6988 / tel 843.763.1166

Conceptual Landscape Plan
Spinx # 368 - West Wildcat Blvd.

CITY OF CHARLESTON, SOUTH CAROLINA
PROJECT #: 18020.00
DATE: 04/08/20

SHEET
L1

Revised to Site Plan modifications.
KBS 07/08/20



BetschAssociates
101 North Main Street
Suite 1505
Greenville, SC 29601

Phone: (864) 527-4700
Fax: (864) 527-4705

Planning
Architecture
Interior Architecture

SPINX 368

WEST WILDCAT BOULEVARD
CHARLESTON, SC

East Main Street
Greenville, SC 29611

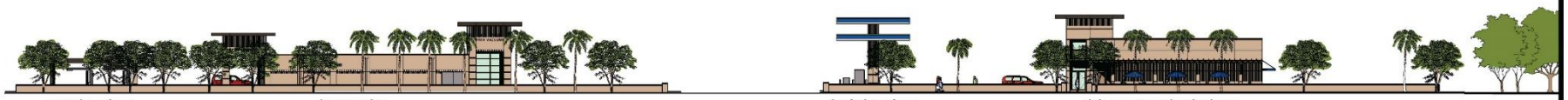
REVISIONS

NO	BY	DATE	DESCRIPTION

DATE:	07-08-20
PROJECT NO:	0534.00
PRINCIPAL:	K.BETSCH
PROJECT ARCHITECT:	K. BETSCH
DESIGN:	K. BETSCH
DRAWN:	N. CARLTON
CHECKED:	K. BETSCH

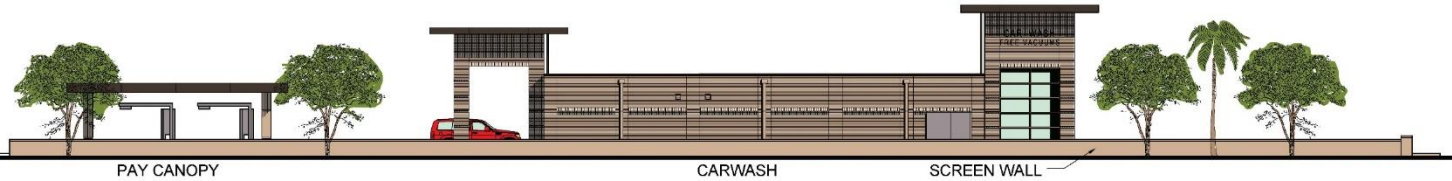
SITE PHOTOS

A1



1 ELEVATION ALONG WEST WILDCAT BOULEVARD

0 4 10 20 50

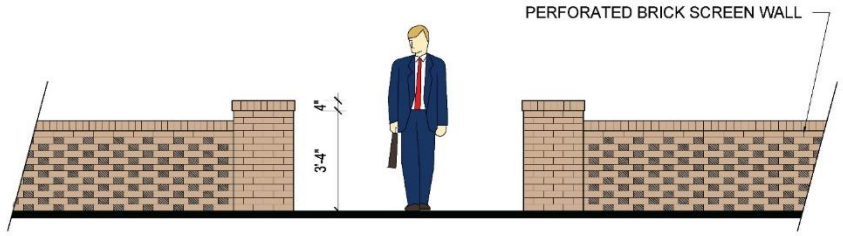


2 ENLARGED STREET ELEVATION

0 1 3 10 20

3 ENLARGED STREET ELEVATION

0 1 3 10 20



4 SCREEN WALL DETAIL

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

BetschAssociates
101 North Main Street
Suite 1505
Greenville, SC 29601

Phone: (864) 527-4700
Fax: (864) 527-4705

Planning
Architecture
Interior Architecture

SPINX 368

WEST WILDCAT BOULEVARD
CHARLESTON, SC

East Main Street
Greenville, SC 29611

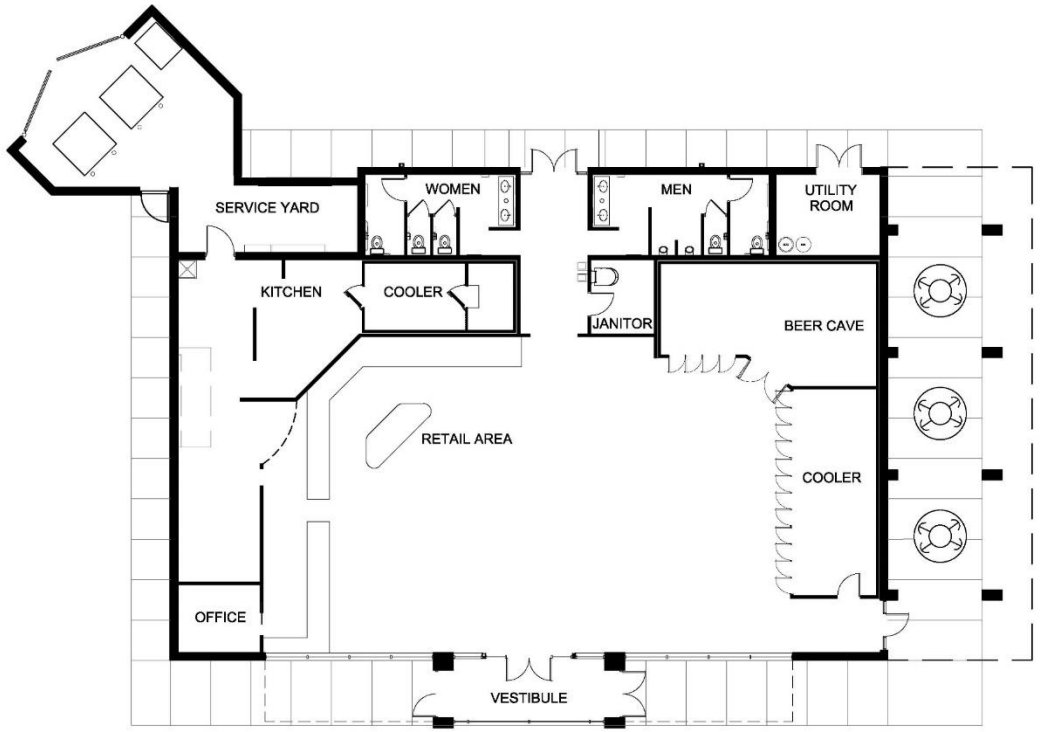
REVISIONS

NO	BY	DATE	DESCRIPTION

DATE:	07-08-20
PROJECT NO:	0534.00
PRINCIPAL:	K.BETSCH
PROJECT ARCHITECT:	K. BETSCH
DESIGN:	K. BETSCH
DRAWN:	N. CARLTON
CHECKED:	K. BETSCH

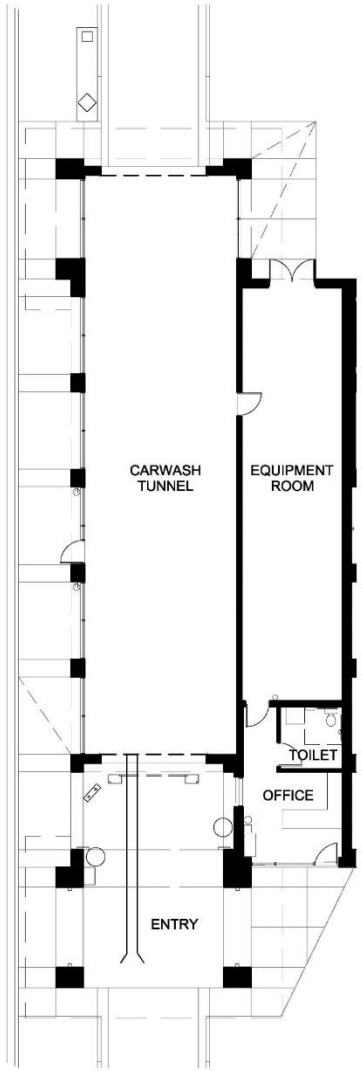
SITE ELEVATIONS

A2



1 STORE FLOOR PLAN

0 2 5 20



2 CARWASH FLOOR PLAN

0 2 5 20

BetschAssociates
101 North Main Street
Suite 1505
Greenville, SC 29601

Phone: (864) 527-4700
Fax: (864) 527-4705

Planning
Architecture
Interior Architecture

SPINX 368

WEST WILDCAT BOULEVARD
CHARLESTON, SC

East Main Street
Greenville, SC 29611

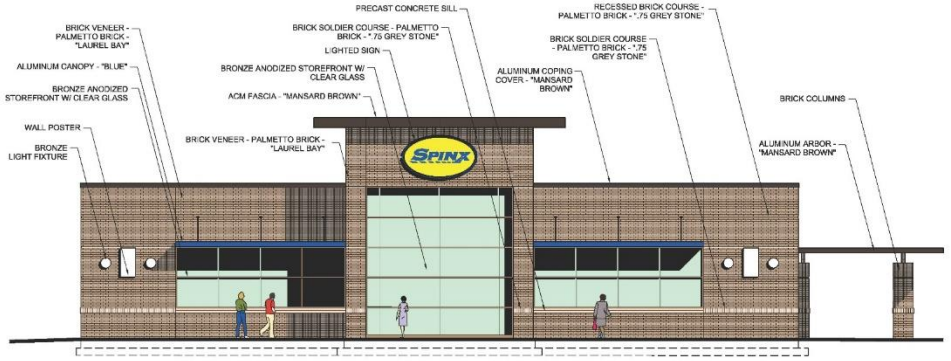
REVISIONS

NO	BY	DATE	DESCRIPTION

DATE:	07-08-20
PROJECT NO:	0534.00
PRINCIPAL:	K.BETSCH
PROJECT ARCHITECT:	K. BETSCH
DESIGN:	K. BETSCH
DRAWN:	N. CARLTON
CHECKED:	K. BETSCH

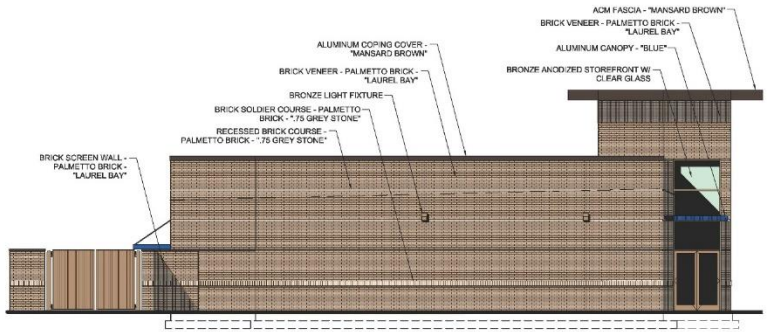
STORE AND CARWASH FLOOR PLANS

A3



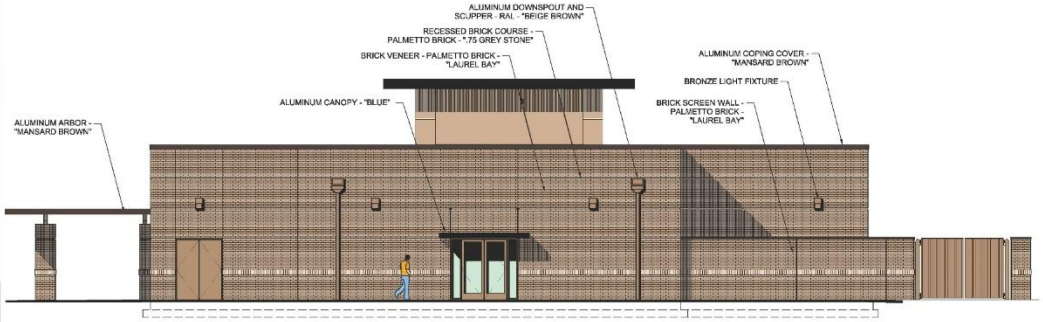
1 SOUTH ELEVATION

0 2 5 20



2 WEST ELEVATION

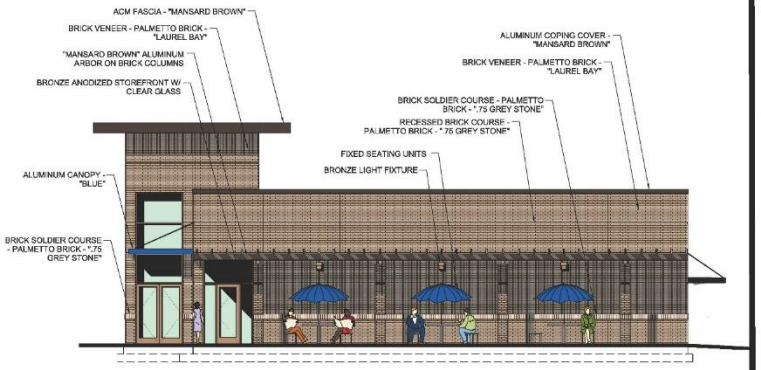
0 2 5 20



3 NORTH ELEVATION

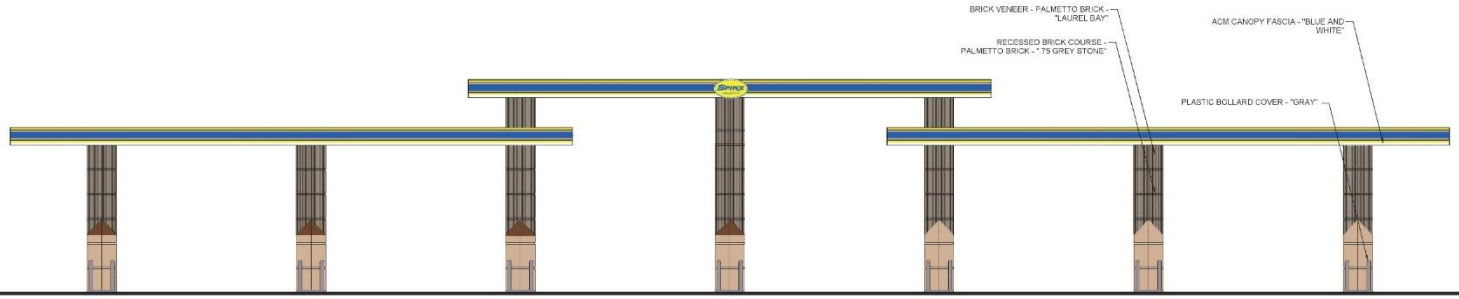
0 2 5 20

4



4 EAST ELEVATION

0 2 5 20



5 GAS CANOPY SOUTH ELEVATION

0 2 5 20

BetschAssociates
101 North Main Street
Suite 1505
Greenville, SC 29601

Phone: (864) 527-4700
Fax: (864) 527-4705

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SPINX 368

WEST WILDCAT BOULEVARD
CHARLESTON, SC

East Main Street
Greenville, SC 29611

REVISIONS

NO	BY	DATE	DESCRIPTION

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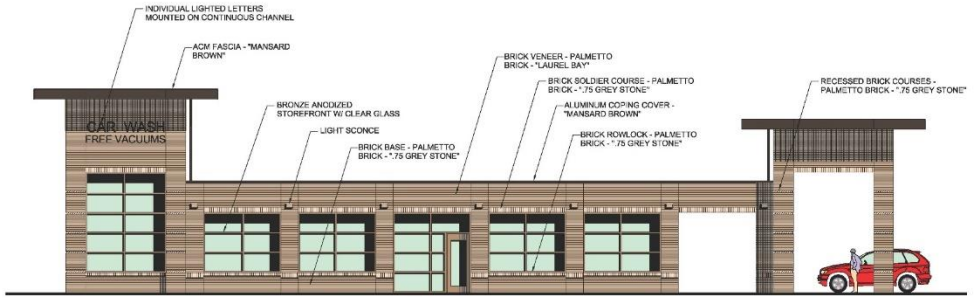
PRINCIPAL:	K.BETSCH
PROJECT ARCHITECT:	K. BETSCH
DESIGN:	K. BETSCH
DRAWN:	N. CARLTON
CHECKED:	K. BETSCH

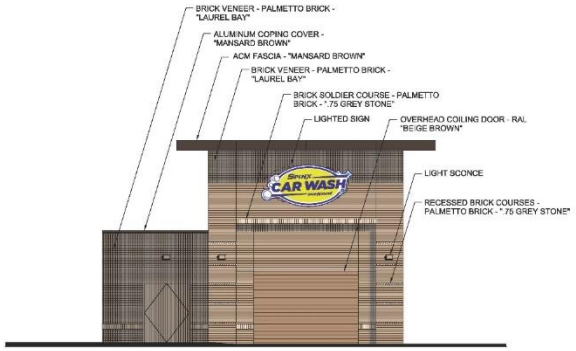
STORE AND GAS CANOPY ELEVATIONS

A4



1 SOUTH ELEVATION

0 2 5 20



3 NORTH ELEVATION

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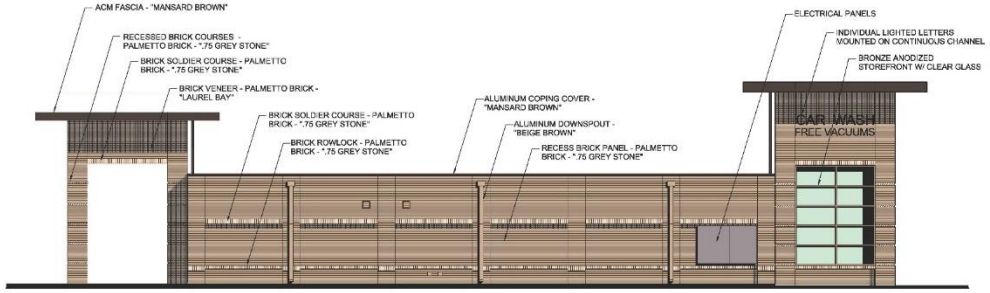

2 EAST ELEVATION

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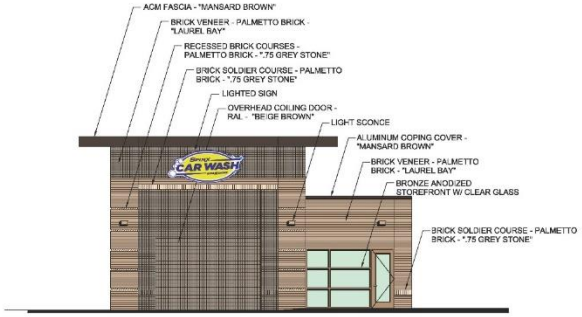

4 SOUTH ELEVATION

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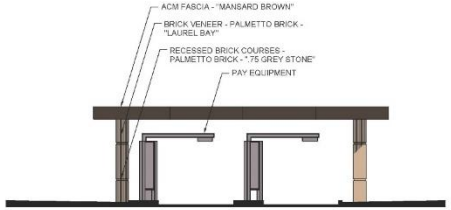
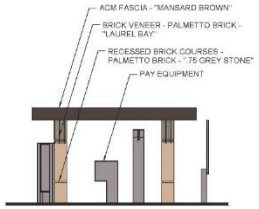


5 PAY CANOPY WEST ELEVATION

0 2 5 20

6 PAY CANOPY EAST ELEVATION

0 2 5 20



7 PAY CANOPY SOUTH ELEVATION

0 2 5 20

BetschAssociates
101 North Main Street
Suite 1505
Greenville, SC 29601

Phone: (864) 527-4700
Fax: (864) 527-4705

Planning
Architecture
Interior Architecture

SPINX 368

WEST WILDCAT BOULEVARD
CHARLESTON, SC

East Main Street
Greenville, SC 2961

REVISIONS

NO	BY	DATE	DESCRIPTION

DATE:	04-09-20
PROJECT NO:	0534.00
PRINCIPAL:	K. BETSCH
PROJECT ARCHITECT:	K. BETSCH
DESIGN:	K. BETSCH
DRAWN:	N. CARLTON
CHECKED:	K. BETSCH

CARWASH AND PAY CANOPY ELEVATIONS

A5

BetschAssociates
101 North Main Street
Suite 1505
Greenville, SC 29601

Phone: (864) 527-4700
Fax: (864) 527-4705

Planning
Architecture
Interior Architecture

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WEST WILDCAT BOULEVARD
CHARLESTON, SC

East Main Street
Greenville, SC 29611

REVISIONS

NO	BY	DATE	DESCRIPTION

DATE:	07-08-20
PROJECT NO:	0534.00
PRINCIPAL:	K.BETSCH
PROJECT ARCHITECT:	K. BETSCH
DESIGN:	K. BETSCH
DRAWN:	N. CARLTON
CHECKED:	K. BETSCH

STORE RENDERINGS

A6

BetschAssociates
101 North Main Street
Suite 1505
Greenville, SC 29601

Phone: (864) 527-4700
Fax: (864) 527-4705

Planning
Architecture
Interior Architecture

SPINX 368

WEST WILDCAT BOULEVARD
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East Main Street
Greenville, SC 29611

REVISIONS

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PROJECT ARCHITECT:	K. BETSCH
DESIGN:	K. BETSCH
DRAWN:	N. CARLTON
CHECKED:	K. BETSCH

CARWASH RENDERING

A7

Agenda Item #3

BEE'S FERRY RD. @ WEST ASHLEY RD. AND FLOYD DR.
TMS #301-00-00-027

Request final approval approval for the construction of a new multi-family development with 7 buildings and 186 units.

BUILDING C WEST ELEVATION (B) 2
1/8" = 1'-0"

BUILDING C WEST ELEVATION (A) 1
1/8" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
3. REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT PANEL / SIDING WITH 5/4 TRIM. ALL MATERIAL WIDTHS TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
4. REFER TO BUILDING PLANS FOR ALL STONE VENEER LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIADRAM DESIGNS.
6. APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
7. PROVIDE CONT. BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
8. INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TERM.FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
10. PROVIDE PRE-FAB. FLASHING BOOTS OR FLANGED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

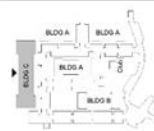
MATERIALS

M1	10" FIBER CEMENT LAP SIDING IN P1
M2	FIBER CEMENT BOARD AND BATTEN IN P2
M3	8" FIBER CEMENT LAP SIDING IN P2
M4	3 1/2" FIBER CEMENT TRIM IN P3
M5	10" FIBER CEMENT LAP SIDING IN P2
M6	3 1/2" FIBER CEMENT TRIM IN P1
M7	5/16" FIBER CEMENT PANEL IN P1
M8	FIBER CEMENT TRIM IN P2 -3 1/2 @ VINYL WINDOWS & CORNER TRIM -2X12 W/2X4 @ F.C. PANEL -2X12 @ BASE OF LAP SIDING -1X6 @ GABEL
M9	VINYL WINDOW IN BAHAMA BROWN
M10	ASPHALT SHINGLE ROOF IN SAND DUNE
M11	METAL ROOF IN BERRIDGE - BUCKSKIN
M12	CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
M13	FORTERRA BRICK, 761 LIGHT GRAY WIRECUT
M14	WOOD COLUMN IN P2
M15	DECORATIVE VENT IN P2
M16	1X8 FIBER CEMENT FASCIA IN P2
M17	ALUMINUM DOWNSPOUT PAINTED TO MATCH METAL ROOF
M18	ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
M19	5/16" FIBER CEMENT PANEL IN P2
M20	WOOD SCREEN IN P3

PAINT COLORS

P1	PPG 1023-2 COOL CONCRETE
P2	PPG 1010-1 PEGASUS
P3	BAHAMA BROWN

KEY PLAN



CLINE DESIGN
2923 S. Tryon St,
Suite 130
Charlotte, NC 28203
704/333-7777
Cline@cline-assoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00001
REGISTERED ARCHITECTS

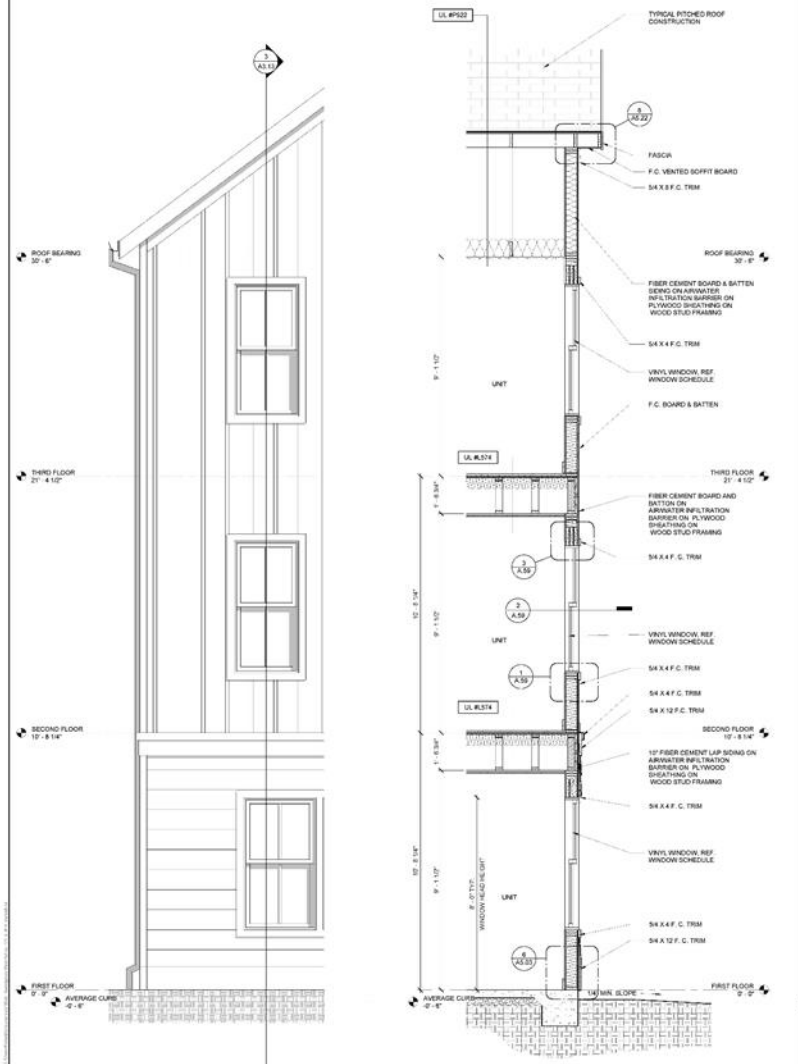
STATE OF SOUTH CAROLINA
ORLANDO PIZARRO
CHARLESTON, NC
No 5036
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING C EXTERIOR ELEVATIONS

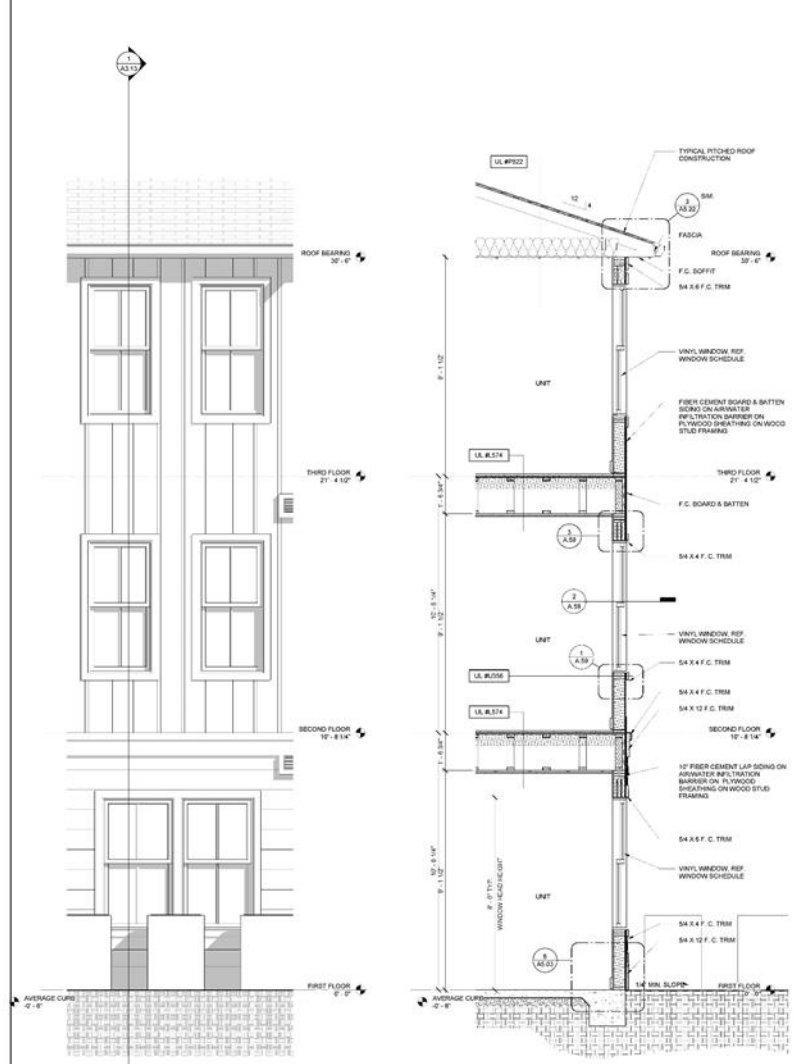
A2.06



WALL SECTION @ UNIT B2 3

1/2" = 1'-0"

AT TRUSS CAVITY AND ALL CONCEALED SPACES, PROVIDE BATT INSULATION OR SPRINKLER SYSTEM TO COMPLY WITH NFPA 13.
AT ATTIC SPACES PROVIDE SPRINKLER SYSTEM AS REQUIRED BY NFPA13.



WALL SECTION @ UNIT A1 1

1/2" = 1'-0"

GENERAL NOTES

CONCRETE STRUCTURAL FLOOR
4" CONCRETE ON 10 MIL. POLY MEMBRANE (OVERLAP AND TAPE JOINTS 12" MIN. AND SEAL VERTICAL PENETRATIONS) ON 4" COMPACTED GRAVEL ON 95% COMPACTED SOIL (TERMITE TREATED).

1 HR EXTERIOR WALL (1HR) - UL U356
EXTERIOR VENEER (SEE ELEVATIONS) ON EXTERIOR SHEATHING W/AIR W.R.B. ON 2x WOOD STUDS W/ R-19 BATT INSULATION, WITH 5/8" TYPE 'X' GWB INTERIOR.

TYPICAL UNIT FLOOR/CEILING ASSEMBLY - (1HR) - UL L574
FINISH FLOOR MATERIAL ON **3/4" GYPCRETE ON 3/16" ACOUSTIMAT-A AT HARD SURFACES (SEE UNIT PLANS FOR LOCATIONS). ON 3/4" T&G SUB-FLOOR ON 18" PARALLEL CHORD WOOD TRUSS (SEE STRUCTURAL DRAWINGS) WITH SOUND BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF SUB FLOOR AND 5/8" TYPE C GWB ON 1/2" SINGLE-LEG RESILIENT CHANNELS INSTALLED ON BOTTOM OF TRUSSES (REF. AS.01 FOR INSTALLATION).

** 2 1/2" L.W. CONCRETE ON ICE & WATER SHIELD ON 3/4" T&G SUB-FLOOR.....IN BREEZEWAYS

TYPICAL BALCONY ASSEMBLY
P.T. T3 DECKING ON 2X P.T. WOOD FRAMING (OR WOLMANIZED ENGINEERED LUMBER, REF. STRUCTURAL) - SLOPE TOP CHORD 1/4" PER 12" (SEE STRUCTURAL FOR SIZE AND LAYOUT).

FIRE/BLOCKING AND DRAFTSTOPPING
PROVIDE FIREBLOCKING AND DRAFTSTOP WHERE REQUIRED BY CODE, INCLUDING AS CALLED FOR IN SCBC SECTION 718. AT FIREWALL IF CALLED FOR, PROVIDE NON COMBUSTIBLE FIRE BLOCKING.

TYPICAL CORRIDOR FLOOR/CEILING ASSEMBLY (1-HR) -UL L546
2 1/2" LIGHTWEIGHT CONCRETE WITH FIBER MESH ON 1/4" ON WATERPROOF MEMBRANE ON 3/4" T&G PLYWOOD SUBFLOOR ON 2X TRUSS/FRAMING (SEE STRUCTURAL FOR SIZE AND LAYOUT) WITH SOUND BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF SUB FLOOR AND 5/8" TYPE C GWB ON 1/2" SINGLE-LEG RESILIENT CHANNELS INSTALLED ON BOTTOM OF TRUSSES (REF AS.01 FOR INSTALLATION).

TYPICAL ROOF/CEILING ASSEMBLY (1-HR) - UL P522
25 YR. MIN. ARCHITECTURAL SHINGLES* ON 15 # BUILDING FELT ON T&G SHEATHING (3/4") ON WOOD TRUSS WITH R-38 BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF ROOF SHEATHING WITH 5/8" TYPE C GWB ON 1/2" RESILIENT CHANNELS INSTALLED TO BOTTOM OF TRUSSES.

* OR STANDING SEAM METAL ROOF IN SELECT LOCATIONS. SEE ROOF PLAN & ELEVATIONS

TYPICAL CORRIDOR (1HR) WALL ASSEMBLY - UL 344
MOISTURE RESISTANT, 5/8" TYPE 'X' GWB ON WEATHER RESISTANT BARRIER ON OSB SHEATHING ON 2X FRAMING WITH 5/8" GWB ON INTERIOR (UNIT) FACE.

AT STAIR CORES, CONTINUE EXTERIOR MATERIALS INTO STAIRS.

CLINE DESIGN
2923 S. Tryon St,
Suite 130
Charlotte, NC 28203
704/333-7777
Cline@cline-inc.com

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West Ashley, South Carolina

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RALEIGH, NC
C00001
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO PIZARRO
CHARLESTON NC
No 5036
REGISTERED ARCHITECT
06.17.19

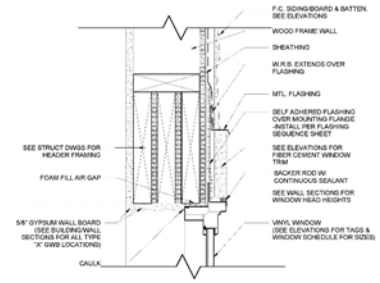
PROJECT: 218045
DATE: 03.27.20

REVISIONS:		DATE
1	Owner & Permit Changes	4.24.20

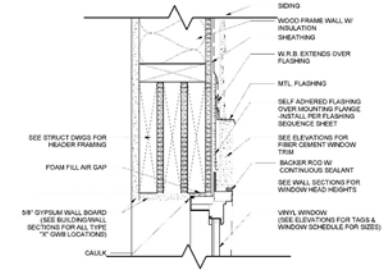
DRAWN BY: RL, AP, TP
CHECKED BY: KB

WALL SECTIONS

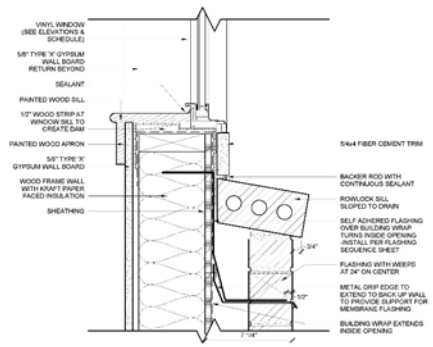
A3.13



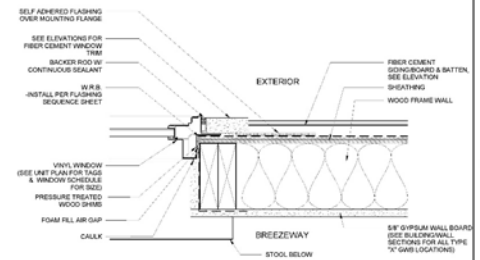
WINDOW HEAD @ BREEZEWAY SIDING/PANEL 6
3" = 1'-0"



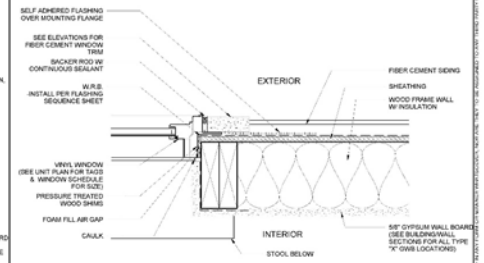
WINDOW HEAD @ SIDING/PANEL 3
3" = 1'-0"



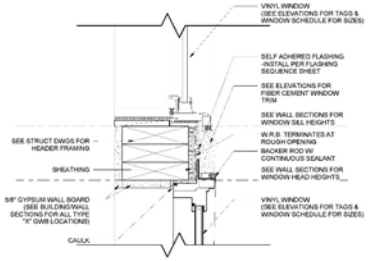
WINDOW SILL DETAIL @ BRICK 8
3" = 1'-0"



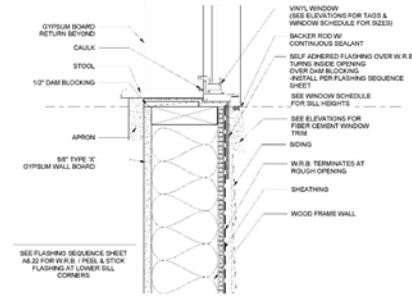
WINDOW JAMB @ SIDING/PANEL 5
3" = 1'-0"



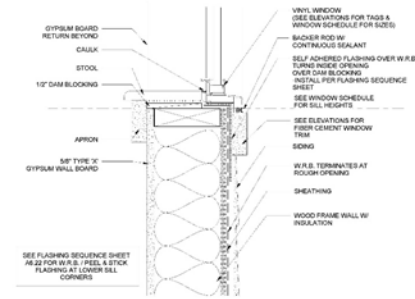
WINDOW JAMB @ SIDING/PANEL 2
3" = 1'-0"



WINDOW HEAD @ STUD PACK 7
3" = 1'-0"



WINDOW SILL @ BREEZEWAY SIDING/PANEL 4
3" = 1'-0"



WINDOW SILL @ SIDING/PANEL 1
3" = 1'-0"

CLINE DESIGN
2923 S. Tryon St.
Suite 130
Charlotte, NC 28203
704/333-7777
ClineDesign@wsoc.com

MADISON CAPITAL GROUP
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STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00001
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO PIZARRO
CLINE DESIGN INC
No. 5338
REGISTERED ARCHITECT

06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

WINDOW HEAD/JAMB/SILL DETAILS

A6.05

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE 06.17.2019

West Ashley, SC

BUILDING DATA

Unit Type	Description	Unit Size HSF*	Balcony SF	# of Units	Unit Type % Mix	Total HSF	Total % HSF
A1	1 Bedroom	833	68	56	55%	46,648	44%
A1_M1	1 Bedroom	830	68	12		9,960	
A1_M2	1 Bedroom	833	68	30		24,990	
A1_TYPE A	1 Bedroom	833	68	4		3,332	
B1	2 Bedroom	1,146	76	24	45%	27,504	56%
B2	2 Bedroom Corner	1,355	80	12		16,260	
B2_TYPE A	2 Bedroom Corner	1,355	80	6		8,130	
B2_M1	2 Bedroom Corner	1,413	80	2		2,826	
B2_M1_ADA	2 Bedroom Corner	1,390	80	1		1,390	
B2_ALT 1	2 Bedroom Corner	1,330	80	39		51,870	
Total				**186**		**192,910**	**100%**
	Avg. Unit Size	1,037					
Amenity Area	Leansing and Fitness					5,500	
Pavilion	Grill Pavilion					420	
Garage	Maintenance					540	
Building Type A						11,953	
Building Type B						15,305	
Building Type C						23,297	
Parking Provided		Surface spots + HC spots				281	

REVISION 1 SET - VOLUME 1

APRIL 24, 2020

CLIENT:	MADISON CAPITAL GROUP CHARLOTTE, NC
ARCHITECT:	CLINE DESIGN ASSOCIATES, PA CHARLOTTE, NC
LANDSCAPE:	SEAMAN WHITESIDE RALEIGH, NC
CIVIL:	SEAMAN WHITESIDE MOUNT PLEASANT, SC

STRUCTURAL:	BRITT PETERS & ASSOCIATES CHARLOTTE, NC
PLUMBING:	PHILLIPS GRADICK CHARLOTTE, NC
MECHANICAL:	PHILLIPS GRADICK CHARLOTTE, NC
ELECTRICAL:	PHILLIPS GRADICK CHARLOTTE, NC
FIRE PROTECTION:	PHILLIPS GRADICK CHARLOTTE, NC

SETS ISSUED:

06.17.2019	CONSTRUCTION DOCUMENT SET
04.24.2020	REVISION 1 SET

CLINE DESIGN

2923 S. Tryon St,
Suite 130
Charlotte, NC 28203
704/333-7777
ClineDesignAssoc.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C90001
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO PIZARRO
CHARLOTTE, NC
No. 10336
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

COVER SHEET

G0.01

STREETSCAPE VIEW D 4
12" = 1'-0"

STREETSCAPE VIEW B 2
12" = 1'-0"

STREETSCAPE VIEW C 3
12" = 1'-0"

STREETSCAPE VIEW A 1
12" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
3. REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT PANEL / SIDING WITH 5/4 TRIM. ALL MATERIAL WIDTHS TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
4. REFER TO BUILDING PLANS FOR ALL STONE VENEER LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIADRAM DESIGNS.
6. APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
7. PROVIDE CONT. BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
8. INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TERM.,FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
10. PROVIDE PRE-FAB. FLASHING BOOTS OR FLANGED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

MATERIALS

M1	10" FIBER CEMENT LAP SIDING IN P1
M2	FIBER CEMENT BOARD AND BATTEN IN P2
M3	8" FIBER CEMENT LAP SIDING IN P2
M4	3 1/2" FIBER CEMENT TRIM IN P3
M5	10" FIBER CEMENT LAP SIDING IN P2
M6	3 1/2" FIBER CEMENT TRIM IN P1
M7	5/16" FIBER CEMENT PANEL IN P1
M8	FIBER CEMENT TRIM IN P2 -3 1/2 @ VINYL WINDOWS & CORNER TRIM -2X12 W/2X4 @ F.C. PANEL -2X12 @ BASE OF LAP SIDING -1X6 @ GABEL
M9	VINYL WINDOW IN BAHAMA BROWN
M10	ASPHALT SHINGLE ROOF IN SAND DUNE
M11	METAL ROOF IN BERRIDGE - BUCKSKIN
M12	CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
M13	FORTERRA BRICK, 761 LIGHT GRAY WIRECUT
M14	WOOD COLUMN IN P2
M15	DECORATIVE VENT IN P2
M16	1X8 FIBER CEMENT FASCIA IN P2
M17	ALUMINUM DOWNSPOUT PAINTED TO MATCH METAL ROOF
M18	ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
M19	5/16" FIBER CEMENT PANEL IN P2
M20	WOOD SCREEN IN P3

PAINT COLORS

P1	PPG 1023-2 COOL CONCRETE
P2	PPG 1010-1 PEGASUS
P3	BAHAMA BROWN

KEY PLAN

CLINE DESIGN
2923 S. Tryon St.
Suite 130
Charlotte, NC 28203
704/333-7777
Cline@cline-assoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00001
REGISTERED ARCHITECTS

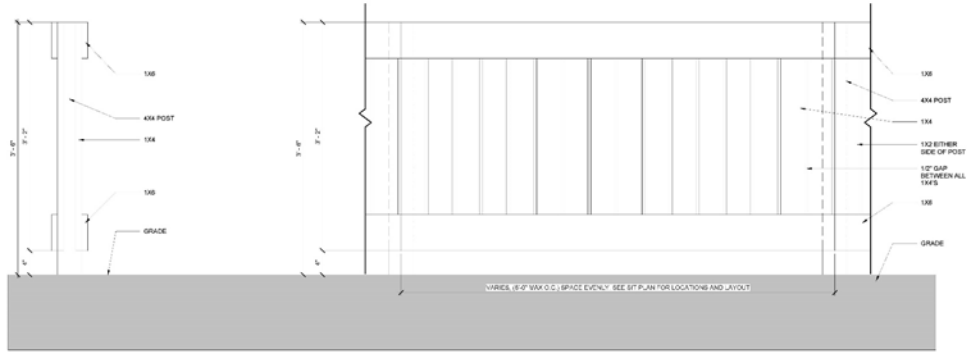
STATE OF SOUTH CAROLINA
ORLANDO PIZARRO
CHARLESTON, SC
No 5036
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

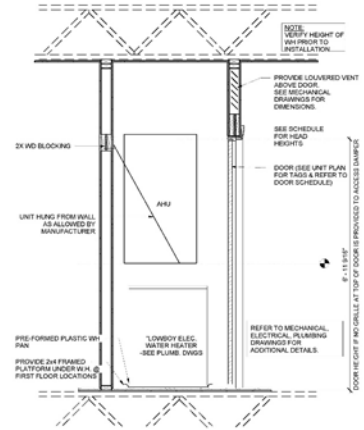
DRAWN BY: RL, AP, TP
CHECKED BY: KB

RENDERED STREETSCAPES

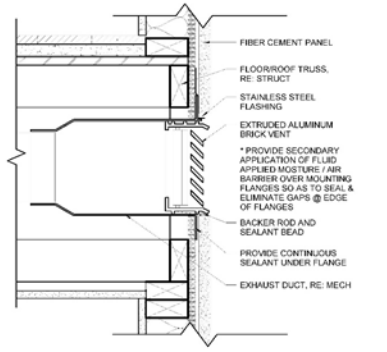
A2.10



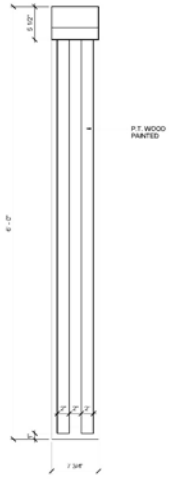
SCREENING DETAIL 5
1 1/2" = 1'-0"



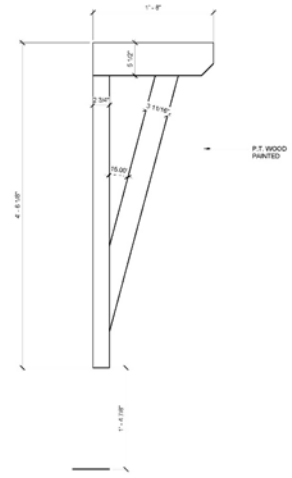
WATER HEATER / AHU CLOSET DETAIL 4
3/4" = 1'-0"



EXHAUST VENT DETAIL @ F.C. 3
3" = 1'-0"



BRACKET DETAIL FRONT 2
1 1/2" = 1'-0"



BRACKET DETAIL SIDE 1
1 1/2" = 1'-0"

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STATE OF SOUTH CAROLINA
ORLANDO PIZARRO
CHARLOTTE, NC
No. 9338
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
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DRAWN BY: RL, AP, TP
CHECKED BY: KB

WALL & MISC. DETAILS

A5.15

GENERAL NOTES:

1. FOR TREE REMOVALS, PLEASE REFER TO SHEETS C-2.0.
2. THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON THE MASTER PLAN SCHEDULE, SHEET L-3.0.
3. SEE SITE PLAN (C-4.0) FOR SITE LABELS, INFORMATION AND DETAILS.
4. SEE HARDSCAPE SHEETS [L-4.0 - L-4.5] FOR HARDSCAPE LABELS AND DETAILS.
5. CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY SITEWORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD. CONTACT: 843-884-1667

SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.1667
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

State of South Carolina
Registered Landscape Architect
No. 768
GARY GEORGE COLLINS

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 06/13/2019
DRAWN BY: CMP | MZC
CHECKED BY: DRS

REVISION HISTORY

1: 01/14/19	
2: 03/04/19	
3: 06/26/19	
4: 08/26/19	
5: 01/02/2020	
6: 02/02/2020	

RENDERED LANDSCAPE PLAN

L-1.4

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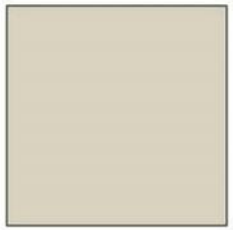
FIBER CEMENET SIDING



PPG 1023-2 COOL CONCRETE

LOCATION:

10" FIBER CEMENT SIDING AT BASE ON BUILDINGS TYPE A, B , C.

SMOOTH FINISH

METAL RAILING

SOUTHERN CHIPPENDALE RAILING

LOCATION:

LOCATED BETWEEN COLUMNS ON APRTMENT BUILDINGS AND PAINTED BAHAMA BROWN TO MATCH WINDOW FRAMES ON BLDG A, B, C

6. STAFF RECOMENDS TO THE BOARD TO DISCUSS THE BALCONY RAIL COLOR, AS THEY ARE SHOWN AS A DARK COLOR IN THE COLOR RENDERINGS AND A WHITE COLOR IN THE MATERIAL PALLET WITH A NOTE SAYING TO MATCH THE BUILDING TRIM COLOR.

RESPONSE: MATERIAL PALLET CLARIFIED. RAILING NOTES CHANGED AND IMAGE UPDATED TO SHOW CORRECT COLOR OF RAILING.

FIBER CEMENENT BOARD AND BATTEN, TRIM, PANELS

PPG 1010-1 PEGASUS

LOCATION:

BOARD AND BATTEN ON CLUBHOUSE, BUILDING TYPE A, B, C. ALL FIBER CEMENT TRIM, PANELS, AND 8" LAP DING AT CLUBHOUSE, AND 10" LAP SIDING AT APARTMENT BUMPOUTS.

SMOOTH FINISH

STANDING SEAM METAL ROOF

BERRIDGE MANUFACTURING COMPANY - BUCKSKIN
LOCATION:

ROOF OF CLUBHOUSE & APARTMENT ENTRIES

FIBER CEMENT TRIM, WINDOW FRAMES

SIERRA PACIFIC BAHAMA BROWN

LOCATION:

FIBER CEMENT WINDOW TRIM AND VINYL FRAMES OF WINDOWS AT CLUBHOUSE, AND VINYL WINDOW FRAMES ON APARTMENT BLDG TYPES A,B,C.

ASPHALT SHINGLE

OWEN'S CORNING ROOFING

SAND DUNE

LOCATION:

ALL BUILDINGS AS INDICATED, WHERE NO METAL ROOF IS SHOWN.

BRICK

FORTERRA BRICK

761 LIGHT GRAY WIRE CUT

LOCATION:
FOUNDATION OF CLUBHOUSE

SPEC MIX
MORTAR HOLCIM OYSTER WHITE

ALUMINIUM FENCE

IFENCE USA

SAN MARINO RESORT FENCE IN BLACK

LOCATION:

POOL SURROUND AT CLUBHOUSE

GENERAL NOTES

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PAINT COLORS

P1	PPG 1023-2 COOL CONCRETE
P2	PPG 1010-1 PEGASUS
P3	BAHAMA BROWN

KEY PLAN

CLINE DESIGN
2923 S. Tryon St,
Suite 130
Charlotte, NC 28203
704/333-7777
Cline@cline-arc.com

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06.17.19

PROJECT: 218045
DATE: 03.27.20
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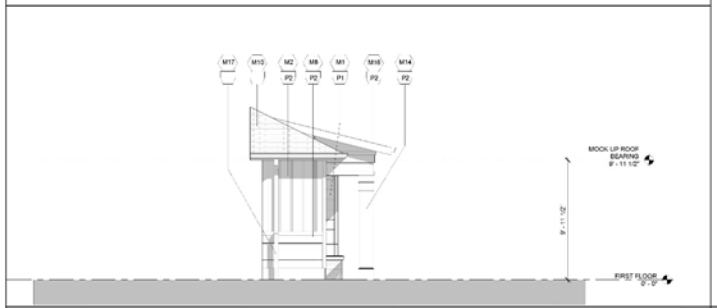
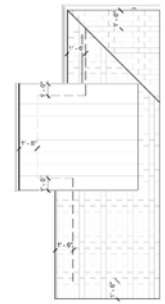
DRAWN BY: RL, AP, TP
CHECKED BY: KB

MATERIAL PALLET

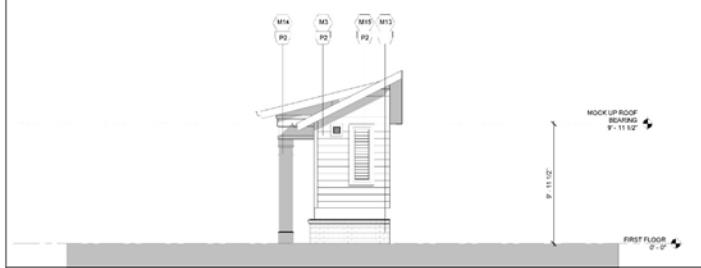
A2.12



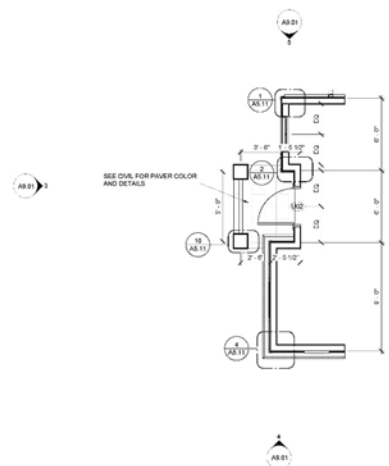
MOCK UP PANEL SIDE 2 ELEVATION 5
1/4" = 1'-0"



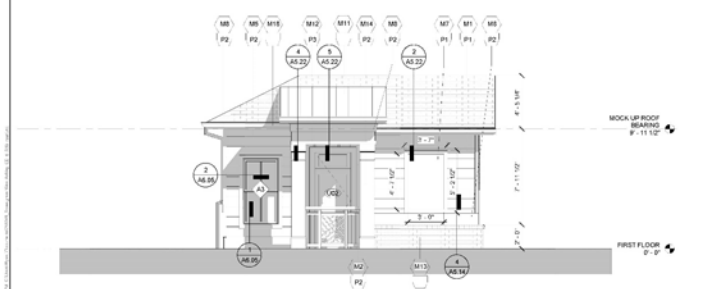
MOCK UP PANEL ROOF PLAN 2
1/4" = 1'-0"



MOCK UP PANEL SIDE ELEVATION 4
1/4" = 1'-0"



MOCK UP PANEL FLOOR PLAN 1
1/4" = 1'-0"



MOCK UP PANEL FRONT ELEVATION 3
1/4" = 1'-0"

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PAINT COLORS

P1	PPG 1023-2 COOL CONCRETE
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KEY PLAN

CLINE DESIGN

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Suite 150
Charlotte, NC 28203
704/335-7272
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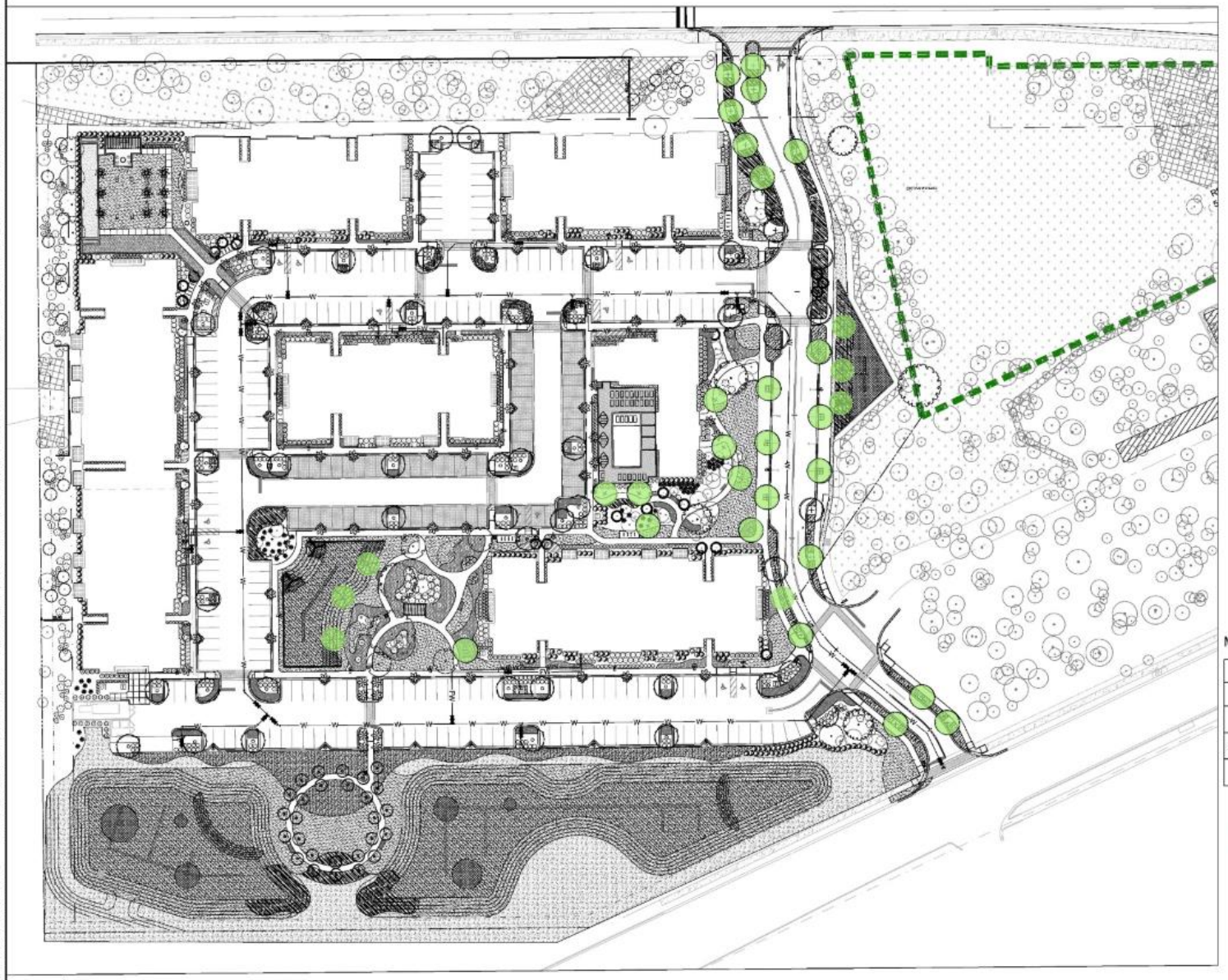
MOCK UP PLANS & ELEVATIONS

A9.01



GENERAL NOTES:

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4. SEE HARDSCAPE SHEETS [L-4.0 - L-4.5] FOR HARDSCAPE LABELS AND DETAILS.
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TREE SUMMARY TABLE

PROTECTED TREES			
PROTECTED TREES DURING OR AFTER DEVELOPMENT, THE REMOVAL, RELOCATION, DESTRUCTION OR ABUSE IN ANY MANNER OF PROTECTED TREES REQUIRED TO BE SAVED BY THIS CHAPTER IS PROHIBITED. FOR PARCELS OF LAND PROPOSED FOR DEVELOPMENT, A MINIMUM NUMBER OF PROTECTED TREES ON THE ENTIRE PARCEL EQUAL TO FIFTEEN (15) PROTECTED TREES PER ACRE SHALL BE SAVED. FOR PARCELS CONTAINING LESS THAN FIFTEEN (15) PROTECTED TREES PER ACRE, THE TOTAL NUMBER OF PROTECTED TREES REQUIRED TO BE SAVED SHALL EQUAL THE TOTAL NUMBER OF PROTECTED TREES EXISTING ON THE PARCEL. GRAND TREES TO BE SAVED MAY BE USED TO CALCULATE THE TOTAL NUMBER OF PROTECTED TREES TO BE SAVED.			
TOTAL AC. - EX. EASEMENT = NET AC.			
10.79 AC. - 1.20 AC. = 9.59 AC.			
CITY REQUIREMENT	**ACRES**	**TOTAL PROTECTED TREES REQUIRED**	**TOTAL EXISTING PROTECTED TREES**
15 PROTECTED TREES/AC	9.59 AC	15 X 9.59 = 144 TREES	191
PER CHARLESTON'S ZONING CODE, THE AREA OF EXISTING UTILITY AND DRAINAGE EASEMENTS MAY BE SUBTRACTED FROM THE TOTAL SITE AREA FOR THE PURPOSE OF CALCULATING THE NUMBER OF PROTECTED TREES REQUIRED TO BE SAVED.			

SIGNIFICANT TREE SUMMARY		
	# OF TREES	**TOTAL INCHES**
REMOVED	862	1064
REMAINING	191	2382

GRAND TREE SUMMARY			
TREE TYPE	**POINT #**	**GRADE**	
28.5" OAK	6	B	SAVED
8.5/8.5/10.5" WATER OAK	14	D	REMOVED
25" MAG	16	C	SAVED
13/10.5" POP	17	C	REMOVED
6/6.5/6.5/10.5/17" MAG	19	D	SAVED
6/25.5" MAG	20	B	SAVED
28" HICKORY	21	D	REMOVED
5/15.5" MAG	23	C	SAVED
25.5" MAG	28	D	REMOVED
24.5" CHESTNUT OAK	32	C	SAVED
5/22.5" MAG	33	B	SAVED
5/22.5" MAG	34	D	REMOVED
14.5/15" LAUREL OAK	35	D	REMOVED
29" WHITE OAK	36	A	SAVED
NOTE: MITIGATION INCHES ARE FROM STAFF RECOMMENDATION AND CONDITIONS PER DECEMBER 03, 2019 BAR APPROVAL			

MITIGATION SUMMARY

PROVIDED MITIGATION (REQUIRED 130.75")				
TREE TYPE	AMOUNT PROPOSED	TREE CALIPER	PROVIDED INCHES	REMAINING INCHES
LIVE OAK	27	4"	108	
BALD CYPRESS	6	4"	24	
			132	0

= MITIGATION TREE (TOTAL PROVIDED: 33)

SCALE: 1" = 40'

SEAMON WHITESIDE

MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0334
SUMMERVILLE, SC
843.884.1667
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

STATE OF SOUTH CAROLINA
GARY GEORGE COLLINS
No. 1247
Registered Landscape Architect

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 08/13/2019
DRAWN BY: CMP | MZC
CHECKED BY: DRS

REVISION HISTORY

1. 01/16/19	
2. 05/06/19	
3. 06/06/19	
4. 06/06/19	
5. 01/02/2020	
6. 02/02/2020	

OVERALL LANDSCAPE PLAN

L-2.0

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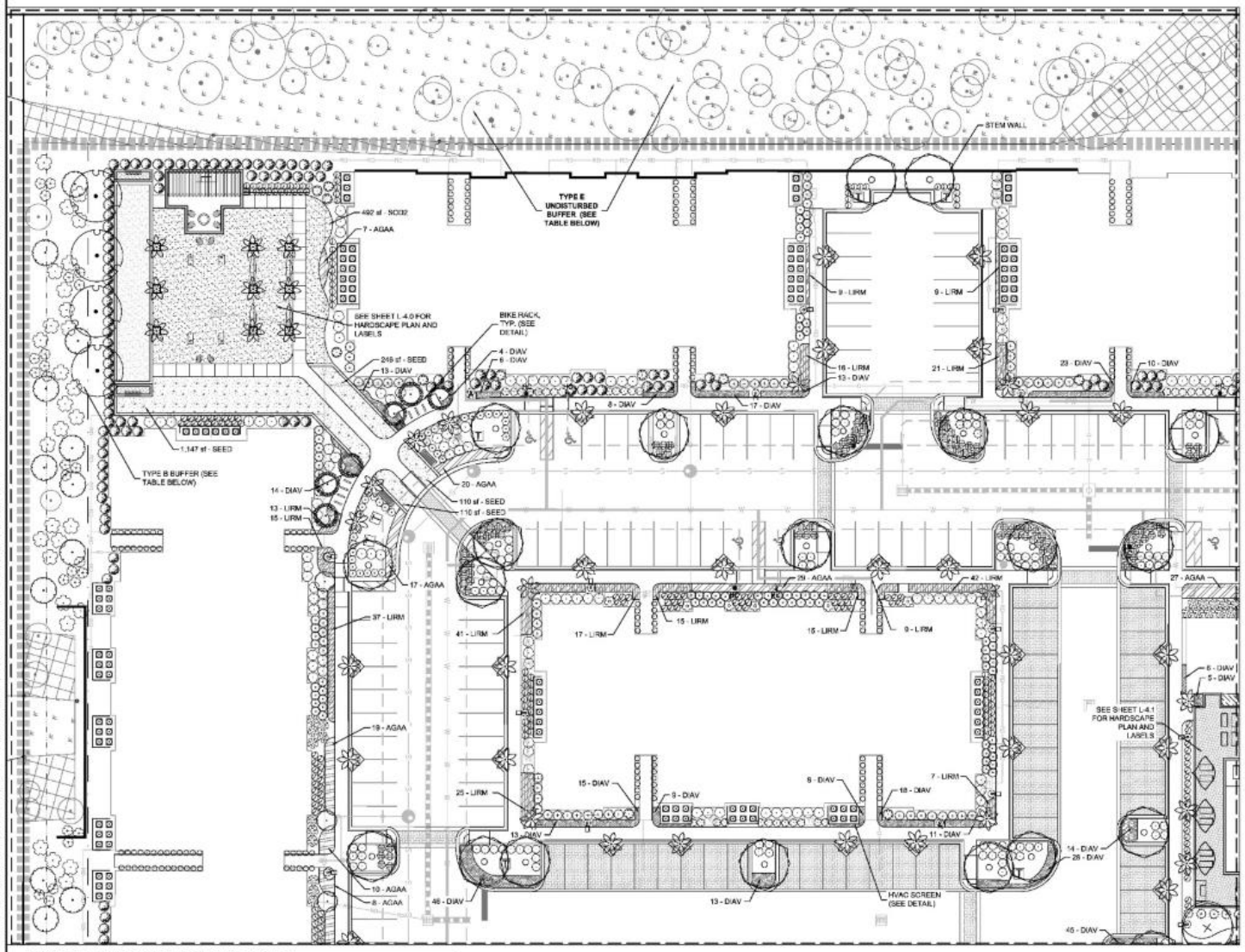

GENERAL NOTES:

1. FOR TREE REMOVALS, PLEASE REFER TO SHEETS C-2.0.
2. THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON THE MASTER PLAN SCHEDULE, SHEET L-3.0.
3. SEE SITE PLAN [C-4.0] FOR SITE LABELS, INFORMATION AND DETAILS.
4. SEE HARDSCAPE SHEETS [L-4.0 - L-4.5] FOR HARDSCAPE LABELS AND DETAILS.
5. CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY SITEWORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD. CONTACT: 843-884-1667

PLANT LEGEND FOR SHEET L-2.1

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	ILEE	3	Ilex x attenuata 'Eagleston' / Eagleston Holly
	QUEV	4	Quercus virginiana / Southern Live Oak
	QUEV-4	1	Quercus virginiana / Southern Live Oak
	QUNU	20	Quercus nuttallii / Nuttall Oak
PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME
	SAMP	46	Sabal palmetto / Cabbage Palmetto
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME
	CERC	12	Cercis canadensis / Eastern Redbud
	CHIV	6	Chionanthus virginicus / White Fringetree
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	ASPE	152	Aspidistra elatior / Cast Iron Plant
	AUCJ	5	Aucuba japonica / Japanese Laurel
	CALA	29	Callicarpa americana / American Beautyberry
	CAMJ	21	Camellia japonica / Camellia
	CAMY	54	Camellia sasanqua 'Yuletide' / Yuletide Camellia
	FESE	95	Feijoa sellowiana / Pineapple Guava
	HYQO	25	Hydrangea quercifolia / Oakleaf Hydrangea
	ILVN	37	Ilex vomitoria 'Nana' / Dwarf Yaupon
	ILVO	4	Ilex vomitoria / Yaupon Holly
	LANC	102	Lantana camara 'New Gold' / New Gold Lantana
	LORD	54	Loropetalum chinense 'Dark Fire' / Dark Fire Loropetalum
	MYRP	49	Myrica cerifera 'Pumila' / Dwarf Wax Myrtle
	NANL	33	Nandina domestica 'Lemon Lime' / Lemon Lime Nandina
	OSMA	12	Osmanthus fragrans / Sweet Olive
	PODM	194	Podocarpus macrophyllus / Southern Yew
	TERG	46	Teresdaemia gymnanthera 'Carolina Sunset' PPAF / 'Carolina Sunset' Cleyera
	VIBS	111	Viburnum odoratissimum 'Brasil 01' PP30449 / Copperloop Sweet Viburnum
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	AGAA	155	Agapanthus africanus / Lily of the Nile
	DIAV	294	Dianella tasmanica 'Variegata' / Flax Lily
	LIRM	291	Liriope muscari 'Majestic' / Majestic Liriope
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME
	SEED	1,614 sf	Seed / Cynodon dactylon 'TifTuf'
	SOD2	3,806 sf	Cynodon dactylon 'TifTuf' / TifTuf Bermuda Grass

TYPE E BUFFER (665 TOTAL L.F., 65.25 NON-WETLAND L.F.)*					
VEGETATION TYPE	REQUIRED PER 100 L.F.	TOTAL NON-WETLAND REQUIRED	EXISTING	PROPOSED	TOTAL
CANOPY TREE	6	4	76	0	76
UNDERSTORY TREE	5	4	0	4	4
SHRUB	20	14	0	14	14

* NOTE: MAJORITY OF LANDSCAPE BUFFER SHALL BE DISTANCE ONLY. NO ADDITIONAL PLANTINGS IN WETLAND OR WETLAND BUFFERS. PLANTING QUANTITIES ARE BASED ON NON-WETLAND LINEAR FEET.

TYPE B BUFFER (518' TOTAL L.F., 446 NON-WETLAND L.F.)*					
VEGETATION TYPE	REQUIRED PER 100 L.F.	TOTAL NON-WETLAND REQUIRED	EXISTING	PROPOSED	TOTAL
CANOPY TREE	3	14	31	0	31
UNDERSTORY TREE	4	18	0	18	18
SHRUB	20	90	0	90	90

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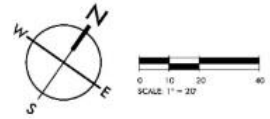

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GREENVILLE, SC
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PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
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DRAWN BY: CMP | MZC
CHECKED BY: DRS

REVISION HISTORY

1. 01/14/19	
2. 05/04/19	
3. 06/06/19	
4. 08/06/19	
5. 01/02/2020	
6. 03/02/2020	

LANDSCAPE PLAN

L-2.1

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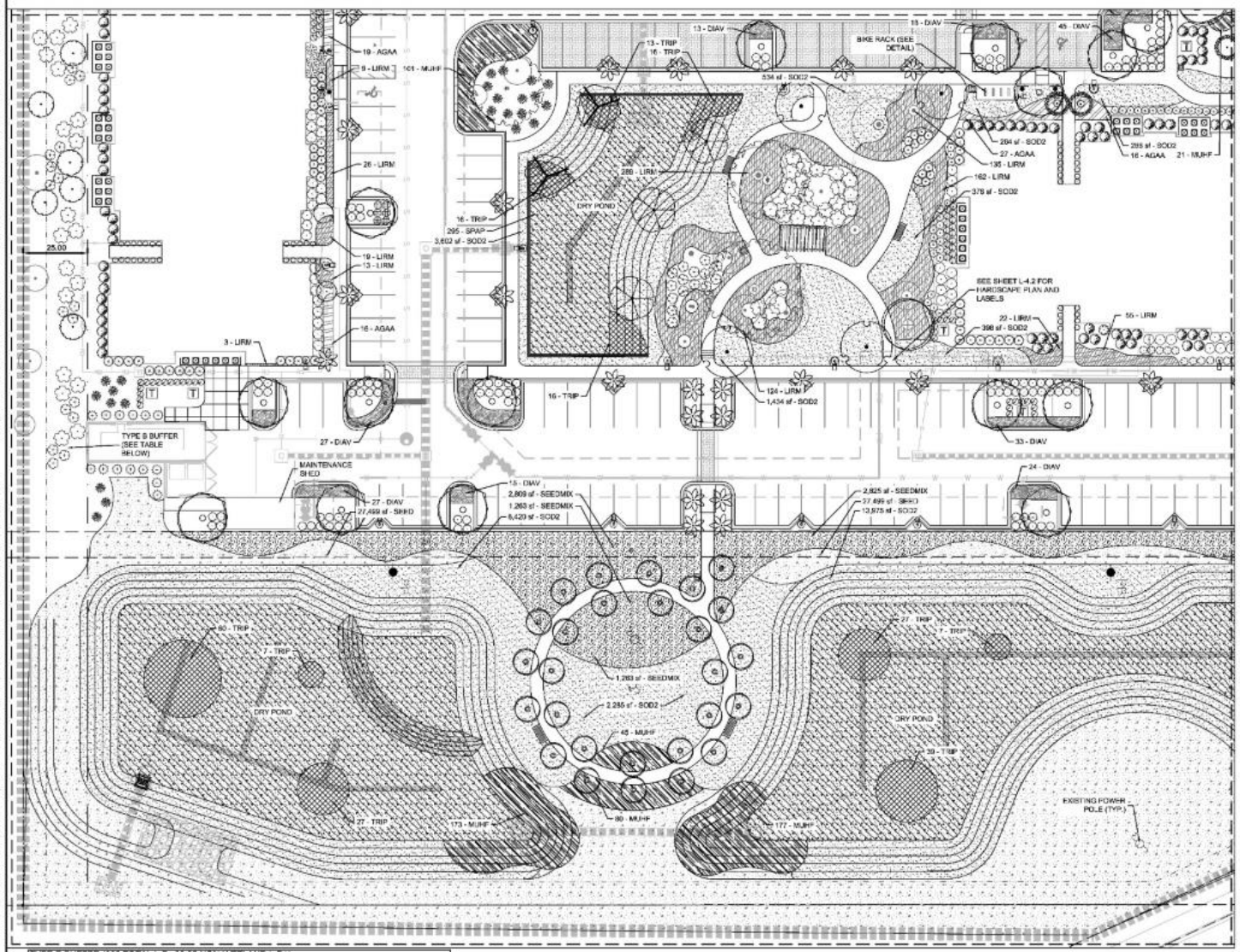

PLANT LEGEND FOR SHEET L-2.2

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	ILEE	2	Ilex x attenuata 'Eagleston' / Eagleston Holly
	QUEV	4	Quercus virginiana / Southern Live Oak
	QUEV-4	1	Quercus virginiana / Southern Live Oak
	QUNU	16	Quercus nuttallii / Nuttall Oak
	TAXD	2	Taxodium distichum / Bald Cypress
	TAXD-4	3	Taxodium distichum / Bald Cypress
PALM TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	SABP	21	Sabal palmetto / Cabbage Palmetto
UNDERSTORY TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	CERC	6	Cercis canadensis / Eastern Redbud
	CHIV	3	Chionanthus virginicus / White Fringetree
	LAGC	27	Lagerstroemia indica 'Catawba' / Catawba Crape Myrtle
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	ASPE	47	Aspidistra elatior / Cast Iron Plant
	CALA	48	Callicarpa americana / American Beautyberry
	CAWJ	5	Camellia japonica / Camellia
	CAWY	33	Camellia sasanqua 'Yuletide' / Yuletide Camellia
	FESE	104	Feijoa sellowiana / Pineapple Guava
	HYOQ	32	Hydrangea quercifolia / Oakleaf Hydrangea
	ILVN	20	Ilex vomitoria 'Nana' / Dwarf Yaupon
	ILVO	14	Ilex vomitoria / Yaupon Holly
	LANC	6	Lantana camara 'New Gold' / New Gold Lantana
	LORD	16	Loropetalum chinense 'Dark Fire' / Dark Fire Loropetalum
	MYRP	29	Myrica cerifera 'Pumila' / Dwarf Wax Myrtle
	NANL	16	Nandina domestica 'Lemon Lime' / Lemon Lime Nandina
	OSMA	1	Osmanthus fragrans / Sweet Olive
	PODM	57	Podocarpus macrophyllus / Southern Yew
	ROSA	16	Rosa x 'Radcor' PP 17348 CPBR 3444 / Rainbow Double Knockout Rose
	TERG	21	Teratrophis gymnanthera 'Carolina Sunset' PPAF / 'Carolina Sunset' Geyera
	VIBS	67	Viburnum odoratissimum 'Boxwood' PP03449 / Cooperstop Sweet Viburnum
CYCADS/PALMS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	SERC	23	Serenoa repens 'Cinerea' / Silver Saw Palmetto
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	MUHF	527	Muhlenbergia filipes / Sweetgrass
	SPAP	2,564	Spartina bakeri / Sand Cordgrass
	TRIP	228	Tripsacum dactyloides / Fakahatchee Grass
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	AGAA	78	Agapanthus africanus / Lily of the Nile
	DIAV	296	Dianella tasmanica 'Variegata' / Flax Lily
	LIRM	1,348	Liriope muscari 'Majestic' / Majestic Liriope
SODDED	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	SERD	27,499 sf	Seed / Cynodon dactylon 'TifTuf'
	SEEDMIX	6,558 sf	Wildflower/Grass Seed Mix / Seed Mix
	SOD2	31,717 sf	Cynodon dactylon 'TifTuf' / TifTuf Bermuda Grass

TYPE E BUFFER (665 TOTAL L.F., 65.25 NON-WETLAND L.F.)*

VEGETATION TYPE	REQUIRED PER 100 L.F.	TOTAL NON-WETLAND REQUIRED	EXISTING	PROPOSED	TOTAL
CANOPY TREE	6	4	76	0	76
UNDERSTORY TREE	5	4	0	4	4
SHRUB	20	14	0	14	14

* NOTE: MAJORITY OF LANDSCAPE BUFFER SHALL BE DISTANCE ONLY. NO ADDITIONAL PLANTINGS IN WETLAND OR WETLAND BUFFERS. PLANTING QUANTITIES ARE BASED ON NON-WETLAND LINEAR FEET

TYPE B BUFFER (518' TOTAL L.F., 446 NON-WETLAND L.F.)*

VEGETATION TYPE	REQUIRED PER 100 L.F.	TOTAL NON-WETLAND REQUIRED	EXISTING	PROPOSED	TOTAL
CANOPY TREE	3	14	31	0	31
UNDERSTORY TREE	4	18	0	18	18
SHRUB	20	90	0	90	90

* NOTE: MAJORITY OF LANDSCAPE BUFFER SHALL BE DISTANCE ONLY. NO ADDITIONAL PLANTINGS IN WETLAND OR WETLAND BUFFERS. PLANTING QUANTITIES ARE BASED ON NON-WETLAND LINEAR FEET

GENERAL NOTES:

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N W E S

0 10 20 40
SCALE: 1" = 20'

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MOUNT PLEASANT, SC
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STATE OF SOUTH CAROLINA GRANT GEORGE COLLINS III

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CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 08/13/2019
DRAWN BY: CMP | MZC
CHECKED BY: DRS

REVISION HISTORY

1. 01/16/19
2. 03/04/19
3. 06/26/19
4. 08/26/19
5. 01/02/2020
6. 03/02/2020

LANDSCAPE PLAN

L-2.2

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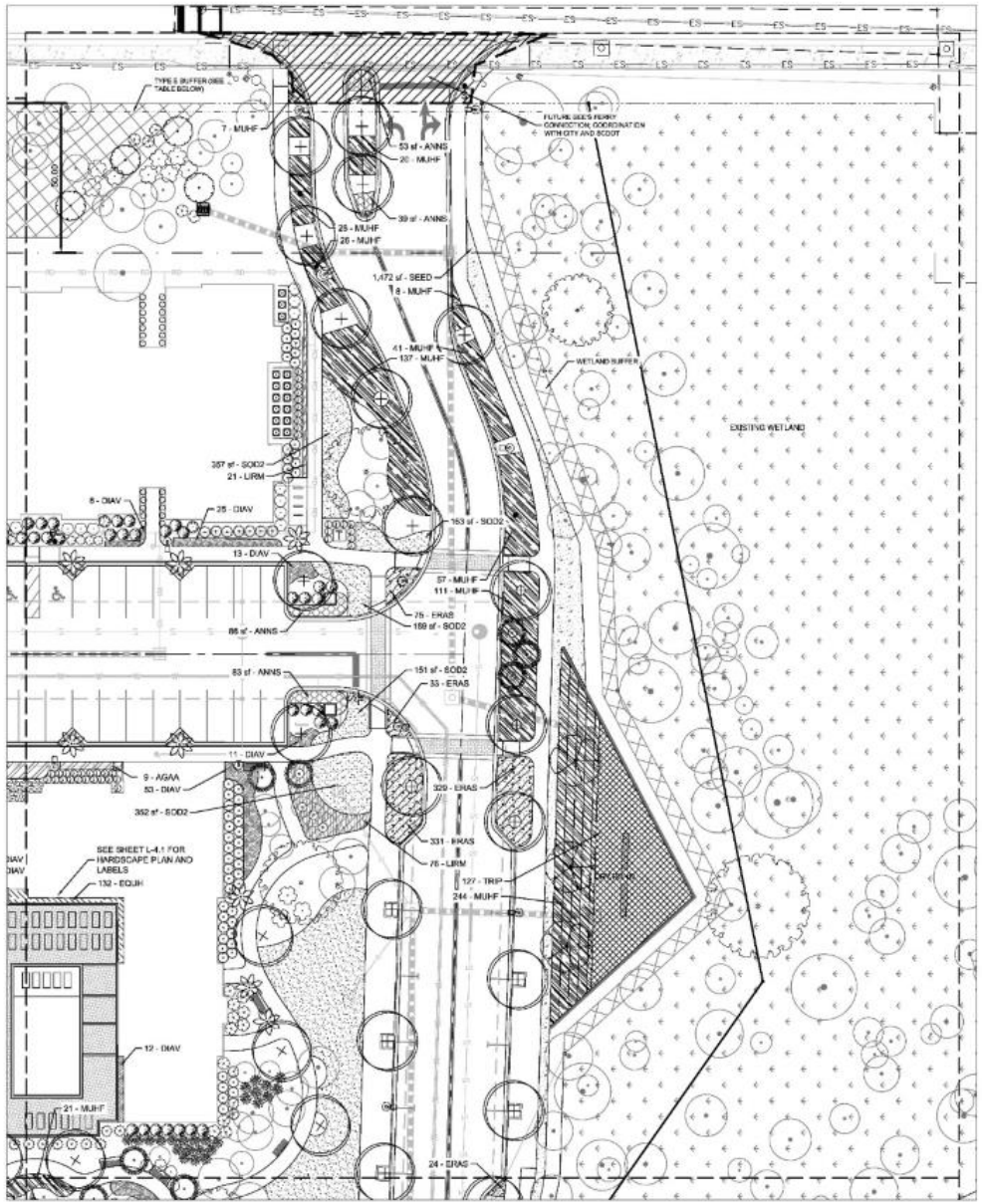

TYPE E BUFFER (665 TOTAL L.F., 65.25 NON-WETLAND L.F.)*					
VEGETATION TYPE	REQUIRED PER 100 L.F.	TOTAL NON-WETLAND REQUIRED	EXISTING	PROPOSED	TOTAL
CANOPY TREE	6	4	70	0	70
UNDERSTORY TREE	5	4	0	4	4
SHRUB	20	14	0	14	14

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TYPE B BUFFER (518' TOTAL L.F., 446 NON-WETLAND L.F.)*					
VEGETATION TYPE	REQUIRED PER 100 L.F.	TOTAL NON-WETLAND REQUIRED	EXISTING	PROPOSED	TOTAL
CANOPY TREE	3	14	31	0	31
UNDERSTORY TREE	4	18	0	18	18
SHRUB	20	90	0	90	90

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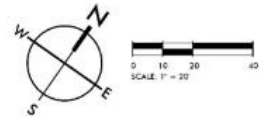

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PLANT LEGEND FOR SHEET L-2.3

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	QUIV-4	23	Quercus virginiana / Southern Live Oak
	TAXD-4	3	Taxodium distichum / Bald Cypress
PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME
	SABP	5	Sabal palmetto / Cabbage Palmetto
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME
	CERC	4	Cercis canadensis / Eastern Redbud
	CHIV	6	Chionanthus virginicus / White Fringetree
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	ASPE	24	Aspidistra elatior / Cast Iron Plant
	CALA	11	Callicarpa americana / American Beautyberry
	CAMJ	1	Camellia japonica / Camellia
	CAMY	56	Camellia sasanqua 'Yuletide' / Yuletide Camellia
	HYDQ	18	Hydrangea quercifolia / Oakleaf Hydrangea
	ILVO	5	Ilex vomitoria / Yaupon Holly
	LORD	5	Loropetalum chinense 'Dark Fire' / Dark Fire Loropetalum
	MYRP	7	Myrica cerifera 'Pumila' / Dwarf Wax Myrtle
	NANL	4	Nandina domestica 'Lemon Lime' / Lemon Lime Nandina
	OSMA	2	Osmanthus fragrans / Sweet Olive
	PODM	39	Podocarpus macrophyllus / Southern Yew
	TERG	7	Ternstroemia gymnanthera 'Carolina Sunset' PPAF / 'Carolina Sunset' Cleyera
	VIBS	31	Viburnum odoratissimum 'Brant 01' PP30449 / Coppertop Sweet Viburnum
CYCADS/PALMS	CODE	QTY	BOTANICAL / COMMON NAME
	SERC	25	Serenoa repens 'Cinerea' / Silver Saw Palmetto
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	EQUH	132	Equisetum hyemale / Horsetail Reed Grass
	ERAS	793	Eragrostis spectabilis / Purple Love Grass
	MUHF	667	Muhlenbergia filipes / Sweetgrass
	TRIP	127	Tripsacum dactyloides / Fakahatchee Grass
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	AGAA	36	Agapanthus africanus / Lily of the Nile
	ANNS	281 sf	Annuals Varies / Annuals
	DIAV	122	Dianella tasmanica 'Variegata' / Flax Lily
	LIRM	87	Liriope muscari 'Majestic' / Majestic Liriope
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME
	SEED	1,472 sf	Seed / Cynodon dactylon 'TifTuf'
	SOD2	4,085 sf	Cynodon dactylon 'TifTuf' / TifTuf Bermuda Grass

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STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT GARY GEORGE COLLINS

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MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
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CHECKED BY: DRS

REVISION HISTORY

1. 01/16/19	
2. 05/06/19	
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6. 03/02/2020	

LANDSCAPE PLAN

L-2.3

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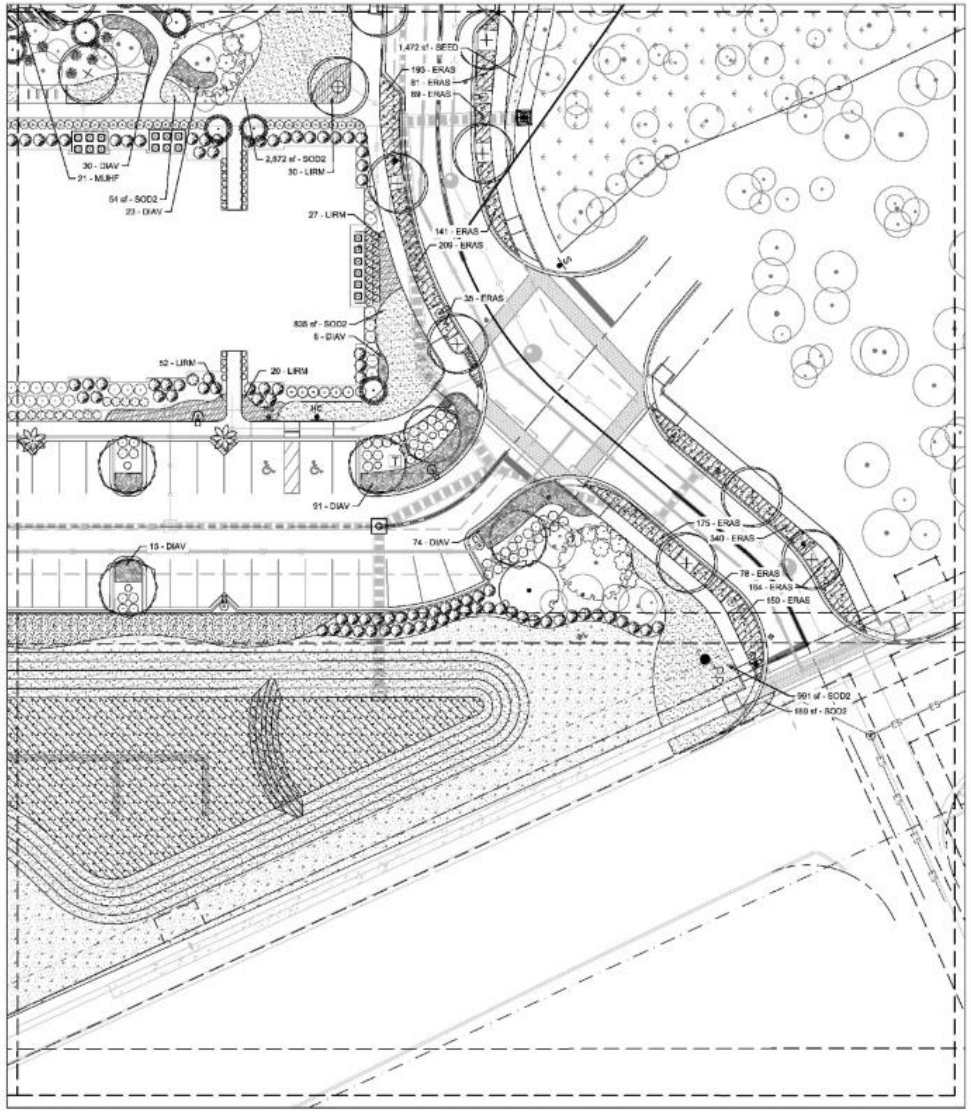

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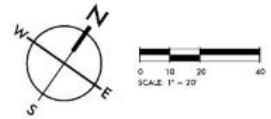
PLANT LEGEND FOR SHEET L-2.4

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	QUEV	1	Quercus virginiana / Southern Live Oak
	QUEV-4	9	Quercus virginiana / Southern Live Oak
	QUNU	5	Quercus nuttallii / Nuttall Oak
PALM TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	SABP	2	Sabal palmetto / Cabbage Palmetto
UNDERSTORY TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	CHIV	5	Chionanthus virginicus / White Fringetree
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	ASPE	23	Aspidistra elatior / Cast Iron Plant
	CALA	12	Callicarpa americana / American Beautyberry
	FESE	48	Feijoa sellowiana / Pineapple Guava
	ILVN	32	Ilex vomitoria 'Nana' / Dwarf Yaupon
	LORD	21	Loropetalum chinense 'Dark Fire' / Dark Fire Loropetalum
	MYRP	7	Myrica cerifera 'Pumila' / Dwarf Wax Myrtle
	NANL	14	Nandina domestica 'Lemon Lime' / Lemon Lime Nandina
	OSMA	1	Osmanthus fragrans / Sweet Olive
	PODM	19	Podocarpus macrophyllus / Southern Yew
	VIBS	89	Viburnum odoratissimum 'Brant 01' PP30449 / Coppertop Sweet Viburnum
CYCADS/PALMS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	SERC	8	Serenoa repens 'Cinerea' / Silver Saw Palmetto
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	ERAS	1,674	Eragrostis spectabilis / Purple Love Grass
	MUHF	21	Muhlenbergia filipes / Sweetgrass
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	DIAV	205	Dianella tasmanica 'Variegata' / Flax Lily
	LIRM	129	Liriope muscari 'Majestic' / Majestic Liriope
SOD/SEED	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	SOD2	2,285 sf	Cynodon dactylon 'TifTuf' / TifTuf Bermuda Grass



SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0334
SUMMERVILLE, SC
843.884.1667
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

State of South Carolina
Registered Landscape Architect
Grant George Collins

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 08/13/2019
DRAWN BY: CMP | MZC
CHECKED BY: DRS

REVISION HISTORY

1. 01/16/19	
2. 05/06/19	
3. 06/06/19	
4. 06/06/19	
5. 01/02/2020	
6. 03/02/2020	

LANDSCAPE PLAN

L-2.4

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SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE 06.17.2019

West Ashley, SC

BUILDING DATA

Unit Type	Description	Unit Size HSF*	Balcony SF	# of Units	Unit Type % Mix	Total HSF	Total % HSF
A1	1 Bedroom	833	68	56	55%	46,648	44%
A1_M1	1 Bedroom	830	68	12		9,960	
A1_M2	1 Bedroom	833	68	30		24,990	
A1_TYPE A	1 Bedroom	833	68	4		3,332	
B1	2 Bedroom	1,146	76	24	45%	27,504	56%
B2	2 Bedroom Corner	1,355	80	12		16,260	
B2_TYPE A	2 Bedroom Corner	1,355	80	6		8,130	
B2_M1	2 Bedroom Corner	1,413	80	2		2,826	
B2_M1_ADA	2 Bedroom Corner	1,390	80	1		1,390	
B2_ALT 1	2 Bedroom Corner	1,330	80	39		51,870	
Total				186		192,910	100%
	Avg. Unit Size	1,037					
Amenity Area	Leasing and Fitness					5,500	
Pavilion	Grill Pavilion					420	
Garage	Maintenance					540	
Building Type A						11,953	
Building Type B						15,305	
Building Type C						23,297	
Parking Provided		Surface spots + HC spots				281	

REVISION 1 SET - VOLUME 1

APRIL 24, 2020

CLIENT:	MADISON CAPITAL GROUP CHARLOTTE, NC
ARCHITECT:	CLINE DESIGN ASSOCIATES, PA CHARLOTTE, NC
LANDSCAPE:	SEAMAN WHITESIDE RALEIGH, NC
CIVIL:	SEAMAN WHITESIDE MOUNT PLEASANT, SC

STRUCTURAL:	BRITT PETERS & ASSOCIATES CHARLOTTE, NC
PLUMBING:	PHILLIPS GRADICK CHARLOTTE, NC
MECHANICAL:	PHILLIPS GRADICK CHARLOTTE, NC
ELECTRICAL:	PHILLIPS GRADICK CHARLOTTE, NC
FIRE PROTECTION:	PHILLIPS GRADICK CHARLOTTE, NC

SETS ISSUED:

06.17.2019	CONSTRUCTION DOCUMENT SET
04.24.2020	REVISION 1 SET

CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7777
Cline@cline-design.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00801
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
REGISTERED
No. 10338
REGISTERED ARCHITECT

06.17.19

PROJECT: 2180065
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

COVER SHEET

G0.01

Sheet Number	Sheet Name	Construction Documents 06.17.19	Rev. 1 Set 04.24.20
A2 SERIES			
A2.05A	BUILDING C PREVIOUS EXTERIOR ELEVATIONS		
A2.06A	BUILDING C PREVIOUS EXTERIOR ELEVATIONS		
A2.07A	BUILDING C PREVIOUS EXTERIOR ELEVATIONS		
A2.09	PROPOSED COLOR ELEVATION		
A2.10	RENDERED STREETSCAPES		
A2.11	RENDERED STREETSCAPES		
A2.12	MATERIAL PALLET		
GENERAL SHEETS			
G0.01	COVER SHEET	X	
G0.02	SHEET INDEX	X	
G0.03	LEGENDS, KEYS, DRAWING INDEX & VICINITY MAP	X	
G0.05	ARCHITECTURAL SITE PLAN	X	
G0.10	TYPICAL ACCESSIBILITY DETAILS	X	
G0.11	TYPICAL ACCESSIBILTY DETAILS - DWELLING UNITS	X	
G1.01	CODE SUMMARY - BUILDING TYPE A	X	X
G1.02	CODE SUMMARY - BUILDING TYPE B	X	X
G1.03	CODE SUMMARY - BUILDING TYPE C (PART A)	X	X
G1.04	CODE SUMMARY - BUILDING TYPE C (PART B)	X	X
G1.05	CODE SUMMARY - CLUBHOUSE	X	X
G1.07	CODE SUMMARY - GARAGE 2 BAY	X	
G1.21	LIFE SAFETY PLANS - BUILDINGS A & B	X	X
G1.22	LIFE SAFETY PLANS - BUILDING C	X	X
G1.23	LIFE SAFETY PLANS - CLUBHOUSE AND GARAGE	X	X
G1.24	LIFE SAFETY PLANS - UNITS		X
G1.31	WOOD PARTITION TYPES	X	
G1.41	UL ASSEVBLIES	X	
G1.42	UL ASSEVBLIES	X	
G1.43	UL ASSEVBLIES	X	
G1.44	UL ASSEVBLIES	X	
G1.45	UL ASSEVBLIES	X	
G1.46	UL ASSEVBLIES	X	
G1.47	UL ASSEVBLIES	X	
G1.48	UL ASSEVBLIES	X	
G1.49	UL ASSEVBLIES	X	
G1.50	UL ASSEVBLIES	X	
G1.51	UL ASSEVBLIES	X	
A1 SERIES			
A1.01	BUILDING A FLOOR PLANS	X	X
A1.02	BUILDING A FLOOR PLANS	X	
A1.03	BUILDING A ROOF PLAN	X	
A1.04	BUILDING B FLOOR PLANS	X	X
A1.05	BUILDING B FLOOR PLANS	X	
A1.06	BUILDING B ROOF PLAN	X	
A1.07	BUILDING C FLOOR PLANS	X	X
A1.08	BUILDING C FLOOR PLANS	X	
A1.09	BUILDING C FLOOR PLANS	X	
A1.10	BUILDING C ROOF PLAN	X	
A1.11	BUILDING C ROOF PLAN	X	
A1.12	CLUBHOUSE PLAN & ROOF PLAN	X	X
A2 SERIES			
A2.01	BUILDING A EXTERIOR ELEVATIONS	X	
A2.02	BUILDING A EXTERIOR ELEVATIONS	X	
A2.03	BUILDING B EXTERIOR ELEVATIONS	X	
A2.04	BUILDING B EXTERIOR ELEVATIONS	X	
A2.05	BUILDING C EXTERIOR ELEVATIONS	X	
A2.06	BUILDING C EXTERIOR ELEVATIONS	X	
A2.07	BUILDING C EXTERIOR ELEVATIONS	X	
A2.08	CLUBHOUSE EXTERIOR ELEVATIONS	X	
A3 SERIES			
A3.01	BUILDING SECTIONS	X	
A3.02	BUILDING SECTIONS	X	
A3.12	WALL SECTIONS	X	
A3.13	WALL SECTIONS	X	X
A3.14	WALL SECTIONS	X	X
A3.15	WALL SECTIONS	X	X
A3.16	WALL SECTIONS	X	X
A3.21	CLUBHOUSE WALL SECTION/ELEVATIONS	X	
A3.22	CLUBHOUSE WALL SECTION/ELEVATIONS	X	
A4 SERIES			
A4.01	UNIT A1	X	X
A4.02	UNIT B1	X	X
A4.03	UNIT B2	X	X
A4.04	UNIT B2_TYPE A	X	X
A5 SERIES			
A5.01	ACOUSTICAL DETAILS	X	
A5.02	BREEZEWAY & BALCONY FLASHING SEQUENCE	X	
A5.03	FLASHING/WATERPROOFING DETAILS	X	
A5.04	RESILIENT CHANNEL DETAILS	X	
A5.11	PLAN DETAILS	X	
A5.12	BALCONY & SECTION DETAILS	X	
A5.13	BALCONY & BREEZWAY DETAILS	X	
A5.14	FOUNDATION & WALL DETAILS	X	
A5.15	WALL & MISC. DETAILS	X	
A5.21	ROOF DETAILS	X	X
A5.22	ROOF DETAILS CONT.	X	X
A5.23	ROOF DETAILS CONT.	X	X
A6 SERIES			
A6.01	DOOR SCHEDULES	X	X
A6.02	WINDOW & STOREFRONT SCHEDULES	X	X
A6.05	WINDOW HEAD/JAMB/SILL DETAILS	X	
A6.06	DOOR HEAD/JAMB/SILL DETAILS	X	
A6.07	DOOR HEAD/JAMB/SILL DETAILS	X	
A6.08	WINDOW FLASHING/INSTALLATION SEQUENCE	X	
A7 SERIES			
A7.01	TYPICAL STAIR DETAILS & NOTES	X	
A7.02	BUILDING A, B STAIR PLANS & SECTIONS	X	
A7.03	BUILDING C STAIR PLANS & SECTION	X	

Sheet Number	Sheet Name	Construction Documents 06.17.19	Rev. 1 Set 04.24.20
A8 SERIES			
A8.00	CLUBHOUSE SCHEDULES	X	X
A8.10	CLUBHOUSE REFERENCE PLAN	X	
A8.20	CLUBHOUSE REFLECTED CEILING PLAN	X	
A8.30	CLUBHOUSE FINISH PLAN & SCHEDULE	X	X
A8.40	CLUBHOUSE FURNITURE & EQUIPMENT PLANS	X	
A8.50	ENLARGED PLANS	X	
A8.51	INTERIOR ELEVATIONS	X	
A8.52	INTERIOR ELEVATIONS	X	
A8.70	SECTIONS AND DETAILS	X	
A9 SERIES			
A9.01	MOCK UP PLANS & ELEVATIONS	X	
A9.12	MAINTENANCE BUILDING PLANS & ELEVATIONS	X	X
A9.13	TRASH ENCLOSURE PLANS AND ELEVATIONS	X	
CIVIL			
C-1.0	TITLE SHEET	X	
C-1.1	LEGEND & REVISION NOTES	X	
1 THRU 5	SURVEY (A.H. SCHWACKE)	X	
C-2.0	DEMOLITION PLAN	X	
C-3.1	SWPPP PLAN INITIAL PHASE	X	
C-3.2	SWPPP CONSTRUCTION PHASE	X	
C-3.3	SWPPP PLAN STABILIZATION PHASE	X	
C-3.5	SWPPP NOTES	X	
C-3.6	SWPPP DETAILS I	X	
C-3.7	SWPPP DETAILS II	X	
C-4.0	OVERALL SITE PLAN	X	
C-4.1	SITE PLAN I	X	
C-4.2	SITE PLAN II	X	
C-4.3	SITE PLAN IIII	X	
C-4.4	ADA ACCESSIBILITY PLAN	X	
C-4.5	CONSTRUCTION DELIVERY ROUTE PLAN	X	
C-4.6	FIRE PROTECTION PLAN	X	
C-5.1	GRADING PLAN I	X	
C-5.2	GRADING PLAN II	X	
C-5.3	GRADING PLAN III	X	
C-5.4	GRADING PLAN IV	X	
C-6.1	DRAINAGE PLAN I	X	
C-6.2	DRAINAGE PLAN II	X	
C-6.3	DRAINAGE PROFILE	X	
C-6.4	DRAINAGE PROFILE	X	
C-7.0	WATER PLAN	X	
C-7.1	WATER PROFILE	X	
C-7.2	WATER DETAILS	X	
C-8.0	SEWER PLAN	X	
C-8.1	SEWER PROFILE	X	
C-8.2	SEWER DETAILS	X	
C-9.0	CONSTRUCTION DETAILS	X	
C-9.1	CONSTRUCTION DETAILS	X	
C-9.2	CONSTRUCTION DETAILS	X	
C-9.3	CONSTRUCTION DETAILS	X	
C-10.0	SITE DISTANCE PLAN	X	
L-2.0	OVERALL LANDSCAPE PLAN	X	
L-2.1	LANDSCAPE PLAN	X	
L-2.2	LANDSCAPE PLAN	X	
L-2.3	LANDSCAPE PLAN	X	
L-2.4	LANDSCAPE PLAN	X	
L-2.5	PARKING ISLAND EXHIBIT	X	
L-3.0	PLANT SCHEDULE AND DETAILS	X	
L-4.0	HARDSCAPE PLAN (AREA A)	X	
L-4.1	HARDSCAPE PLAN (AREA B)	X	
L-4.2	HARDSCAPE PLAN (AREA C)	X	
L-4.3	HARDSCAPE DETAILS I	X	
L-4.4	HARDSCAPE DETAILS II	X	
L-4.5	HARDSCAPE DETAILS III	X	
A.20 TO A.41	BUILDING ELEVATIONS	X	
ONE OF ONE	SCE&G PHOTOMETRIC PLAN	X	
G1.11	ADDRESSING PLAN	X	
GENERAL SHEETS			
G1.11	ADDRESSING PLAN	X	
Structural			
S0.00	GENERAL NOTES	X	
S0.00A	SPECIAL INSPECTIONS	X	
S0.01	SECTIONS & DETAILS	X	
S0.02	SECTIONS & DETAILS	X	
S0.03	SECTIONS & DETAILS	X	
S0.04	SECTIONS & DETAILS	X	
S1.01	BUILDING A FOUNDATION / SLAB PLAN	X	
S1.02	BUILDING A SECOND FLOOR FRAMING PLAN	X	
S1.03	BUILDING A THIRD FLOOR FRAMING PLAN	X	
S1.04	BUILDING A ROOF FRAMING PLAN	X	
S1.05	BUILDING A FIRST FLOOR SHEAR WALL PLAN	X	
S1.06	BUILDING A SECOND FLOOR SHEAR WALL PLAN	X	
S1.07	BUILDING A THIRD FLOOR SHEAR WALL PLAN	X	
S2.01	BUILDING B FOUNDATION / SLAB PLAN	X	
S2.02	BUILDING B SECOND FLOOR FRAMING PLAN	X	
S2.03	BUILDING B THIRD FLOOR FRAMING PLAN	X	
S2.04	BUILDING B ROOF FRAMING PLAN	X	
S2.05	BUILDING B FIRST FLOOR SHEAR WALL PLAN	X	
S2.06	BUILDING B SECOND FLOOR SHEAR WALL PLAN	X	
S2.07	BUILDING B THIRD FLOOR SHEAR WALL PLAN	X	
S3A.01	BUILDING C FOUNDATION / SLAB PLAN (A)	X	
S3B.01	BUILDING C FOUNDATION / SLAB PLAN (B)	X	
S3A.02	BUILDING C SECOND FLOOR FRAMING PLAN (A)	X	
S3B.02	BUILDING C SECOND FLOOR FRAMING PLAN (B)	X	
S3A.03	BUILDING C THIRD FLOOR FRAMING PLAN (A)	X	
S3B.03	BUILDING C THIRD FLOOR FRAMING PLAN (B)	X	

Sheet Number	Sheet Name	Construction Documents 06.17.19	Rev. 1 Set 04.24.20
S3A.04	BUILDING C ROOF FRAMING PLAN (A)	X	
S3B.04	BUILDING C ROOF FRAMING PLAN (B)	X	
S3A.05	BUILDING C FIRST FLOOR SHEAR WALL PLAN (A)	X	
S3B.05	BUILDING C FIRST FLOOR SHEAR WALL PLAN (B)	X	
S3A.06	BUILDING C SECOND FLOOR SHEAR WALL PLAN (A)	X	
S3B.06	BUILDING C SECOND FLOOR SHEAR WALL PLAN (B)	X	
S3A.07	BUILDING C THIRD FLOOR SHEAR WALL PLAN (A)	X	
S3B.07	BUILDING C THIRD FLOOR SHEAR WALL PLAN (B)	X	
S4.01	CLUBHOUSE & MAINTENANCE BUILDING FOUNDATION / SLAB PLAN	X	X
S4.02	CLUBHOUSE & MAINTENANCE BUILDING ROOF FRAMING PLAN	X	X
S4.03	CLUBHOUSE & MAINTENANCE BUILDING SHEAR WALL PLAN	X	X
PLUMBING			
P0.01	PLUMBING SCHEDULE	X	
P0.02	PLUMBING DETAILS	X	
P0.03	PLUMBING DETAILS	X	
P1.11	BUILDING A PLUMBING	X	
P1.21	BUILDING B PLUMBING	X	
P1.31	BUILDING C PLUMBING	X	
P1.81	CLUBHOUSE PLUMBING	X	
P4.01	UNIT PLAN PLUMBING	X	
P4.02	UNIT PLAN PLUMBING	X	
P4.03	UNIT PLAN PLUMBING	X	
P4.04	UNIT PLAN PLUMBING	X	
MECHANICAL			
M0.01	MECHANICAL NOTES AND SCHEDULES	X	
M0.02	MECHANICAL SCHEDULES AND DETAILS	X	
M0.03	MECHANICAL DETAILS	X	
M1.11	BUILDING A MECHANICAL	X	
M1.12	BUILDING A MECHANICAL	X	
M1.21	BUILDING B MECHANICAL	X	
M1.22	BUILDING B MECHANICAL	X	
M1.31	BUILDING C MECHANICAL	X	
M1.32	BUILDING C MECHANICAL	X	
M1.33	BUILDING C MECHANICAL	X	
M1.34	BUILDING C MECHANICAL	X	
M1.81	CLUBHOUSE MECHANICAL	X	
M4.01	UNIT PLANS	X	
ELECTRICAL			
E0.01	ELECTRICAL GENERAL NOTES	X	
E0.02	ELECTRICAL LIGHTING FIXTURE SCHEDULE	X	
E0.03	ELECTRICAL DETAILS	X	
E1.00	ELECTRICAL SITE PLAN	X	
E1.11	BUILDING A ELECTRICAL	X	
E1.12	BUILDING A ELECTRICAL	X	
E1.21	BUILDING B ELECTRICAL	X	
E1.22	BUILDING B ELECTRICAL	X	
E1.31	BUILDING C ELECTRICAL	X	
E1.32	BUILDING C ELECTRICAL	X	
E1.33	BUILDING C ELECTRICAL	X	
E1.81	CLUBHOUSE ELECTRICAL	X	
E4.01	UNIT PLAN ELECTRICAL	X	
E4.02	UNIT PLAN ELECTRICAL	X	
E4.03	UNIT PLAN ELECTRICAL	X	
E4.04	UNIT PLAN ELECTRICAL	X	
E5.01	ELECTRICAL RISER DIAGRAM BUILDING A	X	
E5.02	ELECTRICAL RISER DIAGRAM BUILDING B	X	
E5.03	ELECTRICAL RISER DIAGRAM BUILDING C	X	
E5.04	FIRE ALARM RISER DIAGRAM BUILDING A, B & C	X	
E6.01	ELECTRICAL PANEL SCHEDULES	X	
E6.02	ELECTRICAL PANEL SCHEDULES	X	
FIRE PROTECTION			
FP0.1	FIRE PROTECTION	X	

Grand total: 238

CLINE DESIGN

2923 S. Tryon St.
Suite 320
Charlotte, NC 28203
704/333-7272
ClineDesignAssoc.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

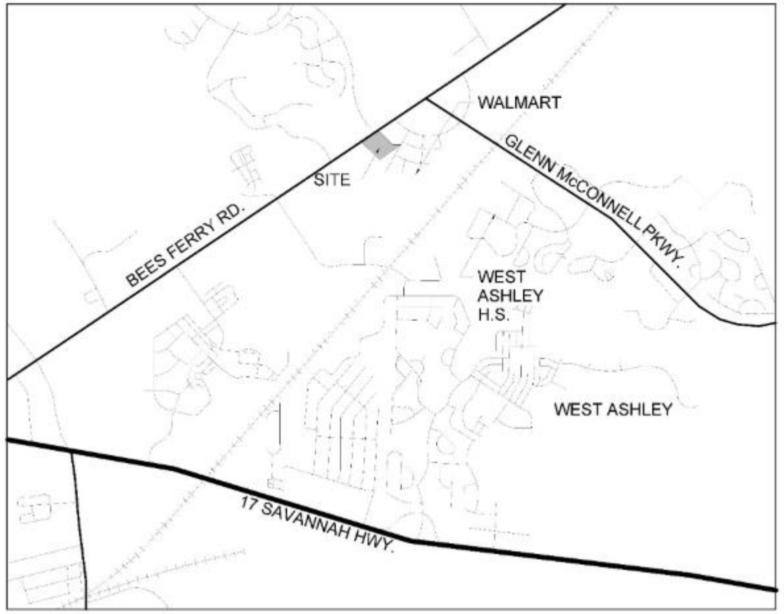
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

SHEET INDEX

G0.02



VICINITY MAP

ABBREVIATIONS

ATOS	ABOVE TOP OF SLAB
AFF	ABOVE FINISHED FLOOR
ACT	ACOUSTIC(AL) CEILING TILE
ADH	ADHESIVE
ADJ	ADJACENT
ALUM	ALUMINUM
ARD	ABOVE REFERENCE DATUM
ARCH	ARCHITECT(URAL)
BM	BEAM
BET	BETWEEN
BLK	BLOCK(ING)
BD	BOARD
BLDG	BUILDING
BHD	BULKHEAD
BRD	BELOW REFERENCE DATUM
BTOS	BELOW TOP OF SLAB
CAB	CABINET
CLG	CEILING
CT	CERAMIC TILE
CTR	CENTER
CLR	CLEAR(ANCE)
CL	CLOSET
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONF	CONFERENCE
CONST	CONSTRUCTION
CJ	CONSTRUCTION JOINT
CONT	CONTINUOUS
CONTR	CONTRACTOR
DAT	DATUM
DEMO	DEMOLITION
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DR	DOOR
DBL	DOUBLE
DN	DOWN
DWR	DRAWER
DWG	DRAWING
DF	DRINKING FOUNTAIN
EA	EACH
ELEC	ELECTRIC(AL)
EWC	ELECTRIC WATER COOLER
EL	ELEVATION
ELEV	ELEVATOR
ENCL	ENCLOSE(URE)
EPS	EXTRUDED POLYSTYRENE
EQ	EQUAL
EX	EXISTING
EJ	EXPANSION JOINT
FF	FINISHED FLOOR
FIN	FINISH(ED)
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FR	FIRE RATED(ING)
FL	FLOOR(ING)
FD	FLOOR DRAIN
FOS	FACE OF STUD
FUR	FURRING
GA	GAUGE
GWB	GYPSUM WALLBOARD
HORZ	HORIZONTAL
H&V	HORIZONTAL AND VERTICAL
HR	HOUR
INCL	INCLUDE(D)(ING)
ID	INSIDE DIAMETER
INSUL	INSULATE(D)(ION)
INT	INTERIOR
JC	JANITORS CLOSET
JT	JOINT
KD	KNOCKDOWN
KIT	KITCHEN
LBL	LABEL
LAM	LAMINATE
LAV	LAVATORY
LH	LEFT HAND
LT	LIGHT
LG	LONG, LENGTH
MFG	MANUFACTURER
MO	MASONRY OPENING
MAT	MATERIAL(S)
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MOV	MOVABLE
MUL	MULLION
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
OA	OVERALL
OH	OVERHEAD
PTD	PAINTED
PR	PAIR
PBD	PARTICLEBOARD
PTN	PARTITION
PERF	PERFORATED
PLAS	PLASTER
PLAM	PLASTIC LAMINATE
PM&E	PLUMBING, MECHANICAL & ELECTRICAL
QT	QUARRY TILE
RAD	RADIUS
REF	REFERENCE
REINF	REINFORCE(D)(ING)
REQ	REQUIRED
RES	RESILIENT
REV	REVISION
RH	RIGHT HAND
R	RISER
RM	ROOM
RO	ROUGH OPENING
RB	RUBBER BASE
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SCHED	SCHEDULE
SD	SOAP DISPENSER
SH	SHELF, SHELVING
SIM	SIMILAR
SC	SOLID CORE
SPEC	SPECIFICATION, SPECIFIED
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPENDED
TEL	TELEPHONE
THK	THICK(NESS)
THRES	THRESHOLD
TOP	TOP OF PARAPET
TPD	TOILET PAPER DISPENSER
T&G	TONGUE AND GROOVE
T	TREAD
TOS	TOP OF SLAB
TOW	TOP OF WALL
TYP	TYPICAL
UC	UNDERCUT
UNF	UNFINISHED
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
VB	VINYL BASE
VERT	VERTICAL
VCT	VINYL COMPOSITION TILE
WC	WALLCOVERING
WP	WATERPROOFING
W/	WITH
W/O	WITHOUT

SYMBOL LEGEND

BUILDING SECTION

WALL SECTION

ELEVATION

LEVEL NAME ELEVATION HEIGHT

ELEVATION

DETAIL REFERENCE

ROOF / SLAB PITCH

ROOF PITCH

DOOR

Room name 101 ROOM

CEILING HEIGHT TAG

WALL TAG

NORTH

KEYED

REVISION TAG

WINDOW TAG

INTERIOR FINISH TAG

MATERIAL LEGEND

- BATT INSULATION
- BRICK (SECTION)
- CONCRETE
- CONCRETE MASONRY UNIT
- CULTURED STONE
- EARTH
- FINISH WOOD
- GRAVEL
- GYPSUM WALL BOARD
- PLYWOOD
- RIGID INSULATION BOARD
- STEEL
- WOOD BLOCKING

GENERAL NOTES 2

1. THE GENERAL CONTRACTOR (G.C.) SHALL FULLY ACQUAINT THEMSELVES WITH THE CONDITIONS OF THE CONTRACT, LOCAL CONDITIONS RELATING TO THE JOB SITE, ACCESSIBILITY AND GENERAL CHARACTER OF THE CONSTRUCTION SITE AND LOCAL LABOR CONDITIONS SO THAT THEY UNDERSTAND THE NATURE, EXTENT, DIFFICULTIES AND RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK.

2. ALL WORK PERFORMED BY THE CONTRACTOR/SUB-CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE MUNICIPAL, LOCAL OR FEDERAL AND STATE LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED WITHIN THE CONSTRUCTION DOCUMENTS.

3. THE CONTRACTOR/SUB-CONTRACTOR EXPRESSLY WARRANTS THAT ALL WORK SHALL BE EXECUTED IN A SOUND AND WORKMANLIKE MANNER IN CONFORMANCE WITH THE HIGHEST STANDARDS WITHIN THE INDUSTRY AND WARRANTS THAT ALL MATERIALS USED TO COMPLETE THE WORK/PROJECT ARE MERCHANTABLE, FREE FROM ANY PATENT OR LATENT DEFECT, FIT FOR THEIR INTENDED USE, AND EQUAL IN QUALITY TO THE BEST OF THEIR KIND.

4. THE DRAWINGS ARE ONLY INTENDED TO PARTIALLY DESCRIBE THE OVERALL SCOPE OF WORK. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND ALERT THE ARCHITECT AND OWNER IN ADVANCE, TO ANY UNFORESEEN CONDITIONS AND/OR CONSTRUCTION DIFFICULTIES PRIOR TO COMMENCING WORK OR WORKING ON THE AFFECTED PORTION OF THE WORK.

5. WHERE WORK IS REQUIRED FOR A COMPLETE PROJECT, BUT NOT SPECIFICALLY DRAWN OR INDICATED, THE CONTRACTOR SHALL PROVIDE THE NECESSARY WORK.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UTILITIES. ANY EXISTING UTILITIES INDICATED HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE INDICATED FOR CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL UTILITY LOCATIONS NOT INDICATED. CONTRACTOR SHALL EXERCISE EXTREME CARE TO AVOID DAMAGE OR DISTURBANCE TO EXISTING UTILITIES.

7. THROUGHOUT THE DRAWINGS ARE ABBREVIATIONS THAT ARE IN COMMON USE AND/OR DEFINED WITHIN. THE ARCHITECT SHALL DEFINE THE INTENT OF ANY IN QUESTION.

8. TYPICAL WALL SECTIONS, FINISHES, DETAILS, ETC. ARE NOT INDICATED EVERYWHERE THEY OCCUR ON THE DRAWINGS. REFER TO DETAILED DRAWINGS WHERE PROVIDED. CONTRACTOR SHALL PROVIDE COMPLETE PROJECT AS IF DRAWN IN FULL.

9. NOTHING IN THE DRAWINGS AND/OR THE SPECIFICATIONS/PROJECT MANUAL SHALL BE CONSTRUED TO PERMIT AN INSTALLATION IN VIOLATION OF APPLICABLE CODES, MANUFACTURER RECOMMENDATIONS, AND/OR REQUIREMENTS. CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY AND CEASE WORK ON ALL PARTS OF THE CONTRACT THAT ARE AFFECTED. THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL BE IN FULL ACCORDANCE WITH THE MOST CURRENT ADOPTED, AND AS APPLICABLE, AMENDED, RULES, REGULATIONS, RESTRICTIONS, REQUIREMENTS AND CODES.

10. IN CASE OF ANY CONFLICT WHEREIN THE METHODS OR STANDARDS OF INSTALLATION OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER OF ALL CONFLICTS ONCE KNOWN.

11. THE ARCHITECT ASSUMES NO RESPONSIBILITY AS TO THE PHYSICAL CHARACTERISTICS OF THE SOIL(S) OR THE ACCURACY OF ENGINEERING DATA SUPPLIED BY OTHERS.

12. THE G.C. SHALL VERIFY DIMENSIONS, LEVELS, EASEMENTS, BOUNDARIES AND CONSTRUCTION INDICATED ON CONTRACT DRAWINGS BEFORE PROCEEDING WITH THE WORK. ALSO, THE G.C. SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS, BEFORE COMMENCING WITH ANY WORK AND REQUEST CLARIFICATION AS REQUIRED.

13. DIMENSIONS, NOTES, FINISHES, AND FIXTURES SHOWN ON TYPICAL PLANS, SECTIONS, OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE PLANS, SECTIONS OR DETAILS.

14. DIMENSIONS NOTED AS "CLR." ARE TO BE CLEAR FROM FACE OF FINISH MATERIAL TO FACE OF FINISH MATERIAL OR CENTERLINE OF FIXTURE AND ARE NOT ADJUSTABLE WITHOUT WRITTEN APPROVAL OF ARCHITECT.

15. THE CONTRACTOR SHALL VERIFY ALL ROUGH-IN DIMENSIONS FOR THE EQUIPMENT FURNISHED AND INSTALLED BY CONTRACTOR OR OTHERS.

16. PROVIDE RIGID BAFFLES (RESISTANT TO WIND DRIVEN MOISTURE). ALL EAVE VENTS TO DEFLECT INCOMING AIR ABOVE INSULATION SURFACE. INSTALL BAFFLES FROM TOP OF OUTSIDE OF EXTERIOR WALL TO MINIMUM 6" VERTICAL ABOVE TOP OF INSULATION. FOR LOOSE FILL INSULATION, INSTALL PERMANENT RETAINER TO MAINTAIN REQUIRED CLEARANCES.

17. THE CONTRACTOR SHALL BE BOUND TO THE FINISH SCHEDULE(S) PROVIDED FOR ROOMS AND SPACES, BUT SHALL ALSO BE RESPONSIBLE FOR PROVIDING OTHER MATERIALS NOT DESIGNATED IN THE SCHEDULE IF REQUIRED TO CREATE A FINISHED PRODUCT.

18. INSTALL AND SEAL ALL BATHROOM ACCESSORIES (E.G. GRAB BARS, TOWEL BARS, ETC.) ON OR WITHIN WALLS TO PROTECT ELEMENTS FROM MOISTURE. WALLS AT SHOWERS AND BATHTUBS SHALL BE WATERTIGHT TO A MINIMUM OF 7'-0" HIGH ABOVE DRAIN INLET.

19. PROVIDE APPROPRIATE SEALANT AROUND WINDOWS, DOOR JAMBS & HEADS, AND ADJACENT CONSTRUCTION.

20. WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE PRESERVATIVE TREATED; USE OF CCA PRESERVATIVE IS PROHIBITED. USE APPROPRIATE FASTENERS PER PRESERVATIVE.

21. ALL MATERIALS AND/OR EQUIPMENT SHALL BE INSTALLED/USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND/OR RECOMMENDATIONS & SHALL COMPLY W/ ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS.

22. ELECTRICAL SERVICE REQUIREMENTS AND WIRING SHALL BE IN ACCORDANCE WITH RECOMMENDED PRACTICES AS PER CURRENTLY ADOPTED NATIONAL, STATE, AND/OR LOCAL REGULATIONS.

23. ELECTRICAL (RECEPTACLES, SWITCHES, ETC.) DEVICES SHALL NOT BE MOUNTED BACK TO BACK ON OPPOSITE SIDES OF PARTITIONS. SEAL BACK AND SIDES WITH RESILIENT SEALANT AND INSULATE FOR ACOUSTICAL ATTENUATION WITH FIBERGLASS BATTS BEHIND. SWITCHES SHALL BE GANGED INTO ONE LOCATION, WHENEVER POSSIBLE, OR IN COMPLIANCE WITH GOVERNING CODE REQUIREMENTS.

24. FIRE DEPARTMENT REQUIRED WATER MAINS, FIRE HYDRANTS AND TEMPORARY FIRE DEPARTMENT ACCESS TO BE INSTALLED, INSPECTED, AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO COMMENCEMENT OF COMBUSTIBLE CONSTRUCTION.

25. THE G.C. SHALL PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY CODE AND LOCAL FIRE MARSHALL. GENERAL CONTRACTOR SHALL REVIEW AND CONFIRM ESTABLISHED LOCATIONS W/ ARCHITECT PRIOR TO COMMENCEMENT OF BUILDING FRAMING.

26. PROVIDE STAIRWAY NUMBERING SYSTEM PER SCBC SECTION 1023 AND ANY AND ALL OTHER APPLICABLE CODES/REGULATIONS.

27. THESE DRAWINGS DO NOT CONTAIN THE REQUIREMENTS FOR JOB SAFETY. ALL PROVISIONS FOR SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

28. THE G.C. SHALL MAINTAIN A CURRENT AND COMPLETE SET OF APPROVED CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.

29. THE G.C. SHALL SUBMIT SHOP DRAWINGS AS REQUIRED AND FOR ITEMS LISTED IN THE PROJECT MANUAL (UNDER SEPARATE COVER).

30. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 8" ABOVE THE FINISHED GRADE OR AS INDICATED ON THE DRAWINGS.

31. PROVIDE TEMPERED GLASS AS REQUIRED BY CODE ADJACENT TO DOORS AND ENTRYWAYS.

32. RIGID INSULATION SHALL BE PER SCBC SECTION 2603.

33. GRADE SHALL BE SLOPED AWAY FROM BUILDING FOR POSITIVE DRAINAGE.

35. ROWLOCKS ARE TO PROJECT MIN. 1/2" FROM THE FACE OF RUNNING BOND BELOW UNLESS INDICATED OTHERWISE ON THE DRAWINGS.

36. ALL HVAC, PLUMBING AND ELEC. PENETRATIONS THROUGHOUT THE EXTERIOR WALLS AND AT THE TOP AND BOTTOM PLATES SHALL BE PROPERLY SEALED.

37. EXTERIOR SEALANT SHALL BE COMMERCIAL GRADE SILICON SEALANT AT LOCATIONS TO BE COVERED WITH PAINT AND COMMERCIAL GRADE SILICONE AT LOCATIONS WHERE SEALANT IS TO REMAIN EXPOSED. NO OTHER TYPES SHALL BE USED.

38. PROVIDE 1/2" TO 3/4" SEPARATION BETWEEN BASE FLASHING AND EXTERIOR MATERIALS.

39. APPROVE ALL EXTERIOR MATERIALS & COLORS WITH THE OWNER & ARCHITECT PRIOR TO ORDERING/FABRICATION. CONTRACTOR TO CONSTRUCT A MOCK-UP PANEL OF BUILDING EXTERIOR (IN FIELD) ACCORDING TO ARCHITECT'S INSTRUCTIONS PRIOR TO APPLICATION OF EXTERIOR FINISHES AND WINDOWS ON BUILDING. FINAL APPROVAL BY ARCHITECT & OWNER OF ALL EXTERIOR FINISHES / COLORS WILL BE MADE BASED ON THE MOCK-UP PANEL.

40. THE G.C. SHALL ASSURE THAT ANY AND ALL MATERIAL COMPATIBILITY IS ACHIEVED WITH NO NEGATIVE EFFECT ON MATERIALS: I.E. CONTACT OF DISSIMILAR MATERIALS WILL HAVE NO NEGATIVE IMPACT/EFFECT ON EITHER MATERIAL OR SURROUNDING CONSTRUCTION. G.C. SHALL INFORM ARCHITECT OF ANY AND ALL CONCERNS PRIOR TO FABRICATION/INSTALLATION. PROVIDE GALVANIC INSULATION BETWEEN DISSIMILAR METALS.

41. NO BRICK MASONRY CORE HOLES SHALL BE EXPOSED, TYP. CLOSURE (SOLID CORE) BRICK/MASONRY SHALL BE USED WHERE CORE HOLES WOULD OTHERWISE BE EXPOSED TO THE ELEMENTS.

42. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS, SIGNAGE, BRACKETS, ETC.

43. COORDINATE ALL EXTERIOR PAVING CONDITIONS WITH CIVIL DRAWINGS.

44. EXTERIOR PAVING SHALL NOT HAVE A FINISHED ELEVATION HIGHER THAN THE SILL HEIGHT AT AN ADJACENT DOOR LOCATION AND SHALL MEET ALL FHA REQUIREMENTS.

45. ALL CAULKING/SEALANT COLORS TO MATCH ADJACENT SURFACES.

46. PROVIDE 5/8" GWB WITHIN FIRE RATED WALL CAVITY SEGMENTS BEHIND ALL SURFACE MOUNTED ELECTRICAL PANELS PRIOR TO PANEL INSTALLATION.

47. VERIFY ALL FINISH FLOOR ELEVATIONS WITH CIVIL DRAWINGS.

48. COORDINATE ALL SIDEWALK LOCATIONS AND HEIGHTS WITH ALL HARDSCAPE PLANS. ALL SIDEWALKS AT DOOR THRESHOLDS SHALL BE LEVEL AND MEET ALL FHA REQUIREMENTS.

49. VERIFY ALL BRACE FRAME LOCATIONS AND CONFIGURATIONS SUCH THAT THEY ARE CLEAR OF ALL STOREFRONT, DOOR, AND WINDOW OPENINGS.

50. COORDINATE DOWNSPOUT/ROOF DRAIN LEADER TIE-INS WITH THE CIVIL DRAWINGS; FOR THOSE WITHOUT TIES, PROVIDE SPLASH BLOCKS.

51. [illegible]

52. [illegible]

RAILING NOTES:

1. AT GUARD RAILS EXTERIOR WALKING SURFACE TO THE BOTTOM OF BOTTOM HORIZONTAL RAIL SHALL REJECT A 2" SPHERE.

2. ALL ALUMINUM RAILINGS TO BE POWDER COATED.

3. ALL STEEL RAILINGS TO BE PAINTED.

STEEL NOTES:

1. EXPOSED STEEL LINTELS AND 'BREAK' METAL TO BE PAINTED TO MATCH ADJACENT SURFACE UNLESS NOTED OTHERWISE.

2. ALL STRUCTURAL STEEL COLUMNS THAT SUPPORT A 2HR FLOOR CEILING ASSEMBLY SHALL BE FIREPROOFED WITH WITH INTUMESCENT PAINT - 2HRS. SPRAY FIREPROOFING TO BE ALLOWED AS AN ALTERNATE IF COORDINATED WITH ARCHITECT.

3. BEAMS INSIDE AN APPROVED UL FLR / CLG ASSEMBLY THAT SUPPORT A WALL OR ROOF SHALL BE FIREPROOFED WITH INTUMESCENT PAINT - 1HR. SPRAY FIREPROOFING TO BE ALLOWED AS AN ALTERNATE IF COORDINATED WITH ARCHITECT.

4. EXPOSED STEEL THAT IS NOT SUPPORTING A LOAD BEARING WALL, ROOF SHALL BE PAINTED.

5. COORDINATE SPRINKLER SYSTEM AND FIRE MAIN WITH STEEL BEAMS. FIRE MAIN AND SPRINKLER SYSTEM SHALL RUN THROUGH THE CENTER OF STEEL BEAMS.

SIDING NOTES:

1. SIDING SHALL BE FIBER CEMENT UNLESS NOTED OTHERWISE.

2. SIDING SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.

3. SIDING SHALL TERMINATE AT TRIM AT OUTSIDE CORNERS, INSIDE CORNERS, AND TOP OF WALL UNLESS NOTED OTHERWISE. INSIDE CORNER TRIM SHALL BE 1 1/2" x 1 1/2". REFER TO ELEVATIONS FOR TRIM WIDTHS.

4. AT BOTTOM OF WALL SIDING SHALL START WITH STARTER STRIP. PROVIDE 1/2" GAP AND FLASHING AT BOTTOM OF WALL.

5. SIDING SHALL TERMINATE AROUND WINDOWS PER WINDOW DETAILS.

FIBER CEMENT PANEL NOTES:

1. FIBER CEMENT PANEL SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.

2. REFER TO ELEVATIONS FOR FIBER CEMENT TRIM WIDTHS.

3. PROVIDE METAL FLASHING AT HORIZONTAL BUT JOINTS BETWEEN PANELS AND BETWEEN PANELS AND TRIM PER MANUFACTURER'S INSTRUCTIONS.

4. LARGE AREAS OF FIBER CEMENT PANEL SHALL HAVE MIN 3/4" FURRING BEHIND PANEL PER MANUFACTURER'S INSTRUCTIONS.

5. PAINT TRIM TO MATCH PANEL COLOR UNLESS NOTED OTHERWISE.

MASONRY NOTES:

1. MASONRY CONTRACTOR TO PROVIDE HORIZONTAL AND VERTICAL EXPANSION JOINTS IN BRICKWORK PER TECHNICAL NOTES 18A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.

2. MASONRY CONTRACTOR TO MARK-UP DRAWINGS INDICATING PROPOSED JOINTS. DRAWINGS/INFORMATION TO BE SUBMITTED TO G.C. WHO IN TURN WILL FORWARD TO ARCHITECT FOR REVIEW.

3. ATTACHMENT TO MASONRY SHALL BE PER TECHNICAL NOTES 44A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.

4. THRU-WALL FLASHING SHALL BE PROVIDED AT ALL SILL CONDITIONS AND AT CONDITIONS WHERE BRICK ENDS AS A PORCH OR ROOF.

CONCRETE NOTES:

1. ALL JOINTS TO BE CONFIRMED/ COORDINATED WITH STRUCTURAL DRAWINGS, NOTES, SPECIFICATIONS, ETC.

2. PROVIDE CONTROL JOINTS IN EXPOSED CONCRETE SLABS AT 10' TO 20' O.C. EA. WAY OR WHEREVER REQUIRED TO "BREAK" AN IRREGULAR SLAB, SHAPE INTO SQUARE OR RECTANGULAR SECTIONS.

3. PROVIDE CONSTRUCTION JOINTS AS REQUIRED. JOINTS TO EITHER BE KEYED OR DOWELED. PREVENT BONDING OF ADJACENT SLABS WITH APPROPRIATE METHOD(S).

4. PROVIDE ISOLATION JOINTS (EXPANSION JOINTS) AT ALL SLAB TO COLUMN, SLAB TO WALL, OR SLAB TO DISSIMILAR MATERIAL LOCATIONS.

GENERAL AIR SEALING NOTES 1

THE FOLLOWING IS A GENERAL LISTING OF 'AREAS' THAT REQUIRE AIR SEALING. IT DOES NOT COVER ALL AIR SEALING LOCATIONS NOR DOES IT ADDRESS TECHNIQUES. SEE SOUTH CAROLINA STATE BUILDING CODE: ENERGY CONSERVATION CODE, 2009 EDITION FOR ADDITIONAL INFORMATION. OTHER CODE PROVISIONS MAY BE APPLICABLE AS WELL.

1. PLATE AND WALL PENETRATIONS BY PLUMBING, ELECTRICAL, PHONE, CATV, ETC.
2. TUB/SHOWER ON OUTSIDE OR ATTIC WALL.
3. WINDOW AND DOOR ROUGH OPENINGS.
4. AIRTIGHT, IC-RATED RECESSED LIGHTS AND ELECTRICAL FIXTURES EXPOSED TO ATTIC.
5. EXTERIOR WALL EXHAUST FAN TERMINATIONS.
6. CEILING MOUNTED BATH FANS, SPEAKERS, ETC.
7. BOTTOM PLATE AND TOP PLATE.
8. BAND AREA BETWEEN FLOORS, CONDITIONED SPACE AND ATTIC.
9. MECHANICAL EQUIPMENT AN DUCTWORK CHASES IN ATTICS, CRAWLSPACES.
10. CEILING/CRAWLSPACE ELECTRICAL BOXES.
11. CEILING/CRAWLSPACE HVAC BOOTS.
12. SHOWER AND TUB DRAIN LINE.
13. FIREPLACE INSERTS.
14. ATTIC KNEEWALL DOORS.
15. JOIST CAVITIES UNDER ATTIC KNEEWALLS.
16. TRANSITION BETWEEN CEILING HEIGHTS.
17. ATTIC SCUTTLE HATCH.
18. WALL PENETRATIONS OF MECHANICAL COMBUSTION CLOSETS.
19. THRESHOLDS AT MECHANICAL COMBUSTION CLOSETS.
20. BAND JOIST EXPOSED TO EXTERIOR.
21. EXTERIOR WALL PENETRATIONS FOR REFRIGERATION LINES, CONDENSATE LINE, ETC.
22. DOORS AND WINDOWS BETWEEN UNHEATED AND HEATED SPACE SHALL BE WEATHER-STRIPPED AROUND THEIR PERIMETER TO LIMIT AIR LEAKAGE WHEN CLOSED.

CLINE DESIGN
2923 S. Tryon St.
Suite 320
Charlotte, NC 28203
704/333-7272
ClineDesignArvcc.com

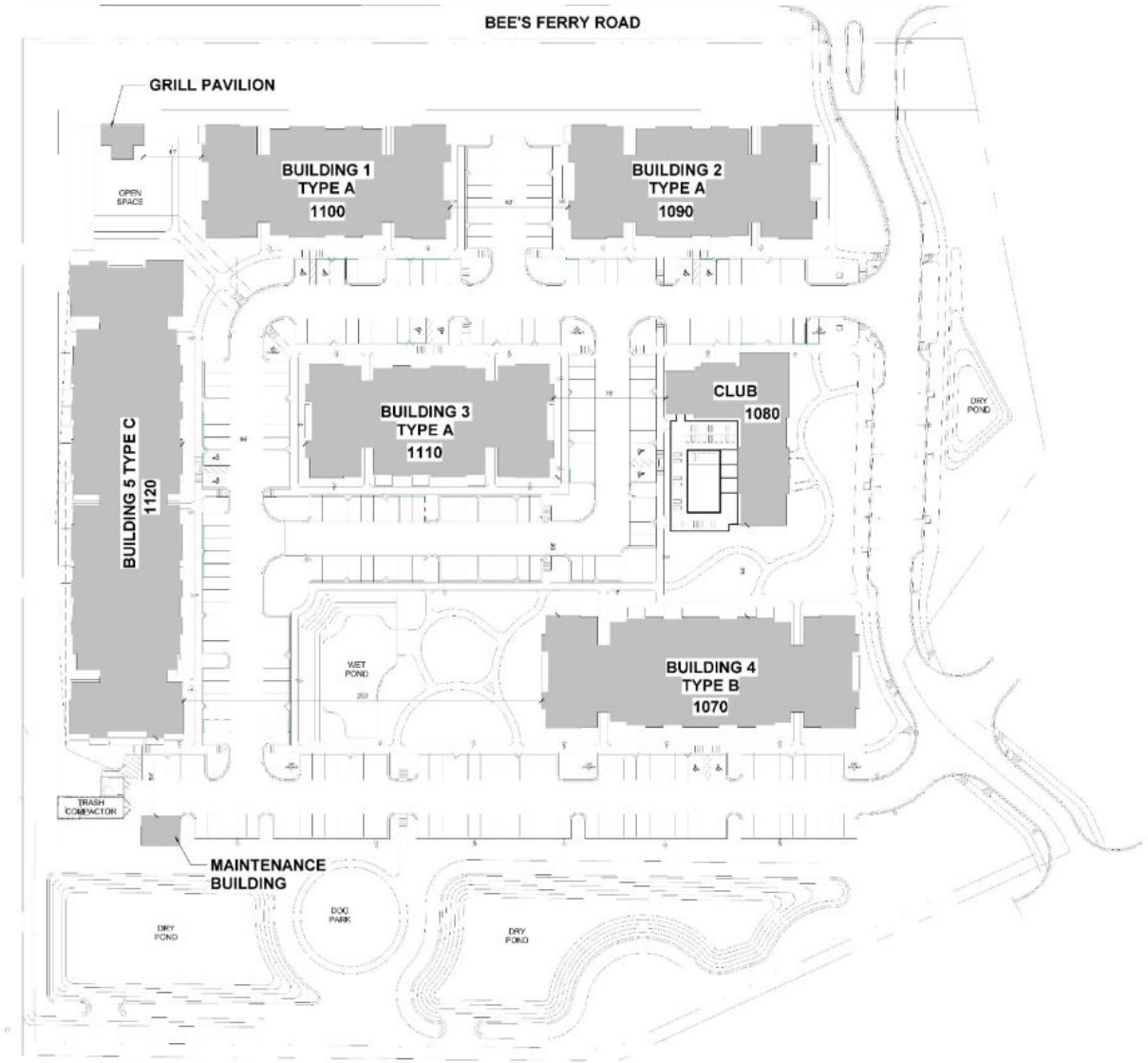
MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

LEGENDS, KEYS, DRAWING INDEX & VICINITY MAP

G0.03



THIS SITE PLAN IS FOR GRAPHICAL PURPOSES ONLY. PLEASE REFER TO CIVIL DRAWINGS FOR FURTHER INFORMATION

ARCHITECTURAL SITE PLAN 2

CLINE DESIGN

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

PROJECT: 216045

DATE: 03.27.20

REVISIONS: DATE

DRAWN BY: RL, AP, TP

CHECKED BY: KB

ARCHITECTURAL SITE PLAN

G0.05

TACTILE CHARACTERS & BRAILLE:
MOUNT 48" MIN. / 60" MAX. TO BASELINE OF LOWEST / HIGHEST CHARACTER AND BASELINE OF BRAILLE CELLS

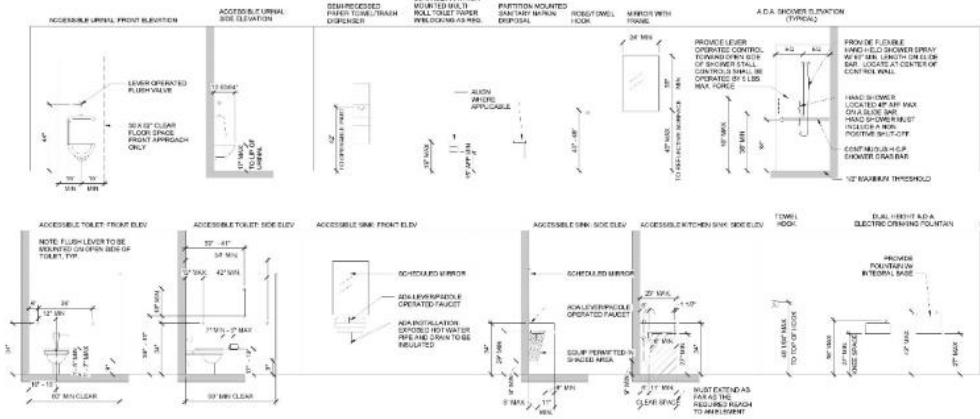
SIGNS DESIGNATING PERMANENT ROOMS AND SPACES SHALL BE LOCATED ON THE WALL OR PARTITION ADJACENT TO THE STRIKE (LATCH) SIDE OF THE DOOR. IF NO WALL SPACE IS AVAILABLE ADJACENT TO THE STRIKE (LATCH) SIDE OF THE DOOR, THEN THE SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL OR PARTITION FOR DOUBLE (TWO-LEAF) DOORS. THE SIGN SHALL BE PLACED ON THE WALL OR PARTITION ADJACENT TO THE PRIMARY OPERABLE LEAF. SIGNAGE REQUIREMENTS PER ANSI - LETTERS AND NUMBERS SHALL BE RAISED 1/32" (1.6MM) FROM THE BACKGROUND ON WHICH THEY ARE MOUNTED AND SHALL BE 5/8" (16MM) MINIMUM TO 2" (50MM) MAXIMUM IN HEIGHT. LETTERS SHALL BE CAPITAL LETTERS ONLY. LETTERS AND NUMBERS SHALL HAVE SIMPLY DEFINED EDGES AND MAY BE EITHER SIMPLE SERIF OR SANS SERIF. ALPHANUMERIC/NUMBERS SIGNAGE SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE. PICTOGRAMS OR CARICATURES (PICTOGRAM MAY AND/OR PRODUCE SHALL BE 6" HIGH. NOTE: BLANKNAL SIGNAGE IS OPTIONAL AND SHOWN HERE FOR ILLUSTRATIVE PURPOSES ONLY. GENERAL CONTRACTOR SHALL CONTACT THE OWNER AND ARCHITECT PRIOR TO PURCHASING AND INSTALLING ALL ADA COMPLIANT SIGNAGE.

TOILET ROOM, HAZARDOUS AREA AND OTHER INFORMATIONAL SIGNS ARE TO BE PROVIDED PER THE A.D.A. AND / OR ANSI. COLOR OF THE SIGNS TO BE SELECTED BY THE ARCHITECT OR INTERIOR DESIGNER FROM MANUFACTURER'S FULL RANGE OF COLOR OPTIONS.

NOTE: PROVIDE 16 GA. 5" GALV. STEEL STRAPS @ GRAB BARS FOR SUPPORT

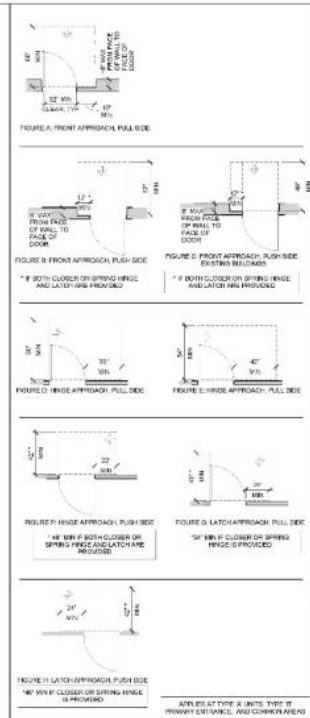
NOTE: ALL FIXTURES AND ACCESSORIES SHALL BE MOUNTED IN ACCORDANCE WITH ANSI A117.1 - 2017

NOTE: CLEARANCES SHALL ALSO BE MAINTAINED AT ALL TOILET ROOM AND EMPLOYEE HAND SINK LOCATIONS.



TYPICAL A.D.A. MOUNTING HEIGHTS 9

SCALE: NO SCALE

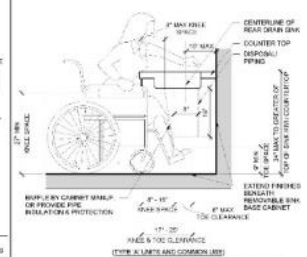


MANEUV. CLEARANCE @ DOORS 6

SCALE: NO SCALE

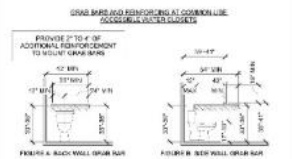
COMMON AREA NOTES:

1. PROVIDE 36" X 52" FLOOR CLEARANCE AT EACH TYPE OF FITNESS EQUIPMENT.
2. ALL OPERABLE PARTS OF CONTROLS INTENDED FOR TENANTS AND GUESTS SHALL BE MOUNTED 15" MIN. TO 48" MAX. ABOVE FINISHED FLOOR.
3. ALL USABLE DOORS INTENDED FOR HUMAN PASSAGE SHALL PROVIDE 32" MIN. CLEAR WIDTH. SEE SCHEDULE FOR SPECIFIC SIZES.



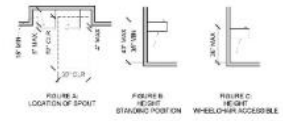
ACCESSIBLE KNEE SPACE 3

SCALE: NO SCALE



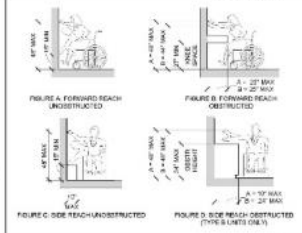
GRAB BARS AT COMMON USE W.C. 8

SCALE: NO SCALE



COMMON USE DRINKING FOUNTAIN 5

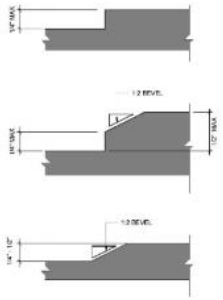
SCALE: NO SCALE



REACH RANGES 2

SCALE: NO SCALE

APPLICABLE AT ALL DOOR THRESHOLDS AND CHANGES IN LEVEL:
EXCEPTION AT TYPE 'A' AND 'B' UNITS:
THRESHOLDS AT EXTERIOR SLIDING DOORS SHALL BE PERMITTED TO BE 3/4" IN MAX. IN HEIGHT PROVIDED THEY ARE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
EXCEPTION AT TYPE 'B' UNITS:
WHERE EAT ENTRY DECK, PATIO OR BALCONY SURFACE MATERIALS ARE IMPERVIOUS, THE FINISHED EXTERIOR IMPERVIOUS SURFACE SHALL BE 4 INCHES MAXIMUM BELOW THE FLOOR LEVEL OF THE ADJACENT INTERIOR SPACES OF THE UNIT

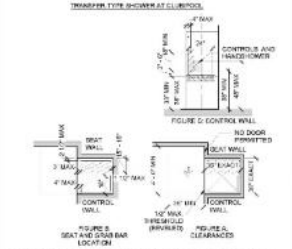


ACCESSIBLE CHANGES IN LEVEL 10

SCALE: NO SCALE

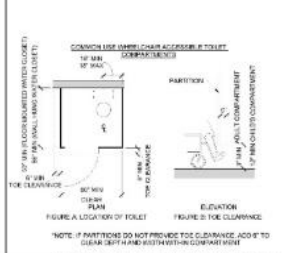
GRAB BAR SPACING 11

3" = 1'-0"



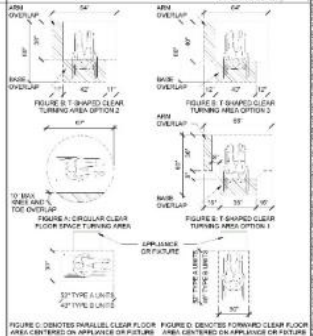
COMMON USE TRANSFER-TYPE SHOWER 7

SCALE: NO SCALE



CLEARANCE AT COMMON USE W.C. 4

SCALE: NO SCALE



CLEAR FLOOR AREA DIAGRAMS 1

SCALE: NO SCALE

CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
ClineDesign@cline-co.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC 28601
REGISTERED ARCHITECTS

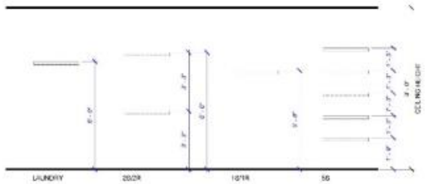
STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
ARCHITECTURE
No. 5858
REGISTERED ARCHITECT
06.17.19

PROJECT: 218065
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

TYPICAL ACCESSIBILITY DETAILS

G0.10

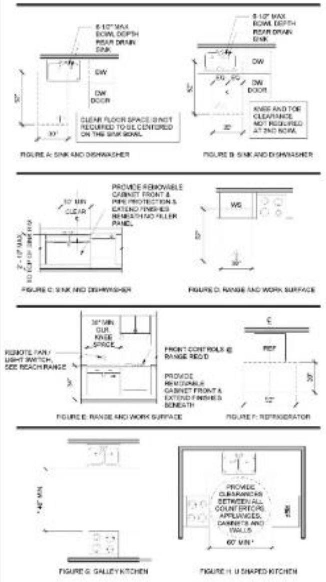


TYPE 'B' UNIT SHELVING NOTES:

1. 1S/1R INDICATES ONE SHELF/ONE ROD. THE ROD IS TO BE 5'4" A.F.F. U.N.O.
2. 2S/2R INDICATES TWO SHELVES/TWO RODS. THE LOWER ROD IS TO BE 2'-3" A.F.F. THE UPPER ROD IS TO BE 6'-6" A.F.F. (CLOSETS ONLY).
3. 5S INDICATES FIVE SHELVES, U.O.N. THE LOWEST SHELF IS TO BE 21" A.F.F. AND THE REMAINING SHELVES ARE TO BE 15" ABOVE THE ONE BELOW.
4. G.C. TO SUPPORT ALL RODS & SHELVES WITH ADEQUATE IN-WALL BLOCKING

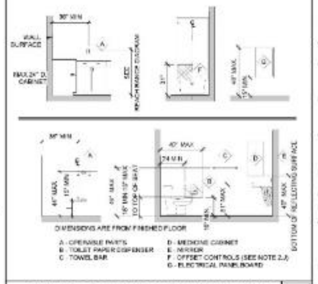
TYPE 'B' UNITS SHELVING DETAIL 10

3" = 1'-0"



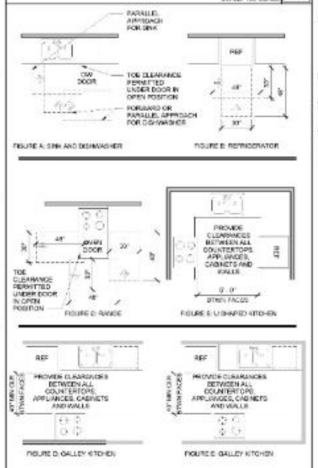
TYPE A KITCHEN CLEARANCES 8

SCALE: NO SCALE



UNIT ACCESSORY MOUNTING HEIGHTS 6

SCALE: NO SCALE



TYPE B KITCHEN CLEARANCES 5

SCALE: NO SCALE

TYPICAL REQUIREMENTS FOR ANSI TYPE 'A' AND ANSI TYPE 'B' UNITS AS GOVERNED BY THE 2015 SOUTH CAROLINA STATEWIDE BUILDING CODE AND ICC/A117.1-2017.
(REFER TO DRAWINGS, SPECIFICATIONS, AND REFERENCED CODES FOR ADDITIONAL REQUIREMENTS THAT MAY APPLY.)

4. REQUIREMENTS FOR ALL TYPE B ACCESSIBLE UNITS:

GENERAL NOTES:

A. ACCESSIBLE ROUTE: THE PRIMARY ENTRANCE TO THE DWELLING UNIT SHALL BE ON AN ACCESSIBLE ROUTE. AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO EACH USABLE SPACE WITHIN THE DWELLING UNIT, EXCEPT FOR PORTIONS OF A LIVING, DINING, OR SLEEPING ROOM THAT IS EITHER RAISED OR SUNKEN, OR A MEZZANINE THAT DOES NOT HAVE PLUMBING FIXTURES OR AN ENCLOSED HABITABLE SPACE.
B. PRIMARY ENTRANCE DOORS: THE PRIMARY ENTRANCE DOOR SHALL BE ACCESSIBLE. PROVIDE REQUIRED MANEUVERING CLEARANCES AT BOTH SIDES OF THE PRIMARY ENTRY DOOR. DOORS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM, MEASUREMENT TAKEN WITH FROM FACE OF DOOR (WITH DOOR OPEN AT 90 DEG) TO DOOR STOP.
C. INTERIOR PASSAGE DOORS: SHALL BE MINIMUM 32" NOMINAL CLEAR OPENING (2'-10" DOORS). THESE DOORS DO NOT REQUIRE MANEUVERING CLEARANCES OR ADA COMPLIANT HARDWARE.

BATHROOMS:

D. DOORS: SHALL NOT SWING INTO THE REQUIRED CLEAR FLOOR AREA OF ANY FIXTURE, UNLESS A 30"X48" CLEAR FLOOR AREA IS PROVIDED BEYOND THE ARC OF THE DOOR SWING.
E. FIXTURES: PROVIDE A CLEAR FLOOR AREA AT FIXTURES. SEE TYPE B BATHROOM CLEARANCES.
F. SHOWERS: 'LIP' CAN BE 4" IF IT IS NOT A ROLL-IN (A TRANSFER TYPE SHOWER). IF A ROLL-IN SHOWER IS USED A 1/2" MAX. BEVELED THRESHOLD IS ALLOWED.
G. PROVIDE WALL BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS CAPABLE OF SUPPORTING 250LBS. LOCATE BLOCKING PER DIAGRAMS AT TUBS, SHOWERS AND WATER CLOSETS. A TUB/SHOWER UNIT WITH INTEGRAL BLOCKING MAY BE USED IN LIEU OF WOOD BLOCKING IN WALL.

KITCHENS:

H. CLEARANCES: PROVIDE A MINIMUM OF 40" CLEAR BETWEEN ALL OPPOSING COUNTERTOPS AND APPLIANCES IN A GALLEY STYLE KITCHEN AND A MINIMUM OF 60" CLEAR BETWEEN ALL COUNTERTOPS AND APPLIANCES IN A 'U' STYLE KITCHEN, SEE TYPE 'B' KITCHEN CLEARANCES.
I. APPLIANCES: PROVIDE A 30"X48" CLEAR FLOOR AREA AT ALL APPLIANCES. SEE TYPE 'B' KITCHEN CLEARANCES.

LAUNDRY:

J. CLEARANCES: PER CODE, PROVIDE 30" X 48" CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON EACH APPLIANCE.

5. REQUIREMENTS FOR RETROFITTING TYPE 'B' UNITS IF OCCUPIED BY H.C. TENANT:

GENERAL NOTES:

A. PROVIDE ADA COMPLIANT HARDWARE AT ALL DOORS.
B. PROVIDE AN ADDITIONAL PEEP HOLE IN ENTRY DOOR AT 42" A.F.F.

BATHROOMS:

C. INSTALL GRAB BARS AT WATER CLOSETS AND TUBS/SHOWERS; BLOCKING ALREADY PROVIDED.

IN A KITCHEN WHERE A CLEAR FLOOR SPACE FOR A PARALLEL APPROACH CANNOT BE LOCATED AT A COUNTERTOP IN A CORNER BETWEEN APPLIANCES, RECEPTACLE OUTLETS OVER THE COUNTERTOP SHALL NOT BE REQUIRED TO COMPLY WITH THIS SECTION PROVIDED THAT THE COUNTERTOP AREA DOES NOT EXCEED 9 SQ FT MAX.

CORNER OUTLET EXCEPTION 3

SCALE: NO SCALE

ANSI TYPE 'A' UNITS: "FULLY HANDICAP" ACCESSIBLE (HC)

5% OF ALL UNITS (MINIMUM ONE OF EACH TYPE) UP TO THE FIRST 100 UNITS MUST BE TYPE A UNITS AS PER THE SC STATEWIDE CODE. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF THESE UNITS AND FOLLOW THE GENERAL REQUIREMENTS NOTED BELOW IN ITEMS 1 & 2. IF THE UNIT IS OCCUPIED BY A TENANT WITH SPECIAL NEEDS, FOLLOW ADDITIONAL REQUIREMENTS NOTED IN ITEM 3. SEE ARCHITECTURAL PLANS FOR LOCATIONS OF UNITS.

ANSI TYPE 'B' UNITS: "FAIR HOUSING" ACCESSIBLE

REMAINDER OF ALL UNITS MUST BE TYPE B, PER THE REQUIREMENTS OF TYPE B UNITS NOTED ICC/A117.1-2017. THESE UNITS SHALL ALSO COMPLY WITH THE 1998 FAIR HOUSING GUIDELINES. FOLLOW THE REQUIREMENTS NOTED IN ITEMS 1 & 4. IF UNIT IS OCCUPIED BY TENANT WITH SPECIAL NEEDS, FOLLOW ADDITIONAL REQUIREMENTS NOTED IN ITEM 5.
* ALL UNITS TO HAVE IDENTIFICATION SIGNAGE WITH BRAILLE PER APPLICABLE ACCESSIBILITY REQUIREMENTS

1. GENERAL REQUIREMENTS FOR ALL TYPE 'A' FULLY ACCESSIBLE UNITS & ALL TYPE B FAIR HOUSING ACCESSIBLE UNITS:

GENERAL NOTES:

A. ELECTRICAL RECEPTACLES SHALL NOT BE LOWER THAN 15" A.F.F TO THE CENTER OF THE LOWEST OUTLET ON THE DUPLEX RECEPTACLE. OUTLETS ABOVE COUNTERTOPS SHALL BE LOCATED 44" A.F.F. TO THE CENTER OF THE TOP OUTLET ON THE DUPLEX RECEPTACLE. OUTLETS ON WALLS OVER CABINETS MUST BE A MINIMUM OF 36" FROM A CORNER.
B. TELEPHONE, CABLE TV, AND DATA JACKS SHALL NOT BE LOWER THAN 15" A.F.F TO THE CENTER OF LOWEST JACK.
C. LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE CONTROLS, ELECTRICAL PANELBOARDS AND USER CONTROLS FOR SECURITY AND INTERCOM SYSTEMS MUST BE LOCATED AT 48" MAX. AND 15" MIN. A.F.F. AND MUST HAVE A 30" X 48" CLEAR FLOOR SPACE FOR A FORWARD OR PARALLEL APPROACH. (DETAIL 6)
D. ALL FIRE ALARM/STROBE OR ANY OTHER ALARM INDICATING DEVICES SHALL COMPLY WITH NFPA 72 & ICC/A117.1

BATHROOMS:

E. PROVIDE WALL BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS CAPABLE OF SUPPORTING 250LBS. LOCATE BLOCKING PER DIAGRAMS AT TUBS, SHOWERS AND WATER CLOSETS. A TUB/SHOWER UNIT WITH INTEGRAL BLOCKING MAY BE USED IN LIEU OF WOOD BLOCKING IN WALL.
F. TOILET PAPER DISPENSER: LOCATE 7" MIN - 9" MAX IN FRONT OF WATER CLOSET AND 15" MIN A.F.F. KEEP BELOW GRAB BAR.
G. TOWEL BARS: LOCATE 48" A.F.F. MAX.
H. MIRROR: LOCATE BOTTOM EDGE OF MIRROR REFLECTING SURFACE AT 40" A.F.F. MAX.
I. MEDICINE CABINET: LOCATE BOTTOM SHELF AT 44" A.F.F. MAX.

2. REQUIREMENTS FOR ALL TYPE 'A' FULLY ACCESSIBLE (HC) UNITS:

GENERAL NOTES:

A. ACCESSIBLE ROUTE: THE PRIMARY ENTRANCE TO THE DWELLING UNIT SHALL BE ON AN ACCESSIBLE ROUTE. AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO EACH USABLE SPACE WITHIN THE DWELLING UNIT.
B. DOORS: THE PRIMARY ENTRANCE DOOR AND ALL OTHER DOORS INTENDED FOR USER PASSAGE SHALL BE ACCESSIBLE. PROVIDE REQUIRED MANEUVERING CLEARANCES AT ALL DOORS. PROVIDE ADA COMPLIANT DOOR HARDWARE & THRESHOLDS. DOORS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM, MEASUREMENT TAKEN WITH FROM FACE OF DOOR (WITH DOOR OPEN AT 90 DEG) TO DOOR STOP.
C. FLOOR AND WALL FINISHES SHALL BE CONTINUOUS UNDER ALL REMOVABLE MILLWORK/BASE CABINETS.
D. DOOR LOCKING SHALL EITHER BE BY PUSH BUTTON OR BY LEVER AND SHALL NOT REQUIRE THE USE OF A FINE GRASP AND ANY WRIST-TWISTING MOTION TO ENSURE POSITIVE LOCKING.
E. IF TELEPHONE JACKS ARE PROVIDED, LOCATE NO HIGHER THAN 44" A.F.F.
F. PROVIDE A SHELF OR A SHELF AND ROD IN ALL CLOSETS @ 48" A.F.F. MAX OR THAT ALLOW FOR ADJUSTABILITY. ABOVE WASHERS AND OR DRYERS THE SHELF MUST BE AT 48" A.F.F. MAX DUE TO THE REACH OBSTRUCTION.

BATHROOMS:

AT LEAST ONE (1) BATHROOM (PRIMARY BATHROOM) IN EACH TYPE 'A' UNIT MUST MEET THESE REQUIREMENTS. THE REMAINDER SHALL HAVE REINFORCEMENT IN THE WALLS FOR GRAB BARS PER TYPE 'B' REQUIREMENTS:

G. PROVIDE A 60" CLEAR TURNING SPACE IN THE ONE TYPE 'A' BATHROOM.
H. DOORS: SHALL NOT SWING INTO THE REQUIRED CLEAR AREA OF ANY FIXTURE, UNLESS A 30"X52" CLEAR AREA IS PROVIDED BEYOND THE ARC OF THE DOOR SWING.
I. FIXTURES: PROVIDE A CLEAR SPACE AT FIXTURES. SEE TYPE 'A' BATHROOM CLEARANCES (PROVIDE ONE TYPE A BATHROOM IN EACH UNIT).
J. LAVATORY: PROVIDE A 34" HIGH (MAX. FINISH HEIGHT TO GREATER OF TOP OF SINK RIM OR COUNTERTOP) COUNTERTOP, WITH A REMOVABLE CABINET FRONT THAT PROVIDES A MINIMUM 33" WIDE CLEAR SPACE UNDER SINK. PROVIDE A COUNTERTOP MOUNTED LAVATORY NO DEEPER THAN 6 1/2", WITH ADA COMPLIANT FAUCETS. PROVIDE ADA COMPLIANT PIPE WRAP AT ALL EXPOSED SUPPLY & WASTE PIPING. EXTEND FINISHES BENEATH REMOVABLE CABINET.
K. OFFSET CONTROLS: PROVIDE AN ADA COMPLIANT SINGLE LEVER WATER CONTROL ON AN END WALL LOCATED VERTICALLY BETWEEN THE BATHTUB RIM AND GRAB BAR, AND HORIZONTALLY BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE CENTERLINE OF THE WIDTH OF THE BATHTUB.
L. WATER SUPPLY AND DRAIN LINES SHALL NOT ENCROACH NOR INTERFERE WITH THE CLEAR REQUIRED KNEE SPACE. HOT WATER SUPPLY AND DRAIN LINES SHALL BE COVERED WITH EITHER PIPE INSULATION OR A NON-HEAT CONDUCTING BAFFLE. A BAFFLE SHALL NOT ENCROACH NOR INTERFERE WITH THE REQUIRED MINIMUM KNEE SPACE. TOE SPACE AT THE BOTTOM OF ANY BAFFLE SHALL HAVE A 6 INCH MAX. DEPTH AND A 9 INCH MIN. HEIGHT ABOVE THE FINISH FLOOR. NEITHER THE INSULATION, BAFFLE, NOR LAVATORY SHALL HAVE SHARP OR ABRASIVE SURFACES/EDGES.
M. TUB UNIT: PROVIDE A SHOWER SPRAY UNIT WITH MINIMUM FLEXIBLE HOSE THAT CAN BE USED AS A HAND-HELD SHOWER OR AS A FIXED SHOWER HEAD. IF AN ADJUSTABLE SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL NOT OBSTRUCT THE USE OF GRAB BARS. MOUNT HAND SPRAY 38" MIN TO 40" MAX A.F.F.
N. SHOWERS: A 1/2" MAX. BEVELED THRESHOLD IS PERMITTED. PROVIDE SHOWER HAND SPRAY AS NOTED ABOVE. PROVIDE BLOCKING FOR FUTURE INSTALLATION OF SEAT.

KITCHEN:

O. CLEARANCES: PROVIDE A MINIMUM OF 40" CLEAR BETWEEN COUNTERTOPS AND APPLIANCES IN L-SHAPED OR GALLEY KITCHENS AND A MINIMUM 60" CLEAR DIAMETER TURNING AREA IN U-SHAPED KITCHENS. SEE TYPE A KITCHEN CLEARANCES.
P. SINK: PROVIDE A 34" HIGH (MAX. FINISH HEIGHT TO TOP OF SINK RIM) COUNTERTOP WITH A REMOVABLE CABINET FRONT THAT PROVIDES A MINIMUM 30" WIDE CLEAR SPACE UNDER SINK. INSULATE PIPES UNDER SINKS. PROVIDE A COUNTERTOP MOUNTED SINK NO DEEPER THAN 6 1/2", WITH ADA COMPLIANT FAUCETS. IF GARBAGE DISPOSAL IS PROVIDED, LOCATE / MOUNT DISPOSAL IN ORDER TO COMPLY WITH UNDER SINK CLEAR REQUIREMENTS (OFFSET GD UNDER SINK - SEE REMOVABLE CABINET DETAIL). DISPOSAL SWITCH TO BE WITHIN ACCESSIBLE REACH RANGE.
Q. APPLIANCES: PROVIDE A 30"X52" CLEAR SPACE AT ALL APPLIANCES. SEE TYPE 'A' KITCHEN CLEARANCES.
R. RANGE CONTROLS: PROVIDE A RANGE WITH FRONT MOUNTED, PUSH BUTTON CONTROLS. ALL CONTROLS SHOULD BE WITHIN REACH RANGES.
S. DISHWASHER CONTROLS: PROVIDE DISHWASHERS WITH FRONT MOUNTED, PUSH BUTTON CONTROLS. DOOR SHALL LOCK EITHER BY BUTTON OR LEVER.
T. WORK SPACE: PROVIDE A REMOVABLE CABINET BASE AT THE WORK SURFACE IN KITCHEN. SURFACE SHALL BE 30" WIDE (CLEAR MINIMUM), 34" MAX. HIGH AND 24" DEEP.
U. STOVE HOOD CONTROL: PROVIDE AN ACCESSIBLY LOCATED REMOTE SWITCH FOR THE LIGHT AND THE FAN ON THE STOVE HOOD. LOCATE ADJACENT TO THE WORK SURFACE. SEE ELECTRICAL PLANS.
V. FREEZER/ REFRIGERATOR CONTROL: SHALL BE ACCESSIBLE WITH CONTROLS WITHIN ACCESSIBLE REACH RANGES. COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50% OF THE FREEZER COMPARTMENT SHELVES, INCLUDING THE BOTTOM OF THE FREEZER, 54 INCHES MAX. ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAXIMUM HEIGHTS POSSIBLE IN THE COMPARTMENT.
W. PROVIDE REQUIRED RECEPTACLES AND SWITCHES WITHIN REACH RANGES AT COUNTERS

LAUNDRY:

X. 30"X52" CLEAR SPACE FOR PARALLEL APPROACH NEEDS TO BE CENTERED ON EACH APPLIANCE. ACCESSIBLE WASHING MACHINES AND DRYERS SHALL BE FRONT LOADING AND SHALL HAVE UP FRONT CONTROLS. DOOR LOCKING SHALL EITHER BE BY PUSH BUTTON OR BY LEVER AND SHALL NOT REQUIRE THE USE OF A FINE GRASP AND ANY WRIST-TWISTING MOTION TO ENSURE POSITIVE LOCKING AT 48" A.F.F. MAX.

3. ADDITIONAL REQUIREMENTS FOR TYPE A UNITS (IF UNIT IS OCCUPIED BY A TENANT WITH SPECIAL NEEDS):

GENERAL NOTES:

A. DOORS: THE PRIMARY ENTRANCE DOOR AND ALL OTHER DOORS INTENDED FOR USER PASSAGE SHALL BE ACCESSIBLE. PROVIDE REQUIRED MANEUVERING CLEARANCES AT ALL DOORS. PROVIDE ADA COMPLIANT DOOR HARDWARE & THRESHOLDS. DOORS SHALL HAVE A CLEAR OPENING WIDTH OF 32" MINIMUM, MEASUREMENT TAKEN WITH FROM FACE OF DOOR (WITH DOOR OPEN AT 90 DEG) TO DOOR STOP.
B. PROVIDE AN ADDITIONAL PEEP HOLE IN ENTRY DOOR AT 42" A.F.F.
C. INSTALL CLOSET SHELVING WITH ONE ROD / SHELF OR ONE SHELF NO HIGHER THAN 48" AFF
D. WINDOWS: WHERE OPERABLE WINDOWS ARE REQUIRED FOR NATURAL VENTILATION AND / OR EMERGENCY EGRESS, THEY SHALL HAVE OPERATING HARDWARE AT 15" MIN AND 48" MAX A.F.F. AND A 30" X 52" CLEAR FLOOR SPACE. AT WINDOWS REQUIRED FOR EMERGENCY ESCAPE, A 30" X 52" CLEAR FLOOR SPACE SHALL BE PROVIDED.

BATHROOMS:

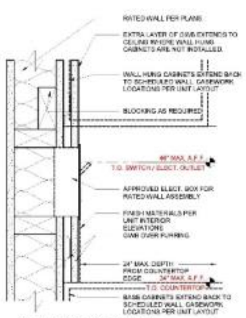
E. PROVIDE ADA COMPLIANT COLLAPSIBLE WATER DAM AT SHOWERS
F. PROVIDE FREESTANDING NON-SLIP TUB SEAT. SEAT TO BE CAPABLE OF SUPPORTING A 250 LB MINIMUM LOAD AND SHALL BE CONSTRUCTED OF MATERIALS THAT WILL NOT ROT OR CORRODE WHEN REPEATEDLY EXPOSED TO WATER.
G. REMOVE SINK BASE CABINET, IF OCCUPIED BY DISABLED TENANT.

KITCHEN:

H. REMOVE SINK BASE CABINET & WORK SURFACE CABINET, IF OCCUPIED BY DISABLED TENANT.
I. PROVIDE ADA COMPLIANT CABINET HARDWARE AT THE TIME OF CONSTRUCTION.
J. FURR OUT WALL TO ALLOW FOR ADA COMPLIANT ACCESS TO CONTROLS/SWITCHES

ACCESSIBILITY UNIT REQUIREMENTS 1

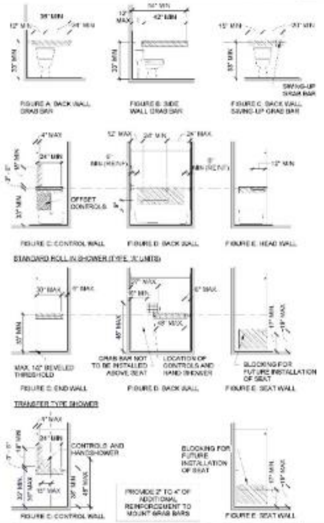
SCALE: NO SCALE



FURRED OUT WALL AT TYPE 'A' KITCHEN COUNTERTOP

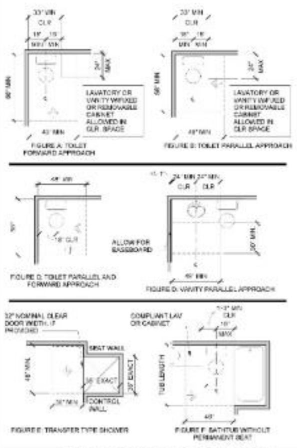
TYPE 'A' FURRED OUT KITCHEN WALL 9

3" = 1'-0"



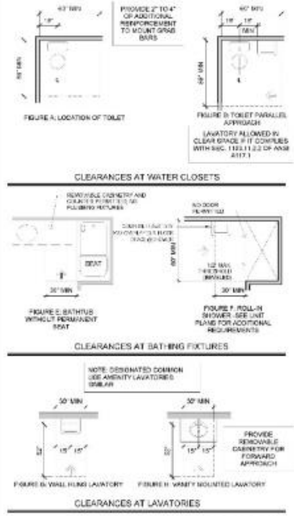
UNIT GRAB BAR LOCATIONS & REINFORCING 7

SCALE: NO SCALE



TYPE B BATHROOM CLEARANCES 4

SCALE: NO SCALE



TYPE A BATHROOM CLEARANCES 2

SCALE: NO SCALE

CLINE DESIGN

2923 S. Tryon St.
Suite 320
Charlotte, NC 28203
704/333-7272
ClineDesignAssoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA, RALEIGH, NC, C00001 — REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA — ORLANDO PIZARRO — REGISTERED ARCHITECT — 08.17.18

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

TYPICAL ACCESSIBILTY DETAILS - DWELLING UNITS

G0.11

BUILDING CODE SUMMARY - BUILDING TYPE A

Name of Project: Sweetgrass West Ashley Circle
Address: 1600 Bees Ferry Road, West Ashley, SC 29414 Suite #
Owner or Authorized Agent: Madison Capital Group- Hobie Dillon Phone #: 919.414.6672
E-Mail: hobie@madisoncapgroup.com Fax #:

Owned By: ☒ Privately ☐ City/County ☐ State
Code Enforcement Jurisdiction: ☒ City ☐ County ☐ City/County
Name of Jurisdiction:

PROJECT SUMMARY:

Building Description:
New apartment project on empty lot. The project will consist of (6) 3 story [illegible] buildings to be used as R-2 dwelling (186 units) and a freestanding clubhouse/amenity space to be A-3 assembly classification with type VA construction.

Scope of Work:
Type VA wood frame construction. Includes 186 R-2 dwelling units in (6) buildings and (1) club/amenity building and (1) maintenance building.

Code Compliance Summary: This project complies with the following Codes and Standards:
- 2015 South Carolina Residential Code
- 2015 South Carolina Building Code
- 2015 South Carolina Fire Code
- 2015 South Carolina Mechanical and Plumbing Codes
- 2015 South Carolina Fuel Gas Code
- 2015 Swimming Pool & Spa Code (permitted)
- 2014 National Electrical Code (NFPA 70)
- 2009 International Energy Conservation Code
- ANSI A117.1-2017 Accessible & Usable Buildings & Facilities (Effective June 1, 2017)

Alternative Means of Compliance Request:

LEAD DESIGN PROFESSIONAL/PROJECT COORDINATOR: Orlando Pizarro

Designer	Firm	Name	License #	Phone #
Architectural	Cline Design Associates	Orlando Pizarro	[illegible]	704.333.7272
Civil	Seamon Whiteside & Associates	Patterson Farmer	34939	919.803.8415
Electrical	Philips Gradick Engineering	Michael Chad Cooley	25845	704.000.5020
Fire Alarm	Philips Gradick Engineering	Craig M. Gradick	22853	704.888.9020
Plumbing	Philips Gradick Engineering	Craig M. Gradick	22853	704.888.9020
Mechanical	Philips Gradick Engineering	Brad W. Bumgarner	31230	704.888.9020
Sprinkler-Standpipe	Philips Gradick Engineering	Craig M. Gradick	22853	704.888.9020
Structural	Britt, Peters & Associates	Seth J. Robertson	29686	843.284.0400
Landscaping	Seamon Whiteside & Associates	William Eubanks	484	919.803.6415
Trusses	Not Applicable	--	--	--
Retaining Walls > 5'	Britt, Peters & Associates	Seth J. Robertson	29686	843.284.0400
Other	--	--	--	--

Note: Special inspections and inspectors to be listed at the end of this document.

Building Code: ☐ 2015 Existing Building Code
☒ 2015 South Carolina Building Code
☐ 2015 Rehab

New Building: ☒ New Building ☐ Shell Building ☐ First Time Interior Completion
☐ Addition ☐ Alteration to Shell

Accessibility Compliance Form (when applicable)

Existing Building: ☐ Renovation ☐ Interior Completion ☐ Tenant Alteration
☐ Reconstruction ☐ Repair ☐ Alteration to Shell
☐ Change of Use Tenant Space ☐ Change of Occupancy
Note: Zoning Review May Be Required for Change of Use or Occupancy

Original Occupancy: N/A
Proposed Occupancy: R-2

BUILDING DATA
THIS SECTION REQUIRED FOR ALL PROJECTS

Construction Type: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV HT ☒ V-A ☐ V-B
Mixed Construction: ☐ No ☐ Yes Types:
Sprinklers: ☐ No ☒ Yes ☐ Partial ☒ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
☐ Partially Sprinklered ☐ Special Suppression
Standpipes: ☒ No ☐ Yes ☐ Class I ☐ Class II ☐ Class III ☐ Wet ☐ Dry
Fire District: ☐ No ☒ Yes (Appendix D) Flood Hazard Area ☒ No ☐ Yes
Building Height: Feet 46'-7" Number of Stories: 3
Basement: ☒ No ☐ Yes
Mezzanine: ☒ No ☐ Yes
High-Rise: ☒ No ☐ Yes Life Safety Plan Sheet # (if provided): G1.21-G1.23

Gross Building Area:

FLOOR	NEW (SQ FT)
First Floor	11,953
Second Floor	11,953
Third Floor	11,953
TOTAL	35,859

Area of Project Tenant/Alteration/Renovation: N/A
Area of Construction: N/A

OCCUPANCY INFORMATION
Primary Occupancies:
Assembly: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
☐ Business ☐ Educational Factory-Industrial ☐ F-1 ☐ F-2
High-Hazard: ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
Institutional: ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-3 Use Condition: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ Mercantile Residential: ☐ R-1 ☒ R-2 ☐ R-3 ☐ R-4
Storage: ☐ S-1 ☐ S-2 ☐ High-Piled
S-1 Special Condition: ☐ Repair Garage (406.8)
S-2 Special Condition - Parking Garage ☐ Open (406.5) ☐ Enclosed (406.6)
Utility and Miscellaneous

Other Uses:
Accessory Uses (Indicate Percentages): N/A
Incidental Uses: N/A

Special Occupancies: ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411 ☐ 412 ☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☒ 420 ☐ 421 ☐ 422 ☐ 423 ☐ 424 ☐ 425 ☐ 426

Special Provisions:

Mixed Occupancy: ☒ No ☐ Yes Separation: ______ Exception: N/A

☐ Incidental Use Separation (509.2.5)
This separation is not exempt as a Non-Separated Use (see exceptions)

☐ Non-Separated Use (508.3)
The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.

☐ Separated Use (508.4) - See below for area calculations
For each story, the area of occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

ALLOWABLE AREA
FRONTAGE INCREASE CALCULATIONS (SEE 3)

EXTERIOR WALL	ACTUAL LENGTH		OPEN LENGTH	WIDTH OF PUBLIC WAY OR OPEN SPACE
North	N/A			
South	N/A			
East	N/A			
West	N/A			
TOTAL	N/A	P	F	W

INCREASE FRONTAGE N/A %
FRONTAGE INCREASE FORMULA ALLOWABLE AREA FORMULA

$I_f = 100[F/P - 0.25] \times W/30$ $I_f =$ ___

Frontage area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = ____ ft (F)
b. Total Building Perimeter = ____ ft (P)
c. Ratio (F/P) = ____ (F/P)
d. W = Minimum width of public way = ____ ft (W)
e. Percent of frontage increase $I_f = 100 [F/P - 0.25] \times W/30$ = ____ (%)

STORY NO.	DESCRIPTION	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 AREA	(C) % STORY INCREASE	(D) ALLOWABLE AREA PER STORY	ACTUAL/ALLOWABLE RATIO
1	R2	11,953	12,000	N/A	12,000	N/A
2	R2	11,953	12,000	N/A	12,000	N/A
3	R2	11,953	12,000	N/A	12,000	N/A
TOTAL		35,859 SF	MAXIMUM ALLOWABLE RATIO 3 >			N/A

ALLOWABLE HEIGHT

MOST RESTRICTIVE USE (GROUP)	ALLOWABLE HEIGHT (TABLE 504.3 & 504.4)	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	TYPE = V-A	TYPE = V-A	TABLE 601
Building Height in Feet	H = 60 ft	H = 46'-7" ft	TABLE 504.3
Building Height in Stories	S = 4	S = 3	TABLE 504.4

FIRE PROTECTION REQUIREMENTS
THIS SECTION REQUIRED FOR ALL PROJECTS
Life Safety Plan Sheet #, if Provided: G1.21-G1.23

BUILDING ELEMENT	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

PERCENTAGE OF WALL OPENING CALCULATIONS
THIS SECTION FOR ADDITIONS, NEW, AND CHANGE OF USE
Allowable Openings per Table 705.8
>30 ft unprotected, sprinklered, no limit

WALL LEGENDS
THIS SECTION REQUIRED FOR ALL PROJECTS
CHECK IF THE FOLLOWING ARE PRESENT AND INDICATED BY A WALL LEGEND ON ALL PLANS

☒ Fire Partitions 708 ☐ Fire Walls 706 ☒ Fire Barriers 707
☐ Smoke Barriers 709 ☐ Shaft Enclosures 713 ☐ Smoke Partitions 710

LIFE SAFETY SYSTEM
THIS SECTION REQUIRED FOR ALL PROJECTS

Emergency Lighting	☐ No	☒ Yes
Exit Signs	☐ No	☒ Yes
Fire Alarm	☐ No	☒ Yes
Smoke Detection Systems	☐ No	☒ Yes
Panic Hardware	☐ No	☒ Yes

EXIT REQUIREMENTS -- NUMBER AND ARRANGEMENT OF EXITS
THIS SECTION REQUIRED FOR ALL PROJECTS

FLOOR, ROOM OR SPACE DESIGNATION	MINIMUM NUMBER OF EXITS: REQ'D	SHOWN ON PLANS	TRAVEL DISTANCE: ALLOWABLE TRAVEL DISTANCE (TABLE 1017.2)	ACTUAL TRAVEL DISTANCE SHOWN ON PLANS	ARRANGEMENT: REQUIRED DISTANCE BETWEEN EXIT DOORS	ACTUAL DISTANCE SHOWN ON PLANS
FIRST LEVEL	2	2	250		SEE LIFE SAFETY PLANS FOR DISTANCES G1.21-G1.23	
SECOND LEVEL	2	2	250			
THIRD LEVEL	2	2	250			

1. Corridor dead ends (Section 1020.4)
2. Single exits (Section 1006.2.1, 1006.3.2 (1))
3. Common Path of Egress Travel (Section 1006.2.1)

OCCUPANT LOAD AND EXIT WIDTH
THIS SECTION REQUIRED FOR ALL PROJECTS

USE GROUP OR SPACE DESCRIPTION	(a) AREA SQ. FT.	(b) AREA PER OCCUPANT	(a/b) NUMBER OF OCCUPANTS	(c) EGRESS CAPACITY FACTOR: STAIR	LEVEL	MINIMUM CAPACITY: STAIR	LEVEL	TOTAL EXIT WIDTH PROVIDED: STAIR	LEVEL
FIRST LEVEL	SEE LIFE SAFETY SHEET G1.21-G1.23		36	.3	.2	10.8	7.2	44	72.00
SECOND LEVEL			37	.3	.2	11.1	7.4	44	72.00
THIRD LEVEL			36	.3	.2	10.8	7.2	44	72.00

1. See Table 1004.1.2 to determine whether net or gross area is applicable.
2. Minimum stairway width (Sections 1009.3, 1011.2); min. corridor width (Section 1020.2); min. door width (Section 1010.1.1)
3. Minimum width of exit passageway (Section 1024.2)
4. The loss of one means of egress shall not reduce the available capacity to less than 50 percent of the total required (Section 1005.5)
5. Assembly occupancies (Section 1029)

ASSEMBLY OCCUPANCY INFORMATION
THIS SECTION REQUIRED FOR ASSEMBLY USE AREA(S)

SPACE DESCRIPTION	[illegible]	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	EXIT WIDTH	[illegible]
N/A	N/A	N/A	N/A	N/A	N/A
TOTAL					

PLUMBING FIXTURE REQUIREMENTS [illegible]
THIS SECTION REQUIRED FOR ALL PROJECTS

OCCUPANCY	WATERCLOSETS: MALE	FEMALE	URINALS	LAVATORIES: MALE	FEMALE	SHOWERS/TUBS	DRINKING FOUNTAINS: REGULAR	ACCESSIBLE
[illegible]								
PROVIDED								

(REFER TO PLUMBING DRAWINGS)

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	NOTES

STRUCTURAL DESIGN LOADS (REFER TO STRUCTURAL DRAWINGS)

Structure Conforms to "Conventional Light Frame Provisions of 2308."
1. [ ] Yes, continue [ ] No, Go to Line 9
2. Roof Live Load = psf
3. Floor Live Load = psf
4. Ground Snow Load (Pg) = psf
5. Basic Wind Speed, 3 Sec. Gust = mph
6. Seismic Site Class =
7. Seismic Design Category =
8. Go to Line 44
9. Live Loads Area
10. Floor Live Load (Balconies) = psf
11. Floor Live Load (Corridors) = psf
12. Floor Live Load (Units) = psf
13. Live Load Reduction used in Design [ ] Yes [ ] No
14. Roof Live Load = psf
15. Roof Snow Load Data
16. Flat Roof Snow Load (Pf) = psf
17. Snow Exposure Factor (Ce) =
18. Snow Importance Factor (Is) =
19. Thermal Factor (Ct) =
20. Wind Design Data
21. Basic Wind Speed, 3 sec. Gust = mph
22. Wind Importance Factor (Iw) =
23. Wind Exposure (If multiple exposures are used, indicate direction)
24. Internal Pressure Coefficient
25. Components and Cladding Loads = (Only required when elements are not designed by the registered design professional)
26. Wind Base Shear (Vx) = Kips
27. Wind Base Shear (Vy) = Kips
28. Earthquake Design Data
29. Seismic Importance Factor (Ie) =
30. Occupancy Category
31. Mapped Spectral Response Acceleration (Ss) =
32. Mapped Spectral Response Acceleration (S1) =
33. Site Class (Provide soils report if Site Class is not "D")
34. Spectral Response Coefficient (SDS) =
35. Spectral Response Coefficient (SD1) =
36. Seismic Design Category =
37. Building (Structure) System
38. Basic Seismic Force Resisting System
39. Seismic Response Coefficient (Cs) =
40. Response Modification Factor (R) =
41. Analysis Procedure Used
42. Seismic Base Shear (Vx) = Kips
43. Seismic Base Shear (Vy) = Kips
44. Soil Data
45. Presumptive Soil Bearing Pressure psf
46. Bearing Pressure per Soils Report = psf
47. Deep Foundation Type
48. Deep Foundation Allowable Loads Tons, downward
49. Uplift Kips, uplift
50. Lateral Kips, lateral

ACCESSIBLE PARKING - SEE SITE DRAWINGS

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES: REQUIRED	PROVIDED	# OF ACCESSIBLE SPACES PROVIDED: REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 8' ACCESS AISLE	TOTAL # ACCESSIBLE PROVIDED
[illegible]	279	[illegible]		[illegible]	[illegible]
TOTAL		[illegible]			

SPECIAL APPROVALS
(Describe special approvals from local jurisdiction, County or State Department of Health, International Code Council, etc.)
N/A

ENERGY SUMMARY
THIS SECTION FOR NEW, ADDITIONS, CHANGE OF USE, AND INTERIOR COMPLETION

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If energy cost budget method, state the annual energy cost budget vs. allowable annual energy cost budget.

THERMAL ENVELOPE: ZONE 3; Commercial Energy Efficiency
Method of Compliance:
☒ Prescriptive ☐ Performance ☐ Energy Cost Budget

Roof/Ceiling Assembly (each assembly)
Description of assembly: UL - EP522 Wood truss w/ batt insulation secured to wood struct. panels
U-Value of total assembly: U-0.027
R-Value of insulation: Min. R-38 within cavity
Skylights in each assembly: N/A
U-Value of each skylight: N/A
Total square footage of skylights in each assembly: N/A

Exterior Walls (each assembly)
Description of assembly: 2x6 wood frame with batt insulation in stud cavity
U-Value of total assembly: U-0.064
R-Value of insulation: R-13 batt insulation
Openings (windows or doors with glazing)
U-Value of assembly: 0.65
Solar heat gain coefficient: 0.25
Projection factor: 0
Low-E required, if applicable: Yes
Door R-Values: U-0.70 for opaque, swinging doors

Walls Adjacent to Unconditioned Space (each assembly)
Description of assembly: N/A
U-Value of total assembly: N/A
R-Value of insulation: N/A
Openings (windows or doors with glazing): N/A
U-Value of assembly: N/A
Low-E required, if applicable: N/A
Door R-Values: N/A

Walls Below Grade (each assembly)
Description of assembly: N/A
U-Value of total assembly: N/A
R-Value of insulation: N/A

Floors Over Unconditioned Space
Description of assembly: N/A
U-Value of total assembly: N/A
R-Value of insulation: N/A

Floors Slab on Grade (each assembly)
Description of assembly: 4" CIP concrete slab
U-Value of total assembly: F-0.73
R-Value of insulation: No Requirement
Horizontal / Vertical Requirement: N/A
Slab Heated: N/A

ELECTRICAL SUMMARY (REFER TO ELECTRICAL DRAWINGS)
ELECTRICAL SYSTEM AND EQUIPMENT
Method of Compliance:
☒ Prescriptive ☐ Performance ☐ Energy Cost Budget

Lighting Schedule
Lamp type required in fixture
Number of lamps in fixture
Ballast type used in fixture
Number of ballasts in fixture
Total wattage per fixture
Total interior wattage specified vs. allowed
Total exterior wattage specified vs. allowed
Equipment schedules with Motors (not used for Mechanical Systems)
Motor horsepower
Number of phases
Minimum efficiency
Motor type
Number of poles
Exceptions:

MECHANICAL SUMMARY (REFER TO MECHANICAL DRAWINGS)
MECHANICAL SYSTEMS, SERVICE SYSTEMS, AND EQUIPMENT

Method of Compliance:
☒ Prescriptive ☐ Performance ☐ Energy Cost Budget

Thermal Zone
Winter Dry Bulb
Summer Dry Bulb

Interior Design Conditions
Winter Dry Bulb
Summer Dry Bulb
Relative Humidity

Building Heating Load
Building Cooling Load
Mechanical Spacing Conditioning System
Unitary
Description of Unit
Heating Efficiency
Cooling Efficiency
Heat Output of Unit
Cooling Output of Unit
Boiler
Total Boiler Output
If Oversized, State Reason
Chiller
Total Chiller capacity
If Oversized, State Reason

List Equipment Efficiencies

Equipment Schedules with Motors (Mechanical Systems)
Motor horsepower
Number of phases
Minimum efficiency
Motor type
# of poles

SHELL VARIABLE FORM: (NOT APPLICABLE)
REQUIRED FOR ALL SHELL, ALTERATION TO SHELL, AND INTERIOR COMPLETION PERMITS

Check each applicable line to match scope of work. Edit as necessary to provide clear detail of installation.

MECHANICAL
____ No work
____ Equipment set ____ with or ____ without power
____ Trunk line installed ____ with or ____ without outlets
____ Gas line
____ Install complete operational system
____ Other (temporary unit heaters or sprinkler pipes)

PLUMBING
____ No work
____ Install water service and sewer
____ Install building drain ____ and ____ or water distribution main ____ with or without branches
____ Install complete plumbing system
____ Other

SPRINKLER
____ Install complete sprinkler system

BUILDING
____ Install ____ partial or ____ complete slab
____ Install demising walls
____ Install ____ partial or ____ complete partitioning
____ Install ceilings
____ White Box (additional interior completion permits are required for Certificate of Occupancy and power)
____ Other

ELECTRICAL
____ House panel
____ Service laterals to meter centers/panels located on buildings
____ Service stub and outlines only
____ Conduit, duct, raceway in slab
____ Power and lighting circuits to J-box
____ Install light fixtures
____ Install ____ Heat/AC ____ Elevator ____ Generator ____ Parking Lot lighting
____ Install complete system
____ Other

Please provide full information on any Alternate Methods and Means incorporated into the design of this Project. Provide specific details and incorporate into plan submittal any supporting documents or agreement letters.

SPECIAL INSPECTIONS CHAPTER 17
SPECIAL INSPECTIONS SHALL BE CONDUCTED ON ALL PROJECTS THAT FALL WITHIN BUILDING CATEGORIES AND/OR CONTAIN ELEMENTS SUBJECT TO SPECIAL INSPECTIONS AS PRESCRIBED BY REVISED SECTION 1704.

Indicate which special inspections will be required:

Fabricator of Load Bearing Components	Y
Soil Tests	Y
Concrete, Caissons, Piles, Piers, Precast	Y
Post-Tensioned Concrete	Y
Modular Construction	
Steel and Connections, Welds, Bolts, Anchors	Y
Fire Spray Tests	
Smoke Control	
Seismic, Wind Design, Quality Assurance	Y
Retaining Walls	Y
Masonry	Y
Wood	Y
Alternate Methods	
EIFS	
Other (describe)	
Other (describe)	
Owner or Agent	

CLINE DESIGN
2923 S. Tryon St.
Suite 130
Charlotte, NC 28203
704/333-7272
ClineDesignAssoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA REGISTERED ARCHITECTS — CLINE DESIGN ASSOCIATES, PA RALEIGH, NC C00001
STATE OF SOUTH CAROLINA REGISTERED ARCHITECT — ORLANDO PIZARRO CHARLOTTE, NC No. 7038 — 06.17.19

PROJECT: 216045
DATE: 03.27.20

REVISIONS:	DATE
1 Owner & Permit Changes	4.24.20

DRAWN BY: RL, AP, TP
CHECKED BY: KB

CODE SUMMARY - BUILDING TYPE A

G1.01

BUILDING CODE SUMMARY - BUILDING TYPE B

Name of Project: Sweetgrass West Ashley Circle
Address: 1600 Sam Rittenberg Road, West Ashley, SC 29414 Suite #:
Owner or Authorized Agent: Madison Capital Group - Hobie Orton Phone #: 919.435.8972
E-Mail: hobie@madisoncapgroup.com Fax #:

Owned By: ☒ Privately ☐ City/County ☐ State
Code Enforcement Jurisdiction: ☒ City ☐ County ☐ City/County
Name of Jurisdiction:

PROJECT SUMMARY:

Building Description:
New apartment project on empty lot. The project will consist of (6) 3 story/residential buildings to be used as R-2 dwelling (185 units) and a freestanding club/amenity space to be A-3 assembly classification with type VA construction.

Scope of Work:
Type VA wood frame construction. Includes 185 R-2 dwelling units in (6) buildings and (1) club/amenity building and (1) maintenance building.

Code Compliance Summary: This project complies with the following Codes and Standards:
- 2015 South Carolina Residential Code
- 2015 South Carolina Building Code
- 2015 South Carolina Fire Code
- 2015 South Carolina Mechanical and Plumbing Codes
- 2015 South Carolina Fuel Gas Code
- 2015 Swimming Pool & Spa Code (permissible)
- 2014 National Electrical Code (NFPA 70)
- 2009 International Energy Conservation Code
- ANSI A117.1-2017 Accessible & Usable Buildings & Facilities (Effective June 1, 2017)

Alternative Means of Compliance Request:

LEAD DESIGN PROFESSIONAL/PROJECT COORDINATOR: Orlando Pizarro

Designer	Firm	Name	License #	Phone #
Architectural	Cline Design Associates	Orlando Pizarro	[illegible]	704.333.7272
Civil	Seamon Whiteside & Associates	Patterson Farmer	[illegible]	919.833.8415
Electrical	Philips Gradick Engineering	Michael Chad Gentry	[illegible]	704.300.5839
Fire Alarm	Philips Gradick Engineering	Craig M. Gradick	[illegible]	704.888.9320
Plumbing	Philips Gradick Engineering	Craig M. Gradick	[illegible]	704.888.9320
Mechanical	Philips Gradick Engineering	Brad W. Bumgarner	[illegible]	704.888.9320
Sprinkler-Standpipe	Philips Gradick Engineering	Craig M. Gradick	[illegible]	704.888.9320
Structural	Britt, Peters & Associates	Seth J. Robertson	[illegible]	919.322.5550
Landscape	Seamon Whiteside & Associates	William Eubanks	484	919.833.8415
Trusses	Not Applicable	–	–	–
Retaining Walls > 5'	Britt, Peters & Associates	Seth J. Robertson	[illegible]	919.322.5550
Other	–	–	–	–

Note: Special Inspections and inspectors to be listed at the end of this document.

Building Code: ☐ 2015 Existing Building Code ☒ 2015 South Carolina Building Code ☐ 2015 Rehab
New Building: ☒ New Building ☐ Shell Building ☐ First Time Interior Completion ☐ Addition ☐ Alteration to Shell
Accessibility Compliance Form (when applicable)
Existing Building: ☐ Renovation ☐ Interior Completion ☐ Tenant Alteration ☐ Reconstruction ☐ Repair ☐ Alteration to Shell ☐ Change of Use Tenant Space ☐ Change of Occupancy
Note: Zoning Review May Be Required for Change of Use or Occupancy
Original Occupancy: N/A
Proposed Occupancy: R-2

BUILDING DATA
THIS SECTION REQUIRED FOR ALL PROJECTS
Construction Type: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV HT ☒ V-A ☐ V-B
Mixed Construction: ☐ No ☐ Yes Types:
Sprinklers: ☐ No ☒ Yes ☐ Partial ☒ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D ☐ Partially Sprinklered ☐ Special/Suppression
Standpipes: ☒ No ☐ Yes ☐ Class I ☐ Class II ☐ Class III ☐ Wet ☐ Dry
Fire District: ☐ No ☒ Yes (Appendix D) Flood Hazard Area ☒ No ☐ Yes
Building Height: Feet 46' 10" Number of Stories: 3
Basement: ☒ No ☐ Yes
Mezzanine: ☒ No ☐ Yes
High-Rise: ☒ No ☐ Yes Life Safety Plan Sheet # (if provided): G1.21-G1.23

Gross Building Area:

FLOOR	NEW (SQ FT)
First Floor	15,305
Second Floor	15,305
Third Floor	15,305
TOTAL	45,915

Area of Project Tenant/Alteration/Renovation: N/A
Area of Construction: N/A

OCCUPANCY INFORMATION
Primary Occupancies:
Assembly: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
☐ Business ☐ Educational Factory/Industrial ☐ F-1 ☐ F-2
High-Hazard ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
Institutional ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-3 Use Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ Mercantile Residential ☐ R-1 ☒ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 ☐ S-2 ☐ High-Piled
Other Uses: Accessory Uses: N/A Incidental Uses: N/A
Mixed Occupancy: ☒ No ☐ Yes

ALLOWABLE AREA

FRONTAGE INCREASE CALCULATIONS (506.3)

EXTERIOR WALL	ACTUAL LENGTH		OPEN LENGTH		WIDTH OF PUBLIC WAY OR OPEN SPACE	
North	210'-5"		210'-5"		30'	
South	210'-5"		210'-5"		30'	
East	79'-8"		79'-8"		30'	
West	79'-8"		79'-8"		30'	
TOTAL	580'	P	580'	F	30'	W

INCREASE FRONTAGE 50 %

FRONTAGE INCREASE FORMULA ALLOWABLE AREA FORMULA:

Frontage area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = 580' ft (F)
b. Total Building Perimeter = 580' ft (P)
c. Ratio (F/P) = 1 (F/P)
d. W = Minimum width of public way = 30 ft (W)
e. Percent of frontage increase I = 100 [(F/P) - 0.25] x W/30 = 50 (%)

STORY NO.	OCCUPANCY	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 AREA	(C) % AREA INCREASE	(D) ALLOWABLE AREA PER STORY	SPRINKLER ALLOWABLE AREA
1	R2	15,305	12,000	50%	18,000	N/A
2	R2	15,305	12,000	50%	18,000	N/A
3	R2	15,305	12,000	50%	18,000	N/A
TOTAL		45,915 SF	MAXIMUM ALLOWABLE RATIO 3 >			N/A

ALLOWABLE HEIGHT

MOST RESTRICTIVE USE (GROUP)	ALLOWABLE HEIGHT (TABLE 504.3 & 504.4)	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	TYPE = V-A	TYPE = V-A	TABLE 601
Building Height in Feet	H = 60 ft	H = 45' 10" ft	TABLE 504.3
Building Height in Stories	S = 4	S = 3	TABLE 504.4

FIRE PROTECTION REQUIREMENTS
THIS SECTION REQUIRED FOR ALL PROJECTS
Life Safety Plan Sheet #, if Provided: G1.21-G1.23

PERCENTAGE OF WALL OPENING CALCULATIONS
Allowable Openings per Table 705.8: >30 ft unprotected, sprinklered, no limit

WALL LEGENDS
CHECK IF THE FOLLOWING ARE PRESENT AND INDICATED BY A WALL LEGEND ON ALL PLANS
☒ Fire Partitions 708 ☐ Fire Walls 706 ☒ Fire Barriers 707 ☐ Smoke Barriers 709 ☐ Shaft Enclosures 713 ☐ Smoke Partitions 710

LIFE SAFETY SYSTEM
Emergency Lighting: ☐ No ☒ Yes
Exit Signs: ☐ No ☒ Yes
Fire Alarm: ☐ No ☒ Yes
Smoke Detection Systems: ☐ No ☒ Yes
Panic Hardware: ☐ No ☒ Yes

EXIT REQUIREMENTS – NUMBER AND ARRANGEMENT OF EXITS

OCCUPANT LOAD AND EXIT WIDTH

ASSEMBLY OCCUPANCY INFORMATION

PLUMBING FIXTURE REQUIREMENTS

STRUCTURAL DESIGN LOADS (REFER TO STRUCTURAL DRAWINGS)

ACCESSIBLE PARKING - SEE SITE DRAWINGS

SPECIAL APPROVALS

ENERGY SUMMARY

THERMAL ENVELOPE: ZONE 3; Commercial Energy Efficiency

ELECTRICAL SUMMARY (REFER TO ELECTRICAL DRAWINGS)

MECHANICAL SUMMARY (REFER TO MECHANICAL DRAWINGS)

SHELL VARIABLE FORM: (NOT APPLICABLE)

SPECIAL INSPECTIONS CHAPTER 17

CLINE DESIGN
2930 S. Tryon St. Suite 330 Charlotte, NC 28203 704/333-7272 ClineDesignAssoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA RALEIGH, NC — REGISTERED ARCHITECTS
STATE OF SOUTH CAROLINA — ORLANDO PIZARRO — REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE
1 Owner & Permit Changes 4.24.20

DRAWN BY: RL, AP, TP
CHECKED BY: KB

CODE SUMMARY - BUILDING TYPE B

G1.02

BUILDING CODE SUMMARY - BUILDING TYPE C (PART A)

Name of Project: Sweetgrass West Ashley Circle
Address: 1600 Sam Rittenberg/Ferry Road, West Ashley, SC 29414 Suite #
Owner or Authorized Agent: Madison Capital Group- Hobie Dillon Phone #: 919.414.0972
E-Mail: hobie@madisoncapgroup.com Fax #:

Owned By: ☒ Privately ☐ City/County ☐ State
Code Enforcement Jurisdiction: ☒ City ☐ County ☐ City/County
Name of Jurisdiction:

PROJECT SUMMARY:

Building Description:
New apartment project on empty lot. The project will consist of (6) 3 story residential buildings to be used as R-2 dwelling (195 units) and a freestanding club/amenity space to be A-3 assembly classification with type VA construction.

Scope of Work:
Type VA wood frame construction. Includes 195 R-2 dwelling units in (6) buildings and (1) club/amenity building and (1) maintenance building.

Code Compliance Summary: This project complies with the following Codes and Standards:
- 2015 South Carolina Residential Code
- 2015 South Carolina Building Code
- 2015 South Carolina Fire Code
- 2015 South Carolina Mechanical and Plumbing Codes
- 2015 South Carolina Fuel Gas Code
- 2015 Swimming Pool & Spa Code (permitted)
- 2014 National Electrical Code (NFPA 70)
- 2009 International Energy Conservation Code
- ANSI A117.1-2017 Accessible & Usable Buildings & Facilities (Effective June 1, 2017)

Alternative Means of Compliance Request:

LEAD DESIGN PROFESSIONAL/PROJECT COORDINATOR: Orlando Pizarro

Designer	Firm	Name	License #	Phone #
Architecture	Cline Design Associates	Orlando Pizarro	9339	704.333.7272
Civil	Seamon Whiteside & Associates	Patterson Farmer	34809	919.833.8415
Electrical	Philips Gradick Engineering	Michael Chad Gentry	25846	704.333.9320
Fire Alarm	Philips Gradick Engineering	Craig M. Gradick	22853	704.888.9320
Plumbing	Philips Gradick Engineering	Craig M. Gradick	22853	704.888.9320
Mechanical	Philips Gradick Engineering	Brad W. Bumgarner	31230	704.888.9320
Sprinkler-Standpipe	Philips Gradick Engineering	Craig M. Gradick	22853	704.888.9320
Structural	Britt, Peters & Associates	Seth J. Robertson	28806	843.284.0400
Landscaping	Seamon Whiteside & Associates	William Eubanks	484	919.833.8415
Trusses	Not Applicable	--	--	--
Retaining Walls > 5'	Britt, Peters & Associates	Seth J. Robertson	28806	843.284.0400
Other	--	--	--	--

Note: Special Inspections and inspectors to be listed at the end of this document.

Building Code: ☐ 2015 Existing Building Code
☒ 2015 South Carolina Building Code
☐ 2015 Rehab

New Building: ☒ New Building ☐ Shell Building ☐ First Time Interior Completion
☐ Addition ☐ Alteration to Shell

Accessibility Compliance Form (when applicable)

Existing Building: ☐ Renovation ☐ Interior Completion ☐ Tenant Alteration
☐ Reconstruction ☐ Repair ☐ Alteration to Shell
☐ Change of Use Tenant Space ☐ Change of Occupancy
Note: Zoning Review May Be Required for Change of Use or Occupancy

Original Occupancy: N/A
Proposed Occupancy: R-2

BUILDING DATA

THIS SECTION REQUIRED FOR ALL PROJECTS

Construction Type: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV HT ☒ V-A ☐ V-B
Mixed Construction: ☐ No ☐ Yes Types:
Sprinklers: ☐ No ☒ Yes ☐ Partial ☒ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
☐ Partially Sprinklered ☐ Special Suppression
Standpipes: ☒ No ☐ Yes ☐ Class I ☐ Class II ☐ Class III ☐ Wet ☐ Dry
Fire District: ☐ No ☒ Yes (Appendix D) Flood Hazard Area ☒ No ☐ Yes
Building Height: Feet 46'7" Number of Stories: 3
Basement: ☒ No ☐ Yes
Mezzanine: ☒ No ☐ Yes
High-Rise: ☒ No ☐ Yes Life Safety Plan Sheet # (if provided) G1.21-G1.23

Gross Building Area:

FLOOR	NEW (SQ FT)
First Floor	11,888
Second Floor	11,888
Third Floor	11,888
TOTAL	34,888

Area of Project Tenant/Alteration/Renovation: N/A
Area of Construction: N/A

OCCUPANCY INFORMATION

Primary Occupancies:
Assembly: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
☐ Business ☐ Educational Factory-Industrial ☐ F-1 ☐ F-2
High-Hazard ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
Institutional ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-3 Use Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ Mercantile Residential ☐ R-1 ☒ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 ☐ S-2 ☐ High-Piled
S-1 Special Condition: ☐ Repair Garage (406.8)
S-2 Special Condition - Parking Garage ☐ Open (406.5) ☐ Enclosed (406.6)
Utility and Miscellaneous

Other Uses:
Accessory Uses (Indicate Percentages): N/A
Incidental Uses: N/A

Special Occupancies: ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411 ☐ 412 ☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☒ 420 ☐ 421 ☐ 422 ☐ 423 ☐ 424 ☐ 425 ☐ 426

Special Provisions:

Mixed Occupancy: ☒ No ☐ Yes Separation: ______ Exception: N/A

☐ Incidental Use Separation (508.2.5)
This separation is not exempt as a Non-Separated Use (see exceptions)

☐ Non-Separated Use (508.3)
The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.

