

NEW OPEN-AIR MARKET:
"DE MAKET"
24 Ma Daisy's Way, Lot B
Final HPC Submittal - 01.10.24

GENERAL NOTES

1. The contractor is responsible for compliance, and shall construct, to all applicable local, state, and federal codes and regulations, in conformance to all industry standards and methods of construction, and per manufacturer's recommended installations. Contractor to file all required certificates of insurance, permits, bonds, and fees prior to commencement of work.
2. All materials will be new, unless otherwise specified. All materials, finishes, and workmanship will meet accepted industry standards, and will be consistent with the plans regarding sizes. A reasonable allowance on all dimensions is allowed according to normal industry standards.
3. For dimensions not shown or in question, the contractor will notify Architect of any discrepancies or conflicts before proceeding.
4. For discrepancies or conflicts between the architectural and engineering drawings, the contractor shall request clarification from the Architect before proceeding.
5. Contractor shall verify all existing field conditions. Any discrepancies shall be brought to the attention of the Architect.
6. Contractor to provide a sample board of exterior materials, finishes and colors for final approval by Owner.
7. Contractor to provide a job sign in accordance with the neighborhood/development regulations.
8. The site is to be kept clean at all times for the duration of the project.
9. The design documents are instruments of professional service and shall remain the property of Pearce Scott Architects. Such instruments shall not be used by the client, or others, for any other purposes without the prior written consent of the Architect. The documents are a one-time only use.
10. The design documents are to be used for design intent and in coordination with supplemental engineering documents. See note 5.
11. All walls are dimensioned to the face of stud or masonry unless noted otherwise. Existing walls are dimensioned to finished surface.
12. See structural engineering documents for structural connection details and call-outs, calculation and notes required by code, and details for wall and roof connections including tie down requirements.
13. The design documents do not indicate required drainage and other site related work requirements. See landscape, civil, or other supplemental drawings.
14. When the Architect is contracted for construction observation services by the owner, the Contractor will coordinate with the Architect for progress visits based on the schedule and availability of both parties. Pay applications, if applicable, shall be provided to the Architect prior to the meeting to allow site review of work within the billing cycle.



PROJECT DESCRIPTION

This project is a new 1,997 square foot, open-air Merchandise space.

This building is part of the Ma Daisy Development Plan which includes a total of 3 adjacent properties. These properties will share outdoor spaces and some plumbing fixture requirements.

LOCATION MAP



PROJECT TEAM

OWNER:
Daisy's Legacy, LLC
Billy Watterson
1227 May River Road, Suite 300
Bluffton, SC 29910
P: 843.757.2957
billy.watterson@watersonbrands.com

ARCHITECT:
Pearce Scott Architects
Sarah S. Kepple
6 State of Mind Street, Suite 200
Bluffton, SC 29910
P: 843.837.5700
sarah@pscottarch.com

GENERAL CONTRACTOR:
Shoreline Construction
Kyle Barnes
3087 Argent Blvd.
Ridgeland SC, 29936
P: 843.548.2130
C: 843.247.0157
kyle@shoreline-commercial.com

CIVIL:
Ward Edwards Engineering
Conor Blaney
119 Palmetto Way, Suite C
PO Box 381
Bluffton, SC 29910
P: 843.837.5250
C: 757.814.0824
cblaney@wardedwards.com

LANDSCAPE ARCHITECT:
Witmer-Jones-Keefer, Ltd.
Caleb King
23 Promenade St., Suite 201
Bluffton, SC 29910
P: 843.757.7411
C: 843.290.2623
caleb@wjkltd.com

STRUCTURAL ENGINEER:
Shearlock Engineering
Jake Eavenson, PE, SE
110 Traders Cross, Suite 232
Okatie, SC 29909
P: 843.473.8767
C: 706.498.6175
jake@shearlockeng.com

ELECTRICAL ENGINEER:
Sustainable Design Consultants, LLC
Warren R. Law, P.E., RCDD, LEED AP
1 Diamond Causeway, Suite 7
Savannah, GA 31406
P: 912.677.7716
C: 912.660.9079
wlaw@sdcsav.com

PLUMBING & MECH. ENGINEER:
Clements Engineering Services, LLC
Warren H. Clements, PE
841 Buckhead Dr., Ste 3
Statesboro, GA 30458
P: 912.259.9779
warren.clements@cllementseng.com

INTERIOR DESIGNER:
Martha's Vineyard Interior Design
Liz Stiving
56 Main Street / PO Box 1182
Vineyard Haven, MA 02568
P: 508.687.9555
C: 508.418.6802
liz@mvidesign.com

PROJECT INFORMATION

PROJECT ANALYSIS		
ZONING DISTRICT:	Neighborhood General HD	
BUILDING TYPE:	Additional Building Type	
USE OF PROPERTY:	Merchandise	
GROSS SITE AREA:	12,486 s.f.	
** REFER TO LANDSCAPE DRAWINGS FOR PARKING SUMMARY CALCULATIONS **		
FRONT, WEST BUILD-TO ZONE: (New Road) Requesting deviation per site and parking conditions	10'-20'	
REAR, EAST SETBACK:	25'	
SIDE, NORTH SETBACK: (Parking Lot)	10'	
SIDE, SOUTH SETBACK:	10'	
SITE ALLOWABLES:	ALLOW.:	CURRENT:
MIN. FINISH PAD ELEV.:		24.5' amsl
MAX. BUILDING FT.PRINT:	2,000 s.f.	1,997 s.f.
MAX. BUILDING STORIES:	1-2.5 Stories	1 Story

(checked 12/06/23 by SKK)

(checked 12/06/23 by SSK)

AREA CALCULATIONS

FIRST FLOOR UN-HEATED: 1,997 S.F.

(checked 11/28/23 by BH)

OCCUPANCY CALCULATIONS

MERCANTILE: 1,842 S.F.

(checked 11/28/23 by BH)

DO NOT SCALE FROM DRAWINGS									
								SSK	INITIAL
								01.10.24	DATE
								SSK	
								HPC FINAL REVIEW	
								RELEASED FOR PERMIT	
								NO. DESCRIPTION / REVISION LOG	

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NEW OPEN-AIR MARKET:

"DE MAKET"
DAISY'S LEGACY, LLC
24 MA DAISY'S WAY, LOT B
BLUFFTON, SC 29910

PEARCE
SCOTT
ARCHITECTS

6 STATE OF MIND STREET
SUITE 200
BLUFFTON, SC 29910
843.837.5700

NOT FOR CONSTRUCTION

PROJECT NUMBER: 2181.04

DATE: 01.10.24

DRAWN BY: SSK / BRH

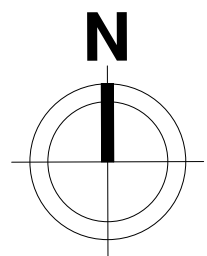
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COVER SHEET

SHEET NO.

