



## **MEETING AGENDA**

The City of Beaufort

### **DESIGN REVIEW BOARD**

Thursday, June 8, 2023, 2:00 P.M.

**City Hall, Council Chambers, 2<sup>nd</sup> Floor – 1911 Boundary Street, Beaufort, SC**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86971549780?pwd=TUhwRUFQS3VKbGxYU0owQVkyCHQ0UT09>

Passcode: 016351

Meeting ID: 869 7154 9780

Call in Phone#: 1+929-205-6099

#### **STATEMENT OF MEDIA NOTIFICATION:**

"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place and agenda of this meeting."

*Note: A project will not be reviewed if the applicant or a representative is not present at the meeting.*

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**I. Call to Order**

**II. Review of Minutes:**

**A. Minutes of April 13, 2023 Meeting**

**III. Applications:**

**A. Beaufort Senior Apartments, PIN R122 029 000 0625 0000, 1556 Salem Road.  
Applicant: Michael Riley, Architect (23-02 DRB.3)**

The applicant is requesting site plan approval for a 154-unit senior apartment building including (88) 1-bedroom units, (66) 2-bedroom units with on-site parking.

**IV. Discussion**

**V. Adjournment**

# DRAFT



## Design Review Board Meeting Minutes – April 13, 2023

### CALL TO ORDER

00:00:31

A regular meeting of the Design Review Board was held in-person on Thursday, April 13, 2023 at 2:00 PM.

### ATTENDEES

Members in attendance: Benjie Morillo (Chair), Kimberly McFann (Vice-Chair), Erik Petersen, Clinton Hallman, and Bill Suter.

Staff in attendance: Curt Freese (Community and Economic Development Director); Jeremy Tate and Maria Short (Meadors Architecture) attended virtually.

### APPROVAL OF MINUTES

00:00:50

**Motion (0:01:01):** Mr. Hallman made a motion to approve the February 9, 2023 minutes as submitted; seconded by Mr. Suter. The motion passed (5-0).

*All Design Review Board Meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at [tguldner@cityofbeaufort.org](mailto:tguldner@cityofbeaufort.org)*

### APPLICATIONS

- A. Battery Creek Apartments, PIN R120 029 00A 0409/0410/0411/0412/0413 0000**, 25 Old Jericho Road

Applicant: Ryan C. Lyle, Andrews Engineering (23-01 DRB.3)

00:01:29

The applicant is requesting preliminary approval for an 83-unit four-story building with a pool and pool cabana.

**Motion 1 (1:45:02):** Ms. McFann made a motion to defer the application, ask city staff to seek an opinion from the city attorney regarding the application of Beaufort Code sections 9.8.2 and 4.3.2.B as they apply to the project presented with special consideration to its location next to property that is not in the city of Beaufort and also to request that before it comes back here, staff amend the recommendations, specifically staff comments 3b, 4a, and 6a to clarify what staff's position is as to these matters. The Board requests that they get back to us and at least

# DRAFT

obtain the city attorney's opinion within 60 days and get back to us as soon as possible thereafter; seconded by Mr. Hallman. Motion passed (5-0).

## 5 DISCUSSION

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Curt Freese, the Community and Economic Development Director, discussed the format of the staff reports. Mr. Freese and the Board discussed rescheduling the DRB work session that was cancelled as well as completion of the required 6-hour Board training. Mr. Morillo noted that the Board should discuss any master plan that the city might have regarding future plans and development as well as the code change meetings held by City Council.

## 6 ADJOURNMENT

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**01:54:40**

**Motion 1 (1:54:40):** Ms. McFann made a motion to adjourn; seconded by Mr. Hallman. Motion passed unanimously (5-0). Meeting adjourned at 2:19 PM.



## STAFF REPORT: 1556 Salem Road Site Plan/Senior Housing

DATE: June 8, 2023

<b><i>GENERAL INFORMATION</i></b>		
<b>Applicant:</b>	Mike Riley, Agent for Beaufort Senior Apartments	
<b>Site Location/Address:</b>	1556 Salem Road/R 122 029 000 0625 0000	
<b>Applicant's Request:</b>	The Applicant is requesting site plan approval for a 154-unit senior apartment building including (88) 1-bedroom units, (66) 2-bedroom units with on-site parking in the T-5 UC district.	
<b>Current Zoning:</b>	T-4 N	
<b><i>ZONING DISTRICT INFORMATION</i></b>		
	<u>T-4 N</u>	
<b>Max Density</b>	N/A	
<b>Min. Lot Size</b>	N/A	
<b>Min. Frontage Build Out</b>	60%- 85 % min	
<b>Front Setback</b>	0' min/15' max	
<b>Side Setback</b>	0-15 max	
<b>Rear Setback</b>	10'	
<b>Building Height:</b>	4 stories	
<b><i>SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS</i></b>		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T-4 N/T-5 UC	Vacant/Commercial office	N/A
South: T-4 N	Townhouses	N/A
East: T-3 N	Single family homes/Uhaul	N/A
West: T-5 UC	Car dealership/Used Car dealer	N/A

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**Background:** The project has been in review for some time, and across three different Community Development Administrations. The applicant first participated in a pre-design meeting on 12/8/2020 and a revision meeting on 3/2/2022. The applicant met with the city on 4/26/2022 and then attended a pre-app meeting with the city on 11/2/2022. This application was deferred at the January 2023 DRB meeting. The applicant met with city staff at the 2/28/2023 TRC meeting and had further informal meetings in April. The current Staff has raised issues that heretofore were unaddressed through the last 2 plus years. The Applicant has made significant changes to the layout based on these comments discussed in April.

**Streets:**

Salem road is a two-lane road, with a drainage ditch and no sidewalks. The applicant would build sidewalk along their portion of the road, which would link to the County's funded Salem Road sidewalk project. Staff has asked the Applicant to verify traffic, as per the City's code which requires a full Traffic Impact Analysis for any project with 50 or more trips per hour. Thomas and Hutton Engineers verified that the project would not generate more than 50 or more trips per hour, and thus the TIA is not required.