☐ Separated Use (508.4) - See below for area calculations
For each story, the area of occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

ALLOWABLE AREA

FRONTAGE INCREASE CALCULATIONS (506.3)

EXTERIOR WALL	ACTUAL LENGTH	OPEN LENGTH	WIDTH OF PUBLIC WAY OR OPEN SPACE
North	N/A		
South	N/A		
East	N/A		
West	N/A		
TOTAL	N/A P	F	W

INCREASE FRONTAGE N/A %

FRONTAGE INCREASE FORMULA ALLOWABLE AREA FORMULA:

$I_f = 100[F/P - 0.25] \times W/30$ $I_f =$ ___

Frontage area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = ______ ft (F)
b. Total Building Perimeter = ______ ft (P)
c. Ratio (F/P) = ______ (F/P)
d. W = Minimum width of public way = ______ ft (W)
e. Percent of frontage increase I_f = 100 [(F/P) - 0.25] x W/30 = ______ (%)

STORY NO.	OCCUPANCY	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 AREA	(C) AREA FOR FRONTAGE INCREASE	(D) ALLOWABLE AREA PER STORY OR UNLIMITED	RATIO OF ACTUAL TO ALLOWABLE
1	R2	11,888	12,000	N/A	12,000	N/A
2	R2	11,888	12,000	N/A	12,000	N/A
3	R2	11,888	12,000	N/A	12,000	N/A
TOTAL		34,888 SF	MAXIMUM ALLOWABLE RATIO 3 >			N/A

ALLOWABLE HEIGHT

MOST RESTRICTIVE USE (GROUP)	ALLOWABLE HEIGHT (TABLE 504.3 & 504.4)	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	TYPE = V-A	TYPE = V-A	TABLE 601
Building Height in Feet	H = 60 ft	H = 46'7" ft	TABLE 504.3
Building Height in Stories	S = 4	S = 3	TABLE 504.4

FIRE PROTECTION REQUIREMENTS

THIS SECTION REQUIRED FOR ALL PROJECTS

Life Safety Plan Sheet #, if Provided: G1.21-G1.23

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D	RATING PROVIDED (W/ REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
Bearing Walls Exterior							
North	>30	1	1	[illegible]	[illegible]		
East	>30	1	1	[illegible]	[illegible]		
West	>30	1	1	[illegible]	[illegible]		
South	>30	1	1	[illegible]	[illegible]		
Interior Bearing Walls	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
Nonbearing Walls Exterior							
North	>30	0		[illegible]	[illegible]		
East	>30	0		[illegible]	[illegible]		
West	>30	0		[illegible]	[illegible]		
South	>30	0		[illegible]	[illegible]		
Interior Nonbearing Walls & Partitions	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
Floor Construction including supporting beams and joists	[illegible]	1	[illegible]	[illegible]	[illegible]		
Roof Construction including supporting beams and joists	[illegible]	1	[illegible]	[illegible]	[illegible]		
Shafts - Exit / Shafts - Other	--	--	--	--	--		
Corridor Separation	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		
Incidental Use Separation	--	--	--	--	--		
Tenant Separation	--	1	1	[illegible]	[illegible]		
Smoke Barrier Separation							

* Indicate section number permitting reduction
** Indicate whether Table 601 Note Applies

PERCENTAGE OF WALL OPENING CALCULATIONS

THIS SECTION FOR ADDITIONS, NEW, AND CHANGE OF USE

Allowable Openings per Table 705.8
>30 ft unprotected, sprinklered, no limit

WALL LEGENDS

THIS SECTION REQUIRED FOR ALL PROJECTS

CHECK IF THE FOLLOWING ARE PRESENT AND INDICATED BY A WALL LEGEND ON ALL PLANS

☒ Fire Partitions 708 ☐ Fire Walls 706 ☒ Fire Barriers 707
☐ Smoke Barriers 709 ☐ Shaft Enclosures 713 ☐ Smoke Partitions 710

LIFE SAFETY SYSTEM

THIS SECTION REQUIRED FOR ALL PROJECTS

Emergency Lighting: ☐ No ☒ Yes
Exit Signs: ☐ No ☒ Yes
Fire Alarm: ☐ No ☒ Yes
Smoke Detection Systems: ☐ No ☒ Yes
Panic Hardware: ☐ No ☒ Yes

EXIT REQUIREMENTS - NUMBER AND ARRANGEMENT OF EXITS

THIS SECTION REQUIRED FOR ALL PROJECTS

FLOOR, ROOM OR SPACE DESIGNATION	MINIMUM NUMBER OF EXITS - REQ'D	PROVIDED	TRAVEL DISTANCE - ALLOWABLE TRAVEL DISTANCE (TABLE 1017.2)	ACTUAL TRAVEL DISTANCE	ARRANGEMENT MEANS OF EGRESS - REQUIRED DISTANCE BETWEEN EXIT DOORS	ACTUAL DISTANCE
FIRST LEVEL	2	2	250	SEE LIFE SAFETY PLAN FOR DISTANCES (G1.21-G1.23)		
SECOND LEVEL	2	2	250			
THIRD LEVEL	2	2	250			

1 Corridor dead ends (Section 1020.4)
2 Single exits (Section 1006.2.1, 1006.3.2 (1))
3 Common Path of Egress Travel (Section 1006.2.1)

OCCUPANT LOAD AND EXIT WIDTH

THIS SECTION REQUIRED FOR ALL PROJECTS

USE GROUP OR SPACE DESCRIPTION	(a) AREA SQ. FT.	(b) AREA PER OCCUPANT	(a/b) NUMBER OF OCCUPANTS	(c) EGRESS CAPACITY FACTOR - STAIR	LEVEL	MINIMUM WIDTH - STAIR	LEVEL	ACTUAL WIDTH - STAIR	LEVEL
FIRST LEVEL	SEE LIFE SAFETY SHEET G1.21-G1.23		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	44	72.00
SECOND LEVEL			[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	44	72.00
THIRD LEVEL			[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	44	72.00

Total # of Occupants

1. See Table 1004.1.2 to determine whether net or gross area is applicable.
2. Minimum stairway width (Sections 1009.3, 1011.2); min. corridor width (Section 1020.2); min. door width (Section 1010.1.1)
3. Minimum width of exit passageway (Section 1024.2)
4. The loss of one means of egress shall not reduce the available capacity to less than 50 percent of the total required (Section 1005.5)
5. Assembly occupancies (Section 1029)

ASSEMBLY OCCUPANCY INFORMATION

THIS SECTION REQUIRED FOR ASSEMBLY USE AREA(S)

SPACE DESCRIPTION	AREA SQ. FT.	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	EXIT WIDTH	EXIT QUANTITY
N/A	N/A	N/A	N/A	N/A	N/A

TOTAL

PLUMBING FIXTURE REQUIREMENTS

THIS SECTION REQUIRED FOR ALL PROJECTS

OCCUPANCY	WATER CLOSETS - MALE	FEMALE	URINALS	LAVATORIES - MALE	FEMALE	SHOWERS / TUBS	DRINKING FOUNTAINS - REGULAR	ACCESSIBLE
R-2 [illegible]								
[illegible]								

(REFER TO PLUMBING DRAWINGS)

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	NOTE

STRUCTURAL DESIGN LOADS (REFER TO STRUCTURAL DRAWINGS)

Structure Conforms to "Conventional Light Frame Provisions of 2006."
1. [ ] Yes, continue [ ] No, Go to Line 9
2. Roof Live Load = psf
3. Floor Live Load = psf
4. Ground Snow Load (Pg) = psf
5. Basic Wind Speed, 3 Sec. Gust = mph
6. Seismic Site Class =
7. Seismic Design Category =
8. Go to Line 44
9. Live Loads Area
10. Floor Live Load (Balconies) = psf
11. Floor Live Load (Corridors) = psf
12. Floor Live Load (Units) = psf
13. Live Load Reduction used in Design [ ] Yes [ ] No
14. Roof Live Load = psf
15. Roof Snow Load Data
16. Flat Roof Snow Load (Pf) = psf
17. Snow Exposure Factor (Ce) =
18. Snow Importance Factor (Is) =
19. Thermal Factor (Ct) =
20. Wind Design Data
21. Basic Wind Speed 3 sec. Gust = mph
22. Wind Importance Factor (Iw) =
23. Wind Exposure (If multiple exposures are used indicate direction)
24. Internal Pressure Coefficient
25. Components and Cladding Loads = (Only required when elements are not designed by the registered design professional)
26. Wind Base Shear (Vx) = Kips
27. Wind Base Shear (Vy) = Kips
28. Earthquake Design Data
29. Seismic Importance Factor (Ie) =
30. Occupancy Category
31. Mapped Spectral Response Acceleration (Ss) =
32. Mapped Spectral Response Acceleration (S1) =
33. Site Class (Provide soils report if Site Class is not "D")
34. Spectral Response Coefficient (SDS) =
35. Spectral Response Coefficient (SD1) =
36. Seismic Design Category =
37. Building (Structure) System
38. Basic Seismic Force Resisting System
39. Seismic Response Coefficient (Cs) =
40. Response Modification Factor (R) =
41. Analysis Procedure Used
42. Seismic Base Shear (Vx) = Kips
43. Seismic Base Shear (Vy) = Kips
44. Soil Data
45. Presumptive Soil Bearing Pressure psf
46. Bearing Pressure per Soils Report = psf
47. Deep Foundation Type
48. Deep Foundation Allowable Loads Tons, downward
49. Uplift Kips, uplift
50. Lateral Kips, lateral

ACCESSIBLE PARKING - SEE SITE DRAWINGS

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES - REQUIRED	PROVIDED	# OF ACCESSIBLE SPACES PROVIDED - REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 8' ACCESS AISLE	TOTAL # ACCESSIBLE PROVIDED
[illegible]	273	298		12	12
TOTAL		298			

SPECIAL APPROVALS

(Describe special approvals from local jurisdictions, County or State Department of Health, International Code Council, etc.)

N/A

ENERGY SUMMARY

THIS SECTION FOR NEW, ADDITIONS, CHANGE OF USE, AND INTERIOR COMPLETION

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If energy cost budget method, state the annual energy cost budget vs. allowable annual energy cost budget.

THERMAL ENVELOPE ZONE 3; Commercial Energy Efficiency

Method of Compliance:
☐ Prescriptive ☐ Performance ☐ Energy Cost Budget

Roof/Ceiling Assembly (each assembly)
- Description of assembly: UL - BP522 Wood truss w/ batt insulation secured to wood sheat. panels
- U-Value of total assembly: U-0.027
- R-Value of insulation: Min. R-38 within cavity
- Skylights in each assembly: N/A
- U-Value of each skylight: N/A
- Total square footage of skylights in each assembly: N/A

Exterior Walls (each assembly)
- Description of assembly: 2x6 wood frame with batt insulation in stud cavity
- U-Value of total assembly: U-0.064
- R-Value of insulation: R-13 batt insulation
- Openings (windows or doors with glazing)
  - U-Value of assembly: 0.65
  - Solar heat gain coefficient: 0.25
  - Projection factor: 0
  - Low-E required, if applicable: Yes
- Door R-Values: U-0.73 for opaque, swinging doors

Walls Adjacent to Unconditioned Space (each assembly)
- Description of assembly
- U-Value of total assembly: N/A
- R-Value of insulation: N/A
- Openings (windows or doors with glazing): N/A
  - U-Value of assembly: N/A
  - Low-E required, if applicable: N/A
- Door R-Values: N/A

Walls Below Grade (each assembly)
- Description of assembly: N/A
- U-Value of total assembly: N/A
- R-Value of insulation: N/A

Floors Over Unconditioned Space
- Description of assembly: N/A
- U-Value of total assembly: N/A
- R-Value of insulation: N/A

Floors Slab on Grade (each assembly)
- Description of assembly: 4" CIP concrete slab
- U-Value of total assembly: F-0.73
- R-Value of insulation: No Requirement
- Horizontal / Vertical Requirement: N/A
- Slab Heated: N/A

ELECTRICAL SUMMARY (REFER TO ELECTRICAL DRAWINGS)

ELECTRICAL SYSTEM AND EQUIPMENT
Method of Compliance:
☒ Prescriptive ☐ Performance ☐ Energy Cost Budget

Lighting Schedule
- Lamp type required in fixture
- Number of lamps in fixture
- Ballast type used in fixture
- Number of ballasts in fixture
- Total wattage per fixture
- Total interior wattage specified vs. allowed
- Total exterior wattage specified vs. allowed

Equipment schedule with Motors (not used for Mechanical Systems)
- Motor horsepower
- Number of phases
- Minimum efficiency
- Motor type
- Number of poles

Exceptions:

MECHANICAL SUMMARY (REFER TO MECHANICAL DRAWINGS)

MECHANICAL SYSTEMS, SERVICE SYSTEMS, AND EQUIPMENT

Method of Compliance
☒ Prescriptive ☐ Performance ☐ Energy Cost Budget

Thermal Zone
- Winter Dry Bulb
- Summer Dry Bulb

Interior Design Conditions
- Winter Dry Bulb
- Summer Dry Bulb
- Relative Humidity

Building Heating Load
Building Cooling Load
Mechanical Spacing Conditioning System
- Unitary
  - Description of Unit
  - Heating Efficiency
  - Cooling Efficiency
  - Heat Output of Unit
  - Cooling Output of Unit
- Boiler
  - Total Boiler Output
  - If Oversized, State Reason
- Chiller
  - Total Chiller capacity
  - If Oversized, State Reason

List Equipment Efficiencies

Equipment Schedules with Motors (Mechanical Systems)
- Motor horsepower
- Number of phases
- Minimum efficiency
- Motor type
- # of poles

SHELL VARIABLE FORM: (NOT APPLICABLE)

REQUIRED FOR ALL SHELL, ALTERATION TO SHELL, AND INTERIOR COMPLETION PERMITS

Check each applicable line to match scope of work. Edit as necessary to provide clear detail of installation.

MECHANICAL:
____ No work
____ Equipment set ____ with or ____ without power
____ Trunk line installed ____ with or ____ without outlets
____ Gas line
____ Install complete operational system
____ Other (temporary unit heaters or sprinkler pipes)

PLUMBING:
____ No work
____ Install water service and sewer
____ Install building drain ____ and ____ or water distribution main ____ with or without branches
____ Install complete plumbing system
____ Other

SPRINKLER:
____ Install complete sprinkler system

BUILDING:
____ Install ____ partial or ____ complete slab
____ Install demising walls
____ Install ____ partial or ____ complete partitioning
____ Install ceilings
____ White Box (additional interior completion permits are required for Certificate of Occupancy and power)
____ Other

ELECTRICAL:
____ House panel
____ Service laterals to meter centers/panels located on buildings
____ Service wall and outlets only
____ Conduit, duct, raceway in slab
____ Power and lighting circuits to J-box
____ Install light fixtures
____ Install ____ Heat/AC ____ Elevator ____ Generator ____ Parking Lot lighting
____ Install complete system
____ Other

Please provide full information on any Alternate Methods and Means incorporated into the design of this Project. Provide specific details and incorporate into plan submittal any supporting documents or agreement letters.

SPECIAL INSPECTIONS CHAPTER 17

SPECIAL INSPECTIONS SHALL BE CONDUCTED ON ALL PROJECTS THAT FALL WITHIN BUILDING CATEGORIES AND/ OR CONTAIN ELEMENTS SUBJECT TO SPECIAL INSPECTIONS AS PRESCRIBED BY REVISED SECTION 1704

Indicate which special inspections will be required:

Fabricator of Load Bearing Components	Y
Soil Tests	Y
Concrete, Caissons, Piles, Piers, Precast	Y
Post-Tensioned Concrete	Y
Modular Construction	
Steel and Connections, Welds, Bolts, Anchors	Y
Fire Spray Tests	
Smoke Control	
Seismic, Wind Design, Quality Assurance	Y
Retaining Walls	Y
Masonry	Y
Wood	Y
Alternate Methods	
EIFS	
Other (describe)	
Other (describe)	
Owner or Agent	

CLINE DESIGN
2923 S. Tryon St.
Suite 130
Charlotte, NC 28203
704/333-7272
ClineDesignAssoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA - CLINE DESIGN ASSOCIATES, PA - RALEIGH, NC - C00001 - REGISTERED ARCHITECTS
STATE OF SOUTH CAROLINA - ORLANDO PIZARRO - CHARLOTTE, NC - No. 9339 - REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20

REVISIONS:	DATE
1 Owner & Permit Changes	4.24.20

DRAWN BY: RL, AP, TP
CHECKED BY: KB

CODE SUMMARY - BUILDING TYPE C (PART A)

G1.03

BUILDING CODE SUMMARY - BUILDING TYPE C (PART B)

Name of Project: Sweetgrass West Ashley Circle
Address: 1000 Bees Ferry Road, West Ashley, SC 29414 Suite #
Owner or Authorized Agent: Madison Capital Group Phone #: 919.414.8972
E-Mail: [illegible] Fax #:
Owned By: ☒ Privately ☐ City/County ☐ State
Code Enforcement Jurisdiction: ☒ City ☐ County ☐ City/County
Name of Jurisdiction:

PROJECT SUMMARY:

Building Description:
New apartment project on empty lot. The project will consist of (6) 3 story breezeway buildings to be used as R-2 dwelling (186 units) and a freestanding club/amenity space to be A-3 assembly classification with type VA construction.

Scope of Work:
Type VA wood frame construction. Includes 186 R-2 dwelling units in (6) buildings and (1) club/amenity building and (1) maintenance building.

Code Compliance Summary: This project complies with the following Codes and Standards:
- 2015 South Carolina Residential Code
- 2015 South Carolina Building Code
- 2015 South Carolina Fire Code
- 2015 South Carolina Mechanical and Plumbing Codes
- 2015 South Carolina Fuel Gas Code
- 2015 Swimming Pool & Spa Code (permitted)
- 2014 National Electrical Code (NFPA 70)
- 2009 International Energy Conservation Code
- ANSI A117.1-2017 Accessible & Usable Buildings & Facilities (Effective June 1, 2017)

Alternative Means of Compliance Request:

LEAD DESIGN PROFESSIONAL/PROJECT COORDINATOR: Orlando Pizarro

Designer	Firm	Name	License #	Phone #
Architecture	Cline Design Associates	Orlando Pizarro	9370	704.333.7272
Civil	Seamon Whiteside & Associates	Peterson Farmer	34938	919.833.8415
Electrical	Philips Gradick Engineering	Michael Chad Gentry	25846	704.000.5020
Fire Alarm	Philips Gradick Engineering	Craig M. Gradick	22853	704.888.9020
Plumbing	Philips Gradick Engineering	Craig M. Gradick	22853	704.888.9020
Mechanical	Philips Gradick Engineering	Brad W. Bumgarner	31230	704.888.9020
Sprinkler-Standpipe	Philips Gradick Engineering	Craig M. Gradick	22853	704.888.9020
Structural	Britt, Peters & Associates	Seth J. Robertson	28686	843.284.0480
Landscaping	Seamon Whiteside & Associates	William Eubanks	484	919.833.8415
Trusses	Not Applicable	--	--	--
Retaining Walls > 5'	Britt, Peters & Associates	Seth J. Robertson	28686	843.284.0480
Other	--	--	--	--

Note: Special inspections and inspectors to be listed at the end of this document.

Building Code: ☐ 2015 Existing Building Code ☒ 2015 South Carolina Building Code ☐ 2015 Rehab
New Building: ☒ New Building ☐ Shell Building ☐ First Time Interior Completion ☐ Addition ☐ Alteration to Shell
Accessibility Compliance Form (when applicable)
Existing Building: ☐ Renovation ☐ Interior Completion ☐ Tenant Alteration ☐ Reconstruction ☐ Repair ☐ Alteration to Shell ☐ Change of Use Tenant Space ☐ Change of Occupancy
Note: Zoning Review May Be Required for Change of Use or Occupancy
Original Occupancy: N/A
Proposed Occupancy: R-2

BUILDING DATA
THIS SECTION REQUIRED FOR ALL PROJECTS
Construction Type: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV HT ☒ V-A ☐ V-B
Mixed Construction: ☐ No ☐ Yes Types:
Sprinklers: ☐ No ☒ Yes ☐ Partial ☒ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D ☐ Partially Sprinklered ☐ Special Suppression
Standpipes: ☒ No ☐ Yes ☐ Class I ☐ Class II ☐ Class III ☐ Wet ☐ Dry
Fire District: ☐ No ☒ Yes (Appendix D) Flood Hazard Area ☒ No ☐ Yes
Building Height: Feet 46' - 7" Number of Stories: 3
Basement: ☒ No ☐ Yes
Mezzanine: ☒ No ☐ Yes
High-Rise: ☒ No ☐ Yes Life Safety Plan Sheet # (if provided): G1.21-G1.23

Gross Building Area:

FLOOR	NEW (SQ FT)
First Floor	11,631
Second Floor	11,631
Third Floor	11,631
TOTAL	34,893

Area of Project Tenant/Alteration/Renovation: N/A
Area of Construction: N/A

OCCUPANCY INFORMATION
Primary Occupancies:
Assembly: ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
☐ Business ☐ Educational Factory/Industrial ☐ F-1 ☐ F-2
High-Hazard: ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
Institutional: ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-3 Use Condition: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ Mercantile Residential: ☐ R-1 ☒ R-2 ☐ R-3 ☐ R-4
Storage: ☐ S-1 ☐ S-2 ☐ High-Piled
S-1 Special Condition: ☐ Repair Garage (406.8)
S-2 Special Condition - Parking Garage ☐ Open (406.5) ☐ Enclosed (406.6)
Utility and Miscellaneous
Other Uses:
Accessory Uses (Indicate Percentages): N/A
Incidental Uses: N/A
Special Occupancies: [illegible]
Special Provisions:
Mixed Occupancy: ☒ No ☐ Yes Separation: Exception: N/A
☐ Incidental Use Separation (509.2.5) [illegible]
☐ Non-Separated Use (508.3) [illegible]
☐ Separated Use (508.4) [illegible]

ALLOWABLE AREA
FRONTAGE INCREASE CALCULATIONS (SEE 3)

EXTERIOR WALL	ACTUAL LENGTH	OPEN LENGTH	WIDTH OF PUBLIC WAY OR OPEN SPACE
North	N/A	N/A	N/A
South	N/A	N/A	N/A
East	N/A	N/A	N/A
West	N/A	N/A	N/A
TOTAL	P	F	W

INCREASE FRONTAGE N/A %
FRONTAGE INCREASE FORMULA ALLOWABLE AREA FORMULA:
$I_f = 100[F/P - 0.25] \times W/30$ I_f = ___

Frontage area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = N/A ft (F)
b. Total Building Perimeter = N/A ft (P)
c. Ratio (F/P) = N/A (F/P)
d. W = Minimum width of public way = N/A ft (W)
e. Percent of frontage increase I_f = 100 [(F/P) - 0.25] x W/30 = N/A (%)

STORY NO.	OCCUPANCY	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 AREA	(C) AREA FOR FRONTAGE INCREASE	(D) ALLOWABLE AREA PER STORY OR UNLIMITED	(E) RATIO OF ACTUAL TO ALLOWABLE
1	R2	11,631	12,000	N/A	12,000	N/A
2	R2	11,631	12,000	N/A	12,000	N/A
3	R2	11,631	12,000	N/A	12,000	N/A
TOTAL		34,893 SF	MAXIMUM ALLOWABLE RATIO 3 >			N/A

ALLOWABLE HEIGHT

MOST RESTRICTIVE USE (GROUP)	ALLOWABLE HEIGHT (TABLE 504.3 & 504.4)	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	TYPE = V-A	TYPE = V-A	TABLE 601
Building Height in Feet	H = 60 ft	H = 46' 7" ft	TABLE 504.3
Building Height in Stories	S = 4	S = 3	TABLE 504.4

FIRE PROTECTION REQUIREMENTS
THIS SECTION REQUIRED FOR ALL PROJECTS
Life Safety Plan Sheet #, if Provided: G1.21-G1.23

[illegible]

PERCENTAGE OF WALL OPENING CALCULATIONS
THIS SECTION FOR ADDITIONS, NEW AND CHANGE OF USE
Allowable Openings per Table 705.8
>30 ft unprotected, sprinklered, no limit

WALL LEGENDS
THIS SECTION REQUIRED FOR ALL PROJECTS
CHECK IF THE FOLLOWING ARE PRESENT AND INDICATED BY A WALL LEGEND ON ALL PLANS
☒ Fire Partitions 708 ☐ Fire Walls 706 ☒ Fire Barriers 707
☐ Smoke Barriers 709 ☐ Shaft Enclosures 713 ☐ Smoke Partitions 710

LIFE SAFETY SYSTEM
THIS SECTION REQUIRED FOR ALL PROJECTS
Emergency Lighting: ☐ No ☒ Yes
Exit Signs: ☐ No ☒ Yes
Fire Alarm: ☐ No ☒ Yes
Smoke Detection Systems: ☐ No ☒ Yes
Panic Hardware: ☐ No ☒ Yes

EXIT REQUIREMENTS - NUMBER AND ARRANGEMENT OF EXITS
THIS SECTION REQUIRED FOR ALL PROJECTS

[illegible]

1. Corridor dead ends (Section 1020.4)
2. Single exits (Section 1006.2.1, 1006.3.2 (1))
3. Common Path of Egress Travel (Section 1006.2.1)

OCCUPANT LOAD AND EXIT WIDTH
THIS SECTION REQUIRED FOR ALL PROJECTS

[illegible]

ASSEMBLY OCCUPANCY INFORMATION
THIS SECTION REQUIRED FOR ASSEMBLY USE AREA(S)

[illegible]

PLUMBING FIXTURE REQUIREMENTS
THIS SECTION REQUIRED FOR ALL PROJECTS

[illegible]

(REFER TO PLUMBING DRAWINGS)

STRUCTURAL DESIGN LOADS (REFER TO STRUCTURAL DRAWINGS)

[illegible]

ACCESSIBLE PARKING - SEE SITE DRAWINGS

[illegible]

SPECIAL APPROVALS
(Describe any special approvals from local jurisdiction, County or State Department of Health, International Code Council, etc.)
N/A

ENERGY SUMMARY
THIS SECTION FOR NEW, ADDITIONS, CHANGE OF USE, AND INTERIOR COMPLETION

ENERGY REQUIREMENTS:
[illegible]

THERMAL ENVELOPE: ZONE 3; Commercial Energy Efficiency
Method of Compliance: ☐ Prescriptive ☐ Performance ☐ Energy Cost Budget

[illegible]

ELECTRICAL SUMMARY (REFER TO ELECTRICAL DRAWINGS)
ELECTRICAL SYSTEM AND EQUIPMENT
Method of Compliance: ☒ Prescriptive ☐ Performance ☐ Energy Cost Budget
Lighting Schedule
[illegible]

MECHANICAL SUMMARY (REFER TO MECHANICAL DRAWINGS)
MECHANICAL SYSTEMS, SERVICE SYSTEMS, AND EQUIPMENT
Method of Compliance: ☒ Prescriptive ☐ Performance ☐ Energy Cost Budget

[illegible]

SHELL VARIABLE FORM: (NOT APPLICABLE)

[illegible]

SPECIAL INSPECTIONS CHAPTER 17

[illegible]

CLINE DESIGN

2535 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7272
ClineDesignAssoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA REGISTERED ARCHITECTS — CLINE DESIGN ASSOCIATES, PA
STATE OF SOUTH CAROLINA REGISTERED ARCHITECT — ORLANDO PIZARRO
09.17.19

PROJECT: 218065
DATE: 08.27.20

REVISIONS:		DATE
1	Owner & Permit Changes	4.24.20

DRAWN BY: RL, AP, TP
CHECKED BY: KB

CODE SUMMARY - BUILDING TYPE C (PART B)

G1.04

BUILDING CODE SUMMARY - CLUBHOUSE

Name of Project: Sweetgrass West Ashley Circle
Address: 1000 Bees Ferry Road, West Ashley, SC 29414 Suite #
Owner or Authorized Agent: Madison Capital Group / Huber Cities Phone #: 919.424.8802
E-Mail: hdcs@madisoncapitalgroup.com Fax #:
Owned By: ☒ Privately ☐ City/County ☐ State
Code Enforcement Jurisdiction: ☒ City ☐ County ☐ City/County
Name of Jurisdiction:

PROJECT SUMMARY:

Building Description:
New apartment project as shown in the list. The project will consist of (6) 3 story residential buildings to be used as R-2 building (180 units) and a freestanding clubhouse/amenity space to be A-3 assembly classification with type VA construction.

Scope of Work:
Type VA wood frame construction. Includes 180 R-2 dwelling units in (6) buildings and (1) clubhouse/amenity building and (1) maintenance building.

Code Compliance Summary: This project complies with the following Codes and Standards:
- 2015 South Carolina Residential Code
- 2015 South Carolina Building Code
- 2015 South Carolina Fire Code
- 2015 South Carolina Mechanical and Plumbing Codes
- 2015 South Carolina Fuel Gas Code
- 2015 Swimming Pool & Spa Code (prescriptive)
- 2014 National Electrical Code (NFPA 70)
- 2009 International Energy Conservation Code
- ANSI A117.1-2017 Accessible & Usable Buildings & Facilities (Effective June 1, 2017)

Alternative Means of Compliance Request:

LEAD DESIGN PROFESSIONAL/PROJECT COORDINATOR: Orlando Flores

Designer	Firm	Name	License #	Phone #
Architectural	Cline Design Associates	Orlando Flores	5139	704.333.7222
Civil	Stevens Wilkinson & Associates	Patterson Farmer	34808	919.833.8115
Electrical	Philips Grodzki Engineering	Michael Chad Geeting	28848	704.999.9020
Fire Alarm	Philips Grodzki Engineering	Craig M. Grodzki	22850	704.888.9020
Plumbing	Philips Grodzki Engineering	Craig M. Grodzki	22850	704.888.9020
Mechanical	Philips Grodzki Engineering	David W. Bumgarner	31230	704.888.9020
Sprinkler-Standpipe	Philips Grodzki Engineering	Craig M. Grodzki	22850	704.888.9020
Structural	Britt, Pelaez & Associates	Seth J. Robertson	28896	919.322.5059
Landscape	Stevens Wilkinson & Associates	William Eubanks	484	919.833.8115
Trusses	Not Applicable	--	--	--
Retaining Walls > 5'	Britt, Pelaez & Associates	Seth J. Robertson	28896	919.322.5059
Other				--

Note: Special Inspections and Inspectors to be listed at the end of this document.

Building Code: ☐ 2015 Existing Building Code ☒ 2015 South Carolina Building Code ☐ 2015 Rehab

New Building: ☒ New Building ☐ Shell Building ☐ First Time Interior Completion ☐ Addition ☐ Addition to Shell

Accessibility Compliance Type (where applicable)

Existing Building: ☐ Renovation ☐ Interior Completion ☐ Tenant Alteration ☐ Reconstruction ☐ Repair ☐ Alteration to Shell ☐ Change of Use Tenant Space ☐ Change of Occupancy

Note: Zoning Review May Be Required for Change of Use or Occupancy

Original Occupancy: N/A
Proposed Occupancy: R-2

BUILDING DATA
THIS SECTION REQUIRED FOR ALL PROJECTS

Construction Type: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV-HT ☒ V-A ☐ V-B
Mixed Construction: ☐ No ☐ Yes Types:
Sprinklers: ☐ No ☒ Yes ☐ Partial ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D ☐ Partially Sprinklered ☐ Special Suppression
Standpipes: ☒ Not ☐ Yes ☐ Class I ☐ Class II ☐ Class III ☐ Wet ☐ Dry
Fire Rating: ☐ No ☒ Yes (Appendix D) Floor Hours/Area ☒ No ☐ Yes
Building Height: Feet 29' 5" Number of Stories 3
Basement: ☒ No ☐ Yes
Mezzanine: ☒ No ☐ Yes
High Rise: ☒ No ☐ Yes Life Safety Plan Sheet #(if provided) G1.21-G1.23
Gross Building Area:

FLOOR	NEW (SQ FT)
First Floor	5,930
TOTAL	5,930

Area of Project Tenant/Alteration/Renovation: N/A
Area of Construction: N/A

OCCUPANCY INFORMATION

Primary Occupancies:
Assembly: ☐ A-1 ☐ A-2 ☒ A-3 ☐ A-4 ☐ A-5
☐ Business ☐ Educational ☐ Factory/Industrial ☐ F-1 ☐ F-2
High-Hazard: ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
Institutional: ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-2 Use Condition: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ Mercantile Residential: ☐ R-1 ☒ R-2 ☐ R-3 ☐ R-4
Storage: ☐ S-1 ☐ S-2 ☐ High-Piled
S-1 Special Condition: ☐ Repair Garage (406.8)
S-2 Special Condition - Parking Garage: ☐ Open (406.5) ☐ Enclosed (406.6)
Utility and Miscellaneous

Other Uses:
Accessory Uses (indicate Percentages): N/A
Incidental Uses: N/A

Special Occupancies: ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411 ☐ 412 ☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☐ 420 ☐ 421 ☐ 422 ☐ 423 ☐ 424 ☐ 425 ☐ 426

Special Provisions:

Mixed Occupancy: ☐ No ☒ Yes Separation: Exception: N/A

☐ Horizontal Use Separation (508.2.5)
This separation is not exempt as a Non-Separated Use (see exceptions)

☒ Non-Separated Use (508.3)
The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, as determined, shall apply to the entire building.

☐ Separated Use (508.4) - See below for area calculations
For each story, the area of occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

ALLOWABLE AREA
FRONTAGE INCREASE CALCULATIONS (506.3)

EXTERIOR WALL	ACTUAL LENGTH	OPEN LENGTH	WIDTH OF PUBLIC WAY OR OPEN SPACE
North	N/A		
South	N/A		
East	N/A		
West	N/A		
TOTAL	N/A	P	W

N/A %

INCREASE FRONTAGE
FRONTAGE INCREASE FOR MULTIPLE ALLOWABLE AREA FORMULA:

$I_f = [(F/P - 0.25) \times W/30]$ $I_f =$ ___

Frontage area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space having 29 feet minimum width: ___ P (F)
b. Total Building Perimeter: ___ P (P)
c. Ratio (F/P): ___ (F/P)
d. 30 x Minimum width of public way: ___ W (W)
e. Percent of frontage increase I = 100 [(F/P) - 0.25] x W/30: ___ (%)

FIRST NO.	USE CLASSIFICATION	(1) ALLOWABLE AREA PER STORY (SF)	(2) TABLE 506.2 AREA	(3) ALLOWABLE AREA PER STORY (SF)	(4) MAXIMUM ALLOWABLE AREA (SF)	ACTUAL AREA PER STORY (SF)
1	A3 (LOUNGE)	1,784	13,500	N/A	13,500	N/A
1	A3 (FITNESS)	1,011	13,500	N/A	13,500	N/A
1	A3 (CIRCULATION)	618	13,500	N/A	13,500	N/A
1	A3 (POOL DECK)	1,719	13,500	N/A	13,500	N/A
1	A3 (POOL)	883	13,500	N/A	13,500	N/A
1	B (LEASING)	958	13,500	N/A	13,500	N/A
1	S-2 (MAILROOM)	555	13,500	N/A	13,500	N/A
TOTAL		5,930 SF	MINIMUM ALLOWABLE RATIO 2.1			N/A

ALLOWABLE HEIGHT

MOST RESTRICTIVE USE GROUP	ALLOWABLE HEIGHT (TABLE 504.3 & 504.4)	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	TYPE = V-A	TYPE = V-A	TABLE 601
Building Height in Feet	H = 50' - 0"	H = 29'-5"	TABLE 504.3
Building Height in Stories	S = 4	S = 3	TABLE 504.4

FIRE PROTECTION REQUIREMENTS
THIS SECTION REQUIRED FOR ALL PROJECTS
Life Safety Plan Sheet #: / Provided: G1.21-G1.23

Area, Story or Fire Separation Area	Fire Resistance Rating of Fire Barrier	Fire Resistance Rating of Fire Separation Distance	Exterior Walls	Interior Bearing Walls	Interior Nonbearing Walls and Partitions	Interior Floor/Ceiling Assemblies	Roof/Ceiling Assemblies	Shaft Enclosures	Exterior Openings	Exterior Bearing Walls	Structural Frame
Serving Pool/Amenities											
Exit	0	1	1	0	0	0	0				
Exit	0	1	1	0	0	0	0				
Exit	0	1	1	0	0	0	0				
Exit	0	1	1	0	0	0	0				
Circulation Area	0	1	1	0	0	0	0				
Building/Units Service											
Exit	0	1	1	0	0	0	0				
Exit	0	1	1	0	0	0	0				
Exit	0	1	1	0	0	0	0				
Exit	0	1	1	0	0	0	0				
Area Separating Fire Rated Units (Table 508.3.3)		1	1	0	0	0	0				
Fire Separation Between Adjoining Apartment Units (Table 508.3.3)	Type VA	1	1	0	0	0	0				
Fire Rating Provided	Type VA	1	1	0	0	0	0				
Exterior Walls Per Fire Separation Distance - Opening Capacity and Wall Protection Ratings											
Exterior Walls Per Fire Separation Distance - Opening Protectives											
Walls - Exterior Bearing											
Walls - Exterior Nonbearing											
Walls - Interior Bearing											
Walls - Interior Nonbearing											
Interior Walls Separating Apartments and Walls Separating Units											
Interior Walls Separating Units											
Interior Floor/Ceiling Assemblies											
Roof/Ceiling Assemblies											
Shaft Enclosures											
Exterior Openings											
Structural Frame											
Exterior Bearing Walls											
Interior Bearing Walls											
Interior Nonbearing Walls											
Roof/Ceiling Assemblies											
Floor/Ceiling Assemblies											

* Indicate hourly rating (prefix) rotation
** Indicate hourly rating (suffix) rotation

PERCENTAGE OF WALL OPENING CALCULATIONS
THIS SECTION FOR EXPLORATORY, NEW AND CHANGE OF USE

Allowable Openings per Table 705.8
*100 % unprotected, sprinklered, no limit

WALL LEGENDS
THIS SECTION REQUIRED FOR ALL PROJECTS
CHECK IF THE FOLLOWING ARE PRESENT AND INDICATED BY A WALL LEGEND ON ALL PLANS

☒ Fire Partitions 708 ☐ Fire Walls 706 ☒ Fire Barriers 707
☐ Smoke Barriers 709 ☐ Shaft Enclosures 713 ☐ Smoke Partitions 710

LIFE SAFETY SYSTEM
THIS SECTION REQUIRED FOR ALL PROJECTS

Emergency Lighting	☐ No	☒ Yes
Exit Signs	☐ No	☒ Yes
Fire Alarm	☐ No	☒ Yes
Smoke Detection Systems	☐ No	☒ Yes
Panic Hardware	☐ No	☒ Yes

EXIT REQUIREMENTS - NUMBER AND ARRANGEMENT OF EXITS
THIS SECTION REQUIRED FOR ALL PROJECTS

FLOOR / ROOM OR SPACE DESIGNATION	AREA (SF)	OCCUPANCY LOAD	EXIT ACCESS TRAVEL DISTANCE (FT)	COMMON PATH OF EXIT ACCESS TRAVEL DISTANCE (FT)	DEAD END CORRIDOR (FT)	MAXIMUM COMMON PATH OF EXIT ACCESS TRAVEL DISTANCE (FT)	ACTUAL TRAVEL DISTANCE (FT)	ACTUAL COMMON PATH OF EXIT ACCESS TRAVEL DISTANCE (FT)	ACTUAL DEAD END CORRIDOR (FT)
TOTAL									

1. Exterior dead ends (Section 1020.4)
2. Single exits (Section 1006.2.1, 1006.3.3 (1))
3. Common Path of Egress Travel (Section 1006.2.1)

OCCUPANT LOAD AND EXIT WIDTH
THIS SECTION REQUIRED FOR ALL PROJECTS

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
AREA (SQUARE FEET)	AREA PER OCCUPANT	OCCUPANT LOAD	EXIT WIDTH (in)				
			OCCUPANT CAPACITY FACTOR	MINIMUM CAPACITY	CALCULATED WIDTH	NOMINAL WIDTH (MINIMUM 44")	
			Stairs	Other	Stairs	Other	
FIRST - BUILDING 1		0.11					44 in
FIRST - BUILDING 2		0					44 in
FIRST - BUILDING 3	200 - UNI	0	0.3	0.2	UNI	UNI	44 in
FIRST - BUILDING 4	SEE NOTE 1	0	0.3	0.2	UNI	UNI	44 in
FIRST - BUILDING 5	GROUP OCC	0.11	0.3	0.2	UNI	UNI	44 in
FIRST - BUILDING 6		0.11	0.3	0.2	UNI	UNI	44 in
FIRST - BUILDING 7		0	0.3	0.2	UNI	UNI	44 in
FIRST - BUILDING 8		1	0.3	0.2	UNI	UNI	44 in
FIRST - BUILDING 9		0	0.3	0.2	UNI	UNI	44 in

Total Occupancy

1. See Table 1004.1.2 to determine whether not or gross area is applicable.
2. Minimum stairway width (Sections 1009.3, 1011.2); min. corridor width (Section 1003.3); min. door width (Section 1005.1 & 1)
3. Minimum width of multiple egress ways (Section 1024.2)
4. The loss of one means of egress shall not reduce the available capacity to less than 50 percent of the total required (Section 1005.3)
5. Assembly occupancies (Section 1028)

ASSEMBLY OCCUPANCY INFORMATION
THIS SECTION REQUIRED FOR ASSEMBLY USE AREAS

OPEN SPACE NAME	AREA (SF)	OCCUPANCY FACTOR	OCCUPANT LOAD	EXIT WIDTH	EXIT COUNT
A3 (LOUNGE)	1,784	15	119	30"	1
A3 (FITNESS)	1,011	50	20	30"	1
A3 (CIRCULATION)	618	15	41	30"	1
A3 (POOL DECK)	1,719	15	115	30"	1
A3 (POOL)	883	50	18	30"	1
B (LEASING)	958	150	6	30"	1
S-2 (MAILROOM)	555	150	4	30"	1
TOTAL					

PLUMBING FIXTURES REQUIREMENTS (SEE NOTE 1 AND 2 FOR ADDITIONAL REQUIREMENTS)
THIS SECTION REQUIRED FOR ALL PROJECTS

OCCUPANCY	AREA (SQ FT)		OCC. LOAD	OCCUPANTS		SEXUAL FIXTURES		DRINKING FOUNTAINS	SERVICE SINKS
	MALE	FEMALE		MALE	FEMALE	MALE	FEMALE		
A3 (LOUNGE)	1,784	1,011	119	60	59	1	1	1	1
A3 (FITNESS)	1,011	618	20	10	10	1	1	1	1
A3 (CIRCULATION)	618	1,719	41	21	20	1	1	1	1
A3 (POOL DECK)	1,719	883	115	58	57	1	1	1	1
A3 (POOL)	883	958	18	9	9	1	1	1	1
B (LEASING)	958	555	6	3	3	1	1	1	1
S-2 (MAILROOM)	555		4	2	2	1	1	1	1
TOTAL									

(REFER TO PLUMBING DRAWINGS)

PLUMBING FIXTURE TYPE	NUMBER REQUIRED	NUMBER PROVIDED	(1) A DESCRIPTION OF FIXTURE	(2) A DESCRIPTION OF FIXTURE	NOTES

STRUCTURAL DESIGN LOADS (REFER TO STRUCTURAL DRAWINGS)

Structure Conforms to "Conventional Light Frame Provisions of 2006."

1. Yes, continue. ☐ No, Refer Line 9
2. Roof Live Load = psf
3. Floor Live Load = psf
4. Ground Snow Load (Pg) = mph
5. Basic Wind Speed, 3 Sec. Gust =
6. Seismic Site Class =
7. Seismic Design Category =
8. **Gravity Live Load**
9. **Live Loads**
10. Floor Live Load (Residential) = psf
11. Floor Live Load (Commercial) = psf
12. Floor Live Load (Living) = psf
13. Live Load Reduction used in Design: ☐ Yes ☐ No
14. Roof Live Load = psf
15. **Roof Snow Load Data**
16. Flat Roof Snow Load (Pf) =
17. Snow Importance Factor (Is) =
18. Snow Importance Factor (Is) =
19. Thermal Factor (Ct) =
20. **Wind Design Data**
21. Basic Wind Speed, 3 sec. Gust = mph
22. Wind Importance Factor (Iw) = (If multiple importance are used indicate Sections)
23. Wind Exposure:
24. Internal Pressure Coefficient (Only required when wind is one of the loads by the mechanical design professional)
25. Components and Cladding Loads = kips
26. Wind Base Shear (Vb) = kips
27. Wind Base Shear (Vb) = kips
28. **Earthquake Design Data**
29. Seismic Importance Factor (Ie) =
30. Occupancy Category
31. Mapped Spectral Response Acceleration (Ss) =
32. Mapped Spectral Response Acceleration (S1) = [Provide soils report if Site Class is not "D"]
33. Site Class
34. Spectral Response Coefficient (SDS) =
35. Spectral Response Coefficient (SD1) =
36. Seismic Design Category =
37. Building Structural System
38. Basic Seismic Force Resisting System
39. Seismic Response Coefficient (Cs) =
40. Response Modification Factor (R) =
41. Analysis Procedure Used
42. Seismic Base Shear (V) = Kips
43. Seismic Base Shear (V) = Kips
44. **Soil Data**
45. Prescriptive Soil Bearing Pressure psf
46. Bearing Pressure per Soils Report = psf
47. Deep Foundation Type
48. Deep Foundation Allowable Loads Tons, (Equipment)
49. Uplift Kips, uplift
50. Lateral Kips, lateral

ACCESSIBLE PARKING - SEE SITE DRAWINGS

LOT OR PARKING AREA	TOTAL NUMBER OF PARKING SPACES PROVIDED	REQUIRED	# OF ACCESSIBLE SPACES PROVIDED INCLUDING TYPE A OR VAN ACCESSIBLE SPACES	TYPE A VAN ACCESSIBLE SPACES PROVIDED
17,269	215	8	10	10
TOTAL		10		

SPECIAL APPROVALS
Provide approvals from local jurisdictions, County or State Department of Health, International Code Council, etc.)
N/A

ENERGY SUMMARY
THIS SECTION FOR NEW AGENCIES, CHANGE OF USE, AND ALTERATION COMPLETION

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information to the plan data sheet. If energy cost budget method, state the annual energy cost budget vs. allowable annual energy cost budget.

THERMAL ENVELOPE - 2009 IECC Commercial Energy Efficiency
Method of Compliance:
☐ Prescriptive ☐ Performance ☐ Energy Cost Budget

Roof/Ceiling Assembly (each assembly)
Description of assembly: GL - EPS22 Wood truss w/ batt insulation
U-Value of total assembly: secured to wood stud, panels
R-Value of insulation: U-0.027
Skylights in each assembly: Min. R-38 within cavity
U-Value of each skylight: N/A
Total square footage of skylights in each assembly: N/A

Exterior Walls (each assembly)
Description of assembly: N/A
U-Value of total assembly: 2"x6 wood Frame with batt insulation in stud cavity
R-Value of insulation: U-0.064
Openings (windows or doors with glazing): R-13 batt insulation
U-Value of assembly: 0.35
Solar heat gain coefficient: N/A
Projection factor: 0
Low-E required, if applicable: Yes
Door R-Values: U-0.73 for opaque, swinging doors

Walls Adjacent to Unconditioned Space (each assembly)
Description of assembly: N/A
U-Value of total assembly: N/A
R-Value of insulation: N/A
Openings (windows or doors with glazing): N/A
U-Value of assembly: N/A
Low-E required, if applicable: N/A
Door R-Values: N/A

Walls Below Grade (each assembly)
Description of assembly: N/A
U-Value of total assembly: N/A
R-Value of insulation: N/A

Floors Over Unconditioned Space
Description of assembly: N/A
U-Value of total assembly: N/A
R-Value of insulation: N/A

Floors Slab on Grade (each assembly)
Description of assembly: 4" CIP concrete slab
U-Value of total assembly: F-0.73
R-Value of insulation: No Requirement
Horizontal/Vertical Requirement: N/A
Slab Heated: N/A

ELECTRICAL SUMMARY (REFER TO ELECTRICAL DRAWINGS)
ELECTRICAL SYSTEMS AND EQUIPMENT
Method of Compliance:
☒ Prescriptive ☐ Performance ☐ Energy Cost Budget

Lighting Schedule
Lamp type (eg. cool in future)
Number of lamps in fixture
Ballast type used in fixture
Number of ballasts in fixture
Total voltage per fixture
Total interior wattage specified vs. allowed
Total exterior wattage specified vs. allowed
Equipment schedule with Motors (not specific Mechanical Systems)
Motor horsepower
Number of phases
Minimum efficiency
Motor type
Number of poles
Exceptions:

MECHANICAL SUMMARY (REFER TO MECHANICAL DRAWINGS)
MECHANICAL SYSTEMS, SERVICE SYSTEMS, AND EQUIPMENT

Method of Compliance:
☒ Prescriptive ☐ Performance ☐ Energy Cost Budget

Thermal Zone
Outdoor Dry Bulb
Summer Dry Bulb

Interior Design Conditions
Outdoor Dry Bulb
Summer Dry Bulb
Relative Humidity

Building Heating Load
Building Cooling Load

Mechanical Spacing Conditioning System
Unitary
Description of Unit
Heating Efficiency
Cooling Efficiency
Heat Output of Unit
Cooling Output of Unit

Boiler
Total Boiler Output
If Oversized, State Reason

Chiller
Total Chiller capacity
If Oversized, State Reason

List Equipment Efficiencies

Equipment Schedules with Motors (Mechanical Systems)
Motor horsepower
Number of phases
Minimum efficiency
Motor type
# of poles

SHELL VARIABLE FORM: (NOT APPLICABLE)
REQUIRED FOR ALL SHELL, ALTERATION TO SHELL AND INTERIOR COMPLETION PERMITS
Check each applicable line to match scope of work. Edit as necessary to provide clear detail of installation.

MECHANICAL
___ No work
___ Equipment and ___ vents or ___ without power
___ Ducts installed ___ vents or ___ without outlets
___ Gas line
___ Install complete operational system
___ Other (temporary unit heaters or sprinkler pipes)

PLUMBING
___ No work
___ Install water service and sewer
___ Install building drain ___ and ___ or water distribution main ___ with or without branches
___ Install complete plumbing system
___ Other

SPRINKLER
___ Install complete sprinkler system

BUILDING
___ Install ___ partial or ___ complete slab
___ Install demising walls
___ Install ___ partial or ___ complete partitioning
___ Install ceilings
___ Attic Stair (additional interior completion permits are required for Certificate of Occupancy and power)
___ Other

ELECTRICAL
___ House panel
___ Service conduits to main cardon/panels involved in buildings
___ Demise wall and ceilings only
___ Conduit, duct, raceway in slab
___ Power and lighting circuits to place
___ Install light fixtures
___ Install ___ Fire/AC ___ Elevator ___ Generator ___ Parking Lot lighting
___ Install complete system
___ Other

Please provide full information on any Alternate Methods and Means incorporated into the design of this Project. Provide specific details and incorporate into plan submittal any supporting documents or agreement letters.

SPECIAL INSPECTIONS CHAPTER 17
SPECIAL INSPECTIONS SHALL BE CONDUCTED ON ALL PROJECTS THAT FALL WITHIN BUILDING CATEGORIES AND OR CONTAIN ELEMENTS SUBJECT TO SPECIAL INSPECTIONS AS PRESCRIBED BY PROVISIONS SECTION 1704

Indicate which special inspections will be required:

Fabrication of Load Bearing Components	Y
Soil Tests	Y
Concrete, Grouts, Piles, Piers, Precast	Y
Post-Tensioned Concrete	Y
Modular Construction	
Steel and Connections, Welds, Bolts, Anchors	Y
Fire Spray Tests	
Smoke Control	
Seismic, Wind Design, Quality Assurance	Y
Retaining Walls	Y
Masonry	Y
Wood	Y
Alternate Methods	
EIFS	
Other (describe)	
Other (describe)	
Owner or Agent	

CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704.333.7222
Clint.Ashley@cline.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC 27601
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FLORES
ARCHITECT
No. 5139
REGISTERED ARCHITECT
06.17.19

PROJECT: 218065
DATE: 05.27.20

REVISIONS:	DATE
1 Owner & Permit Changes	4.24.20

DRAWN BY: RL, AP, TP
CHECKED BY: KB

CODE SUMMARY - CLUBHOUSE

G1.05

BUILDING CODE SUMMARY - GARAGE

Name of Project: Sweetgrass West Ashley Circle
Address: 1000 Bees Ferry Road, West Ashley, SC 29414 Suite #
Owner or Authorized Agent: Madison Capital Group Hollie Orton Phone # 919.414.8972
E-Mail: hobie@madisoncapgroup.com Fax #

Owned By: ☒ Privately ☐ City/County ☐ State
Code Enforcement Jurisdiction: ☒ City ☐ County ☐ City/County
Name of Jurisdiction:

PROJECT SUMMARY:

Building Description:
New apartment project on empty lot. The project will consist of (6) 3 story breezeway buildings to be used as R-2 dwelling (185 units) and a freestanding club/house/amenity space to be A-3 assembly classification with type VA construction.

Scope of Work:
Type VA wood frame construction. Includes 185 R-2 dwelling units in (6) buildings and (1) club/amenity building and (1) maintenance building.

Code Compliance Summary: This project complies with the following Codes and Standards:
- 2015 South Carolina Residential Code
- 2015 South Carolina Building Code
- 2015 South Carolina Fire Code
- 2015 South Carolina Mechanical and Plumbing Codes
- 2015 South Carolina Fuel Gas Code
- 2015 Swimming Pool & Spa Code (permissive)
- 2014 National Electrical Code (NFPA 70)
- 2009 International Energy Conservation Code
- ANSI A117.1-2017 Accessible & Usable Buildings & Facilities (Effective June 1, 2017)

Alternative Means of Compliance Request:

LEAD DESIGN PROFESSIONAL/PROJECT COORDINATOR: Orlando Pizarro

Designer	Firm	Name	License #	Phone #
Architectural	Cline Design Associates	Orlando Pizarro	9339	704.333.7272
Civil	Seamon Whiteside & Associates	Patterson Farmer	34928	919.833.8415
Electrical	Philips Gradick Engineering	Michael Chad Gentry	25846	704.000.5820
Fire Alarm	Philips Gradick Engineering	Craig M. Gradick	22853	704.888.9320
Plumbing	Philips Gradick Engineering	Craig M. Gradick	22853	704.888.9320
Mechanical	Philips Gradick Engineering	Brad W. Bumgarner	31230	704.888.9320
Sprinkler-Standpipe	Philips Gradick Engineering	Craig M. Gradick	22853	704.888.9320
Structural	Britt, Peters & Associates	Seth J. Robertson	28886	843.284.0400
Landscape	Seamon Whiteside & Associates	William Eubanks	484	919.833.8415
Trusses	Not Applicable	–	–	–
Retaining Walls > 5'	Britt, Peters & Associates	Seth J. Robertson	28886	843.284.0400
Other	–	–	–	–

Note: Special Inspections and Inspections to be listed at the end of this document.

Building Code: ☐ 2015 Existing Building Code ☒ 2015 South Carolina Building Code ☐ 2015 Rehab
New Building: ☒ New Building ☐ Shell Building ☐ First Time Interior Completion ☐ Addition ☐ Alteration to Shell
Accessibility Compliance Form (when applicable)
Existing Building: ☐ Renovation ☐ Interior Completion ☐ Tenant Alteration ☐ Reconstruction ☐ Repair ☐ Alteration to Shell ☐ Change of Use Tenant Space ☐ Change of Occupancy
Note: Zoning Review May Be Required for Change of Use or Occupancy
Original Occupancy: N/A
Proposed Occupancy: N/A

BUILDING DATA
THIS SECTION REQUIRED FOR ALL PROJECTS
Construction Type: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV HT ☒ V-A ☐ V-B
Mixed Construction ☐ No ☐ Yes Types:
Sprinklers: ☒ No Yes ☐ Partial NFPA 13 ☐ NFPA 13R ☐ NFPA 13D ☐ Partially Sprinklered ☐ Special Suppression
Standpipes: ☒ No ☐ Yes ☐ Class I ☐ Class II ☐ Class III ☐ Wet ☐ Dry
Fire District: ☐ No ☒ Yes (Appendix D) Flood Hazard Area ☒ No ☐ Yes
Building Height: Feet 14' 7 1/2" Number of Stories 1
Basement ☒ No ☐ Yes
Mezzanine ☒ No ☐ Yes
High-Rise ☒ No ☐ Yes Life Safety Plan Sheet # (if provided) G1.21-G1.23
Gross Building Area:

FLOOR	NEW (SQ FT)
First Floor	540
TOTAL	540

Area of Project Tenant/Alteration/Renovation: N/A
Area of Construction: N/A

OCCUPANCY INFORMATION
Primary Occupancies:
Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
☐ Business ☐ Educational Factory-Industrial ☐ F-1 ☐ F-2
High-Hazard ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
Institutional ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-3 Use Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ Mercantile Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 ☒ S-2 ☐ High-Piled
S-1 Special Condition: ☐ Repair Garage (406.8)
S-2 Special Condition – Parking Garage ☐ Open (406.5) ☐ Enclosed (406.6)
Utility and Miscellaneous
Other Uses:
Accessory Uses (Indicate Percentages): N/A
Incidental Uses: N/A
Special Occupancies: ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411 ☐ 412 ☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☒ 420 ☐ 421 ☐ 422 ☐ 423 ☐ 424 ☐ 425 ☐ 426
Special Provisions:
Mixed Occupancy: ☒ No ☐ Yes Separation: Exception: N/A

☐ Incidental Use Separation (509.2.5)
This separation is not exempt as a Non-Separated Use (see exceptions).
☒ Non-Separated Use (508.3)
The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.
☐ Separated Use (508.4) – See below for area calculations
For each story, the area of occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

ALLOWABLE AREA
FRONTAGE INCREASE CALCULATIONS (506.3)

EXTERIOR WALL	ACTUAL LENGTH	OPEN LENGTH	WIDTH OF PUBLIC WAY OR OPEN SPACE
North	N/A		
South	N/A		
East	N/A		
West	N/A		
TOTAL	N/A P	F	W

INCREASE FRONTAGE N/A %
FRONTAGE INCREASE FORMULA ALLOWABLE AREA FORMULA

Frontage area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = ____ ft (F)
b. Total Building Perimeter = ____ ft (P)
c. Ratio (F/P) = ____ (F/P)
d. W = Minimum width of public way = ____ ft (W)
e. Percent of frontage increase I = 100 [(F/P) - 0.25] x W/30 = ____ (%)

STORY NO.	OCCUPANCY	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 AREA	(C) % AREA INCREASE	(D) ALLOWABLE AREA PER STORY OR UNLIMITED	MAXIMUM ACTUAL ALLOWABLE
1	S-2	540	21,000	N/A	21,000	N/A
TOTAL		540 SF	MAXIMUM ALLOWABLE RATIO ≥			N/A

ALLOWABLE HEIGHT

MOST RESTRICTIVE USE (GROUP)	ALLOWABLE HEIGHT (TABLE 504.3 & 504.4)	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	TYPE = V-A	TYPE = V-A	TABLE 601
Building Height in Feet	H = 60 ft	H = 16' 7 1/2"	TABLE 504.3
Building Height in Stories	S = 4	S = 1	TABLE 504.4

FIRE PROTECTION REQUIREMENTS
THIS SECTION REQUIRED FOR ALL PROJECTS
Life Safety Plan Sheet #, if Provided: G1.21-G1.23

[illegible]

PERCENTAGE OF WALL OPENING CALCULATIONS
THIS SECTION FOR ADDITIONS, NEW AND CHANGE OF USE
Allowable Openings per Table 705.8
>30 ft unprotected, sprinklered, no limit

WALL LEGENDS
THIS SECTION REQUIRED FOR ALL PROJECTS
CHECK IF THE FOLLOWING ARE PRESENT AND INDICATED BY A WALL LEGEND ON ALL PLANS
☒ Fire Partitions 708 ☐ Fire Walls 706 ☒ Fire Barriers 707 ☐ Smoke Barriers 709 ☐ Shaft Enclosures 713 ☐ Smoke Partitions 710

LIFE SAFETY SYSTEM
THIS SECTION REQUIRED FOR ALL PROJECTS
Emergency Lighting: ☐ No ☒ Yes
Exit Signs: ☐ No ☒ Yes
Fire Alarm: ☐ No ☒ Yes
Smoke Detection Systems: ☐ No ☒ Yes
Panic Hardware: ☒ No ☐ Yes

EXIT REQUIREMENTS – NUMBER AND ARRANGEMENT OF EXITS
THIS SECTION REQUIRED FOR ALL PROJECTS

[illegible]

1. Corridor dead ends (Section 1020.4)
2. Single exits (Section 1006.2.1, 1006.3.2 (1))
3. Common Path of Egress Travel (Section 1006.2.1)

OCCUPANT LOAD AND EXIT WIDTH
THIS SECTION REQUIRED FOR ALL PROJECTS

[illegible]

1. See Table 1004.1.2 to determine whether net or gross area is applicable.
2. Minimum stairway width (Sections 1009.3, 1011.2); min. corridor width (Section 1020.2); min. door width (Section 1010.1.1)
3. Maximum width of exit passageway (Section 1024.2)
4. The loss of one means of egress shall not reduce the available capacity to less than 50 percent of the total required (Section 1005.5)
5. Assembly occupancies (Section 1029)

ASSEMBLY OCCUPANCY INFORMATION
THIS SECTION REQUIRED FOR ASSEMBLY USE AREAS

[illegible]

PLUMBING FIXTURE REQUIREMENTS
THIS SECTION REQUIRED FOR ALL PROJECTS

[illegible]

(REFER TO PLUMBING DRAWINGS)

STRUCTURAL DESIGN LOADS (REFER TO STRUCTURAL DRAWINGS)

[illegible]

28. Earthquake Design Data
29. Seismic Importance Factor (I_E) =
30. Occupancy Category
31. Mapped Spectral Response Acceleration (S_S) =
32. Mapped Spectral Response Acceleration (S_1) =
33. Site Class (Provide soils report if Site Class is not "D")
34. Spectral Response Coefficient (S_{DS}) =
35. Spectral Response Coefficient (S_{D1}) =
36. Seismic Design Category =
37. Building (Structural) System
38. Basic Seismic Force Resisting System
39. Seismic Response Coefficient (C_S) =
40. Response Modification Factor (R) =
41. Analysis Procedure Used
42. Seismic Base Shear (V_x) = Kips
43. Seismic Base Shear (V_y) = Kips
44. Soil Data
45. Presumptive Soil Bearing Pressure psf
46. Bearing Pressure per Soils Report = psf
47. Deep Foundation Type
48. Deep Foundation Allowable Loads Tons, downward
49. Uplift Kips, uplift
50. Lateral Kips, lateral

ACCESSIBLE PARKING - SEE SITE DRAWINGS

[illegible]

SPECIAL APPROVALS
(Describe special approvals from local jurisdictions, County or State Department of Health, International Code Council, etc.)
N/A

ENERGY SUMMARY
THIS SECTION FOR NEW, ADDITIONS, CHANGE OF USE, AND INTERIOR COMPLETION

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the energy code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If energy cost budget method, state the annual energy cost budget vs. allowable annual energy cost budget.

THERMAL ENVELOPE: ZONE 3; Commercial Energy Efficiency
Method of Compliance: ☒ Prescriptive ☐ Performance ☐ Energy Cost Budget

Roof/Ceiling Assembly (each assembly)
Description of assembly: UL - BP522 Wood truss w/ batt insulation secured to wood sheath. panels
U-Value of total assembly: U-0.027
R-Value of insulation: Min. R-38 within cavity
Skylights in each assembly: N/A
U-Value of each skylight: N/A
Total square footage of skylights in each assembly: N/A

Exterior Walls (each assembly)
Description of assembly: 2X6 wood frame with batt insulation in stud cavity
U-Value of total assembly: U-0.064
R-Value of insulation: R-13 batt insulation

[illegible]

ELECTRICAL SUMMARY (REFER TO ELECTRICAL DRAWINGS)

[illegible]

MECHANICAL SUMMARY (REFER TO MECHANICAL DRAWINGS)

[illegible]

SHELL VARIABLE FORM: (NOT APPLICABLE)

[illegible]

SPECIAL INSPECTIONS CHAPTER 17

[illegible]

CLINE DESIGN
2923 S. Tryon St.
Suite 130
Charlotte, NC 28203
704/333-7272
ClineDesignAssoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

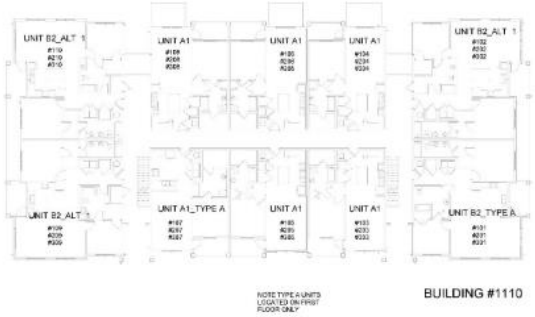
STATE OF SOUTH CAROLINA – CLINE DESIGN ASSOCIATES, PA – RALEIGH, NC – C00001 – REGISTERED ARCHITECTS
STATE OF SOUTH CAROLINA – ORLANDO PIZARRO – CHARLOTTE, NC – No. 9339 – REGISTERED ARCHITECT
06.17.19

PROJECT: 216045
DATE: 03.27.20
REVISIONS: DATE

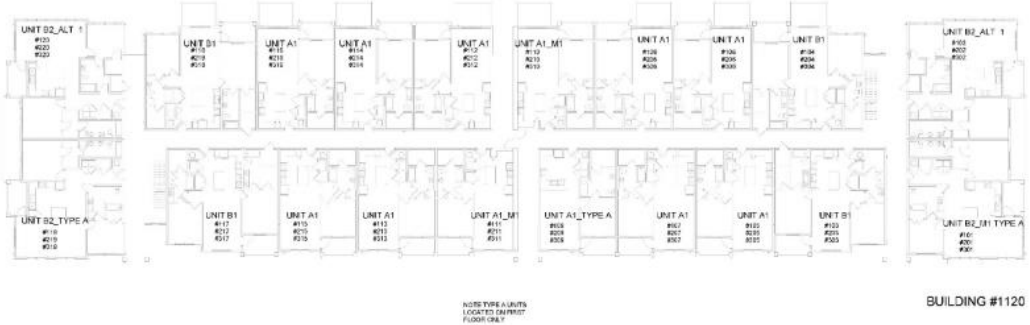
DRAWN BY: RL, AP, TP
CHECKED BY: KB

CODE SUMMARY - GARAGE 2 BAY

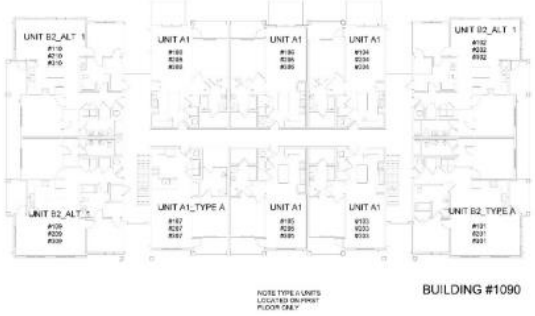
G1.07



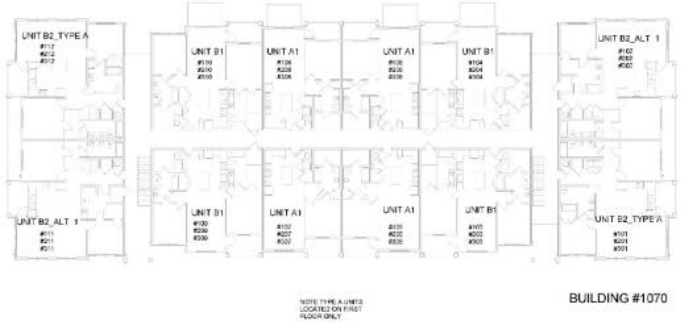
BUILDING 3 TYPE A ADDRESSING PLAN 3



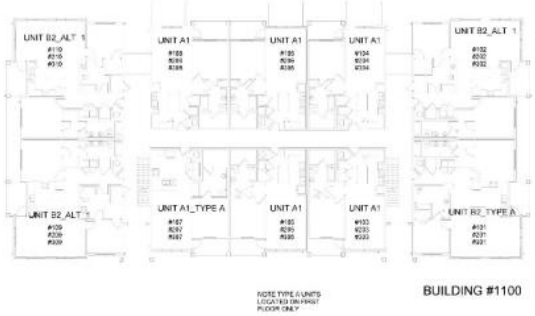
BUILDING 5 TYPE C ADDRESSING PLAN 5



BUILDING 2 TYPE A ADDRESSING PLAN 2



BUILDING 4 TYPE B ADDRESSING PLAN 4



BUILDING 1 TYPE A ADDRESSING PLAN 1

CLINE DESIGN
2925 S. Tryon St.
Suite 130
Charlotte, NC 28203
704/333-7177
Clint@cline-design.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00801
REGISTERED ARCHITECT

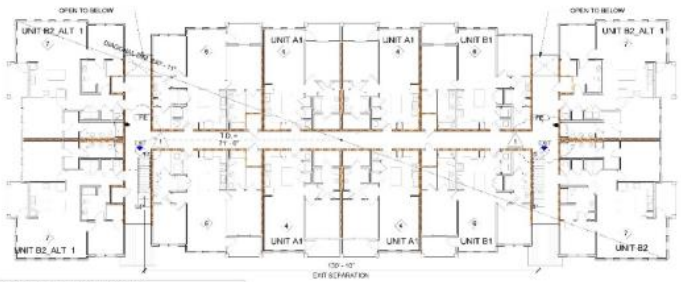
STATE OF SOUTH CAROLINA
ORLANDO FIGUERO
ORLANDO FIGUERO
No. 10334
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

ADDRESSING PLAN

G1.11



TYPICAL FLOOR | BUILDING B | RESIDENTIAL

R-2 OCCUPANCY
MAXIMUM OVERALL DIAGONAL DIMENSION = 180' - 6"
MINIMUM SEPARATION OF EXITS (1/3 OF MAX. DIAGONAL) = 62' - 6"
ACTUAL SEPARATION PROVIDED = 82' - 7"
OCCUPANT LOAD OF 52 / 2 EXITS = 26 PER EXIT
MAXIMUM TRAVEL DISTANCE ALLOWED = 250' - 0"
ACTUAL TRAVEL DISTANCE = 77' - 0"

BUILDING B TYP.F FLOOR LIFE SAFETY PLAN 4

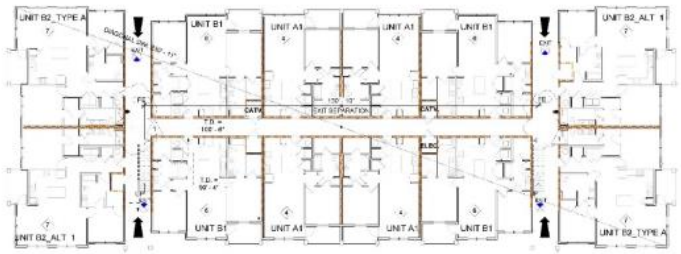
1/16" = 1'-0"

TYPICAL FLOOR | BUILDING A | RESIDENTIAL

R-2 OCCUPANCY
MAXIMUM OVERALL DIAGONAL DIMENSION = 182' - 0"
MINIMUM SEPARATION OF EXITS (1/3 OF MAX. DIAGONAL) = 62' - 8"
ACTUAL EXIT SEPARATION PROVIDED = 82' - 8 3/4"
OCCUPANT LOAD OF 52 / 2 EXITS = 26 PER EXIT
MAXIMUM TRAVEL DISTANCE ALLOWED = 250' - 0"
ACTUAL TRAVEL DISTANCE = 49' - 8"

BUILDING A TYP. FLOOR LIFE SAFETY PLAN 3

1/16" = 1'-0"



FIRST FLOOR | BUILDING B | RESIDENTIAL

R-2 OCCUPANCY
MAXIMUM OVERALL DIAGONAL DIMENSION = 232' - 11"
MINIMUM SEPARATION OF EXITS (1/3 OF MAX. DIAGONAL) = 82' - 2"
ACTUAL EXIT SEPARATION PROVIDED = 87' - 7"
OCCUPANT LOAD OF 84 / 4 EXITS = 17 PER EXIT
MAXIMUM TRAVEL DISTANCE ALLOWED = 250' 0"
ACTUAL TRAVEL DISTANCE = 102' - 6"

BUILDING B FIRST FLOOR LIFE SAFETY PLAN 2

1/16" = 1'-0"

FIRST FLOOR | BUILDING A | RESIDENTIAL (BUILDING 3 ONLY)

R-2 OCCUPANCY
MAXIMUM OVERALL DIAGONAL DIMENSION = 196' - 8"
MINIMUM SEPARATION OF EXITS (1/3 OF MAX. DIAGONAL) = 62' - 2"
ACTUAL EXIT SEPARATION PROVIDED = 62' - 5 3/4"
OCCUPANT LOAD OF 84 / 4 EXITS = 19 PER EXIT
MAXIMUM TRAVEL DISTANCE ALLOWED = 250' - 0"
ACTUAL TRAVEL DISTANCE = 78' - 11"

FIRST FLOOR | BUILDING A | RESIDENTIAL

R-2 OCCUPANCY
MAXIMUM OVERALL DIAGONAL DIMENSION = 196' - 8"
MINIMUM SEPARATION OF EXITS (1/3 OF MAX. DIAGONAL) = 62' - 2"
ACTUAL EXIT SEPARATION PROVIDED = 62' - 5 3/4"
OCCUPANT LOAD OF 52 / 2 EXITS = 26 PER EXIT
MAXIMUM TRAVEL DISTANCE ALLOWED = 250' - 0"
ACTUAL TRAVEL DISTANCE = 78' - 11"

BUILDING A FIRST FLOOR LIFE SAFETY PLAN 1

1/16" = 1'-0"

FIRE RATING LEGEND

RATED FLR / CLG / ROOF ASSEMBLIES

- UT-1 (1 HR) @ DWELLING UNIT FLR / CLG
- UT-2 (1 HR) @ DWELLING UNIT FLOOR / CLG

1-HR RATED FIRE PARTITIONS

- UT-3 (1 HR) @ UNIT CORRIDOR WALLS
- UT-3 (1 HR) @ UNIT CORRIDOR WALLS, HIGH MECHANICAL ROOMS, LAUNDRY, AND STORAGE ROOMS
- UT-3 (1 HR) @ INTERIOR BEARING WALLS

REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS OF LOAD BEARING WALLS AND SHEAR WALLS.

OVER RATED FIRE BARRIERS/WALLS:

- UT-4 (2 HR) 2-HR FIRE RATED CONSTRUCTION
- UT-4 (2 HR) 2-HR FIRE RATED CONSTRUCTION

INDICATES SEMI-RECESSED FIRE EXTINGUISHER INSTALLED AT 48" A.F.F. MAXIMUM SEPARATION BETWEEN FIRE EXTINGUISHERS SHALL BE 75'-0" O.C. FIRE EXTINGUISHER SIZE SHALL BE 10 BS(C)

TRAVEL DIST. / PRIMARY EXIT

ALTERNATE EXIT

PULL STATION

FIRE DEPARTMENT ACCESS POINTS

UNIT OCCUPANT LOAD

SMOKE DETECTORS

STROBE / HORN

LIFE SAFETY NOTES

1. ALL UNITS IN BUILDINGS MEET THE 125 FT MAXIMUM TRAVEL DISTANCE WITHIN THE UNIT MEASURED FROM THE FARTHEST REMOTE POINT ALONG THE NATURAL AND UNOBSTRUCTED PATH TO THE EXIT. THIS IS GRAPHICALLY REPRESENTED ON EACH OF THE UNIT TYPES FOR THIS BUILDING.
2. SEE G1.20 FOR UNIT LAYOUTS & GRAPHICAL DISPLAY OF TRAVEL DISTANCES/ COMMON PATH OF TRAVEL FOR EACH UNIT TYPE.
3. EXIT DISCHARGE (DOOR / GATE) WIDTH SHALL BE 34" CLR. MIN. UNLESS OTHERWISE NOTED.
4. SEE U.L. ASSEMBLY SHEETS G1.41-G1.52 OR CONSTRUCTION REQUIREMENTS OF SPECIFIED ASSEMBLIES SHOWN ON LIFE SAFETY SHEETS.
5. ALL COVERED BALCONY CONDITIONS SHALL BE SPRINKLERED IN ACCORDANCE WITH SECTION 1408.3 OF THE 2015 S.C. BUILDING CODE.
6. AT CRAK CONTROL JOINTS LOCATIONS WITHIN PARTITIONS, PROVIDE PERPENDICULAR GWB BLOCKING WITHIN PARTITION BEHIND CU TRIM TO MEET UL REQUIREMENTS AND AS RECOMMENDED BY USG ACOUSTICAL ASSEMBLIES.
7. WHERE PARTITIONS ARE NOT INDICATED TO EXTEND TO DECK ABOVE, BRACE TOP OF PARTITION 0-9" O.C. MIN TO STRUCTURE ABOVE OR ADJACENT PERPENDICULAR PARTITION.
8. AT ALL RATED WALLS, PROVIDE HEAD OF WALL DETAIL PER ACCEPTABLE U.L. ASSEMBLY.
9. AT ALL NEW RATED FIRE WALLS, BARRIERS, AND PARTITIONS, PROVIDE STENCILED SIGNAGE "2 HR FIRE RATED AND SMOKE BARRIER - PROTECT ALL OPENINGS" IN 2" HIGH LETTERING 10" O.C. ABOVE CEILING, EACH SIDE OF PARTITION. AT EXIT PASSAGEWAYS, SIGNAGE SHALL READ "2 HR EXIT PASSAGEWAY - DO NOT PENETRATE".
10. AT ALL RATED WALLS, PROVIDE HEAD OF WALL DETAIL PER ACCEPTABLE U.L. ASSEMBLY.
11. WHERE PARTITIONS ARE NOT INDICATED TO EXTEND TO DECK ABOVE, BRACE TOP OF PARTITION 0-9" O.C. MIN TO STRUCTURE ABOVE OR ADJACENT PERPENDICULAR PARTITION.
12. AT CRAK CONTROL JOINTS LOCATIONS WITHIN PARTITIONS, PROVIDE PERPENDICULAR GWB BLOCKING WITHIN PARTITION BEHIND CU TRIM TO MEET UL REQUIREMENTS AND AS RECOMMENDED BY USG ACOUSTICAL ASSEMBLIES.
13. KNOX SECURE KEY BOOX FOR FIRE DEPARTMENT ACCESS TO BE INSTALLED IN ACCORDANCE WITH UL 1037 PER MANUFACTURER'S INSTRUCTIONS AT 5'-6" ABOVE FINISHED FLOOR.
14. ROOMS CONTAINING CONTROLS FOR AIR CONDITIONING SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL EQUIPMENT SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION, SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE. (IFC 506.1)
15. DEDICATED MECHANICAL/ELECTRICAL/FIRE PROTECTION ROOMS SHALL BE POSTED WITH SIGNS READING "NO STORAGE" AND PLACED ON A CONTRASTING BACKGROUND WITHIN THE ROOM (IFC 319.3.3)
16. ALL ROADS DURING CONSTRUCTION SHALL COMPLY WITH IFC 503 AND BE ABLE TO HANDLE 75,000 LBS AND BE AN ALL WEATHER DRIVABLE SURFACE.
17. DURING CONSTRUCTION, UPON COMPLETION OF THE UPPER LEVEL ROUGHING SURFACE OF EACH FLOOR, TEMPORARY OR PERMANENT STAIRS USE THE EGRESS/EVACUATION REQUIREMENTS SHALL BE INSTALLED (IFC 3015 CHAPTER 33)
18. DURING CONSTRUCTION, ALL HOT WORK SHALL BE PERFORMED IN COMPLIANCE IFC 2015, CHAPTER 35 THIS SHALL INCLUDE, BUT NOT LIMITED TO, FIRE EXTINGUISHER BEING PRESENT AREAS IN WHICH HOT WORK IS BEING CONDUCTED ARE CLEAR OF COMBUSTIBLE WASTE MATERIALS, A FIRE WATCH IS PRESENT FOR AND AFTER THE HOT WORK BEING COMPLETED.
19. DURING CONSTRUCTION, TEMPORARY LIGHTING SHALL BE PROVIDED TO ILLUMINATE THE MEANS OF EGRESS TO THE EXTERIOR DISCHARGE OF THE BUILDING (IFC 2015 CHAPTER 33)
20. DURING CONSTRUCTION, FIRE EXTINGUISHERS OF A MAXIMUM SIZE OF 2A10BC SHALL LOCATED ON EACH LEVEL AND A MAXIMUM OF 50' 0" TO ANY POINT ON THE FLOOR (IFC2015, CHAPTER 33).
21. ENSURE COMPLIANCE WITH IFC CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.
22. INSTALL NFPA 704 PLACARDS AS REQUIRED BY IFC 5003.5 OUTSIDE OF THE ENTRY POINT TO A HAZARDOUS STORAGE AREAS OR ROOMS WITHIN A BUILDING. HAZARD SEVERITY NUMBERS FOR INTERIOR SIGNS SHALL BE NOT LESS THAN 2 INCH TALL, 1.4 INCH WIDE, WITH A 0.19 INCH STROKE. THE EXTERIOR EDGE OF THE SIGN SHALL MEASURE 9 INCH ALONG EACH OF THE FOUR FACES. THE INTERIOR PERIMETER OF EACH INDIVIDUAL DIAMOND SHALL MEASURE 7 1/2 INCH ACROSS EACH SIDE. EXTERIOR SIGNS SHALL BE PLACED NOT LESS THAN 12 FEET OR MORE THAN 24 FEET ABOVE GRADE (IFC 5003.5, NFPA 704)
23. INSTALL NFPA 704 PLACARDS UPON TWO EXTERIOR WALLS OF THE BUILDING FACING THE MOST PROBABLE APPROACH DIRECTIONS. EXTERIOR SIGNS SHALL UTILIZE NUMBERS THAT ARE NOT LESS THAN 6 INCH TALL, 4.3 INCH WIDE WITH A 0.56 INCH STROKE. THE EXTERIOR EDGE OF THE SIGN SHALL MEASURE 18 INCH ALONG EACH OF THE FOUR FACES. THE INTERIOR PERIMETER OF EACH INDIVIDUAL DIAMOND SHALL MEASURE 7 1/2 INCHES ACROSS EACH SIDE. EXTERIOR SIGNS SHALL BE PLACED NOT LESS THAN 12 FEET OR MORE THAN 24 FEET ABOVE GRADE. (IFC5003.5, NFPA 704)

CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Ashley@cline.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC C00801
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
REGISTERED
No. 5839
REGISTERED ARCHITECT
06.17.19

PROJECT: 218065
DATE: 03.27.20

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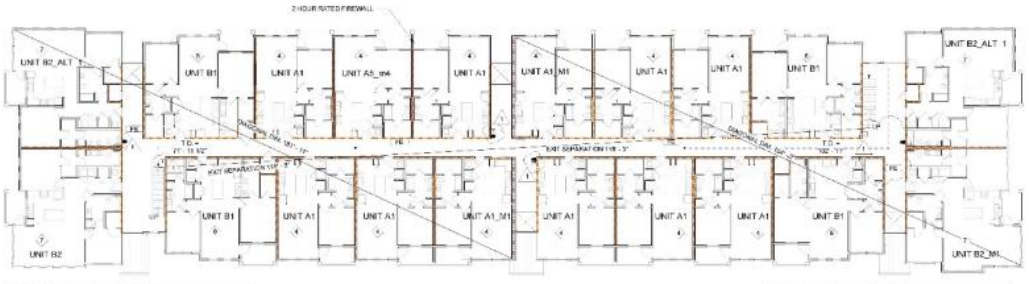
DRAWN BY: RL, AP, TP
CHECKED BY: KB

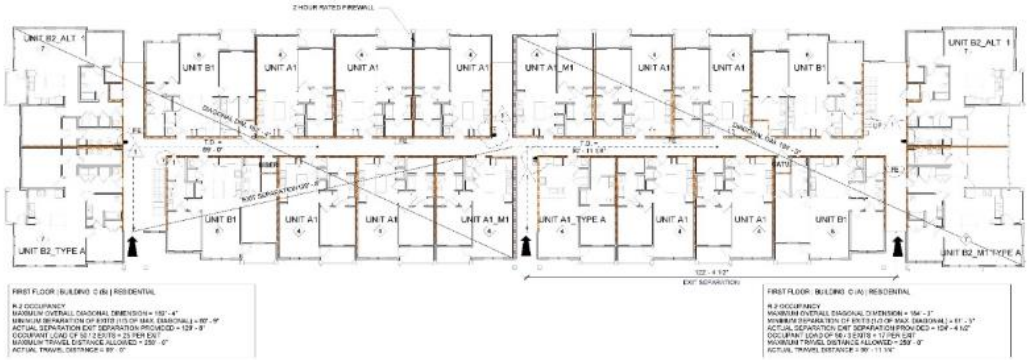
LIFE SAFETY PLANS - BUILDINGS A & B

G1.21



BUILDING C TYP. FLOOR PLAN - LIFE SAFETY PLAN 2

1/16" = 1'-0"



BUILDING C FIRST FLOOR LIFE SAFETY PLAN 1

1/16" = 1'-0"

FIRE RATING LEGEND

RATED FLR / CLG / ROOF ASSEMBLIES

NOT RELIED ON FOR WALL SECTIONS

- UL P-XXX (1 HR) @ DWELLING UNIT FLR / CLG
- UL P-XXX (1 HR) @ DWELLING UNIT ROOF / CLG

1-HR RATED FIRE PARTITIONS

- UL P-XXX @ UNIT COMMON FLR / CLG
- UL U-XXX @ UNIT / CORRIDOR WALLS, HIGH MECHANICAL ROOMS, LAUNDRY, AND STORAGE ROOMS
- UL U-XXX @ INTERIOR NON-RISE WALLS

NOTE: SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF LOAD BEARING WALLS AND SHEAR WALLS.

2-HR RATED FIRE BARRIERS/WALLS:

- UL U-XXX
  2-HR FIRE RATED CONSTRUCTION
- UL U-XXX
  2-HR FIRE RATED CONSTRUCTION

INDICATES SEMI-RECESSED FIRE EXTINGUISHER INSTALLED AT 48" A.F.F. (MINIMUM SEPARATION BETWEEN FIRE EXTINGUISHERS SHALL BE 75'-0" O.C. FIRE EXTINGUISHER SIZE SHALL BE 10 LBS)

TRAVEL DIST. / PRIMARY EXIT

ALTERNATE EXIT

PULL STATION

FIRE DEPARTMENT ACCESS POINTS

UNIT OCCUPANT LOAD

SMOKE DETECTORS

STROBE / HORN

LIFE SAFETY NOTES

1. ALL UNITS IN BUILDINGS MEET THE 125 FT MAXIMUM TRAVEL DISTANCE WITHIN THE UNIT MEASURED FROM THE MOST REMOTE POINT ALONG THE NATURAL AND UNOBSTRUCTED PATH TO THE EXIT. THIS IS GRAPHICALLY REPRESENTED ON EACH OF THE UNIT TYPES FOR THIS BUILDING.
2. SEE G1.20 FOR UNIT LAYOUTS & GRAPHICAL DISPLAY OF TRAVEL DISTANCES/ COMMON PATH OF TRAVEL FOR EACH UNIT TYPE.
3. EXIT DISCHARGE (DOOR / GATE) WIDTH SHALL BE 34" CLR. MIN. UNLESS OTHERWISE NOTED.
4. SEE U.L. ASSEMBLY SHEETS G1.41-G1.52 OR CONSTRUCTION REQUIREMENTS OF SPECIFIED ASSEMBLIES SHOWN ON LIFE SAFETY SHEETS.
5. ALL COVERED BALCONY CONDITIONS SHALL BE SPRINKLERED IN ACCORDANCE WITH SECTION 1408.3 OF THE 2015 S.C. BUILDING CODE.
6. AT OWN CONTROL JOINTS LOCATIONS WITHIN PARTITIONS, PROVIDE PERPENDICULAR GWB BLOCKING WITHIN PARTITION BEHIND DU TRIM TO MEET UL REQUIREMENTS AND AS RECOMMENDED BY USG ACOUSTICAL ASSEMBLIES.
7. WHERE PARTITIONS ARE NOT INDICATED TO EXTEND TO DECK ABOVE, BRACE TOP OF PARTITION 0-9" O.C. MIN TO STRUCTURE ABOVE OR ADJACENT PERPENDICULAR PARTITION.
8. AT ALL RATED WALLS, PROVIDE HEAD OF WALL DETAIL PER ACCEPTABLE U.L. ASSEMBLY.
9. AT ALL NEW RATED FIRE WALLS, BARRIERS, AND PARTITIONS, PROVIDE STENCILED SIGNAGE "2 HR FIRE RATED AND SMOKE BARRIER - PROTECT ALL OPENINGS" IN 2" HIGH LETTERING 10" O.C. ABOVE CEILING, EACH SIDE OF PARTITION. AT EXIT PASSAGEWAYS, SIGNAGE SHALL READ "2 HR EXIT PASSAGEWAY - DO NOT PENETRATE".
10. AT ALL RATED WALLS, PROVIDE HEAD OF WALL DETAIL PER ACCEPTABLE U.L. ASSEMBLY.
11. WHERE PARTITIONS ARE NOT INDICATED TO EXTEND TO DECK ABOVE, BRACE TOP OF PARTITION 0-9" O.C. MIN TO STRUCTURE ABOVE OR ADJACENT PERPENDICULAR PARTITION.
12. AT OWN CONTROL JOINTS LOCATIONS WITHIN PARTITIONS, PROVIDE PERPENDICULAR GWB BLOCKING WITHIN PARTITION BEHIND DU TRIM TO MEET UL REQUIREMENTS AND AS RECOMMENDED BY USG ACOUSTICAL ASSEMBLIES.
13. KNOX SECURE KEY BOX FOR FIRE DEPARTMENT ACCESS TO BE INSTALLED IN ACCORDANCE WITH UL 1037 PER MANUFACTURER'S INSTRUCTIONS AT 5'-6" ABOVE FINISHED FLOOR.
14. ROOMS CONTAINING CONTROLS FOR AIR CONDITIONING SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL EQUIPMENT SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION, SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE. (IFC 506.1)
15. DEDICATED MECHANICAL/ELECTRICAL/FIRE PROTECTION ROOMS SHALL BE POSTED WITH SIGNS READING "NO STORAGE" AND PLACED ON A CONTRASTING BACKGROUND WITHIN THE ROOM (IFC 319.3.3)
16. ALL ROADS DURING CONSTRUCTION SHALL COMPLY WITH IFC 503 AND BE ABLE TO HANDLE 75,000 LBS AND BE AN ALL WEATHER DRIVABLE SURFACE.
17. DURING CONSTRUCTION, UPON COMPLETION OF THE UPPER LEVEL ROOFING SURFACE OF EACH FLOOR, TEMPORARY OR PERMANENT STAIRS USETHE ONE HOUR TEMPORARY REQUIREMENTS SHALL BE INSTALLED (IFC 2015 CHAPTER 33)
18. DURING CONSTRUCTION, ALL HOT WORK SHALL BE PERFORMED IN COMPLIANCE IFC 2015, CHAPTER 35 THIS SHALL INCLUDE, BUT NOT LIMITED TO, FIRE EXTINGUISHER BEING PRESENT, AREAS IN SITE HOT WORK IS BEING CONDUCTED ARE CLEAR OF COMBUSTIBLE WASTE MATERIALS, A FIRE WATCH IS PRESENT FOR AND AFTER THE HOT WORK BEING CONDUCTED.
19. DURING CONSTRUCTION, TEMPORARY LIGHTING SHALL BE PROVIDED TO ILLUMINATE THE MEANS OF EGRESS TO THE EXTERIOR DISCHARGE OF THE BUILDING (IFC 2015 CHAPTER 33)
20. DURING CONSTRUCTION, FIRE EXTINGUISHERS OF A MAXIMUM SIZE OF 2A20BC SHALL LOCATED ON EACH LEVEL AND A MAXIMUM OF 50' 0" TO ANY POINT ON THE FLOOR (IFC2015, CHAPTER 33).
21. ENSURE COMPLIANCE WITH IFC CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.
22. INSTALL NFPA 704 PLACARDS AS REQUIRED BY IFC 5003.5 OUTSIDE OF THE ENTRY POINT TO A HAZARDOUS STORAGE AREAS OR ROOMS WITHIN A BUILDING. HAZARD SEVERITY NUMBERS FOR INTERIOR SIGNS SHALL BE NOT LESS THAN 2 INCH TALL, 1.4 INCH WIDE, WITH A 0.19 INCH STROKE. THE EXTERIOR EDGE OF THE SIGN SHALL MEASURE 9 INCH ALONG EACH OF THE FOUR FACES. THE INTERIOR PERIMETER OF EACH HORIZONTAL DIAMOND SHALL MEASURE 7 1/2 INCH ACROSS EACH SIDE. EXTERIOR SIGNS SHALL BE PLACED NOT LESS THAN 12 FEET OR MORE THAN 24 FEET ABOVE GRADE (IFC 5003.5, NFPA 704)
23. INSTALL NFPA 704 PLACARDS UPON TWO EXTERIOR WALLS OF THE BUILDING FACING THE MOST PROBABLE APPROACH DIRECTIONS. EXTERIOR SIGNS SHALL UTILIZE NUMBERS THAT ARE NOT LESS THAN 6 INCH TALL, 4.3 INCH WIDE WITH A 1.5 INCH STROKE. THE EXTERIOR EDGE OF THE SIGN SHALL MEASURE 18 INCH ALONG EACH OF THE FOUR FACES. THE INTERIOR PERIMETER OF EACH HORIZONTAL DIAMOND SHALL MEASURE 7 1/2 INCHES ACROSS EACH SIDE. EXTERIOR SIGNS SHALL BE PLACED NOT LESS THAN 12 FEET OR MORE THAN 24 FEET ABOVE GRADE. (IFC5003.5, NFPA 704)

CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Ashley@cline.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC 28601
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
ARCHITECT NO. 5838
REGISTERED ARCHITECT
06.17.19

PROJECT: 218065
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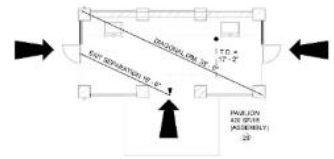
DRAWN BY: RL, AP, TP
CHECKED BY: KB

LIFE SAFETY PLANS - BUILDING C

G1.22

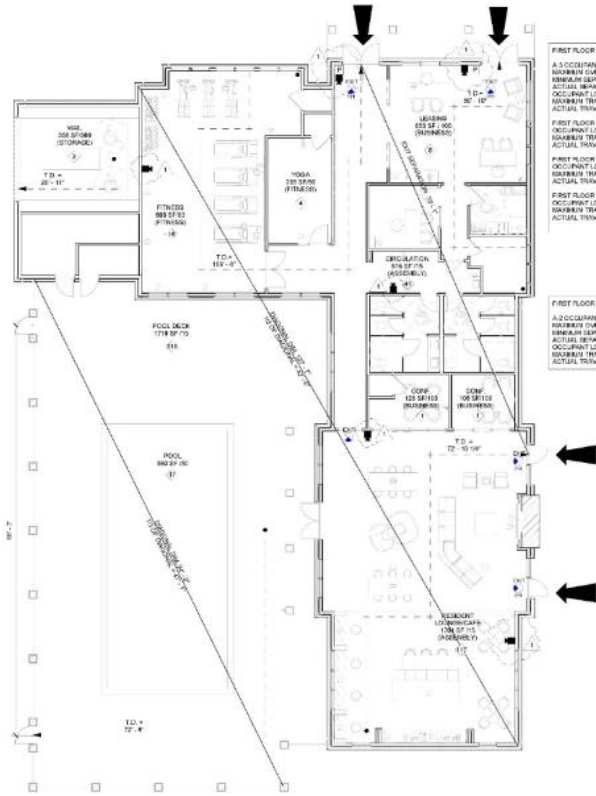


FIRST FLOOR | PAVILION | ASSEMBLY

A-3 OCCUPANCY
MAXIMUM OVERALL DIAGONAL DIMENSION = 37 - 0"
MINIMUM SEPARATION OF EXITS (1/3 OF MAX. DIAGONAL) = 11' - 6"
ACTUAL SEPARATION EXIT SEPARATION PROVIDED = 19' - 6"
OCCUPANT LOAD OF 28 / 2 EXITS = 14 PER EXIT
MAXIMUM TRAVEL DISTANCE ALLOWED = 250' - 0"
ACTUAL TRAVEL DISTANCE = 17' - 2"

PAVILLION LIFE SAFETY PLAN 2

1/8" = 1'-0"



FIRST FLOOR | CLUBHOUSE | ASSEMBLY

A-3 OCCUPANCY
MAXIMUM OVERALL DIAGONAL DIMENSION = 127' - 7"
MINIMUM SEPARATION OF EXITS (1/3 OF MAX. DIAGONAL) = 42' - 0"
ACTUAL SEPARATION EXIT SEPARATION PROVIDED = 78' - 1"
OCCUPANT LOAD OF 1561 / 4 EXITS = 39 PER EXIT
MAXIMUM TRAVEL DISTANCE ALLOWED = 250' - 0"
ACTUAL TRAVEL DISTANCE = 72' - 10 1/8"

FIRST FLOOR | CLUBHOUSE | STORAGE
OCCUPANT LOAD OF 2 / 1 EXITS = 2 PER EXIT
MAXIMUM TRAVEL DISTANCE ALLOWED = 250' - 0"
ACTUAL TRAVEL DISTANCE = 28' - 11"

FIRST FLOOR | CLUBHOUSE | FITNESS
OCCUPANT LOAD OF 30 / 4 EXITS = 8 PER EXIT
MAXIMUM TRAVEL DISTANCE ALLOWED = 250' - 0"
ACTUAL TRAVEL DISTANCE = 119' - 0"

FIRST FLOOR | CLUBHOUSE | BUSINESS
OCCUPANT LOAD OF 10 / 4 EXITS = 3 PER EXIT
MAXIMUM TRAVEL DISTANCE ALLOWED = 250' - 0"
ACTUAL TRAVEL DISTANCE = 90' - 10"

FIRST FLOOR | CLUBHOUSE | POOL AREA

A-2 OCCUPANCY
MAXIMUM OVERALL DIAGONAL DIMENSION = 95' - 7"
MINIMUM SEPARATION OF EXITS (1/3 OF MAX. DIAGONAL) = 42' - 1"
ACTUAL SEPARATION EXIT SEPARATION PROVIDED = 42' - 3"
OCCUPANT LOAD OF 192 / 2 EXITS = 96 PER EXIT
MAXIMUM TRAVEL DISTANCE ALLOWED = 250' - 0"
ACTUAL TRAVEL DISTANCE = 72' - 8"

CLUBHOUSE LIFE SAFETY PLAN 1

1/8" = 1'-0"

FIRE RATING LEGEND

[illegible]

- 1 HR RATED FIRE PARTITIONS
- 1 HR UNIT @ UNIT DEMISING WALLS
- 1 HR UNIT @ UNIT / CORRIDOR WALLS, RISER, MECHANICAL ROOMS, LAUNDRY, AND STORAGE ROOMS
- 1 HR UNIT @ INTERIOR BEARING WALLS

NOTE: SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF LOAD BEARING WALLS AND SHEAR WALLS.

2 HR RATED FIRE BARRIERS/WALLS

- 2 HR UNIT
2 HR FIRE RATED CONSTRUCTION
- 2 HR UNIT
2 HR FIRE RATING CONSTRUCTION

INDICATES OPEN RECESSED FIRE EXTINGUISHER INSTALLED AT 48" A.F.F. MINIMUM 36" FROM CONSTRUCTION. FIRE EXTINGUISHERS SHALL BE 75'-0" O.C.

INDICATES SURFACE MOUNTED FIRE EXTINGUISHER INSTALLED AT 48" A.F.F. MINIMUM SEPARATION BETWEEN FIRE EXTINGUISHERS SHALL BE 75'-0" O.C.

FIRE DEPARTMENT ACCESS POINTS

UNIT OCCUPANT LOAD

EXIT SIGN

LIFE SAFETY NOTES

1. ALL UNITS IN BUILDINGS MEET THE 125 FT MAXIMUM TRAVEL DISTANCE WITHIN THE UNIT MEASURED FROM THE MOST REMOTE POINT ALONG THE NATURAL AND UNOBSTRUCTED PATH TO THE EXIT. THIS IS GRAPHICALLY REPRESENTED ON EACH OF THE UNIT TYPES FOR THIS BUILDING.
2. SEE G1.22 FOR UNIT LAYOUTS & GRAPHICAL DISPLAY OF TRAVEL DISTANCES/COMMON PATH OF TRAVEL FOR EACH UNIT TYPE.
3. EXIT DISCHARGE (DOOR / GATE) WIDTH SHALL BE 34" CLR. MIN. UNLESS OTHERWISE NOTED.
4. SEE U.L. ASSEMBLY SHEETS G1.41 & G1.52 OR CONSTRUCTION REQUIREMENTS OF SPECIFIED ASSEMBLIES SHOWN ON LIFE SAFETY SHEETS.
5. ALL COVERED BALCONY CONDITIONS SHALL BE SPRINKLERED IN ACCORDANCE WITH SECTION 1406.3 OF THE 2018 S.C. BUILDING CODE.
6. AT GWB CONTROL JOINTS LOCATIONS WITHIN PARTITIONS, PROVIDE PERPENDICULAR GWB BLOCKING WITHIN PARTITION BEHIND CJ TRIM TO MEET UL REQUIREMENTS AND AS RECOMMENDED BY USG ACOUSTICAL ASSEMBLIES.
7. WHERE PARTITIONS ARE NOT INDICATED TO EXTEND TO DECK ABOVE, BRACE TOP OF PARTITION 6'-0" O.C. MIN TO STRUCTURE ABOVE OR ADJACENT PERPENDICULAR PARTITION.
8. AT ALL RATED WALLS, PROVIDE HEAD OF WALL DETAIL PER ACCEPTABLE U.L. ASSEMBLY.
9. AT ALL NON RATED FIRE WALLS, BARRIERS, AND PARTITIONS, PROVIDE STRIPS AT BRACING "2 HR FIRE RATED AND SMOKE BARRIER - PROTECT ALL OPENINGS" ON 2" HIGH LETTERING 15" O.C. ABOVE CEILINGS, EACH SIDE OF PARTITION. AT EXIT PASSAGEWAYS, SIGNAGE SHALL READ "2 HR EXIT PASSAGEWAY - DO NOT PENETRATE".
10. AT ALL RATED WALLS, PROVIDE HEAD OF WALL DETAIL PER ACCEPTABLE U.L. ASSEMBLY.
11. WHERE PARTITIONS ARE NOT INDICATED TO EXTEND TO DECK ABOVE, BRACE TOP OF PARTITION 6'-0" O.C. MIN TO STRUCTURE ABOVE OR ADJACENT PERPENDICULAR PARTITION.
12. AT GWB CONTROL JOINTS LOCATIONS WITHIN PARTITIONS, PROVIDE PERPENDICULAR GWB BLOCKING WITHIN PARTITION BEHIND CJ TRIM TO MEET UL REQUIREMENTS AND AS RECOMMENDED BY USG ACOUSTICAL ASSEMBLIES.
13. KNOX SECURE KEY BOX FOR FIRE DEPARTMENT ACCESS TO BE INSTALLED IN ACCORDANCE WITH UL 1037 PER MANUFACTURER'S INSTRUCTIONS AT 5'-6" ABOVE FINISHED FLOOR.

CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Ashley@cline.com

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STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC C0800
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGARRE
ARCHITECTURE
No. 5858
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 06.03.19

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1 Owner & Permit Changes	4.24.20

DRAWN BY: RL, AP, TP
CHECKED BY: KB

CLUBHOUSE LIFE SAFTY PLAN

G1.23

UNIT B1_LIFE SAFTY 3
1/8" = 1'-0"

UNIT B2_TYPE A_LIFE SAFETY 5
1/8" = 1'-0"

UNIT A1 TYPE A_LIFE SAFETY 2
1/8" = 1'-0"

UNIT B2_LIFE SAFETY 4
1/8" = 1'-0"

UNIT A1_LIFE SAFETY 1
1/8" = 1'-0"

FIRE RATING LEGEND

RATED FLOOR / ROOF ASSEMBLIES:

(SEE B-100 & WALL SECTIONS)

- UL F250 (1 HR) @ DWELLING UNIT FLR / CLG
- UL P522 (1 HR) @ DWELLING UNIT ROOF / CLG

1 HR. RATED FIRE PARTITIONS:

- UL U341 @ UNIT / CONDO BLDG WALLS
- UL U340 @ UNIT / CORRIDOR (WALLS, FOOR, MECHANICAL ROOMS, LAUNDRY, AND STORAGE ROOMS)
- UL U305 @ INTERIOR SHEAR BLDG WALLS

NOTE: USE STRUCTURAL DRAWINGS FOR LOCATIONS OF LOAD BEARING WALLS AND SHEAR WALLS

2HR. RATED FIRE BARRIERS/WALLS:

- UL U305
  2 HR. FIRE RATED CONSTRUCTION
- UL U300
  2 HR. FIRE RATED CONSTRUCTION

INDICATES DEMARCATED FIRE EXTINGUISHER RATED. (ELEV. AT 5'-0"). SEE DEMARCATION RATIONS. FIRE EXTINGUISHERS SHALL BE 75'-0" O.C. FIRE EXTINGUISHER CLASS SHALL BE ABC.

TRAVEL EXIT (PRIMARY EXIT)

ALTERNATE EXIT

PULL STATION

FIRE DEPARTMENT ACCESS POINTS

EXIT OCCUPANT LOAD

SMOKE DETECTORS

STROBE / HORN

LIFE SAFETY NOTES

1. ALL UNITS IN BUILDINGS MEET THE 125 FT MAXIMUM TRAVEL DISTANCE WITHIN THE UNIT MEASURED FROM THE MOST REMOTE POINT ALONG THE NATURAL AND UNOBSTRUCTED PATH TO THE EXIT. THIS IS GRAPHICALLY REPRESENTED ON EACH OF THE UNIT TYPES FOR THIS BUILDING.
2. SEE G1.25 FOR UNIT LAYOUTS & GRAPHICAL DISPLAY OF TRAVEL DISTANCES/ COMMON PATH OF TRAVEL FOR EACH UNIT TYPE
3. EXIT DISCHARGE (DOOR / GATE) WIDTH SHALL BE 34" CLR. MIN. UNLESS OTHERWISE NOTED.
4. SEE U.L. ASSEMBLY SHEETS G1.41-G1.53 OR CONSTRUCTION REQUIREMENTS OF SPECIFIED ASSEMBLIES SHOWN ON LIFE SAFETY SHEETS
5. ALL COVERED BALCONY CONDITIONS SHALL BE SPRINKLERED IN ACCORDANCE WITH SECTION 1403.3 OF THE 2015 S.C. BUILDING CODE
6. AT GWB CONTROL JOINTS LOCATIONS WITHIN PARTITIONS, PROVIDE PERPENDICULAR GWB BLOCKING WITHIN PARTITION BEHIND CJ TRIM TO MEET UL REQUIREMENTS AND AS RECOMMENDED BY USG ACOUSTICAL ASSEMBLIES
7. WHERE PARTITIONS ARE NOT INDICATED TO EXTEND TO DECK ABOVE, BRACE TOP OF PARTITION 8'-0" O.C. MIN TO STRUCTURE ABOVE OR ADJACENT PERPENDICULAR PARTITION.
8. AT ALL RATED WALLS, PROVIDE HEAD OF WALL DETAIL PER ACCEPTABLE U.L. ASSEMBLY
9. AT ALL NON RATED FIRE WALLS, BARRIERS, AND PARTITIONS, PROVIDE STRICKLED SIGNAGE "2 HR FIRE RATED AND SMOKE BARRIER - PROTECT ALL OPENINGS" IN 2" HIGH LETTERS MIN 10'-0" O.C. ABOVE CEILINGS, EACH SIDE OF PARTITION. AT EXIT PASSAGEWAYS, SIGNAGE SHALL READ "2 HR EXIT PASSAGEWAY - DO NOT PENETRATE"
10. AT ALL RATED WALLS, PROVIDE HEAD OF WALL DETAIL PER ACCEPTABLE U.L. ASSEMBLY
11. WHERE PARTITIONS ARE NOT INDICATED TO EXTEND TO DECK ABOVE, BRACE TOP OF PARTITION 8'-0" O.C. MIN TO STRUCTURE ABOVE OR ADJACENT PERPENDICULAR PARTITION.
12. AT GWB CONTROL JOINTS LOCATIONS WITHIN PARTITIONS, PROVIDE PERPENDICULAR GWB BLOCKING WITHIN PARTITION BEHIND CJ TRIM TO MEET UL REQUIREMENTS AND AS RECOMMENDED BY USG ACOUSTICAL ASSEMBLIES
13. KNOX SECURE KEY BOX FOR FIRE DEPARTMENT ACCESS TO BE INSTALLED IN ACCORDANCE WITH UL 1037 PER MANUFACTURER'S INSTRUCTIONS AT 5'-6" ABOVE FINISHED FLOOR
14. ROOMS CONTAINING CONTROLS FOR AIR CONDITIONING SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION, SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE. (IFC 506.1)
15. DEDICATED MECHANICAL/ELECTRICAL/FIRE PROTECTION ROOMS SHALL BE POSTED WITH SIGNS READING "NO STORAGE" AND PLACED ON A CONTRASTING BACKGROUND WITHIN THE ROOM (IFC 315.3.3)
16. ALL ROADS DURING CONSTRUCTION SHALL COMPLY WITH IFC 503 AND BE ABLE TO HANDLE 75,000 LBS AND BE AN ALL WEATHER DRIVABLE SURFACE.
17. DURING CONSTRUCTION, UPON COMPLETION OF THE UPPER LEVEL WALKING SURFACE OF EACH FLOOR, TEMPORARY OR PERMANENT STAIRS MEETING THE IBC/IFC TREAD/RISER REQUIREMENTS SHALL BE INSTALLED (IFC 2015 CHAPTER 33)
18. DURING CONSTRUCTION, ALL HOT WORK SHALL BE PERFORMED IN COMPLIANCE IFC 2015, CHAPTER 35. THIS SHALL INCLUDE, BUT NOT LIMITED TO: FIRE EXTINGUISHER BEING PRESENT, AREAS WHERE HOT WORK IS BEING CONDUCTED ARE CLEAR OF COMBUSTIBLE WASTE MATERIALS, A FIRE WATCH IS PRESENT FOR AND AFTER THE HOT WORK BEING COMPLETED.
19. DURING CONSTRUCTION, TEMPORARY LIGHTING SHALL BE PROVIDED TO ILLUMINATE THE MEANS OF EGRESS TO THE EXTERIOR DISCHARGE OF THE BUILDING (IFC 2015 CHAPTER 33)
20. DURING CONSTRUCTION, FIRE EXTINGUISHERS OF A MINIMUM SIZE OF 2A20BC SHALL LOCATED ON EACH LEVEL AND A MAXIMUM OF 50'-0" TO ANY POINT ON THE FLOOR (IFC 2015 CHAPTER 33)
21. ENSURE COMPLIANCE WITH IFC CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION
22. INSTALL NFPA 704 PLACARDS AS REQUIRED BY IFC 5003.5 OUTSIDE OF THE ENTRY POINT TO A HAZARDOUS STORAGE AREAS OR ROOMS WITHIN A BUILDING. HAZARD SEVERITY NUMBERS FOR INTERIOR SIGNS SHALL BE NOT LESS THAN 2 INCH TALL, 1.4 INCH WIDE, WITH A 5/16 INCH STROKE. THE EXTERIOR EDGE OF THE SIGN SHALL MEASURE 5 INCHES ALONG EACH OF THE FOUR FACES. THE INTERIOR PERIMETER OF EACH INDIVIDUAL DIAMOND SHALL MEASURE 1 1/2 INCH ACROSS EACH SIDE. EXTERIOR SIGNS SHALL BE PLACED NOT LESS THAN 12 FEET OR MORE THAN 24 FEET ABOVE GRADE (IFC 5003.5, NFPA 704)
23. INSTALL NFPA 704 PLACARDS UPON TWO EXTERIOR WALLS OF THE BUILDING FACING THE MOST PROBABLE APPROACH DIRECTIONS. EXTERIOR SIGNS SHALL UTILIZE NUMBERS THAT ARE NOT LESS THAN 6 INCH TALL, 4.3 INCH WIDE WITH A 15/16 INCH STROKE. THE EXTERIOR EDGE OF THE SIGN SHALL MEASURE 18 INCH ALONG EACH OF THE FOUR FACES. THE INTERIOR PERIMETER OF EACH INDIVIDUAL DIAMOND SHALL MEASURE 7 1/2 INCHES ACROSS EACH SIDE. EXTERIOR SIGNS SHALL BE PLACED NOT LESS THAN 12 FEET OR MORE THAN 24 FEET ABOVE GRADE. (IFC5003.5, NFPA 704)

CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Cline@cline-cl.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC C00801
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
ARCHITECT NO. 5838
REGISTERED ARCHITECT
06.17.19

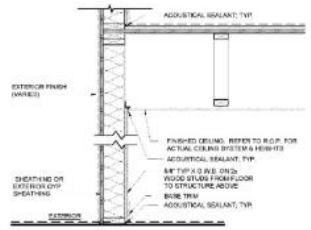
PROJECT: 218045
DATE: 03.27.20

REVISIONS:	DATE
1 Owner & Permit Changes	4.24.20

DRAWN BY: RL, AP, TP
CHECKED BY: KB

LIFE SAFETY PLANS - UNITS

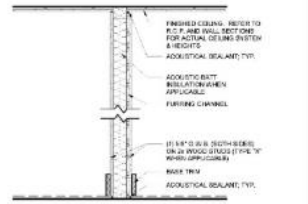
G1.24



- U.L. U330 (1-HR)
- 5 1/2" WD STUDS - 6MB STRUCT. FOR SPACING
- 5/8" GWB FULL HEIGHT ON INTERIOR SIDE
- 5 1/2" R (AVERAGE) BATT INSUL. FULL HT
- 5/8" EXTERIOR SHEATHING (SHEATHING OR CEMENTITIOUS BOARD)
- EXTERIOR MATERIAL (REFERENCE ELEVATIONS & WALL SECTIONS)

EXTERIOR WALLS W/ STUCCO OR FIBER CEMENT PANEL

TYPICAL EXTERIOR WALL 8
1" = 1'-0"

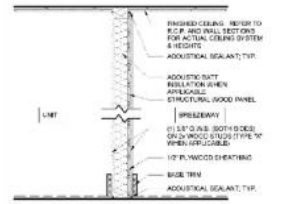


(NON RATED FOR NON BEARING INTERIOR UNIT WALLS)
RATED FOR INTERIOR BEARING WALLS AND DRYER EXHAUST WALLS

- 5/8" GWB FULL HEIGHT - FURRING CHANNEL - 2x4 WD STUDS - SEE STRUCT. FOR SPACING - 5/8" GWB FULL HEIGHT
- 5/8" GWB FULL HEIGHT - FURRING CHANNEL - 2x4 WD STUDS - SEE STRUCT. FOR SPACING - 5/8" GWB FULL HEIGHT - 3 1/2" ACOUSTIC BATT INSULATION FULL HEIGHT
- U.L. U327 (1-HR) - 5/8" TYPE "X" GWB FULL HEIGHT - FURRING CHANNEL - 2x4 WD STUDS - SEE STRUCT. FOR SPACING - 5/8" TYPE "X" GWB FULL HEIGHT - 3 1/2" ACOUSTIC BATT INSULATION FULL HEIGHT
- SAME AS W4J WITH 2x6 STUDS
- SAME AS W4J WITH 2x6 STUDS
- SAME AS W4J WITH 2x6 STUDS
- SAME AS W4J WITH 2x6 STUDS
- SAME AS W4J-X WITH 2x6 STUDS
- SAME AS W4J-X WITH 2x6 STUDS
- SAME AS W4J-X-S WITH 2x6 STUDS
- SAME AS W4J-X-S WITH 2x6 STUDS

(INTERIOR WALLS)

W_K 6
1" = 1'-0"

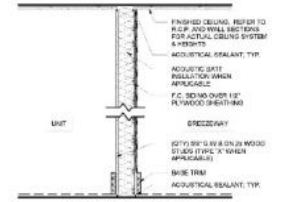


(NON RATED FOR NON BEARING INTERIOR UNIT WALLS)
RATED FOR INTERIOR BEARING WALLS AND DRYER EXHAUST WALLS

- 5/8" GWB FULL HEIGHT - STRUCTURAL WOOD PANEL - 2x4 WD STUDS - SEE STRUCT. FOR SPACING - 1/2" PLYWOOD SHEATHING - 5/8" GWB FULL HEIGHT
- 5/8" GWB FULL HEIGHT - STRUCTURAL WOOD PANEL - 2x4 WD STUDS - SEE STRUCT. FOR SPACING - 1/2" PLYWOOD SHEATHING - 5/8" GWB FULL HEIGHT - 3 1/2" ACOUSTIC BATT INSULATION FULL HEIGHT
- U.L. U344 (1-HR) - 5/8" TYPE "X" GWB FULL HEIGHT - STRUCTURAL WOOD PANEL - 2x4 WD STUDS - SEE STRUCT. FOR SPACING - 1/2" PLYWOOD SHEATHING - 5/8" TYPE "X" GWB FULL HEIGHT
- U.L. U348 (1-HR) - 5/8" TYPE "X" GWB FULL HEIGHT - STRUCTURAL WOOD PANEL - 2x4 WD STUDS - SEE STRUCT. FOR SPACING - 1/2" PLYWOOD SHEATHING - 5/8" TYPE "X" GWB FULL HEIGHT - 3 1/2" ACOUSTIC BATT INSULATION FULL HEIGHT
- SAME AS W4J WITH 2x6 STUDS
- SAME AS W4J WITH 2x6 STUDS
- SAME AS W4J WITH 2x6 STUDS
- SAME AS W4J WITH 2x6 STUDS
- SAME AS W4J-X WITH 2x6 STUDS
- SAME AS W4J-X WITH 2x6 STUDS
- SAME AS W4J-X-S WITH 2x6 STUDS
- SAME AS W4J-X-S WITH 2x6 STUDS

(BREEZEWAY WALLS)

W_J 4
1" = 1'-0"



(NON RATED FOR NON BEARING INTERIOR UNIT WALLS)
RATED FOR INTERIOR BEARING WALLS AND DRYER EXHAUST WALLS

- 5/8" GWB FULL HEIGHT - STRUCTURAL WOOD PANEL - 2x4 WD STUDS - SEE STRUCT. FOR SPACING - 1/2" PLYWOOD SHEATHING FULL HEIGHT - F.C. SIDING
- 5/8" GWB FULL HEIGHT - STRUCTURAL WOOD PANEL - 2x4 WD STUDS - SEE STRUCT. FOR SPACING - 3 1/2" ACOUSTIC BATT INSULATION FULL HEIGHT - 1/2" PLYWOOD SHEATHING FULL HEIGHT - F.C. SIDING
- U.L. U344 (1-HR) - 5/8" TYPE "X" GWB FULL HEIGHT - STRUCTURAL WOOD PANEL - 2x4 WD STUDS - SEE STRUCT. FOR SPACING - 3 1/2" ACOUSTIC BATT INSULATION FULL HEIGHT - 1/2" PLYWOOD SHEATHING FULL HEIGHT - F.C. SIDING
- U.L. U348 (1-HR) - 5/8" TYPE "X" GWB FULL HEIGHT - STRUCTURAL WOOD PANEL - 2x4 WD STUDS - SEE STRUCT. FOR SPACING - 3 1/2" ACOUSTIC BATT INSULATION FULL HEIGHT - 1/2" PLYWOOD SHEATHING FULL HEIGHT - F.C. SIDING
- SAME AS W4O WITH 2x6 STUDS
- SAME AS W4O WITH 2x6 STUDS
- SAME AS W4O WITH 2x6 STUDS
- SAME AS W4O WITH 2x6 STUDS
- SAME AS W4O-X WITH 2x6 STUDS
- SAME AS W4O-X WITH 2x6 STUDS
- SAME AS W4O-X-S WITH 2x6 STUDS
- SAME AS W4O-X-S WITH 2x6 STUDS

(BREEZEWAY WALLS)

W_O 2
1" = 1'-0"

PARTITION ASSEMBLY

FIRST CHARACTER: CONSTRUCTION MATERIAL
C - Concrete
M - CMU
S - Steel
W - Wood

SECOND CHARACTER: STRUCTURE DEPTH

Concrete	Masonry	Steel	Wood
		S - 7/8"	
1 - 1"		1 - 1 1/2"	
2 - 2"		2 - 2 1/2"	
3 - 3"		3 - 3 5/8"	
4 - 4"	4 - 3 5/8"	4 - 4"	4 - 3 1/2"
		5 - 5 1/2"	
5 - 5"	6 - 5 5/8"	6 - 6"	5 - 5 1/2"
6 - 6"	8 - 7 5/8"	8 - 8"	6 - 7 1/4"
		9 - 8 3/4"	9 - 8 1/2"
10 - 10"	10 - 9 5/8"	10 - 10 3/4"	
			11 - 10 1/2"
12 - 12"	12 - 11 5/8"		
		13 - 1' - 1 1/2"	13 - 1' - 1 1/2"
		15 - 1' - 3 1/2"	15 - 1' - 3 1/2"

THIRD CHARACTER: FINISH CONFIGURATION
A - Gyp Board, one side
B - Gyp Board, two sides
C - Gyp Board, two on each side
D - Gyp Board, three on each side
E - Gyp Board, two on one side
F - Gyp Board, two on one side, one on other
G - Gyp Board, three on one side
H - Gyp Board, three on one side, two on other
I - Not used
J - Gyp Board, one on each side, sheathing on one side
K - Gyp Board, one on each side, resilient channel on one side
L - Gyp Board two on each side, one on each release side of stud
M - Gyp Board 2" gap from one side or between studs in building separation instance, one layer gap board on outside of wall
N - Gyp Board 1" gap liner on shaft side, two layers gap board on other
O - Gyp. Board, one side, sheathing on otherside w/ fiber cement siding

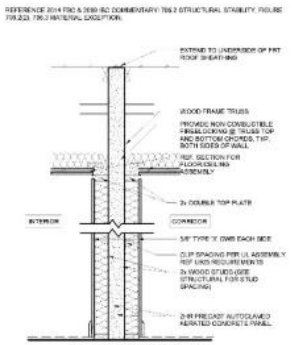
FIRE RATING: IF CHARACTER O PRESENT WALL IS FIRE RATED, SEE WALL ASSEMBLY FOR U.L. ASSEMBLY NUMBER
- = NOT RATED
1x = 1 HOUR RATED
2x = 2 HOUR RATED
3x = 3 HOUR RATED

SOUND BATT INSULATION: SEE SPECIFICATIONS FOR ETC MATRIX REQUIREMENTS
- = NO SOUND BATT INSULATION
S = SOUND BATT INSULATION

HEAD CONDITION: IF APPLICABLE SEE DIAGRAM FOR HEAD CONDITIONS

EXAMPLE:

NOTE: IF CHARACTER IS NOT INDICATED IN THE WALL TAG, THAT PROPERTY IS NOT PRESENT IN THE TAGED WALL

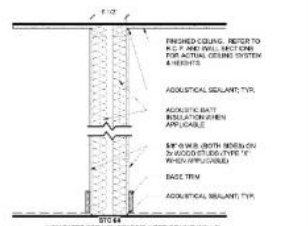


U.L. DESIGN U903 (3 HOUR FIRE RATING)
FIRE WALL AT JOINTS - EXPOSED TO FIRE FROM EITHER SIDE (IF APPLICABLE)

- U.L. U903
- 5/8" TYPE "X" GYPSUM BOARD
- WOOD FRAMING (TYP. 2x4s) SEE PLAN FOR 2x8s
- BATT INSULATION
- JAMBS/HEAD WITH FIRE BLOCKING
- 2HR PRECAST AUTOCLAVED AERATED CONCRETE PANEL
- AIR SPACE WITH FIRE BLOCKING
- ACOUSTIC BATT INSULATION
- WOOD FRAMING (TYP. 2x4s) SEE PLAN FOR 2x8s
- 5/8" TYPE "X" GYPSUM BOARD
- AT CORRIDORS, 5/8" TYPE "X" GWB ON RESILIENT CHANNELS ON STUDS

- SAME AS W11Q 2X 8 WITH 2X6 STUD BOTH SIDES

W_Q 7
1" = 1'-0"

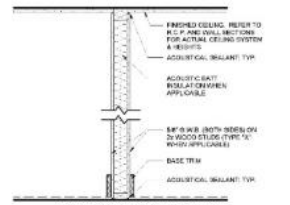


STC 64
(NON RATED FOR NON BEARING INTERIOR UNIT WALLS)
RATED FOR INTERIOR BEARING WALLS AND DRYER EXHAUST WALLS

- 5/8" GWB ON BOTH SIDES FULL HEIGHT - 2x4 WD STUDS - SEE STRUCT. FOR SPACING - 1 1/2" AIR SPACE - 2X4 WD STUDS - SEE STRUCT. FOR SPACING - 5/8" GWB ON BOTH SIDES FULL HEIGHT
- 5/8" GWB ON BOTH SIDES FULL HEIGHT - 2x4 WD STUDS - SEE STRUCT. FOR SPACING - 3 1/2" ACOUSTIC BATT INSULATION FULL HEIGHT - 1 1/2" AIR SPACE - 3 1/2" ACOUSTIC BATT INSULATION FULL HEIGHT - 2X4 WD STUDS - SEE STRUCT. FOR SPACING - 5/8" GWB ON BOTH SIDES FULL HEIGHT
- U.L. U341 (1-HR) - 5/8" TYPE "X" GWB ON BOTH SIDES FULL HEIGHT - 2x4 WD STUDS - SEE STRUCT. FOR SPACING - 1 1/2" AIR SPACE - 2X4 WD STUDS - SEE STRUCT. FOR SPACING - 5/8" TYPE "X" GWB ON BOTH SIDES FULL HEIGHT
- U.L. U341 (1-HR) - 5/8" TYPE "X" GWB ON BOTH SIDES FULL HEIGHT - 2x4 WD STUDS - SEE STRUCT. FOR SPACING - 3 1/2" ACOUSTIC BATT INSULATION FULL HEIGHT - 1 1/2" AIR SPACE - 3 1/2" ACOUSTIC BATT INSULATION FULL HEIGHT - 2X4 WD STUDS - SEE STRUCT. FOR SPACING - 5/8" TYPE "X" GWB ON BOTH SIDES FULL HEIGHT
- SAME AS W9B WITH 2X6 STUDS
- SAME AS W9B WITH 2X6 STUDS
- SAME AS W9B WITH 2X6 STUDS
- SAME AS W9B WITH 2X6 STUDS
- SAME AS W9B-X WITH 2X6 STUDS
- SAME AS W9B-X WITH 2X6 STUDS
- SAME AS W9B-X-S WITH 2X6 STUDS
- SAME AS W9B-X-S WITH 2X6 & 2X4 STUD

(TENANT SEPERATION WALLS)

W_B 5
1" = 1'-0"

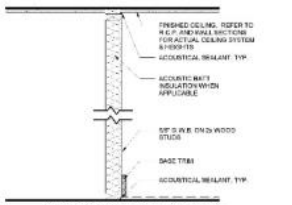


(NON RATED FOR NON BEARING INTERIOR UNIT WALLS)
RATED FOR INTERIOR BEARING WALLS AND DRYER EXHAUST WALLS

- 2x4 WD STUDS - SEE STRUCT. FOR SPACING - 5/8" GWB ON BOTH SIDES FULL HEIGHT
- 2x4 WD STUDS - SEE STRUCT. FOR SPACING - 5/8" GWB ON BOTH SIDES FULL HEIGHT - 3 1/2" ACOUSTIC BATT INSULATION FULL HEIGHT
- U.L. U305 (1-HR) - 2x4 WD STUDS - SEE STRUCT. FOR SPACING - 5/8" TYPE "X" GWB ON BOTH SIDES FULL HEIGHT
- U.L. U305 (1-HR) - 2x4 WD STUDS - SEE STRUCT. FOR SPACING - 5/8" TYPE "X" GWB ON BOTH SIDES FULL HEIGHT - 3 1/2" ACOUSTIC BATT INSULATION FULL HEIGHT
- SAME AS W9B WITH 2x6 STUDS
- SAME AS W9B WITH 2x6 STUDS
- SAME AS W9B-X WITH 2x6 STUDS
- SAME AS W9B-X WITH 2x6 STUDS
- SAME AS W9B-X-S WITH 2x6 STUDS
- SAME AS W9B-X-S WITH 2x6 STUDS

(INTERIOR WALLS)

W_B 3
1" = 1'-0"



(NON RATED FOR NON BEARING INTERIOR UNIT WALLS)
RATED FOR INTERIOR BEARING WALLS AND DRYER EXHAUST WALLS

- 2x4 WD STUDS - SEE STRUCT. FOR SPACING - 5/8" GWB FULL HEIGHT
- 2x4 WD STUDS - SEE STRUCT. FOR SPACING - 3 1/2" ACOUSTIC BATT INSULATION FULL HEIGHT - 5/8" GWB FULL HEIGHT
- SAME AS W4A WITH 2x6 STUDS
- SAME AS W4A WITH 2x6 STUDS
- SAME AS W4A-S WITH 2x6 STUDS
- SAME AS W4A-S WITH 2x6 STUDS

(INTERIOR WALLS)

W_A 1
1" = 1'-0"

CLINE DESIGN
2923 S. Tryon St.
Suite 100
Charlotte, NC 28203
704/333-7177
Cline@cline-design.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA RALEIGH, NC C0800 — REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA — ORLANDO FIGARIS ARCHITECTURE No. 5838 — REGISTERED ARCHITECT — 06.17.19

PROJECT: 218065
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

WOOD PARTITION TYPES

G1.31

Design No. L574

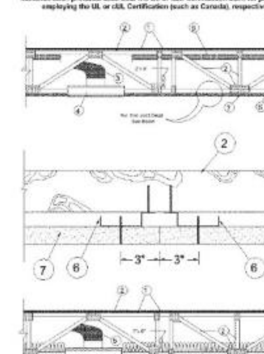
January 16, 2019

Unrestrained Assembly Rating — 1 Hr.

Finish Rating — 24 or 25 Min (See Items 5, 5A and 5B)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



Alternate Insulation Placement

1. **Flooring System** — The flooring system shall consist of one of the following:

System No. 1

Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or non-veneer APA Sturd-I-Floor T & G panels per APA specifications PRP 108. Face grain of plywood or strength axis of panel to be perpendicular to trusses with joints staggered 4 ft. Plywood or panels secured to trusses with No. 6d ring shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring — Min 1 by 4 in. T & G lumber fastened diagonally to trusses, or min 15/32 in. plywood, min grade "Underlayment" or "Sturd-I-Floor" with T & G edges and conforming with PS1-83 specifications, or non-veneer APA rated Sturd-I-Floor, T & G panels per APA specifications PRP-108. Face grain of plywood to be perpendicular to joists with joints staggered.

System No. 2

Subflooring — Min 23/32 in. thick T & G wood structural panels installed perpendicular to trusses with joints staggered 4 ft. Plywood or non-veneer APA rated panels secured to trusses with construction adhesive and No. 6d ring shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

MAXXON CORP — Types D-C, GC, GC 2000, L-R, T-F, CT, SS

RAPID FLOOR SYSTEMS — Type RF, RFP, RFU, Crtocrete

Floor Mat Materials* — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.

MAXXON CORP — Type Acousti-Mat 1/8, Acousti-Mat 1/4, Acousti-Mat 1/4 Premium, Acousti-Mat 3/8, Acousti-Mat 3/8 Premium, Acousti-Mat 3/4, Acousti-Mat 3/4 Premium, Acousti-Top.

Floor Mat Reinforcement — (Optional) Refer to manufacturer's instructions regarding minimum thickness of floor topping for use with floor mat reinforcement.

Metal Lath — (Optional) — 3/8 in. expanded galvanized steel diamond mesh, 3.4 lbs/sq yd loose laid over the floor mat material.

Fiber Glass Reinforcement — (Optional) - 0.015 in. thick PVC coated non-woven fiberglass mesh, 0.368 lbs./sq. yd loose laid over the floor mat material.

System No. 3

Subflooring — Min 23/32 in. thick wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered. Long edges may be T & G or square.

Vapor Barrier — (Optional) Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
FORMULATED MATERIALS LLC — Types FR-25, FR-30, and SlabMix

Alternate Floor Mat Material* — (Optional) Floor mat material nominal 2 - 5.5 mm thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.
FORMULATED MATERIALS LLC — Types M1, M2, M3, R1, and R2

System No. 4

Subflooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or non-veneer APA Sturd-I-Floor T & G panels per APA specifications PRP 108. Face grain of plywood or strength axis of panel to be perpendicular to trusses with joints staggered 4 ft. Plywood or panels secured to trusses with No. 6d ring shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Vapor Barrier — (Optional) — Nom 0.010 in. thick commercial asphalt saturated felt.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a minimum compressive strength of 1500 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.
UNITED STATES GYPSUM CO — Types LRK, HSLRK, CSD

USG MEXICO S A DE C V — Types LRK, HSLRK, CSD

Floor Mat Materials* — (Optional) — Floor mat material loose laid over the subfloor. Refer to manufacturer's instructions regarding the minimum thickness of floor topping over each floor mat material.
UNITED STATES GYPSUM CO — Types SAM, LEVELROCK® Brand Sound Reduction Board, LEVELROCK® Brand Floor Underlayment SRM-25

Alternate Floor Mat Materials* — (Optional) — Nom 3/8 in. thick floor mat material loose laid over the subfloor.
GRASSWORX L L C — Type SC50

System No. 5

Subflooring — Min 3/4 in. thick wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered. Long edges may be T & G or square.

Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring — Floor Topping Mixture* — Min 3/4 or 1 in. thickness of floor topping mixture for 19/32 or 15/32 in. thick wood structural panels respectively, having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

ACG MATERIALS — AccuCrete types NexGen, Green, Prime, B, M, and PrePour, AccuRadiant, AccuLevel types G40, G50 and SD30.

Alternate Floor Mat Material* — (Optional) — Floor mat material nominal 2 - 5.5 mm thick loose laid over the subfloor. Floor topping shall be a min of 3/4 in. or 1 in. thick for 19/32 or 15/32 in. thick wood structural panels respectively.

ACG MATERIALS — AccuQuiet types P60, C40, D13, D-18, D25, DX38, EM.125, EM.125S, EM.250, EM.250S, EM.375, EM.375S, EM.750, and EM.750S.

System No. 6

Subflooring — Min 23/32 in. thick wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to the joists with joints staggered.

Vapor Barrier — (Optional) — Commercial asphalt saturated felt, 0.030 in. thick.

Vapor Barrier — (Optional) — Nom 0.010 in. thick commercial rosin-sized building paper.

Finish Flooring* — Min 3/4 in. thickness of any Floor Topping Mixture bearing the UL Classification Marking as to Fire Resistance. See **Floor- and Roof-Topping Mixtures** (CCOX) category for names of Classified Companies.

Floor Mat Materials* — (Optional) — Nom. 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 55/025 and Quiet Qurl 55/025 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 60/040 and Quiet Qurl 60/040 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1-1/2 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 65/075, Quiet Qurl 65/075 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 1/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 52/013 and Quiet Qurl 52/013 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 1/4 in. entangled net core with a compressible fabric attached to the bottom loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

KEENE BUILDING PRODUCTS CO INC — Quiet Qurl 55/025 MT and Quiet Qurl 55/025 N MT

System No. 7

Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or non-veneer APA Sturd-I-Floor T & G panels per APA specifications PRP 108. Face grain of plywood or strength axis of panel to be perpendicular to trusses with joints staggered 4 ft. Plywood or panels secured to trusses with No. 6d ring shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Finish Flooring — Floor Topping Mixture* — Min 3/4 in. thickness of floor topping mixture having a min compressive strength of 1100 psi. Mixture shall consist of 6.8 gal of water to 80 lbs of floor topping mixture to 1.0 cu ft of sand.

HACKER INDUSTRIES INC — Firm-Fill Gypsum Concrete, Firm-Fill 2010, Firm-Fill 3310, Firm-Fill 4010, Firm-Fill High Strength and Gyp-Span Radiant

Metal Lath— (Optional) — For use with 3/8 in. (10 mm) floor mat materials. 3/8 in. expanded steel diamond mesh, 3.4 lbs/sq yd placed over the floor mat material. Hacker Floor Primer to be applied prior to the placement of the metal lath. When metal lath is used, floor topping thickness a nom 1-1/4 in. over the floor mat.

Floor Mat Materials* — (Optional) — Floor mat material nom 5/64 in. (2 mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1 in. of floor-topping mixture.

ECORE INTERNATIONAL INC — Type QTscu 4002

HACKER INDUSTRIES INC — Type Hacker Sound-Mat

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 1/4 in. (6 mm) thick adhered to subfloor with Hacker Floor Primer. Primer to be applied to the surface of the mat prior to the placement of a min 1-1/4 in. (32 mm) of floor topping mixture.

ECORE INTERNATIONAL INC — Type QTscu 3006-3

HACKER INDUSTRIES INC — Type Hacker Sound-Mat II.

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 1/8 in. (3 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 3/4 in. (19 mm).

HACKER INDUSTRIES INC — FIRM-FILL SCM 125

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 1/4 in. (6 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1 in. (26 mm).

HACKER INDUSTRIES INC — Type FIRM-FILL SCM 250, Quiet Qurl 55/025

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 3/8 in. (10 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/4 in. (32 mm).

HACKER INDUSTRIES INC — FIRM-FILL SCM 400, Quiet Qurl 60/040

Alternate Floor Mat Materials — (Optional) — Floor mat material nom 3/4 in. (19 mm) thick loose laid over the subfloor. Floor topping thickness shall be a min of 1-1/2 in. (38 mm).

HACKER INDUSTRIES INC — Type FIRM-FILL SCM 750, Quiet Qurl 65/075

System No. 8

Subflooring — Min 3/4 in. thick wood structural panels, min grade "Underlayment" or "Single-Floor". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered. Long edges may be T & G or square.

Vapor Barrier — (Optional) — Nom 0.030 in. thick commercial asphalt saturated felt.

Finish Flooring — Floor Topping Mixture* — Min 3/4 or 1 in. thickness of floor topping mixture for 19/32 or 15/32 in. thick wood structural panels respectively, having a min compressive strength of 1000 psi. Refer to manufacturer's instructions accompanying the material for specific mix design.

DEPENDABLE LLC — GSL M3.4, GSL K2.6, GSL-CSD and GSL RH.

Floor Mat Materials* — (Optional) — Nom. 1/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 55/025 and Quiet Qurl 55/025 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 3/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 60/040 and Quiet Qurl 60/040 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 3/4 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 1-1/2 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 65/075, Quiet Qurl 65/075 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 1/8 in. thick loose laid over the subfloor. Floor topping thickness shall be a minimum of 3/4 in.

KEENE BUILDING PRODUCTS CO INC — Type Quiet Qurl 52/013 and Quiet Qurl 52/013 N

Alternate Floor Mat Materials* — (Optional) — Floor mat material Nom. 1/4 in. entangled net core with a compressible fabric attached to the bottom loose laid over the subfloor. Floor topping thickness shall be a minimum of 1 in.

System No. 9

Subflooring — Min 19/32 in. plywood, min grade "Underlayment" or "Sturd-I-Floor" with T & G edges and conforming with PS1-83 specifications, or non-veneer APA rated Sturd-I-Floor, T & G panels per APA specifications PRP-108. Face grain of plywood to be perpendicular to joists with joints staggered. Plywood or panels secured to trusses with No. 6d ring shank nails spaced 12 in. OC along each truss. TetraGRIP™ nails measuring 2-3/8 in. long, 0.113 in. diameter, 0.272 in. round head, and helically threaded shank with barbed features on the helix meeting ASTM F1667 and having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails.

Wall and Partition Facings and Accessories* – **Sound Barrier** — (Optional) - Acoustic Sleeper pads stapled to the top of the subfloor and centered over trusses. Acoustic Sleeper pads are to be spaced approximately so that the finish floor panels are fastened through Acoustic Sleeper pads to the trusses.
STC ARCHITECTURAL PRODUCTS L L C DBA STC SOUND CONTROL — Acoustic Sleeper

Finish Flooring — Min 23/32 in. thick plywood with T & G edges along the 8 ft sides and exterior glue or non-veneer APA Sturd-I-Floor T & G panels per APA specifications PRP 108. Face grain of plywood or strength axis of panel to be perpendicular to trusses with joints staggered 4 ft. Butt joints of panels have the option of being sealed with any UL Classified caulk or sealant found under - Fill, Void or Cavity Materials* (XHHW).

2. **Trusses** — Parallel chord trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Min truss depth is 18 in. when **Ceiling Dampers*** are used. Truss depth may be reduced to 12 in. when **Ceiling Dampers*** are not used. Truss members secured together with min 0.0356 in. thick galvanized steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tool has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approx. 7/8 in. centers with four rows of teeth per inch of plate width.

3. **Air Duct*** — Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.

4. **Ceiling Damper*** — For use with min 18 in. deep trusses. Nom 20 in. long by 18 in. wide by 2-1/8 in. high, fabricated from galvanized steel. Plenum box max size nom 21 in. long by 18 in. wide by 16 in. high fabricated from either galvanized steel or Classified Air Duct Materials bearing the UL Classification Marking for Class 0 or Class 1 rigid air duct material. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 190 sq in. per 100 sq ft of ceiling area.
NAILOR INDUSTRIES INC — Types 0755, 0755A, 0756, 0756D, 0757, 0757D, 0757FP, 0757DFP, 0758, 0759, 0760, 0761, 0762, 0763, CRD6, CRD6D, CRD6, CRD6D, CRD6FP, CRD6DFP

SAFE AIR DOWCO — 0455, 0455A, 0456, 0456D, 0457, 0457D, 0457-DB, 0457-CR, 0453-FR, 0457-FR, 0453-GR, 0453

4A. **Alternate Ceiling Damper*** — For use with min 18 in. deep trusses. Max plenum box size nom 19 in. long by 19 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
AIRE TECHNOLOGIES INC — Models: CRD model 50 w/Boot, CRD model 50EA w/Boot, CRD model 55 w/Boot, CRD model 55 EA w/Boot

LLOYD INDUSTRIES INC — Model CRD 50-BT, CRD 50-EA-BT, CRD 55-BT, CRD 55 EA-BT

4B. **Alternate Ceiling Damper*** — For use with min 18 in. deep trusses. Max plenum box size nom 13 in. long by 13 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 50 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
LLOYD INDUSTRIES INC — Model CRD 50-BT-6, CRD 50-EA-BT-6, CRD 55-BT-6, CRD 55 EA-BT-6, CRD60-™ X-BT-6

4C. **Alternate Ceiling Damper*** — For use with min 18 in. deep trusses. Max size ceiling outlet in plenum box nom 12 in. long by 12 in. wide. Plenum box fabricated from galv steel. Aggregate damper openings shall not exceed 72 sq in. per 100 sq ft of ceiling area. Installed in accordance with the manufacturers installation instructions provided with the damper.
AIRE TECHNOLOGIES INC — Models: CRD model 50 w/Boot, CRD model 50EA w/Boot, CRD model 55 w/Boot, CRD model 55 EA w/Boot

LLOYD INDUSTRIES INC — Model CRD 50-95BT, CRD 50-EA-95BT, CRD 55-95BT, CRD 55 EA-95BT

4D. **Alternate Ceiling Damper*** — For use with min 18 in. deep trusses. Max size ceiling outlet in plenum box nom 16 in. long by 16 in. wide. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
LLOYD INDUSTRIES INC — Models CRD 50- FGPB-4.2, -4.2 NI, -6.0, -6.0 NI, CRD50-EA-FGPB-4.2, -4.2 NI, -6.0, -6.0 NI

4E. **Alternate Ceiling Damper*** — For use with min 18 in. deep trusses. Max plenum box size nom 15 in. long by 15 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 72 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
LLOYD INDUSTRIES INC — Models 45-CRD-LT-BT and 45-CRD-LTD-BT

4F. **Alternate Ceiling Damper*** — For use with min 18 in. deep trusses. Max size ceiling outlet in plenum box nom 10 in. long by 10 in. wide. Plenum box fabricated from galv steel. Aggregate damper openings shall not exceed 50 sq in. per 100 sq ft of ceiling area. Installed in accordance with the manufacturers installation instructions provided with the damper.
LLOYD INDUSTRIES INC — Model 45-LTD-95-BT-4

4G. **Alternate Ceiling Damper*** — For use with min 18 in. deep trusses. Max plenum box size nom 19 in. long by 15 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 98 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
LLOYD INDUSTRIES INC — Model CRD50-™ X-BT

4H **Alternate Ceiling Damper*** — For use with min 18 in. deep trusses. Max nom area shall be 324 sq in. Max square size shall be 18 in. by 18 in. Rectangular sizes not to exceed 324 sq in. with a max width of 18 in. Max height of damper shall be 14 in. Aggregate damper openings shall not exceed 162 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 9) shall be installed in accordance with installation instructions.
C&S AIR PRODUCTS — Model RD-521

POTTORFF — Model CFD-521.

4I. **Alternate Ceiling Damper*** — For use with min 18 in. deep trusses. Max nom area shall be 196 sq in. Max square size shall be 14 in. by 14 in. Rectangular sizes not to exceed 196 sq in. with a max width of 26 in. Max height of damper shall be 7 in. Aggregate damper openings shall not exceed 98 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 9) not to exceed 144 in.^{2} shall be installed in accordance with installation instructions.
C&S AIR PRODUCTS — Model RD-521-BT

POTTORFF — Model CFD-521-BT

4J. **Alternate Ceiling Damper*** — For use with min 18 in. deep trusses. Max nom area shall be 256 sq in. with the length not to exceed 24 in. and the width not to exceed 20 in. Max height of damper shall be 17 in. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper. A steel grille (Item 9) shall be installed in accordance with installation instructions.
C&S AIR PRODUCTS — Model RD-521-IP, RD-521-NP

POTTORFF — Models CFD-521-IP, CFD-521-NP

4L. **Alternate Ceiling Damper*** — For use with min 18 in. deep trusses. Max nom area shall be 324 sq in. Max square size shall be 18 in. by 18 in. Rectangular sizes not to exceed 324 sq in. with a max width and max length of 18 in. Max round size shall be 18 in. dia. Aggregate damper openings shall not exceed 162 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
RUSKIN COMPANY — Models CFD7-T, CFDR7-T

4M. **Alternate Ceiling Damper*** — Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 75 sq in. with the length not to exceed 8-9/16 in. and the width not to exceed 8-3/4 in. Max height of damper shall be 9-7/8 in. Aggregate damper openings shall not exceed 38 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturers installation instructions provided with the damper. A plastic grille shall be installed in accordance with installation instructions.
DELTA ELECTRONICS INC — Models CRD2, GBR-CRD, ITG-CRD

4N. **Alternate Ceiling Damper*** — Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 131 sq in. with the length not to exceed 11-1/16 in. and the width not to exceed 11-7/8 in. Aggregate damper openings shall not exceed 66 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions.
DELTA ELECTRONICS INC — Model SMT-CRD

4O. **Alternate Ceiling Damper*** — For use with min 18 in. deep trusses. Max nom area shall be 324 sq in. Max square size shall be 18 in. by 18 in. Rectangular sizes not to exceed 324 sq in. with a max length of 20 in. and a max width of 22 in. Max height of damper shall be 14 in. Aggregate damper openings shall not exceed 164 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturer's installation instructions provided with the damper. An aluminum or steel grille shall be installed in accordance with installation instructions.
UNITED ENERTECH CORP — Type C-S/R-WT or C-S/R-WTP (Max nom area 324 sq. in.) or C-S/R-WTS or C-S/R-WTPS (Max nom area 162 sq. in.)

4P. **Alternate Ceiling Damper*** — Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 75 sq in. with the length not to exceed 9-1/4 in. and the width not to exceed 9-3/4 in. Max height of damper shall be 9-7/8 in. Aggregate damper openings shall not exceed 45 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions.
DELTA ELECTRONICS INC — Model SIG-CRD

4Q. **Alternate Ceiling Damper*** — Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 103 sq in. with the length not to exceed 10-1/8 in. and the width not to exceed 10-1/8 in. Aggregate damper openings shall not exceed 52 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions.
PANASONIC CORPORATION, PANASONIC CORPORATION OF NORTH AMERICA — Model PC-RD05C5

4R. **Alternate Ceiling Damper*** — Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 113 sq in. with the length not to exceed 10-1/8 in. and the width not to exceed 11-1/8 in. Aggregate damper openings shall not exceed 57 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDFUWT

4S. **Alternate Ceiling Damper*** — Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 79 sq in. with the length not to exceed 10 in. and the width not to exceed 7-15/16 in. Aggregate damper openings shall not exceed 40 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A metallic grille (Item 9) shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Models RDJ1 and RDH

4T. **Alternate Ceiling Damper*** — For use with min 18 in. deep trusses Max plenum box size nom 19 in. long by 19 in. wide and 11-7/8 in. high fabricated from galv steel. Aggregate damper openings shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper installed in accordance with the manufacturers installation instructions provided with the damper.
METAL-FAB INC — Models MSCD-HC and MRCD-HC

4U. **Alternate Ceiling Damper*** — Ceiling damper & fan assembly for use with min 18 in. deep trusses. Max nom area shall be 87 sq in. with the length not to exceed 9 in. and the width not to exceed 9-11/16 in. Aggregate damper openings shall not exceed 44 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fan models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A plastic grille (Item 9) shall be installed in accordance with installation instructions.
BROAN-NUTONE L L C — Model RDWWT

4V. **Alternate Ceiling Damper*** — (Optional, to be used with Air Duct Item 3) — For use with min 18 in. deep trusses. Max nom 21 in. long by 18 in. wide, fabricated from galvanized steel. Plenum box max size nom 21 in. long by 18 in. wide by 14 in. high (inner dimension) fabricated from either galvanized steel or min 1 in. thick Listed Duct Board bearing the UL Listing Marking having a min R-Value of 4.3. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 180 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-1WT

4W. **Alternate Ceiling Damper*** — (Optional, to be used with Air Duct Item 3) — For use with min 18 in. deep trusses. Max nom 12 in. long by 12 in. wide with an 8 in. diameter damper, fabricated from galvanized steel. Installed in accordance with the instructions provided by the manufacturer. Max damper openings not to exceed 72 sq in. per 100 sq ft of ceiling area.
GREENHECK FAN CORP — Model CRD-2WT

4X. **Alternate Ceiling Damper*** — (Optional. To be used with Air Duct Item 3.) For use with min 18 in. deep trusses. Max 12 in. diameter damper and insulated register box assembly. The maximum size of the register box assembly is nom. 20 in. long by 20 in. wide and 4 in. high fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 128 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Model 57B

4Y. **Alternate Ceiling Damper*** — (Optional. To be used with Air Duct Item 3.) For use with min 18 in. deep trusses. Max 20 in. long by 16 in. wide by 4 in. high rectangular damper with plenum box assembly. The maximum outer dimensions of the plenum box assembly is 23-1/2 in. long by 19-1/2 in. wide and 17 in. high fabricated from 6pcf, 1-1/2 to 2 in. thick Knauf Air Duct Board M*. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 160 sq in. per 100 sq ft ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Series 58.

4Z. **Alternate Ceiling Damper*** — (Optional. To be used with Air Duct Item 3.) For use with min 18 in. deep trusses. Max 14 in. long by 14 in. wide and 18 in. high ceiling damper with boot or box assembly, fabricated from galv steel. The aggregate area of the register opening(s) through the ceiling membrane shall not exceed 98 sq in. per 100 sq ft of ceiling area. Damper assembly installed in accordance with the manufacturers installation instructions.
AIRE TECHNOLOGIES INC — Model 51 w/Boot.

5. **Batts and Blankets*** — (Optional) — When truss depth is 18 in. or greater, insulation is optional. Insulation may alternately be secured to plywood subfloor with staples spaced 12 in. OC or to the trusses with 0.090 in. diam galv steel wires spaced 12 in. OC. Insulation may be draped over the resilient channels and gypsum board ceiling membrane and the resilient channels and gypsum board attachment shall be modified as specified in Items 6 and 7. Any glass fiber insulation bearing the UL Classification Marking for Surface Burning Characteristics and/or Fire Resistance, and having a min density of 0.5 pcf and a max thickness of 3-1/2 in. may be used. When Type AG-C gypsum panels are used, there is no limit on overall thickness. The Finish Rating is 24 min. when the insulation is draped over the resilient channels and gypsum board ceiling membrane and 25 min. when it is installed on underside of the plywood subfloor or when it is omitted.

5A. **Loose Fill Material*** — (Optional) — Loose fill material may be used as an alternate to batt insulation (Item 5). When used, the resilient channel and gypsum board attachment is modified as specified in Items 6 and 7. Any loose fill material bearing the UL Classification Marking for Surface Burning Characteristics, having a min density of 0.5 pcf and installed at a max thickness of 3-1/2 in. may be used. When Type AG-C gypsum panels are used, there is no limit on overall thickness. The finished rating when loose fill material is used has not been determined.

6. **Resilient Channels** — Resilient channels formed of 25 MSG galv steel, spaced 16 in. OC perpendicular to trusses. When batt insulation (Item 5) is draped over the resilient channel/gypsum board ceiling membrane, or when loose fill insulation (Item 5A) is used, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S bugle head steel screws. Channels overlapped 4 in. at splices. Two channels, spaced 6 in. OC, oriented opposite each gypsum board end joint as shown in the above illustration. Additional channels shall extend min 6 in. beyond each side edge of board.

6A. **Steel Framing Members*** — (Not Shown) — As an alternate to Item 6, furring channels and **Steel Framing Members*** as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to trusses. When batt insulation (Items 5) is draped over the resilient channel/gypsum board ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap.

b. **Steel Framing Members*** — Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to alternating trusses with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to alternating trusses with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels. Adjoining channels are overlapped as described in Item a. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 8 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75)

6B. **Steel Framing Members*** — (Not Shown) — As an alternate to Items 6 and 6A.

a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 16 in. OC perpendicular to wood structural members. When insulation, Items 5, 5A or 5B is applied over the furring channel/gypsum panel ceiling membrane, the furring channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire near each end of overlap.

b. **Steel Framing Members*** — Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC, and secured to the bottom chord of alternating trusses with one No. 8 x 2-1/2 in. coarse drywall screw through center grommet. When insulation, Items 5, 5A or 5B is applied over the furring channel/gypsum panel ceiling membrane, the clip spacing shall be reduced to 24 in. OC and secured to consecutive trusses. Furring channels are friction fitted into clips. Adjoining channels are overlapped as described in Item a. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping No. 8 framing screws, min 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7.
PLITEQ INC — Type Genie Clip

6C. **Alternate Steel Framing Members*** — (Not Shown) — As an alternate to items 6, 6A and 6B, furring channels and Steel Framing Members as described below.

a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-5/8 in. wide by 7/8 in deep, spaced 16 in. OC, perpendicular to joists. When batt insulation (Items 5, 5A, 5B) is draped over the resilient channel/gypsum board ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b.

b. **Steel Framing Members*** — Used to attach furring channels (Item a) to the trusses (Item 2). Clips spaced at 48" OC and secured to the bottom of the joists with one 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire. Additional clips are required to hold the Gypsum Butt joints as described in Item 7.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

6D. **Alternate Steel Framing Members*** — (Not Shown) — As an alternate to items 6, 6A, 6B and 6C furring channels and Steel Framing Members as described below.

a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-1/2 in. wide by 7/8 in deep, spaced 16 in. OC, perpendicular to joists. When batt insulation (Items 5, 5A, 5B) is draped over the resilient channel/gypsum board ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in Item b.

b. **Steel Framing Members*** — Used to attach furring channels (Item a) to the trusses (Item 2). Clips spaced at 48" OC and secured to the bottom of the joists with one 2-1/2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire. Additional clips are required to hold the Gypsum Butt joints as described in Item 7.
REGUPOL AMERICA — Type SonusClip

TYPICAL FLOOR-CLG ASSEMBLY

UL #L574-A 1
12" = 1'-0"

CLINE DESIGN
2025 S. Tryon St,
Suite 130
Charlotte, NC 28203
704/338-7272
ClineDesignAssoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA — RALEIGH, NC — C00001 — REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA — ORLANDO PIZARRO — CHARLOTTE, NC — No. 1035 — REGISTERED ARCHITECT — 06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AF, TP
CHECKED BY: KB

UL ASSEMBLIES

G1.41

7. **Gypsum Board*** — Nom 5/8 in. thick, 48 in. wide gypsum board installed with long dimension perpendicular to resilient channels. Gypsum board secured with 1 in. long Type S bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. End joints secured to both resilient channels as shown in end joint details. When bolt insulation is draped over the resilient channel/gypsum board ceiling membrane, or when loose fill insulation (Item 5A) is used, screws spacing shall be 8 in. OC. When **Steel Framing Members** (Item 6B) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 12 in. OC in the field of the board. Screw spacing is reduced to 8 in. OC when insulation is applied over the furring channel/gypsum panel ceiling membrane. Gypsum board butted end joints shall be staggered minimum 16 in. within the assembly. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. These additional furring channels shall be attached to underside of the truss with Genie clips as described in Item 6B. Screw spacing along the gypsum board butt joint shall be 8 in. OC. When **Steel Framing Members** (Item 6C) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end. The two support furring channels shall be spaced approximately 3 in. in from joint. Screw spacing along the gypsum board butt joint and along both additional channels shall be 8 in. OC. Additional screws shall be placed in the adjacent section of gypsum board into the aforementioned 3 in. extension of the extra butt joint channels as well as into the main channel that runs between. Butt joint furring channels shall be attached with one RESILMOUNT sound isolation Clip at each end of the channel.
When **Steel Framing Members** (Item 6D) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, an additional single length of furring channel shall be installed and be spaced approximately 3 in. from the butt joint (6 in. from the continuous furring channels) to support the floating end of the gypsum board. Each of these shorter sections of furring channel shall extend one truss beyond the width of the gypsum panel and be attached to the adjacent trusses with one ScrewClip at every truss involved with the butt joint.

AMERICAN GYPSUM CO — Types AG-C

GEORGIA-PACIFIC GYPSUM L.L.C — Type TG-C

8. **Finishing System** — (Not Shown) — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.

9. **Grille** — Grille installed in accordance with the installation instructions provided with the ceiling damper.

10. **Discrete Products Installed in Air-handling Spaces*** — Automatic Balancing Valve/Damper — (Not Shown - Optional) — For use with item 4K, Ruskin Company's Model CFDTT damper (CABS). Ceiling damper to be provided with plenum box per damper manufacturer's instructions with side outlet only. Entire assembly to be installed into any UL Class 0 or Class 1 flexible air duct in accordance with the instructions provided by the automatic balancing valve/damper manufacturer.
METAL INDUSTRIES INC — Model ABV-4, ABV-5, ABV-6

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2019-01-18

UL #L574-B 1
5" = 1'-0"

CLINE DESIGN

2923 S. Tryon St.
Suite 130
Charlotte, NC 28203
704-358-7273
ClineDesign-Assoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00301
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO PIZARRO
CHARLESTON, SC
No 10301
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 02.27.20
REVISIONS: DATE

DRAWN BY: FL, AP, TP
CHECKED BY: KB

UL ASSEMBLIES

G1.42

UL ONLINE CERTIFICATIONS DIRECTORY

Design No. P522

BXUV.P522

Fire-resistance Ratings - ANSI/UL 263

Print Report

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, assemblies, systems, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- It is the owner's responsibility to ensure that the product, assembly, system, device and have been inspected by UL for compliance with applicable requirements. The presence of an inspection agency does not imply acceptance of the product.
- When field areas arise, it is recommended the first contact for assistance be the field rep contact shown on the product manufacturer website for the design. Users of fire resistance assemblies are expected to consult the general guide information for each product category and each group of assemblies. This Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products with bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire Resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. P522

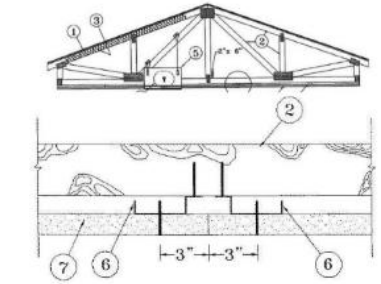
August 01, 2017

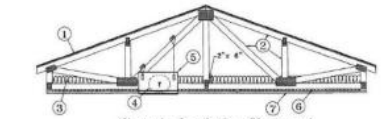
Unrestricted Assembly Rating — 1 Hr

Hose Stream — 2 Hr (See Item 2 of 3A.)

The design was evaluated using a test design method other than the Cold Water Design Method (e.g., Working Stress Design Method, Jurisdictions employing the Limit States Design Method, such as Canada, a load correction factor shall be used. See the Design and Construction Information for Fire Resistance Ratings.

*** Individual products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**





Alternate Insulation Placement

1. Ceiling System* — Any UL Class A, B or C Roofing System (TGFU or Prepared Roof Covering (TKRT) acceptable for use over nom 15/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Nom 15/32 in. thick wood structural panels secured to trusses with the 8d nails not to exceed 6 in. OC along each truss. Shingle based roofing materials with a fire and wind resistance rating may be substituted for the 3d nails. Construction adhesive may be used with either the nails or staples.

2. Trusses — Pitched or peaked shaped wooden trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members assembled together with nom 3 x 6 in. thick gale steel plates. Plates have 50 or 51 long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other in rows for the same joint(s), forming a split tooth type plate. Each tooth has a chisel point or its outside edge. These points are diagonally opposite each other in each pair. The four half of each tooth has a total flat stiffness. The pairs are repeated on approximately 3/8 in. centers in the four row of teeth (on both of plates with the interior face of the plates at the trusses of 25 sq/ft. Where the truss intersects with the interior face of the exterior walls, the truss depth may be reduced to 2 x 4 in. Insulation and Baffles (Item 3) are used as shown with above Illustration Alternate Insulation Placement and are firmly packed against the intersection of the bottom chords and the sloped sheathing.

3. Batts and Blankets* — (Optional) — Required when Item 6B is used — Glass fiber insulation, secured to the roof structural panels with staples spaced 12 in. OC or to the trusses with 0.0480 in. diam gale steel wire spaced 12 in. OC. Any glass fiber insulation meeting the UL Classification Marking as to surface burning characteristics and/or the flammability, having a min density of 1.5 pcf in certain thicknesses may be fitted in the concealed space, installed over the resilient channel gypsum board ceiling membrane, when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. When **Steel Framing Members** (Item 6B) are used, min 3-1/2 in. thick insulation shall be draped over the framing members (Item 6B) and gypsum board ceiling membrane, and the cross-field beams or trusses and Steel Framing Members (Item 6B). The finished ceiling has only been determined when the insulation is secured to the ceiling.

3A. Fiber, Sprayed* — As an alternate to Item 3 (not evaluated for use with Item 6B) — Any thickness of sprayed fiber cellulose insulation material, having a min density of 3.5 lb/ft³, applied with water, over the resilient channel/gypsum board ceiling membrane when resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Fiber, Sprayed is applied with moisture in accordance with the application instructions supplied with the product. The finish rating when Fiber Sprayed is used has not been determined. Alternate application method: The fiber is applied without water or adhesive in accordance with the applicator instructions supplied with a minimum density of 3.5 lb/ft³ over the resilient channel/gypsum board ceiling membrane over resilient channels and gypsum board attachment is modified as specified in Items 6 and 7. Alternate application method: The fiber is applied without water or adhesive to a nominal density of 3.5 lb/ft³ behind ceiling (Item 7) stapled to the rafters. The ceiling is stapled a bottom layer of the rafters creating a cavity to accept the cellulose fiber.

U S GYPSUM CO L L C — (WP3318 & U419) For use with wet or dry application. (WP3318U3, WP3318U5, WP3318U6, WP3318U7, WP3318U8, U419U3, and U419U5 are to be used for dry application only.

28. Foamed Plastic* — (As an alternate to Item 3 or 3A, Not Shown) — Spray foam insulation applied directly to the underside of the roofing system (Item 1). Spray foam insulation installed to a minimum thickness of 20 in. at a nominal 2.5 lb/ft³ density. When spray foam insulation is used, resilient channels (Item 6) shall be installed maximum 12 in. OC, with channels adjacent to the panels of gypsum board (Item 7) installed at 6 in. OC to allow for inspection of the adjoining edges of the gypsum board panels. Gypsum board (Item 7) to be installed using 1-1/4 in. long Type S screws, spaced maximum 8in. OC. Trusses with a flat bottom (Items 2 through 3A) in the concealed space, minimum 1 in. clearance to be maintained between damper housing and spray foam insulation. Not evaluated for use with Items 3A through 27.

SPF FOAM INC — Sealantset 0.5 lb

31. Cavity Insulation - Batts and Blankets* or Fiber, Sprayed* — (As described in Item 3 and 3A — (For this exhibit 7B, Not Shown) — Min 2-1/2 in thick min to fill the entire cavity (Unless filled in the concealed space, placed over the resilient channel (Item 6)/gypsum board (Item 7)) ceiling membrane.

4. Air Duct* — Any UL Class 0 or Class 1 flexible or duct installed in accordance with the instructions provided by the damper manufacturer.

5. Ceiling Damper* — Nor nom area, 154 sq in. Nor square size, 18 in. by 13 in. rectangular sizes not to exceed 324 sq in. with a max width of 18 in. Max damper height 8 in. Installed in accordance with manufacturer installation instructions provided with the damper. The damper coverage not to exceed 152 sq in. per 100 sq ft of ceiling area.

CAA AIR PRODUCTS — Model 620-521

FOTOHOFF — Model CFD-521

5A. Alternate Ceiling Damper* — Nor nom area, 196 sq in. Nor square size, 14 in. by 14 in. Rectangular sizes not to exceed 196 sq in. with a max width of 16 in. Max damper height 8 in. Installed in accordance with the manufacturer's installation instructions provided with the damper. Max damper coverage not to exceed 196 sq in. per 100 sq ft of ceiling area.

CAA AIR PRODUCTS — Model 620-521-07

FOTOHOFF — Model CFD-521-07

5B. Alternate Ceiling Damper* — Nor nom area shall be 196 sq in. with the length not to exceed 20 in. and the width not to exceed 14 in. Max height of damper shall be 8 in. Aggregate damper openings shall not exceed 196 sq in. per 100 sq ft of ceiling area. Damper shall be installed in accordance with the manufacturer installation instructions provided with the damper. A ceiling grille shall be installed in accordance with installation instructions.

FOTOHOFF — Models CFD-521-B; CFD-521-BF

5C. Alternate Ceiling Damper* — Ceiling damper & fire assembly. Nor nom area shall be 79 sq in. with the length not to exceed 11 5/16 in. and the width not to exceed 7 in. Max height of damper shall be 7-7/8 in. Aggregate damper openings shall not exceed 79 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fire models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A ceiling grille shall be installed in accordance with installation instructions.

DELTA ELECTRONICS INC — Models CR0, CR1-CR0, CTD-CR0

5D. Alternate Ceiling Damper* — Ceiling damper & fire assembly for use with min 19 in. deep trusses. Max nom area shall be 154 sq in. with the length not to exceed 13-1/8 in. and the width not to exceed 13-1/8 in. Aggregate damper openings shall not exceed 154 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fire models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A ceiling grille shall be installed in accordance with installation instructions.

DELTA ELECTRONICS INC — Model CR1-CR0

5E. Alternate Ceiling Damper* — Ceiling damper & fire assembly for use with min 19 in. deep trusses. Max nom area shall be 196 sq in. with the length not to exceed 13-1/8 in. and the width not to exceed 13-1/8 in. Aggregate damper openings shall not exceed 196 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fire models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A ceiling grille shall be installed in accordance with installation instructions.

PANASONIC CORPORATION, PANASONIC CORPORATION OF NORTH AMERICA — Model FD-RD0501

5F. Alternate Ceiling Damper* — Ceiling damper & fire assembly for use with min 19 in. deep trusses. Max nom area shall be 196 sq in. with the length not to exceed 13-1/8 in. and the width not to exceed 13-1/8 in. Aggregate damper openings shall not exceed 196 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fire models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A ceiling grille shall be installed in accordance with installation instructions.

BROAN-NUTONE L L C — Model RFD14RT

5G. Alternate Ceiling Damper* — Ceiling damper & fire assembly for use with min 19 in. deep trusses. Max nom area shall be 97 sq in. with the length not to exceed 10 in. and the width not to exceed 9-7/8 in. Aggregate damper openings shall not exceed 48 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fire models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A ceiling grille shall be installed in accordance with installation instructions.

BROAN-NUTONE L L C — Models RD01 and RD4

5H. Alternate Ceiling Damper* — Ceiling damper & fire assembly for use with min 19 in. deep trusses. Max nom area shall be 97 sq in. with the length not to exceed 9 in. and the width not to exceed 9-7/8 in. Aggregate damper openings shall not exceed 48 sq in. per 100 sq ft of ceiling area. Damper shall be installed in combination with one of the fire models described in, and in accordance with, the manufacturer's installation instructions provided with the damper. A ceiling grille shall be installed in accordance with installation instructions.

BROAN-NUTONE L L C — Model RD4INT

6. Furring Channels — Resilient channels fabricated of 25 MSG thick galv steel. Installed perpendicular to the trusses (Item 2), spaced a max of 24 in. OC when no insulation (Item 3 or 3A) is fitted in the concealed space, and a max of 12 in. OC when insulation (Item 3, 3A or 3B) is fitted in the concealed space. Secured over the resilient channel gypsum board ceiling membrane, or when insulation (Item 3B) is applied to the underside of the ceiling system (Item 1). Two rows of resilient channel positioned 6 in. OC on walls and terminate within 2 in. from each end of resilient channel. Channels oriented opposite or resilient channel perpendicular to the trusses. Channel splices overlapped 4 in. and tied together with double strand No. 18 SWG gale steel wire, one at each end of overlap.

6A. Steel Framing Members* — (Not Shown) — As an alternate to Item 6, furring channels and Steel Framing Members as described below:

a. Furring Channels — Formed of No. 25 MSG gale steel, 2-5/16 in. or 2-21/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to trusses when no insulation (Item 3 or 3A) is fitted in the concealed space or 12 in. OC when insulation (Item 3 or 3A) is fitted. The concealed space, Channels secured to the bottom chord of the trusses (Item 2) with Steel Framing Members (Item 6B) when insulation (Item 3 or 3A) is fitted in the concealed space. Insert over the furring channels gypsum board ceiling membrane and a second layer of gypsum board is attached as described in Item 7 for steel framing members. Channels secured to trusses as described in Item 6B. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 SWG gale steel wire each end of overlap.

b. Steel Framing Members — Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (U.P.C) clips secured to alternating trusses with No. 8 by 2-1/2 in. coarse drywall screw through the center gusset. RSIC-V and RSIC-V (U.P.C) clips secured to alternating trusses with No. 8 by 1-5/8 in. coarse drywall screw through the center hole. Furring channels are fitted into the clips. RSIC-1 and RSIC-V clips for use with 2-5/16 in. wide furring channels. RSIC-1 (U.P.C) and RSIC-V (U.P.C) clips for use with 2-21/32 in. wide furring channels. Adjoining channels are overlapped 6 in. or connected in line side. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping fasteners, min 1/4 in. long, at the midpoint of the overlap, with one screw in each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7.

PGC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (U.P.C), RSIC-V (U.P.C)

6B. Steel Framing Members* — (Not Shown) — As an alternate to Items 6 and 6A.

a. Furring Channels — Hot-dipped furring channels, 7/8 in. deep by 2-5/8 in. wide at the base and 1-1/4 in. wide at the face, formed from No. 25 ga. gale steel, spaced max 24 in. OC perpendicular to trusses and Cold Rolled Channels (Item 6B). Furring channels secured to Cold Rolled Channels at every intersection with a 1/2 in. pan head self drilling screw through each furring channel leg. Ends of adjoining channels overlapped 4 in. and tied together with two double strand No. 18 SWG gale steel wire ties, one at each end of overlap. Supplemental furring channels of same size and outer layer gypsum board installation are required. Ends and flankers shaped over furring channels as described in Table 7. Two layers of gypsum board attached to furring channels as described in Item 7.

b. Cold Rolled Channels — 1-5/8 in. by 1/2 in. formed from No. 16 ga. gale steel, positioned vertically and parallel to trusses, notches fitted into the channel webs as the Steel Framing Members (Item 6B). Adjoining lengths of cold rolled channels lapped 6 in. and secured together with two double strand 18 SWG gale steel wire ties, one at each end of overlap.

c. Blocking — Where cross-bridging does not permit direct, full contact of the hanger bracket, a piece of nominal 2 by 4 in. lumber (blocking), min 8 in. long to permit full contact of the hanger bracket, to be installed vertically to the side of the trusses (Item 2) at the top and bottom of the blocking at each Steel Framing Member (Item 6B) location.

d. Steel Framing Members* — Hangers spaced 48 in. OC, max along trusses and secured to the blocking (Item 6B) or other blocking, trusses with a single 8d nail in 1 in. long hanger tab or two 8d nails in 1-5/8 in. short screw through mounting hole(s), on the hanger bracket. The two 1/4 in. long steel teeth on the hanger are embedded in the side of the blocking. Hanger positioned on blocking and bending back tangs adjacent each that furring channels are flush with bottom of trusses before gypsum board installation. Spring gauge of hanger is made per manufacturer's instructions.

KINETICS NOISE CONTROL INC — Type BCH

6C. Steel Framing Members* — (Not Shown) — As an alternate to Items 6, 6A and 6B.

a. Furring Channels — Formed of No. 25 MSG gale steel, 2-5/16 in. wide by 7/8 in. deep installed perpendicular to steel structural members. Channels spaced a max of 24 in. OC when no insulation (Item 3 or 3A) is fitted in the concealed space or a max of 12 in. OC when insulation (Item 3 or 3A) is fitted in the concealed space. Channels secured to trusses as described in Item 6B. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire one each end of overlap.

b. Steel Framing Members* — Used to attach furring channels (Item 6Ca) to trusses (Item 2). Clips secured to the bottom chord of each truss (24 in. OC) with one No. 8 by 2-1/2 in. long coarse drywall screw through center gusset. Furring channels are fitted into the clips. Adjoining channels are overlapped as described in Item 6A. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping fasteners, min 1/4 in. long, at the midpoint of the overlap, with one screw in each flange of the channel. Additional clips required to hold furring channel that supports the gypsum board butt joints, as described in Item 7.

PLITEQ INC — Type Series Clip

6D. Steel Framing Members* — (Not Shown) — As an alternate to Items 6, 6A, 6B and 6C.

a. Main runners — Installed perpendicular to trusses — Nom 24 in. OC filling, 15/16 in. or 1-1/2 in. wide face, spaced 4 ft OC. Main runners hung a max of 2 in. from bottom chord of trusses with 12 SWG gale steel wire. Wires located a max of 48 in. OC.

b. Cross-tees or channels — Nom 4 ft long, 15/16 in. or 1-1/2 in. wide face or cross channels, nom 4 ft long, 1-1/2 wide face, installed perpendicular to the main runners, spaced 16 in. OC. Additional cross tees or channels added at 8 in. from each side of located gypsum board end joints. The cross tees or channels may be nested or screw attached to the main runner or channel to facilitate the ceiling installation.

c. Wall angles or channels — Used to support steel framing member ends for screw attachment of the gypsum wallboard — Min 0.016 in. thick galvanized or galvanized steel angle with 1 in. legs or min. 0.016 in. thick galvanized or galvanized steel channel with a 1 by 1-1/2 by 1 in. profile attached to walls at perimeter of ceiling with fasteners 24 in. OC.

CGC INC — Type DGL or RX

USG INTERIORS LLC — Type DGL or RX

6E. Alternate Steel Framing Members* — (Not Shown) — As an alternate to Items 6, 6A, 6B, and 6C, furring channels and Steel Framing Members as described below.

a. Furring Channels — Formed of No. 25 MSG gale steel, 2-5/8 in. wide by 7/8 in. deep, spaced 24 in OC, perpendicular to trusses. When insulation, (Item 3 or 3A is used, the furring channel spacing shall be reduced to 12 in. OC. Channels secured to joists as described in Item 6.

b. Steel Framing Members* — Used to attach furring channels (Item a) to the wood trusses (Item 2). Clips spaced at 48" OC and secured to the bottom of the trusses with one 2 in. Coarse Drywall Screw with 2 in. diam washer through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire. Additional clips are required to hold the Gypsum Board joints as described in Item 7.

STUDCO BUILDING SYSTEMS — RESILIFLOX® Sound Isolation Clips - Type A227 or A227R

6F. Steel Framing Members* — (Not Shown) — As an alternate to Items 6 through 6E. Not for use with Items 7 or 3A. Main runners nom 12 ft long, spaced 72 in. OC. Main runners suspended by min 12 SWG gale steel hanger wire spaced 48 in. OC. Cross tees, nom 4 ft long, installed perpendicular to main runners and spaced 24 in. OC. Additional 8 ft long cross tees required at each gypsum board end joint with butted gypsum board and joints centered between main tees coincide in. OC. The main runners and cross tees may be nested or screw attached to the wall angle or channel to facilitate the ceiling installation.

USG INTERIORS LLC — Type DGL or RX

6G. Resilient Channels — Per Use With Item 7B - Formed from min 25 MSG gale steel installed perpendicular to trusses and spaced 16 in. OC. Channels secured to steel cross ties 1-5/8 in. long Type S bugle head steel screws. Channels overlapped 4 in. at splices. Two channels, spaced 4 in. OC, oriented opposite each gypsum panel end joint. Additional channels shall extend min 6 in. beyond each side edge of panel. Two screws, Item 3C is applied over the resilient channel/gypsum panel ceiling membrane.

7. Gypsum Board* — One layer of nom 5/8 in. thick by 48 in. wide boards, installed with long dimension parallel to trusses. Attached to the resilient channel using 1 in. long Type S bugle head screws. Screws spaced a max of 12 in. OC along bulked end joints and in the field when no insulation (Item 3, 3A or 3B is fitted in the concealed space, and a max of 8 in. OC along bulked end joints and in the field when insulation (Item 3 or 3A is fitted in the concealed space. Based over the resilient channel/gypsum board ceiling membrane. When insulation (Item 3B) is installed in the concealed space, screw applied to the underside of the ceiling system (Item 1). screws are spaced a max of 8 in. OC along resilient channels, and fasteners are increased in length to 1-1/4 in.

concealed space, dropped over the furring channel/gypsum board ceiling membrane. Gypsum board butt joints shall be staggered min 24 inch in the assembly, and occur between the main furring channels. At the gypsum board butt joints, each end of the gypsum board shall be supported by a single length of furring channel equal to the width of the wallboard plus 6 in. on each end. The furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to the trusses with one clip at each end of the channel. Screw spacing along the butt joint to attach the gypsum board to the furring channels shall be 8 in. OC. Second (inner) layer of gypsum board required when furring channels (Item 6A, at one spaced 24 in. OC and insulation is fitted in the concealed space, dropped over

the furring channel/gypsum board ceiling membrane. Outer layer of gypsum board attached to the furring channels using 1-5/8 in. long Type S bugle head screws spaced 8 in. OC at bulked joints and 12 in. OC in the field. Bulked end joints offset a minimum of 8 in. from base layer end joints. Bulked side joints of outer layer to be offset min 8 in. from bulked side joints of base layer.

When **Steel Framing Members** (Item 6B) are used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle head steel screws spaced 8 in. OC along bulked end joints and 12 in. OC in the field of the board. Bulked end joints centered on the continuous furring channels. Bulked side inner end joints to be offset a min of 24 in. in adjacent courses. Outer layer attached to the furring channels using 1-5/8 in. long Type S bugle head steel screws spaced 8 in. OC at bulked end joints and 12 in. OC in the field. Bulked end joints centered on the furring channels and offset a min of 24 in. from bulked end joints of base layer. Bulked side joints of outer layer to be offset min 24 in. from bulked side joints of base layer.

When **Steel Framing Members** (Item 6C) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle head steel screws spaced 8 in. OC in the field of the board. Gypsum board bulked end joints shall be staggered minimum 12 in. At the gypsum board butt joints, each end of the gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end. The one support furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to the trusses with one clip at each end of the channel. Screw spacing along the butt joint to attach the gypsum board to the furring channels shall be 8 in. OC. Second layer of gypsum board required when furring channels (Item 6A, at one spaced 24 in. OC and insulation is fitted in the concealed space, dropped over

the furring channel/gypsum board ceiling membrane. Outer layer of gypsum board attached to the furring channels using 1-5/8 in. long Type S bugle head steel screws spaced 8 in. OC at bulked end joints and 12 in. OC in the field. Bulked end joints offset a minimum of 8 in. from base layer end joints. Bulked side joints of outer layer to be offset min 8 in. from bulked side joints of base layer.

When **Steel Framing Members** (Item 6D) are used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle head steel screws spaced 8 in. OC in the field of the board. Gypsum board bulked end joints shall be staggered minimum 12 in. At the gypsum board butt joints, each end of the gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end. The one support furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to the trusses with one clip at each end of the channel. Screw spacing along the butt joint to attach the gypsum board to the furring channels shall be 8 in. OC. Second (inner) layer of gypsum board required when furring channels (Item 6A, at one spaced 24 in. OC and insulation is fitted in the concealed space, dropped over the furring channel/gypsum board ceiling membrane. Gypsum board butt joints shall be staggered min 24 inch in the assembly, and occur between the main furring channels. At the gypsum board butt joints, each end of the gypsum board shall be supported by a single length of furring channel equal to the width of the wallboard plus 6 in. on each end. The furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to the trusses with one clip at each end of the channel. Screw spacing along the butt joint to attach the gypsum board to the furring channels shall be 8 in. OC. Second (inner) layer of gypsum board required when furring channels (Item 6A, at one spaced 24 in. OC and insulation is fitted in the concealed space, dropped over

the furring channel/gypsum board ceiling membrane. Outer layer of gypsum board attached to the furring channels using 1-5/8 in. long Type S bugle head steel screws spaced 8 in. OC at bulked end joints and 12 in. OC in the field. Bulked end joints offset a minimum of 8 in. from base layer end joints. Bulked side joints of outer layer to be offset min 8 in. from bulked side joints of base layer.

When **Steel Framing Members** (Item 6D) are used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle head steel screws spaced 8 in. OC in the field of the board. Gypsum board bulked end joints shall be staggered minimum 12 in. At the gypsum board butt joints, each end of the gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end. The one support furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to the trusses with one clip at each end of the channel. Screw spacing along the butt joint to attach the gypsum board to the furring channels shall be 8 in. OC. Second (inner) layer of gypsum board required when furring channels (Item 6A, at one spaced 24 in. OC and insulation is fitted in the concealed space, dropped over

the furring channel/gypsum board ceiling membrane. Outer layer of gypsum board attached to the furring channels using 1-5/8 in. long Type S bugle head steel screws spaced 8 in. OC at bulked end joints and 12 in. OC in the field. Bulked end joints offset a minimum of 8 in. from base layer end joints. Bulked side joints of outer layer to be offset min 8 in. from bulked side joints of base layer.

When **Steel Framing Members** (Item 6E) are used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle head steel screws spaced 8 in. OC along bulked end joints and 12 in. OC in the field of the board. Bulked end joints centered on the continuous furring channels. Bulked side inner end joints to be offset a min of 24 in. in adjacent courses. Outer layer attached to the furring channels using 1-5/8 in. long Type S bugle head steel screws spaced 8 in. OC at bulked end joints and 12 in. OC in the field. Bulked end joints centered on the furring channels and offset a min of 24 in. from bulked end joints of base layer. Bulked side joints of outer layer to be offset min 24 in. from bulked side joints of base layer.

When **Steel Framing Members** (Item 6F) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to main runners. Gypsum board secured to furring channels with nom 1 in. long Type S bugle head steel screws spaced 8 in. OC in the field of the board. Gypsum board bulked end joints shall be staggered minimum 48 in. and centered over main running channels. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end. The one support furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to the main runners with one clip at each end of the channel. Screw spacing along the butt joint to attach the gypsum board to the furring channels shall be 8 in. OC.

Additional screws shall be placed in the adjacent section of gypsum board into the intersections 2 in. outboard of the edge of the board to joint channels as well as into the main channel that runs between. Butt joint furring channels shall be attached with one SELFLOCK® Sound Isolation Clip at each end of the channel.

Non alternate **Steel Framing Members*** (Item 6F) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board sheets drafted with long dimension (side joints) perpendicular to the 4 ft long cross tees with the end joints staggered min 4 ft and centered over cross tees which are spaced 4 in. OC. Gypsum board side joints may occur beneath or between main runners. Prior to addition of the gypsum board sheets, water stops consisting of nom 2-1/4 in. wide pieces of gypsum board are to be laid atop the cold tee flanges and centered over each bulked end joint location. The backer strips are to be secured to the flanges of the cross tees opposite corners of the backer strip with hold down clips to prevent the backer strips from being uplifted during screw attachment. Gypsum board sheets are to be secured to the cross tees with 1 in. drywall screws spaced 12 in. OC and 4 in. from the side joints along the bulked end joints and 8 in. OC along the field of the board. The bulked end joints are to be secured to the backer strip with the 1-5/8 in. long pan head screws spaced 3 in. from each side of the bulked end joint and spaced 3 in. and 4 in. from the side joints and max 12 in. OC in the field of the board.

JC INC — Types C, JP-C2, JP-C4R

UNITED STATES GYPSUM CO — Types C, JP-C2, JP-C4R

HO BONAL ZAMANNO DRYWALL L L C GMZ — Type C

HO MEXICO S A DE C V — Types C, JP-C2, JP-C4R

Bypass Board* — For use with Steel Framing Members (Item 6B) when **Batts and Blankets*** (Item 3) are used — One layer nom 5/8 in. thick by 48 in. wide boards. Installed with long dimension parallel to the main runners. Gypsum board fastened to each cross tee or channel with the end board screws, with one screw located at the midpoint of the cross tee or channel, one screw located 1 in. from and on each side of the board tee or channel and two screws located 1-1/2 in. from each gypsum board side joint. Board end joints, end board screws shall be located on alternating sides of cross tee flange. At gypsum board end joints, gypsum board screws shall be located 1/2 in. from the joint. Gypsum board fastened to main runners with end board screws 1/2 in. on side joints, notches between intersections with cross tees or channels (18 in. OC). End joints of adjacent gypsum board sheets offset or staggered not less than 12 in. Gypsum board joints shall be attached to leg of roof angle with wallboard screws spaced 12 in. OC along bulked end joints and 8 in. OC along field of board. Bulked end joints centered on the furring channels. Bulked end joints offset a min of 24 in. in adjacent courses. Outer layer attached to the furring channels using 1-5/8 in. long Type S bugle head steel screws spaced 8 in. OC at bulked end joints and 12 in. OC in the field. Bulked end joints centered on the furring channels and offset a min of 24 in. from bulked end joints of base layer. Bulked side joints of outer layer to be offset min 24 in. from bulked side joints of base layer.

When **Steel Framing Members** (Item 6D) are used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle head steel screws spaced 8 in. OC in the field of the board. Gypsum board bulked end joints shall be staggered minimum 12 in. At the gypsum board butt joints, each end of the gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end. The one support furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to the trusses with one clip at each end of the channel. Screw spacing along the butt joint to attach the gypsum board to the furring channels shall be 8 in. OC. Second (inner) layer of gypsum board required when furring channels (Item 6A, at one spaced 24 in. OC and insulation is fitted in the concealed space, dropped over

the furring channel/gypsum board ceiling membrane. Outer layer of gypsum board attached to the furring channels using 1-5/8 in. long Type S bugle head steel screws spaced 8 in. OC at bulked end joints and 12 in. OC in the field. Bulked end joints offset a minimum of 8 in. from base layer end joints. Bulked side joints of outer layer to be offset min 8 in. from bulked side joints of base layer.

TYPICAL ROOF CLG ASSEMBLY

Finishing System — (Not Shown) — Wool, dry or premixed joint compound, applied in two coats to joints and inner-boards; paper is 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be that to the entire surface of gypsum board. **Alternate Ceiling Membrane** — Not Shown.

Ratting — Fibrous, mount ratting material fastened to underside of each joist with staples, with side joints overlapped.

See each products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

UL #P522 1

12" = 1'-0"

CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7737
Clint@cinedesign.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C0800
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGUERO
ARCHITECTURAL
No. 5858
REGISTERED ARCHITECT
06.17.19

PROJECT: 218065
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

UL ASSEMBLIES

G1.43

Design No. U344

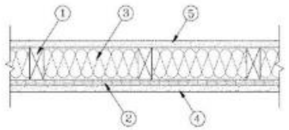
July 25, 2018

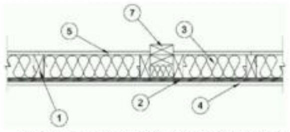
Bearing Wall Rating — 1 Hr.

Finish Rating — 26 Min.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**





1. **Wood Studs** — Nom 2 by 4 in. spaced 24 in. OC, laterally braced, and effectively fire stopped at top and bottom.

2. **Wood Structural Panel Sheathing** — Nom 15/32 in. thick, 4 ft wide APA Rated Sheathing 32/16, Exposure 1, plywood or oriented strand board (OSB) per PS1, PS2 or APA Standard PRP-108. Installed with long dimension of sheet (strength axis) or face grain of plywood, parallel with studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Horizontal joints backed with nom 2 by 4 in. wood backing. Attached to studs on exterior side of wall with 6d cement coated steel box nails spaced 12 in. OC along interior studs and 6 in. OC at perimeter of panels.

3. **Batts and Blankets*** — 3-1/2 in. thick foil-faced glass fiber batts. Supplied in rolls 23 in. wide. Density to be nom 0.70 pcf. Friction-fitted to completely fill the stud cavity.

See **Batts and Blankets*** (BZJZ) category for names of Classified Companies.

3A. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 3) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft³. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft³, in accordance with the application instructions supplied with the product.
U S GREENFIBER L L C — INS735 & INS745 for use with wet or dry application. INS510LD, INS515LD, INS541LD, INS735, INS745, INS765LD, and INS770LD are to be used for dry application only.

3B. **Fiber, Sprayed*** — As an alternate to Item 3 and 3A — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 4.58 lb/ft³.

NU-WOOL CO INC — Cellulose Insulation

3C. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 3) - Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft³.
INTERNATIONAL CELLULOSE CORP — Celbar-RL

4. **Gypsum Board*** — 5/8 in. thick, 4 ft wide, applied horizontally or vertically. Attached to studs through plywood sheathing with 6d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam head nails spaced 7 in. OC along studs and at perimeter of panels. When used in widths other than 48 in., wallboard is to be installed horizontally. Joints exposed or covered with tape and compound.
When Item 6, **Steel Framing Members***, is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

ACADIA DRYWALL SUPPLIES LTD — 5/8 Type X, Type Blueglass Exterior Sheathing

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc

CERTAINTEED GYPSUM INC — Type C, Type X-2, Type X or Type X-1 (Finished Rating is 23 minutes); Type EGRG, Type GlasRoc, GlasRoc-2, East-Lite Type X-2, SilentFX.

CGC INC — Type AR, C, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX.

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Types LGFC6, LGFC6A, LGFC-C, LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types TG-C, Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, GreenGlas Type X, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing Type- DGLW, Soffit-Type DGLW, Type LW2X, Veneer Plaster Base - Type LW2X, Water Rated - Type LW2X, Sheathing - Type LW2X, Soffit - Type LW2X, Type DGL2W, Water Rated - Type DGL2W, Sheathing - Type DGL2W, Type DGG, Type DAP, Type DS

NATIONAL GYPSUM CO — Types FSK, FSK-G, FSW, FSW-3, FSW-5, FSW-G, FSK-C, FSW-C, FSMR-C, FSW-6, FSL, FSW-8

NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS.

THAI GYPSUM PRODUCTS PCL — Type C or Type X

UNITED STATES GYPSUM CO — Types AR, C, FRX-G, IP-X2, IPC-AR, WRC, SCX, SHX, ULIX, ULX, USGX or WRX

USG BORAL DRYWALL SFZ LLC — Types C, SCX, USGX

USG MEXICO S A DE C V — Type AR, C, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC or WRX.

4A. **Gypsum Board*** — (As an alternate to Item 4) — 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically and secured as described in Item 4.
GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min)

4B. **Gypsum Board*** — (As an alternate to Items 4, 4A) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically only and secured as described in Item 4.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES.

4C. **Wall and Partition Facings and Accessories*** — (As an alternate to Items 4, 4A, 4B) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically only and secured as described in Item 4.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.

4D. **Gypsum Board*** — (As an alternate to Item 4) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

5. **Gypsum Board*** — 5/8 in. thick, 4 ft wide applied horizontally or vertically. Attached to studs or blocking at 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads. When used in widths other than 48 in., wallboard to be installed horizontally. Joints exposed or covered with tape and compound.
When Item 6-6D, **Steel Framing Members***, is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

ACADIA DRYWALL SUPPLIES LTD — 5/8 Type X, Type Blueglass Exterior Sheathing

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc

CGC INC — Type AR, C, IP-X1, IP-X2, IPC-AR, SCX, ULX, USGX, WRX

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Types LGFC6, LGFC6A, LGFC-C, LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Type TG-C, GreenGlass Type X, Type DGG

NATIONAL GYPSUM CO — Types FSK, FSK-G, FSW, FSW-3, FSW-5, FSW-G, FSK-C, FSW-C, FSMR-C, FSW-6, FSL, FSW-8

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS

UNITED STATES GYPSUM CO — Type AR, C, FRX-G, IP-X1, IP-X2, IPC-AR, SCX, ULIX, ULX, USGX or WRX

USG BORAL DRYWALL SFZ LLC — Types C, SCX, USGX

USG MEXICO S A DE C V — Type AR, C, IP-X1, IP-X2, IPC-AR, SCX, ULX, USGX or WRX

5A. **Gypsum Board*** — As an alternate to Item 5 — (not shown) - 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally. Joints exposed or covered with tape and compound.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C (Finished Rating is 25 minutes), LightRoc

CERTAINTEED GYPSUM INC — Type C, Type X-2, Type X or Type X-1 (Finished Rating is 23 minutes); Type EGRG, Type GlasRoc, GlasRoc-2.

CGC INC — Type AR, C, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC or WRX (Finished Rating is 24 minutes)

NATIONAL GYPSUM CO — Type FSK, Type FSK-G, Type FSW, Type FSW-3, Type FSW-5, Type FSW-G, Type FSK-C, Type FSW-C, Type FSMR-C, Type FSW-6, Ty FSL

THAI GYPSUM PRODUCTS PCL — Type C or Type X

UNITED STATES GYPSUM CO — Type AR, C, FRX-G, IP-X1, IP-X2, IPC-AR, SC ULX, USGX or WRX. (Finished Rating is 24 minutes)

USG BORAL DRYWALL SFZ LLC — Types C, SCX, USGX

USG MEXICO S A DE C V — Type AR, C, IP-X1, IP-X2, IPC-AR, SCX, ULX, USG or WRX. (Finished Rating is 24 minutes)

5B. **Gypsum Board*** — (As an alternate to Items 5 and 5A) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last 2 screws 1 and 4 in. from edge of board or nailed as described in Item 5. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
GEORGIA PACIFIC GYPSUM L L C — GreenGlas Type X, Type DGG.

5C. **Gypsum Board*** — (As an alternate to Items 5 through 5B) — 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically and secured as described in Item 5.

GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min)

5D. **Gypsum Board*** — (As an alternate to Items 5 through 5C) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically only and secured as described in Item 5.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES.

5E. **Wall and Partition Facings and Accessories*** — (As an alternate to Items 5 through 5D) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically only and secured as described in Item 5.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527

5F. **Gypsum Board*** — (As an alternate to Items 5 through 5E) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically only and secured as described in Item 5.
NATIONAL GYPSUM CO — SoundBreak XP Type X Gypsum Board

5G. **Gypsum Board*** — (As an alternate to Item 5) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

5H. **Gypsum Board*** — — (As an alternate to Item 5-5G) — 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically or horizontally and secured as described in Item 5.
CERTAINTEED GYPSUM INC — Type SilentFX

6. **Steel Framing Members*** — (Optional, Not Shown) — Furring Channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Items 4 and 5.

b. **Steel Framing Members*** — Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. , RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75).

6A. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 5.

b. **Steel Framing Members*** — Used to attach furring channels (Item a) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
PLITEQ INC — Type Genie Clip

6B. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.Gypsum board attached to furring channels as described in Item 5.

b. **Steel Framing Members*** — Used to attach furring channels (Item 6Ba) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.

STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

6C. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6Cb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 5.

b. **Steel Framing Members*** — Used to attach furring channels (Item 6Ca) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

6D. **Steel Framing Members*** — (Optional, Not Shown) — Resilient channels and Steel Framing Members as described below:

a. **Resilient Channels** — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 5.

b. **Steel Framing Members*** — Used to attach resilient channels (Item 6Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

7. **Non-Bearing Wall Partition Intersection** — (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3-1/2 in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2018-07-25

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- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
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UL #U344 (1-HR FIRE RATING)1 1

12" = 1'-0"

CLINE DESIGN

2023 S. Tryon St,
Suite 130
Charlotte, NC 28203
704/536-7273
ClineDesignAssoc.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AF, TP
CHECKED BY: KB

UL ASSEMBLIES

G1.44

Design No. U341

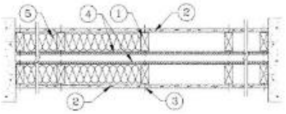
January 22, 2019

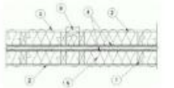
Bearing Wall Rating — 1 Hr.

Finish Rating — Min 20 min.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**





HORIZONTAL SECTION

1. **Wood Studs** — Nom 2 by 4 in., spaced 24 in. OC max. Cross braced at mid-height and effectively firestopped at top and bottom of wall. No min. air space between stud rows except to accommodate attachment of sheathing, where required. See Items 4 and 5.

2. **Gypsum Board* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305.** Nom 5/8 in. thick 4 ft wide. Gypsum board applied horizontally or vertically, unless specified below, and nailed to studs and bearing plates 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam head. As an alternate, No. 6 bugle head drywall screws, 1-7/8 in. long, may be substituted for the 6d cement coated nails. When **Steel Framing Members*** (Item 6-6C) are used, wallboard attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When used in widths other than 48 in., gypsum board to be installed horizontally.

ACADIA DRYWALL SUPPLIES LTD (View Classification) — CKNX.R25370

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C (View Classification) — CKNX.R18482

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11809

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21798

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19362

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27917

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG BORAL DRYWALL SFZ LLC (View Classification) — CKNX.R38438

USG BORAL DRYWALL SFZ LLC (View Classification) — CKNX.R38438

USG MEXICO S A DE C V (View Classification) — CKNX.R16068

2A. **Gypsum Board*** — (As an alternate to Item 2, not shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically to studs and bearing plates on one side of the assembly with 1-5/8 in. long Type S screws spaced 12 in. OC at perimeter of panels and 8 in. OC in the field. Horizontal joints of vertically applied panels need not be backed by studs. Panel joints covered with paper tape and two layers of joint compound. Screwheads covered with two layers of joint compound. Batts and Blankets placed in stud cavity as described in Item 5C. Not evaluated for use with Steel Framing Members, Furring Channels or Fiber, Sprayed.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-530 (finish rating 23 min).

2B. **Gypsum Board*** — (As an alternate to Item 2, not shown) — Any 5/8 in. thick gypsum panels that are eligible for use in Design Nos. L501, G512 or U305, supplied by the Classified companies listed below shown in the **Gypsum Board*** (CKNX) category. Applied horizontally or vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally.

UNITED STATES GYPSUM CO

USG BORAL DRYWALL SFZ LLC

USG MEXICO S A DE C V

2C. **Gypsum Board*** — (As an alternate to Item 2, Not Shown) — 5/8 in. thick gypsum panels applied horizontally or vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc

CERTAINTEED GYPSUM INC — Type C, Type X or Type X-1

NATIONAL GYPSUM CO — Type FSK, Type FSK-G, Type FSW, Type FSW-3, Type FSW-5, Type FSW-G, Type FSK-C, Type FSW-C, Type FSMR-C, Type FSW-6, Type FSL

THAI GYPSUM PRODUCTS PCL — Type C or Type X

2D. **Gypsum Board*** — (As an alternate to Items 2, 2A, 2B and 2C) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last 2 screws 1 and 4 in. from edge of board or nailed as described in Item 2. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
GEORGIA-PACIFIC GYPSUM L L C — GreenGlass Type X, Type DGG.

2E. **Gypsum Board*** — (As an alternate to Items 2 through 2D) — 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically only and secured as described in Item 2.
GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board.

2F. **Gypsum Board*** — (As an alternate to Items 2 through 2E) - Installed as described in Item 2. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads, 7 in. OC. Not for use with Item 5B.
NATIONAL GYPSUM CO — SoundBreak XP Type X Gypsum Board

2G. **Gypsum Board*** — (As an alternate to Items 2 through 2F) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types QuietRock ES.

2H. **Gypsum Board*** — (As an alternate to Items 2 through 2G) — Installed as described in Item 2. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically or horizontally fastened to the studs and plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.
CERTAINTEED GYPSUM INC — Type SilentFX

2I. **Wall and Partition Facings and Accessories*** — (As an alternate to Items 2 through 2H) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.

2J. **Gypsum Board*** — (As an alternate to 5/8 in. Type FSW in Item 2) — 2 layers nom. 5/16 in. thick gypsum panels applied vertically or horizontally. Horizontal joints on the same side need not be staggered. Inner layer attached with fasteners, as described in Item 2, spaced 24 in. OC. Outer layer attached per Item 2.
NATIONAL GYPSUM CO — Type FSW.

2K. **Gypsum Board*** — (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

3. **Joints and Nailheads** — Gypsum board joints of outer layer covered with tape and joint compound. Nail heads of outer layer covered with joint compound. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with joints reinforced with paper tape.

4. **Sheathing** — (Optional) — Septum may be sheathed with min 7/16 in. thick wood structural panels min grade "C-D" or "Sheathing" or min 1/2 in. thick **Mineral and Fiber Boards***.

See **Mineral and Fiber Boards** (CERZ) category for names of Classified companies.

5. **Batts and Blankets*** — 3-1/2 in. max thickness glass or mineral fiber batt insulation. **Optional** when sheathing (Item 4) is used on both halves of wall.

See **Batts and Blankets** (BZJZ) category for list of Classified companies.

5A. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft³. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft³, in accordance with the application instructions supplied with the product.
U S GREENFIBER L L C — INS735 & INS745 for use with wet or dry application. INS510LD, INS515LD, INS541LD, INS735, INS745, INS765LD, and INS770LD are to be used for dry application only.

5B. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 5) when Sheathing (Item 4) is used on both halves of wall - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
NU-WOOL CO INC — Cellulose Insulation

5C. **Batts and Blankets*** — (Required for use with Wall and Partition Facings and Accessories, Item 2A. Use of Sheathing, Item 4, does not nullify requirement of Item 5C for use with Item 2A) — Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

5D. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 5) and Item 5A when Sheathing (Item 4) is used on both halves of wall - Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft³
INTERNATIONAL CELLULOSE CORP — Celbar-RL

5E. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 5) - Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. To facilitate the installation of the material, any thin, woven or non-woven netting may be attached by any means possible to the outer face the studs. The material shall reach equilibrium moisture content before the installation of materials on either face of the studs. The minimum dry density shall be 5.70 lbs/ft³.
APPLEGATE HOLDINGS L L C — Type 1 SAFE Applegate Fired Rated Material

6. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

A. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Wallboard attached to furring channels as described in Item 2.

B. **Steel Framing Members*** — Used to attach furring channels (Item a) to studs (Item 1). Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75).

6A. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members*** — Used to attach furring channels (Item a) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
PLITEQ INC — Type Genie Clip

6B. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members*** — Used to attach furring channels (Item 6Ba) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

6C. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

A. **Furring Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6Cb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 2.

B. **Steel Framing Members*** — Used to attach furring channels (Item 6CA) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

6D. **Steel Framing Members*** — (Optional, Not Shown) — Resilient channels and Steel Framing Members as described below:

a. **Resilient Channels** — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 2.

b. **Steel Framing Members*** — Used to attach resilient channels (Item 6Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole.

Resilient channels are secured to clips with one No. 10 x 1/2 in. pan head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

7. **Wall and Partition Facings and Accessories*** — (Optional, Not shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 and QR-510

8. **Mineral and Fiber Board*** — ((Optional, Not Shown) — For optional use as an additional layer on one or both sides of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing as described in Item 2. The required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO — Homasote Type 440-32

9. **Non-Bearing Wall Partition Intersection** — (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

(Optional, Not Shown) Alternate Construction For Use On One Side Of The Wall.

10. **Mineral and Fiber Board*** — For use with Items 10A-10D) — Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with minimum 1-3/8 in. long ring shanked nails or 1-1/4 in. long Type W steel screws, spaced 12 in. OC along board edges and 24 in. OC in field of board along intermediate framing. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO — Homasote Type 440-32

10A. **Glass Fiber Insulation** — (For use with Item 10) — 3-1/2 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) categories for names of Classified companies.

10B. **Batts and Blankets*** — (As an alternate to Item 10B. For use with Item 10). 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 3-1/2 in. face of the studs with staples placed 24 in. OC.
THERMAFIBER INC — Type SAFB, SAFB FF

10C. **Adhesive** — (For use with Item 10) — Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 14A).

10D. **Gypsum Board*** — (For use with Item 10) — 5/8 in. thick, 4 ft wide, applied vertically over Mineral and Fiber Board (Item 14A) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 10). Secured to outermost studs and bearing plates with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound. Finish Rating 30 Min.
AMERICAN GYPSUM CO — Type AG-C

CERTAINTEED GYPSUM INC — Type FRPC, Type C, Type X-2

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C

NATIONAL GYPSUM CO — Types FSK-C, FSW-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C

PANEL REY S A — Type PRC

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO — Type CTypes C, IP-X2, IPC-AR

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2019-01-22

TYPICAL DEMISING WALL

UL #U341 (1-HR FIRE RATING) 1

12" = 1'-0"

CLINE DESIGN

2023 S. Tryon St,
Suite 130
Charlotte, NC 28203
704/338-7273
ClineDesignAssoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA RALEIGH, NC C00001 — REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA — ORLANDO PIZARRO CHARLOTTE, NC No. 1039 — REGISTERED ARCHITECT — 06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AF, TP
CHECKED BY: KB

UL ASSEMBLIES

G1.45

Design No. L546

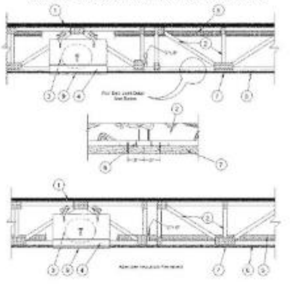
March 08, 2019

Unrestrained Assembly Rating — 1 Hr

Finish Rating — 24 or 25 Min (See Item 5)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Flooring System — The flooring system shall consist of one of the following:

System No. 1

System No. 2

System No. 3

System No. 4

System No. 5

System No. 6

System No. 7

System No. 8

System No. 9

System No. 10

[illegible]

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

CLINE DESIGN

PROJECT: 218045

DATE: 03.27.20

REVISIONS: DATE

DRAWN BY: RL, AF, TP

CHECKED BY: KD

UL ASSEMBLIES

BREEZEWAY FLOOR

UL #L546 A 1

G1.46

6H. **Alternate Steel Framing Members*** — (Not Shown) — As an alternate to items 6-6G, furring channels and Steel Framing Members as described below.

a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-1/2 in. wide by 7/8 in deep, spaced 24 in OC, perpendicular to trusses. When batt insulation (Items 5) is draped over the resilient channel/gypsum board ceiling membrane, the resilient channel spacing shall be reduced to 12 in. OC. Channels secured to trusses as described in item b.

b. **Steel Framing Members*** — Used to attach furring channels (Item a) to trusses (Item 2). Clips spaced at 48" OC and secured to the bottom of the joists with one 2-1/2 in. Coarse Drywall Screw with 1 in. diam washer through the center hole. Furring channels are then friction fitted into clips. Ends of channels are overlapped 6" and tied together with double strand of No. 18 AWG galvanized steel wire Additional clips are required to hold the Gypsum Butt joints as described in item 7B.
REGUPOL AMERICA — Type SonusClip

6I. **Resilient Channels** — For Use With Item 7C - Formed from min 25 MSG galv steel installed perpendicular to trusses and spaced 16 in. OC. Channels secured to each truss with 1-5/8 in. long Type S bugle head steel screws. Channels overlapped 4 in. at splices. Two channels, spaced 6 in. OC, oriented opposite each gypsum panel end joint. Additional channels shall extend min 6 in. beyond each side edge of panel. Insulation, Item 5C is applied over the resilient channel/gypsum panel ceiling membrane.

7. **Gypsum Board*** — Nom 5/8 in. thick, 48 in. wide gypsum board. When resilient channels (Item 6) are used, gypsum board installed with long dimension perpendicular to resilient channels. Gypsum board secured with 1 in. long Type S bugle head screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from end joints. End joints secured to both resilient channels as shown in end joint detail. When batt insulation (Item 5) is draped over the resilient channel/gypsum board ceiling membrane, screws spacing shall be 8 in. OC. When **Steel Framing Members*** (Item 6A, 6F) are used, gypsum board installed with long dimension perpendicular to furring channels and side joints of sheet located beneath joists. Gypsum board secured to furring channels with 1 in. long Type S bugle head screws spaced 12 in. OC in the field. Butted end joints shall be staggered min 2 ft within the assembly and occur between the continuous furring channels. At butted end joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. The two furring channels shall be spaced approximately 3-1/2 in. OC and be attached to underside of the joist with one clip at each end of the channel. Screw spacing along the end joint shall be 8 in. OC.
AMERICAN GYPSUM CO — Type AG-C

CGC INC — Types C, IP-X2, IPC-AR

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

7A. **Gypsum Board*** — Nom 5/8 in. thick, 48 in. wide gypsum board, installed with long dimension perpendicular to resilient channels. Gypsum board secured with 1-1/8 in. long Type S bugle head screws spaced 8 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. End joints secured to both resilient channels as shown in end joint detail. When Item 7A is used, the insulation must be used and must be draped over the resilient channel/gypsum board.
NATIONAL GYPSUM CO — Types eXP-C, FSW-G, FSW-C, FSK-G, FSK-C

7B. **Gypsum Board*** — Nom 5/8 in. thick, 48 in. wide gypsum panels. When resilient channels (Item 6) are used, gypsum panels installed with long dimension perpendicular to resilient channels. Gypsum panels secured with 1 in. long Type S bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. When insulation (Items 5 or 5A) is applied over the resilient channel/gypsum panel ceiling membrane screw spacing shall be reduced to 8 in. OC. End joints secured to both resilient channels as shown in end joint detail. When **Steel Framing Members** (Item 6A) are used, gypsum panels installed with long dimensions perpendicular to furring channels. Panels attached to the furring channels using 1 in. long Type S bugle head steel screws spaced 8 in. OC along butted end joints and in the field of the panel. Butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum panel shall be supported by a single length of furring channel equal to the width of the gypsum panel plus 6 in. on each end. The two support furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to underside of the truss with one clip at each end of the channel. When **Steel Framing Members*** (Item 6B) are used, gypsum panels installed with long dimension perpendicular to cross tees with side joints centered along main runners and end joints centered along cross tees. Panels fastened to cross tees with 1 in. long . Type S bugle-head screws spaced in the field and 8 in. OC along end joints. Panels fastened to main runners with 1 in. long . Type S bugle-head screws spaced midway between cross tees. Screws along sides and ends of panels spaced 3/8 to 1/2 in. from panel edge. End joints of panels shall be staggered with spacing between joints on adjacent panels not less than 4 2 ft OC. When **Fiber, Sprayed** (Items 5A or 5B) is used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimensions perpendicular to furring channels. Base layer gypsum board secured with 1 in. long Type S bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. End joints secured to both resilient channels as shown in end joint detail. Outer layer gypsum board secured with 1-5/8 in. long Type S bugle head steel screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. Outer layer shall be finished as described in item 8. When both **Steel Framing Members** (Item 6A) and **Fiber, Sprayed** (Items 5A or 5B) are used, furring channels spaced 12 in OC and two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimension perpendicular to furring channels. Base layer secured to furring channels with nom 1 in. long Type S bugle head screws spaced 8 in. OC along butted end joints and in the field of the board. Butted end joints shall be staggered min. 2 ft within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. The two support furring channels shall be spaced approximately 3-1/2 in. OC, and be attached to the underside of the truss with one clip at each end of the channel. Outer layer secured to furring channels using 1-5/8 in. long Type S screws spaced 8 in. OC and 1-1/2 in. from the end joint. Butted end joints to be offset a min. of 8 in. from base layer end joints. Butted side joints of outer layer to be offset min. 16 in. from butted side joints of base layer. When **Steel Framing Members** (Item 6C) are used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimensions perpendicular to furring channels (Item 6Ca). Base layer attached to the furring channels using 1 in. long Type S bugle head steel screws spaced 8 in. OC along butted end joints and 12 in. OC in the field of the board. Butted end joints centered on the continuous furring channels. Butted base layer end joints to be offset a min of 16 in. in adjacent courses. Outer layer attached to the furring channels using 1-5/8 in. long Type S bugle head steel screws spaced 8 in. OC at butted end joints and 12 in. OC in the field. Butted end joints centered on the continuous furring channels and offset a min of 16 in. from butted end joints of base layer. Butted side joints of outer layer to be offset min 16 in. from butted side joints of base layer. When **Steel Framing Members** (Item 6D) are used, two layers of nom 5/8 in. thick, 4 ft wide gypsum board are installed with long dimensions perpendicular to furring channels. Base layer attached to the furring channels using 1 in. long Type S bugle-head steel screws spaced 12 in. OC in the field of the board. Butted end joints shall be staggered min 2 ft. within the assembly, and occur midway between the continuous furring channels. Each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 6 in. on each end. The two furring channels shall be spaced approximately 4 in. OC, and be attached to underside of the truss with one furring clip at each end of the channel. Screw spacing along the gypsum board butt joint shall be 8 in. OC. Outer layer attached to the furring channels using 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC in the field. The end of the outer layer boards at the butt joint shall be attached to the base layer boards with 1-5/8 in. long Type G screws spaced 8 in. OC and 1-1/2 in. from the end joint. Butted end joints to be offset a min of 8 in. from base layer end joints. Butted side joints of outer layer to be offset min 16 in. from butted side joints of base layer. Outer layer shall be finished as described in item 8. When **Steel Framing Members** (Item 6F) are used, two layers of nom 5/8 in. thick, 4 ft wide are installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels using 1 in. long No. 6 Type S bugle-head steel screws spaced 12 in. OC in the field of the board. Butted end joints shall be staggered minimum 2 ft. within the assembly. Additional furring channels constructed as per Item 6F shall be used to support each end of each gypsum board. These additional furring channels shall be attached to underside of the truss with Genie clips as described in Item 6F. Screw spacing along the gypsum board butt joint shall be 8 in. OC. Outer layer attached to the furring channels using 1-5/8 in. long No. 6 Type S bugle-head steel screws spaced 12 in. OC in the field. The outer layer boards at the butt joint shall be attached to the base layer boards with No. 10, 1-1/2 in. long drywall screws spaced 8 in. OC and 1-1/2 in. from the end joint. Butted end joints to be offset a min of 24 in. from base layer end joints. Butted side joints of outer layer to be offset min 16 in. from butted side joints of base layer. When **Steel Framing Members** (Item 6G) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, each end of each gypsum board shall be supported by a single length of furring channel equal to the width of the gypsum board plus 3 in. on each end. The two support furring channels shall be spaced approximately 3 in. in from joint. Screw spacing along the gypsum board butt joint and along both additional channels shall be 8 in. OC. Additional screws shall be placed in the adjacent section of gypsum board into the aforementioned 3 in. extension of the extra butt joint channels as well as into the main channel that runs between. Butt joint furring channels shall be attached with one RESILMOUNT Sound Isolation Clip at each end of the channel.
When **Steel Framing Members** (Item 6H) are used, one layer of nom 5/8 in. thick, 4 ft wide gypsum board is installed with long dimensions perpendicular to furring channels. Gypsum board secured to furring channels with nom 1 in. long Type S bugle-head steel screws spaced 8 in. OC in the field of the board. Gypsum board butted end joints shall be staggered minimum 48 in. and centered over main furring channels. At the gypsum board butt joints, an additional single length of furring channel shall be installed and be spaced approximately 3 in. from the butt joint (6 in. from the continuous furring channels) to support the floating end of the gypsum board. Each of these shorter sections of furring channel shall extend one truss beyond the width of the gypsum panel and be attached to the adjacent trusses with one SonusClip at every truss involved with the butt joint.

