



Case #BZA24-000002
Kiawah Island BZA Meeting of April 15, 2024

Applicant/Property Owner: FS3 LLC

Representative: Joshua Bucci

Property Location: 19 Surfsong Road

TMS#: 264-14-00-019

Zoning District: R-1, Residential Zoning District

Lot Size: 15,340 sq. ft.

Request: Variance request for the reduction of the required 30' rear setback for approximately 28 square feet encroachment for a proposed pool addition.

Requirement:
Chapter 12. Land Use Planning and Zoning, Art. II. Zoning, Div. 2. Zoning Map/Districts, Sec. 12-65. - R-1, Residential District.

Required setbacks: 25' (Surfsong); 15' (Open Space); 30' (Lagoon)
Maximum 33% Lot Coverage

The Ordinance defines Setback as "a required minimum distance from the lot line, or street right-of-way, or OCRM critical line that establishes an area within which a structure shall be erected." The Ordinance defines Side Setback as "any setback other than a rear or front setback."

Chapter 12. Land Use Planning and Zoning, Art. II. Zoning, Div. 3. Use Regulations, Sec. 12-104. – Sec. 12-104. - Accessory uses, buildings/structures. The Ordinance outlines:

"(5) Standards for accessory structures in residential districts. Accessory structures may be allowed in residential districts under the following conditions:

a. Private swimming pools, along with incidental installations such as pumps and filters, may not be located in the front yard. A pool shall be set back a distance of not less than ten feet from all lot lines, except that a pool that is elevated more than four feet above the average natural ground level at the nearest property line shall comply with required building setbacks. All swimming pools shall be gated and fenced. The fence height shall be five feet."

Sec. 12-65. R-1, Residential District.

- (a) *Purpose and intent.* The purpose of the R-1 zoning district is to promote stable residential neighborhoods consisting of low density, detached, single-family dwellings and surrounding parks, golf courses, and open spaces. Activities and endeavors which might serve to mitigate against this purpose shall be prohibited or strictly regulated.
- (b) *District regulations.* The following apply to all dwelling units in the R-1 zoning district:
 - (1) The maximum density for this district is three dwelling units per acre;
 - (2) All required parking shall be enclosed;
 - (3) Open storage is prohibited;
 - (4) Lot standards (setbacks, lot coverage, etc.) for single-family detached dwellings on existing platted lots that are included in article VII of this chapter, the Kiawah Island Property Setback Requirements Appendix, dated 7-10-2007, incorporated herein by reference and adopted hereto as said article VII shall apply in lieu of the setback requirements in table 2B following subsection (b)(6) of this section;
 - (5) Lot standards (setbacks, lot coverage, etc.) for single-family detached dwellings not covered by subsection (b)(4) of this section are listed in table 2B following subsection (b)(6) of this section and table 2C following section 12-66(b)(8);
 - (6) Authorized uses are listed in table 3A in section 12-102(c).

Table 2B. Lot Standards for R-1 Single-Family Detached Dwellings								
Lot Size (square feet)	Maximum Lot Coverage	Depth (feet)	Width (feet) ⁽¹⁾	Minimum Yard Setbacks (feet)			Maximum Height	
				Front ⁽²⁾	Side ⁽³⁾⁽⁵⁾	Rear ⁽⁴⁾	(stories)	(feet)
8,000—11,999	40 percent	100	60	25	10	25	2.5	40
12,000+	33 percent	100	75	25	20	25	2.5	40
⁽¹⁾ For lots on cul-de-sacs or similar circumstances, the minimum width shall apply at the front yard setback line. Cul-de-sac lots shall have a minimum width of 25 feet at the street line. The minimum width of any flag lot may be reduced to 20 feet, provided that the minimum width specified in the table is provided at the front building setback line.								
⁽²⁾ On corner and double-frontage lots, front setback standards will apply to each lot line that borders a street right-of-way. The rear yard setback shall apply to the opposite side of the principal structure's front main entrance. The side yard setback shall apply to the remaining sides.								
⁽³⁾ A minimum of 15 feet must be provided between structures.								
⁽⁴⁾ The minimum yard requirements shall be increased to 30 feet from any lot or parcel boundary which abuts a golf course.								
⁽⁵⁾ Minimum setbacks in side yard for lots currently in existence and reflected on the current zoning map and fronting on Eugenia Avenue the side yard setback shall be ten feet.								

(Code 1993, § 12A-205; Ord. No. 2005-08, § 12A-205, 10-12-2005; Ord. No. 2006-10, § 2, 2-6-2007; Ord. No. 2007-05, § 2(12A-205), 7-10-2007)

Sec. 12-64. - Setbacks.

Setback means a required minimum distance from the lot line, or street right-of-way, or OCRM critical line that establishes an area within which a structure shall be erected.

- (1) *Contextual setbacks.* Notwithstanding the front setback requirements of the underlying zoning district, the front building line of any structure or addition to a structure may be as close to the street as the front building line of a structure located on any lot that is immediately adjacent to the subject lot. If the subject lot is located between two developed lots, the front building line of the structure that is set back further from the street shall apply to the subject lot.
- (2) *Setbacks on corner and double frontage lots.* On corner and double-frontage lots, front setback standards will apply to each lot line that borders a street right-of-way. The rear yard setback shall apply to the opposite side of the principle structure's front main entrance. The side yard setback shall apply to the remaining side(s).
- (3) *Exception to setbacks.* Every part of a required setback must be open and unobstructed from the ground to the sky except as set out in this subsection.

Driveways and walkways may be located within any required setback.

Uncovered stairs or stair landings to building entrances may extend up to five feet into any required setback.

Uncovered, at-grade patios may extend into a required setback; however, they shall maintain a minimum ten-foot distance from the property line.

Uncovered decks may extend up to five feet into any required rear yard setback.

Sills, belt courses, cornices, buttresses, eaves and other architectural features may extend up to two feet into any required setback.

Walls and retaining walls below three feet in height may be located within required setback.

In all zoning districts heating, ventilation and air conditioning (HVAC) equipment and associated HVAC stands may extend up to five feet into required side or rear setbacks only when all of the following conditions are met:

- (1) The HVAC equipment is replacing existing HVAC equipment which was originally placed below an existing structure and/or which HVAC equipment being replaced is now required to be elevated to meet the requirements of the Federal Emergency Management Agency (FEMA) and the Town of Kiawah Island Building Code;
- (2) Such HVAC equipment cannot reasonably be accommodated within the setback required by otherwise applicable zoning requirements;
- (3) The property owner has, through regular mail postmarked no later than five days in advance of applying for a Zoning Permit, notified the affected adjacent property owner(s) that are adjacent to the property line where the proposed HVAC equipment will be located, and has submitted to the Planning Director a signed affidavit stating that such property owner has notified the affected adjacent property owner(s) and proving each name and address to which notice was sent; and
- (4) A Zoning Permit is approved by the Planning Director.

(Code 1993, § 12A-204; Ord. No. 2005-08, § 12A-204, 10-12-2005; Ord. No. 2012-03, § 2, 4-3-2012; Ord. No. [2015-04](#), § 2, 4-14-2015)

Sec. 12-104. - Accessory uses, buildings/structures.

The purpose and intent of this section is to describe the standards for accessory uses as follows:

- (1) *Definition and applicability.*
 - a. The terms "permitted uses" and "approved special exception uses" include accessory uses and structures that are necessarily associated with, and appropriate, incidental and subordinate to, the allowed principal use. Accessory uses and structures shall be subject to the same regulations that apply to principal uses and structures in each zoning district, unless otherwise expressly stated.
 - b. Permits for accessory uses and structures shall be issued by the Town of Kiawah Island Planning Director.
 - c. In a residential zoning district, an accessory building or structure is a subordinate or incidental structure, attached to or detached from the principal building, which is not used for commercial purposes and which is not rented.
 - d. In nonresidential zoning districts, an accessory building or structure is a subordinate building or structure, the use of which is secondary to and supportive of the principal building.
 - e. Accessory buildings or structures shall not be permitted without a principal building or primary use being in existence.
 - f. Accessory uses include any use that is authorized in the district which is secondary or subordinate to the primary use.
- (2) *Standards for detached accessory dwelling units in residential districts.* An accessory dwelling unit to be occupied by family members or caretakers may be allowed as an accessory use to the principal dwelling unit under the following conditions:
 - a. No detached accessory dwelling unit may be constructed on a lot less than 15,000 square feet;
 - b. The detached accessory dwelling unit may not be sold separately from the sale of the entire property, including the principal dwelling unit, and shall not be leased or sublet;
 - c. The detached accessory dwelling unit shall comply with all required building setbacks for the principal residential use and shall be located in the buildable area of the lot;
 - d. The overall height of a detached accessory dwelling shall be limited to one story, provided that an accessory dwelling may be located over a garage;
 - e. When the accessory dwelling is directly attached to the principal dwelling with a roof connection of a minimum of four feet in width, or a wall connection of a minimum of four feet in height, it shall be considered an integral part of the main building; and
 - f. Detached accessory dwellings shall not exceed 1,500 square feet of heated area.
- (3) *Standards for accessory dwelling units in existing structures and nonresidential districts.*
 - a. Accessory dwellings for nonresidential structures shall be solely for use by fulltime caretakers of the structure. Such dwellings shall have at least one access through the business that employs the caretaker.
 - b. The overall height of an accessory dwelling shall be limited to one story, provided that a garage apartment or nonresidential caretaker's quarters may be located over a garage.
- (4) *Standards for accessory buildings in residential districts.* Accessory buildings may be allowed in residential zoning districts pursuant to the following conditions:
 - a. No accessory building may be constructed on a lot less than 15,000 square feet;

- b. Detached accessory buildings shall be prohibited from being placed in front of the principal building and shall be placed in the rear yard. Except that a detached accessory use may be constructed in front of the principal residence where the residence backs up to a beach, golf course, lagoon or marsh and is only permitted after approval as a special exception. Accessory buildings will be located within the buildable area of the lot as delineated by the setback requirements;
 - c. Subleasing or renting an accessory building separately from the primary use shall constitute a violation of this article.
- (5) *Standards for accessory structures in residential districts.* Accessory structures may be allowed in residential districts under the following conditions:
- a. Private swimming pools, along with incidental installations such as pumps and filters, may not be located in the front yard. A pool shall be set back a distance of not less than ten feet from all lot lines, except that a pool that is elevated more than four feet above the average natural ground level at the nearest property line shall comply with required building setbacks. All swimming pools shall be gated and fenced. The fence height shall be five feet.
 - b. Private tennis courts shall not be constructed within 20 feet of any adjoining property under other ownership. Tennis court fences or walls shall not exceed 12 feet in height, and no lights for the tennis court shall be permitted.
 - c. Fences shall be limited to landscaped hedgerows of dense plant material and/or wooden, masonry or wrought-iron material, all of which are required to be architecturally integrated with development of the lot or parcel. Fences shall not exceed five feet in height from grade for residential development; provided, however, that this five-foot height restriction shall not apply to the hedgerow portion of any fence or to a fence consisting completely of a hedgerow. This five-foot height restriction shall apply to any gate or gates in any fence of any kind. Solid wood fences shall not be permitted in front yards. Fences (excluding the use of plant material) shall not be permitted within five feet of a side or rear property line. Fences taller than three feet from pavement shall not be located within a sight triangle. Fence heights and setback restrictions shall not apply to the patio wall of patio homes. In measuring the height of a fence to determine whether it complies with the height restrictions, the measurement shall be made to the uppermost portion of the fence, and, if there is anything affixed to or regularly placed or resting thereon, including, without limitation, decorative or ornamental elements or features, all of which shall be considered a part of the fence for the purposes of this section, then the height measurement shall be to the top of any such thing, element or feature.

(Code 1993, § 12A-303; Ord. No. 94-12, § 2(12A-302), 9-26-1994; Ord. No. 2005-08, § 12A-303, 10-12-2005; Ord. No. 2008-04, § 2, 6-3-2008; Ord. No. 2010-02, § 2.2, 3-2-2010)

SUNLET BEND (INLET COVE) (DEVELOPED LANDS) cont.

46-47	15	*	10
48-50	25	15	20
51	20	7	15
52-53	15	*	10
54-56	20	7	15
57	25	15	20
58-59	15	*	10
60-62	20	7	15

*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

SUNDOWN BEND (INLET COVE) (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
1	20	7	15
2	15	*	10
3	20	7	15
4-6	25	15	20
7-13	20	7	15

*Zero lot line homes may be built with no setback on one side of the property, but must have at least a 14 foot separation between buildings.

SURFSCOTER LANE - PATIO LOTS (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
1A	25 (lot 2)	10 (lot b) 40 (open space)	30
b	50 (lot 2) 8/5/97	10 (lot 1A) Not beyond edge of utility easement (lot 103)	30
2-3	25 (Surfscoter)	15 (lot 2) 15 (lot 2 & 4 Eugenia)	40 (David St)
86-104	20 (Surfscoter)	3 (r. side w/wall) 7 (l. side)	10 (lagoon/golf) 10 (open space)
105-111	25 (Surfscoter)	3 (r. side w/ /wall) 7 (l. side)	10 (lagoon)
112-118	25 (Surfscoter)	3 (r. side w/wall) 7 (l. side)	10 (open space)
119	25 (Surfscoter) 3 (r. side w/wall)	7 (left side)	10 (open space)

SURFSONG ROAD (DEVELOPED LANDS)

<u>Lot</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
1	25 (Surfsong)	20 (open space) 15 (lot 2)	30 (lagoon)
2	25 (Surfsong)	15	30 (lagoon)
3	25 (Surfsong)	20 (open space) 15 (lot 2)	30 (lagoon)
4-23	25 (Surfsong)	15 (open space) 15 (lot 5)	30 (lagoon)
24	25 (Surfsong)	15 (open space) 20 (lot 25)	30 (lot 25)
25	30 (lot 24)	15 (lot 24) 15 (lot 26)	See Plat
26	30 (lot 27)	15 (lot 25) 25 (lot 27)	See Plat
27	25 (Surfsong)	20 (lot 26) 15 (lot 28)	30 (lot 26)
28	25 (Surfsong)	15 (lot 27) 20 (lot 24)	30 (lot 29)
29	30 (lot 28)	25 (lot 28) 15 (lot 30)	See Plat
30	30 (lot 31)	15 (lot 29) 25 (lot 31)	See Plat
31	25 (Surfsong)	20 (lot 30) 15 (lot 32)	30 (lot 30)
32	25 (Surfsong)	15 (lot 31) 20 (lot 33)	30 (lot 33)
33	30 (lot 32)	25 (lot 32) 15 (lot 34)	See Plat
34	30 (lot 35)	15 (lot 33) 25 (lot 35)	See Plat
35	25 (Surfsong)	20 (lot 34) 15 (lot 36)	30 (lot 34)
36	25 (Surfsong)	15 (lot 35) 20 (lot 37)	30 (lot 37)
37	30 (lot 36)	25 (lot 36) 15 (lot 38)	See Plat
38	30 (lot 39)	15 (lot 37) 25 (lot 39)	See Plat

plat 25

Town of Kiawah Island Board of Zoning Appeals

April 15, 2024



Town of Kiawah Island Municipal Center | 4475 Betsy Kerrison Parkway | Kiawah Island, SC 29455

CASE# BZA24-000002

Applicant/Property Owner:	FS3 LLC
Representative:	Joshua Bucci
Property Location:	19 Surfsong Road
TMS#:	264-14-00-019
Zoning District:	R-1, Residential Zoning District
Lot Size:	15,340 sq. ft. (0.35 acres)
Request:	Variance request for the reduction of the required 30' rear setback for approximately 28 square feet encroachment for a proposed pool addition.

CASE# BZA24-000002

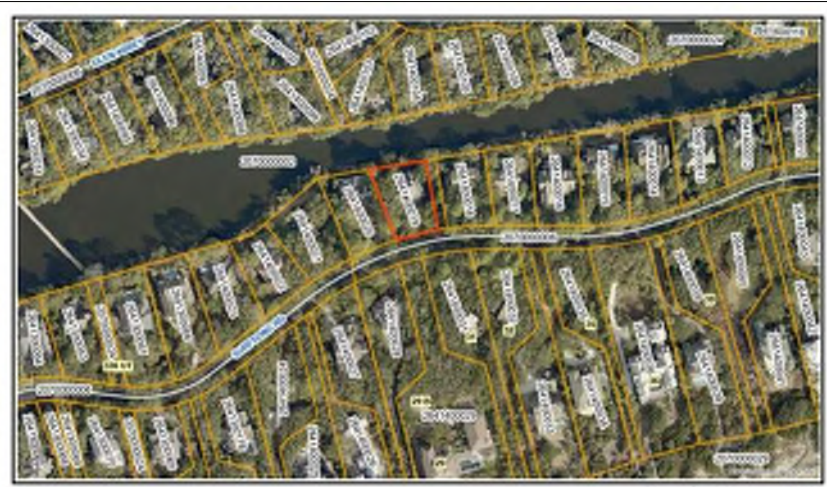
Chapter 12. Land Use Planning and Zoning, Art. II. Zoning, Div. 2. Zoning Map/Districts, Sec. 12-65. - R-1, Residential District.

Required setbacks: 25' (Surfsong); 15' (Open Space); 30' (Lagoon)

Maximum 33% Lot Coverage

The Ordinance defines Setback as “a required minimum distance from the lot line, or street right-of-way, or OCRM critical line that establishes an area within which a structure shall be erected.” The Ordinance defines Rear Setback as “the setback measured from the rear lot line.”



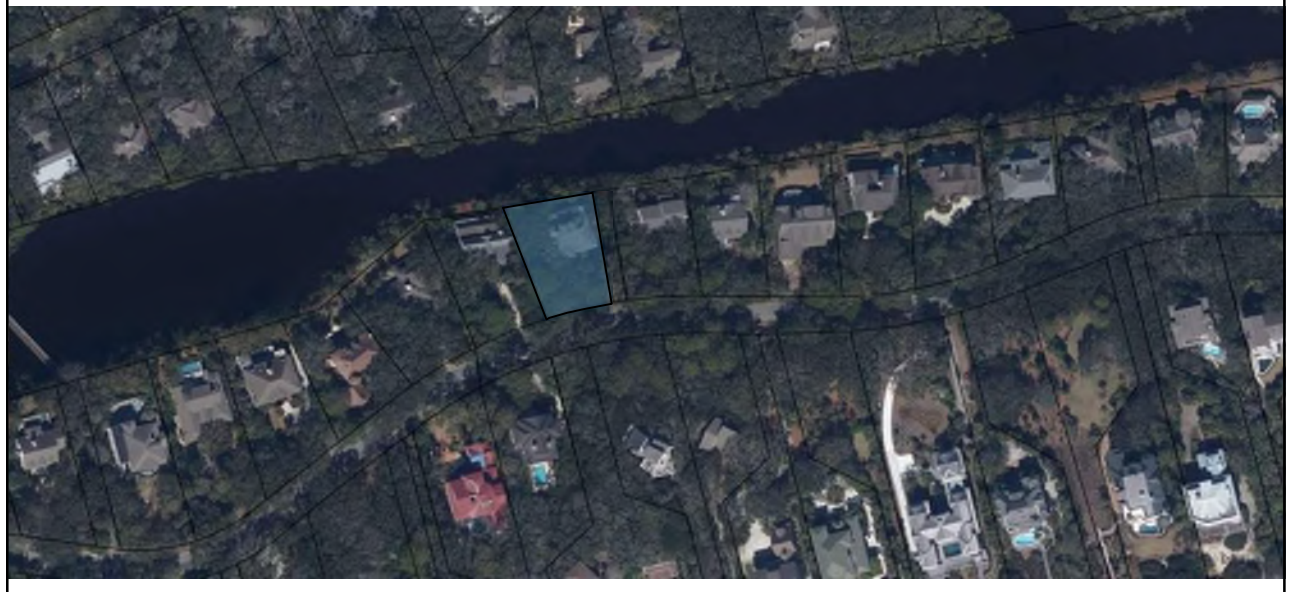


BZA 24-000002
 PID: 2641400019
 OWNER: F33 LLC
 PLAT BOOK PAGE: A6-11
 DEED BOOK PAGE: 1980-653
 Jurisdiction: TOWN OF KIAWAH ISLAND

Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any losses of action and costs associated with any losses of action which may arise as a consequence of the County providing this information.



5



6

Case # BZA24-000002
BZA Meeting of April 15, 2024
Subject Property: 19 Surfsong Road– Kiawah Island

Variance request for the reduction of the required 30' rear setback for approximately 28 square feet encroachment for a proposed pool addition.



Subject Property



Adjacent Properties



Property Side



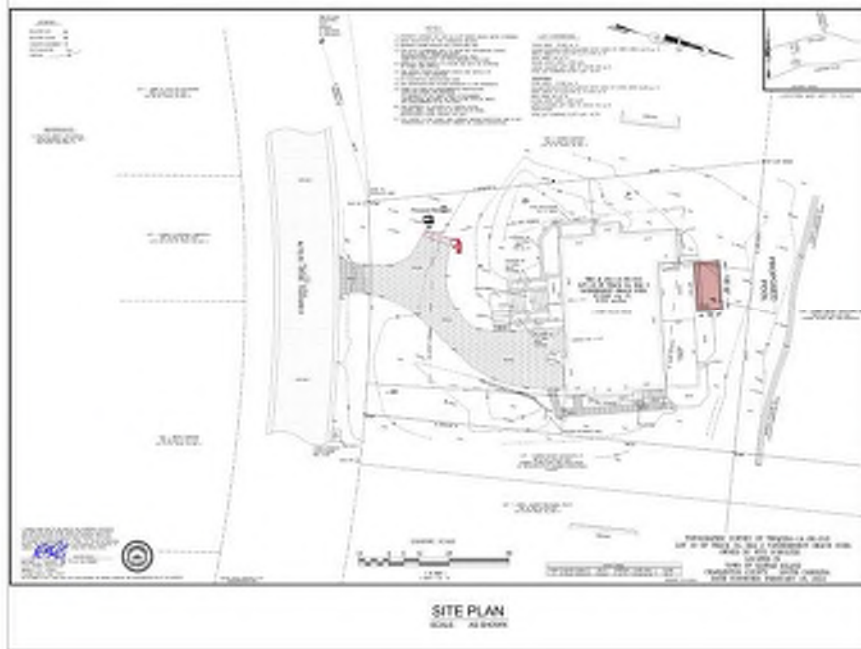
Property Rear



Subject Property



Subject Property

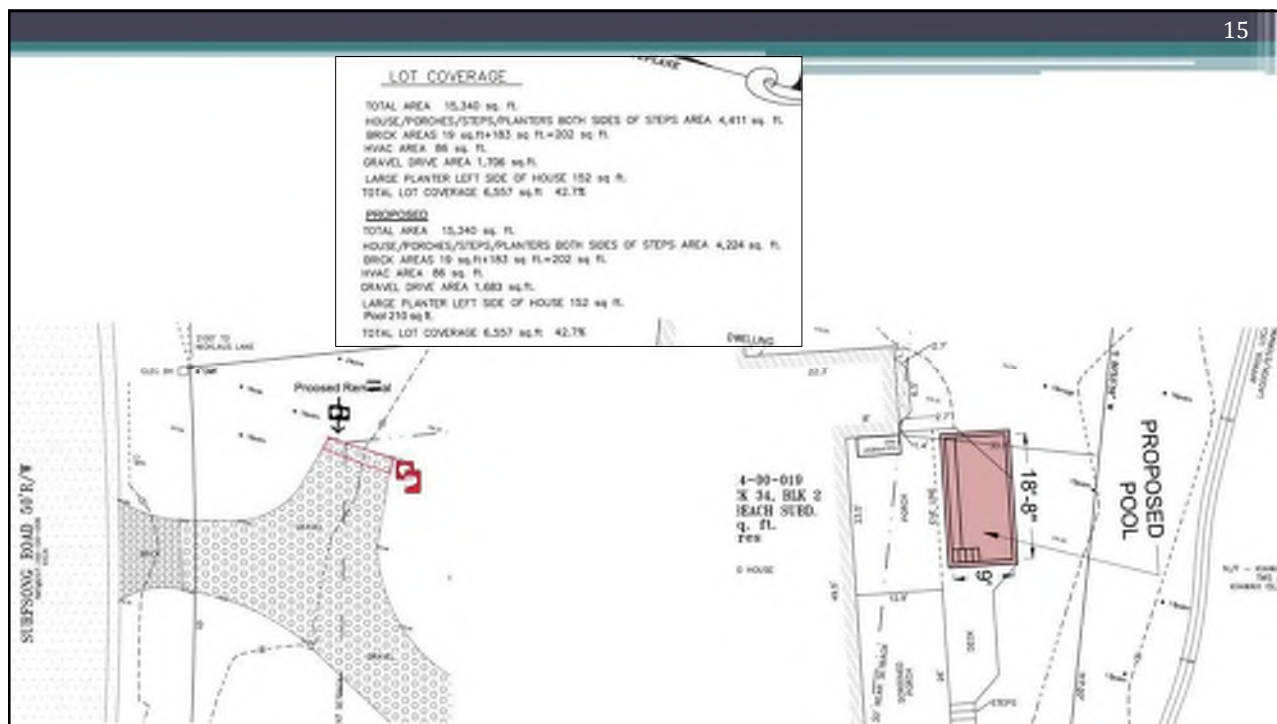


APPROVED
 SEALS: [Professional Seal] [Professional Seal]
 ARCHITECTURAL WORKSHEET

ABC
 ARCHITECTURAL CONSULTANTS
 10000 W. BAYVIEW BLVD., SUITE 100
 MIAMI, FL 33147
 (305) 556-1111

FITZSCHLITZE
 ARCHITECTS
 10000 W. BAYVIEW BLVD., SUITE 100
 MIAMI, FL 33147
 (305) 556-1111

DATE: [] / [] / []
 SHEET: [] OF []
 DRAWN BY: []
 CHECKED BY: []



Variance Approval Criteria

According to Chapter 12 of the Land Use Planning and Zoning Ordinance of the Town of Kiawah Island Code of Ordinances, Section 12-163. Variances (4) Approval Criteria, the Board of Zoning Appeals may grant a variance only if exceptional circumstances exist, and where practical difficulty or unnecessary hardship is so substantial, serious, and compelling that relaxation of the general restrictions ought to be granted. No variance shall be granted unless the applicant shall show and the BZA shall find that:

- a) There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b) These conditions do not generally apply to other property in the vicinity;
- c) Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;
- d) The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;

Variance Approval Criteria

- e) The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map;
- f) The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;
- g) The need for the variance shall not be the result of the applicant's own actions;
- h) Granting the variance will not be contrary to the public or neighborhood interest nor will not adversely affect other property in the vicinity, nor interfere with the harmony, spirit, intent and purpose of these regulations;
- i) Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of this Ordinance.

17

Board of Zoning Appeals Action

The Board of Zoning Appeals may approve, approve with conditions or deny Case #BZA24-000002 (Variance request for the reduction of the required 30' rear setback for approximately 28 square feet encroachment for a proposed pool addition) based on the BZA's "Findings of Fact", unless additional information is deemed necessary to make an informed decision.

