MEETING AGENDA
The City of Beaufort
DESIGN REVIEW BOARD
Thursday, January 12, 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/88608564354?pwd=ZXFOeURZRWFhY01sUGltYjdDNTRNQT09
Passcode: 280561 Meeting ID: 886 0856 4354 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 December 8, 2022 Meeting

III. Applications:

A. Store & Go Self Storage, PIN R123 015 000 0721 0000, 100 Lady's Island Commons.
Applicant: Andy Burris (22-22 DRB.1)

The applicant is requesting final approval for a new storage facility (Phase II only).

B. Watercrest Apartments, PIN R120 028 000 0137 0000, 211 Broad River Boulevard
Applicant: Bob Naegele, Planworx Architecture (21-15 DRB.5)

The applicant is requesting final approval for a 534-unit apartment complex composed of (17) 3-story and 4-story apartment buildings, (15) 2-story carriage houses, a clubhouse, pool, enclosed garage buildings, mail kiosk, maintenance building, car wash, and trash compactors.

C. Battery Creek Apartments, PIN R120 029 00A 0409/0410/0411/0412/0413, 25 Old Jericho Road
Applicant: Ryan C. Lyle, Andrews Engineering (23-01 DRB.1)

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

D. **<u>Salem Road Senior Apartments, PIN R122 029 000 0625 0000</u>**
Applicant: Michael Riley, Architect (23-02 DRB.1)

The applicant is requesting preliminary approval for a 156-unit apartment building including (112) 1-bedroom units, (44) 2-bedroom units with on-site parking.

IV. **Discussion**

V. **Adjournment**

DRAFT

Design Review Board
Meeting Minutes – December 8, 2022

CALL TO ORDER 00:01:18

A regular meeting of the Design Review Board was held in-person on Wednesday, December 8, 2022 at 2:00 PM.

ATTENDEES

Members in attendance: Benjie Morillo (Chair), Erik Petersen, Clinton Hallman, and Bill Suter. Kimberly McFann was not in attendance.

Staff in attendance: Jeremy Tate and Maria Short (Meadors Architecture).

APPROVAL OF MINUTES 00:02:40

Motion: Mr. Hallman made a motion to approve the November 30, 2022 minutes; seconded by Mr. Suter. The motion passed unanimously (4-0).

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

APPLICATIONS

A. **Desai Hotel, PIN R120 006 000 0160 0000,** 12 County Shed Road **00:02:58**
Applicant: Thomas Michaels, Architect (22-13 DRB.2)

The applicant is requesting clarification regarding the Board decision at the November 30, 2022 DRB meeting.

No motions were made. The Board told the applicant that there is no need for a rooftop rendering providing site context.

B. **Pointe Grand, PIN R122 029 000 0233 0000,** 135 Burton Hill Road **00:09:20**
Applicant: Nick Everly, Hillpointe, LLC (22-02 DRB.3)

The applicant is requesting final approval for a 328-unit apartment complex composed of (14) 3-story and 4-story apartment buildings, a clubhouse, fitness center, mail kiosk, and (9) 7-car garages.

Motion 1 (1:03:32): Mr. Petersen made a motion for preliminary approval with city staff comments and notes, along with Board suggestions to look at the breezeway tower and opening that up for daylight, along with eliminating porkchops and having an eave come down throughout the entire building, each individual building so they'd be a cohesive appearance and having the clubhouse entrance be lowered and to be studied for proportion and massing as in city staff comments, applicant to continue sidewalk [along Burton Hill Road] all the way down to Old Salem Road [and continuing the sidewalk east along Old Salem Road]; seconded by Mr. Hallman. Motion passed unanimously (4-0).

5 Discussion

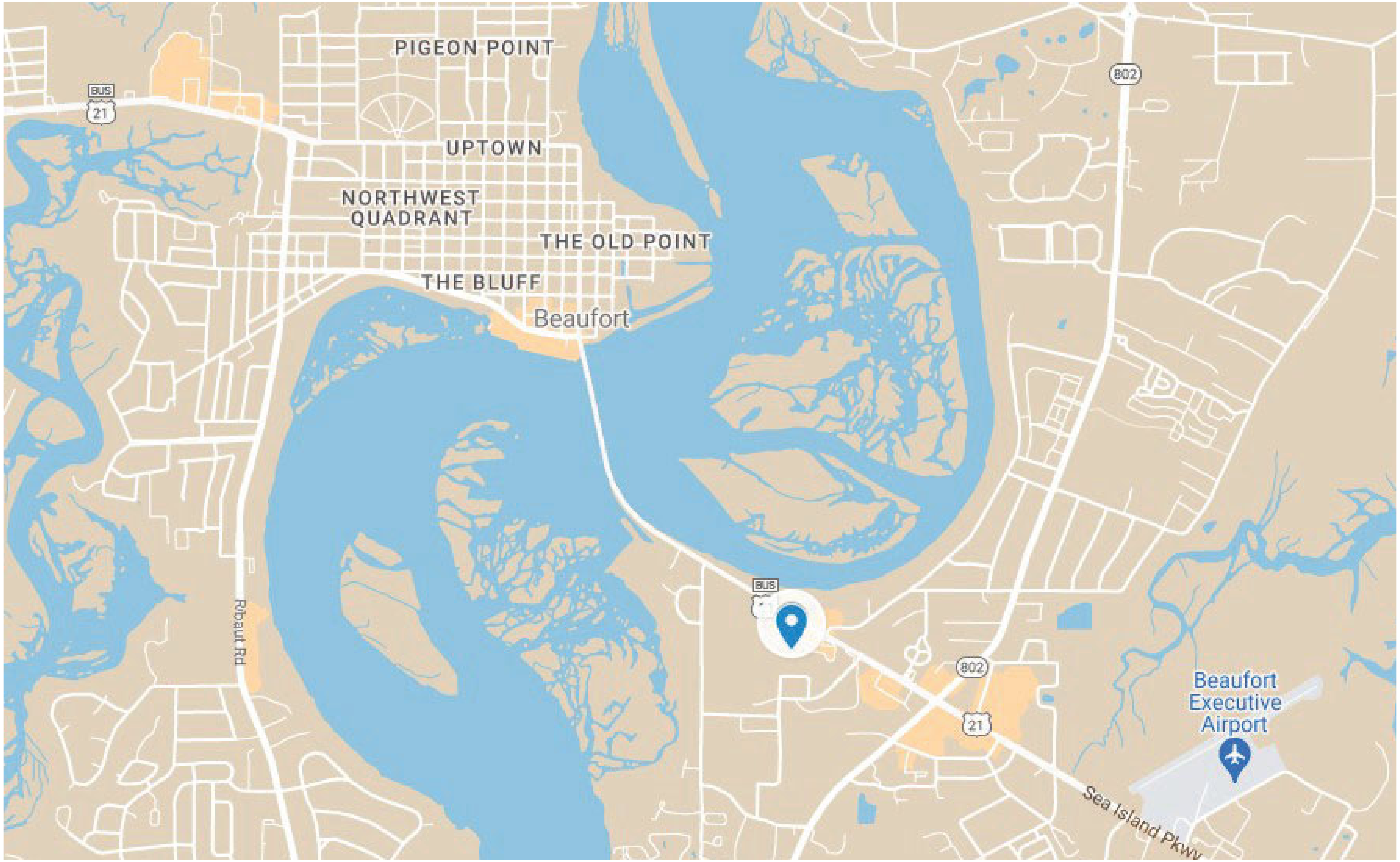
There was no Board discussion.

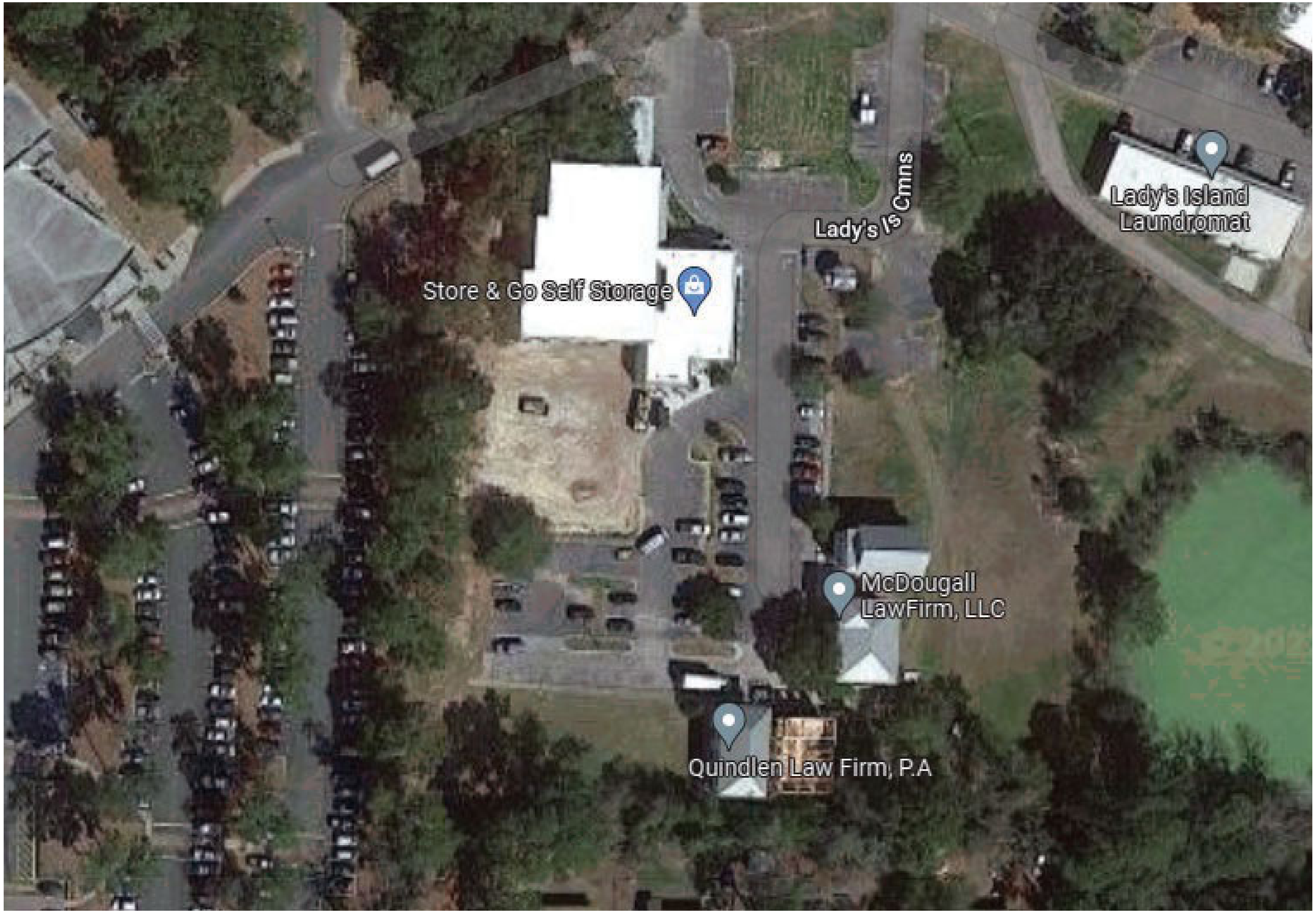
6 Adjournment 01:05:52

Mr. Hallman made a motion to adjourn; seconded by Mr. Morillo. Motion passed unanimously (4-0). Meeting adjourned at 3:06 PM.

CITY STAFF INTRODUCTION

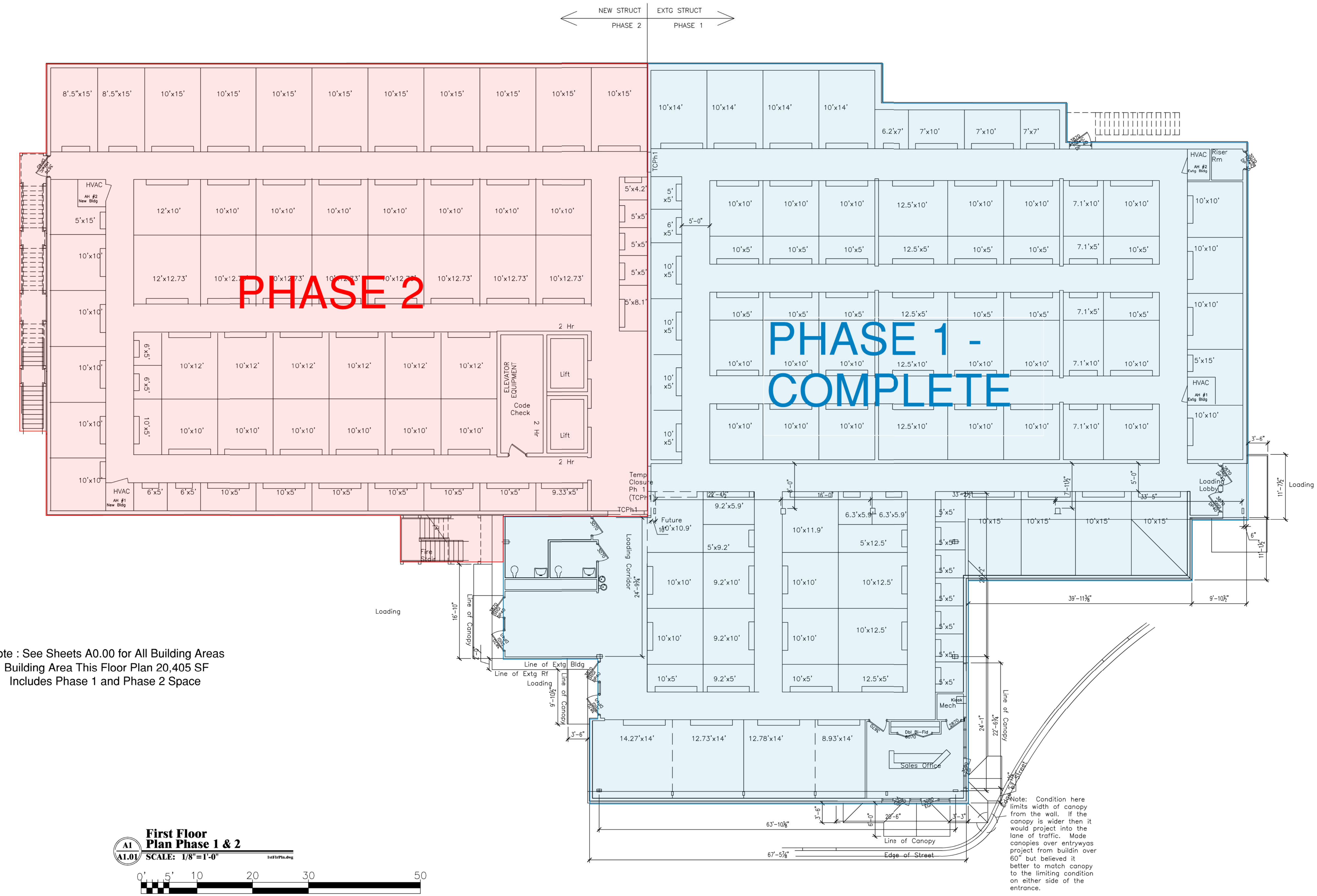
100 Lady's Island Commons
Store & Go


PIGEON POINT
UPTOWN
NORTHWEST QUADRANT
THE OLD POINT
THE BLUFF
Beaufort
BUS
21
802
Ribaut Rd
Beaufort Executive Airport
Sea Island Pkwy


Store & Go Self Storage
Lady's Is Cmns
Lady's Island Laundromat
McDougall LawFirm, LLC
Quindlen Law Firm, P.A


100
Store & go
Self
Storage

PREVIOUS SUBMISSION



Note : See Sheets A0.00 for All Building Areas
Building Area This Floor Plan 20,405 SF
Includes Phase 1 and Phase 2 Space

A1 / A1.01 First Floor Plan Phase 1 & 2
SCALE: 1/8"=1'-0"

0' 5' 10 20 30 50

7-15-2020

STAMP:

STAMP:

RELEASE FOR CONSTRUCTION DATE: May 15, 2020
RELEASE FOR PERMIT DATE: May 5, 2020
Nov 30, 2019

JYRArchitect
ARCHITECTURE, PLANNING & ENTITLEMENT
20 Willow Oak W, Hilton Head Island, SC 29928
(843) 368-5641
E-Mail : jyrarchitect@gmail.com

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NO.	DATE	REVISION
#1	7-22-2020	Add Canpy Dims Note, Strt

Lady's Island Self Storage Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

FIRST FLOOR PLAN PH 1 & 2

SHEET NO.
A-1.01

CITY OF BEAUFORT
DESIGN REVIEW BOARD
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011

FINAL APPROVAL

September 23, 2020

Mr. Skeet Burris
Movie Magic, LLC
109 Savannah Highway
Beaufort, SC 29906

Email: mgtech428@yahoo.com

RE: 20-09 DRB.1 100 Lady's Island Commons – Store & Go Self-Storage

Dear Mr. Burris:

On August 27, 2020, the City of Beaufort Design Review Board (DRB) reviewed the application to alter and add to an existing building at 100 Lady's Island Commons to accommodate a three-story Store + Go Self Storage Center. The Board voted to grant final approval of the project with the following staff recommendations:

1. Stormwater to be reviewed by the Technical Review (TRC) Committee.
2. Compliance with Section 4.6.3.D.3 of the Beaufort Code is demonstrated by breaking down the large metal façade of the building by adding a cornice to the top of the new building as well as a metal band to designate the top of the first floor.
3. The applicant has provided clarification of the width of the stairwell on the rear façade of the building. As shown on sheet L1.01, the stairs do not protrude into the BJWSA easement.

Be advised that this approval will expire two years from the date of this letter as per Section 9.1.4 of the *Beaufort Code*, unless a complete building permit application is on file with the City Building Codes Office.

Please contact the Planning Department at (843) 525-7011 with any question you may have.

Sincerely,

Rett Bullard, Chair
Design Review Board

APPLICANT PRESENTATION

100 Lady’s Island Commons
Store & Go

22-22 11/15 DRB.1 $250.00 Pd 11/14/22

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

☐ Staff Review
☑ Board Review

Application Fee:

OFFICE USE ONLY: **Date Filed:** 11/9/22 **Application #:** 24530 **Zoning District:** T5-LK

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 ☐ 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: DR Burris

Applicant Address: 109 SAVANNAH Hwy Bft, SC 29906

Applicant E-mail: mgtech428@yahoo.com Applicant Phone Number: 843-812-0062

Applicant Title: ☐ Homeowner ☐ Tenant ☐ Architect ☐ Engineer ☑ Developer

Owner (if other than the Applicant): Movie Magic LLC

Owner Address: 109 SAVANNAH Hwy

Project Name: Store + Go Self Storage

Property Address: 100 LADYS ISLAND COMMONS LADY'S ISL, SC 29907

Property Identification Number *(Tax Map & Parcel Number)*: R200 015 000 0721 0000

Date Submitted: 11/9/22

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: Store & Go

Property Size in Acres: 2,26 ac Proposed Building Use: Climate Controlled storage

Building Square Footage (if multiple buildings, please list each one and their square footage by floor): 24,552 sqft (3 floors, 8184 sqft/floor.

# of Parking Spaces Required: Ø # of Parking Spaces Provided: 106

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.

I would request an extension of the Approval of Store & Go Self Storage, which was interrupted by supply issues with steel and other building material due to Covid. We are prepared to proceed without change to complete the project.

Applicant's Signature: **Date:** 11/9/22

Owner's Signature: **Date:** 11/9/22

(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

CITY OF BEAUFORT - DESIGN REVIEW
Application Requirements
DIGITAL SUBMITALL OF ALL DOCUMENTS ONLY

The *Beaufort Code* applies to all projects.

The *Civic Master Plan*, Adopted February 2014, shall be used as guidance for all projects.

All documents can be found online at www.cityofbeaufort.org

- The Beaufort Code can be found here: http://www.cityofbeaufort.org/zoning-map-ordinance.aspx
- The Civic Master Plan can be found here: http://www.cityofbeaufort.org/345/Forms

General Notes:

- A complete application form, including a written narrative (both in digital form) and applicable fee, shall be submitted for each review. Application fees may be paid online or in person with a credit card or with a check made out to The City of Beaufort.
- Plans must be submitted in digital format only.
- All plans must be drawn to-scale, and shall include a scale bar on each drawing.
  - All plans for preliminary and final review shall have the following information:
    - Cover or Index Sheet with project title, developer name, consultant name, an index to drawings by title and sheet number, a project location map and if applicable a graphic key.
    - North Arrow (as appropriate) on all site plans;
    - Written and Graphic Scale on all plans; and
    - Appropriate Legends, Notes and Labels on all plans.
- An incomplete application will not be reviewed.
- Most projects submitted for Design Review should attend the Pre-Design conference – held every Tuesday at 2pm – prior to proceeding past the conceptual submission. A separate application form for the Pre-Design, along with submission instructions, can be found here: http://www.cityofbeaufort.org/345/Forms.

Submission Requirements for Design Review Board or Staff Level Design Review
New Construction / Additions where Design Review is Required

Conceptual Review

- **Existing Context:** Color photographs of the existing structure, if applicable, and adjacent structures.
- **Plat:** A plat indicating the tax map and parcel number, and providing boundary information, setbacks and all existing items on the property including: existing structure(s), pavement, setbacks, existing trees 8" caliper DBH and greater, and fences.
- **Site Plan:** A site plan, to scale, indicating general design elements; this may be in sketch form, or a hard-lined drawing is acceptable as well. The site plan should include:
  - Proposed Buildings
  - Vehicular and Pedestrian Circulation
  - Parking Areas
  - Planting Areas, including existing trees
  - Connections to the public right-of-way and adjacent sites
  - Parking Requirement Calculation
  - Impervious Surface Calculation
  - Delivery and Service Areas
- **Floor Plans:** Floor Plans, showing the general interior layout of al
- **Building Elevations:** Conceptual Elevations of the front and sides. They should display massing and scale of new construction and how it relates to the surrounding context and existing structure (if applicable). For infill construction, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.
- **Survey:** Tree and topographical survey overlaid on conceptual design plans, including which trees will remain or be removed.

Preliminary Review: All of the documents required for Conceptual Review, PLUS:

- **Detailed Site Plan:** A hard-lined site plan, including the following *additional* information: turning radii, all trees and trees to be removed marked with an "X", pavement materials, existing grading, and conceptual proposed grading
- **Landscaping Plan:** Landscaping plan to include all proposed vegetation, screening, retention ponds, etc., as well as street sections where applicable.
- **Floor Plans:** Floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition
- **Building Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). Mechanical equipment should be dashed-in on elevations.
- **Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors.
- **3-D Rendering:** A 3-D rendering showing the height, mass and scale of the proposed building in its context may be required for structures in infill contexts
- A Certified Arborist report is required for all grand trees (24" DBH and greater) which are affected by the project

Final Review: see the next sheet

Submission Requirements
New Construction / Additions where Design Review is Required Districts *(ctd.)*

<u>Final Review</u>: All of the documents required for Preliminary Review, PLUS:

- **Detailed Site Plan:** A hard-lined site plan(s), including the following *additional* information: utilities, mechanical equipment, stormwater, outdoor merchandise or vending
- **Landscaping Plan:** A landscaping plan is required for commercial projects. It shall include A schedule detailing materials and colors of all plants and landscape materials, all existing trees, with the trees to be removed noted, existing and proposed grading, and any exterior lighting proposed.
- **Building Elevations:** Elevations should be updated to include: mechanical equipment, lighting, location of signage, materials labeled, gutters and downspouts
- **Details:** A typical wall section, window details, eave details, colonnade/awning details, and any other details characteristic to the building are required
- **Material Samples:** Samples of windows, lighting and building materials may be required
- **Final Materials List:** A final list, including colors, is required.
- **Lighting:** A lighting and photometric should be prepared for the site. All exterior building lighting should be shown on the building elevations. If lights exceed 5500 lumens, they should be indicated on the photometric plan. Cut sheets are required for all site and exterior building lighting.

Submission Requirements
New Construction / Additions where Design Review is NOT Required

- **Existing Context:** Color photographs of the adjacent structures and existing structure, if applicable.
- **Plat:** A plat indicating the tax map and parcel number, and providing boundary information, setbacks and all existing items on the property including: existing structure(s), pavement, setbacks, existing trees 8" caliper DBH and greater, and fences.
- **Site Plan:** A site plan, to scale, indicating general design elements; this may be in sketch form, or a hard-lined drawing is acceptable as well. The site plan should include:

- Proposed Buildings	- Connections to the public right-of-way and adjacent sites
- Vehicular and Pedestrian Circulation	- Parking Requirement Calculation
- Delivery and Service Areas	- Existing and Proposed Grading
- Parking Areas	- Impervious Surface Calculation
- Planting Areas	- Turning Radii
- All existing 8"+ caliper DBH trees	- Pavement Materials
- Trees to be removed marked with "X"	- Utilities & Stormwater
- Mechanical Equipment	- Outdoor Merchandise or Vending

- **Floor Plans:** Floor plans of all levels of the building, including square footage.
- **Elevations:** Complete elevations including building heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable) - materials labeled, colors, downspouts and gutters, lighting, mechanical equipment dashed in, signage

DRB Staff

12/16/22

Phase 2 100 Lady's Island Commons

Owner: Movie Magic LLC / Regarding: Store & Go Self Storage

#1) OK

#2) The proposed three-story building has been designed to its minimum height while providing space for: the elevator shafts, an 8'4" interior storage height, plus space for lighting, A/C ducts and sprinkler system that are required on each floor. Please note that the original proposed building for the site was five stories tall and at the request of the planning staff, the developer voluntarily reduced the building to three stories.

#3) OK

#4 The parapet was eliminated from the rear of the building for two reasons: 1. The site has numerous large pine, oak and gum trees close to the proposed building with crowns well above the height of the proposed buildings which drop Spanish moss, pine needles, leaves and gum balls onto the roof. The supports for the parapet catch the moss and other debris and clog the scupper resulting in leaks into the building. 2. Due to the tree crowns and their existing natural screening the proposed roof is not visible from the adjoining property. (Beaufort High School)

#5) Phase 1 portion of project will be detailed on the drawings.

#6) The updated design will include a cornice incorporated into the coping with height to match height of stucco cornice on existing building.

#7) All materials used for phase 2 will be the same materials and the same colors used for phase 1.

There will be no brick, mortar, stucco, bollards, windows, fencing or exterior lights except the emergency exit lights.

Exterior Color: Light Stone

The exterior siding, trim and doors will be Light stone.

The metal roof for the three-story Light Stone building will be galvalume.

The stairs will be painted black as submitted with sample .

#8 The site plan will not change, and no trees will be removed, and the landscape plan will remain the same.

Store & GO

* copy into new presentation

DRB

12/14/22

Project: Store & Go Self Storage

Phase 2 100 Lady's Island Commons

Owner: Movie Magic LLC

All materials used for phase 2 will be the same colors used for phase 1.

There will be no brick, mortar, stucco, bollards, windows, or fencing or exterior lights except the emergency exit lights.

Exterior Color: Light Stone

The exterior siding, gutters, doors, and downspouts will be Light stone.

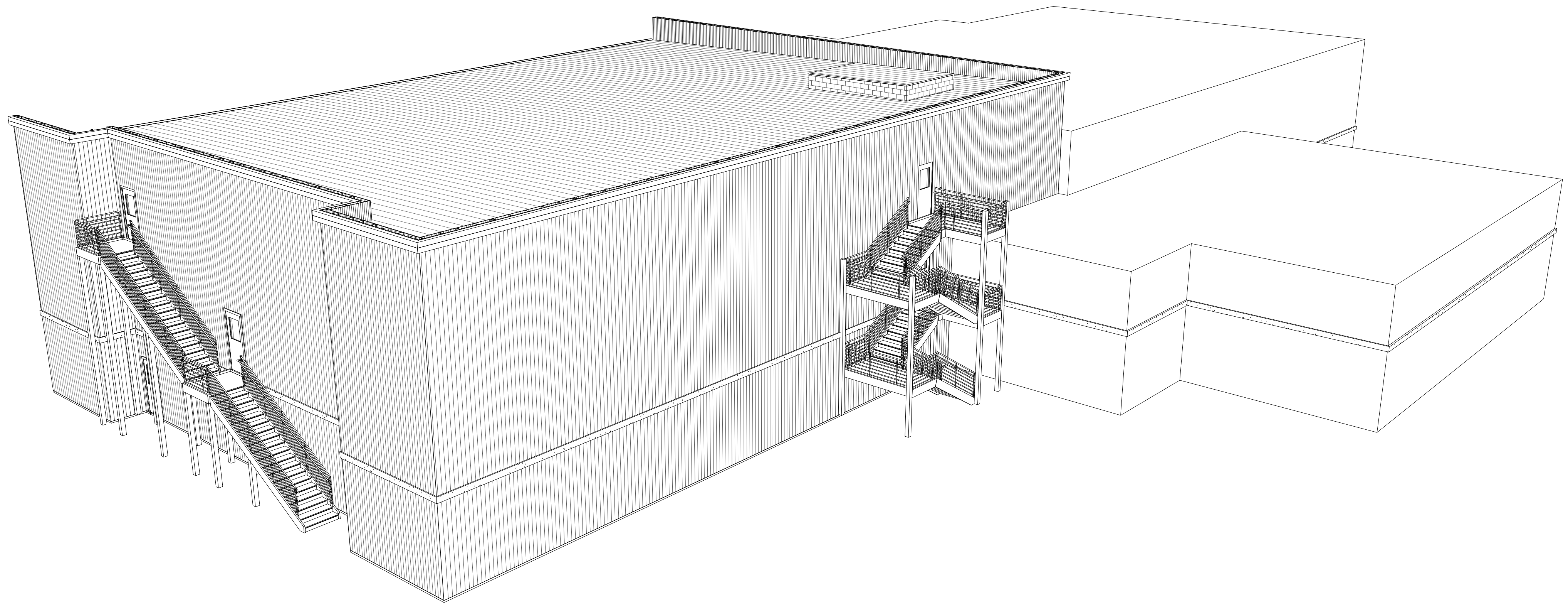
The metal roof for the three-story Light Stone building will be galvalume.

The stairs will be painted bollard black.

The site plan will not change, and no trees will be removed, and the landscape plan will remain the same.

Store & Go Self Storage

100 Ladys Island Commons Beaufort, SC 29907



Drawing Schedule			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
S000	Coversheet	4	01-03-2023
S010	General Notes		
S011	General Notes		
S012	General Notes		
S100	Foundation Plan	2	07-02-2021
S110	Control Joint Plan	2	07-02-2021
S200	1st Floor Post Plan	2	07-02-2021
S201	1st Floor Partition Plan	2	07-02-2021
S202	2nd Floor Framing Plan	2	07-02-2021
S210	2nd Floor Decking Plan	2	07-02-2021
S212	2nd Floor Post Plan	3	03-29-2022
S213	2nd Floor Partition Plan	2	07-02-2021
S214	3rd Floor Framing Plan	2	07-02-2021
S220	3rd Floor Decking Plan		
S222	3rd Floor Post Plan	3	03-29-2022
S223	3rd Floor Partition Plan	2	07-02-2021
S224	Roof Framing Plan	3	03-29-2022
S225	Roofing Plan		
S500	Heavy Steel Layouts		
S600	East Elevations	4	01-03-2023
S601	North Elevations	4	01-03-2023
S602	South Elevations	4	01-03-2023

Drawing Schedule			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
S603	West Elevations	4	01-03-2023
S700	Exterior Wall Sections	4	01-03-2023
S701	Building Cut Section		
S800	Details		
S801	Details		
S802	Details		
S803	Details		
S804	Details		
S805	Foundation Details	2	07-02-2021
S806	Foundation Details	2	07-02-2021
S900	Roofing Details	4	01-03-2023

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STORAGE STRUCTURES

3807 Hwy 61
Villa Rica, Ga 30180

PHONE: 770-456-1602
TOLL FREE: 877-456-1602
FAX: 770-456-1662

www.storagestructuresinc.com

Rev. #	Revision Date	Revision Description
1	02-16-2021	Changed Orientation Of Alpha Framing
2	07-02-2021	Additional Details
3	03-29-2022	Size/Gauge Changes
4	01-03-2023	Cornice/Band Added

Andrew Burris

Store & Go Self Storage

100 Ladys Island Commons
Beaufort, SC 29907

Roger S. Lingerfelt, P.E.
3360 Stock Road
Monroe, GA 30656
770-207-7997
rogerlingerfelt@gmail.com
South Carolina P.E. Number 11352

Structural System Protected By Patents.
Ref #s US 10,513,849 B1 & US 10,597,864

SSI Project Number	1002
Issue Date	11-23-2020
Drawn By	SL
Checked By	RC
Engineered By	Roger Lingerfelt

S000

Coversheet

DESIGN CRITERIA

2018 INTERNATIONAL BUILDING CODE

SECTION 16

ASCE 7-16

BUILDING CLASSIFICATION
CONSTRUCTION TYPE: II-B SPRINKLERED (SECTION 602.2, TABLE 601)
OCCUPANCY CLASSIFICATION - STORAGE GROUP S-1 (SECTION 311.3)
NO MIXED OCCUPANCY

FLOOR LIVE LOAD: 125 PSF (TABLE 1607.1-31 LIGHT STORAGE)
FLOOR DEAD LOAD: 100 PSF(TABLE 1607.1-8)

WIND
(SECTION 1063.1.4)
ULTIMATE WIND SPEED: 140 MPH - FIGURE 1609.3(1)
IMPORTANCE FACTOR = Iw = 1.0 (ASCE 7-16, TABLE 1.5-2)
EXPOSURE CATEGORY C (SECTION 1609.4.3)
EXPOSURE & INTERNAL COEFFICIENTS = +/- 0.18 (ASCE 7-16, TABLE 26.13-1)
DIRECTIONALITY (Kd) = 0.85 (ASCE 7-16, TABLE 26.6-1)

SNOW
GROUND SNOW LOAD: Pg = 5.0 PSF (ASCE 7-16, FIGURE 7.2-1)
FLAT ROOF SNOW LOAD: Pf = 4.2 PSF (ASCE 7-16, 7.3)
Pm = 5.0 PSF

UNIFORM ROOF DESIGN SNOW LOAD = 9.2 PSF
IMPORTANCE FACTOR = Is = 1.0 (ASCE 7-16, TABLE 1.5-2)
EXPOSURE FACTOR = Ce = 1.2 (ASCE 7-16, TABLE 7.3-1)
THERMAL FACTOR - Ct = 1.0 (ASCE 7-16, TABLE 7-3-2)
SNOW DRIFT = 32.1 PSF; W=7.6 FEET

SEISMIC DESIGN DATA

2018 INTERNATIONAL BUILDING CODE

SECTION 16

ASCE 7-16

RISK - OCCUPANCY CATEGORY II (TABLE 1604.5)

SEISMIC IMPORTANCE FACTOR : Ie = 1.00 (ASCE 7-16, TABLE 1.5-2)

MAPPED SPECTRAL RESPONSE COEFFICIENTS
Ss (0.2 Sec) = 0.654g (FIGURE 1613.2.(1))
S1 (1 Sec) = 0.207g
Sms = 0.835g
Sm1 = 0.453g

SEISMIC SPECTRAL RESPONSE COEFFICIENTS
SDs = 0.557g (EQUATION 16-39)
Sd1 = 0.302g (EQUATION 16-40)

SEISMIC DESIGN CATEGORY = D (TABLE 1613.2.5)

SITE CLASS D

BUILDING SYSTEM:
BUILDING SYSTEMS: ASCE 7-16
LIGHT FRAME (COLD FORM STEEL WALLS WITH STEEL SHEETS

ANALYSIS PROCEDURE: EQUIVALENT LATERAL-FORCE ANALYSIS (ASCE 7-10, 12.8)
R = 6.5
Cd = 4.0
Cs = 0.086 (ASCE 7-16, EQUATION 12.8-2)
BASE SHEAR: V = Cs(W) (ASCE 7-16, EQUATION 12.8-1)
V = 92.1 KIPS IN BOTH ORTHOGONAL DIRECTIONS

WHERE A DETAIL IS SHOWN FOR ONE CONDITION IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS EVEN THOUGH NOT SPECICALLY MARKED ON DRAWINGS.

CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING WALL DURING CONSTRUCTION TO ENSURE STABILITY.

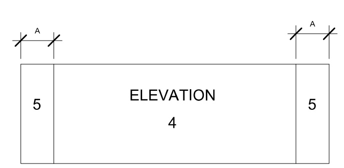
EXCLUSIONS: ROLL-UP DOORS, SWING DOORS, HALLWAY SYSTEMS, BURGLAR BARS AND WIRE MESH, CONCRETE SLABS / CUTTING, MASONRY, CMU, CMU WALLS, CMU BOND BEAMS, BLOCK, ELECTRICAL, HVAC, BRICK VENEER, TIES, LEDGER ANGLES, EIFS, STUCCO, HARDY PLANK, RESIDENTIAL SIDING, ETC, WALL INSULATION FOR EXTERIOR EIFS / STUCCO AND BRICK VENEER WALLS, EXTERIOR SHEATHING, DENS-GLASS, DRYWALLS & WALL INSULATION FOR DRYWALL, OFFICE INTERIOR BUILD-OUT, LINER PANELS FOR FIREWALLS, FIREWALLS, FIRECAULKING, FIREPROOFING, WOOD PRODUCTS, WINDOWS, STOREFRONTS, DECORATIVE AWNINGS, MANSARDS, CANOPIES, PARAPET WALLS, ROOFTOP UNITS, ACCESS DOORS, LADDERS, PLYWOOD, CONCRETE AND ROOF METAL TRUSSES BY OTHERS.

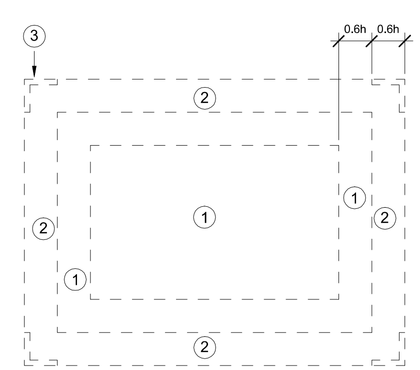
MATERIALS	ASTM DESIGNATION	MIN YIELD (U.N.)
HOT ROLLED MILL SHAPES	A36, A992	GRADE 36 OR 50
FY = 36 KSI, 50 KSI		
STRUCTURAL STEEL PLATE	A36	GRADE 36
FY = 42, 46, 50 & 55 KSI		
COLD FORMED L.G. SHAPES	A653, A1011	GRADE 60
FY = KSI		
CABLE BRACING	A475	GRADE 36
EXTRA HIGH STRENGTH		
ROD BRACING	A572, A510	GRADE 36 OR 50
FY = 36 KSI, 50 KSI		
ROOF AND WALL SHEETING	A653, A792	GRADE 50 OR 80
FY = 50 KSI, 80 KSI		
STRUCTURAL BOLTS	A325	GRADE 120
FY = 120 KSI		
ANCHOR BOLTS (IF SUPPLIED)		
FY = 36 KSI		
PIPE AND TUBE	A500	GRADE B
FY = 42 KSI		

BUILDINGS 1 & 2 WIND LOAD SCHEDULE					
COMPONENTS & CLADDING	ROOF WIND LOAD			WALL WIND LOADS	
	ROOF AREA			WALL AREA	
	1	2	3	4	5
PRESSURE (PSF)	+20.3	+45.7	+45.7	+41.0	+41.0
SUCTION (PSF)	-79.5	-104.8	-104.8	-44.8	-51.5

1. CORNER DISTANCE, A = 8.0 FEET, ROOF = 50 S.F.; WALL = 50 S.F. (C&C)

h = 31.3ft, 0.2h = 6.3ft, 0.6h = 18.8ft





DESIGN LOAD SCHEDULE POUNDS PER SQUARE FOOT		
COMPONENT	ROOF	ROOF
" COMPOSITE DECK		51.0
METAL DECK	2.5	
ROOF INSULATION	4.0	
MECH., ELEC., PLUM.	2.0	3.0
CEILING		2.0
MISC.	1.5	2.0
PARTITION		3.0
TOTAL DEAD LOAD	10.0	61.0
LIVE LOAD	20.0	125.0
TOTAL LOAD	30.0	186.0

NOTE: NET WIND UPLIFT = -52.8 PSF (MWFRS INTER.)

PARAPET (MWFRS)
WINDWARD = +65.0 PSF
LEEWARD = -43.4 PSF

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Rev. #	Revision Date	Revision Description

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Structural System Protected By Patents.
Ref #s US 10,513,849 B1 & US 10,597,864

SSI Project Number	1002
Issue Date	11-23-2020
Drawn By	SL
Checked By	RC
Engineered By	Roger Lingerfelt

S010

General Notes

STRUCTURAL NOTES

GENERAL:

A. THE FOLLOWING NOTES APPLY TO ALL STRUCTURAL DRAWINGS. NOTES SHALL APPLY UNLESS OTHERWISE INDICATED BY DRAWINGS OR SPECIFICATIONS.

B. WHERE A DETAIL, TYPICAL DETAIL, SECTION, TYPICAL SECTION OR PLAN NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL SIMILAR OR LIKE CONDITIONS UNLESS OTHERWISE NOTED.

C. ALL DESIGN AND CONSTRUCTION IS BASED ON AND SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE.

D. NO PROVISION OF ANY REFERENCED STANDARD SPECIFICATION, MANUAL OR CODE (WHETHER OR NOT SPECIFICALLY INCORPORATED BY REFERENCE IN THE CONTRACT DOCUMENTS) SHALL BE EFFECTIVE TO CHANGE THE DUTIES AND RESPONSIBILITIES OF OWNER, CONTRACTOR, ENGINEER, SUPPLIER , OR ANY OF THEIR CONSULTANTS, AGENTS, OR EMPLOYEES FROM THOSE SET FORTH IN THE CONTRACT DOCUMENTS. NOR SHALL IT BE EFFECTIVE TO ASSIGN TO THE STRUCTURAL ENGINEER OF RECORD OR ANY OF THE STRUCTURAL ENGINEER OF RECORD'S CONSULTANTS, AGENTS, OR EMPLOYEES ANY DUTY OR AUTHORITY TO SUPERVISE OR DIRECT THE FURNISHING OR PERFORMANCE OF THE WORK OR ANY DUTY OR AUTHORITY TO UNDERTAKE RESPONSIBILITIES CONTRARY TO THE PROVISIONS OF THE CONTRACT DOCUMENTS.

E. CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE STRUCTURAL DOCUMENTS (DRAWINGS AND SPECIFICATIONS_, BUT DO NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR MATERIAL PREPARED AND SUBMITTED BY THE CONTRACTOR.

F. CONTRACT DOCUMENTS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH CODE OF PRACTICE OR SPECIFICATIONS OF ACI, PCI, AISC, SJI OR OTHER STANDARDS. WHERE A CONFLICT OCCURS WITHIN THE CONTRACT DOCUMENTS, THE STRICTEST REQUIREMENT SHALL GOVERN.

G. MATERIAL, WORKMANSHIP, AND DESIGN SHALL CONFORM TO THE REFERENCED BUILDING CODE.

H. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK. FOR DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS, SEE ARCHITECTURAL DRAWINGS.

I. THE STRUCTURE SHOWN ON THESE DRAWINGS IS SELF-SUPPORTING ONLY IN ITS COMPLETED FORM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE DESIGN, ADEQUACY, SAFETY, AND STABILITY OF TEMPORARY ERECTION, BRACING AND SHORING.

J. NO PROVISIONS HAVE BEEN MADE IN THE DESIGN FOR THE SUPPORT OF A CONCENTRATED LOAD FROM PLUMBING, MECHANICAL OR HVAC IN EXCESS OF 200LBS PER JOIST EXCEPT AS SHOWN ON THE PLANS.

K. THE GENERAL CONTRACTOR SHALL COORDINATE ALL SIZES AND LOCATIONS OF ROOF PENETRATIONS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. ALL PENETRATIONS THROUGH ROOF DECK GREATER THAN 12" SQUARE SHALL BE FRAMED AS SHOWN IN THE "TYPICAL ROOF OPENING FRAMING" DETAIL.

L. CONTRACTOR SHALL VERIFY THAT MISCELLANEOUS FRAMING SHOWN ON THE STRUCTURAL DRAWINGS FOR MECHANICAL EQUIPMENT. OWNER-FURNISHED ITEMS, PARTITIONS, ETC. IS CONSISTENT WITH THE REQUIREMENTS OF SUCH ITEMS.

M. UNLESS NOTED, ELEVATIONS SHOWN ARE TO TOP OF FOUNDATIONS, SLAB OR STEEL BEAMS.

N. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCED, AND PROCEDURES IN ORDER TO COMPLY WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.

O. CONTRACTOR HAS SOLE RESPONSIBILITY TO COMPLY WITH ALL OSHA REGULATIONS.

P. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR THE DESIGN OF STEEL STAIRS, HANDRAILS, CURTAIN WALL/WINDOW WALL SYSTEMS, OR OTHER SYSTEMS NOT SHOWN IN THE STRUCTURAL DOCUMENTS. SUCH SYSTEMS SHALL BE DESIGNED, FURNISHED, AND INSTALLED AS REQUIRED BY OTHER PORTIONS OF THE CONTRACT DOCUMENTS AS REQUESTED BY THE BUILDING OFFICIAL.

Q. DO NOT SCALE FOR DIMENSIONS NOT SHOWN ON DRAWINGS. SEND WRITTEN REQUEST FOR INFORMATION TO THE ARCHITECT FOR DIMENSIONS NOT PROVIDED.

R. TEST REPORTS AND SPECIAL INSPECTION REPORTS SHALL BE SUBMITTED ELECTRONICALLY UNLESS PRIOR PERMISSION GRANTED BY ENGINEER.

SHOP DRAWINGS:

A. STRUCTURAL DRAWINGS INDICATE TYPICAL AND SOME SPECIFIC CONDITIONS ONLY. SHOP DRAWINGS SHALL DETAIL ALL CONDITIONS IN ACCORDANCE WITH SPECIFIED STANDARDS AND THE SPECIFIC REQUIREMENTS OF THIS PROJECT AS INDICATED IN THE PROJECT DOCUMENTS.

B. THE CONTRACTOR SHALL SUBMIT, AS REQUIRED, PRINTS OF SHOP DRAWINGS FOR ALL FABRICATED MATERIALS TO ENGINEER FOR REVIEW.

C. REVIEW OF SHOP DRAWINGS BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF THOSE SHOP DRAWINGS.

D. SHOP DRAWINGS REQUIRING A SPECIAL ENGINEERING DESIGN BY THE FABRICATOR SHALL BE STAMPED BY A REGISTERED ENGINEER OF RECORD IN THE STATE WHICH CONSTRUCTION WILL OCCUR BEFORE SUBMITTING FOR REVIEW BY THE ENGINEER.

E. COMPLETE SHOP DRAWINGS FOR CONSTRUCTION OF ALL APPLICABLE SPECIALTY ITEMS INCLUDING, BUT NOT LIMITED TO:CURTAIN WALL GLAZING SYSTEMS, ORNAMENTAL GUARDRAILS, SKYLIGHTS, AND STAIRS SHALL BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE IN WHICH THIS BUILDING SHALL BE CONSTRUCTED AND SHALL BE AVAILABLE AT THE JOB SITE DURING TIMES OF INSPECTION.

F. REPRODUCTION/DUPLICATION OF THE STRUCTURAL DRAWINGS FOR USE IN THE PRODUCTION OF SHOP DRAWINGS IS PROHIBITED, UNLESS NOTED OTHERWISE. IN THE EVENT THAT THE GENERAL CONTRACTOR OR SUBCONTRACTOR ELECTS TO PRODUCE SHOP DRAWINGS BY COPYING ELECTRONIC OR PAPER COPIES OF THE STRUCTURAL DRAWINGS, THE CONTRACTOR SHALL REQUEST FROM THE ENGINEER OF RECORD A SHOP DRAWING WAIVER ALONG WITH THE SPECIFIC SHEETS REQUIRED. SIGNATURE OF THE WAIVER BY THE CONTRACTOR OR SUBCONTRACTOR, ALONG WITH PAYMENT OF A FEE TO THE ENGINEER OF RECORD WILL BE REQUIRED. CONTRACTOR SHALL CONTINUE TO ASSUME RESPONSIBILITY FOR ERRORS, OMISSIONS AND COORDINATION REQUIRED FOR SHOP DRAWING PRODUCTION, REGARDLESS OF THE USE OF COPIES OF THE STRUCTURAL DRAWINGS FOR SHOP DRAWING PRODUCTION.

DESIGN LOADS:

A. DESIGN ROOF DEAD LOAD:
   1. 10.0 PSF

B. DESIGN ROOF LIVE LOAD:
   1. 20.0 PSF
   2. REDUCTIONS APPLIED PER TRIBUTARY AREA AS PERMITTED BY CODE.

C. DESIGN FLOOR LIVE LOAD:
   1. 125 PSF SLAB-ON-GRADE

D. DESIGN SNOW LOAD:
   1. GROUND SNOW LOAD, Pg = 5.0 PSF
   2. FLAT ROOF SNOW LOAD, Pf = 3.5 PSF
   3. SNOW EXPOSURE FACTOR, Ce = 1.2
   4. SNOW IMPORTANCE FACTOR, Is = 1.0
   5. SNOW THERMAL FACTOR, Ct = 1.0

E. DESIGN WIND LOAD:
   1. BASIC WIND SPEED (3 SECOND GUST): 140 MPH (ULTIMATE)
   2. WIND IMPORTANCE FACTOR, Iw = 1.0
   3. BUILDING CATEGORY / OCCUPANCY CATEGORY: (II)
   4. WIND EXPOSURE CATEGORY: C DIRECTIONALITY (Kd) = 0.85
   5. COMPONENTS AND CLADDING WIND PRESSURE
   6. INTERNAL PRESSURE COEFFICIENT (GCp1): 0.18

F. DESIGN SEISMIC INFORMATION:
   1. SEISMIC USE GROUP / OCCUPANCY CATEGORY: (II)
   2. MAPPED SPECTRAL RESPONSE COEFFICIENT, S1 = 0.207g
   3. MAPPED SPECTRAL RESPONSE COEFFICIENT, Ss = 0.654g
   4. SPECTRAL RESPONSE COEFFICIENT, Sds = 0.557g
   5. SPECTRAL RESPONSE COEFFICIENT, Sd1 = 0.302g
   6. SITE CLASS: D
   7. BEARING WALL SYSTEMS; LIGHT FRAME WALLS WITH STEEL SHEAR PANELS.
   8. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE ANALYSIS
   9. RESPONSE MODIFICATION FACTOR, R: 6.5
   10. SEISMIC DESIGN CATEGORY: C
   11. SEISMIC IMPORTANCE FACTOR, Ie = 1.0
   12. SEISMIC RESPONSE COEFFICIENT, Cs = 0.086

G. NO PROVISIONS HAVE BEEN MADE FOR FUTURE HORIZONTAL OR VERTICAL EXPANSION.

SHALLOW FOUNDATION:

A. DESIGN SOIL BEARING PRESSURE IS 2000 PSF.

B. QUALIFIED GEOTECHNICAL ENGINEER SHALL VERIFY ALL ASSUMPTIONS AND REPORT TO THE ARCHITECT/ENGINEER ANY VARIATIONS.

C. ALL EXCAVATIONS AND BUILDING PADS SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL ENGINEER TO VERIFY THE DESIGN ASSUMPTIONS AND REPORT ADVERSE CONDITIONS.

D. D. WHERE FILL IS REQUIRED, IT SHALL BE PLACED IN ACCORDANCE WITH INSTRUCTIONS OF A QUALIFIED GEOTECHNICAL ENGINEER TO MAINTAIN DESIGN BEARING PRESSURE.

E. E. FOOTING ELEVATIONS GIVEN ARE FOR THE PURPOSE OF DESIGN. SOIL BELOW FOOTING NOT MEETING DESIGN BEARING PRESSURE SHALL BE EXCAVATED TO A DEPTH OF VERIFIABLE DESIGN PRESSURE AND BACKFILLED WITH #57 STONE TO A LEVEL OF FOUNDATION BEARING. THIS SHALL BE APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER.

F. THE BOTTOM OF ALL EXTERIOR FOUNDATIONS SHALL BE PLACED AT A MINIMUM OF 16" BELOW THE TOP OF THE FINISHED GRADE. THE BOTTOM OF ALL INTERIOR FOUNDATION SHALL BE PLACED AT A MINIMUM OF 16" BELOW THE TOP OF THE FINISHED GRADE.

G. FOOTINGS SHALL BE CENTERED ABOUT COLUMN LINES UNLESS NOTED OTHERWISE.

H. TOP OF FOOTING ELEVATIONS PROVIDED ON DRAWINGS ARE FOR PURPOSES OF CONTRACT & SHALL BE ADJUSTED, AS REQUIRED, AT TIME OF EXCAVATION TO BEAR ON PROPERLY PREPARED SUPPORT SUBGRADE (PER GEOTECHNICAL REPORT RECOMMENDATIONS OR FIELD DIRECTIVES OF GEOTECHNICAL ENGINEER ON SITE) OR TO ADJUST FOOTING ELEVATIONS TO AVOID INFLUENCE BETWEEN FOUNDATIONS & BURIED PLUMBING. DO NOT EMBED PIPING WITHIN OR PASS PIPING VERTICALLY OR HORIZONTALLY THROUGH ISOLATED FOOTINGS.

SPECIAL INSPECTIONS:

A. THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED UNDER SECTION 1704 OF THE BUILDING CODE. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. THESE INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS SPECIFIED IN SECTION 109 OF THE BUILDING CODE.

B. SEE SECTION 1704, SPECIAL INSPECTIONS, OF THE BUILDING CODE FOR FULL CRITERIA AND EXCEPTIONS FOR INSPECTION REQUIREMENT.

C. SEE INSPECTION TABLE ON THE SCHEDULES SHEET FOR REQUIRED MATERIALS INSPECTION.

REINFORCING STEEL:

A. REINFORCING STEEL AND ACCESSORIES SHALL BE DETAILED IN ACCORDANCE WITH ACI 315 (MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES) AND CRSI MSP2 (MANUAL OF STANDARD PRACTICE) LATEST EDITIONS.

B. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 (UNLESS NOTED OTHERWISE.)

C. SUBMIT SHOP DRAWINGS WHICH ADEQUATELY DEPICT THE REINFORCING BAR SIZES AND PLACEMENT. WRITTEN DESCRIPTION OF REINFORCEMENT WITHOUT ADEQUATE SECTIONS, ELEVATIONS AND DETAILS IS NOT ACCEPTABLE.

D. ALL WELDED REINFORCING STEEL SHALL CONFORM TO ASTM A-706, GRADE 60, AND BE USED ONLY WITH PRIOR PERMISSION FROM THE STRUCTURAL ENGINEER.

E. ALL TENSION SPLICES, INCLUDING SPLICES FROM BARS LABELED CONTINUOUS SHALL CONFORM TO ACI 318-08. SPLICES SHALL BE CLASS B IN ACCORDANCE WITH ACI 318, UNLESS NOTED OTHERWISE. REINFORCEMENT SHALL BE SPLICED ONLY AT LOCATIONS SHOWN OR NOTED IN THE STRUCTURAL DOCUMENTS, EXCEPT REINFORCEMENT MARKED "CONTINUOUS" CAN BE SPLICED AT LOCATIONS DETERMINED BY CONTRACTOR SPLICES AT OTHER LOCATIONS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.

F. WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A-185 AND BE LAPPED TWO FULL PANELS, TIED ON EACH SIDE AND SHALL BE SUPPLIED IN FLAT SHEETS.

G. LONGITUDINAL REINFORCING BARS IN FOOTINGS SHALL BE PLACED CONTINUOUS AT CORNERS AND INTERSECTIONS.

H. FOR EVERY VERTICAL OR HORIZONTAL BAR DISCONTINUED BY AN OPENING, ONE BAR (MIN. OF 2 BARS) SHALL BE ADDED SIDE OF OPENING (HALF TO EACH SIDE – TYPICAL)

I. PROVIDE CORNER BARS AT ALL CONTINUOUS REINFORCING BARS AT ALL MEMBERS (FOUNDATIONS, WALL, SLABS, BEAMS AND OTHER MEMBERS).

J. PROVIDE DOWELS FROM FOUNDATIONS, THE SAME SIZE & NUMBER AS THE VERTICAL WALL OR COLUMN REINFORCING, UNLESS NOTED OTHERWISE.

K. ALL DOWELS AND TERMINATING BARS SHALL HAVE A STANDARD 90 DEGREE HOOK.

L. ALL HORIZONTAL REINFORCING BARS SHALL BE CONTINUOUS THROUGH CONTROL AND/OR CONSTRUCTION JOINTS AND AROUND CORNERS.

CONCRETE:

A. ALL CONCRETE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-08 AND ACI 301-08.

B. CEMENT SHALL BE TYPE I OR TYPE III CONFORMING TO ASTM C-150 AND CONCRETE SHALL DEVELOP A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.

C. TEST CYLINDERS SHALL BE TAKEN AS A REPRESENTATIVE SAMPLE OF CONCRETE PLACED IN THE AMOUNT ACCORDING TO THE LESSER OF THE FOLLOWING.
   1. 75 CUBIC YARDS
   2. 24 HOUR PERIOD
   3. CHANGE IN CONCRETE STRENGTH

D. TEST RESULTS SHALL BE FORWARDED TO THE ARCHITECT/ENGINEER UNLESS NOTED OTHERWISE, NORMAL WEIGHT CONCRETE (145 PCF) SHALL BE USED WITH 1" MAX. COARSE AGGREGATE CONFORMING TO ASTM C 33.

E. CONCRETE SLUMP SHALL BE 3"-5" (MAX) FOR REGULAR MIX WITH SUPERPLASTICIZER ADMIXTURES INCREASING SLUMP TO 8" (MAX). CONCRETE AIR-ENTRAINMENT SHALL BE 4.5" TO 7.5" FOR EXTERIOR SLABS AND 0% TO 3% FOR INTERIOR SLABS.

F. UNLESS NOTED OTHERWISE, CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
   1. CONCRETE CAST AGAINST EARTH. 3"
   2. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER. 2"

G. NO ADDITIONAL WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.

H. THE RESULTS OF ALL CONCRETE COMPRESSIVE TESTS SHALL BE AT THE JOB SITE FOR REVIEW BY THE INSPECTOR.

I. THE FOLLOWING CRITERIA REGARDING PIPES AND CONDUITS EMBEDDED IN CONCRETE MUST BE FOLLOWED (SEE MECHANICAL/ELECTRICAL DRAWINGS FOR LOCATION OF SLEEVES, PIPES, CONDUIT, ACCESSORIES, ETC.) THIS CRITERIA WILL BE STRICTLY ENFORCED.
   1. CONDUITS, PIPES, AND SLEEVES OF ANY MATERIAL NOT HARMFUL TO CONCRETE SHALL BE PERMITTED TO BE EMBEDDED IN CONCRETE WITH THE APPROVAL OF THE STRUCTURAL ENGINEER.
   2. CONDUITS AND PIPES OF ALUMINUM SHALL NOT BE EMBEDDED IN STRUCTURAL CONCRETE.
   3. CONDUITS, PIPES, AND SLEEVES PASSING THROUGH A SLAB, WALL, OR BEAM SHALL NOT SIGNIFICANTLY IMPAIR THE STRENGTH OF THE CONSTRUCTION.
   4. CONDUITS AND PIPES SHALL NOT BE LARGER IN OUTSIDE DIAMETER THAN 1/3 THE OVERALL THICKNESS OF THE SLAB, WALL, OR BEAM IN WHICH THEY ARE EMBEDDED.
   5. CONDUITS AND PIPES SHALL NOT BE SPACED CLOSER THAN 3 DIAMETERS OR WIDTHS ON CENTER CONCRETE COVER FOR PIPES, CONDUITS AND FITTINGS SHALL NOT BE LESS THAN 1 ½" FOR CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR IN CONTACT WITH GROUND.
   6. CONDUITS AND PIPES SHALL BE PLACED BETWEEN TOP AND BOTTOM SLAB REINFORCEMENT. PIPES AND CONDUITS SHALL BE PLACED IN THE MIDDLE THIRD OF THE SLAB OR WALL THICKNESS UNLESS NOTED OTHERWISE.
   7. CONDUITS AND PIPES SHALL BE SO FABRICATED AND INSTALLED THAT CUTTING, BENDING, OR DISPLACEMENT OF REINFORCEMENT FROM ITS PROPER LOCATION WILL NOT BE REQUIRED.
   8. CONDUITS AND PIPES, WITH FITTINGS, EMBEDDED WITHIN A COLUMN SHALL NOT DISPLACE MORE THAN 4 PERCENT OF THE AREA OF CROSS SECTION NOTED ON DRAWINGS OR AS REQUIRED BY FIRE PROTECTION.
   9. PIPES AND FITTINGS SHALL BE DESIGNED TO RESIST EFFECTS OF MATERIAL, PRESSURE AND TEMPERATURE TO WHICH THEY WILL BE SUBJECTED.
   10. REINFORCEMENT WITH AN AREA NOT LESS THAN 0.002 TIMES THE AREA OF CONCRETE SECTION SHALL BE PROVIDED NORMAL TO PIPING. THIS REINFORCEMENT SHALL BE IN ADDITION TO REINFORCEMENT NOTED ON DRAWINGS.
   11. REFER TO ACI 318, SECTION 6.3 FOR ADDITIONAL REQUIREMENTS FOR CONDUITS AND PIPES EMBEDDED IN CONCRETE.

J. SEE ARCHITECTURAL, ELECTRICAL, MECHANICAL, FIRE PROTECTION AND PLUMBING DRAWINGS FOR DRIPS, CHAMFERS, REGLETS, SLOTS, SLEEVES, RUSTICATIONS, INSERTS ANCHORS AND OTHER EMBEDDED ITEMS NOT NOTED ON STRUCTURAL DRAWINGS. CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATING & PLACING ALL EMBEDDED ITEMS SHOWN ON DRAWINGS & ADDITIONAL ITEMS NOTED IN THIS NOTE, AS REQUIRED BY OTHER TRADES, UNLESS SHOWN ON STRUCTURAL DRAWINGS, NO OPENINGS LARGER THAN 12"X12" SHALL BE PLACED ON SLABS OR WALLS. FOR OPENINGS NOT SHOWN ON STRUCTURAL DRAWINGS, APPROVALS MUST BE OBTAINED FROM THE ENGINEER/ARCHITECT PRIOR TO FABRICATIONS OF STEEL AND PLACEMENT OF CONCRETE.

K. FLY ASH, MEETING ASTM C-618 CLASS C OR CLASS F, MAY BE USED TO REPLACE UP TO 20% OF PORTLAND CEMENT. CONTRACTOR AND SUPPLIER SHALL COORDINATE TO ENSURE THAT REQUIRED SET TIMES FOR CONCRETE ARE NOT ADVERSELY AFFECTED BY USE OF FLY ASH. CONTRACTOR AND ALL CONCRETE SUBCONTRACTORS SHALL HAVE EXPERIENCE WITH HANDLING, PLACING AND FINISHING CONCRETE WITH FLY ASH.

L. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, CLIPS OR GROUNDS REQUIRED TO BE ENCASED IN CONCRETE AND FOR LOCATION OF FLOOR FINISHED AND SLAB DEPRESSIONS.

M. DEFECTIVE AREA IN CONCRETE INCLUDING, BUT NOT LIMITED TO, HONEY-COMBING, SPALLS, AND CRACKS WITH WIDTHS EXCEEDING 0.01 INCH SHALL BE REPAIRED. EXTENT OF DEFECTIVE AREA TO BE DETERMINED BY THE STRUCTURAL ENGINEER.

N. POWDER ACTUATED FASTENERS (OR POWDER DRIVEN FASTENERS) SHALL BE ANCHORED IN CONCRETE WITH MINIMUM FASTENER SPACING OF 3" AND MINIMUM EDGE DISTANCE OF 2".

O. HEADED CONCRETE ANCHORS SHALL BE TYPE B AND CONFORM TO AWS D1.1-02 & ASTM A108 SPECIFICATIONS FOR 1010 THROUGH 1020 MILD STEELS. MINIMUM YIELD STRENGTH = 51,000 PSI (0.2% OFFSET).

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Rev. #	Revision Date	Revision Description

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Structural System Protected By Patents.
Ref #s US 10,513,849 B1 & US 10,597,864

SSI Project Number	1002
Issue Date	11-23-2020
Drawn By	SL
Checked By	RC
Engineered By	Roger Lingerfelt

S011

General Notes

SLAB-ON-GRADE:

A. C.J. DENOTES CONCRETE SLAB “CONTROL JOINT” WHICH SHALL BE CUT INTO THE SLABS AT A DEPTH OF ¼ TIMES THE THICKNESS OF THE SLAB WITHIN 12 HOURS OF PLACING THE CONCRETE. MAXIMUM SPACING OF INTERIOR SLAB CONTROL JOINTS, UNLESS NOTED OTHERWISE, SHALL BE 20’-0” TO 20’-0” (MAX) IN EACH DIRECTION. CONSTRUCTION OF CONTROL JOINTS SHALL BE LOCATED SUCH THAT THE AREA CONTAINED IS 400 SQUARE FEET MAX, WITH A MAXIMUM RATIO OF LONG TO SHORT SIDE OF 2 TO 1, OR AS SHOWN ON THE PLANS.

B. SLAB CONSTRUCTION JOINTS SHALL BE USED IN PLACE OF CONTROL JOINTS WHERE NEEDED TO INTERRUPT A CONTINUOUS POUR. SLAB CONSTRUCTION JOINTS SHALL BE KEYED.

C. PLACEMENT OF WELDED WIRE REINFORCEMENT IN SLAB, WHERE SPECIFIED, SHALL BE AT A CONSISTENT DEPTH OF 1”-2” FROM T/SLAB. WELDED WIRE REINFORCEMENT SHALL BE PROPERLY CHAIRED ABOVE GRADE. OVERLAP EACH REINFORCING SHEET TWO FULL PANELS AND TIE CROSS WIRES ON EACH SIDE. WELDED WIRE REINFORCEMENT SHALL BE SUPPLIED IN FLAT SHEETS.

D. REFER TO ARCHITECTURAL/MECHANICAL FOR SLAB FINISHES, SLAB DEPRESSIONS, THICKENED SLABS (IN ADDITION TO THICKENED SLABS NOTED ON STRUCTURAL DRAWINGS), ELEVATIONS, AND ENCASED OR EMBEDDED ITEMS.

E. PLUMBING AND ELECTRICAL CONDUITS SHALL BE PLACED BELOW THE SLAB AND NOT WITHIN THE SLAB. VERTICAL PENETRATIONS ARE ALLOWED.

F. COLUMN BOX-OUTS SHALL BE USED TO ISOLATE AN ADEQUATE AREA AROUND COLUMN BASE PLATES TO PROVIDE FOR COLUMN PLACEMENT AND LEVELING. BOX-OUTS ARE TO BE CLEAN AND FREE OF DEBRIS TO TOP OF FOOTING PRIOR TO FILLING WITH CONCRETE. COLUMN BOX-OUTS ARE NOT REQUIRED IF STEEL COLUMNS ARE PLUMB AND FULLY GROUTED PRIOR TO PLACEMENT OF SLAB.

COLD-FORMED METAL FRAMING (METAL STUDS AND JOIST):

A. DESIGN FABRICATIONS AND ERECTION SHALL CONFORM TO AISI 2001 “NORTH AMERICAN SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURALS MEMBERS”. ALL METAL STUDS SHALL BE GALVANIZED.

B. MINIMUM YIELD STRENGTH (FY) FOR MATERIAL IS 33,000 PSI FOR 33 MILS MATERIALS, AND 40,000 PSI FOR 43,54 MILS, 68 MILS AND 97 MILS MATERIALS.

C. ALL STUDS, JOISTS, TRACK, BRIDGING, END CLOSURES AND ACCESSORIES SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE REQUIREMENTS OF AISI SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS UNLESS NOTED OTHERWISE.

D. ALL PRODUCTS TO BE MANUFACTURED BY A CURRENT MEMBER OF THE STEEL MANUFACTURERS ASSOCIATION.

E. ALL MATERIAL AND ACCESSORIES SHALL BE FORMED FROM STEEL HAVING A G-60 GALVANIZED COATING, MEETING ASTM A-653.

F. SELF-DRILLING TAPPING SCREW FASTENERS SHALL BE IN COMPLIANCE WITH ASTM C1513 OR AN APPROVED DESIGN OR RECOGNIZED DESIGN STANDARD. ALL SCREWS SHALL BE NON-CORROSIVE NO. 12-14 STANDARD SELF-DRILLING SCREWS UNLESS NOTED OTHERWISE ON DRAWINGS (DO NOT USE STAINLESS STEEL OR COPPER COATED FASTENERS).

G. ALL POWDER ACTUATED FASTENERS (PAF) SHALL BE 0.177” DIAMETER POWDER ACTUATED FASTENERS.

H. ALL SCREWS SHALL BE SPACED NO CLOSER THAN 1” ON CENTER UNLESS NOTED OTHERWISE ON DRAWINGS. MIN EDGE DISTANCE FOR SCREWS SHALL BE 1”.

I. UNLESS NOTED OTHERWISE, TRACKS SHALL BE SAME DEPTH AS STUDS OR JOISTS AND EQUAL OR THICKER GAUGE THAN STUDS OR JOISTS. TRACKS SHALL BE CONNECTED TO SUPPORTS WITH TWO SCREWS OR PINS AT 16” MAX STUDS OR JOISTS SHALL BE CONNECTED TO TRACKS AT EACH SIDE.

J. ALL WELDING TO BE PERFORMED BY A QUALIFIED WIRE FEED WELDER PER ASTM A-108. FIELD WELDING SHALL BE DONE WITH E60 ELECTRODES. WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY STANDARD D13, LATEST EDITION.

K. APPLY ZINC COATING TO ALL WELDS.

L. CONTRACTOR SHALL FURNISH COMPLETE FABRICATION AND ERECTION DRAWINGS FOR APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO THE COMMENCEMENT OF FABRICATION. INCLUDE PLACING DRAWINGS FOR FRAMING MEMBERS SHOWING SIZE AND GAGE DESIGNATIONS, NUMBER, TYPE, LOCATION AND SPACING. INDICATE SUPPLEMENTAL TRAPPING, BRACES, SPLICES, BRIDGING, ACCESSORIES AND DETAILS REQUIRED FOR PROPER INSTALLATION.

M. MULTIPLE STUD COLUMNS (INCLUDING JACK/FULL HT. STUD ASSEMBLIES EACH SIDE OF OPENINGS) SHALL BE WELDED TOGETHER AT BOTH FLANGES WITH 2” TOP AND BOTTOM AND 1” AT 24” O.C. BETWEEN. IF SCREWED CONNECTIONS REQUIRED TO FASTEN STUDS, PROVIDE (2) ROWS OF SCREWS AT SPACINGS NOTED FOR WELDS, FASTENED AT WEBS (NOTE: ADDITIONAL TRACK MEMBERS, SAME DEPTH AND GAGE AS STUD MEMBERS (MINIMUM), MAY BE REQUIRED. TO BUILD BOX MEMBERS TO PROVIDE WEB SCREW CONNECTIONS NOTED. FASTEN FLANGES OF TRACKS TO FLANGES OF STUDS WITH SCREWS EACH FLANGE AT SAME SPACING NOTED ABOVE.)

N. THE QUANTITY OF STUDS AND JOISTS DISPLACED OR CUT FOR OPENING SHALL BE PLACED HALF ON EACH SIDE OF OPENING, UNLESS NOTED OTHERWISE, (2) STUDS MIN EACH SIDE OF OPENING.

O. APPLY ZINC COATING TO ALL WELDS.

P. CONTRACTOR SHALL FURNISH COMPLETE FABRICTATION AND ERECTION DRAWINGS FOR APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO THE COMMENCEMENT OF THE FABRICATION, INCLUDE PLACING DRAWINGS FOR FRAMING MEMBERS SHOWING SIZE AND GAGE DESIGNATIONS, NUMBER, TYPE, LOCATION AND SPACING. INDICATE SUPPLEMENTAL TRAPPING, BRACES, SPLICES, BRIDGING, ACCESSORIES AND DETAILS REQUIRED FOR PROPER INSTALLATION.

Q. MULTIPLE STUD COLUMNS (INCLUDING JACK/FULL HT. STUDASSEMBLIES EACH SIDE OF OPENINGS) SHALL BE WELDED TOGETHER AT BOTH FLANGES WITH 2" TOP AND BOTTOM AND 1" AT 24" O.C. BETWEEN. IFSCREWED CONNECTIONS REQUIRED TO FASTEN STUDS, PROVIDE (2) ROWS OF SCREWS AT SPACING NOTED FOR WELDS, FASTENED AT WEBS (NOTE: ADDITIONAL TRACK MEMBERS, SAME DEPTH AND GAGE AS STUD MEMBERS (MIN.), MAY BE REQUIRED. TO BUILD BOX MEMBERS TO PROVIDE WEB SCREW CONNECTIONS NOTED. FASTEN GLANGES OF TRACKS TO FLANGES OF STUDS WITH SCREWS EACH FLANGE AT SAME SPACING NOTED ABOVE.

STRUCTURAL STEEL:

A. CONFORM TO AISC MANUAL OF STEEL CONSTRUCTION, THIRTEENTH EDITION, AISC 360-05.

B. MATERIALS:
   1. ASTM A 992, FY=50 KSI FOR WIDE FLANGE SHAPES.
   2. ASTM A 36M, FY=36 KSI FOR ALL OTHER MISC. SHAPES, U.N.O.
   3. ASTM A 500, GRADE B, FY=46 KSI FOR STRUCTURAL RECTANGULAR/SQUARE TUBES.
   4. ASTM A 500, GRADE B, FY=42 KSI FOR STRUCTURAL ROUND TUBES.
   5. ASTM A 53M, GRADE B, FY=35 KSI FOR PIPES.
   6. ASTM A 325, TYPE 1, FOR HIGH STRENGTHS BOLTS.
   7. ASTM A 563, HEX NUTS – GRADE C FOR A325 BOLTS, GRADE DH FOR A490 BOLTS, GRADE DH FOR GALVANIZED BOLTS.
   8. ASTM F 436, HARDENED STEEL WASHERS – TYPE 1.
   9. ASTM F 1554, FY=36 KSI FOR ANCHOR RODS.

C. THE DESIGN OF CONNECTIONS FOR ANY PORTION OF THE STRUCTURE NOTE INDICATED ON THE DRAWINGS SHALL BE DESIGNED BY THE FABRICATOR AS FOLLOWS:
   1. STANDARD CONNECTIONS SHALL BE USED WHERE POSSIBLE.
   2. ALL SHOP CONNECTIONS SHALL BE WELDED OR HIGH-STRENGTH BOLTED. FIELD CONNECTIONS SHALL BE HIGH-STRENGTH BOLTED WHERE POSSIBLE. UNLESS NOTED OTHERWISE, BOLTS SHALL BE ¾” DIAMETER ASTM A-325 TYPE N BEARING CONNECTIONS. BOLTS SHALL BE “SNUG-TIGHT”.
   3. PROVIDE THE MINIMUM NUMBER OF BOLTS REQUIRED TO DEVELOP THE BEAM SHEAR “B” NOTED ON THE CONTRACT DRAWINGS. IF THE BEAM SHEAR IS NOT NOTED, THE CONNECTIONS SHALL DEVELOP THE BEAM SHEAR V = W/2 WHERE W IS THE TOTAL ALLOWABLE BEAM UNIFORM LOAD BASED ON LATERALLY SUPPORTED SIMPLE SPAN MOMENTS PER TABLES LOCATED IN THE AISC MANUAL OF STEEL CONSTRUCTION, 13TH EDITION, BEAMS, PAGES 3-33 THRU 3-95. BEAM SHEAR “V” NOTED ON THE CONTRACT DRAWINGS IS THE SERVICE LOAD BEAM REACTION U.N.O.
   4. DESIGN OF SPECIAL CONNECTIONS SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE IN WHICH CONSTRUCTION IS TO OCCUR AND SHALL INCLUDE (BUT IS NOT LIMITED TO) BRACE END CONNECTIONS, MOMENT-RESISTING CONNECTIONS, MODIFIED BEAM SEAT CONNECTIONS AND MEMBER SPLICE CONNECTIONS.

D. MEMBERS SUPPORTING DECK AT THE PERIMETER OF THE BUILDING SHALL BE CONTINUOUS EXCEPT AT EXPANSION JOINT. SQUARE GROOVE WELD (BUTT JOINT) CONTINUOUS MEMBERS PLACED END TO END.

E. ALL STRUCTURAL STEEL NOT RECEIVING FIRE-PROOFING SHALL RECEIVE ONE SHOP COAT OF RUST-INHIBITIVE PRIMER. ALL STEEL WITH EXTERIOR EXPOSURE SHALL BE PAINTED WITH A DOUBLE COAT OF RUST PROHIBITIVE EPOXY PRIMER (MATERIAL AND THICKNESS TO BE SPECIFIED BY ARCHITECT).

F. STEEL COLUMNS AND BASE PLATES SHALL HAVE MINIMUM 3” CONCRETE COVER PROTECTION.

G. ALL BOLTED CONNECTIONS SHALL BE ASSEMBLED AND INSPECTED IN ACCORDANCE WITH RCSC-2004 “SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A-325 OR ASTM A-490 BOLTS”.

H. ALL STEEL TESTING SHALL BE PAID FOR BY THE OWNER (CONTRACTOR SHALL COORDINATE WITH OWNER TO ENSURE THAT COST OF TESTING IS ACCURATE AND PRESENTED TO OWNER WITH CONSTRUCTION COSTS).

I. GUSSET PLATES AND STIFFENER PLATES SHALL BE 3/8” MIN. UNLESS NOTED OTHERWISE.

J. SPLICING OF STEEL MEMBERS IS PROHIBITED WITHOUT PRIOR APPROVAL OF ENGINEER OF RECORD WITH REGARDS TO LOCATION & SPLICE TYPE AND LOADING ON SPLICE.

K. PUNCH STRUCTURAL STEEL FOR WOOD BLOCKING AND NAILERS IN ACCORDANCE WITH ARCHITECTURAL AND STRUCTURAL DETAILS.

L. CONNECTIONS SHALL BE DESIGNED AS BEARING-TYPE CONNECTIONS WITH THREADS IN THE SHEAR PLANE, UNLESS NOTED OTHERWISE. ALL BOLTS NOTED AS SLIP-CRITICAL SHALL BE TIGHTENED TO THE MINIMUM PRETENSION VALUE SHOWN IN TABLE J3.1 OF THE AISC STEEL MANUAL, USING COMPRESSIBLE-WASHER-TYPE DIRECT TENSION INDICATOR DEVICES CONFORMING TO ASTM F959.

M. DETAILING, FABRICATION AND ERECTION SHALL COMPLY WITH ALL APPLICABLE OSHA REGULATIONS, INCLUDING THE FABRICATION OF ADDITIONAL PLATES, CONNECTORS, HOLES AND OTHER ELEMENTS NOT NOTED ON THE DRAWINGS.

N. UNLESS NOTED OTHERWISE, SLOTTED HOLES FOR BEAM END CONNECTIONS ARE NOT ALLOWED FOR BEAMS ALIGNED ALONG A COLUMN LINE WITH A BRACED FRAME OR MOMENT FRAME ALIGNED ON THE COLUMN LINE.

O. EXPANSION ANCHORS AS SHOWN ON CONTRACT DOCUMENTS SHALL BE HILTI KWIK BOLT 3 ANCHORS MANUFACTURED BY HILTI

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Rev. #	Revision Date	Revision Description

Andrew Burris

Store & Go Self Storage

100 Ladys Island Commons
Beaufort, SC 29907

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South Carolina P.E. Number 11352

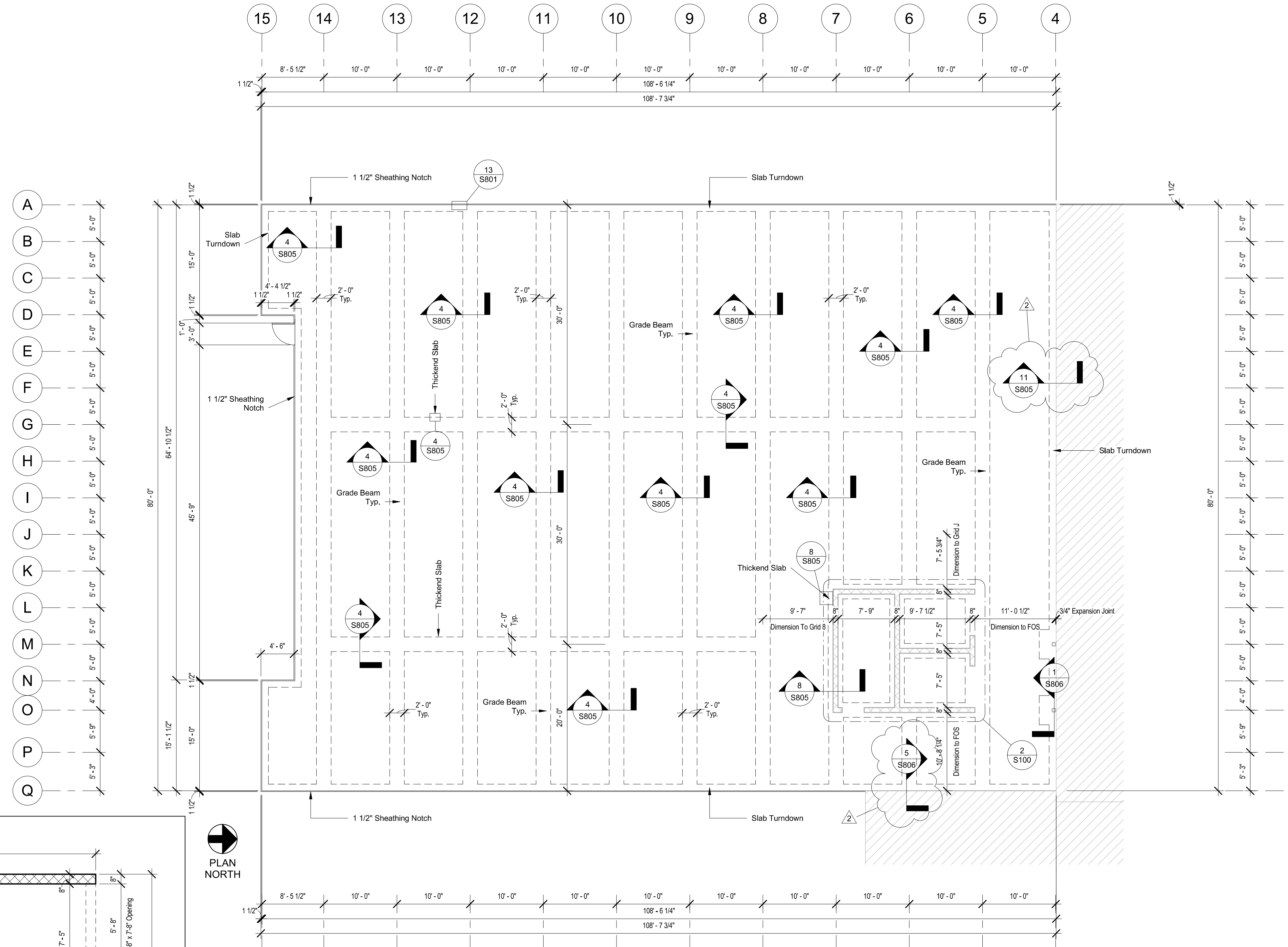
Structural System Protected By Patents.
Ref #s US 10,513,849 B1 & US 10,597,864

SSI Project Number	1002
Issue Date	11-23-2020
Drawn By	SL
Checked By	RC
Engineered By	Roger Lingerfelt

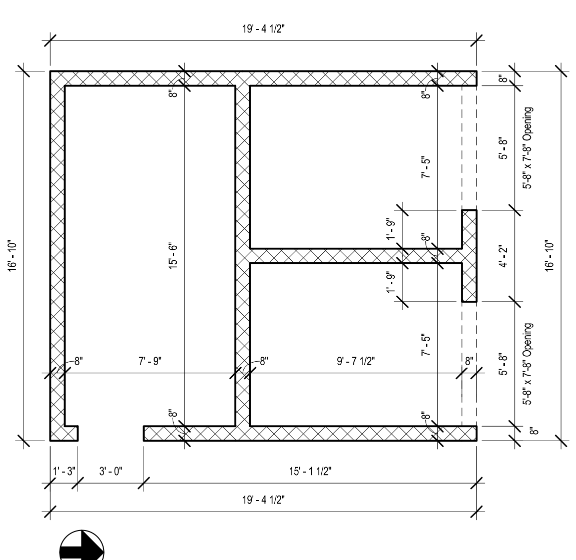
S012

General Notes

Floor Heights - T/O Slab To T/O Slab	
1st Floor:	10' - 8"
2nd Floor:	10' - 8"
3rd Floor:	10' - 0"



1 Foundation Plan
1/8" = 1'-0"



2 Foundation Plan - Callout
1/4" = 1'-0"

Foundation Notes

4" Concrete Slab On Grade 3,000 PSI Concrete w/ WWF 6x6-W1.6xW1.6 Or 1.5 LB/CY Over 10MIL Vapor Barrier Over 4" Aggregate Gravel Layer By Concrete Contractor.

Provide (2) #5 Crack Prevention Bars At Each Reentrant Corner, 6'-0" Long, Centered, Mid-Depth Of Slab.

Provide Control Joint Via Saw Cut At 15'-0" o.c. Maximum In Each Direction, See Typical Saw Joint Detail For More Information.

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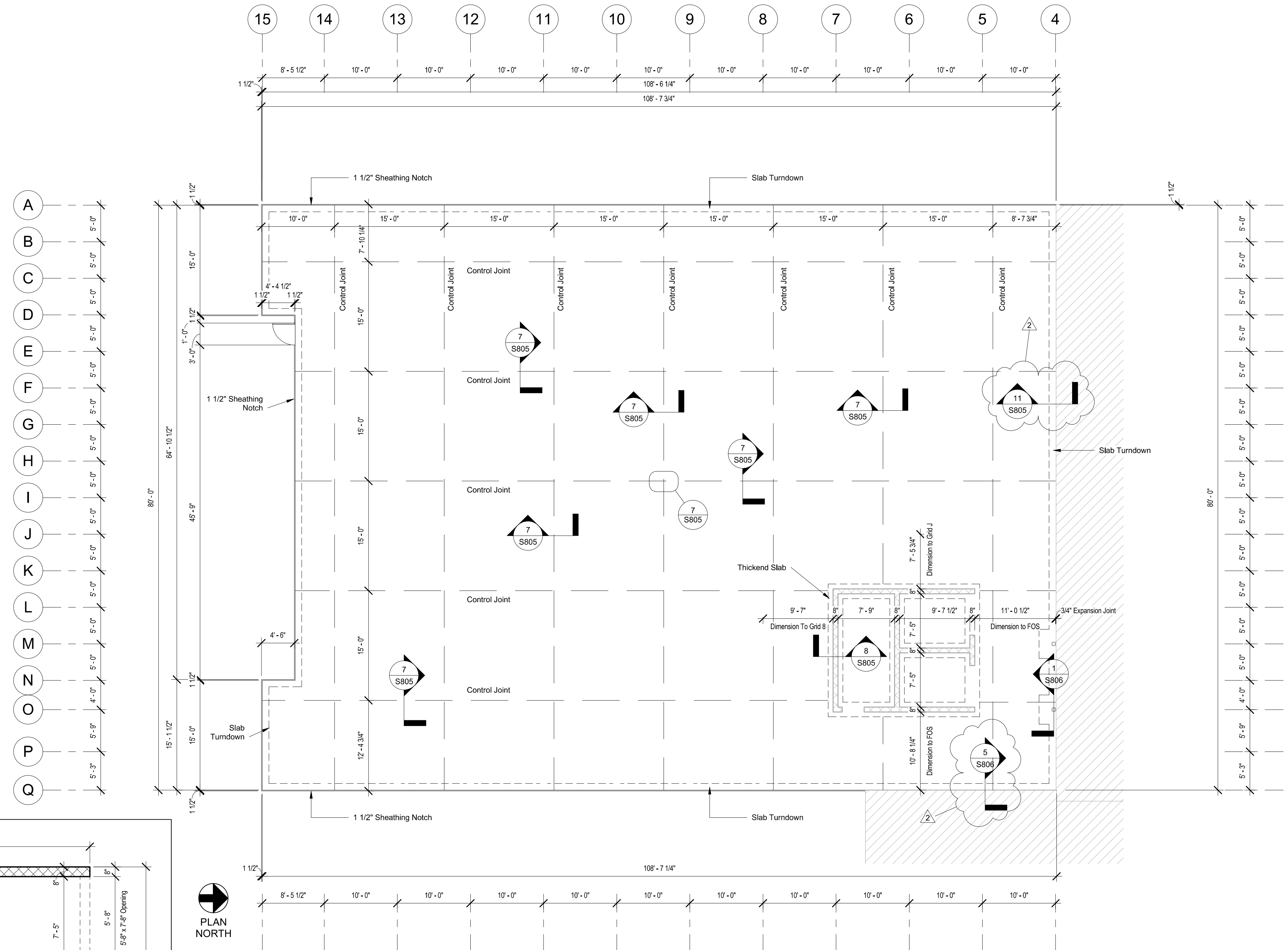
Engineered By	Roger Lingerfelt

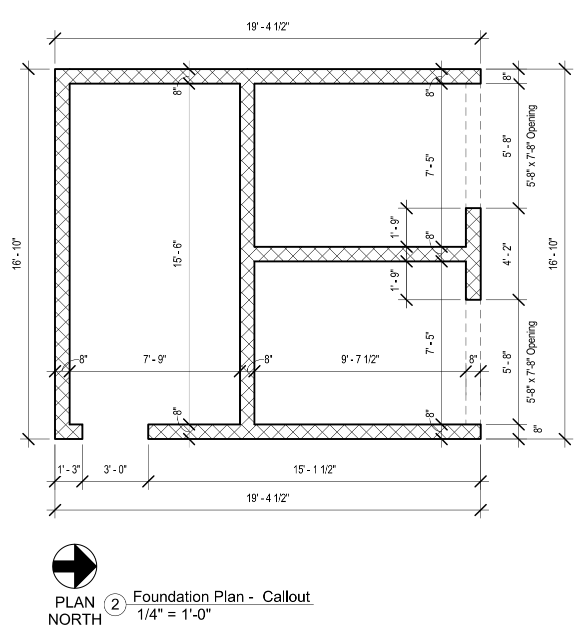
S100
Foundation Plan

Floor Heights - T/O Slab To T/O Slab

1st Floor: 10' - 8"
2nd Floor: 10' - 8"
3rd Floor: 10' - 0"



1 Control Joint Plan
1/8" = 1'-0"



2 Foundation Plan - Callout
1/4" = 1'-0"

Foundation Notes

4" Concrete Slab On Grade 3,000 PSI Concrete w/ WWF 6x6-W1.6xW1.6 Or 1.5 LB/CY Over 10MIL Vapor Barrier Over 4" Aggregate Gravel Layer By Concrete Contractor.

Provide (2) #5 Crack Prevention Bars At Each Reentrant Corner, 6'-0" Long, Centered, Mid-Depth Of Slab.

Provide Control Joint Via Saw Cut At 15'-0" o.c. Maximum In Each Direction, See Typical Saw Joint Detail For More Information.

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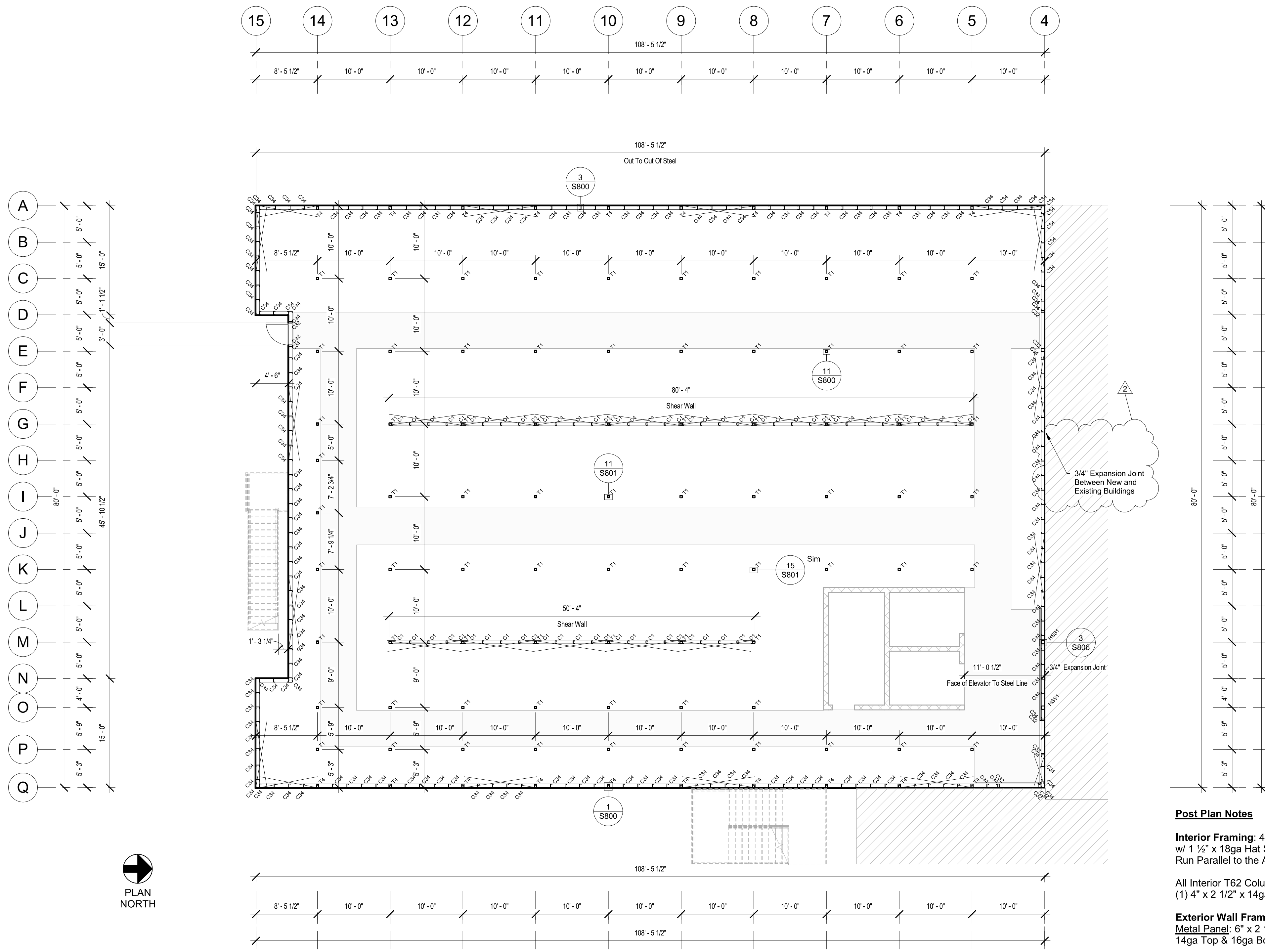
Drawn By	SL
Checked By	RC
Engineered By	Roger Lingerfelt

S110

Control Joint Plan

Floor Heights - T/O Slab To T/O Slab

1st Floor: 10' - 8"
2nd Floor: 10' - 8"
3rd Floor: 10' - 0"



1 1st Floor Post Plan
1/8" = 1'-0"

1st Floor T62 schedule						
Mark	Part Number	Count	Outside Dimension	T62 (Height)	Gauge	Notes
T1	A-C-O44-I2.5-BS-FD	75	4" x 4"	10' - 4"	14ga	Flush Bottom, Female Top
T4	A-C-O64-I2.5-BS-EL	20	6" x 4"	10' - 4"	14ga	Flush Bottom, Female Top

HSS Schedule			
Mark	Count	Type	Length
HSS1	2	HSS6X6X5/8	35' - 4"

1st Floor Post Schedule					
Mark	Count	Type	Length	Gauge	Notes
C1	65	4" x 2 1/2" x 14ga	10' - 4"	14ga	
C32	2	6" x 2 1/2" x 14ga	7' - 0"	16ga	
C34	2	6" x 2 1/2" x 14ga	10' - 4"	16ga	
C30	13	6" x 2 1/2" x 16ga	2' - 10"	16ga	In-Fill
C32	6	6" x 2 1/2" x 16ga	7' - 0"	16ga	
C34	176	6" x 2 1/2" x 16ga	10' - 4"	16ga	

Post Plan Notes

Interior Framing: 4" x 14ga T62 Columns Arranged on a 10' x 10' grid w/ 1 ½" x 18ga Hat Section to Brace Columns @ 1/3 Point Bracing to Run Parallel to the Alpha Beams Above.

All Interior T62 Columns Consist of (2) 4" x 2" x 14ga Exterior Posts and (1) 4" x 2 1/2" x 14ga Interior Post.

Exterior Wall Framing:
Metal Panel: 6" x 2 1/2" x 16ga Posts @ 24" o.c. w/ 1/3 Point Bracing In 14ga Top & 16ga Bottom Track.

All Exterior T62 Columns Consist of (2) 6" x 2" x 14ga Exterior Posts and (1) 6" x 2 1/2" x 14ga Interior Post.

Top of Steel Is 10'-4" w/ 2" Deck and 2" Concrete Topping (4" Total Floor Thickness).

Shear Walls- 4" x 2 1/2" x 14ga Posts @ 30" o.c. In Top & Bottom Track

Exterior Floor Track - Punch Holes in Floor Track Per Post Spacing For Wedge Anchors. Place Wedge Anchor 6" From Each End of Track.

SSI To Supply Pour Stop As Needed Above SSI Framing Only.

Exterior Dimensions Are Taken From The Outside Face Of Framing. All Other Dimensions Are Center To Center of Posts.
Hallways Should Have A Clear Dimension Of 5'-5" Between Post (U.N.O.).

X = X Bracing

Shaded (Yellow) Areas Indicate Hallways.

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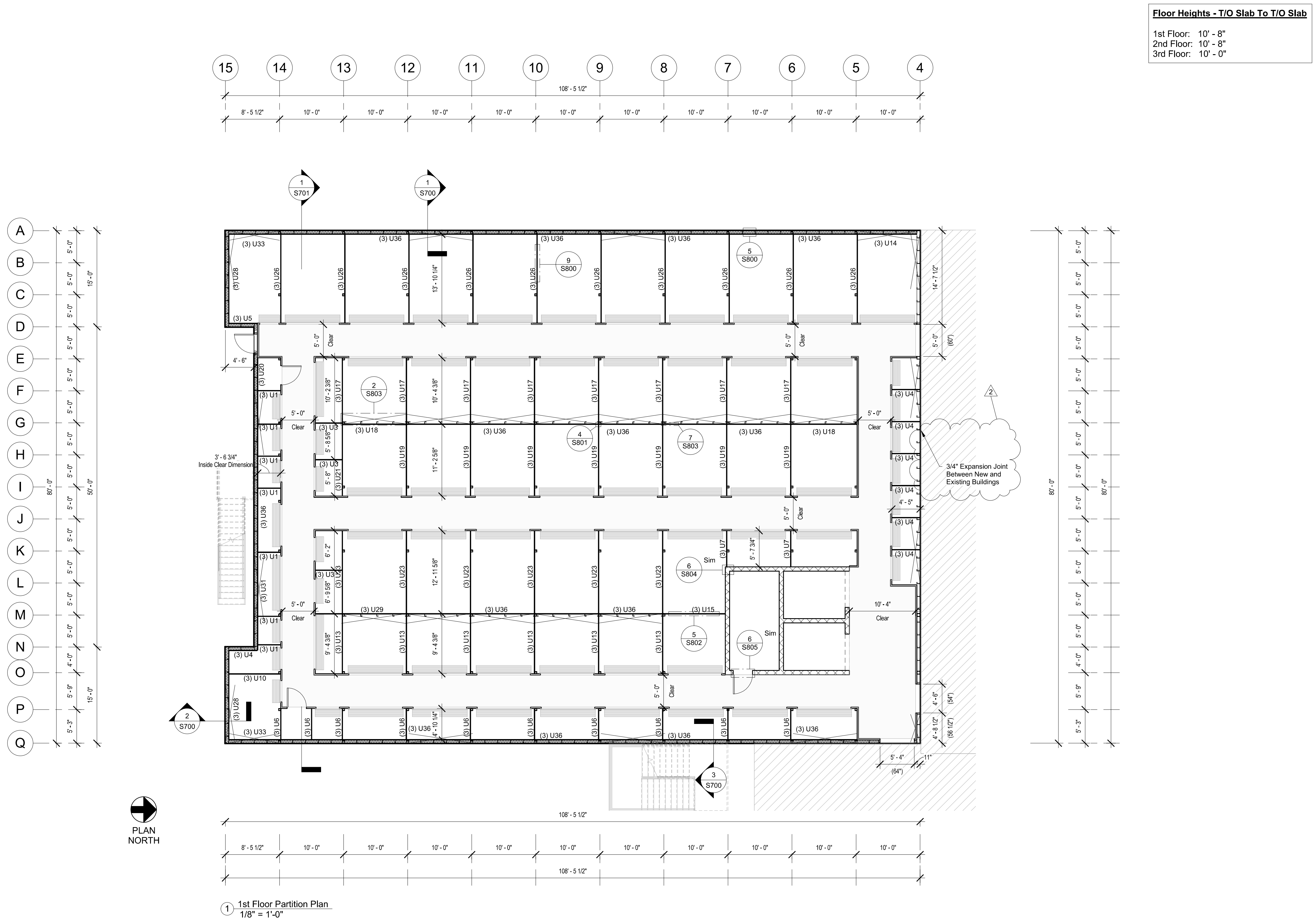
Engineered By	Roger Lingerfelt

S200

1st Floor Post Plan



1 1st Floor Partition Plan
1/8" = 1'-0"

1st Floor U Panel Schedule				
Mark	Qty	Length	Gauge	Type
U1	21	3' - 6"	29ga	'U' Panel
U3	9	4' - 1"	29ga	'U' Panel
U4	21	4' - 4"	29ga	'U' Panel
U5	3	4' - 5"	29ga	'U' Panel
U6	30	4' - 9"	29ga	'U' Panel
U7	6	5' - 7"	29ga	'U' Panel
U10	3	8' - 0"	29ga	'U' Panel
U13	18	9' - 3"	29ga	'U' Panel
U14	3	9' - 8"	29ga	'U' Panel
U15	3	9' - 10"	29ga	'U' Panel

1st Floor U Panel Schedule				
Mark	Qty	Length	Gauge	Type
U17	24	10' - 3"	29ga	'U' Panel
U18	6	10' - 4"	29ga	'U' Panel
U19	21	11' - 1"	29ga	'U' Panel
U20	3	11' - 2"	29ga	'U' Panel
U21	3	12' - 1"	29ga	'U' Panel
U23	18	12' - 10"	29ga	'U' Panel
U26	30	13' - 9"	29ga	'U' Panel
U28	6	13' - 11"	29ga	'U' Panel
U29	3	14' - 7"	29ga	'U' Panel
U31	3	16' - 2"	29ga	'U' Panel
U33	6	18' - 2"	29ga	'U' Panel
U36	42	20' - 2"	29ga	'U' Panel

Partition Notes

Partition Walls: 29ga 'Unpainted' Galvalume Partition Panels. Panel Height To Be Coordinated With Onsite Superintendent.

Insulated Walls: 29ga 'Unpainted' Galvalume Partition Panels With Liner Panel Installed Up To The Underside of Elevated Floor.

Insulation: R-19 Vinyl-Reinforced Wall Insulation For Exterior Metal Panel Walls Only.

Exclusions: Roll-Up Doors, Hallway/Corridor Partitions & Interior Buildouts

X= X-Bracing

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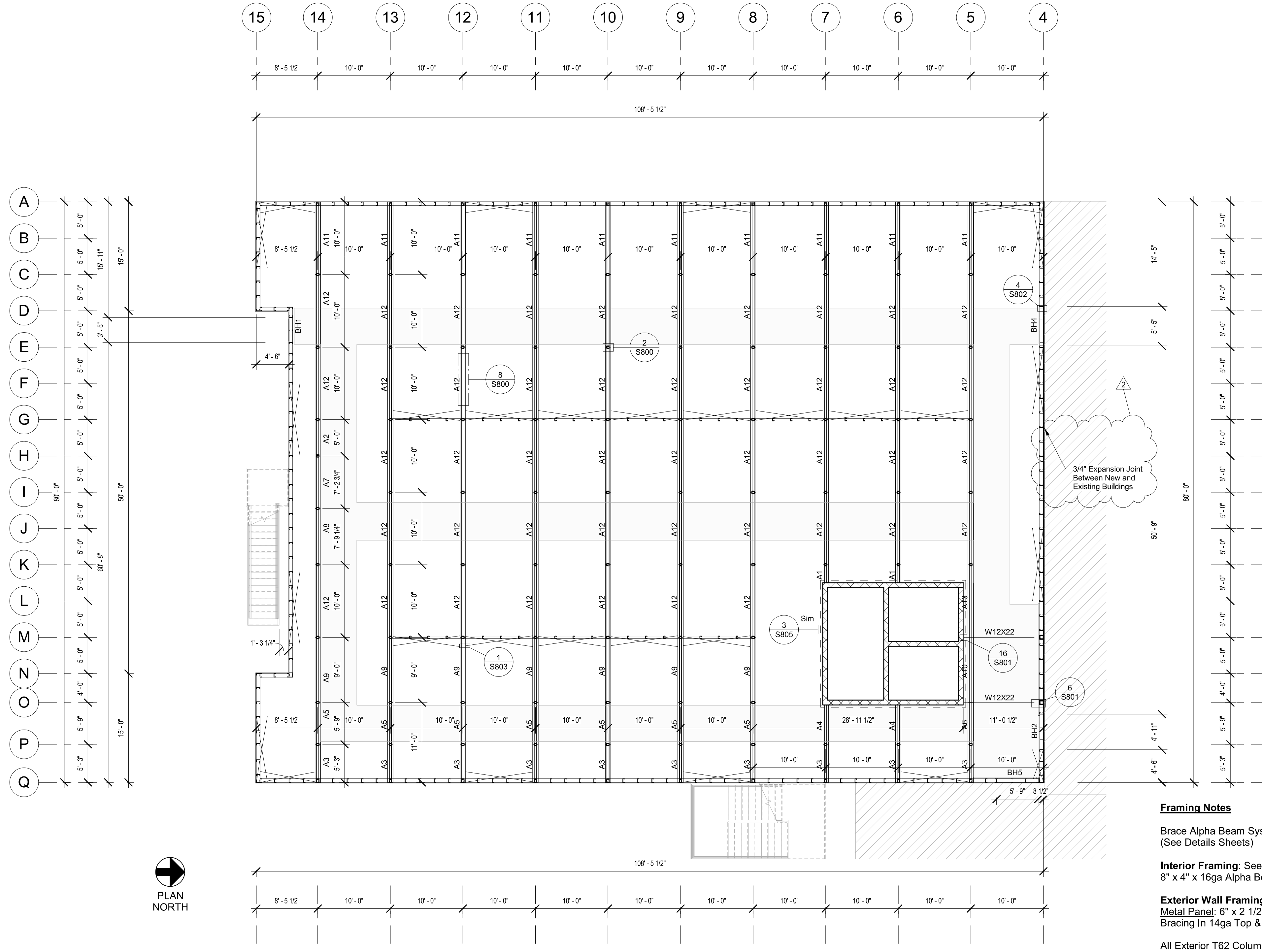
Engineered By	Roger Lingerfelt

S201

1st Floor Partition Plan

Floor Heights - T/O Slab To T/O Slab

1st Floor: 10' - 8"
2nd Floor: 10' - 8"
3rd Floor: 10' - 0"



1 2nd Floor Framing Plan
1/8" = 1'-0"

Header Schedule (1st Floor)				
Mark	Count	Family	Type	Length
BH1	1	Box Header	6" x 6" x 14ga	3' - 5"
BH2	1	Box Header	6" x 6" x 14ga	4' - 11"
BH4	1	Box Header	6" x 6" x 14ga	5' - 5"
BH5	1	Box Header	6" x 6" x 14ga	5' - 9"

1st Floor Alpha Beam Schedule				
Mark	Part Number	Count	Length	Alpha Beam Notes
A1	A-B-O84-I2.0-TM-O44	2	2' - 5 3/4"	Horz Post Flush One End, 2" Shorter One End
A2	A-B-O84-I2.0-BS-O44	1	5' - 0"	Horz Post 2" Shorter One End, 2" Shorter One End
A3	A-B-O84-I2.0-TM-O44-X6	10	5' - 3"	Horz Post 6" Shorter One End, 2" Shorter One End
A4	A-B-O84-I2.0-TM-O44	2	5' - 5 1/4"	Horz Post 2" Shorter One End, Flush One End
A5	A-B-O84-I2.0-BS-O44	7	5' - 9"	Horz Post 2" Shorter One End, 2" Shorter One End
A6	A-B-O84-I2.0-TM-O44	1	5' - 9"	Horz Post 2" Shorter One End, Flush One End
A7	A-B-O84-I2.0-BS-O44	1	7' - 2 3/4"	Horz Post 2" Shorter One End, 2" Shorter One End
A8	A-B-O84-I2.0-BS-O44	1	7' - 9 1/4"	Horz Post 2" Shorter One End, 2" Shorter One End
A9	A-B-O84-I2.0-BS-O44	7	9' - 0"	Horz Post 2" Shorter One End, 2" Shorter One End
A10		1	9' - 0"	Horz Post Flush One End, Flush One End
A11	A-B-O84-I2.0-TM-O44-X6	10	10' - 0"	Horz Post 6" Shorter One End, 2" Shorter One End
A12	A-B-O84-I2.0-BS-O44	45	10' - 0"	Horz Post 2" Shorter One End, 2" Shorter One End
A13	A-B-O84-I2.0-TM-O44	1	10' - 0"	Horz Post Flush One End, 2" Shorter One End

Framing Notes

Brace Alpha Beam System In Parallel Direction w/ 3/4" dia. Rod (See Details Sheets)

Interior Framing: See Post Plans For Post Sizes.
8" x 4" x 16ga Alpha Beams To Support Floor System Above.

Exterior Wall Framing:
Metal Panel: 6" x 2 1/2" x 16ga Posts @ 24" o.c. w/ 1/3 Point Bracing In 14ga Top & 16ga Bottom Track.

All Exterior T62 Columns Consist of (2) 6" x 2" x 14ga Exterior Posts and (1) 6" x 2 1/2" x 14ga Interior Post.

Top of Steel Is 10'-4" w/ 2" Deck and 2" Concrete Topping (4" Total Floor Thickness).

Top of Steel Is 10'-4" w/ 2" Deck and 2" Concrete Topping (4" Total Floor Thickness).

SSI To Supply Pour Stop As Needed Above SSI Framing Only. Pour Stop Above Poured Concrete Walls / CMU Walls By Others.

Exterior Dimensions Are Taken From The Outside Face Of Framing. Double Posts Are Dimensioned To Center of Main Post Only. All Other Dimensions Are Center To Center of Posts.

Hallways Should Have A Clear Dimension Of 5'-5" Between Post (U.N.O.).

X = X Bracing

Shaded (Yellow) Areas Indicate Hallways.

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Rev. #	Revision Date	Revision Description
2	07-02-2021	Additional Details

Andrew Burris

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South Carolina P.E. Number 11352

Structural System Protected By Patents.
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SSI Project Number	1002
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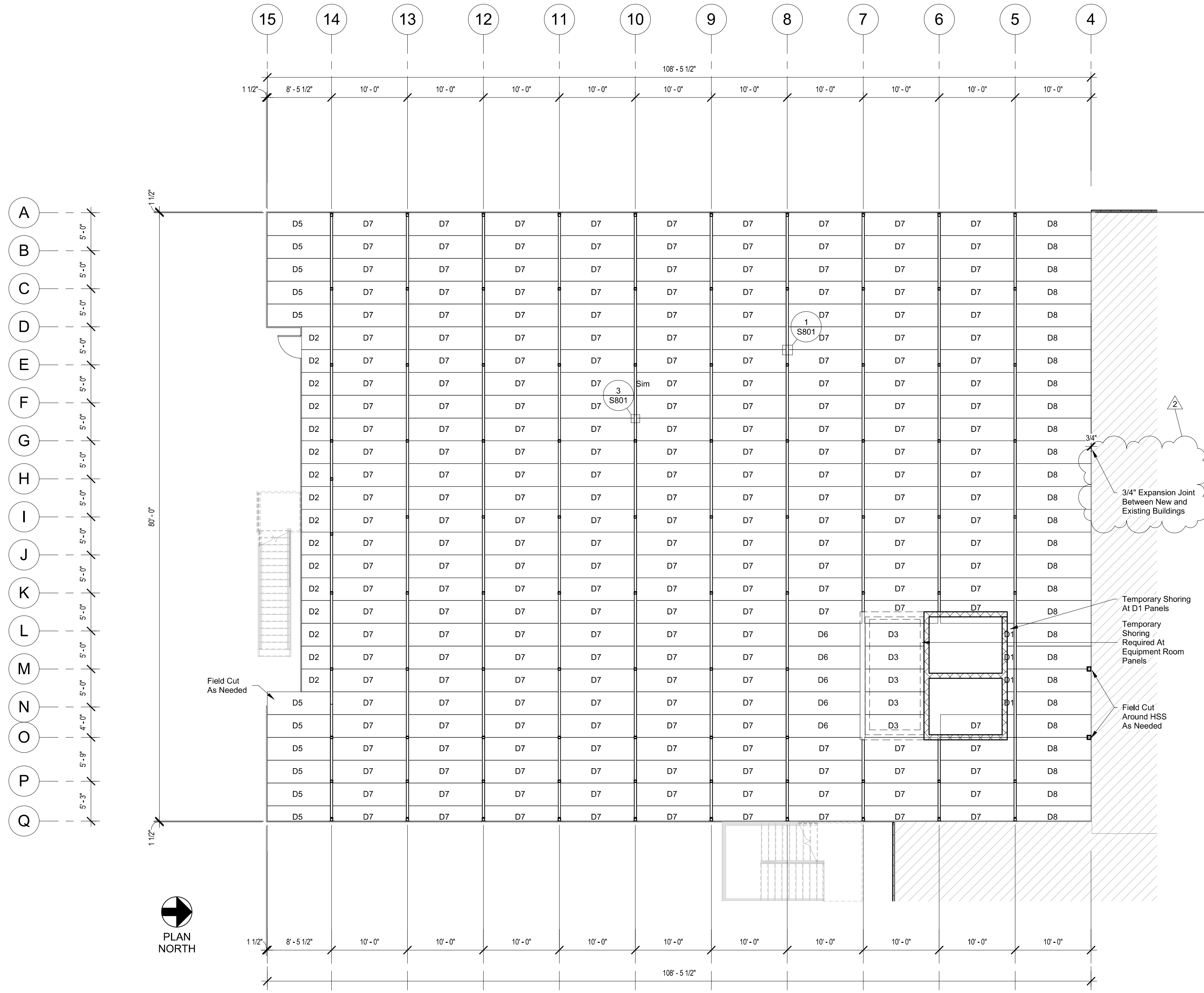
Drawn By	SL
Checked By	RC
Engineered By	Roger Lingerfelt

S202

2nd Floor Framing Plan



1 2nd Floor Decking Plan
1/8" = 1'-0"

CAUTION

Life Safety Warning

Composite decking must be secured by 100% of the required #12 x ¾" TEK screws at decking termination ends before walking on the composite decking. Failure to adhere to this warning could result in injury or death.

PRECAUCIÓN

Advertencia de seguridad humana

La plataforma compuesta debe asegurarse con el 100% de los tornillos TEK # 12 x ¾ "requeridos en los extremos de la terminación de la plataforma antes de caminar sobre la plataforma compuesta. El incumplimiento de esta advertencia podría provocar lesiones o la muerte.

Floor Heights - T/O Slab To T/O Slab

1st Floor: 10' - 8"
2nd Floor: 10' - 8"
3rd Floor: 10' - 0"

Decking Notes

2" x 18ga Metal Composite Deck To Support 4" Total Concrete Elevated Slab.

Form Angle Will Be Provided Over Steel Framing For Edge Forms.

Elevated Slab Notes

4" Concrete Slab 3,000 PSI Concrete, 2" x 18ga Composite Deck w/ WWF 6x6-W1.4xW1.4 (Concrete and reinforcing by others)

As An Alternate to WWM, The Contractor May Install Macro Synthetic Fibers 'Coarse Fibers', Made from Virgin Polyolefin w/ Equivalent Diameter Between 0.016 Inch and 0.05 Inch Having a Minimum Aspect Ratio of 50, Installed At A Minimum Rate of 4lbs Cubic Yard.

*Note That Structurally is Adequate To Have Concrete Cracks At Supports, As The WWM And Macro Fiber Installation Is Not Designed For The Negative Reinforcement Over The Supports. Control Joints May Only Be Installed Directly Above Bearing/Support Locations To Help Control. If Cracking Is Not Desireable (For Aesthetic Reasons), 4'-0" Long #3 Bars @ 5'-0" o.c. May Be Installed Centered Over The Bearing Grid Line

General Important Construction Notes

Concrete Should Be Poured From A Low Level To Avoid Impacting the Deck. It Should Be Placed Uniformly Over The Supporting Structure And Spread Towards The center Of The Deck Span. Concrete Should Be Placed In A Direction So That The Weight Is First Applied To The Top Sheet At The Side Lap, Reducing The Possibility Of The Side Opening During The Pour. Workers Should Not Congregate Around The Concrete Placement Zone.
If Buggies Are Used To Place The Concrete, Runways Should Be Planked And The Buggies Should Only Operate On The Planking. The Planks Should Be Stiff Enough To Transfer The Buggy Loads Without Damaging The Deck. Deck Damage Caused By Roll Bars Or Careless Placement Must Be Avoided.
Because Pouring Room Can Be Restricted, Special Consideration Is Required For Single Span Conditions. For Example, A Single Span Condition Commonly Occurs Between Elevator Shafts, And It Is Likely That Concrete Placement Will Be Less Controlled. Although Deck Connections Are Important For All Span Conditions, They Are Extremely Important For Single Spans. Connections Should Be Thoroughly Checked.

Concrete Slab Shear Collector Note

1. Concrete Floor Slab In Intended To Function As Rigid Diaphragm In The Plane of Each Floor.

2. Floor Diaphragm At Each Floor Is Intended To Function As Shear Collector For Wind & Seismic Forces.

3. Provide (2) - #4 Continuous Reinforcing Within 12" Of All Edge of Slab & Around Elevator & Stair Areas. Extend 5'-0" Past Interior Corners.

Decking Schedule (2nd Floor)			
Mark	Count	Type	Length
D1	4	36" x 2"	0' - 10 1/2"
D2	16	36" x 2"	3' - 9 1/2"
D3	5	36" x 2"	7' - 9"
D5	11	36" x 2"	8' - 3 1/2"
D6	5	36" x 2"	9' - 5"
D7	229	36" x 2"	9' - 8"
D8	27	36" x 2"	9' - 10"

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Rev. #	Revision Date	Revision Description
2	07-02-2021	Additional Details

Andrew Burris

Store & Go Self Storage

100 Ladys Island Commons
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Structural System Protected By Patents.
Ref #s US 10,513,849 B1 & US 10,597,864

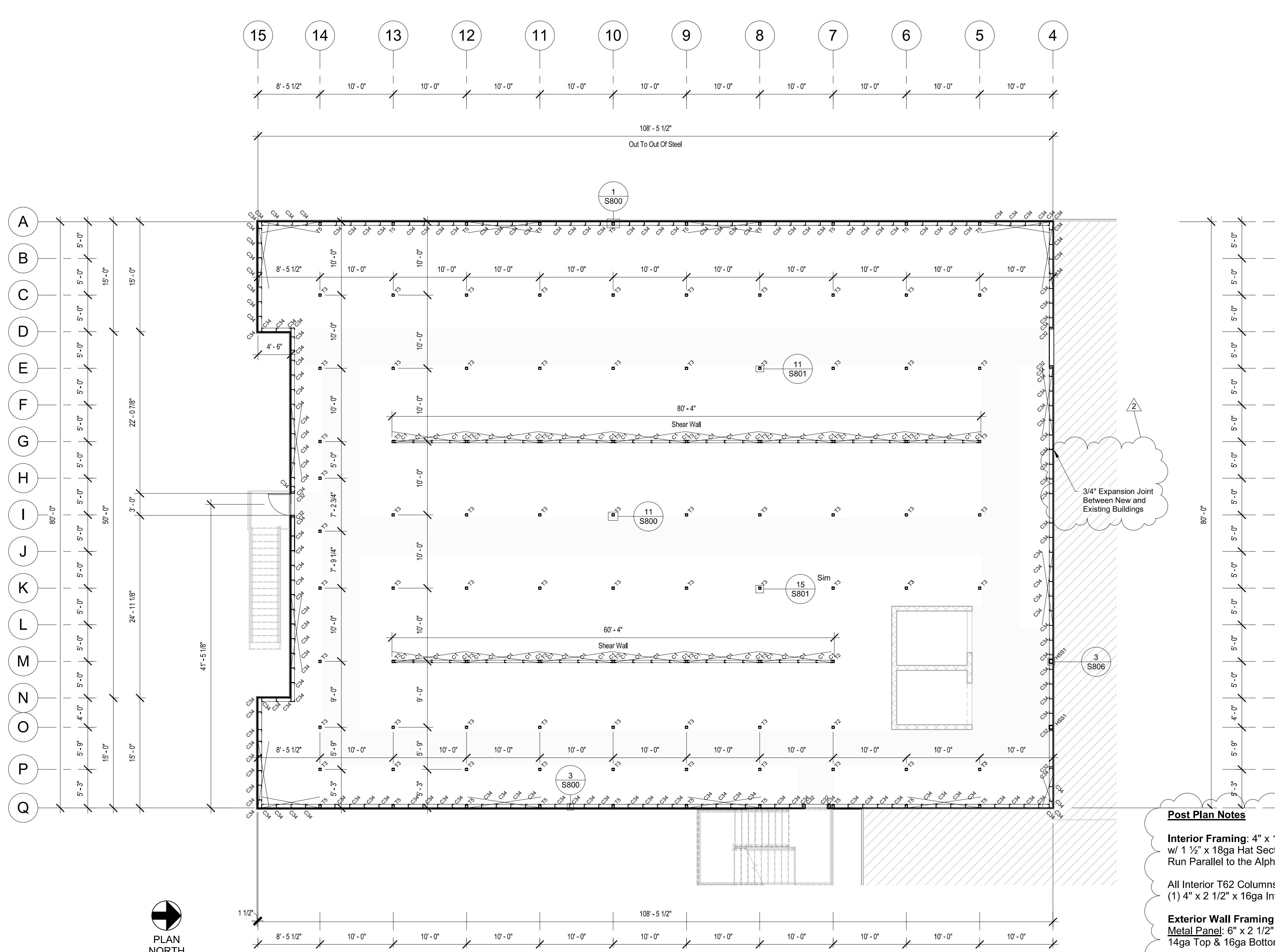
SSI Project Number	1002
Issue Date	11-23-2020
Drawn By	SL
Checked By	RC
Engineered By	Roger Lingerfelt

S210

2nd Floor Decking Plan

Floor Heights - T/O Slab To T/O Slab

1st Floor: 10' - 8"
2nd Floor: 10' - 8"
3rd Floor: 10' - 0"



1 2nd Floor Post Plan
1/8" = 1'-0"

2nd Floor T62 Schedule						
Mark	Part Number	Count	Outside Dimension	T62 (Height)	Gauge	Notes
T2	A-C-O44-I2.5-BS-FD	2	4" x 4"	10' - 4"	16ga	Flush Bottom, Female Top
T3	A-C-O44-I2.5-BS-EL	75	4" x 4"	10' - 4"	16ga	Male Bottom, Female Top
T5	A-C-O64-I2.5-BS-FD	20	6" x 4"	10' - 4"	16ga	Male Bottom, Female Top

2nd Floor Post Schedule					
Mark	Count	Type	Length	Gauge	Notes
C1	70	4" x 2 1/2" x 14ga	10' - 4"	14ga	
C30	15	6" x 2 1/2" x 16ga	2' - 10"	16ga	In-Fill
C32	8	6" x 2 1/2" x 16ga	7' - 0"	16ga	
C34	178	6" x 2 1/2" x 16ga	10' - 4"	16ga	

Post Plan Notes

Interior Framing: 4" x 16ga T62 Columns Arranged on a 10' x 10' grid w/ 1 ½" x 18ga Hat Section to Brace Columns @ 1/3 Point Bracing to Run Parallel to the Alpha Beams Above.

All Interior T62 Columns Consist of (2) 4" x 2" x 16ga Exterior Posts and (1) 4" x 2 1/2" x 16ga Interior Post.

Exterior Wall Framing:
Metal Panel: 6" x 2 1/2" x 16ga Posts @ 24" o.c. w/ 1/3 Point Bracing In 14ga Top & 16ga Bottom Track.

All Exterior T62 Columns Consist of (2) 6" x 2" x 16ga Exterior Posts and (1) 6" x 2 1/2" x 16ga Interior Post.

Top of Steel Is 10'-4" w/ 2" Deck and 2" Concrete Topping (4" Total Floor Thickness).

Shear Walls- 4" x 2 1/2" x 14ga Posts @ 30" o.c. In Top & Bottom Track

Exterior Floor Track - Punch Holes in Floor Track Per Post Spacing For Wedge Anchors. Place Wedge Anchor 6" From Each End of Track.

SSI To Supply Pour Stop As Needed Above SSI Framing Only.

Exterior Dimensions Are Taken From The Outside Face Of Framing. All Other Dimensions Are Center To Center of Posts.
Hallways Should Have A Clear Dimension Of 5'-5" Between Post (U.N.O.).

X = X Bracing

Shaded (Yellow) Areas Indicate Hallways.

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2	07-02-2021	Additional Details
3	03-29-2022	Size/Gauge Changes

Andrew Burris

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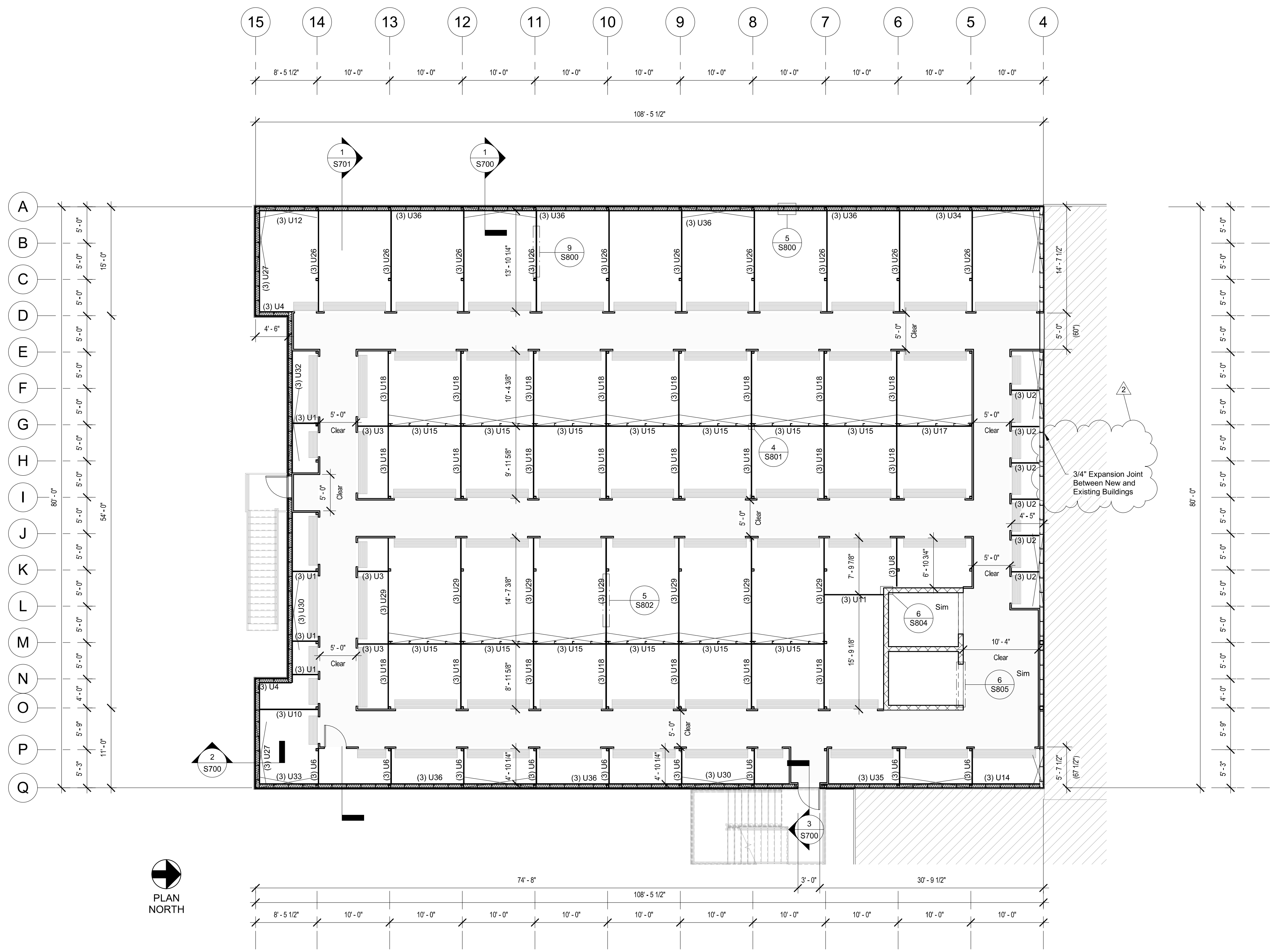
Drawn By	SL
Checked By	RC
Engineered By	Roger Lingerfelt

S212

2nd Floor Post Plan

Floor Heights - T/O Slab To T/O Slab

1st Floor: 10' - 8"
2nd Floor: 10' - 8"
3rd Floor: 10' - 0"



1 2nd Floor Partition Plan
1/8" = 1'-0"

2nd Floor U Panel Schedule				
Mark	Qty	Length	Gauge	Type
U1	12	3' - 6"	29ga	'U' Panel
U2	18	3' - 9"	29ga	'U' Panel
U3	9	4' - 1"	29ga	'U' Panel
U4	6	4' - 4"	29ga	'U' Panel
U6	27	4' - 9"	29ga	'U' Panel
U8	3	6' - 7"	29ga	'U' Panel
U10	3	8' - 0"	29ga	'U' Panel
U11	3	8' - 1"	29ga	'U' Panel
U12	3	8' - 2"	29ga	'U' Panel
U14	3	9' - 8"	29ga	'U' Panel
U15	39	9' - 10"	29ga	'U' Panel
U16	3	10' - 2"	29ga	'U' Panel
U17	3	10' - 3"	29ga	'U' Panel

2nd Floor U Panel Schedule				
Mark	Qty	Length	Gauge	Type
U18	69	10' - 4"	29ga	'U' Panel
U26	30	13' - 9"	29ga	'U' Panel
U27	6	13' - 10"	29ga	'U' Panel
U29	21	14' - 7"	29ga	'U' Panel
U30	6	15' - 2"	29ga	'U' Panel
U32	3	16' - 9"	29ga	'U' Panel
U33	3	18' - 2"	29ga	'U' Panel
U34	3	19' - 7"	29ga	'U' Panel
U35	3	19' - 9"	29ga	'U' Panel
U36	18	20' - 2"	29ga	'U' Panel

Partition Notes

Partition Walls: 29ga 'Unpainted' Galvalume Partition Panels. Panel Height To Be Coordinated With Onsite Superintendent.

Insulated Walls: 29ga 'Unpainted' Galvalume Partition Panels With Liner Panel Installed Up To The Underside of Elevated Floor.

Insulation: R-19 Vinyl-Reinforced Wall Insulation For Exterior Metal Panel Walls Only.

Exclusions: Roll-Up Doors, Hallway/Corridor Partitions & Interior Buildouts

X= X-Bracing

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SSI Project Number	1002
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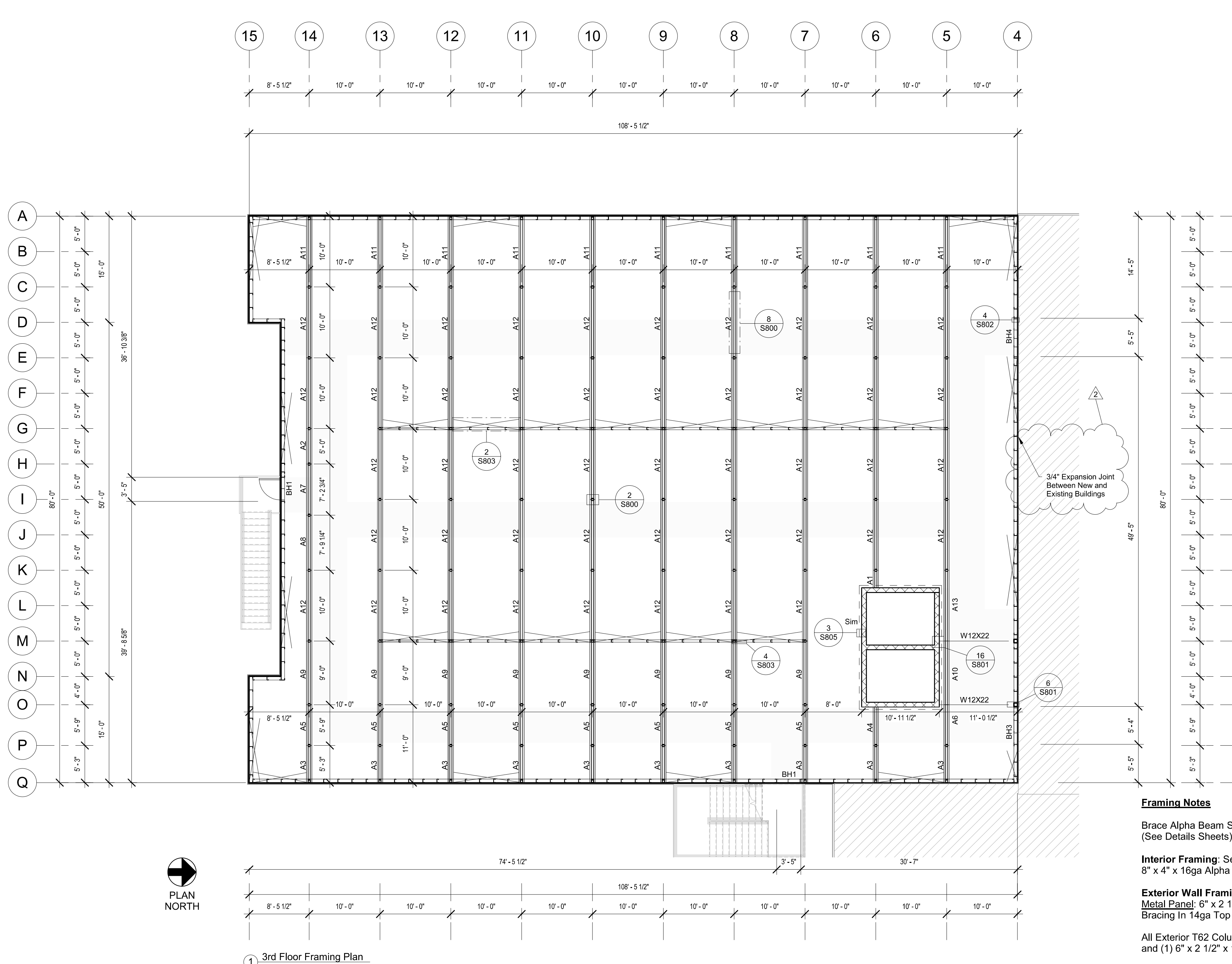
Drawn By	SL
Checked By	RC
Engineered By	Roger Lingerfelt

S213

2nd Floor Partition Plan



1 3rd Floor Framing Plan
1/8" = 1'-0"

PLAN NORTH

Floor Heights - T/O Slab To T/O Slab

1st Floor: 10' - 8"
2nd Floor: 10' - 8"
3rd Floor: 10' - 0"

Header Schedule (2nd Floor)				
Mark	Count	Family	Type	Length
BH1	2	Box Header	6" x 6" x 14ga	3' - 5"
BH3	1	Box Header	6" x 6" x 14ga	5' - 4"
BH4	1	Box Header	6" x 6" x 14ga	5' - 5"

2nd Floor Alpha Beam Schedule				
Mark	Part Number	Count	Length	Alpha Beam Notes
A1	A-B-O84-I2.0-TM-O44	1	2' - 5 3/4"	Horz Post Flush One End, 2" Shorter One End
A2	A-B-O84-I2.0-BS-O44	1	5' - 0"	Horz Post 2" Shorter One End, 2" Shorter One End
A3	A-B-O84-I2.0-TM-O44-X6	10	5' - 3"	Horz Post 6" Shorter One End, 2" Shorter One End
A4	A-B-O84-I2.0-TM-O44	1	5' - 5 1/4"	Horz Post 2" Shorter One End, Flush One End
A5	A-B-O84-I2.0-BS-O44	8	5' - 9"	Horz Post 2" Shorter One End, 2" Shorter One End
A6	A-B-O84-I2.0-TM-O44	1	5' - 9"	Horz Post 2" Shorter One End, Flush One End
A7	A-B-O84-I2.0-BS-O44	1	7' - 2 3/4"	Horz Post 2" Shorter One End, 2" Shorter One End
A8	A-B-O84-I2.0-BS-O44	1	7' - 9 1/4"	Horz Post 2" Shorter One End, 2" Shorter One End
A9	A-B-O84-I2.0-BS-O44	8	9' - 0"	Horz Post 2" Shorter One End, 2" Shorter One End
A10		1	9' - 0"	Horz Post Flush One End, Flush One End
A11	A-B-O84-I2.0-TM-O44-X6	10	10' - 0"	Horz Post 6" Shorter One End, 2" Shorter One End
A12	A-B-O84-I2.0-BS-O44	46	10' - 0"	Horz Post 2" Shorter One End, 2" Shorter One End
A13	A-B-O84-I2.0-TM-O44	1	10' - 0"	Horz Post Flush One End, 2" Shorter One End

Framing Notes

Brace Alpha Beam System In Parallel Direction w/ 3/4" dia. Rod (See Details Sheets)

Interior Framing: See Post Plans For Post Sizes.
8" x 4" x 16ga Alpha Beams To Support Floor System Above.

Exterior Wall Framing:
Metal Panel: 6" x 2 1/2" x 16ga Posts @ 24" o.c. w/ 1/3 Point Bracing In 14ga Top & 16ga Bottom Track.

All Exterior T62 Columns Consist of (2) 6" x 2" x 14ga Exterior Posts and (1) 6" x 2 1/2" x 14ga Interior Post.

Top of Steel Is 10'-4" w/ 2" Deck and 2" Concrete Topping (4" Total Floor Thickness).

Top of Steel Is 10'-4" w/ 2" Deck and 2" Concrete Topping (4" Total Floor Thickness).

SSI To Supply Pour Stop As Needed Above SSI Framing Only. Pour Stop Above Poured Concrete Walls / CMU Walls By Others.

Exterior Dimensions Are Taken From The Outside Face Of Framing. Double Posts Are Dimensioned To Center of Main Post Only. All Other Dimensions Are Center To
Center of Posts.

Hallways Should Have A Clear Dimension Of 5'-5" Between Post (U.N.O.).

X = X Bracing

Shaded (Yellow) Areas Indicate Hallways.

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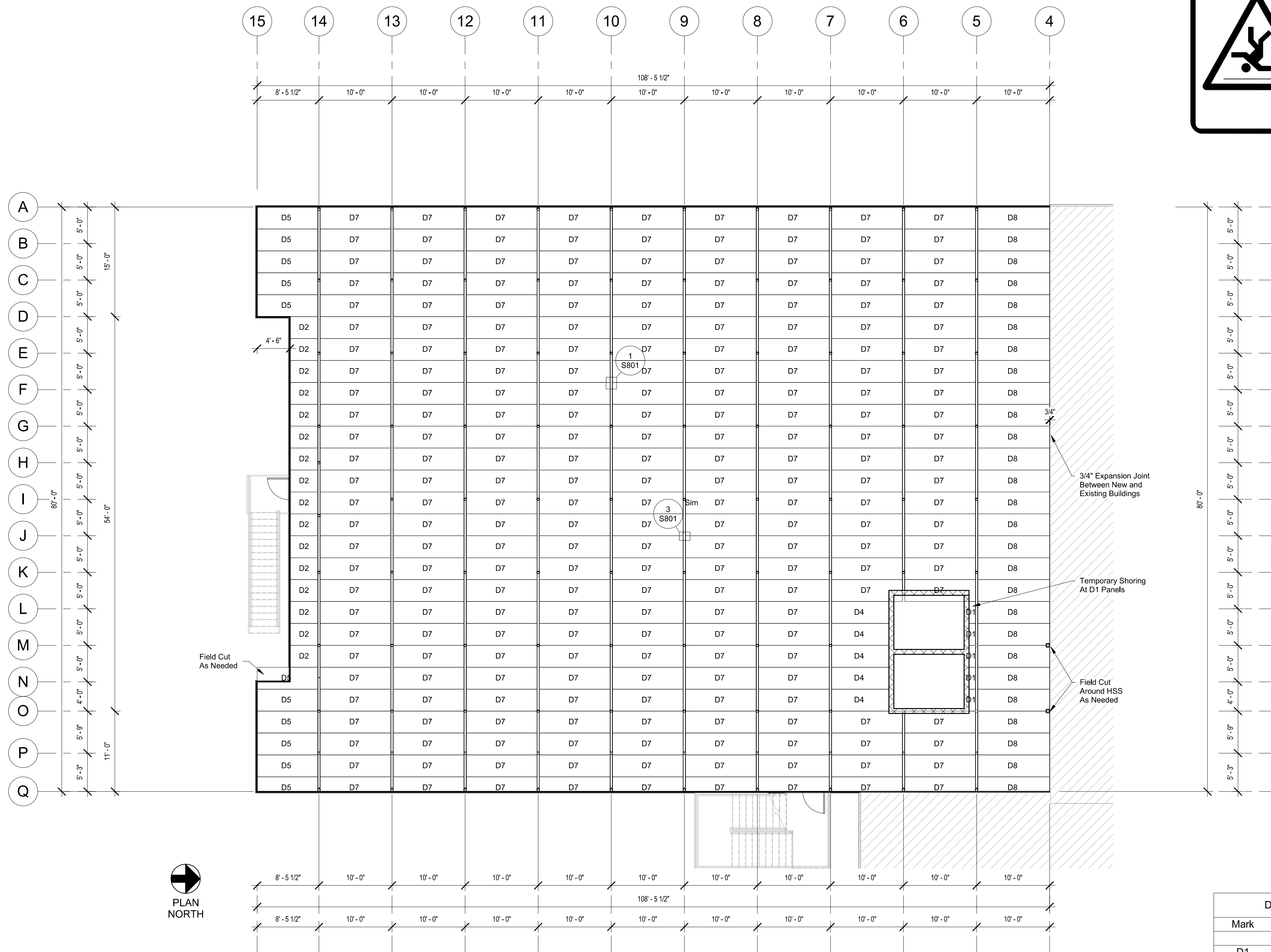
SSI Project Number	1002
Issue Date	11-23-2020
Drawn By	SL
Checked By	RC
Engineered By	Roger Lingerfelt

S214

3rd Floor Framing Plan



1 3rd Floor Decking Plan
1/8" = 1'-0"

CAUTION
Life Safety Warning
Composite decking must be secured by 100% of the required #12 x ¾" TEK screws at decking termination ends before walking on the composite decking. Failure to adhere to this warning could result in injury or death.

PRECAUCIÓN
Advertencia de seguridad humana
La plataforma compuesta debe asegurarse con el 100% de los tornillos TEK # 12 x ¾ "requeridos en los extremos de la terminación de la plataforma antes de caminar sobre la plataforma compuesta. El incumplimiento de esta advertencia podría provocar lesiones o la muerte.

Floor Heights - T/O Slab To T/O Slab

1st Floor: 10' - 8"
2nd Floor: 10' - 8"
3rd Floor: 10' - 0"

Decking Notes

2" x 18ga Metal Composite Deck To Support 4" Total Concrete Elevated Slab.

Form Angle Will Be Provided Over Steel Framing For Edge Forms.

Elevated Slab Notes

4" Concrete Slab 3,000 PSI Concrete, 2" x 18ga Composite Deck w/ WWF 6x6-W1.4xW1.4 (Concrete and reinforcing by others)

As An Alternate to WWM, The Contractor May Install Macro Synthetic Fibers 'Coarse Fibers', Made from Virgin Polyolefin w/ Equivalent Diameter Between 0.016 Inch and 0.05 Inch Having a Minimum Aspect Ratio of 50, Installed At A Minimum Rate of 4lbs Cubic Yard.

*Note That Structurally is Adequate To Have Concrete Cracks At Supports, As The WWM And Macro Fiber Installation Is Not Designed For The Negative Reinforcement Over The Supports. Control Joints May Only Be Installed Directly Above Bearing/Support Locations To Help Control. If Cracking Is Not Desireable (For Aesthetic Reasons), 4'-0" Long #3 Bars @ 5'-0" o.c. May Be Installed Centered Over The Bearing Grid Line

General Important Construction Notes

Concrete Should Be Poured From A Low Level To Avoid Impacting the Deck. It Should Be Placed Uniformly Over The Supporting Structure And Spread Towards The center Of The Deck Span. Concrete Should Be Placed In A Direction So That The Weight Is First Applied To The Top Sheet At The Side Lap, Reducing The Possibility Of The Side Opening During The Pour. Workers Should Not Congregate Around The Concrete Placement Zone. If Buggies Are Used To Place The Concrete, Runways Should Be Planked And The Buggies Should Only Operate On The Planking. The Planks Should Be Stiff Enough To Transfer The Buggy Loads Without Damaging The Deck. Deck Damage Caused By Roll Bars Or Careless Placement Must Be Avoided.
Because Pouring Room Can Be Restricted, Special Consideration Is Required For Single Span Conditions. For Example, A Single Span Condition Commonly Occurs Between Elevator Shafts, And It Is Likely That Concrete Placement Will Be Less Controlled. Although Deck Connections Are Important For All Span Conditions, They Are Extremely Important For Single Spans. Connections Should Be Thoroughly Checked.

Concrete Slab Shear Collector Note

1. Concrete Floor Slab In Intended To Function As Rigid Diaphragm In The Plane of Each Floor.

2. Floor Diaphragm At Each Floor Is Intended To Function As Shear Collector For Wind & Seismic Forces.

3. Provide (2) - #4 Continuous Reinforcing Within 12" Of All Edge of Slab & Around Elevator & Stair Areas. Extend 5'-0" Past Interior Corners.

Decking Schedule (3rd Floor)

Mark	Count	Type	Length
D1	5	36" x 2"	0' - 10 1/2"
D2	16	36" x 2"	3' - 9 1/2"
D4	5	36" x 2"	7' - 10"
D5	11	36" x 2"	8' - 3 1/2"
D7	233	36" x 2"	9' - 8"
D8	27	36" x 2"	9' - 10"

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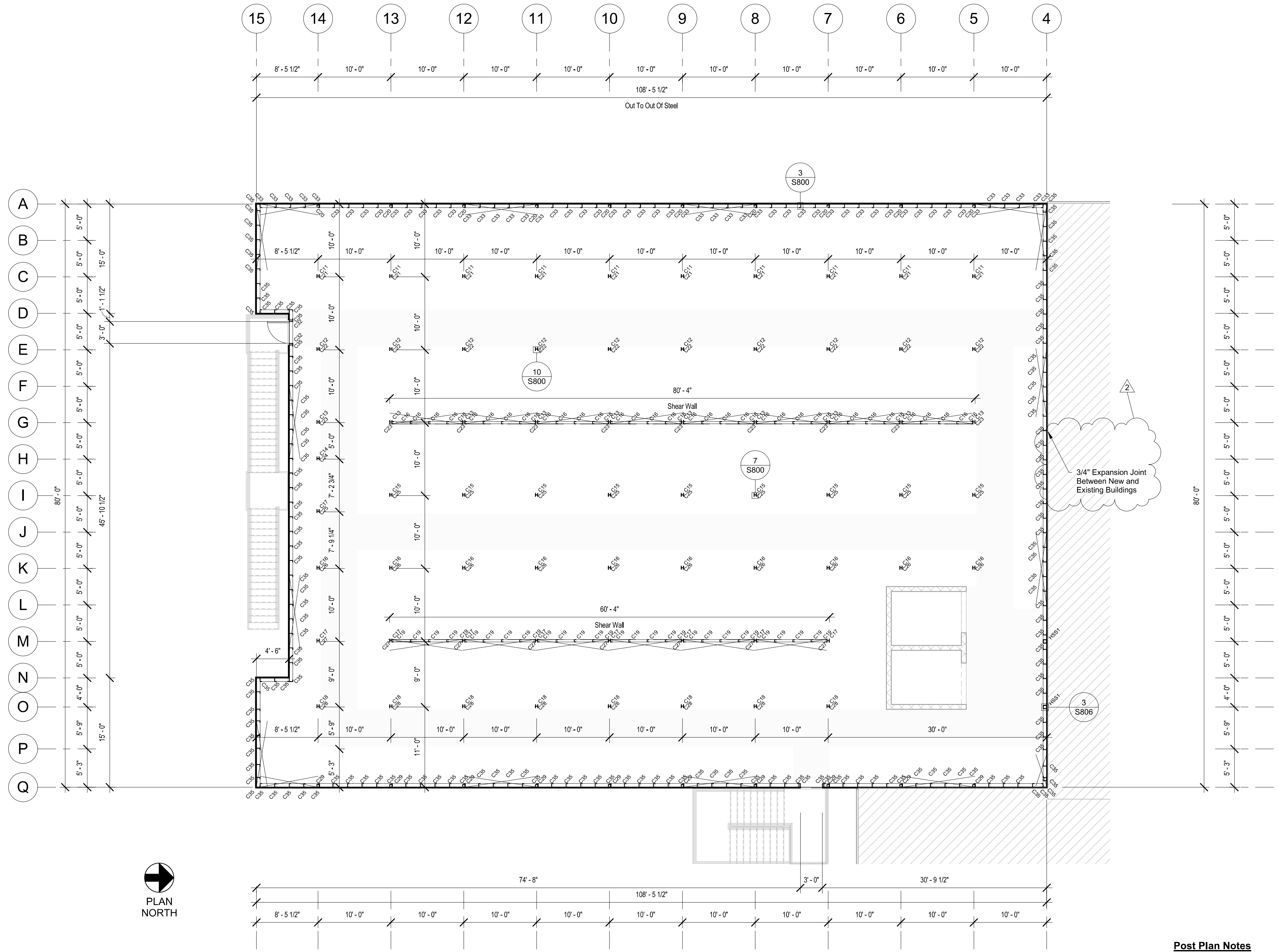
Checked By	RC
Engineered By	Roger Lingerfelt

S220

3rd Floor Decking Plan



Floor Heights - T/O Slab To T/O Slab

1st Floor: 10' - 8"
2nd Floor: 10' - 8"
3rd Floor: 10' - 0"

1 3rd Floor Post Plan
1/8" = 1'-0"

3rd Floor Post Schedule					
Mark	Count	Type	Length	Gauge	Notes
C2	76	4" x 2 1/2" x 14ga	0' - 8"	16ga	
C3	11	4" x 2 1/2" x 14ga	0' - 9 1/2"	16ga	
C4	1	4" x 2 1/2" x 14ga	0' - 11"	16ga	
C5	1	4" x 2 1/2" x 14ga	1' - 0 1/2"	16ga	
C6	77	4" x 2 1/2" x 14ga	1' - 2"	16ga	
C7	11	4" x 2 1/2" x 14ga	1' - 3 1/2"	16ga	
C8	1	4" x 2 1/2" x 14ga	1' - 5"	16ga	
C9	1	4" x 2 1/2" x 14ga	1' - 6 1/2"	16ga	
C10	1	4" x 2 1/2" x 14ga	1' - 8"	16ga	
C11	10	4" x 2 1/2" x 14ga	9' - 9"	16ga	
C12	10	4" x 2 1/2" x 14ga	10' - 0"	16ga	
C13	10	4" x 2 1/2" x 14ga	10' - 3"	16ga	
C14	1	4" x 2 1/2" x 14ga	10' - 4 1/2"	16ga	
C15	9	4" x 2 1/2" x 14ga	10' - 6"	16ga	
C16	50	4" x 2 1/2" x 14ga	10' - 9"	16ga	

3rd Floor Post Schedule					
Mark	Count	Type	Length	Gauge	Notes
C17	9	4" x 2 1/2" x 14ga	11' - 0"	16ga	
C18	8	4" x 2 1/2" x 14ga	11' - 3"	16ga	
C19	30	4" x 2 1/2" x 14ga	11' - 6"	16ga	
C20	10	4" x 2 1/2" x 14ga	13' - 0"	16ga	
C21	10	4" x 2 1/2" x 14ga	13' - 3"	16ga	
C22	10	4" x 2 1/2" x 14ga	13' - 6"	16ga	
C23	10	4" x 2 1/2" x 14ga	13' - 9"	16ga	
C24	1	4" x 2 1/2" x 14ga	13' - 10 1/2"	16ga	
C25	10	4" x 2 1/2" x 14ga	14' - 0"	16ga	

3rd Floor Post Schedule					
Mark	Count	Type	Length	Gauge	Notes
C26	10	4" x 2 1/2" x 14ga	14' - 3"	16ga	
C27	8	4" x 2 1/2" x 14ga	14' - 6"	16ga	
C28	8	4" x 2 1/2" x 14ga	14' - 9"	16ga	
C29	10	4" x 2 1/2" x 14ga	17' - 0"	16ga	
C31	6	6" x 2 1/2" x 16ga	6' - 6"	16ga	In-Fill
C32	2	6" x 2 1/2" x 16ga	7' - 0"	16ga	
C33	55	6" x 2 1/2" x 16ga	10' - 0"	16ga	
C35	149	6" x 2 1/2" x 16ga	14' - 0"	16ga	

Post Plan Notes

Interior Framing: (2) 4" x 2 1/2" x 16ga Posts On A 10x10 Grid (U.N.O.). Load Bearing Walls To Be 10'-0" o.c. (U.N.O.) w/ Hat Channel Bridging @ Mid-Height.

Exterior Wall Framing:
Metal Panel: 6" x 2 1/2" x 16ga Cee Columns @ 24" o.c. w/ Mid-Span Bracing In 14ga Top 16ga Bottom Track.
Metal Panel (Parapet): 6" x 2 1/2" x 16ga @ 24" o.c. w/ Mid-Span Bracing In 14ga Top 16ga Bottom Track.

Shear Walls- 4" x 2 1/2" x 16ga Posts @ 30" o.c. In Top & Bottom Track

Exterior Floor Track - Punch Holes in Floor Track At Each Post For Wedge Anchors. Place Wedge Anchor 6" From Each End of Track.

Exterior Dimensions Are Taken From The Outside Face Of Framing. All Other Dimensions Are Center To Center of Posts.
Hallways Should Have A Clear Dimension Of 5'-5" Between Post (U.N.O.).

Shaded (Yellow) Areas Indicate Hallways.