CGC INC — Types C, IP-X2, IPC-AR

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

7C. **Gypsum Board*** — (As an alternative to Items 7 and 7B, For use with Items 5C and 6I) — Nom 5/8 in. thick, 48 in. wide gypsum board, installed and secured as described in Items 7 and 7B but with max screw spacing 8 in. OC. When used with insulation (Batts and Blankets* or Fiber Sprayed*) that is installed over the resilient channel/Gypsum Board* ceiling membrane, the resilient channels may remain at 16 in. OC and not need to be reduced to 12 in. OC.
UNITED STATES GYPSUM CO — ULIX

8. **Finishing System** — (Not Shown) — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads. Nom 2 in. wide paper tape embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum board.

9. **Grille** — Grille, installed in accordance with the installation instructions provided with the ceiling damper.

10. **Wire Mesh** — (Not Shown) — For use with Item 5A and 5B — 1 in. 20 gauge galvanized poultry netting installed between the furring channels and gypsum board. The poultry netting is attached with washers and 1/2 in. wafer head screws, spaced 24 in. OC., to the furring channels. The **Fiber, Sprayed** (Item 5A or 5B) is installed through cut-openings in the poultry netting, in-between trusses. The cut-openings in the poultry netting shall be staggered at a maximum of 6 ft.

* **Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2019-03-08

UL #L546 B 1

12" = 1'-0"

CLINE DESIGN

2025 S. Tryon St.
Suite 130
Charlotte, NC 28203
704/333-7272
ClineDesignAssoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA CLINE DESIGN ASSOCIATES, PA RALEIGH, NC C00001 REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA ORLANDO PIZARRO CHARLOTTE, NC No. 1035 REGISTERED ARCHITECT 06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AF, TP
CHECKED BY: KB

UL ASSEMBLIES

G1.47

Design No. U301

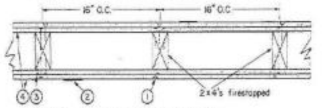
December 21, 2018

Bearing Wall Rating — 2 Hr.

Finish Rating — 66 Min.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Nailheads** — Exposed or covered with joint compound.

2. **Joints** — Exposed joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape.

3. **Nails** — 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam, 1/4 in. diam heads, and 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam heads.

4. **Gypsum Board*** — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with the 1-7/8 in. nails spaced 6 in. OC. Outer layer attached to studs over inner layer with the 2-3/8 in. long nails spaced 8 in. OC. Vertical joints located over studs. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.
When used in widths other than 48 in., gypsum board to be installed horizontally.

When **Steel Framing Members*** (Item 6, 6A, 6B, or 6C) are used, base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced max 24 in. OC; face layer attached with 1-5/8 in. long Type S bugle-head steel screws spaced max 12 in. OC.

ACADIA DRYWALL SUPPLIES LTD — Type X, 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Blueglass Exterior Sheathing

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, AGX-11, LightRoc

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1

CERTAINTEED GYPSUM INC — Types 1, FRPC, EGRG, GlasRoc, GlasRoc-2, Type C, Type X, Type X-1

CGC INC — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Types LGFC2A, LGFC6A, LGFC-C/A, LGFC-WD, LGLLX, CLLX

GEORGIA-PACIFIC GYPSUM L L C — Types 5, 6, 9, C, DAP, DD, DA, DAPC, DGG, DS, GPFS6, LS, TG-C, Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, GreenGlass Type X, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing Type- DGLW, Soffit-Type DGLW, Type LW2X, Veneer Plaster Base - Type LW2X, Water Rated - Type LW2X, Sheathing - Type LW2X, Soffit - Type LW2X, Type DGL2W, Water Rated - Type DGL2W, Sheathing - Type DGL2W

NATIONAL GYPSUM CO — Types eXP-C, FSK, FSK-C, FSK-G, FSW, FSW-3, FSW-5, FSW-6, FSW-8, FSW-C, FSW-G, FSMR-C, FSL

NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2, PG-3, PG-3W, PG-4, PG-5, PG-5W, PG-5WS, PG-9, PG-11, PG-C or PGS-WRS

PANEL REY S A — Types PRC, PRC2, PRX, RHX, MDX, ETX, GREX

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1

THAI GYPSUM PRODUCTS PCL — Type C or Type X

UNITED STATES GYPSUM CO — Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX, ULX, USGX, WRC, WRX

USG BORAL DRYWALL SFZ LLC — Types C, SCX, USGX

USG MEXICO S A DE C V — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

4A. **Gypsum Board*** — (As an alternate to Item 4) — Nom 3/4 in. thick, installed as described in Item 4.
CGC INC — Types AR, IP-AR

UNITED STATES GYPSUM CO — Types AR, IP-AR

USG MEXICO S A DE C V — Types AR, IP-AR

4B. **Gypsum Board*** — (As an alternate to Items 4 and 4A) — 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 4. Joint covering (Item 2) not required.
CGC INC — Type SHX

UNITED STATES GYPSUM CO — Type SHX

USG MEXICO S A DE C V — Type SHX

4C. **Gypsum Board*** — (As an alternate to Items 4, 4A or 4B — Not Shown) — For Direct Application to Studs Only- For use on one or both sides of the wall as the base layer or one or both sides of the wall as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, F4j one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
RAY-BAR ENGINEERING CORP — Type RB-LBG

4D. **Gypsum Board*** — As an Alternate to Item 4 — 5/8 in. thick applied either horizontally or vertically. Inner layers fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. Outer layers fastened to framing with 1-7/8 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc

4E. **Gypsum Board*** — (As an alternate to Items 4 through 4D) — 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically and secured as described in Item 4.
GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board

4F. **Gypsum Board*** — (As an alternate to Item 4) — Not to be used with Item 6, 6A, 6B or 6C. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically and secured as described in Item 4.
NATIONAL GYPSUM CO — SoundBreak XP Type X Gypsum Board

4G. **Gypsum Board *** — (As an alternate to Items 4 through 4F) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 4.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types QuietRock ES

4H. **Gypsum Board*** — (As an alternate to Item 4) — Not to be used with Item 6, 6A, 6B, or 6C. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically or horizontally and secured as described in Item 4.
CERTAINTEED GYPSUM INC — Type SilentFX

4I. **Gypsum Board*** — (As an alternate to Item 4) — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with 1-1/4 in. long Type W steel screws spaced 8 in. OC. Outer layer attached to studs over inner layer with 2 in. long Type W steel screws spaced 8 in. OC offset 6 in. from base layer. Vertical joints located over studs. Vertical and horizontal joints between inner and outer layers staggered. Outer layer joints covered with joint tape and compound, screwheads covered with joint compound. As an alternate to the joint compound nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced. Wallboard other than 48 in. wide must be applied horizontally. The SoundBreak XP Type X Gypsum Board is not to be used with Item 6, 6A, 6B, or 6C.
NATIONAL GYPSUM CO — Types eXP-C, FSK, FSK-C, FSK-G, FSW, FSW-3, FSW-5, FSW-6, FSW-C, FSW-G, FSMR-C, SoundBreak XP Type X Gypsum Board

4J. **Gypsum Board*** — (As an alternate to Items 4) — For Direct Application to Studs Only- For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.140 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, max 5/16 in. diam by max 0.140 in. thick, compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
MAYCO INDUSTRIES INC — "X-Ray Shielded Gypsum"

4K. **Gypsum Board*** — For use with Item 7 — 5/8 in. thick, two layers applied vertically. Inner layer attached to resilient channels with 1 in. long steel screws spaced 8 in. OC. Outer layer attached to resilient channels over inner layer with 1-5/8 in. long steel screws spaced 8 in. OC. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side. Insulation, Items 8 or 9 is required.
AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, AGX-11

4L. **Gypsum Board*** — (As an alternate to Items 4) — For Direct Application to Studs Only- For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.065 in. thick, compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

4M. **Gypsum Board*** — (As an alternate to Item 4) — 5/8 in. thick, 4 ft. wide, two layers applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Secured as described in Item 4.
CERTAINTEED GYPSUM INC — 5/8" Easi-Lite Type X

4N. **Gypsum Board*** — (As an alternate to 5/8 in. Type FSW in Items 4 or 4I) — Nom. 5/16 in. thick gypsum panels applied vertically or horizontally. Two layers of 5/16 in. for every single layer of 5/8 in. gypsum board described in Item 4 or 4I. Horizontal joints on the same side need not be staggered. Inner layer of each double 5/16 in. layer attached with fasteners, as described in Item 4 or 4I, spaced 24 in. OC. Outer layer of each double 5/16 in. layer attached per Item 4 or 4I.
NATIONAL GYPSUM CO — Type FSW

4O. **Wall and Partition Facings and Accessories*** — (As an alternate to Items 4 through 4N) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 4.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527

4P. **Gypsum Board*** — (As an alternate to Item 4) — 5/8 in. thick, two layers applied either horizontally or vertically. Inner layer attached to studs with 1-1/4 in. long Type W steel screws spaced 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. Outer layer attached to studs over inner layer with 1-7/8 in. long Type W steel screws spaced 10 in. OC offset 5 in. from base layer with the last two screws 4 and 1 in. from the edges of the board. Vertical joints located over studs. Vertical and horizontal joints between inner and outer layers staggered. Outer layer joints covered with joint tape and compound, screwheads covered with joint compound. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A, Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

4Q. **Gypsum Board*** — (As an alternate to Item 4. For use with Item 13) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board UL Classified for Fire Resistance (CKNX) eligible for use in Design Nos. U305 and L501 or G512. Two layers, applied either horizontally or vertically, and screwed to studs with 1-5/8 in. long Type W coarse thread steel screws at 8 in. OC at perimeter and in the field with the last two screws 4 and 3/4 in. from the edges of the board when applied as the base layer. For the face layer, screw length to be increased to 2-1/2 in. All joints in face layers staggered with joints in base layers. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

4R. **Gypsum Board*** — As an Alternate to Item 4 — 5/8 in. thick applied either horizontally or vertically. Inner layers fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. Outer layers fastened to framing with 1-7/8 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum board to be installed horizontally. All joints in face layers staggered with joints in base layers. Joints of each base layer offset with joints of base layer on opposite side.
CERTAINTEED GYPSUM INC — Types 1, FRPC, EGRG, GlasRoc, GlasRoc-2, Type C, Type X, Type X-1, Easi-Lite Type X, SilentFX

5. **Molded Plastic*** — Not Shown, Optional — Solid vinyl siding mechanically secured over the outer layer to framing members in accordance with manufacturer's recommended installation details.
ALSIDE, DIV OF ASSOCIATED MATERIALS INC

GENTEK BUILDING PRODUCTS LTD

VYTEC CORP

6. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

A. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Wallboard attached to furring channels as described in Item 4.

B. **Steel Framing Members*** — Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75)

6A. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

A. **Furring Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 4.

B. **Steel Framing Members*** — Used to attach furring channels (Item 6Aa) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

6B. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

A. **Furring Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 6Bb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 4.

B. **Steel Framing Members*** — Used to attach furring channels (Item 6Ba) to studs. Clips spaced 48 in. OC., and secured to studs with 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

6C. **Steel Framing Members*** — (Optional, Not Shown) — Resilient channels and Steel Framing Members as described below:

a. **Resilient Channels** — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 4.

b. **Steel Framing Members*** — Used to attach resilient channels (Item 6Ca) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

7. **Furring Channel** — Optional — Not Shown — For use on one side of the wall with Item 4K — Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, double lead Philips head steel screws. When resilient channels are used, insulation, Item 8 or 9 is required.

8. **Batts and Blankets*** — Required for use with resilient channels, Item 7, min. 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the nom 4 in. face of the studs with staples placed 24 in. OC.
ROCKWOOL — Type SAFEnSOUND

THERMAFIBER INC — Type SAFB, SAFB FF

9. **Batts and Blankets*** — (As an alternate to Item 8) — Min. 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the stud cavities. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

9A. **Fiber, Sprayed*** — (Optional) — As an alternate to Batts and Blankets (Item 8), Required for use with resilient channels, Item 7, Not for use with Item 6, 6A, 6B, or 6C. — Spray applied mineral wool insulation. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See Fiber, Sprayed (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

10. **Wall and Partition Facings and Accessories*** — (Optional, Not Shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 or QR-510

11. **Cementitious Backer Units*** — (Optional Item Not Shown — For Use On Face Of 2 Hr Systems With All Standard Items Required) — 7/16 in., 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide. Applied horizontally or vertically with vertical joints centered over studs. Face layer fastened over gypsum board to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC.
NATIONAL GYPSUM CO — Type DuraBacker, PermaBase, DuraBacker Plus, or PermaBase Plus

12. **Wall and Partition Facings and Accessories*** — (Optional, Not Shown) - When the Wall Assembly is used as an External Wall, on the External side of the wall one of the following Wall and Partition and Facing Accessories may be used, refer to Items (A) to (C) below.

A. **Non insulated system with metal channels** — Install moisture barrier over the Gypsum Board Item 4 and Install Acry Metal Channels vertically at a horizontal spacing not greater than 24 inches OC., over the moisture barrier. Acry Metal Channels attached through the moisture barrier and the Gypsum Board to the Wood Studs using fasteners specified by the manufacturer and fasteners spaced max., 24 in. OC. Install Acrytec Panels on Acry Metal Channels using 1-1/4" long corrosion coated stainless steel screws spaced at a max spacing of 24 inches OC, along with manufacturer's approved adhesive (3M 540 or Tremco Vulcum 116). Adhesive to be applied in a zigzag pattern along every channel. Joint treatment in between panels shall be Tremco Illmod 600 pre compressed polyurethane foam sealant.

B. **Insulated system with metal channels** — Install moisture barrier over the Gypsum Board Item 4. Install galvanized Z girt channels specified by the manufacturer over the moisture barrier and the Gypsum Board Item 4. Z girt channels to be installed horizontally at a max. spacing of 24" OC. Z girt channels attached through the Gypsum Board and the moisture barrier to the wood studs with screws provided by the manufacturer at a max spacing of 24 inches OC. Install mineral wool insulation between the Z girts. Maximum thickness of mineral wool insulation not to exceed 6 in. As per manufacturer's instructions install Acry Metal Channels vertically over the Z girts at a max horizontal spacing of 24 in. OC.
vertically over the Z girts at a max horizontal spacing of 24 in. OC.
Acrytec Panels installed on Acry channel with 1-1/4" long corrosion coated stainless steel screws at a max spacing of 24 in. OC, along with manufacturers approved adhesive (3M 540 or Tremco Vulcum 116). Adhesive to be applied in a zigzag pattern along every channel. Joint treatment in between panels to be Tremco Illmod 600 pre compressed polyurethane foam sealant.

C. **Non insulated wood strapping system** — Install moisture barrier over the Gypsum Board Item 4 and Install 1" x 3" wood strapping vertically at a horizontal spacing not greater than 24 inches OC., over the moisture barrier. 1" x 3" wood strapping attached through the moisture barrier and the Gypsum Board to the Wood studs using fasteners specified by the manufacturer and fasteners spaced max., 24 in. OC. Acrytec Panels to be installed on the 1" x 3" wood strapping using manufacturers approved stainless steel fasteners spaced at maximum 24 inches OC along with Tremco Vulcum 116 adhesive applied in a zigzag pattern along every wood strap. Joint treatment in between panels to be Tremco Illmod 600 pre compressed polyurethane foam sealant.

D. **Insulated Wood Strapping System** — Install moisture barrier over the Gypsum Board Item 4. Install Extruded Polystyrene Insulation over moisture barrier and the Gypsum Board Item 4, max thickness of insulation not to exceed 4 inches. Install 1" x 3" wood strapping vertically at a horizontal spacing not greater than 24 inches OC. Wood strapping attached through the insulation, the Gypsum Board and moisture barrier to the Wood Studs using fasteners specified by the manufacturer and fasteners spaced max. 24 in. OC. Acrytec Panels to be installed over the wood strapping using manufacturers approved stainless steel fasteners at a max spacing of 24 in. OC and Tremco Vulcum 116 adhesive applied in a zigzag pattern along every wood strap. Joint treatment in between panels to be Tremco Illmod 600 pre compressed polyurethane foam sealant.

ACRYTEC PANEL INDUSTRIES — Nominal 5/8 inch thick Acrytec Panel.

13. **Foamed Plastic*** — (Optional - For use with Item 4Q) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
SES FOAM INC — Nexseal™ 2.0 or Nexseal™ 2.0 LE Spray Foam and Sucraseal Spray Foam. For use in Bearing and Non-Load Bearing Walls.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

UL #U301 | 1 | 12" = 1'-0"

CLINE DESIGN

2923 S. Tryon St.
Suite 130
Charlotte, NC 28203
704/333-7272
ClineDesignAssoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

UL ASSEMBLIES

G1.48

Design No. U305

February 19, 2019

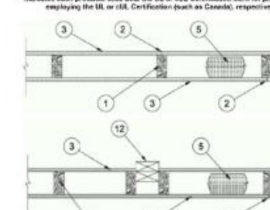
Bearing Wall Rating — 1 Hr

Finish Rating — See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L.

STC Rating - 56 (See Item 9)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Wood Studs** — Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. **Joints and Nail-Heads** — Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. **Gypsum Board*** — 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Items 6 through 6E, **Steel Framing Members***.

When Items 6, 6B, 6C, 6D, or 6E, **Steel Framing Members***, are used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 6A, **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.

When Item 7, resilient channels are used, 5/8 in. thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.

ACADIA DRYWALL SUPPLIES LTD — Type X (finish rating 22 min); 5/8 Type X, Moisture Resistant Type X, Gypsum Sheathing Type X, Mold & Mildew Resistant Type X and Mold & Mildew Resistant AR Type X, Type Bluegrass Exterior Sheathing

AMERICAN GYPSUM CO — Types AGX-1(finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-11 (finish rating 28 min), Type AGX-12 (finish rating 22 min), Type LightRoc (finish rating 23 min.) or Type AG-C.

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1 (finish rating 24 min)

CERTAINTEED GYPSUM INC — Type 1, Type SF3 (finish rating 20 min) or FRPC; Type C, Type X-2, Type X or Type X-1 (finish rating 28 min); Type EGRG or GlasRoc (finish rating 23 min), GlasRoc-2, Type Habito (finish rating 26 min).

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min)

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A (finish rating 24 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX (finish rating 21 min), Type CLLX (finish rating 24 min)

GEORGIA-PACIFIC GYPSUM L L C — Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), Type DA, Type DAPC, Type LS (finish rating 23 min), Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, Type LWX (finish rating 22 min), Veneer Plaster Base-Type LWX (finish rating 22 min), Water Rated-Type LWX (finish rating 22 min), Sheathing Type-LWX (finish rating 22 min), Soffit Type LWX (finish rating 22 min), Type DGLW (finish rating 22 min), Water Rated-Type DGLW (finish rating 22 min), Sheathing Type- DGLW (finish rating 22 min), Soffit-Type DGLW (finish rating 22 min), Type LW2X (finish rating 22 min), Type LW2X (finish rating 22 min), Veneer Plaster Base - Type LW2X (finish rating 22 min), Water Rated - Type LW2X (finish rating 22 min), Sheathing - Type LW2X (finish rating 22 min), Soffit - Type LW2X (finish rating 22 min), Type DGL2W (finish rating 22 min), Water Rated - Type DGL2W (finish rating 22 min), Sheathing - Type DGL2W (finish rating 22 min)

NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min), Type FSW-8, Type FSLX (finish rating 21 min).

NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-2 (finish rating 20 min), PG-3 (finish rating 20 min), Types PG-3W, PG-5W (finish rating 20 min), Type PG-4 (finish rating 20 min), Type PG-6 (finish rating 23 min), Types PG-3WS, PG-5WS, PGS-WRS (finish rating 20 min), Types PG-9, PG-9 (finish rating 26 min), PG-11 PG-13 (Nails increased to 2 in.), or Type PG-C

PANEL REY S A — Type GREX, PRX, PRC, PRC2; Types RHX, Guard Rey, MDX, ETX (finish rating 22 min)

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1 (finish rating 26 min)

THAI GYPSUM PRODUCTS PCL — Type C, Type X (finish rating 26 min)

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type FRX-G (finish rating 29 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type ULIX (finish rating 20 min)

USG BORAL DRYWALL SFZ LLC — Type SGX (finish rating 24 min)

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), SCX (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type ULX (finish rating 22 min)

3A. **Gypsum Board*** — (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
AMERICAN GYPSUM CO — Types AGX-1 (finish rating 25 min.), M-Glass (finish rating 25 min.), AG-C (finish rating 25 min.), LightRoc (finish rating 25 min.)

CERTAINTEED GYPSUM INC — Type C, Type X-2, Type X or Type X-1 (finish rating 25 min)

CGC INC — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SHX (finish rating 24 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min)

NATIONAL GYPSUM CO — Type FSW (finish rating 24 min)

UNITED STATES GYPSUM CO — Type AR (finish rating 24 min), Type SCX (finish rating 24 min), Type SGX (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type FRX-G (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min)

USG BORAL DRYWALL SFZ LLC — Types C, SCX, SGX (finish rating 24 min).

USG MEXICO S A DE C V — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type WRX (finish rating 24 min), Type WRC (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SHX (finish rating 24 min), Type SCX, Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min)

3B. **Gypsum Board*** — (As an alternate to Item 3) — Nom 3/4 in. thick, installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-3/8 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A.
CGC INC — Types AR, IP-AR

UNITED STATES GYPSUM CO — Types AR, IP-AR

USG MEXICO S A DE C V — Types AR, IP-AR

3C. **Gypsum Board*** — (As an alternate to Items 3, 3A and 3B) — 5/8 in. thick, 2 ft wide, tongue and groove edge, applied horizontally to one side of the assembly. Installed with 1-7/8 in. long cement coated nails as described in Item 3 or 1-1/4 in. long Type W coarse thread gypsum panel steel screws as described in Item 3A. Joint covering (Item 2) not required.
CGC INC — Type SHX

UNITED STATES GYPSUM CO — Type SHX

USG MEXICO S A DE C V — Type SHX

3D. **Gypsum Board*** — (As an alternate to Items 3, 3A, 3B, or 3C — Not Shown) — For Direct Application to Studs Only- Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs or tabs may be used in lieu of or in addition to the lead batten strips or optional at other locations. Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards underneath screw locations prior to the installation of the screws. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".
RAY-BAR ENGINEERING CORP — Type RB-LBG (finish rating 24 min)

3E. **Gypsum Board*** — (As an alternate to Items 3, 3A, 3B, 3C, and 3D) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last 2 screws 1 and 4 in. from edge of board or nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
GEORGIA-PACIFIC GYPSUM L L C — Type DGG (finish rating 20 min), GreenGlass Type X (finish rating 23 min)

3F. **Gypsum Board*** — (As an alternate to Items 3, 3A, 3B, 3C, 3D, and 3E) — 5/8 in. glass-mat faced with square edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC around the perimeter and in the field with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Nails shall be placed 1 inch and 3 inch from horizontal joints and 7 inch OC thereafter.
CGC INC — Type USGX (finish rating 22 min)

UNITED STATES GYPSUM CO — Type USGX (finish rating 22 min.)

USG BORAL DRYWALL SFZ LLC — , Type USGX (finish rating 22 min.)

USG MEXICO S A DE C V — Type USGX (finish rating 22 min.)

3G. **Gypsum Board*** — (As an alternate to Items 3 through 3F) — 5/8 in. thick paper surfaced applied vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
GEORGIA-PACIFIC GYPSUM L L C — Type X ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min)

3H. **Gypsum Board*** — (As an alternate to Items 3) — Not to be used with items 6 or 7. 5/8 in. thick paper surfaced applied vertically only. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads.
NATIONAL GYPSUM CO — SoundBreak XP Type X Gypsum Board

3I. **Gypsum Board*** — (As an alternate to Items 3 through 3H, Not Shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES (finish rating 20 min)

3J. **Gypsum Board*** — (As an alternate to Item 3) — Not to be used with items 6 or 7. 5/8 in. thick paper surfaced applied vertically or horizontally. Gypsum panels secured per Item 3 or 3A.
CERTAINTEED GYPSUM INC — Type SilentFX

3K. **Gypsum Board*** — (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 8 in. OC with the last screw 1 in. from the edge of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
NATIONAL GYPSUM CO — Type FSK (finish rating 20 min), Type FSK-G (finish rating 20 min), Type FSW (finish rating 20 min), Type FSW-2 (finish rating 24 min), Type FSW-3 (finish rating 20 min), Type FSW-5 (finish rating 22 min), Type FSW-G (finish rating 20 min), Type FSK-C (finish rating 20 min), Type FSW-C (finish rating 20 min), Type FSMR-C, Type FSW-6 (finish rating 20 min), Type FSL (finish rating 24 min).

3L. **Gypsum Board*** — (As an alternate to Item 3) — For Direct Application to Studs Only — Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.140 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, max 5/16 in. diam by max 0.140 in. thick, compression fitted or adhered over the screw heads. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D".
MAYCO INDUSTRIES INC — "X-Ray Shielded Gypsum"

3M. **Gypsum Board*** — (As an alternate to Items 3) — For Direct Application to Studs Only — For use as the base layer or as the face layer. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type W coarse thread gypsum panel steel screws spaced 8 in. OC at perimeter and in the field when applied as the base layer. When applied as the face layer screw length to be increased to 2-1/2 in. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Fasteners for face layer gypsum panels (Items 4, 4A or 4B) when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4.
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

3N. **Gypsum Board*** — (As an alternate to Item 3) — 5/8 in. thick, 4 ft. wide, applied horizontally or vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Secured as described in Item 3 or 3A.
CERTAINTEED GYPSUM INC — Easi-Lite Type X (finish rating 24 min), Easi-Lite Type X-2 (finish rating 20 min)

3O. **Wall and Partition Facings and Accessories*** — (As an alternate to Item 3, Not Shown) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically. Panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. Panel joints covered with paper tape and two layers of joint compound. Nailheads covered with two layers of joint compound.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527 (finish rating 24 min).

3P. **Gypsum Board*** — (As an alternate to Item 3, Not Shown) — Two layers nom 5/16 in. thick gypsum panels applied vertically or horizontally. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or backed by wood studs. Horizontal joints on the same side between face and base layers need not be staggered. Base layer gypsum panels fastened to studs with 1-1/4 in. long drywall nails spaced 8 in. OC. Face layer gypsum panels fastened to studs with 1-7/8 in. long drywall nails spaced 8 in. OC starting with a 4" stagger.
NATIONAL GYPSUM CO — Type FSW (finish rating 25 min)

3Q. **Gypsum Board*** — (As an alternate to Item 3) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

3R. **Gypsum Board*** — (As an alternate to Item 3. For use with Item 5H) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 3 above. Applied either horizontally or vertically, and screwed to panels with 1-5/8 in. long Type W coarse thread steel screws at 8 in. OC at perimeter and in the field with the last two screws 4 and 3/4 in. from the edges of the board when applied as the base layer. When used in widths other than 48 in., gypsum panels are to be installed horizontally.

3S. **Gypsum Board*** — 3/4 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels secured as described in Item 3 with nail length increased to 2 in.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-13

3T. **Wall and Partition Facings and Accessories*** — (As an alternate to 5/8 in. thick board as outlined in Item 3) — Nominal 1-3/8 in. thick, 4 ft wide panels, applied vertically or horizontally. Fastened with #6 x 2 in. long drywall screws spaced 8 in. OC along the perimeter and 12 in. OC in the field.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 545

4. **Steel Corner Fasteners** — (Optional) — For use at wall corners. Channel shaped, 2 in. long by 1 in. high on the back side with two 1/8 in. wide cleats protruding into the 5/8 in. wide channel, fabricated from 24 gauge galv steel. Fasteners applied only to the end or cut edge (not along tapered edges) of the gypsum board, no greater than 2 in. from corner of gypsum board, max spacing 16 in. OC. Nailed to adjacent stud through tab using one No. 6d cement coated nail per fastener. Corners of wall board shall be nailed to top and bottom plate using No. 6d cement coated nails.

5. **Batts and Blankets*** — (Optional — Required when Item 6A is used (RC-1)) — Glass fiber or mineral wool insulation. Placed to completely or partially fill the stud cavities. When Item 6A is used, glass fiber or mineral wool insulation shall be friction-fitted to completely fill the stud cavities.
CERTAINTEED CORP

JOHNS MANVILLE

KNAUF INSULATION LLC

MANSON INSULATION INC

OWENS CORNING HT INC, DIV OF OWENS CORNING — Corning Fiberglas Corp

ROCK WOOL MANUFACTURING CO — Delta Board

ROCKWOOL — Acoustical Fire Batts

THERMAFIBER INC — Type SAFB, SAFB FF

5A. **Fiber, Sprayed*** — (Not Shown — Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft³. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft³, in accordance with the application instructions supplied with the product. When Item 6B is used, Fiber, Sprayed shall be INS735, INS745, INS765LD or INS770LD.
U S GREENFIBER L L C — INS735 & INS745 for use with wet or dry application. INS510LD, INS515LD, INS541LD, INS735, INS745, INS765LD, and INS770LD are to be used for dry application only

5B. **Fiber, Sprayed*** — (Not Shown - Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
NU-WOOL CO INC — Cellulose Insulation

5C. **Batts and Blankets*** — Required for use with resilient channels, Item 7, 3 in. thick mineral wool batts, friction-fitted to fill interior of wall.
THERMAFIBER INC — Type SAFB, SAFB FF

5D. **Glass Fiber Insulation** — (As an alternate to Item 5C) — 3 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, friction-fitted to fill the interior of the wall. See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

5E. **Batts and Blankets*** — (Required for use with Wall and Partition Facings and Accessories, Item 3O) — Glass fiber insulation, nom 3-1/2 in. thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. See Batts and Blankets Category (BKNV) for names of manufacturers.

5F. **Fiber, Sprayed*** — (Optional, Not Shown — Not for use with Items 6, 6A, 6B, 6C, or 6D) — As an alternate to Batts and Blankets (Item 5) and Item 5A - Spray applied granulated mineral fiber material. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See **Fiber, Sprayed** (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

5G. **Fiber, Sprayed*** — (Optional, Not Shown — Not for use with Items 6, 6A, 6B, 6C, or 6D) — As an alternate to Batts and Blankets (Item 5) and Item 5A - Brown Colored Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed stud cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft³.
INTERNATIONAL CELLULOSE CORP — Celbar-RL

5H. **Foamed Plastic*** — (Optional -For use with Item 3R) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity.
SES FOAM INC — Nexseal™ 2.0 or Nexseal™ 2.0 LE Spray Foam and Sucraseal Spray Foam

5I. **Fiber, Sprayed*** — (Not Shown — Not for use with Item 6) — As an alternate to Batts and Blankets (Item 5) - Spray-applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. To facilitate the installation of the material, any thin, woven or non-woven netting may be attached by any means possible to the outer face the studs. The material shall reach equilibrium moisture content before the installation of materials on either face of the studs. The minimum dry density shall be 6.79 lbs/ft³.
APPLEGATE HOLDINGS L L C — Type 1 SAFE Applegate Fired Rated Material

6. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #8 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members*** — Used to attach furring channels (Item 6a) to studs. Clips spaced 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75)

6A. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members on one side of studs as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members*** — Used to attach furring channels (Item 6Aa) to one side of studs only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC — Type Isomax

6B. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #8 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members*** — Used to attach furring channels (Item 6Ba) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
PLITEQ INC — Type Genie Clip

6C. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members*** — Used to attach furring channels (Item 6Ca) to studs. Clips spaced 48 in. OC., and secured to studs with No. 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

6D. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below.

a. **Furring Channels** — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with a double strand of No. 18 AWG twisted steel wire. Gypsum board attached to furring channels as described in Item 3.

b. **Steel Framing Members*** — Used to attach furring channels (Item 6Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

6E. **Steel Framing Members*** — (Optional, Not Shown) — Resilient channels and Steel Framing Members as described below:

a. **Resilient Channels** — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 3.

b. **Steel Framing Members*** — Used to attach resilient channels (Item 6Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC - Type RC+ Assurance Clip

7. **Furring Channel** — Optional — Not Shown — For use on one side of the wall - Resilient channels, 25 MSG galv steel, spaced vertically 24 in. OC, flange portion screw attached to one side of studs with 1-1/4 in. long diamond shaped point, drywall Philips head steel screws. When resilient channels are used, insulation, Items 5C or 5D is required.

8. **Caulking and Sealants** — (Not Shown, Optional) — A bead of acoustical sealant applied around the partition perimeter for sound control.

9. **STC Rating** — The STC Rating of the wall assembly is 56 when it is constructed as described by Items 1 through 6, except:

A. Item 2, above — Nailheads Shall be covered with joint compound.

B. Item 2, above — Joints As described, shall be covered with fiber tape and joint compound.

C. Item 5, above — Batts and Blankets* The cavities formed by the studs shall be friction fit with R-19 unfaced fiberglass insulation batts measuring 6-1/4 in. thick and 15-1/4 in. wide.

D. Item 6, above — Steel Framing Members* Type RSIC-1 clips shall be used to attach gypsum board to studs on either side of the wall assembly.

E. Item 8, above — Caulking and Sealants (Not Shown) A bead of acoustical sealant shall be applied around the partition perimeter for sound control.

F. Steel Corner Fasteners (Item 4), Fiber, Sprayed (Items 5A and 5B) and Steel Framing Members (Item 6A), not evaluated as alternatives for obtaining STC rating.

10. **Wall and Partition Facings and Accessories*** — (Optional, Not Shown) — Nominal 1/2 in. thick, 4 ft wide panels, for optional use as an additional layer on one or both sides of the assembly. Panels attached in accordance with manufacturer's recommendations. When the QR-500 or QR-510 panel is installed between the wood framing and the UL Classified gypsum board, the required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock QR-500 and QR-510

11. **Cementitious Backer Units*** — (Optional Item Not Shown — For Use On Face Of 1 Hr Systems With All Standard Items Required) - 7/16 in., 1/2 in., 5/8 in., 3/4 in. or 1 in. thick, min. 32 in. wide. Applied vertically or horizontally with vertical joints centered over studs. Fastened to studs and runners with cement board screws of adequate length to penetrate stud by a minimum of 3/8 in. for steel framing members, and a minimum of 3/4 in. for wood framing members spaced a max of 8 in. OC. When 4 ft. wide boards are used, horizontal joints need not be backed by framing.
NATIONAL GYPSUM CO — Type DuraBacker, PermaBase, DuraBacker Plus, or PermaBase Plus

12. **Non-Bearing Wall Partition Intersection** — (Optional) —Two nominal 2 by 4 in. studs or nominal 2 by 6 in. studs nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max. 16 in. OC. vertically, intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

13. **Mesh Netting** — (Not Shown) — Any thin, woven or non-woven fibrous netting material attached with staples to the outer face of one row of studs to facilitate the installation of the sprayed fiber from the opposite row.

14. **Mineral and Fiber Board*** — (Optional, Not Shown) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with 2 in. long Type W steel screws, spaced 12 in. OC. The required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO — Homasote Type 440-32

14A. **Mineral and Fiber Board*** — (Optional, Not Shown) — For use with Items 14B-14E) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to framing with minimum 1-3/8 in. long ring shanked nails or 1-1/4 in. long Type W steel screws, spaced 12 in. OC along board edges and 24 in. OC in field of board along intermediate framing. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO — Homasote Type 440-32

14B. **Glass Fiber Insulation** — (For use with Item 14A) — 3-1/2 in. thick glass fiber batts bearing the UL Classification Marking as to Surface Burning and/or Fire Resistance, placed to fill the interior of the wall. See Batts and Blankets (BKNV or BZJZ) categories for names of Classified companies.

14C. **Batts and Blankets*** — (As an alternate to Item 14B. For use with Item 14A). 3 in. thick mineral wool batts, placed to fill interior of wall, attached to the 3-1/2 in. face of the studs with staples placed 24 in. OC.
THERMAFIBER INC — Type SAFB, SAFB FF

14D. **Adhesive** — (For use with Item 14A) — Construction grade adhesive applied in vertical, serpentine, nominal 3/8 in. wide beads down the length of both vertical edges of Mineral and Fiber Board (Item 14A).

14E. **Gypsum Board*** — (For use with Item 14A) — 5/8 in. thick, 4 ft wide, applied vertically over Mineral and Fiber Board (Item 14A) with vertical joints located anywhere over stud cavities. Secured to mineral and fiber boards with 1-1/2 in. Type G Screws spaced 8 in. OC along edges of each vertical joint and 12 in. OC in intermediate field of the Mineral and Fiber Board (Item 14A). Secured to outermost studs and bearing plates with 2 in. long Type S screws spaced 8 in. OC. Gypsum Board joints covered with paper tape and joint compound. Screw heads covered with joint compound. Finish Rating 30 Min.
AMERICAN GYPSUM CO — Type AG-C

CERTAINTEED GYPSUM INC — Type FRPC, Type C, Type X-2

CGC INC — Types C, IP-X2, IPC-AR

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC-C/A

GEORGIA-PACIFIC GYPSUM L L C — Types 5, DAPC, TG-C

NATIONAL GYPSUM CO — Types FSK-C, FSW-C

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type PG-C

PANEL REY S A — Type PRC

THAI GYPSUM PRODUCTS PCL — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR

14F. **Mineral and Fiber Board** — (Optional, Not Shown) — For optional use as an additional layer on one side of wall - Nom 1/2 in. thick, 4 ft wide, square edge fiber boards applied vertically to studs on one side of the wall in between the wood studs and the UL Classified Gypsum Board (Item 3). Fiber boards installed with 1-1/4 in. long, Type W, bugle head, coarse thread gypsum board screws spaced 12 in. OC max, with the last screws spaced 2 in. and 6 in. from edge of board. Gypsum board (Item 3) installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
BLUE RIDGE FIBERBOARD INC — SoundStop

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2019-02-19

INTERIOR BEARING WALL ASSEMBLY

UL #U305 (1-HR-FIRE RATING) 1

12" = 1'-0"

CLINE DESIGN

2923 S. Tryon St,
Suite 130
Charlotte, NC 28203
704/338-7272
ClineDesignAssoc.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA — RALEIGH, NC — C00001 — REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA — ORLANDO PIZARRO — CHARLOTTE, NC — No. 1038 — REGISTERED ARCHITECT — 08.17.18

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AF, TP
CHECKED BY: KB

UL ASSEMBLIES

G1.49

Design No. U356

December 12, 2016

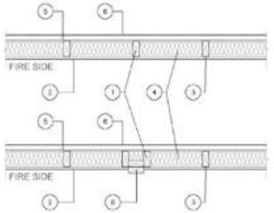
Bearing Wall Rating - 1 Hr Rating Exposed to Fire on Interior Face Only

Bearing Wall Rating — 1 Hr Rating Exposed to Fire on Exterior Face (See Item 6E)

Finish Rating — 23 Min or 26 Min (See Item 2C)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Wood Studs** — Nom 2 by 4 in. spaced 16 in. OC with two 2 by 4 in. top and one 2 by 4 in. bottom plates. Studs laterally braced by wood structural panel sheathing (Item 5). When **Mineral and Fiber Boards*** (Item 5A) are considered as bracing for the studs, the load is restricted to 76% of allowable axial load. Walls effectively fire stopped at top and bottom of wall.

2. **Gypsum Board* — Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305.** Nom 5/8 in. thick, 4 ft wide, applied vertically and nailed to studs and bearing plates 7 in. OC with 6d cement-coated nails, 1-7/8 in. long with 1/4 in. diam head.
When Item 7, 7B, 7C, 7D or 7E **Steel Framing Members***, is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 7A **Steel Framing Members***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers.

ACADIA DRYWALL SUPPLIES LTD (View Classification) — CKNX.R25370

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.R19751

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C (View Classification) — CKNX.R18482

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11000

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG BORAL DRYWALL SFZ LLC (View Classification) — CKNX.R38433

USG MEXICO S A DE C V (View Classification) — CKNX.R16089

2A. **Gypsum Board*** — (As an alternate to Item 2, Not Shown) — Any 5/8 in. thick 4 ft wide gypsum panels that are eligible for use in Design Nos. L501, G512 or U305, supplied by the Classified Companies listed below shown in the **Gypsum Board*** (CKNX) category. Applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.
CGC INC

UNITED STATES GYPSUM CO

USG BORAL DRYWALL SFZ LLC

USG MEXICO S A DE C V

2B. **Gypsum Board*** — (As an alternate to Item 2, Not Shown) — 5/8 in. thick 4 ft wide gypsum panels applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.
ACADIA DRYWALL SUPPLIES LTD — Type X, 5/8 Type X, Type Blueglass Exterior Sheathing

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C, LightRoc

CERTAINTEED GYPSUM INC — Type C, Type X-2, Type X, Type X-1, Easi-Lite Type X-2

GEORGIA-PACIFIC GYPSUM L L C — Types X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, Type X ComfortGuard Sound Deadening Gypsum Board.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS

THAI GYPSUM PRODUCTS PCL — Type C or Type X

2C. **Gypsum Board*** — (As an alternate to Item 2, Not Shown) — For Use with Item 5A only - 5/8 in. thick 4 ft wide gypsum panels applied horizontally and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screws 1 in. and 4 in. from edges of board. Finish Rating is 25 min.
ACADIA DRYWALL SUPPLIES LTD — 5/8 Type X, Type Blueglass Exterior Sheathing

GEORGIA-PACIFIC GYPSUM L L C — Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types PG-11, PGS-WRS

2D. **Gypsum Board*** — (As an alternate to Item 2) — Not to be used with item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically only and fastened to the studs and plates with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads, 7 in. OC.
NATIONAL GYPSUM CO — SoundBreak XP Type X Gypsum Board

2E. **Gypsum Board*** — (As an alternate to Items 2 through 2D) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock ES.

2F. **Gypsum Board*** — (As an alternate to Item 2) — Not to be used with Item 7. 5/8 in. thick, 4 ft. wide, paper surfaced, applied vertically or horizontally and fastened to the studs and plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.
CERTAINTEED GYPSUM INC — Type SilentFX

2G. **Wall and Partition Facings and Accessories*** — (As an alternate to Items 2 through 2F) — Nominal 5/8 in. thick, 4 ft wide panels, secured as described in Item 2.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.

2H. **Gypsum Board*** — (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a maximum 10 in. OC with the last two screws 4 and 1 in. from the edges of the board. When used in widths other than 48 in., gypsum panels are to be installed horizontally.
CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Type LGFC6A (finish rating 21 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX

2I. **Gypsum Board*** — (As an alternate to Item 2) — 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.
AMERICAN GYPSUM CO — Types AGX-1 (finish rating 25 min.), M-Glass (finish rating 26 min.), AG-C (finish rating 25 min.), LightRoc (finish rating 25 min.)

NATIONAL GYPSUM CO — Type FSK, Type FSK-G, Type FSW, Type FSW-3, Type FSW-5, Type FSW-G, Type FSK-C, Type FSW-C, Type FSMR-C, Type FSW-6, Type FSL.

2J. **Gypsum Board*** — (As an alternate to Item 2) - 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread steel screws spaced a max 8 in. OC with the last screw 1 in. from edge of board. When used in widths other than 48 in., gypsum boards are to be installed horizontally.
CERTAINTEED GYPSUM INC — Type C, Type X-2, Type X or Type X-1(finish rating 26 min), Easi-Lite Type X (finish rating 24 min), Easi-Lite Type X-2, Type EGRG or GlasRoc or GlasRoc Sheathing (finish rating 23 min)

3. **Joints and Fastener Heads** — (Not Shown) — Gypsum board joints covered with tape and joint compound. Fastener heads covered with joint compound.

4. **Batts and Blankets*** — Mineral fiber or glass fiber insulation, 3-1/2 in. thick, pressure fit to fill wall cavities between studs and plates. Mineral fiber insulation to be unfaced and to have a min density of 3 pcf. Glass fiber insulation to be faced with aluminum foil or kraft paper and to have a min density of 0.9 pcf (min R-13 thermal insulation rating).

See **Batts and Blankets*** (BKNV) Category in the Building Materials Directory and **Batts and Blankets*** (BZJZ) Category in the Fire Resistance Directory for names of Classified Companies.

4A. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft³. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft³, in accordance with the application instructions supplied with the product.
U S GREENFIBER L L C — INS735 & INS745 for use with wet or dry application. INS510LD, INS515LD, INS541LD, INS735, INS745, INS765LD, and INS770LD are to be used for dry application only.

4B. **Fiber, Sprayed*** — As an alternate to Item 4 and 4A — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 4.58 lb/ft³.
NU-WOOL CO INC — Cellulose Insulation

4C. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 4) — Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft³.
INTERNATIONAL CELLULOSE CORP — Celbar-RL

4D. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 4) — Spray applied, granulated mineral fiber material. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See Fiber, Sprayed (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

5. **Wood Structural Panel Sheathing** — Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing". Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 6d cement coated box nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs.

5A. **Mineral and Fiber Boards*** — As an alternate to Item 5 - Min 1/2 in. thick, 4 ft wide sheathing, installed vertically to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on

exterior side of wall with 1-1/2 in. long galvanized roofing nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs. As an option a weather resistive barrier may be applied over the Mineral and Fiber Boards.

6. **Exterior Facings** — Installed in accordance with the manufacturer's installation instructions. One of the following exterior facings is to be applied over the sheathing:

A. **Vinyl Siding — Molded Plastic*** — Contoured rigid vinyl siding having a flame spread value of 20 or less.

See **Molded Plastic** (BTAT) category in the Building Materials Directory for names of manufacturers.

B. **Particle Board Siding** — Hardboard exterior sidings including patterned panel or lap siding.

C. **Wood Structural Panel or Lap Siding** — APA Rated Siding, Exterior, plywood, OSB or composite panels with veneer faces and structural wood core, per PS 1 or APA Standard PRP-108, including textured, rough sawn, medium density overlay, brushed, grooved and lap siding.

D. **Cementitious Stucco** — Portland cement or synthetic stucco systems with self-furring metal lath or adhesive base coat. Thickness from 3/8 to 3/4 in., depending on system.

E. **Brick Veneer** — Any type on nom 4 in. wide brick veneer. When brick veneer is used, the rating is applicable with exposure on either face. Brick veneer fastened with corrugated metal wall ties attached over sheathing to wood studs with 8d nail per tie. Ties spaced not more than each sixth course of brick and max 32 in. OC horizontally. One in. air space provided between brick veneer and sheathing.

F. **Exterior Insulation and Finish System (EIFS)** — Nom 1 in. **Foamed Plastic*** insulation bearing the UL Classification Marking, attached over sheathing and finished with coating system, or Portland cement or synthetic stucco systems, in accordance with manufacturer's instructions. See **Foamed Plastic** (BRYX and CCVW) categories for names of Classified companies.

G. **Siding** — Aluminum or steel siding attached over sheathing to studs.

H. **Fiber-Cement Siding** — Fiber-cement exterior sidings including smooth and patterned panel or lap siding.

I. **Wall and Partition Facings and Accessories*** — Stone veneer is mortar bonded to a lath, scratch coat and water resistant barrier applied to sheathing, installed in accordance with the manufacturers installation instructions, and meeting the requirements of local code agencies.

ELDORADO STONE OPERATIONS L L C — Type Eldorado Stone

6A. **Building Units* — As an alternate to Exterior Facing Item 6** — Insulated steel panels, 12 through 42 in. wide. Attached over sheathing through retainer clips to studs or support steel with No. 14 hex head self-tapping screws located at each joint in the concealed lip of the units and spaced in accordance with the structural design requirements. KINGSPAN INSULATED PANELS INC — Types 200, 300, 400, 900, or KS series, 2 through 6 in. thickness; CWP-V, H, 2 through 3 in. nominal thickness or Designwall 2000 or Designwall 4000, 2 and 3 in. nominal thickness.

7. **Steel Framing Members*** — (Optional, Not Shown) — Furring Channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #8 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members*** — Used to attach furring channels (Item 7A) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75).

7A. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Two layers of gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members*** — Used to attach furring channels (Item 7Aa) to interior side of studs. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC — Type Isomax.

7B. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members*** — Used to attach furring channels (Item a) to studs. Clips spaced 48 in. OC. Genie clips secured to studs with No. 8 x 1-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
PLITEQ INC — Type Genie Clip

7C. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members*** — Used to attach furring channels (Item 7Ca) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

7D. **Steel Framing Members*** — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below:

a. **Furring Channels** — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 7Db. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 2.

b. **Steel Framing Members*** — Used to attach furring channels (Item 7Da) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

7E. **Steel Framing Members*** — (Optional, Not Shown) — Resilient channels and Steel Framing Members as described below:

a. **Resilient Channels** — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 2.

b. **Steel Framing Members*** — Used to attach resilient channels (Item 7Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

8. **Non-Bearing Wall Partition Intersection** — (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2016-12-12

UL #U356 (1-HR FIRE RATING) 1
12" = 1'-0"

CLINE DESIGN

2025 S. Tryon St.
Suite 130
Charlotte, NC 28203
704/338-7273
ClineDesignAssoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AF, TP
CHECKED BY: KB

UL ASSEMBLIES

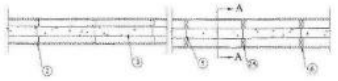
G1.50

Design No. U925

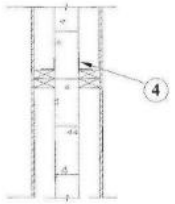
December 28, 2017

Nonbearing Wall Rating - 4 Hr.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



Section A-A



1. **Floor and Ceiling Runners** — (Not Shown) - For use with Item 2. Channels shaped, fabricated from min. 0.0329 in. thick No. 20 gauge corrosion protected steel, that provide a lateral structural connection between steel studs and adjacent assemblies such as floor, ceiling and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C.

2. **Steel Studs** — Corrosion protected steel studs, min. 2-5/8 in wide, min. No. 20 MSG (0.0329 in. thick), cold formed, designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. The max stud spacing of wall assemblies shall not exceed 24 in. O.C. Studs attached to floor and ceiling runners with 1/2 in. long Types S-12 pan head, self-drilling, self tapping steel screws on both sides of the studs or by welded or bolted connections designed in accordance with AISI specifications.

2A. **Wood Studs** — As an alternate to Item 2, nom. 2 in. by 4 in., spaced a max of 24 in. O.C. Stud to be effectively firestopped at the top and bottom of the wall with nom. 2 in. by 4 in. plates.

3. **Precast Autoclaved Aerated Concrete Blocks*** — Min 4 in. thick and max 24 in., nom., wide by 8 in., nom, high blocks.

AERCON FLORIDA L L C

XELLA MEXICANA S A DE C V

4. **Angles** — Angles 0.063 in. thick with one 2 in. leg and one 2-1/4 in. leg. Aluminum angles spaced a minimum of 32 in. vertically and 32 in. horizontally with Type W 1-1/4 in. min. to 3 in. max long screws secured through each angle leg at pre-drilled hole, studs (Item 2 or 2A) and precast autoclaved aerated concrete blocks (Item 3). 2-1/4 in. leg to be positioned on stud side and 2 in. leg to be positioned on AAC side.

5. **Thin Bed Mortar** — Applied to all joints of each block.

6. **Gypsum Board*** — **Any 1/2 in. thick UL Classified Gypsum Board that is eligible for use in Design No. X515. Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305.** One layer of nom. 1/2 in. or 5/8 in. thick by 48 in. wide boards installed vertically to wood studs or steel studs. Joints to occur at stud locations. Gypsum board attached to steel studs using 1 in. long Type S-12 steel screws spaced 8 in. O.C. along the edges and 12 in. O.C. in the field. Gypsum board attached to wood studs using 1-3/4 in. long galv. nails with 0.128 in. dia. shank and 7/16 in. dia. head, spaced 8 in. O.C. along the edges and in the field. Screws and nails located a min. of 1/2 in. from side joints and 3 in. from end joints.

ACADIA DRYWALL SUPPLIES LTD (View Classification) — CKNX.R25370

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3650

CGC INC (View Classification) — CKNX.R19751

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C (View Classification) — CKNX.R16482

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

LOADMASTER SYSTEMS INC (View Classification) — CKNX.R11809

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21798

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG MEXICO S A DE C V (View Classification) — CKNX.R18089

7. **Finishing System** — (Not Shown) - Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads or nail heads, paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nom. 3/32 in. thick veneer plaster may be applied to the entire surface of the gypsum wallboard.

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

12" = 1'-0"

CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint@cinedesign.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00801
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
ORANGEBURG
No. 5858
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

UL ASSEMBLIES

G1.51

SYMBOL LEGEND

- XX DOOR TAG | SEE DOOR SCHEDULE
- Sx WALL TAG
- EJ EXPANSION JOINT @ BRICK, TYP. 3/8" NEOPRENE W/ BACKER ROD & CAULK
  (REFER TO ELEVATIONS AND ELEVATIONS FOR LOCATIONS. FINAL LOCATIONS TO BE COORDINATED WITH MASONRY CONTRACTOR AND APPROVED BY ARCHITECT)
- FLOOR DRAIN

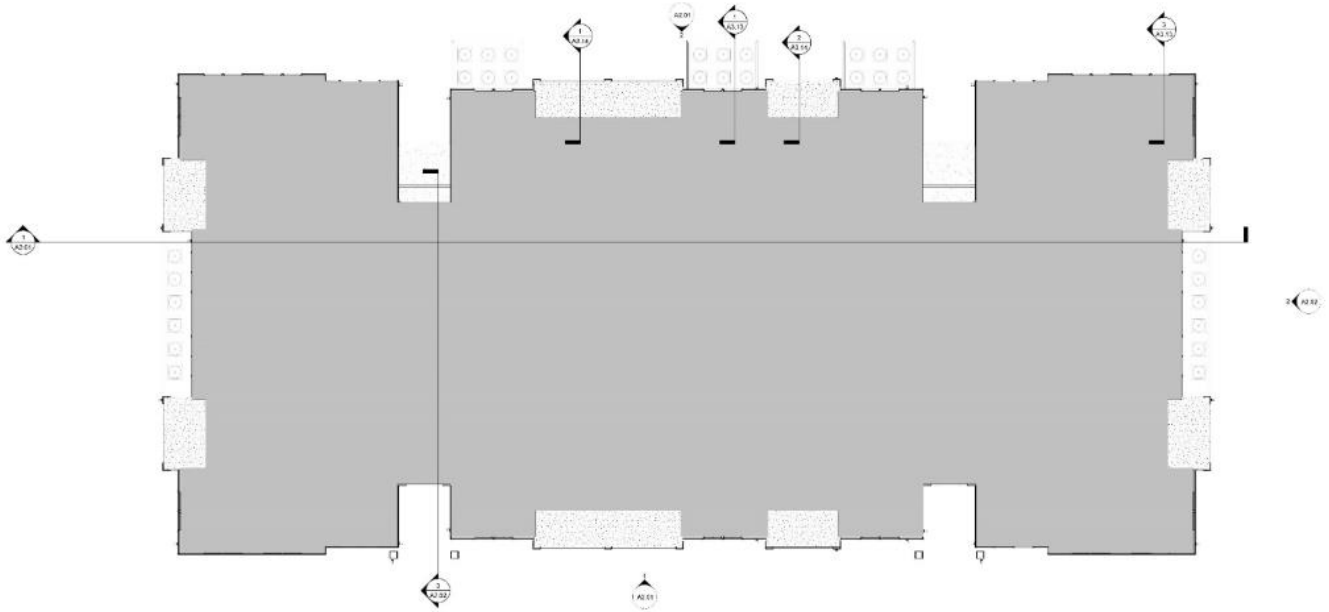
MASONRY NOTES

1. MASONRY CONTRACTOR TO PROVIDE HORIZONTAL AND VERTICAL EXPANSION JOINTS IN BRICKWORK PER TECHNICAL NOTES 18A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.
2. ATTACHMENT TO MASONRY SHALL BE PER TECHNICAL NOTES 44A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.

GENERAL NOTES

1. NO MASONRY CORE HOLES SHALL BE EXPOSED. TYP. (CLOSURE (SOLID CORE) MASONRY SHALL BE USED WHERE CORE HOLES WOULD OTHERWISE BE EXPOSED TO ELEMENTS.
2. EXPOSED STEEL, LINTELS AND BREAK METAL TO BE PAINTED TO MATCH ADJACENT SURFACE UNLESS OTHERWISE NOTED. TYP.
3. ALL EXTERIOR SWR CRLINGS TO BE PAINTED UNLESS OTHERWISE NOTED.
4. SEE 'G' SERIES FOR LIFE SAFETY INFORMATION.
5. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE.
6. FACE OF SLAB SHALL NOT BE EXPOSED AT SLOPED EXTERIOR PAVING CONDITIONS. COORDINATE EXT. PAVING CONDITIONS WITH CIVIL. TYP.
7. EXTERIOR PAVING SHALL NOT HAVE A FINISHED ELEVATION HIGHER THAN THE SILL HEIGHT AT AN ADJACENT DOOR LOCATION.
8. ALL CAULKING IS TO MATCH ADJACENT SURFACES.
9. ALL DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF STUD WALLS, EXTERIOR FACE OF CMU/CONCRETE WALLS, COLUMNS, WINDOW CENTERLINES, & MASONRY OPENINGS UNLESS OTHERWISE NOTED.
10. PROVIDE 3/4" PLYWOOD WITHIN WALL CAVITY SEGMENTS BEHIND ALL SURFACE MOUNTED ELECTRICAL PANELS PRIOR TO PANEL INSTALLATION.
11. VERIFY ALL FINISH FLR. ELEVATIONS (F.F.E.) WITH CIVIL DRAWINGS.
12. SEE EXT. ELEVATIONS FOR LOCATION & TYPES OF EXTERIOR FINISHES.
13. COORDINATE SIDEWALK LOCATIONS AND HEIGHTS WITH ALL HARDSCAPE PLANS. ALL SIDEWALKS AT DOOR THRESHOLDS SHALL BE LEVEL.
14. VERIFY ALL BRACE FRAME LOCATIONS & CONFIGURATIONS ARE CLEAR OF ALL DOOR AND WINDOW OPENINGS.
15. SEE UNIT PLANS (A4.0# SERIES) FOR UNIT DOOR TAGS & WINDOW TAGS.
16. ALL EXTERIOR BALCONIES & WALKS TO SLOPE 1/8" PER 1'-0" AWAY FROM UNIT DOORS.
17. SEE MEP, FPE, CIVIL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
18. SPOT ELEVATIONS INDICATED ARE FOR ARCHITECTURAL COORDINATION ONLY. SEE CIVIL DRAWINGS FOR ACTUAL SITE SPECIFIC ELEVATIONS.
19. FIRE RATED SEPARATIONS TO EXTEND INTO ALL CANES & CORNERS AT TENANT SEPARATION.
20. ALL EXTERIOR ACCESSED STORAGE CLOSETS, MECHANICAL CLOSETS, SPRINKLER ROOMS AND ANY OTHER EXTERIOR ACCESSED UNCONDITIONED SPACE. AT ALL INTERIOR WALLS OF SPACE PROVIDE EITHER A LEVEL 1 FINISH OR PROVIDE MOLD & MILDEW RESISTANT GWB. FIRE RATINGS AS SHOWN ON PLANS MUST BE MAINTAINED.
21. ALL WINDOWS OPENING ONTO POOL DECK AREA MUST BE LIMITED TO A 4" MAX. OPENING OR BE FIXED.
22. WEST ROOMS THAT SERVICE POOL MUST HAVE SHATTERPROOF MIRRORS (IF MIRRORS PROVIDED).
23. LAVATORIES AND SHOWERS MUST HAVE METAL OR PLASTIC DISPENSERS.
24. 110 DEGREE MAX. HOT WATER MUST BE AVAILABLE WHENEVER THE POOL IS OPEN.
25. BASEMENT UNITS SHALL HAVE 36" WIDE EGRESS GATE INFRATED RAILING.

KEY PLAN



NOTE: ALL SLAB LEVEL PORCHES TO BE DEPRESSED 10" EXCEPT ADA UNITS ALL SLOPED CONCRETE TO BE 1/8" = 1'-0"

NOTE: COORDINATE ALL GRADES WITH CIVIL DRAWINGS

BUILDING TYPE A SLAB PLAN 1

1/8" = 1'-0"

CLINE DESIGN

2923 S. Tryon St.
Suite 100
Charlotte, NC 28203
704/333-7177
Cline@cline-design.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA RALEIGH, NC C0800 — REGISTERED ARCHITECTS

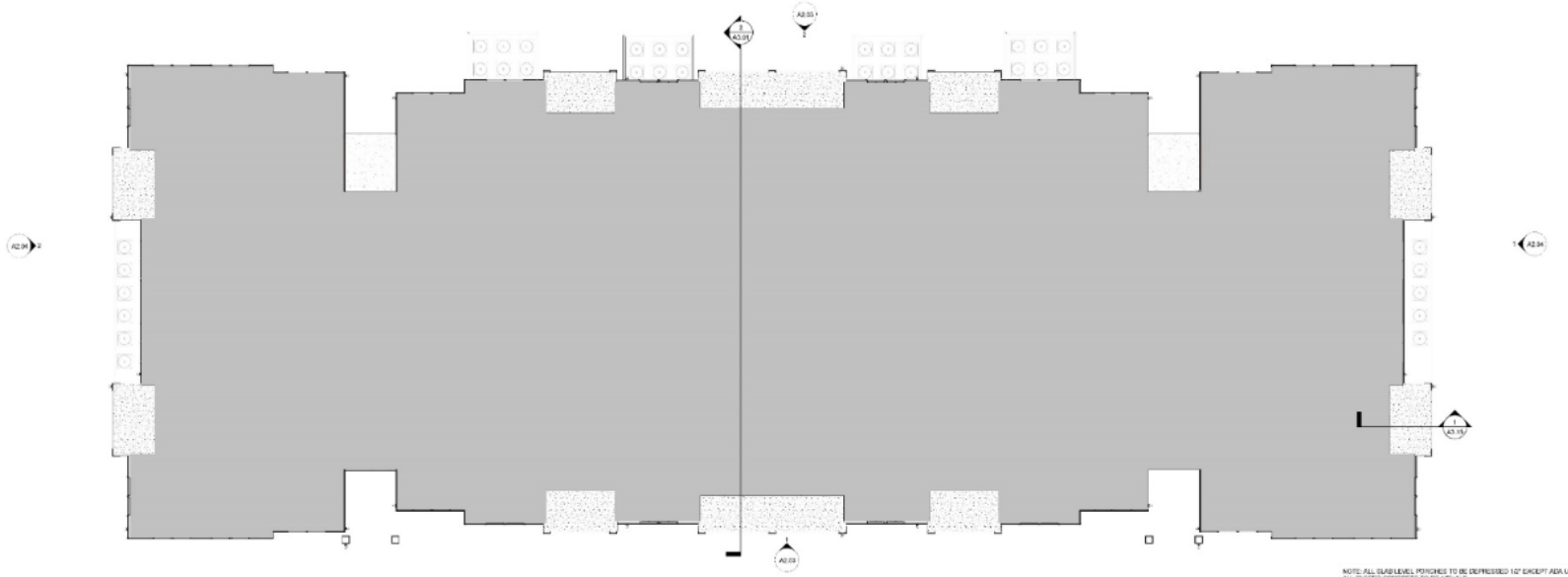
STATE OF SOUTH CAROLINA — ORLANDO FIGARIS — REGISTERED No. 5838 — REGISTERED ARCHITECT — 06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING A SLAB PLAN

A0.01



NOTE: ALL SLAB LEVEL PORCHES TO BE DEPRESSED 10" EXCEPT ADA UNITS
ALL SLOPED CONCRETE TO BE 1/4:1'-0'

NOTE: COORDINATE ALL GRADES WITH CIVIL DRAWINGS

BUILDING TYPE B SLAB PLAN 1

1/8" = 1'-0"

SYMBOL LEGEND

- XX DOOR TAG; SEE DOOR SCHEDULE.
- Sx WALL TAG
- EJ EXPANSION JOINT @ BRICK, TYP. 3/8" NEOPRENE W/ BACKER ROD & CAULK
  (REFER TO PLOOR PLANS AND ELEVATIONS FOR LOCATIONS. FINAL LOCATIONS TO BE COORDINATED WITH MASONRY CONTRACTOR AND APPROVED BY ARCHITECT)
- FLOOR DRAIN

MASONRY NOTES

1. MASONRY CONTRACTOR TO PROVIDE HORIZONTAL AND VERTICAL EXPANSION JOINTS IN BRICKWORK PER TECHNICAL NOTES 18A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.
2. ATTACHMENT TO MASONRY SHALL BE PER TECHNICAL NOTES 44A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.

GENERAL NOTES

1. NO MASONRY CORE HOLES SHALL BE EXPOSED. TYP. (CLOSURE (SOLID CORE) MASONRY SHALL BE USED WHERE CORE HOLES WOULD OTHERWISE BE EXPOSED TO ELEMENTS.
2. EXPOSED STEEL, LINTELS AND BREAK METAL TO BE PAINTED TO MATCH ADJACENT SURFACE UNLESS OTHERWISE NOTED. TYP.
3. ALL EXTERIOR GWB CEILINGS TO BE PAINTED UNLESS OTHERWISE NOTED.
4. SEE 'G' SERIES FOR LIFE SAFETY INFORMATION.
5. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE.
6. FACE OF SLAB SHALL NOT BE EXPOSED AT SLOPED EXTERIOR PAVING CONDITIONS. COORDINATE EXT. PAVING CONDITIONS WITH CIVIL. TYP.
7. EXTERIOR PAVING SHALL NOT HAVE A FINISHED ELEVATION HIGHER THAN THE SILL HEIGHT AT AN ADJACENT DOOR LOCATION.
8. ALL CAULKING IS TO MATCH ADJACENT SURFACES.
9. ALL DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF STUD WALLS, EXTERIOR FACE OF CMU/CONCRETE WALLS, COLUMNS, WINDOW CENTERLINES, & MASONRY OPENINGS UNLESS OTHERWISE NOTED.
10. PROVIDE 3/4" PLYWOOD WITHIN WALL CAVITY SEGMENTS BEHIND ALL SURFACE MOUNTED ELECTRICAL PANELS PRIOR TO FRAME INSTALLATION.
11. VERIFY ALL FINISH FLR. ELEVATIONS (F.F.E.) WITH CIVIL DRAWINGS.
12. SEE EXT. ELEVATIONS FOR LOCATION & TYPES OF EXTERIOR FINISHES.
13. COORDINATE SIDEWALK LOCATIONS AND HEIGHTS WITH ALL HARDSCAPE PLANS. ALL SIDEWALKS AT DOOR THRESHOLDS SHALL BE LEVEL.
14. VERIFY ALL BRACE FRAME LOCATIONS & CONFIGURATIONS ARE CLEAR OF ALL DOOR AND WINDOW OPENINGS.
15. SEE UNIT PLANS (A4.0# SERIES) FOR UNIT DOOR TAGS & WINDOW TAGS.
16. ALL EXTERIOR BALCONIES & WALKS TO SLOPE 1/8" PER 1'-0" AWAY FROM UNIT DOORS.
17. SEE MEP, FPE, CIVIL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
18. SPOT ELEVATIONS INDICATED ARE FOR ARCHITECTURAL COORDINATION ONLY. SEE CIVIL DRAWINGS FOR ACTUAL SITE SPECIFIC ELEVATIONS.
19. FIRE RATED SEPARATIONS TO EXTEND INTO ALL GABLES & DORMERS AT TENANT SEPARATION.
20. ALL EXTERIOR ACCESSIBLE STORAGE CLOSETS, MECHANICAL CLOSETS, SPRINKLER ROOMS AND ANY OTHER EXTERIOR ACCESSIBLE UNCONDITIONED SPACE AT ALL INTERIOR WALLS OF SPACE PROVIDE EITHER A LEVEL 1 FINISH OR PROVIDE MOLD & MILDEW RESISTANT GWB. FIRE RATINGS AS SHOWN ON PLANS MUST BE MAINTAINED.
21. ALL WINDOWS OPENING ONTO POOL DECK AREA MUST BE LIMITED TO A 4" MAX. OPENING OR BE FIXED.
22. REST ROOMS THAT SERVICE POOL MUST HAVE SHATTERPROOF MIRRORS (IF MIRRORS PROVIDED).
23. LAVATORIES AND SHOWERS MUST HAVE METAL OR PLASTIC DISPENSERS.
24. 110 DEGREE MAX. HOT WATER MUST BE AVAILABLE WHENEVER THE POOL IS OPEN.
25. BASEMENT UNITS SHALL HAVE 36" WIDE EGRESS GATE IN PATIO RAILING.

KEY PLAN

CLINE DESIGN

2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7777
Clint@cline-design.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC C0800
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGARIO
REGISTERED No. 10304
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING B SLAB PLAN

A0.02

BUILDING TYPE C 1ST SLAB PLAN (B) 2
1/8" = 1'-0"

BUILDING TYPE C 1ST SLAB PLAN (A) 1
1/8" = 1'-0"

SYMBOL LEGEND

- XX DOOR TAG | SEE DOOR SCHEDULE
- Sx WALL TAG
- EJ EXPANSION JOINT @ BRICK, TYP. 3/8" NEOPRENE W/ BACKER ROD & CAULK
  (REFER TO PLAN DOOR PLANS AND ELEVATIONS FOR LOCATIONS. FINAL LOCATIONS TO BE COORDINATED WITH MASONRY CONTRACTOR AND APPROVED BY ARCHITECT)
- FLOOR DRAIN

MASONRY NOTES

1. MASONRY CONTRACTOR TO PROVIDE HORIZONTAL AND VERTICAL EXPANSION JOINTS IN BRICKWORK PER TECHNICAL NOTES 18A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.
2. ATTACHMENT TO MASONRY SHALL BE PER TECHNICAL NOTES 44A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.

GENERAL NOTES

1. NO MASONRY CORE HOLES SHALL BE EXPOSED. TYP. (CLOSURE (SOLID CORE) MASONRY SHALL BE USED WHERE CORE HOLES WOULD OTHERWISE BE EXPOSED TO ELEMENTS.
2. EXPOSED STEEL, LINTELS AND BREAK METAL TO BE PAINTED TO MATCH ADJACENT SURFACE UNLESS OTHERWISE NOTED. TYP.
3. ALL EXTERIOR SWR CPLINGS TO BE PAINTED UNLESS OTHERWISE NOTED.
4. SEE 'G' SERIES FOR LIFE SAFETY INFORMATION.
5. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE.
6. FACE OF SLAB SHALL NOT BE EXPOSED AT SLOPED EXTERIOR PAVING CONDITIONS. COORDINATE EXT. PAVING CONDITIONS WITH CIVIL. TYP.
7. EXTERIOR PAVING SHALL NOT HAVE A FINISHED ELEVATION HIGHER THAN THE SILL HEIGHT AT AN ADJACENT DOOR LOCATION.
8. ALL CAULKING IS TO MATCH ADJACENT SURFACES.
9. ALL DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF STUD WALLS, EXTERIOR FACE OF CMU/CONCRETE WALLS, COLUMNS, WINDOW CENTERLINES, & MASONRY OPENINGS UNLESS OTHERWISE NOTED.
10. PROVIDE 3/4" PLYWOOD WITHIN WALL CAVITY SEGMENTS BEHIND ALL SURFACE MOUNTED ELECTRICAL PANELS PRIOR TO PANEL INSTALLATION.
11. VERIFY ALL FINISH FLR. ELEVATIONS (F.F.E.) WITH CIVIL DRAWINGS.
12. SEE EXT. ELEVATIONS FOR LOCATION & TYPE OF EXTERIOR FINISHES.
13. COORDINATE SIDEWALK LOCATIONS AND HEIGHTS WITH ALL HARDSCAPE PLANS. ALL SIDEWALKS AT DOOR THRESHOLDS SHALL BE LEVEL.
14. VERIFY ALL BRACE FRAME LOCATIONS & CONFIGURATIONS ARE CLEAR OF ALL DOOR AND WINDOW OPENINGS.
15. SEE UNIT PLANS (A4.0# SERIES) FOR UNIT DOOR TAGS & WINDOW TAGS.
16. ALL EXTERIOR BALCONIES & WALKS TO SLOPE 1/8" PER 1'-0" AWAY FROM UNIT DOORS.
17. SEE MEP, FPE, CIVIL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
18. SPOT ELEVATIONS INDICATED ARE FOR ARCHITECTURAL COORDINATION ONLY. SEE CIVIL DRAWINGS FOR ACTUAL SITE SPECIFIC ELEVATIONS.
19. FIRE RATED SEPARATIONS TO EXTEND INTO ALL EAVES & DORMERS AT TENANT SEPARATION.
20. ALL EXTERIOR ACCESSED STORAGE CLOSETS, MECHANICAL CLOSETS, SPRINKLER ROOMS AND ANY OTHER EXTERIOR ACCESSED UNCONDITIONED SPACE AT ALL INTERIOR WALLS OF SPACE PROVIDE EITHER A LEVEL 1 FINISH OR PROVIDE MOLD & MILDEW RESISTANT GWB. FIRE RATINGS AS SHOWN ON PLANS MUST BE MAINTAINED.
21. ALL WINDOWS OPENING ONTO POOL DECK AREA MUST BE LIMITED TO A 4" MAX. OPENING OR BE FIXED.
22. WEST ROOMS THAT SERVICE POOL MUST HAVE SHATTERPROOF MIRRORS (IF MIRRORS PROVIDED).
23. LAVATORIES AND SHOWERS MUST HAVE BIO-TAL OR PLASTIC DISPENSERS.
24. 110 DEGREE MAX. HOT WATER MUST BE AVAILABLE WHENEVER THE POOL IS OPEN.
25. BASEMENT UNITS SHALL HAVE 36" WIDE EGRESS GATE INFRONT RAILING

KEY PLAN

CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint@cinearchitects.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC C0800
REGISTERED ARCHITECTS

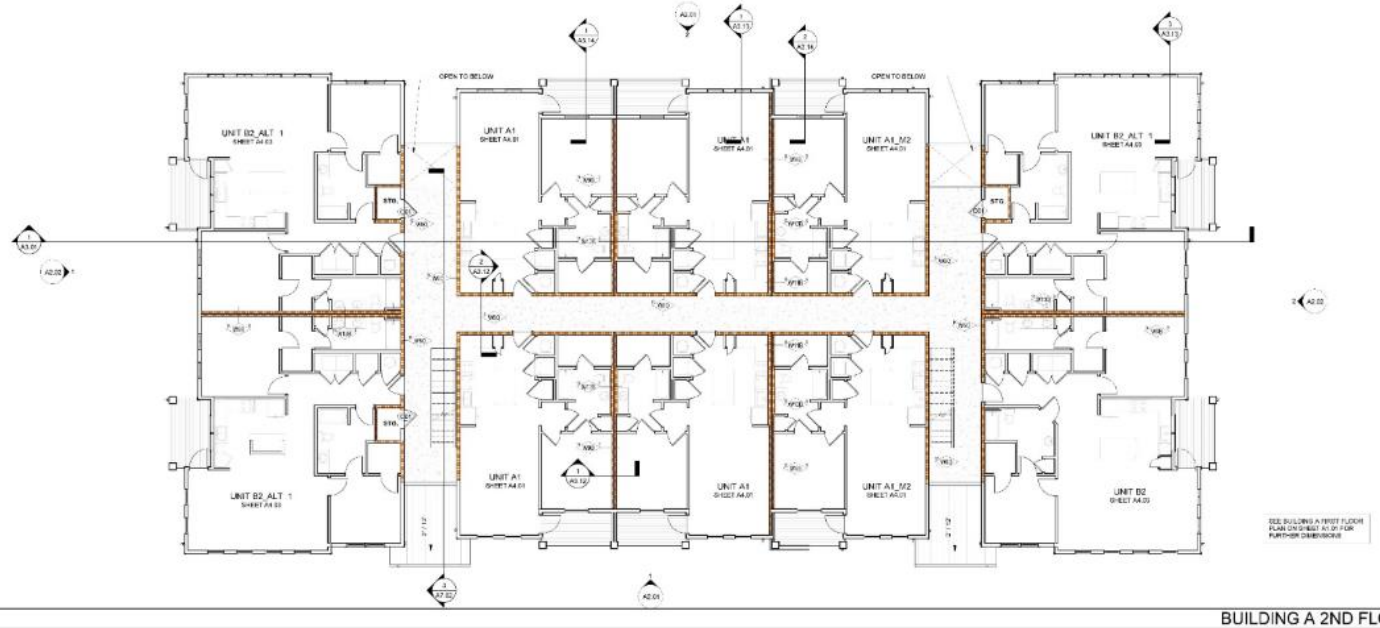
STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
REGISTERED No. 5838
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

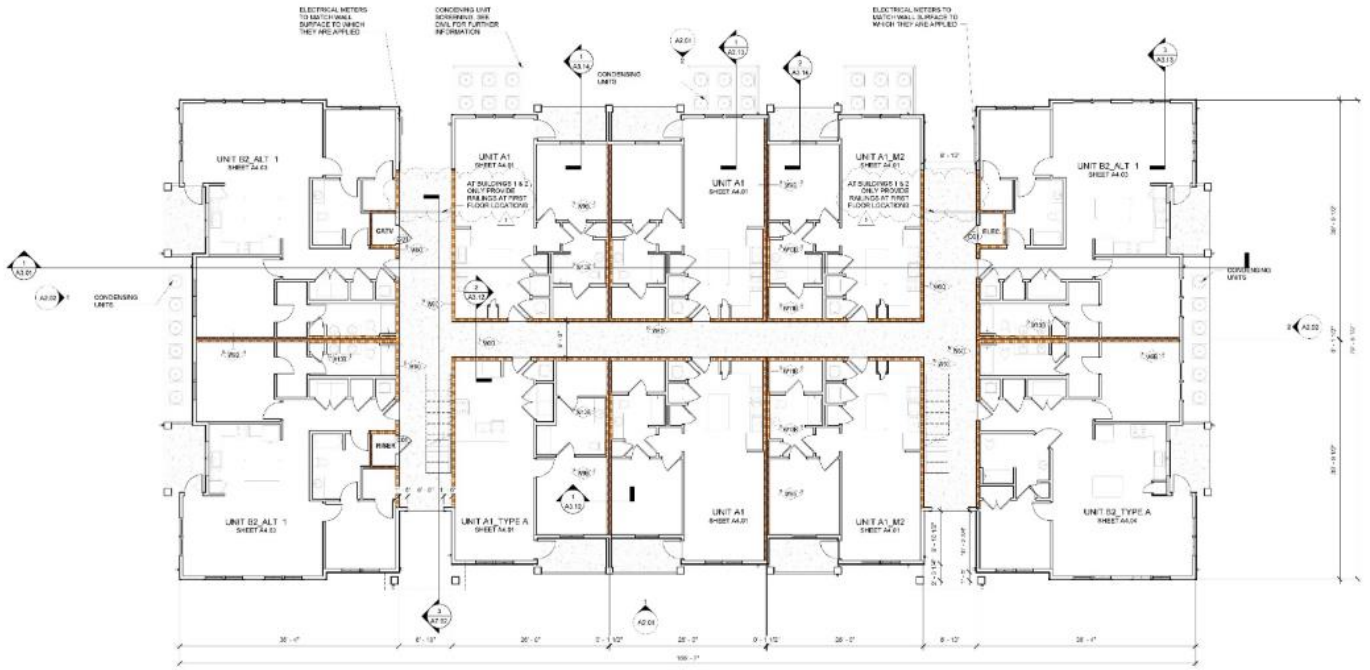
DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING C SLAB PLAN

A0.03



BUILDING A 2ND FLOOR PLAN 2
1/8" = 1'-0"



BUILDING A 1ST FLOOR PLAN 1
1/8" = 1'-0"

SYMBOL LEGEND

- XX DOOR TAG; SEE DOOR SCHEDULE
- Sx WALL TAG
- EJ EXPANSION JOINT @ BRICK, TYP. 3/8" NEOPRENE W/ BACKER ROD & CAULK (REFER TO PLAN DETAILS AND ELEVATIONS FOR LOCATIONS. FINAL LOCATIONS TO BE COORDINATED WITH MASONRY CONTRACTOR AND APPROVED BY ARCHITECT)
- FLOOR DRAIN

MASONRY NOTES

1. MASONRY CONTRACTOR TO PROVIDE HORIZONTAL AND VERTICAL EXPANSION JOINTS IN BRICKWORK PER TECHNICAL NOTES 19A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.
2. ATTACHMENT TO MASONRY SHALL BE PER TECHNICAL NOTES 44A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.

GENERAL NOTES

1. NO MASONRY CORE HOLES SHALL BE EXPOSED. TYP. (CLOSURE (SOLID CORE) MASONRY SHALL BE USED WHERE CORE HOLES WOULD OTHERWISE BE EXPOSED TO ELEMENTS.
2. EXPOSED STEEL, LINTELS AND BREAK METAL TO BE PAINTED TO MATCH ADJACENT SURFACE UNLESS OTHERWISE NOTED. TYP.
3. ALL EXTERIOR SIMS CRLINGS TO BE PAINTED UNLESS OTHERWISE NOTED.
4. SEE 'G' SERIES FOR LIFE SAFETY INFORMATION.
5. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE.
6. FACE OF SLAB SHALL NOT BE EXPOSED AT SLOPED EXTERIOR PAVING CONDITIONS. COORDINATE EXT. PAVING CONDITIONS WITH CIVIL. TYP.
7. EXTERIOR PAVING SHALL NOT HAVE A FINISHED ELEVATION HIGHER THAN THE SILL HEIGHT AT ADJACENT DOOR LOCATION.
8. ALL CAULKING IS TO MATCH ADJACENT SURFACES.
9. ALL DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF STUD WALLS, EXTERIOR FACE OF CMU/CONCRETE WALLS, COLUMNS, WINDOW CENTERLINES, & MASONRY OPENINGS UNLESS OTHERWISE NOTED.
10. PROVIDE 3/4" PLYWOOD WITHIN WALL CAVITY SEGMENTS BEHIND ALL SURFACE MOUNTED ELECTRICAL PANELS PRIOR TO FRAME INSTALLATION.
11. VERIFY ALL FINISHED ELEVATIONS (F.F.E.) WITH CIVIL DRAWINGS.
12. SEE EXT. ELEVATIONS FOR LOCATION & TYPES OF EXTERIOR FINISHES.
13. COORDINATE SIDEWALK LOCATIONS AND HEIGHTS WITH ALL HARDSCAPE PLANS. ALL SIDEWALKS AT DOOR THRESHOLDS SHALL BE LEVEL.
14. VERIFY ALL BRICK FRIEZE LOCATIONS & CONFIGURATIONS ARE CLEAR OF ALL DOOR AND WINDOW OPENINGS.
15. SEE UNIT PLANS (A4.01 SERIES) FOR UNIT DOOR TAGS & WINDOW TAGS.
16. ALL EXTERIOR BALCONIES & WALKS TO SLOPE 1/8" PER 1'-0" AWAY FROM UNIT DOORS.
17. SEE MEP, FPE, CIVIL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
18. SPOT ELEVATIONS INDICATED ARE FOR ARCHITECTURAL COORDINATION ONLY. SEE CIVIL DRAWINGS FOR ACTUAL SITE SPECIFIC ELEVATIONS.
19. FIRE RATED SEPARATIONS TO EXTEND INTO ALL GABLES & DORMERS AT TENANT SEPARATION.
20. ALL EXTERIOR ACCESSIBLE STORAGE CLOSETS, MECHANICAL CLOSETS, SPRINKLER ROOMS AND ANY OTHER EXTERIOR ACCESSIBLE UNDERGROUND SPACE. AT ALL INTERIOR WALLS OF SPACE PROVIDE EITHER A LEVEL 1 FINISH OR PROVIDE MOLD & MILDEW RESISTANT DAMP FIRE RATINGS AS SHOWN ON PLANS MUST BE MAINTAINED.
21. ALL WINDOWS OPENING ONTO POOL DECK AREA MUST BE LIMITED TO A 4" MAX. OPENING OR BE FIXED.
22. WEST ROOMS THAT SERVICE POOL MUST HAVE SHATTERPROOF MIRRORS (IF MIRRORS PROVIDED).
23. LAVATORIES AND SHOWERS MUST HAVE METAL OR PLASTIC DISPENSERS.
24. 110 DEGREE MAX. HOT WATER MUST BE AVAILABLE WHENEVER THE POOL IS OPEN.
25. BASEMENT UNITS SHALL HAVE 36" WIDE EGRESS GATE INFILLED RAILING.

KEY PLAN

CLINE DESIGN

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MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C0800
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
ARCHITECT
No. 5834
REGISTERED ARCHITECT
06.17.19

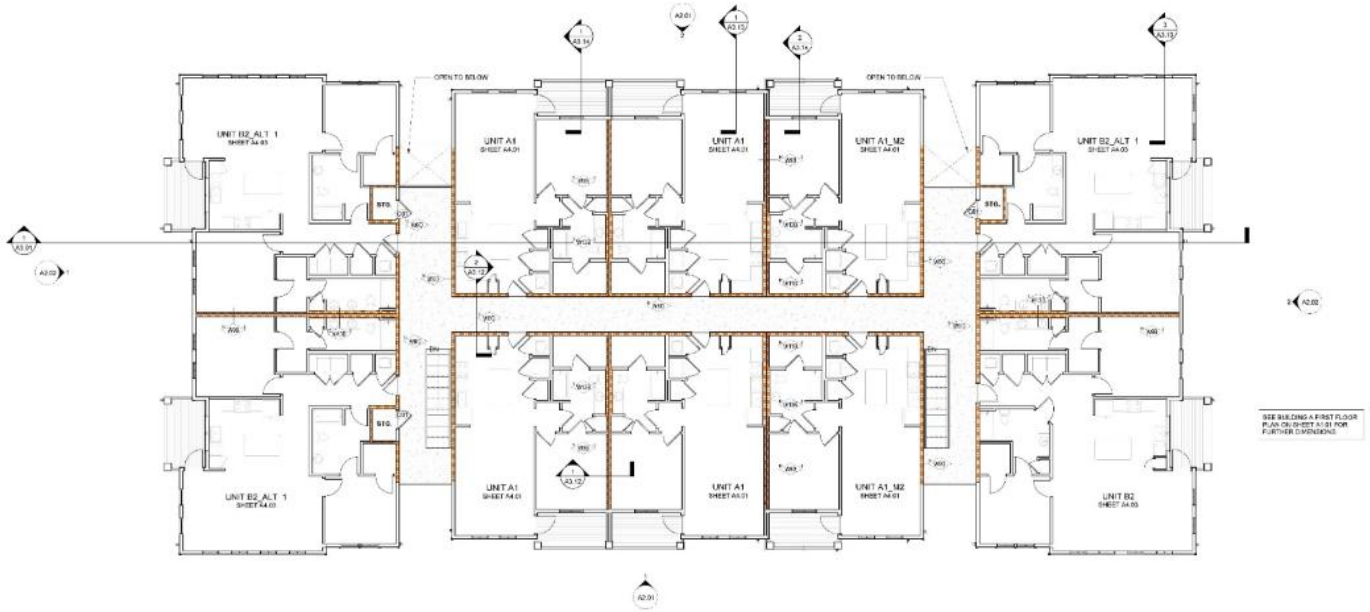
PROJECT: 218045
DATE: 03.27.20

REVISIONS:	DATE
1 Owner & Permit Changes	4.24.20

DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING A FLOOR PLANS

A1.01



BUILDING A 3RD FLOOR PLAN 1

1/8" = 1'-0"

SYMBOL LEGEND

- XX DOOR TAG / SEE DOOR SCHEDULE
- 9x WALL TAG
- EJ EXPANSION JOINT @ BRICK, TYP. 3/8" NEOPRENE W/ BACKER ROD & CAULK
  (REFER TO ELEVATIONS AND ELEVATIONS FOR LOCATIONS. FINAL LOCATIONS TO BE COORDINATED WITH MASONRY CONTRACTOR AND APPROVED BY ARCHITECT)
- FLOOR DRAIN

MASONRY NOTES

1. MASONRY CONTRACTOR TO PROVIDE HORIZONTAL AND VERTICAL EXPANSION JOINTS IN BRICKWORK PER TECHNICAL NOTES 18A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.
2. ATTACHMENT TO MASONRY SHALL BE PER TECHNICAL NOTES 44A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.

GENERAL NOTES

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2. EXPOSED STEEL, LINTELS AND BREAK METAL TO BE PAINTED TO MATCH ADJACENT SURFACE UNLESS OTHERWISE NOTED. TYP.
3. ALL EXTERIOR SWR CPLINGS TO BE PAINTED UNLESS OTHERWISE NOTED.
4. SEE 'G' SERIES FOR LIFE SAFETY INFORMATION.
5. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE.
6. FACE OF SLAB SHALL NOT BE EXPOSED AT SLOPED EXTERIOR PAVING CONDITIONS. COORDINATE EXT. PAVING CONDITIONS WITH CIVIL. TYP.
7. EXTERIOR PAVING SHALL NOT HAVE A FINISHED ELEVATION HIGHER THAN THE SILL HEIGHT AT AN ADJACENT DOOR LOCATION.
8. ALL CAULKING IS TO MATCH ADJACENT SURFACES.
9. ALL DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF STUD WALLS, EXTERIOR FACE OF CMU/CONCRETE WALLS, COLUMNS, WINDOW CENTERLINES, & MASONRY OPENINGS UNLESS OTHERWISE NOTED.
10. PROVIDE 3/4" PLYWOOD WITHIN WALL CAVITY SEGMENTS BEHIND ALL SURFACE MOUNTED ELECTRICAL PANELS PRIOR TO FRAME INSTALLATION.
11. VERIFY ALL FINISH FLR. ELEVATIONS (F.F.E.) WITH CIVIL DRAWINGS.
12. SEE EXT. ELEVATIONS FOR LOCATION & TYPES OF EXTERIOR FINISHES.
13. COORDINATE SIDEWALK LOCATIONS AND HEIGHTS WITH ALL HARDSCAPE PLANS. ALL SIDEWALKS AT DOOR THRESHOLDS SHALL BE LEVEL.
14. VERIFY ALL BRICK FRIEZE LOCATIONS & CONFIGURATIONS ARE CLEAR OF ALL DOOR AND WINDOW OPENINGS.
15. SEE UNIT PLANS (A4.00 SERIES) FOR UNIT DOOR TAGS & WINDOW TAGS.
16. ALL EXTERIOR BALCONIES & WALKS TO SLOPE 1/8" PER 1'-0" AWAY FROM UNIT DOORS.
17. SEE MEP, FPE, CIVIL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
18. SPOT ELEVATIONS INDICATED ARE FOR ARCHITECTURAL COORDINATION ONLY. SEE CIVIL DRAWINGS FOR ACTUAL SITE SPECIFIC ELEVATIONS.
19. FIRE RATED SEPARATIONS TO EXTEND INTO ALL EAVES & CORNERS AT TENANT SEPARATION.
20. ALL EXTERIOR ACCESSIBLE STORAGE CLOSETS, MECHANICAL CLOSETS, SPRINKLER ROOMS AND ANY OTHER EXTERIOR ACCESSIBLE UNCONDITIONED SPACE AT ALL INTERIOR WALLS OF SPACE PROVIDE EITHER A LEVEL 1 FINISH OR PROVIDE MOLD & MILDEW RESISTANT DWB. FIRE RATINGS AS SHOWN ON PLANS MUST BE MAINTAINED.
21. ALL WINDOWS OPENING ONTO POOL DECK AREA MUST BE LIMITED TO A 4" MAX. OPENING OR BE FIXED.
22. REST ROOMS THAT SERVICE POOL MUST HAVE SHATTERPROOF MIRRORS (IF MIRRORS PROVIDED).
23. LAVATORIES AND SHOWERS MUST HAVE METAL OR PLASTIC DISPENSERS.
24. 110 DEGREE MAX. HOT WATER MUST BE AVAILABLE WHENEVER THE POOL IS OPEN.
25. BASEMENT UNITS SHALL HAVE 36" WIDE EGRESS GATE INFILLED RAILING.

KEY PLAN

CLINE DESIGN

2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7757
Clint.Cline@clinedesign.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC C0800
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
REGISTRATION No. 5838
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING A FLOOR PLANS

A1.02

VENTING SCHEDULE BLDG A, AREA A			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
A	RIDGE VENT (UPPER)	21'-0"	2.63 SF
A	SOFFIT STRIP VENT	42'-0"	2.63 SF
		63'-0"	5.26 SF

ROOF AREA (RA): 1598.47 SF
REQ'D VENTILATION (RA/300) = 5.20
UPPER ROOF REQ'D (5.20 * 50%) = 2.60
LOWER ROOF REQ'D (5.20 * 50%) = 2.60

VENTING SCHEDULE BLDG A, AREA B			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
B	RIDGE VENT (UPPER)	21'-0"	2.63 SF
B	SOFFIT STRIP VENT	42'-0"	2.63 SF
		108'-0"	5.26 SF

ROOF AREA (RA): 1562.08 SF
REQ'D VENTILATION (RA/300) = 5.21
UPPER ROOF REQ'D (5.21 * 50%) = 2.61
LOWER ROOF REQ'D (5.21 * 50%) = 2.61

VENTING SCHEDULE BLDG A, AREA C			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
C	RIDGE VENT (UPPER)	21'-0"	3.66 SF
C	STATIC VENT	1	0.4167 SF
C	SOFFIT STRIP VENT	65'-0"	4.26 SF
		99'-0"	8.34 SF

ROOF AREA (RA): 2528.86 SF
REQ'D VENTILATION (RA/300) = 8.43
UPPER ROOF REQ'D (8.43 * 50%) = 4.25
LOWER ROOF REQ'D (8.43 * 50%) = 4.25

VENTING SCHEDULE BLDG A, AREA D			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
D	RIDGE VENT (UPPER)	24'-0"	3.06 SF
D	STATIC VENT	1	0.4167 SF
D	SOFFIT STRIP VENT	55'-0"	3.44 SF
		79'-0"	6.92 SF

ROOF AREA (RA): 2345.44 SF
REQ'D VENTILATION (RA/300) = 6.92
UPPER ROOF REQ'D (6.92 * 50%) = 3.46
LOWER ROOF REQ'D (6.92 * 50%) = 3.46

VENTING SCHEDULE BLDG A, AREA E			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
E	RIDGE VENT (UPPER)	35'-0"	4.44 SF
E	SOFFIT STRIP VENT	71'-0"	4.44 SF
		106'-0"	8.88 SF

ROOF AREA (RA): 2655.39 SF
REQ'D VENTILATION (RA/300) = 8.78
UPPER ROOF REQ'D (8.78 * 50%) = 4.39
LOWER ROOF REQ'D (8.78 * 50%) = 4.39

VENTING SCHEDULE BLDG A, AREA G			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
G	RIDGE VENT (UPPER)	20'-0"	2.56 SF
G	SOFFIT STRIP VENT	41'-0"	2.56 SF
		61'-0"	5.12 SF

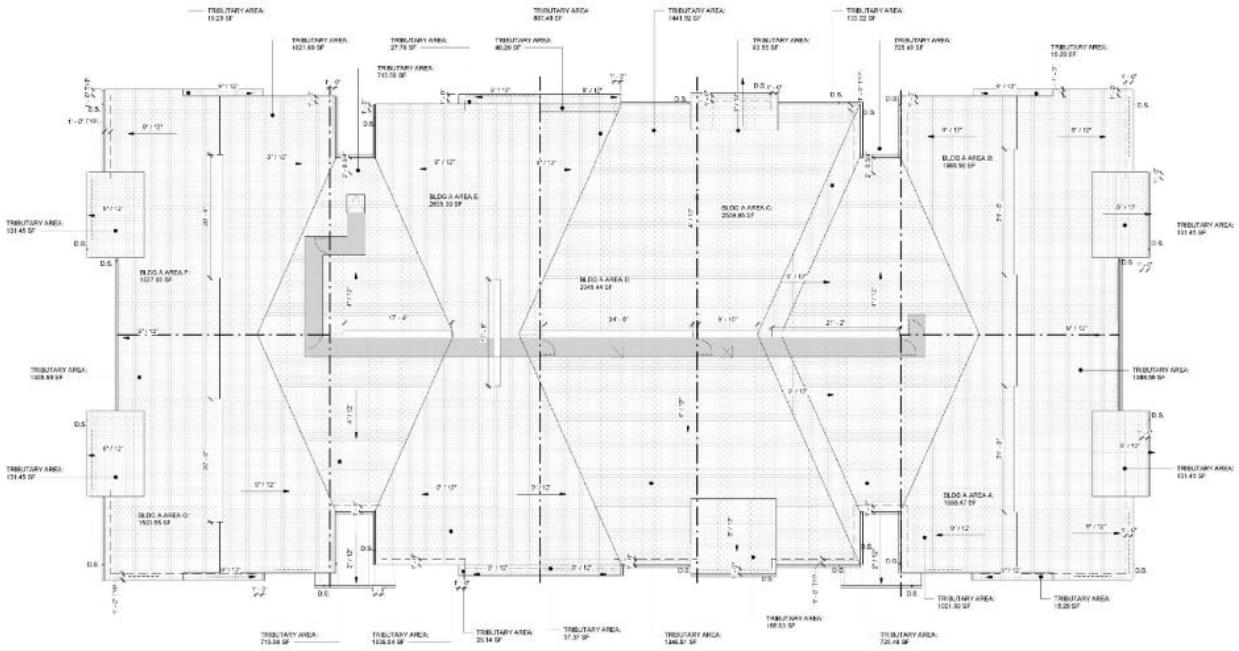
ROOF AREA (RA): 1523.55 SF
REQ'D VENTILATION (RA/300) = 5.08
UPPER ROOF REQ'D (5.08 * 50%) = 2.54
LOWER ROOF REQ'D (5.08 * 50%) = 2.54

VENTING SCHEDULE BLDG A, AREA F			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
F	RIDGE VENT (UPPER)	27'-6"	2.56 SF
F	SOFFIT STRIP VENT	41'-1"	2.56 SF
		81'-6"	5.12 SF

ROOF AREA (RA): 1527.35 SF
REQ'D VENTILATION (RA/300) = 5.09
UPPER ROOF REQ'D (5.09 * 50%) = 2.55
LOWER ROOF REQ'D (5.09 * 50%) = 2.55

LARGEST TRIBUTARY ROOF AREA: 2439.62 SF
CHARLESTON SC 4.3 RAIN (FROM SCPC2015(ECC) APPENDIX D)
4.3 RAIN/HOUR = 358 PT/HR
2224.0SF * 358 PT/HR = 797.14 PT/HR
797.14 PT/HR * 7.48 GAL/PT) = 5962.09 GAL/HR
(5962.09 GAL/HR) / 60 MIN = 99.36 GPM
PER TABLE 1106.3 SCPC2015
102 GPM ALL VERTICAL LEADERS AT 3 1/2" X 4"
PER TABLE 1103.2
150 GPM STORM DRAIN PIPE SIZE SHALL BE 4"
PER TABLE 1109.8
136 GPM 4" X 2 1/2" HORIZTONAL GUTTER

NOTE: THESE SIZES ARE UNIVERSAL



BUILDING TYPE A ROOF PLAN 1
1/8" = 1'-0"

GENERAL NOTES

1. NO MASONRY CORE HOLES SHALL BE EXPOSED. TYP. SLOGURE (SOLID CORE) MASONRY SHALL BE USED (WHERE CORE HOLES WOULD OTHERWISE BE EXPOSED TO ELEMENTS.
2. EXPOSED STRIP, LINTELS AND RAWAR METAL TO BE PAINTED TO MATCH ADJACENT SURFACE, UNLESS OTHERWISE NOTED, TYP.
3. ALL EXTERIOR BIRD DELUNGS TO BE PAINTED UNLESS OTHERWISE NOTED.
4. SEE "0" SERIES FOR LIFE SAFETY INFORMATION.
5. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE.
6. FACE OF GLAB SHALL NOT BE EXPOSED AT CLOSED EXTERIOR PAVING CONDITIONS. COORDINATE EXT. PAVING CONDITIONS WITH CIVIL, TYP.
7. EXTERIOR PAVING SHALL NOT HAVE A FINISHED ELEVATION HIGHER THAN THE SILL HEIGHT AT AN ADJACENT DOOR LOCATION.
8. ALL CAULKING IS TO MATCH ADJACENT SURFACES.
9. ALL DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF STUD WALLS, EXTERIOR FACE OF CBU/CONCRETE WALLS, COLUMNS, WINDOW CENTERLINES, & MASONRY OPENINGS UNLESS OTHERWISE NOTED.
10. PROVIDE 3/4" PLYWOOD WITHIN WALL CAVITY SEGMENTS BEHIND ALL SURFACE MOUNTED ELECTRICAL PANELS PRIOR TO PANEL INSTALLATION.
11. VERIFY ALL FINISH FLR. ELEVATIONS (F.F.E.) WITH CIVIL DRAWINGS.
12. SEE EXT. ELEVATIONS FOR LOCATION & TAGS OF EXTERIOR FINISHES.
13. COORDINATE SIDEWALK LOCATIONS AND HEIGHTS WITH ALL LANDSCAPE PLANS. ALL SIDEWALKS AT DOOR THRESHOLDS SHALL BE LEVEL.
14. NOT USED.
15. SEE UNIT PLANS (A4.00 SERIES) FOR UNIT DOOR TAGS. SEE ELEVATIONS FOR WINDOW TAGS.
16. ALL EXTERIOR BALCONIES & WALKS TO SLOPE 1/4" PER 1'-0" AWAY FROM UNIT DOORS.
17. SEE MEP, FP, CIVIL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
18. SPOT ELEVATIONS INDICATED ARE FOR ARCHITECTURAL COORDINATION ONLY. SEE CIVIL DRAWINGS FOR ACTUAL SITE SPECIFIC ELEVATIONS.
19. FIRE RATED SEPARATIONS TO EXTEND INTO ALL EAVES & DORMERS AT "TENANT" SEPARATION.
20. ALL EXTERIOR ACCESSED STORAGE (ATTICS, MECHANICAL CLOSETS, SPRINKLER ROOMS AND ANY OTHER EXTERIOR ACCESSED UNCONDITIONED SPACE) AT ALL EXTERIOR WALLS OF SPACE PROVIDE EITHER 2 LAYER 5/8 FIRER OR PROVIDE MOLD & MILDOW RESISTANT GWB. FIRE RATINGS AS SHOWN ON PLANS MUST BE MAINTAINED.
21. ALL WINDOWS OPENING ONTO POOL DECK AREA MUST BE LIMITED TO 4-4" MAX. OPENING OR BE FIXED.
22. REST ROOMS THAT SERVICE POOL MUST HAVE SHATTERPROOF MIRRORS (IF MIRRORS PROVIDED).
23. LAVATORIES AND SHOWERS MUST HAVE METAL OR PLASTIC DISPENSERS.
24. 110 DEGREE MAX. HOT WATER MUST BE AVAILABLE WHENEVER THE POOL IS OPEN.
25. REFERENCE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
26. SEE PARTITION TYPES LEGEND ON "0" SERIES SHEETS FOR ADDITIONAL INFORMATION.
27. CONTRACTOR SHALL SUBMIT ALL DUCT LAYOUTS & UNIT LOCATIONS (AND THERMOSTAT LOCATIONS) TO THE OWNER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF FRAMING. NO EXTRAS SHALL BE GIVEN FOR ANY MODIFICATION TO THE FRAMING DUE TO DUCTWORK.
28. ALL BELOW GRADE WALKS/ASSEMBLIES TO BE WATERPROOFED (AS APPROPRIATE METHODS).

ROOF LEGEND

- DOWN SPOUT
- ATTIC ACCESS PANEL
- ATTIC ACCESS WALKWAY

VENT NOTES

HIGH VENTS:

1. RIDGE VENTS PROVIDE 18 SF/LF OF FREE VENT AREA:
   18 SF/LF = 0.125 SF/LF
2. THROUGH-ROOF STATIC VENTS PROVIDE 68 SQFT OF FREE VENT AREA:
   68 SI = 0.4167 SF
3. HIP VENTS PROVIDE 18 SF/LF OF FREE VENT AREA:
   18 SF/LF = 0.125 SF/LF

LOW VENTS:

4. SOFFIT STRIP VENTS PROVIDE 9 SF/LF OF FREE VENT AREA:
   9 SF/LF = 0.0625 SF/LF

KEY PLAN

CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
ClineDesign.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC 28600
REGISTERED ARCHITECTS

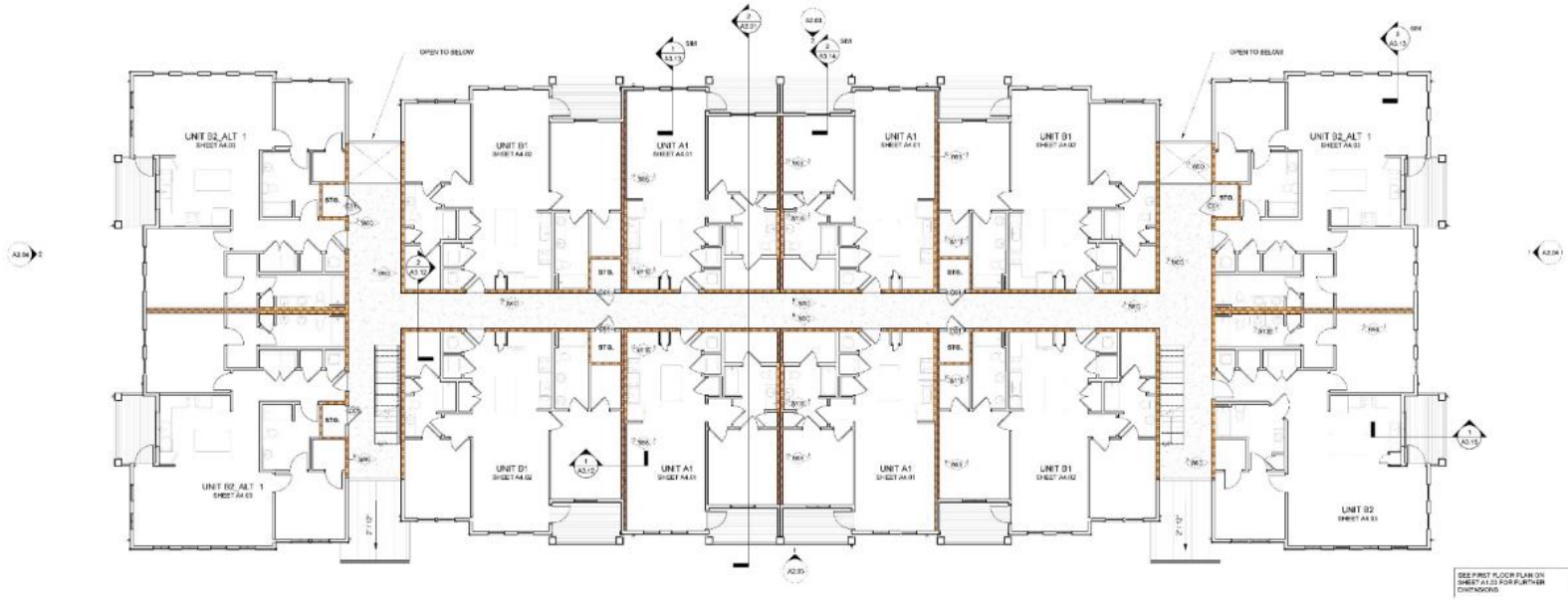
STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
ARCHITECTURE
No. 5838
REGISTERED ARCHITECT
06.17.19

PROJECT: 218065
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

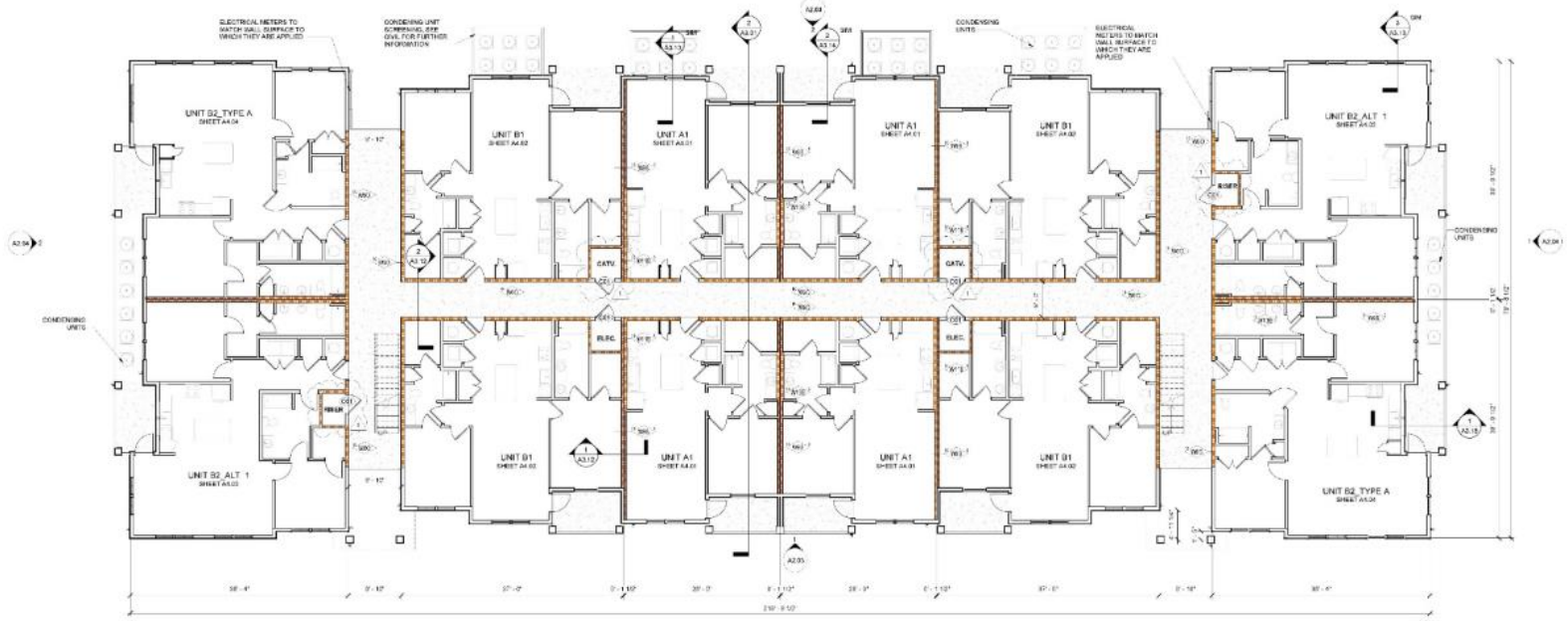
BUILDING A ROOF PLAN

A1.03



BUILDING B 2ND FLOOR PLAN 2

1/8" = 1'-0"



BUILDING B 1ST FLOOR PLAN 1

1/8" = 1'-0"

SYMBOL LEGEND

- XX DOOR TAG / SEE DOOR SCHEDULE
- Sx WALL TAG
- EJ EXPANSION JOINT @ BRICK, TYP. 3/8" NEOPRENE W/ BACKER ROD & CAULK (REFER TO PLAN DETAILS AND ELEVATIONS FOR LOCATIONS. FINAL LOCATIONS TO BE COORDINATED WITH MASONRY CONTRACTOR AND APPROVED BY ARCHITECT)
- FLOOR DRAIN

MASONRY NOTES

1. MASONRY CONTRACTOR TO PROVIDE HORIZONTAL AND VERTICAL EXPANSION JOINTS IN BRICKWORK PER TECHNICAL NOTES 18A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.
2. ATTACHMENT TO MASONRY SHALL BE PER TECHNICAL NOTES 44A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.

GENERAL NOTES

1. NO MASONRY CORE HOLES SHALL BE EXPOSED. TYP. (CLOSURE (SOLID CORE) MASONRY SHALL BE USED WHERE CORE HOLES WOULD OTHERWISE BE EXPOSED TO ELEMENTS.
2. EXPOSED STEEL, LINTELS AND BREAK METAL TO BE PAINTED TO MATCH ADJACENT SURFACE UNLESS OTHERWISE NOTED. TYP.
3. ALL EXTERIOR SWR CRLINGS TO BE PAINTED UNLESS OTHERWISE NOTED.
4. SEE 'G' SHEETS FOR LIFE SAFETY INFORMATION.
5. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE.
6. FACE OF SLAB SHALL NOT BE EXPOSED AT SLOPED EXTERIOR PAVING CONDITIONS. COORDINATE EXT. PAVING CONDITIONS WITH CIVIL. TYP.
7. EXTERIOR PAVING SHALL NOT HAVE A FINISHED ELEVATION HIGHER THAN THE SILL HEIGHT AT ADJACENT DOOR LOCATION.
8. ALL CAULKING IS TO MATCH ADJACENT SURFACES.
9. ALL DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF STUD WALLS, EXTERIOR FACE OF CMU/CONCRETE WALLS, COLUMNS, WINDOW CENTERLINES, & MASONRY OPENINGS UNLESS OTHERWISE NOTED.
10. PROVIDE 3/4" PLYWOOD WITHIN WALL CAVITY SEGMENTS BEHIND ALL SURFACE MOUNTED ELECTRICAL PANELS PRIOR TO PANEL INSTALLATION.
11. VERIFY ALL FINISH FLR. ELEVATIONS (F.F.E.) WITH CIVIL DRAWINGS.
12. SEE EXT. ELEVATIONS FOR LOCATION & TYPES OF EXTERIOR FINISHES.
13. COORDINATE SIDEWALK LOCATIONS AND HEIGHTS WITH ALL HARDSCAPE PLANS. ALL SIDEWALKS AT DOOR THRESHOLDS SHALL BE LEVEL.
14. VERIFY ALL BRICK FRIEZE LOCATIONS & CONFIGURATIONS ARE CLEAR OF ALL DOOR AND WINDOW OPENINGS.
15. SEE UNIT PLANS (A4.01-03SERIES) FOR UNIT DOOR TAGS & WINDOW TAGS.
16. ALL EXTERIOR BALCONIES & WALKS TO SLOPE 1/8" PER 1'-0" AWAY FROM UNIT DOORS.
17. SEE MEP, FPE, CIVIL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
18. SPOT ELEVATIONS INDICATED ARE FOR ARCHITECTURAL COORDINATION ONLY. SEE CIVIL DRAWINGS FOR ACTUAL SITE SPECIFIC ELEVATIONS.
19. FIRE RATED SEPARATIONS TO EXTEND INTO ALL EAVES & CORNERS AT TENANT SEPARATION.
20. ALL EXTERIOR ACCESSIBLE STORAGE CLOSETS, MECHANICAL CLOSETS, SPRINKLER ROOMS AND ANY OTHER EXTERIOR ACCESSIBLE UNCONDITIONED SPACE. AT ALL INTERIOR WALLS OF SPACE PROVIDE EITHER A LEVEL 1 FINISH OR PROVIDE MOLD & MILDEW RESISTANT GWB. FIRE RATINGS AS SHOWN ON PLANS MUST BE MAINTAINED.
21. ALL WINDOWS OPENING ONTO POOL DECK AREA MUST BE LIMITED TO A 4" MAX. OPENING OR BE FIXED.
22. WEST ROOMS THAT SERVICE POOL MUST HAVE SHATTERPROOF MIRRORS (IF MIRRORS PROVIDED).
23. LAVATORIES AND SHOWERS MUST HAVE METAL OR PLASTIC DISPENSERS.
24. 110 DEGREE MAX. HOT WATER MUST BE AVAILABLE WHENEVER THE POOL IS OPEN.
25. BASEMENT UNITS SHALL HAVE 36" WIDE EGRESS GATE INSTALLED

KEY PLAN

CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Cline@cline-c.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00601
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
ARCHITECT
No. 5858
REGISTERED ARCHITECT
06.17.19

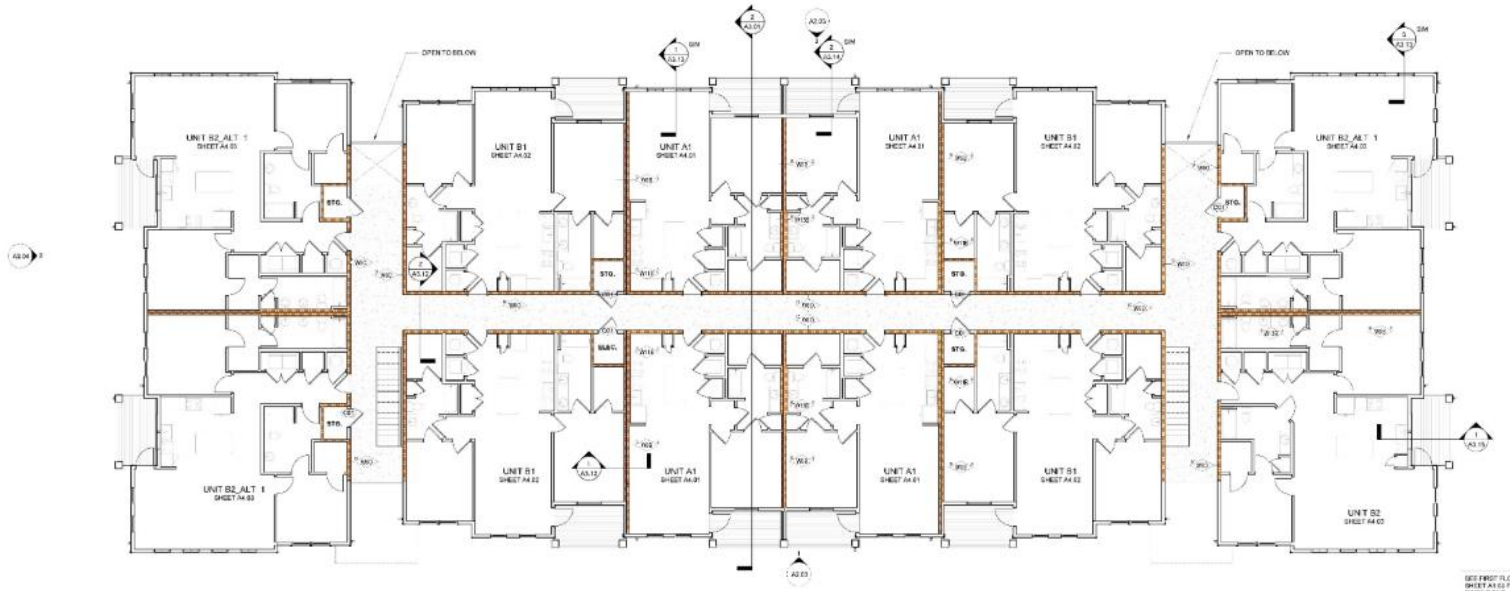
PROJECT: 218045
DATE: 03.27.20

REVISIONS:	DATE
1 Owner & Permit Changes	4.24.20

DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING B FLOOR PLANS

A1.04



BUILDING B 3RD FLOOR PLAN 1

1/8" = 1'-0"

SYMBOL LEGEND

- XX DOOR TAG | SEE DOOR SCHEDULE
- Sx WALL TAG
- EJ EXPANSION JOINT @ BRICK, TYP. 3/8" NEOPRENE W/ BACKER ROD & CAULK (REFER TO PLAN DETAILS AND ELEVATIONS FOR LOCATIONS. FINAL LOCATIONS TO BE COORDINATED WITH MASONRY CONTRACTOR AND APPROVED BY ARCHITECT)
- FLOOR DRAIN

MASONRY NOTES

1. MASONRY CONTRACTOR TO PROVIDE HORIZONTAL AND VERTICAL EXPANSION JOINTS IN BRICKWORK PER TECHNICAL NOTES 18A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.
2. ATTACHMENT TO MASONRY SHALL BE PER TECHNICAL NOTES 44A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.

GENERAL NOTES

1. NO MASONRY CORE HOLES SHALL BE EXPOSED. TYP. (CLOSURE (SOLID CORE) MASONRY SHALL BE USED WHERE CORE HOLES WOULD OTHERWISE BE EXPOSED TO ELEMENTS.
2. EXPOSED STEEL, LINTELS AND BREAK METAL TO BE PAINTED TO MATCH ADJACENT SURFACE UNLESS OTHERWISE NOTED. TYP.
3. ALL EXTERIOR SWR CPLINGS TO BE PAINTED UNLESS OTHERWISE NOTED.
4. SEE 'G' SERIES FOR LIFE SAFETY INFORMATION.
5. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE.
6. FACE OF SLAB SHALL NOT BE EXPOSED AT SLOPED EXTERIOR PAVING CONDITIONS. COORDINATE EXT. PAVING CONDITIONS WITH CIVIL. TYP.
7. EXTERIOR PAVING SHALL NOT HAVE A FINISHED ELEVATION HIGHER THAN THE SILL HEIGHT AT AN ADJACENT DOOR LOCATION.
8. ALL CAULKING IS TO MATCH ADJACENT SURFACES.
9. ALL DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF STUD WALLS, EXTERIOR FACE OF CMU/CONCRETE WALLS, COLUMNS, WINDOW CENTERLINES, & MASONRY OPENINGS UNLESS OTHERWISE NOTED.
10. PROVIDE 3/4" PLYWOOD WITHIN WALL CAVITY SEGMENTS BEHIND ALL SURFACE MOUNTED ELECTRICAL PANELS PRIOR TO FRAME INSTALLATION.
11. VERIFY ALL FINISH FLR. ELEVATIONS (F.F.E.) WITH CIVIL DRAWINGS.
12. SEE EXT. ELEVATIONS FOR LOCATION & TYPES OF EXTERIOR FINISHES.
13. COORDINATE SIDEWALK LOCATIONS AND HEIGHTS WITH ALL HARDSCAPE PLANS. ALL SIDEWALKS AT DOOR THRESHOLDS SHALL BE LEVEL.
14. VERIFY ALL SPACE FRAME LOCATIONS & CONFIGURATIONS ARE CLEAR OF ALL DOOR AND WINDOW OPENINGS.
15. SEE UNIT PLANS (A4.0# SERIES) FOR UNIT DOOR TAGS & WINDOW TAGS.
16. ALL EXTERIOR BALCONIES & WALKS TO SLOPE 1/8" PER 1'-0" AWAY FROM UNIT DOORS.
17. SEE MEP, FPE, CIVIL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
18. SPOT ELEVATIONS INDICATED ARE FOR ARCHITECTURAL COORDINATION ONLY. SEE CIVIL DRAWINGS FOR ACTUAL SITE SPECIFIC ELEVATIONS.
19. FIRE RATED SEPARATIONS TO EXTEND INTO ALL CANES & CORNERS AT TENANT SEPARATION.
20. ALL EXTERIOR ACCESSED STORAGE CLOSETS, MECHANICAL CLOSETS, SPRINKLER ROOMS AND ANY OTHER EXTERIOR ACCESSED UNCONDITIONED SPACE AT ALL INTERIOR WALLS OF SPACE PROVIDE EITHER A LEVEL 1 FINISH OR PROVIDE MOLD & MILDEW RESISTANT GWB. FIRE RATINGS AS SHOWN ON PLANS MUST BE MAINTAINED.
21. ALL WINDOWS OPENING ONTO POOL DECK AREA MUST BE LIMITED TO A 4" MAX. OPENING OR BE FIXED.
22. WEET ROOMS THAT SERVICE POOL MUST HAVE SHATTERPROOF MIRRORS (IF MIRRORS PROVIDED).
23. LAVATORIES AND SHOWERS MUST HAVE BIOTAL OR PLASTIC DISPENSERS.
24. 110 DEGREE MAX. HOT WATER MUST BE AVAILABLE WHENEVER THE POOL IS OPEN.
25. BASEMENT UNITS SHALL HAVE 36" WIDE EGRESS GATE INFRATED RAILING

KEY PLAN

CLINE DESIGN

2923 S. Tryon St.
Suite 100
Charlotte, NC 28203
704/333-7757
Cline@cline-design.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA RALEIGH, NC C00801 — REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA — ORLANDO FIGARIS — REGISTERED No. 5838 — REGISTERED ARCHITECT — 06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING B FLOOR PLANS

A1.05

VENTING SCHEDULE BLDG B, AREA A			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
A	RIDGE VENT (UPPER)	24'-4"	3.05 SF
A	SOFFIT STRIP VENT	48'-8"	3.09 SF
		72'-4"	6.12 SF

ROOF AREA (RA) : 1812.41 SF
REQ'D VENTILATION (RA/300) = 6.04
UPPER ROOF REQ'D (6.04 * 50%) = 3.02
LOWER ROOF REQ'D (6.04 * 50%) = 3.02

VENTING SCHEDULE BLDG B, AREA C			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
C	RIDGE VENT (UPPER)	38'-6"	4.81 SF
C	SOFFIT STRIP VENT	77'-0"	4.81 SF
		115'-6"	9.62 SF

ROOF AREA (RA) : 2888.62 SF
REQ'D VENTILATION (RA/300) = 9.63
UPPER ROOF REQ'D (9.63 * 50%) = 4.81
LOWER ROOF REQ'D (9.63 * 50%) = 4.81

VENTING SCHEDULE BLDG B, AREA E			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
E	RIDGE VENT (UPPER)	24'-6"	3.06 SF
E	STATIC VENT	1	0.4167 SF
E	SOFFIT STRIP VENT	55'-0"	3.44 SF
		79'-6"	6.92 SF

ROOF AREA (RA) : 2544.50 SF
REQ'D VENTILATION (RA/300) = 8.62
UPPER ROOF REQ'D (8.62 * 50%) = 4.31
LOWER ROOF REQ'D (8.62 * 50%) = 4.31

VENTING SCHEDULE BLDG B, AREA G			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
G	RIDGE VENT (UPPER)	24'-6"	3.06 SF
G	SOFFIT STRIP VENT	49'-0"	3.06 SF
		73'-6"	6.12 SF

ROOF AREA (RA) : 1818.91 SF
REQ'D VENTILATION (RA/300) = 6.07
UPPER ROOF REQ'D (6.07 * 50%) = 3.03
LOWER ROOF REQ'D (6.07 * 50%) = 3.03

VENTING SCHEDULE BLDG B, AREA B			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
B	RIDGE VENT (UPPER)	24'-6"	3.06 SF
B	SOFFIT STRIP VENT	49'-0"	3.06 SF
		73'-6"	6.12 SF

ROOF AREA (RA) : 1818.91 SF
REQ'D VENTILATION (RA/300) = 6.07
UPPER ROOF REQ'D (6.07 * 50%) = 3.03
LOWER ROOF REQ'D (6.07 * 50%) = 3.03

VENTING SCHEDULE BLDG B, AREA D			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
D	RIDGE VENT (UPPER)	38'-0"	3.08 SF
D	STATIC VENT	1	0.4167 SF
D	SOFFIT STRIP VENT	55'-0"	3.44 SF
		79'-6"	6.92 SF

ROOF AREA (RA) : 2044.83 SF
REQ'D VENTILATION (RA/300) = 6.82 SF
UPPER ROOF REQ'D (6.82 * 50%) = 3.41
LOWER ROOF REQ'D (6.82 * 50%) = 3.41

VENTING SCHEDULE BLDG B, AREA F			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
F	RIDGE VENT (UPPER)	38'-0"	4.63 SF
F	SOFFIT STRIP VENT	76'-0"	4.63 SF
		112'-0"	9.26 SF

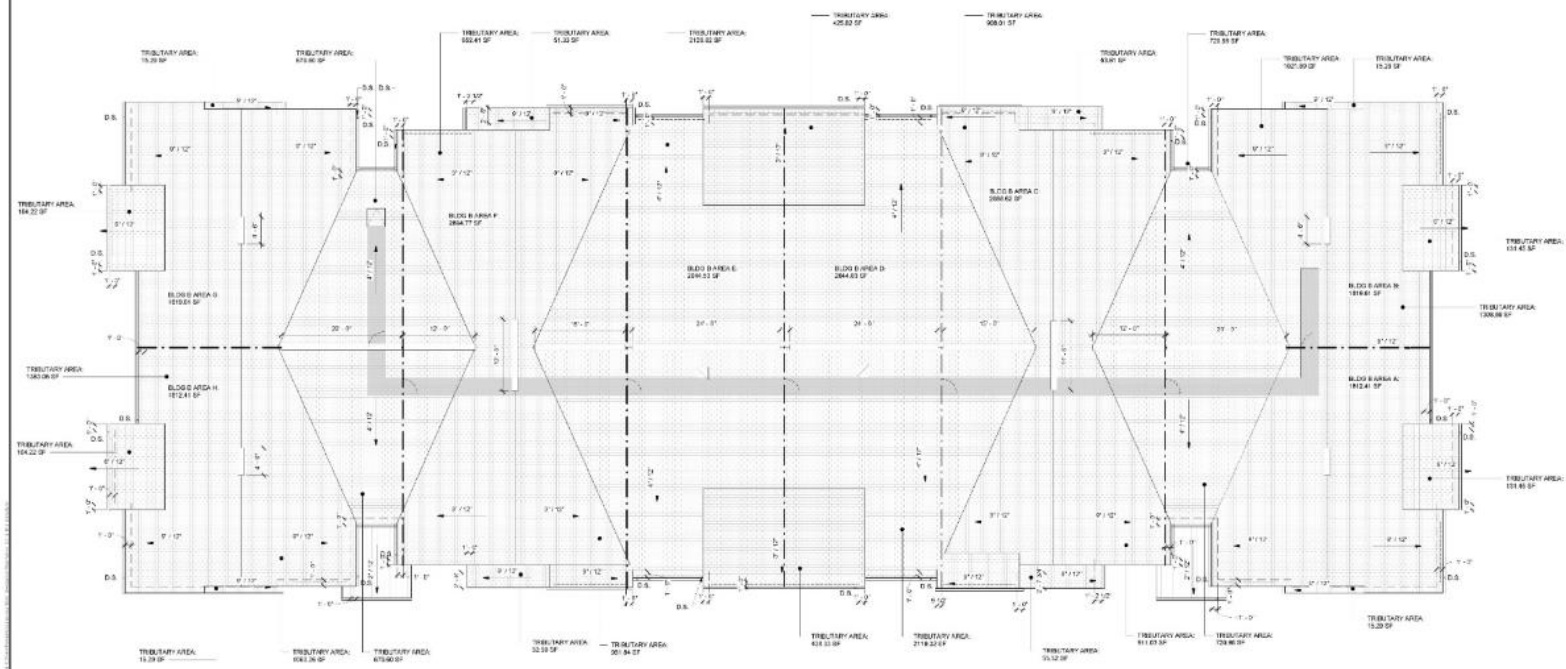
ROOF AREA (RA) : 2894.77 SF
REQ'D VENTILATION (RA/300) = 9.64
UPPER ROOF REQ'D (9.64 * 50%) = 4.82
LOWER ROOF REQ'D (9.64 * 50%) = 4.82

VENTING SCHEDULE BLDG B, AREA H			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
H	RIDGE VENT (UPPER)	24'-6"	3.06 SF
H	SOFFIT STRIP VENT	49'-0"	3.06 SF
		73'-6"	6.12 SF

ROOF AREA (RA) : 1812.14 SF
REQ'D VENTILATION (RA/300) = 6.04
UPPER ROOF REQ'D (6.04 * 50%) = 3.06
LOWER ROOF REQ'D (6.04 * 50%) = 3.06

LARGEST TRIBUTARY ROOF AREA: 2538.62 SF
CHARLESTON SC 4.3 IN./HR (FROM SCRC2018 (CC) APPENDIX B)
4.3 INR/HR(IN) = 358 FT/HR
2534.6752 * 358 FT/HR = 757.14 FT3/HR
757.14 FT3/HR * 7.48 GAL/FT3 = 5662.59 GAL/HR
(5662.59 GAL/HR) / 60 MIN = 94.38 GPM
PER TABLE 1106.3 SCPC2019
192 GPM - ALL VERTICAL LEADERS AT 3 1/2" X 4"
PER TABLE 1106.2
192 GPM - STORM DRAIN PIPE SIZE SHALL BE 4".
PER TABLE 1106.8
100 GPM - 4" X 2 1/2" HORIZONTAL GUTTER

NOTE: THESE DUCS ARE UNIVERSAL



BUILDING B ROOF PLAN 1

1/8" = 1'-0"

GENERAL NOTES

1. NO MASONRY CORE HOLES SHALL BE EXPOSED. TYP. CLOSURE (SOLID CORE) MASONRY SHALL BE USED (WHERE CORE HOLES WOULD OTHERWISE BE EXPOSED TO ELEMENTS.
2. EXPOSED STEEL LINTELS AND RAKER METAL TO BE PAINTED TO MATCH ADJACENT SURFACE UNLESS OTHERWISE NOTED, TYP.
3. ALL EXTERIOR GWB CEILINGS TO BE PAINTED UNLESS OTHERWISE NOTED.
4. SEE 'G' SERIES FOR LIFE SAFETY INFORMATION.
5. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE.
6. FACE OF GLAB SHALL NOT BE EXPOSED AT SLOPED EXTERIOR PAVING CONDITIONS. COORDINATE EXT. PAVING CONDITIONS WITH CIVIL, TYP.
7. EXTERIOR PAVING SHALL NOT HAVE A FINISHED ELEVATION HIGHER THAN THE SILL HEIGHT AT AN ADJACENT DOOR LOCATION.
8. ALL CAULKING IS TO MATCH ADJACENT SURFACES.
9. ALL DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF STUD WALLS, EXTERIOR FACE OF CMU/CONCRETE WALLS, CEILING, WINDOW CENTERLINES, & MASONRY OPENINGS UNLESS OTHERWISE NOTED.
10. PROVIDE 3/4" PLYWOOD WITHIN WALL CAVITY SEGMENTS BEHIND ALL SURFACE MOUNTED ELECTRICAL PANELS PRIOR TO PANEL INSTALLATION.
11. VERIFY ALL FINISH FLR. ELEVATIONS (F.F.E.) WITH CIVIL DRAWINGS.
12. SEE EXT. ELEVATIONS FOR LOCATION & TAGS OF EXTERIOR FINISHES.
13. COORDINATE SIDEWALK LOCATIONS AND HEIGHTS WITH ALL HARDSCAPE PLANS. ALL SIDEWALKS AT DOOR THRESHOLDS SHALL BE LEVEL.
14. NOT USED.
15. SEE UNIT PLANS (A6.00 SERIES) FOR UNIT DOOR TAGS. SEE ELEVATIONS FOR WINDOW TAGS.
16. ALL EXTERIOR BALCONIES & WALKS TO SLOPE 1/4" PER 1'-0" AWAY FROM UNIT DOORS.
17. SEE MEP, FP, CIVIL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
18. SPOT ELEVATIONS INDICATED ARE FOR ARCHITECTURAL COORDINATION ONLY. SEE CIVIL DRAWINGS FOR ACTUAL SITE SPECIFIC ELEVATIONS.
19. FIRE RATED SEPARATIONS TO EXTEND INTO ALL EAVES & DORMERS AT TENANT SEPARATION.
20. ALL EXTERIOR ACCESSED STORAGE CLOSETS, MECHANICAL CLOSETS, SPRINKLER ROOMS AND ANY OTHER EXTERIOR ACCESSED UNCONDITIONED SPACE, AT ALL EXTERIOR WALLS OF SPACE PROVIDE EITHER 2 LAYER 5 PAPER OR PROVIDE MOLD & MILDEW RESISTANT GWB. FIRE RATINGS AS SHOWN ON PLANS MUST BE MAINTAINED.
21. ALL WINDOWS OPENING ONTO POOL DECK AREA MUST BE LIMITED TO 4-4" MAX. OPENING OR BELT RIDE.
22. REST ROOMS THAT SERVICE POOL MUST HAVE SHATTERPROOF MIRRORS (IF MIRRORS PROVIDED).
23. LAVATORIES AND SHOWERS MUST HAVE METAL OR PLASTIC DISPENSERS.
24. 110 DEGREE MAX. HOT WATER MUST BE AVAILABLE (WARNING "THE POOL IS OPEN).
25. REFERENCE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
26. SEE PARTITION TYPES LEGEND ON 'G' SERIES SHEETS FOR ADDITIONAL INFORMATION.
27. CONTRACTOR SHALL SUBMIT ALL DUCT LAYOUTS & UNIT LOCATIONS (AND THERMOSTAT LOCATIONS) TO THE OWNER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF FRAMING. NO EXTRAS WILL BE GIVEN FOR ANY MODIFICATION TO THE FRAMING DUE TO DUCTWORK.
28. ALL BELOW GRADE WALKS/ASSEMBLIES TO BE WATERPROOFED (AS APPROPRIATE METHODS).

ROOF LEGEND

- DS — DOWN SPOUT
- ATTIC ACCESS PANEL
- ATTIC ACCESS WALKWAY

VENT NOTES

HIGH VENTS:

1. RIDGE VENTS PROVIDE 18 SF/LF OF FREE VENT AREA:
   18 SF/LF = 0.125 SF/LF
2. THROUGH-ROOF STATIC VENTS PROVIDE 98 SF/T OF FREE VENT AREA:
   50 SI = 0.4167 SF
3. HIP VENTS PROVIDE 18 SF/LF OF FREE VENT AREA:
   18 SF/LF = 0.125 SF/LF

LOW VENTS:

4. SOFFIT STRIP VENTS PROVIDE 9 SF/LF OF FREE VENT AREA:
   9 SF/LF = 0.0625 SF/LF

KEY PLAN

CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clinedesign-inc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA — RALEIGH, NC — C00601 — REGISTERED ARCHITECTS

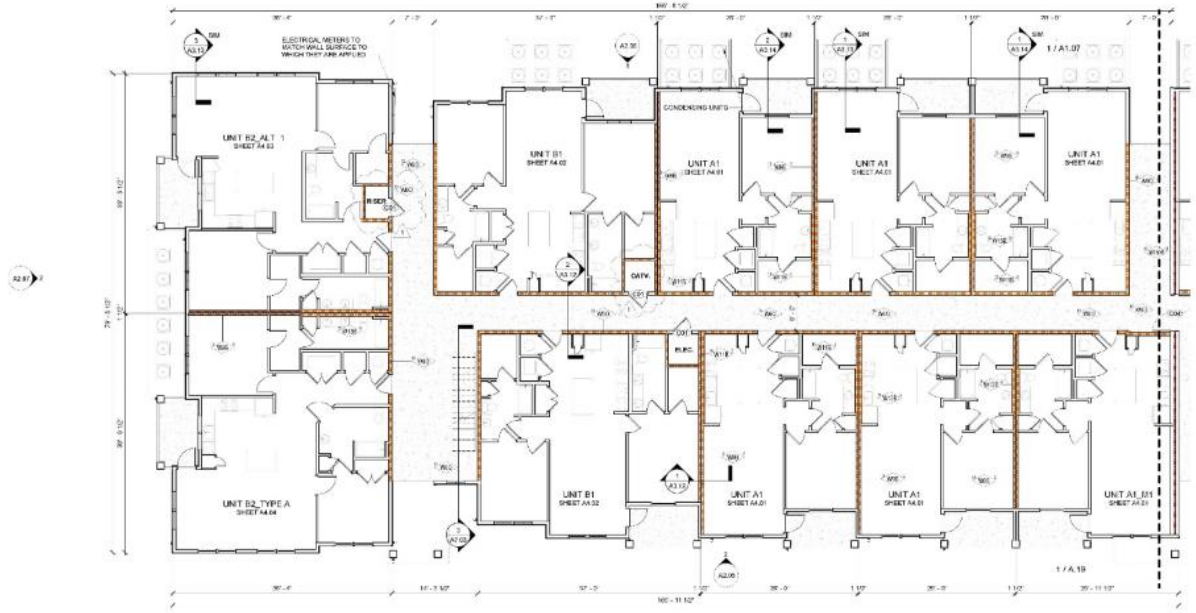
STATE OF SOUTH CAROLINA — ORLANDO FIZARRE — ARCHITECT No. 5839 — REGISTERED ARCHITECT — 06.17.19

PROJECT: 218065
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

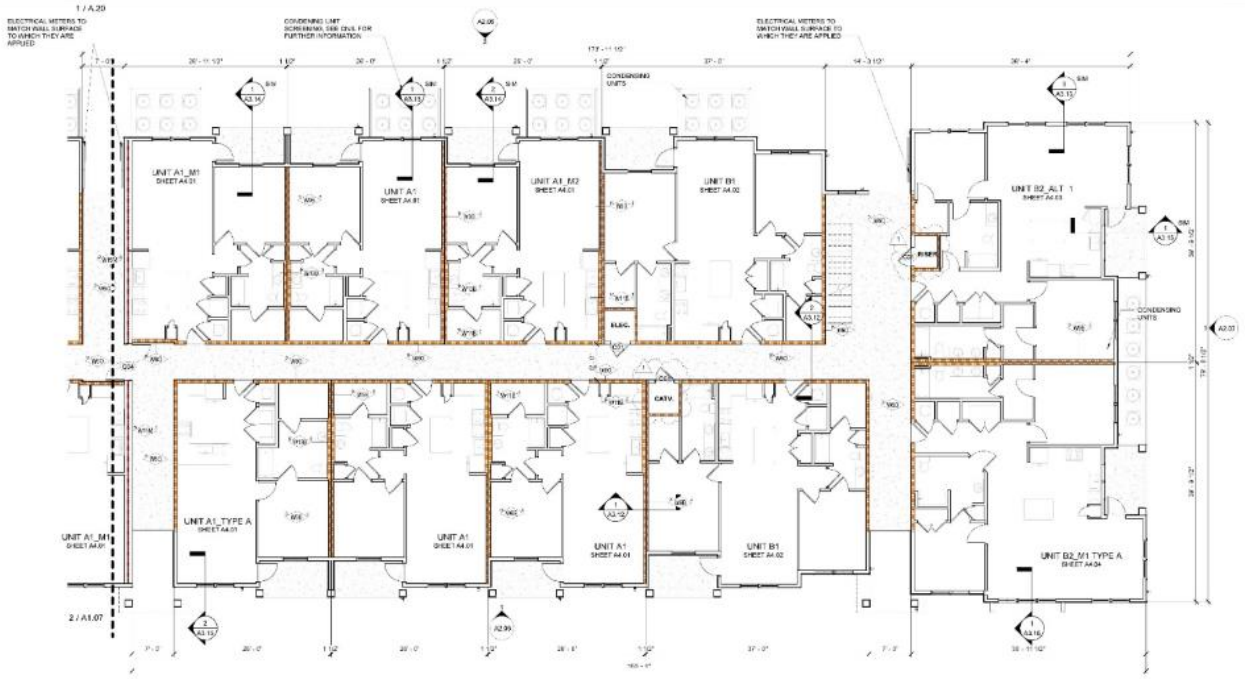
BUILDING B ROOF PLAN

A1.06



BUILDING C 1ST FLOOR PLAN (B) 2

1/8" = 1'-0"



BUILDING C 1ST FLOOR PLAN (A) 1

1/8" = 1'-0"

SYMBOL LEGEND

- XX DOOR TAG; SEE DOOR SCHEDULE.
- Sx WALL TAG
- EJ EXPANSION JOINT @ BRICK, TYP. 3/8" NEOPRENE W/ BACKER ROD & CAULK
  (REFER TO PLAN DETAILS AND ELEVATIONS FOR LOCATIONS. FINAL LOCATIONS TO BE COORDINATED WITH MASONRY CONTRACTOR AND APPROVED BY ARCHITECT)
- FLOOR DRAIN

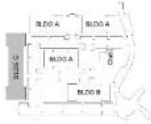
MASONRY NOTES

1. MASONRY CONTRACTOR TO PROVIDE HORIZONTAL AND VERTICAL EXPANSION JOINTS IN BRICKWORK PER TECHNICAL NOTES 18A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.
2. ATTACHMENT TO MASONRY SHALL BE PER TECHNICAL NOTES 44A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.

GENERAL NOTES

1. NO MASONRY CORE HOLES SHALL BE EXPOSED. TYP. (CLOSURE (SOLID CORE) MASONRY SHALL BE USED WHERE CORE HOLES WOULD OTHERWISE BE EXPOSED TO ELEMENTS.
2. EXPOSED STEEL, LINTELS AND BREAK METAL TO BE PAINTED TO MATCH ADJACENT SURFACE UNLESS OTHERWISE NOTED. TYP.
3. ALL EXTERIOR SMB CRLINGS TO BE PAINTED UNLESS OTHERWISE NOTED.
4. SEE 'G' SERIES FOR LIFE SAFETY INFORMATION.
5. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE.
6. FACE OF SLAB SHALL NOT BE EXPOSED AT SLOPED EXTERIOR PAVING CONDITIONS. COORDINATE EXT. PAVING CONDITIONS WITH CIVIL. TYP.
7. EXTERIOR PAVING SHALL NOT HAVE A FINISHED ELEVATION HIGHER THAN THE SILL HEIGHT AT AN ADJACENT DOOR LOCATION.
8. ALL CAULKING IS TO SWITCH ADJACENT SURFACES.
9. ALL DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF STUD WALLS, EXTERIOR FACE OF CMU/CONCRETE WALLS, COLUMNS, WINDOW CENTERLINES, & MASONRY OPENINGS UNLESS OTHERWISE NOTED.
10. PROVIDE 3/4" PLYWOOD WITHIN WALL CAVITY SEGMENTS BEHIND ALL SURFACE MOUNTED ELECTRICAL PANELS PRIOR TO PANEL INSTALLATION.
11. VERIFY ALL FINISH FLR. ELEVATIONS (F.F.E.) WITH CIVIL DRAWINGS.
12. SEE EXT. ELEVATIONS FOR LOCATION & TYPE OF EXTERIOR FINISHES.
13. COORDINATE SIDEWALK LOCATIONS AND HEIGHTS WITH ALL HARDSCAPE PLANS. ALL SIDEWALKS AT DOOR THRESHOLDS SHALL BE LEVEL.
14. VERIFY ALL BRACE FRAME LOCATIONS & CONFIGURATIONS ARE CLEAR OF ALL DOOR AND WINDOW OPENINGS.
15. SEE UNIT PLANS (A4.01 SERIES) FOR UNIT DOOR TAGS & WINDOW TAGS.
16. ALL EXTERIOR BALCONIES & WALKS TO SLOPE 1/8" PER 1'-0" AWAY FROM UNIT DOORS.
17. SEE MEP, FPE, CIVIL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
18. SPOT ELEVATIONS INDICATED ARE FOR ARCHITECTURAL COORDINATION ONLY. SEE CIVIL DRAWINGS FOR ACTUAL SITE SPECIFIC ELEVATIONS.
19. FIRE RATED SEPARATIONS TO EXTEND INTO ALL EAVES & DORMERS AT TENANT SEPARATION.
20. ALL EXTERIOR ACCESSED STORAGE CLOSETS, MECHANICAL CLOSETS, SPRINKLER ROOMS AND ANY OTHER EXTERIOR ACCESSED UNCONDITIONED SPACE AT ALL INTERIOR WALLS OF SPACE PROVIDE EITHER A LEVEL 1 FINISH OR PROVIDE MOLD & MILDEW RESISTANT GWB. FIRE RATINGS AS SHOWN ON PLANS MUST BE MAINTAINED.
21. ALL WINDOWS OPENING ONTO POOL DECK AREA MUST BE LIMITED TO A 4" MAX. OPENING OR BE FIXED.
22. REST ROOMS THAT SERVICE POOL MUST HAVE SHATTERPROOF MIRRORS (IF MIRRORS PROVIDED).
23. LAVATORIES AND SHOWERS MUST HAVE METAL OR PLASTIC DISPENSERS.
24. 110 DEGREE MAX. HOT WATER MUST BE AVAILABLE WHENEVER THE POOL IS OPEN.
25. BASEMENT UNITS SHALL HAVE 36" WIDE EGRESS GATE INFRATED RAILING.

KEY PLAN



CLINE DESIGN

2923 S. Tryon St.
Suite 100
Charlotte, NC 28203
704/333-7777
Clint.Cline@cline-c.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C0800
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
ARCHITECT
No. 5858
REGISTERED ARCHITECT

06.17.19

PROJECT: 218045
DATE: 03.27.20

REVISIONS:	DATE
1 Owner & Permit Changes	4.24.20

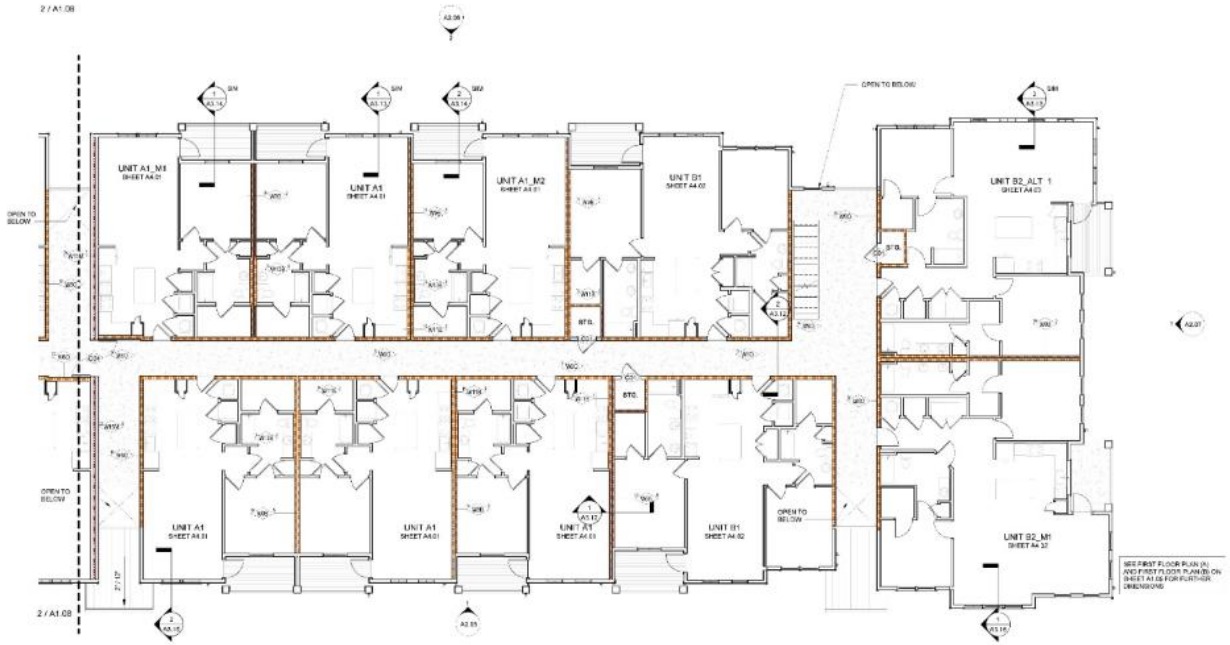
DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING C FLOOR PLANS

A1.07

BUILDING C 2ND FLOOR PLAN (B) 2

1/8" = 1'-0"



BUILDING C 2ND FLOOR PLAN (A) 1

1/8" = 1'-0"

SYMBOL LEGEND

- AX DOOR TAG; SEE DOOR SCHEDULE.
- 8x WALL TAG
- EJ EXPANSION JOINT @ BRICK, TYP. 3/8" NEOPRENE W/ BACKER ROD & CAULK (REFER TO PLAN DETAILS AND ELEVATIONS FOR LOCATIONS. FINAL LOCATIONS TO BE COORDINATED WITH MASONRY CONTRACTOR AND APPROVED BY ARCHITECT)
- FLOOR DRAIN

MASONRY NOTES

1. MASONRY CONTRACTOR TO PROVIDE HORIZONTAL AND VERTICAL EXPANSION JOINTS IN BRICKWORK PER TECHNICAL NOTES 18A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.
2. ATTACHMENT TO MASONRY SHALL BE PER TECHNICAL NOTES 44A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.

GENERAL NOTES

1. NO MASONRY CORE HOLES SHALL BE EXPOSED. TYP. (CLOSURE (SOLID CORE) MASONRY SHALL BE USED WHERE CORE HOLES WOULD OTHERWISE BE EXPOSED TO ELEMENTS.
2. EXPOSED STEEL, LINTELS AND BREAK METAL TO BE PAINTED TO MATCH ADJACENT SURFACE UNLESS OTHERWISE NOTED. TYP.
3. ALL EXTERIOR SWR CRLINGS TO BE PAINTED UNLESS OTHERWISE NOTED.
4. SEE 'G' SERIES FOR LIFE SAFETY INFORMATION.
5. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE.
6. FACE OF SLAB SHALL NOT BE EXPOSED AT SLOPED EXTERIOR PAVING CONDITIONS. COORDINATE EXT. PAVING CONDITIONS WITH CIVIL. TYP.
7. EXTERIOR PAVING SHALL NOT HAVE A FINISHED ELEVATION HIGHER THAN THE SILL HEIGHT AT ADJACENT DOOR LOCATION.
8. ALL CAULKING IS TO SWITCH ADJACENT SURFACES.
9. ALL DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF STUD WALLS, EXTERIOR FACE OF CMU/CONCRETE WALLS, COLUMNS, WINDOW CENTERLINES, & MASONRY OPENINGS UNLESS OTHERWISE NOTED.
10. PROVIDE 3/4" PLYWOOD WITHIN WALL CAVITY SEGMENTS BEHIND ALL SURFACE MOUNTED ELECTRICAL PANELS PRIOR TO PANEL INSTALLATION.
11. VERIFY ALL FINISH FLR. ELEVATIONS (F.F.E.) WITH CIVIL DRAWINGS.
12. SEE EXT. ELEVATIONS FOR LOCATION & TYPES OF EXTERIOR FINISHES.
13. COORDINATE SIDEWALK LOCATIONS AND HEIGHTS WITH ALL HARDSCAPE PLANS. ALL SIDEWALKS AT DOOR THRESHOLDS SHALL BE LEVEL.
14. VERIFY ALL SPACE FRAME LOCATIONS & CONFIGURATIONS ARE CLEAR OF ALL DOOR AND WINDOW OPENINGS.
15. SEE UNIT PLANS (A4.01 SERIES) FOR UNIT DOOR TAGS & WINDOW TAGS.
16. ALL EXTERIOR BALCONIES & WALKS TO SLOPE 1/8" PER 1'-0" AWAY FROM UNIT DOORS.
17. SEE MEP, FPE, CIVIL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
18. SPOT ELEVATIONS INDICATED ARE FOR ARCHITECTURAL COORDINATION ONLY. SEE CIVIL DRAWINGS FOR ACTUAL SITE SPECIFIC ELEVATIONS.
19. FIRE RATED SEPARATIONS TO EXTEND INTO ALL EAVES & CORNERS AT TENANT SEPARATION.
20. ALL EXTERIOR ACCESSED STORAGE CLOSETS, MECHANICAL CLOSETS, SPRINKLER ROOMS AND ANY OTHER EXTERIOR ACCESSED UNCONDITIONED SPACE AT ALL INTERIOR WALLS OF SPACE PROVIDE EITHER A LEVEL 1 FINISH OR PROVIDE MOLD & MLDEW RESISTANT GWB. FIRE RATINGS AS SHOWN ON PLANS MUST BE MAINTAINED.
21. ALL WINDOWS OPENING ONTO POOL DECK AREA MUST BE LIMITED TO A 4" MAX. OPENING OR BE FIXED.
22. REST ROOMS THAT SERVICE POOL MUST HAVE SHATTERPROOF MIRRORS (IF MIRRORS PROVIDED).
23. LAVATORIES AND SHOWERS MUST HAVE BIOSTAL OR PLASTIC DISPENSERS.
24. 110 DEGREE MAX. HOT WATER MUST BE AVAILABLE WHENEVER THE POOL IS OPEN.
25. BASEMENT UNITS SHALL HAVE 36" WIDE EGRESS GATE INFRATED RAILING.

KEY PLAN

CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Cline@cline-c.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC C0800
REGISTERED ARCHITECTS

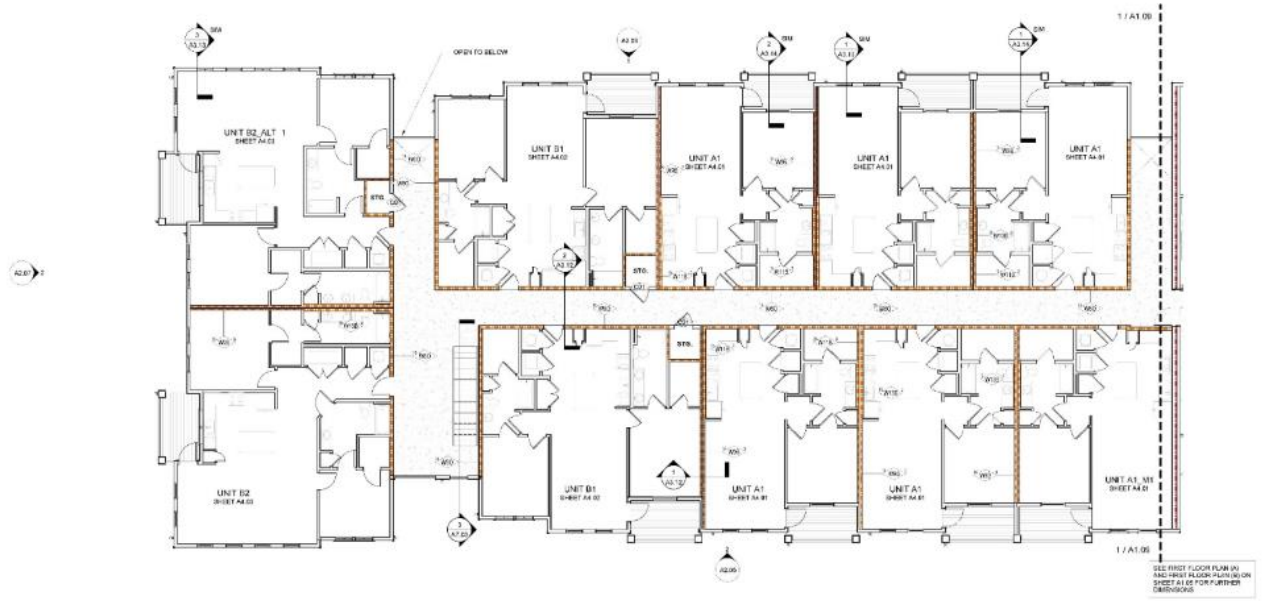
STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
ARCHITECTURAL No. 5839
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

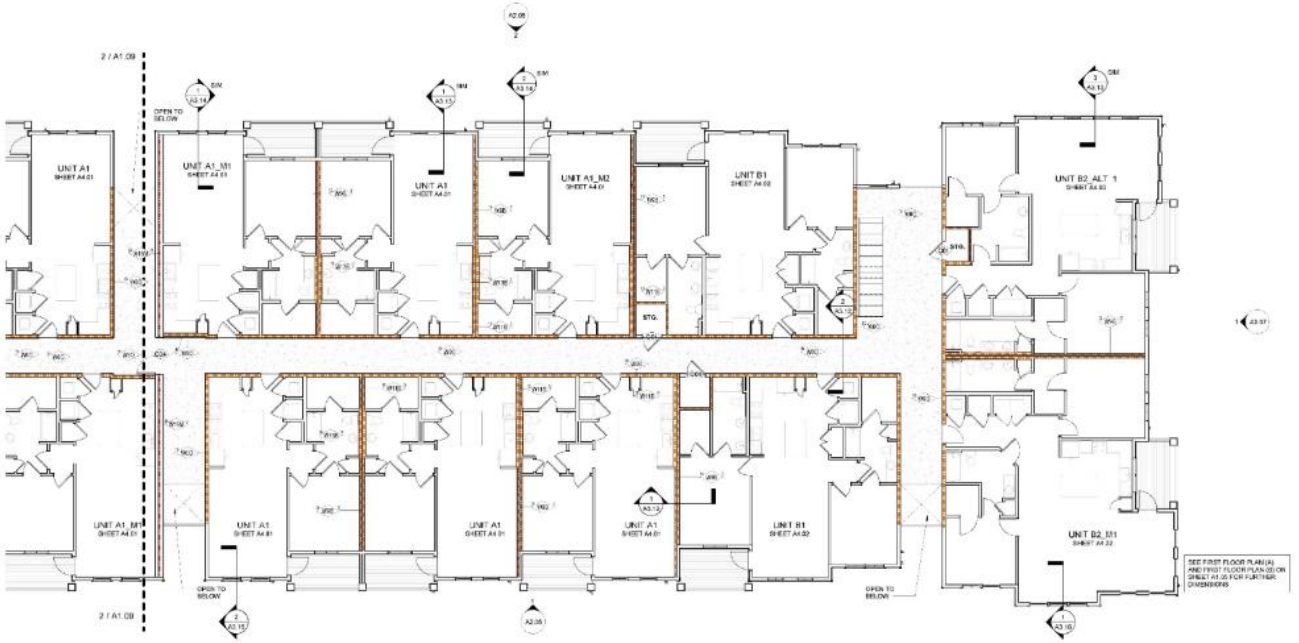
BUILDING C FLOOR PLANS

A1.08



BUILDING C 3RD FLOOR PLAN (B) 2

3/8" = 1'-0"



BUILDING C 3RD FLOOR PLAN (A) 1

3/8" = 1'-0"

SYMBOL LEGEND

- XX DOOR TAG; SEE DOOR SCHEDULE.
- Sx WALL TAG
- EJ EXPANSION JOINT @ BRICK, TYP. 3/8" NEOPRENE W/ BACKER ROD & CAULK (REFER TO PLAN DETAILS AND ELEVATIONS FOR LOCATIONS. FINAL LOCATIONS TO BE COORDINATED WITH MASONRY CONTRACTOR AND APPROVED BY ARCHITECT)
- FLOOR DRAIN

MASONRY NOTES

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2. ATTACHMENT TO MASONRY SHALL BE PER TECHNICAL NOTES 44A AS PUBLISHED BY THE BRICK INDUSTRY ASSOCIATION.

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2. EXPOSED STEEL, LINTELS AND BREAK METAL TO BE PAINTED TO MATCH ADJACENT SURFACE UNLESS OTHERWISE NOTED. TYP.
3. ALL EXTERIOR SWR CRLINGS TO BE PAINTED UNLESS OTHERWISE NOTED.
4. SEE 'G' SERIES FOR LIFE SAFETY INFORMATION.
5. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE.
6. FACE OF SLAB SHALL NOT BE EXPOSED AT SLOPED EXTERIOR PAVING CONDITIONS. COORDINATE EXT. PAVING CONDITIONS WITH CIVIL. TYP.
7. EXTERIOR PAVING SHALL NOT HAVE A FINISHED ELEVATION HIGHER THAN THE SILL HEIGHT AT AN ADJACENT DOOR LOCATION.
8. ALL CAULKING IS TO MATCH ADJACENT SURFACES.
9. ALL DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF STUD WALLS, EXTERIOR FACE OF CMU/CONCRETE WALLS, COLUMNS, WINDOW CENTERLINES, & MASONRY OPENINGS UNLESS OTHERWISE NOTED.
10. PROVIDE 3/4" PLYWOOD WITHIN WALL CAVITY SEGMENTS BEHIND ALL SURFACE MOUNTED ELECTRICAL PANELS PRIOR TO PANEL INSTALLATION.
11. VERIFY ALL FINISH FLR. ELEVATIONS (F.F.E.) WITH CIVIL DRAWINGS.
12. SEE EXT. ELEVATIONS FOR LOCATION & TYPES OF EXTERIOR FINISHES.
13. COORDINATE SIDEWALK LOCATIONS AND HEIGHTS WITH ALL HARDSCAPE PLANS. ALL SIDEWALKS AT DOOR THRESHOLDS SHALL BE LEVEL.
14. VERIFY ALL BRACE FRAME LOCATIONS & CONFIGURATIONS ARE CLEAR OF ALL DOOR AND WINDOW OPENINGS.
15. SEE UNIT PLANS (A4.01 SERIES) FOR UNIT DOOR TAGS & WINDOW TAGS.
16. ALL EXTERIOR BALCONIES & WALKS TO SLOPE 1/8" PER 1'-0" AWAY FROM UNIT DOORS.
17. SEE MEP, FPE, CIVIL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
18. SPOT ELEVATIONS INDICATED ARE FOR ARCHITECTURAL COORDINATION ONLY. SEE CIVIL DRAWINGS FOR ACTUAL SITE SPECIFIC ELEVATIONS.
19. FIRE RATED SEPARATIONS TO EXTEND INTO ALL CANES & CORNERS AT TENANT SEPARATION.
20. ALL EXTERIOR ACCESSED STORAGE CLOSETS, MECHANICAL CLOSETS, SPRINKLER ROOMS AND ANY OTHER EXTERIOR ACCESSED UNCONDITIONED SPACE AT ALL INTERIOR WALLS OF SPACE PROVIDE EITHER A LEVEL 1 FINISH OR PROVIDE MOLD & MILDEW RESISTANT GWB. FIRE RATINGS AS SHOWN ON PLANS MUST BE MAINTAINED.
21. ALL WINDOWS OPENING ONTO POOL DECK AREA MUST BE LIMITED TO A 4" MAX. OPENING OR BE FIXED.
22. REST ROOMS THAT SERVICE POOL MUST HAVE SHATTERPROOF MIRRORS (IF MIRRORS PROVIDED).
23. LAVATORIES AND SHOWERS MUST HAVE METAL OR PLASTIC DISPENSERS.
24. 110 DEGREE MAX. HOT WATER MUST BE AVAILABLE WHENEVER THE POOL IS OPEN.
25. BASEMENT UNITS SHALL HAVE 36" WIDE EGRESS GATE INFILLED RAILING.

KEY PLAN

CLINE DESIGN

2925 S. Tryon St.
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704/333-7177
Clint.Arrington@cline-c.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
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REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
ARCHITECT
No. 5839
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING C FLOOR PLANS

A1.09

VENTING SCHEDULE BLDG C, AREA A

BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
A	RIDGE VENT (UPPER)	25'-0"	3.125 SF
A	SOFFIT STRIP VENT	50'-0" 75'-0"	3.125 SF 6.25 SF

ROOF AREA (RA) : 1869.06 SF
REQ'D VENTILATION (RA/300) = 6.2
UPPER ROOF REQ'D (6.2 * 50%) = 3.1
LOWER ROOF REQ'D (6.2 * 50%) = 3.1

VENTING SCHEDULE BLDG C, AREA C

BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
C	RIDGE VENT (UPPER)	39'-6"	3.125 SF
C	SOFFIT STRIP VENT	77'-0" 115'-0"	3.125 SF 6.25 SF

ROOF AREA (RA) : 2893.67 SF
REQ'D VENTILATION (RA/300) = 9.6
UPPER ROOF REQ'D (9.6 * 50%) = 4.8
LOWER ROOF REQ'D (9.6 * 50%) = 4.8

VENTING SCHEDULE BLDG C, AREA E

BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
E	RIDGE VENT (UPPER)	26'-0"	3.25 SF
E	STATIC VENT	1	4.167 SF
E	SOFFIT STRIP VENT	55'-0" 81'-0"	3.44 SF 7.1 SF

ROOF AREA (RA) : 2349.72 SF
REQ'D VENTILATION (RA/300) = 8.8
UPPER ROOF REQ'D (8.8 * 50%) = 3.4
LOWER ROOF REQ'D (8.8 * 50%) = 3.4

VENTING SCHEDULE BLDG C, AREA G

BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
G	RIDGE VENT (UPPER)	37'-6"	4.2 SF
G	STATIC VENT	1	4.167 SF
G	SOFFIT STRIP VENT	77'-0" 154'-0"	4.44 SF 8.0 SF

ROOF AREA (RA) : 2641.50 SF
REQ'D VENTILATION (RA/300) = 8.8
UPPER ROOF REQ'D (8.8 * 50%) = 4.4
LOWER ROOF REQ'D (8.8 * 50%) = 4.4

VENTING SCHEDULE BLDG C, AREA B

BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
B	RIDGE VENT (UPPER)	26'-0"	3.25 SF
B	SOFFIT STRIP VENT	52'-0" 78'-0"	3.25 SF 6.50 SF

ROOF AREA (RA) : 1966.06 SF
REQ'D VENTILATION (RA/300) = 6.5
UPPER ROOF REQ'D (6.5* 50%) = 3.25
LOWER ROOF REQ'D (6.5* 50%) = 3.25

VENTING SCHEDULE BLDG C, AREA D

BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
D	RIDGE VENT (UPPER)	26'-0"	3.25 SF
D	STATIC VENT	1	4.167 SF
D	SOFFIT STRIP VENT	55'-0" 81'-0"	3.44 SF 7.1 SF

ROOF AREA (RA) : 2640.72 SF
REQ'D VENTILATION (RA/300) = 8.8
UPPER ROOF REQ'D (8.8 * 50%) = 3.4
LOWER ROOF REQ'D (8.8 * 50%) = 3.4

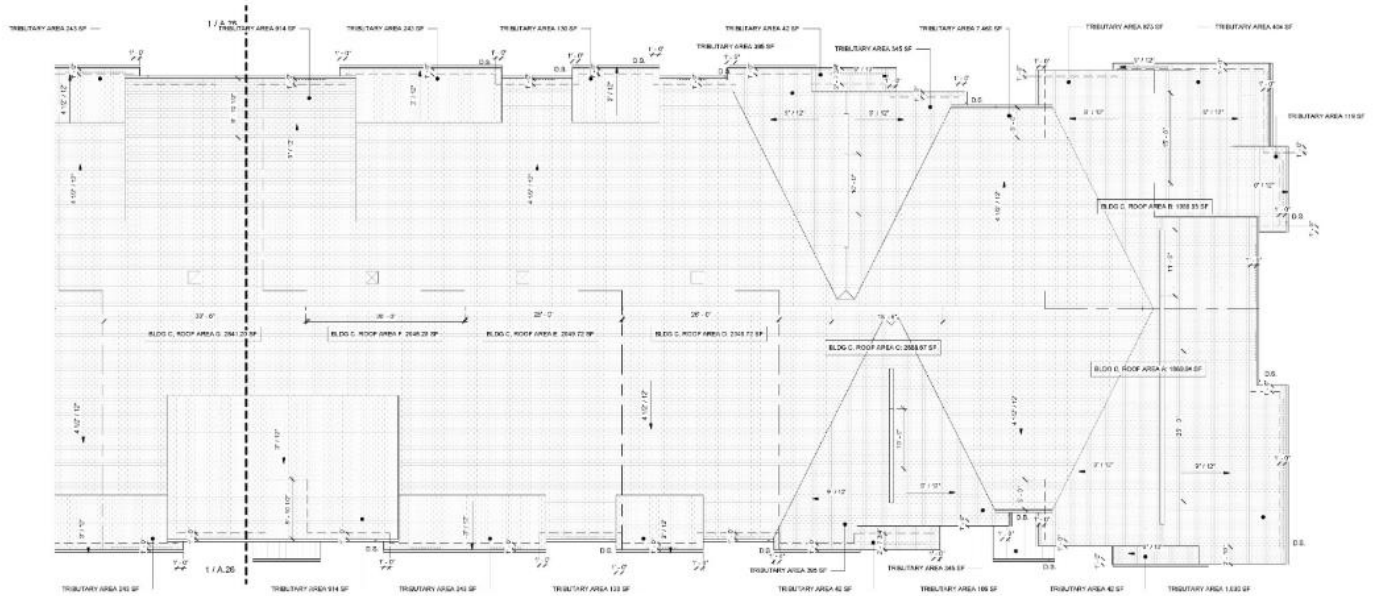
VENTING SCHEDULE BLDG C, AREA F

BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
F	RIDGE VENT (UPPER)	26'-0"	3.25 SF
F	STATIC VENT	1	4.167 SF
F	SOFFIT STRIP VENT	55'-0" 81'-0"	3.44 SF 7.1 SF

ROOF AREA (RA) : 2349.28 SF
REQ'D VENTILATION (RA/300) = 8.8
UPPER ROOF REQ'D (8.8 * 50%) = 3.4
LOWER ROOF REQ'D (8.8 * 50%) = 3.4

LARGEST TRIBUTARY ROOF AREA: 2460.93 SF
CHARLESTON SC 4.3 IN/HR (FROM SCPC2015(ECC) APPENDIX D)
4.3 IN/HR/12IN = .358 FT/HR
7466.53SF * .358 FT/HR = 2.4175 FT^3/HR
2.6706 FT^3/HR * 7.48 GAL/FT^3 = 19.977 GAL/HR
(19.977 GAL/HR) / 60 MIN = 333.3 GPM
PER TABLE 1106.3 SCPC2015
300 GPM ALL VERTICAL LEADERS AT 4" X 5"
PER TABLE 1103.2
530 GPM STORM DRAIN PIPE SIDE SHALL BE 6"
PER TABLE 1106.6
346 GPM 4 1/2" X 6" HORIZONTAL GUTTER

NOTE: THESE SIZES ARE UNIVERSAL FOR BUILDING TYPE C



BUILDING 2 TYPE C ROOF PLAN 1
1/8" = 1'-0"

GENERAL NOTES

1. NO MASONRY CORE HOLES SHALL BE EXPOSED. TYP. CLOSURE (SOLID CORE) MASONRY SHALL BE USED (WHERE CORE HOLES WOULD OTHERWISE BE EXPOSED TO ELEMENTS.
2. EXPOSED STEEL LINTELS AND RAKER METAL TO BE PAINTED TO MATCH ADJACENT SURFACE UNLESS OTHERWISE NOTED. TYP.
3. ALL EXTERIOR GWB CEILINGS TO BE PAINTED UNLESS OTHERWISE NOTED.
4. SEE "0" SERIES FOR LIFE SAFETY INFORMATION.
5. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE.
6. FACE OF GLAS SHALL NOT BE EXPOSED AT SLOPED EXTERIOR PAVING CONDITIONS. COORDINATE EXT. PAVING CONDITIONS WITH CIVIL, TYP.
7. EXTERIOR PAVING SHALL NOT HAVE A FINISHED ELEVATION HIGHER THAN THE SILL HEIGHT AT AN ADJACENT DOOR LOCATION.
8. ALL CAULKING IS TO MATCH ADJACENT SURFACES.
9. ALL DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF STUD WALLS, EXTERIOR FACE OF CMU/CONCRETE WALLS, COLUMNS, WINDOW CENTERLINES, & MASONRY OPENINGS UNLESS OTHERWISE NOTED.
10. PROVIDE 3/4" PLYWOOD WITHIN WALL CAVITY SEGMENTS BEHIND ALL SURFACE MOUNTED ELECTRICAL PANELS PRIOR TO PANEL INSTALLATION.
11. VERIFY ALL FINISH FLR. ELEVATIONS (F.F.E.) WITH CIVIL DRAWINGS.
12. SEE EXT. ELEVATIONS FOR LOCATION & TAGS OF EXTERIOR FINISHES.
13. COORDINATE SIDEWALK LOCATIONS AND HEIGHTS WITH ALL HARDSCAPE PLANS. ALL SIDEWALKS AT DOOR THRESHOLDS SHALL BE LEVEL.
14. NOT USED.
15. SEE UNIT PLANS (A4.00 SERIES) FOR UNIT DOOR TAGS. SEE ELEVATIONS FOR WINDOW TAGS.
16. ALL EXTERIOR BALCONIES & WALKS TO SLOPE 1/4" PER 1'-0" AWAY FROM UNIT DOORS.
17. SEE MEP, FP, CIVIL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
18. SPOT ELEVATIONS INDICATED ARE FOR ARCHITECTURAL COORDINATION ONLY. SEE CIVIL DRAWINGS FOR ACTUAL SITE SPECIFIC ELEVATIONS.
19. FIRE RATED SEPARATIONS TO EXTEND INTO ALL EAVES & DORMERS AT "TENANT" SEPARATION.
20. ALL EXTERIOR ACCESSED STORAGE (SLOGETS, MECHANICAL CLOSETS, SPRINKLER ROOMS AND ANY OTHER EXTERIOR ACCESSED UNCONDITIONED SPACE) AT ALL EXTERIOR WALLS OF SPACE PROVIDE EITHER 2 LAYER 5 PLYER OR PROVIDE MOLD & MILDOW RESISTANT GWB. FIRE RATINGS AS SHOWN ON PLANS MUST BE MAINTAINED.
21. ALL WINDOWS OPENING ONTO POOL DECK AREA MUST BE LIMITED TO A 4" MAX. OPENING OR BELT RAIL.
22. REST ROOMS THAT SERVICE POOL MUST HAVE SHATTERPROOF MIRRORS (IF MIRRORS PROVIDED).
23. LAVATORIES AND SHOWERS MUST HAVE METAL OR PLASTIC DISPENSERS.
24. 110 DEGREE MAX. HOT WATER MUST BE AVAILABLE (WHENEVER THE POOL IS OPEN).
25. REFERENCE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
26. SEE PARTITION TYPES LEGEND ON "0" SERIES SHEETS FOR ADDITIONAL INFORMATION.
27. CONTRACTOR SHALL SUBMIT ALL DUCT LAYOUTS & UNIT LOCATIONS (AND THERMOSTAT LOCATIONS) TO THE OWNER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF FRAMING. NO EXTRAS WILL BE GIVEN FOR ANY MODIFICATION TO THE FRAMING DUE TO DUCTWORK.
28. ALL BELOW GRADE WALKS/ASSEMBLIES TO BE WATERPROOFED (AS APPROPRIATE METHODS).

ROOF LEGEND

- DOWN SPOUT
- ATTIC ACCESS PANEL
- ATTIC ACCESS WALKWAY

VENT NOTES

HIGH VENTS:

1. RIDGE VENTS PROVIDE 18 SIL/F OF FREE VENT AREA:
   18 SIL/F = 0.125 SF/LF
2. THROUGH-ROOF STATIC VENTS PROVIDE 96 SIFT OF FREE VENT AREA:
   96 SI = 0.4167 SF
3. HIP VENTS PROVIDE 18 SIL/F OF FREE VENT AREA:
   18 SIL/F = 0.125 SF/LF

LOW VENTS:

4. STRIP SOFFIT VENTS PROVIDE 9 SIL/F OF FREE VENT AREA:
   9 SIL/F = 0.0625 SF/LF

KEY PLAN

CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clinedesignassociates.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC 28601
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGARRE
ARCHITECTURE
No. 5839
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING C ROOF PLAN

A1.10

VENTING SCHEDULE BLDG C, AREA H

BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
H	RIDGE VENT (UPPER)	26'-0"	3.25 SF
H	STATIC VENT	1	.4167 SF
H	SOFFIT STRIP VENT	58'-0"	3.44 SF
		87'-0"	7.1 SF

ROOF AREA (RA) : 2846.72 SF
REQ'D VENTILATION (RA/300) = 9.5
UPPER ROOF REQ'D (6.5 * 50%) = 2.4
LOWER ROOF REQ'D (6.5 * 50%) = 2.4

VENTING SCHEDULE BLDG C, AREA J

BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
J	RIDGE VENT (UPPER)	38'-0"	3.25 SF
J	SOFFIT STRIP VENT	77'-0"	5.69 SF
		115'-0"	8.25 SF

ROOF AREA (RA) : 2866.67 SF
REQ'D VENTILATION (RA/300) = 9.5
UPPER ROOF REQ'D (9.5 * 50%) = 4.8
LOWER ROOF REQ'D (9.5 * 50%) = 4.8

VENTING SCHEDULE BLDG C, AREA L

BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
L	RIDGE VENT (UPPER)	26'-0"	3.125 SF
L	SOFFIT STRIP VENT	53'-0"	3.125 SF
		79'-0"	6.25 SF

ROOF AREA (RA) : 1883.33 SF
REQ'D VENTILATION (RA/300) = 6.2
UPPER ROOF REQ'D (6.2 * 50%) = 3.1
LOWER ROOF REQ'D (6.2 * 50%) = 3.1

VENTING SCHEDULE BLDG C, AREA I

BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
I	RIDGE VENT (UPPER)	26'-0"	3.25 SF
I	STATIC VENT	1	.4167 SF
I	SOFFIT STRIP VENT	58'-0"	3.44 SF
		87'-0"	7.1 SF

ROOF AREA (RA) : 2846.72 SF
REQ'D VENTILATION (RA/300) = 9.5
UPPER ROOF REQ'D (6.5 * 50%) = 2.4
LOWER ROOF REQ'D (6.5 * 50%) = 2.4

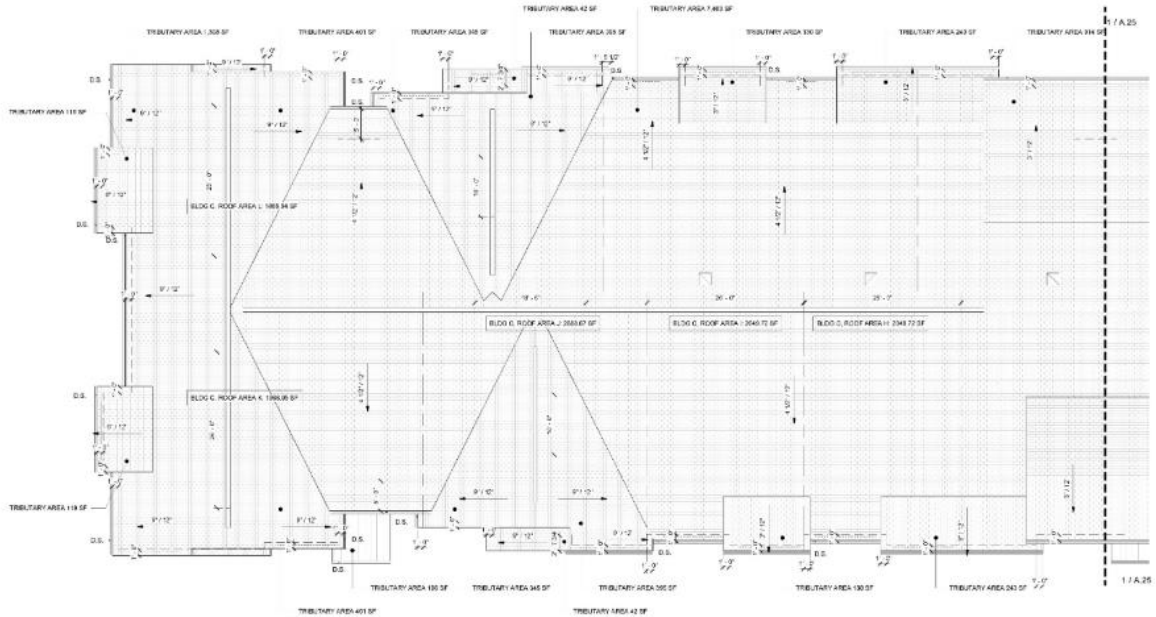
VENTING SCHEDULE BLDG C, AREA K

BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
K	RIDGE VENT (UPPER)	26'-0"	3.25 SF
K	SOFFIT STRIP VENT	52'-0"	3.25 SF
		78'-0"	6.50 SF

ROOF AREA (RA) : 1866.85 SF
REQ'D VENTILATION (RA/300) = 6.5
UPPER ROOF REQ'D (3.5* 50%) = 3.25
LOWER ROOF REQ'D (6.5* 50%) = 3.25

LARGEST TRIBUTARY ROOF AREA: 7480.53 SF
CHARLESTON, DC = 5.75 IN. HR (FROM SCP C2015(GC) APPENDIX B)
4.3 IN/HR/12 = .358 FT/HR
7480.53SF * .358 FT/HR = 2,679.8 FT³/HR
2,679.8 FT³/HR * 7.48 GAL/FT³ = 19,977 GAL/HR
19,977 GAL/HR / 60 MIN = 332.9 GPM
PER TABLE 1106.3 SCP C2015
300 GPM ALL VERTICAL LEADERS AT 4" X 5"
PER TABLE 1106.2
336 GPM STORM DRAIN PIPE SIZE SHALL BE 6".
PER TABLE 1106.5
340 GPM 4 1/2" X 9" HORIZONTAL GUTTER

NOTE: THESE SIZES ARE UNIVERSAL FOR BUILDING TYPE C



BUILDING 2 TYPE C ROOF PLAN 1

1/8" = 1'-0"

GENERAL NOTES

1. NO MASONRY CORE HOLES SHALL BE EXPOSED. TYP. CLOSURE (SOLID CORED MASONRY SHALL BE USED WHERE CORE HOLES WOULD OTHERWISE BE EXPOSED TO ELEMENTS.
2. EXPOSED STEEL LINTELS AND RAILING METAL TO BE PAINTED TO MATCH ADJACENT SURFACE UNLESS OTHERWISE NOTED. TYP.
3. ALL EXTERIOR BIRD DELUNGS TO BE PAINTED UNLESS OTHERWISE NOTED.
4. SEE "0" SERIES FOR LIFE SAFETY INFORMATION.
5. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE.
6. FACE OF GLASS SHALL NOT BE EXPOSED AT SLOPED EXTERIOR PAVING CONDITIONS. COORDINATE EXT. PAVING CONDITIONS WITH CIVIL, TYP.
7. EXTERIOR PAVING SHALL NOT HAVE A FINISHED ELEVATION HIGHER THAN THE SILL HEIGHT AT AN ADJACENT DOOR LOCATION.
8. ALL CAULKING IS TO MATCH ADJACENT SURFACES.
9. ALL DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF STUD WALLS, EXTERIOR FACE OF CMU/CONCRETE WALLS, COLUMNS, WINDOW CENTERLINES, & MASONRY OPENINGS UNLESS OTHERWISE NOTED.
10. PROVIDE 3/4" PLYWOOD WITHIN WALL CAVITY SEGMENTS BEHIND ALL SURFACE MOUNTED ELECTRICAL PANELS PRIOR TO PANEL INSTALLATION.
11. VERIFY ALL FINISH FLR. ELEVATIONS (F.F.E.) WITH CIVIL DRAWINGS.
12. SEE EXT. ELEVATIONS FOR LOCATION & TAGS OF EXTERIOR FINISHES.
13. COORDINATE SIDEWALK LOCATIONS AND HEIGHTS WITH ALL HARDSCAPE PLANS. ALL SIDEWALKS AT DOOR THRESHOLDS SHALL BE LEVEL.
14. NOT USED.
15. SEE UNIT PLANS (A4.00 SERIES) FOR UNIT DOOR TAGS. SEE ELEVATIONS FOR WINDOW TAGS.
16. ALL EXTERIOR BALCONIES & WALKS TO SLOPE 1/4" PER 1'-0" AWAY FROM UNIT DOORS.
17. SEE MEP, FP, CIVIL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
18. EXIT ELEVATIONS INDICATED ARE FOR ARCHITECTURAL COORDINATION ONLY. SEE CIVIL DRAWINGS FOR ACTUAL SITE SPECIFIC ELEVATIONS.
19. FIRE RATED SEPARATIONS TO EXTEND INTO ALL EAVES & DORMERS AT TENANT SEPARATION.
20. ALL EXTERIOR ACCESSED STORAGE CLOSETS, MECHANICAL CLOSETS, SPRINKLER ROOMS AND ANY OTHER EXTERIOR ACCESSED UNCONDITIONED SPACE, AT ALL EXTERIOR WALLS OF SPACE PROVIDE EITHER 2 LAYER 5 PAPER OR PROVIDE MOLD & MILDEW RESISTANT GWB. FIRE RATINGS AS SHOWN ON PLANS MUST BE MAINTAINED.
21. ALL WINDOWS OPENING ONTO POOL DECK AREA MUST BE LIMITED TO 4-4" MAX. OPENING OR BE FIXED.
22. REST ROOMS THAT SERVICE POOL MUST HAVE SHATTERPROOF MIRRORS (IF MIRRORS PROVIDED).
23. LAVATORIES AND SHOWERS MUST HAVE METAL OR PLASTIC DISPENSERS.
24. 110 DEGREE MAX. HOT WATER MUST BE AVAILABLE WHENEVER THE POOL IS OPEN.
25. REFERENCE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
26. SEE PARTITION TYPES LEGEND ON "0" SERIES SHEETS FOR ADDITIONAL INFORMATION.
27. CONTRACTOR SHALL SUBMIT ALL DUCT LAYOUTS & UNIT LOCATIONS (AND THEIR SEAT LOCATIONS) TO THE OWNER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF FRAMING. NO EXTRAS SHALL BE GIVEN FOR ANY MODIFICATION TO THE FRAMING DUE TO DUCTWORK.
28. ALL BELOW GRADE WALKS/ASSEMBLIES TO BE WATERPROOFED (AS APPROPRIATE METHODS).

ROOF LEGEND

- DOWN SPOUT
- ATTIC ACCESS PANEL
- ATTIC ACCESS WALKWAY

VENT NOTES

HIGH VENTS:

1. RIDGE VENTS PROVIDE 18 SF/LF OF FREE VENT AREA:
   18 SF/LF = 0.125 SF/LF
2. THROUGH-ROOF STATIC VENTS PROVIDE 96 SF/FT OF FREE VENT AREA:
   96 SI = 0.4167 SF
3. HIP VENTS PROVIDE 18 SF/LF OF FREE VENT AREA:
   18 SF/LF = 0.125 SF/LF

LOW VENTS:

4. STRIP SOFFIT VENTS PROVIDE 9 SF/LF OF FREE VENT AREA:
   9 SF/LF = 0.0625 SF/LF

KEY PLAN

CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7777
Clinedesignassociates.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA — RALEIGH, NC C00801 — REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA — ORLANDO FIGUERO — REGISTERED No. 5838 — REGISTERED ARCHITECT

06.17.19

PROJECT: 218065
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING C ROOF PLAN

A1.11

VENTING SCHEDULE CLUBHOUSE, AREA A			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
A	RIDGE VENT (UPPER)	9'-0"	1.13 SF
A	SOFFIT STRIP VENT	18'-0"	1.13 SF
		27'-0"	2.3 SF

ROOF AREA (RA) : 664.23 SF
REQ'D VENTILATION (RA/300) = 2.21 SF
UPPER ROOF REQ'D (2.21 * 50%) = 1.1
LOWER ROOF REQ'D (2.21 * 50%) = 1.1

VENTING SCHEDULE CLUBHOUSE, AREA B			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
B	RIDGE VENT (UPPER)	26'-6"	3.31 SF
B	STATIC VENT		
B	SOFFIT STRIP VENT	53'-0"	3.31 SF
		79'-6"	6.62 SF

ROOF AREA (RA) : 1,985.96 SF
REQ'D VENTILATION (RA/300) = 6.6
UPPER ROOF REQ'D (6.6 * 50%) = 3.3
LOWER ROOF REQ'D (6.6 * 50%) = 3.3

VENTING SCHEDULE CLUBHOUSE, AREA C			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
C	RIDGE VENT (UPPER)	9'-0"	1.13 SF
C	SOFFIT STRIP VENT	18'-0"	1.13 SF
		27'-0"	2.3 SF

ROOF AREA (RA) : 656.58 SF
REQ'D VENTILATION (RA/300) = 2.19
UPPER ROOF REQ'D (2.19 * 50%) = 1.09
LOWER ROOF REQ'D (2.19 * 50%) = 1.09

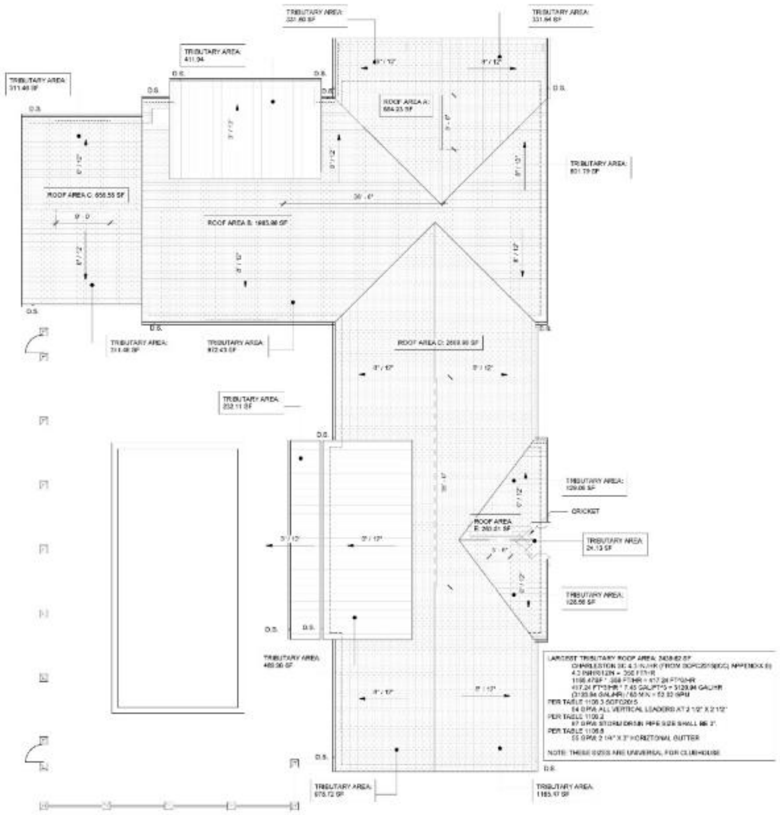
VENTING SCHEDULE CLUBHOUSE, AREA D			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
D	RIDGE VENT (UPPER)	35'-0"	4.375
D	STATIC VENT		
D	SOFFIT STRIP VENT	70'-0"	4.375
		105'-0"	8.75 SF

ROOF AREA (RA) : 2608.65 SF
REQ'D VENTILATION (RA/300) = 8.69
UPPER ROOF REQ'D (8.69 * 50%) = 4.35
LOWER ROOF REQ'D (8.69 * 50%) = 4.35

VENTING SCHEDULE CLUBHOUSE, AREA E			
BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
E	RIDGE VENT (UPPER)	3'-6"	.438
E	STATIC VENT		
E	SOFFIT STRIP VENT	7'-0"	.438
		10'-6"	.877 SF

ROOF AREA (RA) : 263.01 SF
REQ'D VENTILATION (RA/300) = .877
UPPER ROOF REQ'D (.877 * 50%) = .438
LOWER ROOF REQ'D (.877 * 50%) = .438

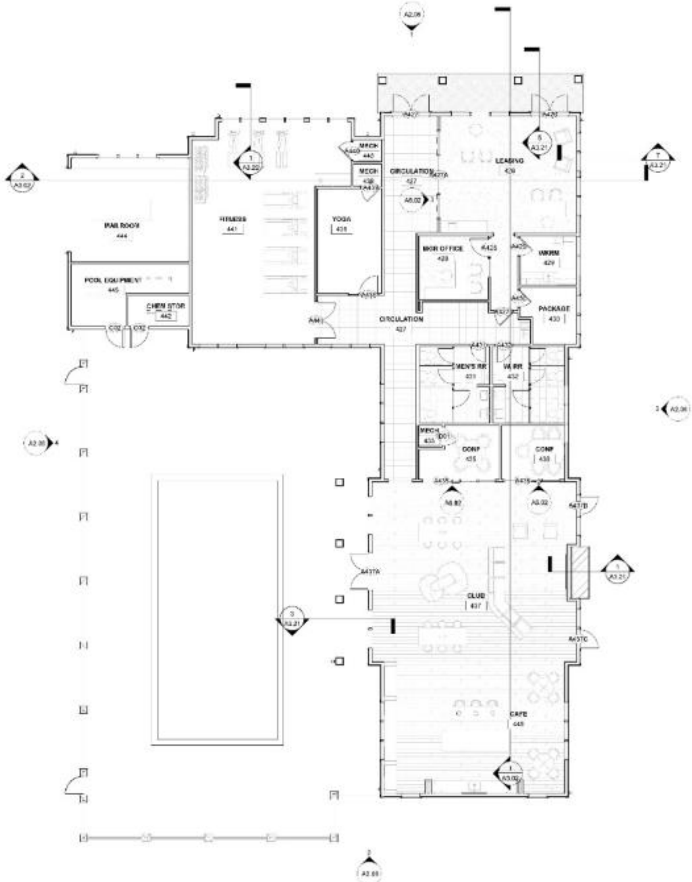
ROOF VENT CALCULATIONS CLUBHOUSE 3
N.T.S.



LARGEST TRIBUTARY ROOF AREA: 2408.62 SF
CHARLESTON SC: 4.3 IN./HR (FROM SCPC2015(IOC) APPENDIX B)
4.3 IN/HR/12IN = .358 FT/HR
1165.47SF * .358 FT/HR = 417.24 FT^3/HR
417.24 FT^3/HR * 7.48 GAL/FT^3 = 3120.94 GAL/HR
(3120.94 GAL/HR) / 60 MIN = 52.02 GPM
PER TABLE 1106.3 SCPC2015
54 GPM: ALL VERTICAL LEADERS AT 2 1/2" X 2 1/2"
PER TABLE 1106.2
87 GPM: STORM DRAIN PIPE SIZE SHALL BE 3".
PER TABLE 1106.6
55 GPM: 2 1/4" X 3" HORIZONTAL GUTTER

NOTE: THESE SIZES ARE UNIVERSAL FOR CLUBHOUSE

CLUBHOUSE ROOF PLAN 2
1/8" = 1'-0"



CLUBHOUSE FIRST FLOOR PLAN 1
1/8" = 1'-0"

GENERAL NOTES

1. NO MASONRY CORE HOLES SHALL BE EXPOSED, TYP. CLOSURE (SOLID CORE) MASONRY SHALL BE USED WHERE CORE HOLES WOULD OTHERWISE BE EXPOSED TO ELEMENTS.
2. EXPOSED STEEL LINTELS AND BRAKE METAL TO BE PAINTED TO MATCH ADJACENT SURFACE UNLESS OTHERWISE NOTED, TYP.
3. ALL EXTERIOR GBD CEILINGS TO BE PAINTED UNLESS OTHERWISE NOTED.
4. SEE 'G' SERIES FOR LIFE SAFETY INFORMATION.
5. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENTS BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE.
6. FACE OF SLAB SHALL NOT BE EXPOSED AT SLOPED EXTERIOR PAVING CONDITIONS. COORDINATE EXT. PAVING CONDITIONS WITH CIVIL, TYP.
7. EXTERIOR PAVING SHALL NOT HAVE A FINISHED ELEVATION HIGHER THAN THE SILL HEIGHT AT AN ADJACENT DOOR LOCATION.
8. ALL CAULKING IS TO MATCH ADJACENT SURFACES.
9. ALL DIMENSIONS ARE TAKEN FROM EXTERIOR FACE OF STUD WALLS, EXTERIOR FACE OF CMU/CONCRETE WALLS, COLUMNS, WINDOW CENTERLINES, & MASONRY OPENINGS UNLESS OTHERWISE NOTED.
10. PROVIDE 3/4" PLYWOOD WITHIN WALL CAVITY SEGMENTS BEHIND ALL SURFACE MOUNTED ELECTRICAL PANELS PRIOR TO PANEL INSTALLATION.
11. VERIFY ALL FINISH FLR. ELEVATIONS (F.F.E.) WITH CIVIL DRAWINGS.
12. SEE EXT. ELEVATIONS FOR LOCATION & TAGS OF EXTERIOR FINISHES.
13. COORDINATE SIDEWALK LOCATIONS AND HEIGHTS WITH ALL HARDSCAPE PLANS. ALL SIDEWALKS AT DOOR THRESHOLDS SHALL BE LEVEL.
14. NOT USED
15. SEE UNIT PLANS (A4.00 SERIES) FOR UNIT DOOR TAGS. SEE ELEVATIONS FOR WINDOW TAGS.
16. ALL EXTERIOR BALCONIES & WALKS TO SLOPE 1/4" PER 1'-0" AWAY FROM UNIT DOORS.
17. SEE MEP, FP, CIVIL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
18. SPOT ELEVATIONS INDICATED ARE FOR ARCHITECTURAL COORDINATION ONLY. SEE CIVIL DRAWINGS FOR ACTUAL SITE SPECIFIC ELEVATIONS.
19. FIRE RATED SEPARATIONS TO EXTEND INTO ALL EAVES & DORMERS AT TENANT SEPARATION.
20. ALL EXTERIOR ACCESSED STORAGE CLOSETS, MECHANICAL CLOSETS, SPRINKLER ROOMS AND ANY OTHER EXTERIOR ACCESSED UNCONDITIONED SPACE: AT ALL INTERIOR WALLS OF SPACE PROVIDE EITHER A LEVEL 5 FINISH OR PROVIDE MOLD & MILDEW RESISTANT GWB. FIRE RATINGS AS SHOWN ON PLANS MUST BE MAINTAINED.
21. ALL WINDOWS OPENING ONTO POOL DECK AREA MUST BE LIMITED TO A 4" MAX. OPENING OR BE FIXED.
22. REST ROOMS THAT SERVICE POOL MUST HAVE SHATTERPROOF MIRRORS (IF MIRRORS PROVIDED).
23. LAVATORIES AND SHOWERS MUST HAVE METAL OR PLASTIC DISPENSERS.
24. 110 DEGREE MAX. HOT WATER MUST BE AVAILABLE WHENEVER THE POOL IS OPEN.
25. REFERENCE STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
26. SEE PARTITION TYPES LEGEND ON 'G' SERIES SHEETS FOR ADDITIONAL INFORMATION.
27. CONTRACTOR SHALL SUBMIT ALL DUCT LAYOUTS & UNIT LOCATIONS (AND THERMOSTAT LOCATIONS) TO THE OWNER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF FRAMING. NO EXTRAS WILL BE GIVEN FOR ANY MODIFICATION TO THE FRAMING DUE TO DUCTWORK.
28. ALL BELOW GRADE WALKS/ASSEMBLIES TO BE WATERPROOFED VIA APPROPRIATE METHOD(S).

ROOF LEGEND

DS - DOWN SPOUT

- ATTIC ACCESS PANEL

- ATTIC ACCESS WALKWAY

VENT NOTES

HIGH VENTS:

1. RIDGE VENTS PROVIDE 18 SI/LF OF FREE VENT AREA: 18 SI/LF = 0.125 SF/LF
2. THROUGH-ROOF STATIC VENTS PROVIDE 60 SI/FT OF FREE VENT AREA: 60 SI = 0.4167 SF
3. HIP VENTS: PROVIDE 18 SI/LF OF FREE VENT AREA: 18 SI/LF = 0.125 SF/LF

LOW VENTS:

4. STRIP SOFFIT VENTS PROVIDE 9 SI/LF OF FREE VENT AREA: 9 SI/LF = 0.0625 SF/LF

KEY PLAN

CLINE DESIGN

2923 S. Tryon St.
Suite 130
Charlotte, NC 28203
704/333-7272
ClineDesignAssoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

06.17.19

PROJECT: 218045
DATE: 06.03.19
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

CLUBHOUSE PLAN & ROOF PLAN

A1.12

BUILDING A NORTH ELEVATION 2

1/8" = 1'-0"

BUILDING A SOUTH ELEVATION 1

1/8" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS 24 8" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
3. REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT PANEL / SIDING WITH 5/4 TRIM. ALL MATERIAL VARIES TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
4. REFER TO BUILDING PLANS FOR ALL STONE VENEER LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
6. APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.).
7. PROVIDE CONT. BUILDING WRAP OVER SHEATHING. TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
8. INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TRIM FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
10. PROVIDE PRE-FAB. FLASHING BOOTS OR PLANNED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS INTWEEN WALL FINISHES.