**Access:**

The Applicant is proposing to build two entrance points at the center and North end of the property. They have moved the proposed Southern entrance due to Staff concerns about visibility and safety on the sharp curve. The Northern Entrance would be a shared access drive with the adjoining Northern property.

**Lots and Blocks:**

While the property is zoned T-4N, a typical urban lot and block street pattern does not currently exist. Moreover, due to the sharp curve, creek, and natural features to the South, an urban grid pattern cannot continue Southward. There is a car dealership on the adjoining non-Salem side of this lot. An urban grid could be built to the North of this property. In addition, the new layout creates a more urban pattern.

**Heights:**

A four-story bank building does exist two lots away along HWY 170. However, the adjoining properties all are either one story commercial buildings, with two story houses across the street, and several of two

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story fourplexes to the South. T4-N requires a 2-story height minimum per code. Upon Staff suggestion, the applicant has stepped back the four-story height from the street, so the wings of each building are 4 stories, and the buildings along Salem are only three stories.

**Future Land Use:**

The Area is planned for Urban uses and development.

**Zoning:**

The zoning of the property T-4 N does not have a density limit, but does regulate a four-story maximum height, and basic setbacks to the road. The use of multi-family senior housing is a permitted use in T-4 N district.

**Amenities:** A community garden is planned for the Southwest corner next to the access point. There is also a small gazebo in the center of the lot.

**Staff Comments**

**Analysis:**

**Section 9.8.3 Decisions/Findings of Fact:** Following the public meeting, the Design Review Board may approve, deny, or approve with conditions the application for a Major Development. No Major Development shall be approved unless the following findings of fact can be made:

**1. The plan is consistent with the adopted plans and policies of the City.**

Staff believes the plan is partially consistent with this factor for the reasons below:

✓ The plan is consistent with density, use and setbacks of the T4-N district, and the future land use plan.

x (Or sections the Staff does not believe is consistent with the requirements of Section 9.8.3)

Staff has concerns that the scale of the building is too large for the surrounding area and does not fit the neighboring context. Per Section 4.3.2, “Monolithic massing that disrupts the predominant building pattern of the neighborhood and corridor is strongly discouraged.”

a. Per Section 4.3.2.C.1, “New construction should complement the massing of neighboring buildings by utilizing roof forms, architectural trim, differentiation of façade planes, and a

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relationship of solids (siding and walls) to voids (window and door openings) that are consistent with the patterns established in neighboring buildings.”

- b. Per Section 4.3.2.C.2, “When large scale construction is proposed that is not consistent with the predominant building height and lot width of the surrounding area, special attention shall be paid to specific building design elements to articulate a building form that is appropriate to the neighborhood context. These include the items listed in the paragraph above, along with siting, setbacks, and façade treatments.”

**2. The plan complies with all applicable requirements of this Code.**

Staff believes the plan is consistent with this factor for the reasons below:

- ✓ Staff believes the project complies with the major requirements of the code, and minor architectural revisions would be appropriate at the Final approval.

**3. There exists adequate infrastructure (transportation and utilities) to support the plan as proposed.**

Staff believes the plan is partially consistent with this factor for the reasons below:

- ✓ The applicant is providing curb and gutter, sidewalks and urban amenities and scale as required by the T-4 N district.
- x. Staff has concerns that an urban block with infrastructure is not present on the property being developed. There is no sidewalk, curb and gutter, or other urban infrastructure close by or adjacent to this property.

**4. The proposed plan conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site.**

Staff believes the plan is partially consistent with this factor for the reasons below:

- ✓ The properties to the North are commercial in nature and should develop in an urban fashion as per their urban transect zones. The Senior homes will establish an urban form in an otherwise non-urban area as required by the Beaufort Code.

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- x. Staff has concerns that the scale of the building is too large for the surrounding area and does not fit the neighboring context. Per Section 4.3.2, “Monolithic massing that disrupts the predominant building pattern of the neighborhood and corridor is strongly discouraged.”
- a. Per Section 4.3.2.C.1, “New construction should complement the massing of neighboring buildings by utilizing roof forms, architectural trim, differentiation of façade planes, and a relationship of solids (siding and walls) to voids (window and door openings) that are consistent with the patterns established in neighboring buildings.”
  - b. Per Section 4.3.2.C.2, “When large scale construction is proposed that is not consistent with the predominant building height and lot width of the surrounding area, special attention shall be paid to specific building design elements to articulate a building form that is appropriate to the neighborhood context. These include the items listed in the paragraph above, along with siting, setbacks, and façade treatments.”

**5. The proposed plan conforms to the Building Design Standards in Article 4.**

Staff believes the plan is consistent with this factor for the reasons below:

- ✓ Applicant has demonstrated compliance with Section 4.6.3.C.1 and many of the architectural standards of the Beaufort Code.
- ✓ There are a number of architectural details and changes Staff has recommended to the Applicant, that will be applicable at Final approval.

**6. The application will not substantially lessen the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.**

Staff believes the plan is partially consistent with this factor for the reasons below:

- ✓ The surrounding properties have T-4N and T-5 UC zoning classifications, and expectations of density.
  - ✓ Affordable senior housing is a pressing need for the Beaufort community, and this request will serve to satisfy a portion of this need.
- x. There could be concern as per Section 4.3.2 C 1 about establishing very urban densities at 37 units per acre and 4 story heights adjacent to traditional suburban residential development.