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1" = 20'-0"

SITE PLAN, LOT B

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NEW OPEN-AIR MARKET FOR:

"DE MAKET"
DAISY'S LEGACY, LLC
1255 MAY RIVER ROAD, LOT B
BLUFFTON, SC 29910

**PEARCE
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6 STATE OF MIND STREET
SUITE 200
BLUFFTON, SC 29910
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ARCHITECTURAL SITE PLAN

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A001b

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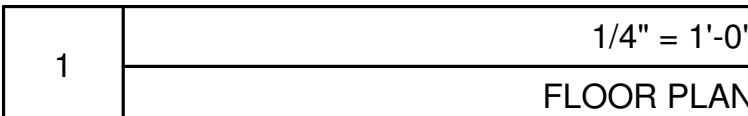
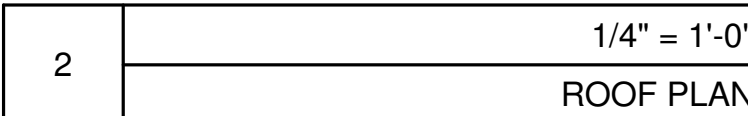
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PLAN
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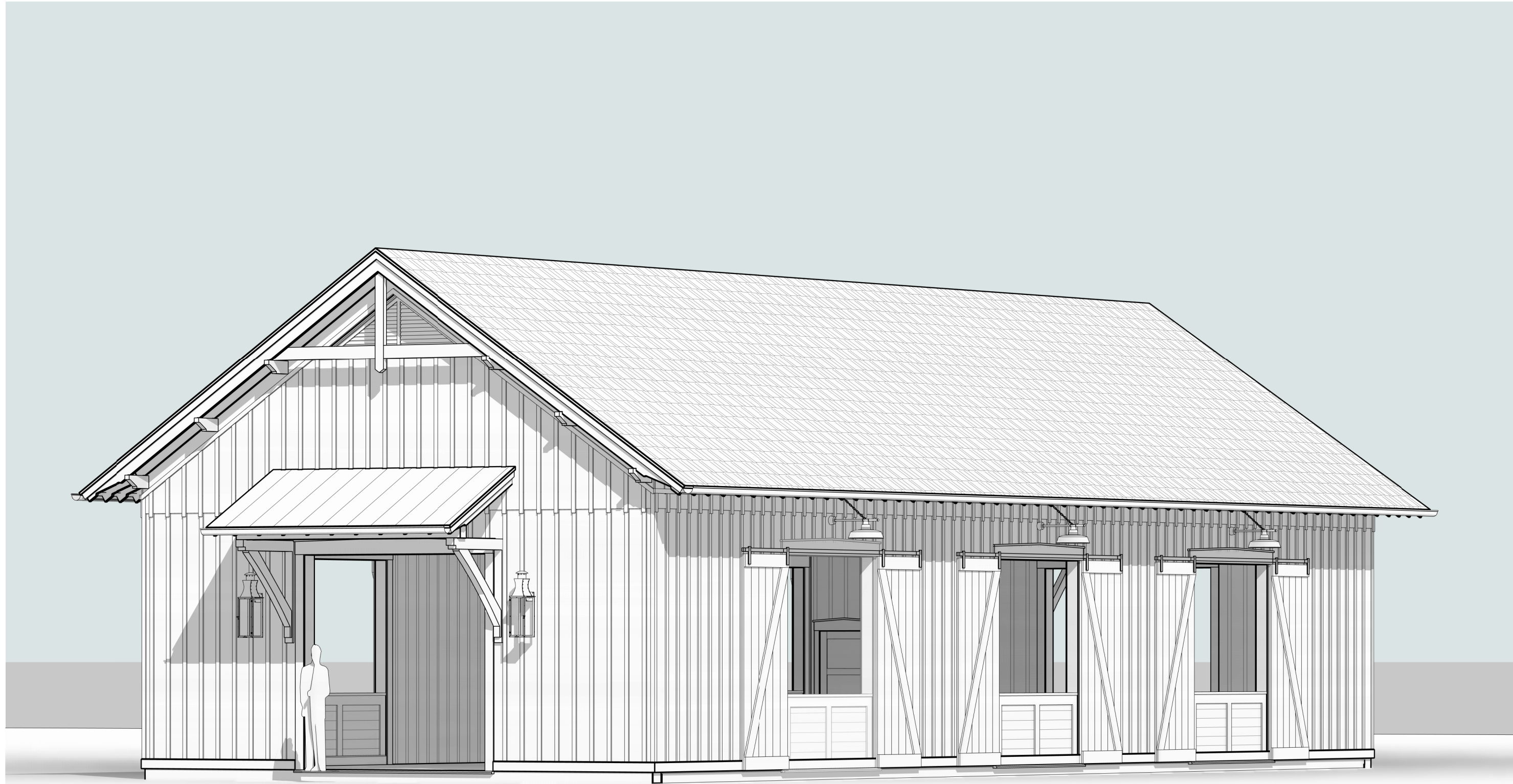


ROOM FINISH NOTES:

