

# BLUFFTON TOWN HALL

## BLUFFTON, SOUTH CAROLINA

ISSUED: NOVEMBER 19, 2018



### SUBMITTALS / CHECKS

SHEET INDEX		FINAL SET NOV 19, 2018							
L100	KEY SHEET	X							
L500	PLANTING PLAN	X							
L501	PLANT SCHEDULE AND DETAILS	X							
L600	SITE DETAILS	X							

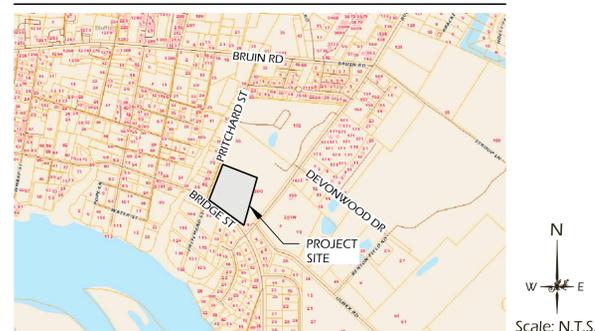
### REVISIONS

SHEET INDEX									

SITE DEVELOPMENT PLANS  
 FOR  
**BLUFFTON TOWN HALL**  
 PHASE 2 RENOVATION  
 BLUFFTON, SOUTH CAROLINA

DATE: NOV 19, 2018  
 PROJECT NO.: 1598.02  
 DRAWN BY: MY/JM  
 CHECKED BY: BW

### VICINITY MAP



### PROJECT TEAM

**PROJECT OWNER**  
 TOWN OF BLUFFTON  
 BLUFFTON, SC  
 (843) 706.4500

**LANDSCAPE ARCHITECT**  
 WITMER JONES KEEFER  
 BLUFFTON, SC  
 (843) 757.7411

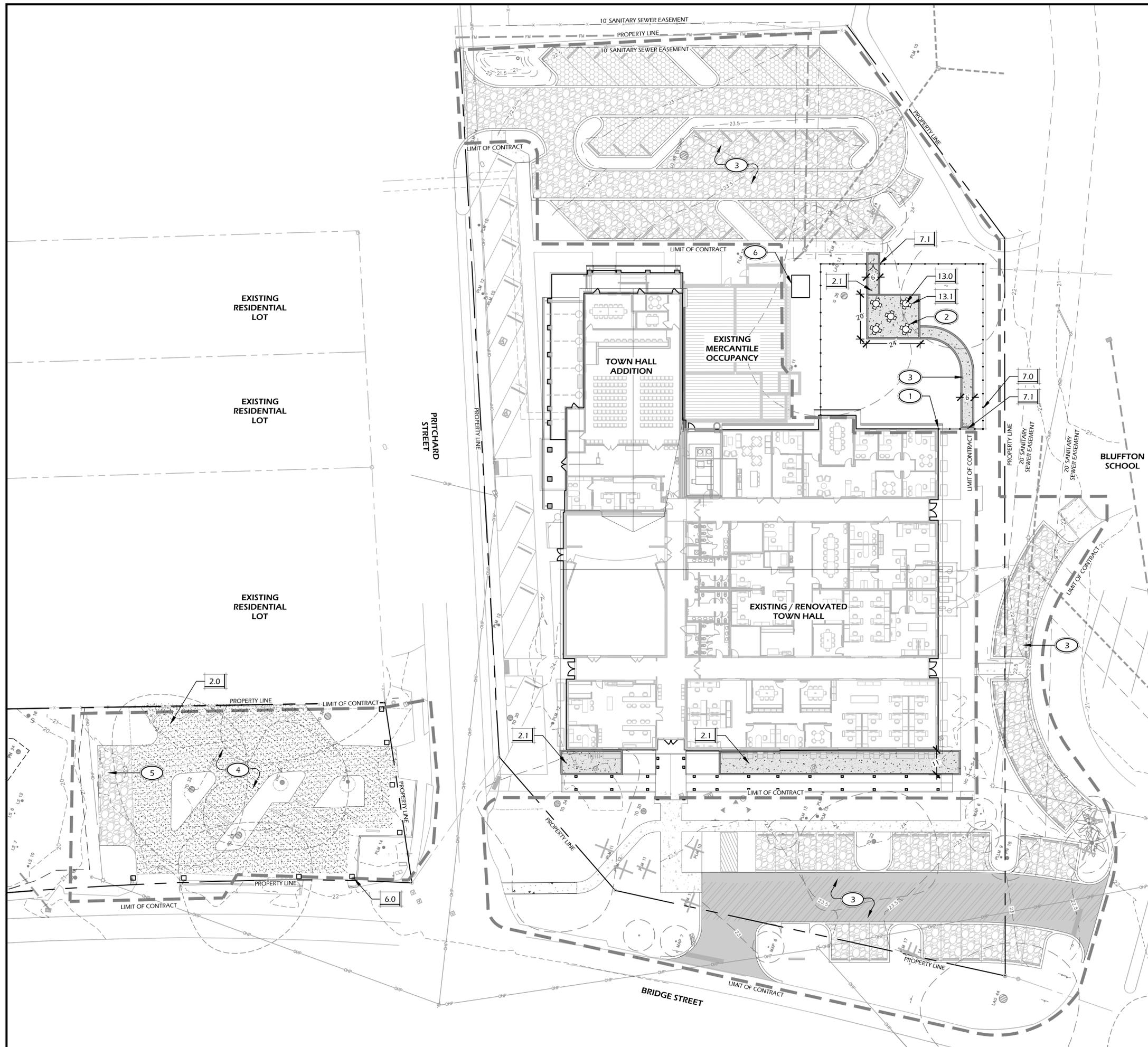
**ENGINEER**  
 WARD EDWARDS ENGINEERING  
 BLUFFTON, SC  
 (843) 837.5250

REVISIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DRAWING TITLE  
**COVER SHEET**

DRAWING NUMBER

**CS**



PAVING SCHEDULE			
CALL-OUT	SYMB.	DESCRIPTION	DETAIL
2.0	[Symbol]	PLANTATION MIX GRAVEL WITH STEEL EDGING	1/L600
2.1	[Symbol]	TABBY PAVERS	2/L600
X.X	[Symbol]	BORDER	2/L600

NOTE: MATERIAL SYMBOLS / HATCHES ARE GRAPHIC IN NATURE AND ARE NOT INTENDED TO BE TO SCALE. REFER TO SITE DETAILS AND LAYOUT PLANS FOR SIZES AND DIMENSIONS.

COLUMNS, WALLS / EMBANKMENTS LEGEND		
CALL-OUT	DESCRIPTION	DETAIL
6.0	COLUMN (BRICK)	3/L600

FENCING, GATES, BARRIERS SCHEDULE		
CALL-OUT	DESCRIPTION	DETAIL
7.0	FENCE	4/L600
7.1	GATE	5/L600

SITE FURNISHINGS SCHEDULE			
CALL-OUT	QTY.	DESCRIPTION	DETAIL
13.0	5	TABLE	7/L600
13.1	20	CHAIR	8/L600

- KEY SHEET REFERENCE NOTES:**
- 1 FENCE POST TO ALIGN WITH CORNER OF BUILDING.
  - 2 FINAL LOCATION OF SITE FURNISHINGS (TABLES/CHAIRS) TO BE APPROVED IN FIELD BY LANDSCAPE ARCHITECT PRIOR TO FINAL PLACEMENT / INSTALLATION.
  - 3 PROPOSED IMPROVEMENTS BY OTHERS, N.I.C., SHOWN FOR REFERENCE ONLY (PARKING AND WALKWAYS). COORDINATE WITH CIVIL ENGINEER AS REQUIRED.
  - 4 REFER TO ENGINEER'S PLAN FOR GRADING AND DRAINAGE OF PARKING LOT.
  - 5 ADD ADDITIONAL PARKING AREA PER ENGINEER'S PLAN.
  - 6 SHED BY OWNER.

