



MEETING AGENDA

The City of Beaufort

DESIGN REVIEW BOARD

Thursday, September 14, 2023, 2:00 P.M.

City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83564851031?pwd=WWJ2VUcwSjVSU09EbDlxMmVkcTc0QT09>

Passcode: 159940

Meeting ID: 835 6485 1031

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.

I. **Call to Order**

II. **Review of Minutes:**

A. **Minutes of August 10, 2023 Meeting**

III. **Applications:**

A. **Beaufort Senior Apartments, PIN R122 029 000 0625 0000**, 1556 Salem Road.
Applicant: Michael Riley, Architect (23-02 DRB.5)

The applicant is requesting final 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**



Design Review Board

Meeting Minutes – August 10, 2023

CALL TO ORDER

0:30

A meeting of the Design Review Board was held in-person on Thursday, August 10, 2023 at 2:00 pm.

ATTENDEES

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

Staff in attendance: Curt Freese (Community Development Director).

REVIEW OF MINUTES

2:17

Motion: Ms. McFann made a motion to approve the April 13, 2023 minutes; seconded by Mr. Suter. The motion passed unanimously.

All Historic District 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 tquidner@cityofbeaufort.org.

APPLICATIONS

- A. **Battery Creek Apartments, PIN R120 028 00A 0409/0410/0411/0412/0413/0000,** **2:35**
25 Old Jericho Road

Applicant: Ryan Lyle, Andrews Engineering (23-01 DRB.4)

The applicant is requesting site plan approval of an 83-unit four-story apartment building with a pool and pool cabana and on-site parking.

Motion: Ms. McFann made a motion based on the findings on pages three and four of the staff report. We recommend final approval of the site plan which is approval of the project as a whole subject to staff recommendations on page 5 of the staff recommendations; site and landscaping number 1-5; architecture 1-3 with the following additional conditions:

1. Add low trees along the Jericho Road sidewalk consistent with utility considerations.
2. Regarding Beaufort Jasper Water & Sewer Authority infrastructure as a condition that the project cannot be built until the infrastructure is in place and planned for and put a three-year time limit on the infrastructure being in place and the ability to build. If

they cannot start within that three-year period, the project would need to reapply for site plan approval to the Design Review Board or the subsequent body that does site plan approvals in the future.

3. Consider moving the shed roof down over the four court or making other modifications to the four-car court to make the entryway more inviting.

_____ seconded the motion. The motion passed unanimously.

B. Beaufort Senior Apartments, PIN R122 029 000 0625 0000, 1556 Salem Road **55:39
Applicant: Michael Riley, Architect (23-02 HRB.5)**

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.

Motion: Ms. McFann made a motion for final approval of the project to be deferred and the applicant come back before the Design Review Board after working with staff and the architect and that they consider doing the following:

1. As to page A3.1, the east elevation, considers simplification or change of the materials regarding the east elevation.
2. On page A3.4 consider simplifying the transitions of materials as shown in the drawings.
3. Provide color of real color samples when coming back.
4. Show cross section of parapet back on page A3.1
5. Also, on page A3.1, consider extension of the roof on the first floor farther over to the left-hand side over the windows adjacent to the roof section as shown.

_____ seconded the motion. The motion passed unanimously.

C. ALDI - Beaufort, PIN R120 028 000 0138 0000, 361 Robert Smalls Parkway **1:24:53
Applicant: Vanessa Banks, APD Engineering & Architecture, PLLC (23-09 DRB.1)**

The applicant is requesting conceptual approval for a new Aldi Grocery store on an outparcel facing Robert Smalls Parkway in the Beaufort Station shopping center.

Motion: _____ made a motion to table the project. _____ seconded the motion.

The motion passed with a vote of 4:1.

Ms. McFann asked staff for a status of the structural changes. Mr. Freese state text amendments are going back to the MPC on August 21 with some revisions and that the new Board would have seven members.

ADJOURNMENT

2:47:30

Motion: Ms. McFann made a motion, seconded by Mr. Petersen, to adjourn the meeting at 4:47 pm.

SALEM SENIOR HOUSING FINAL



STAFF REPORT: 1556 Salem Road Site Plan/Senior Housing

DATE: September 14, 2023

GENERAL INFORMATION		
Applicant:	Mike Riley, Agent for Beaufort Senior Apartments	
Site Location/Address:	1556 Salem Road/R 120 004 000 1007 0000	
Applicant's Request:	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 T4-N district.	
Current Zoning:	T-4 N	
ZONING DISTRICT INFORMATION		
	<u>T-4 N</u>	
Max Density	N/A	
Min. Lot Size	N/A	
Min. Frontage Build Out	60%- 85 % min	
Front Setback	0' min/15' max	
Side Setback	0-15 max	
Rear Setback	10'	
Building Height:	4 stories	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T-4 N	Vacant/Commercial	N/A
South: T-4 N	Townhouses	N/A
East: T-3S	Single family homes/U-haul	N/A
West: T-4N	Car dealership/Used Car dealer	N/A

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 years. The Applicant has made significant changes to the layout based on Staff comments discussed in April, May, and June.

Since August 8 DRB meeting

The project was heard at the August 8 DRB meeting, with the DRB tabling with the request to add cutsheets for walls, consider wider bays at the entrances, gang window fenestration, provide detail for HVAC location, details for the picnic pavilion, and otherwise provide all cutsheets for all building sections. The Applicant has provided additional detail, which has been reviewed by Staff.

Streets:

Salem road is a two-lane road, with a drainage ditch and no sidewalks. The applicant would build a sidewalk along their portion of the road, which would link to the County's funded Salem Road sidewalk project. 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 as per the Development Code.

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 T4-N, 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 exists 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-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 T4-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 the T-4 N district.

Amenities: A community garden is planned in the center open space as per Staff’s suggestion. There is also a small gazebo in the center of the lot.

Staff Comments

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:

<u>9.8.3 Finding of Fact</u>	<u>Rationale Present (yes/no)</u>	<u>Staff Analysis of Rationale</u>
1. The plan is consistent with the adopted plans and policies of the City.	Yes	<ul style="list-style-type: none"> ✓ The plan is consistent with density, use and setbacks of the T4-N district, and the future land use plan. ✓ The applicant has taken Section of 9.8.3 into consideration, and has altered the height, scale and mass accordingly to respect the surrounding built form.
2. The plan complies with all applicable requirements of this Code.	Yes	<ul style="list-style-type: none"> ✓ 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.	Yes	<ul style="list-style-type: none"> ✓ The applicant is providing curb and gutter, sidewalks and urban amenities and scale as required by the T-4 N district. ✓ While there is not urban infrastructure around the project, it is entitled with urban district standards, and the project should make for a more urban block sympathetic to transect based

		development in the future.
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	Yes	<ul style="list-style-type: none"> ✓ The properties to the North and West 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. ✓ Staff acknowledges the lack of mass, scale, and type of buildings in the general vicinity. This has been relayed to the applicant who has revised their plans accordingly by limiting the fourth story, breaking up the mass, stepping the buildings back, adding curb and gutter, and more open space/landscaping.
5. The proposed plan conforms to the Building Design Standards in Article 4.	Yes	<ul style="list-style-type: none"> ✓ Applicant has demonstrated compliance with Section 4.6.3.C.1 and many of the architectural standards of the Beaufort Code. ✓ The applicant has made many changes There are a number of architectural details and changes Staff recommended that have been followed by the Applicant. Staff has made final recommendations for the Final approval that Staff believes will resolve any other issues regarding this finding.
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.	Yes	<ul style="list-style-type: none"> ✓ 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.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends Final 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 2-4 of this Staff Report with the following conditions:

1. Staff recommends the applicant consider a more neutral metal roof color as opposed to the Rustic Red given the other proposed colors on the project. Applicant may consider a bronze or dark bronze color.
2. Applicant notes on A1.8 the roof is a master-rib roof system. Staff does not support this bulky roof profile and recommends a simpler standing seam with smooth panel between the seams.
3. Staff recommends the applicant select SDL windows.
4. Detail 4 on sheet A1.7 illustrated metal tie plates on the wood timber support brackets. Staff recommends the applicant eliminate these visible tie plates and instead use concealed fasteners to fabricate these brackets.
5. Applicant to note the color of the continuous metal flashing above brick soldier course around the building. Staff recommends a neutral color such as bronze or dark bronze for this transition.
6. Applicant to confirm that the parapet cap flashing is white per the colored elevation.
7. On sheet A1.7, the projecting windowsills do not appear to be sloped to drain. Applicant to confirm.
8. The larger scale wall section 1 on sheet A1.7 has detail callouts for the windowsills referencing detail 3 on sheet A1.7. However, this is not the correct reference and larger scale projecting windowsill details are missing from application.
9. Applicant must provide a typical wall section through a porch to identify the interaction and details related to these areas around the building.
10. It appears that the color swatch representation of Latte and Kilim Beige on sheet A1.8 are incorrect compared to actual swatches from Sherwin Williams. Applicant to confirm and bring to meeting actual color samples. Staff supports the colors Latte and Kilim Beige. However, the proposed Honey Blush doesn't seem to go well with the other material colors. Staff recommends the applicant provide an alternate color to the Honey Blush and would recommend staying within the same color range as Latte and Kilim Beige.
11. On picnic pavilion, staff recommends the applicant align the band beam with the column shafts below.



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 / website: www.cityofbeaufort.org

23-02 DRB.5

- Staff Review
Board Review

Application Fee:

OFFICE USE ONLY: Date Filed: 7/28 Application #: 25620 Zoning District: T4A1

Schedule: The Design Review Board (DRB) typically meets the 2nd 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 [x] 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 [x] 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 / Website: 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): 2 buildings with each separate floor measured at: 1st floor-23,688 sq.ft.; 2nd floor-22,969 sq.ft.; 3rd floor-22,122sq.ft.; 4th floor- 8,258sq.ft.

of Parking Spaces Required: 154 # of Parking Spaces Provided: 154

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 pair of two 3/4-story senior apartment building with 104 one-bedroom units and 50 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: 7-28-23

Owner's Signature: [Signature] Date: 7-28-2023

(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 | Phone: (843) 525-7011 | Fax: (843) 986-5606

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UNIT MATRIX

UNIT TYPE	NO.	UNIT NET AREA (SQ. FT.)	TOTAL UNIT NET AREA	UNIT GROSS AREA (SQ. FT.)	TOTAL UNIT GROSS AREA
A1(b)	60	650	39000	693	41580
A1(b) - END	16	650	10400	693	11088
A2(b)	18	650	11700	693	12474
A2(b)-PATIO	2	650	1300	693	1386
A3(b)	8	689	5512	732	5856
1-BEDROOM TOTAL	104	3289	67912	3504	72384
B1(b)	26	890	23140	941	24466
B1(b)-PATIO	2	890	1780	941	1882
B2(b)	8	859	6872	914	7312
B2(b)-PATIO	8	859	6872	914	7312
B3(b)	4	1001	4004	1060	4240
B4(b)	2	1116	2232	1174	2348
2-BEDROOM TOTAL	50	5615	44900	5944	47560
TOTAL UNITS	154	8904	112812	9448	119944

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 BEAUFORT, SC

CSP.1

SITE INFORMATION:

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

UNIT INFORMATION:

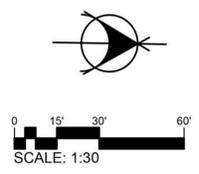
UNIT MIX	UNITS
1-BR (A UNITS)	= 104
2-BR (B UNITS)	= 50
TOTAL	= 154

SITE INFORMATION:

PARKING REQUIRED	SPCS
96 1BR @ 1 SP/U	= 96
58 2BR @ 1 SP/U	= 58
TOTAL	= 154

SITE INFORMATION:

PARKING PROVIDED	SPCS
STANDARD PARKING SPACES	= 115
COMPACT PARKING SPACES (20%)	= 30
HANDICAP PARKING SPACES	= 9
TOTAL	= 154

