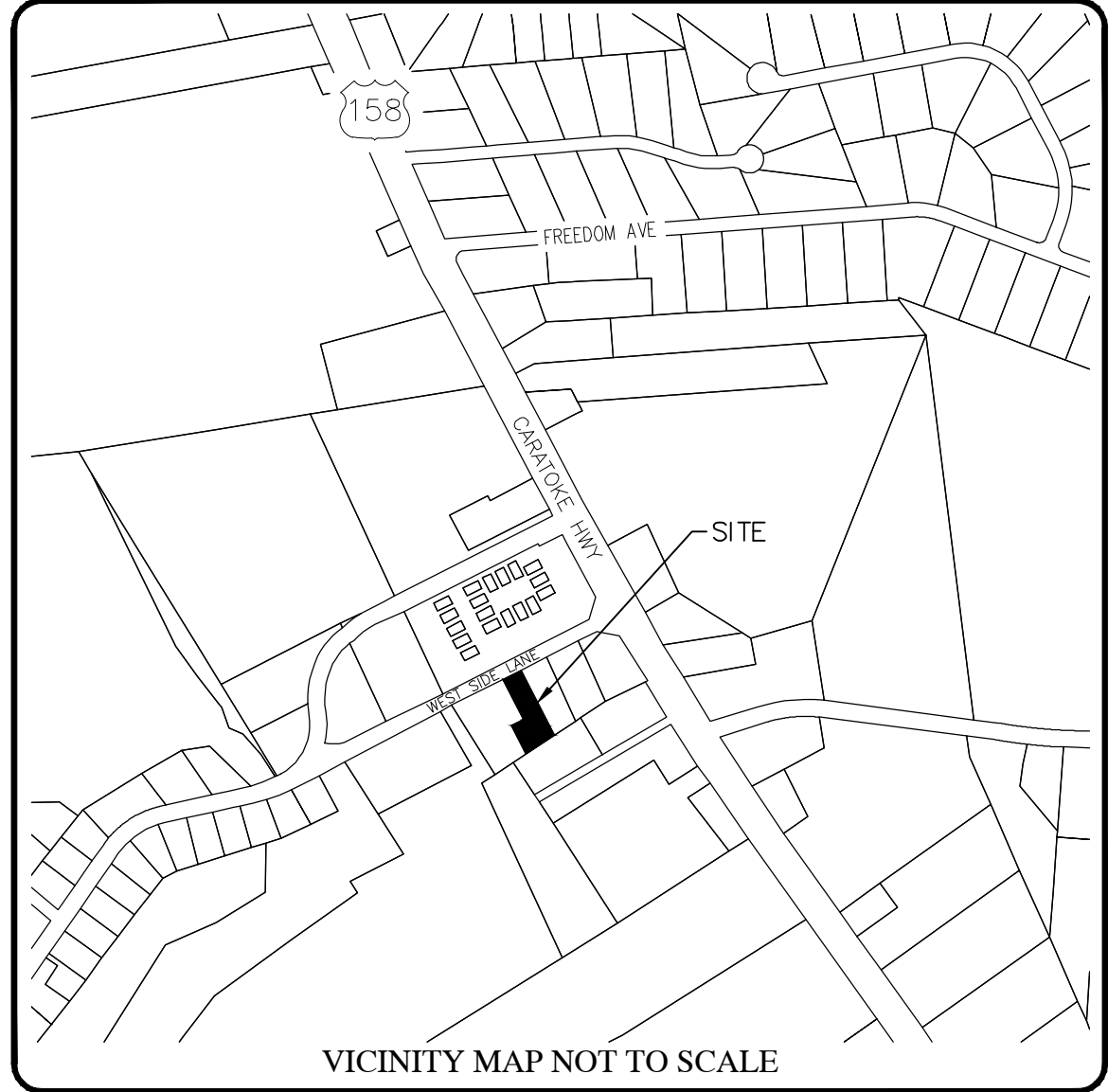


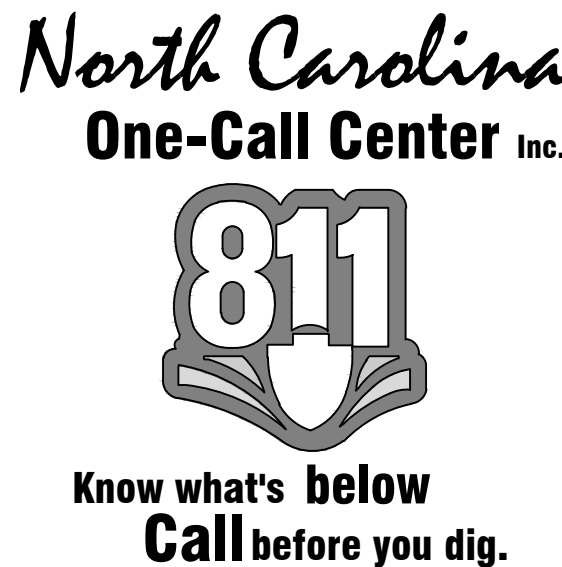


- GENERAL NOTES:**
- PROJECT NAME: JUST FOR THE BEACH RENTALS WAREHOUSE
 - OWNER/APPLICANT: JAMES EATON AND JESSICA JENNINGS
138 OYSTER BED LN.
SOUTHERN SHORES, NC 27949
 - PROPERTY DATA:
PARCEL ID#: 0124-000-062E-0000
ADDRESS: 117 WEST SIDE LANE, POWELL'S POINT, NC 27966
RECORDED REFERENCES: D.B. 1797, PG. 782; P.C. H, SL. 62
PROPERTY ZONING: HI (HEAVY INDUSTRIAL)
 - F.I.R.M. DATA: THE SUBJECT PROPERTY IS LOCATED IN F.I.R.M. ZONE X. REFERENCE F.I.R.M. PANEL # 3720983700K, EFFECTIVE DATE: DECEMBER 21, 2018. (SUBJECT TO CHANGE BY F.E.M.A.)
 - PROPOSED USE: WAREHOUSE (STORAGE & DISTRIBUTION)
 - LOT COVERAGE (BUA):
 - TOTAL PARCEL AREA: 23,937 SF± (0.55 AC.)
 - EXISTING IMPERVIOUS AREA: 741 SF
 - EXISTING STRUCTURES: 3,077 SF
 - EXISTING CONCRETE: 739 SF
 - EXISTING GRAVEL: TOTAL: 4,557 SF (EXCLUDES SCALES)
 - PROPOSED IMPERVIOUS AREA: 5,788 SF
 - PROPOSED STRUCTURES: 3,766 SF
 - PROPOSED CONCRETE: 2,636 SF
 - PROPOSED GRAVEL: TOTAL: 12,190 SF (50.9%)
 - TOTAL ADDITIONAL BUILT UPON AREA = 7,633 SF (< 10,000 SF, NO NCDEQ STORMWATER PERMIT)
 - TOTAL PROPOSED DISTURBED AREA: 0.65 AC.± (< 1.0 AC, NO NCDEQ E&S PERMIT)
 - PARKING:
 - REQUIRED: WAREHOUSE STORAGE & DISTRIBUTION: 5,788 SF @ 1 SPACE/2,500 SF = 2.3 SPACES
 - PROVIDED: (3.0) SPACES AS SHOWN, INCLUDES (1) ADA
 - UTILITIES:
 - WATER SERVICE TO BE PROVIDED BY CURRITUCK COUNTY MAINLAND WATER SYSTEM.
 - WASTEWATER TREATMENT AND DISPOSAL TO BE PROVIDED ON SITE, PER ARHS.
 - ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
 - ALL SIGNAGE SHALL COMPLY WITH COUNTY STANDARDS AS PRESCRIBED UNDER 5.12 OF THE U.D.O. A SEPARATE SIGNAGE PLAN MAY BE REQUIRED FOR APPROVAL PRIOR TO INSTALLATION.
 - REFUSE GENERATION IS EXPECTED TO BE MINIMAL AND WILL BE MANAGED WITH ROLLAWAY CONTAINERS. CONTAINERS SHALL BE KEPT IN A LOCATION THAT IS NOT VISIBLE FROM THE STREET.
 - A KEY TO THE ACCESS GATE LOCK SHALL TO BE STORED IN KNOX BOX AND THE BOX COMBINATION/KEY PROVIDED TO THE COUNTY FIRE DEPARTMENT. OWNER TO COORDINATE WITH DEPARTMENT.
 - EXISTING BOUNDARY SITE CONDITIONS ARE BASED ON A COMBINATION OF THE FOLLOWING:
 - FIELD SURVEY DATA OBTAINED BY BISSELL PROFESSIONAL GROUP
 - 2024 AERIAL IMAGERY OBTAINED FROM NCONEMAP.COM
 - WATERLINE EXHIBIT PROVIDED BY CURRITUCK COUNTY WATER DEPARTMENT
 - ELEVATIONS ARE REFERENCED TO NAVD 1988 VERTICAL DATUM

THE FOLLOWING PERMITS ARE REQUIRED PRIOR TO PROJECT CONSTRUCTION:			
PERMIT	AGENCY	REFERENCE NUMBER	DATE OF ISSUANCE
DRIVEWAY PERMIT	N.C.D.O.T.		
ENCROACHMENT AGREEMENT	N.C.D.O.T.		
WASTEWATER CONSTRUCTION AUTHORIZATION	ARHS		
CURRITUCK COUNTY CONSTRUCTION AUTHORIZATION	CURRITUCK COUNTY PLANNING STAFF		

FINAL DRAWING
NOT RELEASED FOR
CONSTRUCTION

STORMWATER CERTIFICATE	
I, _____, OWNER/AGENT HEREBY CERTIFY THE INFORMATION INCLUDED ON THIS AND ATTACHED PAGES IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.	
ON THE PLAN ENTITLED, CONSTRUCTION DRAWINGS FOR JUST FOR THE BEACH RENTALS WAREHOUSE - GRADING, STORMWATER AND EROSION CONTROL PLAN, STORMWATER DRAINAGE IMPROVEMENTS SHALL BE INSTALLED ACCORDING TO THESE PLANS AND SPECIFICATIONS AND APPROVED BY CURRITUCK COUNTY. YEARLY INSPECTIONS ARE REQUIRED AS PART OF THE STORMWATER PLAN. THE OWNER IS RESPONSIBLE FOR ALL MAINTENANCE REQUIRED. CURRITUCK COUNTY ASSUMES NO RESPONSIBILITY FOR THE DESIGN, MAINTENANCE, OR PERFORMANCE OF THE STORMWATER IMPROVEMENTS.	
DATE _____	OWNER/AGENT _____



SURVEY LEGEND	
SCM	SET CONCRETE MONUMENT
ECM	EXISTING CONCRETE MONUMENT
SR	SET IRON ROD
ER	EXISTING IRON ROD
EIP	EXISTING IRON PIPE
CP	CALCULATED POINT
M.B.L.	MAXIMUM BUILDING LIMIT
N.T.S.	NOT TO SCALE
P.C.	PLAT CABINET
D.B.	DEED BOOK
SL	SLIDE
SF	SQUARE FEET
AC	ACRES

PLAN LEGEND	
ROADWAY CENTERLINE	
RIGHT-OF-WAY	
PROPERTY BOUNDARY	
ADJOINING PROPERTY LINE	
EXISTING DITCH CENTERLINE	
EXISTING DITCH TOP OF BANK	
PROPOSED SWALE W/ FLOW ARROW	
PROPOSED SWALE HIGH POINT	
EXISTING DITCH TO BE FILLED	
FEMA BOUNDARY LINE	
EXISTING GRADE CONTOUR	
PROPOSED GRADE CONTOUR	
EXISTING SPOT GRADE	
PROPOSED SPOT GRADE	
EXISTING CULVERT	
PROPOSED CULVERT	
PROPOSED DRAINAGE STRUCTURE	
EXISTING WATER LINE	
PROPOSED WATER LINE (SIZE AS NOTED)	
PROPOSED FIRE HYDRANT ASSEMBLY	
PROPOSED WATER SERVICE	
PROPOSED VALVE	
PROPOSED LIMITS OF DISTURBANCE	
PROPOSED SILT FENCE	
PROPOSED STABILIZED CONSTRUCTION ENTRANCE	