**Witmer Jones-Keefe**  
*landscape architecture  
 and planning*

www.wjk ltd. com  
 38 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph. 843.797.7411

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 THIS SHEET TO SCALE AT: 24"x36"

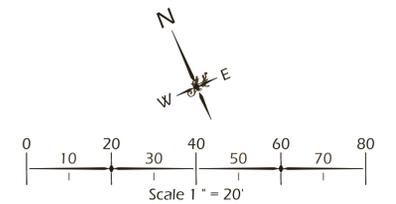
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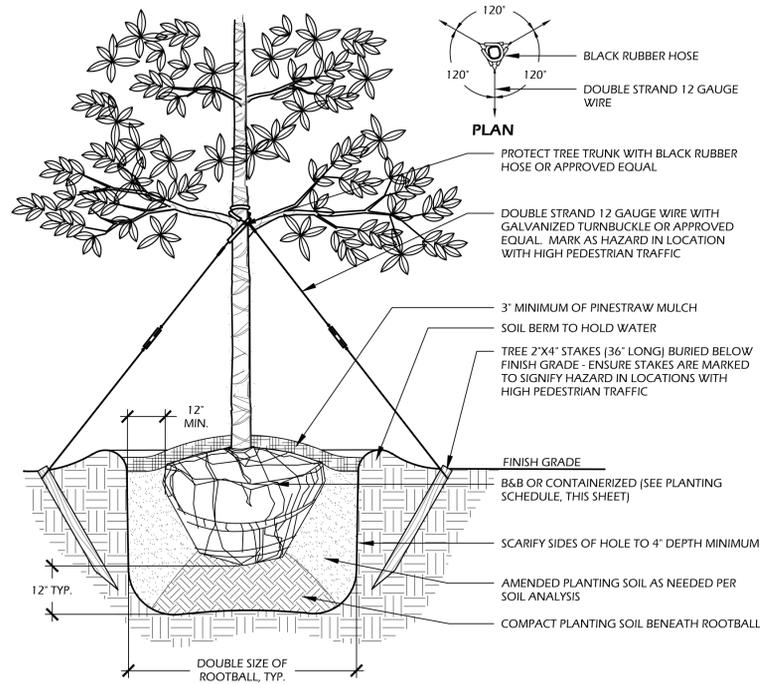
REVISIONS:


DRAWING TITLE  
**KEY SHEET**

DRAWING NUMBER  
**L100**

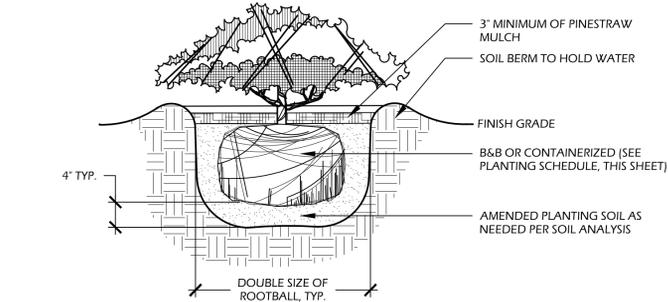






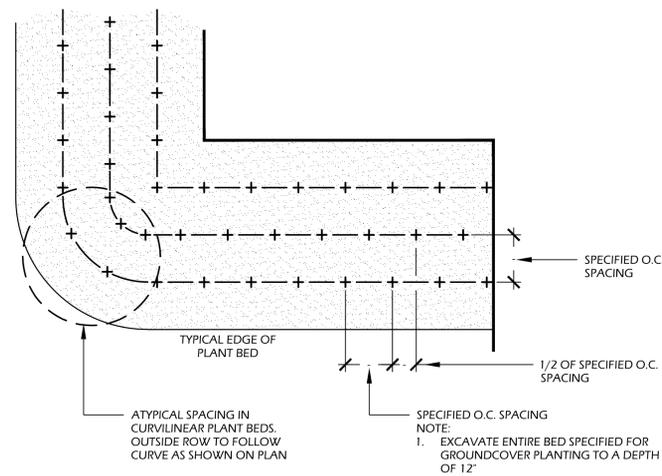
- NOTES:**
- TREE STAKING OPTIONAL. HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
  - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
  - IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

**1 // L501 TREE PLANTING**  
SCALE: N.T.S.



- NOTES:**
- WHEN GROUNDCOVERS AND SHRUBS ARE USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
  - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
  - IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