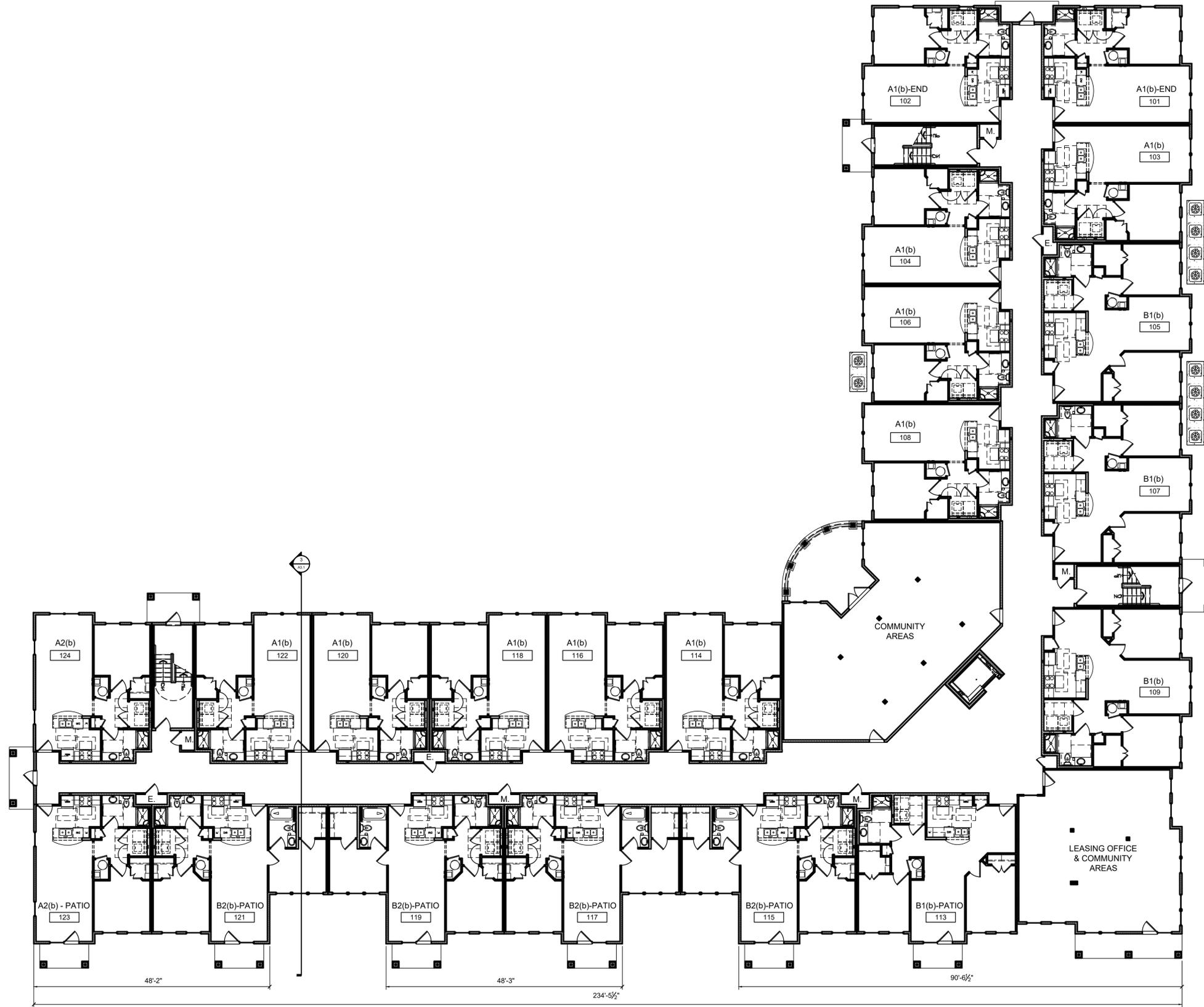


CONCEPTUAL SITE PLAN

REVISIONS

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		7-24-2023		
		8-31-2023		

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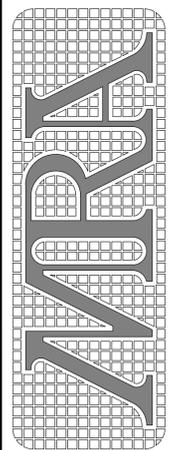


1 BUILDING 100 - FIRST FLOOR PLAN
 3/32" = 1'-0"

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

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DATE ISSUED	6-6-2023
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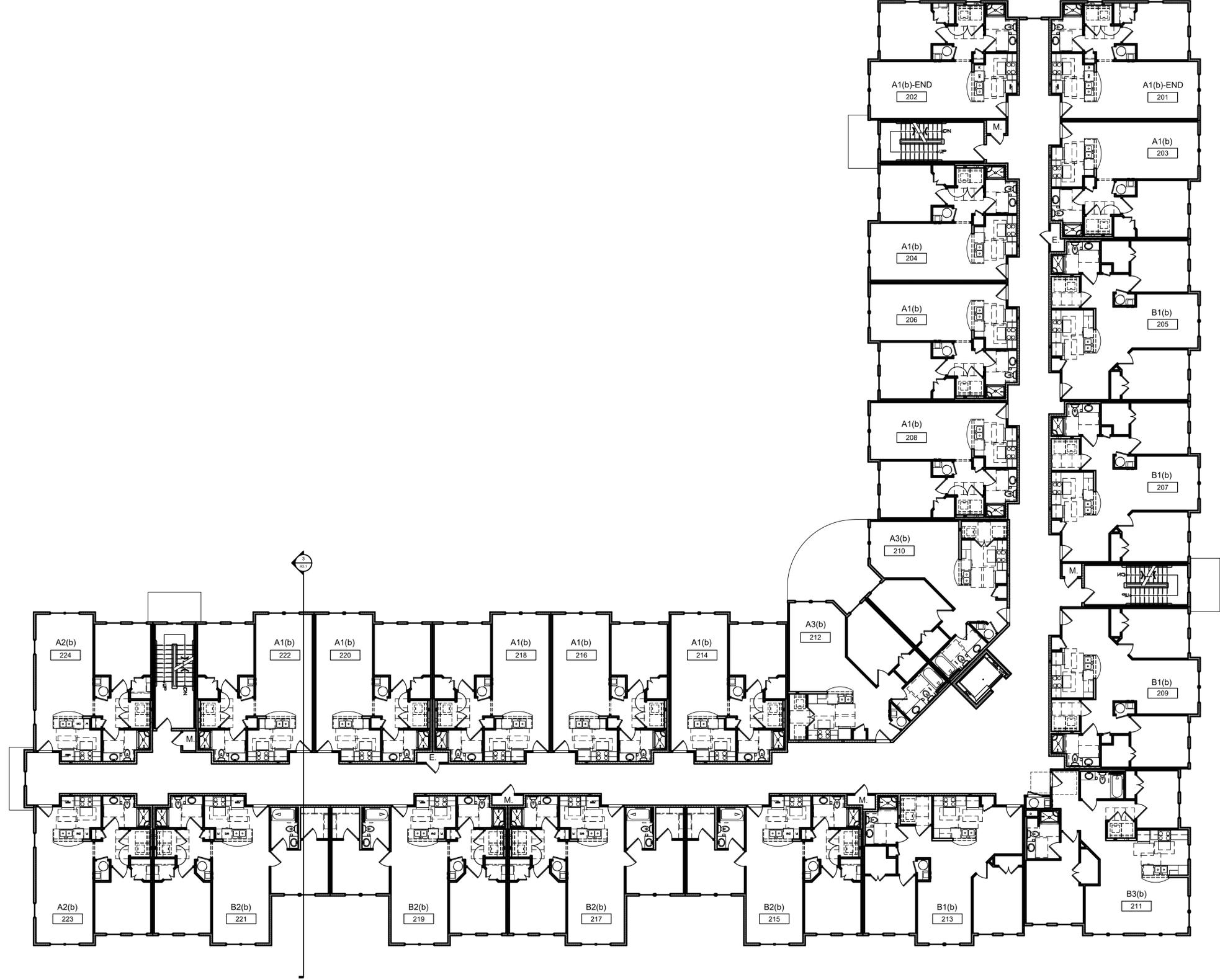
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 BEAUFORT SENIOR APARTMENTS
 BEAUFORT, SC
 BUILDING 100 - FIRST FLOOR PLAN



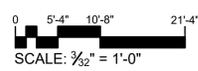
A1.1

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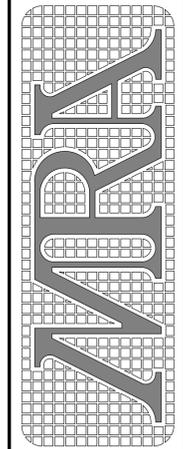