Project: JUST FOR THE BEACH RENTALS WAREHOUSE

Location: POWELL'S POINT, CURRITUCK, NORTH CAROLINA

Commercial Site Development Plan

Revisions

NO.	DATE	DESCRIPTION

Seal of the State of North Carolina

Professional Engineer Seal

Signature: [Signature]

Stamp: 742639

Scale: N/A

Date: 10-27-25

Designed: BPG

Checked: MSB

Drawn: DMK

Approved: DMK

Sheet: 1 of 7

CAD File: 2024-04400B4

Project No: 4869

Bisstell Professional Group

Firm License # C-146

1512 North Eastern Highway

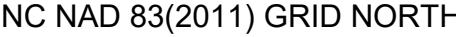
P.O. Box 100

Kitty Hawk, North Carolina 27949

Phone: (252) 281-1760

FAX: (252) 281-1760

Engineers, Planners, Surveyors and Environmental Specialists



THE COTTAGES AT KILMARLIC
HOMEOWNERS ASSOCIATION, INC.
P.C. P, SL. 77
(ZONED C-MXR)

WEST SIDE LANE - SR 1112

LOT C
THE MELSON FAMILY DIVISION
JAMES A. MELSON LIFE ESTATE
AMANDA M. CREEF
P.C. H, SL 62
(ZONED HI)

LOT A
THE MELSON FAMILY DIVISION
DEBBIE D. MELSON
P.C. H, SL. 62
(ZONED HI)

BoA

CnA

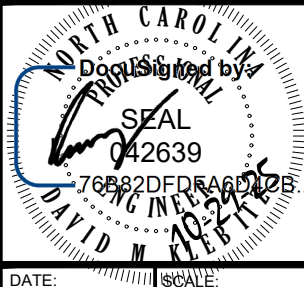
EXISTING CONDITIONS NOTE:
BOUNDARY AND SITE CONDITIONS SHOWN HEREON ARE BASED ON A SURVEY TITLED
"JAMES EATON, LOT B THE MELSON FAMILY DIVISION, AS-BUILT SURVEY"
PREPARED BY BISSELL PROFESSIONAL GROUP, DATED 2-04-2025.
STRUCTURES, SURFACES AND DEBRIS ACROSS THE PROPERTY HAVE SINCE BEEN
DEMOLISHED AND REMOVED RESULTING IN ACTUAL EXISTING SITE CONDITIONS THAT VARY.



GRAPHIC SCALE

SOILS LEGEND	
— — — — —	SOILS LINE
CnA	CONETOE LOAMY SAND
BoA	BOJAC LOAMY SAND

FINAL DRAWING
NOT RELEASED FOR
CONSTRUCTION

[illegible]

10-27-25	1"=20
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: DMK
SHEET: 2 OF 7	
CAD FILE: 2024-04400B4	
PROJECT NO: 4869	

PROJECT: JUST FOR THE BEACH RENTALS WAREHOUSE
POWELLS POINT CURRITUCK NORTH CAROLINA

NORTH CAROLINA

CURRITUCK

POWELLS POINT

COMMERCIAL SITE DEVELOPMENT PLAN

EXISTING SITE CONDITIONS & FEATURES MAP

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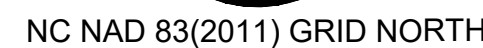


BISSELL
PROFESSIONAL GROUP

Engineers, Planners, Surveyors
and Environmental Specialists

Engineers, Planners, Surveyors
and Environmental Specialists

Bissell Professional Group
Firm License # C-956
3512 North Croatan Highway
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Kitty Hawk, North Carolina 27949
(252) 261-3266
FAX (252) 261-1760



THE COTTAGES AT KILMARLIC
HOMEOWNERS ASSOCIATION, INC
P.C. P, SL. 77
(ZONED C-MXR)

WEST SIDE LANE - SR 1112

PROPOSED
1" WATER SERVICE LINE
(APPROX. LOCATION
PER COUNTY TYP.)

PROPOSED
WATER SERVICE METER
(APPROX. LOCATION,
PER COUNTY TYP.)

PROPOSED STORMWATER
INFILTRATION BASIN
(SEE GRADING PLAN)

PROPOSED
UNDERGROUND POWER SERVICE
(APPROX. LOCATION COORD.
W/ POWER CO.)

PROPOSED FENCE
(SEE LANDSCAPING PLAN)

LOT A
THE MELSON FAMILY DIVISION
DEBBIE D. MELSON
P.C. H. SL. 62
(ZONED HI)

PROPOSED
WAREHOUSE
BLDG. A
(2,176 SF)

PROPOSED
PARKING BLOCKS
(SEE TYP. DETAIL)

PROPOSED CONC
ADA PARKING SP
AND ACCESS AIS
(SEE TYR DETAIL

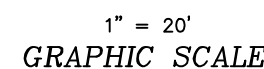
PROPOSED SWALE
(SEE GRADING PLAN)

PROPOSED
" WATER SERVICE LINE
(APPROX. LOCATION
(PER PLUMBING CODE)
(MIN. 10' TO WASTEWATER

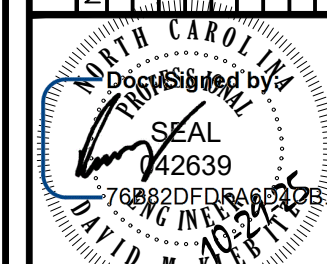
PROPOSED EXTERIOR
1" WATER SERVICE SHUTOFF
VALVE IN VALVE BOX
(APPROX. LOCATION,
PER PLUMBING CODE)
[MIN. 10' TO WASTEWATER]

PROPOSED
ACTIVE WASTEWATER DISPOSAL AREA
CONVENTIONAL PERFORATED PIPE
DESIGN FLOW: 100 GPD
LTAR: 0.500 GPD/SF
DISPOSAL AREA: 200 SF
LENGTH REQ'D: 67 L.F.
LENGTH PROV'D: (1) 67 LF LATERAL
NO FILL REQUIRED

LOT 2
FERGUSON SUBDIVISION
JOSEPH H. & RACHEL G. SWAIN
D.B. 1700, PG. 312
P.C. F, SL 103
(ZONED G8)



FINAL DRAWING
NOT RELEASED FOR
CONSTRUCTION

[illegible]

DATE: 10-27-25	SCALE: 1"=20'
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: DMK

SHEET:
3 OF 7

CAD FILE:
2024-04400B4

PROJECT NO:
4869

SITE OVERVIEW AND UTILITY PLAN

PROJECT: **MUSEUM FOR THE BEACH RENTALS WAREHOUSE**
POWELL'S POINT CURRITUCK NORTH CAROLINA

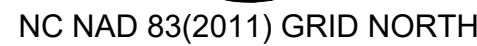
COMMERCIAL SITE DEVELOPMENT PLAN

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25' LANDSCAPE, SIGNAGE &
UTILITY EASEMENT
(PB M. PG 33)

PROPOSED BROAD
OVERFLOW SPILLWAY
- CREST ELEV.: 13.10'
CREST WIDTH: 24'±
(SEE DETAIL SHEET 6)

PROPOSED INFILTRATION BASIN
BOTTOM ELEV.: 11.00'
TOP ELEV.: 13.25'
— OVERFLOW ELEV.: 13.10'
SIDE SLOPE: 3:1
(SEE DETAILS AND CONSTRUCTION
SEQUENCE NOTES SHEET 6)

UTILIZE EXISTING GRAVEL
ACCESS FOR CONSTRUCTION
ENTRANCE. SUPPLEMENT
ADDITIONAL STONE AS
NECESSARY TO ACHIEVE
STANDARD DETAIL
(SEE TYP. DETAIL)

LOT A
THE MELSON FAMILY DIVISION
DEBBIE D. MELSON
P.C. H, SL. 62
(ZONED HI)

PROPOSED LIMITS OF
DISTURBANCE AREA 0.65 AC:

PROPOSED BLDG. A
MIN. BPE = 14.00'
MIN. FFE = 14.50'

PROPOSED
LENGTH
ALONG
[SHOW
FOR C
(SEE

LOT C
THE MELSON FAMILY DIVISION
JAMES A. MELSON LIFE ESTATE
AMANDA M. CREEF
P.C. H, SL. 62
(ZONED H1)

USED BLDG. E
 BPE = 14.00'
 EFF = 14.50'

PROPOSED SWALL
EE TYP. DETAIL

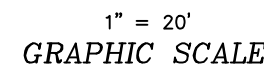
PROPOSED BERM
MIN. ELEV. 13.25'
(SEE TYP. DETAIL)

SEE TYP. SECTION B ON SHEET 6

PROPO
(SEE T

PROPOSED SILT FENCE
LENGTH: 125 LF INSTALL
ALONG PROPERTY LINE
[SHOWN INSIDE L.O.D.
FOR CLARITY]
(SEE TYP. DETAIL)

LOT 2
RUGSON SUBDIVISION
H. & RACHEL G. SWAIN
O.B. 1700, PG. 312
P.C. F, SL. 103
(ZONED GR)



SEDIMENTATION AND EROSION CONTROL NOTES

1. THESE NOTES ARE IN ADDITION TO THE SEDIMENTATION AND EROSION CONTROL NOTES AND DETAILS PROVIDED ON SHEETS 7.
2. ALL MATERIALS EXCAVATED OVER THE COURSE OF CONSTRUCTION SHALL REMAIN ON THE PROJECT SITE. EXCAVATED MATERIALS SHALL BE USED FOR CONSTRUCTION OF PARKING AND BUILDING SITE AND PREPARING THE SITE AS ILLUSTRATED ON THE GRADING PLANS. IF NECESSARY, EXCAVATED MATERIALS REMAINING AT THE END OF CONSTRUCTION MAY BE DISPOSED OF OFF-SITE AT AN APPROVED AND PERMITTED BORROW OR FILL PLACED BACK ON LAND.
3. OFF-SITE BORROW, IF NECESSARY, MUST BE OBTAINED FROM AN APPROVED AND PERMITTED BORROW PIT OR LAND DISTURBANCE.
4. THIS PROJECT IS ANTICIPATED TO BE CONSTRUCTED IN A SINGLE PHASE.
5. NO GREATER THAN 0.65 ACRES OF LAND SHALL BE DISTURBED AT ONE TIME. CONSTRUCTION AND EROSION CONTROL SHALL, TO THE MAXIMUM EXTENT PRACTICABLE, BE SCHEDULED ACCORDINGLY.
6. THE FOLLOWING PROVIDES AN ESTIMATED MATERIAL BALANCE OF THE PROJECT:
APPROXIMATE CUT VOLUME: 250 CYD
APPROXIMATE FILL VOLUME: 770 CYD
"THE VALUES ARE GROSS ESTIMATES AND ARE PROVIDED FOR PRELIMINARY PURPOSES ONLY.
COMPACTION AND SUITABILITY OF SOILS FOR USE IN CONSTRUCTION ARE NOT CONSIDERED AND MATERIALS MAY BE REQUIRED TO BE OBTAINED FROM ANOTHER SOURCE. THESE ESTIMATES SHOULD DETERMINE THEIR OWN MATERIAL NEEDED FOR CONSTRUCTION."

CONSTRUCTION SEQUENCE

1. UTILIZE EXISTING GRAVEL ACCESS OFF WEST SIDE LANE FOR CONSTRUCTION ENTRANCE. SUPPLEMENT ADDITIONAL STONE AS NECESSARY TO ACHIEVE DESIRED DETAIL.
2. INSTALL SILT FENCE WHERE SPECIFIED ALONG PROPERTY BOUNDARIES.
3. EXCAVATE INFILTRATION BASIN AND UTILIZE AS TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION. SEE INFILTRATION BASIN DETAIL FOR ADDITIONAL CONSTRUCTION DETAILING.
4. CONSTRUCT AND STABILIZE BERM AND SWALE ALONG WESTERN, SOUTHERN AND EASTERN PROPERTY BOUNDARIES AS SPECIFIED.
5. CONDUCT GENERATOR CONSTRUCTION AND INSTALLATION OF PROPOSED BUILDING, PARKING, DRAINAGE AND UTILITY IMPROVEMENTS.
6. DURING THE COURSE OF CONSTRUCTION, MAINTAIN SILT FENCE AND ANY CONDUCT GENERATOR CONSTRUCTION FENCES AS SPECIFIED AND NOTED.
7. PERMANENTLY SEED AND STABILIZED ALL DISTURBED AREAS.
8. AFTER STABILIZATION IS ESTABLISHED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES, CLEAN, RESTORE AND STABILIZE INFILTRATION BASIN TO DESIGN CONDITIONS.