**2 // L501 SHRUB PLANTING**  
SCALE: N.T.S.



**3 // L501 GROUND COVER PLANTING**  
SCALE: N.T.S.

**PLANT SCHEDULE:**

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Gal./Spacing	Notes
<b>TREES</b>								
4	OUEV	Quercus virginiana	Live Oak	12'-14'	5'-6'	Cont.	3'	Full, Bid alternate Cathedral Oak (Refer to planting plan)
1	TAXD	Taxodium distichum	Bald Cypress	12'-14'	5'-6'	Cont.	3'	Full
-	OUES	Quercus virginiana 'SDLN' PP12015	Cathedral Oak	12'-14'	5'-6'	Cont.	3'	Full, Bid alternate for Live Oak (Refer to planting plan)
<b>SHRUBS</b>								
5	OSMF	Osmanthus fragrans	Fragrant Tea Olive	36'-42"	18'-24"	7 gal.	-	Full
131	PODM	Podocarpus macrophyllus	Podocarpus	36'-42"	18'-24"	15 gal.	30' O.C.	Full
14	PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus	18'-24"	16'-20"	7 gal.	-	Full
<b>ORNAMENTAL GRASSES &amp; FERNS</b>								
90	DRYE	Dryopteris erythrosora	Autumn Fern	10'-12"	8'-12"	1 gal.	24" O.C.	Full
70	ERAS	Eragrostis spectabilis	Purple Love Grass	12'-24"	12'-24"	1 gal.	30" O.C.	Full
<b>GROUND COVERS, VINES &amp; PERENNIALS</b>								
753	TRAA	Trachelospermum asiaticum	Asiatic Jasmine	4'-6"	12" runners	1 gal.	24" O.C.	Full, 18" O.C. at building entrance, 24" O.C. everywhere else (Refer to planting plan)
<b>SOD &amp; MULCH</b>								
16,300	SOD-SF	-	Empire Zoysia Sod	-	-	-	-	-
9,500	MULCH-SF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-



Winters Jones-Keefe Ltd. of landscape architecture and land planning  
www.wjk Ltd. com  
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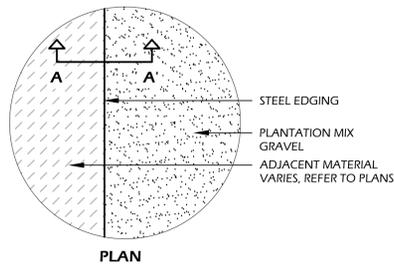
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REVISIONS:


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**PLANT SCHEDULE AND DETAILS**

**DRAWING NUMBER**  
**L501**

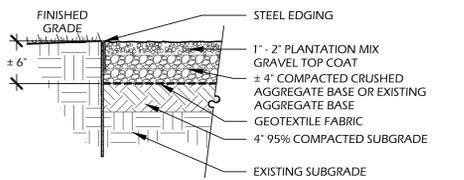


**EDGING AND STAKE INFORMATION:**  
**MANUFACTURER:**  
 BORDER CONCEPTS, INC.  
 7621 LITTLE AVE., SUITE 426  
 CHARLOTTE, NC. 28226  
**PHONE:** (800) 845.3343  
**WEB:** WWW.BORDERCONCEPTS.COM

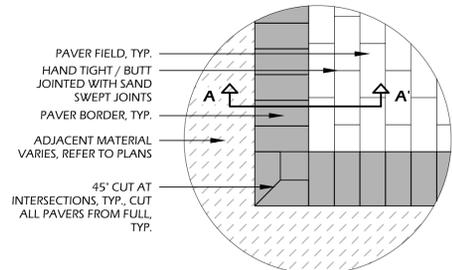
**STEEL EDGE:** BORDER GUARD 3/16" X 4" X 1/6"  
**STAKES:** STANDARD STAKE 3/16" THICK X 15"  
 LONG (6 PER 16)  
**COLOR:** BLACK

**NOTE:** INSTALL FLUSH PER MANUFACTURER'S SPECIFICATIONS

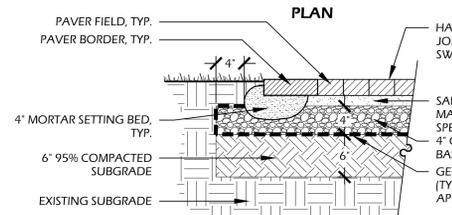
**SOIL INFORMATION:**  
**SOIL COMPACTION:** 95% STANDARD PROCTOR



SECTION A-A'