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Rev. #	Revision Date	Revision Description
2	07-02-2021	Additional Details
3	03-29-2022	Size/Gauge Changes

Andrew Burris

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South Carolina P.E. Number 11352

Structural System Protected By Patents.
Ref #s US 10,513,849 B1 & US 10,597,864

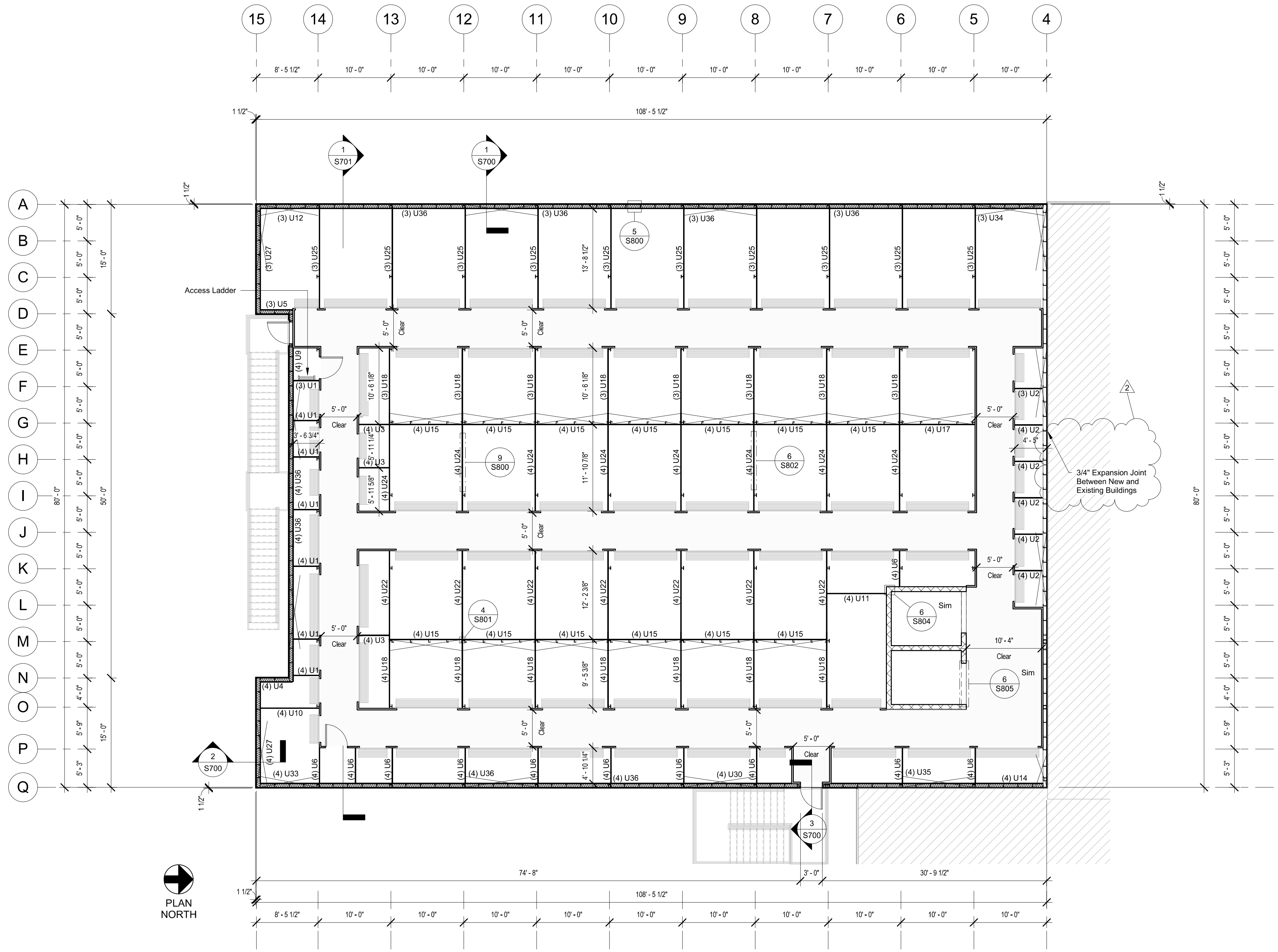
SSI Project Number	1002
Issue Date	11-23-2020
Drawn By	SL
Checked By	RC
Engineered By	Roger Lingerfelt

S222

3rd Floor Post Plan

Floor Heights - T/O Slab To T/O Slab

1st Floor: 10' - 8"
2nd Floor: 10' - 8"
3rd Floor: 10' - 0"



1 3rd Floor Partition Plan
1/8" = 1'-0"

3rd Floor U Panel Schedule				
Mark	Qty	Length	Gauge	Type
U1	3	3' - 6"	29ga	'U' Panel
U1	24	3' - 6"	29ga	'U' Panel
U2	3	3' - 9"	29ga	'U' Panel
U2	20	3' - 9"	29ga	'U' Panel
U3	12	4' - 1"	29ga	'U' Panel
U4	4	4' - 4"	29ga	'U' Panel
U5	3	4' - 5"	29ga	'U' Panel
U6	44	4' - 9"	29ga	'U' Panel
U9	4	7' - 4"	29ga	'U' Panel
U10	4	8' - 0"	29ga	'U' Panel
U11	4	8' - 1"	29ga	'U' Panel
U12	3	8' - 2"	29ga	'U' Panel
U14	4	9' - 8"	29ga	'U' Panel

3rd Floor U Panel Schedule				
Mark	Qty	Length	Gauge	Type
U15	52	9' - 10"	29ga	'U' Panel
U17	4	10' - 3"	29ga	'U' Panel
U18	24	10' - 4"	29ga	'U' Panel
U18	28	10' - 4"	29ga	'U' Panel
U22	28	12' - 6"	29ga	'U' Panel
U24	32	13' - 6"	29ga	'U' Panel
U25	30	13' - 7"	29ga	'U' Panel
U27	3	13' - 10"	29ga	'U' Panel
U27	4	13' - 10"	29ga	'U' Panel
U30	4	15' - 2"	29ga	'U' Panel
U33	4	18' - 2"	29ga	'U' Panel
U34	3	19' - 7"	29ga	'U' Panel
U35	4	19' - 9"	29ga	'U' Panel
U36	12	20' - 2"	29ga	'U' Panel
U36	16	20' - 2"	29ga	'U' Panel

Partition Notes

Partition Walls: 29ga 'Unpainted' Galvalume Partition Panels. Panel Height To Be Coordinated With Onsite Superintendent.

Insulated Walls: 29ga 'Unpainted' Galvalume Partition Panels With Liner Panel Installed Up To The Underside of Roof.

Insulation:
Wall: R-19 Vinyl-Reinforced Insulation For Exterior Metal Panel Walls Only.
Roof: R-30 Vinyl-Reinforced Insulation with Thermal Blocks

Exclusions: Roll-Up Doors, Hallway/Corridor Partitions & Interior Buildouts

X = X-Bracing

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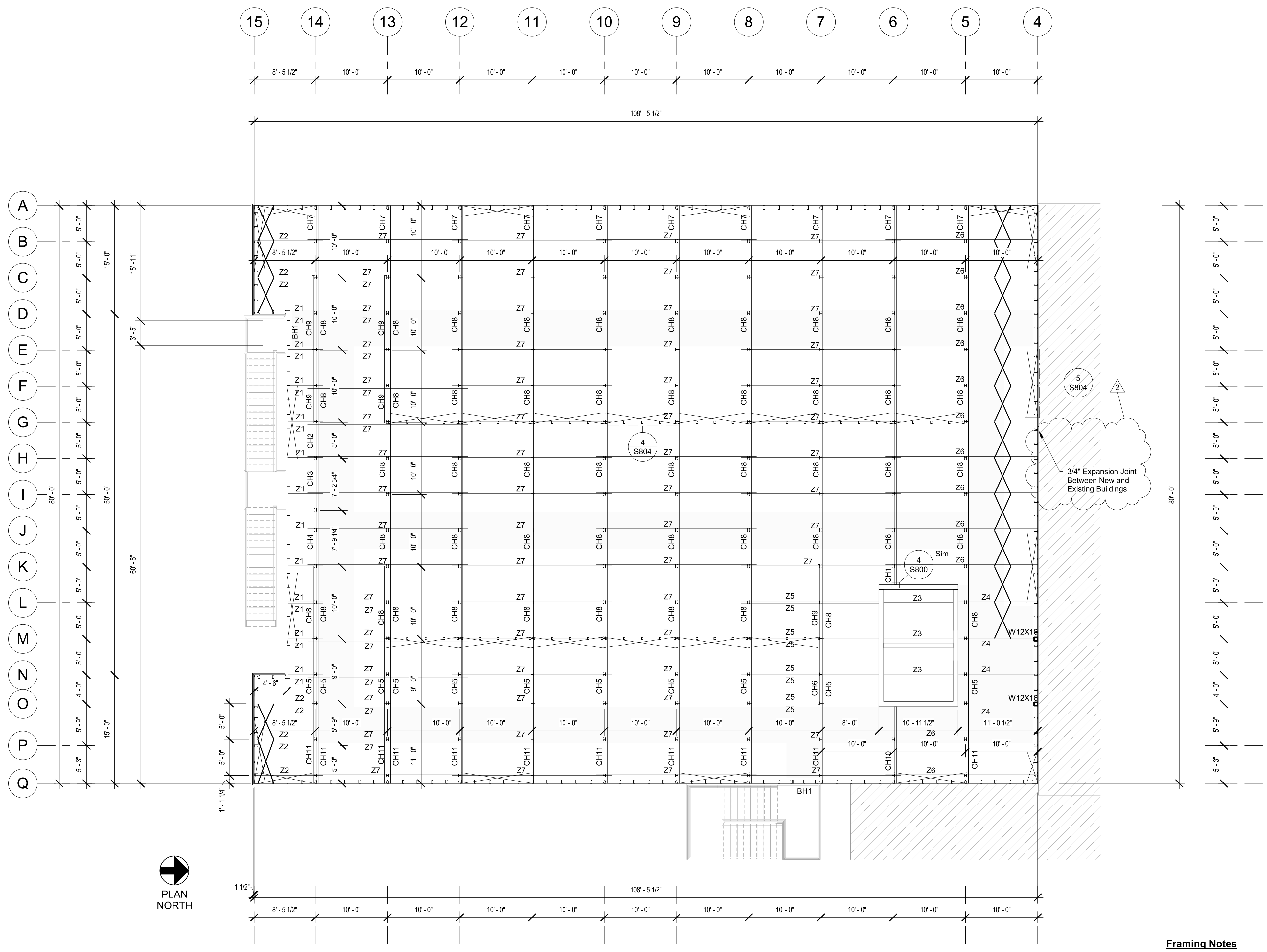
S223

3rd Floor Partition Plan

Floor Heights - T/O Slab To T/O Slab

1st Floor: 10' - 8"
2nd Floor: 10' - 8"
3rd Floor: 10' - 0"



1 Roof Framing Plan
1/8" = 1'-0"

Purlin Schedule				
Mark	Count	Family	Type	Length
Z1	18	Purlin	6" x 2 1/2" x 16ga	4' - 9 1/2"
Z2	8	Purlin	6" x 2 1/2" x 16ga	9' - 6 1/2"
Z3	3	Purlin	6" x 2 1/2" x 16ga	9' - 8 1/2"
Z4	4	Purlin	6" x 2 1/2" x 16ga	10' - 11 1/2"
Z5	8	Purlin	6" x 2 1/2" x 16ga	19' - 2"
Z6	12	Purlin	6" x 2 1/2" x 16ga	21' - 1"
Z7	70	Purlin	6" x 2 1/2" x 16ga	22' - 2"

Cee Header Schedule (3rd Floor)				
Mark	Count	Family	Type	Length
BH1	2	Box Header	6" x 6" x 14ga	3' - 5"
CH1	1	Cee Header	8 x 2 1/2 14ga	2' - 7"
CH2	1	Cee Header	8 x 2 1/2 14ga	5' - 0"
CH3	1	Cee Header	8 x 2 1/2 14ga	7' - 2 3/4"
CH4	1	Cee Header	8 x 2 1/2 14ga	7' - 9 1/4"
CH5	11	Cee Header	8 x 2 1/2 14ga	9' - 0"
CH6	1	Cee Header	8 x 2 1/2 14ga	9' - 2 1/2"
CH7	10	Cee Header	8 x 2 1/2 14ga	9' - 10 3/4"
CH8	49	Cee Header	8 x 2 1/2 14ga	10' - 0"
CH9	5	Cee Header	8 x 2 1/2 14ga	10' - 2 1/2"
CH10	1	Cee Header	8 x 2 1/2 14ga	10' - 8 1/4"
CH11	11	Cee Header	8 x 2 1/2 14ga	11' - 1 1/4"

Framing Notes

Interior Framing: See Post Plans.
Continuous Cee Headers to Accept Roof Deck.

Exterior Wall Framing: See Post Plans.

Brick Veneer/EIFS By Others

Exterior Dimensions Are Taken From The Outside Face Of Framing.
Double Posts Are Dimensioned To Center of Main Post Only. All Other Dimensions Are Taken To Center Of Posts.
Hallways Should Have A Clear Dimension Of 5'-5" Between Post (U.N.O.).

X = X Bracing

X = Purlin Strapping

Shaded (Yellow) Areas Indicate Hallways.

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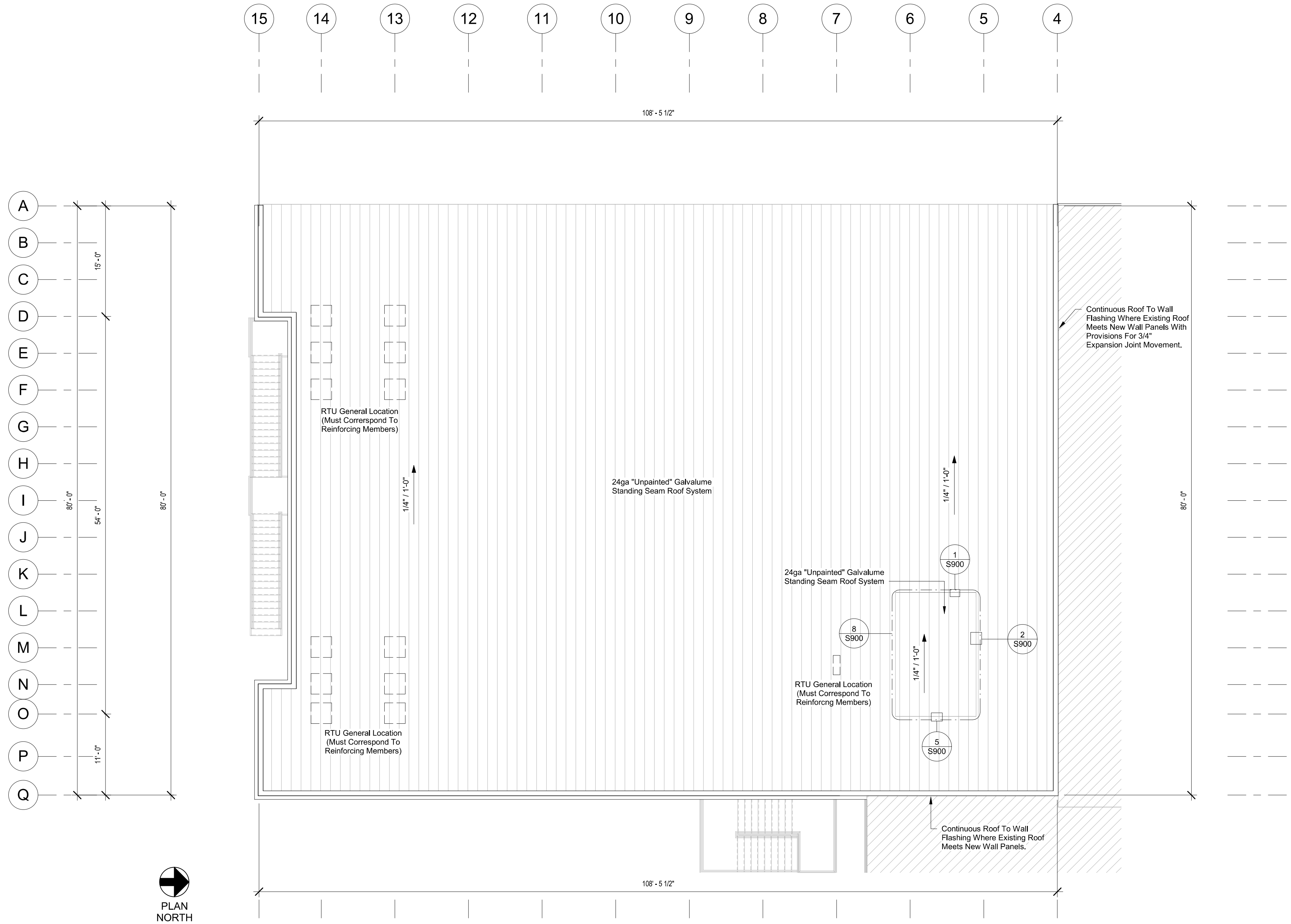
Checked By	RC
Engineered By	Roger Lingerfelt

S224

Roof Framing Plan

Floor Heights - T/O Slab To T/O Slab

1st Floor: 10' - 8"
2nd Floor: 10' - 8"
3rd Floor: 10' - 0"



1 Roof Plan
1/8" = 1'-0"

Note:

General RTU Locations Shown Pending Exact Customer Dimensions For Location

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S225

Roofing Plan

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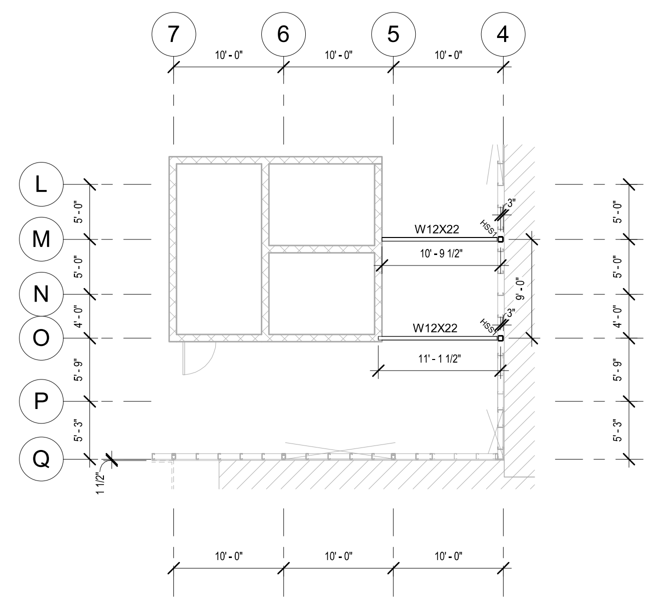
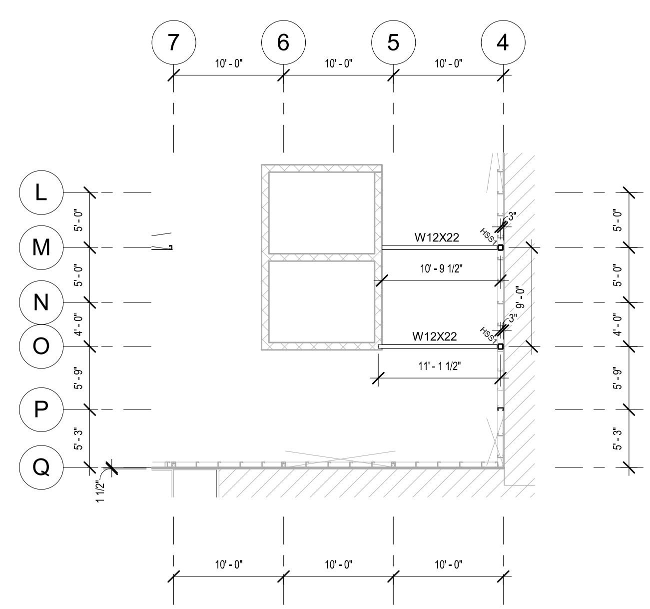
Floor Heights - T/O Slab To T/O Slab

1st Floor: 10' - 8"
2nd Floor: 10' - 8"
3rd Floor: 10' - 0"



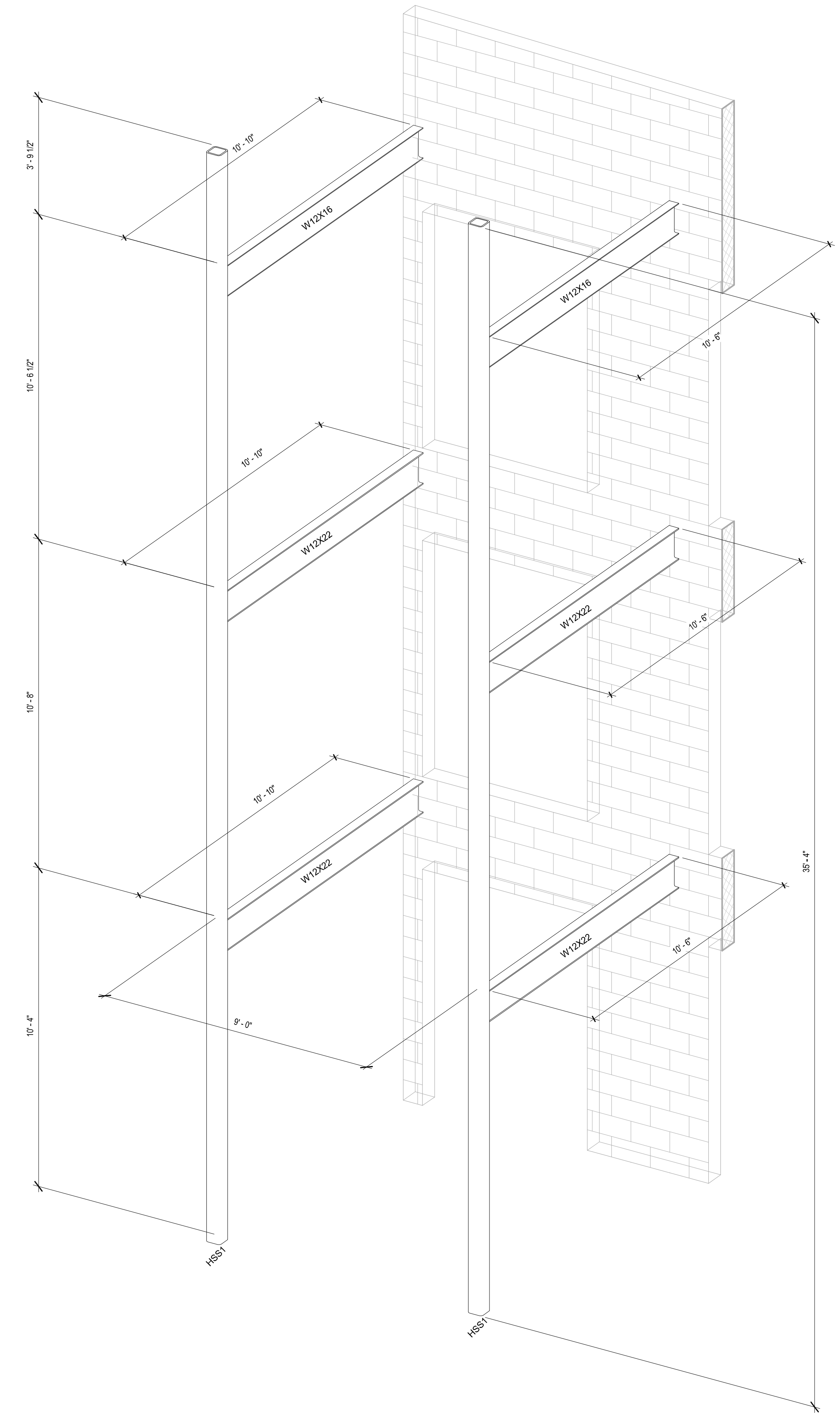
PLAN NORTH

1 1st Floor Heavy Steel Layout
1/8" = 1'-0"



PLAN NORTH

2 2nd and 3rd Floor Heavy Steel Layout
1/8" = 1'-0"



4 Heavy Steel Layout

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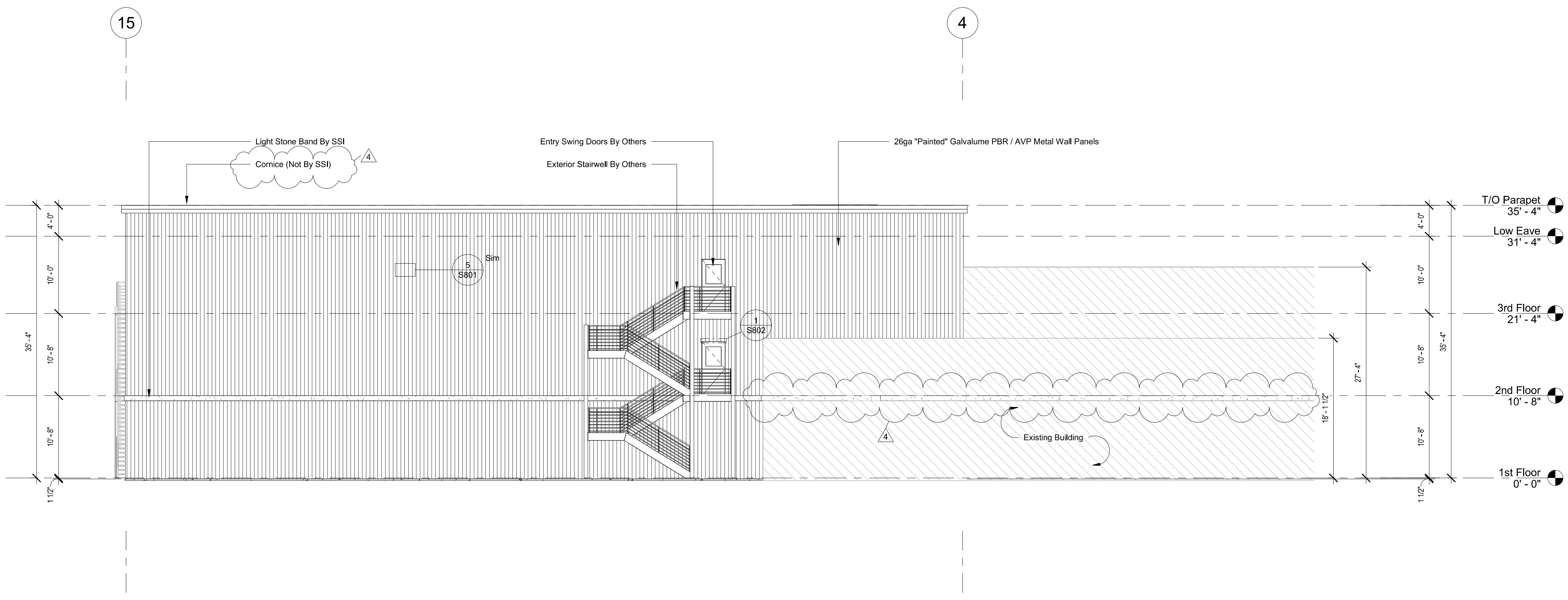
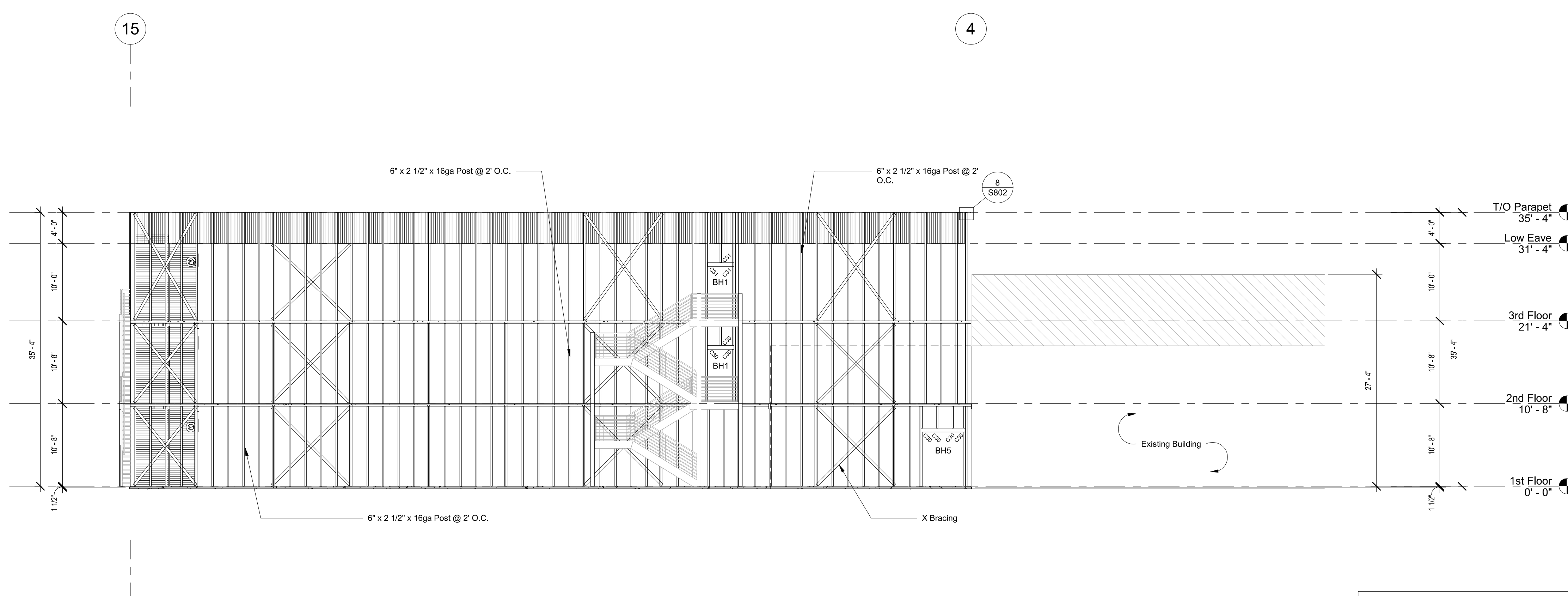
S500

Heavy Steel Layouts



1 East Elevation
1/8" = 1'-0"



2 East Framing Elevation
1/8" = 1'-0"

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S600

East Elevations

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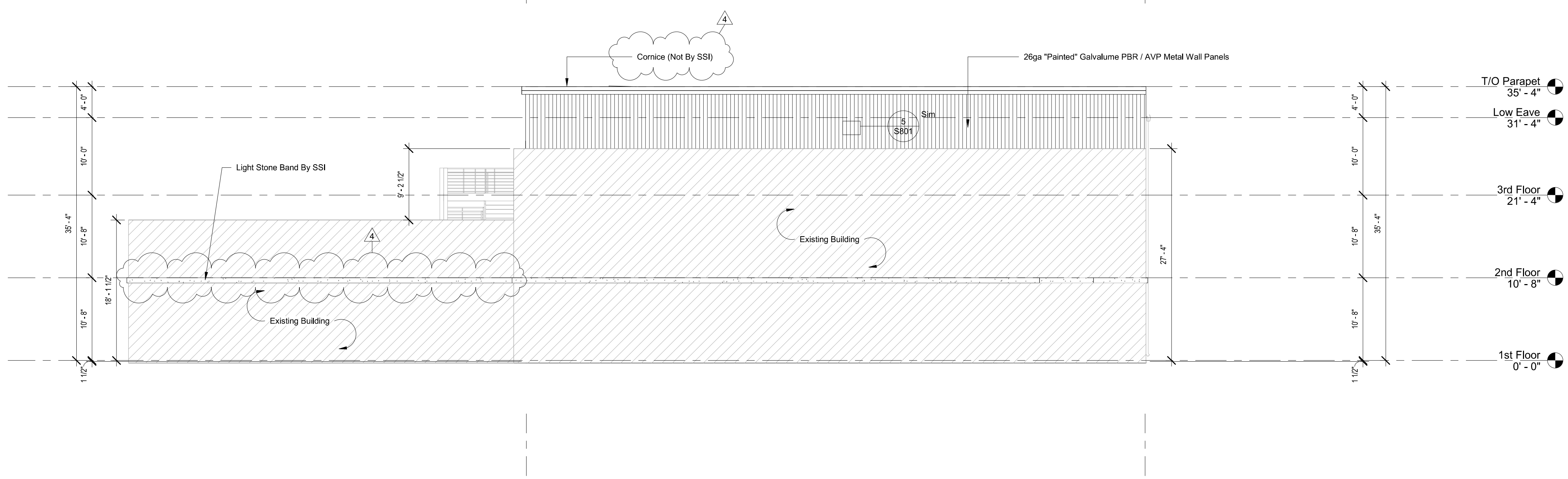
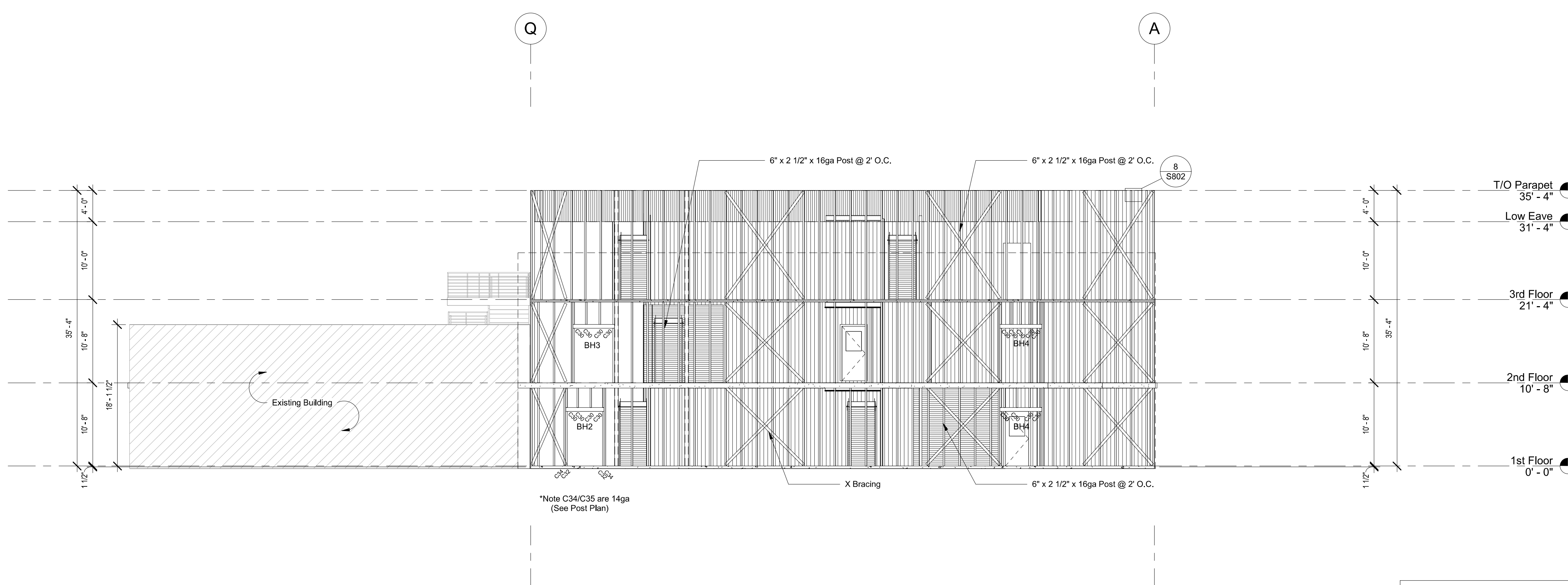


1 North Elevation
1/8" = 1'-0"



2 North Framing Elevation
1/8" = 1'-0"

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North Elevations

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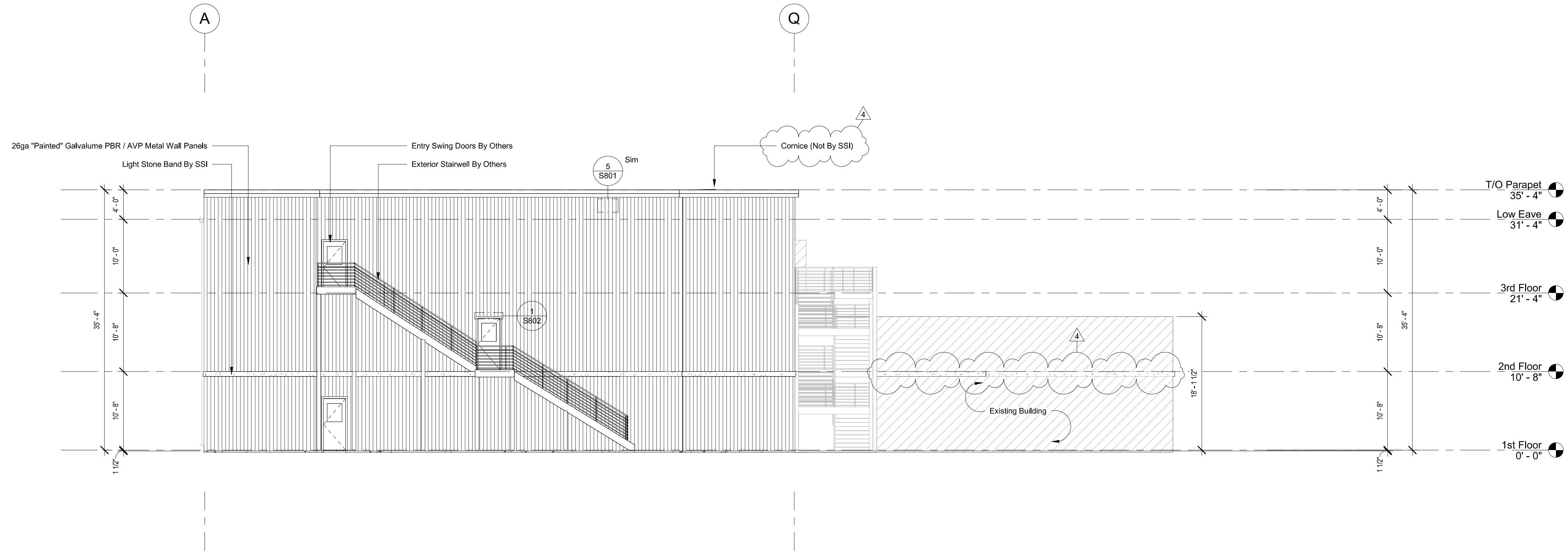
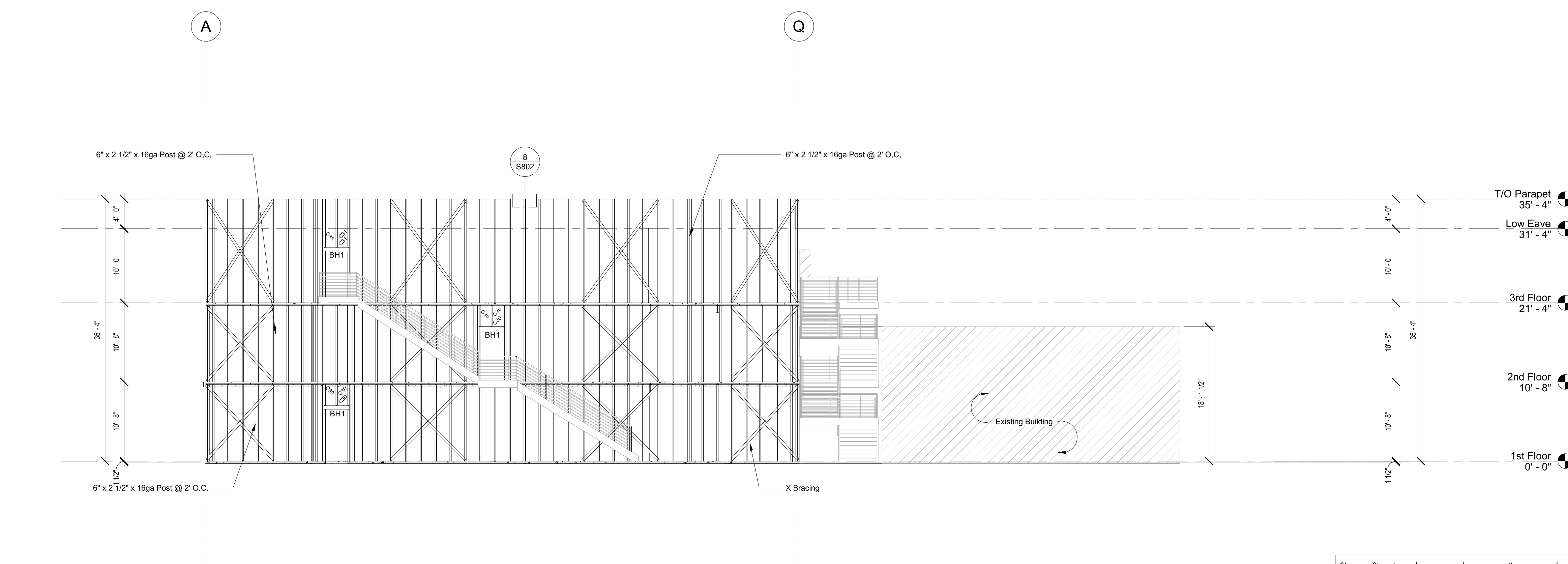


1 South Elevation
1/8" = 1'-0"



2 South Framing Elevation
1/8" = 1'-0"

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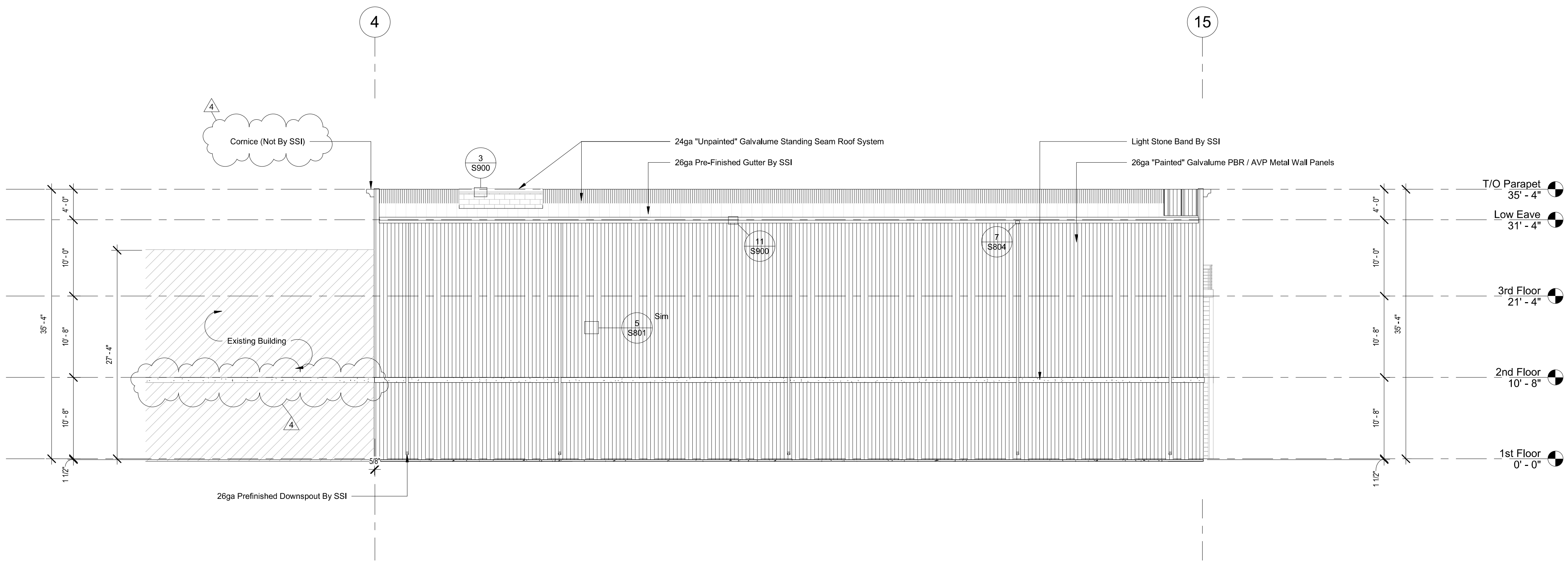
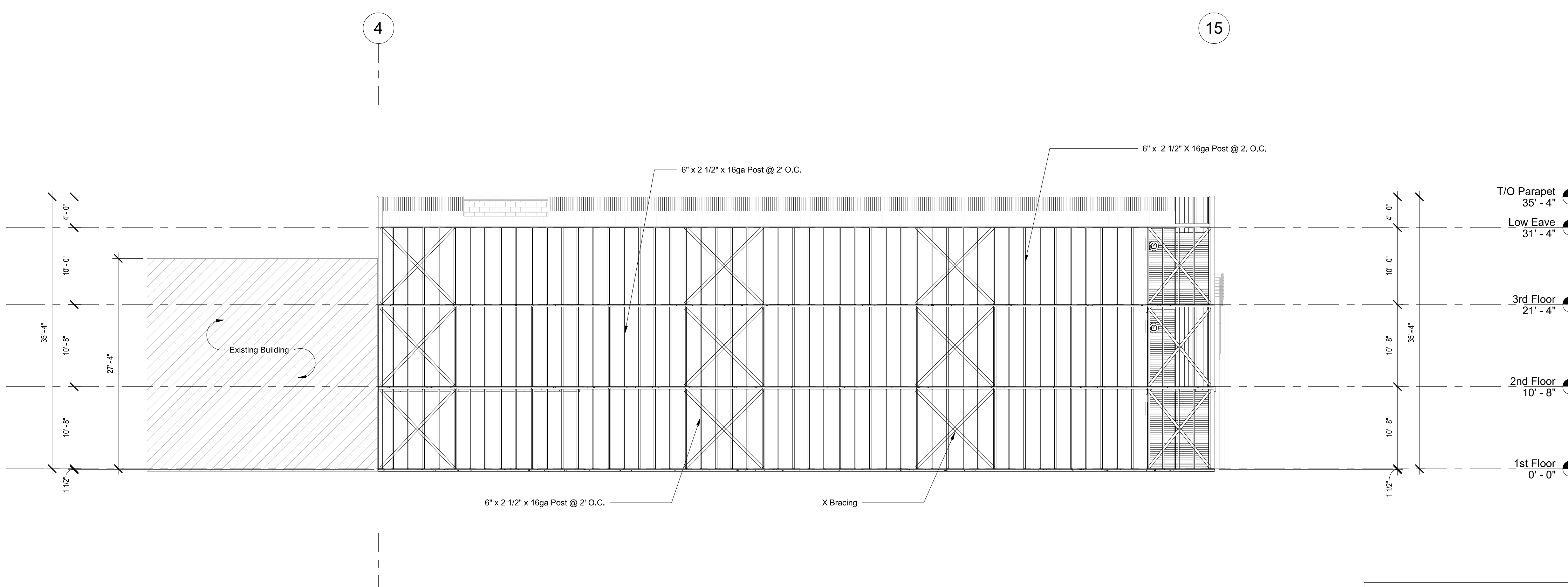
Engineered By	Roger Lingerfelt

S602
South Elevations



1 West Elevation
1/8" = 1'-0"



2 West Framing Elevation
1/8" = 1'-0"

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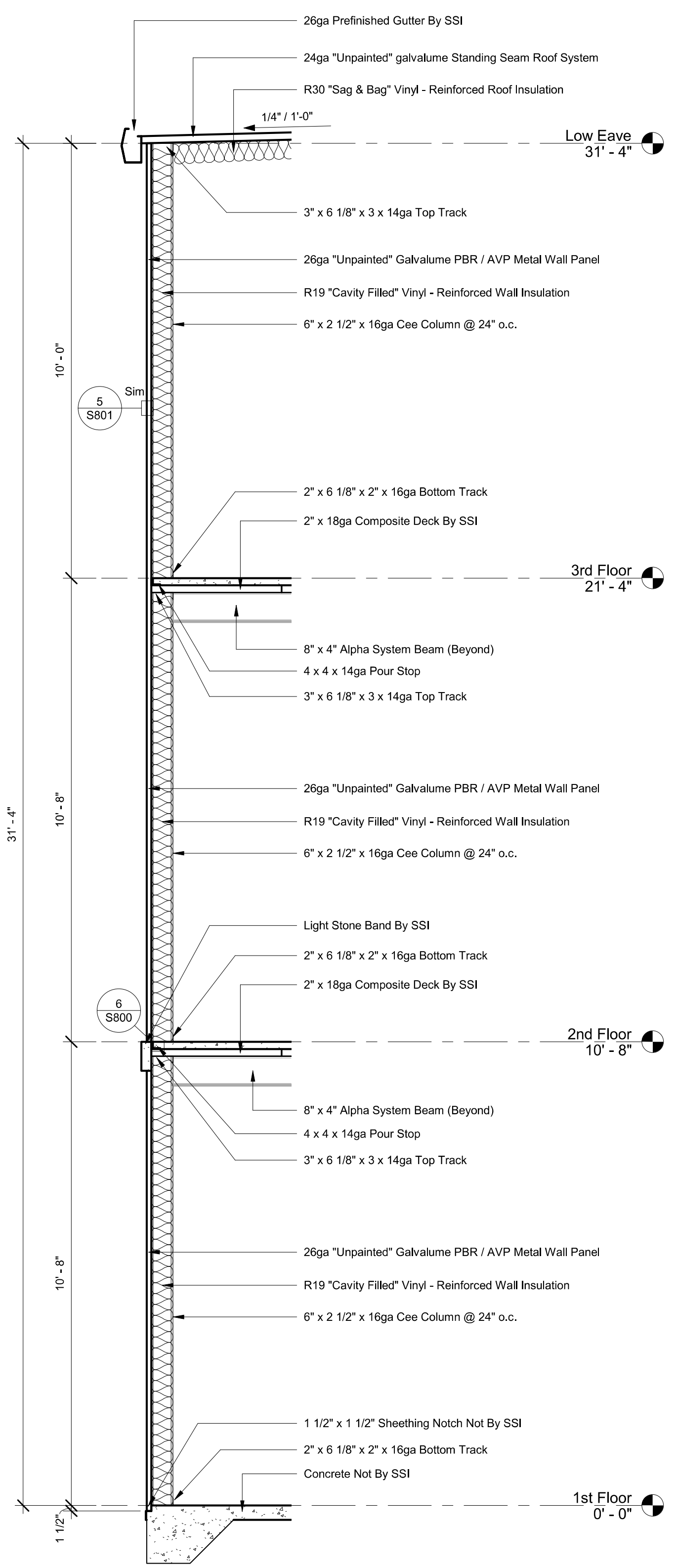
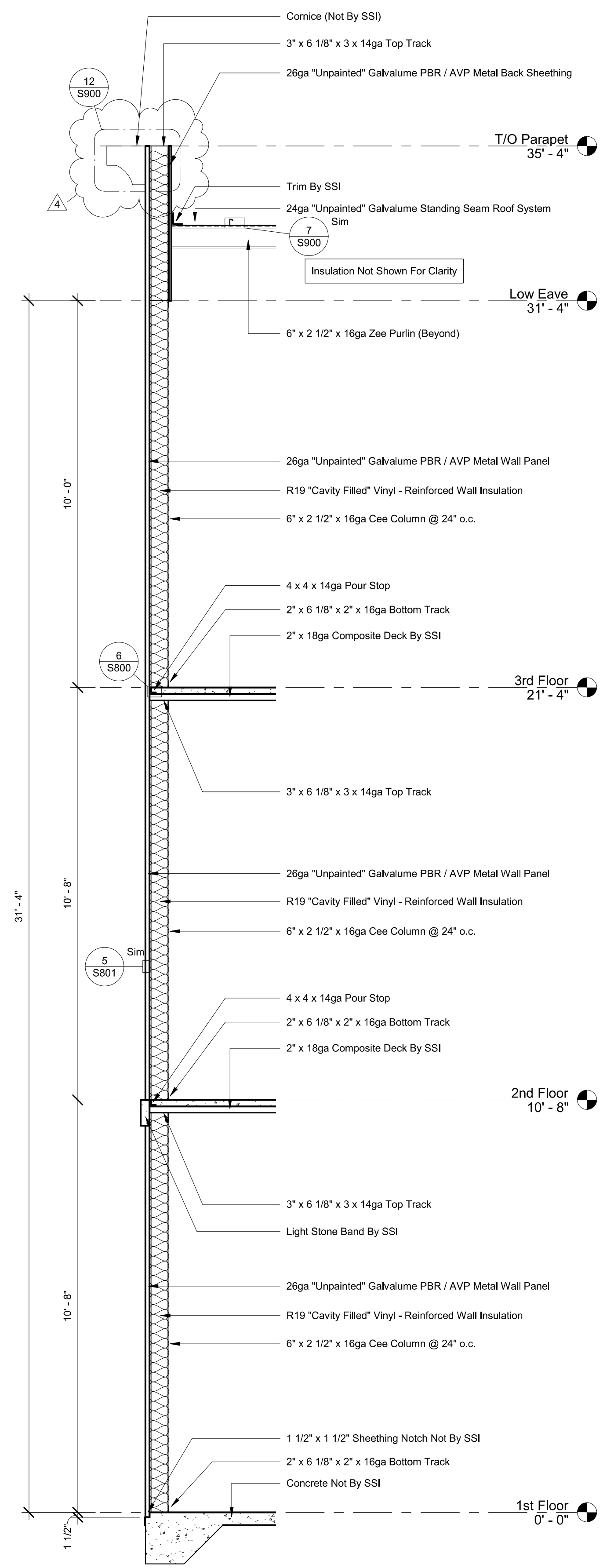
S603

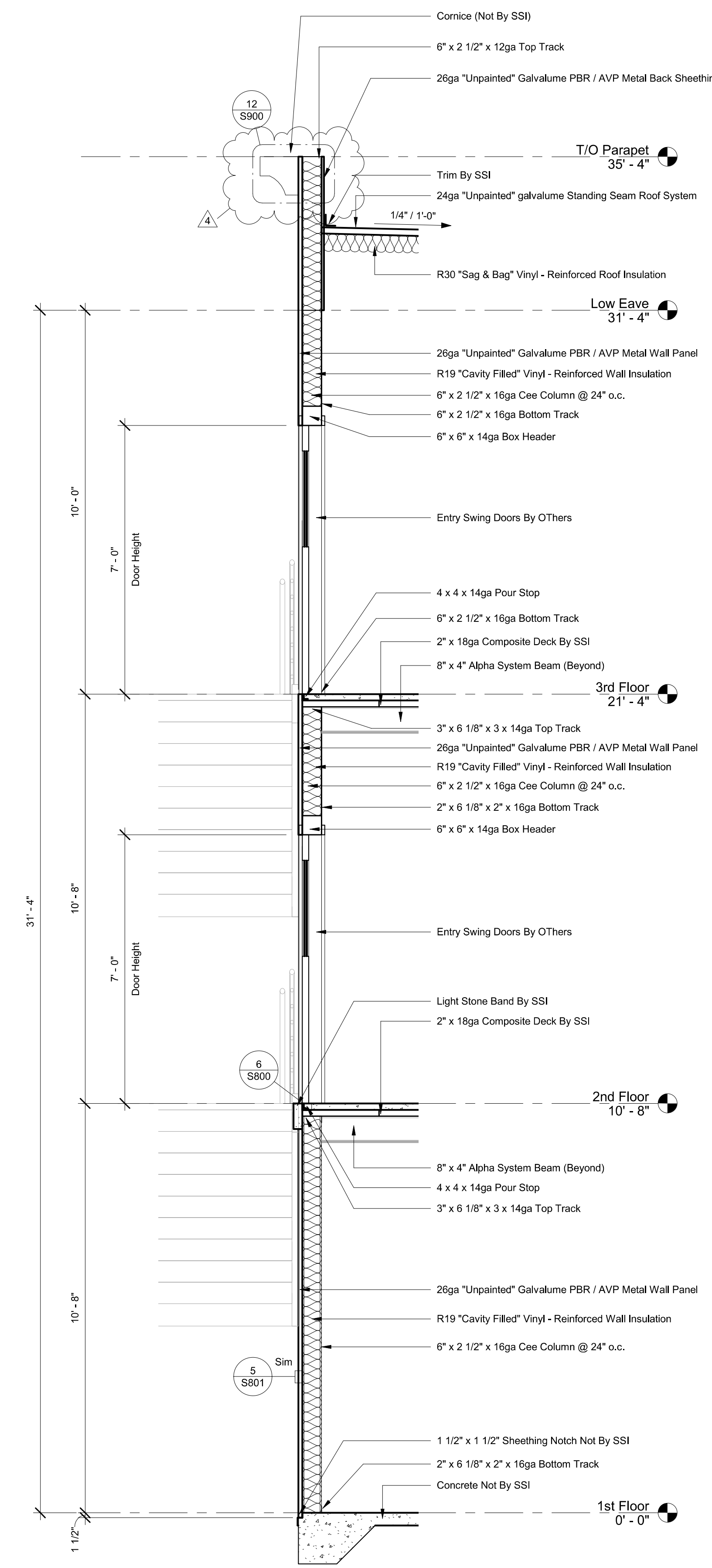
West Elevations



1 Exterior Wall
1/2" = 1'-0"



2 Exterior Wall At Sloped Roof
1/2" = 1'-0"



3 Exterior Wall At Swing Door
1/2" = 1'-0"

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Andrew Burris

Store & Go Self Storage

100 Ladys Island Commons
Beaufort, SC 29907

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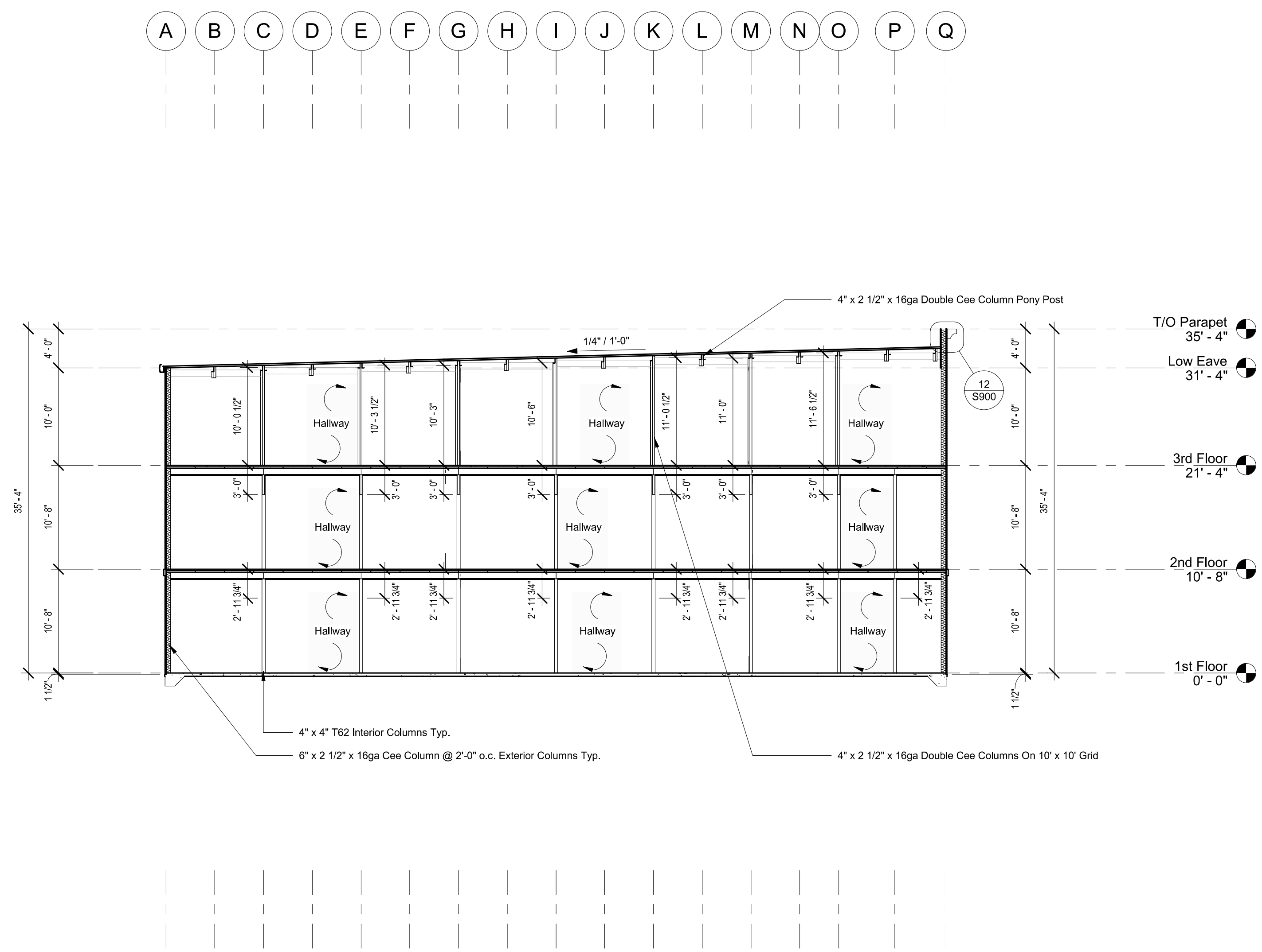
South Carolina P.E. Number 11352

Structural System Protected By Patents.
Ref #s US 10,513,849 B1 & US 10,597,864

SSI Project Number	1002
Issue Date	11-23-2020
Drawn By	SL
Checked By	RC
Engineered By	Roger Lingerfelt

S700

Exterior Wall Sections



1 East West Building Cut Section
1/8" = 1'-0"

STORAGE STRUCTURES

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Villa Rica, Ga 30180

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S701

Building Cut Section

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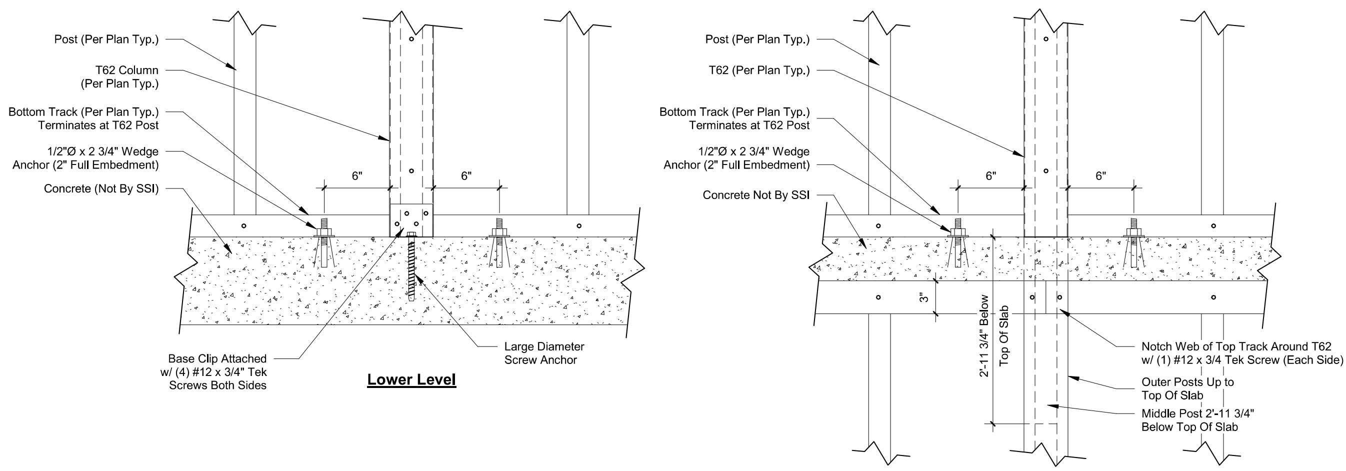
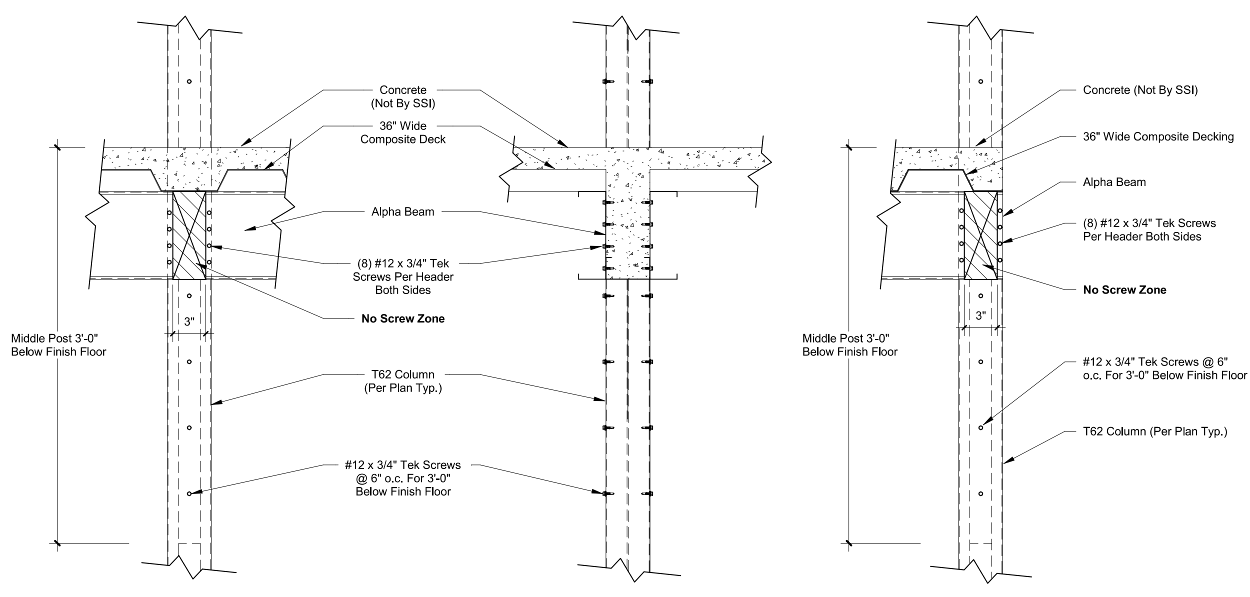
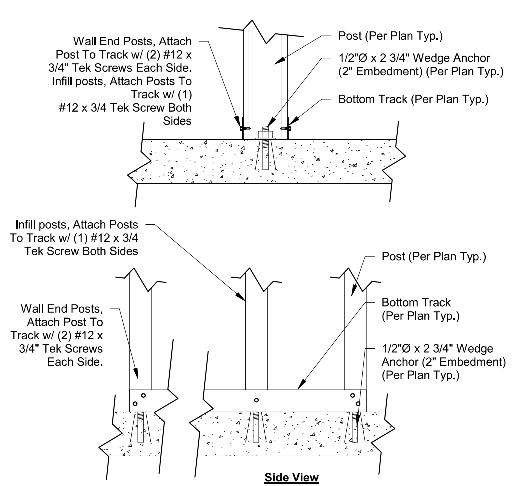


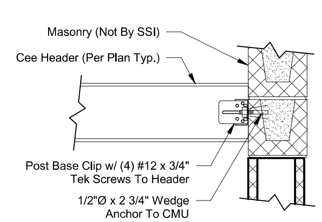
1 T62 @ Exterior Wall
1 1/2" = 1'-0"



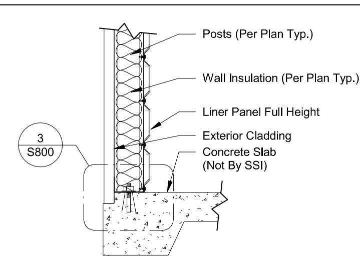
2 Alpha Beam to T62
1 1/2" = 1'-0"



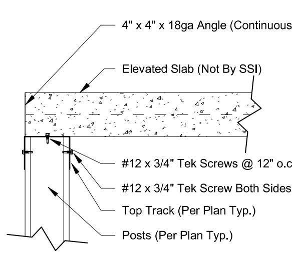
3 Post To Track Detail
1 1/2" = 1'-0"



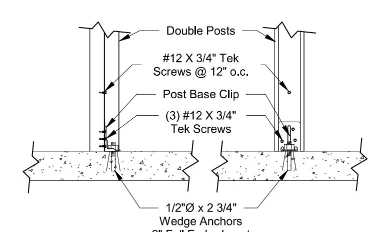
4 Cee Header To CMU Wall
1" = 1'-0"



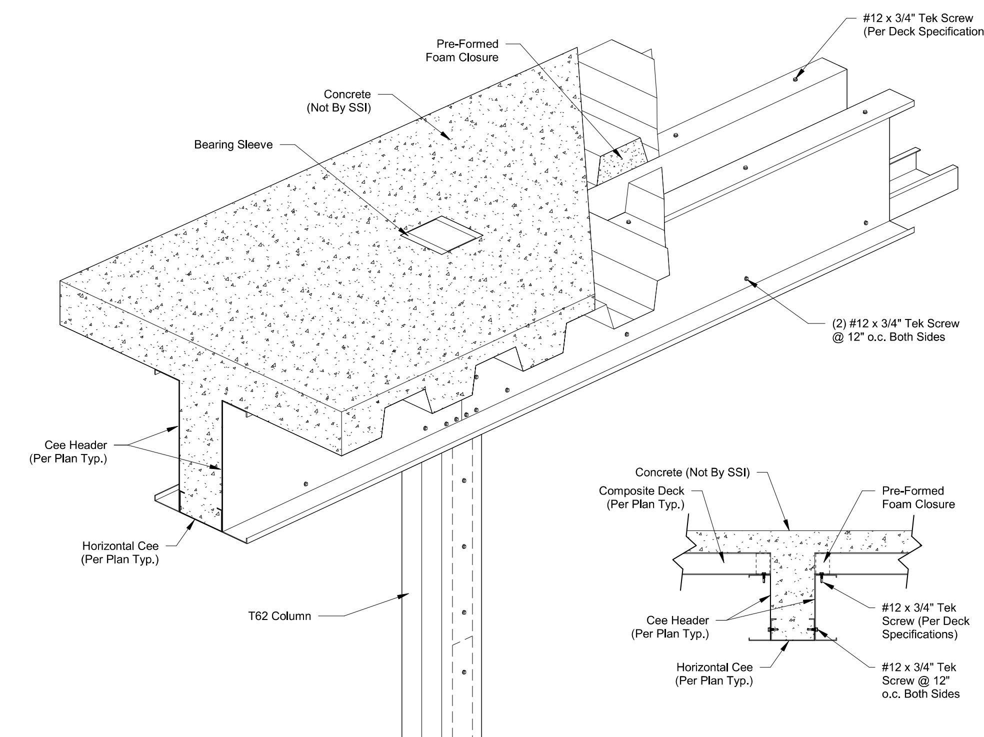
5 Exterior Insulated Wall
1" = 1'-0"



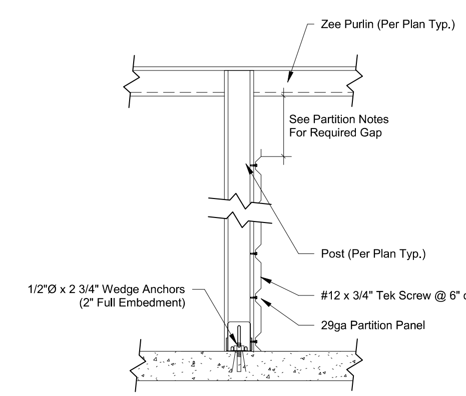
6 Pour Stop
1 1/2" = 1'-0"



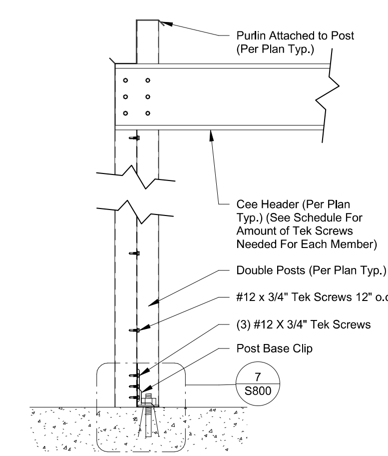
7 Double Post To Slab
1" = 1'-0"



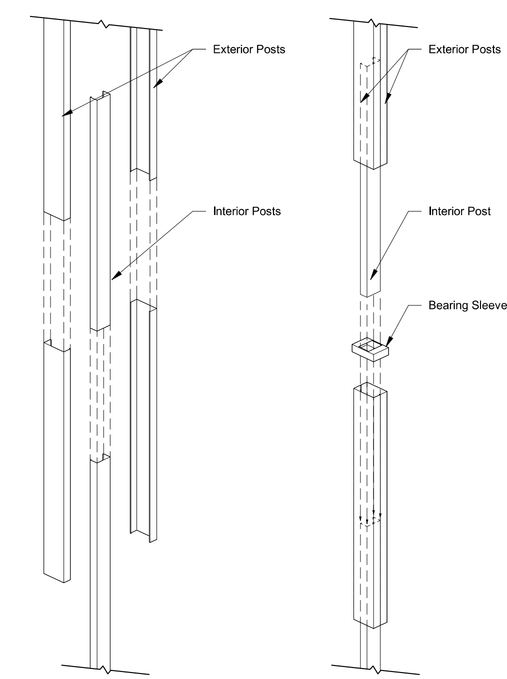
8 Alpha Beam
1 1/2" = 1'-0"



9 Interior Partition
1" = 1'-0"



10 Double Post Detail
1 1/2" = 1'-0"



11 T62 Alignment
1/2" = 1'-0"

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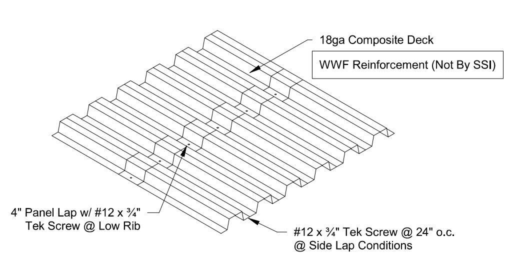
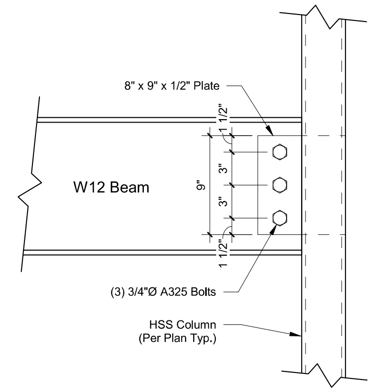
S800

Details

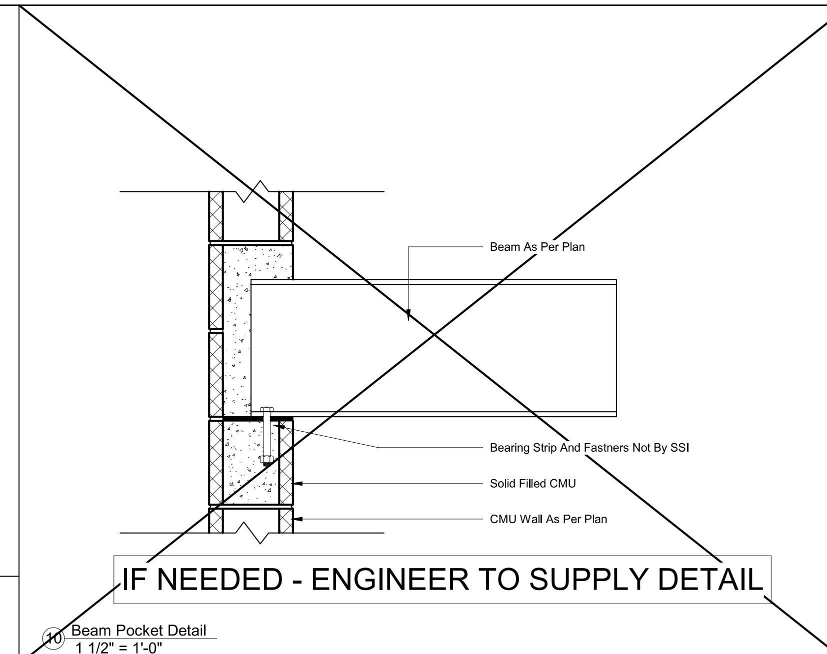
Note: There Are To Be Six (6) #12 Tek Screws Per 10 Foot Span When The 18ga Composite Decks Are Overlapped And Stitched Together, Space #12 Tek Screws @ 12" o.c. Around Perimeter Of Building When Using Composite Deck.



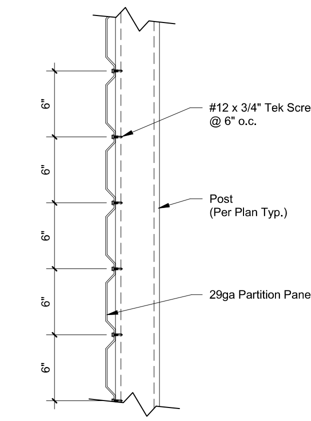
1 Composite Deck
1/4" = 1'-0"



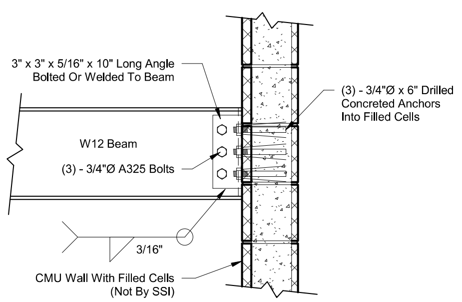
6 Beam to Tube Steel - Plate
1 1/2" = 1'-0"



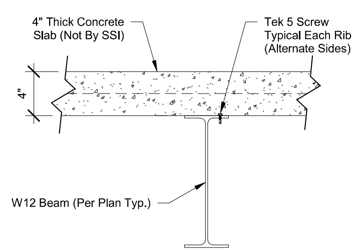
10 Beam Pocket Detail
1 1/2" = 1'-0"



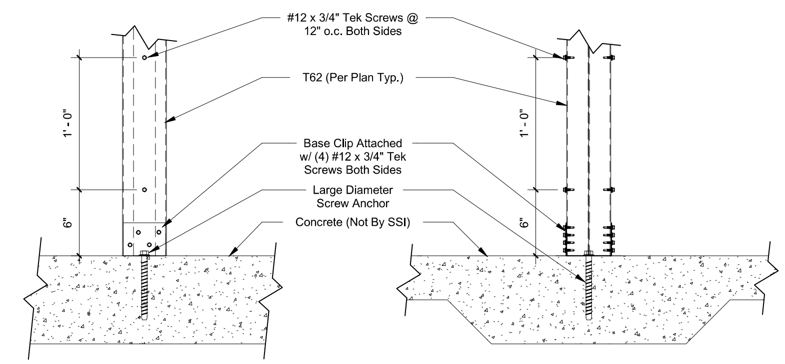
14 PBU Partition Panel Attachment Pattern
1 1/2" = 1'-0"



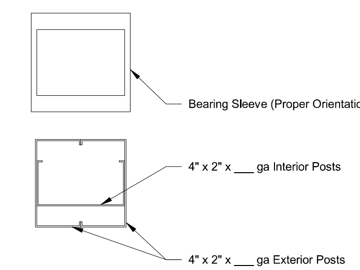
2 Beam to CMU - Plate
1" = 1'-0"



7 Composite Deck Connection Over Beam
1 1/2" = 1'-0"

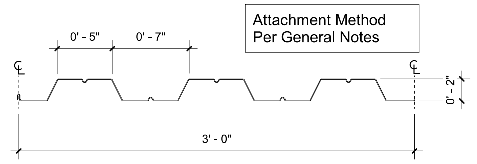


11 T62 Base Connection
1 1/2" = 1'-0"

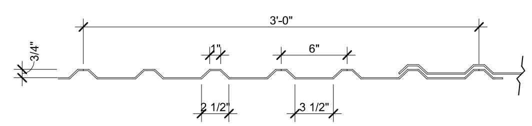


15 4x4 T62 Bearing Sleeve Orientation
3" = 1'-0"

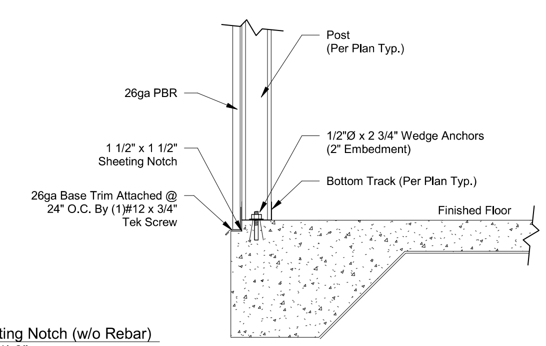
Attachment Method Per General Notes



3 Composite Floor Decking
1 1/2" = 1'-0"

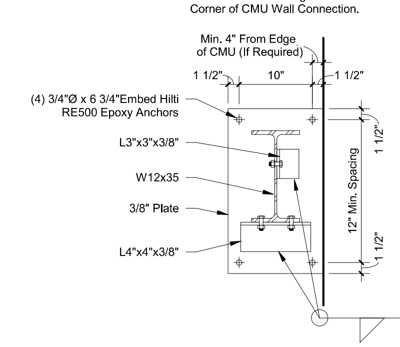


8 PBU Partition Panel Profile
1 1/2" = 1'-0"

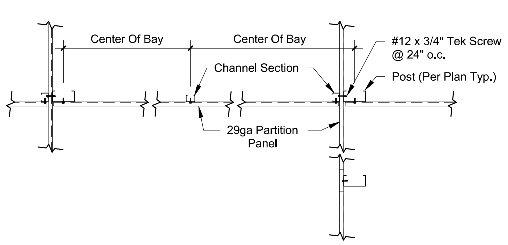


13 Sheeting Notch (w/o Rebar)
1" = 1'-0"

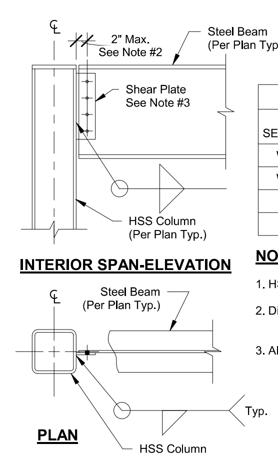
Note: Shift Beam To Edge of Plate for Corner of CMU Wall Connection.



16 Beam Connection Detail To CMU
1" = 1'-0"



4 Partition Wall Intersection
3/4" = 1'-0"



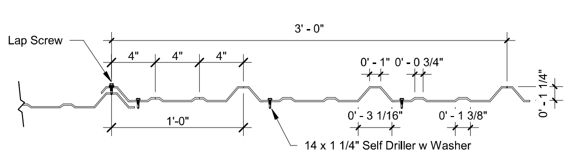
SHEAR PLATE SCHEDULE

STL SECTION	MIN QTY OF BOLTS	SHEAR PL THICKNESS	FILLET WELD SIZE
W12	3	1/4"	1/4" N.T.S.
W16	4		

NOTES

1. HSS Tube Steel Cols Shown, Provide 1/4" Cap Plate @ Top of Col. Typ.
2. Dimension Is Based On 1/4" Clear From Column Web Or Flange To End Of Beam Plus 1 1/4" To Centerline Of Hole.
3. All Bolts Are 3/4"Ø A325-N Bolts w/ OVS-Holes Unless Noted Otherwise.

9 Typical Beam To HSS Connection
1 1/2" = 1'-0"



5 PBR Panel (Exterior Walls)
1 1/2" = 1'-0"

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S801
Details

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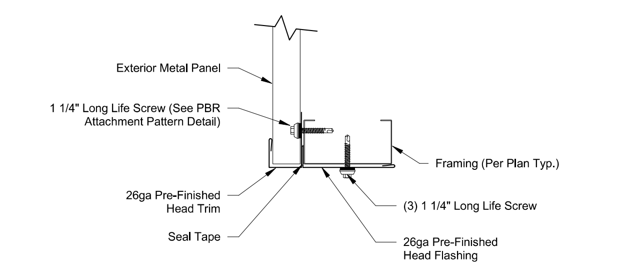
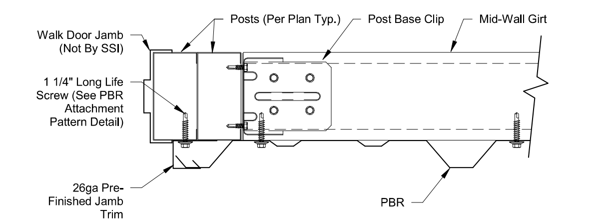
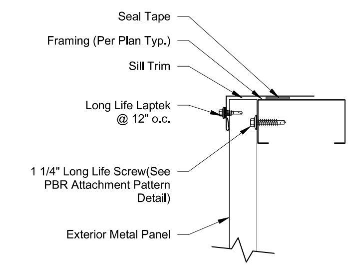


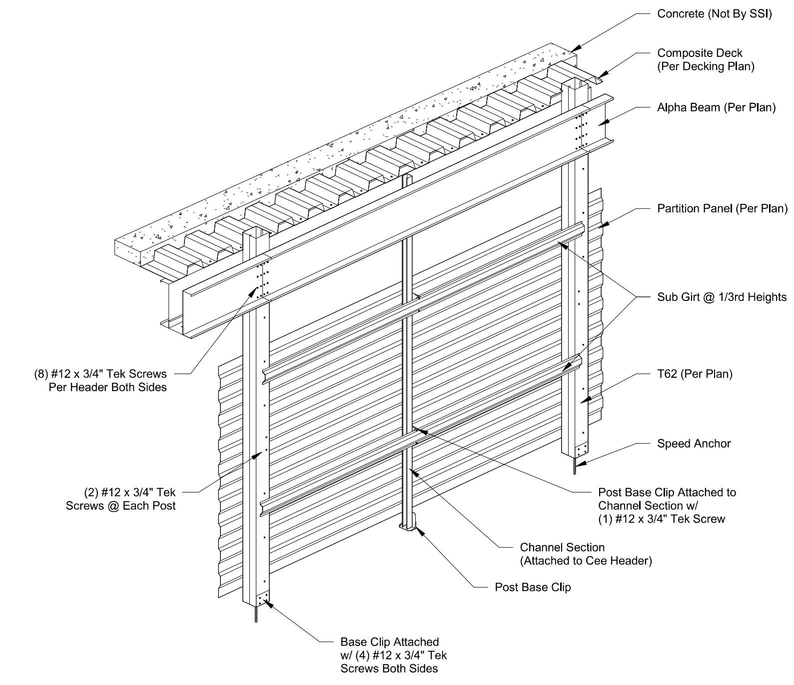
1 PBR Head Trim @ Framed Opening
3" = 1'-0"



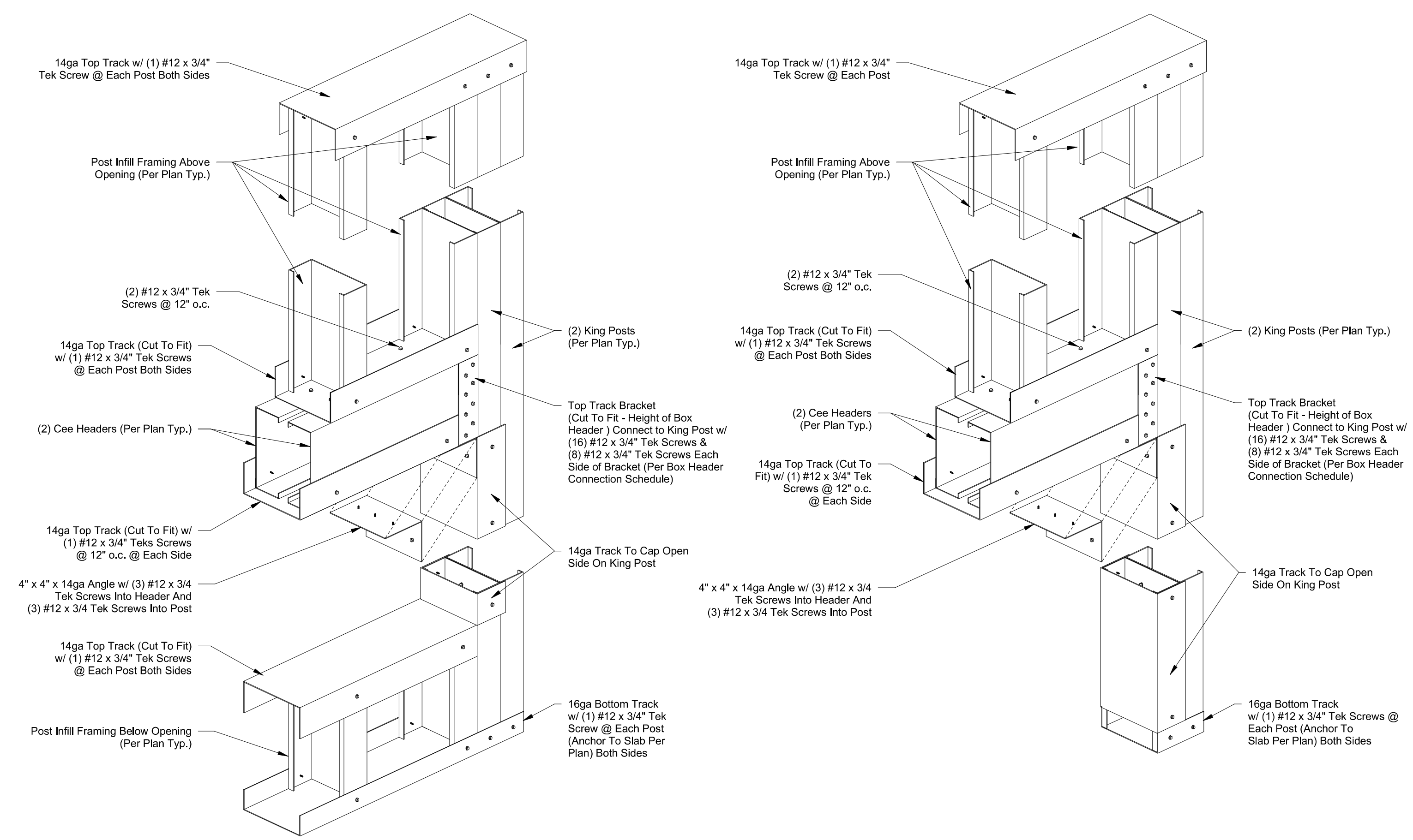
2 PBR Jamb Trim @ Framed Opening
3" = 1'-0"



3 PBR Sill @ Framed Opening
3" = 1'-0"



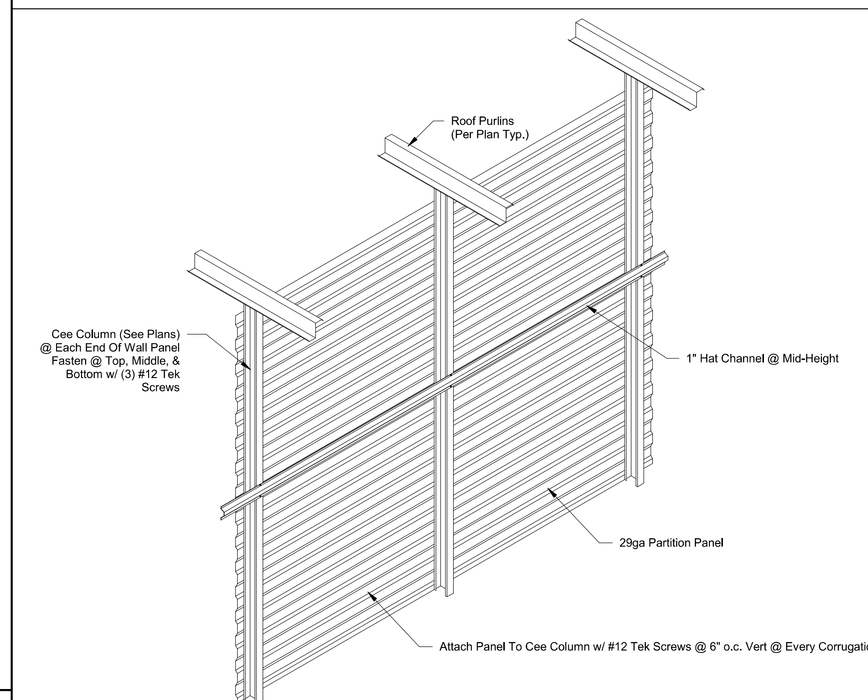
5 Alpha System Typical Wall Framing (2 Row Bracing)
1/2" = 1'-0"



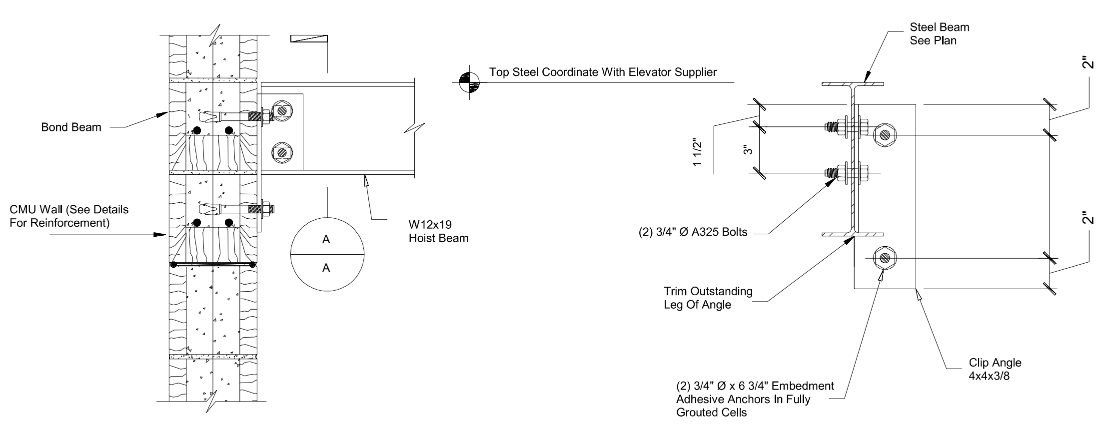
At Window Opening

At Doorway Opening

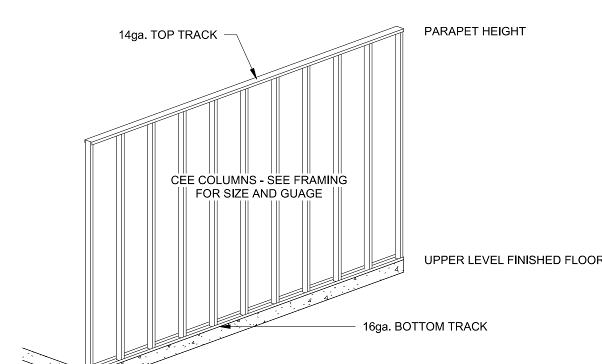
4 Exterior Box Header Connection
1 1/2" = 1'-0"



6 Partition Wall (1 Row Hat Bracing)
1/2" = 1'-0"



7 Elevator Hoist Beam
1 1/2" = 1'-0"



8 Parapet Detail
3/16" = 1'-0"

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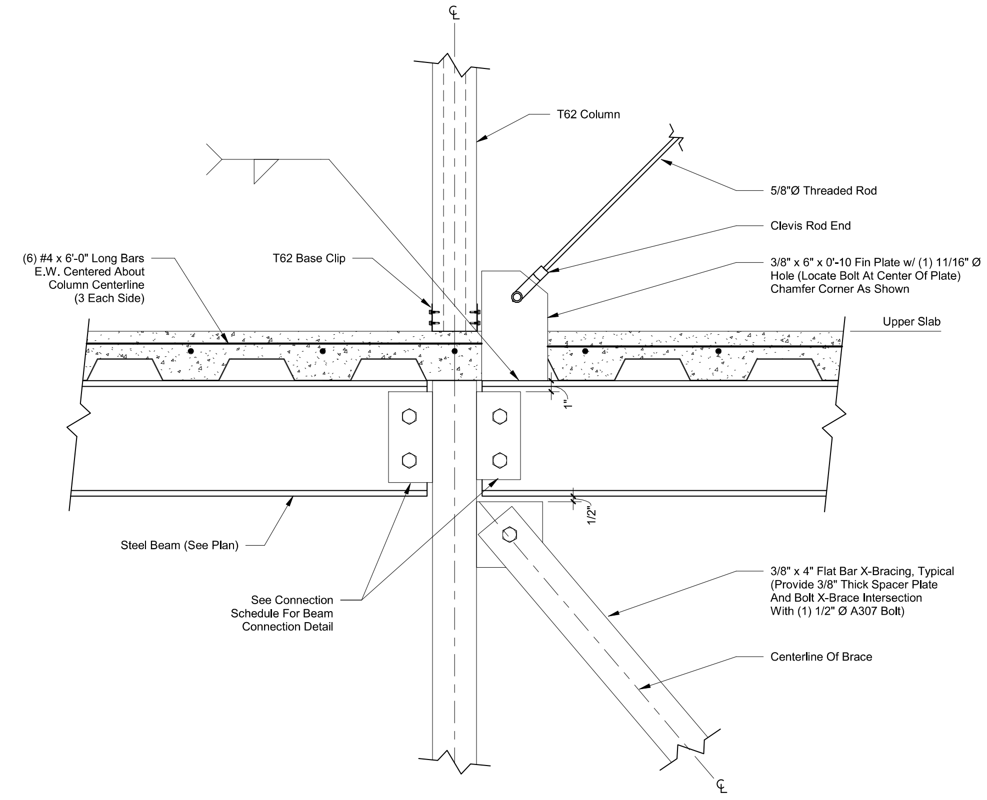
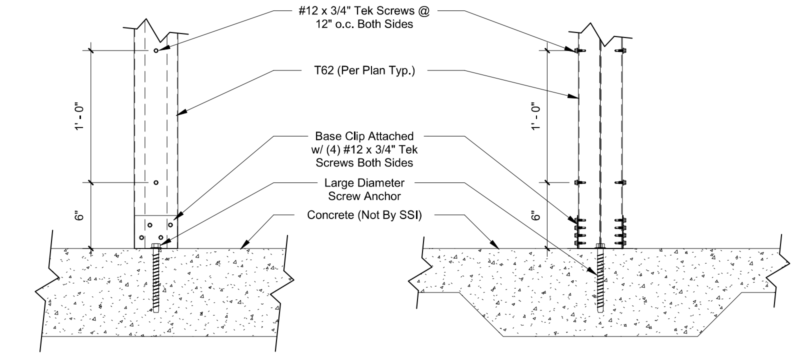
S802

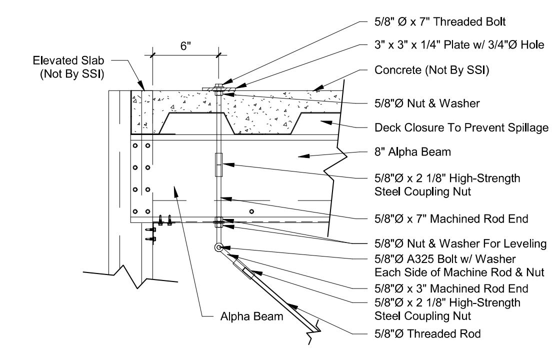
Details



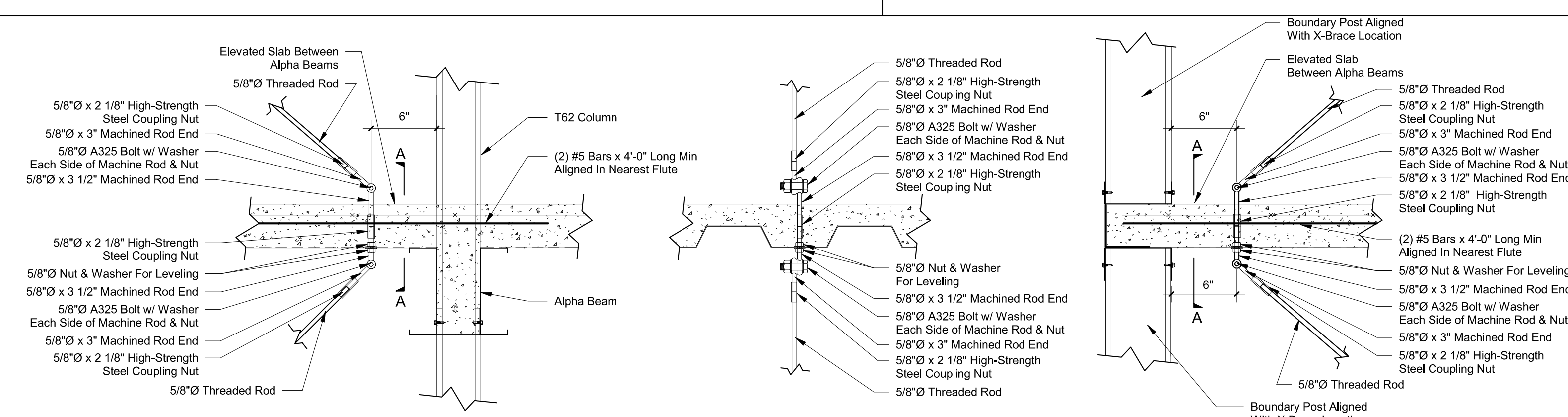
1 X-Brace Over Beam Connx (5/8"Ø)
1 1/2" = 1'-0"



5 T62 Base Connection
1 1/2" = 1'-0"



6 X-Brace at Slab Termination (5/8"Ø)
1 1/2" = 1'-0"

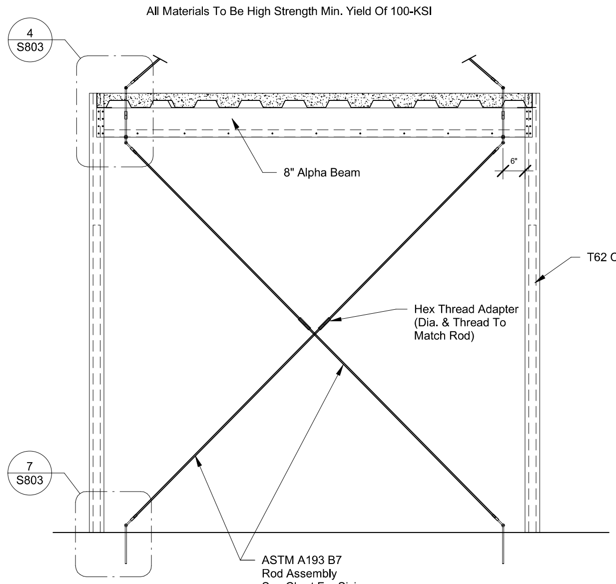


3 X-Brace Connx In Upper Slab (5/8"Ø)
1 1/2" = 1'-0"

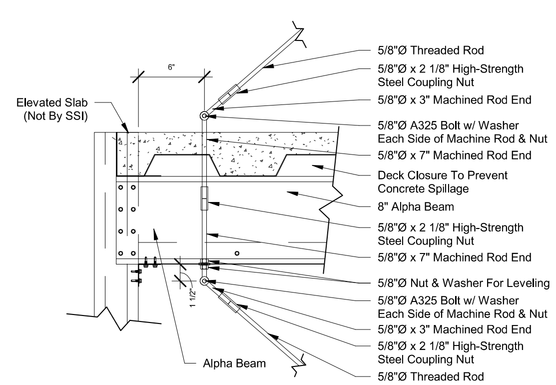
At Interior Alpha Beam **Section A - A** **At Exterior Wall**

Rod Ø	Thread	Coupling Nut	Machine Rod	Rating (KIP)	Hex Thread Adapter Length
3/8"	16	2" LONG MIN.	4" LONG MIN.	5	4" LONG
1/2"	13	2" LONG MIN.	4" LONG MIN.	10	4" LONG
5/8"	11	2" LONG MIN.	4" LONG MIN.	15	5" LONG
3/4"	10	2" LONG MIN.	4" LONG MIN.	20	5" LONG

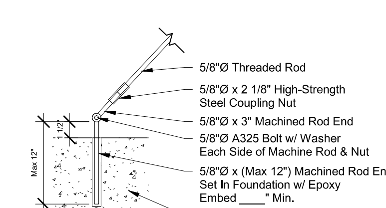
All Materials To Be High Strength Min. Yield Of 100-KSI



2 X-Brace Elevation
1/2" = 1'-0"



4 X-Brace Connx At Upper Slab (5/8"Ø)
1 1/2" = 1'-0"



7 X-Brace Connx at Foundation (5/8"Ø)
1 1/2" = 1'-0"

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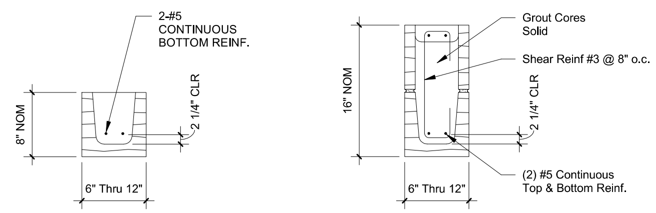


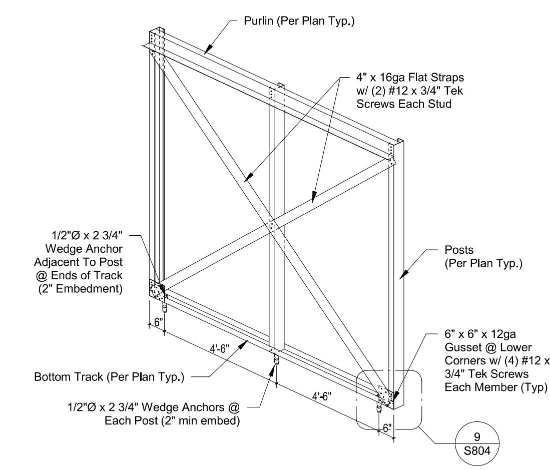
8" DEEP LINTEL (NOM)
OPNGS 6'-0" OR LESS

16" DEEP LINTEL (NOM)
OPNGS GREATER THAN 6'-0"

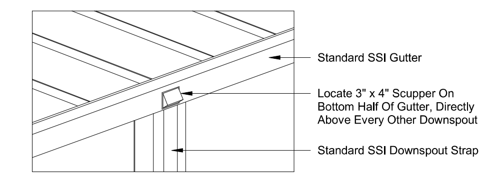
NOTES

1. See Struct Dwgs For General Location Of Type "B"&"D" Lintels - See Arch For Specific Location & Clear Span.
2. Lintels Shall Span Cont Between Bearings Each Side.
3. Provide 8"(Min) Bearing For Clear Span 6'-0" Or Less, 16"(Min) Bearing For Clear Span Greater Than 6'-0".
4. Extend Bottom Reinf To End Of Bearing Each Side - Extend Top Reinf Where Possible - Basic Development. Length - Terminate Top Reinf w/ STD Hook At Control Joints Or Free Edges.
5. Provide Solid Grouted Or Solid Masonry Jamb Under Lintel Each Side Of Opening For Clear Span Greater Than 6'-0".

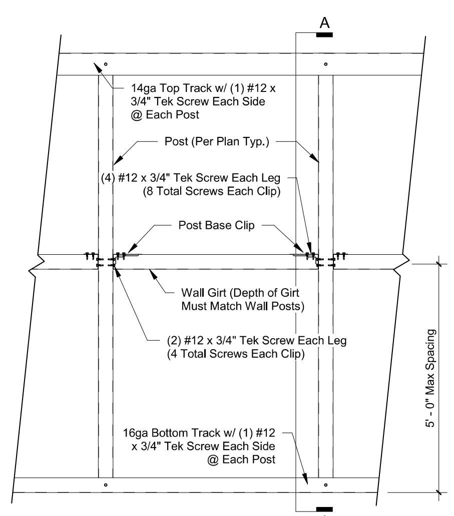
1 Masonry Lintel Detail
1/2" = 1'-0"

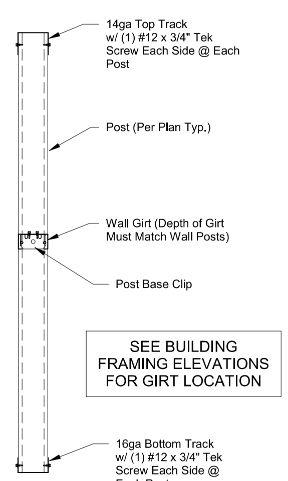


4 X-Bracing (Parallel to Roof Zee's)
3/8" = 1'-0"



7 Scupper Detail
1/2" = 1'-0"

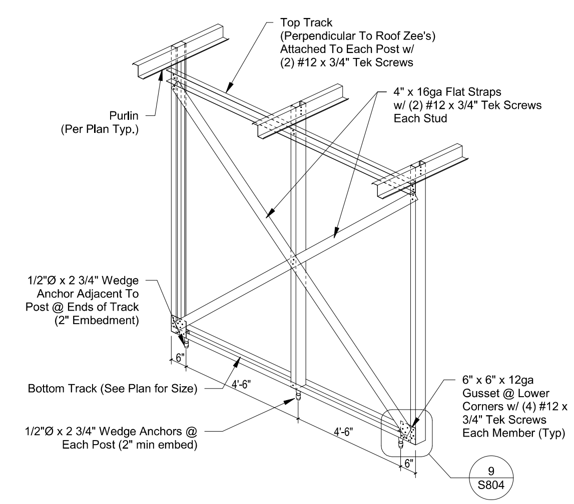




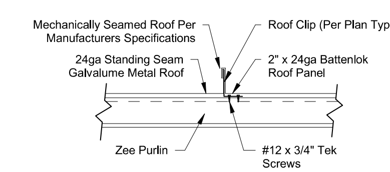
SEE BUILDING
FRAMING ELEVATIONS
FOR GIRT LOCATION

Section A-A

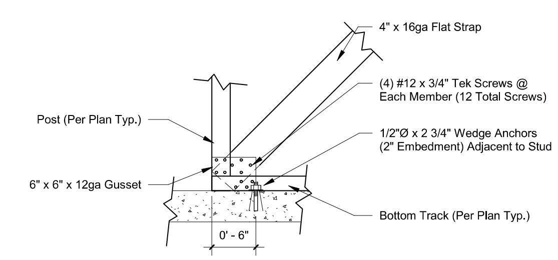
2 Exterior Mid-Wall Girt Framing
1" = 1'-0"



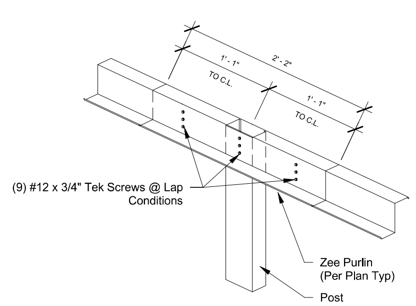
5 X-Bracing (Perpendicular to Roof Zee's)
3/8" = 1'-0"



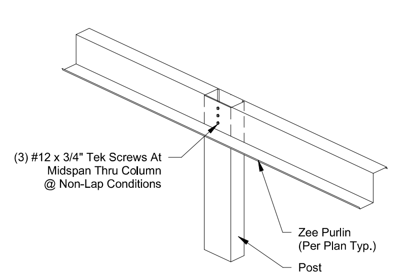
8 Roof Panel Clip - Mechanically Seamed
1" = 1'-0"



9 X-Bracing Gusset
1" = 1'-0"

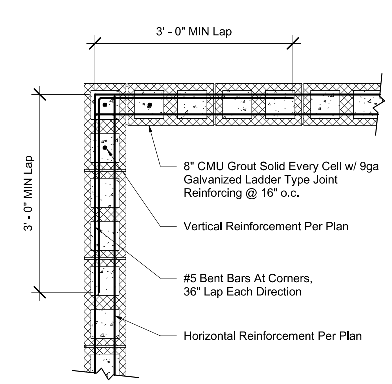


Lap Connection

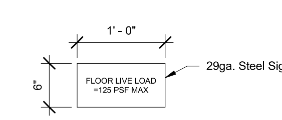


Non-Lap Connection

3 Purlin To Post Connection
1" = 1'-0"



6 Typical Tie Beam @ CMU Wall Corners
3/4" = 1'-0"



10 Max Live Load Sign
1" = 1'-0"

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FAX: 770-456-1662
www.storagestructuresinc.com

Rev. #	Revision Date	Revision Description

Andrew Burris

Store & Go Self Storage

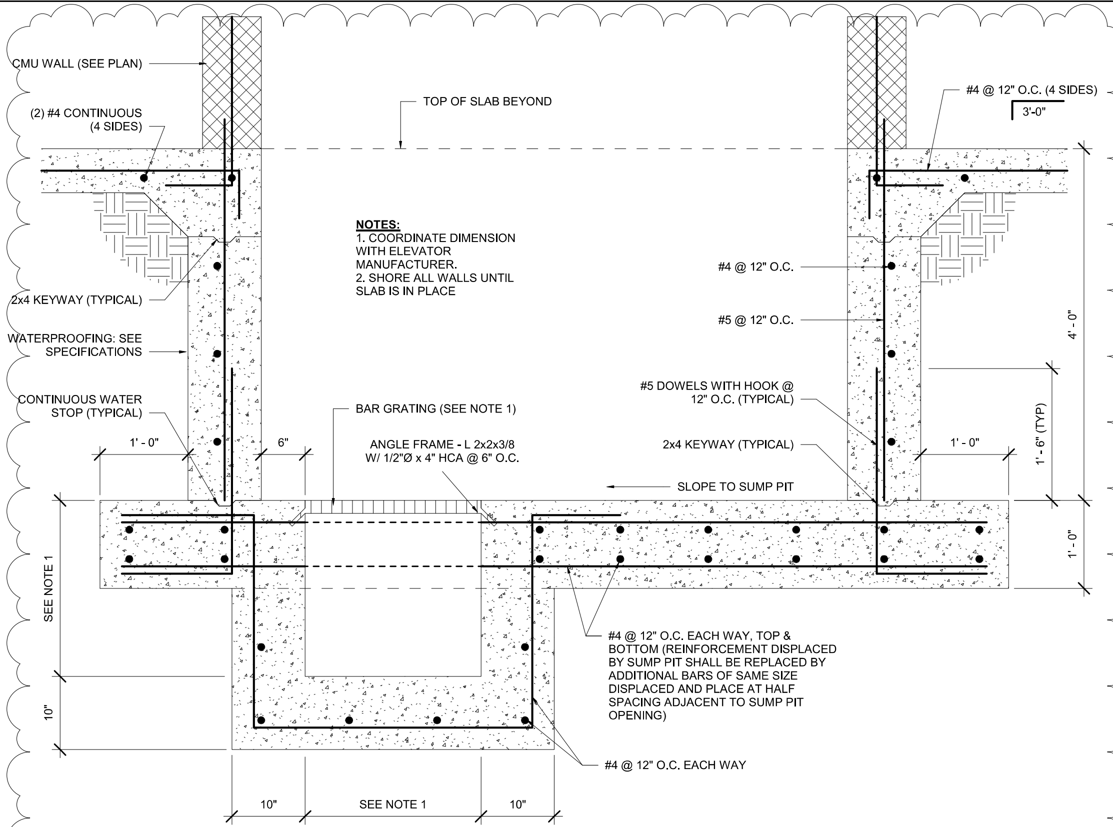
100 Ladys Island Commons
Beaufort, SC 29907

Roger S. Lingerfelt, P.E.
3360 Stock Road
Monroe, GA 30656
770-207-7997
rogerlingerfelt@gmail.com
South Carolina P.E. Number 11352

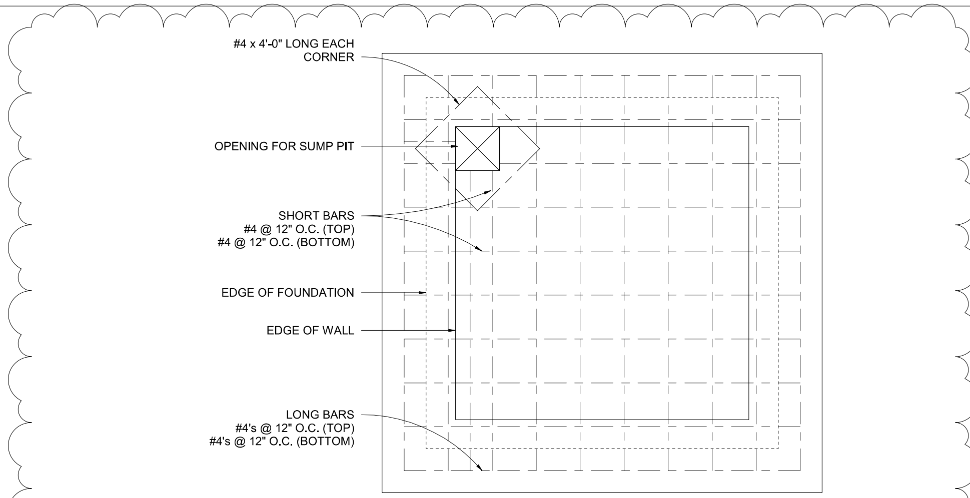
Structural System Protected By Patents.
Ref #s US 10,513,849 B1 & US 10,597,864

SSI Project Number	1002
Issue Date	11-23-2020
Drawn By	SL
Checked By	RC
Engineered By	Roger Lingerfelt

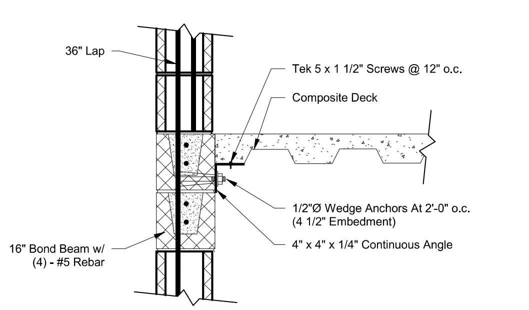
S804
Details



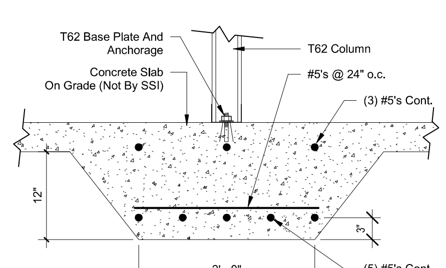
1 Elevator Pit
1" = 1'-0"



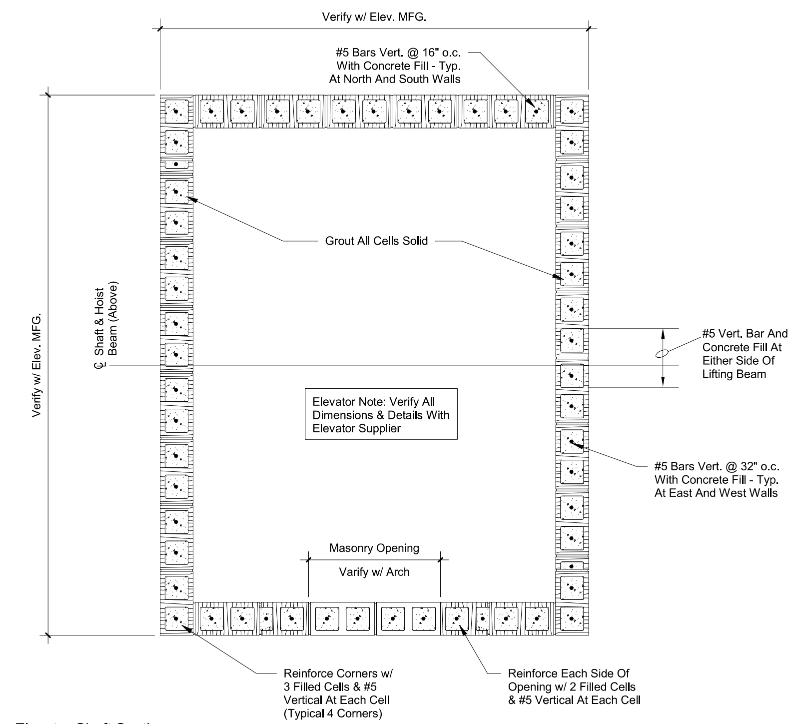
2 Elevator Pit Slab Reinforcement
1/2" = 1'-0"



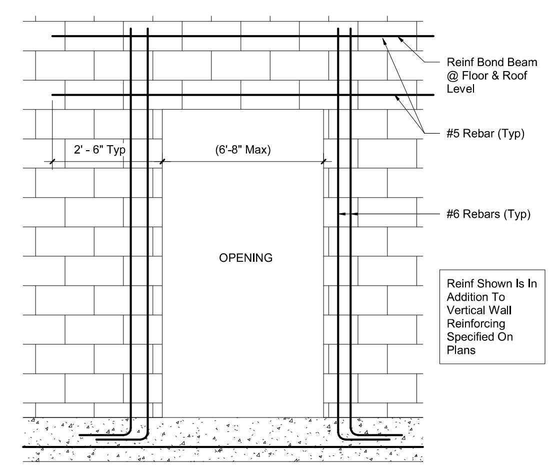
3 Ledger Angle At CMU Wall
1" = 1'-0"



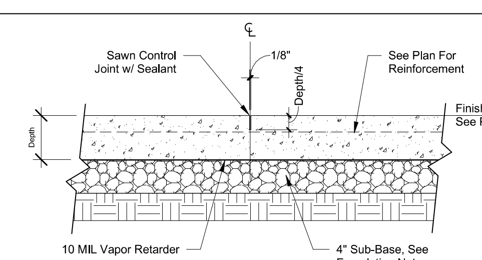
4 Thickened Slab Design @ Load Bearing Wall
1" = 1'-0"



5 Elevator Shaft Section
3/4" = 1'-0"



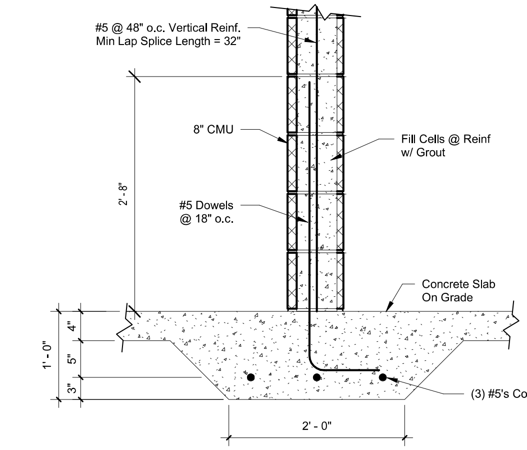
6 Wall Reinforcement @ Masonry Openings
1/2" = 1'-0"



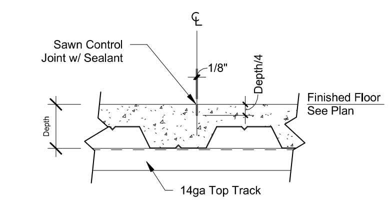
Notes

1. See Foundation Plan For Additional Slab Information, Including Depth & Reinforcing.
2. Sawcutting Of Control Joints Shall Be Done As Soon As The Concrete Has Hardened Sufficiently To Permit Cutting Without Chipping, Spalling Or Tearing But Not More Than 8 Hours After Casting.
3. Contractor May Elect To Sawcut Any CJ's As Indicated On Plan.

7 Control Joint @ Slab On Grade
1 1/2" = 1'-0"



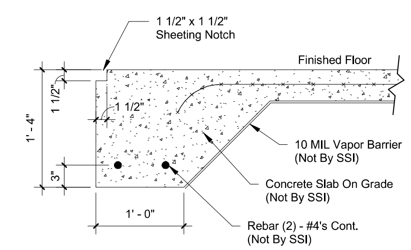
8 Thickened Slab @ Mechanical Room
1" = 1'-0"



Notes

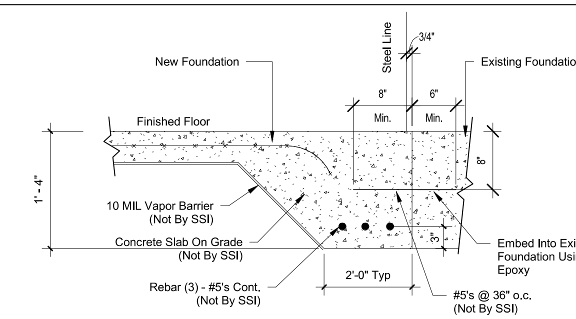
1. Sawcutting Of Control Joints Shall Be Done As Soon As The Concrete Has Hardened Sufficiently To Permit Cutting Without Chipping, Spalling Or Tearing But Not More Than 8 Hours After Casting.
2. Control Joints Must Not Be Within 1'-0" Of All Parallel Load Bearing Walls.

9 Control Joint @ Elevated Slab
1 1/2" = 1'-0"



10 Sheeting Notch (w/ Rebar)1
1" = 1'-0"

2



11 New Foundation to Existing Foundation 3/4" Joint
1" = 1'-0"

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www.storagestructuresinc.com

Rev. #	Revision Date	Revision Description
2	07-02-2021	Additional Details

Andrew Burris

Store & Go Self Storage

100 Ladys Island Commons
Beaufort, SC 29907

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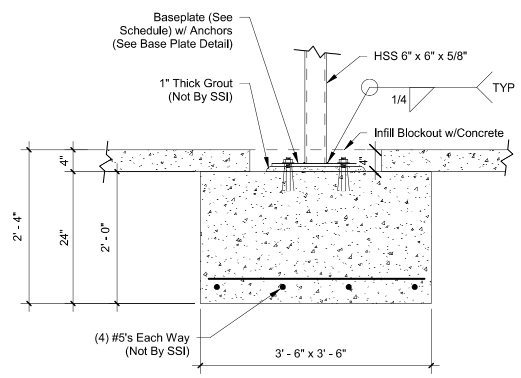
rogerlingerfelt@gmail.com
South Carolina P.E. Number 11352

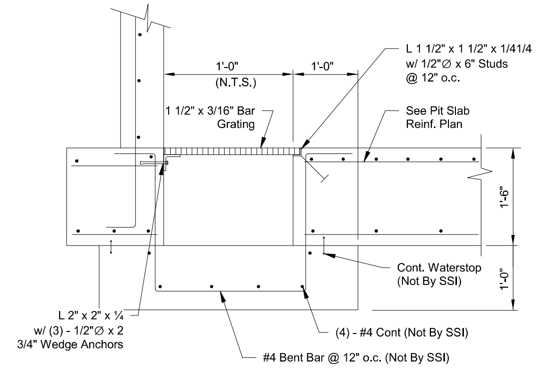
Structural System Protected By Patents.
Ref #s US 10,513,849 B1 & US 10,597,864

SSI Project Number	1002
Issue Date	11-23-2020
Drawn By	SL
Checked By	RC
Engineered By	Roger Lingerfelt

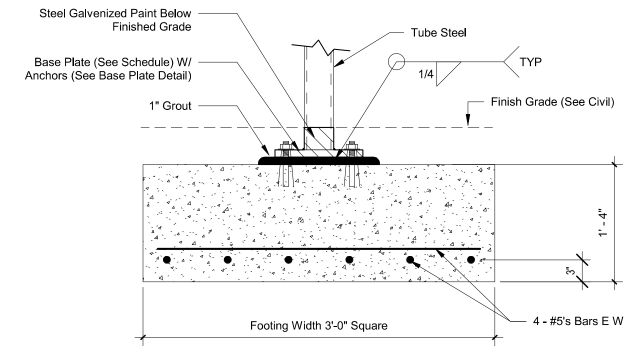
S805
Foundation Details



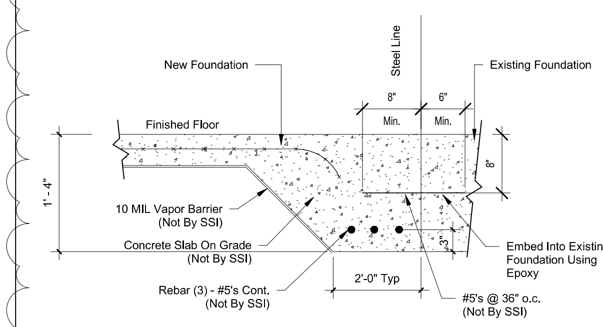
1 Footing @ HSS Columns (Section A)
3/4" = 1'-0"



2 Section At Sump
3/4" = 1'-0"

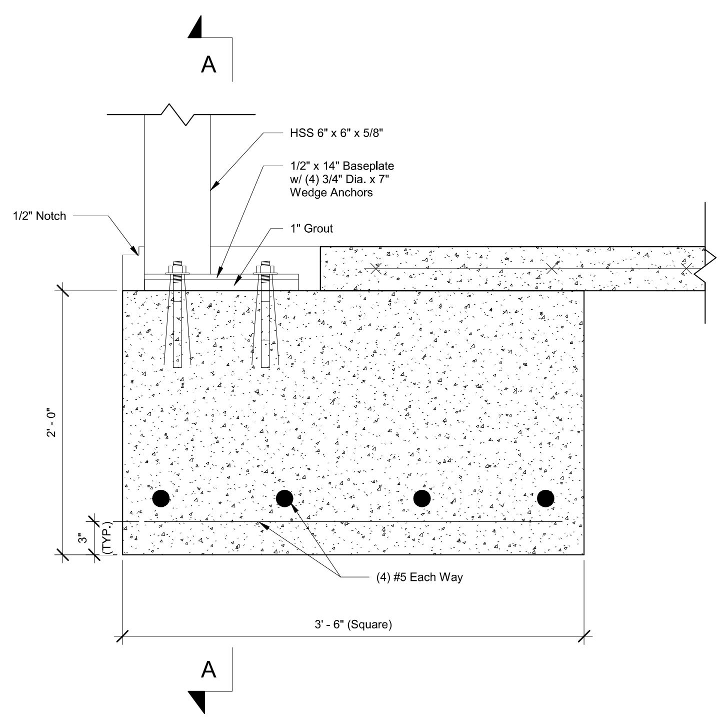


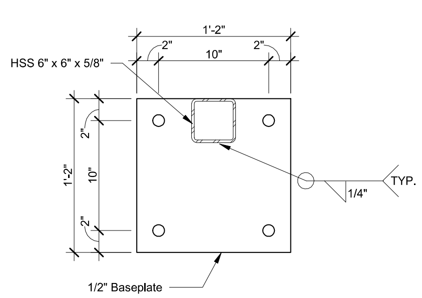
3 Footing @ HSS Columns Outside Stairs
1" = 1'-0"



5 New Foundation to Existing Foundation
1" = 1'-0"

2





4 14" x 14" Base Plate
1 1/2" = 1'-0"

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Rev. #	Revision Date	Revision Description
2	07-02-2021	Additional Details

Andrew Burris

Store & Go Self Storage

100 Ladys Island Commons
Beaufort, SC 29907

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3360 Stock Road
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rogerlingerfelt@gmail.com
South Carolina P.E. Number 11352

Structural System Protected By Patents.
Ref #s US 10,513,849 B1 & US 10,597,864

SSI Project Number	1002
Issue Date	11-23-2020
Drawn By	SL
Checked By	RC
Engineered By	Roger Lingerfelt

S806
Foundation Details

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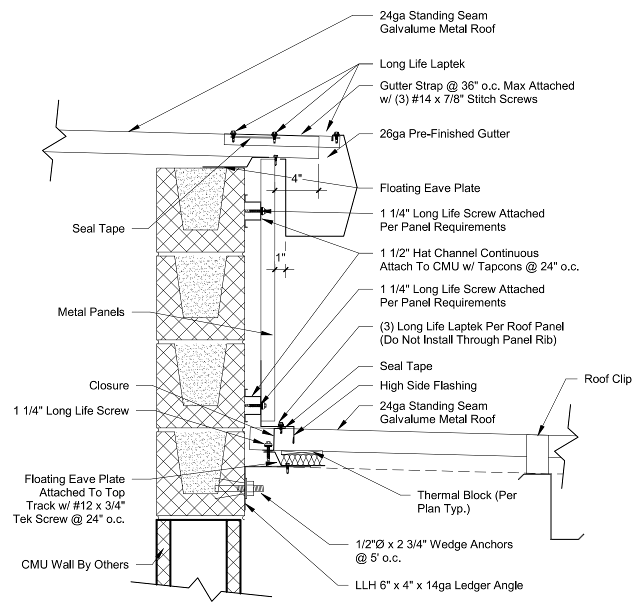
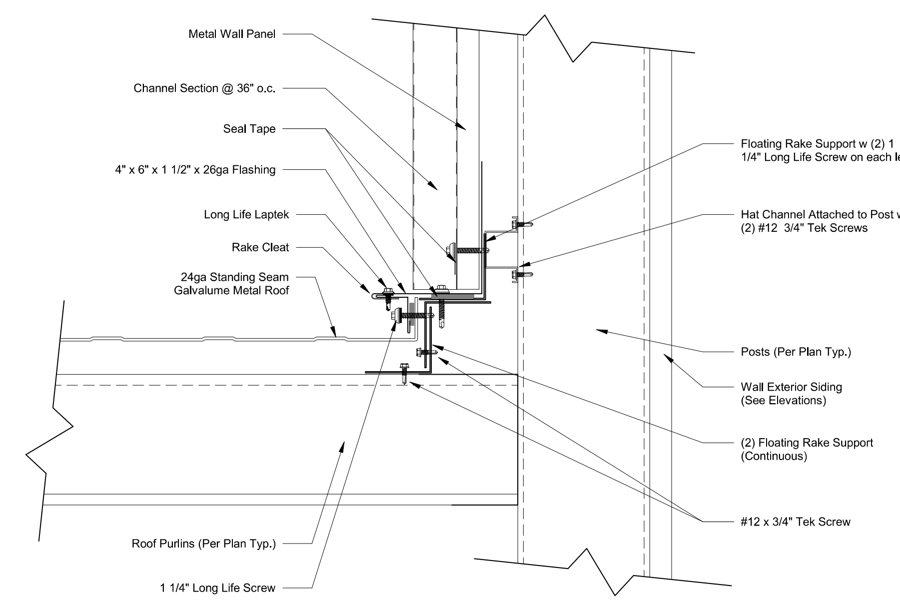
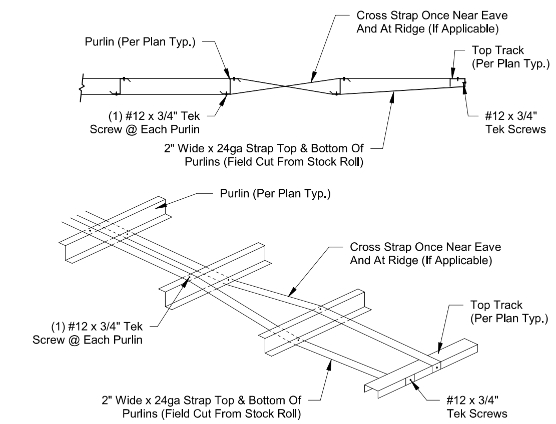


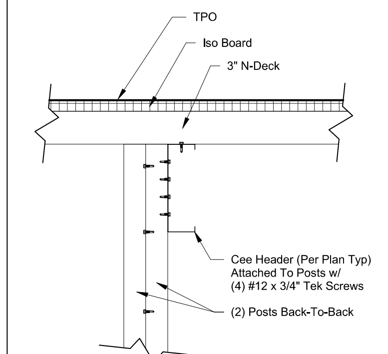
1 Roof Flashing @ Low Side of CMU Elevator Shaft
1 1/2" = 1'-0"



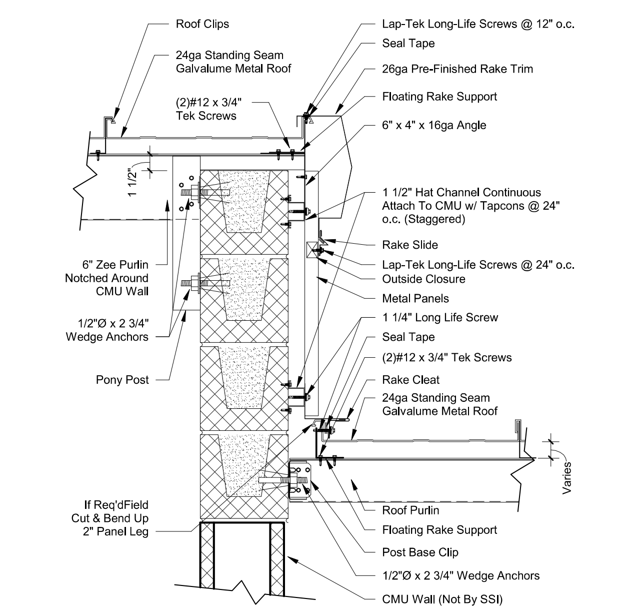
4 Parapet Brace Detail - Callout
3" = 1'-0"



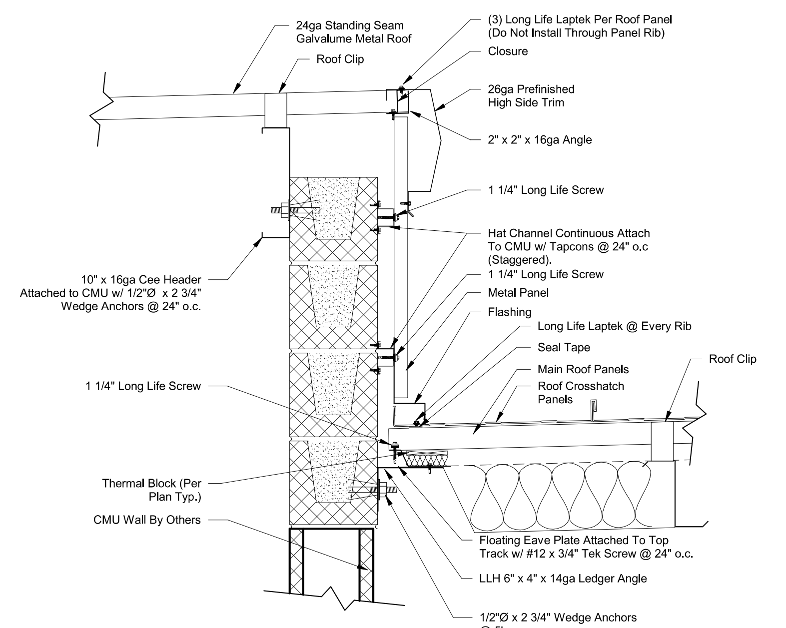
6 Purlin Midbay Strapping @ Non-Structural Pier Condition
1/2" = 1'-0"



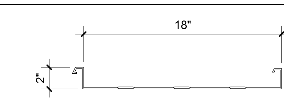
9 Cee Header At Roof Detail w/ TPO
1 1/2" = 1'-0"



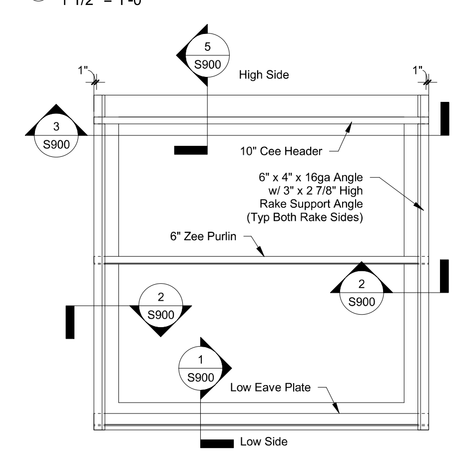
2 Roof Flashing @ Rake Side of CMU Elevator Shaft
1 1/2" = 1'-0"



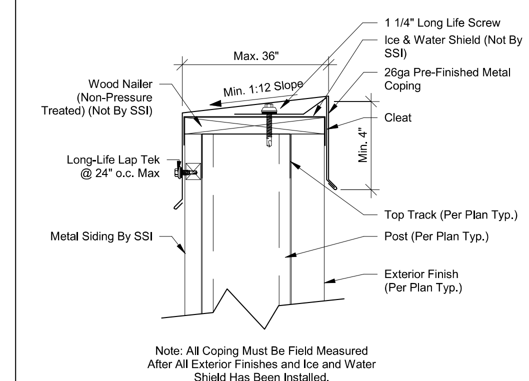
5 Roof Flashing @ High Side of CMU Elevator Shaft
1 1/2" = 1'-0"



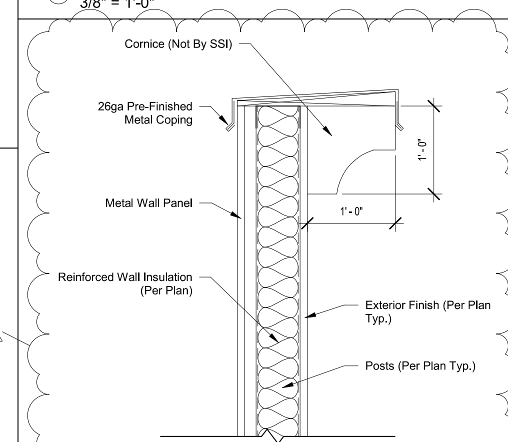
7 Standing Seam 18"
1 1/2" = 1'-0"



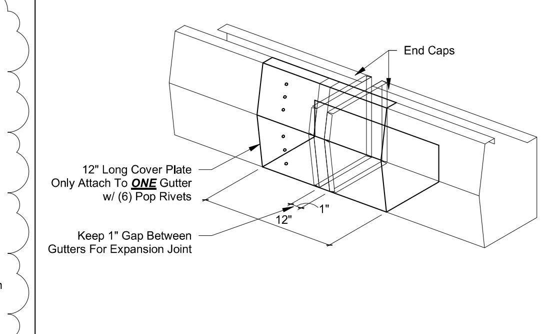
8 Elevator Roof Framing
3/8" = 1'-0"



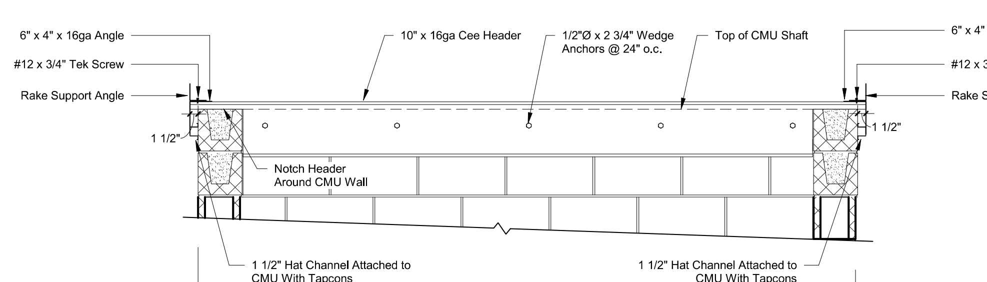
10 Metal Coping
3" = 1'-0"



12 Cornice Detail (Not By SSI)
1" = 1'-0"



11 Gutter Expansion Joint
1 1/2" = 1'-0"



3 Elevator Roof High Side Cut (From Inside Elevator Shaft)
3/4" = 1'-0"

4

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Rev. #	Revision Date	Revision Description
4	01-03-2023	Cornice/Band Added

Andrew Burris

Store & Go Self Storage

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Beaufort, SC 29907

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South Carolina P.E. Number 11352

Structural System Protected By Patents.
Ref #s US 10,513,849 B1 & US 10,597,864

SSI Project Number	1002
Issue Date	11-23-2020
Drawn By	SL
Checked By	RC
Engineered By	Roger Lingerfelt

S900

Roofing Details

6. The updated design of the Phase 2 portion of the building no longer includes a cornice around the top of the façade, therefore the design no longer complies with Section 4.6.3.D.3 of the Beaufort Code. Applicant to include a cornice compliant with this section of the code.

7. Staff has included the previously approved cutsheets as well as materials list from the August 2022 DRB meeting. Applicant to clarify if the same materials are to be used, including color choices. This includes the brick, light fixtures, metal roof, gutters and downspouts, exterior metal siding, mortar, exterior doors, windows, bollards, fencing, etc.

8. Staff has included the previously approved site plan. Applicant to confirm that site plan has not changed, existing trees are not to be removed, and the proposed landscaping plan has remained the same.

STAFF RECOMMENDATION:

Final Approval with conditions noted.

COLOR CHART

COMMERCIAL/INDUSTRIAL

Final color selection should be made from actual color chips.

- For the most current information available, visit our website at www.mbci.com.
- See the product selection chart for gauge and finish availability.
- **All products are available in smooth or embossed finish.**
- **Trim is available in all colors.**
- **Review the sample warranty for complete performance attributes and terms and conditions.**

SIGNATURE® 200

STANDARD COLORS
26- AND 24-GAUGE MATERIAL

Siliconized Polyester
Polar White is a Straight Polyester.
* Also available in 29-gauge
** Minimum quantities and/or extended lead times required for 24-gauge. Please inquire.

HAWAIIAN BLUE** *	CRIMSON RED** *	FERN GREEN** *	BURNISHED SLATE** *
ASH GRAY *	SADDLE TAN *	DESERT SAND *	KOKO BROWN *
CHARCOAL GRAY** *	COBALT BLUE** *	RUSTIC RED *	LIGHT STONE * ✓
POLAR WHITE* *	SOLAR WHITE** *		

770-456-1602
fax: 770-456-1662
toll free: 877-456-1602

STORAGE STRUCTURES

3807 Carrollton Villa Rica Hwy.
Villa Rica, GA 30180

* ENERGY STAR® Qualified

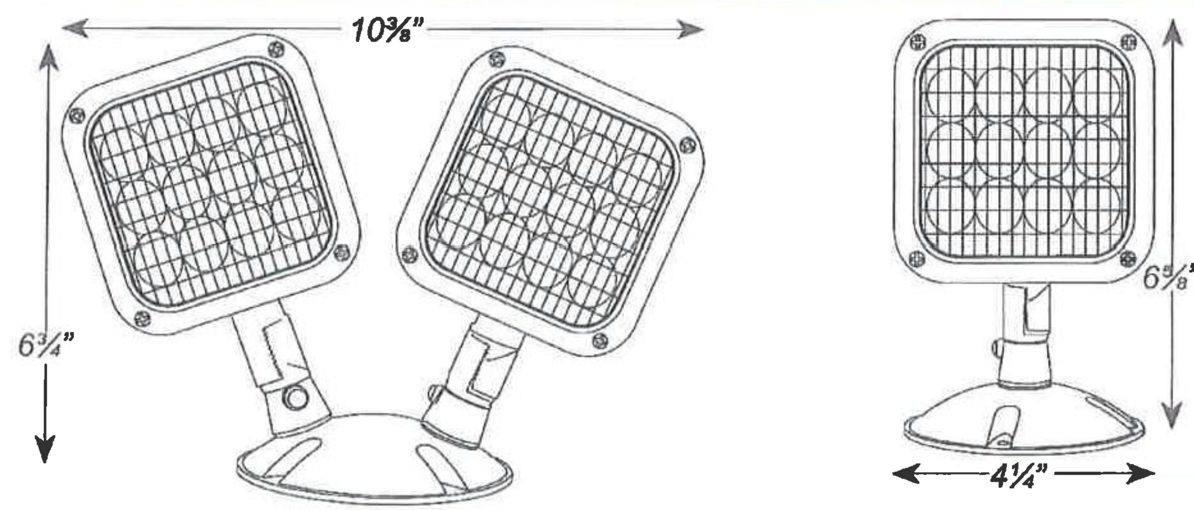
TAMLITE LIGHTING

MODEL : LSRH2-9.6WP		TYPE
PROJECT : STORAGE UNITS		RH
PREPARED BY : SHANE GOUDE	DATE : 4/26/18	

SERIES SPECIFICATIONS — LSRH-WP SERIES

Wet Location LED Remote Heads

LINE DRAWING



CONSTRUCTION

Housing
Die-cast aluminum body with thermoplastic head

Lamp Heads
Adjustable LED lamp heads with chrome plated metallized reflector and glass lens with 8 or 12 LED's in each head

MOUNTING

Universal mounting base plate included with mounting hardware

Distance of maximum run is determined by system voltage, wire gauge and total maximum wattage on the run.

Suitable for wall or ceiling mount

APPLICATION AND PERFORMANCE SPECIFICATION INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTIFICATION

TAMLITE LIGHTING

MODEL : LSRH2-9.6WP		TYPE
PROJECT : STORAGE UNITS		RH
PREPARED BY : SHANE GOUDE	DATE : 4/26/18	

OPTIONS

HL
12 LED at 1.5W per head

SD
For use with fixtures with a self-diagnostic option.

CERTIFICATIONS/WARRANTY

Listing
UL Listed

Compliance
Meets UL924, cULus, NFPA 101 Life Safety Code, NEC, OSHA, Local and State Codes.

Location Rating:
Suitable for wet locations

Warranty
Guaranteed for five years from the purchase date of the product, against mechanical defects in manufacturing.

ORDERING INFORMATION

Part Number: LSRH1-3.6WP

LSRH	2	9.6	WP		
SERIES	NO. OF HEADS	VOLTAGE	STANDARD	COLOR	OPTIONS
LSRH	[1] : Single Head	[-3.6] - Use With 3.6V Batteries	[WP] : Wet Location	[BLANK] Gray	[BLANK] No Options
	[2] : Double Head	[-9.6] - Use With 9.6V Batteries		[B] : Black	[SD] : Use With SD Units Only
		[MULTI] : Use With 3.6V, 6V, 9.6V or 12V Batteries			[HL] : High Lumen Heads

APPLICATION AND PERFORMANCE SPECIFICATION INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTIFICATION

TAMLITE LIGHTING

MODEL : EXPCL2RWRC		TYPE
PROJECT : STORAGE UNITS		EC
PREPARED BY : SHANE GOUDE	DATE : 4/26/18	

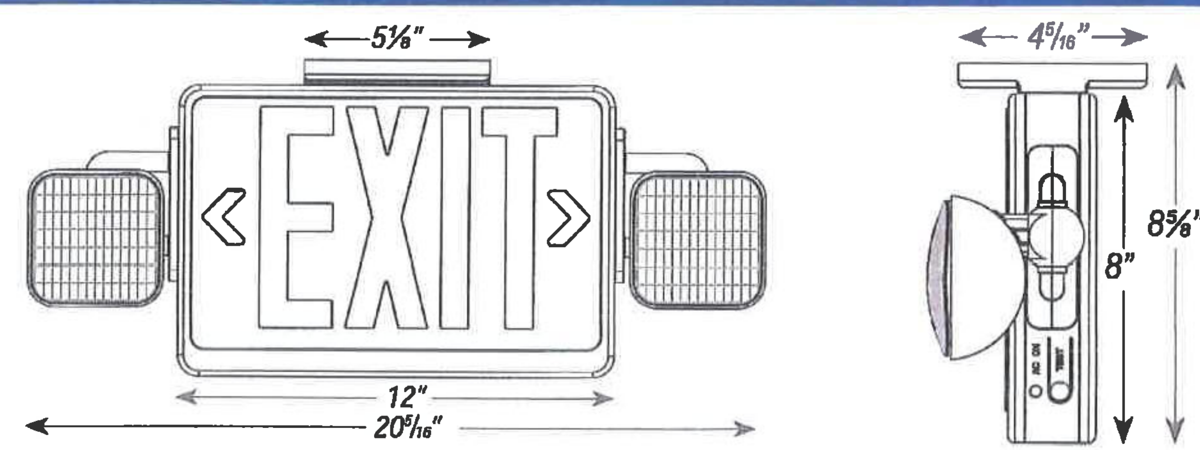
SERIES SPECIFICATIONS

EXPCL SERIES

The EXPCL series thermoplastic LED exit sign and emergency lighting combination unit offers long lamp life, energy efficiency and uniform illumination with square glare-free LED light heads.