FINAL DRAWING
NOT RELEASED FOR
CONSTRUCTION

Document signed by
SEAL
042639
76B82DFDEA6090B
DAVID
10-24-11

DATE: 10-27-25	SCALE: 1"=20'
DESIGNED: BPG	CHECKED: MSB
DRAWN: DMK	APPROVED: DMK
SHEET:	

CAD FILE:
2024-04400B4

PROJECT NO:
4869

GRADING, STORMWATER AND EROSION CONTROL PLAN

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PROJECT: **MUST FOR THE BEACH RENTALS WAREHOUSE** POWELL'S POINT CURRITUCK NORTH CAROLINA

COMMERCIAL SITE DEVELOPMENT PLAN

[illegible]

BISSELL
PROFESSIONAL GROUP

Engineers, Planners, Surveyors
and Environmental Specialists

Bissell Professional Group
Firm License # C-956
Professional Station Highway
P.O. Box 1008
Kitty Hawk, North Carolina 27949
FAX (252) 261-1760



NOTES:
MINIMUM PAVEMENT THICKNESS (D) = 6" W/6x6-W2.9 x W2.9 WWF
REINFORCEMENT, PLACE 2" BELOW TOP OF SLAB
UNDOWELED TRANSVERSE CONTRACTION OR LONGITUDINAL JOINT, SAWED OR
PRE-MOLDED. DO NOT DOWEL PAVEMENTS LESS THAN 7" THICK.



GENERAL PIPE INSTALLATION NOTES

1. THE TERMS AND CONDITIONS OF THE CONSTRUCTION STANDARDS FOR EXCAVATIONS IN OSHA "SAFETY AND HEALTH REQUIREMENTS FOR CONSTRUCTION" CHAPTER VI 17.02, CFR PART 1926. THE CONTRACTOR SHALL HAVE A COMPETENT PERSON ON THE JOB AT ALL TIMES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE TO ACT UPON ALL PERTINENT MATTERS OF THE WORK.

3. DO NOT OPERATE HEAVY EQUIPMENT OVER ANY PIPE CULVERT UNLESS THE PIPE CULVERT HAS BEEN PROTECTED AND COVERED WITH AT LEAST 3' OF APPROVED MATERIAL.

4. THE PIPE CULVERT SHALL BE INSTALLED IN ACCORDANCE WITH NCDOT 'TYPICAL' STANDARD DETAIL 300.01.

5. H = THE MAXIMUM HORIZONTAL INSIDE DIAMETER DIMENSION.

6. D = THE MAXIMUM HORIZONTAL OUTSIDE DIAMETER DIMENSION.

7. H = THE FELL HEIGHT MEASURED VERTICALLY AT ANY POINT ALONG THE PIPE FROM THE TOP OF THE PIPE TO THE TOP OF THE EMBANKMENT AT ANY POINT ALONG THE PIPE.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESSURE RATES BELOW PAVEMENT STRUCTURES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MANUFACTURER, WHICHEVER IS GREATER.

10. PIPES TO BE INSTALLED ABOVE PAVEMENT STRUCTURES SHALL HAVE THE FOLLOWING MINIMUM FILL HEIGHT AS MEASURED FROM THE TOP OF PIPE TO THE BOTTOM OF THE PAVEMENT STRUCTURE.

CLASS I & CLASS II RIGID R/CPP PIPE, H = 2 MINIMUM

CLASS III & CLASS IV RIGID R/CPP PIPE, H = 3 MINIMUM

CLASS I & CLASS II RIGID R/CPP PIPE, H = 2 MINIMUM

NOTE: STANDARDS FOR MAXIMUM AND MINIMUM FILL HEIGHT REQUIREMENTS FOR OTHER TYPES OF FLEXIBLE AND RIGID PIPE.



NOT TO SCALE	LOCATION AS NOTED
1. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.	
2. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.	
3. ADAPTERS TO BE CUSTOM FABRICATED ACCORDING TO PLAN TAIL.	
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24" ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360° TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012).	



	MIN. TOP	10YR STORM	5YR STORM	BOTTOM	SHWT
ELEVATION (FMSL)	13.25	12.95±	12.60±	11.00	8.61
AREA (SF)	3,639	3,339	2,862	1,035	N/A

BASIN ELEVATION & AREA TABLE

EROSION CONTROL NOTE:

DURING CONSTRUCTION, THE SCM MAY BE UTILIZED AS EROSION & SEDIMENT CONTROL SEDIMENT BASIN. ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS PROPERLY STABILIZED, THE SCM SHALL BE CLEANED AND RESTORED TO ITS DESIGN SPECIFICATIONS AND THE BANKS PERMANENTLY STABILIZED WITHIN 7 DAYS.

INFILTRATION BASIN CONSTRUCTION SPECIFICATIONS:

1. EVALUATE UNDERLYING SOILS, UNDERCUT AND REMOVE ALL TRASH, DEBRIS, ORGANICS AND COMPACTED SOILS. REPLACE WITH CLEAN NON-COMPACTED TYPE 1 SAND.
2. CARE SHOULD BE USED DURING CONSTRUCTION TO MINIMIZE COMPACTION OF SOIL ON THE BOTTOM AND SIDE WALLS OF THE INFILTRATION BASIN. TO MINIMIZE COMPACTION, LIGHT EQUIPMENT AND CONSTRUCTION TECHNIQUES SHOULD BE USED.
3. RUNOFF SHALL NOT BE DIRECTED INTO THE FINAL INFILTRATION DEVICE UNTIL STABILIZED.

INFILTRATION BASIN CONSTRUCTION SEQUENCE:

THE FOLLOWING SEQUENCE IS IN ADDITION TO THE "CONSTRUCTION SEQUENCE SCHEDULE" PROVIDED UNDER THE EROSION AND SEDIMENT CONTROL SPECIFICATIONS.

1. IN THE AREA OF THE PROPOSED INFILTRATION BASIN ANY CLEARING AND GRUBBING SHALL BE PERFORMED UTILIZING LIGHT EQUIPMENT AND CONSTRUCTION TECHNIQUES.
2. THE PERIMETER AND SIDE SLOPES OF THE INFILTRATION BASIN SHALL BE CONSTRUCTED AND STABILIZED WITH TEMPORARY & PERMANENT VEGETATION. THIS WILL CREATE A SEDIMENT BARRIER AND TRAP DURING CONSTRUCTION.
3. PROPOSED PARKING AREA IMPROVEMENTS SHALL BE INSTALLED AND GRADED ACCORDING TO THE PLAN.
4. TRANSITIONAL SHOULDERS AND SIDE SLOPES BETWEEN THE PARKING AREA AND THE PROPOSED INFILTRATION BASIN SHALL BE GRADED AND STABILIZED WITH TEMPORARY & PERMANENT VEGETATION. RIP-RAP INLET/OUTLET PROTECTION SHALL BE INSTALLED WHERE NOTED.
5. UNDESIRABLE SEDIMENT ACCUMULATED WITHIN THE INFILTRATION BASIN SHALL BE REMOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED.
6. FINAL GRADING AND PLACEMENT OF CLEAN SAND MATERIAL WITHIN THE BOTTOM OF THE INFILTRATION BASIN SHALL BE PERFORMED.
7. INSTALL FINAL PERMANENT VEGETATION AS SPECIFIED.
8. THE INFILTRATION BASIN SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF ITS CONSTRUCTION. AFTER CONSTRUCTION IT SHALL BE MAINTAINED IN ACCORDANCE WITH OPERATION AND MAINTENANCE AGREEMENT EXECUTED AS PART OF THE STATE STORMWATER PERMIT.

TYPICAL STORMWATER INFILTRATION BASIN SECTION

NOT TO SCALE

CONSTRUCTION SEQUENCE SCHEDULE

CONSTRUCTION ACTIVITY

Construction Access— Construction entrance, construction routes, equipment parking areas

Sediment Traps & Barriers
Basin traps, sediment fences, & outlet protection

Runoff Control—
Diversions, perimeter dikes, water bars, and outlet protection

Runoff Conveyance System—
Stables stream banks, storm drains, channels, inlet & outlet protection, slope drains

Land Clearing & Grading—
Site preparation— cutting, filling & grading, sediment traps, barriers, diversions, drains, surface roughening

Surface Stabilization—
Temporary & permanent seeding, mulching, sodding, rip rap.

Building Construction—
Buildings, utilities, paving.

Landscaping & Final Stabilization—
Topselling, trees & shrubs, permanent seeding, mulching, sodding, rip rap

SCHEDULE CONSIDERATION

First land-disturbing activity—Stabilize bare areas immediately with gravel & temporary vegetation as construction takes place.

Install principal basins after construction site is accessed. Install additional traps and barriers as needed during grading.

Install key practices after principal sediments traps and before land grading. Install additional runoff-control conveyance measures during grading.

Where necessary, stabilize stream banks as early as possible. Install principal runoff conveyance system with runoff-control measures. Install remainder of system after grading.

Begin major clearing and grading after principal & key runoff-control measures are installed. Clear borrow & disposal areas as needed. Install additional control measures as grading progresses. Mark trees & buffer areas for preservation.

Apply temporary or permanent stabilization measures immediately on all disturbed areas where work is delayed or complete.

Install necessary erosion & sedimentation control practices as work takes place.

Stabilize all open areas, including borrow & spoil areas. Remove & stabilize all temporary control measures.

LAND GRADING CONSTRUCTION SPECIFICATIONS

1. Construct & maintain all erosion & sedimentation control practices & measures in accordance with the approved sedimentation control plan and construction schedule.

2. Remove good topsoil from areas to be graded and filled, and preserve it for use in finishing the grading of all critical areas.

3. Scarify areas to be topsoiled to a minimum depth of 2 inches before placing topsoil.

4. Clear & grub areas to be filled to remove trees, vegetation, roots, or other objectionable material that would affect the planned stability of fill.

5. Ensure that fill material is free of brush, rubbish, rocks, logs, stumps, building debris, and other materials inappropriate for constructing stable fills.

6. Place all fill in layers not to exceed 9 inches in thickness, and compact the layers as required to reduce erosion, slippage, settlement, or other related problems.

7. Do not incorporate frozen material or soft, mucky, or highly compressible materials into fill slopes.

8. Do not place fill on a frozen foundation, due to possible subsidence and slippage.

9. Keep diversions and other water conveyance measures free of sediment during all phases of development.

10. Handle seeps or springs encountered during construction in accordance with approved methods.

11. Following completion of any phase of grading, provide a groundcover (temporary or permanent) on all exposed slopes within 14 calendar days, or 7 calendar days in critical areas identified on the plan; and, a permanent groundcover for all disturbed areas within 15 working days or 90 calendar days (whichever is shorter) following completion of construction or development.

12. Provide adequate protection from erosion for all topsoil stockpiles, borrow areas, and spoil areas.

MAINTENANCE

Periodically check all graded areas & the supporting erosion & sedimentation control practices, especially after heavy rainfalls. Promptly remove all sediment from diversions and other water-disposal practices. If washouts or breaks occur, repair them immediately. Prompt maintenance of small-eroded areas before they become significant gulches is an essential part of an effective erosion & sedimentation control plan.

PERMANENT SEEDING

The purpose of permanent seeding is to reduce erosion and decrease sediment yield from disturbed areas, and to permanently stabilize such areas in a manner that is economical, adapts to site conditions, and allows selection of the most appropriate plant materials. These areas must be seeded or planted within 15 working days or 90 calendar days after final grade is reached, unless temporary stabilization is applied.