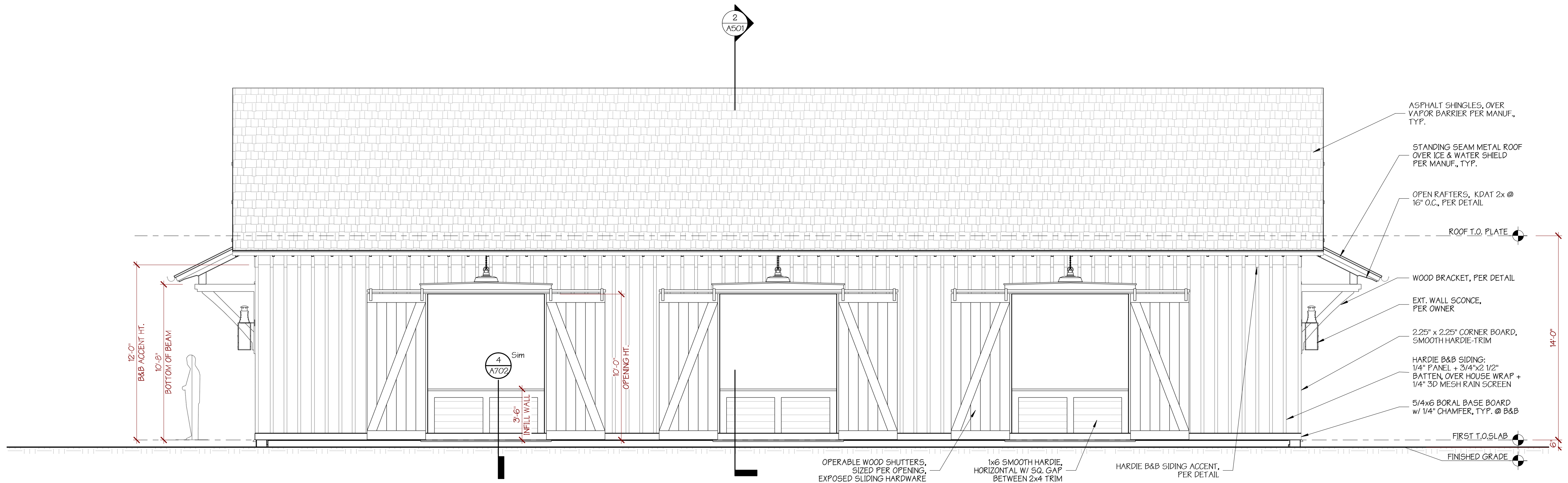
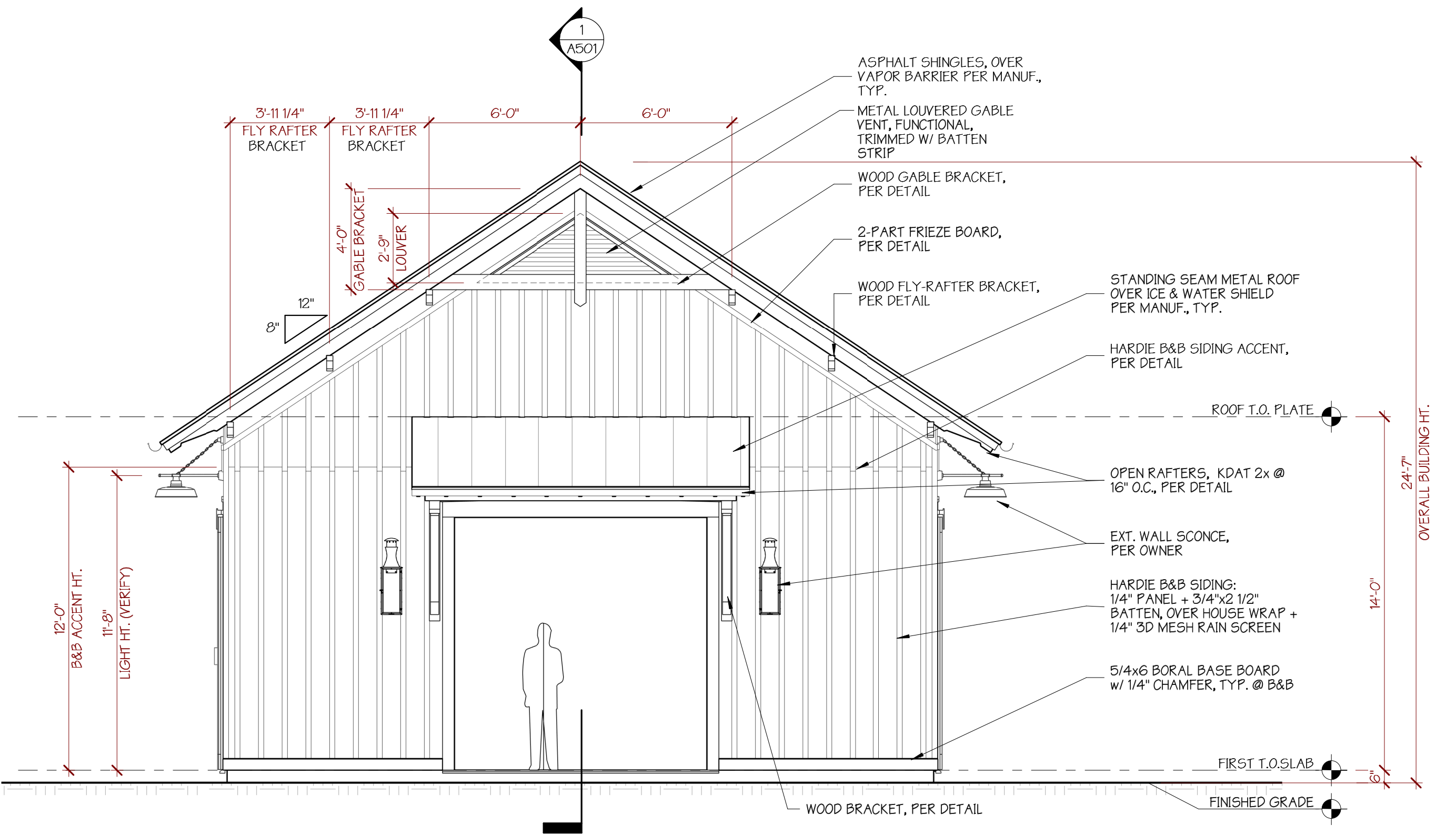
1. CONFIRM ALL FINISHES w/ INTERIOR DESIGNER AND OWNER.
2. REFER TO ROOM FINISH SCHEDULE & INTERIOR DESIGNER FOR FINISH SELECTIONS AND LOCATIONS.

24x36 PAPER SIZE

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3 FRONT-RIGHT PERSPECTIVE



DO NOT SCALE FROM DRAWINGS				
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		01.10.24	SSK	DATE
		05.26.23	SSK	DATE
		HPC FINAL REVIEW RELEASED FOR PERMIT		
		NO. DESCRIPTION / REVISION LOG		

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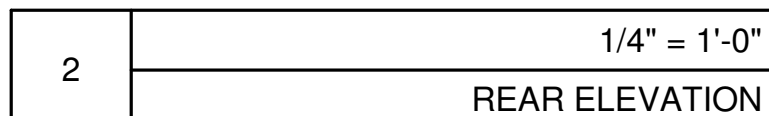
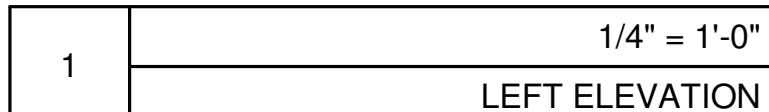
EXTERIOR
ELEVATIONS