UL LISTED · DAMP LOCATION · LED · 5 YEAR LIMITED WARRANTY

LINE DRAWING



CONSTRUCTION

Housing
Injection-molded, engineering grade, 5VA flame retardant, high-impact resistant, thermoplastic

Chevrons
Snap-out chevron directional indicators

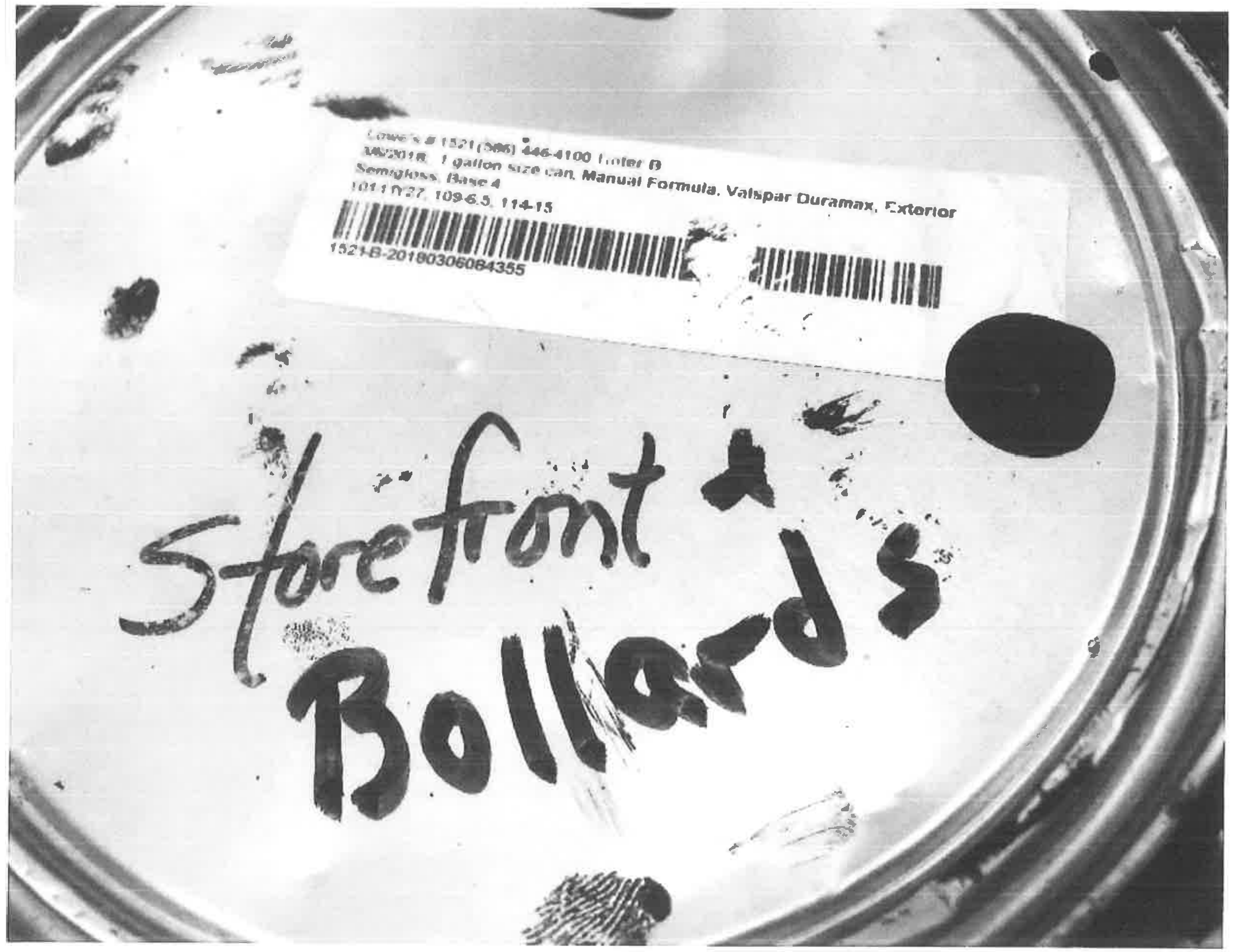
Remote Capacity*
2W

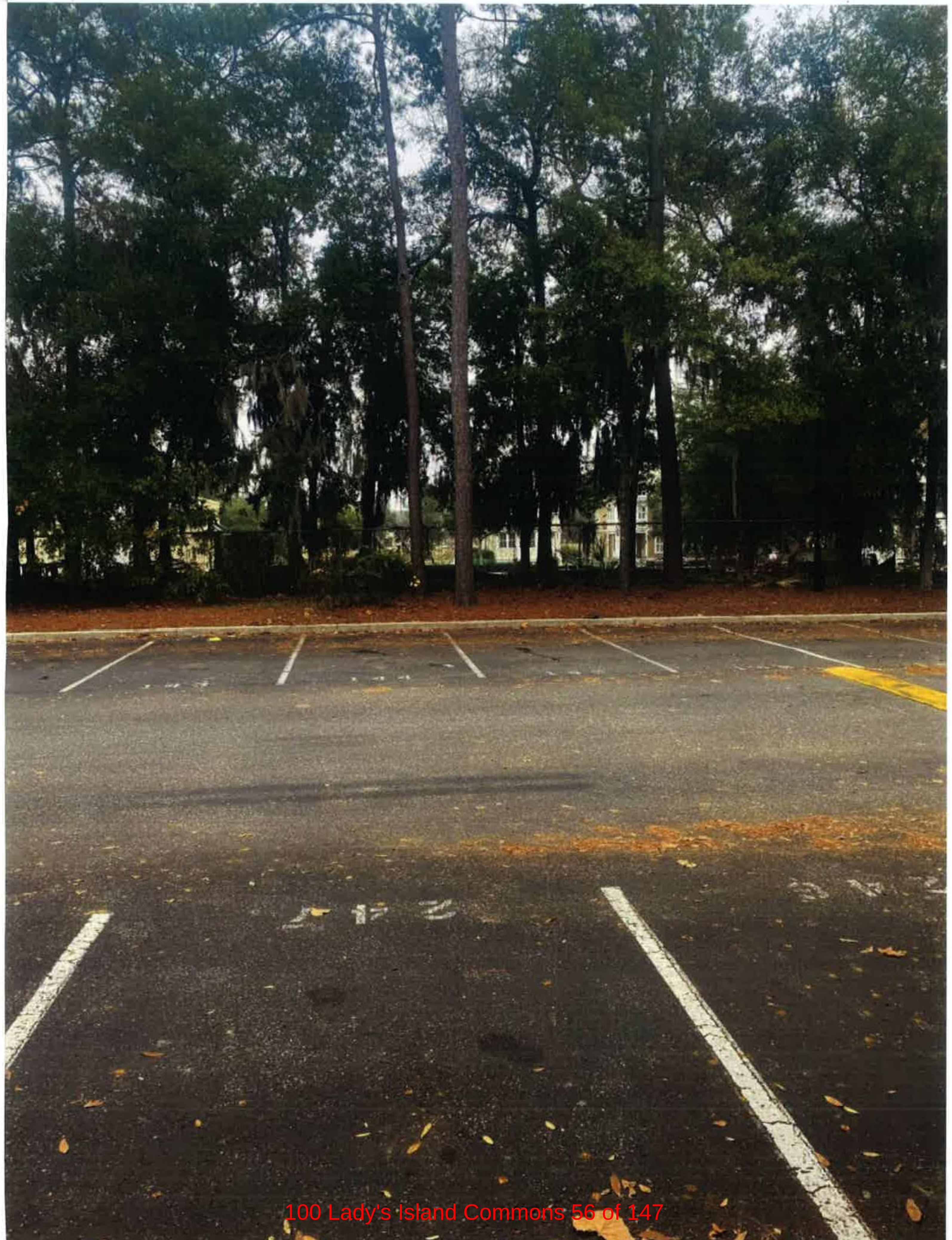
Reflector
Chrome plated metallized reflector and plastic lens

Lamp heads
2 adjustable 1W (8 LEDs x 0.125W), glare free lamp heads

Remote Compatibility*
LSRH1/LSRH2 - 9.6 Series

APPLICATION AND PERFORMANCE SPECIFICATION INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTIFICATION


1 gallon size can, Manual Formula, Valspar Duramax, Exterior
Semigloss, Base 4
109-6.5, 114-15
1521-B-20180306084355
Storefront &
Bollards




100
100
Store &
go
Self
Storage


Store & go
Self
Storage
843-379-3111


100
Store & go
Self
Storage
843-379-3111


100
100
Store & go
Self
Storage

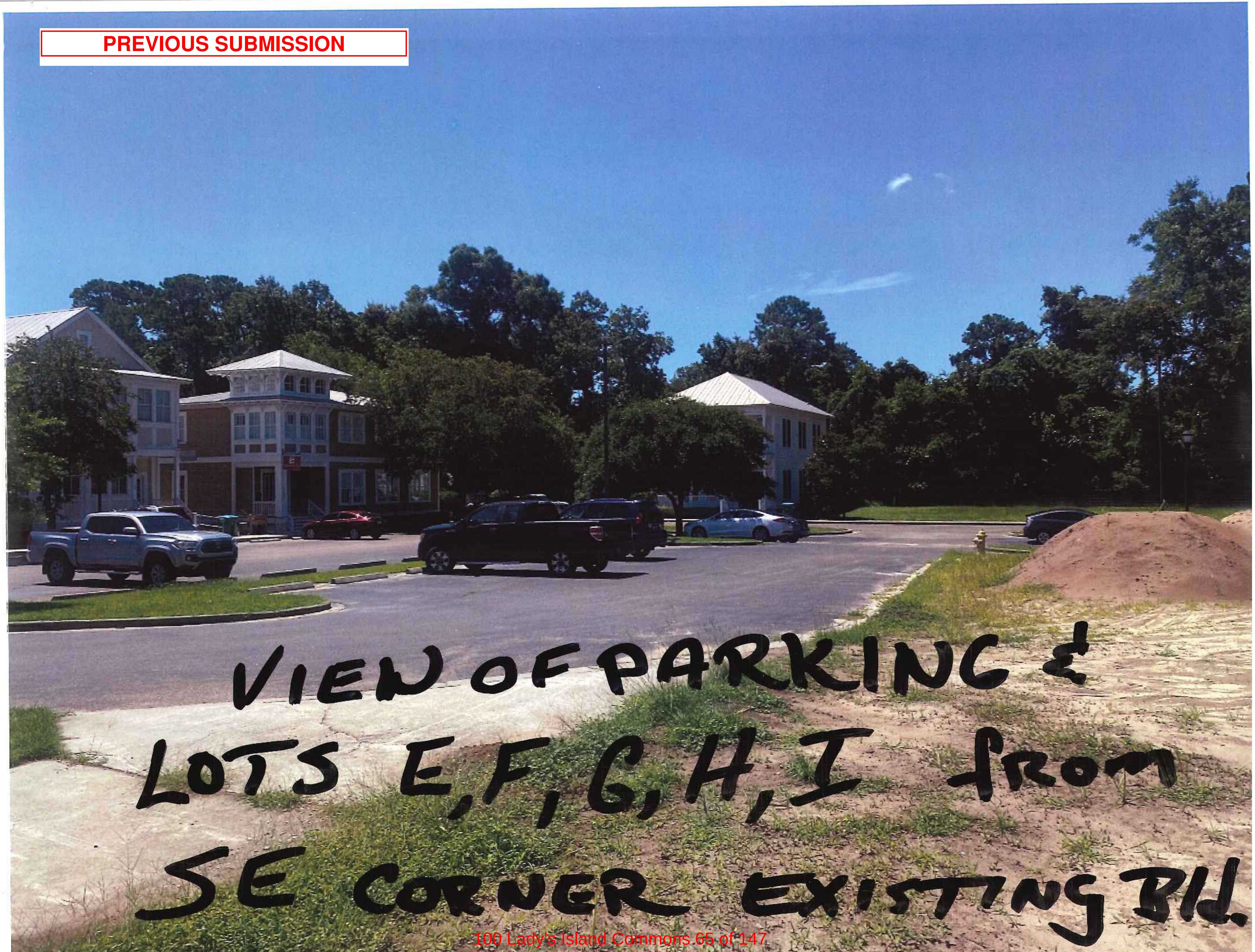

100
Store&go
SELF STORAGE
843-379-3111
KIOSK
SELF SERVICE
CHECK IN
OR
SELF PAY
LOADING ZONE

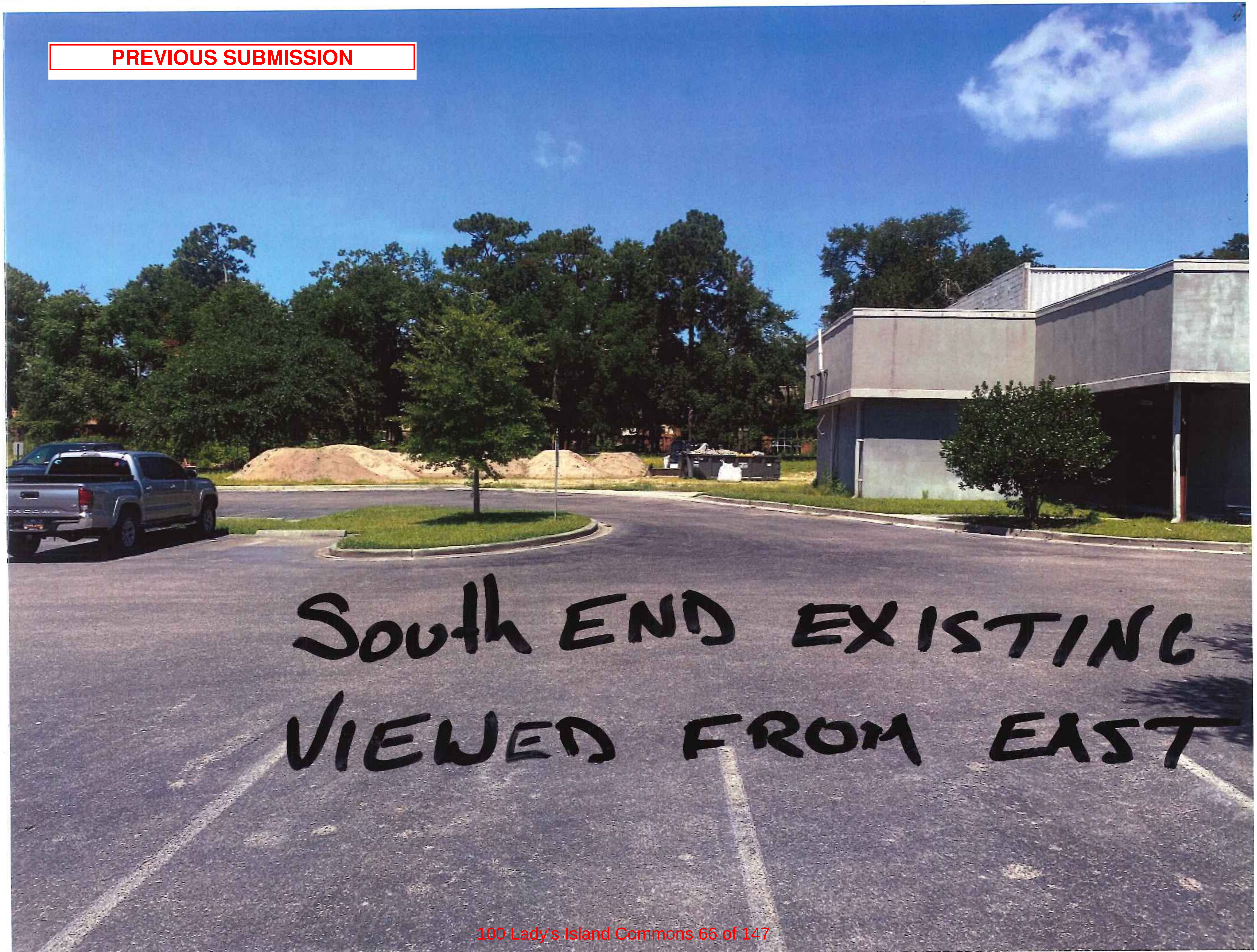

100
Store & go
Self
Storage
WRONG
WAY
STOP


100

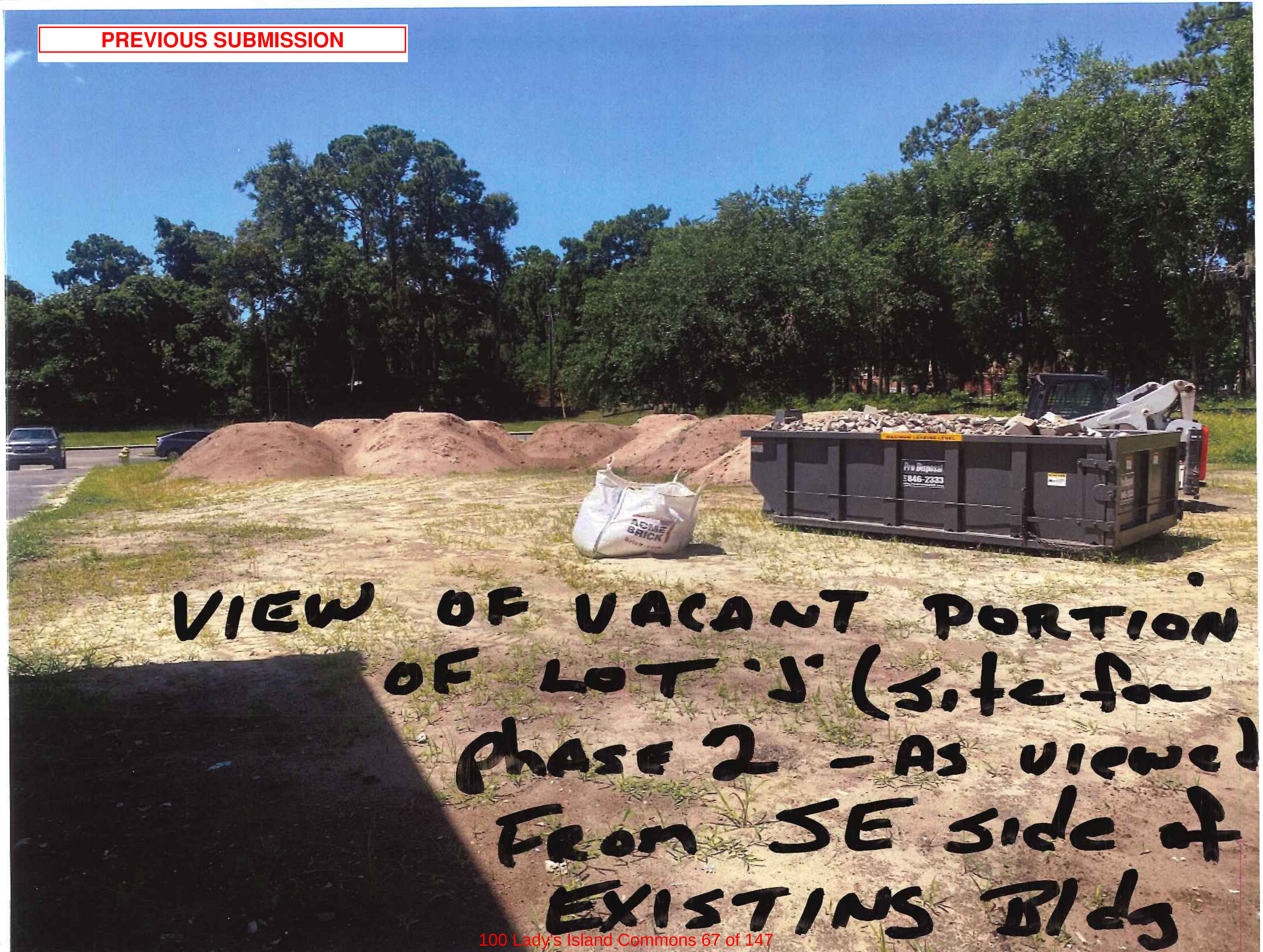
100 Lady's Island Commons 64 of 147

PREVIOUS SUBMISSION



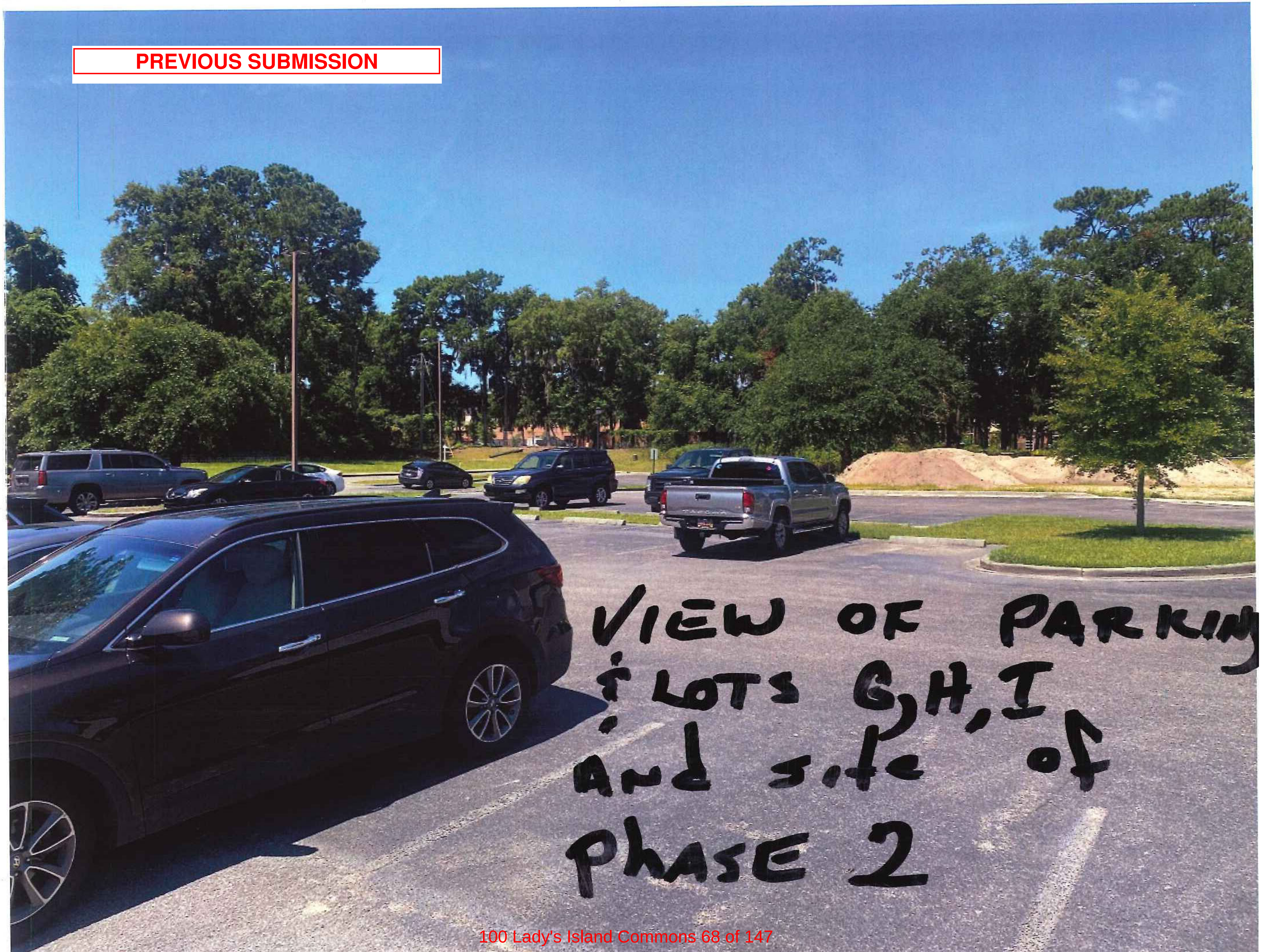

PREVIOUS SUBMISSION
South END EXISTING
VIEWED FROM EAST

PREVIOUS SUBMISSION



VIEW OF VACANT PORTION OF LOT 'J' (site for Phase 2 - As viewed From SE side of EXISTING Bldg

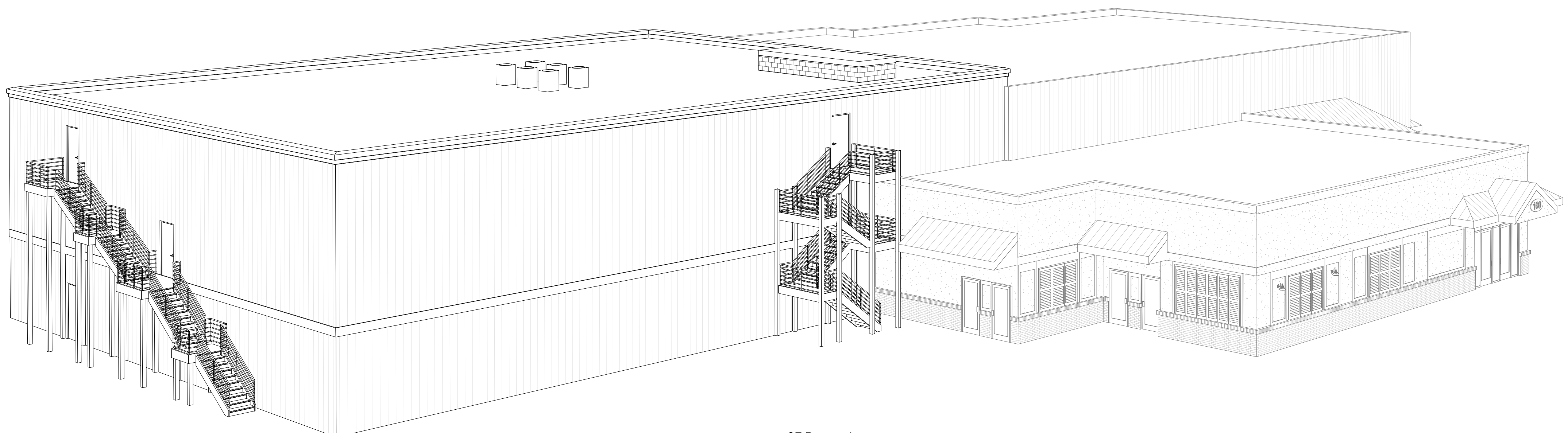
PREVIOUS SUBMISSION



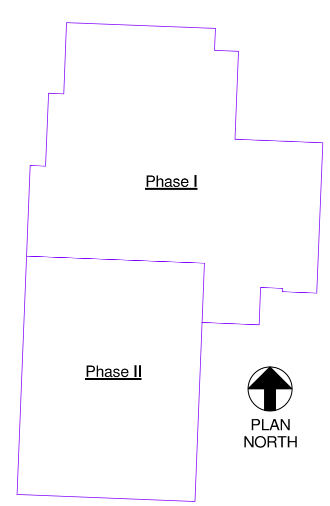
PREVIOUS SUBMISSION

Store and Go Self Storage

100 Sea Island Pkwy; Beaufort, SC



1 SE Perspective



2 Site Plan
1" = 40'-0"

Drawing Schedule			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
S101	Coversheet		
S102	Elevations		
S103	Elevations		

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Villa Rica, Ga 30180
PHONE: 770-456-1602
TOLL FREE: 877-456-1602
FAX: 770-456-1662
www.storagestructuresinc.com

Rev. #	Revision Date	Revision Description

100 Sea Island Commons

Store and Go Self Storage

100 Sea Island Pkwy
Beaufort, SC

STOP If you do not have "For Field Use" Plans Call (404) 558-0434 IMMEDIATELY And ask for Beau Strickland

PRELIMINARY ISSUE SET

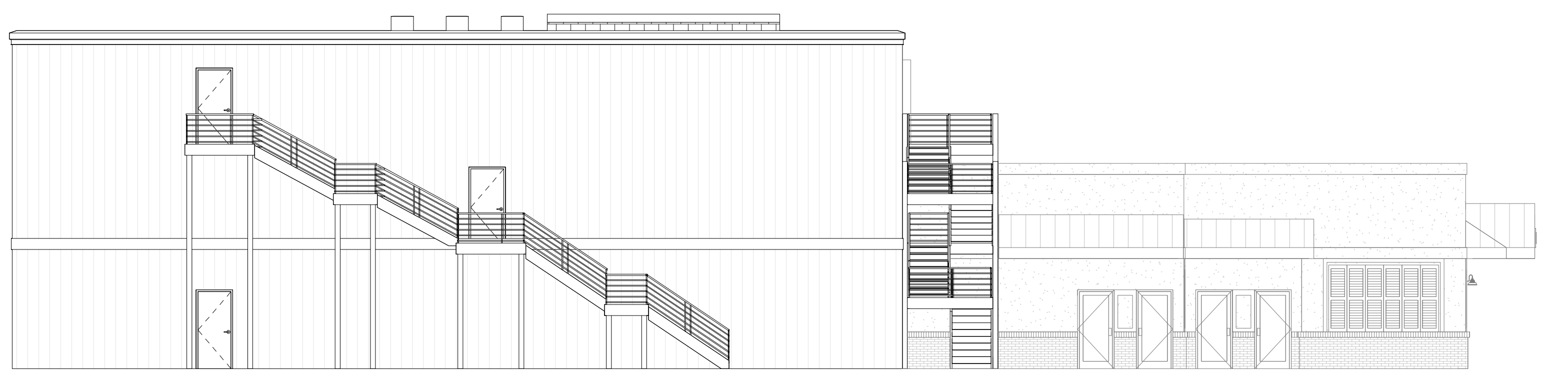
SSI Project Number	000
Issue Date	08-19-20
Drawn By	AH
Checked By	KN
Engineered By	Engineer

S101

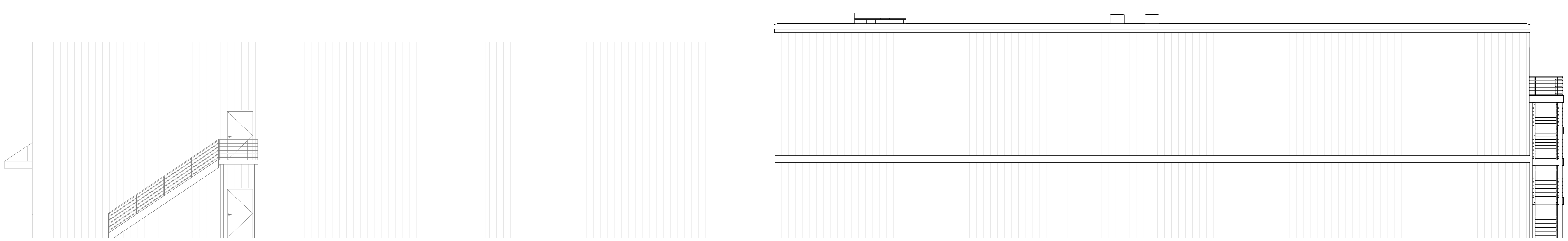
Coversheet

PREVIOUS SUBMISSION

1 East Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"



3 West Elevation
1/8" = 1'-0"

STORAGE STRUCTURES

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Villa Rica, Ga 30180

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Rev. #	Revision Date	Revision Description

100 Sea Island Commons

Store and Go Self Storage

100 Sea Island Pkwy
Beaufort, SC

STOP

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S102

Elevations

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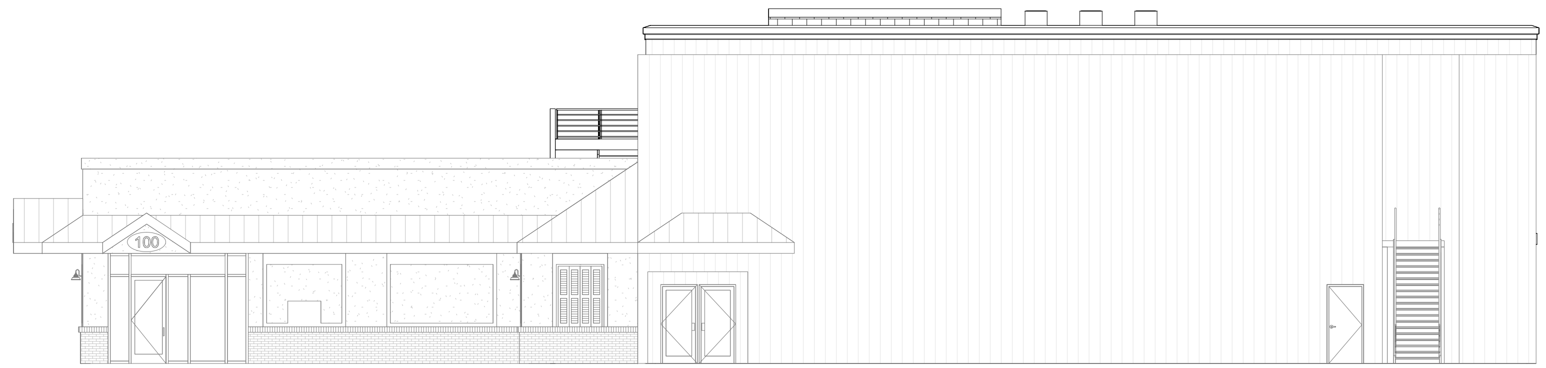
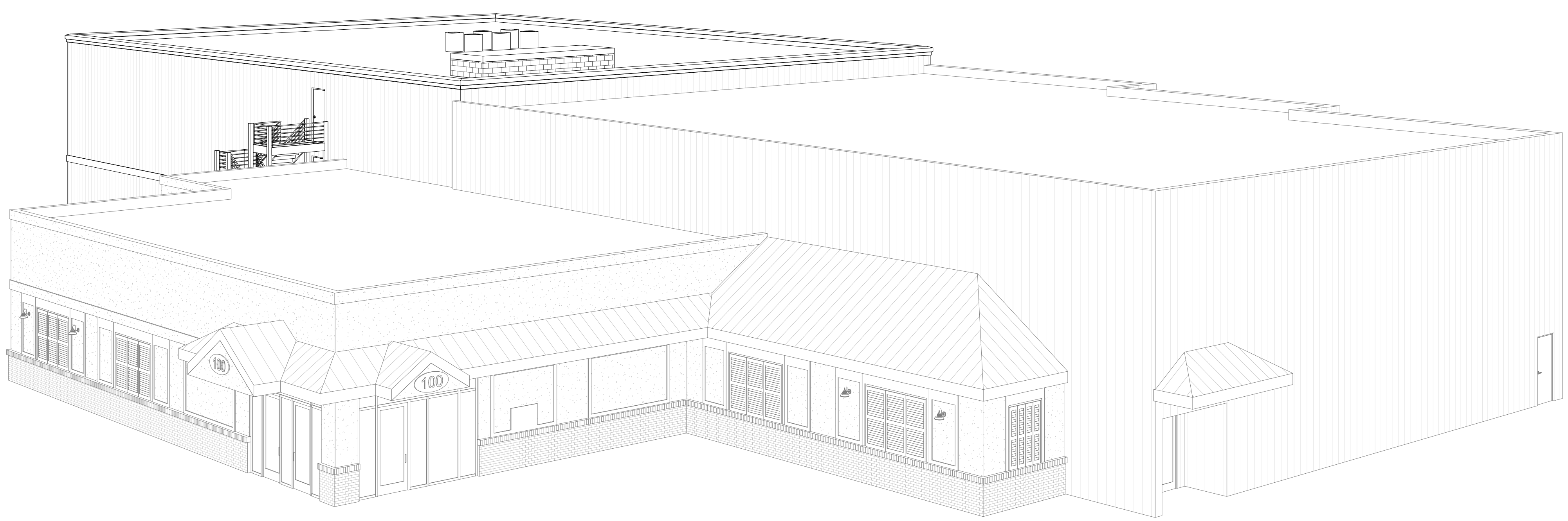


1 North Elevation
1/8" = 1'-0"



2 NE Perspective

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Rev. #	Revision Date	Revision Description

100 Sea Island Commons

Store and Go Self Storage

100 Sea Island Pkwy
Beaufort, SC

STOP If you do not have "For Field Use" Plans Call (404) 558-0434 IMMEDIATELY And ask for Beau Strickland

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SSI Project Number	000
Issue Date	08-19-20
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Engineered By	Engineer

S103

Elevations

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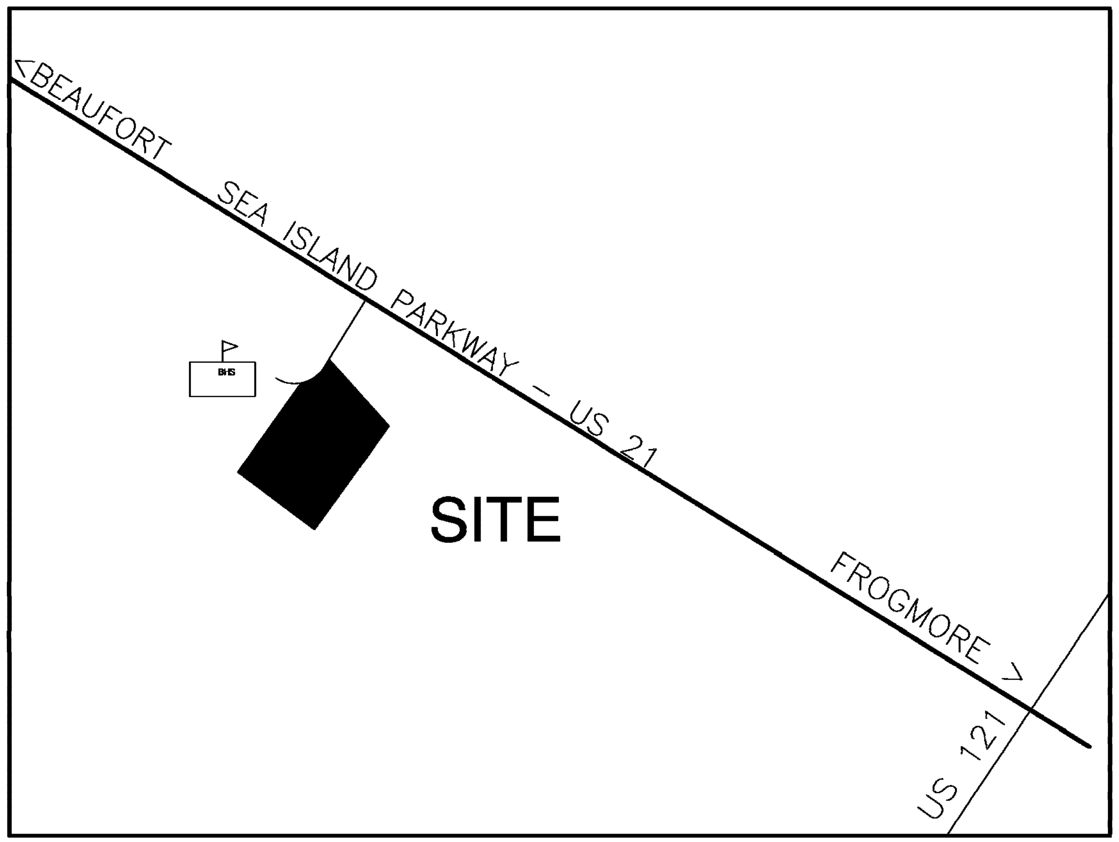
Store and Go Self Storage
100 Sea Island Commons

A project of
Sustainability Management, Inc.
Beaufort, SC



Property
R201-015-000-072-0000
Zoning District
T5-UC Light Industrial

Building Gross Area
Existing Building (Ph 1) = 11,921SF
Existing Building (Ph 2) = 7,748SF
New Building (Ph 2) = 25,213SF
Total Building Area = 44,882 SF
Building Principal Use – S1 Construction Type V Sprinkled
Occupancy – Existing Building Phase 1 40
Existing Building Phase 2 26
New Building Phase 2 84
Total Both Phases 150

Site Area = 98,441SF Acres = 2.26
Impervious Coverage = 72,280
Pervious Area = 26,161SF

Bldg Construction – TYPE V (Fully Sprinkled) Principal Use S-2

	AREA	OCCUPANTS	/OCC
Existing Building Phase 1	11,921SF	40	300SF
Existing Building Phase 2	7,748SF	26	300SF
New Building Phase 2	25,213SF	84	300SF
	44,882SF	150	

Provide Fire extiguishers in visible locations throughout the facility in accordance with IBC 2018
NO PARKI NG IS REQUIRED FOR THIS PROJECT

Drawing Index:

A 0.00 Cover Sheet
A 0.01 Location Map
A 0.02 Site Plan 1/16" = 1'0"
A 1.01 Building Plan 1st Floor Phase 1 & 2
Existing Building & New Building
A 1.02 Building Plan 1st Floor Phase 1 Only
A 1.03 Building Plan 2nd Floor Phase 2
Existing Building & New Building
Existing Building Section
A 1.04 Third Floor Plan New Building
A 1.05 Existing Building Plan and Demo

Drawing Index: (Con't)

A 3.01 Building Elevations Phase 1
A 3.02 Building Elevations Phase 1
Canopy Dimensions
A 3.03 Building Elevations Phase 1 & 2
A 3.04 Building Elevation Phase 1 & 2
Stair Details
A 3.05 Existing Building Elevations
FS1.01 Building Life Safety Plan 1st Floor Ph 1 & 2
FS1.02 Building Life Safety Plan 2nd Floor Ph 2
FS1.03 Building Life Safety Plan 3rd thru 5th Floor Ph 2
L 1.01 Landscape Plan
E 1.01 Exterior Electrical Plan

7-8-2020

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Nov 30, 2019

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NO.	DATE	REVISION
#1	7-22-2020	Add Sht Index Info

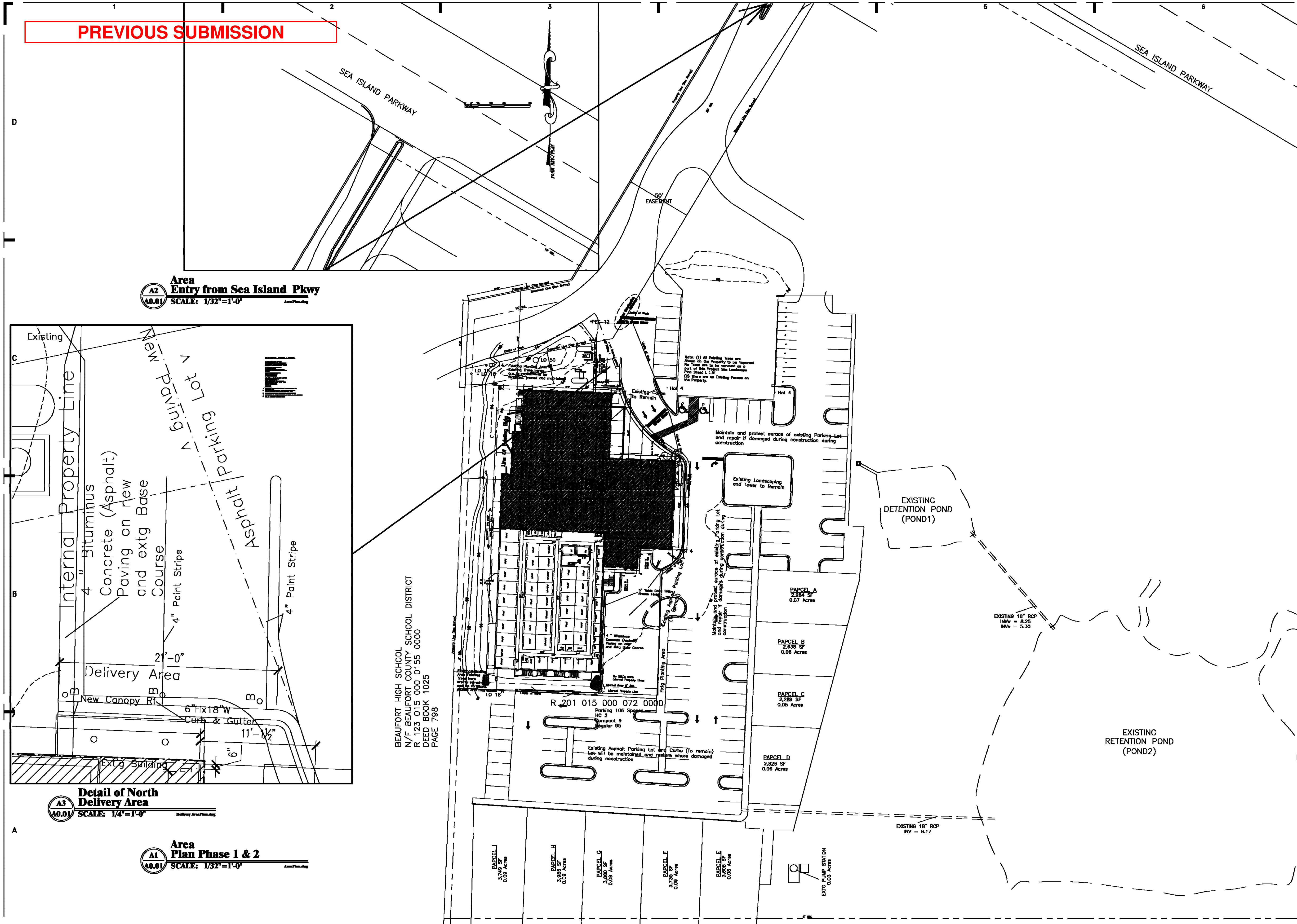
Lady's Island Self Storage
Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

COVER SHEET

SHEET NO.
A-0.00

PREVIOUS SUBMISSION



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NO.	DATE	REVISION

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Sea Island Parkway
Beaufort, SC

PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

AREA PLAN

SHEET NO.
A-0.01

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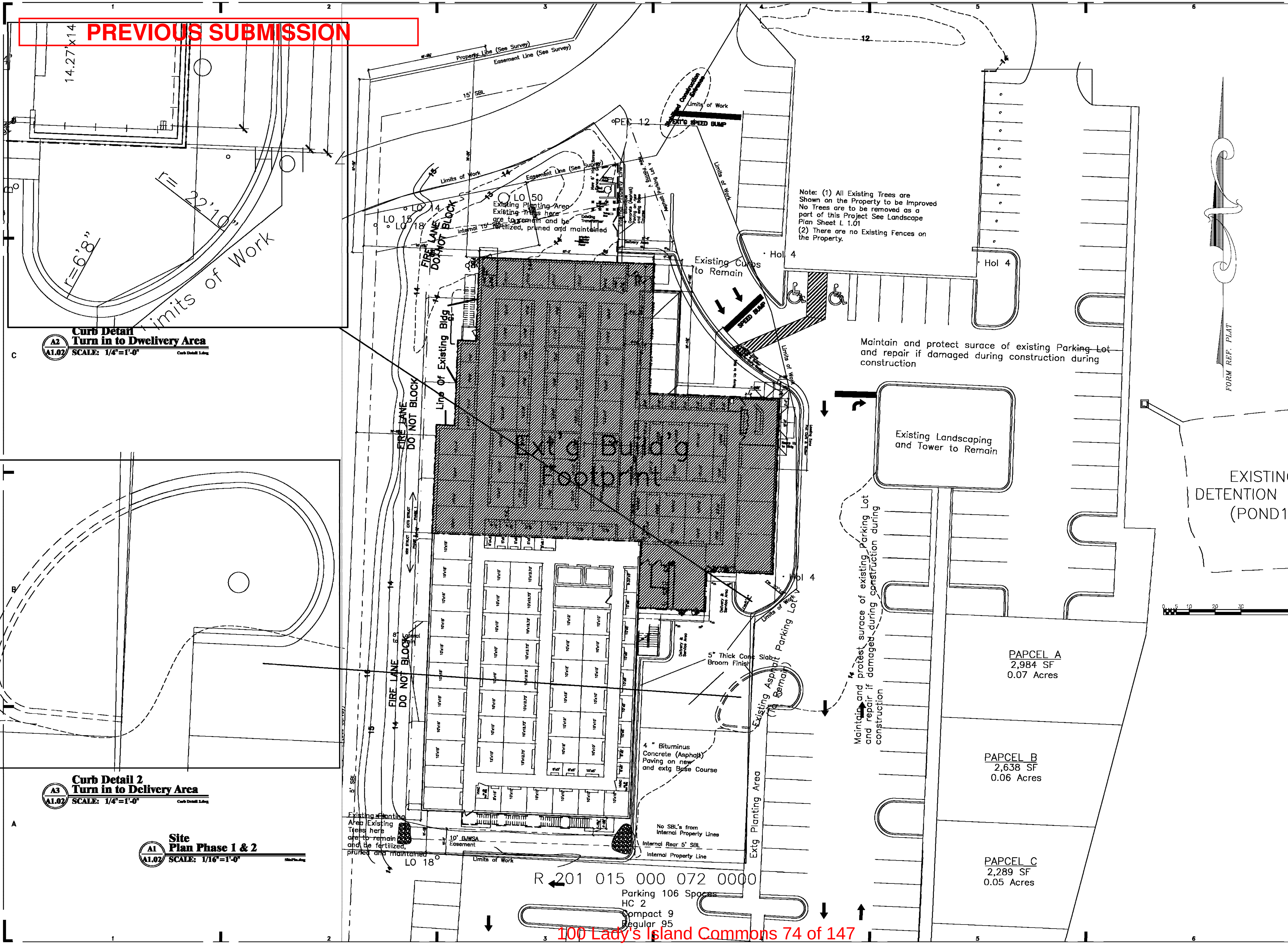

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NO.	DATE	REVISION
1	8-14-2020	Add BJWSA easemnt
3	8-20-2020	Add Screen Fnce

Lady's Island Self Storage Store and Go

Sea Island Parkway

Beaufort, SC

PREPARED FOR:

Sustainability Management, LLC

PROJECT NO: Houzz -3180

DRAWN BY: R

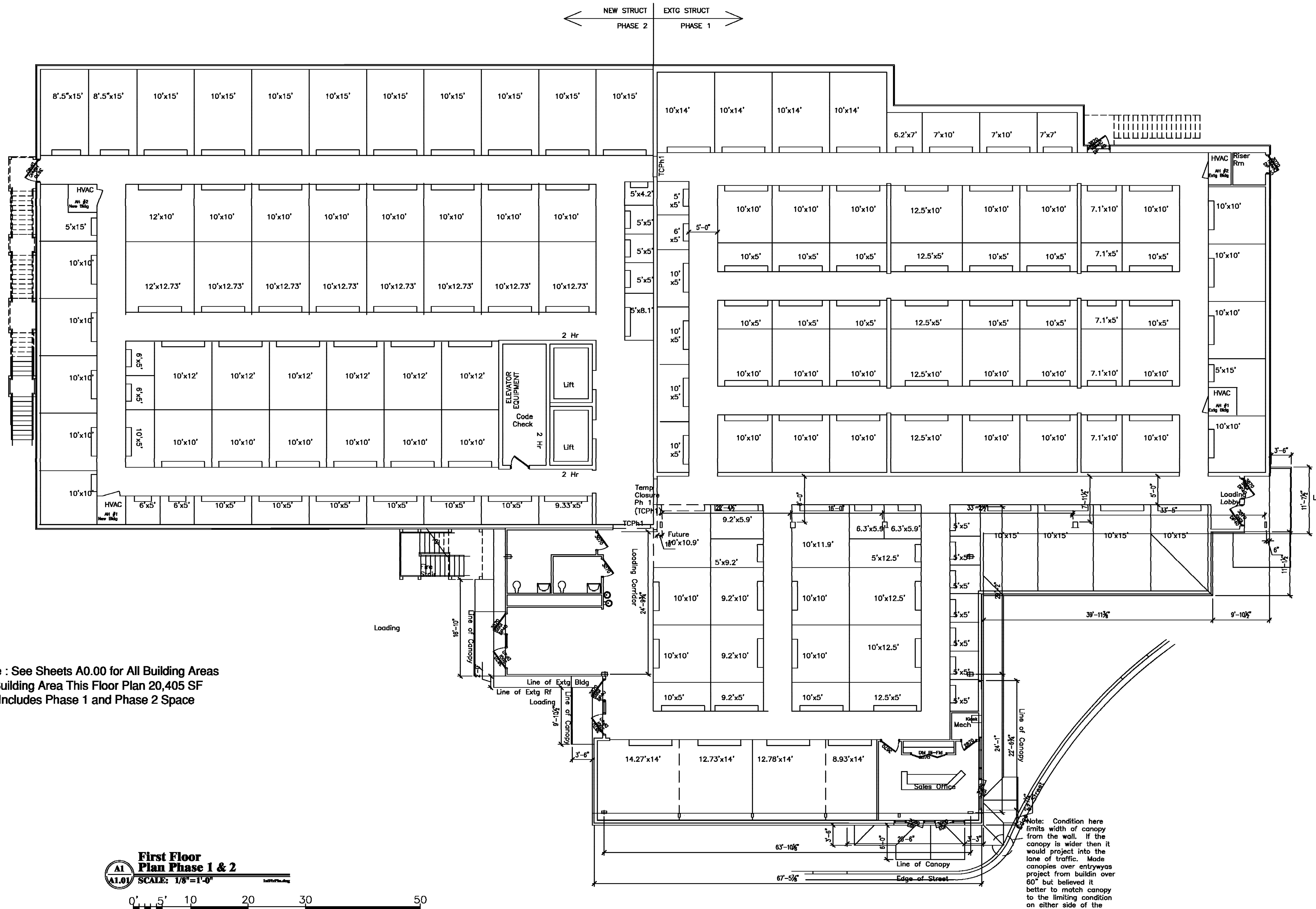
CHECKED BY: JYR

SITE PLAN

SHEET NO.

A-0.02

PREVIOUS SUBMISSION



Note : See Sheets A0.00 for All Building Areas
Building Area This Floor Plan 20,405 SF
Includes Phase 1 and Phase 2 Space

A1 / A1.01 **First Floor Plan Phase 1 & 2**
SCALE: 1/8"=1'-0"

0' 5' 10 20 30 50

7-15-2020

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Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
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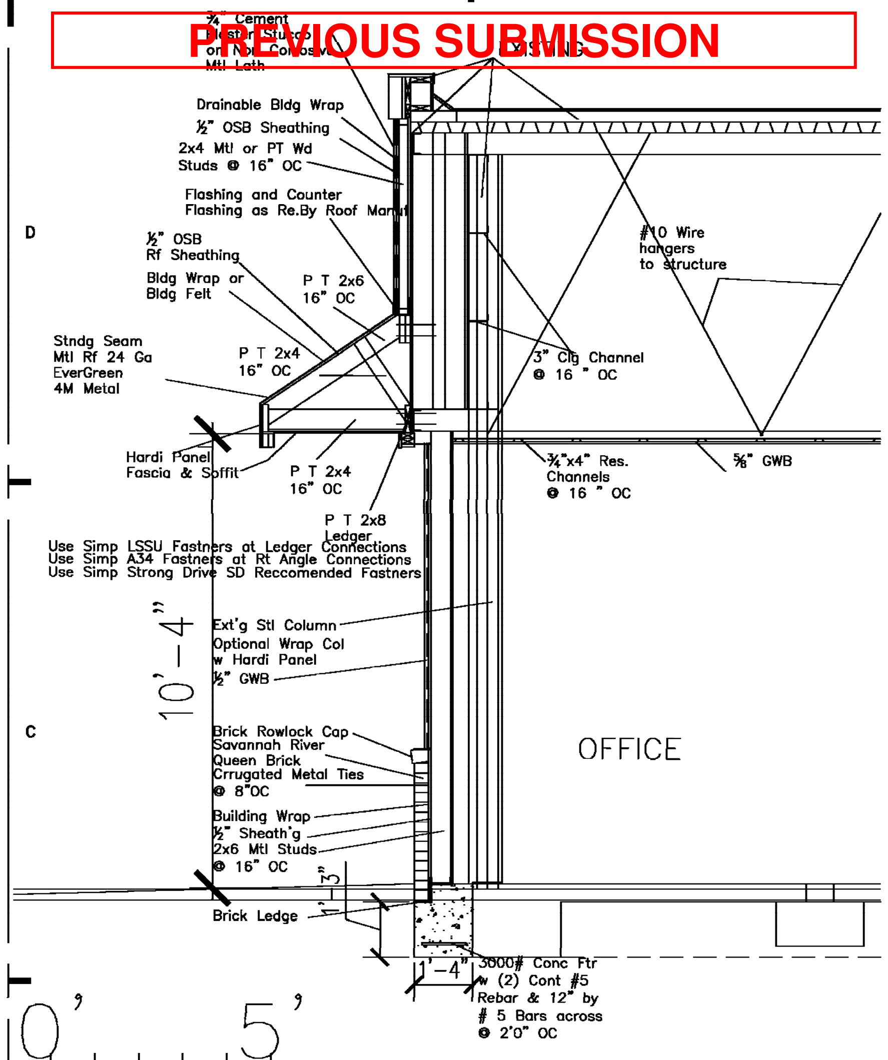
CHECKED BY: JYR

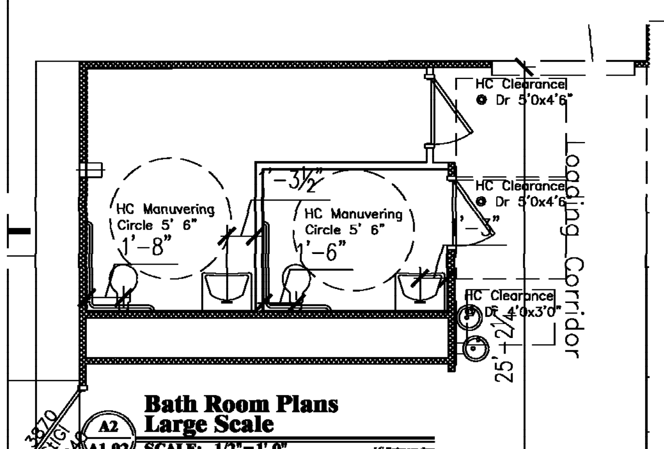
FIRST FLOOR PLAN PH 1 & 2

SHEET NO.
A-1.01

PREVIOUS SUBMISSION

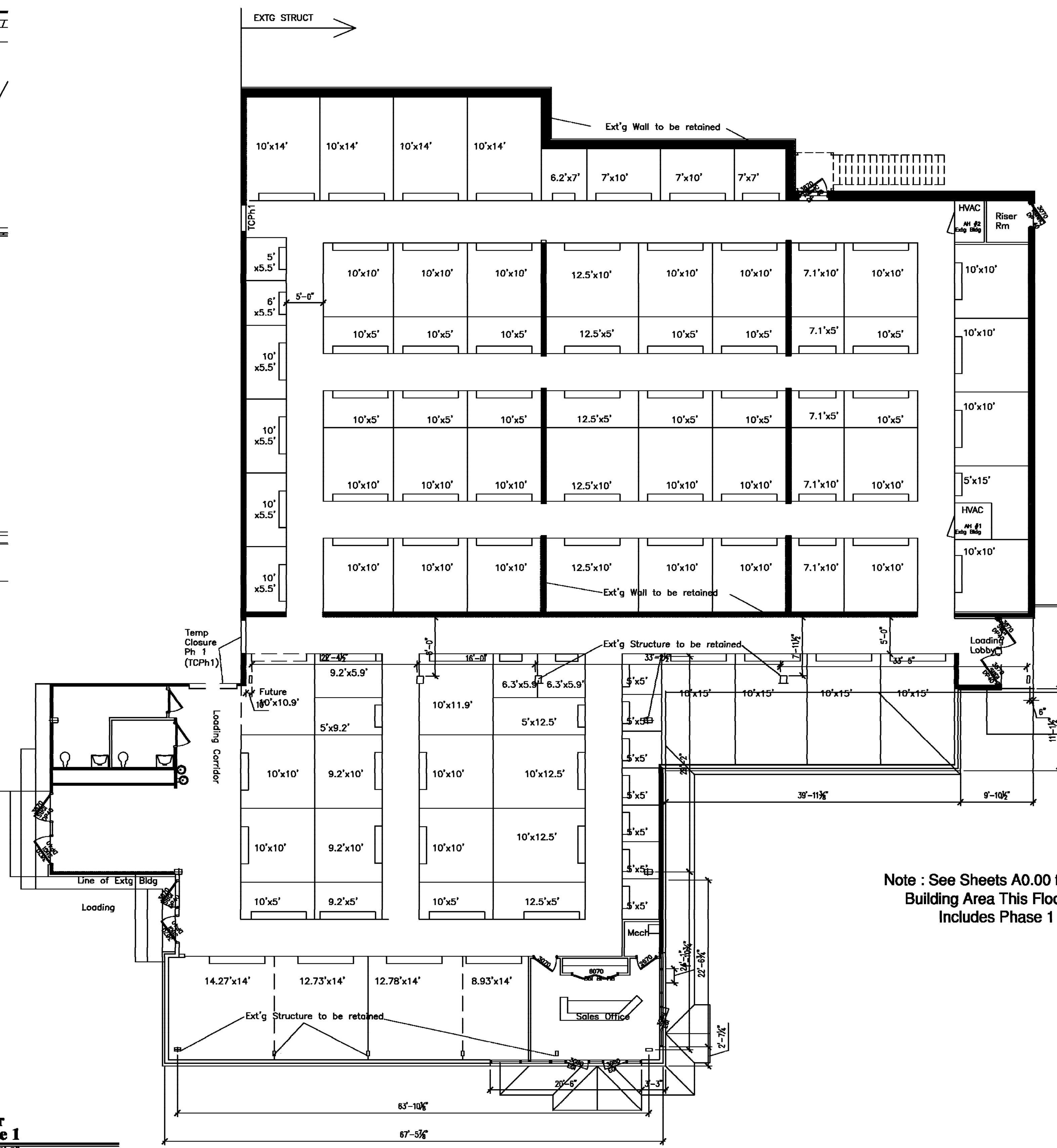


Typical Wall & Canopy Section
A2 / A1.02
SCALE: 1/2"=1'-0"



Bath Room Plans Large Scale
A2 / A1.02
SCALE: 1/2"=1'-0"

0' 5' 10



First Floor Plan Phase 1
A1 / A1.02
SCALE: 1/8"=1'-0"

0' 5' 10 20 30 50

Note : See Sheets A0.00 for All Building Areas
Building Area This Floor Plan 11,921 SF
Includes Phase 1 Space Only

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NO.	DATE	REVISION
#1	7-22-2020	Move Dr to Men's T

Lady's Island Self Storage Store and Go
Sea Island Parkway
Beaufort, SC

PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
DRAWN BY: R
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FIRST FLOOR PLAN PH 1

SHEET NO.
A-1.02

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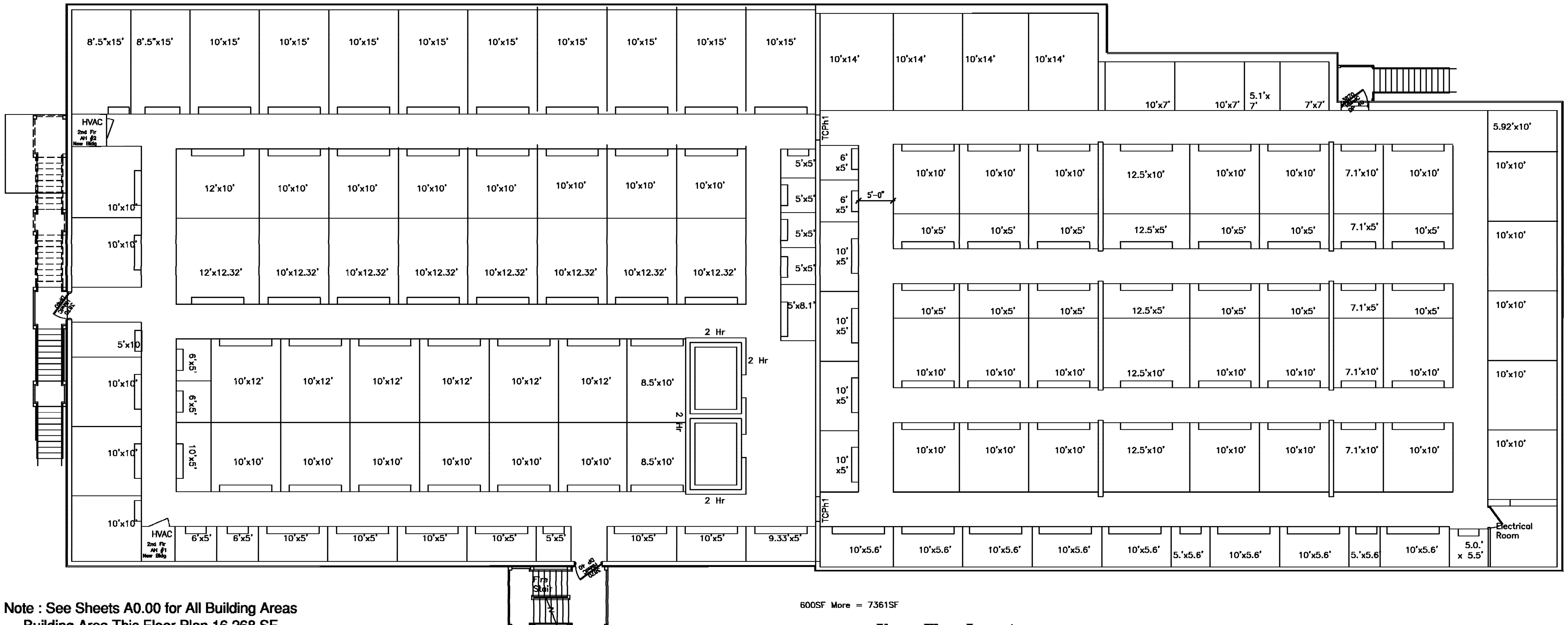
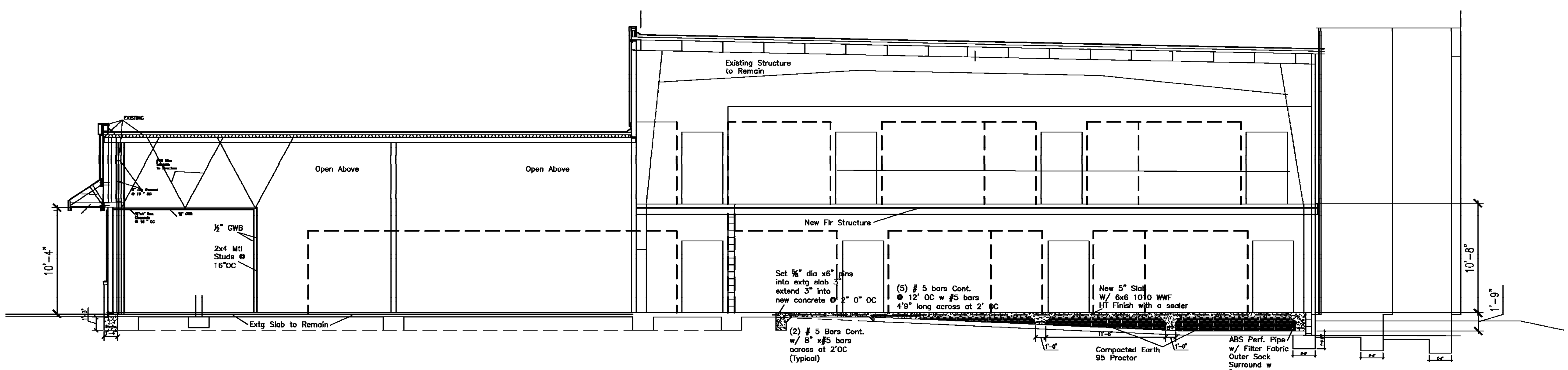


Note : See Sheets A0.00 for All Building Areas
Building Area This Floor Plan 16,268 SF
Includes Phase 2 Space Only

A1 / A1.02 **Upper Floor Layout Phase 2**
SCALE: 1/8"=1'-0"



A2 / A1.02 **Phase 1 &2 Cross Section Extg Bldg**
SCALE: 3/16"=1'-0"

7-15-2020

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NO.	DATE	REVISION
#1	7-22-2020	Chg Scale of Bldg Sect

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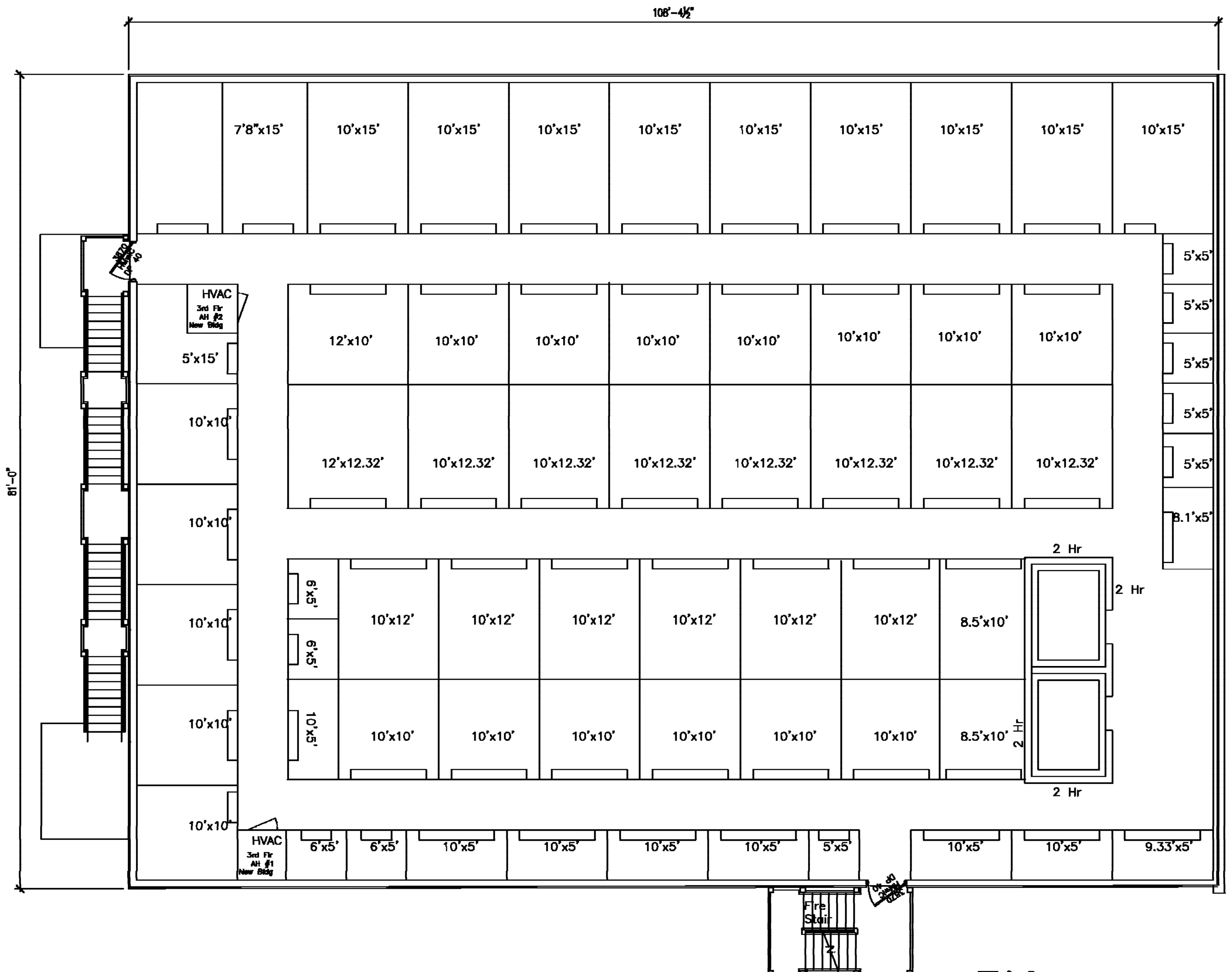
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

2nd Floor Plan
Extg Bldg Sect

SHEET NO. A-1.03

PREVIOUS SUBMISSION



Third FloorPlan
A1
A1.04
SCALE: 1/8"=1'-0"

0' 5' 10 20 30 50

Note : See Sheets A0.00 for All Building Areas
Building Area Third Floor Plan 8,484SF
All area this floor in Phase 2 Only

7-15-2020

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Sea Island Parkway
Beaufort, SC
PREPARED FOR:
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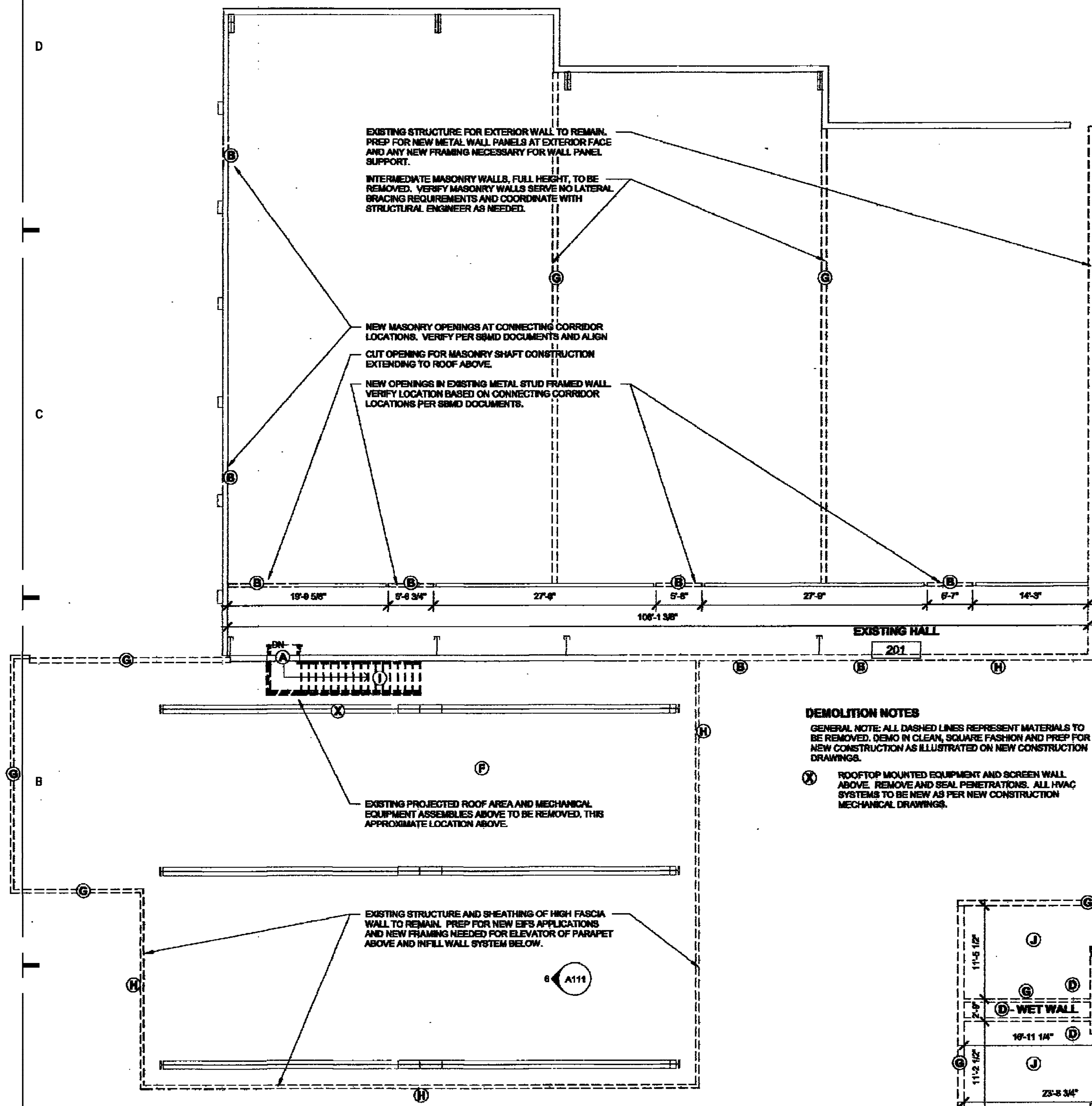
PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

3rd Floor Plan
& HVAC Ser Yd

SHEET NO.
A-1.04

PREVIOUS SUBMISSION



2 SECOND FLOOR EXISTING / DEMO PLAN
1/8" = 1'-0"

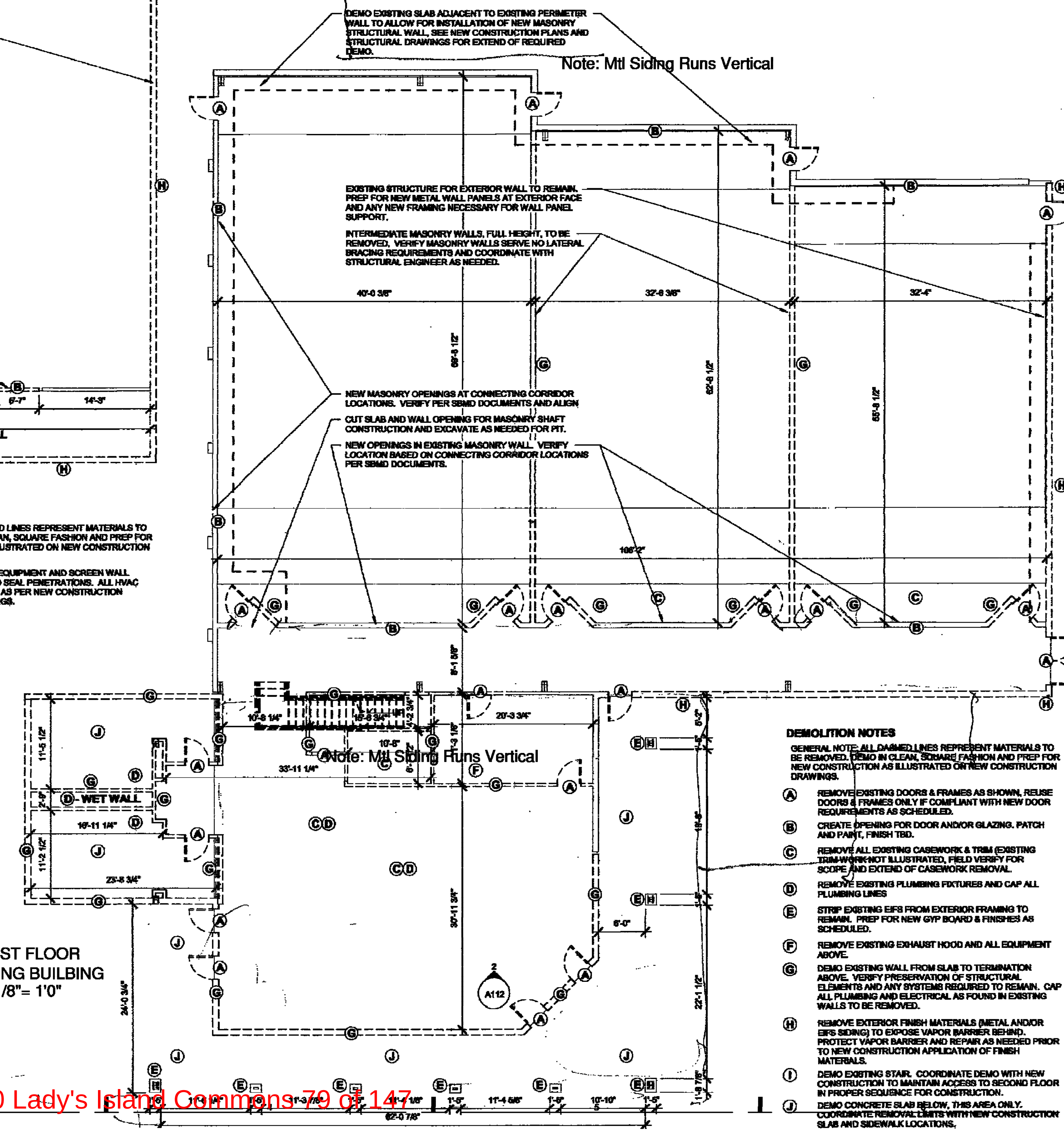
DEMOLITION NOTES

GENERAL NOTE: ALL DASHED LINES REPRESENT MATERIALS TO BE REMOVED. DEMO IN CLEAN, SQUARE FASHION AND PREP FOR NEW CONSTRUCTION AS ILLUSTRATED ON NEW CONSTRUCTION DRAWINGS.

(X) ROOFTOP MOUNTED EQUIPMENT AND SCREEN WALL ABOVE. REMOVE AND SEAL PENETRATIONS. ALL HVAC SYSTEMS TO BE NEW AS PER NEW CONSTRUCTION MECHANICAL DRAWINGS.

GENERAL DEMOLITION NOTES:

1. DEMOLITION PLANS & ELEVATIONS INTENDED FOR GENERAL SCOPE AND SCALE PURPOSES. NEW CONSTRUCTION DRAWINGS SHOULD BE FULLY REVIEWED AND ALL NECESSARY DEMOLITION REQUIRED FOR COMPLETION OF NEW CONSTRUCTION INCLUDED IN THE WORK.
2. NO STRUCTURAL ELEMENTS SHOULD BE REMOVED WITHOUT APPROPRIATE SHORING. SEE STRUCTURAL DRAWINGS FOR ANY MODIFICATIONS FOR STRUCTURAL RELATED CONSTRUCTION.
3. SEE MECHANICAL, ELECTRICAL AN PLUMBING DRAWINGS FOR DEMO RELATED TO BUILDING SYSTEMS AND INTEGRATION OF NEW CONSTRUCTION INTO EXISTING.



FIRST FLOOR
EXISTING BUILBING
1/8"= 1'0"

DEMOLITION NOTES

GENERAL NOTE: ALL DASHED LINES REPRESENT MATERIALS TO BE REMOVED. DEMO IN CLEAN, SQUARE FASHION AND PREP FOR NEW CONSTRUCTION AS ILLUSTRATED ON NEW CONSTRUCTION DRAWINGS.

(A) REMOVE EXISTING DOORS & FRAMES AS SHOWN, REUSE DOORS & FRAMES ONLY IF COMPLIANT WITH NEW DOOR REQUIREMENTS AS SCHEDULED.

(B) CREATE OPENING FOR DOOR AND/OR GLAZING. PATCH AND PAINT, FINISH TBD.

(C) REMOVE ALL EXISTING CASEWORK & TRIM (EXISTING TRIM-WORK NOT ILLUSTRATED, FIELD VERIFY FOR SCOPE AND EXTEND OF CASEWORK REMOVAL.

(D) REMOVE EXISTING PLUMBING FIXTURES AND CAP ALL PLUMBING LINES

(E) STRIP EXISTING EIFS FROM EXTERIOR FRAMING TO REMAIN. PREP FOR NEW GYP BOARD & FINISHES AS SCHEDULED.

(F) REMOVE EXISTING EXHAUST HOOD AND ALL EQUIPMENT ABOVE.

(G) DEMO EXISTING WALL FROM SLAB TO TERMINATION ABOVE. VERIFY PRESERVATION OF STRUCTURAL ELEMENTS AND ANY SYSTEMS REQUIRED TO REMAIN. CAP ALL PLUMBING AND ELECTRICAL AS FOUND IN EXISTING WALLS TO BE REMOVED.

(H) REMOVE EXTERIOR FINISH MATERIALS (METAL AND/OR EIFS SIDING) TO EXPOSE VAPOR BARRIER BEHIND. PROTECT VAPOR BARRIER AND REPAIR AS NEEDED PRIOR TO NEW CONSTRUCTION APPLICATION OF FINISH MATERIALS.

(I) DEMO EXISTING STAIR. COORDINATE DEMO WITH NEW CONSTRUCTION TO MAINTAIN ACCESS TO SECOND FLOOR IN PROPER SEQUENCE FOR CONSTRUCTION.

(J) DEMO CONCRETE SLAB BELOW, THIS AREA ONLY. COORDINATE REMOVAL LIMITS WITH NEW CONSTRUCTION SLAB AND SIDEWALK LOCATIONS.

Ext'g Plan's's
7-13-2020

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NO.	DATE	REVISION

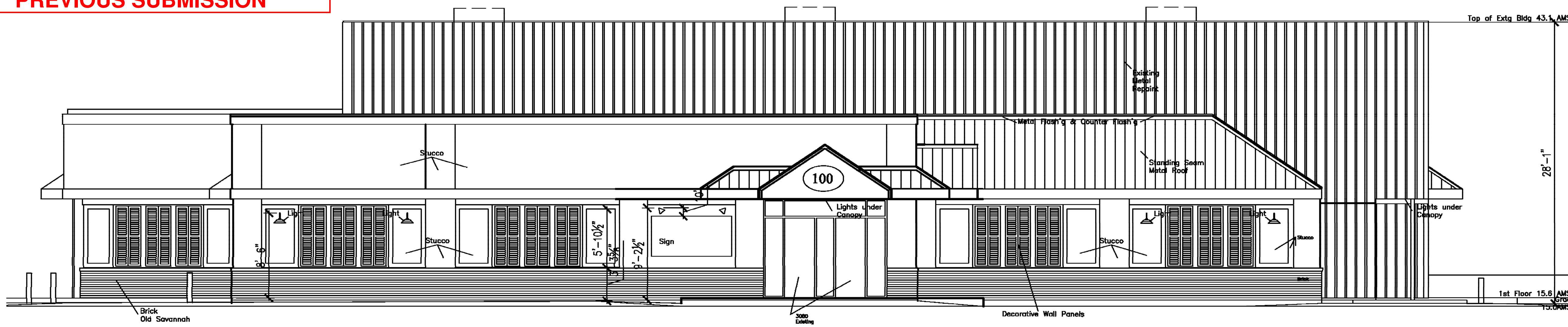
Lady's Island Self Storage
Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

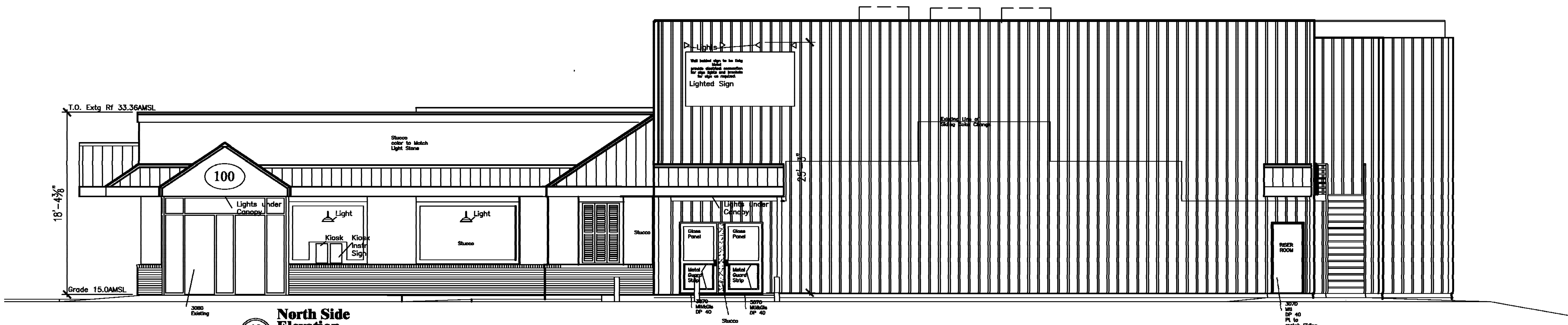
EXIST'G BLDG PLANS
W/ DEMO NOTES

SHEET NO.
A-1.05

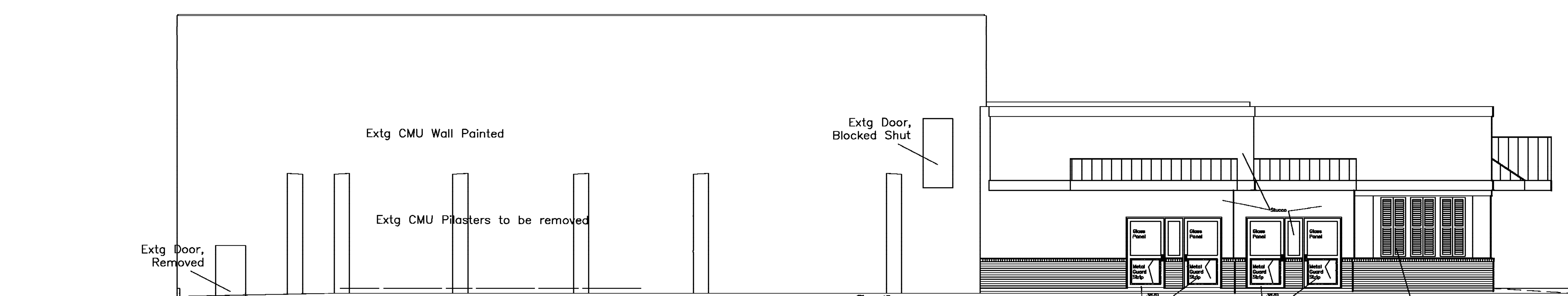
PREVIOUS SUBMISSION



A1 A301 **Phase 1 East Elevation**
SCALE: 3/16"=1'-0"



A2 A301 **North Side Elevation**
SCALE: 3/16"=1'-0"



A2 A301 **South Elevation**
SCALE: 3/16"=1'-0"

Phase 1 Elev's
7-15-2020

STAMP:

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RELEASE FOR CONSTRUCTION DATE: May 15, 2020
RELEASE FOR PERMIT DATE: May 5, 2020
Nov 30, 2019

JYRArchitect
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NO.	DATE	REVISION
#1	7-22-2020	Mod Dec Wall Pnls

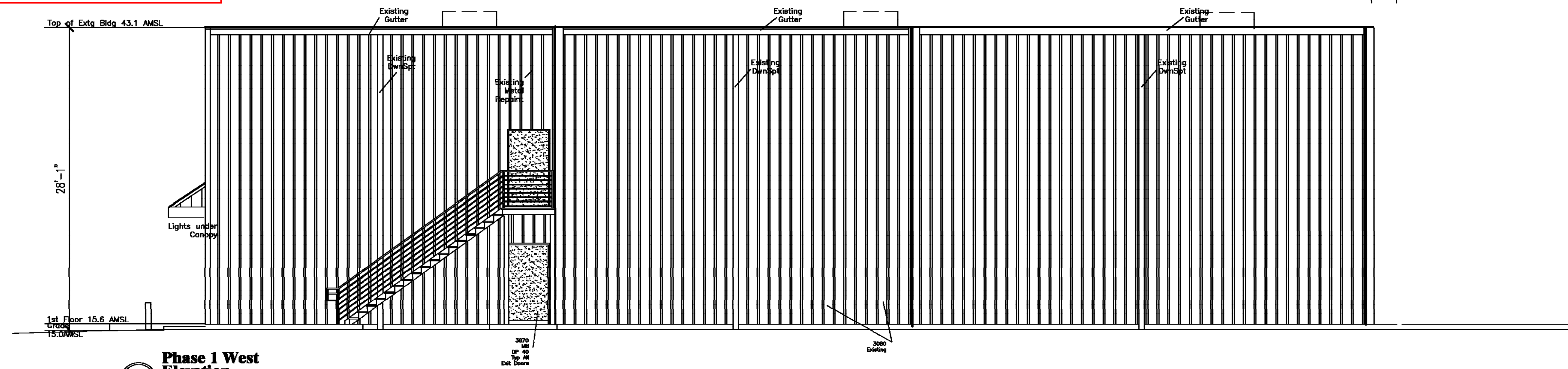
Lady's Island Self Storage Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

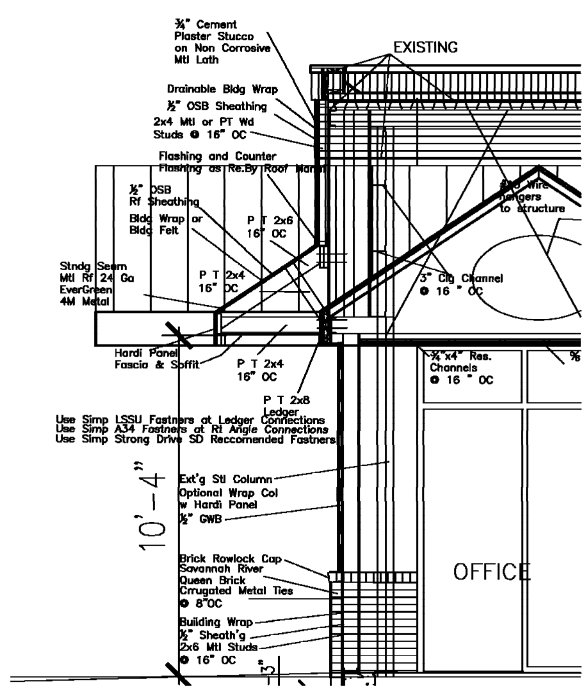
FRONT & RIGHT ELEVATIONS

SHEET NO.
A-3.01

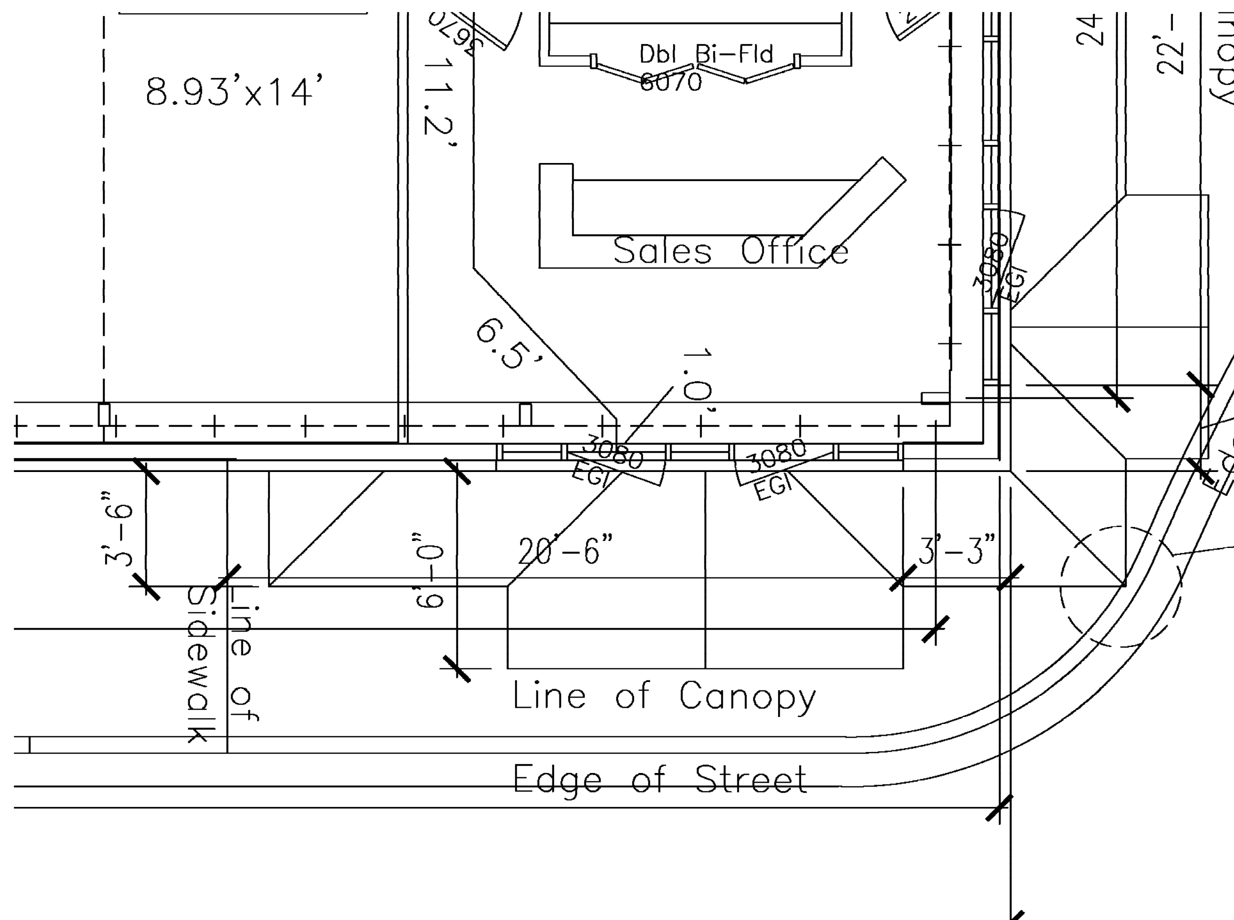
PREVIOUS SUBMISSION



Phase 1 West Elevation
A1 A302 SCALE: 3/16"=1'-0"



Ht of Canopy Above Sidewalk
A2 A302 SCALE: 3/16"=1'-0"



Note: Condition here limits width of canopy from the wall. If the canopy is wider then it would project into the lane of traffic. Made canopies over entrywyas project from buildin over 60" but believed it better to match canopy to the limiting condition on either side of the entrance.

Extension of Canopy From Face of Building
A2 A302 SCALE: 3/16"=1'-0"

Phase 1 Elev's
7-15-2020

STAMP:

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Nov 30, 2019

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NO.	DATE	REVISION
#1	7-22-2020	Add Canpy Dim

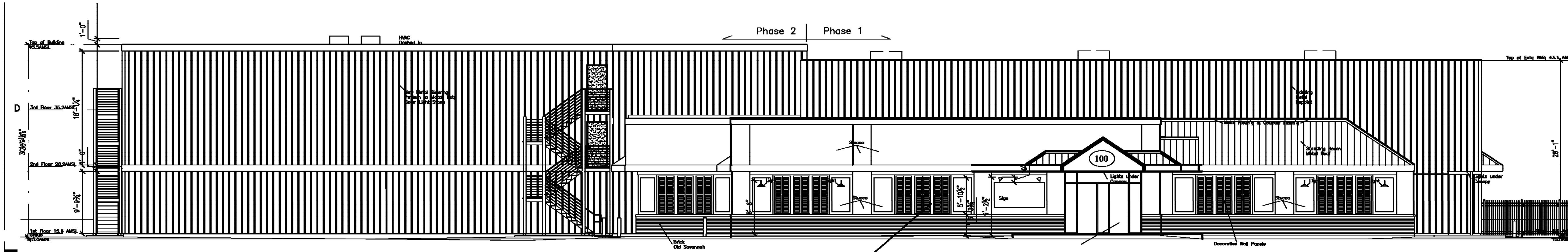
Lady's Island Self Storage Store and Go
Sea Island Parkway Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

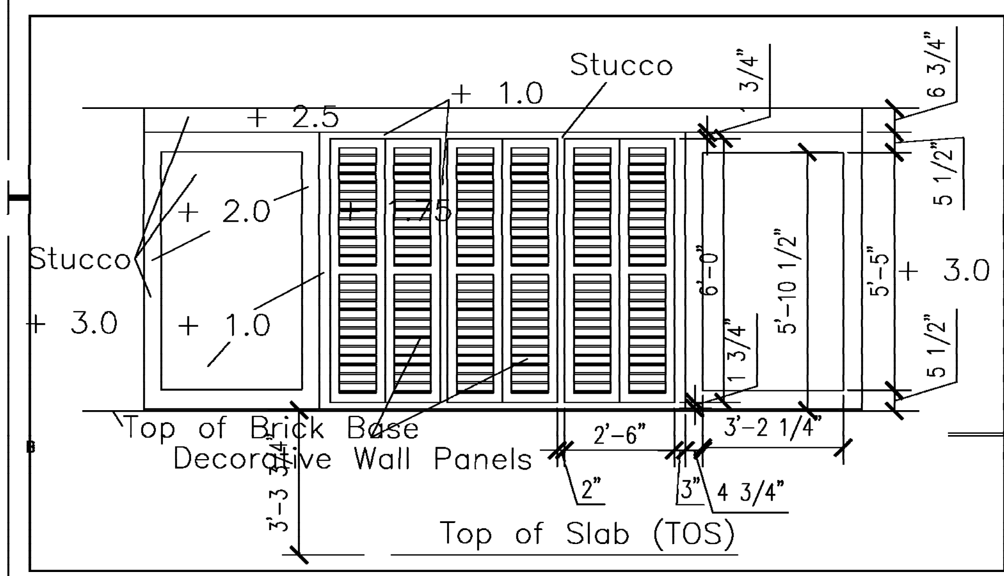
PH 1 REAR ELEVATION

SHEET NO.
A-3.02

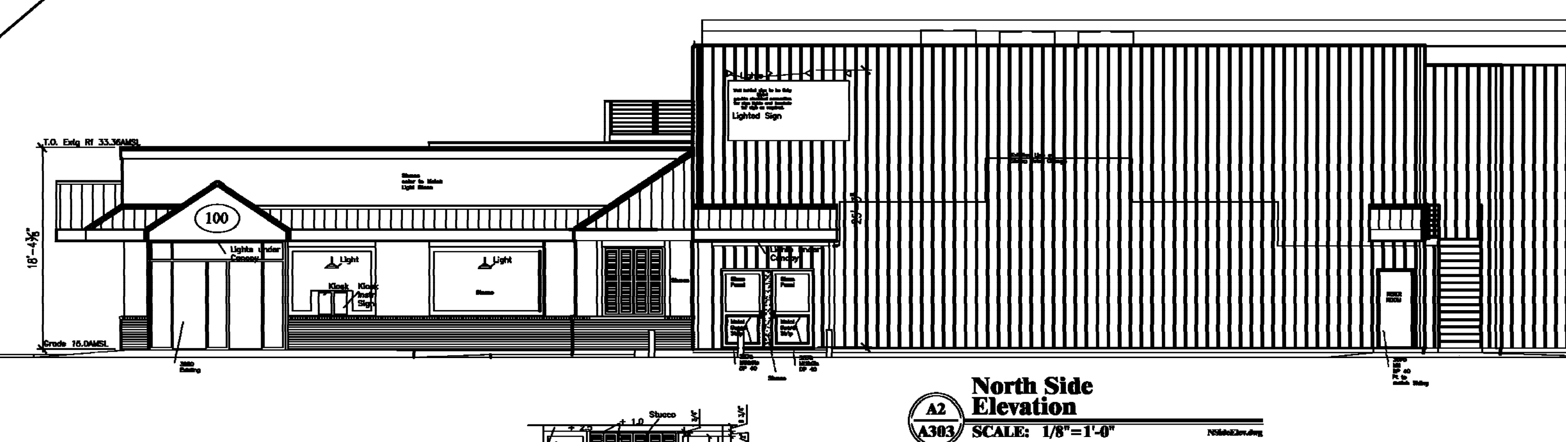
PREVIOUS SUBMISSION



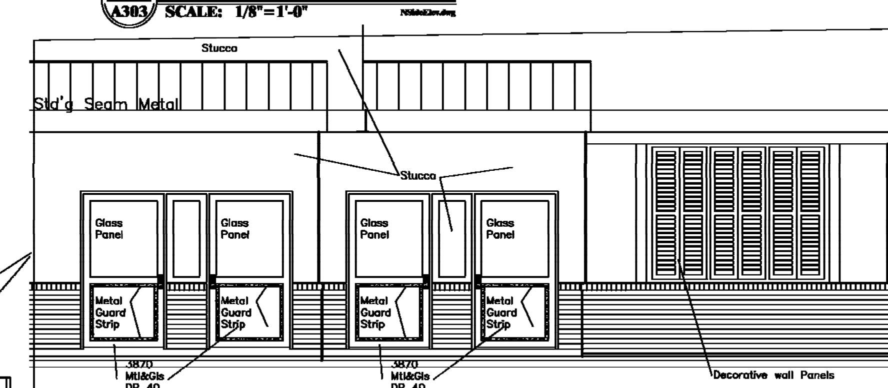
A1 / A303 Phase1&2 East Elevation
SCALE: 1/8"=1'-0"



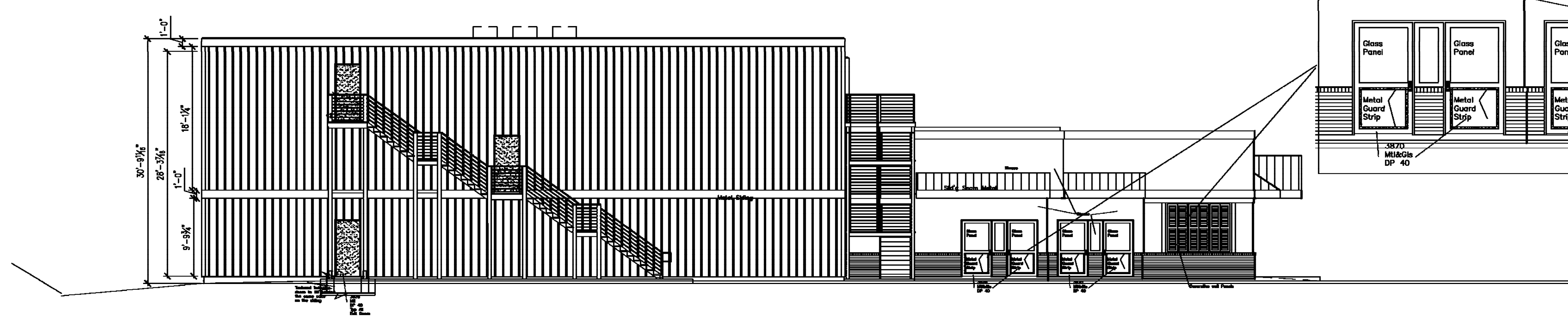
A5 / A303 Typical Decorative Panel Detail
SCALE: 1/2"=1'-0"



A2 / A303 North Side Elevation
SCALE: 1/8"=1'-0"



A4 / A303 Fixed Shutters & Loading Drs
SCALE: 1/4"=1'-0"



A3 / A303 South Elevation
SCALE: 1/8"=1'-0"

Phase 1&2 Elev's
7-15-2020

STAMP:

STAMP:

RELEASE FOR CONSTRUCTION DATE:
May 15, 2020

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NO.	DATE	REVISION
#1	7-22-2020	Mod Dec Wall Pnls
#2	7-24-2020	Dec Wall Pnl Dtl
#3	8-20-2020	Dec Strip New Bldg & Screened Fence w Gate
#4	8-24-2020	Dimension bands & Screened Fence w Gate

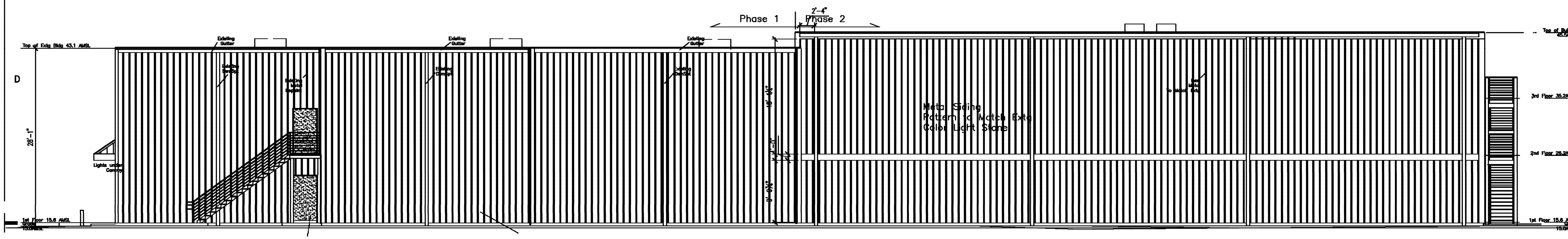
Lady's Island Self Storage
Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

PHASE 1 & 2 ELEVATIONS

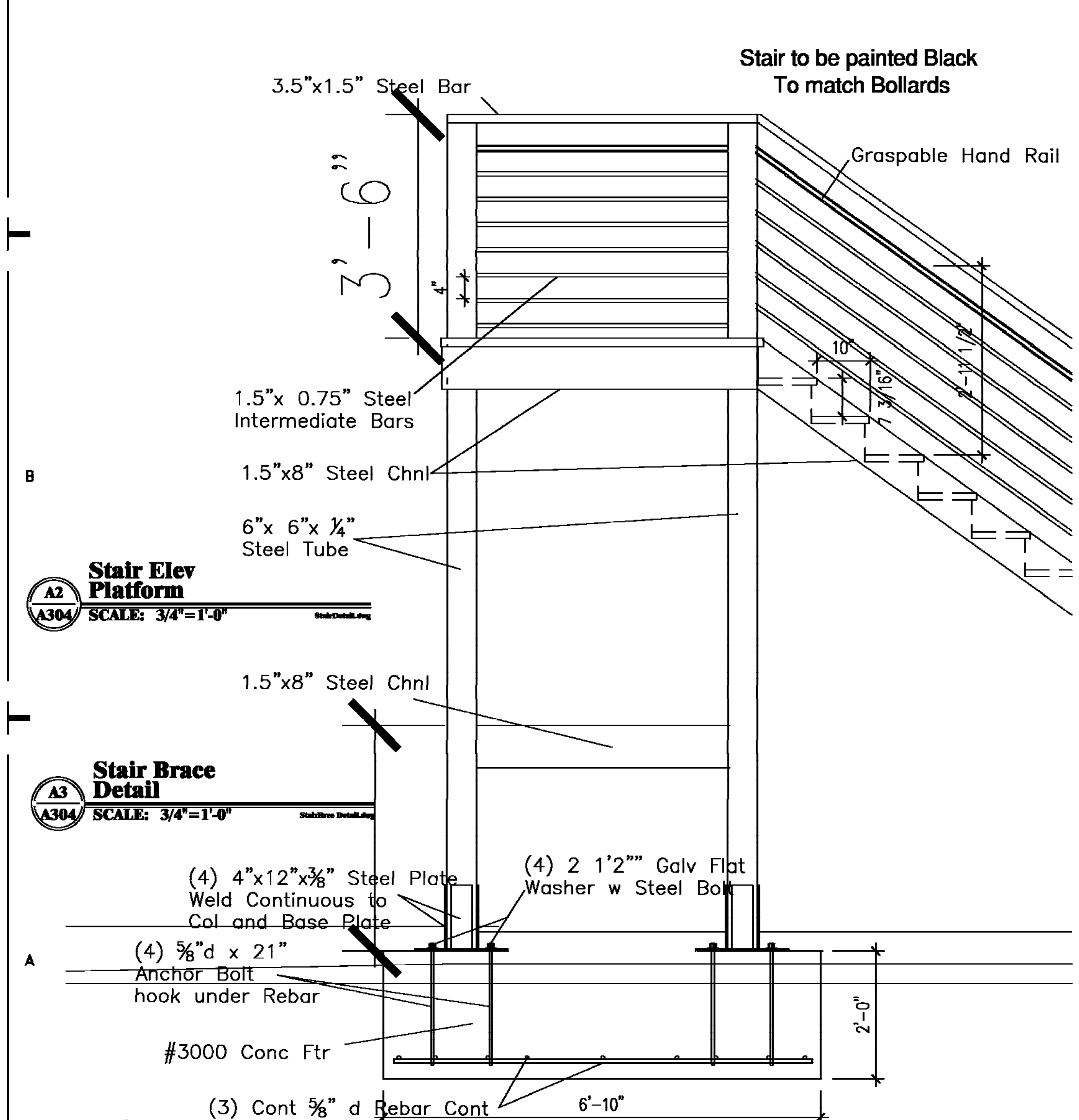
SHEET NO.
A-3.03

PREVIOUS SUBMISSION



A1 A304 **Phase 1&2 West Elevation**
SCALE: 1/8"=1'-0"

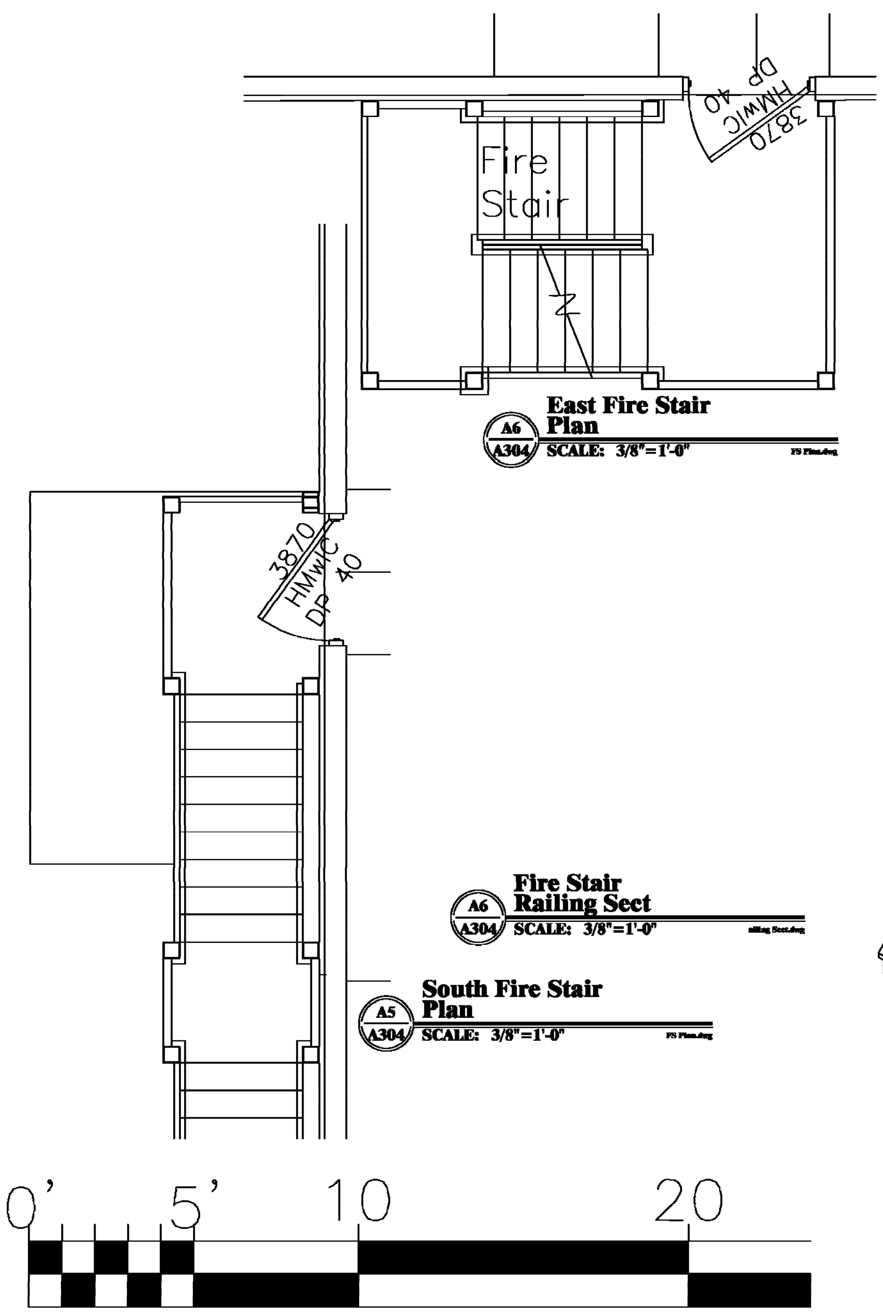
0' 5' 10 20 30 50



A2 A304 **Stair Elev Platform**
SCALE: 3/4"=1'-0"

A3 A304 **Stair Brace Detail**
SCALE: 3/4"=1'-0"

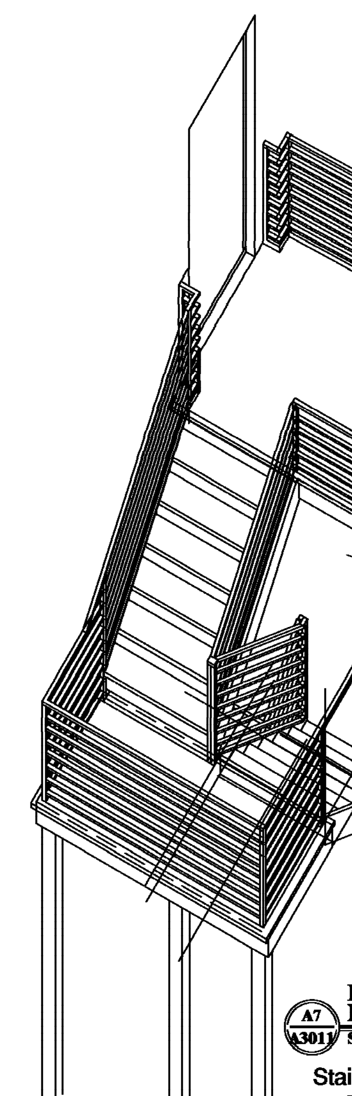
A4 A304 **Stair Footer Detail**
SCALE: 3/4"=1'-0"



A6 A304 **East Fire Stair Plan**
SCALE: 3/8"=1'-0"

A6 A304 **Fire Stair Railing Sect**
SCALE: 3/8"=1'-0"

A5 A304 **South Fire Stair Plan**
SCALE: 3/8"=1'-0"



A7 A3011 **East Fire Stair Isometric**
SCALE: 3/8"=1'-0"

Stair to be painted Black
To match Bollards

Phase 1&2 Elev's
7-15-2020

STAMP:

STAMP:

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NO.	DATE	REVISION
#1	7-22-2020	Add StairColor
#4	8-24-2020	Add Bands

Lady's Island Self Storage Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

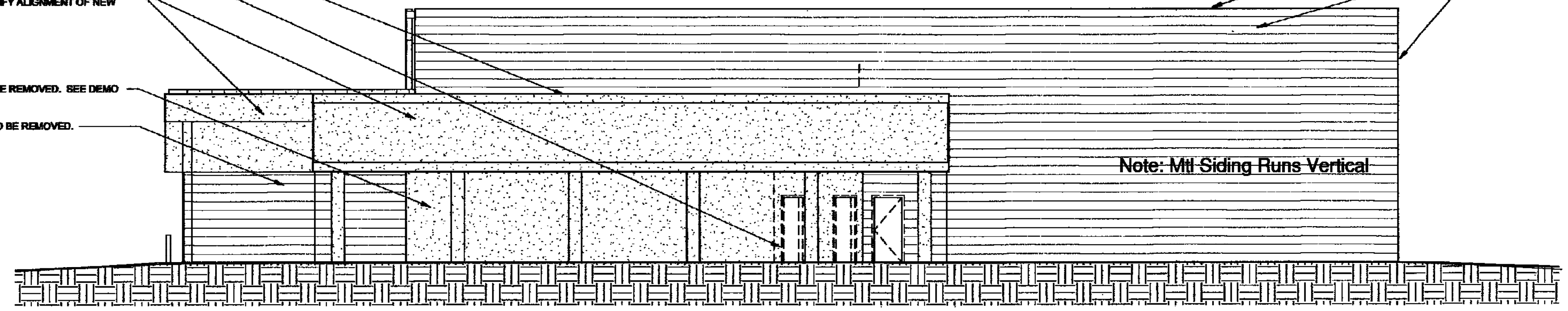
PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

PHASE 1 & 2
REAR ELEVATION

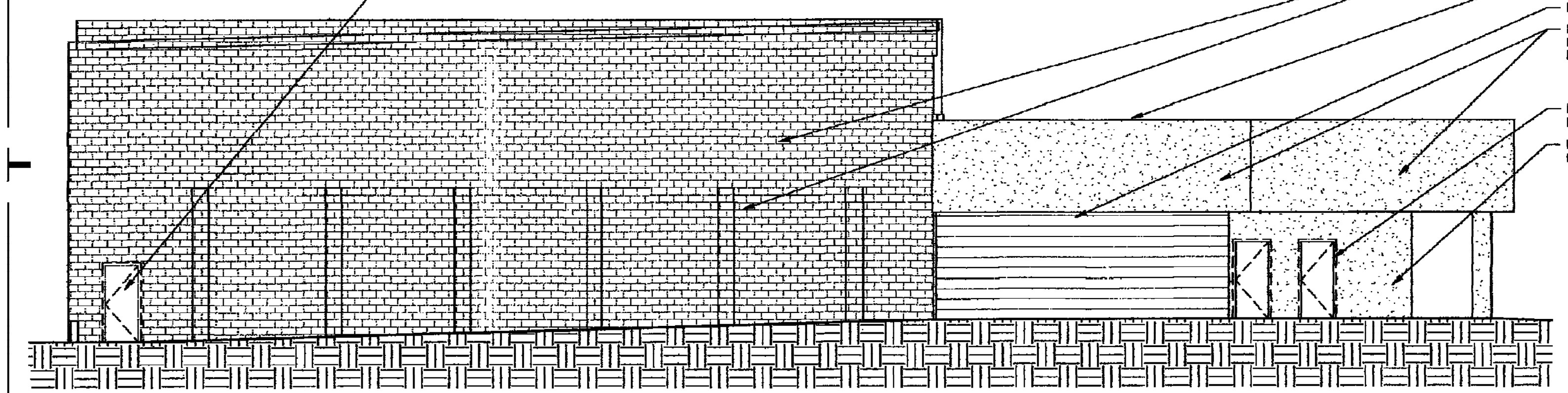
SHEET NO.
A-3.04

PREVIOUS SUBMISSION

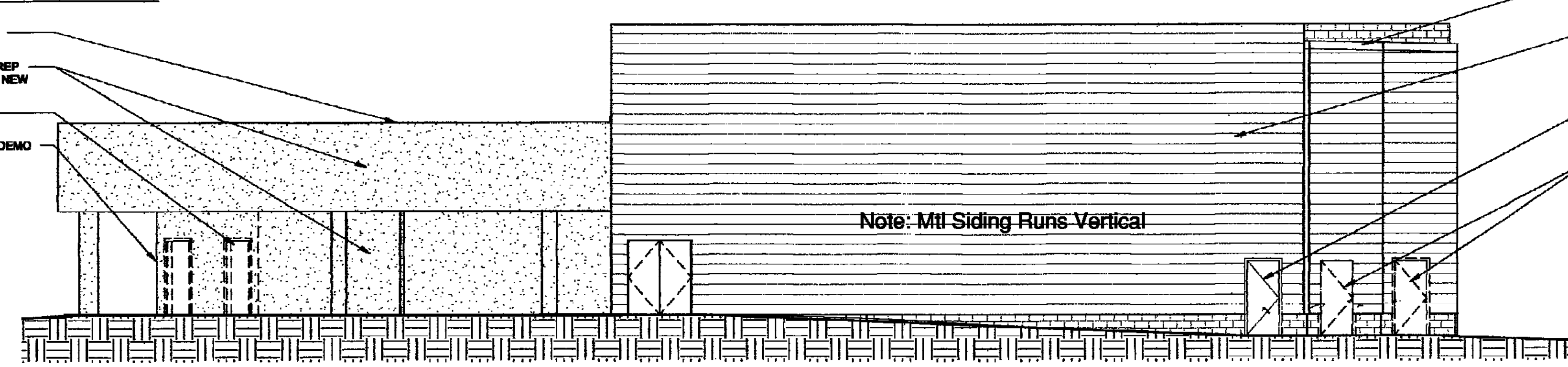
0' 5' 10 20 30 50



① EXISTING & DEMO FRONT ELEVATION
1/8" = 1'-0"



② EXISTING & DEMO LEFT SIDE ELEVATION
1/8" = 1'-0"



③ EXISTING & DEMO RIGHT SIDE ELEVATION
1/8" = 1'-0"

Ext'g Elev's
7-2-2020

STAMP:

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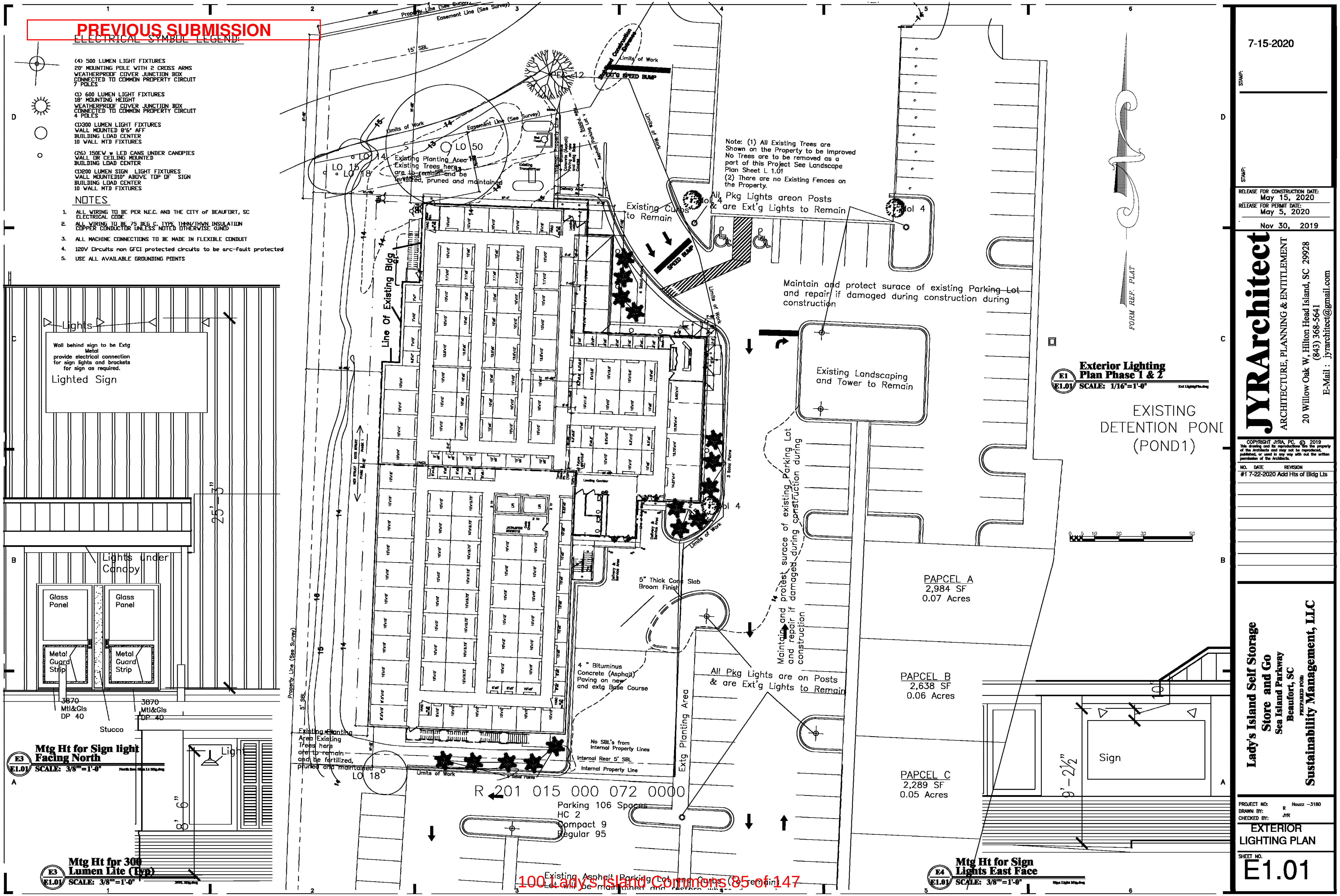
NO.	DATE	REVISION

Lady's Island Self Storage
Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

EXISTING FRT & SIDE ELEVATIONS

SHEET NO.
A-3.05


ELECTRICAL SYMBOL LEGEND:
(4) 500 LUMEN LIGHT FIXTURES
20' MOUNTING POLE WITH 2 CROSS ARMS
WEATHERPROOF COVER JUNCTION BOX
CONNECTED TO COMMON PROPERTY CIRCUIT
7 POLES
(1) 600 LUMEN LIGHT FIXTURES
18' MOUNTING HEIGHT
WEATHERPROOF COVER JUNCTION BOX
CONNECTED TO COMMON PROPERTY CIRCUIT
4 POLES
(1)300 LUMEN LIGHT FIXTURES
WALL MOUNTED 8'6" AFF
BUILDING LOAD CENTER
10 WALL MTD FIXTURES
(26) 150EW w LED CANS UNDER CANOPIES
WALL OR CEILING MOUNTED
BUILDING LOAD CENTER
(1)200 LUMEN SIGN LIGHT FIXTURES
WALL MOUNTED10" ABOVE TOP OF SIGN
BUILDING LOAD CENTER
10 WALL MTD FIXTURES
NOTES
1. ALL WIRING TO BE PER N.E.C. AND THE CITY of BEAUFORT, SC ELECTRICAL CODE
2. ALL WIRING TO BE 75 DEG C, TYPE THHN/THWN INSULATION COPPER CONDUCTOR UNLESS NOTED OTHERWISE (UNO)
3. ALL MACHINE CONNECTIONS TO BE MADE IN FLEXIBLE CONDUIT
4. 120V Circuits non GFCI protected circuits to be arc-fault protected
5. USE ALL AVAILABLE GROUNDING POINTS
Lights
Wall behind sign to be Extg Metal provide electrical connection for sign lights and brockets for sign as required.
Lighted Sign
Lights under Canopy
Glass Panel
Glass Panel
Metal Guard Strip
Metal Guard Strip
3870 Mtl&Gls DP 40
3870 Mtl&Gls DP 40
Stucco
Light
Mtg Ht for Sign light Facing North
E3 E1.01 SCALE: 3/8"=1'-0"
Mtg Ht for 300 Lumen Lite (Typ)
E3 E1.01 SCALE: 3/8"=1'-0"
Property Line (See Survey)
Easement Line (See Survey)
15' SBL
Limits of Work
Existing Planting Area Existing Trees here are to remain and be fertilized, pruned and maintained
LO 50
LO 14
LO 15
LO 18
Line Of Existing Bldg
Ext'g SPEED BUMP
SPEED BUMP
Existing Curbs to Remain
All Pkg Lights areon Posts & are Ext'g Lights to Remain
Note: (1) All Existing Trees are Shown on the Property to be Improved No Trees are to be removed as a part of this Project See Landscape Plan Sheet L 1.01
(2) There are no Existing Fences on the Property.
Maintain and protect surace of existing Parking Lot and repair if damaged during construction during construction
Existing Landscaping and Tower to Remain
Maintain and protect surace of existing Parking Lot and repair if damaged during construction during construction
5" Thick Conc Slab Broom Finish
4" Bituminus Concrete (Asphalt) Paving on new and extg Base Course
All Pkg Lights are on Posts & are Ext'g Lights to Remain
Existing Planting Area Existing Trees here are to remain and be fertilized, pruned and maintained
No SBL's from Internal Property Lines
Internal Rear 5' SBL
Internal Property Line
Extg Planting Area
R 201 015 000 072 0000
Parking 106 Spaces
HC 2
Compact 9
Regular 95
Existing Asphalt Parking Lot
PAPCEL A 2,984 SF 0.07 Acres
PAPCEL B 2,638 SF 0.06 Acres
PAPCEL C 2,289 SF 0.05 Acres
EXISTING DETENTION POND (POND1)
Exterior Lighting Plan Phase 1 & 2
E1 E1.01 SCALE: 1/16"=1'-0"
FORM REF. PLAT
Sign
9'-2½"
Mtg Ht for Sign Lights East Face
E4 E1.01 SCALE: 3/8"=1'-0"
7-15-2020
STAMP:
RELEASE FOR CONSTRUCTION DATE: May 15, 2020
RELEASE FOR PERMIT DATE: May 5, 2020
Nov 30, 2019
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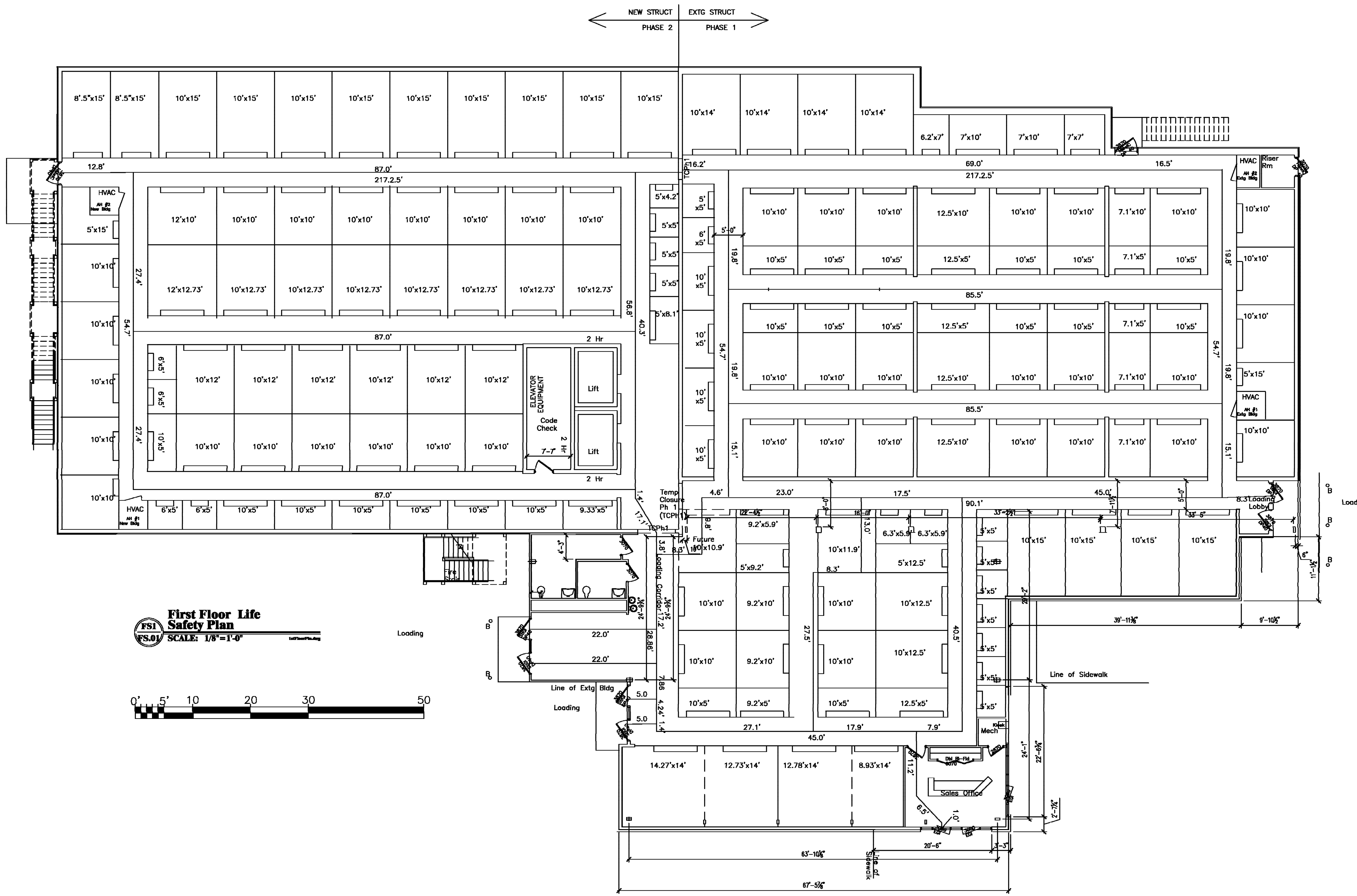
NO. DATE REVISION
#1 7-22-2020 Add Hts of Bldg Lts
Lady's Island Self Storage Store and Go
Sea Island Parkway Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC
PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR
EXTERIOR LIGHTING PLAN
SHEET NO. E1.01

PREVIOUS SUBMISSION



First Floor Life Safety Plan
FS1 / FS.01 SCALE: 1/8"=1'-0"

0' 5' 10 20 30 50

Life Safety Pn Ph 1& 2
7-20-2020

STAMP:

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NO.	DATE	REVISION

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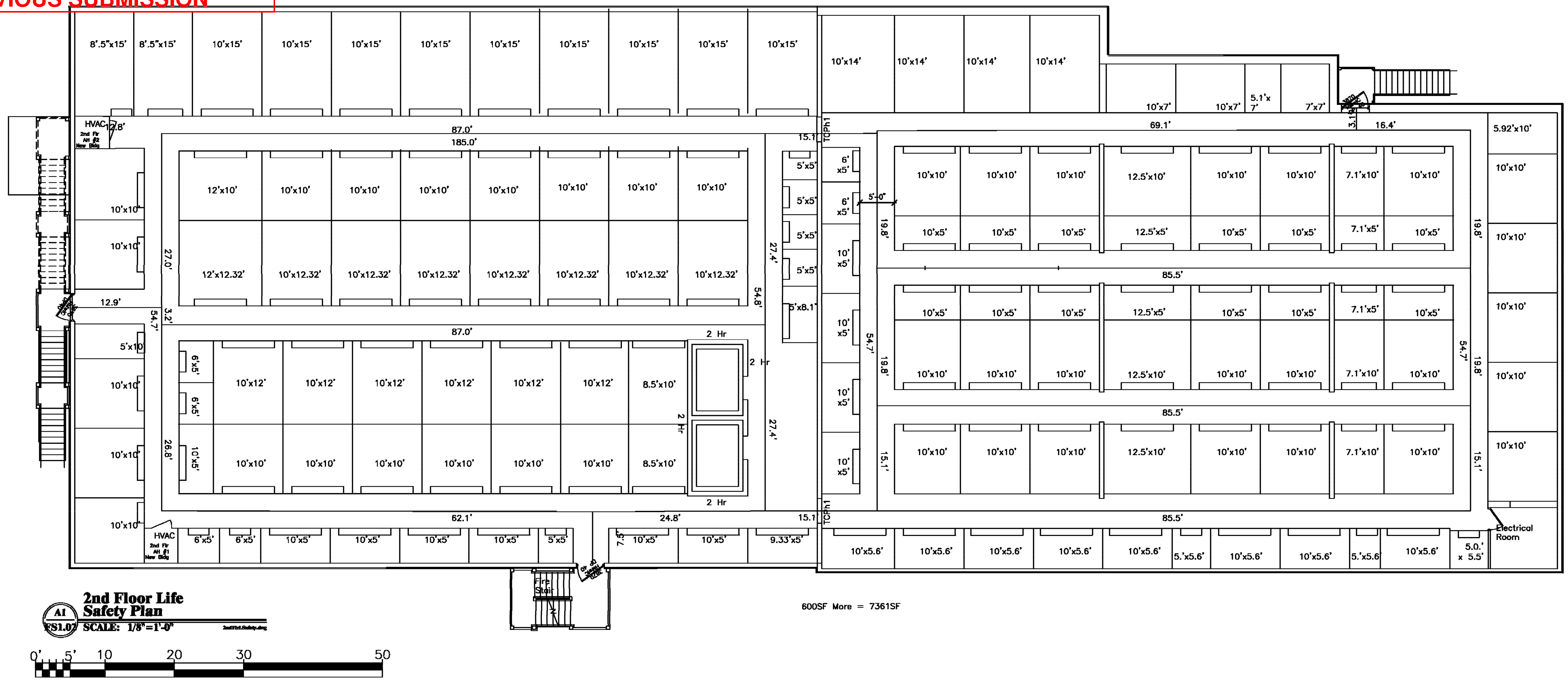
Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

1st Floor Life Safety Plan

SHEET NO.
FS1.01

PREVIOUS SUBMISSION



A1 FS1.02 **2nd Floor Life Safety Plan**
SCALE: 1/8"=1'-0"

600SF More = 7361SF

Life Safety Pln Ph 2
7-15-2020

STAMP:

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Sea Island Parkway
Beaufort, SC
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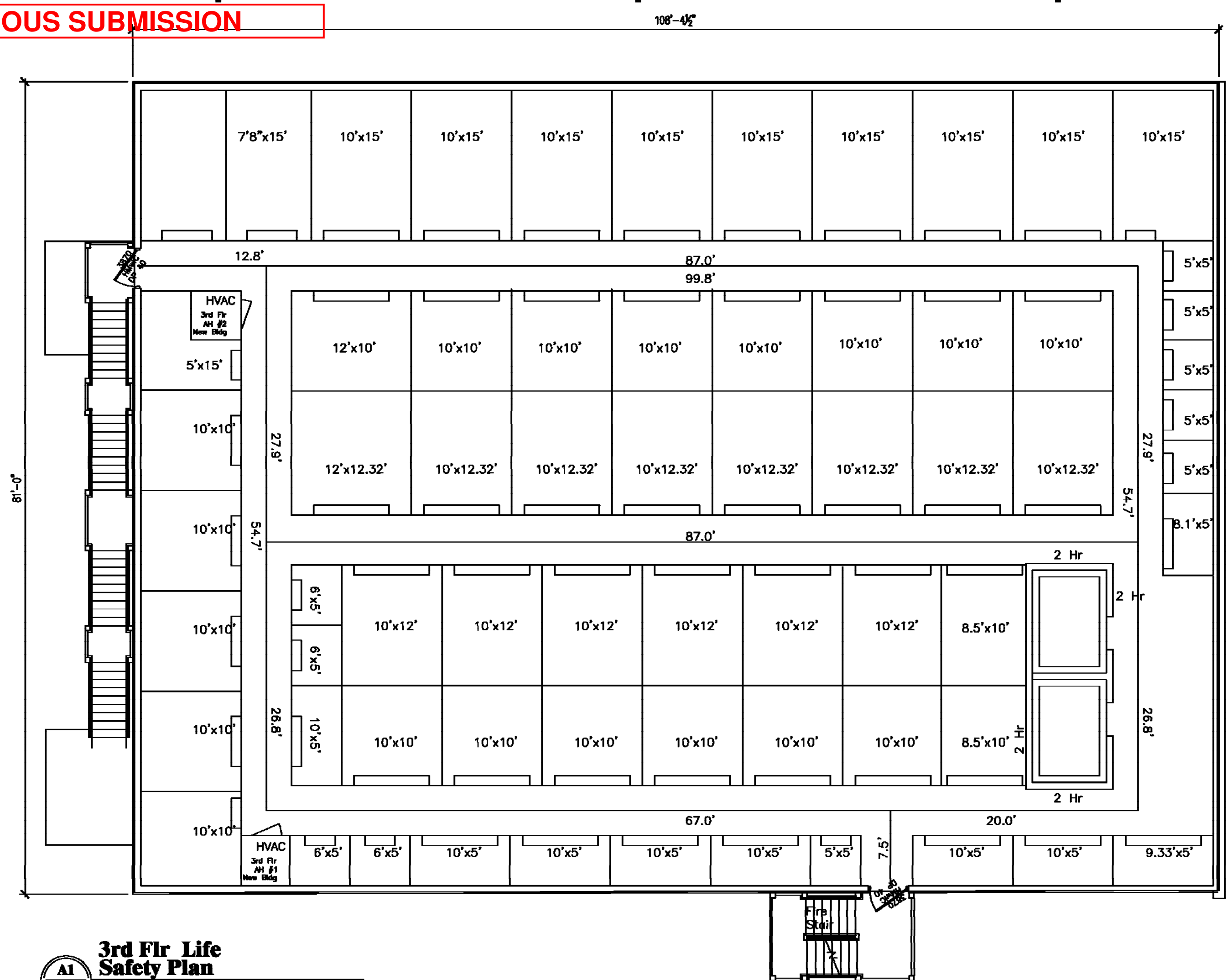
PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

2nd Floor Life Safety Plan

SHEET NO.
FS1.02

PREVIOUS SUBMISSION



3rd Flr Life Safety Plan

A1 / FS1.03

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

0' 5' 10 20 30 50

Life Safety Pln Ph 2
7-15--2020

STAMP:

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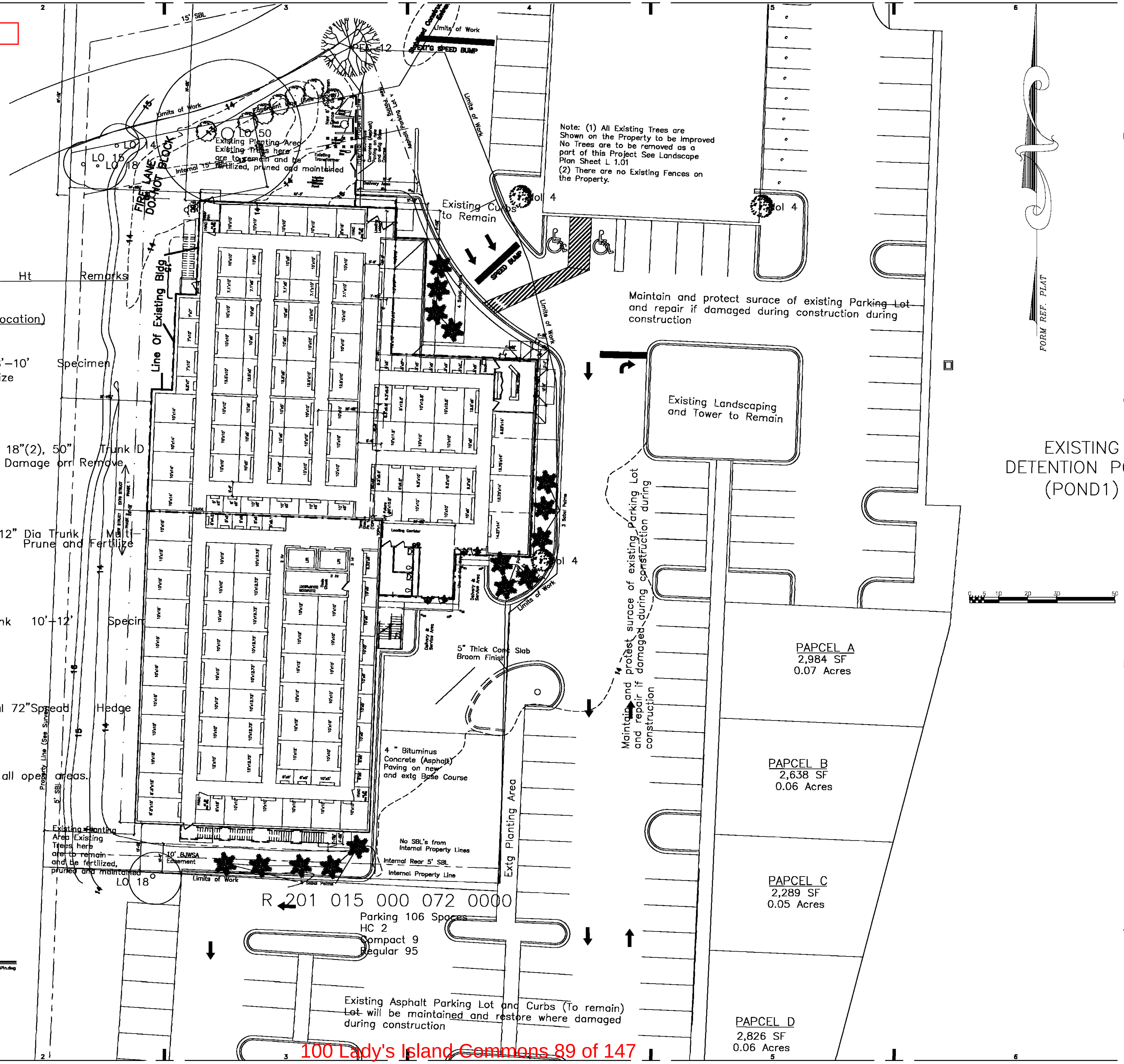
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

3rd Floor Life Safety Plan

SHEET NO.
FS1.03



Description	Qty	Diam	Ht	Remarks
Existing Trees (See Site Plan for Location)				
Savannah Holly Ilex "Savannah"	2	Extg	8'–10'	Specimen Prune and Fertilize
Live Oak 50" Oak is Landmark Tree Do not Damage	5	Extg	14", 15", 18"(2), 50"	Trunk D orr Remove
Pecan "Carya Illinoinensis"	1	Existing	12" Dia Trunk	Prune and Fertilize
New Trees				
Palmetto Sabal Palm	15	8" Trunk	10'–12'	Specin
Wax Myrtle Morella Cerifera	7	30 Gal	72" Spread	Hedge

Mulch under all plantings. Centipede Sod on all open areas.

SB Landscape Designs, LLC

a division of JYR Architect, PC

L1 / L1.01 Landscape Plan
Plan Phase 1 & 2
SCALE: 1/16"=1'-0"

7-15-2020

STAMP:

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NO.	DATE	REVISION
3	8-20-2020	Add Screen Fnce & S Wax Lf Myrtle Hedge

Lady's Island Self Storage
Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

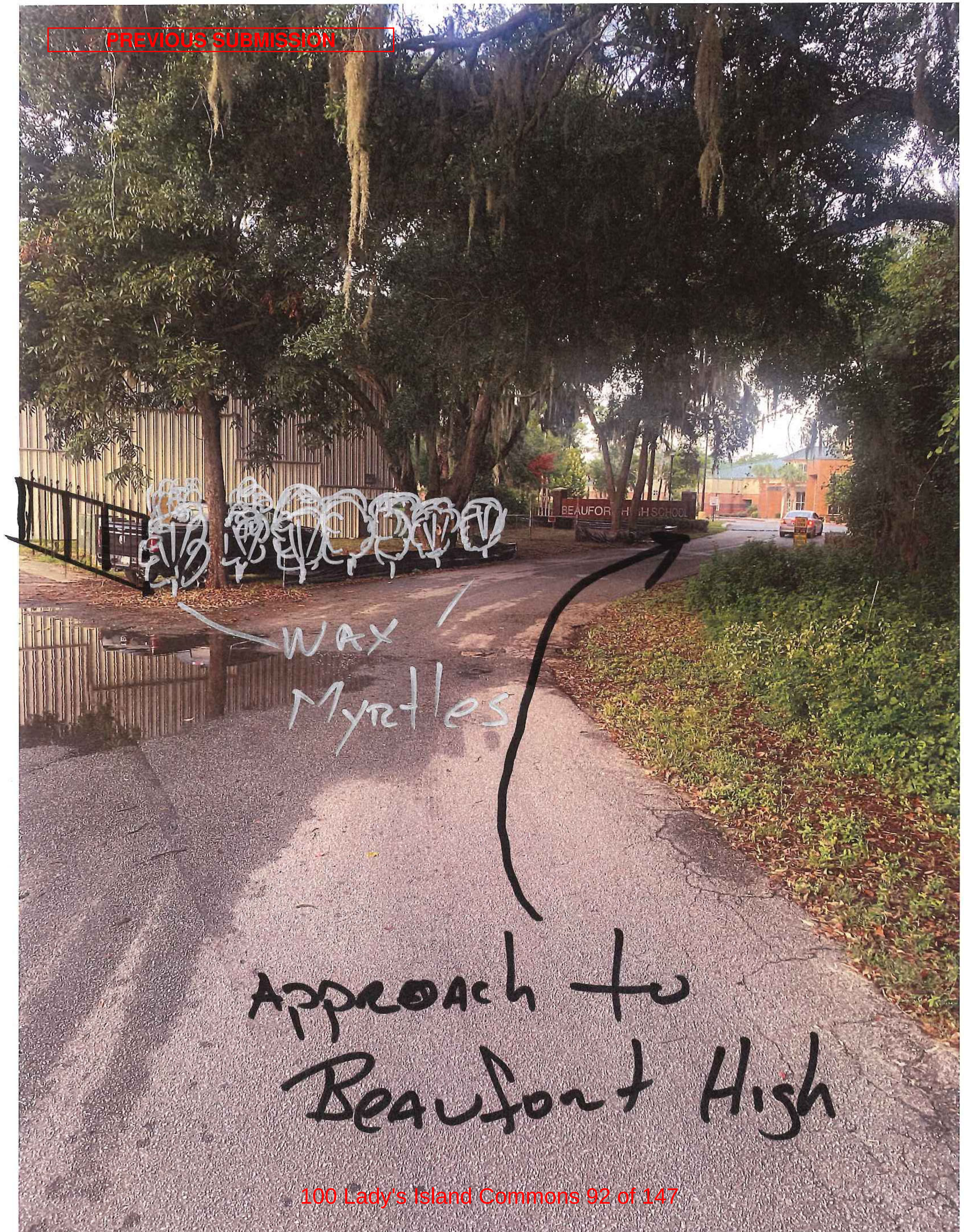
LANDSCAPE PLAN

SHEET NO. L1.01

PREVIOUS SUBMISSION

PREVIOUS SUBMISSION

Actual Fence Panels for 100 LIC


BEAUFOR H GH SCHOOL
wax
Myrtles
Approach to
Beaufort High


Phase 2
Phase 1
Phase 1 East Elevation
A1 A301
SCALE: 1/8"=1'-0"
0' 5' 10 20 30 50
North Side Elevation
A2 A301
SCALE: 1/8"=1'-0"
100
Colored Elev
7-15-2020
RELEASE FOR CONSTRUCTION DATE: May 15, 2020
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NO. DATE REVISION
#1 6-12-2020 Add Dr N Front Add Canopy
Lady's Island Self Storage
Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC
PROJECT NO:
DRAWN BY:
CHECKED BY:
PHASE 1 & 2
ELEVATIONS
SHEET NO.
A-3.03

PREVIOUS SUBMISSION

SITE DEVELOPMENT PLAN
FOR
LADY'S ISLAND COMMONS SELF STORAGE
U.S. HWY 21 (SEA ISLAND PARKWAY)
LADY'S ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

VICINITY MAP
SCALE: 1"=200'

LADY'S ISLAND COMMONS - SELF STORAGE
BJWSA NUMBER: 2018-034

BJWSA NUMBER: 2018-034

N.P.D.E.S. DISTURBED AREA = 1.0 Acres

3 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL 1-888-721-7877
PALMETTO UTILITY PROTECTION SERVICE

APPROXIMATE LOCATION OF SITE:
LONGITUDE: 80°-39'-30"
LATITUDE: 32°-24'-58"

DEVELOPER NAME:
PAUL TRASK
P.O. BOX 4160
BURTON, SC 29903
843-525-0578

PROJECT DATA INFORMATION:
LADY'S ISLAND COMMONS SELF STORAGE
DISTRICT #: R201
MAP #: 015
PARCEL #: 0721
PROJECT ZONING: ----
ZONING BOUNDARIES: ----
FEMA FLOOD ZONE: ----

PHONE #:		PERMIT#:
B.J.W.S.A.	843.987.9250	----------
D.H.E.C.	843.522.3345	----------
O.C.R.M.	843.744.5898	----------
S.C.D.O.T.	843.524.7255	----------
S.C.E.&G.	843.525.7712	----------
PAL. ELEC.	843.208.5512	----------

APPROVED FOR CONSTRUCTION
BY: ____________ / / DATE

Andrews Engineering & Surveying
2712 Bull Street Suite A
Beaufort, SC 29902
843.379.2222
Fax 843.379.2223

SOUTH CAROLINA ANDREWS ENGINEERING CO. No. C00008 CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER NO. 12860 STEVEN WADE ANDREWS

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INDEX OF DRAWINGS

SHEET #	DESCRIPTION
	TITLE
Notes	LEGEND & NOTES SHEET
1	EXISTING SITE & DEMOLITION PLAN
2	OVERALL SITE PLAN
3	SEDIMENT & EROSION CONTROL PLAN
4	SEDIMENT & EROSION CONTROL DETAILS
5	SEDIMENT & EROSION CONTROL DETAILS
6	SITE AND UTILITY PLAN
7	DRAINAGE AND GRADING PLAN
8	SITE DETAILS 1
9	SITE DETAILS 2

DRAWING RELEASED FOR:

☐	PLAN REVIEW	___/___/___
☑	PERMIT DRAWINGS	02 / 13 / 2018
☐	CONSTRUCTION DRAWINGS	___/___/___
☐	BID SET	___/___/___
☐	RECORD DRAWINGS	___/___/___
☐	OTHER: ________	___/___/___

PLAN REVISIONS

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RELEASED TO OCRM FOR PERMIT: 02/13/2018

DATUM REFERENCE:
NGVD 29

TYPICAL LINE TYPES

- CONSTRUCTED SWALE
- ROAD CENTERLINE(PROP & EXIST)
- CABLE TV LINE
- FIBER OPTICS
- CONDUIT LINE
- CHAIN LINK FENCE
- SQUARE WOODEN FENCE
- SILT FENCE
- TREE PROTECTION FENCE
- EXISTING PVC FORCEMAIN
- PROPOSED 1" PVC (C900-DR25) FORCEMAIN
- PROPOSED 2" PVC (C900-DR25) FORCEMAIN
- PROPOSED 4" PVC (C900-DR25) FORCEMAIN
- PROPOSED 6" PVC (C900-DR25) FORCEMAIN
- PROPOSED 8" PVC (C900-DR25) FORCEMAIN
- OVERHEAD POWERLINE
- EXISTING SANITARY SEWER LINE
- PROPOSED 10" SANITARY SEWER LINE
- PROPOSED 12" SANITARY SEWER LINE
- PROPOSED 6" SANITARY SEWER LINE
- PROPOSED 8" SANITARY SEWER LINE
- FUTURE SANITARY SEWER LINE
- EXISTING GAS LINE
- 4" DIP (DUCTILE IRON PIPE)
- 6" DIP
- 8" DIP
- 10" DIP
- EXISTING PROPERTY LINE
- FUTURE PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING RIGHT OF WAY
- FUTURE RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING SETBACK
- FUTURE SETBACK
- TELEPHONE LINE
- UNDERGROUND POWER LINE
- 3 UNDERGROUND TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- PROPOSED 1" PE (SDR17) WATERLINE
- PROPOSED 10" PVC (C900-DR25-CL100) WATERLINE
- PROPOSED 12" PVC (C900-DR25-CL100) WATERLINE
- PROPOSED 2" PVC (SDR21-CL200) WATERLINE
- PROPOSED 30" PVC (C900-DR25-CL100) WATERLINE
- PROPOSED 4" PVC (C900-DR25-CL100) WATERLINE
- PROPOSED 6" PVC (C900-DR25-CL100) WATERLINE
- PROPOSED 8" PVC (C900-DR25-CL100) WATERLINE
- EXISTING WATERLINE
- EXISTING 10" PVC WATERLINE
- EXISTING 12" PVC WATERLINE
- EXISTING 2" PVC WATERLINE
- EXISTING 4" PVC WATERLINE
- EXISTING 20" PVC WATERLINE
- EXISTING 6" PVC WATERLINE
- EXISTING 8" PVC WATERLINE
- FUTURE PVC WATERLINE
- STRIPING LANE LINES
- STRIPING FOR TURN LANES
- STRIPED LANE MARKERS

South Carolina 811
Call 811 Before you Dig

TYPICAL ABBREVIATIONS

AC	AIR CONDITIONER
BB	BOTTOM OF BANK
BC	BUILDING CORNER
BD	BOTTOM OF DITCH
BENCH	TEMP. BENCHMARK
BFC	BOTTOM FACE OF CURB
BOC	BACK OF CURB
BS#	BACKSIGHT (POINT#)
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
CA	CORNER OF ASPHALT
CB	CATCH BASIN
CC	CORNER OF CONCRETE
CDK	CORNER OF DECK
CG	CORNER OF GRAVEL
CI	CURB INLET
CLBP	CENTERLINE OF BIKE PATH
CLCP	CENTERLINE CART PATH
CLCR	CENTERLINE OF CREEK
CLD	CENTERLINE OF DITCH
CLINT	CENTERLINE OF INTERSECTION
CLP	CENTERLINE OF PAVEMENT
CLR	CENTERLINE OF ROAD
CLSW	CENTERLINE OF SIDEWALK
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CMS	CONCRETE MONUMENT SET
CO	CLEAN OUT
COGO	CALCULATED POINT
COL	COLUMN
CP	CONTROL PANEL
CPL	CORNER OF POOL
CPP	CORRUGATED PLASTIC PIPE
CRIT	S.C. COASTAL CRITICAL LINE
CSW	CORNER OF SIDEWALK
CTV	CABLE TELEVISION BOX
DK	DECK
EA	EDGE OF ASPHALT
EB	ELECTRIC BOX
EBP	EDGE OF BIKE PATH
EC	EDGE OF CONCRETE
ECON	ELECTRIC CONDUIT
EDK	EDGE OF DECK
EDR	EDGE OF DIRT ROAD
EDW	EDGE OF DRIVEWAY(DIRT/GRASS)
EG	EDGE OF GRAVEL
EM	EDGE OF MARSH
EMET	ELECTRIC METER
ECP	EDGE OF CART PATH
ESTUB	ELECTRIC STUB-OUT
ESW	EDGE OF SIDEWALK
EW	EDGE OF WATER
F	FENCE
FC	FENCE CORNER
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FENCE LINE
FOM	FIBER OPTIC MARKER
FP	FLAG POLE
FS	FORESIGHT
GI	GRATE INLET
GL	GROUND LIGHT
GPS#	GPS CONTROL (POINT#)
GRV	GRAVE
GT	GAS TANK
GUT	GUTTER LINE
GV	GAS VALVE
GW	GUY WIRE
HPS	HANDICAP PARKING STRIPE
HSB	HOSE BIB
HT#	HUB & TACK (POINT#)
IM	IRRIGATION METER
INV	INVERT ELEVATION
IPC	IRON PIN CALCULATED(CORNER)
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IV	IRRIGATION VALVE
LI	LANDSCAPE ISLAND
LP	LIGHT POLE/LAMP POST
MB	MAIL BOX
MW	MONITOR WELL
NWL	NORMAL WATER LEVEL

TYPICAL ABBREVIATIONS

OHP	OVER HEAD WIRE
PC	PORCH CORNER
PI	POINT OF INTERSECTION
PK#	P/K NAIL (AS SETUPS)
PP	POWER POLE
PS	PARKING STRIPE
PVC	POLYVINYL CHLORIDE PIPE
PKS	PK NAIL SET
RCP	REINFORCED CONCRETE PIPE
RIM	MANHOLE RIM
RIP	EDGE OF RIP-RAP
RP	RADIUS POINT
SB	SETBACK
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SGN"DESC"	SIGN (THEN A DESC.)
SH	SPRINKLER HEAD
SLAT	SEWER LATERAL
SLM	SEWER LINE MARKER
SSMH	SANITARY SEWER MANHOLE
STOP	STOP BAR
STP	STEP
SUN#	SETUP NAIL#
SV	SEWER VALVE
SVM	SEWER VALVE MARKER
SWB	BACK OF SIDEWALK
T	TOPO SHOT (ELEVATION)
TB	TOP OF BANK
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
TEL	TELEPHONE PEDESTAL
TIE#	TIE TO SETUP NAIL
TL	TREE LINE
TMH	TELEPHONE MANHOLE
TOP	TOP OF PIPE
TP	TRAVERSE POINT
TRNF	TRANSFORMER
TSB	TRAFFIC STOP BAR
TW	TOP OF WALL
UC	UNDERGROUND CABLE TV
UE	UNDERGROUND ELECTRIC
UFO	UNDERGROUND FIBER OPTIC
UGG	UNDERGROUND GAS LINE
UGM	UNDERGROUND GAS MARKER
USS	UNDERGROUND SANITARY SEWER
UT	UNDERGROUND TELEPHONE
UW	UNDERGROUND WATER
VCP	VERIFIED CLAY PIPE
WELL	WATER WELL
WF	WATER FOUNTAIN
WL	WHITE LINE
WLAT	WATER LATERAL
WLM	WHITE LINE MARKER
WM	WATER METER
WP	WATER PIPE
WT	WATER TANK
WV	WATER VALVE
WVM	WATER VALVE MARKER
YL	YELLOW LINE
SUFFIXES	
END	END (EX. BFC_END)
OL	ON LINE (EX. BFC_OL)

TYPICAL LEGEND
UNLESS OTHERWISE NOTED

- WETLANDS
- DEMOLITION
- LAGOON/POND
- EXISTING ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STONE RIP RAP ON ENGR FABRIC
- BRICK PAVEMENT
- TYP. ASPHALT PAVEMENT
- PERVIOUS PAVEMENT

EDGE OF PAVEMENT	EP	EDGE OF GRAVEL	EG
TOP OF BANK	TB	BOTTOM OF BANK	BB
EXISTING SPOT ELEVATION	8.43 GS		
LANDSCAPE AREA		SHRUB	
CONCRETE MARKER		IRON PIN	
TEMPORARY BENCHMARK		SIGNAL BOX	
CURB INLET		GRATE INLET	
DRAINAGE MANHOLE	D	CATCH BASIN	
PROP FIRE HYDRANT		EXIST FIRE HYDRANT	
WATER VALVE	WV	IRRIGATION VALVE	
WATER VALVE MARKER	WV	WATER METER	
POST INDICATOR VALVE		FIRE DEPT CONNECTOR	FDC
MONITORING WELL	M	WELL	W
SPRINKLER HEAD		HOSE BIB	
SANITARY SEWER MANHOLE	S	SEWER VALVE	SV
SANITARY SEWER CLEAN OUT			
TRANSFORMER	TRANS	CABLE TV BOX	
EXISTING POWER POLE		TELEPHONE PEDESTAL	T
GUY WIRE		ELECTRIC BOX	ELEC.
LIGHT POLE		GROUND LIGHT	
AIR CONDITIONER	A/C	SIGN	
FIBER OPTIC MANHOLE	F		
UNDERGROUND GAS MARKER	G	GAS VALVE	GV
MAILBOX		FLAG POLE	

DIP CROSSING	
PROP STORM DRAIN	
EXISTING STORM DRAIN	
TOP OF PAVEMENT	TP15.50
TOP OF CURB	TC16.00
TOP OF SIDEWALK	TS15.25
FINISHED GRADE	FG13.50
EXISTING CONTOUR	18.00
PROPOSED CONTOUR	19

UTILITY NOTES:

1. SHOWN ON PLAN ARE KNOWN UNDERGROUND UTILITY LOCATIONS, HOWEVER, NOT SHOWN BUT POSSIBLY ENCOUNTERED IN THE AREA OF THE SITE ARE OTHER BURIED UTILITIES INCLUDING, BUT NOT NECESSARILY LIMITED TO;

A. TELEPHONE
B. FIBER OPTICS
C. CABLE TELEVISION
D. POTABLE WATER
E. SANITARY SEWER
F. GAS PIPELINE / TRANSMISSION LINE
G. STORM SEWER

(NOTE: ALL UTILITIES ENCOUNTERED TO BE PROTECTED DURING CONSTRUCTION)

2. WHEN ENCOUNTERED, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH WRITTEN GRAPHICAL INFORMATION PERTAINING TO THE VERTICAL & HORIZONTAL ALIGNMENT OF UTILITY LOCATIONS.

3. ADDITIONAL COST ASSOCIATED WITH THE LOCATING, RELOCATING (DUE TO CONFLICTS), OR DELAYS AS A RESULT OF OTHER UNDERGROUND UTILITIES ENCOUNTERED WILL BE THE RESPONSIBILITY OF THE OWNER.

4. THOSE COSTS BEING ADDITIONAL PIPING, BORES, ASPHALT CUT & PATCH, CLEARING & GRUBBING, STABILIZATION & GRASSING, OR OTHER SPECIAL CONSTRUCTION TECHNIQUES TO BE CHARGED AT THE UNIT BID PRICE OR A NEGOTIATED FEE.

WATER & SANITARY SEWER NOTES:

1. THE EXISTING WATERLINE INFORMATION HAS BEEN SUPPLIED BY OTHERS. ITS LOCATION AND SIZE ARE APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY THE EXACT SIZE AND LOCATION OF THE EXISTING WATERLINE PRIOR TO THE BEGINNING OF CONSTRUCTION.

2. THE CONTRACTOR IS TO COORDINATE THE WATERLINE TIE IN WITH BJWSA SEVENTY TWO (72) HOURS MINIMUM BEFORE WATERLINE SHUTDOWN.

3. WATERLINES 4" AND ABOVE ARE TO BE C900-DR18-CL150. ALL 2" WATERLINES ARE TO BE HDPE, AND ALL DUCTILE IRON PIPE (DIP) IS TO BE CL150.

4. WATER METERS ARE 1" DIA. UNLESS OTHERWISE NOTED, AND ARE TO BE PROVIDED AND SET BY BJWSA.

5. ALL SANITARY SEWER PIPE LENGTHS IN PLAN AND PROFILE VIEWS ARE TO THE CENTERLINE OF THE MANHOLES.

6. SANITARY SEWER PIPE IS TO BE PVC SDR26.

7. EXISTING MANHOLE LOCATION, RIM ELEVATION, AND INVERTS HAVE BEEN SUPPLIED BY THE SURVEYOR. THE PIPE LOCATION IS APPROXIMATE AND IS TO BE FIELD VERIFIED BY THE CONTRACTOR IF APPLICABLE.

8. SANITARY SEWER LATERALS ARE TO BE LAID WITH A MINIMUM SLOPE OF 2.00% AS SHOWN ON PLANS.

GENERAL NOTES:

1. NO SITE WORK SHALL BEGIN ON A REGULATED SITE UNTIL ALL TREE PROTECTION IS IN PLACE AND ALL REQUIRED SILT FENCE HAS BEEN INSTALLED.

2. A HORIZONTAL & VERTICAL CONTROL MONUMENT HAS BEEN DESIGNATED BY THE ENGINEER. THE VERTICAL DATUM IS NGVD-29, AND THE HORIZONTAL DATUM IS NAD 83.

3. ALL PAVEMENT DIMENSIONS (i.e.; ROAD WIDTHS, PARKING LOTS, LANDSCAPE ISLANDS, etc.) ARE GIVEN TO THE EDGE OF PAVEMENT OR BACK OF CURB, AS SITE DICTATES.

4. ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES.

5. CONTRACTOR TO IDENTIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING CONSTRUCTION.

6. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL AND SAFETY DURING CONSTRUCTION.