PERMANENT SEEDING SPECIFICATIONS

Seeding Recommendations for Summer

SEEDING DATES— April to July

SEEDING MIXTURE

Species Rate
Common bermudagrass 10/1,000 sf (sprigs)
1–2 lb/1,000 sf (seed)
SOD (See Sodding Notes)

Seeding Recommendations for Early Fall through Early Spring

SEEDING DATES— August to March (early fall and spring recommended)

Species Rate
Kentucky 31 Tall Fescue 6 lb/1,000 sf (broadcast seed)

SEEDING NOTES—

1. Sprig or sod. Moisture is essential during initial establishment. Sod must be kept watered for 2–3weeks, but can be planted earlier or later than sprigs.

Soil Amendments—
It is highly recommended that soils be tested and amended as found necessary. If a soils are not tested follow these recommendations:
Apply 3,000 lb/acre of ground agricultural limestone and 500 lb/acre of 10–10–10 starter fertilizer, or 50 lb/acre nitrogen from turf-type slow-release fertilizer. Add 25–50 lb/acre nitrogen at 2–3 week intervals through midsummer.

Sprigging—
Plant sprigs in furrows with a tractor-drawn transplanter, or broadcast by hand. (Not recommended for Tall Fescue)

Furrows should be 4–6 inches deep and 2 feet apart. Place sprigs about 2 ft. apart in a row with one end at or above ground level.

Broadcast at rates shown above, and press sprigs into the top 1/2–2 inches of soil with a disk set straight so that sprigs are not brought back toward the surface.

Mulch—
Do not mulch Bermuda Grass. For Tall Fescue seed, apply 4,000–lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch-anchoring tool. A disk with blades set nearly straight can be used as a mulch-anchoring tool.

Maintenance—

Water as needed. Mow bermuda to 3/4 to 1-inch height and tall fescue to 2.5 – 3.5 inch height. Topdress bermuda with 40 lb/acre nitrogen in April, 50 lb in May, 50 lb in June, 50 lb in July, and 25 lb in August. Top dress tall fescue in mid September, again in November and February with turf-grade 3–1–2 or 4–1–2 ratio turf-grade fertilizer. Fertilize with 1 lb of actual nitrogen per 1,000 sf. Do not fertilize tall fescue between Mid March and Early September.

TEMPORARY SEEDING

The purpose of temporary seeding is to temporarily stabilize denuded areas that will not be brought to final grade or permanently seeded for a period of more than 14 calendar days, or 7 days in critical areas identified on the plan.

TEMPORARY SEEDING SPECIFICATIONS

Seeding Recommendations for Late Winter & Early Spring

SEEDING DATES— December 1 to April 15

SEEDING MIXTURE

Species Rate (lb/acre)
Winter Rye (grain) 120 (Annual Ryegrass shall not be used)
Annual Lespedeza 50
(Kobe)
*Omit Annual Lespedeza when duration of temporary cover is not to extend beyond June

Soil Amendments—
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10–10–10 fertilizer.

Mulch—
Apply 4,000–lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch-anchoring tool. A disk with blades set nearly straight can be used as a mulch-anchoring tool.

Maintenance—
Refertilize if growth is not fully adequate. Reseed, fertilize and mulch immediately following erosion or other damage.

Seeding Recommendations for Summer

SEEDING DATES— April 15 to August 15

SEEDING MIXTURE

Species Rate (lb/acre)
German Millet 40

Soil Amendments—
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10–10–10 fertilizer.

Mulch—
Apply 4,000–lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch-anchoring tool. A disk with blades set nearly straight can be used as a mulch-anchoring tool.

Maintenance—
Refertilize if growth is not fully adequate. Reseed, fertilize and mulch immediately following erosion or other damage.

Seeding Recommendations for Fall

SEEDING DATES— August 15 to December 30

SEEDING MIXTURE

Species Rate (lb/acre)
Winter Rye (grain) 120

Soil Amendments—
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 1,000 lb/acre 10–10–10 fertilizer.

Mulch—
Apply 4,000–lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch-anchoring tool. A disk with blades set nearly straight can be used as a mulch-anchoring tool.

Maintenance—
Repair and refertilize damaged areas immediately. Topdress with 50 lb/acre of nitrogen in March. If it is necessary to extend temporary cover beyond June 15, overseed with 50 lb/acre Kobe Lespedeza in late February or Early March.

SODDING

The purpose of permanent seeding is to prevent erosion and damage from sediment and runoff by stabilizing the soil surface with permanent vegetation for the purpose of:

–the provision of immediate vegetative cover in critical areas
–to stabilize disturbed areas with a suitable plant material that cannot be established by seed.
–to stabilize drainage ways & channels and other areas of concentrated flow where flow velocities will not exceed that specified grass lining.

SODDING SPECIFICATIONS

Sod Quality

–Sod should be machine cut at a uniform depth of 1/2–2 inches
–Sod should not have been cut in excessively wet or dry weather.
–Sections of sod should be standard size as determined by the supplier, uniform, and uniform.
–Sections of sod should be strong enough to support their own weight and retain their size and shape when lifted by one end.
–Harvest, delivery, and installation of sod should take place within a period of 36 hours.

Soil Amendments—
Apply lime and fertilizer according to soil tests or apply 2 tons/acre of pulverized agricultural limestone and 1,000 lb/acre 10–10–10 fertilizer in the fall, or 5–10–10 in spring.

Prior to laying sod, clear the soil surface of trash, debris, roots, branches, stones, and clods larger than 2 inches in diameter. Fill or level low spots in order to avoid standing water. Rake or harrow the site to achieve a smooth and level final grade. Complete soil preparation by rolling or cultipacking to firm soil.

Sod Installation—

1. Moistening the sod after it is unrolled helps maintain viability. Store in shade during installation.
2. Rake the soil surface to break the crust just before laying sod. During the summer, lightly irrigate the soil, immediately before laying sod to cool the soil and reduce root burning & dieback.
3. Do not sod on grove, frozen soils, or soils that have been treated recently with sterilants or herbicides.

4. Lay the first row of sod in a straight line with subsequent rows placed parallel to and butting tightly against each other. Stagger strips in a brick-like pattern. Be sure that the sod is not stretched or overlapped and that all joints are butted tightly to prevent voids. Use a knife or sharp spade to trim and fit irregular shaped areas.
5. Install strips of sod with their longest dimension perpendicular to the slope. On slopes of 3:1 or greater, or wherever erosion may be a problem, secure sod with pegs or staples.
6. As sodding of clearly defined areas is completed, roll sod to provide good contact between roots and soil.

7. After rolling, irrigate until the soil is wet 4 inches below the sod.
8. Keep soded areas moist to a depth of 4 inches until the grass takes root. This can be determined by tugging on the sod.
9. Mowing should not be attempted until the sod is firmly rooted, usually 2–3 weeks.

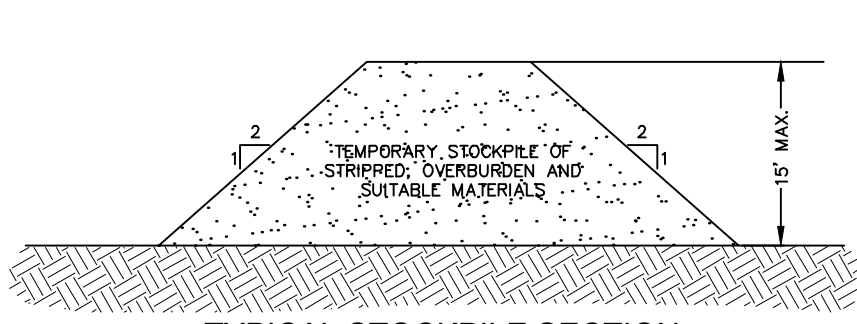
Sodded Waterways

1. Prepare soil as described above.
2. Lay sod strips perpendicular to the direction of flow, with the lateral joints staggered in a brick-like pattern. Butt edges tightly together.

Maintenance—
After the first week, water as necessary to maintain adequate moisture in the root zone & prevent dormancy of the sod.

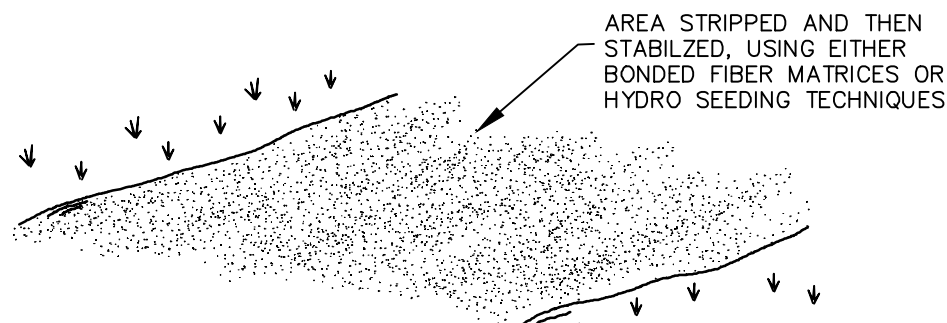
Do not remove more than one-third of the shoot in any one mowing. Grass height should be maintained between 2–3 inches unless otherwise specified.

After first growing season, established sod requires fertilization, and may also require lime. Follow soil test recommendations.



TYPICAL STOCKPILE SECTION

NOT TO SCALE
STOCKPILES HAVING 2:1 SIDE SLOPES ARE CONSIDERED CRITICAL AREAS. SEE STABILIZATION NOTES FOR TEMPORARY AND PERMANENT STABILIZATION REQUIREMENTS. LEVEL GRADE AREA AND STABILIZE AT COMPLETION

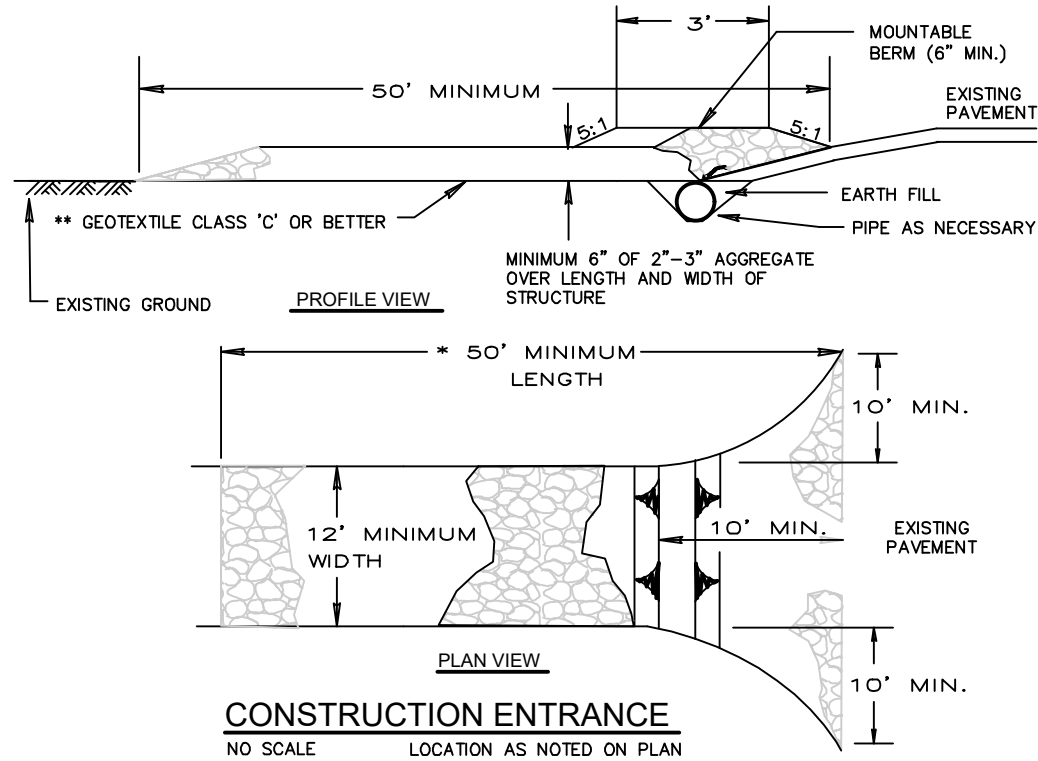


STRAW MULCHING:
1. FOR AREAS OF SITE WITH LESS THAN 30% SLOPE;
2–3 BALES OF STRAW EQUALS 2-INCHES OF STRAW MULCH OVER 1000 SQUARE FEET.
2. MULCH SHALL BE WEED FREE STRAW.

