

ARCHITECT OF RECORD:

ENGINEER OF RECORD:

**BUILDING: 1**  
**TENANT SPACE: 1C**  
**USE: RETAIL**  
**FLOOR AREA: 2,433 SF**

MERCANTILE: 60 SF / OCCUPANT.  
 NO. OF OCCUPANTS: 41 (MAX).  
 TWO ADA COMPLIANT RESTROOMS  
 EACH W/ (1) TOILET & (1) LAVATORY.  
 BI-LEVEL DRINKING FOUNTAIN.  
 SERVICE SINK.

UTILITY ALLOWANCES:  
 ELECTRIC: 200 AMP5 (GAS ON SITE)

HVAC: 1-TON / 250 SF  
 SAY: 10-TONS

**BUILDING: 1**  
**TENANT SPACE: 1B**  
**USE: RETAIL**  
**FLOOR AREA: 2,434 SF**

MERCANTILE: 60 SF / OCCUPANT.  
 NO. OF OCCUPANTS: 41 (MAX).  
 TWO ADA COMPLIANT RESTROOMS  
 EACH W/ (1) TOILET & (1) LAVATORY.  
 BI-LEVEL DRINKING FOUNTAIN.  
 SERVICE SINK.

UTILITY ALLOWANCES:  
 ELECTRIC: 200 AMP5 (GAS ON SITE)

HVAC: 1-TON / 250 SF  
 SAY: 10-TONS

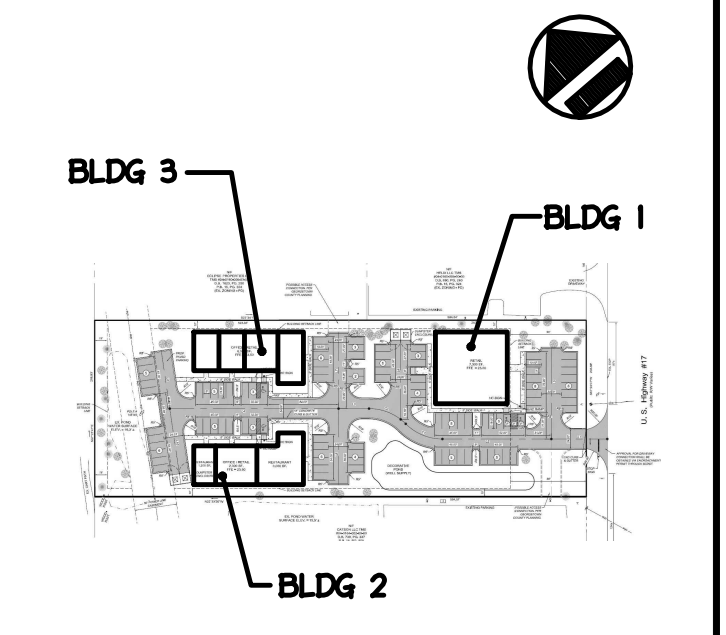
**BUILDING: 1**  
**TENANT SPACE: 1A**  
**USE: RETAIL**  
**FLOOR AREA: 2,433 SF**

MERCANTILE: 60 SF / OCCUPANT.  
 NO. OF OCCUPANTS: 41 (MAX).  
 TWO ADA COMPLIANT RESTROOMS  
 EACH WITH (1) TOILET & (1) LAVATORY.  
 BI-LEVEL DRINKING FOUNTAIN.  
 SERVICE SINK.