MATERIAL (M) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

MATERIALS

M1	10" FIBER CEMENT LAP SIDING IN P1
M2	FIBER CEMENT BOARD AND BATTEN IN P2
M3	6" FIBER CEMENT LAP SIDING IN P2
M4	5 1/2" FIBER CEMENT TRIM IN P3
M5	10" FIBER CEMENT LAP SIDING IN P2
M6	5 1/2" FIBER CEMENT TRIM IN P1
M7	5/12" FIBER CEMENT PANEL IN P1
M8	FIBER CEMENT TRIM IN P2 3-1/2 @ VINYL WINDOWS & CORNER TRIM 2x12 W/2x4 @ F.C. PANEL 2x12 @ BASE OF LAP SIDING 1x6 @ GABLE
M9	VINYL WINDOW IN BAHAMA BROWN
M10	ASPHALT SHINGLE ROOF IN SAND DUNE
M11	METAL ROOF IN BERRIDGE - BUCKSKIN
M12	CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
M13	PORCERA BRICK, 701 LIGHT GRAY WIRECUT
M14	WOOD DOUGIN IN P2
M15	DECORATIVE VENT IN P2
M16	1X6 FIBER CEMENT FASCIA IN P2
M17	ALUMINUM DOWNSPOUT PAINTED TO MATCH METAL ROOF
M18	ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
M19	5/12" FIBER CEMENT PANEL IN P2
M20	WOOD SCREEN IN P5

PAINT COLORS

P1	PPG 1023-3 COOL CONCRETE
P2	PPG 1013-1 PEBBLES
P3	BAHAMA BROWN

KEY PLAN

CLINE DESIGN

2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Cline@cline-c.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA RALEIGH, NC C0800 — REGISTERED ARCHITECTS

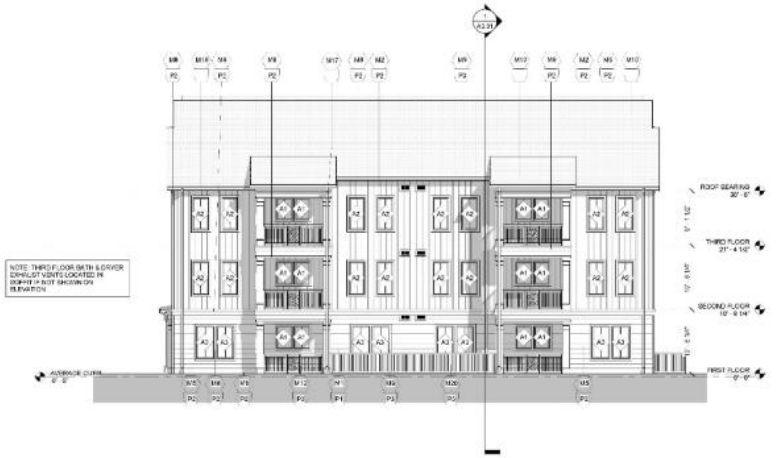
STATE OF SOUTH CAROLINA — ORLANDO FIGARIS — REGISTERED No. 5838 — REGISTERED ARCHITECT — 06.17.19

PROJECT: 2180045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING A EXTERIOR ELEVATIONS

A2.01



BUILDING A EAST ELEVATION 2

1/8" = 1'-0"

BUILDING A WEST ELEVATION 1

1/8" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
3. REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT PANEL / SIDING WITH 5/4 TRIM. ALL MATERIAL WIDTHS TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
4. REFER TO BUILDING PLANS FOR ALL STONE VENEER LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
6. APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
7. PROVIDE CONT. BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
8. INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TRIM, FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
10. PROVIDE PRE-FAB. FLASHING BOOTS OR PLANNED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

MATERIAL (M) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

MATERIALS

M1	10" FIBER CEMENT LAP SIDING IN P1
M2	FIBER CEMENT BOARD AND BATTEN IN P2
M3	6" FIBER CEMENT LAP SIDING IN P2
M4	5 1/2" FIBER CEMENT TRIM IN P3
M5	10" FIBER CEMENT LAP SIDING IN P3
M6	5 1/2" FIBER CEMENT TRIM IN P1
M7	5'-0" FIBER CEMENT PANEL IN P1
M8	FIBER CEMENT TRIM IN P2 3-1/2 @ VINYL WINDOWS & CORNER TRIM 2x12 W/2x4 @ F.C. PANEL 2x12 @ BASE OF LAP SIDING 1x6 @ GABLE
M9	VINYL WINDOW IN BAHAMA BROWN
M10	ASPHALT SHINGLE ROOF IN SAND DUNE
M11	METAL ROOF IN BERRIDGE - BUCKSKIN
M12	CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
M13	PORCERA BRICK, 701 LIGHT GRAY WIRECUT
M14	WOOD DOUGIN IN P2
M15	DECORATIVE VENT IN P3
M16	1X8 FIBER CEMENT FASCIA IN P2
M17	ALUMINUM DOWNSPOUT PAINTED TO MATCH METAL ROOF
M18	ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
M19	5'-0" FIBER CEMENT PANEL IN P2
M20	WOOD SCREEN IN P5

PAINT COLORS

P1	PPG 1023-3 COOL CONCRETE
P2	PPG 1013-1 PEGASUS
P3	BAHAMA BROWN

KEY PLAN

CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Cline@cline-co.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA — RALEIGH, NC C00801 — REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA — ORLANDO FIGARIS — REGISTERED ARCHITECT

06.17.19

PROJECT: 2180045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING A EXTERIOR ELEVATIONS

A2.02

BUILDING B NORTH ELEVATION 2
1/8" = 1'-0"

BUILDING B SOUTH ELEVATION 1
1/8" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS 24 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
3. REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT PANEL / SIDING WITH 5/4 TRIM. ALL MATERIAL VARIES TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
4. REFER TO BUILDING PLANS FOR ALL STONE VENEER LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
6. APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
7. PROVIDE CONT. BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
8. INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. THINK FLASH - BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS
10. PROVIDE PRE-FAB. FLASHING BOOTS OR PLANNED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

MATERIAL (M) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

MATERIALS

M1	10" FIBER CEMENT LAP SIDING IN P1
M2	FIBER CEMENT BOARD AND BATTEN IN P2
M3	6" FIBER CEMENT LAP SIDING IN P2
M4	5 1/2" FIBER CEMENT TRIM IN P3
M5	10" FIBER CEMENT LAP SIDING IN P2
M6	5 1/2" FIBER CEMENT TRIM IN P1
M7	5 1/2" FIBER CEMENT PANEL IN P1
M8	FIBER CEMENT TRIM IN P2 3-1/2 @ VINYL WINDOWS & CORNER TRIM 2x12 W/2x4 @ F.C. PANEL 2x12 @ BASE OF LAP SIDING 1x6 @ GABLE
M9	VINYL WINDOW IN BAHAMA BROWN
M10	ASPHALT SHINGLE ROOF IN SAND DUNE
M11	METAL ROOF IN BERRIDGE - BUCKSKIN
M12	CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
M13	PORCERA BRICK, 701 LIGHT GRAY WIRECUT
M14	WOOD COLUMN IN P2
M15	DECORATIVE VENT IN P2
M16	1X6 FIBER CEMENT FASCIA IN P2
M17	ALUMINUM downspout PAINTED TO MATCH METAL ROOF
M18	ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
M19	5 1/2" FIBER CEMENT PANEL IN P2
M20	WOOD SCREEN IN P3

PAINT COLORS

P1	PPG 1023-3 COOL CONCRETE
P2	PPG 1013-1 PEGASUS
P3	BAHAMA BROWN

KEY PLAN

CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Cline@cline-design.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC C0800
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
ORFIGARIS@CDA
No. 5838
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING B EXTERIOR ELEVATIONS

A2.03

BUILDING B WEST ELEVATION 2

1/8" = 1'-0"

BUILDING B EAST ELEVATION 1

1/8" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BUILDINGS OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
3. REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT PANEL / SIDING WITH 5/4 TRIM. ALL MATERIAL VARIES TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
4. REFER TO BUILDING PLANS FOR ALL STONE VENEER LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
6. APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
7. PROVIDE CONT. BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
8. INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TRIM, FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
10. PROVIDE PRE-FAB. FLASHING BOOTS OR PLANNED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.00 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.10 FOR SCHEDULE)

MATERIALS

M1	10" FIBER CEMENT LAP SIDING IN P1
M2	FIBER CEMENT BOARD AND BATTEN IN P2
M3	6" FIBER CEMENT LAP SIDING IN P2
M4	5 1/2" FIBER CEMENT TRIM IN P3
M5	10" FIBER CEMENT LAP SIDING IN P2
M6	5 1/2" FIBER CEMENT TRIM IN P1
M7	5 1/2" FIBER CEMENT PANEL IN P1
M8	FIBER CEMENT TRIM IN P2 3-1/2 @ VINYL WINDOWS & CORNER TRIM 2x12 W/2x4 @ F.C. PANEL 2x12 @ BASE OF LAP SIDING 1x6 @ GABLE
M9	VINYL WINDOW IN BAHAMA BROWN
M10	ASPHALT SHINGLE ROOF IN SAND DUNE
M11	METAL ROOF IN BERRIDGE - BUCKSKIN
M12	CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
M13	PORCERA BRICK, 701 LIGHT GRAY WIRECUT
M14	WOOD DOUGIN IN P2
M15	DECORATIVE VENT IN P2
M16	1X6 FIBER CEMENT FASCIA IN P2
M17	ALUMINUM DOWNSPOUT PAINTED TO MATCH METAL ROOF
M18	ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
M19	5/16" FIBER CEMENT PANEL IN P2
M20	WOOD SCREEN IN P3

PAINT COLORS

P1	PPG 1023-3 COOL CONCRETE
P2	PPG 1013-1 PEBBLES
P3	BAHAMA BROWN

KEY PLAN

CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
ClineDesignAssociates.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC C0801
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIZARRE
ORANGEBURG
No. 5838
REGISTERED ARCHITECT
06.17.19

PROJECT: 2180065
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING B EXTERIOR ELEVATIONS

A2.04

BUILDING C EAST ELEVATION (B) 2

1/8" = 1'-0"

BUILDING C EAST ELEVATION (A) 1

1/8" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS 9" 8" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BUILDINGS OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
3. REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT PANEL / SIDING WITH 5/4 TRIM. ALL MATERIAL VARIES TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
4. REFER TO BUILDING PLANS FOR ALL STONE VENEER LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
6. APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
7. PROVIDE CONT. BUILDING WRAP OVER SHEATHING. "TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
8. INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TRIM, FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
10. PROVIDE PRE-FAB. FLASHING BOOTS OR PLANSEO EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

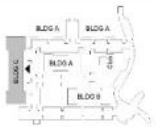
MATERIALS

M1	10" FIBER CEMENT LAP SIDING IN P1
M2	FIBER CEMENT BOARD AND BATTEN IN P2
M3	8" FIBER CEMENT LAP SIDING IN P2
M4	5 1/2" FIBER CEMENT TRIM IN P3
M5	10" FIBER CEMENT LAP SIDING IN P3
M6	5 1/2" FIBER CEMENT TRIM IN P1
M7	5/12" FIBER CEMENT PANEL IN P1
M8	FIBER CEMENT TRIM IN P2 3-1/2 @ VINYL WINDOWS & CORNER TRIM 2X12 W/2X4 @ F.C. PANEL 2X12 @ BASE OF LAP SIDING 1X6 @ GABLE
M9	VINYL WINDOW IN BAHAMA BROWN
M10	ASPHALT SHINGLE ROOF IN SAND DUNE
M11	METAL ROOF IN BERRIDGE - BUCKSKIN
M12	CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
M13	PORCERA BRICK, 701 LIGHT GRAY WIRECUT
M14	WOOD COLUMN IN P2
M15	DECORATIVE VENT IN P3
M16	1X6 FIBER CEMENT FASCIA IN P2
M17	ALUMINUM DOWNSPOUT PAINTED TO MATCH METAL ROOF
M18	ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
M19	5/12" FIBER CEMENT PANEL IN P2
M20	WOOD SCREEN IN P5

PAINT COLORS

P1	PPG 1023-3 COOL CONCRETE
P2	PPG 1013-1 PEGASUS
P3	BAHAMA BROWN

KEY PLAN



CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Cline@cline-c.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA — RALEIGH, NC C00801 — REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA — ORLANDO FIGARIS — OFFICIAL SEAL — REGISTERED ARCHITECT No. 5838 — 06.17.19

PROJECT: 2180065
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING C EXTERIOR ELEVATIONS

A2.05

PREVIOUS BUILDING C EAST ELEVATION (B) 2

12" = 1'-0"

PREVIOUS BUILDING C EAST ELEVATION (A) 1

12" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 8" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
3. REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT PANEL / SIDING WITH 5/4 TRIM. ALL MATERIAL MUSTHAVE TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
4. REFER TO BUILDING PLANS FOR ALL STONE VENEER LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
6. APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP).
7. PROVIDE 60INT. BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
8. INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL BURRIAGES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TERM FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU RECOMMENDATIONS.
10. PROVIDE PREFAB FLASHING BOOTS OR FLANGED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

MATERIAL (A) AND COLOR AT FACE OF BAY WITH PAIR AREA AND TRIM SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

- (AX) DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)
- (XX) DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

MATERIALS

- M1 10" FIBER CEMENT LAP SIDING IN P1
- M2 FIBER CEMENT BOARD AND BATTEN IN P2
- M3 6" FIBER CEMENT LAP SIDING IN P2
- M4 5 1/2" FIBER CEMENT TRIM IN P3
- M5 10" FIBER CEMENT LAP SIDING IN P2
- M6 5 1/2" FIBER CEMENT TRIM IN P1
- M7 5/16" FIBER CEMENT PANEL IN P1
- M8 FIBER CEMENT TRIM IN P2
  3 1/2 @ WINDOWS & CORNER TRIM
  -2x10 TRIM @ F.C. PANEL
  2X10 @ BASE OF LAP SIDING
  1X6 @ GABLE
- M9 VINYL WINDOW IN BAHAMA BROWN
- M10 ASPHALT SHINGLE ROOF IN SAND DUNE
- M11 METAL ROOF IN SERRIDOT - BUCKSKIN
- M12 CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
- M13 FORTERRA BRICK, 761 LIGHT GRAY WIRECUT
- M14 WOOD COLUMN IN P2
- M15 DECORATIVE VENT IN P2
- M16 1X6 FIBER CEMENT FASCIA IN P2
- M17 ALUMINUM DOWNSPOUT PAINTED TO MATCH METAL ROOF
- M18 ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
- M19 5/16" FIBER CEMENT PANEL IN P2
- M20 WOOD SCREEN IN P3

PAINT COLORS

- P1 PPG 1023-3 COOL CONCRETE
- P2 PPG 1013-1 PEGASUS
- P3 BAHAMA BROWN

KEY PLAN

CLINE DESIGN
2525 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/555-7272
ClineDesignAssoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C08001
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
ORLANDO INZARRO
REGISTERED ARCHITECT
06.17.19

PROJECT: 218046
DATE: 03.27.20
REVISIONS: DATE:

DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING C PREVIOUS EXTERIOR ELEVATIONS

A2.05A

BUILDING C WEST ELEVATION (B) 2
1/8" = 1'-0"

BUILDING C WEST ELEVATION (A) 1
1/8" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
3. REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT PANEL / SIDING WITH 5/4 TRIM. ALL MATERIAL VARIES TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
4. REFER TO BUILDING PLANS FOR ALL STONE VENEER LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
6. APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.).
7. PROVIDE CONT. BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
8. INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TRIM, FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
10. PROVIDE PRE-FAB. FLASHING BOOTS OR PLANNED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

MATERIAL (M) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

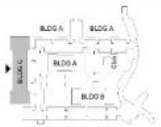
MATERIALS

M1	10" FIBER CEMENT LAP SIDING IN P1
M2	FIBER CEMENT BOARD AND BATTEN IN P2
M3	8" FIBER CEMENT LAP SIDING IN P2
M4	5 1/2" FIBER CEMENT TRIM IN P3
M5	10" FIBER CEMENT LAP SIDING IN P3
M6	5 1/2" FIBER CEMENT TRIM IN P1
M7	5 1/2" FIBER CEMENT PANEL IN P1
M8	FIBER CEMENT TRIM IN P2 3-1/2 @ VINYL WINDOWS & CORNER TRIM 2X12 W/2X4 @ F.C. PANEL 2X12 @ BASE OF LAP SIDING 1X6 @ GABLE
M9	VINYL WINDOW IN BAHAMA BROWN
M10	ASPHALT SHINGLE ROOF IN SAND DUNE
M11	METAL ROOF IN BERRIDGE - BUCKSKIN
M12	CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
M13	PORTERA BRICK, 701 LIGHT GRAY WIRECUT
M14	WOOD DOUGIN IN P2
M15	DECORATIVE VENT IN P3
M16	1X6 FIBER CEMENT FASCIA IN P2
M17	ALUMINUM DOWNSPOUT PAINTED TO MATCH METAL ROOF
M18	ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
M19	5/16" FIBER CEMENT PANEL IN P2
M20	WOOD SCREEN IN P5

PAINT COLORS

P1	PPG 1023-3 COOL CONCRETE
P2	PPG 1013-1 PEGASUS
P3	BAHAMA BROWN

KEY PLAN



CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Cline@cline-co.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C0800
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIZARRE
ORFIZARRE@CLINE-CO.COM
No. 5838
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING C EXTERIOR ELEVATIONS

A2.06

PREVIOUS BUILDING C WEST ELEVATION (B) 2
12" = 1'-0"

PREVIOUS BUILDING C WEST ELEVATION (A) 1
12" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (1HC SIDE ONLY). PROVIDE BUILDING ADDRESS IN 8" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL FIGS-TS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
3. REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET WILL NOT HAVE CEMENT FIBER - SIDING OTHERWISE TRIM. ALL MATERIAL WILL BE TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
4. REFER TO BUILDING PLANS FOR ALL STONE VENEER LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
6. APPLY AN ADDITIONAL 10" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.).
7. PROVIDE CONT. BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASE OF DESIGNER SPECIFICATIONS.
8. INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TERM./FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
10. PROVIDE PRE-FAB. FLASHING BOOTS OR FLANGED EXHAUST / DUMER AT DUCT PENETRATIONS AT WALLS (TYP.).
12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP.)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

MATERIALS

M1	10" FIBER CEMENT LAP SIDING IN P1
M2	FIBER CEMENT BOARD AND BATTEN IN P3
M3	6" FIBER CEMENT LAP SIDING IN P2
M4	5 1/2" FIBER CEMENT TRIM IN P3
M5	10" FIBER CEMENT LAP SIDING IN P3
M6	5 1/2" FIBER CEMENT TRIM IN P1
M7	5/16" FIBER CEMENT PANEL IN P1
M8	FIBER CEMENT TRIM IN P3 - 5 1/2 @ VINYL WINDOWS & CORNER TRIM - 2X10 NOM. @ F. C. PANEL - 2X10 @ BASE OF LAP SIDING - 1X6 @ GABLE
M9	VINYL WINDOW IN BAHAMA BROWN
M10	ASPHALT SHINGLE ROOF IN SAND DUNE
M11	METAL ROOF INSERPROSE - BLACKSKIN
M12	CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
M13	FORTERRA BRICK, 761 LIGHT GRAY WIRECUT
M14	WOOD COLUMN IN P3
M15	DECORATIVE VENT IN P3
M16	1X6 FIBER CEMENT FASCIA IN P2
M17	ALUMINUM DOWNSPOUT PAINTED TO MATCH METAL ROOF
M18	ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
M19	5/16" FIBER CEMENT PANEL IN P2
M20	WOOD SCREEN IN P3

PAINT COLORS

P1	PPG 1024-2 COOL CONCRETE
P2	PPG 1013-1 PEGASUS
P3	BAHAMA BROWN

KEY PLAN

CLINE DESIGN

2025 S. Tryon St.
Suite 150
Charlotte, NC 28203
704-333-7575
ClineDesignNow.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FLORIDO
GRANT STEVENS
No. 10318
REGISTERED ARCHITECT
06.17.19

PROJECT: 218048
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING C PREVIOUS EXTERIOR ELEVATIONS

A2.06A

BUILDING C SOUTH ELEVATION 2

1/8" = 1'-0"

BUILDING C NORTH ELEVATION 1

1/8" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS 24 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
3. REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT PANEL / SIDING WITH 5/4 TRIM. ALL MATERIAL VARIES TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
4. REFER TO BUILDING PLANS FOR ALL STONE VENEER LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
6. APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
7. PROVIDE CONT. BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
8. INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TRIM/ FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS
10. PROVIDE PRE-FAB. FLASHING BOOTS OR PLANSEO EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

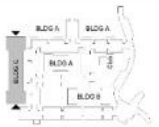
MATERIALS

M1	10" FIBER CEMENT LAP SIDING IN P1
M2	FIBER CEMENT BOARD AND BATTEN IN P2
M3	6" FIBER CEMENT LAP SIDING IN P2
M4	5 1/2" FIBER CEMENT TRIM IN P3
M5	10" FIBER CEMENT LAP SIDING IN P3
M6	5 1/2" FIBER CEMENT TRIM IN P1
M7	5 1/2" FIBER CEMENT PANEL IN P1
M8	FIBER CEMENT TRIM IN P2 3-1/2 @ VINYL WINDOWS & CORNER TRIM 2x12 W/2x4 @ F.C. PANEL 2x12 @ BASE OF LAP SIDING 1x6 @ GABLE
M9	VINYL WINDOW IN BAHAMA BROWN
M10	ASPHALT SHINGLE ROOF IN SAND DUNE
M11	METAL ROOF IN BERRIDGE - BUCKSKIN
M12	CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
M13	PORCERA BRICK, 701 LIGHT GRAY WIRECUT
M14	WOOD DOUGIN IN P2
M15	DECORATIVE VENT IN P3
M16	1X6 FIBER CEMENT FASCIA IN P3
M17	ALUMINUM DOWNSPOUT PAINTED TO MATCH METAL ROOF
M18	ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
M19	5/16" FIBER CEMENT PANEL IN P3
M20	WOOD SCREEN IN P5

PAINT COLORS

P1	PPG 1023-3 COOL CONCRETE
P2	PPG 1013-1 PEBBLES
P3	BAHAMA BROWN

KEY PLAN



CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint@cinedesign.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C0800
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
REGISTERED
No. 5838
REGISTERED ARCHITECT

06.17.19

PROJECT: 2180065
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING C EXTERIOR ELEVATIONS

A2.07

PREVIOUS BUILDING C SOUTH ELEVATION 2

1/2" = 1'-0"

PREVIOUS BUILDING C NORTH ELEVATION 1

1/2" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 8" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
3. REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT PANEL / SIDING WITH SA TRIM. ALL MATERIAL WIDTHS TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
4. REFER TO BUILDING PLANS FOR ALL STONE VENEER LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
6. APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL. (TYP.)
7. PROVIDE COST BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
8. INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TERM FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
10. PROVIDE PRE-FAB. FLASHING BOOTS OR FLANGED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

MATERIAL (S) AND COLOR AT FACE OF BAY RETURNS AROUND THE EDGE AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.01 FOR SCHEDULE)

MATERIALS

M1 10" FIBER CEMENT LAP SIDING IN P1
M2 FIBER CEMENT BOARD AND BATTEN IN P2
M3 6" FIBER CEMENT LAP SIDING IN P2
M4 5 1/2" FIBER CEMENT TRIM IN P3
M5 10" FIBER CEMENT LAP SIDING IN P3
M6 5 1/2" FIBER CEMENT TRIM IN P1
M7 5/16" FIBER CEMENT PANEL IN P1
M8 FIBER CEMENT TRIM IN P2
-5.1/2 @ VINYL WINDOWS & CORNER TRIM
-2X12 W/2X6 @ F.C. PANEL
-2X10 @ BASE OF LAP SIDING
-1X8 @ GABLE
M9 VINYL WINDOW IN BAHAMA BROWN
M10 ASPHALT SHINGLE ROOF IN SAND DUNE
M11 METAL ROOF IN BERRIDGE - BUCKSKIN
M12 CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
M13 PORTBRIG BRICK, 751 LIGHT GRAY VARIEGAT
M14 WOOD COLUMN IN P2
M15 DECORATIVE VENT IN P2
M16 1X8 FIBER CEMENT FASCIA IN P2
M17 ALUMINUM DOWNSPOUT PAINTED TO MATCH METAL ROOF
M18 ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
M19 5/16" FIBER CEMENT PANEL IN P2
M20 WOOD SCREEN IN P3

PAINT COLORS

P1 PPG 1023-2 COOL CONCRETE
P2 PPG 1016-1 PEGASUS
P3 BAHAMA BROWN

KEY PLAN

CLINE DESIGN
2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7272
ClineDesign.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00801
REGISTERED ARCHITECTS

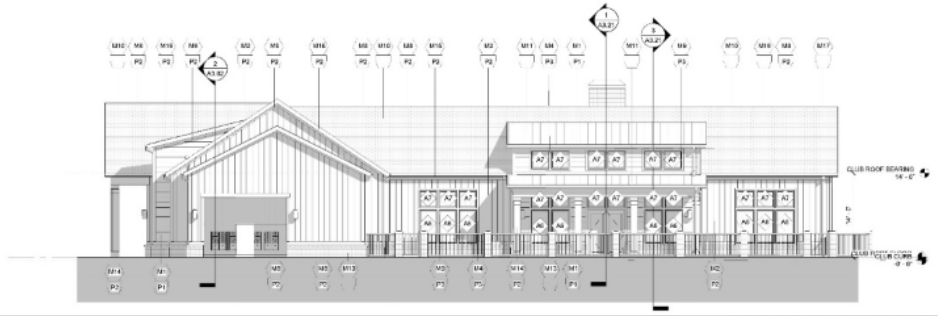
STATE OF SOUTH CAROLINA
ORLANDO FEARRIO
CHARLESTON NC
No. 5325
REGISTERED ARCHITECT
06.17.19

PROJECT: 218048
DATE: 03.27.20
REVISIONS: DATE

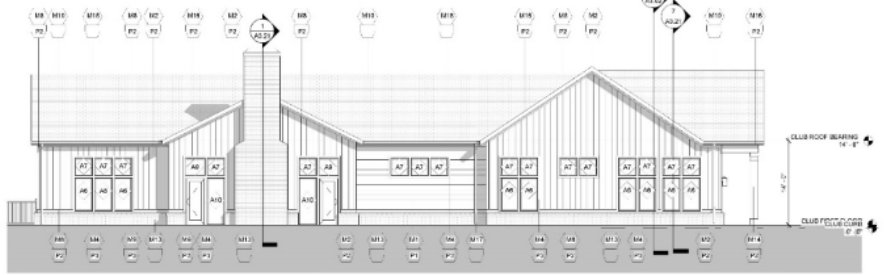
DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING C PREVIOUS EXTERIOR ELEVATIONS

A2.07A

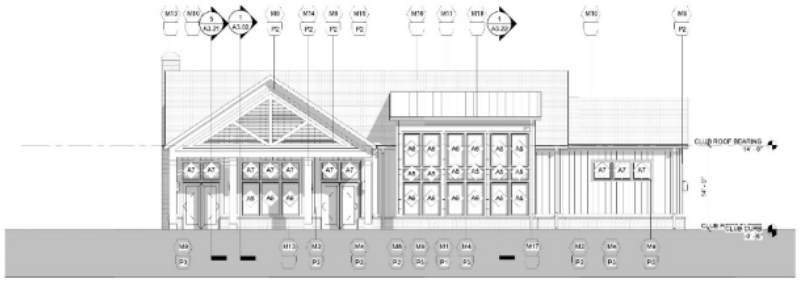


CLUB WEST ELEVATION 4
1/8" = 1'-0"



CLUB EAST ELEVATION 3
1/8" = 1'-0"

CLUB SOUTH ELEVATION 2
1/8" = 1'-0"



CLUB NORTH ELEVATION 1
1/8" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
3. REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT PANEL / SIDING WITH 5/4 TRIM. ALL MATERIAL MUST BE TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
4. REFER TO BUILDING PLANS FOR ALL STONE VENEER LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
6. APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
7. PROVIDE COST BUILDING WRAP OVER SHEATHING. TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
8. INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TERM./FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANUF. RECOMMENDATIONS.
10. PROVIDE PRE-FAB FLASHING BOOTS OR PLANGED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

MATERIALS

M1	10" FIBER CEMENT LAP SIDING IN P1
M2	FIBER CEMENT BOARD AND BATTEN IN P2
M3	6" FIBER CEMENT LAP SIDING IN P2
M4	5 1/2" FIBER CEMENT TRIM IN P3
M5	10" FIBER CEMENT LAP SIDING IN P2
M6	5 1/2" FIBER CEMENT TRIM IN P1
M7	5/16" FIBER CEMENT PANEL IN P1
M8	FIBER CEMENT TRIM IN P2 -5 1/2 @ VINYL WINDOWS & CORNER TRIM -2X12 W/2X4 @ F.C. PANEL -2X10 @ BASE OF LAP SIDING -1X6 @ GABLE
M9	VINYL WINDOW IN BAHAMA BROWN
M10	ASPHALT SHINGLE ROOF IN SAND DUNE
M11	METAL ROOF IN BERRIDGE - BUCKSKIN
M12	CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
M13	PORTERRA BRICK, 701 LIGHT GRAY WIRECUT
M14	WOOD COLUMN IN P2
M15	DECORATIVE VENT IN P2
M16	1X6 FIBER CEMENT FASCIA IN P2
M17	ALUMINUM DOWNSPOUT PAINTED TO MATCH METAL ROOF
M18	ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
M19	5/16" FIBER CEMENT PANEL IN P2
M20	WOOD SCREEN IN P3

PAINT COLORS

P1	PPG 1025-2 COOL CONCRETE
P2	PPG 1010-1 PEGASUS
P3	BAHAMA BROWN

KEY PLAN

CLINE DESIGN
2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/358-7273
ClineDesignAssoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C0820
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
CHARLESTON, SC
No 10335
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 06.03.19
REVISIONS: DATE

DRAWN BY: RL, AF, TP
CHECKED BY: KB

CLUBHOUSE EXTERIOR ELEVATIONS

A2.08

PROPOSED RENDERED ELEVATION BLDG B 1

12" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
3. REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT PANEL / SIDING WITH 5/4 TRIM. ALL MATERIAL WIDTHS TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
4. REFER TO BUILDING PLANS FOR ALL STONE VENEER LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIMENSIONS.
6. APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.).
7. PROVIDE CONT. BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGN/EQUIVALENT SPECIFICATIONS.
8. INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TRIM FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
10. PROVIDE PRE-FAB. FLASHING BOOTS OR PLANNED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

MATERIAL (M) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

MATERIALS

M1	10" FIBER CEMENT LAP SIDING IN P1
M2	FIBER CEMENT BOARD AND BATTEN IN P2
M3	8" FIBER CEMENT LAP SIDING IN P2
M4	5 1/2" FIBER CEMENT TRIM IN P3
M5	10" FIBER CEMENT LAP SIDING IN P3
M6	5 1/2" FIBER CEMENT TRIM IN P1
M7	5 1/2" FIBER CEMENT PANEL IN P1
M8	FIBER CEMENT TRIM IN P2 3-1/2 @ VINYL WINDOWS & CORNER TRIM 2x12 W/2x4 @ F.C. PANEL 2x12 @ BASE OF LAP SIDING 1x6 @ GABLE
M9	VINYL WINDOW IN BAHAMA BROWN
M10	ASPHALT SHINGLE ROOF IN SAND DUNE
M11	METAL ROOF IN BERRIDGE - BUCKSKIN
M12	CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
M13	PORCERA BRICK, 701 LIGHT GRAY WIRECUT
M14	WOOD COLUMN IN P2
M15	DECORATIVE VENT IN P3
M16	1X8 FIBER CEMENT FASCIA IN P3
M17	ALUMINUM DOWNSPOUT PAINTED TO MATCH METAL ROOF
M18	ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
M19	5/16" FIBER CEMENT PANEL IN P3
M20	WOOD SCREEN IN P5

PAINT COLORS

P1	PPG 1023-3 COOL CONCRETE
P2	PPG 1013-1 PEGASUS
P3	BAHAMA BROWN

KEY PLAN

CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7737
Cline@cline-design.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC C0800
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
ORANGEBURG
No. 5834
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

PROPOSED COLOR ELEVATION

A2.09

STREETSCAPE VIEW D 4
12" = 1'-0"

STREETSCAPE VIEW B 2
12" = 1'-0"

STREETSCAPE VIEW C 3
12" = 1'-0"

STREETSCAPE VIEW A 1
12" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
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4. REFER TO BUILDING PLANS FOR ALL STONE VENEER LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
6. APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
7. PROVIDE CONT. BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
8. INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TRIM, FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS
10. PROVIDE PRE-FAB. FLASHING BOOTS OR PLANNED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

MATERIAL (AN) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

MATERIALS

M1	10" FIBER CEMENT LAP SIDING IN P1
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M3	8" FIBER CEMENT LAP SIDING IN P2
M4	5 1/2" FIBER CEMENT TRIM IN P3
M5	10" FIBER CEMENT LAP SIDING IN P3
M6	5 1/2" FIBER CEMENT TRIM IN P1
M7	5 1/2" FIBER CEMENT PANEL IN P1
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M12	CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
M13	PORCERA BRICK, 701 LIGHT GRAY WIRECUT
M14	WOOD DOUGIN IN P2
M15	DECORATIVE VENT IN P3
M16	1X8 FIBER CEMENT FASCIA IN P3
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M18	ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
M19	5 1/2" FIBER CEMENT PANEL IN P3
M20	WOOD SCREEN IN P3

PAINT COLORS

P1	PPG 1023-3 COOL CONCRETE
P2	PPG 1013-1 PEGASUS
P3	BAHAMA BROWN

KEY PLAN

CLINE DESIGN
2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Cline@clinedesign.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C0800
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
ORFIGARIS@YAHOO.COM
No. 5838
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

RENDERED STREETSCAPES

A2.10

REFER TO CIVIL'S PLANT ZONE EXHIBIT SHEET FOR FURTHER INFORMATION REGARDING STREETSCAPES

STREETSCAPE VIEW E 1

1/8" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
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9. THINK FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
10. PROVIDE PRE-FAB. FLASHING BOOTS OR PLANNED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

MATERIAL (M) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.00 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.10 FOR SCHEDULE)

MATERIALS

M1	10" FIBER CEMENT LAP SIDING IN P1
M2	FIBER CEMENT BOARD AND BATTEN IN P2
M3	6" FIBER CEMENT LAP SIDING IN P2
M4	5 1/2" FIBER CEMENT TRIM IN P3
M5	10" FIBER CEMENT LAP SIDING IN P3
M6	5 1/2" FIBER CEMENT TRIM IN P1
M7	5 1/2" FIBER CEMENT PANEL IN P1
M8	FIBER CEMENT TRIM IN P2 3-1/2 @ VINYL WINDOWS & CORNER TRIM 2x12 W/2x4 @ F.C. PANEL 2x12 @ BASE OF LAP SIDING 1x6 @ GABLE
M9	VINYL WINDOW IN BAHAMA BROWN
M10	ASPHALT SHINGLE ROOF IN SAND DUNE
M11	METAL ROOF IN BERRIDGE - BUCKSKIN
M12	CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
M13	PORCERIA BRICK, 701 LIGHT GRAY WIRECUT
M14	WOOD DOUGIN IN P2
M15	DECORATIVE VENT IN P3
M16	1X8 FIBER CEMENT FASCIA IN P3
M17	ALUMINUM DOWNSPOUT PAINTED TO MATCH METAL ROOF
M18	ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
M19	5/16" FIBER CEMENT PANEL IN P2
M20	WOOD SCREEN IN P5

PAINT COLORS

P1	PPG 1023-3 COOL CONCRETE
P2	PPG 1013-1 PEGASUS
P3	BAHAMA BROWN

KEY PLAN

CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Cline@cline-design.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA RALEIGH, NC C00801 — REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA — ORLANDO FIGARIS — REGISTERED No. 5838 — REGISTERED ARCHITECT

06.17.19

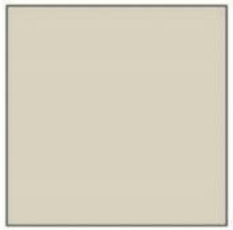
PROJECT: 2180045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

RENDERED STREETSCAPES

A2.11

FIBER CEMENET SIDING



PPG 1023-2 COOL CONCRETE

LOCATION:

10" FIBER CEMENT SIDING AT BASE ON BUILDINGS TYPE A, B , C.

SMOOTH FINISH

METAL RAILING

SOUTHERN CHIPPENDALE RAILING

LOCATION:

LOCATED BETWEEN COLUMNS ON APRTMENT BUILDINGS AND PAINTED BAHAMA BROWN TO MATCH WINDOW FRAMES ON BLDG A, B, C

6. STAFF RECOMENDS TO THE BOARD TO DISCUSS THE BALCONY RAIL COLOR, AS THEY ARE SHOWN AS A DARK COLOR IN THE COLOR RENDERINGS AND A WHITE COLOR IN THE MATERIAL PALLET WITH A NOTE SAYING TO MATCH THE BUILDING TRIM COLOR

RESPONSE: MATERIAL PALLET CLARIFIED. RAILING NOTES CHANGED AND IMAGE UPDATED TO SHOW CORRECT COLOR OF RAILING.

FIBER CEMENENT BOARD AND BATTEN, TRIM, PANELS

PPG 1010-1 PEGASUS

LOCATION:

BOARD AND BATTEN ON CLUBHOUSE, BUILDING TYPE A, B, C. ALL FIBER CEMENT TRIM, PANELS, AND 8" LAP DING AT CLUBHOUSE, AND 10" LAP SIDING AT APARTMENT BUMPOUTS.

SMOOTH FINISH

STANDING SEAM METAL ROOF

BERRIDGE MANUFACTURING COMPANY - BUCKSKIN
LOCATION:

ROOF OF CLUBHOUSE & APARTMENT ENTRIES

FIBER CEMENT TRIM, WINDOW FRAMES

SIERRA PACIFIC BAHAMA BROWN

LOCATION:

FIBER CEMENT WINDOW TRIM AND VINYL FRAMES OF WINDOWS AT CLUBHOUSE, AND VINYL WINDOW FRAMES ON APARTMENT BLDG TYPES A,B,C.

ASPHALT SHINGLE

OWEN'S CORNING ROOFING

SAND DUNE

LOCATION:

ALL BUILDINGS AS INDICATED, WHERE NO METAL ROOF IS SHOWN.

BRICK

FORTERRA BRICK

761 LIGHT GRAY WIRE CUT

LOCATION:
FOUNDATION OF CLUBHOUSE

SPEC MIX
MORTAR HOLCIM OYSTER WHITE

ALUMINIUM FENCE

IFENCE USA

SAN MARINO RESORT FENCE IN BLACK

LOCATION:

POOL SURROUND AT CLUBHOUSE

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
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6. APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
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MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

MATERIALS

M1	10" FIBER CEMENT LAP SIDING IN P1
M2	FIBER CEMENT BOARD AND BATTEN IN P2
M3	8" FIBER CEMENT LAP SIDING IN P2
M4	5 1/2" FIBER CEMENT TRIM IN P3
M5	10" FIBER CEMENT LAP SIDING IN P2
M6	5 1/2" FIBER CEMENT TRIM IN P1
M7	5 1/2" FIBER CEMENT PANEL IN P1
M8	FIBER CEMENT TRIM IN P2 3-1/2 @ VINYL WINDOWS & CORNER TRIM 2x12 W/2x4 @ F.C. PANEL 2x12 @ BASE OF LAP SIDING 1x6 @ CABLE
M9	VINYL WINDOW IN BAHAMA BROWN
M10	ASPHALT SHINGLE ROOF IN SAND DUNE
M11	METAL ROOF IN BERRIDGE - BUCKSKIN
M12	CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
M13	FORTERRA BRICK, 761 LIGHT GRAY WIRECUT
M14	WOOD COLUMN IN P2
M15	DECORATIVE VENT IN P3
M16	1X8 FIBER CEMENT FASCIA IN P3
M17	ALUMINUM downspout PAINTED TO MATCH METAL ROOF
M18	ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
M19	5 1/2" FIBER CEMENT PANEL IN P3
M20	WOOD SCREEN IN P5

PAINT COLORS

P1	PPG 1023-2 COOL CONCRETE
P2	PPG 1010-1 PEGASUS
P3	BAHAMA BROWN

KEY PLAN

CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Cline@cline-design.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA RALEIGH, NC C00801 — REGISTERED ARCHITECTS

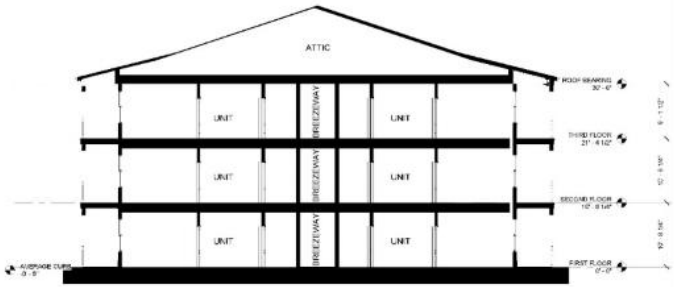
STATE OF SOUTH CAROLINA — ORLANDO FIGARIS — OFFICIAL SEAL No. 5838 — REGISTERED ARCHITECT — 06.17.19

PROJECT: 218065
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

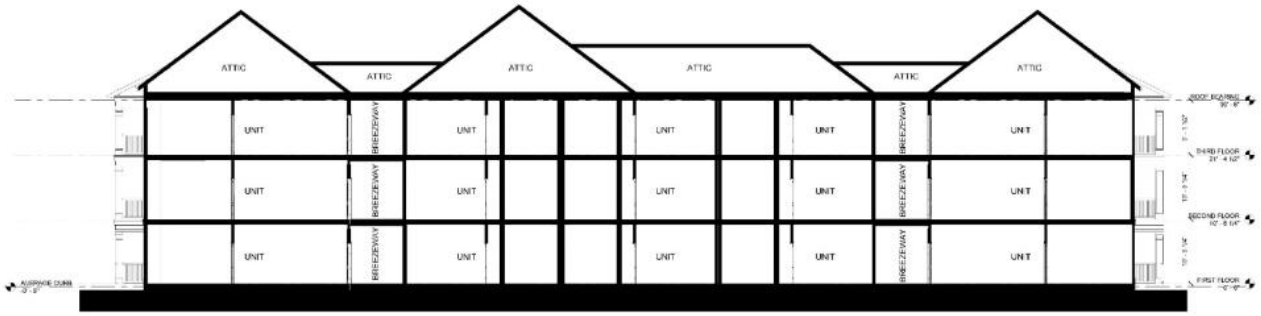
MATERIAL PALLET

A2.12



TYPICAL CROSS-SECTION AT PORCH 2

1/8" = 1'-0"



BUILDING A LONGITUDINAL SECTION 1

1/8" = 1'-0"

GENERAL NOTES

CONCRETE STRUCTURAL FLOOR
4" CONCRETE ON 10 MIL. POLY MEMBRANE (OVERLAP AND TAPE JOINTS 12" MIN. AND SEAL VERTICAL PENETRATIONS) ON 4" COMPACTED GRAVEL ON 95% COMPACTED SOIL (TERMITE TREATED).

1 HR EXTERIOR WALL (UHB) - UL U356
3/4 STUCCO MINUS (SEE ELEVATIONS) ON EXTERIOR SHEATHING (KPAT 97 N.S.) ON 2x WOOD STUDS W/ R-19 BATT INSULATION, WITH 5/8" TYPE 'X' GYM BOARD.

TYPICAL UNIT FLOOR/CEILING ASSEMBLY (UHB) - UL L524
FINISH FLOOR MATERIAL ON 1"-3/4" CONCRETE ON 5/16" ADJUSTMAT (LAT HARD SURFACES (SEE UNIT PLANS FOR LOCATIONS), ON 3/4" T&G SUB-FLOOR ON 16" PARALLEL CHORD WOOD TRUSS (SEE STRUCTURAL DRAWINGS) WITH SOUND BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF SUB FLOOR AND 5/8" TYPE C GWB ON 1/2" SINGLE-LEG RESILIENT CHANNELS INSTALLED ON BOTTOM OF TRUSSES (REF. A5.01 FOR INSTALLATION).

** 2 1/2" L.W. CONCRETE ON ICE & WATER SHIELD ON 3/4" T&G SUB-FLOOR.....IN BREEZEWAYS

TYPICAL BALCONY ASSEMBLY
P.T. DECKING ON 2X P.T. WOOD FRAMING (OR MICLAMINATED ENGINEERED LUMBER, REF. STRUCTURAL) - SLOPE TOP CHORD 1/4" PER 12" (SEE STRUCTURAL FOR SIZE AND LAYOUT)

FIRESTOPPING AND DRAFTSTOPPING
PROVIDE FIRESTOPPING AND DRAFTSTOP WHERE REQUIRED BY CODE, INCLUDING AS CALLED FOR IN 2012 SECTION 718 AT FIREWALL IF CALLED FOR. PROVIDE NON-COMBUSTIBLE FIRE BLOCKING.

TYPICAL CORRIDOR FLOOR/CEILING ASSEMBLY (1-HR) - UL L526
2 1/2" LIGHTWEIGHT CONCRETE (WITH FIBER MESH ON 14" ON WATERPROOF MEMBRANE ON 3/4" T&G PLYWOOD SUB-FLOOR ON 24" TRUSS FRAMING (SEE STRUCTURAL FOR SIZE AND LAYOUT) WITH SOUND BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF SUB FLOOR AND 5/8" TYPE C GWB ON 1/2" SINGLE-LEG RESILIENT CHANNELS INSTALLED ON BOTTOM OF TRUSSES (REF A5.01 FOR INSTALLATION).

TYPICAL ROOF/CEILING ASSEMBLY (1-HR) - UL P523
25 YR. MIN. ARCHITECTURAL SHINGLES* ON 15 # BUILDING FELT ON T&G SHEATHING (1/2") ON WOOD TRUSS WITH R-38 BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF ROOF SHEATHING WITH 5/8" TYPE C GWB ON 1/2" RESILIENT CHANNELS INSTALLED TO BOTTOM OF TRUSSES.

* OR STANDING SEAM METAL ROOF IN SELECT LOCATIONS. SEE ROOF PLAN & ELEVATIONS.

TYPICAL CORRIDOR UNIT WALL ASSEMBLY - UL 344
WOOD GRID RESILIENT 5/8" TYPE 'X' GWB ON WEATHER RESISTANT BARRIER ON OSB SHEATHING ON 2X FRAMING WITH 5/8" GWB ON INTERIOR (UNIT) FACE.

AT STAIR CORES, CONTINUE EXTERIOR MATERIALS INTO STAIRS.

CLINE DESIGN
2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Anipa@cline.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C0801
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
REGISTERED ARCHITECT
No. 5834
REGISTERED ARCHITECTS
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

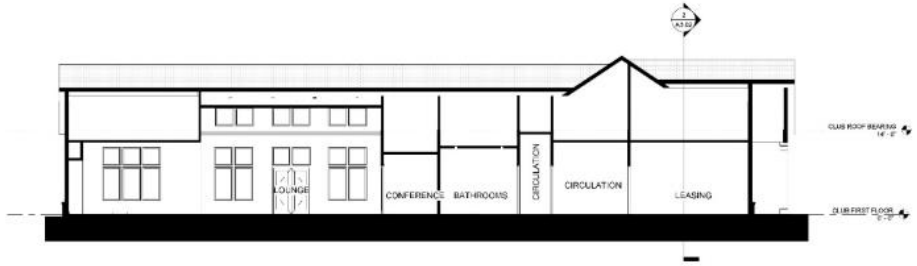
DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING SECTIONS

A3.01

CLUBHOUSE CROSS-SECTION 2

1/8" = 1'-0"



CLUBHOUSE LONGITUDINAL SECTION 1

1/8" = 1'-0"

GENERAL NOTES

CONCRETE STRUCTURAL FLOOR
4" CONCRETE ON 10 MIL. POLY MEMBRANE (OVERLAP AND TAPE JOINTS 10" MIN. AND SEAL VERTICAL PENETRATIONS) ON 4" COMPACTED GRAVEL ON 95% COMPACTED SOIL (TERMITE TREATED).

1 HR EXTERIOR WALL (UHS) - UL U305
3/4 STUCCO MINUS (SEE ELEVATIONS) ON EXTERIOR SHEATHING (KNAUF 95 R.S.) ON 2x WOOD STUDS W/ R-19 BATT INSULATION, WITH 5/8" TYPE X GWB INTERIOR.

TYPICAL UNIT FLOOR/CEILING ASSEMBLY (UHS) - UL L524
FINISH FLOOR MATERIAL ON **3/4" CONCRETE ON 5/16" ADJUSTMAT (LAT HARD SURFACES (SEE UNIT PLANS FOR LOCATIONS), ON 3/4" T&G SUB-FLOOR ON 16" PARALLEL CHORD WOOD TRUSS (SEE STRUCTURAL DRAWINGS) WITH SOUND BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF SUB FLOOR AND 5/8" TYPE C GWB ON 1/2" SINGLE-EG RESILIENT CHANNELS INSTALLED ON BOTTOM OF TRUSSES (REF. A4.01 FOR INSTALLATION).

** 2 1/2" L.W. CONCRETE ON ICE & WATER SHIELD ON 3/4" T&G SUB-FLOOR.....IN BREEZEWAYS

TYPICAL BALCONY ASSEMBLY
P.T. DECKING ON 2X P.T. WOOD FRAMING (OR WOLMANIZED ENGINEERED LUMBER, REF. STRUCTURAL) - SLOPE TOP CHORD 1/4" PER 12" (SEE STRUCTURAL FOR SIZE AND LAYOUT)

FIRESTOPPING AND DRAFTSTOPPING
PROVIDE FIRESTOPPING AND DRAFTSTOP WHERE REQUIRED BY CODE, INCLUDING AS CALLED FOR IN 2012 IBC SECTION 718. AT FIREWALL IF CALLED FOR, PROVIDE NON-COMBUSTIBLE FIRE BLOCKING.

TYPICAL CORRIDOR FLOOR/CEILING ASSEMBLY (1-HR) - UL L545
2 1/2" LIGHTWEIGHT CONCRETE (WITH FIBER MESH ON 14" ON WATERPROOF MEMBRANE ON 3/4" T&G PLYWOOD SUB-FLOOR ON 24" TRUSS FRAMING (SEE STRUCTURAL FOR SIZE AND LAYOUT) (WITH SOUND BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF SUB FLOOR AND 5/8" TYPE C GWB ON 1/2" SINGLE-LRS RESILIENT CHANNELS INSTALLED ON BOTTOM OF TRUSSES (REF A3.01 FOR INSTALLATION.

TYPICAL ROOF/CEILING ASSEMBLY (1-HR) - UL P522
25 YR. MIN. ARCHITECTURAL SHINGLES* ON 15 # BUILDING FELT ON T&G SHEATHING (1/4") ON WOOD TRUSS WITH R-38 BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF ROOF SHEATHING WITH 5/8" TYPE C GWB ON 1/2" RESILIENT CHANNELS INSTALLED TO BOTTOM OF TRUSSES.

* OR STANDING SEAM METAL ROOF IN SELECT LOCATIONS. SEE ROOF PLAN & ELEVATIONS.

TYPICAL CORRIDOR LINE WALL ASSEMBLY - UL 544
WOOD GRID RESILIENT 5/8" TYPE X GWB ON WEATHER RESISTANT BARRIER ON OSB SHEATHING ON 2X FRAMING WITH 5/8" GWB ON INTERIOR (UNIT) FACE.

AT STAIR CORES, CONTINUE EXTERIOR MATERIALS INTO STAIRS.

CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint@cinedesign.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C0800
REGISTERED ARCHITECTS

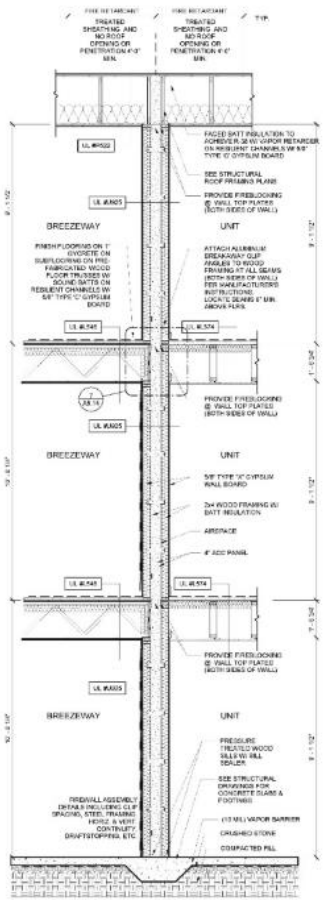
STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
ORFIGARIS@CINE
No. 5838
REGISTERED ARCHITECT
06.17.19

PROJECT: 2180045
DATE: 06.03.19
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

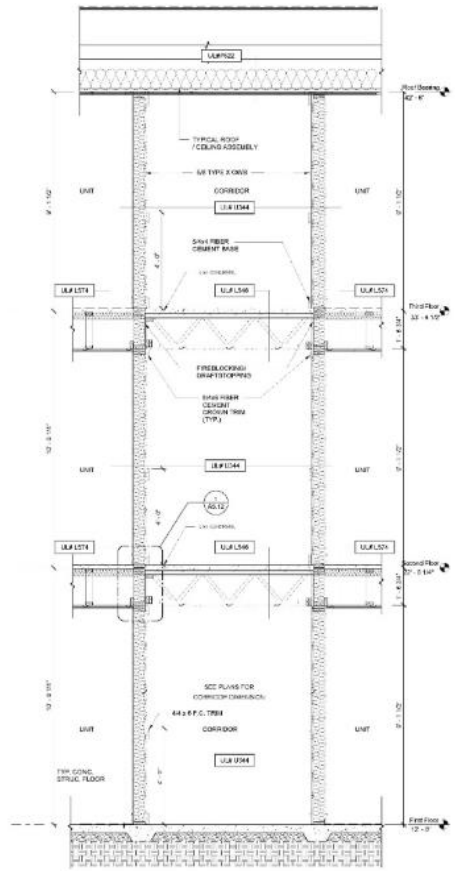
BUILDING SECTIONS

A3.02



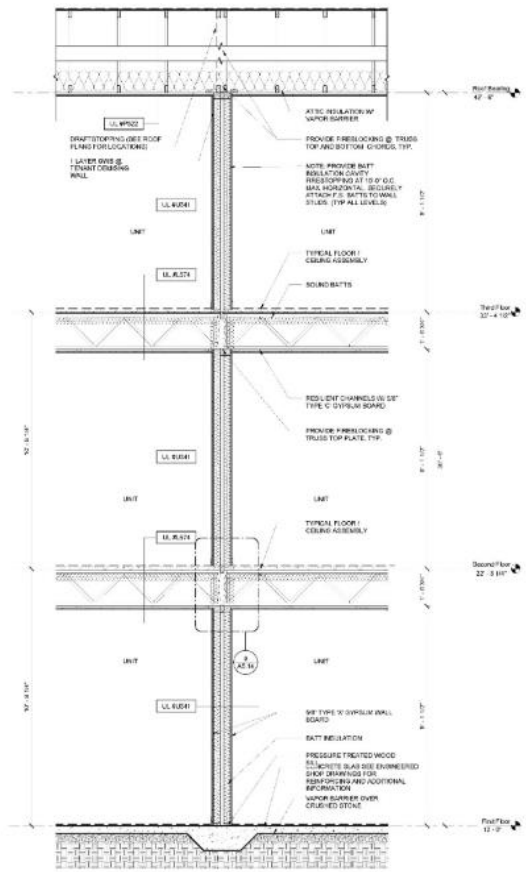
TYPICAL SECTION @ FIREWALL 3

1/2" = 1'-0"



SECTION @ CORRIDOR 2

1/2" = 1'-0"



TYPICAL UNIT DEMISING WALL 1

1/2" = 1'-0"

GENERAL NOTES

CONCRETE STRUCTURAL FLOOR
4" CONCRETE ON 10 MIL. POLY MEMBRANE (OVERLAP AND TAPE JOINTS 12" MIN. AND SEAL VERTICAL PENETRATIONS) ON 4" COMPACTED GRAVEL, ON 95% COMPACTED SOIL (TERMITE TREATED)

1 HR EXTERIOR WALL (UNIT) - UL U356
2X STUDS @ MINIMUM (SEE ELEVATIONS) ON EXTERIOR SHEATHING (R9W) R.S., ON 2x WOOD STUDS W/ R-19 BATT INSULATION, 5/8" TYPE 'X' GWB INTERIOR.

TYPICAL UNIT FLOOR/CEILING ASSEMBLY (1HR) - UL L574
FINISH FLOOR MATERIAL ON 1" 5/8" GYCRETE ON 5/16" ADJUSTMAT-RAT HARD SURFACES (SEE UNIT PLANS FOR LOCATIONS), ON 3/4" T&G SUB-FLOOR ON 10" PARALLEL CHORD WOOD TRUSS (SEE STRUCTURAL DRAWINGS) WITH SOUND BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF SUB-FLOOR AND 5/8" TYPE C GWB ON 1/2" SINGLE-LEG RESILIENT CHANNELS INSTALLED ON BOTTOM OF TRUSSES (REF. A4.01 FOR INSTALLATION)

** 2 1/2" L.W. CONCRETE ON ICE & WATER SHIELD ON 3/4" T&G SUB-FLOOR.....IN BREEZEWAYS

TYPICAL BALCONY ASSEMBLY
P.T. DECKING ON 2X P.T. WOOD FRAMING (OR WOLMANIZED ENGINEERED LUMBER, REF. STRUCTURAL) - SLOPE TOP CHORD 1/4" PER 12" (SEE STRUCTURAL FOR SIZE AND LAYOUT)

FIREBLOCKING AND DRAFTSTOPPING
PROVIDE FIREBLOCKING AND DRAFTSTOP WHERE REQUIRED BY CODE. INCLUDES AS CALLED FOR IN BOXES SECTION, TO ATTIC/SOFFIT IF CALLED FOR. PROVIDE NON-COMBUSTIBLE FIRE BLOCKING.

TYPICAL CORRIDOR FLOOR/CEILING ASSEMBLY (1-HR) - UL L546
2 1/2" LIGHTWEIGHT CONCRETE (WITH FIBER MESH ON 14" ON WATERPROOF MEMBRANE ON 3/4" T&G PLYWOOD SUB-FLOOR ON 24" TRUSS FRAMING (SEE STRUCTURAL FOR SIZE AND LAYOUT) WITH SOUND BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF SUB FLOOR AND 5/8" TYPE C GWB ON 1/2" SINGLE-LEG RESILIENT CHANNELS INSTALLED ON BOTTOM OF TRUSSES (REF A4.01 FOR INSTALLATION)

TYPICAL ROOF/CEILING ASSEMBLY (1-HR) - UL P522
25 YR. MIN. ARCHITECTURAL SHINGLES* ON 15# BUILDING FELT ON T&G SHEATHING (OSB) ON WOOD TRUSS WITH R-38 BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF ROOF SHEATHING WITH 5/8" TYPE C GWB ON 1/2" RESILIENT CHANNELS INSTALLED TO BOTTOM OF TRUSSES.

* OR STANDING SEAM METAL ROOF IN SELECT LOCATIONS. SEE ROOF PLAN & ELEVATIONS.

TYPICAL CORRIDOR UNIT WALL ASSEMBLY - UL 344
WOOD STUD RESILIENT 5/8" TYPE 'X' GWB ON WEATHER RESISTANT BARRIER ON OSB SHEATHING ON 2X FRAMING WITH 5/8" GWB ON INTERIOR (UNIT) FACE.

AT STAIR CORES, CONTINUE EXTERIOR MATERIALS INTO STAIRS.

CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Cline@cline-design.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA RALEIGH, NC C0800 — REGISTERED ARCHITECTS

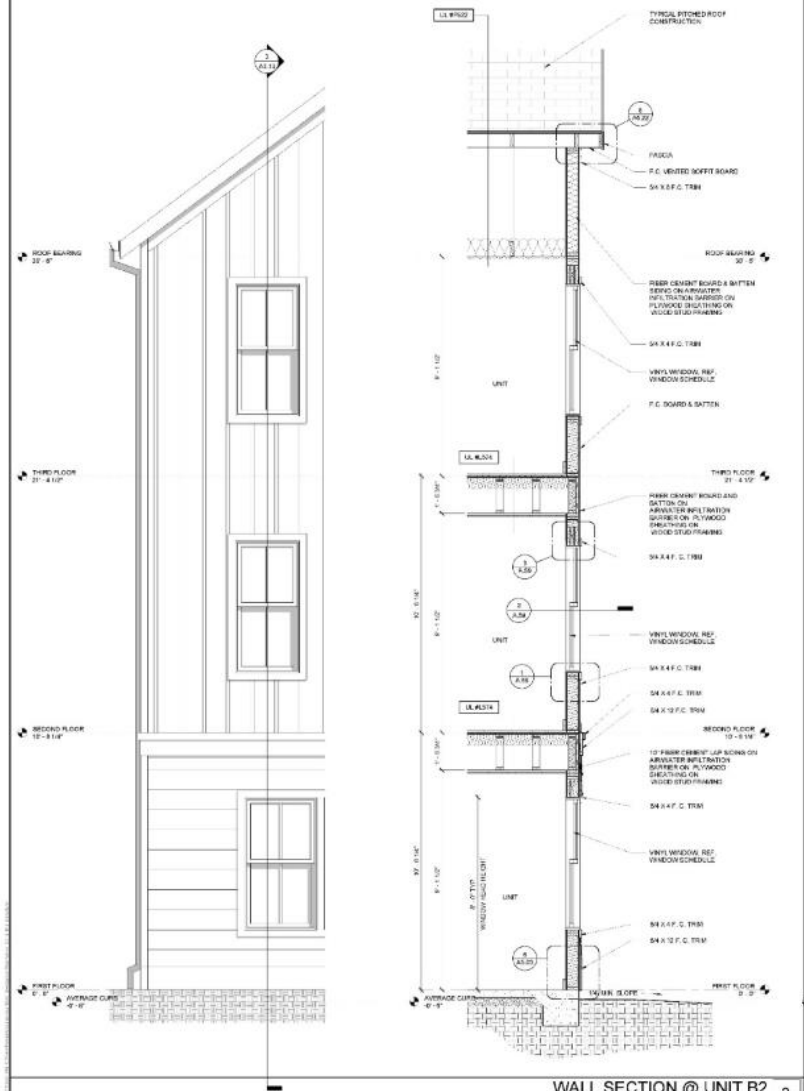
STATE OF SOUTH CAROLINA — ORLANDO FIGARIS — ORFIGARIS@CLINE-DESIGN.COM — No. 5858 — REGISTERED ARCHITECT — 06.17.19

PROJECT: 2180045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

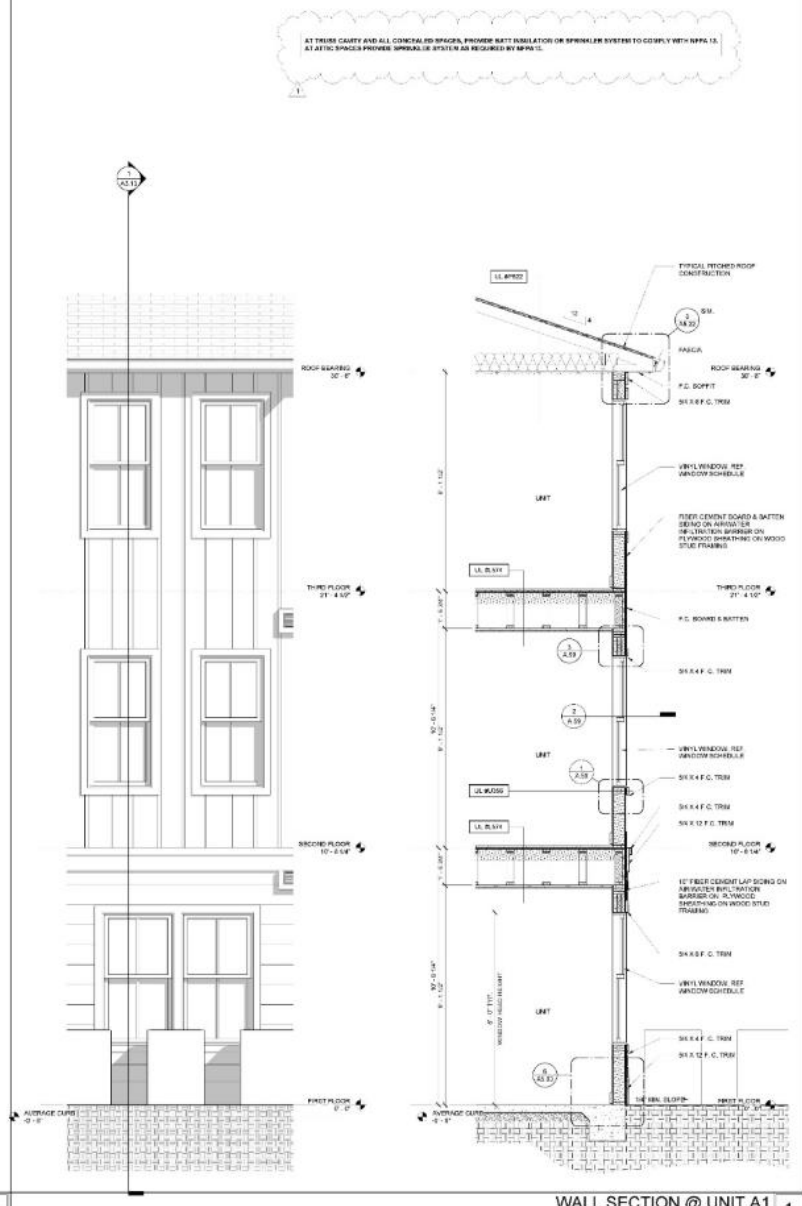
WALL SECTIONS

A3.12



WALL SECTION @ UNIT B2 3

1/2" = 1'-0"



WALL SECTION @ UNIT A1 1

1/2" = 1'-0"

GENERAL NOTES

CONCRETE STRUCTURAL FLOOR
4" CONCRETE ON 15 MIL "POLY" MEMBRANE (OVERLAP AND TAPE JOINTS 6" MIN. AND SEAL VERTICAL PENETRATIONS) ON 4" COMPACTED GRAVEL ON 95% COMPACTED SOIL (TERMITE TREATED)

1 HR EXTERIOR WALL (UHS) - UL U305
EXTERIOR VENEER (SEE ELEVATIONS) ON EXTERIOR SHEATHING WRAP 90 N.S. ON 2x WOOD STUDS W/ R-19 BATT INSULATION, REF. 5/8" TYPE X GWB INTERIOR.

TYPICAL UNIT FLOOR/CEILING ASSEMBLY (1HR) - UL L524
FINISH FLOOR MATERIAL ON 1"54" CONCRETE ON 5/8" ACOUSTIMAT 8 AT HARD SURFACES (SEE UNIT PLANS FOR LOCATIONS), ON 3/4" T&G SUB FLOOR ON 16" PARALLEL CHORD WOOD TRUSS (SEE STRUCTURAL DRAWINGS) WITH SOUND BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF SUB FLOOR AND 5/8" TYPE C GWB ON 1/2" SINGLE-LEG RESILIENT CHANNELS INSTALLED ON BOTTOM OF TRUSSES (REF. 4/A.01 FOR INSTALLATION)

** 2 1/2" L.W. CONCRETE ON ICE & WATER SHIELD ON 5/8" T&G SUB-FLOOR ... IN BREEZEWAYS

TYPICAL BALCONY ASSEMBLY
P.T. 5X DECKING ON 2X P.T. WOOD FRAMING (OR WEATHERIZED ENGINEERED LUMBER, REF. STRUCTURAL) - SLOPE TOP CHORD 1/4" PER 12" (SEE STRUCTURAL FOR SIZE AND LAYOUT)

FIRE BLOCKING AND DRAFTSTOPPING
PROVIDE FIREBLOCKING AND DRAFTSTOP WHERE REQUIRED BY CODE, INCLUDING AS CALLED FOR IN IBC SECTION 718 AT FIREWALL IF CALLED FOR. PROVIDE NON-COMBUSTIBLE FIRE BLOCKING.

TYPICAL CORRIDOR FLOOR/CEILING ASSEMBLY (1-HR) - UL L526
2 1/2" LIGHTWEIGHT CONCRETE WITH FIBER MESH ON 1/4" ON WATERPROOF MEMBRANE ON 3/4" T&G PLYWOOD SUBFLOOR ON 2X TRUSS FRAMING (SEE STRUCTURAL FOR SIZE AND LAYOUT) WITH SOUND BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF SUB FLOOR AND 5/8" TYPE C GWB ON 1/2" SINGLE-LEG RESILIENT CHANNELS INSTALLED ON BOTTOM OF TRUSSES (REF. 4/A.01 FOR INSTALLATION)

TYPICAL ROOF/CEILING ASSEMBLY (1 HR) - UL P522
25 YR. MIN. ARCHITECTURAL SHINGLES* ON 15 # BUILDING FELT ON T&G SHEATHING (5/8") ON WOOD TRUSS WITH R-38 BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF ROOF SHEATHING WITH 5/8" TYPE C GWB ON 1/2" RESILIENT CHANNELS INSTALLED TO BOTTOM OF TRUSSES.

* OR STANDING SEAM METAL ROOF IN SELECT LOCATIONS. (SEE ROOF PLAN & ELEVATIONS)

TYPICAL CORRIDOR UNIT WALL ASSEMBLY - UL 344
WOOD LOG RESISTANT 5/8" TYPE X GWB ON WEATHER RESISTANT BARRIER ON OSB SHEATHING ON 2X FRAMING WITH 5/8" GWB ON INTERIOR (UNIT) FACE.

AT STAIR CORES, CONTINUE EXTERIOR MATERIALS INTO STAIRS.

CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Cline@cline-d.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA RALEIGH, NC C00801 — REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA — ORLANDO FIGARIS — REGISTERED No. 5838 — REGISTERED ARCHITECT — 06.17.19

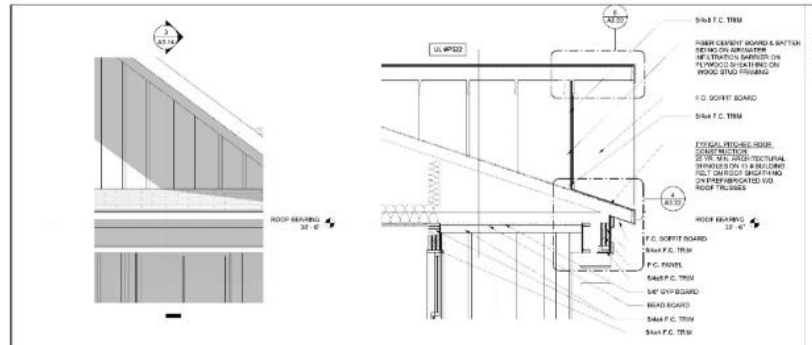
PROJECT: 2180065
DATE: 03.27.20

REVISIONS:		DATE
1	Owner & Permit Changes	4.24.20

DRAWN BY: RL, AP, TP
CHECKED BY: KB

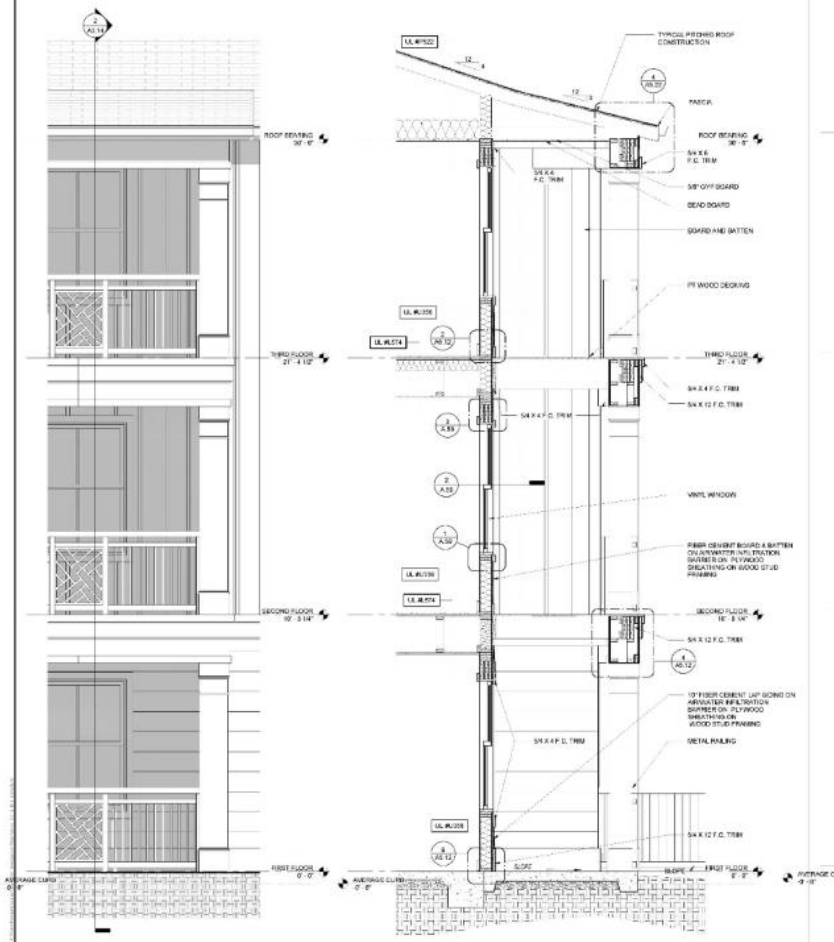
WALL SECTIONS

A3.13



WALL @ UNIT A1 GABLE BALCONY 2 | 3

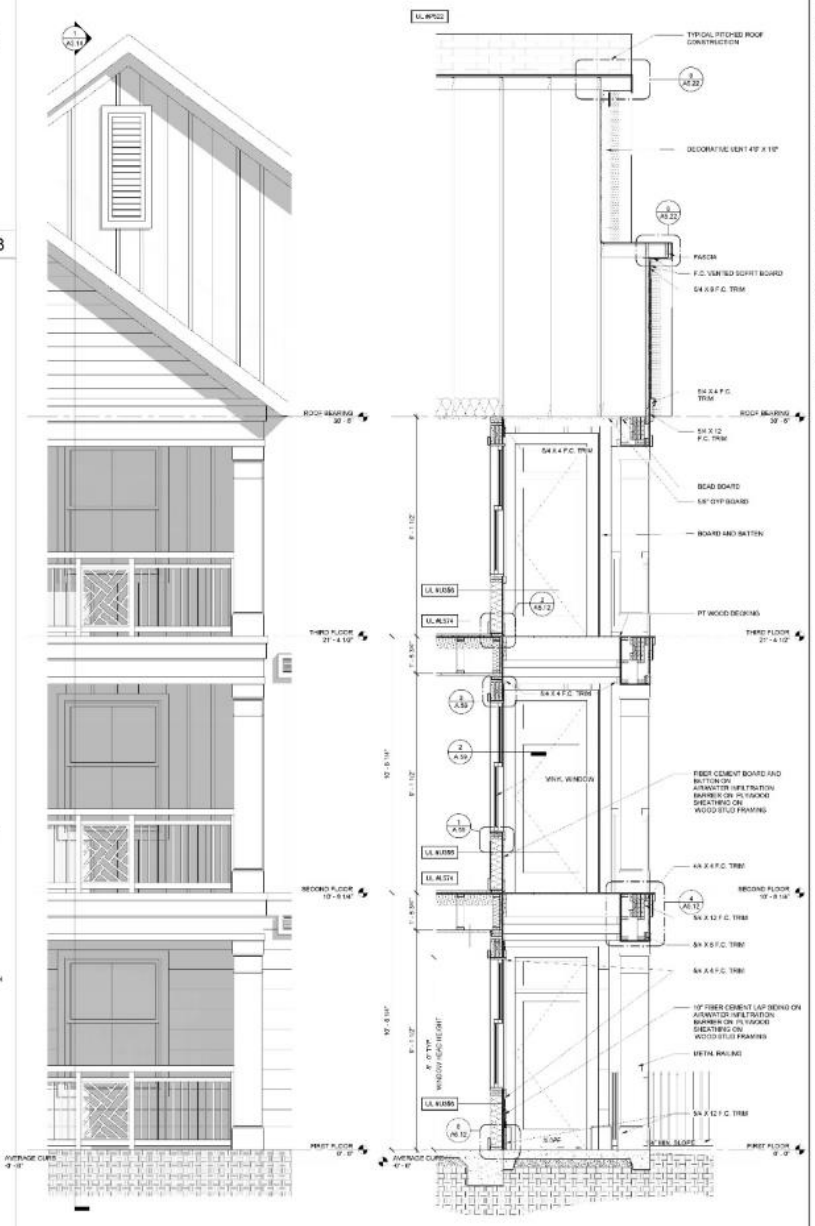
3/2" = 1'-0"



WALL SECTION @ UNIT A1 BALCONY | 2

3/2" = 1'-0"

AT TRUSS CAVITY AND ALL CONCEALED SPACES, PROVIDE BATT INSULATION OR SPRINKLER SYSTEM TO COMPLY WITH NFPA 13. AT ATTIC SPACES PROVIDE SPRINKLER SYSTEM AS REQUIRED BY NFPA13.



WALL SECTION @ UNIT A1 GABLE BALCONY | 1

1/2" = 1'-0"

GENERAL NOTES

4" CONCRETE STRUCTURAL FLOOR
4" CONCRETE ON 15 MIL. POLY MEMBRANE (OVERLAP AND TAPE JOINTS 10" MIN. AND SEAL VERTICAL PENETRATIONS) ON 4" COMPACTED GRAVEL ON 95% COMPACTED SOIL (TERMITE TREATED).

1 HR EXTERIOR WALL (HR): UL U341
EXTERIOR VENEER (SEE ELEVATIONS) ON EXTERIOR SHEATHING WRAPS R.S., ON 2x WOOD STUDS W/ R-19 BATT INSULATION, REF. 1/8" TYPX X 5/8" INTERIOR.

TYPICAL UNIT FLOOR/CEILING ASSEMBLY (1HR): UL L524
FINISH FLOOR SYSTEMS: 2/8"-3/8" CERTAINTEED ON 5/16" ACOUSTIMAT 8 AT HARD SURFACES (SEE UNIT PLANS FOR LOCATIONS), ON 3/4" T&G SUB FLOOR ON 16" PARALLEL CHORD WOOD TRUSS (SEE STRUCTURAL DRAWINGS) WITH SOUND BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF SUB FLOOR AND 5/8" TYPE C GWB ON 1/2" SINGLE-LEG RESILIENT CHANNELS INSTALLED ON BOTTOM OF TRUSSES (REF. 16/A1 FOR INSTALLATION)

** 2 1/2" L.W. CONCRETE ON ICE & WATER SHIELD ON 3/4" T&G SUB-FLOOR.....IN BREEZEWAYS

TYPICAL BALCONY ASSEMBLY
P.T. 5/4 DECKING ON 2X P.T. WOOD FRAMING (OR WOLMANIZED ENGINEERED LUMBER, REF. STRUCTURAL) - SLOPE TOP CHORD 1/4" PER 12" (SEE STRUCTURAL FOR SIZE AND LAYOUT)

FIREBLOCKING AND DRAFTSTOPPING
FIREWALL FIREBLOCKING AND DRAFTSTOP WHERE REQUIRED BY CODE. INCLUDING AS CALLED FOR IN 2006 SECTION 718. AT FIREWALL IF CALLED FOR, PROVIDE NON-COMBUSTIBLE FIRE BLOCKING.

TYPICAL CORRIDOR FLOOR/CEIL/MD ASSEMBLY (1 HR): UL L545
2 1/2" LIGHTWEIGHT CONCRETE WITH FIBER MESH ON 1/4" ON WATERPROOF MEMBRANE ON 3/4" T&G P.LYWOOD SUBFLOOR ON 2X TRUSS FRAMING (SEE STRUCTURAL FOR SIZE AND LAYOUT) WITH SOUND BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF SUB FLOOR AND 5/8" TYPE C GWB ON 1/2" SINGLE-LEG RESILIENT CHANNELS INSTALLED ON BOTTOM OF TRUSSES (REF. A0/1 FOR INSTALLATION)

TYPICAL ROOF/CEILING ASSEMBLY (1 HR) - UL P522
25-YR. MIN. ARCHITECTURAL SHINGLES* ON 15 # BUILDING FELT ON TAG SHEATHING (OR) ON WOOD TRUSS WITH R-38 BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF ROOF SHEATHING WITH 5/8" TYPE C GWB ON 1/2" RESILIENT CHANNELS INSTALLED TO BOTTOM OF TRUSSES.

* OR STANDING SEAM METAL ROOF IN SELECT LOCATIONS. SEE ROOF PLAN & ELEVATIONS.

TYPICAL CORRIDOR UNIT WALL ASSEMBLY - UL 344
WOOD CLAD RESISTANT 5/8" TYPE X GWB ON WEATHER RESISTANT BARRIER ON OSB SHEATHING ON 2X FRAMING WITH 5/8" GWB ON INTERIOR (UNIT) FACE.

AT STAIR CORES, CONTINUE EXTERIOR MATERIALS INTO STAIRS.

CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Cline@cline-c.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA RALEIGH, NC C00820 — REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA — ORLANDO FIGARIS — REGISTERED No. 5838 — REGISTERED ARCHITECT — 06.17.19

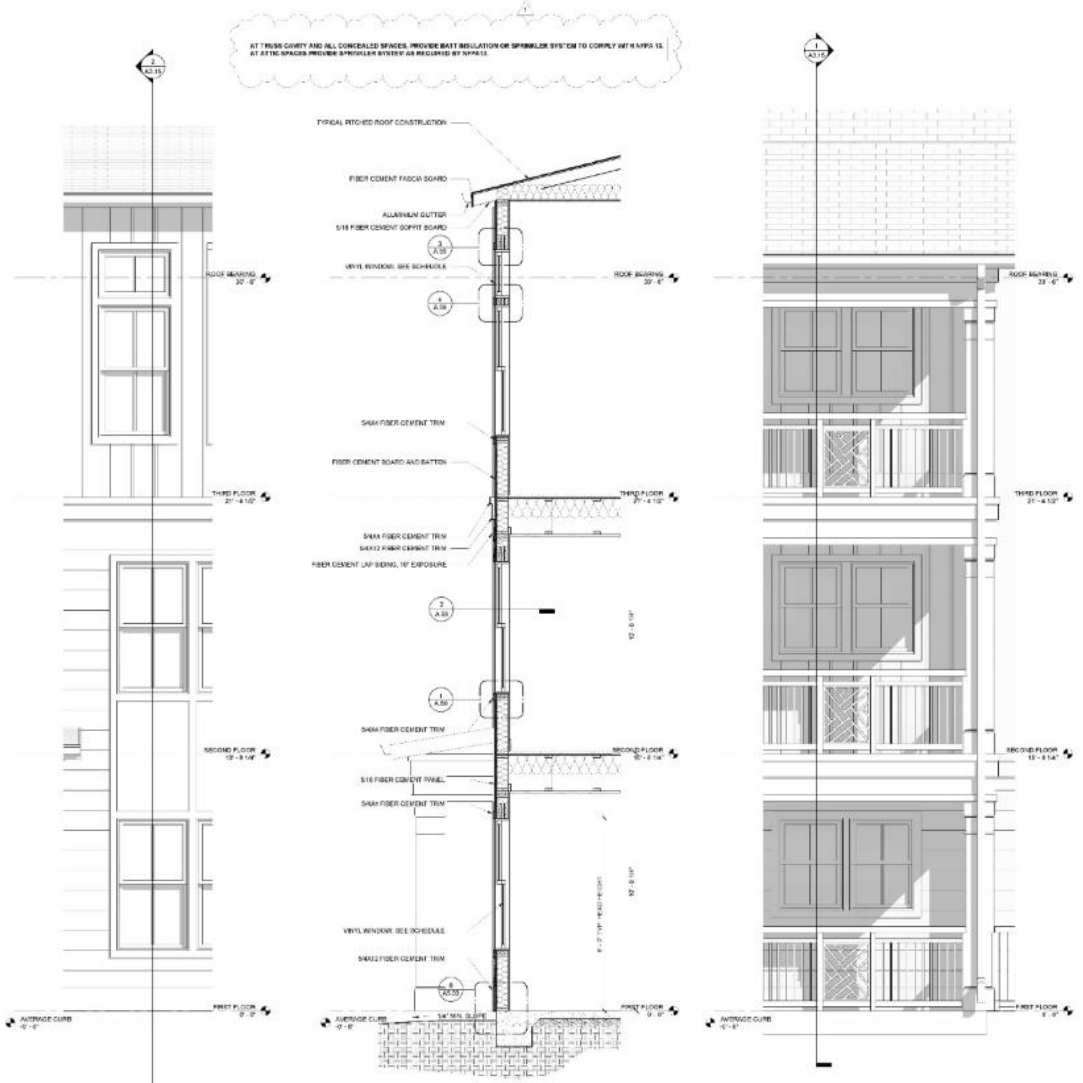
PROJECT: 218045
DATE: 03.27.20

REVISIONS:	DATE
1 Owner & Permit Changes	4.24.20

DRAWN BY: RL, AP, TP
CHECKED BY: KB

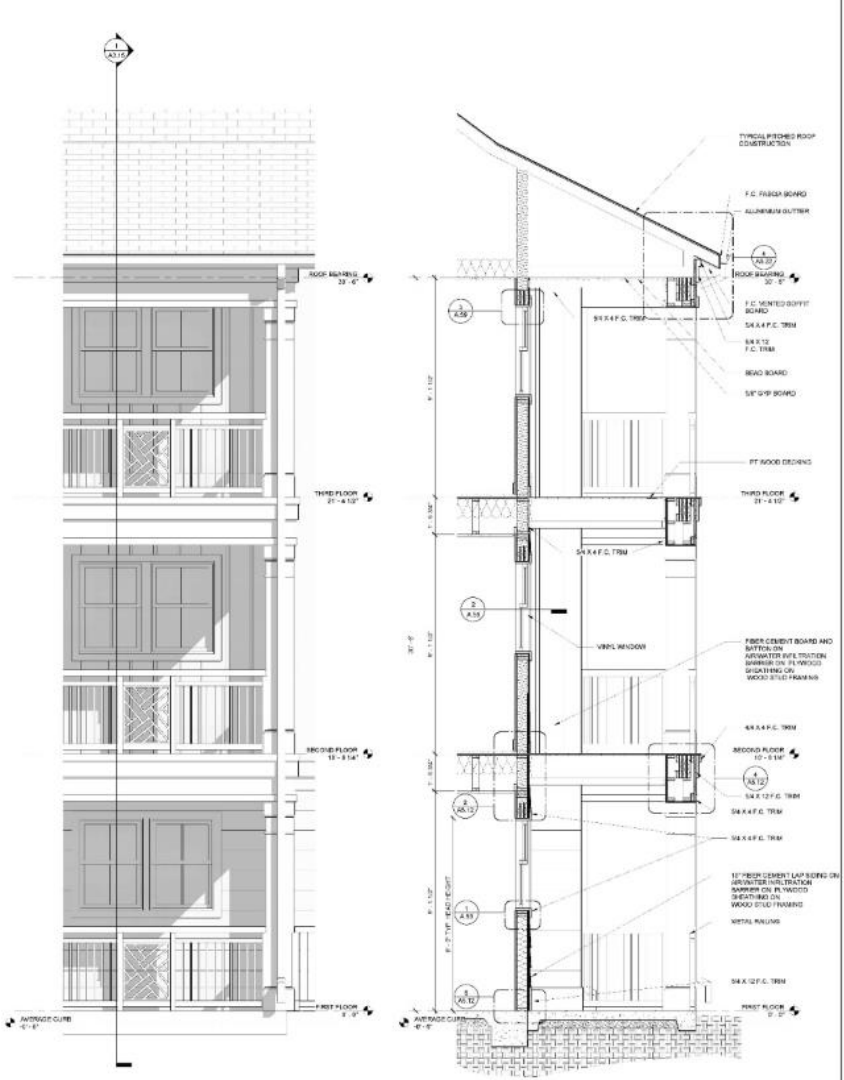
WALL SECTIONS

A3.14



WALL SECTION @ UNIT A1 POP-UP 2

1/2" = 1'-0"



WALL SECTION @ UNIT B2 BALCONY 1

1/2" = 1'-0"

CONCRETE STRUCTURAL FLOOR
4" CONCRETE ON 16 MIL "SELF WEIGHT" MEMBRANE (OVERLAP AND TAPE JOINTS 12" MIN. AND SEAL VERTICAL PENETRATIONS ON 4" COMPACTED GRAVEL ON 95% COMPACTED SOIL (TERMITE TREATED).

1 HR EXTERIOR WALL (UHF) - UL U305
EXTERIOR VENEER (SEE ELEVATIONS) ON EXTERIOR SHEATHING WHITE R.S., ON 2x WOOD STUDS W/ R-19 BATT INSULATION, REF. 1/2" TYPE X GWB INTERIOR.

TYPICAL UNIT FLOOR/CEILING ASSEMBLY (1HR) - UL L524
FINISH FLOOR MATERIAL ON 1"x3/4" CERTIFIED ON 5/16" ACOUSTIMAT (AT HARD SURFACES (SEE UNIT PLANS FOR LOCATIONS), ON 3/4" T&G SUB FLOOR ON 16" PARALLEL CHORD WOOD TRUSS (SEE STRUCTURAL DRAWINGS) WITH SOUND BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF SUB FLOOR AND 5/8" TYPE C GWB ON 1/2" SINGLE-LEG RESILIENT CHANNELS INSTALLED ON BOTTOM OF TRUSSES (REF. 09.01 FOR INSTALLATION).

** 2 1/2" L.W. CONCRETE ON ICE & WATER SHIELD ON 3/4" T&G SUB-FLOOR.....IN BREEZEWAYS

TYPICAL BALCONY ASSEMBLY
P.T. 5/4 DECKING ON 2X P.T. WOOD FRAMING (OR WOLMANIZED ENGINEERED LUMBER, REF. STRUCTURAL) - SLOPE TOP CHORD 1/4" PER 12" (SEE STRUCTURAL FOR SIZE AND LAYOUT).

FIRE BLOCKING AND DRAFTSTOPPING
FIRE/HEAT FIREBLOCKING AND DRAFTSTOP WHERE REQUIRED BY CODE, INCLUDING AS CALLED FOR IN IBC SECTION 718. AT FIREWALL IF CALLED FOR, PROVIDE NON-COMBUSTIBLE FIRE BLOCKING.

TYPICAL CORRIDOR FLOOR/CEILING ASSEMBLY (1 HR) UL L545
2 1/2" LIGHTWEIGHT CONCRETE WITH FIBER MESH ON 1/4" ON WATERPROOF MEMBRANE ON 3/4" T&G PLYWOOD SUBFLOOR ON 2X TRUSS FRAMING (SEE STRUCTURAL FOR SIZE AND LAYOUT) WITH SOUND BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF SUB FLOOR AND 5/8" TYPE C GWB ON 1/2" SINGLE-LEG RESILIENT CHANNELS INSTALLED ON BOTTOM OF TRUSSES (REF 09.01 FOR INSTALLATION).

TYPICAL ROOF/CEILING ASSEMBLY (1 HR) - UL P523
25-YR. MIN. ARCHITECTURAL SHINGLES* ON 15# BUILDING FELT ON T&G SHEATHING (OSB) ON WOOD TRUSS WITH R-38 BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF ROOF SHEATHING WITH 5/8" TYPE C GWB ON 1/2" RESILIENT CHANNELS INSTALLED TO BOTTOM OF TRUSSES.

* OR STANDING SEAM METAL ROOF IN SELECT LOCATIONS. SEE ROOF PLAN & ELEVATIONS.

TYPICAL CORRIDOR UNIT WALL ASSEMBLY - UL 344
SOUND RESISTANT 5/8" TYPE X GWB ON WEATHER RESISTANT BARRIER ON OSB SHEATHING ON 2X FRAMING WITH 5/8" GWB ON INTERIOR (UNIT) FACE.

AT STAIR CORES, CONTINUE EXTERIOR MATERIALS INTO STAIRS.

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Charlotte, NC 28203
704/333-7177
Clint.Cline@cline-c.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC C0800
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
REGISTERED ARCHITECT
No. 5858
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20

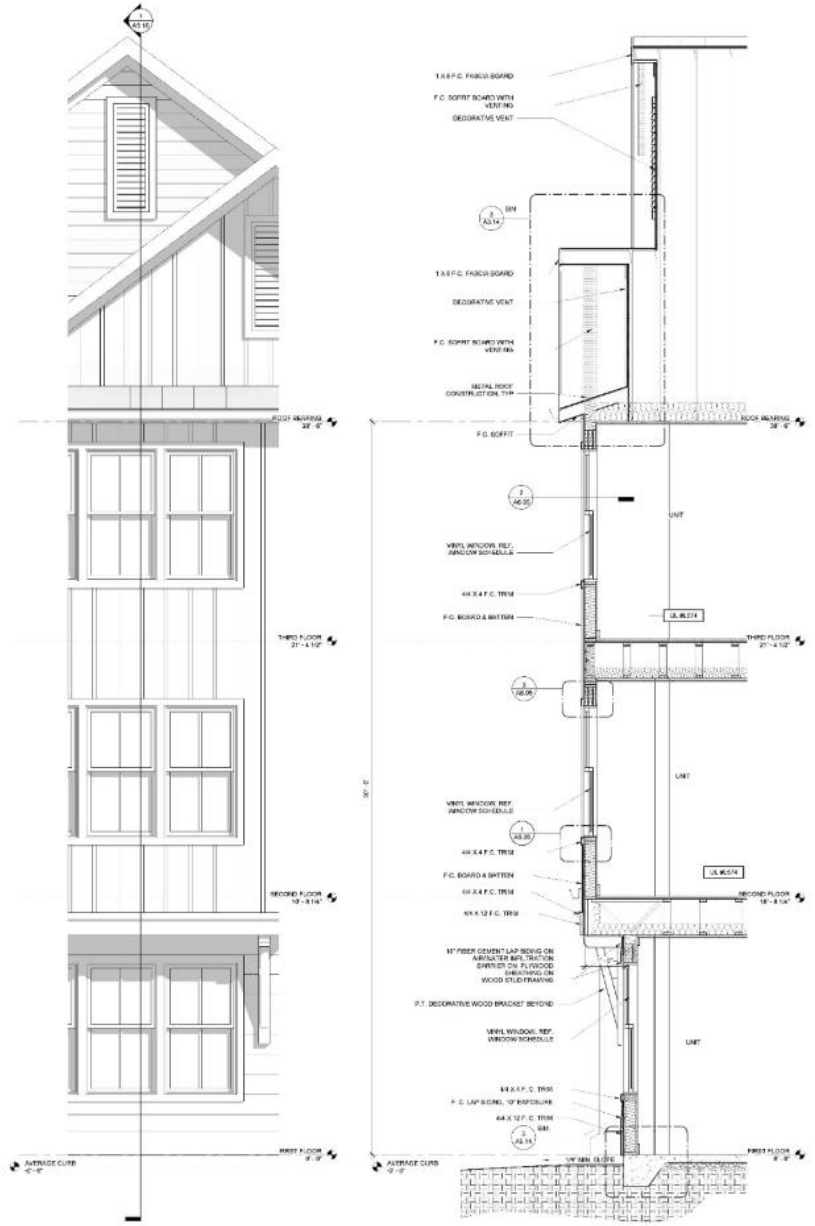
REVISIONS:		DATE
1	Owner & Permit Changes	4.24.20

DRAWN BY: RL, AP, TP
CHECKED BY: KB

WALL SECTIONS

A3.15

AT TRUSS CAVITY AND ALL CONCEALED SPACES, PROVIDE BATT INSULATION OR SPRINKLER SYSTEM TO COMPLY WITH NFPA 13. AT ATTIC SPACES PROVIDE SPRINKLER SYSTEM AS REQUIRED BY NFPA 13.



BUILDING C WALL SECTION @ BUMPOUT 1

1/2" = 1'-0"

CONCRETE STRUCTURAL FLOOR
4" CONCRETE ON 10 MIL POLY MEMBRANE (OVERLAP AND TAPE JOINTS 12" MIN. AND SEAL VERTICAL PENETRATIONS) ON 4" COMPACTED GRAVEL, ON 95% COMPACTED SOIL (TERMITE TREATED).

1 HR EXTERIOR WALL (UHS) - UL U305
EXTERIOR VENEER (SEE ELEVATIONS) ON EXTERIOR SHEATHING WRAPPED R.S., ON 2x WOOD STUDS W/ R-19 BATT INSULATION, WITH 5/8" TYPE X GWB INTERIOR.

TYPICAL UNIT FLOOR/CEILING ASSEMBLY (UHS) - UL L524
FINISH FLOOR MATERIAL ON 1"x3" CONCRETE ON 5/16" ACOUSTIMAT (AT HARD SURFACES (SEE UNIT PLANS FOR LOCATIONS), ON 3/4" T&G SUB FLOOR ON 16" PARALLEL CHORD WOOD TRUSS (SEE STRUCTURAL DRAWINGS) WITH SOUND BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF SUB FLOOR AND 5/8" TYPE C GWB ON 1/2" SINGLE-LEG RESILIENT CHANNELS INSTALLED ON BOTTOM OF TRUSSES (REF. JA01 FOR INSTALLATION).

** 2 1/2" L.W. CONCRETE ON ICE & WATER SHIELD ON 3/4" T&G SUB-FLOOR ....IN BREEZEWAYS

TYPICAL BALCONY ASSEMBLY
P.T. 5/4 DECKING ON 2X P.T. WOOD FRAMING (OR WOLMANIZED ENGINEERED LUMBER, REF. STRUCTURAL) - SLOPE TOP CHORD 1/4" PER 12" (SEE STRUCTURAL FOR SIZE AND LAYOUT).

FIRE BLOCKING AND DRAFTSTOPPING
FIREWALL FIREBLOCKING AND DRAFTSTOP WHERE REQUIRED BY CODE. INCLUDING AS CALLED FOR IN IBC SECTION 718. AT FIREWALL IF CALLED FOR, PROVIDE NON-COMBUSTIBLE FIRE BLOCKING.

TYPICAL CORRIDOR FLOOR/CEILING ASSEMBLY (1 HR) UL L545
2 1/2" LIGHTWEIGHT CONCRETE WITH FIBER MESH ON 1/4" ON WATERPROOF MEMBRANE ON 3/4" T&G PLYWOOD SUB FLOOR ON 2X TRUSS FRAMING (SEE STRUCTURAL FOR SIZE AND LAYOUT) WITH SOUND BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF SUB FLOOR AND 5/8" TYPE C GWB ON 1/2" SINGLE-LEG RESILIENT CHANNELS INSTALLED ON BOTTOM OF TRUSSES (REF A0.01 FOR INSTALLATION).

TYPICAL ROOF/CEILING ASSEMBLY (1 HR) - UL P523
25-YR. MIN. ARCHITECTURAL SHINGLES* ON 15# BUILDING FELT ON 7/16 SHEATHING (OAT) ON WOOD TRUSS WITH R-38 BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF ROOF SHEATHING WITH 5/8" TYPE C GWB ON 1/2" RESILIENT CHANNELS INSTALLED TO BOTTOM OF TRUSSES.

* OR STANDING SEAM METAL ROOF IN SELECT LOCATIONS. SEE ROOF PLAN & ELEVATIONS.

TYPICAL CORRIDOR / UNIT WALL ASSEMBLY - UL 344
WOOD UNIT RESISTANT 5/8" TYPE X GWB ON WEATHER RESISTANT BARRIER ON OSB SHEATHING ON 2X FRAMING WITH 5/8" GWB ON INTERIOR (UNIT) FACE.

AT STAIR CORES, CONTINUE EXTERIOR MATERIALS INTO STAIRS.

CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Cline@cline-d.com

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ORLANDO FIGARRE
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No. 5858
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06.17.19

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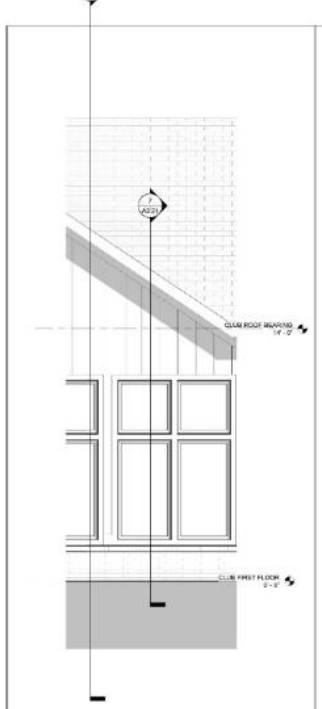
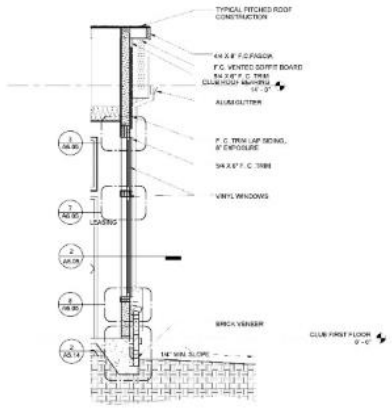
WALL SECTIONS

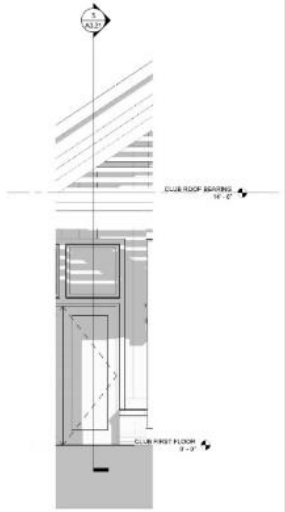
A3.16



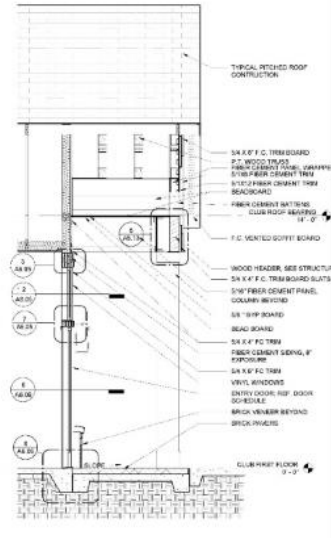
CLUBHOUSE ELEV. @ LEASING 2 8
3/8" = 1'-0"



CLUBHOUSE SECTION @ LEASING 2 7
3/8" = 1'-0"



CLUBHOUSE ELEV. @ LEASING 6
3/8" = 1'-0"



CLUBHOUSE SECTION @ LEASING 5
3/8" = 1'-0"

GENERAL NOTES

CONCRETE STRUCTURAL FLOOR
4" CONCRETE ON 10 MIL. POLY MEMBRANE (OVERLAP AND TAPE JOINTS 12" MIN. AND SEAL VERTICAL PENETRATIONS) ON 4" COMPACTED GRAVEL ON 95% COMPACTED SOIL (TERMITE TREATED)

1 HR EXTERIOR WALL (1HR) - UL U305
EXTERIOR VENEER ON 2X6 STUDS (16" O.C.) ON EXTERIOR SHEATHING (5/8" WP) B. ON 2X6 WOOD STUDS W/ R-19 BATT INSULATION, WITH 5/8" TYPE 'X' GWB INTERIOR

TYPICAL UNIT FLOOR/CEILING ASSEMBLY - (1HR) - UL L574
FINISH FLOOR MATERIAL ON ¾" T&G OPPOSITE ON 3/8" ACOUSTIMAT 2 AT HARD SURFACES (SEE UNIT PLANS FOR LOCATIONS) ON 3/4" T&G SUB-FLOOR ON 18" PARALLEL CHORD WOOD TRUSS (SEE STRUCTURAL DRAWINGS) WITH SOUND BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF SUB FLOOR AND 5/8" TYPE C GWB ON 1/2" SINGLE LEG RESILIENT CHANNELS INSTALLED ON BOTTOM OF TRUSSES (REF. A5.51 FOR INSTALLATION)

** 2 1/2" LW. CONCRETE ON ICE & WATER SHIELD ON 3/4" T&G SUB FLOOR ... IN BRIDGEWAYS

TYPICAL BALCONY ASSEMBLY
2X6 TO DESIGN ON 2X PT. WOOD FRAMING (OR WOLMANIZED ENGINEERED LUMBER, REF. STRUCTURAL) - SLOPE TOP CHORD 1/4" PER 12" (SEE STRUCTURAL FOR SIZE AND LAYOUT).

FIRE BLOCKING AND DRAFTSTOPPING
PROVIDE FIREBLOCKING AND DRAFTSTOP WHERE REQUIRED BY CODE, INCLUDING AS CALLED FOR IN SCBC SECTION 718. AT FIREWALL IF CALLED FOR, PROVIDE NON-COMBUSTIBLE FIRE BLOCKING.

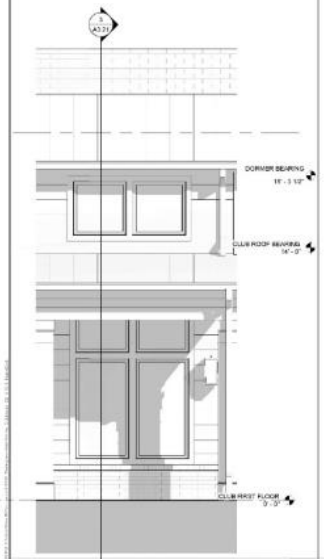
TYPICAL CORRIDOR FLOOR/CEILING ASSEMBLY (1 HR) - UL L545
2 1/2" LIGHTWEIGHT CONCRETE WITH FIBER MESH ON 1/4" ON WATERPROOF MEMBRANE ON 3/4" T&G PLYWOOD SUBFLOOR ON 2X TRUSS FRAMING (SEE STRUCTURAL FOR SIZE AND LAYOUT) WITH SOUND BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF SUB FLOOR AND 5/8" TYPE C GWB ON 1/2" SINGLE LEG RESILIENT CHANNELS INSTALLED ON BOTTOM OF TRUSSES (REF A5.51 FOR INSTALLATION)

TYPICAL ROOF/CEILING ASSEMBLY (1 HR) - UL P522
25 YR. MIN. ARCHITECTURAL SHINGLES* ON 15 # BUILDING FELT ON T&G SHEATHING (3/4") ON WOOD TRUSS WITH R-30 BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF ROOF SHEATHING WITH 5/8" TYPE C GWB ON 1/2" RESILIENT CHANNELS INSTALLED TO BOTTOM OF TRUSSES.

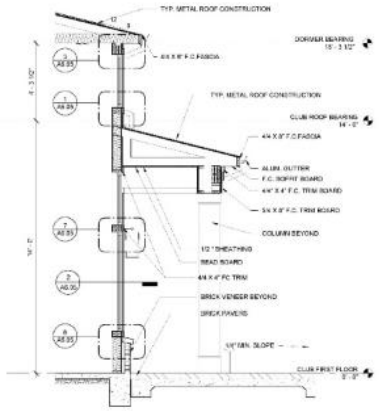
* OR STANDING SEAM METAL ROOF IN SELECT LOCATIONS. SEE ROOF PLANS & ELEVATIONS

TYPICAL CORRIDOR (1/2 HR) WALL ASSEMBLY - UL 381
NO STUDS REQUIRED - 5/8" TYPC 'X' GWB ON WEATHER RESISTANT BARRIER ON OSB SHEATHING ON 2X FRAMING WITH 5/8" GWB ON INTERIOR (UNIT) FACE.

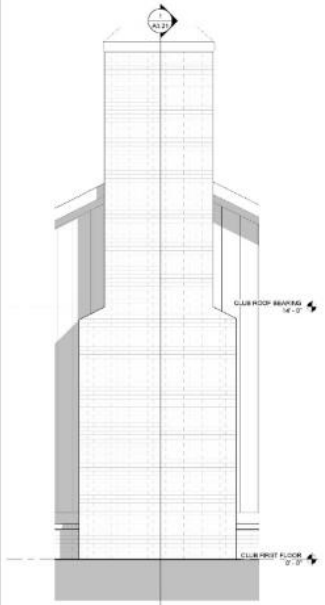
AT STAIR CORES, CONTINUE EXTERIOR MATERIALS INTO STAIRS.



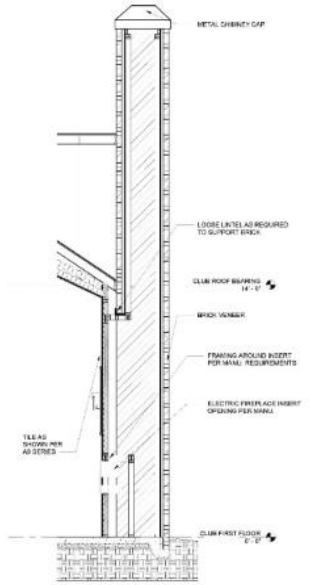
ELEVATION @ PORCH 4
3/8" = 1'-0"



CLUB WALL SECTION @ PORCH 3
3/8" = 1'-0"



WALL SECTION ELEV. @ FIREPLACE 2
3/8" = 1'-0"



CLUBHOUSE SECTION @ FIREPLACE 1
3/8" = 1'-0"

CLINE DESIGN
2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/335-7273
ClineDesignAssoc.com

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STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C0601
REGISTERED ARCHITECTS

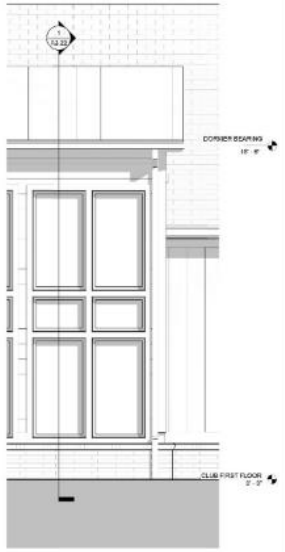
STATE OF SOUTH CAROLINA
ORLANDO FIGUERRA
CHARLESTON, SC
No 10315
REGISTERED ARCHITECT
06.17.16

PROJECT: 218045
DATE: 06.03.16
REVISIONS DATE

DRAWN BY: FL, AF, TP
CHECKED BY: KB

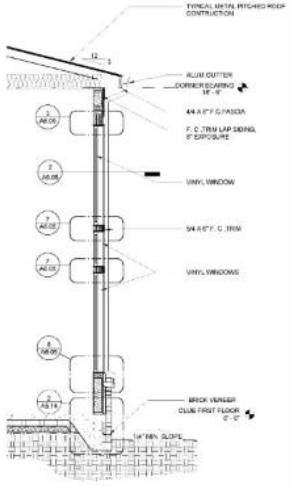
CLUBHOUSE WALL SECTION/ELEVATIONS

A3.21



CLUBHOUSE ELEV. @ FITNESS 2

3/8" = 1'-0"



CLUBHOUSE SECTION @ FITNESS 1

3/8" = 1'-0"

GENERAL NOTES

CONCRETE STRUCTURAL FLOOR
4" CONCRETE ON 10 MIL. POLY MEMBRANE (OVERLAP AND TAPE JOINTS 12" MIN. AND SEAL VERTICAL PENETRATIONS) ON 4" COMPACTED GRAVEL ON 95% COMPACTED SOIL (TERMITE TREATED)

1 HR EXTERIOR WALL (1HR) - UL U305
EXTERIOR VINYL SIDING (SEE ELEVATIONS) ON EXTERIOR SHEATHING (5/8" TYP.), ON 2x (WOOD) STUDS W/ R-19 BATT INSULATION, WITH 5/8" TYPE 'X' GWB INTERIOR

TYPICAL UNIT FLOOR/CEILING ASSEMBLY - (1HR) - UL L574
FINISH FLOOR MATERIAL ON ** 3/4" OPPOSITE ON 3/8" ACOUSTIMAT 2 AT HARD SURFACES (SEE UNIT PLANS FOR LOCATIONS), ON 3/4" T&G SUB-FLOOR ON 18" PARALLEL CHORD WOOD TRUSS (SEE STRUCTURAL DRAWINGS) WITH SOUND BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF SUB FLOOR AND 5/8" TYPE C GWB ON 6/2" SINGLE LEG RESILIENT CHANNELS INSTALLED ON BOTTOM OF TRUSSES (REF. A5.51 FOR INSTALLATION)

** 2 1/2" LW. CONCRETE ON ICE & WATER SHIELD ON 3/4" T&G SUB FLOOR ... IN BRIDGEWAYS

TYPICAL BALCONY ASSEMBLY
2"x 10 DESIGNS OM 2X PT. 40/50 FRAMING (OR WOLMANIZED ENGINEERED LUMBER, REF. STRUCTURAL) - SLOPE TOP CHORD IN " FOR 1/2" (SEE STRUCTURAL FOR SIZE AND LAYOUT).

REBLOCKING AND DRAFTSTOPPING
PROVIDE FIREBLOCKING AND DRAFTSTOP WHERE REQUIRED BY CODE, INCLUDING AS CALLED FOR IN SCBC SECTION 718, 27 FIREWALL IF CALLED FOR. PROVIDE NON-COMBUSTIBLE FIRE BLOCKING.

TYPICAL CORRIDOR FLOOR/CEILING ASSEMBLY (1 HR) - UL L545
2 1/2" LIGHTWEIGHT CONCRETE WITH FIBER MESH ON 1/4" ON WATERPROOF MEMBRANE ON 3/4" T&G PLYWOOD SUBFLOOR ON 2X TRUSS/FRAMING (SEE STRUCTURAL FOR SIZE AND LAYOUT) WITH SOUND BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF SUB FLOOR AND 5/8" TYPE C GWB ON 1/2" SINGLE LEG RESILIENT CHANNELS INSTALLED ON BOTTOM OF TRUSSES (REF A5.51 FOR INSTALLATION)

TYPICAL ROOF/CEILING ASSEMBLY (1 HR) - UL P522
25 YR. MIN. ARCHITECTURAL SHINGLES* ON 15 # BUILDING FELT ON T&G SHEATHING (3/4") ON WOOD TRUSS WITH R-30 BATT INSULATION INSTALLED TIGHT TO UNDERSIDE OF ROOF SHEATHING WITH 5/8" TYPE C GWB ON 1/2" RESILIENT CHANNELS INSTALLED TO BOTTOM OF TRUSSES.

* OR STANDING SEAM METAL ROOF IN SELECT LOCATIONS. SEE ROOF PLANS ELEVATIONS

TYPICAL CORRIDOR / UNIT WALL ASSEMBLY - UL 305
5/8" TYPE X GYPSUM BOARD ON 1/2" WOOD SHEATHING WITH MOISTURE RESISTANT BARRIER ON OSB SHEATHING ON 2X FRAMING WITH 5/8" GWB ON INTERIOR (UNIT) FACE.

AT STAIR CORES, CONTINUE EXTERIOR MATERIALS INTO STAIRS.

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C00301
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
CLINE DESIGN
No 10381
REGISTERED ARCHITECT

06.17.19

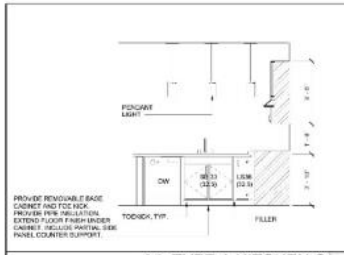
PROJECT: 218045
DATE: 06.03.19

REVISIONS	DATE

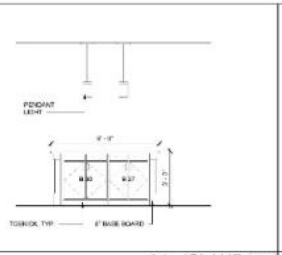
DRAWN BY: FL, AF, TP
CHECKED BY: KB

CLUBHOUSE WALL SECTION/ELEVATIONS

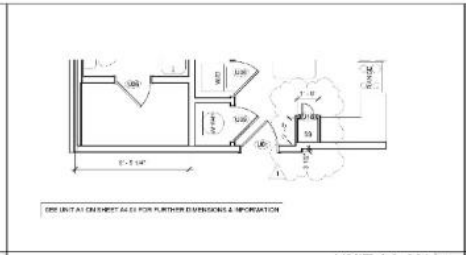
A3.22



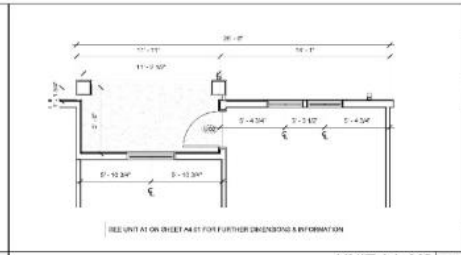
A1_TYPE A KITCHEN C 14
3/8" = 1'-0"



A1 - ISLAND 9
3/8" = 1'-0"

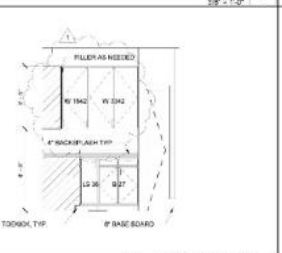


UNIT A1_M1 15
1/4" = 1'-0"

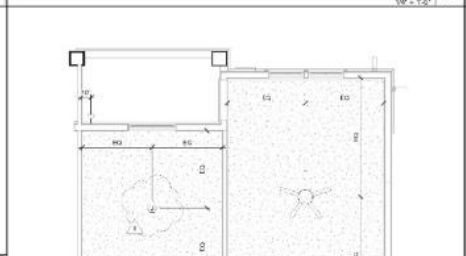


UNIT A1_M2 16
1/4" = 1'-0"

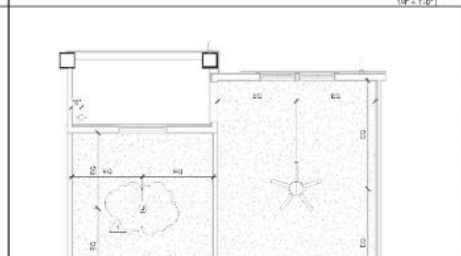
A1_TYPE A KITCHEN B 13
3/8" = 1'-0"



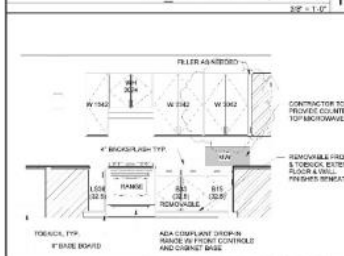
A1 - KITCHEN A 8
3/8" = 1'-0"



UNIT A1_TYPE A RCP 4
1/4" = 1'-0"

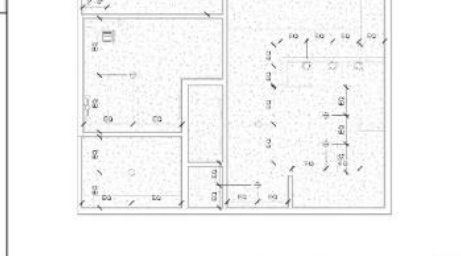


UNIT A1 RCP 3
1/4" = 1'-0"



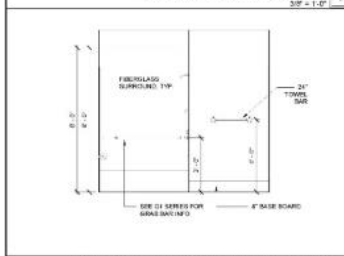
A1_TYPE A KITCHEN A 12
3/8" = 1'-0"

A1 - KITCHEN B 7
3/8" = 1'-0"

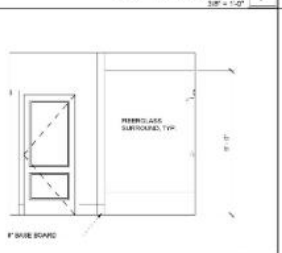


UNIT A1_TYPE A 2
1/4" = 1'-0"

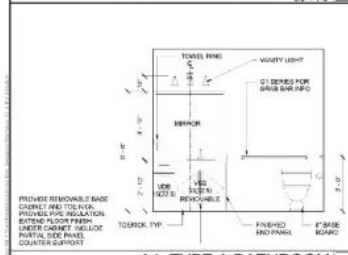
UNIT A1 1
1/4" = 1'-0"



UNIT A1_TYPE A BATH ELEV. B 11
3/8" = 1'-0"



A1 - BATHROOM B 6
3/8" = 1'-0"



A1_TYPE A BATHROOM 10
3/8" = 1'-0"

A1 - BATHROOM A 5
3/8" = 1'-0"

SYMBOL LEGEND

XX ★ - DENOTES WALL ASSEMBLY

XX - DENOTES DOOR TYPE (SEE SHEET A6.01 FOR DOOR SCHEDULE & SEE ELEVATIONS FOR BALCONY DOOR TYPES.

ABBREVIATIONS

FLOORS:
WD WOOD (NOT USED)
CT CERAMIC TILE
VCT VINYL COMPOSITE TILE
CONC CONCRETE
VP VINYL PLANK
CPT CARPET
TL TILE

FE FIRE EXTINGUISHER
EP ELECTRICAL PANEL. SEE ELEC DWGS
**EP ELECTRICAL PANEL. SEE ELEC DWGS PROVIDE PANEL COVER

TYPICAL UNIT FLOORING: LVT/CARPET/CERAMIC TILE

CABINET NOTES

1. WALL CABINETS TO HAVE TWO ADJUSTABLE SHELVES UNLESS OTHERWISE NOTED.

2. 4" TOE SPACE BELOW ALL BASE CABINETS.

3. FIELD VERIFY ALL EXISTING CONDITIONS BEFORE CABINETS ARE ORDERED.

GENERAL NOTES

1. DIMENSIONS ARE FROM FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE. G.C. SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS BEFORE COMMENCING WORK.

2. CONTRACTOR TO PROVIDE BLOCKING FOR ALL TOILET FIXTURES, ACCESSORIES, GRAB BARS AND CABINETRY. GRAB BARS TO BE INSTALLED UPON REQUEST OF DISABLED TENANT.

3. TOILET PAPER DISPENSER TO BE MOUNTED 19" A.F.F. TOWEL BARS TO BE MOUNTED 5'-0" A.F.F. WHEN BEHIND TOILETS OTHERWISE MOUNT 4'-0" A.F.F.

4. 1S19 INDICATES ONE SHELF/ONE ROD. THE ROD IS TO BE 5'-6" A.F.F. UNLESS NOTED OTHERWISE.

5. 2S26 INDICATES TWO SHELVES/TWO RODS. THE LOWER ROD IS TO BE 3'-0" A.F.F. THE UPPER ROD IS TO BE 5'-6" A.F.F. (CLOSET CONFIGURATIONS ONLY)

6. 5S INDICATES FIVE SHELVES. THE LOWEST SHELF IS TO BE 21" A.F.F. UNLESS NOTED OTHERWISE. THE REMAINING SHELVES ARE TO BE 12" ABOVE THE ONE BELOW UNLESS NOTED OTHERWISE.

7. 1S INDICATES ONE SHELF @ 5'-6" A.F.F.

8. CONTRACTOR TO SUPPORT ALL RODS AND SHELVES WITH ADEQUATE IN WALL BLOCKING.

9. ALL ANGLED WALLS ARE INCREMENTS OF 45 DEG. UNLESS NOTED OTHERWISE.

10. SEE WALL SECTIONS FOR LOCATIONS OF THERMAL AND ACOUSTICAL INSULATION.

11. PROVIDE ACCESSIBLE THRESHOLDS AT ALL EXTERIOR DOORS.

12. "PRE ROCK" TUBS WHERE INSTALLED ADJACENT TO RATED WALLS.

13. FIELD VERIFY AND COORDINATE LOCATIONS OF PLUMBING/ELECTRICAL/TOILETS & FLOOR TRUSSES PRIOR TO COMMENCING WORK.

14. FIELD VERIFY BATHROOM MIRROR SIZES.

15. SEE ELEVATIONS FOR WINDOW TYPES. SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.

16. SEE SHEET G0.11 ACCESSIBILITY DETAILS FOR ACCESSIBILITY REQUIREMENTS INCLUDING GRAB BAR LOCATIONS FOR TOILET & TUBS IN ADA BATHS.

17. ALL WALLS ARE 3 1/2" WOOD UNLESS OTHERWISE NOTED

18. 1" DENOTES -VERIFY TUB INSERT WIDTH & LENGTH FOR CORRECT ROUGH FRAMING DIMENSIONS

19. APPLY FINISH COAT TO ALL EXPOSED CONCRETE COLUMNS FOR SMOOTH, CONSISTENT TEXTURE AND COLOR.

20. ALL DUCT WORK TO BE COVERED. PROVIDE ADDITIONAL SOFFITS AS NEEDED PER MECHANICAL PLANS.

21. ALL CLEARANCES TO BE CHECKED AND VERIFIED BY G.C. w/ APPLIANCE AND FIXTURE PACKAGES.

22. ACCESSORIES TO MATCH FAUCETS (BATH - CHROME ; KITCHEN - SATIN)

23. STANDARD WIRE SHELVING

24. ALL BATHROOMS AT ALL UNITS REQUIRE REINFORCING AT TOILETS, BATHTUBS AND SHOWERS. ENTIRE GRAB BAR REINFORCEMENT AT TOILET REAR SIDE WALLS, BATHTUB HEAD/FOOT WALLS, AND SHOWER WALLS IS A FULL COVERAGE AREA BETWEEN 32" & 36" AFF. AND AT BATHTUB BACK WALL IS A FULL CONTINUOUS COVERAGE AREA BETWEEN 6" ABOVE BATHTUB RIM TO 36" AFF. SEE SHEET G1.05 ACCESSIBILITY DETAILS FOR ADDITIONAL INFORMATION.

25. PROVIDE VENT ABOVE DOOR FOR WP/AH CLOSET.

26. PROVIDE FINISHED END PANEL ON ALL EXPOSED SIDES & BACKS OF CABINEWORK.

RCP LEGEND

CEILING FAN WITH LIGHT KIT
WALL MOUNTED VANITY LIGHT
PENDANT LIGHT
RECESSED CAN LIGHT
EXHAUST FAN
TRACK LIGHTING
WALL MOUNTED OUTDOOR LIGHT

RCP NOTES

1. HVAC & LIGHTING FIXTURES SHOWN ARE FOR REFERENCE PURPOSES ONLY. REFER TO OWNER'S INTERIOR DESIGN REPRESENTATIVE'S DRAWINGS & RHE DRAWINGS FOR FINAL LIGHTING FIXTURE & HVAC DIFFUSER LOCATIONS.

2. DIMENSIONS & MATERIALS SHOWN ARE FOR REFERENCE PURPOSES ONLY. COORDINATE FINISHES & FINAL DESIGN w/ OWNER'S INTERIOR DESIGN REPRESENTATIVE.

3. GENERAL CONTRACTOR TO COORDINATE ALL SOFFIT / BULKHEAD FRAMING w/ FINAL LIGHTING FIXTURES & HVAC DIFFUSER LOCATIONS.

4. FIELD VERIFY CEILING HEIGHTS SHOWN ON RCP DRAWINGS PRIOR TO INSTALLATION OF ALL MECHANICAL DUCTWORK, SPRINKLER PIPING, ELECTRICAL EQUIPMENT, CONDUITS, ETC. ARCHITECT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

5. SEE OWNER'S INTERIOR DESIGN REPRESENTATIVE'S DRAWINGS FOR ANY & ALL BUILT IN CABINEWORK, TV/BLE HOLDING LOCATIONS.

CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Cline@cline-design.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA — RALEIGH, NC C0800 — REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA — ORLANDO FIGARIS — ORFIGARIS@CDA.COM — No. 5838 — REGISTERED ARCHITECT — 06.17.19

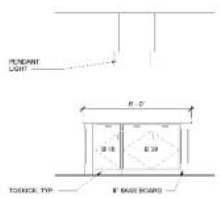
PROJECT: 2180045
DATE: 03.27.20

REVISIONS:	DATE
1 Owner & Permit Changes	4.24.20

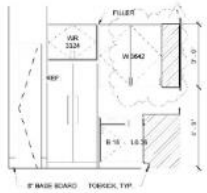
DRAWN BY: RL, AP, TP
CHECKED BY: KB

UNIT A1

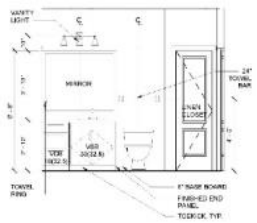
A4.01



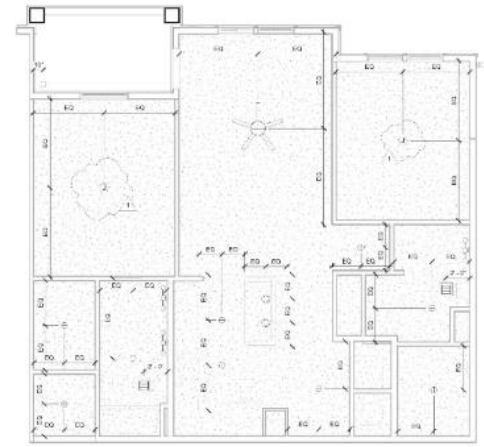
ISLAND ELEV. 9
3/8" = 1'-0"



KITCHEN ELEV. B 8
3/8" = 1'-0"

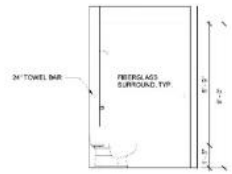


BATH ELEV. A 5
3/8" = 1'-0"

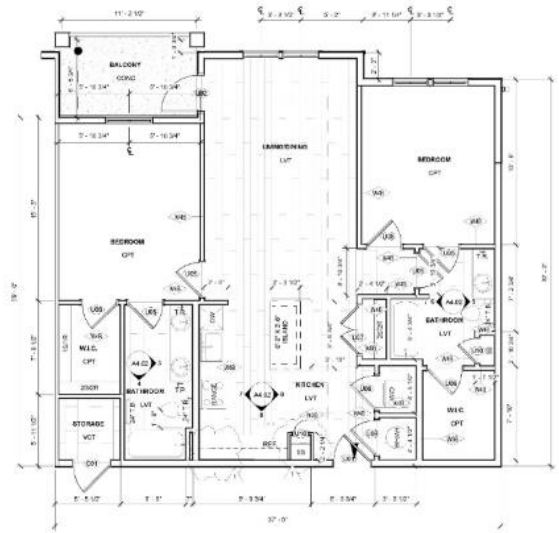


UNIT B1 RCP 2
1/4" = 1'-0"

KITCHEN ELEV. A 7
3/8" = 1'-0"

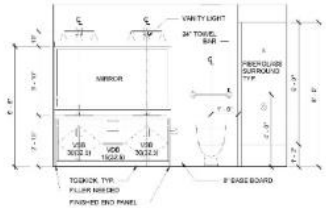


MASTER B. ELEV. B 4
3/8" = 1'-0"



UNIT B1 1
1/4" = 1'-0"

BATH ELEV. B 6
3/8" = 1'-0"



MASTER B. ELEV. A 3
3/8" = 1'-0"

SYMBOL LEGEND

XX ★ -DENOTES WALL ASSEMBLY

XX -DENOTES DOOR TYPE (SEE SHEET A6.01 FOR DOOR SCHEDULE) (SEE ELEVATIONS FOR BALCONY DOOR TYPES.

ABBREVIATIONS

FLOORS:

WD	WOOD (NOT USED)
CT	CERAMIC TILE
VCT	VINYL COMPOSITE TILE
CONC	CONCRETE
VP	VINYL PLANK
CPT	CARPET
TL	TILE
FE	FIRE EXTINGUISHER
EP	ELECTRICAL PANEL. SEE ELEC DWGS
**EP	ELECTRICAL PANEL. SEE ELEC DWGS PROVIDE PANEL COVER

TYPICAL UNIT FLOORING: LVT/CARPET/CERAMIC TILE

CABINET NOTES

1. WALL CABINETS TO HAVE TWO ADJUSTABLE SHELVES UNLESS OTHERWISE NOTED.

2. 4" TOE SPACE BELOW ALL BASE CABINETS.

3. FIELD VERIFY ALL EXISTING CONDITIONS BEFORE CABINETS ARE ORDERED.

GENERAL NOTES

1. DIMENSIONS ARE FROM FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE. G.C. SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS BEFORE COMMENCING WORK.

2. CONTRACTOR TO PROVIDE BLOCKING FOR ALL TOILET FIXTURES, ACCESSORIES, GRAB BARS AND CABINETRY. GRAB BARS TO BE INSTALLED UPON REQUEST OF DISABLED TENANT.

3. TOILET PAPER DISPENSER TO BE MOUNTED 19" A.F.F. TOWEL BARS TO BE MOUNTED 5'-0" A.F.F. WHEN BEHIND TOILETS OTHERWISE MOUNT 4'-0" A.F.F.

4. 1S19 INDICATES ONE SHELF/ONE ROD. THE ROD IS TO BE 5'-6" A.F.F. UNLESS NOTED OTHERWISE.

5. 2S26 INDICATES TWO SHELVES/TWO RODS. THE LOWER ROD IS TO BE 3'-0" A.F.F. THE UPPER ROD IS TO BE 5'-6" A.F.F. (CLOSET CONDITIONS ONLY)

6. 5S INDICATES FIVE SHELVES. THE LOWEST SHELF IS TO BE 21" A.F.F. UNLESS NOTED OTHERWISE. THE REMAINING SHELVES ARE TO BE 15" ABOVE THE ONE BELOW UNLESS NOTED OTHERWISE.

7. 1S INDICATES ONE SHELF @ 5'-6" A.F.F.

8. CONTRACTOR TO SUPPORT ALL RODS AND SHELVES WITH ADEQUATE IN WALL BLOCKING.

9. ALL ANGLED WALLS ARE INCREMENTS OF 45 DEG. UNLESS NOTED OTHERWISE.

10. SEE WALL SECTIONS FOR LOCATIONS OF THERMAL AND ACOUSTICAL INSULATION.

11. PROVIDE ACCESSIBLE THRESHOLDS AT ALL EXTERIOR DOORS.

12. "TRU ROCK" TUBS WHERE INSTALLED ADJACENT TO RATED WALLS.

13. FIELD VERIFY AND COORDINATE LOCATIONS OF PLUMBING/ELECTRICAL/TOILETS & FLOOR DRAINS PRIOR TO COMMENCING WORK.

14. FIELD VERIFY BATHROOM MIRROR SIZES.

15. SEE ELEVATIONS FOR WINDOW TYPES. SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.

16. SEE SHEET G0.11 ACCESSIBILITY DETAILS FOR ACCESSIBILITY REQUIREMENTS INCLUDING GRAB BAR LOCATIONS FOR TOILET & TUBS IN ADA BATHS.

17. ALL WALLS ARE 3 1/2" WOOD UNLESS OTHERWISE NOTED

18. 1" DENOTES -VERIFY TUB INSERT WIDTH & LENGTH FOR CORRECT ROUGH FRAMING DIMENSIONS

19. APPLY FINISH COAT TO ALL EXPOSED CONCRETE COLUMNS FOR SMOOTH, CONSISTENT TEXTURE AND COLOR.

20. ALL DUCT WORK TO BE COVERED. PROVIDE ADDITIONAL SOFFITS AS NEEDED PER MECHANICAL PLANS.

21. ALL CLEARANCES TO BE CHECKED AND VERIFIED BY G.C. w/ APPLIANCE AND FIXTURE PACKAGES

22. ACCESSORIES TO MATCH FAUCETS (BATH - CHROME ; KITCHEN - SATIN)

23. STANDARD WIRE SHELVING

24. ALL BATHROOMS AT ALL UNITS REQUIRE REINFORCING AT TOILETS, BATHTUBS AND SHOWERS. ENTIRE GRAB BAR REINFORCEMENTS AT TOILET REAR BOB WALLS, BATHTUB HEAD/FOOT WALLS, AND SHOWER WALLS IS A FULL COVERAGE AREA BETWEEN 32" & 36" AFF. AND AT BATHTUB BACK WALL IS A FULL CONTINUOUS COVERAGE AREA BETWEEN 4" ABOVE BATHTUB RIM TO 36" AFF. SEE SHEET G1.05 ACCESSIBILITY DETAILS FOR ADDITIONAL INFORMATION.

25. PROVIDE VENT ABOVE DOOR FOR MOPAH CLOSET.

26. PROVIDE FINISHED END PANEL ON ALL EXPOSED SIDES & BACKS OF CABINWORK.

RCP LEGEND

CEILING FAN WITH LIGHT KIT

WALL MOUNTED VANITY LIGHT

PENDANT LIGHT

RECESSED CAN LIGHT

EXHAUST FAN

TRACK LIGHTING

WALL MOUNTED OUTDOOR LIGHT

RCP NOTES

1. HVAC & LIGHTING FIXTURES SHOWN ARE FOR REFERENCE PURPOSES ONLY. REFER TO OWNER'S INTERIOR DESIGN REPRESENTATIVE'S DRAWINGS & RHE DRAWINGS FOR FINAL LIGHTING FIXTURE & HVAC DIFFUSER LOCATIONS.

2. DIMENSIONS & MATERIALS SHOWN ARE FOR REFERENCE PURPOSES ONLY. COORDINATE FINISHES & FINAL DESIGN w/ OWNER'S INTERIOR DESIGN REPRESENTATIVE.

3. GENERAL CONTRACTOR TO COORDINATE ALL SOFFIT / BULKHEAD FRAMING w/ FINAL LIGHTING FIXTURES & HVAC DIFFUSER LOCATIONS.

4. FIELD VERIFY CEILING HEIGHTS SHOWN ON RCP DRAWINGS PRIOR TO INSTALLATION OF ALL MECHANICAL DUCTWORK, SPRINKLER PIPING, ELECTRICAL EQUIPMENT, CONDUITS, ETC. ARCHITECT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

5. SEE OWNER'S INTERIOR DESIGN REPRESENTATIVE'S DRAWINGS FOR ANY & ALL BUILT IN CABINWORK, TIMBER HOLDING LOCATIONS.

CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint@cinedesinc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC C0800
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
REGISTERED
No. 5839
REGISTERED ARCHITECT
06.17.19

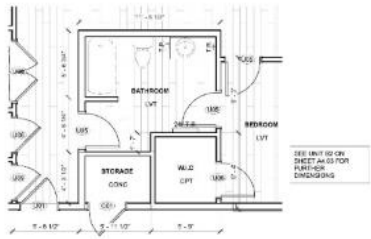
PROJECT: 2180045
DATE: 03.27.20

REVISIONS:	DATE
1 Owner & Permit Changes	4.24.20

DRAWN BY: RL, AP, TP
CHECKED BY: KB

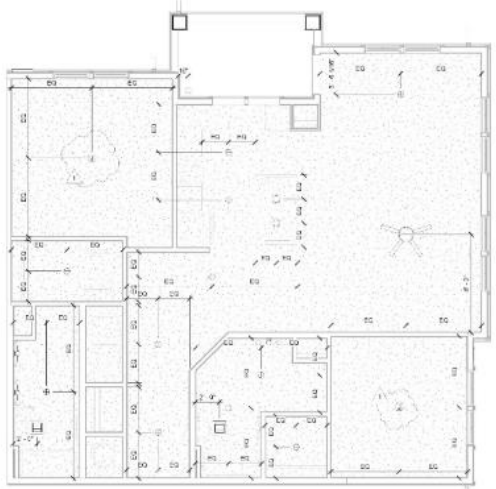
UNIT B1

A4.02

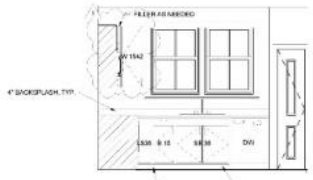


UNIT B2_ALT 1 10
1/4" = 1'-0"

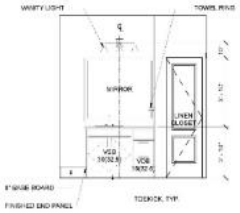
BATH ELEV. B 6
3/8" = 1'-0"



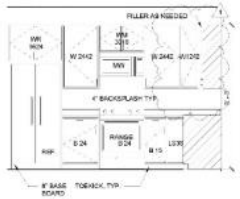
UNIT B2 RCP 2
1/4" = 1'-0"



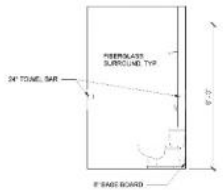
KITCHEN ELEV. B 9
3/8" = 1'-0"



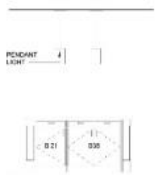
BATH ELEV. A 5
3/8" = 1'-0"



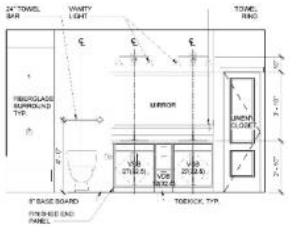
KITCHEN ELEV. A 8
3/8" = 1'-0"



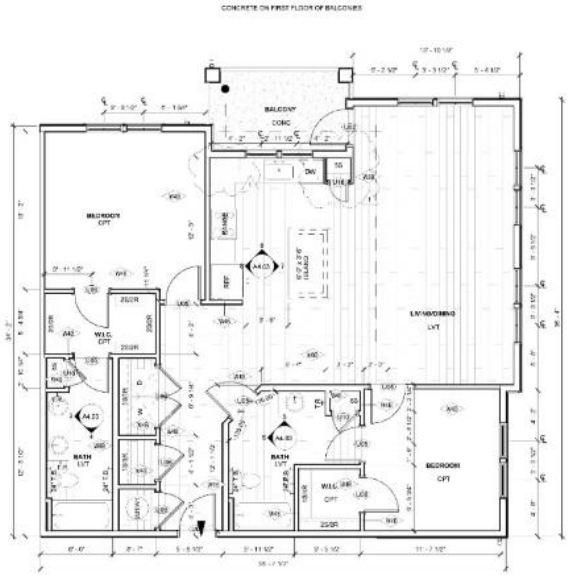
MASTER B. ELEV. B 4
3/8" = 1'-0"



ISLAND ELEV. 7
3/8" = 1'-0"



MASTER B. ELEV. A 3
3/8" = 1'-0"



UNIT B2 1
1/4" = 1'-0"

SYMBOL LEGEND

XX ★ -DENOTES WALL ASSEMBLY

XX -DENOTES DOOR TYPE (SEE SHEET A6.01 FOR DOOR SCHEDULE & SEE ELEVATIONS FOR BALCONY DOOR TYPES.

ABBREVIATIONS

FLOORS:
WD WOOD (NOT USED)
CT CERAMIC TILE
VCT VINYL COMPOSITE TILE
CONC CONCRETE
VP VINYL PLANK
CPT CARPET
TL TILE

FE FIRE EXTINGUISHER
EP ELECTRICAL PANEL, SEE ELEC DWGS
**EP ELECTRICAL PANEL, SEE ELEC DWGS PROVIDE PANEL COVER

TYPICAL UNIT FLOORING: LVT/CARPET/CERAMIC TILE

CABINET NOTES

1. WALL CABINETS TO HAVE TWO ADJUSTABLE SHELVES UNLESS OTHERWISE NOTED.

2. 4" TOE SPACE BELOW ALL BASE CABINETS.

3. FIELD VERIFY ALL EXISTING CONDITIONS BEFORE CABINETS ARE ORDERED.

GENERAL NOTES

1. DIMENSIONS ARE FROM FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE. G.C. SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS BEFORE COMMENCING WORK.

2. CONTRACTOR TO PROVIDE BLOCKING FOR ALL TOILET FIXTURES, ACCESSORIES, GRAB BARS AND CABINETRY. GRAB BARS TO BE INSTALLED UPON REQUEST OF DISABLED TENANT.

3. TOILET PAPER DISPENSER TO BE MOUNTED 19" A.F.F. TOWEL BARS TO BE MOUNTED 5'-0" A.F.F. WHEN BEHIND TOILETS OTHERWISE MOUNT 4'-0" A.F.F.

4. 15/19 INDICATES ONE SHELF/ONE ROD. THE ROD IS TO BE 5'-6" A.F.F. UNLESS NOTED OTHERWISE.

5. 25/28 INDICATES TWO SHELVES/TWO RODS. THE LOWER ROD IS TO BE 3'-0" A.F.F. THE UPPER ROD IS TO BE 5'-6" A.F.F. (CLOSET CONDITIONS ONLY)

6. 5S INDICATES FIVE SHELVES. THE LOWEST SHELF IS TO BE 21" A.F.F. UNLESS NOTED OTHERWISE. THE REMAINING SHELVES ARE TO BE 13" ABOVE THE ONE BELOW UNLESS NOTED OTHERWISE.

7. 19 INDICATES ONE SHELF @ 5'-6" A.F.F.

8. CONTRACTOR TO SUPPORT ALL RODS AND SHELVES WITH ADEQUATE IN WALL BLOCKING.

9. ALL ANGLED WALLS ARE INCREMENTS OF 45 DEG. UNLESS NOTED OTHERWISE.

10. SEE WALL SECTIONS FOR LOCATIONS OF THERMAL AND ACOUSTICAL INSULATION.

11. PROVIDE ACCESSIBLE THRESHOLDS AT ALL EXTERIOR DOORS.

12. "TRU ROCK" TUBS WHERE INSTALLED ADJACENT TO RATED WALLS.

13. FIELD VERIFY AND COORDINATE LOCATIONS OF PLUMBING/ELECTRICAL/TOILETS & FLOOR DRAINS PRIOR TO COMMENCING WORK.

14. FIELD VERIFY BATHROOM MIRROR SIZES.

15. SEE ELEVATIONS FOR WINDOW TYPES. SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.

16. SEE SHEET G0.11 ACCESSIBILITY DETAILS FOR ACCESSIBILITY REQUIREMENTS INCLUDING GRAB BAR LOCATIONS FOR TOILET & TUBS IN ADA BATHS.

17. ALL WALLS ARE 3 1/2" WOOD UNLESS OTHERWISE NOTED

18. 1" IDENOTES VERIFY TUB INSERT WIDTH & LENGTH FOR CORRECT ROUGH FRAMING DIMENSIONS

19. APPLY FINISH COAT TO ALL EXPOSED CONCRETE COLUMNS FOR SMOOTH, CONSISTENT TEXTURE AND COLOR.

20. ALL DUCT WORK TO BE COVERED. PROVIDE ADDITIONAL SOFFITS AS NEEDED PER MECHANICAL PLANS.

21. ALL CLEARANCES TO BE CHECKED AND VERIFIED BY G.C. w/ APPLIANCE AND FIXTURE PACKAGES.

22. ACCESSORIES TO MATCH FAUCETS (BATH - CHROME ; KITCHEN - SATIN)

23. STANDARD WIRE SHELVING

24. ALL BATHROOMS AT ALL UNITS REQUIRE REINFORCING AT TOILETS, BATHTUBS AND SHOWERS. ENTIRE GRAB BAR REINFORCEMENT AT TOILET REAR/SIDE WALLS, BATHTUB HEAD/FOOT WALLS, AND SHOWER WALLS IS A FULL COVERAGE AREA BETWEEN 32" & 58" AFF. AND AT BATHTUB BACK WALL IS A FULL CONTINUOUS COVERAGE AREA BETWEEN 6" ABOVE BATHTUB RIM TO 58" AFF. SEE SHEET G1.05 ACCESSIBILITY DETAILS FOR ADDITIONAL INFORMATION.

25. PROVIDE VENT ABOVE DOOR FOR VPAH CLOSET.

26. PROVIDE FINISHED END PANEL ON ALL EXPOSED SIDES & BACKS OF CABINWORK.

RCP LEGEND

CEILING FAN WITH LIGHT KIT

WALL MOUNTED VANITY LIGHT

PENDANT LIGHT

RECESSED CAN LIGHT

EXHAUST FAN

TRACK LIGHTING

WALL MOUNTED OUTDOOR LIGHT

RCP NOTES

1. HVAC & LIGHTING FIXTURES SHOWN ARE FOR REFERENCE PURPOSES ONLY. REFER TO OWNER'S INTERIOR DESIGN REPRESENTATIVE'S DRAWINGS & RME DRAWINGS FOR FINAL LIGHTING FIXTURE & HVAC DIFFUSER LOCATIONS.

2. DIMENSIONS & MATERIALS SHOWN ARE FOR REFERENCE PURPOSES ONLY. COORDINATE FINISHES & FINAL DESIGN w/ OWNER'S INTERIOR DESIGN REPRESENTATIVE.

3. GENERAL CONTRACTOR TO COORDINATE ALL SOFFIT / BULKHEAD FRAMING w/ FINAL LIGHTING FIXTURES & HVAC DIFFUSER LOCATIONS.

4. FIELD VERIFY CEILING HEIGHTS SHOWN ON RCP DRAWINGS PRIOR TO INSTALLATION OF ALL MECHANICAL DUCTWORK, SPRINKLER PIPING, ELECTRICAL EQUIPMENT, CONDUITS, ETC. ARCHITECT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

5. SEE OWNER'S INTERIOR DESIGN REPRESENTATIVE'S DRAWINGS FOR ANY & ALL BUILT IN CASEWORK, THIS IS HOLDING LOCATIONS.

CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Cline@cline-cline.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC C0800
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
ARCHITECTURE
No. 5838
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20

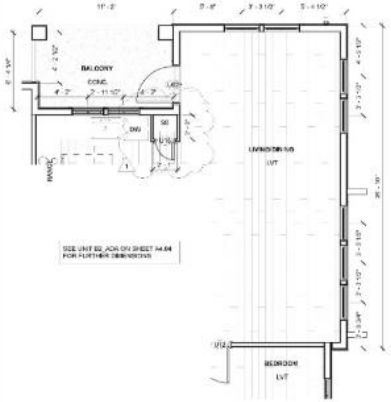
REVISIONS:		DATE
1	Owner & Permit Changes	4.24.20

DRAWN BY: RL, AP, TP
CHECKED BY: KB

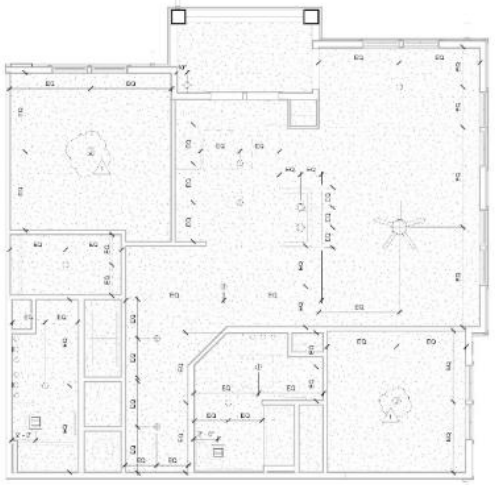
UNIT B2

A4.03

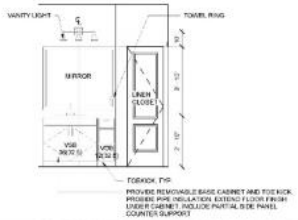
UNIT B2_M1 10
1/4" = 1'-0"



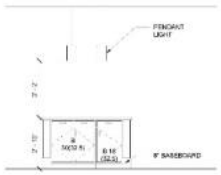
UNIT B2_M1 ADA 6
1/4" = 1'-0"



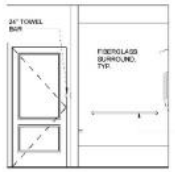
UNIT B2_TYPE A RCP 2
1/4" = 1'-0"



UNIT B2_TYPE A - BATH ELEV. 1 9
3/8" = 1'-0"



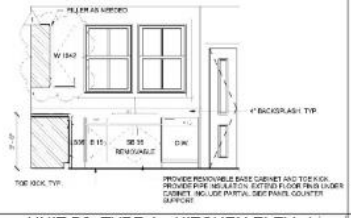
UNIT B2_TYPE A - ISLAND 5
3/8" = 1'-0"



UNIT B2_TYPE A BATH ELEV. 3 8
3/8" = 1'-0"

UNIT B2_TYPE A - KITCHEN ELEV. 2 4
3/8" = 1'-0"

UNIT B2_TYPE A BATH ELEV. 2 7
3/8" = 1'-0"



UNIT B2_TYPE A - KITCHEN ELEV. 1 3
3/8" = 1'-0"

UNIT B2_TYPE A 1
1/4" = 1'-0"

SYMBOL LEGEND

XX ★ -DENOTES WALL ASSEMBLY

XX -DENOTES DOOR TYPE (SEE SHEET A6.01 FOR DOOR SCHEDULE) (SEE ELEVATIONS FOR BALCONY DOOR TYPES.

ABBREVIATIONS

FLOORS:
WD WOOD (NOT USED)
CT CERAMIC TILE
VCT VINYL COMPOSITE TILE
CONC CONCRETE
VP VINYL PLANK
CPT CARPET
TL TILE

FE FIRE EXTINGUISHER
EP ELECTRICAL PANEL. SEE ELEC DWGS
**EP ELECTRICAL PANEL. SEE ELEC DWGS PROVIDE PANEL COVER
TYPICAL UNIT FLOORING: LVT/CARPET/CERAMIC TILE

CABINET NOTES

1. WALL CABINETS TO HAVE TWO ADJUSTABLE SHELVES UNLESS OTHERWISE NOTED.

2. 4" TOE SPACE BELOW ALL BASE CABINETS.

3. FIELD VERIFY ALL EXISTING CONDITIONS BEFORE CABINETS ARE ORDERED.

GENERAL NOTES

1. DIMENSIONS ARE FROM FACE OF STUD OR FACE OF CONCRETE UNLESS NOTED OTHERWISE. G.C. SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS BEFORE COMMENCING WORK.

2. CONTRACTOR TO PROVIDE BLOCKING FOR ALL TOILET FIXTURES, ACCESSORIES, GRAB BARS AND CABINETRY. GRAB BARS TO BE INSTALLED UPON REQUEST OF DISABLED TENANT.

3. TOILET PAPER DISPENSER TO BE MOUNTED 19" A.F.F. TOWEL BARS TO BE MOUNTED 5'-0" A.F.F. WHEN BEHIND TOILETS OTHERWISE MOUNT 4'-0" A.F.F.

4. 1S19 INDICATES ONE SHELF/ONE ROD. THE ROD IS TO BE 5'-6" A.F.F. UNLESS NOTED OTHERWISE.

5. 2S26 INDICATES TWO SHELVES/TWO RODS. THE LOWER ROD IS TO BE 3'-0" A.F.F. THE UPPER ROD IS TO BE 5'-6" A.F.F. (CLOSET CONDITIONS ONLY)

6. 5S INDICATES FIVE SHELVES. THE LOWEST SHELF IS TO BE 27" A.F.F. UNLESS NOTED OTHERWISE. THE REMAINING SHELVES ARE TO BE 12" ABOVE THE ONE BELOW UNLESS NOTED OTHERWISE.

7. 1S INDICATES ONE SHELF @ 5'-6" A.F.F.

8. CONTRACTOR TO SUPPORT ALL RODS AND SHELVES WITH ADEQUATE IN WALL BLOCKING.

9. ALL ANGLED WALLS ARE INCREMENTS OF 45 DEG. UNLESS NOTED OTHERWISE.

10. SEE WALL SECTIONS FOR LOCATIONS OF THERMAL AND ACOUSTICAL INSULATION.

11. PROVIDE ACCESSIBLE THRESHOLDS AT ALL EXTERIOR DOORS.

12. "FIRE ROCK" TUBS WHERE INSTALLED ADJACENT TO RATED WALLS.

13. FIELD VERIFY AND COORDINATE LOCATIONS OF PLUMBING FIXTURE TOILETS & FLOOR DRAINS PRIOR TO COMMENCING WORK.

14. FIELD VERIFY BATHROOM MIRROR SIZES.

15. SEE ELEVATIONS FOR WINDOW TYPES. SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.

16. SEE SHEET G0.11 ACCESSIBILITY DETAILS FOR ACCESSIBILITY REQUIREMENTS INCLUDING GRAB BAR LOCATIONS FOR TOILET & TUBS IN ADA BATHS.

17. ALL WALLS ARE 3 1/2" WOOD UNLESS OTHERWISE NOTED

18. 1" IDENOTES VERIFY TUB INSERT WIDTH & LENGTH FOR CORRECT ROUGH FRAMING DIMENSIONS

19. APPLY FINISH COAT TO ALL EXPOSED CONCRETE COLUMNS FOR SMOOTH, CONSISTENT TEXTURE AND COLOR.

20. ALL DUCT WORK TO BE COVERED. PROVIDE ADDITIONAL SOFFITS AS NEEDED PER MECHANICAL PLANS.

21. ALL CLEARANCES TO BE CHECKED AND VERIFIED BY G.C. w/ APPLIANCE AND FIXTURE PACKAGES

22. ACCESSORIES TO MATCH FAUCETS (BATH - CHROME ; KITCHEN - SATIN)

23. STANDARD WIRE SHELVING

24. ALL BATHROOMS AT ALL UNITS REQUIRE REINFORCING AT TOILETS, BATHTUBS AND SHOWERS. ENTIRE GRAB BAR REINFORCEMENT AT TOILET REAR SIDE WALLS, BATHTUB HEAD/FOOT WALLS, AND SHOWER WALLS IS A FULL COVERAGE AREA BETWEEN 32" & 36" AFF. AND AT BATHTUB BACK WALL IS A FULL CONTINUOUS COVERAGE AREA BETWEEN 6" ABOVE BATHTUB RIM TO 36" AFF. SEE SHEET G1.05 ACCESSIBILITY DETAILS FOR ADDITIONAL INFORMATION.

25. PROVIDE VENT ABOVE DOOR FOR WASH CLOSET.

26. PROVIDE FINISHED END PANEL ON ALL EXPOSED SIDES & BACKS OF CABINWORK.

RCP LEGEND

CEILING FAN WITH LIGHT KIT
WALL MOUNTED VANITY LIGHT
PENDANT LIGHT
RECESSED CAN LIGHT
EXHAUST FAN
TRACK LIGHTING
WALL MOUNTED OUTDOOR LIGHT

RCP NOTES

1. HVAC & LIGHTING FIXTURES SHOWN ARE FOR REFERENCE PURPOSES ONLY. REFER TO OWNER'S INTERIOR DESIGN REPRESENTATIVE'S DRAWINGS & RHE DRAWINGS FOR FINAL LIGHTING FIXTURE & HVAC DIFFUSER LOCATIONS.

2. DIMENSIONS & MATERIALS SHOWN ARE FOR REFERENCE PURPOSES ONLY. COORDINATE FINISHES & FINAL DESIGN w/ OWNER'S INTERIOR DESIGN REPRESENTATIVE.

3. GENERAL CONTRACTOR TO COORDINATE ALL SOFFIT / BULKHEAD FRAMING w/ FINAL LIGHTING FIXTURES & HVAC DIFFUSER LOCATIONS.

4. FIELD VERIFY CEILING HEIGHTS SHOWN ON RCP DRAWINGS PRIOR TO INSTALLATION OF ALL MECHANICAL DUCTWORK, SPRINKLER PIPING, ELECTRICAL EQUIPMENT, CONDUITS, ETC. ARCHITECT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

5. SEE OWNER'S INTERIOR DESIGN REPRESENTATIVE'S DRAWINGS FOR ANY & ALL BUILT IN CABINWORK, TV/BLE HOLDING LOCATIONS.

CLINE DESIGN
2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Ashjian@cline.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC 28601
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
REGISTRATION No. 5858
REGISTERED ARCHITECT
06.17.19

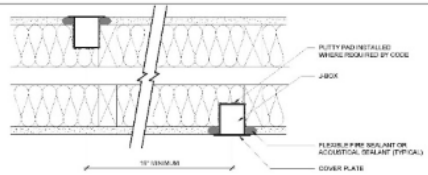
PROJECT: 218045
DATE: 03.27.20

REVISIONS:	DATE
1 Owner & Permit Changes	4.24.20

DRAWN BY: RL, AP, TP
CHECKED BY: KB

UNIT B2_TYPE A

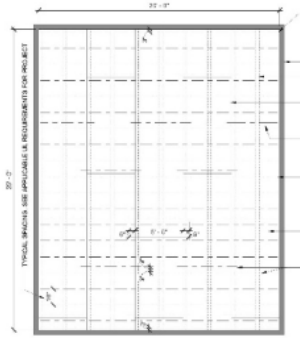
A4.04



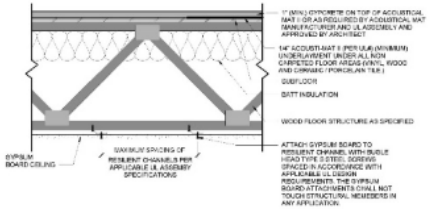
NOTES:

1. J-BOXES ARE NEEDED FOR ALL RECEPTACLES AND OUTLETS WHICH INCLUDES CABLE TV, SURROUND SOUND AND NICEN.
2. NO "BACK-TO-BACK" BOXES ARE PERMITTED. THERE SHOULD BE A MINIMUM OF ONE (1) STUD SPACE BETWEEN THE BOXES AT EITHER SIDE OF THE PARTY WALL WHERE POSSIBLE.
3. USE EXTENDERS FOR THE J-BOX SO THAT THE FRONT OF THE BOX IS FLUSH WITH THE OUTER MOST DRYWALL LAYER.
4. APPLY FIRE-RATED PUTTY PAD AS MADE BY 3M OR HILTI ON ALL FIVE (5) SIDES OF THE BOX (EXCEPT THE FRONT SIDE). THE PAD MUST BE ATTACHED "TIGHT" TO SEAL THE WIRE PENETRATIONS AND TO CLOSE THE UNUSED KNOCK OUT HOLES.
5. AN 1/2" WIDE BEAD OF FLEXIBLE FIRE SEALANT OR ACOUSTICAL SEALANT SHALL BE APPLIED BETWEEN DRYWALL AND THE J-BOX IN A 1/4" WIDE CRICK.

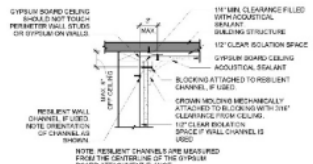
ACOUSTICAL TENANT WALL SEPARATION J-BOX 11
3" = 1'-0"



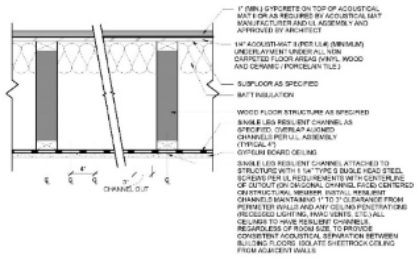
REFLECTED CEILING PLAN - TYPICAL RESILIENT CHANNEL INSTALLATION CRITERIA 7
1/4" = 1'-0"



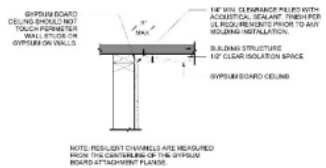
SECTION DETAIL - FLR/CLG CONSTRUCTION PARALLEL TO FLOOR STRUCTURE 4
1 1/2" = 1'-0"



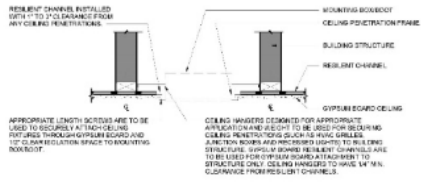
RESIL. CHANNEL SUPPORTED WALL (IF USED) SECTION DETAIL @ CEILING 10
1 1/2" = 1'-0"



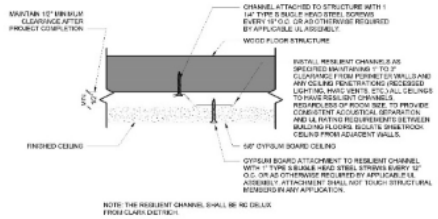
SECTION DETAIL - FLR/CLG CONSTRUCTION PERPENDICULAR TO FLOOR STRUCTURE 3
1 1/2" = 1'-0"



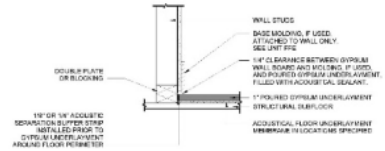
WALL SECTION DETAIL @ RESILIENT CHANNEL SUPPORTED CEILING 9
1 1/2" = 1'-0"



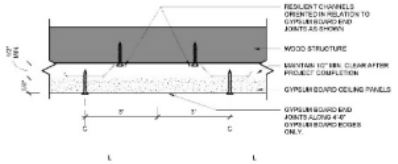
CEILING SECTION DETAIL @ PENETRATION1 6
1 1/2" = 1'-0"



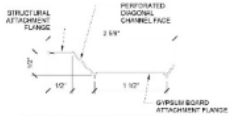
RESILIENT CHANNEL CEILING DETAIL1 2
6" = 1'-0"



WALL SECTION DETAIL AT FLOOR2 8
1 1/2" = 1'-0"



GYPSUM BOARD CEILING END JOINT SECTION DETAIL1 5
6" = 1'-0"



RESILIENT CHANNEL DETAIL1 1
12" = 1'-0"

CLINE DESIGN

2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7727
Clark.Dunlap@cline.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00801
REGISTERED ARCHITECTS

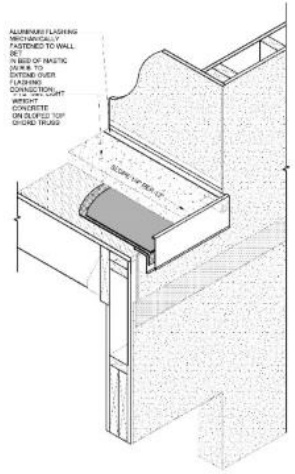
STATE OF SOUTH CAROLINA
ORLANDO ZIZARRO
ORANGEBURG
No. 5334
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

ACOUSTICAL DETAILS

A5.01



BREEZEWAY & BALCONY FLASHING SEQUENCE 08
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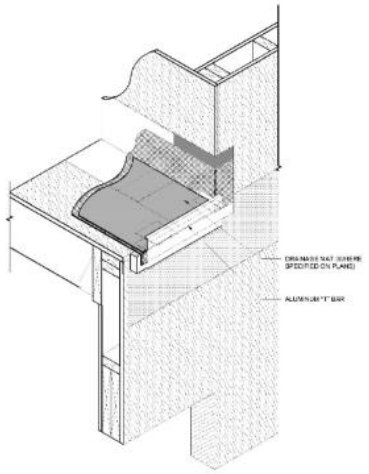

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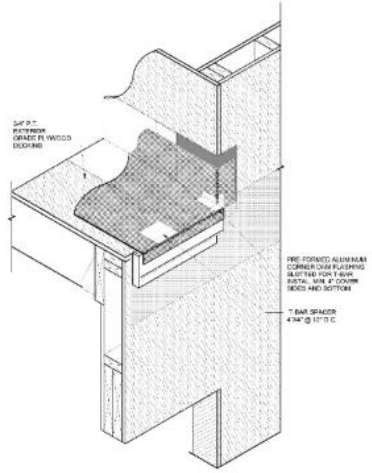

BREEZEWAY & BALCONY FLASHING SEQUENCE 04
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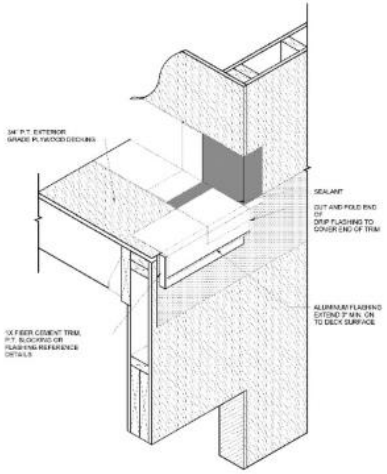

BREEZEWAY & BALCONY FLASHING SEQUENCE 02
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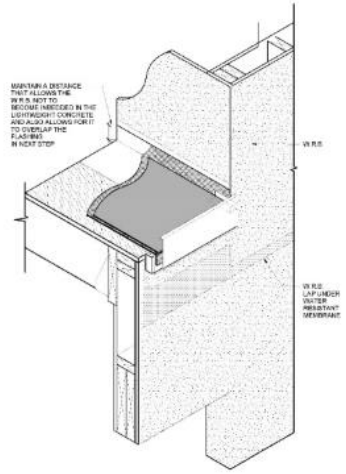

BREEZEWAY & BALCONY FLASHING SEQUENCE 07
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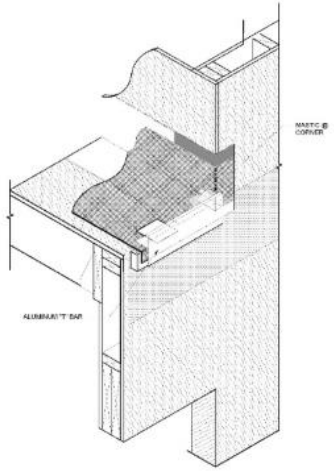

BREEZEWAY & BALCONY FLASHING SEQUENCE 05
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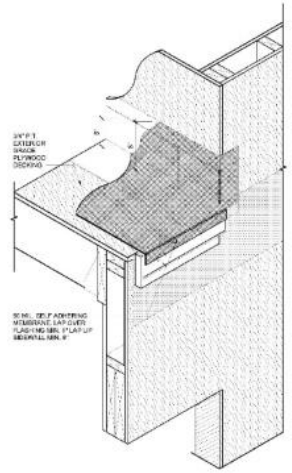

BREEZEWAY & BALCONY FLASHING SEQUENCE 03
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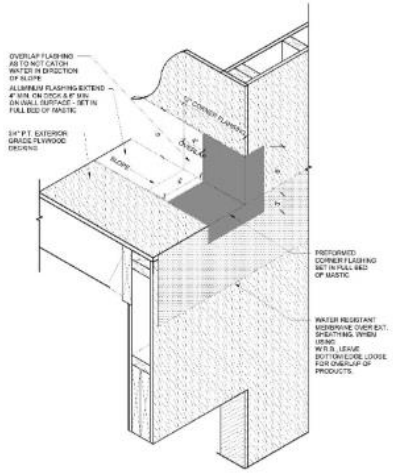


BREEZEWAY & BALCONY FLASHING SEQUENCE 01
N.T.S.

CLINE DESIGN

2923 S. Tryon St.
Suite 100
Charlotte, NC 28203
704.333.7757
Clint.Anja@clinedesign.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00801
REGISTERED ARCHITECTS

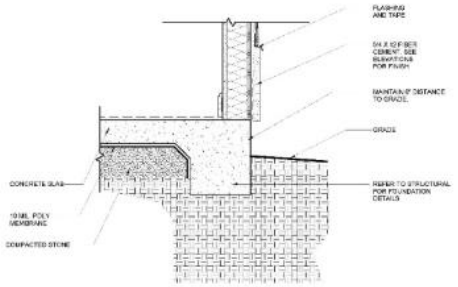
STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
REGISTERED ARCHITECT
No. 5858
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

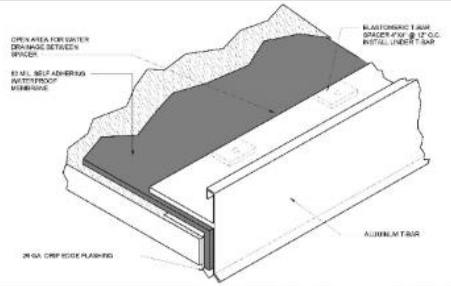
BREEZEWAY & BALCONY FLASHING SEQUENCE

A5.02



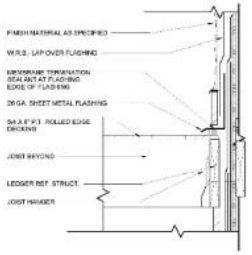
FOUNDATION WATERPROOFING 6

1 1/2" = 1'-0"



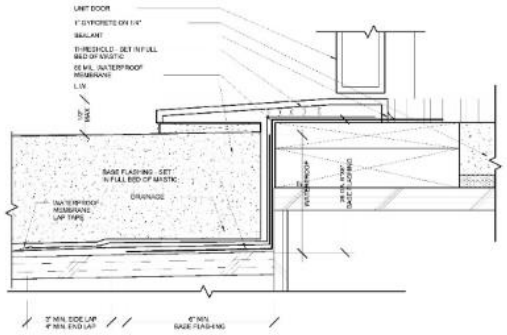
WATERPROOFING SYSTEM @ BALCONY 5

N.T.S.



WATERPROOFING/FLASHING @ BALCONY WALL 8

1 1/2" = 1'-0"



WATERPROOFING/FLASHING @ UNIT ENTRY THRESHOLD 4

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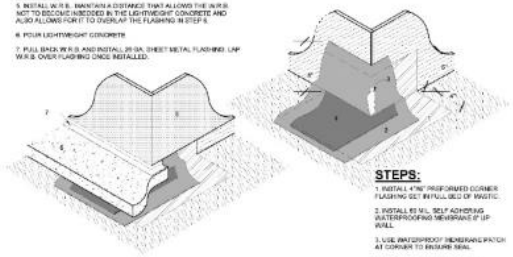


STEPS:

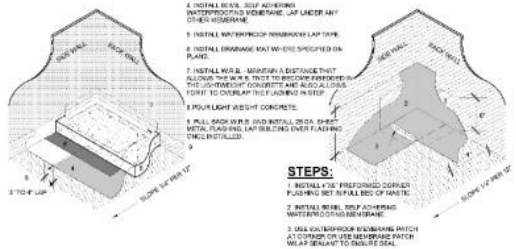
1. INSTALL W.R.B. MAINTAIN A DISTANCE THAT ALLOWS THE W.R.B. NOT TO BECOME IMBEDDED IN THE LIGHTWEIGHT CONCRETE AND ALSO ALLOWS FOR IT TO OVERLAP THE FLASHING IN STEP 6.
6. POUR LIGHTWEIGHT CONCRETE
7. PULL BACK W.R.B. AND INSTALL 26 GA. SHEET METAL FLASHING. LAP W.R.B. OVER FLASHING ONCE INSTALLED.

STEPS:

1. INSTALL 4"X6" PREFORMED CORNER FLASHING SET IN FULL BED OF MASTIC.
2. INSTALL 60 MIL. SELF ADHERING WATERPROOFING MEMBRANE 8" UP WALL.
3. USE WATERPROOF MEMBRANE PATCH AT CORNER TO ENSURE SEAL.
4. INSTALL DRAINAGE MAT WHERE SPECIFIED ON PLANS.

FLASHING DETAIL @ OUTSIDE CORNER 7

N.T.S.



STEPS:

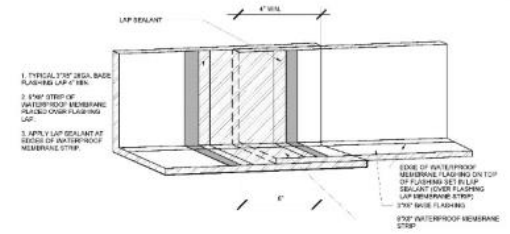
4. INSTALL 60 MIL. SELF ADHERING WATERPROOFING MEMBRANE. LAP UNDER ANY OTHER MEMBRANE
5. INSTALL WATERPROOF MEMBRANE LAP TAPE
6. INSTALL DRAINAGE MAT WHERE SPECIFIED ON PLANS.
7. INSTALL W.R.B. - MAINTAIN A DISTANCE THAT ALLOWS THE W.R.B. THAT TO BECOME IMBEDDED IN THE LIGHTWEIGHT CONCRETE AND ALSO ALLOWS FOR IT TO OVERLAP THE FLASHING IN STEP 9
8. POUR LIGHT WEIGHT CONCRETE
9. PULL BACK W.R.B. AND INSTALL 26 GA. SHEET METAL FLASHING. LAP BUILDING OVER FLASHING ONCE INSTALLED.

STEPS:

1. INSTALL 4"X6" PREFORMED CORNER FLASHING SET IN FULL BED OF MASTIC
2. INSTALL 60 MIL. SELF ADHERING WATERPROOFING MEMBRANE
3. USE WATERPROOF MEMBRANE PATCH AT CORNER OR USE MEMBRANE PATCH WRAP SEALANT TO ENSURE SEAL

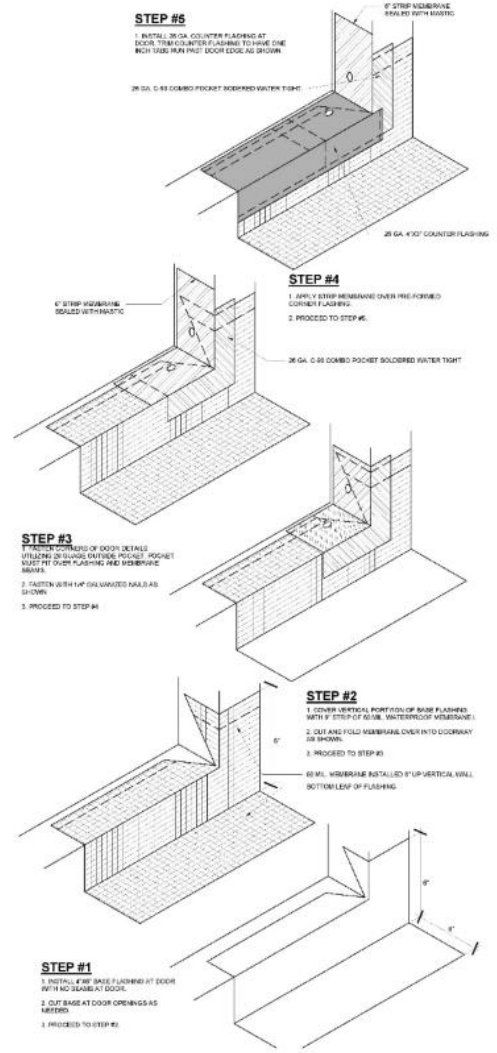
FLASHING DETAIL @ INSIDE CORNER 3

N.T.S.



FLASHING LAP 2

N.T.S.



TYPICAL DOOR ENTRY FLASHING @ BALCONY 1

N.T.S.

CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Cline@cline-co.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00820
REGISTERED ARCHITECTS

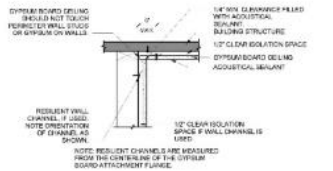
STATE OF SOUTH CAROLINA
ORLANDO FIGUERO
REGISTERED ARCHITECT
No. 5838
REGISTERED ARCHITECT
06.17.19

PROJECT: 2180045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

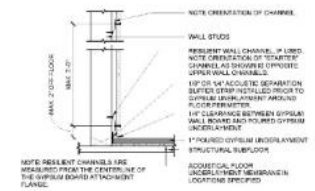
FLASHING/WATERPROOFING DETAILS

A5.03



(IF USED)

RESIL. CHANNEL SUPPORTED WALL SCT. DTL @ CLG. 11
1 1/2" = 1'-0"



(IF USED)

RESIL. CHANNEL SUPPORTED WALL SCT. DTL. @ CLG. 10
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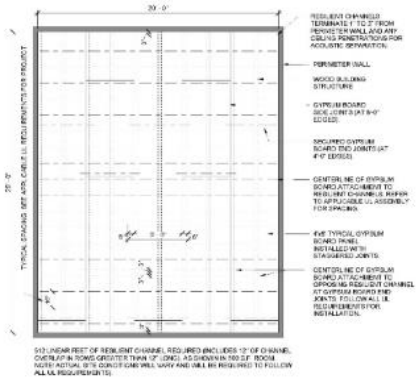
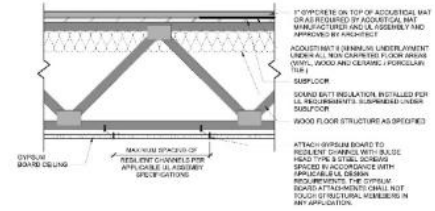
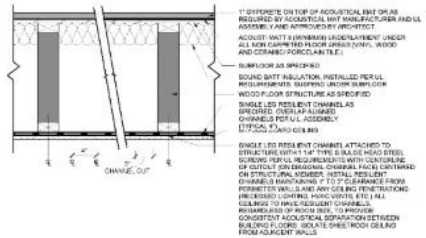


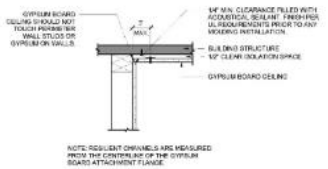
RCP - TYP RESILIENT CHANNEL INSTALLATION CRITERIA 07
1/4" = 1'-0"



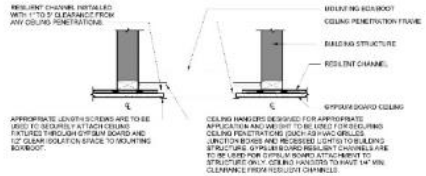
SECTION DTL-FLR/CLG CONST. PARALLEL TO FLR STRUC. 04
1 1/2" = 1'-0"



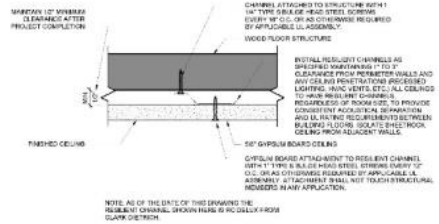
SECTION DTL - FLR/CLG CONST. PERP. TO FLOOR STRUC. 03
1 1/2" = 1'-0"



WALL SCT. DTL. @ RESILIENT CHANNEL SUPPORTED CLG 09
1 1/2" = 1'-0"

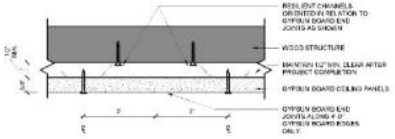


CEILING SECTION DETAIL @ PENETRATION 06
1 1/2" = 1'-0"

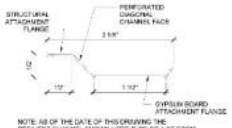


RESILIENT CHANNEL CEILING DETAIL 02
6" = 1'-0"

WALL SECTION DETAIL AT FLOOR 08
1 1/2" = 1'-0"



GYPSUM BOARD CEILING END JOINT SECTION DETAIL 05
6" = 1'-0"



RESILIENT CHANNEL DETAIL 01
12" = 1'-0"

CLINE DESIGN

2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
ClineDesign@cline.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00801
REGISTERED ARCHITECTS

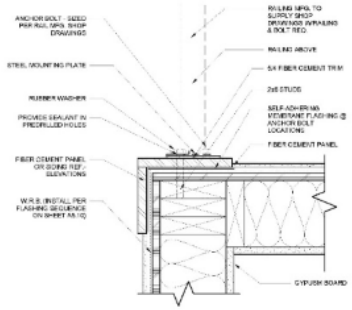
STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
OFFICIAL SEAL
No. 5834
REGISTERED ARCHITECT
06.17.19

PROJECT: 218065
DATE: 03.27.20
REVISIONS: DATE

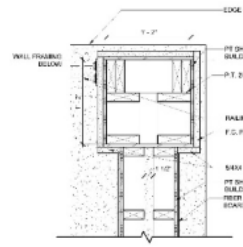
DRAWN BY: RL, AP, TP
CHECKED BY: KB

RESILIENT CHANNEL DETAILS

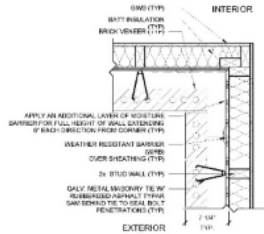
A5.04



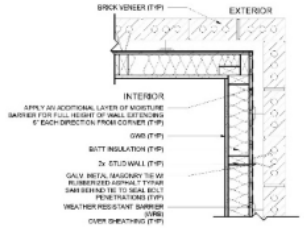
TYPICAL RAILING CONNECTION @ F.C. 12
3" = 1'-0"



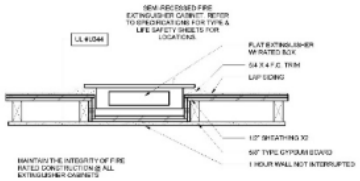
ENGAGED COL. DETAIL @ BALCONY 8
1 1/2" = 1'-0"



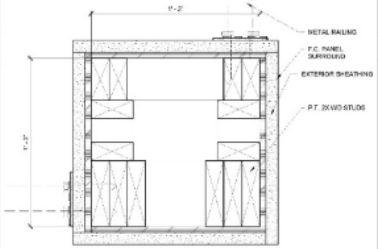
WD STUD CORNER DETAIL @ BRICK 5
1 1/2" = 1'-0"



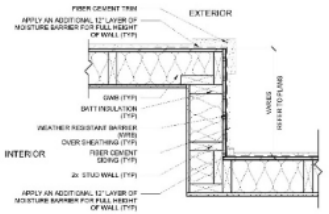
WD STUD CORNER DETAIL @ BRICK 4
1 1/2" = 1'-0"



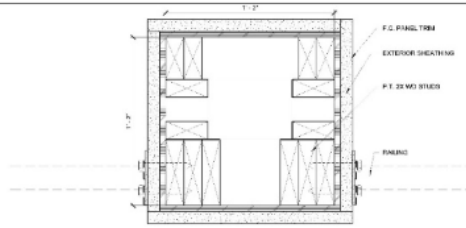
NON-INTERRUPTED F.E. CAB DETAIL 11
1 1/2" = 1'-0"



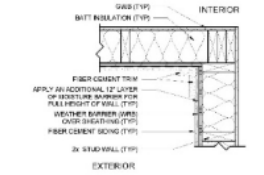
TYP COLUMN CORNER ENLARGED PLAN 7
3" = 1'-0"



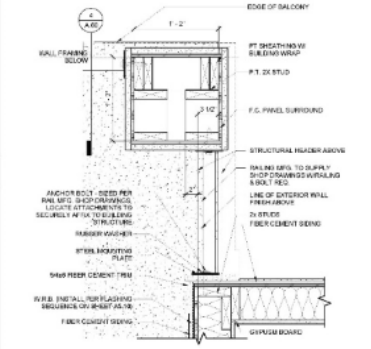
WD STUD CORNER DETAIL @ SIDING 3
1 1/2" = 1'-0"



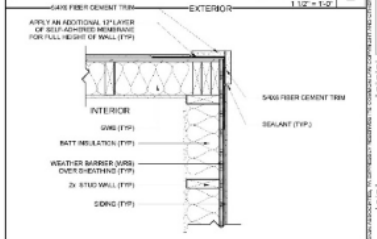
TYP COLUMN ENLARGED PLAN 10
3" = 1'-0"



INSIDE CORNER DETAIL @ SIDING 2
1 1/2" = 1'-0"



COLUMN DETAIL @ BALCONY 6
1 1/2" = 1'-0"



OUTSIDE CORNER DETAIL @ SIDING 1
1 1/2" = 1'-0"

WD STUD ENTRY DETAIL @ SIDING 9
1 1/2" = 1'-0"

CLINE DESIGN

2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7727
Clinedesignassociates.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00801
REGISTERED ARCHITECTS

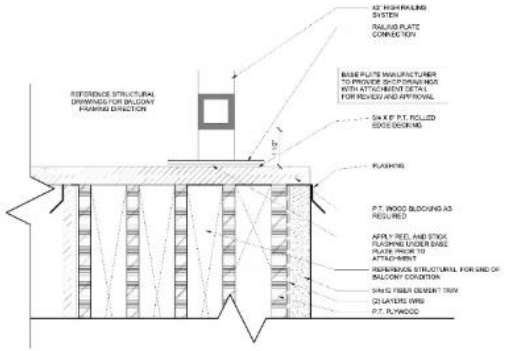
STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
REGISTERED ARCHITECT
No. 15334
REGISTERED ARCHITECTS
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

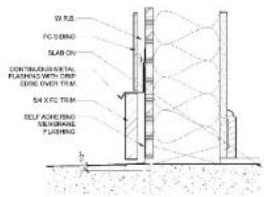
DRAWN BY: RL, AP, TP
CHECKED BY: KB

PLAN DETAILS

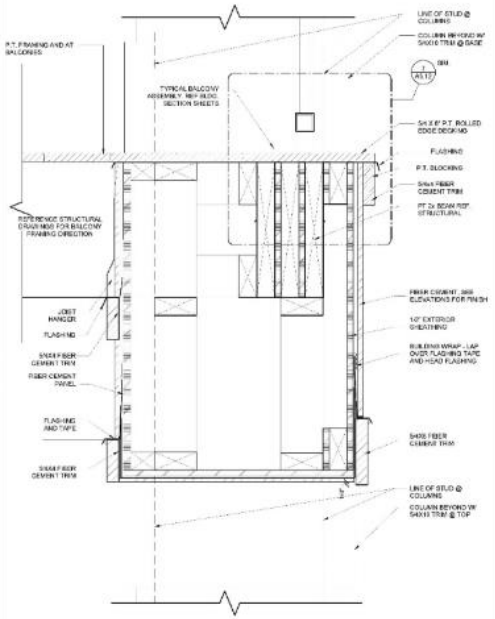
A5.11



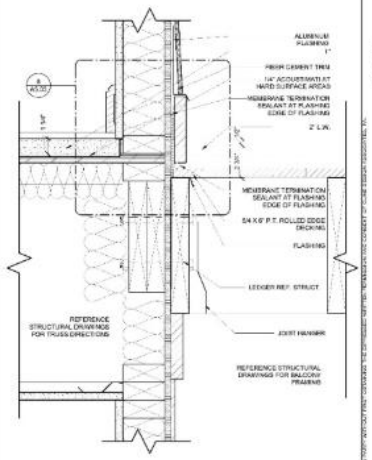
RAILING CONNECTION DETAIL 7
6" = 1'-0"



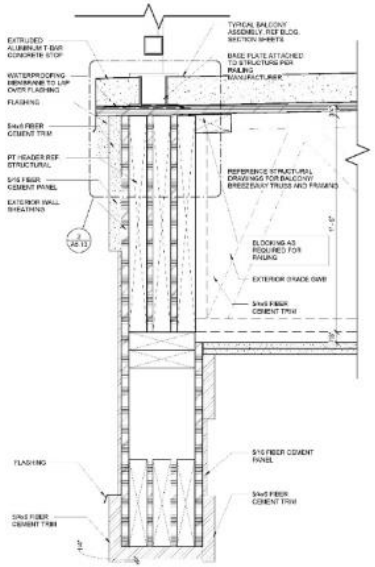
FC DETAIL AT GRADE 6
3" = 1'-0"



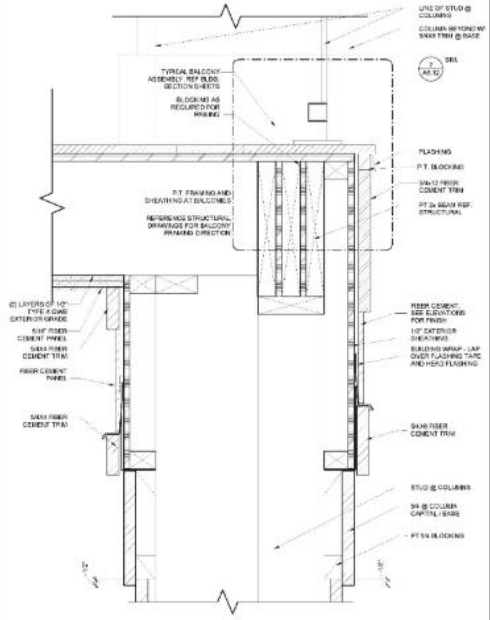
BALCONY HEADER DETAIL @ COLUMN 4
3" = 1'-0"



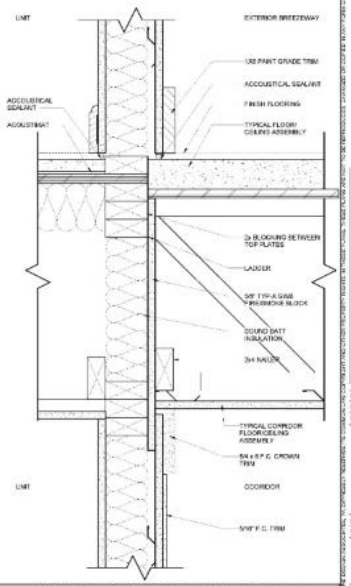
DETAIL AT BALCONY/UNIT WALL 2
3" = 1'-0"



BREEZEWAY EDGE DETAIL @ F.C. 5
3" = 1'-0"



BALCONY DETAIL THROUGH COLUMN 3
3" = 1'-0"



TYPICAL CORRIDOR/UNIT DETAIL 1
3" = 1'-0"

CLINE DESIGN

2923 S. Tryon St.
Suite 100
Charlotte, NC 28203
704/333-7177
Clinedesignassociates.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00801
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGUERES
ARCHITECTURE
No. 5838
REGISTERED ARCHITECT

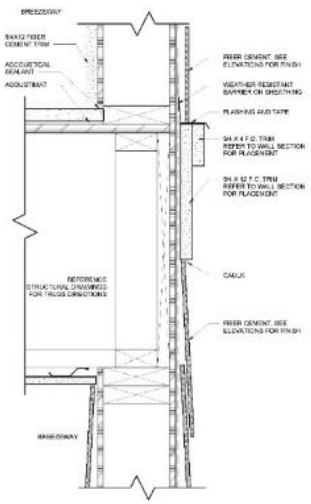
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

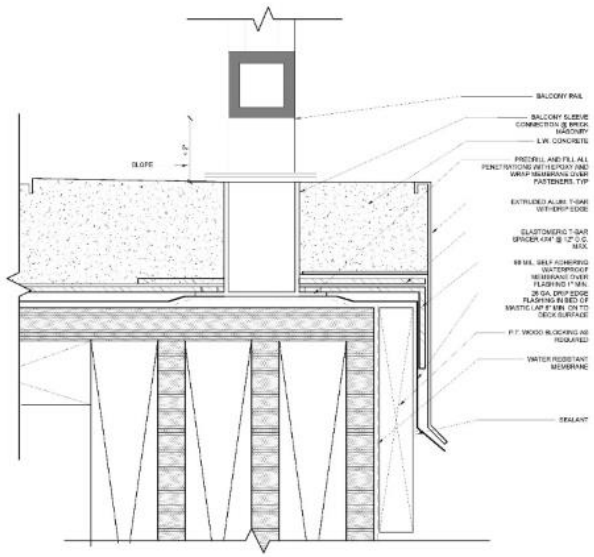
BALCONY & SECTION DETAILS

A5.12



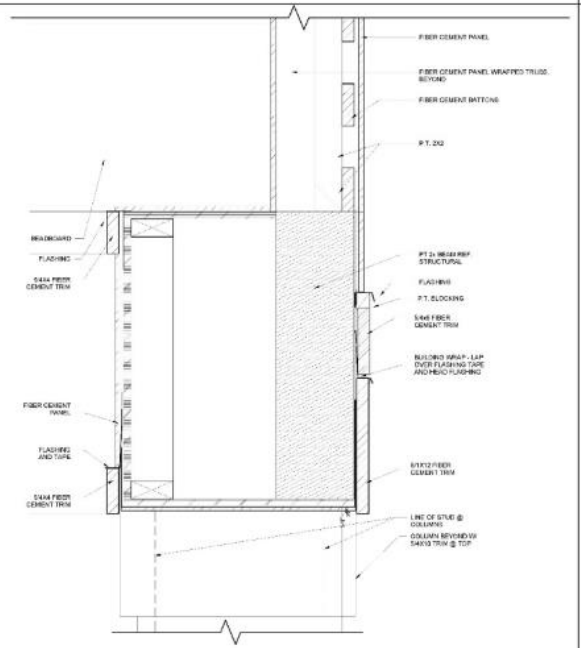
TYP. BOARD & BATTEN LAP SIDING TRANSITION 4

3" = 1'-0"



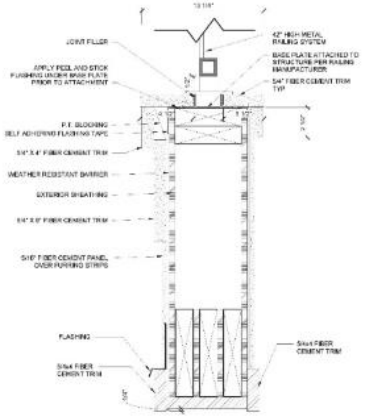
WATERPROOFING SYSTEM @ BREEZEWAY EDGE ASSEMBLY 2

3" = 1'-0"



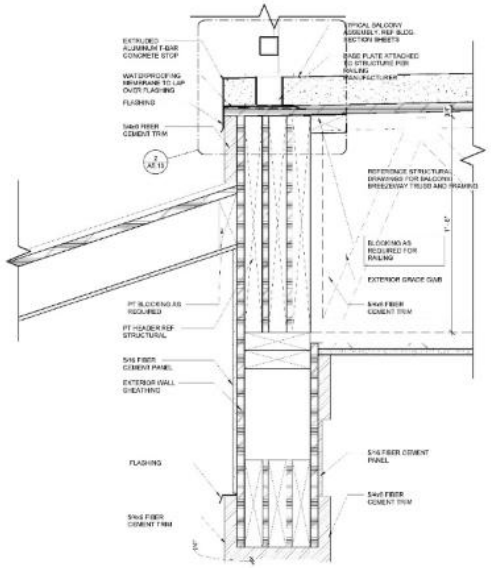
PORCH DETAIL @ CLUB 5

3" = 1'-0"



BREEZEWAY RAIL CONNECTION @ FREESTANDING WALL 3

3" = 1'-0"



BREEZEWAY TO ENTRY ROOF DETAIL @ F.C. W/ MTL ROOF 1

3" = 1'-0"

CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Cline@cline-co.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC 28601
REGISTERED ARCHITECT

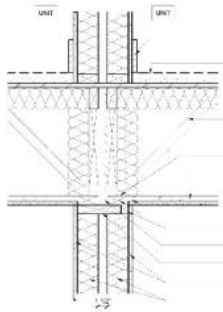
STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
REGISTERED ARCHITECT
No. 5834
REGISTERED ARCHITECT
06.17.19

PROJECT: 2180045
DATE: 03.27.20
REVISIONS: DATE

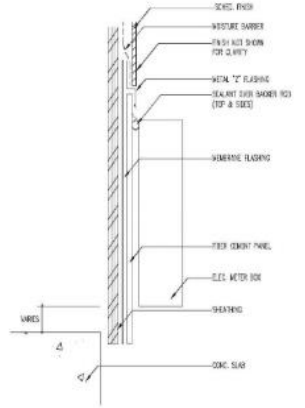
DRAWN BY: RL, AP, TP
CHECKED BY: KB

BALCONY & BREEZWAY DETAILS

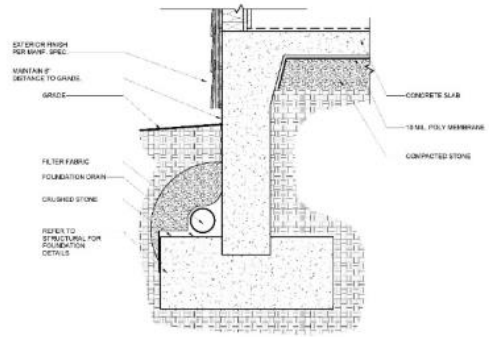
A5.13



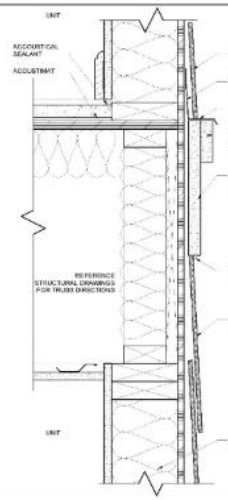
TENANT SEPARATION DETAIL @ TRUSS 9



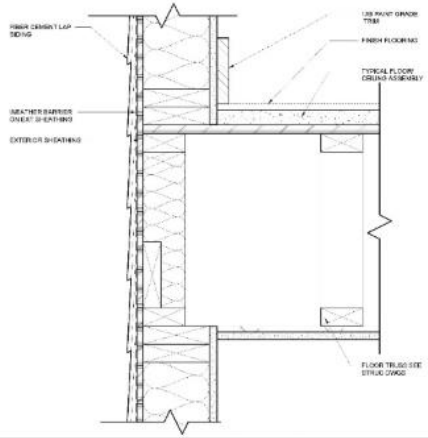
(Section) WALL METER BANK W/OUT HOOD 6



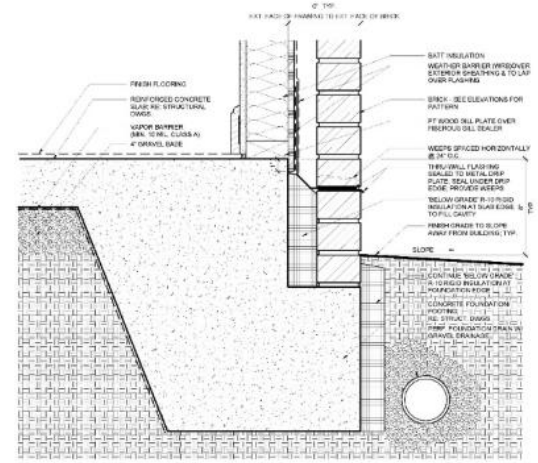
FOUNDATION WATERPROOFING I 3



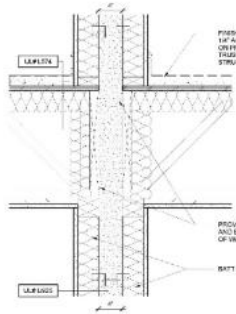
TYP FLOOR AT F.C. 8



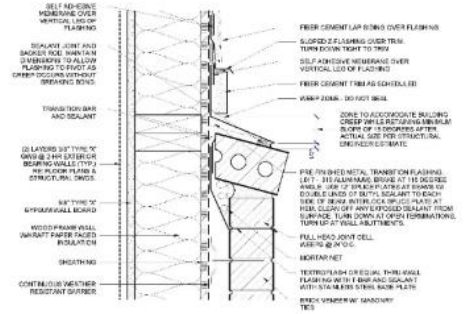
TYP. EXTERIOR LAP WALL DETAIL @ TRUSS 5



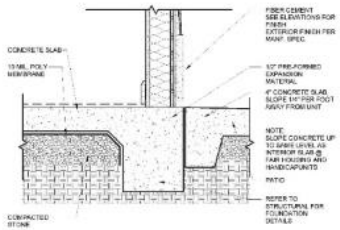
BRICK WALL DETAIL @ GRADE 2



TYP. DETAIL @ 3HR FIRE WALL AND FLOOR 7



(Section) TRANSITION FLASHING BRICK TO F.C. SIDING 4



FOUNDATION AT SLAB DETAIL 1

CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Ashley@cdpc.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA RALEIGH, NC C00801 — REGISTERED ARCHITECTS

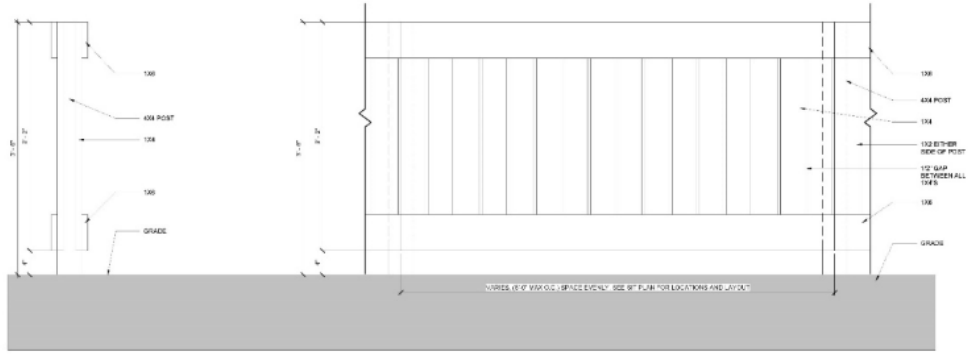
STATE OF SOUTH CAROLINA — ORLANDO FIGUEROA — REGISTERED ARCHITECT No. 5858 — REGISTERED ARCHITECTS — 06.17.19

PROJECT: 218065
DATE: 03.27.20
REVISIONS: DATE

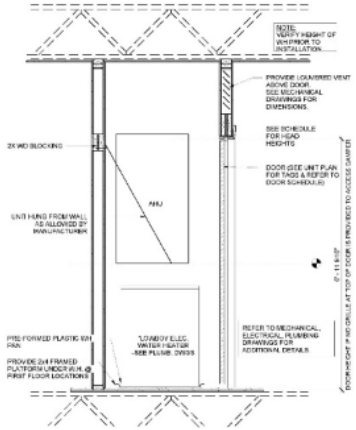
DRAWN BY: RL, AP, TP
CHECKED BY: KB

FOUNDATION & WALL DETAILS

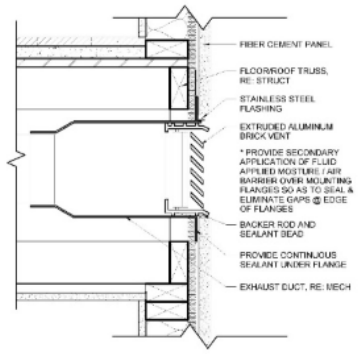
A5.14



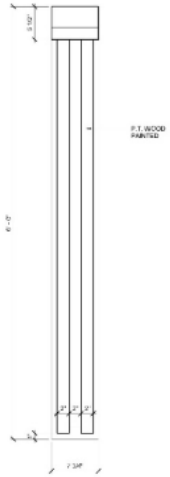
SCREENING DETAIL 5
1 1/2" = 1'-0"



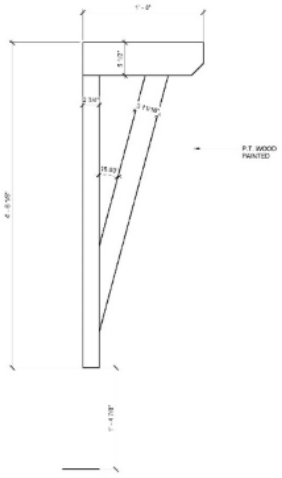
WATER HEATER / AHU CLOSET DETAIL 4
3/4" = 1'-0"



EXHAUST VENT DETAIL @ F.C. 3
2" = 1'-0"



BRACKET DETAIL FRONT 2
1 1/2" = 1'-0"



BRACKET DETAIL SIDE 1
1 1/2" = 1'-0"

CLINE DESIGN
2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/355-7777
ClineDesignAssoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C06901
REGISTERED ARCHITECTS

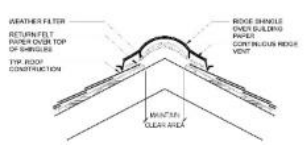
STATE OF SOUTH CAROLINA
ORLANDO PIZARRO
CHARLESTON, NC
No. 7038
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: BL, AP, TP
CHECKED BY: KB

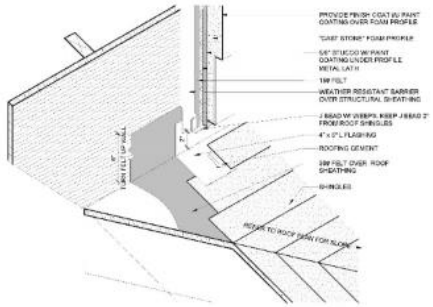
WALL & MISC. DETAILS

A5.15

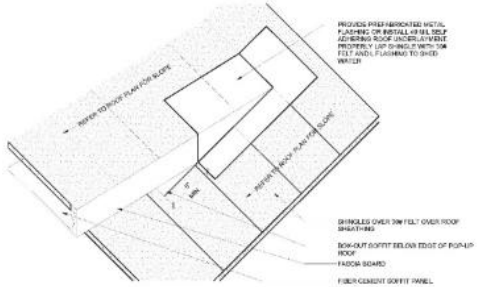


CONT. RIDGE VENT DETAIL 12
1 1/2" = 1'-0"

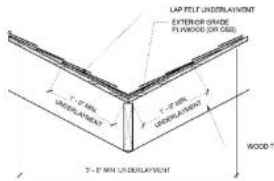
ATTIC DRAFT STOP 11
1 1/2" = 1'-0"



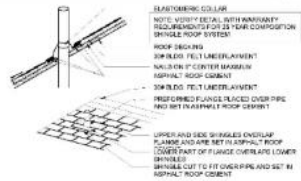
ROOF - WALL ABUTMENT DETAIL AT BLDG PASS THROUGH (UNIT A4) 10
1 : 6



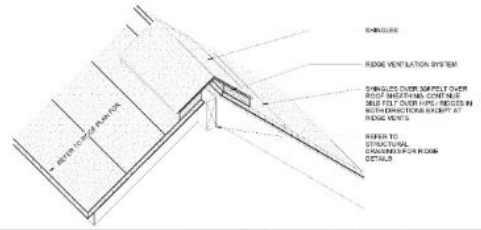
TYPICAL SOFFIT BOX-OUT AND PITCH CHANGE END FLASHING 9
1 : 6



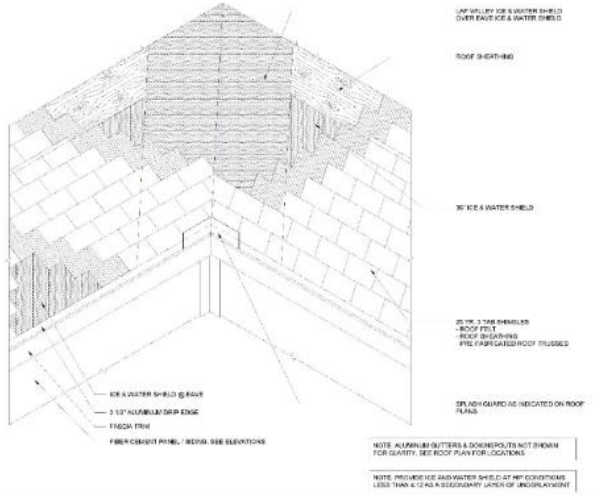
VALLEY FLASHING 8
1 1/2" = 1'-0"



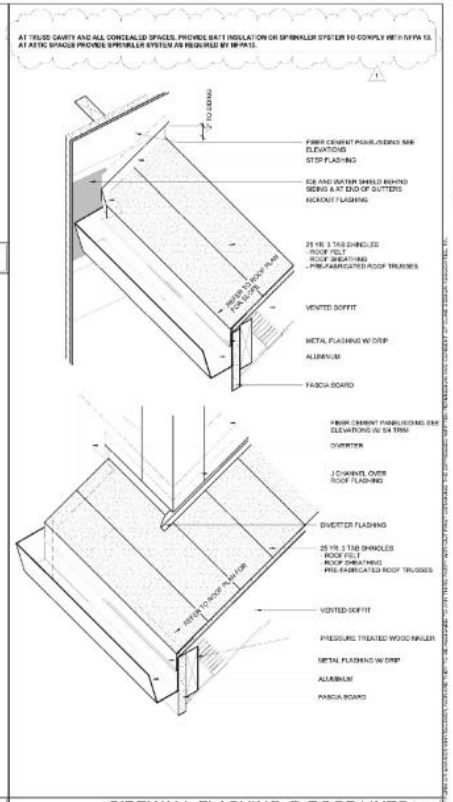
PENETRATION DETAIL 7
1 1/2" = 1'-0"



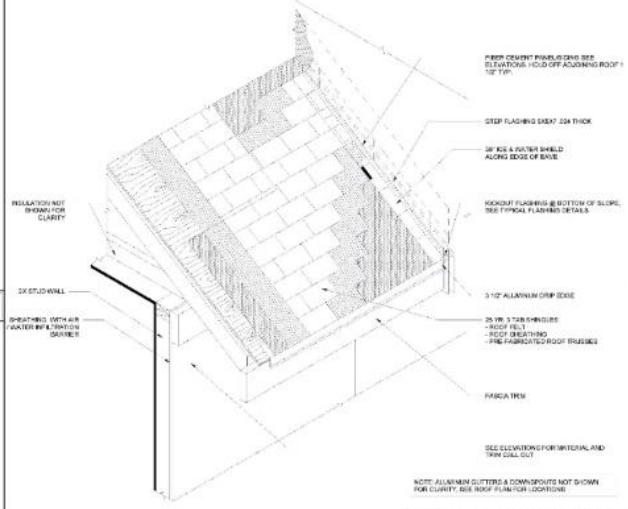
215020 TYPICAL ROOF DETAIL AT RIDGE 6
N.T.S.



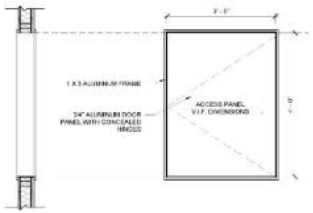
ROOF INSTALLATION @ VALLEY 5
N.T.S.



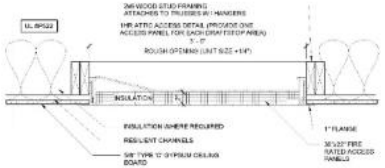
SIDEWALL FLASHING @ ROOF LINES 3
N.T.S.



ROOF FLASHING DETAIL 4
N.T.S.



DRAFT STOPPING PANEL 2
3/4" = 1'-0"



TYPICAL 1HR ATTIC ACCESS DETAIL 1
1 1/2" = 1'-0"

CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
ClineDesignAssociates.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00801
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGARRE
REGISTERED ARCHITECT
No. 5838
REGISTERED ARCHITECT
06.17.19

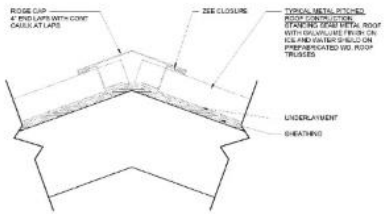
PROJECT: 218045
DATE: 03.27.20

REVISIONS:	DATE
1 Owner & Permit Changes	4.24.20

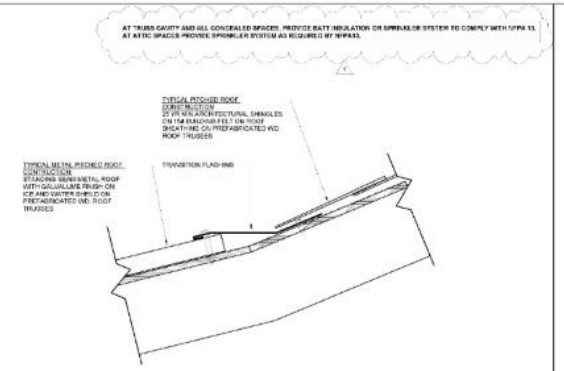
DRAWN BY: RL, AP, TP
CHECKED BY: KB

ROOF DETAILS

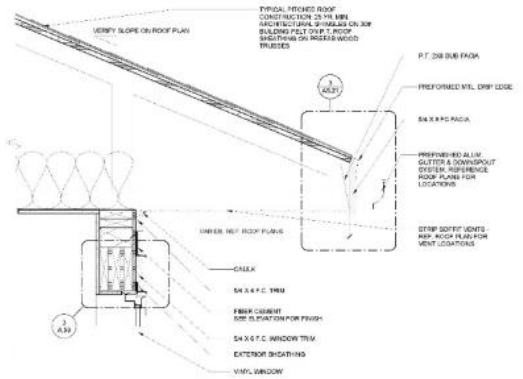
A5.21



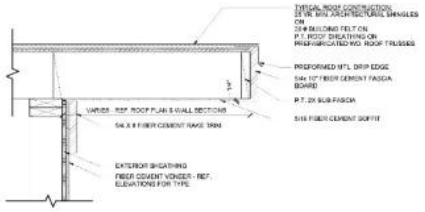
STANDING SEAM RIDGE DETAIL 9
3" = 1'-0"



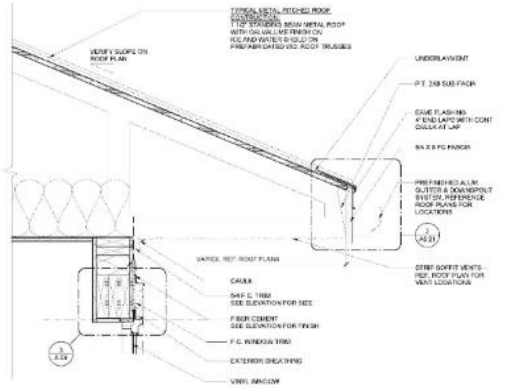
ROOF TRANSITIONI - MTL TO SHINGLE 6
3" = 1'-0"



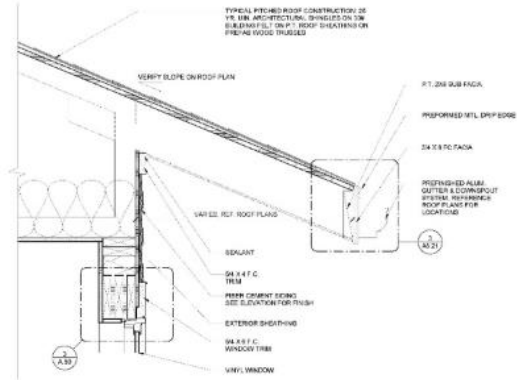
HEEL DETAIL @ TYP. OVERHANG 3
1 1/2" = 1'-0"



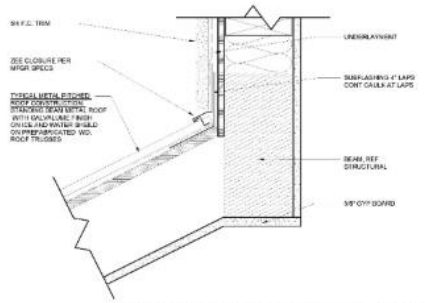
ROOF RAKE 8
1 1/2" = 1'-0"



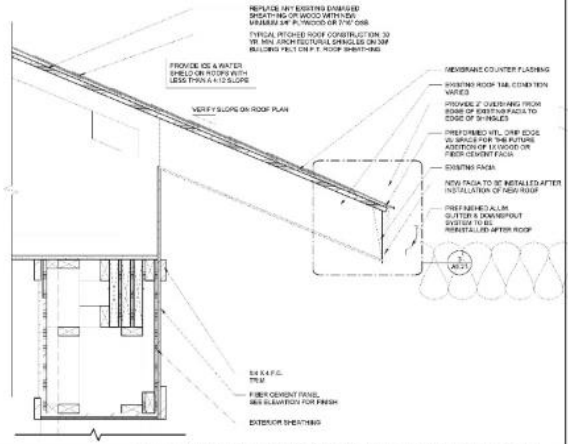
HEEL DETAIL @ TYP. OVERHANG MTL ROOF 5
1 1/2" = 1'-0"



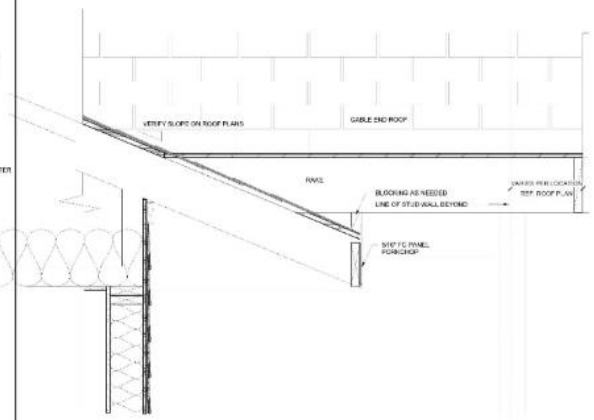
HEEL DETAIL @ TYP. OVERHANG 2
1 1/2" = 1'-0"



MTL ROOF TRANSITION TO F.C. DETAIL 7
3" = 1'-0"



HEEL DETAIL @ TYP. OVERHANG WITH COLUMN 4
1 1/2" = 1'-0"



DETAIL @ ROOF INTERSECTION 1
1 1/2" = 1'-0"

CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Cline@cline-co.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00801
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
REGISTERED ARCHITECT
No. 5834
06.17.19

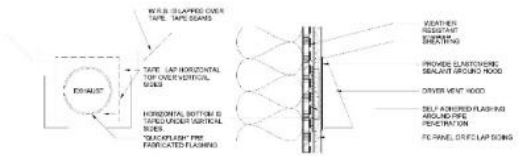
PROJECT: 218065
DATE: 03.27.20

REVISIONS:	DATE
1 Owner & Permit Changes	4.24.20

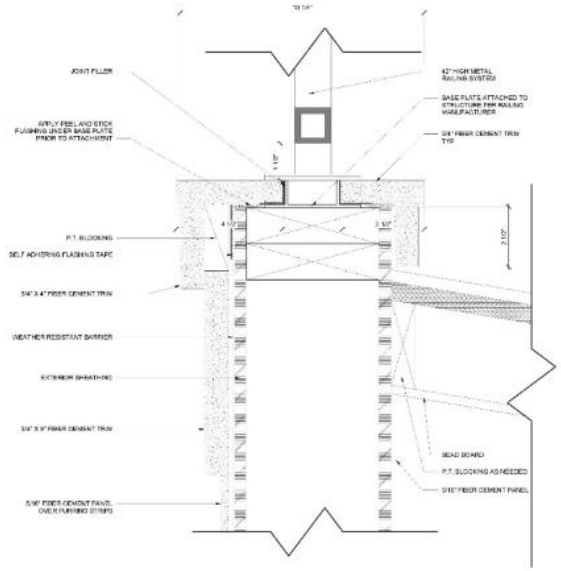
DRAWN BY: RL, AP, TP
CHECKED BY: KB

ROOF DETAILS CONT.

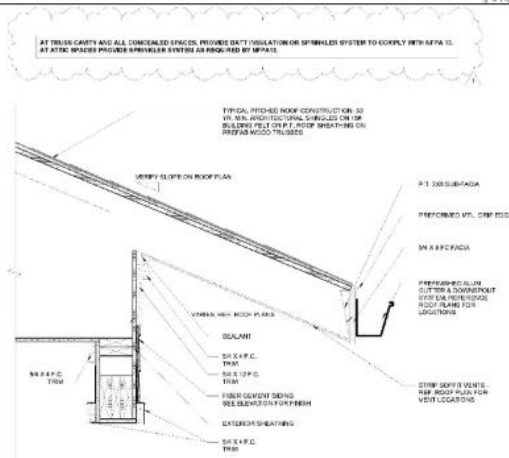
A5.22



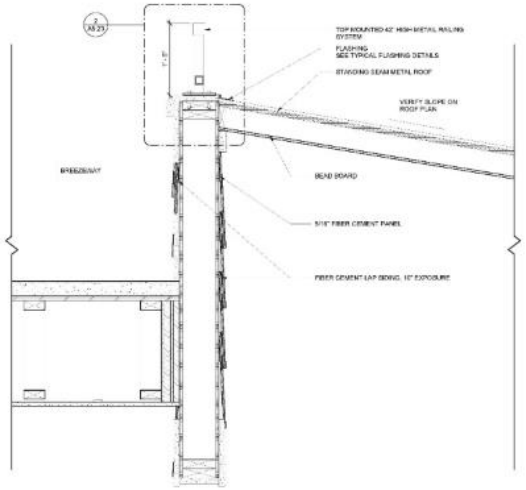
EXTERIOR VENT DETAILS 4
3" = 1'-0"



BREEZEWAY RAIL CONNECTION @ METAL ROOF 2
6" = 1'-0"



HEEL DETAIL @ BREEZEWAY OVERHANG 3
1 1/2" = 1'-0"



ROOF TRANSITION AT BREEZEWAY 1
1 1/2" = 1'-0"

CLINE DESIGN
2923 S. Tryon St.
Suite 130
Charlotte, NC 28203
704/333-7777
Cline@cline-design.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C06901
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
CHARLESTON, NC
No. 5858
REGISTERED ARCHITECT
06.17.19

PROJECT: 216045
DATE: 03.27.20
REVISIONS: DATE
1 Owner & Permit Changes 4.24.20

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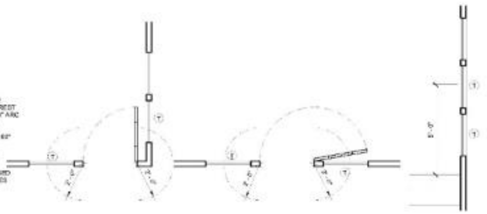
CHECKED BY: KB

ROOF DETAILS CONT.