**PAVER FIELD, TYP.**  
**PAVER BORDER, TYP.**  
**ADJACENT MATERIAL VARIES, REFER TO PLANS**  
**45° CUT AT INTERSECTIONS, TYP., CUT ALL PAVERS FROM FULL, TYP.**

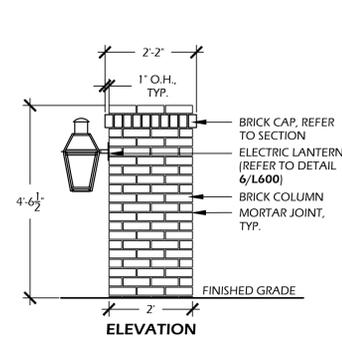


SECTION A-A'

**PAVER MANUFACTURER INFORMATION:**  
**MANUFACTURER:** LOWCOUNTRY PAVER  
 535 STINEY ROAD  
 HARDEEVILLE, SC. 29927  
**PHONE:** (864) 468.3561  
**WEB:** WWW.LCPAVER.COM

**PAVER:** PLANTATION PAVER  
**COLOR:** WHITE GRAY WITH TABBED SHELL  
**PATTERN:** RUNNING BOND FIELD WITH SINGLE HEADER COURSE BORDER  
**JOINTS:** HAND TIGHT / BUTT JOINTED, SAND SWEEP

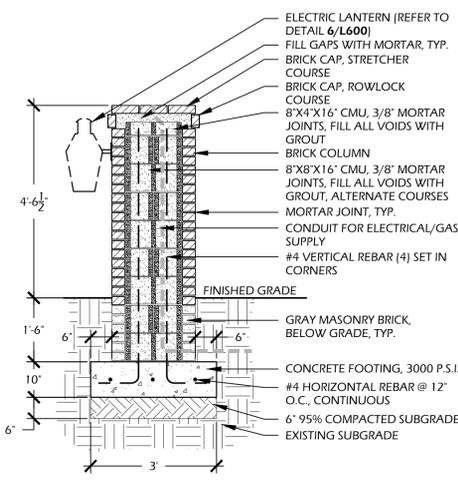
- NOTES:**
- PROVIDE 1% MIN./2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
  - REFER TO PLAN (SHEET L100) FOR WIDTHS OF WALK.
  - CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
  - UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.



ELEVATION

**BRICK MANUFACTURER INFORMATION:**  
**MANUFACTURER:** OLD CAROLINA BRICK COMPANY  
 475 MAJOLICA ROAD  
 SALISBURY, NC. 28147  
**PHONE:** (800) 536-8850  
**WEB:** WWW.HANDMADEBRICK.COM

**BRICK:** PATIO 8" X 4" X 2.25" MORTAR SET  
**COLOR:** SAVANNAH GRAY  
**PATTERN:** RUNNING BOND  
**MORTAR COLOR:** IVORY BUFF  
**MORTAR FINISH:** RAKED



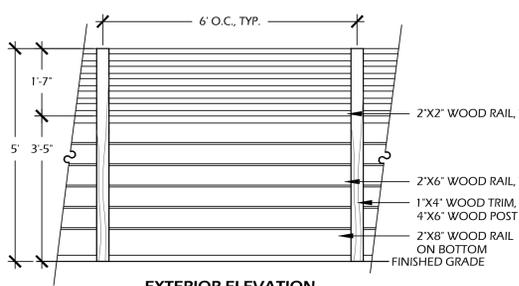
SECTION

**ELECTRIC LANTERN (REFER TO DETAIL 6/L600)**  
 FILL GAPS WITH MORTAR, TYP.  
 BRICK CAP, STRETCHER COURSE  
 BRICK CAP, ROWLOCK COURSE  
 8"X4"X16" CMU, 3/8" MORTAR JOINTS, FILL ALL VOIDS WITH GROUT  
 BRICK COLUMN  
 8"X8"X16" CMU, 3/8" MORTAR JOINTS, FILL ALL VOIDS WITH GROUT, ALTERNATE COURSES  
 MORTAR JOINT, TYP.  
 CONDUIT FOR ELECTRICAL/GAS SUPPLY  
 #4 VERTICAL REBAR (4) SET IN CORNERS  
 FINISHED GRADE  
 GRAY MASONRY BRICK, BELOW GRADE, TYP.  
 CONCRETE FOOTING, 3000 P.S.I.  
 #4 HORIZONTAL REBAR @ 12" O.C., CONTINUOUS  
 6" 95% COMPACTED SUBGRADE  
 EXISTING SUBGRADE