7. CONTRACTOR RESPONSIBLE FOR SECURING SITE DURING NON-WORKING HOURS TO ENSURE TRAFFIC AND PEDESTRIAN SAFETY.

8. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE AWARE THAT SOME PART OR ALL OF THE CONSTRUCTION OF THIS SITE MAY FALL UNDER THE JURISDICTION OF SPECIFIC CONDITIONS RELEVANT TO A SCDOT OR BEAUFORT COUNTY ENCROACHMENT PERMIT, UNITED STATES ARMY CORPS PERMIT, SETBACKS/BUFFERS PERTINENT TO THE ESTABLISHED ZONING ORDINANCES, SC-DHEC PERMITS, DHEC-OCRM PERMITS OR THE WATER AND SEWER AUTHORITY OF JURISDICTION. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO CONFIRM THE EXISTENCE AND CONDITIONS OF ALL PERMITS RELEVANT TO THIS PROJECT PRIOR TO THE COMMENCEMENT OF THE IMPACTED PHASE(S) OF CONSTRUCTION.

9. THE WATER AND SEWER CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION OF WATER AND SEWER SERVICES IN ACCORDANCE WITH THE SPECIFICATIONS AND RELEVANT DETAILS OF THE WATER AND SEWER AUTHORITY OF JURISDICTION. THE LOCATION OF WATER AND/OR SEWER SERVICES SHOWN ON THESE PLANS IS TO BE CONSIDERED TO BE SCHEMATIC AND HAS BEEN SHOWN ON THESE DRAWINGS FOR REFERENCE PURPOSES ONLY. SEE DETAILS OR ARCHITECTUAL DRAWINGS FOR EXACT LOCATION.

10. ALL DEDICATED FIRE LINES FROM PIV TO BUILDING AND FDC'S TO BE DESIGNED, PERMITTED, INSTALLED AND TESTED BY FIRE SPRINKLER DESIGNER/FIRE SPRINKLER CONTRACTOR.

11. CONTRACTOR IS MADE AWARE THAT OSHA REQUIRES A PROTECTIVE SYSTEM DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER FOR EXCAVATIONS DEEPER THAN 20 FT.

12. CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO EXISTING ROADWAYS FROM CONSTRUCTION AREAS.

STORM SEWER NOTES:

1. RCP IS TO BE (CLIII). UNLESS OTHERWISE NOTED.

2. HDPE IS TO BE N-12 UNLESS OTHERWISE NOTED.

3. FOR DESIGN PURPOSES ALL PIPE LENGTHS IN THE PLAN AND PROFILE VIEWS ARE TO THE CENTERLINE OF THE STRUCTURE. (i.e.: CB, JB, OR OUTFALL, FOR PAYMENT IT WILL BE THE NET LENGTH INSTALLED)

4. SUBGRADE DRAIN IS TO BE 4" PERFORATED HDPE WITH GEOTEXTILE SOCK.

5. WRAP ALL JOINTS W/GEOTEXTILE FABRIC.

TREE PROTECTION & REMOVAL NOTES:

INSTALL ALL TREE PROTECTION FENCE PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES..

PROJECT REQUIREMENTS FOR HARGRAY TELEPHONE & CATV:

1. COMMERCIAL BUILDINGS-APARTMENTS-VILLAS TO HAVE A MINIMUM 4" DIAMETER CONDUIT SCH. 40 PVC WITH PULL STRING BURIED AT 24" TO 30" DEPTH, FROM THE EQUIPMENT ROOM OR POWER METER LOCATION TO A POINT DESIGNATED BY HARGRAY AT ROAD RIGHT-OF-WAY OR PROPERTY LINE. CONDUITS ARE REQUIRED FROM EACH BUILDING SITE & MULTIPLE CONDUITS MAY APPLY.

2. COMMERCIAL BUILDINGS WITH MULTIPLE "UNITS" MAY REQUIRE CONDUIT(S) MINIMUM 3/4" FROM MAIN EQUIPMENT ENTRY POINT TO TERMINATION POINT INSIDE UNIT. PLENUM TYPE CEILINGS REQUIRE CONDUITS OR FLAME RETARDANT TEFLON WIRING TO COMPLY WITH CODE.

3. HOTEL OR LARGE COMMERCIAL PROJECT REQUIREMENTS WOULD BE 2-4" DIAMETER SCH. 40 PVC UNDERGROUND CONDUITS.

4. EQUIPMENT ROOMS TO HAVE 3/4" 4'X8' SHEET OF PLYWOOD MOUNTED ON WALL TO RECEIVE TELEPHONE EQUIPMENT.

5. A POWER GROUND ACCESSIBLE AT EQUIPMENT ROOM OR AN INSULATED #6 FROM THE SERVICE PANEL OR POWER MGN TO THE BACKBOARD.

6. RESIDENTIAL WIRING REQUIRES MINIMUM THREE PAIR TWISTED IN LOOP CONFIGURATION (INDUSTRY STANDARD).

7. CATV INSIDE WIRING WILL BE RG6 FOIL WRAPPED 66% BRAID MINIMUM, HOME RUN TO EACH OUTLET.

8. ALL INTERIOR WIRING SHOULD BE PULLED TO THE AREA IMMEDIATELY ADJACENT TO THE PLYWOOD BACKBOARD OR POWER METER LOCATION. A MINIMUM OF 5' OF SLACK IS REQUIRED FOR TERMINATIONS.

9. EASEMENTS ARE REQUIRED.

CONSTRUCTION SEQUENCE

1. RECEIVE NPDES COVERAGE FROM DHEC
2. PRE-CONSTRUCTION MEETING (ON-SITE IF MORE THAN 10 DISTURBED AND NON-LINEAR)
3. NOTIFY DHEC EQC REGIONAL OFFICE OR OCRM 48 HOURS PRIOR TO BEGINNING LAND-DISTURBING ACTIVITIES
4. INSTALLATION OF CONSTRUCTION ENTRANCE(S)
5. CLEARING & GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS
6. INSTALLATION OF PERIMETER CONTROLS (E.G., SILT FENCE)
7. INSTALL INLET PROTECTION ON EXISTING INLET.
8. DEMOLITION & ROUGH GRADING
9. INSTALLATION OF ROOF DRAIN SYSTEM AND PLACEMENT OF INLET PROTECTION ON PROPOSED INLET
10. FINE GRADING, PAVING, ETC.
11. PERMANENT/ FINAL STABILIZATION
12. REMOVAL OF TEMPORARY SEDIMENT & EROSION CONTROL MEASURES AFTER ENTIRE AREA IS FINALLY STABILIZED (THE DEPARTMENT RECOMMENDS THAT THE PROJECT OWNER/OPERATOR HAVE THE SWPPP PREPARER OR REGISTRATION EQUIVALENT APPROVE THE REMOVAL OF TEMPORARY STRUCTURES)
13. SUBMIT NOTICE OF TERMINATION (NOT) TO DHEC AS APPROPRIATE

UTILITY MARKINGS:

RED - ELECTRIC
GREEN - SEWER
BLUE - WATER
YELLOW- GAS
ORANGE - CABLE
ORANGE "T"S - TELEPHONE

PLAN REVISIONS

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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 12860 STEVEN WADE ANDREWS

SOUTH CAROLINA ANDREWS ENGINEERING CO. No. C00008 CERTIFICATE OF AUTHORIZATION

Andrews Engineering & Surveying
2712 Bull Street Suite A
Beaufort, SC 29902
843.379.2222
Fax 843.379.2223

Site Development Plan
For
LI. Commons Self Storage
U.S. Hwy. 21
Lady's Island
Beaufort County, SC

Legend and
Note Sheet

Date Drawn:	02/27/17
Last Revised:	02/13/18
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #:
Note

JOB: 170012

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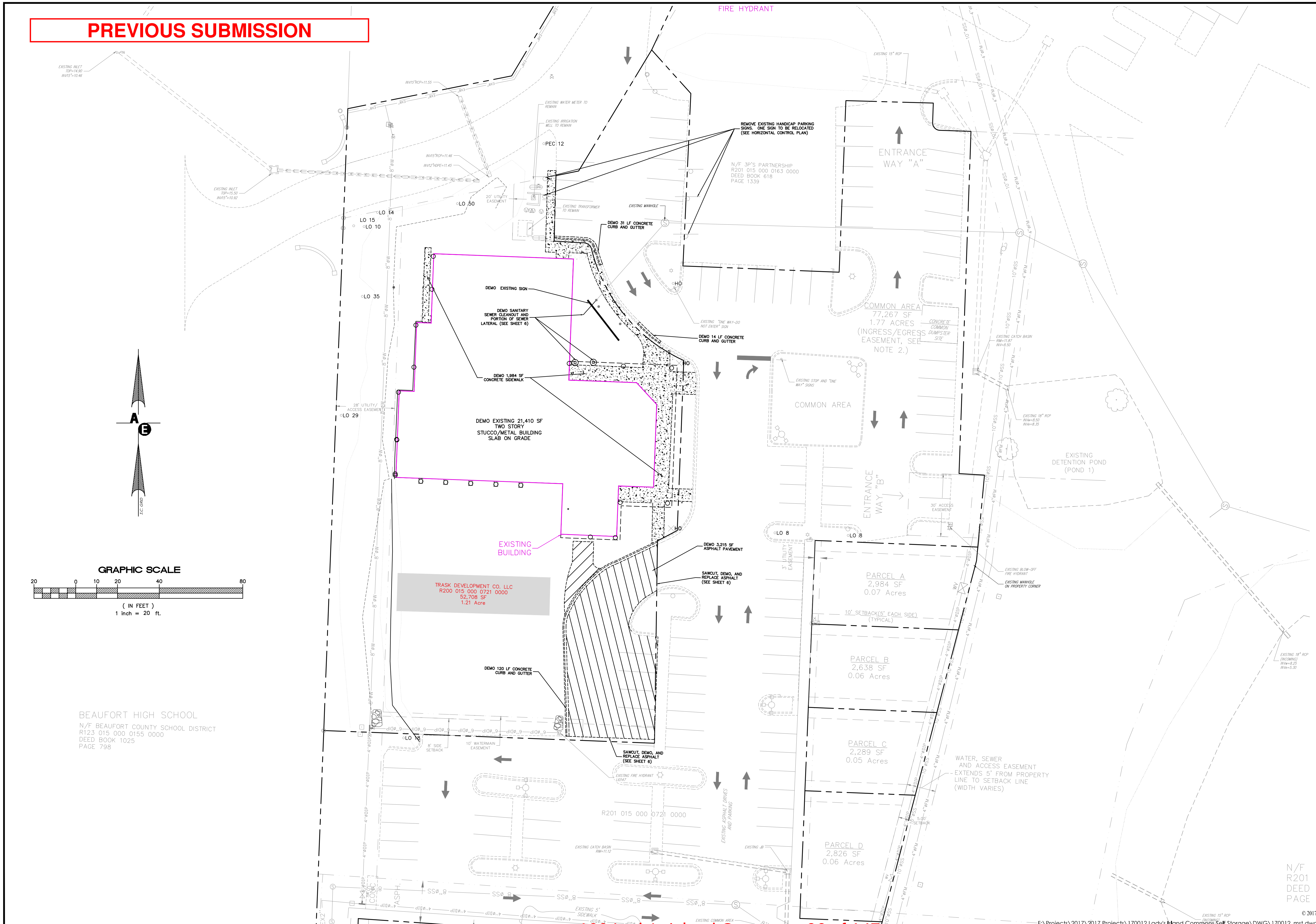
F:\Projects\2017\2017 Projects\170012 Lady's Island Commons Self Storage\DWG\170012_cov.dwg

PREVIOUS SUBMISSION



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Fax 843.379.2223

Site Development Plan
For
LI. Commons Self Storage
U.S. Hwy. 21
Lady's Island
Beaufort County, SC

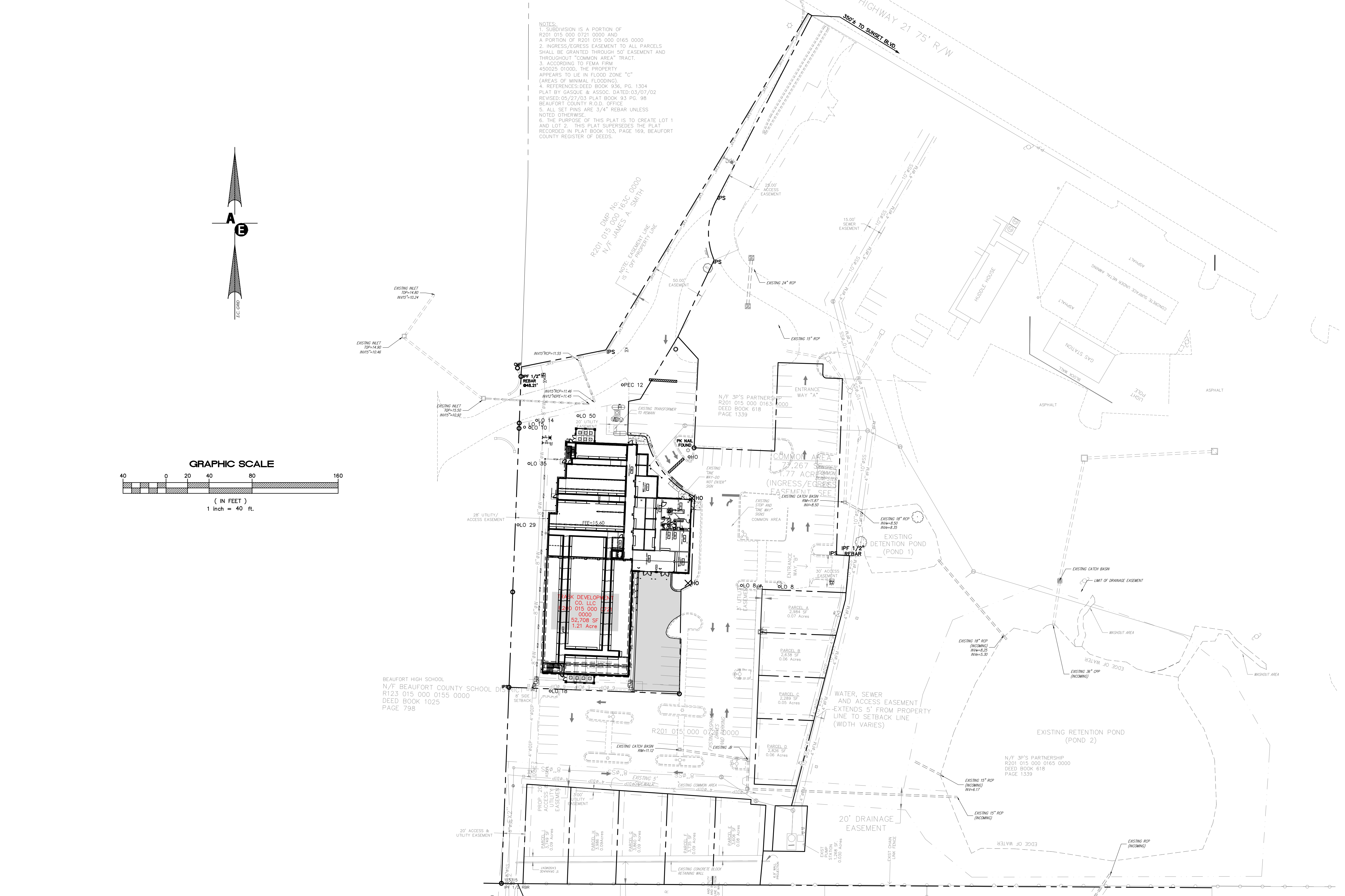
Existing Site
and
Demolition Plan

Date Drawn: 02/27/17
Last Revised: 02/13/18
Drawn By: R. Crosby
Engineer: S. Andrews

SHEET #: 1

JOB: 170012

PREVIOUS SUBMISSION



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Site Development Plan
For
LI. Commons Self Storage
U.S. Hwy. 21
Lady's Island
Beaufort County, SC

Overall
Site
Plan

Date Drawn:	02/27/17
Last Revised:	02/13/18
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #: 2

JOB: 170012

PREVIOUS SUBMISSION

POROUS BAFFLE	PB	—PB—
SILT FENCE	SD1	—SF—
TEMP. SEEDING	TS	
PERMANENT SEEDING	PS	
STABILIZED CONSTRUCTION ENTRANCE	CO	
RIP-RAP OUTLET PROTECTION	ST	
SEDIMENT TUBE	ST1	
FAIRCLOTH SKIMMER	FCS	
INLET PROTECTION	A	
INLET TUBE	F	
CONCRETE WASHOUT	CW	

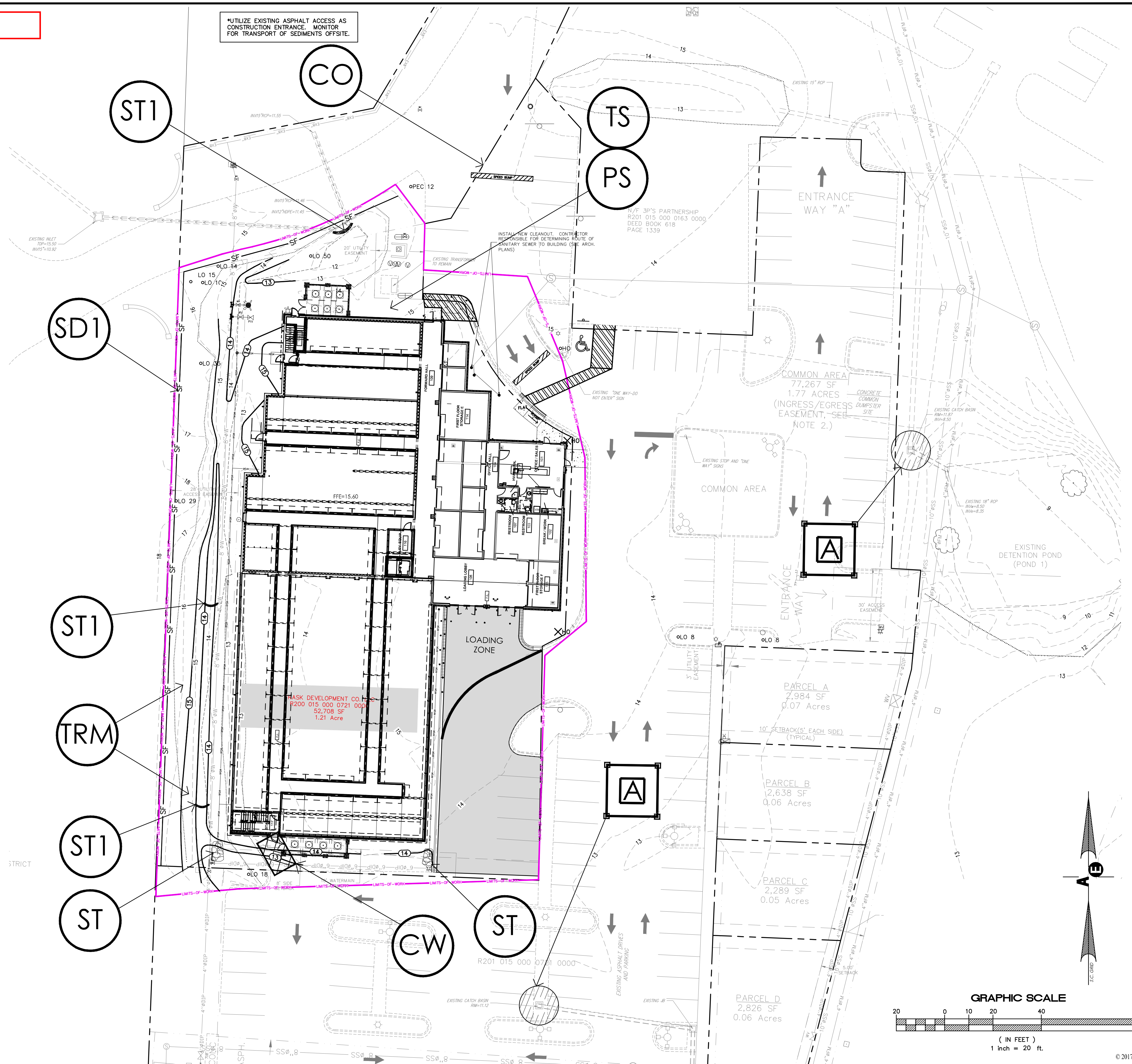
*NOTE: SILT FENCE TIE-BACKS TO BE INSTALLED AT 100' INTERVALS AS NECESSARY ALONG SLOPES OR AREAS OF CONCENTRATED FLOW
*USE SEDIMENT TUBES INSIDE TPZ

"I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000."

Steven Andrews
STEVEN W. ANDREWS

CONSTRUCTION SEQUENCE

1. RECEIVE NPDES COVERAGE FROM DHEC
2. PRE-CONSTRUCTION MEETING (ON-SITE IF MORE THAN 10 DISTURBED AND NON-LINEAR)
3. NOTIFY DHEC EQC REGIONAL OFFICE OR OCRM 48 HOURS PRIOR TO BEGINNING LAND-DISTURBING ACTIVITIES
4. INSTALLATION OF PERIMETER CONTROLS (E.G., SILT FENCE)
5. INSTALLATION OF INLET PROTECTION
6. CLEARING & GRUBBING OF SITE OR DEMOLITION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED)
7. ROUGH GRADING
8. INSTALLATION OF STORM DRAIN SYSTEM FOR ROOF DRAINAGE
9. FINE GRADING, PAVING, ETC.
10. PERMANENT/ FINAL STABILIZATION
11. REMOVAL OF TEMPORARY SEDIMENT & EROSION CONTROL MEASURES AFTER ENTIRE AREA DRAINING TO THE STRUCTURE IS FINALLY STABILIZED (THE DEPARTMENT RECOMMENDS THAT THE PROJECT OWNER/OPERATOR HAVE THE SWPPP PREPARER OR REGISTRATION EQUIVALENT APPROVE THE REMOVAL OF TEMPORARY STRUCTURES)
12. SUBMIT TO DHEC OR MS4 FOR ACCEPTANCE
13. SUBMIT NOTICE OF TERMINATION (NOT) TO DHEC AS APPROPRIATE



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SOUTH CAROLINA PROFESSIONAL ENGINEER REGISTERED No. 12860 STEVEN WADE ANDREWS

SOUTH CAROLINA ANDREWS ENGINEERING CO. No. 000008 CERTIFICATE OF AUTHORIZATION

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Site Development Plan
For
LI. Commons Self Storage
U.S. Hwy. 21
Lady's Island
Beaufort County, SC

Sediment and Erosion Control Plan

Date Drawn: 02/27/17
Last Revised: 02/13/18
Drawn By: R. Crosby
Engineer: S. Andrews

SHEET #: 3

JOB: 170012

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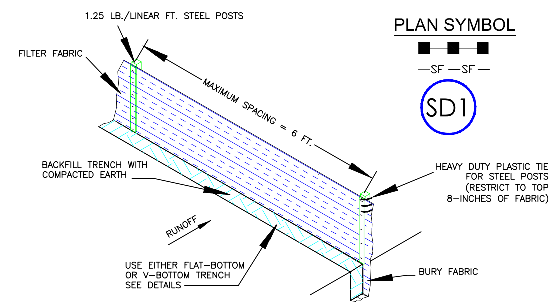
PREVIOUS SUBMISSION

SILT FENCE INSTALLATION

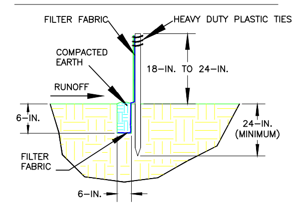


PLAN SYMBOL

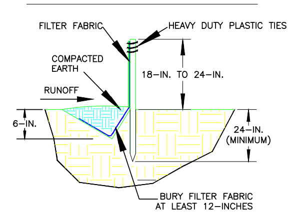
—SF —SF—

SD1

FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



SILT FENCE - GENERAL NOTES

1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
   - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
   - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties; or,
   - Overlap entire width of each silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 Page 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

SILT FENCE - POST REQUIREMENTS

1. Silt fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics:
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6-feet on center.

SILT FENCE - FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   - Free of any treatment or coating which might adversely alter its physical properties after installation;
   - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

SILT FENCE - INSPECTION & MAINTENANCE

1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

South Carolina Department of Health and Environmental Control

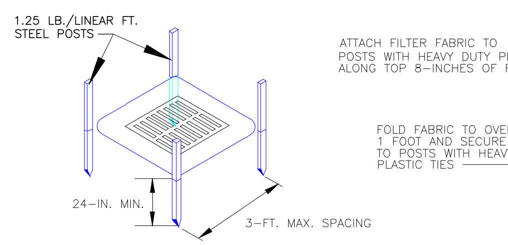
SILT FENCE

STANDARD DRAWING NO. SC-03 PAGE 2 of 2

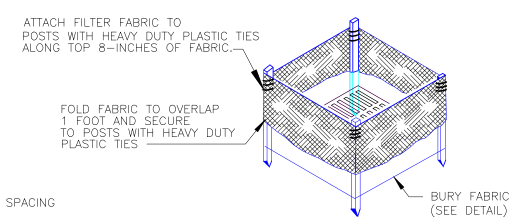
GENERAL NOTES FEBRUARY 2014 DATE

SEDIMENT AND EROSION CONTROL NOTES

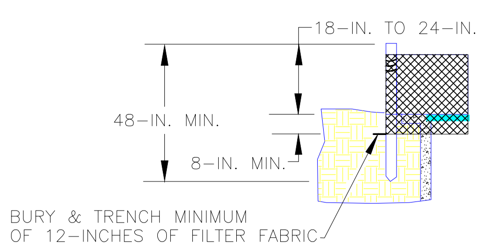
1. If necessary, slopes, which exceed eight (8) vertical feet should be stabilized with synthetic or vegetative mats, in addition to hydroseeding. It may be necessary to install temporary slope drains during construction. Temporary berms may be needed until the slope is brought to grade.
2. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than fourteen (14) days after work has ceased, except as stated below.
   - Where stabilization by the 14th day is precluded by snow cover or frozen ground conditions stabilization measures must be initiated as soon as practicable.
   - Where construction activity on a portion of the Site is temporarily ceased, and earth-disturbing activities will be resumed within 14 days, temporary stabilization measures do not have to be initiated on that portion of the Site.
3. All sediment and erosion control devices shall be inspected once every calendar week. If periodic inspection or other information indicates that a BMP has been inappropriately or incorrectly installed, the Permittee must address the necessary replacement or modification required to correct the BMP within 48 hours of identification.
4. Provide silt fence and/or other control devices, as may be required, to control soil erosion during utility construction. All disturbed areas shall be cleaned, graded, and stabilized with grassing immediately after the utility installation. Fill, cover, and temporary seeding at the end of each day are recommended. If water is encountered while trenching, the water should be filtered to remove sediment before being pumped back into any waters of the State.
5. All erosion control devices shall be properly maintained during all phases of construction until the completion of all construction activities and all disturbed areas have been stabilized. Additional control devices may be required during construction in order to control erosion and/or offsite sedimentation. All temporary control devices shall be removed once construction is complete and the site is stabilized.
6. The contractor must take necessary action to minimize the tracking of mud onto paved roadway(s) from construction areas and the generation of dust. The contractor shall daily remove mud/soil from pavement, as may be required.
7. Residential subdivisions require erosion control features for infrastructure as well as for individual lot construction. Individual property owners shall follow these plans during construction or obtain approval of an individual plan in accordance with S.C Reg. 72-300 et seq. and SCR100000.
8. Temporary diversion berms and/or ditches will be provided as needed during construction to protect work areas from upslope runoff and/or to divert sediment-laden water to appropriate traps or stable outlets.
9. All waters of the State (WoS), including wetlands, are to be flagged or otherwise clearly marked in the field. A double row of silt fence is to be installed in all areas where a 50-foot buffer can't be maintained between the disturbed area and all WoS. A 10-foot buffer should be maintained between the last row of silt fence and all WoS.
10. Litter, construction debris, oils, fuels, and building products with significant potential for impact (such as stockpiles of freshly treated lumber) and construction chemicals that could be exposed to storm water must be prevented from becoming a pollutant source in storm water discharges.
11. A copy of the OS-SWPPP, inspections records, and rainfall data must be retained at the construction site or a nearby location easily accessible during normal business hours, from the date of commencement of construction activities to the date that final stabilization is reached.
12. Initiate stabilization measures on any exposed steep slope (3H:1V or greater) where land-disturbing activities have permanently or temporarily ceased, and will not resume for a period of 7 calendar days.
13. Minimize soil compaction and, unless infeasible, preserve topsoil.
14. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge;
15. Minimize the discharge of pollutants from dewatering of trenches and excavated areas. These discharges are to be routed through appropriate BMPs (sediment basin, filter bag, etc.).
16. The following discharges from sites are prohibited:
   - Wastewater from washout of concrete, unless managed by an appropriate control;
   - Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;
   - Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance; and
   - Soaps or solvents used in vehicle and equipment washing.
17. After construction activities begin, inspections must be conducted at a minimum of at least once every calendar week and must be conducted until final stabilization is reached on all areas of the construction site.
18. If existing BMPs need to be modified or if additional BMPs are necessary to comply with the requirements of this permit and/or SC's Water Quality Standards, implementation must be completed before the next storm event whenever practicable. If implementation before the next storm event is impracticable, the situation must be documented in the OS-SWPPP and alternative BMPs must be implemented as soon as reasonably possible.
19. A Pre-Construction Conference must be held for each construction site with an approved On-Site SWPPP prior to the implementation of construction activities. For non-linear projects that disturb 10 acres or more this conference must be held on-site unless the Department has approved otherwise.



POST INSTALLATION DETAIL



FILTER FABRIC INSTALLATION DETAIL



FILTER FABRIC BURIAL DETAIL

PLAN SYMBOL

A

TYPE A - FILTER FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   - Free of any treatment or coating which might adversely alter its physical properties after installation;
   - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

TYPE A - POST REQUIREMENTS

1. Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Install posts to a minimum of 24-inches. A minimum height of 1- to 2- inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
4. Post spacing shall be at a maximum of 3-feet on center.

South Carolina Department of Health and Environmental Control

Type A

FILTER FABIC INLET PROTECTION

STANDARD DRAWING NO. SC-07 PAGE 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

TYPE A - INSPECTION & MAINTENANCE

1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the filter fabric is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the filter fabric. When a sump is installed in front of the fabric, sediment should be removed when it fills approximately 1/3 the depth of the sump.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the filter fabric, or where the fabric has sagged or collapsed due to runoff overtopping the inlet protection.
7. Check for tears within the filter fabric, areas where fabric has begun to decompose, and for any other circumstance that may render the inlet protection ineffective. Removed damaged fabric and reinstall new filter fabric immediately.
8. Inlet protection structures should be removed after all the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

South Carolina Department of Health and Environmental Control

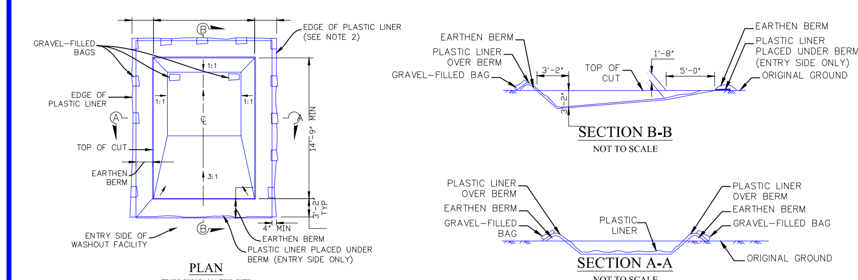
Type A

FILTER FABIC INLET PROTECTION

STANDARD DRAWING NO. SC-07 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE

EXCAVATED PIT CONCRETE WASHOUT



PLAN

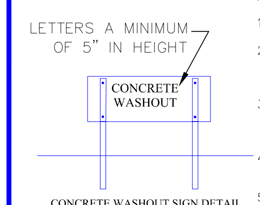
TYPE "EXCAVATED PIT"

SECTION B-B

NOT TO SCALE

SECTION A-A

NOT TO SCALE



CONCRETE WASHOUT SIGN DETAIL

NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

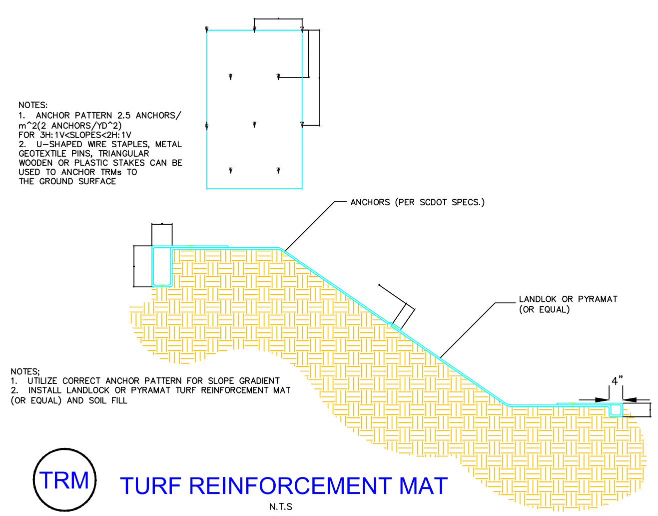
South Carolina Department of Health and Environmental Control

CONCRETE WASHOUT

EXCAVATED PIT

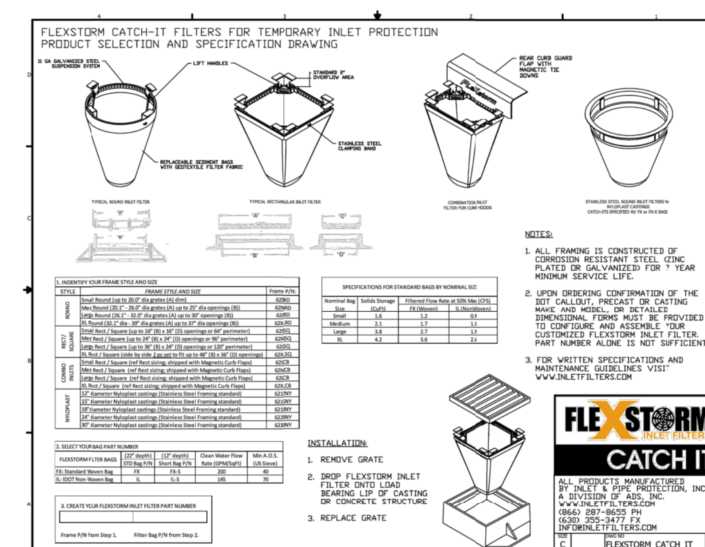
STANDARD DRAWING NO. RC-08 PAGE 1 of 1

NOT TO SCALE FEBRUARY 2014 DATE



TRM TURF REINFORCEMENT MAT

N.T.S



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PLAN REVISIONS

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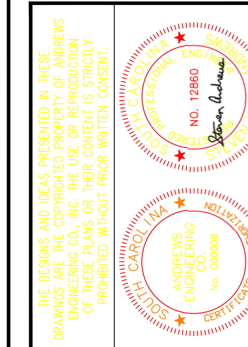

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Site Development Plan For Ll. Commons Self Storage U.S. Hwy. 21 Lady's Island Beaufort County, SC

Sediment and Erosion Control Details Sheet 1

Date Drawn: 02/27/17
Last Revised: 02/13/18
Drawn By: R. Crosby
Engineer: S. Andrews

SHEET #: 4

JOB: 170012

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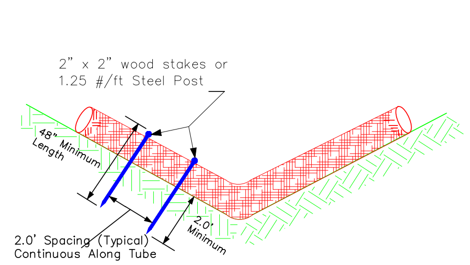
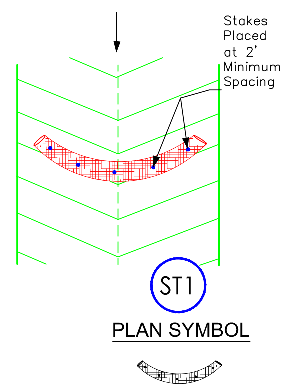
PREVIOUS SUBMISSION

SEDIMENT TUBE INSTALLATION



PLAN SYMBOL



SEDIMENT TUBE SPACING

SLOPE	MAX. SEDIMENT TUBE SPACING
LESS THAN 2%	150-FEET
2%	100-FEET
3%	75-FEET
4%	50-FEET
5%	40-FEET
6%	30-FEET
GREATER THAN 6%	25-FEET

South Carolina Department of Health and Environmental Control
SEDIMENT TUBES
STANDARD DRAWING NO. SC-05 PAGE 1 of 2
NOT TO SCALE FEBRUARY 2014 DATE

SEDIMENT TUBES - GENERAL NOTES

1. Sediment tubes may be installed along contours, in drainage conveyance channels, and around inlets to help prevent off-site discharge of sediment-laden stormwater runoff.
2. Sediment tubes are elongated tubes of compacted geotextiles, curled excelsior wood, natural coconut fiber, or hardwood mulch. Straw, pine needle, and leaf mulch-filled sediment tubes are not permitted.
3. The outer netting of the sediment tube should consist of seamless, high-density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high-density polyethylene non-degradable material.
4. Sediment tubes, when used as checks within channels, should range between 18-inches and 24-inches depending on channel dimensions. Diameters outside this range may be allowed where necessary when approved.
5. Curled excelsior wood, or natural coconut products that are rolled up to create a sediment tube are not allowed.
6. Sediment tubes should be staked using wooden stakes (2-inch X 2-inch) or steel posts (standard "U" or "T" sections with a minimum weight of 1.25 pounds per foot) at a minimum of 48-inches in length placed on 2-foot centers.
7. Install all sediment tubes to ensure that no gaps exist between the soil and the bottom of the tube. Manufacturer's recommendations should always be consulted before installation.
8. The ends of adjacent sediment tubes should be overlapped 6-inches to prevent flow and sediment from passing through the field joint.
9. Sediment tubes should not be stacked on top of one another, unless recommended by manufacturer.
10. Each sediment tube should be installed in a trench with a depth equal to 1/5 the diameter of the sediment tube.
11. Sediment tubes should continue up the side slopes a minimum of 1-foot above the design flow depth of the channel.
12. Install stakes at a diagonal facing incoming runoff.

SEDIMENT TUBES - INSPECTION & MAINTENANCE

1. The key to functional sediment tubes is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of sediment tubes shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations in front of the sediment tube is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the sediment tube.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Large debris, trash, and leaves should be removed from in front of tubes when found.
7. If erosion causes the edges to fall to a height equal to or below the height of the sediment tube, repairs should be made immediately to prevent runoff from bypassing tube.
8. Sediment tubes should be removed after the contributing drainage area has been completely stabilized. Permanent vegetation should replace areas from which sediment tubes have been removed.

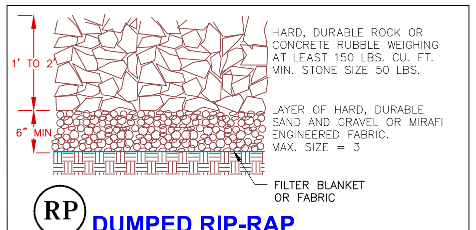
South Carolina Department of Health and Environmental Control
SEDIMENT TUBES
STANDARD DRAWING NO. SC-05 PAGE 2 of 2
GENERAL NOTES FEBRUARY 2014 DATE

Temporary Seeding – Coastal

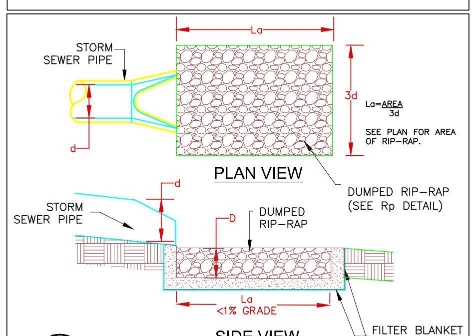
Species	Lbs/Ac	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Sandy, Droughty Sites													
Browntop Millet	40 lbs./ac.												
Rye, Grain	56 lbs./ac.												
Ryegrass	50 lbs./ac.												
Well drained, clayey/loamey Sites													
Browntop Millet or Japanese Millet	40 lbs./ac.												
Rye, Grain or Oats	56 lbs./ac. 75 lbs./ac.												
Ryegrass	50 lbs./ac.												

Permanent Seeding - Coastal

Species	Lbs/Ac	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Sandy, Droughty Sites													
Browntop Millet Bahiagrass	10 lbs./ac. 40 lbs./ac.												
Browntop Millet Bahiagrass Sericea Lespedeza	10 lbs./ac. 30 lbs./ac. 40 lbs/ac.												
Browntop Millet Atlantic Coastal Panicgrass	10 lbs./ac. 15 lbs./ac. PLS												
Browntop Millet Switchgrass (Alamo) Little Bluestem Sericea Lespedeza	10 lbs./ac. 8 lbs./ac. PLS 4 lbs./ac. 20 lbs./ac.												
Browntop Millet Weeping Lovegrass	10 lbs./ac. 8 lbs./ac.												
Well drained, clayey/loamey Sites													
Browntop Millet Bahiagrass	10 lbs./ac. 40 lbs./ac.												
Rye, Grain Bahiagrass Clover, Crimson (Annual)	10 lbs./ac. 40 lbs./ac. 5 lbs./ac.												
Browntop Millet Bahiagrass Sericea lespedeza	10 lbs./ac. 30 lbs./ac. 40 lbs./ac.												
Browntop Millet Bermuda, Common Sericea lespedeza	10 lbs./ac. 10 lbs./ac. 40 lbs./ac.												
Browntop Millet Bermuda, Common Kobe Lespedeza (Annual)	10 lbs./ac. 12 lbs./ac. 10 lbs./ac.												
Browntop Millet Bahiagrass Bermuda, Common Sericea lespedeza	10 lbs./ac. 20 lbs./ac. 6 lbs./ac. 40 lbs./ac.												
Browntop Millet Switchgrass Little Bluestem Indiangrass	10 lbs./ac. 8 lbs./ac. PLS 3 lbs./ac. PLS 3 lbs./ac. PLS												



DUMPED RIP-RAP



RIP-RAP OUTLET PROTECTION

TS TEMPORARY SEEDING

PS PERMANENT SEEDING

VEGETATATIVE SEEDING NOTES

-TEMPORARY STABILIZATION IS REQUIRED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IS COMPLETE UNLESS CONSTRUCTION ACTIVITY IS GOING TO RESUME WITHIN 21 DAYS.

-COVER SEEDED AREAS WITH AN APPROPRIATE MULCH TO PROVIDE PROTECTION FROM THE WEATHER.

-WHEN THE TEMPORARY VEGETATION DOES NOT GROW QUICKLY OR THICK ENOUGH TO PREVENT EROSION, RE-SEED AS SOON AS POSSIBLE.

-KEEP SEEDED AREAS ADEQUATELY MOIST. IRRIGATE THE SEEDED AREA IF NORMAL RAINFALL IS NOT ADEQUATE FOR THE GERMINATION AND GROWTH OF SEEDLINGS.

-WATER SEEDED AREAS AT CONTROLLED RATES THAT ARE LESS THAN THE RATE AT WHICH THE SOIL CAN ABSORB WATER TO PREVENT RUNOFF.

-SEED SELECTION IS BASED ON GEOGRAPHICAL LOCATION, SOIL TYPE AND THE SEASON
OF THE YEAR IN WHICH THE PLANTING IS TO BE DONE.

PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
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SOUTH CAROLINA PROFESSIONAL ENGINEER REGISTERED NO. 12860 STEVEN WADE ANDREWS
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION ANDREWS ENGINEERING CO. No. C00008

Andrews Engineering & Surveying
2712 Bull Street Suite A
Beaufort, SC 29902
843.379.2222
Fax 843.379.2223

Site Development Plan
For
LI. Commons Self Storage
U.S. Hwy. 21
Lady's Island
Beaufort County, SC

Sediment and Erosion Control Details
Sheet 2

Date Drawn: 02/27/17
Last Revised: 02/13/18
Drawn By: R. Crosby
Engineer: S. Andrews

SHEET #: 5

JOB: 170012

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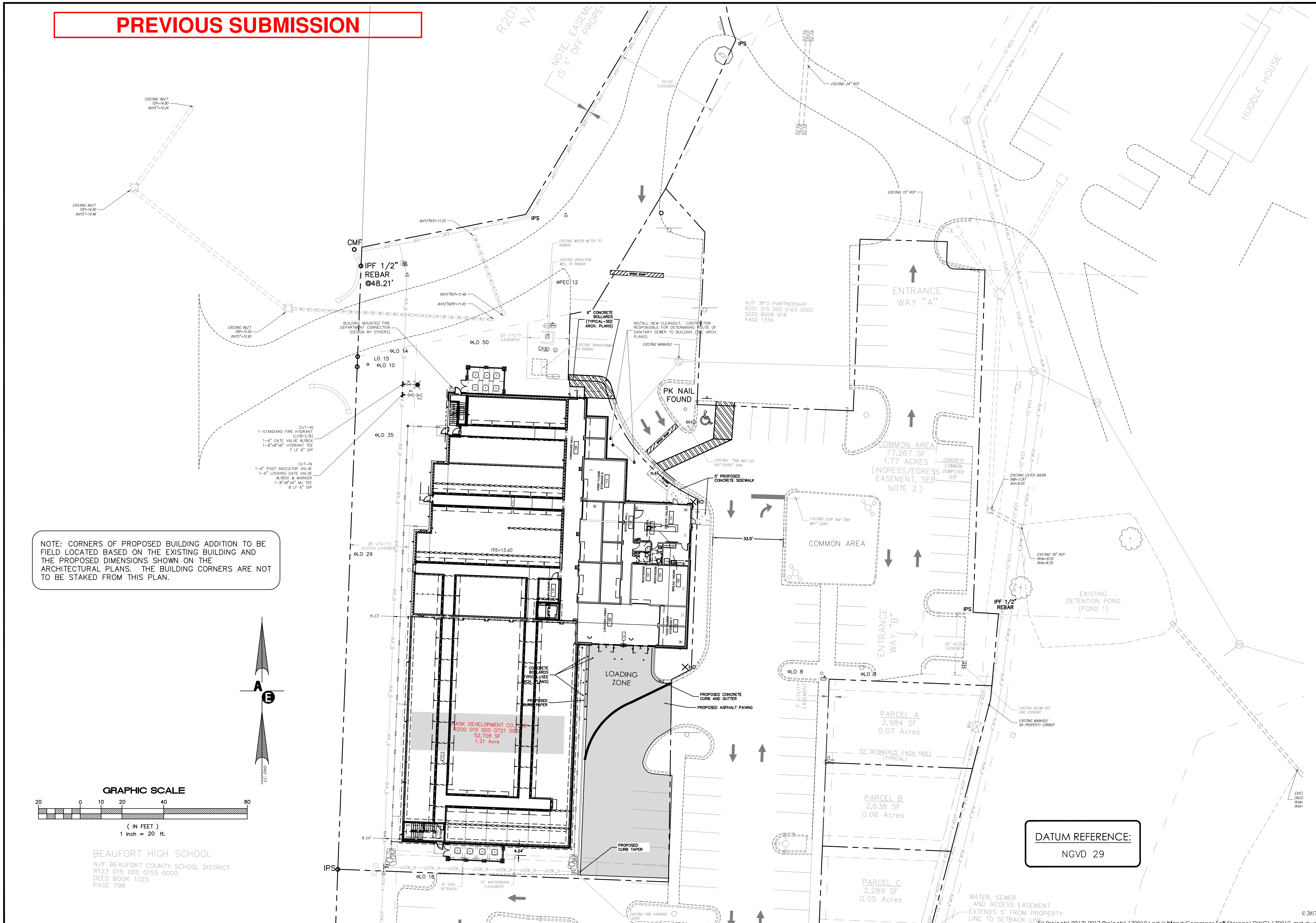

PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
1	-	-	-
2	-	-	-
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Site Development Plan
For
LI. Commons Self Storage
U.S. Hwy. 21
Lady's Island
Beaufort County, SC

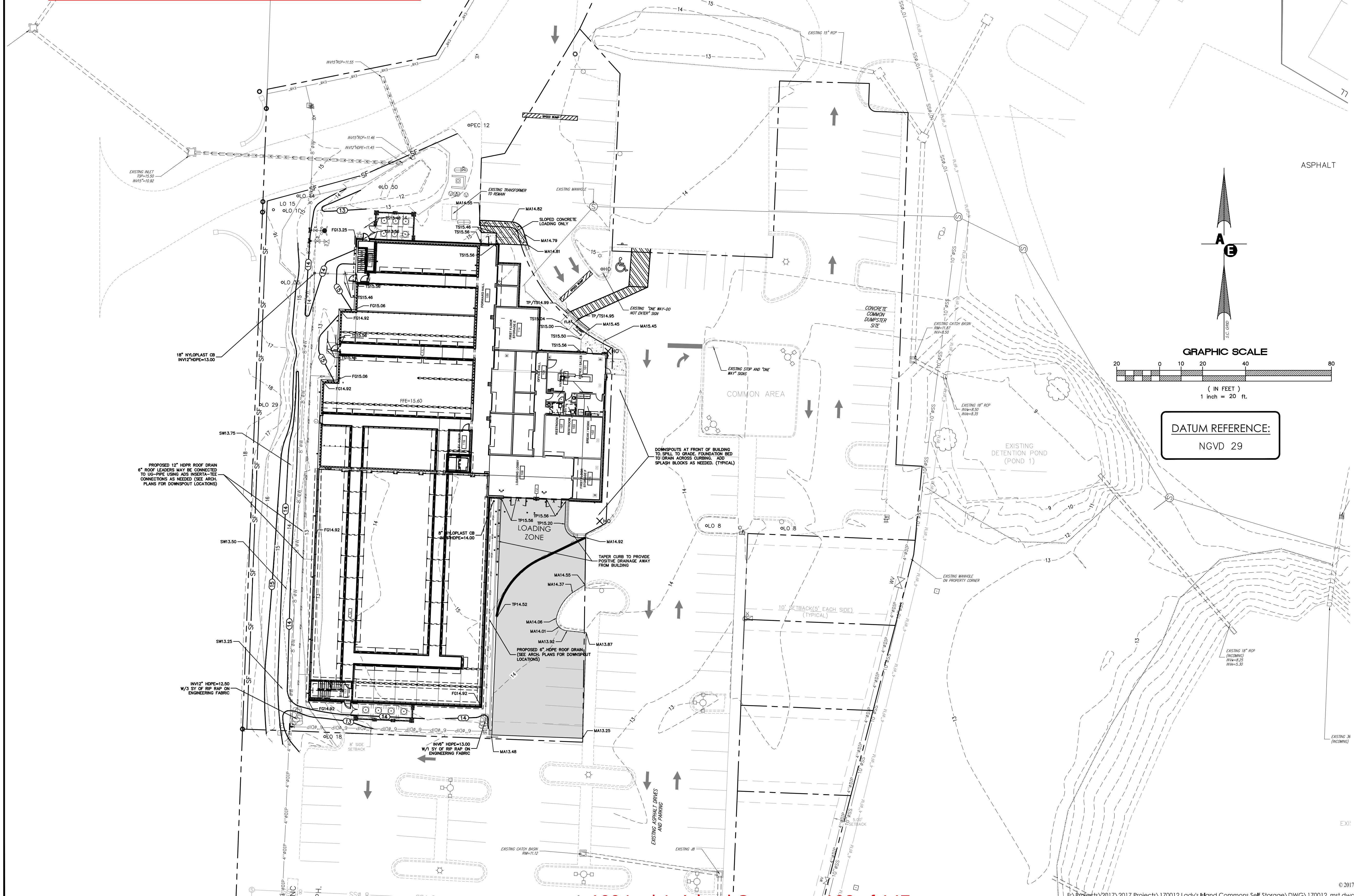
Site and Utility Plan

Date Drawn: 02/27/17
Last Revised: 02/13/18
Drawn By: R. Crosby
Engineer: S. Andrews

SHEET #: 6

JOB: 170012

PREVIOUS SUBMISSION



PLAN REVISIONS

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Site Development Plan
For
LI. Commons Self Storage
U.S. Hwy. 21
Lady's Island
Beaufort County, SC

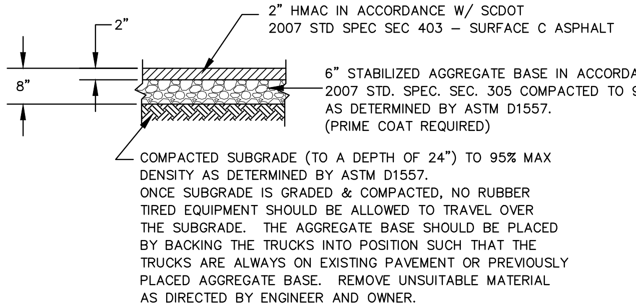
Drainage and Grading Plan

Date Drawn: 02/27/17
Last Revised: 02/13/18
Drawn By: R. Crosby
Engineer: S. Andrews

SHEET #: 7

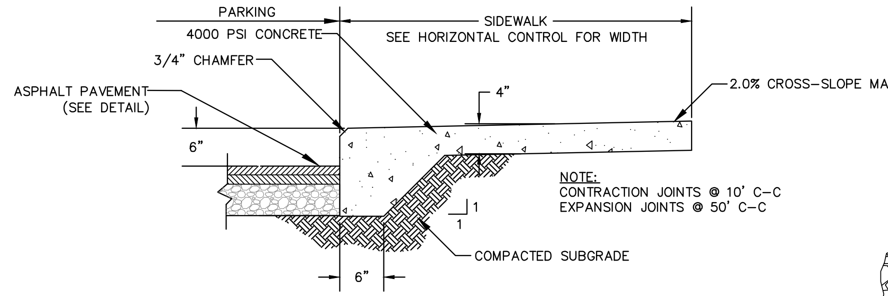
JOB: 170012

PREVIOUS SUBMISSION



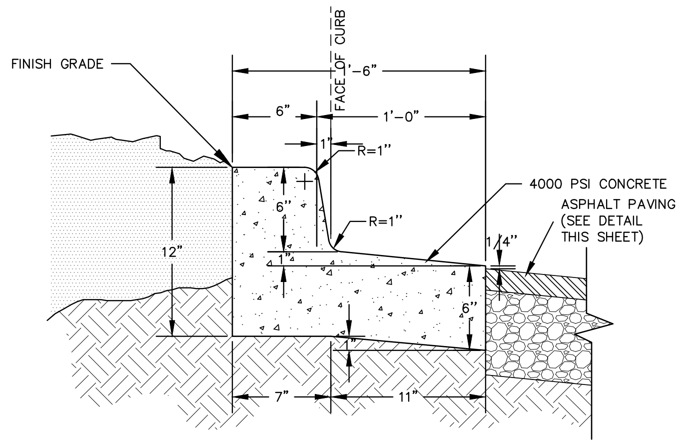
ASPHALT PAVING DETAIL

N.T.S



Typical–PAVEMENT & SIDEWALK DETAIL

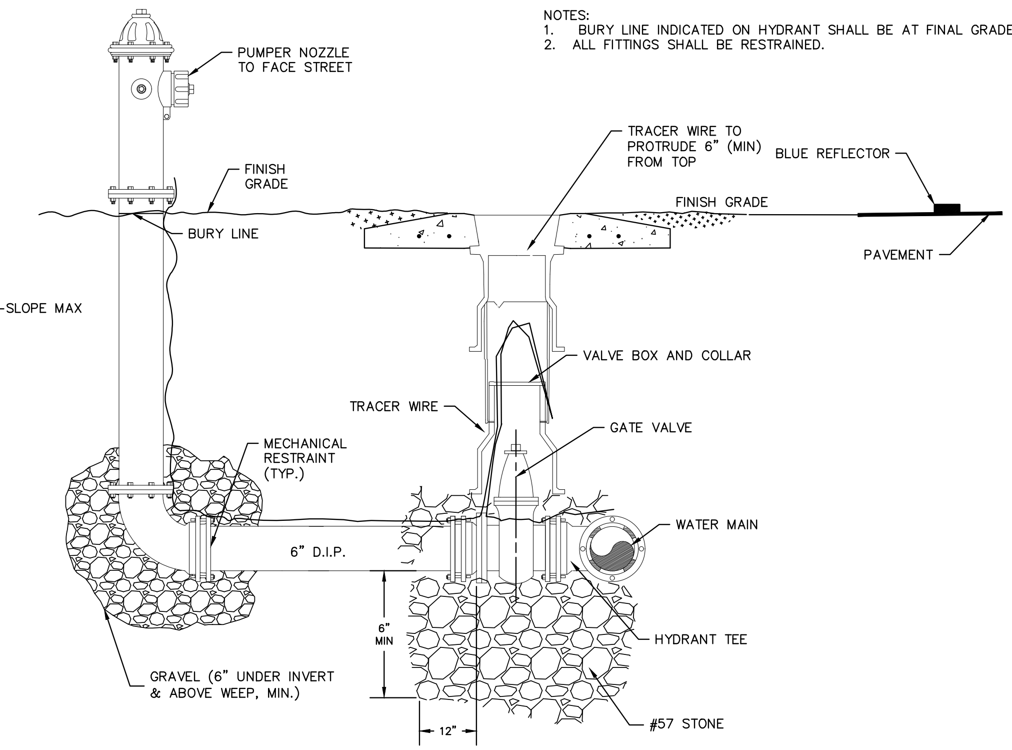
N.T.S



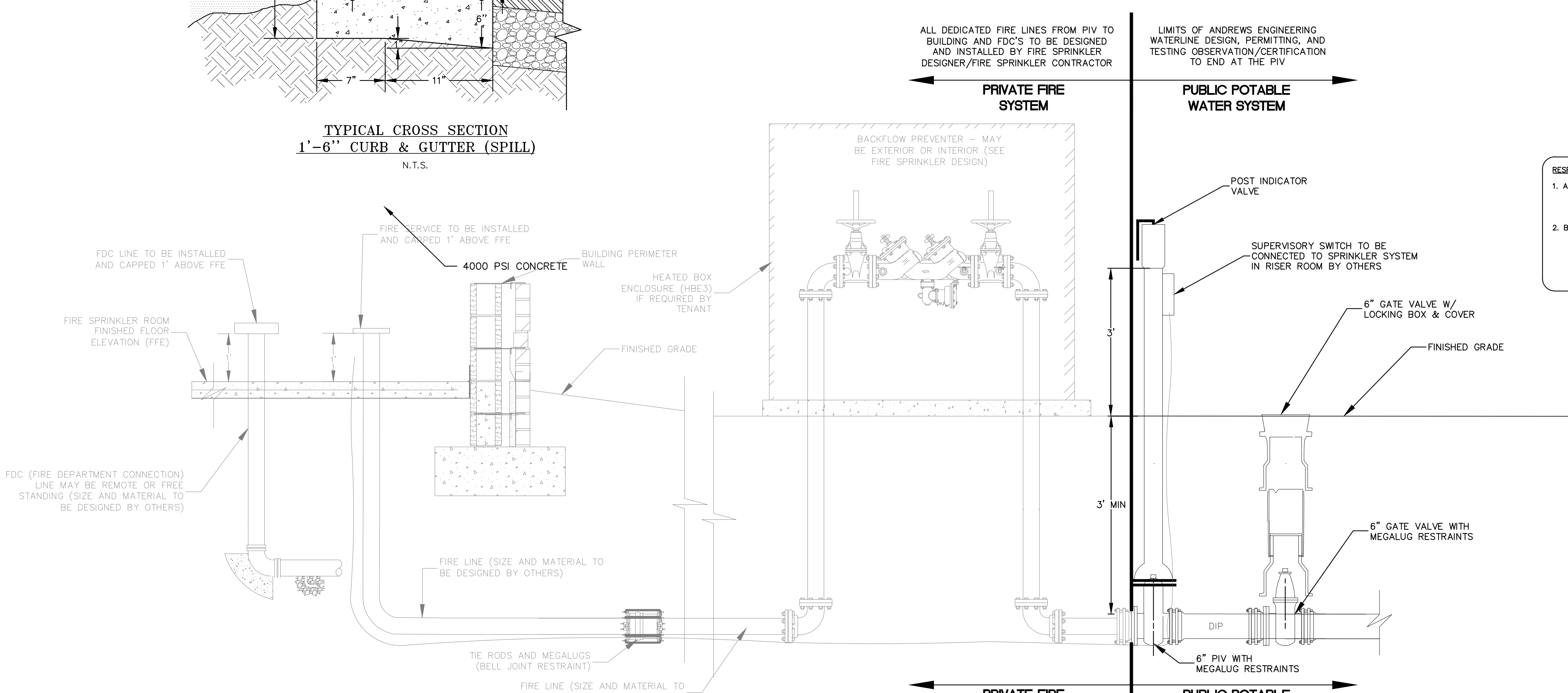
TYPICAL CROSS SECTION

1'-6'' CURB & GUTTER (SPILL)

N.T.S.



STANDARD FIRE HYDRANT



SCHEMATIC OF UNDERGROUND FIRE SPRINKLER SYSTEM

FOR INFORMATION ONLY

N.T.S.

RESPONSIBILITIES:

1. ANDREWS ENGINEERING
   A. DESIGNING AND PERMITTING THE PUBLIC POTABLE WATER SYSTEM WITH SCDHEC AND BJWSA.
2. BIDDER/BUILDING GENERAL CONTRACTOR
   A. HIRE FIRE SPRINKLER DESIGNER/ENGINEER TO DESIGN, PERMIT, INSTALL, TEST, AND CERTIFY THE PRIVATE FIRE SYSTEM INCLUDING:
      a. PORTION AFFE (ABOVE FINISHED FLOOR ELEVATION)
      b. PORTION BFFE (UNDERGROUND BETWEEN BUILDING AND PIV)

TYPICAL FIRE LINE ABBREVIATIONS

AHJ	AUTHORITY HAVING JURISDICTION
SCDHEC	SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
BC	BEAUFORT COUNTY
FDC	FIRE DEPARTMENT CONNECTION
PIV	POST INDICATOR VALVE
BFP	BACK FLOW PREVENTER
GV	GATE VALVE
FFE	FINISHED FLOOR ELEVATION
AFFE	ABOVE FINISHED FLOOR ELEVATION
BFFE	BELOW FINSHED FLOOR ELEVATION

PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
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Site Development Plan
For
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U.S. Hwy. 21
Lady's Island
Beaufort County, SC

Site
Details 1

Date Drawn:	02/27/17
Last Revised:	02/13/18
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #:
8

JOB: 170012

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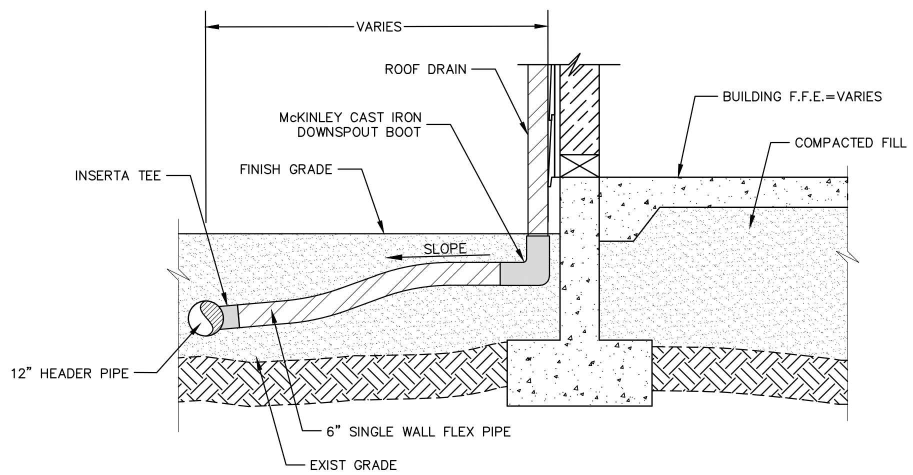
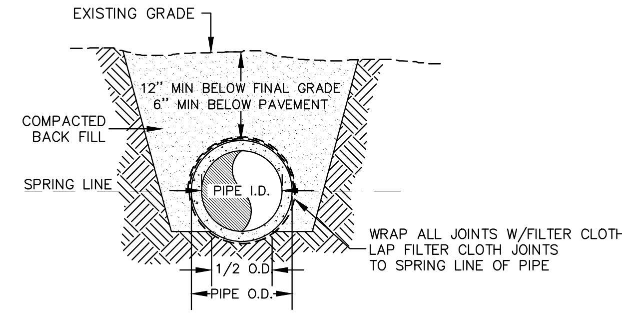
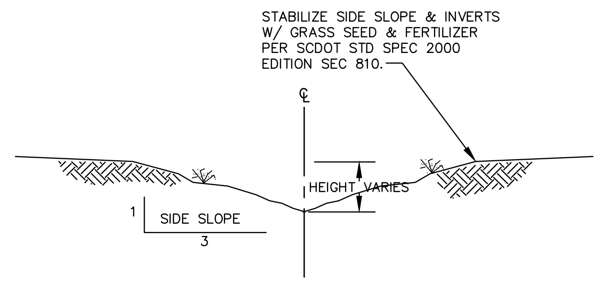
PREVIOUS SUBMISSION



TYPICAL DETAIL AT ROOF DRAIN
N.T.S.

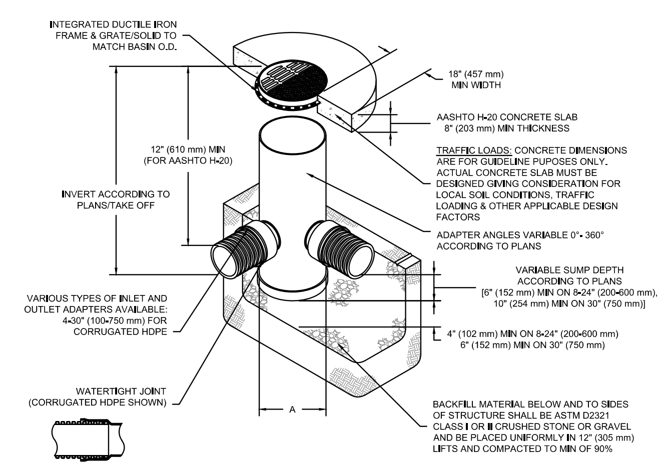


TYPICAL STORM SEWER
PIPE BEDDING DETAIL
N.T.S.



TYPICAL SECTION
GRASS SWALE
N.T.S

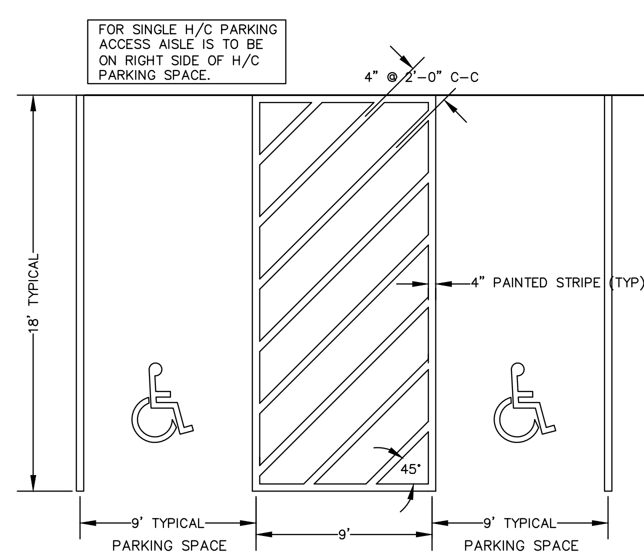
NYLOPLAST DRAIN BASIN
NTS



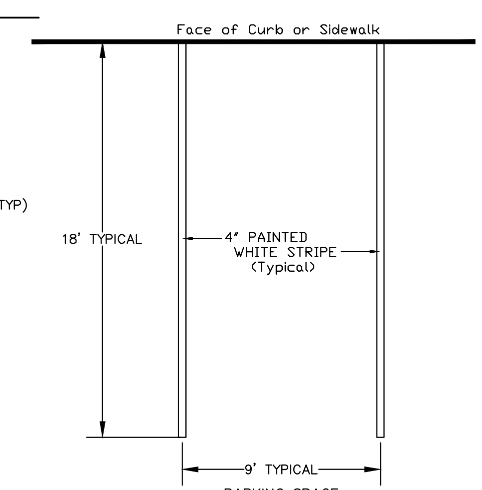
NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20



H/C PASSENGER VEHICLE PARKING
SPACE STRIPE DETAIL



Detail-TYPICAL PARKING SPACE STRIPING
N.T.S.

PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
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PROFESSIONAL ENGINEER
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STEVEN WADE ANDREWS

SOUTH CAROLINA
ANDREWS ENGINEERING CO.
No. C00008
CERTIFICATE OF AUTHORIZATION

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Site Development Plan
For
LI. Commons Self Storage
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Beaufort County, SC

Site
Details 2

Date Drawn: 02/27/17
Last Revised: 02/13/18
Drawn By: R. Crosby
Engineer: S. Andrews

SHEET #:
9

JOB: 170012

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F:\Projects\2017\2017 Projects\170012 Lady's Island Commons Self Storage\DWG\170012_det.dwg

Fwd: Lady's Island Commons

PARKING

From: Skeet Burris (cypressbay86@gmail.com)

To: mgtech428@yahoo.com

Date: Thursday, July 9, 2020, 02:56 PM EDT

Andy
Please print out these comments

Sent from my iPhone

Begin forwarded message:

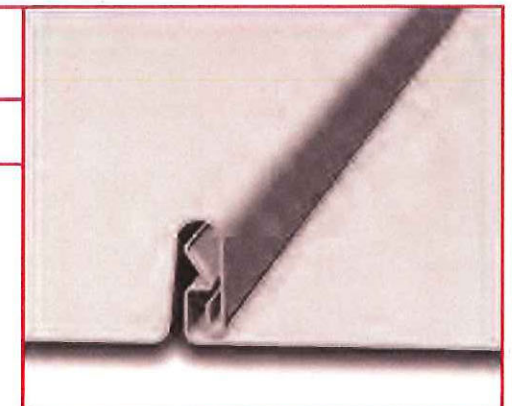
> **From:** Meredith Jacobs <meredith@meadorsinc.com>
> **Date:** July 2, 2020 at 12:54:33 PM EDT
> **To:** Skeet Burris <cypressbay86@gmail.com>
> **Cc:** Jeremy Tate <jeremy@meadorsinc.com>, Heather Spade <hspade@cityofbeaufort.org>
> **Subject:** **RE: Lady's Island Commons**
>
> Hi Doc,
>
> Following up on our phone call earlier. The storage facility will fall under "Industrial use" in section 5.7.4 of the Beaufort Code, which has no minimum requirement for parking spaces. There is therefore no need to show parking calculations for this project. Please do include the parking agreement and loading area drawing we have discussed in the past.
>
> Please let us know of any other questions.
>
> Thank you!
>
> Meredith Jacobs
>
> Meadors Architecture
>
> 2811 Azalea Drive
>
> Charleston, SC 29405
>
> Cell: 843.729.0172
>
> Office: 843.723.8585
>
> www.meadorsinc.com

1 Andrews engineer sheet #1 - Red line copy

2 Well sharing Agreement page 3-4

ITEM	MATERIAL	COLOR	MANUFACTURER
Roofing	Preformed Steel Panels	Evergreen	4M Metals
Gutters/Downspouts	Preformed Steel Panels	Light Stone	Storage Structures
Exterior Sheeting	Preformed Steel Panels	Light Stone	Storage Structures
Exterior Stucco	EFIS	#522 Antique Ivory	Master Wall Inc.
Brick	Natural Brick	River Queen	Acme Brick
Mortar	Unpainted Mortar	Ivory Buff	Argos
Storefront	Aluminum	Oiled Bronze	Existing
Service Doors	Steel/Glass	Light Stone	Signature 200
Bollards	Steel	Black	industrial
Signs	PVC	White/Red Black	Roberts sign
Kiosk	Metal	TAN	OPEN TECH
Lights	Metal	ORB	Hi-Lite MFG
Decorative panels	Vinyl	Black	Vantage

SL100 — 1" Snap Lock Panel



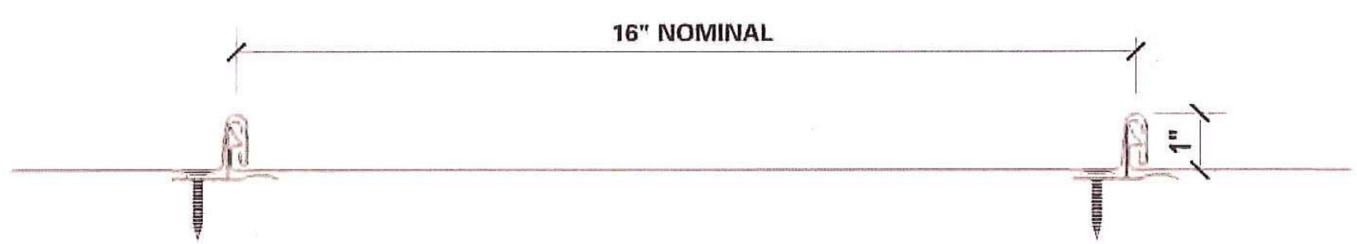
PRODUCT DESCRIPTION

- Low-Profile Architectural Standing Seam Metal Roofing System
- Ideal for residential and light commercial applications
- Specially designed clip allows thermal movement
- Tested panel for rated assemblies achieves higher performance levels

1" Snap Lock Panel; max width 16.89"; Snap Lock Seam fastened with (2) #10-12 x 1" long No. 2 Phillips drive pancake head, wood screws; One Part Clip Assembly SL100R Clip fastening metal to panel to minimum 15/32" plywood decking; maximum 24" clip spacing; Panel Rollformer: Schlebach Quadro-Plus Rollformer; Maximum Allowable Roof Uplift Pressure (steel): -67.3 psf Main Field @ 24" Clip Spacing; Perimeter and Corner Pressure -131.0 psf @ 6" Clip Spacing;
Oil Canning is not a Cause for Rejection.

metals

www.4mmetals.com



DESIGN INFORMATION

- Minimum Slope = 3":12"
- Actual Panel Width: 16.89" from 20" Coil
- Solid Substrate Required
- Architectural, Hydrokinetic Panel
- Snap Seam – No Field Seaming Required
- 24 and 26 Gauge Galvalume®
- .032" Aluminum
- 16oz Copper
- 30 Year Finish Warranty on Kynar 500 Finish
- Weather Tight Warranty Not Available
- Underlayment Required

TEST REPORT SUMMARY

- Florida Building Code 2007
- Chapter 15: Roof Assemblies
- Section 1504.3.2; 1505.3; 1507.4
- Chapter 16: Structural Design
- Chapter 22: Steel; Section 2209 Cold Form Steel
- Chapter 23: Wood
- Testing per TAS 125-03 Std. Requirements for Metal Roof Systems
- Test Assembly #6 by Underwriters Laboratory for:
  a) UL 580-94, per FBC, Uplift Resistance of Roof Assemblies
  b) UL 1897-98, per FBC, Uplift Tests for Roof Covering Systems
- Testing per TAS 100 Wind Driven Rain Test
- FPA #9860.14-R1 – HVHZ – 24ga

PREVIOUS SUBMISSION

4M metals

201 Red Oaks Way • Ridgeland, SC 29936
Telephone: 843.208.2433 • Fax: 843.208.2430
Website: www.4mmetals.com

Environmentally Smart Colors—Designed Energy Efficient

TERRA COTTA	AGED COPPER	SOLAR WHITE	SANDSTONE	SURREY BEIGE
COLONIAL RED	PATINA GREEN	REGAL WHITE	ASH GRAY	SIERRA TAN
REGAL RED *	HEMLOCK GREEN *	STONE WHITE	DOVE GRAY	MEDIUM BRONZE
BURGUNDY *	HARTFORD GREEN *	SLATE BLUE	SLATE GRAY	MANSARD BROWN
MATTE BLACK	EVERGREEN ✓	REGAL BLUE *	CHARCOAL GRAY	DARK BRONZE

Metallic Colors

SILVER *	COPPER *	CHAMPAGNE *	PRE-WEATHERED * GALVALUME®

Non-Painted

ACRYLIC COATED GALVALUME®

Weathered Colors

GALV-TEN™ RAW *	COPPER-TEN™ RAW *	COR-TEN AZP® RAW *	VINTAGE®

* Available at a slight price premium. * Also available in Robust.

Colors shown are matched as accurately as possible, but may vary slightly from finished product. These rich and vibrant colors are produced with either Kynar 500® or Hylar 5000® resins, which provide superior color retention and allow Sheffield Metals to offer non-prorated coating warranties for most applications. Coating warranty varies for Regal Red, Matte Black, Copper, Champagne, Silver, and Pre-Weathered Galvalume. Steelscape's Vintage carries a 20 year Finish Warranty. Please contact your representative for more information.

PREVIOUS SUBMISSION

Stock Availability Matrix

			ISR	EMI	3 Yr.	SRI	GALVALUME 24 ga. 40.375"	GALVALUME 24 ga. 44.375"	GALVALUME 24 ga. 48.375"	ALUMINUM .032 nom. 40.500"	ALUMINUM .032 nom. 48.000"	ALUMINUM .040 nom. 48.000"	ALUMINUM .050 nom. 48.000"
Aged Copper	★	ǀ	0.47	0.85	0.46	53	●		●	●	●		
Ash Gray	★	ǀ	0.39	0.84	0.39	41	●		●	●	●		
Burgundy	★		0.25	0.85	0.23	23	●		●				
Champagne Metallic	★		0.37	0.80	0.35	37	●		●				
Charcoal Gray	★		0.29	0.84	0.28	28	●		●	●	●		
Colonial Red	★		0.30	0.85	0.29	30	●	●	●	●	●	●	
Copper Metallic	★	ǀ	0.49	0.86	0.47	56	●		●	●	●		
Dark Bronze	★		0.26	0.84	0.25	24	●	●	●	●	●	●	●
Dove Gray	★	ǀ	0.49	0.86	N/A	56	●		●	●	●		
Evergreen	★		0.27	0.86	0.26	26	●	●	●	●	●	●	
Hartford Green	★		0.26	0.85	0.25	24	●		●		●	●	
Hemlock Green	★		0.29	0.86	0.29	29	●		●				
Mansard Brown	★		0.27	0.86	0.25	26	●		●		●	●	
Matte Black	★		0.29	0.83	0.27	27	●		●		●		
Medium Bronze	★		0.30	0.87	0.28	31	●	●	●	●	●	●	●
Patina Green	★		0.28	0.87	0.28	28	●		●				
Pre-weathered Galvalume®	★		0.30	0.79	0.28	27	●		●	●	●		
Regal Blue	★		0.26	0.85	0.25	24	●		●				
Regal Red	★		0.42	0.83	0.41	45	●		●				
Regal White	★		0.67	0.86	0.67	81	●	●	●	●	●	●	●
Sandstone	★	ǀ	0.54	0.86	0.53	63	●	●	●	●	●	●	●
Sierra Tan	★		0.35	0.86	0.34	37	●	●	●	●	●	●	●
Silver Metallic	★	ǀ	0.59	0.79	0.60	67	●		●	●	●	●	●
Slate Blue	★		0.29	0.85	0.28	28	●		●				
Slate Gray	★		0.33	0.84	0.33	33	●	●	●	●	●	●	●
Solar White	★	ǀ	0.68	0.85	0.66	82	●		●	●	●	●	●
Stone White	★		0.60	0.86	0.56	71	●		●			●	
Surrey Beige	★	ǀ	0.42	0.85	0.41	46	●		●				
Terra Cotta	★		0.35	0.86	0.35	37	●		●	●	●	●	
Acrylic Coated Galvalume®	★	ǀ	0.67	0.14	0.55	56	●		●				
Cor-Ten AZP® Raw			0.32	0.89	N/A	34	●		●				
Copper-Ten™ Raw			0.45	0.88	N/A	51	●		●				
Galv-Ten™ Raw			0.49	0.84	N/A	55	●		●				
Vintage®			0.30	0.70	0.27	22	●		●				
Custom Colors							▲	▲	▲	▲	▲	▲	▲

Notes:

- All of Sheffield's CoolR® metal is painted with a .20 mil primer and .70 - .90 mil Top Coat of 70% Kynar 500® PVDF resin-based coating or Hylar 5000®. The reverse side has a .20 primer and .30 - .40 backer coating.
- 22 gauge steel available in 44.375" and 48.375" widths upon request.
- For low slope roofing to meet Energy Star requirements, the ISR must be ≥0.65. After 3 years, the solar reflectance must be ≥0.50.
- For steep slope roofing to meet Energy Star requirements, the ISR must be ≥0.25. After 3 years, the solar reflectance must be ≥0.15.
- For low slope roofing to meet LEED 2013 requirements, the SRI must be ≥ 82.
- For steep slope roofing to meet LEED 2013 requirements, the SRI must be ≥ 39.
- Low slope is defined as ≤2:12.
- Steep slope is defined as >2:12.

Key:

● = Stocked Item
▲ = Available on Custom Order Basis
★ = Energy Star Compliant
ǀ = LEED 2013 Compliant
ISR = Initial Solar Reflectance
EMI = Emissivity
SRI = Solar Reflectance Index

Oil canning is an aesthetic issue and is an inherent part of light gauge cold formed metal products. By using coil that has been processed properly, designing for thermal movement, following stringent specifications for installation and proper handling most oil canning can be eliminated. Oil canning is not grounds for coil/panel rejection.

Galvalume® is a registered trademark of BIEC International Inc. | Hylar 5000® is a registered trademark of Solvay Solexis, Inc. Kynar 500® is a registered trademark belonging to Arkema Inc

Cor-Ten AZP® is a registered trademark and the USS in Circle, Weathered Metal Series™, Galv-Ten™, and Copper-Ten™ are trademarks of Unites States Steel Corporation. All trademarks are used under license of the United States Steel Corporation.

Featuring:

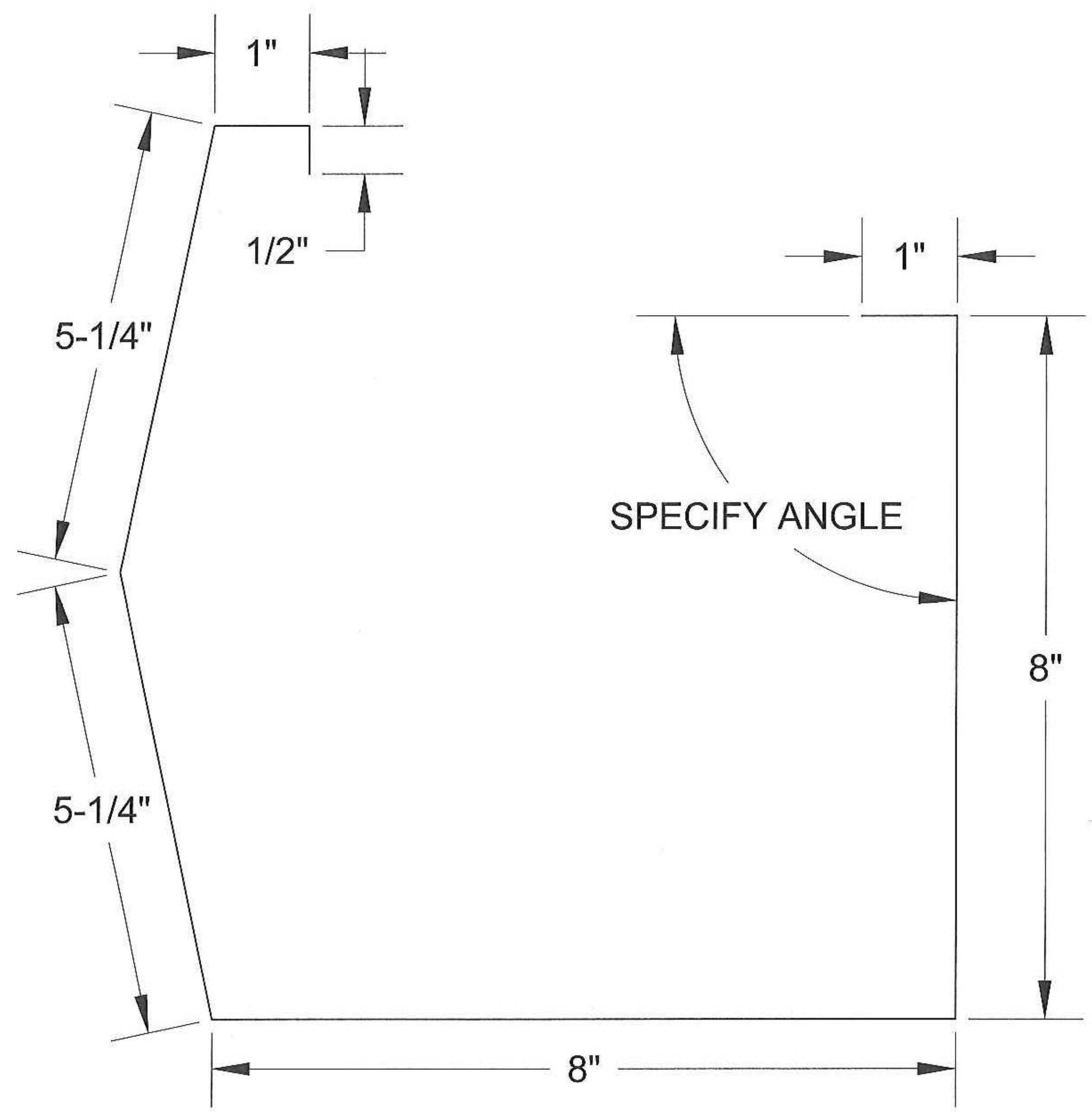

Gutters
Down spouts

PREVIOUS SUBMISSION

STANDARD ROOF INSTALLATION MANUAL

STANDARD FLASHING PROFILES

OVERSIZED GUTTER



Part Number	Issue Date	Length	Girth	Gauge	Additional Information
	1/1/15	20'2"	27-5/16	26ga	

3807 Carrollton Villa Rica Highway, Villa Rica, GA 30180
770-456-1602 Fax: 770-456-1662 Toll Free: 877-456-1602
www.storagestructuresinc.com
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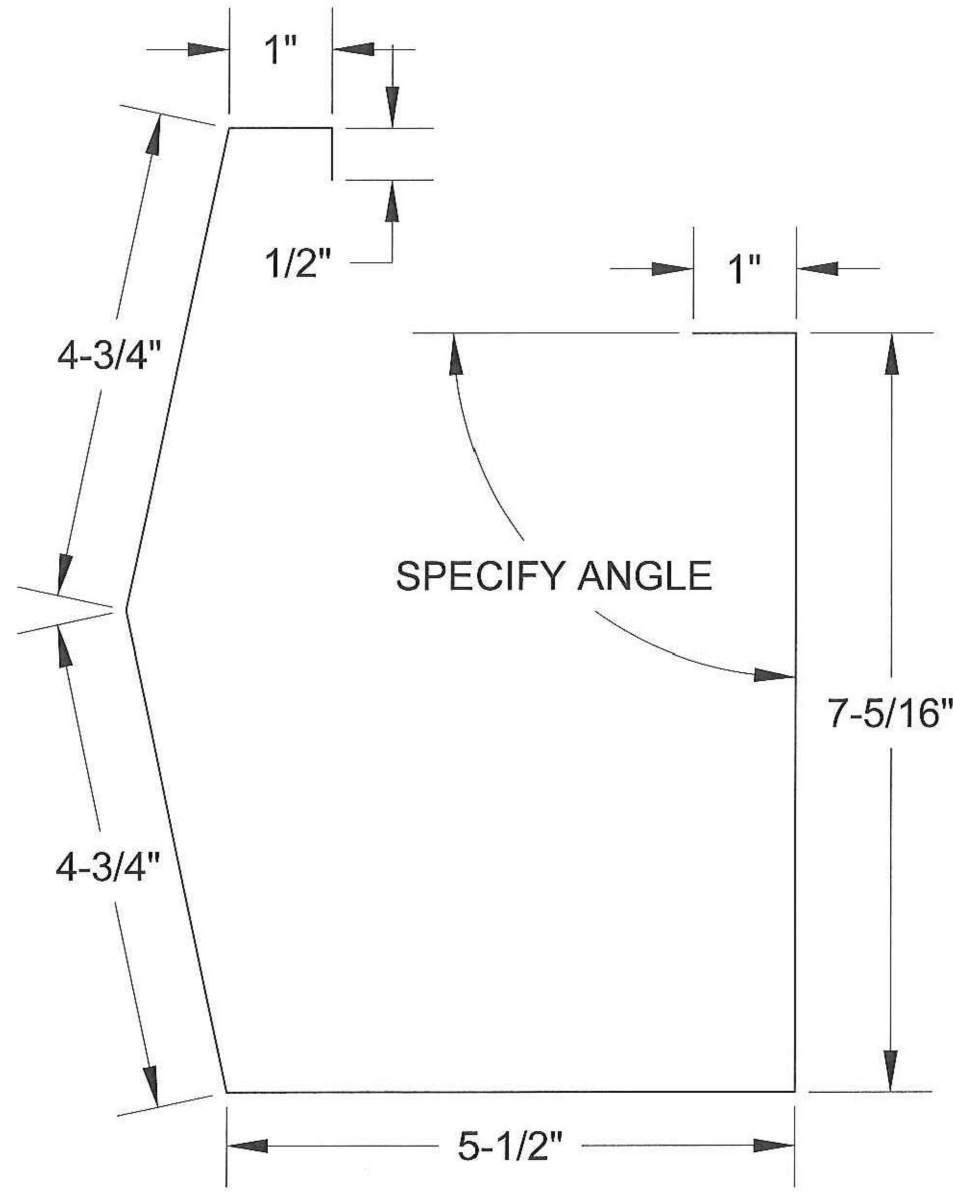
STANDARD ROOF INSTALLATION MANUAL

STANDARD FLASHING PROFILES

STANDARD GUTTER



Part Number	Issue Date	Length	Girth	Gauge	Additional Information
XCT-SSI	1/1/15	20'2"	24-13/16	26ga	

©2016
STORAGE
STRUCTURES

3807 Carrollton Villa Rica Highway, Villa Rica, GA 30180
770-456-1602 Fax: 770-456-1662 Toll Free: 877-456-1602
www.storagestructuresinc.com

PREVIOUS SUBMISSION

COLOR CHART

COMMERCIAL/INDUSTRIAL

Final color selection should be made from actual color chips.

- For the most current information available, visit our website at www.mbci.com.
- See the product selection chart for gauge and finish availability.
- All products are available in smooth or embossed finish.
- Trim is available in all colors.
- Review the sample warranty for complete performance attributes and terms and conditions.

SIGNATURE® 200

STANDARD COLORS
26- AND 24-GAUGE MATERIAL

Siliconized Polyester
Polar White is a Straight Polyester.
* Also available in 29-gauge
** Minimum quantities and/or extended lead times required for 24-gauge. Please inquire.

HAWAIIAN BLUE** *	CRIMSON RED** *	FERN GREEN** *	BURNISHED SLATE** *
ASH GRAY *	SADDLE TAN *	DESERT SAND *	KOKO BROWN *
CHARCOAL GRAY** *	COBALT BLUE** *	RUSTIC RED *	LIGHT STONE *
POLAR WHITE* *	SOLAR WHITE** *		

770-456-1602
fax: 770-456-1662
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STORAGE STRUCTURES

3807 Carrollton Villa Rica Hwy.
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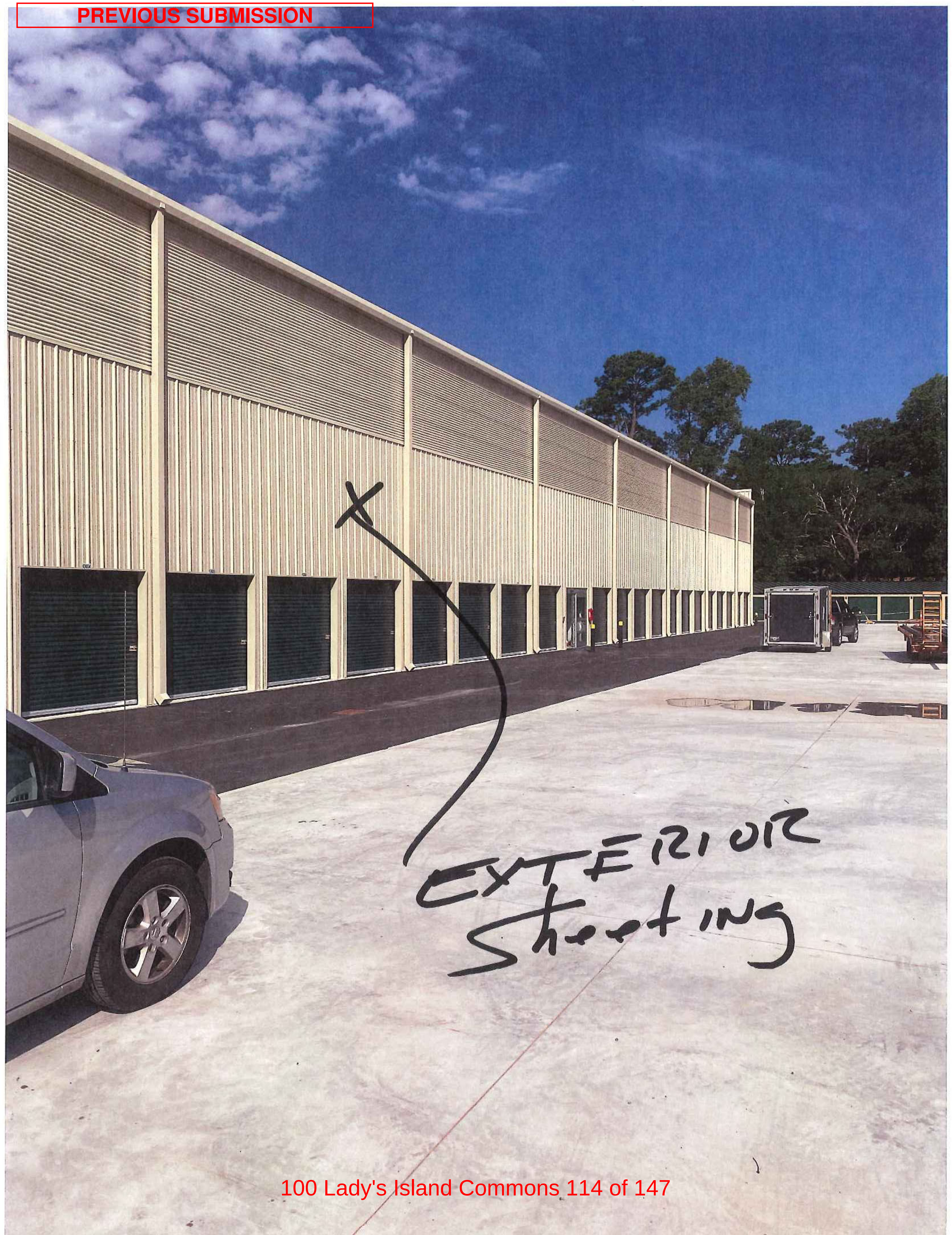
ENERGY STAR PARTNER

* ENERGY STAR® Qualified


EXTERIOR
Sheeting

PREVIOUS SUBMISSION

PREVIOUS SUBMISSION

Superior Color Selector

Master Wall Inc.
Building a Culture of Excellence
We finish strong.

STUCCO

#461 Pampas White	#301 China White	#609 Linen	#101 Polar White
#22 Kool	#106 Sky	#505 Pearl Gray	#504 Oyster Gray
#360 English Fog	#403 Weathered '	#150 Iris	#330 Dove Gray
#933 Stow	#522 Antique Ivory	#559 Mellow	#611 Flax
#208 Sandle Beige	#500 Egg	#463 Calvary	#402 Par
#613 Boca Raton	#660 Taupe	#606 Fuzzy Peach	#341 Silky White
#934 Pebble Sand	#180 Beige	#618 Light Beige	#372 Soft Plum
#517 Wooden Oar	#920 Pine Cone	#927 Scarlet Red	#646 Sage

Actual color selection should be made from a 1'x1' sample of each color, texture and finish made by the applicator who is actually completing the project. Master Wall manufactures 100% pure acrylic finishes, "The Quality is in the Pail".

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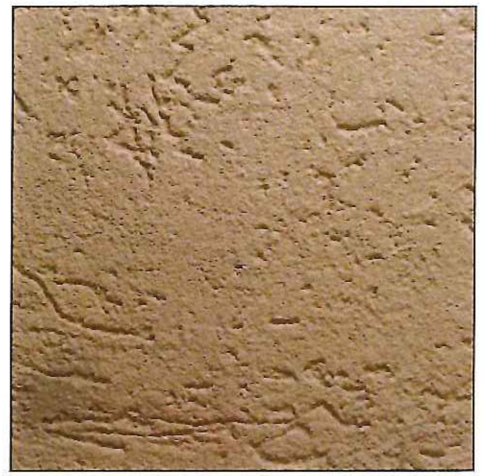
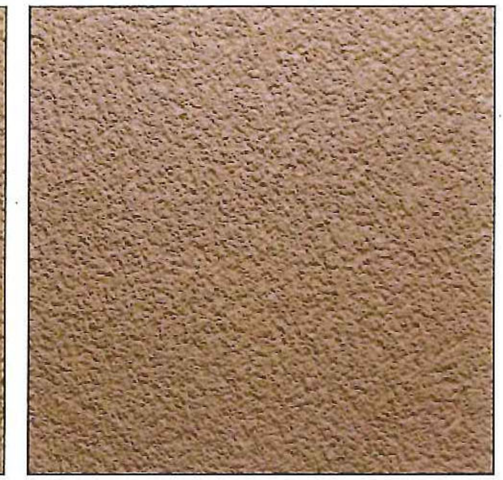
Superior Finish Textures

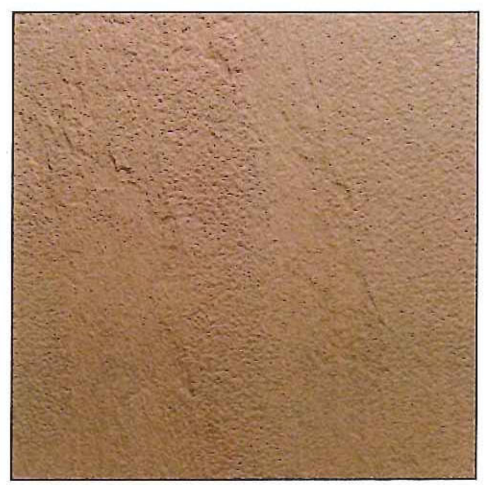


Perfect Swirl 2.0 (Perfect)

Medium Sand 1.5 (Desert Sand)



Fine Sand 1.0 (Spray)



Versatex 0.5 (Refinish)

ReCote (tm)

Also Available

Aggrelime
Taratex
Travertine
Marbleflex
Savannah

Available Options

Finish Properties

Meets or Exceeds:
ASTM E84 Surface Burning
ASTM C67 (AC-24)(EIMA 101.01) Freeze/Thaw
ASTM D2247 Humidity/Water Resistance
ASTM D3273 Mold/Mildew
ASTM D968 Abrasion
ASTM B117 Salt Spray
ASTM G53 UV Weathering
ASTM G23 (G153) UV Weathering

We finish strong.

Master Wall Inc.®
Building a Culture of Excellence
P. O. Box 397
Fortson, GA 31808
800-755-0825
Technical 800-760-2861
masterwall.com

Information contained in this product data sheet conforms to the standard detail recommendations and specifications for the installation of Master Wall Inc. products and is presented in good faith. Master Wall Inc. assumes no liability, expressed or implied as to the architecture, engineering, or workmanship of any project. This information may be concurrent with, or superseded by other applicable documents, such as specifications and details. Contact Master Wall Inc. for the most current product information.

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061515

PALMETTO BRICK

Quality Brick and Exceptional Service Since 1919

July 8, 2020

Acme Brick Company
1072 Argent Blvd., Unit 2B
Ridgeland, SC 29936

Project: Historic Store and Go-100 Lady's Island Common
Brick: Savannah River Queen-Size

This is to certify that the Savannah River Queen-Size brick manufactured by Palmetto Brick Company meet or exceed ASTM C-216, Type FBS, Grade SW specifications.

Sincerely,

Andy Rogers

L.A. Rogers
Vice President

Sworn to and subscribed before me at Cheraw, S.C. this 8th day of July, 2020.

Melodie West

Melodie R. West
Notary Public South Carolina
My commission expires on November 4, 2023

PO Box 430 • Cheraw, SC 29520 • 843-537-7861 • 800-922-4423 • www.palmettobrick.com
• Florence 843-665-2742 • Myrtle Beach 843-236-2121 • Hampstead 910-270-6153 • Monroe 704-289-9599

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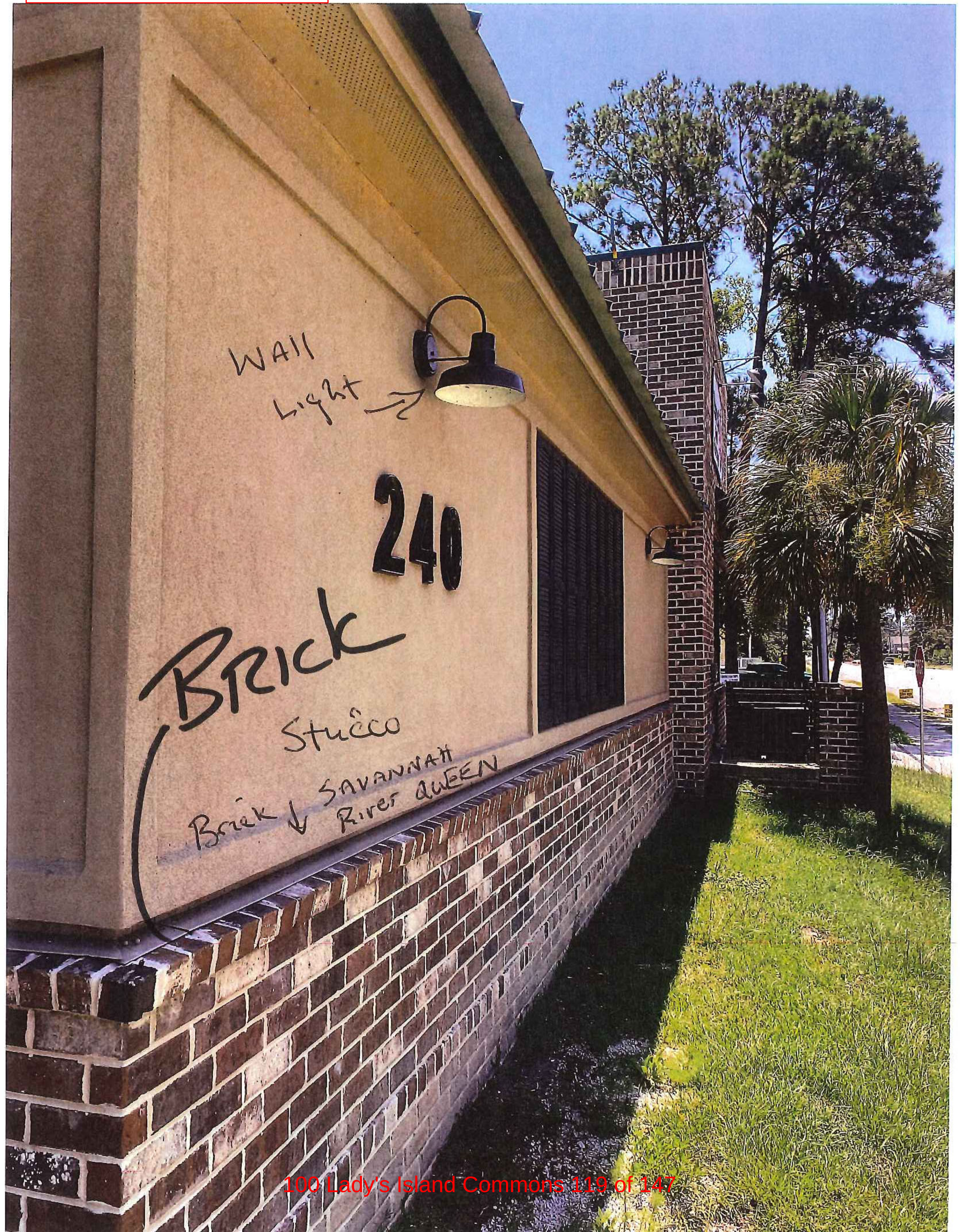


Palmetto Brick Company

3501 Brickyard Rd., Wallace SC 29520
PO Box 430, Cheraw SC 29520

Updated 9/1/2015 TH

Residential Series	Recommended Cleaning Product	
	Prosoco	**EaCO Chem**
Ship Ballast, Terra Blend	Sure Klean 600	NMD80
Laurel Bay , Old Lynchburg	Sure Klean 600	NMD80
Coker Blend, Old English	Sure Klean 600	NMD80
Birchwood Blend, London Ballast	Sure Klean 600	NMD80
Old Marlboro, Biltmore	Sure Klean 600	NMD80
Kingsmill, Jamestown	Sure Klean 600	NMD80
Chicora	Sure Klean 600	NMD80
Pee Dee Series		
Hampton	Sure Klean 600	NMD80
Ashland	Sure Klean 600	NMD80
Savannah River	Sure Klean 600	NMD80
Low Country	Sure Klean 600	NMD80
Magnolia Blend	Sure Klean 600	NMD80
Hartsville Rose	Sure Klean 600	NMD80
Onslow	Sure Klean 600	NMD80
Myrtle Sand	Sure Klean 600	NMD80
Riviera	Sure Klean 600	NMD80
Architectural Series		
Red Body (All Textures)	Sure Klean 600	NMD80
Medium Red Body (All Textures)	Sure Klean 600	NMD80
Dark Red Body (All Textures)	Sure Klean 600	NMD80
All Flashed Reds (All Textures)	Sure Klean 600	NMD80
Caramel, Mocha, Walnut	Sure Klean 600	NMD80
Chocolate Body (All Textures)	Sure Klean 600	NMD80
Brown Body (All Textures)	Sure Klean 600	NMD80
Black Body (All Textures)	Sure Klean 600	NMD80
Buffstone Body (All Textures)	Sure Klean Vanatrol	NMD80
Admix Greystone Body	Sure Klean Vanatrol	NMD80
Light & Dark Rose Body	Sure Klean Vanatrol	NMD80
Ivorystone & Whitestone Body	Sure Klean Vanatrol	NMD80

* Use Vanatrol on all brick if colored mortar is used.
* All cleaning products should be applied to a 20 sq. ft. test area and let sit for a minimum of one week to be judged for its effectiveness.
* Palmetto brick does not recommend the use of Muriatic acid.

SAFETY DATA SHEET

Palmetto Brick Company

FILE NAME: Brick

SECTION 9: PHYSICAL AND CHEMICAL PROPERTIES

Boiling Point: NA
Melting Point: NA
Specific Gravity: 2.6
Vapor Pressure: NA
Vapor Density: NA
Solubility in Water: Negligible
Odor: NA
Flammable: NA
pH: NA
Flash Point: NA
Decomposition Temperature: NA

Appearance: Granular solid. Bricks come in a wide range of colors.

SECTION 10: STABILITY AND REACTIVITY

Bricks as shipped are non-reactive.

Bricks as shipped are chemically stable.

Bricks as shipped will not polymerize.

SECTION 11: TOXICOLOGICAL INFORMATION

Bricks as shipped are not toxic.

SECTION 12: ECOLOGICAL INFORMATION

Bricks as shipped have no environmental impact.

SECTION 13: DISPOSAL CONSIDERATIONS

Brick in its solid form is typically considered a non-hazardous waste for disposal, but local regulation may vary, therefore all waste must be disposed/recycled/reclaimed in accordance with federal, state, and local environmental control regulations. Water containing brick solids, such as from wet sawing operations, should also be disposed of in accordance with federal, state and local environmental regulation. Brick waste should not be used as a blasting agent.

SECTION 14: TRANSPORT INFORMATION

Bricks as shipped are not hazardous materials per DOT regulations.

SECTION 15: REGULATORY INFORMATION

None

SECTION 16: OTHER INFORMATION

OSHA requires an SDS for brick because it is occasionally dry sawed. We recommend only wet sawing of brick.

This SDS was prepared with information believed accurate at the time of preparation and was prepared and provided in good faith.

SAFETY DATA SHEET Palmetto Brick Company **FILE NAME:** Brick

SECTION 3: COMPOSITION/INFORMATION ON INGREDIENTS

Ingredients	CAS #	% Weight	Exposure Limits OSHA PEL mg/m^3	ACGIH TLV mg/m^3
Aluminum Silicates	Various	50 – 85	15	10
Quartz	14808-60-7	Varies	10 / %SiO_2 + 2 (respirable)	0.025 (resporable)
Chromium Compounds	Various	0 – 3	Not available	Not available
Maganese Compounds	Various	0 – 3	Not available	Not available
Calcium Compounds	Various	0 – 3	Not available	Not available
Iron Compounds	Various	0 – 3	Not available	Not available

As granular body additives

SECTION 4: FIRST AID MEASURES

EYES : Flush with running water. Obtain medical assistance if irritation continues.

SKIN : Wash with soap and water. If an allergic reaction causes a rash that does not heal with in a few days consult a physician. Treat abrasions as any other scrape or cut with disinfectants and bandages.

INHALATION: Remove from exposure to airborne particulates. Consult a physician if breathing does not return to normal. Excessive dust exposure may aggravate any existing respiratory disorders or diseases

SECTION 5: FIRE-FIGHTING MEASURES

Bricks as shipped do not pose a fire or explosion hazard.

SECTION 6: ACCIDENTAL RELEASE MEASURES

Bricks as shipped are not reactive.

SECTION 7: HANDLING AND STORAGE

OTHER PROTECTIVE EQUIPMENT: Face shields should be used when sawing brick. Use gloves and or protective clothing if abrasions or allergic reactions are experienced. Use of steel toe shoes is recommended when handling brick.

OTHER CONTROLS: Use of wet sawing method is recommended anytime that bricks must be cut. Always stack and store bricks in a stable manner to avoid falling hazards.

SECTION 8: EXPOSURE CONTROLS/PERSONAL PROTECTION

Ingredients	CAS #	% Weight	Exposure Limits OSHA PEL mg/m^3	ACGIH TLV mg/m^3
Aluminum Silicates	Various	50 – 85	15	10
Quartz	14808-60-7	Varies	10 / %SiO_2 + 2 (respirable)	0.025 (resporable)

VENTILATION: Inhalation of brick and tile dust above established or recommended exposure levels should be avoided by use of wet sawing or shaping and/or provide adequate ventilation.

RESPIRATORY : For airborne concentration exceeding the OSHA PEL or ACGIH TLV use a NIOSH and/or MSHA approved respirator.

OTHER PROTECTIVE MEASURE: Face shields should be used when sawing brick. Use gloves and or protective clothing if abrasions or allergic reactions are experienced. Use of steel toe shoes is recommended when handling brick.

SAFETY DATA SHEET

Palmetto Brick Company

FILE NAME: Brick

SECTION 1: IDENTIFICATION

PRODUCT NAME : Brick, Pavers, and Chips
PRODUCT CODES :

MANUFACTURER : Palmetto Brick Company
STREET ADDRESS : 3501 Brickyard Road
CITY : Wallace
STATE : SC
ZIP CODE : 29596
COUNTRY : USA

EMERGENCY PHONE : 843-320-1111
CHEMTREC PHONE : 800-424-9300
OTHER PHONE :
FAX PHONE : 843-537-4802

CHEMICAL NAME :
CHEMICAL FAMILY : Predominately Aluminum Silicates
CHEMICAL FORMULA : Mixture

PRODUCT USE : Masonry
PREPARED BY :

SECTION 2: HAZARDS IDENTIFICATION

HAZARD CLASS : Health Hazard **SIGNAL WORD :** Warning

HAZARD STATEMENT : Brick as shipped do not present an inhalation, ingestion or contact hazard. Always stack and store bricks in a stable manner to avoid falling hazards. Brick and tile dust contains crystalline silica, a chemical that has been determined by the agencies listed below to cause cancer. Inhalation of brick and tile dust should be avoided by use of wet sawing or shaping and/or use of a NIOSH and/or MSHA approved respirator. However, operations such as sawing and grind may result in the following effects.

ACUTE HEALTH HAZARDS:

EYES : May cause irritation by abrasion with dust or chips.

SKIN : Brick dust or chips may cause allergic reactions in hypersensitive individuals. May cause cuts and skin abrasions.

INGESTION : No known acute effects.

INHALATION : Brick dust or chips may cause congestion and irritation in nasal and respiratory passages.

CHRONIC HEALTH HAZARDS:

INHALATION : Excessive exposures to respirable particulates (dust) over an extended period of time may result in the development of pulmonary diseases such as silicosis.

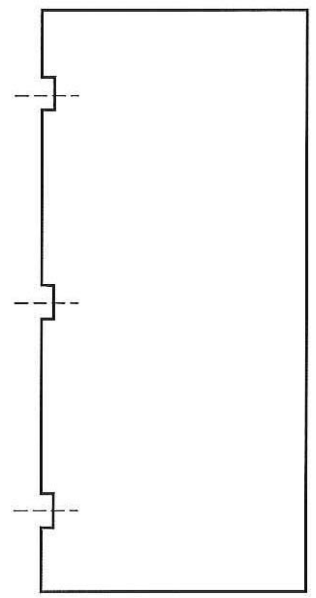
The following carcinogenicity classifications for crystalline silica have been established by the following agencies:

OSHA : Not regulated as a carcinogen.
IARC: Group 1 carcinogenic in humans.
NIOSH: Carcinogen, with no further categorization.
NTP: Known carcinogen.

PREVIOUS SUBMISSION

PREVIOUS SUBMISSION

Falcon SZ Series



About the product

The SZ Series **Square Edge** flush doors are designed to meet requirements for commercial quality full flush steel doors.

This commercial door construction combines both the rigid construction and dimensional stability of steel with the integrity of the laminate core. The continuous bonding of the core to steel face sheets provides an attractive, flat door, free of face welding marks.

Recommended area for use:

The SZ Series flush doors are recommended for commercial applications which are not required to comply with architectural specifications. This product is targeted at Distributor over the counter sales with walk-in Contractor trades requiring stock opening sizes and basic hardware configurations.

Typically, the SZ Series door is applicable to the following commercial applications:

- Storage Room & closets.
- Retail entrance and back doors.
- Economy Hotel and Motel unit entrances.

Falcon SZ Series doors are 1 ¾" (45 mm) thick, with **Square Edges.**

Installation

1. Installation instructions, ANSI A250.11-2012 (formerly SDI 105) *Recommended Erection Instructions for Steel Frames and HMMA 840*.
2. Fire Rated Assemblies must be in accordance with NFPA Pamphlet 80. The *Authority Having Jurisdiction* is the final authority on issues related to the installation and use of installed Fire Rated Doors.

Features and benefits

Steelcraft's SZ Series doors offer the following standard features:

1. **Core Systems** that enhance the performance of the door:
   - **Honeycomb (standard)**: 1" (25 mm) cell Kraft honeycomb.
   - **Polystyrene (optional)**: enhanced thermal performance.
2. **18 gauge Face Sheets**
3. **Full Height, Epoxy Filled Mechanical Interlock Edges** provide structural support and stability the full height of the door edges.
4. **Non-Handed for 4 ½" (114 mm) Hinge Preparations** (.134") weight hinges (includes spacer plates which can be modified at install to accommodate heavyweight hinges).
5. **14 Gauge Inverted Top and Bottom Channels** provide stability and protection for the top and bottom edges from abuse.
6. **Closer Reinforcement** 14 Gauge minimum on all doors.
7. **Square Hinge and Lock Edges** for non-handed inventory control for local distribution.
8. **Factory Applied Rust Inhibiting Primer**

Specification compliance

9. Door construction for Steelcraft's Falcon SZ Series doors meets the requirements of ANSI A250.8-2017 (SDI 100).
10. Hardware preparations and reinforcements are in accordance with ANSI A250.6-2003 (R2009). Locations are in accordance with ANSI/DHI A115 unless otherwise stated.

Fire ratings

Falcon SZ Series doors are listed for installations requiring compliance to negative pressure testing (ASTM E152 and UL-10B) and positive pressure standards (UL-10C).

- Doors are factory labeled with a Warnock Hersey 1 ½ Hour (90 min) Mylar label.

Options

The Falcon SZ Series door sizing and option configurations are available only as noted in this TD Sheet or on the related Price Book pages. Commonly available configuration options **are not available** on the Falcon SZ Series doors including the options listed below.

- Factory installed glass lights.
- Factory cutouts for louver or glass lights.
- Hardware preparations or reinforcements other than those outlined in this TD Sheet or the related Price Pages.
- If configuration options are required, refer to the SL or L Series products.

100 Lady's Island Commons 125 of 147

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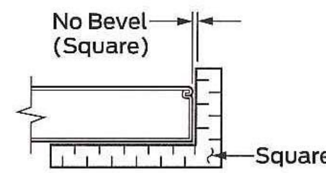
Door construction

1. Vertical edges (both hinge and lock) are square with a visible, epoxy filled mechanical interlock edge seam.
2. Top and bottom edges are closed with inverted 14 gauge top and bottom channels (top cap not included, see 'Parts').
3. Doors are 1 ¾" (45 mm) thick.



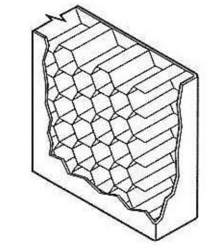
Square (Non-Handed) Edge

Available: Mortised and reinforced:

- Template hinge preparations for 4 ½" (114 mm) x .134" (3.3 mm) standard weight hinges. Butt hinge preparations are cut through for non-handed function; spacer plates are furnished for field installation and handing.
- Lock preparations for mortise and cylindrical locks follow ANSI A115.1 for mortise preparations and A115.2 for cylindrical.
- Rim Exit Device preparation is reinforced on both hinge and lock side and located at 39 9⁄16" from bottom of door to center line of reinforcing.

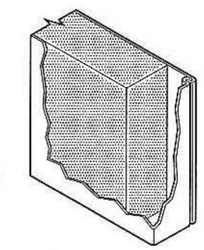
Standard Core: Rigid Honeycomb

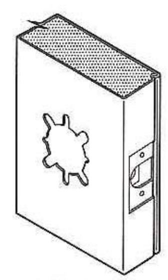
- 1" (25 mm) cell, 99 pound Kraft honeycomb
- Honeycomb surfaces sanded for maximum adhesion
- Impregnated with phenolic resin (resists mildew and vermin)
- Laminated to both face sheets with contact adhesive
- Assembled door is run through high pressure pinch rollers, achieving ultimate bond

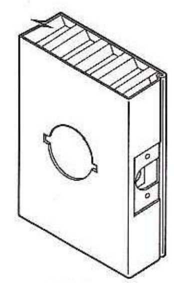

Rigid Honeycomb

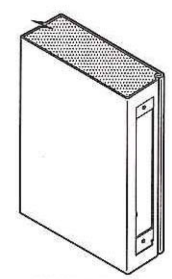
Optional Core: Polystyrene Core

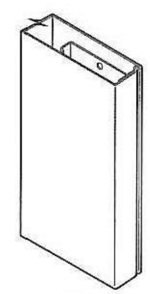
- 1lb (433.6g) per ft^3 density slab.
- Laminated to both face sheets with contact adhesive.
- Assembled door is run through high pressure pinch rollers, achieving ultimate bond.

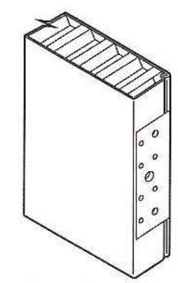

Polystyrene Core

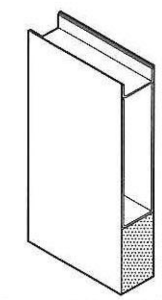

61L Lock


161 Lock


86ED Lock


RPD


Non-Handed Mortise Hinge Prep


Closer Reinf. 14 Ga.

Door application and usage

Series	Steel Thickness	Opening	Usage Frequency
SZ18	18 Ga (1.0 mm)	Interior: Cold Rolled Steel	Heavy Duty Heavy Commercial & Institutional applications with high use
SZ18	18 Ga (1.0 mm)	Exterior: Galvannealed Steel	

Door Sizes and ANSI A250.8 Conversions

Steelcraft product selection for Falcon SZ Series doors has been matched to ANSI/SDI Level and Model designations.

- In accordance with ANSI A250.8-2017 (SDI 100), core material is not specific to the level or model designations. Core material selection is specified based on preference and application.
- Recommended minimum frame gauge also applies to the frequency of operation of the opening.

Series	ANSI A250.8 - SDI 100			Edge Construction	Maximum Sizes		Recommended Gauge of Frame
	Level	Model	Description		Single	Pair	
Level 2: Heavy Duty Commercial							
SZ18	2	1	Full Flush	Visible	4'0" x 7'0" (1219 mm x 2134 mm)	8'0" x 7'0" (2438 mm x 2134 mm)	16 gauge [0.053" (1.3 mm)]

Note: The Falcon SZ Series must be ordered in single leaf configurations. An 86ED lock prep allows a distributor to supply a pair of doors with the appropriate Z Astragal.

100 Lady's Island Commons 126 of 147

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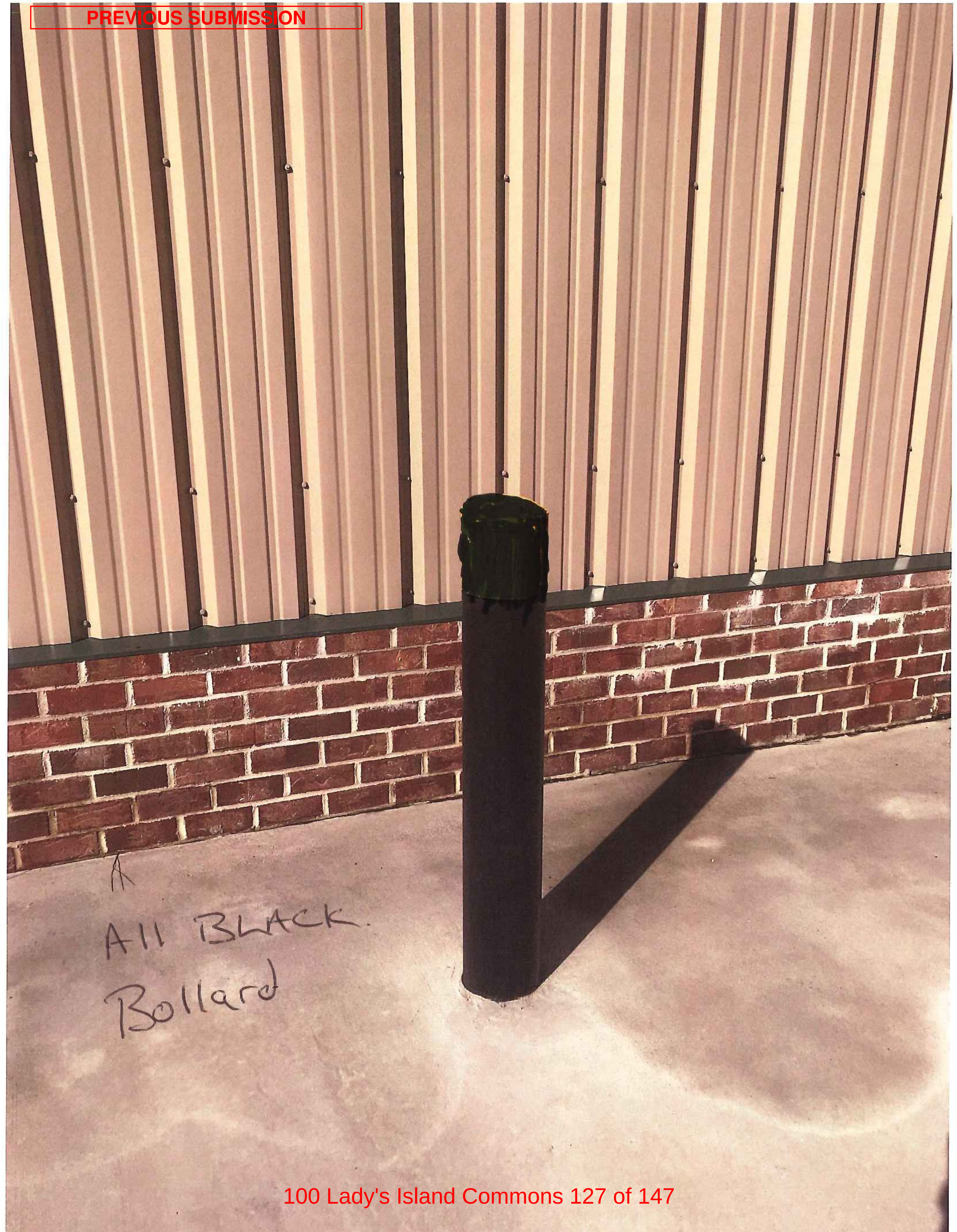

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SIGNS BY ROBERTS & SONS
Established 1957

843-571-3500

3915 SAVANNAH HWY.
JOHNS ISLAND, SC 29455

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ALL ILLUMINATION IS 120 VOLTS UNLESS OTHERWISE SPECIFIED. 120 VAC. PRIMARY POWER TO SIGN & FINAL HOOKUP BY OTHERS. SIGN CIRCUITS REQUIRE DEDICATED HOT, NEUTRAL, AND GROUND TERMINATING AT PANEL.

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	THIS DESIGN IS THE PROPERTY OF SIGNS BY ROBERTS & SONS INC. AND IS SUBMITTED FOR YOUR USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY SIGNS BY ROBERTS AND SONS. IT CANNOT BE REPRODUCE IN WHOLE OR IN PART WITHOUT OUR WRITTEN CONSENT.	SIGN LAYOUT:	■ CONCEPTUAL ☐ REVISION: ☐ FINAL ARTWORK ☐ PRODUCTION ☐ SHOP DRAWING
DATE:		DATE:	
		SALES PERSON:	

CLIENT APPROVAL	PRODUCTION APPROVAL TO MFR.
INITIALS: DATE:	INITIALS: DATE:

DO NOT MANUFACTURE WITHOUT APPROVALS

THE BOXES ABOVE MUST BE INITIALED AND DATED PRIOR TO MANUFACTURING

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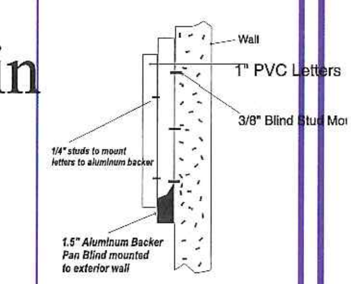
SIGNS BY ROBERTS & SONS
Established 1957
843-571-3500
3915 SAVANNAH HWY.
JOHNS ISLAND, SC 29455

Front Sign
PVC Letters



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LANDLORD APPROVAL

DATE:

SCALE:

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ARTWORK PHASE:
- ■ CONCEPTUAL
- ☐ REVISION:
- ☐ FINAL ARTWORK
- ☐ PRODUCTION
- ☐ SHOP DRAWING

CLIENT APPROVAL		PRODUCTION APPROVAL TO MFR.	
INITIALS:	DATE:	INITIALS:	DATE:

DO NOT MANUFACTURE WITHOUT APPROVALS

THE BOXES ABOVE MUST BE INITIALED AND DATED PRIOR TO MANUFACTURING

PREVIOUS SUBMISSION

HI-LITE MFG. CO., INC.
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Fax: (909) 465-0907

Warehouse Shade Collection

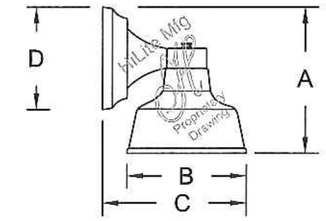
Job Name:

Type:

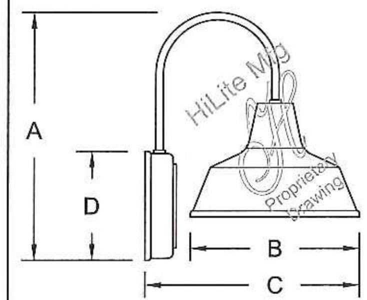
Quantity:

For Wall Mount Only

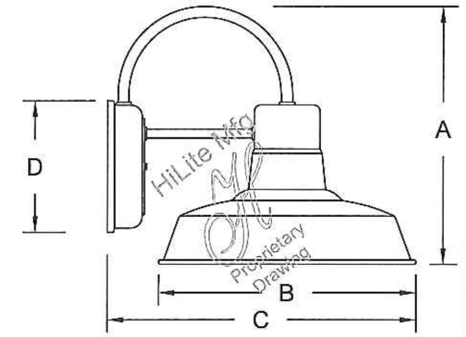
Item Number	Height (A)	Width (B)	Projection (C)	Canopy Dia. (D)
H-15106-B	8"	6"	8"	5 1/2"
H-15108-B	12"	8"	10"	6 1/4"
H-15110-B	13"	10"	13"	6 1/4"
H-15312-B	12-1/2"	12"	15"	6 1/4"
H-15314-B	15"	14"	16"	6 1/4"
H-15316-B	15"	16"	18"	6 1/4"



H-15106-B



H-15108-B
H-15110-B



H-15312-B
H-15314-B
H-15316-B

WAll Lights

Fixture No.	Fixture Color	Optional Accessories	Accessory Color	Wattage/ Lamp Options	Ballast Options	Voltage
H-15106-B[1] H-15108-B[1] H-15110-B[1] H-15312-B H-15314-B H-15316-B	Standard[2] **91** (Black) **93** (White) **95** (Dk. Grn) **96** (Galv.) **BR47** (Rust) **BK01, GN20.** Upgraded Finishes **29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 138, 139, 140, 01, 11, 22, 25, 33, 77, 89, 24, 44, 48, 49.** For finish specs see pages 344-348.	**CGU** (Cast guard & glass) **LCGU** (Large cast guard & glass) **WGU** (Wire guard & glass) **LWGU** (Large wire guard & glass) **ARN** (Acorn globe) **LARN** (Large acorn globe) **WGR** (Wire guard) For specs and glass color see pages 321-344.	Standard **91** (Black) **93** (White) **95** (Dk. Grn) **96** (Galv.) **BR47** (Rust) For all finishes see pages 344-348.	Incandescent (1) (5) (Fixture is standard 75W, 100W or 200W. Do not specify.) CFL (3) (5) (Compact Fluorescent) **13/CFL** **18/CFL** **26/32/42/CFL** **26/CFL** **32/CFL** **42/CFL** **57/CFL** **DMB** (Dimmable Ballast for CFL. Add to Part No.) HID (3) (High Intensity Discharge) MH (3) (5) (Metal Halide) **35/MH** **50/MH** **70/MH** **100/MH** **150/MH** **175/MH** HPS (3) (5) (High Pressure Sodium) **50/HPS** **70/HPS** **100/HPS** **150/HPS** LED **20W** **30W**	Ballast option not available for INC. **RB** (4) (Remote) OBB (Onboard) **OBB** (Fluorescent Options 13W-57W) For specs see pages 341-343. LED See specifications for complete part number.	Incandescent (Fixture is standard 120V. Do not specify.) CFL **M** (Multi 120/277V) HID RB and BCM **M** (Multi 120/208/ 240/277V) LED See specifications for complete part number.

H-15312-B - 91 / WGR - 91 / 13/CFL - BCM - M

ORDER EXAMPLE

(USE THIS FORMAT TO PLACE ORDER)

Notes:

(1) H-15106-B available for 75W Max INC only and not available with glass enclosures.
H-15108-B and H-15110-B available for 100W Max INC only and not available with glass enclosures.

(2) For interior finish of fixture refer to color chart on pages 344-348.
H-15312-B, H-15314-b and H-15316-B not available in copper finish.

(3) Requires Globe Option (See pages 339-341 for Globe Options)
CGU and WGU Max. Wattage 100W INC, 100W HID and 32W CFL.
LWGU, LCGU, ARN and LARN Max Wattage 200W INC, 175W HID and 57W CFL.

(4) (RB) Remote ballast not available for Fluorescent Lamping.

(5) Socket Bases: INC and HID are medium base, CFL are GX24Q.

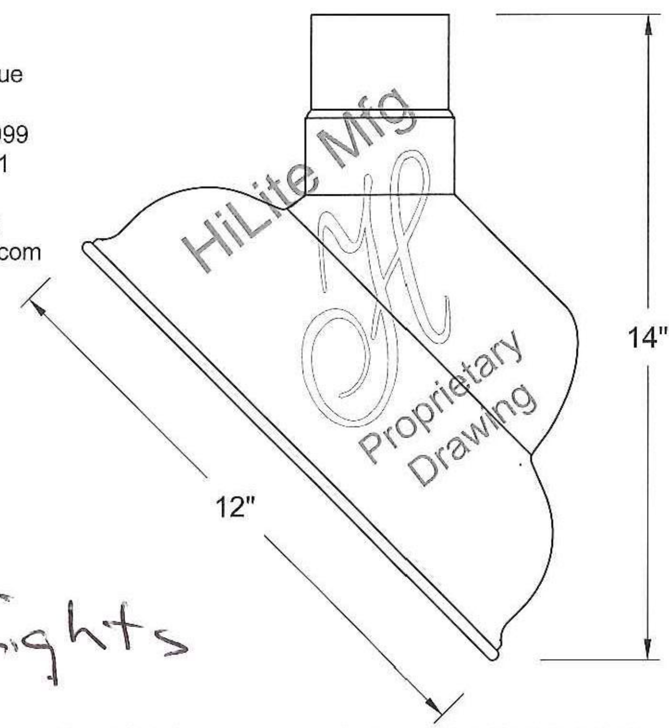
Suitable for wet location.

HI-LITE MFG.
CO., INC
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

H-EM-12

Emblem Shade Collection

Job Name:
Type:
Quantity:



Sign Lights

FINISH -Offered in exceptional finishes, comprised of: polyester/polished powder coat, baking enamal liquid, raw metal, or galvanized finishes.
Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).
Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16.
For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Stem, Arm, and Flush mounting available.

ACCESSORIES - CGU(Cast Guard and Glass), LCGU(Large Cast Guard and Glass), WGU(Wire Guard and Glass), LWGU(Large Wire Guard and Glass), ARN(Acorn Globe), LARN(Large Acorn Globe), WGR(Wire Guard) and SK(Swivel Knuckle) available.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available in:
Incandescent
- rated 200 watt max/120 volt, medium base.

Compact Fluorescent(CFL)
- rated 13/18/26/32/42/57 watt max/120/277 volt, GX24Q base.

Metal Halide(MH)
- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.

High Pressure Sodium(HPS)
- rated 50/70/100/150 watt max/120/277 volt, medium base.

Light-Emitted Diode(LED)
-See LED specification sheet.

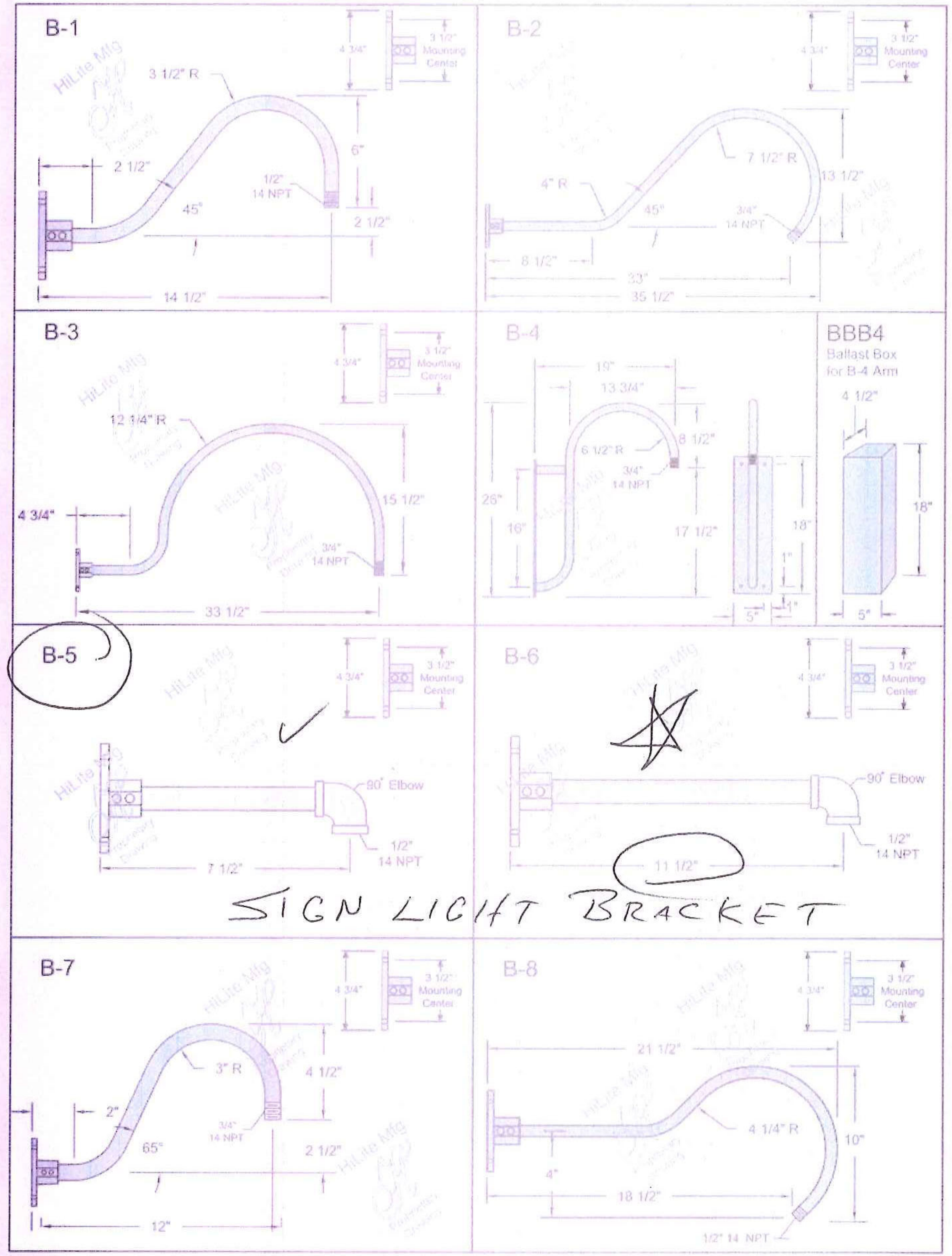
c UL us LISTED

MADE IN THE U.S.A.

Suitable for wet location.
(Except when cord mounted)

Gooseneck Wall Brackets

(Includes Mounting Plate and Hardware)



TAMLITE LIGHTING

MODEL : LSRH2-9.6WP		TYPE
PROJECT : STORAGE UNITS		RH
PREPARED BY : SHANE GOUDE	DATE : 4/26/18	

SERIES SPECIFICATIONS — LSRH-WP SERIES

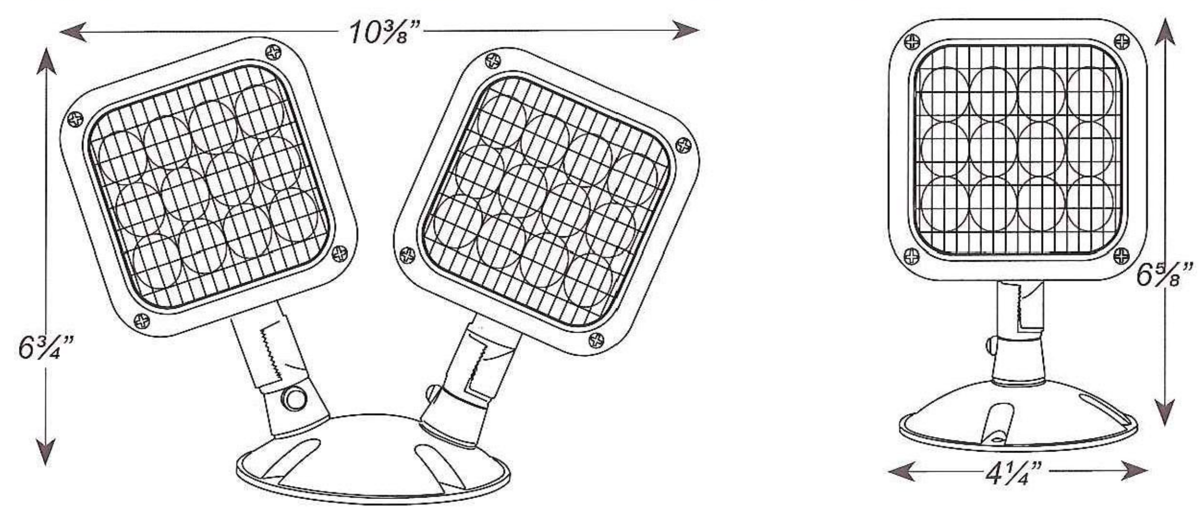
Wet Location LED Remote Heads

LISTED

WET LOCATION

5 YEAR LIMITED WARRANTY

LINE DRAWING



CONSTRUCTION

Housing
Die-cast aluminum body with thermoplastic head

Lamp Heads
Adjustable LED lamp heads with chrome plated metallized reflector and glass lens with 8 or 12 LED's in each head

MOUNTING

Universal mounting base plate included with mounting hardware

Distance of maximum run is determined by system voltage, wire gauge and total maximum wattage on the run.

Suitable for wall or ceiling mount

APPLICATION AND PERFORMANCE SPECIFICATION INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTIFICATION

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PREVIOUS SUBMISSION

TAMLITE LIGHTING

MODEL : LSRH2-9.6WP		TYPE
PROJECT : STORAGE UNITS		RH
PREPARED BY : SHANE GOUDE	DATE : 4/26/18	

OPTIONS

HL
12 LED at 1.5W per head

SD
For use with fixtures with a self-diagnostic option.

CERTIFICATIONS/WARRANTY

Listing
UL Listed

Compliance
Meets UL924, cULus, NFPA 101 Life Safety Code, NEC, OSHA, Local and State Codes.

Location Rating:
Suitable for wet locations

Warranty
Guaranteed for five years from the purchase date of the product, against mechanical defects in manufacturing.

ORDERING INFORMATION

Part Number: LSRH1-3.6WP

LSRH	2	9.6	WP		
SERIES	NO. OF HEADS	VOLTAGE	STANDARD	COLOR	OPTIONS
LSRH	[1] : Single Head	[-3.6] - Use With 3.6V Batteries	[WP] : Wet Location	[BLANK] Gray	[BLANK] No Options
	[2] : Double Head	[-9.6] - Use With 9.6V Batteries		[B] : Black	[SD] : Use With SD Units Only
		[MULTI] : Use With 3.6V, 6V, 9.6V or 12V Batteries			[HL] : High Lumen Heads

APPLICATION AND PERFORMANCE SPECIFICATION INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTIFICATION

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TAMLITE LIGHTING

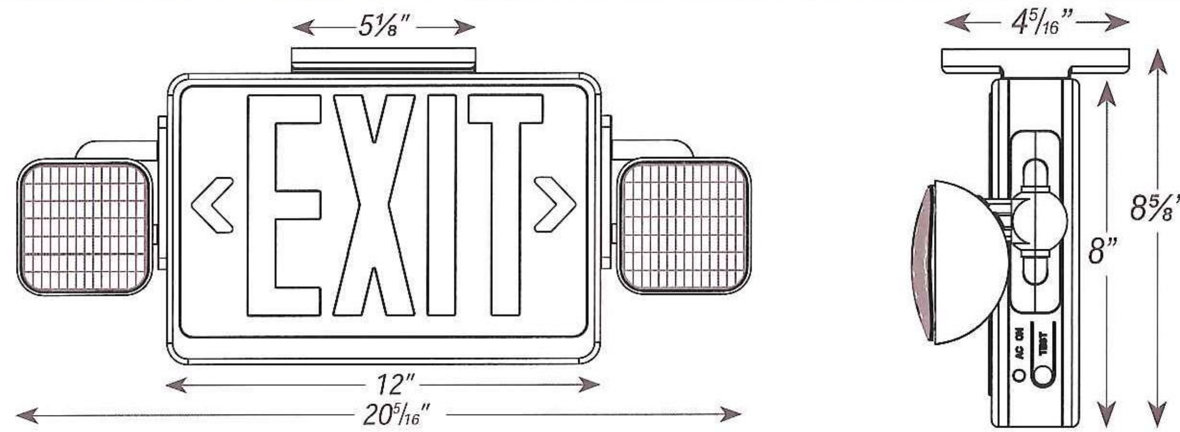
MODEL : EXPCL2RWRC		TYPE
PROJECT : STORAGE UNITS		EC
PREPARED BY : SHANE GOUDE	DATE : 4/26/18	

SERIES SPECIFICATIONS — EXPCL SERIES

The EXPCL series thermoplastic LED exit sign and emergency lighting combination unit offers long lamp life, energy efficiency and uniform illumination with square glare-free LED light heads.

UL LISTED · DAMP LOCATION · LED · 5 YEAR LIMITED WARRANTY

LINE DRAWING



CONSTRUCTION

Housing
Injection-molded, engineering grade, 5VA flame retardant, high-impact resistant, thermoplastic

Reflector
Chrome plated metallized reflector and plastic lens

Chevrons
Snap-out chevron directional indicators

Lamp heads
2 adjustable 1W (8 LEDs x 0.125W), glare free lamp heads

Remote Capacity*
2W

Remote Compatibility*
LSRH1/LSRH2 - 9.6 Series

APPLICATION AND PERFORMANCE SPECIFICATION INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTIFICATION

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TAMLITE LIGHTING

MODEL : EXPCL2RWRC		TYPE
PROJECT : STORAGE UNITS		EC
PREPARED BY : SHANE GOUDE	DATE : 4/26/18	

ELECTRICAL SPECIFICATIONS

Battery Type
6V Sealed lead acid

Emergency Illumination
Minimum 90 Minutes

Battery Recharge Time
24 Hours.

Low Voltage Disconnect
Prevents battery from deep discharge

LED Indicator
Charge rate/power "ON" and push to test switch

Battery Charger
Two rate, fully automatic solid-state

Frequency
50/60Hz

Operating Voltage
120/277

Operating Temp
0°C ~ 40°C

AMPERAGE/WATTAGE

CATALOG NUMBER	INPUT WATTS (W)		INPUT AMPS (A)	
	120V	277V	120V	277V
EXPCL-RED	3.7	3.8	0.040	0.020
EXPCL-RED RC	3.0	3.2	0.030	0.014
EXPCL-GREEN RC	3.4	3.6	0.033	0.015
EXPCL-SD/SD-RC	5.2	5.7	0.046	0.022

MOUNTING SPECIFICATIONS

Easy snap mounting canopy for top or end mount

Universal K/O pattern on back plate for wall mount

Suitable for wall mount

Options

SD:
Self-diagnostic test feature continually diagnoses unit's performance and tests system to ensure reliable operation and to meet electrical and life safety codes

HL:
12 LED heads provide increased center-to-center spacing (1.5W per head)

RC:
Remote capacity of 2W

APPLICATION AND PERFORMANCE SPECIFICATION INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTIFICATION

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TAMLITE LIGHTING

MODEL : EXPCL2RWRC		TYPE
PROJECT : STORAGE UNITS		EC
PREPARED BY : SHANE GOUDE	DATE : 4/26/18	

CERTIFICATIONS/WARRANTY

Listing
UL Listed

Safety Certifications
UL924, NFPA 101 Life Safety Code, NEC, OSHA, Local and State Codes.

Location Rating
Suitable for damp locations

Warranty
Guaranteed for five years from the purchase date of the product, against mechanical defects in manufacturing. Batteries are pro-rated for two years.

ORDERING INFORMATION

Sample Part Number: EXPCL1RWRC

EXPCL	2	R	W	EM	RC
SERIES	NO. OF FACES	LETTER COLOR	HOUSING COLOR	OPERATION	OPTION
EXPCL	[1] : Single Face	[R] : Red	[B] : Black	[BLANK] : A/C Only	[BLANK] : No Option
	[2] : Double Face	[G] : Green	[W] : White	[EM] : Battery Backup	[HL] : High Lumen
					[RC] : Remote Capable
					[SD] : Self-Diagnostic

REMOTE COMPATIBILITY CHART

Use the below charts to pick the correct voltage for your remote capable device.

REMOTE COMPATIBILITY CHART

	ESRH SERIES		LSRH SERIES (LED)		
SERIES	6V	12V	3.6V	9.6V	MULTI
ESLFX-2				X	X
LXP-RC			X		X
LXPC-RC			X		X
EXDC-RC			X		X
EXWTC-RC			X		X
ESLR-1RC			X		X
LSR-1RC			X		X
ESR-16R-6S	X				X
LXPCP-RC				X	X
EXPCL-RC				X	X
ESR-16R-LED	X				X

	ESRH SERIES		LSRH SERIES (LED)		
SERIES	6V	12V	3.6V	9.6V	MULTI
ESR-1HO	X				X
LSDXR627	X				X
ESTFX-2	X				X
ESDXR6	X				X
ESDXRS6	X				X
ESDXR12		X			X
ESDXRS12		X			X
ESR-16R-12S		X			X
ESR-16R-LED12		X			X
EXP-RC	X				X
LXWTC-RC			X		X

NOTES

*RC option only

APPLICATION AND PERFORMANCE SPECIFICATION INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTIFICATION

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PREVIOUS SUBMISSION

TAMLITE LIGHTING

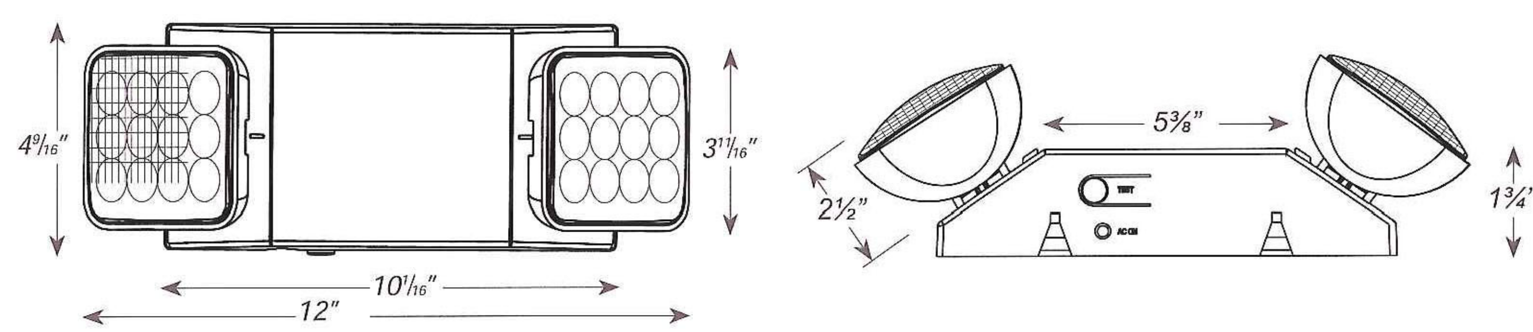
MODEL : ESLR-1		TYPE
PROJECT : STORAGE UNITS		EM
PREPARED BY : SHANE GOUDE	DATE : 4/26/18	

SERIES SPECIFICATIONS

The ESLR-1 is a thermoplastic LED emergency light that utilizes fully adjustable LED heads, long life and environmentally friendly Ni-Cad battery in an easy to install fixture design.

UL LISTED | DAMP LOCATION | LED | 5 YEAR LIMITED WARRANTY

LINE DRAWING



CONSTRUCTION

Housing
Injection-molded, engineering grade, 5VA flame retardant, high-impact resistant, thermoplastic in white or black finish.

LED Lamp Heads
Two long lasting, efficient, ultra bright white LED lamp heads with polycarbonate lens.

Reflector
High performance chrome-plated metalized reflector and prismatic polycarbonate lens for optimal light distribution.

Transfer switch
Internal solid-state transfer switch automatically connects the internal battery to LED lamp heads

BATTERY SPECIFICATIONS

Battery Type
3.6V Rechargeable Ni-Cad

Low Voltage Disconnect
Prevents battery from deep discharge

Emergency Illumination
Minimum 90 Minutes

LED Indicator
Charge rate/power "ON" and push to test switch

Battery Recharge Time
24 Hours.

Battery Charger
Two rate, fully automatic solid-state

APPLICATION AND PERFORMANCE SPECIFICATION INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTIFICATION

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TAMLITE LIGHTING

MODEL : ESLR-1		TYPE
PROJECT : STORAGE UNITS		EM
PREPARED BY : SHANE GOUDE	DATE : 4/26/18	

ELECTRICAL SPECIFICATIONS CONT.

LEDS per Head
1W (8 LEDs x 0.125W)

Operating Voltage
120/277 (Standard)

Lumens
90 lumens

Input Amps
0.022 @ 120V
0.024 @ 208V*
0.029 @ 220V*
0.025 @ 240V*
0.010 @ 277V

*SPV option only

Input Watts
1.8 @ 120V
2.6 @ 208V*
3.5 @ 220V*
3.1 @ 240V*
1.8 @ 277V

Frequency
50/60Hz

MOUNTING SPECIFICATIONS

Backplate
Snaps into place making internal electrical connections

Surface Mount
"Easy Connect" backplate which fits most standard junction boxes.

Conduit Mount
Mounts using knockouts on the backplate or on top of housing

Suitable for wall or ceiling mount

Center to Center Spacing

UNIT LOCATION
LIGHT SOURCE

1	0.20	.3	0.50	.4	0.40	.5	0.60	.8	1.00	.8	0.90	.8	0.40	.2	0.2
2	0.30	.5	0.70	.8	0.90	.8	0.91	.0	1.11	.4	1.10	.8	0.50	.3	0.2
3	0.40	.7	1.01	.0	1.11	.1	1.11	.3	1.41	.1	0.90	.9	0.70	.5	0.2
4	0.50	.7	0.91	.1	1.21	.2	1.01	.1	1.11	.0	1.10	.8	0.60	.3	0.2
5	0.50	.7	0.80	.8	1.01	.1	0.80	.8	1.00	.9	0.60	.5	0.40	.3	0.2
6	0.40	.5	0.70	.7	0.80	.8	0.60	.5	0.60	.5	0.40	.4	0.30	.2	0.2

7 6 5 4 3 2 1 0 1 2 3 4 5 6 7 8

Meets NFPA 101 Requirements for: 10' center-to-center spacing - 3' path of egress 1' from wall - 7 1/2' mounting height.

Options

SD:
Self-diagnostic test feature continually diagnoses unit's performance and tests system to ensure reliable operation and to meet electrical and life safety codes

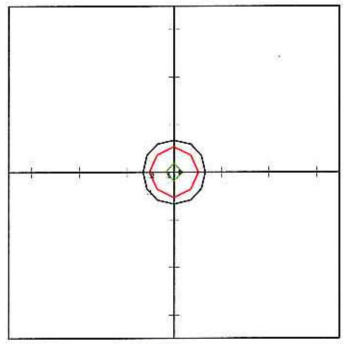
HL
High Lumen option gives a total of 1.5 Watts (12 LED's x .125W) per head, which will provide a total of 130 lumens of egress lighting in emergency mode.

SPV
UL Listed for special voltage option. (Not available for SD option)

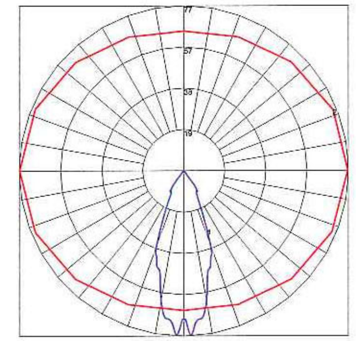
TAMLITE LIGHTING

MODEL : ESLR-1		TYPE
PROJECT : STORAGE UNITS		EM
PREPARED BY : SHANE GOUDE	DATE : 4/26/18	

Photometric Specifications



TAMLITE LIGHTING
EMERGENCY AND FIRE
ESLR-1
Horizontal Footcandles
Scale: 1 Inch = 10 Ft.
Light Loss Factor = 1.00
Lumens Per Lamp = N.A.
Lumens = 45
Mounting Height =10.00 Ft
Maximum Calculated Value = 0.69 Fc
Arrangement: Single



Polar Graph
Maximum Candela = 76.5
Located at Horizontal Angle = 0
Vertical Angle = 2.5
Vertical Plane Through Horizontal Angles
(0 - 180)
Horizontal Cone Through Vertical Angle
(2.5)

CERTIFICATIONS/WARRANTY

Listing
UL Listed

Safety Certifications
UL924, NFPA 101 Life Safety Code, NEC, OSHA, Local and State Codes.

Location Rating:
Suitable for damp locations

Warranty
Guaranteed for five years from the purchase date of the product, against mechanical defects in manufacturing. Batteries are pro-rated for two years.

ORDERING INFORMATION

Sample Part Number: ESLR-1

Carton Dimensions: 12.25x5x4IN
31.115x12.7x10.16CM

Case Dimensions: 16.14x14.17x15.75IN
40.996x35.992x40.005CM

Case Qty: 12 Pcs

ESLR-1		
SERIES	HOUSING COLOR	OPTION
ESLR-1	[BLANK] : White	[BLANK] : No Option
	[B] : Black	[SD] : Self-Diagnostic
		[HL] : High Lumen Heads
		[SPV] : 208/220/240V (Not available with SD option)

APPLICATION AND PERFORMANCE SPECIFICATION INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTIFICATION

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PREVIOUS SUBMISSION

TAMLITE LIGHTING

MODEL :		TYPE
PROJECT :		
PREPARED BY :	DATE :	

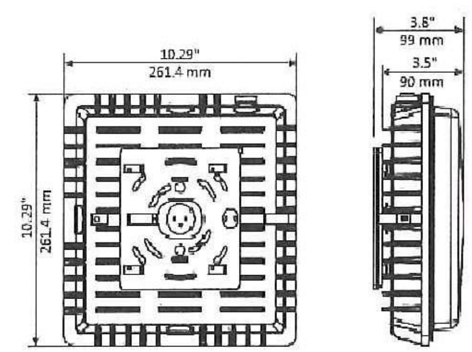
SERIES SPECIFICATIONS — MCLED SERIES

The architectural medium LED canopy has a low profile design with an integral heat sink for efficient LED performance. It is an excellent choice for lighting hallways and entrances, or any other application where a ceiling mount fixture is required. It is an excellent choice for public access areas because of its vandal resistant glare reducing polycarbonate lens.

UL LISTED · WET LOCATION · LED · 5 YEAR LIMITED WARRANTY · DLC LISTED

UNDER CANOPY LIGHTS

LINE DRAWING



CONSTRUCTION

Housing
Die cast aluminum housing with integral heat sink. 1/2" threaded coin plugs for conduit entry on 3 sides.

Lens
Frosted impact resistant poly-carbonate diffuser

Finish
Durable bronze powder coat finish.