UTILITY ALLOWANCES:  
 ELECTRIC: 200 AMP5 (IF GAS ON SITE)  
 300 AMP5 (POSSIBLE IF NO GAS)

HVAC: 1-TON / 250 SF  
 SAY: 10-TONS

**ISSUED FOR  
 CONSTRUCTION  
 PRICING ONLY**



**KEY PLAN**  
 NOT TO SCALE

| REV.     | DATE | DESCRIPTION                                       |
|----------|------|---|
| 03/10/25 |      | ISSUED FOR CONSTRUCTION BUDGETING ONLY            |
| 01/29/25 |      | ADDED SERVICE AND HVAC TONNAGE ALLOWANCES         |
| 01/28/25 |      | ADDED EXTERIOR FINISHES & OCCUPANT CALCS PER CODE |
| 01/23/25 |      | ISSUED TO CLIENT                                  |

**REVISIONS**

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS OR ALTERATIONS BY OTHERS ARE PROHIBITED.

**SITE DEVELOPMENT**

NEW BUILDINGS

OCEAN HIGHWAY (U.S. HWY 17)  
 PAWLEY'S ISLAND, SOUTH CAROLINA

**DRAWING TITLE:**

BUILDING 1:  
 SCHEME 1:  
 FLOOR PLAN

SEAL & SIGNATURE: DATE:  
 PROJECT NO. 2458  
 DRAWN BY: A.J.H.  
 SCALE: AS NOTED  
 DWG. NO.:

**BLDG-1.01.01**

01 OF 04

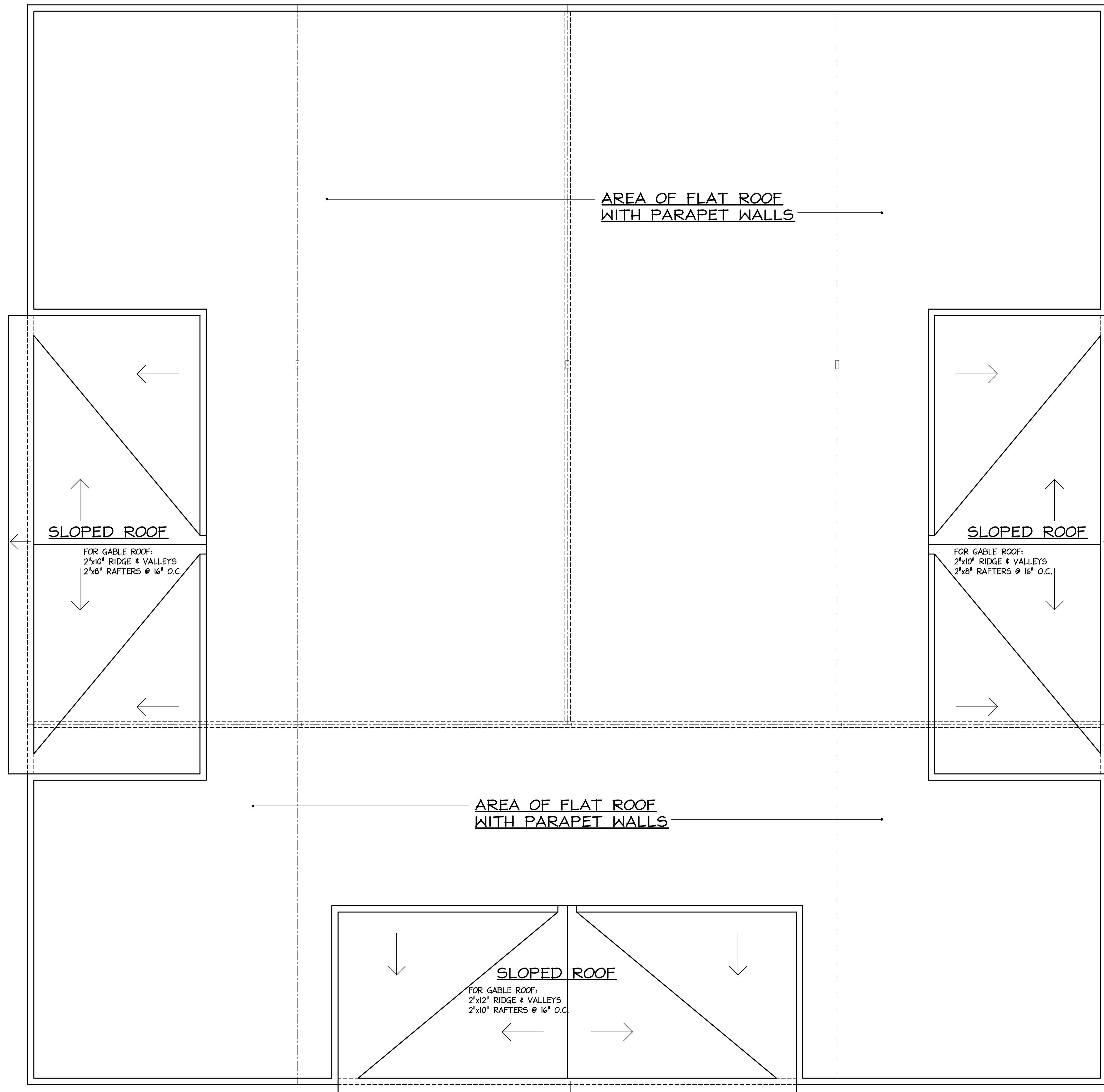
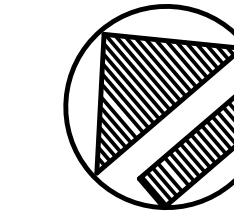