1 BUILDING 100 - SECOND FLOOR PLAN
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REVISIONS	
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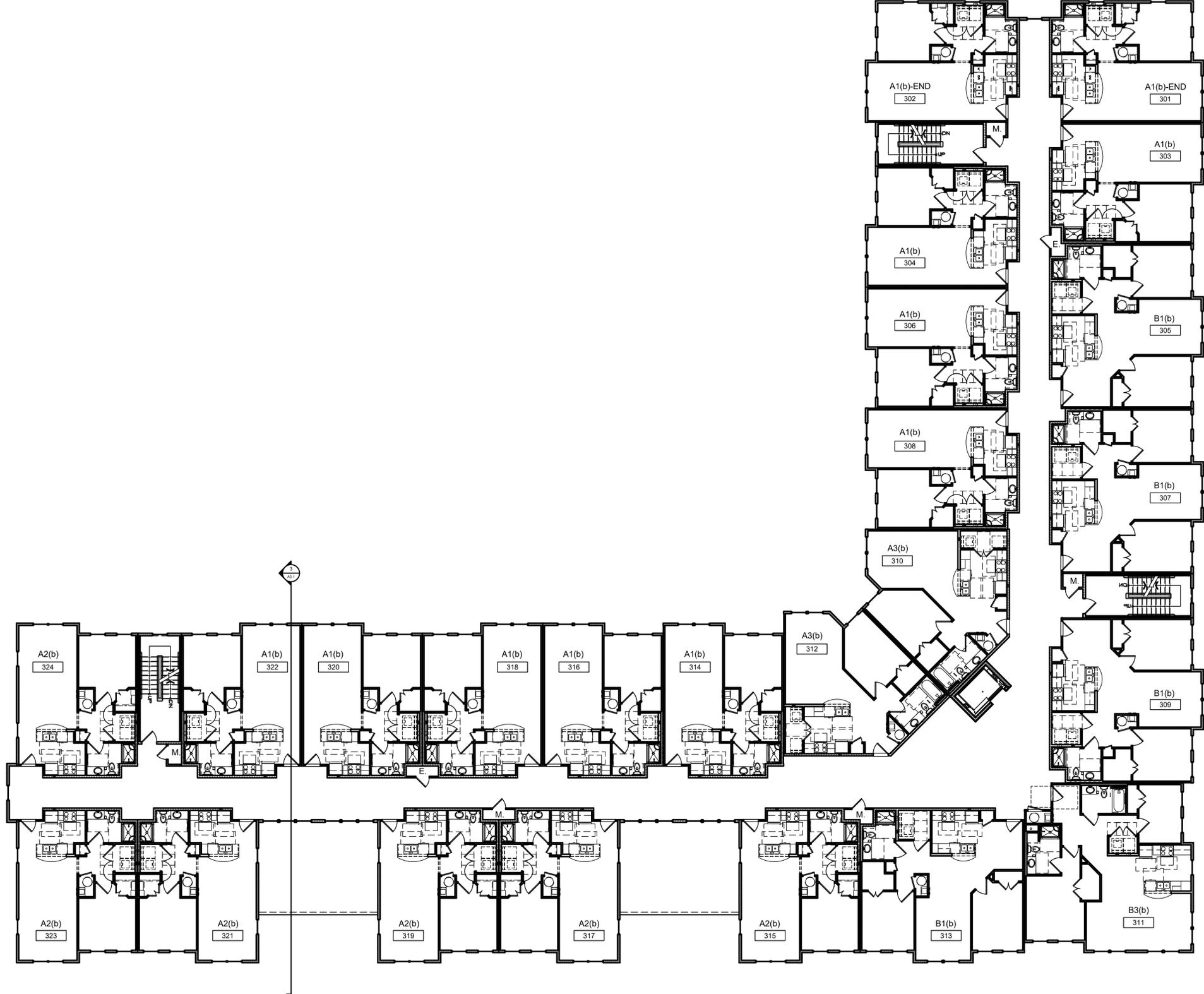
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 BEAUFORT, SC
 BUILDING 100 - SECOND FLOOR PLAN



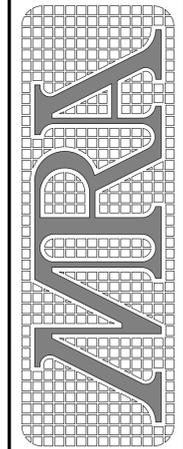
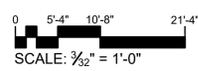
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1 BUILDING 100 - THIRD FLOOR PLAN
3/32" = 1'-0"



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BUILDING 100 - THIRD FLOOR PLAN

PROJECT NUMBER	DATE ISSUED	DRAWN BY	CHECKED BY
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A1.3

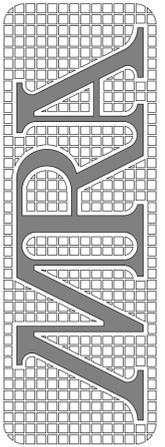
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1 BUILDING 100 - FOURTH FLOOR PLAN
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0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"



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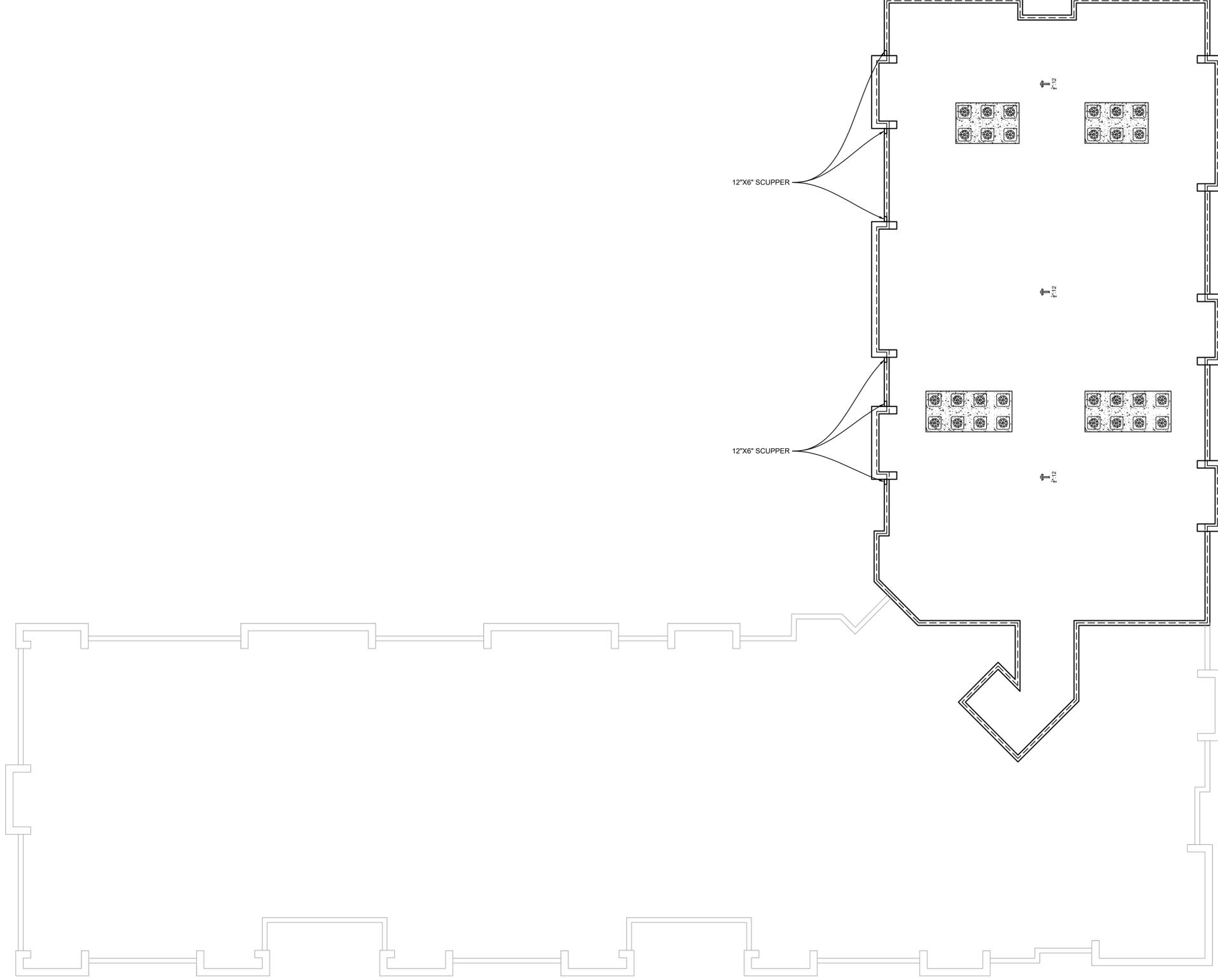
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BUILDING 100 - FOURTH FLOOR PLAN