A5.23



TEMPERED GLASS NOTES:

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

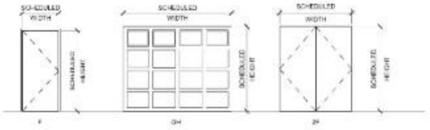
GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

(T) = TEMPERED GLASS LOCATION

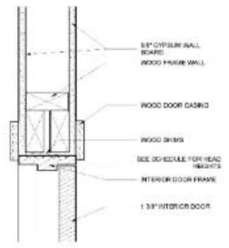
TEMPERED GLAZING DETAIL 8
3/8" = 1'-0"

COMMERCIAL DOOR SCHEDULE

	DOOR INFORMATION					FRAME INFORMATION				
DOOR #	HEIGHT	WIDTH	THICKNESS	DOOR TYPE	DOOR MATERIAL	FRAME TYPE	FRAME MATERIAL	FIRE RATING	HARDWARE SET	COMMENTS
C01	8' - 0"	3' - 0"	1 3/4"	F	HM	01	HM	45 MIN.	HW-2	
C02	7' - 10 1/2"	3' - 0"	1 3/4"	F	HM	01	HM	45 MIN.	HW-3	
C03	7' - 0"	9' - 0"	2"	OH	HM	01	HM	N/A	HW-7	OVERHEAD GARGE DOOR. PANELS WITH GLAZING. PROVIDE LOCKSET PER MFGR.
C04	7' - 0"	6' - 0"	1 3/4"	2F	HM	01	HM	90 MIN.	HW-8	



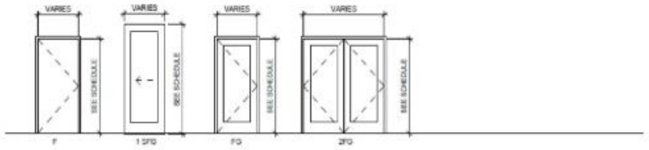
COMMERCIAL DOOR LEGEND AND SCHEDULE 3
1/4" = 1'-0"



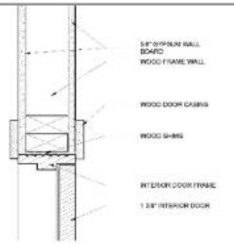
TYPICAL INTERIOR DOOR HEAD 7
3" = 1'-0"

AMENITY DOOR SCHEDULE

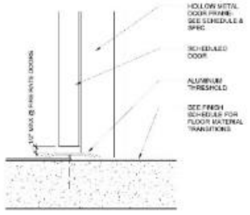
	DOOR INFORMATION					FRAME INFORMATION				
DOOR #	HEIGHT	WIDTH	THICKNESS	DOOR TYPE	DOOR MATERIAL	FRAME TYPE	FRAME MATERIAL	FIRE RATING	Hardware Set Number	COMMENTS
A426	7' - 8 1/2"	6' - 0"	1 3/4"	2FG	WD	02	HM	N/A	HW-11	
A427	7' - 8 1/2"	6' - 0"	1 3/4"	2FG	WD	02	HM	N/A	HW-1	
A427A	7' - 10"	6' - 3 1/2"	1 3/4"	2SFG	AL	02	AL	N/A	HW-14	
A427B	8' - 0"	3' - 0"	1 3/4"	2FG	HM	01	HM	N/A	HW-2	
A428	7' - 9 1/2"	3' - 0"	1 3/4"	FG	AL	01	AL	N/A	HW-5	
A429	7' - 0"	3' - 0"	1 3/4"	F	HM	01	HM	N/A	HW-5	
A430	8' - 0"	2' - 8"	1 3/4"	F	HM	01	HM	N/A	HW-10	
A431	8' - 0"	2' - 8"	1 3/4"	F	HM	01	HM	N/A	HW-9	
A432	8' - 0"	2' - 8"	1 3/4"	F	HM	01	HM	N/A	HW-9	
A433	7' - 0"	3' - 0"	1 3/4"	F	HM	01	HM	N/A	HW-4	
A435	8' - 1 1/2"	3' - 0"	1 3/4"	1SFG	AL	01	AL	N/A	HW-14	
A436	8' - 1 1/2"	3' - 0"	1 3/4"	1SFG	AL	01	AL	N/A	HW-14	
A437A	7' - 8 1/2"	6' - 0"	1 3/4"	2FG	WD	02	HM	N/A	HW-12	
A437B	7' - 8 1/2"	3' - 0"	1 3/4"	2FG	WD	01	HM	N/A	HW-6	
A437C	7' - 8 1/2"	3' - 0"	1 3/4"	2FG	WD	01	HM	N/A	HW-6	
A438	7' - 9 1/2"	3' - 0"	1 3/4"	FG	AL	01	AL	N/A	HW-5	
A439	7' - 0"	3' - 0"	1 3/4"	F	HM	01	HM	N/A	HW-4	
A440	7' - 0"	3' - 0"	1 3/4"	F	HM	01	HM	N/A	HW-4	
A441	8' - 0"	6' - 0"	1 3/4"	2FG	WD	02	HM	N/A	HW-13	



AMENITY LEGEND AND SCHEDULE
1/4" = 1'-0"



TYPICAL INTERIOR DOOR JAMB 6
3" = 1'-0"

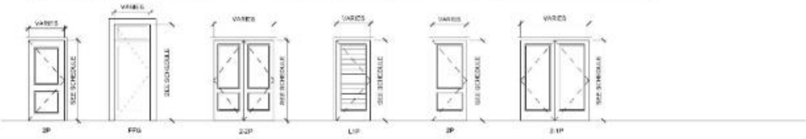


SILL - INTERIOR (TYPICAL) 5
3" = 1'-0"

ALL EXTERIOR GLASS TO BE IMPACT RATED. SEE STRUCTURAL DRAWINGS FOR EXACT RATINGS AND REQUIREMENTS

UNIT DOOR SCHEDULE

	DOOR INFORMATION					FRAME INFORMATION				
DOOR #	HEIGHT	WIDTH	THICKNESS	DOOR TYPE	DOOR MATERIAL	FRAME TYPE	FRAME MATERIAL	FIRE RATING	Hardware Set Number	COMMENTS
U01	6' - 8"	3' - 0"	1 3/4"	2P	HM	02	HM	20 MIN.	UHW-1	SOUND INSULATED UNIT ENTRY, SELF CLOSING HINGES, ADA THRESHOLD
U02	8' - 0"	3' - 0"	1 3/4"	FFG	HM	02	HM	N/A		BALCONY W/ TRANSOM (SINGLE)
U03	6' - 8"	5' - 0"	1 3/4"	2-2P	WD	03	WD	N/A	UHW-8	DOUBLE DOOR
U04	6' - 8"	4' - 8"	1 3/4"	2-2P	WD	03	WD	N/A	UHW-5	DOUBLE DOOR
U05	6' - 8"	2' - 10"	1 3/4"	2P	WD	03	WD	N/A	UHW-2	PRIVACY LOCK SET (UNIT BEDROOMS/BATHROOMS)
U06	6' - 8"	2' - 10"	1 3/4"	2P	WD	03	WD	N/A	UHW-4	COMMON UNIT DOOR
U07	6' - 8"	4' - 0"	1 3/4"	2-2P	WD	03	WD	N/A	UHW-3	DOUBLE DOOR
U08	6' - 8"	5' - 0"	1 3/4"	2-2P	WD	03	WD	N/A	UHW-8	INTERIOR CLOSET DOUBLE SWINGING DOOR
U09	6' - 8"	2' - 10"	1 3/4"	L1P	WD	03	WD	N/A	UHW-6	LOUVERED
U10	6' - 8"	2' - 0"	1 3/4"	2P	WD	03	WD	N/A	UHW-4	COMMON UNIT DOOR
U11	6' - 8"	3' - 0"	1 3/4"	2P	WD	03	WD	N/A	UHW-4	COMMON UNIT DOOR ADA
U12	6' - 8"	3' - 0"	1 3/4"	2P	WD	03	WD	N/A	UHW-2	PRIVACY LOCK SET (UNIT BEDROOMS/BATHROOMS) ADA
U13	6' - 8"	5' - 8"	1 3/4"	2-1P	WD	03	WD	N/A	UHW-3	DOUBLE DOOR
U16	6' - 8"	1' - 0"	1 3/4"	1P	WD	03	WD			PANTRY
U18	6' - 8"	1' - 6"	1 3/4"	1P	WD	03	WD			PANTRY



UNIT DOOR LEGEND AND SCHEDULE 1
1/4" = 1'-0"

HW-1
- 8 Hinge
- 1 Power Transfer
- 1 Elec. Panic Hardware
- 1 Panic Hardware
- 2 Surface Closer
- 1 Gasketing
- 2 Door Sweep
- 1 Threshold
- 1 Credential Reader
- 2 Door Position Switch
- 1 Power Supply

HW-2
- 3 Hinge
- 1 Store Room Lock
- 1 Surface Closer
- 1 Gasketing

HW-3
- 3 Hinge
- 1 Storeroom Lock
- 1 Surface Closer
- 1 Gasketing
- 1 Door Sweep
- 1 Threshold

HW-4
- 3 Hinge
- 1 Storeroom Lock
- 1 Wall Stop
- 3 Silencer

HW-5
- 3 Hinge
- 1 Entry Lock
- 1 Wall Stop
- 3 Silencer

HW-6
- 4 Hinge
- 1 Power Transfer
- 1 Elec. Panic Hardware
- 1 Surface Closer
- 1 Gasketing
- 1 Door Sweep
- 1 Threshold
- 1 Credential Reader
- 1 Power Supply

HW-7
- 1 Hardware By Manufacturer

HW-8
- 6 Hinge
- 1 Fire Exit Hardware
- 1 Fire Exit Hardware
- 2 Surface Closer
- 2 Wall Stop
- 2 Fire/Life Wall Mag
- 1 Gasketing

HW-9
- 4 Hinge
- 1 Pull Plate
- 1 Push Plate
- 1 Surface Closer
- 1 Kick Plate
- 1 Wall Stop

HW-10
- 4 Hinge
- 1 Storeroom Lock
- 1 Electric Strike
- 1 Surface Closer
- 1 Kick Plate
- 1 Wall Stop
- 3 Silencer
- 1 Reader

HW-11
- 2 Cont. Hinge
- 1 Threshold Bolt
- 1 Header Bolt
- 1 Mortise Deadlock
- 1 Indicator
- 1 Mortise Thumbturn
- 1 Mortise Cylinder
- 2 Push/Pull Bar
- 2 Surface Closer
- 1 Gasketing
- 1 Meeting Stile Seal
- 1 Threshold

HW-12
- 2 Cont. Hinge
- 1 Magnetic Lock
- 2 Push/Pull Bar
- 2 Surface Closer
- 1 Gasketing
- 1 Meeting Stile Seal
- 1 Threshold
- 1 Credential Reader
- 1 Push Button
- 1 Motion Sensor

HW-13
- 7 Hinge
- 1 Electric Hinge
- 1 Auto Flush Bolt
- 1 Storeroom Lock
- 1 Electric Strike
- 1 Coordinator
- 2 Surface Closer
- 2 Kick Plate
- 1 Credential Reader
- 2 Door Position Switch
- 1 Power Supply
- 1 Wiring Diagram

HW-14
- 1 Long Door Pull
- 1 Balance of Hardware by Door Manufacturer

UHW-1
- 3 Hinge
- 1 Deadbolt
- 1 Passage Set
- 1 Surface Closer
- 1 Door Stop
- 1 Gasketing
- 1 Door Sweep
- 1 Threshold
- 1 Viewer

UHW-2
- 1 Privacy Lock
- 1 Door Stop

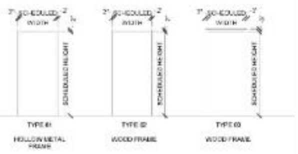
UHW-3
- 2 Roller Latch
- 2 Single Dummy Trim
- 2 Door Stop

UHW-4
- 1 Passage Set
- 1 Door Stop

UHW-5
- 4 Hinge
- 1 Passage Set
- 1 Sgl Deadbolt
- 1 Door Stop
- 1 Gasketing
- 1 Door Sweep
- 1 Threshold

UHW-6
- 1 Sgl Cyl Deadbolt
- 1 Door Stop

DOOR HARDWARE NOTES:
1. DOOR LEVER BASIS OF DESIGN SCHLAGE J10 SOL 626



DOOR FRAME LEGEND & HARDWARE 4
1/4" = 1'-0"

CLINE DESIGN
2920 S. Tryon St.
Suite 130
Charlotte, NC 28203
704/333-7272
ClineDesignAssoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

PROJECT: 218065
DATE: 03.27.20

REVISIONS:	DATE
1 Owner & Permit Changes	4.24.20

DRAWN BY: RL, AP, TP
CHECKED BY: KB

DOOR SCHEDULES

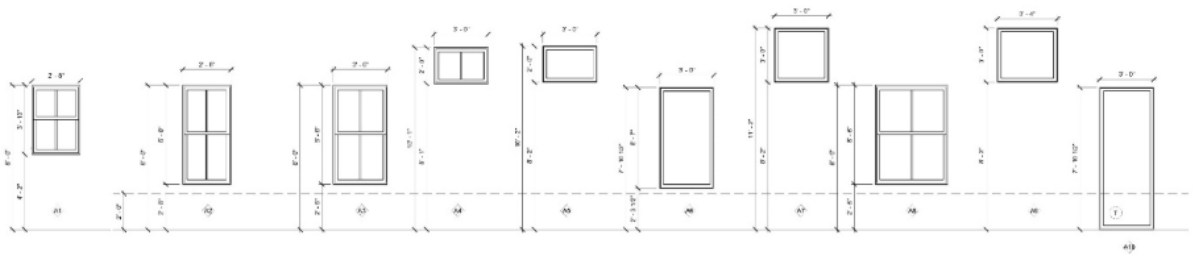
A6.01

ALL EXTERIOR GLASS TO BE IMPACT RATED. SEE STRUCTURAL DRAWINGS FOR EXACT RATINGS AND REQUIREMENTS

1

WINDOW SCHEDULE

Type Mark	W	H	Operation	COMMENTS
A1	2' - 8"	5' - 10"	SINGLE HUNG	
A2	2' - 8"	5' - 6"	SINGLE HUNG	
A3	3' - 0"	5' - 6"	SINGLE HUNG	
A4	3' - 0"	2' - 0"	FIXED	
A5	3' - 0"	5' - 7"	FIXED	
A7	3' - 0"	3' - 0"	FIXED	
A8	4' - 0"	5' - 0"	SINGLE HUNG	
A9	3' - 4"	5' - 6"	FIXED	
A10	3' - 0"	7' - 10 1/2"	FIXED	



WINDOW SCHEDULE 1

3/8" = 1'-0"

CLINE DESIGN

2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/ 333-7777
ClineDesignAssoc.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00801
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
CHARLOTTE, NC
No. 7038
REGISTERED ARCHITECT

06.17.19

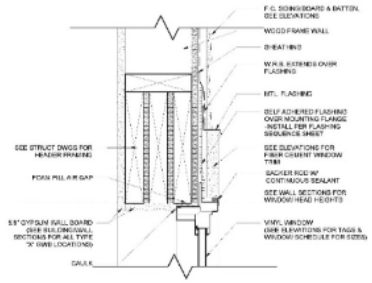
PROJECT: 218045
DATE: 03.27.20

REVISIONS:		DATE
1	Owner & Permit Changes	4.24.20

DRAWN BY: BL, AP, TP
CHECKED BY: KB

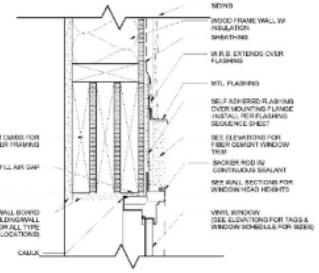
WINDOW & STOREFRONT SCHEDULES

A6.02



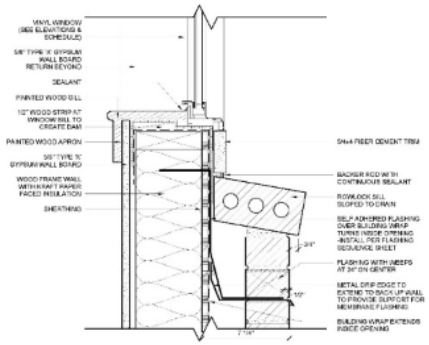
WINDOW HEAD @ BREEZEWAY SIDING/PANEL 6

3" = 1'-0"



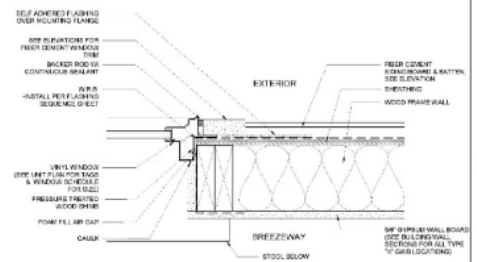
WINDOW HEAD @ SIDING/PANEL 3

3" = 1'-0"



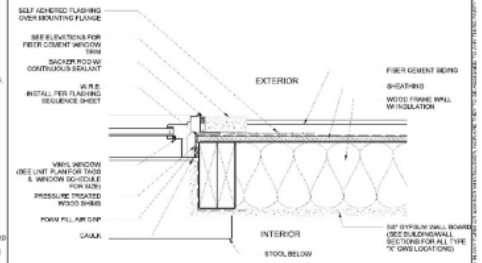
WINDOW SILL DETAIL @ BRICK 8

3" = 1'-0"



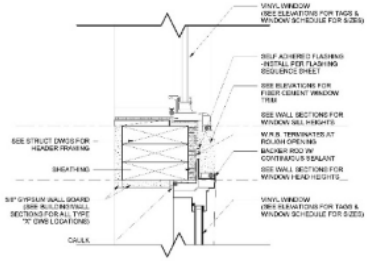
WINDOW JAMB @ SIDING/PANEL 5

3" = 1'-0"



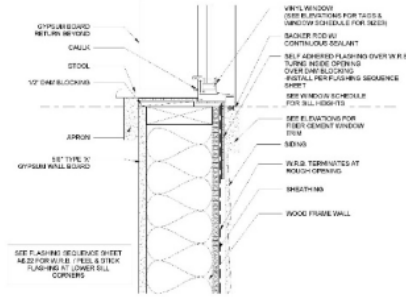
WINDOW JAMB @ SIDING/PANEL 2

3" = 1'-0"



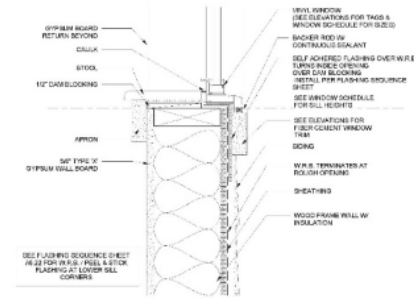
WINDOW HEAD @ STUD PACK 7

3" = 1'-0"



WINDOW SILL @ BREEZEWAY SIDING/PANEL 4

3" = 1'-0"



WINDOW SILL @ SIDING/PANEL 1

3" = 1'-0"

CLINE DESIGN
2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7777
Cline Design@cline-design.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00801
REGISTERED ARCHITECTS

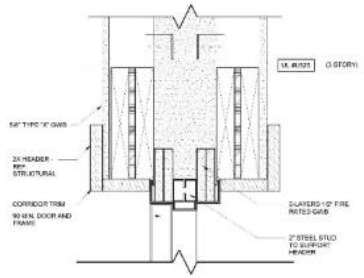
STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
REGISTERED ARCH. No. 15334
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

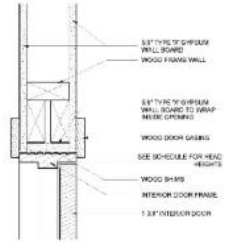
DRAWN BY: RL, AP, TP
CHECKED BY: KB

WINDOW HEAD/JAMB/SILL DETAILS

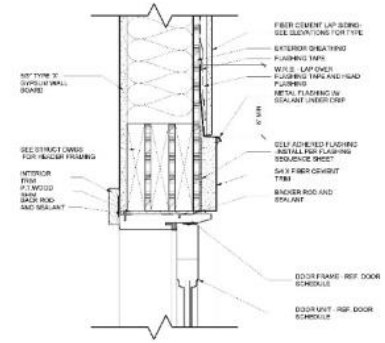
A6.05



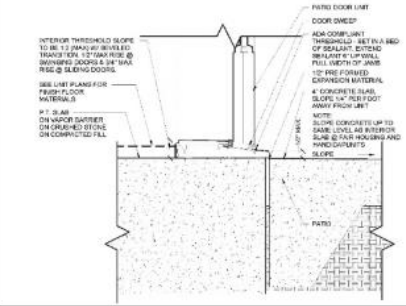
DOOR HEAD @ FIRELAWL 13
3" = 1'-0"



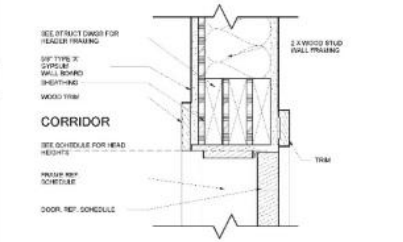
DOOR HEAD @ INT. BEARING WALL 10
3" = 1'-0"



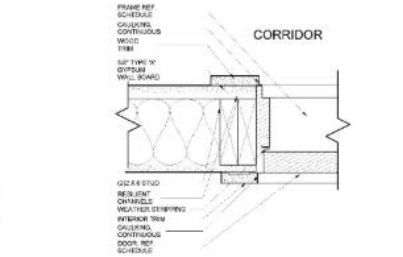
DOOR HEAD AT FIBER CEMENT SIDING 7
3" = 1'-0"



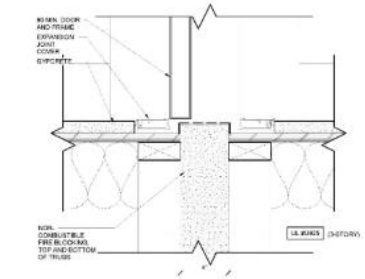
ADA THRESHOLD @ SLAB ON GRADE 4
3" = 1'-0"



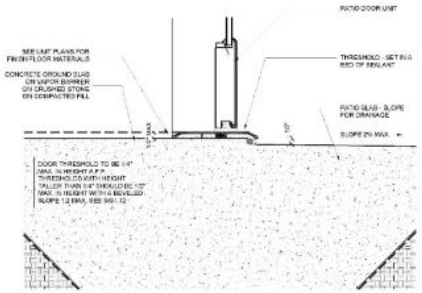
CORRIDOR DOOR HEAD 3
3" = 1'-0"



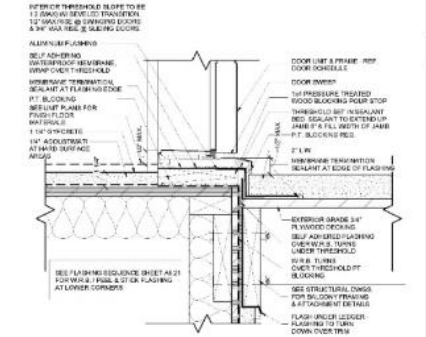
CORRIDOR DOOR JAMB 2
3" = 1'-0"



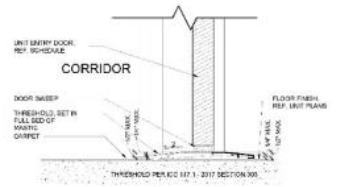
DOOR SILL/THRESHOLD @ FIRELAWL 11
3" = 1'-0"



BALCONY DOOR THRESHOLD @ SLAB ON GRADE 8
3" = 1'-0"



EXT. DOOR THRESHOLD @ BALCONY 5
3" = 1'-0"



TYPICAL THRESHOLD @ DOOR 1
3" = 1'-0"

CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Cline@cline-co.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C0800
REGISTERED ARCHITECTS

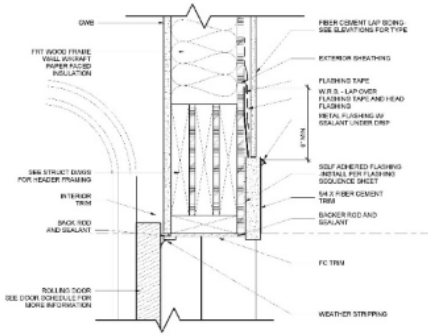
STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
ARCHITECTURAL
No. 5839
REGISTERED ARCHITECT
06.17.19

PROJECT: 2180045
DATE: 03.27.20
REVISIONS: DATE

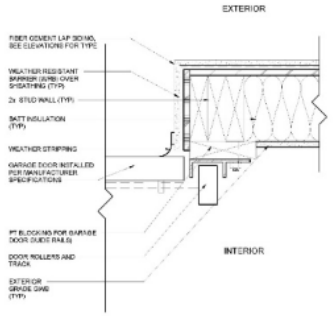
DRAWN BY: RL, AP, TP
CHECKED BY: KB

DOOR HEAD/JAMB/SILL DETAILS

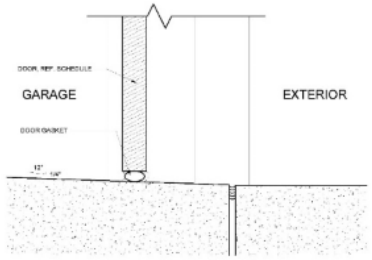
A6.06



DOOR HEAD AT MAINTENANCE BLDG 3
3" = 1'-0"



DOOR JAMNB AT MAINTENANCE BLDG 2
3" = 1'-0"



DOOR THESHOLD AT MAINTENANCE BLDG 1
3" = 1'-0"

CLINE DESIGN
2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/ 555-7777
ClineDesign&www.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00801
REGISTERED ARCHITECTS

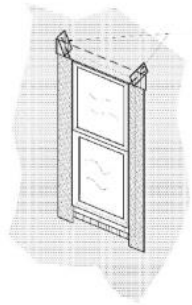
STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
CHARLOTTE, NC
No. 10338
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

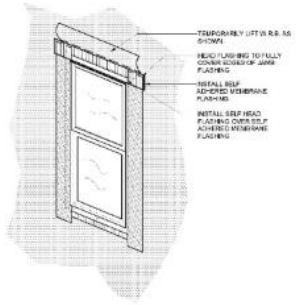
DOOR HEAD/JAMB/SILL DETAILS

A6.07



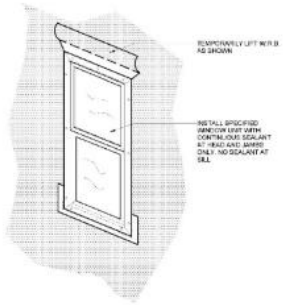
STEP #5 - REPAIR CUTS/RIPS IN HOUSE WRAP AS INDICATED ABOVE

WINDOW FLASHING / INSTALLATION 1-1/2" = 1'-0" 08



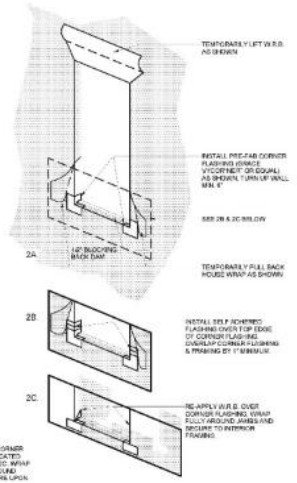
STEP #6 - INSTALL HEAD FLASHING AS INDICATED ABOVE. INSTALL DRIP CAP (IF APPLICABLE) PRIOR TO HEAD FLASHING. HEAD FLASHING TO OVERLAP DRIP CAP

WINDOW FLASHING / INSTALLATION 1-1/2" = 1'-0" 06



STEP #4 - INSTALL SPECIFIED WINDOW UNIT PER MANUFACTURER'S SPECIFICATIONS

WINDOW FLASHING / INSTALLATION 1-1/2" = 1'-0" 04

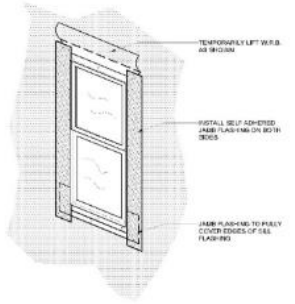


STEP #2 - APPLY CORNER FLASHING AS INDICATED HERE IN 2A, 2B, & 2C. WRAP HOUSE WRAP AROUND JAMBS AND SECURE UPON COMPLETION

WINDOW FLASHING / INSTALLATION 1-1/2" = 1'-0" 02

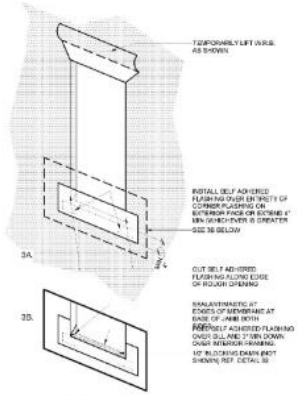
STEP #7 - OVERLAP HEAD FLASHING W/ W.R.B. AS INDICATED ABOVE

WINDOW FLASHING / INSTALLATION 1-1/2" = 1'-0" 07



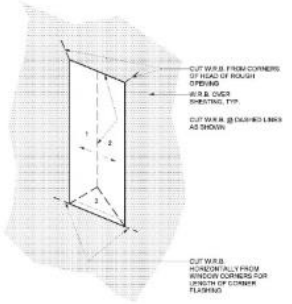
STEP #8 - INSTALL JAMB FLASHING AS INDICATED ABOVE

WINDOW FLASHING / INSTALLATION 1-1/2" = 1'-0" 05



STEP #3 - INSTALL SILL FLASHING AS INDICATED ABOVE

WINDOW FLASHING / INSTALLATION 1-1/2" = 1'-0" 03



USE THE FOLLOWING SEQUENCE OF INSTRUCTIONS FOR THE INSTALLATION OF SELF ADHERING WINDOW FLASHING WITH W.R.B.

STEP #1 - INSTALL HOUSE WRAP PER MANUFACTURER'S INSTRUCTIONS AND CUT IN ROUGH OPENING AREAS AS INDICATED ABOVE. WRAP SECTION #3 OVER SILL AND SECURE INTERIOR FRAMING. (SECTIONS #1 & #2 WILL BE WRAPPED AROUND JAMBS, BUT DO NOT SECURE UNTIL SILL CORNER FLASHING IS COMPLETE IN STEP 2.

NOTES:
1) WHERE W.R.B. LAP OCCURS IN CLOSE PROXIMITY TO SILL, INSTALL ADDITIONAL W.R.B. STRIP TO ALLOW FOR PROPER COVERAGE OF WINDOW SILL AND LAPPING BELOW.
2) INSTALL ALL FLASHING AND SELF ADHERED FLASHING MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

WINDOW FLASHING / INSTALLATION 1-1/2" = 1'-0" 01

CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Ashja@cline-c.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00601
REGISTERED ARCHITECTS

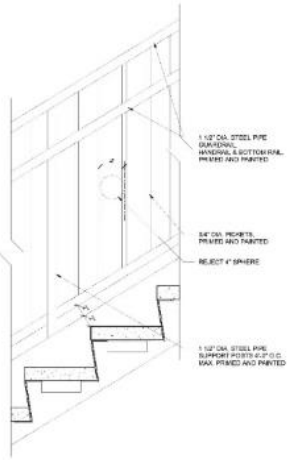
STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
REGISTRATION No. 5839
REGISTERED ARCHITECT
06.17.19

PROJECT: 2180065
DATE: 03.27.20
REVISIONS: DATE

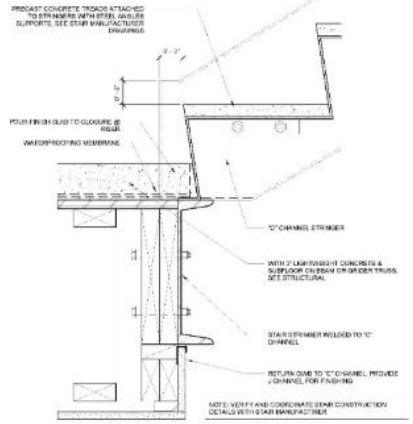
DRAWN BY: RL, AP, TP
CHECKED BY: KB

WINDOW FLASHING/INSTALLATION SEQUENCE

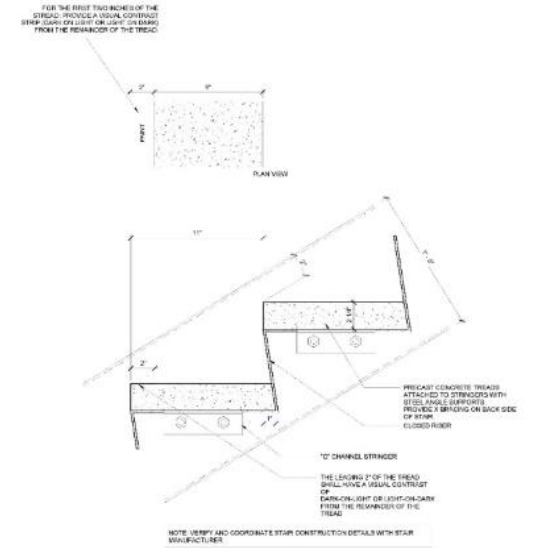
A6.08



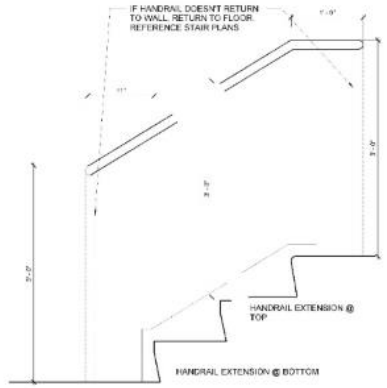
TYPICAL HANDRAIL & GUARDRAIL DETAILS 6
1 1/2" = 1'-0"

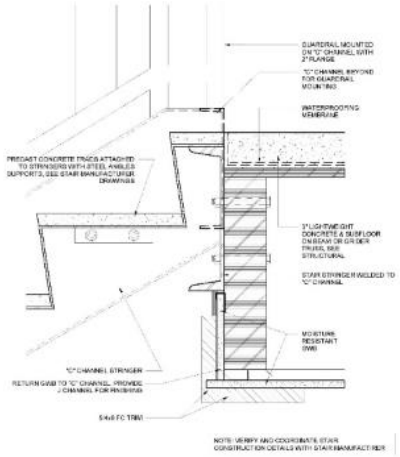


CLOSED RISER STAIR DETAIL @ BASE OF RUN 5
3" = 1'-0"

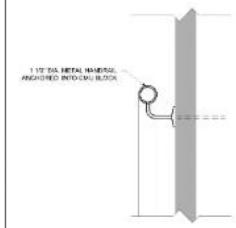


TYPICAL STAIR TREAD DETAIL1 4
3" = 1'-0"



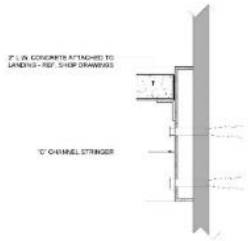


CLOSED RISER STAIR DETAIL @ TOP OF RUN 3
3" = 1'-0"



NOTES:
1.VERIFY AND COORDINATE STAIR CONSTRUCTION DETAILS WITH STAIR MANUFACTURER.
2.REFERENCE PLANS FOR STAIRWELL CONSTRUCTION.

TYP. HANDRAIL MOUNTING DTL 2
3" = 1'-0"



NOTES:
1.VERIFY AND COORDINATE STAIR CONSTRUCTION DETAILS WITH STAIR MANUFACTURER.
2.REFERENCE PLANS FOR STAIRWELL CONSTRUCTION.

TYP. STAIR LANDING DTL @WALL 1
3" = 1'-0"

STAIR NOTES

1. WALLS SEPARATING STAIRS FROM UNITS OR OTHER USES SHALL BE FIRE BARRIERS.

2. EXTERIOR WALLS THAT ARE PART OF THE STAIR ENCLOSURE SHALL COMPLY W/ THE REQUIREMENTS FOR EXTERIOR WALLS NOT SHAFT ENCLOSURES.

3. STAIR FABRICATOR TO PROVIDE SHOP DRAWINGS FOR STAIR CONSTRUCTION AND INSTALLATION DETAILS.

4. ALL HANDRAILS TO BE MOUNTED BETWEEN 2'-10" (MINIMUM) AND 7'-2" HIGH (MAXIMUM). ALL GUARDRAILS TO BE MOUNTED AT 3'-6" HIGH MIN.

5. ALL HANDRAILS TO EXTEND AT THE TOP OF STAIR RUNS. HANDRAIL EXTENSIONS TO BE MINIMUM 1'-0" (TOP) AND MIN. 1 TREAD WIDTH (BOTTOM).

6. ALL HANDRAILS, GUARDRAILS, BRACKETS, ETC. SHALL BE CONSTRUCTED TO COMPLY WITH CODE JURISDICTIONS LOAD REQUIREMENTS.

7. HANDRAIL AND GUARDRAIL GRIPPING SURFACE TO BE 1 1/2" DIAMETER WITH 1 1/2" CLEAR SPACE BETWEEN WALLS, RAILS, POSTS, ETC.

8. RISER HEIGHT TO BE 7" MAXIMUM AND EQUALLY SPACED FOR ALL STAIR RUNS PER STAIR SECTIONS.

9. TREAD DEPTH TO BE 11" MINIMUM (CLEAR STEPPING DISTANCE).

10. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL NOT BE GREATER THAN 1/2". NOSING OF THE NOSINGS SHALL NOT EXCEED 1/2". THE LEADING EDGE OF THE TREADS (NOSINGS) SHALL PROJECT NOT MORE THAN 1 1/4" BEYOND THE TREAD BELOW.

11. ALL PENETRATIONS/CONNECTIONS TO STAIR SHAFT WALLS TO COMPLY WITH SPECIFIED U.L. DESIGN REQUIREMENTS. SEE BUILDING PLANS FOR DETAIL LOCATIONS. SEE GENERAL SERIES FOR U.L. INFORMATION.

12. PROVIDE ACCESSIBLE RAIL @ UNDERSIDE OF STAIR AS REQUIRED BY CODE AND AS SHOWN ON STAIR SECTIONS.

13. PROVIDE STAIR IDENTIFICATION SIGNAGE AT EACH STAIR LOCATION AS REQUIRED BY APPLICABLE CODES.

14. PROVIDE ROOF ACCESS AT ALL EGRESS STAIR AS REQUIRED BY CODE.

15. PROVIDE "CANE DETECTION" GUARDS AROUND STAND PIPE LOCATIONS 30" HIGH.

16. PROVIDE TEMPERED GLASS AT ALL STAIR WINDOWS ON STONE FRONT.

17. PROVIDE STEEL PAN STAIR LANDINGS.

CLINE DESIGN
2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Cline@cline-cline.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C0800
REGISTERED ARCHITECTS

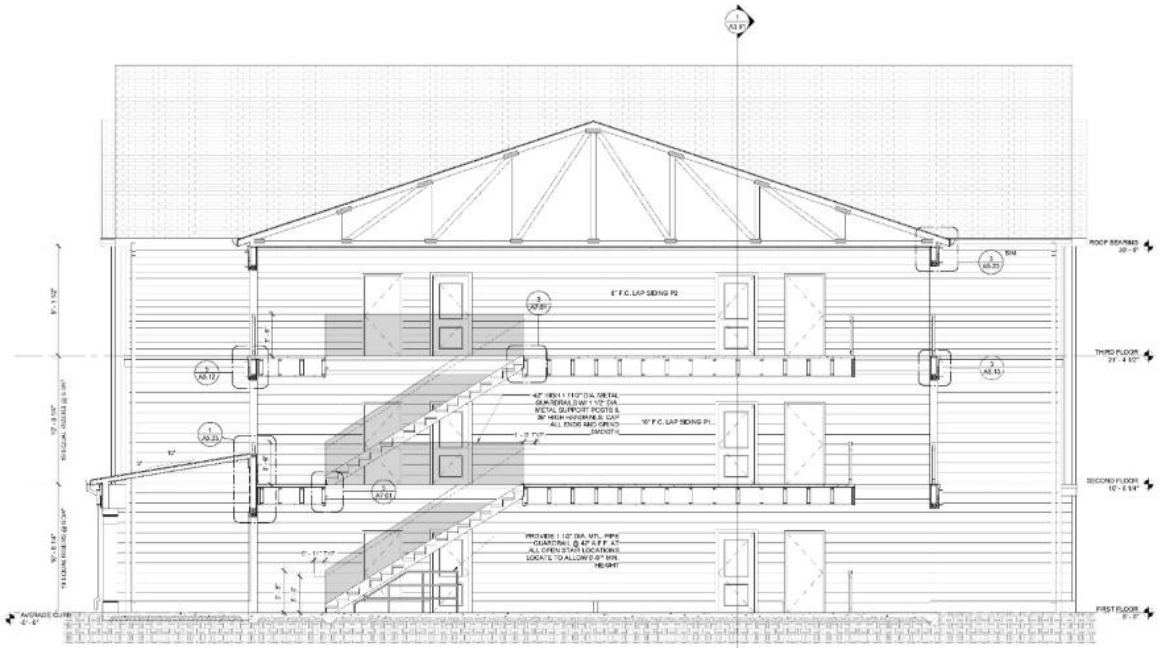
STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
ORFIZARRO
No. 5834
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

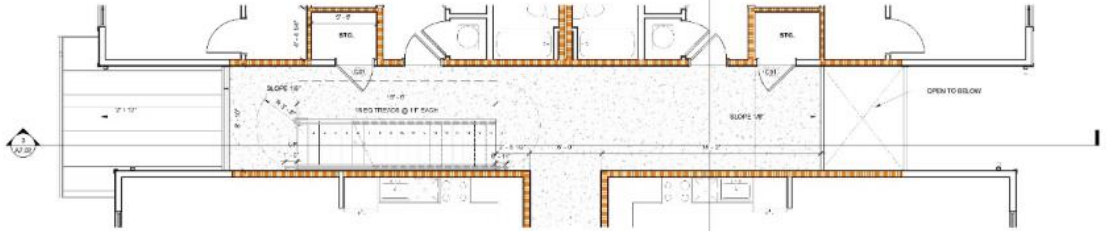
DRAWN BY: RL, AP, TP
CHECKED BY: KB

TYPICAL STAIR DETAILS & NOTES

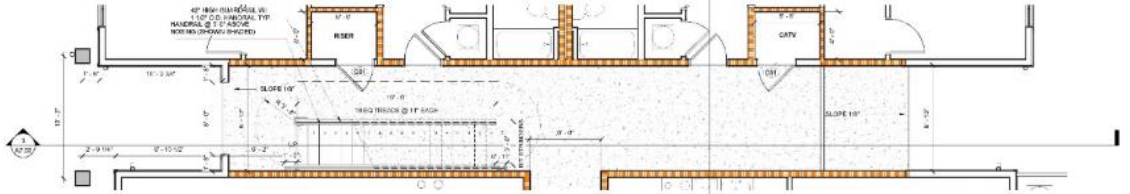
A7.01



BUILDING A, B TYP. STIAR SECTION 3
1/4" = 1'-0"



TYP. STAIR 2ND & 3RD FLOOR PLAN 2
1/4" = 1'-0"



TYP. STAIR 1ST FLOOR PLAN 1
1/4" = 1'-0"

CLINE DESIGN

2925 S. Tryon St.
Suite 130
Charlotte, NC 28203
704/333-7777
Cline@cline-design.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C06901
REGISTERED ARCHITECTS

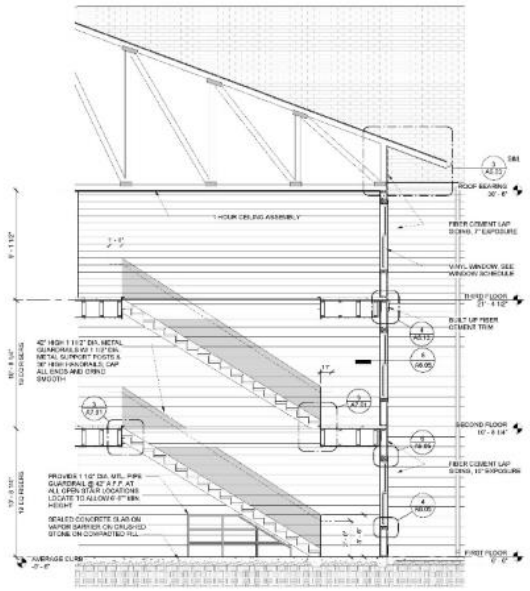
STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
CHARLOTTE, NC
No. 5858
REGISTERED ARCHITECT
06.17.19

PROJECT: 216045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: BL, AP, TP
CHECKED BY: KB

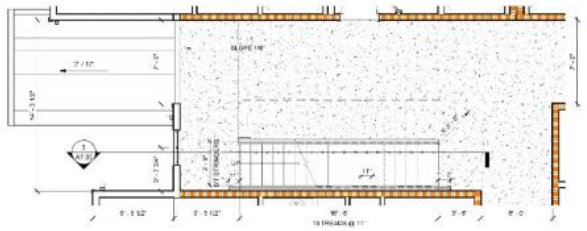
BUILDING A, B STAIR PLANS & SECTIONS

A7.02



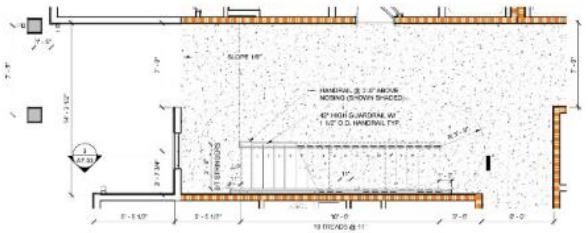
BUILDING C STAIR SECTION 3

1/4" = 1'-0"



BUILDING C 2ND & 3RD FLOOR PLAN 2

1/4" = 1'-0"



BUILDING C 1ST FLOOR PLAN 1

1/4" = 1'-0"

CLINE DESIGN

2923 S. Tryon St.
Suite 100
Charlotte, NC 28203
704/333-7737
Cline@cline-design.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00801
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
ORFIGARIS@CLINE-DESIGN.COM
No. 5834
REGISTERED ARCHITECT

06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

BUILDING C STAIR PLANS & SECTION

A7.03

AMENITY EQUIPMENT LEGEND

TAG	LOCATION	MANUF.	ITEM	ITEM NUMBER	DIMS.	FINISH	COMMENTS
EQ-1	WORKROOM	GE	REFRIGERATOR	GTE21GSHSS	66 3/4" H X 34" D X 32 7/8" W	STAINLESS STEEL	PROVIDE POWER & WATER LINE AS REQUIRED
EQ-2	WORKROOM & KITCHEN	GE	DISHWASHER	GLDT696JSS	32 11/32" H X 24" D X 24" W	STAINLESS STEEL	PROVIDE POWER & WATER LINE AS REQUIRED
EQ-3	LEASING & KITCHEN	SUMMIT	UC BEVERAGE COOLER	AL57G	32" H X 23.63" W X 22.63"D	STAINLESS STEEL	PROVIDE POWER AS REQUIRED
EQ-4	LEASING	TBD	COFFEE MACHINE	TBD	TBD	TBD	PROVIDED BY OWNER, ALL OPERABLE PARTS OF MACHINE TO BE WITHIN ADA REACH HEIGHT GUIDELINES
EQ-5	WORKROOM	TBD	COPIER	TBD	TBD	TBD	PROVIDED BY OWNER, PROVIDE POWER & DATA AS REQUIRED
EQ-6	CLUB	MODERN FLAMES	SINGLE SIDED ELECTRIC FIREPLACE	LSPW6016	67" W X 22 1/2" H X 11 1/2" D	BLACK	PROVIDE POWER AS REQUIRED
EQ-7	CLUB	SUMMIT	UC ICE MAKER	BIM25-60	33.37" H X 15.1/8" W X 21"D	STAINLESS STEEL	PROVIDE POWER & WATER LINE AS REQUIRED
EQ-8	CLUB & WORKROOM	GE	MICROWAVE	JES2051SNSS	13 5/8" H X 19 1/4" D X 23 7/8" W	STAINLESS STEEL	PROVIDE POWER AS REQUIRED
EQ-9	CLUB	GE	CAFE SERIES WARMING DRAWER	CW9000SJSS	10 1/2" H X 23 3/4" D X 30" W	STAINLESS STEEL	PROVIDE POWER AS REQUIRED
EQ-10	CIRCULATION	ELKAY	INWALL BOTTLE FILLING STATION	LVRGFTLEWSLK	38 1/4" L X 18 5/8" W X 48 1/4" H	STAINLESS STEEL	PROVIDE POWER & WATER LINE AS REQUIRED

AMENITY CARPET, WOOD & CONCRETE & LVT SCHEDULE

CPT/LVT/WD/CONC	LOCATION	APPLICATION	MANUF.	PRODUCT NUMBER	FINISH/COLOR	SIZE/TYPE	BACKING	INSTALLATION	COMMENTS	CONTACT	PHONE
CPT-1	LEASING OFFICE	FLOOR	BENTLEY MILLS	OUTLIER SOLIS	PRIVADE 801673	18 X 36 TILE	BREEZEAAST NOSTEP CUSHION TILE	ASHLAR		JEANNE BORCK	704.999.5467
LVT-1	FITNESS	FLOOR	LOOM+	FT-2209		100CM X 50CM		SEE ENLG PLAN		JAKE CLARY	571.465.0045
LVT-2	FITNESS	FLOOR	LOOM+	FT-2204		50CM X 10CM		SEE ENLG PLAN		JAKE CLARY	571.465.0045
LVT-3	FITNESS	FLOOR	LOOM+	FT-2206		50CM X 10CM		SEE ENLG PLAN		JAKE CLARY	571.465.0045
LVT-4	YOGA	FLOOR	MILLIKEN	WOOD	CHERRY CHE 136	7" X 48"		ASHLAR		WILLY CORT	704.236.9467
LVT-5	CLUB	FLOOR	MILLIKEN	NATURAL SHENANDOAH	MOOSE SHE 145	7" X 48"		ASHLAR		WILLY CORT	704.236.9467
WD-1	CORRIDOR/ENTRY	FLOOR	TRINITY SURFACES - MIRTH STUDIO	CANE HARDWOOD	NAVY	12 X 12		MONOLITHIC		ERIKA THOMAS	980.333.9552
CONC	BACK OF HOUSE	FLOOR	LUCCID CHEMICAL	AQUA CURE VOX	CLEAR						

AMENITY WALLCOVERING & PAINT SCHEDULE

WC/PT/ MISC	LOCATION	APPLICATION	MANUF	PRODUCT/ NUMBER	FINISH/ COLOR	WIDTH	INSALLATION	COMMENTS	CONTACT	PHONE
WC-1	BATHROOMS	WALL	PHILLIP JEFFRIES	PATHWAYS 1088	BLUE TRAIL	35.25	REVERSE HANG		CONNIE RUCK	336.692.2762
WC-2	CO-WORKING	WALL	TRINITY SURFACES	PORTFOLIO	CREMNITZ WHITE	5.1" W X 12 - 48" L	HORIZONTAL		ERIKA THOMAS	980.333.9552
WC-3	CIRCULATION	WALL	EYKON	MAGNOLIA HOME - TUDOR	NOOK MAG1108	36" BOLT WIDTH	7" STRAIGHT		SUE CROW	704.495.8227
WC-4	CIRCULATION	CEILING	EYKON	SOURCE ONE S1X5 - LEFU SILK	DIGNIFIED ILE-04	43"	STRAIGHT HANG		SUE CROW	704.495.8227
									GAIL HOLROYD	704.909.7714
PT-1	FIELD COLOR	WALL	SHERWIN WILLIAMS	DRIFT OF MIST SW 9166	EGGSHELL				RUSS HANSEN	980.207.9410
PT-2	FIELD TRIM	DOORS, TRIM, BASE	SHERWIN WILLIAMS	EXTRA WHITE SW 7006	SEMI-GLOSS				RUSS HANSEN	980.207.9410
PT-3	FIELD CEILING	CEILING	SHERWIN WILLIAMS	EXTRA WHITE SW 7006	FLAT				RUSS HANSEN	980.207.9410
PT-4	ACCENT	WALL	SHERWIN WILLIAMS	ACIER SW 9170	EGGSHELL				RUSS HANSEN	980.207.9410

AMENITY TILE SCHEDULE

F / WT	LOCATION	APPLICATION	MANUF.	PRODUCT #	FINISH / COLOR	SIZE	JOINT SIZE	GROUT COLOR	INSTALLATION	COMMENTS	CONTACT	PHONE
F-1	BATHROOM	FLOOR	BEST TILE	LIFE	NORDIC	8 X 48	MIN. PER MANUF. RECCOMMENDATIONS		HORIZONTAL ASHLAR 1/3 OFFSET		MISTY MILES	980.275.1496
WT-1	MEN'S RESTROOM	WALL	TRINITY TILE	PIANO	DENIM	MOSAIC	MOSAIC	MAPEI 72 FROST	MOSAIC	TOP OF COUNTER TO CEILING BEHIND SINKS ONLY	ERIKA THOMAS	980.333.9352
WT-2	WOMEN'S RESTROOM	WALL	TRINITY TILE	PENNY ROUND	GREY	MOSAIC	MOSAIC	MAPEI 27 SILVER	MOSAIC	TOP OF COUNTER TO CEILING BEHIND SINKS ONLY	ERIKA THOMAS	980.333.9352
WT-3	BATHROOM	WALL	TRINITY TILE	AMBORELLA	BLANCO	6 X 18	3/16"	MAPEI 00 WHITE	HORIZONTAL ASHLAR 1/2 OFFSET	5'-0" A.F.F. AROUND ALL WALLS	ERIKA THOMAS	980.333.9352
WT-4	CLUB FIREPLACE	WALL	BEST TILE	PLANE	TRAVERTINO	60 X 120	MIN. PER MANUF. RECCOMMENDATIONS		STACKED		MISTY MILES	980.275.1496
WT-5	KITCHEN	WALL	BEST TILE	CERRC	MIDTOWN	3 1/2 X 4 1/4	MIN. PER MANUF. RECCOMMENDATIONS	MAPEI 00 WHITE	BRICK		MISTY MILES	980.275.1496

AMENITY MILLWORK SCHEDULE

PL/QZ/RB/WDB/HW	LOCATION	APPLICATION	MANUF.	PRODUCT / NUMBER	FINISH/ COLOR	COMMENTS	CONTACT	PHONE / EMAIL
PL-1	FR APRONS, BREAK CABS	VERTICAL	FORMICA	SARUM TWILL 8827	MATTE	RUN LINES IN PATTERN NORTH TO SOUTH	SHERI REID	704.534.7300
PL-2	BREAKROOM COUNTERTOP	HORIZONTAL	FORMICA	COLOR CORE 2 7223C-58	NEW WHITE MATTE		SHERI REID	704.534.7300
PL-3	BATHROOM PARTITIONS	VERTICAL	WILSONART	DOVE GREY D92-60	MATTE		ANNA MORRIS	704.394.2330
PL-4	CABINET/MILLWORK TOE KICK	VERTICAL	FORMICA	BLACK 909	MATTE	ALL TOE KICKS U.N.O.	SHERI REID	704.534.7300
QZ-1	MAILROOM & COFFEE BAR	HORIZONTAL WORK SURFACE	CAESARSTONE	PIATRA GREY	5003	3CM	STACEY WAUCHOPE	704.215.3057
RB-1	BOH	4" CONTINUOUS WALL BASE	ROPPE	PINNACLE BASE	193 BLACK BROWN	STANDARD TOE	STEVE SLOAN	336.260.3785
WDB-1	AMENITY	VERTICAL BASE		SEE SHEET A8.41 FOR PROFILE	PT-2			
HW-1	AMENITY MILLWORK THROUGHOUT	CABINET PULLS	RICHELIEU	TRANSITIONAL METAL PULL - 7227 BP7227128900	MATTE BLACK	5 1/32" CENTER TO CENTER, 6 5/8" OVERALL	DANIELLE WRIGHT	DWRIGHT@RICHELIEU.COM

AMENITY PLUMBING & ACCESSORY SCHEDULE

TAG	LOCATION	MANUF	ITEM #	FINISH	COMMENTS
DAB	ALL BATHROOMS	DYSON	AIRBLADE V	WHITE	MOUNT WITHIN ADA HEIGHT GUIDELINES, PROVIDE POWER AS REQ.
SD	ALL BATHROOMS	BOBRICK OR EQ.	B-826	STAINLESS	
TT	ALL BATHROOMS	BOBRICK OR EQ.	B-2890	STAINLESS	
SN	WOMEN'S & UNISEX BATHROOMS	BOBRICK OR EQ.	B-4288	STAINLESS	
GB 42	ALL BATHROOMS	BOBRICK OR EQ.	B-5806 X 42	STAINLESS	PROVIDE FT BLOCKING AS REQ.
GB 18	ALL BATHROOMS	BOBRICK OR EQ.	B-5806 X 18	STAINLESS	PROVIDE FT BLOCKING AS REQ.
GB 36	ALL BATHROOMS	BOBRICK OR EQ.	B-5806 X 36	STAINLESS	PROVIDE FT BLOCKING AS REQ.
KF	KITCHEN FAUCET	VIGO	PULL DOWN SPRAY FAUCET VG02001	MATTE BLACK	
KS	KITCHEN SINK	KOHLER	VAULT K-3894-4	STAINLESS	UNDERMOUNT
BF	ALL BATHROOMS - FAUCET	KOHLER	[illegible]	BN - VIBRANT BRUSHED NICKEL	
BS	ALL BATHROOMS - SINK	KOHLER	FOREST WADING POOL K-2911	00 WHITE	SURFACE MOUNT

UNIT FINISHES

LOCATION	MANUF	ITEM	ITEM #	FINISH	COMMENTS
BATHROOMS	TAYMOR ASTRAL 2800 SERIES	24" TOWEL BAR	04 2824	SATIN NICKEL	
BATHROOMS	TAYMOR ASTRAL 2800 SERIES	SINGLE ROBE HOOK	01 2801	SATIN NICKEL	
BATHROOMS	TAYMOR ASTRAL 2800 SERIES	TOWEL RING	04 2804	SATIN NICKEL	
BATHROOMS	TAYMOR ASTRAL 2800 SERIES	PAPER HOLDER	04 2848	SATIN NICKEL	
BATHROOMS	DESIGN HOUSE	OAKMOUNT WIDE SPREAD TWO HANDLE FAUCET	523316	SATIN NICKEL	
BATHROOMS	KOHLER	CAXTON UNDER MOUNT SINK	K-20000	WHITE	
KITCHEN	GAGNI	KITCHEN FAUCET	PO100	STAINLESS STEEL	
KITCHEN	KOHLER	VAULT UNDERMOUNT SINK	K 3822 1		
BATHROOMS	DESIGN HOUSE	OAKMOUNT BATH & SHOWER TRIM W/ VALVE	525456	SATIN NICKEL	
BEDROOMS & CLOSETS	ENGINEERED FLOORS	AIRWAVES PLUS E104	477		
FIELD FLOORING	SHAW PROPERTY SOLUTIONS	CAMERON PLUS PLANK		SPICE BOX 355	
FIELD WALLS	SHERWIN WILLIAMS	REPOSE GRAY	SW 7015	EGGSHELL	
FIELD CEILING	SHERWIN WILLIAMS	CEILING BRIGHT WHITE	SW 7007	FLAT	
DOOR & TRIM	SHERWIN WILLIAMS	ZURICH WHITE	SW 7626	SEMI-GLOSS	
KITCHEN BACKSPLASH	DALTILE	LARGO 3 X 6	WHITE LR 99	GLOSSY	GROUT MAPEI 00 WHITE
3 PIECE SHOWER SURROUND	STERLINE	ACCORD SERIES 7116	WHITE		
KITCHEN CABINETS	TBD	SHAKER STYLE DOOR, PLYWOOD BOX, SOLID WOOD CABINET FACE		PAINTED SHERWIN WILLIAMS INCREDIBLE WHITE SW 7028	
KITCHEN ISLAND CABINETS	TBD	SHAKER STYLE DOOR, PLYWOOD BOX, SOLID WOOD CABINET FACE		PAINTED TO MATCH LEED CABINET FINISH TERRA GRAY	
COUNTERTOPS	RIO STONES	GRANITE ROYAL JADE			3CM KITCHEN, 2CM BATH
HARDWARE	THE KNOB SHOP	DRAWERS: CDK 0790-SN 3" CLIP PULLS; DOORS: AMEROCK BP53014-G10 SATIN NICKEL			

UNIT LIGHT FIXTURES

LOCATION	MANUF.	ITEM NAME	ITEM #	FINISH	LIGHT
BATH VANITY	FEISS	3 LIGHT VANITY	VS20403	SATIN NICKEL	
CEILING FAN	KICHLER	STARKK 52" CEILING FAN	330174MWH	MATTE WHITE	LED LIGHT KIT
ENTRY	NUVO LIGHTING	BOXER 2 LIGHT FLUSH MOUNT	MLVO 60-6132	MATTE BLACK	A 19
KITCHEN	FEISS	1 LIGHT MINI PENDANT	P1440SN	SATIN NICKEL	A 19
OUTDOOR PORCH SCONCE	DESIGN HOUSE	MASON WALL MOUNT DARK SKY		OIL RUBBED BRONZE 519504	
PUCK LIGHT THROUGHOUT	SEA GULL LIGHTING	4" TRAVERSE SURFACE LED	347035-15	WHITE	LED

CLINE DESIGN

2923 S. Tryon St.
Suite 130
Charlotte, NC 28203
704/333-7272
ClineDesignAssoc.com

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STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA RALEIGH, NC C00001 — REGISTERED ARCHITECTS

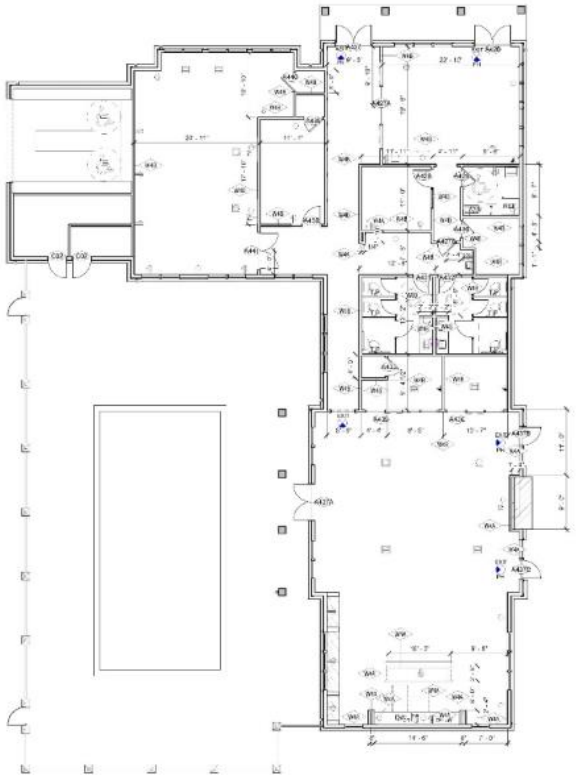
STATE OF SOUTH CAROLINA — ORLANDO PIZARRO — CHARLESTON No. — REGISTERED ARCHITECT — 06.17.19

PROJECT: 218045
DATE: 06.03.19
REVISIONS: DATE
1 Owner & Permit Changes 4.24.20

DRAWN BY: RL, AP, TP
CHECKED BY: KB

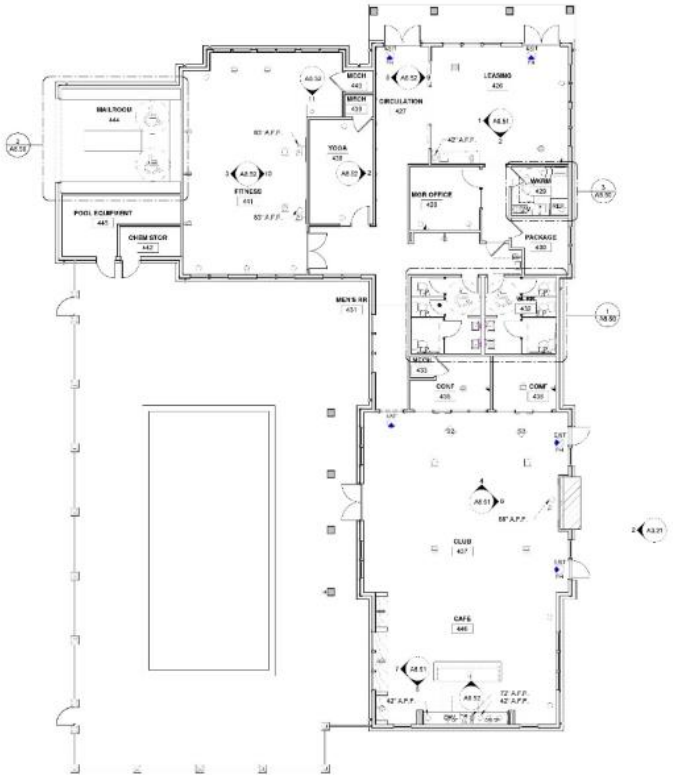
CLUBHOUSE SCHEDULES

A8.00



CLUBHOUSE REFERENCE PLAN (NO ELEVATIONS OR ROOM TAGS) 2

1/8" = 1'-0"



CLUBHOUSE REFERENCE PLAN (ELEVATION TAGS ONLY) 1

1/8" = 1'-0"

GENERAL NOTES

1. THE ARCHITECTURAL DRAWINGS SHOULD BE USED IN CONJUNCTION WITH THE CIVIL, STRUCTURAL, MEP, FIRE PROTECTION DRAWINGS AND SPECIFICATIONS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. THE CONTRACTOR SHOULD BE ADVISED THAT THE AVAILABLE SPACE FOR ROUTING ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRONICS MAY BE LIMITED IN MANY LOCATIONS. THE CONTRACTOR SHALL COORDINATE ALL OF THE TRADES WORK AND MAKE ADJUSTMENTS WITH THE ARCHITECT'S APPROVAL TO THE ROUTING OF THESE ITEMS AS REQUIRED. ANY REWORK RESULTING FROM THE FAILURE TO COORDINATE WILL BE REINFORMED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
3. ALL PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE FIRE BLOCKED AND SEAL PER UL APPROVED METHODS.
4. ALL CONCEALED FIRE RATED ASSEMBLIES SHALL BE PROVIDED WITH SIGNAGE INDICATING THE TYPE OF ASSEMBLY AND THE FIRE RATING IN HOURS IN LETTER NO SMALLER THAN 2" HIGH, SEE IBC CODE SECTION 1602.8.1
5. CONTRACTOR IS TO REPLACE ALL AREAS OF MBO FIRE PROOFING DAMAGED DURING THE INSTALLATION OF WORK. REPAIRED FIRE PROOFING MUST BE EQUAL TO REQUIRED RESISTANCE RATINGS.
6. ALL DOORS SHALL BE MOUNTED MIN. 4" FROM THE INTERIOR FACE OF WALL TO THE EDGE OF THE DOOR UNLESS OTHERWISE NOTED.
7. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL BLOCKING AND REINFORCING AS REQUIRED FOR THE INSTALLATION OF TOILET PARTITIONS, TOILET ACCESSORIES, HANDRAILS, AND MILLWORK INDICATED IN THE DRAWINGS.
8. PROVIDE SEALANT BETWEEN ALL DISSIMILAR MATERIALS, U.N.O.
9. ALL WALLS THAT DO NOT EXTEND TO DECK ARE TO BE BRACED TO STRUCTURE ABOVE, 48" O.C. PLACE BRACES TO AVOID UTILITIES, DUCTS, ETC.
10. SEE INTERIOR ELEVATIONS FOR FURTHER FINISH LOCATIONS AND DETAILS.
11. PROVIDE SOUND ATTENUATION INSULATION IN ALL WALLS UNLESS OTHERWISE NOTED.
12. THE GENERAL CONTRACTOR TO PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY LOCAL CODE AND LOCAL FIRE MARSHAL. GC TO ADHEAR ESTABLISHED LOCATIONS W/ ARCHITECT PRIOR TO BUILDING FRAMING COMMENCING.
13. GC TO PROVIDE BLOCKING FOR ALL WALL MOUNTED TELEVISIONS.
14. SCALLOP TRANSITIONS STRIPS TO BE USED AT ALL FLOOR TRANSITIONS.
15. GAS @ FIREPLACE LOCATIONS TO BE MOISTURE RESISTANT.
16. CONTRACTOR SHALL VERIFY AVAILABILITY OF NEW FINISHES AND CONTACT ARCHITECT IMMEDIATELY IF SPECIFIED MATERIALS ARE NO LONGER AVAILABLE. VERIFY THAT SURFACES TO RECEIVE FINISHES HAVE BEEN PROPERLY PREPARED. WALLS AND FLOORS SHOULD VARY NO MORE THAN 1/8" IN 10 FEET. REPORT DEFECTS IN WRITING TO ARCHITECT.
17. MATERIALS TO BE PREPARED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS TO ENSURE A SMOOTH, ACCURATE, AND ENTIN INSTALLATION.
18. ALL TRANSITIONS BETWEEN MATERIALS SHALL BE SMOOTH.
19. PRIOR TO APPLICATION OF, ALL SURFACES SHALL BE PROPERLY PREPARED, SMOOTHED AND TAPED. MAXIMUM HEIGHT DIFFERENCE BETWEEN FLOOR COVERING SURFACES SHALL BE 1/4".
21. ALL FINISH MATERIALS AND FABRICATION REQUIRE SAMPLES AND SHOP DRAWINGS TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION OR PURCHASE OF MATERIAL. ALL SAMPLES TO BE SUBMITTED IN AN APPROPRIATE SIZE AS SPECIFIED IN THE GENERAL CONDITIONS AND TO BE REAL SAMPLES, NO IMAGES OF THE MATERIALS. SUBMIT A MINIMUM OF 3 SAMPLES TO ARCHITECT FOR APPROVAL. ONE SAMPLE WILL BE RETAINED FOR ARCHITECT'S REFERENCE. PAINT DRAW DOWNS ARE TO BE SUBMITTED IN 8x11 SIZE OF EACH COLOR AND CONTRACTOR SHALL ALLOW TWO WEEKS FOR APPROVAL.
22. PROVIDE SEAMING DIAGRAMS FOR APPROVAL FROM CLINE DESIGN PRIOR TO ORDER AND INSTALLATION FOR THE FOLLOWING ITEMS: CARPET AND WALLCOVERING.
23. ALL WALLS TO BE LEVEL, 4 FINISH U.N.O.
24. PROVIDE SEALANT BETWEEN DISSIMILAR MATERIALS UNLESS NOTED OTHERWISE.
25. SUBMIT WALL EXPANSION CONTROL JOINT AND SEAMING DIAGRAM TO CLINE DESIGN FOR APPROVAL.

KEY PLAN

KEYED NOTES

CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7737
Clint.Arrington@cline-c.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA RALEIGH, NC C00801 — REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA — ORLANDO FIGUERO — REGISTERED ARCHITECT No. 5838 — REGISTERED ARCHITECTS

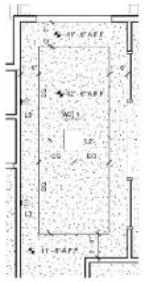
06.17.19

PROJECT: 218045
DATE: 06.03.19
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

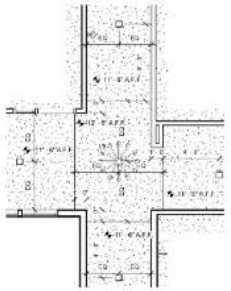
CLUBHOUSE REFERENCE PLAN

A8.10



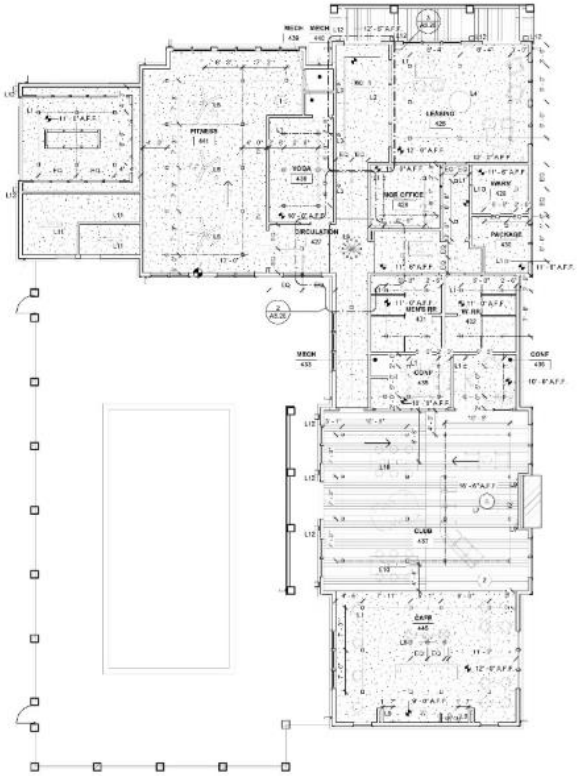
CLUBHOUSE RCP - ENLARGED PLAN 3

1/8" = 1'-0"



CLUBHOUSE RCP - CIRCULATION 2

1/8" = 1'-0"



CLUBHOUSE RCP 1

1/8" = 1'-0"

RCP GENERAL NOTES

1. CEILING TO BE PAINTED IN A FLAT FINISH. SEE FINISH SCHEDULE FOR PAINT COLOR.
2. ALL CEILING HEIGHTS ARE NOTED A.F.F. UNLESS NOTED OTHERWISE.
3. SEE ELECTRICAL DRAWINGS FOR LIGHTING SPECIFICATIONS AND FIXTURE COUNT.
4. THE INTERIOR DESIGN DRAWINGS SHOULD BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, CIVIL, STRUCTURAL, MEP, FIRE PROTECTION DRAWINGS AND SPECIFICATIONS. DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. THE CONTRACTOR SHOULD BE ADVISED THAT THE AVAILABLE SPACE FOR ROUTING ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION AND COMMUNICATIONS PIPING, CONDUIT, TRAYS, AND DUCTWORK MAY BE LIMITED IN MANY LOCATIONS. THE CONTRACTOR SHALL COORDINATE ALL OF THE TRADES WORK AND MAKE ADJUSTMENTS WITH THE ARCHITECT'S APPROVAL TO THE ROUTING OF THESE ITEMS AS REQUIRED. ANY REWORK RESULTING FROM THE FAILURE TO COORDINATE SHALL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
6. ALL PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE FIRE BLOCKED AND SEALED PER UL APPROVED METHODS.
7. ALL CONCEALED FIRE RATED ASSEMBLIES SHALL BE PROVIDED WITH SIGNAGE INDICATING THE TYPE OF ASSEMBLY AND THE FIRE RATING IN HOURS IN LETTERS NO SMALLER THAN 3" HIGH. SEE NCBC SECTION 701.2.
8. CONTRACTOR IS TO MINIMIZE ALL AREAS OF NEW FIRE PROOFING DAMAGED DURING THE INSTALLATION OF WORK. REPAIRED FIRE PROOFING MUST BE EQUAL TO REQUIRED RESISTANCE RATING.
9. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL BLOCKING AND REINFORCING AS REQUIRED FOR THE INSTALLATION OF SELLIN ITEMS WALL MOUNTED TELEVISIONS INDICATED IN THE DRAWINGS.
10. PROVIDE SEALANT BETWEEN ALL DISSIMILAR MATERIALS, U.N.O.

CEILING LEGEND

CEILING HEIGHT DESIGNATION

NEW GYPSUM BOARD CEILING PAINTED PT-3

SHIPLAP PAINTED PT-3

L1 — MANUF. SULLIVATE, ITEM: 5.5" FLUSH MOUNT WHITE SQUARE DIMMABLE TRIMLESS LIGHT, LED 2700K 90 CRI, DIMENSIONS: 5.5"W x 5" TD, FINISH: WHITE, CONTACT: BRITTANI CHERRY 843.304.2063

L2 — MANUF. FREDRICK RAMOND, ITEM: ARCS 2 TIER CHANDELIER, LIGHT: INCANDESCENT 60W(24 ea), DIMENSIONS: 26"W x 51.5"H x 20"D, FINISH: BLACK / GOLD, MOUNTING HEIGHT: SEE ELEV. 9/A8.52, CONTACT: JODIE KUHLMAN 866.428.9289

L3 — MANUF. ROBERT ABBEY, ITEM: WILLIAMSBURG TYRE WALL SCONCE, ITEM: RAB*1499, LIGHT: INCANDESCENT 60W, DIMENSIONS: 6"W x 22.25"H x 6"D, MOUNTING HEIGHT: SEE ELEVATION 9/A8.52, CONTACT: JODIE KUHLMAN 866.428.9289

L4 — MANUF. ARTEMIDE, ITEM: FINCH CHANDELIER, ITEM: 80860, LIGHT: INCANDESCENT 60W, DIMENSIONS: 43" DIA x 47"H, MOUNTING HEIGHT: 3/A8.51, FINISH: NATURAL IRON AND WOOD.

L5 — MANUF. ARTEMIDE, ITEM: SANDERS CHANDELIER, ITEM: 80812, LIGHT: INCANDESCENT 40W(7ea), DIMENSIONS: 36" DIA x 37"H, MOUNTING HEIGHT: 6/A8.51, FINISH: NATURAL IRON AND ANTIQUE BRASS.

L6 — MANUF. MONTE CARLO FAN COMPANY, ITEM: MAVERICK SUPER MAX 60" FAN, DIMENSIONS: 60" D X 13.7" H, LIGHT: NO LIGHT KIT, MOUNTING HEIGHT: 5/A8.51, ELEV. 3/A8.52, FINISH: AGED PEWTER WITH LIGHT GREY WEATHERED OAK

L7 — MANUF. ARTEMIDE, ITEM: 1304A00, LARGE PENDANT, ITEM: 40861, LIGHT: INCANDESCENT 150W, DIMENSIONS: 52" DIA x 26"H, MOUNTING HEIGHT: SEE ELEV 6/A8.51, FINISH: NATURAL AND BLACK OXIDIZ.

L8 — MANUF. ARTEMIDE, ITEM: PIETRICE LARGE PENDANT, ITEM: 42812, LIGHT: INCANDESCENT 20W, DIMENSIONS: 7" DIA x 18"H, MOUNTING HEIGHT: SEE ELEV 1/A8.52, FINISH: ANTIQUE BRASS.

L9 — MANUF. ROBERT ABBY, ITEM: FINEAS WALL SCONCE, ITEM: RAB*12369, LIGHT: INCANDESCENT 60W, DIMENSIONS: 5.25"W x 14.25"H x 5"D, MOUNTING HEIGHT: SEE ELEV 4 & 5/A8.51, FINISH: AGED BRASS, CONTACT: JODIE KUHLMAN 866.428.9289

L10 — MANUF. SEED DESIGN, ITEM: DORA PLE LINEAR SUSPENSION, ITEM: SD-2102MPLUS, LIGHT: LED, DIMENSIONS: 5.1"H X 6.1"W X 52"L, MOUNTING HEIGHT: SEE ELEV 4 & 5/A8.51, FINISH: STEEL AND GLASS, CONTACT: JODIE KUHLMAN 866.428.9289

L11 — 4' SHOP LIGHT SEE MEP DRAWINGS

L12 — MANUF. TROY LIGHTING, ITEM: MISSION BEACH OUTDOOR WALL SCONCE, ITEM: TRY-P3948B, LIGHT: E26, DIMENSIONS: 3.5"W X 19.5"H X 9"D, MOUNTING HEIGHT: SEE ARCHITECTURE PLAN, FINISH: HAND WORKED IRON, CONTACT: SHELLEY ALDRIDGE SALDRIDGE@EARTHLIGHTING.COM

KEYED NOTES

1. SEE ELEVATION 5/A8.52 FOR SLOPED CEILING HEIGHT
2. SEE ELEVATION 4/A8.51 FOR SLOPED CEILING HEIGHT

CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Cline@cline-design.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA — CLINE DESIGN ASSOCIATES, PA — RALEIGH, NC C00801 — REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA — ORLANDO FIGARIS — ARCHITECTURAL No. 5834 — REGISTERED ARCHITECT

06.17.19

PROJECT: 218045
DATE: 06.03.19
REVISIONS: DATE

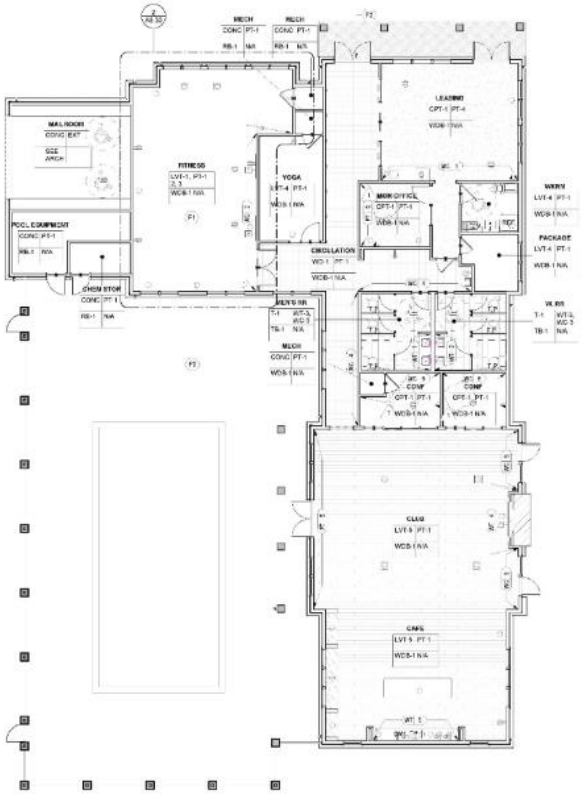
DRAWN BY: RL, AP, TP
CHECKED BY: KB

CLUBHOUSE
REFLECTED CEILING PLAN

A8.20

CLUBHOUSE ENLG FITNESS FLOORING 2

3/4" = 1'-0"



CLUBHOUSE FINISH PLAN 1

1/8" = 1'-0"

GENERAL NOTES

1. THE ARCHITECTURAL DRAWINGS SHOULD BE USED IN CONJUNCTION WITH THE CIVIL, STRUCTURAL, MEP, FIRE PROTECTION DRAWINGS AND SPECIFICATIONS. DISCREPENCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. THE CONTRACTOR SHOULD BE ADVISED THAT THE AVAILABLE SPACE FOR ROUTING ALL ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRONICS MAY BE LIMITED IN MANY LOCATIONS. THE CONTRACTOR SHALL COORDINATE ALL OF THE TRADES WORK AND MAKE ADJUSTMENTS WITH THE ARCHITECT'S APPROVAL TO THE ROUTING OF THESE ITEMS AS REQUIRED. ANY REWORK RESULTING FROM THE FAILURE TO COORDINATE WILL BE PREFORMED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
3. ALL PENETRATIONS OF FIRE RATED ASSEMBLIES SHALL BE FIRE BLOCKED AND SEAL PER UL APPROVED MEHODS.
4. ALL CONCEALED FIRE RATED ASSEMBLIES SHALL BE PROVIDED WITH SIGNAGE INDICATING THE TYPE OF ASSEMBLY AND THE FIRE RATING IN HOURS IN LETTER NO SMALLER THAN 2" HIGH. SEE IBC CODE SECTION 1620.1.
5. CONTRACTOR IS TO REPLACE ALL AREAS OF MINT FIRE PROOFING DAMAGED DURING THE INSTALLATION OF WORK. REPAIRED FIRE PROOFING MUST BE EQUAL TO REQUIRED RESISTANCE RATINGS.
6. ALL DOORS SHALL BE MOUNTED MIN. 4" FROM THE INTERIOR FACE OF WALL TO THE EDGE OF THE DOOR UNLESS OTHERWISE NOTED.
7. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL BLOCKING AND REINFORCING AS REQUIRED FOR THE INSTALLATION OF TOILET PARTITIONS, TOILET ACCESSORIES, HANDRAILS, AND MILLWORK INDICATED IN THE DRAWINGS.
8. PROVIDE SEALANT BETWEEN ALL DISSIMILAR MATERIAL, U.N.O.
9. ALL WALLS THAT DO NOT EXTEND TO DECK ARE TO BE BRACED TO STRUCTURE ABOVE, 48" O.C. PLACE BRACES TO AVOID UTILITIES, DUCTS, ETC.
10. SEE INTERIOR ELEVATIONS FOR FURTHER FINISH LOCATIONS AND DETAILS.
11. PROVIDE SOUND ATTENTATION INSULATION IN ALL WALLS UNLESS OTHERWISE NOTED.
12. THE GENERAL CONTRACTOR TO PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY LOCAL CODE AND LOCAL FIRE MARSHAL. GC TO ADVISE ESTABLISHED LOCATIONS W/ ARCHITECT PRIOR TO BUILDING FRAMING COMMENCING.
13. GC TO PROVIDE BLOCKING FOR ALL WALL MOUNTED TELEVISIONS.
14. SCHLUTER TRANSITIONS STRIPS TO BE USED AT ALL FLOOR TRANSITIONS.
15. GWB @ RESTROOM LOCATIONS TO BE MOISTURE RESISTANT.
16. CONTRACTOR SHALL VERIFY AVAILABILITY OF NEW FINISHES AND CONTACT ARCHITECT IMMEDIATELY IF SPECIFIED MATERIALS ARE NO LONGER AVAILABLE. VERIFY THAT SURFACES TO RECEIVE FINISHES HAVE BEEN PROPERLY PREPARED. WALLS AND FLOORS SHOULD VARY NO MORE THAN 1/8" IN 10 FEET. REPORT DEFECTS IN WRITING TO ARCHITECT.
17. MATERIALS TO BE PREPARED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS TO ENSURE A SMOOTH, ACCURATE, AND EVEN INSTALLATION.
18. ALL TRANSITIONS BETWEEN MATERIALS SHALL BE SMOOTH.
19. PRIOR TO APPLICATION OF ALL SURFACES SHALL BE PROPERLY PREPARED, SMOOTHED AND TAPED.
20. MAXIMUM HEIGHT DIFFERENCE BETWEEN FLOOR COVERING SURFACES SHALL BE 1/8".
21. ALL FINISH MATERIALS AND FABRICATION REQUIRE SAMPLES AND SHOP DRAWINGS TO BE SUBMITTED TO DESIGNER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION OR PURCHASE OF MATERIAL. ALL SAMPLES TO BE SUBMITTED IN AN APPROPRIATE SIZE AS SPECIFIED IN THE GENERAL CONDITIONS AND TO BE REAL SAMPLES, NO IMAGES OF THE MATERIALS. SUBMIT A MINIMUM OF 3 SAMPLES TO ARCHITECT FOR APPROVAL. ONE SAMPLE WILL BE RETAINED FOR ARCHITECT'S REFERENCE. PAINT DRAWDOWNS ARE TO BE SUBMITTED IN 8X11 SIZE OF EACH COLOR AND CONTRACTOR SHALL ALLOW TWO WEEKS FOR APPROVAL.
22. PROVIDE SEALING DIAGRAMS FOR APPROVAL FROM CLINE DESIGN PRIOR TO CITEION AND INSTALLATION FOR THE FOLLOWING ITEMS: CARPET AND WALLCOVERING.
23. ALL WALLS TO BE LEVEL 4 FINISH U.N.O.
24. PROVIDE SEALANT BETWEEN DISSIMILAR MATERIALS UNLESS NOTED OTHERWISE.
25. SUBMIT WALL EXPANSION CONTROL JOINT AND SEAMING DIAGRAM TO CLINE DESIGN FOR APPROVAL.

FINISH LEGEND

SEE SHEET A8.00 FOR ALL FINISH SELECTIONS

KEYED NOTES

F1 SEE ENLARGED PLAN 2/A8.30 FOR LVT PATTERN.

F2 BEGIN WB-1 PATTERN AT CENTER OF ENTRANCE DOOR.

F3 SEE LAND PLANNING DRAWINGS FOR POOL DECK PATTERNS.

CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7737
Clint.Ashpole@cline.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC C0800
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIZARRE
ORLANDO FIZARRE
No. 5838
REGISTERED ARCHITECT

06.17.19

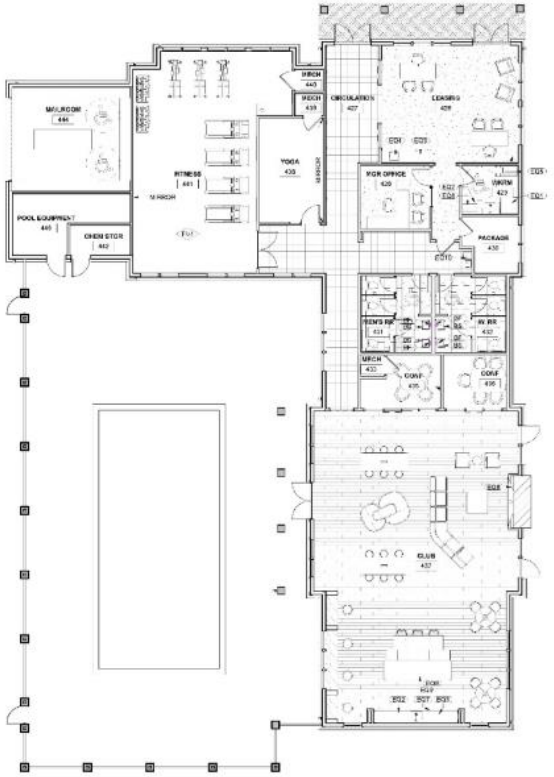
PROJECT: 218045
DATE: 06.03.19

REVISIONS:		DATE
1	Owner & Permit Changes	4.24.20

DRAWN BY: RL, AP, TP
CHECKED BY: KB

CLUBHOUSE FINISH PLAN & SCHEDULE

A8.30



CLUBHOUSE FURNITURE & EQUIPMENT PLAN 1

1/8" = 1'-0"

GENERAL NOTES

NOTE: ALL FURNITURE SHALL BE PROVIDED AND INSTALLED BY THE OWNER AND/OR FURNITURE DEALER. FURNITURE LAYOUTS SHOWN ARE FOR INFORMATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE DURING PROCUREMENT.

EQUIPMENT LEGEND

SEE SHEET A8.00 FOR ALL EQUIPMENT SELECTIONS

FN-1 VERIFY FINAL FITNESS EQUIPMENT LAYOUT WITH VENDOR LAYOUT SHOWN FOR REFERENCE ONLY

CLINE DESIGN

2925 S. Tryon St.
Suite 130
Charlotte, NC 28203
704/355-7777
Cline@cline-design.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C06901
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
CHARLESTON, NC
No. 5058
REGISTERED ARCHITECT
06.17.19

PROJECT: 216045
DATE: 06.03.19
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

CLUBHOUSE FURNITURE & EQUIPMENT PLANS

A8.40

KEYED NOTES

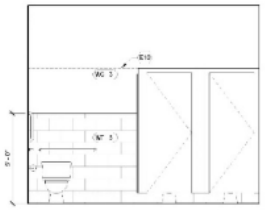
E9 USE WT 3 BULNOSE TO FINISH OFF TOP LINE OF TILE.

E7 WC-3 TO CONTINUE AROUND WING WALL A DIE INTO CORNER

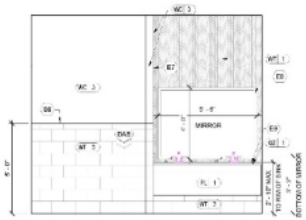
E8 2" STAINED WOOD FRAME ON SHATTER PROOF GLASS. STAIN TO MATCH FLOOR TILE. SUBMIT SAMPLES TO DESIGNER FOR APPROVAL.

E3 NO 4" BACKSPLASH OF QZ-1 SCRIBE COUNTERTOP TO WALL

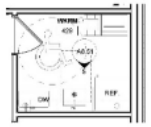
E10 REMAINDER OF HANDICAPPED TOILET PARTITION REMOVED FOR CLARITY.



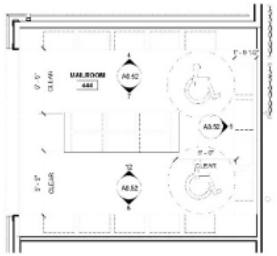
RESTROOM WET WALL 5
3/8" = 1'-0"



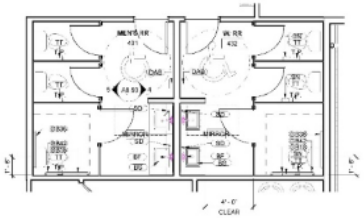
RESTROOM SINK WALL 4
3/8" = 1'-0"



CLUBHOUSE ENLG WKRM PLAN 3
1/4" = 1'-0"



CLUBHOUSE ENLG MAILROOM PLAN 2
3/4" = 1'-0"



CLUBHOUSE ENLG. RR PLAN 1
3/4" = 1'-0"

CLINE DESIGN

2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7777
Clint.Dodge@cline-d.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00801
REGISTERED ARCHITECT

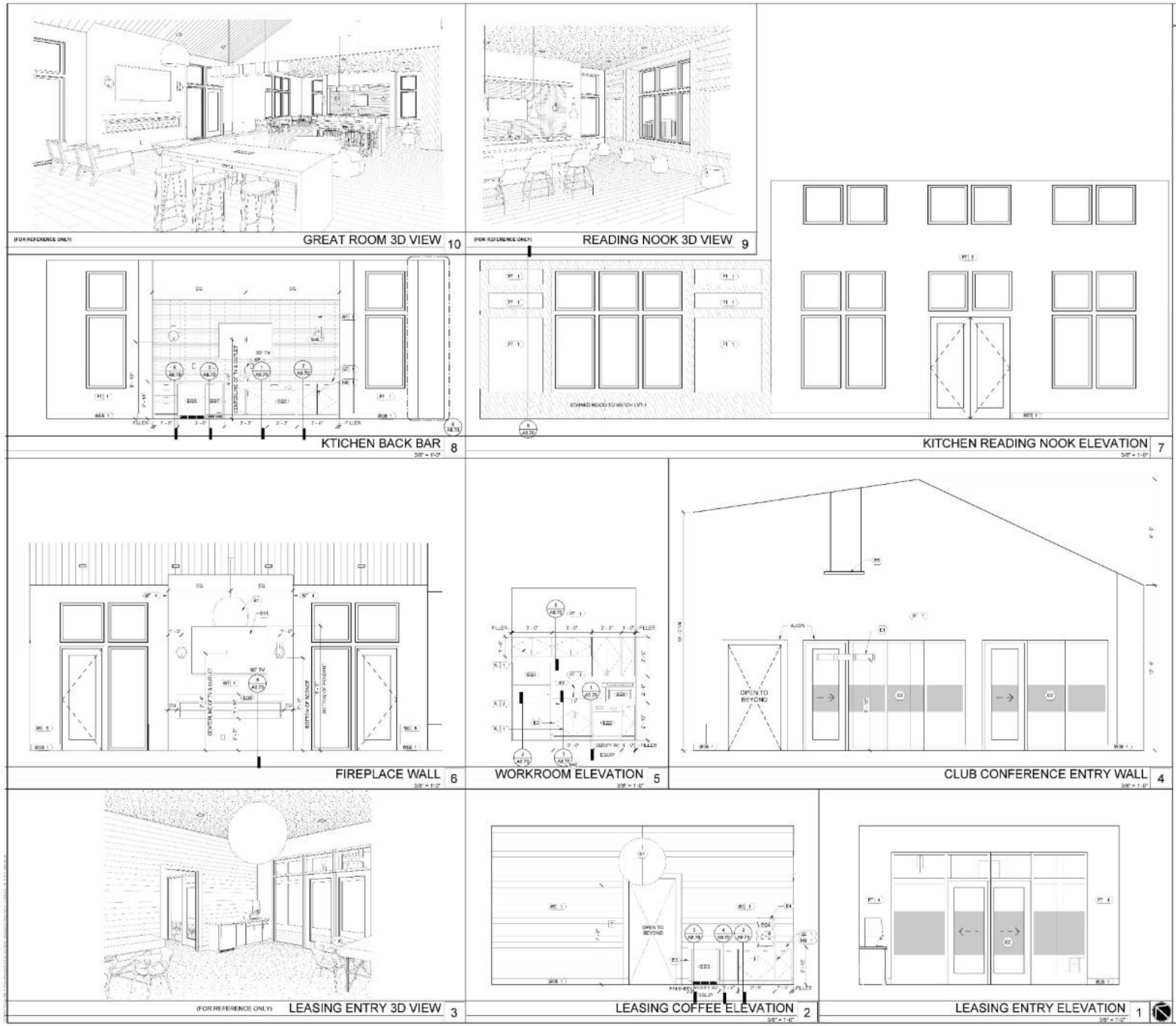
STATE OF SOUTH CAROLINA
ORLANDO FIGUERO
CLINE DESIGN
No. 10334
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 06.03.19
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

ENLARGED PLANS

A8.50



KEYED NOTES

E1 LIGHT FIXTURE AS SCHEDULED

E2 GC TO PROVIDE APPLIED VINYL TO WINDOWS FOR PRIVACY. COORDINATE WITH DESIGNER OPACITY & COLOR.

E3 PROVIDE FINISHED END PANEL

E4 PROVIDE WATER & POWER LINE ABOVE COUNTER TOP FOR COFFEE MACHINE. GC TO ENSURE THAT ALL OPERABLE PARTS OF COFFEE MAKER TO BE WITHIN ADA REACH GUIDELINES.

E5 BLACK UNISTRUT CABLE. MOUNT LIGHT FIXTURE TO CABLE & CENTER OVER PUNK. V.I.F.

E11 PROVIDE POWER & DATA FOR WALL MTD. TV MOUNT ALL DEVICES BEHIND TV. CODED LOCATIONS TV SIZE AND OWNER PROVIDED WALL BRACKET

CLINE DESIGN
2925 S. Tryon St.
Suite 130
Charlotte, NC 28203
704/333-7777
Cline@cline-design.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C06001
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
CHARLESTON, NC
No. 5038
REGISTERED ARCHITECT

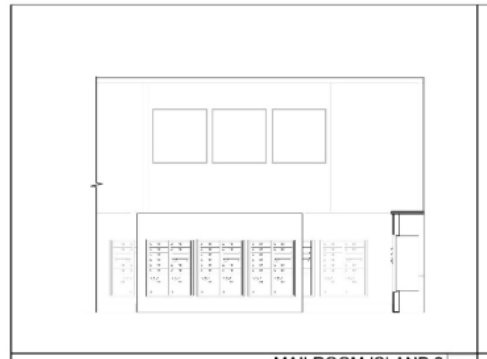
06.17.19

PROJECT: 216045
DATE: 06.03.19
REVISIONS: DATE

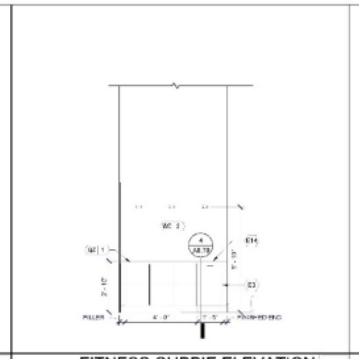
DRAWN BY: RL, AP, TP
CHECKED BY: KB

INTERIOR ELEVATIONS

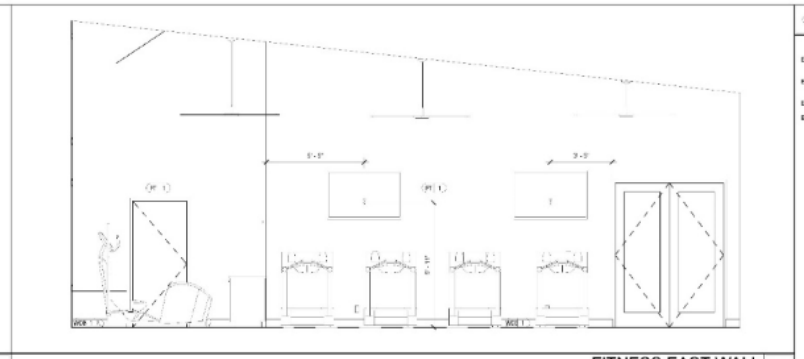
A8.51



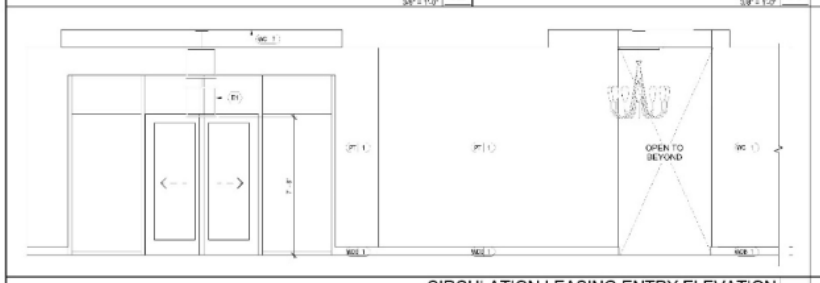
MAILROOM ISLAND 2 12
3/8" = 1'-0"



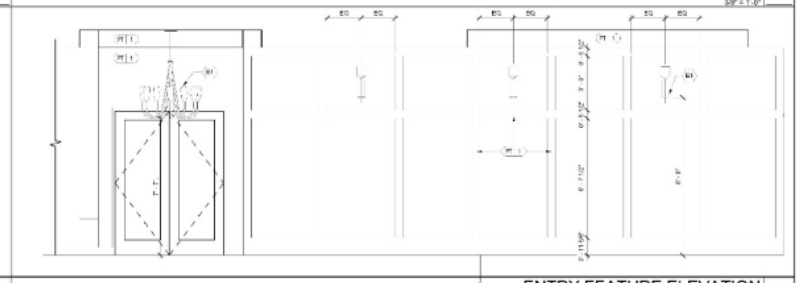
FITNESS CUBBIE ELEVATION 11
3/8" = 1'-0"



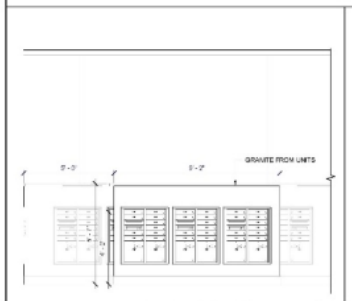
FITNESS EAST WALL 10
3/8" = 1'-0"



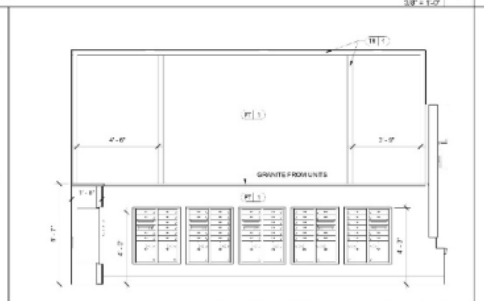
CIRCULATION LEASING ENTRY ELEVATION 9
3/8" = 1'-0"



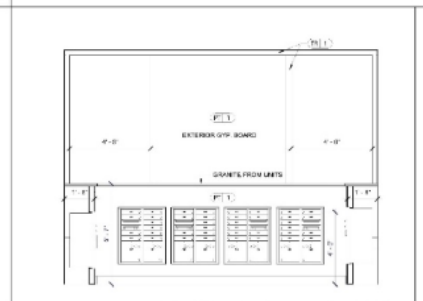
ENTRY FEATURE ELEVATION 8
3/8" = 1'-0"



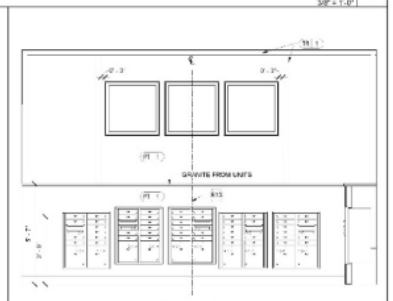
MAILROOM ISLAND 1 7
3/8" = 1'-0"



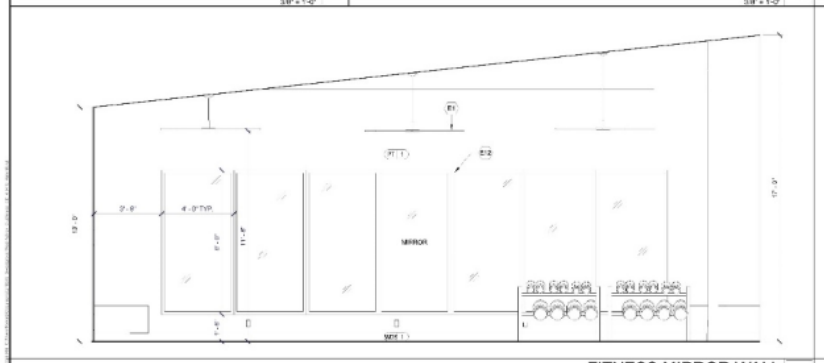
MAILROOM SOUTH ELEVATION 6
3/8" = 1'-0"



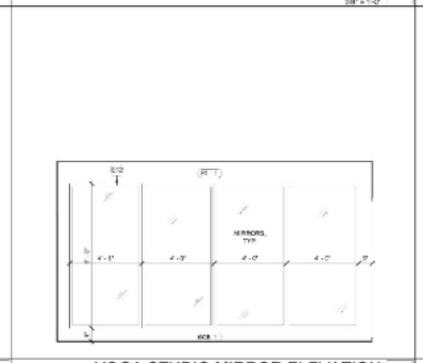
MAILROOM EAST ELEVATION 5
3/8" = 1'-0"



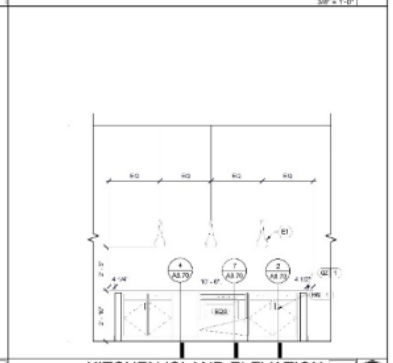
MAILROOM NORTH ELEVATION 4
3/8" = 1'-0"



FITNESS MIRROR WALL 3
3/8" = 1'-0"



YOGA STUDIO MIRROR ELEVATION 2
3/8" = 1'-0"



KITCHEN ISLAND ELEVATION 1
3/8" = 1'-0"

KEYED NOTES

E1 LIGHT FIXTURE AS SCHEDULED PROVIDE FINISHED END PANEL

E12 2" STAINED WOOD FRAME ON TEMPERED GLASS MIRROR STAIN TO MATCH LVTS

E13 CENTER MAIL BOX ON WINDOW ABOVE V.I.F

E14 PROVIDE 5" STAINLESS STEEL TRASH HOLE; CENTER WITH CABINET

CLINE DESIGN
2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7777
ClineDesign@swoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C06801
REGISTERED ARCHITECTS

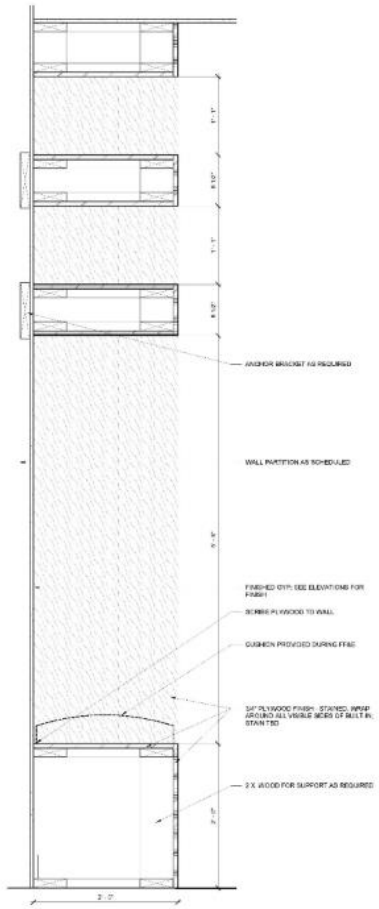
STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
CHARLOTTE, NC
No. 7038
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 06.03.19
REVISIONS: DATE

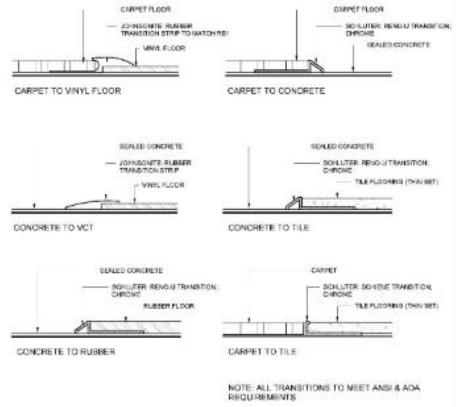
DRAWN BY: BL, AP, TP
CHECKED BY: KB

INTERIOR ELEVATIONS

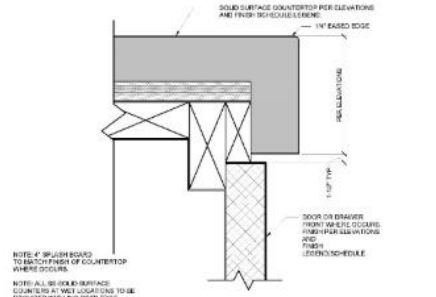
A8.52



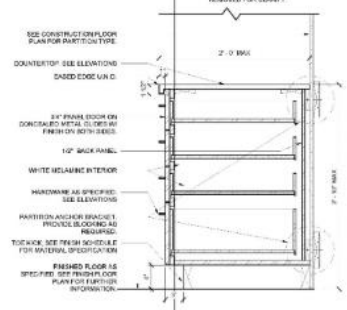
BANQUETTE SECTION 8
1 1/2" = 1'-0"



TRANSITION DETAILS 13
3/4" = 1'-0"



EASED EDGE 12
3" = 1'-0"



BASE CABINET - DRAWERS 9
1 1/2" = 1'-0"

KEYED NOTES

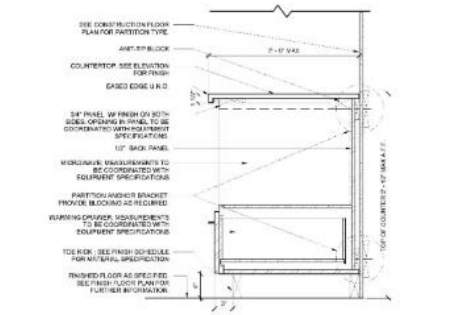
E9 USE WT 3 BULLNOSE TO FINISH OFF TOP LINE OF TILE.

E7 WC-3 TO CONTINUE AROUND WING WALL A DIR INTO CORNER

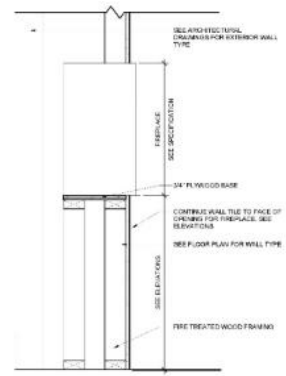
E3 2" STAINED WOOD FRAME ON SHATTER PROOF GLASS. STAIN TO MATCH FLOOR TILE. SUBMIT SAMPLES TO DESIGNER FOR APPROVAL.

E3 NO 4" BACKSPLASH OF Q2-1 SCRIBE COUNTERTOP TO WALL.

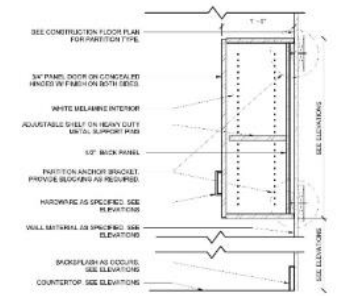
E10 REMAINDER OF HANDICAPPED TOILET PARTITION REMOVED FOR CLARITY



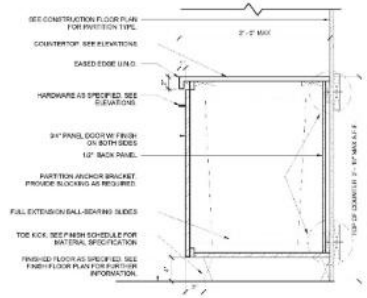
BASE CABINET - MICROWAVE DRAWER 7
1 1/2" = 1'-0"



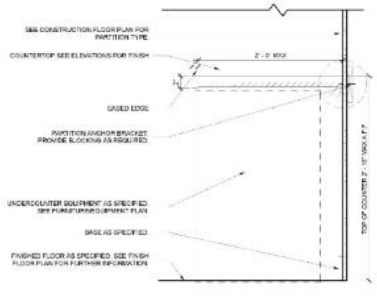
FIREPLACE SECTION 6
1 1/2" = 1'-0"



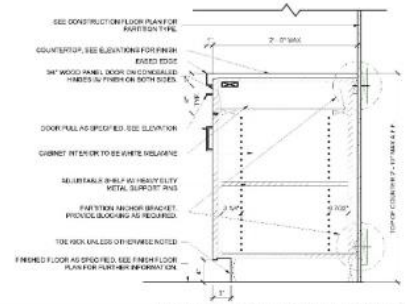
UPPER CABINET 5
1 1/2" = 1'-0"



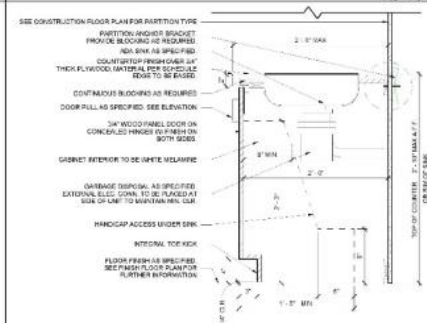
BASE CABINET - PULL OUT TRASH 4
1 1/2" = 1'-0"



SOLID SURFACE COUNTERTOP 3
1 1/2" = 1'-0"



BASE CABINET WITH DRAWER 2
1 1/2" = 1'-0"



ADA SINK BASE CABINET 1
1 1/2" = 1'-0"

CLINE DESIGN

2925 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7177
Clint.Ashpa@cline.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00801
REGISTERED ARCHITECTS

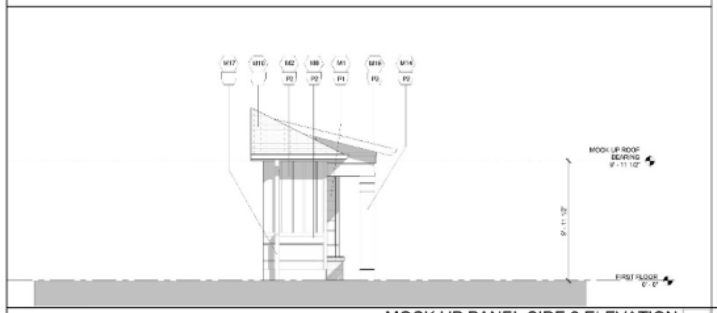
STATE OF SOUTH CAROLINA
ORLANDO FIGARIS
ARCHITECT
No. 5834
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 06.03.19
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

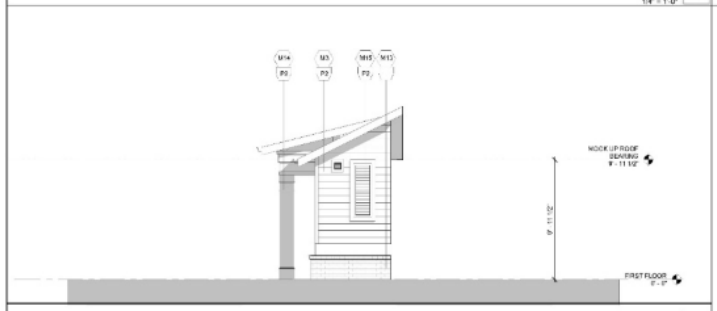
SECTIONS AND DETAILS

A8.70

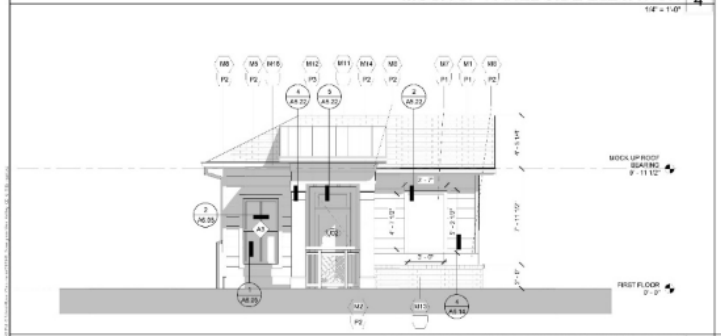


MOCK UP PANEL SIDE 2 ELEVATION 5
1/4" = 1'-0"

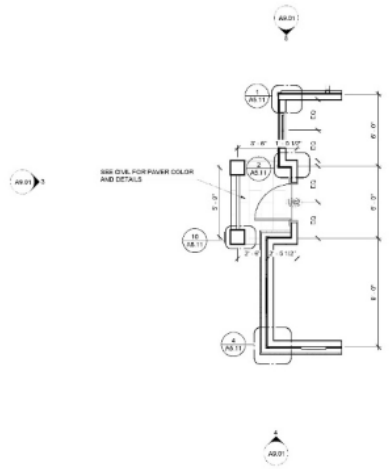
MOCK UP PANEL ROOF PLAN 2
1/4" = 1'-0"



MOCK UP PANEL SIDE ELEVATION 4
1/4" = 1'-0"



MOCK UP PANEL FRONT ELEVATION 3
1/4" = 1'-0"



MOCK UP PANEL FLOOR PLAN 1
1/4" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
3. REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT PANEL / SIDING WITH 5/4 TRIM. ALL MATERIAL MUST BE TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
4. REFER TO BUILDING PLANS FOR ALL STONE VENEER LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
6. APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
7. PROVIDE COST BUILDING WRAP OVER SHEATHING. TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
8. INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TERM./FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANUF. RECOMMENDATIONS.
10. PROVIDE PRE-FAB FLASHING BOOTS OR FLANGED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

MATERIAL (s) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

MATERIALS

- M1 10" FIBER CEMENT LAP SIDING IN P1
- M2 FIBER CEMENT BOARD AND BATTEN IN P2
- M3 6" FIBER CEMENT LAP SIDING IN P2
- M4 3 1/2" FIBER CEMENT TRIM IN P3
- M5 10" FIBER CEMENT LAP SIDING IN P2
- M6 3 1/2" FIBER CEMENT TRIM IN P1
- M7 5/16" FIBER CEMENT PANEL IN P1
- M8 FIBER CEMENT TRIM IN P2
  - 3 1/2 @ VINYL WINDOWS & CORNER TRIM
  - 2X12 W/2X4 @ F.C. PANEL
  - 2X10 @ BASE OF LAP SIDING
  - 1X6 @ GABLE
- M9 VINYL WINDOW IN BAHAMA BROWN
- M10 ASPHALT SHINGLE ROOF IN SAND DUNE
- M11 METAL ROOF IN BERRIDGE - BUCKSKIN
- M12 CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
- M13 FORTERRA BRICK, 761 LIGHT GRAY WIRECUT
- M14 WOOD COLUMN IN P2
- M15 DECORATIVE VENT IN P2
- M16 1X6 FIBER CEMENT FASCIA IN P2
- M17 ALUMINUM DOWNSPOUT PAINTED TO MATCH METAL ROOF
- M18 ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
- M19 5/16" FIBER CEMENT PANEL IN P2
- M20 WOOD SCREEN IN P3

PAINT COLORS

- P1 PPG 1025-2 COOL CONCRETE
- P2 PPG 1010-1 PEBABLUE
- P3 BAHAMA BROWN

KEY PLAN

CLINE DESIGN
2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/358-7373
ClineDesignAssoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C0601
REGISTERED ARCHITECTS

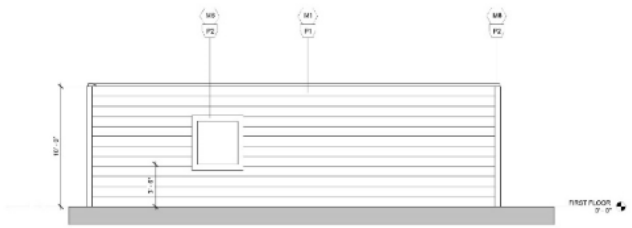
STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
CHAIN OF TITLE NO 10335
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 00.27.20
REVISIONS DATE

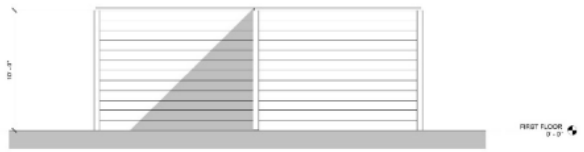
DRAWN BY: RL, AP, TP
CHECKED BY: KB

MOCK UP PLANS & ELEVATIONS

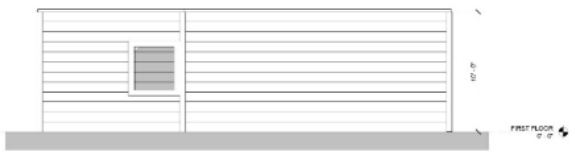
A9.01



TRASH ENCLOSURE ELEV. 4 5
1/4" = 1'-0"

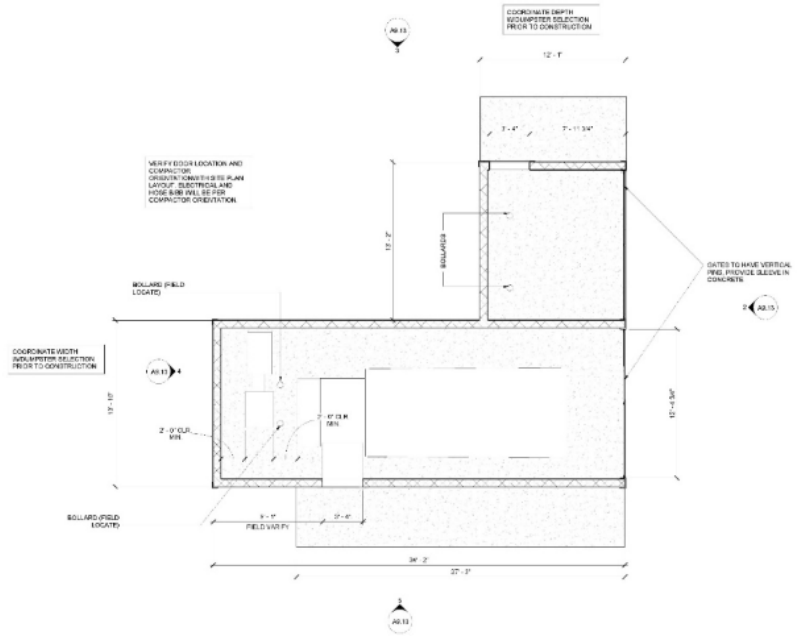


TRASH ENCLOSURE ELEV. 3 4
1/4" = 1'-0"



TRASH ENCLOSURE ELEV. 2 3
1/4" = 1'-0"

TRASH ENCLOSURE ELEV. 1 2
1/4" = 1'-0"



TRASH ENCLOSURE FLOOR PLAN 1
1/4" = 1'-0"

CLINE DESIGN

2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7777
Clint.Dodge@cline-design.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00801
REGISTERED ARCHITECTS

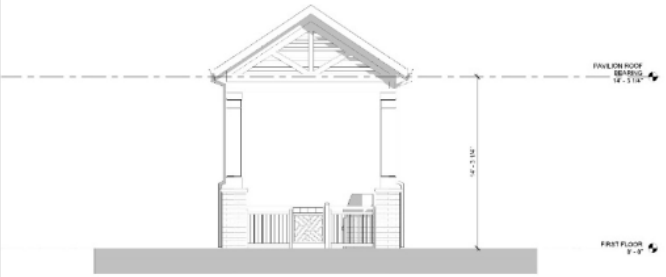
STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
REGISTERED
No. 10338
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 03.27.20
REVISIONS: DATE

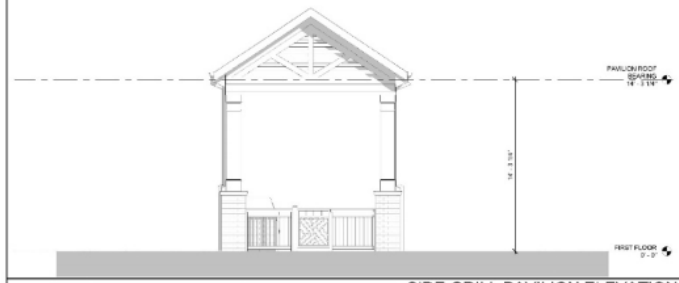
DRAWN BY: RL, AP, TP
CHECKED BY: KB

TRASH ENCLOSURE PLANS AND ELEVATIONS

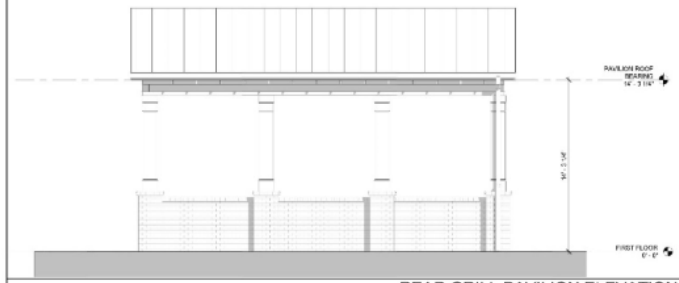
A9.13



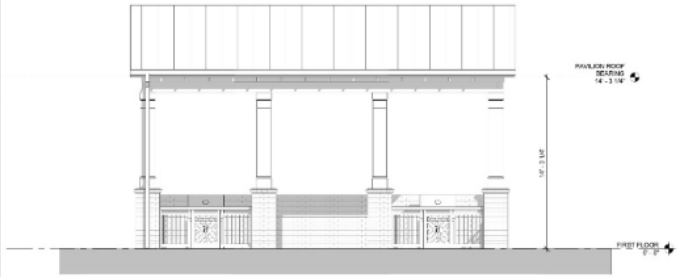
SIDE 2 GRILL PAVILION ELEVATION 6
1/4" = 1'-0"



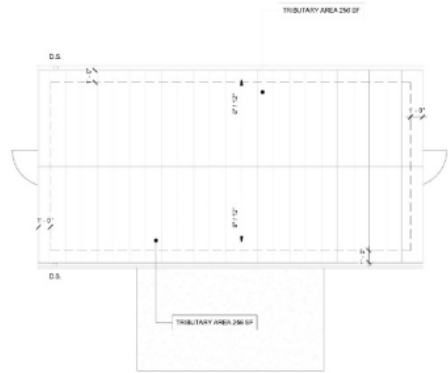
SIDE GRILL PAVILION ELEVATION 5
1/4" = 1'-0"



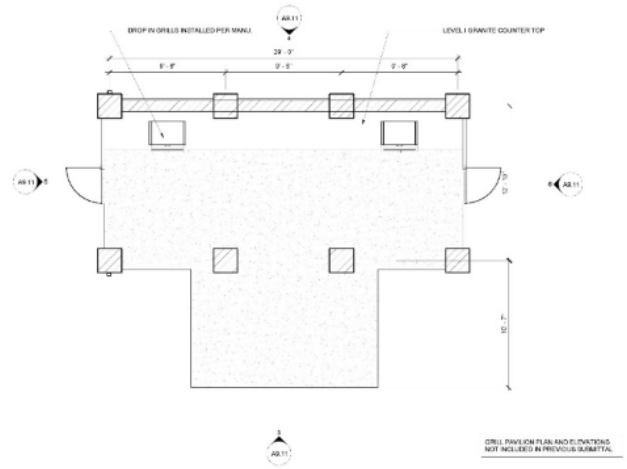
REAR GRILL PAVILION ELEVATION 4
1/4" = 1'-0"



FRONT GRILL PAVILION ELEVATION 3
1/4" = 1'-0"



GRILL PAVILION ROOF PLAN 2
1/4" = 1'-0"



GRILL PAVILION 1ST FLOOR 1
1/4" = 1'-0"

GENERAL NOTES

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6. APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
7. PROVIDE COST BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
8. INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TERM./FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
10. PROVIDE PRE-FAB FLASHING BOOTS OR FLANGED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

MATERIALS

M1	10" FIBER CEMENT LAP SIDING IN P1
M2	FIBER CEMENT BOARD AND BATTEN IN P2
M3	6" FIBER CEMENT LAP SIDING IN P2
M4	3 1/2" FIBER CEMENT TRIM IN P3
M5	10" FIBER CEMENT LAP SIDING IN P2
M6	3 1/2" FIBER CEMENT TRIM IN P1
M7	5/16" FIBER CEMENT PANEL IN P1
M8	FIBER CEMENT TRIM IN P2 -3 1/2 @ VINYL WINDOWS & CORNER TRIM -2X12 W/2X4 @ F.C. PANEL -2X10 @ BASE OF LAP SIDING -1X6 @ GABLE
M9	VINYL WINDOW IN BAHAMA BROWN
M10	ASPHALT SHINGLE ROOF IN SAND DUNE
M11	METAL ROOF IN BERRIDGE - BUCKSKIN
M12	CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
M13	FORTERRA BRICK, 761 LIGHT GRAY WIRECUT
M14	WOOD COLUMN IN P2
M15	DECORATIVE VENT IN P2
M16	1X6 FIBER CEMENT FASCIA IN P2
M17	ALUMINUM DOWNSPOUT PAINTED TO MATCH METAL ROOF
M18	ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
M19	5/16" FIBER CEMENT PANEL IN P2
M20	WOOD SCREEN IN P3

PAINT COLORS

P1	PPG 1025-2 COOL CONCRETE
P2	PPG 1010-1 PEBABLUS
P3	BAHAMA BROWN

KEY PLAN

CLINE DESIGN
2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/358-7273
ClineDesignAssoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C0601
REGISTERED ARCHITECTS

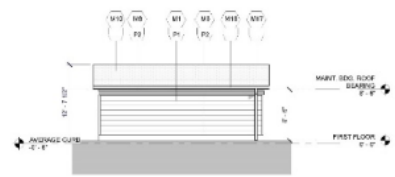
STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
CHAN-STERNO
No 10335
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 06.03.19
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

GRILL PAVILION PLANS & ELEVATIONS

A9.11



MAINTENANCE BUILDING SOUTH ELEVATION 4

1/8" = 1'-0"

MAINTENANCE BUILDING NORTH ELEVATION 3

1/8" = 1'-0"

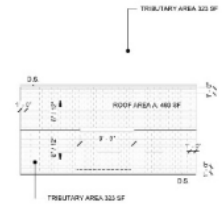
VENTING SCHEDULE MAINTENANCE, AREA A

BUILDING AREA	VENT TYPE	VENT LENGTH	VENT AREA PROVIDED
A	RIDGE VENT (UPPER)	8'-0"	1.125 SF
A	SOFFIT STRIP VENT	15'-0"	1.125 SF
		27'-0"	2.25 SF

ROOF AREA (RA) : 468 SF
REQ'D VENTILATION (RA/300) = 1.53
UPPER ROOF REQ'D @ 15 * 50%) = .77
LOWER ROOF REQ'D @ 15 * 50%) = .77

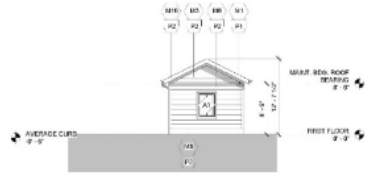
LARGEST TRIBUTARY ROOF AREA: 226 SF
CHARLESTON EQ 4.5 IN H/R (FROM SCPC2015) (CC) APPENDIX B)
4.3 IN/HR/12IN = .358 FT/HR
226 SF * .358 FT/HR = 80.94 FT3/HR
80.94 FT3/HR * 7.48 GAL/FT3 = 605.98 GAL/HR
(605.98 GAL/HR) / 60 MIN = 10.27 GPM
PER TABLE 1106.5 SCPC2015
38 GPM: ALL VERTICAL LEADERS AT 3" X 2"
PER TABLE 1106.2
34 GPM: STORM DRAIN PIPE SIZE SHALL BE 2".
PER TABLE 1106.6
38 GPM: 1 1/2" X 2 1/2" HORIZONTAL GUTTER

NOTE: THESE SIZES ARE UNIVERSAL FOR GARAGE



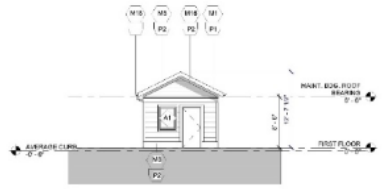
MAINTENANCE BLDG. ROOF PLAN 2

1/8" = 1'-0"



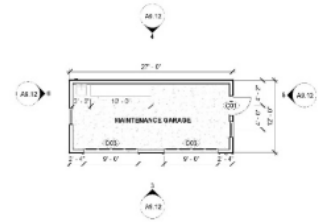
MAINTENANCE BUILDING EAST ELEVATION 6

1/8" = 1'-0"



MAINTENANCE BUILDING WEST ELEVATION 5

1/8" = 1'-0"



MAINTENANCE BLDG. FLOOR PLAN 1

1/8" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS 24" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
3. REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT PANEL / SIDING WITH 5/4 TRIM. ALL MATERIAL VARIES TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
4. REFER TO BUILDING PLANS FOR ALL STONE VENEER LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
6. APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.).
7. PROVIDE CONT. BUILDING WRAP OVER SHEATHING - TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
8. INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TERM. FLASH+ BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
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12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
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MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

A
B A A B

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

MATERIALS

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M12	CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
M13	FORTEZRA BRICK, 701 LIGHT GRAY WIRECUT
M14	WOOD COLUMN IN P2
M15	DECORATIVE VENT IN P2
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M19	5/16" FIBER CEMENT PANEL IN P2
M20	WOOD SCREEN IN P3

PAINT COLORS

P1	PPG 1023-3 COOL CONCRETE
P2	PPG 1010-1 PEGASUS
P3	BAHAMA BROWN

KEY PLAN

CLINE DESIGN
2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/333-7777
Cline@cline-design.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C00801
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
REGISTERED
No. 10334
REGISTERED ARCHITECT

06.17.19

PROJECT: 218045
DATE: 03.27.20

REVISIONS:		DATE
1	Owner & Permit Changes	4.24.20

DRAWN BY: RL, AP, TP
CHECKED BY: KB

MAINTENANCE BUILDING PLANS & ELEVATIONS

A9.12

SWEETGRASS AT WEST ASHLEY CIRCLE

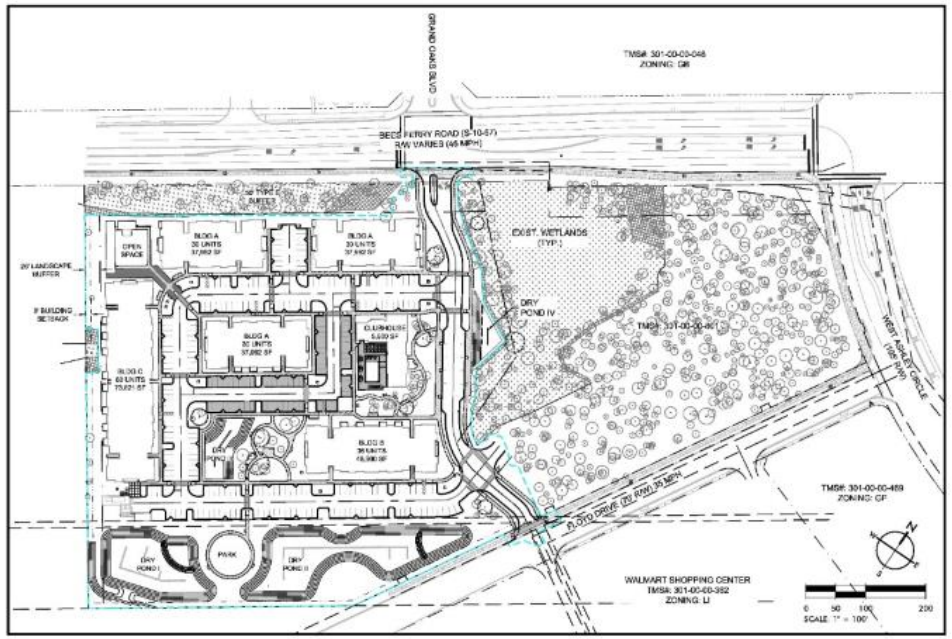
MADISON CAPITAL GROUP

City Project ID# TRC-SP2019-000203

TMS# 301-00-00-802

SITE LOCATION MAP

SITE OVERVIEW



PROJECT DESCRIPTION

PROJECT DATA:

THIS PROJECT IS APPROXIMATELY 10.69 ACRES. THE PARCEL IS LOCATED ON THE CORNER OF REES FERRY ROAD AND WEST ASHLEY CIRCLE (TMS#: 301-00-00-802). THE TRACT AS IT EXISTS IS CURRENTLY UNDEVELOPED.

THE PROPOSED MULTI-FAMILY DEVELOPMENT WILL PROVIDE 186 UNITS, WHICH INCLUDES A SHARED ACCESS ROAD AND MASTER PLANNED STORMWATER IMPROVEMENTS FOR THE OVERALL MIXED USE DEVELOPMENT. THE SCOPE OF SITE WORK RELATED TO THIS PROJECT INVOLVES THE FOLLOWING:

a) CLEARING AND GRUBBING, DEMOLITION OF THE EXISTING PAVEMENT, CURBING, AND DEBRIS ON SITE.

b) CONNECTION TO THE EXISTING WATER, SANITARY SEWER, AND STORM SEWER MAINS LOCATED IN THE PAVED PORTIONS OF FLOYD DRIVE.

c) GRADING OF SITE FOR ACCESSIBILITY, DRAINAGE AND NEW BUILDINGS.

AREA BREAKDOWN:
TOTAL SITE ACREAGE = 155.62 ACRES
PROPOSED PARCEL SUBDIVISION = 10.69 ACRES
HIGHLAND ACREAGE: 10.06
WETLAND ACREAGE: 0.73
TOTAL DISTURBED ACREAGE = 10.00 ACRES

ADDRESS:
BUILDING 1: 1115 HAMPTON RIVERS ROAD, CHARLESTON, SC 29414
BUILDING 2: 1105 HAMPTON RIVERS ROAD, CHARLESTON, SC 29414
BUILDING 3: 1110 HAMPTON RIVERS ROAD, CHARLESTON, SC 29414
BUILDING 4: 1130 HAMPTON RIVERS ROAD, CHARLESTON, SC 29414
BUILDING 5: 1135 HAMPTON RIVERS ROAD, CHARLESTON, SC 29414
CLUBHOUSE: 1100 HAMPTON RIVERS ROAD, CHARLESTON, SC 29414

ZONING REQUIREMENTS:
ZONING DISTRICT: GB
HEIGHT LIMIT: 55'

FLOOD NOTE:
THIS PROPERTY IS LOCATED IN ZONE X (AREAS OUTSIDE THE 500 YEAR FLOOD EVENT) AS PER FEMA FLOOD MAPS. PANEL NO. 45019C 0460J, REVISED 11/17/04.

ADJACENT PARCELS ZONING:
TMS#: 301-00-00-392 LI
TMS#: 301-00-00-048 GB
TMS#: 301-00-00-469 GP

PROJECT CONTACTS

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
SEAMON WHITESIDE & ASSOCIATES, LLC
501 WANDO PARK BLVD., SUITE 200
MOUNT PLEASANT, SC 29464
CONTACT: R. PATTERSON FARMER, P.E.
PHONE: 843-884-1667

SURVEYOR:
A.H. SCHWACKE & ASSOCIATES
PO BOX 13077
CHARLESTON, SC 29422
CONTACT: KEVIN SCHWACKE
PHONE: 843-752-0109

ARCHITECT:
CLINE DESIGN ASSOCIATES, PA
2923 S. TYRON ST SUITE 130
CHARLOTTE, NC 28203
CONTACT: ORLANDO PIZARRO
PHONE: 704-333-7272

DEVELOPER/OWNER:
MADISON CAPITAL GROUP, LLC
701 E. BAY STREET, STE. 405
CHARLESTON, SC 29403
CONTACT: HOBIE ORTON
PHONE: 919-414-8972

STORMWATER DESIGN STANDARDS MANUAL (SWDSM) VARIANCES			
APPLICABLE SECTION	DESCRIPTION OF VARIANCE	SUBMITTAL DATE	APPROVAL DATE

GENERAL NOTES:

1. ALL TOPOGRAPHIC INFORMATION, UTILITY LOCATIONS, AND ELEVATIONS ARE BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY A.H. SCHWACKE & ASSOCIATES, INC., DATED 02/08/19.
2. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM.
3. THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHIC WORK AND EXISTING UTILITY LINE LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING WORK. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWINGS PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
4. THE CONTRACTOR SHALL MAINTAIN AND BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY.
5. ANY FIELD CHANGES WITHIN THE SCDOT R/W OR CHANGES THAT WOULD IMPACT SCDOT R/W WILL REQUIRE WRITTEN SCDOT APPROVAL PRIOR TO CHANGES BEING IMPLEMENTED IN THE FIELD.
6. THE PUBLIC RIGHT OF WAY MUST REMAIN ADA COMPLIANT DURING CONSTRUCTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED.
7. ALL CONSTRUCTION WITHIN THE LIMITS OF THE SCDOT R/W SHALL COMPLY WITH ALL SCDOT STANDARDS FOR MATERIALS, INSTALLATION, TESTING, AND INSPECTION REQUIREMENTS FOR THIRD PARTY ADMINISTRATION. NOTE THAT WHERE DISCREPANCIES BETWEEN THE SCDOT REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS EXIST, THE SCDOT REQUIREMENTS SHALL PREVAIL. CONTRACTOR SHALL REFER TO THE MOST CURRENT EDITION OF THE SCDOT STANDARD DRAWING (LAST UPDATED JANUARY 2014).
8. COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES FORM AND AS-BUILT DRAWINGS FOR STORMWATER MANAGEMENT FACILITIES MUST BE COMPLETED IN ACCORDANCE WITH CITY OF CHARLESTON SPECIFICATIONS BEFORE A CERTIFICATE OF OCCUPANCY AND NOTICE OF TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL BE APPROVED.
9. A DYE TEST MUST BE PERFORMED BY A LICENSED PLUMBER FOR SANITARY SEWER CONNECTIONS TO VALIDATE THE CONNECTIONS ARE PROPERLY ROUTED INTO THE SANITARY SEWER SYSTEM AND NOT THE STORM SEWER SYSTEM. THIS MUST BE COMPLETED AND SUBMITTED TO THE CITY DEPARTMENT OF STORMWATER MANAGEMENT BEFORE APPROVAL OF A CERTIFICATE OF OCCUPANCY WILL BE GIVEN.
10. ALL MANHOLE LIDS AND CATCH BASINS SHALL CONTAIN A LABEL IDENTIFYING THE SYSTEM AS STORMWATER AND MARKED WITH AN APPROPRIATE STORMWATER AWARENESS MESSAGE SUCH AS "NO DUMPING - DRAINS TO WATERWAYS."
11. IN THE EVENT THAT ANY HISTORIC OR CULTURAL RESOURCES AND/OR ARCHAEOLOGICAL MATERIALS ARE FOUND DURING THE COURSE OF WORK, THE APPLICANT MUST NOTIFY THE STATE HISTORIC PRESERVATION OFFICE AND THE SOUTH CAROLINA INSTITUTE OF ARCHAEOLOGY AND ANTHROPOLOGY. HISTORIC OR CULTURAL RESOURCES CONSIST OF THOSE SITES LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES AND THOSE SITES THAT ARE ELIGIBLE FOR THE NATIONAL REGISTER. ARCHAEOLOGICAL MATERIALS CONSIST OF ANY ITEMS, FIFTY YEARS OLD OR OLDER, WHICH WERE MADE OR USED BY MAN. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO, STONE PROJECTILE POINTS (ARROWHEADS), CERAMIC SHERDS, BRICKS, WORKED WOOD, BONE AND STONE, METAL AND GLASS OBJECTS, AND HUMAN SKELETAL MATERIALS.

REVISION HISTORY

1.	PRE APP TRC	01/14/2019
2.	1ST TRC	03/04/2019
3.	1ST CWS	05/26/2019
4.	2ND TRC	08/26/2019
5.	2ND CWS	01/02/2020
6.	3RD TRC	02/24/2020
7.	3rd CWS	03/06/2020
8.	4th CWS	03/31/2020
9.	5th CWS	05/20/2020
10.	4th TRC	06/29/2020
11.	5th TRC	07/21/2020
12.	FINAL DRB	07/27/2020

South Carolina 811

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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C-1.1	DRAWING LEGEND
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C-3.1	SWPPP PLAN INITIAL PHASE
C-3.2	SWPPP CONSTRUCTION PHASE
C-3.3	SWPPP PLAN STABILIZATION PHASE
C-3.4	SWPPP NOTES
C-3.5	SWPPP DETAILS I
C-3.6	SWPPP DETAILS II
C-4.0	OVERALL SITE PLAN
C-4.1	SITE PLAN I
C-4.2	SITE PLAN II
C-4.3	ADA ACCESSIBILITY PLAN
C-4.4	CONSTRUCTION DELIVERY ROUTE PLAN
C-4.5	FIRE PROTECTION PLAN
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L-1.4	RENDERED LANDSCAPE PLAN
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L-2.1	LANDSCAPE PLAN
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L-4.0	HARDSCAPE PLAN (AREA A)
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L-4.2	HARDSCAPE PLAN (AREA C)
L-4.3	HARDSCAPE DETAILS I
L-4.4	HARDSCAPE DETAILS II
L-4.5	HARDSCAPE DETAILS III
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G1.11	ADDRESSING PLANS
A2.01 TO A2.05	BUILDING ELEVATIONS
1 THRU 2	BZA APPROVED

SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0334
SUMMERVILLE, SC
843.884.1667

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. 030472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 34933 R. PATTERSON FARMER

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 07/27/2020
DRAWN BY: DEM
CHECKED BY: RPF

REVISION HISTORY

1	01/14/2019	8	05/01/2020
2	03/04/2019	9	05/20/2020
3	05/26/2019	10	06/29/2020
4	08/26/2019	11	07/21/2020
5	01/02/2020	12	07/27/2020
6	02/24/2020		
7	03/06/2020		

TITLESHEET

C-1.0

COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. | 501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 828 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601 | THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION

DRAWING LEGEND

OBJECTS AND SYMBOLS	EXISTING	NEW
Adjoining Property Line		N/A
Centerline		(Same as Existing)
Easement		
Setback		(Same as Existing)
Sanitary Sewer (Gravity)	CS CS	S S
Sanitary Sewer (Force Main)	FM FM	FM FM
Water Line	W W	W W
Curb & Gutter (Straight)		
Curb & Gutter (Roll)		
Storm Drain	FD FD	(Size varies with size)
Roof Drain	RD RD	RD RD
Subsurface Drainage	UD UD	UD UD
Silt Fence, Standard	SF SF	SF SF
Silt Fence, Reinforced	RSF	RSI RSI
Phase Line	N/A	
Watershed Limit	N/A	
Flood Zone	ZONE "X" ZONE "AE"	N/A
Conduit	CD CD	C C
Natural Gas	GD GD	G G
Overhead Electrical	EP EP	P P
Underground Electrical	EUP EUP	UP UP
Underground Telephone	ET ET	T T
Underground Cable	CTV CTV	TV TV
Underground Fiber Optic	FO FO	FO FO
Fence	X X	O O
Elevation Contour	97	97
Revision Cloud (Encloses Revisions)	N/A	

OBJECTS AND SYMBOLS	EXISTING	NEW
Manhole		N/A
Sanitary Sewer Manhole		
Sanitary Sewer Manhole ID #	N/A	
Sanitary Sewer Cleanout		
Double Sanitary Sewer Service (Residential Only)		
Single Sanitary Sewer Service (Residential Only)		
TYPE 1 Storm Drainage Structure		
TYPE 16 Storm Drainage Structure		
TYPE 17 Storm Drainage Structure (Right)		
TYPE 17 Storm Drainage Structure (Left)		
TYPE 18 Storm Drainage Structure		
Catch Basin		
Inlet/Jon Box		
Storm Drainage Junction Structure		
Yard Inlet		
Storm Drainage Structure ID #	N/A	
Telephone Box		N/A
Telephone Manhole		N/A
Electrical Box		N/A
Electrical Manhole		N/A
Power Pole		N/A
Light Pole		N/A
Fire Hydrant Assembly		
Water Blow-off		
Water Line Bends, Angle Valves	N/A	
Water Line Valve		
Water Line Reducer		
Single Water Service (Residential Only)		
Double Water Service (Residential Only)		
Sign		
ADA Accessible Parking Space		
Spot Elevation	123X	123X
Watershed Area	N/A	A-XX Ac
Detail ID #	N/A	Sheet # D-1
Keynote	N/A	
Parking Space ID #	N/A	
Lot #	N/A	
Revision ID #	N/A	

ABBREVIATIONS	EXISTING	NEW
Street Easement	Ex. S.E.	S.E.
Storm Easement	Ex. W.E.	W.E.
Drainage Easement	Ex. D.E.	D.E.
General Utility Easement	Ex. G.U.E.	G.U.E.
Access Easement	Ex. A.E.	A.E.
Ingress/Egress Easement	Ex. I/E E.	I/E E.
Post Maintenance Easement	Ex. P.M.E.	P.M.E.
Water Surface Elevation	Ex. W.S.E.	W.S.E.
Polyvinyl Chloride Pipe	Ex. PVC	PVC
Reinforced Concrete Pipe	Ex. RCP	RCP
High Density Corrugated Polyethylene Pipe	Ex. HDPE	HDPE
Ductile Iron Pipe	Ex. DIP	DIP
Corrugated Metal Pipe	Ex. CMP	CMP
Home Owner's Association	Ex. HOA	HOA
Property Owners Association	Ex. POA	POA

HATCH PATTERNS

Freshwater Wetland	
Freshwater Wetland Buffer	
Saltwater Marsh	
Saltwater Marsh Buffer	
Area to Be Cleared and Grubbed	

SWPP PLAN LEGEND	
Turf Reinforcement Mat (See Turf and Grasses Specs)	TR
Sodding (See Turf and Grasses Specs)	S
Surface Roughening (Surface Tracking/Soil Stripping-See Detail)	SR
Temporary Seeding (See Schedule in DS Notes)	TS
Permanent Seeding (See Turf and Grasses Specs)	PS
Mulching (See Turf and Grasses Specs)	M
Typical Lot Grading Control Plan (See Detail)	LG
Planting Growth Medium (See Turf and Grasses Specs)	PG
Erosion Control Blanket (See Turf and Grasses Specs)	EC
Dust Control	DC
Bonded Fiber Matrix (See Turf and Grasses Specs)	BF
Concrete Washout Basin (See Detail)	CW
Block & Stone Inlet Protection (See Detail)	IB
Temp. Sediment Control Tube (See Tube)	
Temp. Rock Ditch Checks (See Detail)	
Turf Reinforcement Mat Outlet Protection (See Detail and Turf and Grasses Specs)	
Filter Fabric Inlet Protection (See Detail)	IB
Temp. Curb Inlet Wattle Filter (See Detail)	
Curb Inlet Sediment Filter (See Detail)	
Berm Curb Inlet Filters (See Above)	
Construction Entrance	CONSTRUCTION ENTRANCE

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WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. 030472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 34033 RYAN PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 07/27/2020
DRAWN BY: DEM
CHECKED BY: RPF

REVISION HISTORY

1	01/14/2019	8	05/01/2020
2	03/04/2019	9	05/22/2020
3	05/25/2019	10	06/24/2020
4	09/25/2019	11	07/21/2020
5	01/03/2020	12	07/27/2020
6	02/24/2020		
7	03/06/2020		

DRAWING LEGEND

C-1.1

Since 1991

A.H. SCHWACKE & ASSOCIATES

LAND SURVEYING & CONSTRUCTION LAYOUT

1675 FRAMPTON AVE PH: 843-762-7005 FAX 843-762-0109
P.O. BOX 13077, CHARLESTON, SOUTH CAROLINA 29422-3077

REFERENCE:

PLAT BY: DAVIS AND FLOYD INC.
DATED: AUGUST 14, 1984
BOOK: 88 PAGE: 163
ROD CHAS. CO.

PLAT BY: A.H. SCHWACKE AND ASSOCIATES
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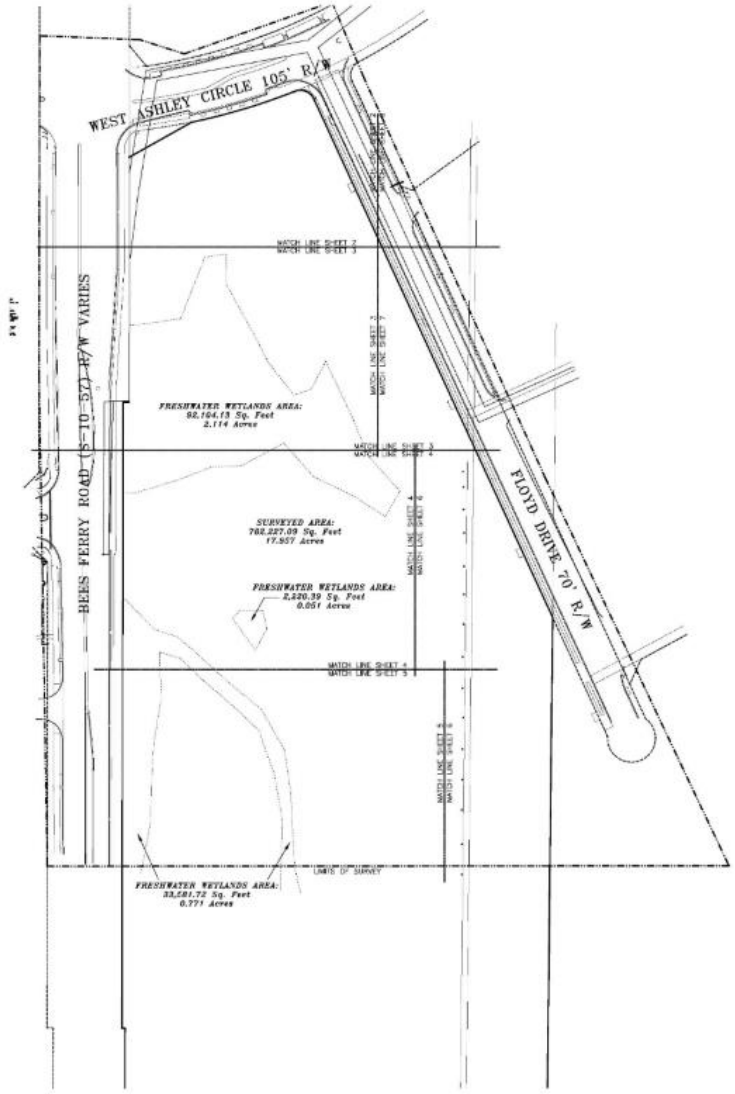
PLAT BY: THOMAS & HUTTON
DATED: APRIL 25, 2017
BOOK: L17 PAGE: 0216
ROD CHAS. CO.

TAX MAP No. 301-00-00-027

Requested by: HOBIE ORTON
MADISON CAPITAL



LEGEND:

I.O. IRON OLD (FOUND)
I.N. IRON NEW (SET)
CMO CONCRETE MONUMENT OLD
FIRE HYDRANT
WATER VALVE
ELECTRICAL BOX
LIGHT POLE
TELEPHONE PEDESTAL
TRAFFIC BOX
STORM DRAIN MANHOLE
UTILITIES MANHOLE
SANITARY SEWER MANHOLE
COMMUNICATION MANHOLE
BURIED FIBER OPTICS
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GAS VALVE
MISCELLANEOUS UTILITY
COMMUNICATION LINE
ELECTRICAL LINE
WATER LINE
SANITARY SEWER LINE
OVERHEAD POWER LINE
GAS LINE

NOTES:

BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAV 83.

AREA DETERMINED BY COORDINATE METHOD.

ELEVATIONS ARE BASED ON NGVD '88 DATUM.

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TREES LABELED CENTRAL TYPES WITH DIAMETER SIZE SHOWN IN INCHES. AN ARBORIST OR LANDSCAPE ARCHITECT SHOULD BE CONSULTED IF SPECIFIC NAMES OR OTHER DETAILS ARE NEEDED.

PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE (EL 9') AND ZONE X AS PER FEMA FLOOD MAPS.
MAP No. 45019C 0480J.
(ATED: NOVEMBER 12, 2004

*** SETBACKS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION BY CONTROLLING AUTHORITY.**

SURVEYOR'S CERTIFICATION

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class _A_ survey as specified therein. Also there are no visable encroachments or projections other than shown.

KEVIN M. SCHWACKE, SR. PLS
S.C. Registration Number 20466

SOUTH CAROLINA
A.H. SCHWACKE & ASSOCIATES, INC.
No. 000364
CERTIFICATE OF AUTHORIZATION

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CORRY 18/18071 WEST ASHLEY CIRCLE

PARTIAL TREE AND TOPOGRAPHIC SURVEY OF TRACT A
TMS No. 301-00-00-027
CHARLESTON COUNTY, SOUTH CAROLINA

0 20 40 60

DATE: APRIL 6, 2018 SCALE: 1" = 20'
REVISED: JUNE 6, 2018
REVISED: SEPTEMBER 25, 2018
REVISED: FEBRUARY 8, 2019
SHEET 1 OF 8

Since 1991

A.H. SCHWACKE & ASSOCIATES

LAND SURVEYING & CONSTRUCTION LAYOUT

1675 FRAMPTON AVE PH: 843-762-7005 FAX 843-762-0109
P.O. BOX 13077, CHARLESTON, SOUTH CAROLINA 29422-3077

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1049.08'	120.17'	120.12'	N 43°02'27" W	6°44'38"
C2	1049.00'	179.53'	179.31'	N 57°45'55" W	9°48'20"
C3	1098.40'	23.62'	23.62'	N 57°19'02" W	1°18'01"
C4	1049.00'	15.01'	15.01'	N 58°22'07" W	0°49'11"
C5	1049.00'	7.92'	7.92'	N 58°09'41" W	0°23'12"
C6	1045.00'	31.00'	30.00'	N 57°46'38" W	1°05'33"
C7	1049.00'	144.73'	143.18'	S 66°43'04" E	18°49'44"
C8	25.00'	33.87'	31.39'	N 13°16'05" W	86°43'10"
C9	25.00'	33.87'	31.39'	S 73°27'05" E	86°43'10"
C10	1034.00'	328.21'	326.84'	S 66°24'01" E	18°11'13"
C11	1034.00'	31.00'	31.00'	N 59°45'17" W	1°08'52"
C12	1034.00'	70.31'	70.29'	N 57°13'02" W	3°53'43"
C13	1034.00'	218.35'	217.94'	N 48°20'18" W	12°02'36"
C14	1034.00'	6.62'	6.62'	N 41°22'27" W	0°20'51"

REFERENCE:

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DATED: AUGUST 14, 1984
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ROD CHAS. CO.

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DATED: APRIL 25, 2017
BOOK: L17 PAGE: 0216
ROD CHAS. CO.

TAX MAP No. 301-00-00-027

Requested by: HOBIE ORTON
MADISON CAPITAL

LINE	BEARING	DISTANCE
L1	N 35°01'48" W	10.00'
L2	S 54°06'13" W	27.44'
L3	N 84°24'40" W	5.58'
L4	S 64°07'20" W	30.56'
L5	N 38°28'44" W	1.81'
L6	N 54°58'11" E	15.06'
L7	S 48°02'47" W	5.50'
L8	S 41°57'14" E	15.00'
L9	S 48°02'47" W	5.50'
L10	S 20°06'58" W	3.00'
L11	S 64°53'04" E	15.00'
L12	N 20°06'58" E	3.00'
L13	S 70°01'27" W	23.91'
L14	N 59°47'55" W	8.50'
L15	S 30°12'07" W	15.00'
L16	S 59°47'55" E	8.52'
L17	S 59°47'55" W	8.50'
L18	S 30°12'07" W	15.00'
L19	N 59°47'55" W	8.52'
L20	N 38°18'28" W	28.25'
L21	S 58°18'28" E	15.05'
L22	S 27°15'04" E	6.26'
L23	S 70°10'16" W	15.04'
L24	N 05°42'44" E	40.27'
L25	S 89°01'28" E	15.17'
L26	N 05°39'06" E	13.13'
L27	S 03°16'47" W	18.81'
L28	S 87°46'52" E	17.00'

NOTES:

BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83.

AREA DETERMINED BY COORDINATE METHOD.

ELEVATIONS ARE BASED ON NGVD '88 DATUM.

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TREES LABELED GENERAL TYPES WITH DIAMETER SIZE SHOWN IN INCHES. AN ARBORIST OR LANDSCAPE ARCHITECT SHOULD BE CONSULTED IF SPECIFIC NAMES OR OTHER DETAILS ARE NEEDED.

PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE (EL 9') AND ZONE X AS PER FEMA FLOOD MAPS.
MAP No. 45019C 0450.
DATED: NOVEMBER 17, 2004

*** SETBACKS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION BY CONTROLLING AUTHORITY.**

SURVEYOR'S CERTIFICATION

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KEVIN M. SCHWACKE, SR. PLS
S.C. Registration Number 20466

SOUTH CAROLINA
A.H. SCHWACKE & ASSOCIATES, INC.
Inc. 000004
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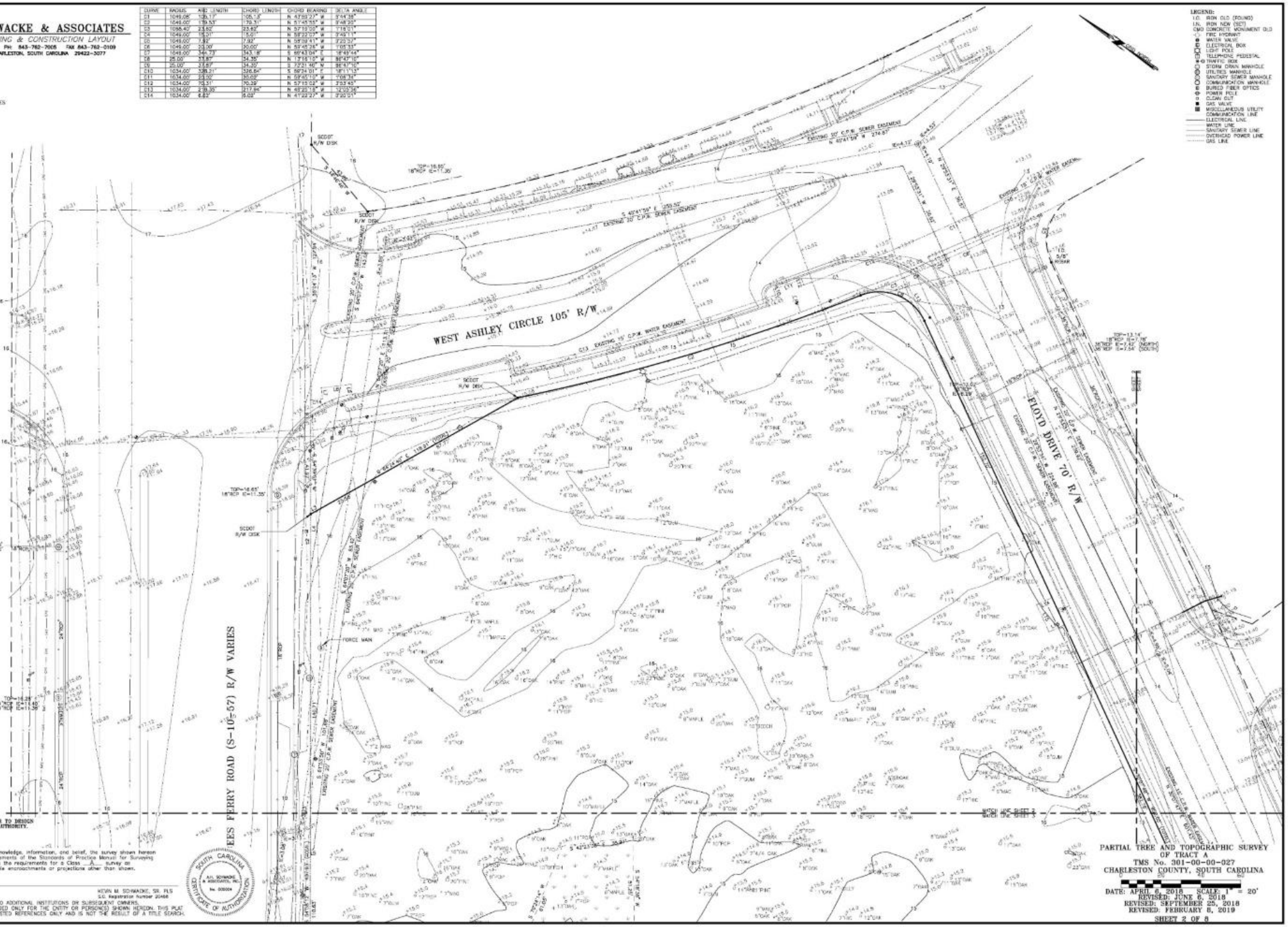
CORRY 18/18071 WEST ASHLEY CIRCLE



LEGEND:
I.O. IRON OLD (FOUND)
I.N. IRON NEW (SET)
CMO CONCRETE MONUMENT OLD
FIRE HYDRANT
WATER VALVE
ELECTRICAL BOX
LIGHT POLE
TELEPHONE PEDESTAL
TRAFFIC BOX
STORM DRAIN MANHOLE
UTILITIES MANHOLE
SANITARY SEWER MANHOLE
COMMUNICATION MANHOLE
BURIED FIBER OPTICS
POWER POLE
CLEAN OUT
GAS VALVE
MISCELLANEOUS UTILITY
COMMUNICATION LINE
ELECTRICAL LINE
WATER LINE
SANITARY SEWER LINE
OVERHEAD POWER LINE
GAS LINE

PARTIAL TREE AND TOPOGRAPHIC SURVEY OF TRACT A
TMS No. 301-00-00-027
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: APRIL 6, 2018 SCALE: 1" = 20'
REVISED: JUNE 8, 2018
REVISED: SEPTEMBER 25, 2018
REVISED: FEBRUARY 8, 2019
SHEET 2 OF 8

Since 1991

A.H. SCHWACKE & ASSOCIATES

LAND SURVEYING & CONSTRUCTION LAYOUT

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P.O. BOX 13077, CHARLESTON, SOUTH CAROLINA 29422-3077

REFERENCE:

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DATED: AUGUST 14, 1984
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ROD CHAS. CO.

PLAT BY: A.H. SCHWACKE AND ASSOCIATES
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PLAT BY: F. ELLIOTTE QUINN, III
DATED: SEPTEMBER 13, 2006
BOOK: EK PAGE: 062
ROD CHAS. CO.

PLAT BY: KEITH A. WILSON
DATED: JANUARY 15, 2009
BOOK: L08 PAGE: 0215
ROD CHAS. CO.

PLAT BY: THOMAS & HUTTON
DATED: APRIL 25, 2017
BOOK: L17 PAGE: 0215
ROD CHAS. CO.

TAX MAP No. 301-03-00-027

Requested by: HOBIE ORTON
MADISON CAPITAL

LINE	BEARING	DISTANCE
L1	N 39°01'48" W	12.02'
L2	S 54°38'12" W	27.44'
L3	N 64°24'40" W	5.58'
L4	S 64°07'22" W	30.56'
L5	N 39°28'44" W	1.81'
L6	N 54°56'11" E	15.06'
L7	S 48°02'47" W	5.50'
L8	S 41°37'13" E	15.00'
L9	S 48°02'47" W	5.50'
L10	S 39°08'58" W	3.00'
L11	S 54°51'04" E	15.00'
L12	N 35°06'58" E	3.00'
L13	S 39°07'22" W	23.91'
L14	N 50°47'55" W	8.50'

LINE	BEARING	DISTANCE
L15	S 39°13'07" W	15.00'
L16	S 59°47'53" E	8.52'
L17	S 59°47'53" E	5.58'
L18	S 39°13'07" W	15.00'
L19	N 59°47'55" W	8.50'
L20	N 36°15'25" W	25.25'
L21	S 39°18'28" E	15.05'
L22	S 31°10'04" E	8.29'
L23	S 79°55'15" W	15.54'
L24	N 06°43'44" E	40.27'
L25	S 69°51'28" E	15.17'
L26	N 06°51'06" E	13.13'
L27	S 09°18'42" E	18.81'
L28	S 83°48'52" E	17.00'

LEGEND:

I.D. IRON OLD (FOUND)
I.N. IRON NEW (SET)
CMO CONCRETE MONUMENT OLD
FIRE HYDRANT
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ELECTRICAL BOX
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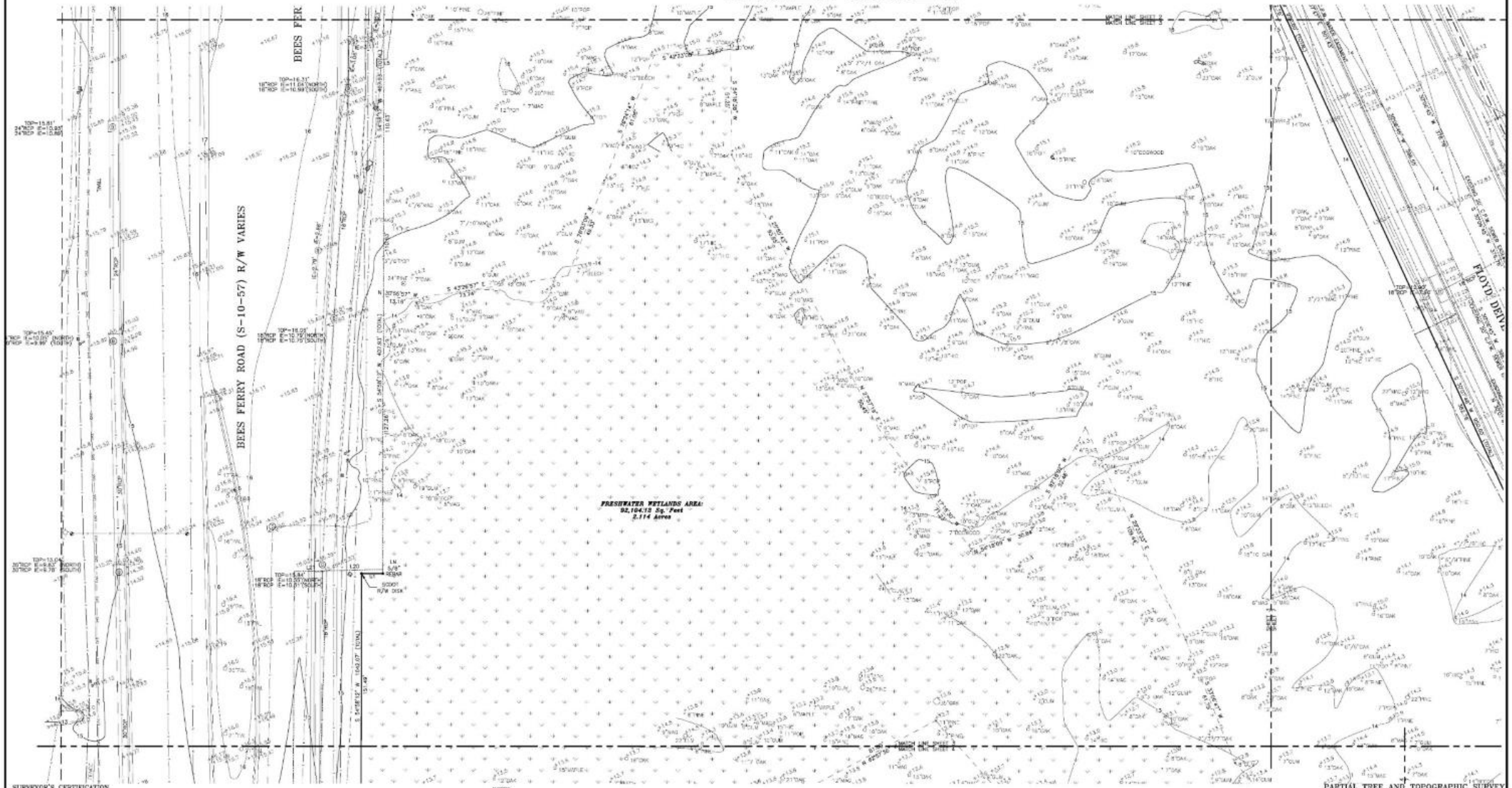

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KEVIN M. SCHWACKE, SR. PLS
S.C. Registration Number 20468

SOUTH CAROLINA
A.H. SCHWACKE & ASSOCIATES, INC.
No. C00304
CERTIFICATE OF AUTHORIZATION

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COREY 18/18071 WEST ASHLEY CIRCLE

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MAP No. 45019C 0450J.
DATED NOVEMBER 17, 2004

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PARTIAL TREE AND TOPOGRAPHIC SURVEY OF TRACT A

TMS No. 301-00-00-027
CHARLESTON COUNTY, SOUTH CAROLINA

0 20 40 60

DATE: APRIL 6, 2018 SCALE: 1" = 20'
REVISED: JUNE 6, 2018
REVISED: SEPTEMBER 25, 2018
REVISED: FEBRUARY 8, 2019
SHEET 3 OF 6

Since 1991

A.H. SCHWACKE & ASSOCIATES

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ROD CHAS. CO.

PLAT BY: F. ELLIOTTE QUINN, III
DATED: AUGUST 3, 2006
BOOK: EJ PAGE: 963
ROD CHAS. CO.

PLAT BY: F. ELLIOTTE QUINN, III
DATED: SEPTEMBER 13, 2006
BOOK: EK PAGE: 062
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PLAT BY: KEITH A. WILSON
DATED: JANUARY 15, 2008
BOOK: L05 PAGE: 0215
ROD CHAS. CO.

PLAT BY: THOMAS & HUTTON
DATED: APRIL 25, 2017
BOOK: L17 PAGE: 0215
ROD CHAS. CO.

TAX MAP No. 301-03-00-027

Requested by: HOBIE ORTON
MADISON CAPITAL

LINE	BEARING	DISTANCE
L1	N 39°01'48" W	12.02'
L2	S 54°38'12" W	27.44'
L3	N 64°31'40" W	5.58'
L4	S 64°01'22" W	30.16'
L5	N 39°28'44" W	1.61'
L6	N 54°56'11" E	15.06'
L7	S 48°02'42" W	5.50'
L8	S 41°37'14" E	15.00'
L9	S 48°02'47" W	5.50'
L10	S 39°08'58" W	3.00'
L11	S 54°53'04" W	15.00'
L12	N 35°06'58" E	3.00'
L13	S 39°07'22" W	23.91'
L14	N 50°47'55" W	8.50'

LINE	BEARING	DISTANCE
L15	S 39°13'07" W	15.06'
L16	S 54°47'53" E	8.50'
L17	S 54°47'53" E	8.50'
L18	S 39°13'07" W	15.06'
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L20	N 36°15'25" W	25.25'
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L22	S 31°10'04" E	8.29'
L23	E 79°55'15" W	15.04'
L24	N 06°43'44" E	40.27'
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L26	N 06°51'06" E	13.13'
L27	S 09°18'42" E	16.81'
L28	S 83°48'32" E	17.00'

LEGEND:

I.D. IRON OLD (FOUND)
I.N. IRON NEW (SET)
CMO CONCRETE MONUMENT OLD
FIRE HYDRANT
WATER VALVE
ELECTRICAL BOX
LIGHT POLE
TELEPHONE PEDESTAL
TRAFFIC BOX
STORM DRAIN MANHOLE
UTILITIES MANHOLE
SANITARY SEWER MANHOLE
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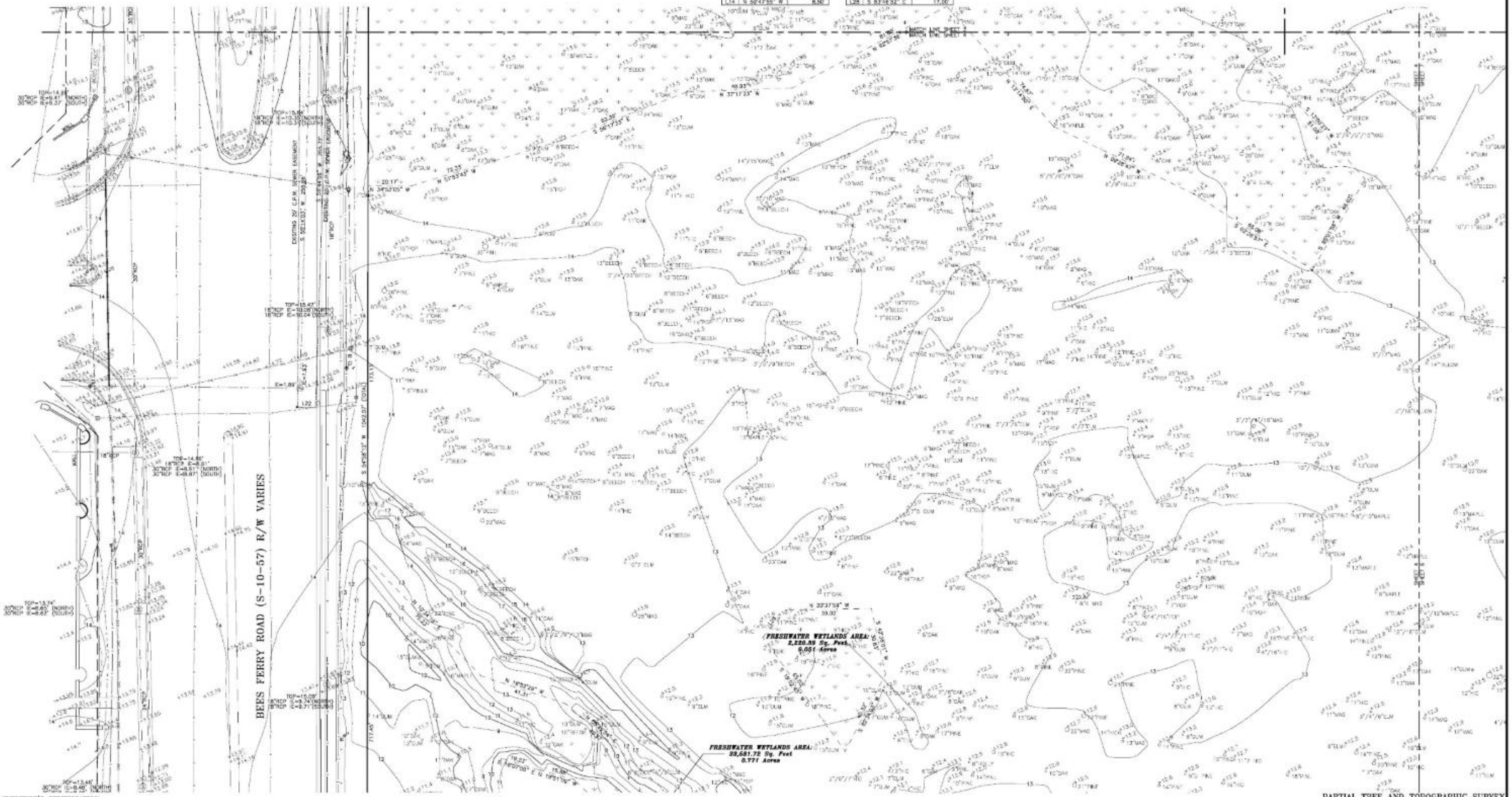

SURVEYOR'S CERTIFICATION

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KEVIN M. SCHWACKE, SR. PLS
S.C. Registration Number 20468

SOUTH CAROLINA
A.H. SCHWACKE & ASSOCIATES, INC.
No. C00304
CERTIFICATE OF AUTHORIZATION

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HEREON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

COREY 18/18071 WEST ASHLEY CIRCLE

NOTES:

BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83.

AREA DETERMINED BY COORDINATE METHOD.

ELEVATIONS ARE BASED ON NGVD '88 DATUM.

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PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE (EL. 9') AND ZONE X AS PER FEMA FLOOD MAPS.
MAP No. 45019C 0450J.
DATED NOVEMBER 17, 2004

* SETBACKS SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION BY CONTROLLING AUTHORITY.

PARTIAL TREE AND TOPOGRAPHIC SURVEY
OF TRACT A
TMS No. 301-00-00-027
CHARLESTON COUNTY, SOUTH CAROLINA

0 20 40 60

DATE: APRIL 6, 2018 SCALE: 1" = 20'
REVISED: JUNE 6, 2018
REVISED: SEPTEMBER 25, 2018
REVISED: FEBRUARY 8, 2019
SHEET 4 OF 8

Since 1991

A.H. SCHWACKE & ASSOCIATES

LAND SURVEYING & CONSTRUCTION LAYOUT

1675 FRAMPTON AVE PH: 843-762-7005 FAX 843-762-0109
P.O. BOX 13077, CHARLESTON, SOUTH CAROLINA 29422-3077

REFERENCE:

PLAT BY: DAVIS AND FLOYD INC.
DATED: AUGUST 14, 1984
BOOK: BS PAGE: 163
ROD CHAS. CO.

PLAT BY: A.H. SCHWACKE AND ASSOCIATES
DATED: OCTOBER 11, 1995
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TAX MAP No. 301-03-00-027

Requested by: HOBIE ORTON
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I.N. IRON NEW (SET)
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SANITARY SEWER MANHOLE
COMMUNICATION MANHOLE
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POWER POLE
CLEAN OUT
GAS VALVE
MISCELLANEOUS UTILITY
COMMUNICATION LINE
ELECTRICAL LINE
WATER LINE
SANITARY SEWER LINE
OVERHEAD POWER LINE
GAS LINE

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COREY 18/18071 WEST ASHLEY CIRCLE

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PARTIAL TREE AND TOPOGRAPHIC SURVEY
OF TRACT A
TMS No. 301-00-00-027
CHARLESTON COUNTY, SOUTH CAROLINA

0 20 40 60

DATE: APRIL 6, 2018 SCALE: 1" = 20'
REVISED: JUNE 6, 2018
REVISED: SEPTEMBER 25, 2018
REVISED: FEBRUARY 8, 2019
SHEET 5 OF 8

Since 1997

A.H. SCHWACKE & ASSOCIATES

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RCD CHAS. CO.

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RCD CHAS. CO.

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DATED: JANUARY 15, 2009
BOOK: L09 PAGE: 0015
RCD CHAS. CO.

PLAT BY: THOMAS & HUTTON
DATED: APRIL 25, 2017
BOOK: L17 PAGE: 0218
RCD CHAS. CO.

TAX MAP No. 301-00-00-027

Requested by: HOBIT DITCH
MADISON CAPITAL

LINE	BEARING	DISTANCE
L1	N 30°21'48" W	10.00'
L2	S 54°38'12" W	27.44'
L3	N 64°24'40" W	3.98'
L4	S 64°27'20" W	30.56'
L5	N 39°28'44" W	1.61'
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LINE	BEARING	DISTANCE
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LEGEND:

I.O. IRON OLD (FOUND)
I.N. IRON NEW (SET)
CMO CONCRETE MONUMENT OLD
FIRE HYDRANT
WATER VALVE
ELECTRICAL BOX
LIGHT POLE
TELEPHONE PEDESTAL
TRAFFIC BOX
STORM DRAIN MANHOLE
UTILITIES MANHOLE
SANITARY SEWER MANHOLE
COMMUNICATION MANHOLE
BURIED FIBER OPTICS
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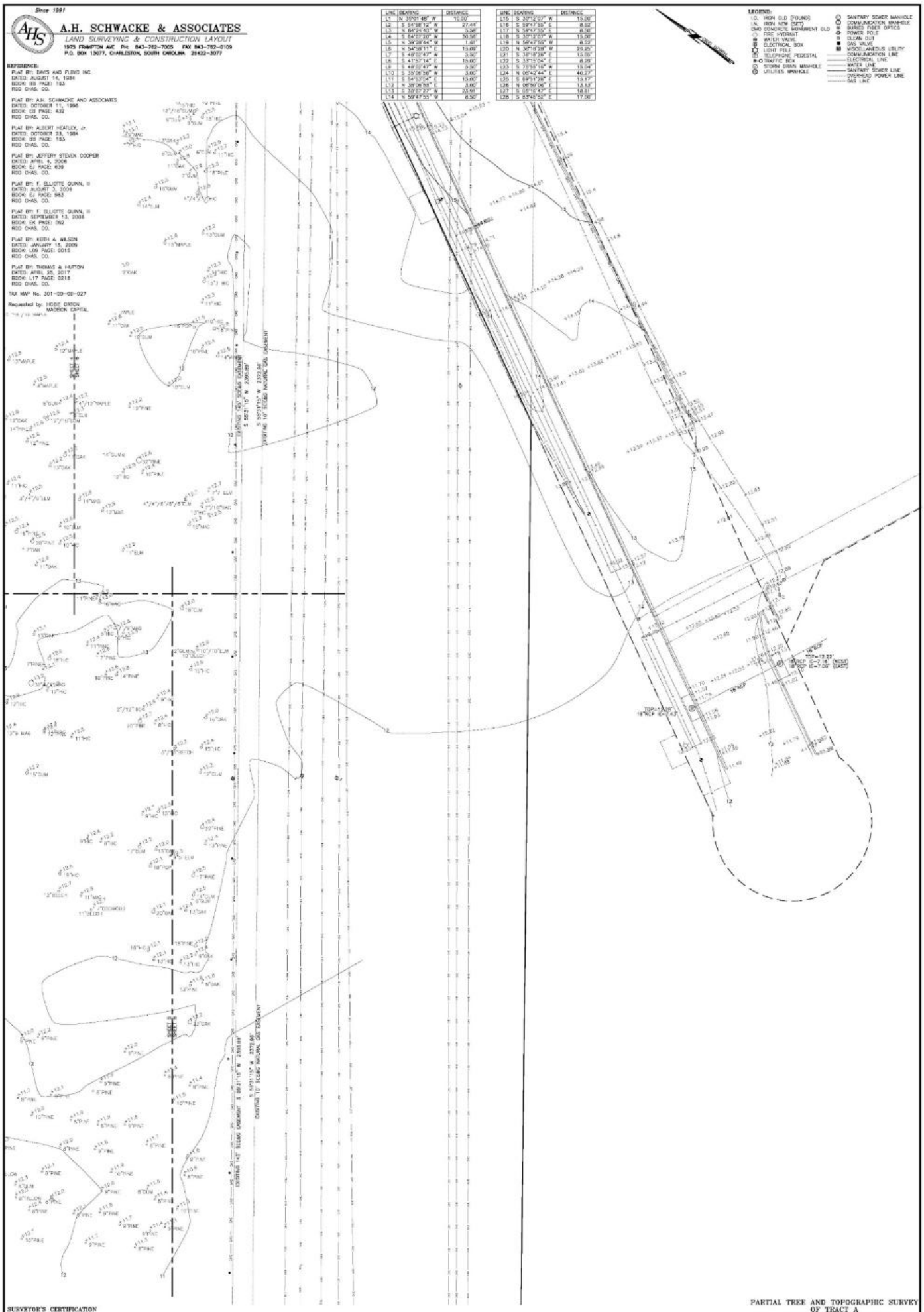

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ZDRCV 18/18071 WEST ASHLEY CIRCLE

PARTIAL TREE AND TOPOGRAPHIC SURVEY
OF TRACT A
TMS No. 301-00-00-027
CHARLESTON COUNTY, SOUTH CAROLINA

0 20 40 60

DATE: APRIL 6, 2018 SCALE: 1" = 20'
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SHEET 6 OF 8

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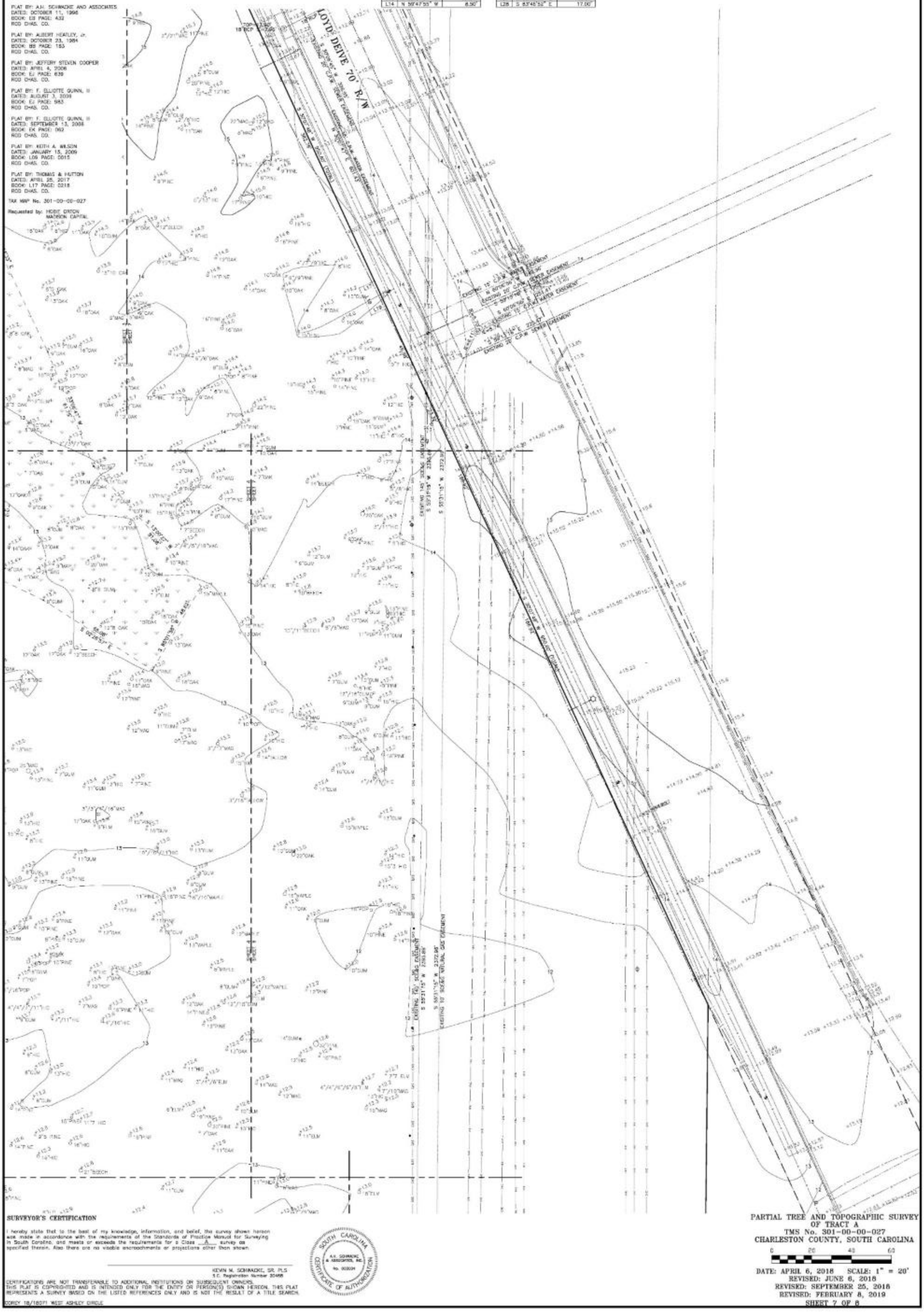

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- WATER LINE
- SANITARY SEWER LINE
- OVERHEAD POWER LINE
- GAS LINE

REFERENCE:
PLAT BY: DAVIS AND FLOYD INC.
DATED: AUGUST 14, 1984
BOOK: BB PAGE: 183
RCD CHAS. CO.

PLAT BY: A.H. SCHWACKE AND ASSOCIATES
DATED: OCTOBER 11, 1996
BOOK: EB PAGE: 432
RCD CHAS. CO.

PLAT BY: ALBERT HEAFLEY, Jr.
DATED: OCTOBER 23, 1984
BOOK: BB PAGE: 183
RCD CHAS. CO.

PLAT BY: JEFFERY STEVEN COOPER
DATED: APRIL 4, 2006
BOOK: EJ PAGE: 639
RCD CHAS. CO.

PLAT BY: F. ELLIOTTE QUINN, III
DATED: AUGUST 3, 2006
BOOK: EJ PAGE: 963
RCD CHAS. CO.

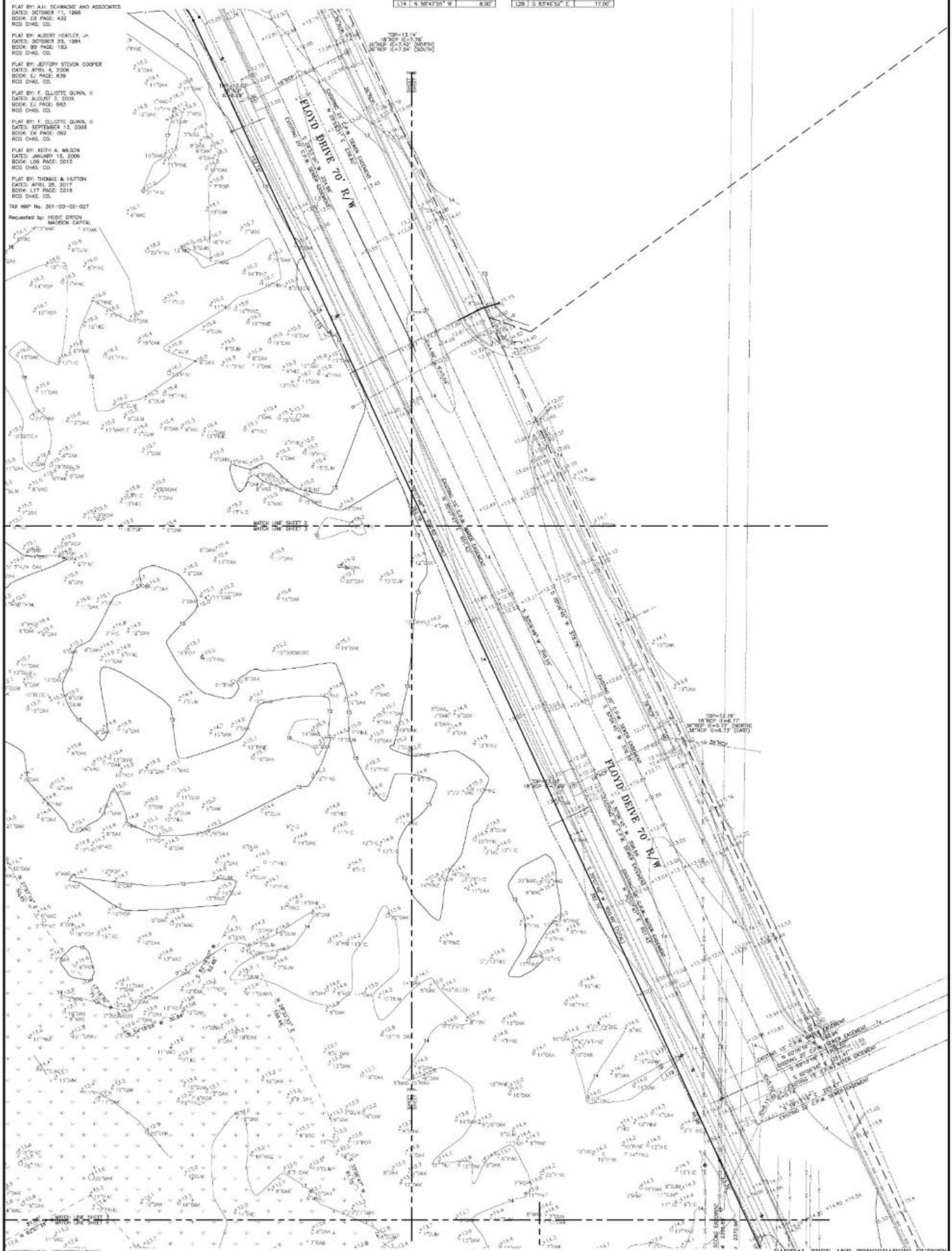
PLAT BY: F. ELLIOTTE QUINN, III
DATED: SEPTEMBER 13, 2008
BOOK: EK PAGE: 062
RCD CHAS. CO.

PLAT BY: KEITH A. WILSON
DATED: JANUARY 15, 2009
BOOK: L09 PAGE: 0015
RCD CHAS. CO.

PLAT BY: THOMAS & HUTTON
DATED: APRIL 25, 2017
BOOK: L17 PAGE: 0218
RCD CHAS. CO.

TAX MAP No. 301-00-00-027

Requested by: HOBIT ORTON
MADISON CAPITAL



SURVEYOR'S CERTIFICATION

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein. Also there are no visible encroachments or projections other than shown.

KEVIN M. SCHWACKE, SR. PLS
S.C. Registration Number 20488

SOUTH CAROLINA
A.H. SCHWACKE & ASSOCIATES, INC.
No. 00304
CERTIFICATE OF AUTHORIZATION

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HEREON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

ZDRCV 18/18071 WEST ASHLEY CIRCLE

PARTIAL TREE AND TOPOGRAPHIC SURVEY
OF TRACT A
TMS No. 301-00-00-027
CHARLESTON COUNTY, SOUTH CAROLINA

0 20 40 60

DATE: APRIL 6, 2018 SCALE: 1" = 20'
REVISED: JUNE 6, 2018
REVISED: SEPTEMBER 25, 2018
REVISED: FEBRUARY 8, 2019
SHEET 8 OF 8

Since 1991

A.H. SCHWACKE & ASSOCIATES

LAND SURVEYING & CONSTRUCTION LAYOUT

1575 FRAMPTON AVE PH: 843-762-7005 FAX 843-762-0108
P.O. BOX 13077, CHARLESTON, SOUTH CAROLINA 29422-3077

REFERENCE:
1. PLAT BY: DAVIS AND FLOYD INC
DATED: AUGUST 14, 1984
BOOK: BB PAGE: 193
ROD CHAS. CO.

2. PLAT BY: A.H. SCHWACKE AND ASSOCIATES
DATED: OCTOBER 11, 1995
BOOK: EB PAGE: 432
ROD CHAS. CO.

3. PLAT BY: ALBERT HEATLEY, Jr.
DATED: OCTOBER 23, 1984
BOOK: BB PAGE: 183
ROD CHAS. CO.

4. PLAT BY: JEFFERY STEVEN COOPER
DATED: APRIL 4, 2006
BOOK: EJ PAGE: 539
ROD CHAS. CO.

5. PLAT BY: F. ELLIOTTE QUINN, III
DATED: AUGUST 3, 2006
BOOK: EJ PAGE: 963
ROD CHAS. CO.

6. PLAT BY: F. ELLIOTTE QUINN, II
DATED: SEPTEMBER 13, 2006
BOOK: EK PAGE: 052
ROD CHAS. CO.

7. PLAT BY: KEITH A. WILSON
DATED: JANUARY 15, 2009
BOOK: L08 PAGE: 0015
ROD CHAS. CO.

8. PLAT BY: THOMAS & HUTTON
DATED: APRIL 25, 2017
BOOK: L17 PAGE: 0216
ROD CHAS. CO.

9. JURISDICTIONAL DETERMINATION
DATED: FEBRUARY 2, 2018
SIGNED BY: COURTNEY STEVENS
CT-31-2018

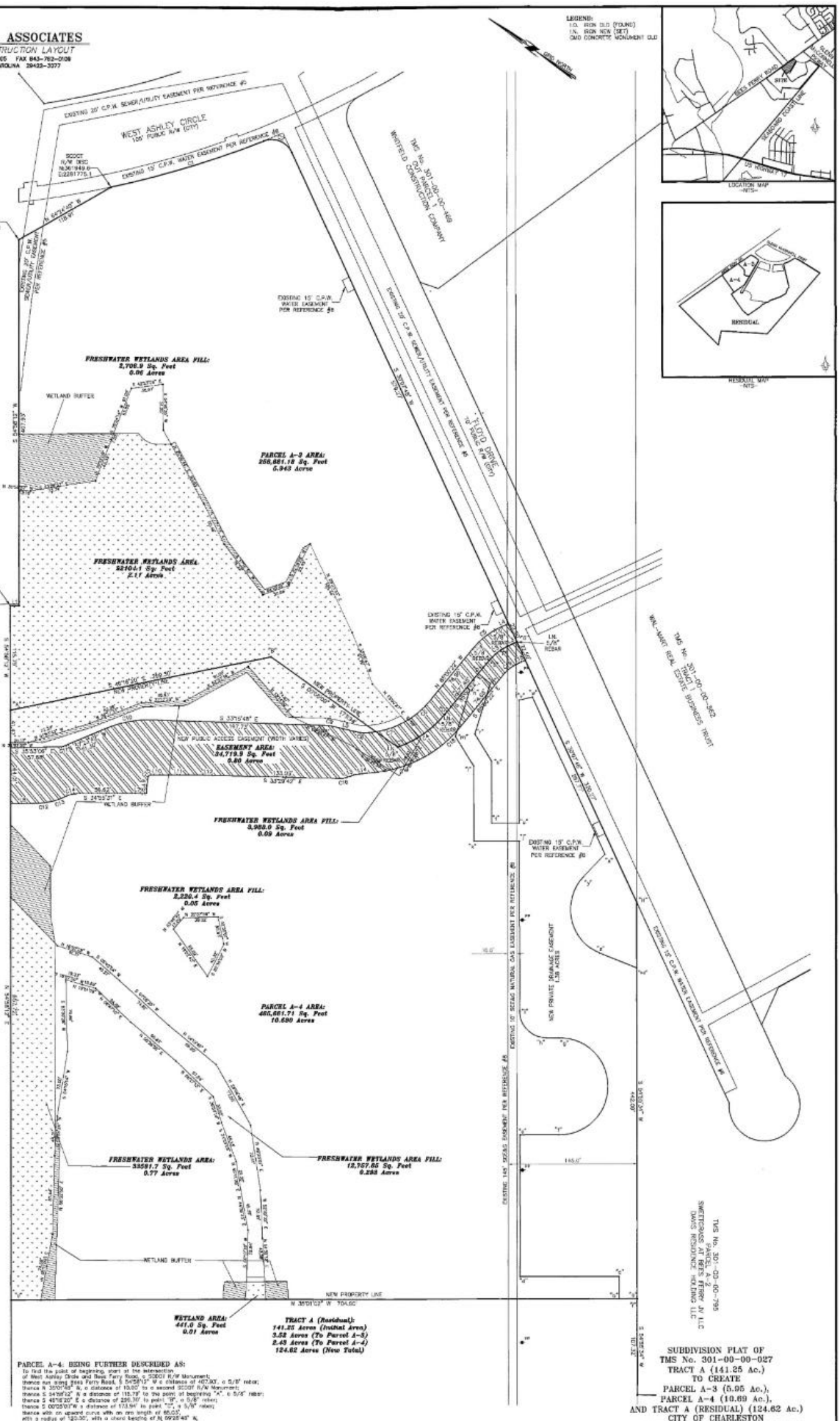
TAX MAP No. (PARENT TRACT):
301-00-00-027

LINE	BEARING	DISTANCE
L1	S 30°07'48" E	10.00'
L2	N 50°08'49" E	23.59'
L3	S 69°52'43" E	11.45'
L4	N 53°55'52" W	11.66'
L5	N 22°23'38" W	31.39'
L6	N 35°51'24" W	37.47'
L7	N 34°59'31" W	21.34'
L8	N 50°35'30" E	5.28'
L9	N 61°14'09" E	13.41'
L10	N 35°01'03" W	14.00'
L11	N 20°01'03" W	33.00'
L12	S 34°00'03" E	54.87'
L13	S 83°17'42" E	18.31'
L14	N 41°03'31" W	18.41'
L15	N 59°06'42" W	11.83'

PLANNING USE ONLY
ENGINEERING DIVISION
CITY OF CHARLESTON
DATE PLAT APPROVED: 10-18-18
APPROVED BY CITY ENGINEER:
APPROVED BY: FOR CITY BUSINESS

RECORDED
Date/Time: 3-11-19 @ 3:41:12 PM
Instrument: Large Plat
Recorded: Charleston County, SC
Book: L 0 8 3 Page: 0 2 3 1
Recorded By: CITY OF CHARLESTON
Location: BEES FERRY RD

Required By Chas. Co. ROD



NEW PRIVATE DRAINAGE EASEMENT BEING FURTHER DESCRIBED AS:
To find the point of beginning, start at the intersection of West Ashley Circle and Bees Ferry Road, a SCDOT R/W Monument; thence along Bees Ferry Road, S 54°55'12" W a distance of 407.93', a 5/8" rebar; thence N 35°01'03" W, a distance of 10.00' to a second SCDOT R/W Monument; thence S 54°55'12" W a distance of 112.79' to the point of beginning "A", a 5/8" rebar; thence S 45°58'20" E a distance of 286.30' to point "B", a 5/8" rebar; thence S 00°05'01"W a distance of 173.94' to point "C", a 5/8" rebar; thence with an upward curve with an arc length of 65.03', with a radius of 120.30', with a chord bearing of N 09°28'49" W, with a chord length of 64.24', to point "D", a 5/8" rebar; thence S 45°07'23" E a distance of 77.69' to point "E", a 5/8" rebar; thence with a downward curve turning with an arc length of 34.28', with a radius of 90.00', with a chord bearing of N72°27'32" W, with a chord length of 35.07', to point "F", a 5/8" rebar; thence S 59°54'47" E a distance of 11.81', to point "G", a 5/8" rebar; thence S 30°07'48" W a distance of 320.27', to point "H", a 5/8" rebar; thence S 64°07'34" W a distance of 442.06' to point "I", a 5/8" rebar; thence N 35°01'03" W a distance of 704.90' to point "J", a 5/8" rebar; thence N 54°55'12" E a distance of 257.72' to point "A", a 5/8" rebar; which is the point of beginning, having an area of 465681.7 square feet, 10.69 acres.

NOTES:
BEARING SHOWN ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83.

AREA DETERMINED BY COORDINATE METHOD.

THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.

THE PRESENCE OF THE U.S. ARMY CORPS OF ENGINEERS IS PROVIDED BY THE JURISDICTIONAL DETERMINATION REFERENCE DATED FEBRUARY 2, 2018, SAC-2017-01673.

NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS CONTAMINATION OR OTHER NONVISIBLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

PUBLIC WATER AND SEWER SERVICE ARE CURRENTLY PROVIDED TO THE PROPERTY BY CHARLESTON WATER SYSTEM.

PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE (E), X, X (SHADED), AND X AS PER FEMA FLOOD MAPS, PANEL No. 450192 0465J
DATED: NOVEMBER 17, 2004

THE PRIVATE DRAINAGE EASEMENT SHOWN HEREON IS DEDICATED TO PARCEL A-3 BY PARCEL A-4 FOR ACCESS TO AND MAINTENANCE OF THE STORMWATER FACILITIES WITHIN THE PRIVATE DRAINAGE EASEMENTS.

- NEW PRIVATE DRAINAGE EASEMENT INFORMATION PROVIDED BY SEAMON WHITESIDE.
- WETLANDS INFORMATION PROVIDED BY SEAMON WHITESIDE.
Permit #: SAC2017-1673

SURVEYOR'S CERTIFICATION
I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein. Also there are no visible encroachments or projections shown.

KEVIN M. SCHWACKE, SR. PLS
S.C. Registration Number 20468

SOUTH CAROLINA A.H. SCHWACKE & ASSOCIATES, INC. No. 600000 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED LAND SURVEYOR 20468 KEVIN M. SCHWACKE

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HEREON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
COREY18/18071 WEST ASHLEY CIRCLE SUBDIVISION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1049.20'	179.53'	179.31'	N 21°45'55" W	9°48'20"
C2	25.00'	37.87'	34.35'	N 12°16'32" W	86°47'10"
C3	120.00'	24.28'	24.02'	N 72°27'32" W	11°35'42"
C4	120.03'	65.03'	64.24'	N 69°25'48" W	31°03'07"
C5	62.30'	38.13'	35.94'	N 72°27'32" W	35°05'36"
C6	97.32'	58.23'	28.12'	N 77°56'58" W	34°37'44"
C7	97.30'	57.30'	56.97'	S 51°56'07" E	33°47'23"
C8	25.00'	6.61'	5.50'	S 28°36'36" E	15°11'47"
C9	25.00'	4.84'	4.83'	N 27°43'13" W	11°05'10"
C10	120.03'	62.65'	62.26'	S 40°16'45" E	24°07'55"
C11	8.02'	1.88'	1.87'	S 62°08'53" E	13°32'18"
C12	93.50'	18.11'	18.08'	S 47°01'14" E	11°35'42"
C13	72.50'	17.46'	17.42'	S 52°27'07" E	13°48'06"
C14	30.00'	13.80'	13.67'	S 49°06'44" E	26°20'50"
C15	3.00'	4.30'	4.26'	N 75°14'38" W	83°46'48"
C16	3.00'	1.74'	1.73'	N 43°32'33" W	16°41'17"
C17	142.53'	76.10'	75.20'	N 53°21'18" W	30°37'22"
C18	144.93'	43.46'	43.46'	N 77°37'32" E	17°18'52"
C19	37.50'	16.42'	16.28'	N 72°27'32" W	25°08'39"

SUBDIVISION PLAT OF
TMS No. 301-00-00-027
TRACT A (141.25 Ac.)
TO CREATE
PARCEL A-3 (5.95 Ac.),
PARCEL A-4 (10.69 Ac.),
AND TRACT A (RESIDUAL) (124.62 Ac.)
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

0 50 100 150

DATE: MARCH 24, 2019 SCALE: 1"=50'
REVISED: APRIL 15, 2019
REVISED: NOVEMBER 18, 2019
REVISED: NOVEMBER 25, 2019
REVISED: DECEMBER 19, 2019 (METES/BOUNDS)
REVISED: FEBRUARY 14, 2020 (EASEMENT/NOTES)
REVISED: FEBRUARY 19, 2020 (WETLANDS)
REVISED: MARCH 24, 2020 (EASEMENT REFERENCES)
REVISED: APRIL 6, 2020
REVISED: MAY 1, 2020 (SAC PERMIT No.)
REVISED: MAY 11, 2020
REVISED: MAY 22, 2020 (NOTES)

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 468 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601

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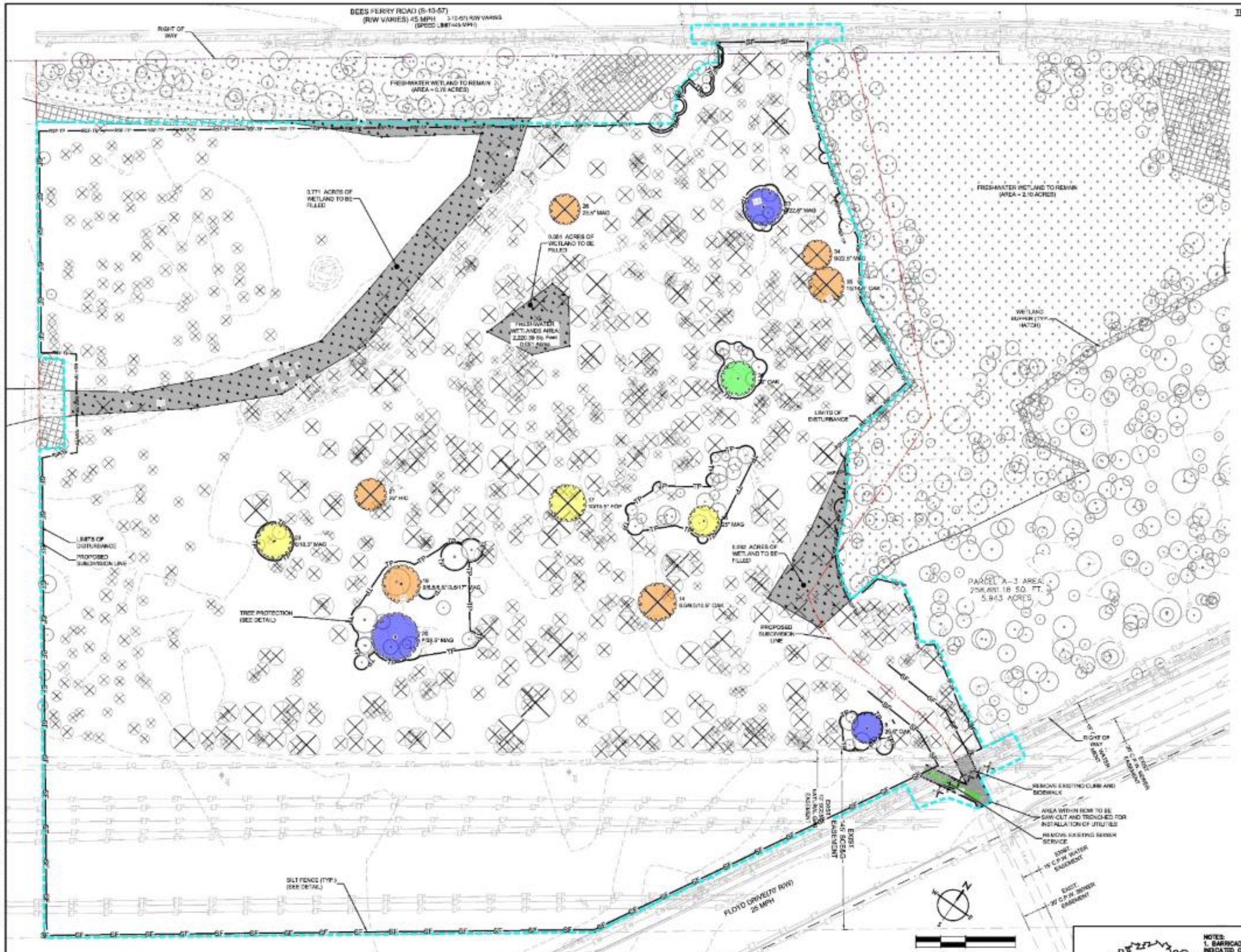


TREE LEGEND

- SIGNIFICANT TREE (16"-23") TO BE REMOVED
- GRAND TREE (24"+) TO REMAIN-RATED F
- GRAND TREE (24"+) TO REMAIN-RATED D
- GRAND TREE (24"+) TO REMAIN-RATED C
- GRAND TREE (24"+) TO REMAIN-RATED B
- GRAND TREE (24"+) TO REMAIN-RATED A
- SIGNIFICANT TREE (16"-23") TO REMAIN-UNRATED OR ADJACENT PHASE
- GRAND TREE (24"+) TO BE REMOVED-RATED F
- GRAND TREE (24"+) TO BE REMOVED-RATED D
- GRAND TREE (24"+) TO BE REMOVED-RATED C
- GRAND TREE (24"+) TO BE REMOVED-RATED B
- GRAND TREE (24"+) TO BE REMOVED-RATED A
- GRAND TREE (16"-23") TO REMAIN-UNRATED OR ADJACENT PHASE

NOTE: SIZE OF TREE SYMBOL REPRESENT TREE PROTECTION ZONES OF 1-FOOT DIAMETER FOR EACH INCH DBH MEASUREMENT.