TO PROVIDE TEMPORARY SOIL STABILIZATION BY PLANTING GRASSES AND LEGUMES TO AREAS THAT WOULD REMAIN BARE FOR MORE THAN 14 CALENDAR DAYS, OR 7 DAYS IN IDENTIFIED CRITICAL AREAS, WHERE PERMANENT COVER IS NOT NECESSARY OR APPROPRIATE.

LAND DISTURBANCE & STABILIZATION DETAIL

NOT TO SCALE

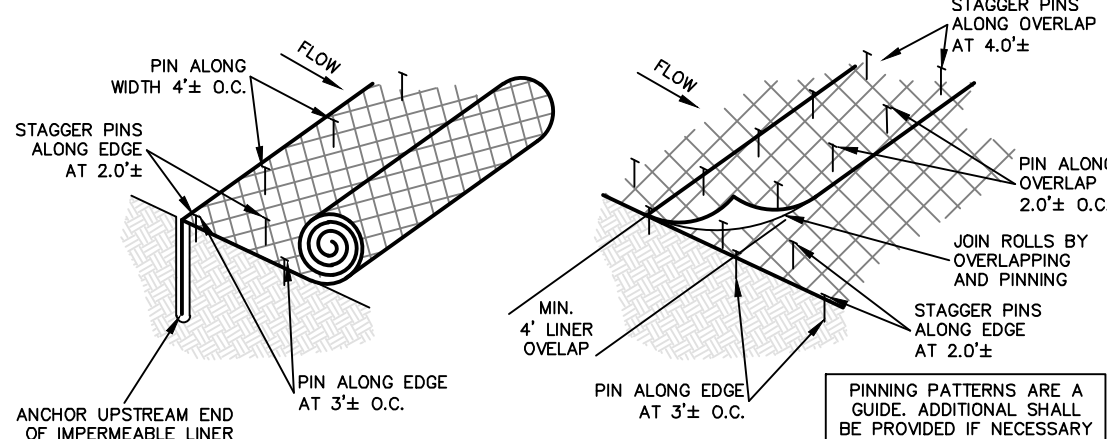


CONSTRUCTION ENTRANCE

NO SCALE
LOCATION AS NOTED ON PLAN

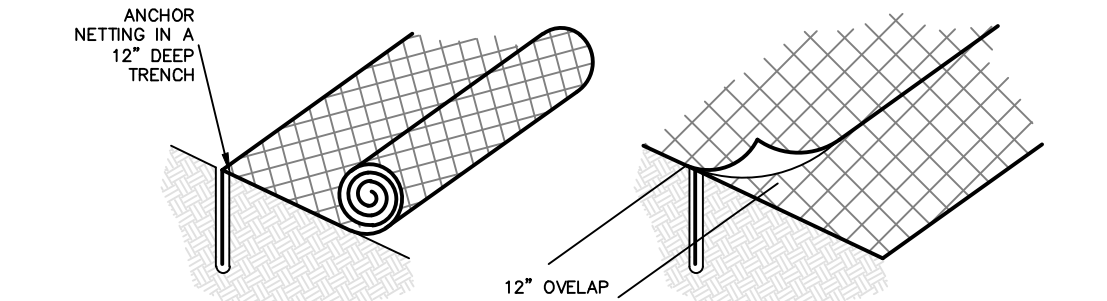
CONSTRUCTION ENTRANCE SPECIFICATIONS

- Length – minimum of 50' (*30' for single residence lot).
- Width – 12' minimum, should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
- Stone – crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- Surface Water – all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
- Location – A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.



ROLLED LINER CONNECTION DETAIL

NOT TO SCALE

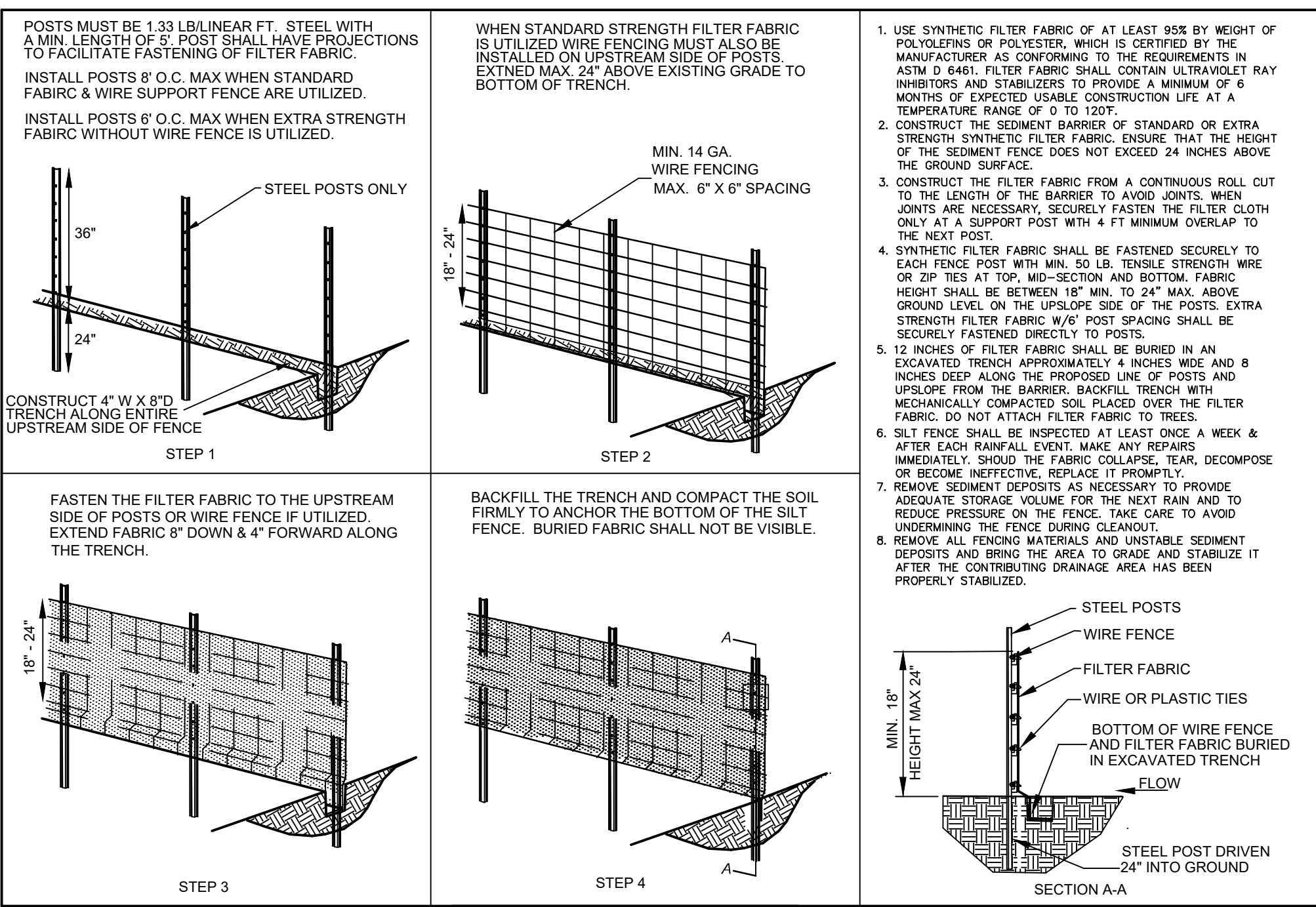


ROLLED EROSION CONTROL MATTING DETAIL

NO SCALE
LOCATION AS NOTED ON PLAN

ROLLED EROSION CONTROL MATTING (R.E.C.M.) SPECIFICATIONS:

- All areas identified on these plans as requiring an erosion control matting shall be lined with a protective covering to minimize erosion and protect seed until permanent vegetation is established.
- Covering shall be composed of a bio or photo degradable material to minimize long term environmental impacts.
- Mulching with straw or other organic materials can be utilized only when it will not impede the establishment of permanent vegetation. Mulches must be properly anchored which may be difficult in some environments. An example is straw mulch with jute netting stapled or pinned in place.
- Pre-manufactured rolled erosion control products (RECP) are highly recommended for this application. RECP's shall be installed according to manufacturer specifications for channel linings. An example is a woven straw or wooden fiber Excelcel matting.



TYPICAL SILT FENCING DETAIL

NOT TO SCALE
LOCATION AS NOTED ON PLAN

FINAL DRAWING
NOT RELEASED FOR
CONSTRUCTION

Bissell Professional Group
Firm License # 0-595
P.O. Box 1088
1000 Highway 27949
Carolina 27949
(252) 201-3366
(252) 201-3366
FAX (252) 201-1760

BISSELL
PROFESSIONAL GROUP
Engineers, Planners, Surveyors
and Environmental Specialists

TYP. EROSION CONTROL NOTES
& CONSTRUCTION DETAILS

JUST FOR THE BEACH RENTALS WAREHOUSE
NORTH CAROLINA

POWELL POINT
CURRITUCK

COMMERCIAL SITE DEVELOPMENT PLAN

REVISIONS

NO. DATE DESCRIPTION BY

10-27-25 N/A

BPG MSB

DMK DMK

SHEET: 7 OF 7

CAD FILE: 2024-04400B4

PROJECT NO: 4869

GENERAL NOTES:

1. INSPECT AND VERIFY ALL DIMENSIONS ON THE PROJECT AND SITE AS MAY RELATE TO THE EXTENT OF CONSTRUCTION AND/OR DEMOLITION.
2. THE CONTRACTOR/OWNER SHALL OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS AS MAY BE REQUIRED TO PROCEED WITH DEMOLITION AND CONSTRUCTION.
3. ALL WORK PERFORMED SHALL MEET ALL TOWN, COUNTY AND STATE CODES.
4. DO NOT SCALE DRAWINGS.
5. VERIFY ALL DOOR/WINDOW ROUGH OPENINGS WITH DOOR MFG. SPEC.
6. CONTRACTOR TO USE TEMPERED GLASS IN ANY WINDOW OR DOOR THAT IS WITHIN 18" OF THE FINISHED FLOOR.
7. CONTRACTOR TO COORDINATE ELECTRICAL, PLUMBING AND MECHANICAL WORK. ALL SUCH WORK MUST CONFORM TO NORTH CAROLINA CODES.
8. CONTRACTOR TO CONFIRM PLAN DIMENSIONS PRIOR TO CONSTRUCTION WITH EXISTING SITE CONSTRAINTS. CONTRACTOR IS RESPONSIBLE FOR INFORMING THE ARCHITECT OF ANY PROBLEMS PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ALL MANUALS AND MAINTENANCE INFORMATION BEFORE THE FINAL PAYMENT. THE CONTRACTOR SHALL WARRANTY THE WORK FOR THE PERIOD OF ONE YEAR.
10. SEE A4.1 FOR DOOR AND WINDOW SCHEDULES.
11. CONTRACTOR TO FIELD LOCATE 10LB SEMI-RECESSED FIRE EXTINGUISHER CABINETS W/FIRE MARSHALL PRIOR TO DRYWALLING.
12. CONTRACTOR TO PROVIDE ADA APPROVED TACTILE SIGNAGE AT ALL EXITS AND PERMANENT SPACES TO MEET ANSI AND 2018 NCBC REQUIREMENTS. FIELD LOCATE AS REQ'D. W/BUILDING INSPECTOR.

GENERAL CONDITIONS:

WORK INCLUDED:

1. CONFORM WORK TO THE CONTRACT DOCUMENTS WHICH CONSIST OF THE DRAWINGS AND SPECIFICATIONS, INCLUDING ALL BULLETINS, ADDENDA OR OTHER MODIFICATIONS OF THE DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THE DOCUMENTS PRIOR TO THEIR EXECUTION; THE BID; THE CONTRACT BETWEEN OWNER AND CONTRACTOR
2. THE ARCHITECT IS NOT RESPONSIBLE FOR MEANS METHODS OR TECHNIQUES IN THE CONSTRUCTION OF THE PROJECT.

SUBMITTALS:

GENERAL:

1. SUBMITTALS ARE NOT AN OPTION BUT A REQUIRED AND ESSENTIAL PART OF THE CONSTRUCTION PROCESS.
2. IF THE CONTRACTOR ELECTS NOT PROVIDE SUBMITTALS THEN HE/SHE ASSUMES AS RESPONSIBILITY FOR ENTIRETY OF THE PROJECT.