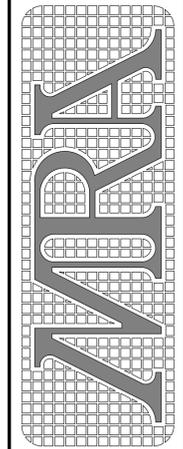
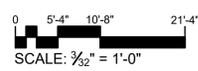
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A1.4

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



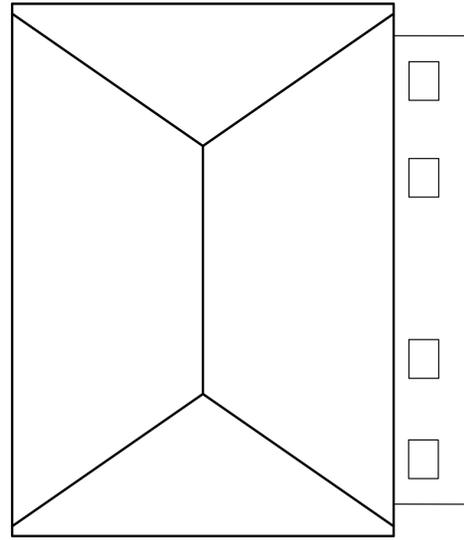
A1.5

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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

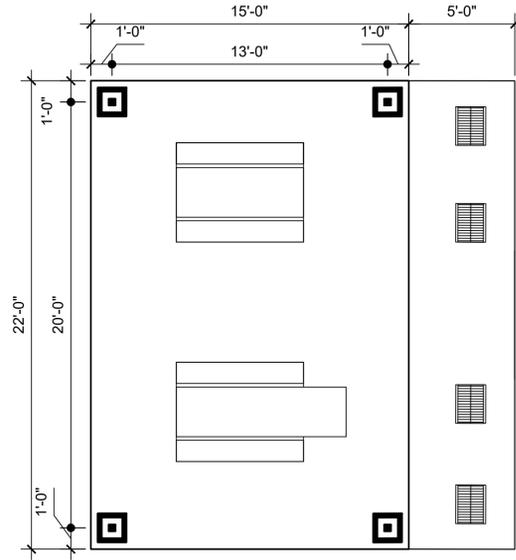
BUILDING 100 - ROOF FLOOR PLAN

REVISIONS	
PROJECT NUMBER	2018-078
DATE ISSUED	6-6-2023
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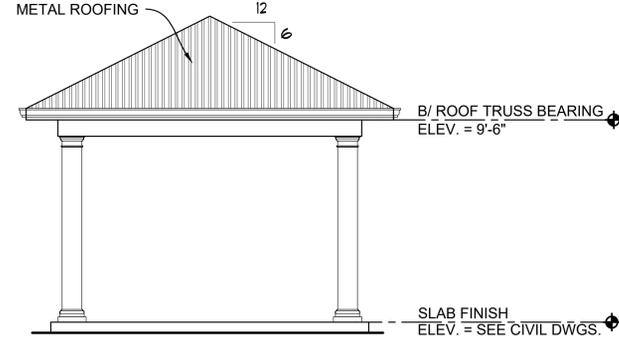
2023 PRELIMINARY DRAWING SET



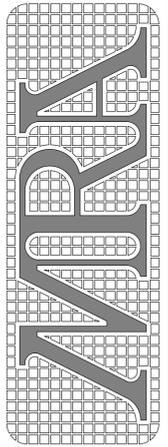
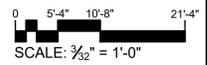
2 PICNIC PAVILION ROOF PLAN
1/4" = 1'-0"



1 PICNIC PAVILION FLOOR PLAN
1/4" = 1'-0"



3 PICNIC PAVILION ELEVATION
1/4" = 1'-0"



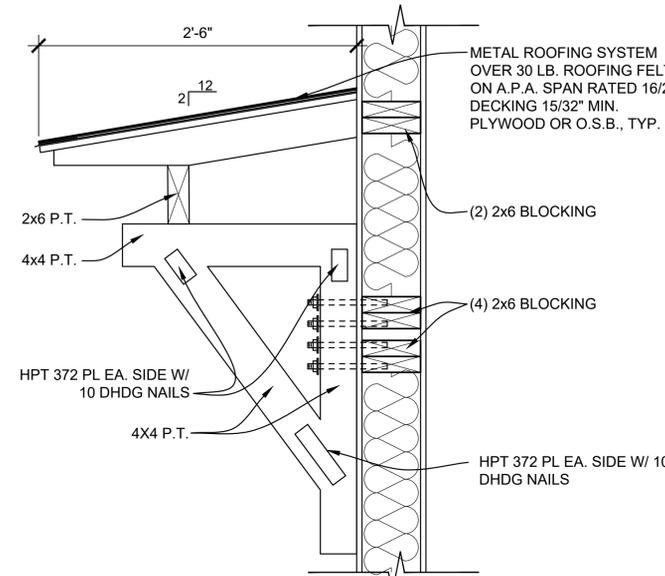
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