In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare.

In the event that the Board considers approval of this requested variance, staff ask that the following conditions of approval be considered:

- 1. Provide the proposed plans showing dimensions of the new guest parking width of 9 feet in depth and 18 feet in length along with the minimum driveway width of 10 feet.**
- 2. Provide a proposed landscaped plan to the Planning Director for approval which includes native plants to help buffer views from the rear of the property.**

18

Staff Review:

The applicant and property owner FS3 LLC being represented by Joshua Bucci are requesting a variance for the reduction of the required 30' rear setback for approximately 28 square feet encroachment for a proposed pool addition located at 19 Surfsong Road (TMS# 264-14-00-019). The subject property is located within the R-1, Residential District.

The lot is approximately 15,340 square feet (.35 acres) in size. Per Charleston County records, the single-family residence was constructed in 1991. The adjacent properties to the north, south, and east are also located in the R-1, Residential Zoning District. Canvasback Pond is adjacent to the property to the north. The subject property is subject to review by the Kiawah Island Architectural Review Board.

The *Town of Kiawah Island Land Use Planning and Zoning Ordinance* requires a front set back of twenty-five (25) feet off Surfsong Road, fifteen (15) foot side setbacks, and a thirty (30) foot rear setback. The subject property has a maximum lot coverage 33%. Portions of the existing single-family residence encroach into the required thirty-foot rear setback. The subject property is legally non-conforming with regards to setbacks. Per Sec. 12-64 – Setbacks, the ordinance allows uncovered decks to extend up to five feet into any required rear yard setback. The existing deck extends approximately 19 feet 6 inches into the required 30 foot rear setback.

The Ordinance defines Setback as “a required minimum distance from the lot line, or street right-of-way, or OCRM critical line that establishes an area within which a structure shall be erected.” The Ordinance defines Rear Setback as “the setback measured from the rear lot line.”

The applicant’s plans include a pool located to the north backing up to the lagoon that will fit partially inside the existing deck. The total size of the pool is approximately 210 square feet. Approximately 28 square feet of the proposed pool encroaches beyond the existing deck footprint which is a nonconforming structure. The proposed pool is approximately 10 feet 7 inches from the rear property line at its closest point (northeast), and approximately 28 feet 8 inches from the lagoon. The existing lot coverage is approximately 42.7%. The applicant’s plans also proposes to remove a portion of the existing gravel driveway located on the south side of the property. The proposed lot coverage is 42.7%.

The applicant submitted to the Kiawah Island Architectural Review Board (KIARB) for the review. The KIARB on February 19, 2024 granted preliminary approval for permit submittal with the following conditions:

“L1. Please provide a site plan with dimensions and square footage calculations of areas proposed to be modified remaining within existing lot coverage. Given that there is functionally one parking space, any adjustment to parking should leave one full space, 9’ x 18’ minimum.

L2. A proposed landscape plan, showing revegetation of areas impacted by construction and new plantings as needed to meet current ARB Standards and Guidelines, should be submitted for review and approval 60 days prior to landscape installation.

L3. Please note that no tree removals have been approved. If you propose tree removals or major impact to trees, this should be submitted for approval to the ARB.

L4. Given the addition of a pool, we will be looking for the final landscape to fully buffer views from neighboring properties, trails, and streets. Please review the landscape requirements of the Design Guidelines.

L5. Due to the proposed change in footprint, please be reminded that an as-built survey will be required for the final inspection at the conclusion of construction.

L6. Please include a tree protection fencing plan and grading plan for ARB review with the permit set.”

Please see the attachments for further information regarding this request. A site visit was conducted on March 29, 2024, at which time the following determinations were made regarding the Approval Criteria for Variances, as stated in Chapter 12 of the Town of Kiawah Island *Land Use Planning and Zoning Ordinance*, Article II, Division 5, Section 12-163.(4):

Staff Findings:

The BZA may grant a variance only if exceptional circumstances exist, and where practical difficulty or unnecessary hardship is so substantial, serious, and compelling that relaxation of the general restrictions ought to be granted. No variance shall be granted unless the applicant shall show and the BZA shall find that:

§ 12-163.(4)a.: *There are extraordinary and exceptional conditions pertaining to the particular piece of property;*

Staff Response: **There may be extraordinary and exceptional conditions pertaining to the property due to the two mature live oaks located in the front of the property. Per the applicant’s letter of intent, “The home was placed toward the rear of the lot to allow a very large Live Oak to remain in the front yard. The tree is in beautiful shape. For this reason we are pushed back to the very rear of the lot.”**

§ 12-163.(4)b.: *These conditions do not generally apply to other property in the vicinity;*

Staff Response: **These conditions may be unique to the subject property and may not generally apply to other properties in the vicinity. The subject property is located in the R-1, Residential Zoning District. The adjoining adjacent properties to the north, east and west are also located in the R-1, Residential Zoning District. The adjacent property to the north is a lagoon. Existing structures in the vicinity may or may not have similar encroachments based on current setback standards. Per the applicant’s letter of intent, “Most of the homes to the left and right have more distance between the rear of the home and the lagoon/lot line.”**

§ 12-163.(4)c.: *Because of these conditions, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably*

restrict the utilization of the property;

Staff Response: The application of this **Ordinance** to 19 Surfsong would restrict the construction of proposed pool as the structure encroaches into the required 30 foot side yard setback. However, it does not unreasonably restrict the utilization of the property. Per the applicant's letter of intent, ***"We have made every effort to make the proposed pool as small as possible and placed it against the rear of the home to avoid encroaching the lot line where possible."***

§ 12-163.(4)d.: *The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;*

Staff Response: The authorization of this variance may not be of substantial detriment to the adjacent properties or the public good. The subject property is legally non-conforming with regards to setbacks. The existing structure encroaches into the rear setback. The proposed pool encroaches into the setback by approximately 19 feet, 6 inches, with a total additional encroachment of 28 square feet for the proposed pool. Per the applicant's letter of intent, ***"The neighbors to left and right, as well as rear neighbors across the lagoon, will not be able to discernibly pick up on the alteration and it will not negatively impact their quality of enjoyment or property value."***

§ 12-163.(4)e.: *The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map;*

Staff Response: Granting of this variance would not allow the establishment of a use not otherwise permitted in this zoning district, extend physically a non-conforming use of land, or change the zoning district boundaries.

§ 12-163.(4)f: *The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;*

Staff Response: The BZA may not consider profitability when considering this variance request. Per the applicant's letter of intent, ***"Understood, the intent of the requested variance would be for us as the homeowners to further enjoy our home."***

§ 12-163.(4)g.: *The need for the variance shall not be the result of the applicant's own actions;*

Staff Response: The need for the variance may not be the result of the applicant's own actions, as the property was acquired by the property owner on February 22, 2022 subsequently to the structure being developed. The existing structure is legally

nonconforming with regards to the setbacks.

§ 12-163.(4)h.: *Granting the variance will not be contrary to the public or neighborhood interest nor will not adversely affect other property in the vicinity, nor interfere with the harmony, spirit, intent and purpose of these regulations;*

Staff Response: **Granting of this variance may not be contrary to the public or neighborhood interest, may not adversely affect other property in the vicinity, nor interfere with the harmony, spirit, intent, and purpose of these regulations. Per the applicant’s letter of intent, “The requested variance will in no way negatively impact the community or neighborhood.”**

§ 12-163.(4)i.: *Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of this Ordinance.*

Staff Response: **Granting of the variance may not substantially conflict with the Comprehensive Plan or the purposes of the Ordinance. The applicant’s proposed plans properly mitigate the lot coverage requirements for the subject property. The proposed plans do not exceed the existing lot coverage of 42.7%.**

Board of Zoning Appeals’ Action:

The Board of Zoning Appeals may approve, approve with conditions, or deny Case #BZA24-000002 (variance request for the reduction of the required 30’ rear setback for approximately 28 square feet encroachment for a proposed pool addition) based on the BZA’s “Findings of Fact”, unless additional information is deemed necessary to make an informed decision.

In the event that the Board considers approval of this requested variance, staff ask that the following conditions be considered:

- 1. Provide the proposed plans showing dimensions of the new guest parking width of 9 feet in depth and 18 feet in length along with the minimum driveway width of 10 feet.**
- 2. Provide a proposed landscaped plan to the Planning Director for approval which includes native plants to help buffer views from the rear of the property.**

19 Surfsong variance approval criteria

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

The home was placed toward the rear of the lot to allow a very large Live Oak to remain in the front yard. The tree is in beautiful shape. For this reason we are pushed back to the very rear of the lot.

- b. These conditions do not generally apply to other property in the vicinity;

Most of the homes to the left and right have more distance between the rear of the home and the lagoon/lot line.

- c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;

We have made every effort to make the proposed pool as small as possible and placed it against the rear of the home to avoid encroaching the lot line where possible.

- d. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance;

The neighbors to left and right, as well as rear neighbors across the lagoon, will not be able to discernibly pick up on the alteration and it will not negatively impact their quality of enjoyment or property value.

- e. The Board of Zoning Appeals shall not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map;

Correct.

- f. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance;

Understood, the intent of the requested variance would be for us as the homeowners to further enjoy our home

- g. The need for the variance shall not be the result of the applicant's own actions;

Correct.

19 Surfsong variance approval criteria

h. Granting the variance will not be contrary to the public or neighborhood interest nor will not adversely affect other property in the vicinity, nor interfere with the harmony, spirit, intent and purpose of these regulations; and

The requested variance will in no way negatively impact the community or neighborhood

i. Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of this Ordinance.



February 19, 2024

Mr. Fitz Schultze
19 Surfsong Road
Kiawah Island, SC 29455

PHYSICAL ADDRESS
253 Gardeners Circle, Suite 200
Johns Island, SC 29455

MAILING ADDRESS
130 Gardeners Circle, Suite 123
Johns Island, SC 29455

Re: **IMPROVEMENT REVIEW**
Address: 19 Surfsong Road
ARB Action: Approved - Conditional

Dear Mr. Schultze,

Thank you for your submittal to the Kiawah Island Architectural Review Board for review of Improvements to your home at 19 Surfsong Road. The improvements to your home are approved to continue to the permit submittal with the following comments and conditions in keeping with the guidelines:

- L1. Please provide a site plan with dimensions and square footage calculations of areas proposed to be modified remaining within existing lot coverage. Given that there is functionally one parking space, any adjustment to parking should leave one full space, 9' x 18' minimum.
 - L2. A proposed landscape plan, showing revegetation of areas impacted by construction and new plantings as needed to meet current ARB Standards and Guidelines, should be submitted for review and approval 60 days prior to landscape installation.
 - L3. Please note that no tree removals have been approved. If you propose tree removals or major impact to trees, this should be submitted for approval to the ARB.
 - L4. Given the addition of a pool, we will be looking for the final landscape to fully buffer views from neighboring properties, trails, and streets. Please review the landscape requirements of the Design Guidelines.
 - L5. Due to the proposed change in footprint, please be reminded that an as-built survey will be required for the final inspection at the conclusion of construction.
 - L6. Please include a tree protection fencing plan and grading plan for ARB review with the permit set.
-
- A1. All exterior materials, colors, and other finishes should match those of the existing house. If different materials or colors are proposed, please submit a material and color palette for approval. Prior to commencement of work, please submit an Onsite Color Review Form and provide accessible color samples of proposed materials and finishes onsite for field review. Please refer to the Design Guidelines, *Designing with Nature*, when making color selections. The design guidelines can be downloaded at KiawahARB.com.
 - A2. Should a total repaint of the home in the current color palette be desired, please note that existing colors will need to be evaluated for compliance with current ARB guidelines. Should a repaint of the home in a new color palette be desired, please submit a color palette for approval. Prior to commencement of work, please submit an Onsite Color Review Form and provide accessible color samples of proposed materials and finishes onsite for field review. Please refer to the Design Guidelines, *Designing with Nature*, when making color selections. The design guidelines can be downloaded at KiawahARB.com.
 - A3. Color Guidelines – Cementitious siding products must be a minimum value of 5 on the ARB Value Finder and trim color must be within 3 values of siding color. Bandboards must be painted to match either the foundation or the siding color and is not permitted to be the trim color.

Additionally, corner boards must be painted out in the siding color and HVAC stand and any downspouts must be painted out in the color of the material to which they are adjacent. Garage doors and garage door trim must be painted to match the color of the foundation.

- A4. Exterior Lighting – Floodlights are almost never permitted. A maximum number of two switched floodlights, or similar types of lighting attached to soffits and fascias, when allowed, must be hooded, low voltage, and approved in advance.
- A5. Please note that exterior light fixtures other than flood lights are required to screen any direct view of light bulbs. Fixtures designed to display light bulbs are required to use obscure glass. All new and existing exterior fixtures at your property should conform to this requirement. Please submit cut sheets for proposed new and replacement fixtures.
- A6. Please note that chimney caps are needed for exposed spark arrestors if any.

For the Permit Submittal, please submit one (1) digital copy of sealed drawings including a Tree Protection Plan, a completed Construction Application Deposit & Agreement Form, construction deposits, the Review Fee, and a KICA Encroachment Permit to this office at ARB@Kiawah.com. Tree Protection fencing must be installed at time of Permit Submittal. When these items are received and Tree Protection fencing is verified, an ARB approval stamp and Building Permit will be issued for the project.

Thank you again for your submittal to the Kiawah Island Architectural Review Board. Please contact the ARB office if we can be of any assistance during the Permit Process for your home improvements.

Sincerely,



Jane Maybank, Director
On behalf of the KIARB

cc: Property File
encl: Construction Application and Deposit Form

Permit Application: Restrictive Covenants Affidavit

Town of Kiawah Island

Town of Kiawah Island Municipal Center
Planning Department
4475 Betsy Kerrison Parkway
Kiawah Island, SC 29455
Phone 843-768-9166
Fax 843-768-4764



I, Moct Fitz Schultze, have reviewed the Restrictive Covenants
[Print]
applicable to Parcel Identification Number(s) 2641400019, located
at (address) 29 Surf Song, and the proposed permit application is not
contrary to, does not conflict with, and is not prohibited by any of the restrictive
covenants, as specified in South Carolina Code of Laws, Section 6-29-1145.

Moct Fitz Schultze [Signature] | 3/7/24 [Date]
Moct Fitz Schultze [Print Name]

Explanation:
Effective July 1, 2007, South Carolina Code of Laws Section 6-29-1145 requires local governments to inquire in the permit application, or in written instructions provided to the applicant, if a tract or parcel of land is restricted by a recorded covenant that is contrary to, conflicts with or prohibits an activity for which a permit is being sought. [Section 6-29-1145 is copied on the back of this page].

FOR STAFF USE ONLY		
[Received By]	[Date]	[Application #]

F.S

EXHIBIT A

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on Kiawah Island, Charleston County, South Carolina, known and designated as Lot Number Nineteen (19), Tract 34, Block 2, Vanderhorst Beach Subdivision (425), made by Coastal Surveying Co., Inc., dated April 6, 1977, having latest revision dated May 26, 1977, and recorded in Plat Book AH at page 146, in the RMC Office for Charleston County, SC; and as more recently shown on a Plat recorded in Plat Book AN at Page 11, said RMC Office. Said property having such location, butts, bounds, courses and distances as will by reference to said plat more fully appear.

Said property is subject to all applicable covenants, conditions, restrictions, limitations, obligations and easements of record affecting subject property.

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

- 1. I have read the information on this Affidavit and I understand such information.
- 2. The property located at 19 Surfsong Road, Kiawah Island, SC 29455 bearing Charleston County Tax Map Number 264-14-00-019, was transferred by **Cynthia A. Barnett, as to a 90% undivided interest, and Shon M. Barnett, as to a 10% undivided interest to FS3 LLC** on February 15, 2022.
- 3. Check one of the following: The deed is
 - (a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (See Information section of affidavit): _____ (If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

- 4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See information section of this affidavit.):
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$3,200,000.00
 - (b) _____ The fee is computed on the fair market value of the realty which is \$ _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____.

5. Check YES _____ or NO X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

- 6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: 3,200,000.00
 - (b) Place the amount listed in item 5 above here: \$0
 - (If no amount is listed, place zero here.)
 - (c) Subtract line 6(b) from Line 6(a) and place result here: 3,200,000.00

7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as : Legal Representative

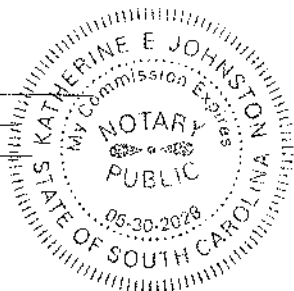
8. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Legal Representative
BUIST BYARS & TAYLOR, LLC

Sworn to before me this 15th day
of February, 2022.

[Signature]
Notary Public for _____

My Commission Expires: _____



RECORDER'S PAGE



NOTE: This page MUST remain with the original document

Filed By:

BUIST BYARS & TAYLOR, LLC
FRESHFIELDS VILLAGE
130 GARDNER'S CR PMB 138
JOHNS ISLAND SC 29455 (COURIER)

RECORDED

Date: February 22, 2022

Time: 11:01:53 AM

Book	Page	DocType
1080	653	Deed

Michael Miller, Register
Charleston County, SC

MAKER:

BARNETT CYNTHIA A AL

of Pages: 5

Note:

RECIPIENT:

FS3 LLC

Recording Fee	\$ 15.00
State Fee	\$ 8,320.00
County Fee	\$ 3,520.00
Extra Pages	\$ -
Postage	\$ -
Chattel	\$ -
TOTAL	\$ 11,855.00

Original Book:

Original Page:

DRAWER
CLERK

AUDITOR STAMP HERE

RECEIVED From ROD

Apr 22, 2022

Peter J. Tecklenburg

Charleston County Auditor

PID VERIFIED BY ASSESSOR

REP JBA

DATE 04/22/2022



1080
Book



653
Page



02/22/2022
Recorded Date



5
Pgs



Original Book



Original Page



D
Doc Type



11:01:53
Recorded Time

- LEGEND**
- IRON PIPE SET ○
 - IRON PIPE FOUND ●
 - CONCRETE MONUMENT □
 - SPOT ELEVATION +4.60
 - CONTOUR - - -

N/F - JAMES & JACKLYN KLAUSMANN
TMS # 264-14-00-028
LOT 28 OF TRACK 34, BLK 2

- REFERENCES**
- 1.) PLAT BY JERRY L. RICHARSON
DATED/REVISED MAY 26, 1977
PLAT BOOK AN PAGE 11

N/F - DAMIEN & DEBORAH LAMENDOLA
TMS # 264-14-00-029
LOTS 29 & 30 OF TRACK 34, BLK 2

N/F - TAPLEY JOHNSON
TMS # 264-14-00-031
LOT 31 OF TRACK 34, BLK 2

I, hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein, other than any visible encroachments, projections, or setbacks shown on the plan other than those shown.



03/8/2023
MICHAEL S. SHULSE, S.C. P.L.S. No. 18268
1210 RIVERS REACH DR
WANDO, S.C. 29492
PHONE: (843) 296-1607

MICHAEL SHULSE SURVEYING, LLC
MESHULSE@YAHOO.COM

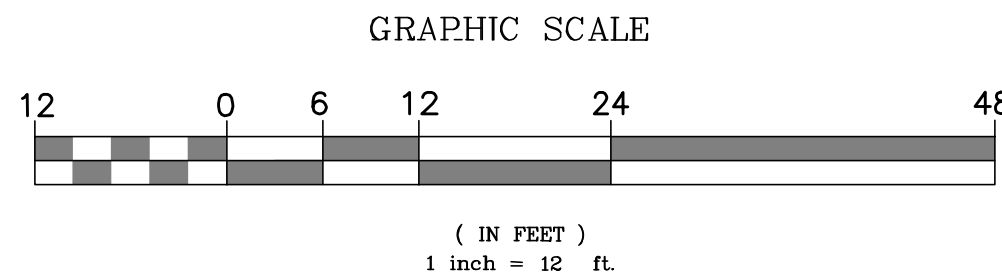
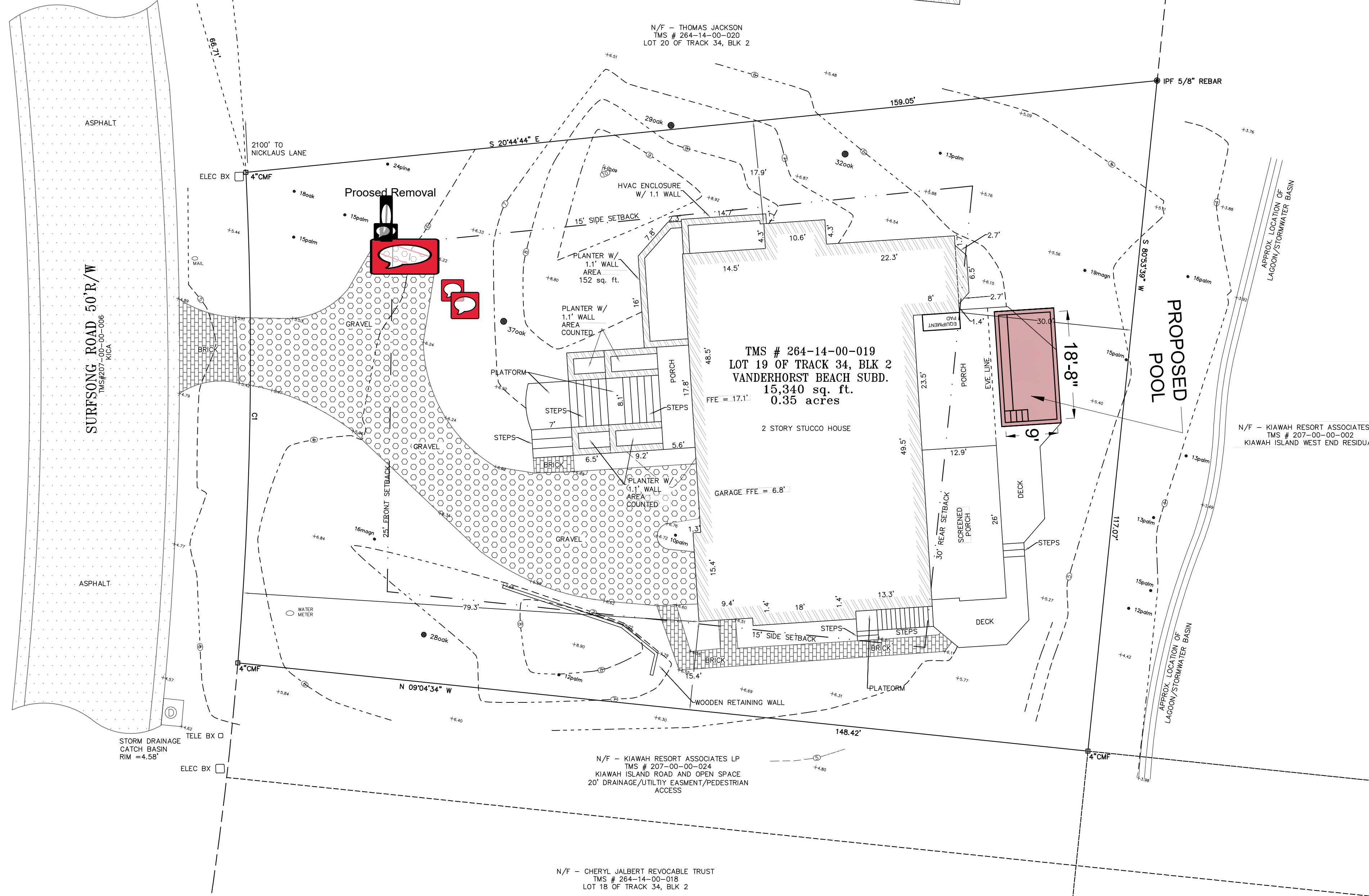
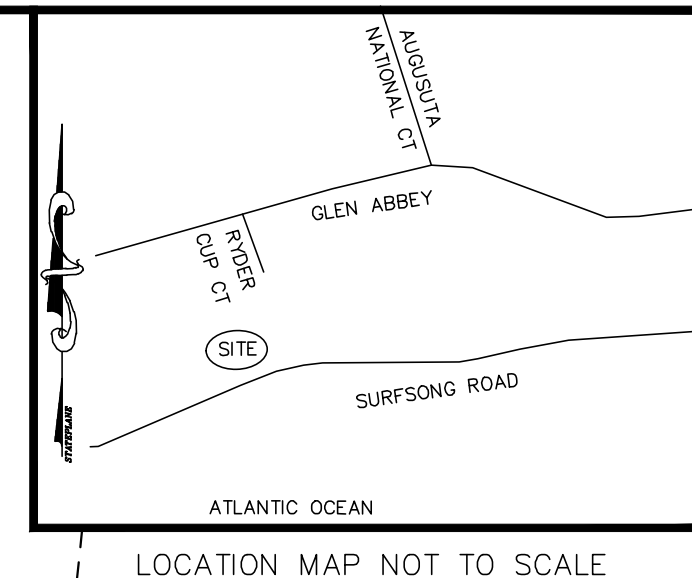
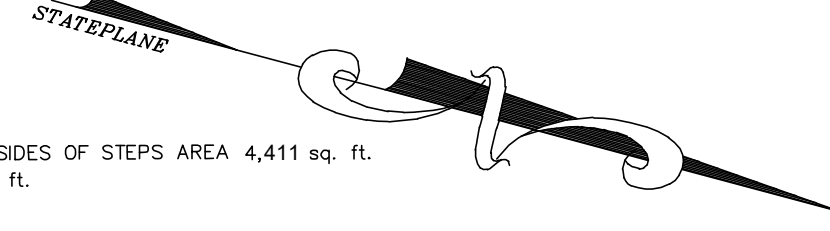
NOTES

- 1.) PROPERTY CORNERS SET ARE ALL 5/8" REBAR UNLESS NOTED OTHERWISE
- 2.) AREA CALCULATED BY THE COORDINATE METHOD.
- 3.) BEARINGS SHOWN HEREON ARE STATEPLANE GRID.
- 4.) THIS PLAN IS INTENDED ONLY TO SHOW THE TOPOGRAPHIC SURVEY OF LOT 19 AND IS BASED ON FOUND MONUMENTATION, LISTED REFERENCE DATA, AND LINES OF OCCUPATION. NO TITLE RESEARCH WAS DONE.
- 5.) SETBACKS ARE SUBJECT TO CHANGE AND MUST BE APPROVED BY TOWN, AREA OFFICIAL.
- 6.) THE SURVEY SHOWS EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR.
- 7.) NO SUBSURFACE INVESTIGATION DONE.
- 8.) ANY REPRESENTATION OUTSIDE BOUNDARY IS FOR REFERENCE.
- 9.) THERE HAS BEEN NO ENVIRONMENTAL INVESTIGATION DONE FOR PARCEL; THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS OR DHEC-OCRM CRITICAL AREAS ARE UNDETERMINED AS OF THIS DATE.
- 10.) THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA; ZONE "AE-9" AS PER F.I.R.M. PANEL #450100003K, DATED JANUARY 29, 2021.
- 11.) THIS SURVEY IS FOR CLIENT AND CURRENT LENDING INSTITUTION AND IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR LENDING INSTITUTIONS.