PROCEDURES:

1. PRIOR TO COMMENCING SUBSTANTIAL PORTIONS OF THE WORK, PREPARE A MASTER SUBMITTAL LOG SHOWING EACH REQUIRED SUBMITTAL AND SPECIFICATION SECTION NUMBER, THE PROPOSED SCHEDULE AND SEQUENCING OF THE SUBMITTALS AND EACH AFFECTED CONTRACTOR. MAINTAIN THE LOG CURRENT WITH THE PROGRESS OF THE WORK. PROVIDE A COPY OF THE INITIAL AND UPDATED LOG TO THE ARCHITECT.
2. REVIEW SUBMITTALS AND INDICATE RESULTS OF REVIEW PRIOR TO SUBMITTING TO ARCHITECT.
3. AFTER REVIEW OF SUBMITTAL, REVISE AND RESUBMIT IF SO INDICATED; IDENTIFY CHANGES MADE SINCE PREVIOUS SUBMITTAL.
4. DISTRIBUTE COPIES OF REVIEWED SUBMITTALS TO CONCERNED CONTRACTORS INSTRUCT RECIPIENTS TO PROMPTLY REPORT ANY INABILITY TO COMPLY WITH PROVISIONS.
5. MAKE SUBMITTALS FAR ENOUGH IN ADVANCE OF SCHEDULED INSTALLATION DATES TO PROVIDE TIME REQUIRED FOR REVIEWS, FOR SECURING OF NECESSARY APPROVALS, FOR POSSIBLE REVISIONS AND RESUBMITTALS, AND FOR PLACING ORDERS AND SECURING DELIVERY.
6. SUBMITTALS PROVIDED FOR WORK AND FOR WHICH NO REQUIREMENT FOR SUBMITTAL IS STATED IN THE DRAWINGS OR SPECIFICATIONS WILL BE RETURNED WITHOUT REVIEW.
7. ABIDE BY THE STANDARD RULES AND REGULATIONS SET FORTH BY THE BUILDING MANAGEMENT FOR SUCH OPERATIONS FOR ALL TENANTS IN THE BUILDING

SHOP DRAWINGS:

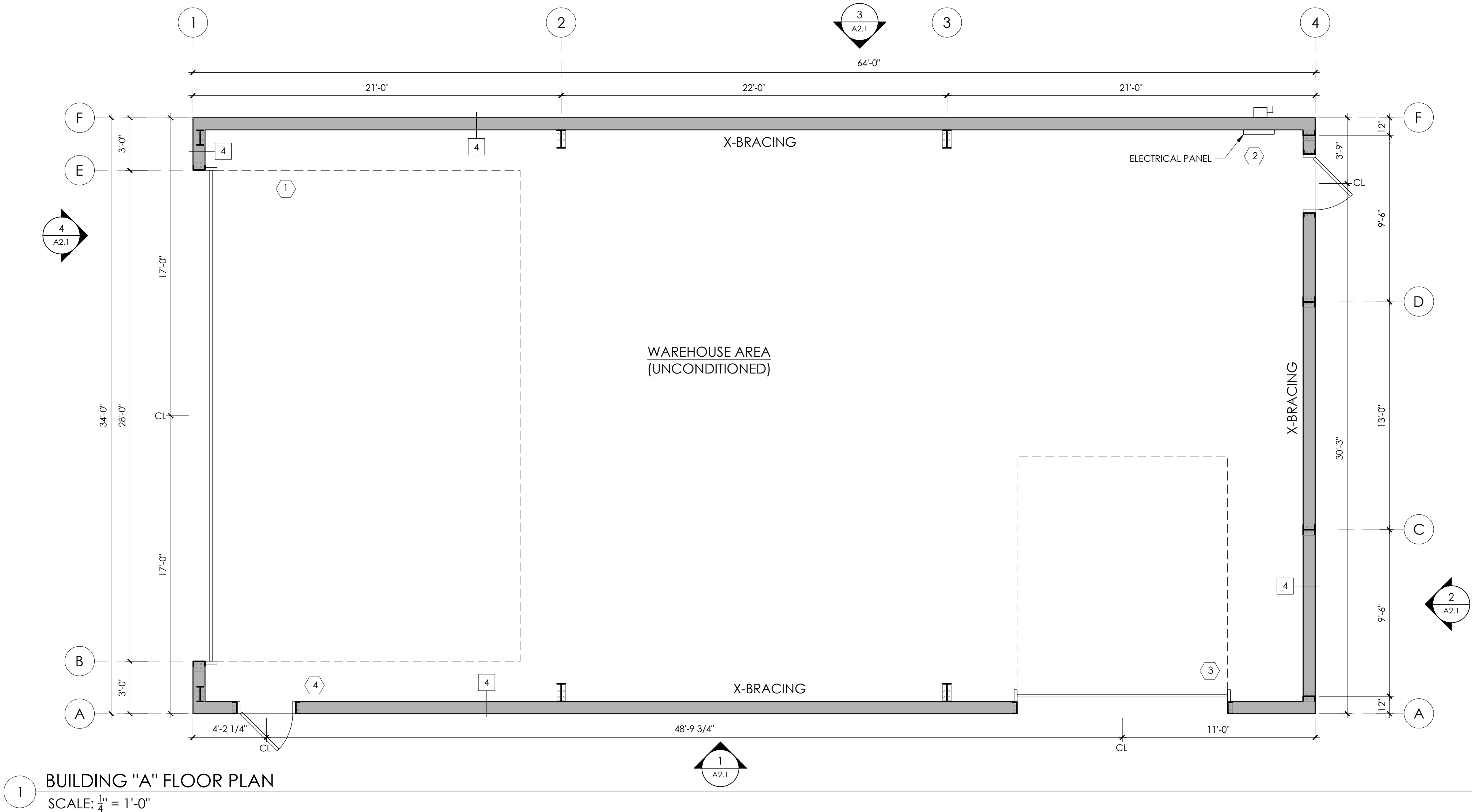
1. SUBMIT THREE REPRODUCIBLE COPIES OF SHOP DRAWINGS FOR REVIEW.
2. 8 1/2" X 11" MINIMUM SIZE SHEETS.

SAMPLES:

1. SUBMIT A REASONABLE RANGE OF MANUFACTURER'S STANDARD COLORS, TEXTURES, ETC. FOR SELECTION WHERE SPECIFIC PRODUCT REQUIREMENTS HAVE NOT BEEN STATED OR WHERE SUBSTITUTIONS ARE PROPOSED.
2. SUBMIT SAMPLES TO ILLUSTRATE FUNCTIONAL AND SIGHT-EXPOSED CHARACTERISTICS OF THE PRODUCT, WITH INTEGRAL PARTS AND ATTACHMENT DEVICES.
3. INCLUDE IDENTIFICATION ON EACH SAMPLE, GIVING FULL INFORMATION.
4. SUBMIT THREE (3) SETS OF EACH PRODUCT FOR THE ARCHITECT PLUS ADDITIONAL SETS AS REQUIRED BY THE CONTRACTOR.

SUBSTITUTIONS:

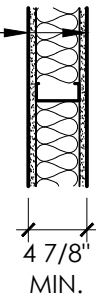
1. SHALL NOT BE ACCEPTABLE.



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

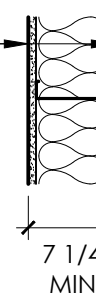
INTERIOR PARTITION- TYPE 1

- UNRATED 4" INTERIOR WALL
- 5/8" THICK GYPSUM WALLBOARD PANELS, BOTH SIDES
 - 3 1/2" THICK ACOUSTICAL BATT INSULATION (R-11 MIN.)
 - 3 5/8" THICK STEEL STUDS (362S162-54) @ 16" O.C.
 - JOINTS FINISHED, SEE FINISH SCHEDULE



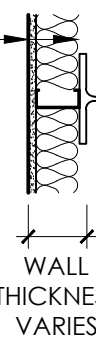
INTERIOR PARTITION- TYPE 2

- UNRATED 5" INTERIOR WALL
- 5/8" THICK GYPSUM WALLBOARD PANELS, BOTH SIDES
 - 6" THICK ACOUSTICAL BATT INSULATION (R-11 MIN.)
 - 6" THICK STEEL STUDS (600S162-54) @ 16" O.C.
 - JOINTS FINISHED, SEE FINISH SCHEDULE



INTERIOR PARTITION- TYPE 3

- UNRATED FURRED EXTERIOR WALL
- 5/8" THICK GYPSUM WALLBOARD PANEL, ONE SIDE
 - 3 5/8" TYPICAL STEEL STUDS (362S162-54) @ 16" O.C.
 - (MAY BE REDUCED IN DEPTH IF REQ'D., SEE PLAN FOR MORE INFO.)
 - 3 1/2" THICK ACOUSTICAL BATT INSULATION (R-13 MIN.)
 - JOINTS FINISHED, SEE FINISH SCHEDULE



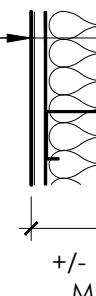
EXTERIOR WALL ASSEMBLY- TYPE 4

- UNRATED TYPICAL METAL BUILDING ASSEMBLY
- CORRUGATED METAL BUILDING PANELING BY MFG
 - WEATHER RESISTIVE VAPOR BARRIER WITH +/- 8 1/4" THICK METAL Z GIRT
 - OR EQUIV. INFILL FRAMING PER METAL BUILDING MFG.
 - UNINSULATED SPACE WITHIN BUILDING



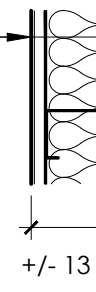
EXTERIOR WALL ASSEMBLY- TYPE 5

- UNRATED TYPICAL METAL BUILDING ASSEMBLY
- CORRUGATED METAL BUILDING PANELING BY MFG
 - WEATHER RESISTIVE VAPOR BARRIER WITH +/- 8 1/4" THICK METAL Z GIRT
 - OR EQUIV. INFILL FRAMING PER METAL BUILDING MFG.,
 - R-19 (MIN.) BATT. INSULATION WITH FACING
 - OPTIONAL: 5/8" PLYWOOD UP TO 8'-0" A.F.F.



EXTERIOR WALL ASSEMBLY- TYPE 6

- UNRATED TYPICAL METAL BUILDING ASSEMBLY
- CORRUGATED METAL BUILDING PANELING BY MFG
 - WEATHER RESISTIVE VAPOR BARRIER WITH +/- 8 1/4" THICK METAL Z GIRT
 - OR EQUIV. INFILL FRAMING PER METAL BUILDING MFG.,
 - R-19 (MIN.) BATT INSULATION WITH FACING
 - 3 5/8" THICK STEEL STUDS (362S162-54) @ 16" O.C.
 - 5/8" THICK GYPSUM WALLBOARD PANELS, BOTH SIDES
 - SEE FINISH SCHEDULE



EXTERIOR ROOF ASSEMBLY- TYPE 7

- UNRATED ROOF ASSEMBLY
- STANDING SEAM METAL ROOF OVER
 - VAPOR BARRIER BY METAL BLDG. MANUF.
 - OVER STRUCTURAL GIRTS OVER MOMENT FRAME
 - BY METAL BUILDING MANUFACTURER
 - UNINSULATED SPACE BELOW



EXTERIOR ROOF ASSEMBLY- TYPE 8

- UNRATED ROOF ASSEMBLY
- STANDING SEAM METAL ROOF OVER
 - VAPOR BARRIER BY METAL BLDG. MANUF.
 - OVER STRUCTURAL GIRTS OVER MOMENT FRAME
 - BY METAL BUILDING MANUFACTURER
 - 1" TH. THERMAL SPACER W/ R-5 (IN. (3 1/2" W X 6' L)
 - SCREWED TO GIRT PER STRUCT. ENG. SPECS.
 - SIMPLE SAVER FIBERGLASS BATT INSULATION
 - BUILT UP IN TWO LAYERS AS REQ'D FOR TOTAL OF R-38 MIN.
 - FILLED CAVITY INSULATION SYSTEM WITH LONG TAB BINDING
 - AND LINER FACING AND BANDING IN STORAGE AREA,
 - COLOR TO BE DETERMINED BY OWNER,
 - OFFICE AREA TO FRAMED CEILING BELOW



