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BEACHWALKER MULTIFAMILY LANDSCAPE IMPROVEMENT PLANS

KIAWAH ISLAND, SC

NOT FOR CONSTRUCTION

Progress Drawings
Not for pricing or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS, DISTANCES, AND CONDITIONS PRIOR TO STARTING WORK. ANY DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE LARCH.
- ANY CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONSTRUCTION DWGS AND/OR FINISH SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LARCH BEFORE PROCEEDING WITH WORK SO INVOLVED.
- THE CONTRACTOR SHALL COORDINATE WITH ALL RELATED WORK BY OTHER CONTRACTORS/ DISCIPLINES. ANY CONFLICTS OR ADDITIONAL NEEDED INFORMATION IDENTIFIED SHALL BE BROUGHT TO THE ATTENTION OF THE LARCH AND OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH WORK SO INVOLVED.
- ALL WORK SHALL COMPLY TO THE INTERNATIONAL BUILDING CODE AND AMENDMENTS, AS ADOPTED BY THE LOCAL JURISDICTIONAL AGENCIES/ ENTITIES.
- THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF PUBLIC HEALTH, SAFETY, AND ENVIRONMENTAL QUALITY.
- PRIOR TO COMMENCEMENT OF WORK, THE SUCCESSFUL BIDDER SHALL MEET WITH THE LA AND OWNERS REPRESENTATIVE TO REVIEW PLANS AND SITE CONSTRUCTION.
- SCOPE OF WORK:
THE GENERAL SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
 - PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS FOR THE CONSTRUCTION OF ALL EXTERNAL LANDSCAPE ARCHITECTURAL ELEMENTS AS PER PLANS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO: CONCRETE PAVING, STAIRS, CONCRETE PAVERS, WALLS, RAILS, PLANTING AND IRRIGATION.
- THE LIMIT OF WORK FOR THE LANDSCAPE ARCHITECTURAL ELEMENTS TO BEGIN AT THE OUTSIDE EDGE OF THE BUILDING WALLS. QUESTIONS REGARDING THE SPECIFIC LIMIT OF WORK SHALL BE SUBMITTED TO THE LARCH PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SLEEVING NOTED AND/ OR REQUIRED FOR ELECTRICAL AND GAS TO SITE FEATURES NOTED IN THESE DRAWINGS.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL WATER FEATURE, ELECTRICAL, CIVIL, MECHANICAL AND OTHER RELATED DISCIPLINES' DRAWINGS FOR ADDITIONAL INFORMATION AND SHALL COORDINATE WITH ALL OTHER TRADES TO ENSURE INTEGRITY OF WORK.
- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO ANY WRITTEN SPECIFICATIONS, APPROVED ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS.
- A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING DEMOLITION. REFER TO CIVIL DEMOLITION PLAN FOR IDENTIFICATION OF TREES TO REMAIN AND TREE PROTECTION REQUIREMENTS FOR TREES TO REMAIN.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONTRACTOR OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENT LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER OR LARCH IMMEDIATELY SHOULD CONFLICTS ARISE.

- OBSERVATION VISITS TO THE JOB SITE BY THE LARCH DO NOT INCLUDE INSPECTIONS OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
- CONSTRUCTION DETAILING, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED WITHIN THESE PLANS MAY BE CONSIDERED FOR USE PROVIDED PRIOR WRITTEN APPROVAL IS OBTAINED FROM OWNER, THE LARCH OR THE APPLICABLE GOVERNING AUTHORITY (AS REQUIRED) PRIOR TO IMPLEMENTATION.
- AREAS TO BE PROTECTED FROM GRADING OR CONSTRUCTION DISTURBANCE PER CIVIL DWGS AND APPROVED BY LARCH PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PERFORM ALL CONSTRUCTION ACTIVITY OUTSIDE OF PROTECTED AREAS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF PROTECTED AREAS ON A DAILY BASIS. DAMAGED AREAS THAT HAVE BEEN DESIGNATED TO BE PROTECTED SHALL BE RESTORED TO ORIGINAL CONDITIONS AT CONTRACTORS EXPENSE.
- WHERE 2 OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE LARCH OR OWNER'S REPRESENTATIVE IMMEDIATELY FOR INTERPRETATION.

ABBREVIATIONS

AD	AREA DRAIN
ADD	ADDENDUM
ADA	AMERICANS WITH DISABILITIES ACT
ALT	ALTERNATE
APPROX	APPROXIMATELY
ARCH	ARCHITECT(URAL)
BC	BOTTOM OF CURB
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CIP	CAST IN PLACE
CL	CENTER LINE
CJ	CONTROL JOINT
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
DI	DRAIN INLET
DIA	DIAMETER
DIM	DIMENSION
DWG(S)	DRAWING(S)
EL	ELEVATION
ELEC	ELECTRICAL
EJ	EXPANSION JOINT
EX	EXISTING
EQ	EQUAL
EVA	EMERGENCY VEHICLE ACCESS
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FIN	FINISH
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEO	GEOTECHNICAL REPORT
HP	HIGH POINT
HORIZ	HORIZONTAL
ID	INSIDE DIAMETER
INCH	INCH
IE	INVERT ELEVATION
LA	LANDSCAPE ARCHITECT
LOW	LIMIT OF WORK
LP	LOW POINT
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PA	PLANTING AREA
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REV	REVISION
ROW	RIGHT OF WAY
SF	SQUARE FEET
SIM	SIMILAR
SPEC(S)	SPECIFICATION(S)
SQ	SQUARE
STD	STANDARD
TBD	TO BE DETERMINED
TC	TOP OF CURB
TEMP	TEMPORARY
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VAR	VARIES
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WL	WATER LINE

PROJECT DIRECTORY

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SHEET INDEX

SHEET NO.	SHEET TITLE
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L0.02	Overall Sheet Index
L1.00	Material & Finish Schedule
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L1.02	Materials Plan
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L5.03	Lighting Plan
L5.04	Lighting Plan
tbd	Irrigation Plan - By Others
tbd	Irrigation Plan - By Others
tbd	Irrigation Plan - By Others
tbd	Irrigation Plan - By Others

GENERAL LEGENDS

LINE TYPES

— LOD — LOD — LOD —	LIMIT OF DISTURBANCE
— — — — —	MATCHLINE
— — — — —	PROPERTY LINE
— C — — — — —	CENTER LINE
— 10 — — — — —	PROPOSED MAJOR CONTOUR
— 9 — — — — —	PROPOSED MINOR CONTOUR
— — — — —	EASEMENT BOUNDARY
— — — — —	SCORE JOINT
— — — — —	EXPANSION JOINT
— TP — — — — — TP — — — — —	TREE PROTECTION FENCE
— RB — — — — — RB — — — — —	ROOT BARRIER

SYMBOLS

— — — — —	ALIGN
▲ 1 L4.00	DETAIL NUMBER SHEET NUMBER
▲ 1 L4.00	DETAIL NUMBER SHEET NUMBER
— — — — —	KEYNOTE REFERENCE
— — — — —	REFERENCE NOTE
— — — — —	DETAIL KEY ITEM
10.0	SPOT ELEVATION
— — — — —	BREAK LINE
— — — — —	ENLARGEMENT BOX

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: COVER SHEET & NOTES

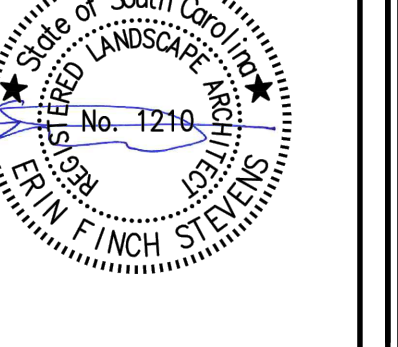
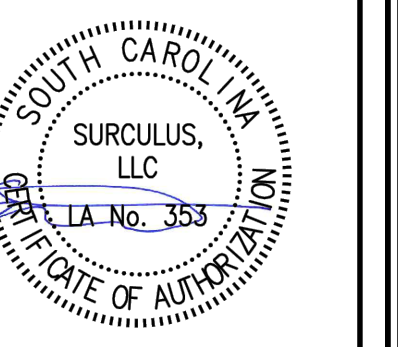
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DATE: 10/06/2023



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JOB NUMBER:

SHEET NUMBER:

L0.01

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SHEET L1.01

SHEET L1.02

SHEET L1.03

SHEET L1.04



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REVISIONS:
 09/27/2023 - REV 1
 10/06/2023 - REV 2

PROJECT: WEST END AT BEACHWALKER
 BEACHWALKER DRIVE
 KIAWAH ISLAND, SOUTH CAROLINA

TITLE: OVERALL SHEET INDEX

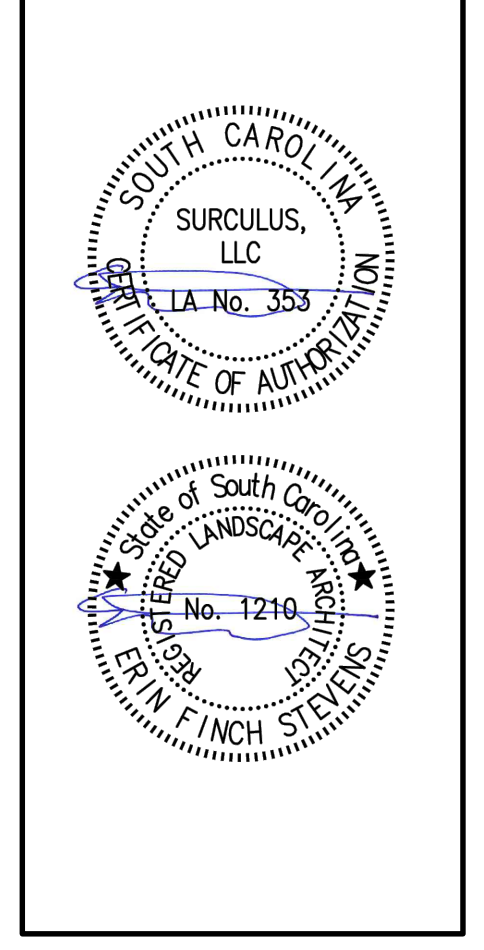
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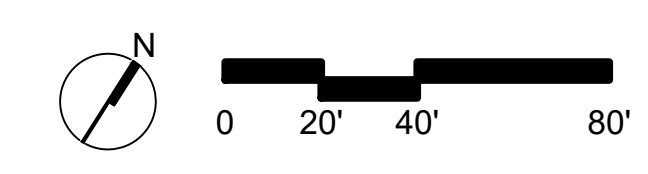
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JOB NUMBER:
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REVISIONS:
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 10/06/2023 - REV 2

PROJECT: **WEST END AT BEACHWALKER**
 BEACHWALKER DRIVE
 KIAWAH ISLAND, SOUTH CAROLINA

TITLE: **MATERIAL & FINISH SCHEDULE**

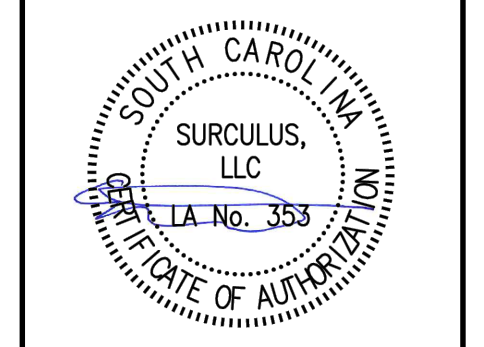
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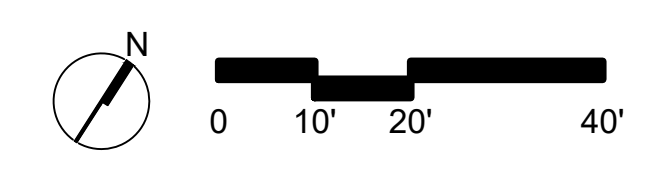
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JOB NUMBER:
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L1.00



1 PAVEMENTS						
CODE	DESCRIPTION	DETAIL	MATERIALS/FINISH	SIZE	NOTES	SUPPLIER
1-01	CONCRETE PAVEMENT		Concrete Color: Dune Finish: Exposed Aggregate Aggregate: Bulk River Rock Carolina Brown 3/8 in	See Layout Plan	6" for vehicular areas, 4" for pedestrian areas. See Detail Include Carbon Cure Contractor to submit aggregate sample and provide a mock up with a heavy wash, medium wash and light wash for approval and selection by Owner & Landscape Architect	Color Concrete: Davis Aggregate: Site One Landscape Supply https://www.siteone.com/
1-02	GRID REINFORCED LOOSE STONE PAVEMENT AT FIRE TURNAROUNDS AND GUEST PARKING	4/L3.00	Grid: GravelPave2 Edge Stone: River Rock Tennessee Rounds Large 6"-12" Field Stone: Bulk River Rock Carolina Brown 5/8 in		Contractor to provide samples and mock up for approval by Owner and Landscape Architect	Grid: Invisible Structures www.invisiblestructures.com Stone: Site One Landscape Supply
1-03	DECOMPOSED GRANITE WITH METAL EDGE	1/L3.00	Color: Midnight Blue Granite (Dark Gray/Blue)		Organic Lock Binder or Equivalent for Accessibility Contractor to provide samples for approval by Owner & Landscape Architect	Kafka
1-04	TRAIL OR MULCH PATH		Dark Hardwood Mulch		compact grade and top with mulch Precise layout to be determined in field during construction to work around existing vegetation.	

2 WALLS, STAIRS & RAMPS						
CODE	DESCRIPTION	DETAIL	MATERIALS/FINISH	SIZE	NOTES	SUPPLIER
2-01	WOOD STEPS		Wood: Thermal Ash		Contractor to submit shop drawings and sample for approval by Owner and Landscape Architect.	thermory.com
2-02	ELEVATED WOOD CANOPY RAMP WITH GUARDRAIL	1/L3.01	Wood: Thermal Ash		Contractor to submit shop drawings and sample for approval by Owner and Landscape Architect. Contractor to revise layout as needed to work with existing trees and consult Landscape Architect during construction.	Wood: Thermory Bridge Consultant, York Bridges

3 RAILS						
CODE	DESCRIPTION	DETAIL	MATERIALS/FINISH	SIZE	NOTES	SUPPLIER
3-01	CANOPY WALK RAILING	2/L3.01	Mesh Metal Railing		Contractor to submit shop drawings and sample for approval by Owner and Landscape Architect.	
3-02	STEP HANDRAIL	2/L3.01	Match Canopy Walk Railing		Contractor to submit shop drawings and sample for approval by Owner and Landscape Architect.	

4 MISCELLANEOUS						
CODE	DESCRIPTION	DETAIL	MATERIALS/FINISH	SIZE	NOTES	SUPPLIER
4-01	PEDESTRIAN BRIDGE		Wood: Thermory Ash		Contractor to submit shop drawings and sample for approval by Owner and Landscape Architect. Contractor to revise layout as needed to work with existing trees and consult Landscape Architect during construction.	Wood: Thermory Bridge Consultant, York Bridges
4-02	VEHICULAR BRIDGE	3/L3.02	Wood: Pressure treated pine		Contractor to submit shop drawings and sample for approval by Owner and Landscape Architect.	York Bridges
4-03	WOOD OVERLOOK STRUCTURE WITH GUARDRAIL		Wood: Thermal Ash		Contractor to submit shop drawings and samples for approval by Owner & Landscape Architect.	Wood: Thermory Bridge Consultant, York Bridges
4-05	VEHICULAR ENTRY GATE	4/L3.03	Articulated Gate Arm		Contractor to provide shop drawings.	Palmetto Southern www.palmettosouthern.com
4-06	LITTER RECEPTACLE	5/L3.01	Model: REN-36TD Color: White Slats: Ipe			Victor Stanley www.victorstanley.com
4-07	BIKE REPAIR STATION & PUMP	7/L3.01	Repair Station: Deluxe Public Work Stand Finish: Powdercoat Color: Orange Pump: Public Bike Pump Finish: Stainless Steel		Contractor to provide shop drawings for approval by Landscape Architect. Refer to manufacturer of installation.	Cycle Safe www.cyclesafe.com
4-08	PET WASTE BAG DISPENSER	6/L3.01	Model: #1011-MINI Color: Forest Green			Dogipot www.dogipot.com
4-09	BENCH	4/L3.01	Model: Stell with armrests, STE-20 Powdercoat: White Slats: Ipe	Length: 6 ft	In ground mount	Victor Stanley www.victorstanley.com
4-10	BIRD HOUSE	8/L3.01	Cedar		Optimize location for ideal nesting bird habitat. Contractor to provide location for approval by Owner & Landscape Architect. Mount to trees or salvage large stems, 4" diameter to use as mounting post, set in concrete footing.	
4-11	HAMMOCK	3/L3.01	Model: COR20502 Color: Beige		Couple hammocks together. Mount to either existing trees or post, to be determined. Contractor determine exact location at the final stages of construction and get approval from Owner & Landscape Architect.	Kompan https://www.kompan.com

5 BY OTHERS	
CODE	DESCRIPTION
5-01	MAIL KIOSK - BY ARCHITECT
5-02	TRASH ENCLOSURE - BY ARCHITECT

SHEET L1.01

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ARB BUFFER DEVIATION FOR WATER AND SEWER CONNECTION

BEACHWALKER DRIVE
(80' RIGHT-OF-WAY)
(PLAT BOOK EB PAGE 205)
(TMS# 204-00-00-012)

ARDA 30 VEGETATIVE BUFFER

ENCLOSED DUMPSTER PAD

RAISING ARM GATE AND ACCESS PANEL

BEACHWALKER DRIVE

ALLEY 'B'

MATERIALS KEY

1 PAVEMENTS

SYMBOL	DESCRIPTION	DETAIL
1-01	CONCRETE PAVEMENT	
1-02	GRID REINFORCED LOOSE STONE PAVEMENT AT FIRE TURNAROUNDS AND GUEST PARKING	4/L3.00
1-03	DECOMPOSED GRANITE WITH METAL EDGE	1/L3.00
1-04	TRAIL OR MULCH PATH	

2 WALLS, STAIRS & RAMPS

SYMBOL	DESCRIPTION	DETAIL
2-01	WOOD STEPS	
2-02	ELEVATED WOOD CANOPY RAMP WITH GUARDRAIL	1/L3.01

3 RAILS

SYMBOL	DESCRIPTION	DETAIL
3-01	CANOPY WALK RAILING	2/L3.01
3-02	STEP HANDRAIL	2/L3.01

4 MISCELLANEOUS

SYMBOL	DESCRIPTION	DETAIL
4-01	PEDESTRIAN BRIDGE	
4-02	VEHICULAR BRIDGE	3/L3.02
4-03	WOOD OVERLOOK STRUCTURE WITH GUARDRAIL	
4-05	VEHICULAR ENTRY GATE	4/L3.03
4-06	LITTER RECEPTACLE	5/L3.01
4-07	BIKE REPAIR STATION & PUMP	7/L3.01
4-08	PET WASTE BAG DISPENSER	6/L3.01
4-09	BENCH	4/L3.01
4-10	BIRD HOUSE	8/L3.01
4-11	HAMMOCK	3/L3.01

5 BY OTHERS

SYMBOL	DESCRIPTION	DETAIL
5-01	MAIL KIOSK - BY ARCHITECT	
5-02	TRASH ENCLOSURE - BY ARCHITECT	

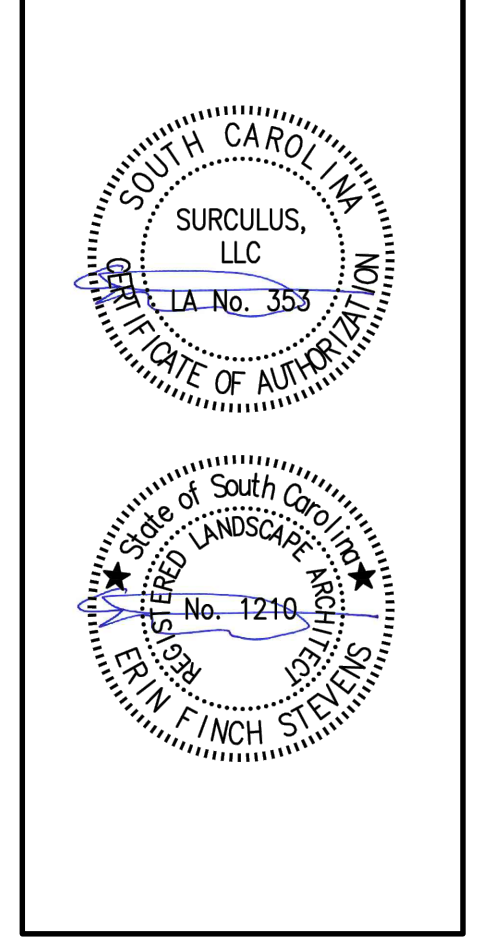
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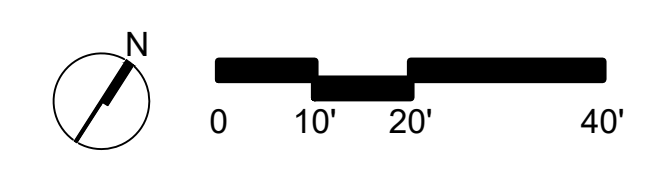
PROJECT:	WEST END AT BEACHWALKER BEACHWALKER DRIVE KIAWAH ISLAND, SOUTH CAROLINA
TITLE:	MATERIALS PLAN
FOR:	KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL
DRAWN BY: EL/RKM
FILE:
DATE: 10/06/2023

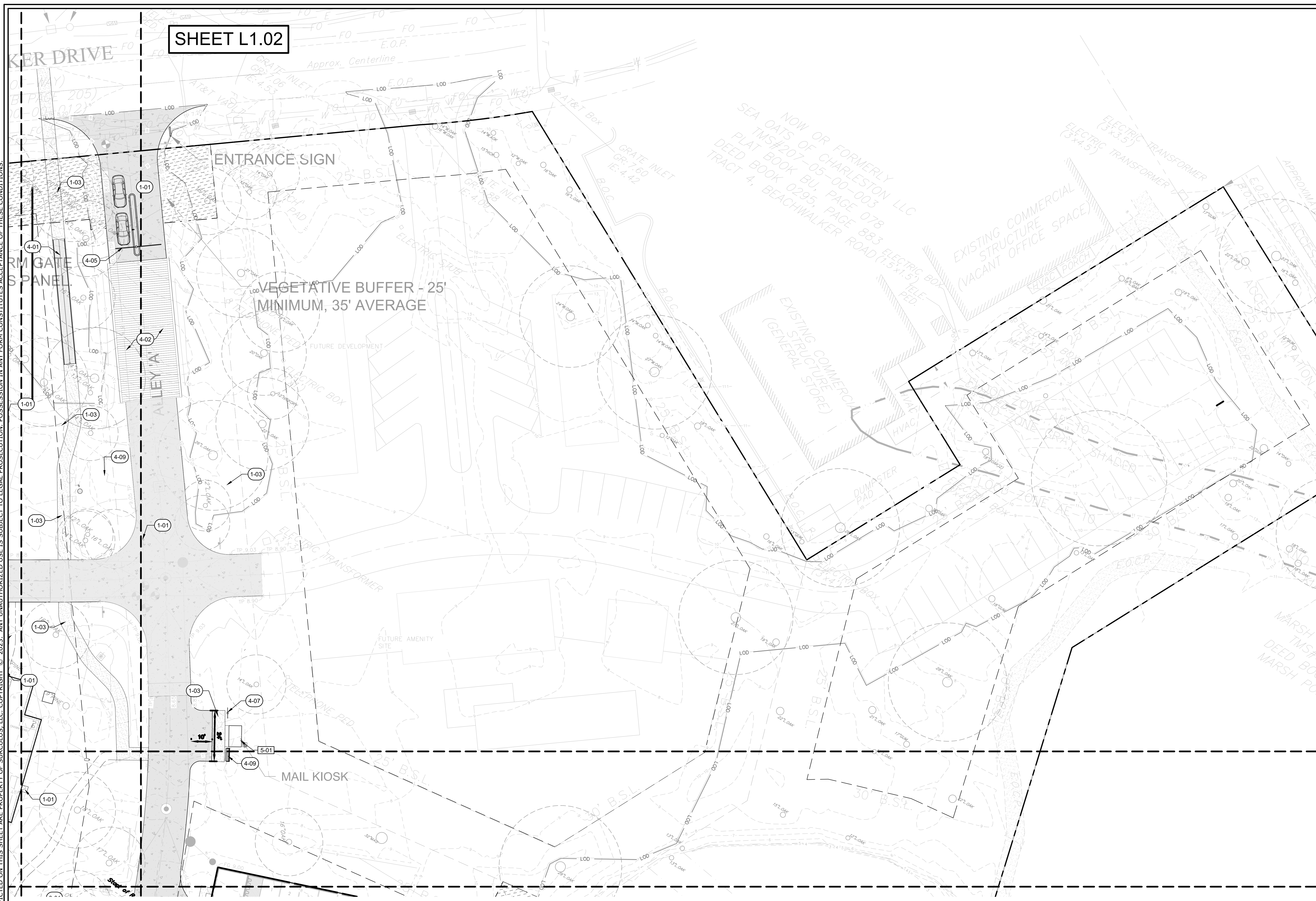


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JOB NUMBER:
SHEET NUMBER:
L1.01



SHEET L1.02



MATERIALS KEY

1 PAVEMENTS

SYMBOL	DESCRIPTION	DETAIL
(1-01)	CONCRETE PAVEMENT	
(1-02)	GRID REINFORCED LOOSE STONE PAVEMENT AT FIRE TURNAROUNDS AND GUEST PARKING	4/L3.00
(1-03)	DECOMPOSED GRANITE WITH METAL EDGE	1/L3.00
(1-04)	TRAIL OR MULCH PATH	

2 WALLS, STAIRS & RAMPS

SYMBOL	DESCRIPTION	DETAIL
(2-01)	WOOD STEPS	
(2-02)	ELEVATED WOOD CANOPY RAMP WITH GUARDRAIL	1/L3.01

3 RAILS

SYMBOL	DESCRIPTION	DETAIL
(3-01)	CANOPY WALK RAILING	2/L3.01
(3-02)	STEP HANDRAIL	2/L3.01

4 MISCELLANEOUS

SYMBOL	DESCRIPTION	DETAIL
(4-01)	PEDESTRIAN BRIDGE	
(4-02)	VEHICULAR BRIDGE	3/L3.02
(4-03)	WOOD OVERLOOK STRUCTURE WITH GUARDRAIL	
(4-05)	VEHICULAR ENTRY GATE	4/L3.03
(4-06)	LITTER RECEPTACLE	5/L3.01
(4-07)	BIKE REPAIR STATION & PUMP	7/L3.01
(4-08)	PET WASTE BAG DISPENSER	6/L3.01
(4-09)	BENCH	4/L3.01
(4-10)	BIRD HOUSE	8/L3.01
(4-11)	HAMMOCK	3/L3.01

5 BY OTHERS

SYMBOL	DESCRIPTION
(5-01)	MAIL KIOSK - BY ARCHITECT
(5-02)	TRASH ENCLOSURE - BY ARCHITECT

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BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: MATERIALS PLAN

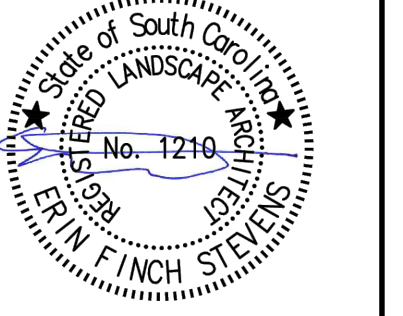
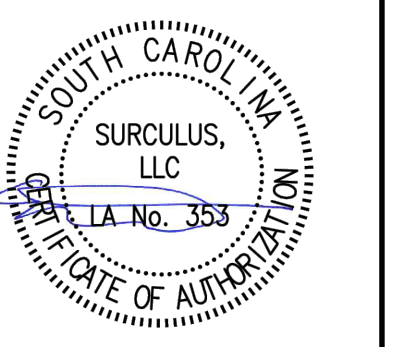
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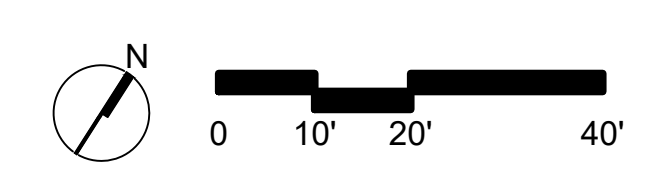


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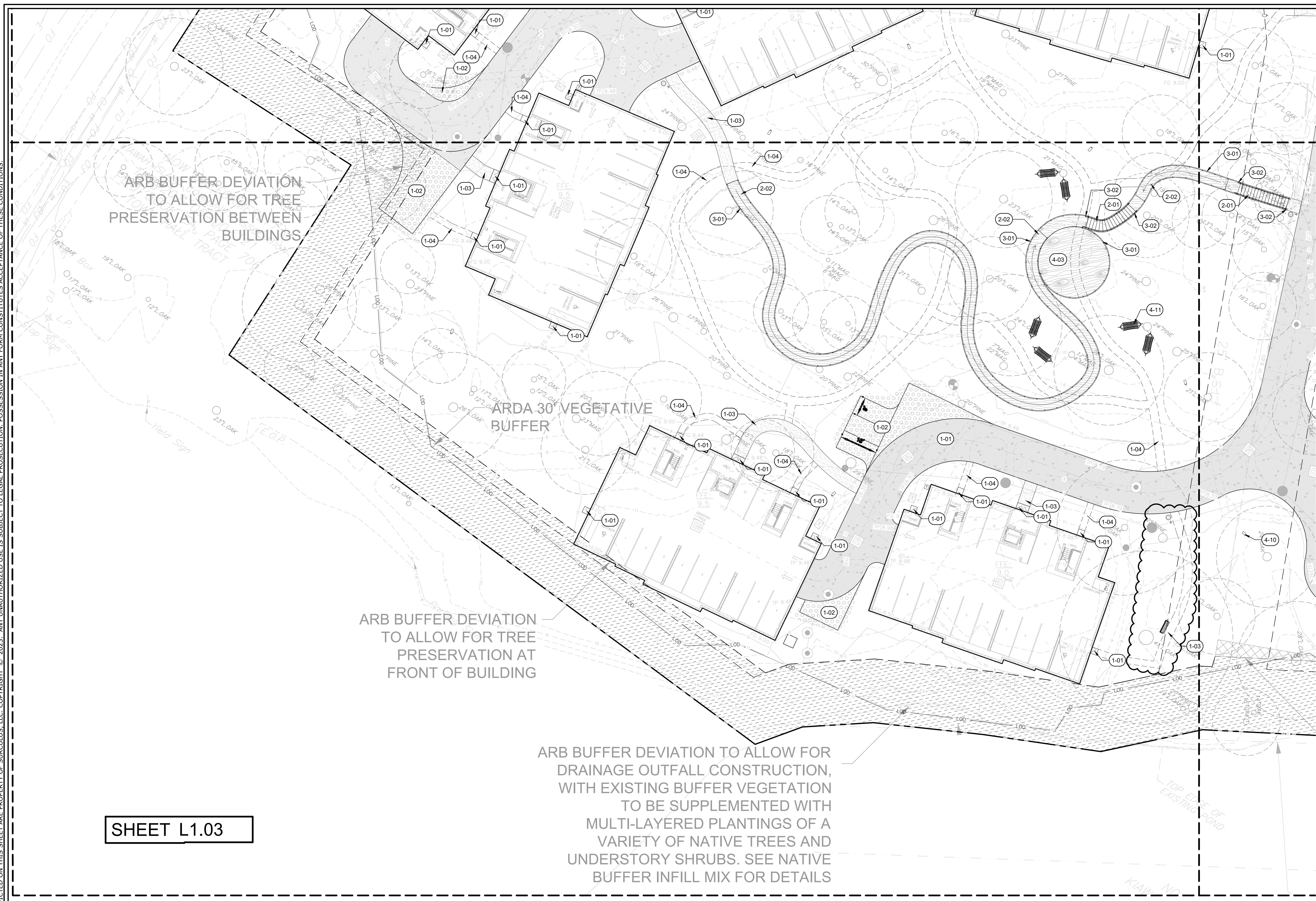
SHEET NUMBER:

L1.02



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SHEET L1.03

MATERIALS KEY

1 PAVEMENTS

SYMBOL	DESCRIPTION	DETAIL
1-01	CONCRETE PAVEMENT	
1-02	GRID REINFORCED LOOSE STONE PAVEMENT AT FIRE TURNAROUNDS AND GUEST PARKING	4/L3.00
1-03	DECOMPOSED GRANITE WITH METAL EDGE	1/L3.00
1-04	TRAIL OR MULCH PATH	

2 WALLS, STAIRS & RAMPS

SYMBOL	DESCRIPTION	DETAIL
2-01	WOOD STEPS	
2-02	ELEVATED WOOD CANOPY RAMP WITH GUARDRAIL	1/L3.01

3 RAILS

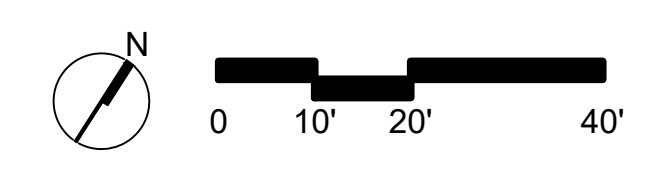
SYMBOL	DESCRIPTION	DETAIL
3-01	CANOPY WALK RAILING	2/L3.01
3-02	STEP HANDRAIL	2/L3.01

4 MISCELLANEOUS

SYMBOL	DESCRIPTION	DETAIL
4-01	PEDESTRIAN BRIDGE	
4-02	VEHICULAR BRIDGE	3/L3.02
4-03	WOOD OVERLOOK STRUCTURE WITH GUARDRAIL	
4-05	VEHICULAR ENTRY GATE	4/L3.03
4-06	LITTER RECEPTACLE	5/L3.01
4-07	BIKE REPAIR STATION & PUMP	7/L3.01
4-08	PET WASTE BAG DISPENSER	6/L3.01
4-09	BENCH	4/L3.01
4-10	BIRD HOUSE	8/L3.01
4-11	HAMMOCK	3/L3.01

5 BY OTHERS

SYMBOL	DESCRIPTION	DETAIL
5-01	MAIL KIOSK - BY ARCHITECT	
5-02	TRASH ENCLOSURE - BY ARCHITECT	



NOT FOR CONSTRUCTION

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REVISIONS:
 09/27/2023 - REV 1
 10/06/2023 - REV 2

PROJECT: **WEST END AT BEACHWALKER**
 BEACHWALKER DRIVE
 KIAWAH ISLAND, SOUTH CAROLINA

TITLE: **MATERIALS PLAN**

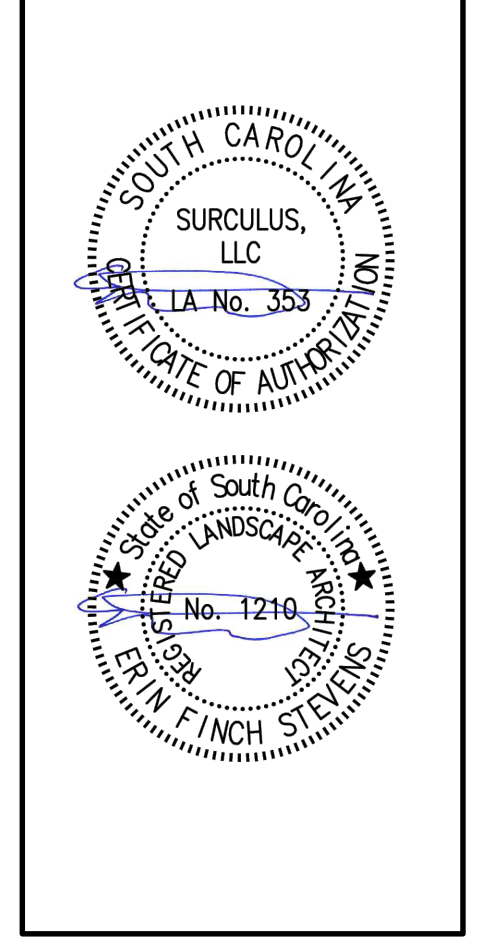
FOR: **KIAWAH RESORT ASSOCIATES, LP**

PERMIT SUBMITTAL

DRAWN BY: EL/RKM

FILE: [Redacted]