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## **FINDINGS AND RECOMMENDATIONS**

### **Staff Recommendation:**

**Staff recommends Conceptual approval of the Application at 1556 Salem Road, in that it satisfies the findings and requirements of Section 9.8.3 the Beaufort Code found in pages 2-5 of this Staff Report with the following recommendations:**

- ✓ **The community garden and gazebo relocated to a central location behind the buildings.**
- ✓ **The parking stalls on the center access point be removed and turned into tree lawn/open space.**
- ✓ **Screening along the perimeter be included, with opaque screening to the South.**
- ✓ **Consideration of a reduction in total parking spaces**
- ✓ **Consideration of specific architectural comments provided by Meadors for Final approval.**
- ✓ **Consideration of whether the four-story wings are necessary for the success of the project, and whether or not a three story product would be more in keeping with the area.**

**Staff would recommend the Applicant consider these recommendations and revise minor details to move straight to a Final approval at a future DRB meeting.**



**DEVELOPMENT REVIEW PROCESS  
DESIGN REVIEW APPLICATION**

Community Development Department  
1911 Boundary Street, Beaufort, South Carolina, 29902  
p. (843) 525-7011 / E. (843) 986-5606  
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

Staff Review  
 Board Review  
*Application Fee:*

**OFFICE USE ONLY:** Date Filed: 4/27 Application #: 25260 Zoning District: T4N

**Schedule:** The Design Review Board (DRB) typically meets the 2<sup>nd</sup> Thursday of each month at 2pm. Upon receipt of an application, staff will review the submittal and then contact the applicant letting them know when the meeting will be. A complete schedule can be found at: <https://www.cityofbeaufort.org/379/Design-Review-Board>

**Submittal Requirements:** All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

**Review Request:**  Conceptual  Preliminary  Final

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?  Yes  No

**Applicant, Property, and Project Information**

**Applicant Name:** Michael Riley

**Applicant Address:** 215 Church Street Suite 200, Decatur, GA 30030

**Applicant E-mail:** mriley@martinriley.com **Applicant Phone Number:** 404-373-2800

**Applicant Title:**  Homeowner  Tenant  Architect  Engineer  Developer

**Owner (if other than the Applicant):** Beaufort Salem Road Development LLC

**Owner Address:** 22 Mulberry Bluff Drive, Savannah, GA 31406

**Project Name:** Beaufort Senior Apartments

**Property Address:** 1556 Salem Road, Beaufort, SC 29902

**Property Identification Number (Tax Map & Parcel Number):** R122 029 000 0625 0000

**Date Submitted:** 4/27/2023



**DEVELOPMENT REVIEW PROCESS  
DESIGN REVIEW APPLICATION**

Community Development Department  
1911 Boundary Street, Beaufort, South Carolina, 29902  
p. (843) 525-7011 / f. (843) 986-5606  
Email: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org) / Website: [www.cityofbeaufort.org](http://www.cityofbeaufort.org)

**Required Project Information**

Project Name: Beaufort Senior Apartments

Property Size in Acres: 4.203 Proposed Building Use: Multi-family Residential

Building Square Footage (if multiple buildings, please list each one and their square footage by floor): 153,8140 sq. ft.

# of Parking Spaces Required: 169 # of Parking Spaces Provided: 169

Is this project a redevelopment project: Y  N

Are there existing buildings on the site? Y  N if yes, will they remain? Y N

Provide a brief Project Narrative and outline any specific questions you would like addressed.  
The project is a 3/4-story senior apartment building with 96 one-bedroom units and 58 two-bedroom units. It includes common spaces such as a community room, office, kitchen, fitness center, media room, community laundry room, and mail center. On-site surface parking and bicycle racks are also provided.

Applicant's Signature: [Signature] Date: 7.29.2023  
Owner's Signature: [Signature] Date: 7-27-2023

(The owner's signature is required if the applicant is not the owner.)

**CONTACT INFORMATION:**

Attention: Julie A. Bachety, Administrative Assistant II  
City of Beaufort Community Development Department  
1911 Boundary Street, Beaufort, South Carolina 29902  
E-Mail: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org) | Phone: (843) 525-7011 | Fax: (843) 986-5606

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**SITE INFORMATION:**

SITE: 4.203 +/- ACRES  
 DENSITY: 36.64 UNITS/ACRE  
 BUILDINGS: (2) 3/4 STORY APARTMENT BUILDINGS

**UNIT INFORMATION:**

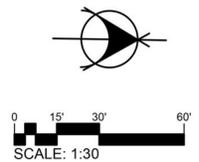
UNIT MIX	UNITS
1-BR (A UNITS)	= 96
2-BR (B UNITS)	= 58
<b>TOTAL</b>	<b>= 154</b>

**SITE INFORMATION:**

PARKING REQUIRED	SPCS
92 1BR @ 1 SP/U	= 96
66 2BR @ 1.25 SP/U	= 73
<b>TOTAL</b>	<b>= 169</b>

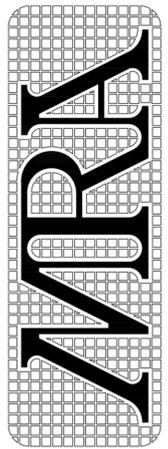
**SITE INFORMATION:**

PARKING PROVIDED	SPCS
STANDARD PARKING SPACES	= 127
COMPACT PARKING SPACES (20%)	= 33
HANDICAP PARKING SPACES	= 9
<b>TOTAL</b>	<b>= 169</b>