LOT COVERAGE

TOTAL AREA 15,340 sq. ft.
HOUSE/PORCHES/STEPS/PLANTERS BOTH SIDES OF STEPS AREA 4,411 sq. ft.
BRICK AREA 19 sq.ft+183 sq.ft.=202 sq.ft.
HVAC AREA 86 sq. ft.
GRAVEL DRIVE AREA 1,706 sq.ft.
LARGE PLANTER LEFT SIDE OF HOUSE 152 sq. ft.
TOTAL LOT COVERAGE 6,557 sq.ft. 42.7%

PROPOSED
TOTAL AREA 15,340 sq. ft.
HOUSE/PORCHES/STEPS/PLANTERS BOTH SIDES OF STEPS AREA 4,224 sq. ft.
BRICK AREA 19 sq.ft+183 sq.ft.=202 sq.ft.
HVAC AREA 86 sq. ft.
GRAVEL DRIVE AREA 1,683 sq.ft.
LARGE PLANTER LEFT SIDE OF HOUSE 152 sq. ft.
Pool 210 sq.ft.
TOTAL LOT COVERAGE 6,557 sq.ft. 42.7%



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BRC	CHORD
C1	85.29	650.52	7°30'42"	42.70	575°56'24"W		85.23

TOPOGRAPHIC SURVEY OF TMS#264-14-00-019
LOT 19 OF TRACK 34, BLK 2 VANDERHORST BEACH SUBD.
OWNED BY FITZ SCHULTZE
LOCATED IN
TOWN OF KIAWAH ISLAND
CHARLESTON COUNTY SOUTH CAROLINA
DATE SURVEYED: FEBRUARY 18, 2022

REVISED 3/15/2023



MBC POOLS
18 BREEZY LANE
HARDEEVILLE, SC 29927
PHONE: 843-405-7244



CUSTOMER:
FITZ SCHULTZE
ADDRESS : LOT 19 OF TRACK 34, BLK 2
VANDERHORST BEACH SUBD., KIAWAH
ISLAND, CHARLESTON COUNTY, SC

DATE : 29-NOV-2023
SHEET: 2 OF 13

ORDER #:
B.D.D.#

OTHERS
 DESCRIPTION: DECK SET
 APPLICATION: EXISTING IPE DECK
 DESCRIPTION: WLT GROUT
 COLOR CODE: WHITE
 DESCRIPTION: DRAIN COLOR
 COLOR CODE: WHITE
 DESCRIPTION: FITTINGS
 COLOR CODE: WHITE



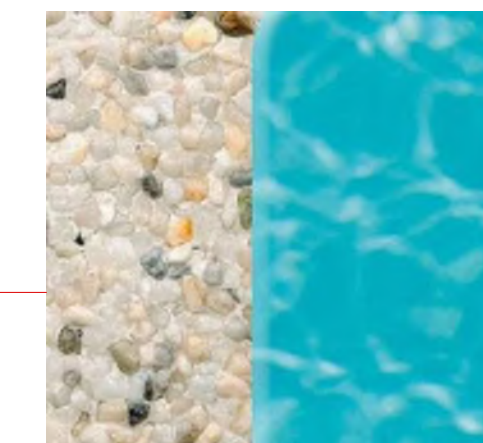
DESCRIPTION: RAISED DECK EXTERIOR
 SPECIFICATION: MATCH EXISTING STUCCO
 SIZE: N/A
 COLOR CODE: TBD
 EDGING: N/A
 PATTERN: N/A
 APPLICATION: TRADITIONAL STUCCO



DESCRIPTION: DECKING(EXISTING IPE)
 SPECIFICATION: GREYED IPE
 SIZE: N/A
 COLOR CODE: N/A
 EDGING: N/A
 PATTERN: N/A
 APPLICATION:



DESCRIPTION: COPING
 SPECIFICATION: KRONOS PORCELAIN
 SPECIFICATION: BLUESTONRE FULL COLOR PAVER
 12"x48"x3/4"
 SIZE: FULL COLOR BLUESTONE
 COLOR CODE: BULLNOSE
 EDGING: N/A
 PATTERN: N/A
 APPLICATION:



DESCRIPTION: POOL PLASTER
 SPECIFICATION: PMM
 SIZE: MARQUIS SERIES
 COLOR CODE: NATURAL
 EDGING: N/A
 PATTERN: SMALL AGGREGATE
 APPLICATION: N/A



DESCRIPTION: WATERLINE
 SPECIFICATION: TRIBECA
 SIZE: 6"x24" PORCELAIN
 COLOR CODE: PURE GLOSSY
 EDGING: N/A
 PATTERN: STANDARD
 APPLICATION: STANDARD

PERSPECTIVE & FINISHES

SCALE: NTS

MBC POOLS

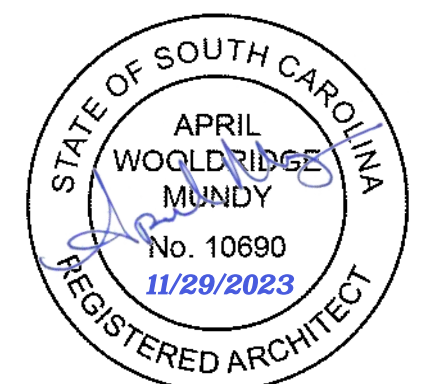
18 BREEZY LANE
 HARDEEVILLE, SC 29927
 PHONE: 843-405-7244



FITZ SCHULTZE

ADDRESS : LOT 19 OF TRACK 34, BLK 2
 VANDERHORST BEACH SUBD., KIAWAH
 ISLAND, CHARLESTON COUNTY, SC

CUSTOMER:

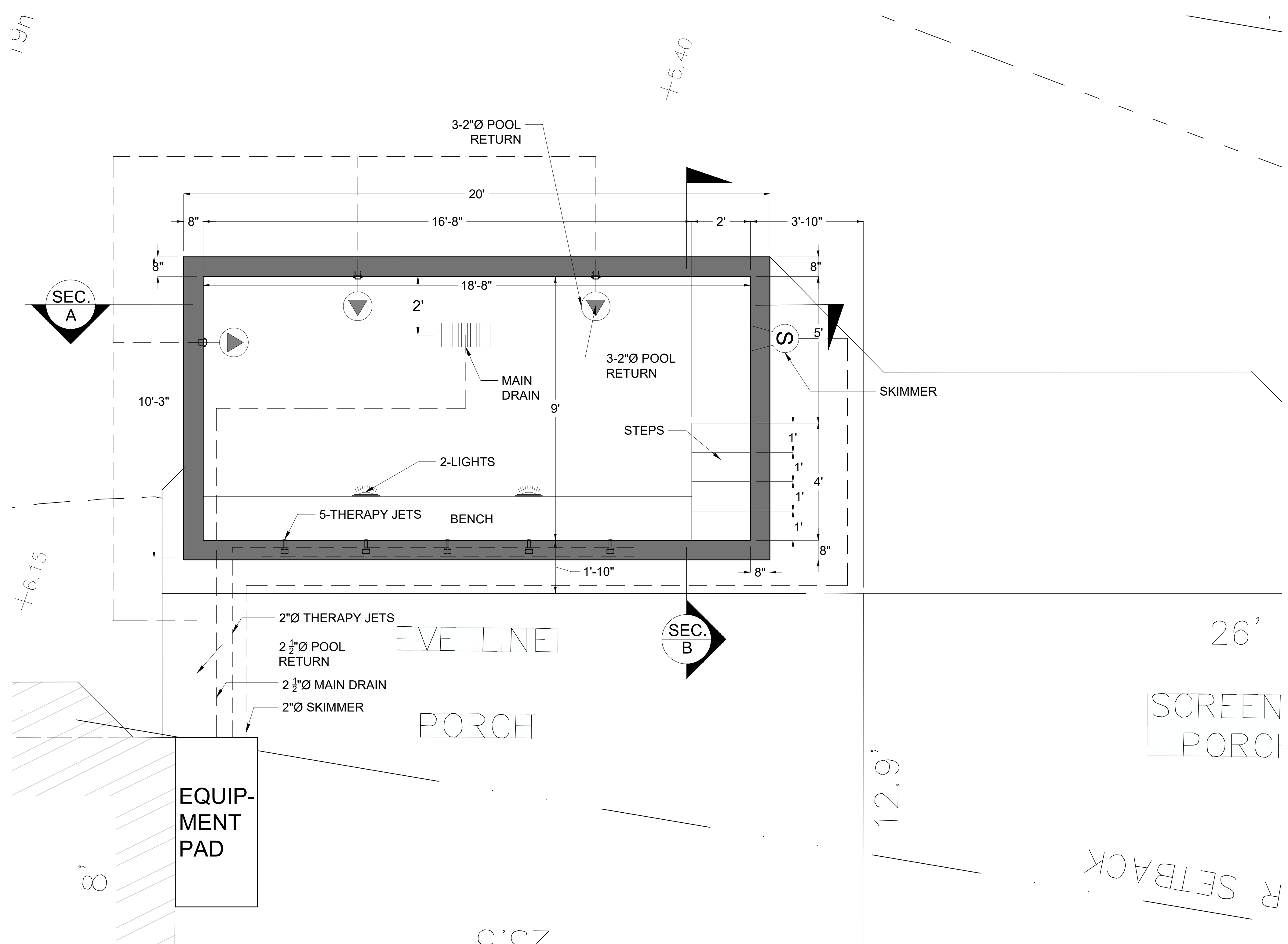


DATE :
 29-NOV-2023

ORDER #:

SHEET:
 3 OF 13

B.D.D.#



POOL PLAN WITH PIPE ROUTING

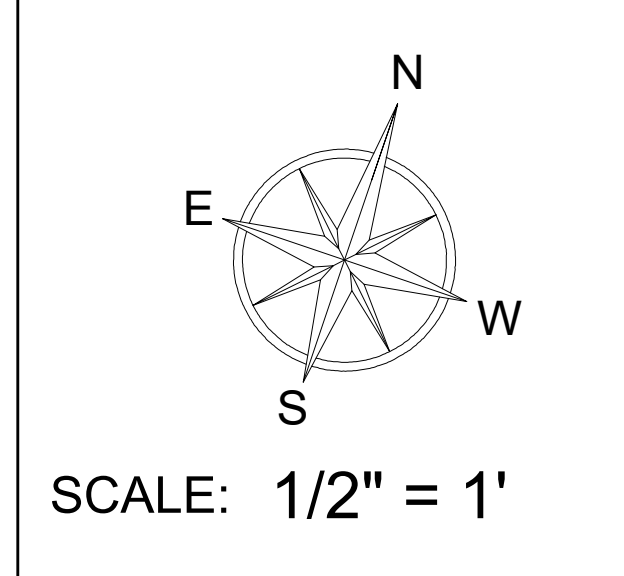
SCALE: 1/2" = 1'

NOTES:
 BASED OUR EXPERIENCE W/ OTHER POOL PROJECTS IN THIS AREA THE SOILS ARE ADEQUATE FOR THE INSTALLATION OF POOL. IF OTHER CONDITIONS ARE FOUND AT EXCAVATION THE POOL CONTRACTOR MUST NOTIFY ENGINEER IMMEDIATELY

NOTES:
 -ALL DECKS ARE MEASURED FROM WATERLINE OF POOL TO EDGE OF DECK.
 -DIVING EQUIPMENT ABSOLUTELY PROHIBITED

MBC POOLS
 18 BREEZY LANE
 HARDEEVILLE, SC 29927
 PHONE: 843-405-7244

DATE: 29-NOV.-2023
 ORDER #
 B.D.D. #
 C.M.C.P #
 PAGE 4 OF 13
 DESIGNED FOR: FITZ SCHULTZE
 ADDRESS : LOT 19 OF TRACK 34 BLK. 2, VANDERHORST BEACH SUBD., KIAWAH ISLAND, CHARLESTON COUNTY, SC
 PHONE NUMBER:
 LEGAL:
 DRAWN BY: RLB
 DESIGN :



SPECIFICATIONS

POOL ITEMS

MAX. WIDTH: 9' MAX. LENGTH: 18'-8"
 DEPTH : 3'-6" TO 5' POOL IN GALS. : 5340
 POOL LINEAR FEET : 55'-4" LF POOL S.F. : 168 SF
 ELEV. SET IN FIELD AVERAGE DEPTH: 4.25 FT
 SMALL MACH: YES N/A UP TO 8 HOURS
 BACKFILL: YES N/A
 FINAL CLEAN UP: YES N/A

STEP + BENCH ITEMS

STEPS: YES N/A 10 SF
 SWIM OUT BENCH: YES N/A 25 SF
 SUN SHELF: YES N/A
 UMBRELLA SLEEVES: YES N/A

PLUMBING ITEMS

SKIMMER W/ LINE: YES N/A QTY.1
 MAIN DRAIN W/ LINE: YES N/A QTY.1
 CLEAN LINE: YES N/A
 NO. OF RETURNS: YES N/A QTY.3
 THERAPY JETS YES N/A QTY.5
 VACUUM SUCTION: YES N/A

DECK ITEMS

ARTIFICIAL TURF: YES N/A
 DECK BONDING: YES N/A
 REMOVE EXISTING DECK/PAD: YES N/A
 DECK GRADE: YES N/A

POOL EQUIP. ITEMS

PUMP SIZE: PENTAIR SUPERFLO 1.5HP TYPE: P-SFL-151
 FILTER SIZE: CCP240 TYPE: PENTAIR
 TREATMENT : YES N/A PENTAIR IC40 SALT TREATMENT
 LIGHTS : YES N/A QTY.2 PENTAIR MICROBRITE
 AUTOMATION: YES N/A EASY TOUCH 4
 AIR BLOWER: YES N/A

HEATER. ITEMS

HEAT PUMP: YES N/A PENTAIR MASTERTEMP 200K (LP)

INTERIOR FINISH ITEMS

PLASTER COLOR: YES N/A PMM MARQUIS SERIES NATURAL PLASTER COLOR

ENCLOSURE / POOL CONTRACT TERM

FENCE BY H/O: YES N/A

ELECTRICAL ITEMS

ELEC. BY H/O - ELEC CO : MBC YES N/A

ADDITIONAL ITEMS

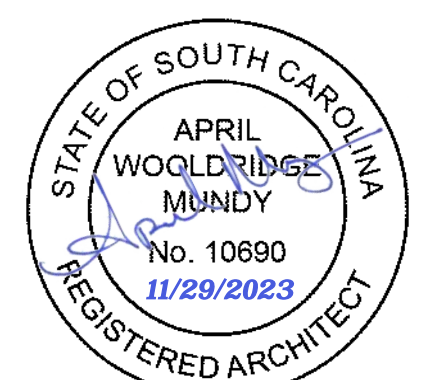
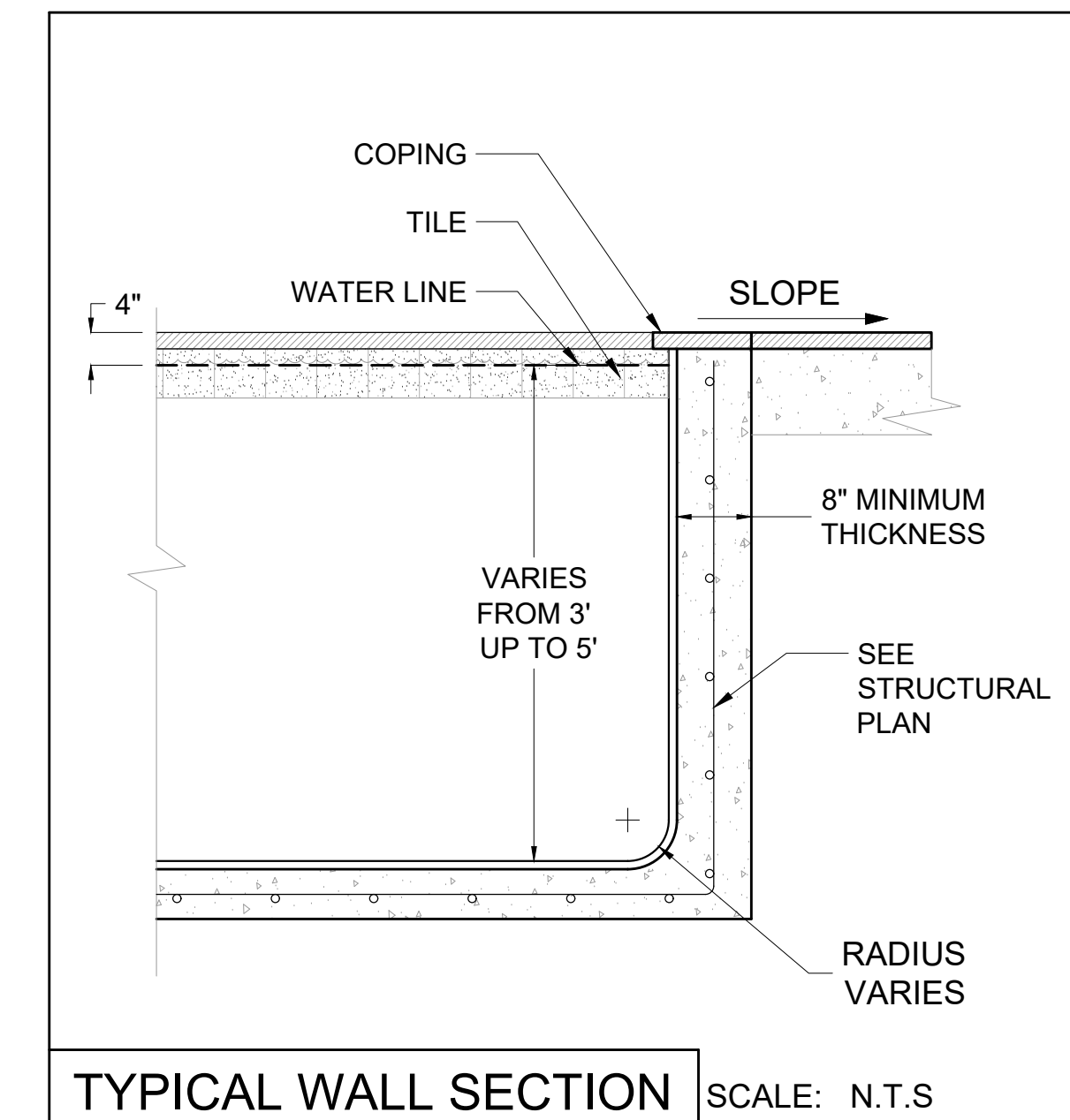
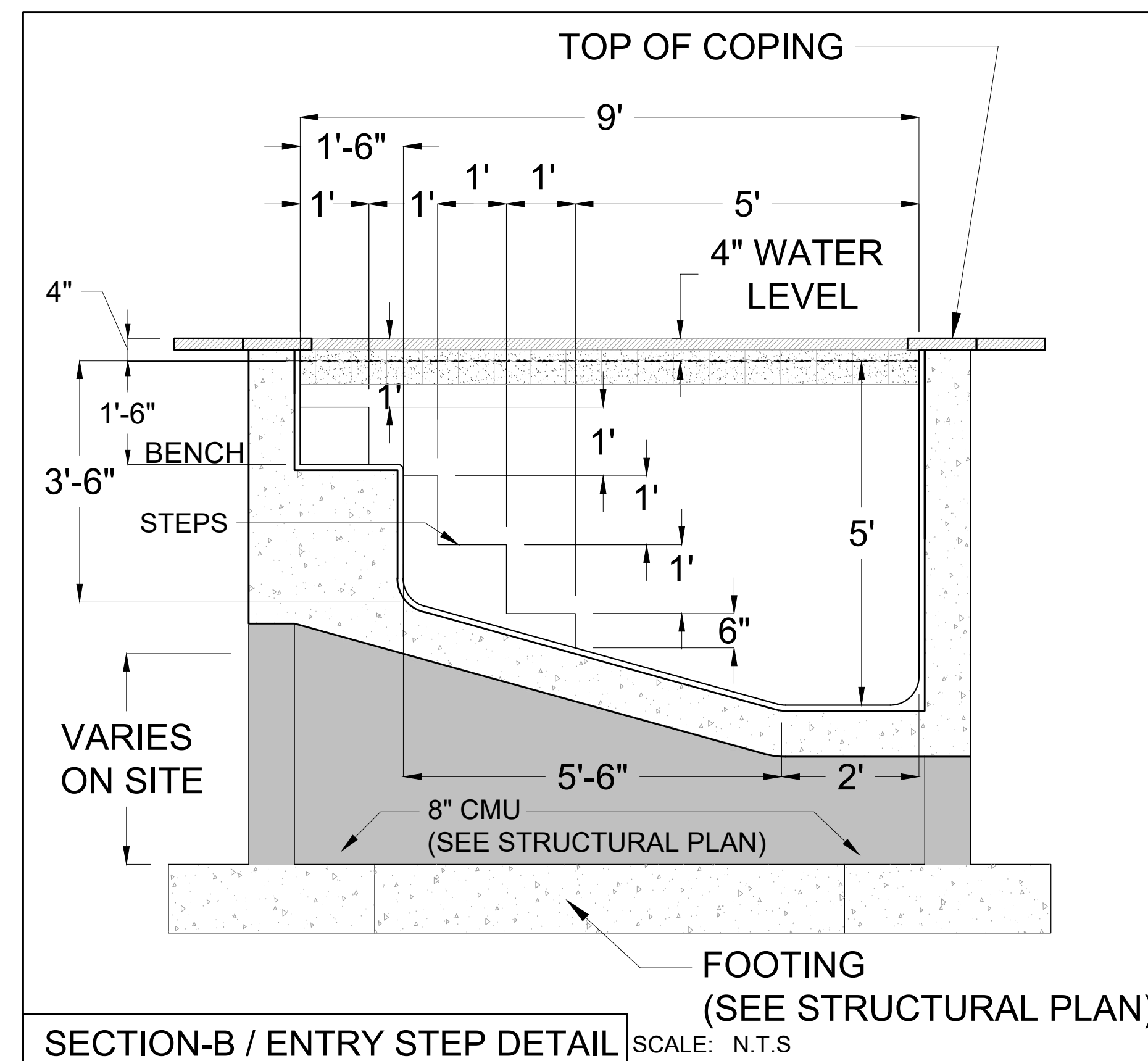
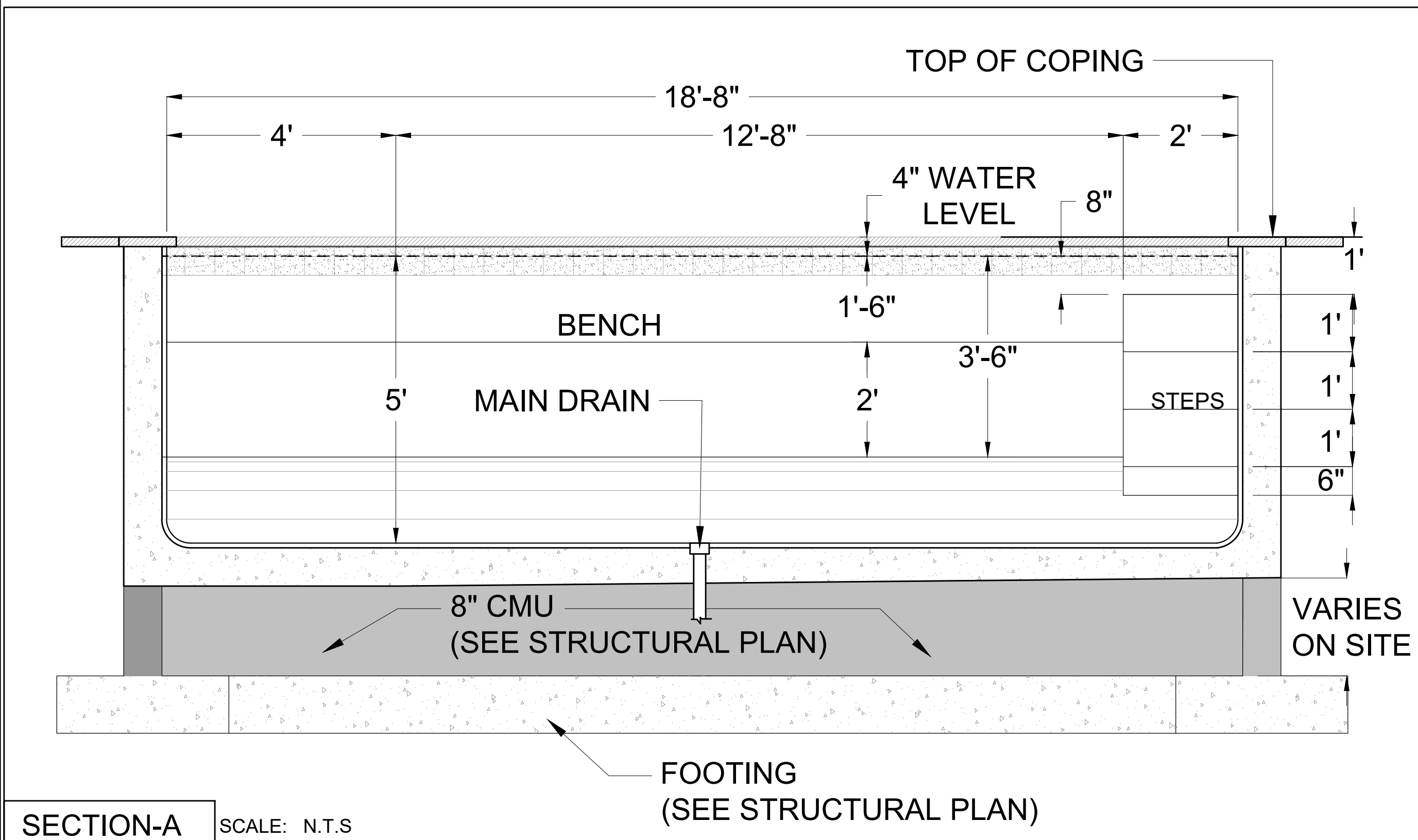
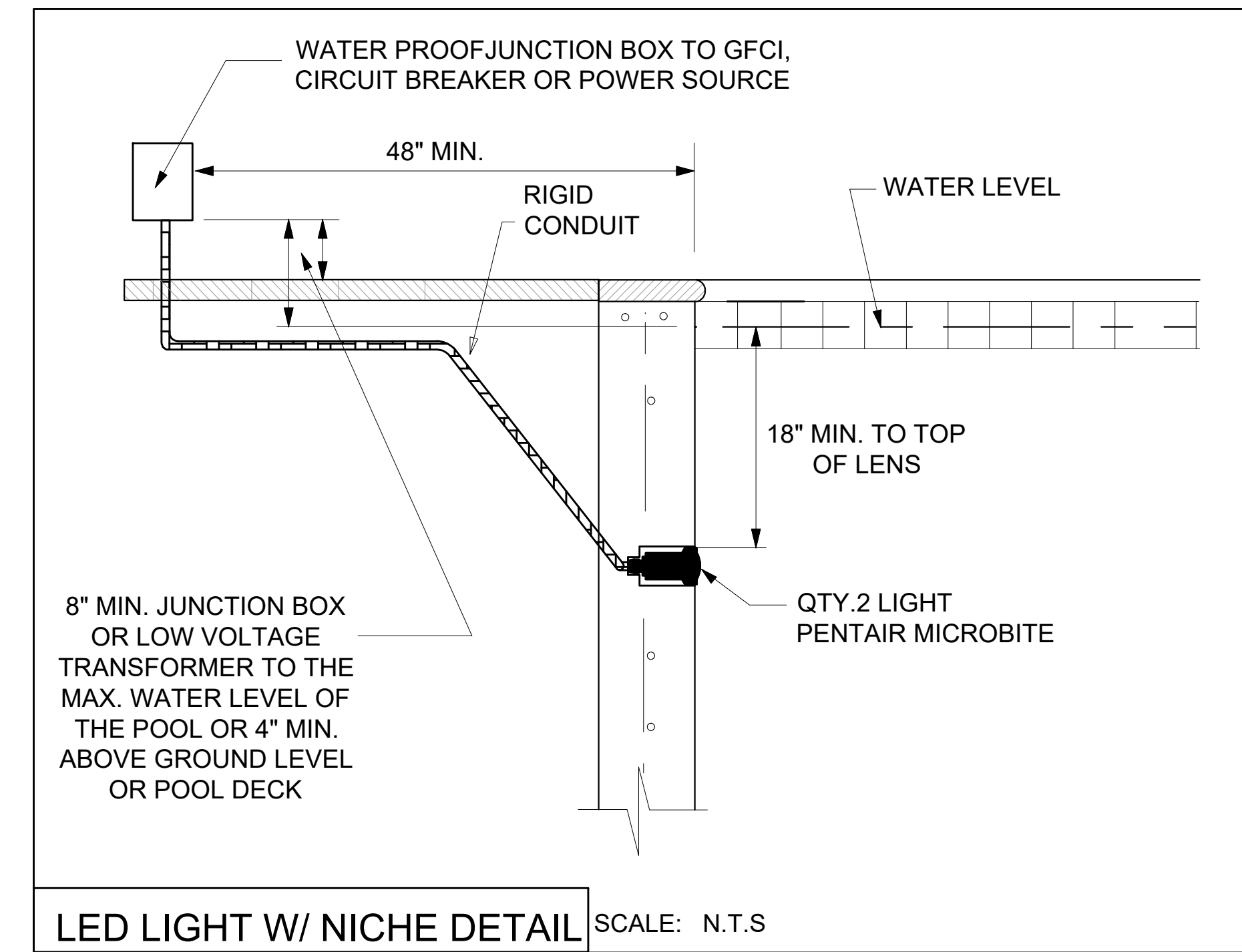
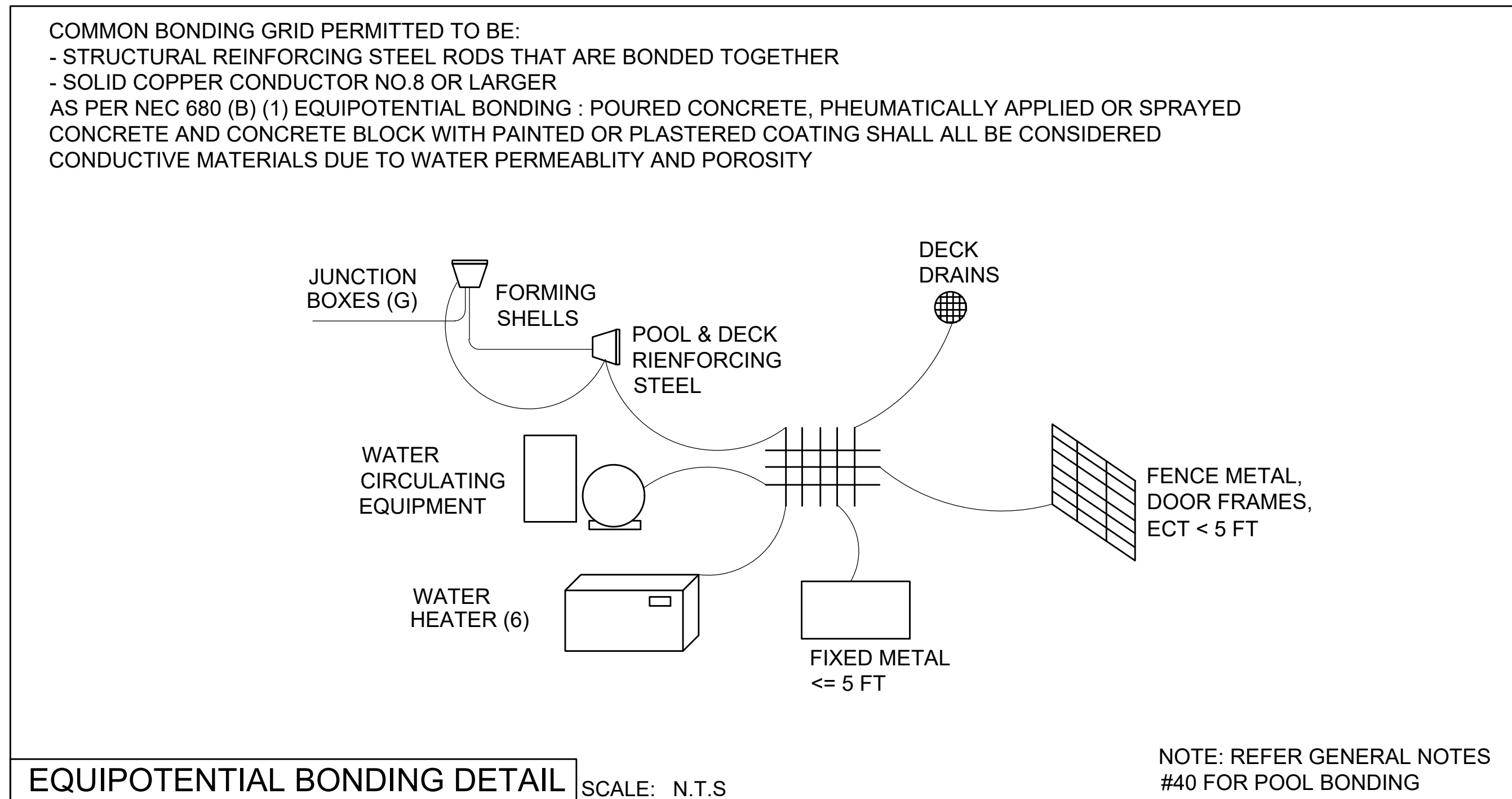
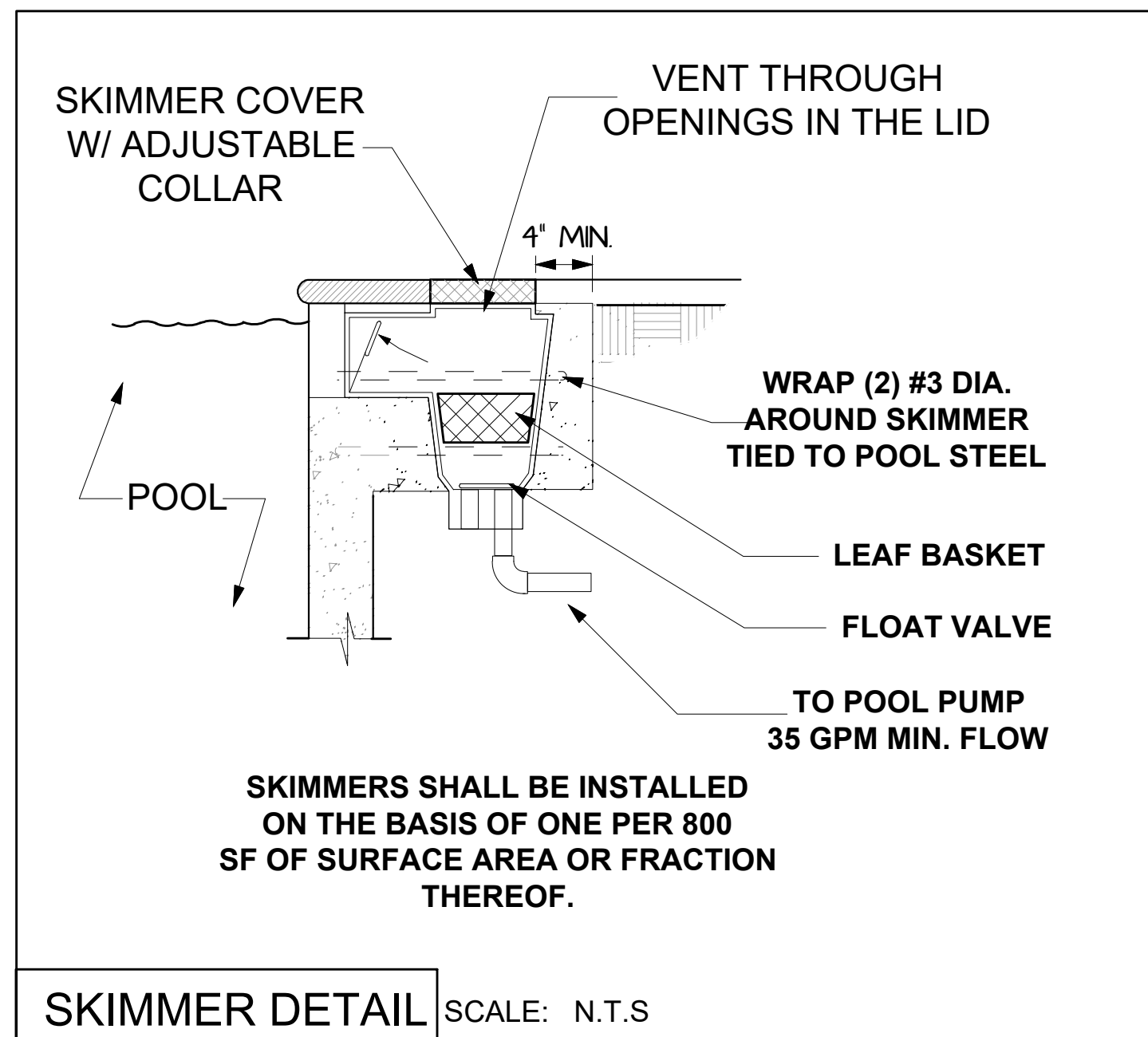
SOD & SPRINKLERS BY H/O: YES N/A
 CHEM. TREAT WATER & CLEAN POOL: YES N/A FIRST 30 DAYS AFTER PLASTER
 H/O: HOME OWNER
 MBC:MBC POOLS