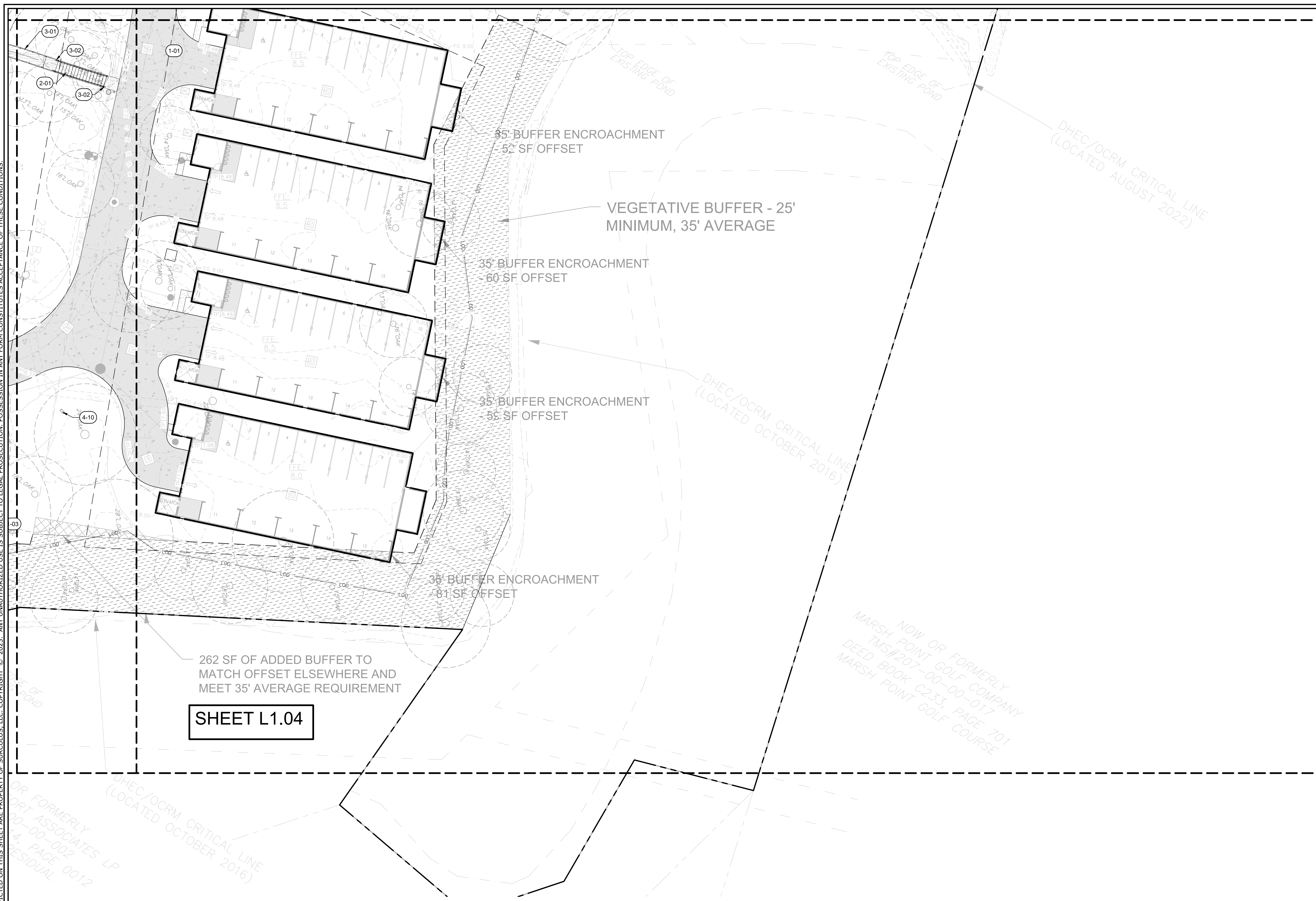
DATE: 10/06/2023



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JOB NUMBER:
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SHEET L1.04

MATERIALS KEY

1 PAVEMENTS

SYMBOL	DESCRIPTION	DETAIL
1-01	CONCRETE PAVEMENT	
1-02	GRID REINFORCED LOOSE STONE PAVEMENT AT FIRE TURNAROUNDS AND GUEST PARKING	4/L3.00
1-03	DECOMPOSED GRANITE WITH METAL EDGE	1/L3.00
1-04	TRAIL OR MULCH PATH	

2 WALLS, STAIRS & RAMPS

SYMBOL	DESCRIPTION	DETAIL
2-01	WOOD STEPS	
2-02	ELEVATED WOOD CANOPY RAMP WITH GUARDRAIL	1/L3.01

3 RAILS

SYMBOL	DESCRIPTION	DETAIL
3-01	CANOPY WALK RAILING	2/L3.01
3-02	STEP HANDRAIL	2/L3.01

4 MISCELLANEOUS

SYMBOL	DESCRIPTION	DETAIL
4-01	PEDESTRIAN BRIDGE	
4-02	VEHICULAR BRIDGE	3/L3.02
4-03	WOOD OVERLOOK STRUCTURE WITH GUARDRAIL	
4-05	VEHICULAR ENTRY GATE	4/L3.03
4-06	LITTER RECEPTACLE	5/L3.01
4-07	BIKE REPAIR STATION & PUMP	7/L3.01
4-08	PET WASTE BAG DISPENSER	6/L3.01
4-09	BENCH	4/L3.01
4-10	BIRD HOUSE	8/L3.01
4-11	HAMMOCK	3/L3.01

5 BY OTHERS

SYMBOL	DESCRIPTION
5-01	MAIL KIOSK - BY ARCHITECT
5-02	TRASH ENCLOSURE - BY ARCHITECT

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REVISIONS:
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PROJECT: **WEST END AT BEACHWALKER**
 BEACHWALKER DRIVE
 KIAWAH ISLAND, SOUTH CAROLINA

TITLE: **MATERIALS PLAN**

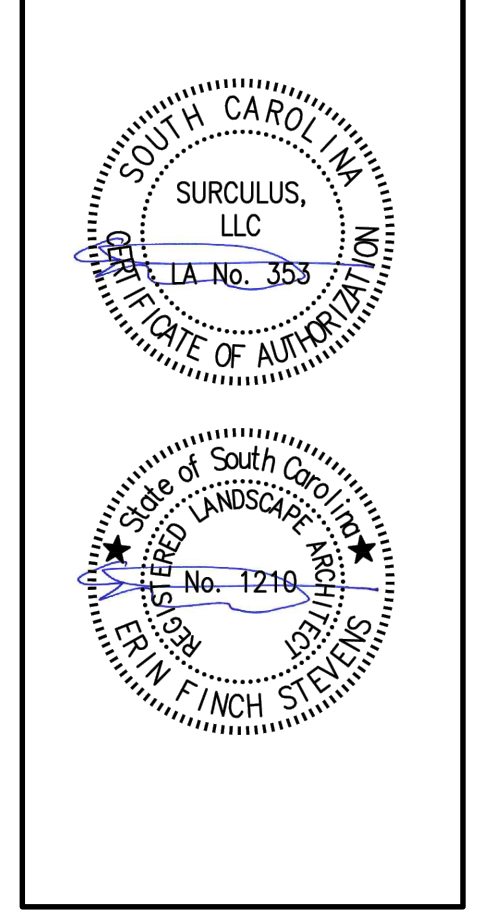
FOR: **KIAWAH RESORT ASSOCIATES, LP**

PERMIT SUBMITTAL

DRAWN BY: EL/RKM

FILE: [Small text]

DATE: 10/06/2023

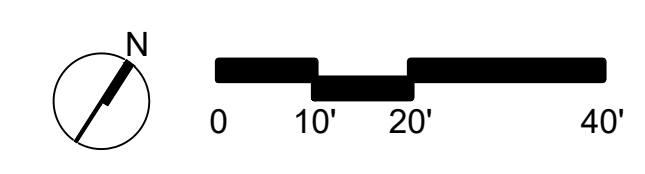


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L1.04



SHEET L2.01

SHEET L2.02

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ARB BUFFER DEVIATION FOR WATER AND SEWER CONNECTION



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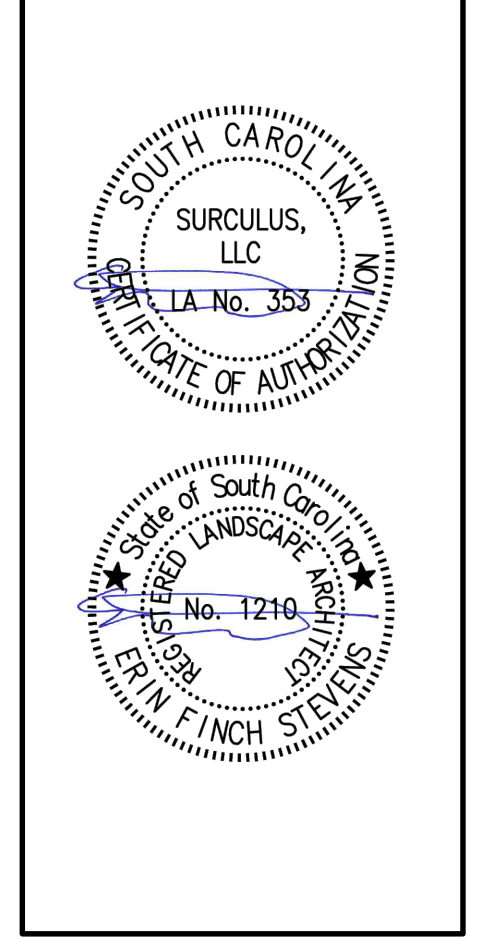
REVISIONS:
 09/27/2023 - REV 1
 10/06/2023 - REV 2

PROJECT: WEST END AT BEACHWALKER
 BEACHWALKER DRIVE
 KIAWAH ISLAND, SOUTH CAROLINA

TITLE: LAYOUT PLAN

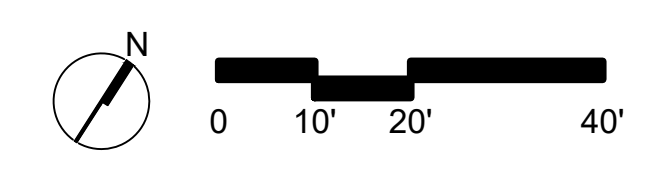
FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL
 DRAWN BY: EL/RKM
 FILE:
 DATE: 10/06/2023



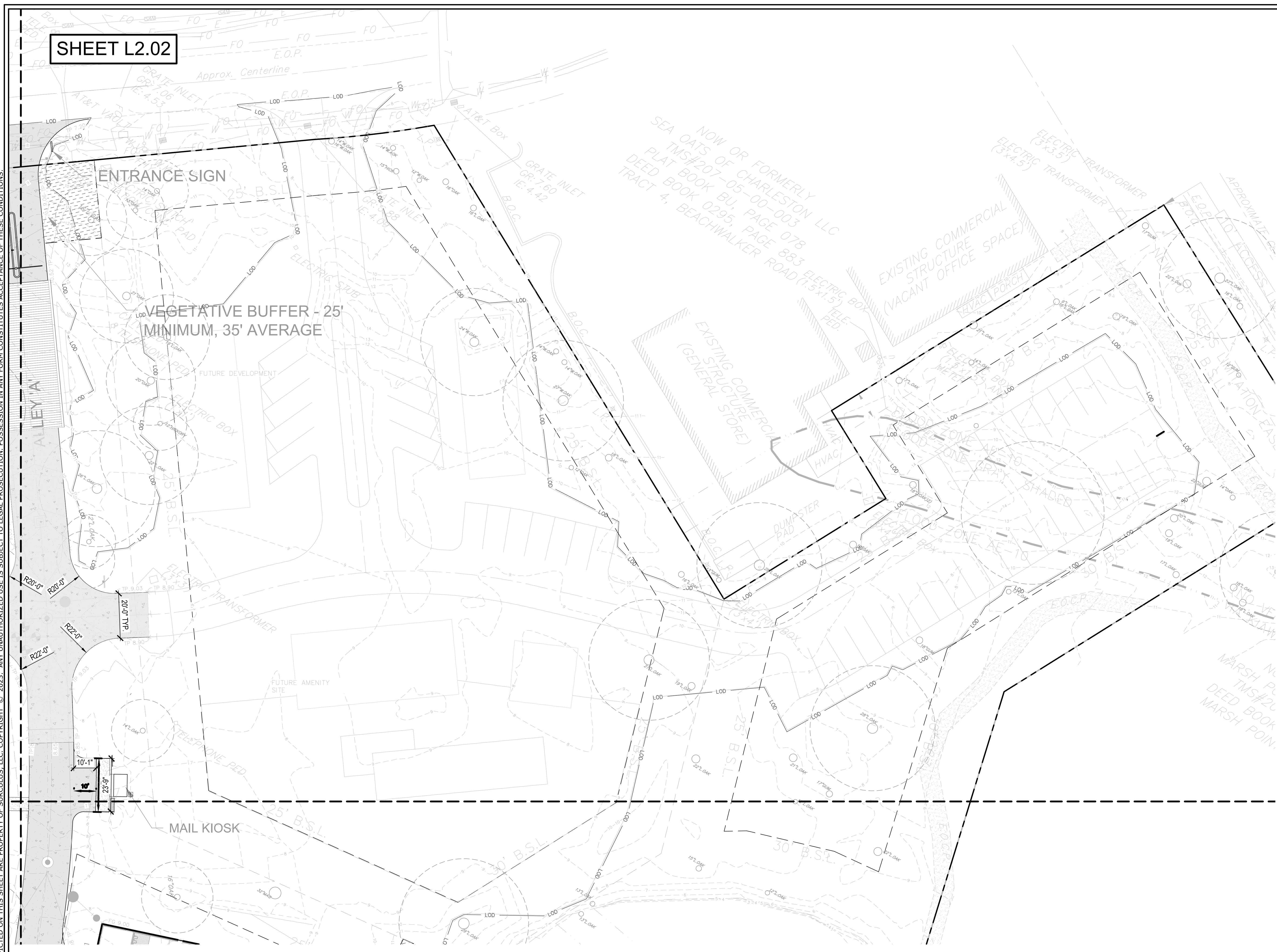
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SHEET L2.02

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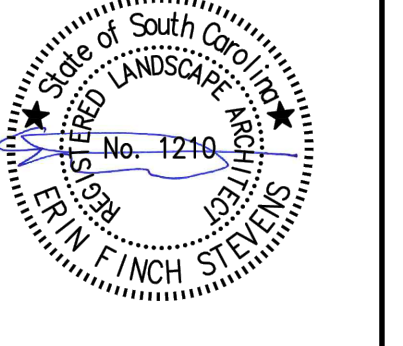
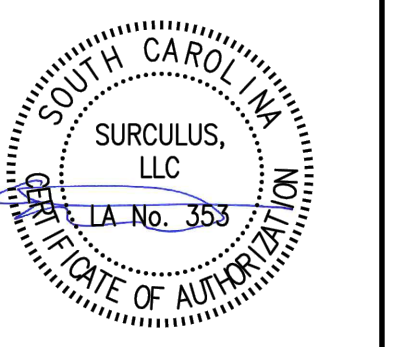
PROJECT:	WEST END AT BEACHWALKER BEACHWALKER DRIVE KIAWAH ISLAND, SOUTH CAROLINA
TITLE:	LAYOUT PLAN
FOR:	KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: EL/RKM

FILE:

DATE: 10/06/2023

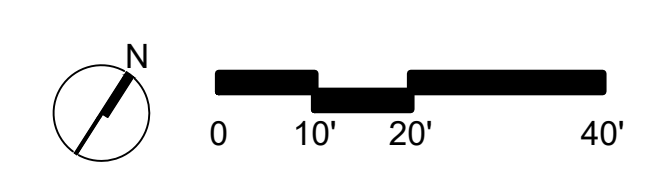


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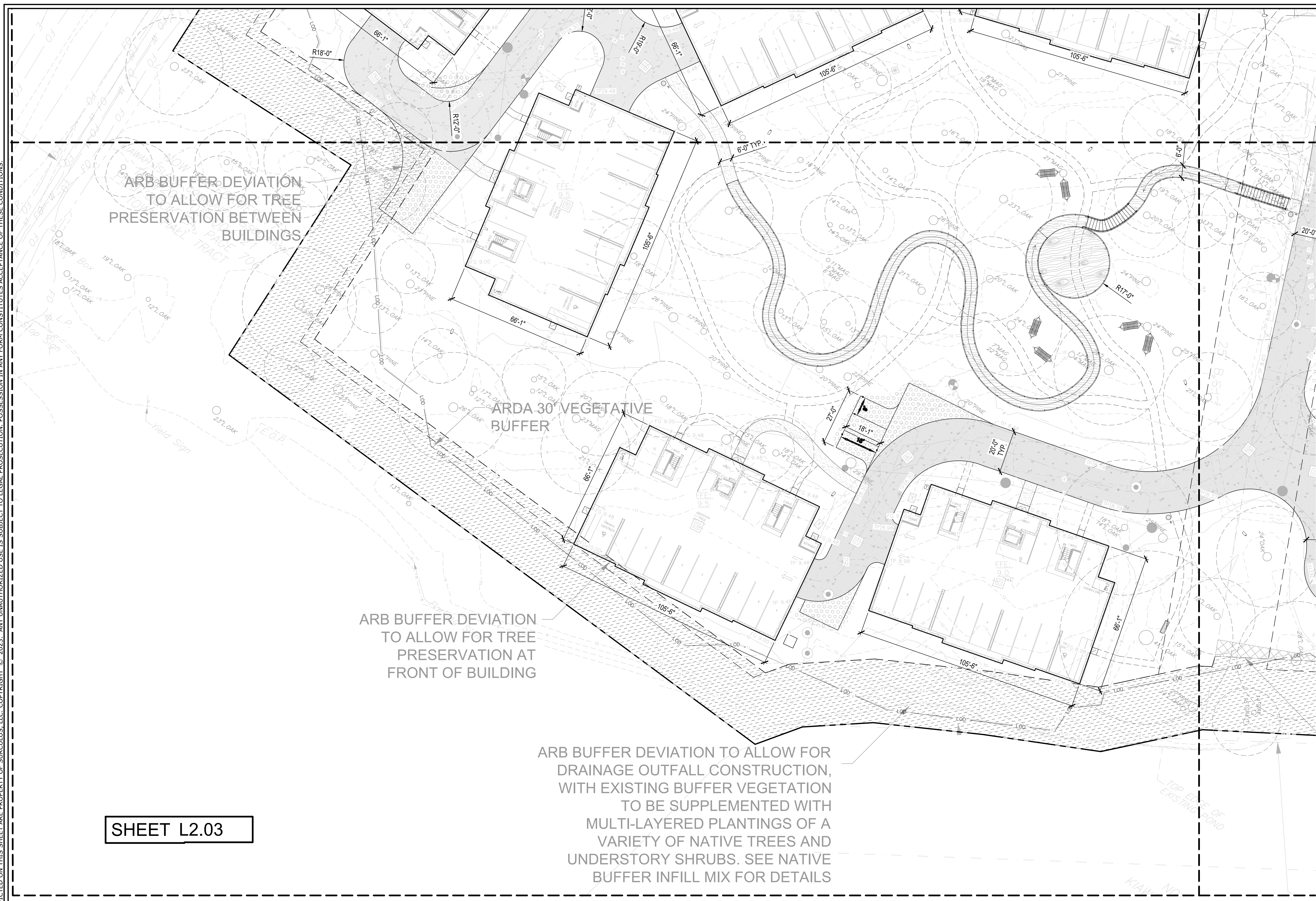
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SHEET NUMBER:

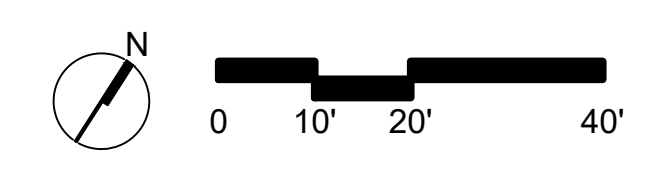
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SHEET L2.03



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REVISIONS:
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PROJECT: **WEST END AT BEACHWALKER**
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: **LAYOUT PLAN**

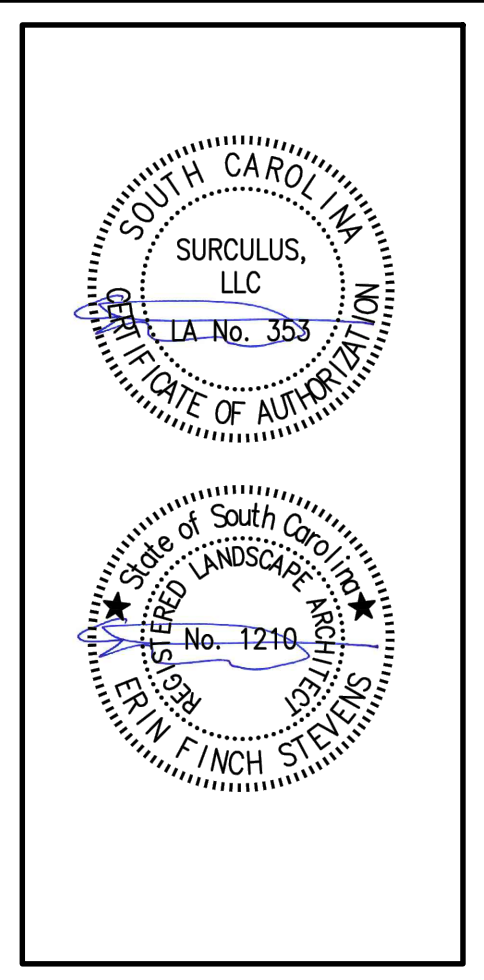
FOR: **KIAWAH RESORT ASSOCIATES, LP**

PERMIT SUBMITTAL

DRAWN BY: EL/RKM

FILE: [Small text]

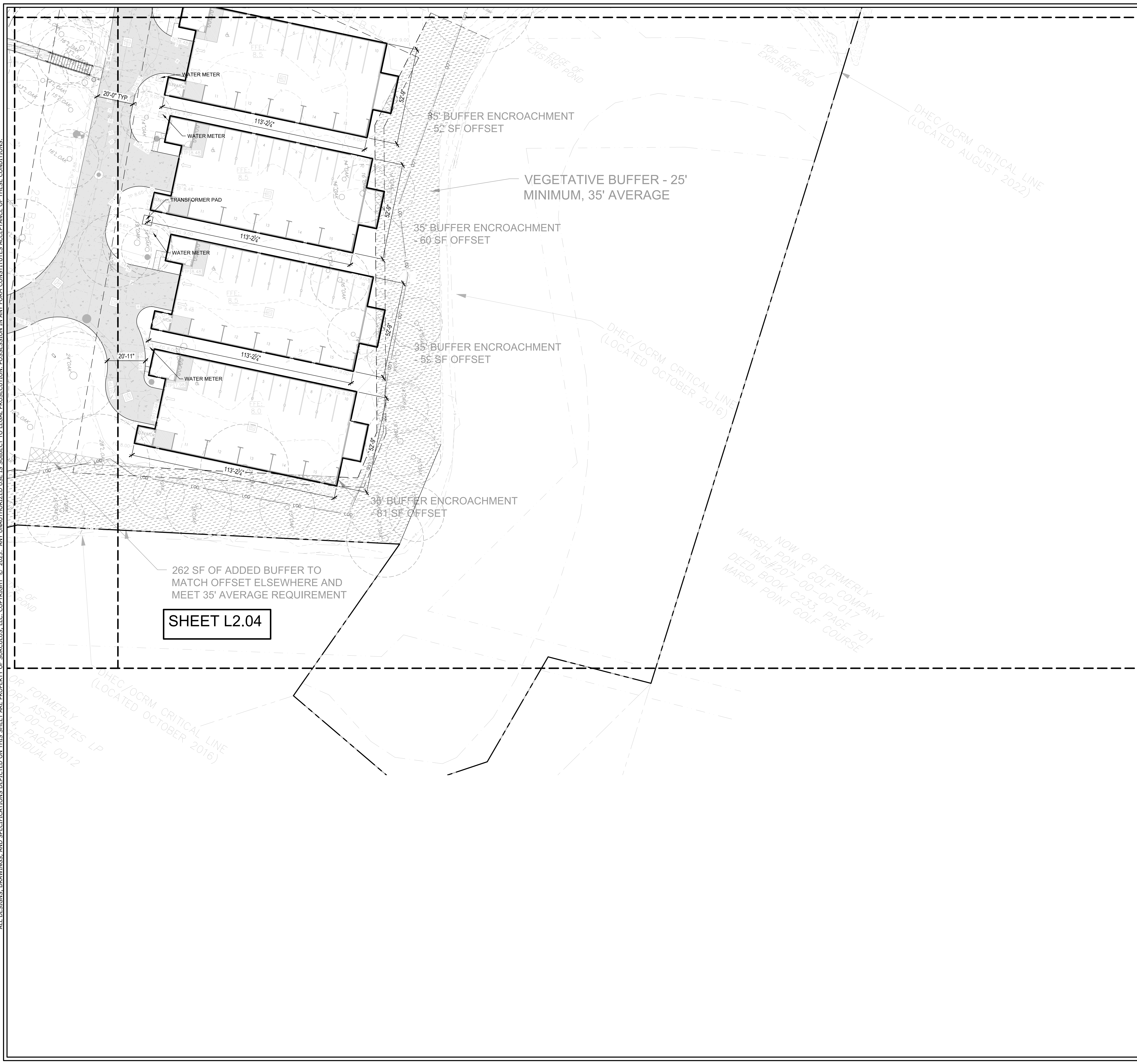
DATE: 10/06/2023



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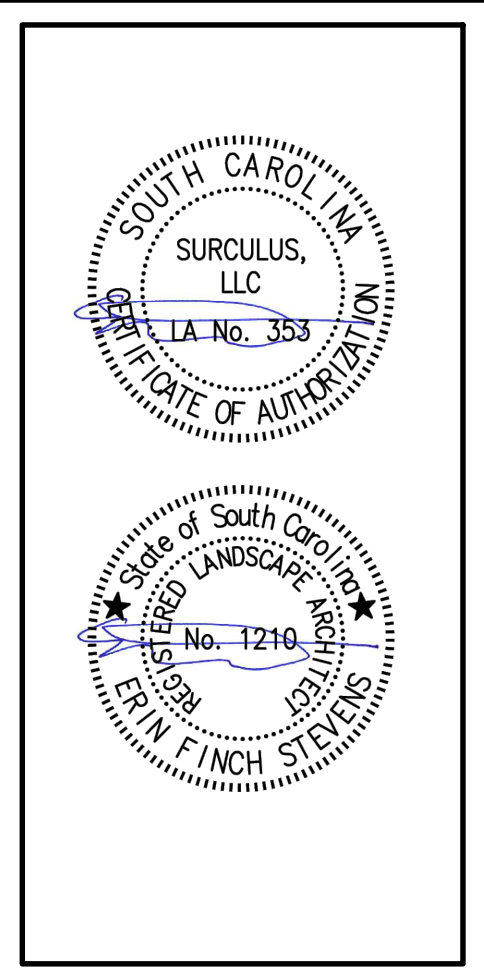
SHEET L2.04

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REVISIONS:
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10/06/2023 - REV 2

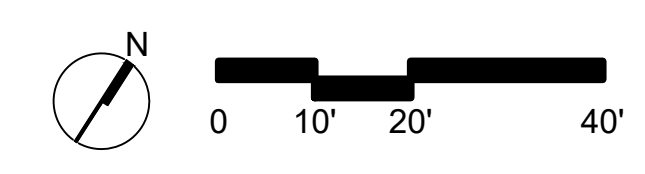
PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA
TITLE: LAYOUT PLAN
FOR: KIAWAH RESORT ASSOCIATES, LP

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FILE:
DATE: 10/06/2023



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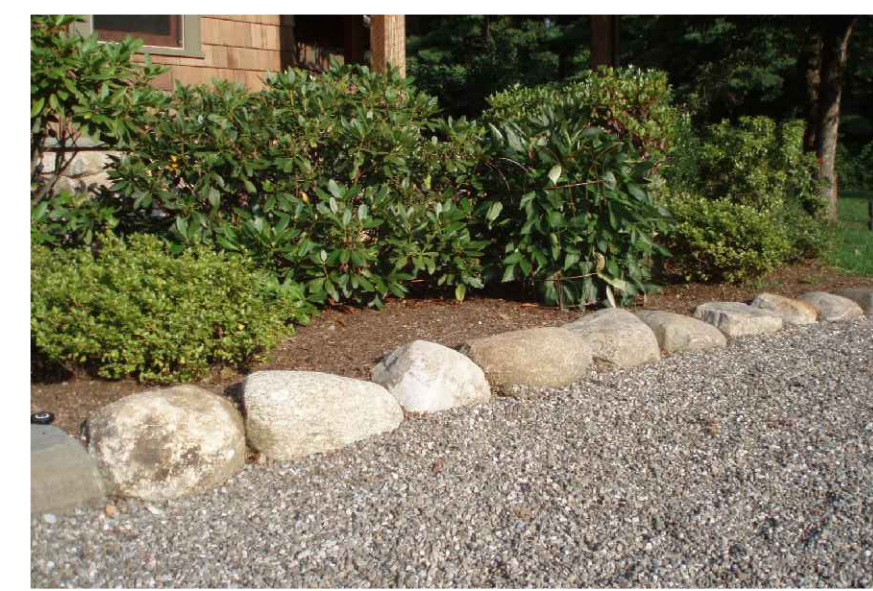
PROJECT: **WEST END AT BEACHWALKER**
 BEACHWALKER DRIVE
 KIAWAH ISLAND, SOUTH CAROLINA

TITLE:
 FOR:
 PERMIT SUBMITTAL

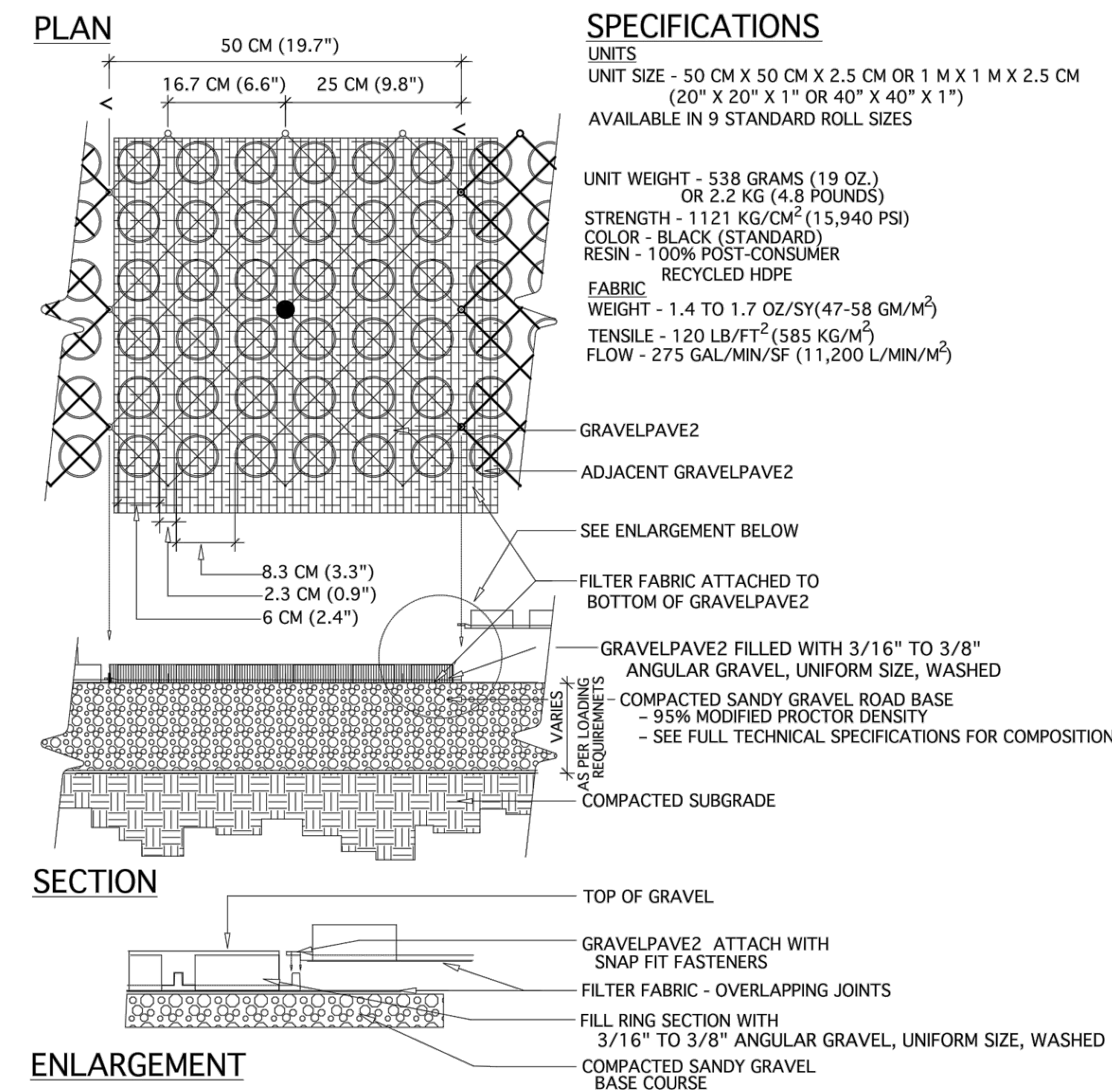
DRAWN BY: EL/RKM
 FILE:
 DATE: 09/20/2023