REVISIONS	
PROJECT NUMBER	2018-078
DATE ISSUED	4-27-2023
DRAWN BY	VJT
CHECKED BY	MTR

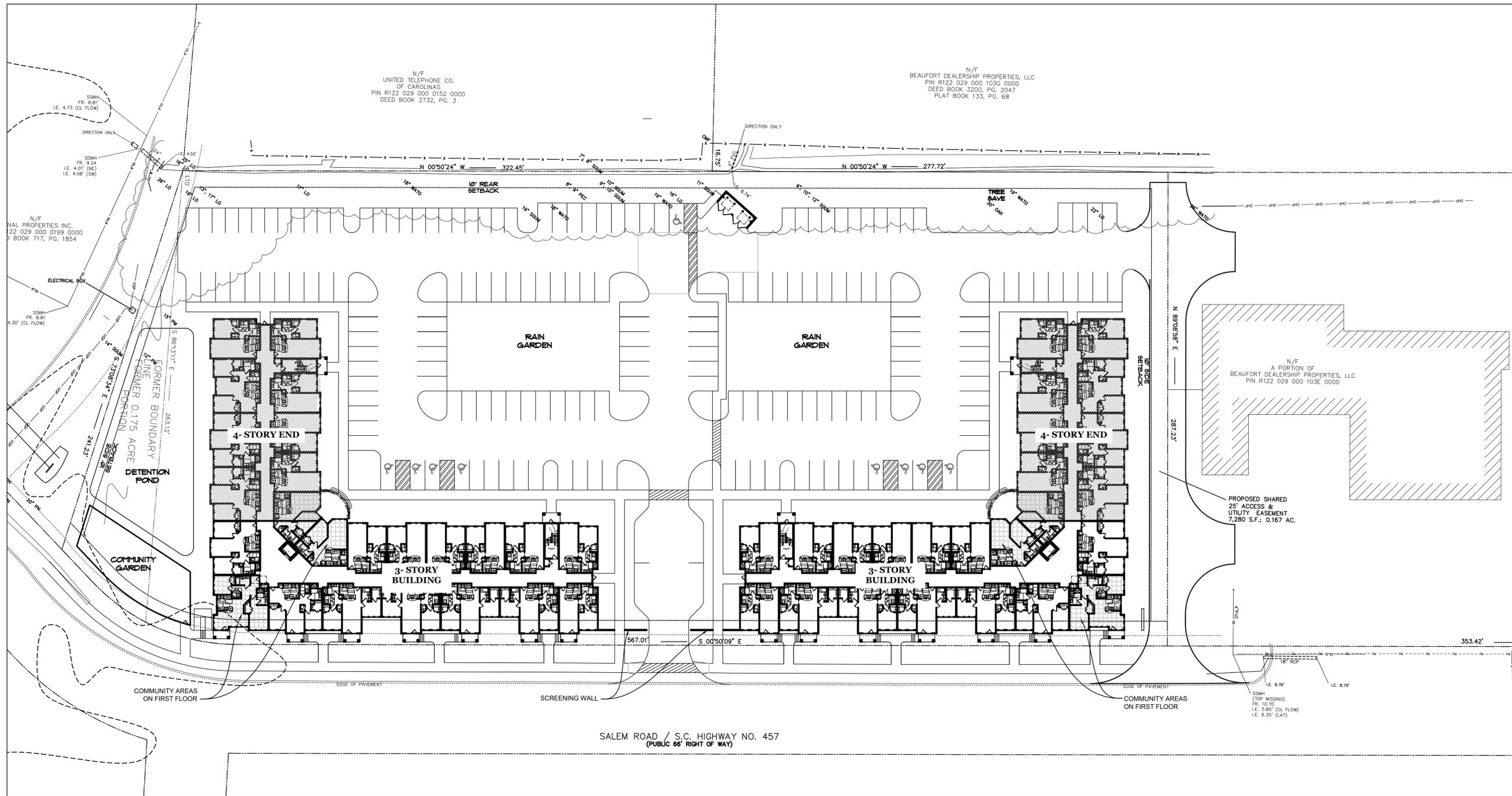
**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
**BEAUFORT SENIOR APARTMENTS**  
 BEAUFORT, SC



**CSP.1**

CONCEPTUAL SITE PLAN

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**SITE INFORMATION:**

SITE: 4.203 +/- ACRES  
 DENSITY: 37.59 UNITS/ACRE  
 BUILDINGS: (2) 3/4 STORY APARTMENT BUILDINGS

**UNIT INFORMATION:**

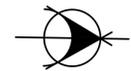
UNIT MIX	UNITS
1-BR (A UNITS)	= 88
2-BR (B UNITS)	= 66
TOTAL	= 154

**SITE INFORMATION:**

PARKING REQUIRED	SPCS
92 1BR @ 1 SP/U	= 88
66 2BR @ 1.5 SP/U	= 99
TOTAL	= 187

**SITE INFORMATION:**

PARKING PROVIDED	SPCS
STANDARD PARKING SPACES	= 142
COMPACT PARKING SPACES (20%)	= 36
HANDICAP PARKING SPACES	= 9
TOTAL	= 187



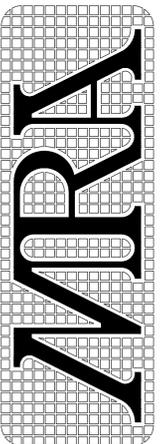
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**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**

215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

**BEAUFORT SENIOR APARTMENTS**

BEAUFORT, SC



**CSP.1**

**REVISIONS**

PROJECT NUMBER	DATE ISSUED	DESIGNED BY	CHECKED BY
2018-078	4-20-2023	VJT	MITR

CONCEPTUAL SITE PLAN

**BUILDING ELEVATION KEY NOTES:**

- (A) ARCHITECTURAL ANTI-FUNGAL FIBERGLASS SHINGLES (MIN. 30 YR) - COLOR GAF TIMBERLINE HDZ "PEWTER GRAY"
- (B) HARDIE FIBER CEMENT PANEL VERTICAL SIDING W/ 8" EXPOSURE - PAINTED SHERWIN WILLIAMS SW7566 "WESTLANDHIGH WHITE" - FLAT FINISH
- (C) HARDIE FIBER CEMENT PLANK LAP SIDING W/ 8" EXPOSURE - PAINTED SHERWIN WILLIAMS SW7662 "EVENING SHADOW" - FLAT FINISH
- (D) 4'x8' FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS "LATTE" (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
- (E) 4'x8' FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS "HONEY BLUSH" (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
- (F) 4'x8' FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS "KILIM BEIGE" (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
- (G) BRICK VENEER #1 - CHEROKEE BRICK - 'SAPELO'