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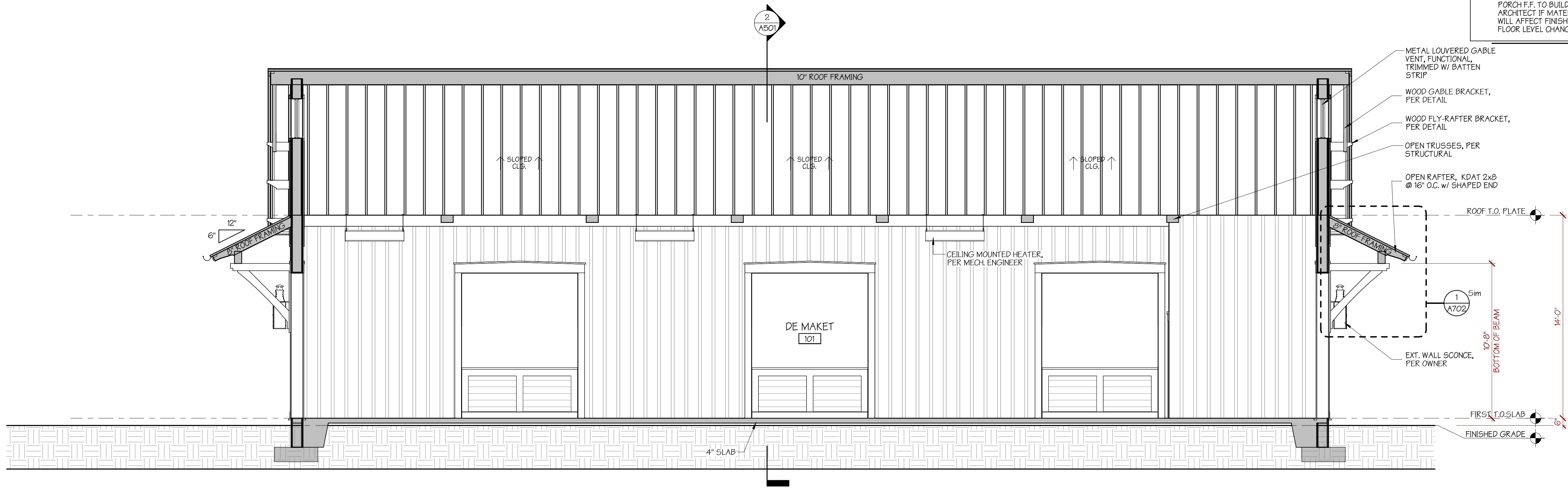
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- FRAMING NOTES:**
- STRUCTURE DESIGNED W/ OPEN WEB JOISTS TO CONTAIN ALL MECHANICAL TRUNK LINES. THIS WILL ELIMINATE THE NEED TO FIR-DOWN CEILINGS.
 - CONTRACTOR TO COORD. ALL MECHANICAL SUPPLY/RETURNS & DUCT PATHS PRIOR TO APPROVING FRAMING PACKAGE.
 - FIRST FLOOR DESIGNED AS POLISHED CONCRETE. MAINTAIN MAX. 1" STEP UP FROM PORCH F.F. TO BUILDING F.F. CONTACT ARCHITECT IF MATERIALS CHANGE, AS THIS WILL AFFECT FINISHED FLOOR TO FINISHED FLOOR LEVEL CHANGES.

METAL LOUVERED GABLE VENT, FUNCTIONAL, TRIMMED W/ BATTEN STRIP

WOOD GABLE BRACKET, PER DETAIL

WOOD FLY-RAFTER BRACKET, PER DETAIL

OPEN TRUSSES, PER STRUCTURAL

OPEN RAFTER, KDAT 2x8 @ 16" O.C. W/ SHAPED END

CEILING MOUNTED HEATER, PER MECH. ENGINEER

ROOF T.O. PLATE

EXT. WALL SCONCE, PER OWNER

10'-0" BUILDING HT.

14'-0" OVERALL BUILDING HT.

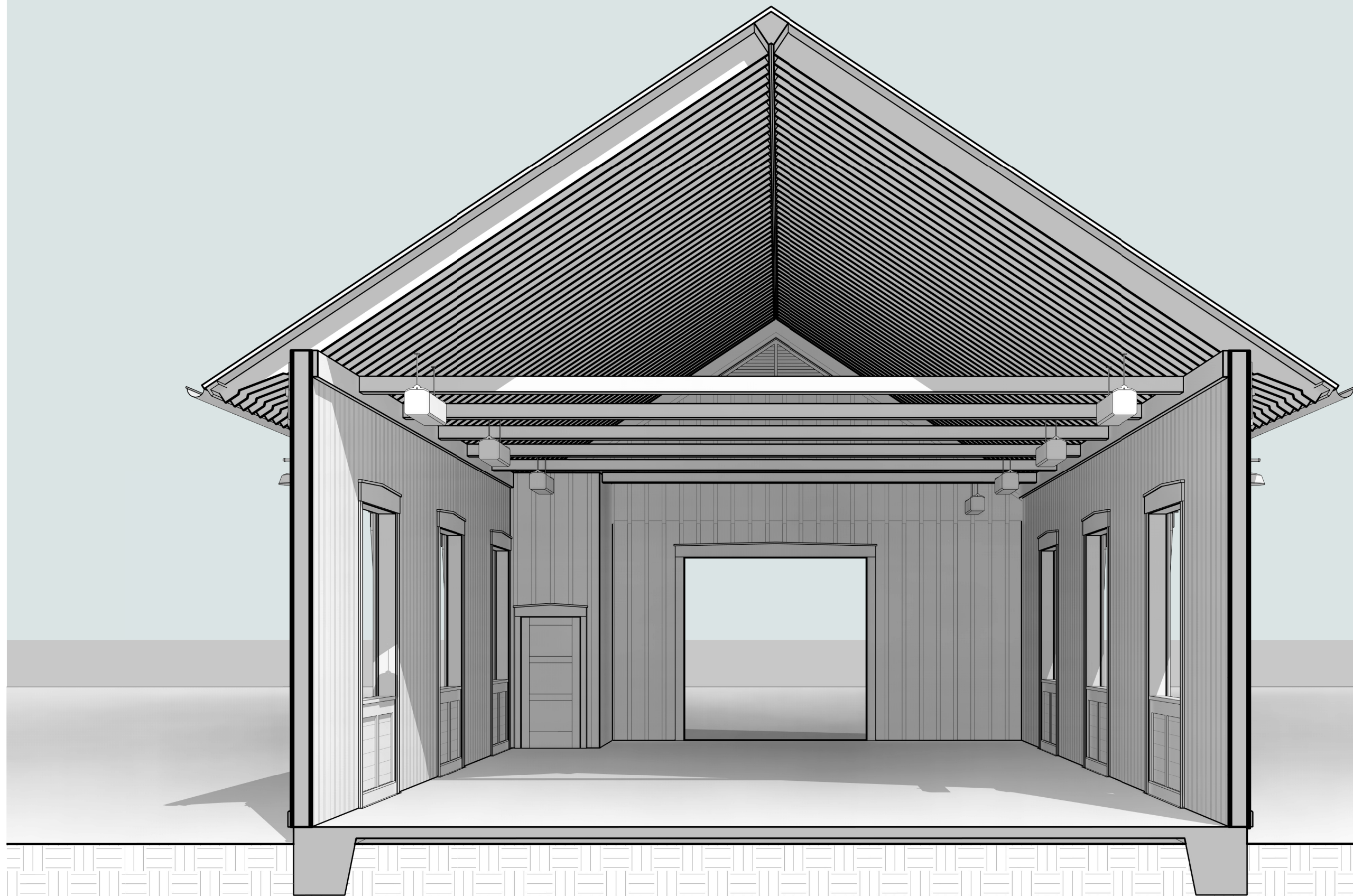
11'-0" LIGHT HT. (VERIFY)