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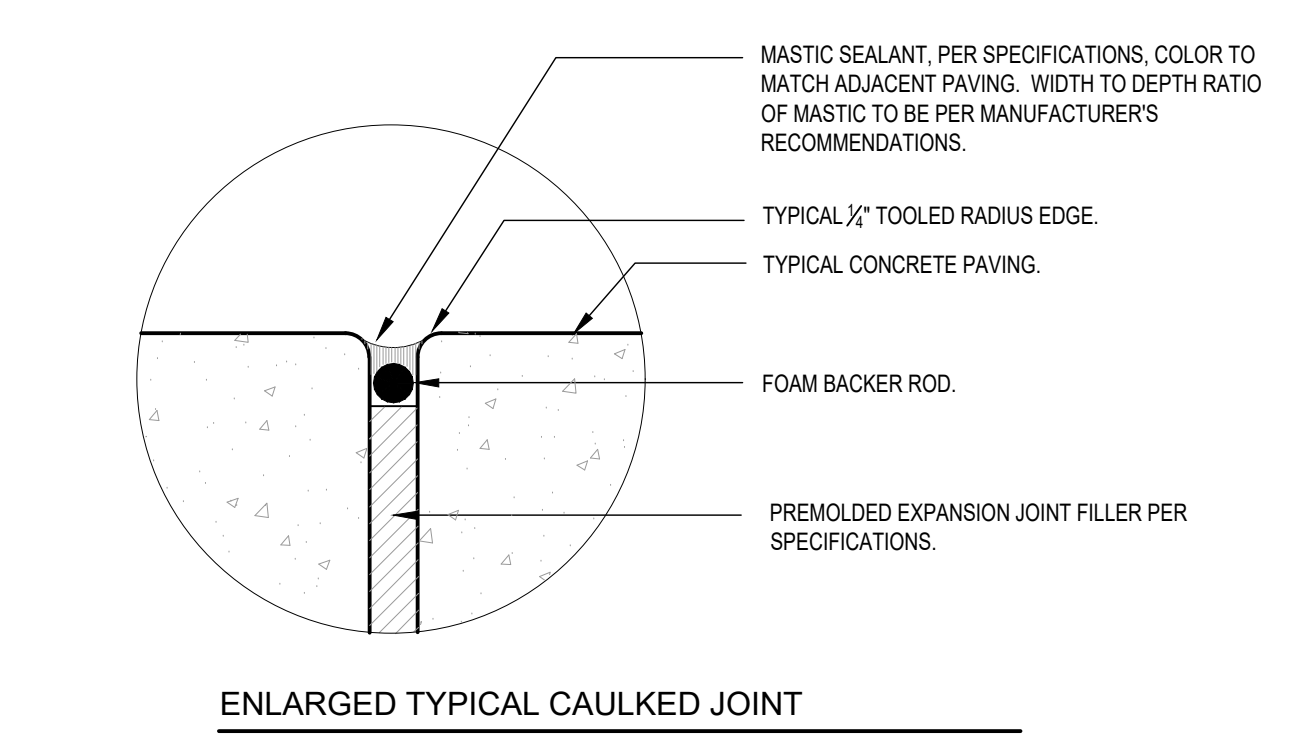
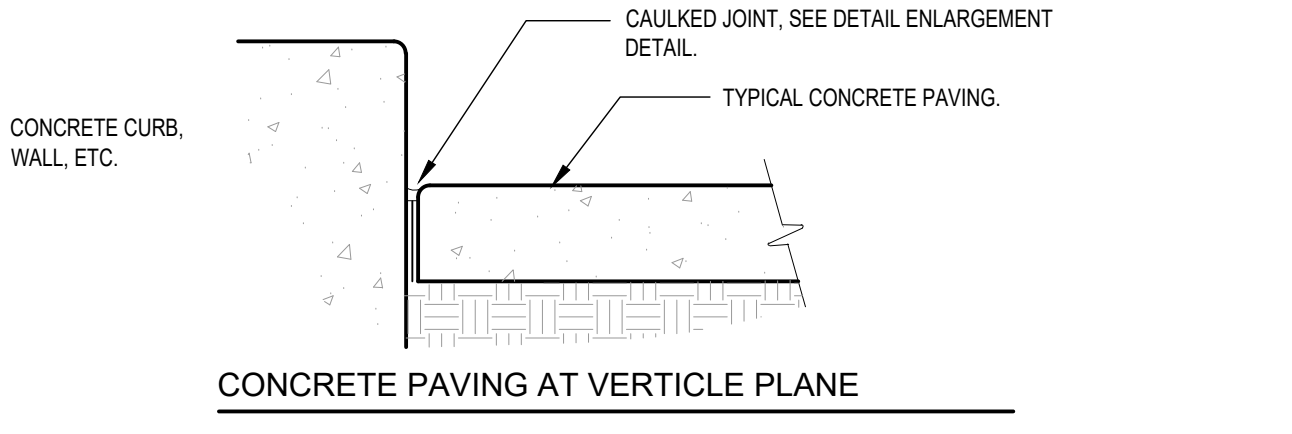
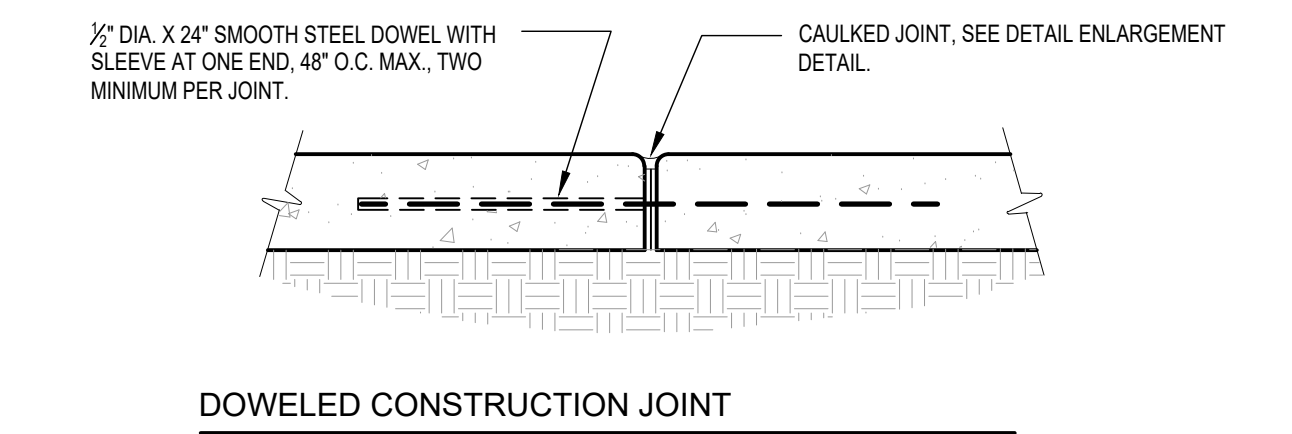
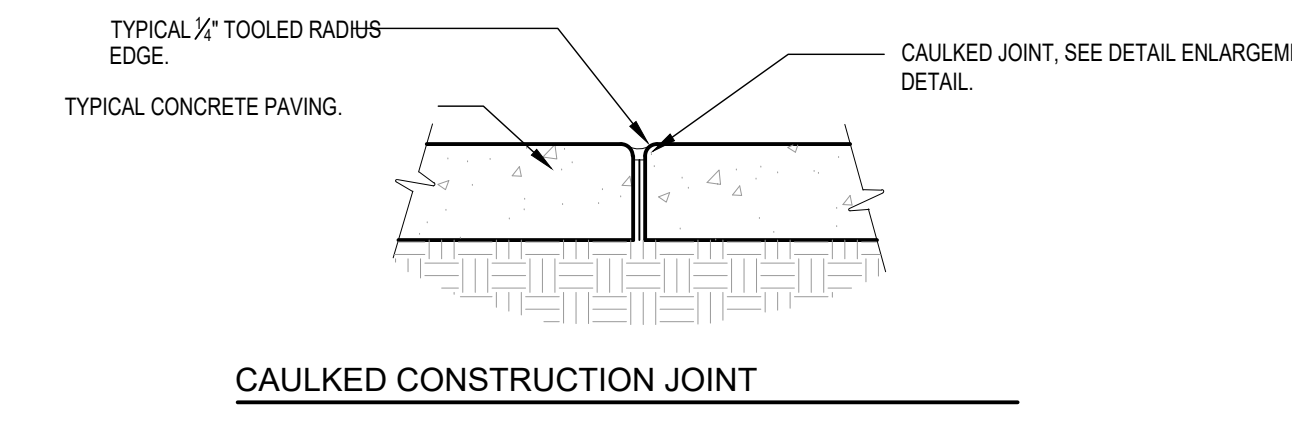
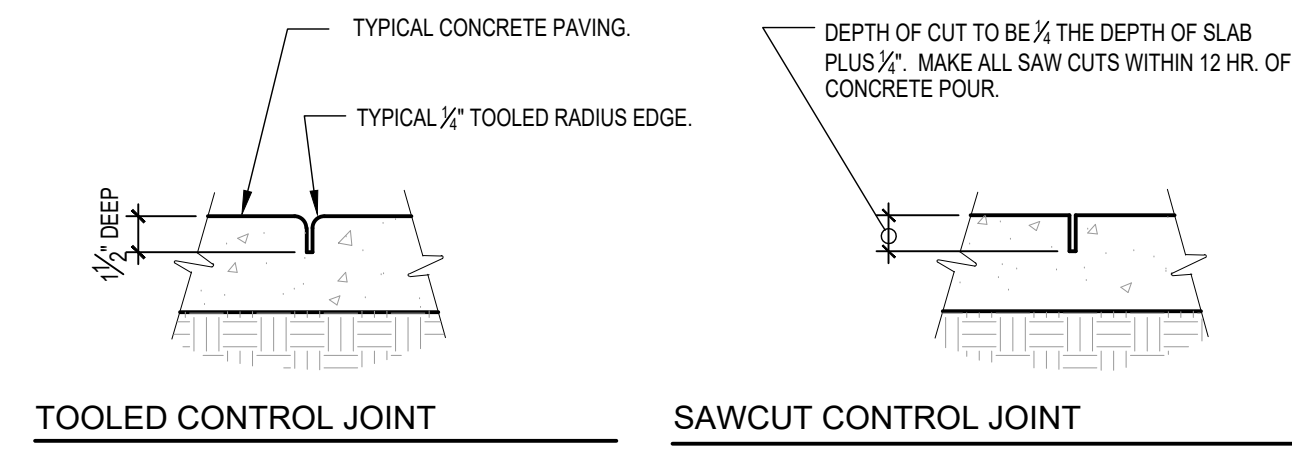
JOB NUMBER:
 SHEET NUMBER:
L3.00



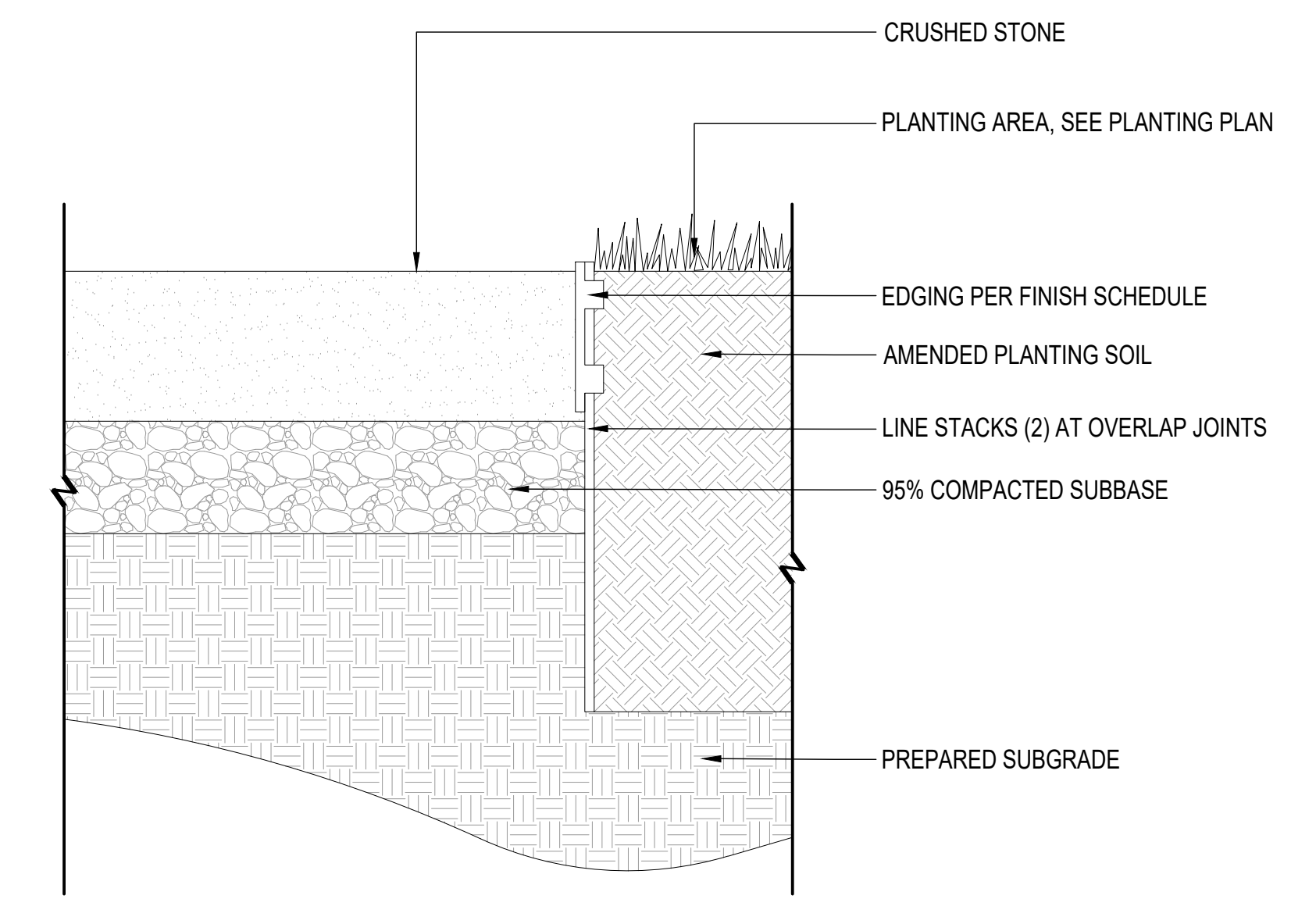
TYPICAL GRAVELPAVE2 DETAIL
 CHOOSE THIS PRODUCT FOR REINFORCING GRAVEL WEARING SURFACES



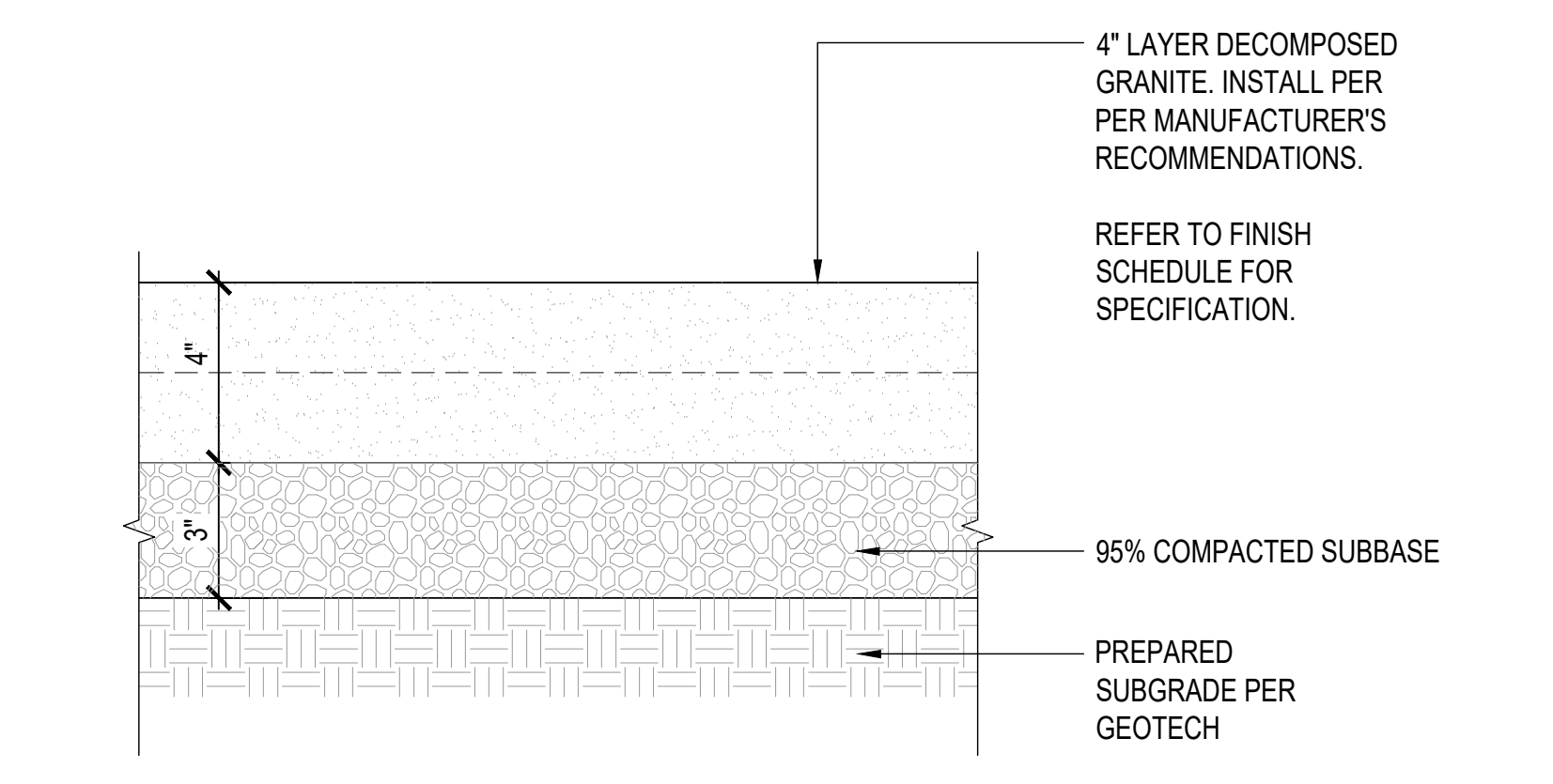
4 GUEST PARKING AND FIRE TRUCK TURNAROUND PAVING
 NO TO SCALE



3 TYPICAL CONCRETE PAVING JOINT DETAILS
 1 1/2" = 1'-0"



2 METAL EDGING
 3" = 1'-0"



1 DECOMPOSED GRANITE
 3" = 1'-0"

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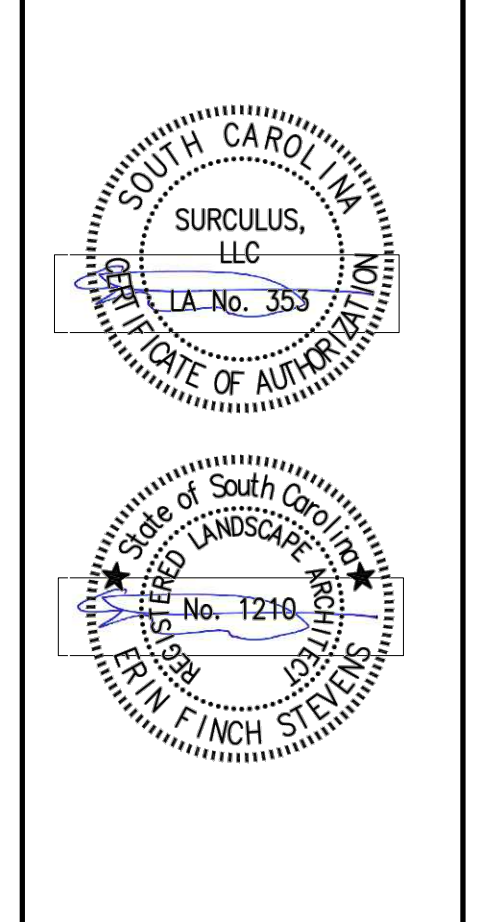
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REVISIONS:
9/27/2023 - REV 1

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA
TITLE:
FOR:

PERMIT SUBMITTAL
DRAWN BY: EL/RKM
FILE:
DATE: 09/20/2023



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JOB NUMBER:
SHEET NUMBER:
L3.01



6 PRECEDENT - PET WASTE BAG DISPENSER
NOT TO SCALE



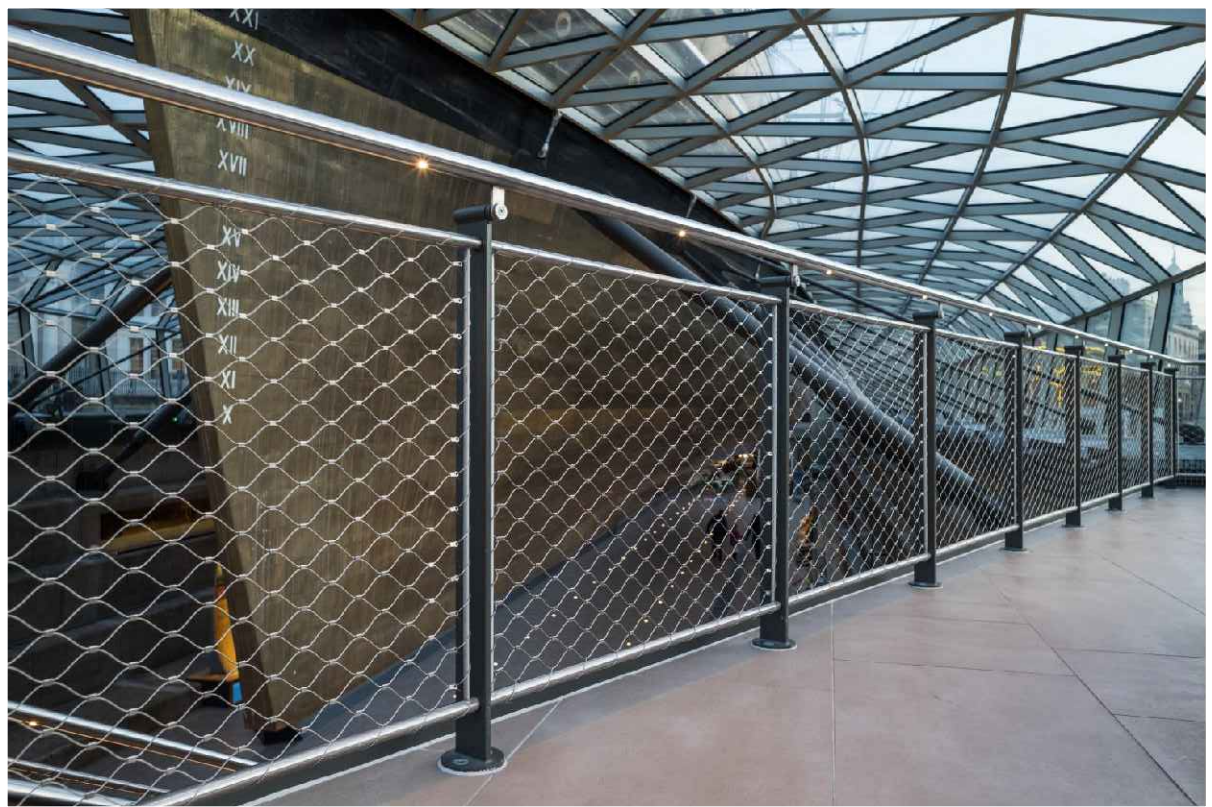
3 PRECEDENT - HAMMOCKS
NOT TO SCALE



8 PRECEDENT - BIRDHOUSE
NOT TO SCALE



5 PRECEDENT - LITTER RECEPTACLE
NOT TO SCALE



2 PRECEDENT - CANOPY WALK RAILING
NOT TO SCALE



7 PRECEDENT - BIKE REPAIR STAND AND PUMP
NOT TO SCALE

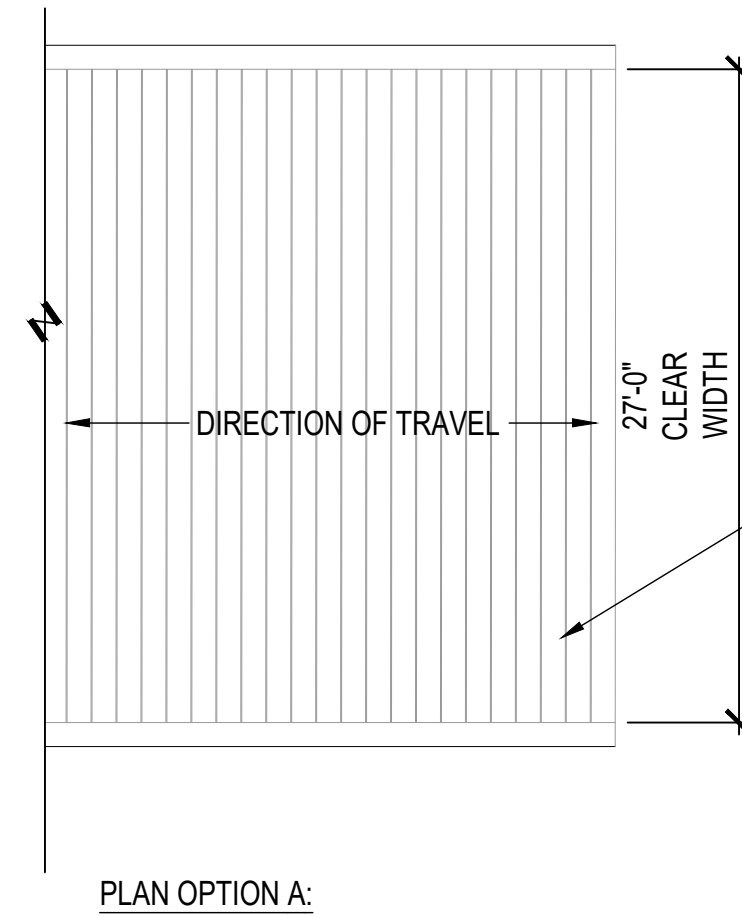


4 PRECEDENT - BENCH
NOT TO SCALE

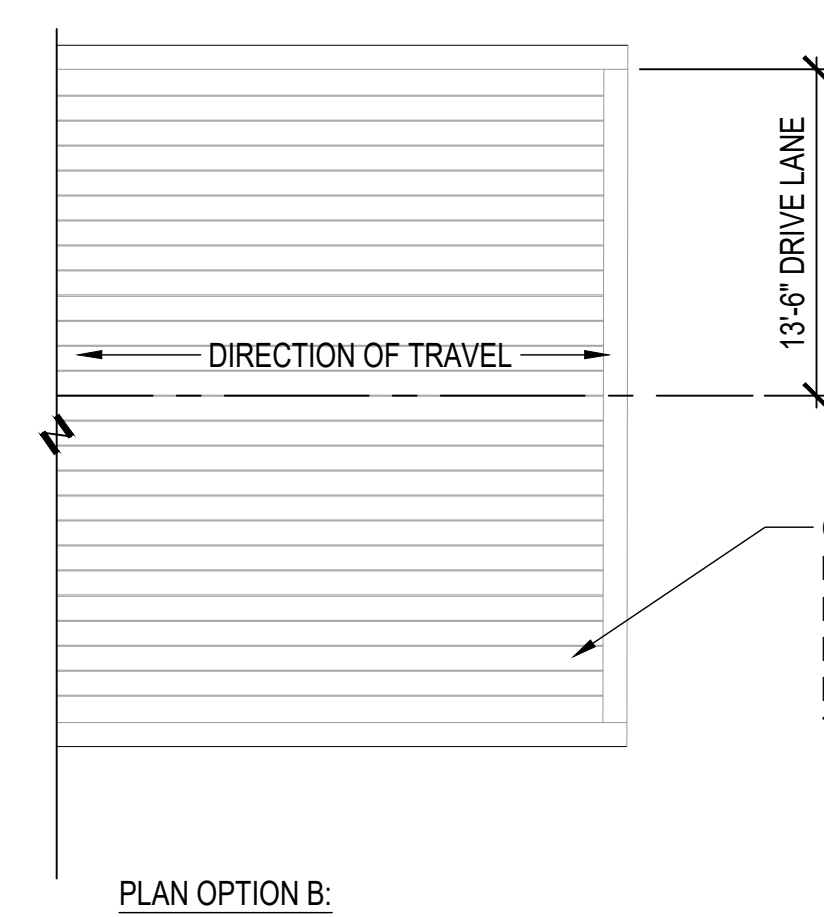


1 PRECEDENT - ELEVATED CANOPY RAMP
NOT TO SCALE

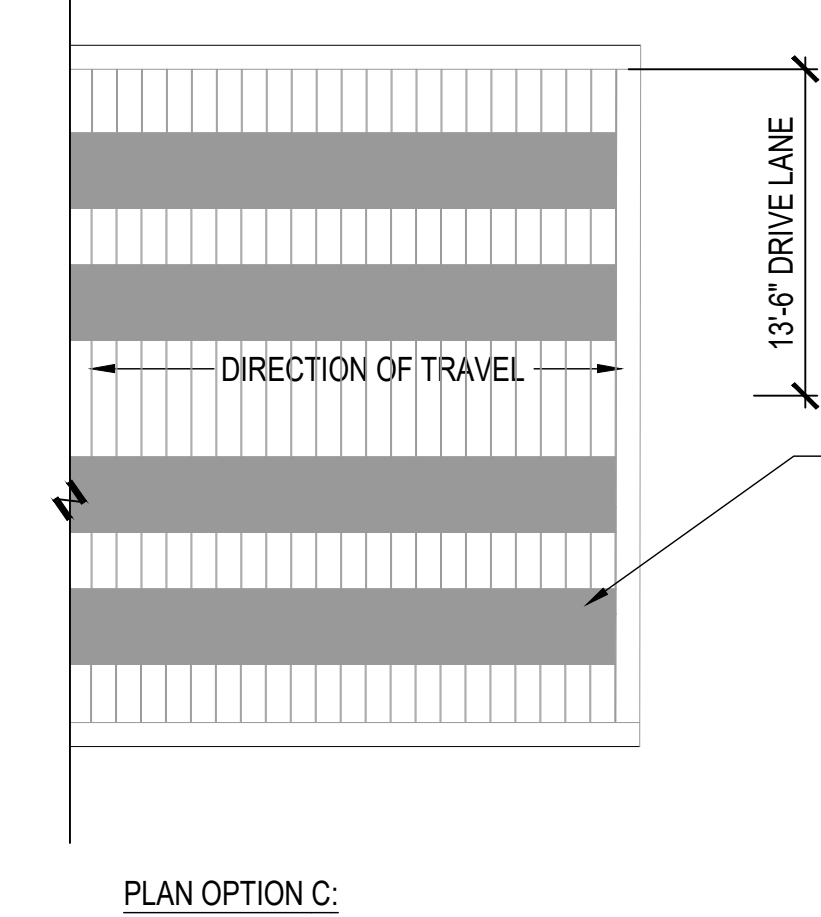
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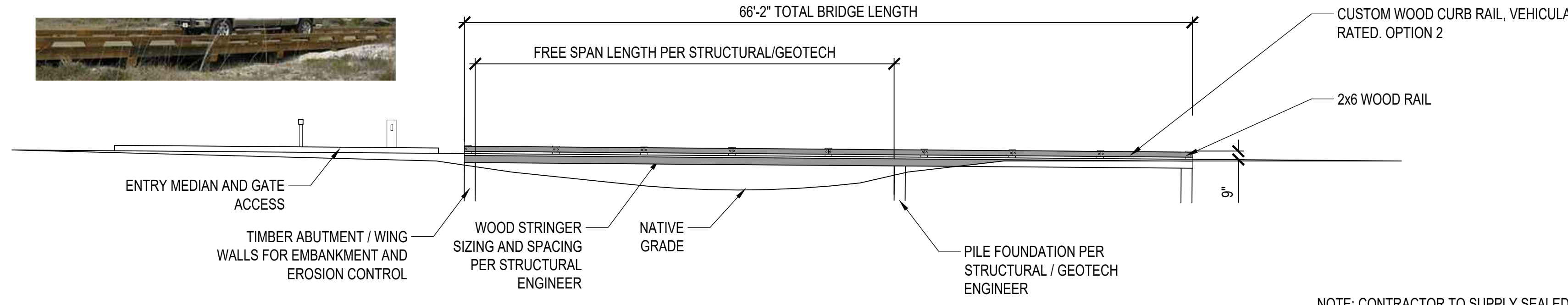
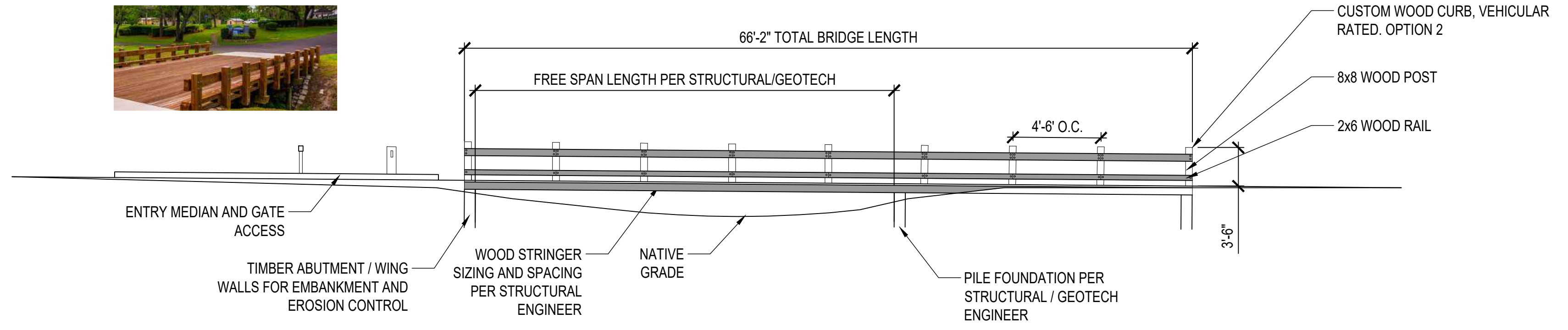
OPTION A: WOOD DECKING RUNNING PERPENDICULAR TO DIRECTION OF TRAVEL



OPTION B: WOOD DECKING RUNNING PARALLEL WITH DIRECTION OF TRAVEL



OPTION C: WEAR/DRIVE TRACKS RUNNING PARALLEL TO DIRECTION OF TRAVEL, REMAINDER OF DECKING RUNNING PERPENDICULAR TO DIRECTION OF TRAVEL



NOTE: CONTRACTOR TO SUPPLY SEALED SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNERSHIP PRIOR TO COMMENCING ANY CONSTRUCTION

3 TIMBER SPAN BRIDGE - VEHICULAR

1/8" = 1'-0"

NOT FOR CONSTRUCTION

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REVISIONS:
 9/27/2023 - REV 1

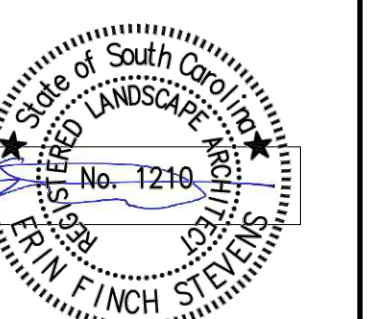
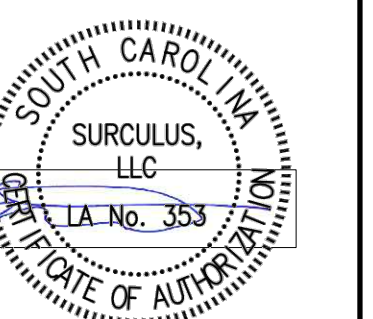
PROJECT: WEST END AT BEACHWALKER
 BEACHWALKER DRIVE
 KIAWAH ISLAND, SOUTH CAROLINA

PERMIT SUBMITTAL

DRAWN BY: EL/RKM

FILE:

DATE: 09/20/2023



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JOB NUMBER:

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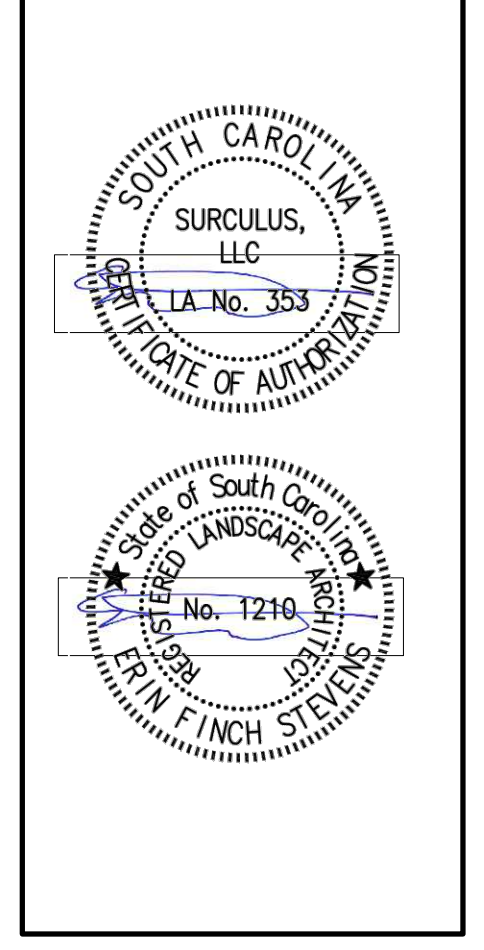
Progress Drawings
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REVISIONS:
 9/27/2023 - REV 1