ELECTRICAL SPECIFICATIONS

Input Voltage	Input Current	Input Power
120-277VAC	0.3307A	39.36W
Power Factor	**THD**	**CRI**
>.9	<20%	>73

APPLICATION AND PERFORMANCE SPECIFICATION INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTIFICATION

660 NW PEACOCK BLVD. | PORT ST. LUCIE, FL 34986 | TEL: 772.879.0178 | TAMLITEUSA.COM

TAMLITE LIGHTING

MODEL :		TYPE
PROJECT :		
PREPARED BY :	DATE :	

ELECTRICAL SPECIFICATIONS CONT.

Frequency
50/60Hz

Efficacy
118+ lm/W

Color Temp
5000K

Duv
0.0015

Lumens
4800+ Lumens

Distribution
Type V

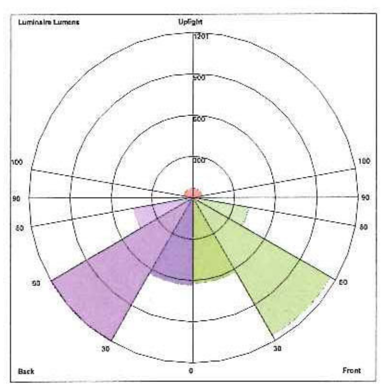
Life Span
50000 Hrs

Min. Starting Temp
-40°C

Mounting

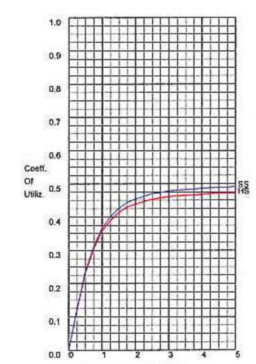
Quick mount back plate for easy surface or box mount installation, or 3/4" pendant mount (down rod provided by others).

PERFORMANCE SPECIFICATIONS



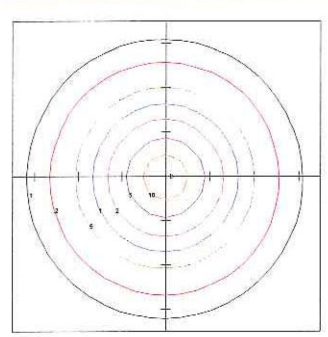
BUG REPORT
TAMLITE LIGHTING HID
MCLED405K
Luminaire Lumens:
Front:
Low=620.2, Medium=1156.3,
High=410.4, Very High=58.7
Back:
Low=632, Medium=1200.6,
High=439.1, Very High=66.5
Uplight:
Low=21.3, High=67.7

BUG Rating : B2-U3-G1

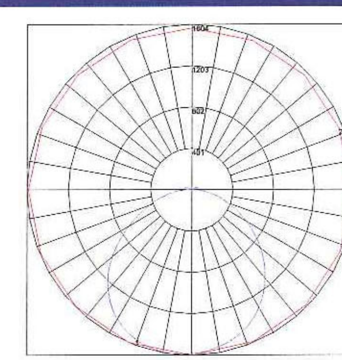


	LUMENS	PERCENT OF LAMP
DOWNWARD STREET SIDE	2245.5	48.1
DOWNWARD HOUSE SIDE	2338.3	50.0
DOWNWARD TOTAL	4583.8	98.1
UPWARD STREET SIDE	42.9	0.9
UPWARD HOUSE SIDE	46.2	1.0
UPWARD TOTAL	89.1	1.9
TOTAL FLUX	4672.9	100.0

PHOTOMETRIC ISOLINES



TAMLITE LIGHTING HID
MCLED405K
Horizontal Footcandles
Light Loss Factor = 1.0
Lumens Per Lamp = N.A.
Lumens = 4672.8
Mounting Height = 10.0 Ft
Maximum Calculated Value = 15.89 Fc
Arrangement: Single



Polar Graph
Maximum Candela = 1603.9
Located at Horizontal Angle = 270
Vertical Angle = 6
Vertical Plane Through Horizontal Angles
(270 - 90)
Horizontal Cone Through Vertical Angle
(6)

APPLICATION AND PERFORMANCE SPECIFICATION INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTIFICATION

660 NW PEACOCK BLVD. | PORT ST. LUCIE, FL 34986 | TEL: 772.879.0178 | TAMLITEUSA.COM

TAMLITE LIGHTING

MODEL :	TYPE
PROJECT :	
PREPARED BY : DATE :	

CERTIFICATIONS/WARRANTY

Listing
UL Listed

Location Rating:
Suitable for wet locations

DLC Listing
Fixtures are DLC listed and featured of the Qualified Products List (QPL).*

Warranty
Guaranteed for five years from the purchase date of the product, against mechanical defects in manufacturing.

ORDERING INFORMATION

Sample Part Number: MCLED405K

MCLED	40	5K
SERIES	WATTAGE	COLOR TEMP
MCLED	[40] : 40 Watts	[5K] : 5000K

NOTES

*Not all product variations meet Design Light Consortium Qualifications. Please verify that the product is listed on the DLC products list at www.design-lightconsortium.org/QPL.

APPLICATION AND PERFORMANCE SPECIFICATION INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTIFICATION

660 NW PEACOCK BLVD. | PORT ST. LUCIE, FL 34986 | TEL: 772.879.0178 | TAMLITEUSA.COM

Design Review Board Meeting Staff Report

From the Department of Community and Economic Development
12 January 2023

1 Summary of Request

100 Lady's Island Commons/Store & Go, New Construction
Applicant: Andy Burris
The applicant is requesting final approval for a new storage facility (Phase II only).

Background: This project received final approval in August 2020 and was granted a final approval letter dated 9/23/2020. Phase I was completed in June 2021 and the permit was closed out. The applicant's approval for the project regarding Phase II has expired and since there is no active permit concerning this project, the applicant is required to resubmit to the DRB.

2 Facts

Property Address:	100 Lady's Island Commons
Parcel ID:	R123 015 000 0721 0000
Case Number:	22-22 DRB.1
Applicant:	**Andy Burris**
Type of Request:	Final New Construction
Zoning:	T5-UC
Current Use:	Light Industrial (Storage)
Proposed Use:	Light Industrial (Storage)

District Development Standards for T5-UC:

- **Setback requirements – Primary Structure:**
  - *Front- 0' min./15 ft. max.*
  - *Rear setback – 5' min.*
  - *Side Corner/Alley – 0'min./15' max.*
  - *Side Interior – 0'min.*
- **Maximum Lot Coverage**: 100%
- **Frontage Buildout:** 60% Min
- **Conditional Uses:** Retail with Drive-Thru Facilities are conditional in T5-UC

References:

- The Beaufort Code

3 Staff Comments

Staff Acknowledgements:

1. The applicant received their final approval letter in September 2020. Per the August 2020 application, Phase I included "preparing the existing building for self-storage units throughout the entire ground floor and construct framing and support for a second-floor concrete deck inside the old theater section of the building. Finish for rental only the ground floor but complete fire protection, electrical, and mechanical for entire building #1." Phase II included "building three story structure with elevator to access all floors in building #2 and second floor of building #1."
2. The applicant completed Phase I of the project in June 2021, and this permit was closed out. Phase II was to have a separate permit, and there is currently no active permit for the project. An extension for DRB approval was not requested, and all approved documents have since expired.
3. This application is for final approval for Phase II of the project.
4. The applicant has stated previously that no changes have been made to the design except for the change on the south façade to inset the stairs into the footprint of the building.

Staff Conditions:

Building:

1. The applicant has created a recessed bay 4'-6" deep and 50'-0" wide for the exterior staircase on the south façade; the staircase previously had not been inset and there was no recessed bay. Staff supports this change as it breaks up the mass of this elevation and better incorporates the exterior stair.
2. The parapet height is roughly 4' taller than the design that was approved by the DRB in August of 2020, making the building 35'-4" tall overall. This height complies with the Beaufort Code; the applicant has clarified that this height was raised to accommodate the existing conditions within the existing Phase I building. Staff supports this change.
3. Staff has noted that the width of the building has decreased from 81' to 80'; staff supports this change.
4. The west façade currently shows no parapet. While staff prefers the parapet height be consistent around all four sides of the building, staff understands the applicant's reasons for wanting to reduce the height on the north side of the building and supports this change. Staff believes the top of this wall will be minimally visible.
5. Applicant has confirmed that the banding of phase II will align with that of the existing building; staff supports this.
6. Staff has included the previously approved cutsheets as well as materials list from the August 2022 DRB meeting. Applicant has stated that all materials used for phase II match what was used in phase I; staff supports this.

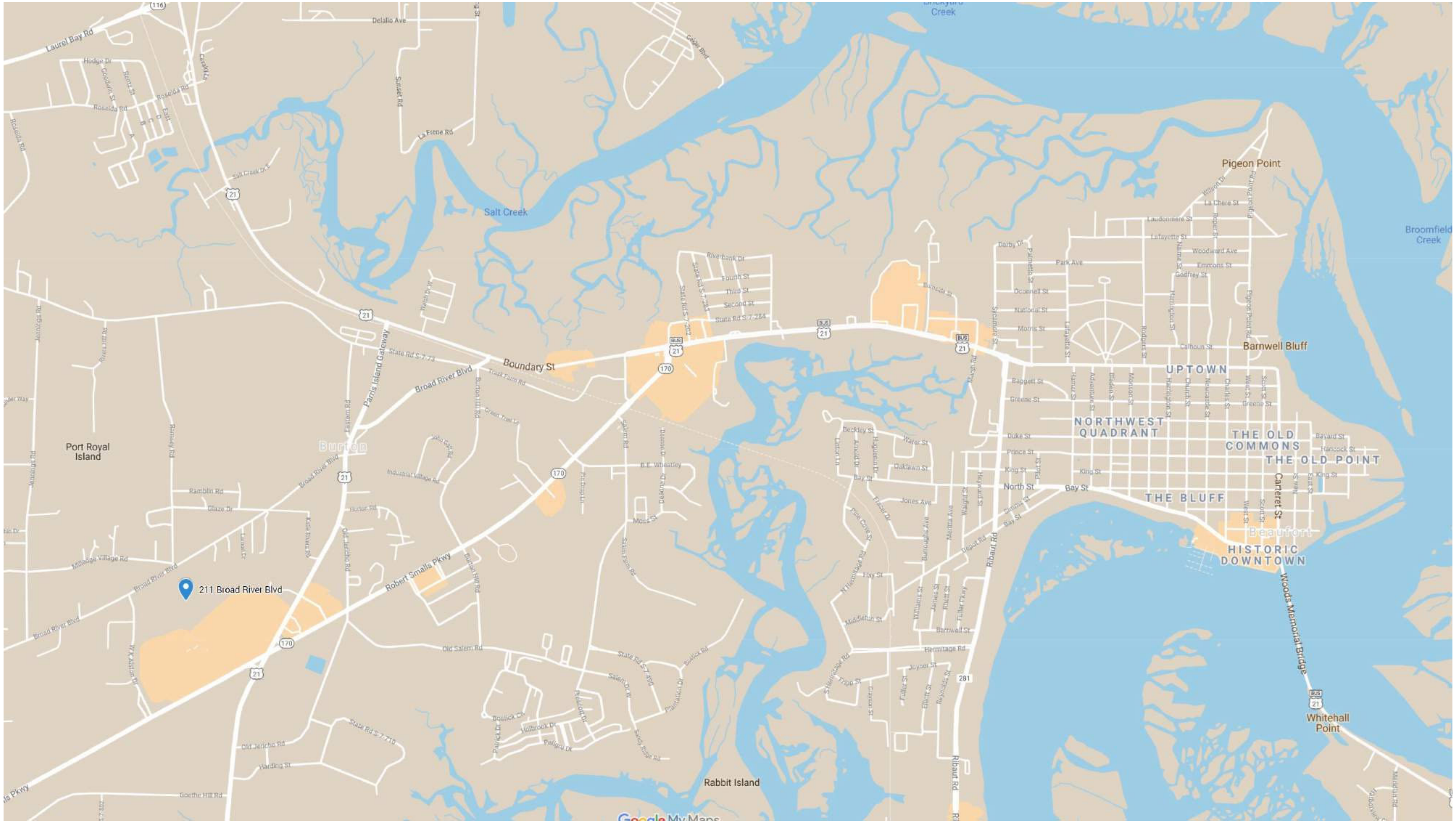
7. Staff has included the previously approved site plan. Applicant has stated that the previously approved site plan has not changed, existing trees are not to be removed, and the proposed landscaping plan has remained the same; staff supports this.

STAFF RECOMMENDATION:

Final Approval with conditions noted.

CITY STAFF INTRODUCTION

211 BROAD RIVER
BOULEVARD


211 Broad River Blvd
Salt Creek
Boundary St
Broad River Blvd
Robert Smalls Pkwy
Parris Island Gateway
Port Royal
Island
Burton
Pigeon Point
Barnwell Bluff
Broomfield
Creek
UPTOWN
NORTHWEST
QUADRANT
THE OLD
COMMONS
THE OLD POINT
THE BLUFF
Beaufort
HISTORIC
DOWNTOWN
Woods Memorial Bridge
Whitehall
Point
Rabbit Island
Ribaut Rd
Bay St
North St
Carteret St
Laurel Bay Rd
Google My Maps

APPLICANT PRESENTATION

211 BROAD RIVER
BOULEVARD

21-15 DRB.5

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

☐ Staff Review
■ Board Review

Application Fee: 9:29 AM

OFFICE USE ONLY: **Date Filed:** 12/8 **Application #:** 24639 **Zoning District:** 75-46 RMX

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 ☐ 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: Bob Naegele

Applicant Address: Planworx Architecture, 5711 Six Forks Rd #100, Raleigh, NC 27609

Applicant E-mail: bnaegele@planworx.com Applicant Phone Number:

Applicant Title: ☐ Homeowner ☐ Tenant ■ Architect ☐ Engineer ☐ Developer

Owner (if other than the Applicant): TBD

Owner Address: TBD

Project Name: Watercrest Multi-family Development

Property Address: 211 Broad River Blvd

Property Identification Number *(Tax Map & Parcel Number)*: R120 028 000 0137 0000

Date Submitted: 12/7/2022

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: Watercrest Multi-Family Development

Property Size in Acres: 37.7 Ac Proposed Building Use: Apartments

Building Square Footage (if multiple buildings, please list each one and their square footage by floor): See submittal documents for building sizes

# of Parking Spaces Required: 805 # of Parking Spaces Provided: 790 (99%)

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 apartment community will include 17 apartment buildings and 15 carriage houses for a total of 534 units, club house and pool, enclosed garage buildings, mail kiosk, maintenance building, car wash, and trash compactors. Access will be off Broad River Road and Ambrose Run. Pedestrian walkways will be provided throughout the community providing access to the trail network around the water features/stormwater ponds, dog park, passive parks, playground and club house/pool facilities.

Applicant's Signature: Robert M Naegele Robert M Naegele **Date:** 12/07/2022

Owner's Signature: **Date:**

(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

CITY OF BEAUFORT - DESIGN REVIEW
Application Requirements
DIGITAL SUBMITALL OF ALL DOCUMENTS ONLY

The *Beaufort Code* applies to all projects.

The *Civic Master Plan*, Adopted February 2014, shall be used as guidance for all projects.

All documents can be found online at www.cityofbeaufort.org

- The Beaufort Code can be found here: http://www.cityofbeaufort.org/zoning-map-ordinance.aspx
- The Civic Master Plan can be found here: http://www.cityofbeaufort.org/345/Forms

General Notes:

- A complete application form, including a written narrative (both in digital form) and applicable fee, shall be submitted for each review. Application fees may be paid online or in person with a credit card or with a check made out to The City of Beaufort.
- Plans must be submitted in digital format only.
- All plans must be drawn to-scale, and shall include a scale bar on each drawing.
  - All plans for preliminary and final review shall have the following information:
    - Cover or Index Sheet with project title, developer name, consultant name, an index to drawings by title and sheet number, a project location map and if applicable a graphic key.
    - North Arrow (as appropriate) on all site plans;
    - Written and Graphic Scale on all plans; and
    - Appropriate Legends, Notes and Labels on all plans.
- An incomplete application will not be reviewed.
- Most projects submitted for Design Review should attend the Pre-Design conference – held every Tuesday at 2pm – prior to proceeding past the conceptual submission. A separate application form for the Pre-Design, along with submission instructions, can be found here: http://www.cityofbeaufort.org/345/Forms.

Submission Requirements for Design Review Board or Staff Level Design Review
New Construction / Additions where Design Review is Required

Conceptual Review

- **Existing Context:** Color photographs of the existing structure, if applicable, and adjacent structures.
- **Plat:** A plat indicating the tax map and parcel number, and providing boundary information, setbacks and all existing items on the property including: existing structure(s), pavement, setbacks, existing trees 8" caliper DBH and greater, and fences.
- **Site Plan:** A site plan, to scale, indicating general design elements; this may be in sketch form, or a hard-lined drawing is acceptable as well. The site plan should include:
  - Proposed Buildings
  - Vehicular and Pedestrian Circulation
  - Parking Areas
  - Planting Areas, including existing trees
  - Connections to the public right-of-way and adjacent sites
  - Parking Requirement Calculation
  - Impervious Surface Calculation
  - Delivery and Service Areas
- **Floor Plans:** Floor Plans, showing the general interior layout of al
- **Building Elevations:** Conceptual Elevations of the front and sides. They should display massing and scale of new construction and how it relates to the surrounding context and existing structure (if applicable). For infill construction, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.
- **Survey:** Tree and topographical survey overlaid on conceptual design plans, including which trees will remain or be removed.

Preliminary Review: All of the documents required for Conceptual Review, PLUS:

- **Detailed Site Plan:** A hard-lined site plan, including the following *additional* information: turning radii, all trees and trees to be removed marked with an "X", pavement materials, existing grading, and conceptual proposed grading
- **Landscaping Plan:** Landscaping plan to include all proposed vegetation, screening, retention ponds, etc., as well as street sections where applicable.
- **Floor Plans:** Floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition
- **Building Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). Mechanical equipment should be dashed-in on elevations.
- **Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors.
- **3-D Rendering:** A 3-D rendering showing the height, mass and scale of the proposed building in its context may be required for structures in infill contexts
- A Certified Arborist report is required for all grand trees (24" DBH and greater) which are affected by the project

Final Review: see the next sheet

Submission Requirements
New Construction / Additions where Design Review is Required Districts *(ctd.)*

Final Review: All of the documents required for Preliminary Review, PLUS:

- **Detailed Site Plan:** A hard-lined site plan(s), including the following *additional* information: utilities, mechanical equipment, stormwater, outdoor merchandise or vending
- **Landscaping Plan:** A landscaping plan is required for commercial projects. It shall include A schedule detailing materials and colors of all plants and landscape materials, all existing trees, with the trees to be removed noted, existing and proposed grading, and any exterior lighting proposed.
- **Building Elevations:** Elevations should be updated to include: mechanical equipment, lighting, location of signage, materials labeled, gutters and downspouts
- **Details:** A typical wall section, window details, eave details, colonnade/awning details, and any other details characteristic to the building are required
- **Material Samples:** Samples of windows, lighting and building materials may be required
- **Final Materials List:** A final list, including colors, is required.
- **Lighting:** A lighting and photometric should be prepared for the site. All exterior building lighting should be shown on the building elevations. If lights exceed 5500 lumens, they should be indicated on the photometric plan. Cut sheets are required for all site and exterior building lighting.

Submission Requirements
New Construction / Additions where Design Review is NOT Required

- **Existing Context:** Color photographs of the adjacent structures and existing structure, if applicable.
- **Plat:** A plat indicating the tax map and parcel number, and providing boundary information, setbacks and all existing items on the property including: existing structure(s), pavement, setbacks, existing trees 8" caliper DBH and greater, and fences.
- **Site Plan:** A site plan, to scale, indicating general design elements; this may be in sketch form, or a hard-lined drawing is acceptable as well. The site plan should include:

- Proposed Buildings	- Connections to the public right-of-way and adjacent sites
- Vehicular and Pedestrian Circulation	- Parking Requirement Calculation
- Delivery and Service Areas	- Existing and Proposed Grading
- Parking Areas	- Impervious Surface Calculation
- Planting Areas	- Turning Radii
- All existing 8"+ caliper DBH trees	- Pavement Materials
- Trees to be removed marked with "X"	- Utilities & Stormwater
- Mechanical Equipment	- Outdoor Merchandise or Vending

- **Floor Plans:** Floor plans of all levels of the building, including square footage.
- **Elevations:** Complete elevations including building heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable) - materials labeled, colors, downspouts and gutters, lighting, mechanical equipment dashed in, signage

CITY OF BEAUFORT
DESIGN REVIEW BOARD
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011 FAX: (843) 986-5606

DECISION LETTER

October 18, 2022

Ryan Lyle
2712 Bull Street Suite A
Beaufort, SC 29902

RE: 21-15 DRB.1 211 Broad River Blvd. – Watercrest

Dear Mr. Lyle:

On October 13, 2022, the City of Beaufort Design Review Board (DRB) met to review your application for construction of a new multifamily development at 211 Broad River Blvd. The DRB voted to grant final approval of the site subject to staff conditions with the additional note to save as many extra trees as possible for the site. The DRB also granted final approval for the clubhouse, pool house, garages, mail kiosk, and maintenance building subject to adding projecting sills on all buildings as well as staff conditions. The DRB additionally voted to defer Buildings 1-4 and the carriage house and take into account the comments made including projecting sills, enlarging the kitchen windows in the carriage house but remain proportional, and looking at the towers and the band [between the board and batten and lap siding] and where that is located in relation to the sills on all buildings, as well as staff conditions

***Planworx Responses to architectural are noted below in red italics for final submission 12/8.*

Site:

1. Board Conditions:
    a. Applicant to save as many trees as possible
2. Staff Conditions:
    a. Staff believes that the applicant has greatly improved the site plan from its first iteration and supports this plan based on staff acknowledgements from the previous DRB meeting.
    b. Per condition 1 of the February Special Meeting staff report, the applicant has removed the interstitial space between the garage structures and has connected the separate rows. Staff believes this comment has been satisfied by the applicant.
    c. Applicant has revised the former parking circle to the north of building 9. However, staff is concerned that the parking spaces closest to the carriage house still lies in front of the

building frontage. Applicant to provide screening between this carriage house and the parking field complying with Section 5 of the Beaufort Code.

d. Applicant to relocate the one western most parking space to the south of Building 8 as staff believes this space is in front of the building frontage.

e. Applicant to relocate/eliminate the single parking space at the northeast corner of Building 16 as staff believes this space is in front of the building frontage.

f. Staff is concerned with the streetlights along eastern most portion of Ambrose Run and light spillover to adjoining lots. Applicant to ensure lights can accommodate a back light shield or select a different light fixture that does not allow the light to spill over to an adjoining lot.

Clubhouse, Pool House, Garages, Mail Kiosk, Maintenance Building:

1. Board Conditions:

   a. Applicant to include projecting sills on all buildings.

   Planworx Response: Projecting sill noted on all building elevations. Product cut sheet provided.

2. Staff Conditions:

   a. The Board granted preliminary approval for the clubhouse with staff conditions at the February DRB Special Meeting. The motion included that the applicant match the front and rear facades as well as widen the clubhouse side door roof to make the door appear centered. The applicant has matched the windows but has not corrected the roof; applicant to correct this for final approval.

   b. Staff recommends the applicant remove the triple ganged louvers on the front and side facades of the clubhouse and replace with a single large louver.

   c. The Board granted preliminary approval for the pool house with staff conditions at the February DRB Special Meeting. The motion included that the applicant add a vertical muntin or grill to the square windows in the pool house. Applicant to satisfy this condition for final approval.

   d. Staff recommends the applicant reduce the scale of the small gable on the front and rear facades of the pool house from a 12/12 slope to an 8/12 slope.

   e. Staff supports the garage design. The garages have now been grouped together to eliminate the small space between the rows.

   f. Staff is in support of the mail kiosk design.

   g. Staff is in support of the maintenance building design.

Buildings 1-4 & Carriage Houses:

1. Board Conditions:

   a. Applicant to include projecting sills on all buildings.

   Planworx Response: Projecting sill noted on all building elevations. Product cut sheet provided.

   b. Enlarge the kitchen windows in the carriage house but remain proportional

   Planworx Response: Window in kitchen on front façade and window in bath on rear façade have been enlarged and remain proportional.

c. Look again at the towers and band [between the board and batten and lap siding] and where that is located in relation to the windowsills.

Planworx Response: Towers have been lowered per DRB recommendation and story board (band) has been lowered to sill height at top floor windows.

2. Staff Conditions:

a. Building Type 1:

i. Staff recommends the forecourt roof extends further so it will enhance the forecourt's purpose as a threshold between outdoor space and the covered breezeways. Staff recommends the applicant extend the engaged pilasters further from the building; staff believes this would allow the building to engage more with the forecourt.

Planworx Response: The forecourts are better articulated on all floor plans with additional notations for clarity.

ii. Staff supports the placement of the forecourt roof between the second and third floors. Applicant to show the roof overhang as a dotted line in future submissions.

Planworx Response: Noted on all building floorplans.

iii. Staff recommends the applicant extend the brick veneer on the ground floor into the breezeways to break up the large expanses of siding on these interior walls.

Planworx Response: The brick veneer has been returned and made flush with transition to siding at breezeways.

iv. Applicant to show the forecourt roof on the third-floor plan.

Planworx Response: Shown as dashed on all building floor plans and noted.

v. Applicant to ensure that the ground floor windows (front elevation) adjacent to the forecourts are centered with the second and third floor windows in these bays (a few of them seem a little off-center). Additionally, the windows in the second bay to the left (rear elevation) do not appear to be centered within the bay.

Planworx Response: Alignment has been corrected on elevations.

vi. Staff recommends the applicant add Bahama shutters to the end bedrooms on the third-floor front and rear elevations or eliminate the Bahama shutters.

Planworx Response: Bahama shutters have been removed.

vii. Applicant to provide a cutsheet for the Bahama shutters and vinyl louvers. Please note that staff does not support vinyl louvers and recommends the applicant utilize wood or aluminum louvers.

Planworx Response: Construction details provided for PVC louvers. Vinyl material has been removed.

viii. Applicant has sized down the balcony columns from 24" to 18" square but staff believes these columns are still too large and make the balconies appear smaller than they are. Staff recommends the applicant consider sizing the columns to 14"-16".

Planworx Response: Columns resized to 14" column with 16" base and capital.

ix. Staff supports the termination of the lap siding and trim band above the third-floor windowsills.

Planworx Response: Trim band board has been lowered to windowsill as per DRB.

x. Applicant to demonstrate compliance with Section 4.5.7.A, "The ground floor [of apartment houses] are raised a minimum 18" for privacy. Staff believes the applicant is compliant when viewing the FFE of each building relative to the topo lines on the Civil sheet 3.3.

Planworx Response: This has been met and is in compliance.

xi. Staff supports the use of screens in the balconies and patios as these comply with Section 4.4.B, "if screened, all architectural detail must occur on the outside of the screen." Applicant to note if screened patios on the ground floor will have doors to provide access from individual units.

Planworx Response: Architectural elements on outside of balcony/porch screening as noted on building elevations.

xii. Staff recommends the applicant match the second and third floor windows on either side of the forecourts to match the triple windows on the ground floor. This may mean reducing the overhang of the forecourt roofs to accommodate the new window sizes.

Planworx Response: Second and third floor windows did not change per recommendation due to significant cost to project.

xiii. Staff recommends the applicant increase the porch edge beam depth of the second level balcony floor to align with the bottom of the brick soldier course running around the building. This beam depth should also be applied to the third-floor level balcony.

Planworx Response: Due to the reduction of the porch columns, this has brought the massing of the porch beam in line and therefore no change was made.

xiv. Staff recommends the applicant restudy the placement of the single HVAC units for the two-bedroom units and group them with the other HVAC units near the riser rooms.

Planworx Response: HVAC units have been relocated where possible.

b. <u>Building Type 2:</u>

i. Applicant has added forecourts to the entrances of the Type 2 Buildings to meet frontage requirements. Staff believes that if the roof extends far enough, it could enhance the forecourt's purpose as a threshold between outdoor space and the covered breezeways. Staff recommends the applicant extend the engaged pilasters further from the building; staff believes this would allow the building to engage more with the forecourt.

Planworx Response: Forecourt requirements have been met. Forecourt size noted on floorplans.

ii. Staff recommends the applicant restudy the brick detailing around the ground floor windows. While these windows are the same size, the surrounding brick detailing is thinner than the fiber cement trim.

Planworx Response: Brick detail around sides of window is standard brick short side facing. To widen the brick sides would require cutting longer side of brick.

iii. Staff recommends the applicant restudy the placement of the single HVAC units for the three-bedroom units and place them with the other HVAC units near the riser room and/or group of units.

Planworx Response: HVAC units have been relocated where possible.

iv. Applicant to refer to comments 2-4, 6-9, 11-14 for Building Type 1 and apply those comments to Building Type 2.

Planworx Response: This has been noted.

c. Building Type 3:

i. Applicant has added forecourts to the entrances of the Type 3 Buildings to meet frontage requirements. Staff believes that if the roof extends far enough, it could enhance the forecourt's purpose as a threshold between outdoor space and the covered breezeways. Staff recommends the applicant extend the engaged pilasters further from the building; staff believes this would allow the building to engage more with the forecourt.

Planworx Response: Forecourt requirements have been met. Forecourt size noted on floorplans.

ii. Staff recommends the applicant add another window on the side elevations to the two-bedroom units.

Planworx Response: An additional window would reduce usable interior wall space for the bedroom.

iii. Applicant to refer to comments for Building Type 1 comments 2-4, 6-9, 11-14 and apply those comments to Building Type 3.

Planworx Response: This has been noted.

d. Building Type 4:

i. Staff recommends the applicant add Bahama shutters to all fourth-floor windows on the front façade.

Planworx Response: All Bahama shutters removed.

ii. Applicant to align the ground floor windows on the rear façade with the windows above.

Planworx Response: Alignment corrected on elevations.

iii. Staff recommends the applicant add a second window to the bedroom on the side facades.

Planworx Response: An additional window would reduce usable interior wall space for the bedroom.

iv. Staff recommends the applicant restudy the roofs of the protruding bays on the front and rear façades. Staff believes that the overall roof form spanning the entire building appears even larger because the accent roofs are mostly one bay wide. Staff believes that since this is the largest building type, accent roof forms should be utilized more to help scale down the size the building.

Planworx Response: Breezeway roof revised to gable style, visually reducing the roof size.

v. The bay with triple windows only has them on the ground floor even though the floor plan is mirrored on the floors above. Staff recommends the applicant replace the paired windows above with triple windows.

Planworx Response: Window sizes on upper floor are to remain. Ground floor windows were enlarged to meet the 30% fenestration requirements.

vi. Applicant to refer to comments for Building Type 1 comments 2-4, 6-9, 11-13 and apply those comments to Building Type 4.

Planworx Response: This has been noted.

e. <u>Carriage Houses:</u>

i. Staff supports the addition of the paired windows on the rear elevation and elimination of the double doors to a single door.

ii. Staff recommends the applicant add a column on the screened porch and open area below and space the four columns evenly apart to create three equal bays. Based on the addition of the column, the applicant may have to shift windows to align between columns and the four ground floor windows be evenly spaced apart

Planworx Response: Column has been added. The "evenly apart" spacing conflicted with the double window in the living space and created an obstructed view looking out to the park. Balance was achieved by even placement of the columns from the end of the porch. The utility door was moved to side under stairs and front windows appear balanced. In addition, the decorative gable was removed because there was no alignment to the porch after making column change.

iii. Staff also recommends the applicant add a column on the right and left elevations and space the four columns for three equal bays.

Planworx Response: By shifting the existing column that was off center, to be centered – no column was needed to better balance this elevation.

iv. Staff recommends the applicant utilize a steeper roof slope on the roofs over the stairs to porch so that the roof connects on the right and left side aligned with the rear.

Planworx Response: Roof pitch has been adjusted.

v. The currently labeled rear elevation should be relabeled the front elevation since it fronts to opens space with pedestrian access. The currently labeled front elevation should be relabeled as rear since it fronts to garage openings.

Planworx Response: Labels have been revised.

vi. The right and left elevations have one window on each side. Staff recommends the applicant introduce additional windows in the living room/bedroom to increase the fenestration percentages.

Planworx Response: Single window to remain, window has been balanced. Considering additional windows would not improve the space planning of a bed wall and therefore was not added. The existing window was moved to bring a better balance.

vii. Applicant to align the garage windows and living room windows above.

Planworx Response: Windows align.

viii. Applicant to correct the thinner fiber cement sills and trim on the left and right elevations to match the windows on the front and rear elevations.

Planworx Response: Trim has been revised.

ix. Applicant to provide cutsheets for the pedestrian doors and garage doors.

Planworx Response: Cutsheets provided.

x. Staff believes that the kitchen can be reconfigured to accommodate a window that matches the sill height of the living room windows.

Planworx Response: Window in kitchen on front façade and window in bath on rear façade have been enlarged and remain proportional.

xi. Applicant to further refine the typical wall section drawing on Sheet A1.53.

If you have any questions, feel free to call the Development of Community & Economic Development at (843) 525-7011.

Sincerely,

Benjie Morillo, Chair
Design Review Board

Via email: ryan@andrews-sc.com

cc: file copy

WATERCREST APARTMENTS

SHEET NUMBER	SHEET TITLE
A0.00R	**Cover Sheet - Architectural - revised for 12/8**
A0.00	Cover Sheet - Architectural
A1.10R	**Building Type 1 - First Floor- revised for 12/8**
A1.10	Building Type 1 - First Floor
A1.11R	**Building Type 1 - Second Floor Plan - revised for 12/8**
A1.11	Building Type 1 - Second Floor Plan
A1.12R	**Building Type 1 - Third Floor Plan - revised for 12/8**
A1.12	Building Type 1 - Third Floor Plan
A1.14R	**Building Type 1 - Front/RearvExterior Elev. - revised for 12/8**
A1.14	Building Type 1 - Front/RearvExterior Elev.
A1.15R	**Building Type 1 - Right/Left ExteriorElev. - revised for 12/8**
A1.15	Building Type 1 - Right/Left ExteriorElev.
A1.16R	**Building Type 1 - Bldg Sections/Wall Sections- revised for 12/8**
A1.16	Building Type 1 - Bldg Sections/Wall Sections
A1.20R	**Building Type 2 - First Floor Plan - revised for 12/8**
A1.20	Building Type 2 - First Floor Plan
A1.21R	**Building Type 2 - Second Floor Plan - revised for 12/8**
A1.21	Building Type 2 - Second Floor Plan
A1.22R	**Building Type 2 - Third Floor Plan - revised for 12/8**
A1.22	Building Type 2 - Third Floor Plan
A1.24R	**Building Type 2 - Front/RearvExterior Elev. - revised for 12/8**
A1.24	Building Type 2 - Front/RearvExterior Elev.
A1.25R	**Building Type 2 - Right/Left ExteriorElev. - revised for 12/8**
A1.25	Building Type 2 - Right/Left ExteriorElev.
A1.26R	**Building Type 2 - Bldg Sections/Wall Sections- revised for 12/8**
A1.26	Building Type 2 - Bldg Sections/Wall Sections
A1.30R	**Building Type 3 - First Floor Plan - revised for 12/8**
A1.30	Building Type 3 - First Floor Plan
A1.31R	**Building Type 3 - Second Floor Plan - revised for 12/8**
A1.31	Building Type 3 - Second Floor Plan
A1.32R	**Building Type 3 - Third Floor Plan - revised for 12/8**
A1.32	Building Type 3 - Third Floor Plan
A1.34R	**Building Type 3 - Front/Rear Exterior Elev. - revised for 12/8**
A1.34	Building Type 3 - Front/Rear Exterior Elev.
A1.35R	**Building Type 3 - Right/Left Exterior Elev. - revised for 12/8**
A1.35	Building Type 3 - Right/Left Exterior Elev.
A1.36R	**Building Type 3 - Bldg Sections/Wall Sections- revised for 12/8**
A1.36	Building Type 3 - Bldg Sections/Wall Sections
A1.40R	**Building Type 4 - First Floor Plan - revised for 12/8**
A1.40	Building Type 4 - First Floor Plan
A1.41R	**Building Type 4 - Second Floor Plan - revised for 12/8**
A1.41	Building Type 4 - Second Floor Plan
A1.42R	**Building Type 4 - Third Floor Plan - revised for 12/8**
A1.42	Building Type 4 - Third Floor Plan
A1.43R	**Building Type 4 - Fourth Floor Plan - revised for 12/8**
A1.43	Building Type 4 - Fourth Floor Plan
A1.44R	**Building Type 4 - Front/Rear Exterior Elev. - revised for 12/8**
A1.44	Building Type 4 - Front/Rear Exterior Elev.
A1.45R	**Building Type 4 - Right/Left Exterior Elev.- revised for 12/8**
A1.45	Building Type 4 - Right/Left Exterior Elev.
A1.46R	**Building Type 4 - Bldg Sections/Wall Sections - revised for 12/8**
A1.46	Building Type 4 - Bldg Sections/Wall Sections
A1.50R	**Carriage House - First Floor - revised for 12/8**
A1.50	Carriage House - First Floor
A1.51R	**Carriage House - Second Floor - revised for 12/8**
A1.51	Carriage House - Second Floor
A1.52R	**Carriage House -Front/Rear Elevations - revised for 12/8**
A1.52	Carriage House - Front/Rear Elevations
A1.53R	**Carriage House - Side Elevations - revised for 12/8**
A1.53	Carriage House - Side Elevations
A7.00R	**Window Details -revised for 12/8**
A7.00	Window Details
A7.01R	**Door Details -revised for 12/8**
A1.13R	**Building 3D and Colored Elevations-Carriage House revised for 12/8**
A8.02R	**Building 3D and Colored Elevations Bldg Type 1 & 2 revised for 12/8**
A8.03R	**Building 3D and Colored Elevations Bldg Type 3 & 4 revised for 12/8**

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

ARCHITECTURAL COVER SHEET

A0.00R

REVISED FOR DRB
12/8 SUBMISSION

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PREVIOUS SUBMISSION

WATERCREST APARTMENTS

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DRB SHEET INDEX	
ARCHITECTURAL	
SHEET NUMBER	SHEET TITLE
A0.00	Cover Sheet - Architectural
A1.10	Building Type 1 - First Floor
A1.11	Building Type 1 - Second Floor Plan
A1.12	Building Type 1 - Third Floor Plan
A1.14	Building Type 1 - Front/RearvExterior Elev.
A1.15	Building Type 1 - Right/Left ExteriorElev.
A1.16	Building Type 1 - Bldg Sections/Wall Sections
A1.20	Building Type 2 - First Floor Plan
A1.21	Building Type 2 - Second Floor Plan
A1.22	Building Type 2 - Third Floor Plan
A1.24	Building Type 2 - Front/RearvExterior Elev.
A1.25	Building Type 2 - Right/Left ExteriorElev.
A1.26	Building Type 2 - Bldg Sections/Wall Sections
A1.30	Building Type 3 - First Floor Plan
A1.31	Building Type 3 - Second Floor Plan
A1.32	Building Type 3 - Third Floor Plan
A1.34	Building Type 3 - Front/Rear Exterior Elev.
A1.35	Building Type 3 - Right/Left Exterior Elev.
A1.36	Building Type 3 - Bldg Sections/Wall Sections

A1.40	Building Type 4 - First Floor Plan
A1.41	Building Type 4 - Second Floor Plan
A1.42	Building Type 4 - Third Floor Plan
A1.43	Building Type 4 - Fourth Floor Plan
A1.45	Building Type 4 - Front/Rear Exterior Elev.
A1.46	Building Type 4 - Right/Left Exterior Elev.
A1.47	Building Type 4 - Bldg Sections/Wall Sections
A1.50	Carriage House - First Floor & Second Floor
A1.51	Carriage House - Front/Rear Elevations
A1.52	Carriage House - Side Elevations
A1.53	Carriage House - Bldg Sections/Wall Sections
A2.10	Clubhouse Plan- 3D
A2.11	Clubhouse - Front/Rear Elevations
A2.12	Clubhouse - Right/Left Elevations
A2.13	Clubhouse - Bldg Sections/Wall Sections
A3.10	Pool House Floor Plan/Elevations
A3.11	Pool House - Bldg Sections/Wall Sections
A4.10	Mail Kiosk Floor Plan/Elevations
A4.11	Mail Kiosk - Bldg Sections/Wall Sections
A5.10	Garage Floor Plan/Elevations
A5.11	Garage - Bldg Sections/Wall Sections
A6.10	Maintenance Building/Elevations
A6.11	Maintenance - Bldg Sections/Wall Sections

A7.00	Window Details
A7.01	Door Details
A8.00	Building 3D and Colored Elevations - Poolhouse, Carriage House, Maint.
A8.01	Building 3D and Colored Elevations - Mail Kiosk, Clubhouse, Garage
A8.02	Building 3D and Colored Elevations - Bldg Type 1, Bldg Type 2
A8.03	Building 3D and Colored Elevations - Bldg Type 3, Bldg Type 4

WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

ARCHITECTURAL COVER SHEET

A0.00

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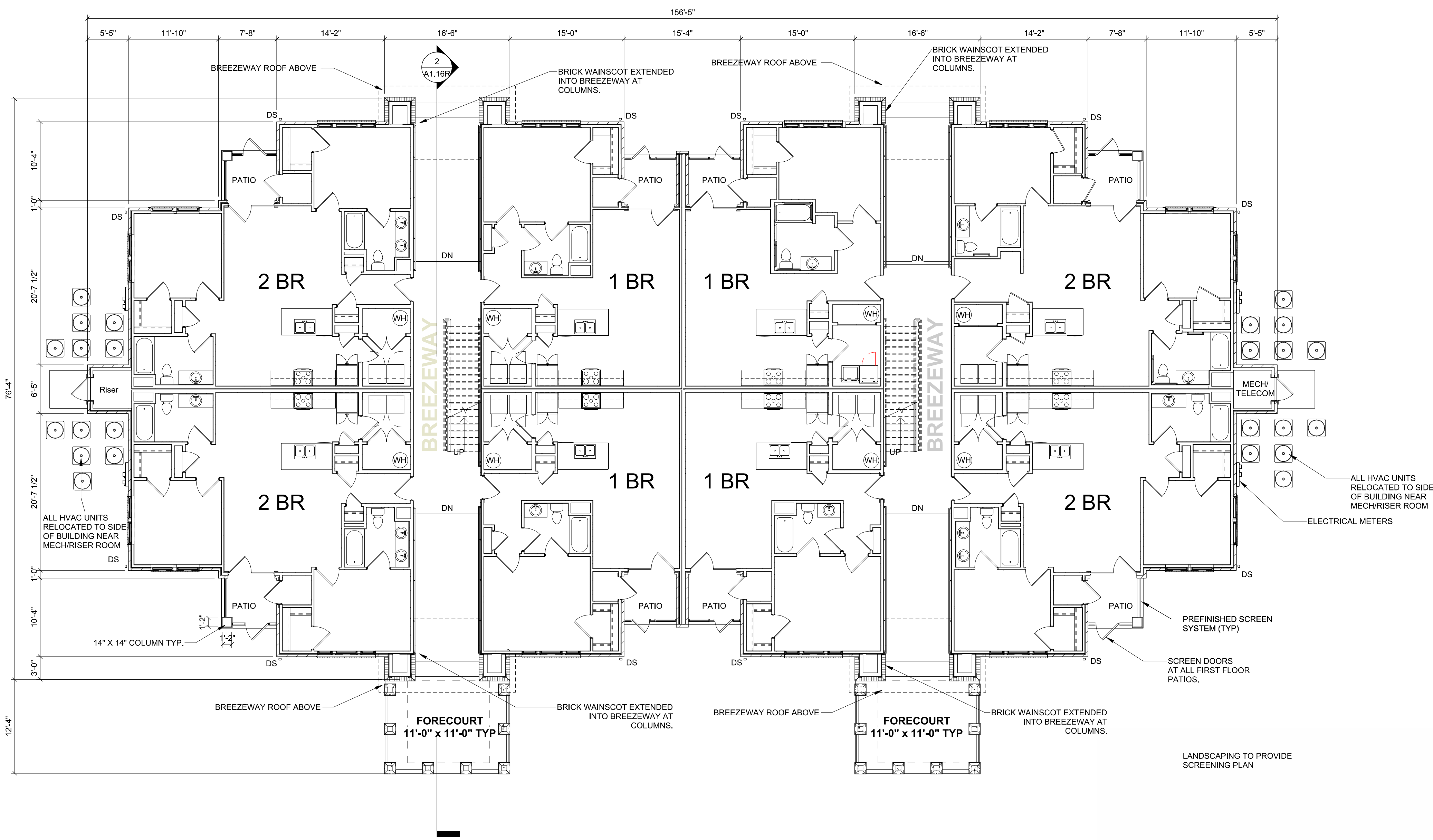
BUILDING TYPE 1 - AREA

FIRST FLOOR=	9,327
SECOND FLOOR=	9,251
THIRD FLOOR=	9,251
TOTAL	27,829

REAR



FRONT

FIRST FLOOR BUILDING TYPE 1

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

0' 4' 8' 16' 32'

UNIT MATRIX								
BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR HC	2 BR	2 BR HC	3 BR	3 BR HC	TOTAL UNITS PER BLDG
1	TYPE 1	12		12				24
2	TYPE 1	12		12				24
3	TYPE 2			12		12		24
4	TYPE 3			6		6		12
5	TYPE 3			6		6		12
6	TYPE 1	12		12				24
7	TYPE 2			12		12		24
8	TYPE 4	24		16		8		48
9	TYPE 1	12		12				24
10	TYPE 4	24		16		8		48
11	TYPE 4	24		16		8		48
12	TYPE 4	24		16		8		48
13	TYPE 2			12		12		24
14	TYPE 1	12		12				24
15	TYPE 4	24		16		8		48
16	TYPE 2			12		12		24
17	TYPE 2			12		12		24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

1ST FL- BLDG TYPE 1

A1.10R

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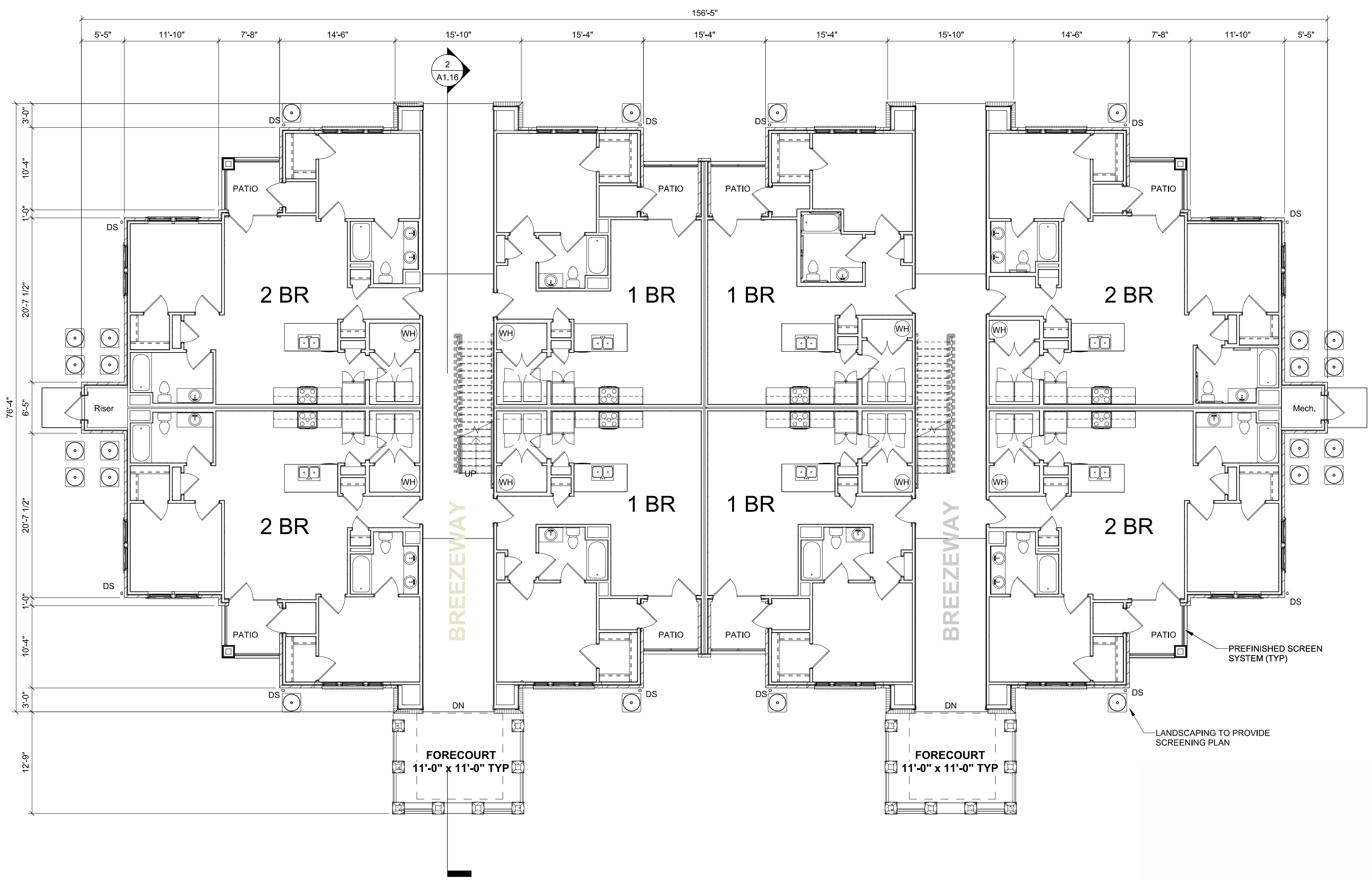

FRONT

FIRST FLOOR BUILDING TYPE 1

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

0' 4' 8' 16' 32'

UNIT MATRIX								
BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR HC	2 BR	2 BR HC	3 BR	3 BR HC	TOTAL UNITS PER BLDG
1	TYPE 1	12		12				24
2	TYPE 1	12		12				24
3	TYPE 2			12		12		24
4	TYPE 3			6		6		12
5	TYPE 3			6		6		12
6	TYPE 1	12		12				24
7	TYPE 2			12		12		24
8	TYPE 4	24		16		8		48
9	TYPE 1	12		12				24
10	TYPE 4	24		16		8		48
11	TYPE 4	24		16		8		48
12	TYPE 4	24		16		8		48
13	TYPE 2			12		12		24
14	TYPE 1	12		12				24
15	TYPE 4	24		16		8		48
16	TYPE 2			12		12		24
17	TYPE 2			12		12		24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

1ST FL- BLDG TYPE 1

A1.10

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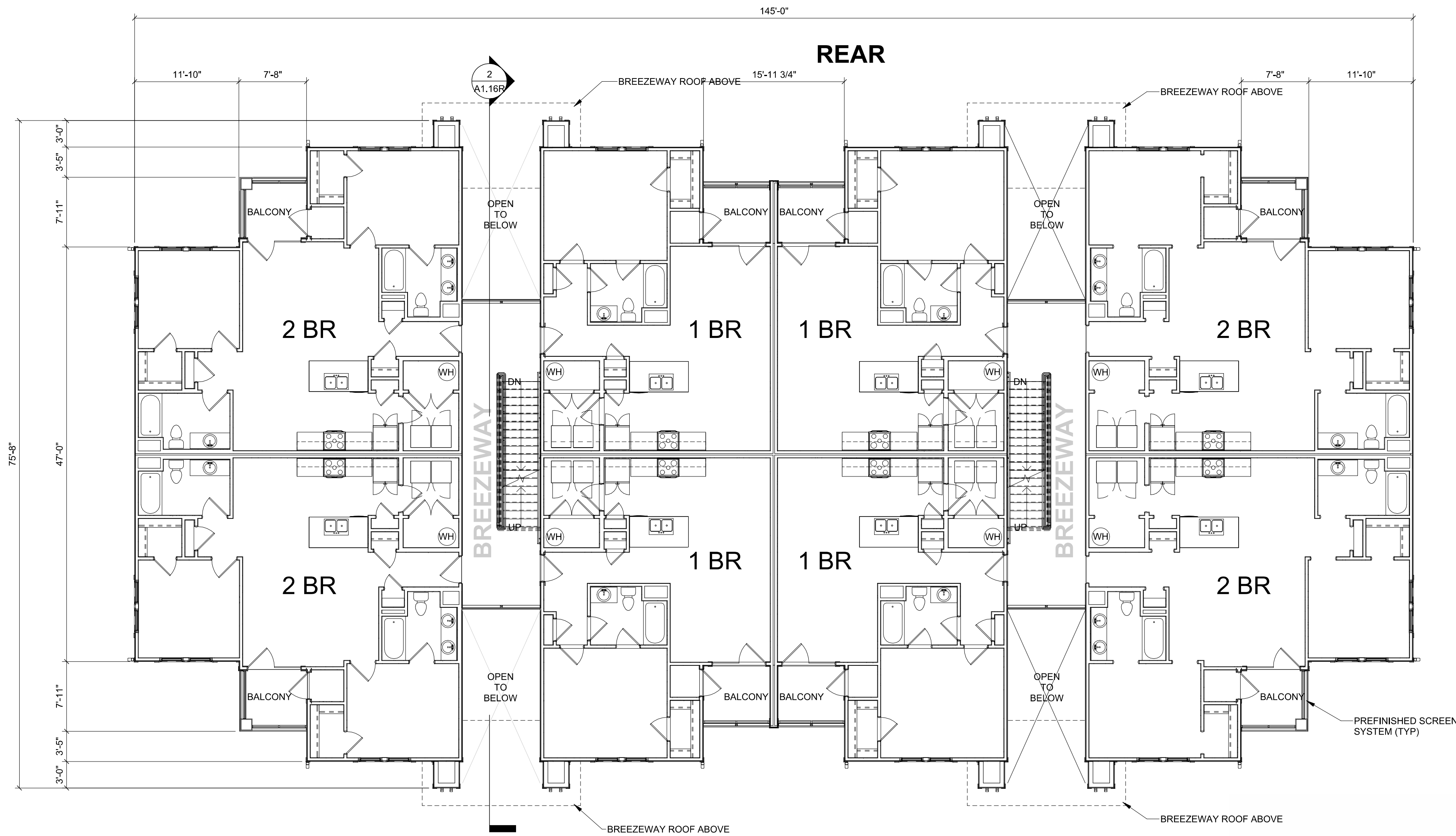
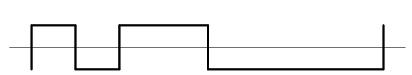


SECOND FLOOR BUILDING TYPE 1



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

BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR HC	2 BR	2 BR HC	3 BR	3 BR HC	TOTAL UNITS PER BLDG
UNIT MATRIX								
1	TYPE 1	12		12				24
2	TYPE 1	12		12				24
3	TYPE 2			12		12		24
4	TYPE 3			6		6		12
5	TYPE 3			6		6		12
6	TYPE 1	12		12				24
7	TYPE 2			12		12		24
8	TYPE 4	24		16		8		48
9	TYPE 1	12		12				24
10	TYPE 4	24		16		8		48
11	TYPE 4	24		16		8		48
12	TYPE 4	24		16		8		48
13	TYPE 2			12		12		24
14	TYPE 1	12		12				24
15	TYPE 4	24		16		8		48
16	TYPE 2			12		12		24
17	TYPE 2			12		12		24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

WATERCREST APARTMENTS

CITY OF BEAUFORT, SC

LOGAN HOMES

2ND FL- BLDG TYPE 1

A1.11R

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PREVIOUS SUBMISSION

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SECOND FLOOR=	9,251
THIRD FLOOR=	9,251
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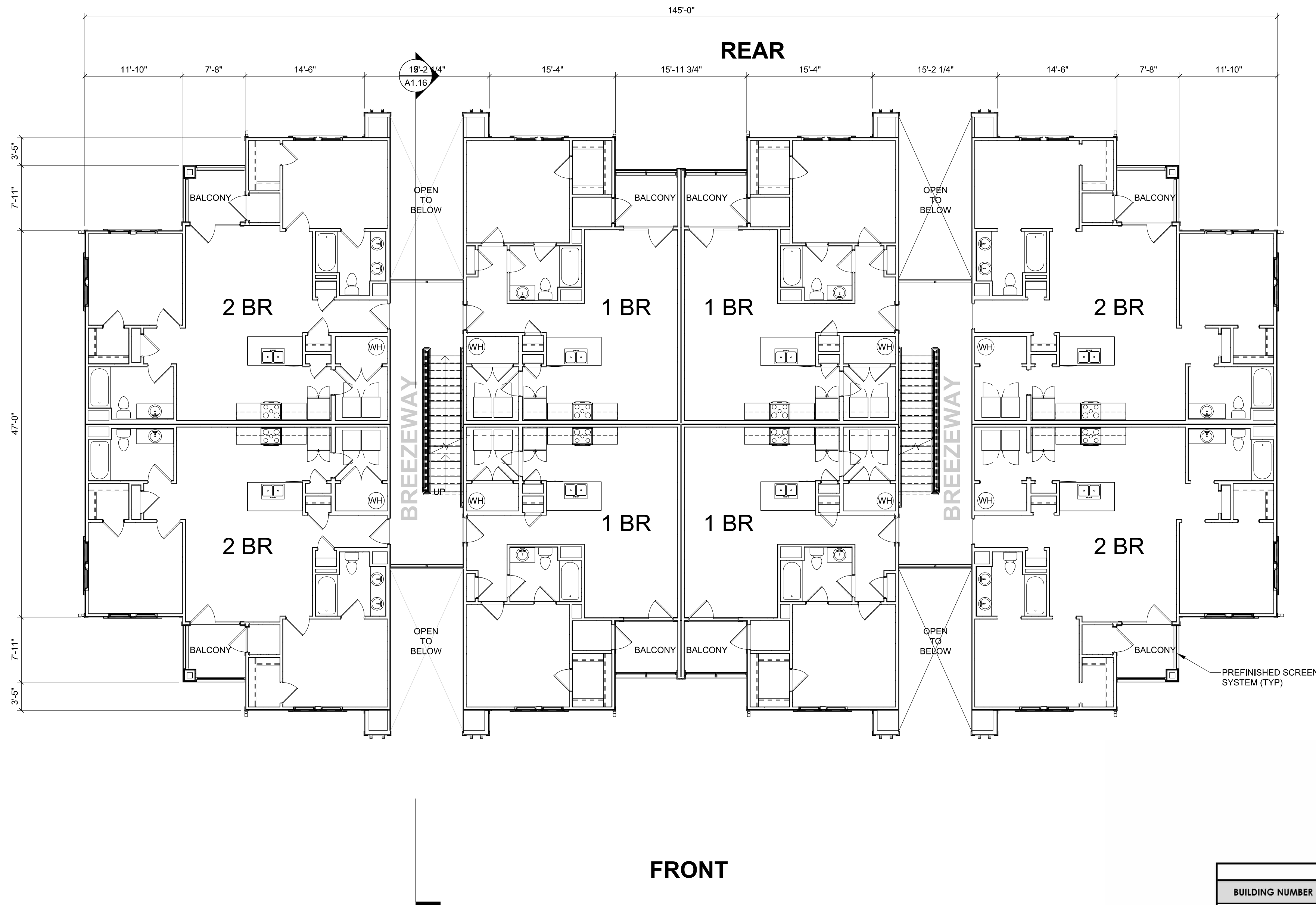

SECOND FLOOR BUILDING TYPE 1

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

0' 4' 8' 16' 32'

UNIT MATRIX								
BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR HC	2 BR	2 BR HC	3 BR	3 BR HC	TOTAL UNITS PER BLDG
1	TYPE 1	12		12				24
2	TYPE 1	12		12				24
3	TYPE 2			12		12		24
4	TYPE 3			6		6		12
5	TYPE 3			6		6		12
6	TYPE 1	12		12				24
7	TYPE 2			12		12		24
8	TYPE 4	24		16		8		48
9	TYPE 1	12		12				24
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11	TYPE 4	24		16		8		48
12	TYPE 4	24		16		8		48
13	TYPE 2			12		12		24
14	TYPE 1	12		12				24
15	TYPE 4	24		16		8		48
16	TYPE 2			12		12		24
17	TYPE 2			12		12		24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

2ND FL- BLDG TYPE 1

A1.11

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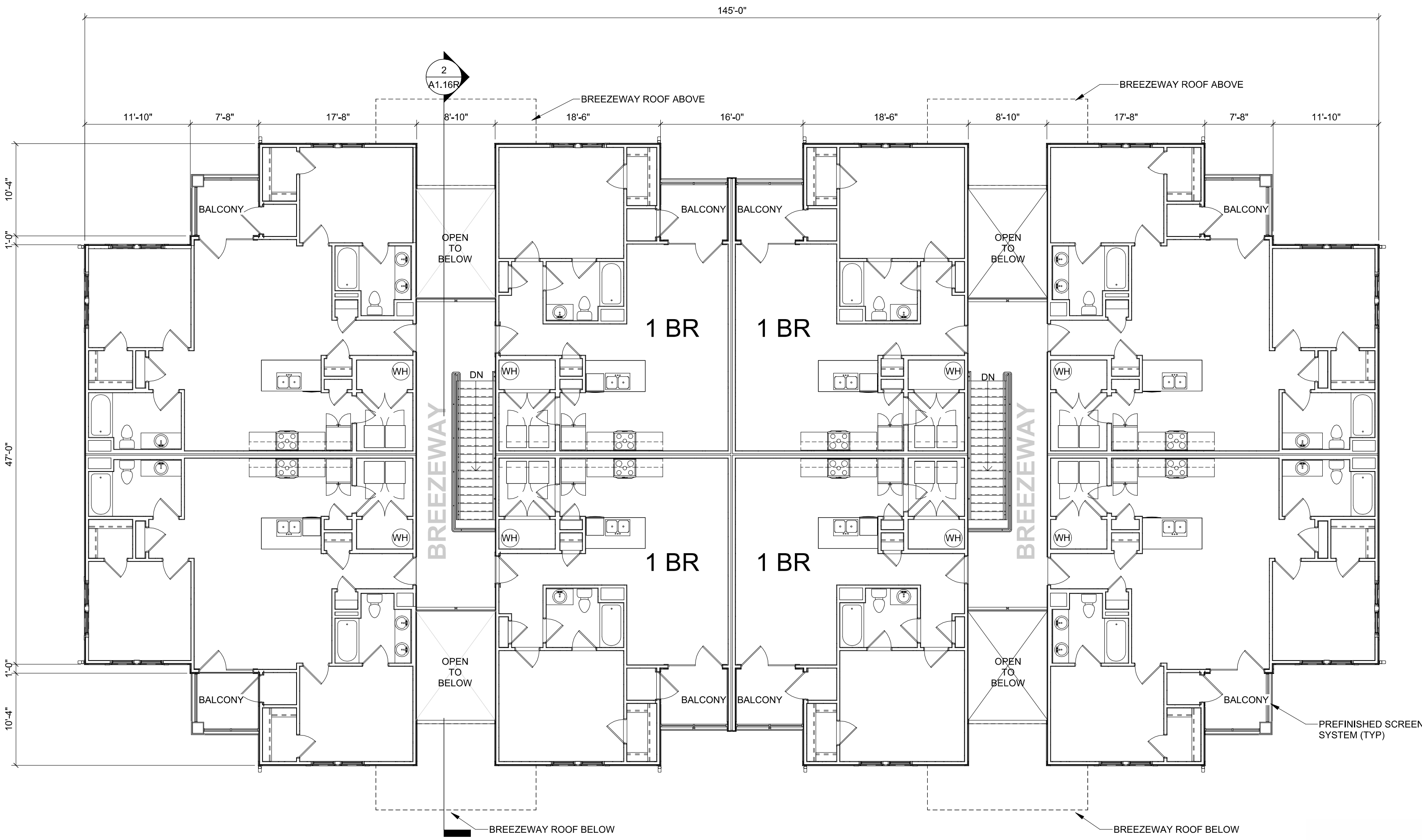


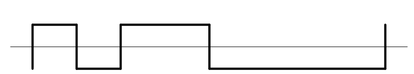
FRONT

WATERCREST APARTMENTS

CITY OF BEAUFORT, SC

THIRD FLOOR BUILDING TYPE 1

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



UNIT MATRIX								
BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR HC	2 BR	2 BR HC	3 BR	3 BR HC	TOTAL UNITS PER BLDG
1	TYPE 1	12		12				24
2	TYPE 1	12		12				24
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5	TYPE 3			6		6		12
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12	TYPE 4	24		16		8		48
13	TYPE 2			12		12		24
14	TYPE 1	12		12				24
15	TYPE 4	24		16		8		48
16	TYPE 2			12		12		24
17	TYPE 2			12		12		24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

LOGAN HOMES

3 RD FL- BLDG TYPE 1

A1.12R

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PREVIOUS SUBMISSION

BUILDING TYPE 1 - AREA

FIRST FLOOR=	9,327
SECOND FLOOR=	9,251
THIRD FLOOR=	9,251
TOTAL	27,829

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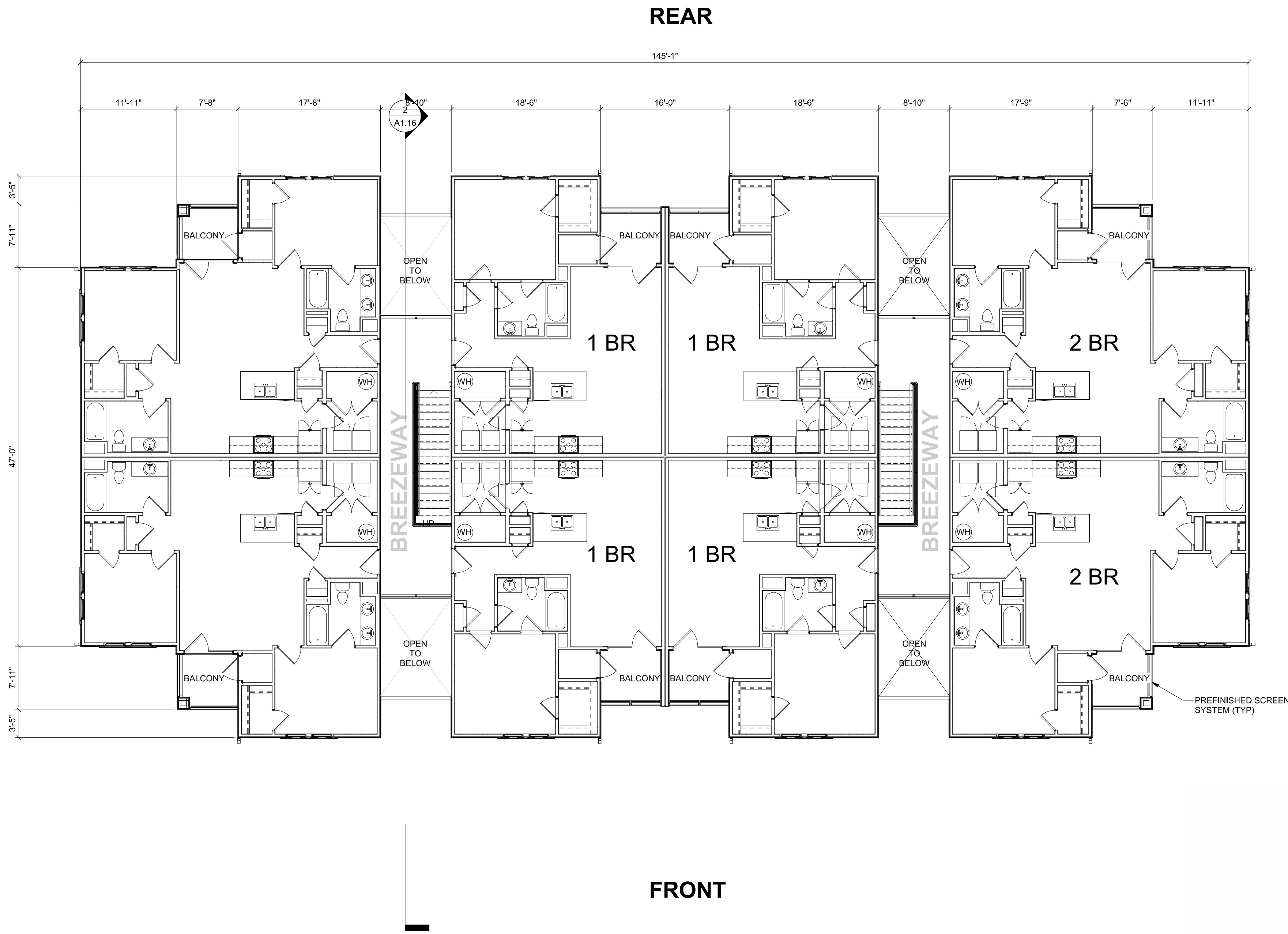

THIRD FLOOR BUILDING TYPE 1

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

0' 4' 8' 16' 32'

WATERCREST APARTMENTS

CITY OF BEAUFORT, SC

UNIT MATRIX								
BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR HC	2 BR	2 BR HC	3 BR	3 BR HC	TOTAL UNITS PER BLDG
1	TYPE 1	12		12				24
2	TYPE 1	12		12				24
3	TYPE 2			12		12		24
4	TYPE 3			6		6		12
5	TYPE 3			6		6		12
6	TYPE 1	12		12				24
7	TYPE 2			12		12		24
8	TYPE 4	24		16		8		48
9	TYPE 1	12		12				24
10	TYPE 4	24		16		8		48
11	TYPE 4	24		16		8		48
12	TYPE 4	24		16		8		48
13	TYPE 2			12		12		24
14	TYPE 1	12		12				24
15	TYPE 4	24		16		8		48
16	TYPE 2			12		12		24
17	TYPE 2			12		12		24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

LOGAN HOMES

3 RD FL- BLDG TYPE 1

A1.12

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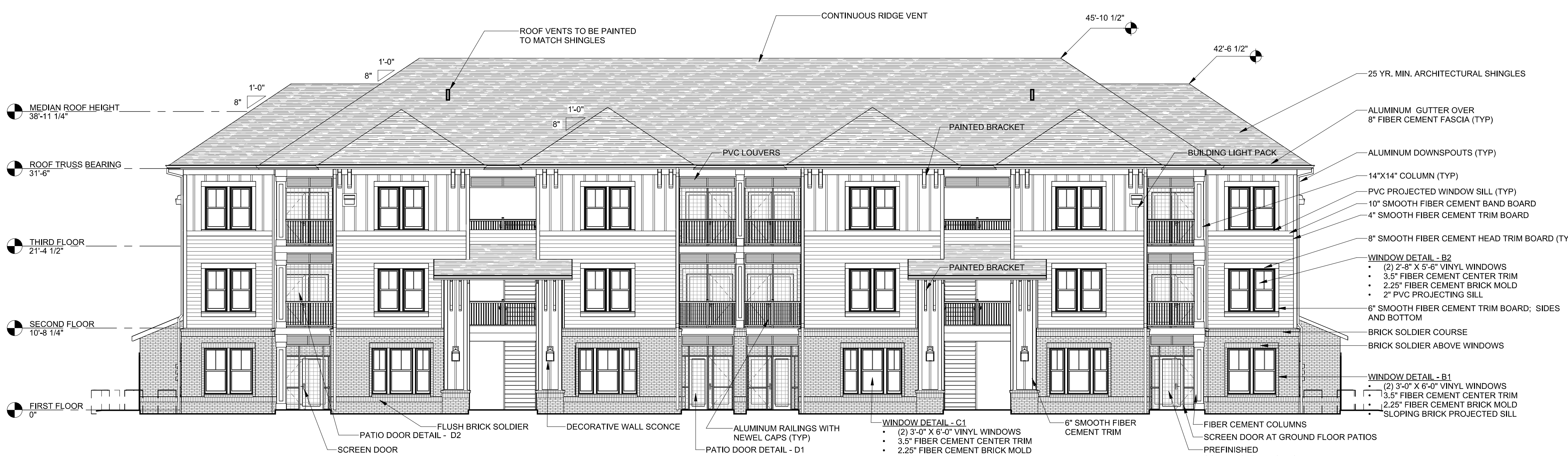
FRONT ELEVATION
BUILDING TYPE 1
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'



REAR ELEVATION
BUILDING TYPE 1
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

ARCHITECTURAL PLANS
EXTERIOR MATERIALS

= ASPHALT ROOF SHINGLE
CERTAINTEED: LANDMARK SERIES
COLOR: DRIFTWOOD

= HORIZONTAL SMOOTH FIBER CEMENT SIDING
PPG PAINTS
COLOR: MOTH GRAY PPG1024-4

= SMOOTH FIBER CEMENT BOARD & BATTAN
PPG PAINTS
COLOR: SEAGULL PPG14-03

= SMOOTH TRIM FIBER CEMENT BOARD
PPG PAINTS
COLOR: SEAGULL PPG14-03

= BRICK VENEER
GENERAL SHALE
PAT: RIVER SHOALS

= BRICK ROWLOCK / SOLDIER COURSE
GENERAL SHALE
PAT: RIVER SHOALS

WINDOW GLAZING PERCENTAGES

FIRST FLOOR: 38.5%
SECOND FLOOR: 33.9%
THIRD FLOOR: 30.3%

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN
HOMES

FRONT/REAR ELEV.- BLDG TYPE 1

A1.14R

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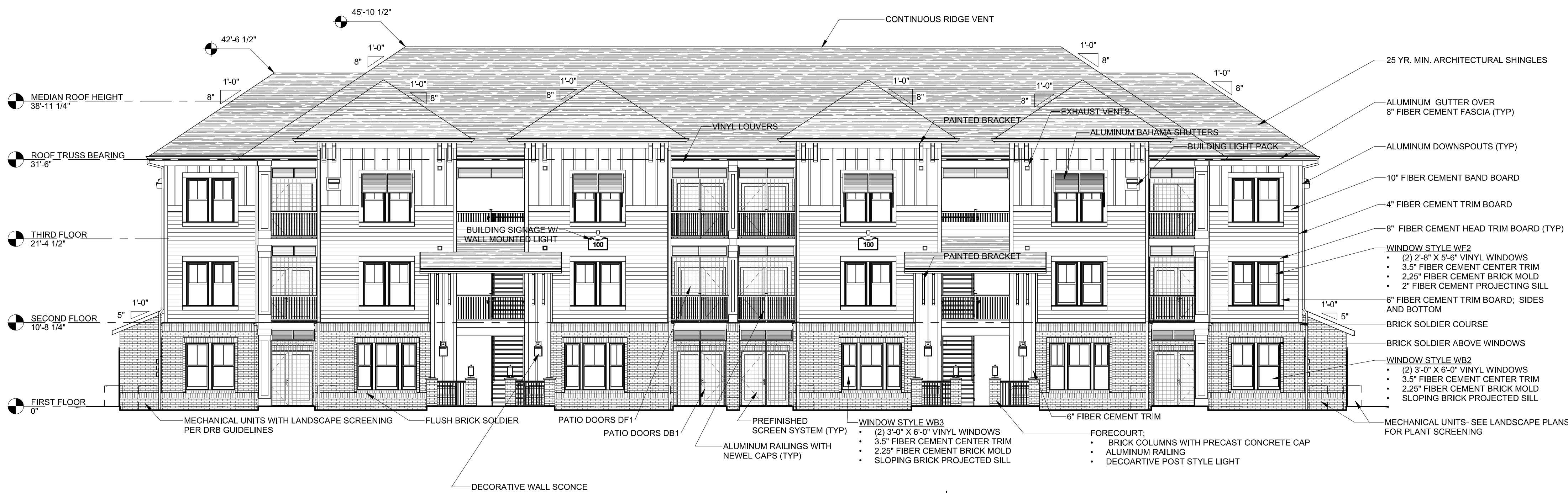
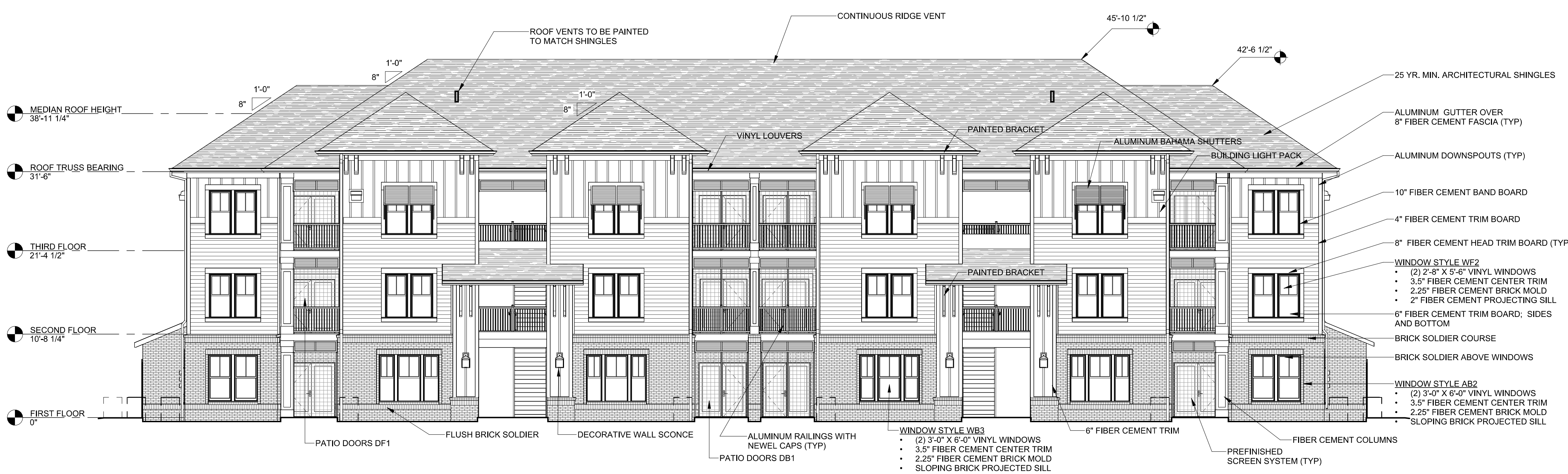


FRONT ELEVATION
BUILDING TYPE 1
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'



REAR ELEVATION
BUILDING TYPE 1
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

ARCHITECTURAL PLANS EXTERIOR MATERIALS

- = ASPHALT ROOF SHINGLE CERTAINTEED: LANDMARK SERIES COLOR: DRIFTWOOD
- = HORIZONTAL SMOOTH FIBER CEMENT SIDING PPG PAINTS COLOR: MOTH GRAY PPG1024-4
- = SMOOTH FIBER CEMENT BOARD & BATTAN PPG PAINTS COLOR: SEAGULL PPG14-03
- = SMOOTH TRIM FIBER CEMENT BOARD PPG PAINTS COLOR: SEAGULL PPG14-03
- = BRICK VENEER GENERAL SHALE PAT: RIVER SHOALS
- = BRICK ROWLOCK / SOLDIER COURSE GENERAL SHALE PAT: RIVER SHOALS

WINDOW GLAZING PERCENTAGES

FIRST FLOOR: 38.5%
SECOND FLOOR: 33.9%
THIRD FLOOR: 30.3%

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

FRONT/REAR ELEV.- BLDG TYPE 1

A1.14

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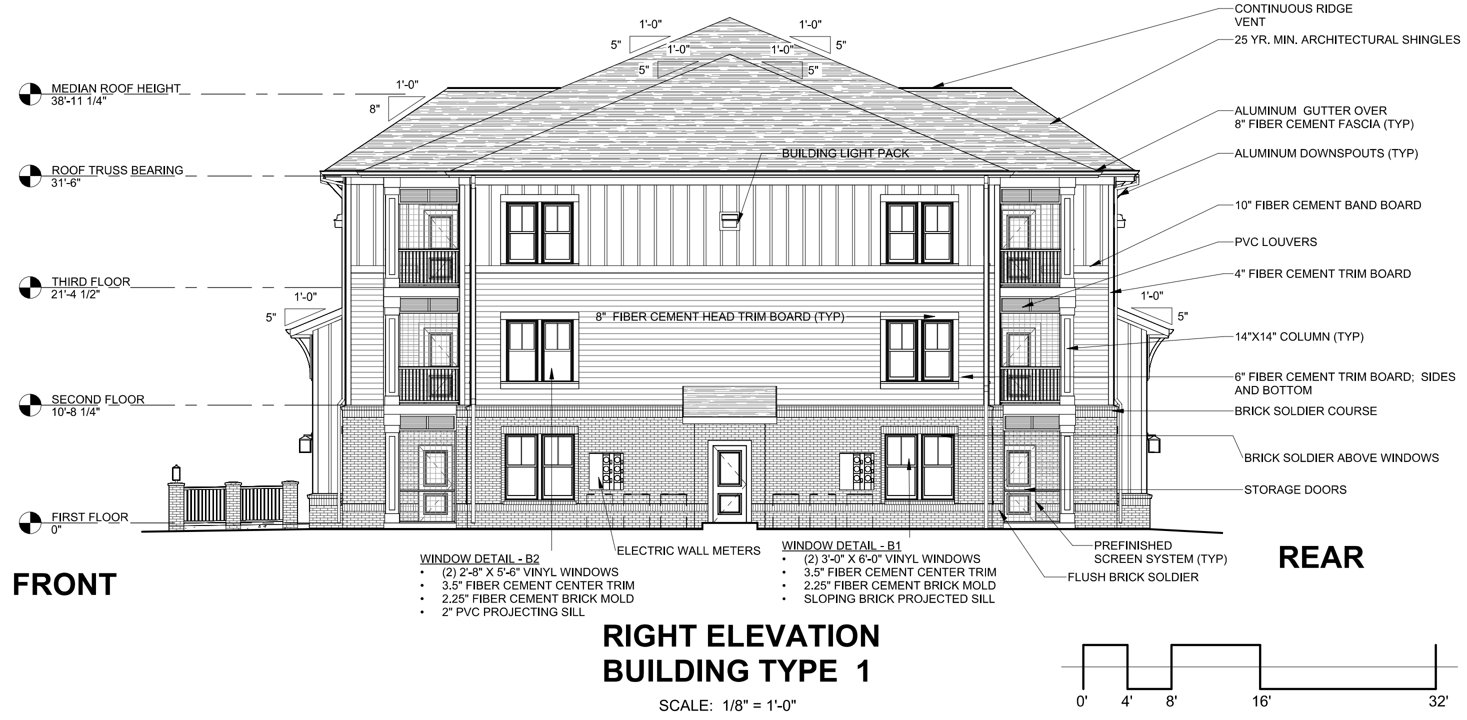
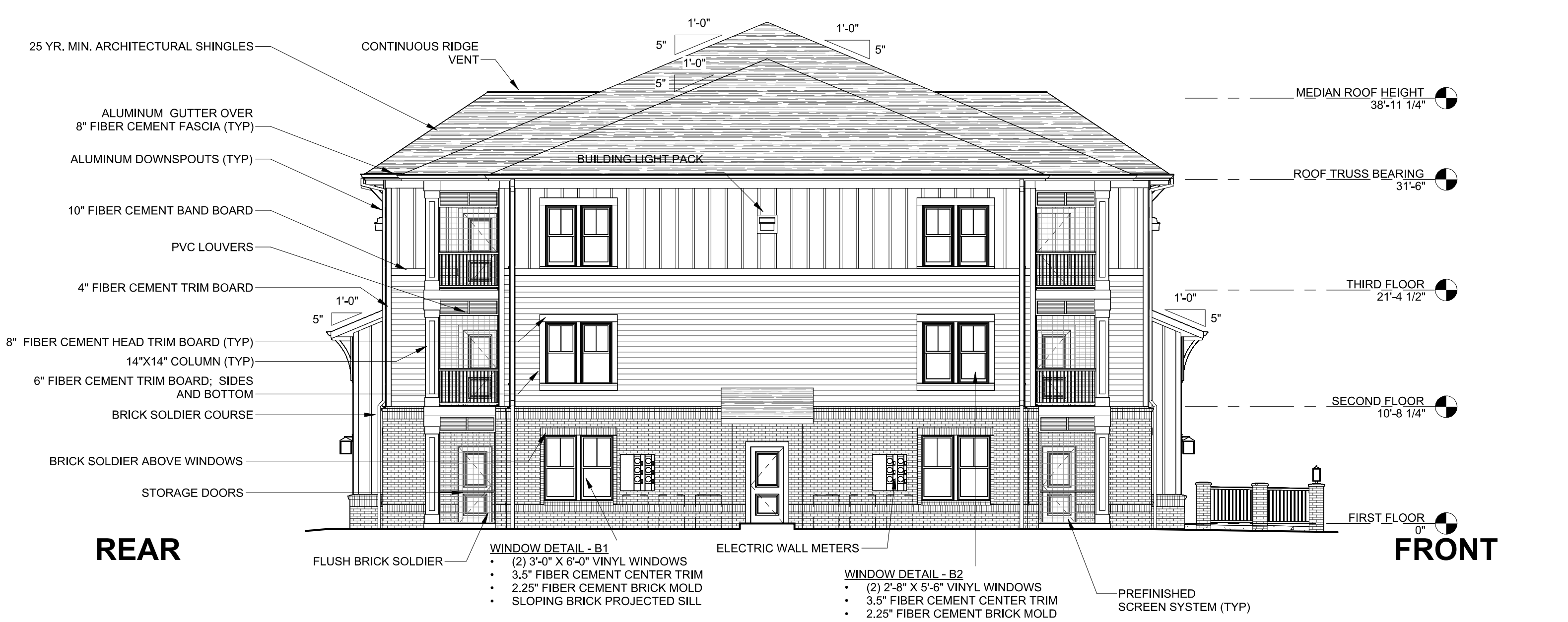


RIGHT ELEVATION
BUILDING TYPE 1

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



LEFT ELEVATION
BUILDING TYPE 1

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

ARCHITECTURAL PLANS
EXTERIOR MATERIALS

- = ASPHALT ROOF SHINGLE CERTAINTEED: LANDMARK SERIES COLOR: DRIFTWOOD
- = HORIZONTAL SMOOTH FIBER CEMENT SIDING PPG PAINTS COLOR: MOTH GRAY PPG1024-4
- = SMOOTH FIBER CEMENT BOARD & BATTAN PPG PAINTS COLOR: SEAGULL PPG14-03
- = SMOOTH TRIM FIBER CEMENT BOARD PPG PAINTS COLOR: SEAGULL PPG14-03
- = BRICK VENEER GENERAL SHALE PAT: RIVER SHOALS
- = BRICK ROWLOCK / SOLDIER COURSE GENERAL SHALE PAT: RIVER SHOALS

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SIDE ELEV.- BLDG TYPE 1

A1.15R

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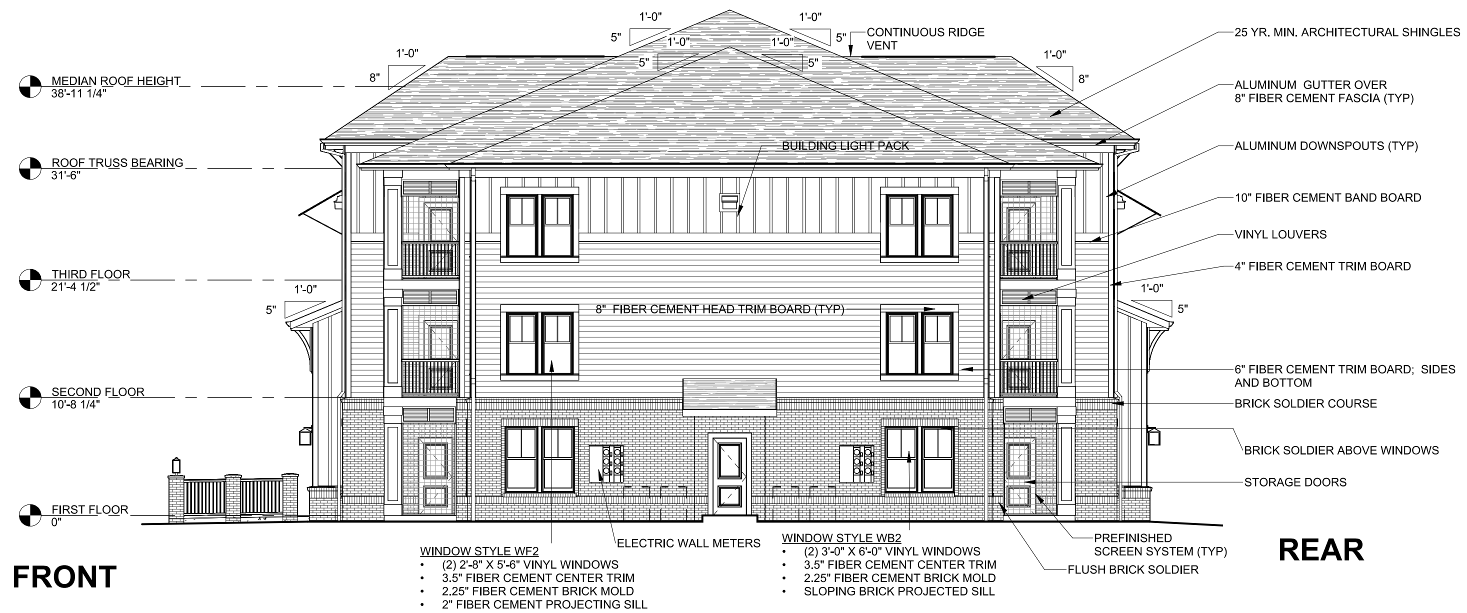
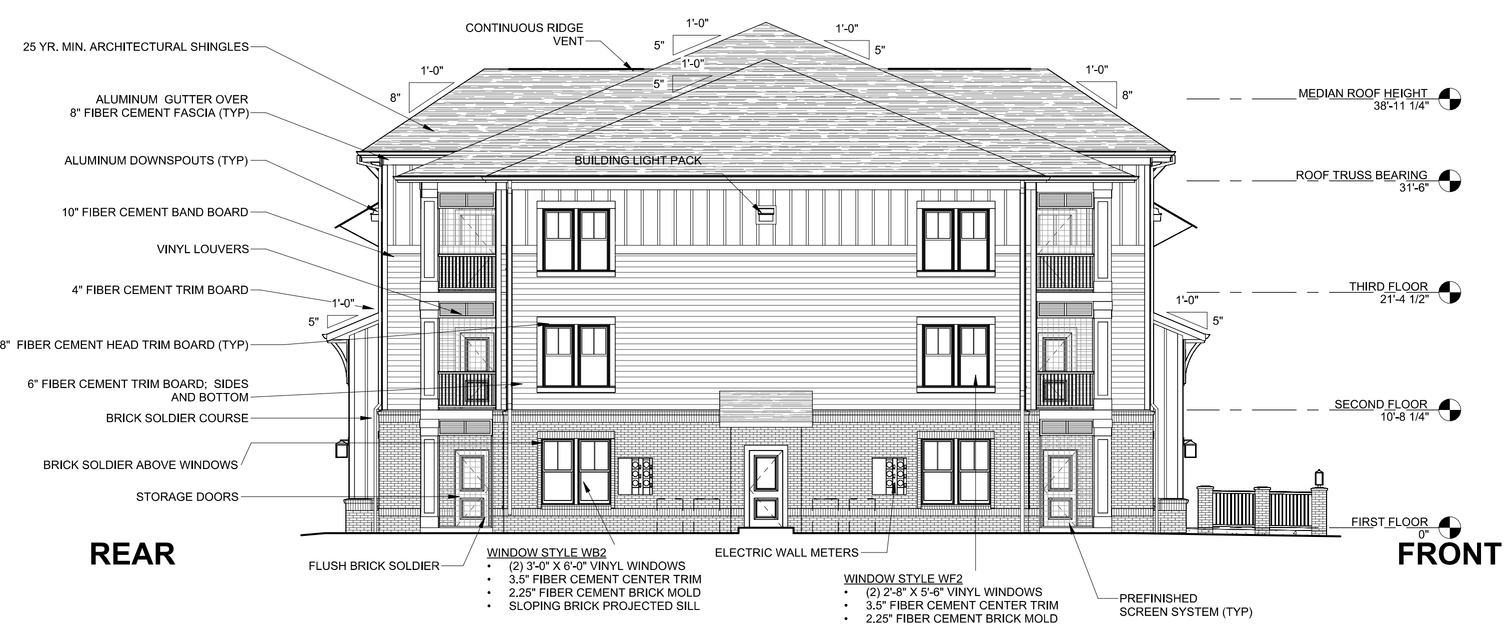


RIGHT ELEVATION
BUILDING TYPE 1

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

0' 4' 8' 16' 32'



LEFT ELEVATION
BUILDING TYPE 1

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

0' 4' 8' 16' 32'

ARCHITECTURAL PLANS
EXTERIOR MATERIALS

= ASPHALT ROOF SHINGLE
CERTAINTEED: LANDMARK SERIES
COLOR: DRIFTWOOD

= HORIZONTAL SMOOTH FIBER
CEMENT SIDING
PPG PAINTS
COLOR: MOTH GRAY PPG1024-4

= SMOOTH FIBER CEMENT BOARD &
BATTAN
PPG PAINTS
COLOR: SEAGULL PPG14-03

= SMOOTH TRIM FIBER CEMENT BOARD
PPG PAINTS
COLOR: SEAGULL PPG14-03

= BRICK VENEER
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PAT: RIVER SHOALS

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SIDE ELEV.- BLDG TYPE 1

A1.15

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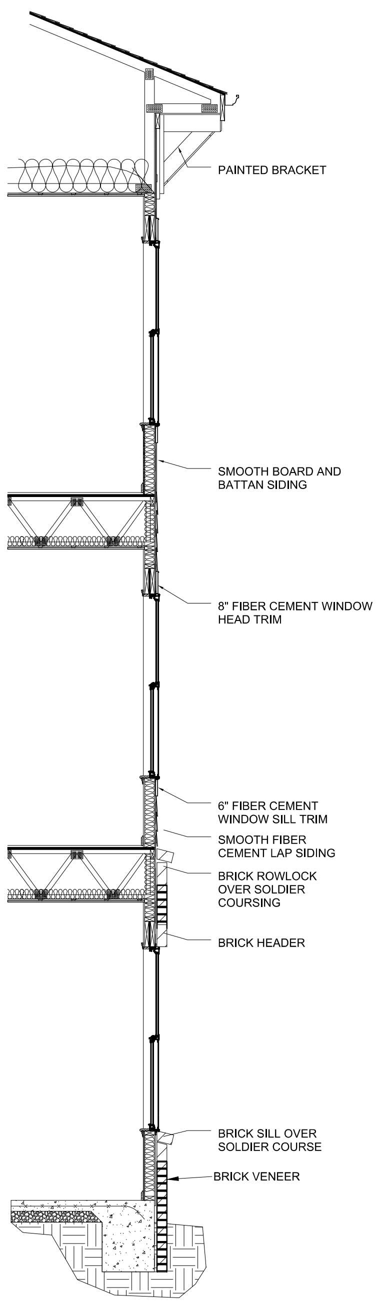
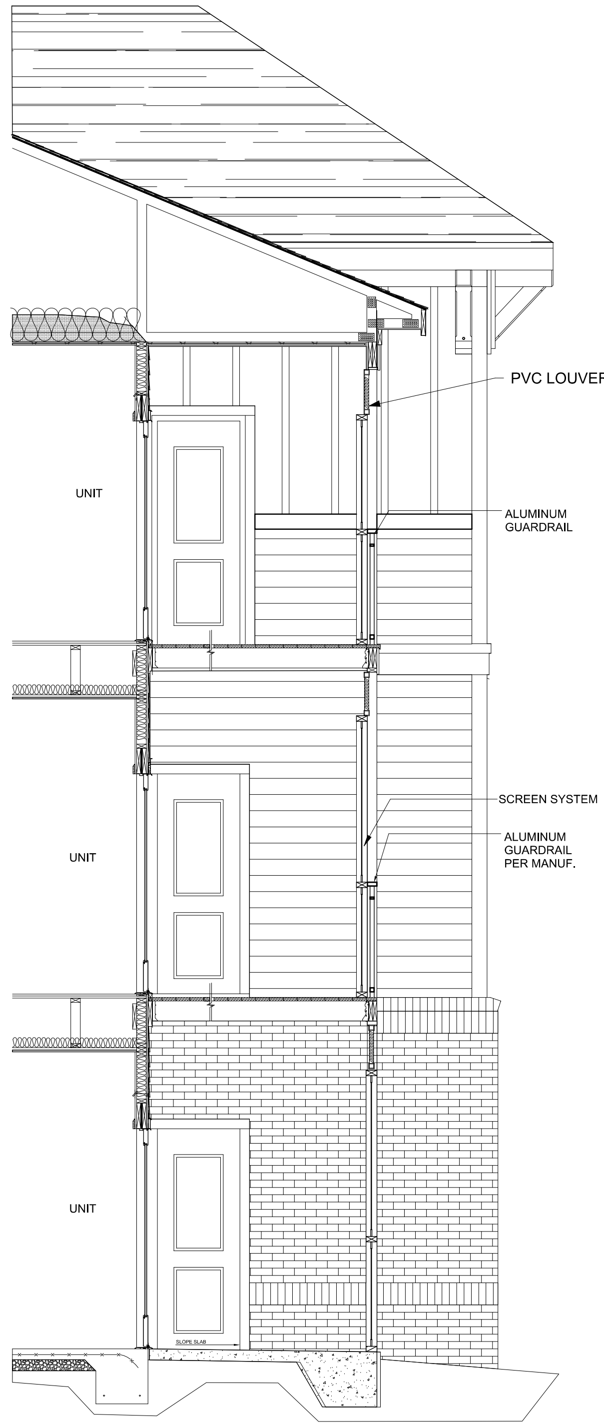


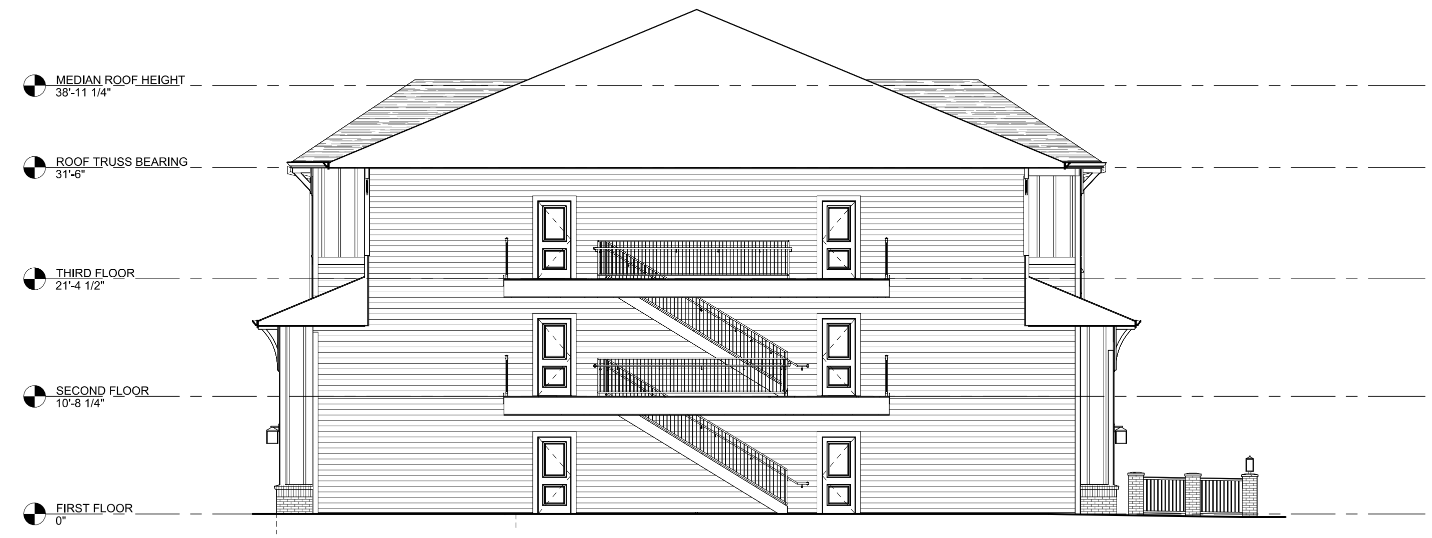
TYP WALL SECTION

SCALE: 3/8" = 1'-0"



TYP SECTION AT BALCONY

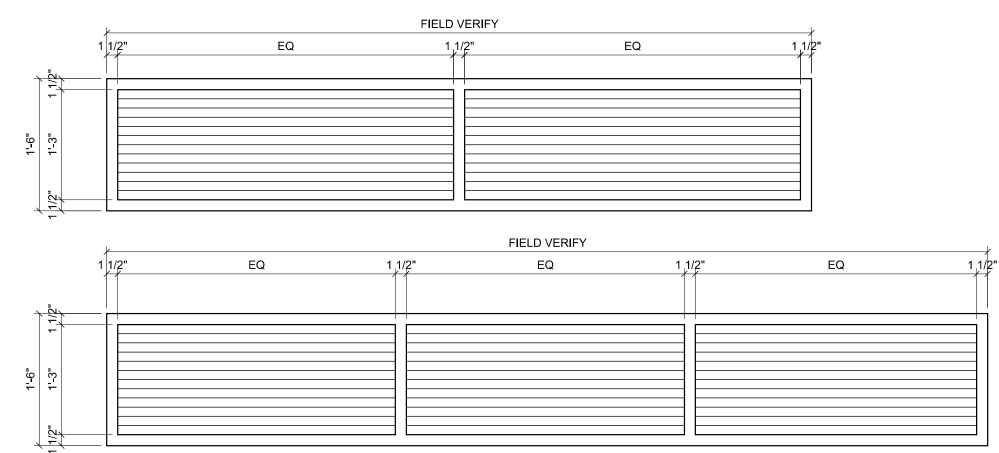
SCALE: 3/8" = 1'-0"



2 A1.16R

BREEZEWAY SECTION - TYP

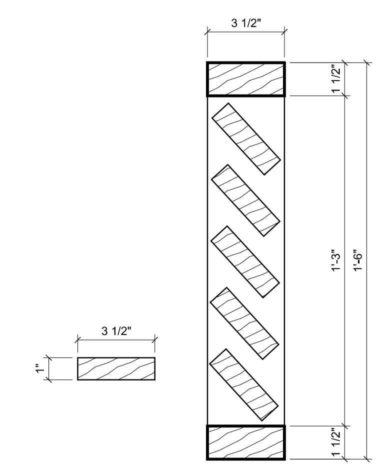
1/8" = 1'-0"



3 A1.16R

PVC PORCH LOUVER - ELEVATION

1" = 1'-0"



4 A1.16R

PVC PORCH LOUVER - SECTION

3" = 1'-0"

WATERCREST APARTMENTS

CITY OF BEAUFORT, SC

LOGAN HOMES

BUILDING TYPE 1 - BREEZEWAY SECTION

A1.16R

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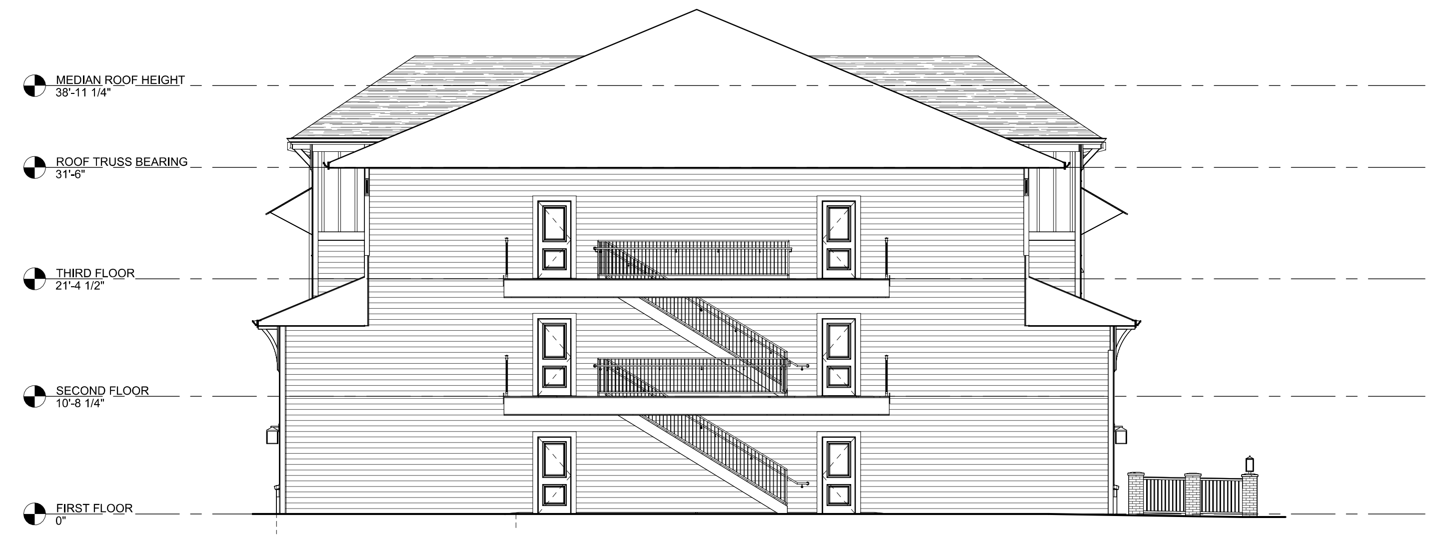
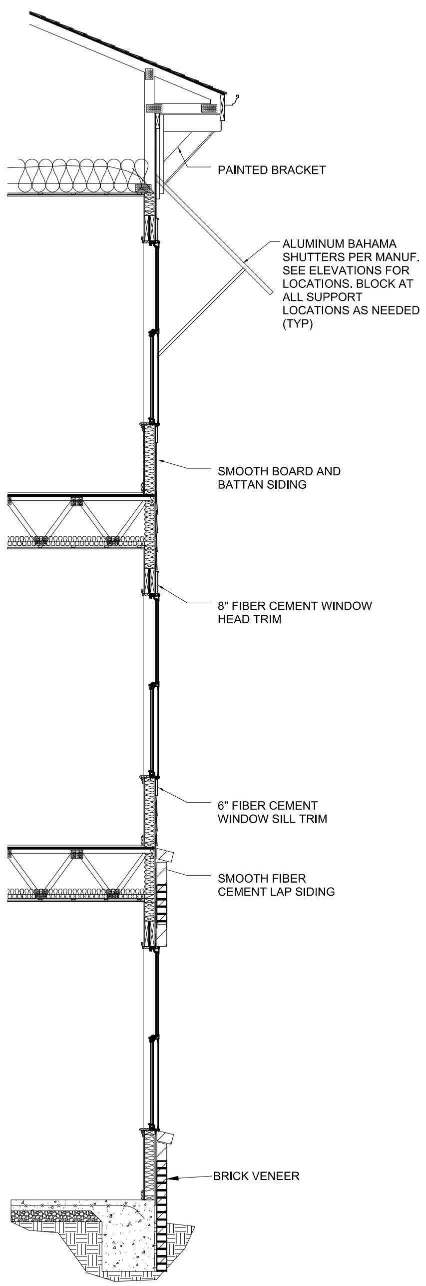


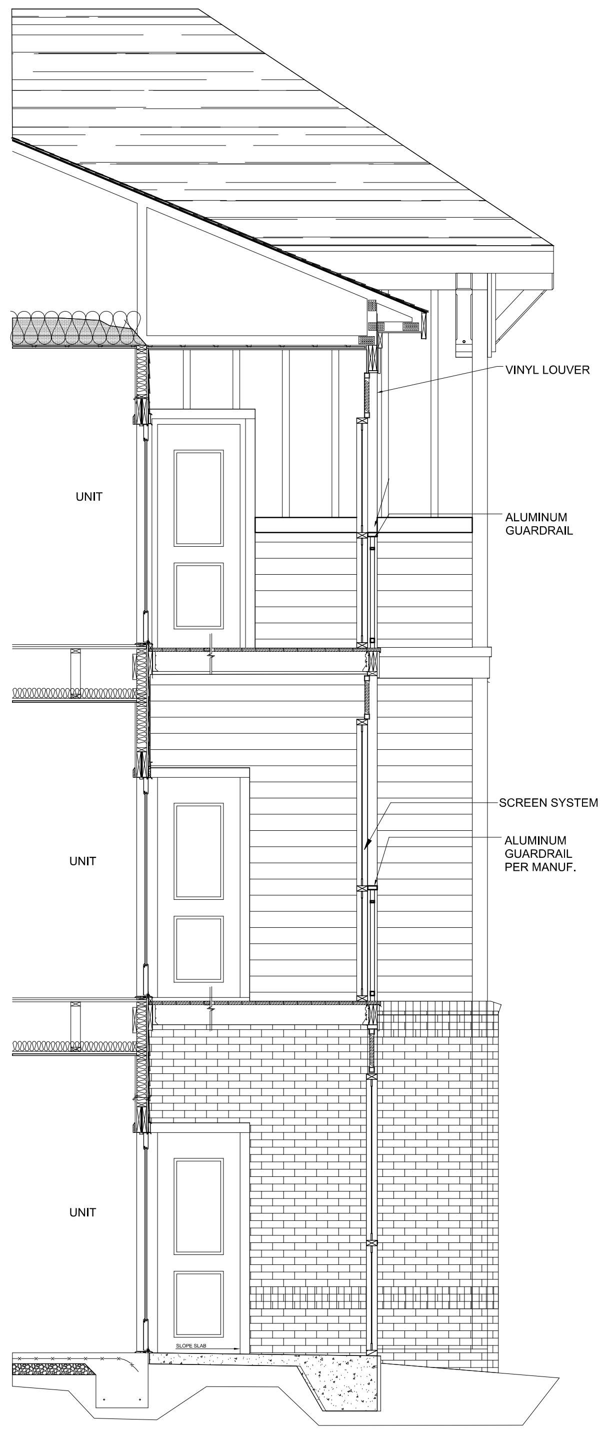
2 A1.16 **BREEZEWAY SECTION - TYP**

1/8" = 1'-0"



TYP WALL SECTION

SCALE: 3/8" = 1'-0"



TYP SECTION AT BALCONY

SCALE: 3/8" = 1'-0"

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WATERCREST APARTMENTS

CITY OF BEAUFORT, SC

LOGAN HOMES

BUILDING TYPE 1 - BREEZEWAY SECTION

A1.16

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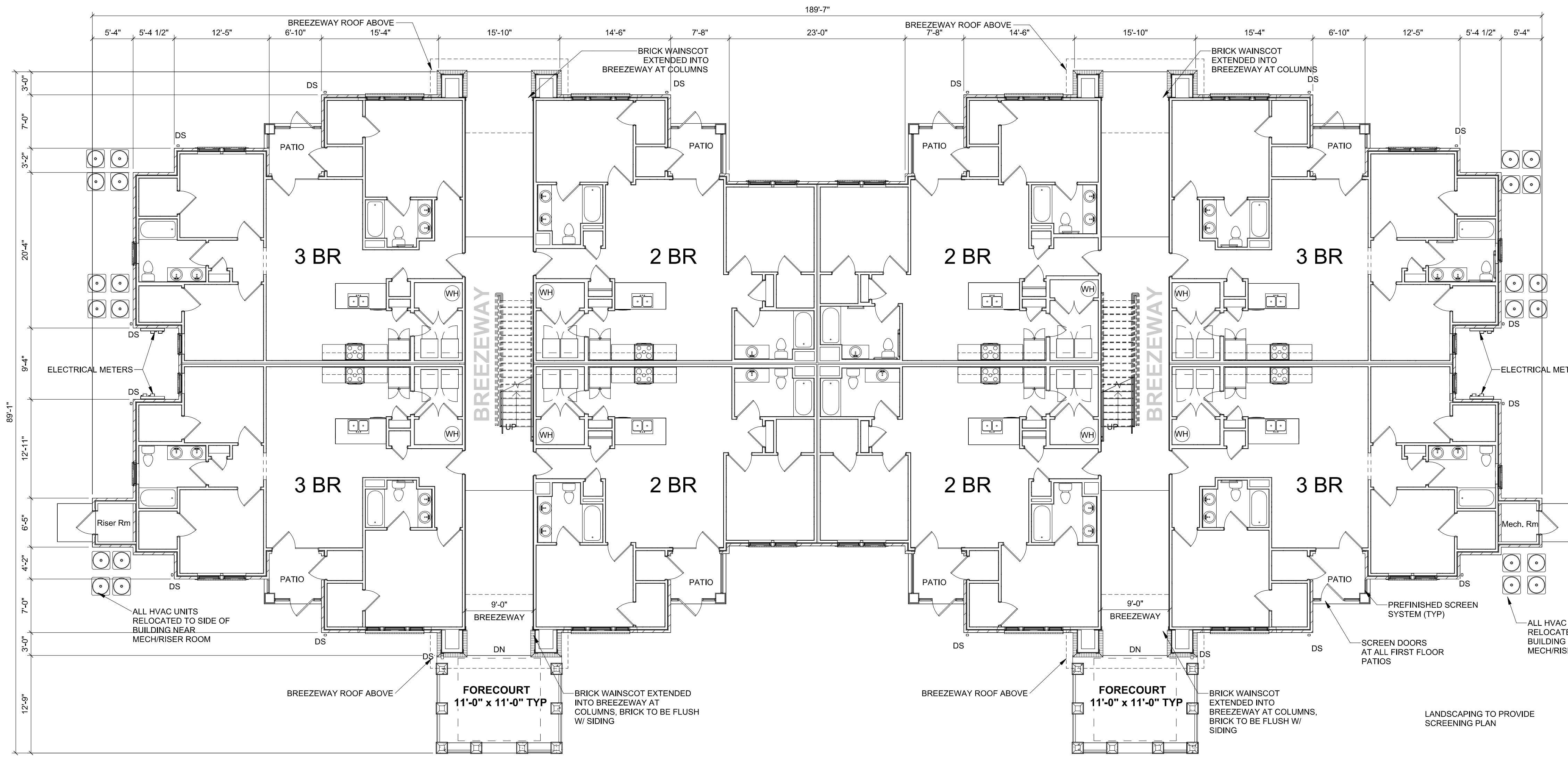
BUILDING TYPE 2 - AREA

FIRST FLOOR=	11,055
SECOND FLOOR=	10,985
THIRD FLOOR=	10,985
TOTAL	33,025

REAR



FRONT

0' 4' 8' 16' 32'

FIRST FLOOR BUILDING TYPE 2

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

UNIT MATRIX

BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE: 1st Fl- Bldg Type 2

SHEET NUMBER: A1.20R

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PREVIOUS SUBMISSION

BUILDING TYPE 2 - AREA

FIRST FLOOR= 11,055
SECOND FLOOR= 10,985
THIRD FLOOR= 10,985
TOTAL 33,025

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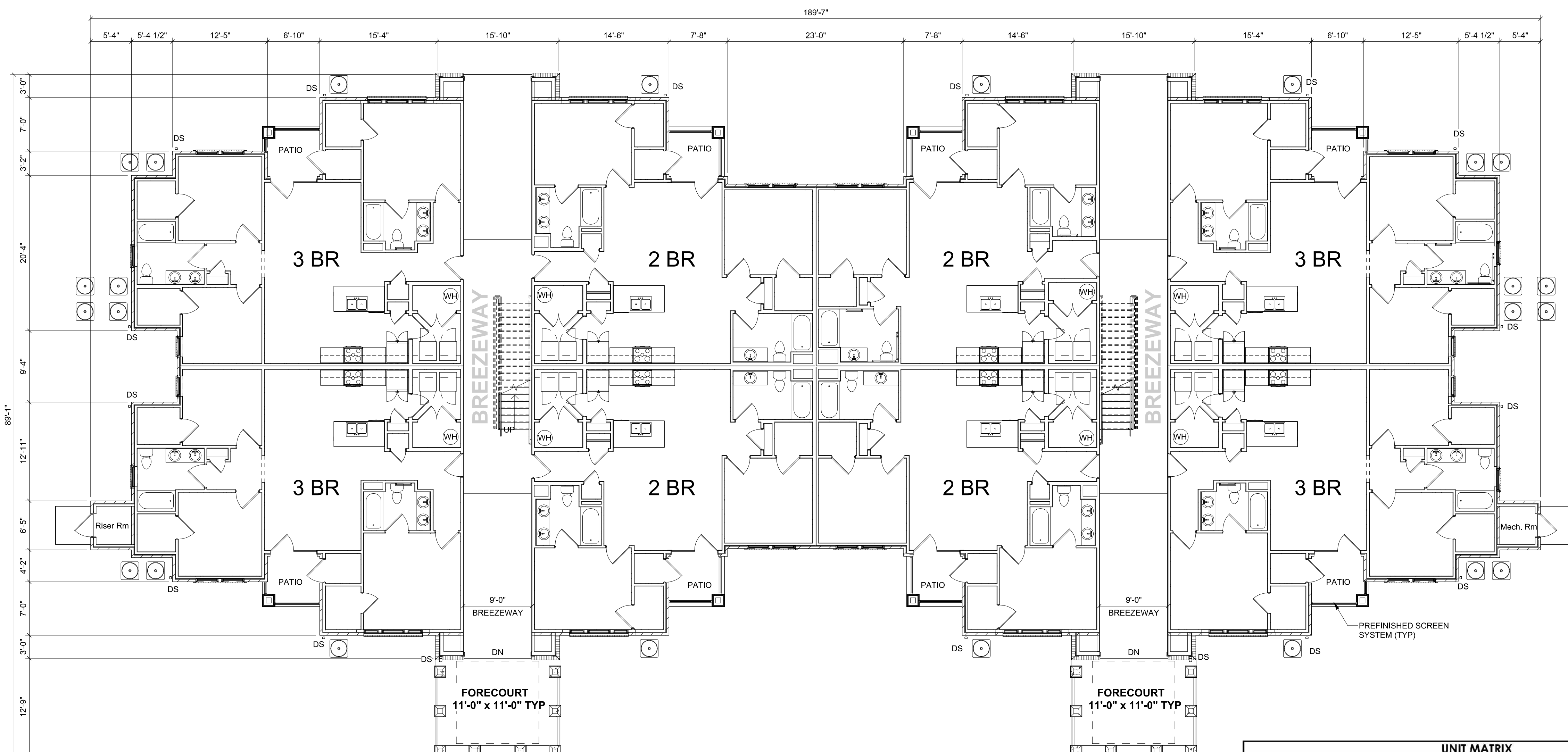
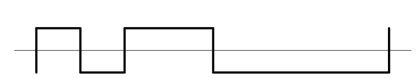
REAR



FRONT



FIRST FLOOR
BUILDING TYPE 2
SCALE: 1/8" = 1'-0"

WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

UNIT MATRIX								
BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

LOGAN HOMES

SHEET TITLE: 1st Fl- Bldg Type 2

SHEET NUMBER: A1.20

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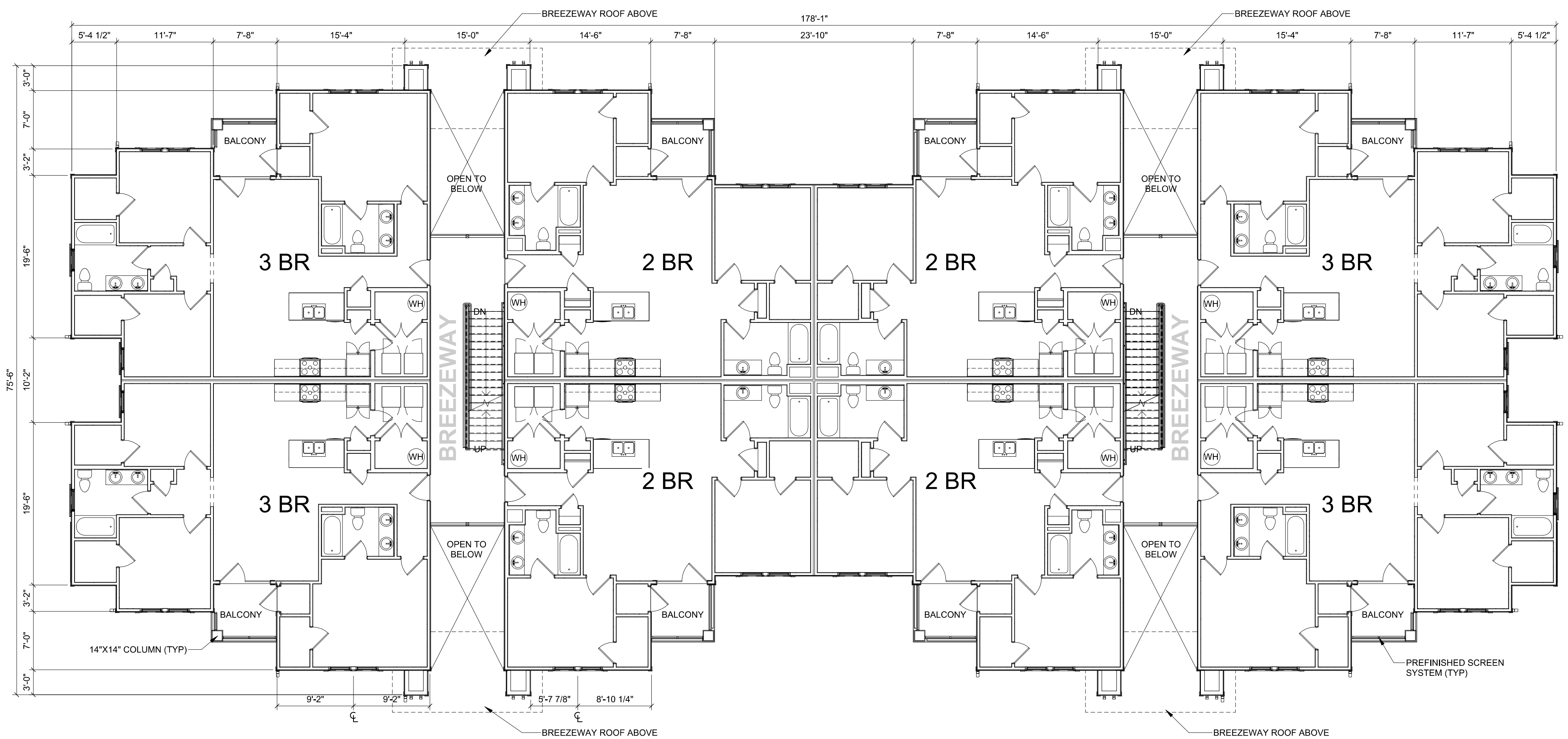
office (919)846-8100
website www.planworx.com

BUILDING TYPE 2 - AREA

FIRST FLOOR=	11,055
SECOND FLOOR=	10,985
THIRD FLOOR=	10,985
TOTAL	33,025

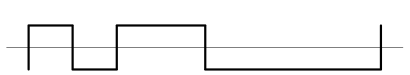
REAR



FRONT

SECOND FLOOR BUILDING TYPE 2

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



WATERCREST APARTMENTS

CITY OF BEAUFORT, SC

UNIT MATRIX

BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

LOGAN HOMES

SHEET TITLE: 2nd FL - BLDG TYPE 2

SHEET NUMBER: A1.21R

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PREVIOUS SUBMISSION

BUILDING TYPE 2 - AREA

FIRST FLOOR= 11,055
SECOND FLOOR= 10,985
THIRD FLOOR= 10,985
TOTAL 33,025

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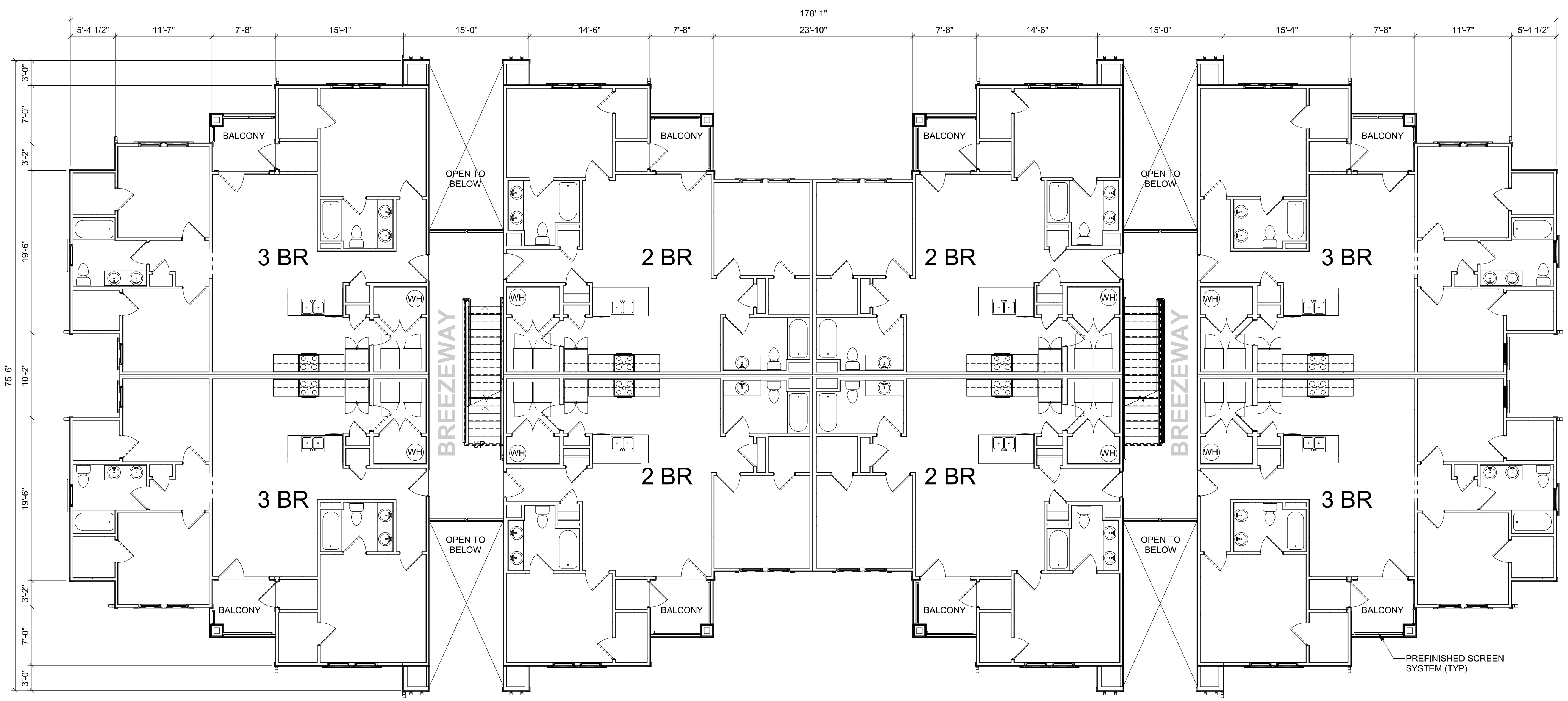
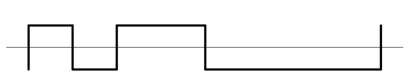
REAR



FRONT

SECOND FLOOR BUILDING TYPE 2



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

UNIT MATRIX								
BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

WATERCREST APARTMENTS

CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE: 2nd FL - BLDG TYPE 2

SHEET NUMBER: A1.21

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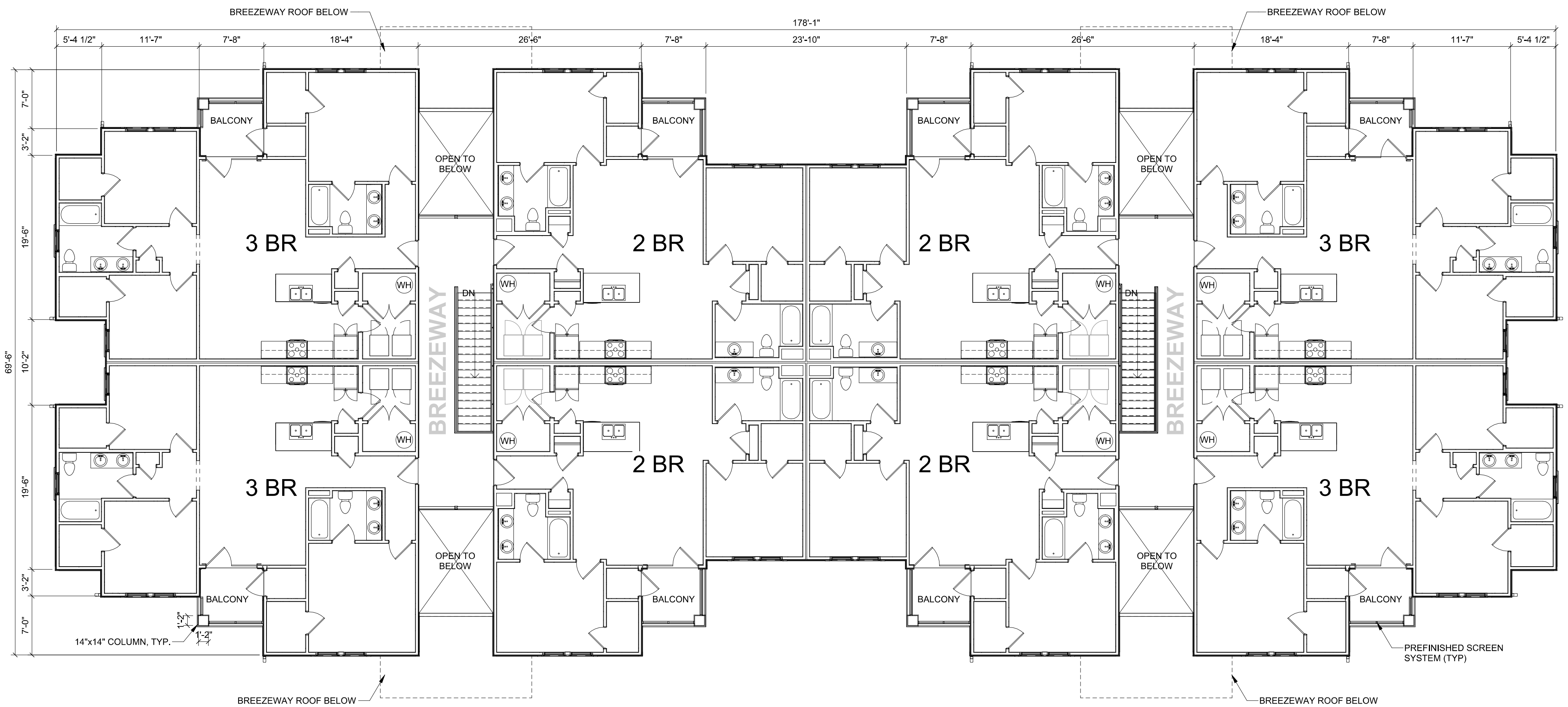
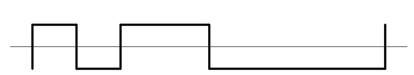
BUILDING TYPE 2 - AREA

FIRST FLOOR=	11,055
SECOND FLOOR=	10,985
THIRD FLOOR=	10,985
TOTAL	33,025

REAR



FRONT



THIRD FLOOR BUILDING TYPE 2

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

UNIT MATRIX

BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE: 3RD FL - BLDG TYPE 2

SHEET NUMBER: A1.22R

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PREVIOUS SUBMISSION

BUILDING TYPE 2 - AREA

FIRST FLOOR=	11,055
SECOND FLOOR=	10,985
THIRD FLOOR=	10,985
TOTAL	33,025

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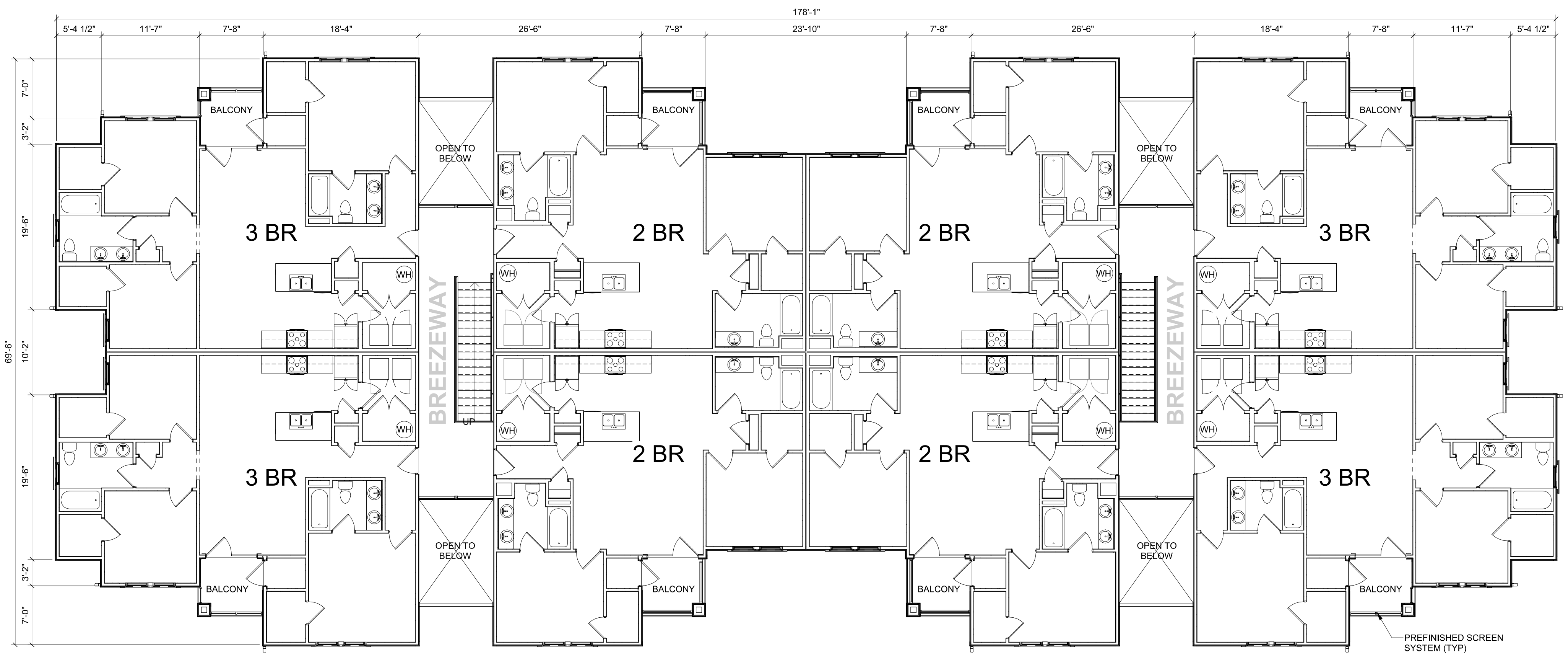
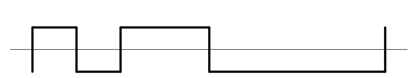
REAR



FRONT



THIRD FLOOR BUILDING TYPE 2

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

UNIT MATRIX

BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

WATERCREST APARTMENTS

CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE: 3RD FL. - BLDG TYPE 2

SHEET NUMBER: A1.22

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WATERCREST APARTMENTS

CITY OF BEAUFORT, SC

ARCHITECTURAL PLANS EXTERIOR MATERIALS

- = ASPHALT ROOF SHINGLE CERTAINTEED: LANDMARK SERIES COLOR: DRIFTWOOD
- = HORIZONTAL SMOOTH FIBER CEMENT SIDING PPG PAINTS COLOR: MOTH GRAY PPG1024-4
- = SMOOTH FIBER CEMENT BOARD & BATTAN PPG PAINTS COLOR: SEAGULL PPG14-03
- = SMOOTH TRIM FIBER CEMENT BOARD PPG PAINTS COLOR: SEAGULL PPG14-03
- = BRICK VENEER GENERAL SHALE PAT: RIVER SHOALS
- = BRICK ROWLOCK / SOLDIER COURSE GENERAL SHALE PAT: RIVER SHOALS

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FRONT ELEVATION BUILDING TYPE 2

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

WINDOW GLAZING PERCENTAGES

FIRST FLOOR: 35.6%
SECOND FLOOR: 31.6%
THIRD FLOOR: 31.6%

REAR ELEVATION BUILDING TYPE 2

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

LOGAN HOMES

SHEET TITLE:
FRONT & REAR ELEV. - BLDG TYPE 2

SHEET NUMBER:
A1.24R

REVISED FOR DRB 12/8 SUBMISSION

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PREVIOUS SUBMISSION

ARCHITECTURAL PLANS EXTERIOR MATERIALS

	= ASPHALT ROOF SHINGLE CERTAINTEED: LANDMARK SERIES COLOR: DRIFTWOOD
	= HORIZONTAL SMOOTH FIBER CEMENT SIDING PPG PAINTS COLOR: MOTH GRAY PPG1024-4
	= SMOOTH FIBER CEMENT BOARD & BATTAN PPG PAINTS COLOR: SEAGULL PPG14-03
	= SMOOTH TRIM FIBER CEMENT BOARD PPG PAINTS COLOR: SEAGULL PPG14-03
	= BRICK VENEER GENERAL SHALE PAT: RIVER SHOALS
	= BRICK ROWLOCK / SOLDIER COURSE GENERAL SHALE PAT: RIVER SHOALS

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FRONT ELEVATION
BUILDING TYPE 2
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

WINDOW GLAZING PERCENTAGES

FIRST FLOOR: 35.6%
SECOND FLOOR: 31.6%
THIRD FLOOR: 31.6%

REAR ELEVATION
BUILDING TYPE 2
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE:
FRONT & REAR ELEV. - BLDG TYPE 2

SHEET NUMBER:
A1.24

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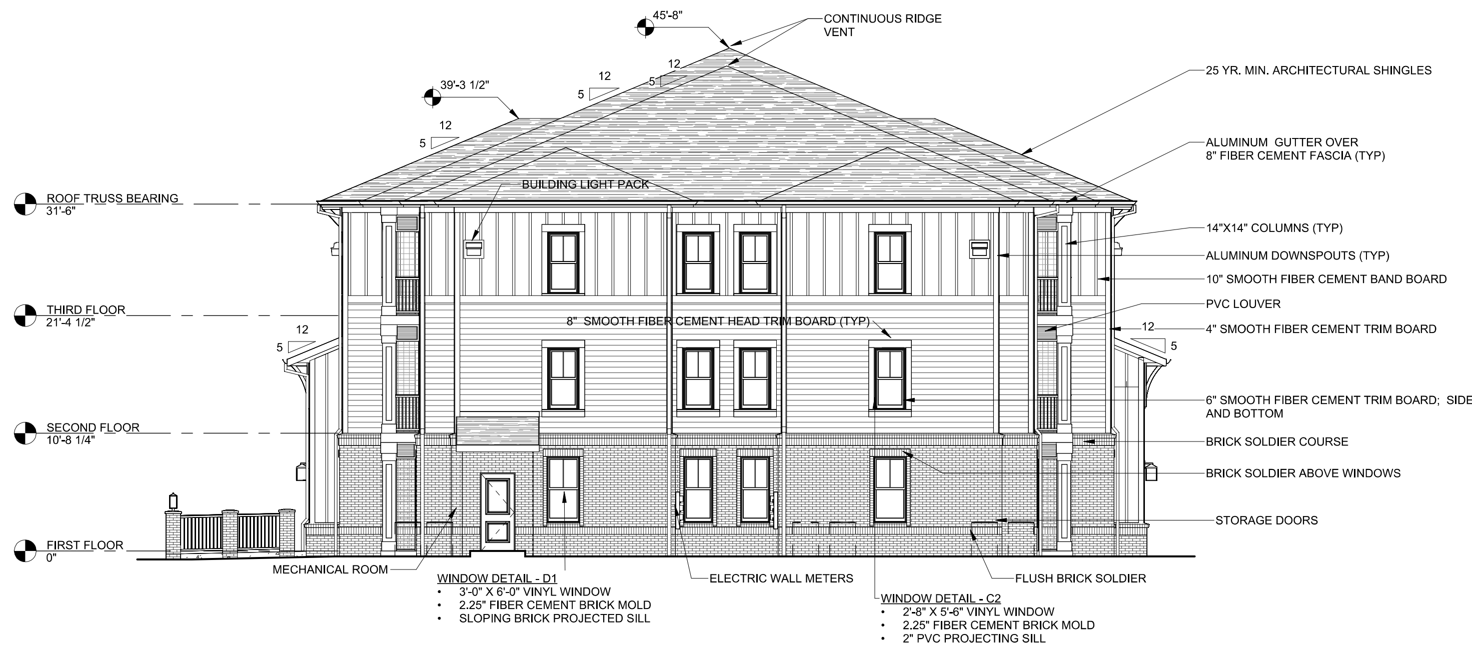
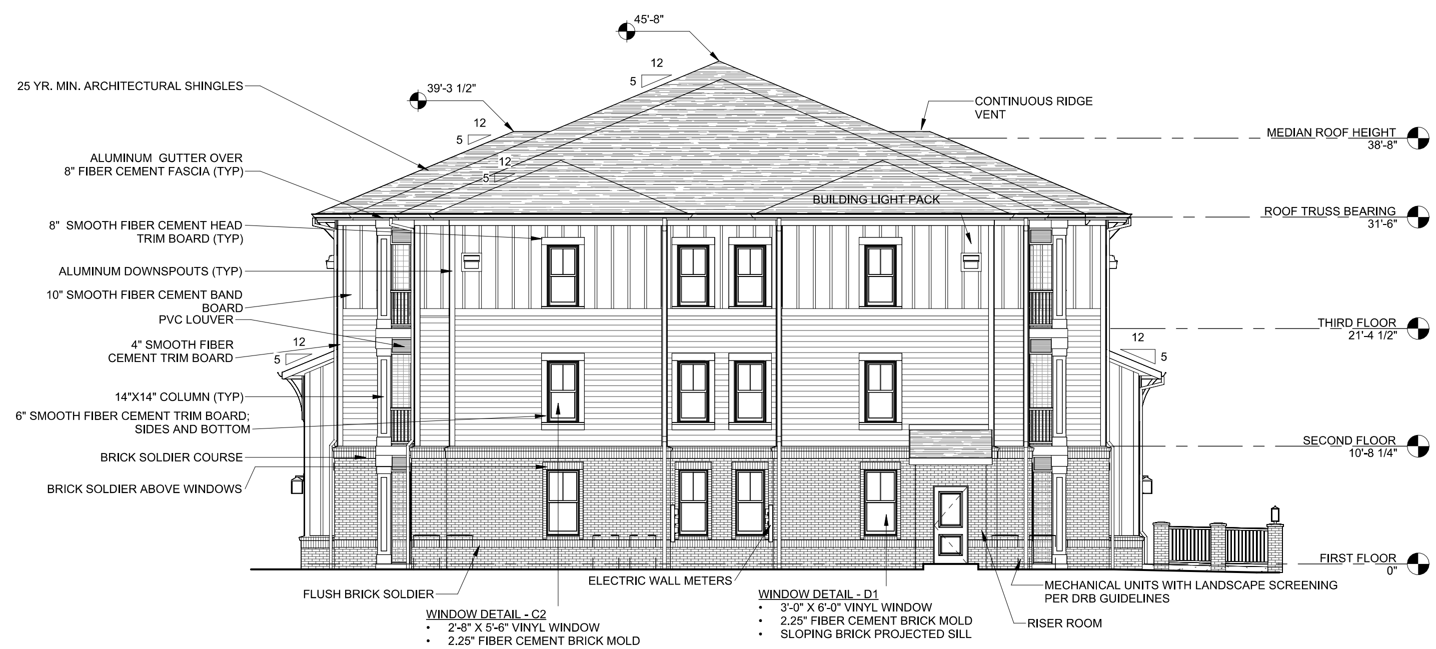


RIGHT ELEVATION
BUILDING TYPE 2
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'



LEFT ELEVATION
BUILDING TYPE 2
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

ARCHITECTURAL PLANS
EXTERIOR MATERIALS

= ASPHALT ROOF SHINGLE
CERTAINTEED: LANDMARK SERIES
COLOR: DRIFTWOOD

= HORIZONTAL SMOOTH FIBER CEMENT SIDING
PPG PAINTS
COLOR: MOTH GRAY PPG1024-4

= SMOOTH FIBER CEMENT BOARD & BATTAN
PPG PAINTS
COLOR: SEAGULL PPG14-03

= SMOOTH TRIM FIBER CEMENT BOARD
PPG PAINTS
COLOR: SEAGULL PPG14-03

= BRICK VENEER
GENERAL SHALE
PAT: RIVER SHOALS

= BRICK ROWLOCK / SOLDIER COURSE
GENERAL SHALE
PAT: RIVER SHOALS

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN
HOMES

SHEET TITLE:
SIDE ELEV. - BLDG TYPE 2

SHEET NUMBER:
A1.25R

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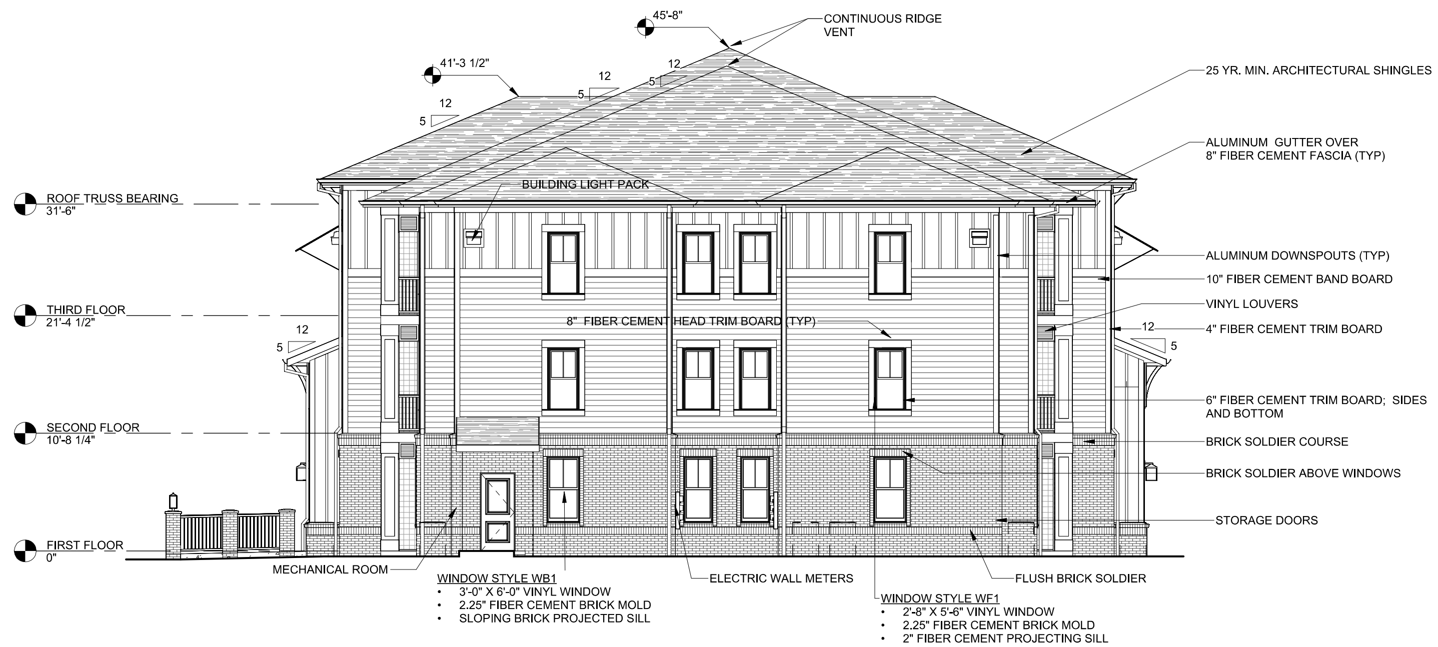
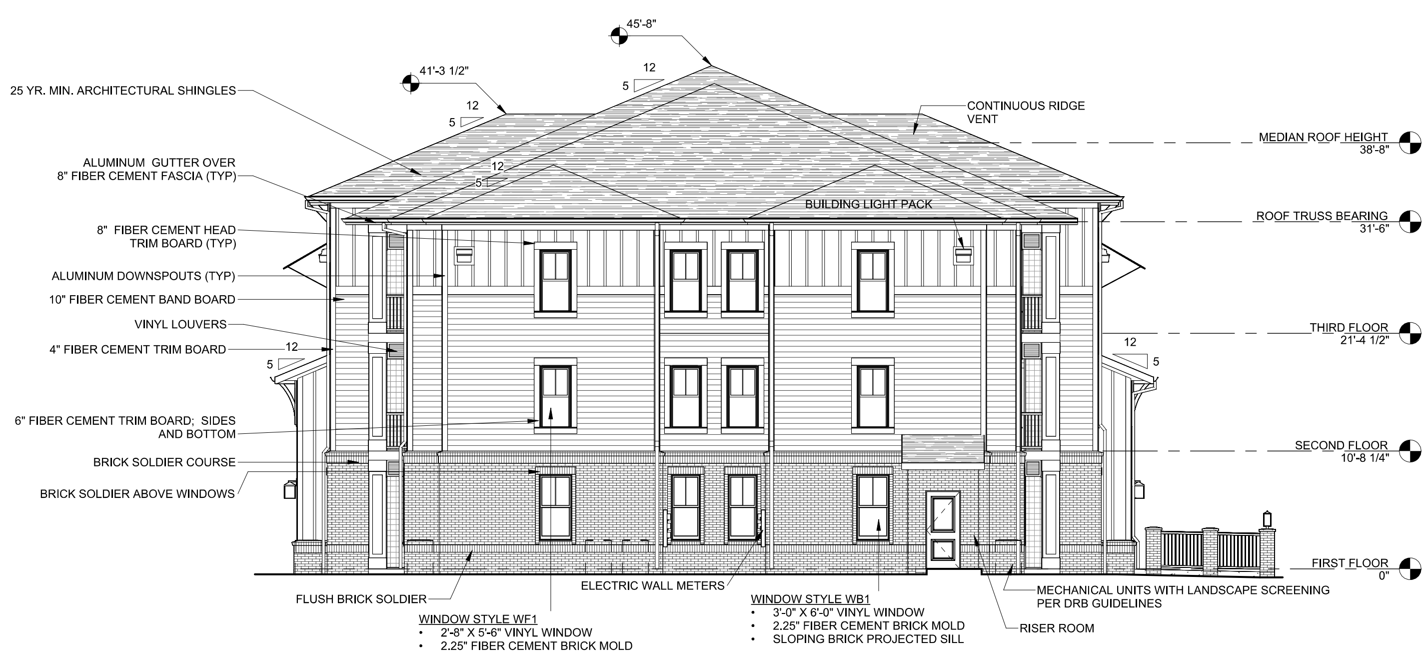


RIGHT ELEVATION
BUILDING TYPE 2

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

0' 4' 8' 16' 32'



LEFT ELEVATION
BUILDING TYPE 2

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

0' 4' 8' 16' 32'

ARCHITECTURAL PLANS
EXTERIOR MATERIALS

= ASPHALT ROOF SHINGLE
CERTAINTEED: LANDMARK SERIES
COLOR: DRIFTWOOD

= HORIZONTAL SMOOTH FIBER CEMENT SIDING
PPG PAINTS
COLOR: MOTH GRAY PPG1024-4

= SMOOTH FIBER CEMENT BOARD & BATTAN
PPG PAINTS
COLOR: SEAGULL PPG14-03

= SMOOTH TRIM FIBER CEMENT BOARD
PPG PAINTS
COLOR: SEAGULL PPG14-03

= BRICK VENEER
GENERAL SHALE
PAT: RIVER SHOALS

= BRICK ROWLOCK / SOLDIER COURSE
GENERAL SHALE
PAT: RIVER SHOALS

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE: SIDE ELEV. - BLDG TYPE 2

SHEET NUMBER: A1.25

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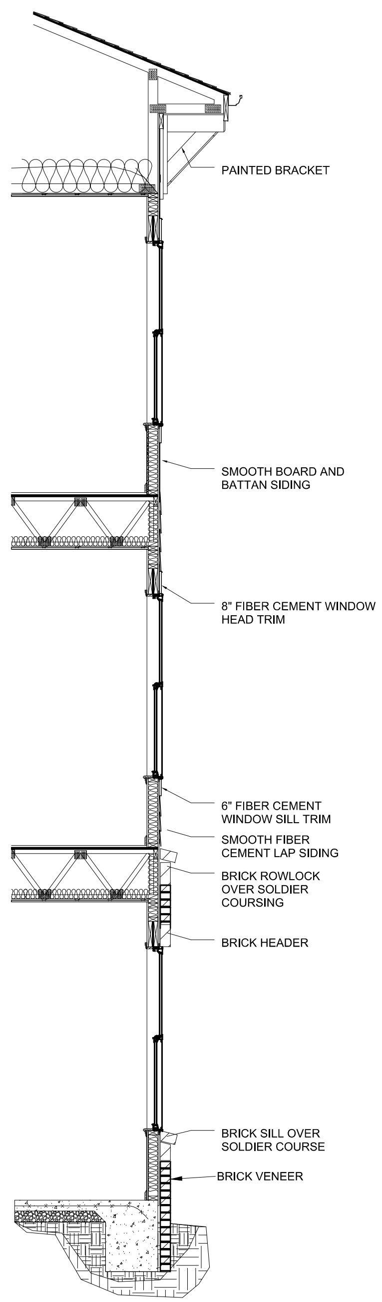
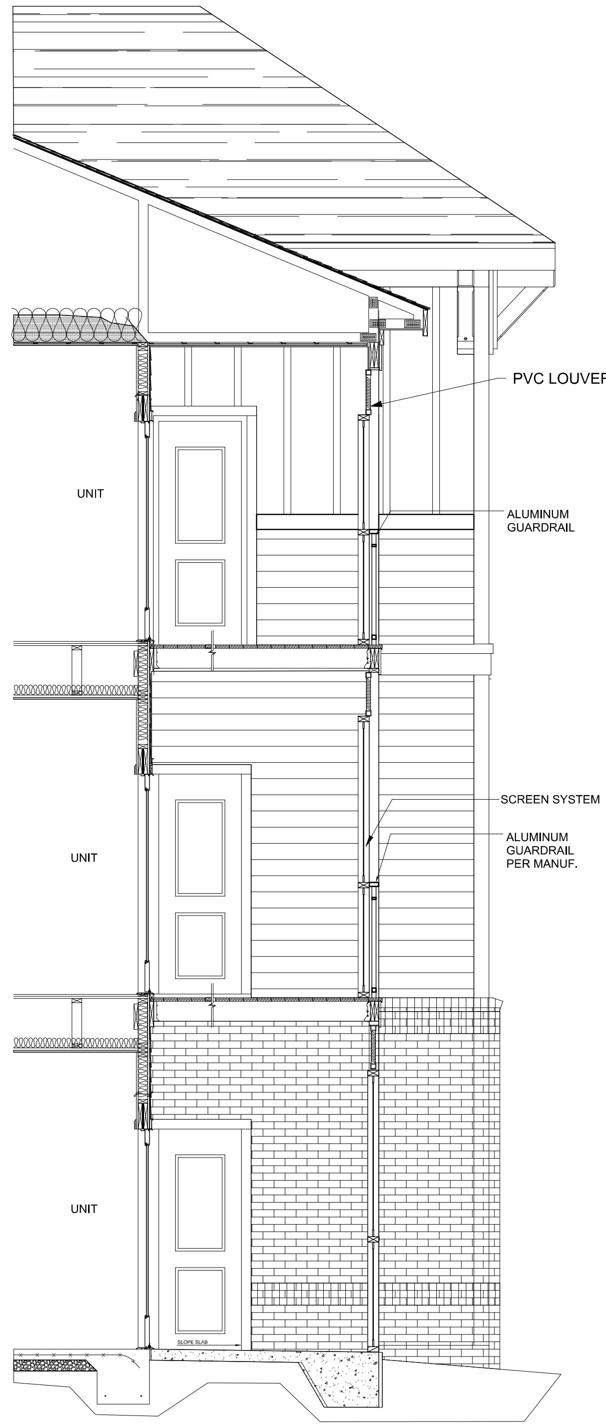


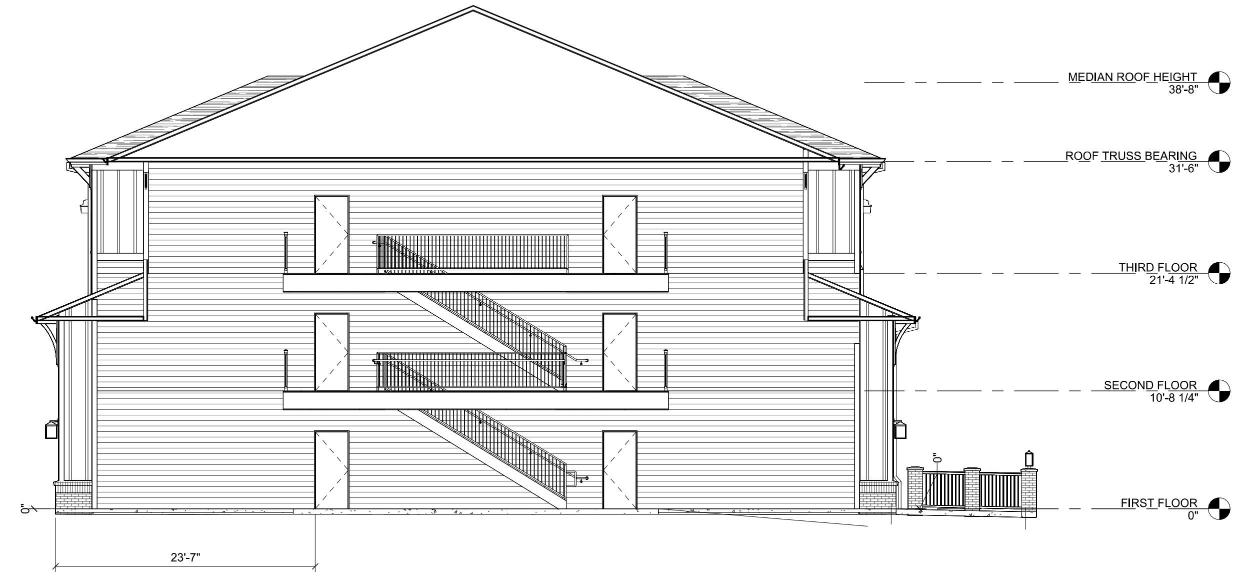
TYP WALL SECTION

SCALE: 3/8" = 1'-0"