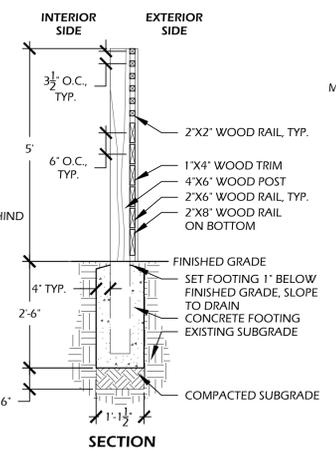
1 // L600 PLANTATION MIX GRAVEL WITH STEEL EDGING  
 SCALE: 1" = 1'-0"

2 // L600 TABBED PAVER  
 SCALE: 1" = 1'-0"

3 // L600 COLUMN (BRICK)  
 SCALE: 1/2" = 1'-0"



EXTERIOR ELEVATION

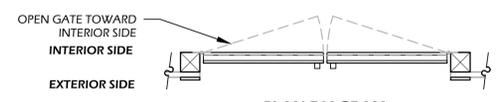


SECTION

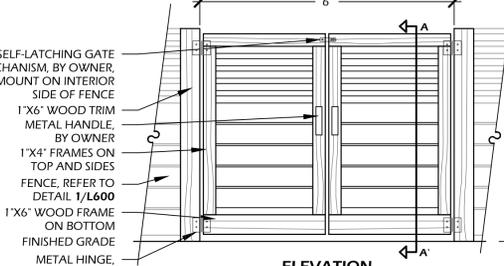
**WOOD INFORMATION:**  
**WOOD:** PRESSURE TREATED #1 SOUTHERN YELLOW PINE  
**COLOR AND SEALER:** NATURAL COLOR / FINISH, APPLY PROTECTIVE SEALER PER MANUFACTURER'S SPECIFICATION

**ATTACHMENT INFORMATION:**  
 1. ALL ATTACHMENTS SHALL BE MADE WITH PROPERLY SIZED STAINLESS STEEL SCREWS

**SOIL INFORMATION:**  
 1. SOIL COMPACTION: 95% STANDARD PROCTOR



PLAN DIAGRAM

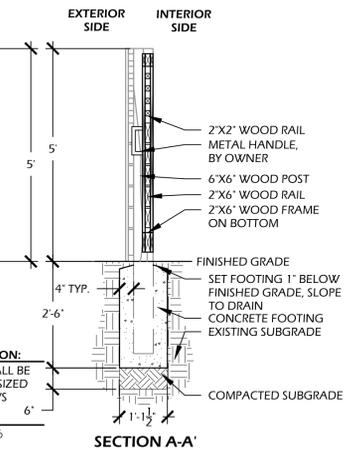


ELEVATION

**WOOD INFORMATION:**  
**WOOD:** PRESSURE TREATED #1 SOUTHERN YELLOW PINE  
**COLOR AND SEALER:** NATURAL COLOR / FINISH, APPLY PROTECTIVE SEALER PER MANUFACTURER'S SPECIFICATION

**ATTACHMENT INFORMATION:**  
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 1. SOIL COMPACTION: 95% STANDARD PROCTOR



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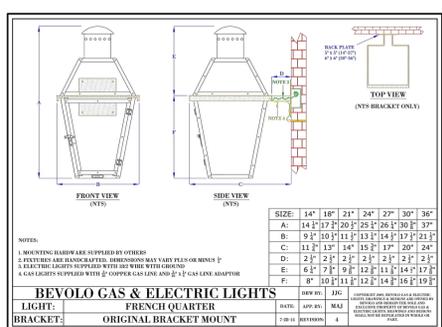