PROJECT: **WEST END AT BEACHWALKER**
 BEACHWALKER DRIVE
 KIAWAH ISLAND, SOUTH CAROLINA

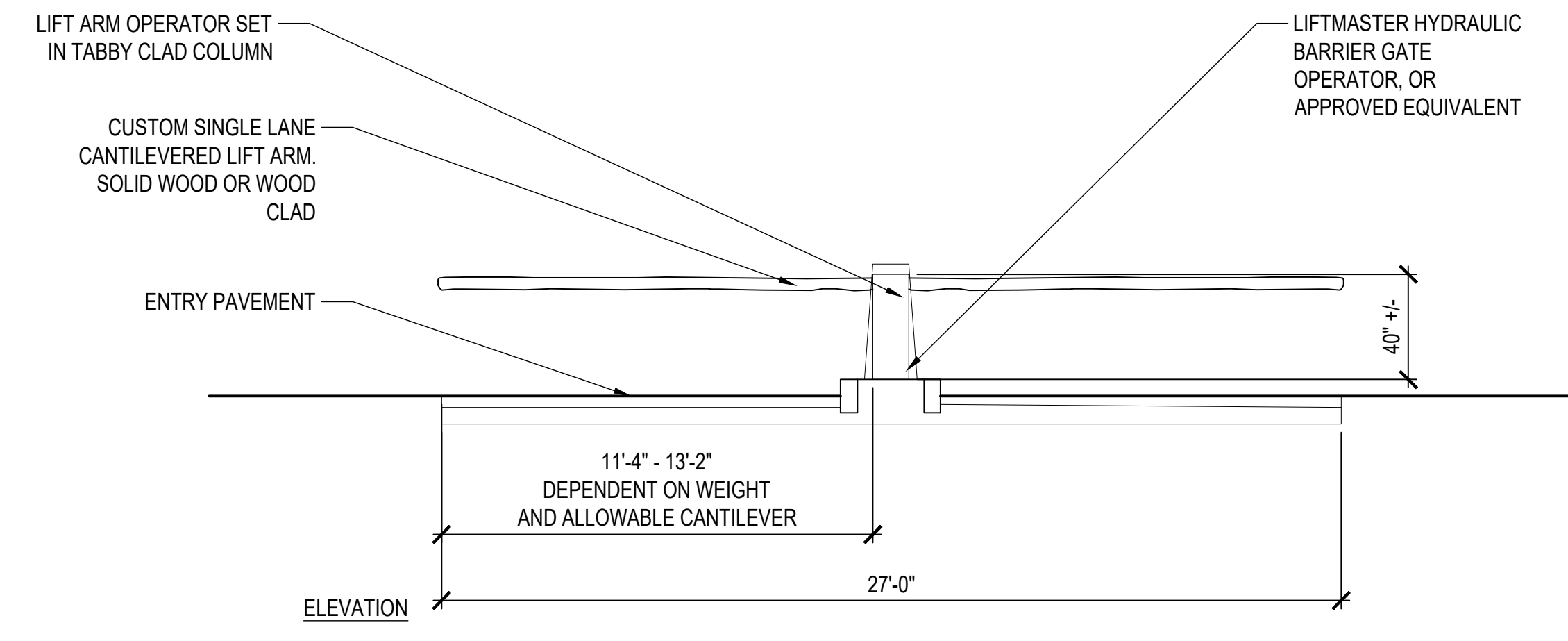
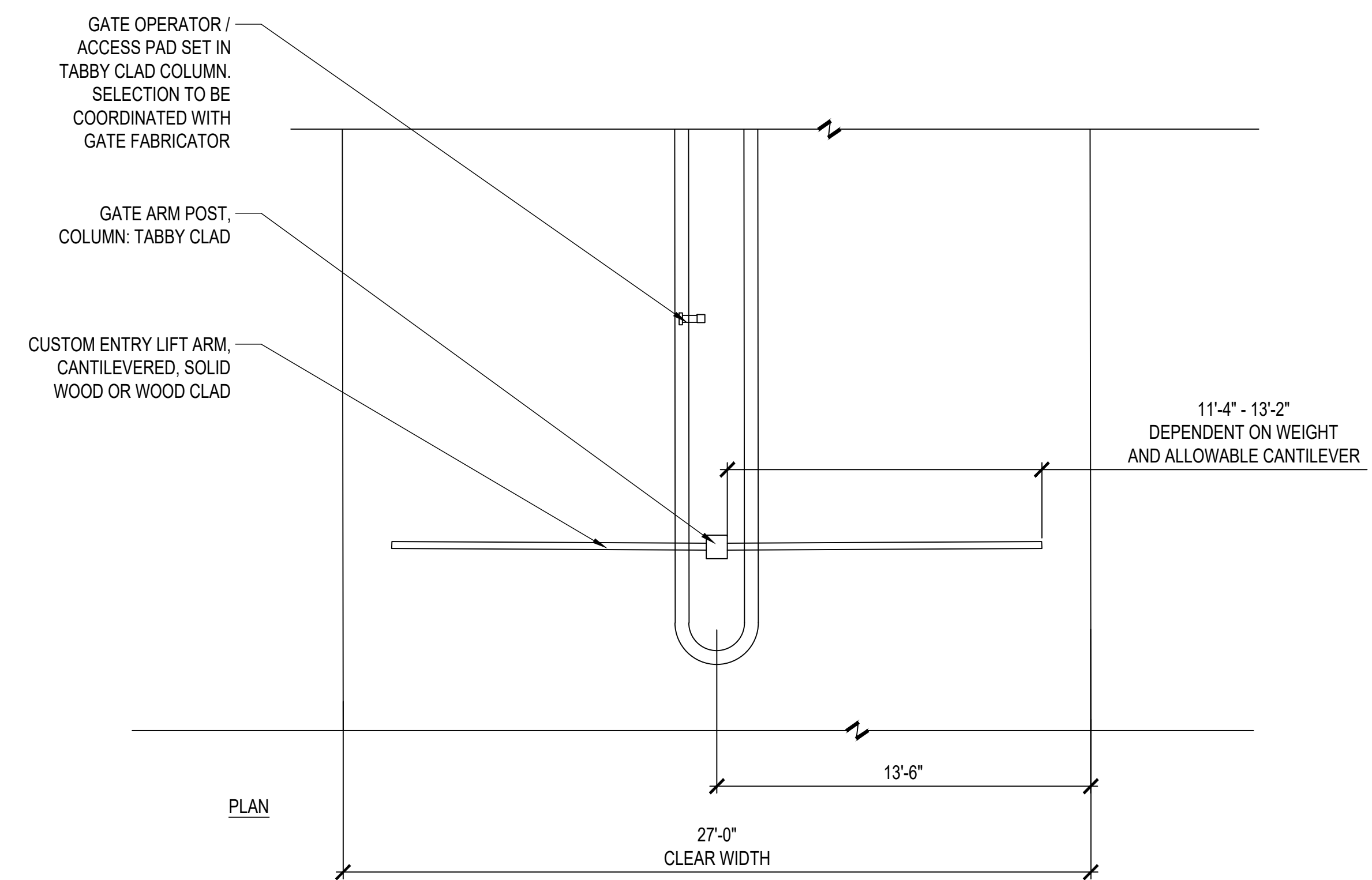
TITLE:
 FOR:

PERMIT SUBMITTAL
 DRAWN BY: EL/RKM
 FILE:
 DATE: 09/20/2023

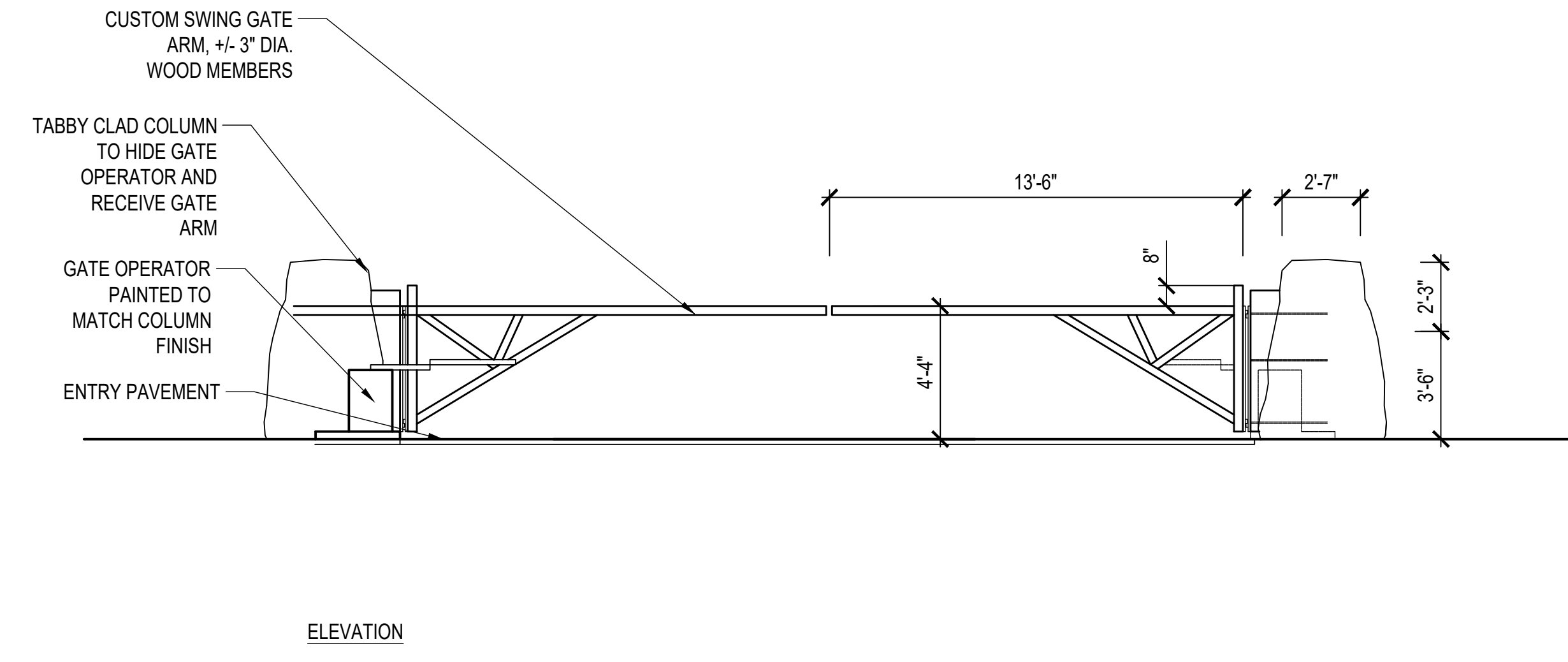
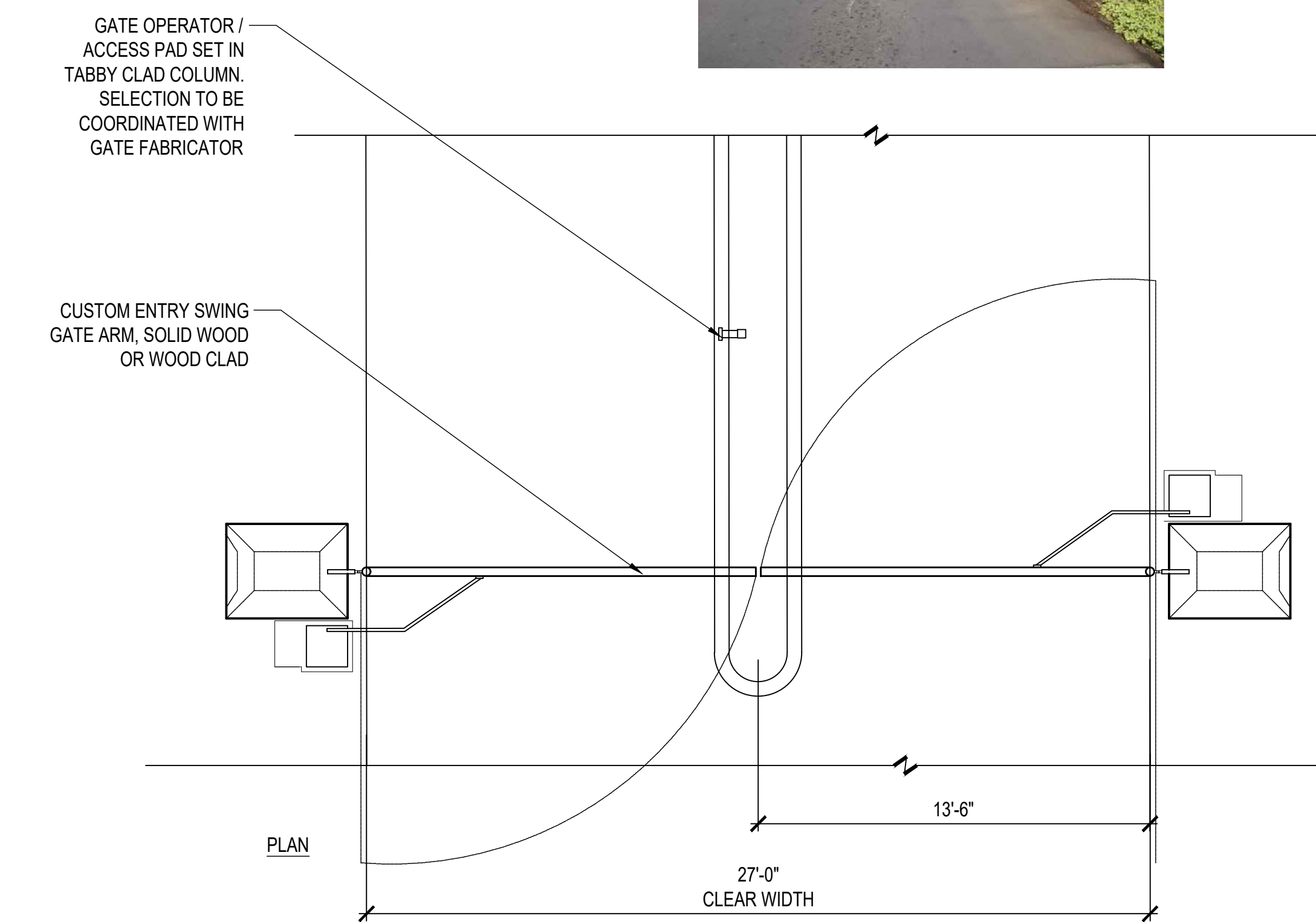


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JOB NUMBER:
 SHEET NUMBER:
L3.03



OPTION 1: CUSTOM LIFT BAR



OPTION 1: CUSTOM SWING BAR

4 ENTRY GATE
 1/4" = 1'-0"

GENERAL NOTES:

- THE LOCATIONS 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 BOTH HORIZONTALLY & VERTICALLY OF ALL EXISTING & PROPOSED UTILITIES BEFORE COMMENCING WORK, AND HE SHALL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITIES THAT ARE DISTURBED AS A RESULT OF THE WORK.
- ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION INSIDE OR OUTSIDE OF THE LIMIT OF WORK SHALL BE REPAIRED, GRADED AND GRASSED. SEE CIVIL DRAWINGS FOR SEEDING SCHEDULE.
- PINESTRAW MULCH SHALL BE APPLIED AT A MINIMUM DEPTH OF 3" TO ALL PLANTING BEDS. TREES PLACED IN GRASSED AREAS (SEED OR SOD) AND OUTSIDE OF THE LIMITS OF DISTURBANCE SHALL RECEIVE A 5' DIAMETER MULCH RING AT A MINIMUM DEPTH OF 3".
- PROVIDE EROSION CONTROL WHERE SLOPES ARE GREATER THAN 3:1 AND WHERE EROSION KEEPS RE-OCCURRING.
- ALL TREE, SHRUB, AND GROUNDCOVER MATERIAL SHALL BE PLANTED WITHIN 24 HOURS OF DELIVERY.
- ANY PLANTS LOCATED IN DIRECT SUN SHALL BE NURSERY SUN GROWN.
- ALL PLANT MATERIAL TO MEET OR EXCEED AAN STANDARDS.
- ALL TREES TO BE PLANTED FOLLOWING ACCEPTED HORTICULTURAL PRACTICES. PLANTING HOLES TO BE BACKFILLED WITH 1/3 COMPOST. DO NOT APPLY FERTILIZER AT PLANTING.
- ALL SHRUBS, GRASSES AND GROUNDCOVERS TO BE SURFACE FERTILIZED WITH OSMOCOTE SLOW-RELEASE FERTILIZER ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE WORK.
- FINAL CLEANUP OF SITE AS A RESULT OF LANDSCAPE OPERATIONS AND ALL FINE GRADING SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE.
- ALL PLANT MATERIAL, IRRIGATION, AND WORKMANSHIP TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- CONTRACTOR TO MAINTAIN ALL PLANTBEDS, IRRIGATION, AND PLANT LIFE UNTIL FINAL ACCEPTANCE OF LANDSCAPE. WARRANTY PERIOD OF ONE YEAR FOR PLANT MATERIALS BEGINS WHEN COMPLETION OF ALL PUNCH LIST ITEMS AND FINAL ACCEPTANCE OF LANDSCAPE HAVE BEEN APPROVED.
- CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- STAKING ONLY REQUIRED AS DEEMED NECESSARY BY THE LANDSCAPE CONTRACTOR.
- THERE SHALL BE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO COUNTY, STATE, AND FEDERAL REQUIREMENTS.

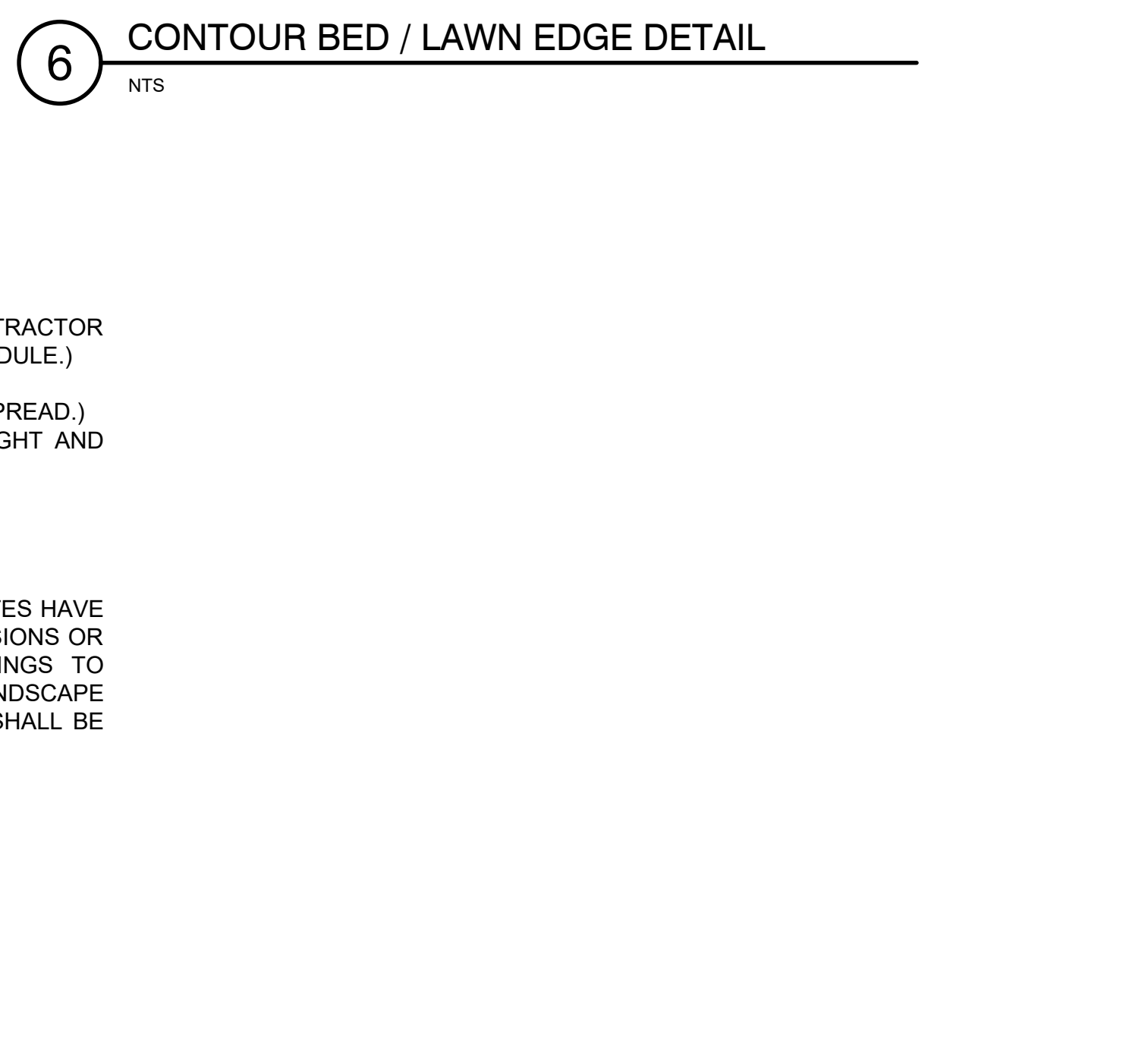
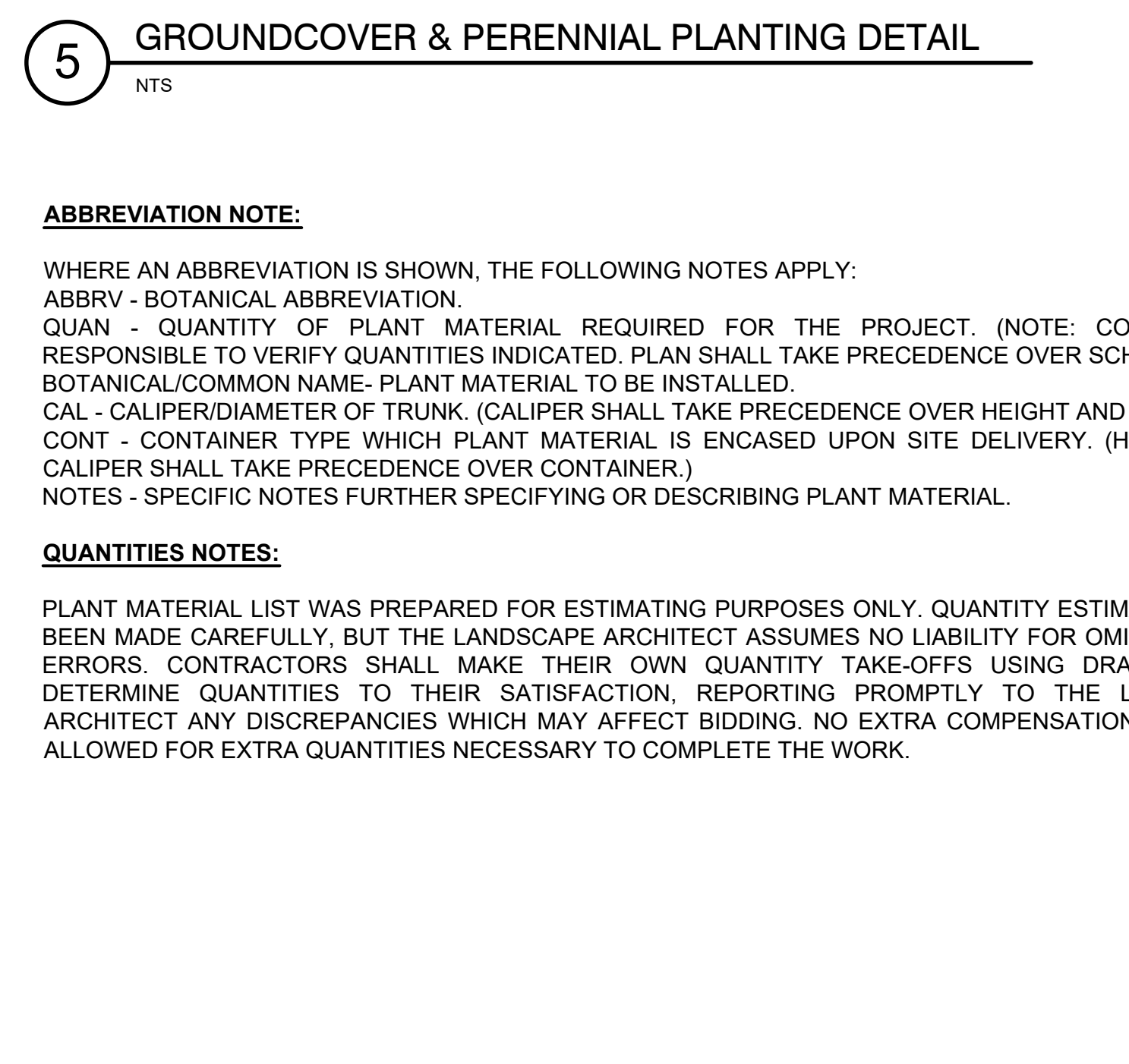
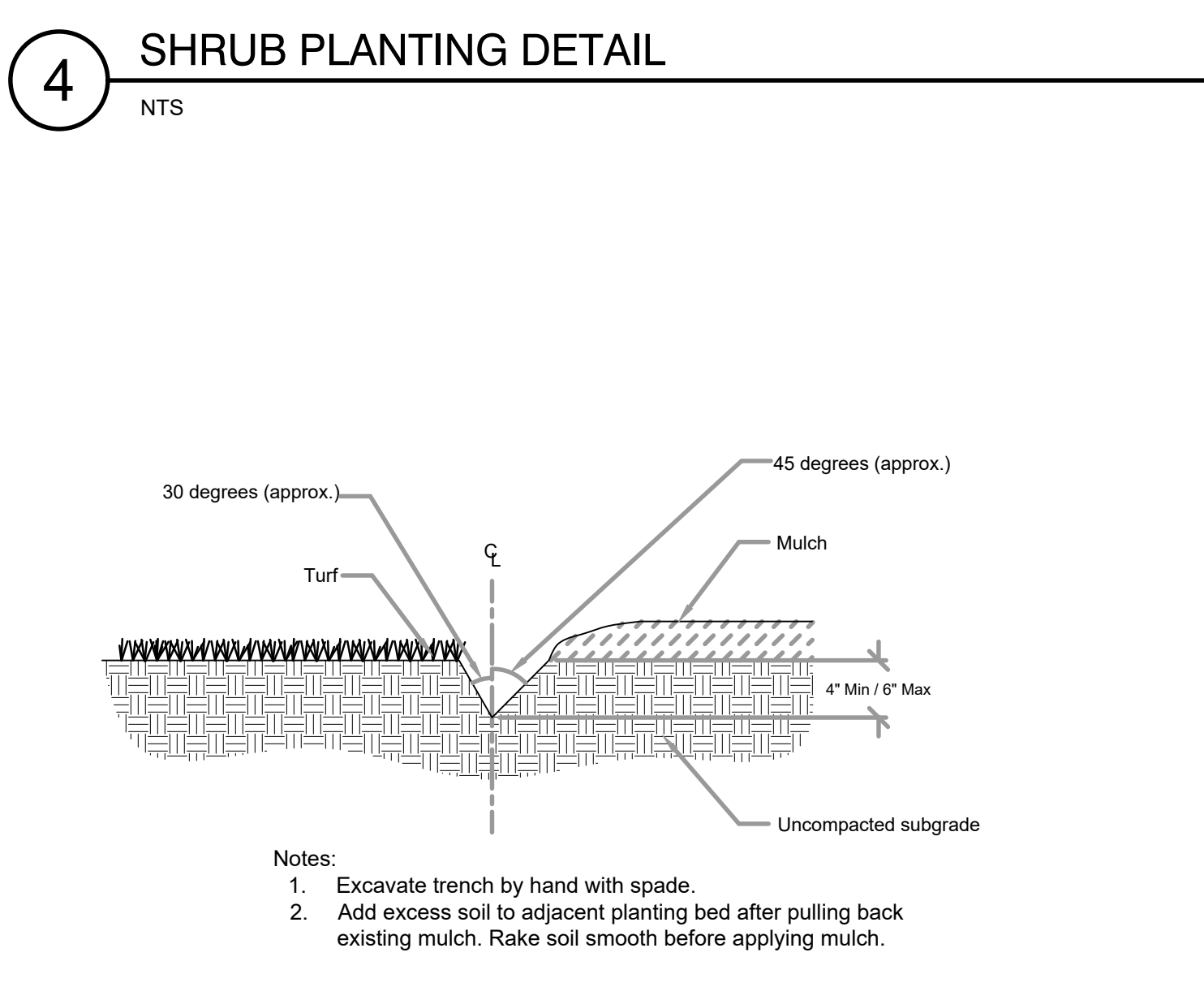
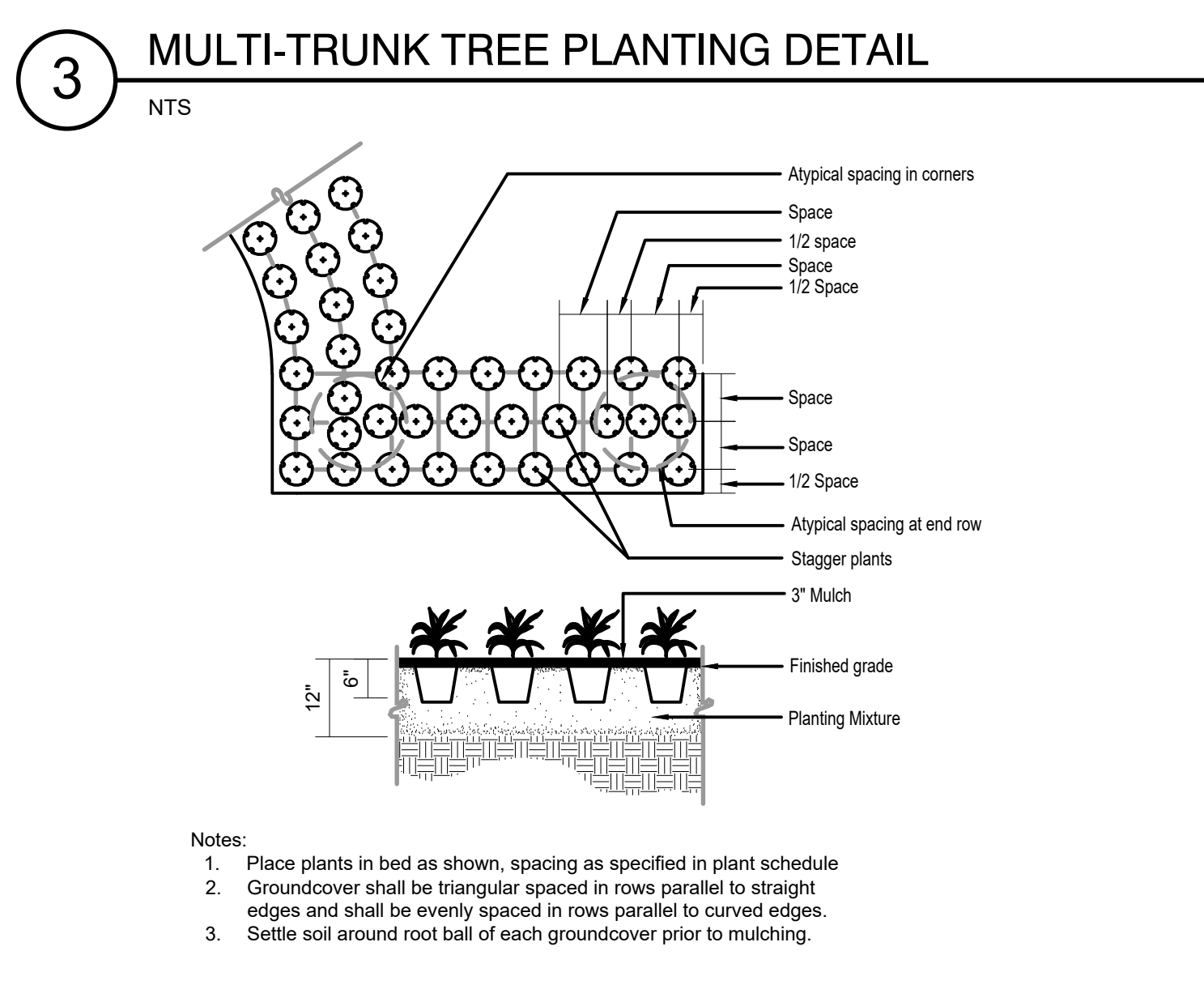
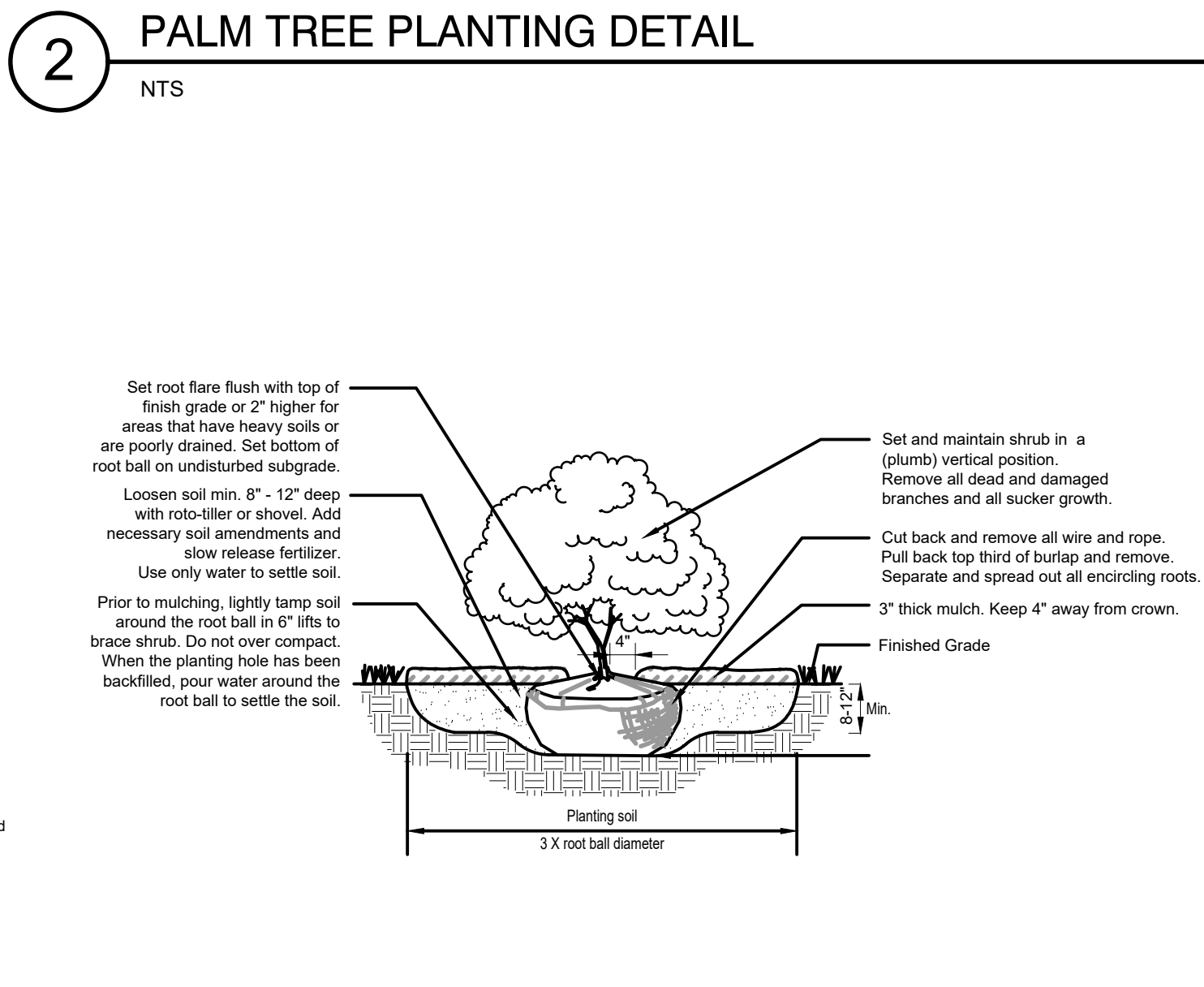
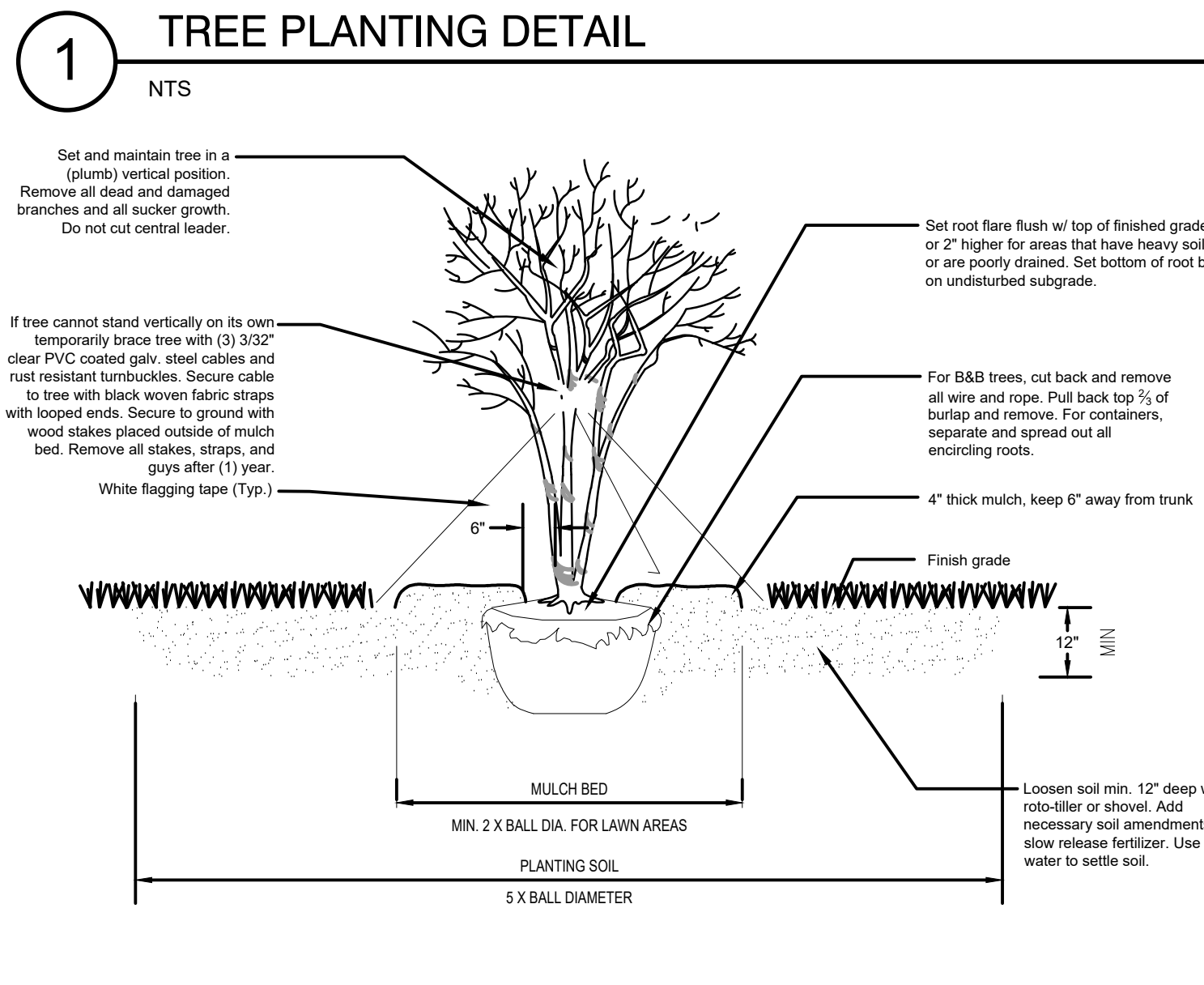
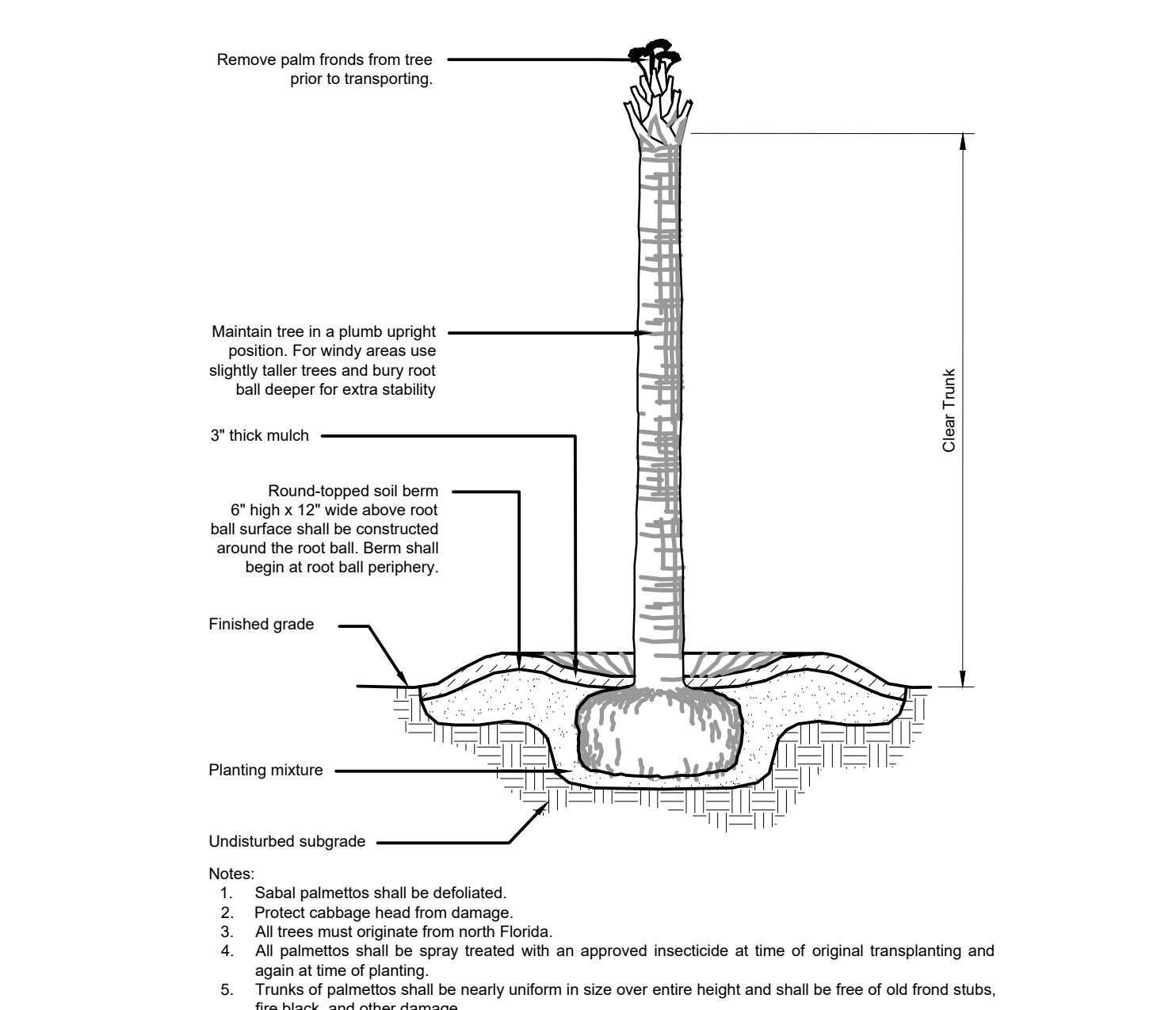
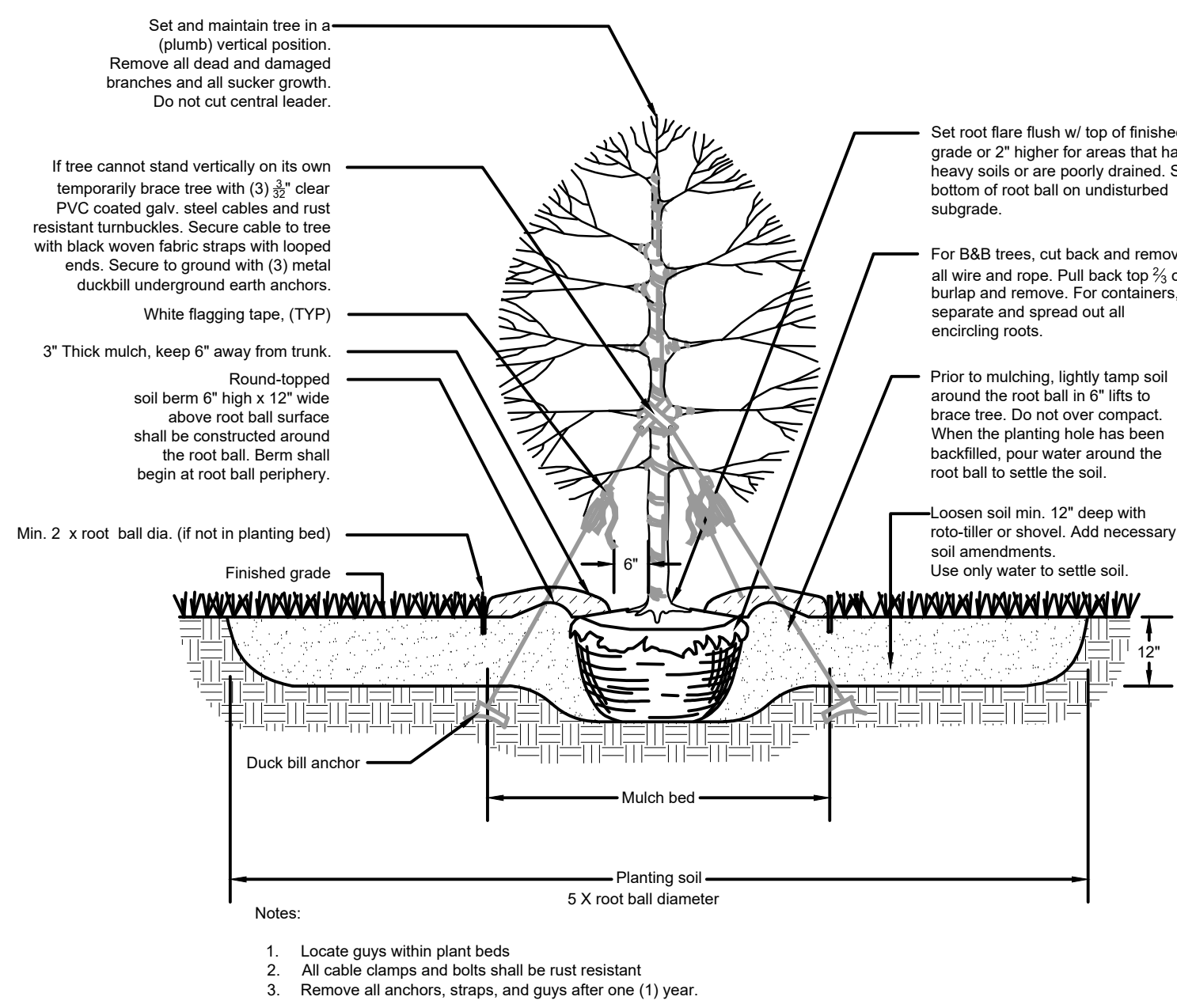
IRRIGATION NOTES:

NOTE: PRIOR TO DESIGNING IRRIGATION SYSTEM, LANDSCAPE CONTRACTOR SHALL CONFIRM WITH OWNER HOW THE IRRIGATION SYSTEM WILL BE MAINTAINED AND IF IT SHOULD BE DESIGNED WITH FUTURE CAPACITY. SEPARATE METERS MAY BE REQUIRED BY PHASE AS PER OWNER'S INSTRUCTION.

ALL

PLANTS LOCATED WITHIN NEWLY PLANTED AREAS TO RECEIVE IRRIGATION. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE DESIGN, MATERIALS AND LABOR TO INSTALL AN IRRIGATION SYSTEM MEETING THE FOLLOWING REQUIREMENTS:

- CONTRACTOR SHALL TIE THE PROPOSED IRRIGATION MAIN LINE INTO THE PROPOSED DOMESTIC WATER SYSTEM. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO ENSURE PROPER INSTALLATION OF ALL NECESSARY CONDUITS, METERS, AND OTHER NECESSARY ELEMENTS.
- THE IRRIGATION SYSTEM SHALL BE CONTROLLED BY AN AUTOMATED IRRIGATION CONTROLLER THAT OPERATES SOLENOID VALVES. THE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR TO PROVIDE POWER TO THE CONTROLLER. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE COST TO PROVIDE POWER TO THE CONTROLLER LOCATION AND PROVIDE AND INSTALL THE CONTROLLER.
- CONTROLLER SHALL BE RAINBIRD ESP-LX16 STATION OUTDOOR CONTROLLER. IT SHALL BE MOUNTED IN A MANNER ACCEPTABLE TO PROJECT OWNER.
- IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40 PVC PIPE. MINIMUM MAINLINE SIZE SHALL BE 2 1/2" AND MINIMUM LATERAL SIZE SHALL BE 3/4".
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION PLAN FOR APPROVAL PRIOR TO INSTALLATION. THE SYSTEM SHALL FULLY FUNCTION TO PROVIDE UNIFORM COVERAGE TO THE SATISFACTION OF THE OWNER. FLOW VELOCITY IN ALL PIPES SHALL BE KEPT UNDER 5 FPS AND MAINLINE PRESSURE SHALL BE ADJUSTED TO BE BETWEEN 30 PSI AND 50 PSI. ADJUSTMENT AT EACH VALVE SHALL BE MADE SO THAT PRESSURE IS DELIVERED TO THE SPRAY HEADS AT THE MANUFACTURER'S RECOMMENDED OPERATING PRESSURE.
- THE CONTRACTOR SHALL INITIALLY SET THE PROGRAM TIMES IN A MANNER TO BE AGREED UPON BY THE CONTRACTOR AND OWNER. CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENTS TO WATERING TIMES THEREAFTER UNTIL TURNING THE PROJECT OVER TO THE OWNER AT FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF "AS-BUILT" PLANS AFTER IRRIGATION SYSTEM INSTALLATION.
- THE CONTRACTOR SHALL WARRANT THE IRRIGATION SYSTEM FOR A PERIOD OF ONE (1) YEAR AFTER FINAL COMPLETION AGAINST POOR WORKMANSHIP AND PRODUCT DEFECTS.
- ALL WORK SHALL BE IN COMPLIANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS AND GUIDELINES.



ABBREVIATION NOTE:

WHERE AN ABBREVIATION IS SHOWN, THE FOLLOWING NOTES APPLY:
 ABBRY - BOTANICAL ABBREVIATION.
 QUAN - QUANTITY OF PLANT MATERIAL REQUIRED FOR THE PROJECT. (NOTE: CONTRACTOR RESPONSIBLE TO VERIFY QUANTITIES INDICATED. PLAN SHALL TAKE PRECEDENCE OVER SCHEDULE.)
 BOTANICAL/COMMON NAME- PLANT MATERIAL TO BE INSTALLED.
 CAL - CALIPER/DIAMETER OF TRUNK. CALIPER SHALL TAKE PRECEDENCE OVER HEIGHT AND SPREAD.)
 CONT - CONTAINER TYPE WHICH PLANT MATERIAL IS ENCASED UPON SITE DELIVERY. (HEIGHT AND CALIPER SHALL TAKE PRECEDENCE OVER CONTAINER.)
 NOTES - SPECIFIC NOTES FURTHER SPECIFYING OR DESCRIBING PLANT MATERIAL.

QUANTITIES NOTES:

PLANT MATERIAL LIST WAS PREPARED FOR ESTIMATING PURPOSES ONLY. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. CONTRACTORS SHALL MAKE THEIR OWN QUANTITY TAKE-OFFS USING DRAWINGS TO DETERMINE QUANTITIES TO THEIR SATISFACTION. REPORTING PROMPTLY TO THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY AFFECT BIDDING. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.

CONCEPT PLANT SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY
(V)	UNDERSTORY TREE Aesculus pavia / Red Buckeye Ilex cassine / Dahoon Holly Ilex cassine / Dahoon Holly Ilex opaca / American Holly Magnolia virginiana 'Green Shadow' / Green Shadow Sweetbay Magnolia Magnolia virginiana 'Jim Wilson' / Moonjlow® Sweetbay Magnolia	75
(O)	LARGE TREE Juniperus virginiana 'Brodie' / Brodie Eastern Redcedar Juniperus virginiana 'Burkii' / Burk Eastern Redcedar Juniperus virginiana 'Canaertii' / Canaerti Eastern Redcedar Magnolia grandiflora 'Brackens Brown Beauty' / Brackens Beauty Southern Magnolia Magnolia grandiflora 'Hasse' / Hasse Southern Magnolia Magnolia virginiana Magnolia virginiana 'Green Shadow' / Green Shadow Sweetbay Magnolia Magnolia virginiana 'Jim Wilson' / Moonjlow® Sweetbay Magnolia	12
(*)	TALL PALMS Sabal palmetto (Booted) / Cabbage Palmetto Sabal palmetto (Booted) / Cabbage Palmetto Sabal palmetto (Unbooted) / Cabbage Palmetto Sabal palmetto (Unbooted) / Cabbage Palmetto Sabal palmetto (Unbooted) / Cabbage Palmetto	33
(*)	UNDERSTORY PALMS (6' HT MIN) Rhapidophyllum hystrix / Needle Palm Rhapidophyllum hystrix / Needle Palm Sabal minor / Dwarf Palmetto Sabal minor / Dwarf Palmetto Sabal serulata / Saw Palmetto Sabal serulata / Saw Palmetto	103
(+)	SCREENING SHRUBS Ilex vomitoria / Yaupon Holly Ilex vomitoria / Yaupon Holly Ilicium floridanum / Florida Anise Ilicium floridanum / Florida Anise Ilicium parviflorum / Anise Tree Ilicium parviflorum / Anise Tree Myrica cerifera / Wax Myrtle Myrica cerifera / Wax Myrtle Myrica cerifera 'Nana' / Dwarf Southern Wax Myrtle Sabal minor / Dwarf Palmetto	43
(*)	SMALL ORNAMENTAL SHRUBS Calliandra americana / American Beautyberry Calycanthus floridus / Sweetshrub Cephalanthus occidentalis / Buttonbush Erythrina arborea / Coralbean Hibiscus grandiflorus / Swamp Rosemallow Ilex vomitoria / Yaupon Holly Ilicium floridanum / Florida Anise Ilicium parviflorum / Anise Tree Ilicium parviflorum / Anise Tree Leucothoe axillaris / Coastal Leucothoe Malvaceae arboreus / Giant Turk's Cap Myrica cerifera / Wax Myrtle Myrica cerifera / Wax Myrtle Myrica cerifera 'Nana' / Dwarf Southern Wax Myrtle	579
(*)	LARGE ORNAMENTAL SHRUB (6' HT MIN) Ilex vomitoria / Yaupon Holly Ilex vomitoria / Yaupon Holly Ilicium floridanum / Florida Anise Ilicium floridanum / Florida Anise Ilicium parviflorum / Anise Tree Ilicium parviflorum / Anise Tree Myrica cerifera / Wax Myrtle Myrica cerifera / Wax Myrtle Myrica cerifera 'Nana' / Dwarf Southern Wax Myrtle Sabal minor / Dwarf Palmetto Sabal minor / Dwarf Palmetto Sabal serulata / Saw Palmetto Sabal serulata / Saw Palmetto	449
(*)	NATIVE BUFFER INFILL MIX Ilex vomitoria / Yaupon Holly Ilex vomitoria / Yaupon Holly Ilicium floridanum / Florida Anise Ilicium floridanum / Florida Anise Ilicium parviflorum / Anise Tree Ilicium parviflorum / Anise Tree Myrica cerifera / Wax Myrtle Myrica cerifera / Wax Myrtle Myrica cerifera 'Nana' / Dwarf Southern Wax Myrtle Pinus elliotii / Slash Pine Pinus taeda / Loblolly Pine Quercus virginiana / Southern Live Oak Sabal minor / Dwarf Palmetto Sabal minor / Dwarf Palmetto	57,848 sf
(*)	SHADY FOREST MIX Dryopteris ludoviciana / Southern Shield Fern Onoclea sensibilis / Sensitive Fern Osmunda cinnamomea / Cinnamon Fern Phlox divaricata / Woodland Phlox Polystichum acrostichoides / Christmas Fern Rudbeckia hirta / Black-eyed Susan Spigelia marilandica / Indian Pink Thelypteris kunthii / Southern Shield Fern	14,737 sf
(*)	SUNNY PERENNIALS Asclepias tuberosa / Butterfly Milkweed Heuchera x brizoides / Coral Bells Rudbeckia hirta / Black-eyed Susan	12,307 sf

BUFFERYARD NOTE:

- KRA WILL PROVIDE BUFFERS AS PRESCRIBED BY THE ARB AND AS SHOWN ON THE LANDSCAPE PLAN. THE PROVISIONS OF SECTION 12-127 OF THE TOWN ZONING ORDINANCE REGARDING BUFFERYARDS ONLY APPLY TO PARCEL 1. SECTION 13.1 (F) BUFFERS, FENCING AND SIGNAGE OF THE DEVELOPMENT AGREEMENT STIPULATES THE ARB SHALL PRESCRIBE SUCH BUFFERS FOR PARCEL 11.
- FOR PARCEL 1, TYPE I BUFFERYARD IS: 35 FEET WIDE AVERAGE WITH NATURAL OR DENSELY PLANTED VEGETATION AND A MINIMUM WIDTH OF NOT LESS THAN 25 FEET FOR NOT MORE THAN TEN PERCENT OF ITS LENGTH.
- FOR PARCEL 11 THE BUFFERYARD ALIGNS WITH THE ARB'S INTENT FOR THE BUFFER. BUFFERYARD WILL CONTINUE TO BE COORDINATED WITH THE ARB ON THE SITE AND LANDSCAPE PLAN DEVELOPMENT TO ENSURE COMPLIANCE WITH ANY PRESCRIBED BUFFERING AT THE ARB'S REQUEST.
- SUPPLEMENTAL PLANTING WITH NATIVE SPECIES WILL REPAIR AND RESTORE ANY BUFFER ENCROACHMENT. SEE NATIVE INFILL MIX FOR PROPOSED PLANTING COMPOSITION. DENSELY PLANTED BUFFERYARDS SHALL INCLUDE A VARIETY OF TREES AND UNDERSTORY PLANTINGS WHICH WILL MATURE TO CREATE AN OPAQUE BUFFERYARD WITHIN FIVE YEARS OF PLANTING.

PLANTING NOTE:

- PLANTING AT FOUNDATION TO BE HALF THE FOUNDATION HEIGHT.

PLANT LIST & SIZES

TREES	COMMON NAME	SIZE	NOTES
Aesculus pavia	Red Buckeye	15 gal.	
Ilex cassine	Dahoon Holly	4" Cal.	Standard
Ilex cassine	Dahoon Holly	5" Cal.	Standard
Ilex opaca	American Holly	4" Cal.	Standard
Juniperus virginiana	Eastern Redcedar	12" Ht.	
Juniperus virginiana 'Brodie'	Brodie Eastern Redcedar	12" Ht.	
Juniperus virginiana 'Burkii'	Burk Eastern Redcedar	12" Ht.	
Juniperus virginiana 'Canaertii'	Canaerti Eastern Redcedar	12" Ht.	
Magnolia grandiflora	Southern Magnolia	14" Ht.	
Magnolia grandiflora 'Brackens Brown Beauty'	Brackens Beauty Southern Magnolia	14" Ht.	
Magnolia grandiflora 'Hasse'	Hasse Southern Magnolia	14" Ht.	
Magnolia virginiana	Sweetbay Magnolia	16" Ht.	Multi-stem
Magnolia virginiana 'Green Shadow'	Green Shadow Sweetbay Magnolia	5" Cal.	Standard
Magnolia virginiana 'Jim Wilson'	Moonjlow® Sweetbay Magnolia	16" Ht.	Multi-stem
Pinus elliotii	Slash Pine	4" Cal.	Standard
Pinus taeda / Loblolly Pine	Loblolly Pine	6" Cal.	Standard
Pinus taeda	Loblolly Pine	6" Cal.	Standard
Quercus virginiana / Southern Live Oak	Southern Live Oak	4" Cal.	

PALMS	COMMON NAME	SIZE	NOTES
Sabal palmetto (Booted)	Cabbage Palmetto	12" Ht.	Booted
Sabal palmetto (Booted)	Cabbage Palmetto	14" Ht.	Booted
Sabal palmetto (Booted)	Cabbage Palmetto	16" Ht.	Booted
Sabal palmetto (Unbooted)	Cabbage Palmetto	12" Ht.	Unbooted
Sabal palmetto (Unbooted)	Cabbage Palmetto	14" Ht.	Unbooted
Sabal palmetto (Unbooted)	Cabbage Palmetto	16" Ht.	Unbooted

SHRUBS	COMMON NAME	SIZE	NOTES
Calliandra americana	American Beautyberry	7 gal.	
Calycanthus floridus	Sweetshrub	7 gal.	
Cephalanthus occidentalis	Buttonbush	3 gal.	
Erythrina arborea	Coralbean	3 gal.	
Hibiscus grandiflorus	Swamp Rosemallow	3 gal.	
Ilex vomitoria	Yaupon Holly	15 gal.	
Ilex vomitoria	Yaupon Holly	7 gal.	
Ilicium floridanum	Florida Anise	15 gal.	
Ilicium floridanum	Florida Anise	7 gal.	
Ilicium parviflorum	Anise Tree	15 gal.	
Ilicium parviflorum	Anise Tree	7 gal.	
Leucothoe axillaris	Coastal Leucothoe	7 gal.	
Malvaceae arboreus	Giant Turk's Cap	3 gal.	
Myrica cerifera	Wax Myrtle	15 gal.	
Myrica cerifera	Wax Myrtle	7 gal.	
Myrica cerifera 'Nana'	Dwarf Southern Wax Myrtle	7 gal.	
Rhapidophyllum hystrix	Needle Palm	3 gal.	
Rhapidophyllum hystrix	Needle Palm	7 gal.	
Sabal minor	Dwarf Palmetto	3 gal.	
Sabal minor	Dwarf Palmetto	7 gal.	
Sabal serulata	Saw Palmetto	3 gal.	
Sabal serulata	Saw Palmetto	7 gal.	

GROUND COVERS	COMMON NAME	SIZE	NOTES
Asclepias tuberosa	Butterfly Milkweed	1 gal.	
Dryopteris ludoviciana	Southern Shield Fern	1 gal.	
Heuchera x brizoides	Coral Bells	1 gal.	
Onoclea sensibilis	Sensitive Fern	1 gal.	
Osmunda cinnamomea	Cinnamon Fern	1 gal.	
Phlox divaricata	Woodland Phlox	1 gal.	
Polystichum acrostichoides	Christmas Fern	1 gal.	
Rudbeckia hirta	Black-eyed Susan	1 gal.	
Spigelia marilandica	Indian Pink	1 gal.	
Thelypteris kunthii	Southern Shield Fern	1 gal.	

NOTE: CONCEPT QUANTITIES INCLUDED ON LEGEND.

Progress Drawings

Not for pricing or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: PLANT SCHEDULE AND DETAILS

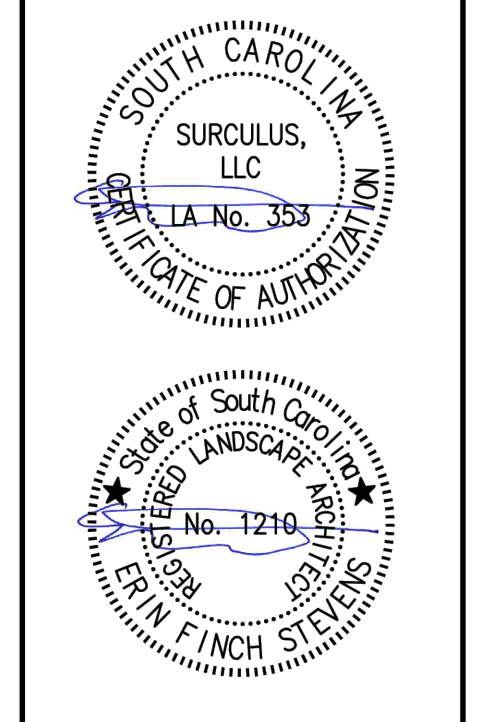
FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: EL/RKM

FILE: [Project File Name]

DATE: 10/06/2023



JOB NUMBER:
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AREA TO BE DENSELY PLANTED WITH A VARIETY OF NATIVE TREES AND SHRUBS TO SUPPLEMENT EXISTING BUFFER VEGETATION AS NEEDED. SEE NATIVE BUFFER INFILL MIX FOR DETAILS

ARB BUFFER DEVIATION FOR WATER AND SEWER CONNECTION

AREA TO BE DENSELY PLANTED WITH A VARIETY OF NATIVE TREES AND SHRUBS TO SUPPLEMENT EXISTING BUFFER VEGETATION AS NEEDED. SEE NATIVE BUFFER INFILL MIX FOR DETAILS

ARB VEGETATIVE BUFFER

MAXIMUM LIMITS OF TREE DISTURBANCE WITH ARB FIELD REVIEW OF TREE PROTECTION PREVAILING, TYP.

RAISING ARM GATE AND ACCESS PANEL

BEACHWALKER DRIVE

BEACHWALKER DRIVE

CONCEPT PLANT SCHEDULE

- UNDERSTORY TREE**
 - Aesculus pavia / Red Buckeye
 - Ilex cassine / Dahoon Holly
 - Ilex cassine / Dahoon Holly
 - Ilex opaca / American Holly
 - Magnolia virginiana 'Green Shadow' / Green Shadow Sweetbay Magnolia
 - Magnolia virginiana 'Jim Wilson' / Moonglow® Sweetbay Magnolia
- LARGE TREE**
 - Juniperus virginiana 'Brodie' / Brodie Eastern Redcedar
 - Juniperus virginiana 'Burkii' / Burk Eastern Redcedar
 - Juniperus virginiana 'Canaertii' / Canaertii Eastern Redcedar
 - Magnolia grandiflora 'Bracken's Brown Beauty' / Bracken's Beauty Southern Magnolia
 - Magnolia grandiflora 'Hussey' / Hussey Southern Magnolia
 - Magnolia virginiana / Sweetbay Magnolia
 - Magnolia virginiana 'Green Shadow' / Green Shadow Sweetbay Magnolia
 - Magnolia virginiana 'Jim Wilson' / Moonglow® Sweetbay Magnolia
 - Pinus elliottii / Slash Pine
 - Pinus taeda / Loblolly Pine
 - Pinus taeda / Loblolly Pine
 - Quercus virginiana / Southern Live Oak
- TALL PALMS**
 - Sabal palmetto (Booted) / Cabbage Palmetto
 - Sabal palmetto (Booted) / Cabbage Palmetto
 - Sabal palmetto (Booted) / Cabbage Palmetto
 - Sabal palmetto (Unbooted) / Cabbage Palmetto
 - Sabal palmetto (Unbooted) / Cabbage Palmetto
 - Sabal palmetto (Unbooted) / Cabbage Palmetto
- UNDERSTORY PALMS (6' HT MIN)**
 - Rhapidophyllum hystrix / Needle Palm
 - Rhapidophyllum hystrix / Needle Palm
 - Sabal minor / Dwarf Palmetto
 - Sabal minor / Dwarf Palmetto
 - Sabal serrulata / Saw Palmetto
 - Sabal serrulata / Saw Palmetto
- SCREENING SHRUBS**
 - Ilex vomitoria / Yaupon Holly
 - Ilex vomitoria / Yaupon Holly
 - Illicium floridanum / Florida Anise
 - Illicium floridanum / Florida Anise
 - Illicium parviflorum / Anise Tree
 - Illicium parviflorum / Anise Tree
 - Myrica cerifera / Wax Myrtle
 - Myrica cerifera / Wax Myrtle
 - Myrica cerifera 'Nana' / Dwarf Southern Wax Myrtle
 - Sabal minor / Dwarf Palmetto
 - Sabal minor / Dwarf Palmetto
- SMALL ORNAMENTAL SHRUBS**
 - Calycanthus floridus / Sweetshrub
 - Cephalanthus occidentalis / Buttonbush
 - Erythrina arborea / Coralbean
 - Hibiscus grandiflorus / Swamp Rosemallow
 - Leucothoe axillaris / Coastal Leucothoe
 - Malvaviscus arboreus / Giant Turk's Cap
 - Myrica cerifera 'Nana' / Dwarf Southern Wax Myrtle
- LARGE ORNAMENTAL SHRUB (6' HT MIN)**
 - Ilex vomitoria / Yaupon Holly
 - Ilex vomitoria / Yaupon Holly
 - Illicium floridanum / Florida Anise
 - Illicium floridanum / Florida Anise
 - Illicium parviflorum / Anise Tree
 - Illicium parviflorum / Anise Tree
 - Myrica cerifera / Wax Myrtle
 - Myrica cerifera / Wax Myrtle
- NATIVE BUFFER INFILL MIX**
 - Ilex vomitoria / Yaupon Holly
 - Ilex vomitoria / Yaupon Holly
 - Illicium floridanum / Florida Anise
 - Illicium floridanum / Florida Anise
 - Illicium parviflorum / Anise Tree
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 - Pinus elliottii / Slash Pine
 - Pinus taeda / Loblolly Pine
 - Pinus taeda / Loblolly Pine
 - Quercus virginiana / Southern Live Oak
 - Sabal minor / Dwarf Palmetto
 - Sabal minor / Dwarf Palmetto
- SHADY FOREST MIX**
 - Dryopteris ludoviciana / Southern Shield Fern
 - Oreoclea sensibilis / Sensitive Fern
 - Osmonda cinnamomea / Cinnamon Fern
 - Phlox divaricata / Woodland Phlox
 - Polystichum acrostichoides / Christmas Fern
 - Spigelia marilandica / Indian Pink
 - Thelypteris kunthii / Southern Shield Fern
- SUNNY PERENNIALS**
 - Asclepias tuberosa / Butterfly Milkweed
 - Heuchera x brizoides / Coral Bells
 - Rudbeckia hirta / Black-eyed Susan

NOT FOR CONSTRUCTION

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REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: PLANTING PLAN

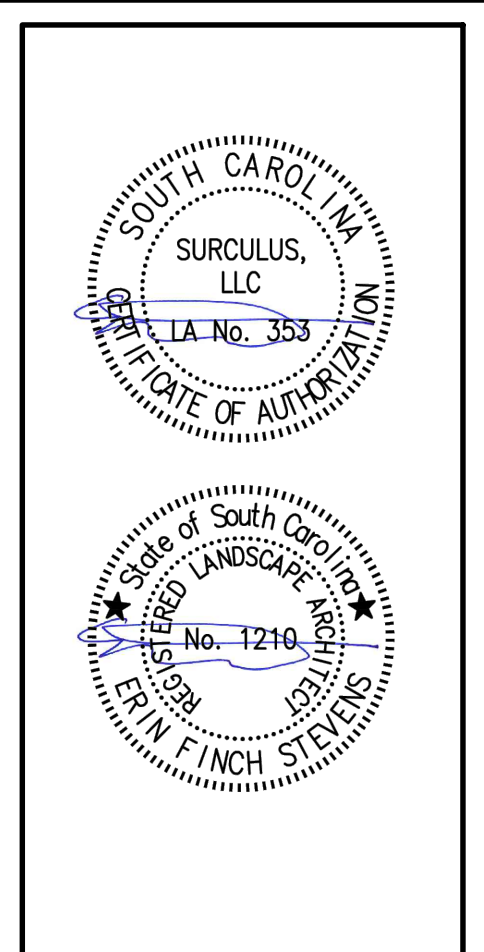
FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: EL/RKM

FILE: [Small text]

DATE: 10/06/2023



TREE CALCULATIONS

PARCEL 11
HIGHGROUND: 247,563 SF
1 TREE/1000 SF: 248 TREES REQUIRED - REQUIREMENT MET? YES
TOTAL EXISTING TREES: 1273
70% OF EXISTING TREES ON THE LOT: 892
TREES TO BE REMOVED: 693 (54.4%)
TREES TO BE PRESERVED: 580 (45.6%)
3" TREES REQUIRED TO MEET 70% RESTORATION: 312

PARCEL *
HIGHGROUND: 83,296 SF
1 TREE/1000 SF: 83 TREES REQUIRED - REQUIREMENT MET? YES
TOTAL EXISTING TREES: 420
70% OF EXISTING TREES ON THE LOT: 294
TREES TO BE REMOVED: 288 (68.1%)
TREES TO BE PRESERVED: 134 (31.9%)
3" TREES REQUIRED TO MEET 70% RESTORATION: 160

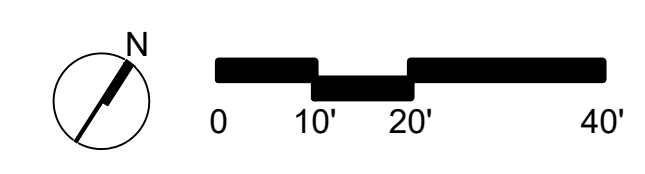
NOTE: THE NUMBERS INCLUDED HERE ARE A GUIDELINE TO HELP INFORM THE FINAL LANDSCAPE DESIGN AND ENSURE THAT THE INTENT OF A CANOPIED SITE IS BEING MET. NEW TREE INSTALLATION QUANTITY AND SIZING ARE TO BE FINALIZED IN THE FIELD WITH THE ARB PRIOR TO INSTALLATION.