**2 BUILDING 100 - WEST ELEVATION**  
 3/32" = 1'-0" BLDG. 200 MIRROR IMAGE

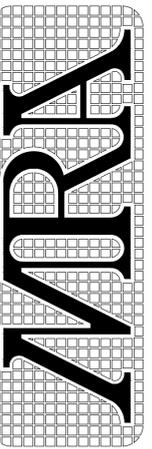


**1 BUILDING 100 - SOUTH ELEVATION**  
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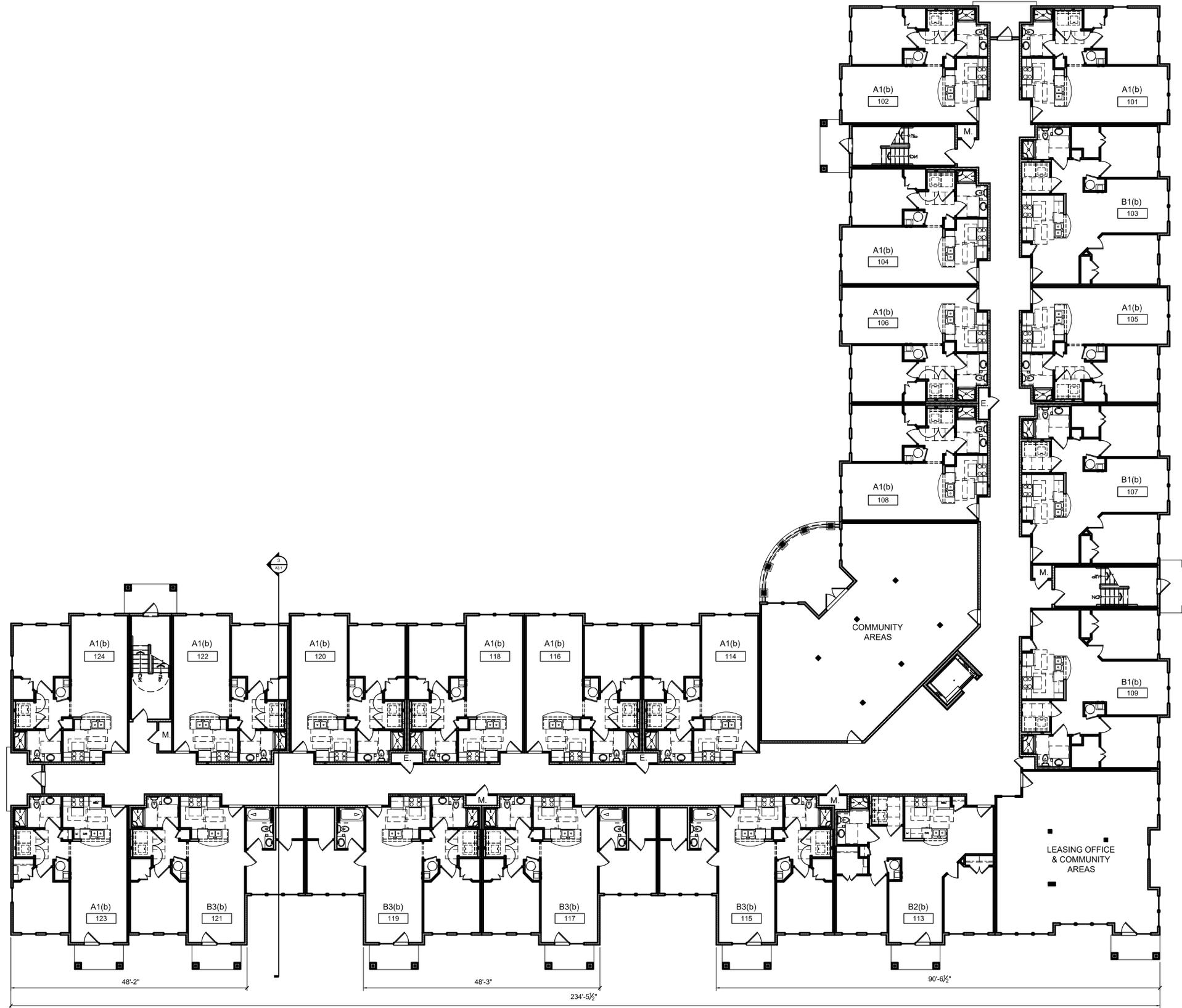
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**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
**BEAUFORT SENIOR APARTMENTS**  
 BEAUFORT, SC



**A3.2**

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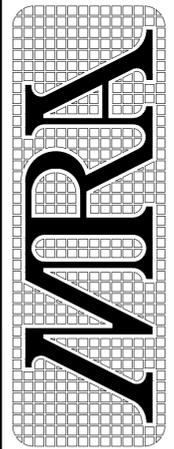