CHECK SET/ FINAL DRAWING (DIMENSIONS MAY VARY ±6")

APPROVED FOR LAYOUT, DIMENSIONS & EQUIPMENT. I / WE UNDERSTAND THAT ANY CHANGES WILL INVOLVE AN ADDITIONAL CHARGE OF \$350.00 FOR EVERY CHANGE MADE. I AM ALSO AWARE IF I AM RECEIVING SPRAY DECK THE SPRAY TOPPING WILL NOT BE APPLIED UNTIL 60 DAYS AFTER THE DECK WAS POURED ALSO NO ENGINEERED PLANS WILL BE PROCESSED WITHOUT BEING SIGNED BY ME & SALE PERSON NO EXCEPTIONS

_____ DATE:

_____ DATE:



MBC POOLS
18 BREEZY LANE
HARDEEVILLE, SC 29927
PHONE: 843-405-7244

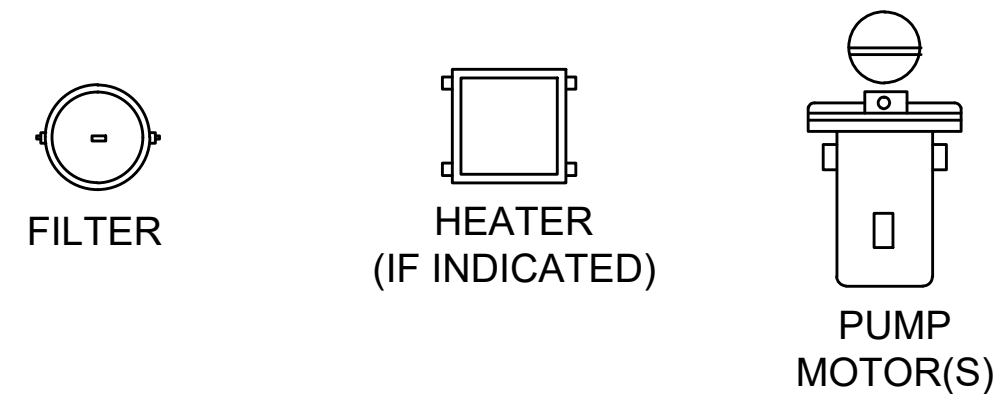


CUSTOMER: **FITZ SCHULTZE**
ADDRESS: LOT 19 OF TRACK 34, BLK 2
VANDERHORST BEACH SUBD., KIAWAH
ISLAND, CHARLESTON COUNTY, SC

DATE: 29-NOV-2023
SHEET: 5 OF 13

ORDER #:
B.D.D.#

4" THICK REINFORCED CONCRETE SLAB PER FBC 7TH. EDITION 2020



NOTE:

- ANCHOR BOLTS THROUGH BASE WITH 1-3/4"x 3/16" TAPCON SCREW FOR POOL PUMP & FILTER
- HEAT PUMP- (4) ANGLE BRACKETS, EA. 2 1/2" IN LENGTH EACH BRACKET SHALL BE ATTACHED TO THE CONC. WITH (1) 1-3/4"x 3/16" TAPCON SCREW AND ATTACHED TO THE EQUIP. WITH (1) 1/2" SELF TAPPING SHEET METAL SCREW
- POOL HEATER SHALL BE PROVIDED WITH A THERMOSTATIC OR HIGH PRESSURE CONTROL SWITCH OR OTHER ACCEPTABLE OVER HEATING PROTECTION DEVICE SO POOL WATER DOES NOT EXCEED 104 °F

COMPLIANT W/ FBC 7th EDITION 2020

POOL EQUIPMENT ANCHORING

PER FBC 7TH EDITION (2020) RESIDENTIAL SWIMMING POOLS MUST MEET ONE OF THE BELOW SAFETY FEATURES FOR BARRIER REQUIREMENT (EXCEPTION: A SWIMMING POOL WITH AN APPROVED SAFETY POOL COVER):

1. POOL MUST BE ISOLATED FROM ACCESS TO A HOME BY AN ENCLOSURE THAT MEETS THE POOL BARRIER REQ. OF S.515.29.
2. THE POOL MUST BE EQUIPPED W. AN APPROVED SAFETY POOL COVER.
3. ALL DOOR & WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH AN EXIT ALARM THAT HAS A MIN. SOUND PRESSU. RATING OF 85dB A AT 10 FEET.
4. ALL DOOR & WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH A SELF CLOSING LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54 IN. ABOVE THE FLOOR.
5. POOL GUARD ALARM A SWIMMING POOL ALARM THAT, WHEN PLACED IN A POOL SOUNDS AN ALARM UPON DETECTION OF AN ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO WATER SUCH POOL ALARM MUST MEET AND BE INDEPENDENTLY CERTIFIED TO ASTM STANDART F2208, TITLED " STANDART SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS.

SAFETY REQUIREMENTS



THE STRONG, SILENT TYPE

The **SuperFlo** pump meets all the criteria for a superior pool, spa or water feature pump. It's super energy-efficient, super quiet and super easy to maintain. Plus, it is designed with innovative materials that will stand up to the most demanding installations and conditions. Whether you're choosing your first pump or replacing older technology, **SuperFlo** is definitely a super choice.

MODEL	KW	HP	VOLT	PHASE
P-SFL-051	0.37	1/2	220-240V	1
P-SFL-071	0.55	3/4	220-240V	1
P-SFL-073	0.55	3/4	380-420V	3
P-SFL-101	0.75	1	220-240V	1
P-SFL-103E2*	0.75	1	380-420V	3
P-SFL-151	1.10	1.5	220-240V	1
P-SFL-153E2*	1.10	1.5	380-420V	3
P-SFL-201	1.50	2	220-240V	1
P-SFL-203E2*	1.50	2	380-420V	3
P-SFL-301	2.20	3	220-240V	1
P-SFL-303E2*	2.20	3	380-420V	3

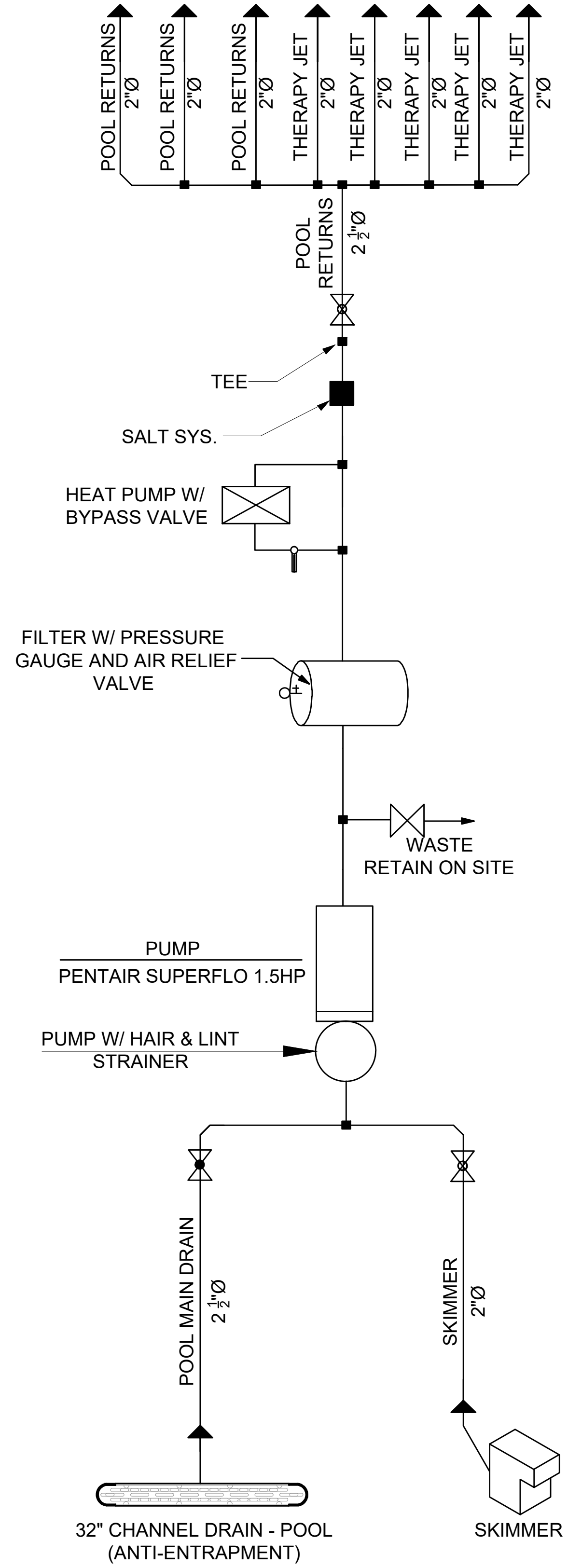
ADDITIONAL FEATURES INCLUDE:

- With 0.37 kW (1/2 HP) - 2.20 kW (3 HP), there's a perfect match to your application and assurance of minimum energy consumption.
- Single phase and three phase models available.
- Performance and pressure tested to ensure superior quality.
- 3-year limited warranty.



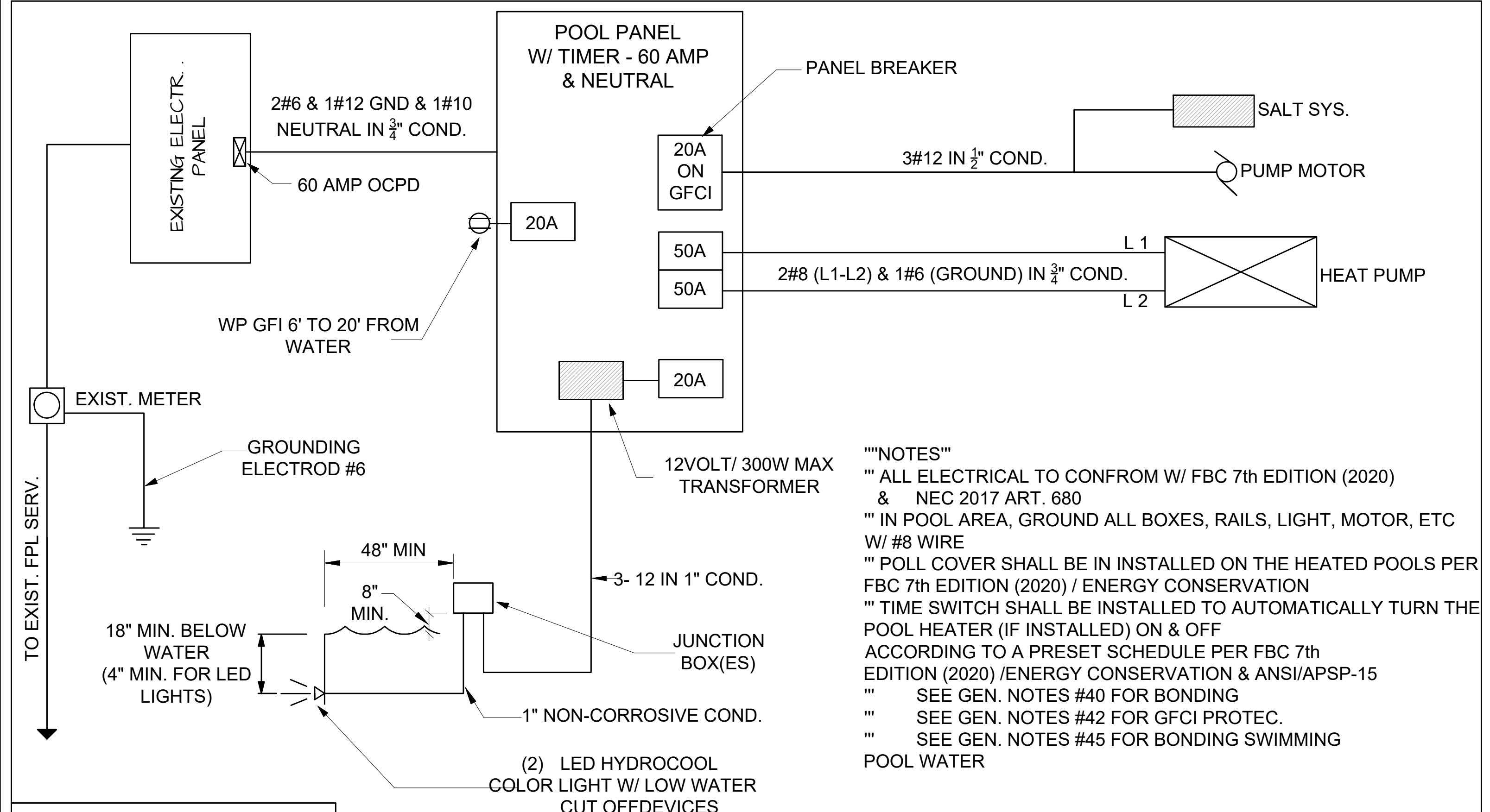
PENTAIR SUPERFLO 1.5HP DETAILS (SWIMMING POOL)

SCALE: N.T.S.



PIPING SCHEMATIC

SCALE: N.T.S.



ELECTRICAL DIAGRAM

SCALE: N.T.S.

NOTES

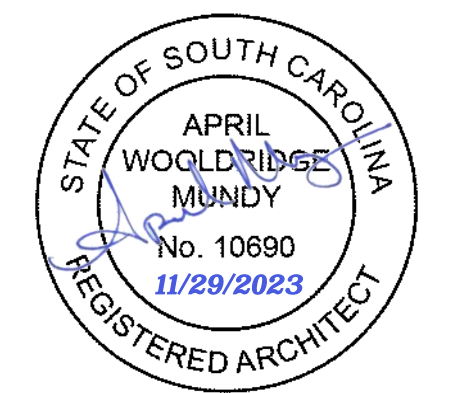
- "" ALL ELECTRICAL TO CONFROM W/ FBC 7th EDITION (2020) & NEC 2017 ART. 680
- "" IN POOL AREA, GROUND ALL BOXES, RAILS, LIGHT, MOTOR, ETC W/ #8 WIRE
- "" POLL COVER SHALL BE IN INSTALLED ON THE HEATED POOLS PER FBC 7th EDITION (2020) / ENERGY CONSERVATION
- "" TIME SWITCH SHALL BE INSTALLED TO AUTOMATICALLY TURN THE POOL HEATER (IF INSTALLED) ON & OFF ACCORDING TO A PRESET SCHEDULE PER FBC 7th EDITION (2020) /ENERGY CONSERVATION & ANSI/APSP-15
- "" SEE GEN. NOTES #40 FOR BONDING
- "" SEE GEN. NOTES #42 FOR GFCI PROTEC.
- "" SEE GEN. NOTES #45 FOR BONDING SWIMMING POOL WATER

MBC POOLS
18 BREEZY LANE
HARDEEVILLE, SC 29927
PHONE: 843-405-7244



CUSTOMER: FITZ SCHULTZE
ADDRESS : LOT 19 OF TRACK 34, BLK 2
VANDERHORST BEACH SUBD., KIAWAH
ISLAND, CHARLESTON COUNTY, SC

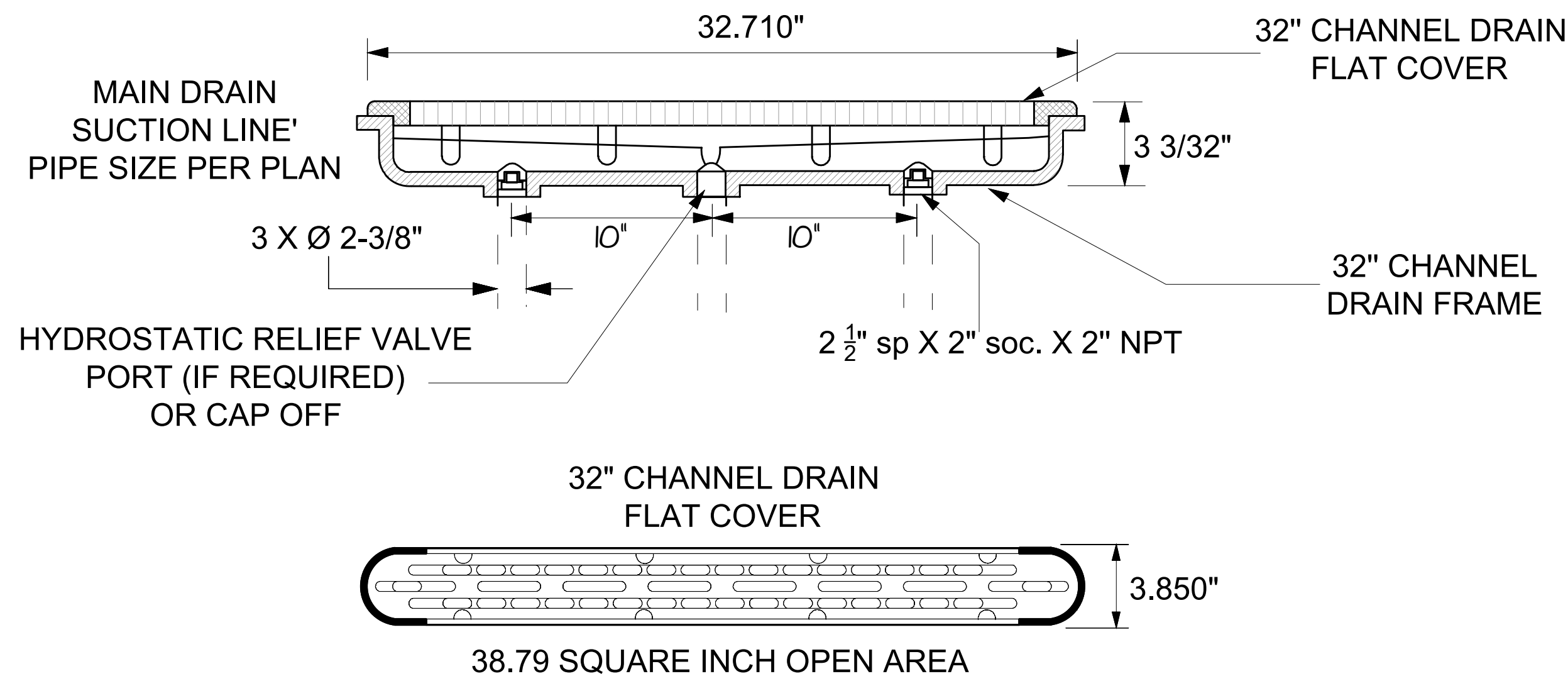
DATE : 29-NOV-2023
SHEET: 6 OF 13



MODEL

" CUSTOM MOLDED PRODUCTS : CMP# 25506-32X-000 32" CHANNEL DRAIN COVER
 W/ CMP# 25506-320-010 SUMP -3 PORTS "
 ONE PORT CENTER: 200 GPM- ON FLOOR & 168 GPM- ON WALL W/ 2 1/2" PLUMBING
 OUTER 2 PORTS: 308 GPM- ON FLOOR & 212 GPM- ON WALL W/ 2 1/2" PLUMBING
 OPEN AREA OF SUCTION COVER: 38.79 SQ. IN.