BUFFERYARD NOTE:

- KRA WILL PROVIDE BUFFERS AS PRESCRIBED BY THE ARB AND AS SHOWN ON THE LANDSCAPE PLAN. THE PROVISIONS OF SECTION 12-127 OF THE TOWN ZONING ORDINANCE REGARDING BUFFERYARDS ONLY APPLY TO PARCEL *. SECTION 13.1 (F) BUFFERS, FENCING AND SIGNAGE OF THE DEVELOPMENT AGREEMENT STIPULATES THE ARB SHALL PRESCRIBE SUCH BUFFERS FOR PARCEL 11.
- FOR PARCEL *, TYPE I BUFFERYARD IS: 35 FEET WIDE AVERAGE WITH NATURAL OR DENSELY PLANTED VEGETATION AND A MINIMUM WIDTH OF NOT LESS THAN 25 FEET FOR NOT MORE THAN TEN PERCENT OF ITS LENGTH.
- FOR PARCEL 11 THE PROPOSED BUFFERYARD ALIGNS WITH THE ARB'S INTENT FOR THE BUFFER. BUFFERYARD WILL CONTINUE TO BE COORDINATED WITH THE ARB ON THE SITE AND LANDSCAPE PLAN DEVELOPMENT TO ENSURE COMPLIANCE WITH ANY PRESCRIBED BUFFERING AT THE ARB'S REQUEST.
- SUPPLEMENTAL PLANTING WITH NATIVE SPECIES WILL REPAIR AND RESTORE ANY BUFFER ENCROACHMENT. SEE NATIVE INFILL MIX FOR PROPOSED PLANTING COMPOSITION. DENSELY PLANTED BUFFERYARDS SHALL INCLUDE A VARIETY OF TREES AND UNDERSTORY PLANTINGS WHICH WILL MATURE TO CREATE AN OPAQUE BUFFERYARD WITHIN FIVE YEARS OF PLANTING.

PLANTING NOTE:

- PLANTING AT FOUNDATION TO BE HALF THE FOUNDATION HEIGHT.



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JOB NUMBER:
SHEET NUMBER:
L4.01

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MAXIMUM LIMITS OF TREE DISTURBANCE WITH ARB FIELD REVIEW OF TREE PROTECTION PREVAILING, TYP.

TREE CALCULATIONS

PARCEL 11
 HIGHGROUND: 247,563 SF
 1 TREE/1000 SF: 248 TREES REQUIRED - REQUIREMENT MET? YES
 TOTAL EXISTING TREES: 1273
 70% OF EXISTING TREES ON THE LOT: 892
 TREES TO BE REMOVED: 693 (54.4%)
 TREES TO BE PRESERVED: 580 (45.6%)
 3" TREES REQUIRED TO MEET 70% RESTORATION: 312

PARCEL 1
 HIGHGROUND: 83,296 SF
 1 TREE/1000 SF: 83 TREES REQUIRED - REQUIREMENT MET? YES
 TOTAL EXISTING TREES: 420
 70% OF EXISTING TREES ON THE LOT: 294
 TREES TO BE REMOVED: 286 (68.1%)
 TREES TO BE PRESERVED: 134 (31.9%)
 3" TREES REQUIRED TO MEET 70% RESTORATION: 160

NOTE: THE NUMBERS INCLUDED HERE ARE A GUIDELINE TO HELP INFORM THE FINAL LANDSCAPE DESIGN AND ENSURE THAT THE INTENT OF A CANOPIED SITE IS BEING MET. NEW TREE INSTALLATION QUANTITY AND SIZING ARE TO BE FINALIZED IN THE FIELD WITH THE ARB PRIOR TO INSTALLATION.

CONCEPT PLANT SCHEDULE

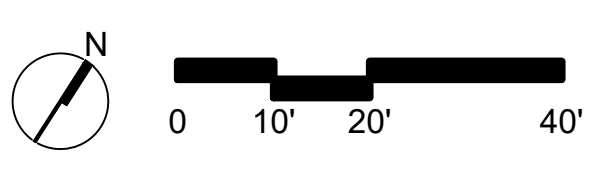
- UNDERSTORY TREE**
Aesculus pavia / Red Buckeye
Ilex cassine / Dahoon Holly
Ilex opaca / American Holly
Magnolia virginiana 'Green Shadow' / Green Shadow Sweetbay Magnolia
Magnolia virginiana 'Jim Wilson' / Moonglow Sweetbay Magnolia
- LARGE TREE**
Juniperus virginiana 'Brodie' / Brodie Eastern Redcedar
Juniperus virginiana 'Burkii' / Burk Eastern Redcedar
Juniperus virginiana 'Canaertii' / Canaertii Eastern Redcedar
Magnolia grandiflora 'Bracken's Brown Beauty' / Bracken's Beauty Southern Magnolia
Magnolia grandiflora 'Hussey' / Hussey Southern Magnolia
Magnolia virginiana / Sweetbay Magnolia
Magnolia virginiana 'Green Shadow' / Green Shadow Sweetbay Magnolia
Magnolia virginiana 'Jim Wilson' / Moonglow Sweetbay Magnolia
Pinus elliotii / Slash Pine
Pinus taeda / Loblolly Pine
Pinus taeda / Loblolly Pine
Quercus virginiana / Southern Live Oak
- TALL PALMS**
Sabal palmetto (Booted) / Cabbage Palmetto
Sabal palmetto (Booted) / Cabbage Palmetto
Sabal palmetto (Booted) / Cabbage Palmetto
Sabal palmetto (Unbooted) / Cabbage Palmetto
Sabal palmetto (Unbooted) / Cabbage Palmetto
Sabal palmetto (Unbooted) / Cabbage Palmetto
- UNDERSTORY PALMS (6' HT MIN)**
Rhapidophyllum hystrix / Needle Palm
Rhapidophyllum hystrix / Needle Palm
Sabal minor / Dwarf Palmetto
Sabal minor / Dwarf Palmetto
Sabal serotina / Saw Palmetto
Sabal serotina / Saw Palmetto
- SCREENING SHRUBS**
Ilex vomitoria / Yaupon Holly
Ilex vomitoria / Yaupon Holly
Illicium floridanum / Florida Anise
Illicium floridanum / Florida Anise
Illicium parviflorum / Anise Tree
Illicium parviflorum / Anise Tree
Myrica cerifera / Wax Myrtle
Myrica cerifera / Wax Myrtle
Myrica cerifera 'Nana' / Dwarf Southern Wax Myrtle
Sabal minor / Dwarf Palmetto
Sabal minor / Dwarf Palmetto
- SMALL ORNAMENTAL SHRUBS**
Callicarpa americana / American Beautyberry
Calycanthus floridus / Sweetshrub
Cephalanthus occidentalis / Butonbush
Erythrina arborea / Coralbean
Hibiscus grandiflorus / Swamp Rosemallow
Leucothoe axillaris / Coastal Leucothea
Malvaviscus arboreus / Giant Turk's Cap
Myrica cerifera 'Nana' / Dwarf Southern Wax Myrtle
- LARGE ORNAMENTAL SHRUB (6' HT MIN)**
Ilex vomitoria / Yaupon Holly
Ilex vomitoria / Yaupon Holly
Illicium floridanum / Florida Anise
Illicium floridanum / Florida Anise
Illicium parviflorum / Anise Tree
Illicium parviflorum / Anise Tree
Myrica cerifera / Wax Myrtle
Myrica cerifera / Wax Myrtle
- NATIVE BUFFER INFILL MIX**
Ilex vomitoria / Yaupon Holly
Ilex vomitoria / Yaupon Holly
Illicium floridanum / Florida Anise
Illicium floridanum / Florida Anise
Illicium parviflorum / Anise Tree
Illicium parviflorum / Anise Tree
Juniperus virginiana 'Brodie' / Brodie Eastern Redcedar
Juniperus virginiana 'Burkii' / Burk Eastern Redcedar
Juniperus virginiana 'Canaertii' / Canaertii Eastern Redcedar
Magnolia virginiana 'Green Shadow' / Green Shadow Sweetbay Magnolia
Magnolia virginiana 'Jim Wilson' / Moonglow Sweetbay Magnolia
Myrica cerifera / Wax Myrtle
Myrica cerifera / Wax Myrtle
Myrica cerifera 'Nana' / Dwarf Southern Wax Myrtle
Pinus elliotii / Slash Pine
Pinus elliotii / Slash Pine
Pinus taeda / Loblolly Pine
Pinus taeda / Loblolly Pine
Quercus virginiana / Southern Live Oak
Sabal minor / Dwarf Palmetto
Sabal minor / Dwarf Palmetto
- SHADY FOREST MIX**
Dryopteris ludoviciana / Southern Shield Fern
Oxoclea sensibilis / Sensitive Fern
Osmunda cinnamomea / Cinnamon Fern
Phlox divaricata / Woodland Phlox
Polystichum acrostichoides / Christmas Fern
Spigelia marilandica / Indian Pink
Thelypteris kunthii / Southern Shield Fern
- SUNNY PERENNIALS**
Asclepias tuberosa / Butterfly Milkweed
Heuchera x brizoides / Coral Bells
Rudbeckia hirta / Black-eyed Susan

BUFFERYARD NOTE:

- KRA WILL PROVIDE BUFFERS AS PRESCRIBED BY THE ARB AND AS SHOWN ON THE LANDSCAPE PLAN. THE PROVISIONS OF SECTION 12-127 OF THE TOWN ZONING ORDINANCE REGARDING BUFFERYARDS ONLY APPLY TO PARCEL 1. SECTIONS 13.1 (F) BUFFERS, FENCING AND SIGNAGE OF THE DEVELOPMENT AGREEMENT STIPULATES THE ARB SHALL PRESCRIBE SUCH BUFFERS FOR PARCEL 11.
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- FOR PARCEL 11 THE PROPOSED BUFFERYARD ALIGNS WITH THE ARB'S INTENT FOR THE BUFFER. BUFFERYARD WILL CONTINUE TO BE COORDINATED WITH THE ARB ON THE SITE AND LANDSCAPE PLAN DEVELOPMENT TO ENSURE COMPLIANCE WITH ANY PRESCRIBED BUFFERING AT THE ARB'S REQUEST.
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PLANTING NOTE:

- PLANTING AT FOUNDATION TO BE HALF THE FOUNDATION HEIGHT.



NOT FOR CONSTRUCTION

Progress Drawings

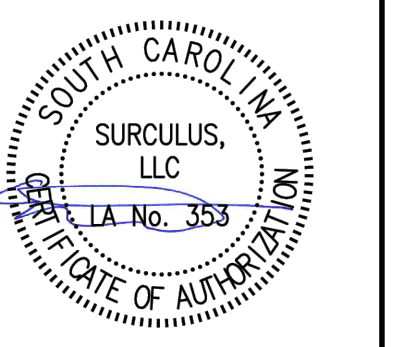
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REVISIONS:
 09/27/2023 - REV 1
 10/06/2023 - REV 2

PROJECT:	WEST END AT BEACHWALKER BEACHWALKER DRIVE KIAWAH ISLAND, SOUTH CAROLINA
TITLE:	PLANTING PLAN
FOR:	KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: EL/RKM
 FILE: [Small text]
 DATE: 10/06/2023



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 Landscape Architecture
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JOB NUMBER:

SHEET NUMBER:

L4.02

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SHEET L4.03

TREE CALCULATIONS

PARCEL 11
 HIGHGROUND: 247,583 SF
 1 TREE/1000 SF: 248 TREES REQUIRED - REQUIREMENT MET? YES
 TOTAL EXISTING TREES: 1273
 70% OF EXISTING TREES ON THE LOT: 892
 TREES TO BE REMOVED: 693 (54.4%)
 TREES TO BE PRESERVED: 580 (45.6%)
 3" TREES REQUIRED TO MEET 70% RESTORATION: 312

PARCEL *
 HIGHGROUND: 83,296 SF
 1 TREE/1000 SF: 83 TREES REQUIRED - REQUIREMENT MET? YES
 TOTAL EXISTING TREES: 420
 70% OF EXISTING TREES ON THE LOT: 294
 TREES TO BE REMOVED: 286 (68.1%)
 TREES TO BE PRESERVED: 134 (31.9%)
 3" TREES REQUIRED TO MEET 70% RESTORATION: 160

NOTE: THE NUMBERS INCLUDED HERE ARE A GUIDELINE TO HELP INFORM THE FINAL LANDSCAPE DESIGN AND ENSURE THAT THE INTENT OF A CANOPIED SITE IS BEING MET. NEW TREE INSTALLATION QUANTITY AND SIZING ARE TO BE FINALIZED IN THE FIELD WITH THE ARB PRIOR TO INSTALLATION.

CONCEPT PLANT SCHEDULE

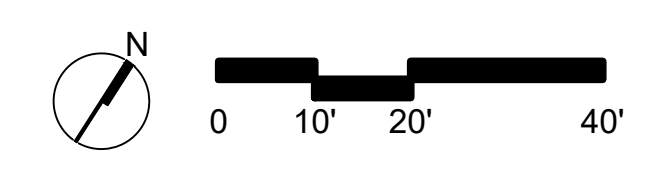
- UNDERSTORY TREE**
 Aesculus pavia / Red Buckeye
 Ilex cassine / Dahoon Holly
 Ilex cassine / Dahoon Holly
 Ilex opaca / American Holly
 Magnolia virginiana 'Green Shadow' / Green Shadow Sweetbay Magnolia
 Magnolia virginiana 'Jim Wilson' / Moonglow Sweetbay Magnolia
- LARGE TREE**
 Juniperus virginiana 'Brodie' / Brodie Eastern Redcedar
 Juniperus virginiana 'Burkii' / Burk Eastern Redcedar
 Juniperus virginiana 'Canarti' / Canarti Eastern Redcedar
 Magnolia grandiflora 'Brackens Brown Beauty' / Brackens Beauty Southern Magnolia
 Magnolia grandiflora 'Hasse' / Hasse Southern Magnolia
 Magnolia virginiana / Sweetbay Magnolia
 Magnolia virginiana 'Green Shadow' / Green Shadow Sweetbay Magnolia
 Magnolia virginiana 'Jim Wilson' / Moonglow Sweetbay Magnolia
 Pinus elliotii / Slash Pine
 Pinus taeda / Loblolly Pine
 Pinus taeda / Loblolly Pine
 Quercus virginiana / Southern Live Oak
- TALL PALMS**
 Sabal palmetto (Booted) / Cabbage Palmetto
 Sabal palmetto (Booted) / Cabbage Palmetto
 Sabal palmetto (Booted) / Cabbage Palmetto
 Sabal palmetto (Unbooted) / Cabbage Palmetto
 Sabal palmetto (Unbooted) / Cabbage Palmetto
 Sabal palmetto (Unbooted) / Cabbage Palmetto
- UNDERSTORY PALMS (6' HT MIN)**
 Rhapidophyllum hystrix / Needle Palm
 Rhapidophyllum hystrix / Needle Palm
 Sabal minor / Dwarf Palmetto
 Sabal minor / Dwarf Palmetto
 Sabal serotata / Saw Palmetto
 Sabal serotata / Saw Palmetto
- SCREENING SHRUBS**
 Ilex vomitoria / Yaupon Holly
 Ilex vomitoria / Yaupon Holly
 Ilicium floridanum / Florida Anise
 Ilicium floridanum / Florida Anise
 Ilicium parviflorum / Anise Tree
 Ilicium parviflorum / Anise Tree
 Myrica cerifera / Wax Myrtle
 Myrica cerifera / Wax Myrtle
 Myrica cerifera 'Nana' / Dwarf Southern Wax Myrtle
 Sabal minor / Dwarf Palmetto
 Sabal minor / Dwarf Palmetto
- SMALL ORNAMENTAL SHRUBS**
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 Cephalanthus occidentalis / Buttonbush
 Erythrina arborea / Coralbean
 Hibiscus grandiflorus / Swamp Rosemallow
 Leucothoe axillaris / Coastal Leucothoe
 Malvaviscus arboreus / Giant Turk's Cap
 Myrica cerifera 'Nana' / Dwarf Southern Wax Myrtle
- LARGE ORNAMENTAL SHRUB (6' HT MIN)**
 Ilex vomitoria / Yaupon Holly
 Ilex vomitoria / Yaupon Holly
 Ilicium floridanum / Florida Anise
 Ilicium floridanum / Florida Anise
 Ilicium parviflorum / Anise Tree
 Ilicium parviflorum / Anise Tree
 Myrica cerifera / Wax Myrtle
 Myrica cerifera / Wax Myrtle
- NATIVE BUFFER INFILL MIX**
 Ilex vomitoria / Yaupon Holly
 Ilex vomitoria / Yaupon Holly
 Ilicium floridanum / Florida Anise
 Ilicium floridanum / Florida Anise
 Ilicium parviflorum / Anise Tree
 Ilicium parviflorum / Anise Tree
 Juniperus virginiana 'Brodie' / Brodie Eastern Redcedar
 Juniperus virginiana 'Burkii' / Burk Eastern Redcedar
 Juniperus virginiana 'Canarti' / Canarti Eastern Redcedar
 Magnolia virginiana 'Green Shadow' / Green Shadow Sweetbay Magnolia
 Magnolia virginiana 'Jim Wilson' / Moonglow Sweetbay Magnolia
 Myrica cerifera / Wax Myrtle
 Myrica cerifera / Wax Myrtle
 Myrica cerifera 'Nana' / Dwarf Southern Wax Myrtle
 Pinus elliotii / Slash Pine
 Pinus elliotii / Slash Pine
 Pinus taeda / Loblolly Pine
 Pinus taeda / Loblolly Pine
 Quercus virginiana / Southern Live Oak
 Sabal minor / Dwarf Palmetto
 Sabal minor / Dwarf Palmetto
- SHADY FOREST MIX**
 Dryopteris ludoviciana / Southern Shield Fern
 Osmunda cinnamomea / Cinnamon Fern
 Osmunda cinnamomea / Cinnamon Fern
 Phlox divaricata / Woodland Phlox
 Polystichum acrostichoides / Christmas Fern
 Spigelia marilandica / Indian Pink
 Thelypteris kunthii / Southern Shield Fern
- SUNNY PERENNIALS**
 Asclepias tuberosa / Butterfly Milkweed
 Heuchera x brizoides / Coral Bells
 Rudbeckia hirta / Black-eyed Susan

BUFFERYARD NOTE:

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PLANTING NOTE:

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Progress Drawings
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REVISIONS:
 09/27/2023 - REV 1
 10/06/2023 - REV 2

PROJECT: WEST END AT BEACHWALKER
 BEACHWALKER DRIVE
 KIAWAH ISLAND, SOUTH CAROLINA

TITLE: PLANTING PLAN

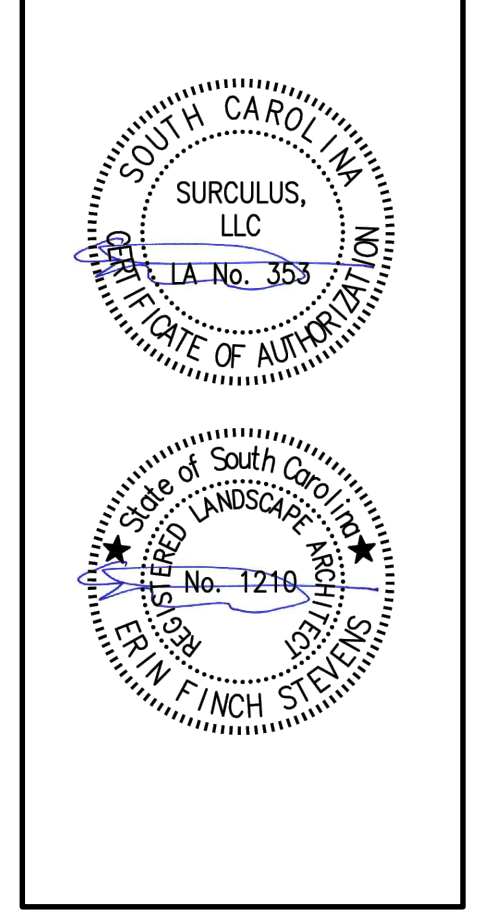
FOR: KIAWAH RESORT ASSOCIATES, LP

PERMIT SUBMITTAL

DRAWN BY: EL/RKM

FILE: [Small text]

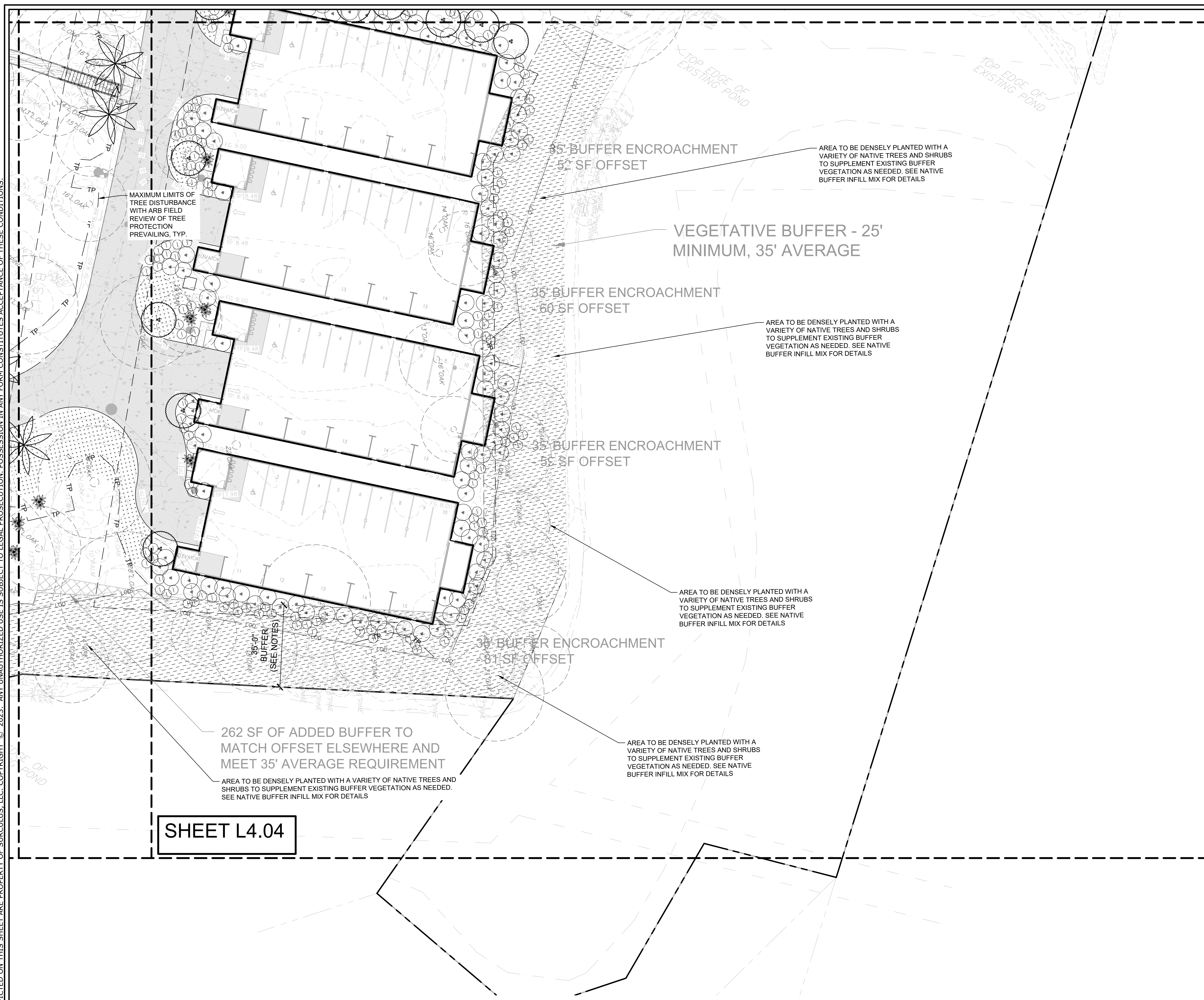
DATE: 10/06/2023



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JOB NUMBER:
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SHEET L4.04

TREE CALCULATIONS

PARCEL 11
 HIGHGROUND: 247,563 SF
 1 TREE/1000 SF: 248 TREES REQUIRED - REQUIREMENT MET? YES
 TOTAL EXISTING TREES: 1273
 70% OF EXISTING TREES ON THE LOT: 892
 TREES TO BE REMOVED: 693 (54.4%)
 TREES TO BE PRESERVED: 580 (45.6%)
 3' TREES REQUIRED TO MEET 70% RESTORATION: 312

PARCEL *
 HIGHGROUND: 83,296 SF
 1 TREE/1000 SF: 83 TREES REQUIRED - REQUIREMENT MET? YES
 TOTAL EXISTING TREES: 420
 70% OF EXISTING TREES ON THE LOT: 294
 TREES TO BE REMOVED: 286 (68.1%)
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CONCEPT PLANT SCHEDULE

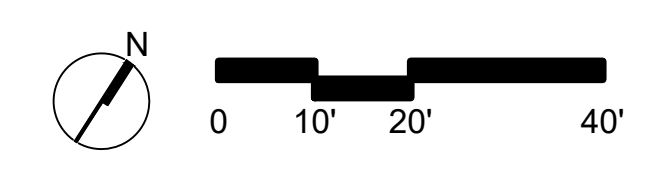
- UNDERSTORY TREE**
 Aesculus pavia / Red Buckeye
 Ilex cassine / Dahoon Holly
 Ilex cassine / Dahoon Holly
 Ilex opaca / American Holly
 Magnolia virginiana 'Green Shadow' / Green Shadow Sweetbay Magnolia
 Magnolia virginiana 'Jim Wilson' / Moonglow® Sweetbay Magnolia
- LARGE TREE**
 Juniperus virginiana 'Brodie' / Brodie Eastern Redcedar
 Juniperus virginiana 'Burkii' / Burk Eastern Redcedar
 Juniperus virginiana 'Canaertii' / Canaertii Eastern Redcedar
 Magnolia grandiflora 'Brackens Brown Beauty' / Brackens Beauty Southern Magnolia
 Magnolia grandiflora 'Hesse' / Hesse Southern Magnolia
 Magnolia virginiana / Sweetbay Magnolia
 Magnolia virginiana 'Green Shadow' / Green Shadow Sweetbay Magnolia
 Magnolia virginiana 'Jim Wilson' / Moonglow® Sweetbay Magnolia
 Pinus elliottii / Slash Pine
 Pinus taeda / Loblolly Pine
 Pinus taeda / Loblolly Pine
 Quercus virginiana / Southern Live Oak
- TALL PALMS**
 Sabal palmetto (Booted) / Cabbage Palmetto
 Sabal palmetto (Booted) / Cabbage Palmetto
 Sabal palmetto (Booted) / Cabbage Palmetto
 Sabal palmetto (Unbooted) / Cabbage Palmetto
 Sabal palmetto (Unbooted) / Cabbage Palmetto
 Sabal palmetto (Unbooted) / Cabbage Palmetto
- UNDERSTORY PALMS (6' HT MIN)**
 Rhipidophyllum hystrix / Needle Palm
 Rhipidophyllum hystrix / Needle Palm
 Sabal minor / Dwarf Palmetto
 Sabal minor / Dwarf Palmetto
 Sabal serulata / Saw Palmetto
 Sabal serulata / Saw Palmetto
- SCREENING SHRUBS**
 Ilex vomitoria / Yaupon Holly
 Ilex vomitoria / Yaupon Holly
 Illicium floridanum / Florida Anise
 Illicium parviflorum / Anise Tree
 Illicium parviflorum / Anise Tree
 Myrica cerifera / Wax Myrtle
 Myrica cerifera / Wax Myrtle
 Myrica cerifera 'Nana' / Dwarf Southern Wax Myrtle
 Sabal minor / Dwarf Palmetto
 Sabal minor / Dwarf Palmetto
- SMALL ORNAMENTAL SHRUBS**
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 Cephalanthus occidentalis / Buttonbush
 Erythrina arborea / Coralbean
 Hibiscus grandiflorus / Swamp Rosemallow
 Leucothoe axillaris / Coastal Leucothea
 Malvastrum arboreus / Giant Turk's Cap
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 Sabal minor / Dwarf Palmetto
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 Osmunda cinnamomea / Cinnamon Fern
 Phlox divaricata / Woodland Phlox
 Polystichum acrostichoides / Christmas Fern
 Spigelia marilandica / Indian Pink
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 Asclepias tuberosa / Butterfly Milkweed
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BUFFERYARD NOTE:

- KRA WILL PROVIDE BUFFERS AS PRESCRIBED BY THE ARB AND AS SHOWN ON THE LANDSCAPE PLAN. THE PROVISIONS OF SECTION 12-127 OF THE TOWN ZONING ORDINANCE REGARDING BUFFERYARDS ONLY APPLY TO PARCEL * SECTION 13.1 (F) BUFFERS, FENCING AND SIGNAGE OF THE DEVELOPMENT AGREEMENT STIPULATES THE ARB SHALL PRESCRIBE SUCH BUFFERS FOR PARCEL 11.
- FOR PARCEL *, TYPE I BUFFERYARD IS: 35 FEET WIDE AVERAGE WITH NATURAL OR DENSELY PLANTED VEGETATION AND A MINIMUM WIDTH OF NOT LESS THAN 25 FEET FOR NOT MORE THAN TEN PERCENT OF ITS LENGTH.
- FOR PARCEL 11 THE PROPOSED BUFFERYARD ALIGNS WITH THE ARB'S INTENT FOR THE BUFFER. BUFFERYARD WILL CONTINUE TO BE COORDINATED WITH THE ARB ON THE SITE AND LANDSCAPE PLAN DEVELOPMENT TO ENSURE COMPLIANCE WITH ANY PRESCRIBED BUFFERING AT THE ARB'S REQUEST.
- SUPPLEMENTAL PLANTING WITH NATIVE SPECIES WILL REPAIR AND RESTORE ANY BUFFER ENCROACHMENT. SEE NATIVE INFILL MIX FOR PROPOSED PLANTING COMPOSITION. DENSELY PLANTED BUFFERYARDS SHALL INCLUDE A VARIETY OF TREES AND UNDERSTORY PLANTINGS WHICH WILL MATURE TO CREATE AN OPAQUE BUFFERYARD WITHIN FIVE YEARS OF PLANTING.

PLANTING NOTE:

- PLANTING AT FOUNDATION TO BE HALF THE FOUNDATION HEIGHT.



NOT FOR CONSTRUCTION

Progress Drawings

Not for pricing or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

REVISIONS:
 09/27/2023 - REV 1
 10/06/2023 - REV 2

PROJECT: WEST END AT BEACHWALKER
 BEACHWALKER DRIVE
 KIAWAH ISLAND, SOUTH CAROLINA

TITLE: PLANTING PLAN

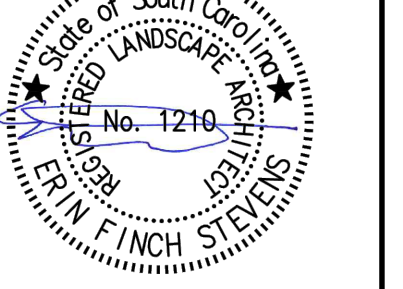
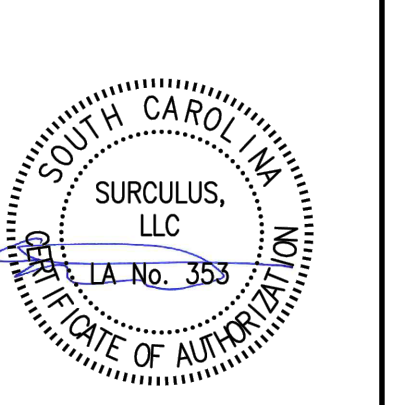
FOR: KIAWAH RESORT ASSOCIATES, LP

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DRAWN BY: EL/RKM

FILE: [Small text]

DATE: 10/06/2023



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 Landscape Architecture
 91-B Broad Street, Charleston, SC 29401
 surculus@surchulusdesign.com / 843.708.5240

JOB NUMBER:

SHEET NUMBER:

L4.04



LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
◀	TREE ACCENT LIGHT	32
●	PATH LIGHT - LIGHTED BOLLARD	71

NOTE:
LIGHTING PLAN IS CONCEPTUAL. FINAL PLAN AND CUT SHEETS TO BE PROVIDED BY LIGHTING CONTRACTOR.