PROJECT NUMBER	2018-078
DATE ISSUED	8-8-2023
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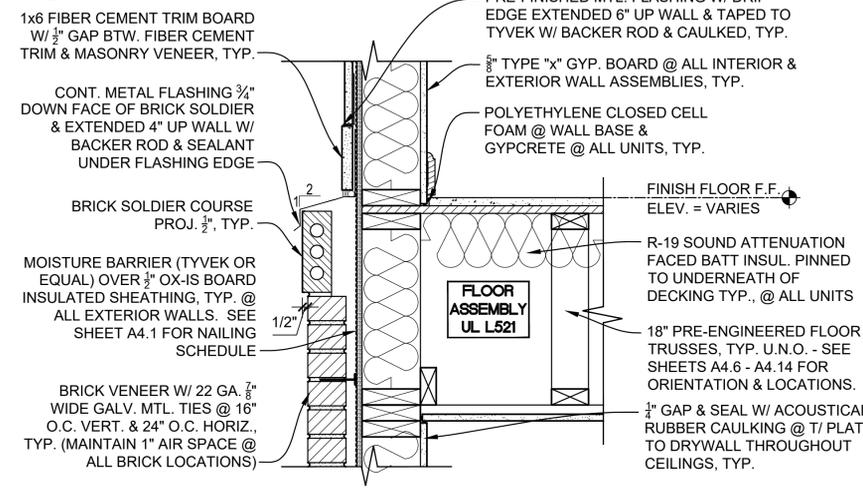
PICNIC PAVILION DETAIL

A1.6

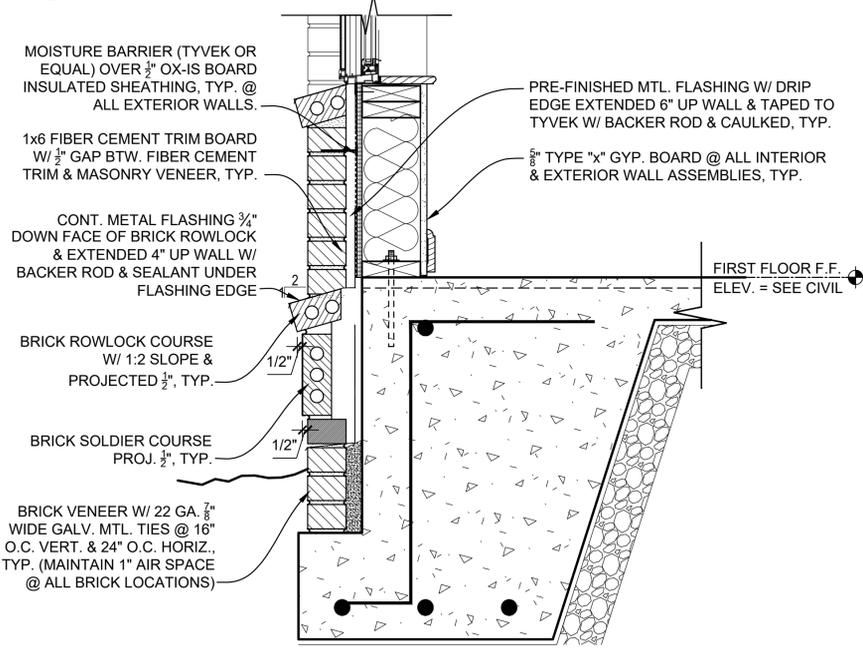
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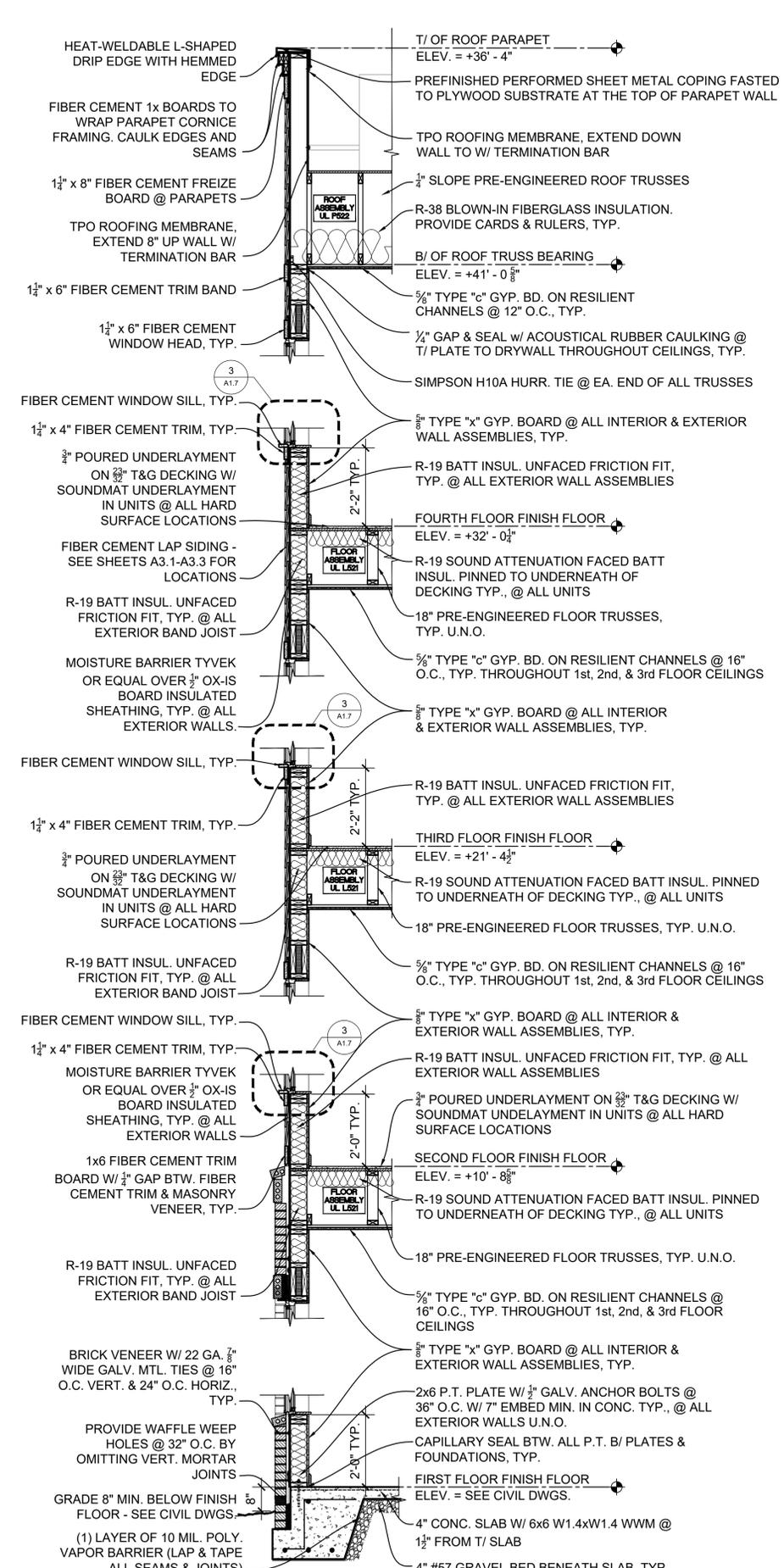
4 EXTERIOR WALL SECTION DETAIL @ AWNING
1 1/2" = 1'-0"



