SAVANNAH BLUE PRINT N29035

Town of Hilton Head Island, South Carolina
Emergency Permitting Approval

The Town has found this plan to be in compliance with the Town's Land Management Ordinance and has authorized this approval.

Certified By Donna Horsman at 1:10 pm, Apr 21, 2010

Disclaimer:
The Town of Hilton Head Island makes an expressed declaration of policy that the public regulation of land is entirely separate from and independent of private restrictions. This approval in no way implies that the proposed development is in conformance with any restrictive covenants, private easements for deed restrictions. Approval of building plans (if required) will be completed at the point in time that an emergency permit is required.

Horsman Donna
2010.04.21 13:10:53 -04'00'

CURVE	RADUIS	LENGTH	CHORD	BEARING	DELTA
C1	241.04'	10.00'	10.00'	S 34° 40' 43" E	02° 22' 38"
C2	765.01'	2.74'	2.74'	S 50° 31' 22" W	00° 12' 19"

IMPORTANT NOTE
THESE PLANS AND SPECIFICATIONS ARE NOT TO BE CONSIDERED A SET OF INSTRUCTIONS ON HOW TO BUILD A HOUSE. RATHER, THESE PLANS ASSUME THAT THE BUILDER IS A LICENSED, EXPERIENCED, AND KNOWLEDGEABLE CONTRACTOR. IT IS THE PURPOSE OF THESE PLANS TO SHOW THE SHAPE, SIZE, DESIGN, AND BASIC CONSTRUCTION SET-UP, AND MATERIALS TO BE USED TO ACHIEVE THE DESIGN. IT IS THE RESPONSIBILITY OF THE BUILDER AND HIS SUB-CONTRACTORS TO BUILD A STRUCTURALLY SOUND, WATERPROOF HOUSE THAT CONFORMS TO LOCAL BUILDING CODES AND AREA RESTRICTIONS.

IF HERRMAN & GORDON ARCHITECTS, P.A. IS NOT ENGAGED TO PERFORM CONTRACT ADMINISTRATION AND OBSERVATION DURING THE CONSTRUCTION PHASE OF THE WORK, HERRMAN & GORDON ARCHITECTS, P.A. WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH MAY ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH MAY ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ARCHITECT'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

IMPORTANT NOTE
BEFORE ANY CONSTRUCTION IS BEGUN, THE CONTRACTOR MUST VERIFY THAT THE MINIMUM FLOOR ELEVATION, AS STATED ON THE PLANS, COMPLIES OR EXCEEDS THE REQUIREMENTS OF ALL APPROPRIATE LOCAL CODES AND THE NATIONAL FLOOD INSURANCE PROGRAM. IF THE FLOOR ELEVATION AS STATED ON THE PLANS IS LESS THAN THE REQUIREMENTS, THE ARCHITECT SHALL BE NOTIFIED AT ONCE AND NO CONSTRUCTION SHALL BEGIN UNTIL AUTHORIZED IN WRITING BY THE ARCHITECT. DUE TO THE COMPLEXITY OF INTERPRETING THE MINIMUM FLOOR ELEVATION REQUIRED, IT IS VITAL TO HAVE CONFIRMATION OF THIS INFORMATION; THEREFORE, THE CONTRACTOR SHALL CHECK AND VERIFY THE FLOOR ELEVATION AND SHALL INCLUDE THE COST OF THIS WORK AS A PART OF THE CONTRACT AMOUNT.

THE CONTRACTOR SHALL FURNISH THE ARCHITECT WITH A "CERTIFICATION OF FLOOR ELEVATION" PREPARED BY A LICENSED LAND SURVEYOR CERTIFYING THAT THE FLOOR ELEVATION IS AT THE HEIGHT REQUIRED. NO FRAMING ABOVE THE FINISH FLOOR SHALL BE CONSTRUCTED UNTIL THE CERTIFICATION OF FLOOR ELEVATION IS GIVEN TO THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY THAT ALL DIMENSIONS SHOWN ON THE SITE PLAN (WITH ACTUAL HOUSE STAKE-OUT ON THE SITE) ARE CORRECT, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

GENERAL SITE PLAN NOTES
THE CONTRACTOR SHALL:
1. LAY OUT THE HOUSE LOCATION ON THE SITE AND OBTAIN APPROVAL FROM THE ARCHITECT OR OWNER BEFORE ANY CLEARING OR CONSTRUCTION BEGINS.
2. LOCATE ALL BOUNDARY MARKERS AND CHECK THEIR LOCATION AGAINST THE DIMENSIONS SHOWN ON THE SITE PLAN. REPORT ANY DISCREPANCIES OR MISSING MARKERS TO THE ARCHITECT AND REQUEST A SURVEY OF THE PROPERTY BY THE OWNER.
3. CHECK SITE PLAN DIMENSIONS LOCATING ALL SIDES OF THE STRUCTURE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION BEFORE CONSTRUCTION PROCEEDS.
4. IN AREAS TO BE GRADED OR COVERED BY FILL, REMOVE AND DISPOSE OF ALL PLANT MATERIAL INCLUDING ROOTS, RUBBISH, AND OTHER DEBRIS. PROTECT ALL TREES NOT MARKED FOR REMOVAL; DO NOT REMOVE ANY TREES, BRUSH, OR BUSHES WITHOUT THE ARCHITECT'S OR OWNER'S SPECIFIC DIRECTION.
5. CONNECT ALL UTILITIES UNDERGROUND TO EXISTING FACILITIES.
6. LAY OUT ALL WALKS AND DRIVES ON THE SITE AND OBTAIN APPROVAL FROM THE ARCHITECT OR OWNER BEFORE POURING.

SITE PLAN
SCALE 1/8"=1'-0"

LOT 313 PENDERGRASS COURT
LONG COVE CLUB
HILTON HEAD ISLAND , BEAUFORT CO., S.C.

SURVEY BY: COASTAL SURVEYING CO. INC.
JOB NO. - 28149 DATE - 3/13/96

NOTE: THESE PLANS ARE THE EXCLUSIVE PROPERTY OF HERRMAN & GORDON ARCHITECTS, P.A. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. FOR MORE INFORMATION CONTACT HERRMAN & GORDON ARCHITECTS, P.A., P.O. BOX 5415, HILTON HEAD ISLAND, SC 29938 OR CALL (803) 785-5651.

THE CARRIAGE CLASSICS RESIDENCE
AT PENDERGRASS COURT LONG COVE CLUB 4-12-96

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GORDON ARCHITECTS
CARRIAGE CLASSICS-LOT 313-PENDERGRASS-LCC

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THE CARRIAGE CLASSICS RESIDENCE AT PENDERGRASS COURT