NOT FOR CONSTRUCTION

Progress Drawings
Not for pricing or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: LIGHTING PLAN

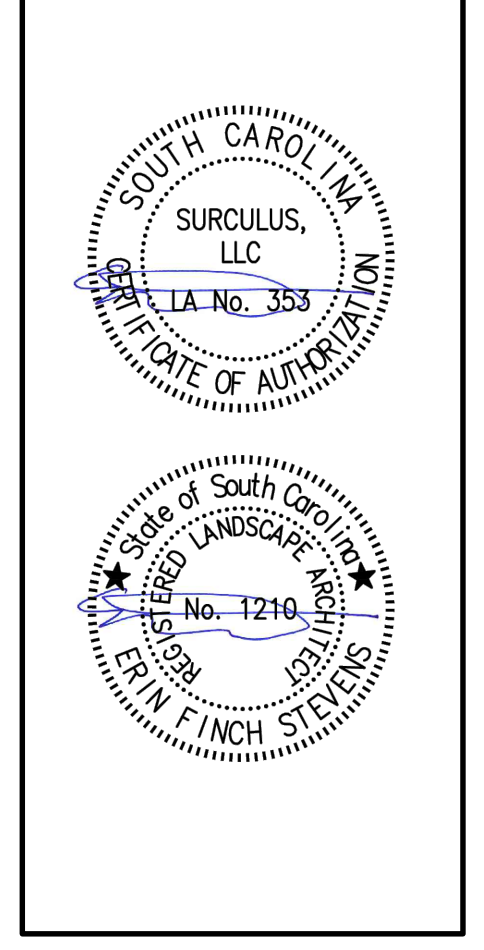
FOR: KIAWAH RESORT ASSOCIATES, LP

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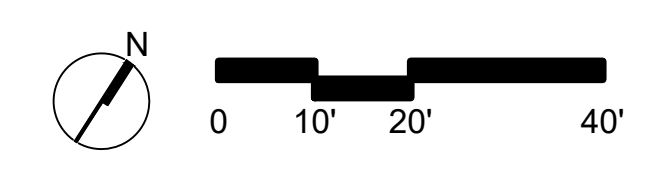
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DATE: 10/06/2023



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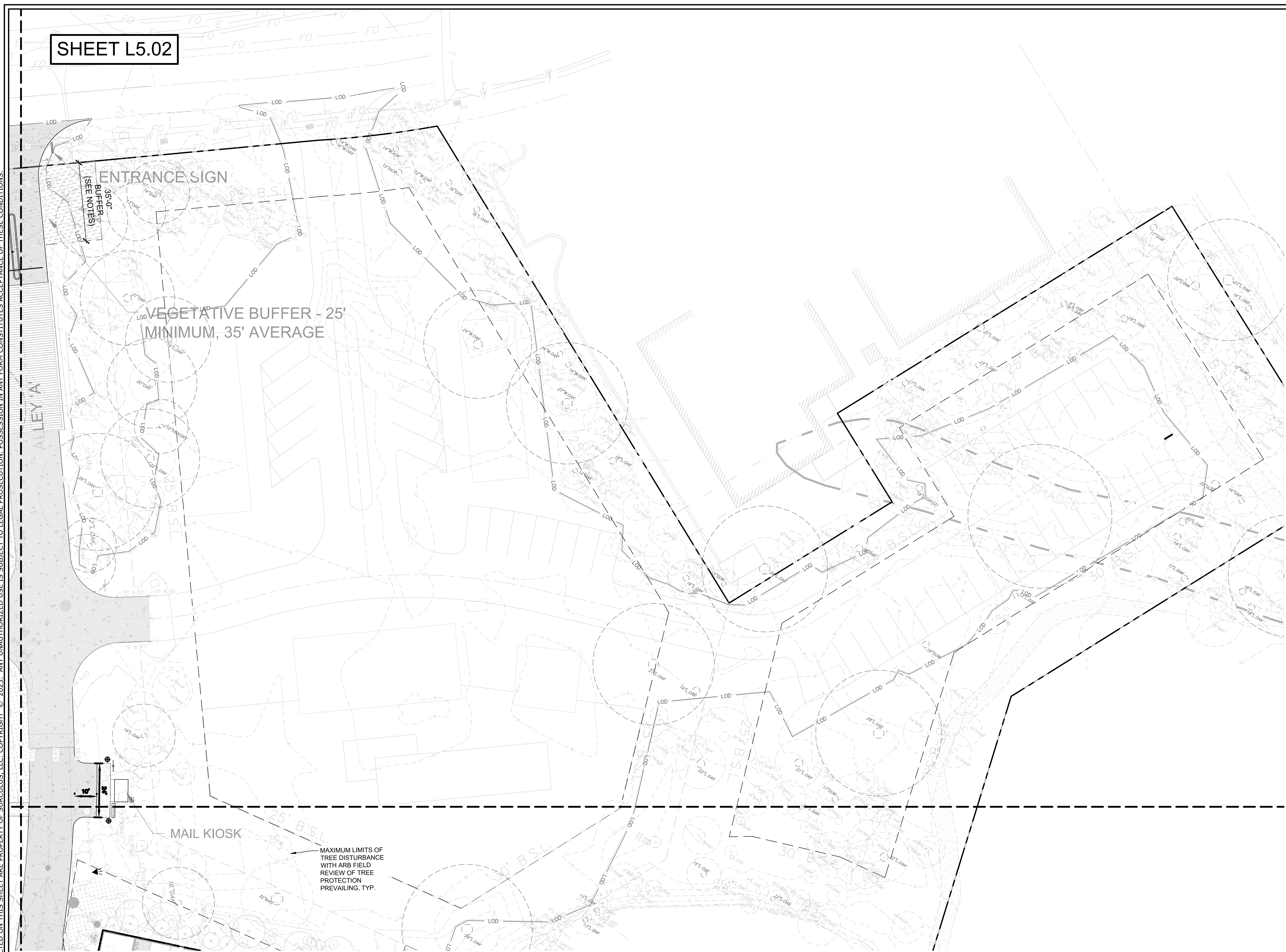
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SHEET NUMBER:
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LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
◀	TREE ACCENT LIGHT	32
●	PATH LIGHT - LIGHTED BOLLARD	71

NOTE: LIGHTING PLAN IS CONCEPTUAL. FINAL PLAN AND CUT SHEETS TO BE PROVIDED BY LIGHTING CONTRACTOR.

NOT FOR CONSTRUCTION

Progress Drawings

Not for pricing or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: LIGHTING PLAN

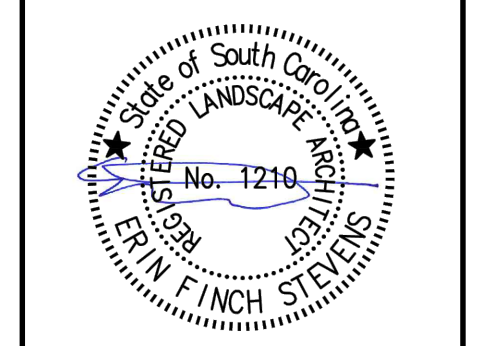
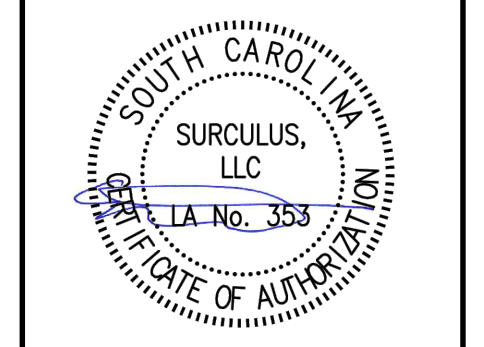
FOR: KIAWAH RESORT ASSOCIATES, LP

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FILE:

DATE: 10/06/2023

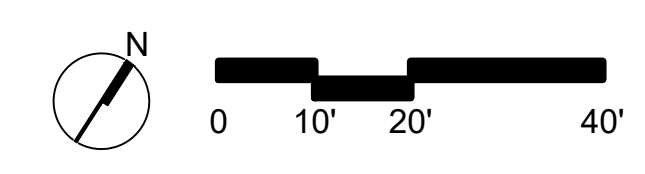


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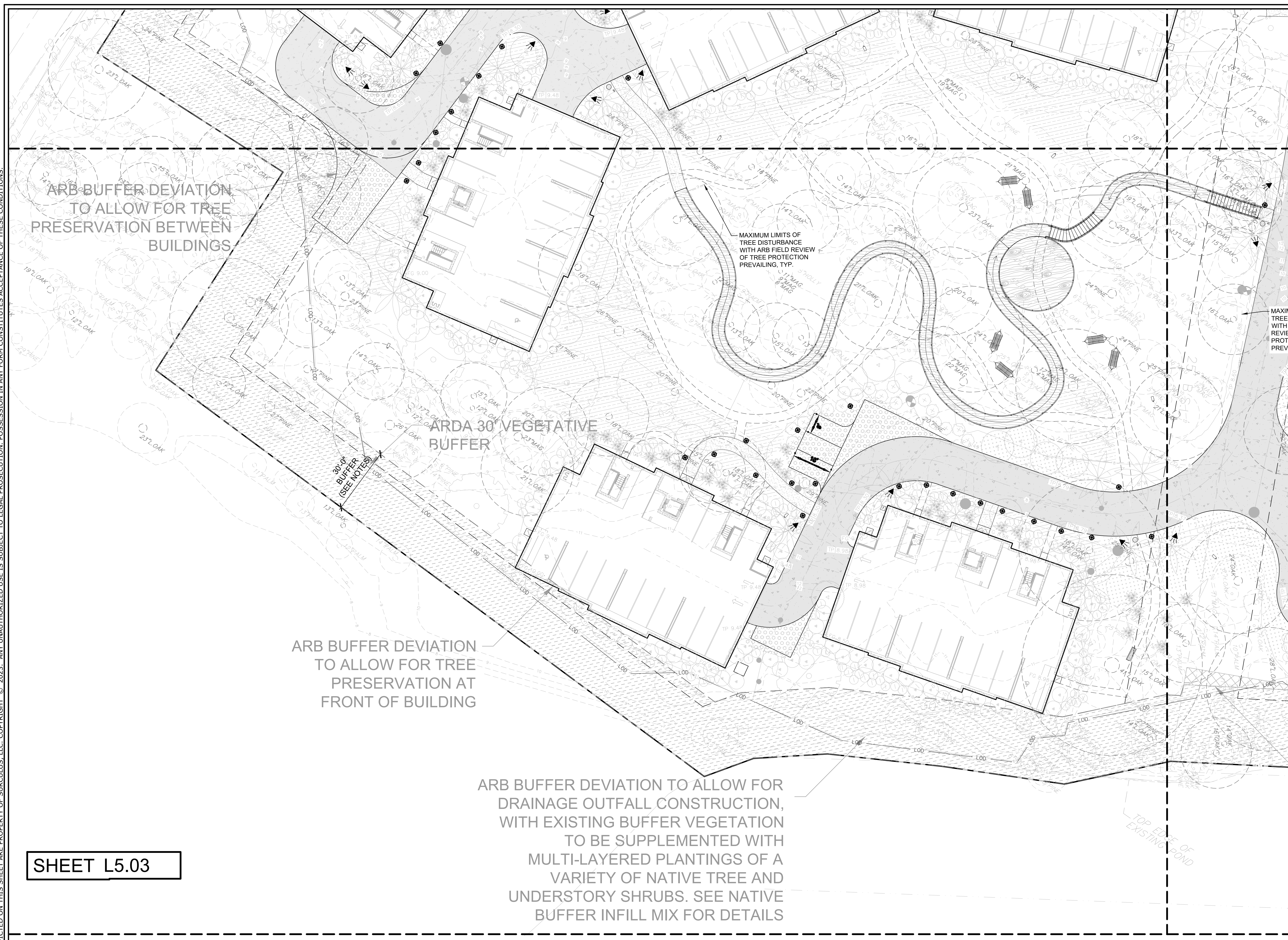
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SHEET L5.03

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
◀	TREE ACCENT LIGHT	32
●	PATH LIGHT - LIGHTED BOLLARD	71

NOTE: LIGHTING PLAN IS CONCEPTUAL. FINAL PLAN AND CUT SHEETS TO BE PROVIDED BY LIGHTING CONTRACTOR.

NOT FOR CONSTRUCTION

Progress Drawings
Not for pricing or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2

PROJECT: WEST END AT BEACHWALKER
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: LIGHTING PLAN

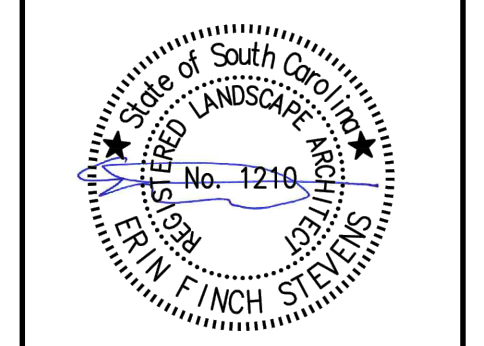
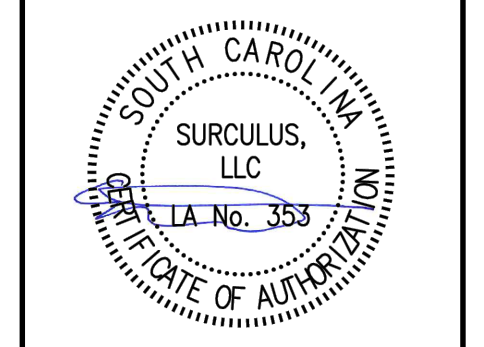
FOR: KIAWAH RESORT ASSOCIATES, LP

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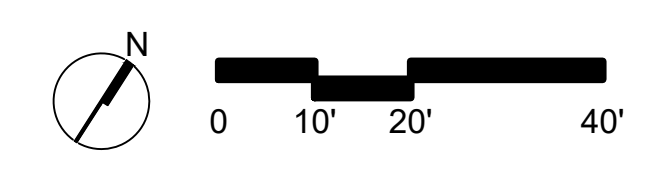
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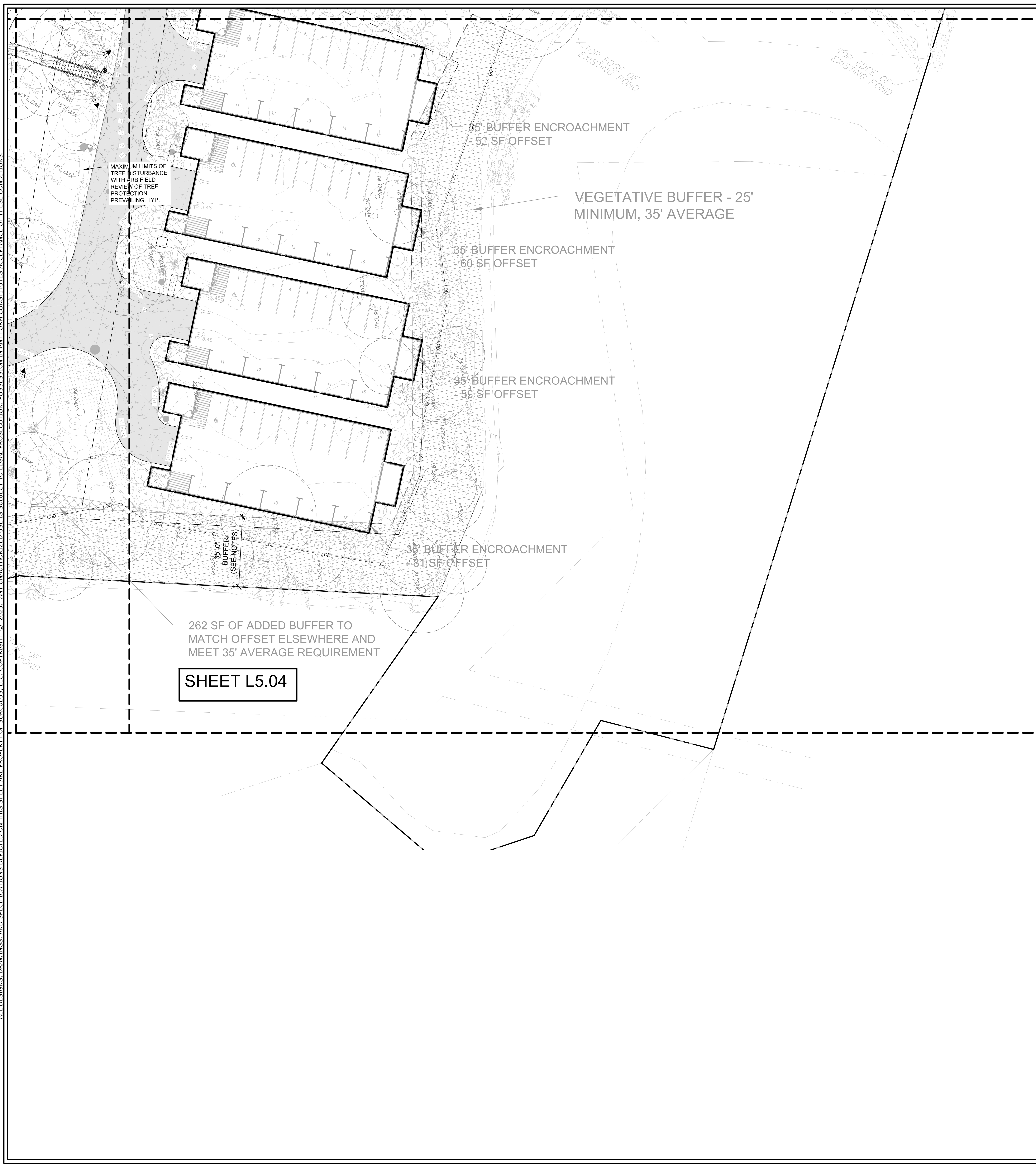


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SHEET L5.04

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
◀	TREE ACCENT LIGHT	32
●	PATH LIGHT - LIGHTED BOLLARD	71

NOTE:
LIGHTING PLAN IS CONCEPTUAL. FINAL PLAN AND CUT SHEETS TO BE PROVIDED BY LIGHTING CONTRACTOR.

NOT FOR CONSTRUCTION

Progress Drawings

Not for pricing or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

REVISIONS:
09/27/2023 - REV 1
10/06/2023 - REV 2

PROJECT: **WEST END AT BEACHWALKER**
BEACHWALKER DRIVE
KIAWAH ISLAND, SOUTH CAROLINA

TITLE: **LIGHTING PLAN**

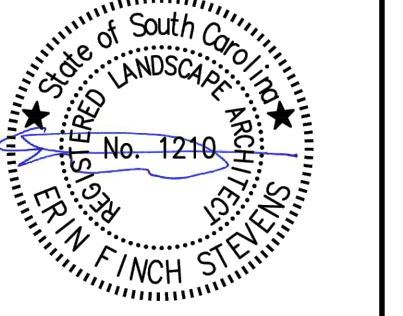
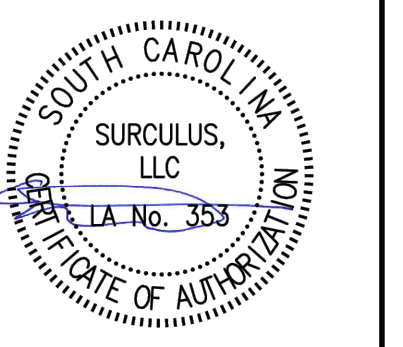
FOR: **KIAWAH RESORT ASSOCIATES, LP**

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FILE:

DATE: 10/06/2023

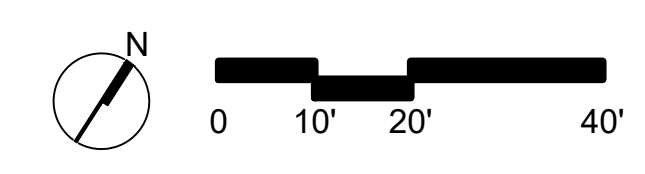


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ZONING RESTRICTIONS - PARCEL 11

MAX # OF UNITS (R)	MAX UNITS PER BLDG (R)	MAX HEIGHT	MAX STORIES	MAX F.A.R. (C)
60	7	50'	4	--

LOT COVERAGE - PARCEL 11	
	ALLOWED (ACTUAL)
LOT HIGHLAND AREA:	247,551.48 SQFT
MAX LOT COVERAGE (IMPERVIOUS)	33% (31.53%) 81,691.98 SQFT
MAX TOTAL COVERAGE (PERVIOUS PLUS IMPERVIOUS)	39.67% (35.26%) 98,203.67 SQFT
COVERAGE:	
BUILDINGS	22.33% 55,280 SQFT
PRIMARY PAVEMENT (SEE BELOW)	9.20% 22,781 SQFT
TOTAL PRIMARY	31.53% 78,061 SQFT
PERVIOUS SECONDARY COVERAGE	3.73% 9,241 SQFT
TOTAL COVERAGE	87,302 SQFT

*LOT ACCESS EXEMPT FROM SQUARE FOOTAGE

PARCEL 11 LOT COVERAGE CALCULATIONS

BUILDINGS COVERAGE=	55,280 SQFT (6,910 SQFT X 8 TOTAL BUILDINGS)
PAVEMENT	
PAVED ROAD	21,428 SQFT
PRIMARY WALKWAYS	1,388 SQFT
TRASH COLLECTION PAD	165 SQFT
PUMP HOUSE	100 SQFT
TOTAL PRIMARY LOT COVERAGE =	78,061 SQFT

PARKING COUNT - PARCEL 11

UNIT TYPE	TOTAL UNITS	REQUIRED	PROVIDED
2 BDRM UNITS	1 PER BLDG.	1.75 PER UNIT= 1.75 PER BLDG.	14+1 PER BUILDING (8 BUILDINGS)
3 BDRM UNITS	6 PER BLDG.	2 PER UNIT= 12 PER BLDG.	
ON SITE (PROVIDED OUTSIDE BUILDINGS (BY BUILDING 3 & 8))			8 TOTAL
	110 TOTAL		128 TOTAL

NOTE: PARCEL 11 ZONING RESTRICTIONS, LOT COVERAGE CALCULATIONS AND PARKING COUNT CALCULATIONS ARE PER EXHIBIT 13.3 OF THE DEVELOPMENT AGREEMENT

ZONING RESTRICTIONS - PARCEL *

MAX # OF UNITS (R)	MAX UNITS PER BLDG (R)	MAX HEIGHT	MAX STORIES	MAX F.A.R. (C)
22 (22.92 PER ACREAGE)	4	40'	2	--

LOT COVERAGE - PARCEL *

LOT COVERAGE - PARCEL *	
	ALLOWED (ACTUAL)
LOT HIGHLAND AREA:	65,813.88 SQFT
MAX LOT COVERAGE (IMPERVIOUS)	60% (49.64%) 39,488.33 SQFT
MAX TOTAL COVERAGE (PERVIOUS PLUS IMPERVIOUS)	66% (50.10%) 43,437.16 SQFT
COVERAGE:	
BUILDINGS	38.28% 25,196 SQFT
PRIMARY PAVEMENT (SEE BELOW)	11.36% 7,477 SQFT
TOTAL PRIMARY	49.64% 32,673 SQFT
PERVIOUS SECONDARY COVERAGE	0.46% 300 SQFT
TOTAL COVERAGE	32,973 SQFT

**POLE AREA OF A FLAG LOT SHALL BE EXCLUDED FROM HIGHLAND AREA
 TOTAL HIGHLAND AREA = 65,830.28 SF
 -POLE AREA = 18,016.40 SF
 HIGHLAND AREA = 47,813.88 SF

**PER SEC. 12-63.3 ACCESS DRIVE LOCATED ON THE "POLE" OF A FLAG LOT SHALL BE EXCLUDED FROM LOT COVERAGE

PARCEL * LOT COVERAGE CALCULATIONS

BUILDINGS COVERAGE=	25,196 SQFT (6,299 SQFT X 4 TOTAL BUILDINGS)
PAVEMENT	
PAVED ROAD	7,377 SQFT
MAIL KIOSK PAD	100 SQFT
TOTAL PRIMARY LOT COVERAGE =	32,673 SQFT

PARKING COUNT - PARCEL *

UNIT TYPE	TOTAL UNITS	REQUIRED	PROVIDED
2 BDRM UNITS	2 PER BLDG.	1.5 PER 1 BDRM PER D.U. = 15 PER BLDG	15 PER BUILDING
3 BDRM UNITS	2 PER BLDG.		
	60 TOTAL		60 TOTAL

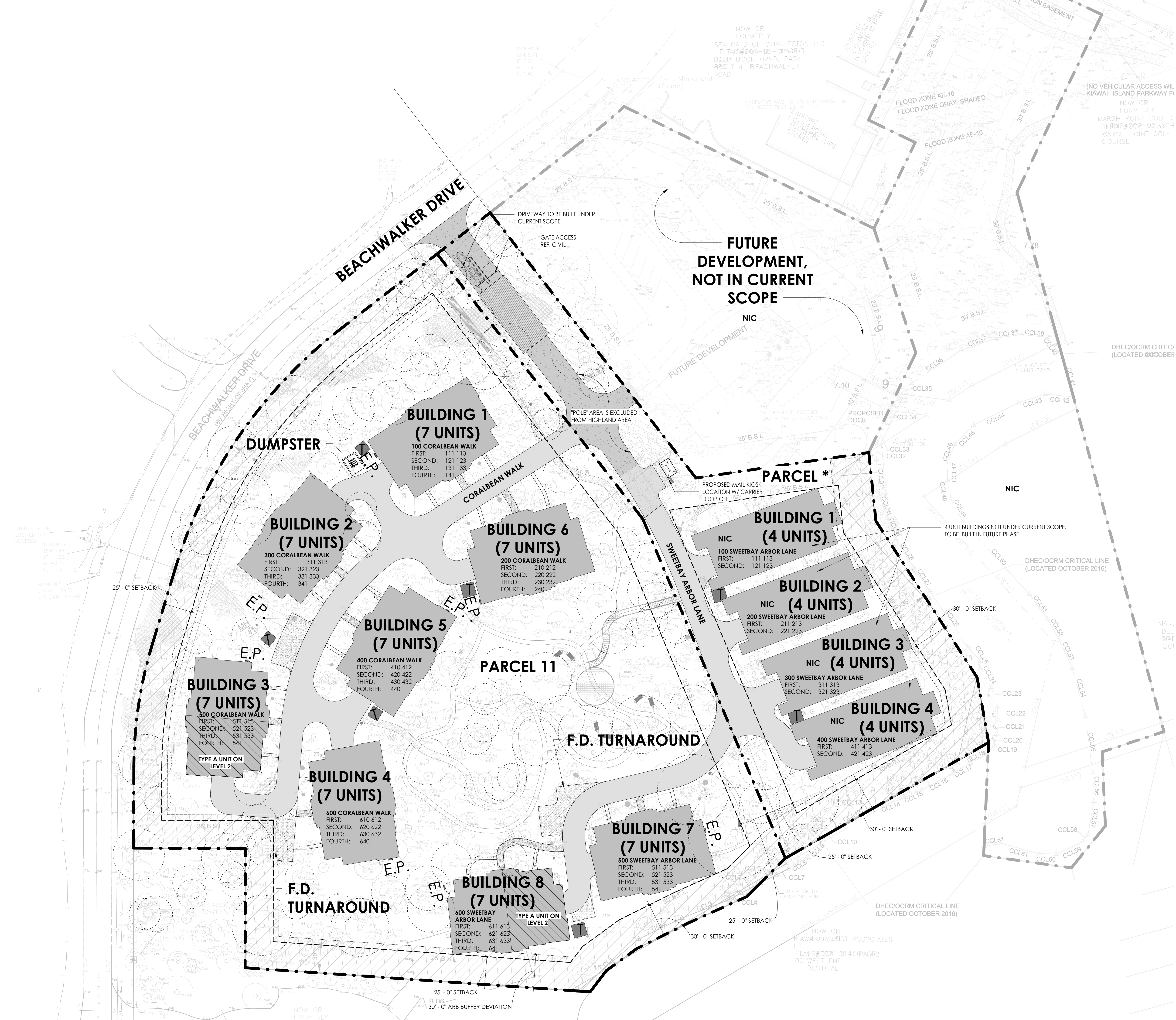
NOTE: PARCEL * ZONING RESTRICTIONS, LOT COVERAGE CALCULATIONS AND PARKING CALCULATIONS ARE PER TOWN OF KIAWAH ISLAND ZONING

MASTER PLAN UNIT COUNT

PARCEL	2 BDRM UNITS	3 BDRM UNITS	TOTAL UNITS	TOTAL SF	EST. BEDS
PARCEL 11	8	48	56	243,824	160
PARCEL *	8	8	16	75,558	40
TOTAL	16	56	72	319,382	200

E.P. ELECTRICAL PANEL LOCATIONS TENTATIVE

TRANSFORMER LOCATIONS TENTATIVE

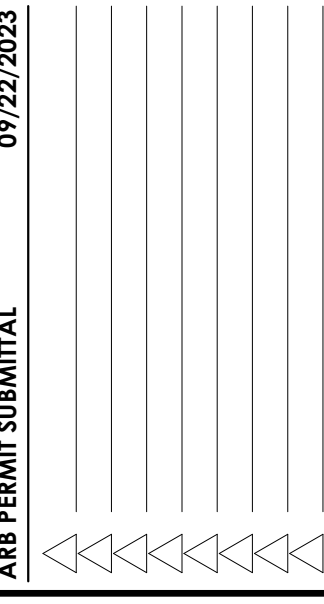


MASTER SITE PLAN 1
 SCALE: 1" = 40'-0"

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MATTHEW H. KRAGH
 REG# AR 9839