****NOT APPROVED FOR THREE PORT CONNECTION****
 (DO NOT EXCEED MAX. FLOW-SUCTION RATE) CAP OFF UNUSED PORT(S)



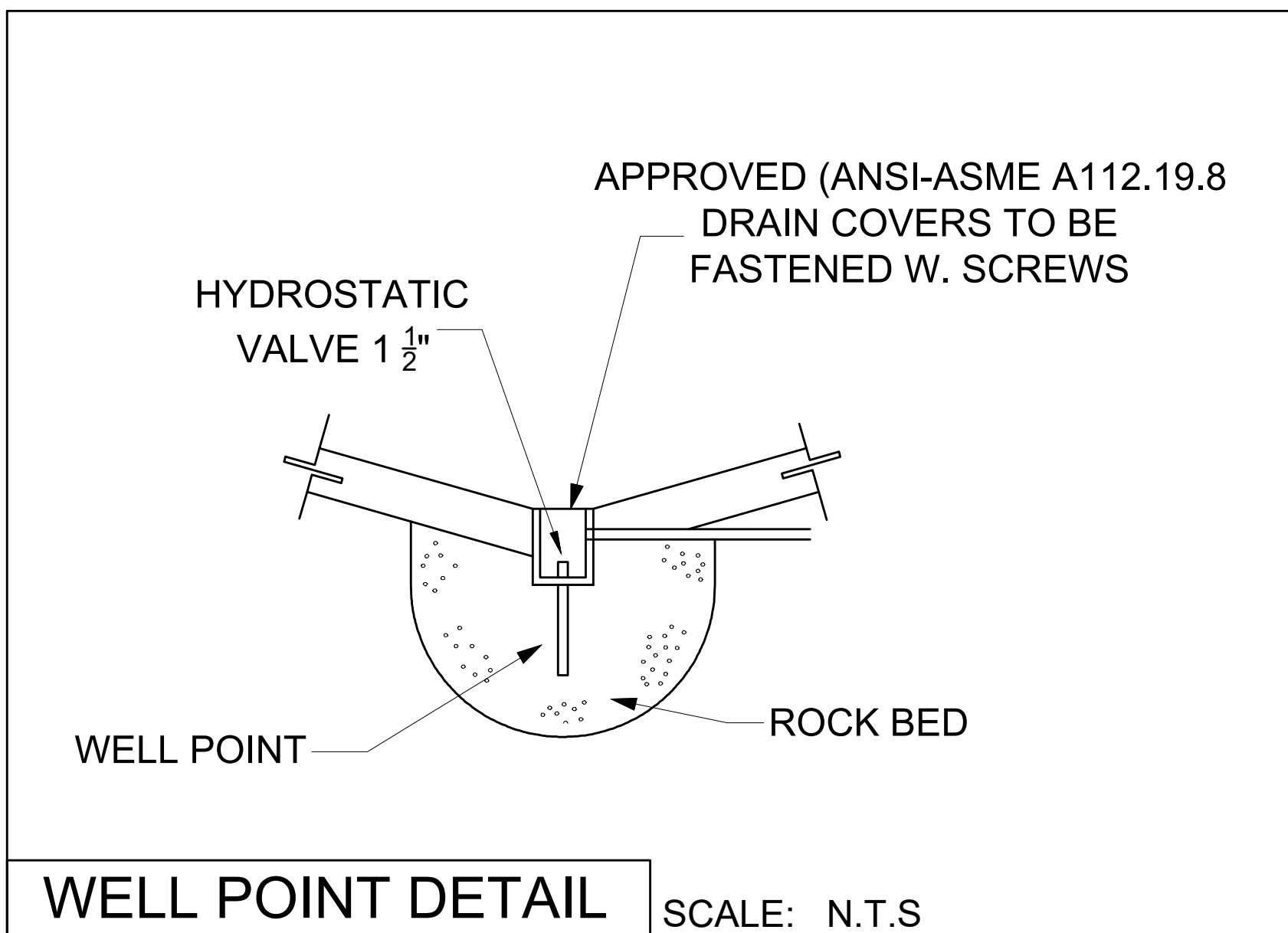
32" CHANNEL DRAIN
MAIN DRAIN DETAIL

SEE GENERAL NOTES: #7, 8
 PER FBC 7TH EDITION 2020 & ANSI/APSP -7

120/240 VAC NATURAL GAS/LP GAS		
Models	Natural	Propane
175K BTU/HR	460702	460703
200K BTU/HR (ASME)	461000	461001
200K BTU/HR	460730	460731
200K BTU/HR (HD ASME)	461032	-
250K BTU/HR	460732	460733
250K BTU/HR (HD)	460806	-
250K BTU/HR (ASME)	460771	460772
250K BTU/HR (HD ASME)	461020	-
300K BTU/HR	460734	460735
400K BTU/HR	460736	460737
400K BTU/HR (HD)	460805	-
400K BTU/HR (ASME)	460775	460776
400K BTU/HR (HD ASME)	461021	-



PENTAIRMASTER TEMP 200K (SWIMMING POOL)
 SCALE:N.T.S.



WELL POINT DETAIL SCALE: N.T.S.

NOTE:
 COMPONENTS AND MATERIALS SHALL BE TESTED AND APPROVED USING THE NSF/ANSI STANDARD 50, CIRCULATION SYSTEM COMPONENTS AND RELATED MATERIALS FOR SWIMMING POOL, SPAS/HOT TUBS, DATED APRIL 2007, WHICH IS INCORPORATED BY REFERENCE.

THE CARTRIDGE FILTERS SPECIFIED COMPLY WITH THE MAXIMUM FILTRATION RATE OF 0.375 GPM/FT² FOR PLEATED TYPE CARTRIDGES.

PRESSURE FILTER SYSTEMS SHALL BE EQUIPPED WITH AN AIR RELIEF VALVE, INFLUENT AND EFFLUENT PRESSURE GAUGES WITH MINIMUM FACE SIZE OF 2 (51 MM) READING 0-60 PSI (0-414 KPA), AND A SIGHT GLASS WHEN A BACKWASH LINE IS REQUIRED.

ALL CARTRIDGES USED IN PUBLIC POOL FILTERS SHALL BE PERMANENTLY MARKED WITH THE MANUFACTURER'S NAME, PORE SIZE AND AREA IN SQUARE FEET OF FILTER MATERIAL.

ALL CARTRIDGES WITH END CAPS SHALL HAVE THE PERMANENT MARKINGS ON ONE END CAP.

CLEAN & CLEAR PLUS CARTRIDGE FILTER

KEY FEATURES

- Single-piece base and tank:** Fiberglass-reinforced polypropylene provides strength, corrosion resistance and stability.
- 1 1/2-inch drain:** The easy-to-access drain supports drainage for winterization.
- 2-inch plumbing:** For maximum flow and faster water cleaning.
- Four-cartridge design:** Traps dirt and extends time between cleanings.
- Internal air bleed:** Continuous internal air bleed helps prevent air buildup to keep the filter operating at peak performance.
- Clamp ring access:** Allows access to internal parts.

Model Number	Filter Area Sq. Ft.	Vertical Clearance*	Filter Diameter	Flow Rate GPM ² Residential	Turnover Capacity-Res. (Gallons)		
					8 hrs.	10 hrs.	12 hrs.
CCP240	240	56"	21.5"	90	43,200	54,000	64,800
CCP320 ¹	320	62"	21.5"	120	57,600	72,000	86,400
CCP420 ¹	420	68"	21.5"	150	72,000	90,000	108,000
CCPS20 ¹	520	74"	21.5"	150	72,000	90,000	108,000

CCP240 FILTER DETAILS (SWIMMING POOL)
 SCALE:N.T.S.



MBC POOLS
 18 BREEZY LANE
 HARDEEVILLE, SC 29927
 PHONE: 843-405-7244



CUSTOMER:
FITZ SCHULTZE
 ADDRESS : LOT 19 OF TRACK 34, BLK 2
 VANDERHORST BEACH SUBD., KIAWAH
 ISLAND, CHARLESTON COUNTY, SC

DATE : 29-NOV-2023
SHEET: 7 OF 13
ORDER #:
B.D.D.#

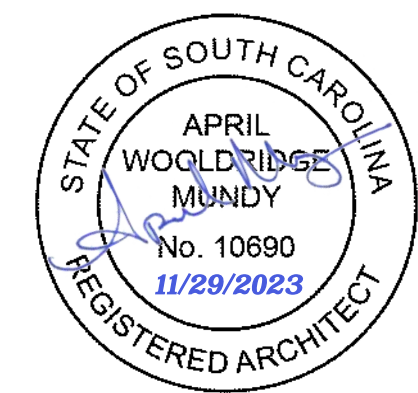


REAR ELEVATION
SCALE: NTS

MBC POOLS
18 BREEZY LANE
HARDEEVILLE, SC 29927
PHONE: 843-405-7244



CUSTOMER: **FITZ SCHULTZE**
ADDRESS : LOT 19 OF TRACK 34, BLK 2
VANDERHORST BEACH SUBD., KIAWAH
ISLAND, CHARLESTON COUNTY, SC



ORDER #:	DATE : 29-NOV-2023	SHEET: 8 OF 13
B.D.D.#		

GENERAL

-- ALL NECESSARY ITEMS TO PROVIDE THE REQUIRED DISTRIBUTION OF UTILITIES THROUGHOUT THE STRUCTURE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THIS INCLUDES ALL NON-STRUCTURAL ITEMS, HANGERS, OR CLIPS.
-- THE EXISTENCE OF UTILITIES MAY NOT BE SHOWN ON THE STRUCTURAL DRAWINGS.
-- REFER TO THE DRAWINGS OF OTHER DISCIPLINES FOR THE SIZES AND LOCATIONS OF ALL UTILITIES, AND THE STANDARD STRUCTURAL DETAILS AND NOTES FOR ANY ADDITIONAL REINFORCEMENT (AS REQUIRED)
-- THE STRUCTURAL INTEGRITY OF THIS DESIGN IS BASED UPON THE COMPLETED CONDITION OF CONSTRUCTION. TEMPORARY BRACING, SHORING OR SUPPORTING OF THE STRUCTURE OR PARTS WHICH ARE REQUIRED TO MAINTAIN STABILITY PRIOR TO COMPLETION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
-- CONTRACTOR SHALL NOTE AND VERIFY THE LOCATION AND REQUIREMENTS OF ANY EMBEDS, RECESSES, PITS, OR OPENINGS REQUIRED BY OTHER TRADES / VENDORS FROM THEIR RESPECTIVE DRAWINGS. REQUIREMENTS OF THESE TRADES / VENDOR DRAWINGS FOR COMPLETE INSTALLATION MAY NOT BE NOTED ON THE STRUCTURAL DRAWINGS, BUT SHALL BE INCLUDED IN THE WORK.
-- ANY FLOOR DEPRESSION DIMENSIONS AND LOCATIONS WHICH ARE REQUIRED FOR THIS PROJECT SHALL BE COORDINATED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS
-- ALL ELEVATIONS ARE REFERENCED FROM FIRST FLOOR FINISHED ELEVATION OR AS INDICATED ON THE DRAWINGS. FIRST FLOOR ELEVATION SHALL BE NOTED AS 0'-0" DATUM
-- DURING CONSTRUCTION, PROTECTION OF ANY EXISTING OR ADJACENT STRUCTURES DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
-- ALL SHOP DRAWINGS SHALL BE REVIEWED AND ACCEPTED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE ENGINEER. ANY DISCREPANCIES, INTERFERENCE, OR CONFLICTS BETWEEN THE STRUCTURAL DRAWINGS AND THOSE OF OTHER DISCIPLINES SHALL BE REPORTED TO THE ENGINEER PRIOR TO THE SUBMISSION OF SHOP DRAWINGS. THE STRUCTURAL DESIGN DRAWINGS (OR REPRODUCTIONS THEREOF) SHALL NOT BE USED FOR ERECTION OR FABRICATION DRAWINGS.

-- ALL REQUIRED SHOP DRAWINGS SHALL BE PROVIDED TO THE CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION AND ERECTION.
-- ALL ANCHOR BOLTS SHALL BE SET WITH TEMPLATES IN ACCORDANCE WITH BUILDING MANUFACTURER'S REQUIREMENTS AND PLACEMENT DRAWINGS
-- ALL WORK SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE, LATEST EDITION.
-- CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE PRIOR TO STARTING WORK AND SHALL NOTIFY THE PRIME CONSULTANT IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR SHALL NOTIFY THE PRIME CONSULTANT OF ANY SITE CONDITIONS THAT ARE NOT CONSISTENT WITH THE DESIGN DOCUMENTS.
-- REFER TO ARCHITECTURAL DRAWINGS FOR ALL WALL AND DOOR OPENINGS, LOCATIONS OF PARTITION WALLS, AND CRITICAL ARCHITECTURAL FEATURES
-- REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS FOR DUCTS, PIPING CONDUITS, ETC. NOT SHOWN.
-- ONCE THE PROJECT IS COMPLETED, THE OWNER SHALL BE RESPONSIBLE FOR ADEQUATE STRUCTURAL MAINTENANCE AND SHALL BE NOTIFIED, IN WRITING, BY THE CONTRACTOR.
-- NO INSPECTION OF ACTIVE OR COMPLETED CONSTRUCTION IS TO BE PROVIDED BY ENGINEER OF RECORD, UNLESS SPECIFICALLY AUTHORIZED BY SEPARATE CONTRACT FROM THE OWNER OR CLIENT.

STRUCTURAL CONCRETE REINFORCEMENT NOTES

-- ALL REINFORCEMENT BENDS TO BE IN ACCORDANCE WITH ACI 318, SECTION 7.2
-- ALL REINFORCEMENT TO BE COLD BENT, UNLESS AUTHORIZED BY THE ENGINEER OF RECORD.
-- ALL REINFORCEMENT SHALL BE FREE FROM MUD, OIL, OR OTHER NONMETALLIC COATINGS THAT DECREASE BOND, WITH THE EXCEPTION OF EPOXY COATED REINFORCEMENT OR CONSTRUCTION DOWELS AS INDICATED ON STRUCTURAL DRAWINGS.
-- EXCEPT FOR PRESTRESSING TENDONS, STEEL REINFORCEMENT WITH RUST, MILL SCALE, OR A COMBINATION OF BOTH SHALL BE CONSIDERED SATISFACTORY, PROVIDED THE MINIMUM DIMENSIONS (INCLUDING HEIGHT OF DEFORMATIONS) AND WEIGHT OF A HAND-WIRE-BRUSHED TEST SPECIMEN COMPLY WITH APPLICABLE ASTM SPECIFICATIONS AS REFERENCED BY ACI 318, SECTION 9.5
-- ALL REINFORCEMENT AND DUCTS SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BEFORE CONCRETE IS PLACED, AND SHALL BE SECURED AGAINST DISPLACEMENT WITHIN TOLERANCES PERMITTED IN ACI 318, SECTION 7.5.2
-- WELDING OF CROSSING BARS SHALL NOT BE PERMITTED FOR ASSEMBLY UNLESS AUTHORIZED BY THE ENGINEER OF RECORD.
-- ALL REINFORCEMENT COVER TO BE IN ACCORDANCE WITH ACI 318, SECTION 7.7, TO INCLUDE REINFORCEMENT NOT INDICATED IN STRUCTURAL DRAWINGS.
-- ALL DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL COMPLY WITH THE REQUIREMENTS OF ACI 318-19
-- IF NO SPLICE LENGTH DIMENSION IS PROVIDED, THE SPLICE LENGTH SHALL BE CLASS "B" LENGTH AS PER ACI 318, SECTION 12.15
-- DEVELOPMENT LENGTHS SHALL BE IN ACCORDANCE WITH ACI 318, SECTION 12.3 FOR COMPRESSION STEEL AND SECTION 12.5 FOR STANDARD HOOKS IN TENSION.
-- PROVIDE (2) #5 BARS, EACH WAY AT RE-ENTRANT CORNERS.
-- ALL REINFORCING BARS TO BE GRADE 60 DEFORMED BARS COMPLYING WITH ASTM A615
-- ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185

STRUCTURAL CONCRETE

-- ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS (FOUNDATIONS / FOOTINGS) OR 4000 PSI WET-MIX CONCRETE (SWIMMING POOL FLOORS / WALLS ONLY, DOES NOT APPLY TO FOOTINGS / FOUNDATIONS)
-- AIR ENTRAINMENT SHALL BE 2% BY VOLUME
-- ALL EXTERNALLY EXPOSED CORNERS OF CONCRETE SHALL BE BEVELED WITH A 3/4" X 45 DEGREE SURFACE, UNLESS INDICATED DIFFERENTLY ON DRAWINGS
-- ALL CONCRETE FLATWORK SHALL CONFORM TO THE FOLLOWING TOLERANCES AS INDICATED BY ASTM E1155:
--> OVERALL FLATNESS: Fp-20
--> MINIMUM LOCAL FLATNESS: Fp-15
--> OVERALL LEVELNESS: Ff-15
--> MINIMUM LOCAL LEVELNESS: Ff-10
-- WIRE BRUSH AND LIGHTLY OIL ANCHOR BOLTS AFTER CONCRETE PLACEMENT
-- CONSTRUCTION JOINTS WHEN REQUIRED SHALL BE LOCATED AT MIDSPANS OF SLABS OR BEAM
-- WET (NOT FLOOD) FORMS, REINFORCEMENT, AND FOOTING AND GRADE BEAM EXCAVATIONS IMMEDIATELY BEFORE PLACING CONCRETE. REMOVE ALL DELETERIOUS MATERIAL (SAWDUST, WOOD CHIPS, BOTTLES, ETC.) FROM EXCAVATION PRIOR TO CONCRETE PLACEMENT
-- CONCRETE SLABS SHALL BE MACHINE TROWELED FINISHED AND RECEIVE A COAT OF SEALER/HARDENER LIQUID MEMBRANE CURING COMPOUND TO BE APPLIED IMMEDIATELY AFTER SLAB IS FINISHED. APPLY PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS
-- PROTECT FRESHLY PLACED CONCRETE IN ACCORDANCE WITH ACI 318, SECTIONS 5.11, 5.12, & 5.13.
-- CURING, COLD WEATHER REQUIREMENTS, AND HOT WEATHER REQUIREMENTS. CONCRETE SHALL BE MAINTAINED ABOVE 50° FAHRENHEIT FOR AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT.
-- ALL CONCRETE SHALL BE PLACED IN STRICT ACCORDANCE WITH ACI 318, SECTION 5.10

FILL & EXCAVATION

-- ALL FILL MATERIAL SHALL BE SELECT MATERIAL CAPABLE OF ATTAINING 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST
-- BACKFILL MATERIAL SHALL BE FREE OF ORGANIC MATERIAL, CONSTRUCTION MATERIAL, COBBLE, BOULDERS, BOTTLES, CANS, OR OTHER DELETERIOUS MATERIAL THAT AFFECTS THE COMPATIBILITY OF THE MATERIAL. BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION, WATERPROOFING, OR DAMPROOFING MATERIAL.
-- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING TO PROVIDE FOR POSITIVE DRAINAGE.
-- FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 6" AND SHALL BE COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY
-- CONTRACTOR SHALL TAKE MEASURES AS TO PREVENT CAVE-IN OF FOOTING EXCAVATIONS AS MAY BE REQUIRED.
-- PRIOR TO PLACEMENT OF ANY CONCRETE, THE THIN LAYER OF DISTURBED SOIL IN THE FOOTING SUBGRADE SHALL BE COMPACTED WITH HAND-OPERATED, GAS-POWERED TAMPERS.
-- NO COMPACTED FILL SHALL BE USED FOR STRUCTURAL SUPPORT IN V-ZONES OR COASTAL A-ZONE / LIMWA.

FOUNDATIONS & FOOTINGS

-- FOOTINGS & FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL OR COMPACTED FILL MATERIAL, EXCEPT IN V-ZONES OR COASTAL A-ZONE / LIMWA. NO COMPACTED FILL SHALL BE USED FOR STRUCTURAL SUPPORT IN V-ZONES OR COASTAL A-ZONE / LIMWA.
-- TOP SURFACE OF FOOTINGS SHALL BE LEVEL. BOTTOM SURFACE OF FOOTINGS ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1:10 SLOPE. STEPPED FOOTINGS ARE ACCEPTABLE.
-- MINIMUM DEPTH OF FOOTINGS SHALL BE 12" BELOW EXISTING GROUND SURFACE IN ACCORDANCE WITH IBC, LATEST EDITION, SECTION 1805.2.

TIMBER CONNECTORS

-- ALL CONNECTORS INDICATED ON DRAWINGS TO BE BY SIMPSON OR EQUAL AND ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
-- ADDITIONAL HANGERS, STRAPS, CONNECTORS, POST CAPS, POST BASES, OR FASTENERS NOT SHOWN ON STRUCTURAL DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

DESIGN DATA

- HYDROSTATIC FORCES
-- RANKINE EARTH PRESSURES
-- WIND LOADS:
--> BASIC WIND SPEED: 150 MPH (ULTIMATE) / 116 (NOMINAL / ASD)
--> IMPORTANCE FACTOR: 1.0
--> WIND EXPOSURE: C
--> RISK CATEGORY II
--> INTERNAL PRESSURE COEFFICIENT: ASCE 7-16 (OPEN, ±0.00)
--> COMPONENTS AND CLADDING PRESSURE: ASCE 7-16
-- EARTHQUAKE DESIGN DATA:
--> SEISMIC USE GROUP: II
--> Ss: 1.183
--> S1: 0.363
--> SITE CLASS: D (ASSUMED)
--> SEISMIC DESIGN CATEGORY: D (IBC) / D2 (IRC)
--> ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
-- ALLOWABLE BEARING CAPACITY: 2000 PSF (ASSUMED)

DESIGN CODE: INTERNATIONAL BUILDING CODE 2021 / INTERNATIONAL RESIDENTIAL CODE 2021

THIS DESIGN COMPLIES WITH IRC 2021, SECTION R301.1.3

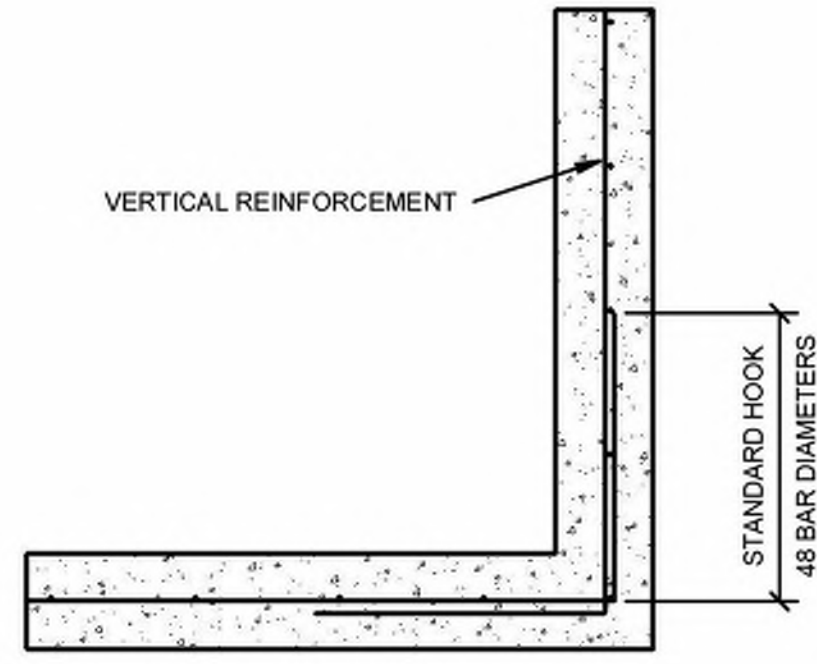
INDEMNIFICATION

USE OF THESE PLANS FOR PERMIT OR CONSTRUCTION CONSTITUTES AN ACKNOWLEDGEMENT OF THE FOLLOWING CONDITIONS:

- J.R. BROADWAY CO., LLC AND ITS EMPLOYEES ARE NOT WATERPROOFING CONSULTANTS. ALL WATERPROOFING IS BY OTHERS.
-- ASSUMED ALLOWABLE BEARING CAPACITIES OR PILE CAPACITIES SHOULD BE VERIFIED BY THE CLIENT, OWNER, OR CONTRACTOR PRIOR TO CONSTRUCTION. SOILS INVESTIGATION SHOULD INCLUDE ANALYSIS FOR LONGTERM SETTLEMENT. SHOULD CONSTRUCTION MOVE FORWARD WITHOUT A SOILS INVESTIGATION, THE CLIENT, OWNER, OR CONTRACTOR DOES SO AT THEIR OWN PERIL.
-- NO INSPECTION OF ACTIVE OR COMPLETED CONSTRUCTION IS OFFERED OR PROVIDED BY J.R. BROADWAY CO. LLC OR ITS EMPLOYEES
-- J.R. BROADWAY CO., LLC OR ITS EMPLOYEES DO NOT OFFER FLOODPROOFING DESIGN OR CERTIFICATION OF ANY STRUCTURE.
-- PLANS ARE NOT TO BE USED FOR ANY MULTI-FAMILY, HOA, POA, PUD, TIMESHARE, OR OTHER SIMILAR ENTITY.
-- J.R. BROADWAY CO., LLC OR ITS EMPLOYEES ARE NOT THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND ONLY SERVE AS THE STRUCTURAL ENGINEER OF RECORD FOR THIS PROJECT.
-- ALL INGROUND POOLS TO HAVE HYDROSTATIC RELIEF INSTALLED BENEATH POOL. ENSURE THAT POOL REMAINS FILLED AT ALL TIMES. DEWATER AS REQ'D FOR MAINTENANCE AND REPAIRS OF POOL.