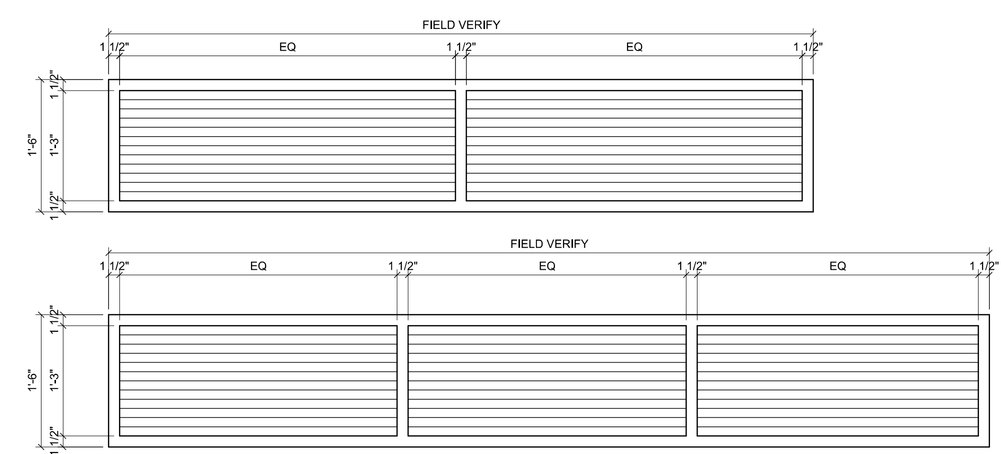
TYP SECTION AT BALCONY

SCALE: 3/8" = 1'-0"



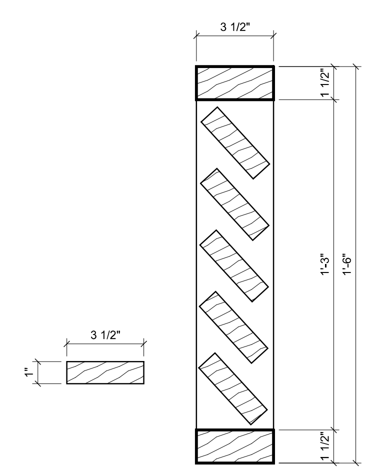
1 A1.26R **FORECOURT - BREEZEWAY**

1/8" = 1'-0"



2 A1.26R **PVC PORCH LOUVER - ELEVATION**

1" = 1'-0"



4 A1.26R **PVC PORCH LOUVER - SECTION**

3" = 1'-0"

WATERCREST APARTMENTS

CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE: BLDG. TYPE 2 - BLDG. & WALL SECTIONS

SHEET NUMBER: A1.26R

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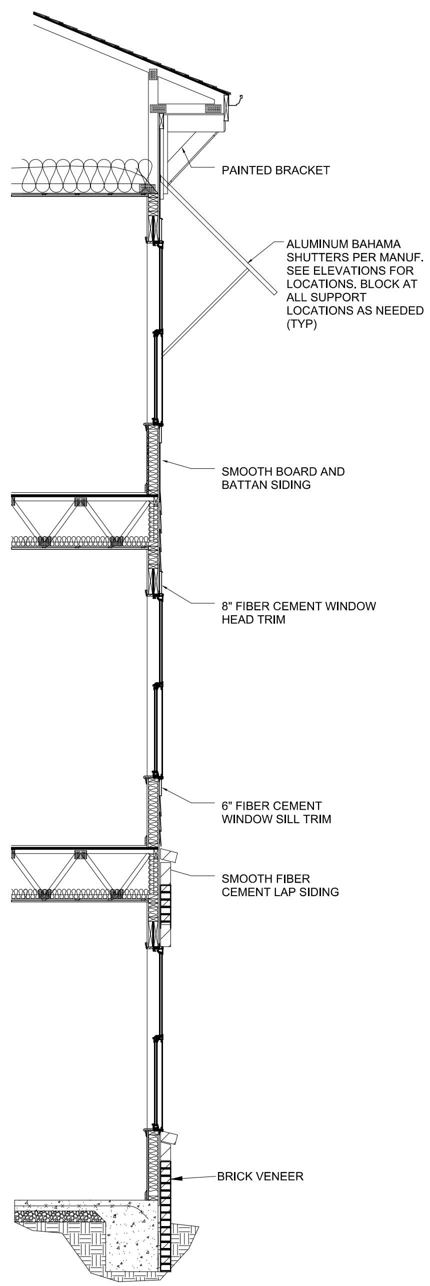
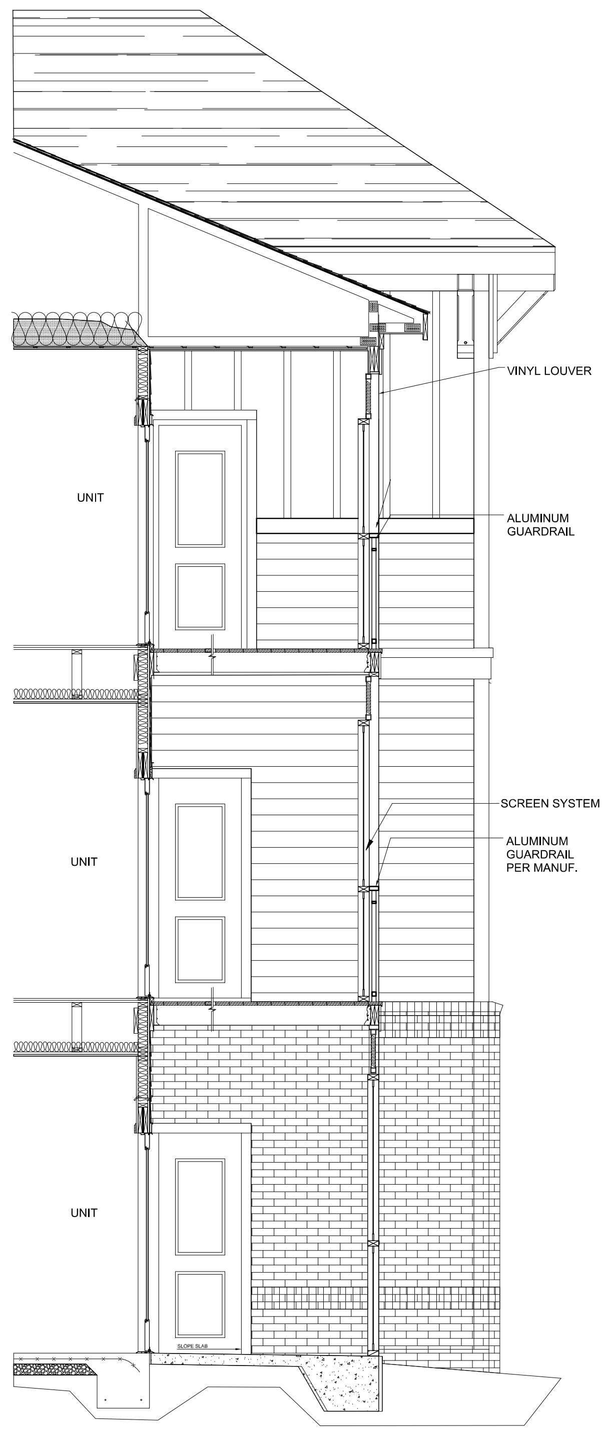


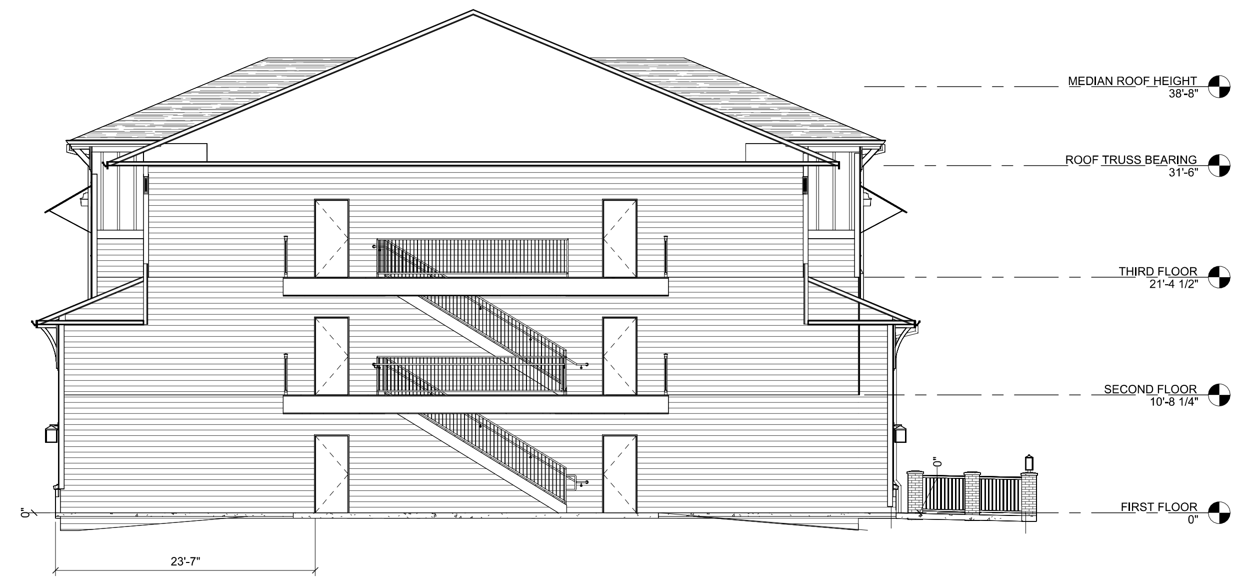
TYP WALL SECTION

SCALE: 3/8" = 1'-0"



TYP SECTION AT BALCONY

SCALE: 3/8" = 1'-0"



1 A1.26 **FORECOURT - BREEZEWAY**

1/8" = 1'-0"

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website www.planworx.com

WATERCREST APARTMENTS

CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE:
BLDG TYPE 2 - BLDG. & WALL SECTIONS

SHEET NUMBER:
A1.26

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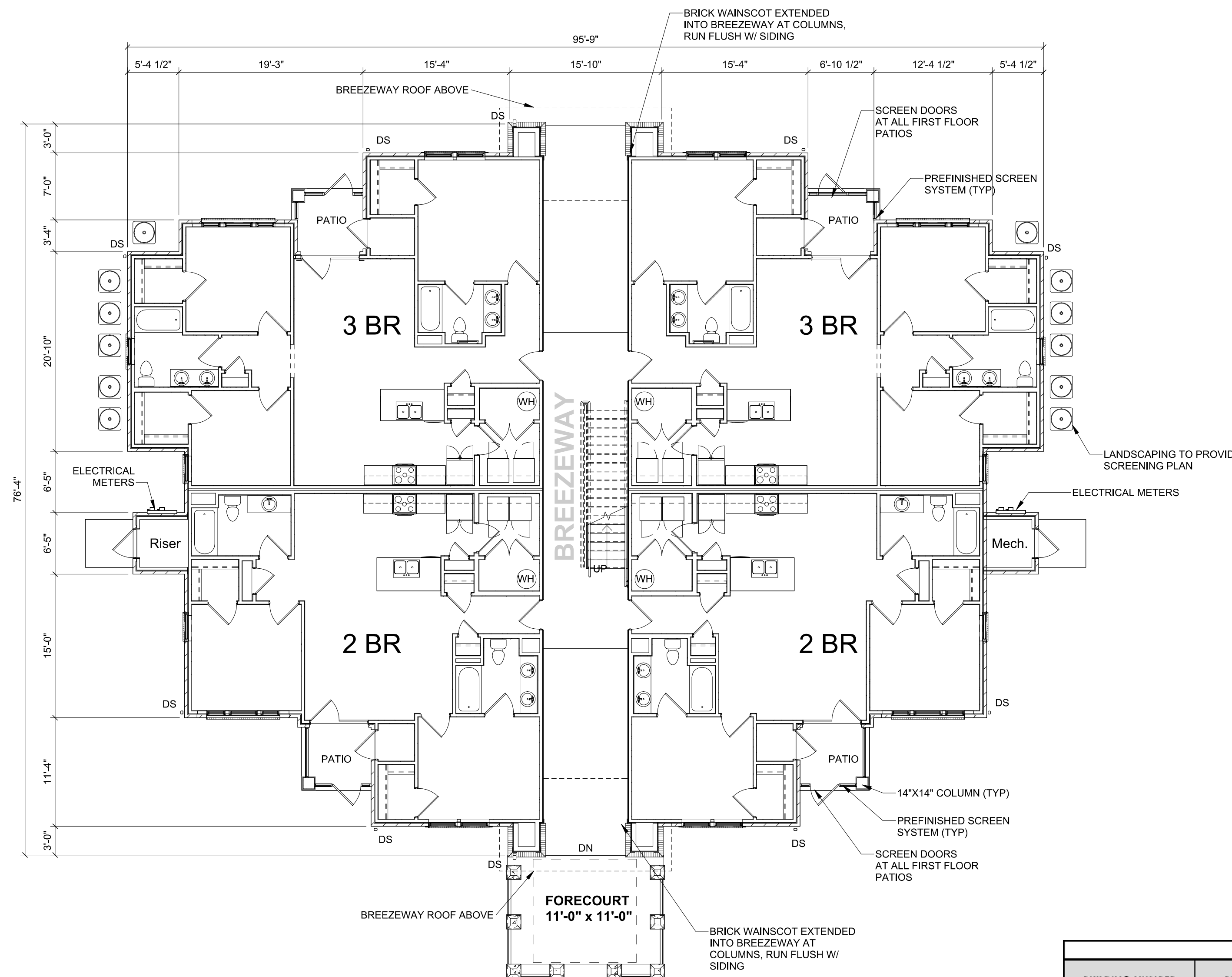
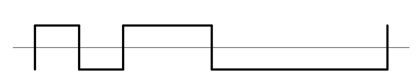
BUILDING TYPE 3 - AREA

FIRST FLOOR=	5,578
SECOND FLOOR=	5,506
THIRD FLOOR=	5,506
TOTAL	16,590

REAR



FRONT



FIRST FLOOR
BUILDING TYPE 3

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

UNIT MATRIX								
BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE:
1st FL - BLDG TYPE 3

SHEET NUMBER:
A1.30R

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PREVIOUS SUBMISSION

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SECOND FLOOR=	5,506
THIRD FLOOR=	5,506
TOTAL	16,590

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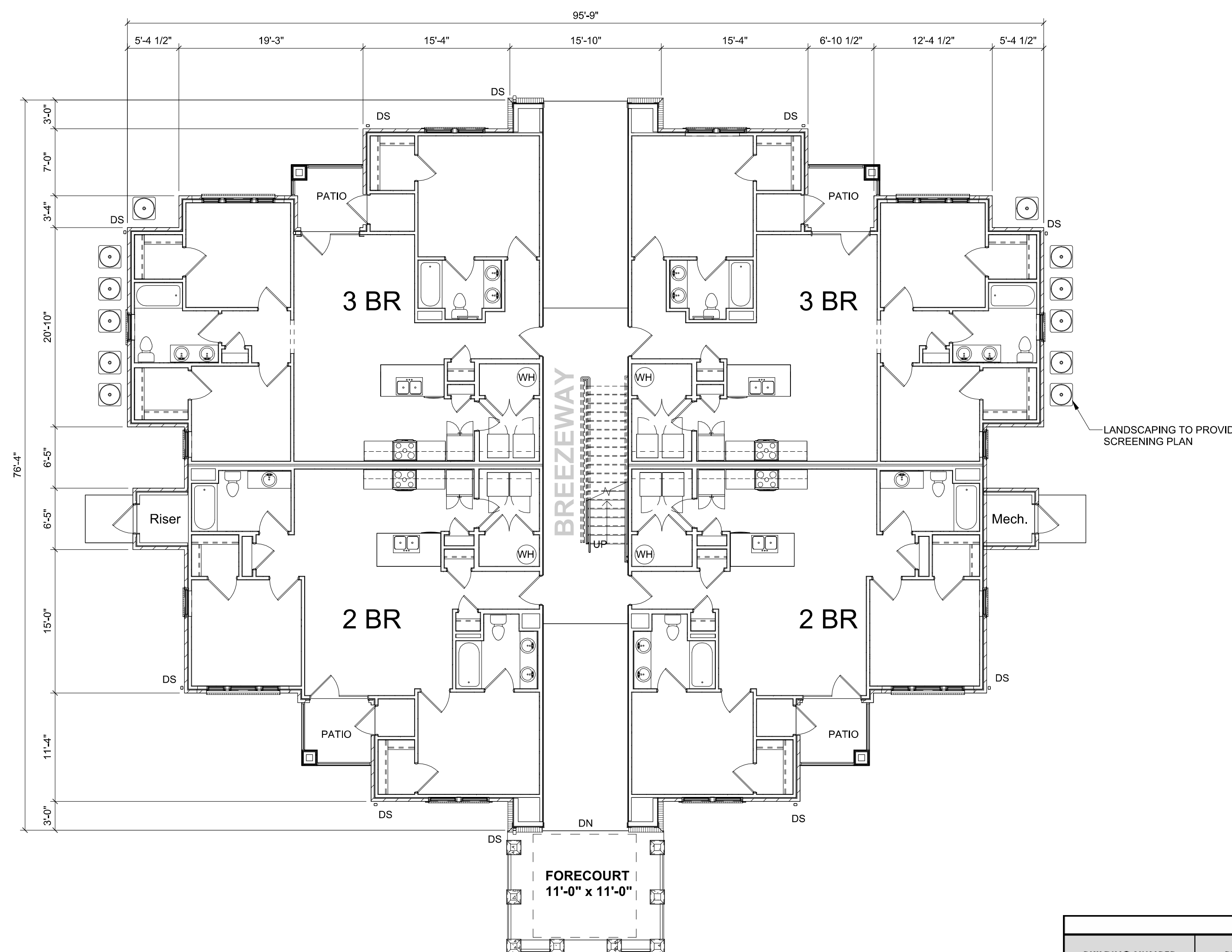
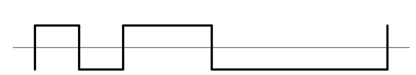


FRONT



FIRST FLOOR
BUILDING TYPE 3
SCALE: 1/8" = 1'-0"

UNIT MATRIX

BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
TOTAL UNITS FOR ACCESSIBILITY								504
carriage house		30						30
TOTAL UNITS								534

WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE:
1st FL - BLDG TYPE 3

SHEET NUMBER:
A1.30

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BUILDING TYPE 3 - AREA

FIRST FLOOR= 5,578
SECOND FLOOR= 5,506
THIRD FLOOR= 5,506
TOTAL 16,590

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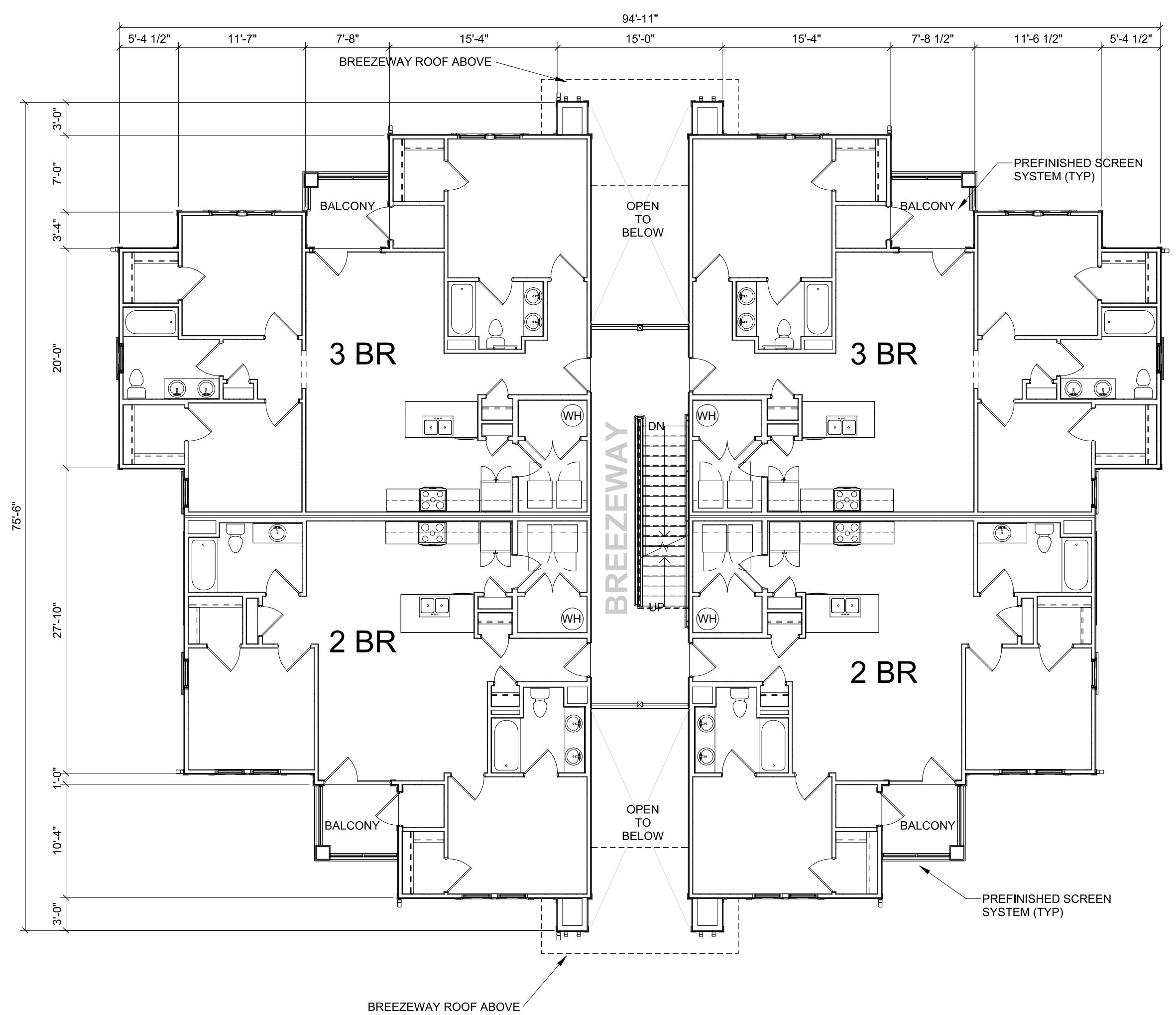
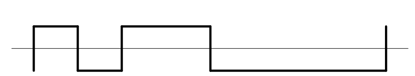


FRONT

SECOND FLOOR
BUILDING TYPE 3



UNIT MATRIX								
BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE:
2nd FL- BLDG TYPE 3

SHEET NUMBER:
A1.31R

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BUILDING TYPE 3 - AREA

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SECOND FLOOR=	5,506
THIRD FLOOR=	5,506
TOTAL	16,590

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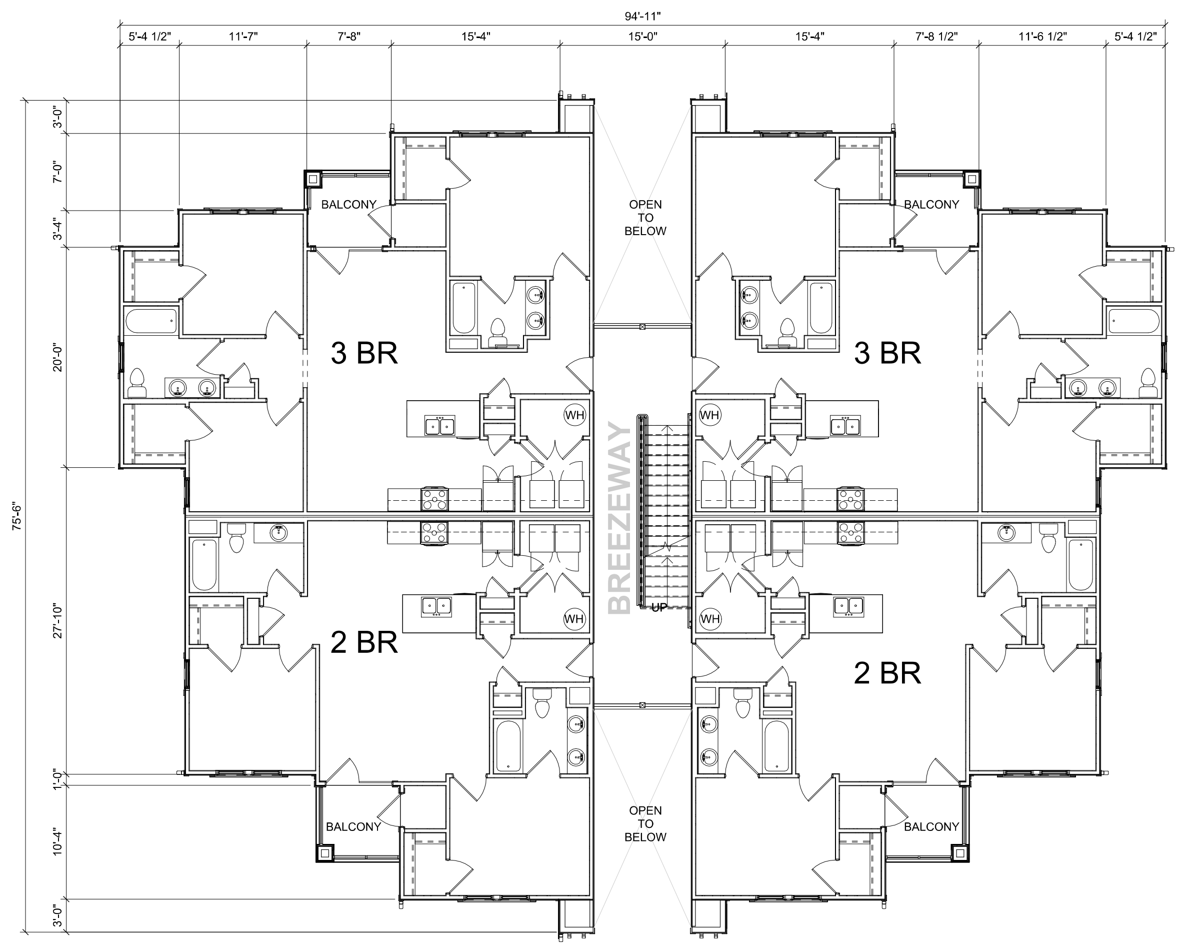
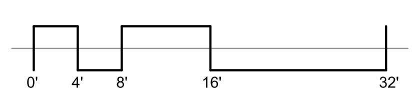


FRONT

SECOND FLOOR
BUILDING TYPE 3



UNIT MATRIX								
BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
TOTAL UNITS FOR ACCESSIBILITY								504
carriage house		30						30
TOTAL UNITS								534

WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE:
2nd FL- BLDG TYPE 3

SHEET NUMBER:
A1.31

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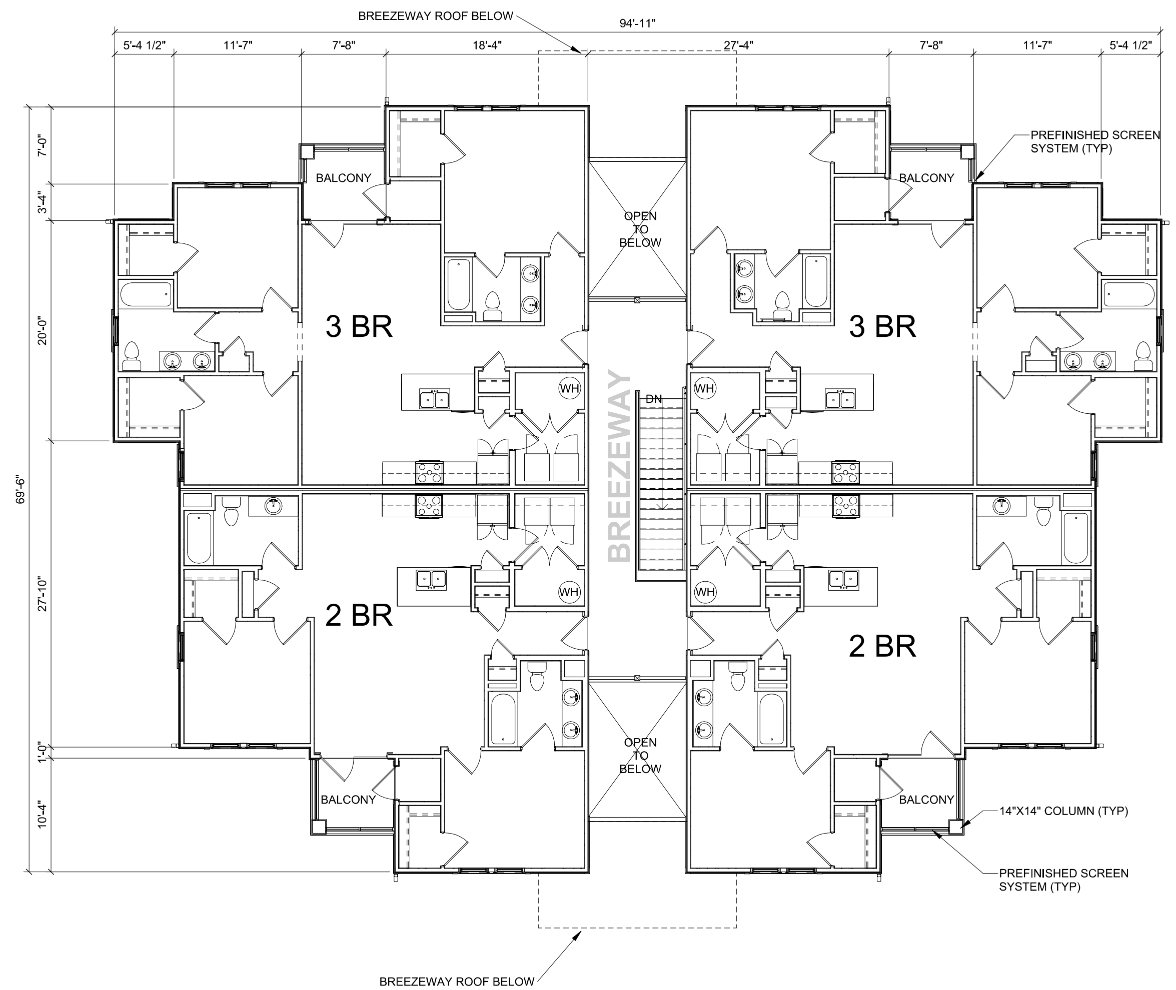
THIRD FLOOR=	5,506
TOTAL	16,590

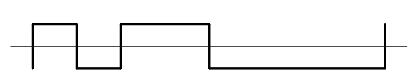
REAR



FRONT

THIRD FLOOR
BUILDING TYPE 3

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



UNIT MATRIX								
BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
TOTAL UNITS FOR ACCESSIBILITY								504
carriage house		30						30
TOTAL UNITS								534

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE:
3rd FL- BLDG TYPE 3

SHEET NUMBER:
A1.32R

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PREVIOUS SUBMISSION

BUILDING TYPE 3 - AREA

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THIRD FLOOR=	5,506
TOTAL	16,590

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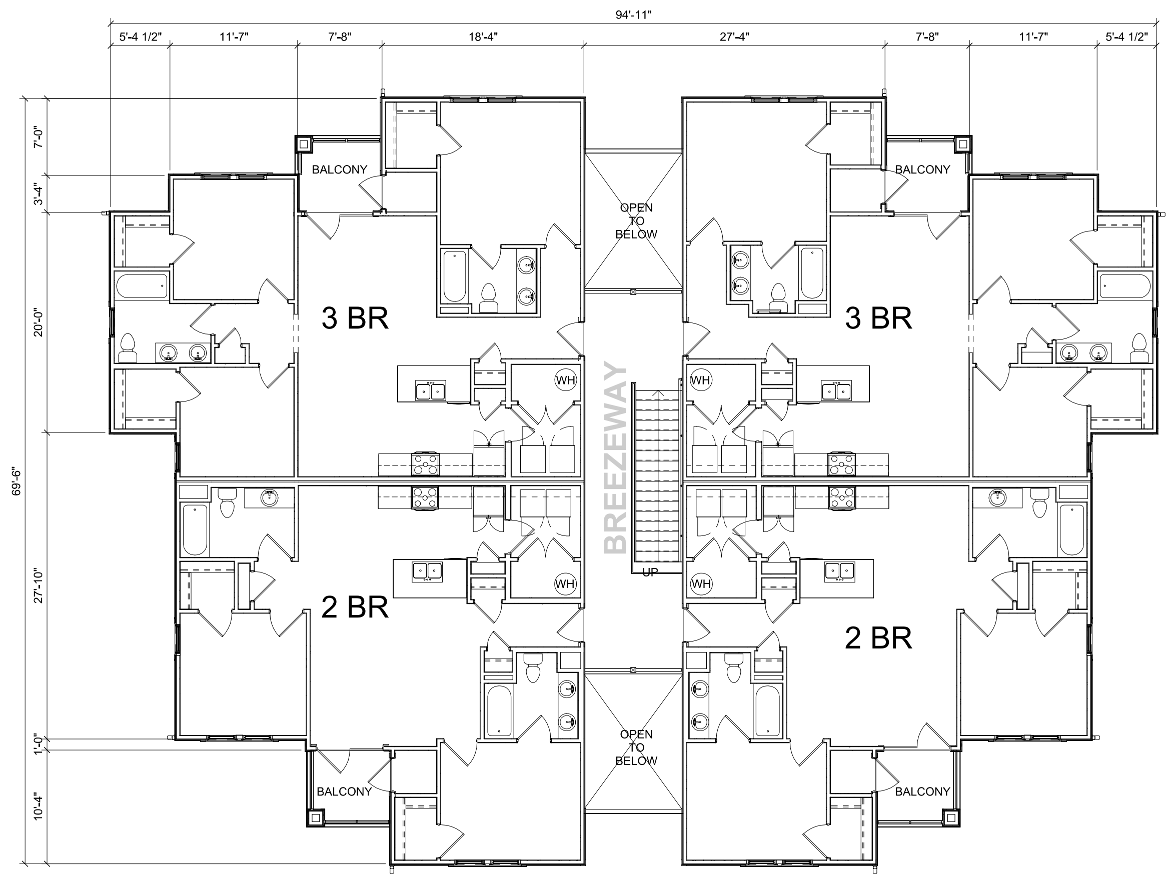
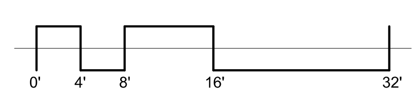


FRONT

THIRD FLOOR
BUILDING TYPE 3
SCALE: 1/8" = 1'-0"



WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

UNIT MATRIX								
BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
						TOTAL UNITS FOR ACCESSIBILITY		504
carriage house		30						30
						TOTAL UNITS		534

LOGAN HOMES

SHEET TITLE:
3rd FL- BLDG TYPE 3

SHEET NUMBER:
A1.32

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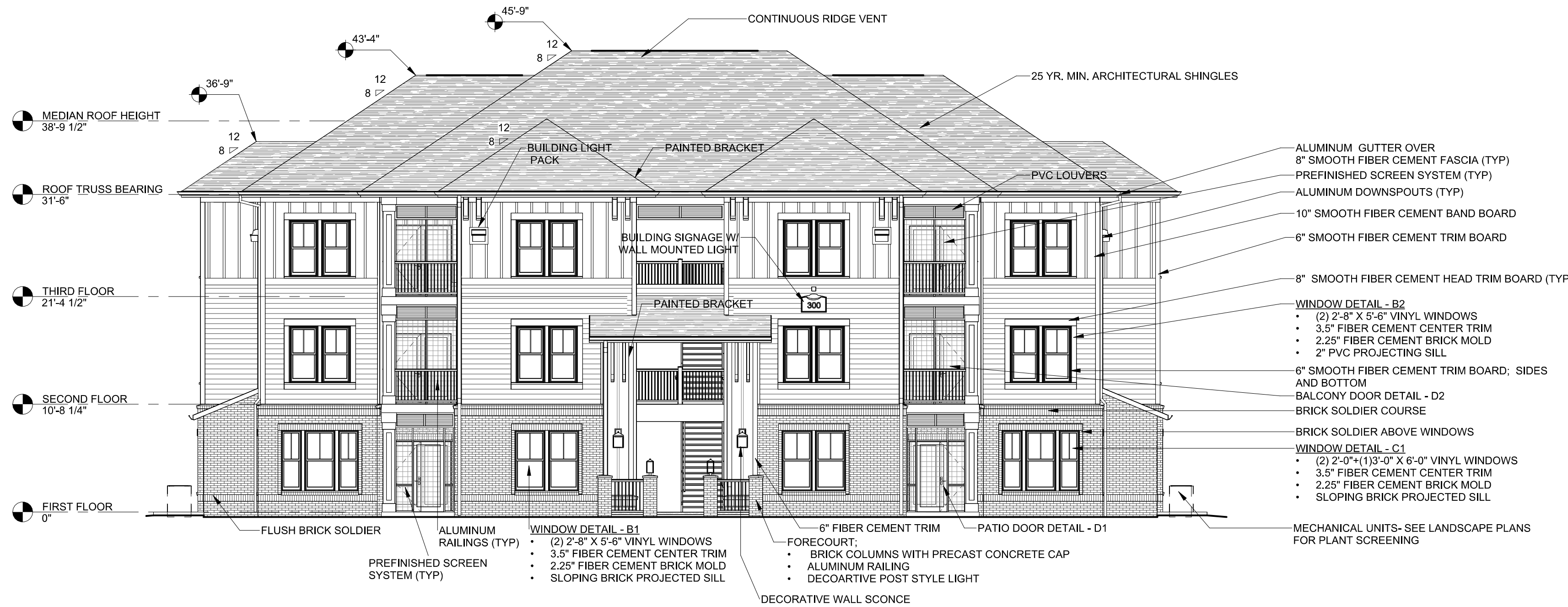


FRONT ELEVATION
BUILDING TYPE 3

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

0' 4' 8' 16' 32'

ARCHITECTURAL PLANS EXTERIOR MATERIALS

= ASPHALT ROOF SHINGLE
CERTAINTEED: LANDMARK SERIES
COLOR: DRIFTWOOD

= HORIZONTAL SMOOTH FIBER CEMENT SIDING
PPG PAINTS
COLOR: MOTH GRAY PPG1024-4

= SMOOTH FIBER CEMENT BOARD & BATTAN
PPG PAINTS
COLOR: SEAGULL PPG14-03

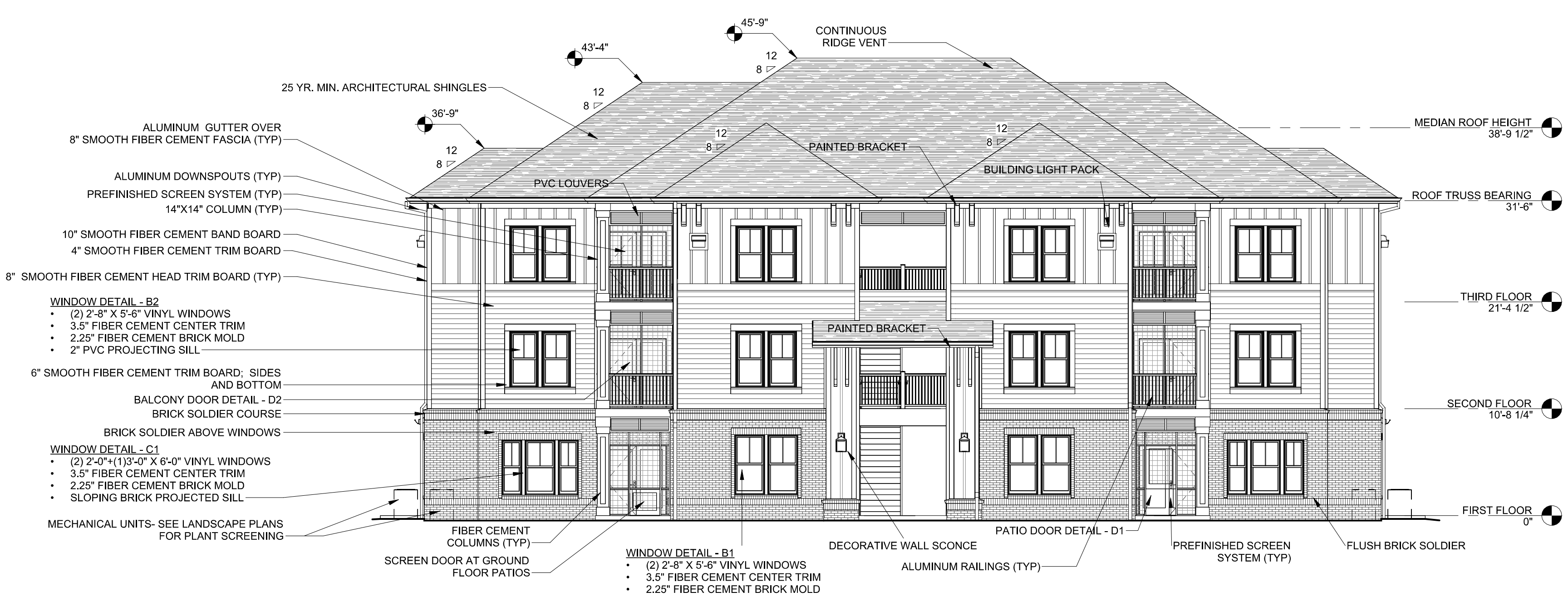
= SMOOTH TRIM FIBER CEMENT BOARD
PPG PAINTS
COLOR: SEAGULL PPG14-03

= BRICK VENEER
GENERAL SHALE
PAT: RIVER SHOALS

= BRICK ROWLOCK / SOLDIER COURSE
GENERAL SHALE
PAT: RIVER SHOALS

WINDOW GLAZING PERCENTAGES

FIRST FLOOR: 34.2%
SECOND FLOOR: 30.4%
THIRD FLOOR: 27.3%



REAR ELEVATION
BUILDING TYPE 3

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

0' 4' 8' 16' 32'

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website www.planworx.com

WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE:
FRONT/REAR ELEV. - BLDG TYPE 3

SHEET NUMBER:
A1.34R

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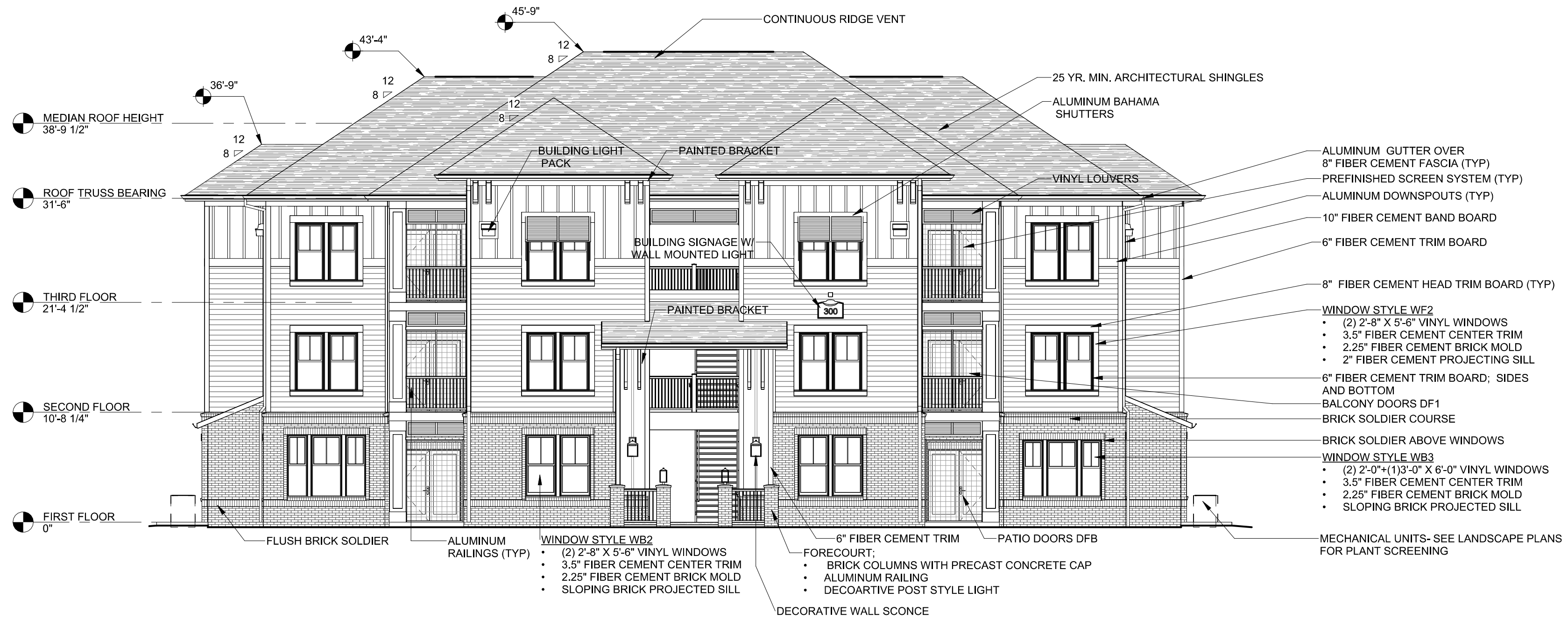


FRONT ELEVATION
BUILDING TYPE 3

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

0' 4' 8' 16' 32'

ARCHITECTURAL PLANS EXTERIOR MATERIALS

= ASPHALT ROOF SHINGLE
CERTAINTEED: LANDMARK SERIES
COLOR: DRIFTWOOD

= HORIZONTAL SMOOTH FIBER CEMENT SIDING
PPG PAINTS
COLOR: MOTH GRAY PPG1024-4

= SMOOTH FIBER CEMENT BOARD & BATTAN
PPG PAINTS
COLOR: SEAGULL PPG14-03

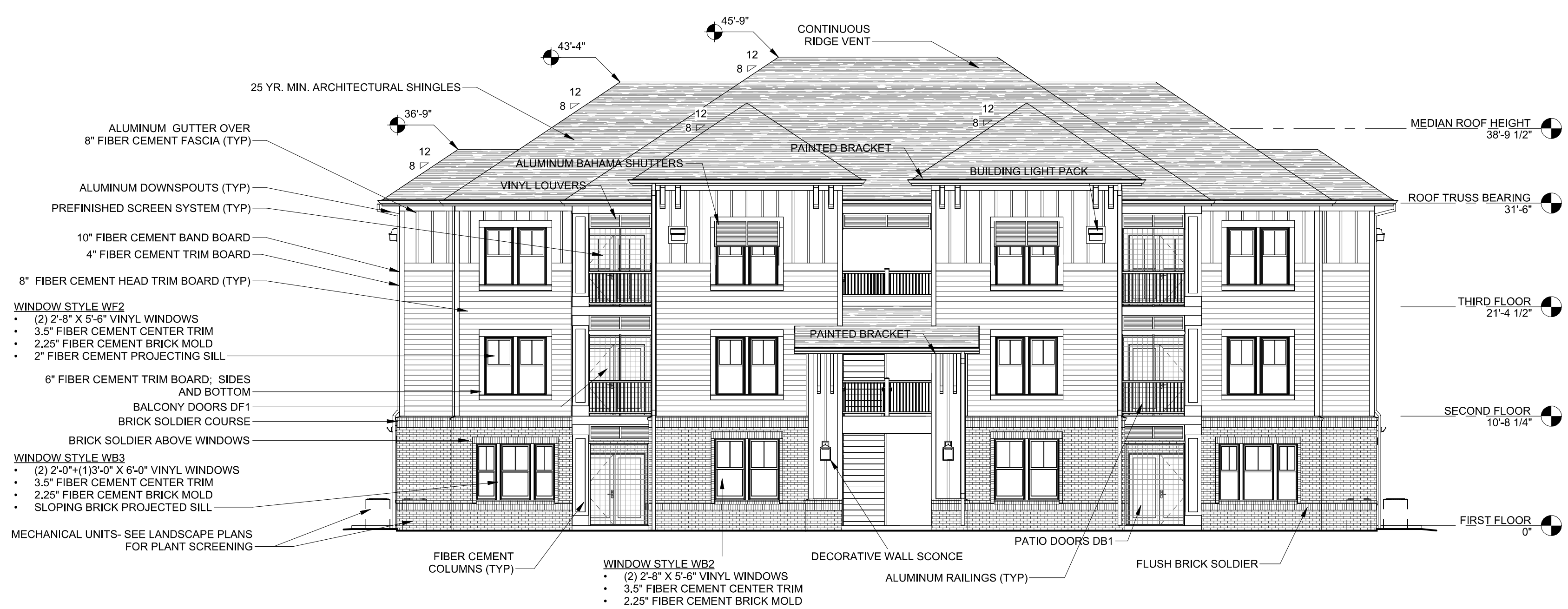
= SMOOTH TRIM FIBER CEMENT BOARD
PPG PAINTS
COLOR: SEAGULL PPG14-03

= BRICK VENEER
GENERAL SHALE
PAT: RIVER SHOALS

= BRICK ROWLOCK / SOLDIER COURSE
GENERAL SHALE
PAT: RIVER SHOALS

WINDOW GLAZING PERCENTAGES

FIRST FLOOR: 34.2%
SECOND FLOOR: 30.4%
THIRD FLOOR: 27.3%



REAR ELEVATION
BUILDING TYPE 3

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

0' 4' 8' 16' 32'

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE:
FRONT/REAR ELEV. - BLDG TYPE 3
SHEET NUMBER:
A1.34

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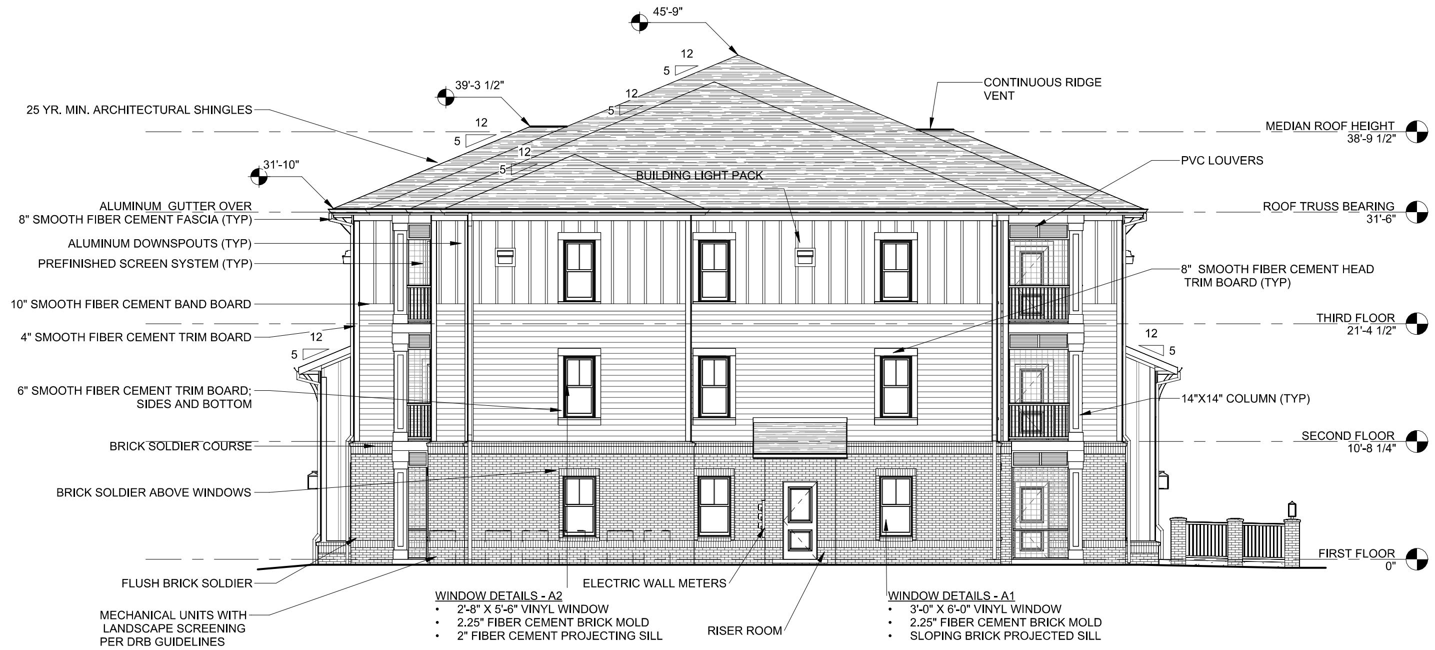
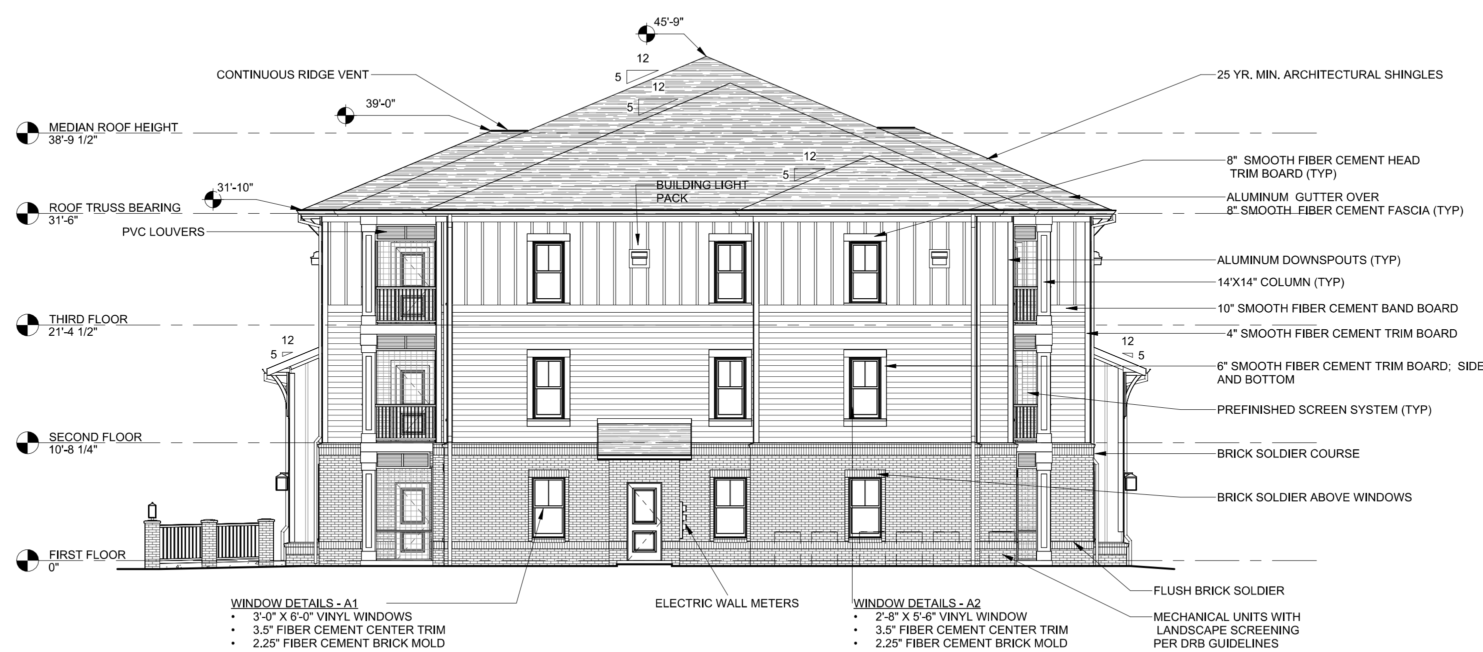


LEFT ELEVATION
BUILDING TYPE 3

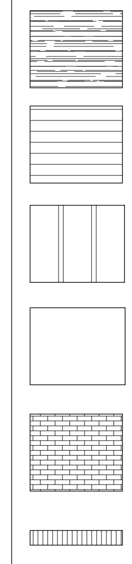
0' 4' 8' 16' 32'



RIGHT ELEVATION
BUILDING TYPE 3

0' 4' 8' 16' 32'

ARCHITECTURAL PLANS
EXTERIOR MATERIALS



= ASPHALT ROOF SHINGLE
CERTAINTEED: LANDMARK SERIES
COLOR: DRIFTWOOD

= HORIZONTAL SMOOTH FIBER CEMENT SIDING
PPG PAINTS
COLOR: MOTH GRAY PPG1024-4

= SMOOTH FIBER CEMENT BOARD & BATTAN
PPG PAINTS
COLOR: SEAGULL PPG14-03

= SMOOTH TRIM FIBER CEMENT BOARD
PPG PAINTS
COLOR: SEAGULL PPG14-03

= BRICK VENEER
GENERAL SHALE
PAT: RIVER SHOALS

= BRICK ROWLOCK / SOLDIER COURSE
GENERAL SHALE
PAT: RIVER SHOALS

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE:
SIDE ELEVATIONS - BUILDING TYPE 3

SHEET NUMBER:
A1.35R

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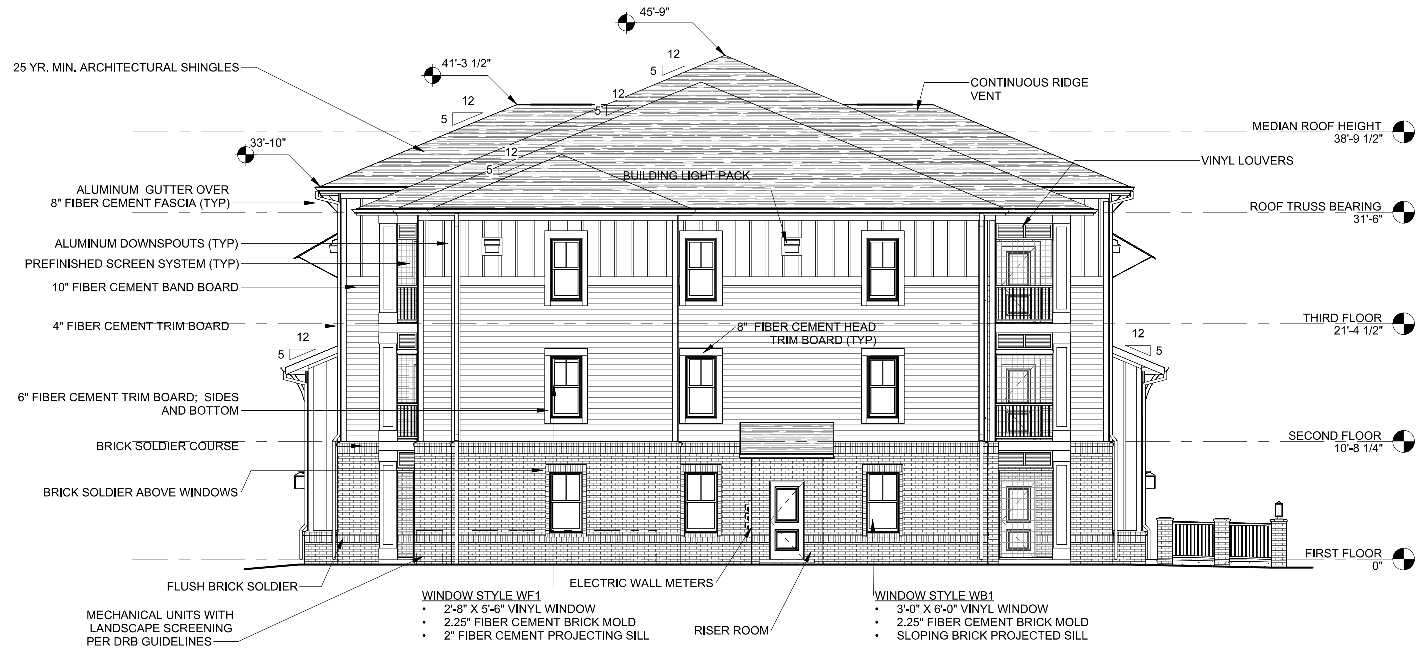
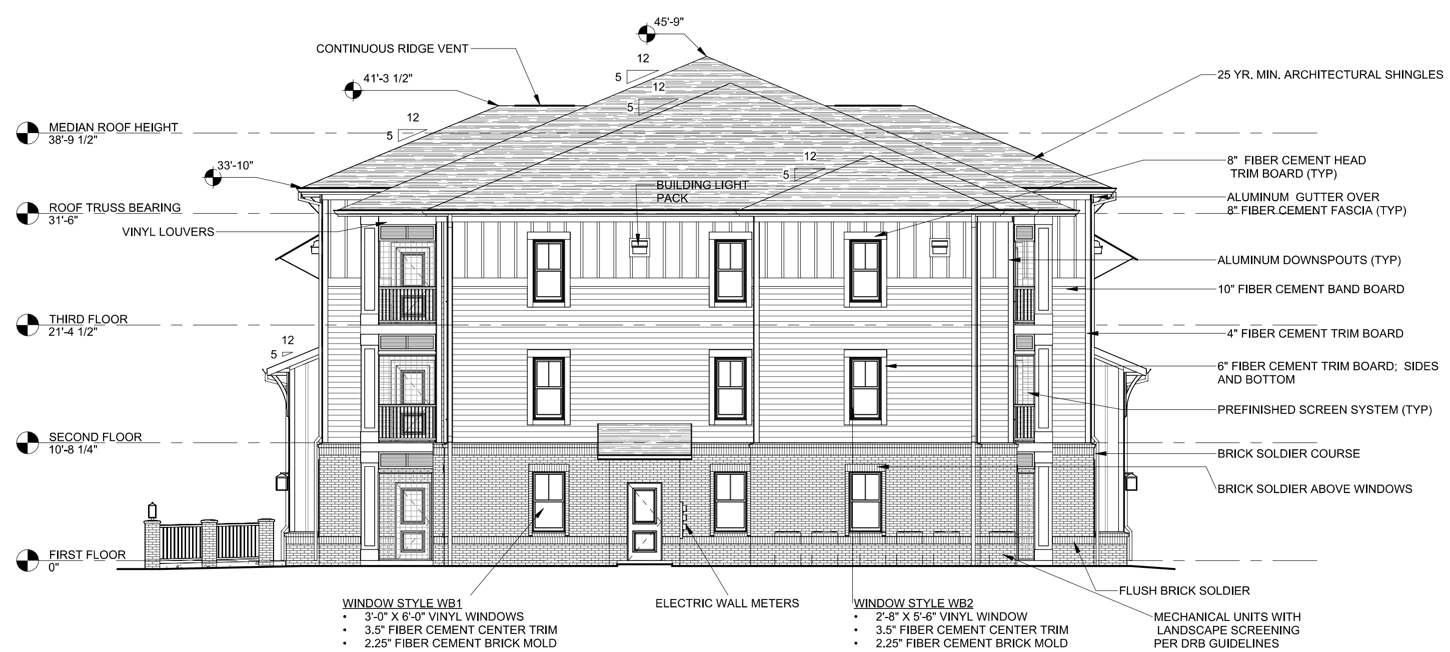


LEFT ELEVATION BUILDING TYPE 3

0' 4' 8' 16' 32'



RIGHT ELEVATION BUILDING TYPE 3

0' 4' 8' 16' 32'

ARCHITECTURAL PLANS EXTERIOR MATERIALS

= ASPHALT ROOF SHINGLE
CERTAINTEED: LANDMARK SERIES
COLOR: DRIFTWOOD

= HORIZONTAL SMOOTH FIBER CEMENT SIDING
PPG PAINTS
COLOR: MOTH GRAY PPG1024-4

= SMOOTH FIBER CEMENT BOARD & BATTAN
PPG PAINTS
COLOR: SEAGULL PPG14-03

= SMOOTH TRIM FIBER CEMENT BOARD
PPG PAINTS
COLOR: SEAGULL PPG14-03

= BRICK VENEER
GENERAL SHALE
PAT: RIVER SHOALS

= BRICK ROWLOCK / SOLDIER COURSE
GENERAL SHALE
PAT: RIVER SHOALS

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE: SIDE ELEVATIONS - BUILDING TYPE 3
SHEET NUMBER: A7.53

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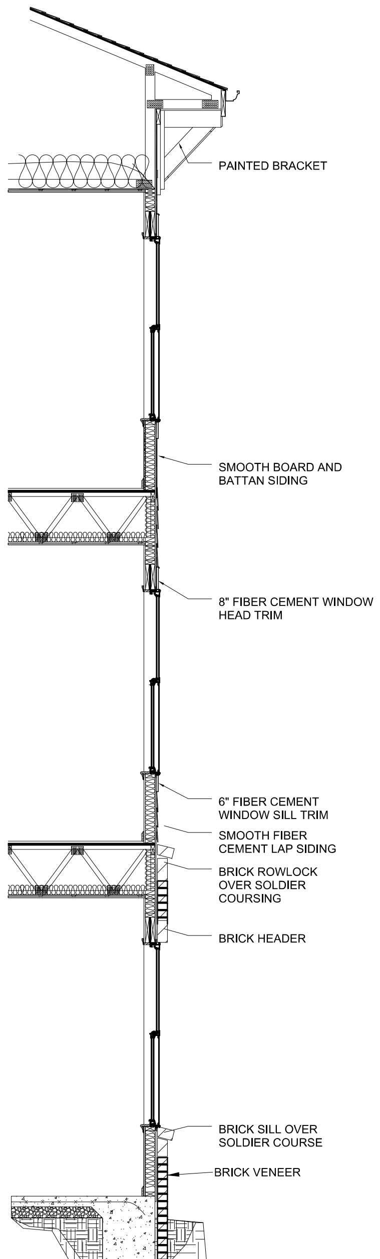
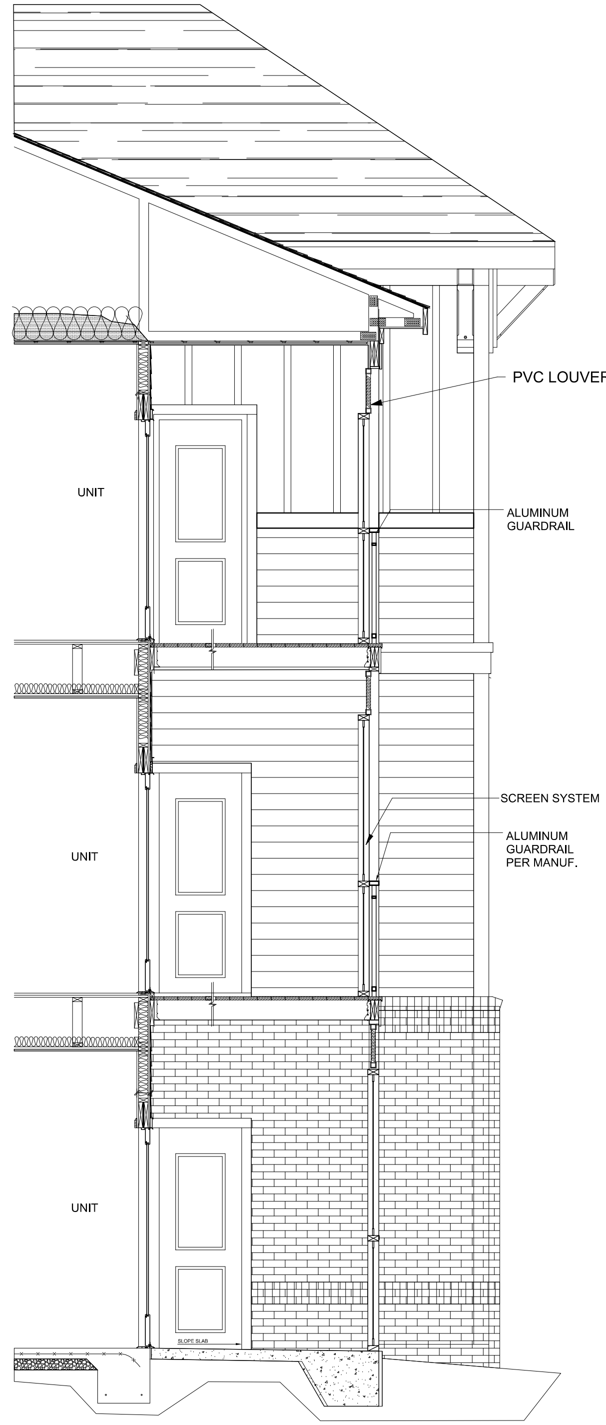


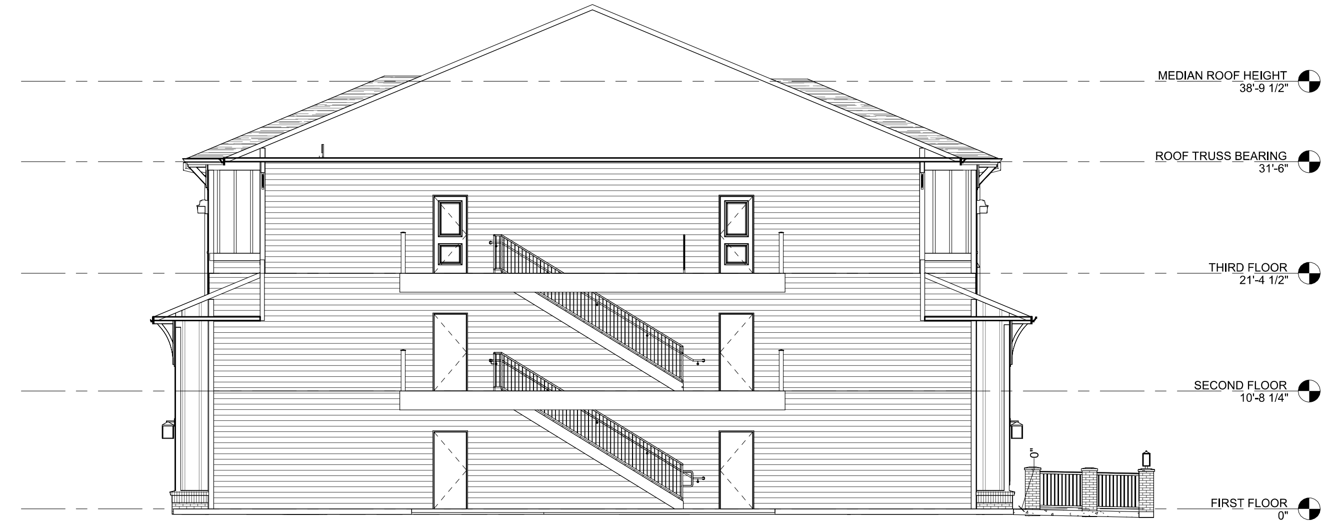
TYP WALL SECTION

SCALE: 3/8" = 1'-0"



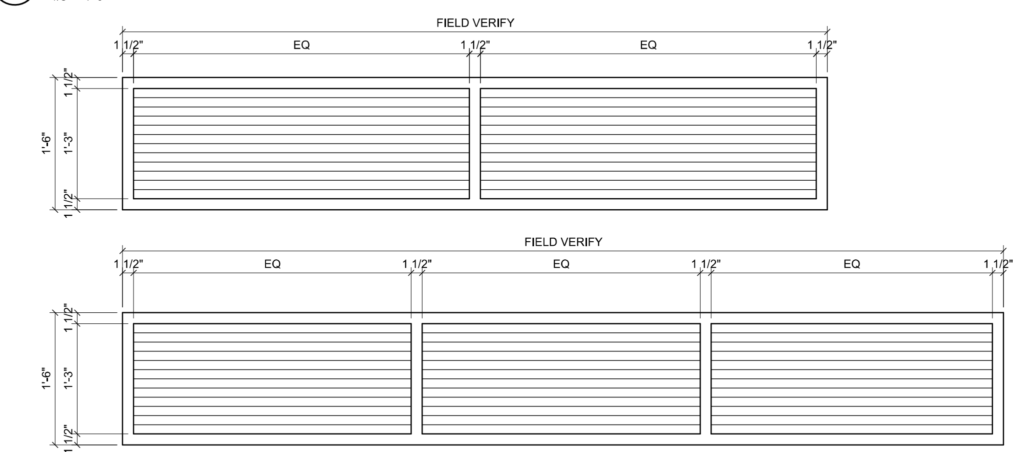
TYP SECTION AT BALCONY

SCALE: 3/8" = 1'-0"



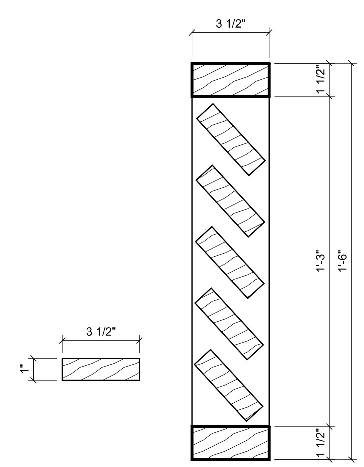
1 A1.36R **FORECOURT BREEZEWAY**

1/8" = 1'-0"



3 A1.36R **PORCH LOUVER - ELEVATION**

1" = 1'-0"



4 A1.36R **PORCH LOUVER - SECTION**

3" = 1'-0"

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WATERCREST APARTMENTS

CITY OF BEAUFORT, SC

LOGAN
HOMES

SHEET TITLE:
SECTIONS - BUILDING TYPE 3

SHEET NUMBER:
A1.36R

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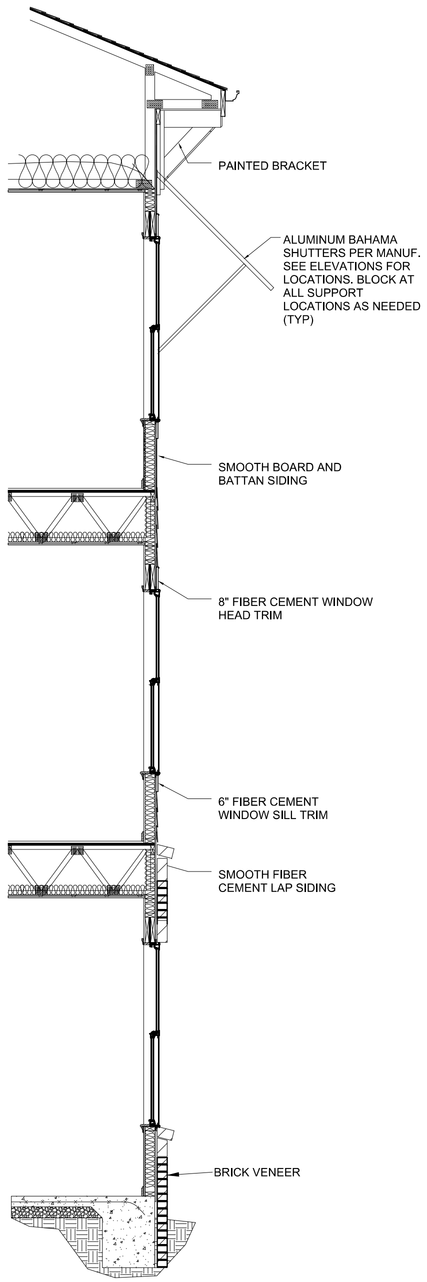
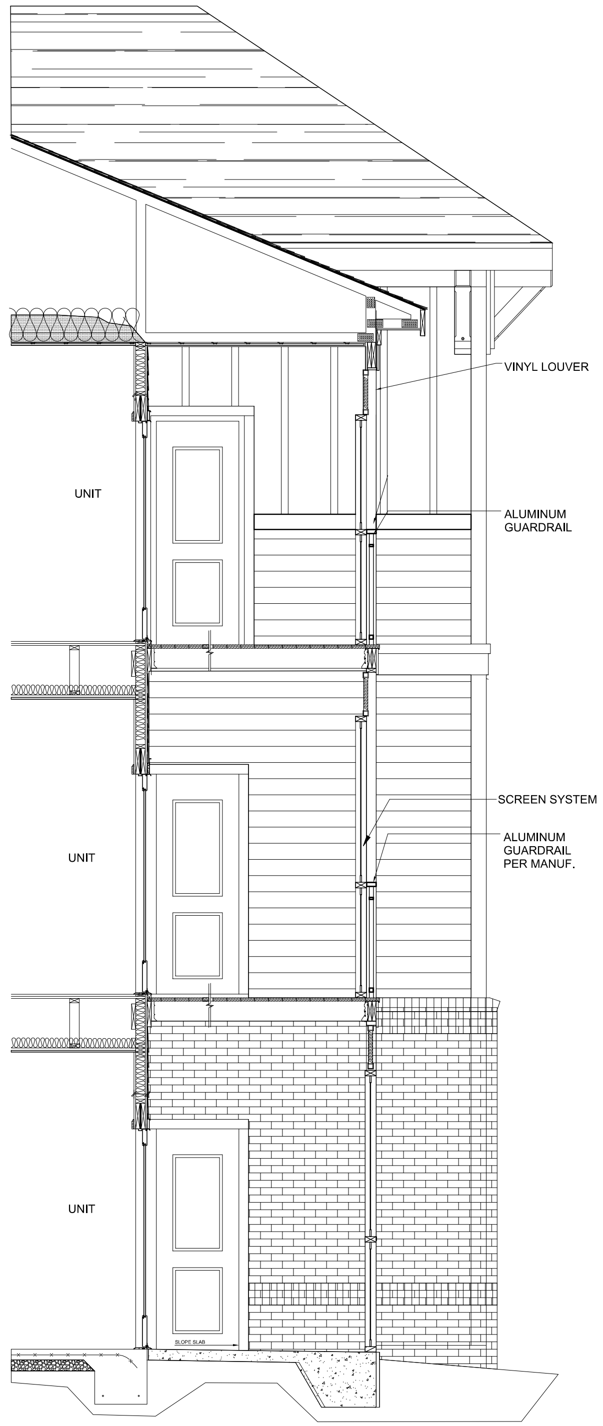


TYP WALL SECTION

SCALE: 3/8" = 1'-0"



TYP SECTION AT BALCONY

SCALE: 3/8" = 1'-0"

1 A1.36 **FORECOURT BREEZEWAY**

1/8" = 1'-0"

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WATERCREST APARTMENTS

CITY OF BEAUFORT, SC

LOGAN HOMES

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SHEET NUMBER:
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BUILDING TYPE 4 - AREA

FIRST FLOOR=	15,268
SECOND FLOOR=	15,172
THIRD FLOOR=	15,172
FOURTH FLOOR=	15,172
TOTAL	60,784

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WATERCREST APARTMENTS
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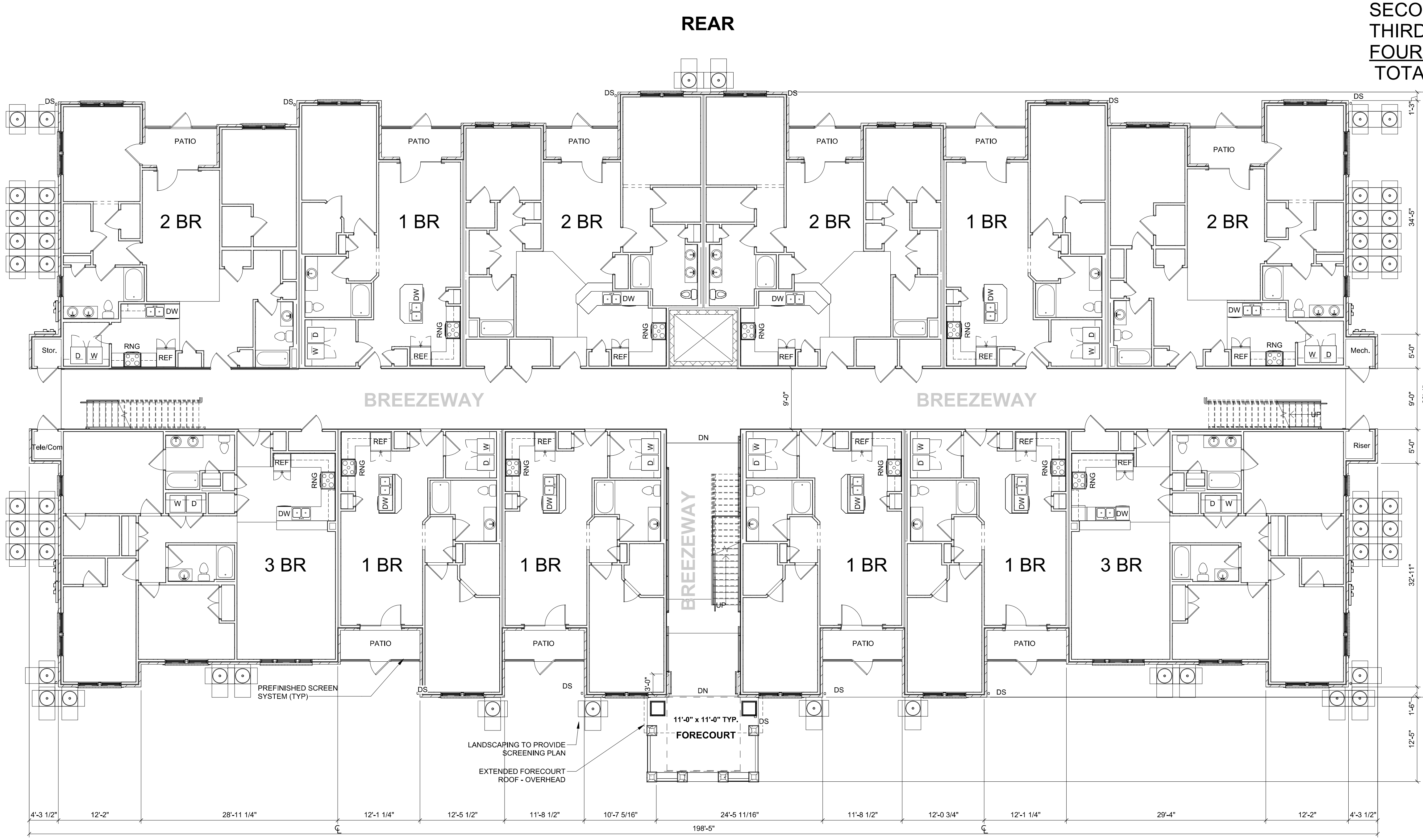

FIRST FLOOR
BUILDING TYPE 4
SCALE: 1/8" = 1'-0"

UNIT MATRIX								
BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

LOGAN HOMES

SHEET TITLE:
1st FL - BLDG TYPE 4

SHEET NUMBER:
A1.40R
REVISED FOR DRB
12/8 SUBMISSION

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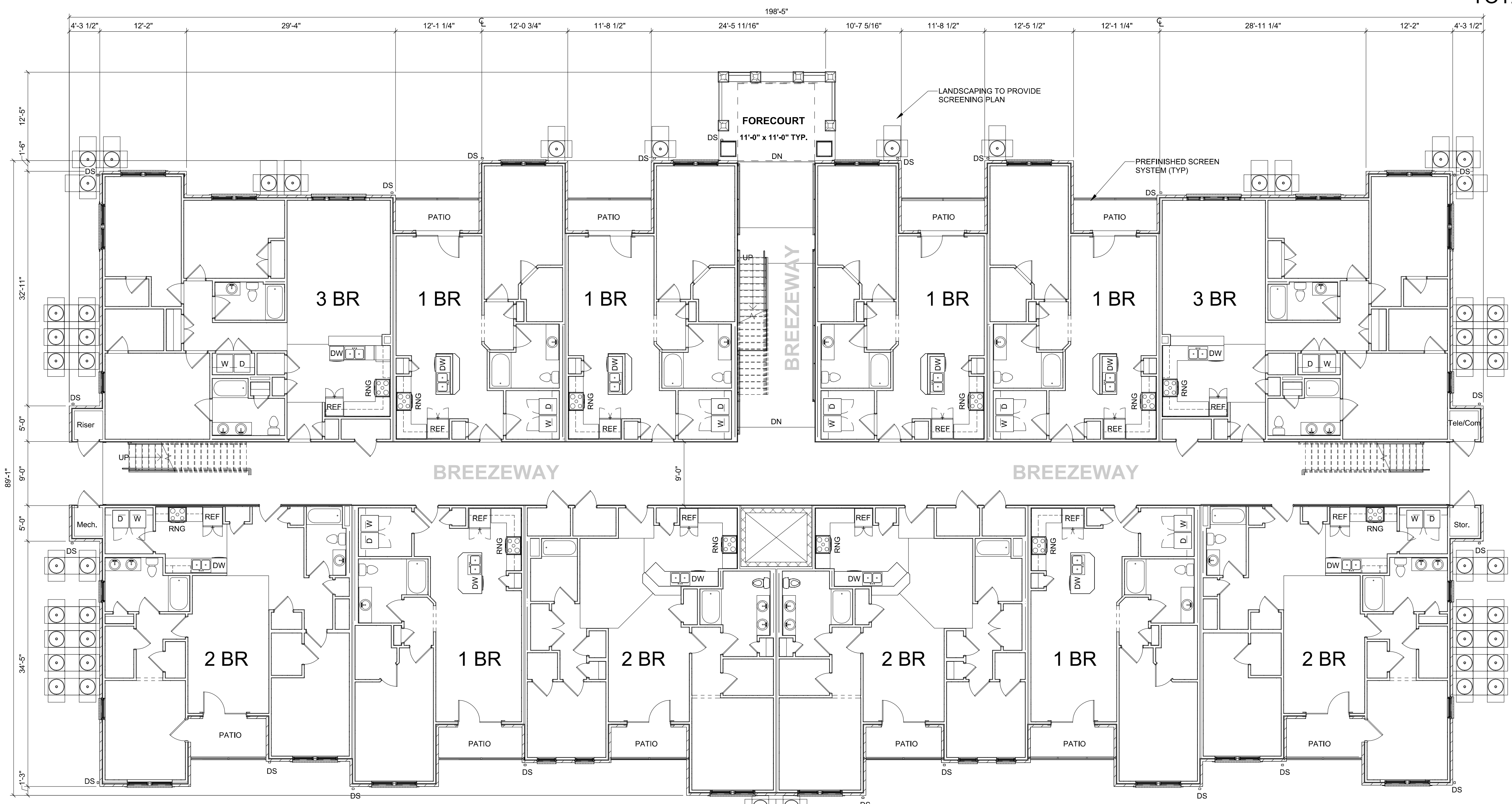
FRONT



REAR

BUILDING TYPE 4 - AREA

FIRST FLOOR=	15,268
SECOND FLOOR=	15,172
THIRD FLOOR=	15,172
FOURTH FLOOR=	15,172
TOTAL	60,784

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

FIRST FLOOR
BUILDING TYPE 4
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

UNIT MATRIX								
BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

LOGAN HOMES

SHEET TITLE:
1st FL - BLDG TYPE 4

SHEET NUMBER:
A1.40

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BUILDING TYPE 4 - AREA

FIRST FLOOR=	15,268
SECOND FLOOR=	15,172
THIRD FLOOR=	15,172
FOURTH FLOOR=	15,172
TOTAL	60,784

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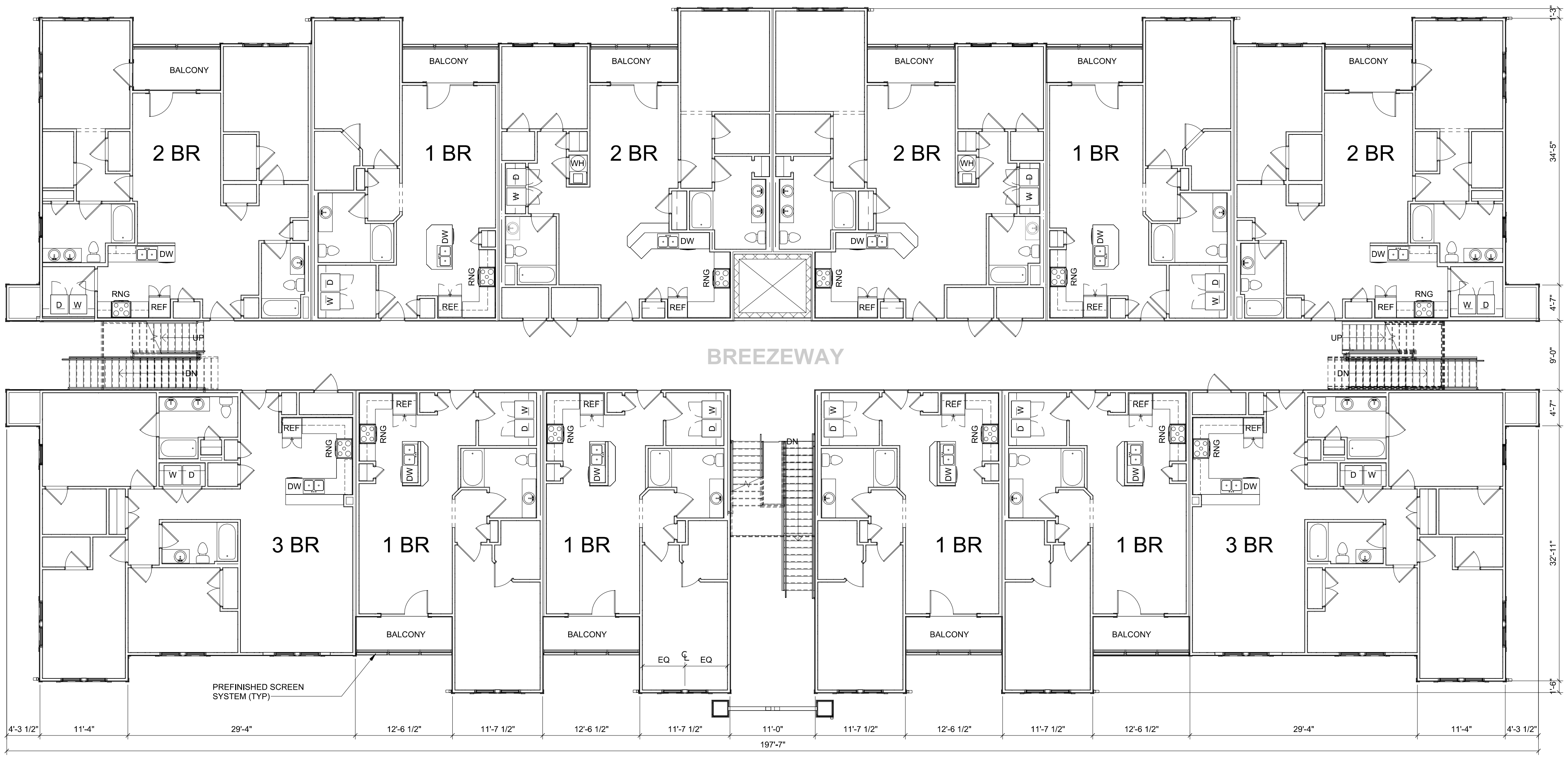
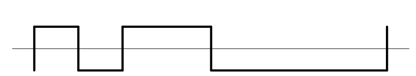
REAR



FRONT



SECOND FLOOR BUILDING TYPE 4

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

WATERCREST APARTMENTS

CITY OF BEAUFORT, SC

UNIT MATRIX								
BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

LOGAN HOMES

SHEET TITLE:
2nd FL - BLDG TYPE 4

SHEET NUMBER:
A1.41R

REVISED FOR DRB 12/8 SUBMISSION

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PREVIOUS SUBMISSION

BUILDING TYPE 4 - AREA

FIRST FLOOR=	15,268
SECOND FLOOR=	15,172
THIRD FLOOR=	15,172
FOURTH FLOOR=	15,172
TOTAL	60,784

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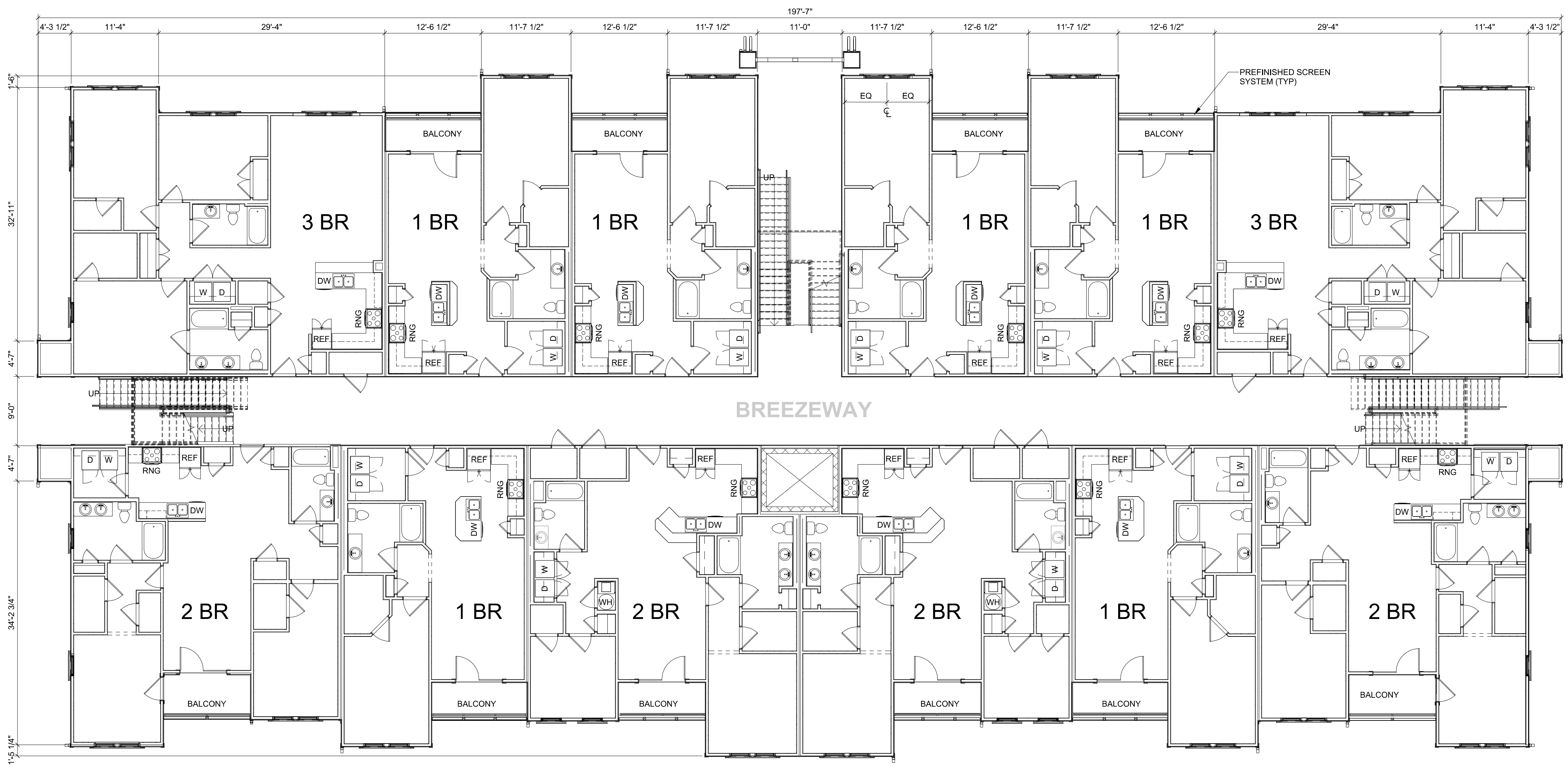
FRONT



REAR

SECOND FLOOR
BUILDING TYPE 4

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

0' 4' 8' 16' 32'

UNIT MATRIX								
BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE:
2nd FL - BLDG TYPE 4

SHEET NUMBER:
A1.41

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BUILDING TYPE 4 - AREA

FIRST FLOOR=	15,268
SECOND FLOOR=	15,172
THIRD FLOOR=	15,172
FOURTH FLOOR=	15,172
TOTAL	60,784

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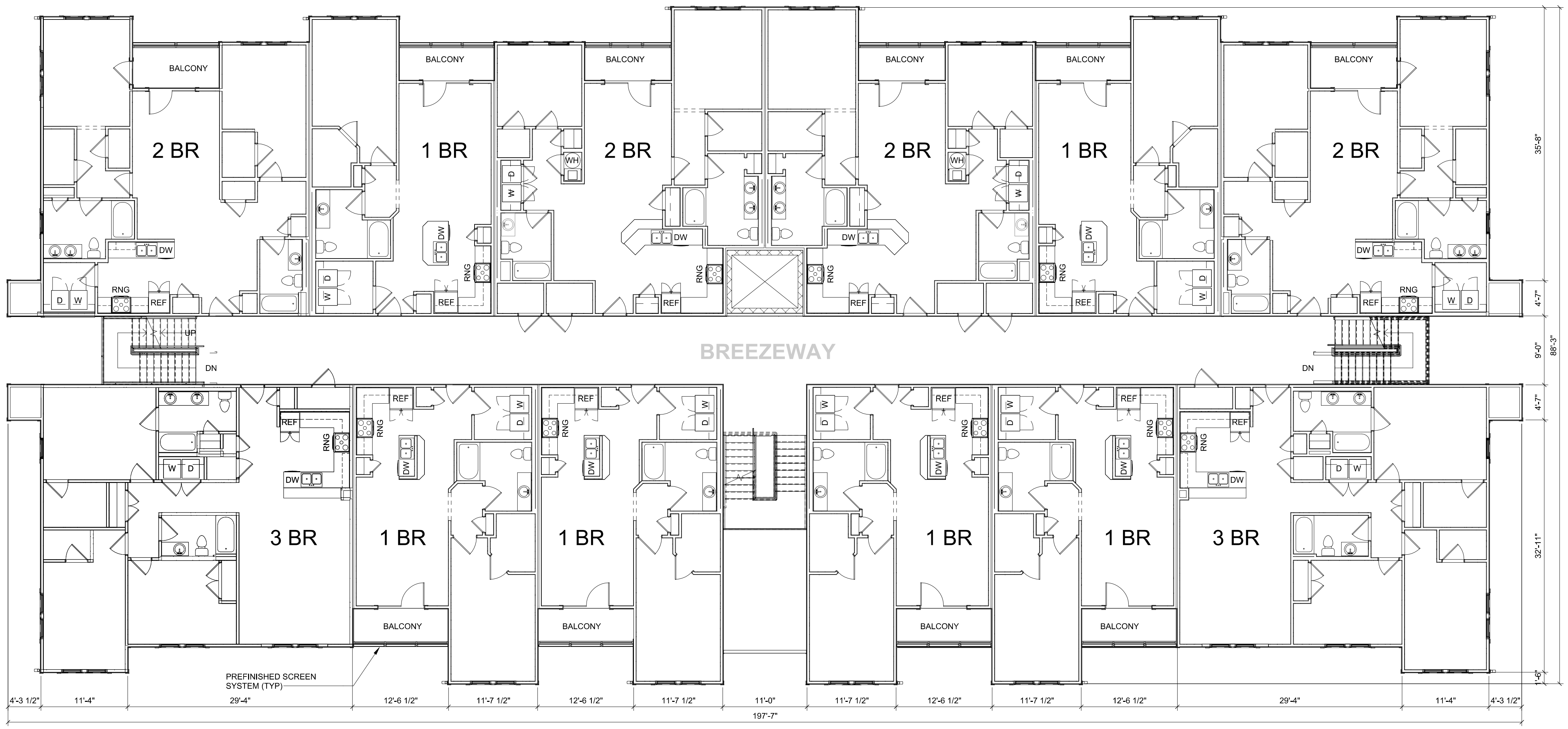
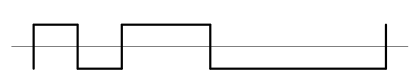
REAR



FRONT



THRID FLOOR
BUILDING TYPE 4

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

WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

UNIT MATRIX								
BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

LOGAN
HOMES

SHEET TITLE:
3rd FL - BLDG TYPE 4

SHEET NUMBER:
A1.42R
REVISED FOR DRB
12/8 SUBMISSION

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PREVIOUS SUBMISSION

BUILDING TYPE 4 - AREA

FIRST FLOOR=	15,268
SECOND FLOOR=	15,172
THIRD FLOOR=	15,172
FOURTH FLOOR=	15,172
TOTAL	60,784

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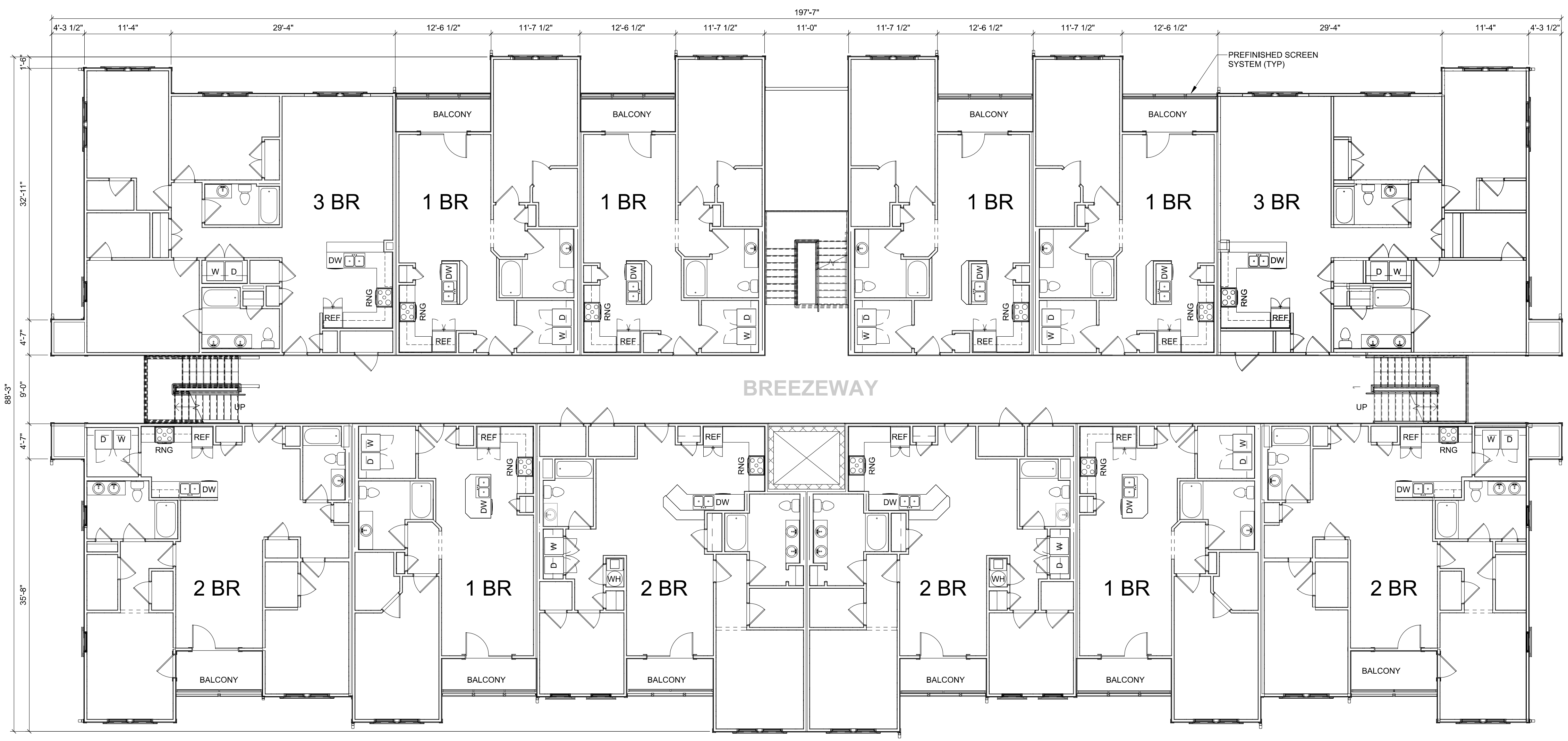
FRONT



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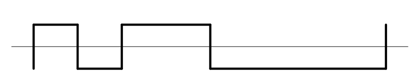

THRID FLOOR
BUILDING TYPE 4
SCALE: 1/8" = 1'-0"

WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

UNIT MATRIX

BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

LOGAN HOMES

SHEET TITLE:
3rd FL - BLDG TYPE 4

SHEET NUMBER:
A1.42

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BUILDING TYPE 4 - AREA

FIRST FLOOR=	15,268
SECOND FLOOR=	15,172
THIRD FLOOR=	15,172
FOURTH FLOOR=	15,172
TOTAL	60,784

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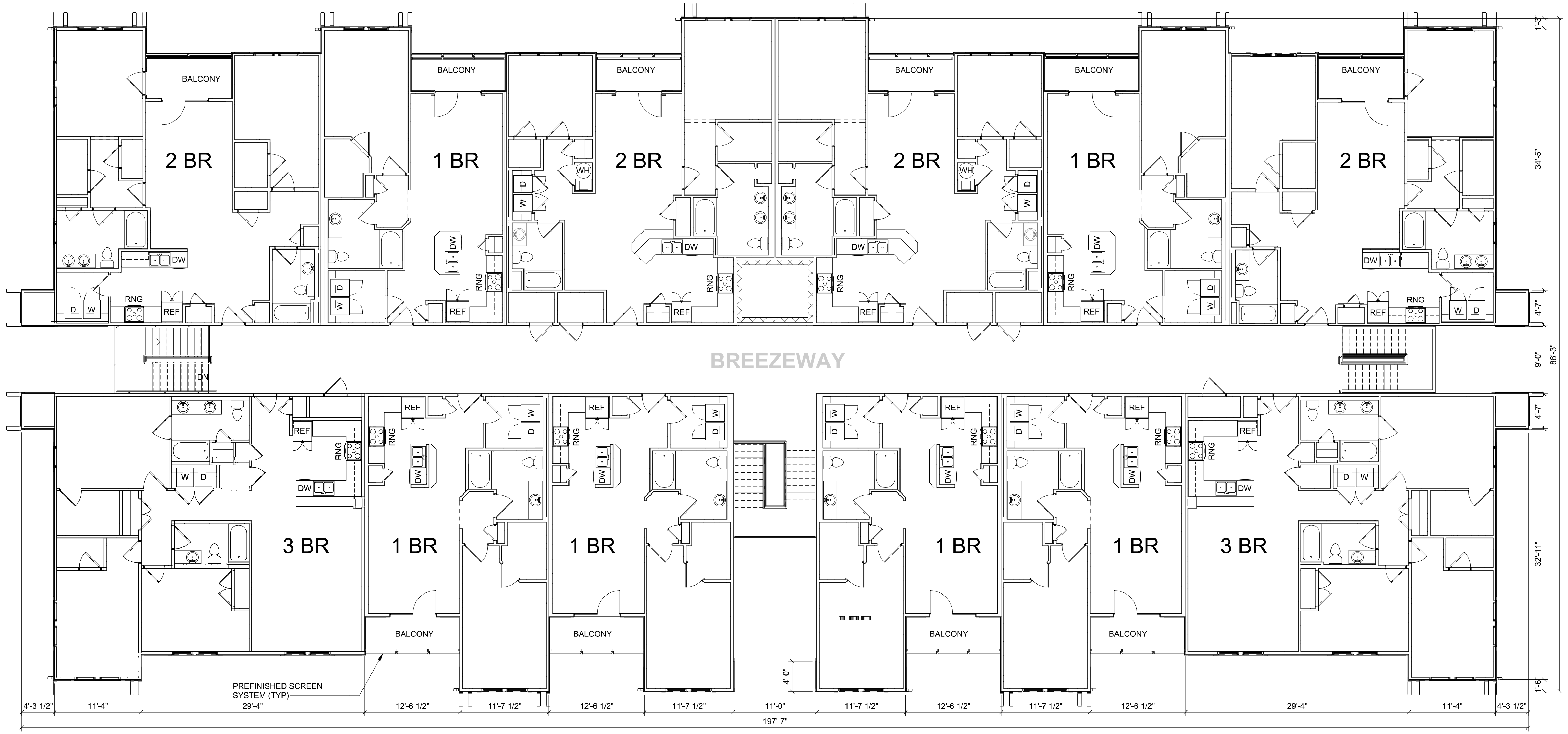
REAR



FRONT

WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

FOURTH FLOOR
BUILDING TYPE 4

0' 4' 8' 16' 32'

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

UNIT MATRIX								
BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
TOTAL UNITS FOR ACCESSIBILITY								504
carriage house		30						30
TOTAL UNITS								534

LOGAN HOMES

SHEET TITLE:
4th FL - BLDG TYPE 4

SHEET NUMBER:
A1.43R
REVISED FOR DRB
12/8 SUBMISSION

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BUILDING TYPE 4 - AREA

FIRST FLOOR=	15,268
SECOND FLOOR=	15,172
THIRD FLOOR=	15,172
FOURTH FLOOR=	15,172
TOTAL	60,784

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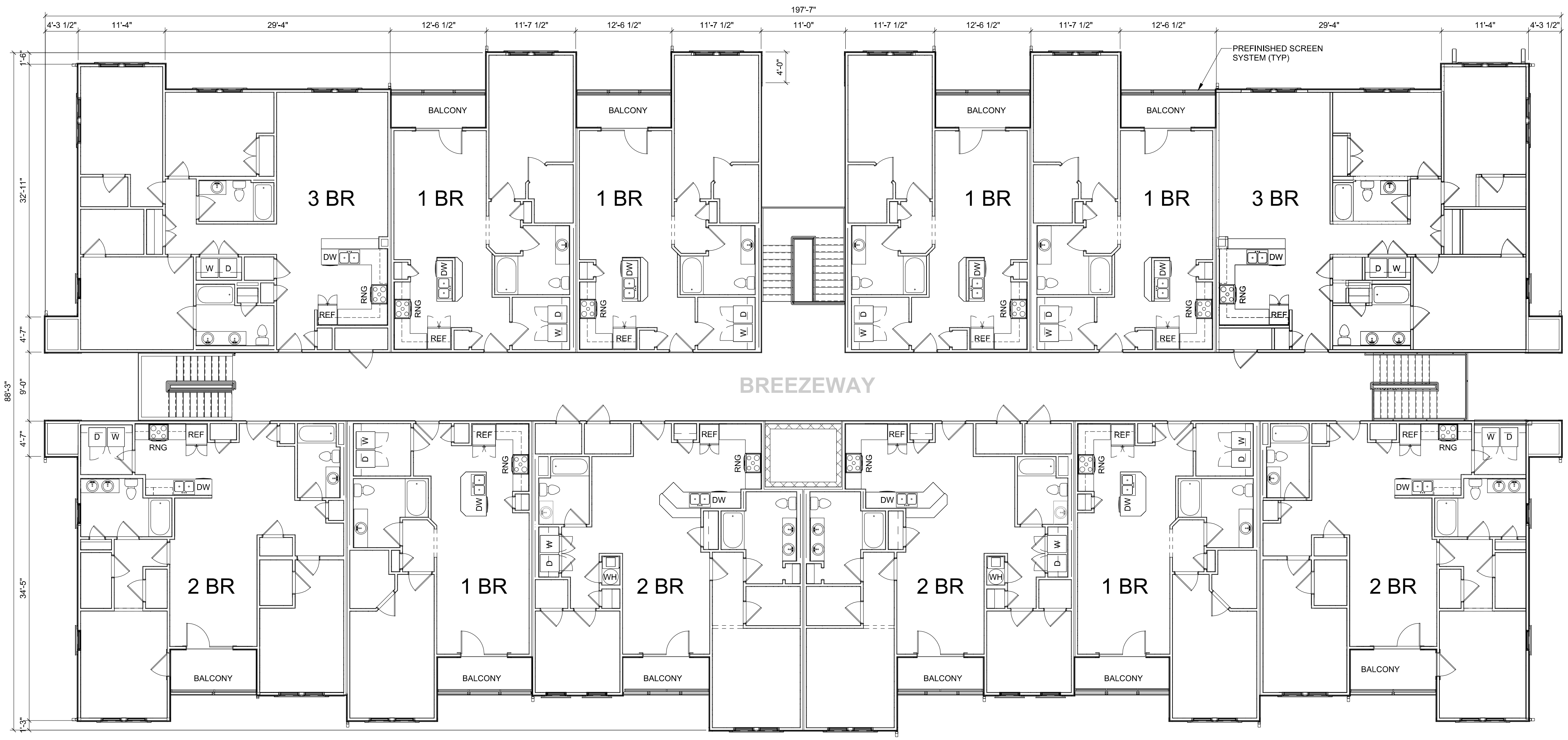
FRONT



REAR

0' 4' 8' 16' 32'

FOURTH FLOOR BUILDING TYPE 4

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

WATERCREST APARTMENTS

CITY OF BEAUFORT, SC

UNIT MATRIX								
BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
TOTAL UNITS FOR ACCESSIBILITY								504
carriage house		30						30
TOTAL UNITS								534

LOGAN HOMES

SHEET TITLE: 4th FL - BLDG TYPE 4

SHEET NUMBER: A1.43

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REAR ELEVATION
BUILDING TYPE 4

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

FRONT ELEVATION
BUILDING TYPE 4

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

ARCHITECTURAL PLANS EXTERIOR MATERIALS

- = ASPHALT ROOF SHINGLE CERTAINTEED: LANDMARK SERIES COLOR: DRIFTWOOD
- = HORIZONTAL SMOOTH FIBER CEMENT SIDING PPG PAINTS COLOR: MOTH GRAY PPG1024-4
- = SMOOTH FIBER CEMENT BOARD & BATTAN PPG PAINTS COLOR: SEAGULL PPG14-03
- = SMOOTH TRIM FIBER CEMENT BOARD PPG PAINTS COLOR: SEAGULL PPG14-03
- = BRICK VENEER GENERAL SHALE PAT: RIVER SHOALS
- = BRICK ROWLOCK / SOLDIER COURSE GENERAL SHALE PAT: RIVER SHOALS

WINDOW GLAZING PERCENTAGES

FIRST FLOOR: 35.6%
SECOND FLOOR: 27.9%
THIRD FLOOR: 27.9%
FOURTH FLOOR: 27.0 %

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE: FRONT/REAR ELEV.- BLDG TYPE 4

SHEET NUMBER: A1.44R

REVISED FOR DRB 12/8 SUBMISSION

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PREVIOUS SUBMISSION

REAR ELEVATION
BUILDING TYPE 4

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

FRONT ELEVATION
BUILDING TYPE 4

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

ARCHITECTURAL PLANS EXTERIOR MATERIALS

= ASPHALT ROOF SHINGLE
CERTAINTEED: LANDMARK SERIES
COLOR: DRIFTWOOD

= HORIZONTAL SMOOTH FIBER CEMENT SIDING
PPG PAINTS
COLOR: MOTH GRAY PPG1024-4

= SMOOTH FIBER CEMENT BOARD & BATTAN
PPG PAINTS
COLOR: SEAGULL PPG14-03

= SMOOTH TRIM FIBER CEMENT BOARD
PPG PAINTS
COLOR: SEAGULL PPG14-03

= BRICK VENEER
GENERAL SHALE
PAT: RIVER SHOALS

= BRICK ROWLOCK / SOLDIER COURSE
GENERAL SHALE
PAT: RIVER SHOALS

WINDOW GLAZING PERCENTAGES

FIRST FLOOR: 35.6%
SECOND FLOOR: 27.9%
THIRD FLOOR: 27.9%
FOURTH FLOOR: 27.0 %

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE:
FRONT/REAR ELEV.- BLDG TYPE 4

SHEET NUMBER:
A1.44

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RIGHT ELEVATION
BUILDING TYPE 4
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

LEFT ELEVATION
BUILDING TYPE 4
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

ARCHITECTURAL PLANS EXTERIOR MATERIALS

= ASPHALT ROOF SHINGLE CERTAINTEED: LANDMARK SERIES COLOR: DRIFTWOOD

= HORIZONTAL SMOOTH FIBER CEMENT SIDING PPG PAINTS COLOR: MOTH GRAY PPG1024-4

= SMOOTH FIBER CEMENT BOARD & BATTAN PPG PAINTS COLOR: SEAGULL PPG14-03

= SMOOTH TRIM FIBER CEMENT BOARD PPG PAINTS COLOR: SEAGULL PPG14-03

= BRICK VENEER GENERAL SHALE PAT: RIVER SHOALS

= BRICK ROWLOCK / SOLDIER COURSE GENERAL SHALE PAT: RIVER SHOALS

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE:
SIDE ELEV. - BLDG TYPE 4

SHEET NUMBER:
A1.45R
REVISED FOR DRB
12/8 SUBMISSION

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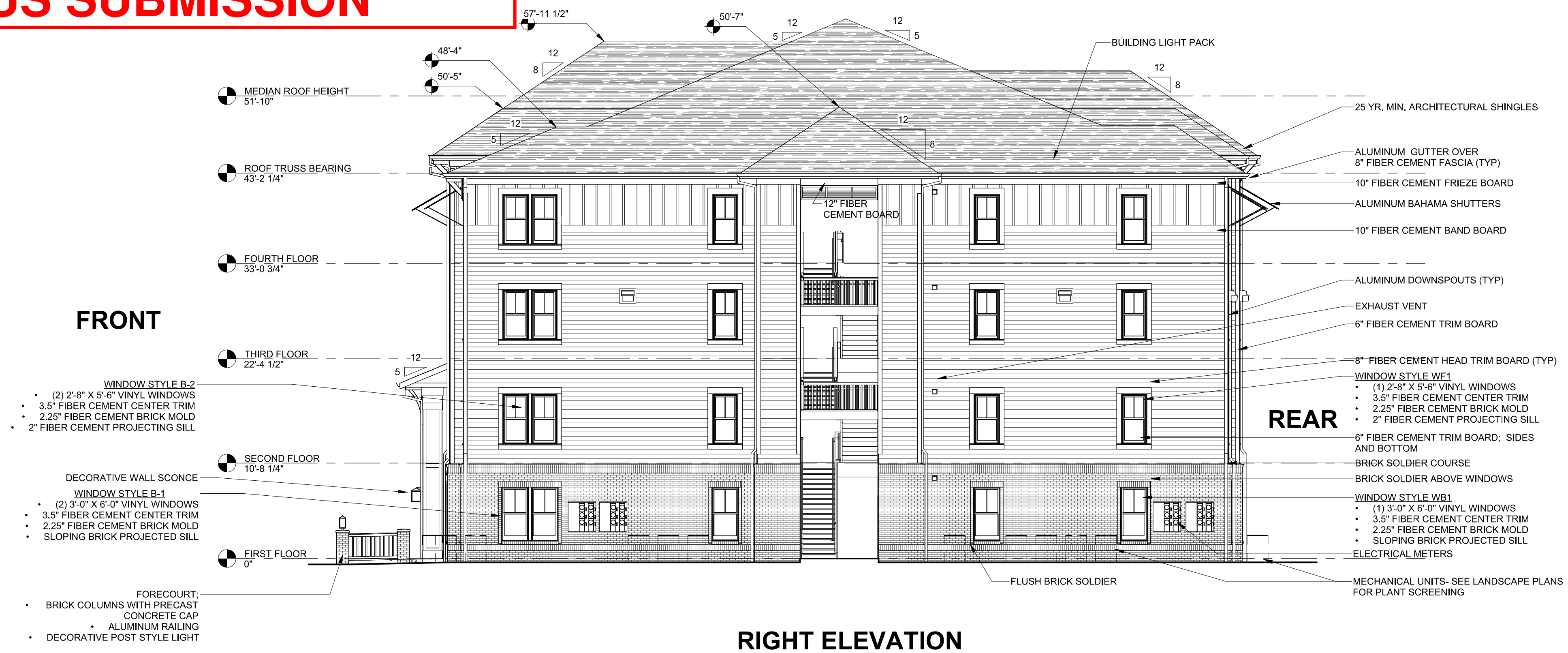
PREVIOUS SUBMISSION



RIGHT ELEVATION
BUILDING TYPE 4
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

LEFT ELEVATION
BUILDING TYPE 4
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

ARCHITECTURAL PLANS
EXTERIOR MATERIALS

= ASPHALT ROOF SHINGLE
CERTAINTEED: LANDMARK SERIES
COLOR: DRIFTWOOD

= HORIZONTAL SMOOTH FIBER CEMENT SIDING
PPG PAINTS
COLOR: MOTH GRAY PPG1024-4

= SMOOTH FIBER CEMENT BOARD & BATTAN
PPG PAINTS
COLOR: SEAGULL PPG14-03

= SMOOTH TRIM FIBER CEMENT BOARD
PPG PAINTS
COLOR: SEAGULL PPG14-03

= BRICK VENEER
GENERAL SHALE
PAT: RIVER SHOALS

= BRICK ROWLOCK / SOLDIER COURSE
GENERAL SHALE
PAT: RIVER SHOALS

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE:
SIDE ELEV. - BLDG TYPE 4

SHEET NUMBER:
A1.45

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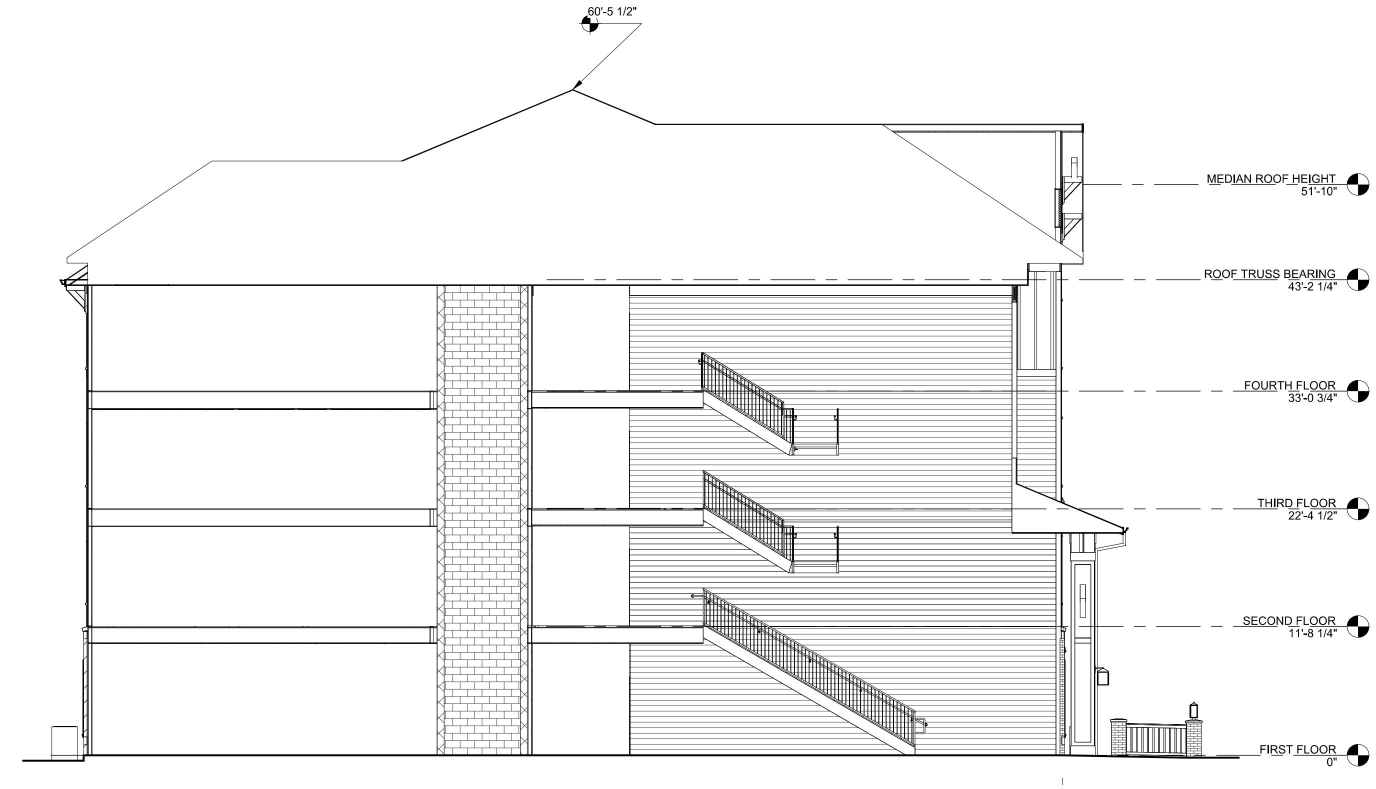
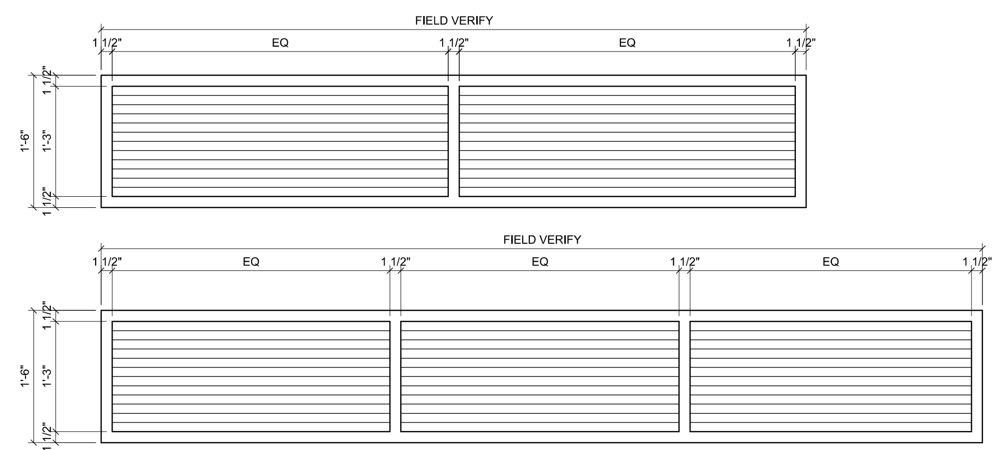
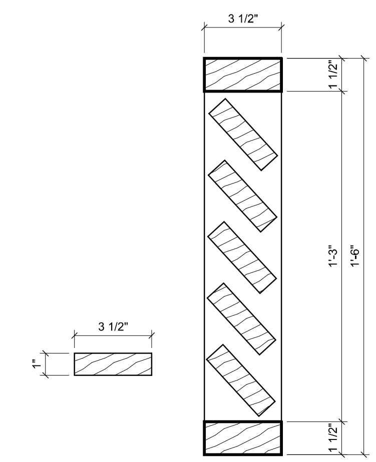


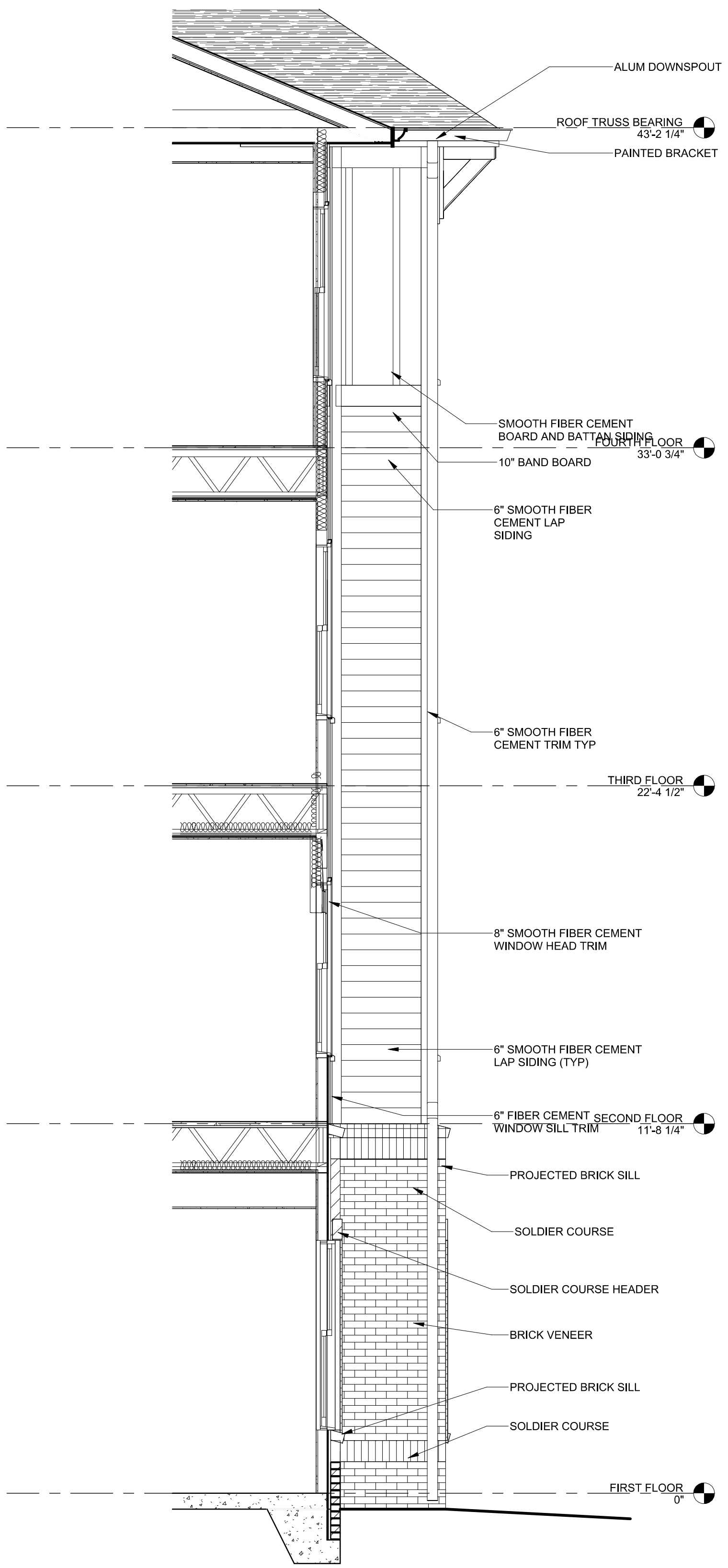
1 A1.46R **FORECOURT BREEZEWAY SECTION**
1/8" = 1'-0"



3 A1.46R **PVC PORCH LOUVERS - ELEVATION**
1" = 1'-0"



4 A1.46R **PVC PORCH LOUVERS - SECTION**
3" = 1'-0"



2 A1.46R **WALL SECTION, TYP**
3/8" = 1'-0"

WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

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office (919)846-8100
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LOGAN
HOMES

SHEET TITLE:
SECTIONS - BLDG TYPE 4

SHEET NUMBER:
A1.46R
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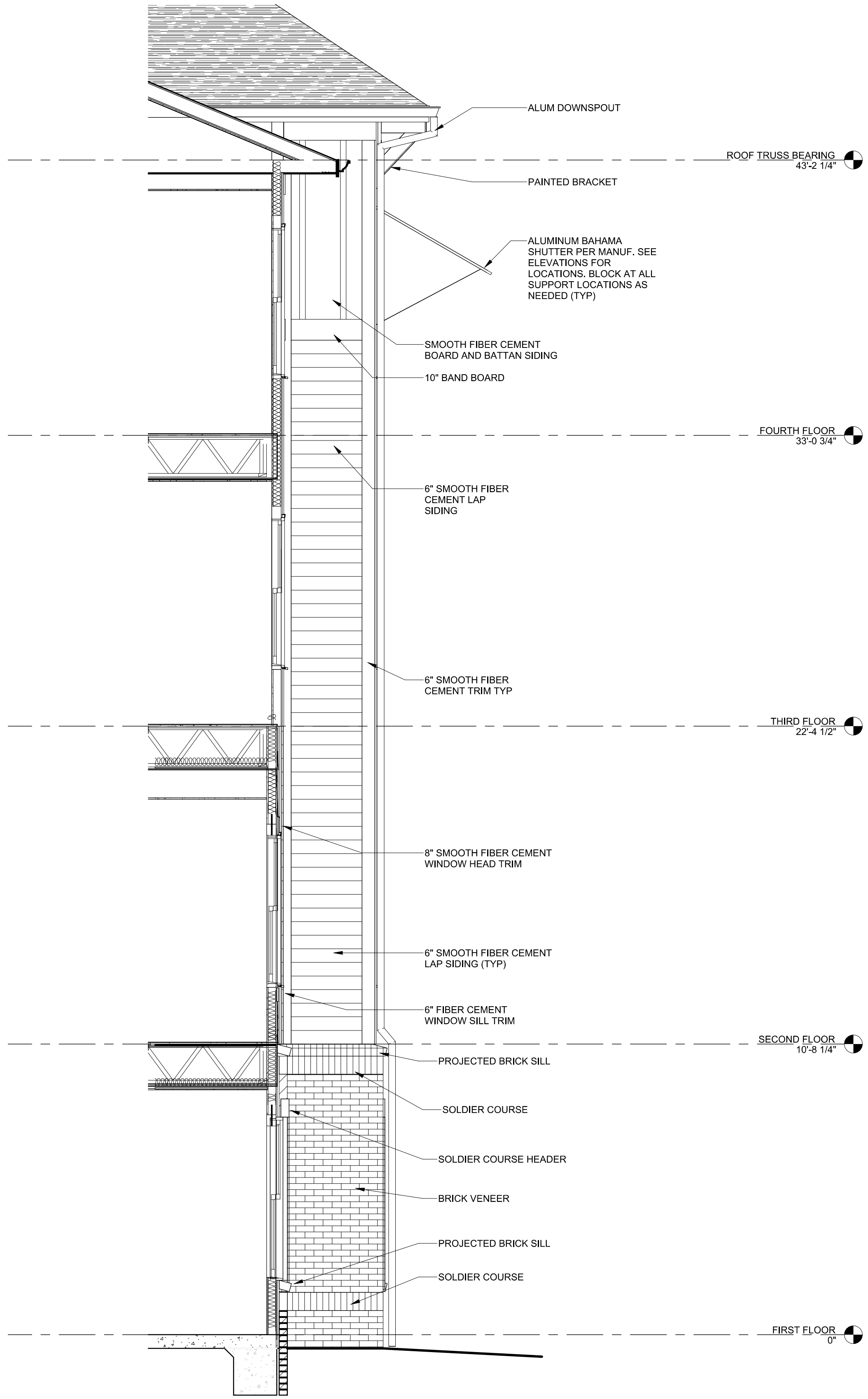
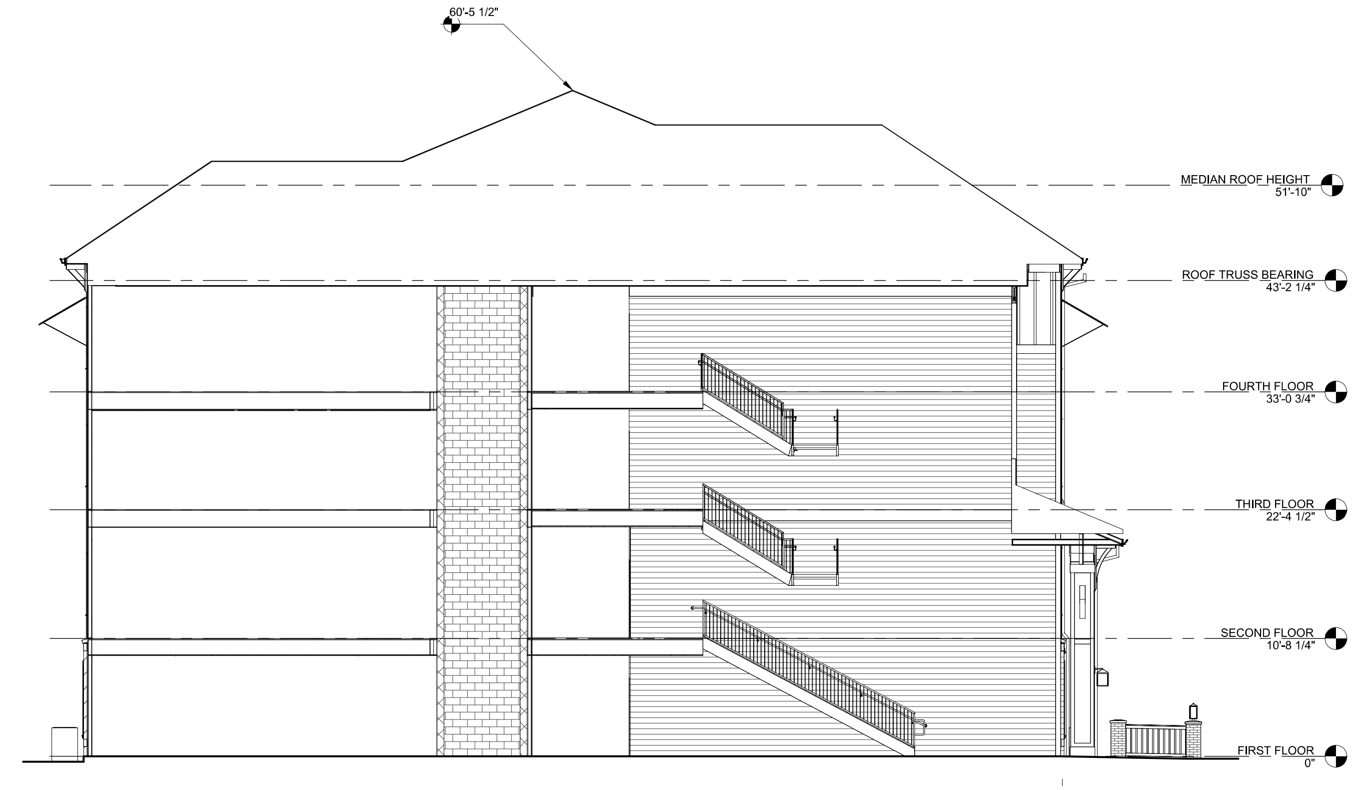


2 / A1.46 **WALL SECTION, TYP**

3/8" = 1'-0"



1 / A1.46 **FORECOURT BREEZEWAY SECTION**

1/8" = 1'-0"

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE:
SECTIONS - BLDG TYPE 4

SHEET NUMBER:
A1.46

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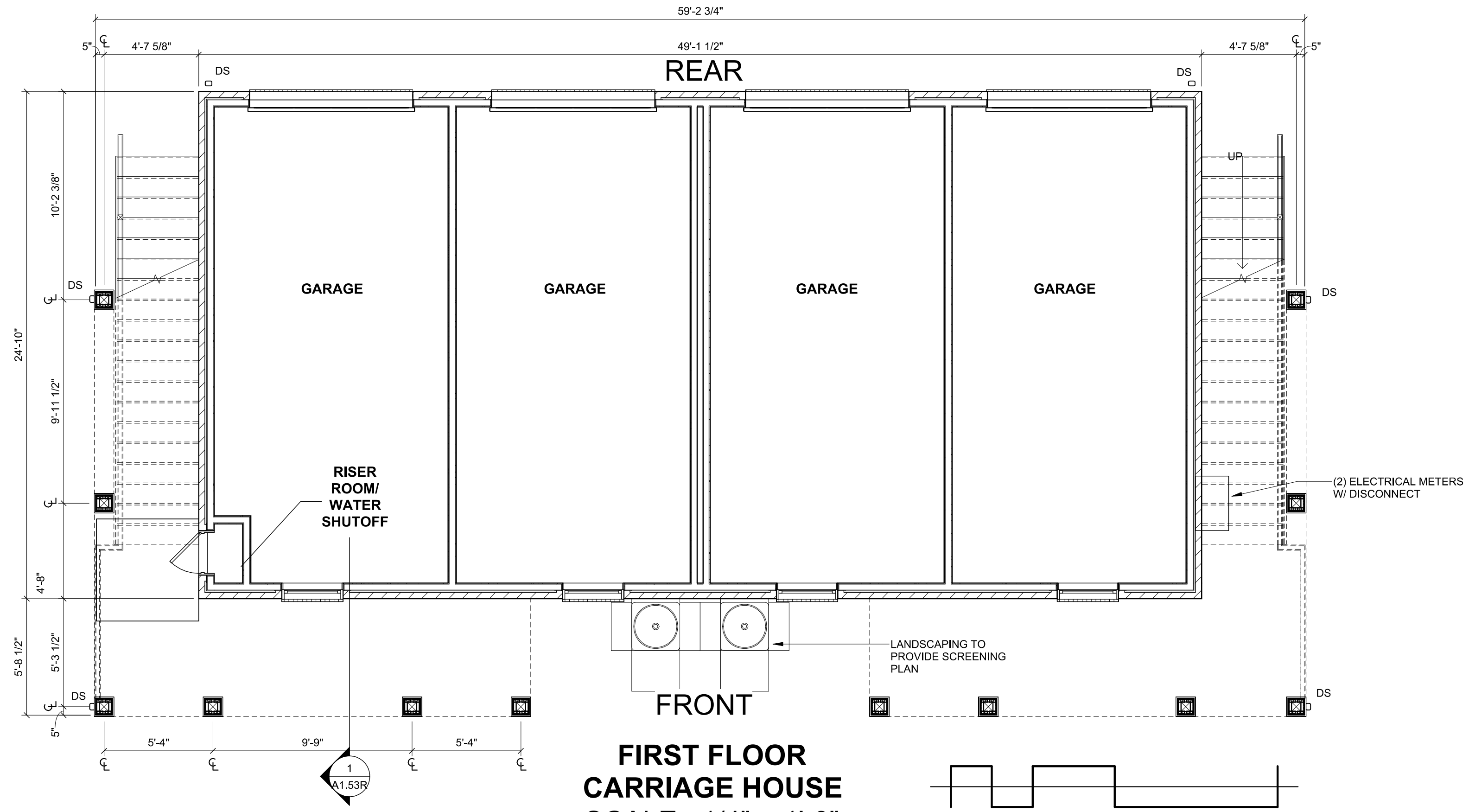
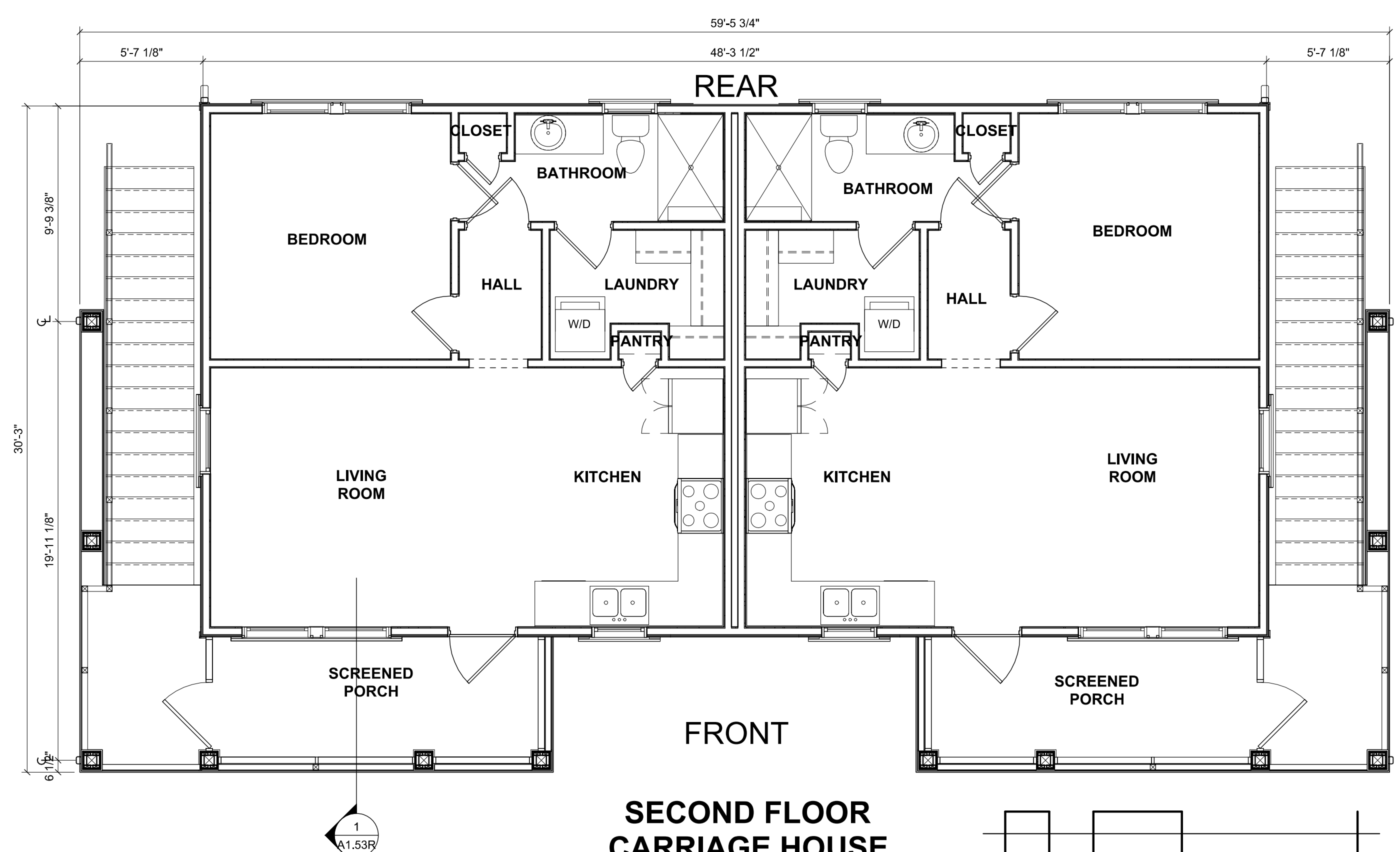


FIRST FLOOR CARRIAGE HOUSE
SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'



SECOND FLOOR CARRIAGE HOUSE
SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

CARRIAGE HOUSE - AREA
TOTAL SQ. FT. = 1,152

UNIT MATRIX

BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE:
CARRIAGE HOUSE - FIRST FLOOR & SECOND FLOOR

SHEET NUMBER:
A1.50R
REVISED FOR 12/8 DRB SUBMISSION

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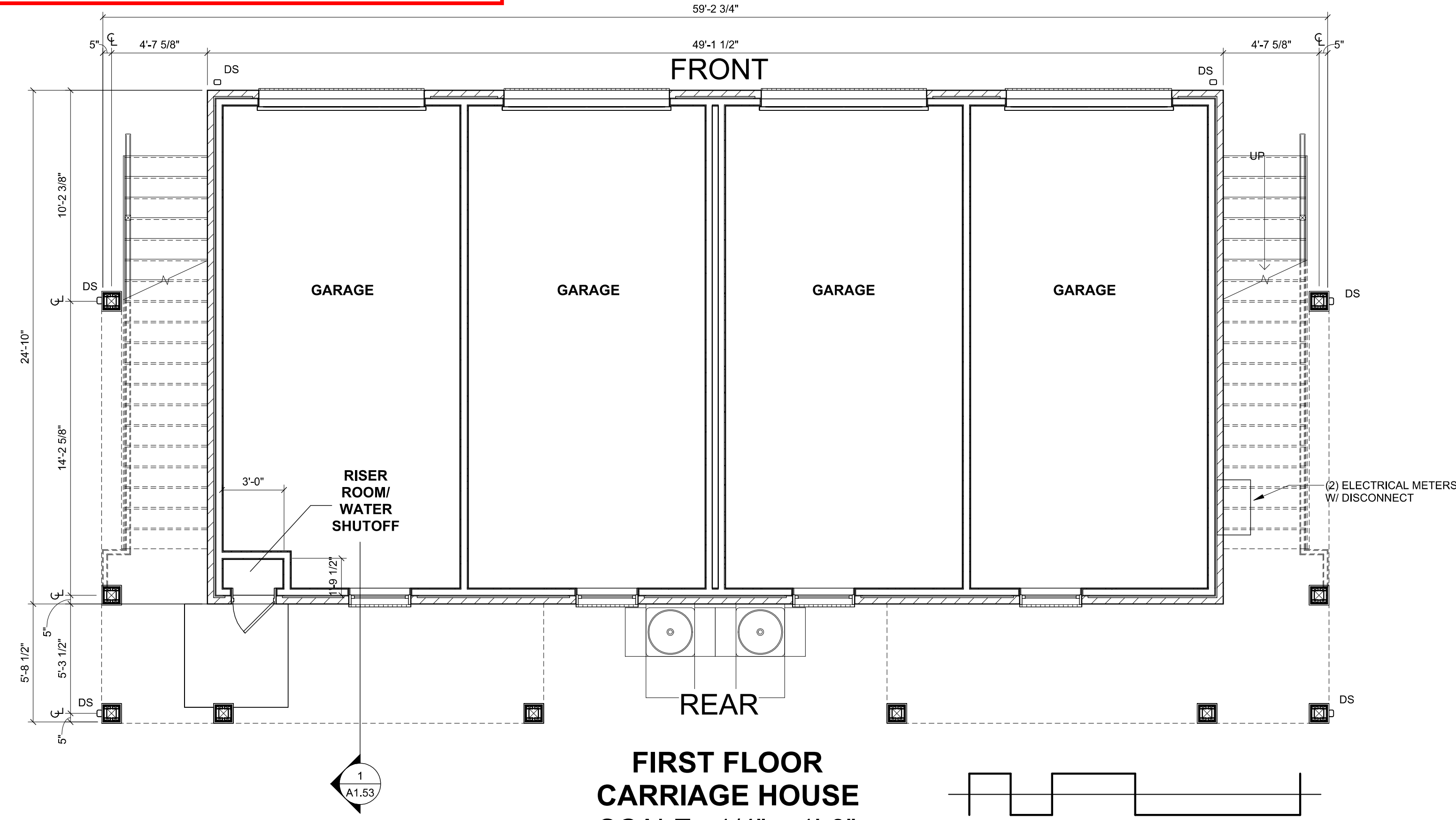
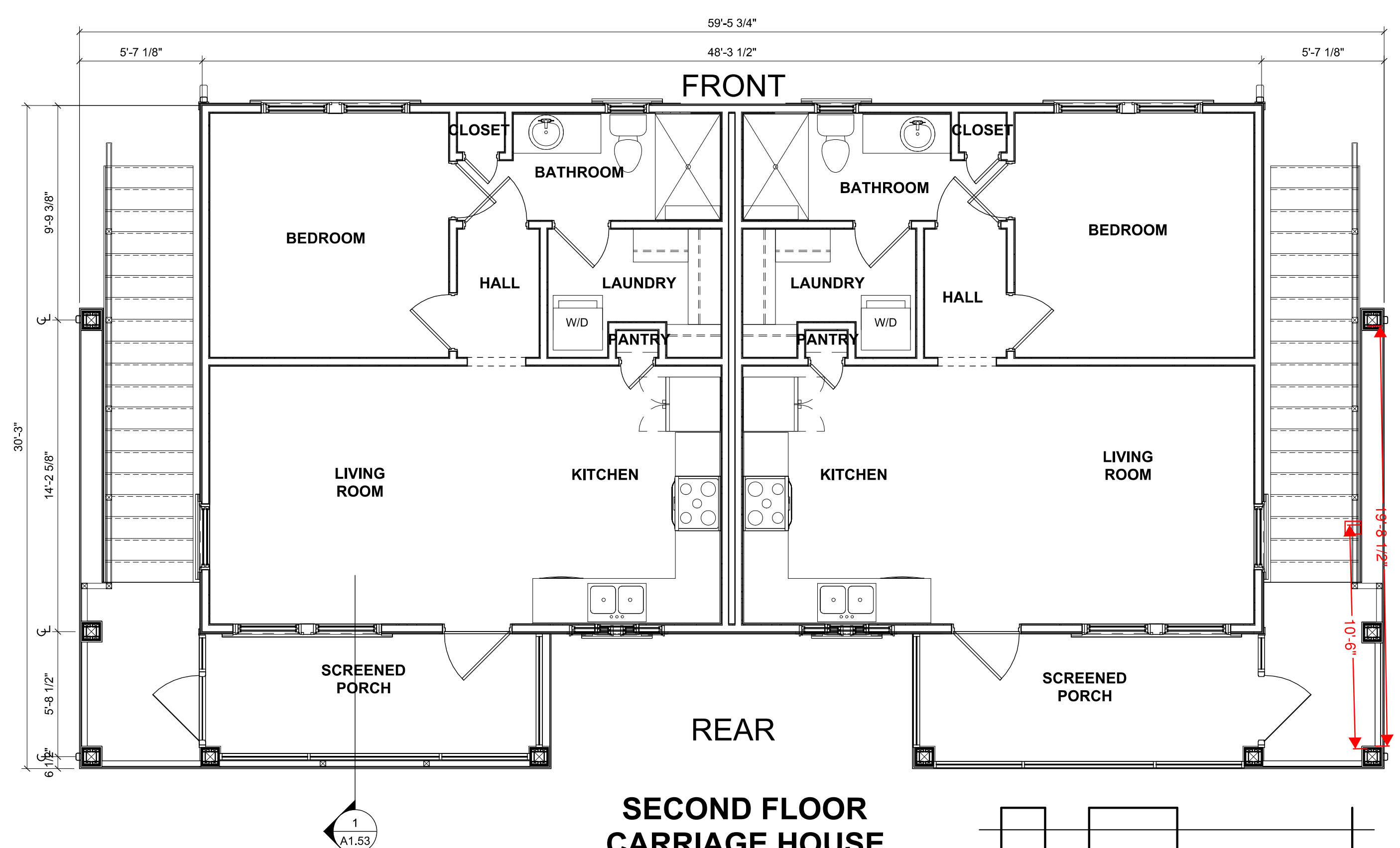


FIRST FLOOR CARRIAGE HOUSE
SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'



SECOND FLOOR CARRIAGE HOUSE
SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

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CARRIAGE HOUSE - AREA
TOTAL SQ. FT. = 1,152

WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

UNIT MATRIX

BUILDING NUMBER	BUILDING TYPE	1 BR	1 BR Type A	2 BR	2 BR Type A	3 BR	3 BR Type A	TOTAL UNITS PER BLDG
1	TYPE 1	12	TBD	12	TBD			24
2	TYPE 1	12	TBD	12	TBD			24
3	TYPE 2			12	TBD	12	TBD	24
4	TYPE 3			6	TBD	6	TBD	12
5	TYPE 3			6	TBD	6	TBD	12
6	TYPE 1	12	TBD	12	TBD			24
7	TYPE 2			12	TBD	12	TBD	24
8	TYPE 4	24	TBD	24	TBD			48
9	TYPE 1	12	TBD	12	TBD			24
10	TYPE 4	24	TBD	24	TBD			48
11	TYPE 4	24	TBD	24	TBD			48
12	TYPE 4	24	TBD	24	TBD			48
13	TYPE 2			12	TBD	12	TBD	24
14	TYPE 1	12	TBD	12	TBD			24
15	TYPE 4	24	TBD	24	TBD			48
16	TYPE 2			12	TBD	12	TBD	24
17	TYPE 2			12	TBD	12	TBD	24
							TOTAL UNITS FOR ACCESSIBILITY	504
carriage house		30						30
							TOTAL UNITS	534

LOGAN HOMES

SHEET TITLE:
CARRIAGE HOUSE - FIRST FLOOR & SECOND FLOOR

SHEET NUMBER:
A1.50

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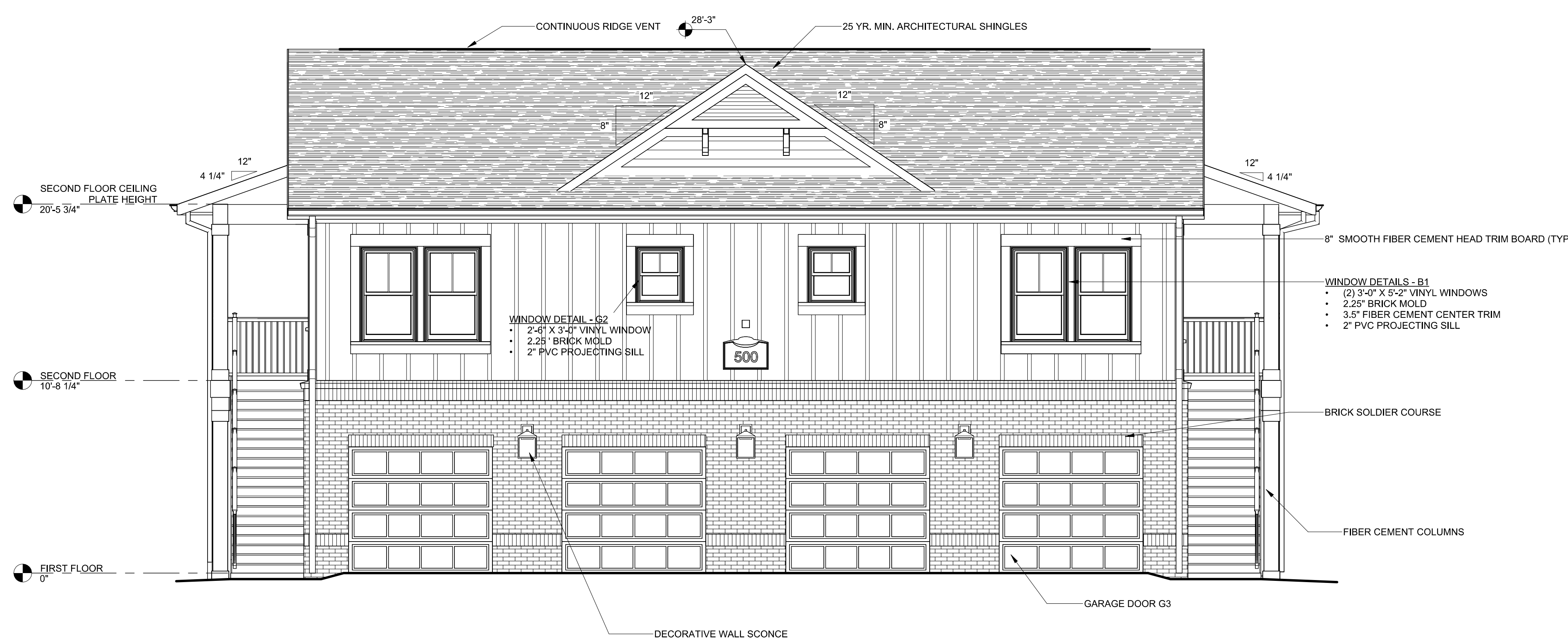
FRONT ELEVATION CARRIAGE HOUSE

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

ARCHITECTURAL PLANS EXTERIOR MATERIALS

- = ASPHALT ROOF SHINGLE CERTAINTEED: LANDMARK SERIES COLOR: DRIFTWOOD
- = HORIZONTAL FIBER CEMENT SIDING PPG PAINTS COLOR: SHARKSKIN PPG1025-4
- = FIBER CEMENT BOARD & BATTEN PPG PAINTS COLOR: SEAGULL PPG14-03
- = TRIM FIBER CEMENT BOARD PPG PAINTS COLOR: SEAGULL PPG14-03
- = BRICK VENEER GENERAL SHALE PAT: RIVER SHOALS
- = BRICK ROWLOCK / SOLDIER COURSE GENERAL SHALE PAT: RIVER SHOALS



REAR ELEVATION CARRIAGE HOUSE

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE:
CARRIAGE HOUSE - FRONT & REAR ELEVATIONS