4" SLAB

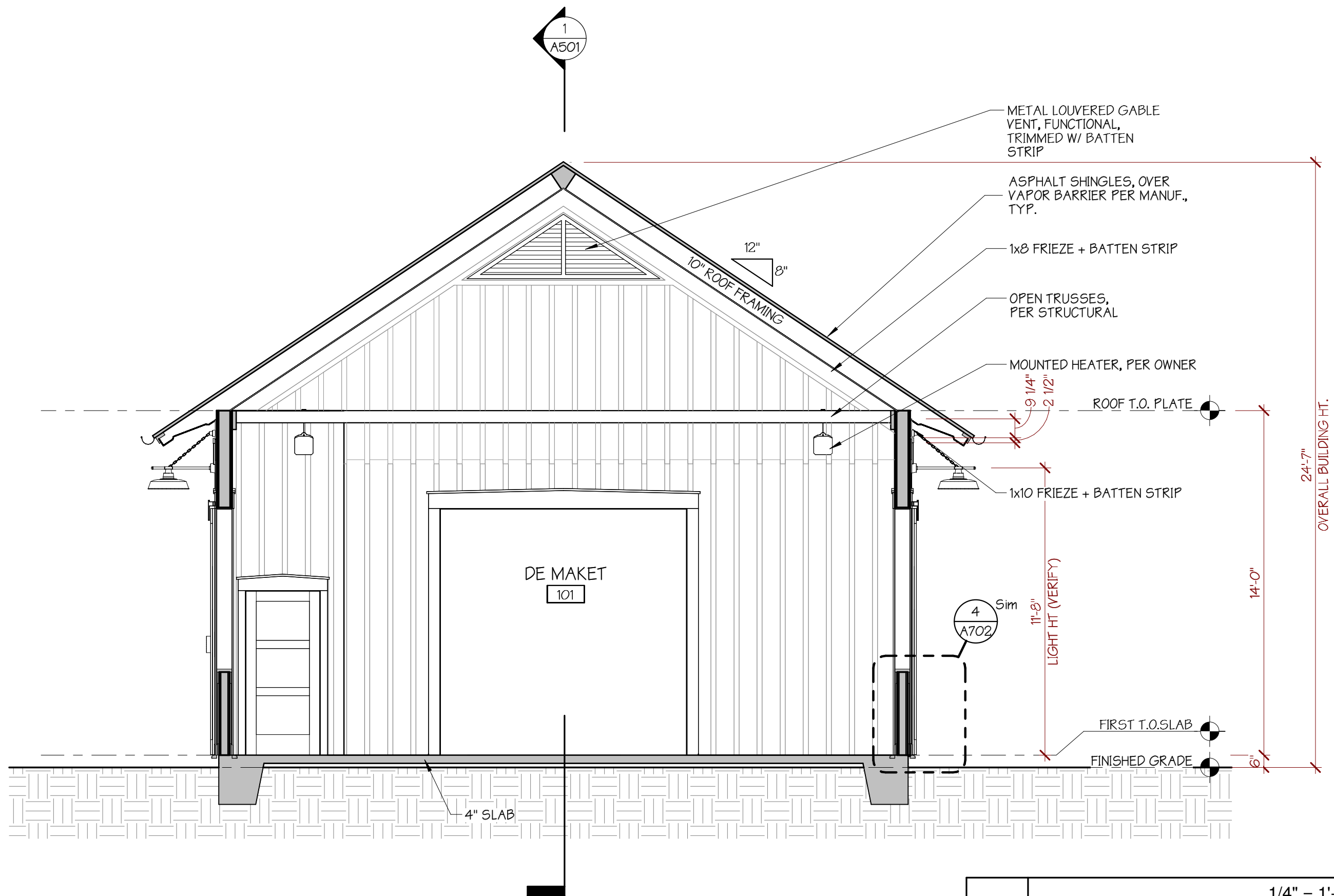
FINISHED GRADE

1/4" = 1'-0"

BUILDING SECTION 1



3 BUILDING SECTION PERSPECTIVE



METAL LOUVERED GABLE VENT, FUNCTIONAL, TRIMMED W/ BATTEN STRIP

ASPHALT SHINGLES, OVER VAPOR BARRIER PER MANUF. TYP.

1x6 FRIEZE + BATTEN STRIP

OPEN TRUSSES, PER STRUCTURAL

MOUNTED HEATER, PER OWNER

ROOF T.O. PLATE

1x6 FRIEZE + BATTEN STRIP

10'-0" BUILDING HT.

14'-0" OVERALL BUILDING HT.

11'-0" LIGHT HT. (VERIFY)

4" SLAB

FINISHED GRADE

1/4" = 1'-0"

BUILDING SECTION 2

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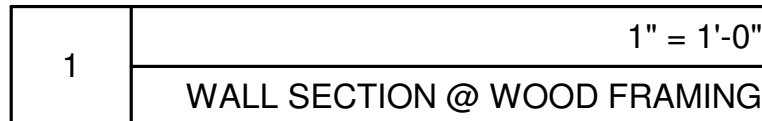
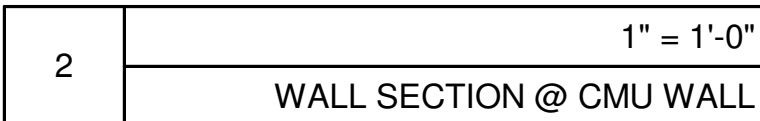
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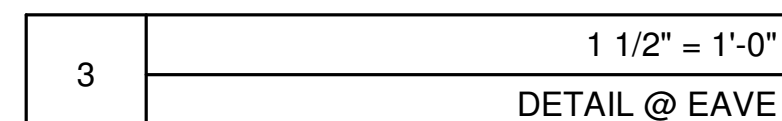
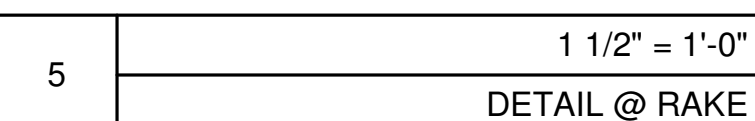
BUILDING
SECTIONS
SHEET NO.