3 EXTERIOR WALL SECTION DETAIL @ BRICK SOLDIER COURSE TO TRIM BAND (UL U356)
1 1/2" = 1'-0"



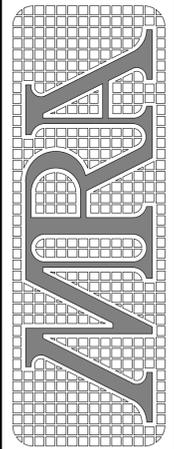
2 EXTERIOR WALL SECTION DETAIL @ BRICK CAP TO BRICK VENEER (UL U356)
1 1/2" = 1'-0"



1 1-HOUR RATED EXTERIOR WALL SECTION @ PARAPET (UL U356)
1/2" = 1'-0"

PROJECT NUMBER	2018-078
DATE ISSUED	8-30-2023
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A1.7

2022 PRELIMINARY DRAWING SET

WALL SECTION DETAILS

PLOTTED: 8/30/2023 4:50:03 PM - DRAWING: P:\HIRSCH\2018-078 BEAUFORT, SC\DRAWINGS\PRELIM 2023\SHEETS\A1.8.DWG - PLOTTED BY: VINIL JOHN THOMAS - COPYRIGHT 2023

EXTERIOR COLOR SPECS:



LATTE (SW6108)

MANUFACTURER: SHERWIN WILLIAMS
 HEX VALUE: #BAA185
 LOCATION: EXTERIOR FIBER CEMENT PANEL



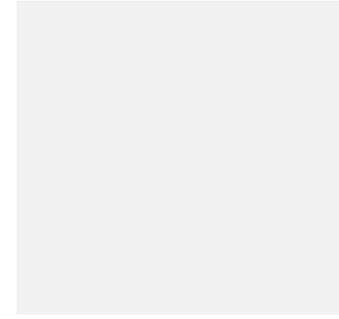
KILIM BEIGE (SW6106)

MANUFACTURER: SHERWIN WILLIAMS
 HEX VALUE: #D7C5AE
 LOCATION: EXTERIOR FIBER CEMENT PANEL



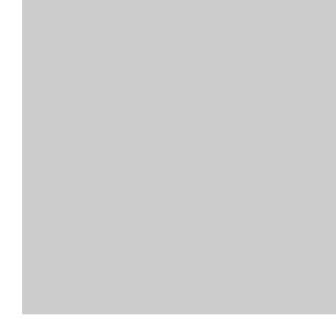
HONEY BLUSH (SW6660)

MANUFACTURER: SHERWIN WILLIAMS
 HEX VALUE: #F5CF9B
 LOCATION: EXTERIOR FIBER CEMENT PANEL



WESTHIGHLAND WHITE (SW7566)

MANUFACTURER: SHERWIN WILLIAMS
 HEX VALUE: #F3EEE3
 LOCATION: EXTERIOR LAP SIDING



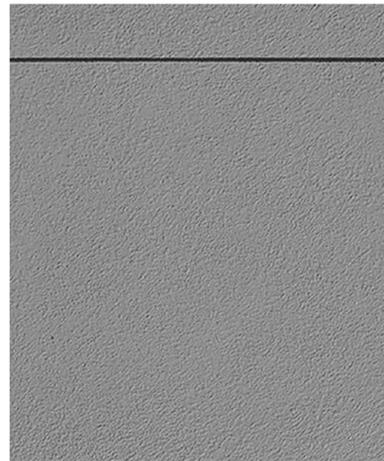
EVENING SHADOW (SW7662)

MANUFACTURER: SHERWIN WILLIAMS
 HEX VALUE: #C9CCCD
 LOCATION: EXTERIOR LAP SIDING



METAL ROOF

MANUFACTURER: SMITH-BUILT METAL ROOFS & BUILDINGS
 PRODUCT DESCRIPTION: MASTER-RIB ROOF SYSTEM
 COLOR: RUSTIC RED SR 32 SRI 33



PANEL BOARDS

MANUFACTURER: JAMES HARDIE
 PRODUCT DESCRIPTION: HARDIE ARCHITECTURAL COLLECTION
 TEXTURE: FINE SAND GROOVED SMOOTH



TRIM BOARDS

MANUFACTURER: JAMES HARDIE
 PRODUCT DESCRIPTION: 4/4, 5/4, HARDIE TRIM BOARDS
 TEXTURE: SMOOTH
 COLOR: ARCTIC WHITE



WINDOW

MANUFACTURER: SILVERLINE WINDOWS
 PRODUCT DESCRIPTION: DOUBLE HUNG - V1 SERIES
 COLOR: WHITE



LAP SIDING - 1

MANUFACTURER: JAMES HARDIE
 PRODUCT DESCRIPTION: HARDIE PLANK LAP SIDING
 TEXTURE: SMOOTH



DOOR

MANUFACTURER: WINDOOR
 PRODUCT DESCRIPTION: CLEAR LOW -E
 1464-1L, 2054-1L, 2264-1L

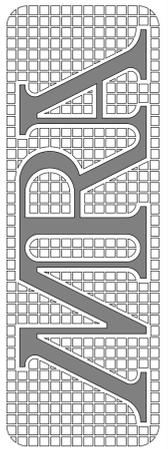


BRICK

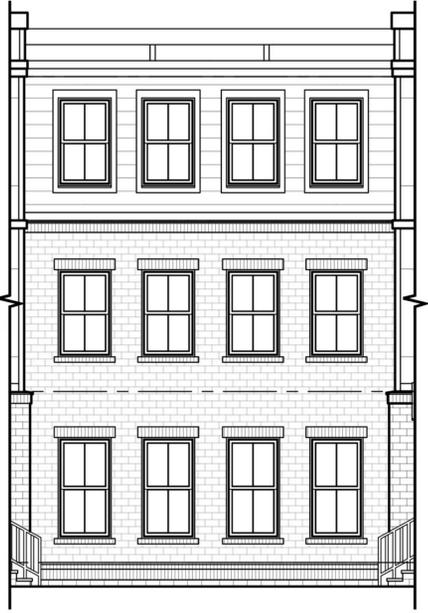
MANUFACTURER: CHEROKEE BRICK & TILE COMPANY
 PRODUCT DESCRIPTION: M/S VELOUR RED, MODULAR W/MORTAR

PROJECT NUMBER	2018-078
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 BEAUFORT, SC
 MATERIAL SPECIFICATIONS



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4 ENLARGED ELEVATION @ BAY PARAPETS
1/4" = 1'-0"

5 ENLARGED ELEVATION @ WINDOWS
3/16" = 1'-0"



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

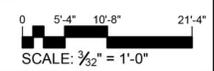


3 BUILDING 100 - SALEM RD. STREET SECTION
3/32" = 1'-0"

- BUILDING ELEVATION KEY NOTES:**
- (A) ARCHITECTURAL ANTI-FUNGAL FIBERGLASS SHINGLES (MIN. 30 YR) - COLOR GAF TIMBERLINE HDZ "PEWTER GRAY"
 - (B) HARDIE FIBER CEMENT PLANK LAP 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) 4x8" FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS "LATTE" (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
 - (E) 4x8" FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS "HONEY BLUSH" (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
 - (F) 4x8" 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"