BEVOLO

Standard Lantern Sizes

Height	Width	Depth
14.0"	9.3"	9.3"
18.0"	10.5"	10.5"
21.0"	11.5"	11.5"
24.0"	13.3"	13.3"
27.0"	14.5"	14.5"
*30"	17.5"	17.5"
*36"	21.5"	21.5"

\*Oversized lights are not returnable



**BEVOLO GAS & ELECTRIC LIGHTS**

SIZE	14"	18"	21"	24"	27"	30"	36"
A	14"	17 1/2"	20"	23 1/2"	26 1/2"	30"	37"
B	9 1/2"	10 1/2"	11 1/2"	13 1/2"	14 1/2"	17 1/2"	21"
C	11 1/2"	13 1/2"	15 1/2"	17 1/2"	20"	24"	28"
D	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"
E	6 1/2"	7 1/2"	8 1/2"	10 1/2"	11 1/2"	14 1/2"	17 1/2"
F	8"	10 1/2"	12 1/2"	14 1/2"	16 1/2"	19 1/2"	23 1/2"

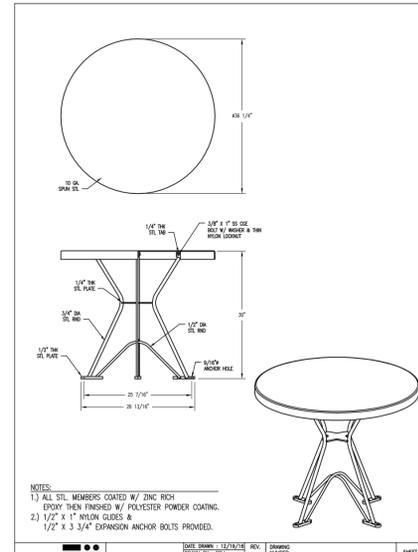
**MANUFACTURER INFORMATION:**  
 BEVOLO  
 521 CONTI STREET  
 NEW ORLEANS, LA. 70130  
**PHONE:** (504) 522.9485  
**WEB:** WWW.BEVOLO.COM

**MODEL:** FRENCH QUARTER - ORIGINAL BRACKET MOUNT  
**SIZE:** 24"H X 13.3"W X 13.3"D  
 OR APPROVED EQUAL

4 // L600 FENCE  
 SCALE: 1/2" = 1'-0"

5 // L600 GATE  
 SCALE: 1/2" = 1'-0"

6 // L600 ELECTRIC LANTERN  
 SCALE: N.T.S.



**NOTES:**

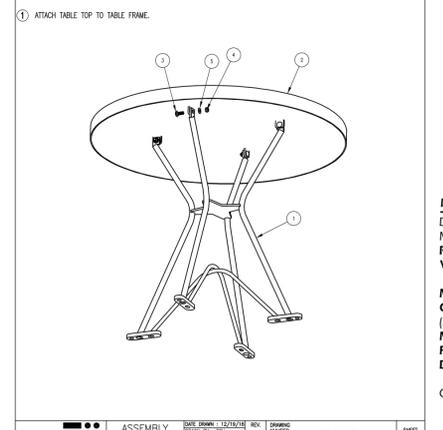
- 1) ASSEMBLY PROCEDURE: SEE INSTRUCTIONS FOR COMPLETE ASSEMBLY.
- 2) THE ACTUAL PARTS WILL NOT BE NUMBERED. NUMBERS ARE APPLIED TO DRAWING.
- 3) UPON COMPLETION OF ASSEMBLY SQUARE ALL COMPONENTS WITH TOOLS AS INDICATED.
- 4) MOUNT AND ANCHOR AS SPECIFIED.

**TOOLS REQUIRED:**

ITEM	QTY	PART NO.	DESCRIPTION
1	1	0-40-08-01	1/2" TORX DRIVER
2	1	0-40-30-02	3/8" IN. SL. DR. BIT
3	4	1-11-001	1/2" X 1" SL. DR. BIT
4	4	1-20-001	3/8" X 1/2" TORX DRIVER
5	4	1-20-004	1/2" X 1" TORX DRIVER

**NOTES FINISHED:**

ITEM	QTY	PART NO.	DESCRIPTION
6	1	0-40-08-01	1/2" X 3/4" TORX DRIVER (KIT)
7	1	0-40-08-01	1/2" X 3/4" TORX DRIVER (KIT)
8	1	0-40-08-01	1/2" X 1" TORX DRIVER (KIT)