**FRAMING FOR ROOFTOP  
 EQUIPMENT (POINT LOADS)  
 NOT INCLUDED.**

**ALL WOOD TRUSSES TO BE  
 FLAT TYPE.**

**EXTERIOR WALL  
 FRAMING TO BE  
 2"x6" AT 16" O.C.**

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



**BUILDING 1: ROOF PLAN**  
 SCALE: 1/4" = 1'-0"

ARCHITECT OF RECORD:

ENGINEER OF RECORD:

KEY PLAN  
NOT TO SCALE

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SITE:

**SITE DEVELOPMENT**

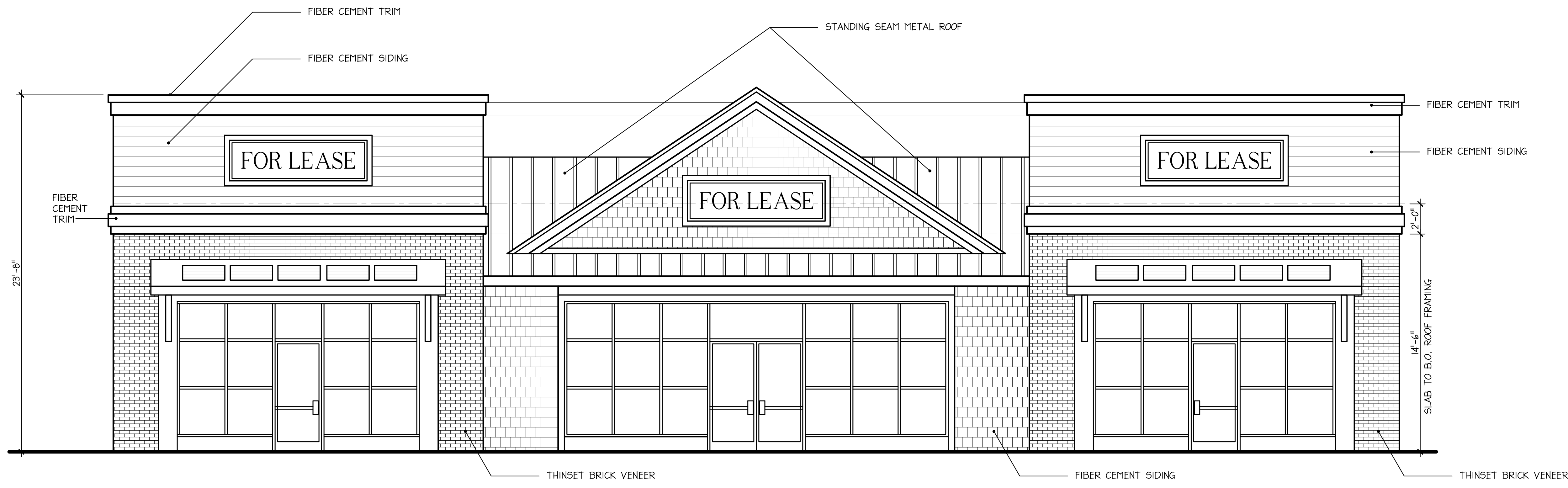
NEW BUILDINGS

OCEAN HIGHWAY (U.S. HWY 17)  
PAWLEY'S ISLAND, SOUTH CAROLINA

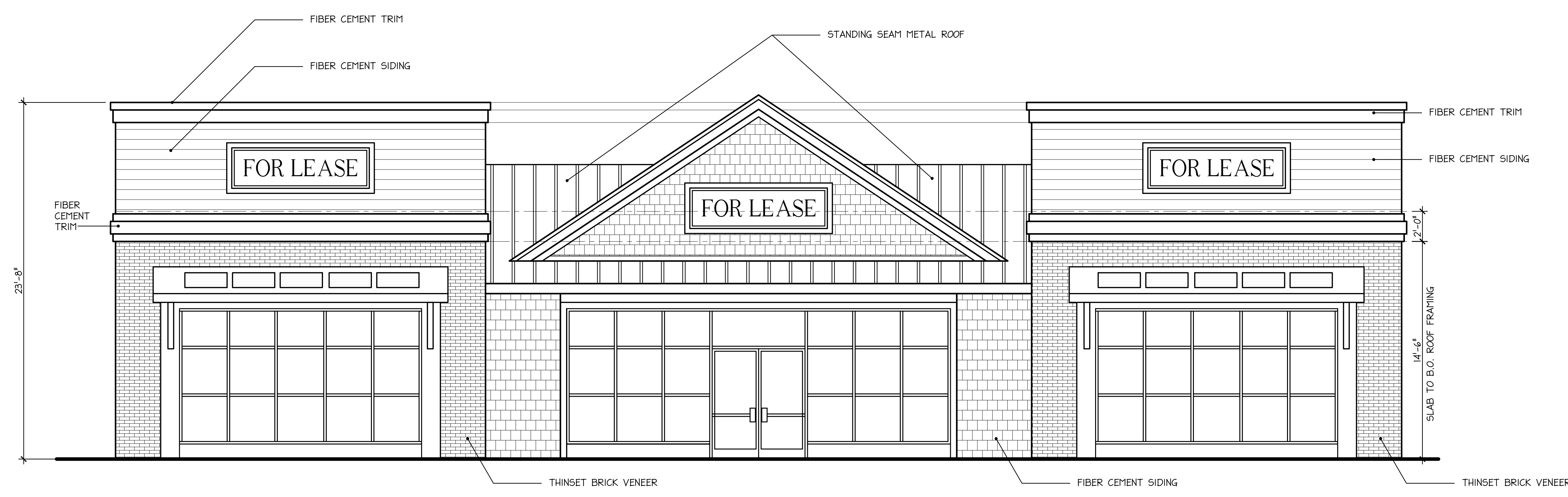
DRAWING TITLE:

BUILDING 1:  
SCHEME 1:  
ROOF PLAN

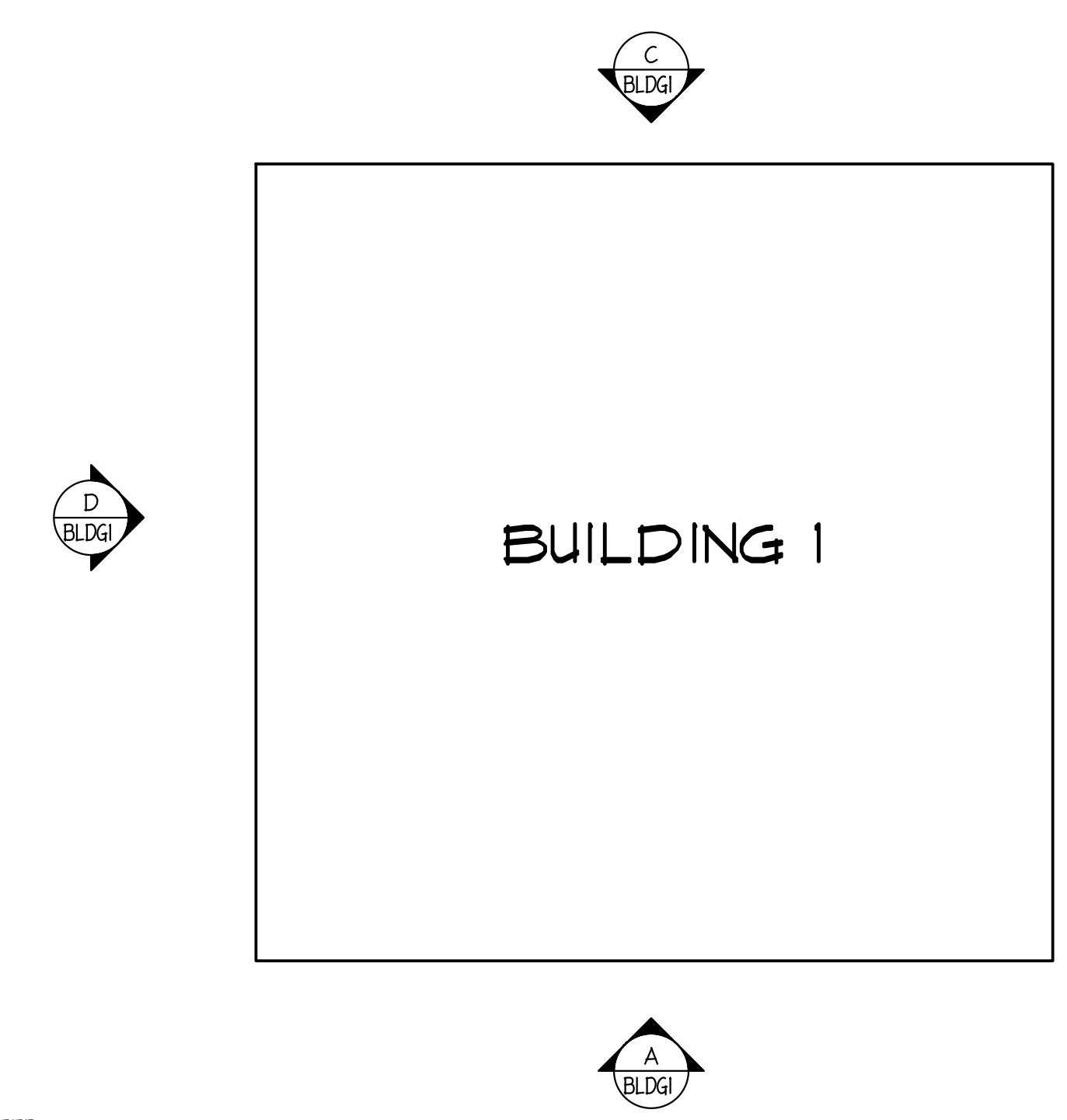
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|-------------------|---------------------|
| SEAL & SIGNATURE: | DATE:               |
|                   | PROJECT NO. 2458    |
|                   | DRAWN BY: AJH       |
|                   | SCALE: AS NOTED     |
|                   | DWG. NO.:           |
|                   | <b>BLDG-1.01.02</b> |
|                   | 02 OF 04            |



**A**  
BLDG1  
**BUILDING 1: ELEVATION A**  
SCALE: 1/4" = 1'-0"



**B**  
BLDG1  
**BUILDING 1: ELEVATION B**  
SCALE: 1/4" = 1'-0"



**3**  
BLDG1  
**ELEVATION KEY PLAN**  
SCALE: 1/16" = 1'-0"

ARCHITECT OF RECORD:

ENGINEER OF RECORD:

**KEY PLAN**  
NOT TO SCALE

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**SITE:**

**SITE DEVELOPMENT**

NEW BUILDINGS

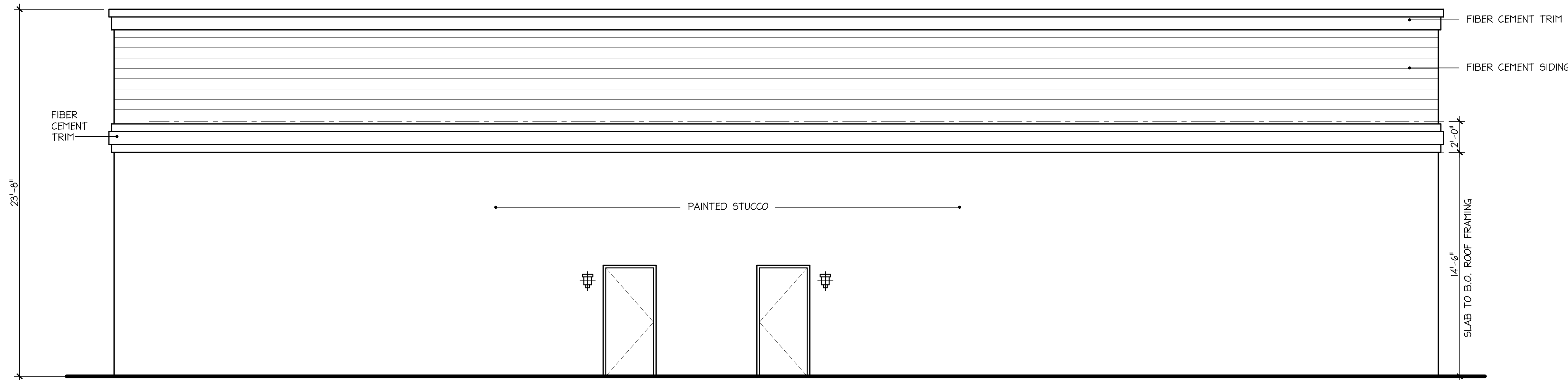
OCEAN HIGHWAY (U.S. HWY 17)  
PAWLEY'S ISLAND, SOUTH CAROLINA

**DRAWING TITLE:**

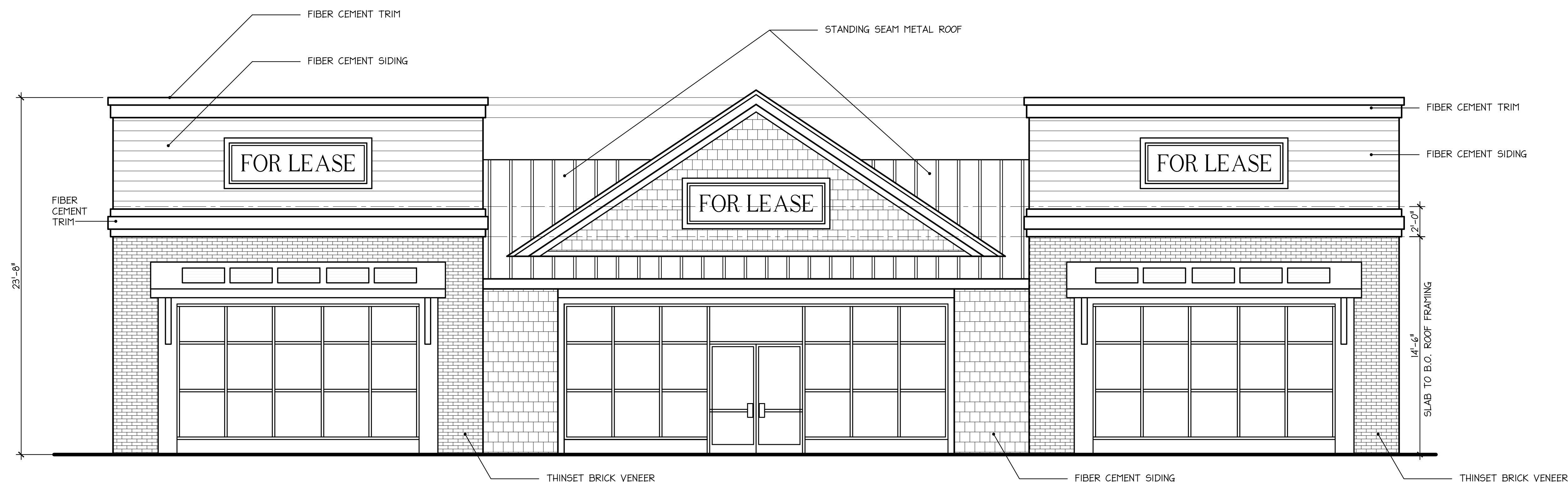
BUILDING 1:  
SCHEME 1:  
EXTERIOR ELEVATIONS