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



<p>MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C. 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800</p> <p>BEAUFORT SENIOR APARTMENTS BEAUFORT, SC</p>	<p>PROJECT NUMBER: 2018-078 DATE ISSUED: 6-6-2023 DRAWN BY: VJT CHECKED BY:</p> <p>REVISIONS: 7-24-2023</p>
<p>BUILDING 100 - ELEVATIONS & SECTION</p>	
<p>A3.1</p>	
<p>2023 PRELIMINARY DRAWING SET</p>	

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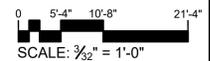
- BUILDING ELEVATION KEY NOTES:**
- ① ARCHITECTURAL ANTI-FUNGAL FIBERGLASS SHINGLES (MIN. 30 YR) - COLOR GAF TIMBERLINE HDZ "PEWTER GRAY"
 - ② HARDIE FIBER CEMENT PLANK LAP SIDING W/ 8" EXPOSURE - PAINTED SHERWIN WILLIAMS SW7566 "WESTLANDHIGH WHITE" - FLAT FINISH
 - ③ HARDIE FIBER CEMENT PLANK LAP SIDING W/ 8" EXPOSURE - PAINTED SHERWIN WILLIAMS SW7662 "EVENING SHADOW" - FLAT FINISH
 - ④ 4"x8" FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS "LATTE" (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
 - ⑤ 4"x8" FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS "HONEY BLUSH" (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
 - ⑥ 4"x8" FIBER CEMENT PANELS - PAINTED SHERWIN WILLIAMS "KILIM BEIGE" (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
 - ⑦ BRICK VENEER #1 - CHEROKEE BRICK - "SAPELO"



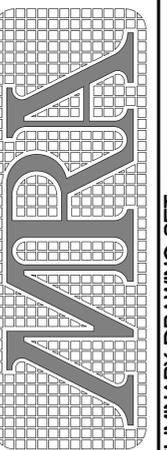
2 BUILDING 100 - WEST ELEVATION
3/32" = 1'-0" BLDG. 200 MIRROR IMAGE



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



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A3.2

2023 PRELIMINARY DRAWING SET

BUILDING 100 - ELEVATIONS

PROJECT NUMBER: 2018-078
 DATE ISSUED: 6-6-2023
 DRAWN BY: VJT
 CHECKED BY:

REVISIONS
 7-24-2023

SENIOR RESIDENCE BEAUFORT - BUILDING RENDER @ SOUTH-EAST SIDE

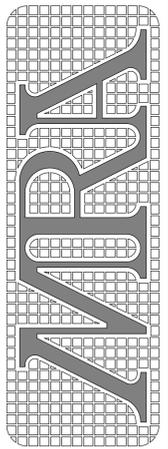
BEAUFORT, SC.



PROJECT NUMBER	2018-078	REVISIONS	7-24-2023
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BUILDING RENDER @ SOUTH-EAST SIDE



A3.3

NOTE:
PRIMARY FACADE IS THE EAST FACADE ALONG SALEM ROAD

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2023 PRELIMINARY DRAWING SET

SENIOR RESIDENCE BEAUFORT - BUILDING RENDER @ EAST SIDE (MAIN- ENTRANCE)

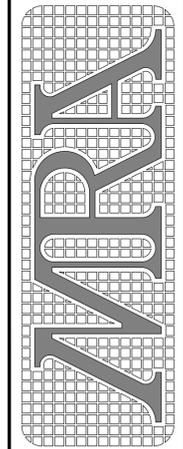
BEAUFORT, SC.



REVISIONS
7-24-2023

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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC
BUILDING RENDER @ SOUTH-EAST SIDE (MAIN ENTRANCE)



A3.4

NOTE:
PRIMARY FACADE IS THE EAST FACADE ALONG SALEM ROAD

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2023 PRELIMINARY DRAWING SET

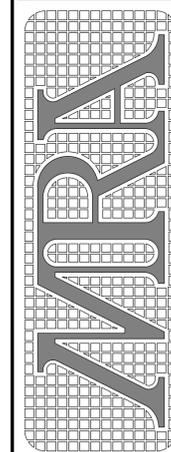
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SENIOR RESIDENCE BEAUFORT - BUILDING RENDER @ EAST SIDE (SALEM ROAD)

BEAUFORT, SC.



NOTE:
PRIMARY FACADE IS THE EAST FACADE ALONG SALEM ROAD



A3.5

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BUILDING RENDER @ EAST SIDE (SALEM ROAD)

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CHECKED BY:
REVISIONS: 7-24-2023

SENIOR RESIDENCE BEAUFORT - BUILDING RENDER @ NORTH-EAST SIDE

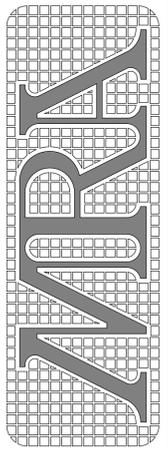
BEAUFORT, SC.



NOTE:
PRIMARY FACADE IS THE EAST FACADE ALONG SALEM ROAD

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A3.6

SENIOR RESIDENCE BEAUFORT - BUILDING RENDER @ SOUTH-EAST SIDE

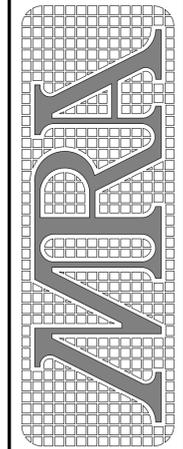
BEAUFORT, SC.



REVISIONS	7-24-2023
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BEAUFORT, SC

BUILDING RENDER @ SOUTH-EAST SIDE



A3.7

NOTE:
PRIMARY FACADE IS THE EAST FACADE ALONG SALEM ROAD

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2023 PRELIMINARY DRAWING SET



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Response to comments (8-11-2023)

RE: Board Comments
Proposed Beaufort Senior Apartments, Beaufort, SC

1. Applicant to consider simplification of the east facades in terms of materiality as illustrated on sheet A3.1.
 - a. See revised east façade elevations on sheets A3.1 & A3.5.
2. Applicant to restudy the material transitions at the corner as illustrated on sheet A3.4.
 - a. See revised building render on sheet A3.4.
3. Applicant to provide color samples and specs (full exterior material selections).
 - a. See sheet A1.8.
4. Applicant to provide necessary wall sections to understand material interactions and profiles (in addition to staff's comments, the board would like to understand the parapet conditions around the project).
 - a. See detail #1 & #2 on sheet A1.7.
5. On sheet A3.1, applicant to consider expanding the porch at the commercial leasing office to cover the window (porch floor and roof).
 - a. See revised elevation #1 on sheet A3.1.
6. Applicant to come back to DRB with revisions.
 - a. See revised drawing set.