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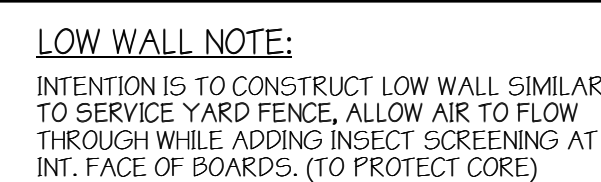


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24 MA DAISY'S WAY, LOT B
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4	1 1/2" = 1'-0"
	DETAIL @ EXT. LOW WALL



1	1 1/2" = 1'-0"
	DETAIL @ CANOPY BRACKET



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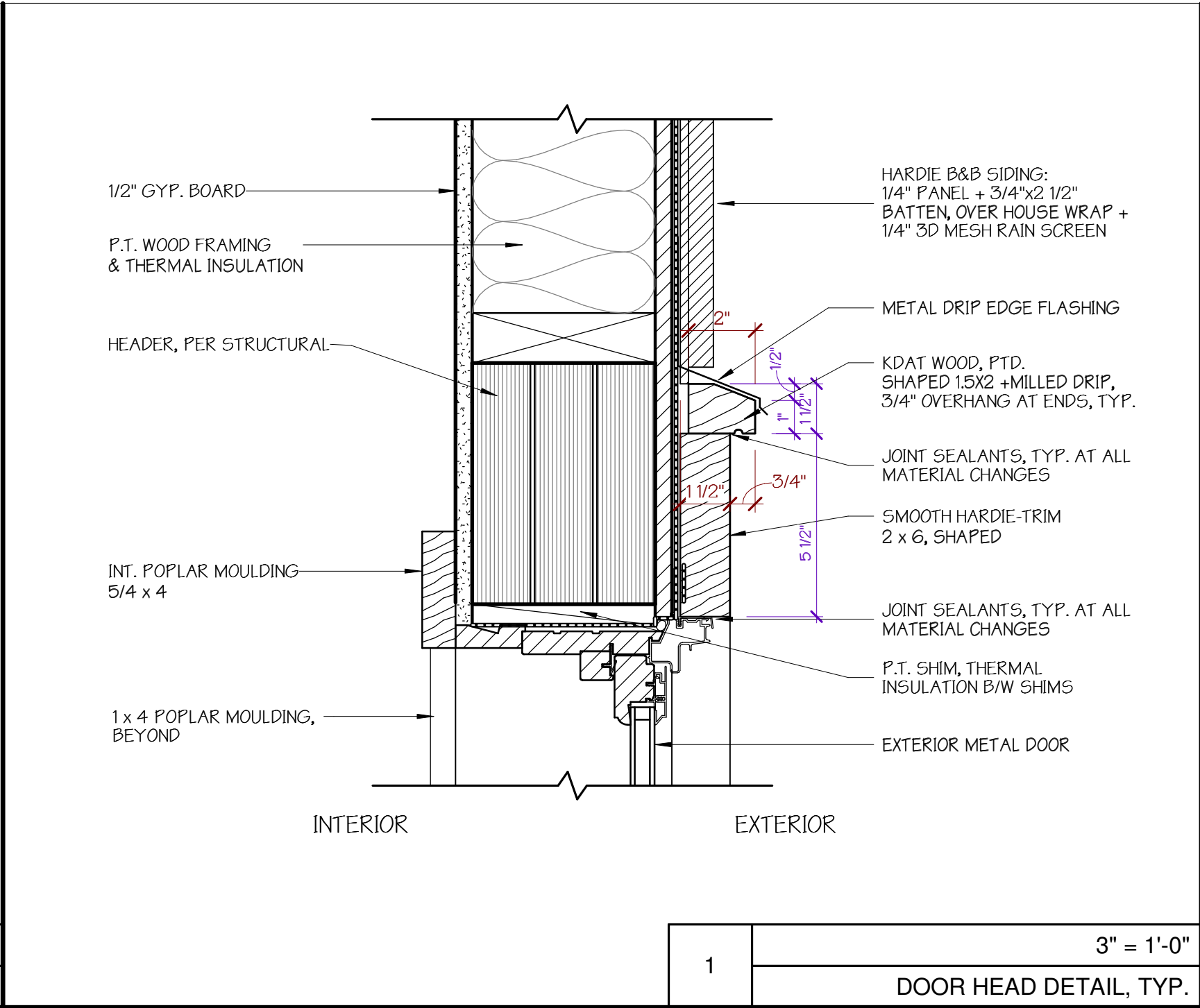
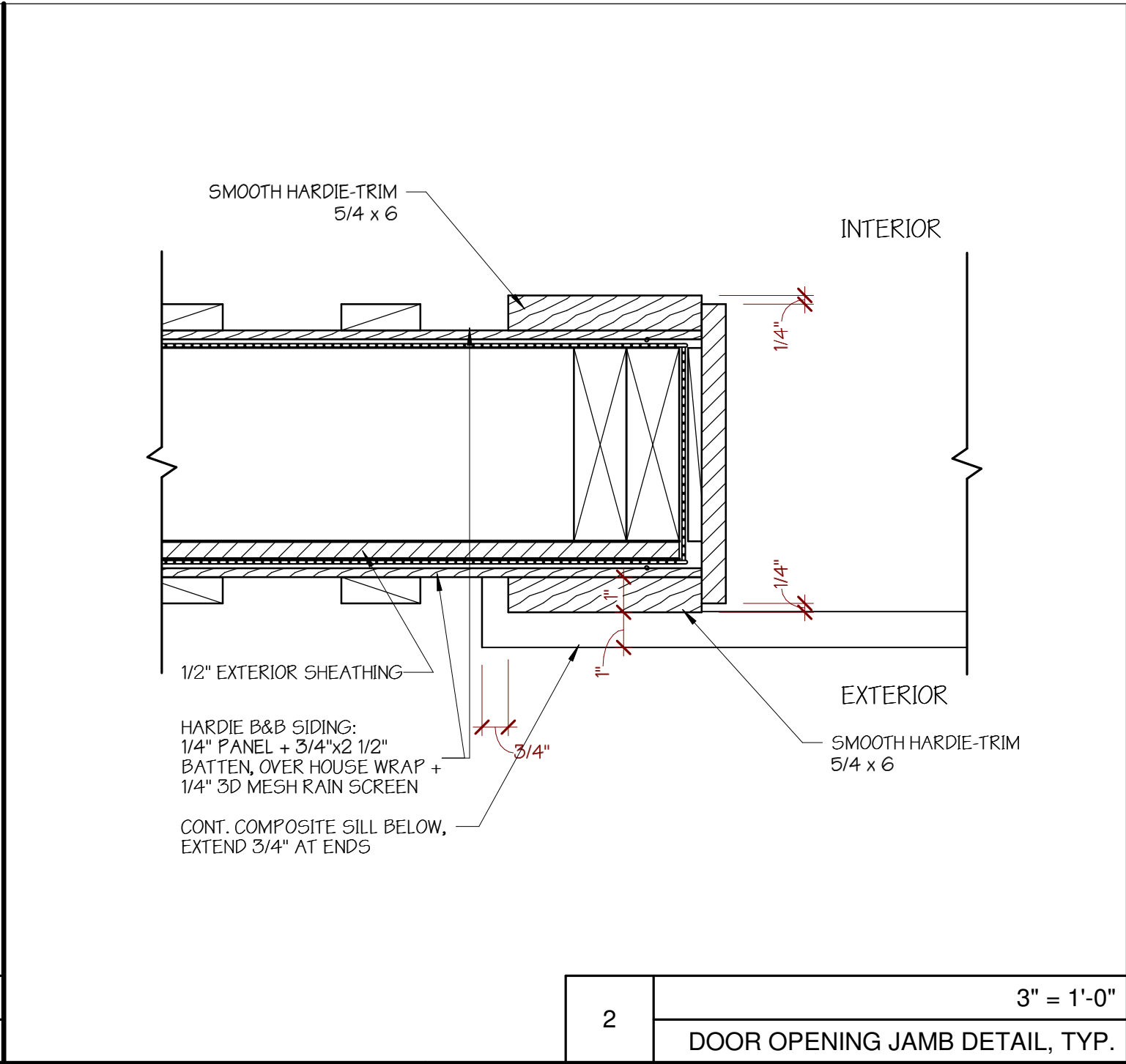
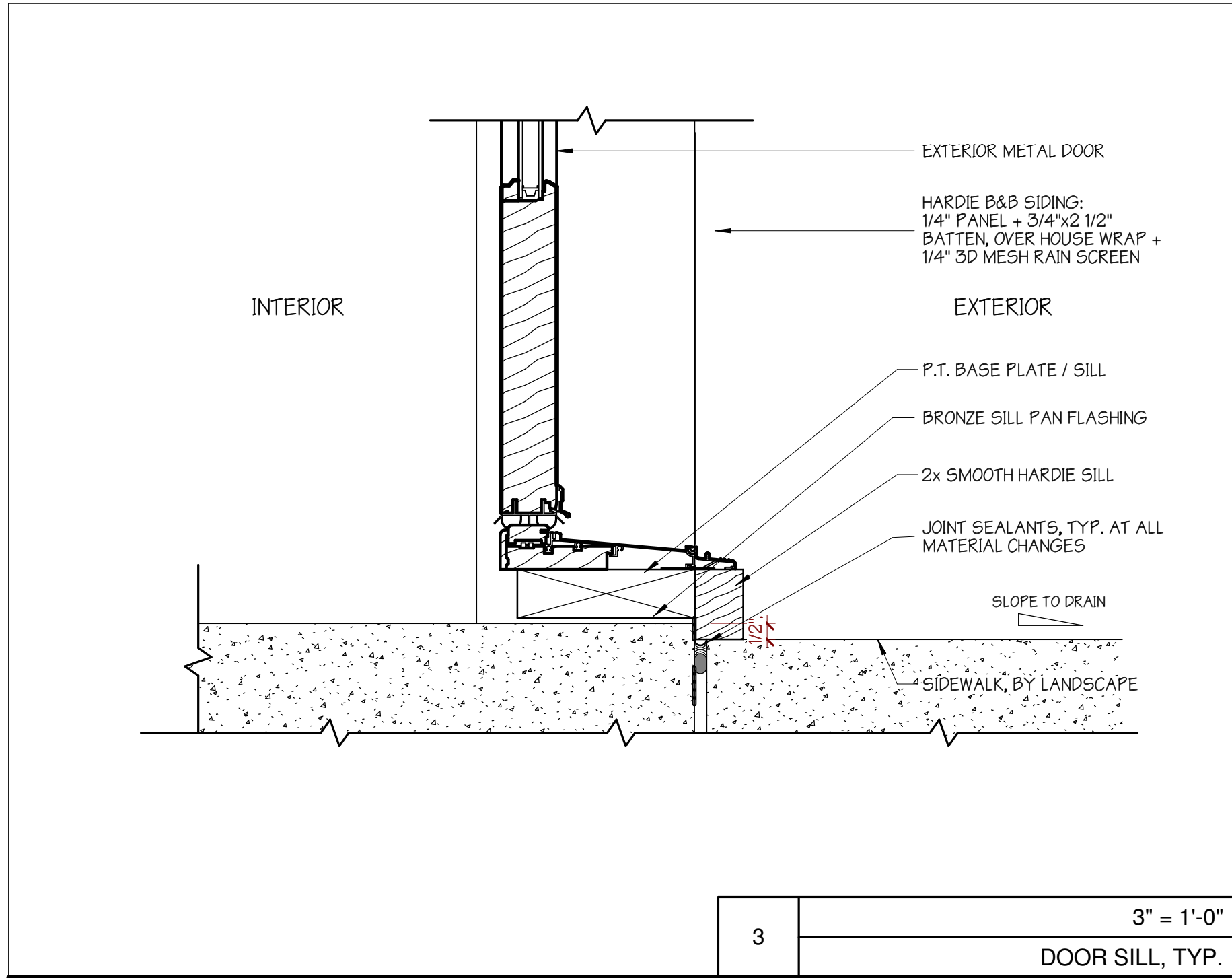
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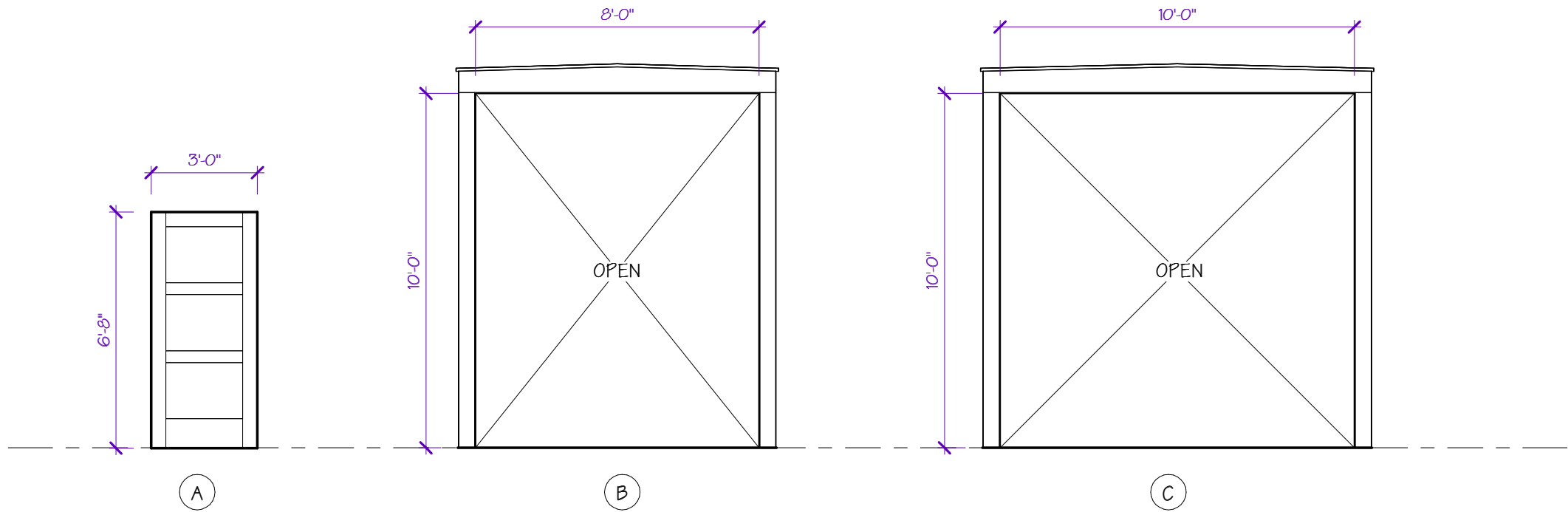