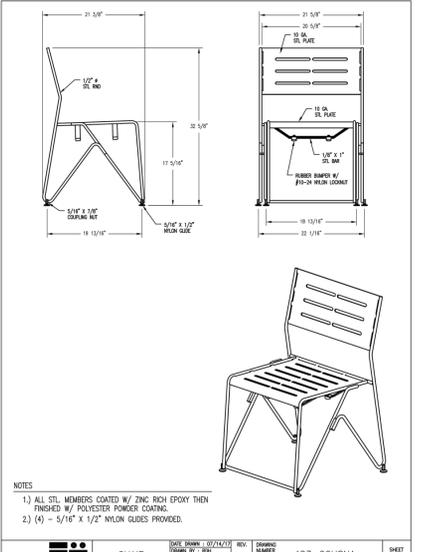
**MANUFACTURER INFORMATION:**  
 DUMOR  
 MIFFLINTOWN, PA 17059  
**PHONE:** (800) 598.4018  
**WEB:** WWW.DUMOR.COM

**MODEL:** TABLE 484  
**COLOR (LEGS AND TABLE TOP):** RECYCLE GREEN (ALT. DEEP RED)  
**MATERIAL:** STEEL  
**FINISH:** POLYESTER POWDER COATING  
**DIAMETER:** 36"

OR APPROVED EQUAL

7 // L600 TABLE  
 SCALE: N.T.S.

8 // L600 CHAIR  
 SCALE: N.T.S.

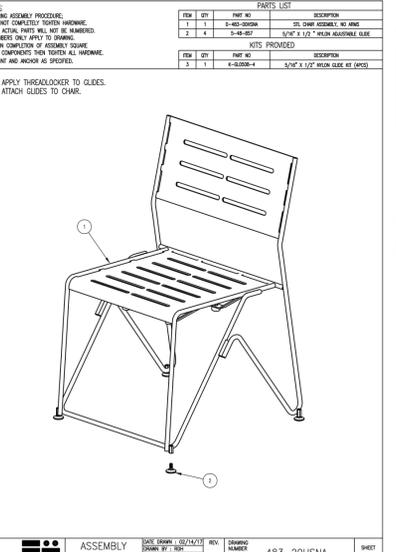


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 DUMOR  
 MIFFLINTOWN, PA 17059  
**PHONE:** (800) 598.4018  
**WEB:** WWW.DUMOR.COM

**MODEL:** CHAIR 483  
**COLOR:** RECYCLE GREEN (ALT. DEEP RED)  
**MATERIAL:** STEEL  
**FINISH:** POLYESTER POWDER COATING

OR APPROVED EQUAL

8 // L600 CHAIR  
 SCALE: N.T.S.

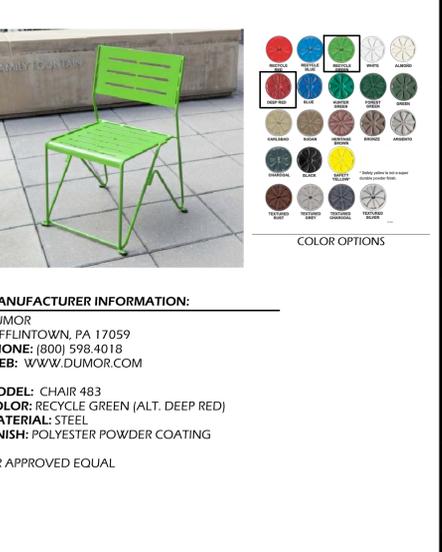


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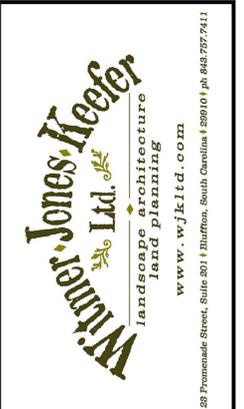


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**DRAWN BY:** MY/JM  
**CHECKED BY:** BW

**REVISIONS:**

NO.	DESCRIPTION

**DRAWING TITLE**  
 SITE DETAILS

**DRAWING NUMBER**  
 L600