STRUCTURAL MASONRY

- ALL MASONRY MORTAR SHALL BE TYPE "S"
-- STRUCTURAL MASONRY HAS BEEN BASED UPON SPECIFIED ULTIMATE AXIAL COMPRESSIVE STRESS (f_m) OF THE COMPOSITE MATERIAL OF AT LEAST 2000 PSI. NO VALUE LOWER THAN THIS IS ACCEPTABLE.
-- 3/16" JOINT REINFORCEMENT SHALL BE PLACED IN EVERY OTHER COURSE BED, UNLESS INDICATED DIFFERENTLY ON THE DRAWINGS
-- WHERE INDICATED ON THE DRAWINGS, HOLLOW CONCRETE MASONRY UNITS ARE TO BE FILLED WITH GROUT WITH A COMPRESSIVE STRESS VALUE OF AT LEAST 2000 PSI AT 28 DAYS, TO BE COARSE TYPES (PEA GRAVEL CONCRETE) AND TO HAVE A 7 TO 8 INCH SLUMP.
-- WHERE WALLS ARE TO BE FILLED, THE CONTRACTOR SHALL PROVIDE CLEANOUTS ALONG THE BASE OF THE WALL TO ENSURE THAT CELLS ARE COMPLETELY FILLED
-- ALL MASONRY SHALL BE PROVIDED WITH FULL WYTHE MORTAR SETTING BED ON TOP OF SUPPORTING FOUNDATION
-- JOINT REINFORCING SHALL BE 3/16" STANDARD LADDER TYPE, GALVANIZED, FABRICATED STEEL COMPLYING WITH ASTM A32
-- TYPE I MOISTURE CONTROLLED CONCRETE MASONRY (ASTM C90) UNITS SHALL BE USED
-- IF NO SPLICE LENGTH DIMENSION IS PROVIDED, THE SPLICE LENGTH SHALL BE CLASS "B" LENGTH AS PER ACI 318, SECTION 12.15
-- DEVELOPMENT LENGTHS SHALL BE IN ACCORDANCE WITH ACI 318, SECTION 12.3 FOR COMPRESSION STEEL AND SECTION 12.5 FOR STANDARD HOOKS IN TENSION.



POOL CORNER REINFORCEMENT 3/4" = 1'-0"

No. Description Date



J.R. BROADWAY CO.

STRUCTURAL ENGINEERING
3451 TOOMER KILN CIRCLC
MT. PLEASANT, SC 29466
PHONE (843) 442-3580 (NO TEXT MESSAGES, PLEASE)

A POOL FOR 19 SURFSONG
KIAWAH ISLAND, SC

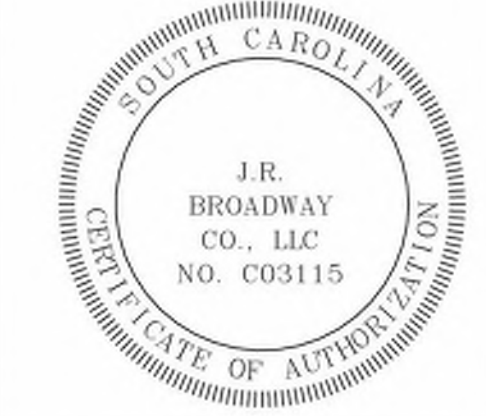
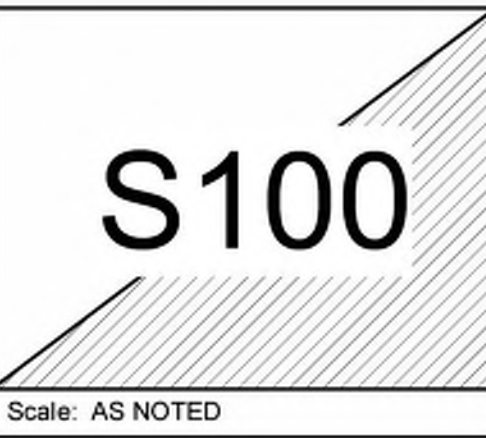


Table with 2 columns: Field, Value. Includes Job Number (2023-236 S1), Date (4 OCT 2023), Designed by (J. BROADWAY), Drawn by (J. BROADWAY), Checked by (J. BROADWAY).

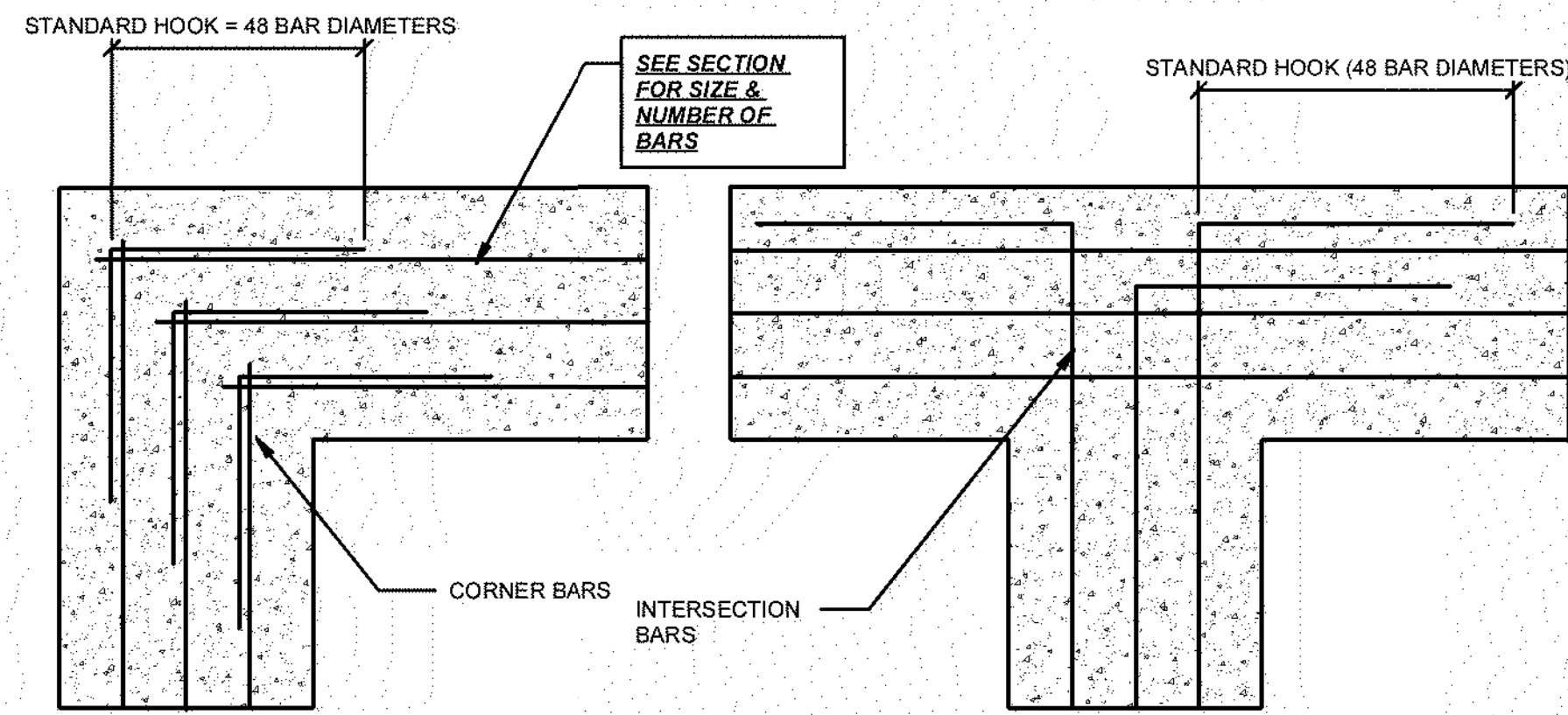


MBC POOLS
18 BREEZY LANE
HARDEEVILLE, SC 29927
PHONE: 843-405-7244
MBC POOLS logo

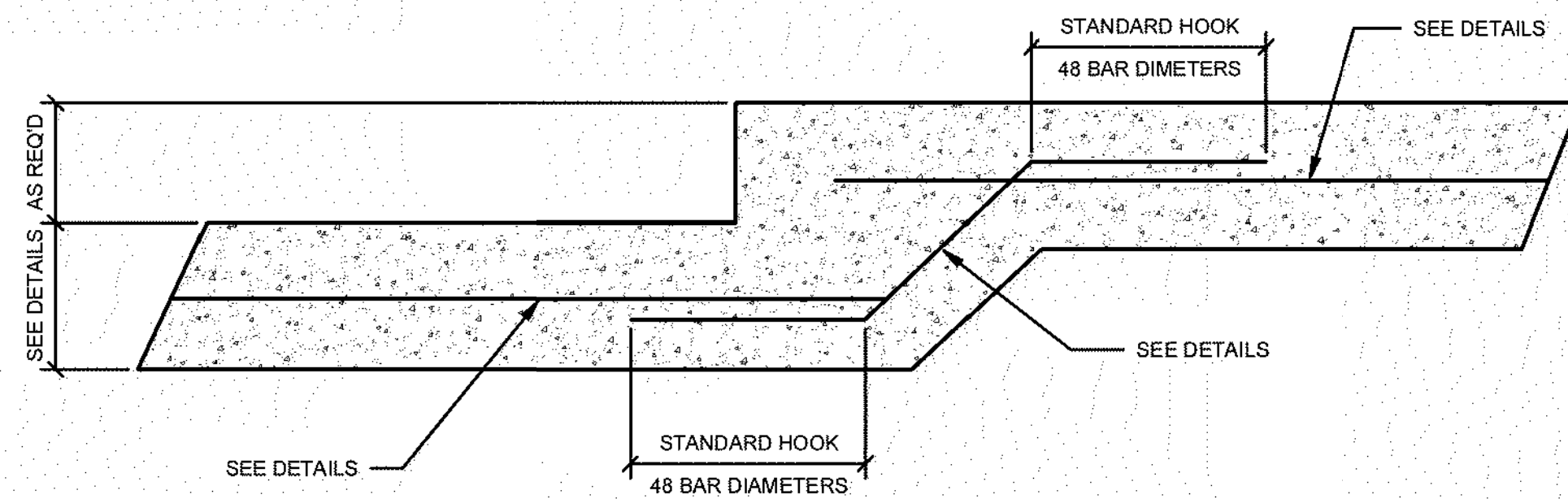
CUSTOMER: FITZ SCHULTZE
ADDRESS: LOT 19 OF TRACK 34, BLK 2
VANDERHORST BEACH SUBD., KIAWAH ISLAND, CHARLESTON COUNTY, SC

ORDER #:
DATE: 24-OCT-2023
SHEET: 9 OF 13
B.D.#

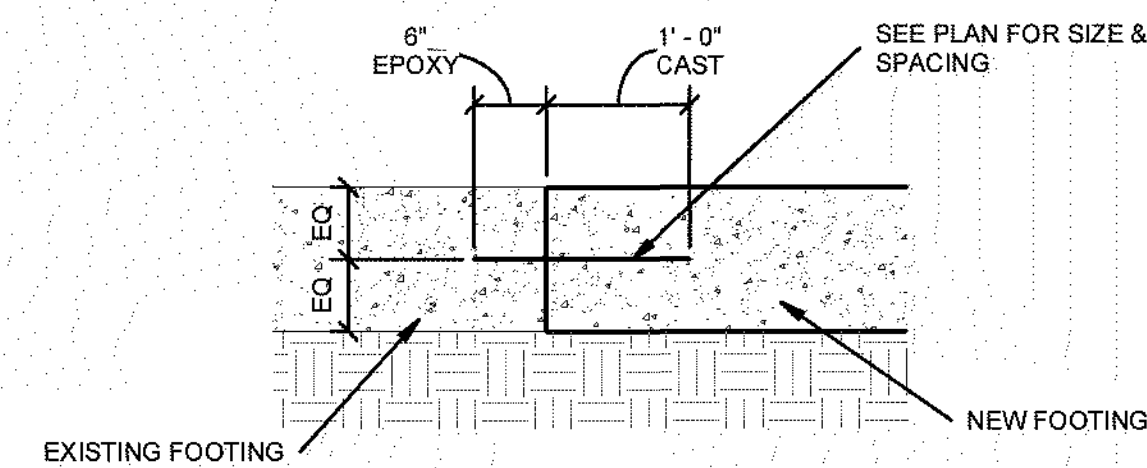
DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ENGINEER. USE OF THESE PLANS AND SPECIFICATIONS ARE PROHIBITED WITHOUT PERMISSION OF THE ENGINEER.



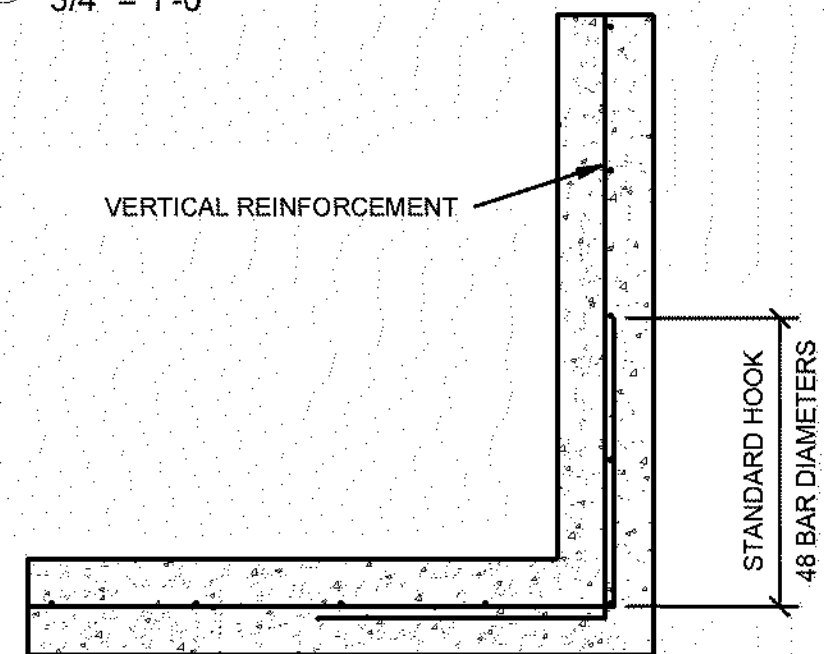
3 TYP. FOOTING DETAILS
3/4" = 1'-0"



1 TYPICAL FOOTING STEP DETAIL
3/4" = 1'-0"



2 TYP. FOOTING DOWEL DETAIL
3/4" = 1'-0"

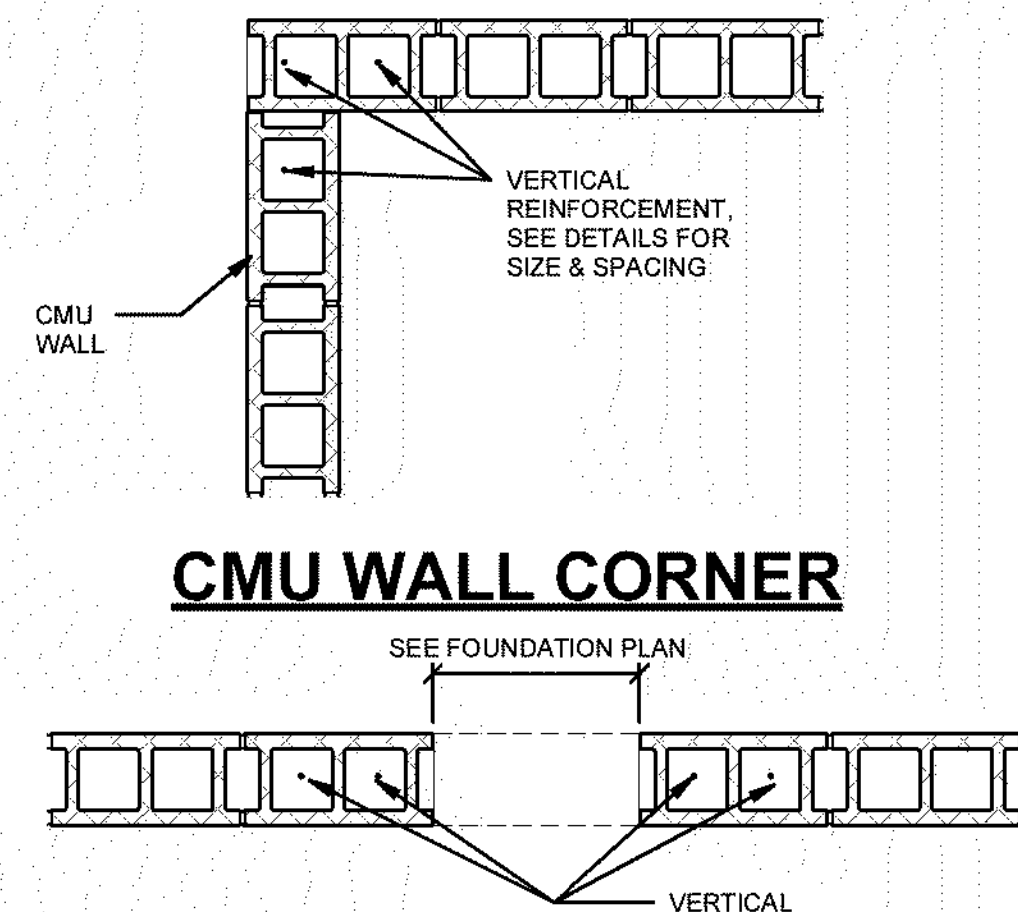


4 POOL CORNER REINFORCEMENT
3/4" = 1'-0"

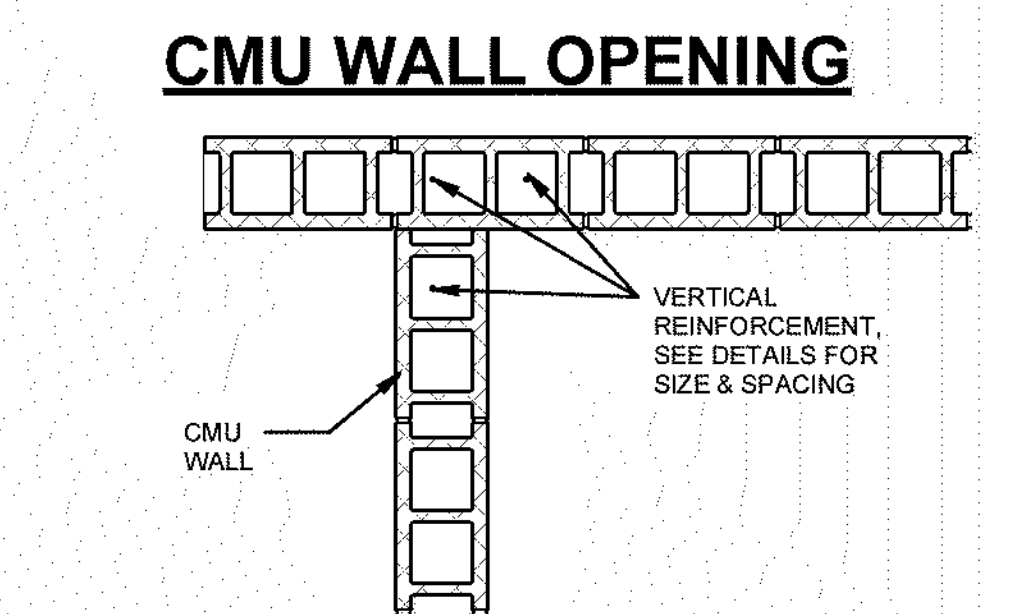
NOTES
 -- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS.
 -- VERIFY POOL SLOPES, SPOT ELEVATIONS, AND DECK ELEVATIONS.
 W/ ARCHITECTURAL DRAWINGS, POOL CONTRACTOR DRAWINGS, AND FIELD CONDITIONS.

FOR ALL ABOVEGROUND POOLS CAST ON RAISED FILL - RAISED CONCRETE SLAB. ENSURE THAT CMU or CONCRETE FOUNDATION WALLS ARE SHORED AGAINST MOVEMENT UNTIL CONSTRUCTION OF SWIMMING POOL / SLAB ABOVE HAS BEEN COMPLETED.

VERIFY ALL CMU HEIGHT TRANSITIONS WITH FINAL POOL CONTRACTOR BLOCKWORK DRAWINGS.