MECH FLOOR/BATH CLG. ASSEMBLY- TYPE 9

- UNRATED CEILING ASSEMBLY
- 3/4" FWD OR OSB FLOOR SHEATHING (AT EQUIPMENT PLATFORM ONLY)
 - 8" THICK STEEL CHANNEL (800S162-54) @ 16" O.C.
 - PER STRUCTURAL ENGINEERING SPECIFICATIONS
 - ACOUSTIC BATT INSULATION AS REQ'D. TO FILL FLOOR CAVITY
 - 5/8" THICK GYPSUM WALLBOARD PANELS, JOINTS FINISHED
 - CEILING PER FINISH SCHEDULE
 - NO STORAGE ABOVE OTHER THAN MECHANICAL UNITS



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Facsimile (757) 563-9028

STRUCTURAL ENGINEER: **SPEC**
STRUCTURAL ENGINEERING
SINCEAR PRATT OVERMAN, P.C.
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757.417.0565 • 757.417.0568 (fax)
WWW.SPEC-ENGINEERING.COM
Designated By: 10/25/21 From: 8/5/2014

PROJECT NAME:
JUST FOR THE BEACH
117 West Side Lane
Powells Point
North Carolina

REVISIONS:	DATE:
ISSUE FOR CONSTRU.	10 / 22 / 25

DRAWING NAME:
BUILDING PLANS

ISSUED FOR CONSTRUCTION

DRAWN BY: CN

DATE: 10 / 22 / 25

SCALE: -

STAMP:
10 / 22 / 25

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SHEET:
A1.1

PROJECT NAME:
JUST FOR THE BEACH
117 West Side Lane
Powells Point
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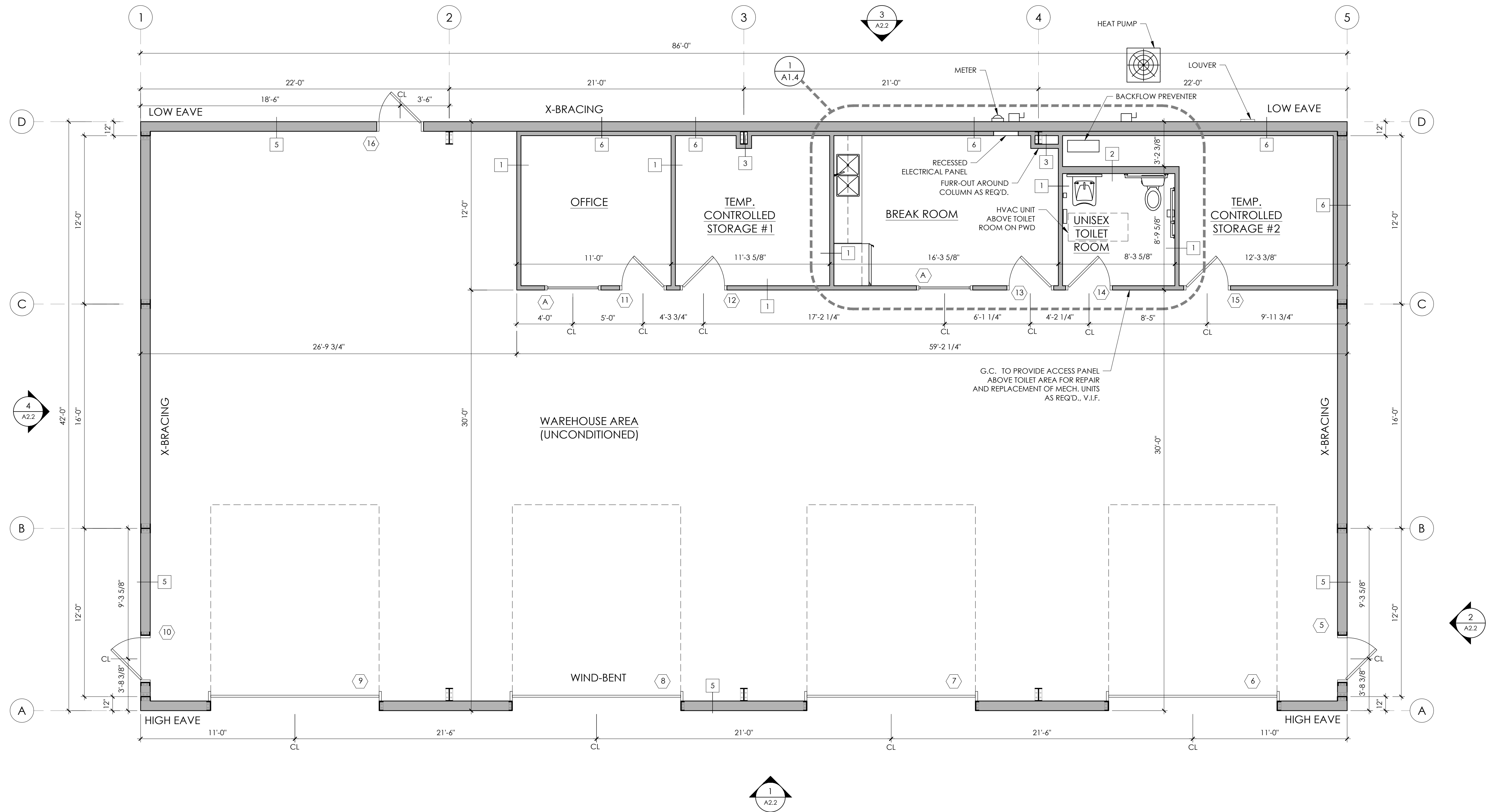
DATE: 10 / 22 / 25

SCALE: -

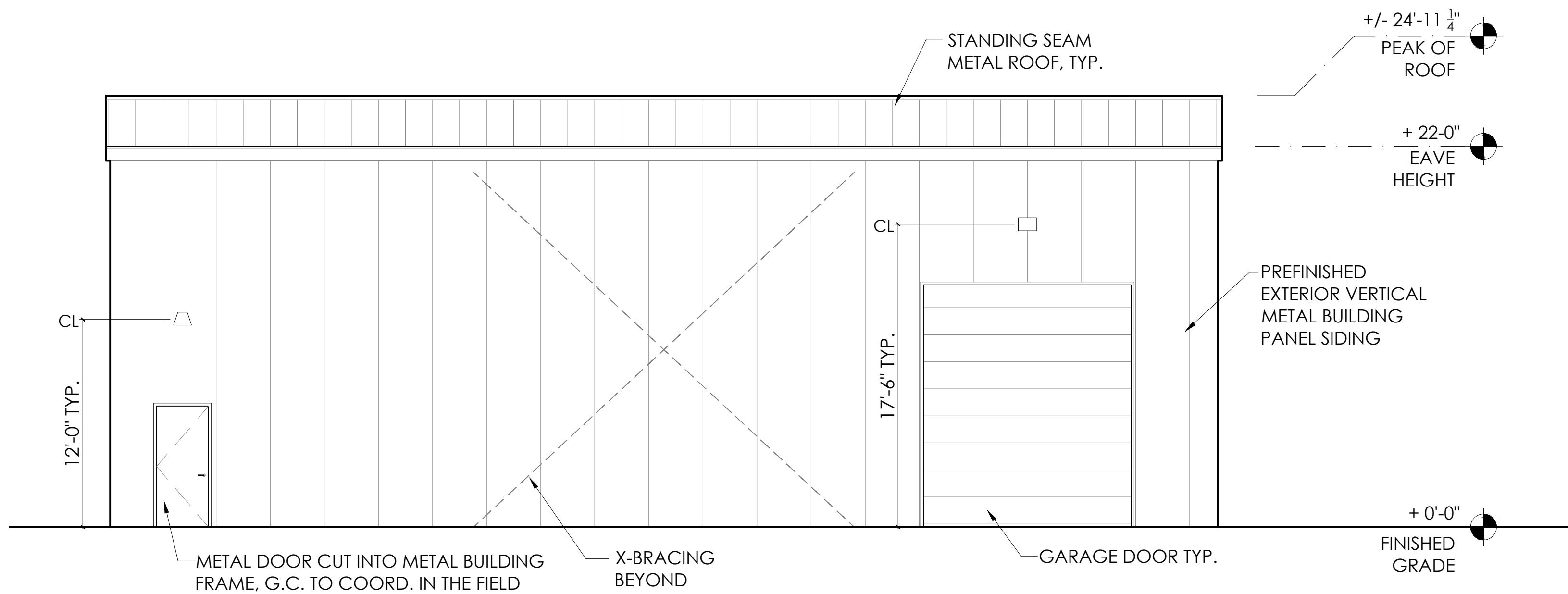
STAMP:
10 / 22 / 25


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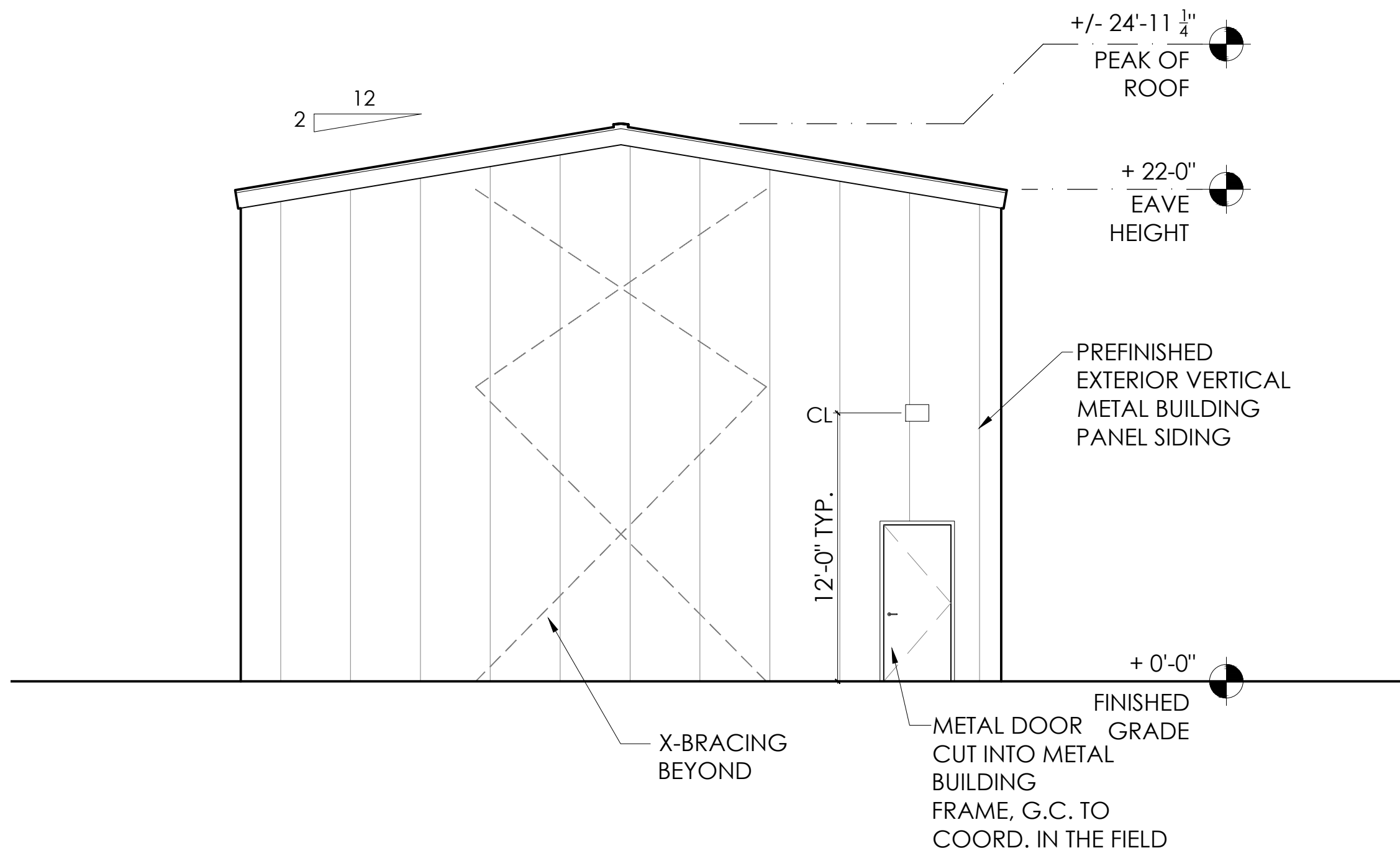
SHEET:
A1.2