- GENERAL WINDOW / DOOR NOTES:**
- IF DIFFERENT MANUFACTURER THAN SPECIFIED IS USED, CONTACT ARCHITECT IMMEDIATELY FOR COORDINATION.
 - IF WINDOW/DOOR SIZES OR LOCATIONS ARE DIFFERENT FROM SCHEDULE, CONTACT ARCHITECT IMMEDIATELY FOR COORDINATION.
 - WINDOW/DOOR PACKAGES TO BE SUBMITTED TO ARCHITECT FOR APPROVAL BEFORE ORDERING.

- DOOR NOTES:**
- EXTERIOR FIR DOORS DESIGN BASED ON MARVIN CLAD DOORS (STILES, RAILS, & MULLS). ALL GLAZING TO HAVE SIMULATED DIVIDED LITES w/ SPACER BARS (SDLs).
 - REFER TO MANUFACTURER'S SPECIFICATIONS FOR VARIOUS INTERIOR AND EXTERIOR DOOR ROUGH OPENING REQUIREMENTS.
 - PROVIDE TEMPERED GLAZING AS REQUIRED BY CODE. SEE DOOR ELEVATIONS FOR LOCATIONS OF TEMPERED GLAZING IN DOORS.
 - METAL DOOR TO BE A MIN. OF 18 GAUGE MATERIAL.
 - REINFORCE HOLLOW METAL JAMBS AT HINGE LOCATIONS.
 - INTERIOR TRUSTILE DOOR:
3-PANEL - TS3000, 1 3/8" THICK MDF, STILES & RAILS TO BE PAINT GRADE ENG. CONSTRUCTION, 7/8" RAISED MDF PANEL, SQUARE STICKING w/ FLAT PANEL, FACTORY PRIME INT. PRE-FINISH.

- GENERAL HARDWARE NOTES:**
- ALL EXTERIOR DOORS ARE TO BE KEYED ALIKE.
 - REINFORCE JAMBS WITH WOOD BLOCKING.
 - WHERE EGRESS DOORS ARE USED IN PAIRS, THE UNLATCHING OF THE LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
 - CONTROLS AND OPERATIONS MECHANISMS SHALL BE LEVER-TYPE (OR EQUAL) PROVIDING OPERATION WITH ONE HAND, PER CODE.
 - THRESHOLDS AT EGRESS DOORS SHALL BE NO MORE THAN 1/2" (MAX) HEIGHT AFF.
 - HARDWARE COMPANY TO COORDINATE AND SUBMIT ALL PROPOSED HARDWARE. CONFIRM ALL DOOR HARDWARE AND KEYING WITH OWNER.

- HARDWARE SETS:**
- HDW # 100 (EXT. PASSAGE DOOR, 6'-8" HT.)**
4 HINGES, FULL MORTISE
1 KEYED SET w/ LEVER HANDLE
1 THRESHOLD
1 GASKETING / WEATHERSTRIPPING
1 SWEEP
- HDW # 200 (EXT. ENTRY DOOR, 8'-0 HT.)**
4 HINGES, FULL MORTISE
1 KEYED SET w/ LEVER HANDLE
1 DEADBOLT
1 BASE WALL STOP
1 THRESHOLD
1 GASKETING / WEATHERSTRIPPING
1 SWEEP



NUMBER	ROOM	TYPE	DESCRIPTION	NOMINAL DOOR SIZE	MANUFACTURER / MODEL #	FRAME	HARDWARE SET	DETAILS	REMARKS
101A	DE MAKET	A	EXTERIOR WOOD, 3 PANEL, OUTSWING	3'-0" X 6'-8"	METAL	METAL	400	- - -	SIMPLE 1x4 TRIM AT INT. SIDE
101B	DE MAKET	C	CASED OPENING	10'-0" x 10'-0"	-	WOOD			EXT. TRIM, BOTH SIDES
101C	DE MAKET	B	CASED OPENING	8'-0" x 10'-0"	-	WOOD			EXT. TRIM, BOTH SIDES
102A	JAN CLOSET	A	EXTERIOR WOOD, 3 PANEL, OUTSWING	3'-0" X 6'-8"	METAL	METAL			SIMPLE 1x4 TRIM AT INT. SIDE

5 N.T.S.
DOOR SCHEDULE

DO NOT SCALE FROM DRAWINGS				SSK	SSK	INITIAL
				01.10.24	05.26.23	DATE
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WIN. & DOOR
SCHED.&DETAILS

SHEET NO.

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