1 BUILDING 100 - FIRST FLOOR PLAN  
 3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"  
 SCALE: 3/32" = 1'-0"

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DATE ISSUED	4-27-2023
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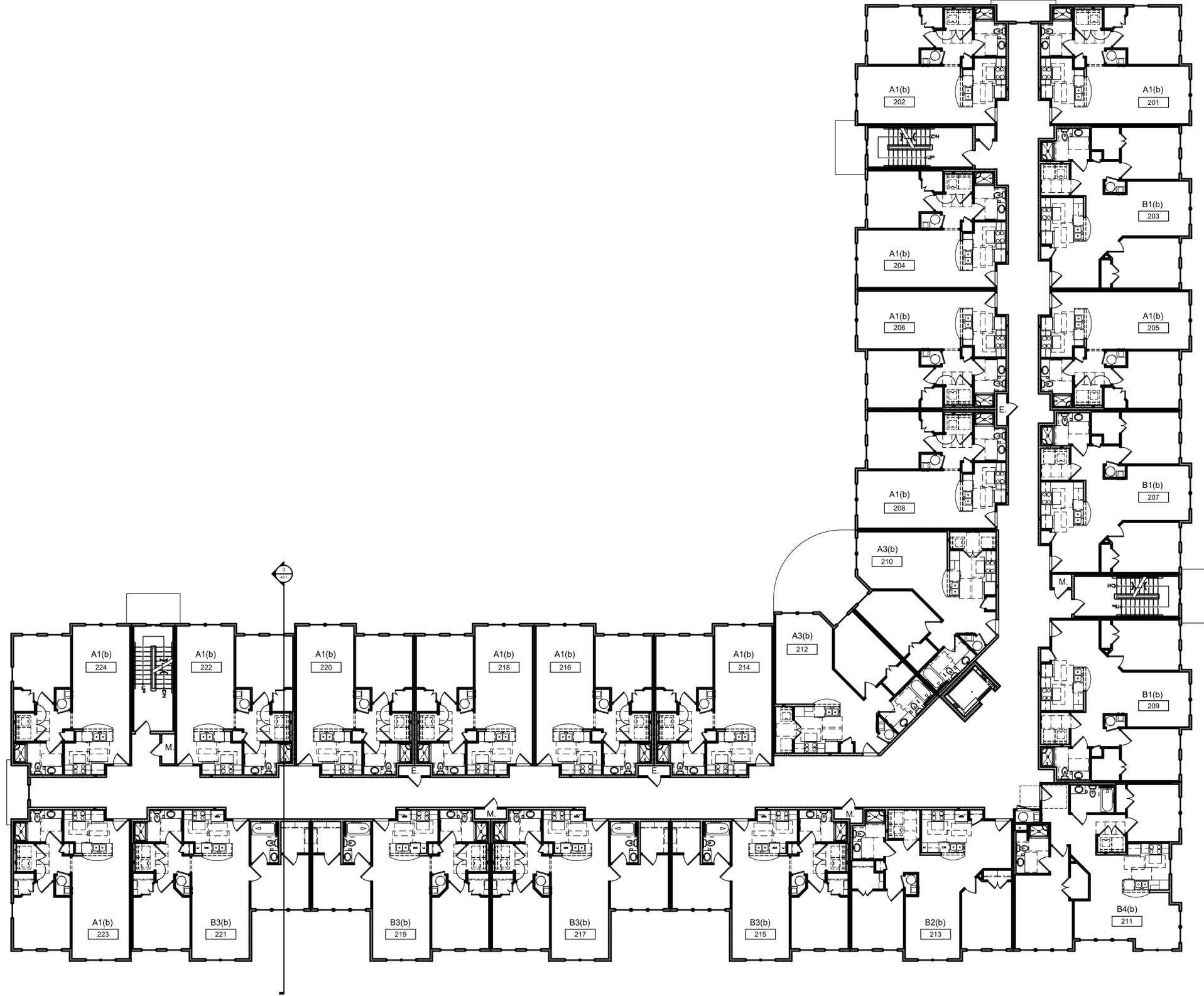
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
 BEAUFORT SENIOR APARTMENTS  
 BEAUFORT, SC  
 BUILDING 100 - FIRST FLOOR PLAN



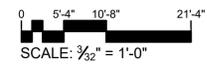
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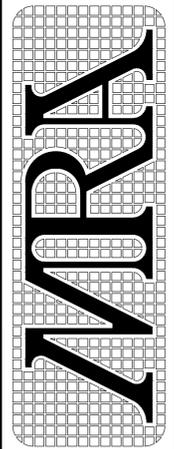
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1 BUILDING 100 - SECOND FLOOR PLAN  
3/32" = 1'-0"



SCALE: 3/32" = 1'-0"



A1.2

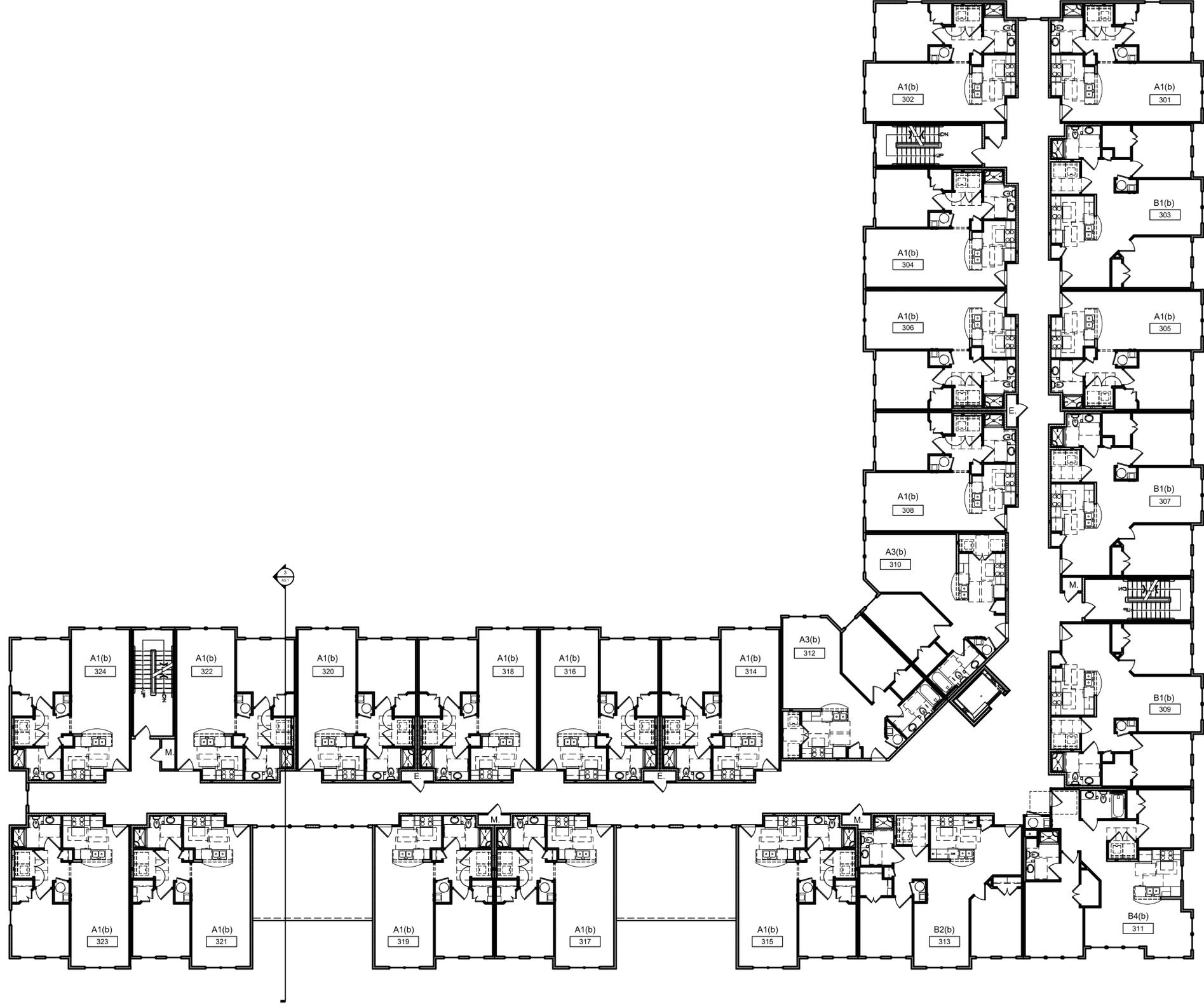
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
BEAUFORT SENIOR APARTMENTS  
BEAUFORT, SC