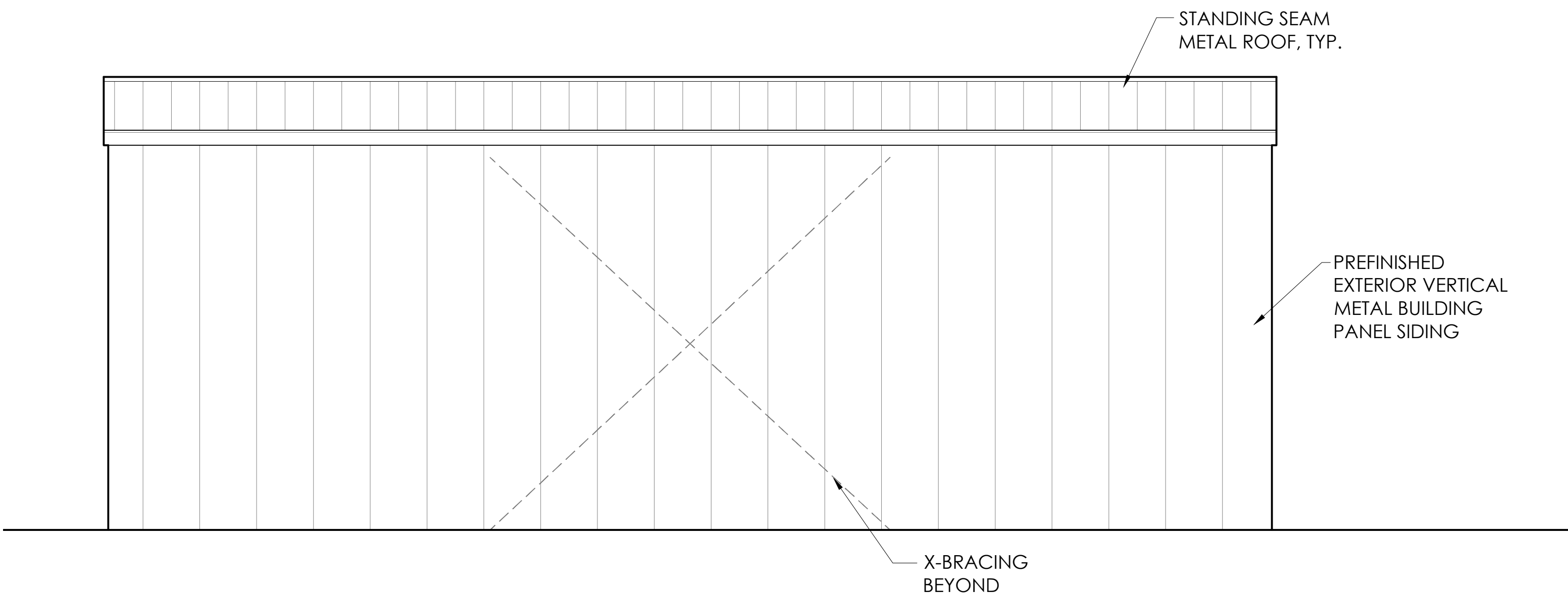
BUILDING "B" FLOOR PLAN
SCALE: 1/4" = 1'-0"



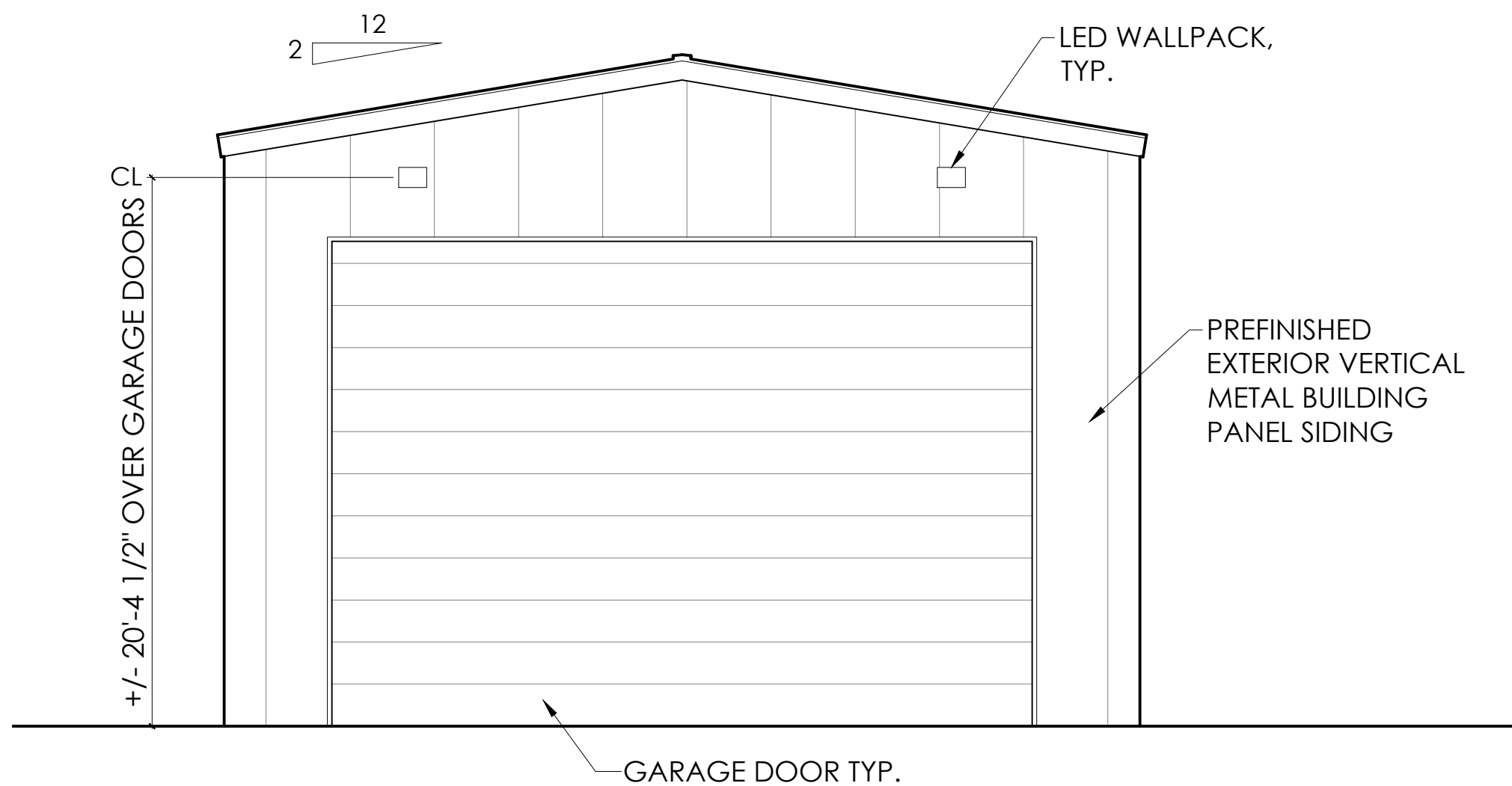
1 EXTERIOR ELEVATION: BUILDING A
SCALE: $\frac{3}{16}$ " = 1'-0"



2 EXTERIOR ELEVATION: BUILDING A
SCALE: $\frac{3}{16}$ " = 1'-0"



3 EXTERIOR ELEVATION: BUILDING A
SCALE: $\frac{3}{16}$ " = 1'-0"



4 EXTERIOR ELEVATION: BUILDING A
SCALE: $\frac{3}{16}$ " = 1'-0"

REVISIONS:	DATE:
ISSUE FOR CONSTRU.	10 / 22 / 25

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117 West Side Lane
Powells Point
North Carolina

REVISIONS:	DATE:
ISSUE FOR CONSTRU.	10 / 22 / 25

DRAWING NAME:
**BUILDING B
EXTERIOR
ELEVATIONS**

**ISSUED FOR
CONSTRUCTION**

DRAWN BY: CN

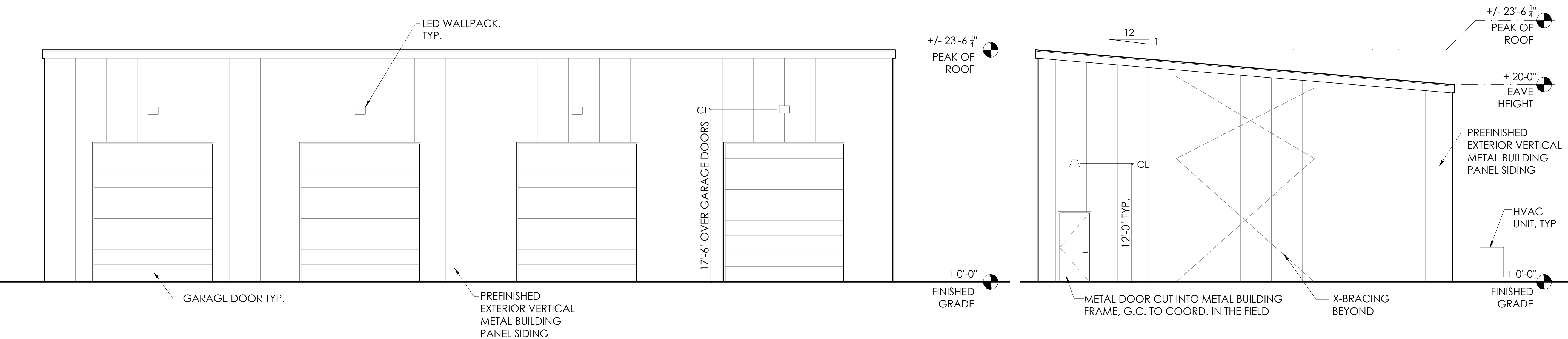
DATE: 10 / 22 / 25

SCALE: -

STAMP:
10 / 22 / 25

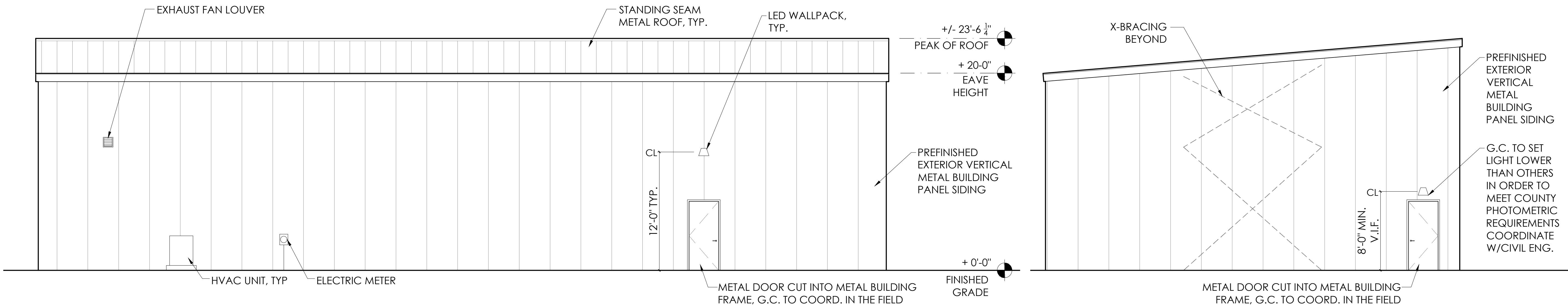

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SHEET:
A2.2



1 EXTERIOR ELEVATION: BUILDING B
SCALE: 3/16" = 1'-0"

2 EXTERIOR ELEVATION: BUILDING B
SCALE: 3/16" = 1'-0"



3 EXTERIOR ELEVATION: BUILDING B
SCALE: 3/16" = 1'-0"

4 EXTERIOR ELEVATION: BUILDING B
SCALE: 3/16" = 1'-0"