5 CMU WALL CORNER

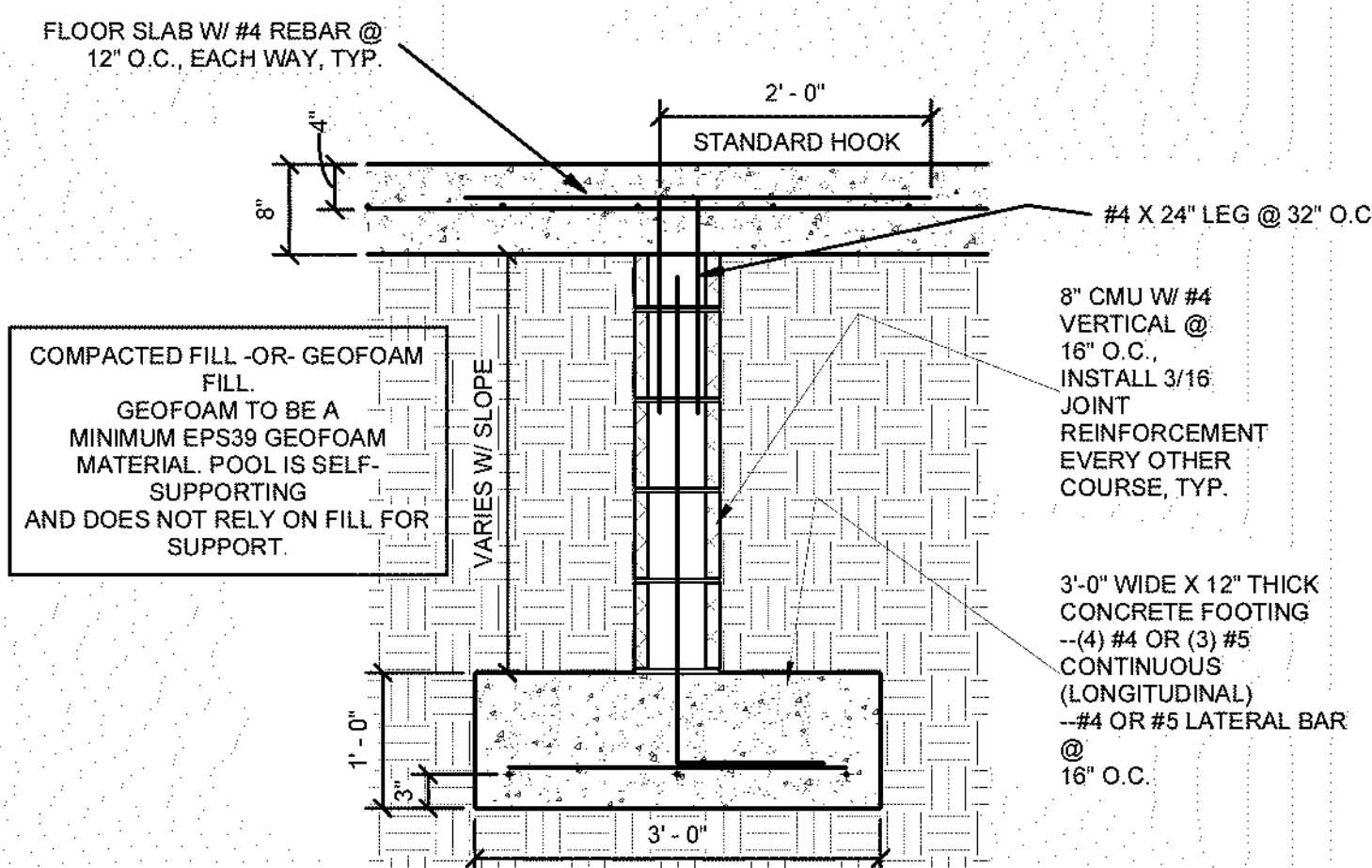


6 CMU WALL OPENING

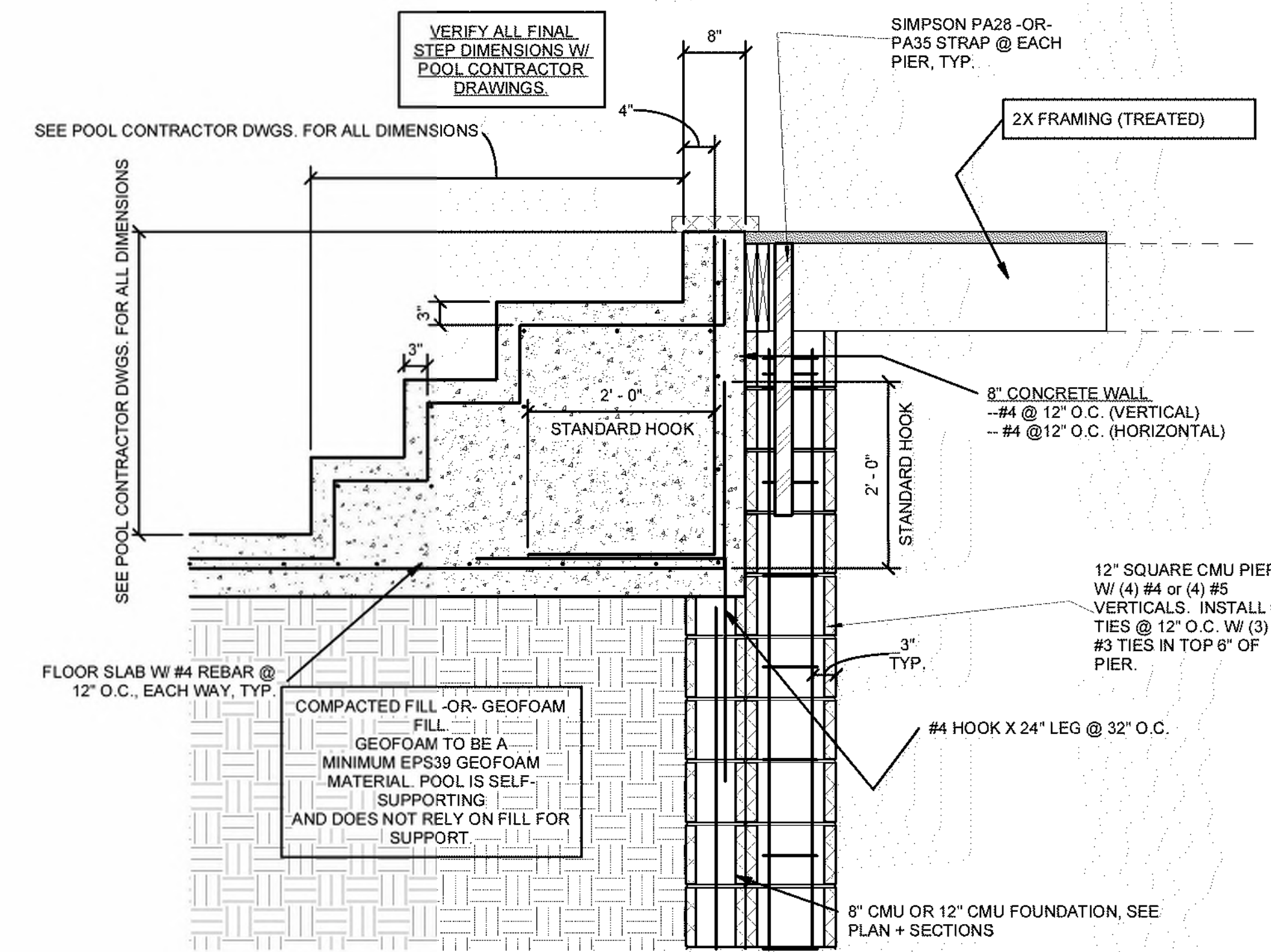


7 CMU WALL INTERSECTION

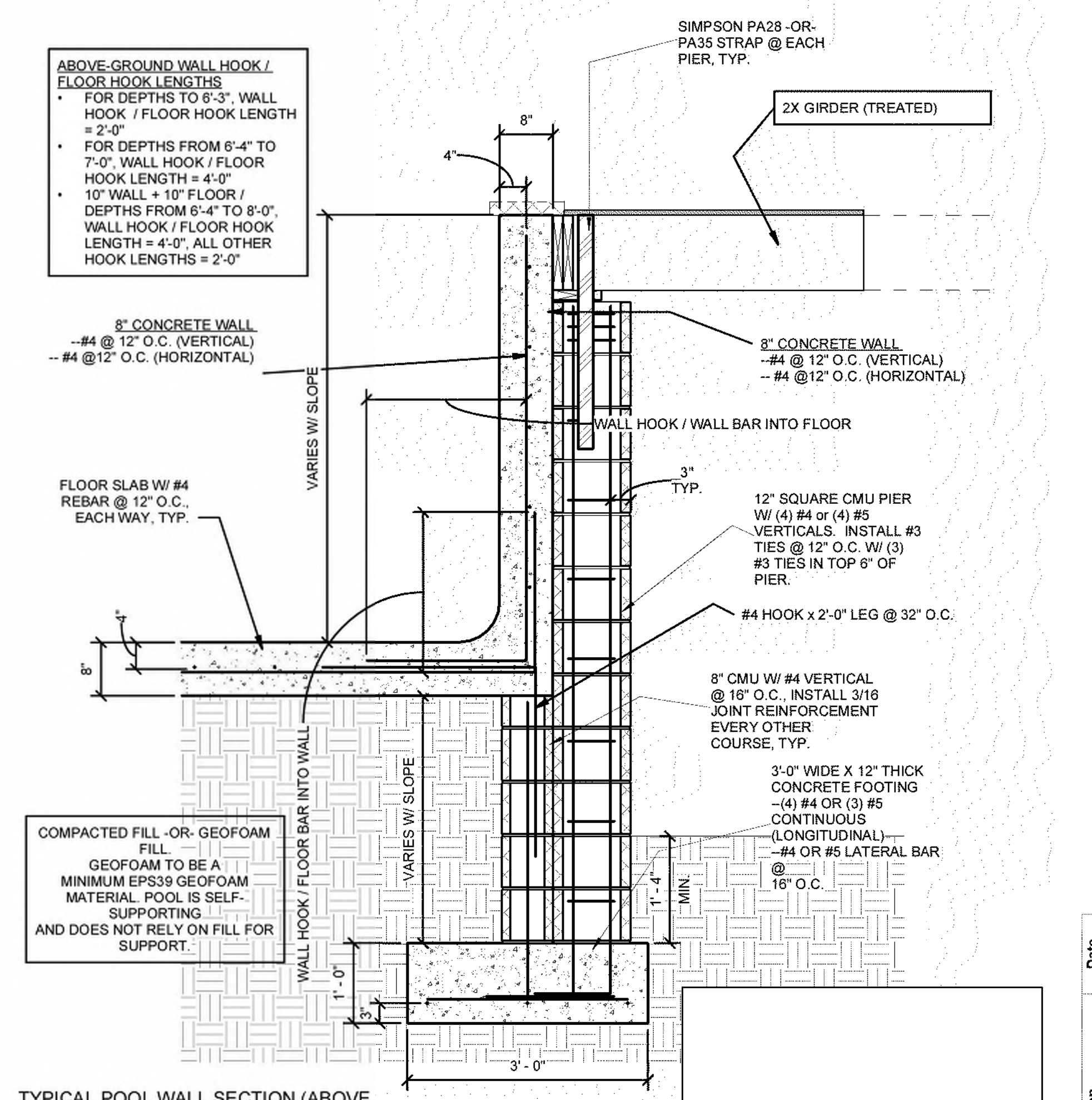
4 TYP. CMU WALL DETAILS (NO BOND-BEAM)
3/4" = 1'-0"



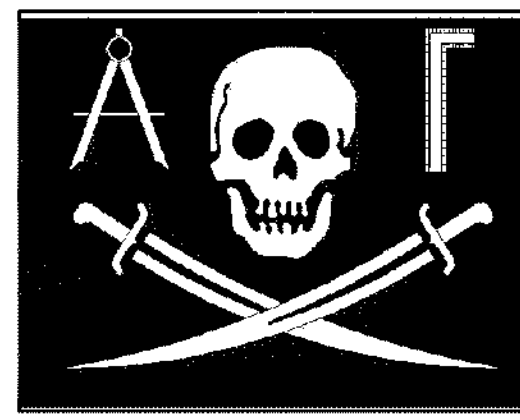
6 TYPICAL POOL FLOOR SECTION @ INTERIOR WALL (ABOVE GROUND)
3/4" = 1'-0"



5 POOL STEP SECTION (12" CMU PIER DECK SUPPORT)
3/4" = 1'-0"

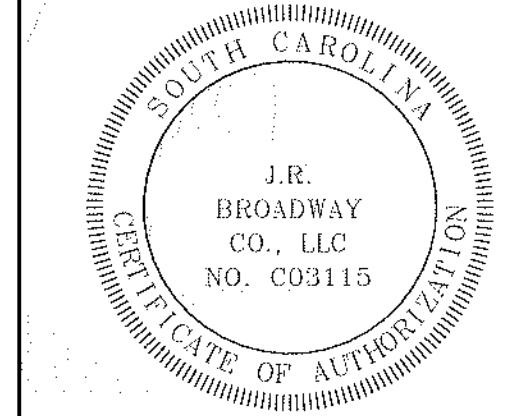
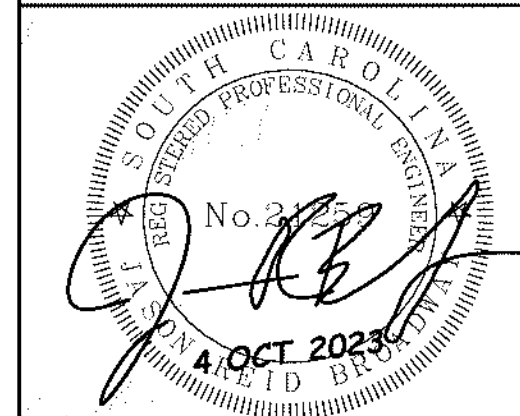


7 TYPICAL POOL WALL SECTION (ABOVE GROUND / VARIABLE DEPTH / 8" WALL / 12" CMU PIER DECK SUPPORT)
3/4" = 1'-0"



J.R. BROADWAY CO.
 STRUCTURAL ENGINEERING
 3451 TOOMER KILN CIRCLE
 MT. PLEASANT, SC 29466
 PHONE (843) 442-3580 (NO TEXT MESSAGES, PLEASE)

A POOL FOR 19 SURFSONG
KIAWAH ISLAND, SC



JOB NUMBER	2023-236 S1
DATE	4 OCT 2023
DESIGNED BY	J. BROADWAY
DRAWN BY	J. BROADWAY
CHECKED BY	J. BROADWAY

S201
 Scale: AS NOTED

DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ENGINEER. USE OF THESE PLANS AND SPECIFICATIONS ARE PROHIBITED WITHOUT PERMISSION OF THE ENGINEER.

No.	Description	Date

MBC POOLS
 18 BREEZY LANE
 HARDEEVILLE, SC 29927
 PHONE: 843-405-7244

CUSTOMER: FITZ SCHULTZE
 ADDRESS : LOT 19 OF TRACK 34, BLK 2
 VANDERHORST BEACH SUBD., KIAWAH ISLAND, CHARLESTON COUNTY, SC

ORDER #: **DATE :** 24-OCT-2023
B.D.D.# **SHEET:** 11 OF 13

1. ADMINISTRATIVE NOTES:

- a. GENERAL
a.a. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO THE START OF WORK. CARE SHALL BE TAKEN BY CONTRACTOR IN ALL APPLICATIONS OF THESE DRAWINGS.
a.b. ACTUAL LAYOUT AND LOCATIONS OF EQUIPMENT AND PIPING MAY DIFFER IN THE FIELD. WRITTEN DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
a.c. ANY REFERENCES TO ELECTRIC, POTABLE WATER, WASTE WATER/OVERFLOW, DEWATERING, TESTING OR GAS SCOPES ARE GENERIC. ELECTRIC, POTABLE WATER, WASTE WATER, DEWATERING, TESTING, AND GAS SCOPES ARE BY OTHERS AND TO BE COORDINATED WITH THE APPLICABLE TRADES.
a.d. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND INSTALL MATERIALS, PIPING, VALVES, EQUIPMENT OR APPLIANCES USED IN CONSTRUCTION IN ACCORDANCE WITH LOCAL CODES. ALL MATERIALS, PIPING, VALVES, EQUIPMENT OR APPLIANCES USED IN CONSTRUCTION SHALL BE OF A TYPE COMPLYING WITH THE FLORIDA BUILDING CODE (LATEST EDITION) AND OF A TYPE RECOMMENDED AND APPROVED BY A NATIONALLY RECOGNIZED TESTING AGENCY OR CONFORMING TO OTHER RECOGNIZED STANDARDS ACCEPTABLE TO THE LOCAL JURISDICTION.
a.e. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. DIMENSIONS SHOWN ON ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS WILL CONTROL.
a.f. CONTRACTOR SHALL COORDINATE THESE DRAWINGS WITH ALL ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL DRAWINGS, OR OTHER RELEVANT DRAWINGS.
a.g. CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING CONSTRUCTION DOCUMENTS WITH ANY REVISED DRAWINGS AND SPECIFICATIONS, FIELD ORDERS, CHANGE ORDERS AND CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.
a.h. TYPICAL DETAILS AND NOTES ON THESE DRAWINGS SHALL APPLY UNLESS SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS AND SECTIONS NOT COMPLETELY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS AND SECTIONS SHOWN OR NOTED FOR SIMILAR CONDITIONS.
a.i. THESE GENERAL NOTES, THE DRAWINGS, AND THE REFERENCED TECHNICAL SPECIFICATIONS SHALL BE UNIFORMLY APPLIED TO THE PROJECT. IN THE EVENT OF A DISCREPANCY OR CONFLICT, THE STRICTEST INTERPRETATION SHALL APPLY. CONTACT THE ENGINEER OR RECORD FOR ANY CLARIFICATION.

- b. OWNER MINIMUM OPERATING RESPONSIBILITIES:
b.a. THE OWNER SHALL PROVIDE SUFFICIENT CARE, MAINTENANCE, ROUTINE PREVENTATIVE MAINTENANCE (P.M.), REPAIR, AND SERVICING TO ALL WATER FEATURE COMPONENTS, EQUIPMENT, AND SYSTEMS TO ENSURE CONTINUED COMPLIANCE WITH ALL INTERNATIONAL, LOCAL BUILDING CODES, AND ESTABLISHED DEPARTMENT OF HEALTH STANDARDS AS APPLICABLE.
b.b. ALL DAILY, WEEKLY, MONTHLY, QUARTERLY, AND ANNUAL CLEANING MAINTENANCE HOUSEKEEPING-TYPE TASKS SHALL BE PERFORMED BY THE OWNER AS FREQUENTLY AS NEEDED TO PROVIDE THE SAFE ENVIRONMENT AND WATER FEATURE AREA.
b.c. A PARTIAL LISTING OF MINIMUM CLEANING, MAINTENANCE, AND SAFETY TASKS THAT SHALL BE PERFORMED ON A REGULAR, AND AS-NEEDED BASIS INCLUDE (BUT ARE NOT LIMITED TO)
b.c.a. CLEANING OF ALL TILES, EPOXY-GROUTING, AND RELATED, SIMILAR SURFACES WHILE MAINTAINING THEM IN LIKE-NEW CONDITION.
b.c.b. REMOVING OILS, RESIDUES, CONTAMINANTS, ETC. FROM NON-SLIP / SLIP-RESISTANT SURFACES ALLOWING THEM TO MAINTAIN THE REQUIRED SLIP-RESISTANT QUALITIES.
b.c.c. REGULARLY CONDUCT PROFESSIONAL TESTING ON NON-SLIP / SLIP RESISTANT SURFACES TO ENSURE THAT THESE SURFACES RETAIN THEIR REQUIRED SLIP-RESISTANT QUALITIES.
b.c.d. IF SUCH TESTING REVEALS THAT THE SLIP-RESISTANCE OF A RATED NON-SLIP SURFACE IS LESS THAN ORIGINALLY REQUIRED BY THE MANUFACTURER OR IS LESS THAN THE CURRENT CODE REQUIREMENTS, THE OWNER SHALL CORRECT THE POTENTIAL SAFETY HAZARD IN ACCORDANCE WITH DIRECTIONS FROM THE MANUFACTURER OR REPLACE THE SURFACE AS NEEDED TO ACHIEVE A CODE-COMPLIANT NON-SLIP SURFACE.

- b.c.e. MAINTAIN ALL WATER CHEMISTRY.
b.c.f. THE OWNER SHALL MAINTAIN WRITTEN DAILY RECORDS TO ACCURATELY RECORD THE MAINTENANCE PERFORMED AND THE CONDITIONS MAINTAINED TO PROVIDE A SAFE ENVIRONMENT.
b.c.g. ALL PUMPING SYSTEMS, FILTRATION SYSTEMS, CHEMICAL SYSTEMS, UNDERWATER LIGHTING SYSTEMS, OVERHEAD LIGHTING SYSTEMS, ETC. SHALL BE MAINTAINED AND OPERATED TO BE LIKE-NEW, FULLY FUNCTIONAL, AND OPERATE CORRECTLY AT THE DESIGN POINTS SET FORTH BY THE ENGINEER OF RECORD AND OTHER CONSULTANTS.
b.c.h. EXPANSION JOINTS WILL REQUIRE FREQUENT AND REGULAR MAINTENANCE TO MAINTAIN THE WATER-PROOFING AND AESTHETIC QUALITY OF THE JOINTS.
b.c.i. TEXTURED DECK FINISHES THAT PROVIDE FITTING AND CREVICES OF MORE THAN 3/16 (4.8 MM) DEEP THAT ACCUMULATE SOIL ARE PROHIBITED IF SETTLING OR WEATHERING OCCURS THAT WOULD CAUSE STANDING WATER, THE ORIGINAL SLOPES SHALL BE RESTORED OR CORRECTIVE DRAINS INSTALLED.
b.c.j. PROVIDING A SAFE SWIMMING AND RECREATIONAL ENVIRONMENT IS A CRITICAL MANDATE THAT THE OWNER SHALL CONTROL, EXERCISE, AND EXERT COMPLETE CARE IN ORDER TO ENSURE A HAZARD-FREE, REGULATED, SAFE ENVIRONMENT, ALLOWING THE BATHERS, GUESTS, PATRONS, OCCUPANTS, AND RESIDENTS TO USE THE WATER FEATURE FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER.

- c. SITE PREPARATION:
c.a. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES FROM DAMAGE BY ACCEPTABLE METHODS.
c.b. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR EMBEDS, OPENINGS, SLEEVES, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS.
c.c. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS BEFORE STARTING WORK.
c.d. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.
c.e. CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGING ANY EXISTING UTILITIES. ANY DAMAGE TO THE EXISTING UTILITIES SHALL BE REPORTED TO ALL AFFECTED PARTIES.
c.f. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER FROM EXCAVATIONS AND DEWATERING OPERATIONS IN SUCH A WAY AS TO NOT CAUSE INCONVENIENCE TO THE WORK AND DAMAGE TO THE STRUCTURAL ELEMENTS.
c.g. CONTRACTOR SHALL BE RESPONSIBLE FOR SATISFYING ALL NPDES REQUIREMENTS AND SHALL INSTALL A SILT FENCE MEETING THE REQUIREMENTS OF THE LOCAL JURISDICTION PRIOR TO STARTING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND PROTECTING ALL MATERIAL BROUGHT ON SITE AND SHALL RESTORE ALL AREAS IMPACTED BY THE CONSTRUCTION WORK TO PREEXISTING CONDITION OR BETTER AND SHALL NOT IMPACT DRAINAGE/LAKE OR ANY OTHER EASEMENTS WITHOUT EASEMENT OWNER CONSENT.

- d. STRUCTURAL NOTES:
d.a. GENERAL:
d.a.a. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH ASCE 7-16, ASCE 24, ACI 318-19, AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL ORDINANCES.
d.a.b. STRUCTURE SHALL BE CONSTRUCTED OF CONCRETE AND SHALL BE WATERTIGHT AND FREE FROM STRUCTURAL AND NUISANCE CRACKS.
d.a.c. CONCRETE STRUCTURE TO BE WATER TIGHTNESS TESTED IN ACCORDANCE WITH ACI 308.1. STRUCTURE MUST BE VERIFIED TO BE WATERTIGHT PRIOR TO THE APPLICATION OF ANY WATERPROOFING AND FINISH MATERIALS.
d.a.d. SHOP DRAWINGS ARE AN AND FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE STRUCTURAL DRAWINGS. IT SHALL BE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST STRUCTURAL DRAWINGS.

- d.a.e. FOUNDATION NOTES:
d.a.e.a. SUBGRADE AND BACKFILL SOIL SHALL HAVE A MINIMUM ALLOWABLE FOUNDATION PRESSURE OF 2,000 PSF AND SHALL BE VERIFIED BY A LICENSED PROFESSIONAL ENGINEER.
d.a.e.b. VERY LOW EXPANSIVE SOIL SHALL BE COMPACTED TO 95% RELATIVE COMPACTION AT OPTIMUM MOISTURE CONDITIONS.
d.a.e.c. EXPANSIVE SOIL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION AT OVER OPTIMUM MOISTURE CONDITIONS.
d.a.e.d. SOIL BENEATH THE STRUCTURE SHALL BE UNIFORMLY MOIST WITH THE SAME STIFFNESS THROUGHOUT.
d.a.e.e. IF A CUT/FILL TRANSITION OCCURS BENEATH THE STRUCTURE THE CUT PORTION SHOULD BE OVEREXCAVATED TO A MINIMUM DEPTH OF 4 FT AND REPLACED WITH COMPACTED FILL. THE STRUCTURE IS NOT DESIGNED FOR SATIATED SOIL CONDITIONS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY SOILS CONDITIONS OR USE A QUALIFIED GEOLOGIST OR SOILS ENGINEER TO MAKE SITE SPECIFIC RECOMMENDATIONS.
d.a.e.f. THE BOTTOM OF EXCAVATIONS SHALL NOT SLOPE TOWARD FOUNDATIONS OF STRUCTURES.
d.a.e.g. EXCAVATIONS AND TRENCHING MAY BE SUBJECT TO CAVING OR SLOUGHING. SHORING OR BACKCUTS AT 2:1 OR 1:1 SLOPES MAY BE REQUIRED. ACE DOES NOT PROVIDE SAFETY ENGINEERING, CONSULTATION OR REVIEW. SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
d.a.e.h. AN EXCAVATION INSPECTION IS REQUIRED BY A QUALIFIED GEOLOGIST OR SOILS ENGINEER PRIOR TO INSTALLING A SUBDRAIN SYSTEM, REINFORCING STEEL AND/OR PLUMBING. ACI AND/OR CONTRACTOR RESERVE THE RIGHT TO REQUIRE A SOILS FIELD REPORT TO BE PREPARED AT THE OWNER'S EXPENSE AFTER EXCAVATION IS COMPLETE IF THEY DETERMINE THAT UNEXPECTED CONDITIONS MAY WARRANT FURTHER INVESTIGATION.
d.a.e.i. FREEZE-THAW CONDITIONS REQUIRE ADDITIONAL MIX DESIGN PARAMETERS INCLUDING BUT NOT LIMITED TO LOWER WATER-CEMENTITIOUS MATERIALS RATIOS AND AIR ENTRAINMENT. [ACI318 4.2] d.d.g. SULFATE-CONTAINING SOIL REQUIRES ADDITIONAL MIX DESIGN PARAMETERS INCLUDING BUT NOT LIMITED TO LOWER WATER-CEMENTITIOUS MATERIALS RATIOS, HIGHER COMPRESSIVE STRENGTHS AND DIFFERENT CEMENT TYPES. [ACI318 4.3]
d.a.e.k. A SUBDRAIN SYSTEM IS RECOMMENDED AS DESCRIBED HEREIN.

- d.d.g.k.a. HYDROSTATIC PRESSURE RELIEF VALVES SHALL BE INSTALLED.
d.d.g.k.b. PRIOR TO POURING OR SHOTCRETE, SOILS SHALL BE MOISTENED TO 2% ABOVE OPTIMUM TO A DEPTH OF 18" (450MM) TO PROMOTE UNIFORM CURING AND MINIMIZE UNSIGHTLY SHRINKAGE CRACKS.
d.d.g.k.c. DRAINAGE SHALL BE INSTALLED TO ELIMINATE FLOW OVER SLOPES, GROUND SATURATION AND PONDING WATER.
d.d.g.l. WATER SHAPES, DECKING AND OTHER STRUCTURES BUILT WITHIN 20 FT OR 1/2 OF SLOPE HEIGHT (H/3) WILL MOVE AND TILT TOWARD THE SLOPE. NON-LEVEL STRUCTURES MAY BE AESTHETICALLY UNACCEPTABLE AND EDGES MAY NOT PERFORM AS INTENDED.
d.d.g.m. MOST STRUCTURES SETTLE AND CRACK WITHOUT STRUCTURAL FAILURE; HOWEVER, WATERSHAPES THAT SETTLE, DIFFERENTIALLY SETTLE, TILT, AND/OR CRACK DUE TO SOILS OR SEISMICITY MAY LEAK AND FAILURES MAY RESULT OR PARTIAL OR TOTAL FUNCTIONAL AND ECONOMIC LOSS.
d.d.g.n. STRUCTURE SHALL BE BACKFILLED WITH CLEAN GRANULAR SOIL FREE OF ORGANICS AND OTHER DELETERIOUS MATERIALS AND COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR DENSITY PER ASTM-D 1557.