SOUTH CAROLINA SEAL
 REG# AR 101418



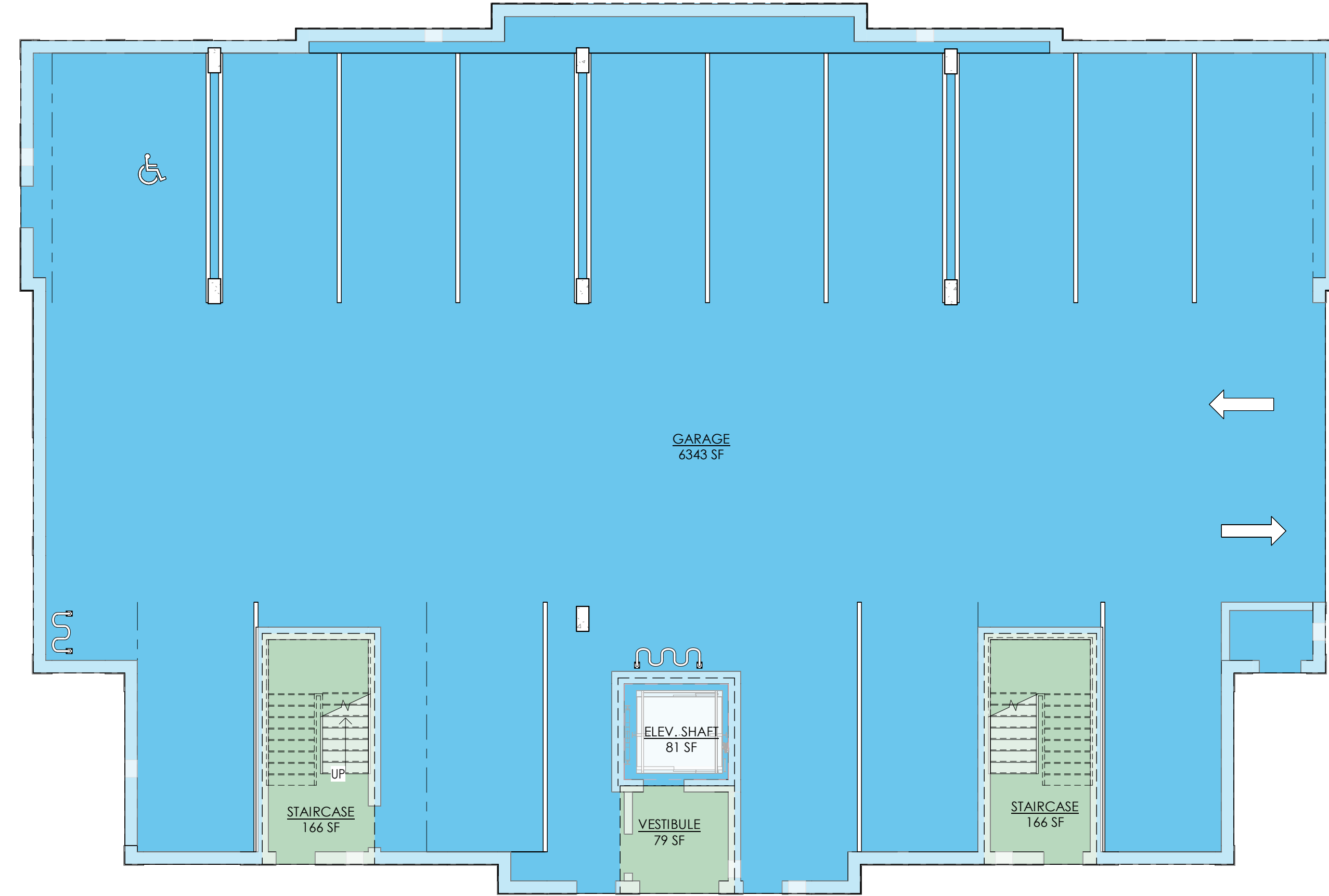
MASTER SITE PLAN

PHASE CD
 PR NO 23008

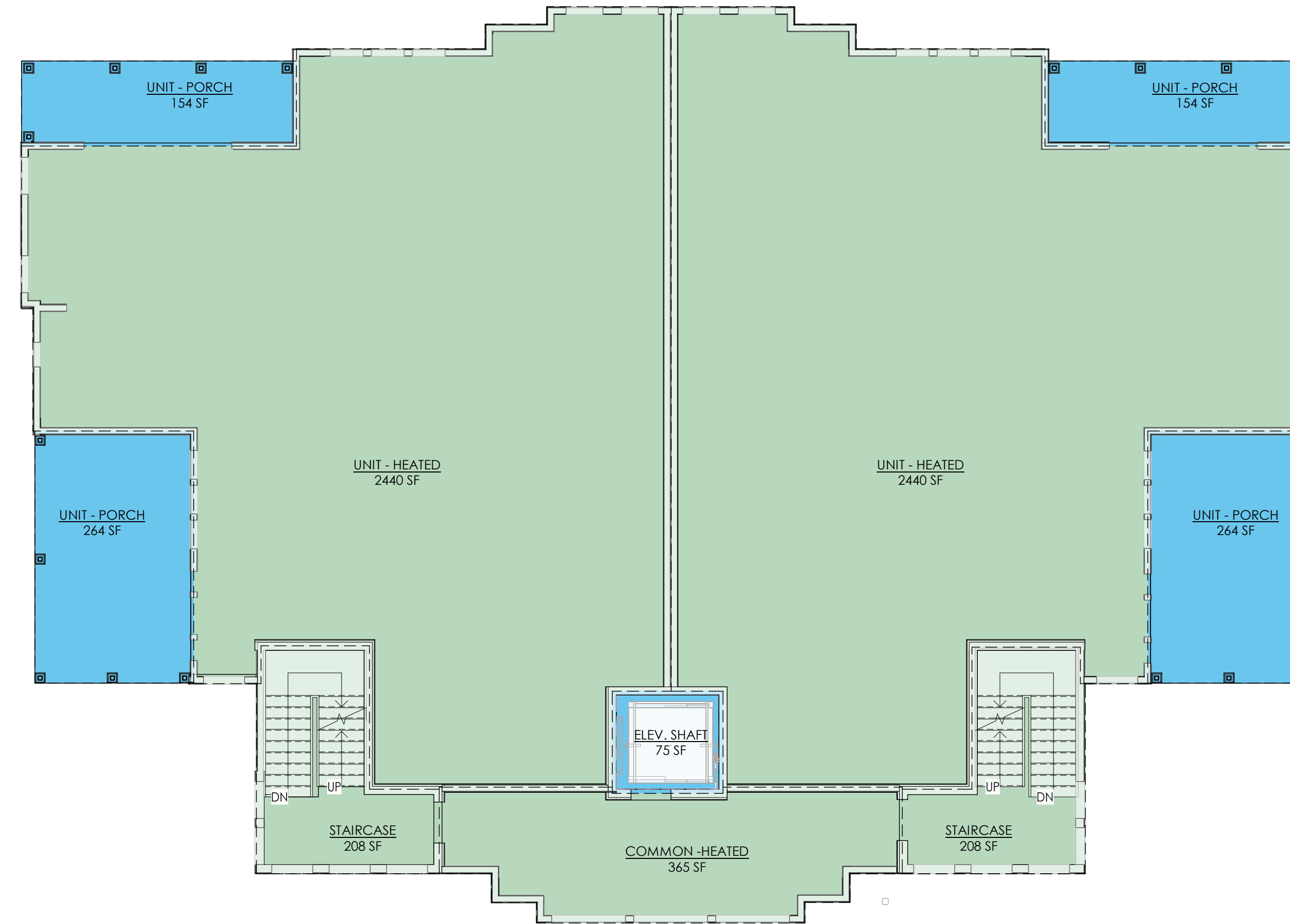
A001

HEATED & UNHEATED AREA SCHEDULE

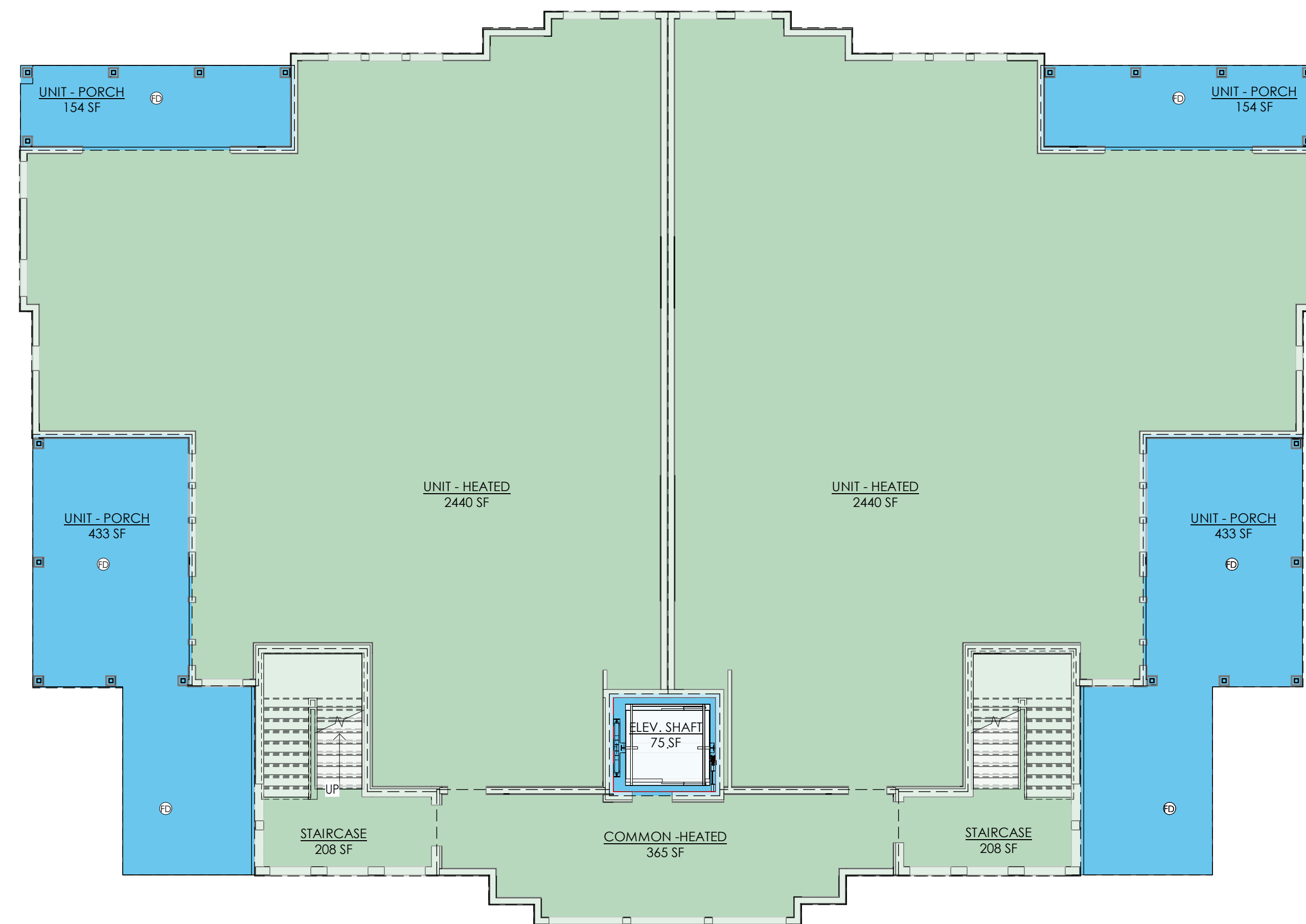
- Heated
- Unheated



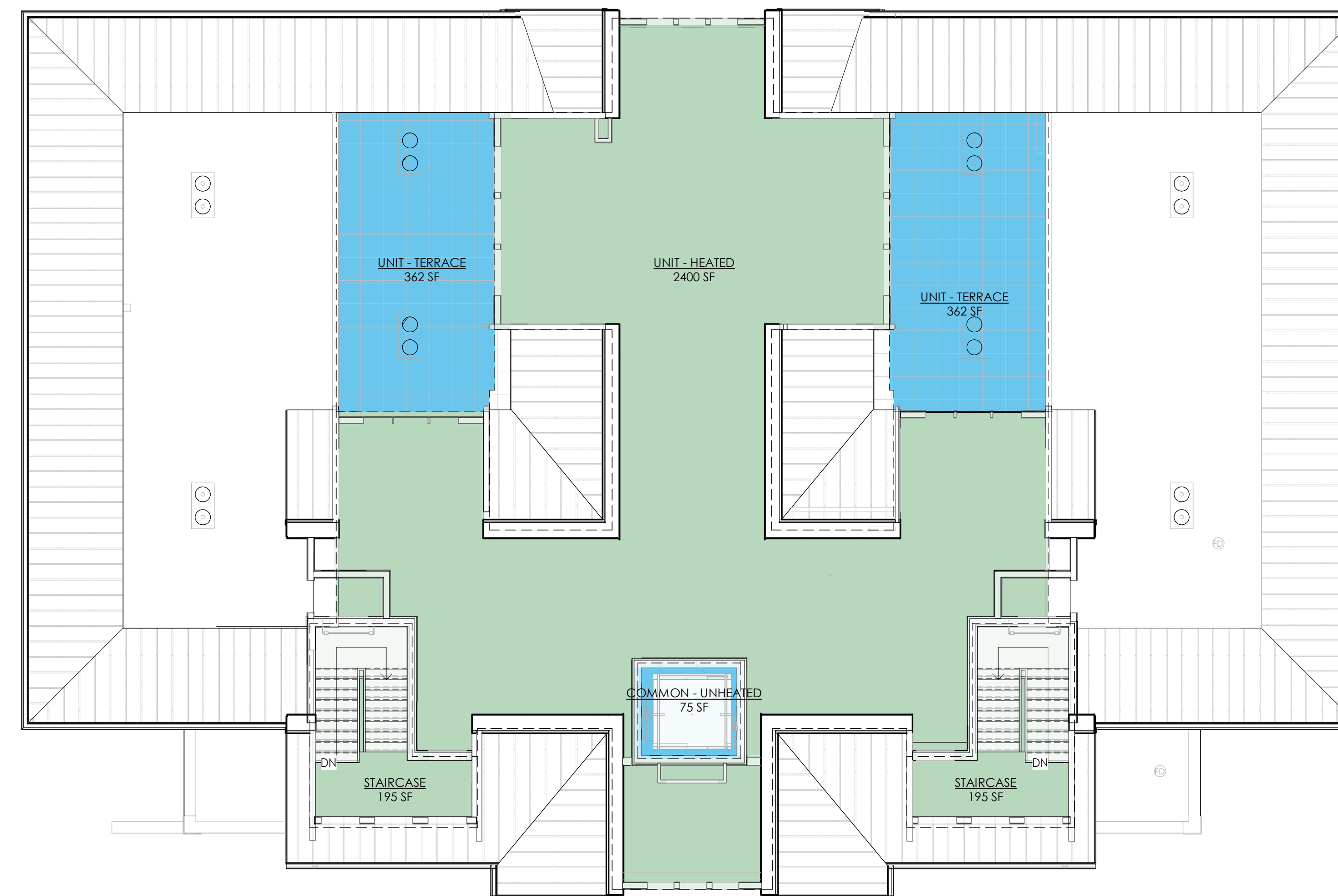
GARAGE AREA PLAN 1
SCALE: 1/8" = 1'-0"



LEVEL 3-4 AREA PLAN 3
SCALE: 1/8" = 1'-0"



LEVEL 2 AREA PLAN 2
SCALE: 1/8" = 1'-0"



LEVEL 5 4
SCALE: 1/8" = 1'-0"

HEATED/UNHEATED SQUARE FOOTAGES			
NAME	LEVEL	AREA	HEATED/UNHEATED
LEVEL 1 @ AVERAGE GRADE			
STAIRCASE	LEVEL 1 @ AVERAGE GRADE	166 SF	Heated
STAIRCASE	LEVEL 1 @ AVERAGE GRADE	166 SF	Heated
VESTIBULE	LEVEL 1 @ AVERAGE GRADE	79 SF	Heated
GARAGE			
ELEV. SHAFT	LEVEL 1 @ AVERAGE GRADE	81 SF	Unheated
LEVEL 2			
UNIT - HEATED	LEVEL 2	2440 SF	Heated
COMMON - HEATED	LEVEL 2	365 SF	Heated
UNIT - HEATED	LEVEL 2	2440 SF	Heated
STAIRCASE	LEVEL 2	208 SF	Heated
STAIRCASE	LEVEL 2	208 SF	Heated
ELEV. SHAFT	LEVEL 2	75 SF	Unheated
UNIT - PORCH	LEVEL 2	154 SF	Unheated
UNIT - PORCH	LEVEL 2	433 SF	Unheated
UNIT - PORCH	LEVEL 2	433 SF	Unheated
UNIT - PORCH	LEVEL 2	154 SF	Unheated
LEVEL 3			
UNIT - HEATED	LEVEL 3	2440 SF	Heated
COMMON - HEATED	LEVEL 3	365 SF	Heated
UNIT - HEATED	LEVEL 3	2440 SF	Heated
STAIRCASE	LEVEL 3	208 SF	Heated
STAIRCASE	LEVEL 3	208 SF	Heated
ELEV. SHAFT	LEVEL 3	75 SF	Unheated
UNIT - PORCH	LEVEL 3	154 SF	Unheated
UNIT - PORCH	LEVEL 3	264 SF	Unheated
UNIT - PORCH	LEVEL 3	264 SF	Unheated
UNIT - PORCH	LEVEL 3	154 SF	Unheated
LEVEL 4			
UNIT - HEATED	LEVEL 4	2440 SF	Heated
COMMON - HEATED	LEVEL 4	365 SF	Heated
UNIT - HEATED	LEVEL 4	2440 SF	Heated
STAIRCASE	LEVEL 4	208 SF	Heated
STAIRCASE	LEVEL 4	208 SF	Heated
ELEV. SHAFT	LEVEL 4	75 SF	Unheated
UNIT - PORCH	LEVEL 4	154 SF	Unheated
UNIT - PORCH	LEVEL 4	264 SF	Unheated
UNIT - PORCH	LEVEL 4	264 SF	Unheated
UNIT - PORCH	LEVEL 4	154 SF	Unheated
LEVEL 5			
UNIT - HEATED	LEVEL 5	2400 SF	Heated
STAIRCASE	LEVEL 5	195 SF	Heated
STAIRCASE	LEVEL 5	195 SF	Heated
UNIT - TERRACE	LEVEL 5	362 SF	Unheated
UNIT - TERRACE	LEVEL 5	362 SF	Unheated
COMMON - UNHEATED	LEVEL 5	75 SF	Unheated
		20,184 SF	HEATED TOTAL
		10,294 SF	UNHEATED TOTAL
		30,478 SF	BUILDING TOTAL

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MATTHEW H. KRAGH
REG# AR 1939

SOUTH CAROLINA SEAL
REG# AR 101418

07/22/2023
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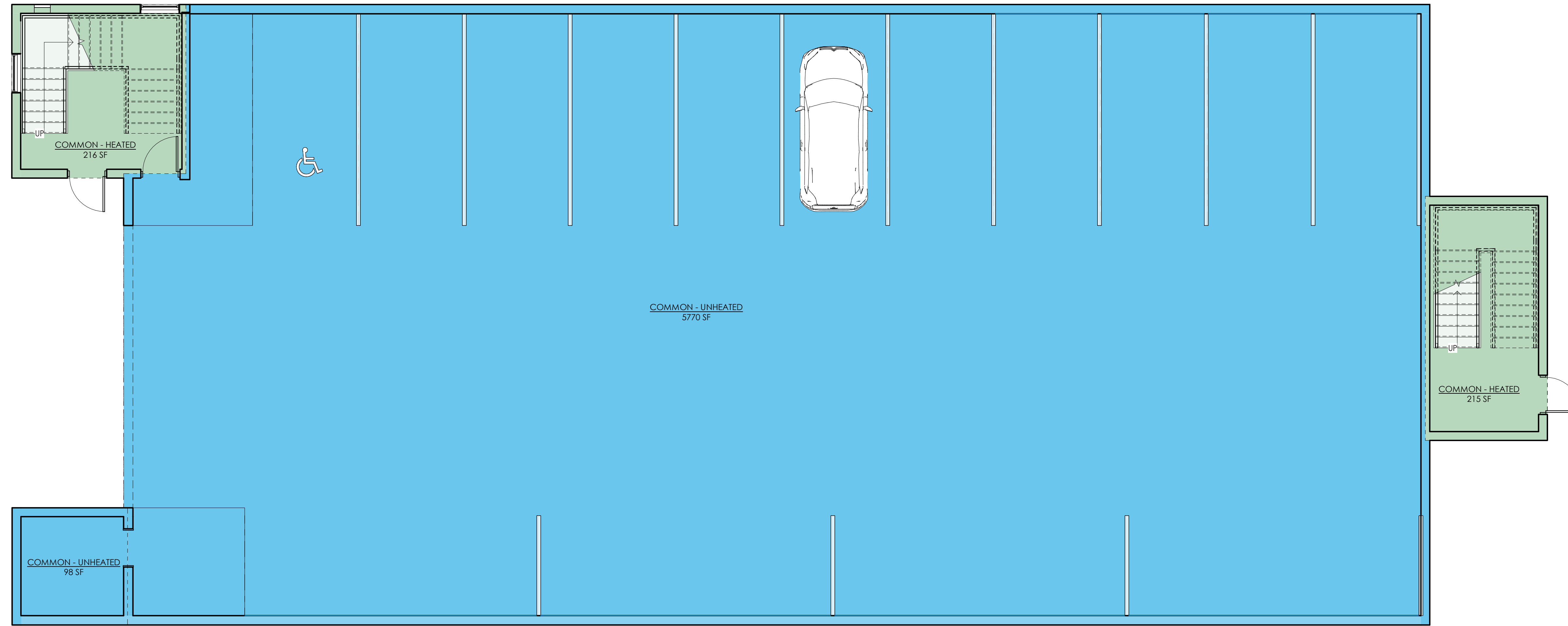
AREA PLAN CALCULATIONS

PHASE CD
PR NO 23008

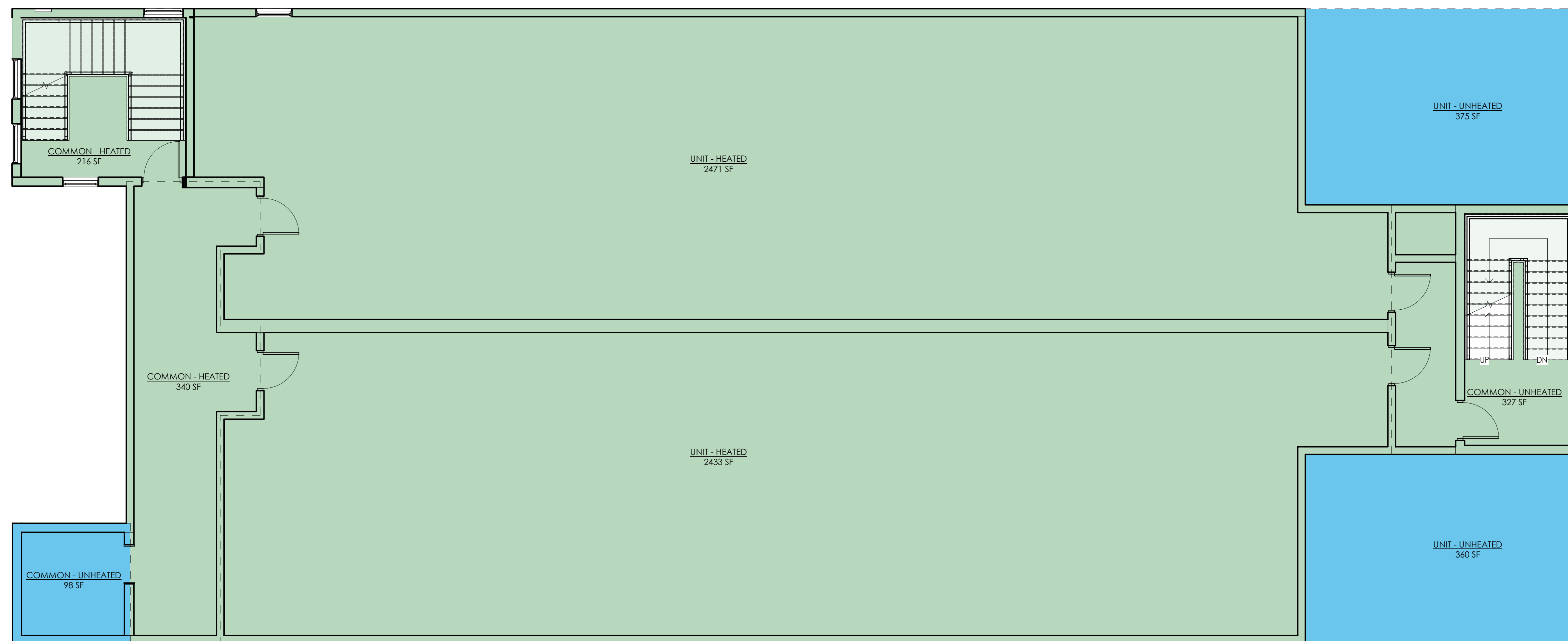
G102

HEATED & UNHEATED AREA SCHEDULE

- Heated
- Unheated



GARAGE LEVEL - AREA PLAN ①
SCALE: 3/16" = 1'-0"



LEVEL 2-3 - AREA PLAN ②
SCALE: 3/16" = 1'-0"

HEATED/UNHEATED SQUARE FOOTAGES			
NAME	LEVEL	AREA	HEATED/UNHEATED
GRADE LEVEL			
COMMON - HEATED	GRADE LEVEL	216 SF	Heated
COMMON - HEATED	GRADE LEVEL	215 SF	Heated
COMMON - UNHEATED			
COMMON - UNHEATED	GRADE LEVEL	5770 SF	Unheated
COMMON - UNHEATED	GRADE LEVEL	98 SF	Unheated
LEVEL 2			
UNIT - HEATED	LEVEL 2	2433 SF	Heated
UNIT - HEATED	LEVEL 2	2471 SF	Heated
COMMON - HEATED	LEVEL 2	216 SF	Heated
COMMON - HEATED	LEVEL 2	340 SF	Heated
COMMON - UNHEATED	LEVEL 2	327 SF	Heated
COMMON - UNHEATED			
COMMON - UNHEATED	LEVEL 2	98 SF	Unheated
UNIT - UNHEATED	LEVEL 2	360 SF	Unheated
UNIT - UNHEATED	LEVEL 2	375 SF	Unheated
LEVEL 3			
UNIT - HEATED	LEVEL 3	2433 SF	Heated
UNIT - HEATED	LEVEL 3	2471 SF	Heated
COMMON - HEATED	LEVEL 3	216 SF	Heated
COMMON - HEATED	LEVEL 3	340 SF	Heated
COMMON - UNHEATED	LEVEL 3	327 SF	Heated
COMMON - UNHEATED			
COMMON - UNHEATED	LEVEL 3	98 SF	Unheated
UNIT - UNHEATED	LEVEL 3	360 SF	Unheated
UNIT - UNHEATED	LEVEL 3	375 SF	Unheated
		12,005 SF	HEATED TOTAL
		7,534 SF	UNHEATED TOTAL
		19,539 SF	BUILDING TOTAL

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**WEST END AT BEACHWALKER
BEACHWALKER DR KIAWAH ISLAND, SC**

NOT FOR CONSTRUCTION

MATTHEW H. KRAGH
REG# AR 9839

SOUTH CAROLINA SEAL
REG# AR 101418

09/13/2024

AREA PLAN
CALCULATIONS
(4-UNIT BUILDING)

PHASE SD
PR NO 23008

G103

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THE WEST END AT BEACHWALKER
 BEACHWALKER DR
 KIAWAH ISLAND, SC

NOT FOR CONSTRUCTION

MATTHEW H. KRAGH
 REG# AR 9839

SOUTH CAROLINA SEAL
 REG# AR 101418

07/22/2023

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EXTERIOR ELEVATIONS

PHASE CD
 PR NO 23008

A200

KEY	MATERIAL
01	13" NUCEDAR SHINGLES; 5" EXPOSURE; QUIVER TAN
02	SENTRIGARD STANDING SEAM METAL ROOF; MEDIUM BRONZE
03	JAMES HARDIE CEMENTITIOUS PANELING; SHERWOOD FOREST
04	TABBY STUCCO
05	ALUMINUM RAILING WITH CORROSION INHIBITOR
06	NEWTCHWOOD CEMENTITIOUS EUROPEAN SIDING; ROMAN ANTIQUE
07	6x6 COLUMN W. 10x10 JAMES HARDIE CEMENTITIOUS COVER AND TRIM; SHERWOOD FOREST
08	FRP BRACKETS
09	BEVELED 3X6 GUTTER; MATCH ROOF COLOR
10	FRP DECORATIVE CORNICE; MATCH SIDING COLOR
11	FRP DECORATIVE CORBELS; MATCH SIDING COLOR



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

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THE WEST END AT BEACHWALKER
 BEACHWALKER DR
 KIAWAH ISLAND, SC

NOT FOR CONSTRUCTION

MATTHEW H. KRAGH
 REG# AR 9839

SOUTH CAROLINA SEAL
 REG# AR 101418

07/22/2023
 ABB PERMIT SUBMITTAL

EXTERIOR ELEVATIONS

PHASE CD
 PR NO 23008

A201

KEY	MATERIAL
01	13" NUCEDAR SHINGLES; 5" EXPOSURE; QUIVER TAN
02	SENTRIGARD STANDING SEAM METAL ROOF; MEDIUM BRONZE
03	JAMES HARDIE CEMENTITIOUS PANELING; SHERWOOD FOREST
04	TABBY STUCCO
05	ALUMINUM RAILING WITH CORROSION INHIBITOR
06	NEWTCHWOOD CEMENTITIOUS EUROPEAN SIDING; ROMAN ANTIQUE
07	6x6 COLUMN W. 10x10 JAMES HARDIE CEMENTITIOUS COVER AND TRIM; SHERWOOD FOREST
08	FRP BRACKETS
09	BEVELED 3X6 GUTTER; MATCH ROOF COLOR
10	FRP DECORATIVE CORNICE; MATCH SIDING COLOR
11	FRP DECORATIVE CORBELS; MATCH SIDING COLOR



EAST ELEVATION ①
 SCALE: 1/4" = 1'-0"

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THE WEST END AT BEACHWALKER
 BEACHWALKER DR
 KIAWAH ISLAND, SC

NOT FOR CONSTRUCTION

MATTHEW H. KRAGH
 REG# AR 1939

SOUTH CAROLINA SEAL
 REG# AR 101418

07/22/2023
 ABB PERMIT SUBMITTAL

EXTERIOR ELEVATIONS

PHASE CD
 PR NO 23008

A202

KEY	MATERIAL
01	13" NUCEDAR SHINGLES; 5" EXPOSURE; QUIVER TAN
02	SENTRIGARD STANDING SEAM METAL ROOF; MEDIUM BRONZE
03	JAMES HARDIE CEMENTITIOUS PANELING; SHERWOOD FOREST
04	TABBY STUCCO
05	ALUMINUM RAILING WITH CORROSION INHIBITOR
06	NEWTCHWOOD CEMENTITIOUS EUROPEAN SIDING; ROMAN ANTIQUE
07	6x6 COLUMN W. 10x10 JAMES HARDIE CEMENTITIOUS COVER AND TRIM; SHERWOOD FOREST
08	FRP BRACKETS
09	BEVELED 3x6 GUTTER; MATCH ROOF COLOR
10	FRP DECORATIVE CORNICE; MATCH SIDING COLOR
11	FRP DECORATIVE CORBELS; MATCH SIDING COLOR



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

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THE WEST END AT BEACHWALKER
 BEACHWALKER DR
 KIAWAH ISLAND, SC

NOT FOR CONSTRUCTION

MATTHEW H. KRAGH
 REG# AR 9839

SOUTH CAROLINA SEAL
 REG# AR 101418

07/22/2023

ABR PERMIT SUBMITTAL

EXTERIOR ELEVATIONS

PHASE CD
 PR NO 23008

A203

KEY	MATERIAL
01	13" NUCEDAR SHINGLES; 5" EXPOSURE; QUIVER TAN
02	SENTRIGARD STANDING SEAM METAL ROOF; MEDIUM BRONZE
03	JAMES HARDIE CEMENTITIOUS PANELING; SHERWOOD FOREST
04	TABBY STUCCO
05	ALUMINUM RAILING WITH CORROSION INHIBITOR
06	NEWTCHWOOD CEMENTITIOUS EUROPEAN SIDING; ROMAN ANTIQUE
07	6X6 COLUMN W. 10X10 JAMES HARDIE CEMENTITIOUS COVER AND TRIM; SHERWOOD FOREST
08	FRP BRACKETS
09	BEVELED SIX S GUTTER; MATCH ROOF COLOR
10	FRP DECORATIVE CORNICE; MATCH SIDING COLOR
11	FRP DECORATIVE CORBELS; MATCH SIDING COLOR



WEST ELEVATION ①
 SCALE: 1/4" = 1'-0"

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**WEST END AT BEACHWALKER
BEACHWALKER DR KIAWAH ISLAND, SC**

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SOUTH CAROLINA SEAL
REG# AR 101418

03/14/2024

SCHMATIC DESIGN

PRELIMINARY EXTERIOR ELEVATIONS
4-UNIT BUILDING

PHASE SD
PR NO 23008

A200

Key Value	Keynote Text
01	NUCEDAR SHINGLES; COLOR TBD
02	VERTICAL SIDING; COLOR TBD
03	BRICK VENEER; COLOR TBD
04	WALL PANELING
05	METAL RAILING
06	STANDING SEAM METAL ROOF
07	METAL COPING



NORTH ELEVATION
SCALE: 1/4" = 1'-0" ①

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WEST END AT BEACHWALKER
BEACHWALKER DR KIAWAH ISLAND, SC

NOT FOR CONSTRUCTION

MATTHEW H. KRAGH
REG# AR 1937

SOUTH CAROLINA SEAL
REG# AR 101418

03/14/2024

SCHMATIC DESIGN

PRELIMINARY EXTERIOR ELEVATIONS
4-UNIT BUILDING

PHASE SD
PR NO 23008

A201

Key Value	Keynote Text
01	NUCEDAR SHINGLES, COLOR TBD
02	VERTICAL SIDING, COLOR TBD
03	BRICK VENEER, COLOR TBD
04	WALL PANELING
05	METAL RAILING
06	STANDING SEAM METAL ROOF
07	METAL COPING



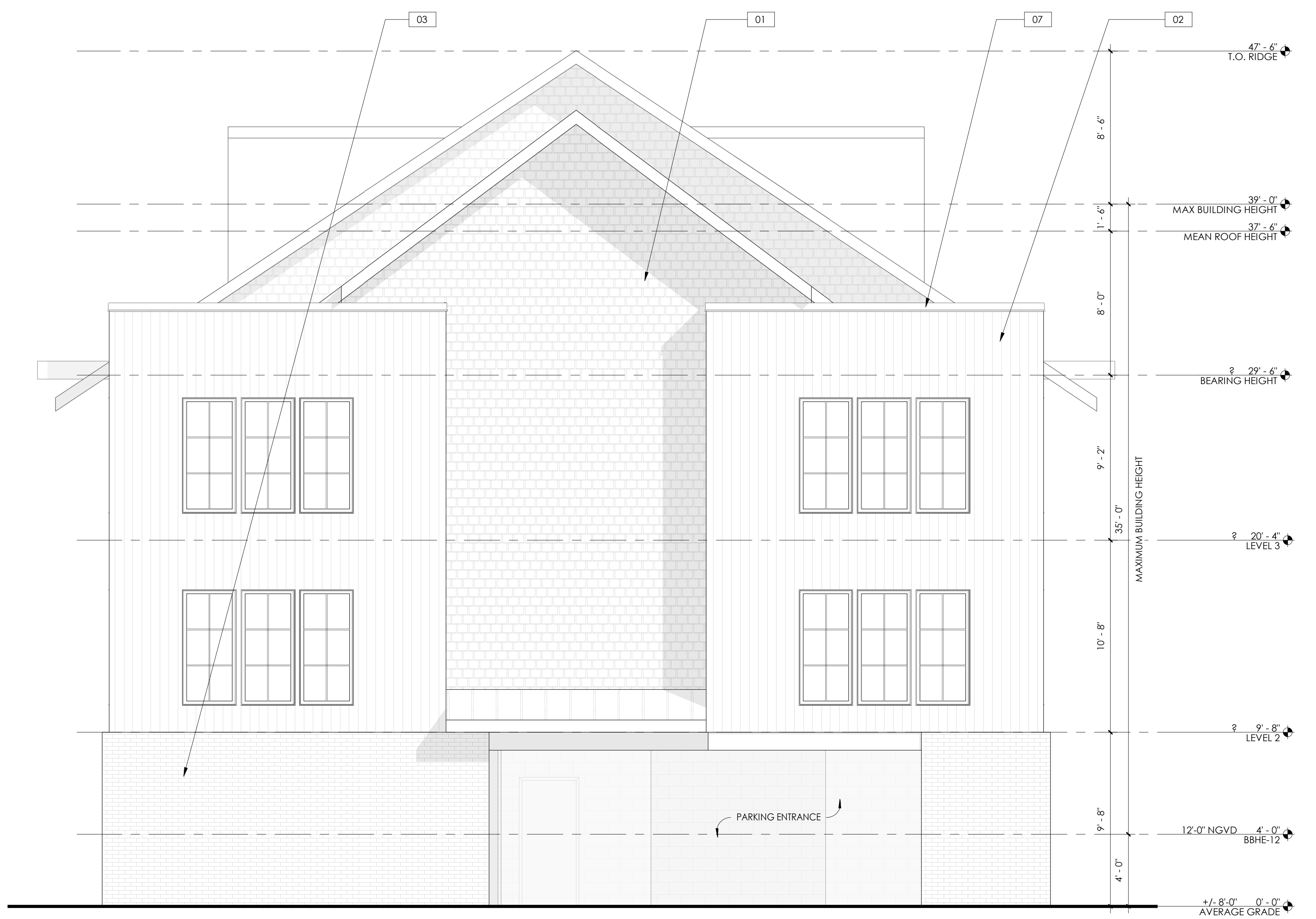
SOUTH ELEVATION ①
SCALE: 1/4" = 1'-0"

Key Value	Keynote Text
01	NUCEDAR SHINGLES, COLOR TBD
02	VERTICAL SIDING, COLOR TBD
03	BRICK VENEER, COLOR TBD
04	WALL PANELING
05	METAL RAILING
06	STANDING SEAM METAL ROOF
07	METAL COPING

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EAST ELEVATION ①
SCALE: 1/4" = 1'-0"



WEST ELEVATION ②
SCALE: 1/4" = 1'-0"

WEST END AT BEACHWALKER
BEACHWALKER DR KIAWAH ISLAND, SC

NOT FOR CONSTRUCTION

MATTHEW H. KRAGH
REG# AR 1939

SOUTH CAROLINA SEAL
REG# AR 101418

03/14/2024

SCHMATIC DESIGN

PRELIMINARY
EXTERIOR
ELEVATIONS
4-UNIT
BUILDING

PHASE SD
PR NO 23008

A202

Construction Phasing Plan

West End construction will be broken out into 3 phases. Phase 1 includes the front 6 of the 7-unit buildings and the majority of the drainage, sewer, and water infrastructure that serves Parcel 11 and * Parcel. Laydown and parking area during construction will be in adjacent Parcel 9 accessed from the main site intersection of the two alleys, shown on the attached exhibit “Construction Phase 1 Plan”. The remaining 2 7-unit buildings will be constructed in phase 2, shown on attached “Construction Phase 2 Plan”. Phase 3 will include all 4 of the 4-unit buildings and the remaining infrastructure to serve these units. The laydown and construction parking area will be located in the same place as phase 1 and 2, shown on the attached “Construction Phase 3 Plan”.

Construction Preliminary Timeline

Based on a preliminary schedule received from Edifice General Contractors, the following timeline is proposed:

- Construction commencement: 7/1/2024
- Phase 1: 9/6/2024-1/2/2026
- Phase 2: 10/3/2024-2/14/2026
- Phase 3: 10/24/2024-1/2/2027



Construction Phase 1 Plan

West End at Beachwalker

Kiwah Island, SC

PREPARED FOR:
KRA, LP

PREPARED BY:
THOMAS HUTTON

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Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com

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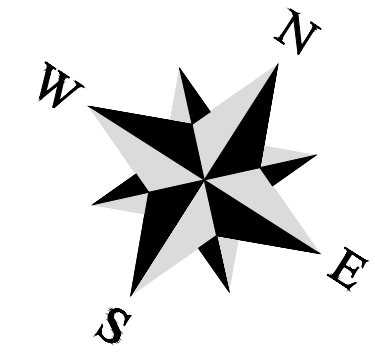
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LEGEND

PHASE 2 ---

LAYDOWN/PARKING ---



Construction Phase 2 Plan

West End at Beachwalker

Kiawah Island, SC

PREPARED FOR:
KRA, LP

PREPARED BY:
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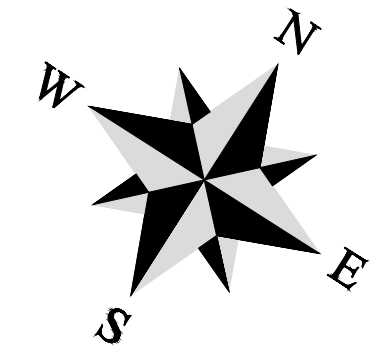
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LEGEND

PHASE 3 - - - - -

LAYDOWN/
PARKING - - - - -



Construction Phase 3 Plan

West End at Beachwalker

Kiawah Island, SC

PREPARED FOR:
KRA, LP

PREPARED BY:
THOMAS HUTTON

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