BUILDING 100 - SECOND FLOOR PLAN

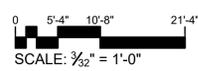
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DATE ISSUED	4-27-2023
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2023 PRELIMINARY DRAWING SET

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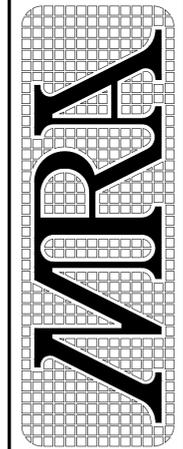


1 BUILDING 100 - THIRD FLOOR PLAN  
3/32" = 1'-0"



PROJECT NUMBER	2018-078
DATE ISSUED	4-27-2023
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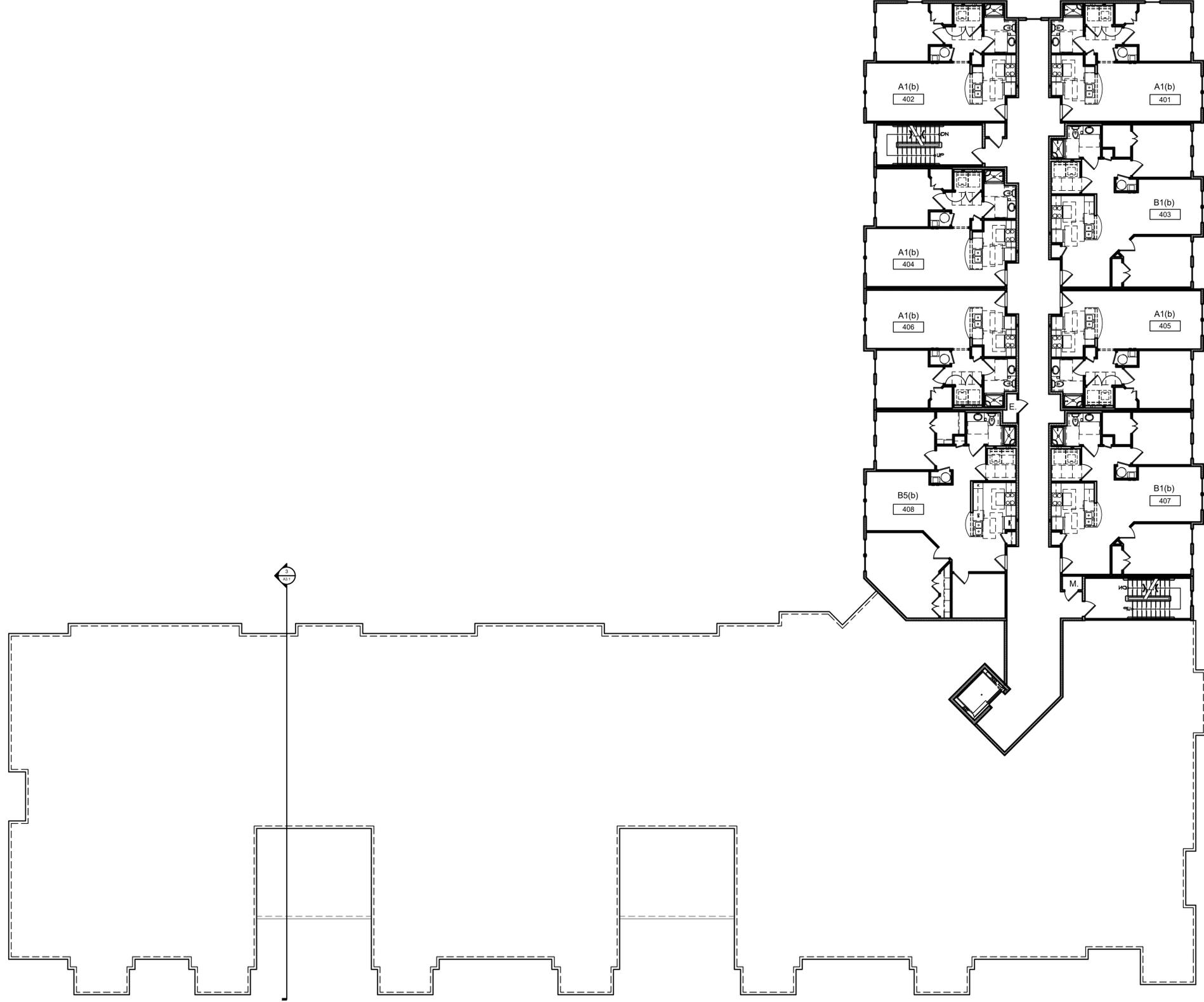
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
 BEAUFORT SENIOR APARTMENTS  
 BEAUFORT, SC  
 BUILDING 100 - THIRD FLOOR PLAN



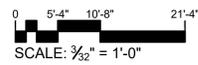
A1.3

2023 PRELIMINARY DRAWING SET

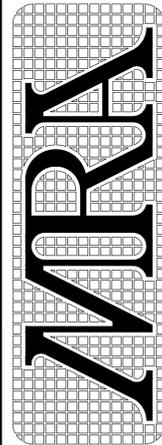
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1 BUILDING 100 - FOURTH FLOOR PLAN  
3/32" = 1'-0"