LEGEND

- PROJECT CONSTRUCTION LIMITS
- PROPOSED SUBDIVISION LINE
- XXXXXX ITEMS TO BE REMOVED AS PART OF THIS SCOPE OF WORK
- EXISTING SEWER TO BE REMOVED AS PART OF THIS SCOPE OF WORK
- EXISTING PROPERTY WETLAND BUFFER
- WETLANDS TO BE FILLED (SUBJECT TO USAGE PERMIT)
- WETLANDS TO REMAIN
- EXISTING PAVED AREA TO BE SAWCUT FOR OPEN TRENCH INSTALLATION OF UTILITY SERVICES (WATER & SEWER. SEE TYPICAL ROAD CUT DETAIL)

OVERALL DISTURBED ACREAGE
10.0 ACRES

TREE SUMMARY TABLE

PROTECTED TREES			
PROTECTED TREES DURING OR AFTER DEVELOPMENT. THE REMOVAL, RELOCATION, DESTRUCTION OR ABUSE IN ANY MANNER OF PROTECTED TREES REQUIRED TO BE SAVED BY THIS CHAPTER IS PROHIBITED. FOR PARCELS OF LAND PROPOSED FOR DEVELOPMENT, A MINIMUM NUMBER OF PROTECTED TREES ON THE ENTIRE PARCEL EQUAL TO FIFTEEN (15) PROTECTED TREES PER ACRE SHALL BE SAVED. FOR PARCELS CONTAINING LESS THAN FIFTEEN (15) PROTECTED TREES PER ACRE, THE TOTAL NUMBER OF PROTECTED TREES REQUIRED TO BE SAVED SHALL EQUAL THE TOTAL NUMBER OF PROTECTED TREES EXISTING ON THE PARCEL. GRAND TREES TO BE SAVED MAY BE USED TO CALCULATE THE TOTAL NUMBER OF PROTECTED TREES TO BE SAVED.			
TOTAL AC. - EX. EASEMENT = NET AC.			
10.79 AC. - 1.20 AC. = 9.59 AC.			
CITY REQUIREMENT	ACRES	TOTAL PROTECTED TREES REQUIRED	TOTAL EXISTING PROTECTED TREES
15 PROTECTED TREES/AC	9.59 AC	15 X 9.59 = 144 TREES	191
*PER CHARLESTON'S ZONING CODE: THE AREA OF EXISTING UTILITY AND DRAINAGE EASEMENTS MAY BE SUBTRACTED FROM THE TOTAL SITE AREA FOR THE PURPOSE OF CALCULATING THE NUMBER OF PROTECTED TREES REQUIRED TO BE SAVED.			

SIGNIFICANT TREE SUMMARY		
	# OF TREES	TOTAL INCHES
REMOVED	592	12654
REMAINING	191	2380

GRAND TREE SUMMARY			
TREE TYPE	POINT #	GRADE	
25.5" OAK	8	B	SAVED
8.5/8.5/10.5" WATER OAK	14	D	REMOVED
25" MAG	16	C	SAVED
10/15.5" POP	17	C	REMOVED
0/6.5/8.5/10.5/17" MAG	19	D	SAVED
8/28.5" MAG	20	B	SAVED
28" HICKORY	21	D	REMOVED
8/18.5" MAG	23	C	SAVED
25.5" MAG	25	D	REMOVED
24.5" CHESTNUT OAK	32	C	SAVED
5/22.5" MAG	33	B	SAVED
5/22.5" MAG	34	D	REMOVED
14.5/15" LAUREL OAK	35	D	REMOVED
29" WHITE OAK	38	A	SAVED

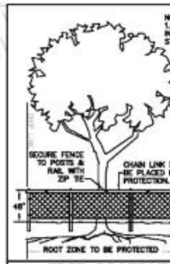
NOTE: MITIGATION INCHES ARE FROM STAFF RECOMMENDATION AND CONDITIONS PER DECEMBER 05, 2018 BZA APPROVAL.

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL ITEMS (INCLUDING LOCATION, ELEVATION, ETC.) TO BE DEMOLISHED AND REMOVED FROM THE PROJECT SITE. THE VERIFICATION PROCESS SHALL INCLUDE VISITING AND WALKING THE SITE. ALL ITEMS REQUIRING DEMOLITION/REMOVAL, WHETHER SHOWN ON THIS PLAN OR NOT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL UTILITY PROVIDERS TO DETERMINE THE ASBUILT/FIELD LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY OF ANY CONFLICTS WITH UTILITIES.
3. THE CONTRACTOR SHALL CONSULT THE OWNER REGARDING SALVAGE. ANY ITEMS NOT RETAINED BY THE OWNER SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DEMOLISH AND/OR LEGALLY DISPOSE OF.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION AND REMAIN IN PLACE UNTIL FINAL STABILIZATION AND COMPLETION OF CONSTRUCTION.
5. IF ANY HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE AGENCIES FOR PROPER REMOVAL AND DISPOSAL.
6. DEMOLITION SHALL MEET ALL APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS.
7. ANY PAVEMENT, CURB AND GUTTER, SIDEWALKS TO BE REMOVED SHALL BE SAW CUT WITH A CLEAN EDGE AND APPROPRIATE MATERIAL SHALL BE USED BETWEEN NEW AND EXISTING SURFACES.
8. FINAL MILL AND OVERLAY SHALL BE 5' ON EACH SIDE OF THE ROAD CUT AND EXTEND THE FULL LANE WIDTH. IF CUT ENCROACHES ON MORE THAN ONE LANE, THEN FINAL MILL AND OVERLAY WILL EXTEND THE FULL LENGTH OF THE SECOND LANE.
9. ANY REPAIR OR REPLACEMENT OF CITY OF CHARLESTON MAINTAINED MATERIALS (BLUE STONE SIDEWALK, GRANITE CURB, RED BRICK ROAD, ETC) SHOULD BE COORDINATED WITH CITY OF CHARLESTON.

CWS SEWER DEMOLITON NOTES

1. ANY SERVICES THAT WILL BE ABANDONED OR CAPPED OFF FROM AN EXISTING OR PREVIOUS STRUCTURE (DURING ANY PHASE OF THE PROJECT, WHETHER PRE-PLANNED OR OTHERWISE) MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF CWS WASTEWATER COLLECTION DEPARTMENT. CWS NEEDS TO RECORD THE EXACT LOCATION AND MEANS OF ABANDONMENT. THE CITY OF CHARLESTON MAY ALSO HAVE A PROCESS THAT IS REQUIRED FOR THESE SERVICES AS THEY ARE ABANDONED WITHIN ITS RIGHT OF WAY (ROW). THE CONTRACTOR SHOULD NOTIFY THE CITY SEPARATELY, AND IN ADDITION TO CWS.
2. ABANDONED SERVICE CONNECTIONS SHALL BE PERMANENTLY PLUGGED AND INSPECTED BY CWS PRIOR TO BACKFILLING.
3. THE OWNER/DEVELOPER OR APPOINTED CONTRACTOR PERFORMING THE WORK FOR THE OWNER/DEVELOPER SHALL TAKE APPROPRIATE MEASURES TO PROTECT THE CWS WASTEWATER COLLECTION SYSTEM FROM DAMAGE RESULTING FROM ITS OPERATIONS. NO CONSTRUCTION DEBRIS OR SURFACE RUNOFF SHALL BE DIRECTED TO THE WASTEWATER COLLECTION SYSTEM, EITHER DIRECTLY, OR VIA SERVICE LATERALS. PRIVATE PLUMBING CONNECTIONS TO THE CWS SYSTEM THAT ARE CUT PENDING RECONNECTION SHALL BE APPROPRIATELY CAPPED.
4. CWS WASTEWATER COLLECTIONS DEPARTMENT (WWC) MUST BE NOTIFIED WHEN DEMOLITION COMMENCES. EMAIL TO WASTEWATERINSPECTORS@CHARLESTONCPW.COM, ALLOWING UP TO 72 HOURS TO SCHEDULE INSPECTION. THE OWNER/DEVELOPER MAY BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING INFRASTRUCTURE OR CONSTRUCTION DEBRIS FOUND WITHIN THE SEWER SYSTEM AS A RESULT OF ACTIVITIES ASSOCIATED WITH THIS PROJECT WITHIN 100 FEET OF THE DEMOLITION AREA.



NOTES:
1. BARRICADES SHALL BE INSTALLED AROUND ALL TREES INDICATED ON THE PLANS ACCORDING TO THE FOLLOWING STANDARDS:
   A. WHERE POSSIBLE, LOCATE ALONG THE PERIMETER OF THE OUTER MOST SPREAD OF THE PROTECTED TREE'S BRANCHES (DRIP LINE).
   B. FOR PROTECTED TREES WITH A DIAMETER AT BREAST HEIGHT (DBH) OF 23" OR LESS, THE PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF TEN FEET FROM THE BASE OF EACH PROTECTED TREE.
   C. FOR GRAND TREES AND PROTECTED TREES WITH A DBH GREATER THAN 23", THE PROTECTIVE BARRICADES SHALL BE PLACED TO PROVIDE A DIAMETER OF PROTECTION EQUAL IN FEET TO THE DBH OF THE TREE IN INCHES (IE: A 24" DBH TREE REQUIRES A 24 FOOT DIAMETER BARRICADE).

TREE PROTECTION (CHAIN LINK)
(NOT TO SCALE)

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

South Carolina 811

SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.1667
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 34933 ROBERT PATTERSON FARMER

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT:	8010
DATE:	07/27/2020
DRAWN BY:	DEM
CHECKED BY:	RPF

REVISION HISTORY

1	01/14/2019	8	03/31/2020
2	03/04/2019	9	05/20/2020
3	03/25/2019	10	06/29/2020
4	03/26/2019	11	07/21/2020
5	01/02/2020	12	07/27/2020
6	02/24/2020		
7	03/06/2020		

TREE REMOVAL AND DEMOLITION PLAN

C-2.0

NOTES:

1. ALL GRAND TREES, IN WHICH THE ROOT ZONE IS TO BE ENCROACHED UPON, MUST BE EVALUATED BY A CERTIFIED ARBORIST. TREES SHALL BE PRUNED, MULCHED AND FERTILIZED AS DEEMED NECESSARY BY ARBORIST.

2. DANDY SACK INLET SEDIMENT CONTROL DEVICE OR APPROVED EQUAL IS TO BE INSTALLED IN ALL CATCH BASINS ONCE ANY ROCK OR PAVEMENT IS INSTALLED ADJACENT TO IT.

3. SEE SHEETS C-3.2 THRU C-3.7 FOR ADDITIONAL SWPPP PLANS, SWPPP DETAILS, LEGEND, & NOTES.

4. SITE CONTRACTOR SHALL REVIEW THE CHEMICAL TREATMENT AND MECHANICAL MANIPULATIONS RECOMMENDED IN THE GEOTECHNICAL REPORT TO ACHIEVE PROPER COMPACTION TOP SOIL SHALL BE USED FOR FILL IN NON STRUCTURAL AREAS AND MEET THE REQUIRED 0.3 INFILTRATION RATE

EXISTING UTILITY NOTE:

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South Carolina 811

INITIAL DISTURBED ACREAGE
3.4 ACRES

OVERALL DISTURBED ACREAGE
10.0 ACRES

TOTAL SITE ACREAGE
10.69 ACRES

SWPPP LEGEND

SWPP PLAN LEGEND

Turf Reinforcement Mat (See Turf And Grasses Species)	TR
Sodding (See Turf and Grasses Specs)	S
Surface Roughening (Surface Tracking/Stair Stepping -See Detail)	SR
Temporary Seeding (See Schedule in EC Notes)	TS
Permanent Stabilization (See Landscape Plan)	PS
Mulching (See Turf and Grasses Species)	M
Typical Lot Erosion Control Plan (See Detail)	LE
Flexible Growth Medium (See Turf and Grasses Species)	FG
Erosion Control Blanket (See Turf and Grasses Species)	EC
Dust Control	DC
Bonded Fiber Matrix (See Turf and Grasses Species)	BF
Concrete Washout Basin (See Detail)	CW
Portable Toilet	PT
Block & Storm Inlet Protection (See Detail)	
Temp. Sediment Control Tube (See Tube)	
Temp. Rock Ditch Checks (See Detail)	
Turf Reinforcement Mat Outlet Protection (See Detail and Turf and Grasses Specs)	
Filter Fabric Inlet Protection (To remain until grading occurs and top is set) (See Detail)	
Temp. Curb Inlet Weep Filter (See Detail)	
Curb Inlet Sediment Filter (To be installed once curb is poured and box top is set) (See Detail)	
Both Curb Inlet Filters (See Above)	
Dandy Sack Inlet Filter (To be installed in all structures once any pavement is installed) (See Detail)	
Construction Entrance (See Detail)	
Silt Fence	SF
Reinforced Silt Fence	RSF
Tree Protection (See Detail)	TP
Silt Fence & Tree Protection (See Detail)	SF TP
Reinforced Silt Fence & Tree Protection (See Detail)	RSF TP
Limits of Disturbance	
Temporary Diversion Swale	
Porous Baffles	PB
Clearing & Grubbing	
Wetland to be Filled	
Wetland Buffer	

SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.9567
GREENVILLE, SC
864.288.0534
SUMMERVILLE, SC
843.884.9567

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. 030472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 34933 JAMES PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT:	8010
DATE:	07/27/2020
DRAWN BY:	DEM
CHECKED BY:	RPF

REVISION HISTORY

1	01/14/2019	8	05/01/2020
2	03/04/2019	9	05/20/2020
3	03/20/2019	10	06/29/2020
4	08/26/2019	11	07/21/2020
5	01/06/2020	12	07/27/2020
6	03/24/2020		
7	03/06/2020		

SWPPP PLAN
INITIAL PHASE

C-3.1

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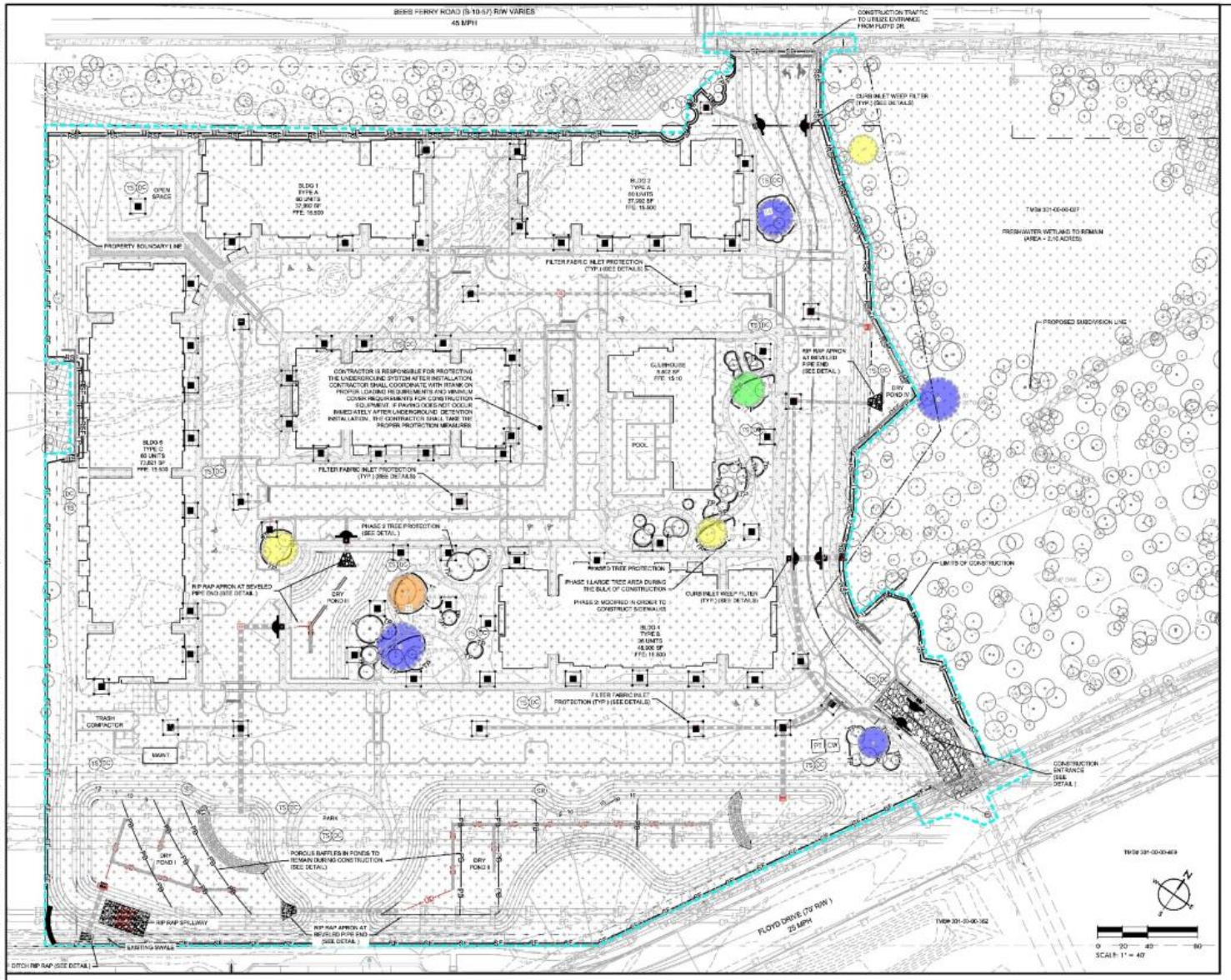

SWPPP LEGEND

SWPPP PLAN LEGEND

Turf Reinforcement Mat (See Turf And Grasses Species)	TR
Sodding (See Turf and Grasses Specs)	S
Surface Roughening (Surface Tracking/Stair Stepping-See Detail)	SR
Temporary Seeding (See Schedule in EC Notes)	TS
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Reinforced Silt Fence	RSF
Tree Protection (See Detail)	TP
Silt Fence & Tree Protection (See Detail)	
Reinforced Silt Fence & Tree Protection (See Detail)	
Limits of Disturbance	
Temporary Diversion Swale	
Porous Baffles	PB
Clearing & Grubbing	
Wetland to be Filled	
Wetland Buffer	

NOTES:
1. ALL GRAND TREES, IN WHICH THE ROOT ZONE IS TO BE ENCROACHED UPON, MUST BE EVALUATED BY A CERTIFIED ARBORIST. TREES SHALL BE PRUNED, MULCHED AND FERTILIZED AS DEEMED NECESSARY BY ARBORIST.

2. DANDY SACK INLET SEDIMENT CONTROL DEVICE OR APPROVED EQUAL IS TO BE INSTALLED IN ALL CATCH BASINS ONCE ANY ROCK OR PAVEMENT IS INSTALLED ADJACENT TO IT.

3. SEE SHEETS C-3.2 THRU C-3.7 FOR ADDITIONAL SWPP PLANS, SWPPP DETAILS, LEGEND, & NOTES.

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OVERALL DISTURBED ACREAGE
10.0 ACRES
TOTAL SITE ACREAGE
10.7 ACRES

South Carolina 811

SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.9567
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.9567

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SOUTH CAROLINA PROFESSIONAL ENGINEER No. 34933 JAMES M. PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 07/27/2020
DRAWN BY: DEM
CHECKED BY: RPF

REVISION HISTORY

1	01/14/2019	8	03/31/2020
2	03/06/2019	9	05/28/2020
3	03/20/2019	10	06/29/2020
4	06/26/2019	11	07/21/2020
5	01/08/2020	12	07/27/2020
6	02/24/2020		
7	03/06/2020		

SWPPP CONSTRUCTION PHASE

C-3.2

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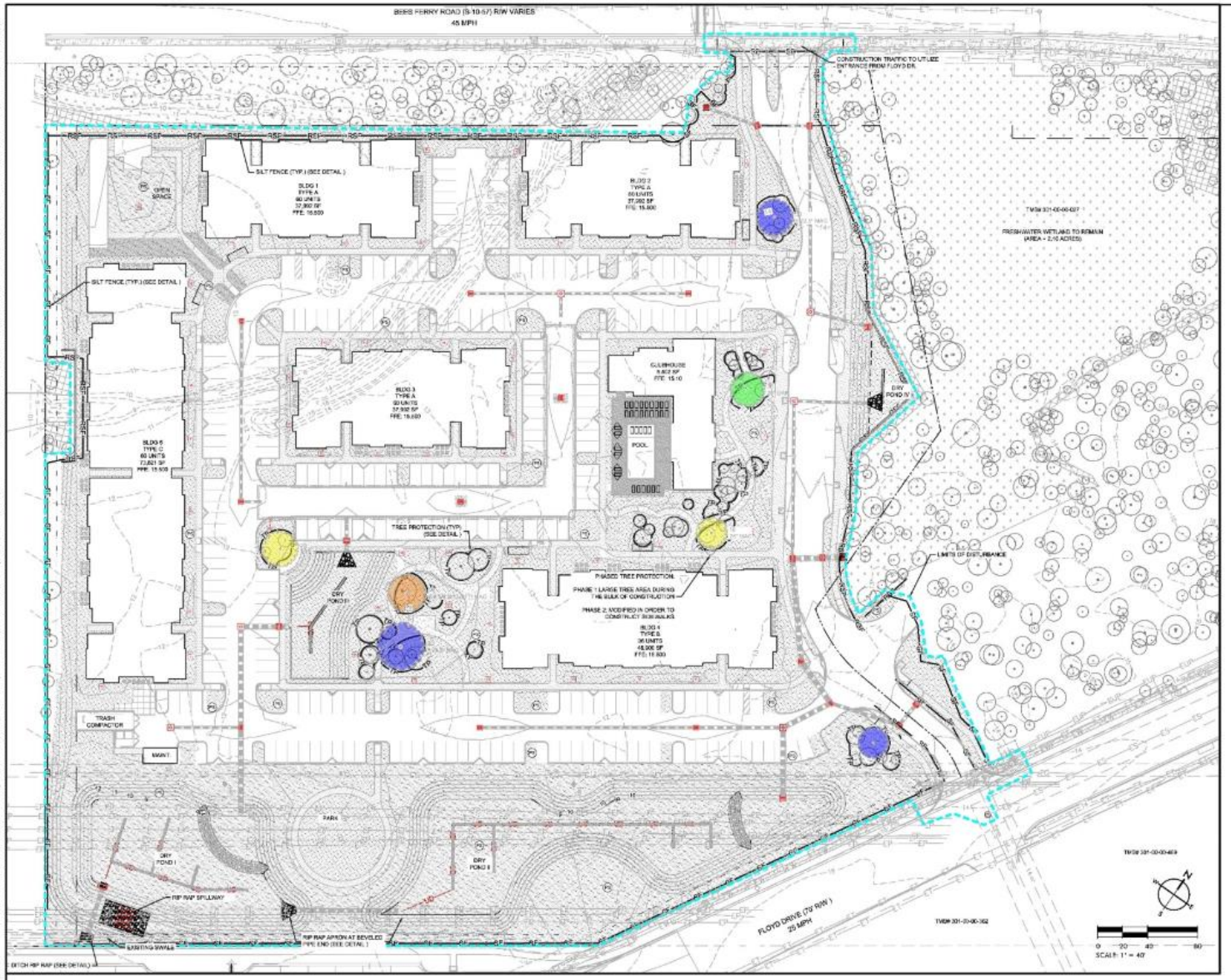

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OVERALL DISTURBED ACREAGE
10.0 ACRES

TOTAL SITE ACREAGE
10.7 ACRES

South Carolina 811

SWPPP LEGEND

SWPP PLAN LEGEND

- Turf Reinforcement Mat (See Turf And Grasses Species) — TR
- Sodding (See Turf and Grasses Specs) — S
- Surface Roughening (Surface Tracking/Stair Stepping-See Detail) — SR
- Temporary Seeding (See Schedule in EC Notes) — TS
- Permanent Stabilization (See Landscape Plan) — PS
- Mulching (See Turf and Grasses Species) — M
- Typical Lot Erosion Control Plan (See Detail) — LE
- Flexible Growth Medium (See Turf and Grasses Species) — FG
- Erosion Control Blanket (See Turf and Grasses Species) — EC
- Dust Control — DC
- Bonded Fiber Matrix (See Turf and Grasses Species) — BF
- Concrete Washout Basin (See Detail) — CW
- Portable Toilet — PT
- Block & Stone Inlet Protection (See Detail)
- Temp. Sediment Control Tube (See Tube)
- Temp. Rock Ditch Checks (See Detail)
- Turf Reinforcement Mat Outlet Protection (See Detail and Turf and Grasses Specs)
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- Both Curb Inlet Filters (See Above)
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- Silt Fence — SF
- Reinforced Silt Fence — RSF
- Tree Protection (See Detail) — TP
- Silt Fence & Tree Protection (See Detail) — SF TP
- Reinforced Silt Fence & Tree Protection (See Detail) — RSF TP
- Limits of Disturbance
- Temporary Diversion Swale
- Porous Baffles — PB
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SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 34933 DAVID PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 07/27/2020
DRAWN BY: DEM
CHECKED BY: RPF

REVISION HISTORY

1	01/14/2019	8	05/01/2020
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6	03/24/2020		
7	03/06/2020		

SWPPP PLAN STABILIZATION PHASE

C-3.3

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DRAINAGE FACILITIES MAINTENANCE PLAN
1. TEMPORARY STORMWATER AND SEDIMENT CONTROLS (SSC'S):
A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE INCLUDING BUT NOT NECESSARILY LIMITED TO:
I. DURING CONSTRUCTION (UNTIL FINAL APPROVAL BY THE AUTHORITIES HAVING JURISDICTION AND THE OWNER):
(1) DAILY
(A) OBSERVING PAVED AREAS THAT ARE UTILIZED FOR SITE ACCESS TO LOOK FOR SIGNS OF SOIL BEING TRACKED FROM THE SITE AND TAKING CORRECTIVE ACTION AS NECESSARY
(B) CORRECTING ANY DAMAGE TO SSC'S AS SOON AS POSSIBLE WHEN IT OCCURS.
(2) WEEKLY (CONTRACTOR SHALL COORDINATE WITH ENGINEER TO CONFIRM THAT ARRANGEMENTS ARE IN PLACE FOR REQUIRED INSPECTIONS AND LOG MANAGEMENT):
(A) INSPECTING SSC'S FOR DAMAGE AND ACCUMULATED SEDIMENT. REMOVING SEDIMENT AND REPAIRING OR REPLACING DAMAGED SSC'S AS NECESSARY.
(B) EVALUATING PERFORMANCE AND AMENDING, MODIFYING, IMPROVING, OR RELOCATING SSC'S AS NECESSARY.
(C) LOGGING INSPECTION OBSERVATIONS, RECOMMENDATIONS, REPAIRS, RELOCATIONS, AMENDMENTS, AND IMPROVEMENTS AS NECESSARY.
(3) BI-WEEKLY
(A) EVALUATING SITE AND INSTALLING PERMANENT LANDSCAPING OR TEMPORARY SEEDING AS NECESSARY.
II. AT COMPLETION OF CONSTRUCTION (UPON FINAL APPROVAL BY AUTHORITIES HAVING JURISDICTION AND THE OWNER) REMOVAL OF ALL TEMPORARY SSC'S.

2. DRY DETENTION BASINS; AND DITCHES
A. DURING CONSTRUCTION (UNTIL FINAL APPROVAL BY THE AUTHORITIES HAVING JURISDICTION AND THE OWNER):
I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE INCLUDING BUT NOT NECESSARILY LIMITED TO:
(1) REMOVING ACCUMULATED SEDIMENT.
(2) MAINTAINING POND, UNDERGROUND DETENTION SYSTEM, AND DITCH BANKS INCLUDING PREVENTION AND REPAIR OF SLOPE EROSION.
(3) ESTABLISHING AND MAINTAINING TEMPORARY AND PERMANENT STABILIZATION (LANDSCAPING AND/OR GRASS AS INDICATED ON THE PLANS).
B. AFTER CONSTRUCTION
I. THE OWNER OR HIS ASSIGNS SHALL BE RESPONSIBLE FOR PERPETUAL MAINTENANCE INCLUDING BUT NOT NECESSARILY LIMITED TO:
(1) MONTHLY (BI-WEEKLY DURING GROWING SEASON):
(A) AESTHETIC MAINTENANCE OF THE POND BANKS, PROJECT INTERNAL DITCHES AND SURROUNDING COMMON AREAS INCLUDING MOWING, LANDSCAPE MAINTENANCE, AND REMOVAL OF TRASH AND DEBRIS.
(B) CLEAN AND REMOVE DEBRIS FROM INLET AND OUTLET CONTROL STRUCTURES. (OR AFTER LARGE STORM EVENTS)
(2) EVERY 6 MONTHS:
(A) REMOVAL OF INVASIVE VEGETATION.
(3) EVERY 12 MONTHS:
(A) INSPECT FOR DAMAGE TO CONTROL STRUCTURES
(B) INSPECT SEDIMENT ACCUMULATION IN THE POND AND FOREBAY. REMOVE SEDIMENT FROM THE FOREBAY AFTER 50% OF TOTAL FORBAY CAPACITY IS FILLED.
(C) INSPECT THE OPERATIONAL INLET AND OUTLET CONTROLS STRUCTURES
(D) REPAIR SIDE SLOPE AND UNDERCUT OR ERODED AREAS. (OR AS NEEDED)
(E) SEED OR SOD TO RESTORE DEAD OR DAMAGED GROUND COVER (OR AS NEEDED)
(4) EVERY 5 YEARS:
(A) REMOVAL AND PROPER DISPOSAL OF ACCUMULATED SEDIMENT.
(5) 5 TO 10 YEAR CYCLE:
(A) REMOVE SEDIMENT ACCUMULATION IN THE MAIN PERMANENT POOL. (OR AFTER 25% OF PERMANENT POOL VOLUME IS FILLED)

3. UNDERGROUND DETENTION SYSTEM R-TANK
a. DURING CONSTRUCTION (UNTIL FINAL ACCEPTANCE BY THE AUTHORITIES HAVING JURISDICTION):
a.a. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE INCLUDING BUT NOT NECESSARILY LIMITED TO:
a.a.a. ELIMINATE ALL NON-INSTALLATION TRAFFIC OVER THE COMPLETED SYSTEM. NO LOADS HEAVIER THAN THE DESIGN LOADS SHALL BE ALLOWED OVER THE SYSTEM, AND IN NO CASE SHALL LOADS HIGHER THAN A STANDARD AASHTO HS20 (OR HS25, DEPENDING ON DESIGN CRITERIA) LOAD BE ALLOWED ON THE SYSTEM AT ANY TIME.
a.a.b. PROTECT ADJACENT WORK FROM DAMAGE DURING R-TANK SYSTEM INSTALLATION.
a.a.c. ALL PRE-TREATMENT SYSTEMS TO REMOVE DEBRIS AND HEAVY SEDIMENTS MUST BE IN PLACE AND FUNCTIONAL PRIOR TO OPERATION OF THE R-TANK SYSTEM. ADDITIONAL PRETREATMENT MEASURES MAY BE NEEDED IF UNIT IS OPERATIONAL DURING CONSTRUCTION DUE TO INCREASED SEDIMENT LOADS.
a.a.d. REMOVING ACCUMULATED SEDIMENT.

b. AFTER CONSTRUCTION:
b.a. ROUTINE MAINTENANCE EFFORT IS REQUIRED TO ENSURE PROPER PERFORMANCE OF THE R-TANK SYSTEM. THE MAINTENANCE PROGRAM SHOULD BE FOCUSED ON PRETREATMENT SYSTEMS. ENSURING THESE STRUCTURES ARE CLEAN AND FUNCTIONING PROPERLY WILL REDUCE THE RISK OF CONTAMINATION OF THE R-TANK SYSTEM AND STORMWATER RELEASED FROM THE SITE. PRE-TREATMENT SYSTEMS SHALL BE INSPECTED YEARLY, OR AS DIRECTED BY THE REGULATORY AGENCY AND BY THE MANUFACTURER (FOR PROPRIETARY SYSTEMS). MAINTAIN AS NEEDED USING ACCEPTABLE PRACTICES OR FOLLOWING MANUFACTURER'S GUIDELINES (FOR PROPRIETARY SYSTEMS).
b.b. INSPECTION AND/OR MAINTENANCE PORTS IN THE R-TANK SYSTEM WILL NEED TO BE INSPECTED FOR ACCUMULATION OF SEDIMENTS AT LEAST QUARTERLY THROUGH THE FIRST YEAR OF OPERATION AND AT LEAST YEARLY THEREAFTER. THIS IS DONE BY REMOVING THE CAP OF THE PORT AND USING A MEASURING DEVICE LONG ENOUGH TO REACH THE BOTTOM OF THE R-TANK SYSTEM AND STIFF ENOUGH TO PUSH THROUGH THE LOOSE SEDIMENTS, ALLOWING A DEPTH MEASUREMENT.
b.c. IF SEDIMENT HAS ACCUMULATED TO THE LEVEL NOTED IN THE R-TANK MAINTENANCE GUIDE OR BEYOND A LEVEL ACCEPTABLE TO THE OWNER'S ENGINEER, THE R-TANK SYSTEM SHOULD BE FLUSHED. A FLUSHING EVENT CONSISTS OF PUMPING WATER INTO THE MAINTENANCE PORT AND/OR ADJACENT STRUCTURE, ALLOWING THE TURBULENT FLOWS THROUGH THE R-TANK SYSTEM TO RE-SUSPEND THE FINE SEDIMENTS. IF MULTIPLE MAINTENANCE PORTS HAVE BEEN INSTALLED, WATER SHOULD BE PUMPED INTO EACH PORT TO MAXIMIZE FLUSHING EFFICIENCY. SEDIMENT-LADEN WATER CAN BE FILTERED THROUGH A DIRTBAG OR APPROVED EQUIVALENT IF PERMITTED BY THE LOCALITY.

4. DRAINAGE CULVERTS AND STRUCTURES:
A. DURING CONSTRUCTION (UNTIL FINAL APPROVAL BY THE AUTHORITIES HAVING JURISDICTION AND THE OWNER):
I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE INCLUDING BUT NOT NECESSARILY LIMITED TO:
(1) PROTECTING THE CULVERTS AND STRUCTURES FROM DAMAGE.
(2) PREVENTING SEDIMENT FROM ENTERING THE CULVERTS AND STRUCTURES.
(3) REPAIR OF ANY DAMAGE AND REMOVAL OF SEDIMENT AS SOON AS POSSIBLE AFTER IT OCCURS.
B. AFTER CONSTRUCTION
I. THE OWNER OR HIS ASSIGNS SHALL BE RESPONSIBLE FOR PERPETUAL MAINTENANCE INCLUDING BUT NOT NECESSARILY LIMITED TO:
(1) EVERY 12 MONTHS
(A) INSPECTION OF THE CULVERTS AND STRUCTURES FOR SEDIMENTATION, DAMAGE, OR EVIDENCE OF LEAKAGE.
(B) REMOVAL OF SEDIMENT AND REPAIRS AS NECESSARY.

5. UNDERDRAINS AND MICROPOOLS:
A. DURING CONSTRUCTION (UNTIL FINAL APPROVAL BY THE AUTHORITIES HAVING JURISDICTION AND THE OWNER):
I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE INCLUDING BUT NOT NECESSARILY LIMITED TO:
(1) REPAIR OF ANY DAMAGE AND REMOVAL OF SEDIMENT AS SOON AS POSSIBLE AFTER IT OCCURS.
B. AFTER CONSTRUCTION
I. THE OWNER OR HIS ASSIGNS SHALL BE RESPONSIBLE FOR PERPETUAL MAINTENANCE INCLUDING BUT NOT NECESSARILY LIMITED TO:
(1) BI-WEEKLY
(1(1) CLEAR THE SURFACE OF DRAINS TO REMOVE ANY DEBRIS THAT COULD OBSTRUCT WATER FLOW
(1(2) REMOVE SEDIMENT BUILD UP FROM MICROPOOL
(2) EVERY 12 MONTHS
(2(1) INSPECTION OF UNDEDRAINS TO ENSURE NO BLOCKAGES ARE PRESENT
(2(2) REMOVAL OF BLOCKAGE AND REPAIRS AS NECESSARY

TEMPORARY BUFFER ZONE MANAGEMENT AND SURFACE WATER PROTECTION

TEMPORARY (CONSTRUCTION) BUFFERS ARE NOT TO BE CONFUSED WITH PERMANENT BUFFERS THAT MAY BE SHOWN ELSEWHERE IN THE CONSTRUCTION PLANS. EXERCISE CARE TO DIFFERENTIATE BETWEEN TEMPORARY AND PERMANENT BUFFERS AND THEIR ASSOCIATED REQUIREMENTS.

ALL PERIMETER AND SEDIMENT CONTROL BMPs, SHALL BE INSTALLED PRIOR TO THE DISCHARGE OF STORMWATER RUNOFF INTO THE ADJACENT SURFACE WATER'S AND SHALL BE MAINTAINED UNTIL FINAL STABILIZATION.

AREAS CONTRIBUTING DIRECT RUNOFF TO TEMPORARY BUFFER AREAS SHALL BE STABILIZED PRIOR TO COMMENCING WORK WITHIN THE TEMPORARY BUFFER AREA.

ONCE CONSTRUCTION WITHIN AND ADJACENT TO TEMPORARY BUFFER AREAS IS COMPLETED, THE AREAS SHALL BE STABILIZED AS SOON AS PRACTICAL.

IN THE EVENT A BUFFER IS ACCIDENTALLY DISTURBED, THE CONTRACTOR SHALL STABILIZE THE AREA AS SOON AS POSSIBLE AND THE ENGINEER REGARDING REMEDIAL MEASURES OR EROSION CONTROL MEASURES.

NO DISTURBANCE SHALL OCCUR WITHIN CRITICAL AREAS (IE. SALTWATER MARSH).

PERMANENT SEEDING (TO BE USED WHERE PERMANENT TURF AND/OR STABILIZATION IS INDICATED ON PLANS AND/OR DETAILS. UNLESS OTHERWISE DEFINED ON THE PLANS, ALL AREAS DISTURBED MUST BE STABILIZED).
1. IN PARTICULAR, IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
A. ESTABLISH A UNIFORM PERENNIAL STAND OF VEGETATION WITH A ROOT SYSTEM THAT IS SUFFICIENTLY DEVELOPED TO SURVIVE DRY PERIODS AND WINTER WEATHER AND BE CAPABLE OF RE-ESTABLISHMENT IN THE SPRING.
B. PROVIDE MINIMUM UNIFORM DENSITY COVERAGE OF 70% THROUGHOUT THE SEEDED AREA, IN ACCORDANCE WITH THE DEFINITION OF "FINAL STABILIZATION" AS DEFINED IN THE SCDHEC NPDES GENERAL PERMIT.
C. MAINTAIN THE STAND OF VEGETATION INCLUDING MOWING; FERTILIZING; WEED, DISEASE AND INSECT CONTROL; AND WATERING AS NECESSARY, UNTIL FINAL ACCEPTANCE BY THE OWNER AND/OR AUTHORITY HAVING JURISDICTION.

2. ALL NECESSARY (GROUND BED) PREPARATION, INSTALLATION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE LANDSCAPING SPECIFICATIONS FOR THE PROJECT OR, IN INSTANCES WHERE LANDSCAPING SPECIFICATIONS DO NOT EXIST, IN ACCORDANCE WITH APPLICABLE PORTIONS (INCLUDING BED PREPARATION, MULCH, FERTILIZERS, STIMULANTS, TACKIFIERS, ETC) OF SECTION 810 OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).

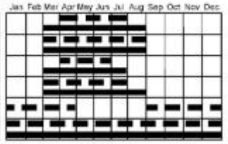
3. UNLESS OTHERWISE INDICATED ON THIS SHEET OR IN SPECIFICATIONS, PERMANENT SEED SELECTION AND APPLICATION SHALL BE IN ACCORDANCE WITH APPENDIX C OF THE SOUTH CAROLINA DHEC STORM WATER MANAGEMENT BMP HANDBOOK. SEED SPECIES AND APPLICATION RATE SHALL BE AS INDICATED FOR THE PROJECT LOCATION, SOIL TYPE, AND DATE OF INSTALLATION.

4. PERMANENT SEED SELECTION (SELECTION METHOD BELOW FOLLOWS SCDOT RECOMMENDATIONS): SELECT A MINIMUM OF TWO (2) SEED SPECIES FROM TABLE 1 BELOW, AND A MINIMUM OF ONE (1) ACCEPTABLE ANNUAL NURSE CROP SEED SPECIES FROM TABLE 2 BELOW (UNDER THE TEMPORARY SEEDING SECTION), OR;
SELECT ONE (1) SEED SPECIES FROM TABLE 1 AT DOUBLE THE SPECIFIED RATE WITH A MINIMUM OF ONE (1) ACCEPTABLE ANNUAL NURSE CROP SEED SPECIES FROM TABLE 2 AT THE SPECIFIED RATE DURING APPLICATION IN "NON-PRIMARY MONTHS". THE SEED MIX SHALL BE PREPARED TO PROVIDE FOR GERMINATION OF PERMANENT SPECIES IN THE FOLLOWING SPRING AND SUMMER TO INSURE 70% COVERAGE IS ACHIEVED AS DESCRIBED IN NOTE 1 ABOVE.

TABLE 1 - PERMANENT SEEDING (Perennial Seed)

Species	Lbs/Ac
* Common Bermuda	30
Carpet Grass	15
Centipedegrass	10
* * Bahiagrass	30
* * Tall Fescue	50
* * Weeping Lovegrass	5

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec



▬ ▬ ▬ = UPPER STATE (Primary Months)
▬▬▬ = LOWER STATE (Primary Months)

* Use unhulled seed during fall and winter months

* * Only use where specified on plans or in specifications or if approved by the owner, engineer or landscape architect

TEMPORARY SEEDING (TO BE USED ONLY FOR TEMPORARY STABILIZATION DURING CONSTRUCTION)
1. IN PARTICULAR THE CONTRACTOR SHALL:
A. ESTABLISH A STAND OF VEGETATION THAT IS CAPABLE TO PREVENT EROSION AND SEDIMENT LOSS, IN ACCORDANCE WITH THE DEFINITION OF "TEMPORARY STABILIZATION" AS DEFINED IN THE SCDHEC NPDES GENERAL PERMIT.
B. INITIATE TEMPORARY STABILIZATION EFFORTS AS REQUIRED IN NOTE 2 AND 12 OF THE "STORMWATER AND SEDIMENT CONTROL" NOTES LISTED ON THIS PAGE.
C. MAINTAIN THE STAND OF VEGETATION UNTIL REPLACED BY PERMANENT LANDSCAPING OR SUBSEQUENT CONSTRUCTION.

2. ALL NECESSARY (GROUND BED) PREPARATION, INSTALLATION, AND MAINTENANCE OF TEMPORARYSEEDING SHALL BE IN ACCORDANCE WITH APPLICABLE PORTIONS (INCLUDING BED PREPARATION, MULCH, FERTILZERS STIMULANTS, TACKIFIERS, ETC) OF SECTION 810 OF THE SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (LATEST EDITION).

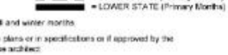
3. UNLESS OTHERWISE INDICATED ON THIS SHEET OR IN SPECIFICATIONS, TEMPORARY SEED SHALL BE IN ACCORDANCE WITH APPENDIX C OF THE SOUTH CAROLINA DHEC STORM WATER MANAGEMENT BMP HANDBOOK. SEED SPECIES AND APPLICATION RATE SHALL BE AS INDICATED FOR THE PROJECT LOCATION, SOIL TYPE, AND DATE OF INSTALLATION.

4. TEMPORARY SEED SELECTION (SELECTION METHOD BELOW FOLLOWS SCDOT RECOMMENDATIONS): FOR SHORT DURATION APPLICATIONS, SELECT A MINIMUM OF ONE (1) SEED SPECIES FROM TABLE 2 BELOW.
FOR LONGER DURATION APPLICATIONS, SELECT A MINIMUM OF ONE (1) SEED SPECIES FROM TABLE 1 ABOVE (UNDER PERMANENT SEEDING) AND FROM TABLE 2 BELOW, AND APPLY AT THE RATES SPECIFIED.

TABLE 2 - NURSE CROP AND TEMPORARY SEEDING (Annual Seed)

Species	Nurse Crop Lbs/Ac	Temp Cover Lbs/Ac
Browntop Millet	15	50
Ryegrass	75	200

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec



▬ ▬ ▬ = UPPER STATE
▬▬▬ = LOWER STATE

PERMITTING NOTES
1. THESE PLANS HAVE BEEN PREPARED TO MEET THE INITIAL REQUIREMENTS OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR COVERAGE UNDER THE NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (NPDES). THE OWNER AND CONTRACTOR(S) ARE ADVISED THAT ADDITIONAL REQUIREMENTS, WHICH ARE BEYOND THE SCOPE OF THESE PLANS, MUST BE MET IN ORDER TO ASSURE CONTINUED COVERAGE UNDER THE NPDES.

2. COVERAGE UNDER THE NPDES IS INITIATED BY THE SC DEPT. OF HEALTH AND ENVIRONMENTAL CONTROL'S (SCDHEC) APPROVAL OF THE PROJECT FOR CONSTRUCTION. THE OWNER'S SUBMITTAL OF AN ENVIRONMENT PROTECTION AGENCY (EPA) NOTICE OF INTENT (NOI) SERVES AS THE OWNER'S CERTIFICATION THAT HE HAS PREPARED, AND WILL IMPLEMENT AND MAINTAIN, A SWPPP THROUGHOUT THE CONSTRUCTION PERIOD. FURTHERMORE, IT CERTIFIES THAT HE WILL DOCUMENT AND WHERE REQUIRED, REPORT SITE CONDITIONS, REMEDIAL EFFORTS, SWPPP MODIFICATIONS, AND OTHER STORMWATER RELATED ACTIVITIES IN ACCORDANCE WITH NPDES REQUIREMENTS. COVERAGE UNDER THE NPDES IS TERMINATED UPON THE OWNER'S SUBMITTAL OF AN EPA NOTICE OF TERMINATION (NOT) WHEN SCDHEC APPROVAL OF THE COMPLETED PROJECT HAS BEEN RECEIVED.

3. THE OWNER IS ADVISED THAT SWA'S SCOPE OF SERVICES DOES NOT NECESSARILY INCLUDE EFFORTS TO DOCUMENT AND REPORT ACTIVITIES IN ACCORDANCE WITH NPDES REQUIREMENTS. WHILE SWA CAN PERFORM THESE SERVICES UPON REQUEST, THEY CAN ALSO BE PROVIDED BY THIRD PARTY FIRMS WHO SPECIALIZE IN DOCUMENTATION AND REPORTING OF NPDES RELATED ACTIVITIES. REGARDLESS, THESE ACTIVITIES MUST BE ACCOMPLISHED, DOCUMENTED, AND WHERE REQUIRED, REPORTED THROUGHOUT THE CONSTRUCTION PERIOD IN ORDER TO AVOID AN NPDES VIOLATION.

4. ADDITIONAL PARTIES WHO ARE ASSOCIATED WITH A PROJECT THAT HAS RECEIVED NPDES COVERAGE ARE REQUIRED TO ADHERE TO THE REQUIREMENTS OF THE PROJECT SWPPP FOR THOSE PORTIONS THAT PERTAIN TO THEIR ACTIVITIES (REFER TO SECTIONS 2.1 & 2.2 OF THE STATE GENERAL PERMIT). IN ADDITION, PARTIES WHO ARE ASSOCIATED WITH ACTIVITIES THAT ARE PART OF A "LARGER COMMON PLAN" (LCP) THAT HAS RECEIVED NPDES COVERAGE MAY ALSO SHARE RESPONSIBILITY FOR COMPLIANCE AS A "SECONDARY PERMITTEE" (REFER TO SECTIONS 2.2.2 OF THE STATE GENERAL PERMIT). ALL PARTIES ASSOCIATED WITH ANY CONSTRUCTION ACTIVITIES ARE ADVISED TO CLARIFY THEIR RESPONSIBILITIES FOR COMPLIANCE WITH THE STATE GENERAL PERMIT AND THE PROJECT'S NPDES PERMIT AND SWPPP.

5. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS ARE REQUIRED TO SUBMIT AN "INDIVIDUAL LOT NOTICE OF INTENT" MEETING THE REQUIREMENTS OF SECTION 2.3.2 AT LEAST SEVEN (7) BUISNESS DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. REFER TO SECTION 2.2.2 AND SECTION 2.3.2 OF THE STATE GENERAL PERMIT.

SWPPP PHASE 1 - INITIAL LAND DISTURBANCE PHASE - SEQUENCE OF CONSTRUCTION

1.1 RECEIVE NPDES COVERAGE FROM DHEC.

1.2 CONDUCT PRE-CONSTRUCTION MEETING (AS DEFINED IN SECTION 4.1 OF THE STATE GENERAL PERMIT OR AS SPECIFIED IN THE PROJECTS NPDES PERMIT).

1.3 NOTIFY DHEC EQC OFFICE OR DHEC-OCRM AND THE MS4 OPERATOR 48 HOURS PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES.

1.4 INSTALL CONSTRUCTION ENTRANCE(S) AND BEGIN MAINTENANCE OF SEDIMENT CONTROLS AS NECESSARY. CONTINUE MAINTENANCE UNTIL ALL FINAL STABILIZATION MEASURES ARE IN PLACE AND REMOVAL OF CONTROLS IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

1.5 CLEAR AND GRUB FOR THE INSTALLATION OF PERIMETER CONTROLS (SILT FENCE) AND TREE BARRICADES. COORDINATE A INSPECTION WITH THE MS4 OPERATOR OR LOCAL MUNICIPALITY AND THE ENGINEER PRIOR TO CONTINUING ANY WORK ACTIVITIES.

1.6 IMPLEMENT SEDIMENT TRAP AND TEMPORARY DIVERSION SWALES PRIOR TO CLEARING AND GRADING.

1.7 INITIATE CLEARING AND GRUBBING FOR THE BALANCE OF THE SITE.

1.8 POND EXCAVATION AND MASS GRADING MAY BEGIN. THIS CAN BEGIN AS SOON AS AREAS ALLOW AFTER CLEARING AND GRUBBING.

SWPPP PHASE 1 - INITIAL LAND DISTURBANCE PHASE - NOTES:

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE INITIAL LAND DISTURBANCE PHASE.

1.A PER SECTION 3.2.4.C OF THE GCP, A TEMPORARY CONSTRUCTION BUFFER ZONE IS REQUIRED FOR THE EXISTING WETLANDS. THE UNDISTURBED BUFFER ZONE IS TO BE ELIMINATED WITH COMPLIANCE OPTION C PER EXCEPTION 3.2.4C.III - "ALL WORK IN THE BUFFER ZONE WILL NOT ALLOW STORMWATER DISCHARGE TO CAUSE OR CONTRIBUTE TO VIOLATIONS OF WATER QUALITY STANDARDS. IN LIEU OF A BUFFER ZONE, ALL SEDIMENT CONTROL BMPS DISCHARGING TO THIS TRIBUTARY HAVE BEEN DESIGNED TO MEET AN 80% TRAPPING EFFICIENCY TO PREVENT IMPACTS TO THIS SURFACE WATER. REFERENCE STORMWATER PROTECTION PLAN FOR ADDITIONAL PROCEDURES.

1.B INLET SEDIMENT PROTECTION MEASURES SHALL BE INSTALLED ON ALL EXISTING STORM DRAINAGE STRUCTURES AS INDICATED.

1.C STONE CHECK DAMS OR OTHER APPROPRIATE BMP'S SHALL BE INSTALLED IN AREAS OF CONCENTRATED FLOWS OR DITCHES WHERE INDICATED ON PLANS OR IN OTHER AREAS WHERE NEEDED.

1.D CONTRACTOR SHALL PERFORM DE-WATERING WITH APPROPRIATE BMP'S IN A MANNER THAT MEETS LOCAL AND STATE REGULATIONS WITH REGARD TO DISPOSAL OF WATER AND REMOVED SEDIMENT.

1.E TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBANCE AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. ANY FAILURES OF FENCING SHALL BE REPAIRED IMMEDIATELY.

1.F NO BURN OR BURY PITS SHALL BE PERMITTED ON THE CONSTRUCTION SITE WITHOUT PERMISSION OF THE AUTHORITIES HAVING JURISDICTION, THE OWNER, AND THE ENGINEER.

1.G THE CONSTRUCTION ENTRANCE / EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO PAVED AREAS.

1.H THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES INCLUDING REPLACING OR REPAIRING ANY DAMAGED DEVICES.

1.I THE LOCATION OF SOME EROSION CONTROL DEVICES MAY NEED TO BE ALTERED FROM THAT SHOWN ON THE PLANS IF DRAINAGE PATTERNS DEVIATE FROM THOSE PROPOSED. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER.

1.J FOLLOW ALL "STORMWATER AND SEDIMENT CONTROL" NOTES LISTED ON THIS PAGE.

SWPPP PHASE 2 - CONSTRUCTION PHASE - SEQUENCE OF CONSTRUCTION:

2.1 CONTINUE MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL ALL FINAL STABILIZATION MEASURES ARE IN PLACE AND REMOVAL OF CONTROLS IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

2.2 CLEAR AND GRUB THE REMAINDER OF THE SITE.

2.3 COMPLETE POND EXCAVATIONS, MASS GRADING OPERATIONS, AND ROUGH GRADING.

2.4 INITIATE INSTALLATION OF WATER AND SEWER SYSTEMS. DRY UTILITY INSTALLATION MAY BEGIN DURING PHASE 2 IF POSSIBLE.

2.5 PRIOR TO THE INSTALLATION OF THE R-TANK SYSTEM, A PRE-INSTALLATION CONFERENCE SHALL OCCUR WITH THE REPRESENTATIVES FROM THE DESIGN TEAM, THE GENERAL CONTRACTOR, THE EXCAVATION CONTRACTOR, THE R-TANK INSTALLATION CONTRACTOR, AND THE MANUFACTURER'S REPRESENTATIVE.

2.6 COORDINATE INSTALLATION OF R-TANK SYSTEM WITH OTHER ONSITE ACTIVITIES TO ELIMINATE ALL NON-INSTALLATION RELATED TRAFFIC OVER R-TANK SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE SYSTEM DURING CONSTRUCTION.

2.7 INSTALL STORM DRAINAGE SYSTEM INCLUDING SEDIMENT PROTECTION AS EACH STRUCTURE IS INSTALLED.

2.8 WHEN APPLICABLE, VERTICAL CONSTRUCTION MAY BEGIN DURING PHASE 2.

SWPPP PHASE 2 - CONSTRUCTION PHASE - NOTES:

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE IMPLEMENTED DURING THE CONSTRUCTION PHASE.

2.A STORM DRAIN OUTLET PROTECTION (RIP RAP, TURF REINFORCING FABRICS, CHECK DAMS, ETC) AS DEFINED ON THE PLANS, SHALL BE PLACED AT ALL OUTLETS AS THEY ARE INSTALLED.

2.B APPROPRIATE MEASURES ARE TO BE IMPLEMENT AS REQUIRED TO PREVENT SEDIMENT FROM ENTERING INLET PIPES AND BOXES. EACH PROTECTIVE MEASURE IS TO BE IN PLACE AS SOON AS POSSIBLE, AND PRIOR TO ANY RAIN EVENT, AFTER PIPE, STRUCTURE, ETC. IS INSTALLED. ACCUMULATED SEDIMENT SHALL BE REMOVED AND PLACED ON-SITE IN SUCH A MANNER THAT IT DOES NOT ACCUMULATE AGAIN.

2.C ALL PRE-TREATMENT SYSTEMS TO REMOVE DEBRIS AND HEAVY SEDIMENTS MUST BE IN PLACE AND FUNCTIONAL PRIOR TO OPERATION OF R-TANK SYSTEM. ADDITIONAL PRE-TREATMENT MEASURES MAY BE NEEDED IF UNIT IS OPERATIONAL DURING CONSTRUCTION DUE TO THE INCREASED SEDIMENT LOADS.

2.D FINAL CUT AND FILL SLOPES ARE TO FOLLOW THE CONSTRUCTION PLANS. TEMPORARY CUT AND FILL SLOPES SHALL NOT NOT EXCEED 2H:1V. 3H:1V OR BETTER IS PREFERRED IN ALL LOCATIONS UNLESS INFEASIBLE.

2.E FOLLOW ALL "STORMWATER AND SEDIMENT CONTROL" NOTES LISTED ON THIS PAGE.

SWPPP PHASE 3 - STABILIZATION PHASE - SEQUENCE OF CONSTRUCTION:

3.1 CONTINUE MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL ALL FINAL STABILIZATION MEASURES ARE IN PLACE AND REMOVAL OF CONTROLS ARE APPROVED BY THE AUTHORITY HAVING JURISDICTION.

3.2 COMPLETE ALL UTILITIES AND SITE SURFACE IMPROVEMENTS AS APPLICABLE, INCLUDING BUT NOT NECESSARILY LIMITED TO: WATER, SEWER, DRAINAGE, POWER, COMMUNICATIONS, GAS, BUILDING SHELL, CURBS, WALKS, PAVEMENT, COURTYARDS, PLAZAS, FOUNTAINS, MONUMENTS, TRAILS, SITE LIGHTING, ETC.

3.3 INSTALL LANDSCAPING AND/OR ESTABLISH PERMANENT SOIL STABILIZATION.

3.4 WHEN APPLICABLE, CLEAN, RE-GRADE, AND RE-ESTABLISH SOIL STABILIZATION FOR DETENTION BASINS/PONDS. MODIFY DETENTION BASIN/POND STRUCTURES AS DEFINED ON PLANS TO CONVERT IT TO THE PERMANENT OUTLET. BMPS ARE IN PLACE TO ESTABLISH FINAL STABILIZATION. THE DETENTION SYSTEM IS ONLINE TO MANAGE WATER QUALITY STANDARDS.

3.5 THE UNDERGROUND DETENTION SYSTEM SHALL NOT BE BROUGHT ONLINE UNTIL FULL SITE STABILIZATION. CONTRACTOR TO PERFORM INSPECTION OF R-TANK SYSTEM AND REMOVE SEDIMENT ACCUMULATION PRIOR TO ACTIVATION OF SYSTEM.

3.6 REMOVE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AFTER THE ENTIRE AREA FLOWING TO EACH MEASURE IS PERMANENTLY STABILIZED AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.

3.7 PERFORM AS-BUILT SURVEYS OF THE DRAINAGE SYSTEM, AS REQUIRED BY AUTHORITIES HAVING JURISDICTION, AND SUBMIT TO THE OWNER AND ENGINEER FOR REVIEW AND SUBMITTAL TO DHEC AND/OR THE MS4 FOR REVIEW AND APPROVAL.

3.8 SUBMITTAL NOTICE OF TERMINATION (NOT) TO DHEC, BY THE OWNER AND ENGINEER.

SWPPP PHASE 3 - STABILIZATION PHASE - NOTES:

3.A AFTER CURBING, AGGREGATE BASE AND PAVING HAS BEEN COMPLETED, ALL INLET SEDIMENT TRAPS INSTALLED ON CURB INLETS SHALL BE REMOVED AND REPLACED WITH INLET FILTER PROTECTION. PROTECTION DEVICES MAY BE REMOVED ONCE AREA DRAINING TO EACH INLET HAS BEEN FULLY STABILIZED.

3.B UPON COMPLETION OF THE PROJECT AND AUTHORIZATION FROM THE AUTHORITY HAVING JURISDICTION, THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE ALL TEMPORARY EROSION CONTROL MEASURES, UNLESS OTHERWISE NOTED.

3.C FOLLOW ALL "STORMWATER AND SEDIMENT CONTROL" NOTES LISTED ON THIS PAGE.

STORMWATER AND SEDIMENT CONTROL
UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PROVIDE FOR ALL OF THE REQUIREMENTS LISTED BELOW, AS APPLICABLE, AS PART OF HIS WORK INCLUDED IN HIS BASE BID.

1. IF NECESSARY, SLOPES THAT EXCEED 5 VERTICAL FEET IN HEIGHT SHALL BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO SEEDING. TEMPORARY SLOPE DRAINS AND/OR BERMS SHALL BE INSTALLED AS NECESSARY UNTIL FINAL GRADE AND STABILIZATION IS ESTABLISHED.

2. STABILIZATION MEASURES (EITHER PERMANENT LANDSCAPING OR TEMPORARY SEEDING) SHALL BE INSTALLED AS SOON AS PRACTICAL ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER CONSTRUCTION HAS CEASED, EXCEPT AS STATED BELOW.
A. WHERE STABILIZATION BEFORE THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE.
B. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE HAS TEMPORARILY CEASED AND LAND DISTURBING ACTIVITIES WILL RESUME 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 EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP IS INAPPROPRIATE, OR HAS BEEN INCORRECTLY INSTALLED, 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 EROSION CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED AND STABILIZED BY PERMANENT SEEDING, OR OTHER MEASURES WHERE INDICATED ON THE PLANS, IMMEDIATELY AFTER UTILITY CONSTRUCTION IS COMPLETE UNLESS ADDITIONAL CONSTRUCTION IS TO TAKE PLACE. BACKFILLING OF THE TRENCH AT THE END OF EACH DAY IS MANDATORY AND TEMPORARY SEEDING IS RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER ADDITION SHALL BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED 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 DEVISES 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 SHALL TAKE NECESSARY ACTIONS TO PREVENT TRACKING OF SOIL ONTO PAVED AREAS THAT ARE UTILIZED FOR ACCESS TO THE SITE AND TO MINIMIZE THE GENERATION OF DUST. SHOULD TRACKING OCCUR THE CONTRACTOR SHALL IMMEDIATELY CEASE OR MODIFY CAUSAL OPERATIONS. THE CONTRACTOR SHALL DAILY REMOVE 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 SHALL BE INSTALLED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.

ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE (OR PROTECTION AS OTHERWISE REQUIRED BY AUTHORITY HAVING JURISDICTION) SHALL BE INSTALLED IN ALL AREAS WHERE A 50 FT BUFFER CANNOT BE MAINTAINED BETWEEN THE DISTURBED AREA AND THE WOS.

9. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, CHEMICALS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) SHALL BE PREVENTED FROM ENTERING OR OTHERWISE POLLUTING STORMWATER DISCHARGES.

10. A COPY OF THE SWPPP, INSPECTION RECORDS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES UNTIL THE DATE THAT FINAL STABILIZATION IS ACHIEVED.

11. 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.

12. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

13. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASHING, 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.

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

15. THE FOLLOWING DISCHARGES FROM THE SITE ARE PROHIBITED:
A. WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL.
B. WASTEWATER FROM WASHOUT AND CLEANING OF STUCCO, PAINT, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS.
C. FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATIONS AND MAINTENANCE; AND
D. SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.

17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTION MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS ACHIEVED ON ALL AREAS OF THE CONSTRUCTION SITE.

18. IF EXISTING BMP'S NEED TO BE MODIFIED OR IF ADDITIONAL BMP'S 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 AND SHALL INCLUDE REVIEW OF THE 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.

20. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PAVED AREAS. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO PAVED AREAS OR INTO STORM DRAINAGE SHALL BE REMOVED AS SOON AS REASONABLY POSSIBLE.

21. THE SILT FENCE SHALL BE KEPT ERECT AT ALL TIMES AND REPAIRED WHEN REQUESTED BY THE SITE INSPECTOR OR ENGINEER. SILT SHALL BE REMOVED WHEN ACCUMULATION REACHES 1/3 HEIGHT OF THE BARRIER. THE PERIMETER SILT FENCE SHALL BE INSPECTED REGULARLY ONCE EVERY WEEK AND WITHIN 24 HOURS OF A RAIN EVENT THAT PRODUCES 1/2" OR MORE OF PRECIPITATION.

22. SILT FENCE SHALL BE PLACED AT THE TOE OF OF ALL DIRT STOCK PILE AREAS (ON THE LOW SIDE WHERE SEDIMENT CAN BE WASHED AWAY).
23. THE CONTRACTOR SHALL MAINTAIN ALL PONDS, SEDIMENT BASINS, AND EROSION CONTROL MEASURES UNTIL PERMANENT GROUND COVER IS ESTABLISHED. SEDIMENT SHALL BE REMOVED FROM BASINS WHEN IT REACHES THE HALFWAY POINT ON THE RISER.
24. SITE CONTRACTOR SHALL REVIEW THE CHEMICAL TREATMENT AND MECHANICAL MANIPULATIONS RECOMMENDED IN THE GEOTECHNICAL REPORT TO ACHIEVE PROPER COMPACTION.TOP SOIL SHALL BE USED FOR FILL IN NON STRUCTURAL AREAS AND MEET THE REQUIRED 0.3 INFILTRATION RATE

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 608 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601

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SEAMONWHITESIDE

MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.1667
WWW.SEAMONWHITESIDE.COM

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT:	8010
DATE:	07/27/2020
DRAWN BY:	DEM
CHECKED BY:	RPF

REVISION HISTORY

1	01/14/2019	8	05/01/2020
2	03/04/2019	9	05/20/2020
3	05/26/2019	10	06/29/2020
4	05/26/2019	11	07/21/2020
5	01/02/2020	12	07/27/2020
6	02/24/2020		
7	03/06/2020		

SWPPP NOTES

C-3.4

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601

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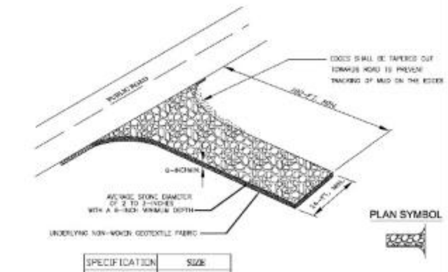


SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE SIZE	D = 2-3 INCHES

CONSTRUCTION ENTRANCE - GENERAL NOTES

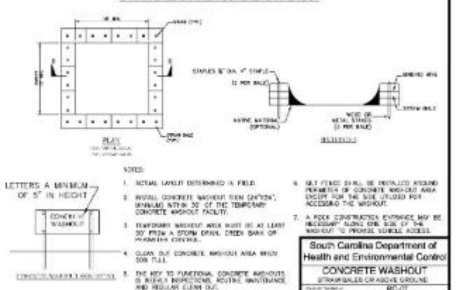
1. Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
2. Install a non-woven geotextile fabric prior to placing any stone.
3. Install a culvert pipe across the entrance when needed to provide positive drainage.
4. The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.
5. Minimum dimensions of the entrance shall be 24-feet wide by 100-feet long, and may be modified as necessary to accommodate site constraints.
6. The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
8. Limestone may not be used for the stone pad.
9. Silt Fence to be Installed 50 LF along sides of construction entrance beginning at entrance to site.

CONSTR. ENTRANCE - INSPECTION & MAINTENANCE

1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
3. During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
4. Reshape the stone pad as necessary for drainage and runoff control.
5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.
6. Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
7. During maintenance activities, any broken pavement should be repaired immediately.
8. Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post-construction.

South Carolina Department of Health and Environmental Control
CONSTRUCTION ENTRANCE
SC-06
NOT TO SCALE

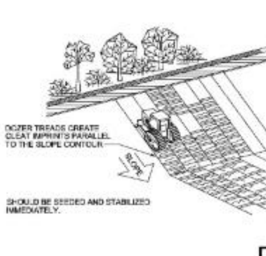
STRAW BALE BARRIER CONCRETE WASHOUT



NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

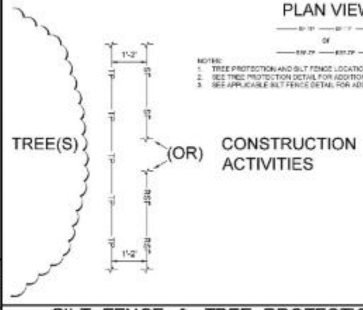
South Carolina Department of Health and Environmental Control
CONCRETE WASHOUT
STRAW BALES OR ABOVE GROUND
RC-07
NOT TO SCALE



TRACKING

South Carolina Department of Health and Environmental Control
TRACKING
EC-01

PLAN VIEW

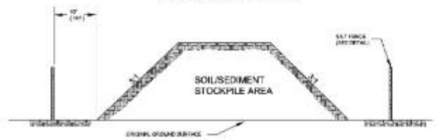


NOTES:

1. TREE PROTECTION AND SILT FENCE LOCATION MAY VARY. SEE PLANS
2. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION
3. SEE APPLICABLE SILT FENCE DETAIL FOR ADDITIONAL INFORMATION

SILT FENCE & TREE PROTECTION (Adjacently Installed)
(NOT TO SCALE)

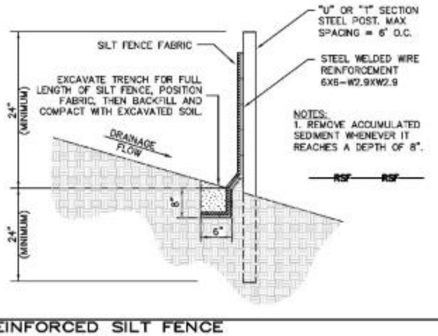
TEMPORARY STOCKPILE AREA



NOTES:

1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF STOCKPILE AREA IS LOCATED ON/NEAR A SLOP THE SILT FENCE IS TO EXTEND ALONG CONTOURS OF THE DOWN-GRADIENT AREA.
2. IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED.
3. SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILE AREA HAS EITHER BEEN REMOVED OR PERMANENTLY STABILIZED.
4. THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

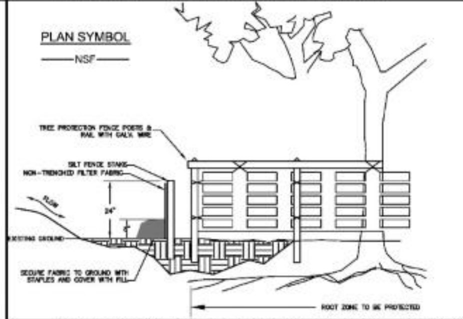
South Carolina Department of Health and Environmental Control
TEMPORARY STOCKPILE
SC-15
NOT TO SCALE



REINFORCED SILT FENCE
(NOT TO SCALE)

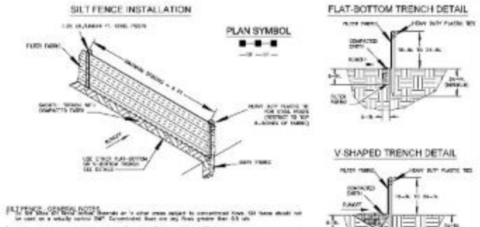
PLAN SYMBOL

—NSF—



NON-TRENCHED SILT FENCE AT TREE BARRICADE (TYP)
(NOT TO SCALE)

SILT FENCE INSTALLATION



SILT FENCE - GENERAL NOTES

[illegible]

SILT FENCE - POST REQUIREMENTS

[illegible]

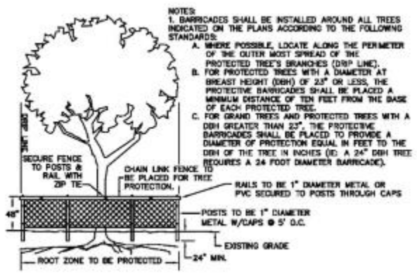
SILT FENCE - FABRIC REQUIREMENTS

[illegible]

SILT FENCE - INSPECTION & MAINTENANCE

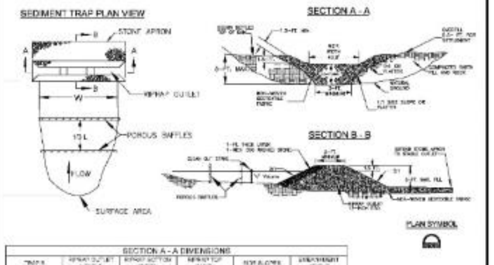
[illegible]

South Carolina Department of Health and Environmental Control
SILT FENCE
SC-03
NOT TO SCALE



NOTES:
1. BARRICADES SHALL BE INSTALLED AROUND ALL TREES INDICATED ON THE PLANS ACCORDING TO THE FOLLOWING STANDARDS:
 A. WHERE POSSIBLE, LOCATE ALONG THE PERIMETER OF THE OUTER MOST SPREAD OF THE PROTECTED TREE'S BRANCHES (DRIP LINE).
 B. FOR PROTECTED TREES WITH A DIAMETER AT BREAST HEIGHT (DBH) OF 23" OR LESS, THE PROTECTIVE BARRICADES SHALL BE PLACED A MINIMUM DISTANCE OF TEN FEET FROM THE BASE OF EACH PROTECTED TREE.
 C. FOR GRAND TREES AND PROTECTED TREES WITH A DBH GREATER THAN 23", THE PROTECTIVE BARRICADES SHALL BE PLACED TO PROVIDE A DIAMETER OF PROTECTION EQUAL IN FEET TO THE DBH OF THE TREE IN INCHES (IE: A 24" DBH TREE REQUIRES A 24 FOOT DIAMETER BARRICADE).

TREE PROTECTION (CHAIN LINK)
(NOT TO SCALE)



SECTION A - A DIMENSIONS

TRAP #	RIPRAP OUTLET HEIGHT	RIPRAP BOTTOM WIDTH	RIPRAP TOP WIDTH	SIDE SLOPES	EMBANKMENT HEIGHT
1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

SECTION B - B DIMENSIONS

TRAP #	RIPRAP BOTTOM LENGTH	RIPRAP TOP LENGTH	SIDE SLOPES	STONE APRON LENGTH	"V" VOLUME
1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

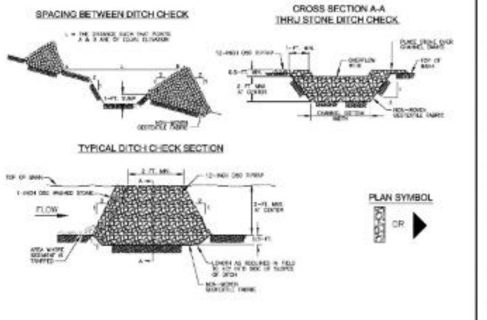
SEDIMENT TRAP - GENERAL NOTES

[illegible]

SEDIMENT TRAP - INSPECTION AND MAINTENANCE

[illegible]

South Carolina Department of Health and Environmental Control
SEDIMENT TRAP
SC-02
NOT TO SCALE



ROCK DITCH CHECK - GENERAL NOTES

[illegible]

ROCK DITCH CHECK - INSPECTION & MAINTENANCE

[illegible]

South Carolina Department of Health and Environmental Control
ROCK DITCH CHECK
SC-04
NOT TO SCALE

SW SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.1667
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 34933 ROBERT PATTERSON FABER

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT:	8010
DATE:	07/27/2020
DRAWN BY:	DEM
CHECKED BY:	RPF

REVISION HISTORY

1	01/14/2019	8	05/01/2020
2	03/04/2019	9	05/23/2020
3	05/26/2019	10	06/29/2020
4	05/26/2019	11	07/21/2020
5	01/02/2020	12	07/27/2020
6	02/24/2020		
7	03/06/2020		

SWPPP DETAILS I

C-3.5

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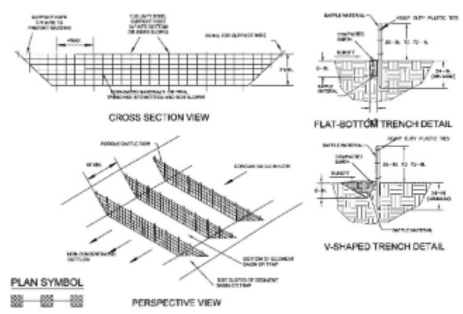


PLAN SYMBOL

—PB —PB—

BAFFLES – POST REQUIREMENTS

1. Porous baffle posts must be 60-inch to 90-inch long steel posts that meet, at a minimum, the following physical characteristics.
   - 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 1.38-inches and a nominal "T" length of 1.48-inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of baffle material.
3. 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.
4. Post spacing shall be at a maximum of 4-feet on center.

BAFFLES – MATERIAL REQUIREMENTS

1. Baffle material must be composed of coir-based materials or Turf Reinforcement Matting (TRM) that consists of the following requirements:
   - Have a light penetration (% openings) between 10-35%.
   - Free of loose straw material.
   - Have a minimum tensile strength of 145 lb/ft. and.
   - Have a minimum width of 48-inches.
2. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled or baffle material may be stapled into ground by using 12-inch staples with a maximum spacing of 12-inches.
3. Baffle material shall be purchased in continuous rolls and cut to the width of the sediment basin or trap to avoid joints.

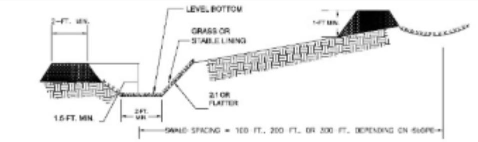
BAFFLES – GENERAL NOTES

1. Attach baffle to the steel posts using heavy-duty plastic ties that are evenly spaced along the above ground portion of each post.
2. Install the baffle rows perpendicular to the direction of the stormwater flow and place each baffle the proper distance from inlet and outlets to allow access for maintenance and clean-out.

BAFFLES – INSPECTION & MAINTENANCE

1. The key to functional porous baffles is weekly inspection, routine maintenance, and regular sediment removal.
2. Regular inspections of porous baffles shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along each row of baffles 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 baffle row or when it reaches the clean-out height of the sediment basin or trap, whichever is reached first.
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 each row of baffles, or where the baffle has sagged or collapsed due to runoff overlapping the baffle.
7. Check for tears/rips within the baffles, areas where the baffle has begun to decompose, and for any other circumstance that may render the baffle ineffective. Removed damaged baffles and reinstall new baffles immediately.
8. Porous baffles 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
POROUS BAFFLES
EC-13
NOT TO SCALE



DIVERSION SWALE

Installation

The bottom width should be a minimum of 2-feet, and the bottom should be level.

The depth should be a minimum of 1.5-feet and the side slopes should be 2H:1V or flatter.

The maximum grade shall be 5%, with positive drainage to a suitable outlet.

Slopes shall be stabilized immediately using vegetation, sod, and erosion control blankets or turf reinforcement mats to prevent erosion.

The upslope side of the swale should provide positive drainage so no erosion occurs at the outlet. Provide energy dissipation measures as necessary.

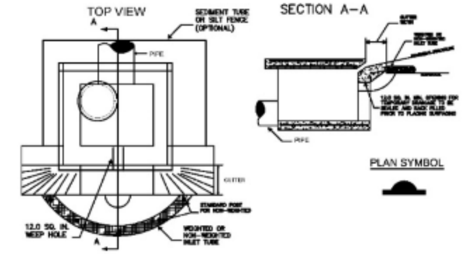
Sediment-laden runoff shall be directed to a sediment trapping facility.

Inspection and Maintenance

Swales should be inspected, every seven (7) calendar days and within 24-hours after each rainfall event that produces ½-inches or more of precipitation and repairs made as necessary.

Damage caused by construction traffic or other activity must be repaired before the end of each working day.

South Carolina Department of Health and Environmental Control
DIVERSION SWALE
SC-03
NOT TO SCALE



PLAN SYMBOL

TYPE F – INLET TUBES INLET PROTECTION

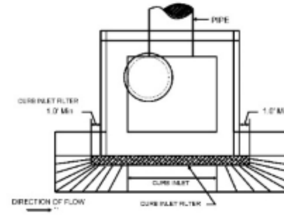
GENERAL NOTES

1. Inlets tubes should be composed of compacted geotextiles, curled excelsior wood, natural coconut fibers, a hardwood mulch, or a mix of these materials enclosed by a flexible netting material.
2. Inlets tubes should utilize an outer netting that consists of seamless, high-density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high-density polyethylene non-degradable material. Curled wood excelsior fiber, or natural coconut fiber rolled erosion control products rolled up to create an inlet tube device are not allowed.
3. Do not use straw, straw fiber, straw bales, pine needles, or leaf mulch as fill material within inlet tubes.
4. Weighted inlet tubes must be capable of staying in place without external stabilization measures and may have a weighted inner core or other weighted mechanism to keep them in place.
5. Install weighted tubes lying flat on the ground, with no gaps between the underlying surface and the inlet tube. Do not stack inlet tubes. Do not completely block inlet with tube.
6. Non-weighted inlet tubes require staking or other stabilization methods to keep them safely in place.
7. Overflow or overtopping of inlet tubes must be allowed to flow into inlet unobstructed.
8. To avoid possible flooding, two or three concrete cinder blocks may be placed between the tube and the inlet.

INSPECTION AND MAINTENANCE

1. The key to functional inlet protection is weekly inspection, routine maintenance, and regular sediment removal.
2. Regular inspections of all inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations in front of the inlet protection 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 blocks. If a sump is used, sediment should be removed when it fills approximately 1/3 the depth of the hole.
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. Large debris, trash, and leaves should be removed from in front of tubes when found.
7. Replace inlet tube when damaged or as recommended by manufacturer's specifications.
8. Inlet protection structures should be removed after the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

South Carolina Department of Health and Environmental Control
Type F
INLET TUBES
SC-11
NOT TO SCALE



PLAN SYMBOL

SURFACE COURSE CURB INLET PROTECTION

GENERAL NOTES

1. Only use surface curb inlet filters that have a minimum height or diameter of 8-inches and have a minimum length that is 2-feet longer than the length of the curb opening.
2. Surface course inlets filters that are designed to completely block the inlet opening are prohibited. Acceptable inlet filters should allow for overflows to enter the catch basin.
3. Surface course inlet filters should be constructed with a synthetic material that will allow stormwater to freely flow through while trapping sediment and debris.
4. Straw, straw fiber, straw bales, pine needles and leaf mulch are not permissible filter materials.
5. Each filter should have aggregate compartments for stone, sand, and other weighted materials or mechanisms to hold the unit in place. Fill aggregate compartments to a level (at least 1/2 full) to hold the filter in place and create a seal between the filter and the road surface.
6. Use only Type E inlet filters appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #58, or filters that meeting the most current edition of the SC DOT Standard Specifications for Highway Construction.

INSPECTION AND MAINTENANCE

1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of all inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations in front of the inlet protection is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when silt and/or debris has built up around the filter preventing stormwater to flow through the filter.
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. Inlet protection structures should be removed after the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

South Carolina Department of Health and Environmental Control
Type E
SURFACE COURSE CURB INLET FILTERS
SC-10
NOT TO SCALE

TYPE A - FILTER FABRIC REQUIREMENTS

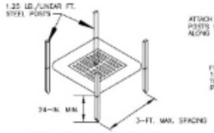
1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments 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 defects or flaws 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), Approval Sheet #34, 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.

TYPE A - POST REQUIREMENTS

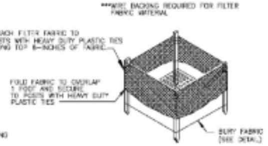
1. Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length 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. 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.
4. Post spacing shall be at a maximum of 3-feet on center.

TYPE A - INSPECTION & MAINTENANCE

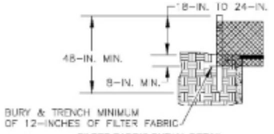
1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the filter fabric 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 filter fabric. When a sump is installed in front of the fabric, sediment should be removed when it fills approximately 1/3 the depth of the sump.
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 filter fabric, or where the fabric has sagged or collapsed due to runoff overtopping the inlet protection.
7. Check for tears within the filter fabric, areas where fabric has begun to decompose, and for any other circumstance that may render the inlet protection ineffective. Removed damaged fabric and reinstall new filter fabric immediately.
8. Inlet protection structures should be removed after all the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.



POST INSTALLATION DETAIL



FILTER FABRIC INSTALLATION DETAIL



FILTER FABRIC BURIAL DETAIL

PLAN SYMBOL

A

South Carolina Department of Health and Environmental Control
Type A
FILTER FABRIC INLET PROTECTION
SC-07 PAGE 1 of 2
NOT TO SCALE

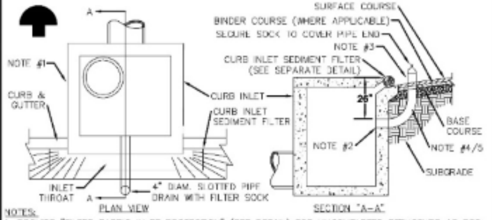
SURFACE COURSE CURB INLET PROTECTION

GENERAL NOTES

1. Only use surface curb inlet filters that have a minimum height or diameter of 8-inches and have a minimum length that is 2-feet longer than the length of the curb opening.
2. Surface course inlets filters that are designed to completely block the inlet opening are prohibited. Acceptable inlet filters should allow for overflows to enter the catch basin.
3. Surface course inlet filters should be constructed with a synthetic material that will allow stormwater to freely flow through while trapping sediment and debris.
4. Straw, straw fiber, straw bales, pine needles and leaf mulch are not permissible filter materials.
5. Each filter should have aggregate compartments for stone, sand, and other weighted materials or mechanisms to hold the unit in place. Fill aggregate compartments to a level (at least 1/2 full) to hold the filter in place and create a seal between the filter and the road surface.
6. Use only Type E inlet filters appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #58, or filters meeting the most current edition of the SC DOT Standard Specifications for Highway Construction.

INSPECTION AND MAINTENANCE

1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of all inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations in front of the inlet protection is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when silt and/or debris has built up around the filter preventing stormwater to flow through the filter.
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. Inlet protection structures should be removed after the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

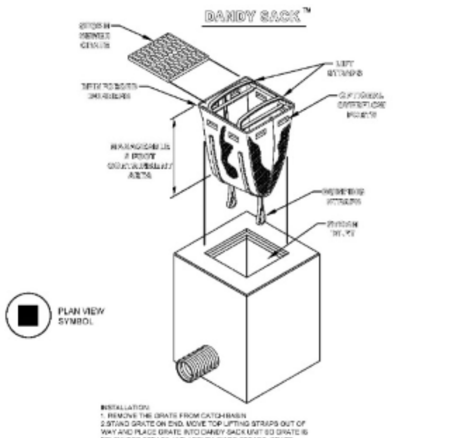


NOTES:

1. PROVIDE "FILTER FABRIC INLET PROTECTION" (SEE DETAIL) FOR UNCOMPLETED STRUCTURE AS REQ.
2. GROUT SLOTTED PIPE DRAIN INTO WALL OPENING WATERTIGHT.
3. EXTEND SLOTTED PIPE DRAIN 8-12" ABOVE SURFACE OF BASE/BINDER COURSE AS APPLICABLE.
4. WHERE TRAFFIC IS TO BE ALLOWED ON BINDER COURSE PRIOR TO COMPLETION OF SURFACE COURSE, TRIM PIPE FLUSH AND SECURE SOCK TO COVER PIPE END. TUCK EXCESS INTO PIPE END.
5. BEFORE PLACING SURFACE COURSE, TRIM SLOTTED PIPE DRAIN FLUSH WITH TOP OF BASE/BINDER COURSE (AS APPLICABLE) AND GROUT ENTIRE LENGTH OF PIPE COMPLETELY FULL AND WATERTIGHT. SMOOTH GROUT FLUSH WITH INTERIOR WALL AND SURFACE OF BASE/BINDER COURSE.

CURB INLET WEEP FILTER

(NOT TO SCALE)



PLAN VIEW SYMBOL

INSTALLATION:

1. REMOVE THE GRATE FROM CATCH BASIN
2. STAND GRATE ON END. MOVE TOP LIFTING STRAPS OUT OF WAY AND PLACE GRATE INTO DANDY SACK UNIT SO GRATE IS BELOW TOP STRAPS AND ABOVE LOWER STRAPS. GRATE SHOULD BE CRADLED BETWEEN UPPER AND LOWER STRAPS.
3. HOLDING LIFTING DEVICES, INSERT GRATE INTO INLET, BEING CAREFUL THAT GRATE REMAINS IN PLACE AND BEING CAREFUL NOT TO DAMAGE DANDY SACK UNIT.

MAINTENANCE:

1. REMOVE ALL ACCUMULATED SEDIMENT & DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT.
2. AFTER EACH STORM EVENT & AT REGULAR INTERVALS, LOOK INTO DANDY SACK UNIT. IF UNIT IS MORE THAN ⅓ FULL OF ACCUMULATED SEDIMENT, UNIT MUST BE EMPTIED.
3. TO EMPTY UNIT, USING LIFTING STRAPS LIFT UNIT OUT OF THE INLET AND REMOVE THE GRATE. TRANSPORT THE UNIT TO APPROPRIATE LOCATION FOR REMOVAL OF THE CONTENTS. HOLDING THE DUMPING STRAPS ON THE OUTSIDE AT THE BOTTOM OF UNIT, TURN THE UNIT UPSIDE DOWN, EMPTYING THE CONTENTS. REINSTALL UNIT AS ABOVE.
4. DISPOSE OF UNIT AND/OR ABSORBENT IN ACCORD WITH APPLICABLE FEDERAL, STATE AND LOCAL ENVIRONMENTAL LAWS AND REGULATIONS.

DANDY SACK INLET SEDIMENT CONTROL DEVICE

(NOT TO SCALE)

SEAMONWHITESIDE

MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.1667
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 34933 ROBERT PATTERSON FARMER

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT:	8010
DATE:	07/27/2020
DRAWN BY:	DEM
CHECKED BY:	RPF

REVISION HISTORY

1	01/14/2019	8	03/31/2020
2	03/04/2019	9	05/20/2020
3	05/28/2019	10	06/08/2020
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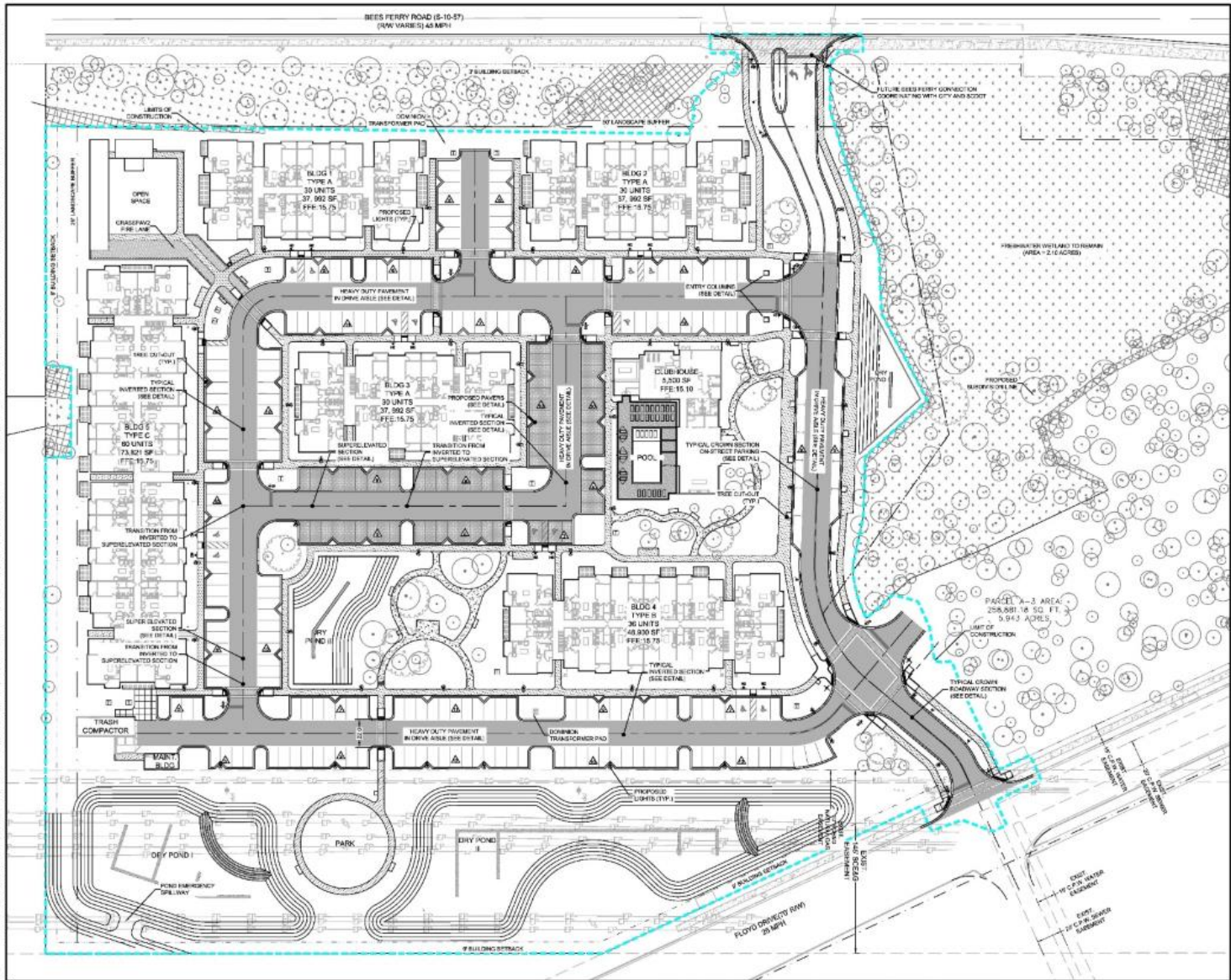
6	02/24/2020		
7	03/06/2020		

SWPPP DETAILS II

C-3.6



PARKING SUMMARY:

MULTIFAMILY PHASE
TOTAL PARKING REQUIRED:
1.5 SPACE PER UNIT
186 UNITS = 279 SPACES

TOTAL PARKING SPACES PROVIDED ON-SITE = 279 SPACES*

*INCLUDES 13 H.C. SPACES (All VAN ACCESSIBLE SPACES)

ACREAGE
TOTAL SITE ACREAGE = 155.62 ACRES
PROPOSED PARCEL SUBDIVISION = 10.69 ACRES
HIGHLAND ACREAGE: 10.09
WETLAND ACREAGE: 0.73
TOTAL DISTURBED ACREAGE = 10.0 ACRES

PROPERTY INFORMATION
TMS# 351-00-00-002
ADDRESS

ZONING REQUIREMENTS:
ZONING DISTRICT: GB
HEIGHT LIMIT: 55'

ADDRESS:
BUILDING 1: 1115 HAMPTON RIVERS ROAD, CHARLESTON, SC 29414
BUILDING 2: 1105 HAMPTON RIVERS ROAD, CHARLESTON, SC 29414
BUILDING 3: 1110 HAMPTON RIVERS ROAD, CHARLESTON, SC 29414
BUILDING 4: 1130 HAMPTON RIVERS ROAD, CHARLESTON, SC 29414
BUILDING 5: 1135 HAMPTON RIVERS ROAD, CHARLESTON, SC 29414
CLUBHOUSE: 1100 HAMPTON RIVERS ROAD, CHARLESTON, SC 29414

BUILDING INFORMATION:

16% OF LOT COVERED BY BUILDINGS

BLDG A (3 BLDGS)
30 UNITS
1ST FLOOR: 12,664 SF
2ND FLOOR: 12,664 SF
3RD FLOOR 12,664 SF

BLDG B (1 BLDG)
36 UNITS
1ST FLOOR: 16,000 SF
2ND FLOOR: 16,000 SF
3RD FLOOR 16,000 SF

BLDG C (1 BLDG)
60 UNITS
1ST FLOOR: 24,607 SF
2ND FLOOR: 24,607 SF
3RD FLOOR 24,607 SF

DENSITY CALCULATION:

1,650 SF OF LOT PER ACRE (MAX ALLOWED 26.4 UNITS/AC)

10.06 HIGHLANDS ACRE X 43,560 SF/ACRE = 438,213.60 SF

MAX UNITS ALLOWED: 438,213.60 SF / 1,650 SF/UNIT = 265.5 UNITS

UNITS PROPOSED: 186 UNITS (18.5 UNITS/AC)

NOTE:

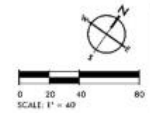
1. SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCDOT'S ACCESS AND ROADSIDE MANAGEMENT STANDARDS.
2. ALL TRAFFIC CONTROL DEVICES WILL BE TO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARD.
3. LANE CLOSURES OF ANY TYPE OF DURATION MUST BE APPROVED BY TRAFFIC AND TRANSPORTATION WELL IN ADVANCE OF THE OCCURRENCE. NO CONSTRUCTION PARKING OR STAGING WILL BE ALLOWED WITHIN THE RIGHT-OF-WAY WITHOUT PRIOR APPROVAL BY TRAFFIC AND TRANSPORTATION. CONTACT LEE KLECKLEY, TRAFFIC SAFETY INSPECTOR AT (843) 724-7383 OR KLECKLY@CHARLESTON-SC.GOV TO DISCUSS THESE POTENTIAL ISSUES IF WARRANTED. TRC APPROVAL DOES NOT GUARANTEE LANE CLOSURE APPROVAL.
4. IF TRAFFIC SIGNS OR MARKINGS WITHIN THE RIGHT-OF-WAY ARE IMPACTED, RELOCATION OF THESE ITEMS MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
5. IF THE STREET IS BLOCKED OR IMPACTED DURING CONSTRUCTION AT ANY TIME FOR ANY REASON A STREET BLOCKING PERMIT WILL BE REQUIRED. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
6. CONSTRUCTION AND DEMOLITION TRAFFIC MUST AVOID RESIDENTIAL STREETS AT ALL TIMES UNLESS THERE ARE NO ALTERNATIVE ROUTES. IF IMPACTS TO RESIDENTIAL STREETS ARE ANTICIPATED, THE CONTRACTOR SHOULD CALL TRAFFIC AND TRANSPORTATION

MATERIAL LEGEND

- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- DENOTES EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVERS
- PLANTATION MIX
- GRASSPAVE AT FIRE LANE
- PAVEMENT MARKINGS
- STOP SIGN
- HANDICAP PARKING SIGN (SEE DETAIL)
- CITY STREET SIGN (SEE DETAIL)
- DENOTES # OF PROPOSED PARKING SPACES. SEE PARKING SUMMARY CHART FOR NUMBER OF PARKING SPACES IN DESIGNATED AREAS)
- PROPOSED SIGNAGE LOCATIONS
- DOMINION TRANSFORMER

CITY OF CHALRESTON TRAFFIC & STEET NAME SIGN STANDARD

1. Traffic signs should be designed and placed in accordance with the latest revision of the 2009 Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD), published by the U.S. Department of Transportation.
2. Non-traffic related signs should be approved by the Department of Traffic and Transportation.
3. Regulatory, warning, and guide signs shall be fabricated with ASTM (International, formerly American Society for Testing and Materials, Type III (High Intensity) or greater retro-reflective sheeting. Upon approval by the Department of Traffic and Transportation parking signs and nontraffic related signs may be fabricated with ASTM Type I (Engineer Grade) or greater material.
4. Street name signs shall be fabricated using extruded aluminum blades 9" in height. The minimum length is 24" with 48" as the maximum. The actual length of the blade will be dictated by the number of letters in the name.
5. The street name color scheme should be white ASTM Type III lettering on a green background.
6. The street name letter font (or typeface) should be FHWA Series "C", commonly known as Highway Gothic "C".
7. All street names are to consist of 6" upper-case letters with 4.5" lowercase letters. The street designations, e.g., St, Rd, Dr, Cir, Pkwy, Ave, Blvd are to be 50% superscript.
8. The street name, including the superscript designation, shall be centered vertically and horizontally on the blade.
9. The spacing from the blade edge to the beginning and end of the street name, including the superscript designation, should be a minimum of 2".
10. Street name signs should be mounted with a vertical clearance of at least 8' measured from the bottom of the sign to the near edge of the pavement. All other signs shall be mounted at least 7' from the bottom of the sign to the near edge of the pavement, except when a supplemental plaque or secondary sign is permitted.
11. If a supplemental plaque or secondary sign is permitted to be mounted on the same assembly as another sign, the major (most important) sign shall be installed above the supplemental plaque or secondary sign. The minimum height from the bottom of the supplemental plaque or secondary sign to the near edge of the pavement shall be 6'.
12. The minimum lateral offset for installed signs should be 2' measured from the nearest sign edge to the pavement edge (or the face of curb). A minimum offset of 1' from the face of the curb may be used in areas where sidewalk width is limited or where existing poles are close to the curb.
13. All traffic sign posts should be securely installed at least 2' in the ground. Traffic sign posts should be green, 3 lbs/ft steel U-channel posts, breakaway, and 12' in length except for street name sign posts.
14. All street name posts should be round, 2 3/8" OD, breakaway, aluminum or steel, and at least 16' in length.



EXISTING UTILITY NOTE:

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SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.9567
GREENVILLE, SC
864.298.0334
SUMMERVILLE, SC
843.884.9567
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 34933 JAMES PATTERSON PARKER

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 07/27/2020
DRAWN BY: DEM
CHECKED BY: RPF

REVISION HISTORY

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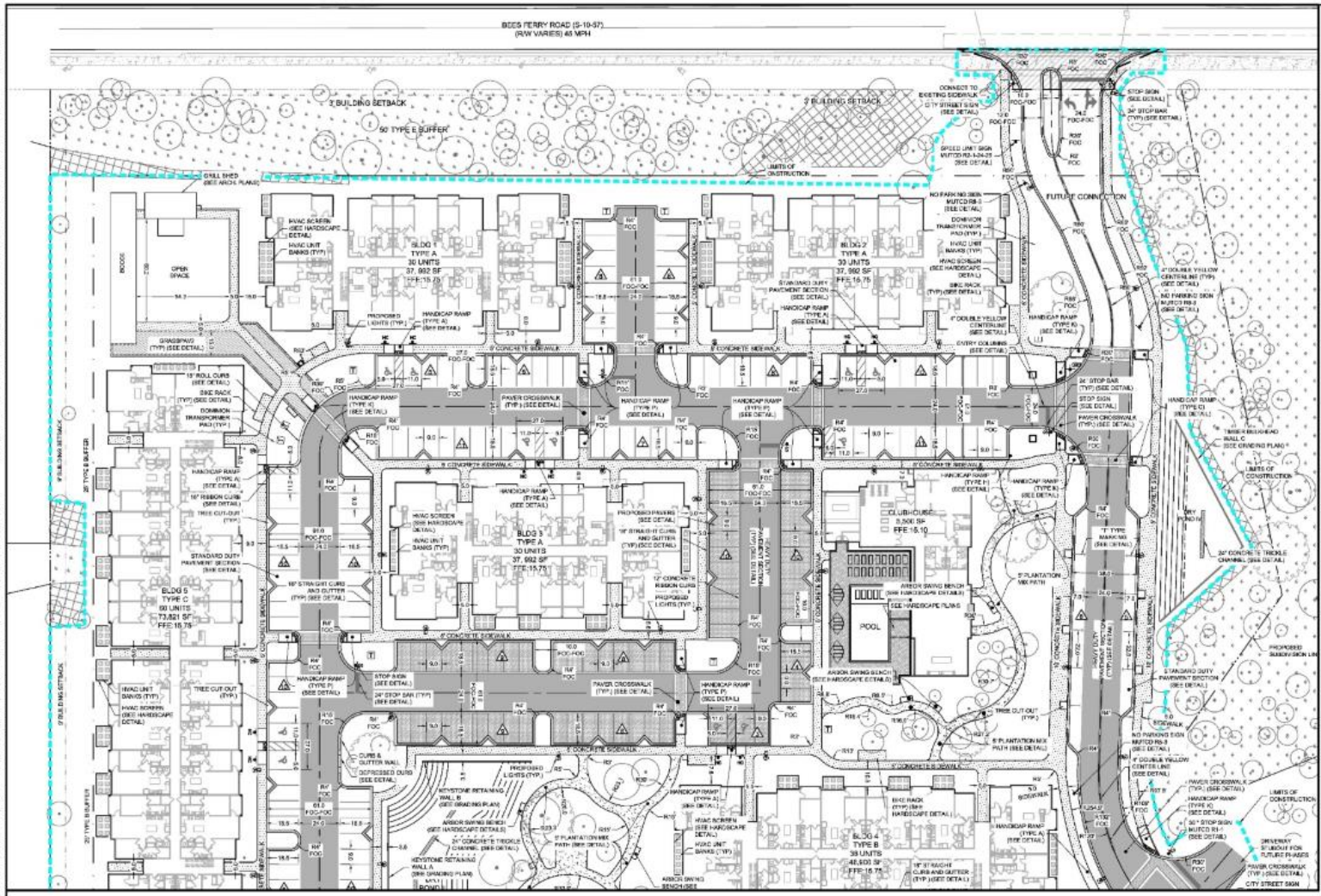
6	02/24/2020		
7	03/06/2020		

OVERALL SITE PLAN

C-4.0

COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. | 697 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 828 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601 | THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION



MATERIAL LEGEND

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- HEAVY DUTY ASPHALT
- DENOTES EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVERS
- CITY STREET SIGN (SEE DETAIL)
- DENOTES # OF PROPOSED PARKING SPACES. SEE PARKING SUMMARY CHART FOR NUMBER OF PARKING SPACES IN DESIGNATED AREAS
- PLANTATION MIX
- GRASSPAVE AT FIRE LANE
- PAVEMENT MARKINGS
- STOP SIGN
- DOMINION TRANSFORMER
- HANDICAP PARKING SIGN (SEE DETAIL)
- PROPOSED DOMINION LEASED LIGHTS

0 15 30 60
SCALE: 1" = 30'

EXISTING UTILITY NOTE:

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SEAMON WHITESIDE
MOUNT PLEASANT, SC 843.884.9567
GREENVILLE, SC 864.298.0334
SUMMERVILLE, SC 843.884.9567
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 34933 RICHARD PATTERSON PARKER

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP

CITY OF CHARLESTON, SOUTH CAROLINA

PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

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7	03/06/2020		

SITE PLAN I

C-4.1

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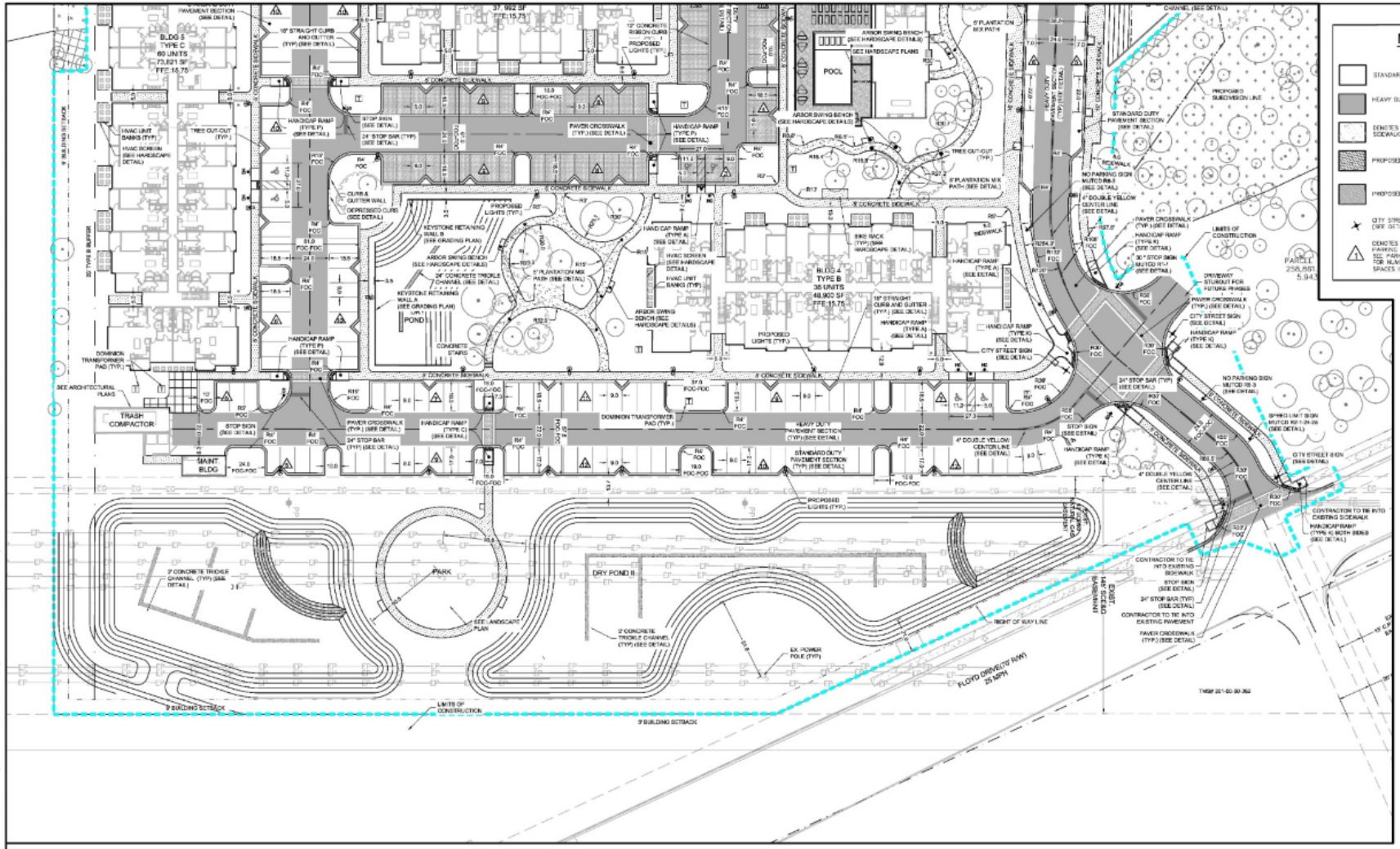

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- PROPOSED DOMINION LEASED LIGHTS

SCALE: 1" = 30'

0 15 30 60

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843.884.9567
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.9567
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. 030472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 34939 ROBERT PATTERSON FARMER

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP

CITY OF CHARLESTON, SOUTH CAROLINA

PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

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7	03/06/2020		

SITE PLAN II

C-4.2

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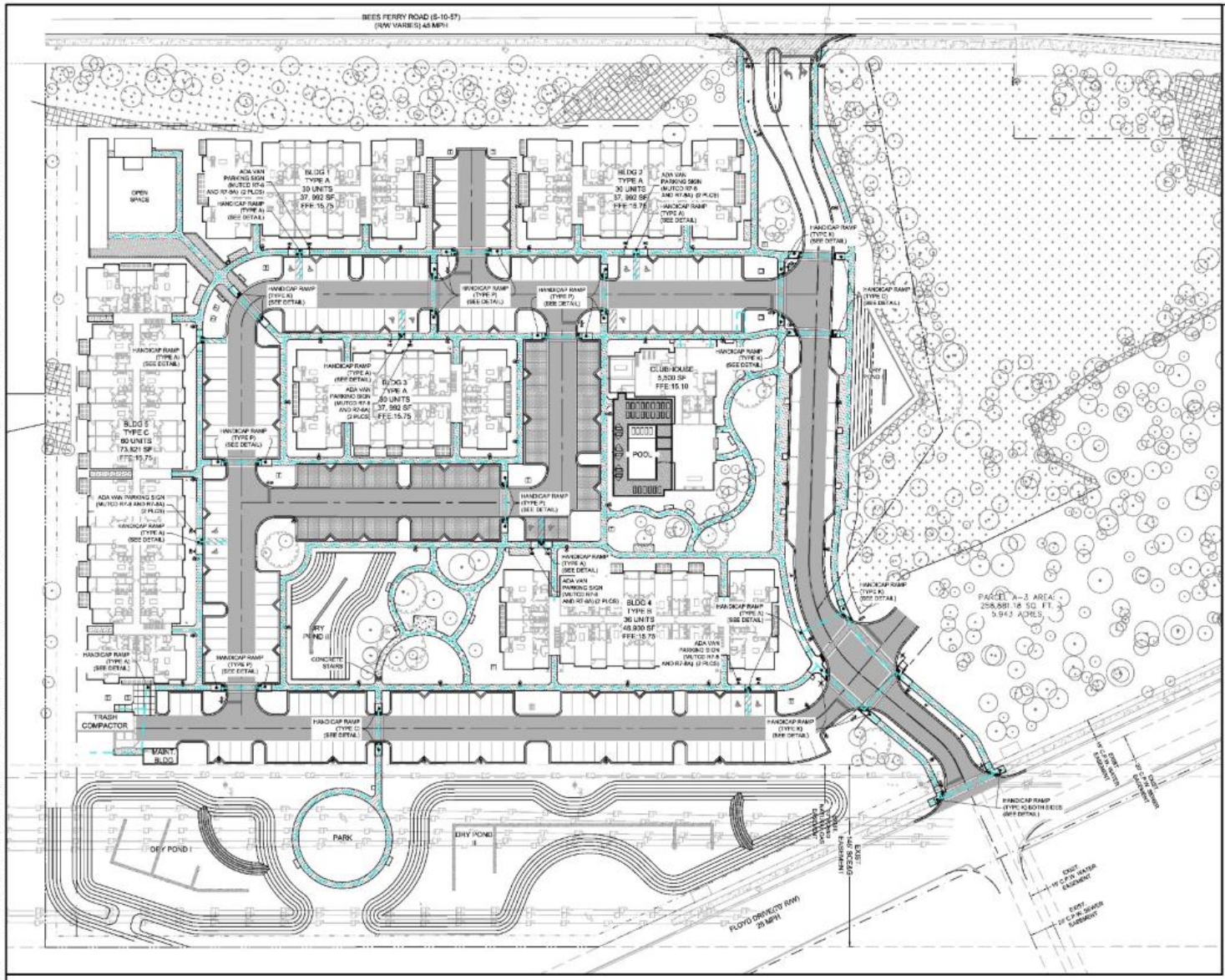

NOTES:

1. ALL AMENITIES MUST BE ADA COMPLIANT.
2. TRAILS AND PATHS SHALL BE CONSRUCTED OF A MATERIAL THAT IS FIRM AND STABLE. NOTE THAT WOODCHIPS ARE NOT FIRM AND STABLE.
3. THIS PROJECT MUST COMPLY WITH THE REQUIREMENTS OF THE FAIR HOUSING ACT (FHA).
4. THE PUBLIC R/W MUST REMAIN ADA COMPLIANT DURING CONSTRUCTION OR AN ALTERNATE ROUTE MUST BE PROVIDED.

HC ADA HANDICAP PARKING SIGN

MATERIAL LEGEND

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- STOP SIGN
- DOMINION TRANSFORMER
- HANDICAP PARKING SIGN (SEE DETAIL)
- PROPOSED DOMINION LEASED LIGHTS

0 20 40 80
SCALE: 1" = 40'

South Carolina 811

EXISTING UTILITY NOTE:

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MOUNT PLEASANT, SC
843.884.1667
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SOUTH CAROLINA PROFESSIONAL ENGINEER No. 34939 LICENSED PROFESSIONAL ENGINEER ROBERT PATTERSON FAMILIES

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

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7	03/06/2020		

ADA ACCESSIBILITY PLAN

C-4.3

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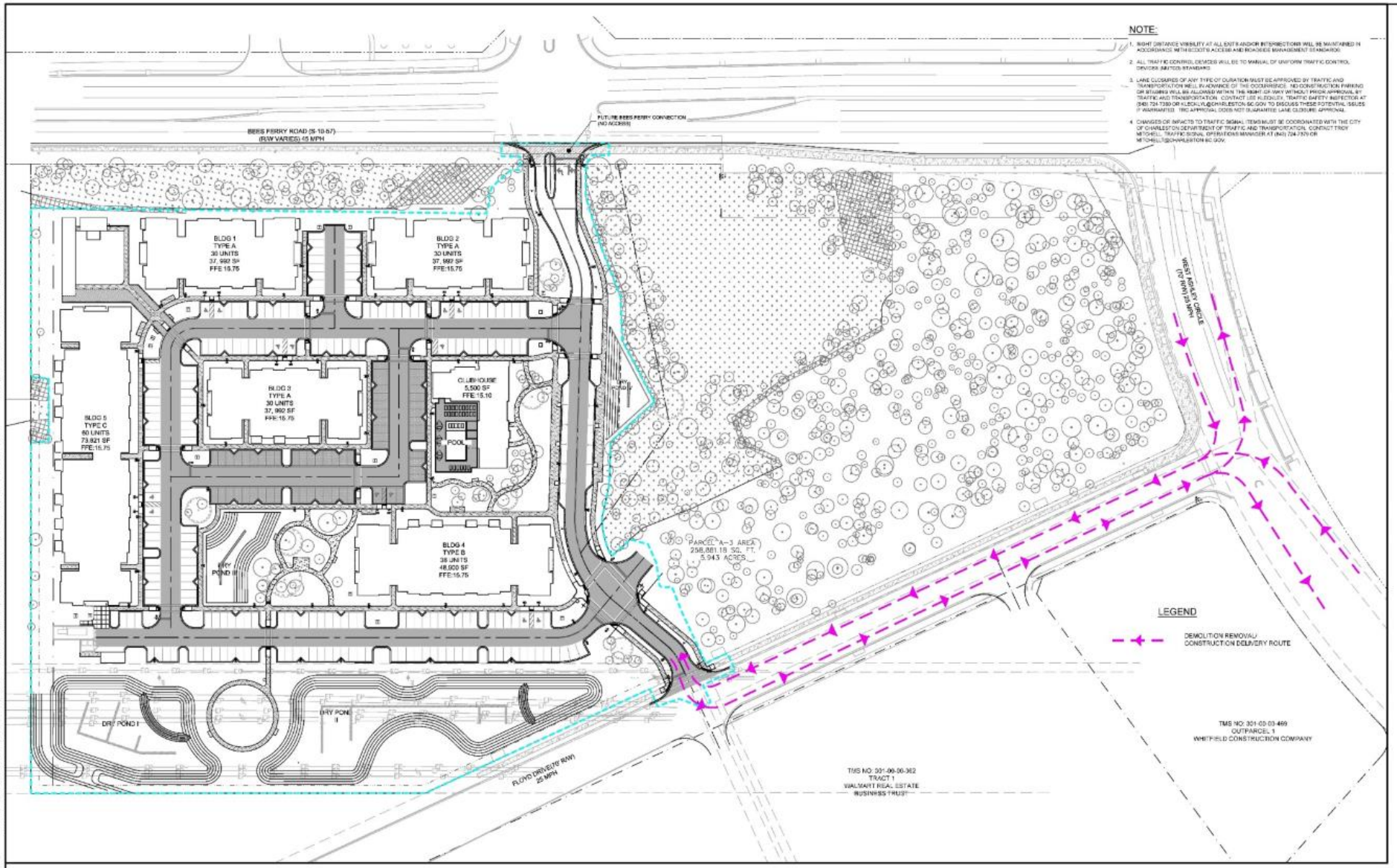

NOTE:

1. SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCDOT'S ACCESS AND ROADSIDE MANAGEMENT STANDARDS.
2. ALL TRAFFIC CONTROL DEVICES WILL BE TO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARD.
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4. CHANGES OR IMPACTS TO TRAFFIC SIGNAL ITEMS MUST BE COORDINATED WITH THE CITY OF CHARLESTON DEPARTMENT OF TRAFFIC AND TRANSPORTATION. CONTACT TROY MITCHELL, TRAFFIC SIGNAL OPERATIONS MANAGER AT (843) 724-7370 OR MITCHELLT@CHARLESTON-SC.GOV.

SCALE: 1" = 50'

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SUMMERVILLE, SC
843.894.9567

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 34933 RYAN PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP

CITY OF CHARLESTON, SOUTH CAROLINA

PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT:	8010
DATE:	07/27/2020
DRAWN BY:	DEM
CHECKED BY:	RPF

REVISION HISTORY

1	01/14/2019	8	05/01/2020
2	03/04/2019	9	05/22/2020
3	05/25/2019	10	06/29/2020
4	09/25/2019	11	07/21/2020
5	01/03/2020	12	07/27/2020
6	02/24/2020		
7	03/06/2020		

CONSTRUCTION DELIVERY ROUTE PLAN

C-4.4

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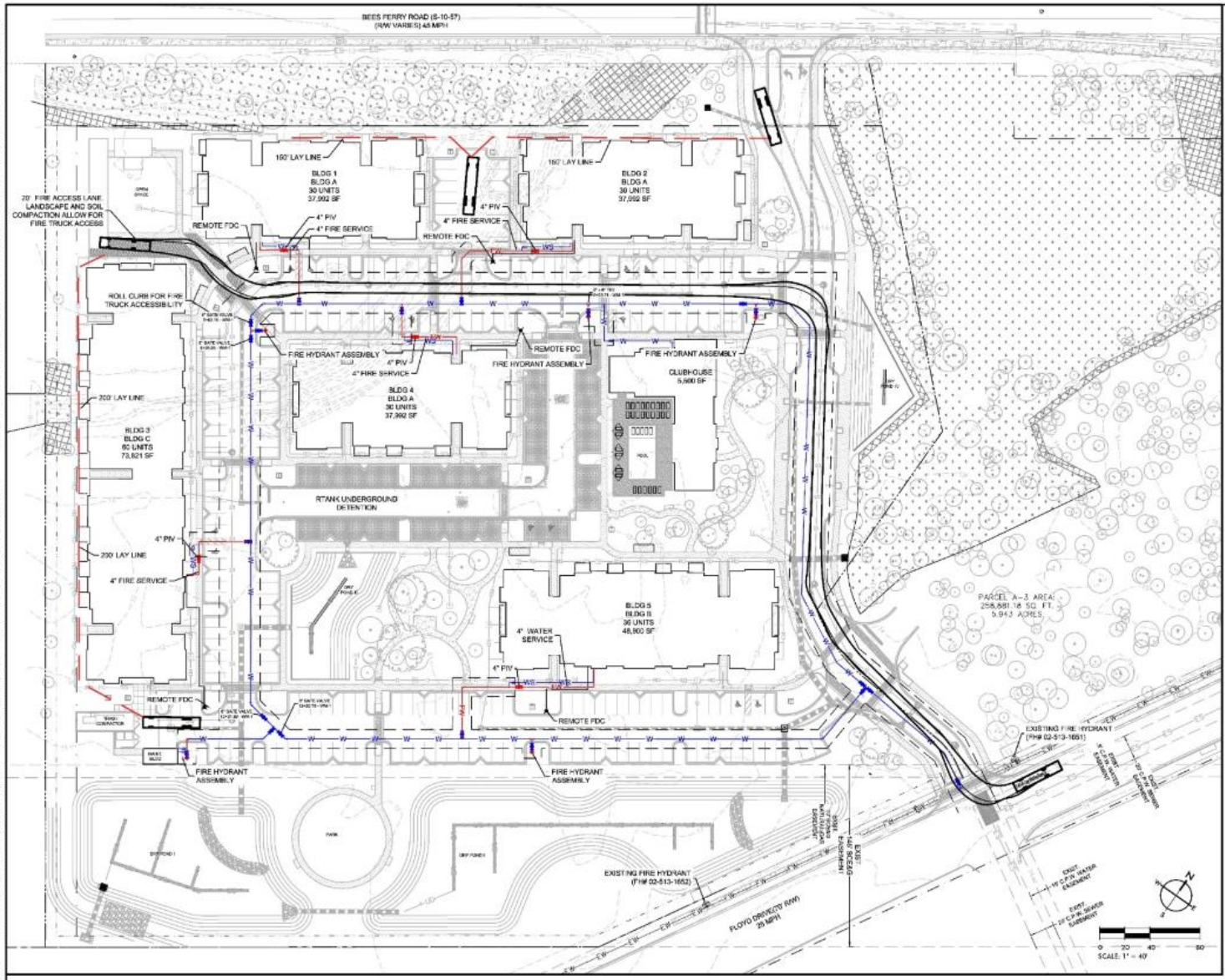

FIRE PROTECTION NOTES:

1. Charleston Water System review and inspection for underground sprinkler systems ends at the property line. The fire service main supplying sprinkler systems beyond the property line will require a separate permit and all needed inspections. Contractor to coordinate with City of Charleston Fire Marshal for permits and inspections for fire service mains.
2. All access roads during construction shall comply with IFC 503 and be able to handle 75,000 lbs and be an all-weather drivable surface.
3. Adequate water supply to handle the fire flow requirement in the IFC shall be required prior to arrival of any combustible materials per IFC 1412.1.

FIRE FLOW CALCULATIONS:

FLOW TEST:
THE WATER SYSTEM ANALYSIS WAS BASED ON A FLOW TEST PROVIDED BY CHARLESTON WATER SYSTEM. THE FLOW TEST WAS PERFORMED ON DECEMBER 17, 2018. THE TEST HYDRANTS (NO. 1 AND NO.2) WERE LOCATED ON FLOYD DRIVE, 1 NEAR WEST ASHLEY CIRCLE AND THE SECOND BY THE CUL-DE-SAC

FLOW TEST RESULTS:
TEST LOCATION: FLOYD DR, 1 NEAR WEST ASHLEY CIRCLE AND THE OTHER NEAR THE CUL-DE-SAC
STATIC PRESSURE=77 PSI
RESIDUAL PRESSURE=71 PSI
FLOW= 1808 GPM
AVAILABLE FLOW = 6097 GPM @ 20 PSI

Fire Flow

0 Bees Ferry Drive,
Charleston SC

BUILDING	SPRINKLER SYSTEM	BUILDING SQUARE FEET	REQUIRED FIRE FLOW (GPM)**	AVAILABLE FLOW (GPM)	REQUESTED REDUCTION
BUILDING A**	NFPA 13 R	37,992	4,250	3,000	29%
BUILDING B**	NFPA 13 R	48,900	4,750	3,000	37%
BUILDING C**	NFPA 13 R	73,821	7,250	3,000	59%

* Type IIA construction
** Type IIIB Construction
** Required fire flow calculated using Table B105.1(2), found in Appendix B of the IFC
** Fire flow reduction request based on Table B105.2, found in Appendix B of the IFC

LEGEND

- 40' 3-AXLE STRAIGHT FRAME FIRE TRUCK
- FIRE DEPARTMENT CONNECTION
- EW — EXISTING WATER MAIN
- W — NEW WATER MAIN
- NEW FIRE HYDRANT ASSEMBLY
- NEW GATE VALVE

EXISTING UTILITY NOTE:

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SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.9567
GREENVILLE, SC
864.298.0334
SUMMERVILLE, SC
843.884.9567

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 34933 RICHARD PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

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FIRE PROTECTION PLAN

C-4.5

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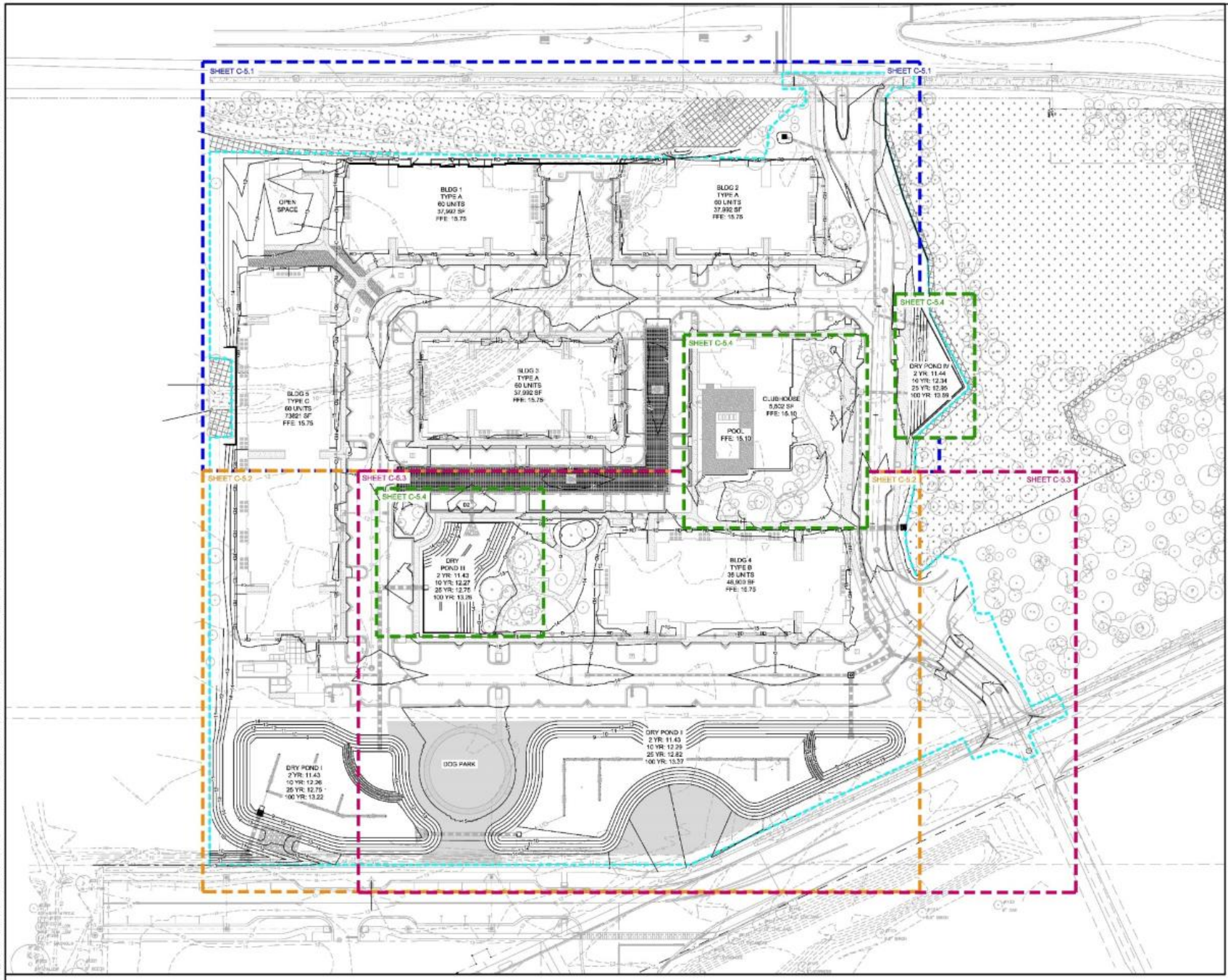

0 10 20 40
SCALE: 1" = 20'

NOTE:
SITE CONTRACTOR SHALL REVIEW THE CHEMICAL TREATMENT AND MECHANICAL MANIPULATIONS RECOMMENDED IN THE GEOTECHNICAL REPORT TO ACHIEVE PROPER COMPACTION TOP SOIL SHALL BE USED FOR FILL IN NON STRUCTURAL AREAS AND MEET THE REQUIRED 0.3 INFILTRATION RATE.

NOTE:
"REFERENCE PRESERVATION PLAN ON SHEET L-8.1 PRIOR TO STARTING CONSTRUCTION. ALL QUESTIONS SHALL BE FORWARDED TO NATURAL DIRECTIONS MIKE RUSSELL AND/OR THE CITY ZONING DIVISION. UNNECESSARY AND UNWANTED DAMAGE TO PROTECTED AND GRAND TREES MAY BE CAUSE FOR A MUNICIPAL SUMMONS TO BE ISSUED."

South Carolina 811

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SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.1667
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 34939 ROBERT PATTERSON FARMER

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP

CITY OF CHARLESTON, SOUTH CAROLINA

PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

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7	03/06/2020		

OVERALL GRADING PLAN

C-5.0

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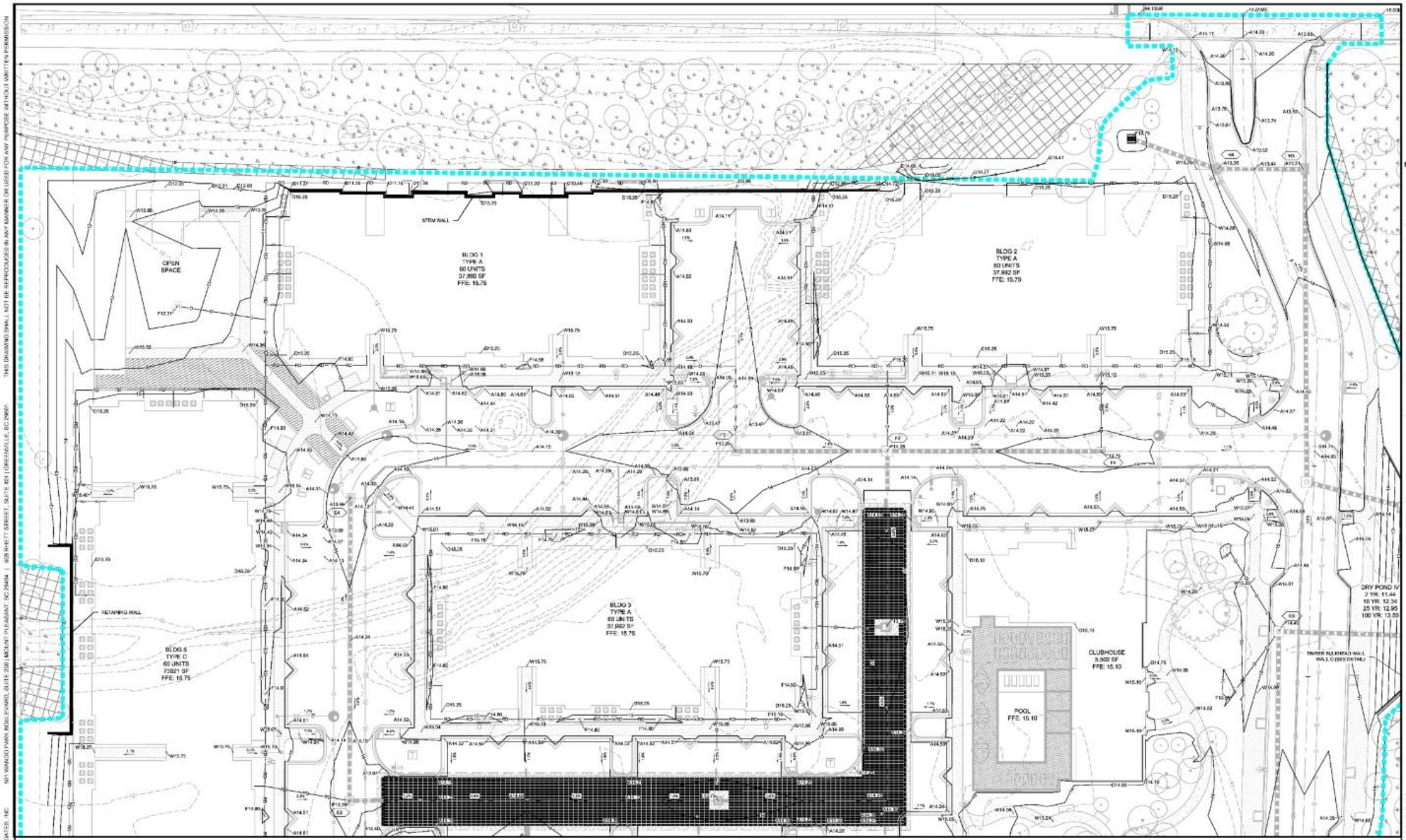

SPOT ELEV KEY (FINISHED GRADING)

A-(approx) surface of finished sod at sod every or walking path
C-curb back of curb of highest point
D-(d.d) finished ground elevation
F-(flow) about or at which surface water flows into drainage structure
surface of asphalt adjacent to (flow) or (gate at curb line)
surface of mission cover for junction or isolation box
surface of grate at outside edge for catch basin, gutter inlet, or grated yard structure
G-(gutter) surface of gutter at lowest point (along water flow path)
R-(retaining) top of retaining wall
S-(stair) top of stair tread at nosing
W-(walk) surface of finished concrete or interlocking paver sidewalk, path, plaza, or wall
NB-(match existing) following decision number, indicates to match elevation of existing surface at point of connection
Example: A-(2.0)NB means that the surface of new asphalt is to be at elevation 12.50 which should match the elevation of the existing asphalt in front at this point

NOTE:
SITE CONTRACTOR SHALL REVIEW THE CHEMICAL TREATMENT AND MECHANICAL MANIPULATIONS RECOMMENDED IN THE GEOTECHNICAL REPORT TO ACHIEVE PROPER COMPACTION TOP SOIL SHALL BE USED FOR FILL IN NON STRUCTURAL AREAS AND MEET THE REQUIRED 0.3 INFILTRATION RATE.

0 10 20 40
SCALE: 1" = 20'

NOTE:
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SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.8667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.8667
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 34933
ROBERT PATTERSON FARRAR

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP

CITY OF CHARLESTON, SOUTH CAROLINA

PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

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GRADING PLAN I

C-5.1

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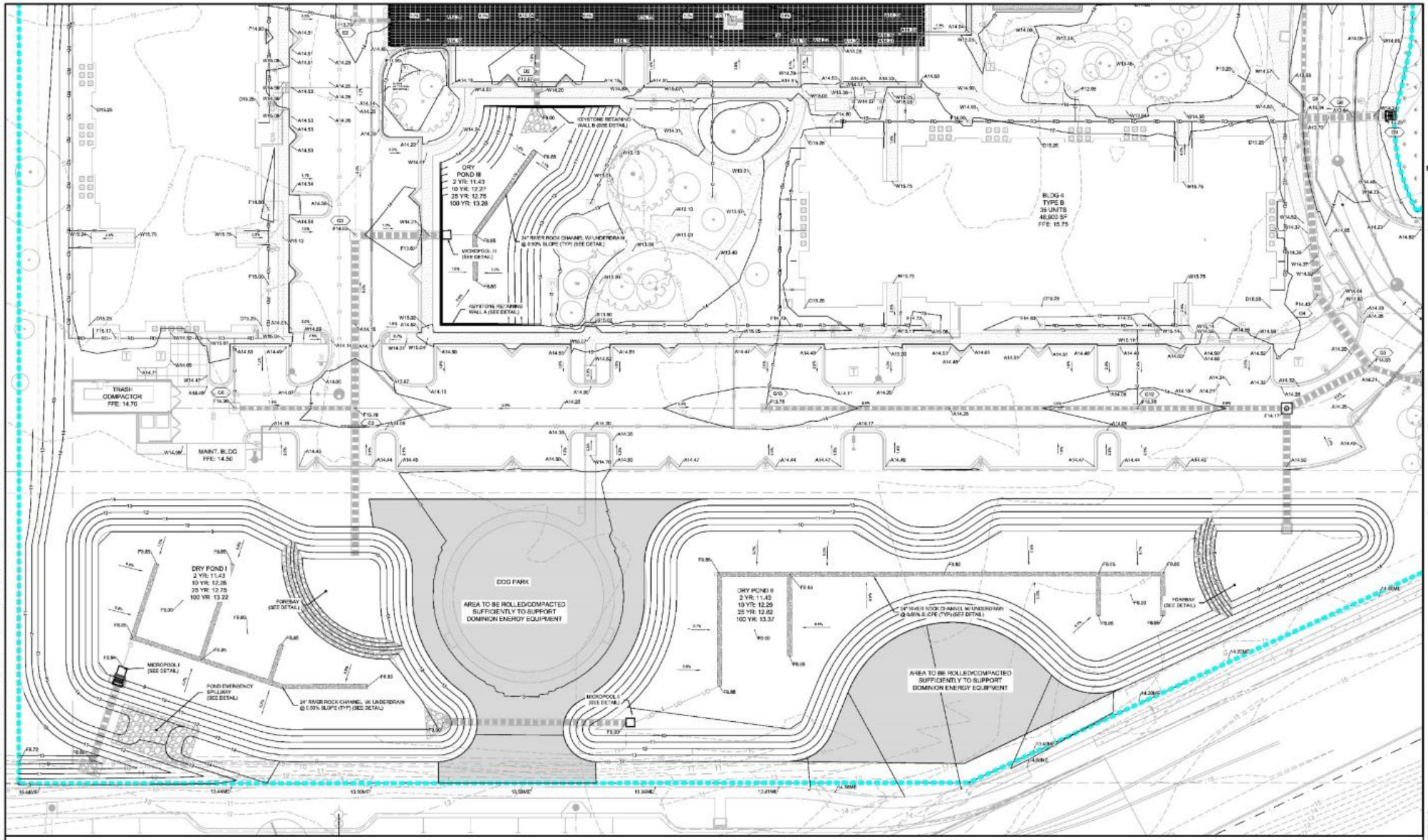

SPOT ELEV KEY (FINISHED GRADING)

A (a-prefix) surface of finished asphalt/concrete or walking path
C (c-prefix) back of curb at highest point
G (g-prefix) finished ground elevation
F (f-prefix) inlet or grate at curb or walkway to receive water flows into drainage structure
- surface of asphalt adjacent to thread or grate at curb inlet
- surface of access cover for junction or isolation box
- surface of grate at receiver edge by catch basin, gutter inlet, or gutted point elevation

B (b-prefix) surface of gutter at lowest point (along water flow path)
R (r-prefix) top of retaining wall
S (s-prefix) top of wall/wall at railing
W (w-prefix) surface of finished concrete or bituminous, paver sidewalk, patio, plaza, or walk
M (m-prefix) existing/proposed manhole rim/lid; indicates to match elevation of existing surface adjacent connection

Example: A12.86M: Means that the surface of new asphalt to be at elevation 12.86 which should match the elevation of the existing asphalt surface at the point

NOTE:
SITE CONTRACTOR SHALL REVIEW THE CHEMICAL TREATMENT AND MECHANICAL MANIPULATIONS RECOMMENDED IN THE GEOTECHNICAL REPORT TO ACHIEVE PROPER COMPACTION TOP SOIL SHALL BE USED FOR FILL IN NON STRUCTURAL AREAS AND MEET THE REQUIRED 0.3 INFILTRATION RATE

N

0 10 20 40
SCALE: 1" = 20'

NOTE:
REFERENCE PRESERVATION PLAN ON SHEET L-3.1 PRIOR TO STARTING CONSTRUCTION. ALL QUESTIONS SHALL BE FORWARDED TO NATURAL DIRECTIONS, MIKE RUSSELL AND/OR THE CITY ZONING DIVISION. UNNECESSARY AND UNWANTED DAMAGE TO PROTECTED AND GRAND TREES MAY BE CAUSE FOR A MUNICIPAL SUMMONS TO BE ISSUED.

South Carolina 811

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SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.9567
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.9567
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 34933
DREW PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP

CITY OF CHARLESTON, SOUTH CAROLINA

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GRADING PLAN II

C-5.2

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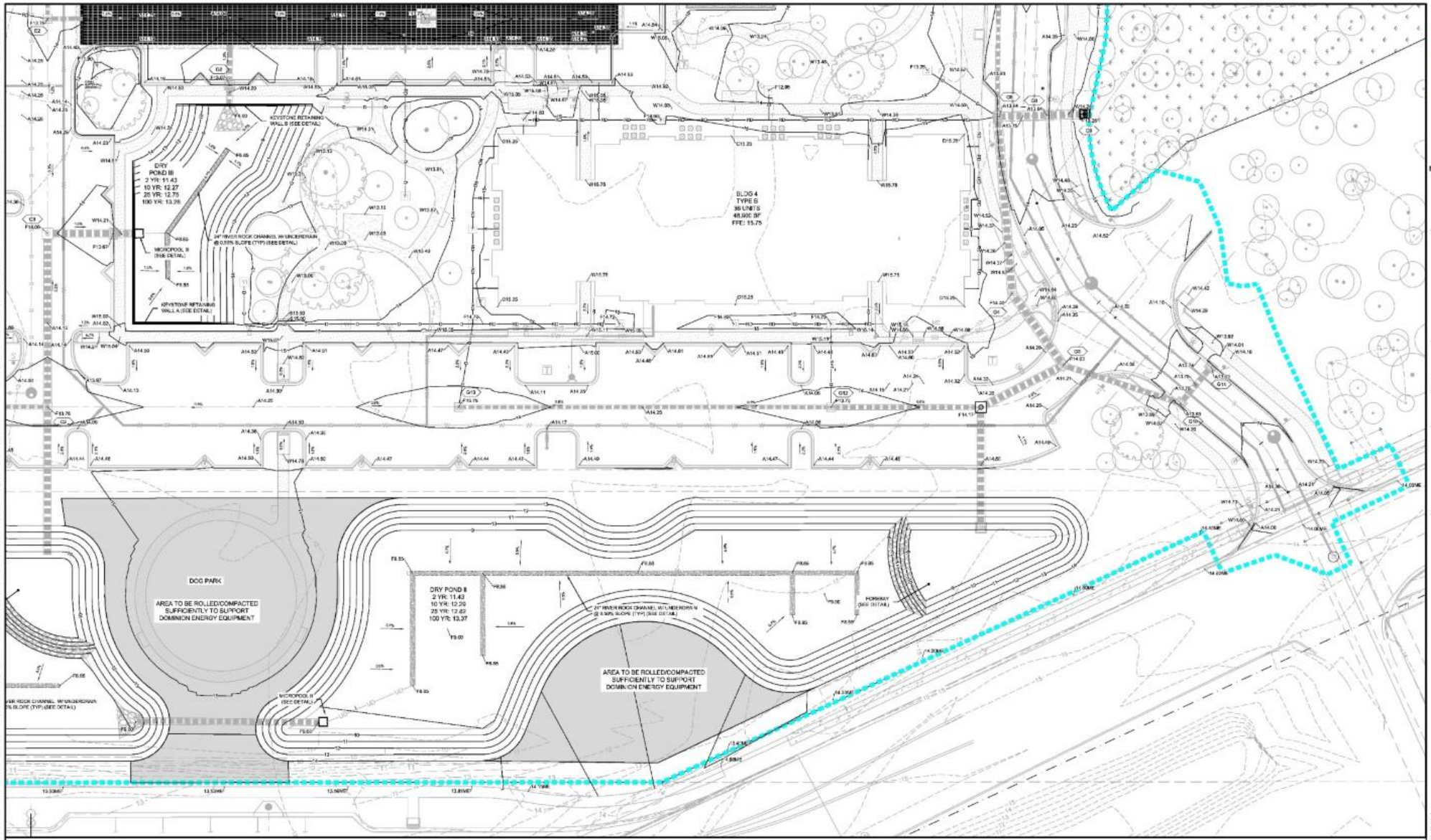

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SPOT ELEV KEY (FINISHED GRADING)

A-(asphalt) surface of finished asphalt roadway or walking path
G-(grass) rack of rock at highest point
B-(dirt) finished ground elevation
F-(flow) elevation at which surface water flows into drainage structure
- surface of asphalt adjacent to thrust or gravel at rock lake
- surface of access cover for potatoes or materials flow
- surface of grate at outside edge for catch basin, gutter inlet or gravel pond structure
G-(gutter) surface of gutter at lowest point (along water flow path)
R-(retaining top of retaining wall
S-(pole) top of thick treated wood
W-(wall) surface of finished concrete or interlocking paver sidewalk, pole, place, or slab
NE-(mesh) existing following elevation number, indicates to match elevation of existing surface at point of connection
Example: A12.5NE Means that the surface of new asphalt is to be at elevation 12.50 which should match the elevation of the existing asphalt surface at the point.

0 10 20 40
SCALE: 1" = 20'

NOTE:
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SW SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.1667
WWW.SEAMONWHITESIDE.COM

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SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 34933 GERRIT PATTERSON FARRIER

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
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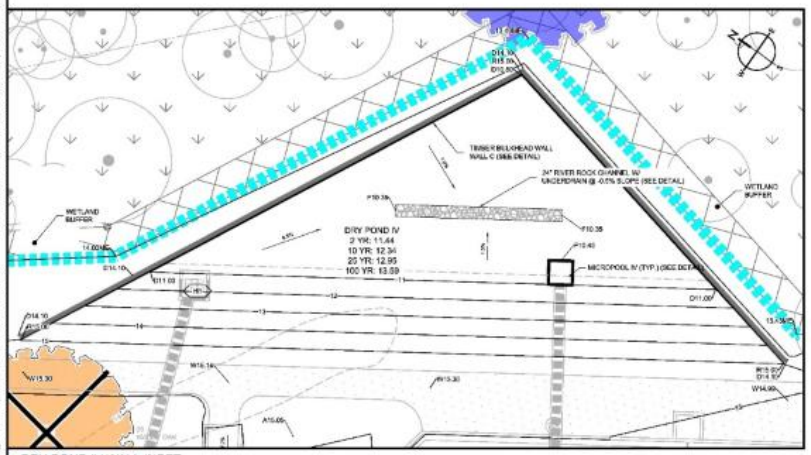
7	03/06/2020		

GRADING PLAN III

C-5.3

DRY POND III WALL INSET:
SCALE: 1" = 10'

CLUBHOUSE PARK
AREA INSET:
SCALE: 1" = 10'



DRY POND IV WALL INSET:
SCALE: 1" = 10'

DENSITY CALCULATION:

1,650 SQFT OF LOT PER ACRE
(10.06 HIGHLANDS ACRE X 43,560 SQFT/ACRE) = 438,213.60 ACRES
438,213.60 ACRES / 1,650 SQFT OF LOT PER UNIT = 265 UNITS
PROVIDING 184 UNITS

SPOT ELEV KEY (FINISHED GRADING)

A-Asphalt surface of Roadway, edge of roadway or walking path
G-Gutter back of curb at highest point
D-Grate, finished ground elevation
F-Flow line elevation at which surface water flows into drainage structure
- surface of asphalt adjacent to throat or grate at curb line
- surface of sidewalk behind the gutter or inlet/drop box
- surface of grate at outlet edge for curb, curb & gutter inlet, or grated area structure

G-Gutter surface of gutter at lowest point joining water flow path
B-Bottom elevation of retaining wall
S-Top of slope break at top of slope
W-Finish surface of finished concrete or interlocking paver sidewalk, patio, pool, or deck
ME-Match existing, following, directional number, indicates to match elevation of existing surface at point of connection
Example: A12.50W Means that the surface of new asphalt is to be at elevation 12.50 which should match the elevation of the existing asphalt surface at the point

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0 10 20 40
SCALE: 1" = 20'

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MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.1667
WWW.SEAMONWHITESIDE.COM

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SEAMON, WHITESIDE, & ASSOCIATES, INC.
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CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 34033
ROBERT PATTERSON BARNES
12/17/2019

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP

CITY OF CHARLESTON, SOUTH CAROLINA

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GRADING
PLAN IV

C-5.4

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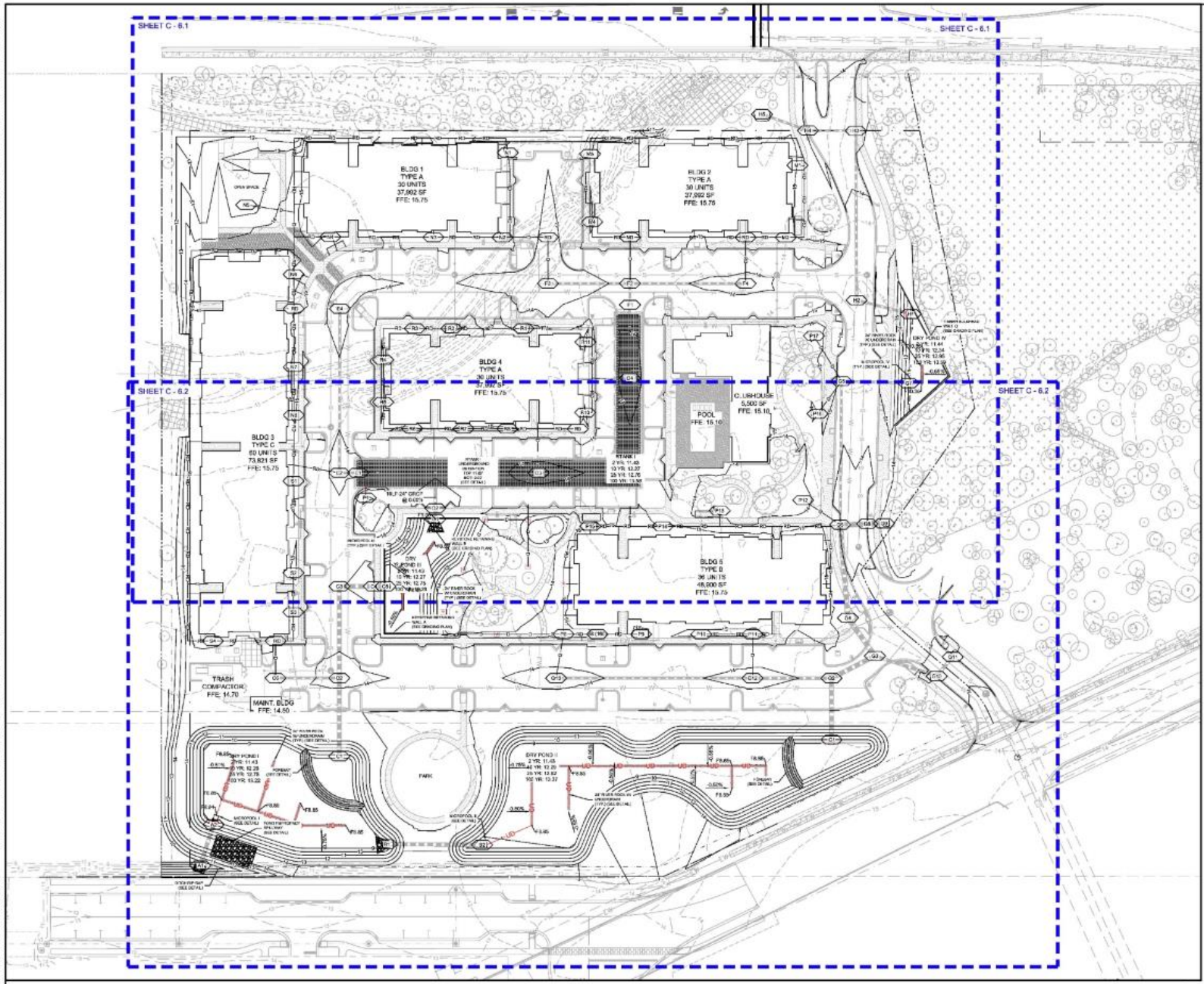

NOTES:

1. GRCP: GASKETED REINFORCED CONCRETE PIPE, ASTM C76, CLASS III, WALL B WITH GASKETED JOINTS (ASTM C443).

2. PVC: SDR-26 PVC PIPE

3. ALL PIPE JOINTS SHALL BE WRAPPED WITH MINIMUM 18" WIDTH OF NON WOVEN GEOTEXTILE.

4. ALL ROOF DRAINS SHALL BE 8" PVC WITH MIN. 0.5% SLOPE

LEGEND:

CB = CATCH BASIN
CI-1 = TYPE 1 CURB INLET (HOODED CATCH BASIN)
JB = JUNCTION BOX
OCS = OUTLET CONTROL STRUCTURE
ISO = ISOLATION BOX
BPE = BEVELED PIPE END
PE = PIPE END

RCP DRAINAGE PIPE
PVC DRAINAGE PIPE
ROOF DRAIN PIPE
CLASS B RIP RAP APRON (SEE DETAIL)
R-TANK UNDERGROUND DETENTION
ISOLATION BOX
OUTLET CONTROL STRUCTURES
CATCH BASIN
TYPE I CURB INLET
JUNCTION BOX
YARD INLET

0 15 30 60
SCALE: 1" = 30'

South Carolina 811

NOTE:
REFERENCE PRESERVATION PLAN ON SHEET L-3.1 PRIOR TO STARTING CONSTRUCTION. ALL QUESTIONS SHALL BE FORWARDED TO NATURAL DIRECTIONS, MIKE RUSSELL AND/OR THE CITY ZONING DIVISION. UNNECESSARY AND UNWANTED DAMAGE TO PROTECTED AND GRAND TREES MAY BE CAUSE FOR A MUNICIPAL SUMMONS TO BE ISSUED.

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MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.1667
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 34939 REGISTERED PATTERSON FAMILY

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT:	8010
DATE:	07/27/2020
DRAWN BY:	DEM
CHECKED BY:	RPF

REVISION HISTORY

1	01/14/2019	8	05/31/2020
2	03/04/2019	9	05/29/2020
3	06/26/2019	10	06/24/2020
4	08/26/2019	11	07/21/2020
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6	02/24/2020		
7	03/06/2020		

OVERALL DRAINAGE PLAN

C-6.0

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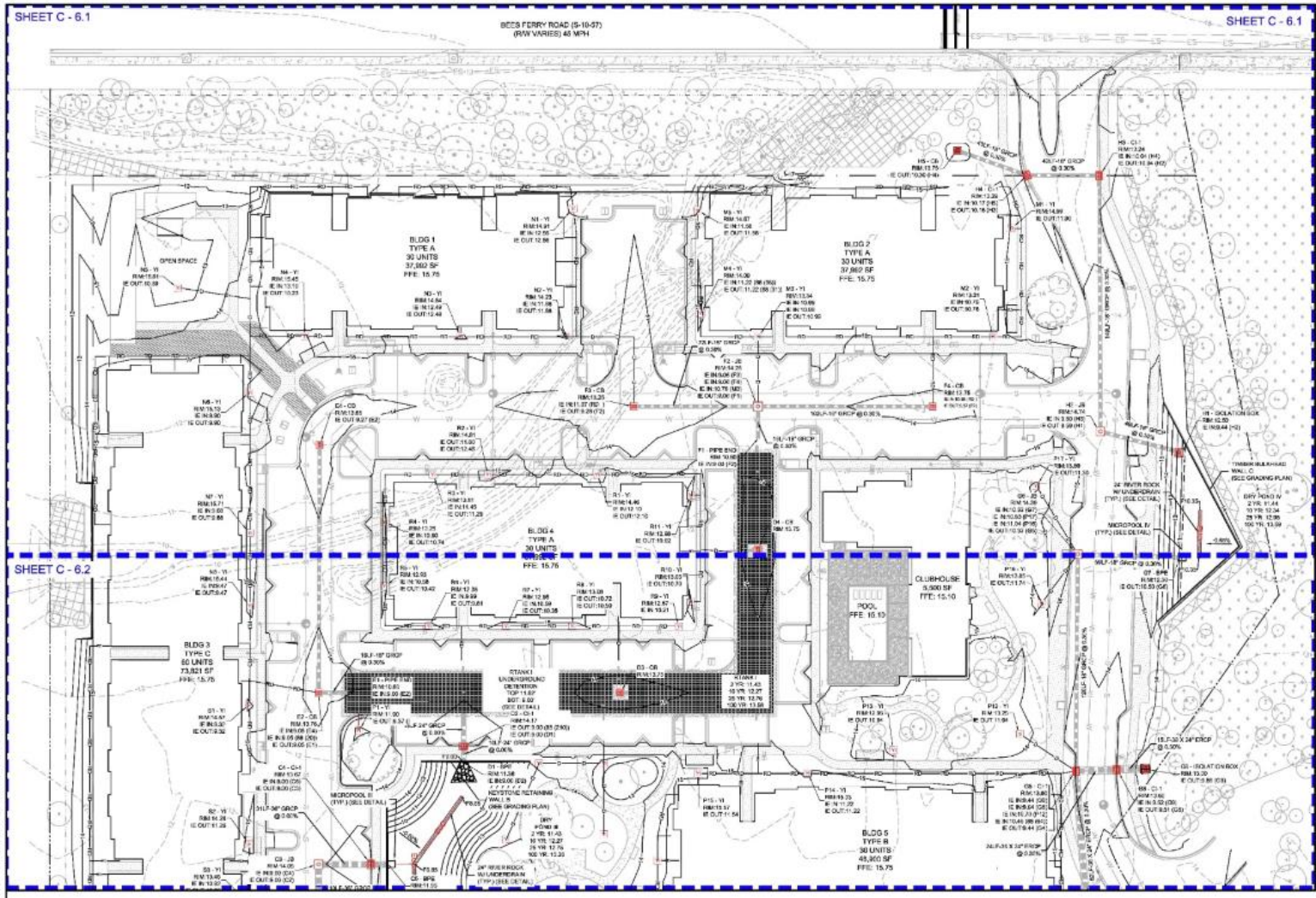

NOTES:

1. GRCP: GASKETED REINFORCED CONCRETE PIPE, ASTM C76, CLASS III, WALL B WITH GASKETED JOINTS (ASTM C443).

2. PVC: SDR-26 PVC PIPE

3. ALL PIPE JOINTS SHALL BE WRAPPED WITH MINIMUM 18" WIDTH OF NON WOVEN GEOTEXTILE.

4. ALL ROOF DRAINS SHALL BE 8" PVC WITH MIN. 0.5% SLOPE

LEGEND:

CB = CATCH BASIN
CI-1 = TYPE 1 CURB INLET (HOODED CATCH BASIN)
JB = JUNCTION BOX
OCS = OUTLET CONTROL STRUCTURE
ISO = ISOLATION BOX
BPE = BEVELED PIPE END
PE = PIPE END

RCP DRAINAGE PIPE
PVC DRAINAGE PIPE — D —
ROOF DRAIN PIPE — RD —
CLASS B RIP RAP APRON (SEE DETAIL)
R-TANK UNDERGROUND DETENTION
ISOLATION BOX
OUTLET CONTROL STRUCTURES
CATCH BASIN
TYPE I CURB INLET
JUNCTION BOX
YARD INLET

0 15 30 40
SCALE: 1" = 30'

South Carolina 811

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864.298.0534
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WWW.SEAMONWHITESIDE.COM

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No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 34993
PATTERSON, TAYLOR

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

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DRAINAGE PLAN I

C-6.1

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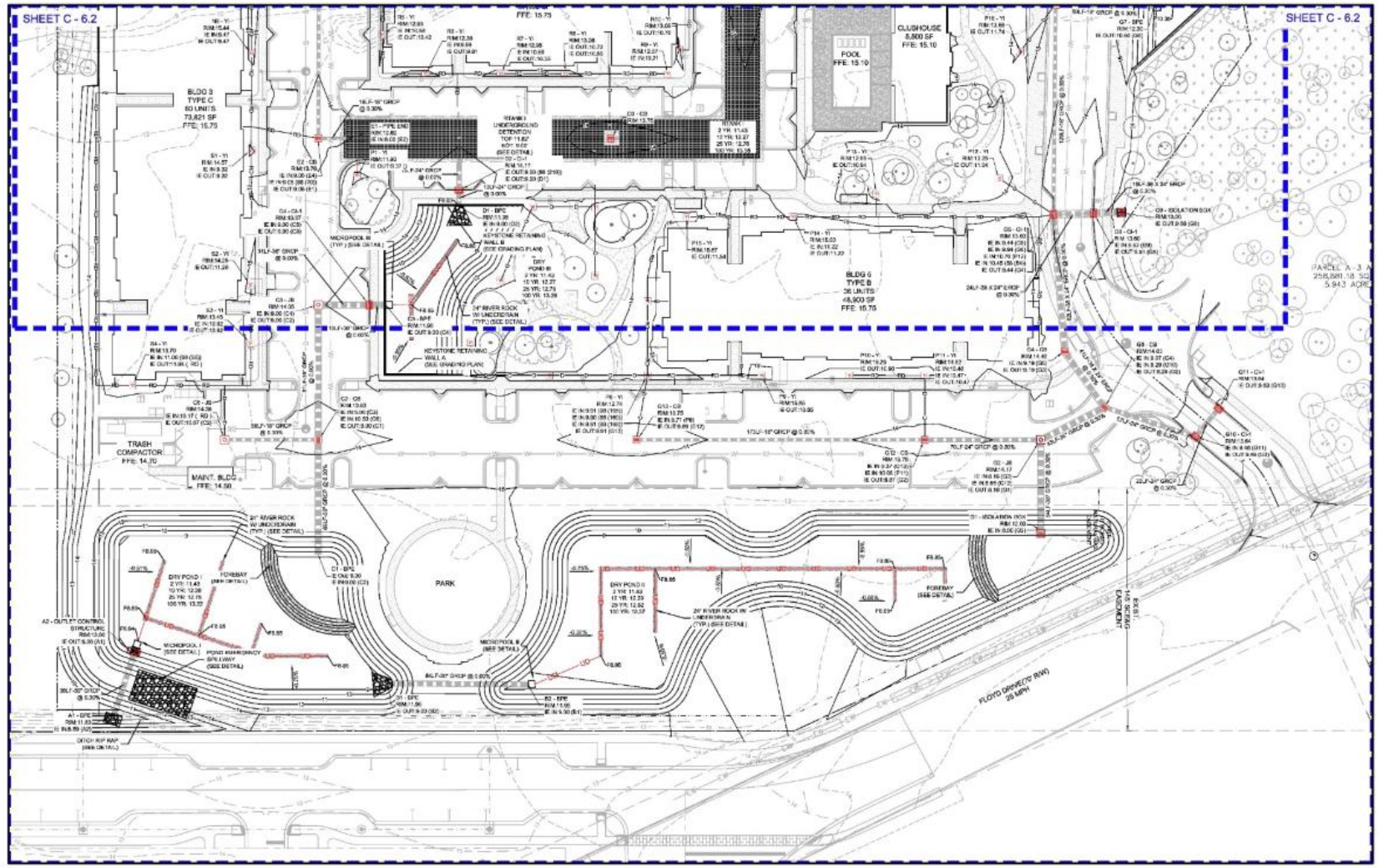

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R-TANK UNDERGROUND DETENTION
ISOLATION BOX
OUTLET CONTROL STRUCTURES
CATCH BASIN
TYPE I CURB INLET
JUNCTION BOX
YARD INLET

SCALE: 1" = 30'

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DRAINAGE PLAN II

C-6.2

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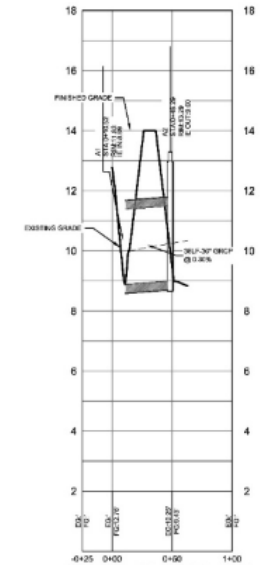

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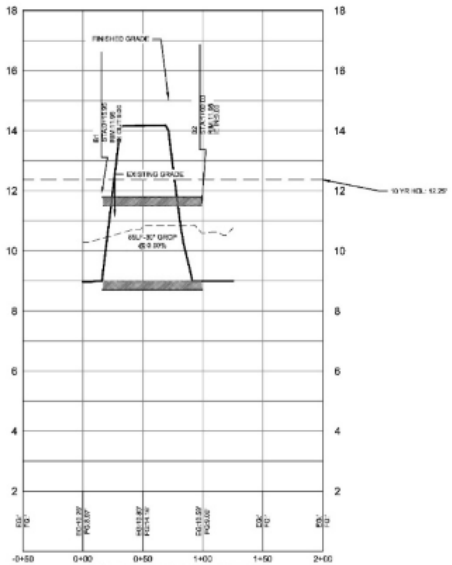

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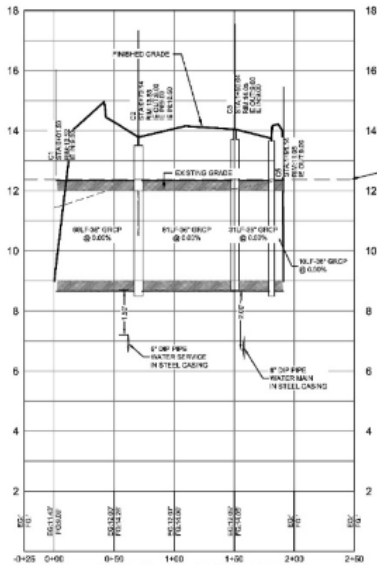

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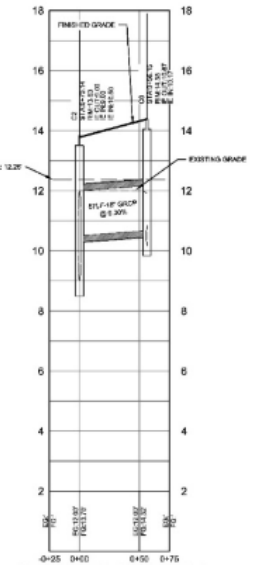

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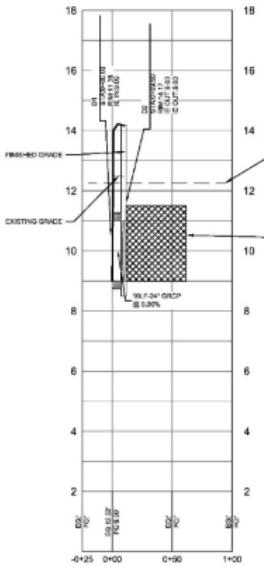
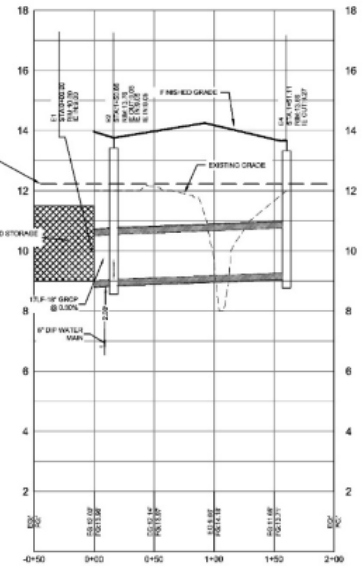
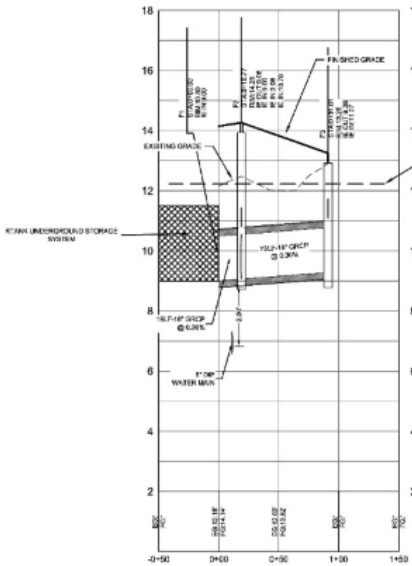


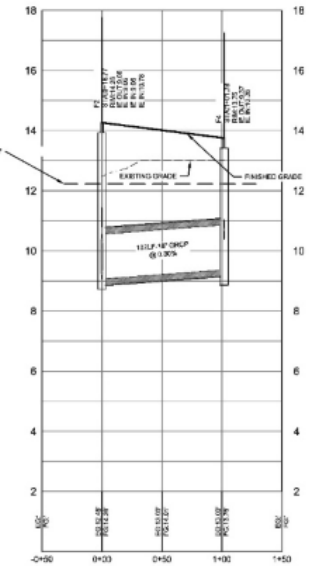
D1 TO D2 PROFILE



E1 TO E4 PROFILE



F1 TO F3 PROFILE



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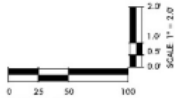

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843.884.9567
GREENVILLE, SC
864.298.0534
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843.884.9567
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 34033 ROBERT PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP

CITY OF CHARLESTON, SOUTH CAROLINA

PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT:	8010
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CHECKED BY:	RPF

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DRAINAGE PROFILES I

C-6.3

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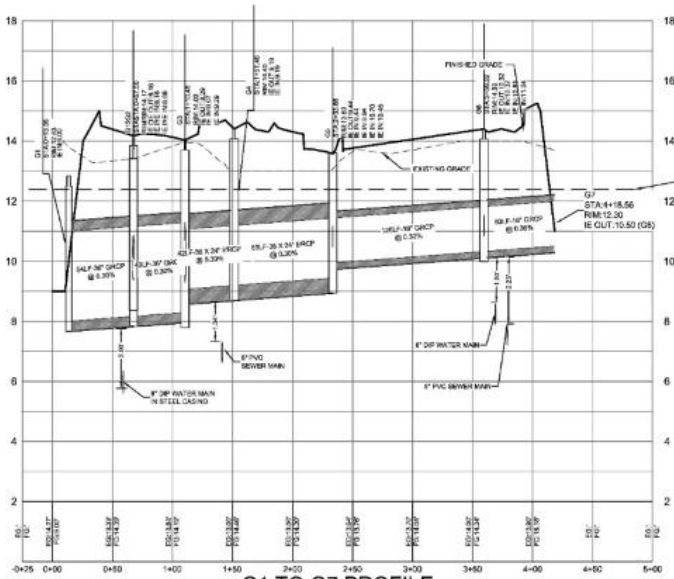
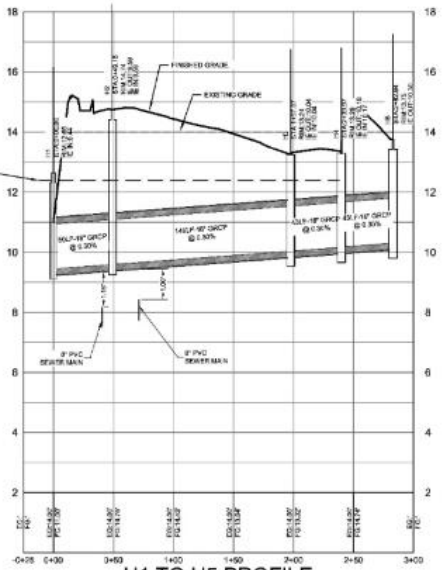
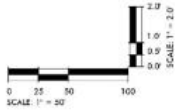


G1 TO G7 PROFILE



H1 TO H5 PROFILE



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South Carolina 811

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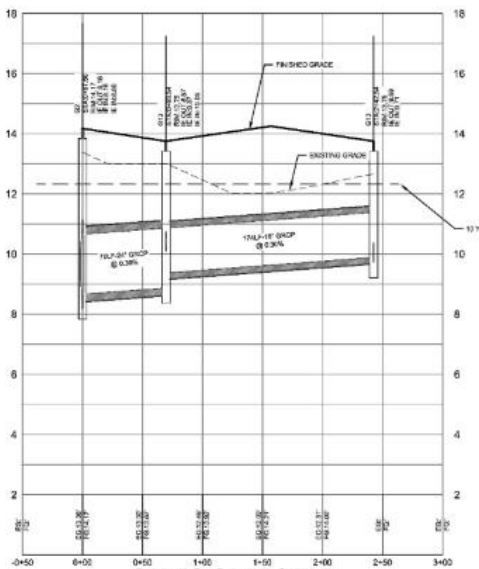
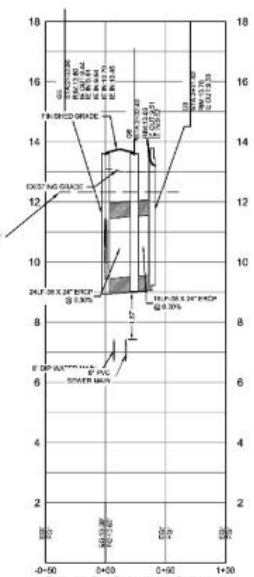
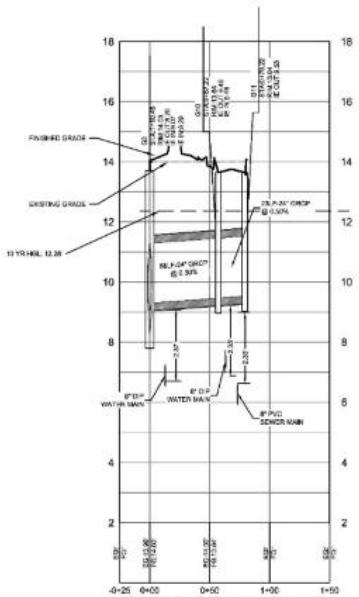


G13 TO G2 PROFILE



G5 TO G9 PROFILE



G3 TO G11 PROFILE

SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.9567
GREENVILLE, SC
864.298.0334
SUMMERVILLE, SC
843.884.9567
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 34933 CHRIST PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

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DRAINAGE PROFILES II

C-6.4

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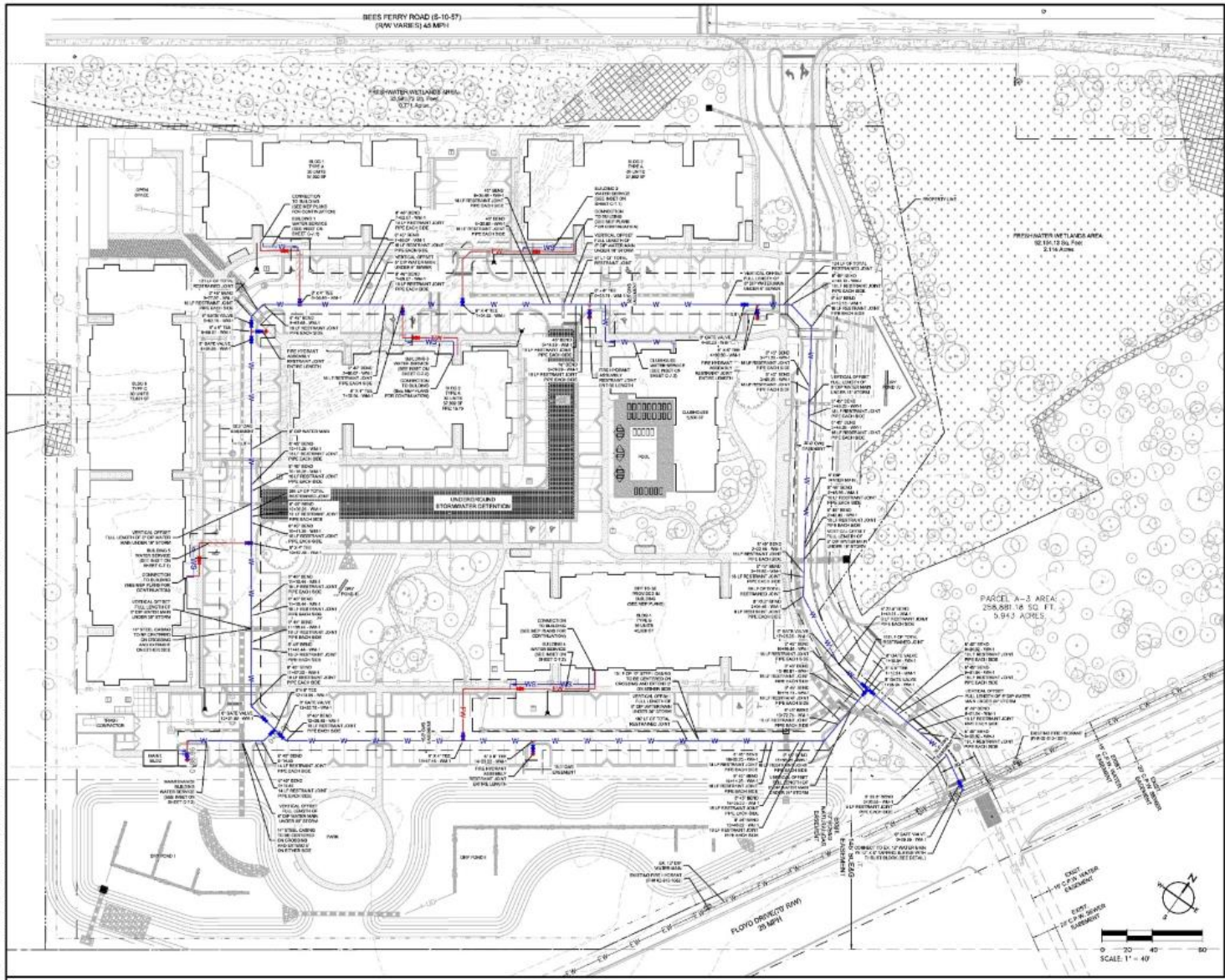

LEGEND:

AREA WITHIN R/W TO BE OPEN SAW CUT AND TRENCHED FOR INSTALLATION OF NEW UTILITIES.
ALL STREET CUTS ARE TO BE SAW CUT TO STRAIGHT EDGES AND MILLED 5' ON EACH SIDE OF THE CUT. PAVING IS TO BE TO SCDOT STANDARDS.

NOTES:

- FIRE HYDRANTS, WATER VALVES AND OTHER WATER SYMBOLS ARE SHOWN IN LARGE SCALE FOR CLARITY. REFER TO THE DETAIL SHEET FOR SPECIFIC LOCATION REQUIREMENTS FOR FIRE HYDRANTS AND OTHER ITEMS. WATER VALVES SHALL NOT BE LOCATED WITHIN THE CURB AND GUTTER.
- ALL PIPE WITHIN STEEL CASING SHALL BE RESTRAINED JOINT PIPE. PROVIDE 4' SEPARATION BETWEEN BENDS AND STEEL CASING.
- DOMESTIC AND FIRE BACKFLOW PREVENTER TO BE IN BUILDING. SEE ARCHITECTURAL PLUMBING PLANS
- SANITARY SEWER DISPOSAL - SANITARY SEWER DISPOSAL SERVICE WILL BE PROVIDED BY CWS VIA EXISTING 10" GRAVITY SEWER FLOYD DRIVE
- WATER SERVICE - WATER SERVICE WILL BE PROVIDED BY CWS VIA EXISTING 12" WATER MAIN ON FLOYD DR.
- SEWER SERVICE AND STORM CROSSING - 20 LF DFC900 PVC CENTERED UNDER STORM DRAIN
- IRRIGATION AND DOMESTIC WATER SERVICES - REQUIRE AN RP BACKFLOW DEVICE AND THE FIRE SERVICE REQUIRES DCVA

CWS DEMOLITION NOTES:

A. THE OWNER/DEVELOPER OR APPOINTED CONTRACTOR PERFORMING THE WORK FOR THE OWNER/DEVELOPER SHALL TAKE APPROPRIATE MEASURES TO PROTECT CWS' WASTEWATER COLLECTION SYSTEM FROM DAMAGE RESULTING FROM ITS OPERATIONS. NO CONSTRUCTION DEBRIS OR SURFACE RUNOFF SHALL BE DIRECTED TO THE WASTEWATER COLLECTION SYSTEM, EITHER DIRECTLY, OR VIA SERVICE LATERALS. PRIVATE PLUMBING CONNECTIONS TO THE CWS SYSTEM THAT ARE CUT PENDING RECONNECTION SHALL BE APPROPRIATELY CAPPED. ABANDONED SERVICE CONNECTIONS SHALL BE PERMANENTLY PLUGGED AND INSPECTED BY CWS PRIOR TO BACKFILLING.

B. CWS WASTEWATER COLLECTIONS DEPARTMENT (WWC) MUST BE NOTIFIED WHEN DEMOLITION COMMENCES. EMAIL WASTEWATERINSPECTORS@CHARLESTONCPW.COM, ALLOWING UP TO 72 HOURS TO SCHEDULE INSPECTION. THE OWNER/DEVELOPER WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING INFRASTRUCTURE OR CONSTRUCTION DEBRIS FOUND WITHIN THE SEWER SYSTEM AS A RESULT OF ACTIVITIES ASSOCIATED WITH THIS PROJECT WITHIN 100 FEET OF THE DEMOLITION AREA.

WATER PLAN NOTES:

1. FOR ANY WATER SERVICE TO BE ABANDONED, THE CONTRACTOR SHALL RETURN THE EXISTING WATER METER TO CHARLESTON WATER SYSTEM. THE EXISTING METER BOX SHALL BE LEFT IN PLACE TO MARK THE LOCATION OF THE ABANDONED SERVICE LINE. THE CONTRACTOR SHALL COORDINATE THIS WITH CWS.

LEGEND

—EW—	EXISTING WATER MAIN
—ES—	EXISTING SEWER MAIN
—W—	NEW WATER MAIN
—FW—	FIRE LINE
—S—	NEW SEWER MAIN
—SS—	NEW SEWER SERVICE
	REMOTE FDC
	NEW FIRE HYDRANT ASSEMBLY
	NEW GATE VALVE
	RESTRAINED JOINT

NOTE:
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PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP
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4	09/25/2019	11	07/21/2020
5	01/03/2020	12	07/27/2020
6	02/24/2020		
7	03/06/2020		

WATER PLAN

C-7.0

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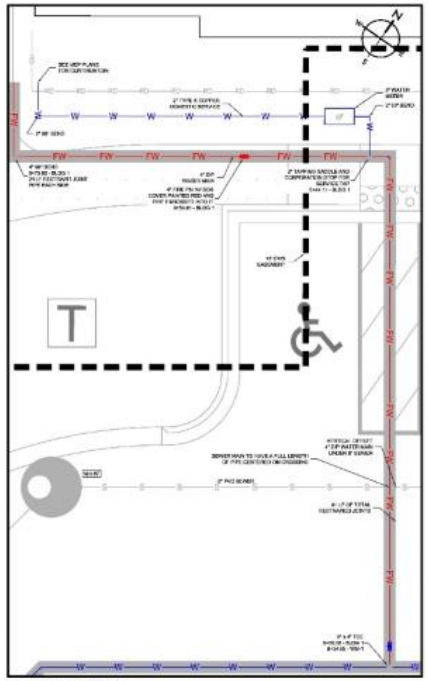
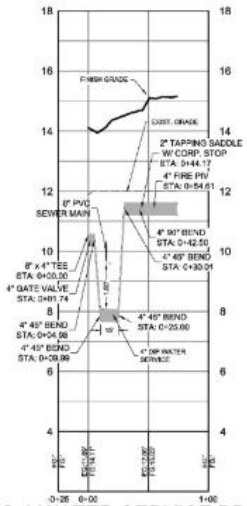
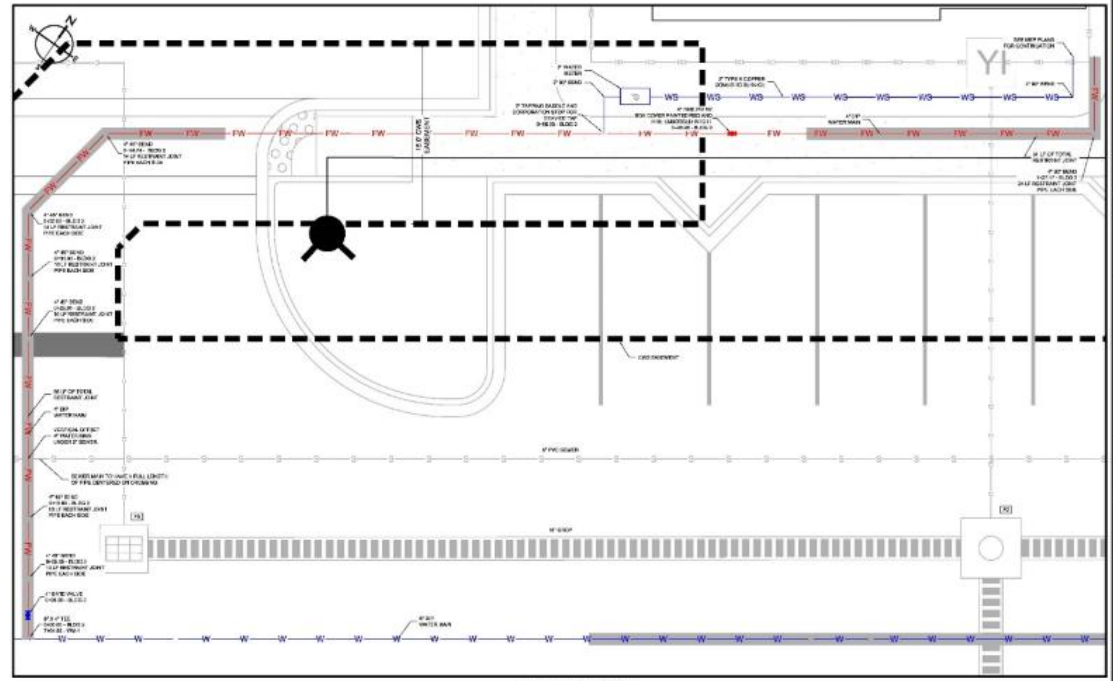


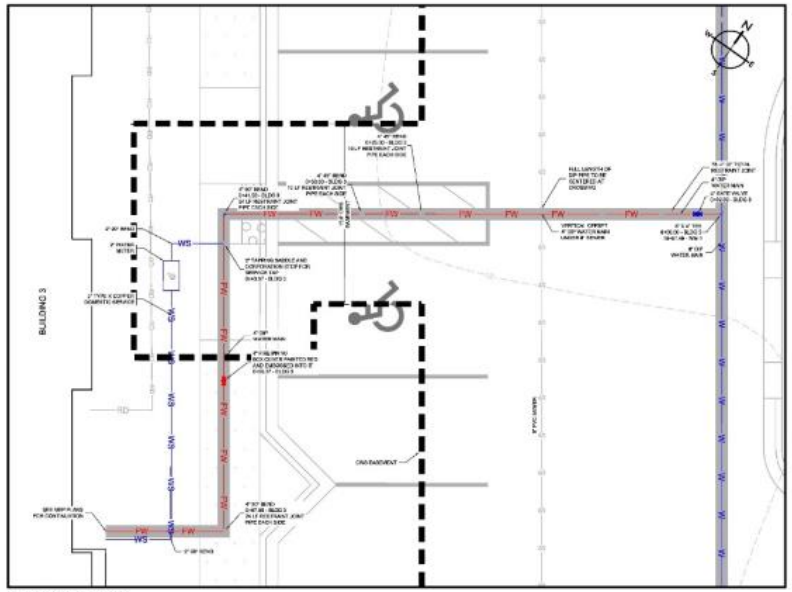
BUILDING 1 INSET:
SCALE: 1" = 3'



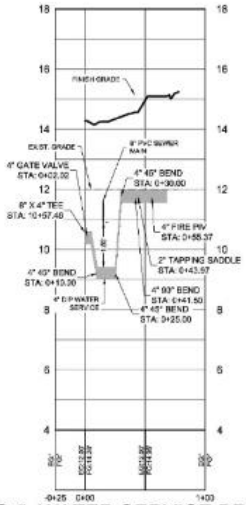
BLDG 1 WATER SERVICE PROFILE



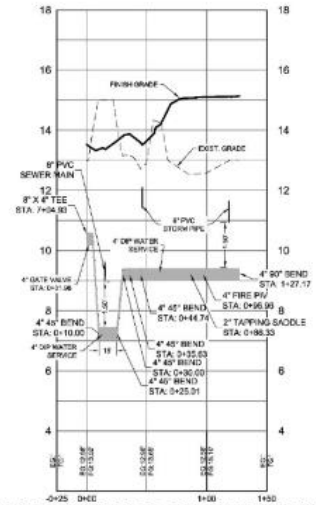
BUILDING 2 INSET:
SCALE: 1" = 3'



BUILDING 5 INSET:
SCALE: 1" = 5'



BLDG 5 WATER SERVICE PROFILE



BLDG 2 WATER SERVICE PROFILE

0 25 50 100
SCALE: 1" = 50'

2.0 1.0 0.5 0.0
SCALE: 1" = 2.0

South Carolina 811

NOTE:
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MOUNT PLEASANT, SC
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GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.9567
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SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 34933 RYAN PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP

CITY OF CHARLESTON, SOUTH CAROLINA

PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT:	8010
DATE:	07/27/2020
DRAWN BY:	DEM
CHECKED BY:	RPF

REVISION HISTORY

1	01/14/2019	8	05/01/2020
2	03/04/2019	9	05/22/2020
3	05/25/2019	10	06/29/2020
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6	02/24/2020		
7	03/06/2020		

WATER SERVICE PLAN I

C-7.1

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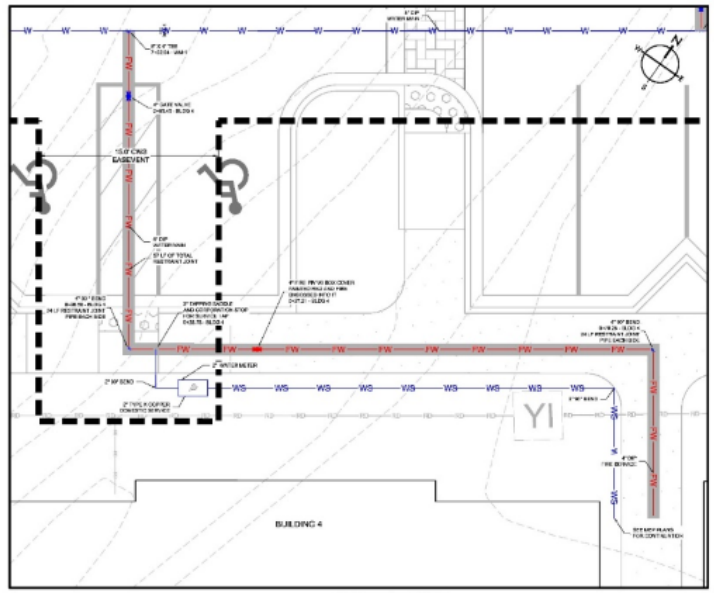
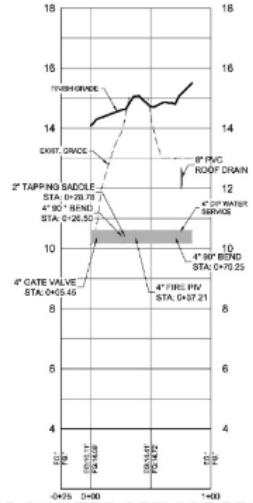
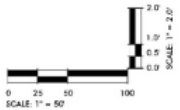


BUILDING 3 INSET:
SCALE: 1" = 5'



BLDG 3 WATER SERVICE PROFILE



NOTE:
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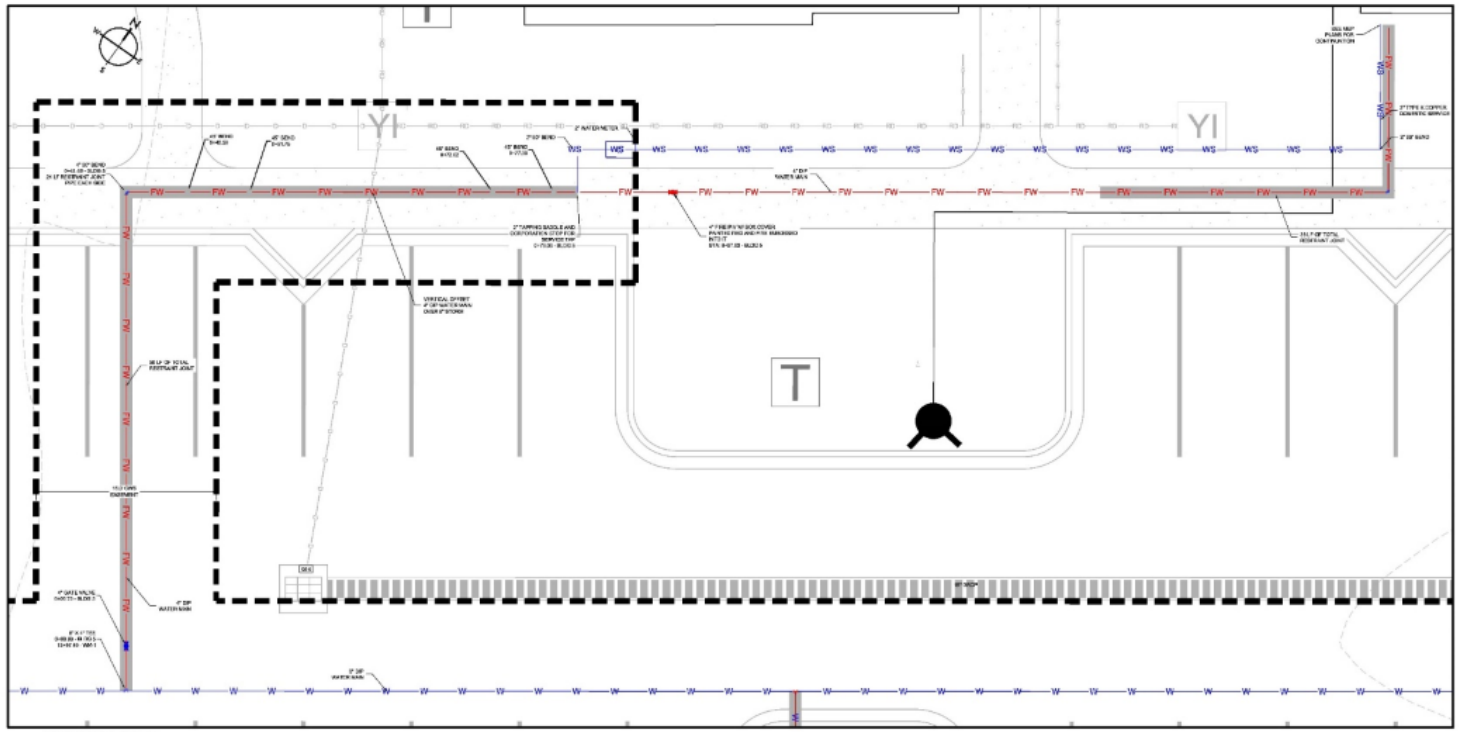
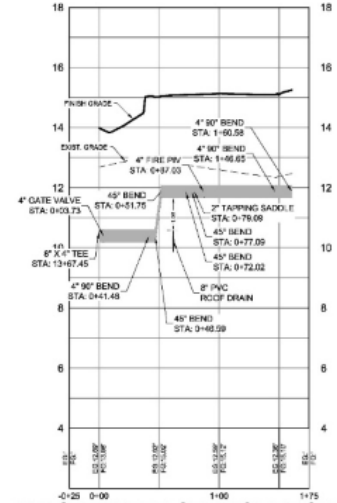


BUILDING 4 INSET:
SCALE: 1" = 5'



BLDG 4 WATER SERVICE PROFILE

SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.1667
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C30472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 34939 ROBERT PATTERSON FARMER

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT:	8010
DATE:	07/27/2020
DRAWN BY:	DEM
CHECKED BY:	RPF

REVISION HISTORY

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6	03/24/2020		
7	03/06/2020		

WATER SERVICE PLAN II

C-7.2

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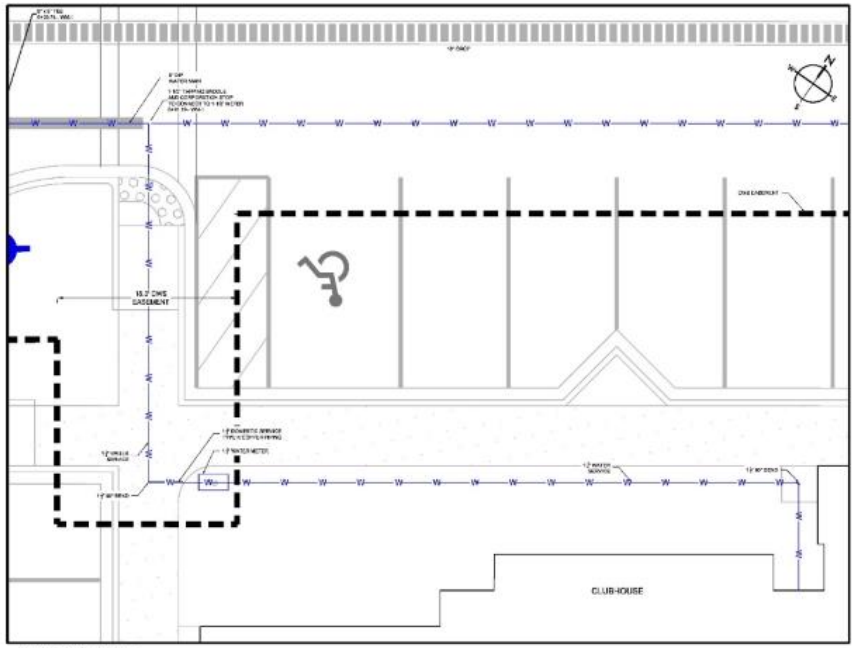
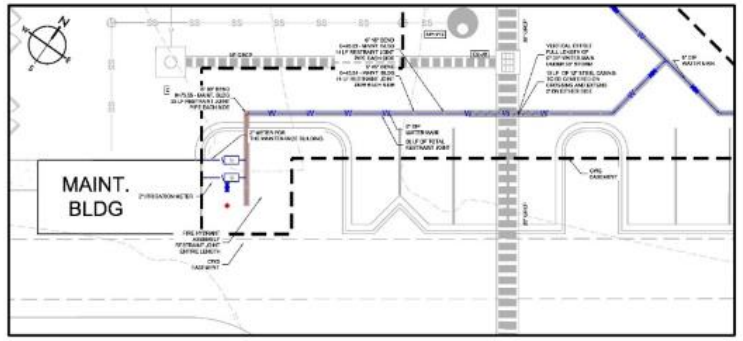
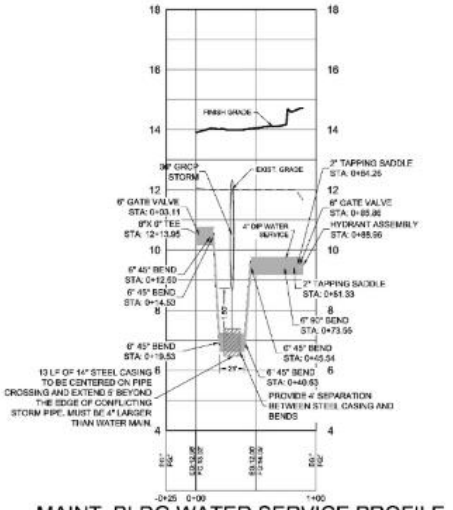


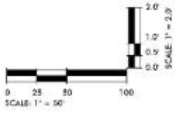
CLUBHOUSE INSET:
SCALE: 1" = 5'



MAINTENANCE BUILDING INSET:
SCALE: 1" = 10'



MAINT. BLDG WATER SERVICE PROFILE



South Carolina 811

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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 34939 ROBERT PATTERSON FARMER

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP

CITY OF CHARLESTON, SOUTH CAROLINA

PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

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7	03/06/2020		

WATER SERVICE PLAN III

C-7.3

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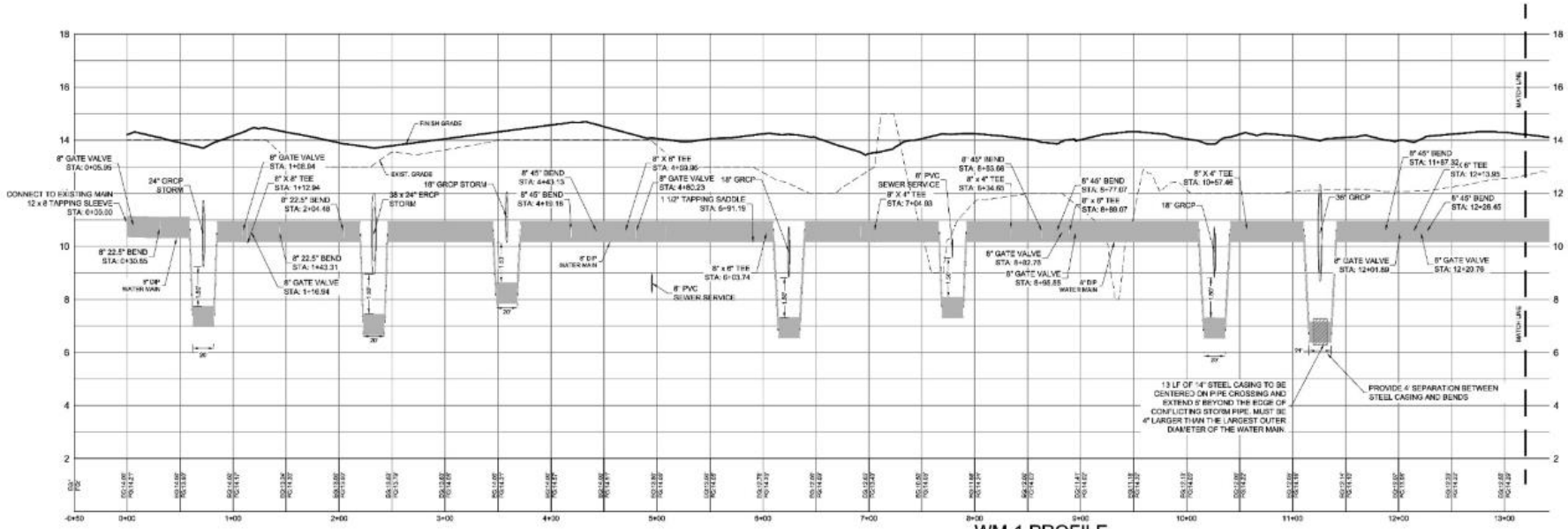
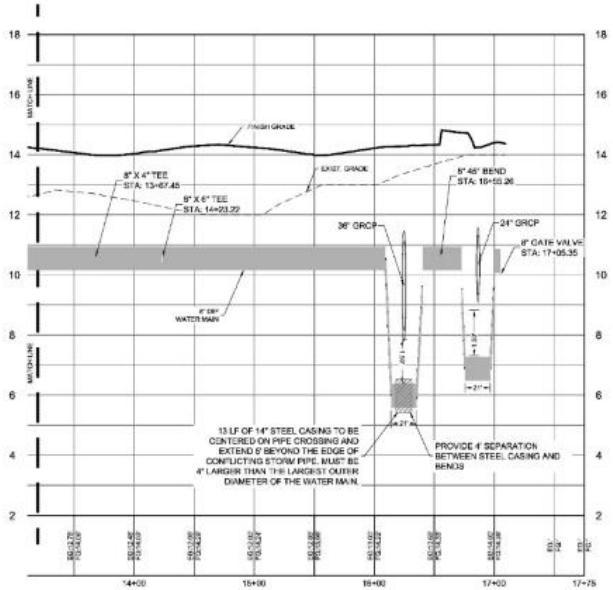


WM-1 PROFILE



WM-1 PROFILE

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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 34933 RYAN PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP

CITY OF CHARLESTON, SOUTH CAROLINA

PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SCALE: 1" = 50

SW+ PROJECT: 8010
DATE: 07/27/2020
DRAWN BY: DEM
CHECKED BY: RPF

REVISION HISTORY

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WATER PROFILES

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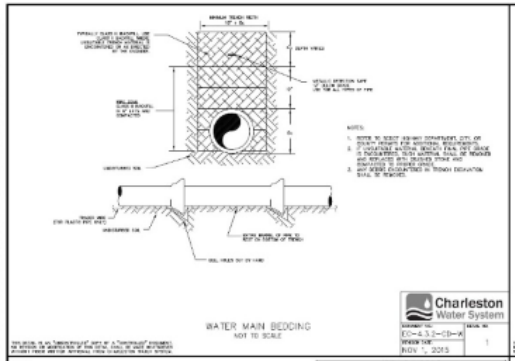
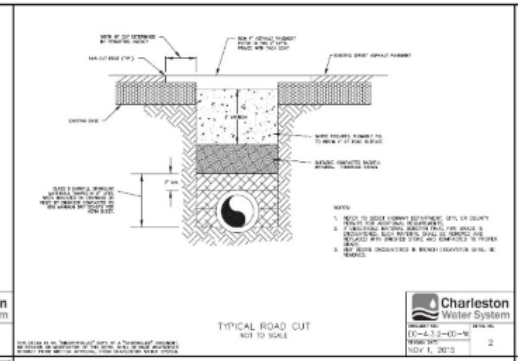
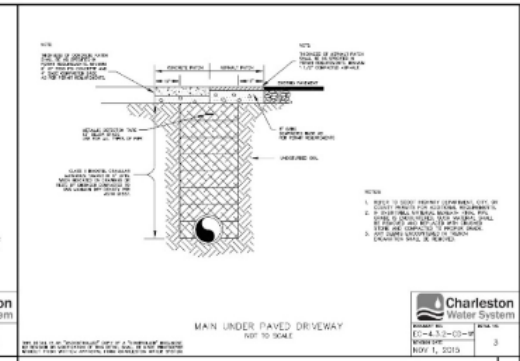


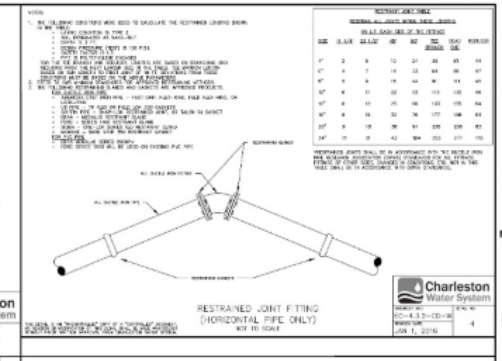
WATER MAIN BEDDING
NOT TO SCALE



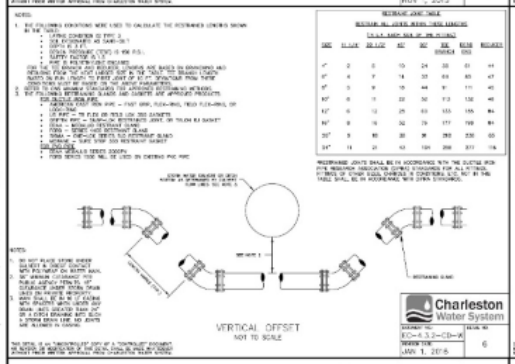
TYPICAL ROAD CUT
NOT TO SCALE



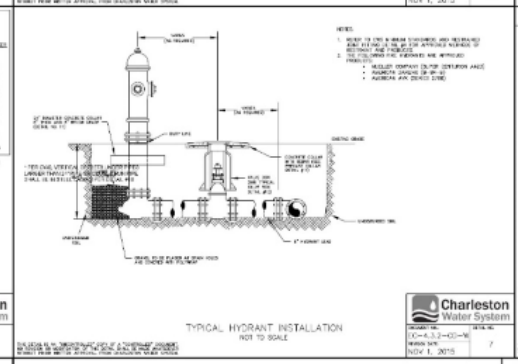
MAIN UNDER PAVED DRIVEWAY
NOT TO SCALE



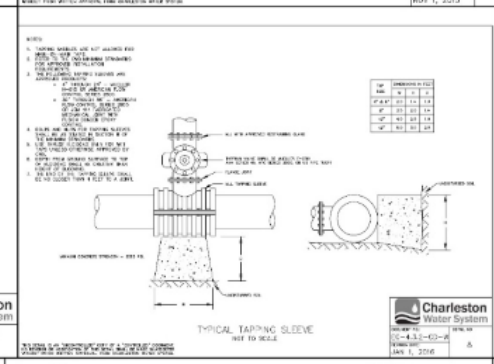
RESTRAINED JOINT FITTING
(HORIZONTAL PIPE ONLY)
NOT TO SCALE



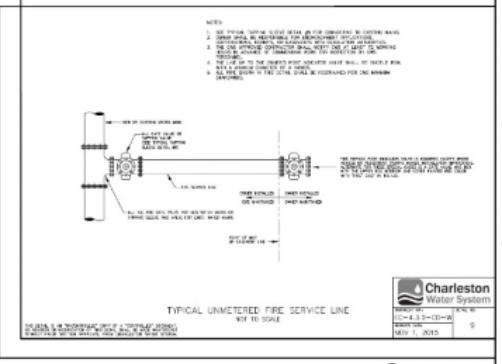
VERTICAL OFFSET
NOT TO SCALE



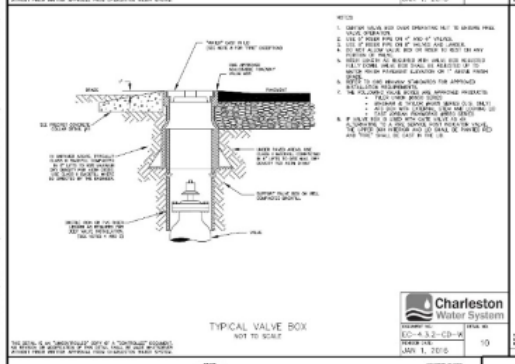
TYPICAL HYDRANT INSTALLATION
NOT TO SCALE



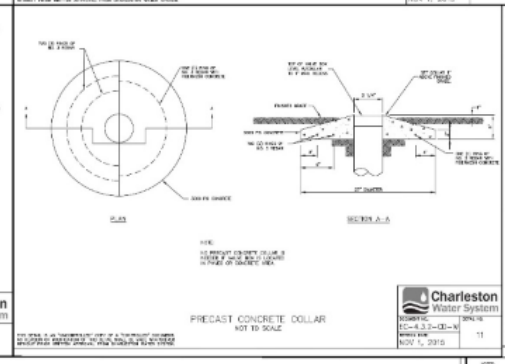
TYPICAL TAPPING SLEEVE
NOT TO SCALE



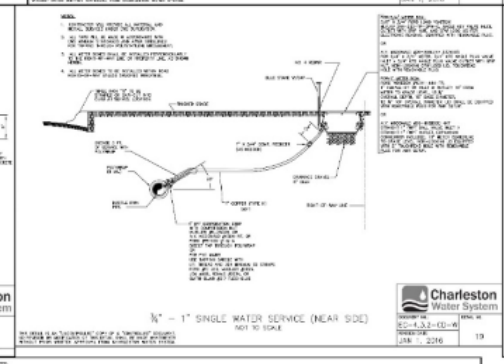
TYPICAL UNMETERED FIRE SERVICE LINE
NOT TO SCALE



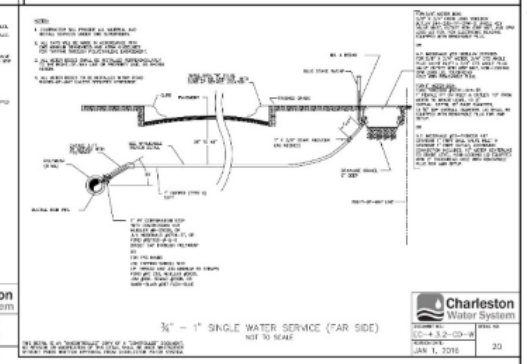
TYPICAL VALVE BOX
NOT TO SCALE



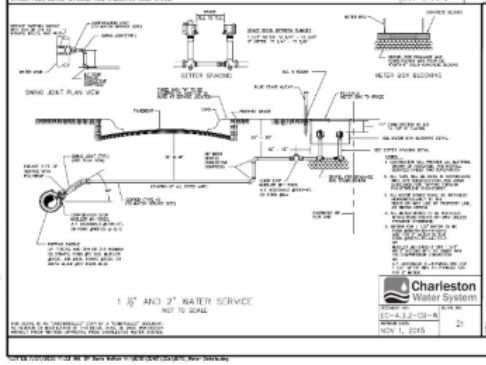
PRECAST CONCRETE DOLLAR
NOT TO SCALE



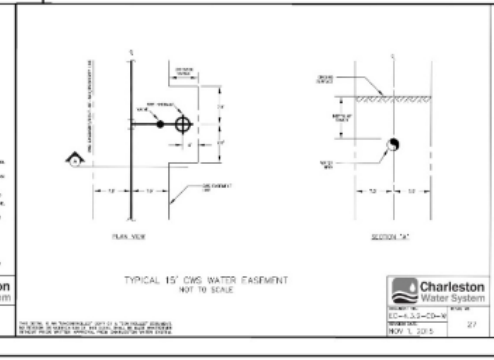
¾" – 1" SINGLE WATER SERVICE (NEAR SIDE)
NOT TO SCALE



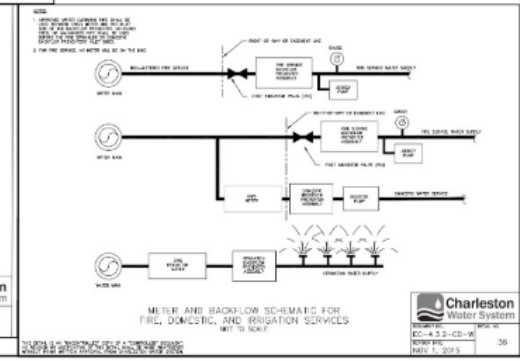
¾" – 1" SINGLE WATER SERVICE (FAR SIDE)
NOT TO SCALE



1 ½" AND 2" WATER SERVICE
NOT TO SCALE



TYPICAL 15' CWS WATER EASEMENT
NOT TO SCALE



METER AND BACKFLOW SCHEMATIC FOR
FIRE, DOMESTIC, AND IRRIGATION SERVICES
NOT TO SCALE

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SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 34033
PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

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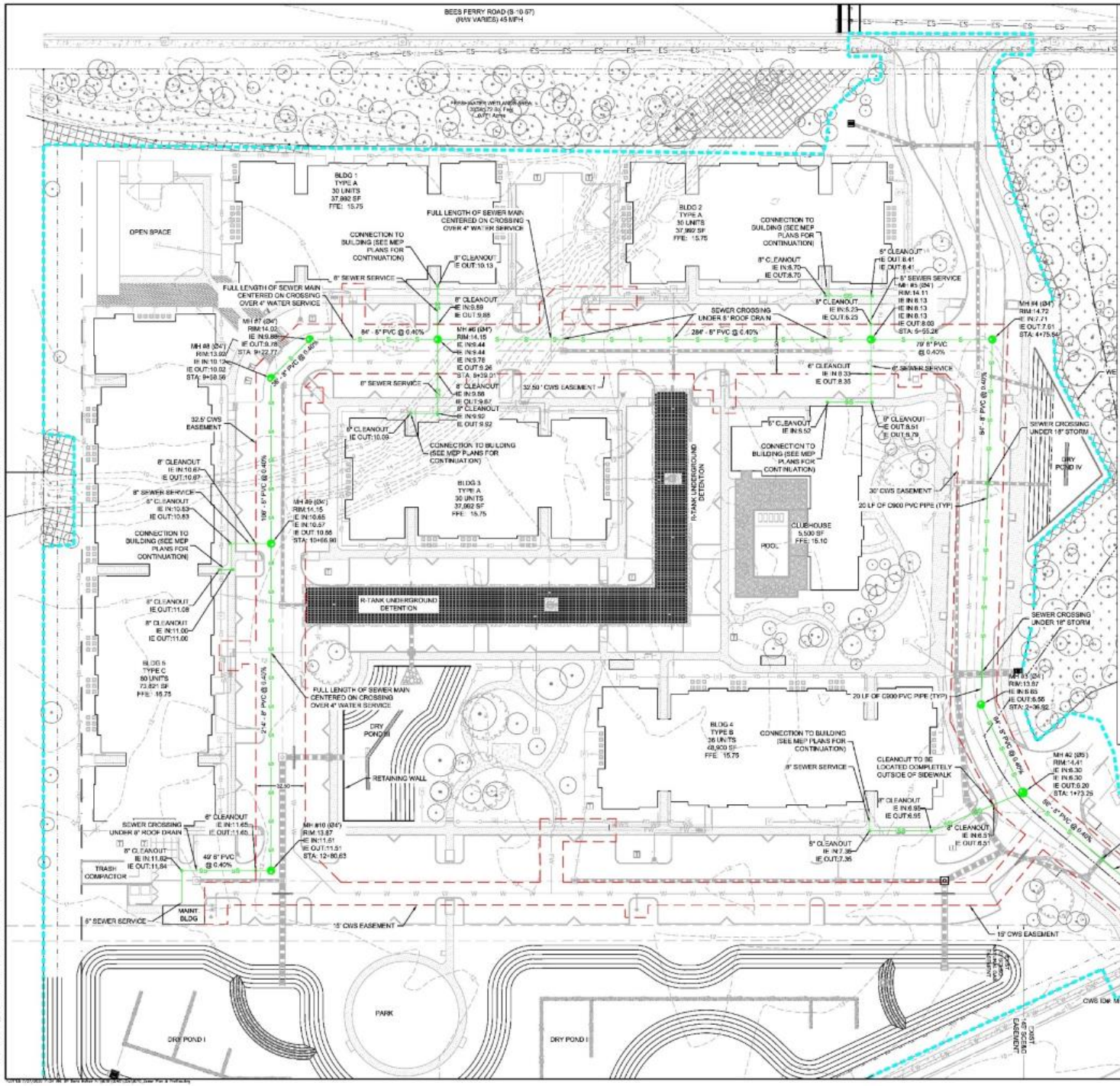
WATER DETAILS

C-7.5



LEGEND:

AREA WITHIN R/W TO BE OPEN SAW CUT AND TRENCHED FOR INSTALLATION OF NEW UTILITIES.
ALL STREET CUTS ARE TO BE SAW CUT TO STRAIGHT EDGES AND MILLED 5' ON EACH SIDE OF THE CUT. PAVING IS TO BE TO SCDOT STANDARDS.