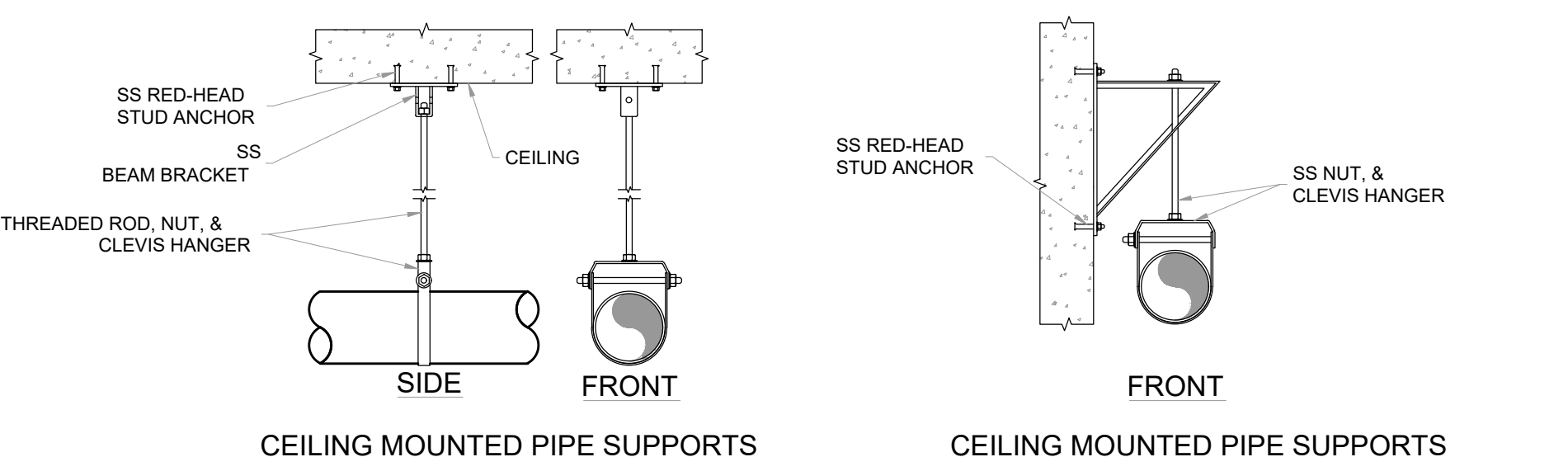
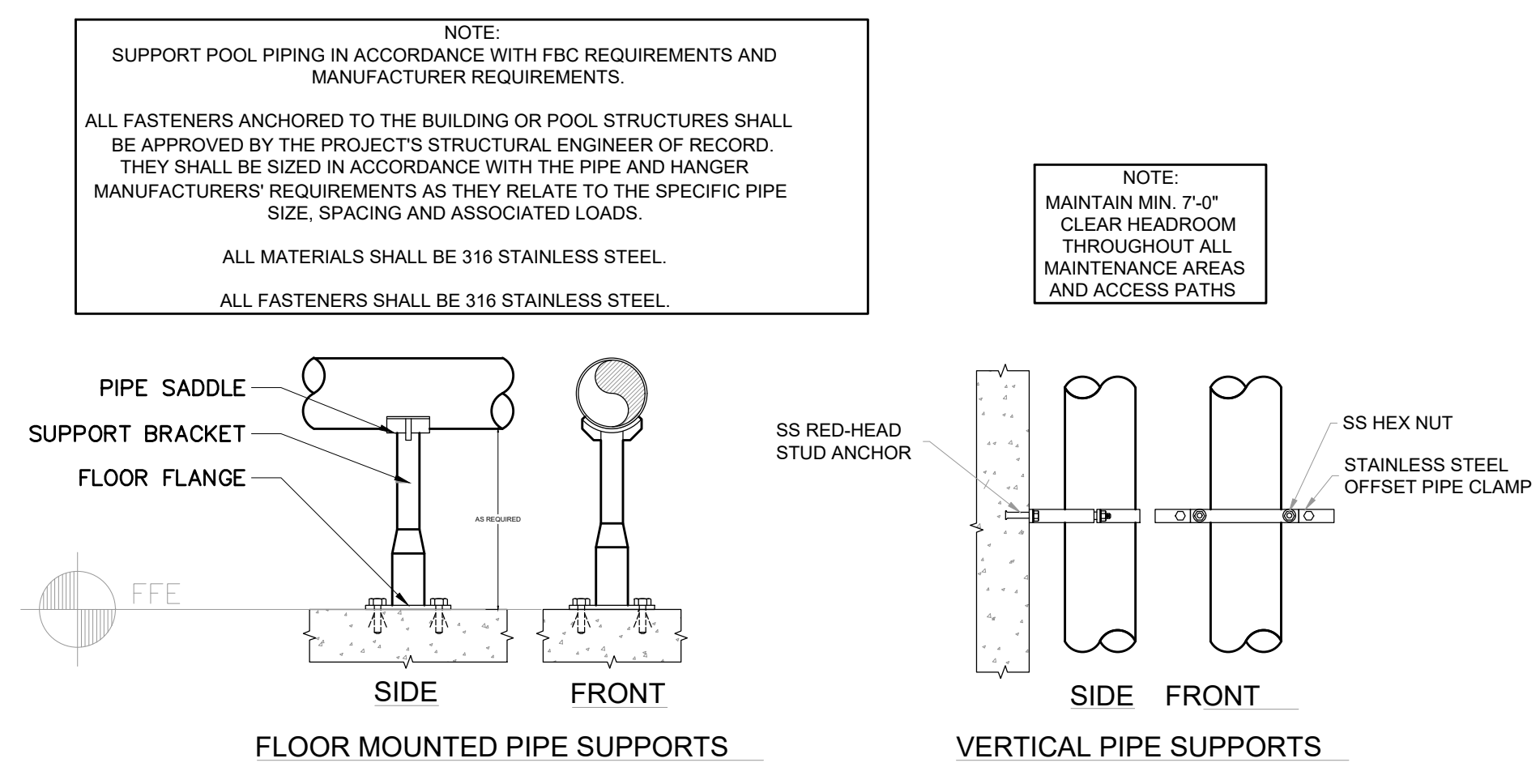
- d.d.h. POURED IN PLACE CONCRETE / PNEUMATICALLY APPLIED CONCRETE:
d.d.h.a. ALL CONCRETE PROPORTIONING, MIXING, TRANSPORTATION, PLACING, AND CURING SHALL CONFORM TO ACI 301. ALL CONCRETE SHALL BE LABORATORY DESIGNED AND CONTROLLED TO MEET THE REQUIREMENTS OF ACI 318 AND THE PROJECTS DESIGN CODE.
d.d.h.b. CONCRETE SHALL CONFORM TO THE FOLLOWING:
d.d.h.b.a. MIN. 28-DAY COMPRESSIVE STRENGTH = 4,000 PSI
d.d.h.b.b. AGGREGATE TYPE = NORMAL WEIGHT
d.d.h.b.c. MAX. WATER/CEMENT RATIO = 0.40
d.d.h.c. FORM WORK SHALL COMPLY WITH ACI 347-88 "GUIDE TO FORMWORK FOR CONCRETE".
d.d.h.d. NO WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.
d.d.h.e. CONTRACTOR SHALL CONTRACT AN INDEPENDENT TESTING LABORATORY TO PERFORM CONCRETE CYLINDER TESTS AS FOLLOWS: NOT LESS THAN FOUR CYLINDERS PER DAY OF CONCRETE PLACEMENT OR FOUR CYLINDERS PER 50 CUBIC YARDS (OR LESS) OF PLACED CONCRETE.

- d.d.h.e.a. ONE CYLINDER FROM EACH BATCH SHALL BE TESTED AT 7 DAYS, TWO AT 28 DAYS, AND ONE RETAINED FOR RECORD.
d.d.h.f. TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 301.
d.d.h.g. ALL PNEUMATICALLY PLACED CONCRETE SHALL CONFORM TO APPLICABLE REQUIREMENTS OF ACI 506.2 SPECIFICATIONS FOR SHOTCRETE.
d.d.h.h. CONTRACTOR SHALL CONTRACT AN INDEPENDENT TESTING LABORATORY TO TEST AND VERIFY PNEUMATICALLY PLACED CONCRETE IN ACCORDANCE WITH ACI STANDARDS.
d.d.i. REINFORCING STEEL:
d.d.i.a. REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 318-19 AND CRSI STANDARDS.
d.d.i.b. REINFORCING STEEL SHALL BE GRADE 60 DEFORMED BARS CONFORMING TO ASTM A615/A615M-09b AND SHALL BE NEW AND FREE OF RUST.
d.d.i.c. REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE.
d.d.i.d. ALL REINFORCING SHALL TERMINATE WITH ACI STANDARD HOOKS AT DISCONTINUOUS EDGES OR ENDS.
d.d.i.e. ALL LAP SPLICES SHALL BE TENSION CLASS "B" UNLESS NOTED OTHERWISE. ALL REINFORCING BARS SHALL BE LAPPED 48 DIA. AT SPLICES AND CORNERS UNLESS OTHERWISE NOTED. TERMINATE CONTINUOUS BARS AT NON-CONTINUOUS ENDS WITH STANDARD HOOKS.
d.d.i.f. MINIMUM CONCRETE COVER FOR REINFORCEMENT:
d.d.i.f.a. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:
d.d.i.f.a.a. ALL SIZES: 3"
d.d.i.f.b. CONCRETE EXPOSED TO EARTH OR WEATHER:
d.d.i.f.b.a. #5 BARS AND LARGER: 2"
d.d.i.f.b.b. #5 BARS AND SMALLER: 1.5"
d.d.i.f.c. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH:
d.d.i.f.c.a. SLABS AND WALLS: 1.5"
d.d.i.f.c.b. BEAMS AND COLUMNS: 1.5"

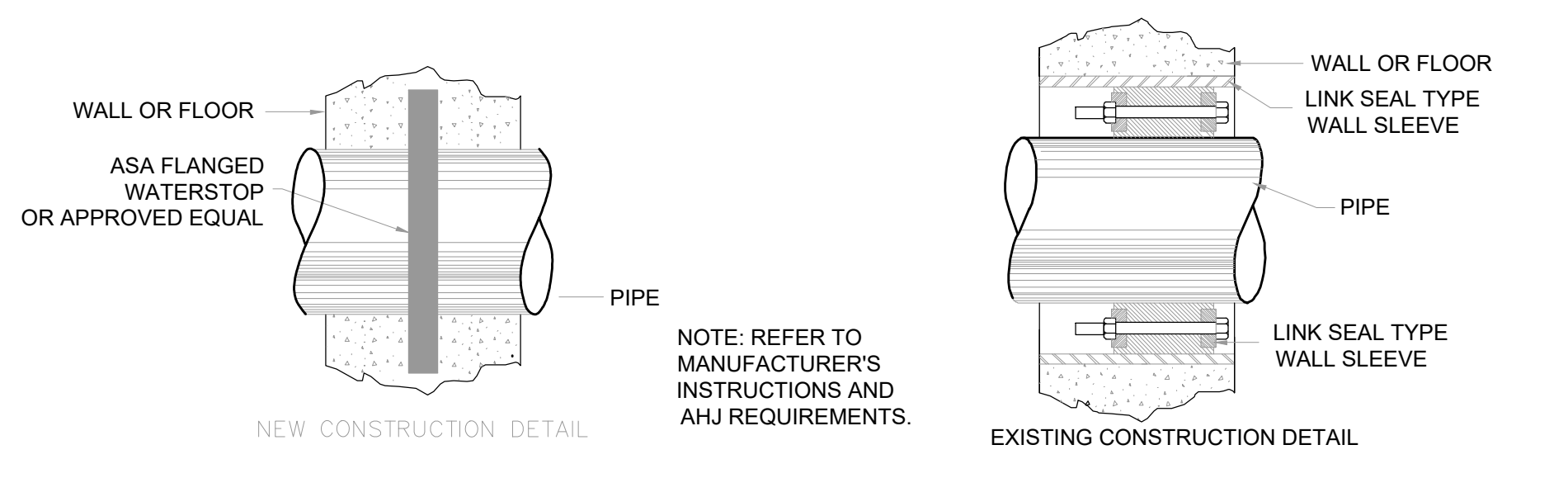
- e. PIPING NOTES:
e.a. GENERAL:
e.a.a. ALL PIPE AND FITTINGS SHALL BE MANUFACTURED IN COMPLIANCE WITH ASTM D1784, D1785, AND D2665.
e.a.b. ALL SOLVENT CEMENTS USED TO GLUE PIPING TOGETHER SHALL BE MANUFACTURED IN COMPLIANCE WITH ASTM D2664 AND BE LISTED FOR NSF STANDARD 61 FOR POTABLE WATER. SOLVENT WELDS SHALL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER AND INDUSTRY STANDARDS.
e.a.c. ALL TYPES OF PLASTIC (PETRO-CHEMICAL) PIPING & FITTINGS EXPOSED TO SUNLIGHT SHALL BE COATED WITH AN ULTRAVIOLET INHIBITOR.
e.a.d. ALL PIPE AND FITTINGS SHALL BE MANUFACTURED IN THE USA, USING DOMESTIC MATERIALS, BY AN ISO 9001 CERTIFIED MANUFACTURER. ALL PIPE SHALL BE STORED INDOORS AFTER PRODUCTION AT THE MANUFACTURING SITE UNTIL SHIPPED FROM FACTORY. THIS PIPE SHALL CARRY THE NATIONAL SANITATION FOUNDATION (NSF) SEAL OF APPROVAL FOR POTABLE WATER APPLICATIONS AND SHALL BE IMPRINTED WITH THE MANUFACTURER'S NAME AND THE NSF-PW LOGO.
e.a.e. ALL PIPING AND FITTINGS SHALL BE SPEARS MANUFACTURING OR APPROVED EQUAL.
e.a.f. ALL VALVES ARE PROPORTIONAL FLOW TYPE VALVES (BALL, WAFER, OR BUTTERFLY). GATE VALVES ARE NOT ACCEPTABLE.
e.a.g. ACTUAL LAYOUT AND LOCATIONS OF EQUIPMENT AND PIPING MAY DIFFER IN THE FIELD DUE TO UNFORESEEN CONDITIONS OR OTHER FACTORS. CONTRACTOR TO VERIFY EQUIPMENT AND PLUMBING LAYOUTS AGAINST FIELD CONDITIONS PRIOR TO STARTING WORK.
e.a.h. PIPING INSTALLED ABOVE GRADE SHALL BE SUPPORTED THROUGHOUT ITS ENTIRE LENGTH IN ACCORDANCE WITH PROVISIONS OUTLINED BELOW AND THE PIPE MANUFACTURER'S RECOMMENDATIONS.
e.a.h.a. HORIZONTAL PIPING RUNS SHALL BE SUPPORTED AT 4' MAX. ON CENTER.
e.a.h.b. VERTICAL PIPING RUNS SHALL BE SUPPORTED AT 10' MAX. ON CENTER.
e.a.h.c. SECURE ALL CHEMICAL FEEDER TUBING. NO LOOSE TUBING IS PERMITTED.
e.a.h.d. WHERE HORIZONTAL PIPES 4 INCHES (102 MM) AND LARGER CONVEY DRAINAGE OR WASTE, AND WHERE A PIPE FITTING CHANGES THE FLOW DIRECTION GREATER THAN 45 DEGREES (0.79 RAD), RIGID BRACING OR OTHER RIGID SUPPORT ARRANGEMENTS SHALL BE INSTALLED TO RESIST MOVEMENT OF THE UPSTREAM PIPE IN A DIRECTION OPPOSITE THE PIPE FLOW.
e.a.h.f. ANCHORAGE SHALL BE PROVIDED TO RESTRAIN DRAINAGE PIPING FROM AXIAL MOVEMENT.
e.a.h.g. THE ANNULAR SPACE BETWEEN THE OUTSIDE OF A PIPE AND THE INSIDE OF A PIPE SLEEVE OR BETWEEN THE OUTSIDE OF A PIPE AND AN OPENING IN A BUILDING WALL, FLOOR, OR CEILING SHALL BE SEALED IN AN APPROVED MANNER WITH CAULKING MATERIAL, FOAM SEALANT OR CLOSED WITH A GASKETING SYSTEM. THE CAULKING MATERIAL, FOAM SEALANT OR GASKETING SYSTEM SHALL BE DESIGNED FOR THE CONDITIONS AT THE PENETRATION LOCATION AND SHALL BE COMPATIBLE WITH THE PIPE, SLEEVE AND BUILDING MATERIALS IN CONTACT WITH THE SEALING MATERIALS. ANNULAR SPACES CREATED BY PIPES PENETRATING FIRE-RESISTANCE-RATED ASSEMBLIES OR MEMBERS OF SUCH ASSEMBLIES SHALL BE SEALED OR CLOSED IN ACCORDANCE WITH SECTION 714 OF THE FLORIDA BUILDING CODE, BUILDING.
e.a.h.g.a. IN OR ON STRUCTURES WHERE OPENINGS HAVE BEEN MADE IN WALLS, FLOORS OR CEILINGS FOR THE PASSAGE OF PIPES, THE ANNULAR SPACE BETWEEN THE PIPE AND THE SIDES OF THE OPENING SHALL BE SEALED WITH CAULKING MATERIALS OR CLOSED WITH GASKETING SYSTEMS COMPATIBLE WITH THE PIPING MATERIALS AND LOCATIONS.
e.a.h.g.b. PENETRATIONS OF FLOOR/CEILING ASSEMBLIES AND ASSEMBLIES REQUIRED TO HAVE A FIRE-RESISTANCE RATING SHALL BE PROTECTED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, BUILDING.
e.a.h.g.b.a. PENETRATIONS THROUGH FIRE RATED WALLS AND SLABS SLAB SHALL BE SEALED USING AN APPROVED PRODUCT APPROPRIATE FOR THE FIRE RATING OF THE PENETRATED MEMBER. REFER TO THE ARCHITECT FOR RATED WALL AND SLAB LOCATIONS.
e.a.h.g.c. DESIGN OF RODENT PROOFING AND FIRE PROOFING IS BY OTHERS.
e.a.h.g.d. PIPES PASSING THROUGH WALLS AND FLOORS SHALL BE PROTECTED AGAINST EXTERNAL CORROSION BY A PROTECTIVE SHEATHING OR WRAPPING OR OTHER MEANS THAT WILL WITHSTAND ANY REACTION FROM CORROSIIVE MATERIAL. SHEATHING OR WRAPPING SHALL ALLOW FOR MOVEMENT INCLUDING EXPANSION AND CONTRACTION OF PIPING. MINIMUM WALL THICKNESS OF MATERIAL SHALL BE 0.010 INCH (0.25 MM).
e.a.h.g.e. PIPING IN A PLUMBING SYSTEM SHALL BE INSTALLED SO AS TO PREVENT STRAINS AND STRESSES THAT EXCEED THE STRUCTURAL STRENGTH OF THE PIPE. WHERE NECESSARY, PROVISIONS SHALL BE MADE TO PROTECT PIPING FROM DAMAGE RESULTING FROM EXPANSION, CONTRACTION AND STRUCTURAL SETTLEMENT.
e.a.h.g.f. ANY PIPE THAT PASSES THROUGH A WALL OR SLAB SHALL BE PROVIDED WITH A PIPE SLEEVE. THE SLEEVE SHALL BE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH THE WALL AND SHALL SEALED SO AS TO BE WATERTIGHT, RODENT PROOF, AND FIRE/SMOKE PROOFED WHERE REQUIRED. REFER TO PIPE SLEEVE MANUFACTURER FOR EXACT SIZING REQUIREMENTS.

- f. FINISH NOTES:
f.a. ALL FINISHES SHOWN ON THESE DRAWINGS ARE GENERIC. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR FINAL FINISH SELECTION.
f.b. POOL WATER CHEMISTRY AND BALANCE WILL IMPACT THE PERFORMANCE/SERVICEABILITY OF THE POOL FINISH AND INSTALLATION MATERIALS AND SHOULD BE MONITORED AND MAINTAINED BY A POOL MAINTENANCE PROFESSIONAL.
f.c. CONSULT ALL MATERIAL MANUFACTURERS FOR MATERIAL COMPATIBILITY, SUITABILITY FOR USE IN POOL AND WATER FEATURES, AND ENVIRONMENTAL EXPOSURE RECOMMENDATIONS PRIOR TO PURCHASE AND INSTALL OF ALL MATERIALS.
f.d. ALL SURFACES MUST BE FREE OF GREASE, OIL, WAX, CURING COMPOUNDS, OR OTHER BOND INHIBITING COATINGS PRIOR TO WATERPROOFING AND FINISH INSTALLATION. PRESSURE WASH MECHANICALLY SCORIFY IF NECESSARY.
f.e. A WATER FILL TEST (CONDUCTED BY THE SHELL CONTRACTOR) SHALL BE PERFORMED IN ACCORDANCE WITH ACI 350.1 PRIOR TO FINISHING. DEFECTS IN THE STRUCTURE (E.G. ACTIVE WATER LEAKS, CRACKS, UNSOUND CONCRETE, ETC.) MUST BE REPAIRED PRIOR TO FINISH WORK.
f.f. A SECOND WATER FILL TEST (CONDUCTED BY THE WATERPROOFING CONTRACTOR) SHALL BE PERFORMED IN ACCORDANCE WITH ACI 350.1 AFTER THE CEMENTITIOUS WATERPROOFING HAS BEEN APPLIED AND CURED PER THE MANUFACTURER'S DIRECTIONS AND PRIOR TO FINISH INSTALLATION. DEFECTS IN THE STRUCTURE (E.G. ACTIVE WATER LEAKS, CRACKS, UNSOUND CONCRETE, ETC.) MUST BE REPAIRED PRIOR TO COMMENCEMENT OF FINISH INSTALLATION.
f.g. HORIZONTAL TILE USED IN WHICH IS LESS THAN 5" (127 MM) OF WATER MUST BE SLIP RESISTANT. (FBC DEFINITIONS: SLIP RESISTANT MEANS HAVING A TEXTURED SURFACE WHICH IS NOT CONDUCTIVE TO SLIPPING UNDER CONTACT OF BARE FEET UNLIKE GLAZED TILE OR MASONRY TERRAZZO AND NONTXTURED PLASTIC MATERIALS. MANUFACTURED SURFACE PRODUCTS SHALL BE DESIGNATED BY THE MANUFACTURER AS SUITABLE FOR WALKING SURFACES IN WET AREAS.)
f.h. A MINIMUM 4" (102 MM) TILE LINE. EACH TILE A MINIMUM SIZE OF 1" (25 MM) ON ALL SIDES, SHALL BE INSTALLED AT THE WATER LINE, BUT SHALL NOT EXCEED 12" (305 MM) IN HEIGHT IF A DARK COLOR IS USED. GUTTER-TYPE POOLS MAY SUBSTITUTE 2" (51 MM) TILE. EACH A MINIMUM SIZE OF 1" (25 MM) ON ALL SIDES, ALONG THE POOL WALL EDGE OF THE GUTTER LIP.
f.i. ONE-INCH (25 MM) SQUARE TILE MAY BE USED IF THE MANUFACTURER HAS SPECIFIED THE ADHESIVE FOR USE UNDERWATER TO ADHERE THE TYPE OF TILE USED (VITREOUS (GLASS) OR CERAMIC). TILES SHALL NOT HAVE SHARP EDGES EXPOSED THAT COULD CAUSE BATHER INJURY.
f.j. ALL TILE MATERIALS AND INSTALLATIONS SHALL COMPLY WITH TCNA P602 AND MANUFACTURERS' RECOMMENDATIONS.
f.k. CERAMIC TILE MUST ADHERE TO AND COMPLY WITH ANSI A137.1 AND BE RECOMMENDED IN WRITING BY THE MANUFACTURER FOR USE IN POOLS AND WATER FEATURES. TILE NOT COVERED BY ANSI A137.1 MUST BE RECOMMENDED IN WRITING BY THE MANUFACTURER FOR USE IN POOLS AND WATER FEATURES. CONSULT WITH THE TILE MANUFACTURER FOR ENVIRONMENTAL EXPOSURE CLASS RECOMMENDATIONS. NOT ALL CERAMIC TILES ARE SUITABLE.
f.l. GLASS TILE MUST ADHERE TO AND COMPLY WITH ANSI A137.2 AND BE RECOMMENDED IN WRITING BY THE MANUFACTURER FOR USE IN POOLS AND WATER FEATURES. TILE NOT COVERED BY ANSI A137.2 MUST BE RECOMMENDED IN WRITING BY THE MANUFACTURER FOR USE IN POOLS AND WATER FEATURES. CONSULT WITH THE TILE MANUFACTURER FOR ENVIRONMENTAL EXPOSURE CLASS RECOMMENDATIONS. NOT ALL GLASS TILES ARE SUITABLE.
f.m. CEMENTITIOUS GROUT MUST ADHERE TO AND COMPLY WITH ANSI A118.6 OR BETTER OR ISO C61 OR BETTER. BLUE, GREEN, AND RED GROUTS MAY NOT BE SUITABLE FOR SUBMERGED APPLICATIONS; CONSULT THE MANUFACTURER FOR APPLICATION SUITABILITY. WHEN GLASS TILE IS USED, ONLY USE GROUT SPECIFIED BY THE TILE AND MORTAR MANUFACTURERS.
f.n. EPOXY GROUT MUST ADHERE TO AND COMPLY WITH ANSI A118.3 OR ISO RG. EPOXY GROUT MAY BE AFFECTED BY UV EXPOSURE; CONSULT WITH MANUFACTURER FOR APPLICATION SUITABILITY.
f.o. CEMENTITIOUS BOND COAT MUST ADHERE TO AND COMPLY WITH ANSI A118.15 OR ISO CS21 OR BETTER UNLESS ANSI 118.1 OR ISO C11 IS RECOMMENDED BY THE TILE OR PLASTER MANUFACTURER. WHEN GLASS TILE IS USED, ONLY USE MORTAR DESIGNATED BY THE TILE AND MORTAR MANUFACTURERS. BOND COAT COLOR WILL IMPACT THE FINAL APPEARANCE OF TRANSLUCENT GLASS TILE. CONFIRM BOND COAT COLOR IS ACCEPTABLE PRIOR TO APPLICATION.
f.p. EPOXY BED BOND COAT MUST ADHERE TO AND COMPLY WITH ANSI A118.3 OR ISO R2 OR BETTER.
f.q. MORTAR BED BOND SHALL AHERE TO AND COMPLY WITH ANSI A118.4 OR BETTER OR ISO CS21 OR BETTER.
f.r. SUPPORT THE WEIGHT OF THE BONDED MORTAR BED AND FINISH ASSEMBLY; CONSULT MANUFACTURER FOR APPLICATION SUITABILITY.
f.s. FLEXIBLE SEALANT MUST ADHERE TO AND COMPLY WITH ASTM C90 AND SUITABLE FOR POOL APPLICATIONS. REFER TO TCNA EJ171 FOR MOVEMENT JOINT GUIDELINES.
f.t. ALL INTERIOR POOL SURFACES (TO INCLUDE TOP OF POOL BEAM) SHALL BE WATER PROOFED WITH BASECRETE WATERPROOFING SYSTEM IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS. CONFIRM MATERIAL COMPATIBILITIES PRIOR TO APPLICATION.
f.t.a. WATERPROOFING MATERIAL SHALL BE CEMENTITIOUS AND SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS. CONSULT

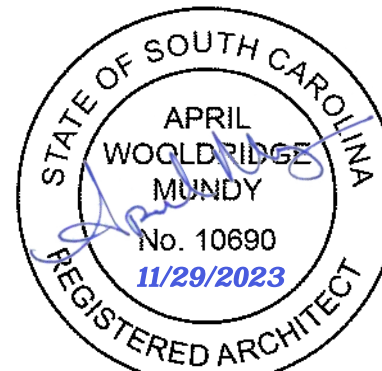
- WITH THE MANUFACTURER FOR INSTALLATION REQUIREMENTS AND TO CONFIRM COMPATIBILITY WITH FINISH MATERIALS PRIOR TO APPLICATION. CONFIRM WATERPROOFING COMPATIBILITY WITH EACH FINISH MANUFACTURER PRIOR TO ANY APPLICATION.
f.u. PLASTER FINISH SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, LATEST EDITION AND MEET THE REQUIREMENTS OF THE MOST CURRENT EDITION OF THE NATIONAL PLASTERERS COUNCIL "TECHNICAL MANUAL". CONFIRM COMPATIBILITY WITH SUBSTRATE MATERIAL PRIOR TO APPLICATION.
f.u.a. THE INTERIOR FINISH COATING FLOORS AND WALLS SHALL BE COMPRISED OF A NONPIGMENTED WHITE CEMENTITIOUS BINDER COMPONENT TOGETHER WITH A SAND/AGGREGATE COMPONENT AND SHALL HAVE A NONTOXIC SMOOTH AND SLIP RESISTANT FINISH.
f.u.b. FLOORS AND WALLS SHALL BE WHITE OR PASTEL IN COLOR AND SHALL HAVE THE CHARACTERISTICS OF REFLECTING RATHER THAN ABSORBING LIGHT. THE FINISH COATING SHALL HAVE A DRY LIGHTNESS LEVEL (CIE L VALUE) OF 80.0 OR GREATER AND A WET LUMINOUS REFLECTANCE VALUE (CIE Y VALUE) OF 50.0 OR GREATER, AS DETERMINED BY TEST RESULTS PROVIDED BY THE MANUFACTURER. UTILIZING TESTING METHODOLOGY FROM AMERICAN STANDARD ASTM D4086, ASTM E1177, ASTM E1178. POOLS CONSTRUCTED OF FIBERGLASS, THERMOPLASTIC, OR STAINLESS STEEL SHALL BE SUBJECT TO THE SAME INTERIOR FINISH COLOR REQUIREMENTS.



PIPE SUPPORT DETAILS SCALE:N.T.S.



PENETRATION DETAILS SCALE:N.T.S.



MBC POOLS
18 BREEZY LANE
HARDEEVILLE, SC 29927
PHONE: 843-405-7244
FITZ SCHULTZE
ADDRESS : LOT 19 OF TRACK 34, BLK 2
VANDERHORST BEACH SUBD., KIAWAH
ISLAND, CHARLESTON COUNTY, SC
CUSTOMER:
DATE : 29-NOV-2023
SHEET: 12 OF 13
ORDER #:
B.D.D.#