SCALE: 3/32" = 1'-0"



A1.4

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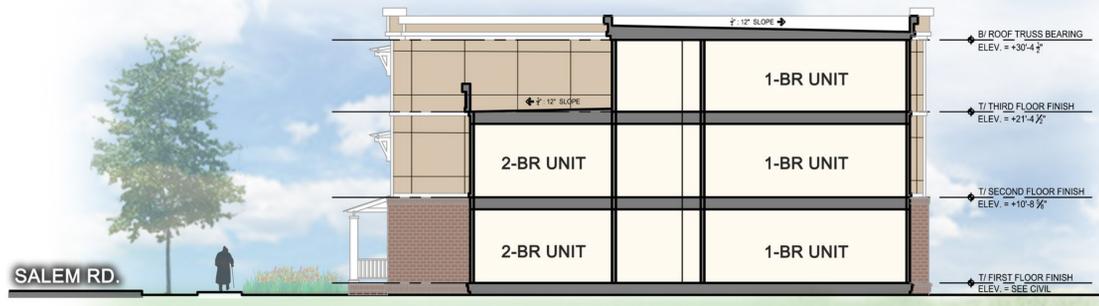
BUILDING 100 - FOURTH FLOOR PLAN

PROJECT NUMBER	2018-078
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**BUILDING ELEVATION KEY NOTES:**

- ⓐ ARCHITECTURAL ANTI-FUNGAL FIBERGLASS SHINGLES (MIN. 30 YR) - COLOR GAF TIMBERLINE HDZ \* PEWTER GRAY\*
- ⓑ HARDIE FIBER CEMENT PANEL VERTICAL SIDING W/ 8" EXPOSURE - PAINTED SHERWIN WILLIAMS SW7566 "WESTLANDHIGH WHITE" - FLAT FINISH
- ⓒ HARDIE FIBER CEMENT PLANK LAP SIDING W/ 8" EXPOSURE - PAINTED SHERWIN WILLIAMS SW7662 "EVENING SHADOW" - FLAT FINISH
- ⓓ 4x8' FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS "LATTE" (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
- ⓔ 4x8' FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS "HONEY BLUSH" (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
- ⓕ 4x8' FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS "KLIM BEIGE" (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
- ⓖ BRICK VENEER #1 - CHEROKEE BRICK - "SAPELO"



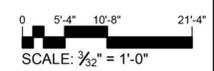
**3 BUILDING 100 - SALEM RD. STREET SECTION**  
3/32" = 1'-0"



**2 BUILDING 100 - NORTH ELEVATION**  
3/32" = 1'-0"

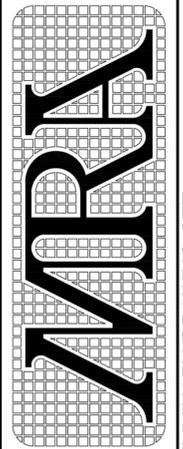


**1 BUILDING 100 - EAST ELEVATION (SALEM ROAD)**  
3/32" = 1'-0"  
BLDG. 200 MIRROR IMAGE



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**A3.1**

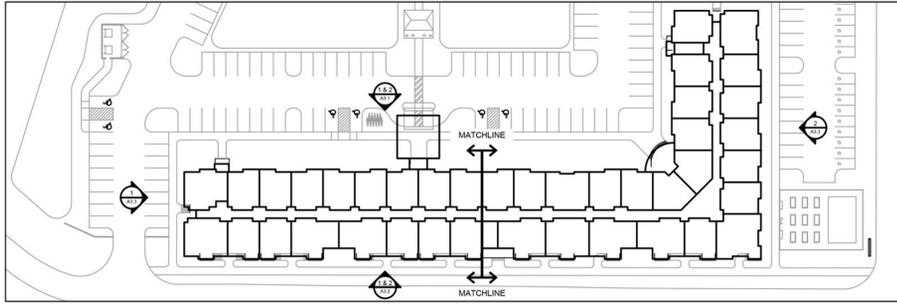
BUILDING 100 - ELEVATION & SECTION | 2023 PRELIMINARY DRAWING SET

**OLD SUBMITTAL**



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KEYPLAN



BUILDING ELEVATION KEY NOTES:

- 1 ARCHITECTURAL ANTI-FUNGAL FIBERGLASS SHINGLES (MIN. 30 YR) - COLOR GAF TIMBERLINE HDZ "PEWTER GRAY"
- 2 HARDIE FIBER CEMENT PANEL VERTICAL SIDING W/ 8" EXPOSURE - PAINTED SHERWIN WILLIAMS SW7757 "HIGH REFLECTIVE WHITE" - FLAT FINISH
- 3 HARDIE FIBER CEMENT PLANK LAP SIDING W/ 8" EXPOSURE - PAINTED SHERWIN WILLIAMS SW7662 "EVENING SHADOW" - FLAT FINISH
- 4 4"x8" FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS - SW6530 "REVEL BLUE" - SATIN FINISH (INSTALL TYVEK DRAIN/VENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
- 5 BRICK VENEER #1 - CHEROKEE BRICK - "SAPELO"

NOTE:

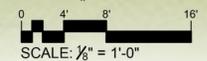
PRIMARY FACADE IS THE EAST FACADE ALONG SALEM ROAD



2 BUILDING - PARTIAL WEST ELEVATION  
1/8" = 1'-0"



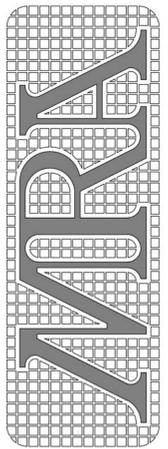
1 BUILDING - PARTIAL WEST ELEVATION  
1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

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DATE ISSUED	2-8-2023
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2022 PRELIMINARY DRAWING SET

A3.1

BUILDING - EXTERIOR ELEVATIONS