NOTES:

- ALL PIPES DESIGNATED AS P.V.C. IN THE PLAN SHALL BE SDR-26 PIPE, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEWER SERVICES SHALL BE 8" UNLESS OTHERWISE INDICATED ON PLANS.
- SEWER CLEANOUTS LOCATED IN PAVEMENT SHALL HAVE A TRAFFIC RATED COVER. USE NEENAH COVERS OR APPROVED EQUAL. ANY SUBSTITUTES SHALL BE APPROVED BY CWS PRIOR TO INSTALLATION.
- SANITARY SEWER DISPOSAL - SANITARY SEWER DISPOSAL SERVICE WILL BE PROVIDED BY CWS VIA EXISTING 18" GRAVITY SEWER MAIN ON MEETING STREET.
- WATER SERVICE - WATER SERVICE WILL BE PROVIDED BY CWS VIA EXISTING 24" WATER MAIN ON MEETING STREET.
- SEWER SERVICE AND STORM CROSSING - FOR ALL CROSSINGS BETWEEN 18 - 42 IN. OF VERTICAL SEPARATION, 20 LF OF C900 PVC CENTERED UNDER STORM DRAIN
- SEWER CLEANOUTS - LOCATED IN ASPHALT OR CONCRETE SHALL HAVE A TRAFFIC RATED COVER PER DETAIL #54
- IRRIGATION AND DOMESTIC WATER SERVICES - REQUIRE AN RP BACKFLOW DEVICE AND THE FIRE SERVICE REQUIRES DCVA
- SWIMMING POOL PLUMBING - MUST BE ROUTED TO THE SANITARY SEWWER SYSTEM

CWS SEWER DEMOLITION NOTES:

C. THE OWNER/DEVELOPER OR APPOINTED CONTRACTOR PERFORMING THE WORK FOR THE OWNER/DEVELOPER SHALL TAKE APPROPRIATE MEASURES TO PROTECT CWS' WASTEWATER COLLECTION SYSTEM FROM DAMAGE RESULTING FROM ITS OPERATIONS. NO CONSTRUCTION DEBRIS OR SURFACE RUNOFF SHALL BE DIRECTED TO THE WASTEWATER COLLECTION SYSTEM, EITHER DIRECTLY, OR VIA SERVICE LATERALS. PRIVATE PLUMBING CONNECTIONS TO THE CWS SYSTEM THAT ARE CUT PENDING RECONNECTION SHALL BE APPROPRIATELY CAPPED. ABANDONED SERVICE CONNECTIONS SHALL BE PERMANENTLY PLUGGED AND INSPECTED BY CWS PRIOR TO BACKFILLING.

D. CWS WASTEWATER COLLECTIONS DEPARTMENT (WWC) MUST BE NOTIFIED WHEN DEMOLITION COMMENCES. EMAIL WASTEWATERINSPECTORS@CHARLESTONCPW.COM, ALLOWING UP TO 72 HOURS TO SCHEDULE INSPECTION. THE OWNER/DEVELOPER WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING INFRASTRUCTURE OR CONSTRUCTION DEBRIS FOUND WITHIN THE SEWER SYSTEM AS A RESULT OF ACTIVITIES ASSOCIATED WITH THIS PROJECT WITHIN 100 FEET OF THE DEMOLITION AREA.

E. ALL SEWER MAINS INSTALLED UNDER SINGLE BARREL STORM DRAIN PIPE LARGER THAN 24" IN DIAMETER OR MULTIPLE BARREL STORM PIPE REGARDLESS OF DIAMETER, SHALL BE INSTALLED IN STEEL CASING PIPE. CASING PIPE SHALL EXTEND 5' ON BOTH SIDES OF THE CROSSING, MEASURED PERPENDICULAR TO THE OUTSIDE OF THE STORM PIPE. STEEL CASING INSIDE DIAMETER SHALL BE A MINIMUM 4" LARGER THAN THE LARGEST OUTSIDE DIAMETER OF THE SEWER MAIN LOCATED INSIDE THE STEEL CASING.

SCALE: 1" = 30'

LEGEND

- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING SEWER SERVICE TO BE ABANDONED
- DENOTES CAP ON EXISTING SEWER SERVICE
- NEW WATER MAIN
- NEW SEWER MAIN
- NEW CLEANOUT STRUCTURE
- NEW MANHOLE STRUCTURE
- EXISTING MANHOLE STRUCTURE

NOTE:
REFERENCE PRESERVATION PLAN ON SHEET L-3.1 PRIOR TO STARTING CONSTRUCTION. ALL QUESTIONS SHALL BE FORWARDED TO NATURAL DIRECTIONS, MIKE RUSSELL AND/OR THE CITY ZONING DIVISION. UNNECESSARY AND UNWANTED DAMAGE TO PROTECTED AND GRAND TREES MAY BE CAUSE FOR A MUNICIPAL SUMMONS TO BE ISSUED.

South Carolina 811

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.9567
GREENVILLE, SC
864.298.0334
SUMMERVILLE, SC
843.884.9567

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C30472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 34933 DAVID PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 07/27/2020
DRAWN BY: DEM
CHECKED BY: RPF

REVISION HISTORY

1	01/14/2019	8	05/01/2020
2	03/04/2019	9	05/22/2020
3	05/25/2019	10	06/29/2020
4	09/25/2019	11	07/21/2020
5	01/03/2020	12	07/27/2020
6	02/24/2020		
7	03/06/2020		

SEWER PLAN

C-8.1

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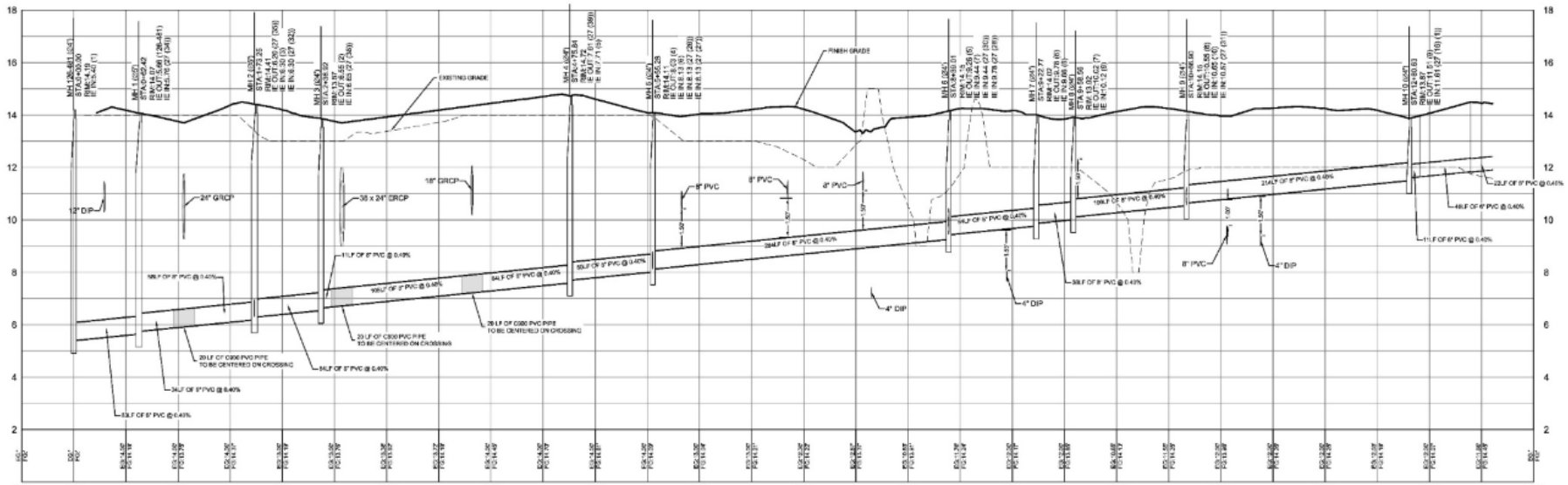
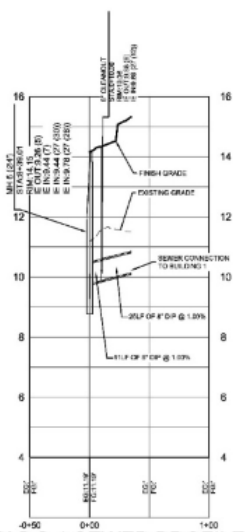
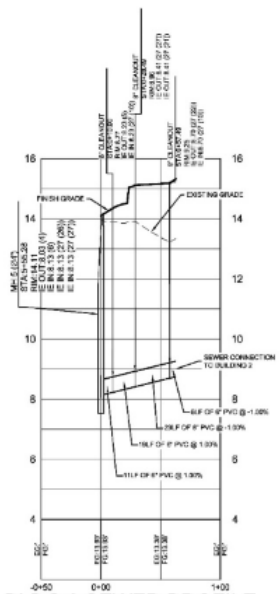


SEWER PROFILE



BLDG 1 SEWER PROFILE



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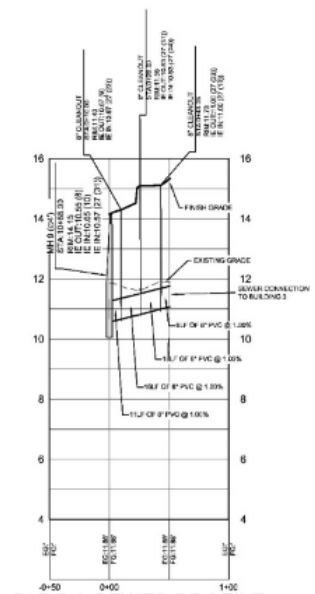

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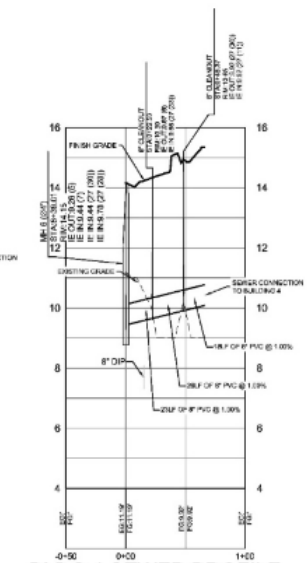

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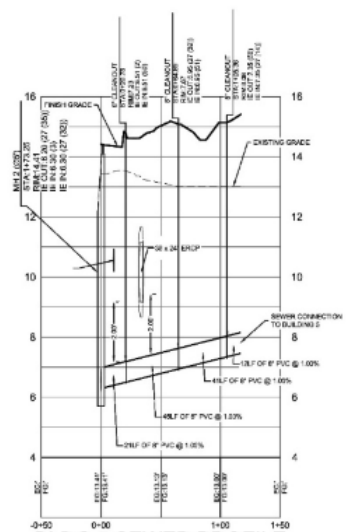

BLDG 5 SEWER PROFILE

EXISTING UTILITY NOTE:

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SCALE: 1" = 50'

SCALE: 1" = 2.0'

SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.299.0534
SUMMERVILLE, SC
843.894.1667
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 34939 RYAN PATTERSON FARRIS

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP

CITY OF CHARLESTON, SOUTH CAROLINA

PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

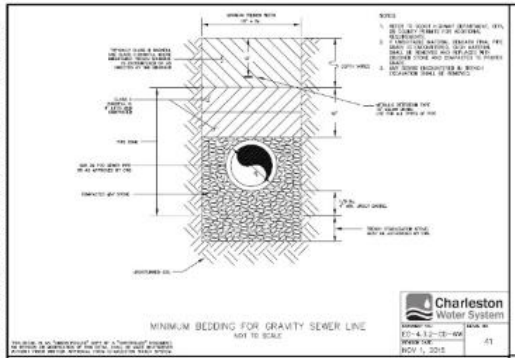
SW+ PROJECT:	8010
DATE:	07/27/2020
DRAWN BY:	DEM
CHECKED BY:	RPF

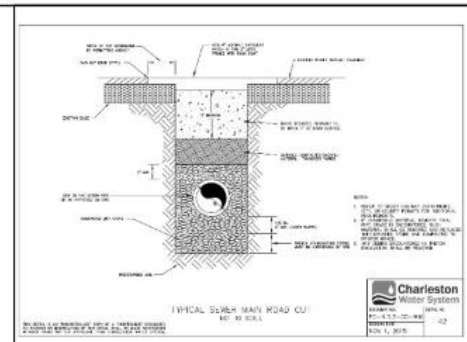
REVISION HISTORY

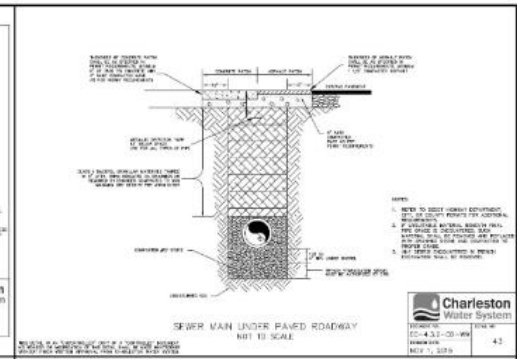
1	01/14/2019	8	08/31/2020
2	03/04/2019	9	09/29/2020
3	05/06/2019	10	06/29/2020
4	06/06/2019	11	07/21/2020
5	01/02/2020	12	07/27/2020
6	02/24/2020		
7	03/06/2020		

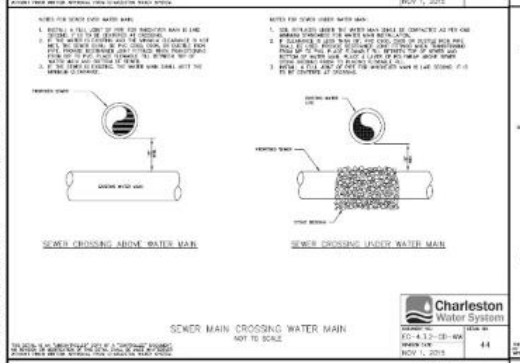
SEWER PROFILES

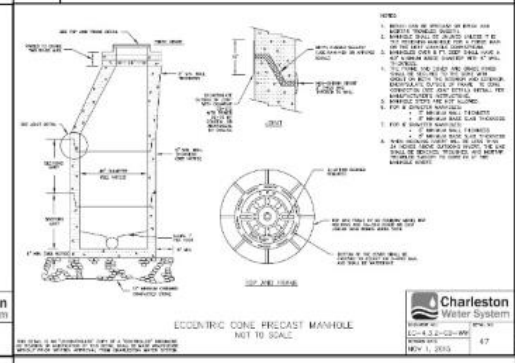
C-8.2

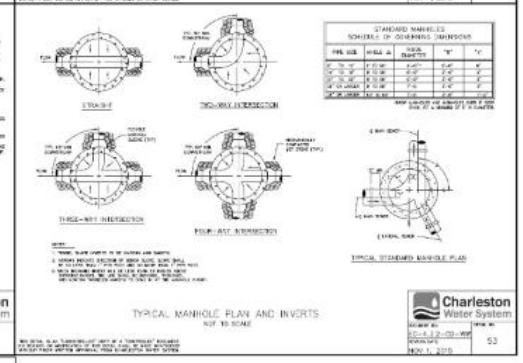


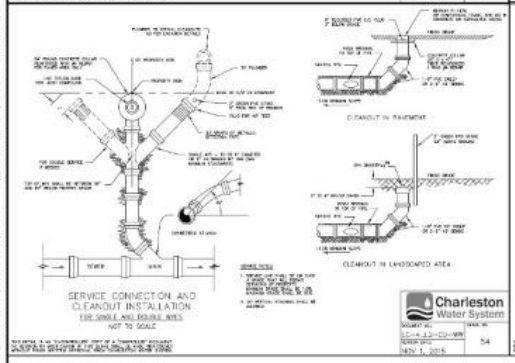












NOTES:

1. ALL PIPES DESIGNATED AS P.V.C. IN THE PLAN SHALL BE SDR-26 PIPE, UNLESS OTHERWISE NOTED ON THE PLANS.

2. ALL SEWER SERVICES SHALL BE 6" UNLESS OTHERWISE INDICATED ON PLANS.

3. SEWER CLEANOUTS LOCATED IN PAVEMENT SHALL HAVE A TRAFFIC RATED COVER. USE NEENAH COVERS OR APPROVED EQUAL.

4. ALL SEWER MAINS INSTALLED UNDER SINGLE BARREL STORM DRAIN PIPE LARGER THAN 24" DIAMETER OR MULTIPLE BARREL STORM PIPES REGARDLESS OF DIAMETER, SHALL BE INSTALLED IN STEEL CASING PIPE PER CWS DETAIL DRAWING #72.

EXISTING UTILITY NOTE

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SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.9567
GREENVILLE, SC
864.298.0534
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843.884.9567
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 34939 CHARLES PATTERSON HARDEN

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP

CITY OF CHARLESTON, SOUTH CAROLINA

PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT:	8010
DATE:	07/27/2020
DRAWN BY:	DEM
CHECKED BY:	RPF

REVISION HISTORY

1	01/14/2019	8	05/01/2020
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3	05/26/2019	10	06/09/2020
4	05/26/2019	11	07/21/2020
5	01/02/2020	12	07/27/2020
6	03/24/2020		
7	05/06/2020		

SEWER DETAILS

C-8.3

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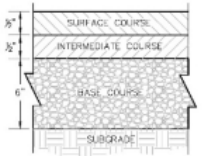
ITEM:	MATERIAL:	SWA SPECIFICATION SECTION NAME:
SUBGRADE	PREPARED IN-SITU SUBSOIL OR STRUCTURAL FILL	EARTH MOVING
BASE COURSE	GRADED AGGREGATE BASE COURSE	EARTH MOVING
INTERMEDIATE (BINDER) COURSE	HOT MIX ASPHALT INTERMEDIATE COURSE (TYPE B)	ASPHALT PAVING
SURFACE COURSE	HOT MIX ASPHALT SURFACE COURSE (TYPE C)	ASPHALT PAVING



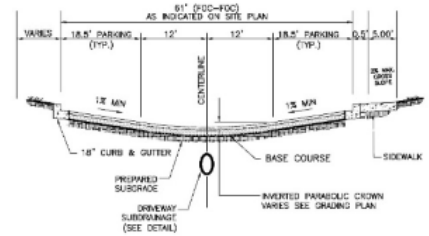
NOTE:
1. CONTRACTOR IS ADVISED THAT PAVING DESIGN RECOMMENDED BY GEOTECHNICAL ENGINEER IS BASED ON PREDICTED TRAFFIC LOADING AND ESTABLISHED STRENGTHS FOR PROPERLY INSTALLED PAVEMENTS. CONTRACTOR MUST COORDINATE REQUIRED GEOTECHNICAL TESTING & INSPECTION TO ENSURE THAT SUBGRADE AND PAVEMENT STRENGTH REQUIREMENTS ARE MET.

1 STANDARD PAVING SECTION
(NOT TO SCALE)

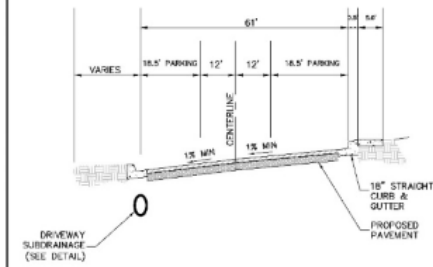
ITEM:	MATERIAL:	SWA SPECIFICATION SECTION NAME:
SUBGRADE	PREPARED IN-SITU SUBSOIL OR STRUCTURAL FILL	EARTH MOVING
BASE COURSE	GRADED AGGREGATE BASE COURSE	EARTH MOVING
INTERMEDIATE (BINDER) COURSE	HOT MIX ASPHALT INTERMEDIATE COURSE (TYPE B)	ASPHALT PAVING
SURFACE COURSE	HOT MIX ASPHALT SURFACE COURSE (TYPE C)	ASPHALT PAVING

NOTE:
1. CONTRACTOR IS ADVISED THAT PAVING DESIGN RECOMMENDED BY GEOTECHNICAL ENGINEER IS BASED ON PREDICTED TRAFFIC LOADING AND ESTABLISHED STRENGTHS FOR PROPERLY INSTALLED PAVEMENTS. CONTRACTOR MUST COORDINATE REQUIRED GEOTECHNICAL TESTING & INSPECTION TO ENSURE THAT SUBGRADE AND PAVEMENT STRENGTH REQUIREMENTS ARE MET.

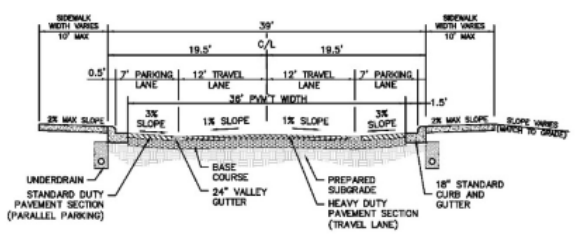
2 HEAVY DUTY PAVING SECTION
(NOT TO SCALE)



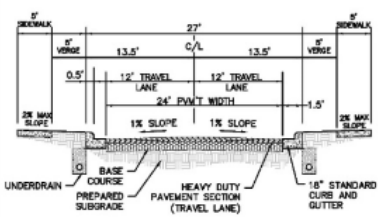
3 TYPICAL INVERTED CROWN ROADWAY SECTION
(NOT TO SCALE)



4 TYPICAL SUPERELEVATED ROADWAY SECTION
(NOT TO SCALE)

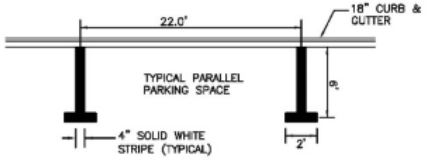


5 TYPICAL CROWNED ROADWAY SECTION ON-STREET PARKING-BOTH SIDES
(NOT TO SCALE)



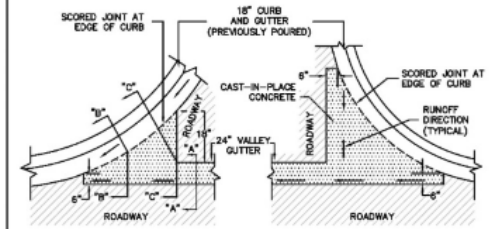
6 TYPICAL CROWNED ROADWAY SECTION
(NOT TO SCALE)

NOTES:
1. PAVEMENT MARKINGS SHALL BE WHITE THERMOPLASTIC WITHIN RIGHT OF WAY.
2. REFER TO THE MUTCD SPECIFICATIONS FOR PAINTING MATERIAL REQUIREMENTS.



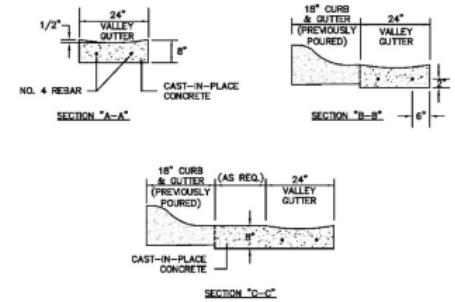
7 PARALLEL PARKING STRIPING
(NOT TO SCALE)

NOTES:
1. APRON AND VALLEY GUTTER SHALL BE INSTALLED IN ONE CONTINUOUS CONCRETE POUR.
2. UNLESS OTHERWISE SHOWN ON DRAWINGS, LOCATE CONTROL JOINTS AT 10' INTERVALS AND EXPANSION JOINTS AT 30' INTERVALS. WHERE CURB IS ADJACENT TO CONCRETE WALK, JOINTS SHALL COINCIDE. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.



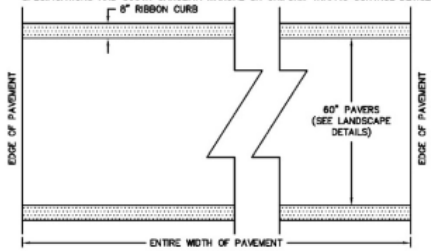
PLAN-APRON AT DOWNSTREAM SIDE

PLAN-APRON AT UPSTREAM SIDE



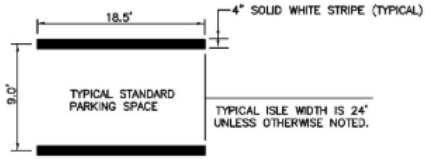
11 24" VALLEY GUTTER
(NOT TO SCALE)

NOTES:
1. ALL MARKINGS SHALL BE PAINTED WHITE.
2. ALL MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH S.C.D.O.T. STANDARD SPECIFICATIONS AND SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

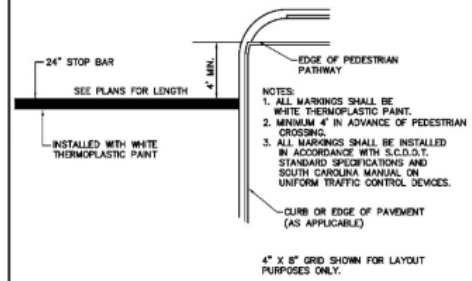


8 PAVEMENT MARKING – CROSSWALK
(NOT TO SCALE)

NOTES:
1. REFER TO THE MUTCD SPECIFICATIONS FOR PAINTING MATERIAL REQUIREMENTS.
2. ALL PERMANENT PAVEMENT MARKING FOR PARKING SPACES IN PRIVATELY MAINTAINED AREAS OF THE SITE SHALL BE PAINTED AS REQUIRED.



9 PARKING SPACES
(NOT TO SCALE)

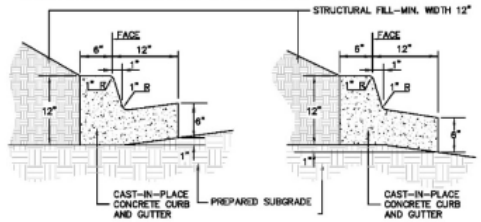


NOTES:
1. ALL MARKINGS SHALL BE WHITE THERMOPLASTIC PAINT.
2. MINIMUM 4' IN ADVANCE OF PEDESTRIAN CROSSING.
3. ALL MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH S.C.D.O.T. STANDARD SPECIFICATIONS AND SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

4" X 8" GRID SHOWN FOR LAYOUT PURPOSES ONLY.

10 PAVEMENT MARKING – STOP
(NOT TO SCALE)

NOTES:
1. ALTERNATE UPSLOPE SECTION TO BE USED ONLY WHEN DRAINING AWAY FROM CURB.
2. UNLESS OTHERWISE SHOWN ON DRAWINGS, LOCATE CONTROL JOINTS AT 10' INTERVALS AND EXPANSION JOINTS AT 50' INTERVALS. WHERE CURB IS ADJACENT TO CONCRETE WALK, JOINTS SHALL COINCIDE. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

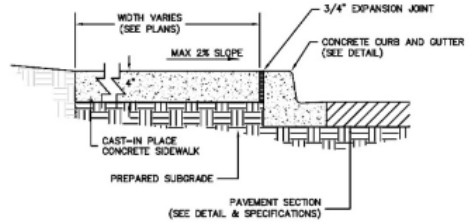


TYPICAL DOWNSLOPE SECTION

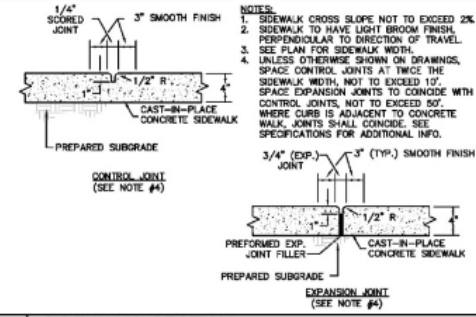
ALTERNATE UPSLOPE SECTION

12 18" STRAIGHT CURB AND GUTTER
(NOT TO SCALE)

NOTES:
1. SEE SIDEWALK SECTION DETAIL FOR CONTROL AND EXPANSION JOINT INFORMATION.
2. SIDEWALK JOINTS SHALL COINCIDE WITH CURB JOINTS UNLESS OTHERWISE NOTED.
3. SIDEWALK TO HAVE LIGHT BROOM FINISH, PERPENDICULAR TO DIRECTION OF TRAVEL.

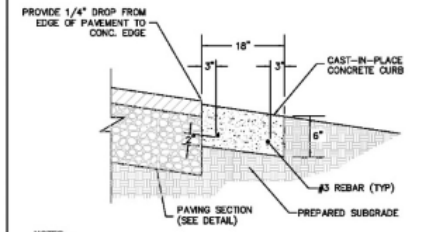


13 CONCRETE SIDEWALK ADJACENT TO CURB
(NOT TO SCALE)



NOTES:
1. SIDEWALK CROSS SLOPE NOT TO EXCEED 2%.
2. SIDEWALK TO HAVE LIGHT BROOM FINISH, PERPENDICULAR TO DIRECTION OF TRAVEL.
3. SEE PLAN FOR SIDEWALK WIDTH.
4. UNLESS OTHERWISE SHOWN ON DRAWINGS, SPACE CONTROL JOINTS AT TWICE THE SIDEWALK WIDTH, NOT TO EXCEED 12'. SPACE EXPANSION JOINTS TO COINCIDE WITH CONTROL JOINTS, NOT TO EXCEED 50'. WHERE CURB IS ADJACENT TO CONCRETE WALK, JOINTS SHALL COINCIDE. SEE SPECIFICATIONS FOR ADDITIONAL INFO.

14 SIDEWALK SECTION
(NOT TO SCALE)



NOTES:
1. CURB CROSS SLOPE TO MATCH PARKING CROSS SLOPE.
2. UNLESS OTHERWISE SHOWN ON DRAWINGS, LOCATE CONTROL JOINTS AT 10' INTERVALS AND EXPANSION JOINTS AT 50' INTERVALS. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

15 18" RIBBON CURB
(NOT TO SCALE)

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SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 34033 JAMES C. PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

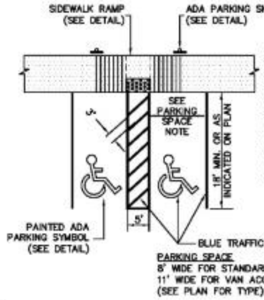
SW+ PROJECT:	8010
DATE:	07/27/2020
DRAWN BY:	DEM
CHECKED BY:	RPF

REVISION HISTORY

1	01/14/2019	8	05/01/2020
2	03/04/2019	9	05/20/2020
3	05/28/2019	10	06/29/2020
4	09/25/2019	11	07/21/2020
5	01/03/2020	12	07/27/2020
6	02/24/2020		
7	03/06/2020		

CONSTRUCTION DETAILS I

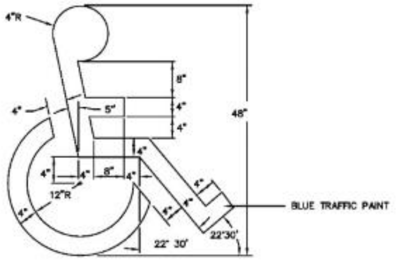
C-9.1



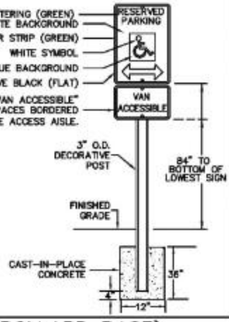
NOTES:
1. THE LONGITUDINAL SLOPE OF ALL SURFACES ALONG THE ADA ACCESSIBLE ROUTE, WHICH ARE NOT SPECIFICALLY NOTED AS BEING A RAMP, SHALL NOT EXCEEED 1:20. RAMPS SHALL NOT EXCEED A SLOPE OF 1:12. NO TRANSVERSE SLOPE SHALL EXCEED 1:50. CONTRACTOR SHALL FIELD VERIFY SLOPES BEFORE INSTALLATION AND NOTIFY ENGINEER IMMEDIATELY IF MAXIMUM SLOPES ARE EXCEEDED.

PARKING SPACE
8' WIDE FOR STANDARD SPACES
11' WIDE FOR VAN ACCESSIBLE SPACES
(SEE PLAN FOR TYPE)

16 ADA PARKING SPACES
(NOT TO SCALE)



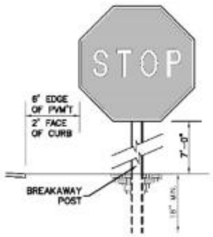
17 PAINTED ADA PARKING SYMBOL
(NOT TO SCALE)



NOTES:
1. SIGN SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES & SCDOT STANDARD SPECIFICATIONS (SIGNS #R7-8 & R7-8P).
2. SIGN SHALL BE 0.080" THICK ALUMINUM WITH APPLIED REFLECTIVE SHEETING IN ACCORDANCE WITH SCDOT STANDARD SPECIFICATIONS.
3. POST MATERIAL TO BE SUBMITTED FOR OWNER APPROVAL PRIOR TO INSTALLATION.

18 ADA PARKING SIGN (BOLLARD BASE)
(NOT TO SCALE)

SEE CITY OF CHARLESTON TRAFFIC AND STREET NAME SIGN STANDARDS & NOTES



STOP SIGN AND INSTALLATION TO CONFORM WITH M.U.T.C.D. SPECIFICATIONS.
NUMBER: R1-1-30
SIZE: 30" X 30"
CLASS: STANDARD
BACKGROUND: RED REFLECTORIZED
LEGEND AND BORDER: WHITE-REFLECTORIZED
BACK OF SIGN: PAINTED AUTOMOTIVE BLACK (FLAT)
SIGN POST: BLACK, DECORATIVE SIGN POST. SIGN SHALL MEET SCDOT SPECIFICATIONS AND CITY OF CHARLESTON TRAFFIC AND STREET NAME SIGN STANDARDS.

19 SIGN – STOP
(NOT TO SCALE)

SPEED LIMIT SIGN AND INSTALLATION TO CONFORM WITH S.C.M.U.T.D. SPECIFICATIONS.
NUMBER: R2-1-24-25*
(* DENOTES SPEED LIMIT)
SIZE: 24" X 30"
CLASS: STANDARD
BACKGROUND: WHITE-REFLECTORIZED
LEDGED AND BORDER: BLACK-REFLECTORIZED
SIGN POST: GALVANIZED U-CHANNEL PER SCDOT SPECIFICATIONS

20 SPEED LIMIT SIGN
(NOT TO SCALE)

NOTES:
SPECIALTY SIGNS AND POSTS WILL NOT BE REPLACED BY THE CITY OF CHARLESTON.

SEE CITY OF CHARLESTON TRAFFIC AND STREET NAME SIGN STANDARDS & NOTES (THIS SHEET)

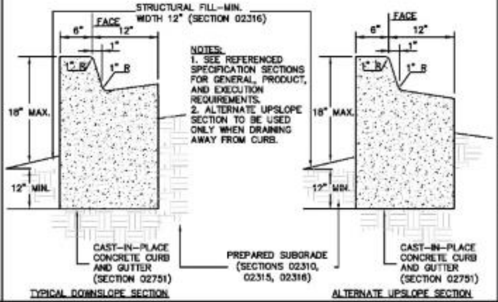
21 STREET NAME SIGN
(NOT TO SCALE)

NO PARKING SIGNS SHALL BE INSTALLED PER CITY OF CHARLESTON STANDARDS.

* SIGNS TO BE INSTALLED AT 45' ANGLE ACING DIRECTION OF TRAFFIC FLOW.

NEWMAN SIGNS: SC-NPTA1218
DATE: 02.28.08
DESIGNER: KF
SIZE: 12 X 18
COLOR: R/B/W

22 NO PARKING SIGN
(NOT TO SCALE)

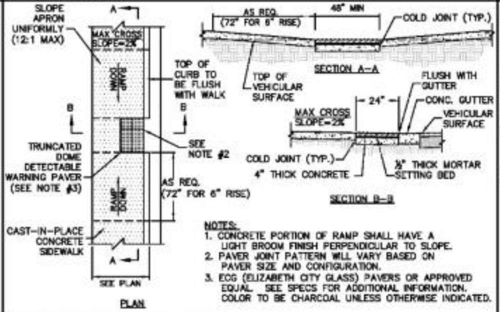


NOTES:
1. SEE REFERENCED SPECIFICATION SECTIONS FOR GENERAL, PRODUCT, AND EXECUTION REQUIREMENTS.
2. ALTERNATE UPSLOPE SECTION TO BE USED ONLY WHEN DRAINING AWAY FROM CURB.

23 CURB & GUTTER WALL
(NOT TO SCALE)

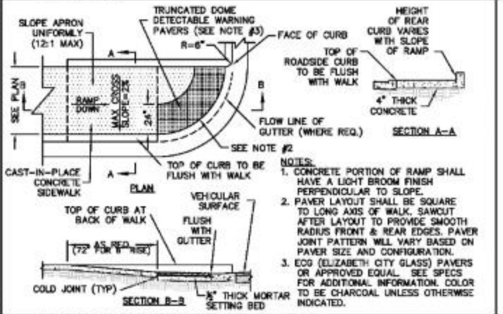
DO NOT ENTER SIGN AND INSTALLATION TO CONFORM WITH S.C.M.U.T.D. SPECIFICATIONS.
NUMBER: R5-1-30
SIZE: 30" X 30"
CLASS: STANDARD
LEGEND AND BACKGROUND: WHITE-REFLECTORIZED
CIRCLE: RED-REFLECTORIZED
SIGN POST: GALVANIZED U-CHANNEL PER SCDOT SPECIFICATIONS

24 SIGN – DO NOT ENTER
(NOT TO SCALE)



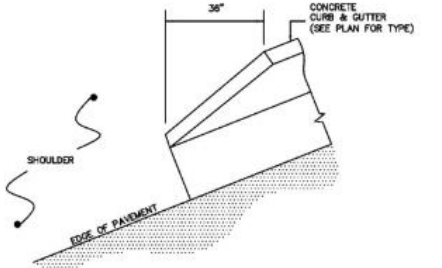
NOTES:
1. CONCRETE PORTION OF RAMP SHALL HAVE A LIGHT BROOM FINISH PERPENDICULAR TO SLOPE.
2. PAVER JOINT PATTERN WILL VARY BASED ON PAVER SIZE AND CONFIGURATION.
3. ECG (ELIZABETH CITY GLASS) PAVERS OR APPROVED EQUAL. SEE SPECS FOR ADDITIONAL INFORMATION. COLOR TO BE CHARCOAL UNLESS OTHERWISE INDICATED.

25 SIDEWALK RAMP – TYPE A
(NOT TO SCALE)

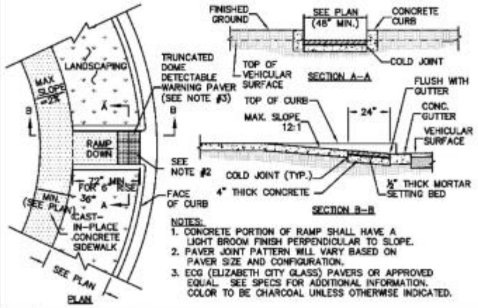


NOTES:
1. CONCRETE PORTION OF RAMP SHALL HAVE A LIGHT BROOM FINISH PERPENDICULAR TO SLOPE.
2. PAVER LAYOUT SHALL BE SQUARE TO LONG AXIS OF WALK. SAWCUT AFTER LAYOUT TO PROVIDE SMOOTH RADIUS FRONT & REAR EDGES. PAVER JOINT PATTERN WILL VARY BASED ON PAVER SIZE AND CONFIGURATION.
3. ECG (ELIZABETH CITY GLASS) PAVERS OR APPROVED EQUAL. SEE SPECS FOR ADDITIONAL INFORMATION. COLOR TO BE CHARCOAL UNLESS OTHERWISE INDICATED.

26 SIDEWALK RAMP – TYPE P
(NOT TO SCALE)

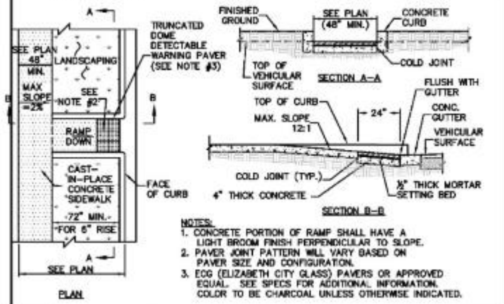


27 DEPRESSED CURB END
(NOT TO SCALE)



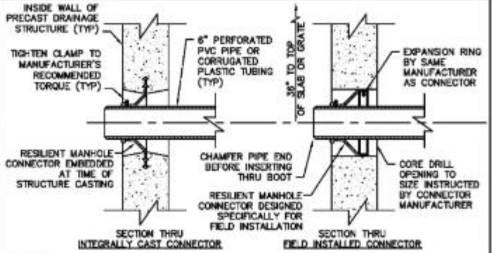
NOTES:
1. CONCRETE PORTION OF RAMP SHALL HAVE A LIGHT BROOM FINISH PERPENDICULAR TO SLOPE.
2. PAVER JOINT PATTERN WILL VARY BASED ON PAVER SIZE AND CONFIGURATION.
3. ECG (ELIZABETH CITY GLASS) PAVERS OR APPROVED EQUAL. SEE SPECS FOR ADDITIONAL INFORMATION. COLOR TO BE CHARCOAL UNLESS OTHERWISE INDICATED.

28 SIDEWALK RAMP – TYPE K
(NOT TO SCALE)



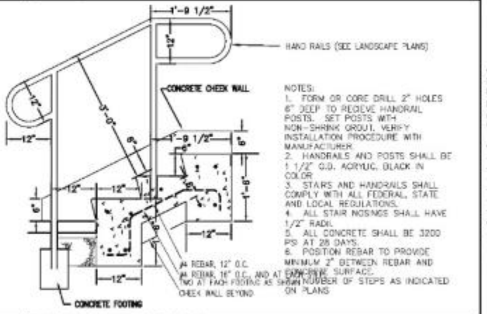
NOTES:
1. CONCRETE PORTION OF RAMP SHALL HAVE A LIGHT BROOM FINISH PERPENDICULAR TO SLOPE.
2. PAVER JOINT PATTERN WILL VARY BASED ON PAVER SIZE AND CONFIGURATION.
3. ECG (ELIZABETH CITY GLASS) PAVERS OR APPROVED EQUAL. SEE SPECS FOR ADDITIONAL INFORMATION. COLOR TO BE CHARCOAL UNLESS OTHERWISE INDICATED.

29 SIDEWALK RAMP – TYPE C
(NOT TO SCALE)



NOTES:
1. CONNECTORS SHALL MEET OR EXCEED ASTM C-923.
2. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

30 SUBDRAINAGE CONNECTOR AT DRAINAGE STRUCTURE
(NOT TO SCALE)



NOTES:
1. FORM OR CORE DRILL 2" HOLES 6" DEEP TO RECIEVE HANDRAIL POSTS. SET POSTS WITH NON-SHRINK GROUT. VERIFY INSTALLATION PROCEDURE WITH MANUFACTURER.
2. HANDRAILS AND POSTS SHALL BE 1 1/2" O.D. ACRYLIC, BLACK IN COLOR.
3. STAIRS AND HANDRAILS SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
4. ALL STAIR NOSINGS SHALL HAVE 1/2" RADII.
5. ALL CONCRETE SHALL BE 3200 PSI AT 28 DAYS.
6. POSITION REBAR TO PROVIDE MINIMUM 2" BETWEEN REBAR AND CONCRETE SURFACE.
NUMBER OF STEPS AS INDICATED ON PLANS

31 CONCRETE STAIRS
(NOT TO SCALE)

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SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 07/27/2020
DRAWN BY: DEM
CHECKED BY: RPF

REVISION HISTORY

1	01/14/2019	8	05/01/2020
2	03/04/2019	9	05/23/2020
3	05/26/2019	10	06/29/2020
4	05/26/2019	11	07/21/2020
5	01/02/2020	12	07/27/2020
6	02/24/2020		
7	03/06/2020		

CONSTRUCTION DETAILS II

C-9.2

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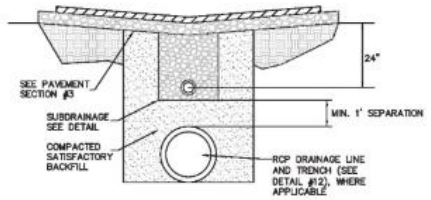
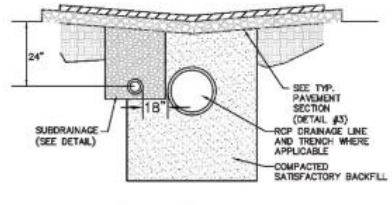


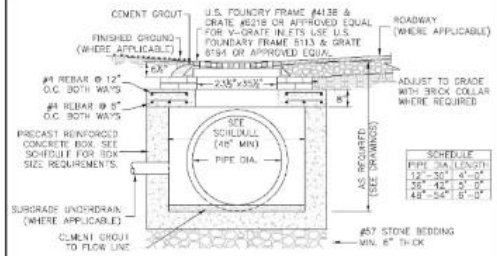
NOTES:
1. UNDERDRAIN TO BE INSTALLED AS DIRECTED BY A GEOTECHNICAL ENGINEER.

32 UNDERDRAINS
(NOT TO SCALE)



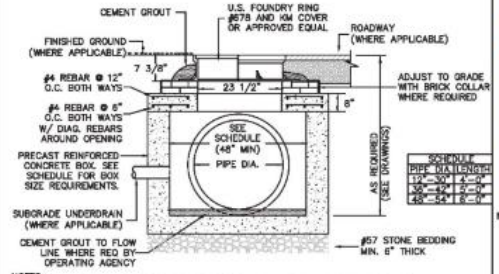
NOTES:
1. UNDERDRAIN TO BE INSTALLED AS DIRECTED BY A GEOTECHNICAL ENGINEER.

33 UNDERDRAINS – ALTERNATE INSTALLATION
(NOT TO SCALE)



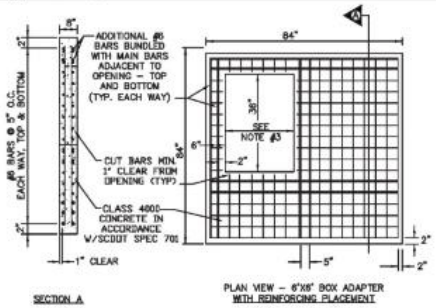
NOTES:
1. BRICK COLLAR SHALL BE COATED WITH 1/2" THICK MORTAR INSIDE AND OUTSIDE.
2. CATCH BASIN FRAME/LID TO BE MARKED "NO DUMPING – DRAINS TO WATERWAYS".

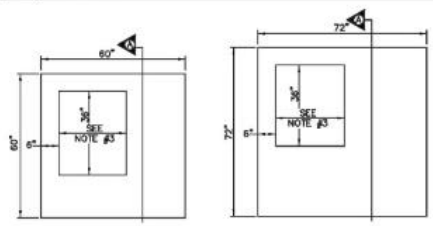
34 CATCH BASIN (STANDARD AND V-GRATE)
(NOT TO SCALE)



NOTES:
1. BRICK COLLAR SHALL BE COATED WITH 1/2" THICK MORTAR INSIDE AND OUTSIDE.
2. BOX FRAME/LID TO BE MARKED "NO DUMPING – DRAINS TO WATERWAYS".

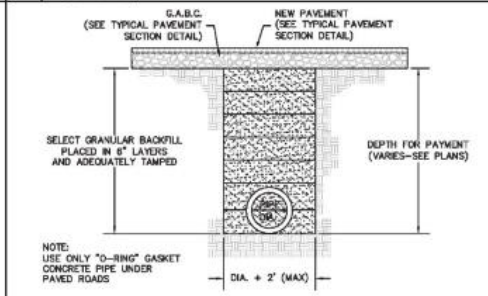
35 JUNCTION BOX
(NOT TO SCALE)



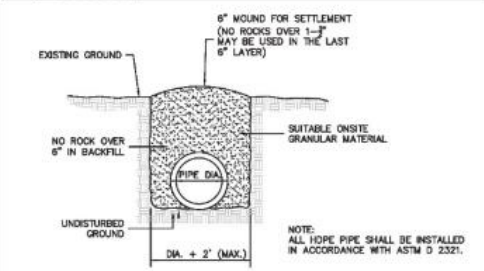


NOTES:
1. INLET ADAPTORS SHALL BE CONSTRUCTED IN COMPLIANCE W/ SCDOT STANDARD DRAWING 719-001-02 UNLESS OTHERWISE INDICATED.
2. INLET ADAPTORS ARE DESIGNED TO BE REVERSIBLE AND CAN BE ROTATED UP TO 180°
3. DIMENSION SHALL BE 24" FOR DROP INLET AND 30" FOR HOODED CATCH BASIN.

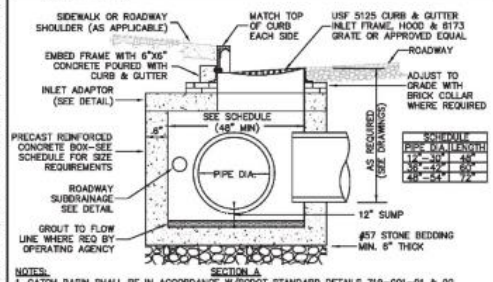
36 INLET ADAPTOR
(NOT TO SCALE)



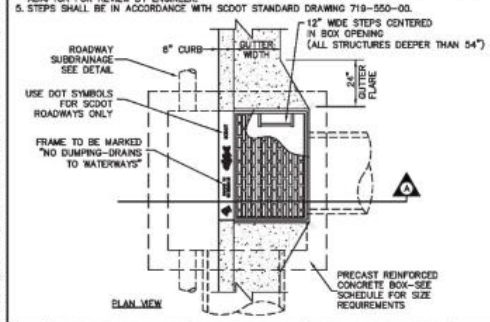
37 STORM DRAINAGE PIPE TRENCH (UNDER PAVED AREAS)
(NOT TO SCALE)



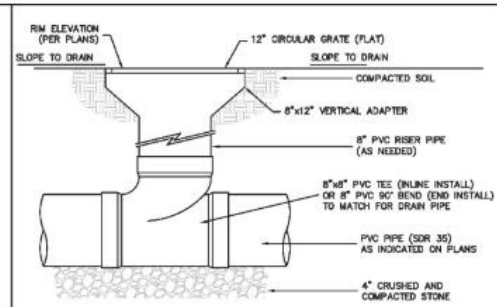
38 STORM DRAINAGE PIPE TRENCH (NOT UNDER PAVED AREAS)
(NOT TO SCALE)



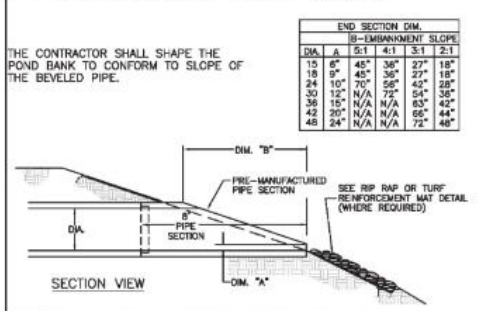
NOTES:
1. CATCH BASIN SHALL BE IN ACCORDANCE W/SCDOT STANDARD DETAILS 719-001-01 & 02 UNLESS OTHERWISE INDICATED AND SHALL INCLUDE A 12" SUMP.
2. BRICK COLLAR SHALL BE COATED WITH 1/2" THICK MORTAR INSIDE & OUT.
3. PRECAST CONCRETE BOX SHALL BE IN ACCORDANCE W/SCDOT STANDARD DETAIL 719-305.
4. FOR PIPES LARGER THAN 54", CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF BOX & INLET ADAPTOR FOR REVIEW BY ENGINEER.
5. STEPS SHALL BE IN ACCORDANCE WITH SCDOT STANDARD DRAWING 719-550-03.



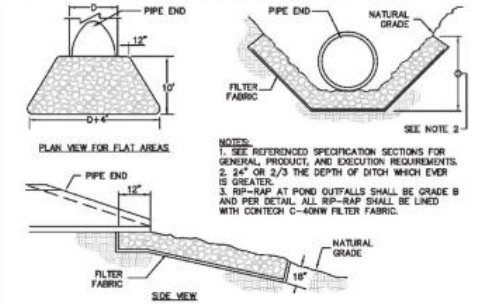
42 HOODED CATCH BASIN (SCDOT TYPE 1)
(NOT TO SCALE)



39 12" YARD INLET – FLAT GRATE (FOR GRASS AREAS)
(NOT TO SCALE)

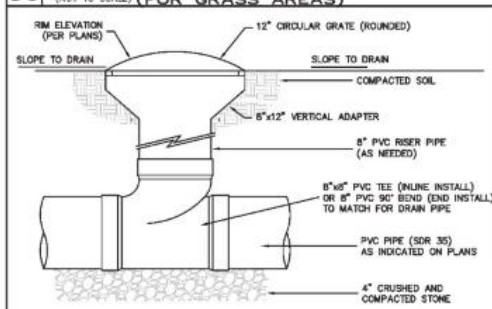


40 PRECAST BEVELED PIPE END
(NOT TO SCALE)

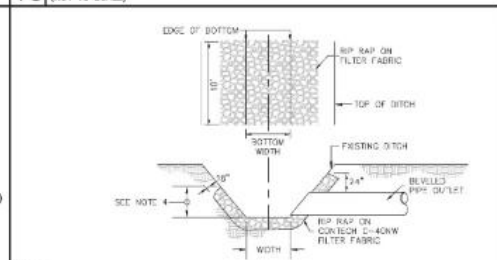


NOTES:
1. SEE REFERENCED SPECIFICATION SECTIONS FOR GENERAL, PRODUCT, AND EXECUTION REQUIREMENTS.
2. 24" OR 2/3 THE DEPTH OF DITCH WHICH EVER IS GREATER.
3. RIP-RAP AT POND OUTFALLS SHALL BE GRADE B AND PER DETAIL. ALL RIP-RAP SHALL BE LINED WITH CONTECH C-40NW FILTER FABRIC.

41 RIP RAP APRON AT BEVELED PIPE ENDS
(NOT TO SCALE)



43 12" YARD INLET – ROUND GRATE (FOR LANDSCAPED AREAS)
(NOT TO SCALE)



NOTES:
1. SEE REFERENCED SPECIFICATION SECTIONS FOR GENERAL, PRODUCT, AND EXECUTION REQUIREMENTS
2. SEE DITCH DETAIL FOR FURTHER INFORMATION.
3. SEE PLANS FOR WIDTH OF EASEMENTS.
4. 24" OR 2/3 DEPTH OF DITCH WHICH EVER IS GREATER.

44 DITCH RIP RAP
(NOT TO SCALE)

RIP RAP OUTLET PROTECTION SIZING CHART				
STRUCTURE	Q (cfs)	APRON LENGTH (FT)	WIDTH (FT)	PIPE SIZE (IN)
OUTFALL-1	21.42	10	9	(2)30
OUTFALL-2	21.42	10	9	(2)30
OUTFALL-3	6.82	10	6	24
OUTFALL-4	3.87	10	5.5	18
OUTFALL-5	6.82	10	6	24
OUTFALL-6	3.87	10	5.5	18
OUTFALL-7	3.87	10	5.5	18

* DETERMINED USING SCDHEC FIGURE OP-2

45 RIP-RAP SIZING CHART
(NOT TO SCALE)

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SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 34933 CHRIST PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 07/27/2020
DRAWN BY: DEM
CHECKED BY: RPF

REVISION HISTORY

1	01/14/2019	8	05/01/2020
2	03/04/2019	9	05/22/2020
3	05/25/2019	10	06/29/2020
4	09/25/2019	11	07/21/2020
5	01/03/2020	12	07/27/2020
6	02/24/2020		
7	03/06/2020		

CONSTRUCTION DETAILS III

C-9.3

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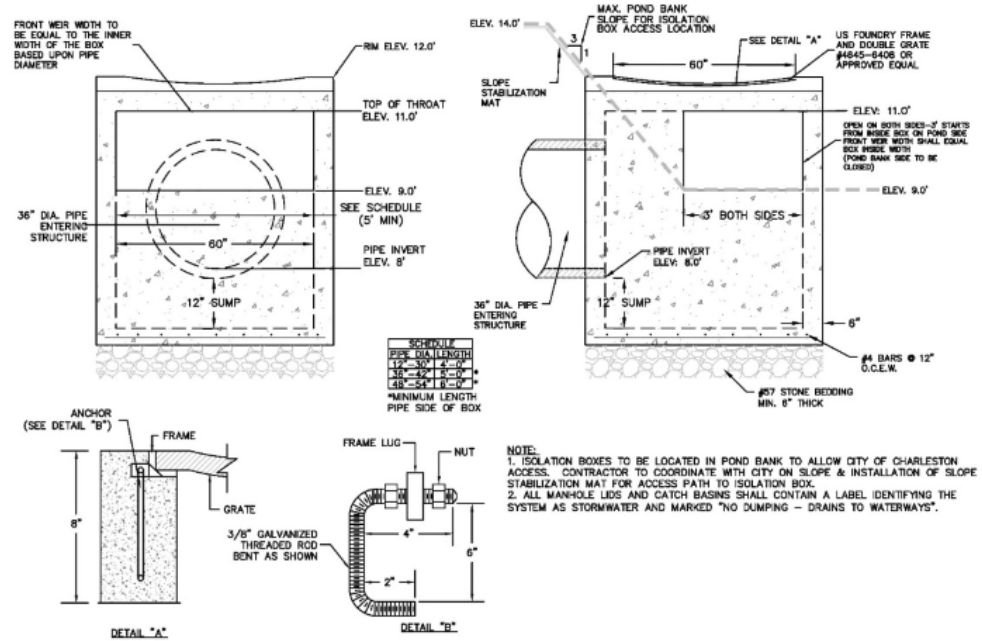
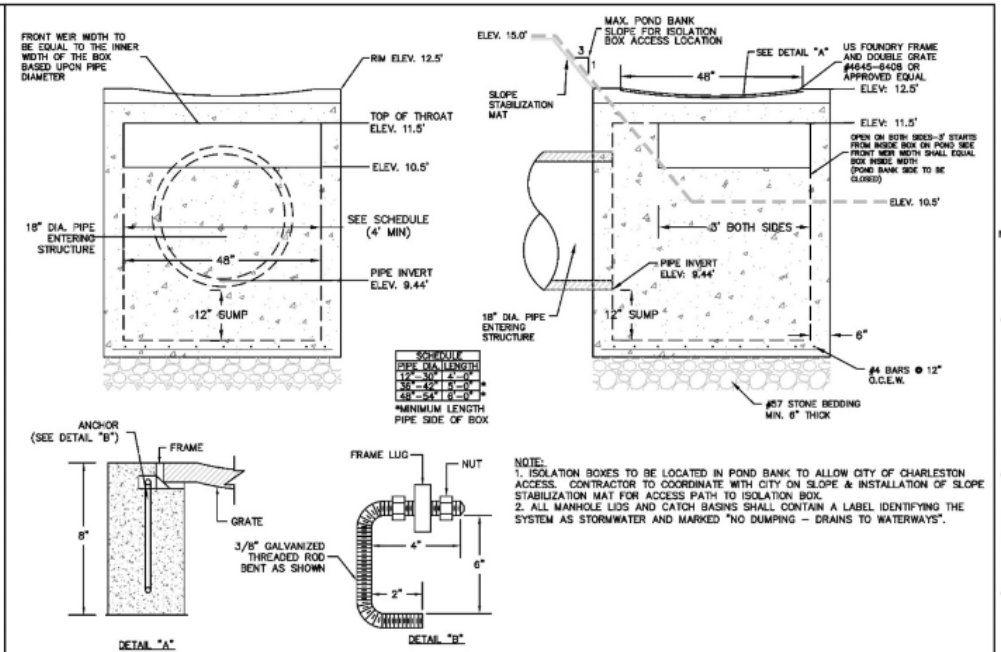


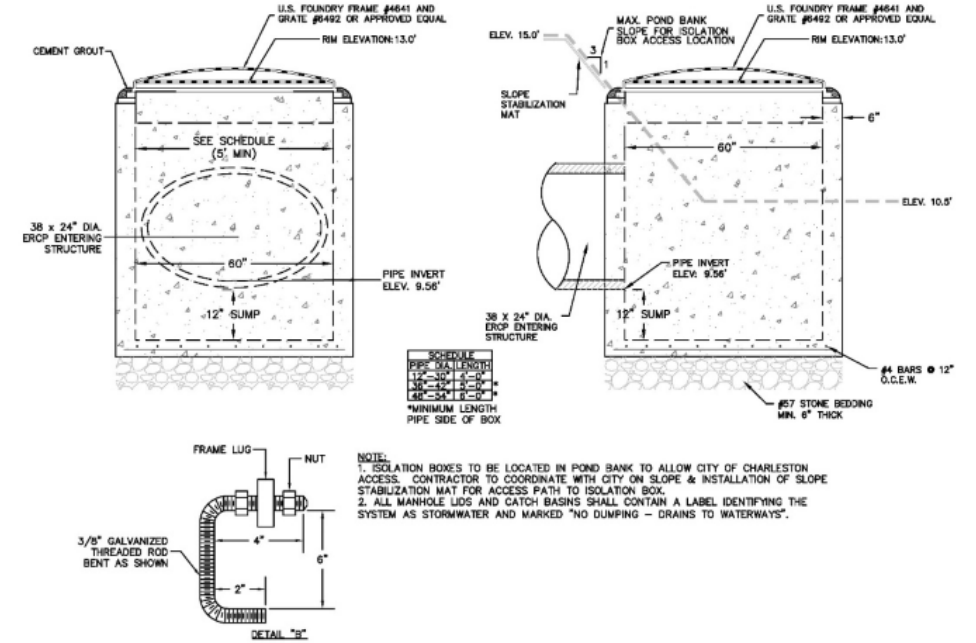
NOTE:
1. ISOLATION BOXES TO BE LOCATED IN POND BANK TO ALLOW CITY OF CHARLESTON ACCESS. CONTRACTOR TO COORDINATE WITH CITY ON SLOPE & INSTALLATION OF SLOPE STABILIZATION MAT FOR ACCESS PATH TO ISOLATION BOX.
2. ALL MANHOLE LIDS AND CATCH BASINS SHALL CONTAIN A LABEL IDENTIFYING THE SYSTEM AS STORMWATER AND MARKED "NO DUMPING – DRAINS TO WATERWAYS".

46 DRY POND II ISOLATION BOX – G1
(NOT TO SCALE)



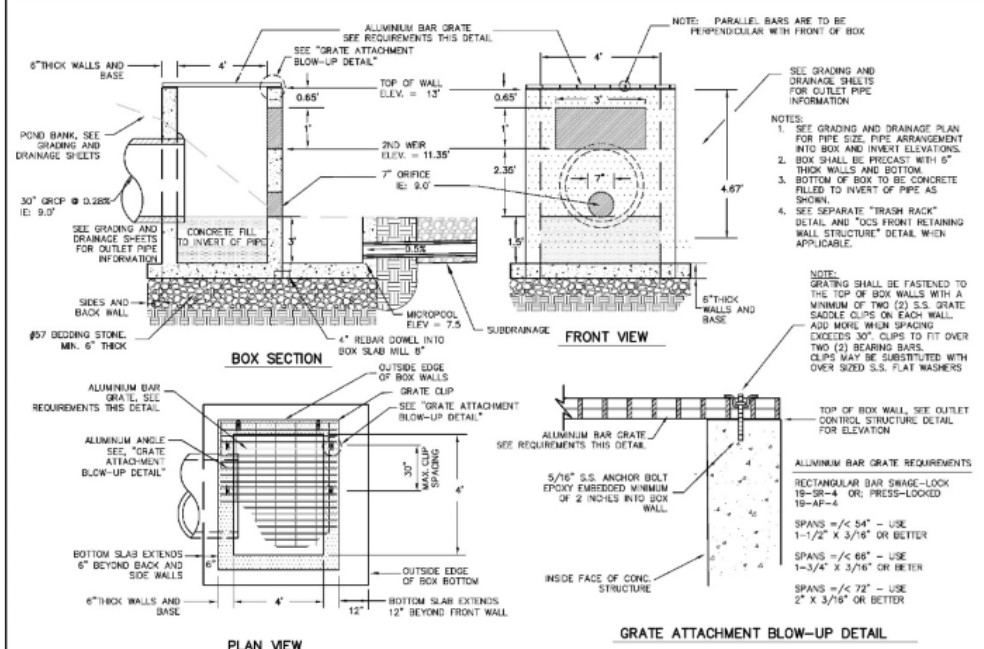
NOTE:
1. ISOLATION BOXES TO BE LOCATED IN POND BANK TO ALLOW CITY OF CHARLESTON ACCESS. CONTRACTOR TO COORDINATE WITH CITY ON SLOPE & INSTALLATION OF SLOPE STABILIZATION MAT FOR ACCESS PATH TO ISOLATION BOX.
2. ALL MANHOLE LIDS AND CATCH BASINS SHALL CONTAIN A LABEL IDENTIFYING THE SYSTEM AS STORMWATER AND MARKED "NO DUMPING – DRAINS TO WATERWAYS".

47 DRY POND IV ISOLATION BOX – H1
(NOT TO SCALE)



NOTE:
1. ISOLATION BOXES TO BE LOCATED IN POND BANK TO ALLOW CITY OF CHARLESTON ACCESS. CONTRACTOR TO COORDINATE WITH CITY ON SLOPE & INSTALLATION OF SLOPE STABILIZATION MAT FOR ACCESS PATH TO ISOLATION BOX.
2. ALL MANHOLE LIDS AND CATCH BASINS SHALL CONTAIN A LABEL IDENTIFYING THE SYSTEM AS STORMWATER AND MARKED "NO DUMPING – DRAINS TO WATERWAYS".

49 ISOLATION BOX – G9
(NOT TO SCALE)



NOTES:
1. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZE, PIPE ARRANGEMENT INTO BOX AND INVERT ELEVATIONS.
2. BOX SHALL BE PRECAST WITH 6" THICK WALLS AND BOTTOM.
3. BOTTOM OF BOX TO BE CONCRETE FILLED TO INVERT OF PIPE AS SHOWN.
4. SEE SEPARATE "TRASH RACK" DETAIL AND "OCS FRONT RETAINING WALL STRUCTURE" DETAIL WHEN APPLICABLE.

NOTE:
GRATING SHALL BE FASTENED TO THE TOP OF BOX WALLS WITH A MINIMUM OF TWO (2) S.S. GRATE SADDLE CLIPS ON EACH WALL. ADD MORE WHEN SPACING EXCEEDS 30". CLIPS TO FIT OVER TWO (2) BEARING BARS. CLIPS MAY BE SUBSTITUTED WITH OVER SIZED S.S. FLAT WASHERS

51 OUTLET CONTROL STRUCTURE – A2
(NOT TO SCALE)

SEAMON WHITESIDE

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SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 34033 RICHARD PIERCE PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 07/27/2020
DRAWN BY: DEM
CHECKED BY: RPF

REVISION HISTORY

1	01/14/2019	8	05/01/2020
2	03/04/2019	9	05/20/2020
3	05/25/2019	10	06/09/2020
4	09/25/2019	11	07/21/2020
5	01/03/2020	12	07/27/2020
6	02/04/2020		
7	03/06/2020		

CONSTRUCTION DETAILS IV

C-9.4

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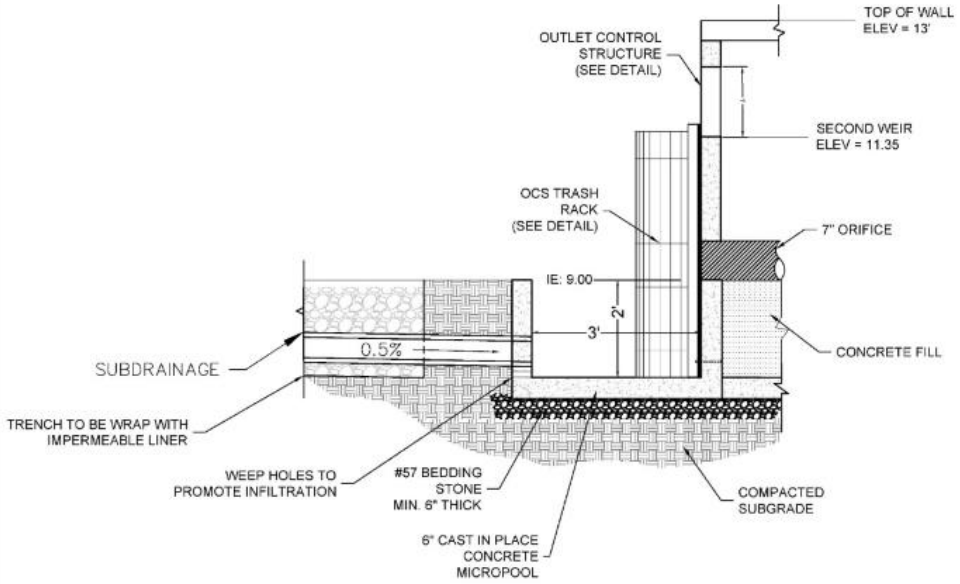
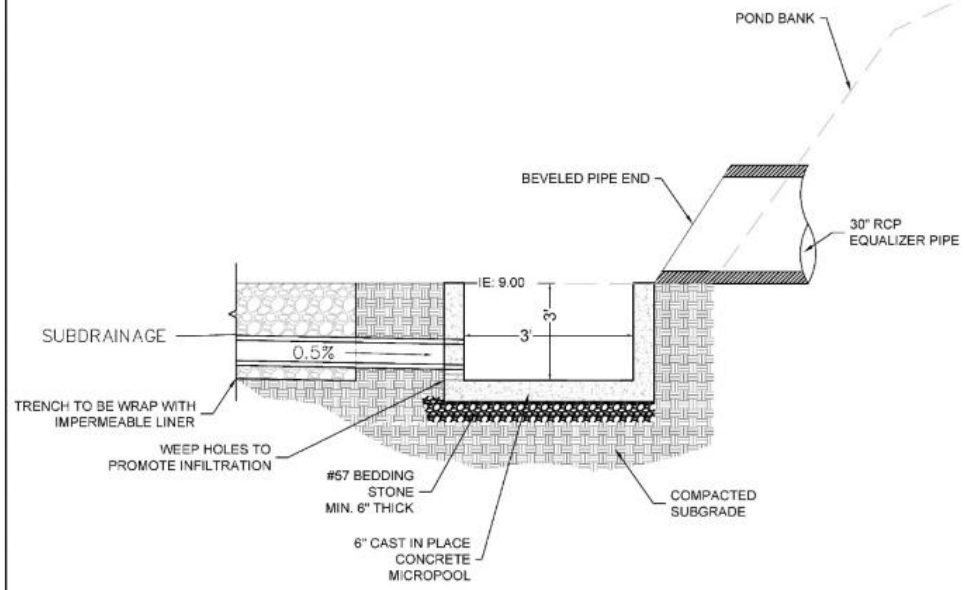
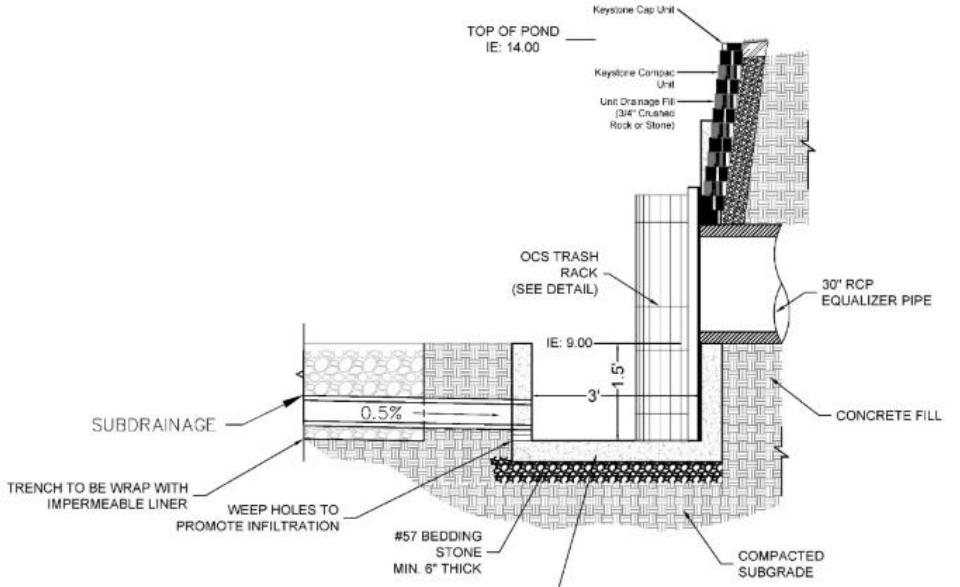


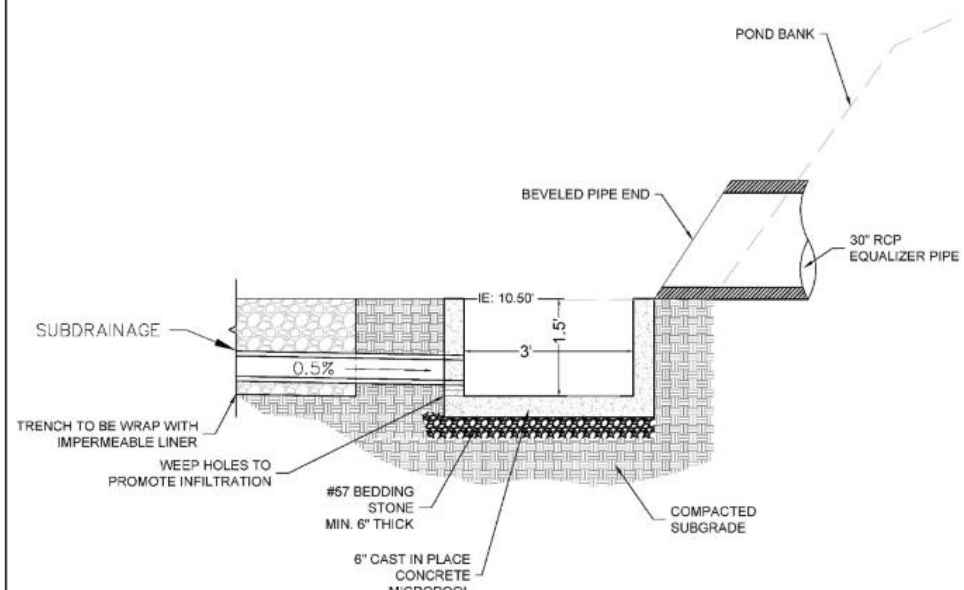
52 MICROPOOL I DETAIL (DRY POND I)
(NOT TO SCALE)



53 MICROPOOL II DETAIL (DRY POND II)
(NOT TO SCALE)



54 MICROPOOL III DETAIL (DRY POND III)
(NOT TO SCALE)



55 MICROPOOL IV DETAIL (DRY POND IV)
(NOT TO SCALE)

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843.884.9567
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.9567

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. 030472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 34933
CHRIST PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT:	8010
DATE:	07/27/2020
DRAWN BY:	DEM
CHECKED BY:	RPF

REVISION HISTORY

1	01/14/2019	8	05/01/2020
2	03/04/2019	9	05/22/2020
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4	09/25/2019	11	07/21/2020
5	01/03/2020	12	07/27/2020
6	02/24/2020		
7	03/06/2020		

CONSTRUCTION DETAILS V

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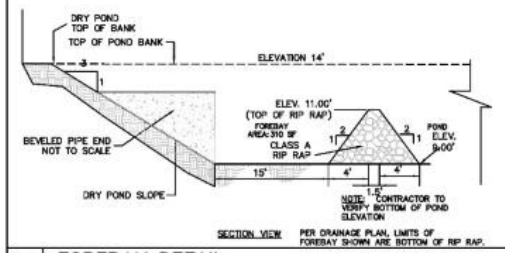
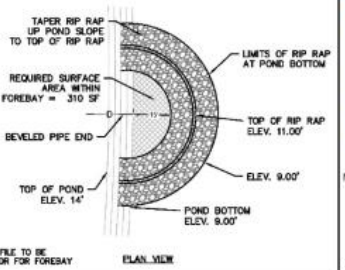
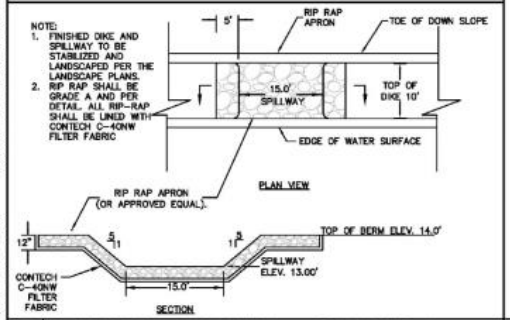
Outfall Structure (#)	A (ac.)	C (unitless)	Runoff per Impervious Acre (ft.)	Forebay Storage Depth (ft.)	Surface Area Required (SF)	Surface Area Provided (SF)	Volume Required (Cu.Ft)	Volume Provided (Cu.Ft)
G1	2.93	0.90	0.0383	2.00	476.70	1840.00	953.40	3657.40
C1 (DRY POND I)	5.47	0.90	0.0383	2.00	889.95	1413.00	1779.90	2777.49

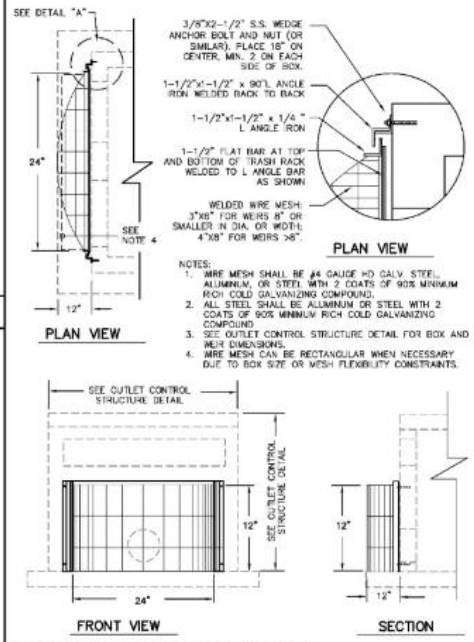




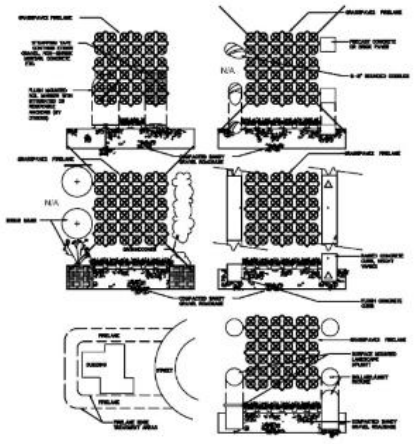
58 FOREBAY DETAIL
(NOT TO SCALE)



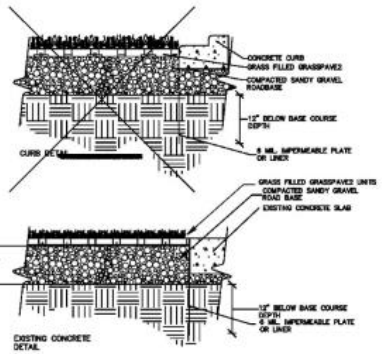
56 EMERGENCY SPILLWAY – DRY POND I
(NOT TO SCALE)



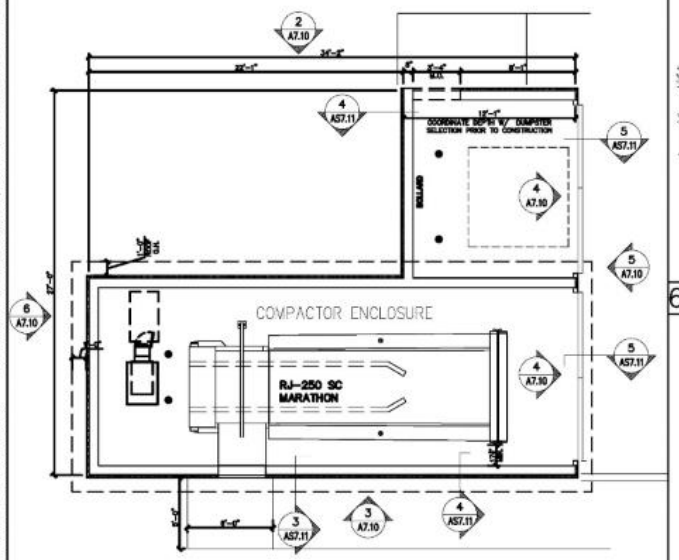
57 OCS TRASH RACK (OCS2)
(NOT TO SCALE)



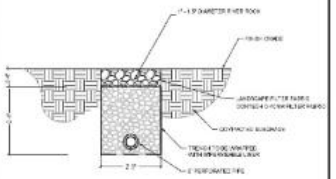
61 GRASSPAVE2 FIRELANE
(NOT TO SCALE)



62 GRASSPAVE2 AT CONCRETE EDGE
(NOT TO SCALE)

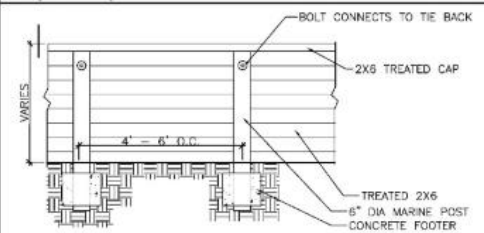


59 TRASH COMPACTOR DETAIL
(NOT TO SCALE)



NOTES
1. SLOPE TO OUTLET CONTROL STRUCTURE
2. MAINTAIN MINIMUM 0.50% RUNNING SLOPE
3. PROVIDE CLEANOUT PORTS EVERY 75' AND AT TERMINATION

60 RIVER ROCK W/ UNDERDRAIN
(NOT TO SCALE)



NOTE: DETAIL IS INTENDED TO SHOW DESIGN INTENT AND IS SUBJECT TO FINAL DETAILING BY STRUCTURAL ENGINEER.

63 CONCEPTUAL TIMBER BULKHEAD WALL
(NOT TO SCALE)

64 TIMBER BULKHEAD WALL IMAGE

SEAMON WHITESIDE
MOUNT PLEASANT, SC
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SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 34033
ROBERT PATTERSON BARNES
07/27/2020

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8016
DATE: 07/27/2020
DRAWN BY: DEM
CHECKED BY: RPB

REVISION HISTORY

1	01/14/2019	8	05/11/2020
2	03/04/2019	9	05/21/2020
3	04/09/2019	10	06/29/2020
4	09/05/2019	11	07/01/2020
5	01/06/2020	12	07/07/2020
6	02/24/2020		
7	03/06/2020		

CONSTRUCTION DETAILS VI

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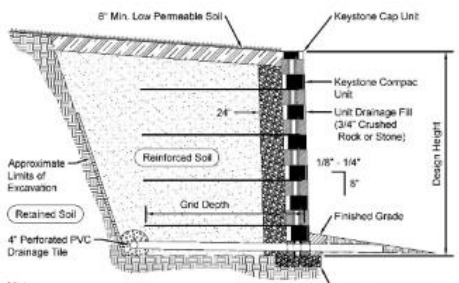
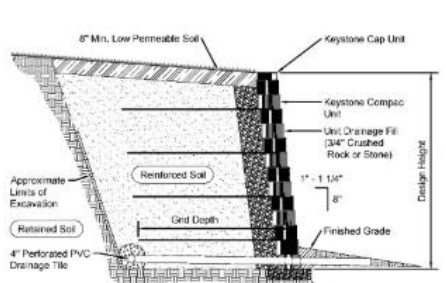


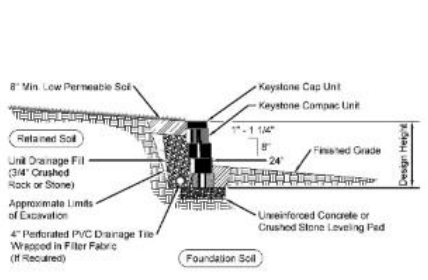
Note:
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

Typical Reinforced Wall Section
Compac Unit - Near Vertical Setback

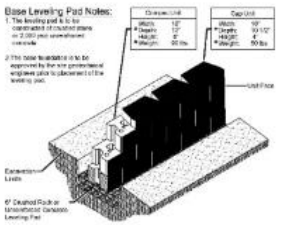


Note:
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

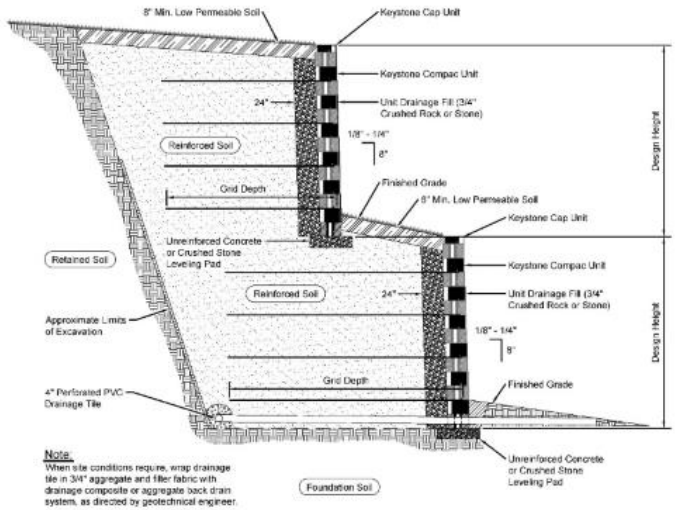
Typical Reinforced Wall Section
Compac Unit - 1" Setback



Typical Gravity Wall Section
Compac Unit - 1" Setback



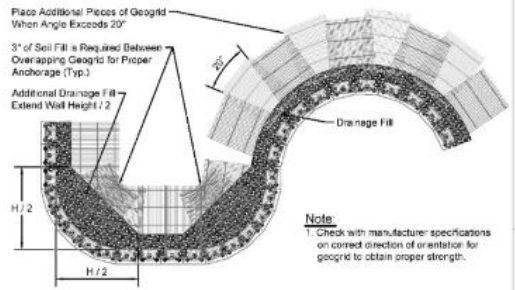
Compac Unit/Base Pad Isometric Section View
* Dimensions & Weight May Vary by Region



Note:
When site conditions require, wrap drainage tile in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system, as directed by geotechnical engineer.

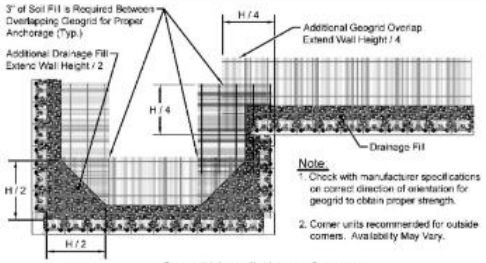
Typical Reinforced Tiered Wall Section
Compac Unit - Near Vertical Setback

Copyright 2003 Keystone Retaining Wall Systems



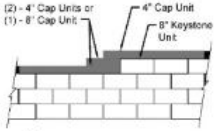
Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.

Geogrid Installation on Curves

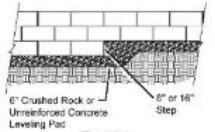


Note:
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.
2. Corner units recommended for outside corners. Availability May Vary.

Geogrid Installation at Corners

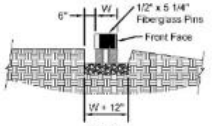


Note:
1. Secure all cap units with Keystone Kapseal or equal.



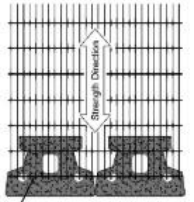
Elevation

Note:
1. The leveling pad is to be constructed of crushed stone or 2000 psi ± unreinforced concrete



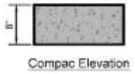
Section

Leveling Pad Detail

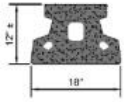


Geogrid is to be Placed on Level Backfill and Extended Over the Fiberglass Pins. Place Next Unit. Pull Grid Taught and Backfill. Stake as required.

Grid & Pin Connection



Compac Elevation

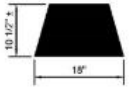


Compac Plan

Compac Unit
* Dimensions May Vary by Region

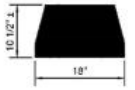
Cap Unit Elevation

Cap Unit Elevation



Cap Unit Plan

Universal Cap Unit Option
* Dimensions & Availability Will Vary by Region



Cap Unit Plan

Straight Split Cap Unit Option
* Dimensions & Availability Will Vary by Region

Design is for internal stability of the KEYSTONE wall structure only. External stability, including but not limited to foundation and slope stability is the responsibility of the Owner. The design is based on the assumption that the materials within the retained mass, methods of construction, and quality of materials conform to KEYSTONE's specification for this project.

This drawing is being furnished for this specific project only. Any party accepting this document does so in confidence and agrees that it shall not be duplicated in whole or in part, nor disclosed to others without the consent of Keystone Retaining Wall Systems, Inc.

No.	Date	Revision	By

KEYSTONE RETAINING WALL SYSTEMS
A CONTECH COMPANY
4444 W 78th Street
Minneapolis, MN 55435
952-697-1040

Designed By: RKM	Title: Compac Unit - Straight Face Details	Date:
Checked By: CDM	Project: Keystone Retaining Wall Systems Typical Wall Details	Project No:
Scale: No Scale		Drawing No:

RETAINING WALL NOTES:
*KEYSTONE PRODUCT MAY BE USED.
*PRIOR TO CONSTRUCTION CONTRACTOR SHALL SUBMIT STAMPED STRUCTURAL ENGINEERS DESIGN DRAWINGS TO CIVIL ENGINEER FOR REVIEW AND APPROVAL

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MOUNT PLEASANT, SC
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GREENVILLE, SC
864.298.0334
SUMMERVILLE, SC
843.884.9567
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. 030472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 34933 CHRIST PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 07/27/2020
DRAWN BY: CEM
CHECKED BY: RPF

REVISION HISTORY

1	01/14/2019	8	05/01/2020
2	03/04/2019	9	05/05/2020
3	05/25/2019	10	06/09/2020
4	09/25/2019	11	07/21/2020
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6	02/24/2020		
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CONSTRUCTION DETAILS VII

C-9.7

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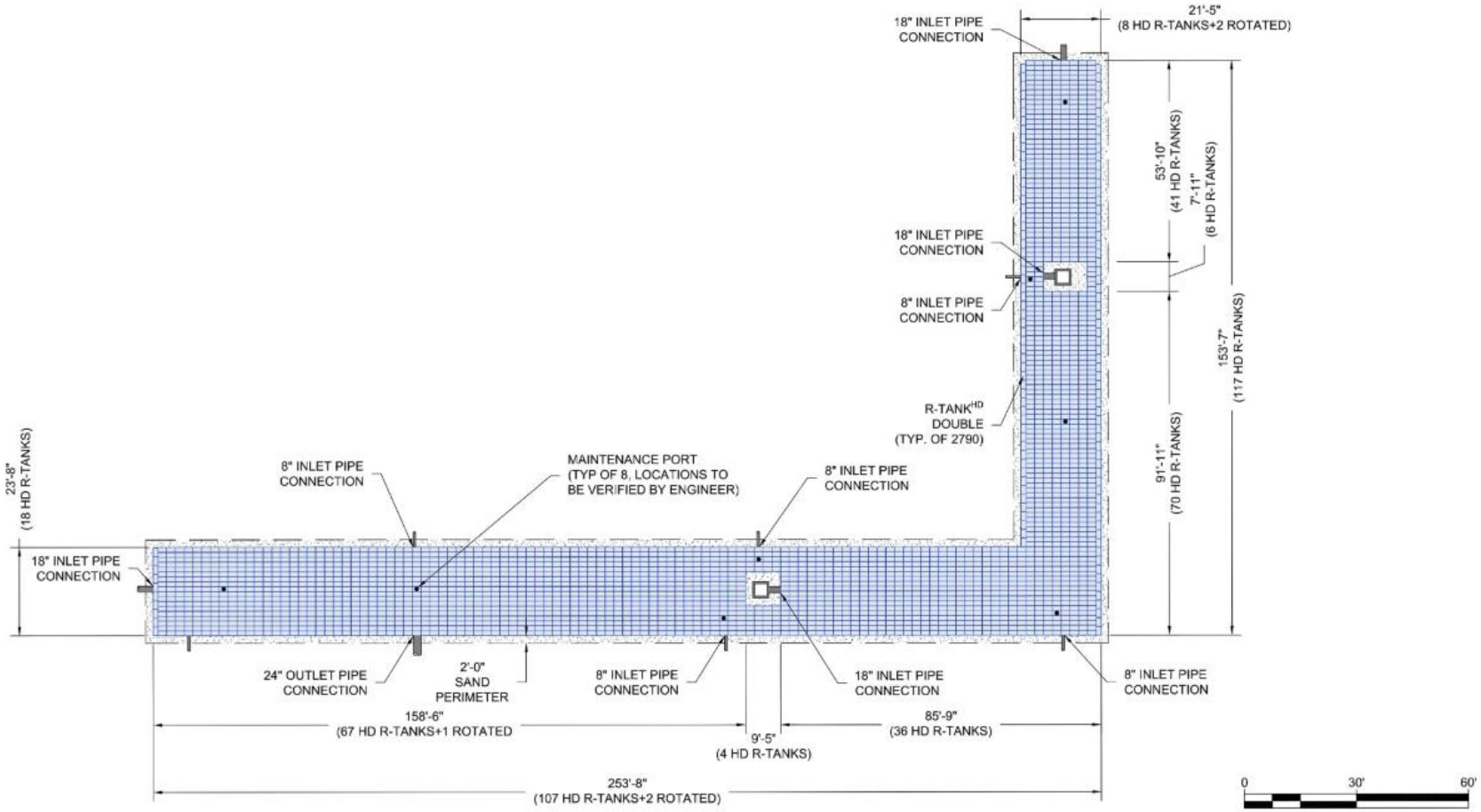
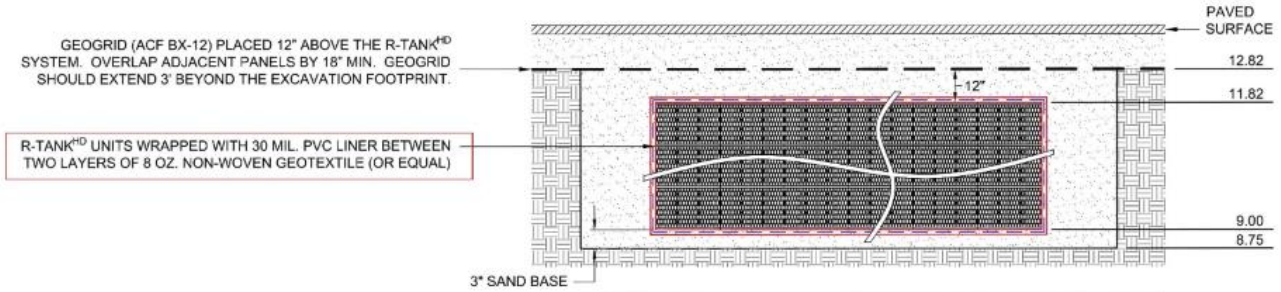


NOTE:
STORAGE VOLUME FROM 9.00 TO 11.50 = 20;394 CF

LAYOUT SCALE	1" = 30'
R-TANK^HD MODULE TYPE	DOUBLE
TRAFFIC LOAD	HS-20
# OF DOUBLE R-TANKS	2,790
R-TANK STORAGE VOLUME	23,018 CF
TOP OF COVER SAND ELEV. (12")	12.82
ACF BX-12 GEOGRID ELEV.	12.82
TOP OF R-TANK ELEV.	11.82
TANK INVERT	9.00
INVERT OF SAND BASE (3")	8.75
MIN. SAND PERIMETER WIDTH	2.0 FT
SEE SHEETS 3 - 6 FOR DETAILS AND ADDITIONAL INFORMATION	



R-TANK^HD TANK WRAP & EXCAVATION ENVELOPE DETAIL

ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

FOR ADDITIONAL INFORMATION PLEASE CONTACT ACF ENVIRONMENTAL 1-800-448-3636 www.acfenvironmental.com

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R-TANK^HD SYSTEM LAYOUT
SWEETGRASS AT WEST ASHLEY CIRCLE
CHARLSTON, SC
SITE DESIGNATION: UGDS
ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com

DRAWN BY: JPS
DATE: 06/18/20
SHEET NO. 2 of 6

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GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.884.9567

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. 030472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 34933 ROBERT PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 07/27/2020
DRAWN BY: DEM
CHECKED BY: RPF

REVISION HISTORY

1	01/14/2019	8	05/01/2020
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RTANK DETAILS I

C-10.1

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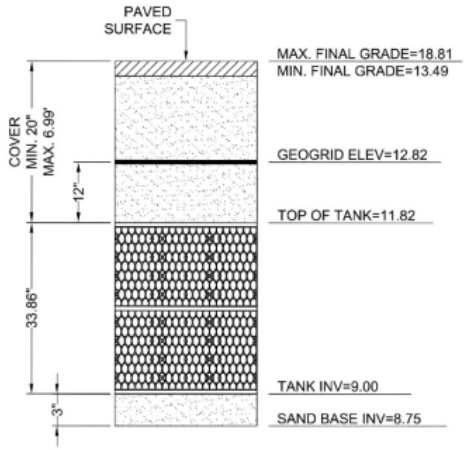
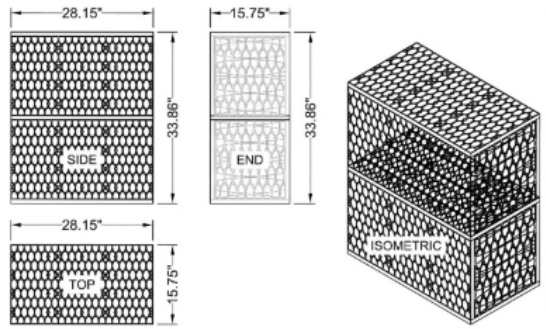


DOUBLE R-TANK^{HD} - ELEVATION



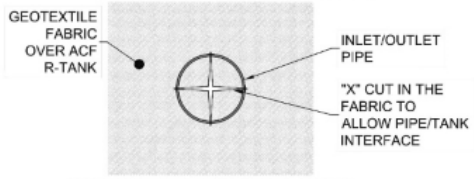
MODULE DATA

GEOMETRY:	**LOAD RATING:**
LENGTH = 28.15 IN. (715 MM)	33.4 PSI, (MODULE ONLY)
WIDTH = 15.75 IN. (400 MM)	HS20, (WITH ACF COVER SYSTEM)
HEIGHT = 33.86 IN. (860 MM)	**MATERIAL:**
TANK VOLUME = 8.69 CF	100% RECYCLED POLYPROPYLENE
STORAGE VOLUME = 8.25 CF	**SMALL PLATES PER**
VOID INTERNAL VOLUME: 95%	**SEGMENT/TOTAL:**
VOID SURFACE AREA: 90%	5/10

DOUBLE R-TANK^{HD} - MODULE DETAIL

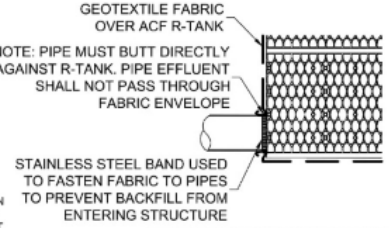
R-TANK^{HD} QUANTITIES	
R-TANK^{HD} MODULE TYPE	DOUBLE
# OF DOUBLE R-TANKS	2,790
R-TANK STORAGE VOLUME	23,018 CF
SAND BED FOOTPRINT	10,417 SF
SAND QUANTITY	673 CY
30 PVC LINER TANK WRAP	22,652 SF (2,517 SY)
8 OZ. NON-WOVEN GEOTEXTILE LINER PROTECTION	45,304 SF (5,034 SY)
ACF BX-12 GEOGRID	14,885 SF (1,654 SY)
12" MAINTENANCE PORTS	8
8" PIPE BOOTS	5
18" PIPE BOOTS	2
24" PIPE BOOTS	1
NOTE: SAND QUANTITY INCLUDES 12" OF COVER AND 3" OF BASE.	
NOTE: GEOTEXTILE / LINER QUANTITIES INCLUDE A 15% WASTE FACTOR.	

CUT AN "X" IN THE FABRIC ENVELOPE THAT IS SLIGHTLY LARGER THAN THE PIPE. PULL THE FABRIC FLAPS AROUND THE PIPE, AND SEAL WITH A STAINLESS STEEL BAND.

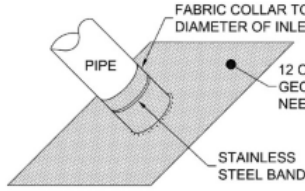


END VIEW OF PIPE/FABRIC CONNECTION

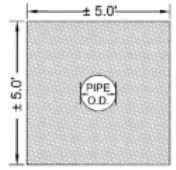
AFTER TANK WRAP IS SECURED TO PIPE, SLIDE BOOT AGAINST R-TANK AND SECURE WITH SECOND STAINLESS STEEL BAND, THEN ATTACH BOOT FLAP TO TANK ENVELOPE FABRIC WITH DUCT TAPE OR OTHER ADHESIVE.



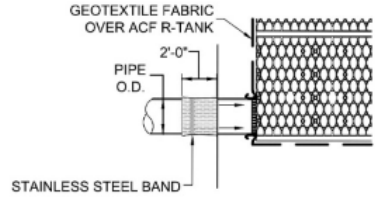
SIDE VIEW OF PIPE/FABRIC CONNECTION



GEOTEXTILE BOOT



FRONT VIEW OF GEOTEXTILE BOOT



SIDE VIEW OF GEOTEXTILE BOOT

R-TANK^{HD} TYPICAL TANK INLET/OUTLET W/ GEOTEXTILE PIPE BOOT DETAIL

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R-TANK^{HD} SYSTEM DETAILS
SWEETGRASS AT WEST ASHLEY CIRCLE
CHARLSTON, SC
SITE DESIGNATION: UGDS
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DRAWN BY: JPS
DATE: 06/18/20
SHEET NO: 3 of 6

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WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 34033 JAMES PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 07/27/2020
DRAWN BY: DEM
CHECKED BY: RPF

REVISION HISTORY

1	01/14/2019	8	05/01/2020
2	03/04/2019	9	05/20/2020
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5	01/03/2020	12	07/27/2020
6	02/24/2020		
7	03/06/2020		

RTANK DETAILS II

C-10.2

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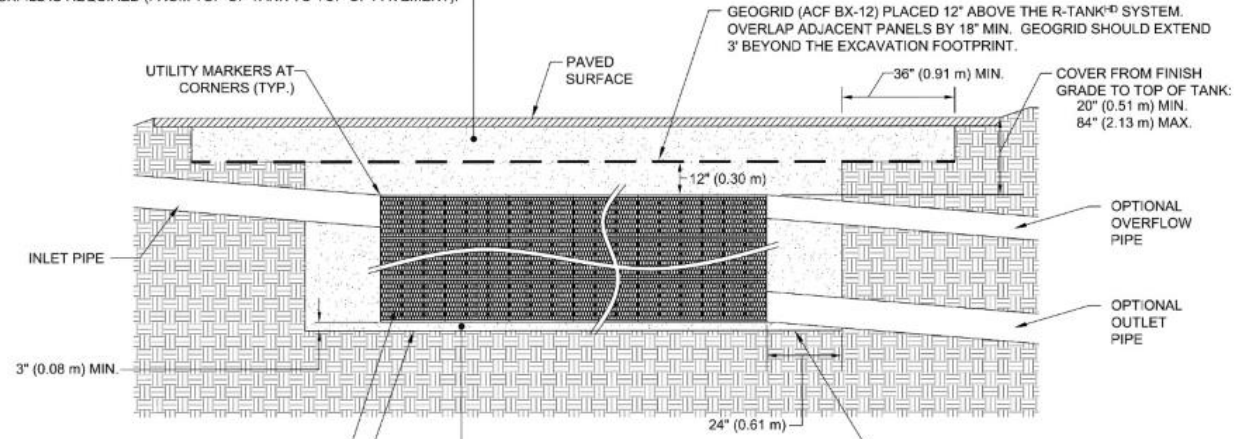
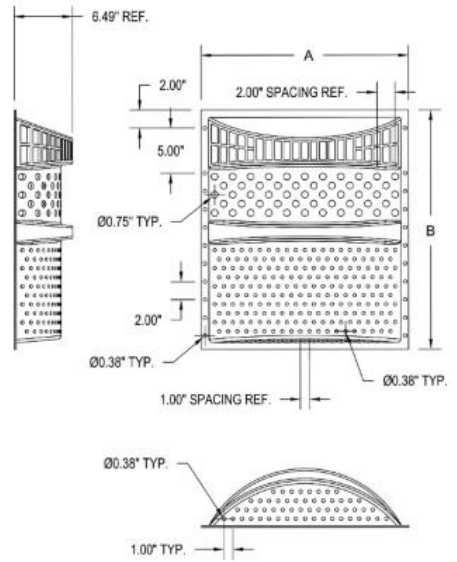
TOTAL COVER: 20" MINIMUM AND 84" MAXIMUM. FIRST 12" MUST BE FREE DRAINING BACKFILL (SPEC SECTION 2.03B): STONE <1.5" OR SOIL (USCS CLASS GW, GP, SW OR SP). ADDITIONAL FILL MAY BE STRUCTURAL FILL (SPEC SECTION 2.03C): STONE OR SOIL (USCS CLASS SM, SP, SW, GM, GP OR GW) WITH MAX CLAY CONTENT<10%, MAX 25% PASSING NO. 200 SIEVE, AND MAX PLASTICITY INDEX OF 4. A MIN. 12" COVER MUST BE MAINTAINED BETWEEN BACKFILL EQUIPMENT AND THE TOP OF THE R-TANK™ SYSTEM AT ALL TIMES. TOTAL HEIGHT OF TOP BACKFILL SHOULD NOT EXCEED 7'. CONTACT ACF ENVIRONMENTAL IF MORE THAN 7' OR LESS THAN 20" OF TOP BACKFILL IS REQUIRED (FROM TOP OF TANK TO TOP OF PAVEMENT).

NOTES:
1. FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK^{HD} MODULE SHEET .
2. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, CUSTOMARY U.S. UNITS, 7TH EDITION, 2014 WITH 2015 AND 2016 INTERIM REVISIONS.
3. PRE-TREATMENT STRUCTURES NOT SHOWN.
4. FOR INFILTRATION APPLICATIONS, GEOTEXTILE ENVELOPING R-TANK SHALL BE ACF M200 (PER SPEC SECTION 2.02A) AND BASE SHALL BE 4" MIN. UNCOMPACTED FREE DRAINING BACKFILL (SPEC SECTION 2.03A) TO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK^{HD} FOOTPRINT.



R-TANK^{HD} & H-20 LOADS - SECTION VIEW



SIZE	A	B
23" x 24"	23"	26.51"
28" x 30"	28"	33.15"
34" x 36"	34"	38.69"

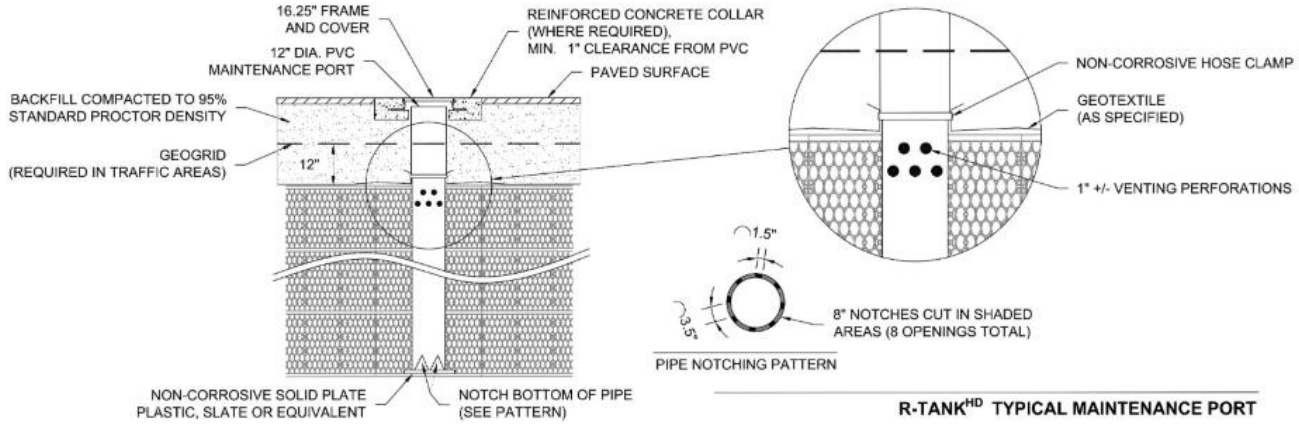
±0.25" TOLERANCE ON DIMENSIONS

THERE ARE 9 TOTAL TRASH GUARD PLUS UNITS. THEY ARE TO BE INSTALLED ON THE ENTRANCE OF THE PIPE IN THE FOLLOWING DRAINAGE STRUCTURES:

F2, F3, F4, D3 (2), D4 (2), E2 & E3

TRASHGUARD PLUS PRETREATMENT DETAIL

NOTES
1. THIS PORT IS USED TO PUMP WATER INTO THE SYSTEM AND RE-SUSPEND ACCUMULATED SEDIMENT SO THAT IT MAY BE PUMPED OUT.
2. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.
3. ONLY R-TANK^{HD} AND R-TANK^{SD} MAY BE USED IN TRAFFIC APPLICATIONS.
4. SEE TRAFFIC LOADING DETAIL FOR MINIMUM & MAXIMUM COVER REQUIREMENTS.



R-TANK^{HD} TYPICAL MAINTENANCE PORT

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R-TANK^{HD} SYSTEM DETAILS
SWEETGRASS AT WEST ASHLEY CIRCLE
CHARLSTON, SC
SITE DESIGNATION: UGDS
ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com

DRAWN BY: JPS
DATE: 06/18/20
SHEET NO.: 4 of 6

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SUMMERVILLE, SC 843.884.9567
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SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 34933 CHRIST PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 07/27/2020
DRAWN BY: DEM
CHECKED BY: RPF

REVISION HISTORY

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RTANK DETAILS III

C-10.3

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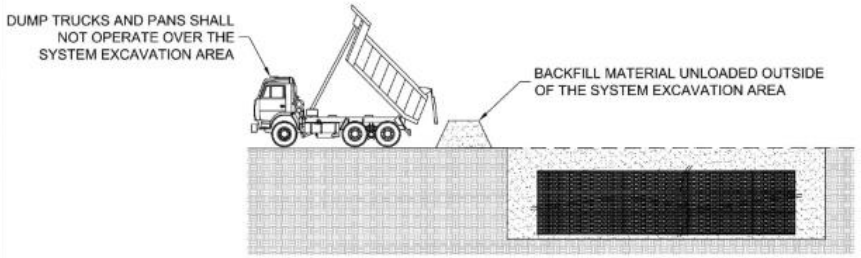
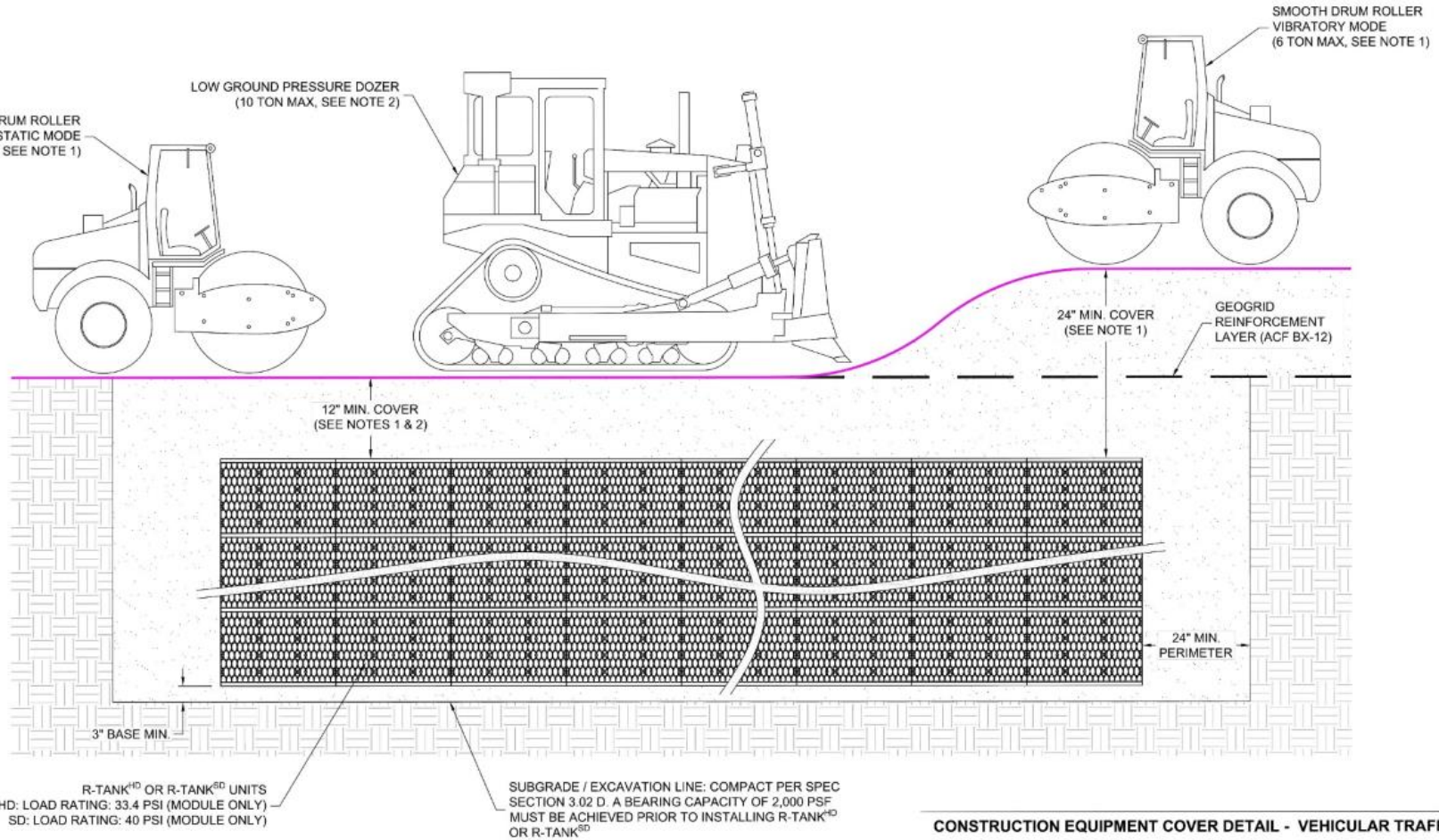


DUMP TRUCK DETAIL (SEE NOTE 3)

NOTES:

1. FOLLOWING PLACEMENT OF SIDE BACKFILL, A UNIFORM 12" LIFT OF THE FREELY DRAINING MATERIAL (SPEC SECTION 2.03 B) SHALL BE PLACED OVER THE R-TANK AND LIGHTLY COMPACTED USING A WALK-BEHIND TRENCH ROLLER. ALTERNATELY, A ROLLER (MAXIMUM GROSS VEHICLE WEIGHT OF 6 TONS) MAY BE USED. ROLLER MUST REMAIN IN STATIC MODE UNTIL A MINIMUM OF 24" OF COVER HAS BEEN PLACED OVER THE MODULES. SHEEP FOOT ROLLERS SHOULD NOT BE USED. **SPEC SECTION 3.05 A**
2. ONLY LOW PRESSURE TIRE OR TRACK VEHICLES (LESS THAN 7 PSI AND OPERATING WEIGHT OF LESS THAN 20,000 LBS) SHALL BE OPERATED OVER THE R-TANK SYSTEM DURING CONSTRUCTION. **SPEC SECTION 3.05 B**
3. DUMP TRUCKS AND PANS SHALL NOT BE OPERATED WITHIN THE R-TANK SYSTEM AT ANY TIME. WHERE NECESSARY, THE HEAVY EQUIPMENT SHOULD UNLOAD IN AN AREA ADJACENT TO THE R-TANK SYSTEM AND THE MATERIAL SHOULD BE MOVED OVER THE SYSTEM WITH TRACKED EQUIPMENT. **SPEC SECTION 3.05 B**
4. ENSURE THAT ALL UNRELATED CONSTRUCTION TRAFFIC IS KEPT AWAY FROM THE LIMITS OF EXCAVATION UNTIL THE PROJECT IS COMPLETE AND FINAL SURFACE MATERIALS ARE IN PLACE. NO NON-INSTALLATION RELATED LOADING SHOULD BE ALLOWED OVER THE R-TANK SYSTEM UNTIL THE FINAL DESIGN SECTION HAS BEEN CONSTRUCTED (INCLUDING PAVEMENT). **SPEC SECTION 3.05 C**
5. SEE R-TANK INSTALLATION GUIDE OR CONTACT YOUR LOCAL ACF REPRESENTATIVE FOR ADDITIONAL INFORMATION.



CONSTRUCTION EQUIPMENT COVER DETAIL - VEHICULAR TRAFFIC

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R-TANK^HD CONSTRUCTION EQUIPMENT COVER DETAIL
SWEETGRASS AT WEST ASHLEY CIRCLE
CHARLSTON, SC
SITE DESIGNATION: UGDS
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SOUTH CAROLINA — SEAMON, WHITESIDE & ASSOCIATES, INC. — No. 030472 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER — No. 34933 — ROBERT PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 07/27/2020
DRAWN BY: DEM
CHECKED BY: RPT

REVISION HISTORY

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RTANK DETAILS IV

C-10.4

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R-TANK SPECIFICATION

PART 1 - GENERAL

1.01 Related Documents

A. Drawings, technical specification and general provisions of the Contract as modified herein apply to this section.

1.02 Description of Work Included

A. Provide excavation and base preparation per geotechnical engineer's recommendations and/or as shown on the design drawings, to provide adequate support for project design loads and safety from excavation sidewall collapse. Excavations shall be in accordance with the owner's and OSHA requirements.

B. Provide and install R-Tank^{LD}, R-Tank^{HD}, R-Tank^{SD}, or R-Tank^{UD} system (hereafter called R-Tank) and all related products including fill materials, geotextiles, geogrids, inlet and outlet pipe with connections per the manufacturer's installation guidelines provided in this section.

C. Provide and construct the cover of the R-Tank system including; stone backfill, structural fill cover, and pavement section as specified.

D. Protect R-Tank system from construction traffic after installation until completion of all construction activity in the installation area.

1.03 Quality Control

A. All materials shall be manufactured in ISO certified facilities.

B. Installation Contractor shall demonstrate the following experience:

1. A minimum of three R-Tank or equivalent projects completed within 2 years; and.
2. A minimum of 25,000 cubic feet of storage volume completed within 2 years.
3. Contractor experience requirement may be waived if the manufacturer's representative provides on-site training and review during construction.

C. Installation Personnel: Performed only by skilled workers with satisfactory record of performance on bulk earthworks, pipe, chamber, or pond/landfill construction projects of comparable size and quality.

D. Contractor must have manufacturer's representative available for site review if requested by Owner.

1.04 Submittals

A. Submit proposed R-Tank layout drawings. Drawings shall include typical section details as well as the required base elevation of stone and tanks, minimum cover requirements and tank configuration.

B. Submit manufacturer's product data, including compressive strength and unit weight.

C. Submit manufacturer's installation instructions.

D. Submit R-Tank sample for review. Reviewed and accepted samples will be returned to the Contractor.

E. Submit material certificates for geotextile, geogrid, base course and backfill materials.

F. Submit required experience and personnel requirements as specified in Section 1.03.

G. Any proposed equal alternative product substitution to this specification must be submitted for review and approved prior to bid opening. Review package should include third party reviewed performance data that meets or exceeds criteria in Table 2.01 B.

1.05 Delivery, Storage, and Handling

A. Protect R-Tank and other materials from damage during delivery, and store UV sensitive materials under tarp to protect from sunlight when time from delivery to installation exceeds two weeks. Storage of materials should be on smooth surfaces, free from dirt, mud and debris.

B. Handling is to be performed with equipment appropriate to the materials and site conditions, and may include hand, handcart, forklifts, extension lifts, etc.

C. Cold weather:

1. Care must be taken when handling plastics when air temperature is 40 degrees or below as plastic becomes brittle.
2. Do not use frozen materials or materials mixed or coated with ice or frost.
3. Do not build on frozen ground or wet, saturated or muddy subgrade.

1.06 Preinstallation Conference.

A. Prior to the start of the installation, a preinstallation conference shall occur with the representatives from the design team, the general contractor, the excavation contractor, the R-Tank installation contractor, and the manufacturer's representative.

1.07 Project Conditions

A. Coordinate installation for the R-Tank system with other on-site activities to eliminate all non-installation related construction traffic over the completed R-Tank system. No loads heavier than the design loads shall be allowed over the system, and in no case shall loads higher than a standard AASHTO HS20 (or HS25, depending on design criteria) load be allowed on the system at any time.

B. Protect adjacent work from damage during R-Tank system installation.

C. All pre-treatment systems to remove debris and heavy sediments must be in place and functional prior to operation of the R-Tank system. Additional pretreatment measures may be needed if unit is operational during construction due to increased sediment loads.

D. Contractor is responsible for any damage to the system during construction.

PART 2 - PRODUCTS

2.01 R-Tank Units

A. R -Tank - Injection molded plastic tank plates assembled to form a 95% void modular structure of predesigned height (custom for each project).

B. R-Tank units shall meet the following Physical & Chemical Characteristics:

PROPERTY	DESCRIPTION	R-Tank^{LD} VALUE	R-Tank^{HD} VALUE	R-Tank^{SD} VALUE	R-Tank^{UD} VALUE
Void Area	Volume available for water storage	95%	95%	95%	95%
Surface Void Area	Percentage of exterior available for infiltration	90%	90%	90%	90%
Compressive Strength	ASTM D 2412 / ASTM F 2418	30.0 psi	33.4 psi	42.9 psi	134.2 psi
HS-20 Minimum Cover	Cover required to support HS-20 loads	N/A	20"	18"	12" (STONE BACKFILL)
HS-25 Minimum Cover	Cover required to support HS-25 loads	N/A	24"	18"	15" (STONE BACKFILL)
Maximum Cover	Maximum allowable cover depth	3 feet	< 7 feet	< 10 feet	5 feet
Unit Weight	Weight of plastic per cubic foot of tank	3.25 lbs / cf	3.62 lbs/cf	3.96 lbs / cf	4.33 lbs / cf
Rib Thickness	Thickness of load-bearing members	0.18 inches	0.18 inches	0.18 inches	N/A
Service Temperature	Safe temperature range for use	-14 – 167° F	-14 – 167° F	-14 – 167° F	-14 – 167° F

C. Supplier: ACF Environmental 2831 Cardwell Road Richmond, VA 23234
(T): 800-448-3636; (F): 804-743-7779 www.acfenvironmental.com

2.02 Geosynthetics

A. Geotextile. A geotextile envelope is required to prevent backfill material from entering the R-Tank modules.

1. Standard Application: The standard geotextile shall be an 8 oz per square yard nonwoven geotextile (ACF N080 or equivalent).
2. Infiltration Applications: When water must infiltrate/exfiltrate through the geotextile as a function of the system design, a woven monofilament (ACF M200 or equivalent) shall be used.

B. Geogrid. For installations subject to traffic loads and/or when required by project plans, install geogrid (ACF BX12 or equivalent) to reinforce backfill above the R-Tank system. Geogrid is not always required for R-Tank^{UD} installations, and is often not required for non-traffic load applications.

2.03 Backfill & Cover Materials

A. Bedding Materials: Stone (angular and smaller than 1.5" in diameter) or soil (GW, GP, SW, or SP as classified by the Unified Soil Classification System) shall be used below the R-Tank system (3" minimum). Material must be free from lumps, debris, and any sharp objects that could cut the geotextile. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation. For infiltration applications bedding material shall be free draining.

B. Side and Top Backfill: Free draining material shall be used adjacent to (24" minimum) and above (for the first 12") the R-Tank system. Material must be free from lumps, debris and any sharp objects that could cut the geotextile. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation.

1. For LD, HD, and SD modules, backfill materials shall be free draining stone (angular and smaller than 1.5" in diameter) or soil (GW, GP, SW, or SP as classified by the Unified Soil Classification System).
2. For UD modules in traffic loaded (HS-20) applications with less than 14" of top cover, side backfill materials shall be free draining stone (angular and smaller than 1.5" in diameter). The use of soil backfill on the sides of the UD module is not permitted unless the modules are installed outside of traffic areas or with cover depths of > 14". Top backfill material may be stone or soil as noted above (Section 2.03 B 1).

C. Additional Cover Materials: Structural Fill shall consist of granular materials meeting the gradational requirements of SM, SP, SW, GM, GP or GW as classified by the Unified Soil Classification System. Structural fill shall have a maximum of 25 percent passing the No. 200 sieve, shall have a maximum clay content of 10 percent and a maximum Plasticity Index of 4. Material shall be within 3 percent of the optimum moisture content as determined by ASTM D698 at the time of installation.

2.04 Other Materials

Utility Marker: Install metallic tape at corners of R-Tank system to mark the area for future utility detection.

PART 3 - EXECUTION

3.01 Assembly of R-Tank Units

A. Assembly of modules shall be performed in accordance with the R-Tank Installation Manual, Section 2.

3.02 Layout and Excavation

A. Installer shall stake out, excavate, and prepare the subgrade area to the required plan grades and dimensions, ensuring that the excavation is at least 2 feet greater than R-Tank dimensions in each direction allowing for installation of geotextile filter fabric, R-Tank modules, and free draining backfill materials.

B. All excavations must be prepared with OSHA approved excavated sides and sufficient working space.

C. Protect partially completed installation against damage from other construction traffic by establishing a perimeter with high visibility construction tape, fencing, barricades, or other means until construction is complete.

D. Base of the excavation shall be uniform, level, and free of lumps or debris and soft or yielding subgrade areas. A minimum 2,000 pounds per square foot bearing capacity is required.

1. Standard Applications: Compact subgrade to a minimum of 95% of Standard Proctor (ASTM D698) density or as required by the Owner's engineer.
2. Infiltration Applications: Subgrade shall be prepared in accordance with the contract documents. Compaction of subgrade should not be performed in infiltration applications.

E. Unsuitable Soils or Conditions: All questions about the base of the excavation shall be directed to the owner's engineer, who will approve the subgrade conditions prior to placement of stone. The owner's engineer shall determine the required bearing capacity of the R-Tank subgrade; however in no case shall a bearing capacity of less than 2,000 pounds per square foot be provided.

1. If unsuitable soils are encountered at the subgrade, or if the subgrade is pumping or appears excessively soft, repair the area in accordance with contract documents and/or as directed by the owner's engineer.
2. If indications of the water table are observed during excavation, the engineer shall be contacted to provide recommendations.
3. Do not start installation of the R-Tank system until unsatisfactory subgrade conditions are corrected and the subgrade conditions are accepted by the owner's engineer.

3.03 Preparation of Base

A. Place a thin layer (3" unless otherwise specified) of bedding material (Section 2.03 A), over the subgrade to establish a level working platform for the R-Tank modules. Level to within ½" (+/- ¼") or as shown on the plans. Native subgrade soils or other materials may be used if determined to meet the requirements of 2.03 A and are accepted by the owner's engineer.

1. Standard Applications: Static roll or otherwise compact bedding materials until they are firm and unyielding.
2. Infiltration Applications: Bedding materials shall be prepared in accordance with the contract documents.

B. Outline the footprint of the R-Tank system on the excavation floor using spray paint or chalk line to ensure a 2' perimeter is available around the R-Tank system for proper installation and compaction of backfill.

3.04 Installation of the R-Tanks

A. Where a geotextile wrap is specified on the stone base, cut strips to length and install in excavation, removing wrinkles so material lays flat. Overlap geotextile a minimum 12" or as recommended by manufacturer.

B. Where an impervious liner (for containment) is specified, install the liner per manufacturer's recommendations and the contract documents. The R-Tank units shall be seperated from impervious liner by a non-woven geotextile fabric installed accordance with Section 3.04A.

C. Install R-Tank modules by placing side by side, in accordance with the design drawings. No lateral connections are required. It is advisable to use a string line to form square corners and straight edges along the perimeter of the R-Tank system. The modules are to be oriented as per the design drawing with required depth as shown on plans..

1. For LD, HD, and SD installations, the large side plate of the tank should be placed on the perimeter of the system. This will typically require that the two ends of the tank area will have a row of tanks placed perpendicular to all other tanks. If this is not shown in the construction drawings, it is a simple field adjustment that will have minimal effect on the overall system footprint. Refer to R-Tank Installation Guide for more details
2. For UD installations, there is no perpendicular end row required.

D. Wrap the R-Tank top and sides in specified geotextile. Cut strips of geotextile so that it will cover the sides and top, encapsulating the entire system to prevent backfill entry into the system. Overlap geotextile 12" or as recommended by manufacturer. Take great care to avoid damage to geotextile (and, if specified, impervious liner) during placement.

E. Identify locations of inlet, outlet and any other penetrations of the geotextile (and optional liner). These connections should be installed flush (butted up to the R-Tank) and the geotextile fabric shall be cut to enable hydraulic continuity between the connections and the R-Tank units. These connections shall be secured using pipe boots with stainless steel pipe clamps. Support pipe in trenches during backfill operations to prevent pipe from settling and damaging the geotextile, impervious liner (if specified) or pipe. Connecting pipes at 90 degree angles facilitates construction, unless otherwise specified. Ensure end of pipe is installed snug against R-Tank system.

F. Install Inspection and Maintenance Ports in locations noted on plans. At a minimum one maintenance port shall be installed within 10' of each inlet & outlet connection, and with a maximum spacing of one maintenance port for every 2,500 square feet. Install all ports as noted in the R-Tank Installation Guide.

G. If required, install ventilation pipes and vents as specified on drawings to provide ventilation for proper hydraulic performance. The number of pipes and vents will depend on the size of the system. Vents are often installed using a 90 degree elbow with PVC pipe into a landscaped area with 'U' bend or venting bollard to inhibit the ingress of debris. A ground level concrete or steel cover can be used.

3.05 Backfilling of the R-Tank Units

A. Backfill and fill with recommended materials as follows:

1. Place freely draining backfill materials (Section 2.03 B) around the perimeter in lifts with a maximum thickness of 12". Each lift shall be placed around the entire perimeter such that each lift is no more than 24" higher than the side backfill along any other location on the perimeter of the R-Tank system. No fill shall be placed over top of tanks until the side backfill has been completed.
2. Each lift shall be compacted at the specified moisture content to a minimum of 95% of the Standard Proctor Density until no further densification is observed (for self-compacting stone materials). The side lifts must be compacted with walk behind compaction equipment. Even when "self-compacting" backfill materials are selected, a walk behind vibratory compactor must be used.
3. Take care to ensure that the compaction process does not allow the machinery to come into contact with the modules due to the potential for damage to the geotextile and R-Tank units.
4. No compaction equipment is permissible to operate directly on the R-Tank modules.
5. Top Backfill:
   a. Typical Applications: Install a 12" (or as shown on plans) lift of freely draining material (Section 2.03 B) over the R-Tank Units, maintaining 12" between equipment tracks and R-Tank System.
   b. Shallow Applications (< 18" total cover): Install top backfill in accordance with plans.
   Lightly compacted using a walk-behind trench roller. Alternately, a roller (maximum gross vehicle weight of 6 tons) may be used. Roller must remain in static mode until a minimum of 24" of cover has been placed over the modules. Sheep foot rollers should not be used.
6. If required, install a geogrid as shown on plans. Geogrid shall extend a minimum of 3 feet beyond the limits of the excavation wall.
7. Following placement and compaction of the initial cover, subsequent lifts of structural fill (Section 2.03 C) shall be placed at the specified moisture content and compacted to a minimum of 95% of the Standard Proctor Density and shall cover the entire footprint of the R-Tank system. During placement of fill above the system, unless otherwise specified, a uniform elevation of fill shall be maintained to within 12" across the footprint of the R-Tank system. Do not exceed maximum cover depths listed in Table 2.01 B.
8. Place additional layers of geotextile and/or geogrid at elevations as specified in the design details. Each layer of geosynthetic reinforcement placed above the R-Tank system shall extend a minimum of 3 feet beyond the limits of the excavation wall.

B. Only low pressure tire or track vehicles shall be operated over the R-Tank system during construction. No machinery should drive on top of the tank until a minimum of 18" of backfill and compaction is achieved. Dump Trucks and Pans shall not be operated within the R-Tank system footprint at any time. Where necessary the heavy equipment should unload in an area adjacent to the R-Tank system and the material should be moved over the system with tracked equipment.

C. Ensure that all unrelated construction traffic is kept away from the limits of excavation until the project is complete and final surface materials are in place. No non-installation related loading should be allowed over the R-Tank system until the final design section has been constructed (including pavement).

D. Place surfacing materials, such as groundcovers (no large trees), or paving materials over the structure with care to avoid displacement of cover fill and damage to surrounding areas.

E. Backfill depth over R-Tank system must be within the limitations shown in the table in Section 2.01 B. If the total backfill depth does not comply with this table, contact engineer or manufacturer's representative for assistance.

PART 4 - USING THE SYSTEM

4.01 Maintenance Requirements

A. A routine maintenance effort is required to ensure proper performance of the R-Tank system. The Maintenance program should be focused on pretreatment systems. Ensuring these structures are clean and functioning properly will reduce the risk of contamination of the R-Tank system and stormwater released from the site. Pre-treatment systems shall be inspected yearly, or as directed by the regulatory agency and by the manufacturer (for proprietary systems). Maintain as needed using acceptable practices or following manufacturer's guidelines (for proprietary systems).

B. Inspection and/or Maintenance Ports in the R-Tank system will need to be inspected for accumulation of sediments at least quarterly through the first year of operation and at least yearly thereafter. This is done by removing the cap of the port and using a measuring device long enough to reach the bottom of the R-Tank system and stiff enough to push through the loose sediments, allowing a depth measurement.

C. If sediment has accumulated to the level noted in the R-Tank Maintenance Guide or beyond a level acceptable to the Owner's engineer, the R-Tank system should be flushed. A flushing event consists of pumping water into the Maintenance Port and/or adjacent structure, allowing the turbulent flows through the R-Tank system to re-suspend the fine sediments. If multiple Maintenance Ports have been installed, water should be pumped into each port to maximize flushing efficiency. Sediment-laden water can be filtered through a Dirtbag or approved equivalent if permitted by the locality.

ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL 1-800-448-3636 www.acfenvironmental.com

LET'S GET IT DONE

R-TANK SPECIFICATION
SWEETGRASS AT WEST ASHLEY CIRCLE
CHARLSTON, SC
SITE DESIGNATION: UGDS
ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com

DRAWN BY: JPS
DATE: 06/18/20
SHEET NO.: 6 of 6

SEAMONWHITESIDE
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GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.884.1667
www.seamonwhiteside.com

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 34933 ROBERT PATTERSON FARMER

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 07/27/2020
DRAWN BY: DEM
CHECKED BY: RPF

REVISION HISTORY

1	01/14/2019	8	05/01/2020
2	03/04/2019	9	05/22/2020
3	05/28/2019	10	06/29/2020
4	05/26/2019	11	07/21/2020
5	01/02/2020	12	07/27/2020
6	02/24/2020		
7	03/06/2020		

RTANK DETAILS V

C-10.5

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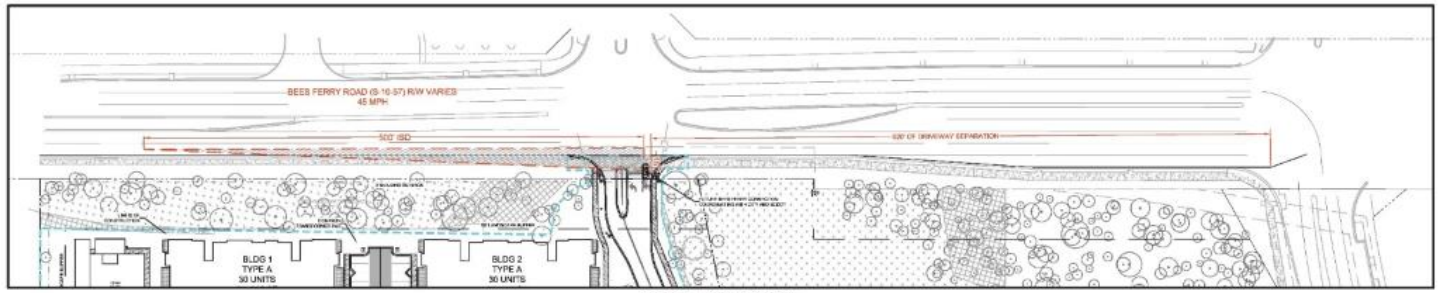
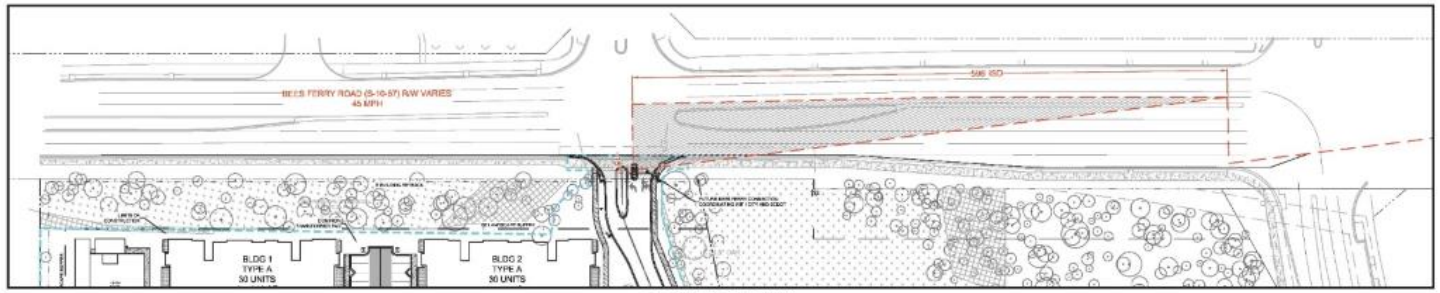
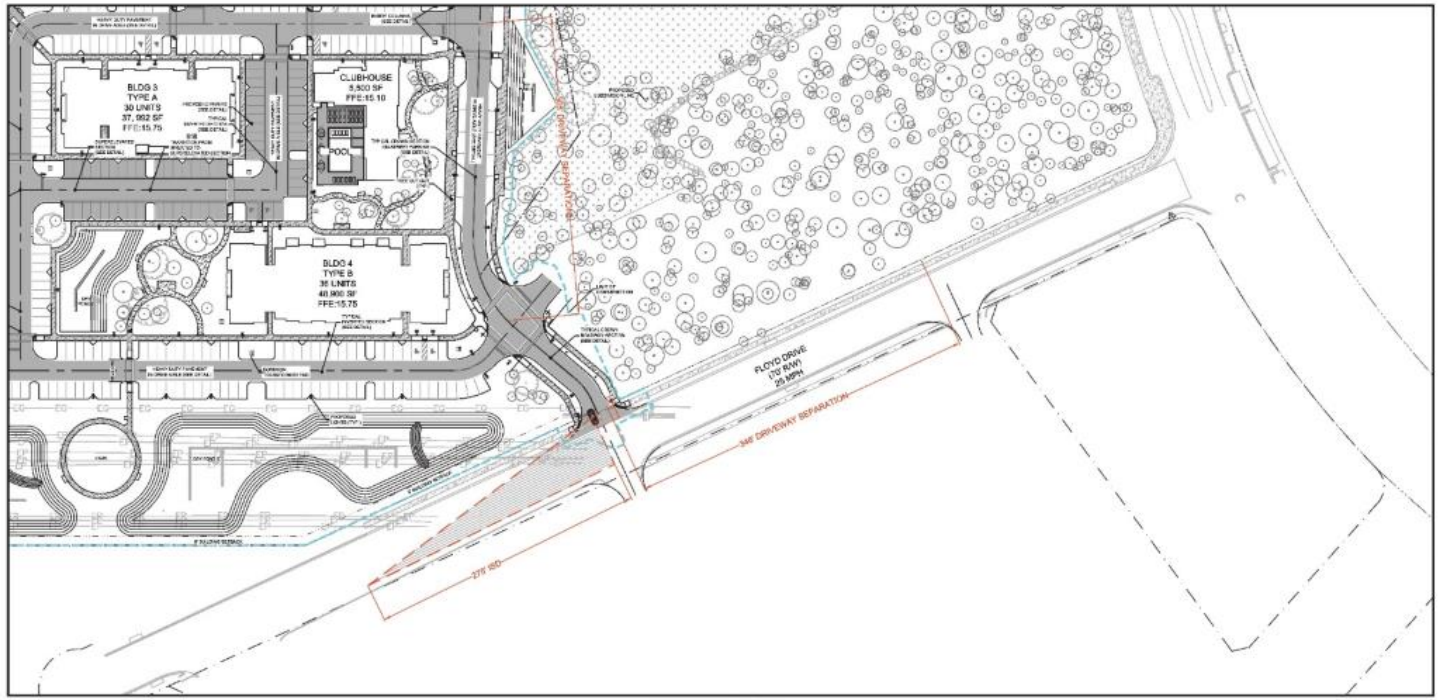


RIGHT TURN ONTO BEES FERRY



LEFT TURN ONTO BEES FERRY



LEFT TURN ONTO FLOYD DR.

SIGHT DISTANCE CALCULATON FOR SWEETGRASS AT WEST ASHLEY CIRCLE
RIGHT TURN (PER SCDOT ARMS MANUAL):

EQUATION 7.1
I.S.D. = 1.47 X Vmajor X tg

ISD = LENGTH OF SIGHT TRIANGLE LEG ALONG MAJOR ROAD (FT)
V_{MAJ} = DESIGN SPEED OF MAJOR ROAD (MPH)
t_g = GAP ACCEPTANCE TIME FOR ENTERING THE MAJOR ROAD (SEC)

RIGHT TURN I.S.D. = 500'

LEFT TURN ISD CALC (PER TABLE 7-12):
ISD = 1.47 X 45 MPH X 7.5 SEC
= 500 FT (ROUNDED TO NEAREST 5 FOOT INCREMENT)

0 20 40 80
SCALE: 1" = 40'

SIGHT DISTANCE CALCULATON FOR SWEETGRASS AT WEST ASHLEY CIRCLE
LEFT TURN (PER SCDOT ARMS MANUAL):

EQUATION 7.1
I.S.D. = 1.47 X Vmajor X tg

ISD = LENGTH OF SIGHT TRIANGLE LEG ALONG MAJOR ROAD (FT)
V_{MAJ} = DESIGN SPEED OF MAJOR ROAD (MPH)
t_g = GAP ACCEPTANCE TIME FOR ENTERING THE MAJOR ROAD (SEC)

LEFT TURN I.S.D. = 595'

LEFT TURN ISD CALC (PER TABLE 7-12):
ISD = 1.47 X 45 MPH X 9.0 SEC
= 595 FT (ROUNDED TO NEAREST 5 FOOT INCREMENT)

0 20 40 80
SCALE: 1" = 40'

SIGHT DISTANCE CALCULATON FOR SWEETGRASS AT WEST ASHLEY CIRCLE
LEFT TURN (PER SCDOT ARMS MANUAL):

EQUATION 7.1
I.S.D. = 1.47 X Vmajor X tg

ISD = LENGTH OF SIGHT TRIANGLE LEG ALONG MAJOR ROAD (FT)
V_{MAJ} = DESIGN SPEED OF MAJOR ROAD (MPH)
t_g = GAP ACCEPTANCE TIME FOR ENTERING THE MAJOR ROAD (SEC)

LEFT TURN I.S.D. = 275'

LEFT TURN ISD CALC (PER TABLE 7-12):
ISD = 1.47 X 25 MPH X 7.5 SEC
= 275 FT (ROUNDED TO NEAREST 5 FOOT INCREMENT)

0 20 40 80
SCALE: 1" = 40'

NOTE:

1. SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCDOT'S ACCESS AND ROADSIDE MANAGEMENT STANDARDS.
2. ALL TRAFFIC CONTROL DEVICES WILL BE TO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARD.
3. LANE CLOSURES OF ANY TYPE OF DURATION MUST BE APPROVED BY TRAFFIC AND TRANSPORTATION WELL IN ADVANCE OF THE OCCURRENCE. NO CONSTRUCTION PARKING OR STAGING WILL BE ALLOWED WITHIN THE RIGHT-OF-WAY WITHOUT PRIOR APPROVAL BY TRAFFIC AND TRANSPORTATION. CONTACT LEE KLECKLEY, TRAFFIC SAFETY INSPECTOR AT (843) 724-7380 OR KLECKLYL@CHARLESTON-SC.GOV TO DISCUSS THESE POTENTIAL ISSUES IF WARRANTED. TRC APPROVAL DOES NOT GUARANTEE LANE CLOSURE APPROVAL.
4. CHANGES OR IMPACTS TO TRAFFIC SIGNAL ITEMS MUST BE COORDINATED WITH THE CITY OF CHARLESTON DEPARTMENT OF TRAFFIC AND TRANSPORTATION. CONTACT TROY MITCHELL, TRAFFIC SIGNAL OPERATIONS MANAGER AT (843) 724-7379 OR MITCHELLT@CHARLESTON-SC.GOV.

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MOUNT PLEASANT, SC
843.884.9567
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.9567
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 34933
ROBERT PATTERSON PARKER

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT:	8010
DATE:	07/27/2020
DRAWN BY:	DEM
CHECKED BY:	RPP

REVISION HISTORY

1	01/14/2019	8	05/01/2020
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5	01/03/2020	12	07/27/2020
6	02/24/2020		
7	03/06/2020		

SIGHT DISTANCE PLAN

C-11.0

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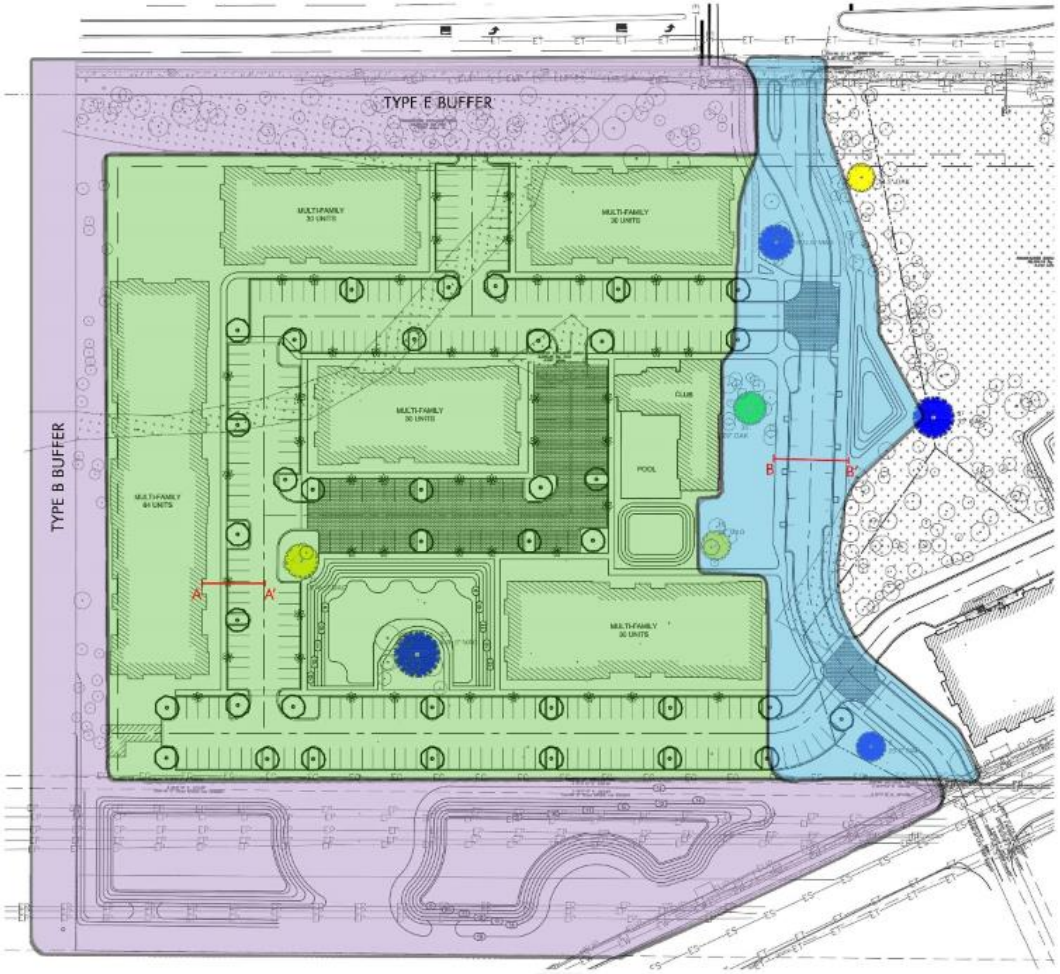
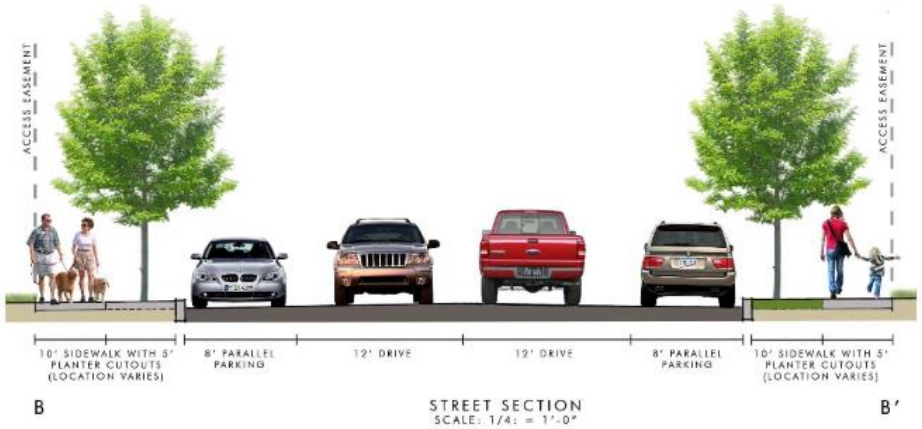




PLANT ZONES

- NATIVE EDGE - ZONE 1
- NATURALIZED - ZONE 2
- ORNAMENTAL - ZONE 3

BUFFER CHART

	CANOPY TREES	UNDERSTORY TREES	SHRUBS
BUFFER TYPE B - 565'	17	23	113
BUFFER TYPE E - 665'	40	34	133

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

SEAMONWHITESIDE

BEE'S FERRY PLANT ZONE EXHIBIT

PRESENTED AT CONCEPTUAL DRB - MADISON CAPITAL GROUP

CITY OF CHARLESTON

11-7-18

SABAL PALMETTO

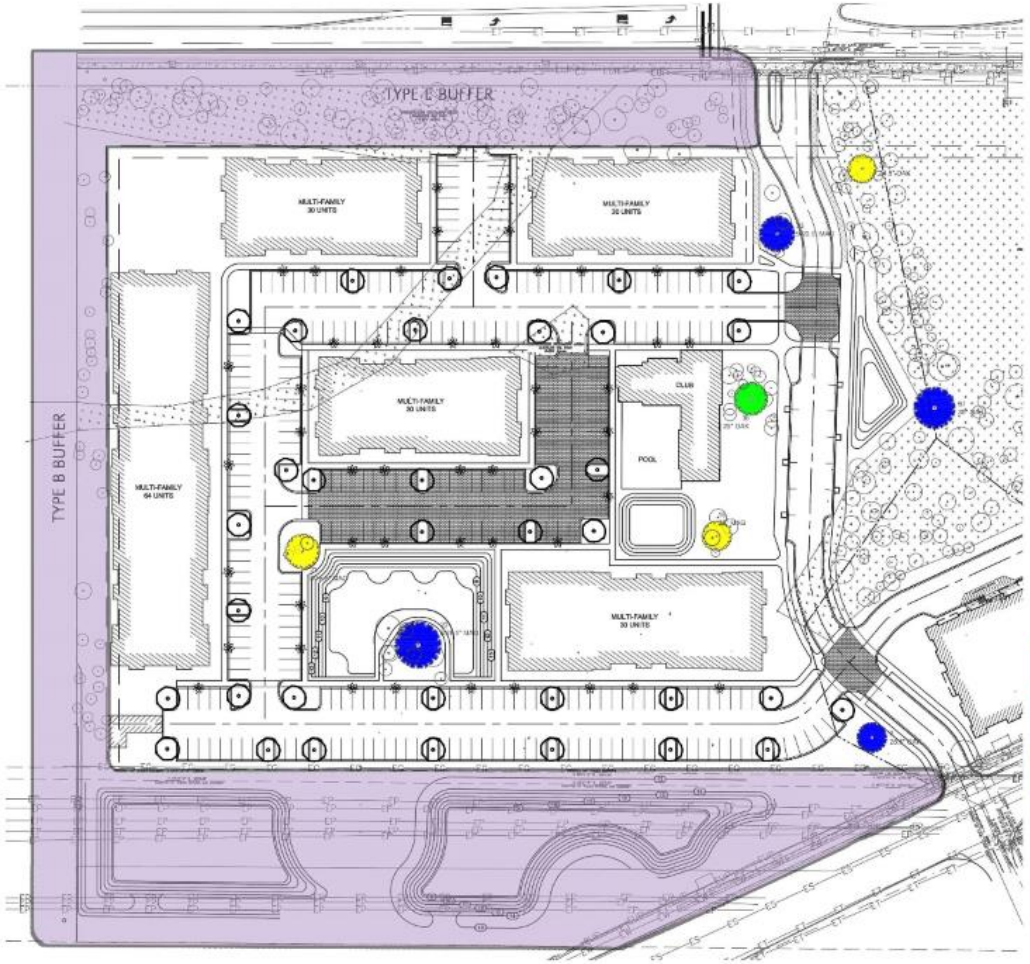
SWEETGRASS

WAX MYRTLE

DWARF FAKAHATCHEE GRASS

SANDCORD GRASS

BEAUTY BERRY



FRINGE TREE

LONGLEAF PINE

YAUPON HOLLY

LIVE OAK

OAKLEAF HYDRANGEA

EASTERN REDBUD

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

SEAMONWHITESIDE

BEE'S FERRY PLANT ZONE EXHIBIT

PRESENTED AT CONCEPTUAL DRB - MADISON CAPITAL GROUP

CITY OF CHARLESTON

11-7-18

LIVE OAK

ANISE

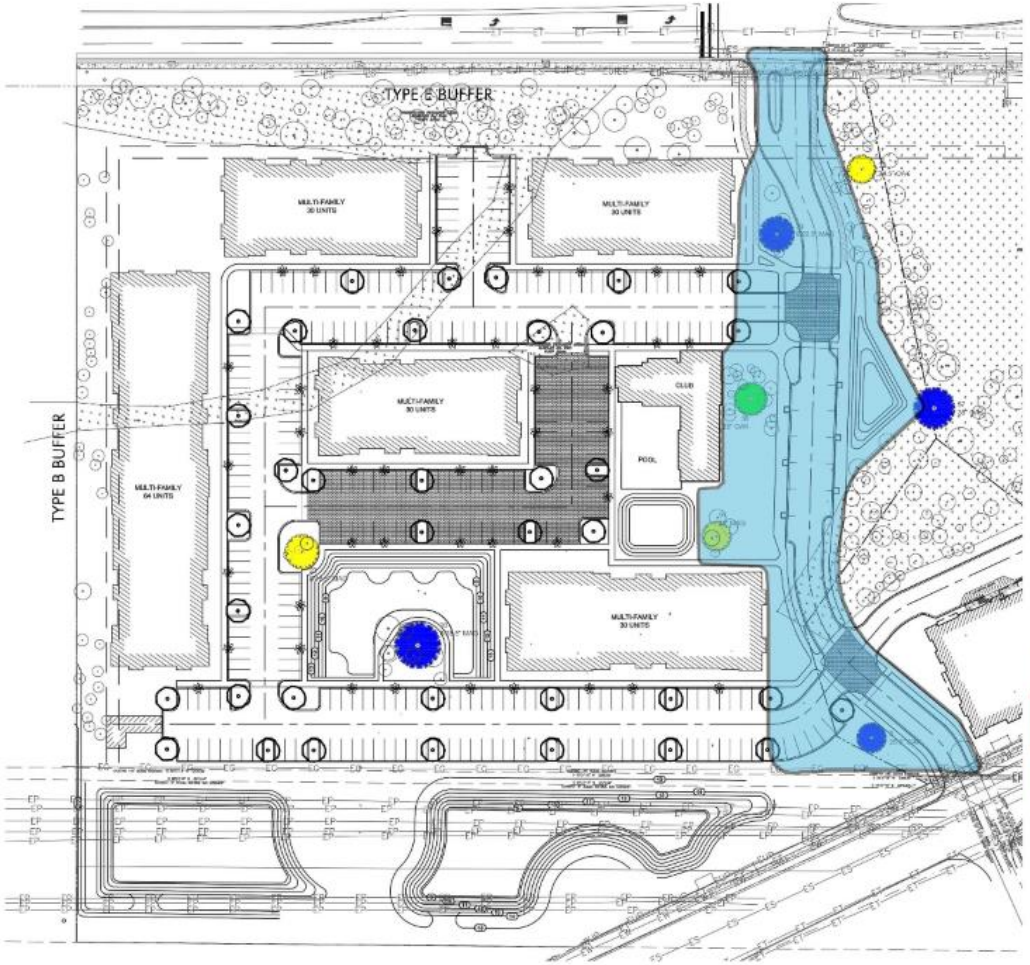
SABAL PALMETTO

LAVENDER

MAGNOLIA

NUTTALL OAK

BALD CYPRESS



DWARF YAUPON HOLLY

CAROLINA CHERRY LAUREL
(USE IN REMOTE AREAS ONLY)

VITEX

GAURA

GOLDENROD

BEAUTY BERRY

ASTER

PLANT ZONES

- NATIVE EDGE - ZONE 1
- NATURALIZED - ZONE 2
- ORNAMENTAL - ZONE 3

DWARF WAX MYRTLE

VIBURNUM

BLACK EYED SUSAN

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

SEAMONWHITESIDE

BEE'S FERRY PLANT ZONE EXHIBIT

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11-7-18

AGAPANTHUS

CONFEDERATE JASMINE

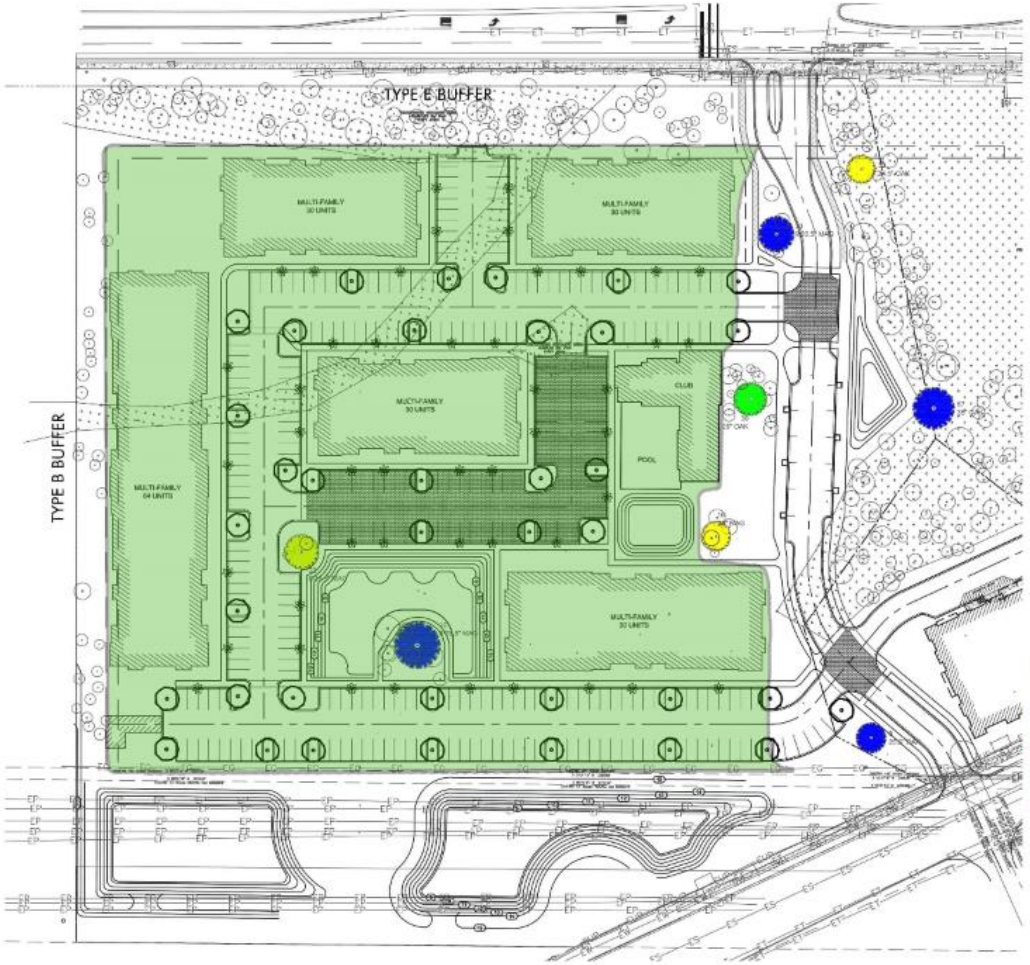
EAGLESTON HOLLY

CREEPING FIG

PODOCARPUS
(USE IN FORMAL ARRANGEMENTS ONLY)

DWARF IRIS

PURPLE DIAMOND LOROPETALUM



SABAL PALMETTO

ANISE

LEMON LIME NANDINA

VITEX

NUTTAL OAK

AZALEA

MONDO GRASS

VIBURNUM

PLANT ZONES

- NATIVE EDGE - ZONE 1
- NATURALIZED - ZONE 2
- ORNAMENTAL - ZONE 3

FATSIA
(USE IN HEAVY SHADE ONLY)

LIVE OAK

DWARF YAUPON HOLLY

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

SEAMONWHITESIDE

BEE'S FERRY PLANT ZONE EXHIBIT

PRESENTED AT CONCEPTUAL DRB - MADISON CAPITAL GROUP

CITY OF CHARLESTON

11-7-18

GENERAL NOTES:

1. FOR TREE REMOVALS, PLEASE REFER TO SHEETS C-2.0.
2. THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON THE MASTER PLAN SCHEDULE, SHEET L-3.0.
3. SEE SITE PLAN (C-4.0) FOR SITE LABELS, INFORMATION AND DETAILS.
4. SEE HARDSCAPE SHEETS [L-4.0 - L-4.5] FOR HARDSCAPE LABELS AND DETAILS.
5. CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY SITEWORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD. CONTACT: 843-884-1667

SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
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843.884.1667
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

State of South Carolina
Registered Landscape Architect
GARY GEORGE COLLINS

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP

CITY OF CHARLESTON, SOUTH CAROLINA

PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT:	8010
DATE:	08/13/2019
DRAWN BY:	CMP | MZC
CHECKED BY:	DRS

REVISION HISTORY

1. 01/14/19	
2. 05/04/19	
3. 06/26/19	
4. 08/26/19	
5. 01/02/2020	
6. 03/02/2020	

RENDERED LANDSCAPE PLAN

L-1.4

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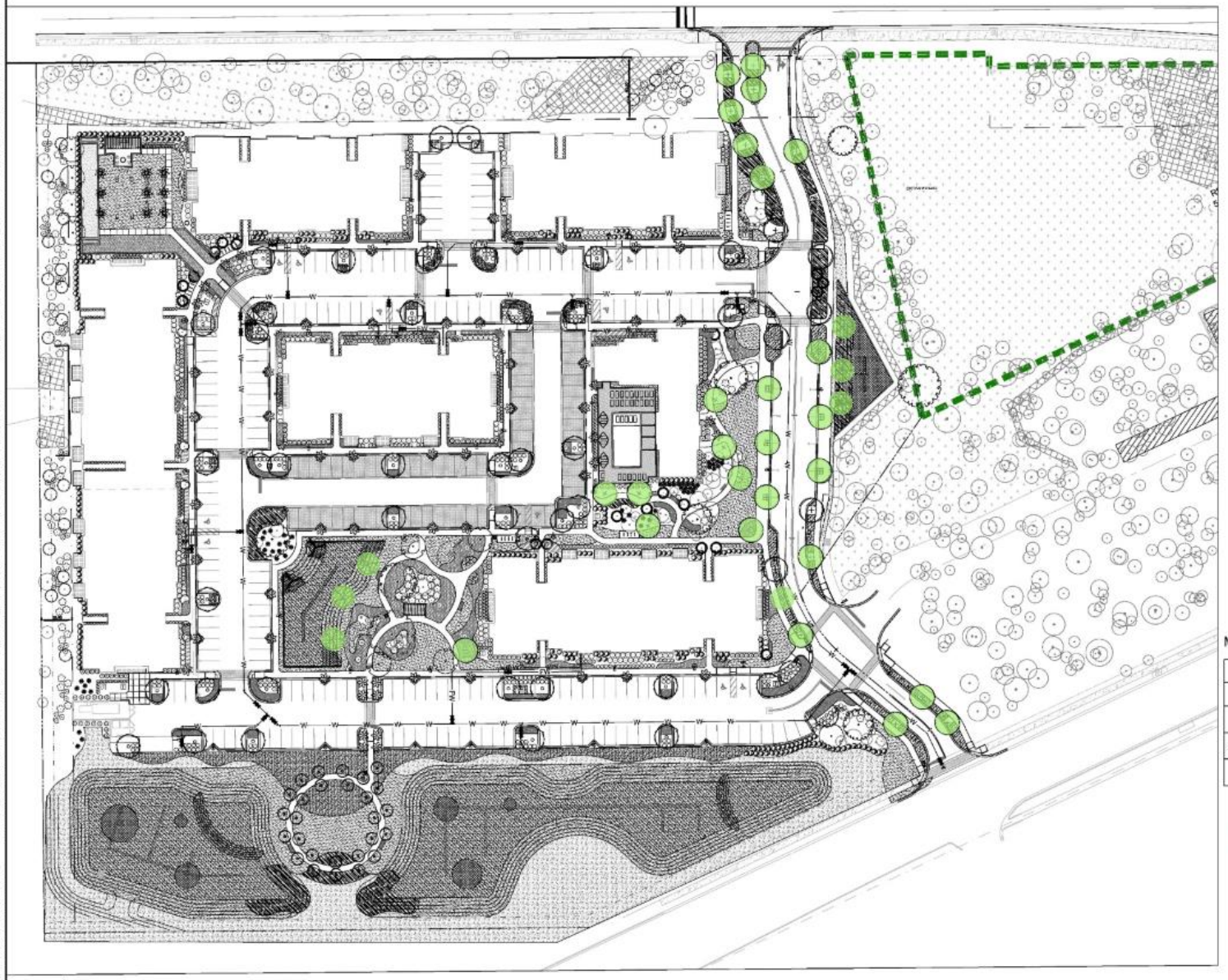

GENERAL NOTES:

1. FOR TREE REMOVALS, PLEASE REFER TO SHEETS C-2.0.
2. THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON THE MASTER PLAN SCHEDULE, SHEET L-3.0.
3. SEE SITE PLAN [C-4.0] FOR SITE LABELS, INFORMATION AND DETAILS.
4. SEE HARDSCAPE SHEETS [L-4.0 - L-4.5] FOR HARDSCAPE LABELS AND DETAILS.
5. CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY SITEWORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD. CONTACT: 843-884-1667

TREE SUMMARY TABLE

PROTECTED TREES			
PROTECTED TREES DURING OR AFTER DEVELOPMENT, THE REMOVAL, RELOCATION, DESTRUCTION OR ABUSE IN ANY MANNER OF PROTECTED TREES REQUIRED TO BE SAVED BY THIS CHAPTER IS PROHIBITED. FOR PARCELS OF LAND PROPOSED FOR DEVELOPMENT, A MINIMUM NUMBER OF PROTECTED TREES ON THE ENTIRE PARCEL EQUAL TO FIFTEEN (15) PROTECTED TREES PER ACRE SHALL BE SAVED. FOR PARCELS CONTAINING LESS THAN FIFTEEN (15) PROTECTED TREES PER ACRE, THE TOTAL NUMBER OF PROTECTED TREES REQUIRED TO BE SAVED SHALL EQUAL THE TOTAL NUMBER OF PROTECTED TREES EXISTING ON THE PARCEL. GRAND TREES TO BE SAVED MAY BE USED TO CALCULATE THE TOTAL NUMBER OF PROTECTED TREES TO BE SAVED.			
TOTAL AC. - EX. EASEMENT = NET AC.			
10.79 AC. - 1.20 AC. = 9.59 AC.			
CITY REQUIREMENT	**ACRES**	**TOTAL PROTECTED TREES REQUIRED**	**TOTAL EXISTING PROTECTED TREES**
15 PROTECTED TREES/AC	9.59 AC	15 X 9.59 = 144 TREES	191
PER CHARLESTON'S ZONING CODE, THE AREA OF EXISTING UTILITY AND DRAINAGE EASEMENTS MAY BE SUBTRACTED FROM THE TOTAL SITE AREA FOR THE PURPOSE OF CALCULATING THE NUMBER OF PROTECTED TREES REQUIRED TO BE SAVED.			

SIGNIFICANT TREE SUMMARY		
	# OF TREES	**TOTAL INCHES**
REMOVED	862	1064
REMAINING	191	2382

GRAND TREE SUMMARY			
TREE TYPE	**POINT #**	**GRADE**	
28.5" OAK	6	B	SAVED
8.5/8.5/10.5" WATER OAK	14	D	REMOVED
25" MAG	16	C	SAVED
13/10.5" POP	17	C	REMOVED
6/6.5/6.5/10.5/17" MAG	19	D	SAVED
6/25.5" MAG	20	B	SAVED
28" HICKORY	21	D	REMOVED
5/15.5" MAG	23	C	SAVED
25.5" MAG	28	D	REMOVED
24.5" CHESTNUT OAK	32	C	SAVED
5/22.5" MAG	33	B	SAVED
5/22.5" MAG	34	D	REMOVED
14.5/15" LAUREL OAK	35	D	REMOVED
29" WHITE OAK	36	A	SAVED
NOTE: MITIGATION INCHES ARE FROM STAFF RECOMMENDATION AND CONDITIONS PER DECEMBER 03, 2019 BAR APPROVAL			

MITIGATION SUMMARY

PROVIDED MITIGATION (REQUIRED 130.75")				
TREE TYPE	AMOUNT PROPOSED	TREE CALIPER	PROVIDED INCHES	REMAINING INCHES
LIVE OAK	27	4"	108	
BALD CYPRESS	6	4"	24	
			132	0

= MITIGATION TREE (TOTAL PROVIDED: 33)

SCALE: 1" = 40'

SEAMON WHITESIDE

MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0334
SUMMERVILLE, SC
843.884.1667
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

STATE OF SOUTH CAROLINA
GARY GEORGE COLLINS
No. 1247
Registered Landscape Architect

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 08/13/2019
DRAWN BY: CMP | MZC
CHECKED BY: DRS

REVISION HISTORY

1. 01/16/19	
2. 05/06/19	
3. 06/06/19	
4. 06/06/19	
5. 01/02/2020	
6. 02/02/2020	

OVERALL LANDSCAPE PLAN

L-2.0

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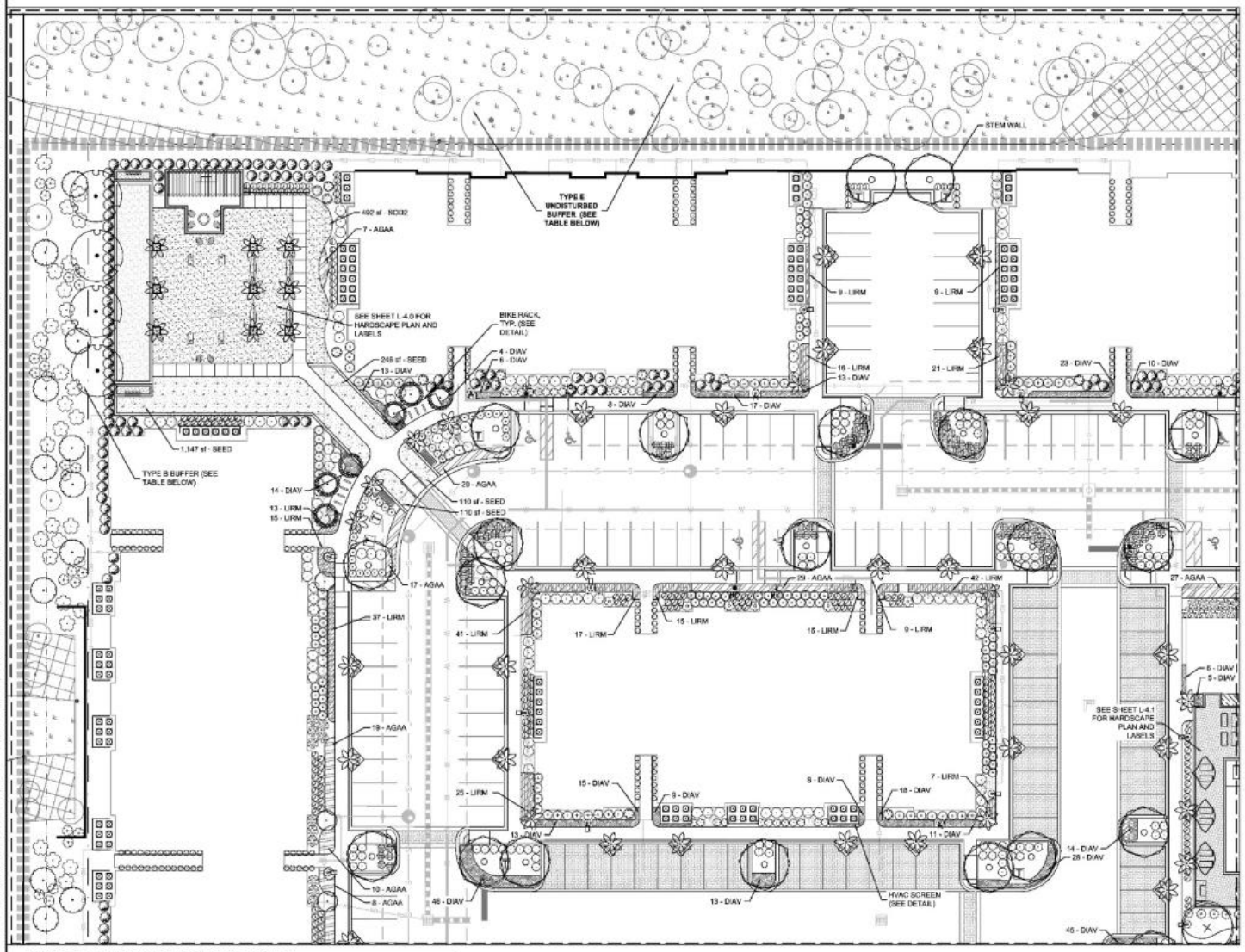

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PLANT LEGEND FOR SHEET L-2.1

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	ILEE	3	Ilex x attenuata 'Eagleston' / Eagleston Holly
	QUEV	4	Quercus virginiana / Southern Live Oak
	QUEV-4	1	Quercus virginiana / Southern Live Oak
	QUNU	20	Quercus nuttallii / Nuttall Oak
PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME
	SAMP	46	Sabal palmetto / Cabbage Palmetto
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME
	CERC	12	Cercis canadensis / Eastern Redbud
	CHIV	6	Chionanthus virginicus / White Fringetree
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	ASPE	152	Aspidistra elatior / Cast Iron Plant
	AUCJ	5	Aucuba japonica / Japanese Laurel
	CALA	29	Callicarpa americana / American Beautyberry
	CAMJ	21	Camellia japonica / Camellia
	CAMY	54	Camellia sasanqua 'Yuletide' / Yuletide Camellia
	FESE	95	Feijoa sellowiana / Pineapple Guava
	HYQO	25	Hydrangea quercifolia / Oakleaf Hydrangea
	ILVN	37	Ilex vomitoria 'Nana' / Dwarf Yaupon
	ILVO	4	Ilex vomitoria / Yaupon Holly
	LANC	102	Lantana camara 'New Gold' / New Gold Lantana
	LORD	54	Loropetalum chinense 'Dark Fire' / Dark Fire Loropetalum
	MYRP	49	Myrica cerifera 'Pumila' / Dwarf Wax Myrtle
	NANL	33	Nandina domestica 'Lemon Lime' / Lemon Lime Nandina
	OSMA	12	Osmanthus fragrans / Sweet Olive
	PODM	194	Podocarpus macrophyllus / Southern Yew
	TERG	46	Teresdaemia gymnanthera 'Carolina Sunset' PPAF / 'Carolina Sunset' Cleyera
	VIBS	111	Viburnum odoratissimum 'Brasil 01' PP30449 / Copperloop Sweet Viburnum
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	AGAA	155	Agapanthus africanus / Lily of the Nile
	DIAV	294	Dianella tasmanica 'Variegata' / Flax Lily
	LIRM	291	Liriope muscari 'Majestic' / Majestic Liriope
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME
	SEED	1,614 sf	Seed / Cynodon dactylon 'TifTuf'
	SOD2	3,806 sf	Cynodon dactylon 'TifTuf' / TifTuf Bermuda Grass

TYPE E BUFFER (665 TOTAL L.F., 65.25 NON-WETLAND L.F.)*					
VEGETATION TYPE	REQUIRED PER 100 L.F.	TOTAL NON-WETLAND REQUIRED	EXISTING	PROPOSED	TOTAL
CANOPY TREE	6	4	76	0	76
UNDERSTORY TREE	5	4	0	4	4
SHRUB	20	14	0	14	14

* NOTE: MAJORITY OF LANDSCAPE BUFFER SHALL BE DISTANCE ONLY. NO ADDITIONAL PLANTINGS IN WETLAND OR WETLAND BUFFERS. PLANTING QUANTITIES ARE BASED ON NON-WETLAND LINEAR FEET.

TYPE B BUFFER (518' TOTAL L.F., 446 NON-WETLAND L.F.)*					
VEGETATION TYPE	REQUIRED PER 100 L.F.	TOTAL NON-WETLAND REQUIRED	EXISTING	PROPOSED	TOTAL
CANOPY TREE	3	14	31	0	31
UNDERSTORY TREE	4	18	0	18	18
SHRUB	20	90	0	90	90

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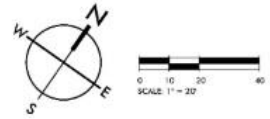

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SWEETGRASS AT WEST ASHLEY CIRCLE
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SW+ PROJECT: 8010
DATE: 08/13/2019
DRAWN BY: CMP | MZC
CHECKED BY: DRS

REVISION HISTORY

1. 01/14/19	
2. 05/04/19	
3. 06/06/19	
4. 08/06/19	
5. 01/02/2020	
6. 03/02/2020	

LANDSCAPE PLAN

L-2.1

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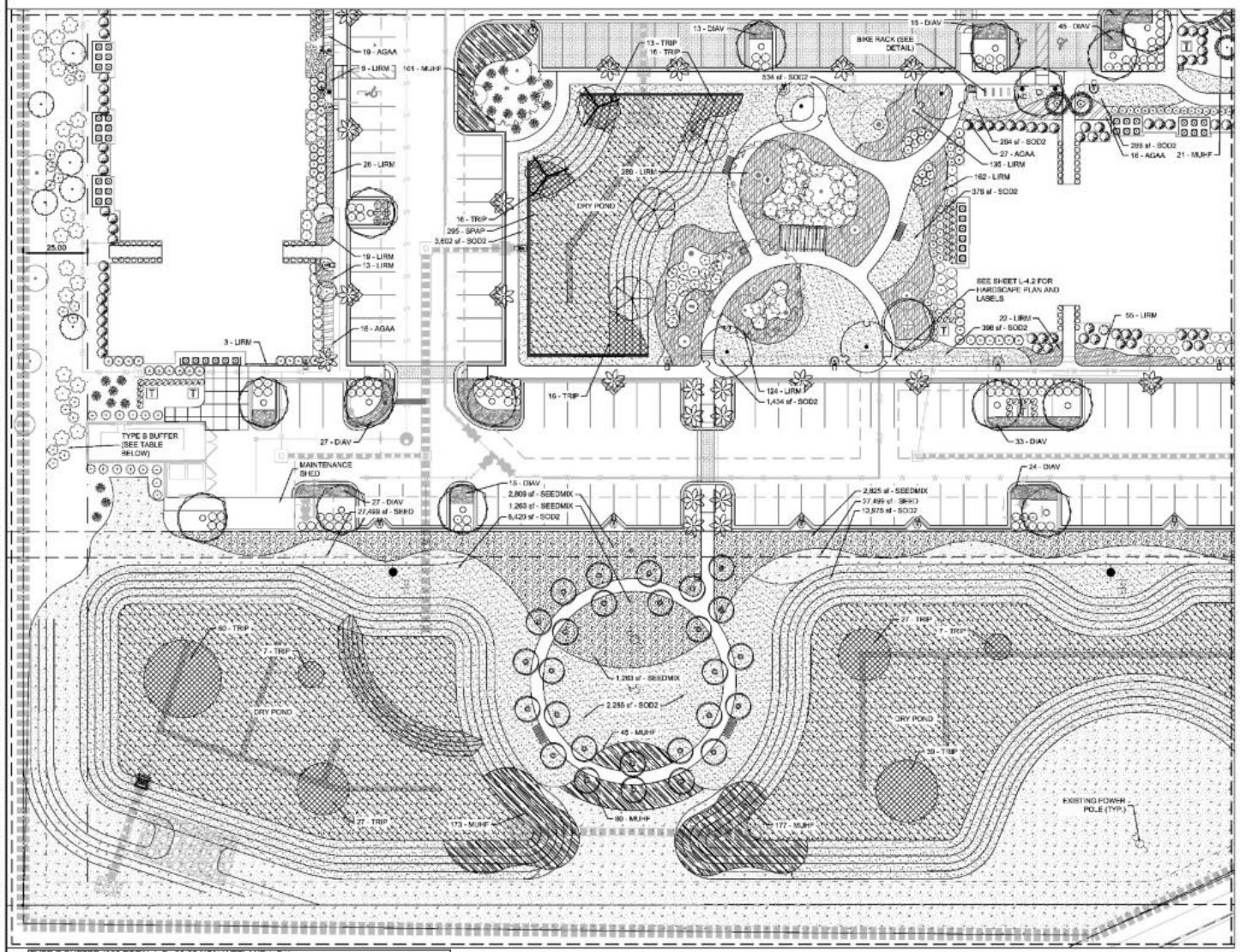

PLANT LEGEND FOR SHEET L-2.2

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	ILEE	2	Ilex x attenuata 'Eagleston' / Eagleston Holly
	QUEV	4	Quercus virginiana / Southern Live Oak
	QUEV-4	1	Quercus virginiana / Southern Live Oak
	QUNU	16	Quercus nuttallii / Nuttall Oak
	TAXD	2	Taxodium distichum / Bald Cypress
	TAXD-4	3	Taxodium distichum / Bald Cypress
PALM TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	SABP	21	Sabal palmetto / Cabbage Palmetto
UNDERSTORY TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	CERC	6	Cercis canadensis / Eastern Redbud
	CHIV	3	Chionanthus virginicus / White Fringetree
	LAGC	27	Lagerstroemia indica 'Catawba' / Catawba Crape Myrtle
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	ASPE	47	Aspidistra elatior / Cast Iron Plant
	CALA	48	Callicarpa americana / American Beautyberry
	CAWJ	5	Camellia japonica / Camellia
	CAWY	33	Camellia sasanqua 'Yuletide' / Yuletide Camellia
	FESE	104	Feijoa sellowiana / Pineapple Guava
	HYOQ	32	Hydrangea quercifolia / Oakleaf Hydrangea
	ILVN	20	Ilex vomitoria 'Nana' / Dwarf Yaupon
	ILVO	14	Ilex vomitoria / Yaupon Holly
	LANC	6	Lantana camara 'New Gold' / New Gold Lantana
	LORD	16	Loropetalum chinense 'Dark Fire' / Dark Fire Loropetalum
	MYRP	29	Myrica cerifera 'Pumila' / Dwarf Wax Myrtle
	NANL	16	Nandina domestica 'Lemon Lime' / Lemon Lime Nandina
	OSMA	1	Osmanthus fragrans / Sweet Olive
	PODM	57	Podocarpus macrophyllus / Southern Yew
	ROSA	16	Rosa x 'Radcor' PP 17348 CPBR 3444 / Rainbow Double Knockout Rose
	TERG	21	Teratrophis gymnanthera 'Carolina Sunset' PPAF / 'Carolina Sunset' Geyera
	VIBS	67	Viburnum odoratissimum 'Boxwood' PP03449 / Cooperstop Sweet Viburnum
CYCADS/PALMS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	SERC	23	Serenoa repens 'Cinerea' / Silver Saw Palmetto
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	MUHF	527	Muhlenbergia filipes / Sweetgrass
	SPAP	2,564	Spartina bakeri / Sand Cordgrass
	TRIP	228	Tripsacum dactyloides / Fakahatchee Grass
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	AGAA	78	Agapanthus africanus / Lily of the Nile
	DIAV	296	Dianella tasmanica 'Variegata' / Flax Lily
	LIRM	1,348	Liriope muscari 'Majestic' / Majestic Liriope
SODDED	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	SERD	27,499 sf	Seed / Cynodon dactylon 'TifTuf'
	SEEDMIX	6,558 sf	Wildflower/Grass Seed Mix / Seed Mix
	SOD2	31,717 sf	Cynodon dactylon 'TifTuf' / TifTuf Bermuda Grass

TYPE E BUFFER (665 TOTAL L.F., 65.25 NON-WETLAND L.F.)*

VEGETATION TYPE	REQUIRED PER 100 L.F.	TOTAL NON-WETLAND REQUIRED	EXISTING	PROPOSED	TOTAL
CANOPY TREE	6	4	76	0	76
UNDERSTORY TREE	5	4	0	4	4
SHRUB	20	14	0	14	14

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TYPE B BUFFER (518' TOTAL L.F., 446 NON-WETLAND L.F.)*

VEGETATION TYPE	REQUIRED PER 100 L.F.	TOTAL NON-WETLAND REQUIRED	EXISTING	PROPOSED	TOTAL
CANOPY TREE	3	14	31	0	31
UNDERSTORY TREE	4	18	0	18	18
SHRUB	20	90	0	90	90

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N W E S

0 10 20 40
SCALE: 1" = 20'

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PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 08/13/2019
DRAWN BY: CMP | MZC
CHECKED BY: DRS

REVISION HISTORY

1. 01/16/19
2. 03/04/19
3. 06/26/19
4. 08/26/19
5. 01/02/2020
6. 03/02/2020

LANDSCAPE PLAN

L-2.2

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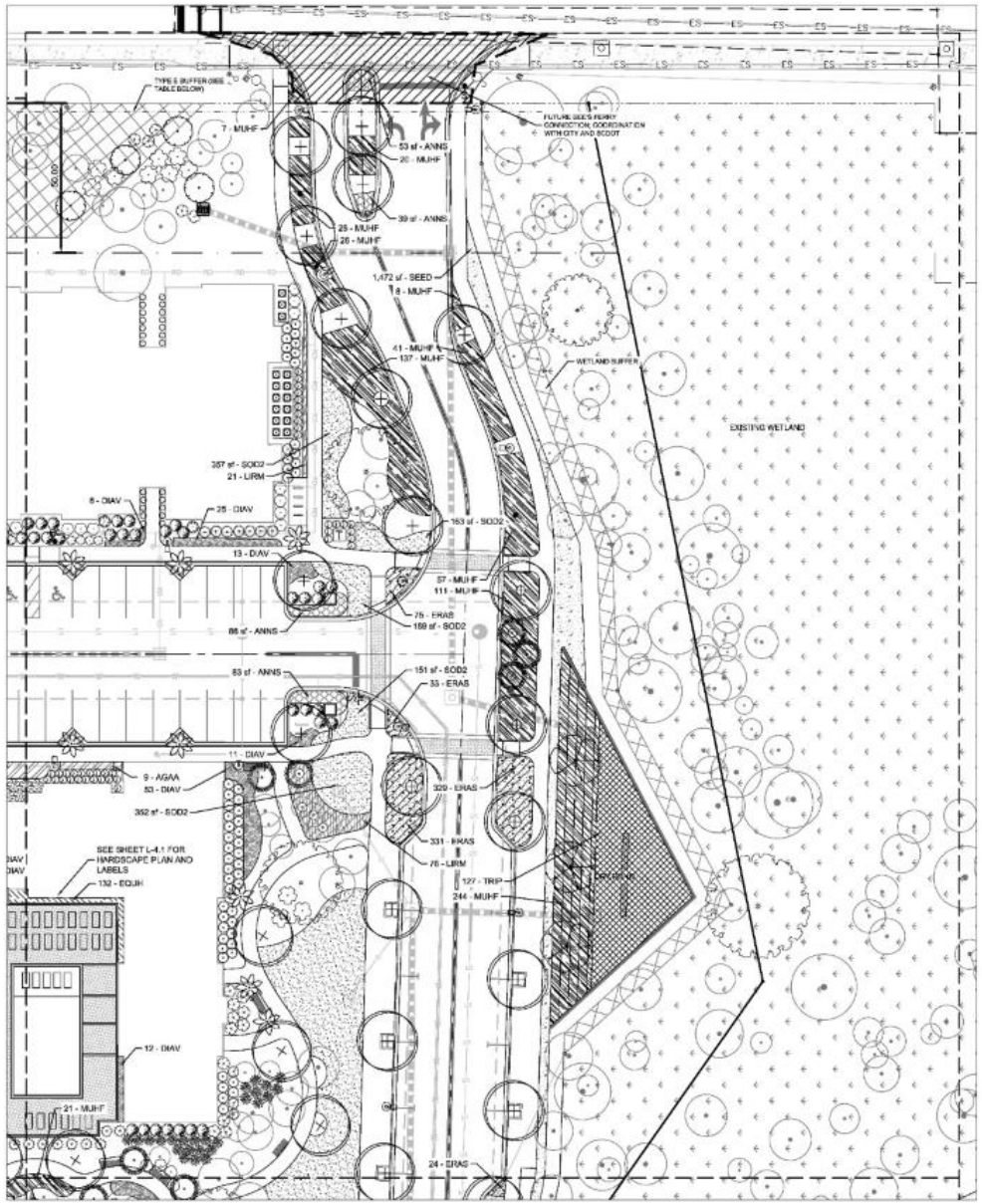

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VEGETATION TYPE	REQUIRED PER 100 L.F.	TOTAL NON-WETLAND REQUIRED	EXISTING	PROPOSED	TOTAL
CANOPY TREE	6	4	70	0	70
UNDERSTORY TREE	5	4	0	4	4
SHRUB	20	14	0	14	14

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VEGETATION TYPE	REQUIRED PER 100 L.F.	TOTAL NON-WETLAND REQUIRED	EXISTING	PROPOSED	TOTAL
CANOPY TREE	3	14	31	0	31
UNDERSTORY TREE	4	18	0	18	18
SHRUB	20	90	0	90	90

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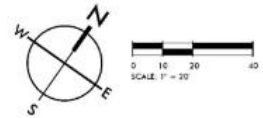

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PLANT LEGEND FOR SHEET L-2.3

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	QUIV-4	23	Quercus virginiana / Southern Live Oak
	TAXD-4	3	Taxodium distichum / Bald Cypress
PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME
	SABP	5	Sabal palmetto / Cabbage Palmetto
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME
	CERC	4	Cercis canadensis / Eastern Redbud
	CHIV	6	Chionanthus virginicus / White Fringetree
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	ASPE	24	Aspidistra elatior / Cast Iron Plant
	CALA	11	Callicarpa americana / American Beautyberry
	CAMJ	1	Camellia japonica / Camellia
	CAMY	56	Camellia sasanqua 'Yuletide' / Yuletide Camellia
	HYDQ	18	Hydrangea quercifolia / Oakleaf Hydrangea
	ILVO	5	Ilex vomitoria / Yaupon Holly
	LORD	5	Loropetalum chinense 'Dark Fire' / Dark Fire Loropetalum
	MYRP	7	Myrica cerifera 'Pumila' / Dwarf Wax Myrtle
	NANL	4	Nandina domestica 'Lemon Lime' / Lemon Lime Nandina
	OSMA	2	Osmanthus fragrans / Sweet Olive
	PODM	39	Podocarpus macrophyllus / Southern Yew
	TERG	7	Ternstroemia gymnanthera 'Carolina Sunset' PPAF / 'Carolina Sunset' Cleyera
	VIBS	31	Viburnum odoratissimum 'Brant 01' PP30449 / Coppertop Sweet Viburnum
CYCADS/PALMS	CODE	QTY	BOTANICAL / COMMON NAME
	SERC	25	Serenoa repens 'Cinerea' / Silver Saw Palmetto
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	EQUH	132	Equisetum hyemale / Horsetail Reed Grass
	ERAS	793	Eragrostis spectabilis / Purple Love Grass
	MUHF	667	Muhlenbergia filipes / Sweetgrass
	TRIP	127	Tripsacum dactyloides / Fakahatchee Grass
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	AGAA	36	Agapanthus africanus / Lily of the Nile
	ANNS	281 sf	Annuals Varies / Annuals
	DIAV	122	Dianella tasmanica 'Variegata' / Flax Lily
	LIRM	87	Liriope muscari 'Majestic' / Majestic Liriope
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME
	SEED	1,472 sf	Seed / Cynodon dactylon 'TifTuf'
	SOD2	4,085 sf	Cynodon dactylon 'TifTuf' / TifTuf Bermuda Grass

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LANDSCAPE PLAN

L-2.3

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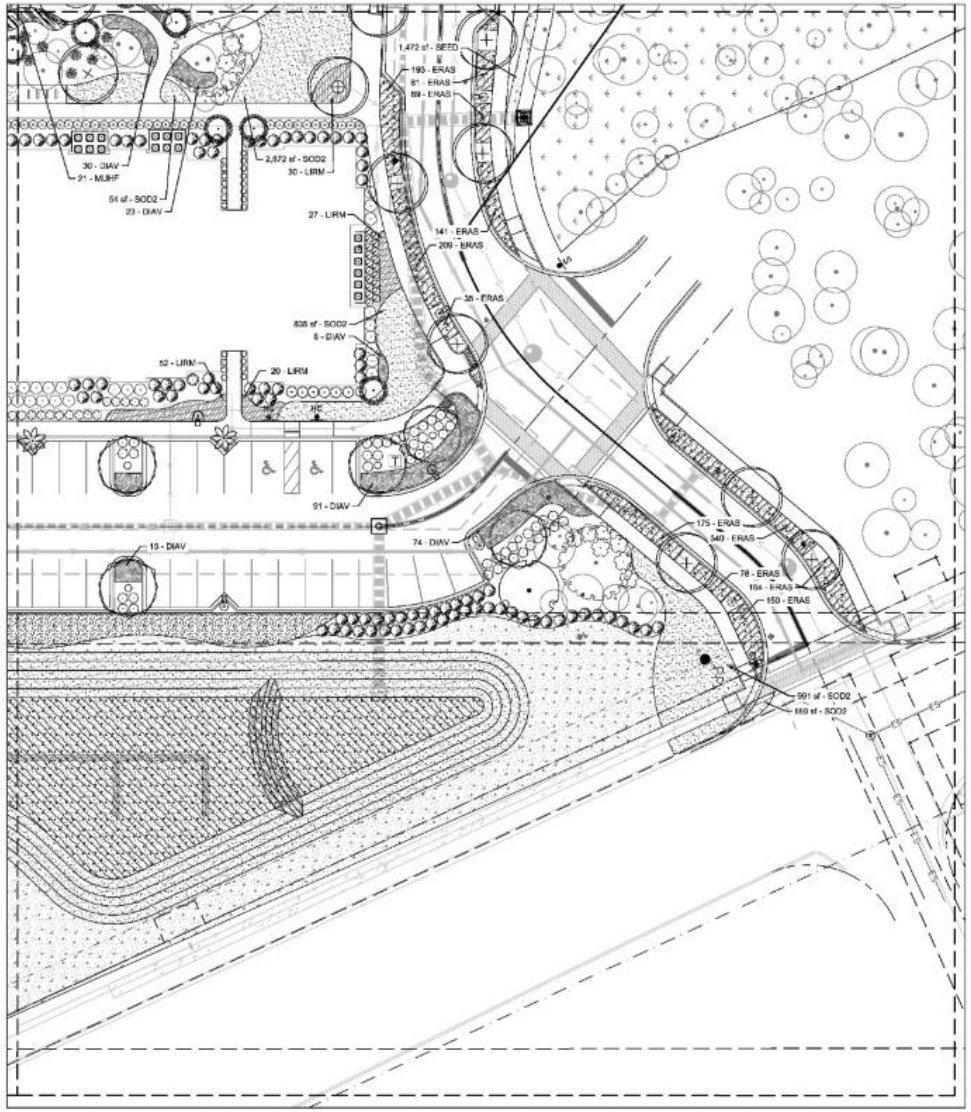
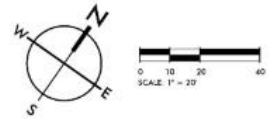


GENERAL NOTES:

1. FOR TREE REMOVALS, PLEASE REFER TO SHEETS C-2.0.
2. THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON THE MASTER PLAN SCHEDULE, SHEET L-3.0.
3. SEE SITE PLAN [C-4.0] FOR SITE LABELS, INFORMATION AND DETAILS.
4. SEE HARDSCAPE SHEETS [L-4.0 - L-4.5] FOR HARDSCAPE LABELS AND DETAILS.
5. CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY SITEWORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD. CONTACT: 843-884-1667

PLANT LEGEND FOR SHEET L-2.4

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	QUEV	1	Quercus virginiana / Southern Live Oak
	QUEV-4	9	Quercus virginiana / Southern Live Oak
	QUNU	5	Quercus nuttallii / Nuttall Oak
PALM TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	SABP	2	Sabal palmetto / Cabbage Palmetto
UNDERSTORY TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	CHIV	5	Chionanthus virginicus / White Fringetree
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	ASPE	23	Aspidistra elatior / Cast Iron Plant
	CALA	12	Callicarpa americana / American Beautyberry
	FESE	48	Feijoa sellowiana / Pineapple Guava
	ILVN	32	Ilex vomitoria 'Nana' / Dwarf Yaupon
	LORD	21	Loropetalum chinense 'Dark Fire' / Dark Fire Loropetalum
	MYRP	7	Myrica cerifera 'Pumila' / Dwarf Wax Myrtle
	NANL	14	Nandina domestica 'Lemon Lime' / Lemon Lime Nandina
	OSMA	1	Osmanthus fragrans / Sweet Olive
	PODM	19	Podocarpus macrophyllus / Southern Yew
	VIBS	89	Viburnum odoratissimum 'Brant 01' PP30449 / Coppertop Sweet Viburnum
CYCADS/PALMS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	SERC	8	Serenoa repens 'Cinerea' / Silver Saw Palmetto
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	ERAS	1,674	Eragrostis spectabilis / Purple Love Grass
	MUHF	21	Muhlenbergia filipes / Sweetgrass
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	DIAV	205	Dianella tasmanica 'Variegata' / Flax Lily
	LIRM	129	Liriope muscari 'Majestic' / Majestic Liriope
SOD/SEED	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
	SOD2	2,285 sf	Cynodon dactylon 'TifTuf' / TifTuf Bermuda Grass



SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0334
SUMMERVILLE, SC
843.884.1667
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

State of South Carolina
Registered Landscape Architect
Grant George Collins

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 08/13/2019
DRAWN BY: CMP | MZC
CHECKED BY: DRS

REVISION HISTORY

1. 01/16/19	
2. 05/06/19	
3. 06/06/19	
4. 06/06/19	
5. 01/02/2020	
6. 03/02/2020	

LANDSCAPE PLAN

L-2.4

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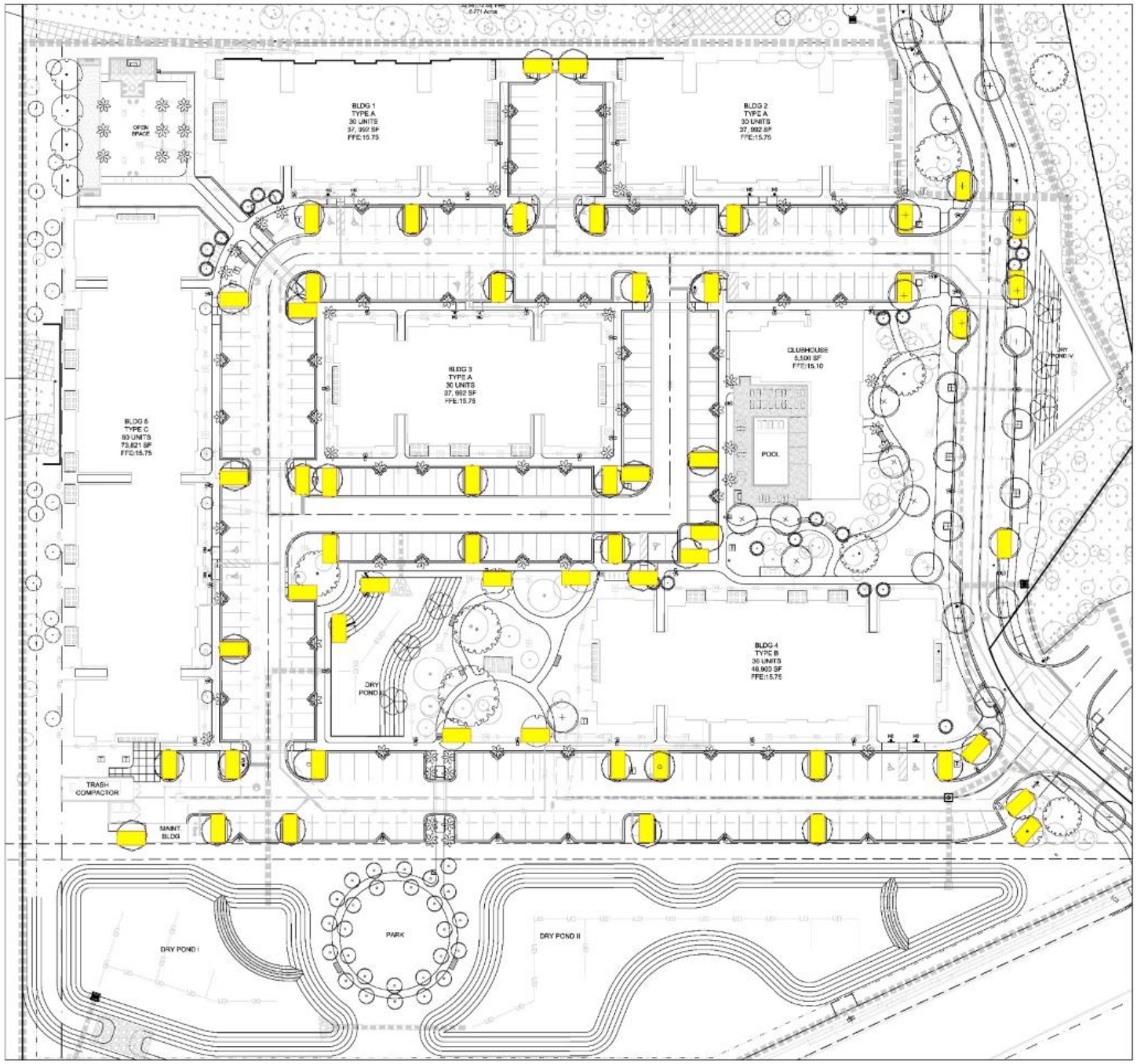

GENERAL NOTES:

1. FOR TREE REMOVALS, PLEASE REFER TO SHEETS C-2.0.
2. THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON THE MASTER PLAN SCHEDULE, SHEET L-3.0.
3. SEE SITE PLAN (C-4.0) FOR SITE LABELS, INFORMATION AND DETAILS.
4. SEE HARDSCAPE SHEETS (L-4.0 - L-4.5) FOR HARDSCAPE LABELS AND DETAILS.
5. CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY SITEWORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD. CONTACT: 843-884-1667

PARKING ISLAND TREE REQUIREMENT. MIN. 1 LANDSCAPE ISLAND (9'X18') FOR EVERY 9 PARKING SPACES. EACH PARKING ROW SHALL TERMINATE WITH LANDSCAPE ISLANDS AND NO MORE THAN 12 PARKING SPACES SHALL BE PERMITTED IN A CONTINUOUS ROW WITHOUT BEING INTERRUPTED BY A LANDSCAPE ISLAND		
	PARKING ISLAND TREES REQ'D	PARKING ISLAND TREES PROVIDED
279 PARKING SPACES PROVIDED	55.8	56

PARKING ISLAND TREE (TYP.)