SEAL & SIGNATURE: DATE:  
PROJECT NO. 2458  
DRAWN BY: AJH  
SCALE: AS NOTED  
DWG. NO.:  
**BLDG-1.01.03**

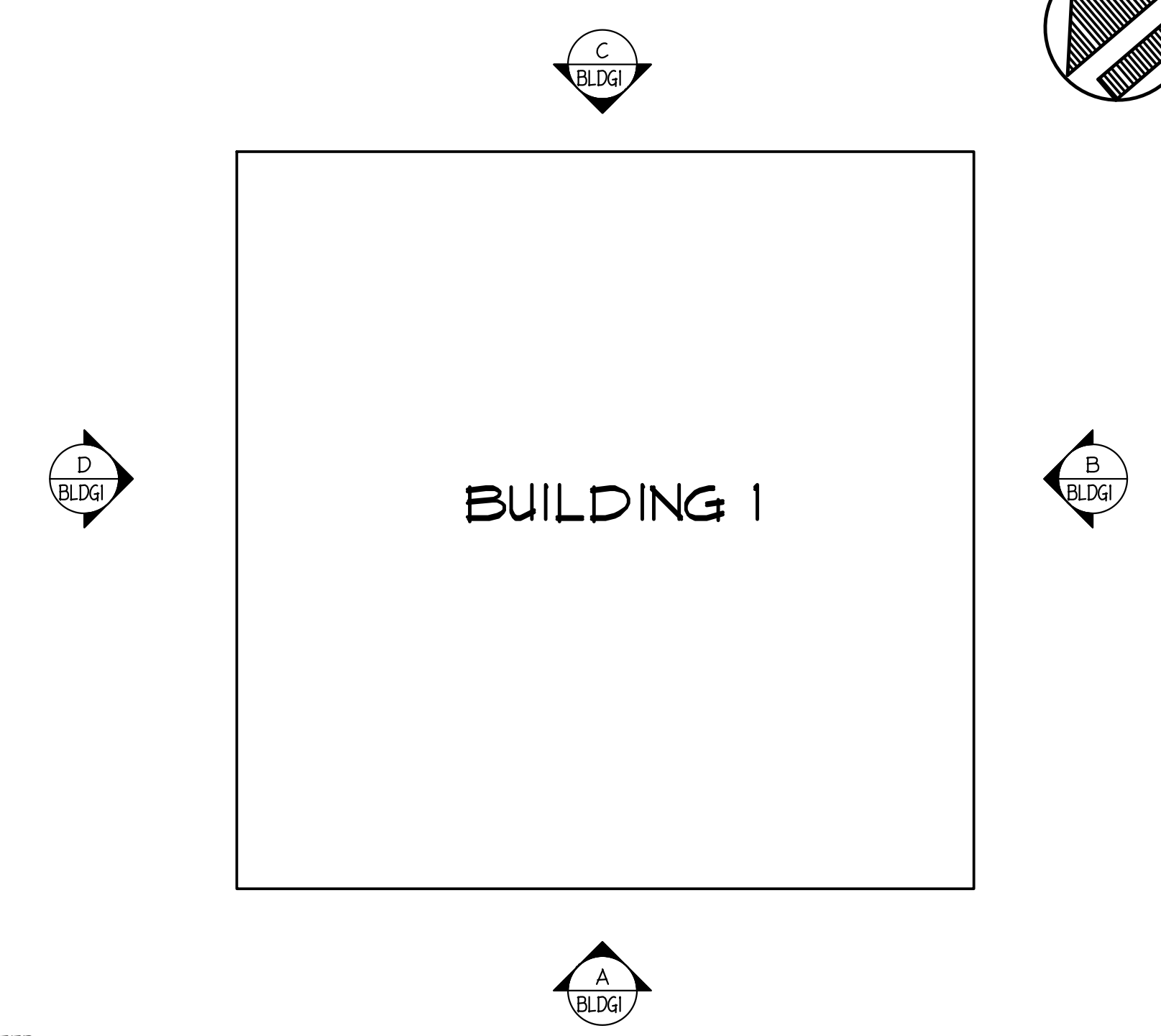
03 OF 04



**C BUILDING 1: ELEVATION C**  
 SCALE: 1/4" = 1'-0"



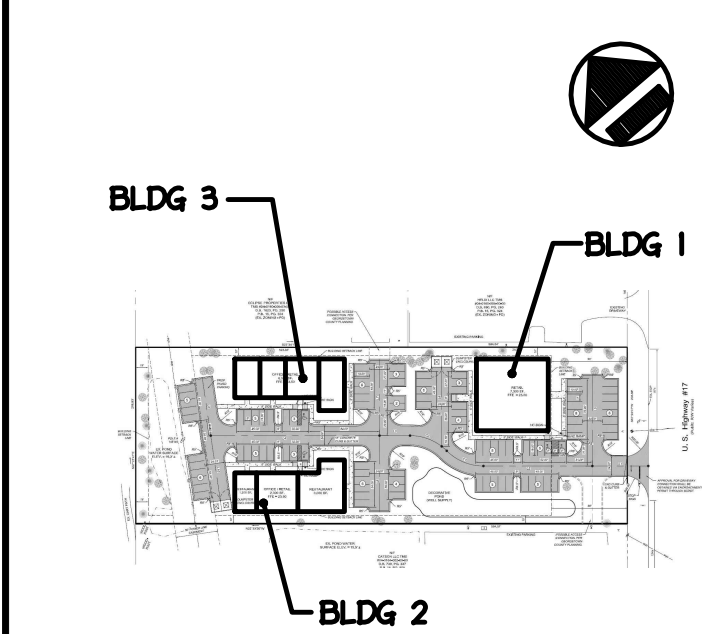
**D BUILDING 1: ELEVATION D**  
 SCALE: 1/4" = 1'-0"



**3 ELEVATION KEY PLAN**  
 SCALE: 1/16" = 1'-0"

ARCHITECT OF RECORD:

ENGINEER OF RECORD:



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**SITE DEVELOPMENT**

**NEW BUILDINGS**

OCEAN HIGHWAY (U.S. HWY 17)  
 PAWLEY'S ISLAND, SOUTH CAROLINA

**DRAWING TITLE:**

**BUILDING 1:  
 SCHEME 1:  
 EXTERIOR ELEVATIONS**

SEAL & SIGNATURE: DATE:  
 PROJECT NO. 2458  
 DRAWN BY: AJH  
 SCALE: AS NOTED  
 DWG. NO.:

**BLDG-1.01.04**

04 OF 04