PARKING SUMMARY:

MULTI-FAMILY PHASE
TOTAL PARKING REQUIRED
1.5 SPACE PER UNIT
186 UNITS = 279 SPACES

TOTAL PARKING SPACES PROVIDED ON-SITE = 279 SPACES*

*INCLUDES 12 H.C. SPACES (ALL VAN ACCESSIBLE SPACES)

BIKE PARKING

PROVIDED BIKE RACKS: 30
PROVIDED BIKE PARKING SPACES: 60

N
W
E
S

0 15 30 60
SCALE: 1" = 30'

SEAMON WHITESIDE

MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0334
SUMMERVILLE, SC
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WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

STATE OF SOUTH CAROLINA
GARY GEORGE COLLINS
No. 5470

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT: 8010
DATE: 08/13/2019
DRAWN BY: CMP | MZC
CHECKED BY: DRS

REVISION HISTORY

1. 01/14/19	
2. 05/04/19	
3. 06/26/19	
4. 08/26/19	
5. 01/03/2020	
6. 03/02/2020	

PARKING ISLAND EXHIBIT

L-2.5

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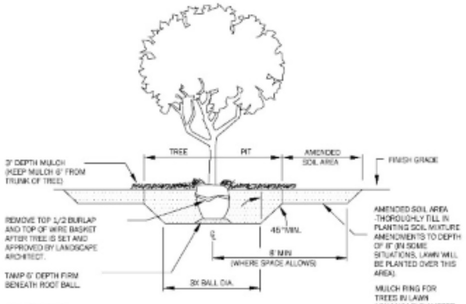
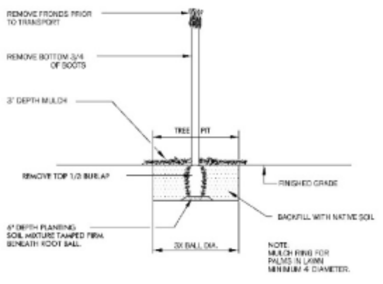
NOTE: CONTACT LANDSCAPE ARCHITECT (LA) IF TREE STAKING IS NECESSARY & LA WILL PROVIDE DETAIL.



GENERAL NOTES:

1. PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISH GRADE.
2. SCARIFY SIDES AND BOTTOM OF PIT.
3. BACKFILL TREE PIT AND WATER UNTIL NO MORE WATER IS ABSORBED.
4. HAND TAMP OR PROBE WITH SHOVEL HANDLES TO REMOVE VOIDS.
5. DO NOT WRAP TREE TRUNKS.

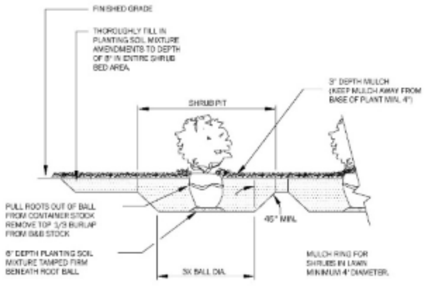
1 TYPICAL TREE PLANTING



GENERAL NOTES:

1. PALM SHOULD BE PLANTED AT SAME DEPTH AS IT WAS HARVESTED.
2. SCARIFY SIDES AND BOTTOM OF PIT.
3. BACKFILL TREE PIT WITH NATIVE SOIL IN 8" LAYERS, HAND TAMPED, TO REMOVE VOIDS.
4. WHEN 2/3 BACKFILLED, FILL WITH WATER.
5. AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE IS ABSORBED.
6. MAKE SURE THERE IS NO STANDING WATER IN BOTTOM OF HOLE.

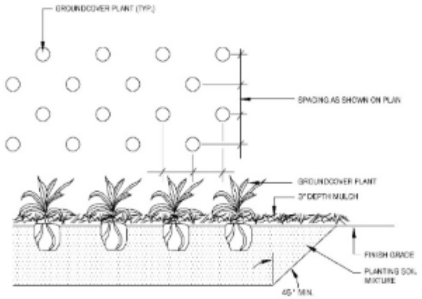
2 TYPICAL PALM TREE PLANTING



GENERAL NOTES:

1. PLANT SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISH GRADE.
2. SCARIFY SIDES AND BOTTOM OF PIT.
3. BACKFILL SHRUB PIT WITH SPECIFIED PLANTING SOIL MIXTURE IN 8" LAYERS, HAND-TAMPED, TO REMOVE VOIDS.
4. WHEN 2/3 BACKFILLED, FILL WITH WATER.
5. AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE WATER IS ABSORBED.

3 TYPICAL SHRUB PLANTING



GENERAL NOTES:

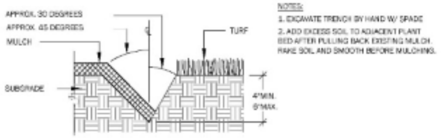
1. THOROUGHLY TILL IN PLANTING SOIL MIXTURE AMENDMENTS TO DEPTH OF 8" IN ENTIRE GROUNDCOVER BED AREA.
2. WORK SOIL TO LOOSE, UNIFORMLY FINE TEXTURE.
3. HAND-TAMP BACKFILL TO REMOVE VOIDS AND AIR POCKETS.
4. WATER IMMEDIATELY AFTER PLANTING UNTIL NO MORE WATER IS ABSORBED.

4 GRASS/GROUNDCOVER PLANTING

GENERAL NOTES:

1. FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; SODIUM ABSORPTION RATIO; DELETERIOUS MATERIAL; BUFFER PH LEVELS; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL.
2. A MINIMUM OF THREE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM VARIED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR PLANTING PURPOSES.
3. SUBMIT TO LANDSCAPE ARCHITECT THE LAB RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED. INDICATE LAB RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. OR VOLUME PER CU. YD. FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND ORGANIC AND INORGANIC SOIL AMENDMENTS TO BE ADDED TO PRODUCE PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.
4. ALL SOILS USED FOR PLANTING SHALL BE PREPARED AS NECESSARY USING ORGANIC AND INORGANIC SOIL AMENDMENTS AND FERTILIZERS IN THE QUANTITIES RECOMMENDED IN THE SOIL ANALYSIS REPORT TO PRODUCE SATISFACTORY PLANTING SOIL FOR HEALTHY, VIABLE PLANTS. PLANTING SOILS SHALL HAVE A PH LEVEL BETWEEN 6.0 AND 7.0.
5. IN ALL PLANTING AREAS, SPREAD PLANTING SOIL TO A DEPTH OF 8 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT.

SOIL NOTES



NOTES:

1. EXCAVATE TRENCH BY HAND W/ SPADE
2. ADD EXCESS SOIL TO ADJACENT PLANT BED AFTER PULLING BACK EXISTING MULCH. RAKE SOIL AND SMOOTH BEFORE MULCHING.

5 LAWN EDGE DETAIL

1. THE TECHNICAL SPECIFICATIONS ARE MADE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS AND ON THESE PLANS.

2. CONTRACTOR SHALL NOTIFY THIS OFFICE OF ANY DISCREPANCIES PRIOR TO BEGINNING OR CONTINUING WORK.

3. THERE WILL BE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS WITHOUT APPROVAL OF THIS OFFICE.

4. SIZE OF PLANT MATERIALS SHALL CONFORM WITH THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK' FOR NUMBER ONE GRADE NURSERY STOCK AS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND AMERICAN NATIONAL STANDARDS INSTITUTE.

5. THE QUANTITIES ON THE SCHEDULE ARE ONLY A GUIDE. ALL QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR ON THE PLANTING PLAN.

FWF	FULL WELL FORMED	MS	MULTI STEMMED TRUNK
SP	SPECIMEN MATERIAL	CAL	TRUNK CALIPER
TF	TREE FORM HABIT	GAL	GALLON CONTAINER
EGG	EGG CAN CONTAINER	CON	CONTAINERIZED MATERIAL
B&B	BALLED AND BURLAPPED MATERIAL	BR	BARE ROOT MATERIAL
M	MITIGATION TREE	ESP	ESPALIER

PLANT SCHEDULE NOTES

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	HEIGHT		REMARKS
	ILEE	5	Ilex x attenuata 'Eagleston' / Eagleston Holly	15 gal				
	QUEV	9	Quercus virginiana / Southern Live Oak	B & B	2.5"Cal	16'-18'		FWF, SP
	QUEV-4	34	Quercus virginiana / Southern Live Oak	B & B	4"Cal	12'-14'		M, FWF, SP, 27 to count towards mitigation as indicated on sheet L-2.0
	QUNU	40	Quercus nuttallii / Nuttall Oak	B & B	2.5"Cal	12'-14'		FWF, SP
	TAXD	2	Taxodium distichum / Bald Cypress	B & B	2.5"Cal	12'-14'		FWF, SP
	TAXD-4	6	Taxodium distichum / Bald Cypress	B & B	4"Cal	14'-16'		M, FWF, SP, 6 to count towards mitigation as indicated on sheet L-2.0

PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	HEIGHT		REMARKS
	SABP	79	Sabal palmetto / Cabbage Palmetto	B & B		12'		1/4" Booted, FWF, SP, Regens

UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	HEIGHT		REMARKS
	CERC	33	Cercis canadensis / Eastern Redbud	B&B OR CONT.		8'		FWF, SP
	CHIV	35	Chionanthus virginicus / White Fringetree	B&B OR CONT.		8'		FWF, SP
	LAGC	37	Lagerstroemia indica 'Catawba' / Catawba Crape Myrtle	B&B OR CONT.		8'		MS, FWF, SP

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	HEIGHT	SPACING	REMARKS
	ASPE	276	Aspidistra elatior / Cast Iron Plant	1 gal			24" o.c.	FWF
	AUCJ	6	Aucuba japonica / Japanese Laurel	3 gal			48" o.c.	FWF
	CALA	98	Callicarpa americana / American Beautyberry	3 gal			72" o.c.	FWF
	CAMJ	27	Camellia japonica / Camellia	7 gal			48" o.c.	FWF, white bloom
	CAMY	172	Camellia sasanqua 'Yuletide' / Yuletide Camellia	3 gal			42" o.c.	FWF, white bloom
	FESE	247	Feijoa sellowiana / Pineapple Guava	3 gal			42" o.c.	FWF
	HYDQ	75	Hydrangea quercifolia / Oakleaf Hydrangea	3 gal			48" o.c.	FWF
	ILVN	69	Ilex vomitoria 'Nana' / Dwarf Yaupon	3 gal			36" o.c.	FWF
	ILVO	28	Ilex vomitoria / Yaupon Holly	3 gal			48" o.c.	FWF
	LANC	100	Lantana camara 'New Gold' / New Gold Lantana	1 gal			30" o.c.	FWF
	LORO	109	Loropetalum chinense 'Dark Fire' / Dark Fire Loropetalum	3 gal			48" o.c.	
	MYRP	92	Myrica cerifera 'Pumila' / Dwarf Wax Myrtle	3 gal			48" o.c.	FWF
	NANL	61	Nandina domestica 'Lemon Lime' / Lemon Lime Nandina	3 gal			36" o.c.	
	OSMA	16	Osmanthus fragrans / Sweet Olive	7 gal			48" o.c.	FWF
	PODM	339	Podocarpus macrophyllus / Southern Yew	3 gal			30" o.c.	FWF
	ROSA	19	Rosa x 'Radcor' PP 17346 CPBR 3444 / Rainbow Double Knockout Rose	3 gal			36" o.c.	FWF
	TERG	74	Ternstroemia gymnanthera 'Carolina Sunset' PPAF / 'Carolina Sunset' Cleyera	3 gal			48" o.c.	
	VIBS	298	Viburnum odoratissimum 'Bant 01' PP30440 / Coppertop Sweet Viburnum	3 gal			48" o.c.	FWF

CYCADS/PALMS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	HEIGHT	SPACING	REMARKS
	SERC	55	Serenoa repens 'Cinerea' / Silver Saw Palmetto	7 gal			48" o.c.	FWF

SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	CONT			SPACING	REMARKS
	EQUH	192	Equisetum hyemale / Horsetail Reed Grass	1 gal			12" o.c.	
	ERAS	2,442	Eragrostis spectabilis / Purple Love Grass	1 gal			12" o.c.	
	MUHF	1,204	Muhlenbergia filipes / Sweetgrass	1 gal			30" o.c.	
	SPAP	2,554	Spartina bakeri / Sand Cordgrass	1 gal			40" o.c.	FWF
	TRIP	335	Tripsacum dactyloides / Fakahatchee Grass	1 gal			42" o.c.	

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
	AGAA	224	Agapanthus africanus / Lily of the Nile	1 gal			30" o.c.	FWF
	ANNS	251 sf	Annuals Varies / Annuals	4"pot				Contractor to determine at time of planting
	DIAV	937	Dianella tasmanica 'Variegata' / Flax Lily	1 gal			24" o.c.	FWF
	LIRM	1,505	Liriope muscari 'Majestic' / Majestic Liriope	1 gal			24" o.c.	FWF

SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
	SEED	33,685 sf	Seed / Cynodon dactylon 'TifTuf'	seed				
	SEEDMIX	6,866 sf	Wildflower/Grass Seed Mix / Seed Mix	seed				Landscape Architect to approve seed mix prior to installation
	SOD2	41,693 sf	Cynodon dactylon 'TifTuf' / TifTuf Bermuda Grass	sod				

MULCH QUANTITIES TO BE DETERMINED BY LANDSCAPE CONTRACTOR. MULCH TO BE INSTALLED AT ALL NEW PLANT BEDS.

PLANT SCHEDULE

SEAMONWHITESIDE

MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
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WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

State of South Carolina Registered Landscape Architect GARY GEORGE COLLINS

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MADISON CAPITAL GROUP

CITY OF CHARLESTON, SOUTH CAROLINA

PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

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1. 01/14/19
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4. 08/26/19
5. 01/02/2020
6. 02/02/2020

PLANT SCHEDULE AND DETAILS

L-3.0

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natural DIRECTIONS LLC
NaturalDirectionsSC.com

PATHWAYS FOR ENVIRONMENTALLY RESPONSIBLE URBAN DEVELOPMENT

October 10, 2019

Davis McNair
Seamon Whiteside
501 Wando Park Boulevard, Suite 200
Mt. Pleasant, SC 29464

Dear Mr. McNair:

As requested, the following is my tree preservation plan for the Bees Ferry Commercial project in the City of Charleston. These measures should be implemented throughout construction for all grand trees to be saved within the project boundaries. The following are my recommendations.

During all phases of construction, every tree to be preserved on site must be protected from construction activities by the use of tree barricades. Install the barricades per the City of Charleston's tree protection ordinance and/or as described in the city staff notes from the BOZA meeting. Where possible and in attempts to preserve additional non-grand trees, increase the tree save areas to save trees surrounding grand trees. This will create micro-environments for grand trees to prevent sun scald and lessen the possibility of windthrow.

No activities, including material storage, trenching, and equipment or tool cleaning, should take place within the tree protection area. If work is needed within this protected area, it should be done by hand and under the supervision of a qualified arborist. All barricades should be inspected frequently and maintained throughout construction.

Unwanted underbrush and trees within the tree barricades should be removed by hand under the supervision of a qualified arborist. Stumps and roots of plant material removed should be left intact where feasible. A layer of organic mulch 3 to 4 inches deep should be installed within the tree barricade areas. The mulch provides tree roots with a good quality growing environment and inhibits the growth of unwanted, competing vegetation. This mulch will also aid in soil moisture retention and prevent harmful soil compaction.

The soil within the tree barricades should be tested for pH levels and nutrient availability. Use a soil injected fertilizer with mycorrhizae and biostimulants within the barricaded areas to amend the soil. Apply the fertilizer once in the spring and again in the fall using recommended rates provided by the manufacturer and based on the results of soil testing.

These applications may be needed multiple times depending on the soil test results and the health of the trees. Avoid fertilizers that are high in nitrogen during this transition phase, even if test results recommend the application of nitrogen as a soil amendment.

The trees should be properly pruned to remove hazardous deadwood, vines, and to provide construction clearance as needed. Avoid cutting excessive amounts of foliage and follow ANSI guidelines. All tree pruning should be performed by a qualified arborist or tree care company.

All underground utilities, including irrigation, should be routed away from protected trees as to not trench through major root systems. The use of an air spade may be needed to locate roots and possibly install utilities under large roots and root mats. Directional drilling underground utilities is an acceptable installation process as long as the depth of the installation exceeds 24 inches and the boring and receiving pits are located outside of the tree protection area. If root cutting is unavoidable, the roots should be properly pruned under the direction of a qualified arborist.

The timing of these preservation activities will be based mainly on access to the trees and the spring and fall seasonal soil amendment application times. Obviously, the installation and removal of the tree barricades will be the first and last thing to occur, respectively. Routine inspections of the trees and the tree barricades are recommended during the construction process.

Urban trees need attention and care to thrive, and to detect and reduce any hazardous conditions they may possess. Continual monitoring is recommended. Trees inherently pose a certain degree of hazard and risk from breakage, failure, or other causes and conditions. No formal hazard tree inspection or tree risk assessment was performed for any tree on the property. It is the client's responsibility to request further information regarding trees of concern within the project boundaries. If you have any further questions or concerns, please feel free to contact me.

Sincerely,

Michael W. Russell

Michael W. Russell
ISA Certified Arborist
SC Registered Forester

528 Orangeburg Road • Summerville, SC 29483 • Office: 843.873.8939 • Fax: 843.873.8347

IRRIGATION NOTES

1. [illegible]
2. [illegible]

GENERAL PLANTING NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]
18. [illegible]
19. [illegible]
20. [illegible]

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WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

State of South Carolina Registered Landscape Architect GARY GEORGE COLLINS

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

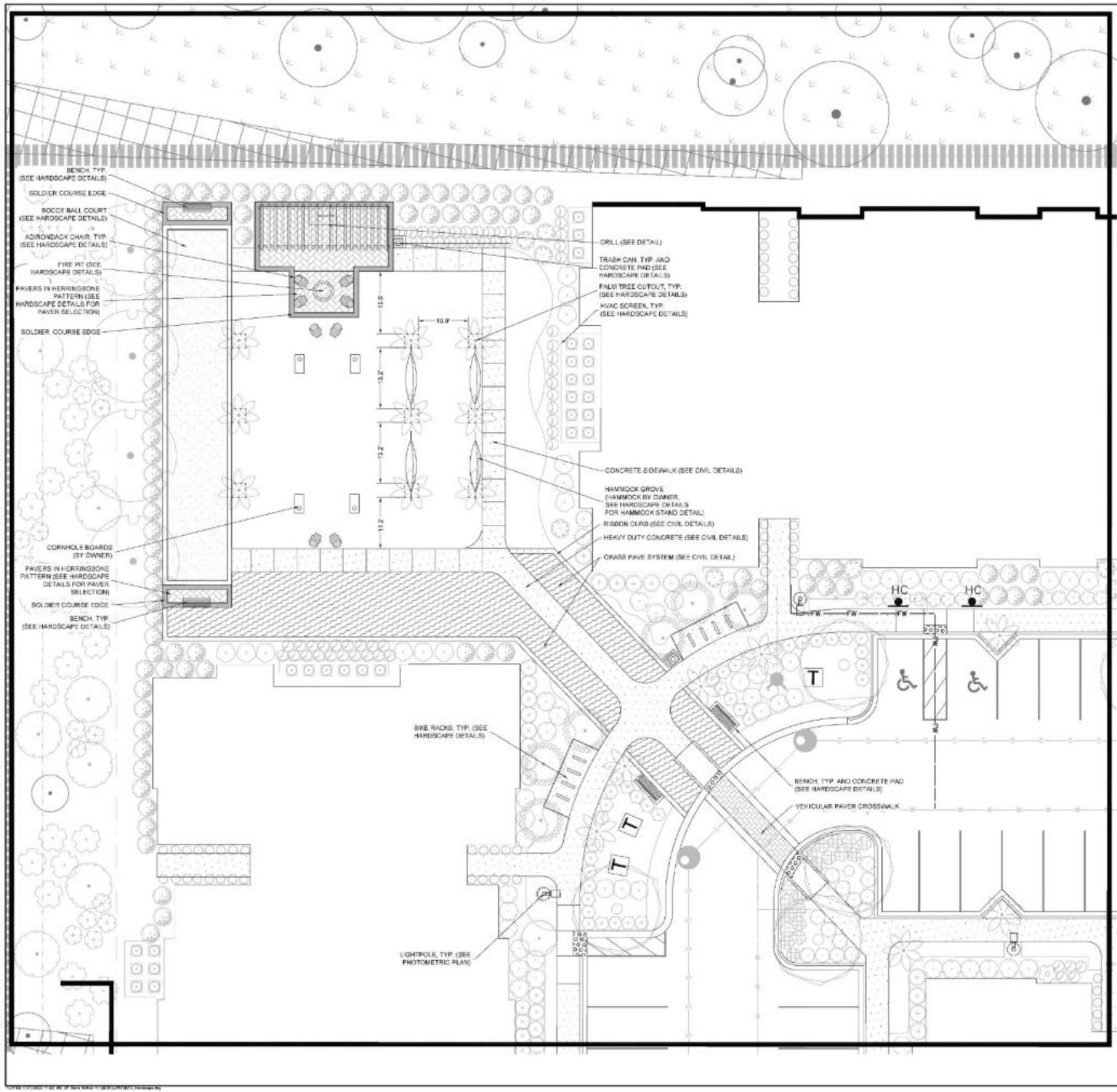
SW+ PROJECT:	8010
DATE:	08/13/2019
DRAWN BY:	CMP | MZC
CHECKED BY:	DRS

REVISION HISTORY

1. 01/14/19	
2. 05/04/19	
3. 08/26/19	
4. 08/26/19	
5. 01/02/2020	
6. 03/02/2020	

TREE PRESERVATION PLAN & PLANTING NOTES

L-3.1



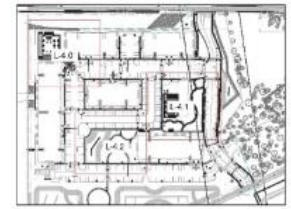
BIKE PARKING:

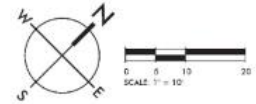
PROVIDED BIKE RACKS: 20
PROVIDED BIKE PARKING SPACES: 40
NOTE: SEE DETAIL ON SHEET L-4.3

GENERAL NOTES:

1. FOR TREE REMOVALS, PLEASE REFER TO SHEETS C.2.0.
2. THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON THE MASTER PLAN SCHEDULE, SHEET L-3.0.
3. SEE SITE PLAN (C-4.0) FOR SITE LABELS, INFORMATION AND DETAILS.
4. SEE HARDSCAPE SHEETS [L-4.0 - L-4.5] FOR HARDSCAPE LABELS AND DETAILS.
5. CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY SITEWORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD. CONTACT: 843-884-1667
6. WHEN SCORING NOT SHOWN ON PLANS, CONTRACTOR TO PROVIDE MARKUP FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

MASTER SHEET KEY





EXISTING UTILITIES WARNING:

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THIS DRAWING ARE APPROXIMATE AND ONLY SHOULD BE RELIED ON FOR REFERENCE. IT IS NOT TO BE RELIED ON BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE TYPES / DEPTHS OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND ASSUME SOLE RESPONSIBILITY FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY SUCH UTILITIES.

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MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0036
SUMMERVILLE, SC
843.884.1667

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No. C00472
CERTIFICATE OF AUTHORIZATION

STATE OF SOUTH CAROLINA
GARY GEORGE COLLINS
No. 1136
Landscape Architect

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT:	8010
DATE:	08/13/2019
DRAWN BY:	CMP | MZC
CHECKED BY:	DRS

REVISION HISTORY

1. 01/16/19	
2. 03/04/19	
3. 08/26/19	
4. 08/26/19	
5. 01/03/2020	
6. 03/02/2020	

HARDSCAPE PLAN (AREA A)

L-4.0

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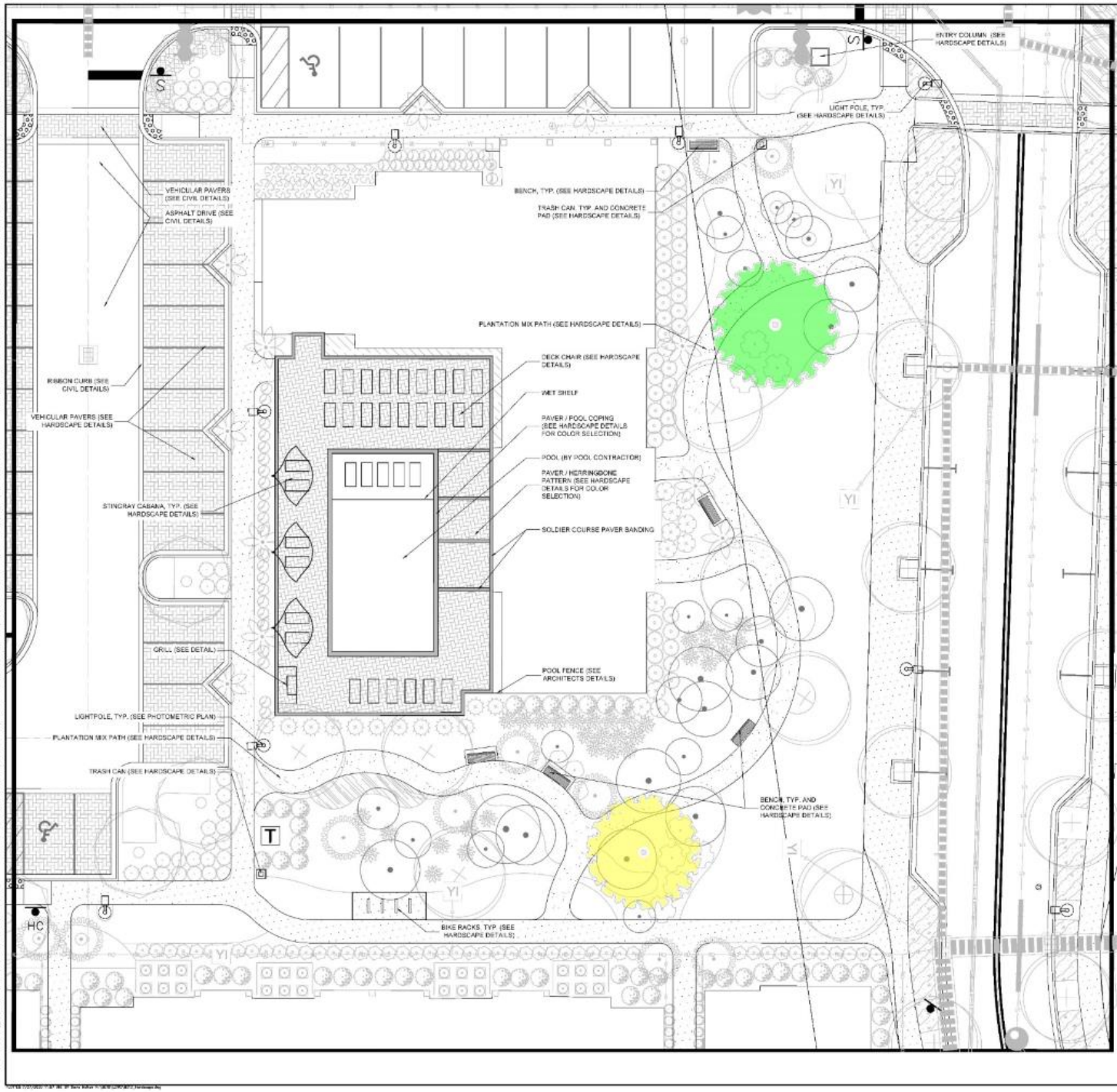


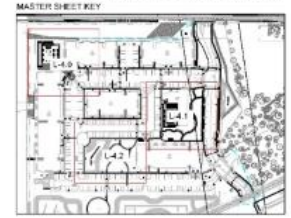
BIKE PARKING:

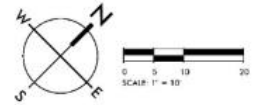
PROVIDED BIKE RACKS: 20
PROVIDED BIKE PARKING SPACES: 40
NOTE: SEE DETAIL ON SHEET L-4.3

GENERAL NOTES:

1. FOR TREE REMOVALS, PLEASE REFER TO SHEETS C.2.0.
2. THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON THE MASTER PLAN SCHEDULE, SHEET L-3.0.
3. SEE SITE PLAN (C-4.0) FOR SITE LABELS, INFORMATION AND DETAILS.
4. SEE HARDSCAPE SHEETS [L-4.0 - L-4.5] FOR HARDSCAPE LABELS AND DETAILS.
5. CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY SITEWORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD. CONTACT: 843-884-1687
6. WHEN SCORING NOT SHOWN ON PLANS, CONTRACTOR TO PROVIDE MARKUP FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

MASTER SHEET KEY





EXISTING UTILITIES WARNING:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AVOID DAMAGING THEM. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.

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MOUNT PLEASANT, SC
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843.884.1687
www.seamonwhiteside.com

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

STATE OF SOUTH CAROLINA
SAINT GEORGE COLLINS
Registered Landscape Architect
No. 1234

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

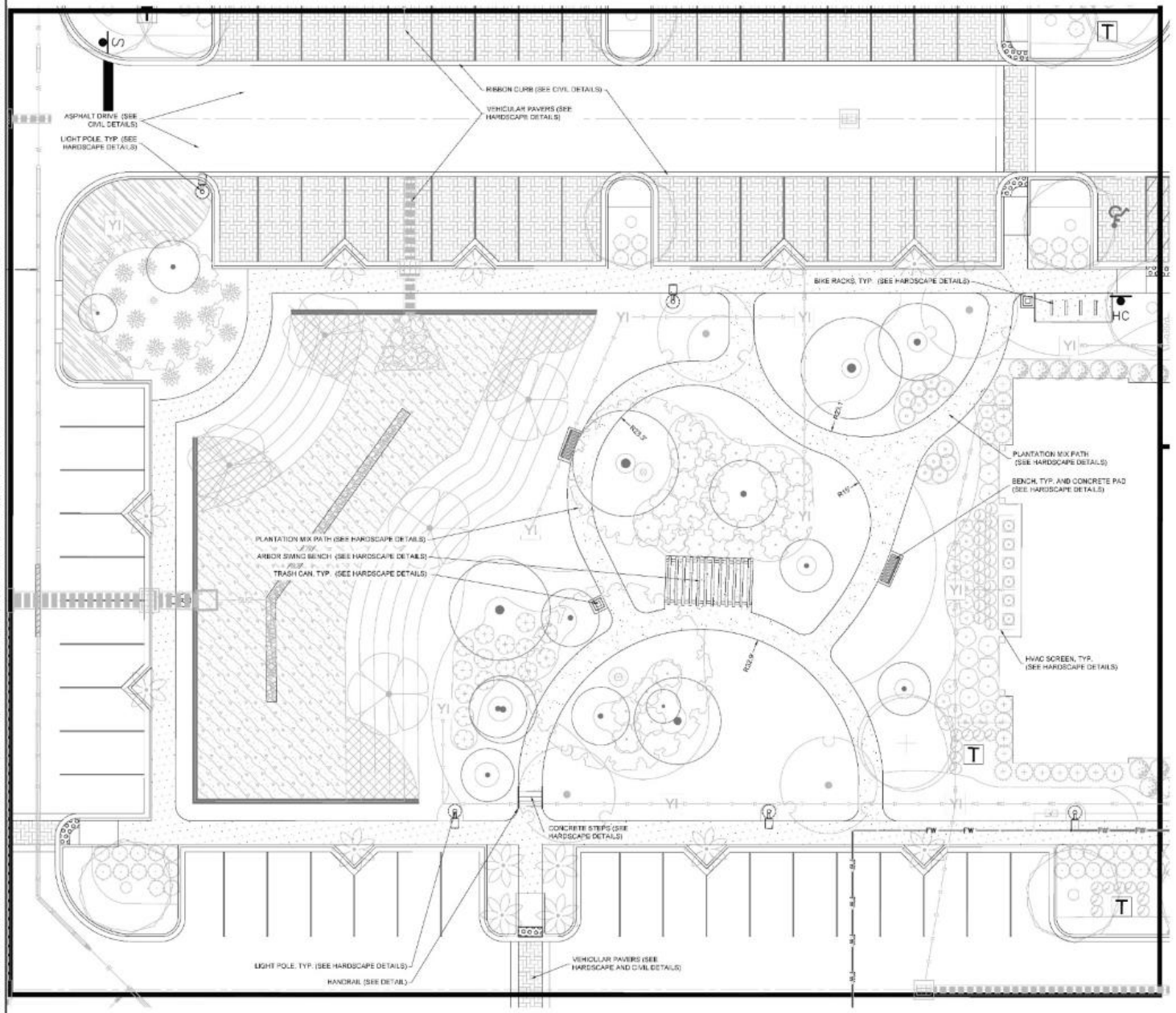
SW+ PROJECT:	8010
DATE:	08/13/2019
DRAWN BY:	CMP | MZC
CHECKED BY:	DRS

REVISION HISTORY

1. 01/16/19	
2. 05/06/19	
3. 06/06/19	
4. 06/06/19	
5. 07/02/2020	
6. 03/02/2020	

HARDSCAPE PLAN (AREA B)

L-4.1



BIKE PARKING:

PROVIDED BIKE RACKS: 20
PROVIDED BIKE PARKING SPACES: 40
NOTE: SEE DETAIL ON SHEET L-4.3

GENERAL NOTES:

1. FOR TREE REMOVALS, PLEASE REFER TO SHEETS C-2.0.
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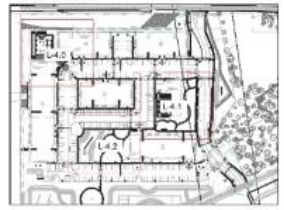
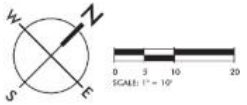
MASTER SHEET KEY





EXISTING UTILITIES WARNING:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE (IF AT ALL) AND HAVE NOT BEEN VERIFIED INDEPENDENTLY BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WITH WORK, AND REPAIR TO ANY UTILITY CORRESPONDING TO THE AREA ALL DAMAGE (WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES).

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STATE OF SOUTH CAROLINA GARY GEORGE COLLINS

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT:	8010
DATE:	08/13/2019
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REVISION HISTORY

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2. 03/04/19	
3. 06/26/19	
4. 08/26/19	
5. 01/02/2020	
6. 03/02/2020	

HARDSCAPE PLAN (AREA C)

L-4.2

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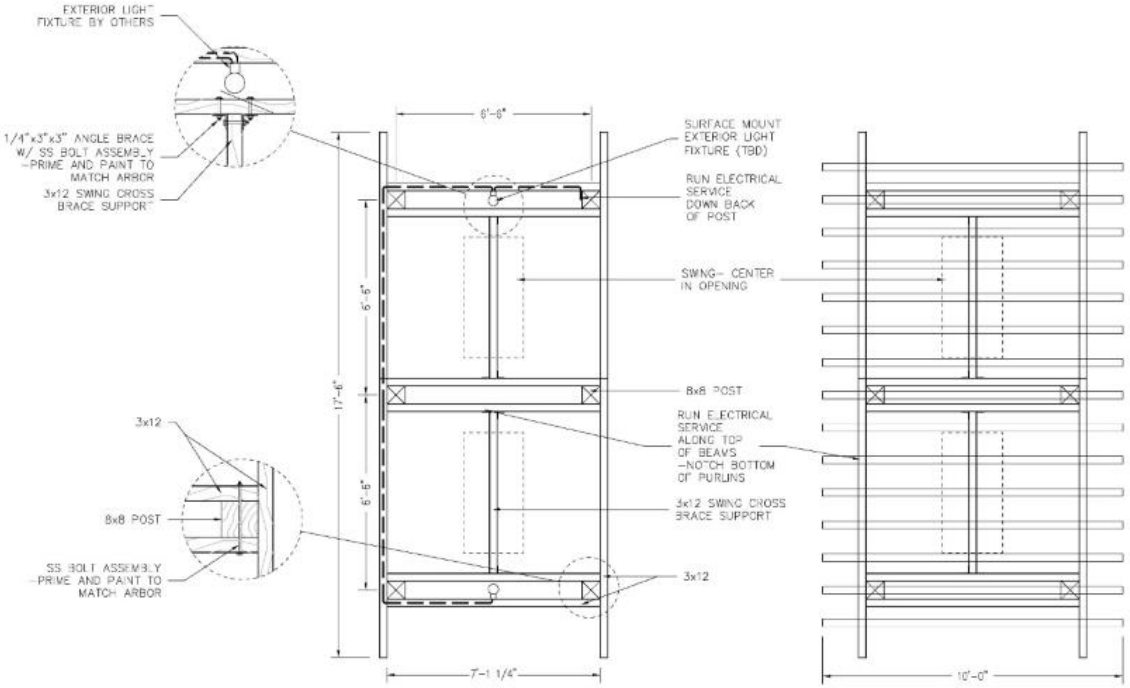
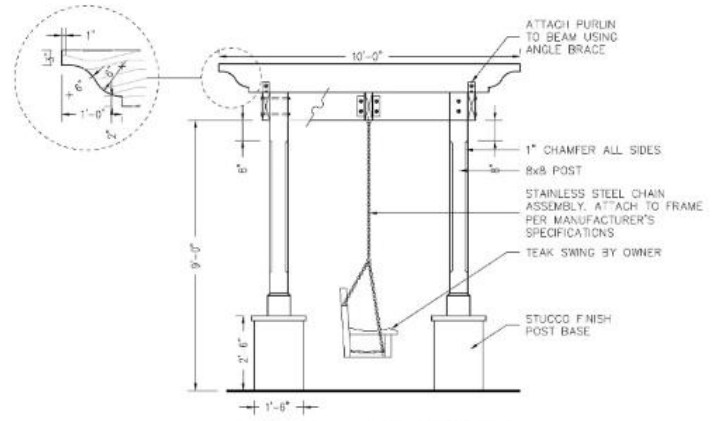


FRAMING PLAN

OVERHEAD PLAN VIEW



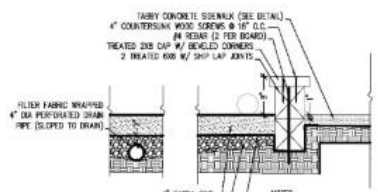
ARBOR – SIDE SECTION

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

NOTES:
1. ALL WOOD TO BE NO. 2 OR BETTER TREATED SOUTHERN YELLOW PINE. POSTS PRESSURE TREATED FOR GROUND CONTACT USE. OTHER UNITS FOR ABOVE GROUND USE.
2. ALL HARDWARE AND FASTENERS TO BE STAINLESS STEEL. NAILS TO BE GALVANIZED SPIRAL DECKING NAILS.
3. ALL WOOD & FASTENERS TO BE PRIMED AND PAINTED. ARCHITECT TO SELECT PAINT COLOR. TEAK SWINGS SHALL HAVE A NATURAL FINISH.
4. LIGHTING DESIGN AND INSTALLATION BY OTHERS.
5. CONTRACTOR TO COORDINATE WITH STRUCTURAL ENGINEER TO PRODUCE SHOP DRAWINGS FOR FASTENERS, ELECTRICAL, COLUMN CONSTRUCTION, AND FOOTER DESIGN.

1 ARBOR SWING BENCH

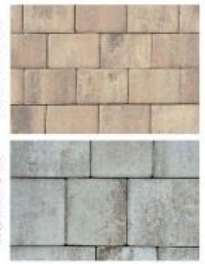
SCALE: 3/4" = 1'-0"



NOTES:
1. WOOD FILL AND SAND COUNTERSUNK WOOD SCREWS
2. SLOPE BASE FOR POSITIVE DRAINAGE TO PIPE.
3. MITER JOINTS ON 2X8 CAP BOARDS
4. STAGGER CAP BOARD JOINTS WITH 4X8 JOINTS
5. COMPACT SUBGRADE TO 95% MSP
6. ALL LUMBER TO BE MARINE GRADE
7. ALL FASTENERS TO BE GALVANIZED

2 BOCCE BALL

SCALE: 1" = 1'-0"



MANUFACTURER: LOWCOUNTRY PAVER

(SEE HARDSCAPE PLANS FOR PAVER LOCATIONS)

WEBSITE:
http://lcpaver.com/color-examples/
http://lcpaver.com/lowcountry-paver-catalog/

NOTE: REFERENCE INSTALLATION DETAIL, SEE SHEET L-4.5 PAVER SECTIONS.

PLANTATION PAVER

COPING PAVER

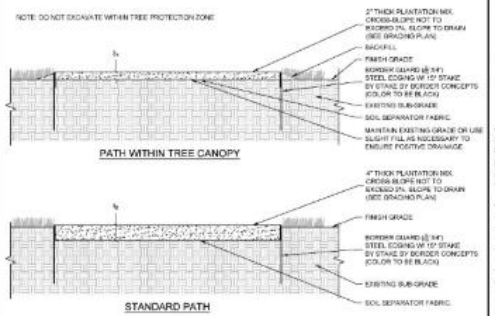
1. USE 60 MM PLANTATION PAVER AT PEDESTRIAN AREAS.
2. USE 80 MM PLANTATION PAVER AT VEHICULAR AREAS.
3. USE COLOR 1 AT POOL COPING AND SOLDIER COURSE BANDING.
4. USE COLOR 2 AT ALL OTHER AREAS.

3 PAVERS

MANUFACTURER: SPORTWORKS
MODEL: CIRCULAR RACK (3014 SERIES)
MATERIAL: STAINLESS STEEL
COLOR: TO BE DETERMINED
QUANTITY: 30
NOTES: MOUNT PER MANUFACTURERS RECOMMENDATIONS & SPECIFICATIONS TO CONCRETE PAD

DIMENSIONS:
- HEIGHT: 32"
- WIDTH: 36"

4 BIKE RACK SPECIFICATIONS



5 PLANTATION MIX PATH

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

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SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT GARY GEORGE COLLINS

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

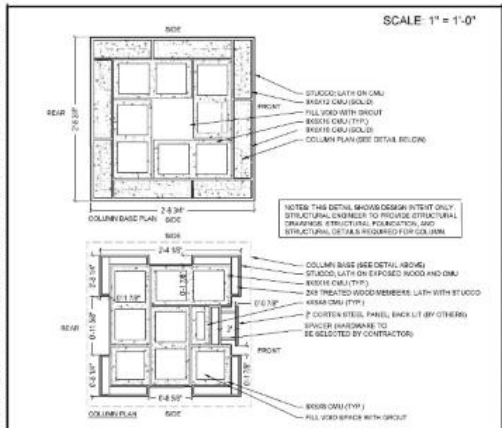
SW+ PROJECT: 8010
DATE: 08/13/2019
DRAWN BY: CMP | MZC
CHECKED BY: DRS

REVISION HISTORY

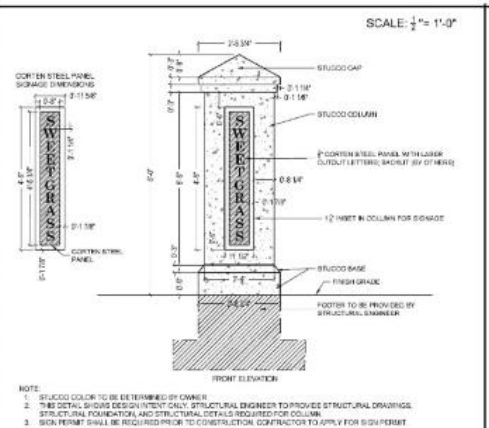
1. 07/16/19	
2. 05/04/19	
3. 06/26/19	
4. 08/26/19	
5. 01/02/2020	
6. 02/02/2020	

HARDSCAPE DETAILS I

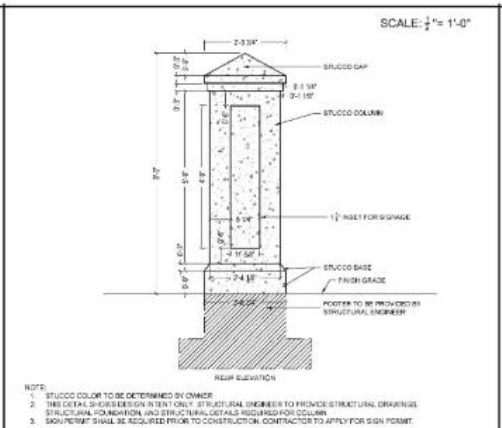
L-4.3



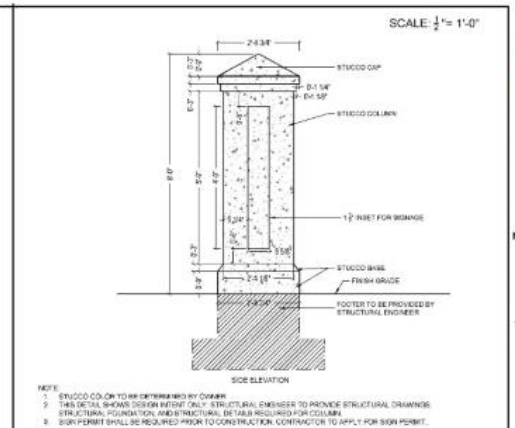
1 ENTRY COLUMN - PLAN VIEW



2 ENTRY COLUMN - FRONT ELEVATION



3 ENTRY COLUMN - REAR ELEVATION



4 ENTRY COLUMN - SIDE ELEVATION

PRODUCT: HYAMNS ADIRONDACK CHAIR MHYA-A
DISTRIBUTER: MALIBU OUTDOOR FURNITURE
QUANTITY: TBD
COLOR: TO BE SELECTED BY LANDSCAPE ARCHITECT
DIMENSIONS: W 30" D 31" H 36" SEAT H 15.5"
WEBSITE: https://www.malibu-outdoor.com/product/hyames-adirondack-chair/

5 ADIRONDACK CHAIR

LIGHTING FIXTURE NOTES:
15' SINGLE SHEPHERDS CROOK
FIXTURES THROUGHOUT SITE
POLE BASE: CHARLESTON SMOOTH

SEE PHOTOMETRIC PLAN

SINGLE SHEPHERDS CROOK
(SEE SITE & HARDSCAPE PLANS FOR LIGHT POLE LOCATIONS)

6 LIGHT POLE AND FIXTURE

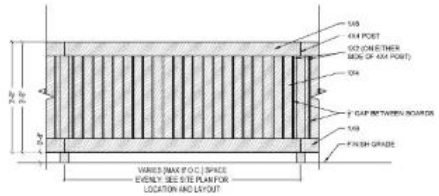
PRODUCT: STINGRAY SHADE STRUCTURE
DISTRIBUTER: TUCCI
QUANTITY: 3
COLOR: TO BE SELECTED BY LANDSCAPE ARCHITECT
DIMENSIONS: 9' X 15'
WEBSITE: https://www.tucci-contractsales.com/shade-sculpt-stingray/

7 CABANA

PRODUCT: 30 GALLON CAROLINA KETTLE
DISTRIBUTER: CAROLINA KETTLES
QUANTITY: 1
DIMENSIONS: 30" DIA
WEBSITE: http://carolinakettles.com/#!tocs/c4e0ec/#!/

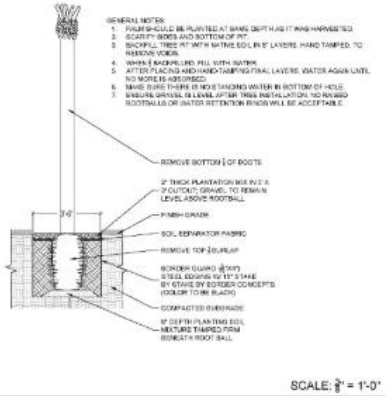
8 FIRE PIT

NOTES:
1. ALL WOOD TO BE TREATED SYP.
2. ALL FASTENERS TO BE GALVANIZED.
3. COUNTER SINK AND WOODFILL ALL SCREWS.
4. PAINT WOOD WITH 2 COATS SOLID STAIN. COLOR TO MATCH ARCHITECTURE.
5. CONTRACTOR TO COORDINATE WITH STRUCTURAL ENGINEER ON REQUIRED FOOTER.
6. CONTRACTOR TO PROVIDE SHOP DRAWINGS.



9 HVAC SCREEN DETAIL SCALE: 1/4" = 1'-0"

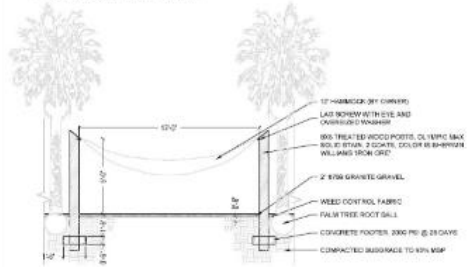
GENERAL NOTES:
1. PALMS SHOULD BE PLANTED AT SAME DEPTH AS IT WAS HARVESTED.
2. SCARIFY SIDES AND BOTTOM OF PIT.
3. BACKFILL TREE PIT WITH NATIVE SOIL IN 6" LAYERS, HAND TAMPED, TO REMOVE VOIDS.
4. WHEN 3/4 BACKFILLED, FILL WITH WATER.
5. AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE IS ABSORBED.
6. MAKE SURE THERE IS NO STANDING WATER IN BOTTOM OF HOLE.
7. ENSURE CROWN IS LEVEL AFTER TREE INSTALLATION. NO RAISED ROOTBALLS OR WATER RETENTION RINGS WILL BE ACCEPTABLE.



SCALE: 3/8" = 1'-0"

10 PALM TREE CUTOUT IN PLANTATION MIX

NOTES:
1. ALL WOOD TO BE TREATED SYP.
2. ALL FASTENERS TO BE GALVANIZED.
3. COUNTER SINK AND WOODFILL ALL SCREWS.
4. PAINT WOOD WITH 2 COATS SOLID STAIN. COLOR TO MATCH ARCHITECTURE.
5. CONTRACTOR TO COORDINATE WITH STRUCTURAL ENGINEER ON REQUIRED FOOTER.
6. CONTRACTOR TO PROVIDE SHOP DRAWINGS.



11 HAMMOCK STAND SCALE: 3/8" = 1'-0"

PRODUCT: B08 CHAISE
DISTRIBUTER: DESIGN WITHIN REACH
QUANTITY: 96
COLOR: WHITE
DIMENSIONS: H 12"-27.5" W 28.5" D 80.5" Seat H 12"
WEBSITE: https://www.dwr.com/outdoor-lounge-sofa-chaise/4080.html?mpn=w_utility&mpn=w_utility&sku=128

12 POOL CHAISE

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843.884.9567
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

STATE OF SOUTH CAROLINA REGISTERED LANDSCAPE ARCHITECT GARY GEORGE COLLINS

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT:	8010
DATE:	08/13/2019
DRAWN BY:	CMP | MZC
CHECKED BY:	DRS

REVISION HISTORY

1. 01/16/19	
2. 05/06/19	
3. 06/06/19	
4. 08/06/19	
5. 01/02/2020	
6. 03/02/2020	

HARDSCAPE DETAILS II

L-4.4

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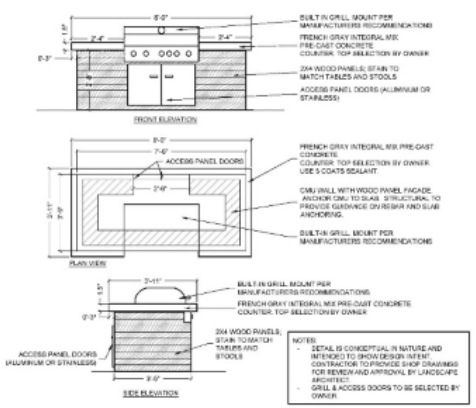
1 INTENTIONALLY BLANK

2 INTENTIONALLY BLANK

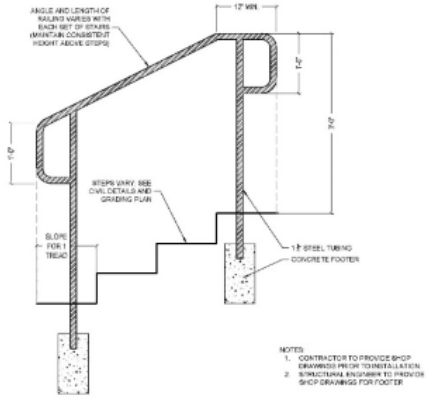
3 INTENTIONALLY BLANK

4 INTENTIONALLY BLANK



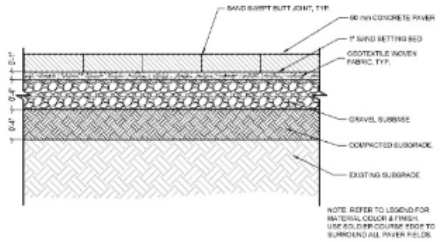
5 GRILL

SCALE: $\frac{3}{4}$"= 1'-0"



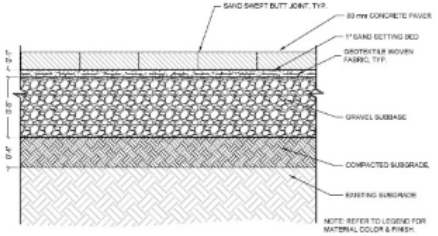
6 RAILING AT CONCRETE STEPS

SCALE: 1"= 1'-0"



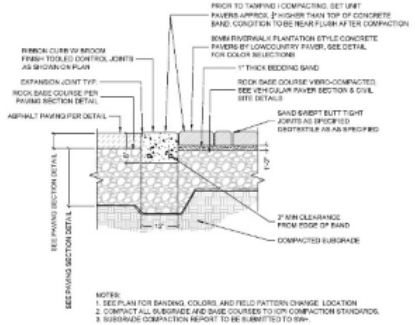
7 PEDESTRIAN PAVER SECTION

SCALE: 1 $\frac{1}{2}$"= 1'-0"



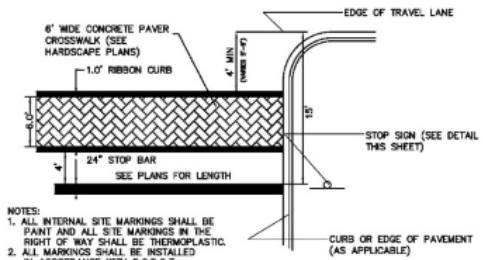
8 VEHICULAR PAVER SECTION

SCALE: 1 $\frac{1}{2}$"= 1'-0"



9 PAVER CROSSWALK

SCALE:1" = 1'-0"



NOTES:
1. ALL INTERNAL SITE MARKINGS SHALL BE PAINT AND ALL SITE MARKINGS IN THE RIGHT OF WAY SHALL BE THERMOPLASTIC.
2. ALL MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH S.C.D.O.T. STANDARD SPECIFICATIONS AND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. REFERENCE C107.7 FOR VEHICULAR PAVER INSTALL DETAIL

PAVEMENT MARKINGS— STOP

(NOT TO SCALE)

10 PAVER CROSSWALK - PAVEMENT MARKINGS

MANUFACTURER: MAGLIN SITE FURNITURE
MODEL: MLB100
MATERIAL: BROWN RP | SKATE DETERENT | NO ARMS
MATERIAL: SLATE FINETEX FOR CAST ALUMINUM
QUANTITY: 10
WEBSITE: http://www.maglin.com/products/bench/mlb100series.html#
NOTE: MOUNT PER MANUFACTURERS RECOMMENDATIONS TO CONCRETE PAD

DIMENSIONS - HEIGHT: 30"
LENGTH: 70"
DEPTH: 30"
SEAT: 18"

11 BENCH

MANUFACTURER: MAGLIN SITE FURNITURE
MODEL: MLWR400-25
MATERIAL: BROWN RP
MATERIAL: SLATE FINETEX FOR CAST ALUMINUM
QUANTITY: 10
WEBSITE: http://www.maglin.com/products/trash/mlwr400-25series.html
NOTES: MOUNT PER MANUFACTURERS RECOMMENDATIONS. TRASH CANS ARE TO BE SURFACE MOUNTED TO A 24" X 24" CONCRETE PAD.

DIMENSIONS - HEIGHT: 30"
WIDTH: 21"
DEPTH: 21"

12 TRASH CAN

SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.9567
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
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WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

STATE OF SOUTH CAROLINA
GARY GEORGE COLLINS
No. 04797
REGISTERED LANDSCAPE ARCHITECT

SWEETGRASS AT WEST ASHLEY CIRCLE
MADISON CAPITAL GROUP
CITY OF CHARLESTON, SOUTH CAROLINA
PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

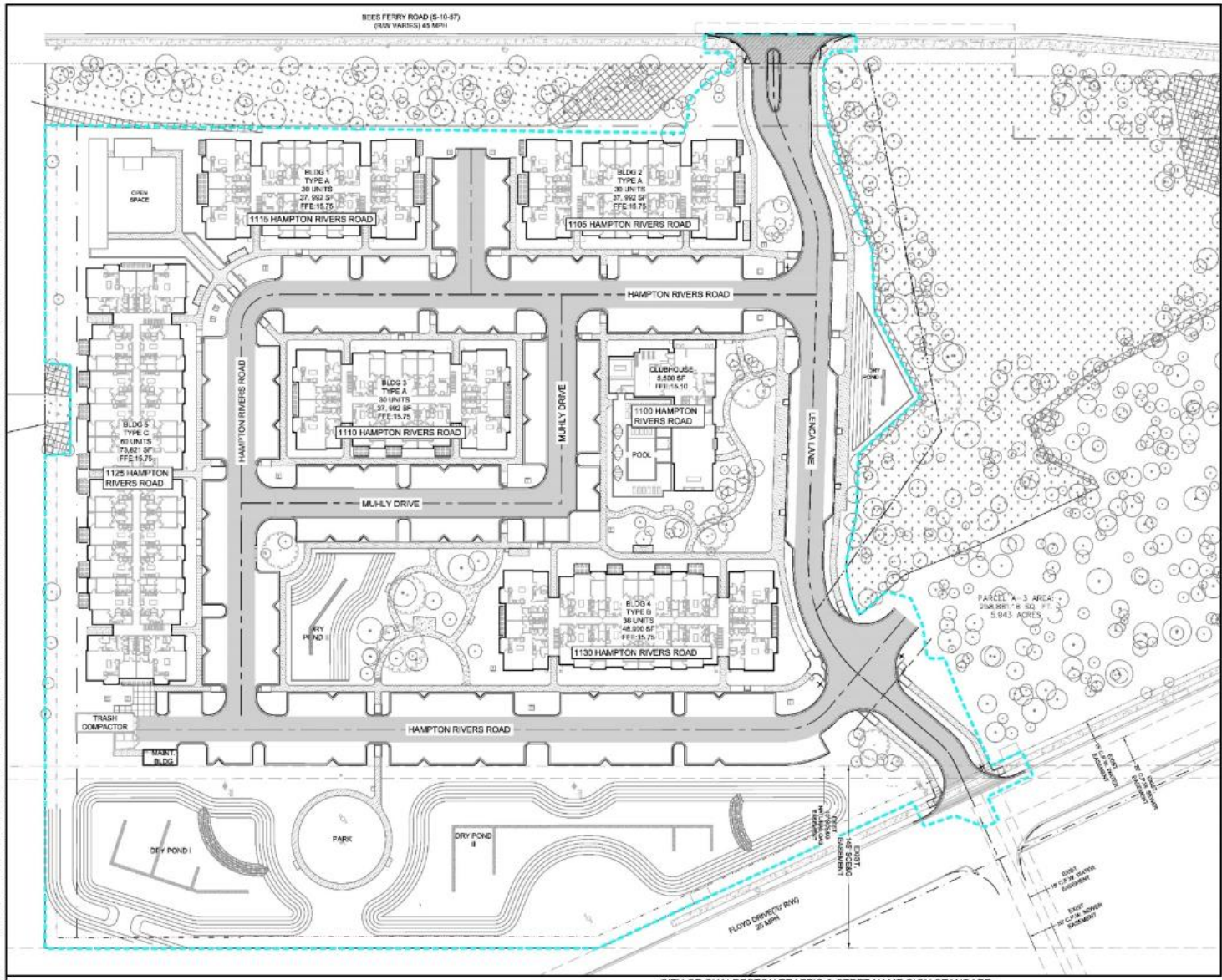
SW+ PROJECT:	8010
DATE:	08/13/2019
DRAWN BY:	CMP | MZC
CHECKED BY:	DRS

REVISION HISTORY

1. 01/14/19	
2. 03/04/19	
3. 06/26/19	
4. 08/26/19	
5. 01/02/2020	
6. 02/02/2020	

HARDSCAPE DETAILS III

L-4.5



CITY OF CHARLESTON TRAFFIC & STEET NAME SIGN STANDARD

1. Traffic signs should be designed and placed in accordance with the latest revision of the 2009 Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD), published by the U.S. Department of Transportation.
2. Non-traffic related signs should be approved by the Department of Traffic and Transportation.
3. Regulatory, warning, and guide signs shall be fabricated with ASTM International, formerly American Society for Testing and Materials, Type III (high intensity) or greater retroreflective sheeting. Upon approval by the Department of Traffic and Transportation parking signs and nontraffic related signs may be fabricated with ASTM Type I (Engineer Grade) or greater material.
4. Street name signs shall be fabricated using extruded aluminum blades 9" in height. The minimum length is 24" with 48" as the maximum. The actual length of the blade will be dictated by the number of letters in the name.
5. The street name color scheme should be white ASTM Type III sheeting on a green background.
6. The street name letter font (or typeface) should be FHWA Series "C", commonly known as Highway Gothic "C".
7. All street names are to consist of 6" upper-case letters with 4.5" lower case letters. The street designations, e.g., St, Rd, Dr, Cir, Pkwy, Ave, Blvd are to be 50% superscript.
8. The street name, including the superscript designation, shall be centered vertically and horizontally on the blade.
9. The spacing from the blade edge to the beginning and end of the street name, including the superscript designation, should be a minimum of 2".
10. Street name signs should be mounted with a vertical clearance of at least 8' measured from the bottom of the sign to the near edge of the pavement. All other signs shall be mounted at least 7' from the bottom of the sign to the near edge of the pavement, except when a supplemental plaque or secondary sign is permitted.
11. If a supplemental plaque or secondary sign is permitted to be mounted on the same assembly as another sign, the major (most important) sign shall be installed above the supplemental plaque or secondary sign. The minimum height from the bottom of the supplemental plaque or secondary sign to the near edge of the pavement shall be 6'.
12. The minimum lateral offset for installed signs should be 2' measured from the nearest sign edge to the pavement edge (or the face of curb). A minimum offset of 1' from the face of the curb may be used in areas where sidewalk width is limited or where existing poles are close to the curb.
13. All traffic sign posts should be securely installed at least 2' in the ground. Traffic sign posts should be green, 3 lbs/ft steel U-channel posts, breakaway, and 12' in length except for street name sign posts.
14. All street name posts should be round, 2 3/8" OD, breakaway, aluminum or steel, and at least 10' in length.

NOTE:

SEE ARCHITECTURAL ADDRESSING PLAN (G1.11) FOR DETAILED ADDRESSING SCHEME OF BUILDING SUB-UNITS

0 20 40 80
SCALE: 1" = 40'

EXISTING UTILITY NOTE:

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SEAMON WHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
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843.884.1667
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SOUTH CAROLINA — SEAMON, WHITESIDE & ASSOCIATES, INC. — No. C00472 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER — No. 34934 — REGISTERED — RYAN PATTERSON

SWEETGRASS AT WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP

CITY OF CHARLESTON, SOUTH CAROLINA

PRELIMINARY DESIGN REVIEW BOARD SUBMITTAL

SW+ PROJECT:	8010
DATE:	07/27/2020
DRAWN BY:	DEM
CHECKED BY:	RPT

REVISION HISTORY

1	01/14/2019	8	05/31/2020
2	02/04/2019	9	05/22/2020
3	06/26/2019	10	06/24/2020
4	08/26/2019	11	07/21/2020
5	01/02/2020	12	07/27/2020
6	02/24/2020		
7	05/08/2020		

OVERALL SITE PLAN

G1.0

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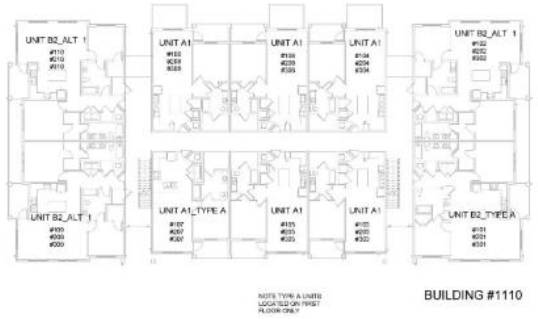
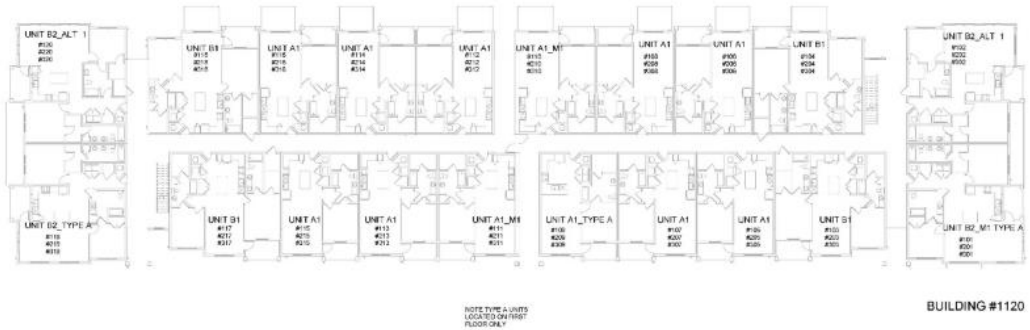
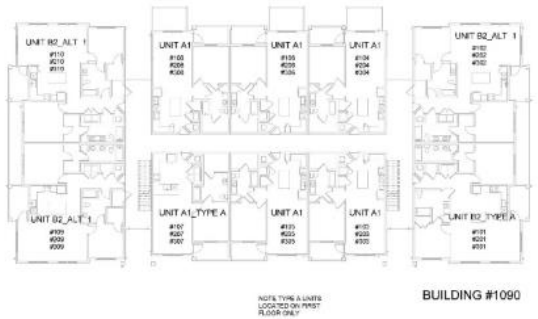


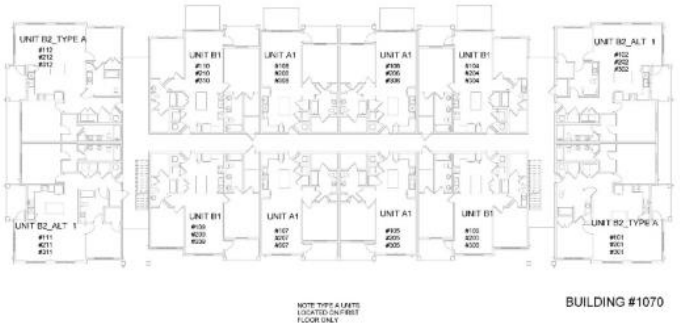
BUILDING 3 TYPE A ADDRESSING PLAN 3
1/16" = 1'-0"



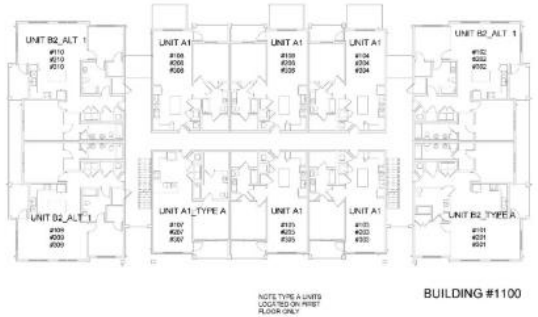
BUILDING 5 TYPE C ADDRESSING PLAN 5
1/16" = 1'-0"



BUILDING 2 TYPE A ADDRESSING PLAN 2
1/16" = 1'-0"



BUILDING 4 TYPE B ADDRESSING PLAN 4
1/16" = 1'-0"



BUILDING 1 TYPE A ADDRESSING PLAN 1
1/16" = 1'-0"

CLINE DESIGN
2923 S. Tryon St.,
Suite 131
Charlotte, NC 28203
704/333-7272
ClineDesignAssoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C06801
REGISTERED ARCHITECTS

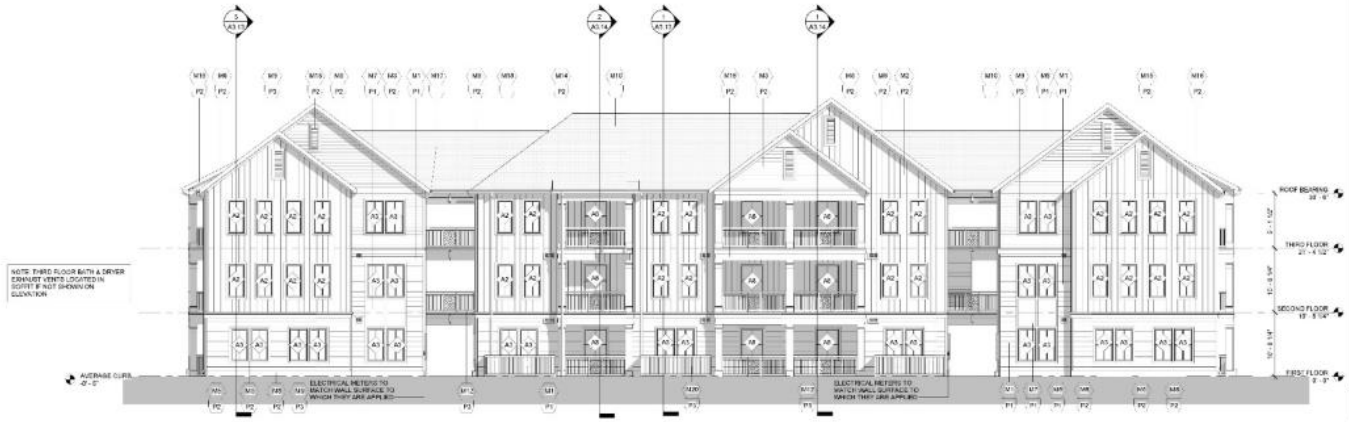
STATE OF SOUTH CAROLINA
ORLANDO PIZARRO
CHARLOTTE, NC
No. 10336
REGISTERED ARCHITECT
08.17.18

PROJECT: 218046
DATE: 08.17.18
REVISIONS: DATE

DRAWN BY: RL, AP, TP
CHECKED BY: KB

ADDRESSING PLAN

G1.11



BUILDING A NORTH ELEVATION 2
1/8" = 1'-0"

BUILDING A SOUTH ELEVATION 1
1/8" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 8" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
3. REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT PANEL / SIDING WITH 5/4 TRIM. ALL MATERIAL MUST BE TO REMAIN BASE BID IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
4. REFER TO BUILDING PLANS FOR ALL STONE VENEER LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIAGRAM DIMENS.
6. APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
7. PROVIDE COST BUILDING WRAP OVER SHEATHING. TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGN/NO SPECIFICATIONS.
8. INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TERM-FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
10. PROVIDE PRE-FAB FLASHING BOOTS OR FLANGED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

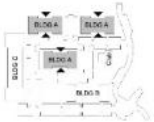
MATERIALS

- M1 10" FIBER CEMENT LAP SIDING IN P1
- M2 FIBER CEMENT BOARD AND BATTEN IN P2
- M3 6" FIBER CEMENT LAP SIDING IN P2
- M4 5 1/2" FIBER CEMENT TRIM IN P3
- M5 10" FIBER CEMENT LAP SIDING IN P2
- M6 5 1/2" FIBER CEMENT TRIM IN P1
- M7 5/16" FIBER CEMENT PANEL IN P1
- M8 FIBER CEMENT TRIM IN P2
  - 5 1/2 @ VINYL WINDOWS & CORNER TRIM
  - 2X12 W/2X4 @ F.C. PANEL
  - 2X10 @ BASE OF LAP SIDING
  - 1X6 @ GABLE
- M9 VINYL WINDOW IN BAHAMA BROWN
- M10 ASPHALT SHINGLE ROOF IN SAND DUNE
- M11 STANDING SEAM METAL ROOF IN BUCKSKIN
- M12 CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
- M13 PORTERRA BRICK, 701 LIGHT GRAY WIRECUT
- M14 WOOD COLUMN IN P2
- M15 DECORATIVE VENT IN P2
- M16 1X6 FIBER CEMENT FASCIA IN P2
- M17 ALUMINUM DOWNSPOUT PAINTED TO MATCH METAL ROOF
- M18 ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
- M19 5/16" FIBER CEMENT PANEL IN P3
- M20 WOOD SCREEN IN P3

PAINT COLORS

- P1 PPG 1025-2 COOL CONCRETE
- P2 PPG 1010-1 PEBABLE
- P3 BAHAMA BROWN

KEY PLAN



CLINE DESIGN
2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/358-7273
ClineDesignAssoc.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C0820
REGISTERED ARCHITECT

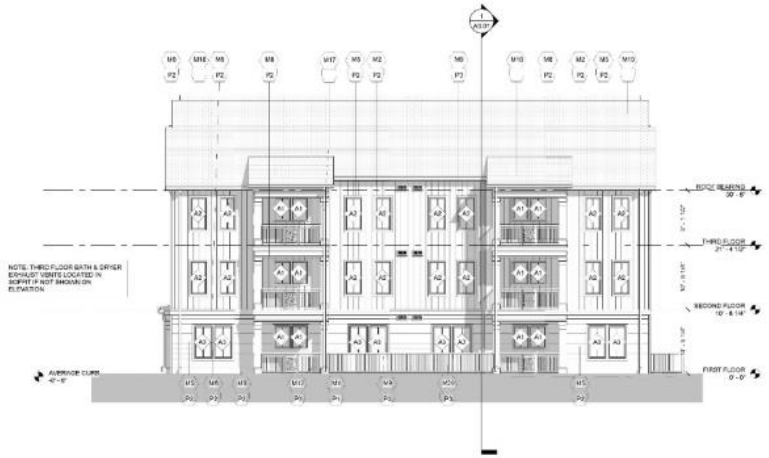
STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
CHUNG-STEWART
No 10131
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 06.17.19
REVISIONS DATE

DRAWN BY: FL, AF, TP
CHECKED BY: KB

BUILDING A EXTERIOR ELEVATIONS

A2.01



BUILDING A EAST ELEVATION 2

1/8" = 1'-0"

BUILDING A WEST ELEVATION 1

1/8" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
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MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

MATERIALS

- M1 10" FIBER CEMENT LAP SIDING IN P1
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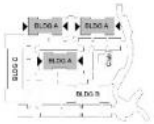
  - 5 1/2 @ VINYL WINDOWS & CORNER TRIM
  - 2X12 W/2X4 @ F.C. PANEL
  - 2X10 @ BASE OF LAP SIDING
  - 1X6 @ GABLE
- M9 VINYL WINDOW IN BAHAMA BROWN
- M10 ASPHALT SHINGLE ROOF IN SAND DUNE
- M11 STANDING SEAM METAL ROOF IN BUCKSKIN
- M12 CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
- M13 PORTERRA BRICK, 701 LIGHT GRAY WIRECUT
- M14 WOOD COLUMN IN P2
- M15 DECORATIVE VENT IN P2
- M16 1X5 FIBER CEMENT FASCIA IN P2
- M17 ALUMINUM DOWNSPOUT PAINTED TO MATCH METAL ROOF
- M18 ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
- M19 5/16" FIBER CEMENT PANEL IN P2
- M20 WOOD SCREEN IN P3

PAINT COLORS

- P1 PPG 1025-2 COOL CONCRETE
- P2 PPG 1010-1 PEBABLE
- P3 BAHAMA BROWN

KEY PLAN



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West Ashley, South Carolina

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CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C0601
REGISTERED ARCHITECTS

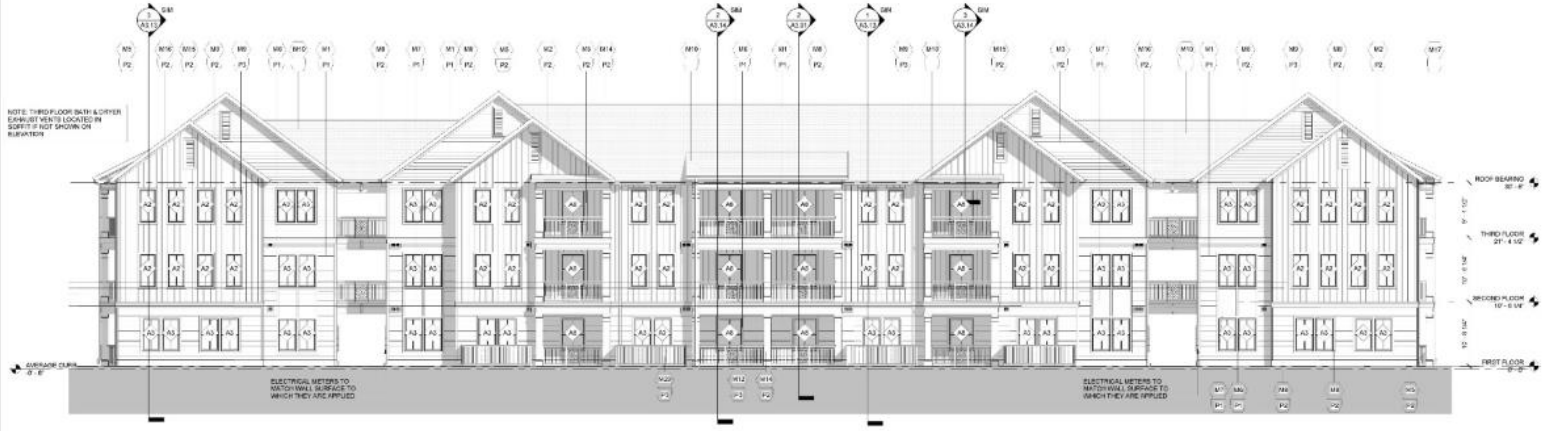
STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
CHAR-ARTECT
No 10131
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 06.17.19
REVISIONS: DATE

DRAWN BY: RL, AF, TP
CHECKED BY: KB

BUILDING A EXTERIOR ELEVATIONS

A2.02



BUILDING B NORTH ELEVATION 2

1/8" = 1'-0"

BUILDING B SOUTH ELEVATION 1

1/8" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 8" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
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3. REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT PANEL / SIDING WITH 5/4 TRIM. ALL MATERIAL MUST BE TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAIL DUE TO PRODUCT SUBSTITUTIONS.
4. REFER TO BUILDING PLANS FOR ALL STONE VENEER LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIAGRAM DIMENS.
6. APPLY AN ADDITIONAL 12" LAYER OF SOUTHERN BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
7. PROVIDE COST BUILDING WRAP OVER SHEATHING. TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
8. INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TERM-FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANU. RECOMMENDATIONS.
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12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

MATERIALS

- M1 10" FIBER CEMENT LAP SIDING IN P1
- M2 FIBER CEMENT BOARD AND BATTEN IN P2
- M3 6" FIBER CEMENT LAP SIDING IN P2
- M4 5 1/2" FIBER CEMENT TRIM IN P3
- M5 10" FIBER CEMENT LAP SIDING IN P2
- M6 5 1/2" FIBER CEMENT TRIM IN P1
- M7 5/16" FIBER CEMENT PANEL IN P1
- M8 FIBER CEMENT TRIM IN P2
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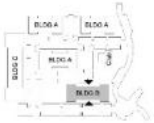
  - 2X12 W/2X4 @ F.C. PANEL
  - 2X10 @ BASE OF LAP SIDING
  - 1X6 @ GABLE
- M9 VINYL WINDOW IN BAHAMA BROWN
- M10 ASPHALT SHINGLE ROOF IN SAND DUNE
- M11 STANDING SEAM METAL ROOF IN BUCKSKIN
- M12 CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
- M13 PORTERRA BRICK, 701 LIGHT GRAY WIRECUT
- M14 WOOD COLUMN IN P2
- M15 DECORATIVE VENT IN P2
- M16 1X5 FIBER CEMENT FASCIA IN P2
- M17 ALUMINUM DOWNSPOUT PAINTED TO MATCH METAL ROOF
- M18 ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
- M19 5/16" FIBER CEMENT PANEL IN P3
- M20 WOOD SCREEN IN P3

PAINT COLORS

- P1 PPG 1025-2 COOL CONCRETE
- P2 PPG 1010-1 PEBABLE
- P3 BAHAMA BROWN

KEY PLAN



CLINE DESIGN

2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/358-7273
ClineDesignAssoc.com

MADISON CAPITAL GROUP

SWEETGRASS WEST ASHLEY CIRCLE

West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C0601
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
CHINA (EXTERIOR)
No 10131
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 06.17.19

REVISION	DATE

DRAWN BY: RL, AF, TP
CHECKED BY: KB

BUILDING B EXTERIOR ELEVATIONS

A2.03

BUILDING B WEST ELEVATION 2

1/8" = 1'-0"

BUILDING B EAST ELEVATION 1

1/8" = 1'-0"

GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
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MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

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XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

MATERIALS

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- M5 10" FIBER CEMENT LAP SIDING IN P2
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- M17 ALUMINUM DOWNSPOUT PAINTED TO MATCH METAL ROOF
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- M20 WOOD SCREEN IN P3

PAINT COLORS

- P1 PPG 1025-2 COOL CONCRETE
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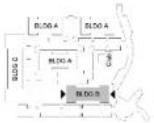
- P3 BAHAMA BROWN

KEY PLAN



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SWEETGRASS WEST ASHLEY CIRCLE

MADISON CAPITAL GROUP

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CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C0601
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
ONLINE RENEWAL
No 10331
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 06.17.19
REVISIONS DATE

DRAWN BY: RL, AF, TP
CHECKED BY: KB

BUILDING B EXTERIOR ELEVATIONS

A2.04

BUILDING C EAST ELEVATION (B) 2

1/8" = 1'-0"

BUILDING C EAST ELEVATION (A) 1

1/8" = 1'-0"

GENERAL NOTES

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MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

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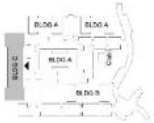

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06.17.19

PROJECT: 218045
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REVISIONS DATE

DRAWN BY: RL, AF, TP
CHECKED BY: KB

BUILDING C EXTERIOR ELEVATIONS

A2.05

BUILDING C WEST ELEVATION (B) 2

1/8" = 1'-0"

BUILDING C WEST ELEVATION (A) 1

1/8" = 1'-0"

GENERAL NOTES

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MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

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XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

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- M20 WOOD SCREEN IN P3

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- P1 PPG 1025-2 COOL CONCRETE
- P2 PPG 1010-1 PEBBLE
- P3 BAHAMA BROWN

KEY PLAN

CLINE DESIGN

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06.17.19

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REVISIONS DATE

DRAWN BY: RL, AF, TP
CHECKED BY: KB

BUILDING C EXTERIOR ELEVATIONS

A2.06

BUILDING C SOUTH ELEVATION 2

1/8" = 1'-0"

BUILDING C NORTH ELEVATION 1

1/8" = 1'-0"

GENERAL NOTES

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MATERIAL (A) AND SOLDER AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

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PAINT COLORS

- P1 PPG 1025-2 COOL CONCRETE
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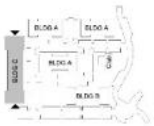
KEY PLAN



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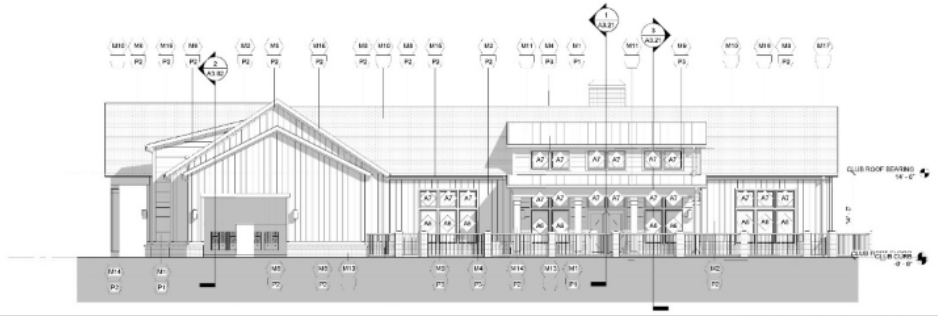
CHECKED BY: KB

BUILDING C EXTERIOR ELEVATIONS

A2.07



CLUB WEST ELEVATION 4
1/8" = 1'-0"

CLUB EAST ELEVATION 3
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CLUB SOUTH ELEVATION 2
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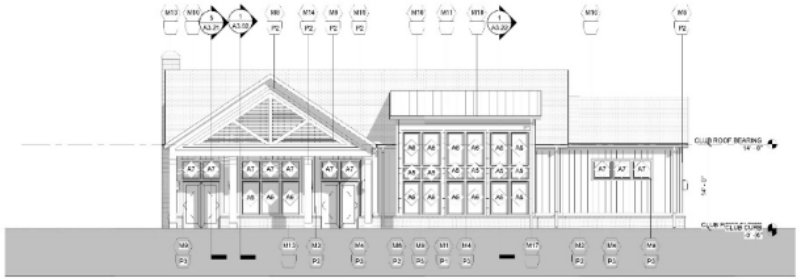

CLUB NORTH ELEVATION 1
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GENERAL NOTES

1. ADDRESSING SIGNAGE TO BE LOCATED ON THE SIDE OF THE BUILDING FROM WHERE THE BUILDING IS ADDRESSED (ONE SIDE ONLY). PROVIDE BUILDING ADDRESS IN 6" HIGH LETTERS TO BE APPROVED BY FIRE MARSHALL. ADDRESS NUMBERS TO BE ILLUMINATED.
2. SEE WALL SECTIONS & ENLARGED ELEVATIONS FOR GUARDRAIL HEIGHTS. ALL BALCONIES OR WALKWAYS ELEVATED MORE THAN 30" IN VERTICAL RISE TO HAVE MINIMUM 3'-6" HIGH GUARDRAILS AS PER THE BUILDING CODE.
3. REFER TO SPECIFICATIONS FOR ALL EXTERIOR MATERIALS. THE WALL SECTIONS AND DETAILS SHOWN IN THIS SET REFLECT FIBER CEMENT PANEL / SIDING WITH 5/4 TRIM. ALL MATERIAL MUST BE TO REMAIN SAME SIZE IF ANY PRODUCT SUBSTITUTION IS MADE. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN DETAILS DUE TO PRODUCT SUBSTITUTIONS.
4. REFER TO BUILDING PLANS FOR ALL STONE VENEER LOCATIONS, INCLUDING THOSE NOT SHOWN IN THESE ELEVATIONS.
5. SEE ROOF PLAN FOR OVERHANG DIAGRAM DESIGNS.
6. APPLY AN ADDITIONAL 12" LAYER OF MOISTURE BARRIER AT INSIDE/OUTSIDE CORNERS FULL HEIGHT OF WALL (TYP.)
7. PROVIDE COAT BUILDING WRAP OVER SHEATHING. TYVEK "COMMERCIAL WRAP" TO BE BASIS OF DESIGNER SPECIFICATIONS.
8. INSTALL BUILDING WRAP CONTINUOUS AT ALL WALL SURFACES PRIOR TO EXTERIOR FINISH INSTALLATION.
9. TERM./FLASH BUILDING WRAP AT PENETRATIONS DETAILS & MANUF. RECOMMENDATIONS.
10. PROVIDE PRE-FAB FLASHING BOOTS OR PLANNED EXHAUST LOUVER AT DUCT PENETRATIONS AT WALLS (TYP).
12. PROVIDE SEALANT AT VERTICAL TRANSITIONS BETWEEN WALL FINISHES.
13. PROVIDE METAL FLASHING AT HORIZONTAL TRANSITIONS BETWEEN WALL FINISHES.

MATERIAL (A) AND COLOR AT FACE OF BAY RETURNS AROUND THE SIDES AND BACK TO THE BUILDING. (TYP)

SYMBOL LEGEND

XX DENOTES DOOR NUMBER (SEE SHEET A6.01 FOR DOOR SCHEDULE)

XX DENOTES WINDOW NUMBER (SEE SHEET A6.11 FOR SCHEDULE)

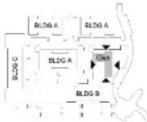
MATERIALS

M1	10" FIBER CEMENT LAP SIDING IN P1
M2	FIBER CEMENT BOARD AND BATTEN IN P2
M3	6" FIBER CEMENT LAP SIDING IN P2
M4	3 1/2" FIBER CEMENT TRIM IN P3
M5	10" FIBER CEMENT LAP SIDING IN P2
M6	3 1/2" FIBER CEMENT TRIM IN P1
M7	5/16" FIBER CEMENT PANEL IN P1
M8	FIBER CEMENT TRIM IN P2 -3 1/2 @ VINYL WINDOWS & CORNER TRIM -2X12 W/2X4 @ F.C. PANEL -2X10 @ BASE OF LAP SIDING -1X6 @ GABLE
M9	VINYL WINDOW IN BAHAMA BROWN
M10	ASPHALT SHINGLE ROOF IN SAND DUNE
M11	STANDING SEAM METAL ROOF IN BUCKSKIN
M12	CHIPPENDALE STYLE METAL RAILING IN BAHAMA BROWN
M13	PORTERRA BRICK, 701 LIGHT GRAY WIRECUT
M14	WOOD COLUMN IN P2
M15	DECORATIVE VENT IN P2
M16	1X6 FIBER CEMENT FASCIA IN P2
M17	ALUMINUM DOWNSPOUT PAINTED TO MATCH METAL ROOF
M18	ALUMINUM GUTTER PAINTED TO MATCH METAL ROOF
M19	5/16" FIBER CEMENT PANEL IN P2
M20	WOOD SCREEN IN P3

PAINT COLORS

P1	PPG 1025-2 COOL CONCRETE
P2	PPG 1010-1 PEGASUS
P3	BAHAMA BROWN

KEY PLAN



CLINE DESIGN
2923 S. Tryon St.
Suite 150
Charlotte, NC 28203
704/358-7273
ClineDesignAssoc.com

MADISON CAPITAL GROUP
SWEETGRASS WEST ASHLEY CIRCLE
West Ashley, South Carolina

STATE OF SOUTH CAROLINA
CLINE DESIGN ASSOCIATES, PA
RALEIGH, NC
C0601
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
ORLANDO FIZARRO
CHARLESTON, SC
No 10381
REGISTERED ARCHITECT
06.17.19

PROJECT: 218045
DATE: 06.03.19
REVISIONS: DATE

DRAWN BY: RL, AF, TP
CHECKED BY: KB

CLUBHOUSE EXTERIOR ELEVATIONS

A2.08

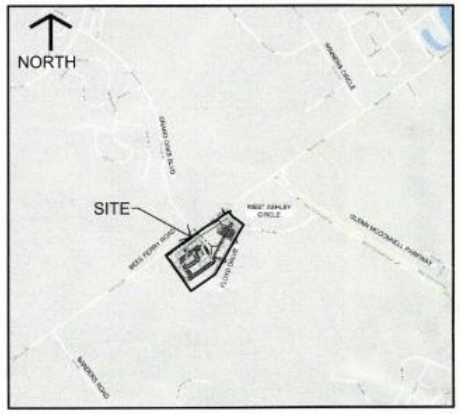
BEES FERRY BZA-SD

MADISON CAPITAL GROUP

City Project ID# TRC-SP2018-000157

TMS# 301-00-00-027

SITE LOCATION MAP



SITE OVERVIEW

SHEET INDEX	
C-1.0	TITLESHEET
C-1.1	BZA-TREE REMOVALS & ENCROACHMENTS

Staff recommendations and conditions;

Approval:

1. Must plant 150.75 caliper inches of native canopy trees on the project site.
2. Must maintain non-grand trees in the vicinity of the four grand trees in the large green spaces.
3. Must use 4' chain-link fence as tree protection barricades.
4. Must have a certified arborist develop and submit a bound tree preservation plan to include pre-, during and post-construction recommendations and details of implementation as part of the final TRC plans.
5. The required buffer adjacent to Bees Ferry Road is to be protected and left undisturbed; only space for a development sign may be cleared of vegetation and enhanced.
6. Canopy trees must be planted as part of the private drive 'streetscape' that is connecting Bees Ferry Road with Floyd Drive.

PROJECT DESCRIPTION

PROJECT DATA:

THIS PROJECT IS APPROXIMATELY 16 ACRES OF AN EXISTING 155.62 ACRE TRACT. PARCEL LOCATED ON THE CORNER OF BEES FERRY ROAD AND WEST ASHLEY CIRCLE (TMS#: 301-00-00-027). THE TRACT AS IT EXISTS IS CURRENTLY UNDEVELOPED.

THE PROPOSED DEVELOPMENT WILL BE MIXED USE WHICH CONSISTS OF MULTIFAMILY UNITS, STORAGE UNITS AND RETAIL SHOPS.

THE SCOPE OF SITE WORK RELATED TO THIS PROJECT INVOLVES THE FOLLOWING:

a) DEMOLITION OF THE EXISTING TREES, PAVEMENT, CURBING, AND DEBRIS ON SITE

b) CONNECTION TO THE EXISTING WATER, SANITARY SEWER, AND STORM SEWER MAINS LOCATED IN THE PAVED PORTIONS OF WEST ASHLEY CIRCLE AND BEES FERRY ROAD.

c) GRADING OF SITE FOR ACCESSIBILITY, DRAINAGE AND NEW BUILDING

WORKFORCE HOUSING REQUIREMENTS WILL BE MET BY MEANS OF A "FEE-IN-LIEU" PAYMENT, NO WORKFORCE HOUSING IS PROPOSED.

TOTAL SITE ACREAGE = 155.62 ACRES
TOTAL DISTURBED ACREAGE = 16 ACRES

ADDRESS: 0 BEES FERRY ROAD, CHARLESTON SC 29414

PROJECT CONTACTS

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
SEAMON WHITESIDE & ASSOCIATES, LLC
501 WANDO PARK BLVD., SUITE 200
MOUNT PLEASANT, SC 29464
CONTACT: JASON MUNDAY, P.E.
PHONE: 843-884-1667

ARCHITECT:
CLINE DESIGN ASSOCIATES, PA
2923 S. TYRON ST SUITE 130
CHARLOTTE, NC 28203
CONTACT: ORLANDO PIZARRO
PHONE: 704-333-7272

COTHRAN HARRIS ARCHITECTURE
5725 OLEANDER DRIVE, STE. E-1
WILMINGTON, NC 28403
CONTACT: COTHRAN HARRIS
PHONE: 910-793-3433

SURVEYOR:
A.H. SCHWACKE & ASSOCIATES
PO BOX 13077
CHARLESTON, SC 29422
CONTACT: KEVIN SCHWACKE
PHONE: 843-762-0109

DEVELOPER/OWNER:
MADISON CAPITAL GROUP, LLC
701 E. BAY STREET, STE. 405
CHARLESTON, SC 29403
CONTACT: HOBIE ORTON
PHONE: 914-414-8972

BOARD OF ZONING APPEALS — SITE DESIGN
ADDRESS: BEES FERRY ROAD
X APPROVED
☐ FENCE
☐ WALL/BARRIER
☐ STREET DESIGN STANDARDS
☐ PARKING NOT AVAILABLE
☐ SPECIAL LIMIT SETBACK
X TREE PROTECTION
☐ LANDSCAPING
☐ OTHER
X AS SUBMITTED
X CONDITIONS *
DATE: 12/13/18 ZONING OFFICIAL
* THIS APPROVAL EXPIRES WITHIN TWO YEARS UNLESS AN EXTENSION IS APPROVED PURSUANT TO SECS. 54-102
* THIS DOES NOT CONSTITUTE APPROVAL BY OTHER CITY BOARDS OR DEPARTMENTS.

* SEE ATTACHED, PLUS;
SHIFT THE SIDEWALK OUT OF THE T.P.Z. FOR THE "C" GRADE TREE IN THE PARKING LOT ISLAND AS DISCUSSED IN THE MEETING.

SEAMONWHITESIDE
MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.884.1667
WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA No. 25145 12/13/18 JASON E. MUNDAY

BEES FERRY COMMERCIAL
MADISON CAPITAL GROUP
CHARLESTON, SC

SW+ PROJECT:	7753
DATE:	10/17/2018
DRAWN BY:	DEM
CHECKED BY:	JEM

REVISION HISTORY
#1- 12.3.18

TITLESHEET

C-1.0

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OVERALL GRAND TREE CHART

Tree Number	DBH	Species	Grade	Comments	Comments	Condition
7	10.5-16	swamp chestnut oak	C	V shaped crotch	Poor form	Fair
8	25.5	white oak	B			Good
14	8.5-9.5-10.5	water oak	D	Stump sprouts		Poor
16	25	magnolia	C	Hollow		Fair
17	10-15.5	poplar	C	V shaped crotch	Poor form	Fair
19	6-6.5-6.5-13.5-17	magnolia	D	Stump sprouts		Poor
20	8-28.5	magnolia	B			Good
21	25	hickory	D	Hollow base		Poor
23	8-18.5	magnolia	C			Fair
26	25.5	magnolia	D	Hollow base	Fork	Poor
32	24.5	swamp chestnut oak	C	Fork		Fair
33	9-22.5	magnolia	B			Good
34	9-22.5	magnolia	D	Storm damage	Hollow base	Poor
35	14.5-15	laurel oak	D	Uprooted		Poor
36	29	white oak	A			Good
37	35	swamp chestnut oak	B			Good

NOTE: TREE ASSESSMENT COMPLETED BY M. RUSSELL WITH NATURAL DIRECTIONS LLC.

GRAND TREE REMOVAL CHART

Tree Number	DBH	Species	Grade	Comments	Comments	Condition	Type
7	10.5-16	swamp chestnut oak	C	V shaped crotch	Poor form	Fair	Type II - Variance
14	8.5-9.5-10.5	water oak	D	Stump sprouts		Poor	Type III - Special Exeption
17	10-15.5	poplar	C	V shaped crotch	Poor form	Fair	Type IV - Special Exeption
21	25	hickory	D	Hollow base		Poor	Type II - Variance
26	25.5	magnolia	D	Hollow base	Fork	Poor	Type I - Variance
34	9-22.5	magnolia	D	Storm damage	Hollow base	Poor	Type I - Variance
35	14.5-15	laurel oak	D	Uprooted		Poor	Type II - Variance

20"
14"
17"
19.75"
25.5"
9.5"
22"
150.75"

GRAND TREE ENCROACHMENT CHART

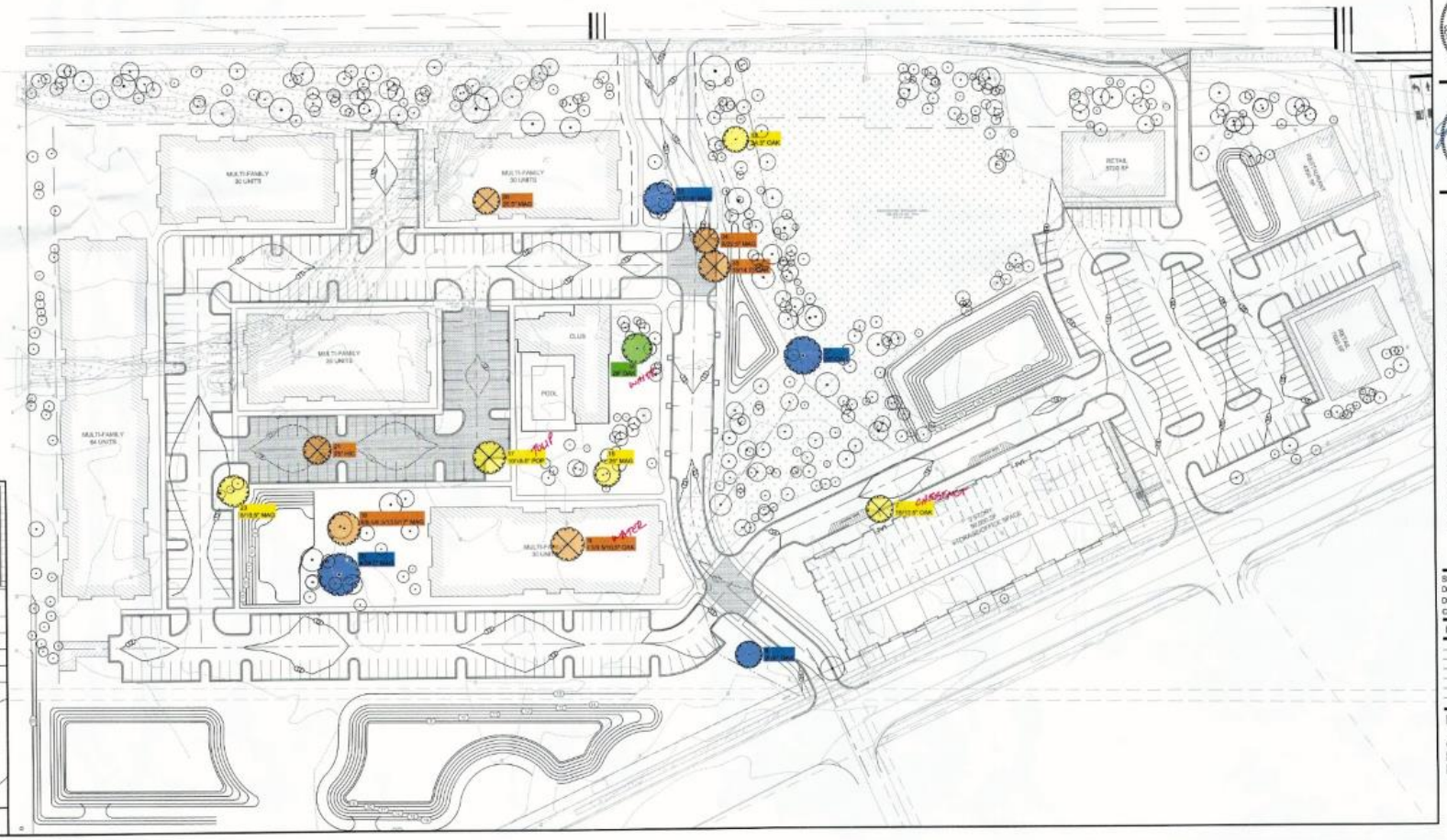
Tree Number	DBH	Species	Grade	Comments	Comments	Condition	
23	8-18.5	magnolia	C			Fair	Type I - Special Exeption

LEGEND

- GRAND TREE GRADE - A
- GRAND TREE GRADE - B
- GRAND TREE GRADE - C
- TREE TO BE REMOVED
- GRAND TREE GRADE - D
- GRAND TREE GRADE - F
- LOT LINE
- R.O.W. LINE
- TREE ENCROACHMENT AREA

SCALE: 1" = 50'

D TREE ENCROACHMENT – TREE #23
SCALE = 1" = 30'



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WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00472 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA No. 26145 10/3/18 JASON E. MUNDAY

BEES FERRY COMMERCIAL

MADISON CAPITAL GROUP

CHARLESTON, SC

SW• PROJECT: 7753
DATE: 10/17/2018
DRAWN BY: DEM
CHECKED BY: JEM

REVISION HISTORY

BZA-SD

GRAND TREE REMOVALS & ENCROACHM'T

C - 2.0

Agenda Item #4

1861 BOHICKET RD.
HAUT GAP SCHOOL ADDITION

Request conceptual review for an addition to the existing Haut Gap Middle School

Haut Gap Middle School Addition
DRB Submittal

Project Number: 19085.00

Charleston County SCHOOL DISTRICT
excellence is our standard

August 4, 2020

STEVENS & WILKINSON
ARCHITECTURE ENGINEERING INTERIORS

RED IRON

Existing Square Footage
49,450 SF
Addition Square Footage

Index

Overview of Existing Site 03

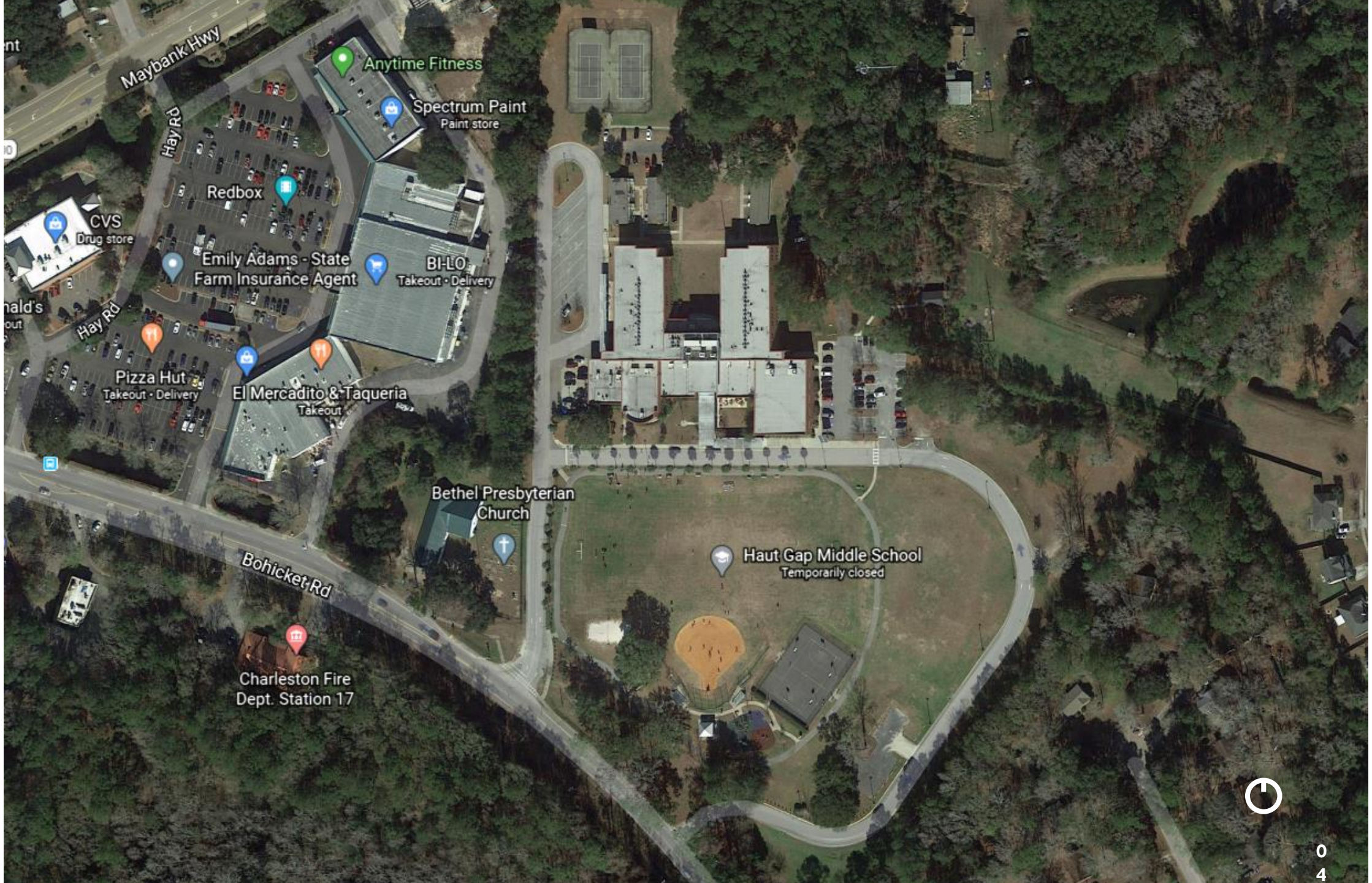
Proposed Site Work 06

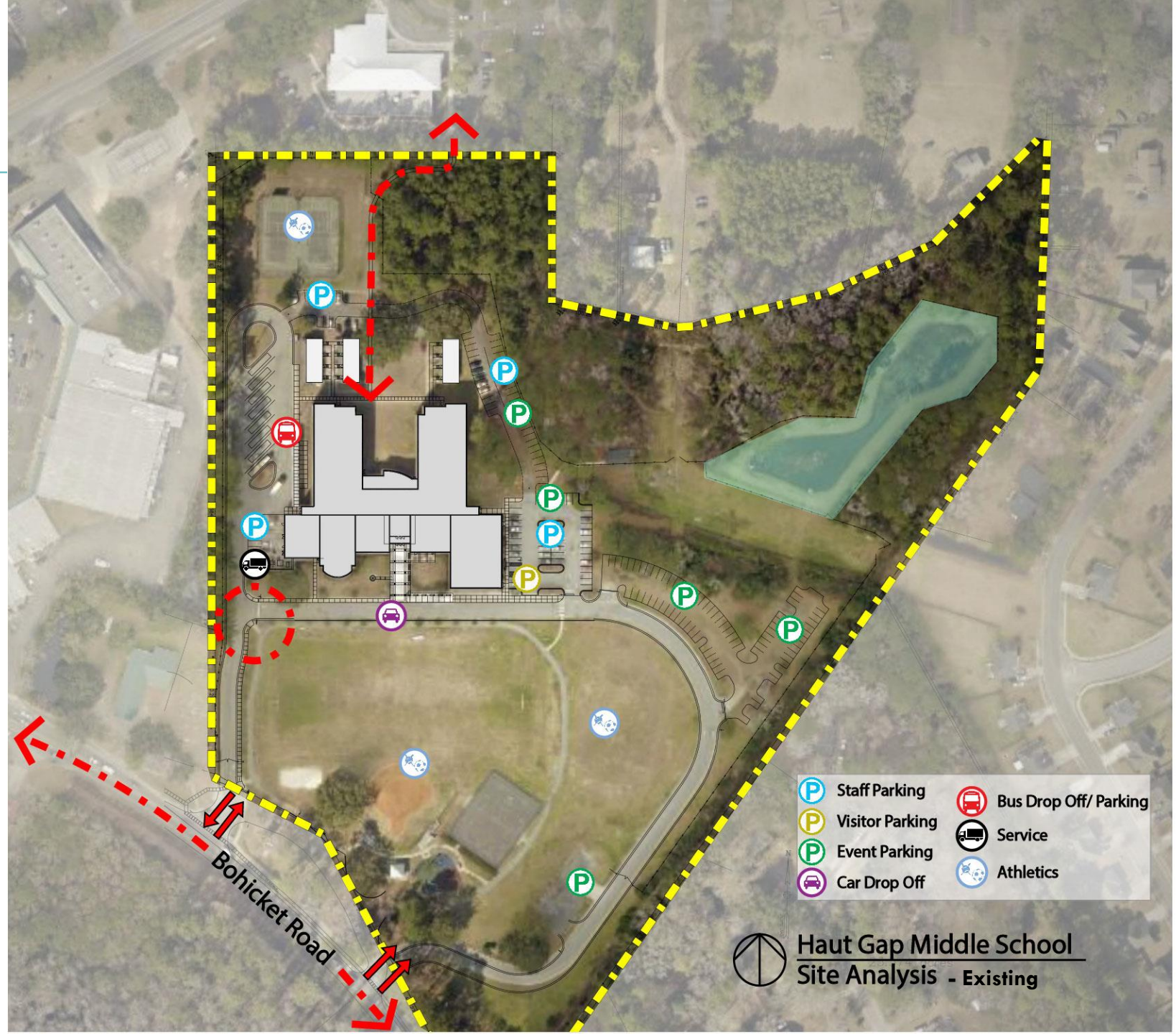
Overview of Existing Building 10

Proposed Addition & Renovations 15

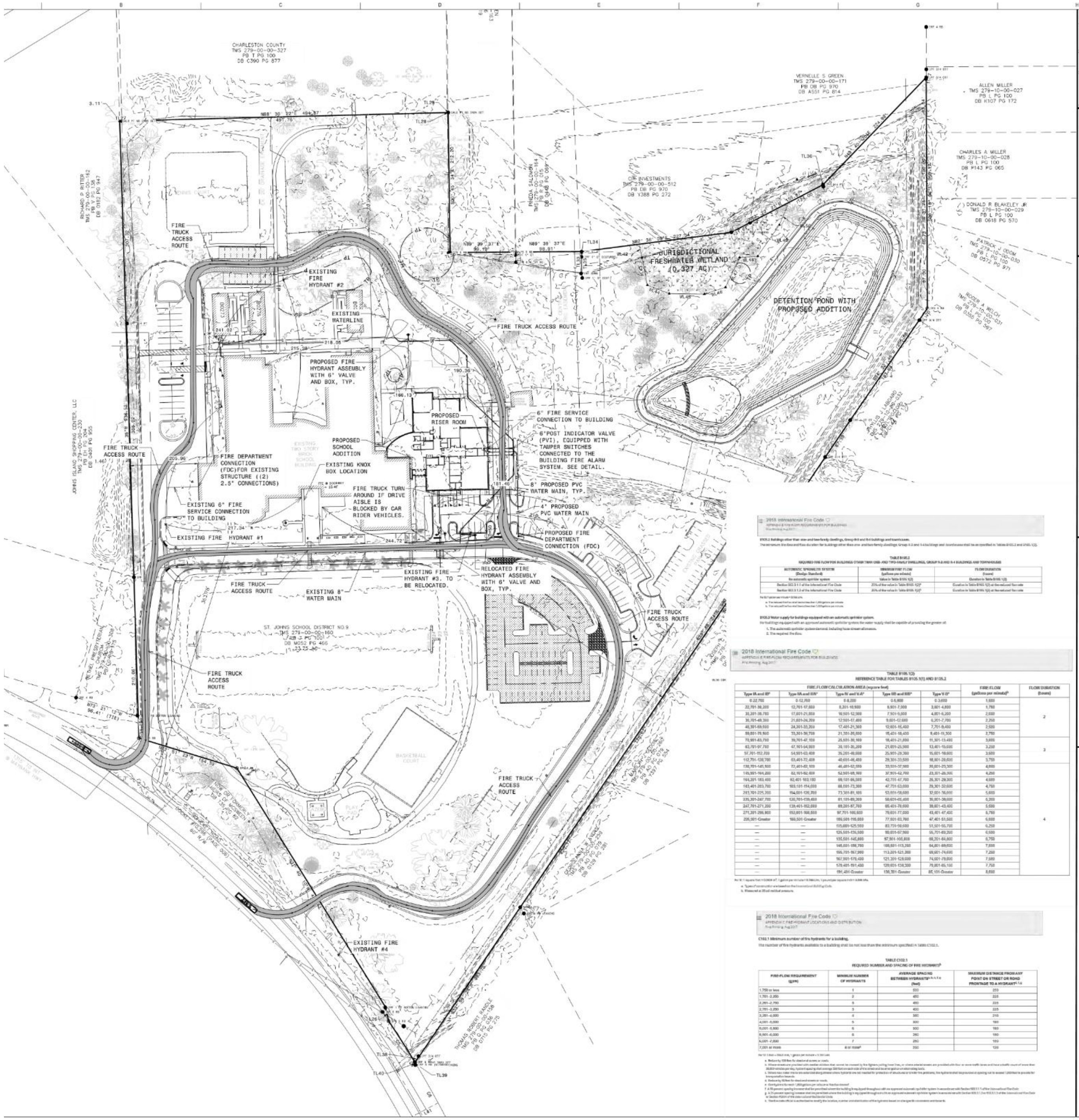
Proposed Exterior Overview 19

Overview of Existing Site


Maybank Hwy
Anytime Fitness
Spectrum Paint
Paint store
Hay Rd
Redbox
CVS
Drug store
Emily Adams - State Farm Insurance Agent
BI-LO
Takeout · Delivery
Hay Rd
Pizza Hut
Takeout · Delivery
El Mercadito & Taqueria
Takeout
Bethel Presbyterian Church
Haut Gap Middle School
Temporarily closed
Bohicket Rd
Charleston Fire Dept. Station 17


Staff Parking
Visitor Parking
Event Parking
Car Drop Off
Bus Drop Off/ Parking
Service
Athletics
Bohicket Road
Haut Gap Middle School
Site Analysis - Existing

Proposed Site Work



MAP NOTE:

1. ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A LAND SURVEY PREPARED BY: ESP ASSOCIATES, INC. DATED 10/30/2019, REVISED 01/31/2020, PREPARED BY AARON TAYLOR, PLS (ATTAYLOR@ESPASSOCIATES.COM AND 843.714.2040) AND DARYN CLOPTON.
2. TRANSFER OF SITE BENCHMARK(S) IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL ONLY BE COMPLETED BY A SURVEYOR LICENSED/REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED.
3. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING BENCHMARK PRIOR TO ANY CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. FIELD VERIFICATION CAN BE ACCOMPLISHED BY CHECKING A MINIMUM OF TWO FIXED OBJECTS DISPLAYED ON THE SURVEY (i.e. MANHOLE RIM, STORM GRATE, PIPE INVERTS, ETC.).
4. ELEVATIONS SHOWN HEREON ARE NGVD 88 DATUM.

LEGEND

- 8' BLACK VINYL CHAIN-LINK FENCE
- ASPHALT PAVING
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE SIDEWALK
- GRAVEL DRIVEWAY
- GRASSED PARKING

FIRE PROTECTION NOTES:

DESCRIPTION: NEW CONSTRUCTION; ONE LEVEL; INSTITUTIONAL USE

CONSTRUCTION TYPE: II-B

AREA:
FIRE AREA 1
EXISTING FIRST FLOOR = 50,919 SF
EXISTING SECOND FLOOR = 25,807 SF

FIRE AREA 2
PROPOSED SINGLE STORY SEPARATED BY 2 HOUR FIREWALL = 14,254 SF

TOTAL FIRE FLOW CALCULATION AREA: 50,919 SF
(4,750 GALLONS/MIN AT A 4 HOUR FLOW DURATION, CAN BE REDUCED IF SPRINKLER SYSTEM IS INSTALLED)

SPRINKLERED: YES

(4,750 GALLONS/MIN - (4,750 GALLONS/MIN * 0.75) = 1,188 GALLONS/MIN.

PER IFC 2018 (TABLE B105.1(2) AND TABLE B105.2), REQUIRED FLOW 1,188 GALLONS/MIN AT A 2 HOUR FLOW DURATION)

PER IFC 2018 (TABLE C102.1), 1 HYDRANT IS REQUIRED WITH 500' AVERAGE SPACING.

ACCESS: THE FUTURE ADDITION WILL BE CONNECTED TO THE EXISTING SCHOOL. THE EXISTING SCHOOL IS BUILDING IS SURROUNDED BY A DEVELOPED BUS LOOP, STUDENT DROP OFF LANES, DRIVE AISLES, GRASSED AND PAVED PARKING, RECREATION AREAS AND ADJACENT OUTDOOR CLASSROOMS. THE LOT IS PAVED, CAPABLE OF SUPPORTING THE WEIGHT OF THE FIRE APPARATUS, HAS APPROPRIATE DRIVE AISLE WIDTH, AND HAS NO SUBSTANTIAL GRADE CHANGES. THE FUTURE DEVELOPMENT WILL PROVIDE PROVIDE MULTIPLE ACCESS POINTS AND ROUTING OPPORTUNITIES FOR THIS BUILDING AND SURROUNDING STRUCTURES.

HYDROSTATIC FLOW TEST RESULTS

TEST DATE: JANUARY 16, 2020
PERSONNEL: BARRON TERRY, RUSTY PIGGOTT

HYD. NO. MK73-S (HYD. #3)
MAIN SIZE: 4.5"
LOCATION: SOUTHEAST CORNER OF EXISTING SCHOOL STRUCTURE, AT ENTRANCE TO EXISTING PARKING AND STUDENT DROP OFF LOOP.
STATIC(S): 70 PSI
RESIDUAL(R): 52 PSI
TOTAL FLOW RATE: 920 GPM
TOTAL GALLONS: 1840
Q20: 1597 GPM

2018 International Fire Code
APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS
First Printing: Aug 2017

B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses.

The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.2 and B105.1(2).

TABLE B105.2
REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE-FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the International Fire Code	25% of the value in Table B105.1(2)[a]	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the International Fire Code	25% of the value in Table B105.1(2)[b]	Duration in Table B105.1(2) at the reduced flow rate

B105.3 Water supply for buildings equipped with an automatic sprinkler system.

For buildings equipped with an approved automatic sprinkler system the water supply shall be capable of providing the greater of:

1. The automatic sprinkler system demand, including hose stream allowance.
2. The required fire-flow.

2018 International Fire Code
APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS
First Printing: Aug 2017

TABLE B105.1(2)
REFERENCE TABLE FOR TABLES B105.1(1) AND B105.2

FIRE-FLOW CALCULATION AREA (square feet)					FIRE-FLOW (gallons per minute)[b]	FLOW DURATION (hours)
Type IA and IB[a]	Type IIA and IIIA[a]	Type IV and V-A[a]	Type IIB and IIIB[a]	Type V-B[a]		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
—	—	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

a. Types of construction are based on the International Building Code.
b. Measured at 20 psi residual pressure.

2018 International Fire Code
APPENDIX C FIRE HYDRANT LOCATIONS AND DISTRIBUTION
First Printing: Aug 2017

C102.1 Minimum number of fire hydrants for a building.

The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1.

TABLE C102.1
REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS[f]

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS[a, b, c, f, g] (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT[d, f, g]
1,750 or less	1	500	250
1,751-2,250	2	450	225
2,251-2,750	3	450	225
2,751-3,250	3	400	225
3,251-4,000	4	350	210
4,001-5,000	5	300	180
5,001-5,500	6	300	180
5,501-6,000	6	250	150
6,001-7,000	7	250	150
7,001 or more	8 or more[e]	200	120

GRAPHIC SCALE
NORTH
60 0 30 60
1 INCH = 60 FT

NOTE: THIS SCALE APPLIES FOR 42"x30" SHEETS ONLY

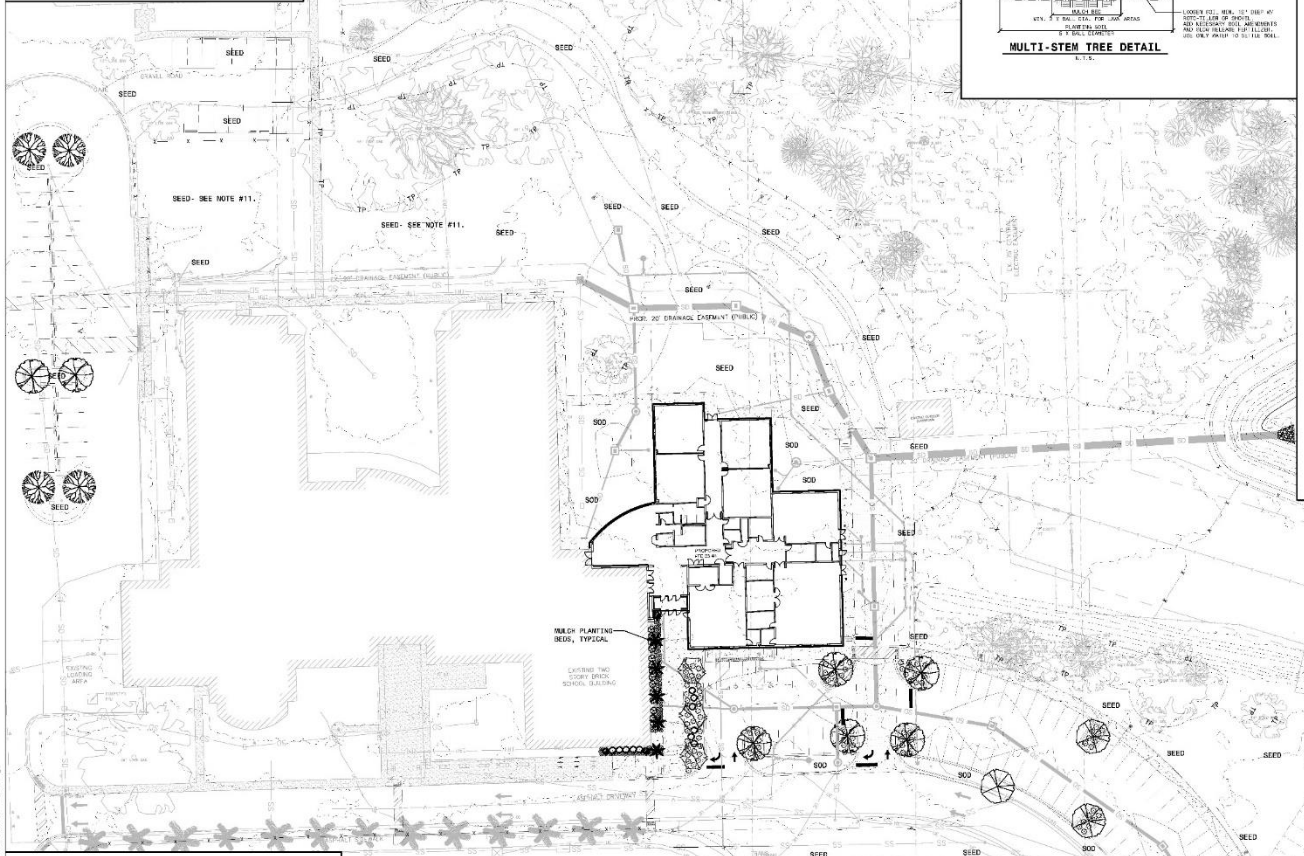
July/15/2020 11:13 AM Printed By: KELSEY GAGNON

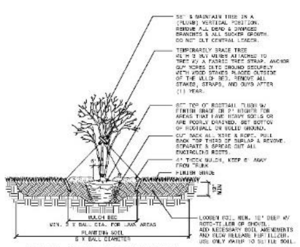
TREE CUTTING TABLE:

TOTAL EXISTING TREES (INCLUDING GRAND):	858 ONSITE
15 TREES PER ACRE MUST REMAIN (23.5 AC x 15 TREES/AC = 353.5 TREES)	
TOTAL TREES REQUIRED TO REMAIN:	354 ONSITE
TOTAL TREES TO REMAIN:	644 ONSITE
TOTAL TREES TO BE REMOVED:	214 ONSITE
TOTAL PROTECTED TREES TO BE REMOVED:	214 ONSITE
IMPACTS TO GRAND TREES:	0 ONSITE

***** PLEASE SEE THE LANDSCAPE PLAN FOR FURTHER INFORMATION REGARDING THE REPLACEMENT VEGETATION REQUIRED *****

PINE TREE LOCATIONS WERE NOT SURVEYED AND APPROXIMATE LOCATIONS WERE DETERMINED USING *'RECORD DRAWINGS HAUT GAP MIDDLE SCHOOL', DATED MAY 14, 2010, PREPARED BY GANTT HUBERMAN ARCHITECTS, PLLC. APPROXIMATE TREE LOCATIONS WERE FIELD VERIFIED, ON FEBRUARY 4, 2020.*





MULTI-STEM TREE DETAIL

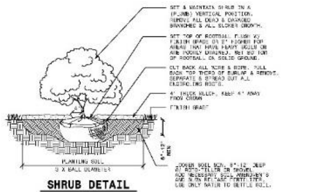
N.T.S.

PLANT SCHEDULE

SYMBOL	ABBR	QNTY	BOTANICAL NAME COMMON NAME	SIZE	CONT.	REMARKS
TREES						
	QUVA	6	QUERCUS VIRGINIANA LIVE OAK	12' HT 2.5" CAL	B&B OR CONT	UPRIGHT CANOPY TREE 5' CLEAR TRUNK
	QUPH	8	QUERCUS PHELLOS WILLOW OAK	12' HT 2.5" CAL	B&B OR CONT	CANOPY TREE 5' CLEAR TRUNK
	OSVA	4	OSTRYA VIRGINIANA HOP HORNBEAM	12' HT 2.5" CAL	B&B	CANOPY TREE 5' CLEAR TRUNK
	SAPA	5	SABAL PALMETTO PALMETTO	10'-12' HT	B&B OR CONT	CLEAR TRUNK MATCHING SPECIMENS
	LAIN	3	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CREPE MYRTLE	8' HT	B&B OR CONT	UNDERSTORY TREE TREE FORM ONLY
SHRUBS						
	POMA	3	PODOCARPUS MACROPHYLLA 'MAKI' MAKI JAPANESE YEW	18" HT	3 GAL	UPRIGHT EVERGREEN SHRUB
	LORU	14	LOROPETALUM CHINENSE 'RUBY' RUBY CHINESE LOROPETALUM	15" HT	3 GAL	DWARF BURGUNDY LEAVED FLOWERING EVERGREEN SHRUB
	PITO	11	PITTOSPORUM TOBIRA 'WHEELER'S DWARF' WHEELER'S DWARF PITTOSPORUM	18" HT	3 GAL	VARIEGATED COMPACT EVERGREEN SHRUB
	MUFI	97	MUHLENBERGIA FILIPES SWEET GRASS	24" HT	1 GAL	ACCENT GRASS / GROUNDCOVER
	LIRE	86	LIRIOPE MUSCARI 'EMERALD GODDESS' EMERALD GODDESS LIRIOPE	16" HT 24" O.C.	1 GAL	TALL FLOWERING EVERGREEN GROUNDCOVER
SEED	SEED AREAS TO BE COMMON BERMUDAGRASS SEED. HYDROSEED ONLY WITH INCLUDED MULCH.					CLEAN WEED-FREE SEED AREAS NOT PLANTED
SOD	SOD TO BE CERTIFIED CELEBRATION BERMUDAGRASS SOD ONLY. SOD NOT TO HAVE ANY TYPE OF MESH OR NETTING.					DENSE THICK SOD LOCALLY GROWN
MULCH	PINE STRAW MULCH- CLEAN MULCH APPLIED OVER BLACK WATER-PERMEABLE WEED CONTROL FABRIC					APPLIED 3"-4" THICK

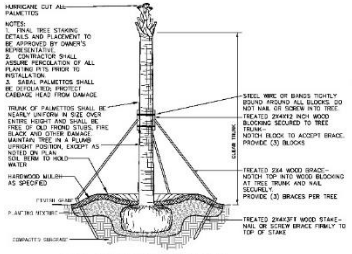
LANDSCAPE & IRRIGATION NOTES:

1. SEE GENERAL NOTES.
2. ALL TREES LOCATED OUTSIDE OF PLANTING BEDS SHALL BE MULCHED, 4" THICK, IN A 4' DIAMETER CIRCLE AROUND THE TRUNK OF THE TREE.
3. SUBSTITUTION OF PLANT MATERIALS BASED ON AVAILABILITY, ETC., MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. ALL PLANT MATERIAL SHALL COMPLY WITH THE PROVISIONS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION)
5. PRIOR TO ORDERING ANY PLANT MATERIALS, CONTRACTOR SHALL VERIFY THE SELECTED PLANTS WILL SURVIVE BASED ON LOCAL SITE CONDITIONS / ZONES.
6. ALL DISTURBED AREAS NOT PLANTED TO BE SEEDED, SODDED OR MULCHED PER PLANS.
7. LANDSCAPE AND IRRIGATION CONTRACTOR SHALL BE THE SAME.
8. AUTOMATIC IRRIGATION COVERAGE SHALL BE PROVIDED FOR NEW PLANTINGS BY ADDITIONS / MODIFICATIONS TO EXISTING IRRIGATION SYSTEM IN FIELD, BY LANDSCAPE CONTRACTOR. IRRIGATION TO BE SPRAY IRRIGATION. PERMANENT IRRIGATION FOR TREE, SHRUB, GROUNDCOVERS AND SODDED AREAS, AND SUPPLEMENTAL WATERING AS NEEDED FOR SEEDED AREAS FOR ESTABLISHMENT AND VIGOR UNTIL OWNER ACCEPTANCE. MINIMUM WARRANTY PERIOD OF TWO YEARS FOR ALL NEW PLANTINGS.
9. IRRIGATION DESIGN MODIFICATION MUST INCLUDE A TORO SENTINEL CONTROLLER PER CCSD DESIGN GUIDELINES, EITHER USING EXISTING OR NEW AS REQUIRED, AND IRRIGATION DESIGN MUST MEET ALL CRITERIA OF THESE GUIDELINES AND SPECIFICATIONS.
10. ALL TREES, CANOPY AND UNDERSTORY, SHALL EACH RECEIVE A 20 GALLON SLOW RELEASE WATERING BAG, TREE GATOR OR EQUAL, WHICH SHALL REMAIN THE PROPERTY OF THE OWNER AT ACCEPTANCE
11. FINAL PERMANENT GRASSING TO BE REQUIRED IN AREAS WHERE THE EXISTING PORTABLE CLASSROOMS EXIST TO REAR OF BUILDING, AFTER THE FINAL PHASE OF THE PROJECT WHEN THE BUILDINGS ARE REMOVED, PER DEMOLITION PLANS SHEET C103, KEYNOTE #1.
12. CONTRACTOR TO ISOLATE AND PROTECT EXISTING TREES, PLANTINGS AND LAWN AREAS DURING CONSTRUCTION. ANY PLANT MATERIAL DAMAGED TO BE REPLACED PRIOR TO ACCEPTANCE BY OWNER.



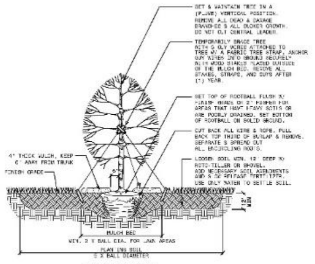
SHRUB DETAIL

N.T.S.



PALM TREE PLANTING DETAIL

N.T.S.



TREE DETAIL

N.T.S.

CALL 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

F:\40773 Stevens and Wilkinson\419143502 Haut Gap Middle School\CAD\C\CDs\L-101 LS PLAN.dwg

S&W

ARCHITECTURE ENGINEERING INTERIORS

STEVENS & WILKINSON
1501 MAIN STREET, SUITE 730
COLUMBIA, SC 29201
P 803.765.0320 F 803.254.6209
WWW.STEVENS-WILKINSON.COM

RED IRON ARCHITECTS
RED IRON ARCHITECTS
4591 DURANT AVENUE
NORTH CHARLESTON, SOUTH CAROLINA 29405

HUSSEY GAY BELL
Established 1958
Hussey, Gay, Bell & DeYoung, Inc.
Consulting Engineers of SC

BROWNSTONE
BROWNSTONE GROUP
4350 FABER PLACE DRIVE, SUITE 202
NORTH CHARLESTON, SOUTH CAROLINA 29405

SOUTH CAROLINA — HUSSEY, GAY, BELL & DEYOUNG, INC. CONSULTING ENGINEERS OF SC — No. 000794 — CERTIFICATE OF AUTHORIZATION

CORPORATE SEAL

SOUTH CAROLINA — REGISTERED LANDSCAPE ARCHITECT — No. 868 — J. HAMMOND EYE

ARCHITECT/ENGINEER SEAL

■ SUBMITTALS (BY LETTER)/REVISIONS (BY NUMBER)

NO.	DATE	DESCRIPTION
△	4/21/2020	GRADING REVISION
△	6/1/2020	TRC COMMENT REVISIONS

□ APPROVED FOR CONSTRUCTION
■ NOT APPROVED FOR CONSTRUCTION

■ PROJECT NUMBER: 19085.00
■ DATE: 04.13.2020

CONSTRUCTION DOCUMENTS

Charleston County SCHOOL DISTRICT — excellence is our standard

HAUT GAP MIDDLE SCHOOL ADDITIONS & RENOVATIONS

1861 BOHICKET RD, JOHNS ISLAND, SC 29455

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SITE LANDSCAPE PLAN

L101

ADA NOTES:

1. THE PUBLIC RIGHT-OF-WAY MUST REMAIN ADA COMPLIANT DURING CONSTRUCTION OR AN ALTERNATE ROUTE MUST BE PROVIDED.
2. ALL AMENITIES MUST BE ADA COMPLIANT.

LEGEND

- 6' BLACK VINYL CHAIN LINK FENCE
- HEAVY DUTY ASPHALT PAVING
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE SIDEWALK
- GRAVEL DRIVEWAY
- GRASSED PARKING

PARKING CALCULATION TABLE:

PARKING
REQUIRED: 2 SPACES FOR EACH EMPLOYEE X 70 EMPLOYEES = 140 REQUIRED
TOTAL REQUIRED IS 140 SPACES

EXISTING PARKING
GRASSED PARKING TO REMAIN: 95 SPACES
GRASSED PARKING TO BE REMOVED: 87 SPACES
PAVED PARKING TO BE REMOVED: 44 SPACES
TOTAL EXISTING PARKING: 166 SPACES
*EXISTING GRASSED RECREATION PARKING TO STAY: 18

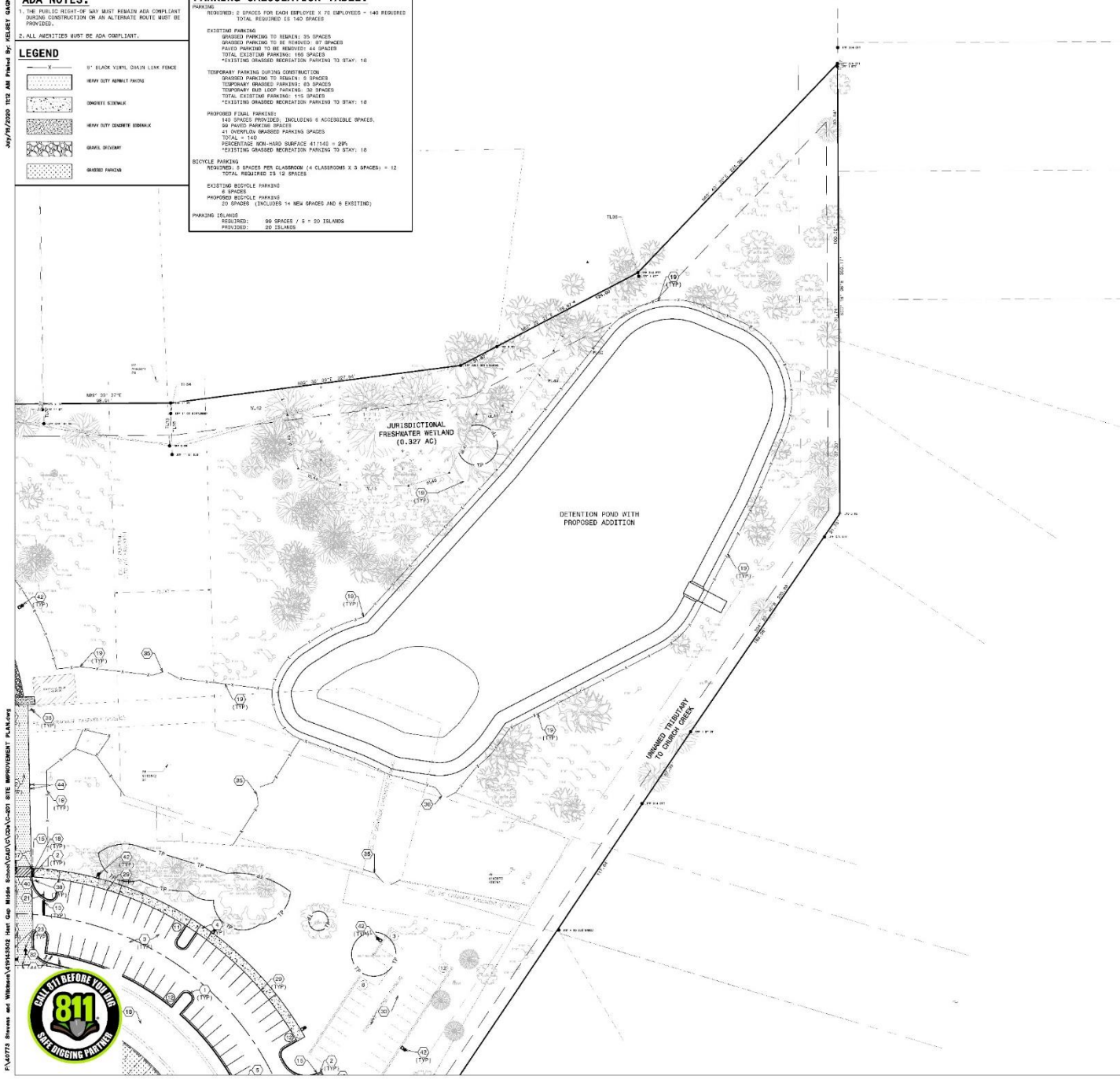
TEMPORARY PARKING DURING CONSTRUCTION
GRASSED PARKING TO REMAIN: 0 SPACES
TEMPORARY GRASSED PARKING: 83 SPACES
TEMPORARY BUS LOOP PARKING: 32 SPACES
TOTAL EXISTING PARKING: 115 SPACES
*EXISTING GRASSED RECREATION PARKING TO STAY: 18

PROPOSED FINAL PARKING:
140 SPACES PROVIDED, INCLUDING 6 ACCESSIBLE SPACES,
99 PAVED PARKING SPACES
41 OVERFLOW GRASSED PARKING SPACES
TOTAL = 140
PERCENTAGE NON-HARD SURFACE 41/140 = 29%
*EXISTING GRASSED RECREATION PARKING TO STAY: 18

BICYCLE PARKING
REQUIRED: 2 SPACES PER CLASSROOM (4 CLASSROOMS X 3 SPACES) = 12
TOTAL REQUIRED IS 12 SPACES

EXISTING BICYCLE PARKING
6 SPACES
PROPOSED BICYCLE PARKING
20 SPACES (INCLUDES 14 NEW SPACES AND 6 EXSITING)

PARKING ISLANDS
REQUIRED: 99 SPACES / 5 = 20 ISLANDS
PROVIDED: 20 ISLANDS



MAP NOTE:

1. ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD SURVEY PREPARED BY: ESP ASSOCIATES, INC. DATED 10/30/2019, 8/29/2020 01/31/2020. PREPARED BY AARON TAYLOR, PLS (ATTAYLOR@ESPASSOCIATES.COM AND 843.797.2040) AND DARIN CLOPTON.
2. "BASIS OF SITE BENCHMARK(S) IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL ONLY BE COMPLETED BY A SURVEYOR LICENSED/REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED.
3. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING BENCHMARK PRIOR TO ANY CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. FIELD VERIFICATION CAN BE ACCOMPLISHED BY CHECKING A MINIMUM OF TWO FIXED OBJECTS DISPLAYED ON THE SURVEY (i.e. MANHOLE RIM, STORM GRATE, PIPE INVERTS, ETC.).
4. ELEVATIONS (NGVD) ARE MEAN SEA DATUM.

SITE DATA

TOTAL SITE AREA	= ± 1,084,560 SF	= 25.75 ACRES
PRE-DEVELOPMENT IMPERVIOUS	= ± 250,817 SF	= 5.76 ACRES
POST-DEVELOPMENT PERVIOUS	= ± 331,827 SF	= 7.62 ACRES
BUILDING IMPERVIOUS	± 67,347 SF	1.55 ACRES
% OF THE LOT OCCUPIED BY THE BUILDING = 1.55 AC / 25.75 AC = 6%		

SITE ADDRESS 1061 BOHICKET ROAD

PARCEL # 279-00-00-160

CURRENT ZONING SF-1 (SCHOOL OVERLAY)

ADJACENT ROAD SPEED LIMIT: BOHICKET ROAD 45 MPH

SITE IMPROVEMENT KEY NOTES: (X)

1. 18" CONCRETE CURB AND GUTTER. SEE DETAIL SHEET C220.
2. ENTRY 18" CONCRETE CURB AND GUTTER WITH TAPERED END SECTION. SEE DETAIL SHEET C220.
3. STANDARD DUTY ASPHALT PAVEMENT SECTION. SEE DETAIL SHEET C220.
4. CONCRETE SIDEWALK, WIDTH PER PLAN. SIDEWALK WITH VERIDULAR ACCESS AT CROSSING TO OUTDOOR CLASSROOM TO BE HEAVY DUTY CONCRETE. SEE SHEETS C220.
5. 4" WHITE PAINTED PAVEMENT STRIPING. SEE DETAIL SHEET C221.
6. H.C. ACCESSIBLE RAMP WITH DETECTABLE WARNING STRIP. SEE DETAIL SHEET C220.
7. H.C. ACCESSIBLE PARKING SPACE/ACCESS AISLE. (PAINTED BLUE SEE DETAIL SHEET C221)
8. H.C. ACCESSIBLE VAN PARKING SIGNAGE. SEE DETAIL SHEET C221.
9. H.C. ACCESSIBLE PARKING SIGNAGE MOUNTED TO BUILDING.
10. "STOP" SIGN (R1-1) AND "ONE WAY" SIGN (R5-1R). SEE DETAILS ON SHEET C221.
11. "DO NOT ENTER" SIGN (R5-1). SEE DETAIL ON SHEET C221.
12. 12" FLUSH CONCRETE CURB. SEE DETAIL ON SHEET C220.
13. THERMOPLASTIC STOP BAR. SEE DETAIL ON SHEET C221.
14. CROSSWALK. SEE DETAIL SHEET C221.
15. TAPER CURB OVER 3' TO ASPHALT GRADE. SEE DETAIL SHEET C220.
16. EXISTING PAVEMENT TO REMAIN.
17. TREE PROTECTION BARRICADE. SEE DETAIL SHEET C220.
18. FLUSH MOUNT SIDEWALK WITH DETECTABLE WARNING STRIP. SEE DETAIL SHEET C220.
19. 6' BLACK VINYL CHAIN-LINK FENCE.
20. HEAVY DUTY CONCRETE PAVEMENT FOR SIDEWALK AT DRIVEWAY CROSSINGS. SEE DETAIL SHEET C220.
21. "STOP" SIGN (R1-1). SEE DETAIL ON SHEET C221.
22. GRASSED PARKING AREA WITH WHEEL STOPS. GRASSED PARKING SPACES NOT TO BE STRIPED AND ARE DESIGNATED WITH WHEEL STOPS. SEE WHEEL STOPS DETAIL ON SHEET C220. REUSE WHEEL STOPS FROM EXISTING GRASSED PARKING WHERE POSSIBLE.
23. PAVEMENT MARKINGS. SEE DETAILS ON SHEET C221.
24. TEMPORARY GRASSED PARKING DURING CONSTRUCTION WITH WHEEL STOPS. REUSE WHEEL STOPS FROM EXISTING GRASSED PARKING WHERE POSSIBLE.
25. PROPOSED STAFF PARKING. CONTRACTOR TO MODIFY EXISTING BUS LOOP ISLANDS AND RE-STRIPE FOR VEHICLE PARKING. CONSTRUCTION WITHIN BUS LOOP AREA MUST BE COORDINATED DURING WINTER OR SUMMER BREAK.
26. EXISTING PAVEMENT TO REMAIN SEE PAVEMENT TRANSITION DETAIL, SHEET C220.
27. EXISTING SIDEWALK TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY SIDEWALK DAMAGED DURING CONSTRUCTION.
28. GRAVEL FIRE LANE ACCESS.
29. MONOLITHIC SIDEWALK.
30. 18" MOUNTABLE CURB & GUTTER. SEE DETAIL ON SHEET C220.
31. PROPOSED FUTURE BUILDING EXPANSION AREA.
32. HEAVY DUTY ASPHALT PAVEMENT SECTION. SEE DETAIL SHEET C220.
33. EXISTING PARKING AREA TO BE USED FOR TEMPORARY LAYDOWN/STAGING AREA DURING CONSTRUCTION. CONTRACTOR TO RETURN AREA TO EXISTING CONDITION AT CONSTRUCTION COMPLETION.
34. REMOVE AND REPLACE APPROXIMATELY 20 SY OF EXISTING ASPHALT PAVING AND 10 LF OF CURB AND GUTTER.
35. EXISTING 20' DOUBLE GATE TO BE USED FOR POND CONSTRUCTION ACCESS.
36. PROPOSED 16' DOUBLE GATE FOR POND MAINTENANCE ACCESS.
37. 24" WIDE DETECTABLE WARNING SURFACE SHALL BE RAISED TRUNCATED DOMES BY ADA SOLUTIONS, OR APPROVED EQUAL. GREY IN COLOR, CAST IN PLACE TILE. USE DETECTABLE SURFACE WHENEVER LANDING IS FLUSH WITH ASPHALT. SURFACE SHALL MEET ALL ADAAG REQUIREMENTS. SEE DETAIL SHEET C220.
38. "PEDESTRIAN TRAFFIC" SIGN (R11-2). SEE DETAIL SHEET C221.
39. SINGLE SWING GATE WITH PANIC BAR.
40. DOUBLE SWING GATE.
41. BIKE RACK. CONTRACTOR TO INSTALL PER MANUFACTURES SPECIFICATIONS. SEE DETAIL SHEET C222.
42. PROPOSED LIGHT POLE LOCATION. SEE ELECTRICAL PLANS FOR DETAILS.
43. PROPOSED STORM DRAIN EASEMENT.
44. CONCRETE BOLLARD. SEE DETAIL C222.
45. WHEEL STOPS IN BUS LOOP PARKING AREA. SEE WHEEL STOPS DETAIL ON SHEET C220. REUSE WHEEL STOPS FROM EXISTING GRASSED PARKING WHERE POSSIBLE.

NORTH

GRAPHIC SCALE
30 0 15 30
1 INCH = 30 FT

NOTE: THIS SCALE APPLIES FOR 42"x30" SHEETS ONLY

S&W
ARCHITECTURE ENGINEERING INTERIORS
STEVENS & WILKINSON
1501 MAIN STREET, SUITE 700
COLUMBIA, SC 29201
P 803.765.0320 F 803.254.6209
WWW.STEVENS-WILKINSON.COM

RED IRON ARCHITECTS
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495 E. BRIDGE AVENUE
NORTH CHARLESTON, SOUTH CAROLINA 29405

HUSSEY GAY BELL
Established 1918
Hussey, Gay, Bell & DeYoung, Inc.
Consulting Engineers SC
T 803.867.5000

BROWNSTONE
BROWNSTONE GROUP
4265 FASHION PLACE DRIVE, SUITE 202
NORTH CHARLESTON, SOUTH CAROLINA 29405

NORTH CAROLINA
HUSSEY, GAY, BELL & DEYOUNG, INC.
CORPORATE SEAL
ENGINEERING FIRM
No. C-0178

NORTH CAROLINA
REGISTERED
No. 23360
ARCHITECT
ROBERT T. TATUM
ARCHITECT ARCHITECTURAL

■ SEALED INITIALS (BY ENGINEER RECORD) (BY ARCHITECT)

NO.	DATE	DESCRIPTION
1	4/21/2020	GRADING REVISIONS
2	6/1/2020	TRC COMMENT REVISIONS

□ APPROVED FOR CONSTRUCTION
■ NOT APPROVED FOR CONSTRUCTION

■ PROJECT NUMBER: 1909.03
■ DATE: 04.13.2020

CONSTRUCTION DOCUMENTS

Charleston County SCHOOL DISTRICT
excellence is our standard

HAUT GAP MIDDLE SCHOOL ADDITIONS & RENOVATIONS
1061 BOHICKET RD, JOHNS ISLAND, SC 29455

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SITE IMPROVEMENT PLAN

C202

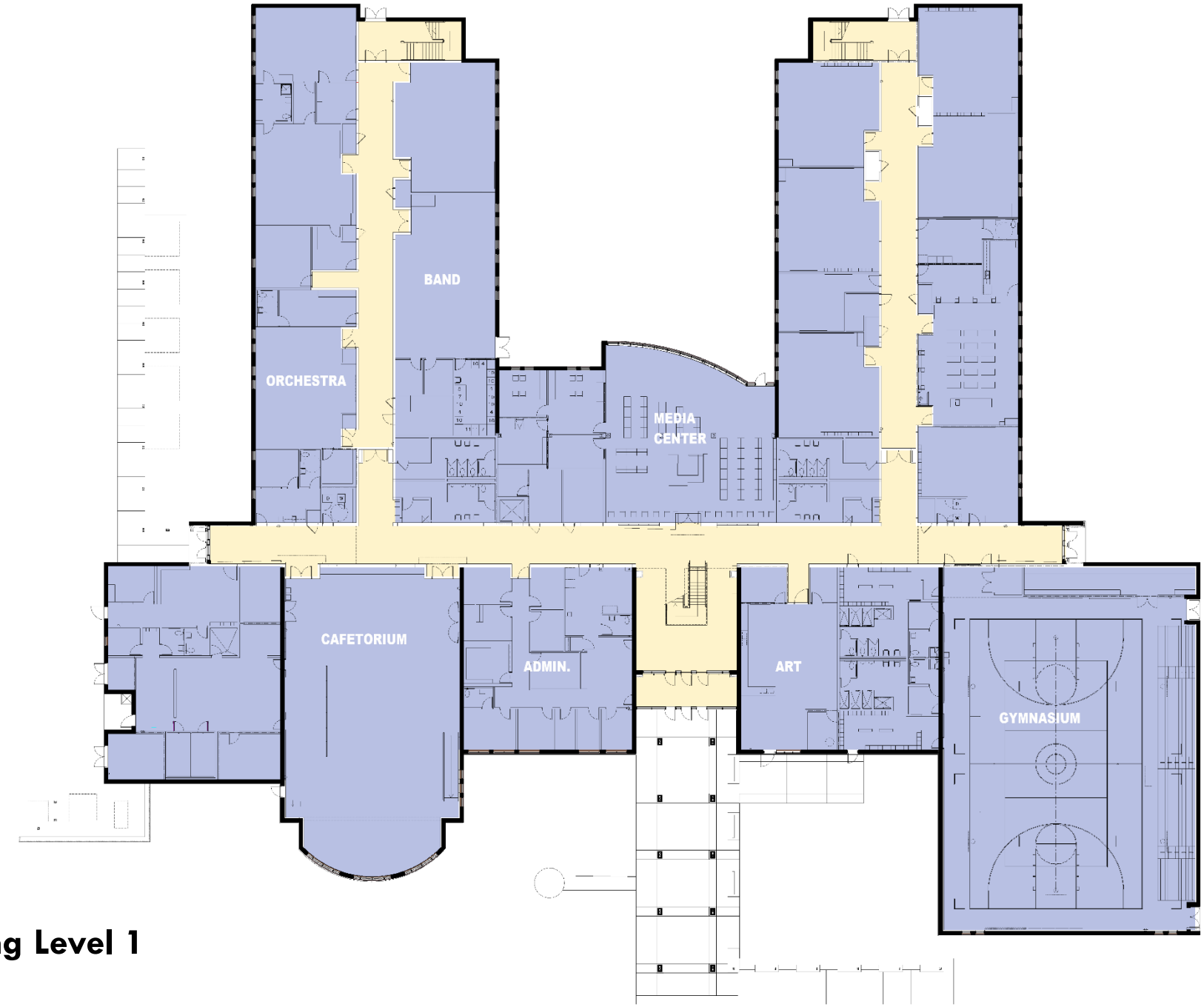
July/16/2020 11:12 AM Plotted By: KELSEY GAGNON

F:\45773 Stevens and Wilkinson\419145502 Haut Gap Middle School\CAD\C\CD\C-201 SITE IMPROVEMENT PLAN.dwg

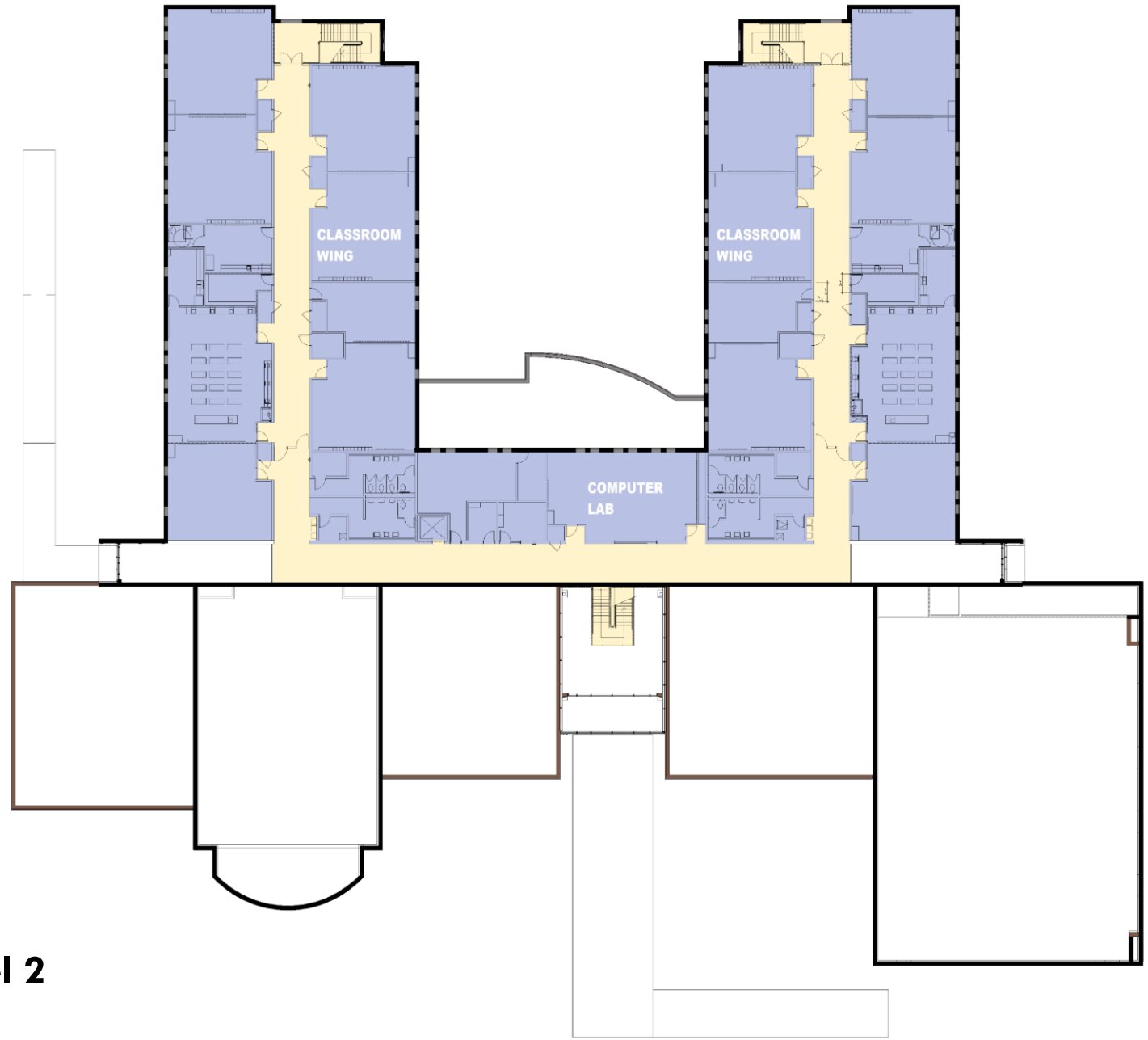
Overview of Existing Building

Area of Proposed Addition

Area of Proposed Addition 1
2

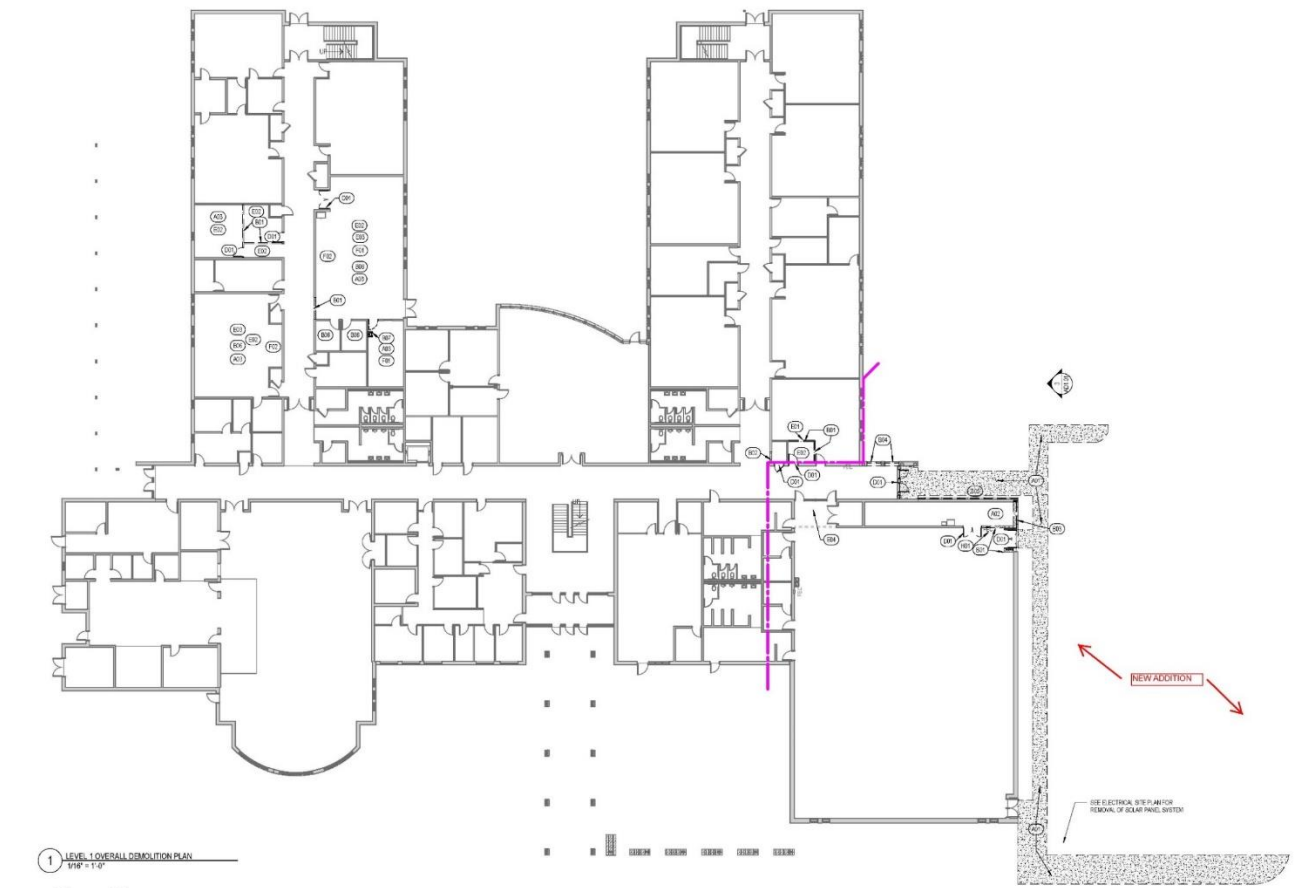


Existing Level 1

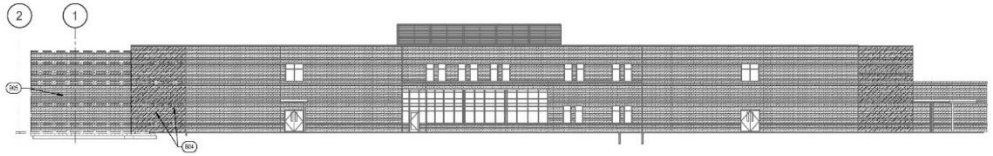


Existing Level 2

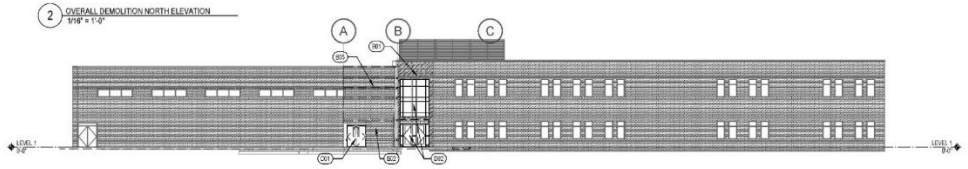
Proposed Addition and Renovations



1 LEVEL 1 OVERALL DEMOLITION PLAN
1/16" = 1'-0"



2 OVERALL DEMOLITION NORTH ELEVATION
1/16" = 1'-0"



3 OVERALL DEMOLITION EAST ELEVATION
1/16" = 1'-0"

DEMOLITION KEYNOTE LEGEND

KEYNOTE #	DESCRIPTION
SLABS & FLOOR FINISHES	
A01	REMOVE EXISTING CONCRETE SIDEWALK
A02	REMOVE EXISTING CONCRETE FLOOR - SEE NEW PLAN FOR EXTENTS
A03	REMOVE ALL FLOORING AND WALL BASE. REPAIR AND PATCH FLOOR TO RECEIVE NEW FLOOR
WALLS & WALL FINISHES	
B01	REMOVE WALL - SEE NEW PLANS AND SECTIONS FOR EXTENTS. CAP ANY UTILITIES AS REQUIRED - SEE PLUMBING AND ELECTRICAL DRAWINGS FOR MORE INFORMATION. PREPARE ADJACENT WALL AND FLOOR SURFACES TO RECEIVE NEW FINISHES AS SPECIFIED
B02	CUT OPENING IN CMU WALL FOR NEW DOOR AND FRAME AS SCHEDULED. PROTECT ADJACENT SURFACES TO REMAIN
B03	CUT OPENING IN EXISTING EXTERIOR WALL FOR NEW DOOR AND FRAME. PREPARE ADJACENT SURFACES TO REMAIN TO RECEIVE NEW FINISHES SPECIFIED
B04	CUT OPENING IN EXISTING EXTERIOR WALL FOR NEW EXTERIOR WINDOW/STOREFRONT SYSTEM
B05	REMOVE BRICK VENEER (FULL HEIGHT). CMU WALL TO REMAIN. PREPARE ADJACENT WALL AND FLOOR SURFACES TO RECEIVE NEW FINISHES AS SPECIFIED
B06	REMOVE ALL WALL MOUNTED ACOUSTICAL PANELS AND TURN OVER TO OWNER. PATCH AND PAINT WALLS AS REQUIRED TO MATCH EXISTING
B07	REMOVE EXISTING SINK - SEE PLUMBING FOR CAPPING WATER SUPPLIES AND WASTE PIPING. WALL TO BE FINISHED TO MATCH EXISTING CONSTRUCTION
DOORS & FRAMES	
D01	REMOVE DOOR AND FRAME COMPLETELY. PREPARE ADJACENT SURFACES TO RECEIVE FINISHES AS SPECIFIED. SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION AT LOCATIONS FOR INFILL
D02	REMOVE ALUMINUM FRAMED ENTRANCE SYSTEM
CEILINGS & CEILING MOUNTED EQUIPMENT	
E01	REMOVE EXISTING ACOUSTICAL CEILING AND GRID SYSTEM AS REQUIRED TO INSTALL NEW CEILING
E02	REMOVE EXISTING ACOUSTICAL CEILING AND GRID SYSTEM COMPLETE INCLUDING ALL LIGHTS AND DIFFUSERS. PROTECT ANY SPRAY FIRE PROOFING ENCOUNTERED. PREPARE ADJACENT SURFACES TO REMAIN TO RECEIVE NEW FINISHES AS SPECIFIED. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION
E03	REMOVE EXISTING ACOUSTICAL CEILING SOUND BAFFLES AND REPLACE WITH ACOUSTICAL CEILING PANELS TO MATCH EXISTING. REPLACE DAMAGED OR DIRTY PANELS OR GRID
E04	REMOVE EXISTING GASS CEILING AND SUPPORT SYSTEM COMPLETE INCLUDING ALL LIGHTS AND DIFFUSERS. PROTECT ANY SPRAY FIRE PROOFING ENCOUNTERED. PREPARE ADJACENT SURFACES TO REMAIN TO RECEIVE NEW FINISHES AS SPECIFIED. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION
EQUIPMENT AND FURNITURE	
F01	REMOVE BIRD STORAGE AND TURN OVER TO OWNER FOR REINSTALLATION IN NEW ADDITION
F02	PROTECT EXISTING ELECTRONIC BOARD AND WHITE BOARDS FOR USE IN RENOVATED CLASSROOMS
FIRE EXTINGUISHERS	
H01	REMOVE FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER. TURN OVER TO THE OWNER

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ARCHITECTURE ENGINEERING INTERIORS
STEVENS & WILKINSON
1501 MAIN STREET, SUITE 750
COLUMBIA, SC 29201
P 803.765.0320 F 803.254.6309
WWW.STEVENS-WILKINSON.COM

RED IRON ARCHITECTS
RED IRON ARCHITECTS
4591 30th AVENUE
NORTH CHARLESTON, SOUTH CAROLINA 29405

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BROWNSTONE GROUP
4595 FABER PLACE DRIVE, SUITE 300
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■ SUBMITTALS (BY LETTER/REVISIONS (BY NUMBER)

NO	DATE	DESCRIPTION

■ APPROVED FOR CONSTRUCTION
□ NOT APPROVED FOR CONSTRUCTION

■ PROJECT NUMBER 19005.00
■ DATE 07.30.2020

CONSTRUCTION DOCUMENTS

Charleston County SCHOOL DISTRICT

HAUT GAP MIDDLE SCHOOL ADDITIONS & RENOVATIONS

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LEVEL 1 OVERALL DEMOLITION PLAN

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SM 360 Hist of Gas Middle School Hist of Gas AR01_V1.dwg
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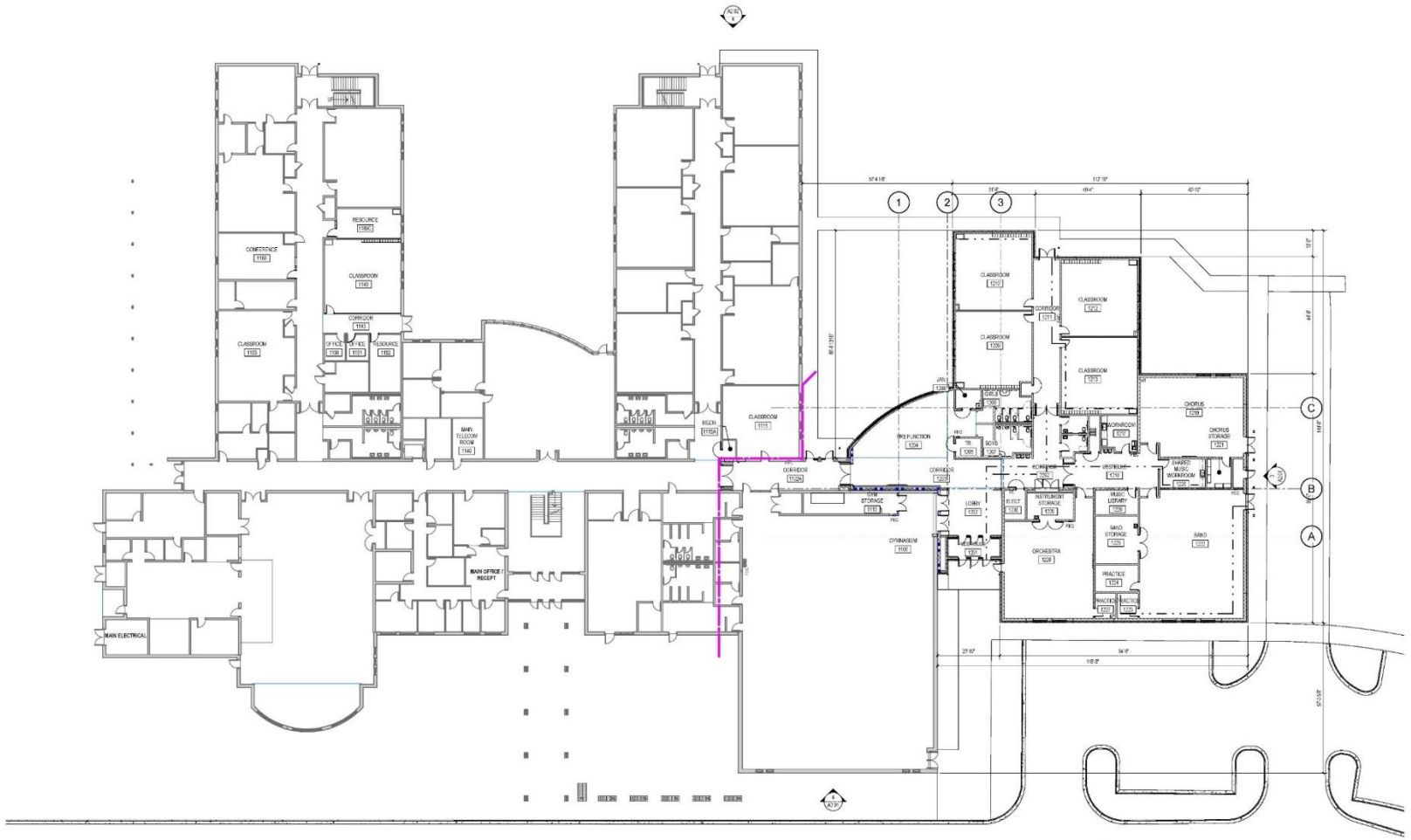

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STEVENS & WILKINSON
1501 MAIN STREET, SUITE 750
COLUMBIA, SC 29201
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4591 DORBAT AVENUE
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SUBMITTALS (BY LETTER)/REVISIONS (BY NUMBER)

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PROJECT NUMBER 19085.00
DATE 07.30.2020

CONSTRUCTION DOCUMENTS

Charleston County SCHOOL DISTRICT

HAUT GAP MIDDLE SCHOOL ADDITIONS & RENOVATIONS

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LEVEL 1 OVERALL PLAN

A1.01

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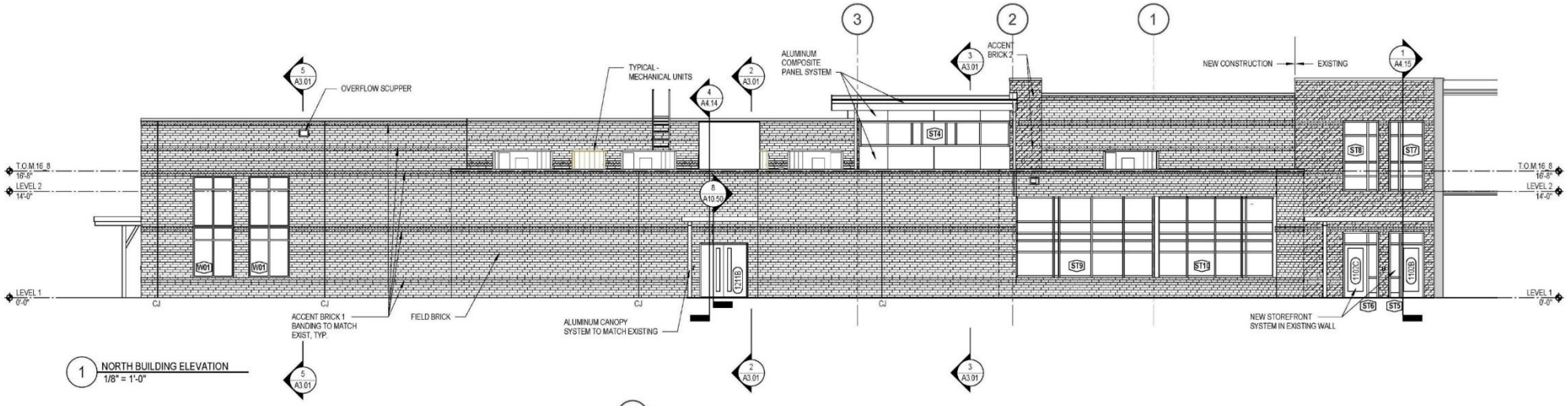
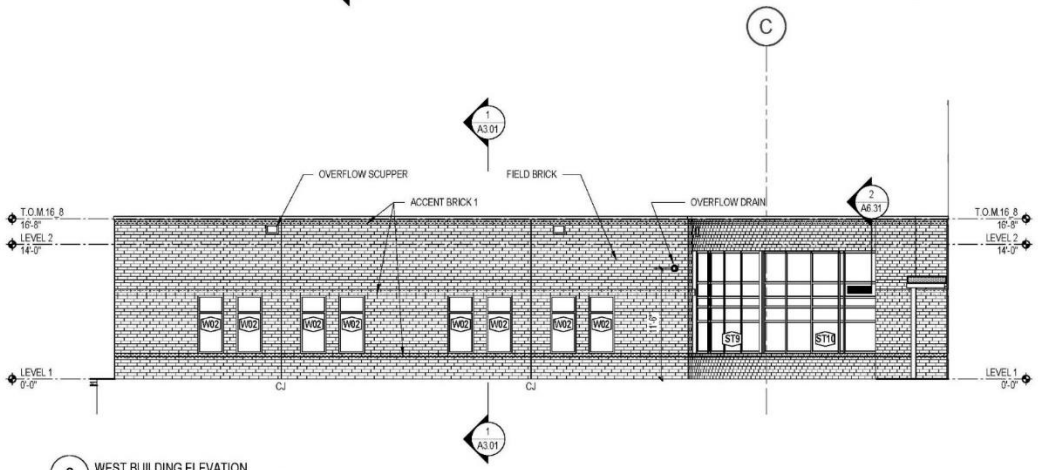
Proposed Addition and Renovation

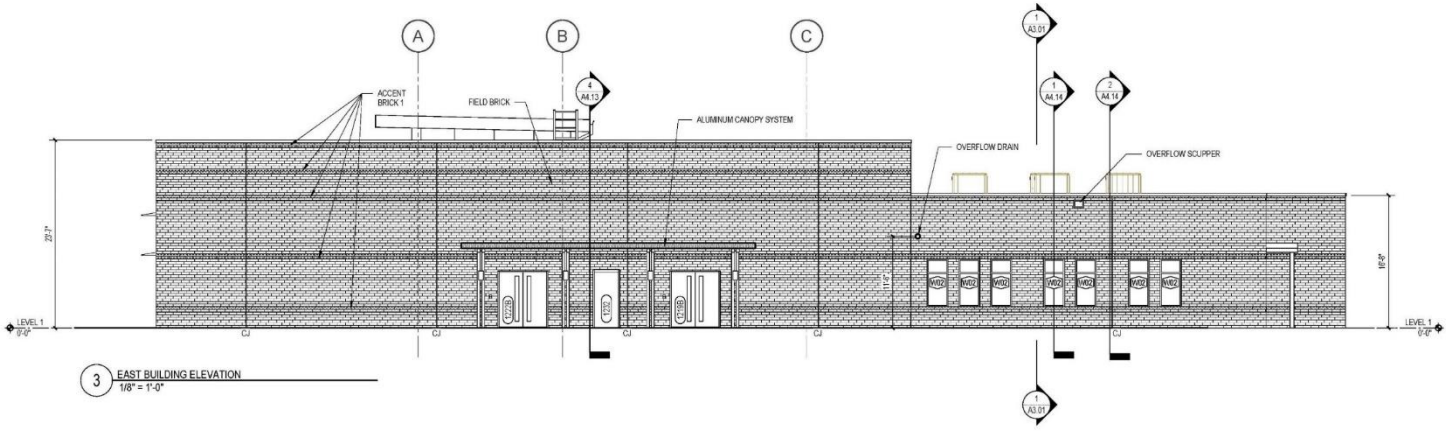
Proposed Exterior Overview



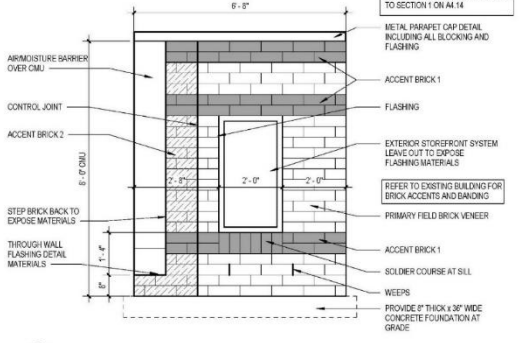
1 NORTH BUILDING ELEVATION
1/8" = 1'-0"



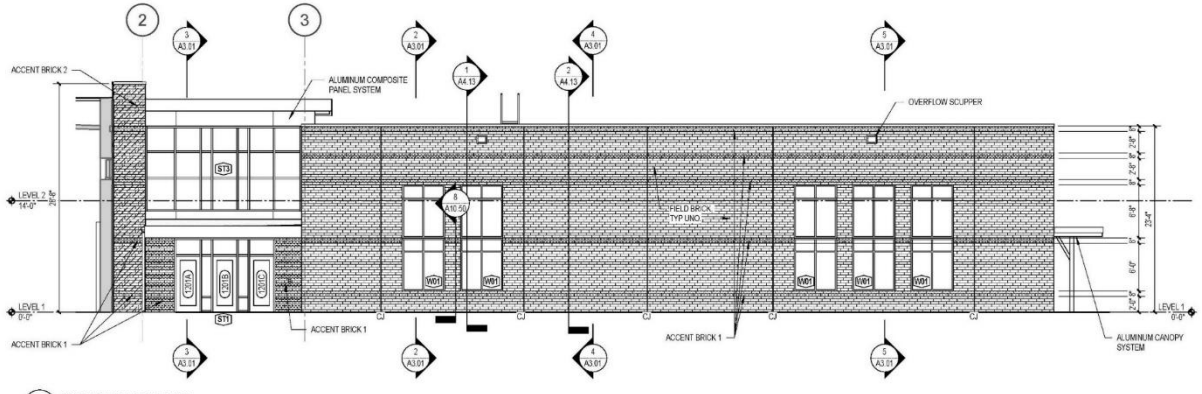
2 WEST BUILDING ELEVATION
1/8" = 1'-0"



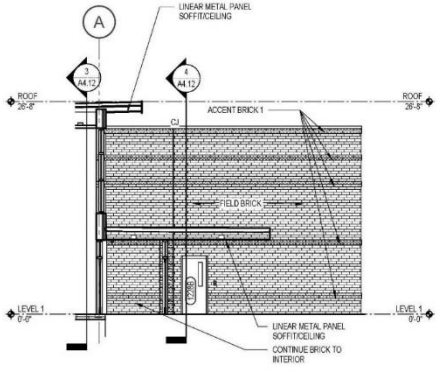
3 EAST BUILDING ELEVATION
1/8" = 1'-0"



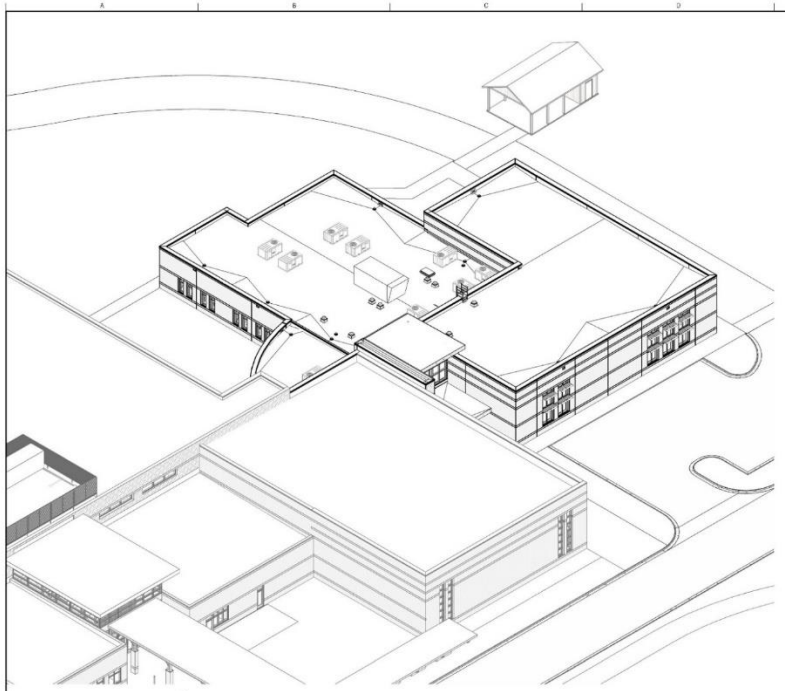
6 MOCK-UP PANEL
1/2" = 1'-0"



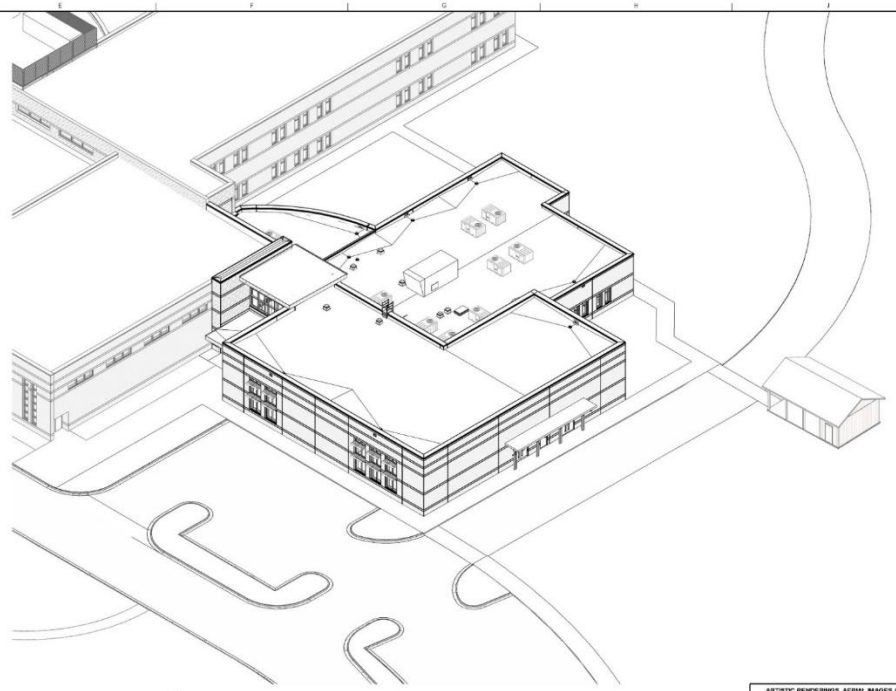
4 SOUTH BUILDING ELEVATION
1/8" = 1'-0"



5 WEST BUILDING ELEVATION
1/8" = 1'-0"



1 BUILDING AXON - SOUTHWEST CORNER



2 BUILDING AXON - SOUTHEAST CORNER

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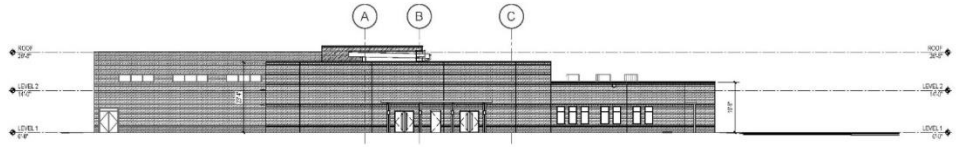
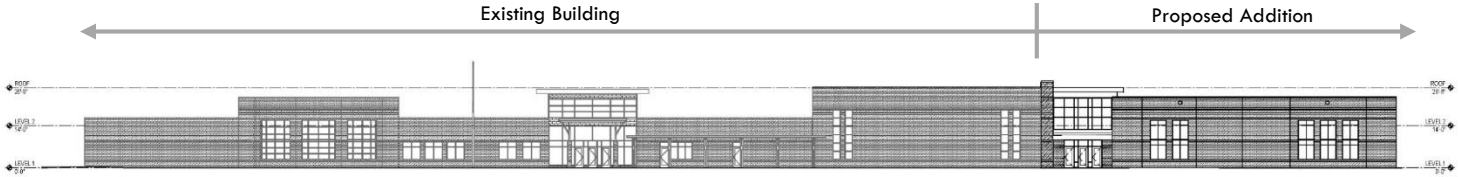


3 OVERALL EAST BUILDING ELEVATION
1/16" = 1'-0"



4 OVERALL SOUTH BUILDING ELEVATION
1/16" = 1'-0"

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INTERIORS

STEVENS & WILKINSON
1501 MAIN STREET, SUITE 700
COLUMBIA, SC 29201
P 803.765.0320 F 803.254.6309
WWW.STEVENS-WILKINSON.COM

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RED IRON ARCHITECTS
4591 DORBAT AVENUE
NORTH CHARLESTON, SOUTH CAROLINA 29405

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PROJECT NUMBER 19085.00
DATE 07.30.2020

CONSTRUCTION DOCUMENTS

Charleston County SCHOOL DISTRICT

HAUT GAP MIDDLE SCHOOL ADDITIONS & RENOVATIONS

BUILDING AXONS & OVERALL ELEVATIONS

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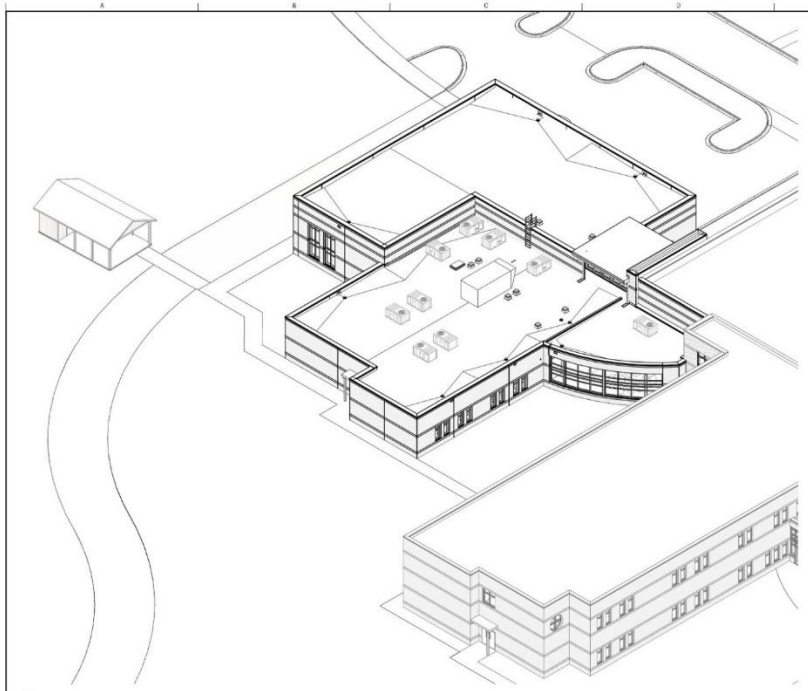
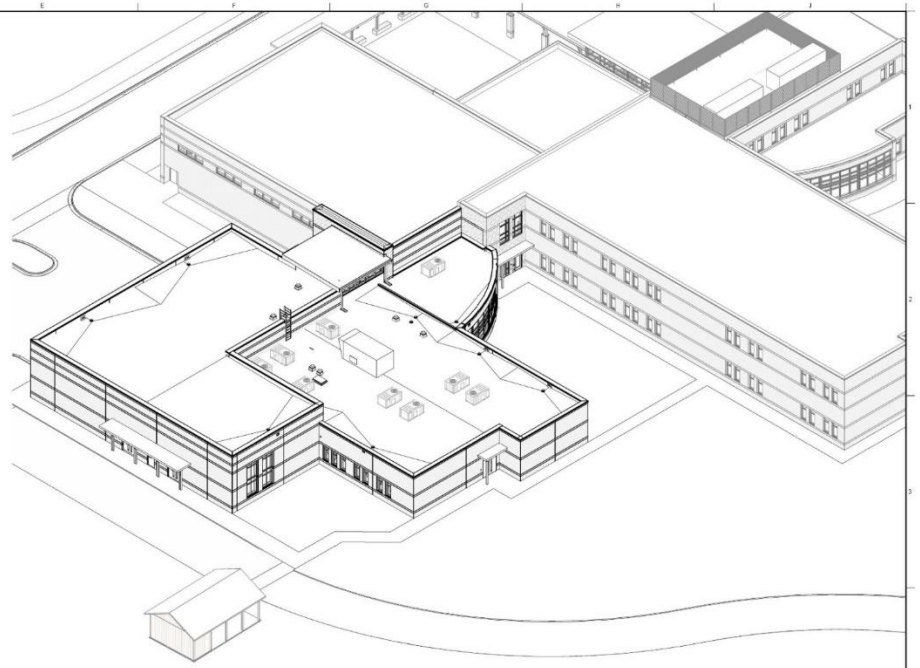


1 BUILDING AXON - NORTHWEST CORNER



2 BUILDING AXON - NORTHEAST CORNER

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4 OVERALL NORTH BUILDING ELEVATION
1/16" = 1'-0"

STREET FACING ELEVATION

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STEVENS & WILKINSON
1501 MAIN STREET, SUITE 730
COLUMBIA, SC 29201
P 803.765.0320 F 803.254.6209
WWW.STEVENS-WILKINSON.COM

RED IRON ARCHITECTS
RED IRON ARCHITECTS
4991 DURANT AVENUE
NORTH CHARLESTON, SOUTH CAROLINA 29405

BROWNSTONE
BROWNSTONE GROUP
4055 FABER PLACE DRIVE, SUITE 207
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□ NOT APPROVED FOR CONSTRUCTION

■ PROJECT NUMBER: 15085.00
■ DATE: 07.30.2020

CONSTRUCTION DOCUMENTS

Charleston County SCHOOL DISTRICT
excellence is our standard

HAUT GAP MIDDLE SCHOOL ADDITIONS & RENOVATIONS

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BUILDING AXONS & OVERALL ELEVATIONS

A2.02

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Proposed Addition

Agenda Item #5

DESIGN REVIEW BOARD SUBMITTAL REQUIREMENTS

Board to review and vote on the revised submittal requirements.

SUBMITTAL REQUIREMENTS FOR

DESIGN REVIEW BOARD (DRB) PROJECTS

(NEW CONSTRUCTION, ALTERATIONS, AND RENOVATIONS)

CITY OF CHARLESTON DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY
2 George Street, Third Floor Charleston, South Carolina 29401 843-724-3781 Fax: 843-724-3772 www.charleston-sc.gov

GENERAL INFORMATION:

The purpose of the designated Design Review District is to establish a review process that will protect and improve the visual and aesthetic character and economic value of development within the primary commercial corridors in the City of Charleston (see list of streets on the City website). Most projects will require review by the Board, while smaller projects and simple renovations can be handled by staff. Projects located in Special District Industrial or Special District Job Centers will also be reviewed by staff. Appeals of staff decisions are made to the Board. The DRB Administrator will determine the applicable level of review based on the scope of work.

Board meetings are held at 4:30 p.m. on the first and third Mondays of each month at 2 George Street in the 1st floor meeting room. (unless noted otherwise) For deadlines dates, meeting schedules, application forms, or additional information, please visit https://www.charleston-sc.gov/294/Design-Review-Board-DRB

Prior to DRB review, it is the responsibility of the applicant to obtain Zoning approvals (Variances, Special Exceptions, Zoning staff approval), and Pre-App TRC review (if applicable) that are required for this project. Failure to do so will result in deferral from the DRB agenda. **Provide a statement on the cover sheet indicating that you have met with Zoning staff and the project is Zoning compliant and does not require, or has obtained, any Variances or Special Exceptions. This statement should also indicate that you have had Pre-App TRC review (if applicable). Provide the name and contact information for the design professional in charge, who will be the only point of contact for the City.** Applicants are strongly encouraged to meet with the relevant neighborhood association and any adjacent property owners prior to making a DRB submittal.

ANY PART OF AN APPLICATION THAT DOES NOT CONFORM TO THE SUBMITTAL REQUIREMENTS FOR THE RELEVANT PHASE, OR IS INCOMPLETE, WILL BE REJECTED AND REMOVED FROM THE AGENDA.

SUBMITTAL REQUIREMENTS:

All items described below are required. **Check each box for the relevant review phase, sign at the end of the form, and submit these checked and signed Submittal Requirements with the application.** Staff-level reviews are not subject to deadlines, but are reviewed in the order received, and will be rejected if incomplete.

STAFF REVIEW:

- ☐ 1 Completed application form (must accompany every submittal including revisions, materials, etc.).
- ☐ 1 Application fee (a fee is due each time a project is submitted for review).
- ☐ 1 Set of photographs as outlined below.
- ☐ 1 Half-size (18" x 24" max. sheet) and 1 full-size (36" x 48" max. sheet) set of drawings as outlined below.

BOARD REVIEW:

- ☐ 1 Completed application form for every submittal.
- ☐ 1 Application fee (a fee is due each time a project is submitted for review).
- ☐ 5 Sets of photographs as outlined below.
- ☐ 5 Half-size sets (18" x 24" max. sheet) of drawings as outlined below.

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- ☐ 1 CD or jump drive containing the digital version of all submitted documents as outlined below.
- ☐ A physical model (if required) as outlined below.
- ☐ A materials board (if required) as outlined below.
- ☐ Must include a list of Staff and Board Comments from the previous meeting with responses explaining how previous comments have been addressed. (as a separate .pdf file)

Digital version of submittal (Required for Board-level submittals only) - All submittal documents (plans, photographs, etc.) must be provided both digitally and in hard copy (and must be a duplicate of each other.) They should be saved as a PDF's on a CD or jump drive. Applicants wishing to give a prepared presentation at the meeting must include it on the same CD. Digital presentations will not be accepted via email, after the deadline, or during the meeting.

Photographs of existing site, context and structure - This includes, but is not limited to, buildings, signs, and site features. Photographs should be clear and legible, printed in color, four per 18" x 24" sheet maximum and bound into the drawing set, and include a description. Required at Conceptual and Preliminary Review phases only. **Do not** include at Final Review phase.

Physical model – Models are generally recommended for all multi-family residential new construction and commercial new construction, to be determined by the City Architect. **Models must be at a scale sufficient to clearly depict the design intent in height, scale, mass and 3D form. The extent of the model should show sufficient context to demonstrate contextual compatibility.** Required at Conceptual and Preliminary Review phases only. Models should be brought to the Board meeting and removed immediately after the project is heard.

Materials - All exterior materials, finishes, colors, fixtures, paving etc. should be mounted or represented on a board and keyed into elevations or renderings to cohesively convey the projects' materials palette. (Staff can provide examples if needed). In some cases, stand-alone samples (such as windows) may be required. **Boards and samples must be labeled with the applicant's name and the project address. Materials and material boards are required at Preliminary and Final Review phases only. Must be submitted by the submittal deadline.**

Drawings – Architectural drawings must include the items listed below and are broken down by phase of review, with each phase requiring an increasing level of detail. Drawing sets must include the items described under the phase for which you are submitting as well as the items described under all prior phases, unless noted otherwise. **AFTER THE INITIAL SUBMITTAL, ALL SUBSEQUENT SUBMITTALS MUST INCLUDE THE PREVIOUSLY-PROPOSED SITE PLAN, FLOOR PLANS, ELEVATIONS AND RENDERINGS SIDE-BY-SIDE ON THE SAME DRAWING WITH THE CURRENT PROPOSAL, FOR COMPARISON. ALTERNATIVELY, THE PREVIOUSLY PROPOSED VERSION COULD APPEAR ON THE BACK SIDE OF THE PRIOR SHEET SO THAT WHEN THE DRAWING SET IS OPEN THE PREVIOUS AND PROPOSED VERSIONS WILL APPEAR NEXT TO EACH OTHER.**

Color Renderings - A minimum of two perspective image renderings is required. One rendering to include proposed construction and adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk abutting the property. A second rendering as it would be seen at eye level by a pedestrian on a sidewalk across the street from the property. Additional renderings/views are always helpful.

NOTE 1: THE MAXIMUM DRAWING SIZE FOR BOARD SUBMISSIONS IS 18" X 24". SCALE REQUIREMENTS ARE AS NOTED BELOW. EXCEPTIONS TO SCALE REQUIREMENTS, IF REQUIRED BY THE PROJECT SIZE, SHOULD BE REVIEWED WITH THE CITY ARCHITECT AND AGREED UPON PRIOR TO SUBMISSION. Orient site plan and floor plans the same. Provide a drawing index with page numbers and number all pages sequentially starting at one and continuing. Indicate the applicant name and contact information, official project street address and name on the cover sheet. Indicate the "Formerly Known" name/address if it has changed.

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For project with multiple structures, submit the following:

- Overview of the development including background information, relationship of buildings and exterior spaces to one another, streetscapes, site plan, landscape and hardscape plans, comparison elevations and overall renderings. If this overview is denied or deferred by the Board, the application for individual subsequent buildings may be deferred at the discretion of the Board.
- A separate submittal package for each "building" conforming to the requirements outlined below.
- These requirements may be waived by staff for smaller projects with multiple buildings.

Conceptual Review: *Review of the height, scale, mass and 3-dimensional form of a building, or an addition to an existing building, and the general architectural direction and quality of the project as it relates to its site, its neighborhood, and the City of Charleston. This phase defines the overall quality and architectural character of the project. A pre-design conference with the City Architect/DRB administrator, to review the design is recomended for DRB projects prior to application for Conceptual Review.*

Generally, the Conceptual Review drawings should reflect 20% completion of the architect's "Design Development Phase" as defined by the AIA.

TITLE PAGE:

- ☐ Must include the design architects' name and contact information, project name, address and drawing index (page number on each sheet in the lower right corner. Number all pages sequentially starting at one and continuing).
- ☐ Must include dates of all previous reviews by TRC, Zoning (BZA or Staff) and DRB.
- ☐ Must include a statement regarding Zoning compliance as described above.

Information the DRB administrator needs:

- ☐ **At the time of your DRB submittal, please include in your email submission, the total estimated cost of your project (site and building), and who will be paying the DRB application fee (owner, applicant or contractor) This person needs to sign up for a City CAP account to pay this fee at the following link:**

https://cap.charleston-sc.gov/energov_prod/citizenaccess/site/public/main

EXISTING AND PROPOSED SITE PLANS AND CONTEXT PLAN
(To Scale, min. 1"=30' after printing)

- ☐ Existing Conditions Survey to include, at a minimum, Existing buildings adjacent to the property, FEMA zone information, existing topography, City required trees, and any easements or right-of-ways that may affect the project

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- [ ] Layout of all structures including doors and windows (with north arrow, graphic drawing scale, cardinal directions, property lines, dimensions and adjacent streets labeled).
- [ ] Layout of all existing (to remain), and all proposed paved or gravel areas, walls, gates, mechanical equipment, parking spaces, trees, trash enclosures, other significant site features etc. with materials clearly noted.

  Any demolition or removal of existing site features, including trees and other landscape.
- [ ] The ground floor plan and how it relates to the site.
- [ ] All traffic signs within the property lines must be a decorative wood or decorative metal post painted black or Charleston Green.

EXISTING AND PROPOSED LANDSCAPE PLAN
(To Scale, min. 30" = 1'-0" after printing)

- [ ] All items listed above as required for Site Plan.
- [ ] Layout of all existing and proposed landscape on the site. Show an expected plant pallet for the provided layout **OR** each plant labeled and provide a plant list. (by preliminary review, each plant must be labeled and a plant list provided.)
- [ ] Define wet vs. dry detention ponds, and provide pond edge native plantings.

EXISTING AND PROPOSED ARCHITECTURAL FLOOR PLANS
(To Scale, min. 1/16" = 1'-0" after printing)

- [ ] Provide a separate floor plan for each level. Include one plan for repetitive, identical floors.
- [ ] Must include north arrow and a graphic scale.
- [ ] Notes/labels should identify floor level, dimensions, room names, equipment, section cuts, etc.
- [ ] Differentiate new from existing with hatching or tone.
- [ ] Must include a roof plan.
- [ ] Arrangement of interior spaces with window and door locations and rooms labeled.
- [ ] On existing floor plans, note any removal of existing building elements.
- [ ] Where an addition to an existing building is proposed, provide existing plans noting any removal or alteration of existing building elements.
- [ ] Roof Plan

EXISTING AND PROPOSED ARCHITECTURAL BUILDING ELEVATIONS
(To Scale, min. 1/16" = 1'-0" after printing)

- [ ] Must include notations regarding all existing and proposed materials and dimensions.
- [ ] Must include all elevations regardless of visibility.
- [ ] Must include elevation labels according to compass orientation.
- [ ] Indicate existing grade/flood plain requirements where relevant.
- [ ] Where an addition to an existing building is proposed, provide existing plans and elevations noting any removal or alteration of existing building elements.
- [ ] For new construction or additions facing the street, provide a streetscape elevation (drawn to scale) of buildings adjacent to the site, and a streetscape elevation (drawn to scale) across the street from

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COLOR RENDERING AND/OR THREE-DIMENSIONAL DRAWINGS:

A minimum of two renderings is required as follows:

- ☐ Proposed construction, including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk abutting the property.
- ☐ Proposed construction, including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk across the street from the property.
- ☐ A bird's eye view of the block bounded by 4 streets.
- ☐ Additional renderings/views are always helpful.

NOTE: Do not include "Possible Future Developments/Buildings" in the renderings as this is misleading.

PHOTOGRAPHS

- ☐ Photographs of existing site and structure (if any). Also include photographs of surroundings sufficient to explain context. This includes, but is not limited to, buildings, signs, and site features. Photographs should be clear and legible, printed in color, four per 18" x 24" sheet maximum and bound into the drawing set, and include a description.

Preliminary Review: *Review of the development of the conceptual design and its relationship to its context in terms of the project's details, materials and finishes. This phase defines the level of quality of construction, and the relationship of the buildings' components to surrounding buildings and to one another.*

Generally, the Preliminary Review drawings should reflect 40% completion of the architect's "Construction Documents Phase" as defined by the AIA.

TITLE PAGE:

- ☐ Must include applicant name and contact information, project name, address and drawing index (page number on each sheet in the lower right corner. Number all pages sequentially starting at one and continuing).
- ☐ Must include dates of all previous reviews by TRC, Zoning (BZA or Staff) and DRB.
- ☐ Must include a list of Staff and Board Comments from the previous meeting with responses explaining how previous comments have been addressed.

PREVIOUS AND CURRENT ARCHITECTURAL SITE PLANS, DETAILS AND CONTEXT PLAN
(To Scale, min. 1"=30' after printing)

- ☐ Layout of all structures (with north arrow, graphic drawing scale, cardinal directions, property lines, dimensions and adjacent streets labeled).
- ☐ Layout of all paved or gravel areas, walls, gates, mechanical equipment, parking spaces, trees, other significant site features etc. with materials clearly noted.

DRAFT

the site. The proposed new construction must be included in the streetscape elevation on both sides of the street. A photo montage will not be acceptable in lieu of a scaled drawing streetscape elevation.

COLOR RENDERING AND/OR THREE-DIMENSIONAL DRAWINGS:

A minimum of two renderings is required as follows:

- ☐ Proposed construction, including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk abutting the property.
- ☐ Proposed construction, including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk across the street from the property.
- ☐ A bird's eye view of the block bounded by 4 streets.
- ☐ Additional renderings/views are always helpful.

NOTE: Do not include "Possible Future Developments/Buildings" in the renderings as this is misleading.

PHOTOGRAPHS

- ☐ Photographs of existing site and structure (if any). Also include photographs of surroundings sufficient to explain context. This includes, but is not limited to, buildings, signs, and site features. Photographs should be clear and legible, printed in color, four per 18" x 24" sheet maximum and bound into the drawing set, and include a description.

Preliminary Review: *Review of the development of the conceptual design and its relationship to its context in terms of the project's details, materials and finishes. This phase defines the level of quality of construction, and the relationship of the buildings' components to surrounding buildings and to one another.*

Generally, the Preliminary Review drawings should reflect 40% completion of the architect's "Construction Documents Phase" as defined by the AIA.

TITLE PAGE:

- ☐ Must include applicant name and contact information, project name, address and drawing index (page number on each sheet in the lower right corner. Number all pages sequentially starting at one and continuing).
- ☐ Must include dates of all previous reviews by TRC, Zoning (BZA or Staff) and DRB.
- ☐ Must include a list of Staff and Board Comments from the previous meeting with responses explaining how previous comments have been addressed.

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PREVIOUS AND CURRENT ARCHITECTURAL SITE PLANS, DETAILS AND CONTEXT PLAN
(To Scale, min. 1"=30' after printing)

- ☐ Layout of all structures (with north arrow, graphic drawing scale, cardinal directions, property lines, dimensions and adjacent streets labeled).
- ☐ Layout of all paved or gravel areas, walls, gates, mechanical equipment, parking spaces, trees, other significant site features etc. with materials clearly noted.
- ☐ Existing building(s) adjacent to the property on all sides.
- ☐ Any demolition or removal of existing site features.
- ☐ The ground floor plan and how it relates to the site.
- ☐ Must include FEMA zone information.
- ☐ Must include location and outdoor lighting fixtures (site and building mounted).
- ☐ Notes indicating all meters, utilities, vents etc. on the building facades to be painted the same color as the building façade where located.
- ☐ Grading Plan with FFE.

EXISTING AND PROPOSED LANDSCAPE PLAN
(To Scale, min. 30" = 1'-0" after printing)

- ☐ All items listed in Conceptual Review.
- ☐ Further developed and fully labeled landscape plan, plant list and details.
- ☐ Site lighting plan including cuts of all fixtures and a photometric plan.
- ☐ Screening of all at-grade mechanical equipment with screening and/or landscaping.

PREVIOUS AND CURRENT ARCHITECTURAL FLOOR PLANS
(To Scale, min. 1/16" = 1'-0" after printing)

- ☐ Provide a separate plan for each level. Include one plan for repetitive, identical floors.
- ☐ Must include north arrow and a graphic scale.
- ☐ Notes/labels should identify floor level, dimensions, room names, equipment, section cuts, etc.
- ☐ All section cut symbols must be complete, coordinated, and refer to the consecutive page number where sections and details are located.
- ☐ Differentiate new from existing with hatching or tone.
- ☐ Must include all floors.
- ☐ Must include a roof plan.
- ☐ Arrangement of interior spaces with window and door locations and rooms labeled.
- ☐ Locations of mechanical equipment (exterior), electrical meter location and electrical service access, water heaters, gas meters and regulators, vents, etc.
- ☐ Must include location and type of all outdoor lighting fixtures.
- ☐ On existing floor plans, note any removal of existing building elements; differentiate new from existing with hatching.
- ☐ Where an addition to an existing building is proposed, provide existing plans noting any removal or alteration of existing building elements.

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PREVIOUS AND CURRENT ARCHITECTURAL BUILDING ELEVATIONS (ALL SIDES)
(To Scale min. 1/16" = 1'-0" after printing)

- ☐ Must include proposed materials (including walls, foundations, roofs, chimney flues, gutters and downspouts, porches, window/door types, etc.).
- ☐ Must include all elevations regardless of visibility.
- ☐ Must include elevation labels according to compass orientation.
- ☐ All section cut symbols must be complete, coordinated, and refer to the consecutive page number where sections and details are located.
- ☐ Must indicate existing grade and proposed grade, with finished floor elevations and building height, measured from the highest curb elevation adjacent to the site. Indicate flood plain requirements where relevant.
- ☐ Must include all penetrations through the exterior wall including mechanical vents and equipment.
- ☐ Must include location and type of outdoor lighting fixtures.
- ☐ Must include design and location of all signage that is integral to the building architecture.
- ☐ Where an addition to an existing building is proposed, elevations must clearly indicate any removal of building elements.

BUILDING SECTIONS
(To Scale, min. 1/16" = 1'-0" after printing)

- ☐ Building sections should be provided for each area where significant changes in the building's construction and/or volume occur. They must include critical vertical and horizontal dimensions.
- ☐ All section cut symbols must be complete, coordinated, and refer to the consecutive page number where sections and details are located.

WALL SECTIONS
(To Scale, min. 3/8"= 1'-0" after printing)

- ☐ Wall sections should depict the various construction systems and materials specific to the proposed area of the building (i.e., not simply a "typical" wall section). Wall section(s) should depict material relationships, and generally should depict the wall construction from the ground plane to the building's parapet or eave line at every change in wall conditions (including porches, balconies, canopies, recesses piazza screens, bays, door and window openings, etc.). Incorporate break lines as necessary to fit the page.
- ☐ All section cut symbols must be complete, coordinated, and refer to the consecutive page number where sections and details are located.

MATERIALS

- ☐ Material selections including samples, brochures, and/or photographs of all exterior materials, finishes, windows, and fixtures. Samples are primarily required for atypical materials (i.e., a synthetic cornice) and not for wood, stucco, etc. (unless otherwise specified by the City Architect).

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DETAILS

- ☐ **Details shall be 3/4" = 1'-0" min. after printing.**

PHOTOGRAPHS

- ☐ Photographs of existing site and structure (if any). Also include photographs of surroundings sufficient to explain context. This includes, but is not limited to, buildings, signs, and site features. One good quality image per 8-1/2 x 11 page. Printed photos should be mounted to 8-1/2 x 11 paper, not loose. All photos submitted shall be of sufficient size and quality to allow for review of existing conditions.

Final Review: *Review of the completion of the preliminary design based on completed construction documents and material specifications, consistent with the level of quality of the previous phases.*

Generally, the Final Review drawings should reflect 90% completion of the architect's "Construction Documents Phase" as defined by the AIA.

FINAL CONSTRUCTION DOCUMENTS:
(Everything required of Preliminary Phase, at the same scale requirements, expanded for 90% completion of Construction Documents. Check the boxes for Preliminary Review for Final Review Submittal Requirements):

- ☐ Sufficient for construction purposes, depicting all materials and methods of each type of construction affecting the exterior appearance of the structure, or as specifically requested by the Board of Architectural Review or staff. **Details shall be 3/4" = 1'-0" min. after printing.** All section cut symbols must be complete, coordinated, and refer to the consecutive page number where sections and details are located.
- ☐ Material selections including samples, brochures, and/or photographs of all exterior materials, finishes, windows, and fixtures. Samples are primarily required for atypical materials (i.e., a synthetic cornice) and not for wood, stucco, etc. (unless otherwise specified by the City Architect).
- ☐ The requirement for an on-site, full-scale mock-up panel for final confirmation of materials and for craftsmanship will be determined by the City Architect. See specific submittal requirements for mock-up panel drawings. Submit mock-up panel drawings with final phase review drawings. Bring the project renderings to the on-site mock-up review to illustrate the location of mock-up components

Final Review by Staff: *Review of the completion of the Board-approved project based on completed "For-Permit" construction documents and material specifications, consistent with the level of quality and requirements of the previous phases.*

The Final Review drawings should reflect 100% completion of the architect's "Construction Documents Phase and represent "For Permit" drawings

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- [ ] Final "For-Permit" construction documents shall be sufficient for obtaining a Building Permit, depicting all materials and details for the project including all drawings of all consultants. **Details shall be 3/4" = 1'-0" min. after printing.**

- [ ] All section cut symbols must be complete, coordinated, and refer to the appropriate page number where sections and details are located.

- [ ] **IMPORTANT**: Cloud all changes to Final Review by the Board documents comprehensively.

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Agenda Item #6

REVIEW AND APPROVE MINUTES FROM THE 7.20.20 MEETING