SHEET NUMBER:
A1.51R

REVISED FOR 12/8 DRB SUBMISSION

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PREVIOUS SUBMISSION

REAR ELEVATION CARRIAGE HOUSE

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

ARCHITECTURAL PLANS EXTERIOR MATERIALS

= ASPHALT ROOF SHINGLE
CERTAINTEED: LANDMARK SERIES
COLOR: DRIFTWOOD

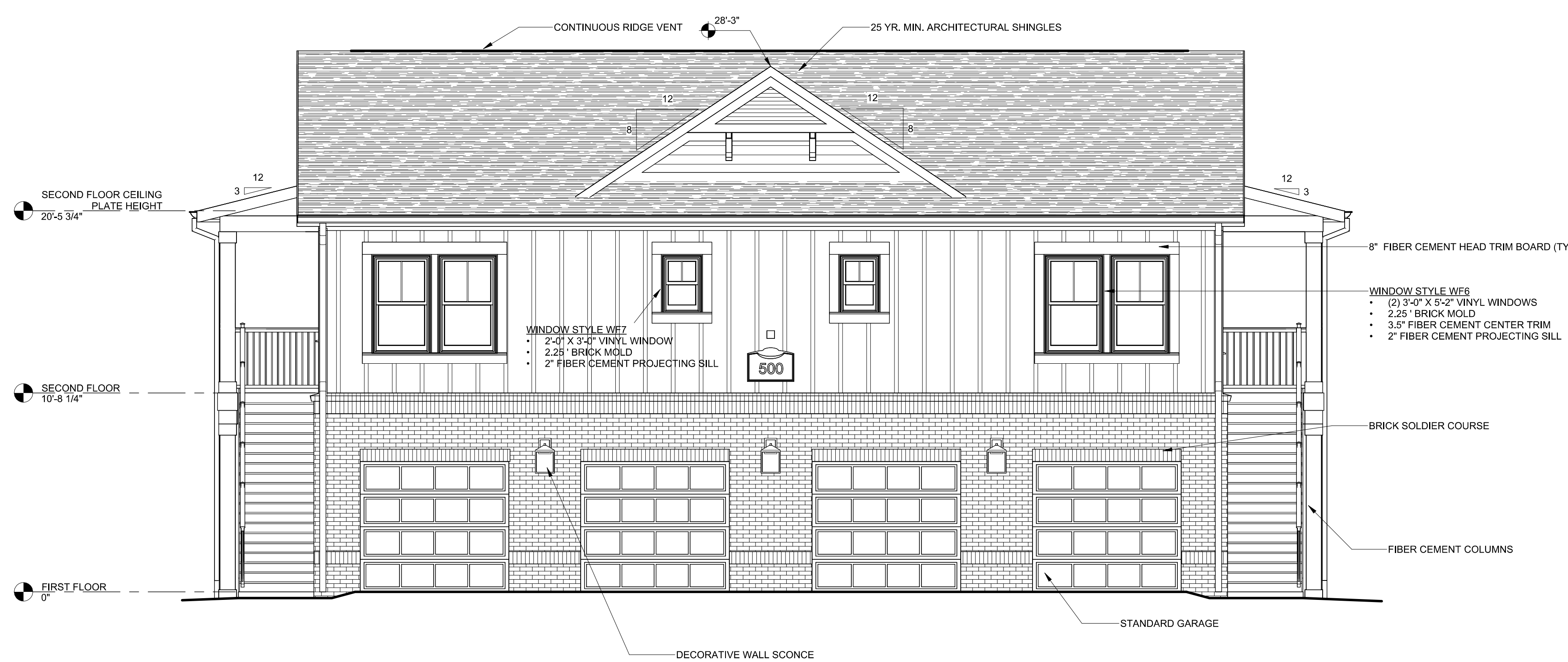
= HORIZONTAL FIBER CEMENT SIDING
PPG PAINTS
COLOR: SHARKSKIN PPG1025-4

= FIBER CEMENT BOARD & BATTEN
PPG PAINTS
COLOR: SEAGULL PPG14-03

= TRIM FIBER CEMENT BOARD
PPG PAINTS
COLOR: SEAGULL PPG14-03

= BRICK VENEER
GENERAL SHALE
PAT: RIVER SHOALS

= BRICK ROWLOCK / SOLDIER COURSE
GENERAL SHALE
PAT: RIVER SHOALS



FRONT ELEVATION CARRIAGE HOUSE

SCALE: 1/4" = 1'-0"

0' 2' 4' 8' 16'

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WATERCREST APARTMENTS
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LOGAN HOMES

SHEET TITLE:
CARRIAGE HOUSE - FRONT & REAR ELEVATIONS

SHEET NUMBER:
A1.51

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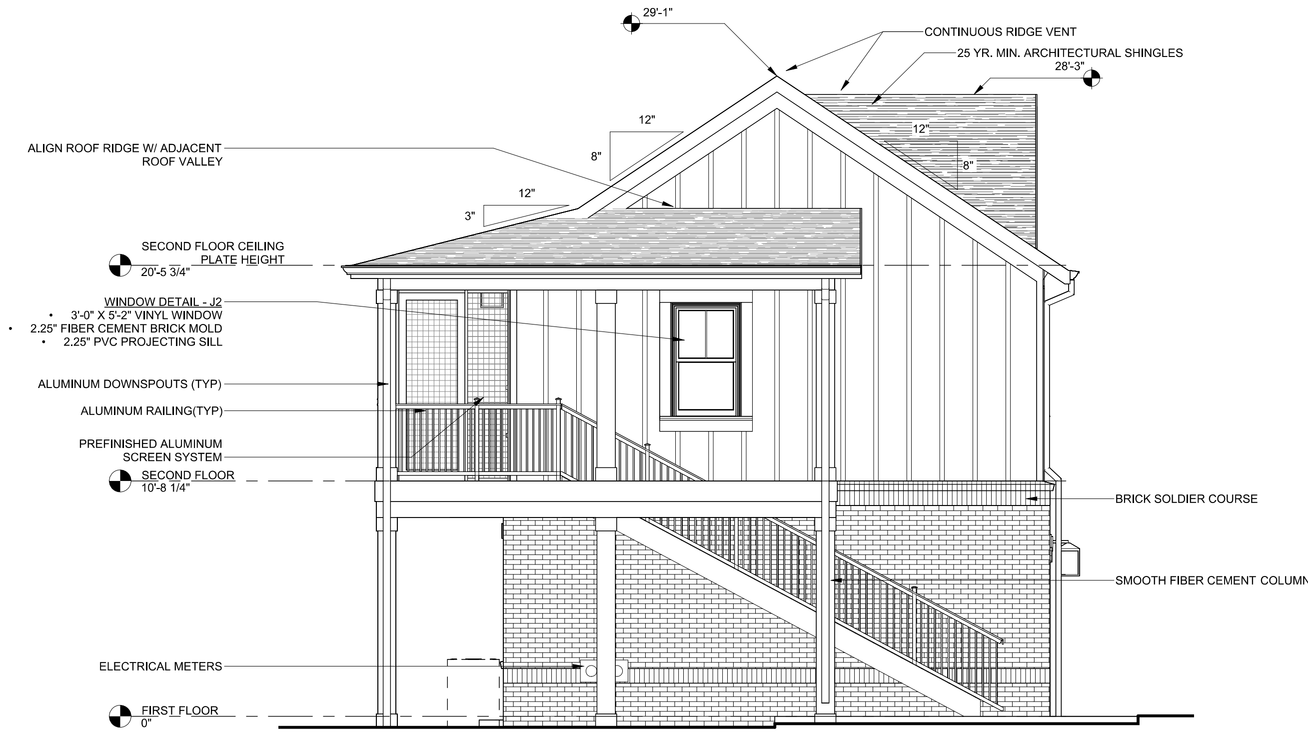
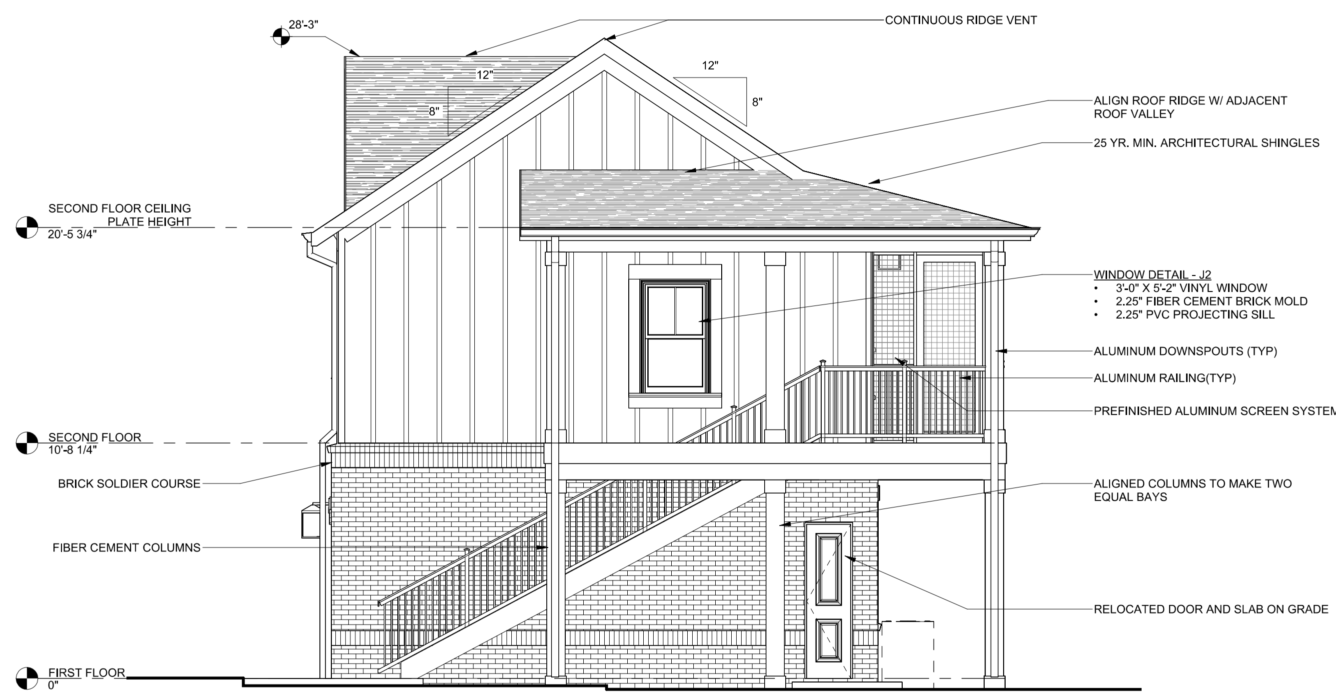


RIGHT ELEVATION
CARRIAGE HOUSE
SCALE: 1/4" = 1'-0"

ARCHITECTURAL PLANS
EXTERIOR MATERIALS

	= ASPHALT ROOF SHINGLE CERTAINTEED: LANDMARK SERIES COLOR: DRIFTWOOD
	= HORIZONTAL FIBER CEMENT SIDING PPG PAINTS COLOR: SHARKSKIN PPG1025-4
	= FIBER CEMENT BOARD & BATTEN PPG PAINTS COLOR: SEAGULL PPG14-03
	= TRIM FIBER CEMENT BOARD PPG PAINTS COLOR: SEAGULL PPG14-03
	= BRICK VENEER GENERAL SHALE PAT: RIVER SHOALS
	= BRICK ROWLOCK / SOLDIER COURSE GENERAL SHALE PAT: RIVER SHOALS



LEFT ELEVATION
CARRIAGE HOUSE
SCALE: 1/4" = 1'-0"

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN
HOMES

SHEET TITLE:
CARRIAGE HOUSE - SIDE ELEVATIONS

SHEET NUMBER:
A1.52R
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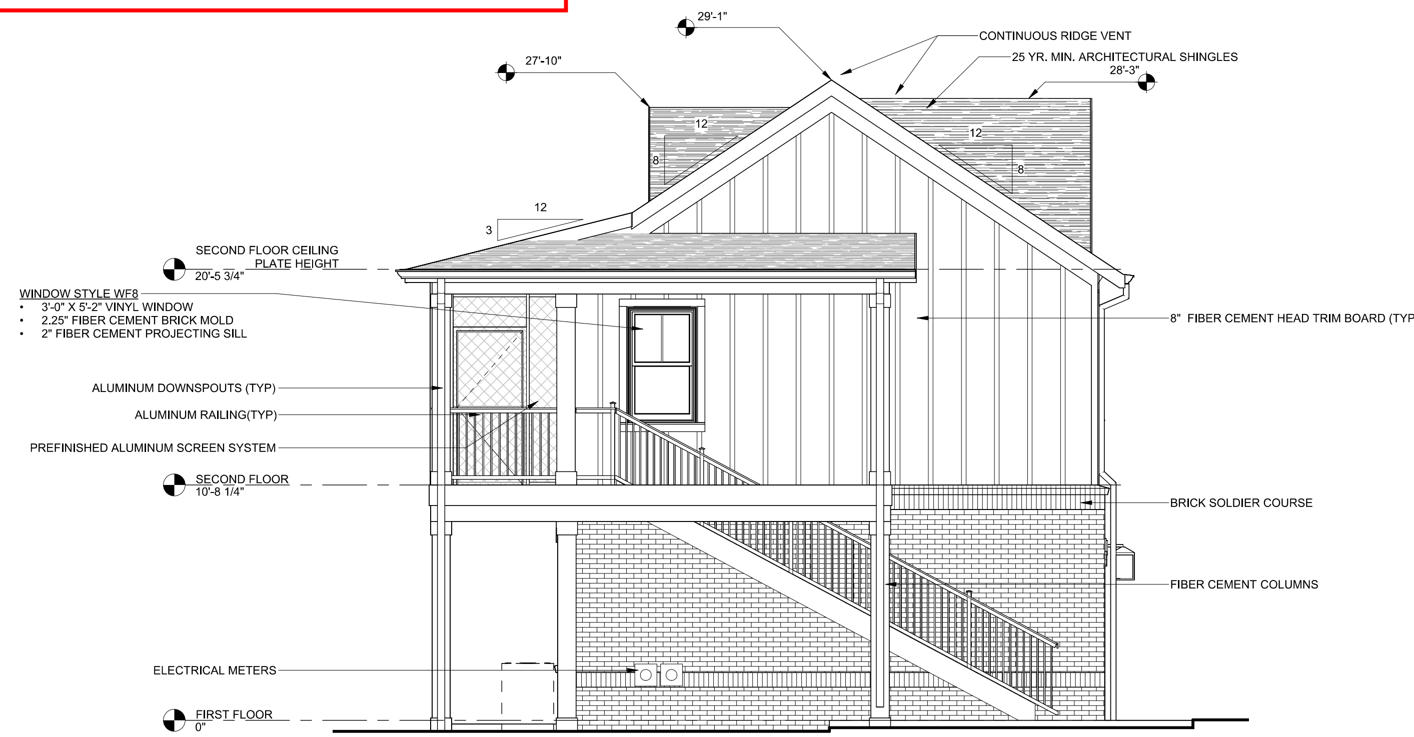
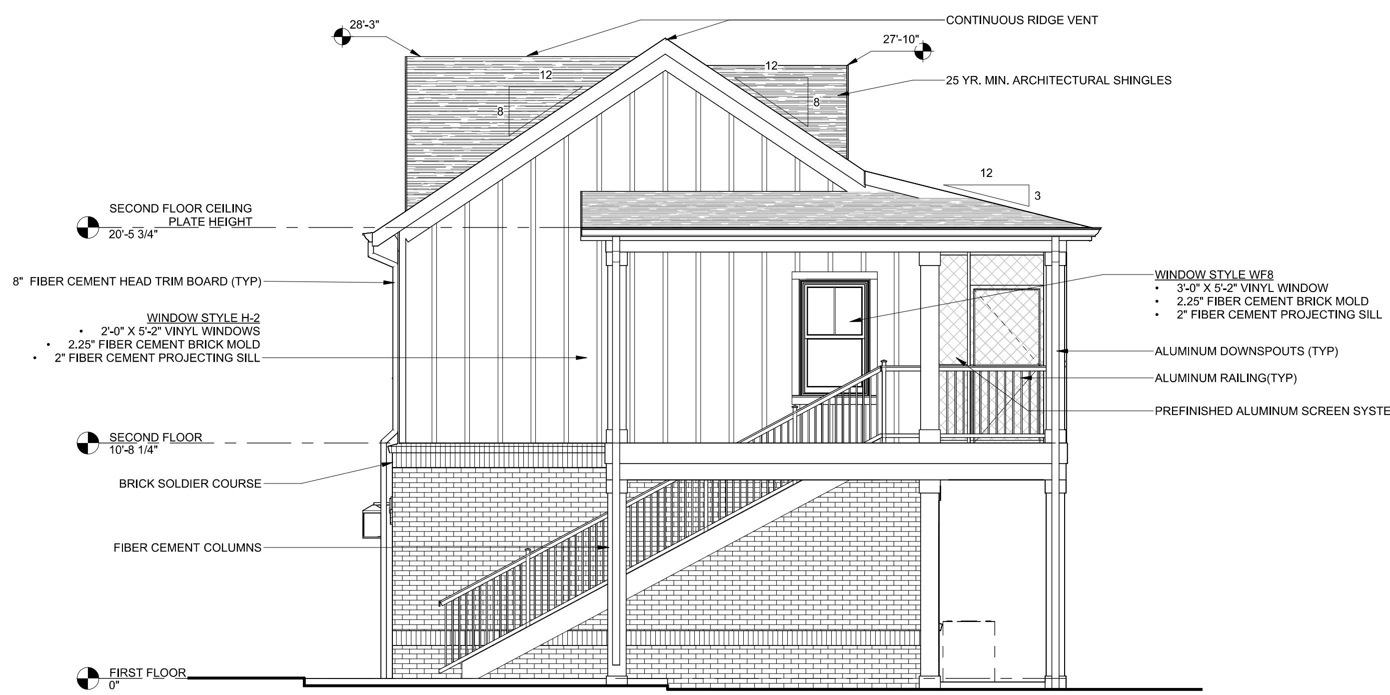


RIGHT ELEVATION
CARRIAGE HOUSE

SCALE: 1/4" = 1'-0"



LEFT ELEVATION
CARRIAGE HOUSE

SCALE: 1/4" = 1'-0"

ARCHITECTURAL PLANS
EXTERIOR MATERIALS

= ASPHALT ROOF SHINGLE
CERTAINTEED: LANDMARK SERIES
COLOR: DRIFTWOOD

= HORIZONTAL FIBER CEMENT SIDING
PPG PAINTS
COLOR: SHARKSKIN PPG1025-4

= FIBER CEMENT BOARD & BATTEN
PPG PAINTS
COLOR: SEAGULL PPG14-03

= TRIM FIBER CEMENT BOARD
PPG PAINTS
COLOR: SEAGULL PPG14-03

= BRICK VENEER
GENERAL SHALE
PAT: RIVER SHOALS

= BRICK ROWLOCK / SOLDIER COURSE
GENERAL SHALE
PAT: RIVER SHOALS

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE:
CARRIAGE HOUSE - SIDE ELEVATIONS

SHEET NUMBER:
A1.52

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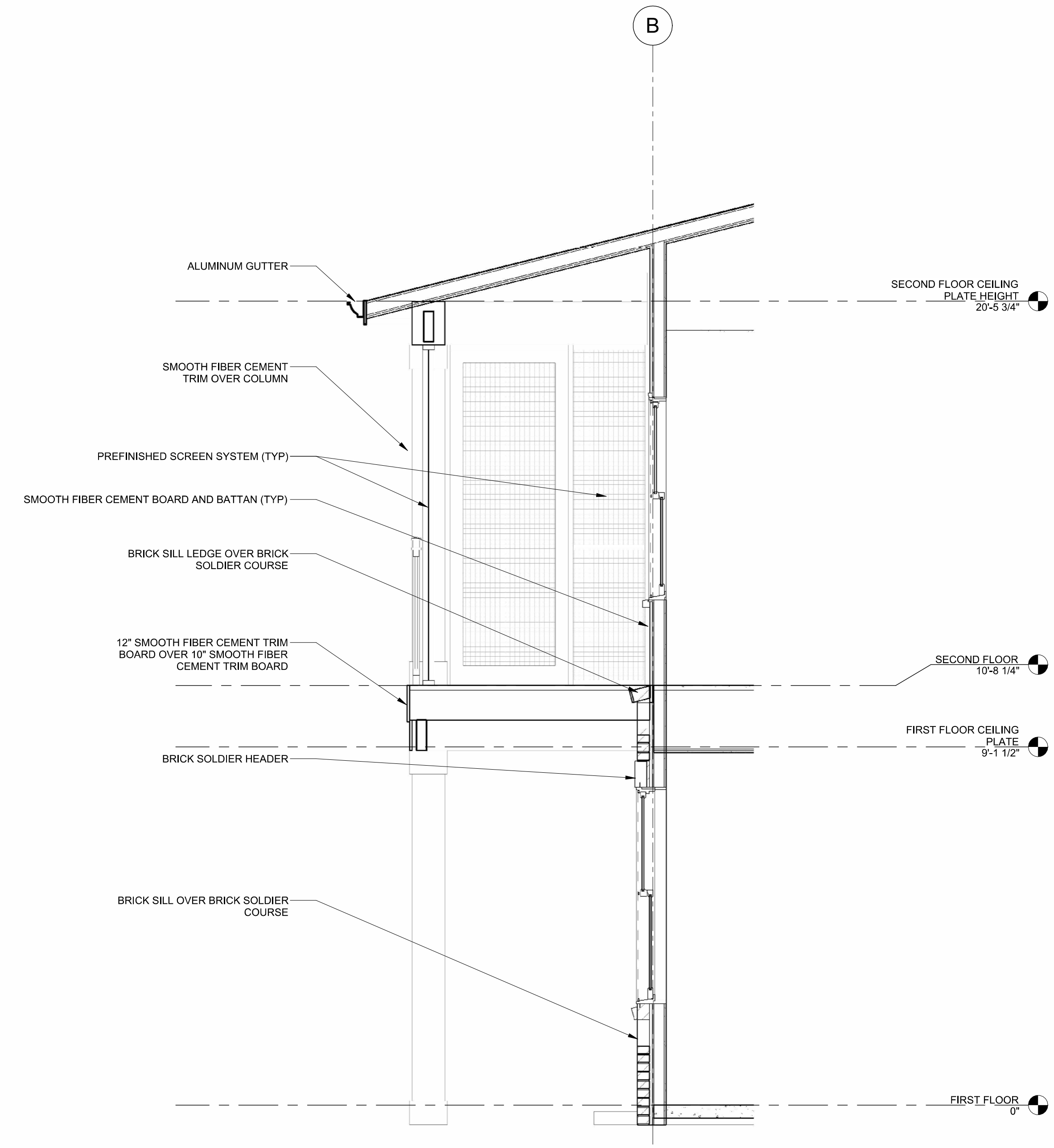

1
A1.53R

WALL SECTION (TYP)

1/2" = 1'-0"

0' 1' 2' 4' 8'

WATERCREST APARTMENTS

CITY OF BEAUFORT, SC

LOGAN
HOMES

SHEET TITLE:
CARRIAGE HOUSE - BLDG & WALL SECTIONS

SHEET NUMBER:
A1.53R

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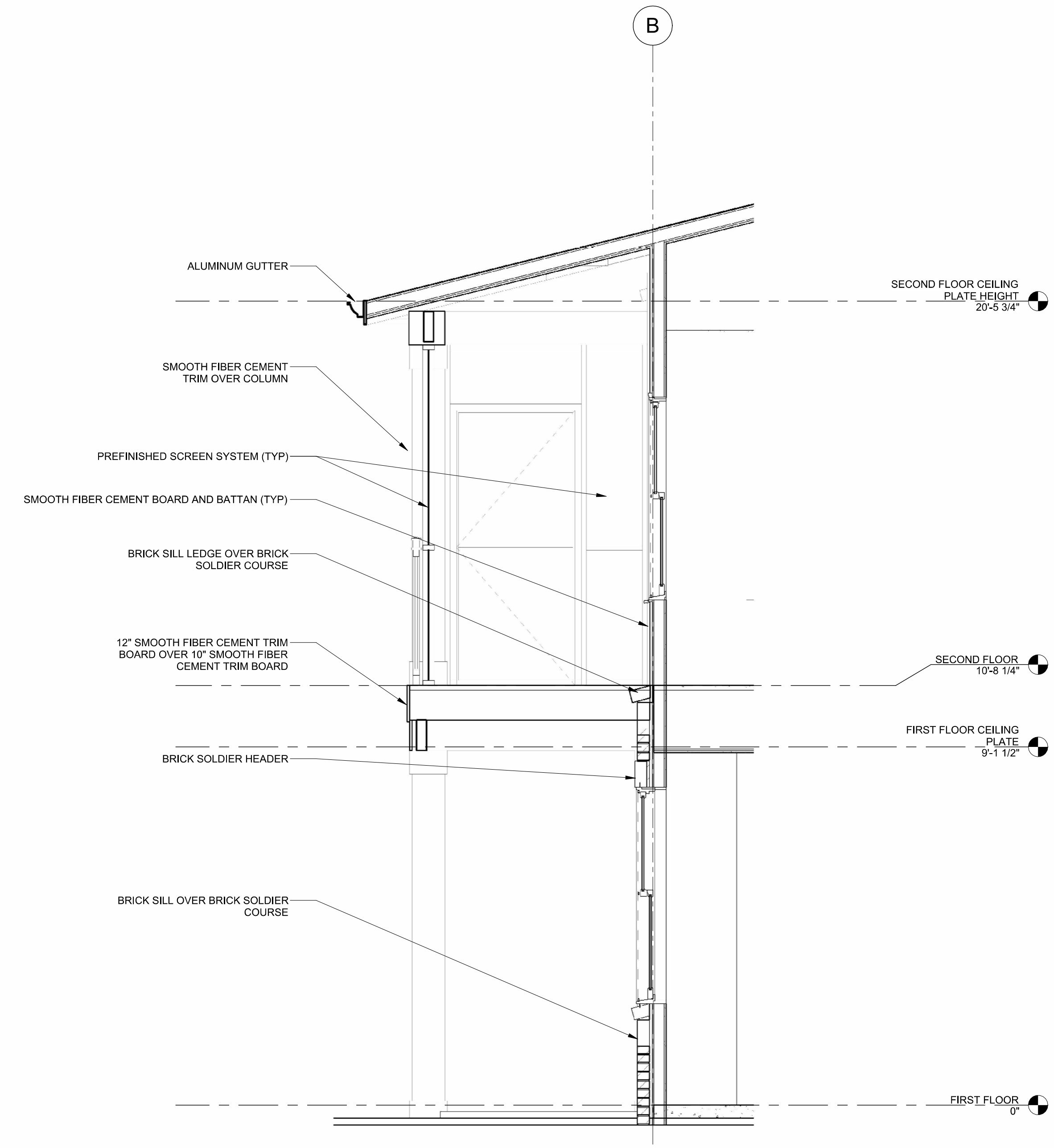

1
A1.53

WALL SECTION (TYP)

1/2" = 1'-0"

0' 1' 2' 4' 8'

WATERCREST APARTMENTS

CITY OF BEAUFORT, SC

LOGAN
HOMES

SHEET TITLE:
CARRIAGE HOUSE - BLDG & WALL SECTIONS

SHEET NUMBER:
A1.53

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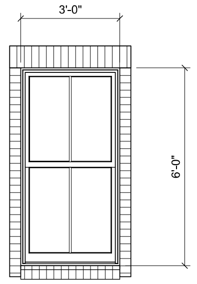
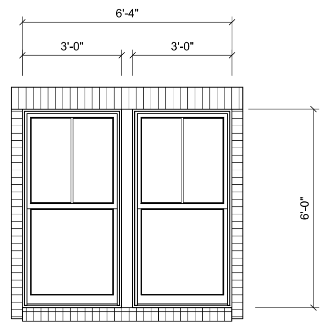
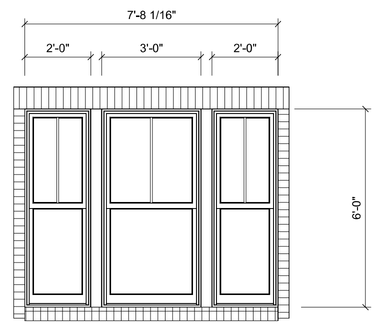
WINDOW LEGEND



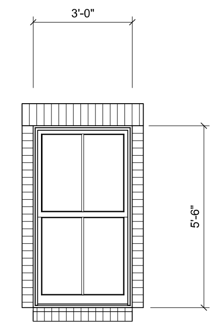
WINDOW TYPE A1



WINDOW TYPE B1

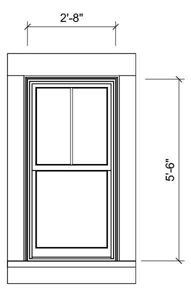


WINDOW TYPE C1

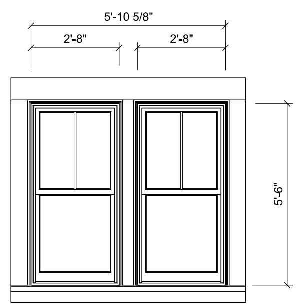


WINDOW TYPE D1

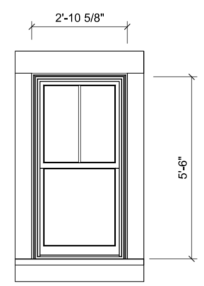
1 =WINDOW TYPE WITH SOLDIER COURSE AND PROJECTING BRICK SILL



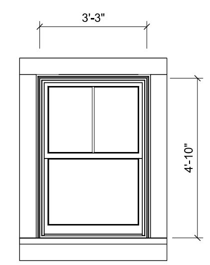
WINDOW TYPE A2



WINDOW TYPE B2

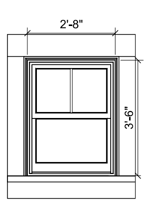


WINDOW TYPE C2

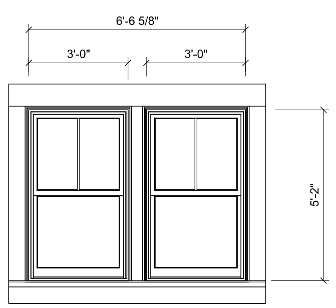


WINDOW TYPE D2

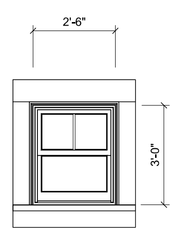
2 =WINDOW TYPE WITH FIBER CEMENT TRIM BOARD/PROJECTING PVC SILL



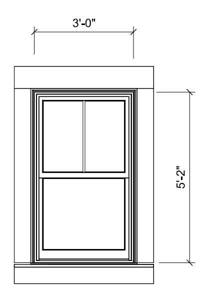
WINDOW TYPE E2



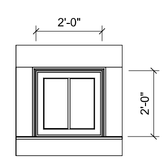
WINDOW TYPE F2



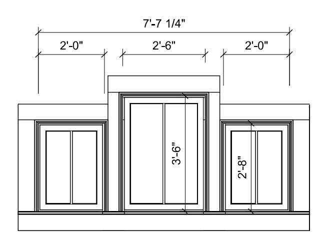
WINDOW TYPE G2



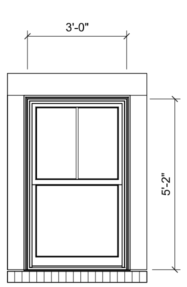
WINDOW TYPE H2



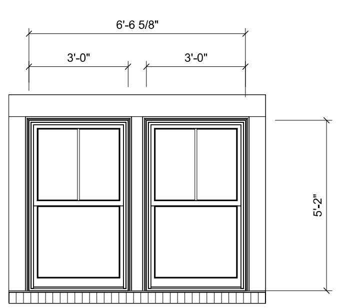
WINDOW TYPE I2



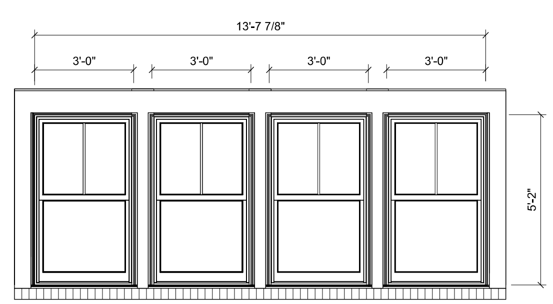
WINDOW TYPE J2



WINDOW TYPE A3

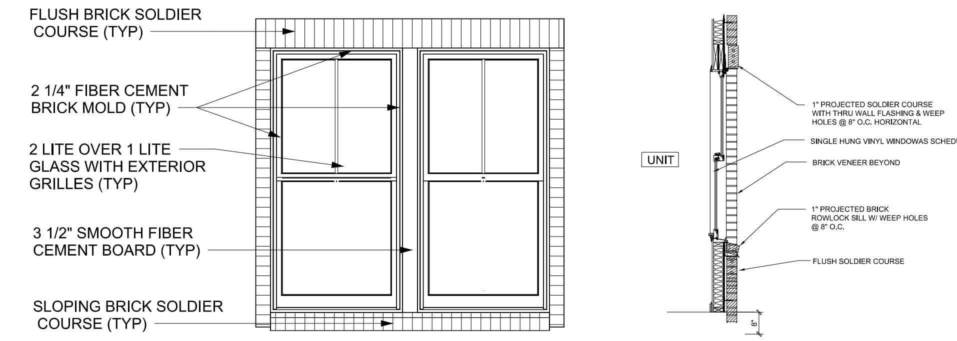


WINDOW TYPE B3

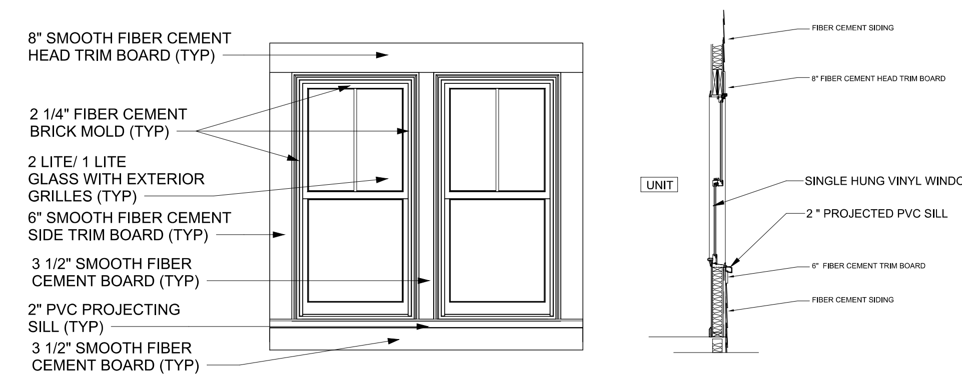


WINDOW TYPE C3

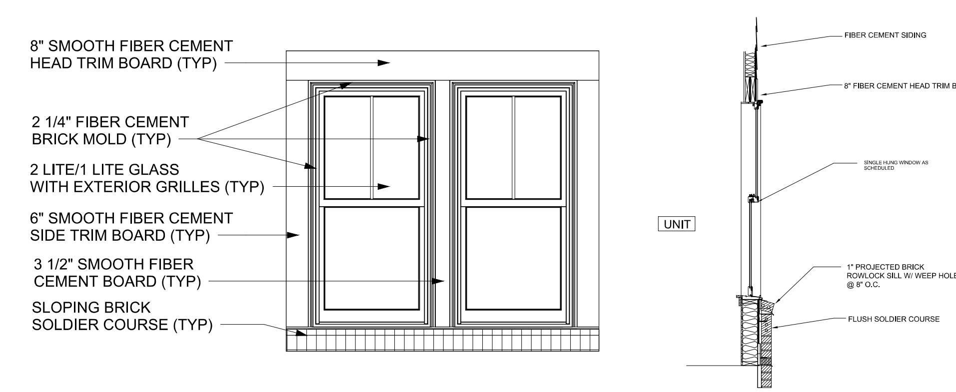
3 =WINDOW TYPE WITH FIBER CEMENT HEAD & SIDE TRIM BOARD/PROJECTING BRICK SILL



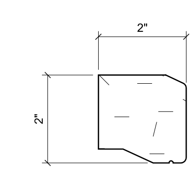
WINDOW TYPE B1 ELEVATION & SECTION



WINDOW TYPE B2 ELEVATION & SECTION



WINDOW TYPE B3 ELEVATION & SECTION



PROJECTED PVC SILL DETAIL - TYP

Planworx COLLABORATIVE, PLLC
5711 six forks road, suite 100, raleigh, nc 27609
office (919)846-8100
website www.planworx.com

WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE:
Window Details

SHEET NUMBER:
A7.00R

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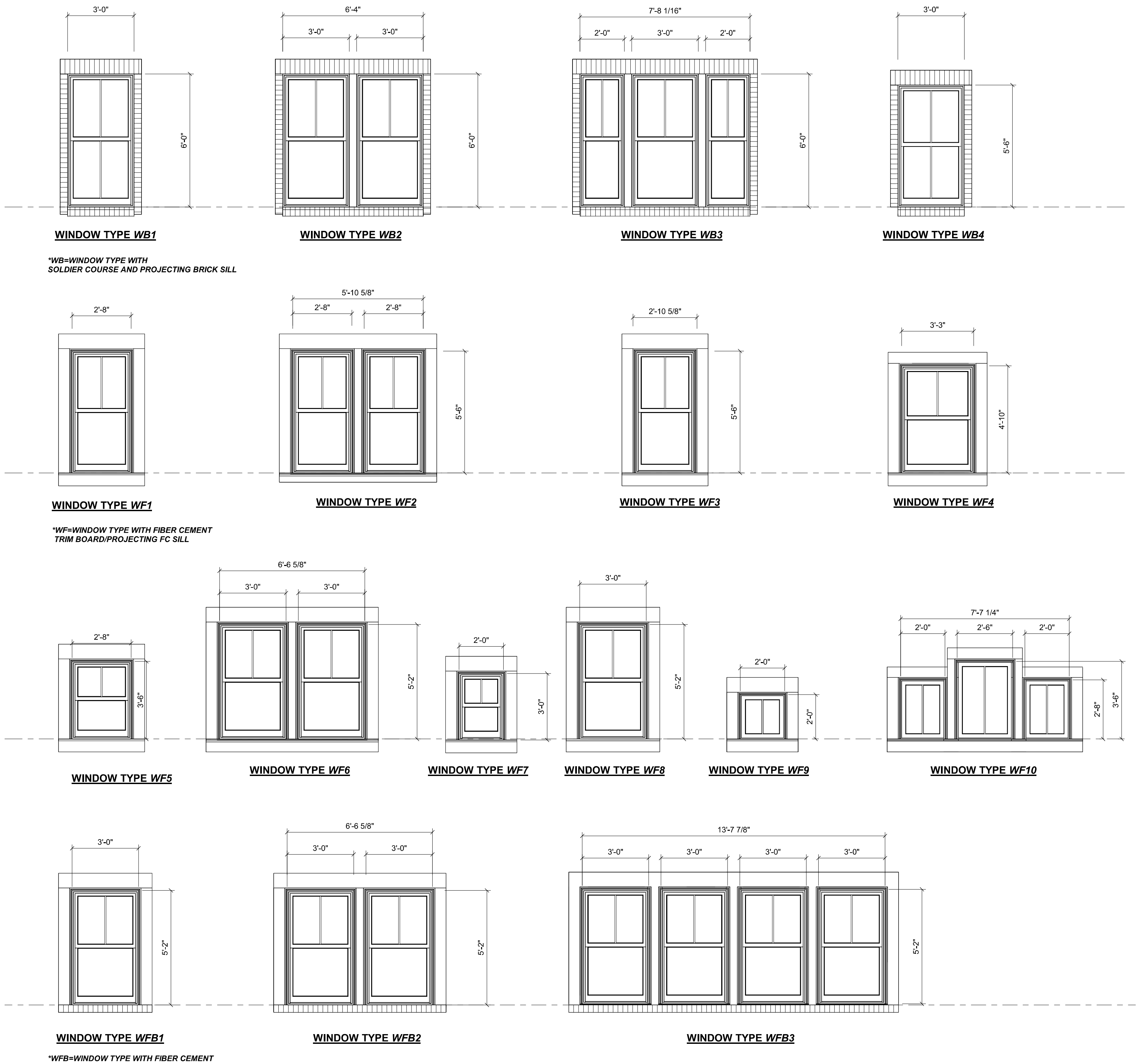
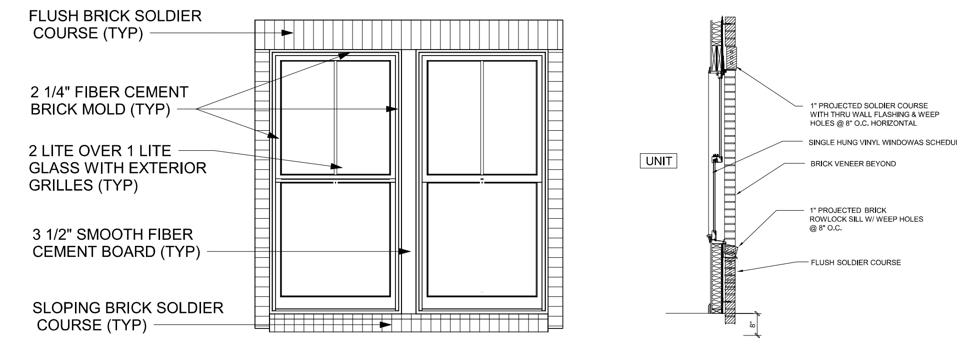
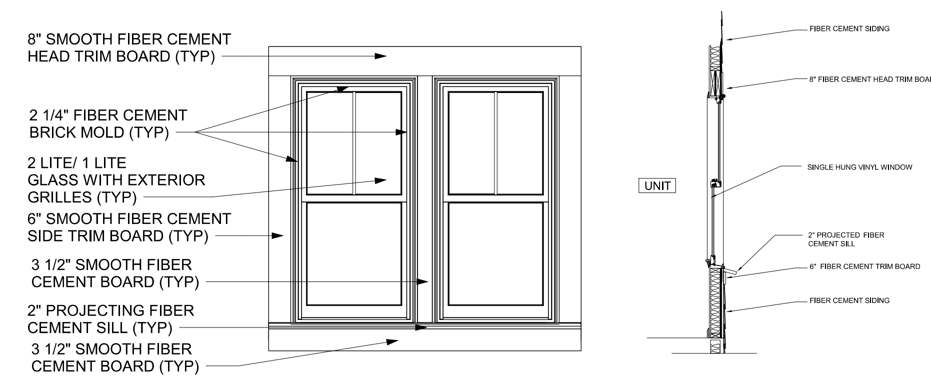
PREVIOUS SUBMISSION

WINDOW LEGEND

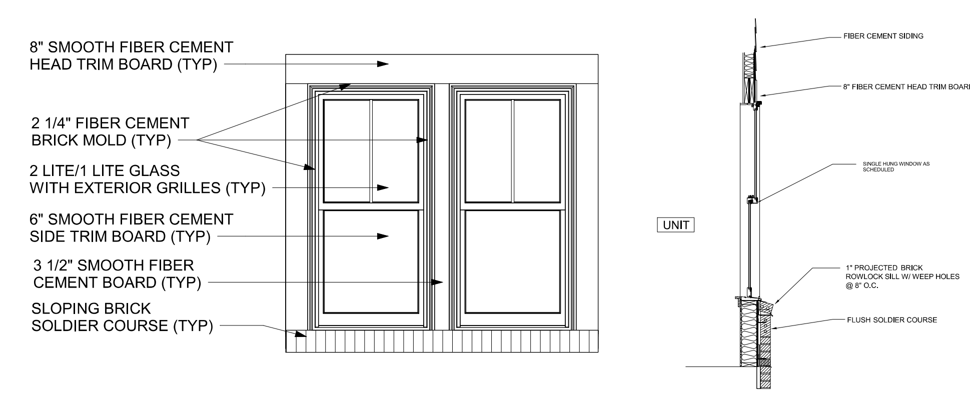




WINDOW TYPE *WB* ELEVATION & SECTION



WINDOW TYPE *WF* ELEVATION & SECTION



WINDOW TYPE *WFB* ELEVATION & SECTION

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE:
Window Details

SHEET NUMBER:
A7.00

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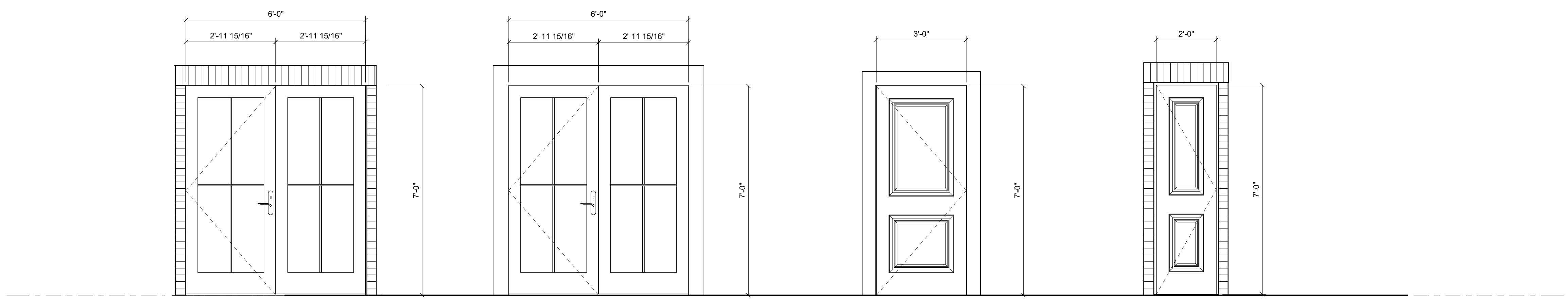
EXTERIOR DOOR LEGEND

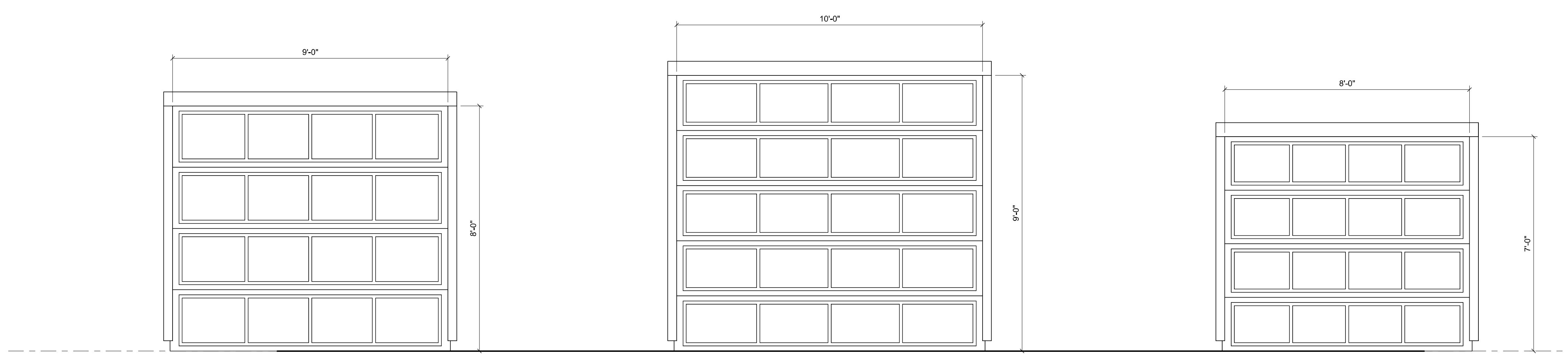


DOOR TYPE D1

DOOR TYPE D2

DOOR TYPE D3

DOOR TYPE D4



GARAGE DOOR TYPE G1

GARAGE DOOR TYPE G2

GARAGE DOOR TYPE G3

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN
HOMES

SHEET TITLE:
Door Details

SHEET NUMBER:
A7.01R

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REAR ELEVATION CARRIAGE HOUSE

SCALE: NTS

PERSPECTIVE CARRIAGE HOUSE

SCALE: NTS

SIDE ELEVATION CARRIAGE HOUSE

SCALE: NTS

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office (919)846-8100
website www.planworx.com

Watercrest

WATERCREST APARTMENTS

CITY OF BEAUFORT, SC

LOGAN HOMES

SHEET TITLE:
RENDERED ELEVATIONS - CARRIAGE HOUSE

SHEET NUMBER:
A1.13R

REVISED FOR 12/8 DRB SUBMISSION

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FRONT ELEVATION
BUILDING TYPE 1

ARCHITECTURAL PLANS
EXTERIOR MATERIALS

= ASPHALT ROOF SHINGLE CERTAINTEED: LANDMARK SERIES COLOR: DRIFTWOOD	= SMOOTH FIBER CEMENT BOARD & BATTAN PPG PAINTS COLOR: SEAGULL PPG14-03
= HORIZONTAL SMOOTH FIBER CEMENT SIDING PPG PAINTS COLOR: MOTH GRAY PPG1024-4	= SMOOTH FIBER CEMENT BOARD & BATTAN PPG PAINTS COLOR: HERON GRAY PPG1033-5
= HORIZONTAL SMOOTH FIBER CEMENT SIDING PPG PAINTS COLOR: HERON GRAY PPG1033-5	= BRICK VENEER GENERAL SHALE PAT: RIVER SHOALS
= HORIZONTAL SMOOTH FIBER CEMENT SIDING PPG PAINTS COLOR: SHARKSIN PPG1025-4	= BRICK ROWLOCK / SOLDIER COURSE GENERAL SHALE PAT: RIVER SHOALS

FRONT ELEVATION
BUILDING TYPE 2

3D RENDERING
BUILDING TYPE 1

3D RENDERING
BUILDING TYPE 2

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN
HOMES

SHEET TITLE:
Building Renderings 3

SHEET NUMBER:
A8.02R

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3D RENDERING
BUILDING TYPE 3

3D RENDERING
BUILDING TYPE 4

ARCHITECTURAL PLANS EXTERIOR MATERIALS

= ASPHALT ROOF SHINGLE
CERTAINTEED: LANDMARK SERIES
COLOR: DRIFTWOOD

= HORIZONTAL SMOOTH FIBER
CEMENT SIDING
PPG PAINTS
COLOR: MOTH GRAY PPG1024-4

= HORIZONTAL SMOOTH FIBER
CEMENT SIDING
PPG PAINTS
COLOR: HERON GRAY PPG1033-5

= HORIZONTAL SMOOTH FIBER
CEMENT SIDING
PPG PAINTS
COLOR: SHARKSIN PPG1025-4

= SMOOTH FIBER CEMENT BOARD &
BATTAN
PPG PAINTS
COLOR: SEAGULL PPG14-03

= SMOOTH FIBER CEMENT BOARD &
BATTAN
PPG PAINTS
COLOR: HERON GRAY PPG1033-5

= BRICK VENEER
GENERAL SHALE
PAT: RIVER SHOALS

= BRICK ROWLOCK / SOLDIER COURSE
GENERAL SHALE
PAT: RIVER SHOALS

FRONT ELEVATION
BUILDING TYPE 3

FRONT ELEVATION
BUILDING TYPE 4

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WATERCREST APARTMENTS
CITY OF BEAUFORT, SC

LOGAN
HOMES

SHEET TITLE:
Building Renderings 4

SHEET NUMBER:
A8.03R

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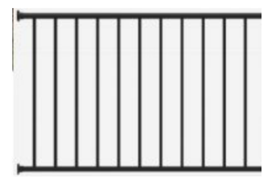
Watercrest



Dark Bronze
Metal Handrail

Landmark
CertainTeed
Driftwood Shingle

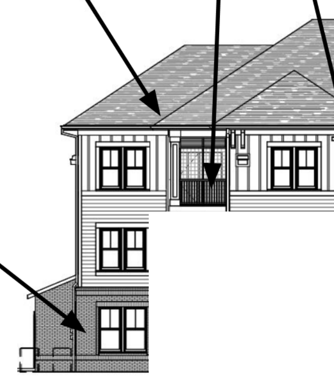
Dark Bronze
Gutters and
Downspouts

Bronze Screen
Frame Color

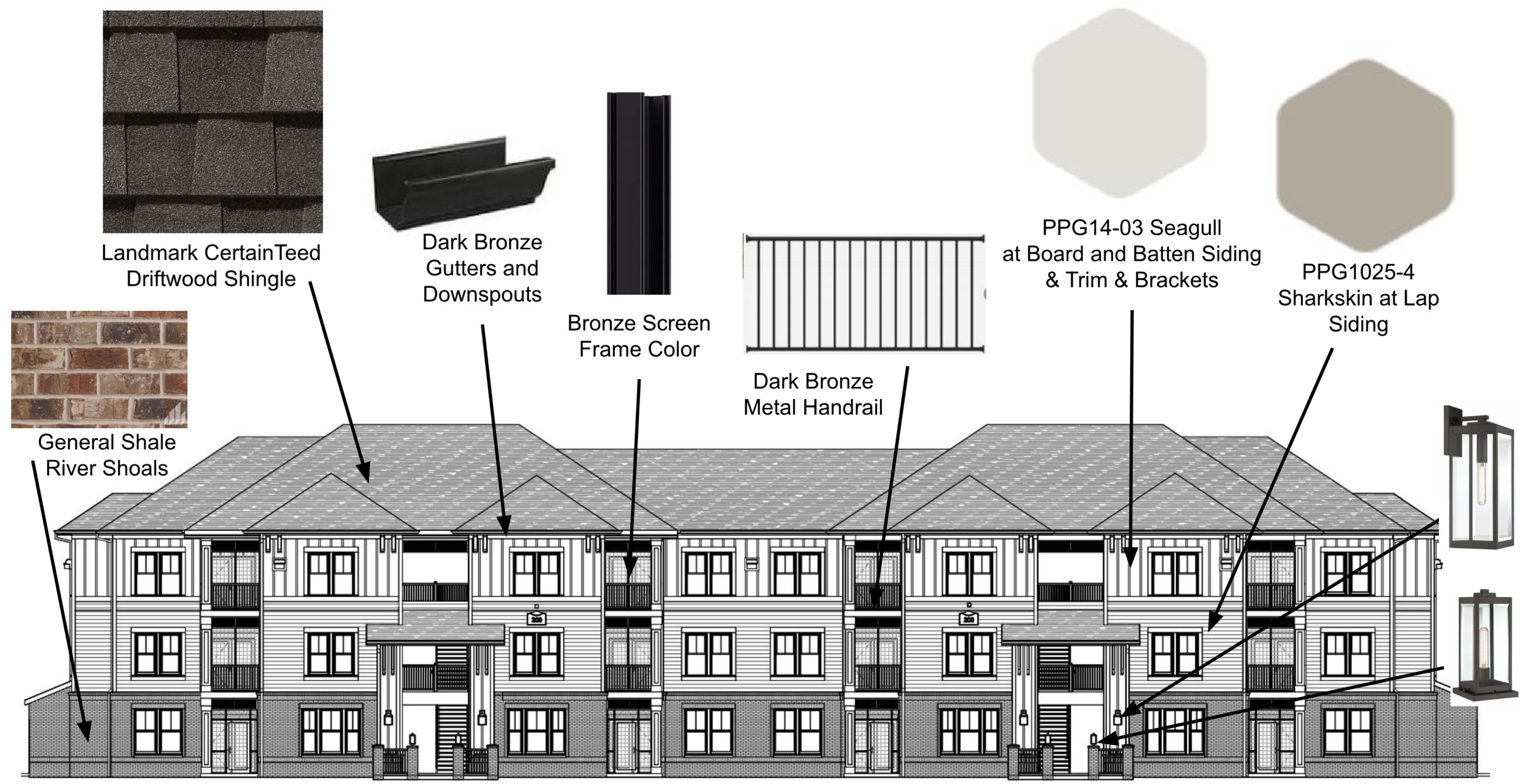
PPG14-03 Seagull
at Board and Batten Siding
& Trim & Brackets

PPG1025-4
Sharkskin at Lap
Siding

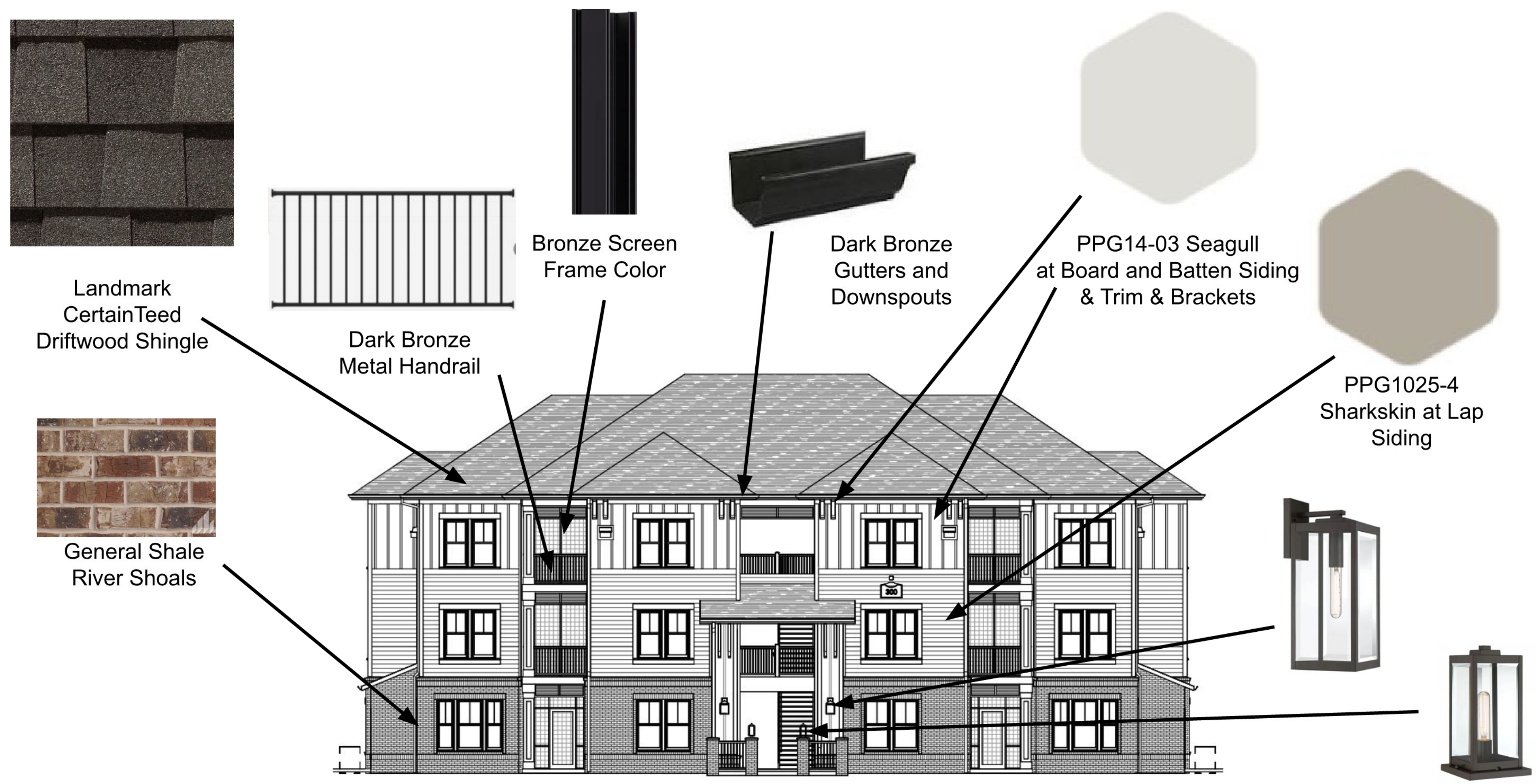
General Shale
River Shoals



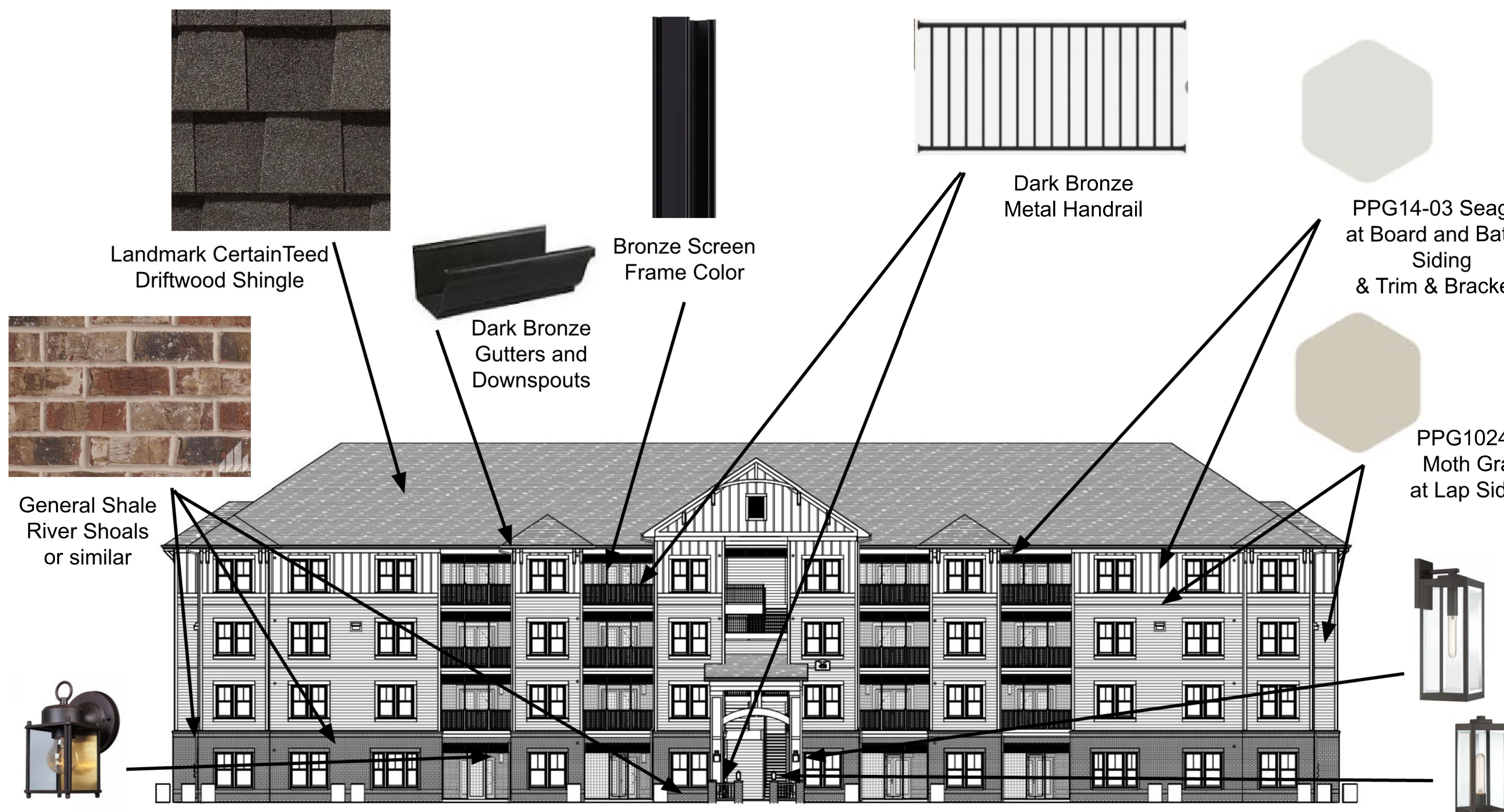
Building Type 1



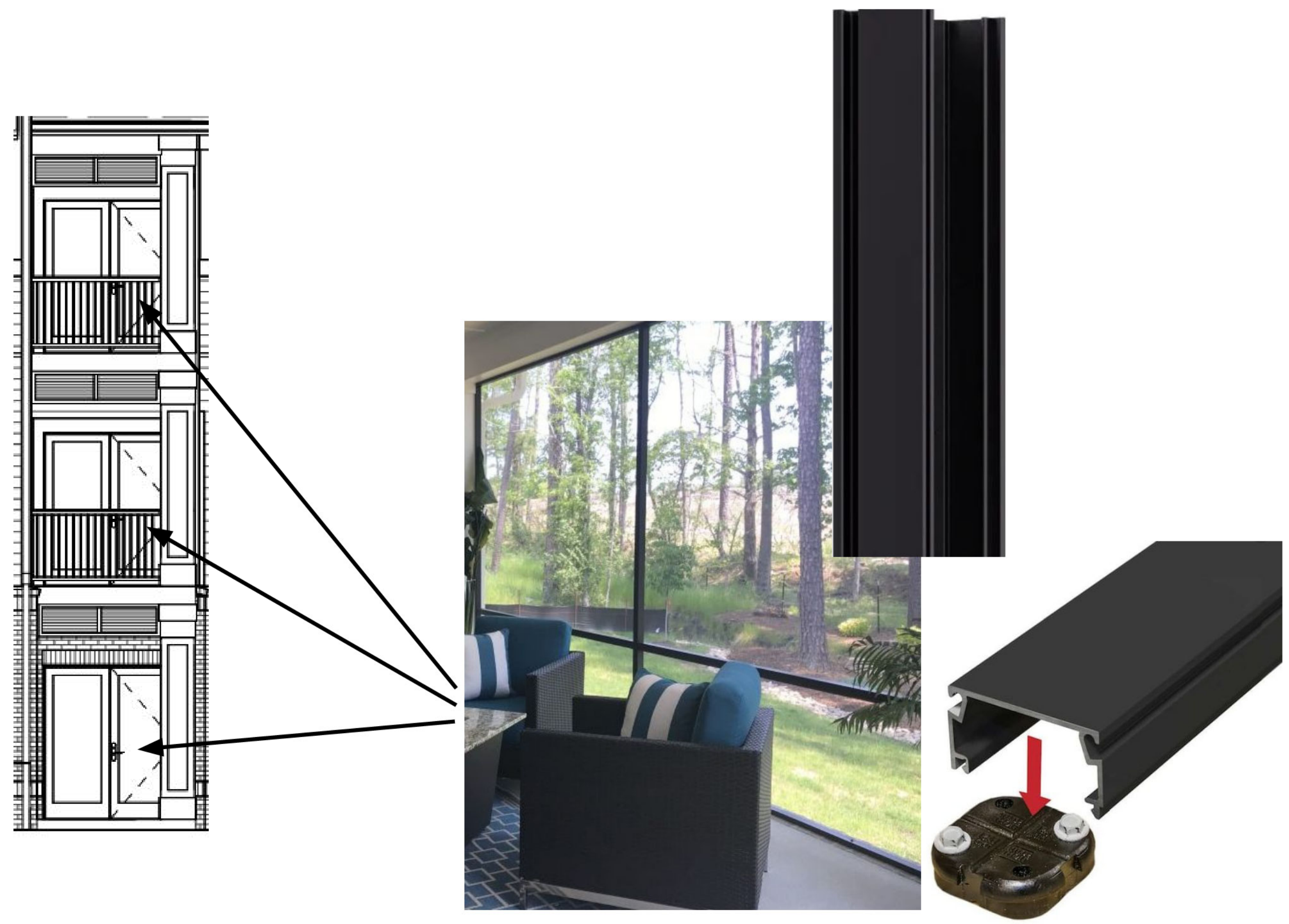
Building Type 2



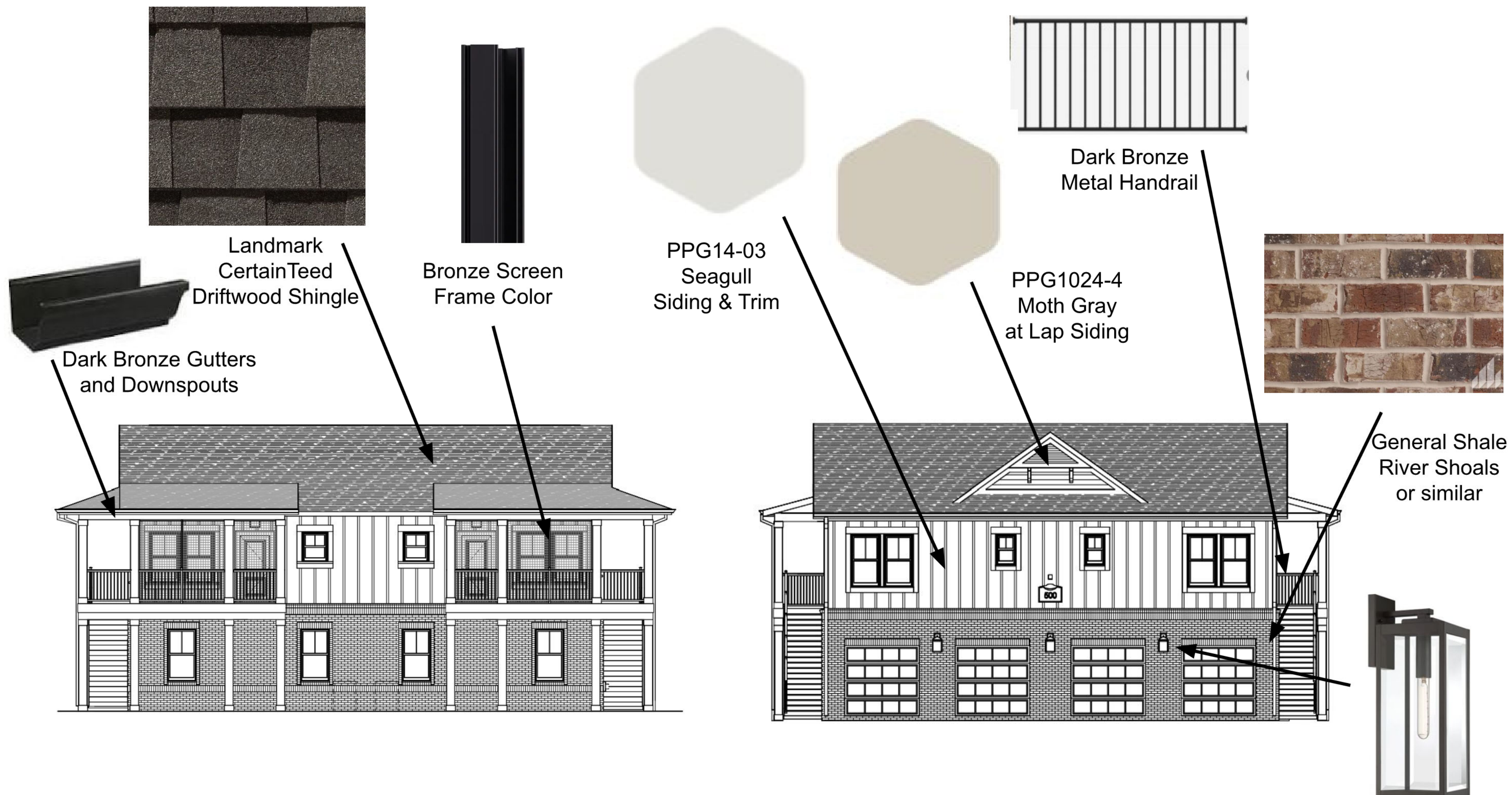
Building Type 3



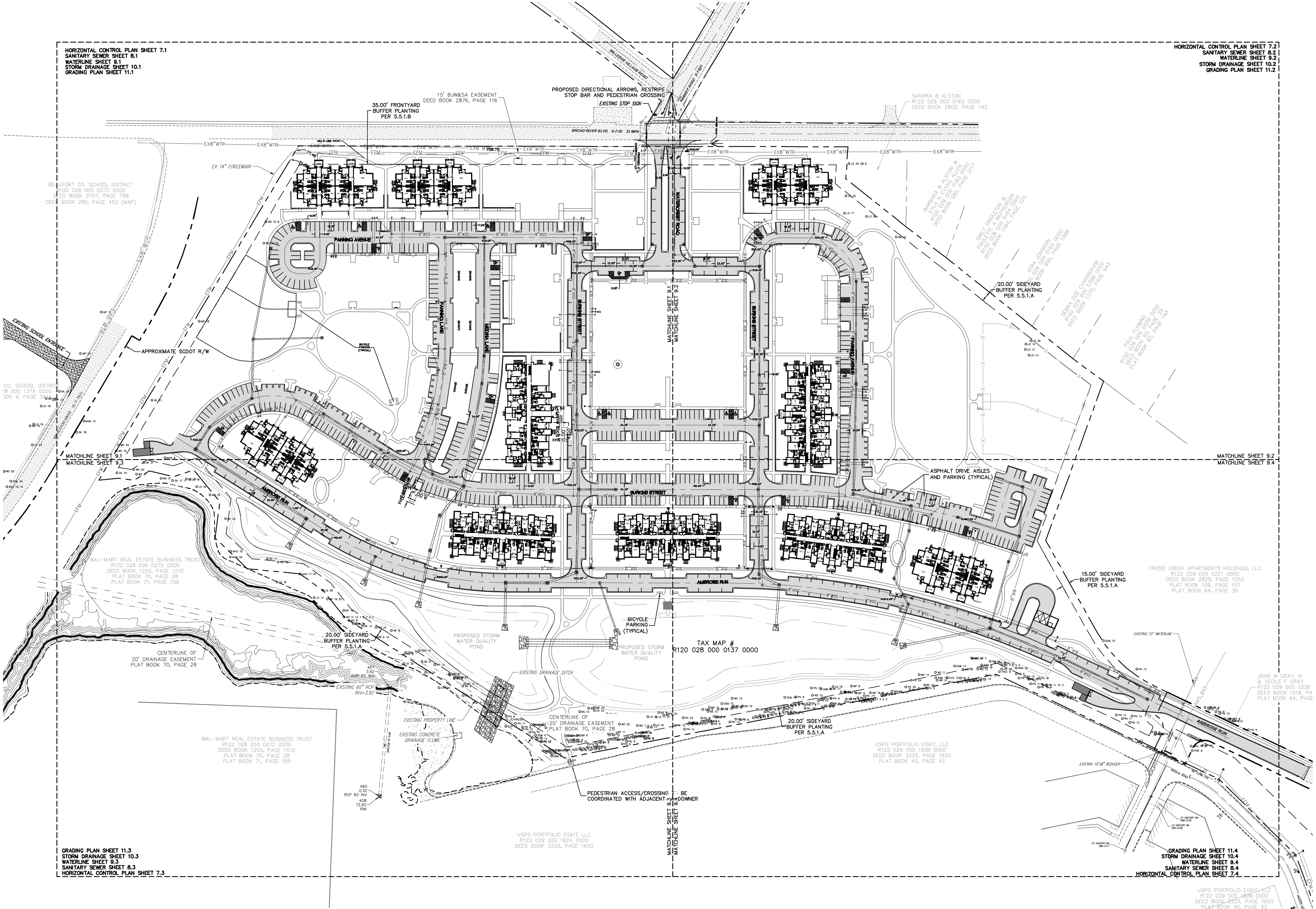
Building Type 4



Typical Screen Porch Details

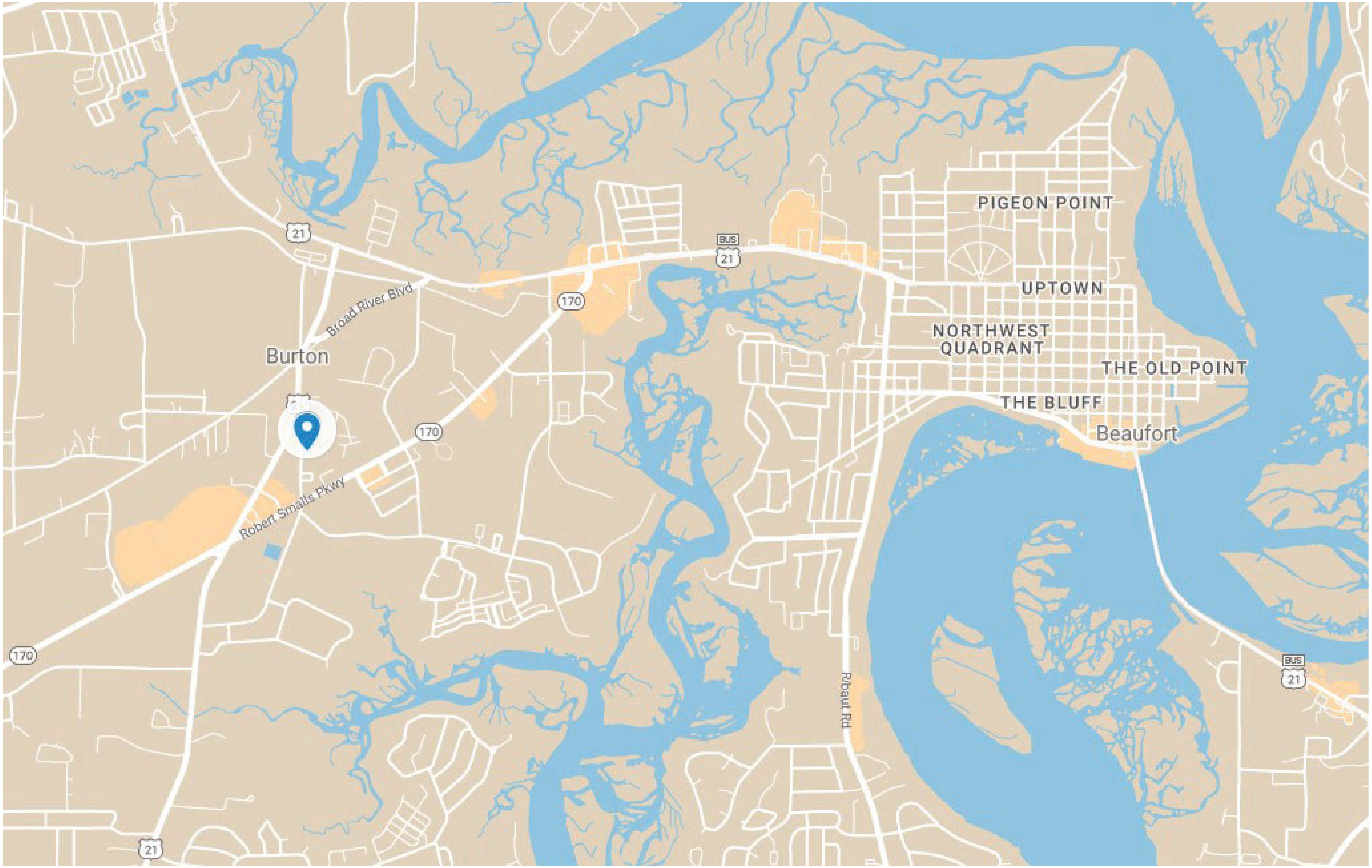


Carriage House


HORIZONTAL CONTROL PLAN SHEET 7.1
SANITARY SEWER SHEET 8.1
WATERLINE SHEET 9.1
STORM DRAINAGE SHEET 10.1
GRADING PLAN SHEET 11.1
HORIZONTAL CONTROL PLAN SHEET 7.2
SANITARY SEWER SHEET 8.2
WATERLINE SHEET 9.2
STORM DRAINAGE SHEET 10.2
GRADING PLAN SHEET 11.2
35.00' FRONTYARD BUFFER PLANTING PER 5.5.1.B
15' BJW&SA EASEMENT DEED BOOK 2876, PAGE 116
PROPOSED DIRECTIONAL ARROWS, RESTRIPE STOP BAR AND PEDESTRIAN CROSSING
EXISTING STOP SIGN
SANDRA B ALSTON R122 029 000 0162 0000 DEED BOOK 2800, PAGE 742
EX 14" FORCEMAIN
BEAUFORT CO. SCHOOL DISTRICT R100 028 000 027C 0000 DEED BOOK 3707, PAGE 799 DEED BOOK 285, PAGE 452 (MAP)
FANNING AVENUE
FANNING LANE
BURGESS STREET
AMBROSE RUN
20.00' SIDEYARD BUFFER PLANTING PER 5.5.1.A
APPROXIMATE SCDOT R/W
EXISTING SCHOOL ENTRANCE
MATCHLINE SHEET 9.1
MATCHLINE SHEET 9.3
MATCHLINE SHEET 9.2
MATCHLINE SHEET 9.4
ASPHALT DRIVE AISLES AND PARKING (TYPICAL)
WAL-MART REAL ESTATE BUSINESS TRUST R122 028 000 0272 0000 DEED BOOK 1255, PAGE 1510 PLAT BOOK 70, PAGE 28 PLAT BOOK 71, PAGE 159
15.00' SIDEYARD BUFFER PLANTING PER 5.5.1.A
CROSS CREEK APARTMENTS HOLDINGS, LLC R122 029 000 0221 0000 DEED BOOK 2829, PAGE 1053 PLAT BOOK 109, PAGE 157 PLAT BOOK 64, PAGE 39
BICYCLE PARKING (TYPICAL)
PROPOSED STORM WATER QUALITY POND
TAX MAP # R120 028 000 0137 0000
20.00' SIDEYARD BUFFER PLANTING PER 5.5.1.A
CENTERLINE OF 20' DRAINAGE EASEMENT PLAT BOOK 70, PAGE 28
EXISTING DRAINAGE DITCH
EXISTING 60" RCP INV=3.92
EXISTING PROPERTY LINE
EXISTING CONCRETE DRAINAGE FLUME
USPG PORTFOLIO EIGHT, LLC R122 029 000 1828 0000 DEED BOOK 3333, PAGE 1600 PLAT BOOK 40, PAGE 43
PEDESTRIAN ACCESS/CROSSING TO BE COORDINATED WITH ADJACENT OWNER
USPG PORTFOLIO EIGHT, LLC R122 029 000 1824 0000 DEED BOOK 3333, PAGE 1600
EXISTING 10" WATERLINE
EXISTING 10"x8" REDUCER
JOHN W GRAY, III & CECILE F GRAY R122 029 000 0226
GRADING PLAN SHEET 11.3
STORM DRAINAGE SHEET 10.3
WATERLINE SHEET 9.3
SANITARY SEWER SHEET 8.3
HORIZONTAL CONTROL PLAN SHEET 7.3
GRADING PLAN SHEET 11.4
STORM DRAINAGE SHEET 10.4
WATERLINE SHEET 9.4
SANITARY SEWER SHEET 8.4
HORIZONTAL CONTROL PLAN SHEET 7.4

CITY STAFF INTRODUCTION

25 Old Jericho Road
Battery Creek Apartments


PIGEON POINT
UPTOWN
NORTHWEST QUADRANT
THE OLD POINT
THE BLUFF
Beaufort
Burton
Broad River Blvd
Robert Smalls Pkwy
Ribaut Rd
21
BUS
170


Old Jeric


Old Jericho Rd

APPLICANT PRESENTATION

25 Old Jericho Road
Battery Creek Apartments

DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW BOARD APPLICATION

Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

☐ Staff Review
☒ Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** ________ **Application #:** ________ **Zoning District:** ________

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. 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: Ryan Lyle, PE

Applicant Address: Andrews Engineering, Inc., 2712 Bull St. Suite A, Beaufort SC 29902

Applicant E-mail: ryan@andrews-sc.com Applicant Phone Number: 843-379-2222 x226

Applicant Title: ☐ Homeowner ☐ Tenant ☐ Architect ☒ Engineer ☐ Developer

Owner (if other than the Applicant): Battery Creek SC LLC (c/o Jay Bernstein)

Owner Address: 1515 Mockingbird Lane, Suite 1010, Charlotte, NC 28209

Project Name: Battery Creek Apartments

Property Address: 25 Old Jericho Road

Property Identification Number *(Tax Map & Parcel Number)*: 5 Parcels: R120/028/00A/0409 , 0410, 0411, 0412, 0413

Date Submitted: 12/08/2022

DEVELOPMENT REVIEW PROCESS

DESIGN REVIEW BOARD APPLICATION

Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Required Project Information

Project Name: Battery Creek Apartments

Property Size in Acres: 5.16 ac Proposed Building Use: Apartments

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

72 MF units in 3 apartment buildings

# of Parking Spaces Required: 117 # of Parking Spaces Provided: 117

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.

This 72 unit apartment community will include 3 residential buildings with a mix of 1, 2, and 3 bedroom units, a clubhouse and playground. The site will be accessed by Old Jericho Road.

Applicant's Signature: Date: 12/08/2022

Owner's Signature: Date: 09/16/2021

(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 Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: jbachety@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

DESIGN REVIEW BOARD
FEE SCHDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

Single-family residential projects (board review)	$100.00
Multifamily and commercial projects (board review)	$250.00
Change After Certification	$100.00
Demolition (whole structure)	$250.00
Special Board Meeting	$500.00

Post facto applications shall be triple the normal fee.

STAFF REVIEW FEES:

Single Family and 2/3-unit buildings not in a historic district are exempt.

Type 1

Renovations/Improvements (not including additions), ≤ 50% of the value of the structures

Value	Fee
Improvements ≤ $5,000	$50
Improvements > $5,000 but ≤ $25,000	$50 + 0.25% x value above $5,000
Improvements > $25,000	$100 + 0.20% x value above $25,000

Type 2

- Any single-family and 2/3-unit residential addition in a historic district: $50
- All other additions: $500 base fee + $0.05/square foot of addition.

Type 3

Review for new construction and for renovations/improvements totaling over 50% of the value of the structure:

- Single-family and 2-3 unit residential in the historic district
- ≤ 10,000 square feet: $500 base fee + 0.05/square foot of building
- > 10,000 square feet: $1,000 base fee + $0.05/square foot of building for the first 100,000 square feet of building. For additional square footage over 100,000, $0.02/square foot.

BATTERY CREEK APARTMENTS
CITY OF BEAUFORT – DRB CONCEPTUAL
PROJECT NARRATIVE
Submittal Date: December 8, 2022
Meeting Date: January 12, 2023

PROJECT SITE

Location: Old Jericho Road

TMPs: R120 028 00A 0409 0000
R120 028 00A 0410 0000
R120 028 00A 0411 0000
R120 028 00A 0412 0000
R120 028 00A 0413 0000

Zoning: T5-UC

PROPOSED DEVELOPMENT

The proposed 5.25 ac ± site is located on Old Jericho Road in the City of Beaufort. The project consists of demolishing two single-family homes and constructing 1 four story multi-family apartment building as well as a cabana and pool. The development proposes 83 units with a unit mix of 23-1 Bedroom units, 44-2 Bedroom units, and 16-3 Bedroom units. The project will be completed in a single phase. The building setbacks are 0-15' along the front, sides, and rear. The apartment building was designed according to the Beaufort Code by raising the finished floor 18", entering from Old Jericho Road through a forecourt / courtyard. Transparency on the ground floor and all floors above is a minimum of 30% of the total wall area for the elevation fronting Old Jericho Road. The exterior materials consist of brick veneer at the base and a combination of fiber cement lap siding and fiber cement board and batten siding. The roof is pitched with a 6:12 slope and contains a roof well along the center of the building. The HVAC condensing units will be located in this roof well to screen them from view.

STORM DRAINAGE, INFRASTRUCTURE, AND UTILITIES

The site generally drains north to south and west to east. Drainage and grading plans will be prepared after the conceptual site layout is generally acceptable by the City. Pervious parking will be provided as needed and if required. Water and sewer service will be provided by extending main lines from Malvern Center. Dominion Power will provide electric service as well as provide leased site lighting. Hargray will provide tele-communications.

ACCESS

One full turn access is planned along Old Jericho Road which is maintained by Beaufort County.

PARKING NEEDS

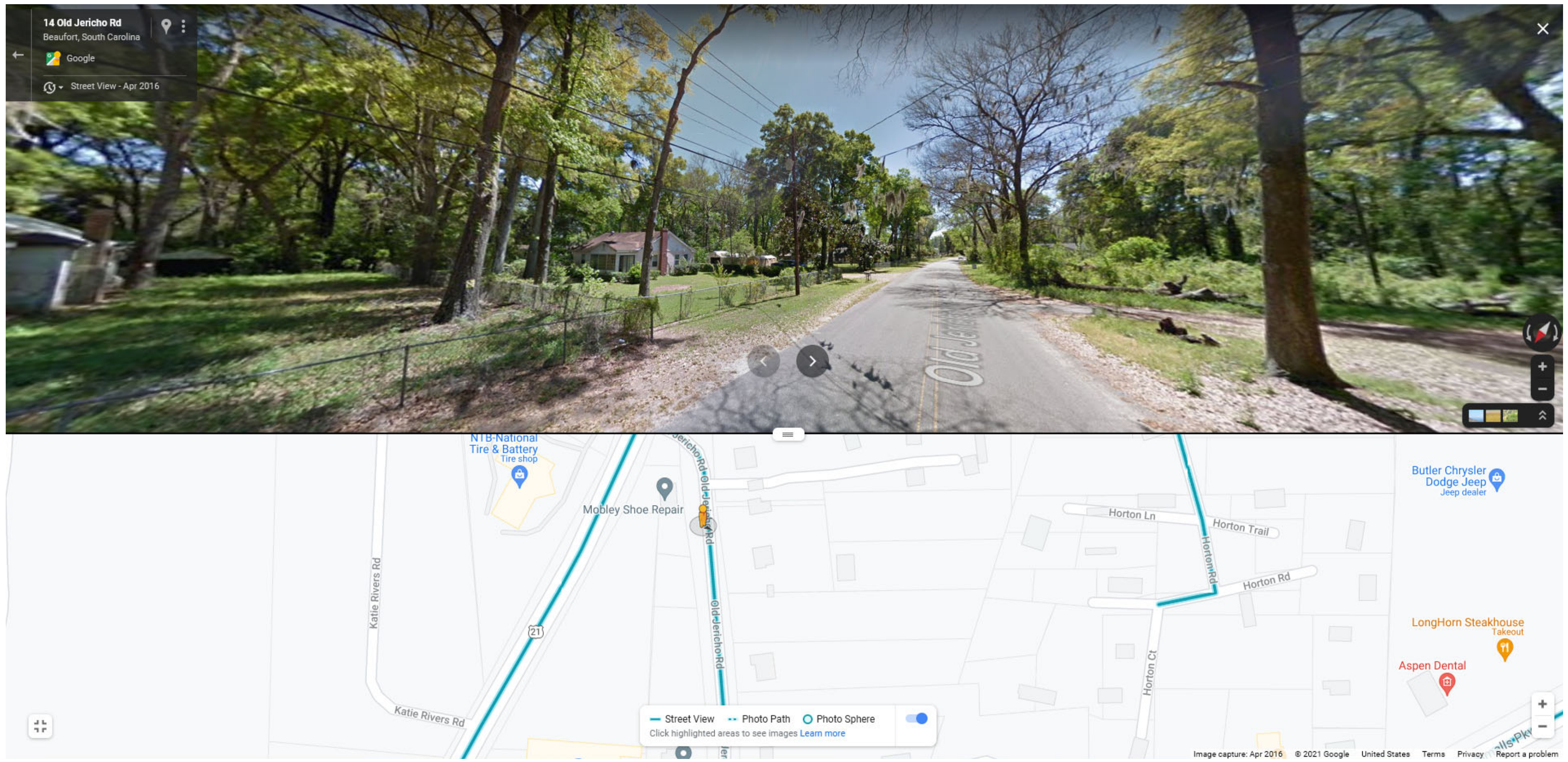
Parking has been provided at the ratios shown below:

1.00 spaces / 1 Bedroom Unit
1.75 spaces / 2 Bedroom Unit
2.00 spaces / 3 Bedroom Unit

The total number of spaces required is 132. A reduction to 80% of total is possible requiring 106 spaces. 119 parking spaces are provided which is 90% of the total required.

LANDSCAPING, LIGHTING, AND SIGNAGE

Landscape, Lighting, and Signage plans will be prepared after preliminary DRB approval for submittal at Final Design Review.


14 Old Jericho Rd
Beaufort, South Carolina
Google
Street View - Apr 2016
Old Jericho Rd
NTB-National Tire & Battery
Tire shop
Mobley Shoe Repair
Katie Rivers Rd
Horton Ln
Horton Trail
Horton Rd
Horton Ct
Butler Chrysler Dodge Jeep
Jeep dealer
LongHorn Steakhouse
Takeout
Aspen Dental
Street View
Photo Path
Photo Sphere
Click highlighted areas to see images Learn more
Image capture: Apr 2016 © 2021 Google United States Terms Privacy Report a problem

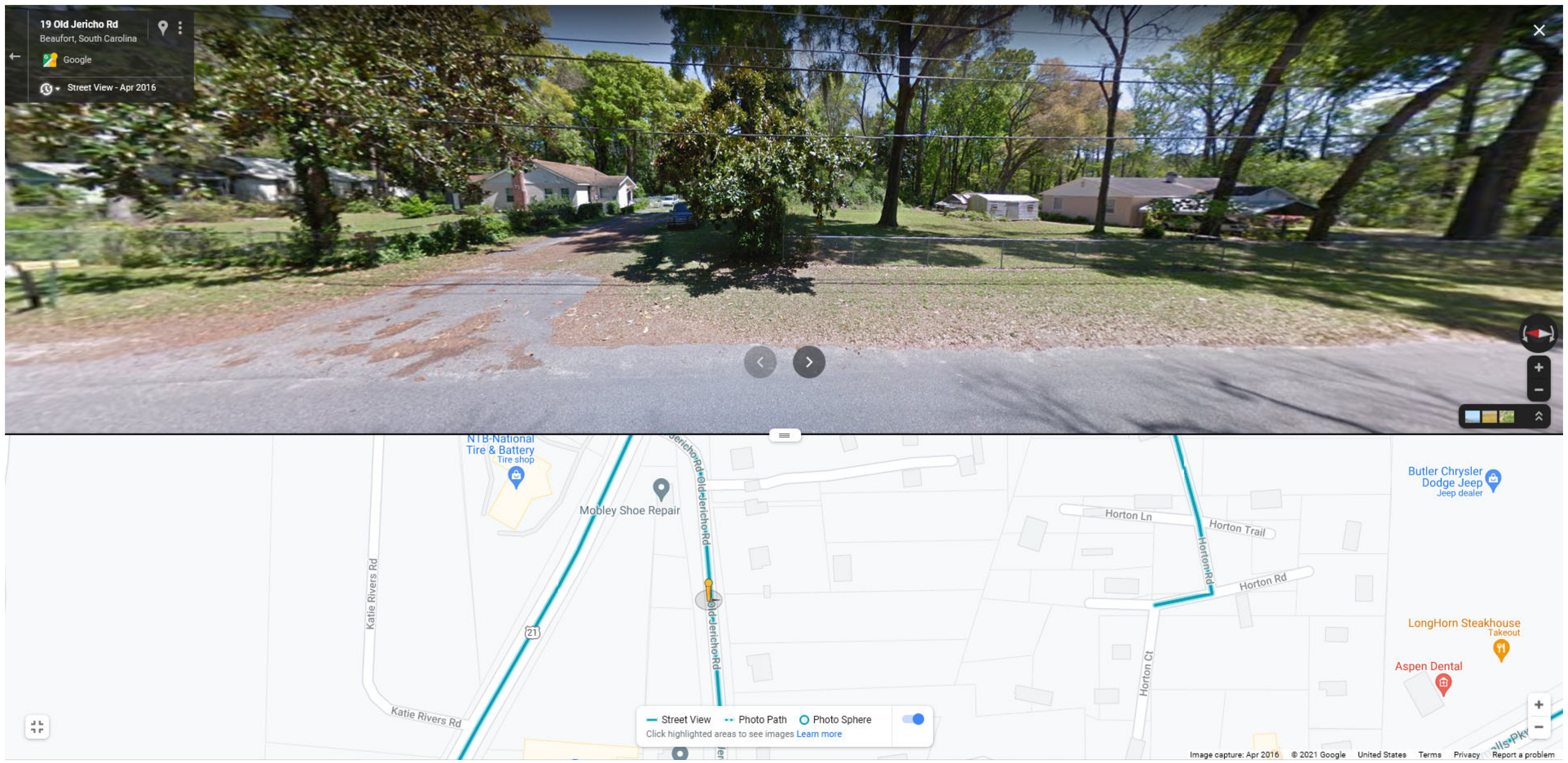

19 Old Jericho Rd
Beaufort, South Carolina
Google
Street View - Apr 2016
NTB-National Tire & Battery
Tire shop
Mobley Shoe Repair
Katie Rivers Rd
Old Jericho Rd
Horton Ln
Horton Trail
Horton Rd
Horton Ct
Butler Chrysler Dodge Jeep
Jeep dealer
LongHorn Steakhouse
Takeout
Aspen Dental
Street View
Photo Path
Photo Sphere
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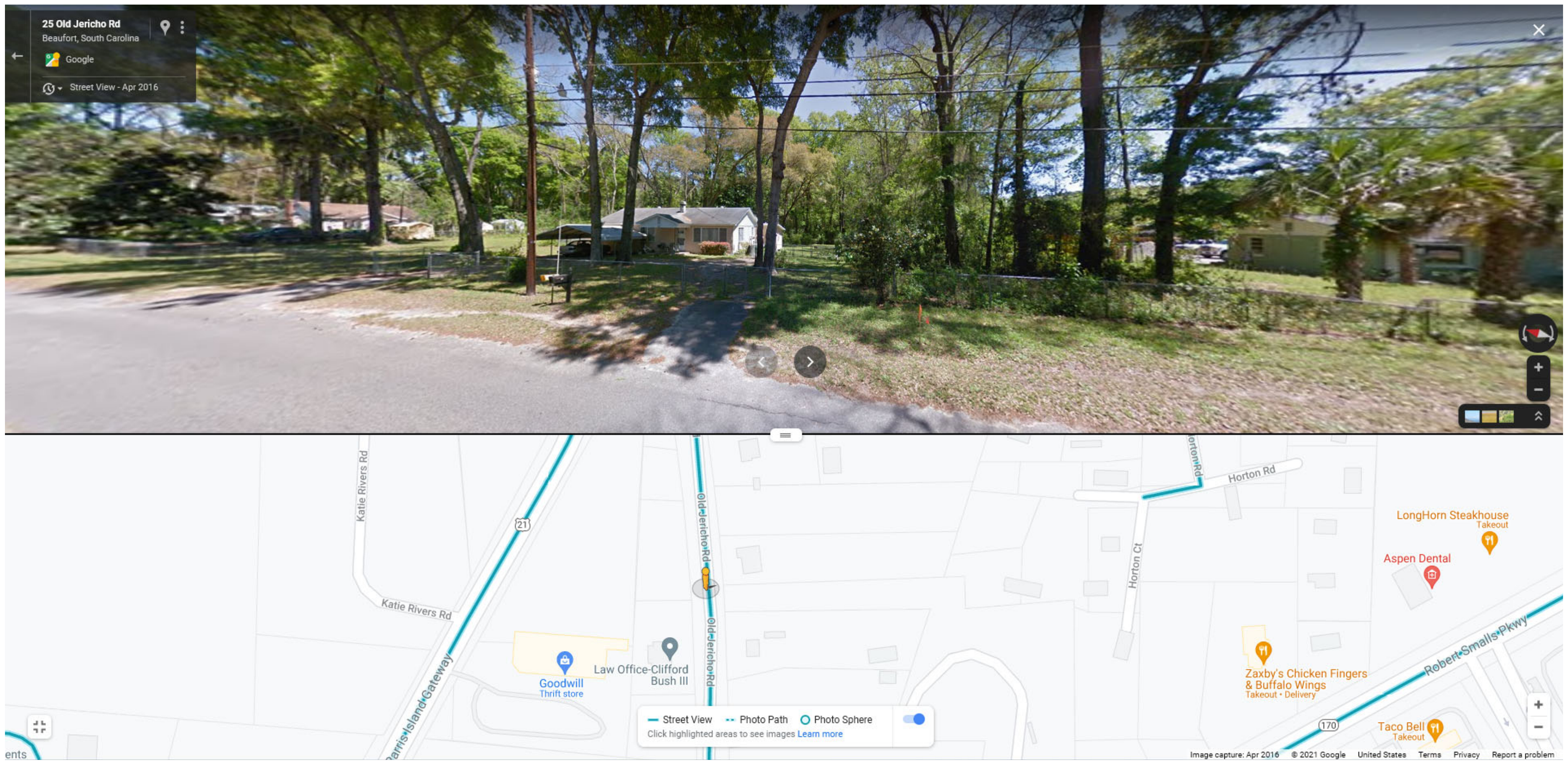
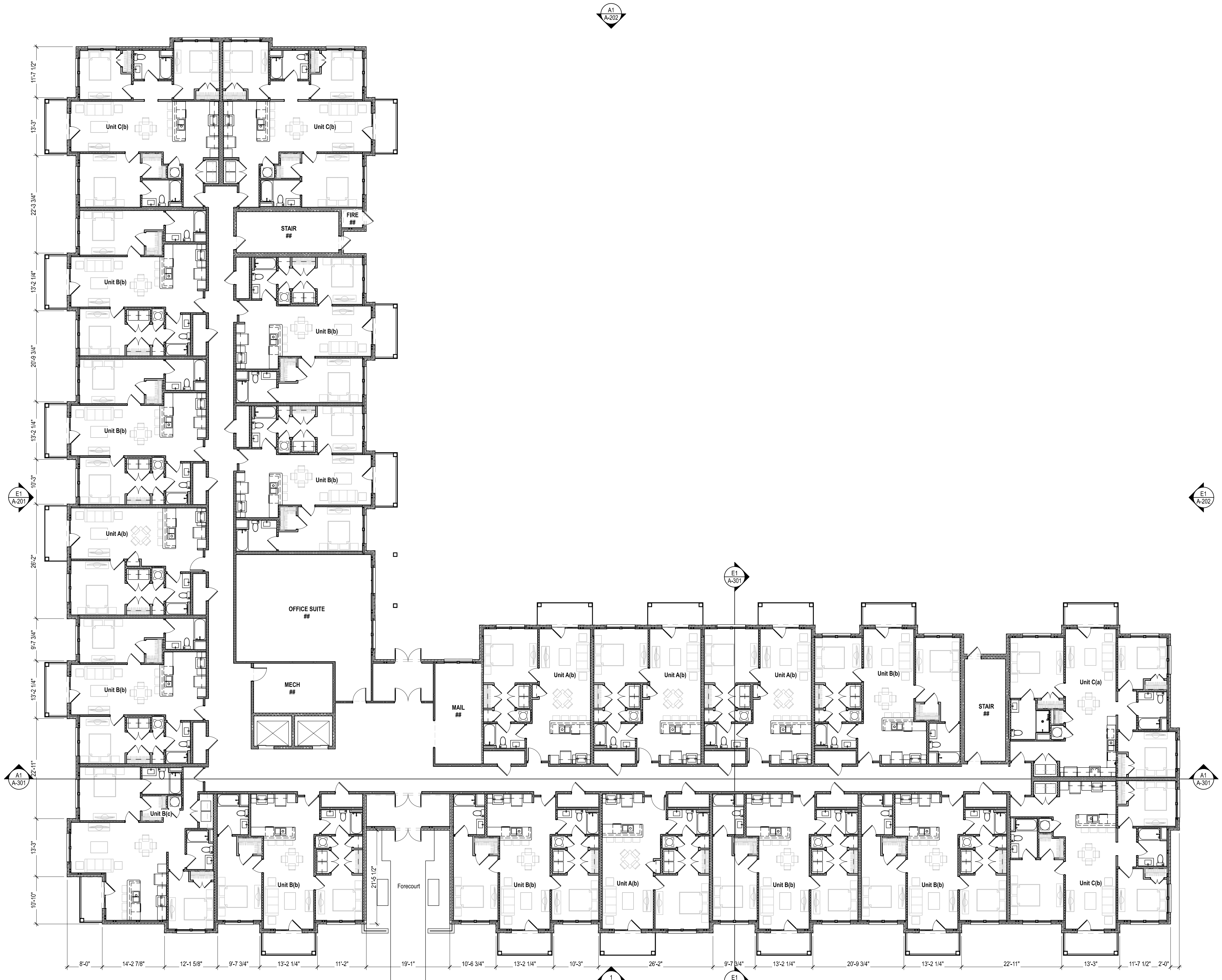
Image capture: Apr 2016 © 2021 Google United States Terms Privacy Report a problem


25 Old Jericho Rd
Beaufort, South Carolina
Google
Street View - Apr 2016
Katie Rivers Rd
Old Jericho Rd
Horton Rd
Horton Ct
LongHorn Steakhouse
Takeout
Aspen Dental
Goodwill
Thrift store
Law Office-Clifford Bush III
Zaxby's Chicken Fingers & Buffalo Wings
Takeout · Delivery
Robert Smalls Pkwy
Taco Bell
Takeout
Parris Island Gateway
Street View
Photo Path
Photo Sphere
Click highlighted areas to see images Learn more
Image capture: Apr 2016 © 2021 Google United States Terms Privacy Report a problem



A1 GROUND FLOOR
SCALE: 3/32" = 1'-0"

STEELE GROUP ARCHITECTS

217 W. Sixth Street | Winston-Salem, NC 27101
p. 336.734.2003 | www.steelegrouparchitects.com

STATUS:
Conceptual Submittal

Battery Creek
Old Jericho Road
Beaufort, SC 29906

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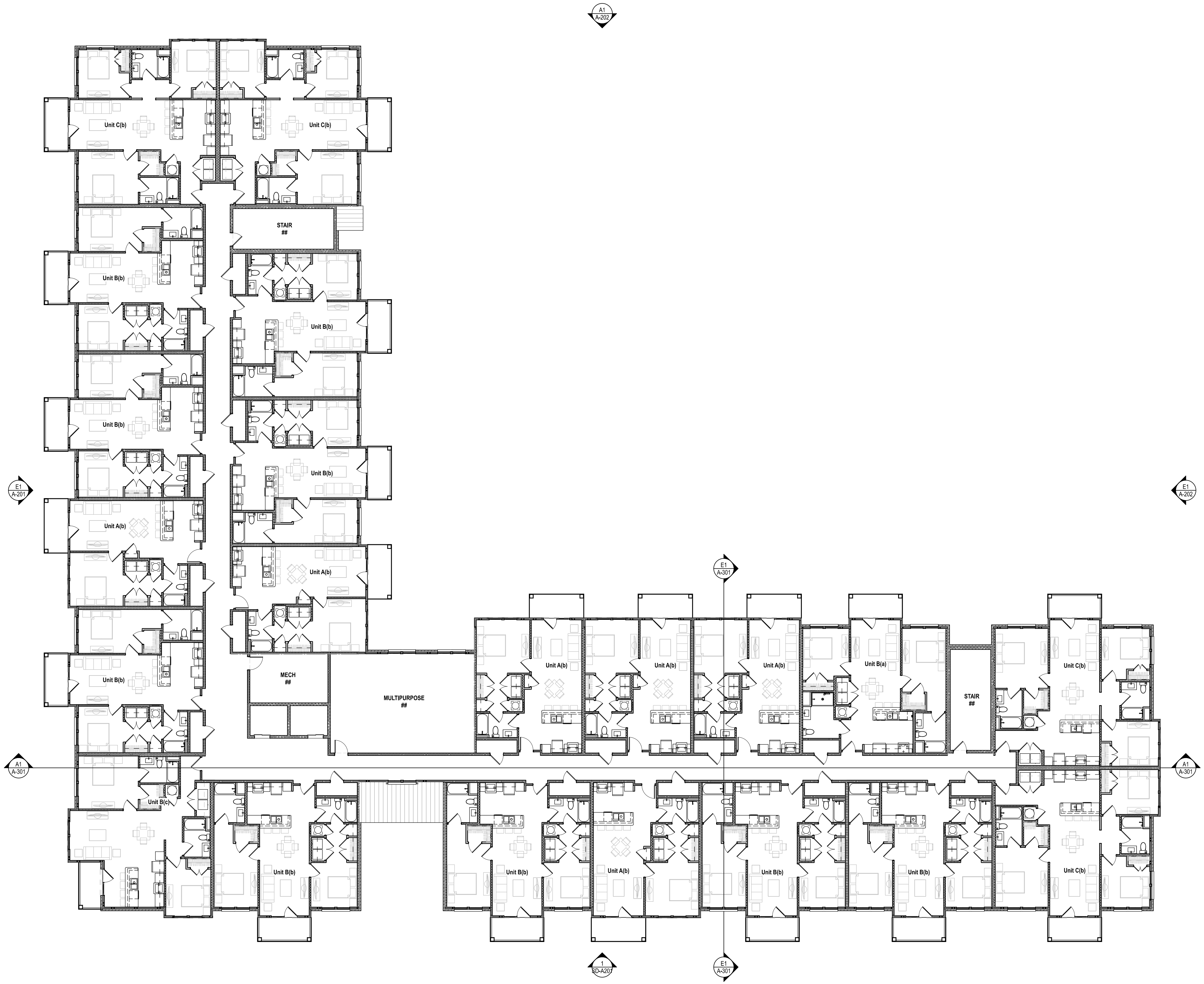
Version	Transmittal Set Name	Date

DATE:

PROJECT NUMBER: 22 0250

SHEET TITLE: GROUND FLOOR PLAN

SHEET: A-101



A1 SECOND FLOOR

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

25 Old Jericho Road 15 of 29

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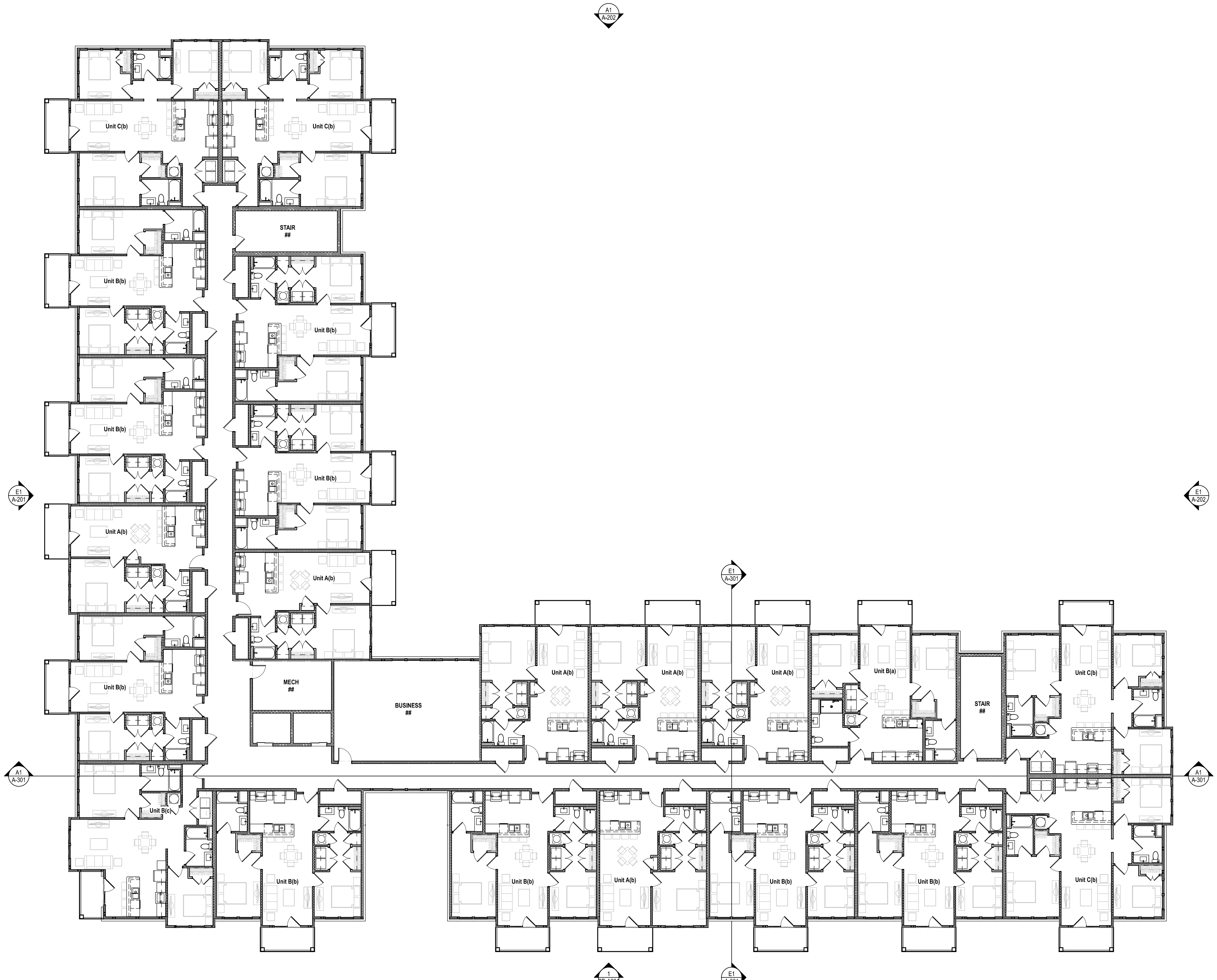
DATE:

PROJECT NUMBER:
22 0250

SHEET TITLE:
SECOND FLOOR PLAN

SHEET:
A-102



A1 THIRD FLOOR
SCALE: 3/32" = 1'-0"

25 Old Jericho Road 16 of 29

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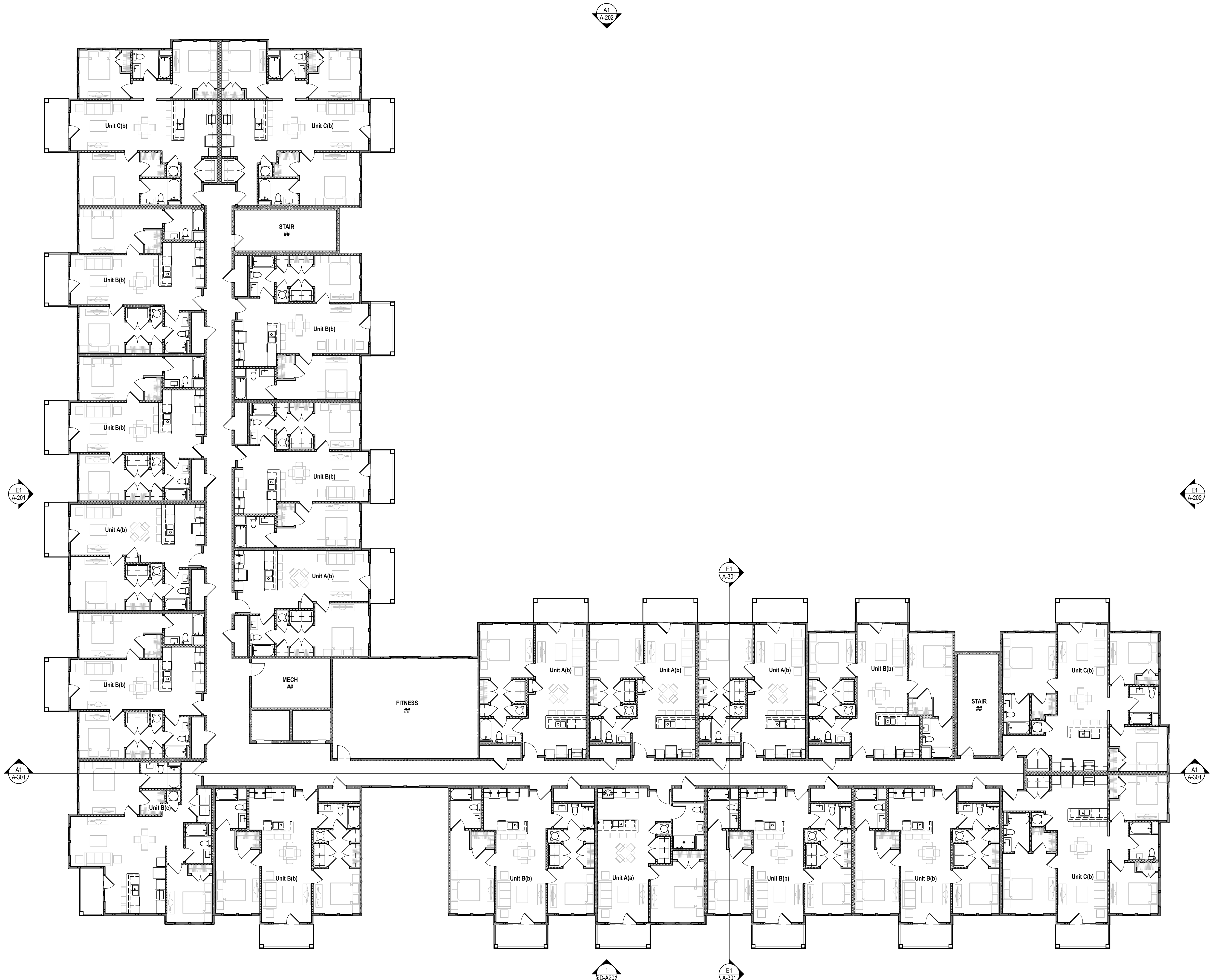
Version	Transmittal Set Name	Date

DATE:
PROJECT NUMBER:
22 0250
SHEET TITLE:
THIRD FLOOR PLAN
SHEET:
A-103



A1 FOURTH FLOOR

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

PLAN NORTH

STEELE GROUP ARCHITECTS

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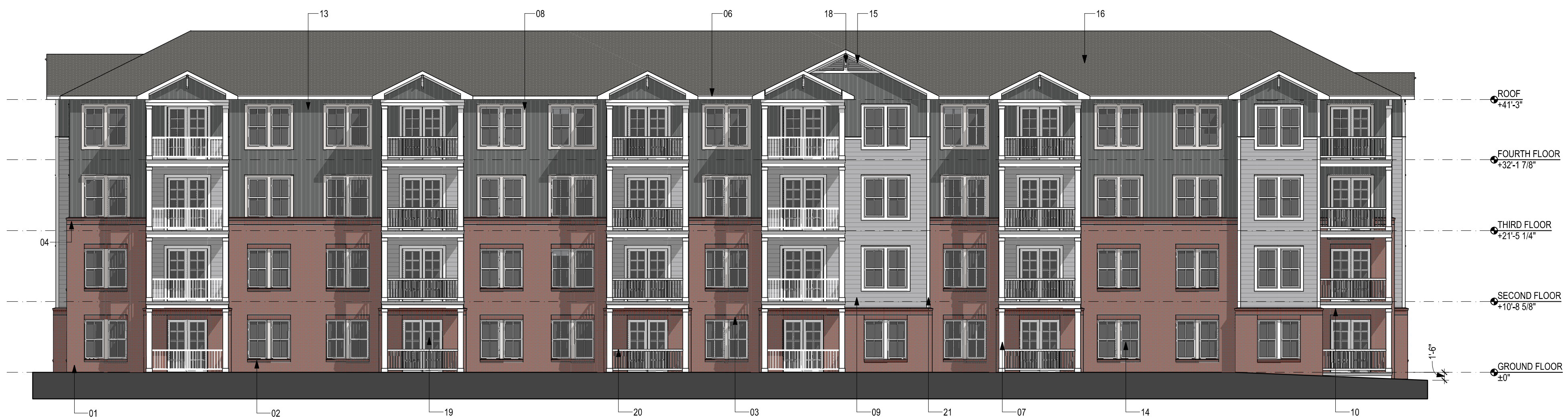
DATE:

PROJECT NUMBER:
22 0250

SHEET TITLE:
FOURTH FLOOR PLAN

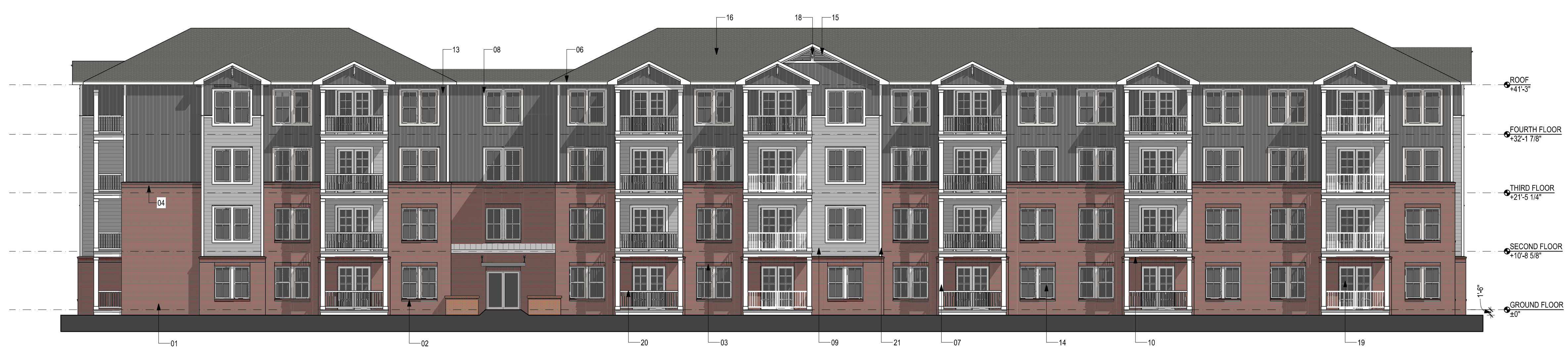
SHEET:
A-104



E1 NORTH ELEVATION

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

ELEVATION KEYNOTES - APARTMENT BUILDINGS & CLUBHOUSE	
KEY	**NOTE**
01	Face Brick
02	Brick Rowlock Sill
03	Brick Soldier Course
04	Brick Rowlock and Soldier Course
05	6" Fiber Cement - Lap Siding
06	Fiber Cement Trim - Roof Fascia
07	Column Cover - Fiber Cement Trim
07	Fiber Cement Trim - Column Cover
08	Fiber Cement Trim
09	8" Fiber Cement - Lap Siding
10	Fiber Cement Trim - Balcony Edge
11	Pre-Finished Seamless Aluminum Gutter - 6" Minimum with Leaf Guard System
12	Pre-Finished Seamless Aluminum Downspout - 6" Minimum with Leaf Guard System
13	Fiber Cement Siding - Board and Batten
14	Vinyl Single-Hung Window
15	Vinyl Louver
16	30-Year Antifungal Architectural Shingle
17	Continuous Ridge Vent
18	PVC Decorative Bracket B.O.D. "Fypon" BKT18X24X4
19	Metal Clad Exterior Door
20	PVC Guardrail
21	Fiber Cement Trim - Outside Corner
22	Fiber Cement Panel Siding



A1 WEST ELEVATION

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

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Old Jericho Road
Beaufort, SC 29906

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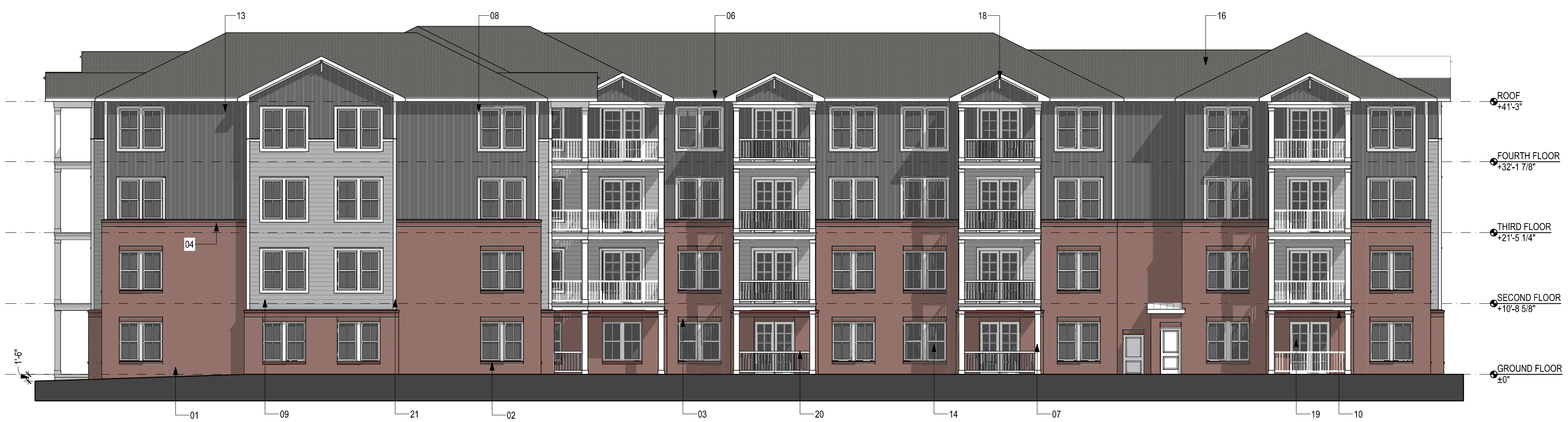
DATE:

PROJECT NUMBER:
22 0250

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET:
A-201



E1 SOUTH ELEVATION

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

ELEVATION KEYNOTES - APARTMENT BUILDINGS & CLUBHOUSE	
KEY	NOTE
01	Face Brick
02	Brick Rowlock Sill
03	Brick Soldier Course
04	Brick Rowlock and Soldier Course
05	6" Fiber Cement - Lap Siding
06	Fiber Cement Trim - Roof Fascia
07	Column Cover - Fiber Cement Trim
07	Fiber Cement Trim - Column Cover
08	Fiber Cement Trim
09	8" Fiber Cement - Lap Siding
10	Fiber Cement Trim - Balcony Edge
11	Pre-Finished Seamless Aluminum Gutter - 6" Minimum with Leaf Guard System
12	Pre-Finished Seamless Aluminum Downspout - 6" Minimum with Leaf Guard System
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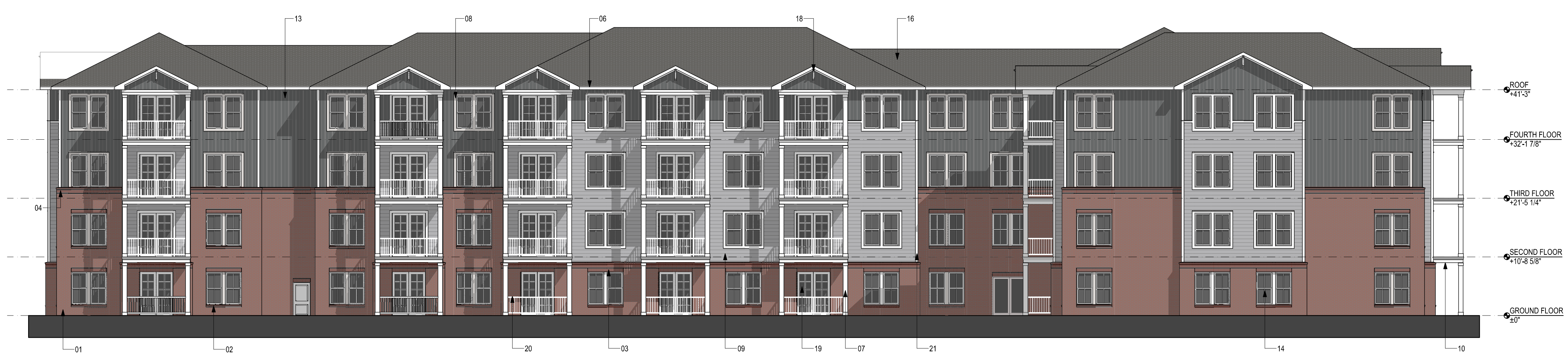
19	Metal Clad Exterior Door
20	PVC Guardrail
21	Fiber Cement Trim - Outside Corner
22	Fiber Cement Panel Siding



A1 EASTELEVATION

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

STEELE GROUP ARCHITECTS
217 W. Sixth Street I Winston-Salem, NC 27101
p. 336.734.2003 I www.steelegrouparchitects.com

STATUS:
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Battery Creek

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Beaufort, SC 29906

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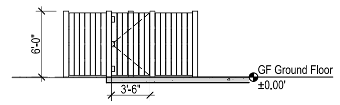
Version	Transmittal Set Name	Date

DATE:

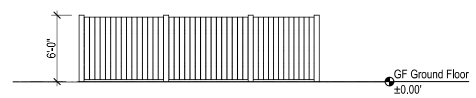
PROJECT NUMBER:
22 0250

SHEET TITLE:
EXTERIOR ELEVATIONS

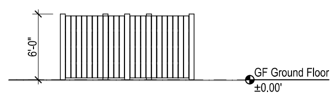
SHEET:
A-202



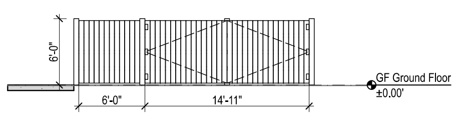
H1 LEFT ELEV. - DUMPSTER ENCLOSURE
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



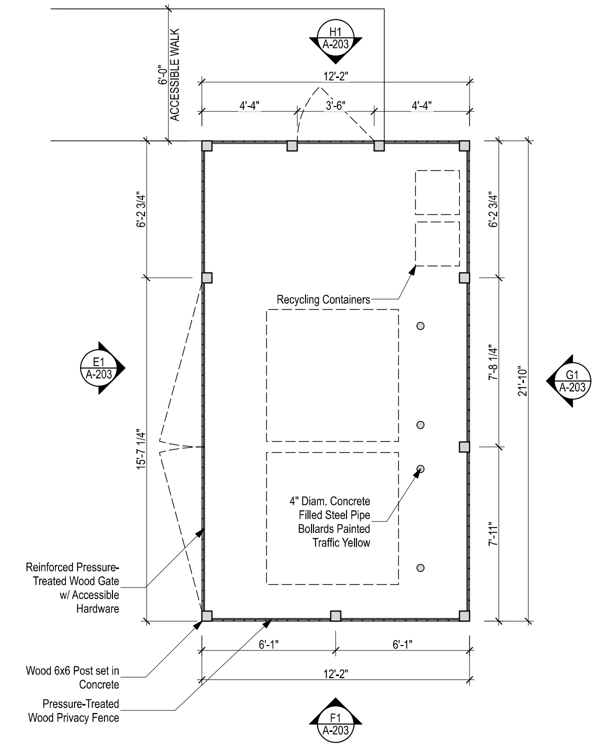
G1 REAR ELEV. - DUMPSTER ENCLOSURE
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



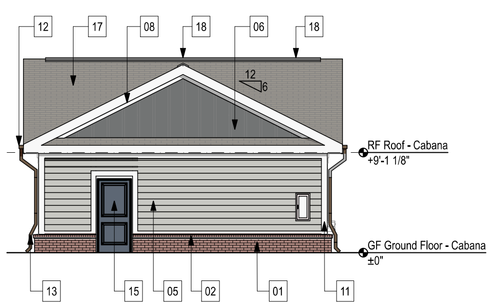
F1 RIGHT ELEV. - DUMPSTER ENCLOSURE
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



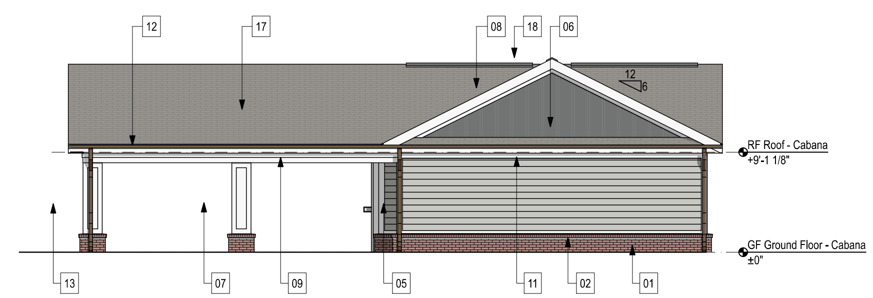
E1 FRONT ELEV. - DUMPSTER ENCLOSURE
SCALE: 1/8" = 1'-0"
0 4' 8' 16'



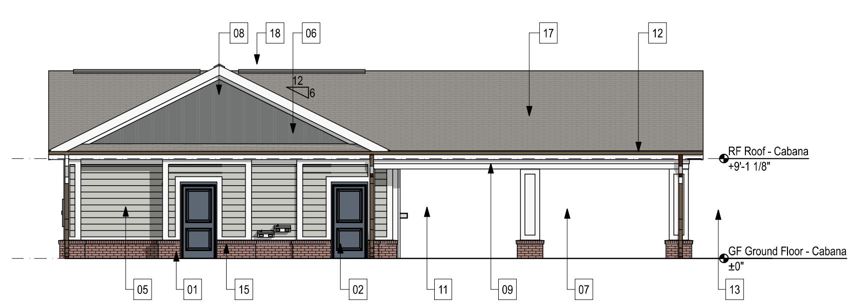
E4 GF Ground Floor - DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



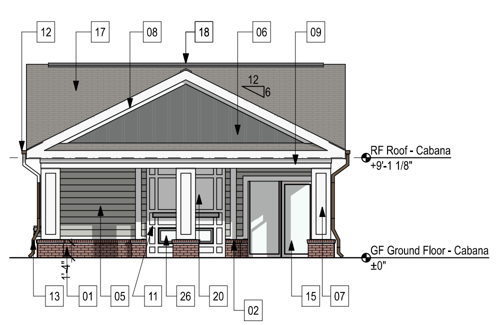
C1 CABANA - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



C3 CABANA - REAR ELEVATION
SCALE: 1/8" = 1'-0"

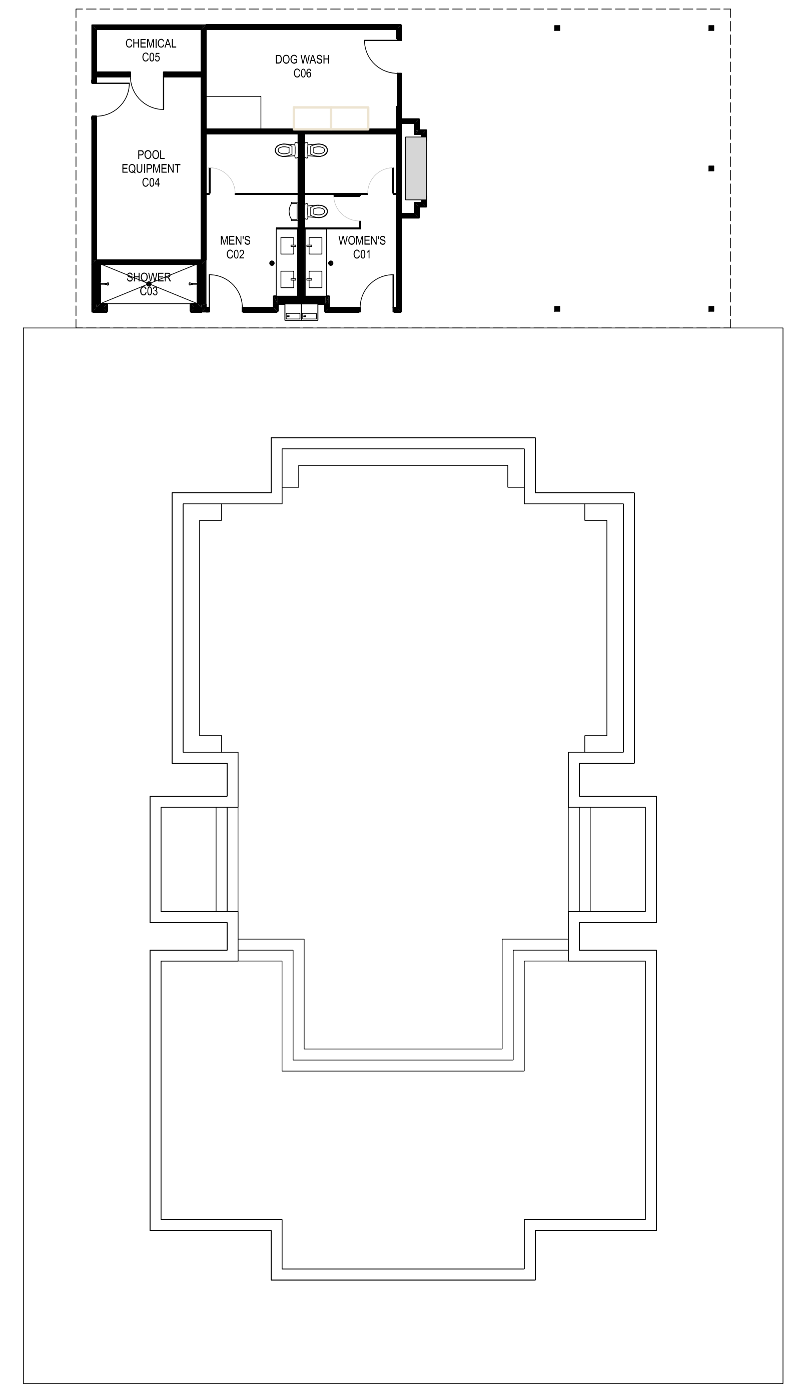


A1 CABANA - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



A5 CABANA - LEFT ELEVATION
SCALE: 1/8" = 1'-0"

25 Old Jericho Road 20 of 27



A7 GF Ground Floor - Cabana
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

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STATUS:
Conceptual Submittal

Battery Creek
Old Jericho Road
Beaufort, SC 29906

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Version	Transmittal Set Name	Date

DATE:

PROJECT NUMBER:
22 0250

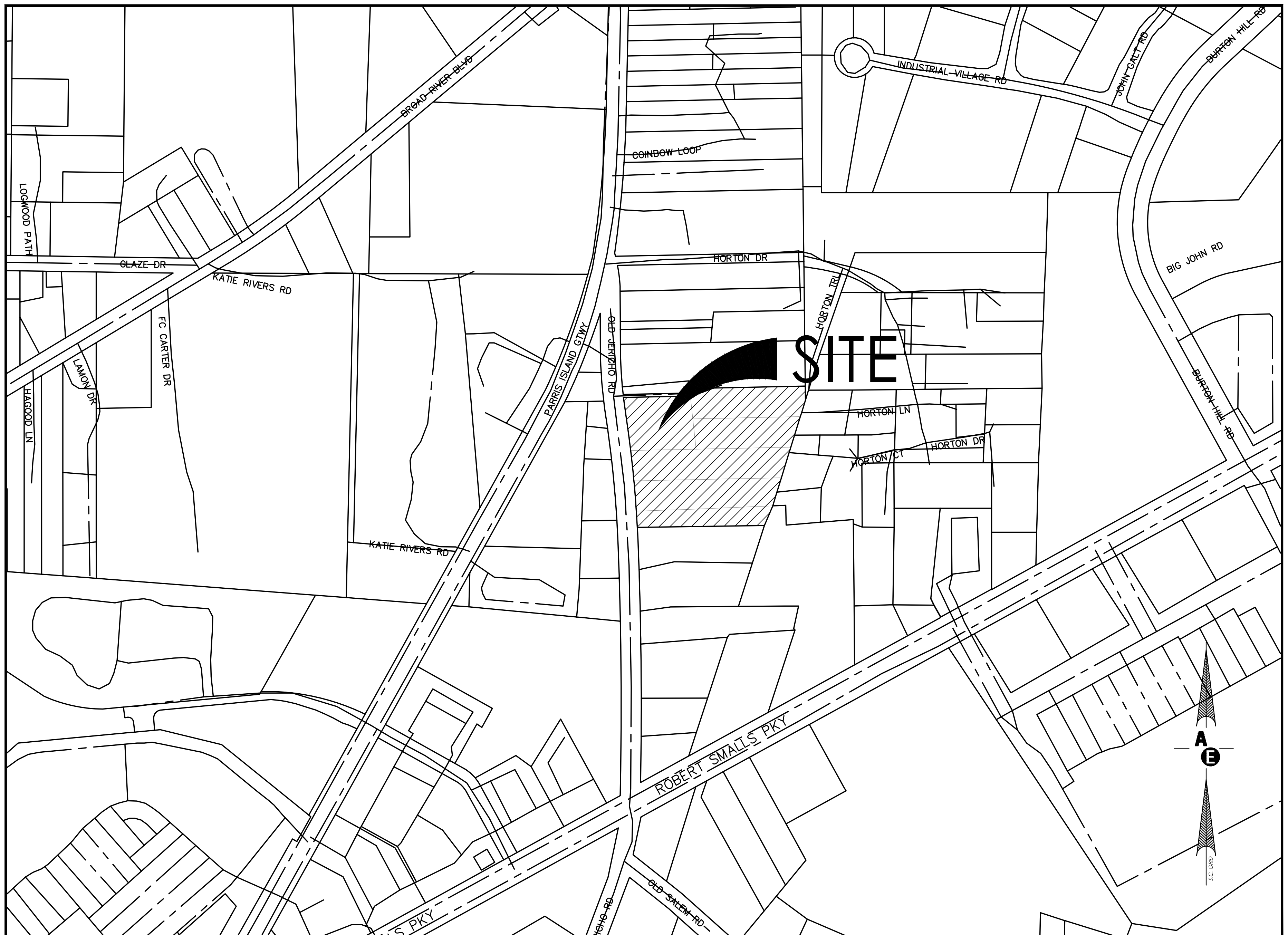
SHEET TITLE:
CABANA PLAN & ELEVATIONS

SHEET:
A-203

SITE DEVELOPMENT PLAN

FOR

BATTERY CREEK APARTMENTS
OLD JERICHO ROAD
CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA



VICINITY MAP

SCALE: 1"=200'

DATUM: NGVD29 VERTICAL / NAD83 HORZ.

N.P.D.E.S. DISTURBED AREA = 4.0 ACRES

South Carolina 811 Call 811 Before you Dig

APPROXIMATE LOCATION OF SITE:

LONGITUDE: 80°–51'–29"
LATITUDE: 32°–14'–44"

DEVELOPER NAME:

MR. JAY BERNSTEIN
BATTERY CREEK SC, LLC
1515 MOCKINGBIRD LANE, SUITE 1010
CHARLOTTE, NC 28209
JAYMB189@GMAIL.COM
843–696–1541

PROJECT DATA INFORMATION:

BATTERY CREEK APARTMENTS
DISTRICT #: 120
MAP #: 28 00A
PARCEL #'s: 409–413
PROJECT ZONING: T5–UC / RMX
(Developing under T5-UC option)
FEMA FLOOD ZONE: "X"

PHONE #:		PERMIT#:
B.J.W.S.A.	843.987.9250	----------
D.H.E.C.	843.522.3345	----------
O.C.R.M.	843.744.5898	----------
S.C.D.O.T.	843.524.7255	----------
S.C.E.&G.	843.525.7712	----------
PAL. ELEC.	843.208.5512	----------

APPROVED FOR CONSTRUCTION

BY: ____________________ / /
DATE

Andrews Engineering & Surveying
2712 Bull Street Suite A
Beaufort, SC 29902
843.379.2222
Fax 843.379.2223

SOUTH CAROLINA ANDREWS ENGINEERING CO. NO. C00008 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER NO. 12860 STEVEN WADE ANDREWS

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INDEX OF DRAWINGS

SHEET #	*DESCRIPTION*
	TITLE
A	LEGEND & NOTES SHEET
1	EXISTING SITE & DEMOLITION PLAN
2	TREE PROTECTION AND REMOVAL PLAN
3	HORIZONTAL CONTROL PLAN

DRAWING RELEASED FOR:

- ☑ PLAN REVIEW 12 / 08 / 2022
- ☐ PERMIT DRAWINGS ____/____/_____
- ☐ CONSTRUCTION DRAWINGS ____/____/_____
- ☐ BID SET ____/____/_____
- ☐ RECORD DRAWINGS ____/____/_____
- ☐ OTHER: ______________ ____/____/_____

PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
1	–	–	–
2	–	–	–
3	–	–	–
4	–	–	–
5	–	–	–
6	–	–	–
7	–	–	–
8	–	–	–

TYPICAL LINE TYPES

- CONSTRUCTED SWALE
- ROAD CENTERLINE(PROP & EXIST)
- CABLE TV LINE
- FIBER OPTICS
- CONDUIT LINE
- CHAIN LINK FENCE
- SQUARE WOODEN FENCE
- SILT FENCE
- TREE PROTECTION FENCE
- EXISTING PVC FORCEMAIN
- PROPOSED 1" PVC (C900-DR25) FORCEMAIN
- PROPOSED 2" PVC (C900-DR25) FORCEMAIN
- PROPOSED 4" PVC (C900-DR25) FORCEMAIN
- PROPOSED 6" PVC (C900-DR25) FORCEMAIN
- PROPOSED 8" PVC (C900-DR25) FORCEMAIN
- OVERHEAD POWERLINE
- EXISTING SANITARY SEWER LINE
- PROPOSED 10" SANITARY SEWER LINE
- PROPOSED 12" SANITARY SEWER LINE
- PROPOSED 6" SANITARY SEWER LINE
- PROPOSED 8" SANITARY SEWER LINE
- FUTURE SANITARY SEWER LINE
- EXISTING GAS LINE
- 4" DIP (DUCTILE IRON PIPE)
- 6" DIP
- 8" DIP
- 10" DIP
- EXISTING PROPERTY LINE
- FUTURE PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING RIGHT OF WAY
- FUTURE RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING SETBACK
- FUTURE SETBACK
- TELEPHONE LINE
- UNDERGROUND POWER LINE
- 3 UNDERGROUND TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- PROPOSED 1" PE (SDR17) WATERLINE
- PROPOSED 10" PVC (C900-DR25-CL100) WATERLINE
- PROPOSED 12" PVC (C900-DR25-CL100) WATERLINE
- PROPOSED 2" PVC (SDR21-CL200) WATERLINE
- PROPOSED 30" PVC (C900-DR25-CL100) WATERLINE
- PROPOSED 4" PVC (C900-DR25-CL100) WATERLINE
- PROPOSED 6" PVC (C900-DR25-CL100) WATERLINE
- PROPOSED 8" PVC (C900-DR25-CL100) WATERLINE
- EXISTING WATERLINE
- EXISTING 10" PVC WATERLINE
- EXISTING 12" PVC WATERLINE
- EXISTING 2" PVC WATERLINE
- EXISTING 4" PVC WATERLINE
- EXISTING 20" PVC WATERLINE
- EXISTING 6" PVC WATERLINE
- EXISTING 8" PVC WATERLINE
- FUTURE PVC WATERLINE
- STRIPING LANE LINES
- STRIPING FOR TURN LANES
- STRIPED LANE MARKERS

South Carolina 811
Call 811 Before you Dig

TYPICAL ABBREVIATIONS

AC	AIR CONDITIONER
BB	BOTTOM OF BANK
BC	BUILDING CORNER
BD	BOTTOM OF DITCH
BENCH	TEMP. BENCHMARK
BFC	BOTTOM FACE OF CURB
BOC	BACK OF CURB
BS#	BACKSIGHT (POINT#)
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
CA	CORNER OF ASPHALT
CB	CATCH BASIN
CC	CORNER OF CONCRETE
CDK	CORNER OF DECK
CG	CORNER OF GRAVEL
CI	CURB INLET
CLBP	CENTERLINE OF BIKE PATH
CLCP	CENTERLINE CART PATH
CLCR	CENTERLINE OF CREEK
CLD	CENTERLINE OF DITCH
CLINT	CENTERLINE OF INTERSECTION
CLP	CENTERLINE OF PAVEMENT
CLR	CENTERLINE OF ROAD
CLSW	CENTERLINE OF SIDEWALK
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CMS	CONCRETE MONUMENT SET
CO	CLEAN OUT
COGO	CALCULATED POINT
COL	COLUMN
CP	CONTROL PANEL
CPL	CORNER OF POOL
CPP	CORRUGATED PLASTIC PIPE
CRIT	S.C. COASTAL CRITICAL LINE
CSW	CORNER OF SIDEWALK
CTV	CABLE TELEVISION BOX
DK	DECK
EA	EDGE OF ASPHALT
EB	ELECTRIC BOX
EBP	EDGE OF BIKE PATH
EC	EDGE OF CONCRETE
ECON	ELECTRIC CONDUIT
EDK	EDGE OF DECK
EDR	EDGE OF DIRT ROAD
EDW	EDGE OF DRIVEWAY(DIRT/GRASS)
EG	EDGE OF GRAVEL
EM	EDGE OF MARSH
EMET	ELECTRIC METER
ECP	EDGE OF CART PATH
ESTUB	ELECTRIC STUB-OUT
ESW	EDGE OF SIDEWALK
EW	EDGE OF WATER
F	FENCE
FC	FENCE CORNER
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FENCE LINE
FOM	FIBER OPTIC MARKER
FP	FLAG POLE
FS	FORESIGHT
GI	GRATE INLET
GL	GROUND LIGHT
GPS#	GPS CONTROL (POINT#)
GRV	GRAVE
GT	GAS TANK
GUT	GUTTER LINE
GV	GAS VALVE
GW	GUY WIRE
HPS	HANDICAP PARKING STRIPE
HSB	HOSE BIB
HT#	HUB & TACK (POINT#)
IM	IRRIGATION METER
INV	INVERT ELEVATION
IPC	IRON PIN CALCULATED(CORNER)
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IV	IRRIGATION VALVE
LI	LANDSCAPE ISLAND
LP	LIGHT POLE/LAMP POST
MB	MAIL BOX
MW	MONITOR WELL
NWL	NORMAL WATER LEVEL

TYPICAL ABBREVIATIONS

OHP	OVER HEAD WIRE
PC	PORCH CORNER
PI	POINT OF INTERSECTION
PK#	P/K NAIL (AS SETUPS)
PP	POWER POLE
PS	PARKING STRIPE
PVC	POLYVINYL CHLORIDE PIPE
PKS	PK NAIL SET
RCP	REINFORCED CONCRETE PIPE
RIM	MANHOLE RIM
RIP	EDGE OF RIP-RAP
RP	RADIUS POINT
SB	SETBACK
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SGN"DESC"	SIGN (THEN A DESC.)
SH	SPRINKLER HEAD
SLAT	SEWER LATERAL
SLM	SEWER LINE MARKER
SSMH	SANITARY SEWER MANHOLE
STOP	STOP BAR
STP	STEP
SUN#	SETUP NAIL#
SV	SEWER VALVE
SVM	SEWER VALVE MARKER
SWB	BACK OF SIDEWALK
T	TOPO SHOT (ELEVATION)
TB	TOP OF BANK
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
TEL	TELEPHONE PEDESTAL
TIE#	TIE TO SETUP NAIL
TL	TREE LINE
TMH	TELEPHONE MANHOLE
TOP	TOP OF PIPE
TP	TRAVERSE POINT
TRNF	TRANSFORMER
TSB	TRAFFIC STOP BAR
TW	TOP OF WALL
UC	UNDERGROUND CABLE TV
UE	UNDERGROUND ELECTRIC
UFO	UNDERGROUND FIBER OPTIC
UGG	UNDERGROUND GAS LINE
UGM	UNDERGROUND GAS MARKER
USS	UNDERGROUND SANITARY SEWER
UT	UNDERGROUND TELEPHONE
UW	UNDERGROUND WATER
VCP	VERIFIED CLAY PIPE
WELL	WATER WELL
WF	WATER FOUNTAIN
WL	WHITE LINE
WLAT	WATER LATERAL
WLM	WHITE LINE MARKER
WM	WATER METER
WP	WATER PIPE
WT	WATER TANK
WV	WATER VALVE
WVM	WATER VALVE MARKER
YL	YELLOW LINE
	SUFFIXES
END	END (EX. BFC_END)
OL	ON LINE (EX. BFC_OL)

UTILITY MARKINGS:

RED - ELECTRIC
GREEN - SEWER
BLUE - WATER
YELLOW- GAS
ORANGE - CABLE
ORANGE "T"S - TELEPHONE

TYPICAL LEGEND
UNLESS OTHERWISE NOTED

- WETLANDS
- DEMOLITION
- LAGOON/POND
- EXISTING ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STONE RIP RAP ON ENGR FABRIC
- BRICK PAVEMENT
- TYP. ASPHALT PAVEMENT
- PERVIOUS PAVEMENT

EDGE OF PAVEMENT	EP	EDGE OF GRAVEL	EG
TOP OF BANK	TB	BOTTOM OF BANK	BB
EXISTING SPOT ELEVATION	○8.43 GS		
LANDSCAPE AREA		SHRUB	
CONCRETE MARKER		IRON PIN	
TEMPORARY BENCHMARK		SIGNAL BOX	
CURB INLET		GRATE INLET	
DRAINAGE MANHOLE		CATCH BASIN	
PROP FIRE HYDRANT		EXIST FIRE HYDRANT	HYD
WATER VALVE	WV	IRRIGATION VALVE	
WATER VALVE MARKER	WV	WATER METER	
POST INDICATOR VALVE		FIRE DEPT CONNECTOR	FDC
MONITORING WELL	M	WELL	
SPRINKLER HEAD		HOSE BIB	
SANITARY SEWER MANHOLE	S	SEWER VALVE	
SANITARY SEWER CLEAN OUT			
TRANSFORMER	TRANS	CABLE TV BOX	
EXISTING POWER POLE		TELEPHONE PEDESTAL	T
GUY WIRE		ELECTRIC BOX	ELEC.
LIGHT POLE		GROUND LIGHT	
AIR CONDITIONER	A/C	SIGN	
FIBER OPTIC MANHOLE	F		
UNDERGROUND GAS MARKER	G	GAS VALVE	GV
MAILBOX		FLAG POLE	

DIP CROSSING	
PROP STORM DRAIN	
EXISTING STORM DRAIN	
TOP OF PAVEMENT	TP15.50
TOP OF CURB	TC16.00
TOP OF SIDEWALK	TS15.25
FINISHED GRADE	FG13.50
EXISTING CONTOUR	18.00
PROPOSED CONTOUR	19

UTILITY NOTES:

1. SHOWN ON PLAN ARE KNOWN UNDERGROUND UTILITY LOCATIONS, HOWEVER, NOT SHOWN BUT POSSIBLY ENCOUNTERED IN THE AREA OF THE SITE ARE OTHER BURIED UTILITIES INCLUDING, BUT NOT NECESSARILY LIMITED TO;

A. TELEPHONE
B. FIBER OPTICS
C. CABLE TELEVISION
D. POTABLE WATER
E. SANITARY SEWER
F. GAS PIPELINE / TRANSMISSION LINE
G. STORM SEWER

(NOTE: ALL UTILITIES ENCOUNTERED TO BE PROTECTED DURING CONSTRUCTION)

2. WHEN ENCOUNTERED, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH WRITTEN GRAPHICAL INFORMATION PERTAINING TO THE VERTICAL & HORIZONTAL ALIGNMENT OF UTILITY LOCATIONS.

3. ADDITIONAL COST ASSOCIATED WITH THE LOCATING, RELOCATING (DUE TO CONFLICTS), OR DELAYS AS A RESULT OF OTHER UNDERGROUND UTILITIES ENCOUNTERED WILL BE THE RESPONSIBILITY OF THE OWNER.

4. THOSE COSTS BEING ADDITIONAL PIPING, BORES, ASPHALT CUT & PATCH, CLEARING & GRUBBING, STABILIZATION & GRASSING, OR OTHER SPECIAL CONSTRUCTION TECHNIQUES TO BE CHARGED AT THE UNIT BID PRICE OR A NEGOTIATED FEE.

WATER & SANITARY SEWER NOTES:

1. THE EXISTING WATERLINE INFORMATION HAS BEEN SUPPLIED BY OTHERS. ITS LOCATION AND SIZE ARE APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY THE EXACT SIZE AND LOCATION OF THE EXISTING WATERLINE PRIOR TO THE BEGINNING OF CONSTRUCTION.

2. THE CONTRACTOR IS TO COORDINATE THE WATERLINE TIE IN WITH BJWSA SEVENTY TWO (72) HOURS MINIMUM BEFORE WATERLINE SHUTDOWN.

3. WATERLINES 4" AND ABOVE ARE TO BE C900-DR18-CL150. ALL 2" WATERLINES ARE TO BE HDPE, AND ALL DUCTILE IRON PIPE (DIP) IS TO BE CL150.

4. WATER METERS ARE 1" DIA. UNLESS OTHERWISE NOTED, AND ARE TO BE PROVIDED AND SET BY BJWSA.

5. ALL SANITARY SEWER PIPE LENGTHS IN PLAN AND PROFILE VIEWS ARE TO THE CENTERLINE OF THE MANHOLES.

6. SANITARY SEWER PIPE IS TO BE PVC SDR26.

7. EXISTING MANHOLE LOCATION, RIM ELEVATION, AND INVERTS HAVE BEEN SUPPLIED BY THE SURVEYOR. THE PIPE LOCATION IS APPROXIMATE AND IS TO BE FIELD VERIFIED BY THE CONTRACTOR IF APPLICABLE.

8. SANITARY SEWER LATERALS ARE TO BE LAID WITH A MINIMUM SLOPE OF 2.00% AS SHOWN ON PLANS.

GENERAL NOTES:

1. NO SITE WORK SHALL BEGIN ON A REGULATED SITE UNTIL ALL TREE PROTECTION IS IN PLACE AND ALL REQUIRED SILT FENCE HAS BEEN INSTALLED.

2. A HORIZONTAL & VERTICAL CONTROL MONUMENT HAS BEEN DESIGNATED BY THE ENGINEER. THE VERTICAL DATUM IS NGVD-29, AND THE HORIZONTAL DATUM IS NAD 83.

3. ALL PAVEMENT DIMENSIONS (i.e.; ROAD WIDTHS, PARKING LOTS, LANDSCAPE ISLANDS, etc.) ARE GIVEN TO THE EDGE OF PAVEMENT OR BACK OF CURB, AS SITE DICTATES.

4. ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES.

5. CONTRACTOR TO IDENTIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING CONSTRUCTION.

6. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL AND SAFETY DURING CONSTRUCTION.

7. CONTRACTOR RESPONSIBLE FOR SECURING SITE DURING NON-WORKING HOURS TO ENSURE TRAFFIC AND PEDESTRIAN SAFETY.

8. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE AWARE THAT SOME PART OR ALL OF THE CONSTRUCTION OF THIS SITE MAY FALL UNDER THE JURISDICTION OF SPECIFIC CONDITIONS RELEVANT TO A SCDOT OR BEAUFORT COUNTY ENCROACHMENT PERMIT, UNITED STATES ARMY CORPS PERMIT, SETBACKS/BUFFERS PERTINENT TO THE ESTABLISHED ZONING ORDINANCES, SC-DHEC PERMITS, DHEC-OCRM PERMITS OR THE WATER AND SEWER AUTHORITY OF JURISDICTION. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO CONFIRM THE EXISTENCE AND CONDITIONS OF ALL PERMITS RELEVANT TO THIS PROJECT PRIOR TO THE COMMENCEMENT OF THE IMPACTED PHASE(S) OF CONSTRUCTION.

9. THE WATER AND SEWER CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION OF WATER AND SEWER SERVICES IN ACCORDANCE WITH THE SPECIFICATIONS AND RELEVANT DETAILS OF THE WATER AND SEWER AUTHORITY OF JURISDICTION. THE LOCATION OF WATER AND/OR SEWER SERVICES SHOWN ON THESE PLANS IS TO BE CONSIDERED TO BE SCHEMATIC AND HAS BEEN SHOWN ON THESE DRAWINGS FOR REFERENCE PURPOSES ONLY. SEE DETAILS OR ARCHITECTUAL DRAWINGS FOR EXACT LOCATION.

10. ALL DEDICATED FIRE LINES FROM PIV TO BUILDING AND FDC'S TO BE DESIGNED, PERMITTED, INSTALLED AND TESTED BY FIRE SPRINKLER DESIGNER/FIRE SPRINKLER CONTRACTOR.

11. CONTRACTOR IS MADE AWARE THAT OSHA REQUIRES A PROTECTIVE SYSTEM DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER FOR EXCAVATIONS DEEPER THAN 20 FT.

12. CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO EXISTING ROADWAYS FROM CONSTRUCTION AREAS.

STORM SEWER NOTES:

1. RCP IS TO BE (CLIII). UNLESS OTHERWISE NOTED.

2. HDPE IS TO BE N-12 UNLESS OTHERWISE NOTED.

3. FOR DESIGN PURPOSES ALL PIPE LENGTHS IN THE PLAN AND PROFILE VIEWS ARE TO THE CENTERLINE OF THE STRUCTURE. (i.e.: CB, JB, OR OUTFALL, FOR PAYMENT IT WILL BE THE NET LENGTH INSTALLED)

4. SUBGRADE DRAIN IS TO BE 4" PERFORATED HDPE WITH GEOTEXTILE SOCK.

5. WRAP ALL JOINTS W/GEOTEXTILE FABRIC.

TREE PROTECTION & REMOVAL NOTES:

INSTALL ALL TREE PROTECTION FENCE PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES..

PROJECT REQUIREMENTS FOR HARGRAY TELEPHONE & CATV:

1. COMMERCIAL BUILDINGS-APARTMENTS-VILLAS TO HAVE A MINIMUM 4" DIAMETER CONDUIT SCH. 40 PVC WITH PULL STRING BURIED AT 24" TO 30" DEPTH, FROM THE EQUIPMENT ROOM OR POWER METER LOCATION TO A POINT DESIGNATED BY HARGRAY AT ROAD RIGHT-OF-WAY OR PROPERTY LINE. CONDUITS ARE REQUIRED FROM EACH BUILDING SITE & MULTIPLE CONDUITS MAY APPLY.

2. COMMERCIAL BUILDINGS WITH MULTIPLE "UNITS" MAY REQUIRE CONDUIT(S) MINIMUM 3/4" FROM MAIN EQUIPMENT ENTRY POINT TO TERMINATION POINT INSIDE UNIT. PLENUM TYPE CEILINGS REQUIRE CONDUITS OR FLAME RETARDANT TEFLON WIRING TO COMPLY WITH CODE.

3. HOTEL OR LARGE COMMERCIAL PROJECT REQUIREMENTS WOULD BE 2-4" DIAMETER SCH. 40 PVC UNDERGROUND CONDUITS.

4. EQUIPMENT ROOMS TO HAVE 3/4" 4'X8' SHEET OF PLYWOOD MOUNTED ON WALL TO RECEIVE TELEPHONE EQUIPMENT.

5. A POWER GROUND ACCESSIBLE AT EQUIPMENT ROOM OR AN INSULATED #6 FROM THE SERVICE PANEL OR POWER MGN TO THE BACKBOARD.

6. RESIDENTIAL WIRING REQUIRES MINIMUM THREE PAIR TWISTED IN LOOP CONFIGURATION (INDUSTRY STANDARD).

7. CATV INSIDE WIRING WILL BE RG6 FOIL WRAPPED 66% BRAID MINIMUM, HOME RUN TO EACH OUTLET.

8. ALL INTERIOR WIRING SHOULD BE PULLED TO THE AREA IMMEDIATELY ADJACENT TO THE PLYWOOD BACKBOARD OR POWER METER LOCATION. A MINIMUM OF 5' OF SLACK IS REQUIRED FOR TERMINATIONS.

9. EASEMENTS ARE REQUIRED.

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PLAN REVISIONS

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SOUTH CAROLINA PROFESSIONAL ENGINEER NO. 12860 STEVEN WADE ANDREWS REGISTERED

SOUTH CAROLINA ANDREWS ENGINEERING CO. NO. C00008 CERTIFICATE OF AUTHORIZATION

Andrews Engineering & Surveying
2712 Bull Street Suite A
Beaufort, SC 29902
843.379.2222
Fax 843.379.2223

Preliminary Site Plan
for
Battery Creek Apartments
Old Jericho Road
City of Beaufort
Beaufort County, SC

Typical Legend
&
Notes Sheet

Date Drawn: 05/25/21
Last Revised: 12/08/22
Drawn By: R. Crosby
Engineer: S. Andrews

SHEET #: A

JOB: J21029

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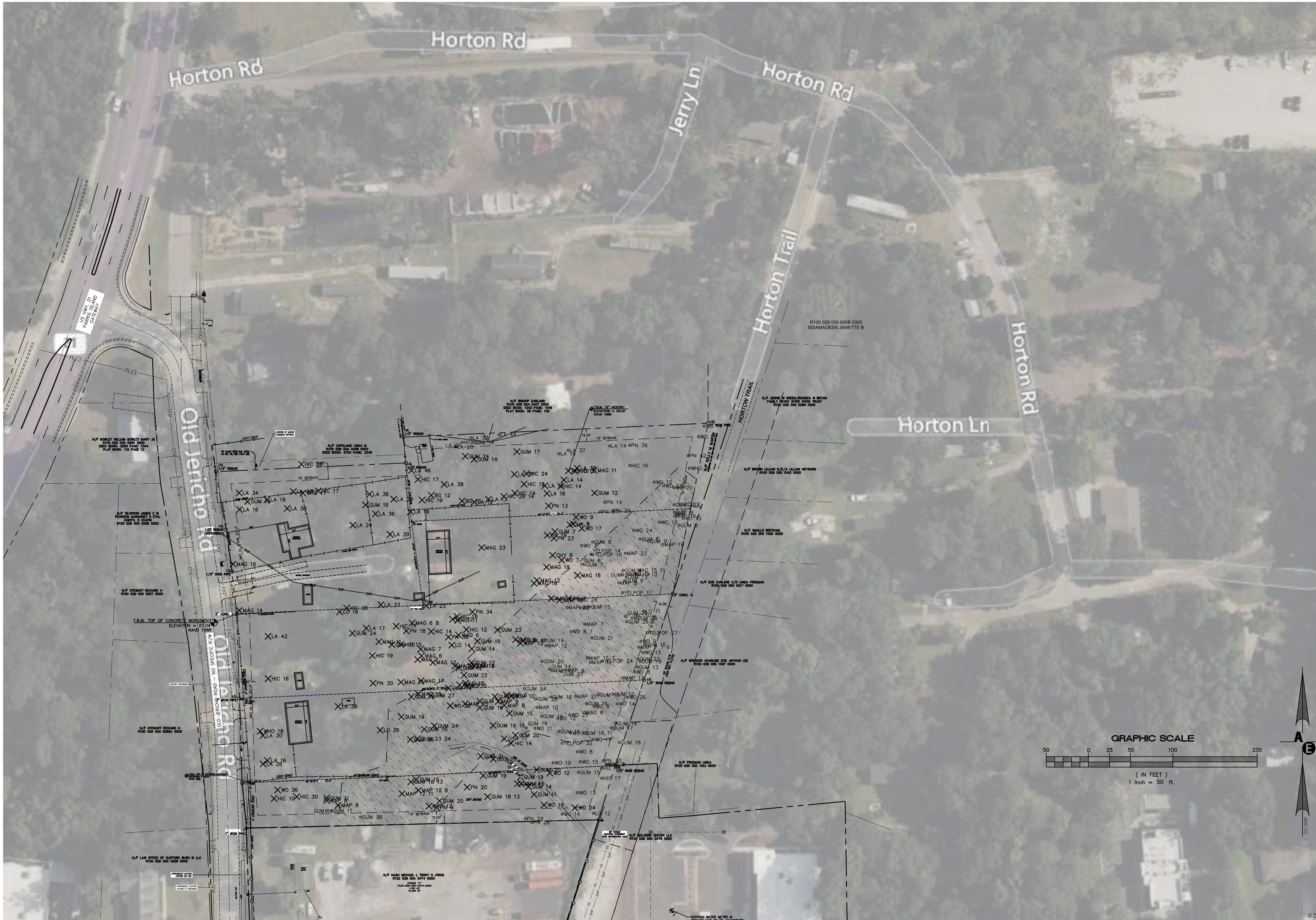

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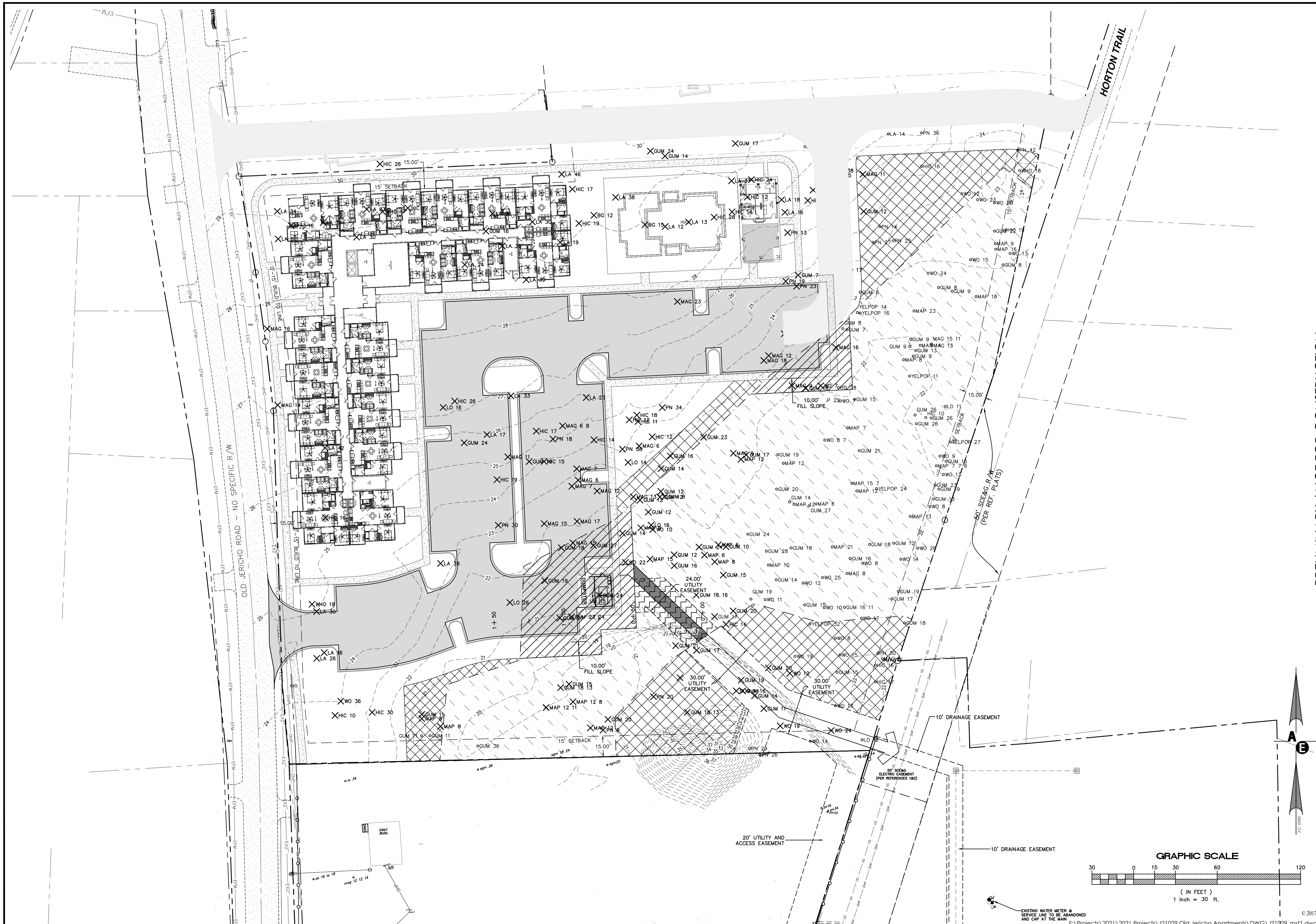
Preliminary Site Plan
For
Battery Creek Apartments
Old Jericho Road
City of Beaufort
Beaufort County, SC

Existing Site Plan

Date Drawn: 05/25/21
Last Revised: 12/07/22
Drawn By: R. Crosby
Engineer: S. Andrews

SHEET #: 2

JOB: J21029



PLAN REVISIONS

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Preliminary Site Plan
For
Battery Creek Apartments
Old Jericho Road
City of Beaufort
Beaufort County, SC

Tree Protection and Removal Plan

Date Drawn: 05/25/21
Last Revised: 12/07/22
Drawn By: R. Crosby
Engineer: S. Andrews

SHEET #: 2

JOB: J21029

TABLE OF DEVELOPMENT AREAS

BUILDING	28,402 SQ. FT.	0.652 AC.	(12.6%)
ASPHALT PARKING AND CONC. SIDEWALK	62,744 SQ. FT.	1.440 AC.	(27.9%)
SUBTOTAL IMPERVIOUS AREA	91,146 SQ. FT.	2.092 AC.	(40.5%)
LANDSCAPE/PERVIOUS AREA	133,651 SQ. FT.	3.068 AC.	(59.5%)
TOTAL	224,797 SQ. FT.	5.160 AC.	(100%)

PAVEMENT LEGEND

MEDIUM DUTY ASPHALT PAVING

CONCRETE SIDEWALK

SITE AREAS

UPLAND:	3.653 Acres
WETLAND:	1.507 Acres
TOTAL SITE:	5.160 Acres

Parking Summary:

Bldg Type	# Type Bldgs	Units/Bldg	Total Units	# 1 BR	#2BR	#3BR	Bft Code 5.7.4 (based on BR count)	Ratio
							Bedroom Count per Unit	
				1	1.75	2	Stalls Required per Unit	
1	1	83	83	23	44	16	132.0	
							0.0	
							0.0	
							0.0	
							0.0	
Total	1	83	83	23	44	16	132.0	1.59
							80% reduction possible	
							106	1.28
					Provided onsite		119	1.43
					Percent provided		90%	

Table 208.2 Parking Spaces

Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6

Standard Spaces	121
Parallel Spaces	0
Garage Spaces	0
Total Provided	121
ADA provided within total	5

WETLAND LEGEND

WETLAND

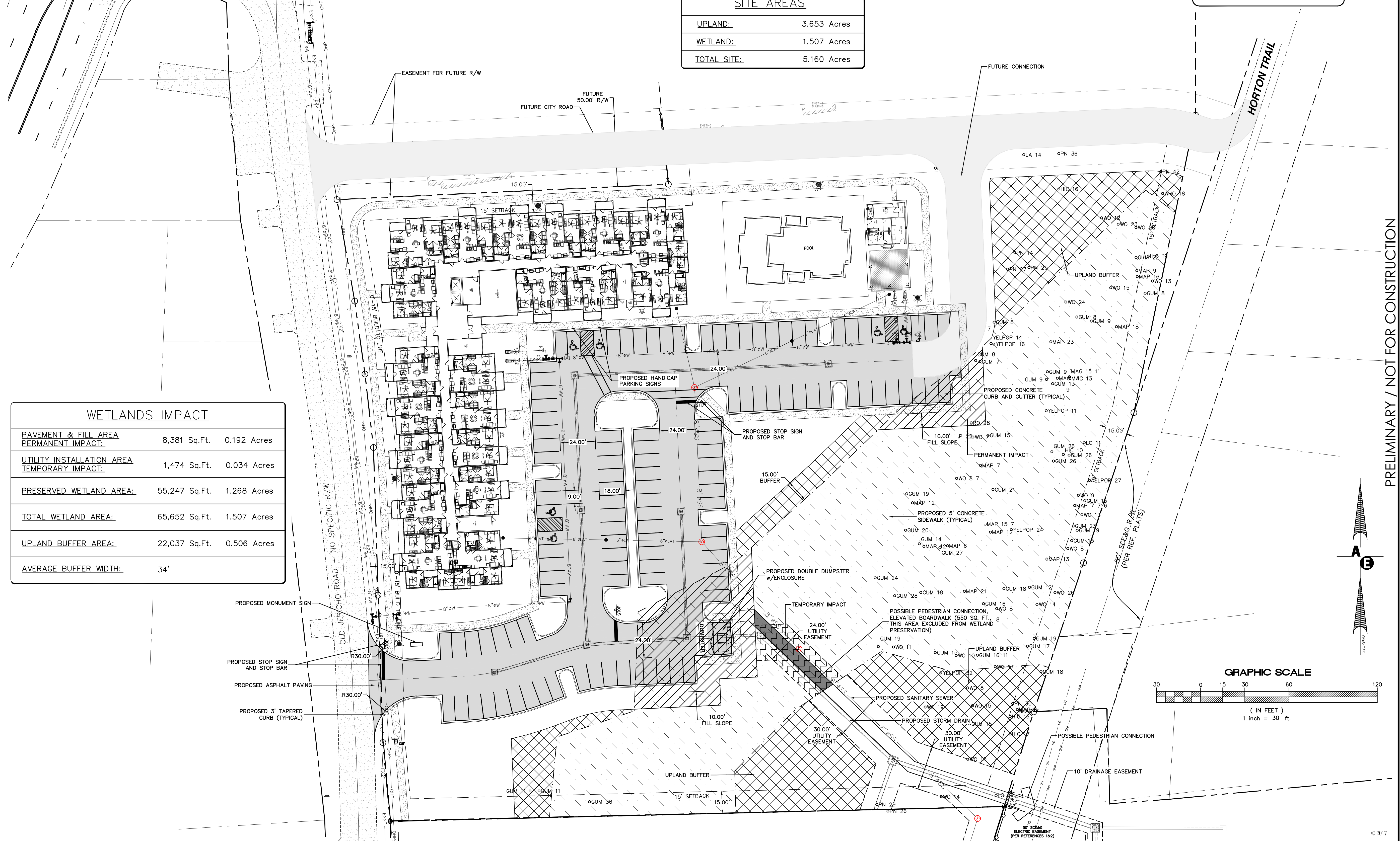
WETLAND IMPACT (PERMANENT)

WETLAND IMPACT (TEMPARARY)

UPLAND BUFFER

WETLANDS IMPACT

PAVEMENT & FILL AREA PERMANENT IMPACT:	8,381 Sq.Ft.	0.192 Acres
UTILITY INSTALLATION AREA TEMPORARY IMPACT:	1,474 Sq.Ft.	0.034 Acres
PRESERVED WETLAND AREA:	55,247 Sq.Ft.	1.268 Acres
TOTAL WETLAND AREA:	65,652 Sq.Ft.	1.507 Acres
UPLAND BUFFER AREA:	22,037 Sq.Ft.	0.506 Acres
AVERAGE BUFFER WIDTH:	34'	



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Preliminary Site Plan
For
Battery Creek Apartments
Old Jericho Road
City of Beaufort
Beaufort County, SC

Horizontal Control Plan

Date Drawn:	05/25/21
Last Revised:	12/07/22
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #: 3

JOB: J21029

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Design Review Board Meeting
Staff Report

From the Department of Community and Economic Development
12 January 2023

1 Summary of Request

25 Old Jericho Road, Battery Creek Apartments
Applicant: Ryan Lyle, Andrews Engineering

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

Background: This is the first application received for this project.

2 Facts

Property Address:	25 Old Jericho Road
Parcel ID:	R120 028 00A 0409/0410/0411/0412/0413
Case Number:	23-01 DRB.1
Applicant:	**Ryan Lyle, Andrews Engineering**
Type of Request:	Conceptual New Construction
Zoning:	T5-UC/RMX
Current Use:	Single-family Residential/Vacant
Proposed Use:	Residential

District Development Standards for T5-UC:

- **Setback requirements – Primary Structure:**
  - *Front- 0' min./15 ft. max.*
  - *Rear setback – 5' min.*
  - *Side Corner/Alley – 0'min./15' max.*
  - *Side Interior – 0'min.*
- **Maximum Lot Coverage***:* 100%
- **Frontage Buildout:** 60% Min
- **Conditional Uses:** Retail with Drive-Thru Facilities are conditional in T5-UC

District Development Standards for RMX:

- **Setback requirements – Primary Structure:**
  - *Front – 10' min./60' max., when corridor buffer requirements-Section 5.5.1.B-are required, the maximum front setback may be increased to no greater than 50' behind the buffer.*
  - *Rear setback – 15' min.*
  - *Side Corner – 10' min.*
  - *Side Interior – 10' min./15' min. when abutting any Transect-based district*

- **Minimum Lot Width:** 60’ min.; where properties are accessed via a rear alley or lane, this standard may be decreased by 25%.
- **Lot Size:** 6,000 sf min.; where properties are accessed via a rear alley or lane, this standard may be decreased by 25%.
- **Impervious Surface Coverage**: 65% max.
- **Maximum Building Height:** 4 stories max.
- **Residential Density:** 30 units/acre max.; measured as gross density

References:

- The Beaufort Code
- Civic Master Plan

3 Staff Comments

Staff Acknowledgements:

a. Applicant has noted that the building setbacks are between 0’ and 15’ as stated in Section 2.4.1.A.4 per the T5-UC zoning classification. Therefore, staff has reviewed this project under the T5-UC classification rather than the RMX classification.

b. Applicant has shown a future connection to Horton Lane.

Staff Conditions:

Site:

1. Per Section 5.7.4, the applicant must provide a minimum of 132 parking spaces. Applicant has provided 119 spaces but must provide the additional 13 spaces unless the applicant can demonstrate compliance with Section 5.7.6 Shared Parking and Parking Reductions, or if the applicant is utilizing on-street parking or meets the requirements of off-site parking in Section 5.7.4.D.

2. In future submissions, applicant to show crosswalks at the driveway entry to connect the sidewalks.

Apartment Building:

1. Staff does not believe the building currently meets the frontage buildout requirements. Per Section 2.4.1.A.4, the frontage build-out in a T5-UC zone must be at least 60%, but this does not appear to be met as most of the façade fronting Old Jericho Road lies more than 15’ from the property line. While some areas, such as the driveway and sidewalk on either side of the building, are exempt from the frontage buildout requirements, staff believes that the applicant could introduce a designed pedestrian use area per Section 2.5.1.B.4 that may be exempt from the frontage buildout. Alternatively, applicant could utilize the RMX zoning classification, as the building meets the RMX setback requirements of 10’ min. and 60’ max. Staff recommends the applicant revise the drawings to include the RMX setbacks rather than T5-UC setbacks.

2. Applicant has met the requirements for a forecourt private frontage type per Section 4.4 and has utilized balconies as the additional frontage type; staff supports this design. In future submissions beyond conceptual review, applicant is to provide greater detail for this forecourt area, including a section through this forecourt.
3. Applicant has stated that the building meets the 30% minimum fenestration requirements per Section 4.6.3.C.1. Applicant is to submit an elevation sheet with shaded fenestration areas/wall areas and their square footages to confirm the 20% and 30% requirements.
4. Staff supports the use of the brick base around the building but recommends that the applicant keep it at a continuous height around the building and either reduce it to the first floor only or raise it on all facades to the second-floor height.
5. In future submissions, staff requests additional details for the roof above the forecourt area and illustrate it in the forecourt section drawing.
6. Staff supports the applicant's choice to place the HVAC units on the roof. Applicant to provide details illustrating the placement and screening of these units in future submissions.
7. Staff recommends the applicant add additional fenestration on the side walls of the forecourt to break up the larger blank expanses on either side.
8. Staff recommends the applicant add a window on the north corner, west façade (within the kitchens) to break up the blank wall on this corner.

Pool Cabana:

1. Staff supports the pool cabana as designed; applicant to submit section and detail drawings for this building in future submissions.

STAFF RECOMMENDATION:

Conceptual with conditions noted.

Recommendations to Guide Applicant Beyond Conceptual:

1. *Applicant to demonstrate compliance with Section 5.7.8. Parking Lot Screening and Lighting. Applicant to note Section 5.7.8.3.b, "At least one broad-leaved overstory tree shall be provided within each landscaped peninsula and medians shall be landscaped with mulch, sod, shrubs, or ground cover vegetation. See Appendix A for recommended plantings list."*
2. *Applicant to demonstrate compliance with Section C.5.11 Rural Road Street Section.*
3. *Applicant to review Article 4 of the Beaufort Code regarding Building Design; architectural details including projecting windowsills, cornices, bases, etc.*
4. *Applicant to demonstrate compliance with Section 5.8 Lighting.*
5. *Applicant to provide bicycle parking per Section 5.7.3.*

6. *Applicant to provide roof plans for the apartment building and pool cabana.*
7. *Please note additional requirements for preliminary review including a landscaping plan.*

CITY STAFF INTRODUCTION

1556 Salem Road
Salem Road Senior Housing

Salt Creek
Broomfield Creek
Boundary St
Trask Farm Rd
Riverbank Dr
Fourth St
Second St
Westview Ave
Palmetto Dr
Burnside St
Darby Dr
Park Ave
National St
Morris St
Sycamore St
Lafayette St
Laudonniere St
Lafayette St
Woodward Ave
PIGEON POINT
Calhoun St
Barnwell Bluff
UPTOWN
Baggett St
Greene St
NORTHWEST QUADRANT
Duke St
Prince St
King St
North St
Bay St
THE OLD COMMONS
THE OLD POINT
Bayard St
Hancock St
King St
THE BLUFF
Carteret St
Beaufort
Bay St
Woods Memorial Bridge
Whitehall Point
Salem Rd
B.E. Wheatley
Pin Drop Ln
Deanne Dr
Moss St
Salem Farm Rd
Linton Ln
Arnold Dr
Water St
Oaklawn St
Bay St
Jones Ave
Fraser Dr
Pine Cove St
N Hermitage Rd
Hay St
Burroughs Ave
Meritta Ave
Waight St
Heyward St
Simms St
Bay St
Depot Rd
Ribaut Rd
Marsh Rd
Williams St
James St
Rhett St
Fuller Pkwy
Barnwell St
Hermitage Rd
Joyner St
S Hermitage Rd
Fripp St
Fuller St
Elliott St
Reynolds St
State Rd S-7-490
Salem Dr W
Bostick Rd
Plantation Dr
Prescott Dr
Bostick Cir
Holbrook Dr
Peligru Dr


Salem Rd


Salem

APPLICANT PRESENTATION

1556 Salem Road
Salem Road Senior Housing

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

☐ Staff Review
☐ Board Review

Application Fee:

OFFICE USE ONLY: **Date Filed:** ________ **Application #:** ________ **Zoning District:** ________

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 ■ 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: 12/8/2022

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): 141,860 sq. ft.

# of Parking Spaces Required: 189 # of Parking Spaces Provided: 189

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 4-story senior apartment building with 112 one-bedroom units and 44 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: Date: 12.8.22

Owner's Signature: William V. Mau Jr. Date: 12-8-2022

(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

BEAUFORT SENIOR APARTMENTS

1556 SALEM ROAD, BEAUFORT, SC 29902

HUD PRELIMINARY SET

ARCH. PROJ. NO: 2018-078

PROJECT INDEX:

	ARCHITECTURAL	ORIGINAL DRAWING ISSUE (DATE)	LATEST REVISION NUMBER ISSUED	LATEST REVISION DATE ISSUED
A0.0	COVER SHEET	12/8/2022		
A1.1	BUILDING - PARTIAL FIRST FLOOR PLAN	12/8/2022		
A1.2	BUILDING - PARTIAL FIRST FLOOR PLAN	12/8/2022		
A1.3	BUILDING - PARTIAL FIRST FLOOR PLAN	12/8/2022		
A1.4	BUILDING - PARTIAL SECOND FLOOR PLAN	12/8/2022		
A1.5	BUILDING - PARTIAL SECOND FLOOR PLAN	12/8/2022		
A1.6	BUILDING - PARTIAL SECOND FLOOR PLAN	12/8/2022		
A1.7	BUILDING - PARTIAL THIRD FLOOR PLAN	12/8/2022		
A1.8	BUILDING - PARTIAL THIRD FLOOR PLAN	12/8/2022		
A1.9	BUILDING - PARTIAL THIRD FLOOR PLAN	12/8/2022		
A1.10	BUILDING - PARTIAL FOURTH FLOOR PLAN	12/8/2022		
A1.11	BUILDING - PARTIAL FOURTH FLOOR PLAN	12/8/2022		
A1.12	BUILDING - PARTIAL FOURTH FLOOR PLAN	12/8/2022		
A1.13	BUILDING - PARTIAL ROOF PLAN	12/8/2022		
A1.14	BUILDING - PARTIAL ROOF PLAN	12/8/2022		
A1.15	BUILDING - PARTIAL ROOF PLAN	12/8/2022		
A1.16	ENLARGED COMMON AREA FLOOR PLANS	12/8/2022		
A1.17	WALL SECTION DETAILS	12/8/2022		
A2.1	UNIT FLOOR PLANS	12/8/2022		
A2.2	UNIT FLOOR PLANS	12/8/2022		
A3.1	BUILDING - EXTERIOR ELEVATIONS	12/8/2022		
A3.2	BUILDING - EXTERIOR ELEVATIONS	12/8/2022		
A3.3	BUILDING - EXTERIOR ELEVATIONS	12/8/2022		
A3.4	BUILDING - EXTERIOR RENDER	12/8/2022		
A3.5	BUILDING - EXTERIOR RENDER	12/8/2022		
A3.6	BUILDING - EXTERIOR RENDER	12/8/2022		
A3.7	BUILDING - EXTERIOR RENDER	12/8/2022		
	CIVIL	ORIGINAL DRAWING ISSUE (DATE)	LATEST REVISION NUMBER ISSUED	LATEST REVISION DATE ISSUED
SP.1	PRELIMINARY SITE LAYOUT PLAN	12/8/2022		
LP.1	PRELIMINARY LANDSCAPE PLAN	12/8/2022		

PROJECT DIRECTORY:

OWNER

BEAUFORT SALEM ROAD DEVELOPMENT LLC
22 MULBERRY BLUFF DRIVE
SAVANNAH, GA 31406
(912) 667-2570
CONTACT: WILLIAM DANIEL
EMAIL: william.daniel@lassiterllc.com

CONTRACTOR

ARCHITECT

MARTIN RILEY ASSOCIATES -ARCHITECTS, P.C.
215 CHURCH STREET, SUITE 200
DECATUR, GEORGIA 30030-3329
404-373-2800
CONTACT: DAVID THOMPSON
EMAIL: dthompson@martinriley.com

CIVIL ENGINEER

THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405
(912) 721-4132
CONTACT: SCOTT MONSON
EMAIL: monson.s@tandh.com

MPE ENGINEER

STRUCTURAL

PROJECT DESCRIPTION:

SITE & BUILDING DESCRIPTION:

ZONED: T4-N

CONSTRUCTION TYPE: TYPE "VA" FOR 4-STORY SENIOR APARTMENT BLDG.
TYPE "VB" FOR (1) PICNIC PAVILION

SPRINKLERED: APARTMENTS SPRINKLERS PER N.F.P.A. 13R

BUILDINGS: (1) 4-STORY SENIOR BUILDING

BUILDING HEIGHT: 58'-0"
BUILDING AREA PER FLOOR:
FIRST FLOOR: 35,465 SQ. FT.
SECOND FLOOR: 35,465 SQ. FT.
THIRD FLOOR: 35,465 SQ. FT.
FOURTH FLOOR: 35,465 SQ. FT.
TOTAL BUILDING AREA: 141,860 SQ. FT.

- COMMUNITY ROOM - OFFICE, KITCHEN, GENERAL AREAS, FITNESS, RESTROOMS, JANITOR, ELEVATORS, STORAGE ROOMS, ELECTRICAL ROOMS, COMMUNITY LAUNDRY, MEDIA ROOM, LOBBIES, MAIL, VESTIBULES
- WASHER/DRYER HOOKUPS (WASHER/DRYER APPLIANCES N.I.C.) WASHER PANS USED
- BRICK EXTERIOR & FIBER CEMENT SIDING (30 YR. WARRANTY)
- 30 YEAR ARCHITECTURAL SHINGLES AT ALL BUILDINGS
- RESIDENTIAL APARTMENTS TYPE R-2 OCCUPANCY
- 2-HOUR FIRE RATED BUILDING SEPARATION
- THERE IS AN ACCESSIBLE ROUTE TO EVERY UNIT ON THE PROPERTY FROM PARKING AND COMMUNITY AREA. THE MAXIMUM TRAVEL DISTANCE FROM PARKING TO BUILDING IS LESS THAN 200 FT.

UNIT DESCRIPTION:

1-BEDROOM UNITS: 112
2-BEDROOM UNITS: 44
TOTAL UNITS: 156

5% TOTAL UNITS MUST BE EQUIPPED FOR MOBILITY DISABLED (ADA/ANSI COMPLIANT ROLL-IN SHOWERS)
REQUIRED - 7.8 UNITS
PROVIDED - 8 UNITS

2% TOTAL UNITS EQUIPPED FOR HEARING & SIGHT-IMPAIRED
REQUIRED - 3.12 UNITS
PROVIDED - 4 UNITS

SITE PARKING:

PARKING PROVIDED @ 1 SPACE PER 1BR UNIT AND 1.75 SPACE PER 2BR UNIT.
- STANDARD PARKING SPACES PROVIDED = 152
- COMPACT PARKING SPACES PROVIDED (20% MAX) = 31
- STANDARD HANDICAP ACCESSIBLE PARKING SPACED PROVIDED = 0
- VAN HANDICAP ACCESSIBLE PARKING SPACES PROVIDED = 6

TOTAL SPACE PROVIDED: = 189

BICYCLE PARKING PROVIDED @ 0.58 PER UNIT
- BICYCLE PARKING PROVIDED = 11

SITE LOCATION MAP: NOT TO SCALE

PROJECT MATRIX

SENIOR RESIDENCE BEAUFORT PROJECT MATRIX

BUILDING SQUARE FOOTAGE

BUILDING FLOOR/LEVEL		FLOOR ACCESSORY SPACE GROSS AREA	GROSS BUILDING AREA	GROUND COVER (w/ brick ledge)
First Floor			36,430	36,941
	Residential Unit Square Footage	27,697		
	Building Common Spaces & Closets Square Footages	3,070		
	Building Circulation Space Square Footage	4,698		
	Building Patio/Unit Stoop Square Footages	965		
Second Floor			35,465	
	Residential Unit Square Footage	30,547		
	Building Common Spaces & Closets Square Footages	77		
	Building Circulation Space Square Footage	4,841		
Third Floor			35,465	
	Residential Unit Square Footage	30,547		
	Building Common Spaces & Closets Square Footages	77		
	Building Circulation Space Square Footage	4,841		
Fourth Floor			35,465	
	Residential Unit Square Footage	30,547		
	Building Common Spaces & Closets Square Footages	77		
	Building Circulation Space Square Footage	4,841		
SUB-TOTAL BUILDING GROSS AREA (EXCLUDES PATIOS/BALCONIES):		**141,860**		
BUILDING GROSS TOTAL AREA:			**142,825**	
GROUND COVER SUB-TOTAL BUILDING:				**36,941**

UNIT SQUARE FOOTAGE

UNIT	TYPE	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL BUILDING UNITS	UNIT NET AREA	UNIT GROSS AREA	TOTAL BUILDING UNIT NET AREA	TOTAL BUILDING UNIT GROSS AREA
A1(b)	1 Bedroom 1 Bathroom Fair Housing ANSI Type "B" Unit	24	26	27	27	104	650	693	67,600	72,072
A1(av)	1 Bedroom 1 Bathroom Audio / Visual ANSI Type "B" Unit	1	1	0	0	2	650	693	1,300	1,386
A2(b)	1 Bedroom 1 Bathroom Fair Housing ANSI Type "B" Unit	0	0	0	1	1	689	732	689	732
A2(as)	1 Bedroom 1 Bathroom Fully Accessible ANSI Type "A" Unit w/ Roll-in Shower	0	2	2	1	5	689	732	3,445	3,660
	1-Bedroom Totals:					**112**			**73,034**	**77,850**
B1(b)	2 Bedroom 1 Bathroom Fair Housing ANSI Type "B" Unit	1	1	2	2	6	890	941	5,340	5,646
B1(av)	2 Bedroom 1 Bathroom Audio / Visual ANSI Type "B" Unit	1	1	0	0	2	890	941	1,780	1,882
B2(b)	2 Bedroom 1 Bathroom Fair Housing ANSI Type "B" Unit	2	2	2	2	8	853	903	6,824	7,224
B3(b)	2 Bedroom 2 Bathroom Fair Housing ANSI Type "B" Unit	6	6	6	6	24	883	938	21,192	22,512
B4(b)	2 Bedroom 2 Bathroom Fair Housing ANSI Type "B" Unit	0	0	0	1	1	996	1,056	996	1,056
B4(as)	2 Bedroom 2 Bathroom Fully Accessible ANSI Type "A" Unit w/ Roll-in Shower	1	1	1	0	3	996	1,056	2,988	3,168
	2-Bedroom Totals:					**44**			**39,120**	**41,488**
	TOTALS:	36	40	40	40	**156**			**112,154**	**119,338**

APPLICABLE CODE INFORMATION:

- 2018 INTERNATIONAL BUILDING CODE WITH SOUTH CAROLINA MODIFICATIONS (2020)
- 2018 INTERNATIONAL MECHANICAL CODE WITH SOUTH CAROLINA MODIFICATIONS (2020)
- 2018 INTERNATIONAL PLUMBING CODE WITH SOUTH CAROLINA MODIFICATIONS (2020)
- 2017 NATIONAL ELECTRICAL CODE WITH SOUTH CAROLINA MODIFICATIONS (2020)
- 2018 INTERNATIONAL FIRE CODE WITH SOUTH CAROLINA MODIFICATIONS (2020)
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 NFPA 101 LIFE SAFETY CODE (STANDPIPES TO BE INSTALLED IN ACCORDANCE WITH NFPA 14 AND EXTEND TO ATTIC MECHANICAL PLATFORMS)
- ANSI 117.1 - 2017 STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- AMERICANS WITH DISABILITY ACT (SITE AREAS, TYPE "(as)" UNITS AND AMENITIES ACCESS)
- FAIR HOUSING ACT AND SECTION 504
- UFAS

DEFERRED SUBMITTAL:

- ENGINEERED ROOF AND FLOOR TRUSS SHOP DRAWINGS MUST BE SUBMITTED TO CITY OF BEAUFORT AT A LATER DATE AND PRIOR TO ANY FABRICATION OR INSTALLATION.
- N.F.P.A. 13R SPRINKLER AND N.F.P.A. 72 2012 EDITION FIRE ALARM DRAWINGS MUST BE SUBMITTED AT A LATER DATE TO STATE FIRE MARSHALL PRIOR TO ANY FABRICATION OR INSTALLATION.
- ALL SIGNAGE SHOP DRAWINGS MUST BE SUBMITTED TO CITY OF BEAUFORT AT A LATER DATE AND PRIOR TO ANY FABRICATION OR INSTALLATION.
- ALL STAIR SHOP DRAWINGS MUST BE SUBMITTED TO CITY OF BEAUFORT AT A LATER DATE AND PRIOR TO ANY FABRICATION OR INSTALLATION.

EMERGENCY RESPONDER RADIO COVERAGE:

BUILDING TO COMPLY WITH IFC SECTION 510.
PROVIDE EQUIPMENT AS NECESSARY TO MEET CRITERIA. TESTING SHALL BE CONDUCTED AT 50% COMPLETION AND 80% COMPLETION TO ENSURE THAT CERTIFICATE OF OCCUPANCY IS NOT HELD. G.C. TO COORDINATE WITH LOCAL FIRE & EMERGENCY SERVICES.

REVISIONS

PROJECT NUMBER 2018-078
DATE ISSUED 12-8-2022
DRAWN BY SNC
CHECKED BY

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

BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

COVER SHEET

2022 PRELIMINARY DRAWING SET

A0.0

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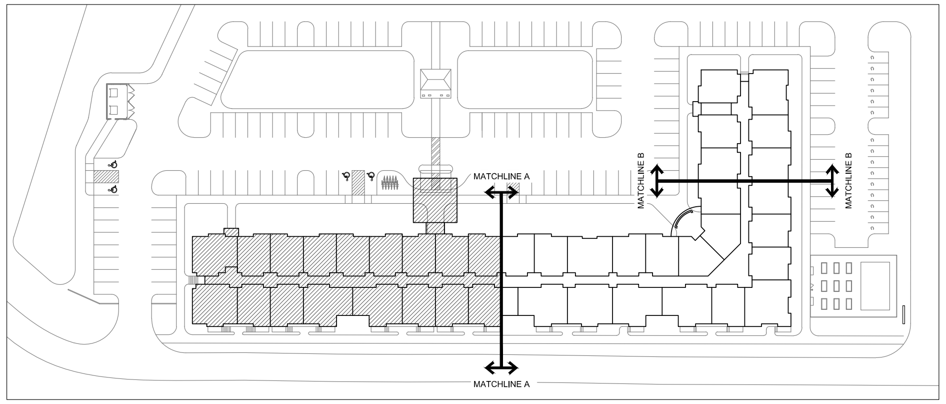
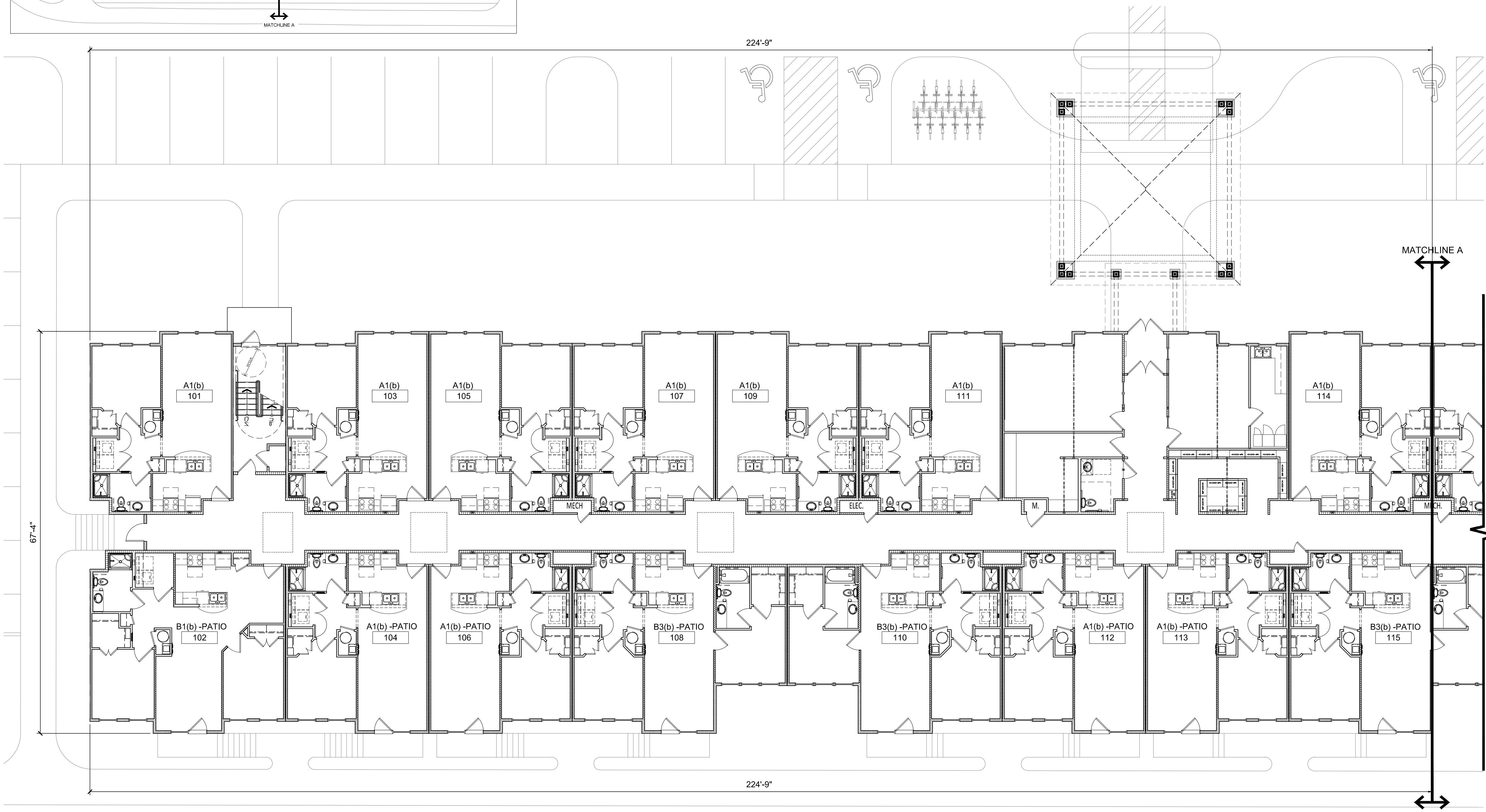
KEYPLAN





1 BUILDING - PARTIAL FIRST FLOOR PLAN
1/8" = 1'-0"

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

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REVISIONS

PROJECT NUMBER 2018-078
DATE ISSUED 12-8-2022
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BUILDING - PARTIAL FIRST FLOOR PLAN

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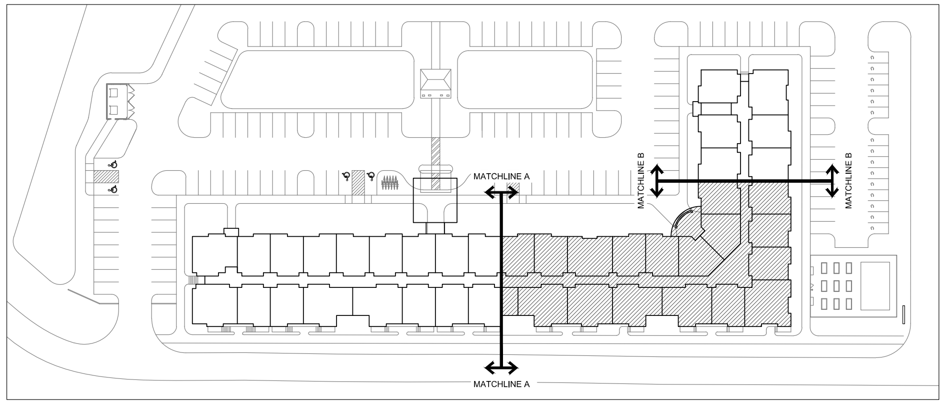
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

2022 PRELIMINARY DRAWING SET

A1.1

KEYPLAN



1 BUILDING - PARTIAL FIRST FLOOR PLAN
1/8" = 1'-0"

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

1556 Salem Road 10 of 40

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REVISIONS

PROJECT NUMBER
2018-078
DATE ISSUED
12-8-2022
DRAWN BY
SNC
CHECKED BY

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

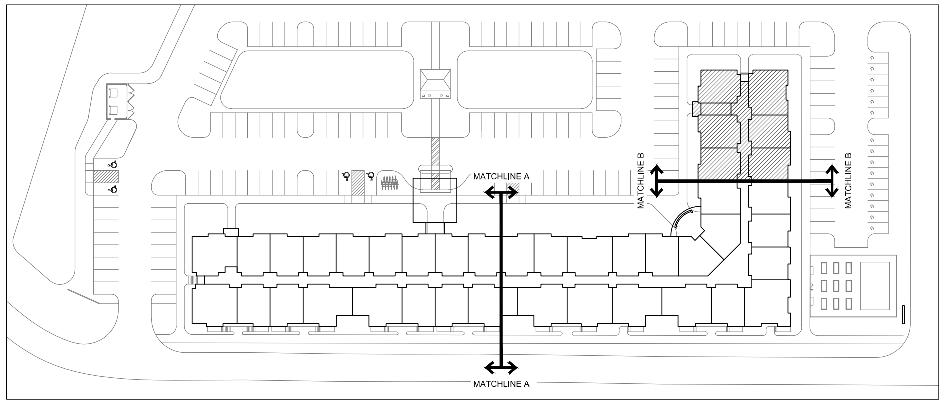
BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

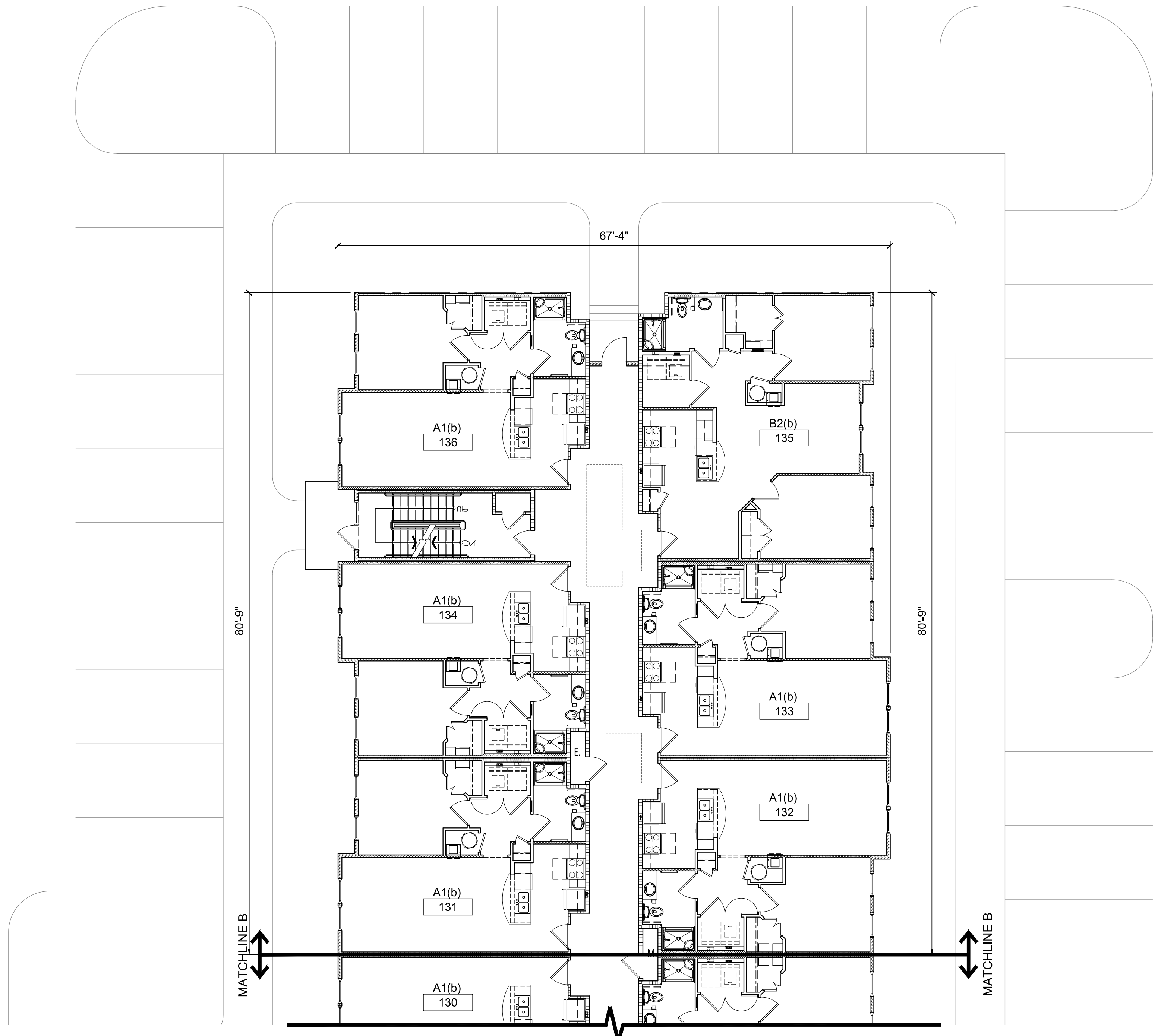
BUILDING - PARTIAL FIRST FLOOR PLAN

2022 PRELIMINARY DRAWING SET

A1.2

KEYPLAN





1 BUILDING - PARTIAL FIRST FLOOR PLAN
1/8" = 1'-0"

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

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

BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING - PARTIAL FIRST FLOOR PLAN

REVISIONS

PROJECT NUMBER 2018-078
DATE ISSUED 12-8-2022
DRAWN BY SNC
CHECKED BY

2022 PRELIMINARY DRAWING SET

A1.3

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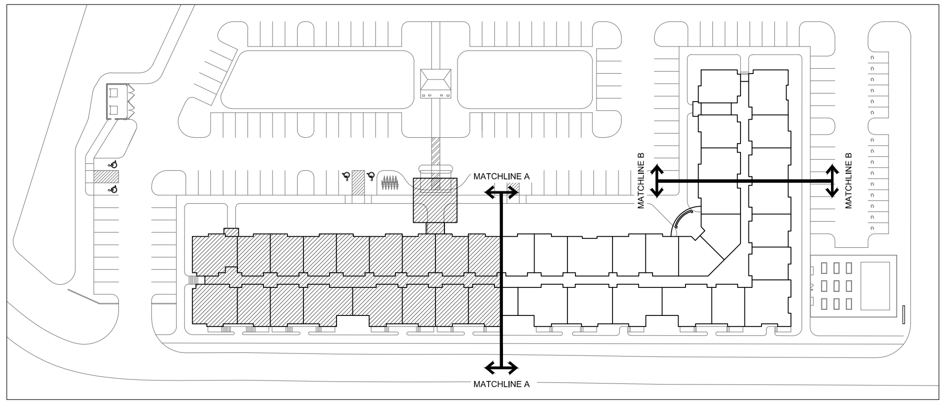
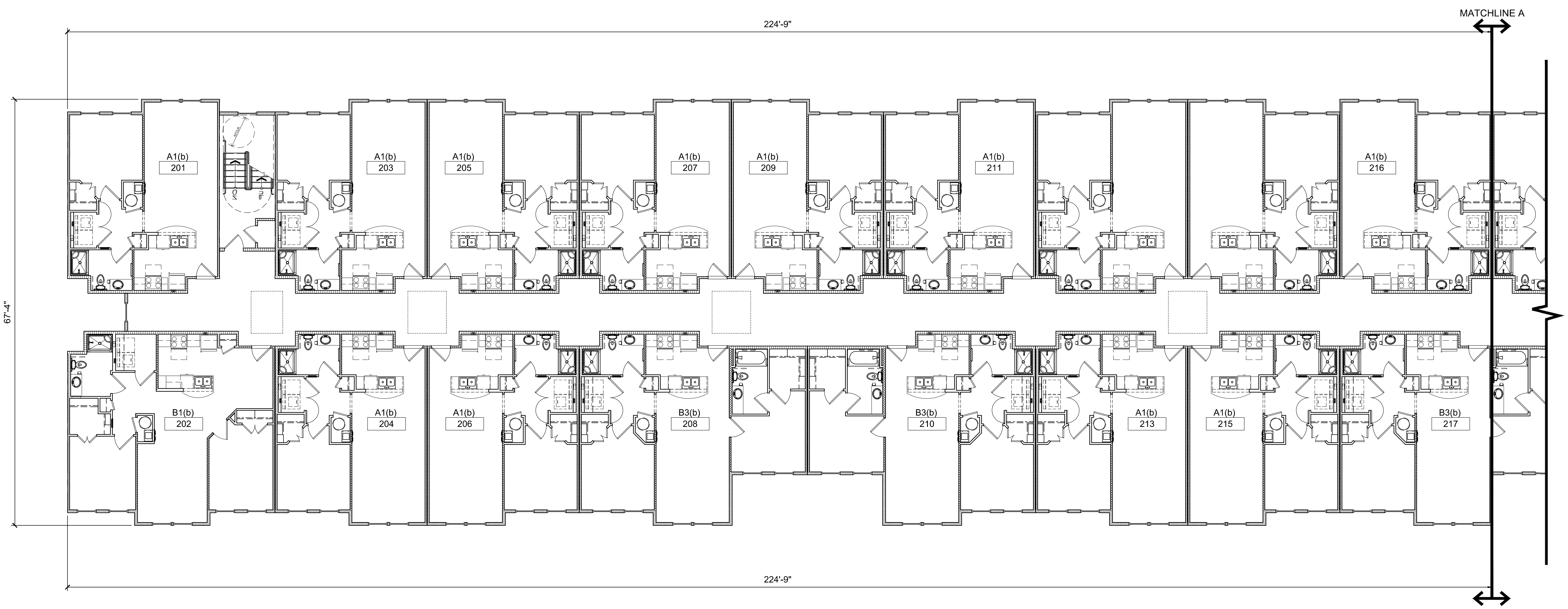




1 BUILDING - PARTIAL SECOND FLOOR PLAN
1/8" = 1'-0"

1556 Salem Road 12 of 40

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

REVISIONS

PROJECT NUMBER 2018-078
DATE ISSUED 12-8-2022
DRAWN BY SNC
CHECKED BY

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

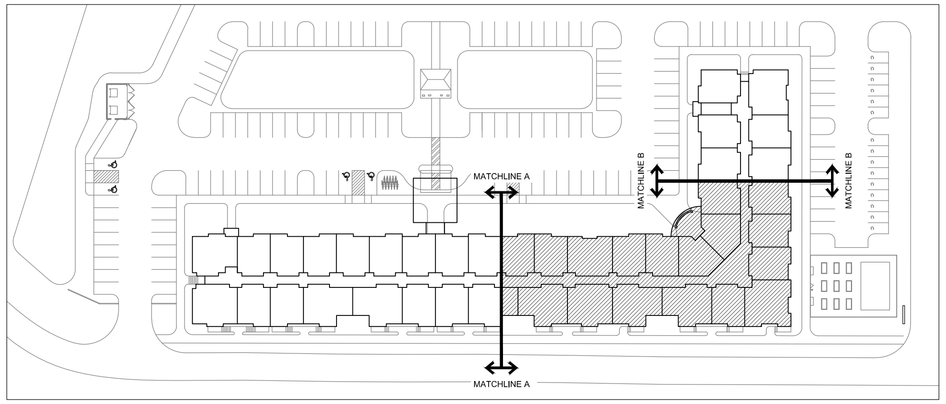
BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING - PARTIAL SECOND FLOOR PLAN

2022 PRELIMINARY DRAWING SET

A1.4

KEYPLAN



1 BUILDING - PARTIAL SECOND FLOOR PLAN
1/8" = 1'-0"

1556 Salem Road 13 of 40

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

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REVISIONS

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CHECKED BY

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

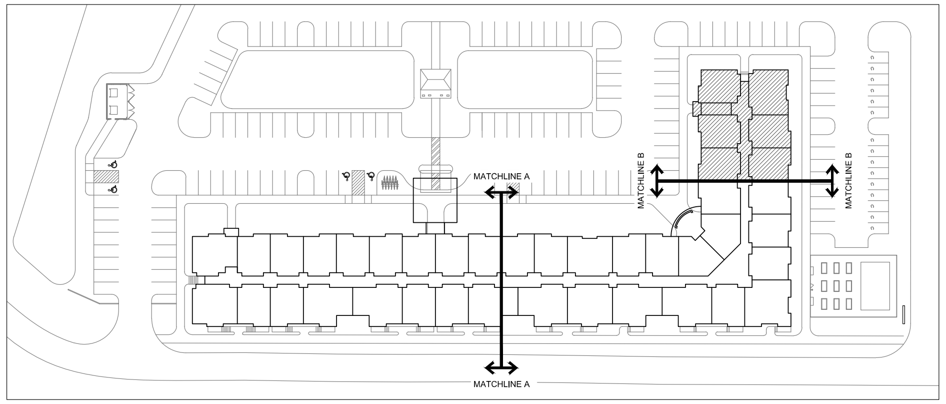
BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

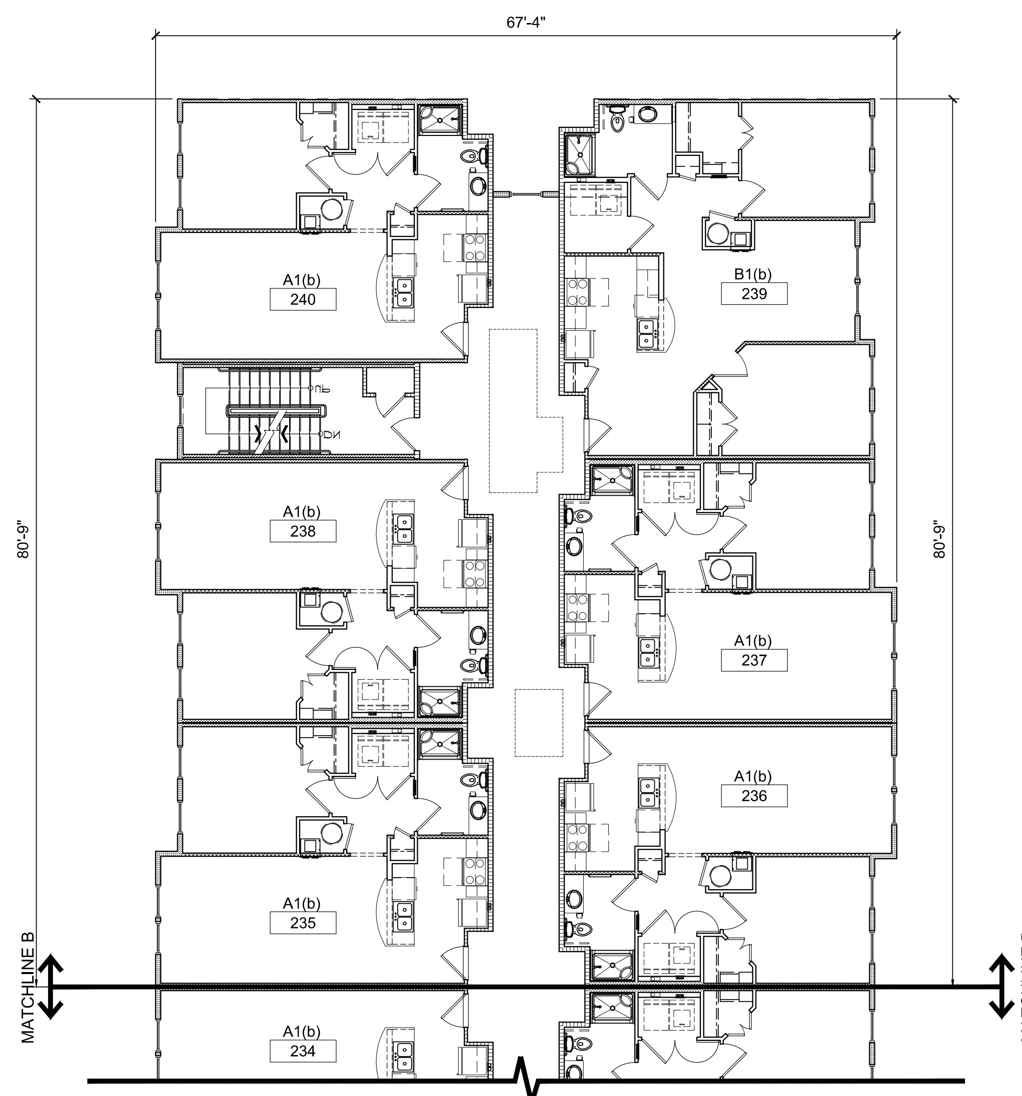
BUILDING - PARTIAL SECOND FLOOR PLAN

2022 PRELIMINARY DRAWING SET

A1.5

KEYPLAN





1 BUILDING - PARTIAL SECOND FLOOR PLAN
1/8" = 1'-0"

1556 Salem Road 14 of 40

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

REVISIONS

PROJECT NUMBER 2018-078
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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING - PARTIAL SECOND FLOOR PLAN

MRA

2022 PRELIMINARY DRAWING SET

A1.6

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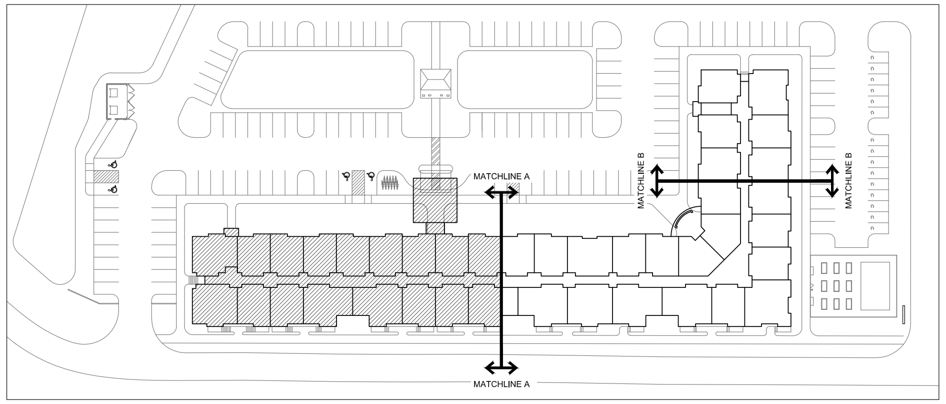
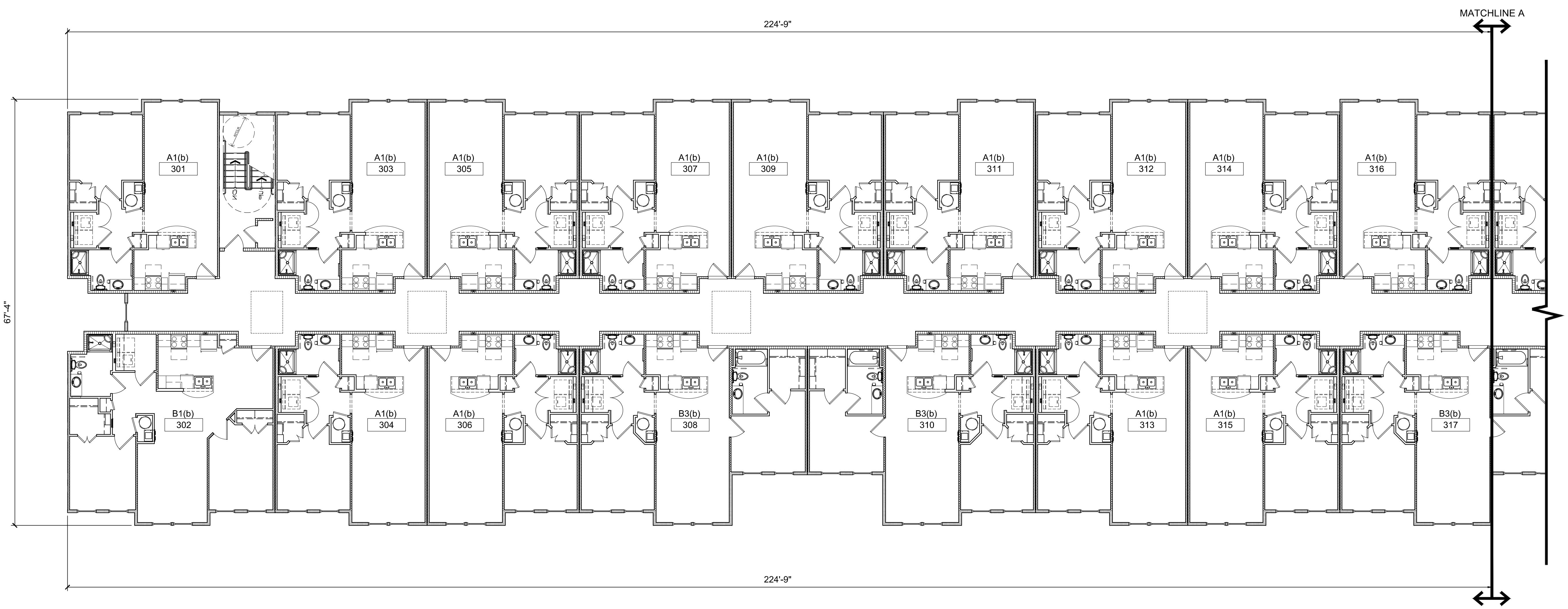
KEYPLAN





1 BUILDING - PARTIAL THIRD FLOOR PLAN
1/8" = 1'-0"

1556 Salem Road 15 of 40

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING - PARTIAL THIRD FLOOR PLAN

2022 PRELIMINARY DRAWING SET

A1.7

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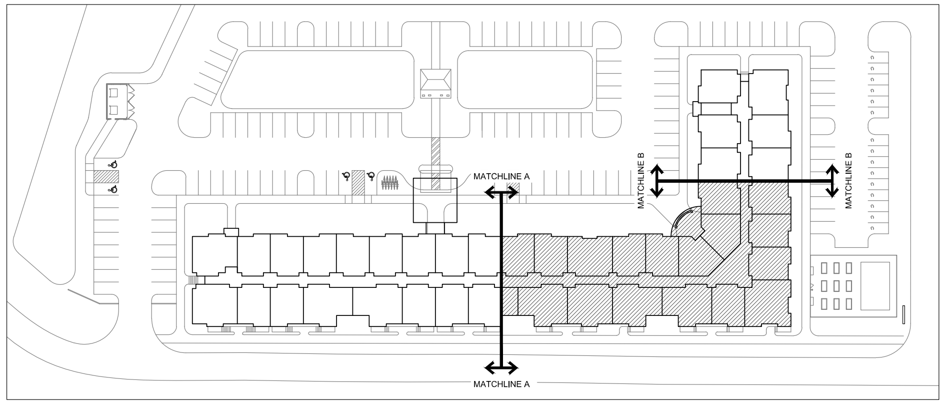

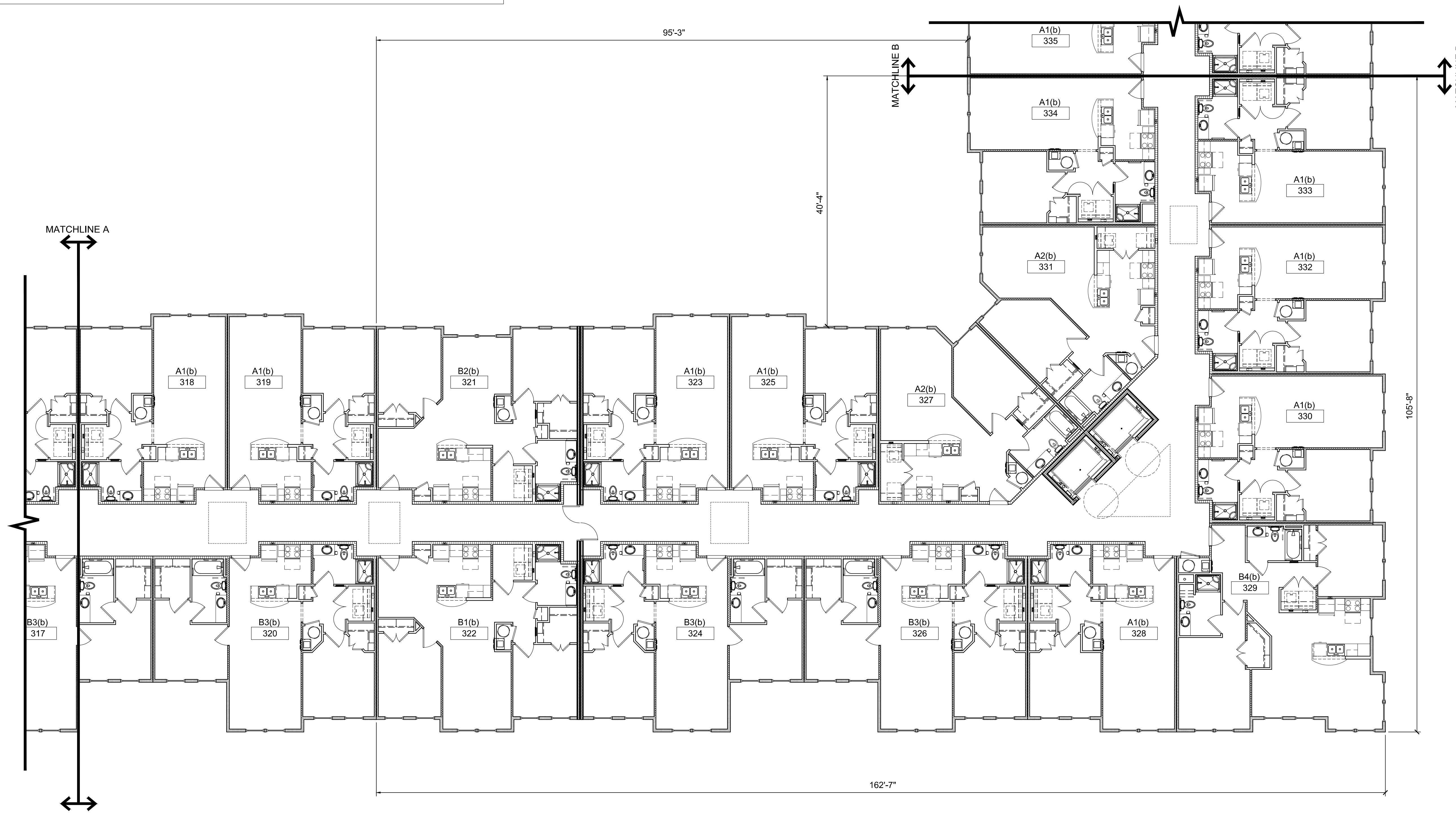

1 BUILDING - PARTIAL THIRD FLOOR PLAN
1/8" = 1'-0"

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

REVISIONS

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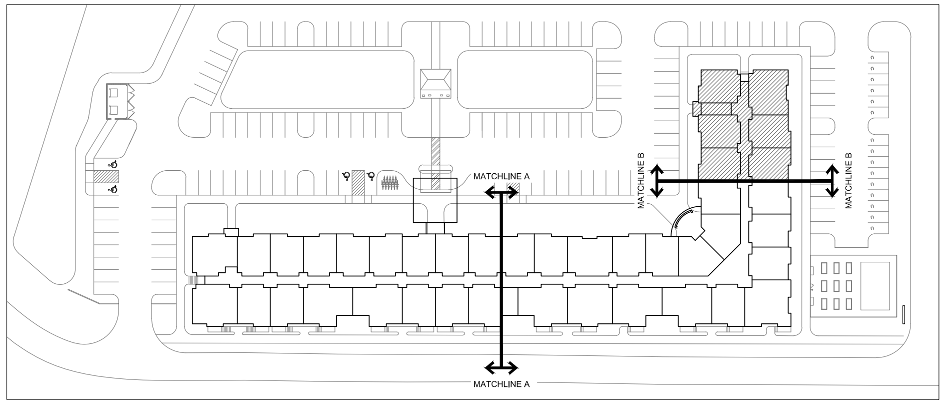
BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

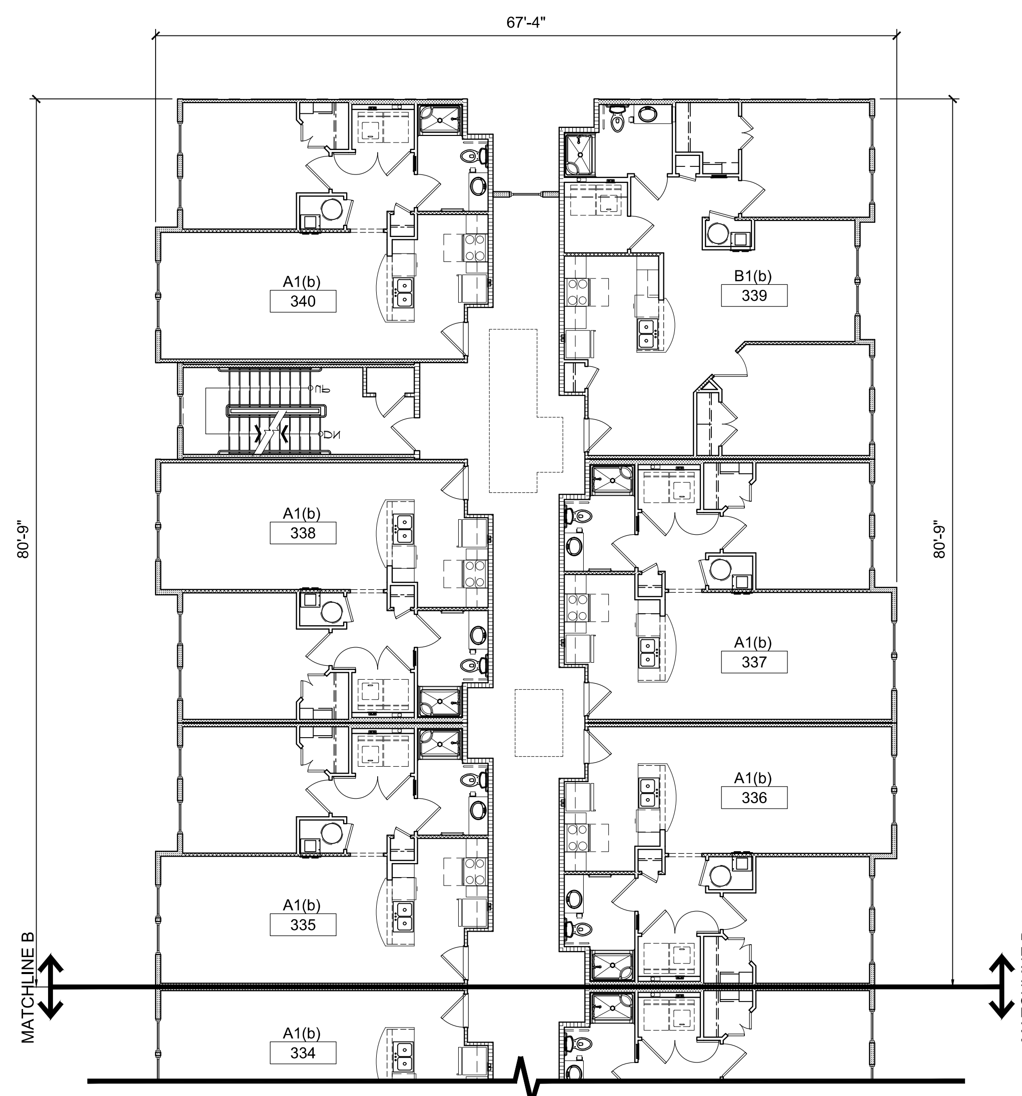
BUILDING - PARTIAL THIRD FLOOR PLAN

2022 PRELIMINARY DRAWING SET

A1.8

KEYPLAN





1 BUILDING - PARTIAL THIRD FLOOR PLAN
1/8" = 1'-0"

1556 Salem Road 17 of 40

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

REVISIONS

PROJECT NUMBER
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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING - PARTIAL THIRD FLOOR PLAN

2022 PRELIMINARY DRAWING SET

A1.9

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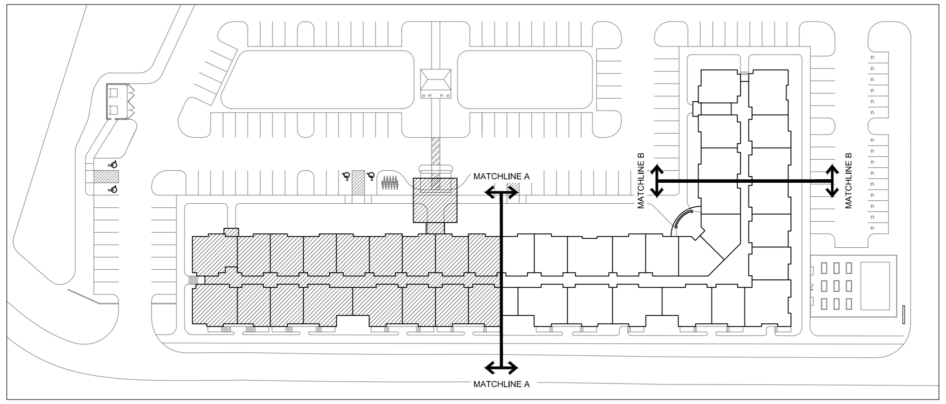
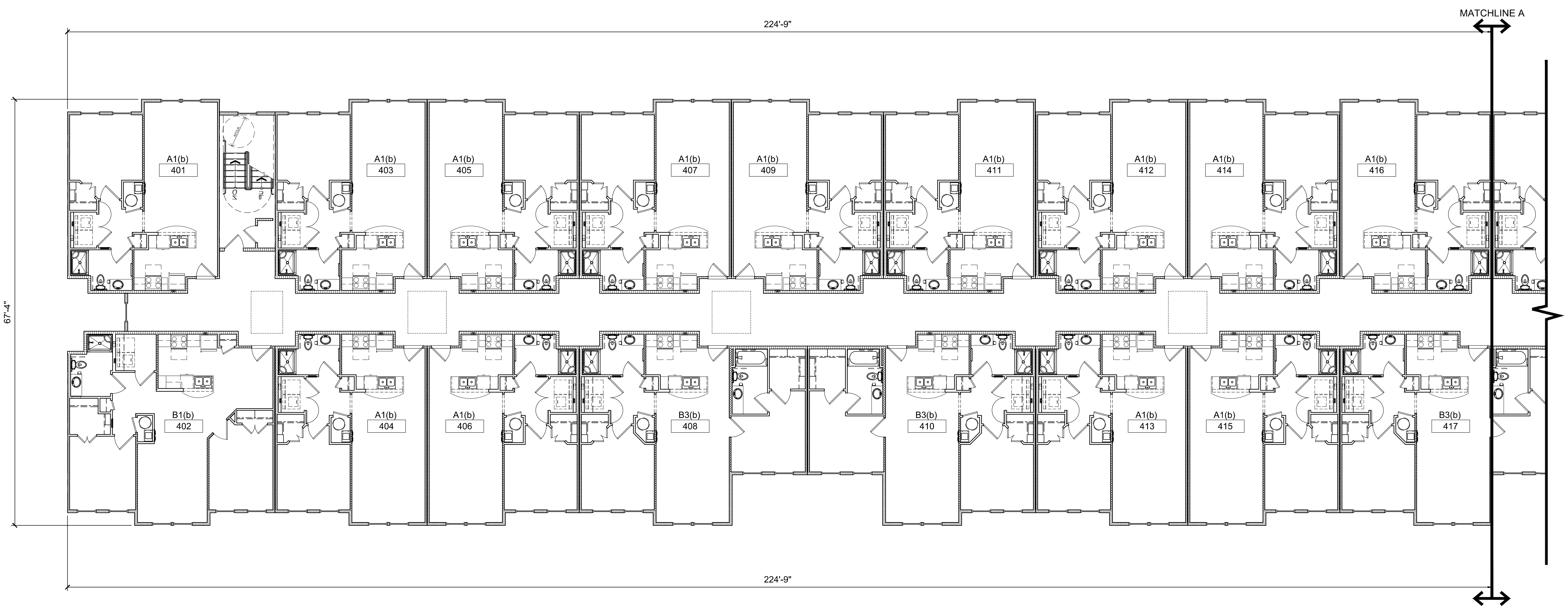
KEYPLAN





1 BUILDING - PARTIAL FOURTH FLOOR PLAN
1/8" = 1'-0"

1556 Salem Road 18 of 40

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

PLOTTED: 12/8/2022 9:08:36 AM - DRAWING: P:\HIRSCH\2018-078 BEAUFORT, SC\DRAWINGS\PRELIMINARY DESIGN REVIEW\SHEETS\A1.10.DWG - PLOTTED BY: SHARON CHAN - COPYRIGHT 2022

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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING - PARTIAL FOURTH FLOOR PLAN

2022 PRELIMINARY DRAWING SET

A1.10

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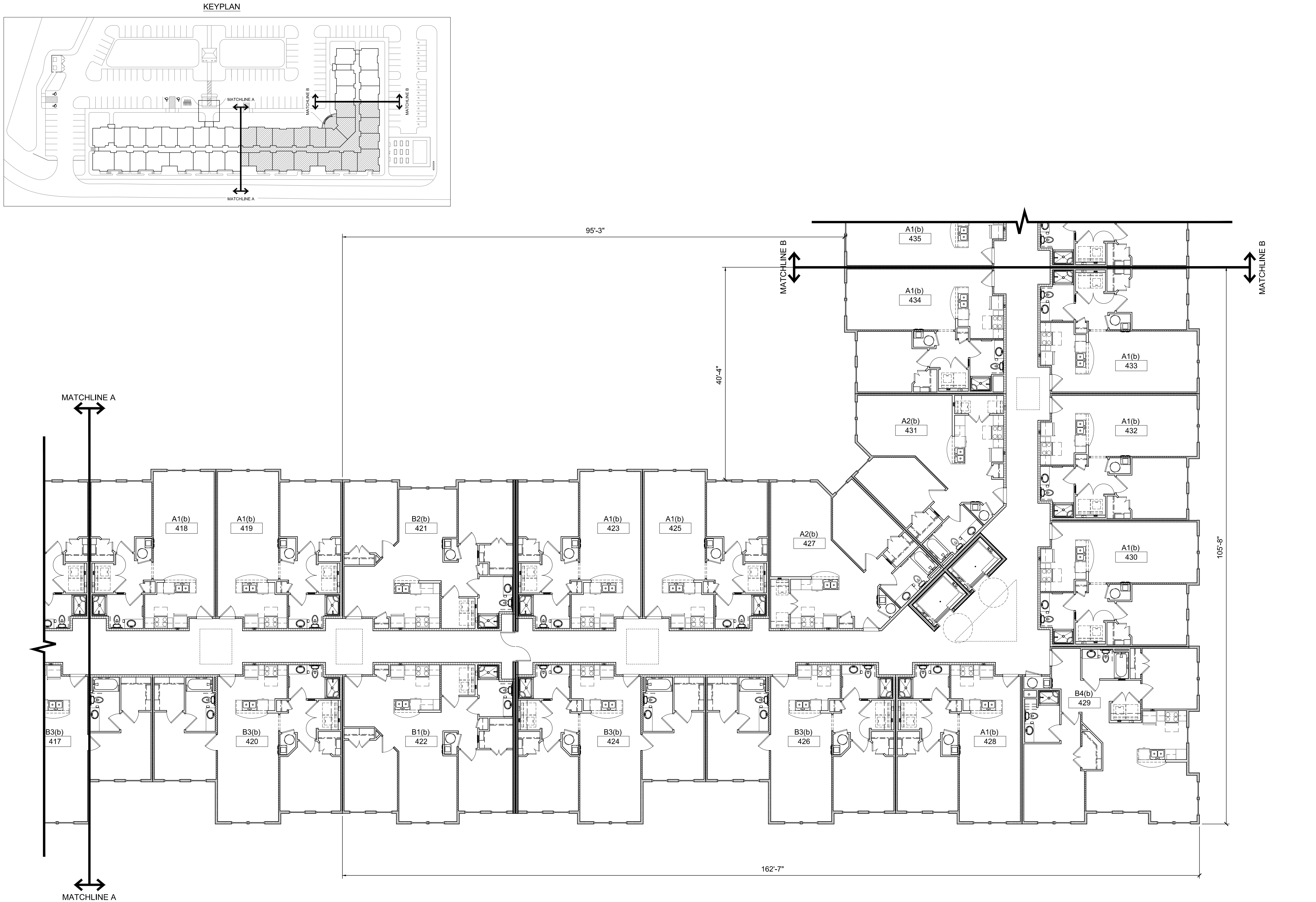

1 BUILDING - PARTIAL FOURTH FLOOR PLAN
1/8" = 1'-0"

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

1556 Salem Road 19 of 40

REVISIONS

PROJECT NUMBER 2018-078
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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

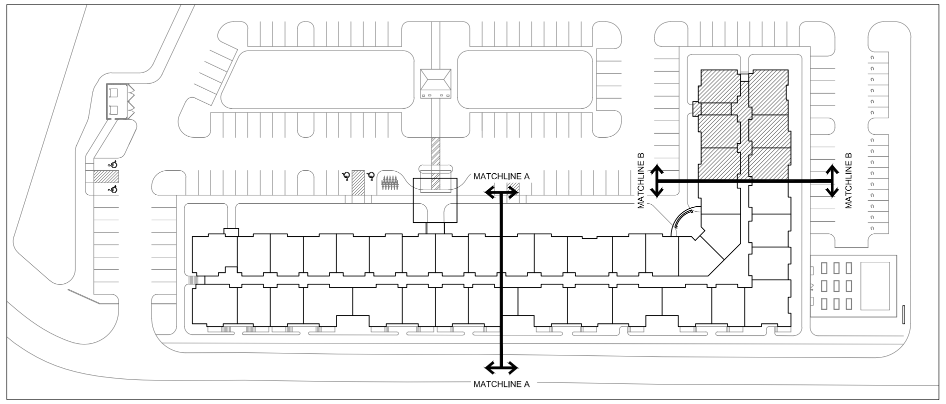
BUILDING - PARTIAL FOURTH FLOOR PLAN

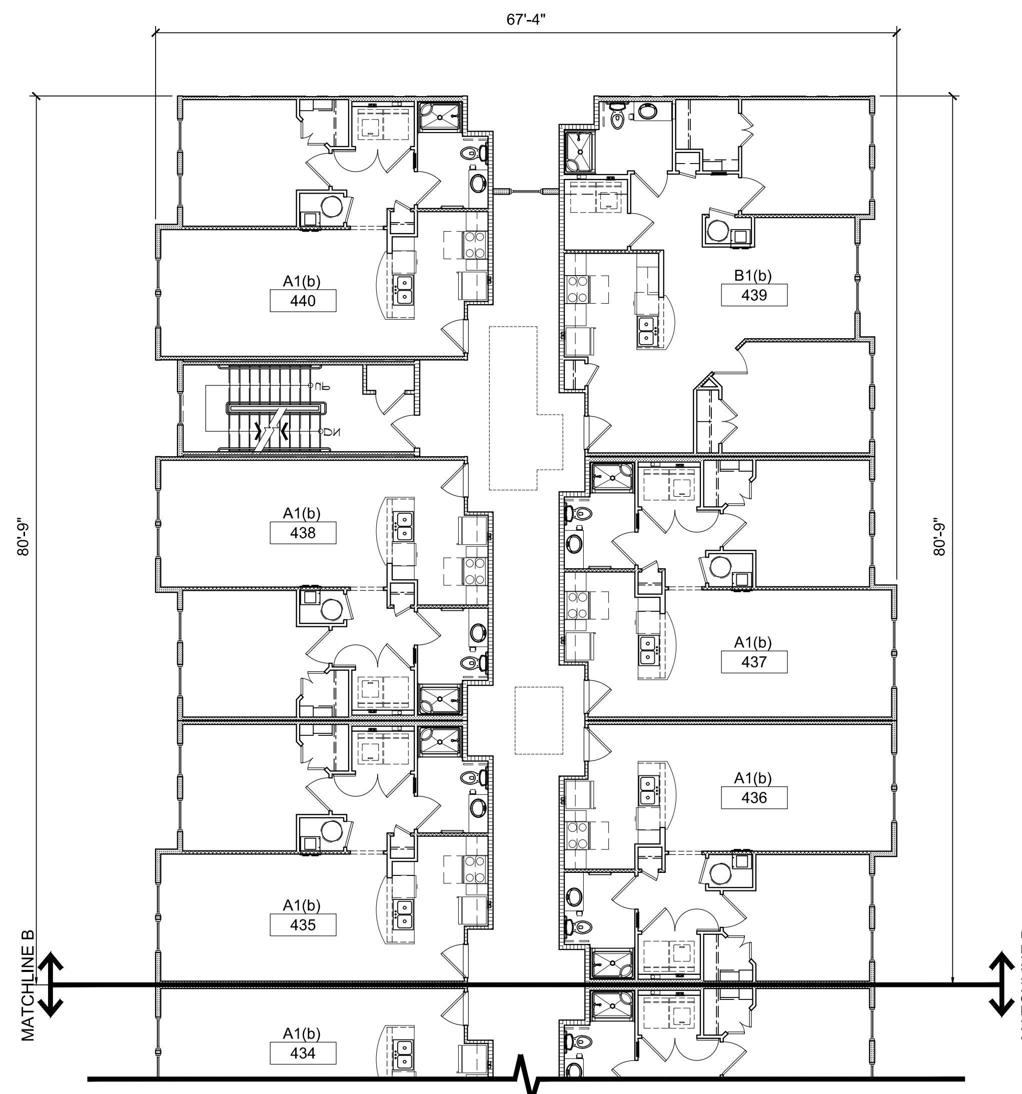
MRA

2022 PRELIMINARY DRAWING SET

A1.11

KEYPLAN





1 BUILDING - PARTIAL FOURTH FLOOR PLAN
1/8" = 1'-0"

1556 Salem Road 20 of 40

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

REVISIONS

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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING - PARTIAL FOURTH FLOOR PLAN

2022 PRELIMINARY DRAWING SET

A1.12

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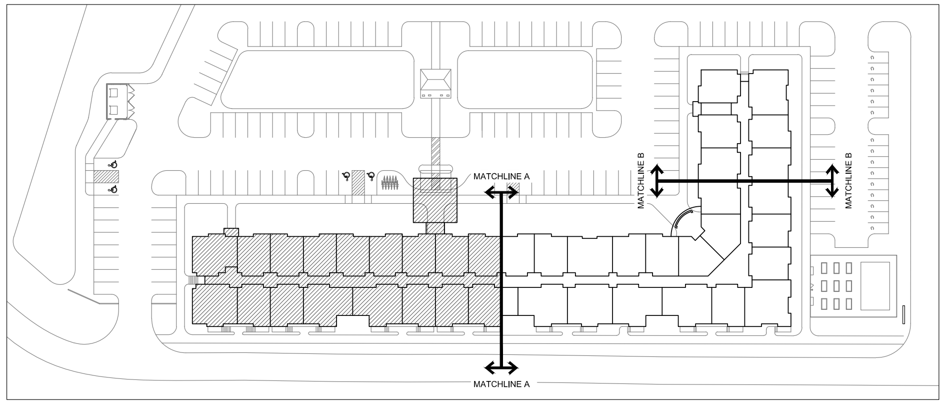
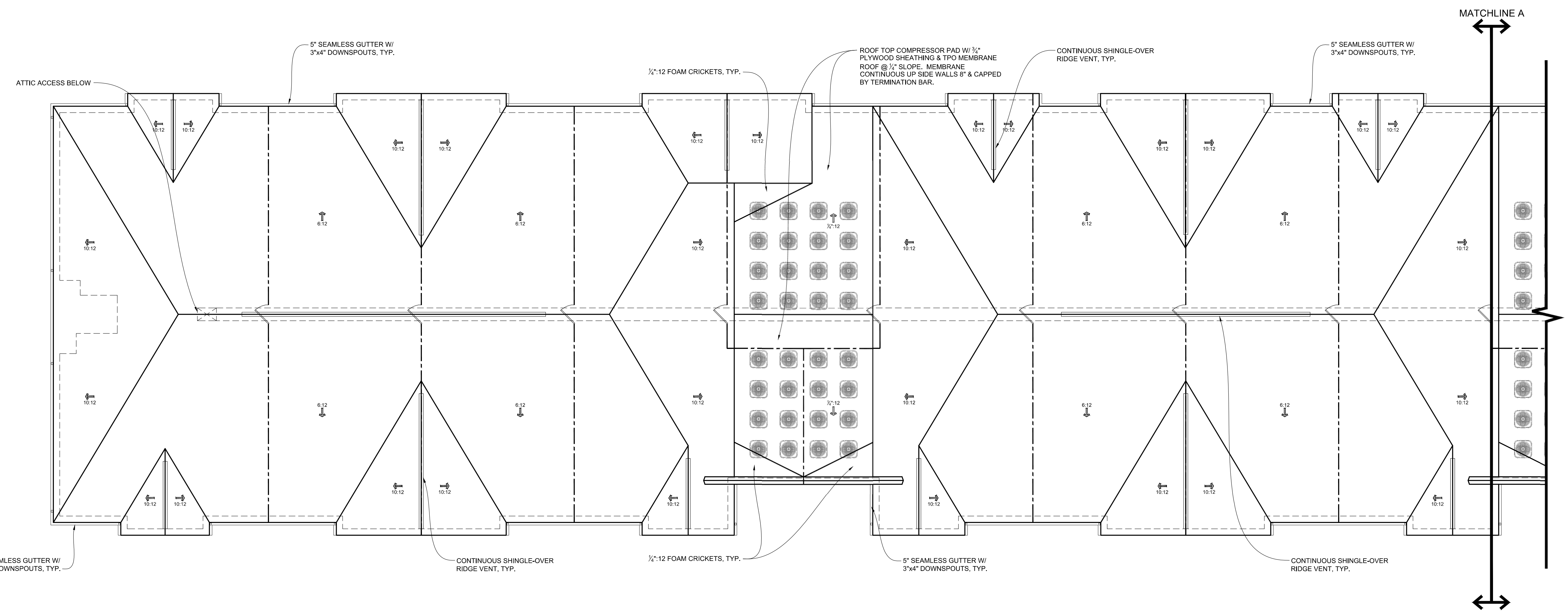
KEYPLAN





1 BUILDING - PARTIAL ROOF PLAN
1/8" = 1'-0"

1556 Salem Road 21 of 40

0 4' 8' 16'
SCALE: ⅛" = 1'-0"

REVISIONS

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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING - PARTIAL ROOF PLAN

2022 PRELIMINARY DRAWING SET

A1.13

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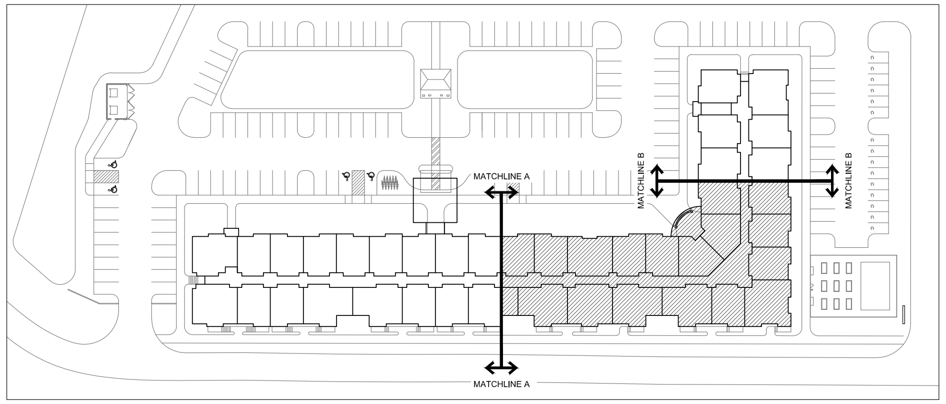
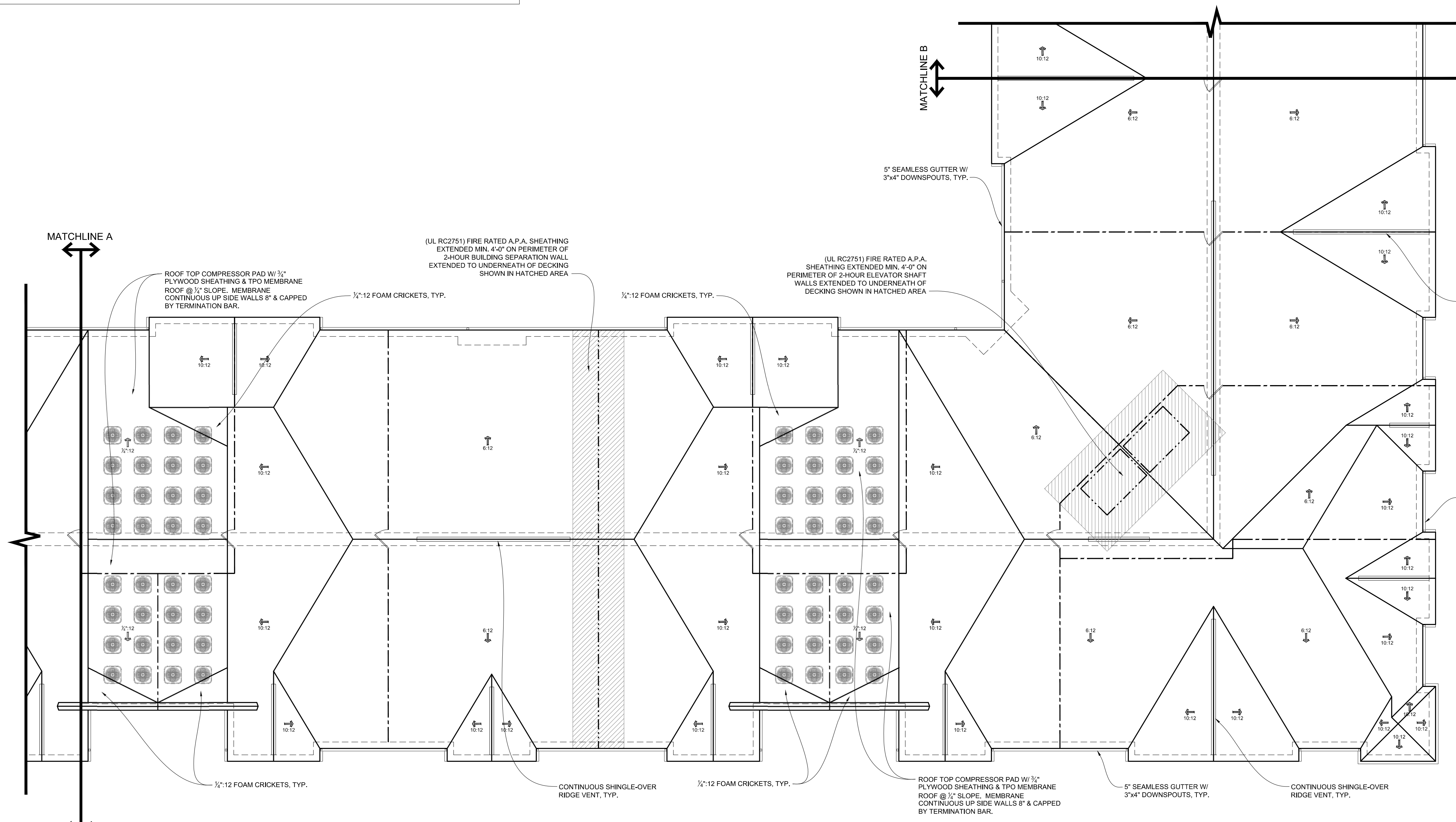
KEYPLAN





1 BUILDING - PARTIAL ROOF PLAN
1/8" = 1'-0"

1556 Salem Road 22 of 40

SCALE: ⅛" = 1'-0"

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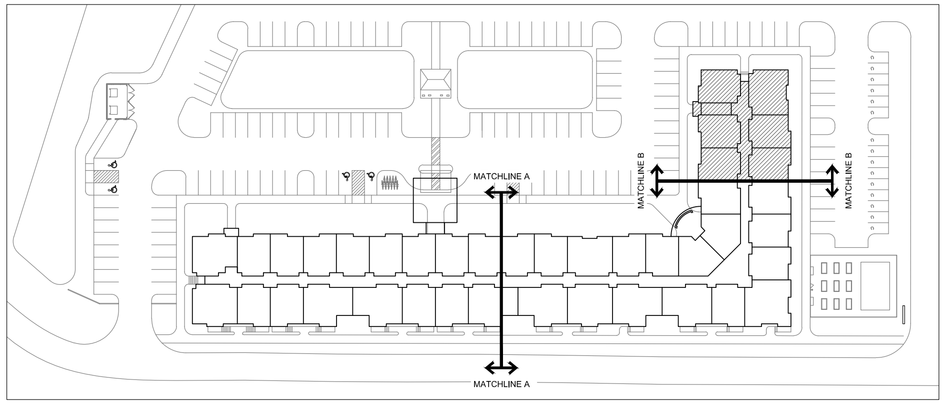
BUILDING - PARTIAL ROOF PLAN

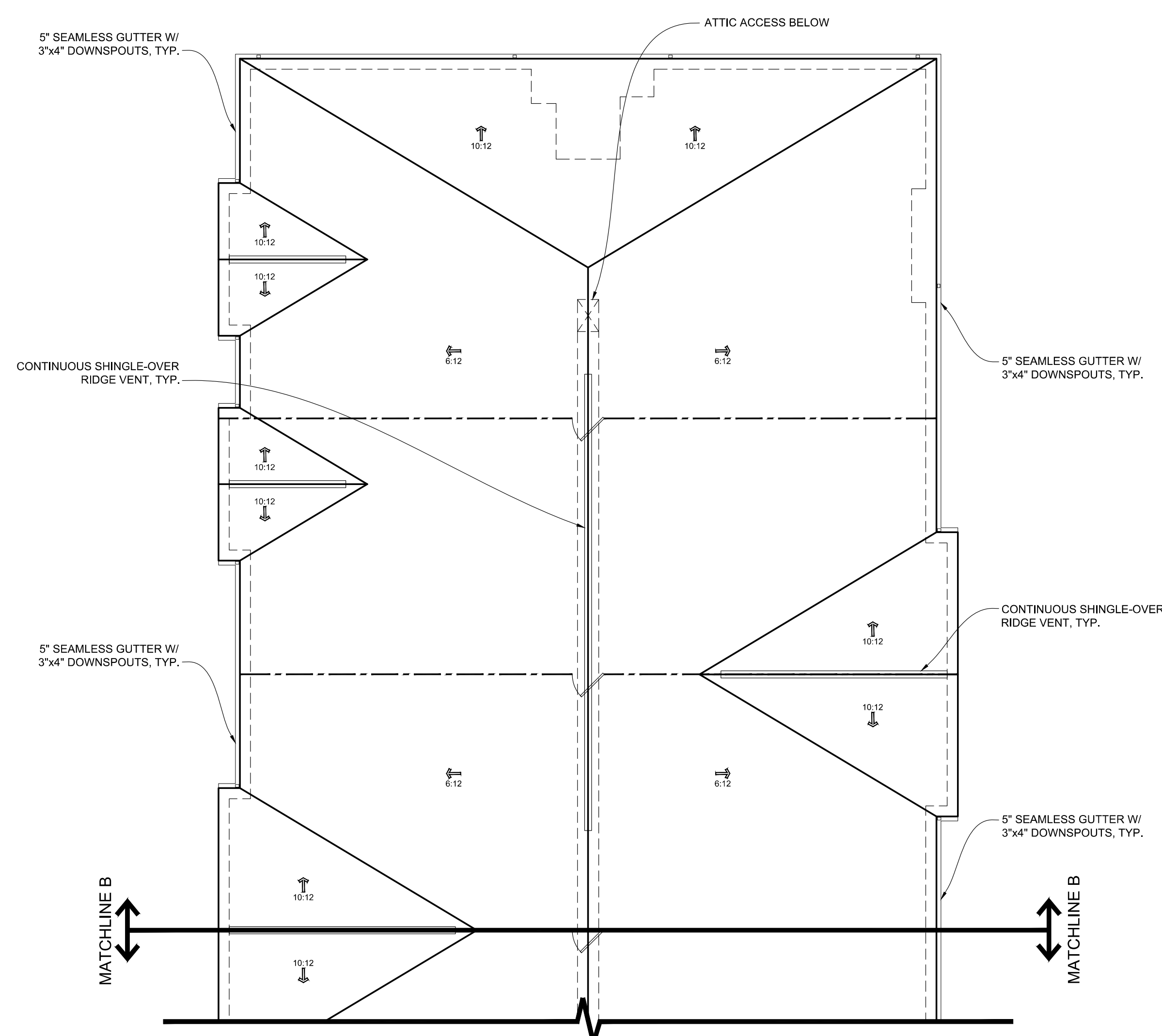
BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

2022 PRELIMINARY DRAWING SET

A1.14

KEYPLAN





1 BUILDING - PARTIAL ROOF PLAN
1/8" = 1'-0"

1556 Salem Road 23 of 40

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

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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING - PARTIAL ROOF PLAN

2022 PRELIMINARY DRAWING SET

A1.15

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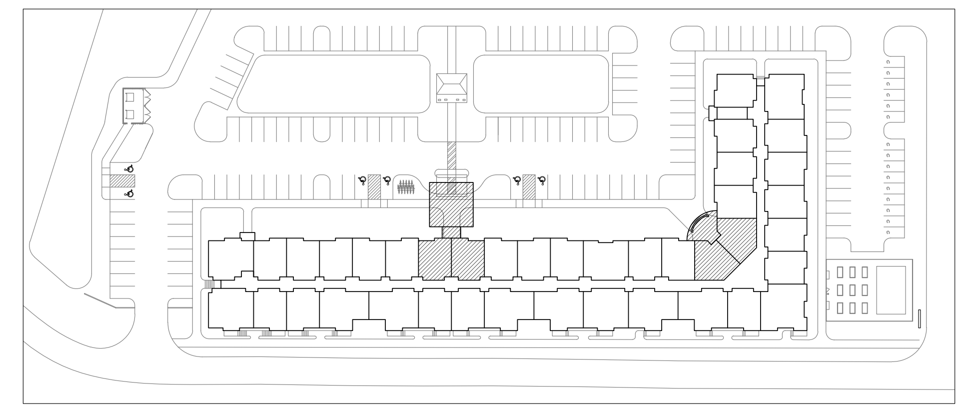
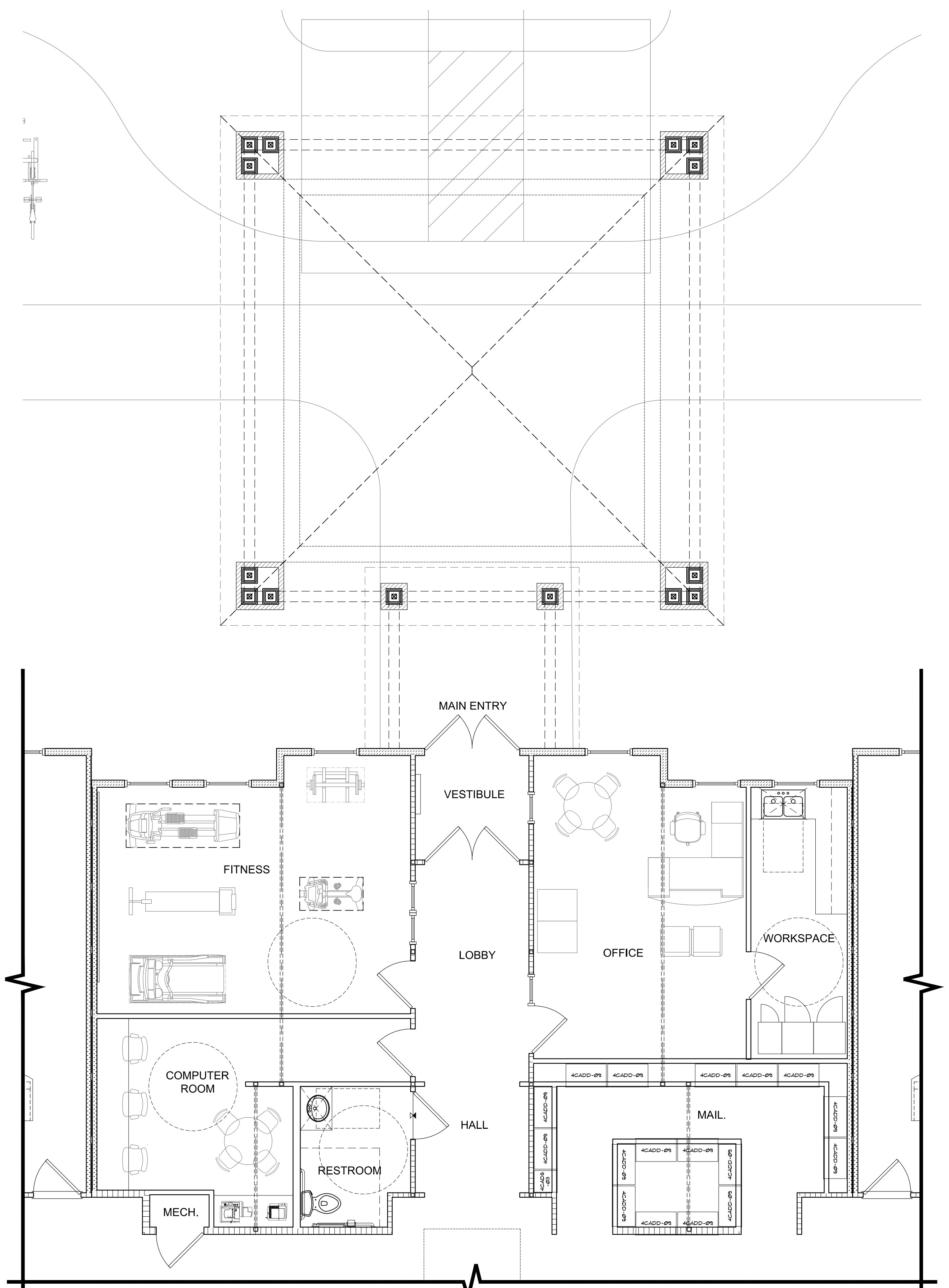
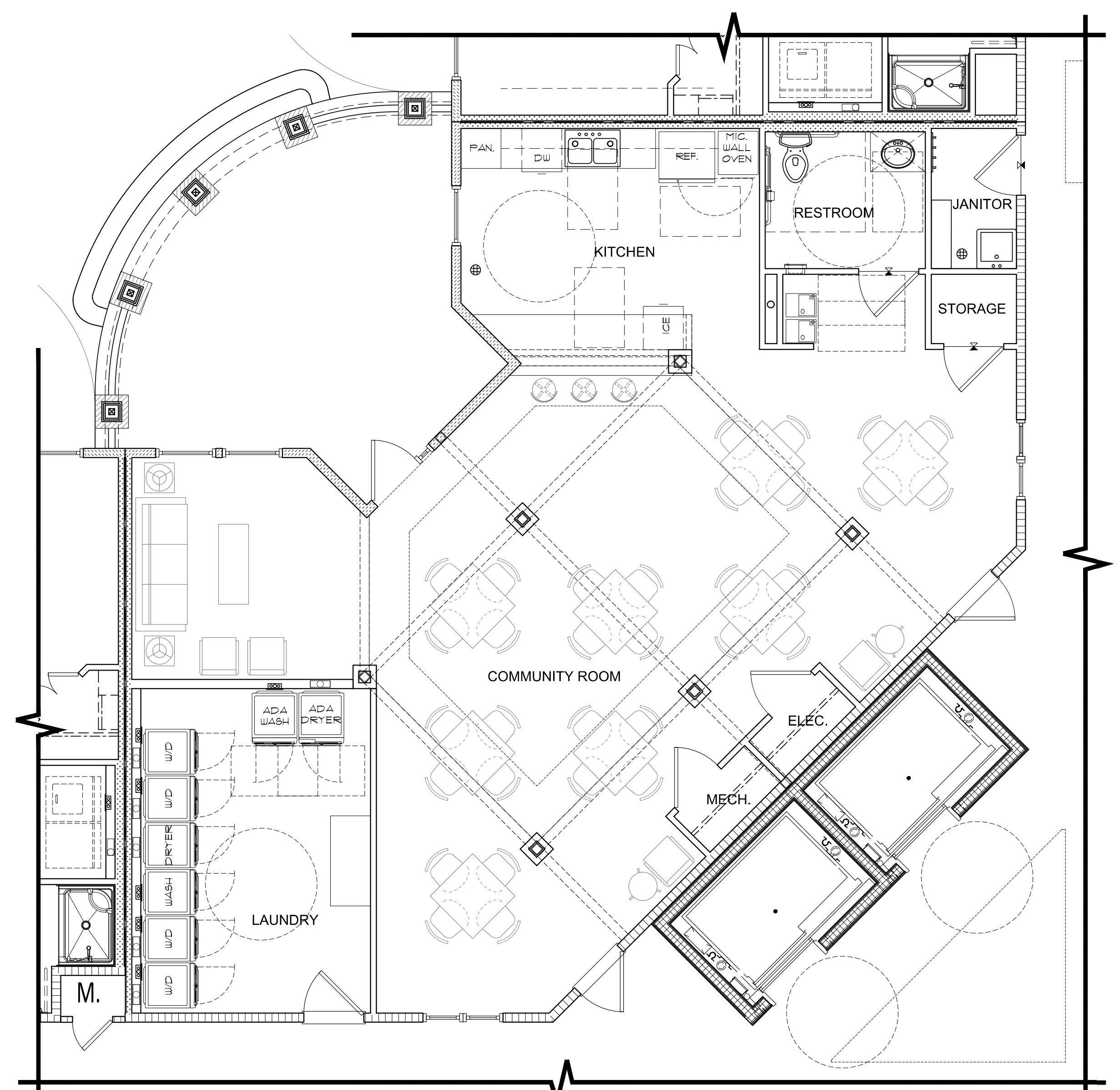
KEYPLAN





2 ENLARGED COMMON AREA FLOOR PLAN
1/4" = 1'-0"



1 ENLARGED COMMON AREA FLOOR PLAN
1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

REVISIONS

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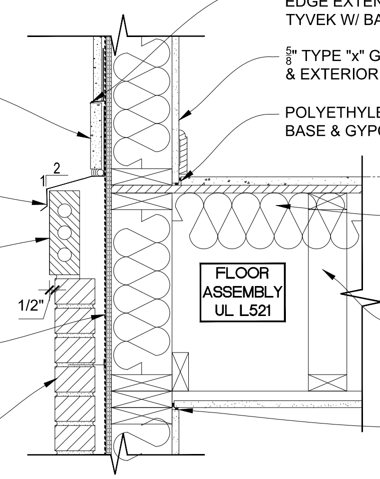
BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

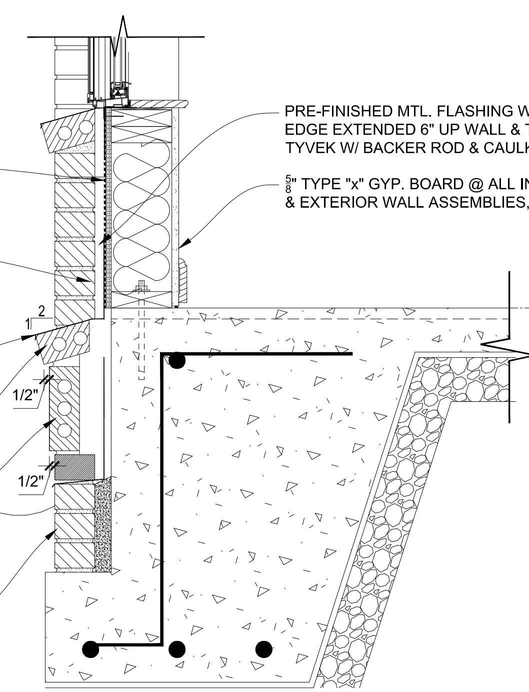
ENLARGED COMMON AREA FLOOR PLANS

2022 PRELIMINARY DRAWING SET

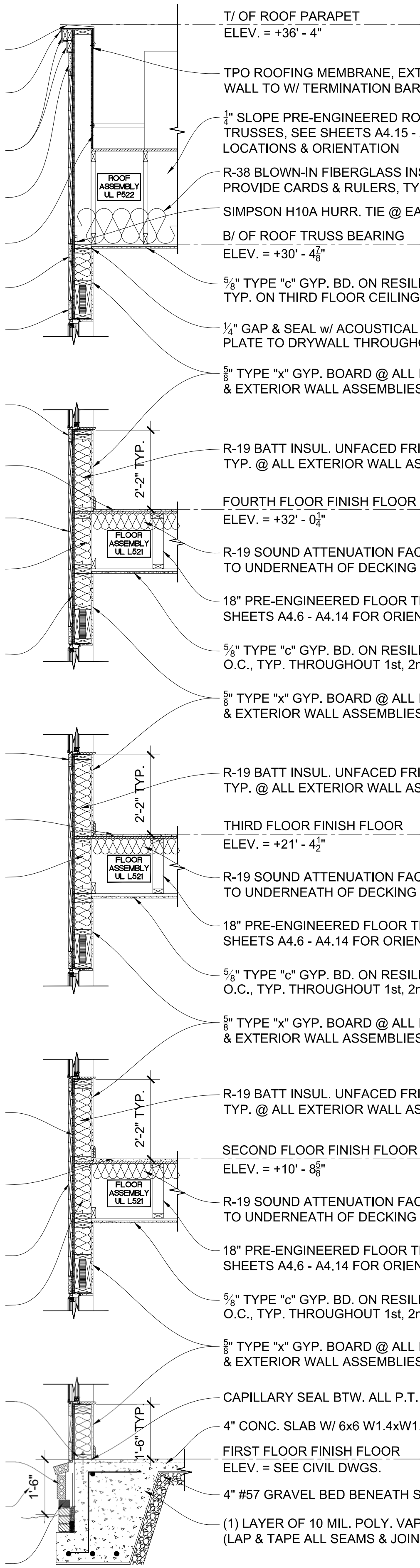
A1.16



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"

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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

WALL SECTION DETAILS

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A1.17

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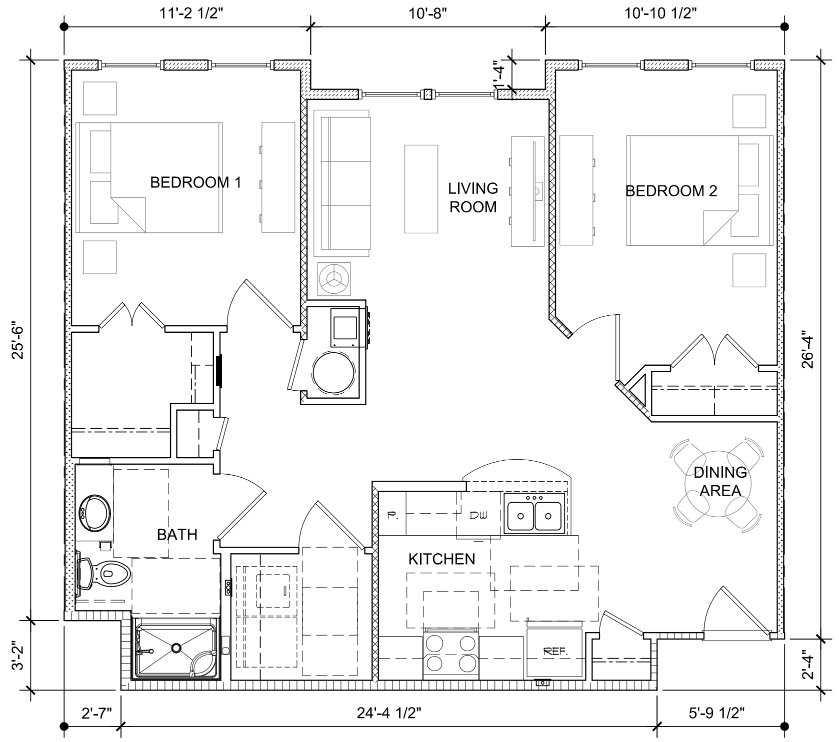
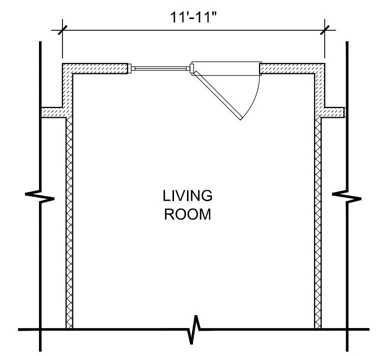
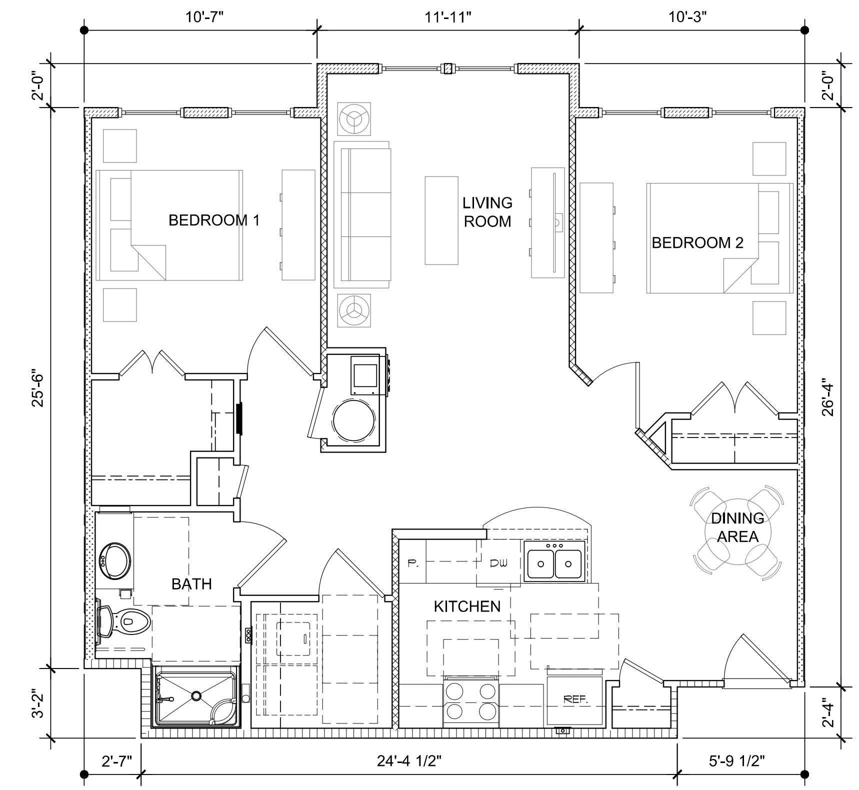


6 TWO BEDROOM UNIT TYPE "B2(b)"
1/4" = 1'-0" NET AREA: 853 GROSS AREA: 903 SF

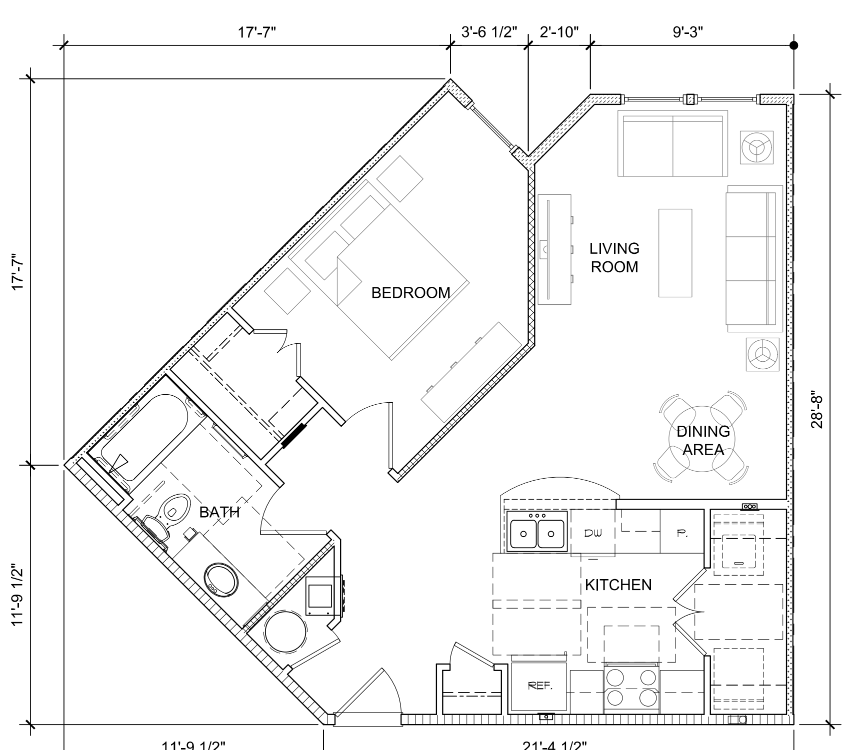


UNIT AREA NOT SHOWN SIMILAR TO UNIT "B1(b)" - SEE DETAIL #4 ON SHEET A2.1

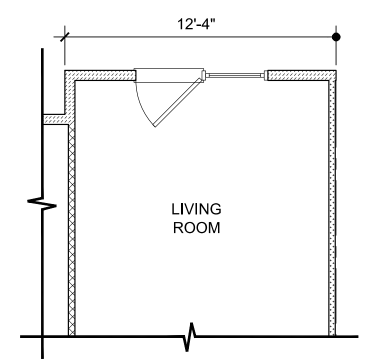
5 TWO BEDROOM UNIT TYPE "B1(b) -PATIO"
1/4" = 1'-0" NET AREA: 890 SF GROSS AREA: 941 SF



4 TWO BEDROOM UNIT TYPE "B1(b)"
1/4" = 1'-0" NET AREA: 890 SF GROSS AREA: 941 SF

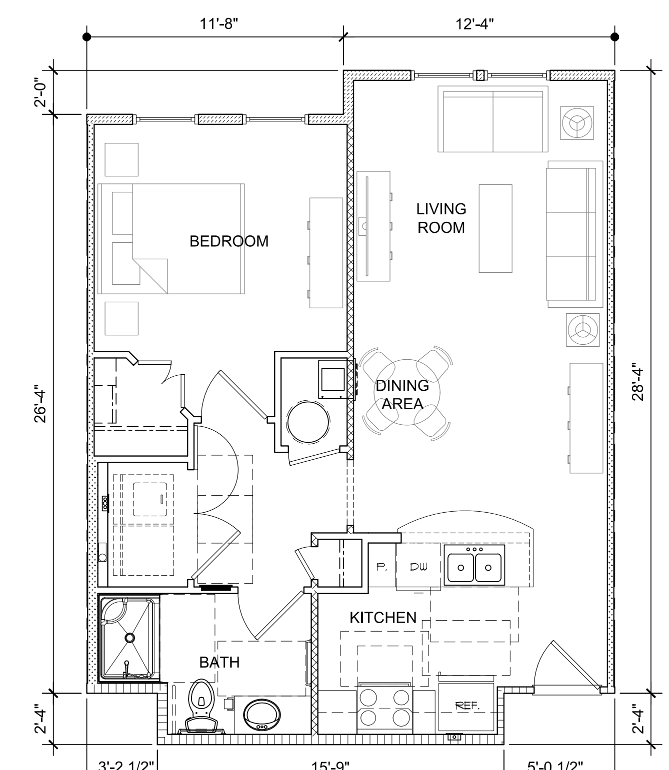


3 ONE BEDROOM UNIT TYPE "A2(b)"
1/4" = 1'-0" NET AREA: 689 SF GROSS AREA: 732 SF



UNIT AREA NOT SHOWN SIMILAR TO UNIT "A1(b)" - SEE DETAIL #1 ON SHEET A2.1

2 ONE BEDROOM UNIT TYPE "A1(b) -PATIO"
1/4" = 1'-0" NET AREA: 650 SF GROSS AREA: 693 SF



1 ONE BEDROOM UNIT TYPE "A1(b)"
1/4" = 1'-0" NET AREA: 650 SF GROSS AREA: 693 SF

SCALE: 1/4" = 1'-0"

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UNIT FLOOR PLANS

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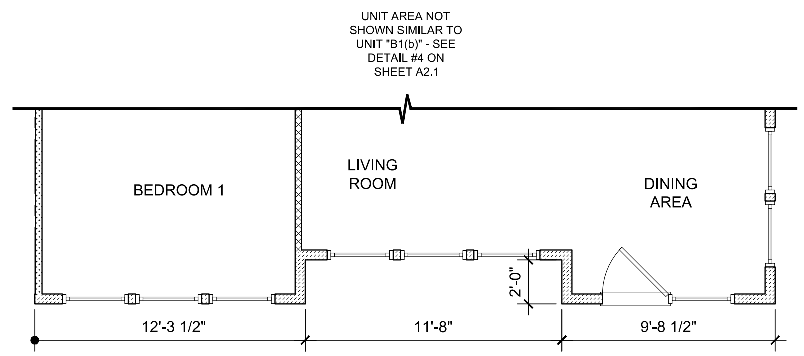
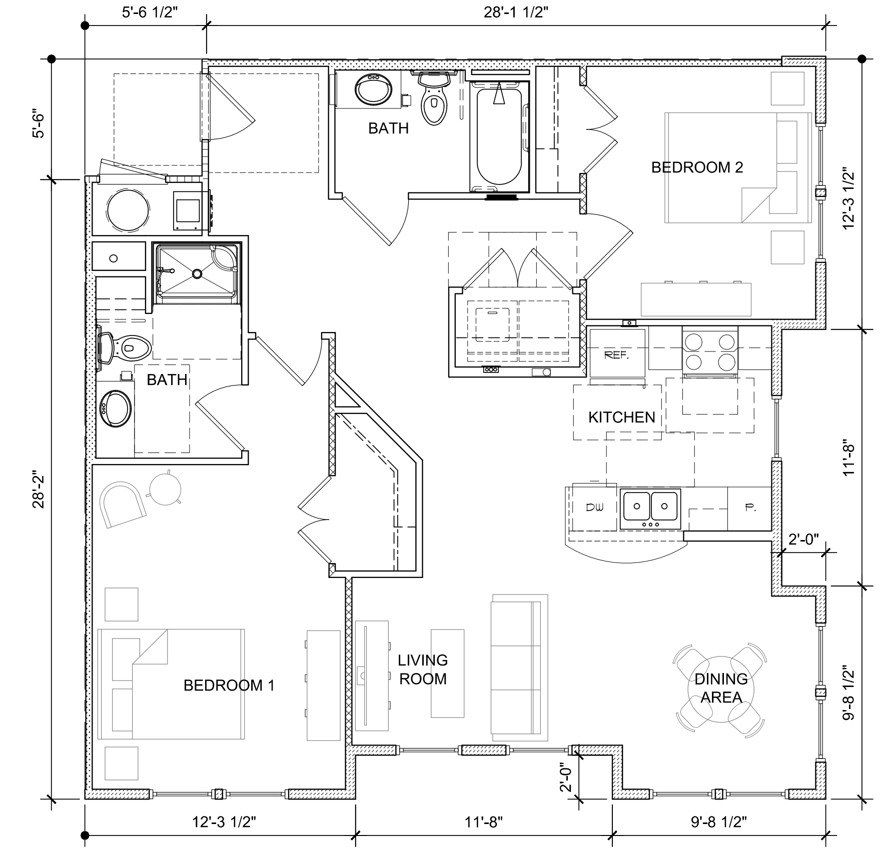
BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

2022 PRELIMINARY DRAWING SET

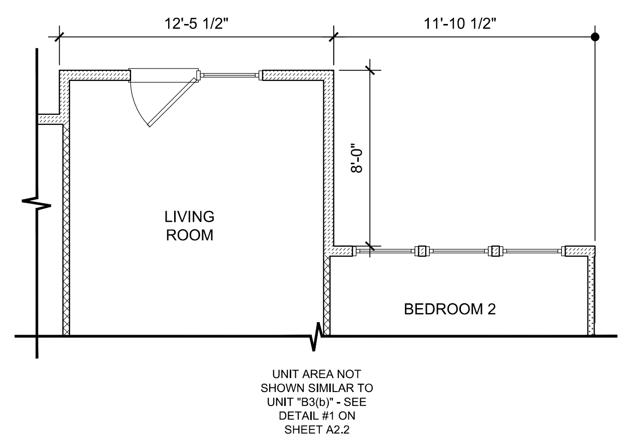
A2.1



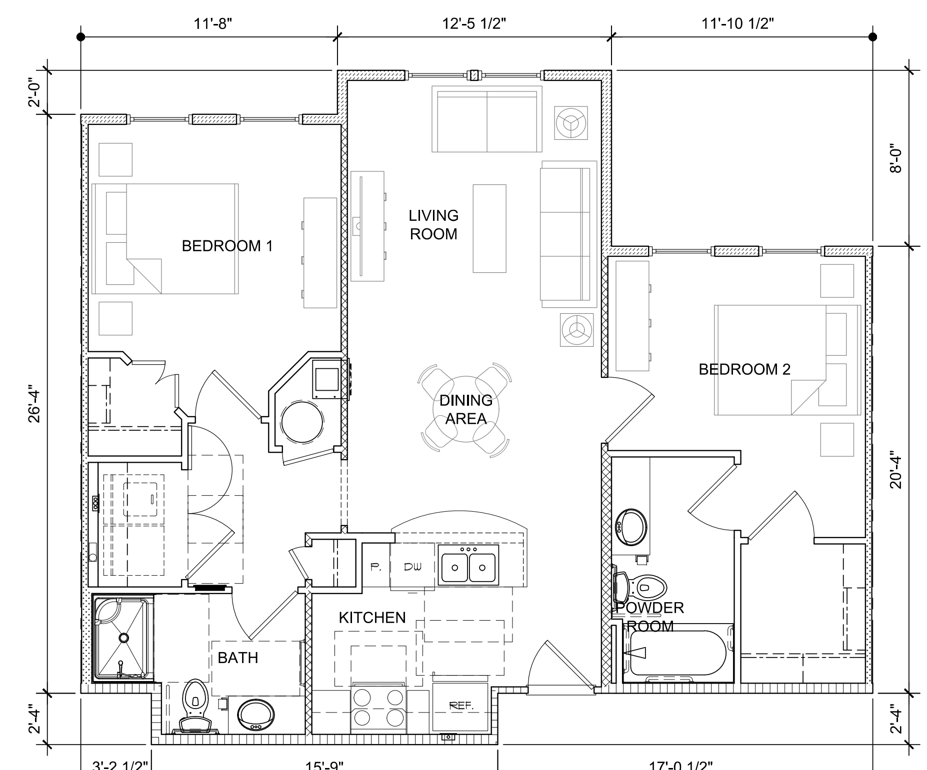
4 TWO BEDROOM UNIT TYPE "B4(b) -PATIO"
1/4" = 1'-0" NET AREA: 996 SF GROSS AREA: 1056 SF



3 TWO BEDROOM UNIT TYPE "B4(b)"
1/4" = 1'-0" NET AREA: 996 SF GROSS AREA: 1056 SF



2 TWO BEDROOM UNIT TYPE "B3(b) -PATIO"
1/4" = 1'-0" NET AREA: 883 SF GROSS AREA: 938 SF



1 TWO BEDROOM UNIT TYPE "B3(b)"
1/4" = 1'-0" NET AREA: 883 SF GROSS AREA: 938 SF

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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UNIT FLOOR PLANS

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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

MRA

2022 PRELIMINARY DRAWING SET

A2.2

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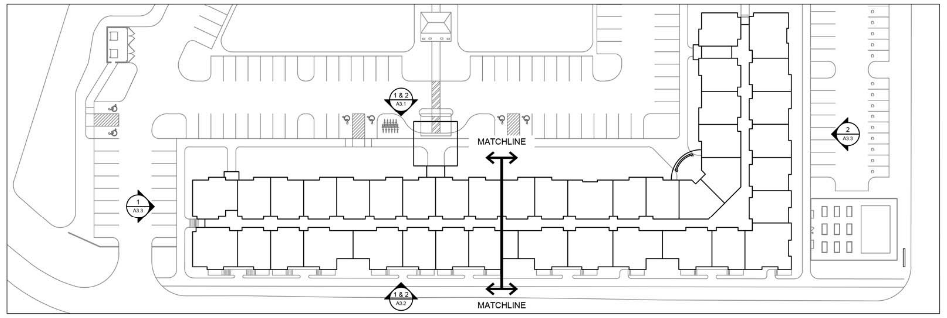
KEYPLAN



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 SW7757 "HIGH REFLECTIVE 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 - SW6530 "REVEL BLUE" - SATIN FINISH (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
- (E) BRICK VENEER #1 - CHEROKEE BRICK - 'SAPELO'

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

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

1556 Salem Road 28 of 40

0 4' 8' 16'
SCALE: ⅛" = 1'-0"

REVISIONS

PROJECT NUMBER 2018-078
DATE ISSUED 12-8-2022
DRAWN BY SNC
CHECKED BY

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

BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING - EXTERIOR ELEVATIONS

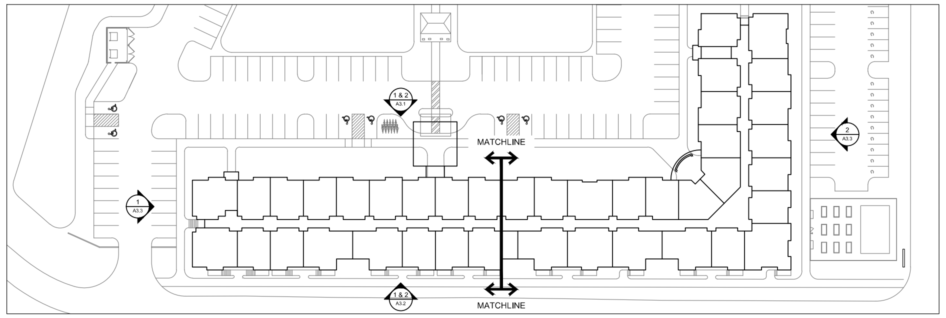
MRA

2022 PRELIMINARY DRAWING SET

A3.1

PLOTTED: 12/8/2022 9:15:32 AM - DRAWING: P:\HIRSCH\2018-078 BEAUFORT, SC\DRAWINGS\PRELIMINARY DESIGN REVIEW\SHEETS\A3.2.DWG - PLOTTED BY: SHARON CHAN - COPYRIGHT 2022

KEYPLAN



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 SW7757 "HIGH REFLECTIVE 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 - SW6530 "REVEL BLUE" - SATIN FINISH (INSTALL TYVEK DRAINVENT RAINSCREEN BEHIND ALL FIBER CEMENT PANEL LOCATIONS, TYP.)
- E — BRICK VENEER #1 - CHEROKEE BRICK - 'SAPELO'

2 BUILDING - PARTIAL REAR ELEVATION (SALEM ROAD)
1/8" = 1'-0"

1 BUILDING - PARTIAL REAR ELEVATION (SALEM ROAD)
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

REVISIONS

PROJECT NUMBER 2018-078
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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING - EXTERIOR ELEVATIONS

2022 PRELIMINARY DRAWING SET

A3.2

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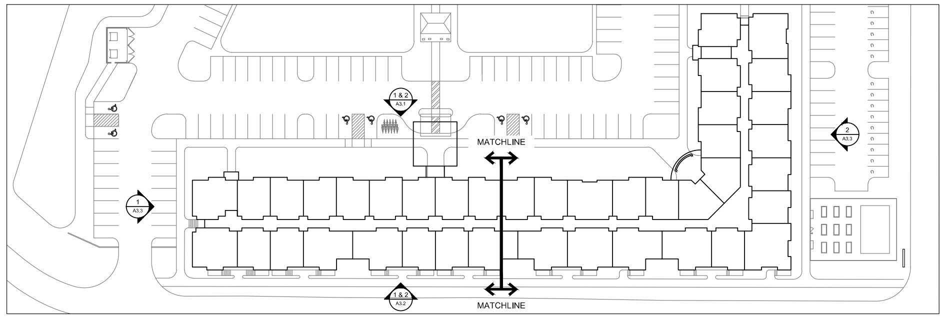
KEYPLAN



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 SW7757 "HIGH REFLECTIVE WHITE" - FLAT FINISH
- (C) HARDIE FIBER CEMENT PLANK LAP SIDING W/ 8" EXPOSURE - PAINTED SHERWIN WILLIAMS SW7662 "EVENING SHADOW" - FLAT FINISH
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- (E) BRICK VENEER #1 - CHEROKEE BRICK - 'SAPELO'

2 BUILDING - SIDE ELEVATION
1/8" = 1'-0"

1 BUILDING - SIDE ELEVATION
1/8" = 1'-0"

1556 Salem Road 30 of 40

SCALE: ⅛" = 1'-0"

REVISIONS

PROJECT NUMBER 2018-078

DATE ISSUED 12-8-2022

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BUILDING - EXTERIOR ELEVATIONS

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.

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

BEAUFORT SENIOR APARTMENTS

BEAUFORT, SC

2022 PRELIMINARY DRAWING SET

A3.3

SENIOR RESIDENCE BEAUFORT - BUILDING RENDER @ SIDE

BEAUFORT, SC.

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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING - EXTERIOR RENDER

2022 PRELIMINARY DRAWING SET

A3.4

SENIOR RESIDENCE BEAUFORT - BUILDING RENDER @ SALEM ROAD

BEAUFORT, SC.

REVISIONS

PROJECT NUMBER 2018-078
DATE ISSUED 12-8-2022
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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING - EXTERIOR RENDER

2022 PRELIMINARY DRAWING SET

A3.5

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SENIOR RESIDENCE BEAUFORT - BUILDING RENDER @ SIDE

BEAUFORT, SC.

REVISIONS

PROJECT NUMBER
2018-078
DATE ISSUED
12-8-2022
DRAWN BY
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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING - EXTERIOR RENDER

2022 PRELIMINARY DRAWING SET

A3.6

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SENIOR RESIDENCE BEAUFORT - BUILDING RENDER @ SALEM ROAD

BEAUFORT, SC.

REVISIONS

PROJECT NUMBER 2018-078

DATE ISSUED 12-8-2022

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BEAUFORT SENIOR APARTMENTS
BEAUFORT, SC

BUILDING - EXTERIOR RENDER

2022 PRELIMINARY DRAWING SET

A3.7

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N 86°09'59" W	11.56'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	120.95'	57.49'	S 12°46'50" W	56.95'	27°13'57"

UNIT INFORMATION:

UNIT MIX		UNITS
1-BR (A UNITS)	=	112
2-BR (B UNITS)	=	44
TOTAL	=	156

SITE INFORMATION:

LOT COVERAGE BUILDING : 24.8 +/- %
IMPERVIOUS SURFACE : 62.3 +/-%
MAXIMUM ALLOWABLE LOT COVERAGE IS 80% (70%+10%)

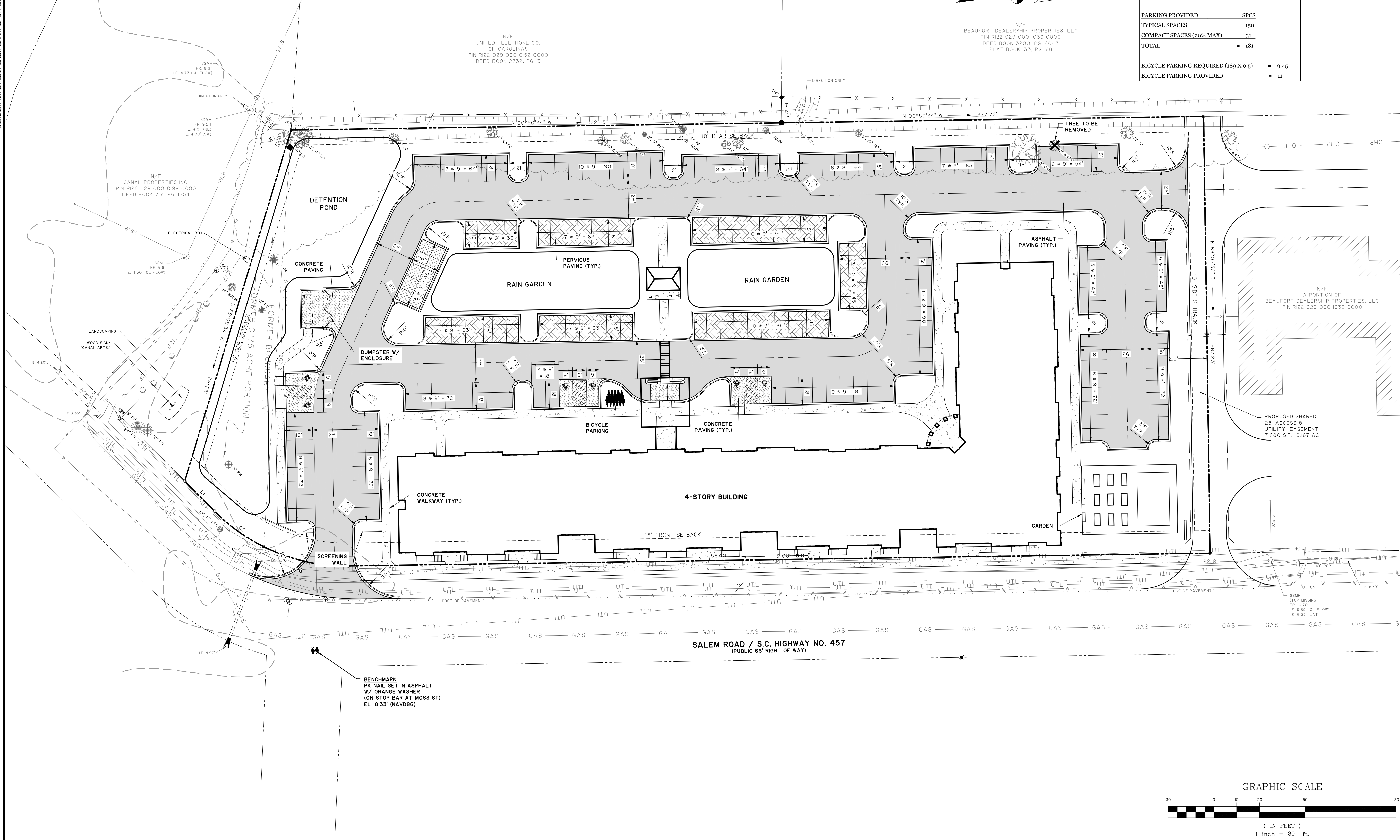
SITE INFORMATION:

SITE: 4.243 +/- ACRES
DENSITY: 37.7 UNITS/ACRE
BUILDINGS: (1) 4 STORY APARTMENT BUILDING
ZONE: T4-N

PARKING REQUIRED		SPCS
112 1BR @ 1 SP/U	=	112
44 2BR @ 1.75 SP/U	=	77
TOTAL	=	189

PARKING PROVIDED		SPCS
TYPICAL SPACES	=	150
COMPACT SPACES (20% MAX)	=	31
TOTAL	=	181

BICYCLE PARKING REQUIRED (189 X 0.5)	=	9.45
BICYCLE PARKING PROVIDED	=	11



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

BEAUFORT SALEM ROAD DEVELOPMENT, LLC
BEAUFORT COUNTY, SOUTH CAROLINA

SALEM ROAD SENIOR LIVING

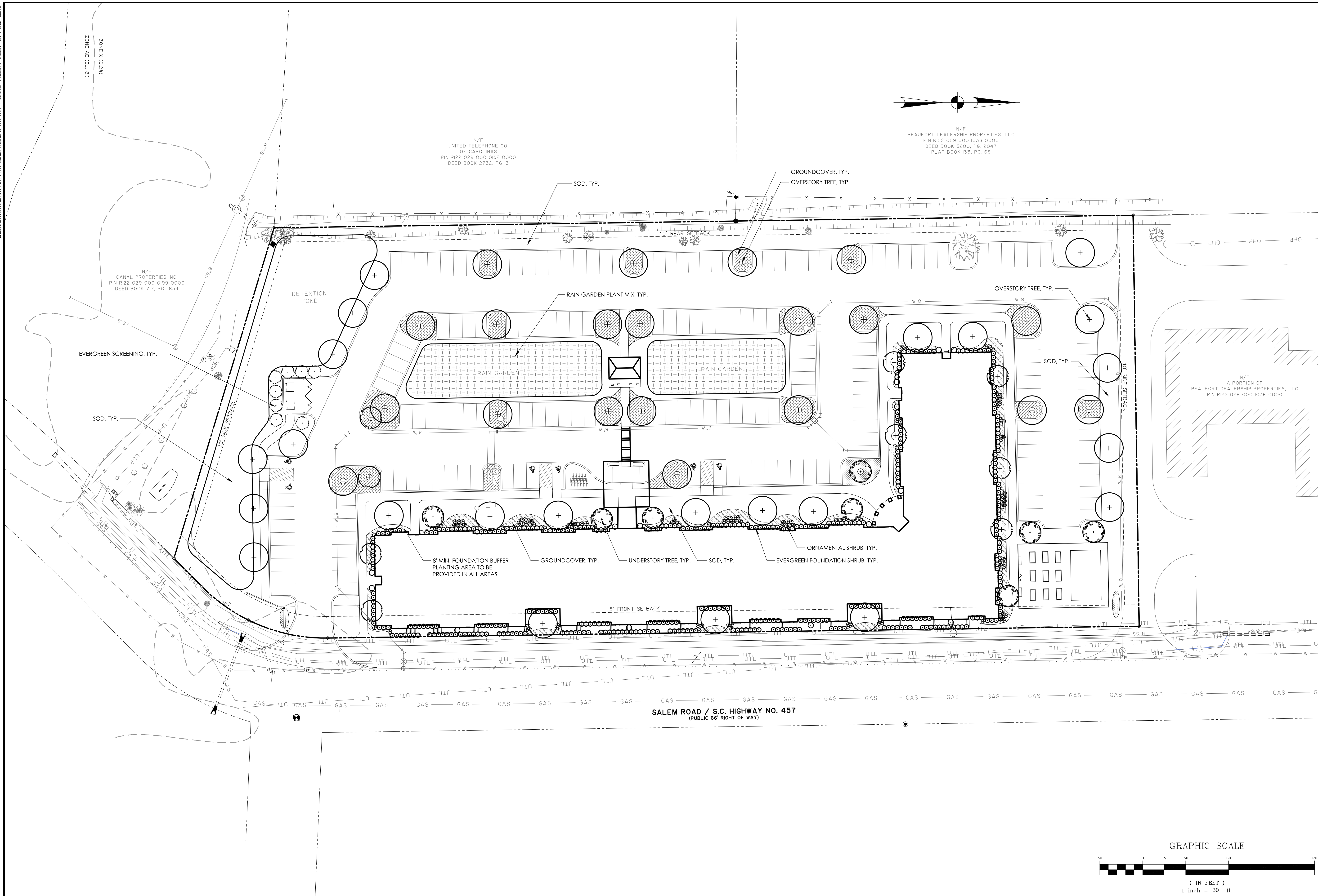
PRELIMINARY SITE LAYOUT PLAN

JOB NO:	J-28931.0000
DATE:	12/8/2022
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 30'

REVISIONS

NO.		BY	DATE

SP.1



REVISIONS

NO.			BY	DATE

THOMAS & HUTTON

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BEAUFORT SALEM ROAD DEVELOPMENT, LLC

BEAUFORT COUNTY, SOUTH CAROLINA

SALEM ROAD SENIOR LIVING

PRELIMINARY LANDSCAPE PLAN

JOB NO:	J-28931.0000
DATE:	12/8/2022
DRAWN:	JBJ
DESIGNED:	SKM
REVIEWED:	SKM
APPROVED:	SKM
SCALE:	1" = 30'

LP.1

Design Review Board Meeting Staff Report

From the Department of Community and Economic Development
12 January 2023

1 Summary of Request

1556 Salem Road, Beaufort Senior Apartments
Applicant: Michael Riley, Architect

The applicant is requesting preliminary approval for a 156-unit apartment building including (112) 1-bedroom units, (44) 2-bedroom units with on-site parking.

Background: This is the first application received for this project.

2 Facts

Property Address:	1556 Salem Road
Parcel ID:	R122 029 000 0625 0000
Case Number:	23-02 DRB.1
Applicant:	**Michael Riley, Architect**
Type of Request:	Preliminary New Construction
Zoning:	T4-N
Current Use:	Vacant
Proposed Use:	Residential

District Development Standards for T4-N:

- **Setback requirements – Primary Structure:**
  - *Front – 0' min./15' max.*
  - *Rear setback – 10' min.*
  - *Side Corner/Alley – 0'min. /10' max.*
  - *Side Interior – 5' min, or 0' if attached.*
- **Maximum Building Height**: 2 stories min. at significant intersections/4 stories max; 3.5 stories max in & fronting Historic District & interior lots along Allison Rd.
- **Frontage Build-Out:** 60% min./85% max.
- **Maximum Lot Coverage:** 70% maximum for rooftops, additional 10% allowed for total impervious coverage.

References:

- The Beaufort Code
- Civic Master Plan

3 Staff Comments

Staff Acknowledgements:

a. The building is in compliance with frontage buildout requirements and has met the required 60% minimum frontage buildout.

Staff Conditions:

Site:

1. Staff supports the garden on the northeast corner of the property but requests greater detail of this garden area for final submission.
2. Applicant to demonstrate compliance with Section C.5.8 – Neighborhood St. 2 – Yield Street Section along Salem Road.
3. Applicant to provide a 5' minimum side and rear buffer per Section 5.5.1, which follows screening requirements per Section 5.7.8 Parking Lot Screening and Landscaping.
4. Applicant to demonstrate compliance with Section 5.8 Lighting.
5. Applicant has demonstrated that the parking area will be screened with a brick wall; staff supports this element. Applicant to provide details for this brick wall at future submission.
6. Staff recommends the applicant include additional screening along the southern and northern edges of the property to screen the parking from Salem Road. Applicant to refer to Section 5.7.8 for screening shrub or wall requirements.
7. Applicant to provide a plant schedule for final submission. Applicant to note that all screening shrubs must have a minimum 4' projected height per Section 5.7.8. Please refer to Appendix A for a list of approved plantings.
8. Applicant to provide material choice for dumpster enclosure.

Apartment Building:

1. Applicant to label the elevations using cardinal directions rather than "front," "rear," "side." Applicant to note that the primary façade is the east façade along Salem Road.
2. Applicant to demonstrate compliance with Section 4.6.3.C.1 to show that the fenestration percentage for the ground floor along Salem Road is at least 30%, and upper floors along Salem Road are at least 20%. Applicant to submit an elevation sheet with shaded fenestration areas/wall areas and their square footages to confirm the 20% and 30% requirements.
3. Staff supports the use of the stoops along Salem Road. Applicant to ensure that the stoops meet the dimension requirements and are a minimum 4' deep and 4' wide per Section 4.4.D; staff believes the stoops meet this requirement but does not see a dimension called out in the drawings.

4. Staff supports the use of the awnings on the tower structures; applicant to submit a section drawing through the awnings.
5. Applicant has provided an appropriate roof detail showing the parapet roof. Applicant has also provided a roof plan showing the HVAC units on the roof, staff supports this.
6. Applicant has provided a section showing a typical window detail with 1x4 fiber cement trim. This detail, however, lacks a projecting windowsill required in Section 4.6.3.C.2.a; applicant to revise these sections to include a projecting sill in future submissions.
7. Applicant to note that all doors and windows must be simulated divided lite windows with external grilles and interior spacer bars.
8. Applicant has noted that Hardie panel, siding, and trim will have a "flat finish." Applicant to clarify if this means smooth finish. Smooth finish siding and panels are required per Section 4.6.3.A.1.b
9. Staff supports the use of the board and batten siding on the second, third, and fourth floors of the projecting gable fronted elements.
10. Staff recommends the applicant rework the fenestration on the west and south elevations at the ground floor stair egress so that the fenestration mimics a French door setup rather than the proposed door and transom with large sidelight beside. The proposed egress conditions are best visible on sheet A3.1, bottom right of page and A3.3 bottom of the page.
11. Staff recommends the applicant revise the cased opening in the stairwells to be vertical in proportion rather than square.
12. Applicant to provide clarity on the fenestration at the south end of the building (all four floors) and west end of the building (all four floors) – refer to sheet A3.1 (top) and A3.3 (bottom). The elevations show four vertical columns of windows flanking the central hall; however, these windows do not show up in the floor plans. Furthermore, the rendering on sheet A3.4 shows some windows as faux windows. Applicant to clarify. Staff recommends that all of these windows be fully functional windows.
13. For final submission, applicant to submit cutsheets for materials including brick, asphalt shingles, metal roof, windows, doors, exterior lighting, etc.
14. Staff recommends the applicant extend the main entry/vestibule to Salem Road so that it also fronts to the street. Staff understands this will affect the program of the first-floor plan to accommodate. While the applicant is using individual entrances along Salem Road for those first-floor units that face the street and staff supports this design, staff believes the other occupants should have a more direct route to the street that such an extension of the entry/vestibule would afford them.
15. Staff believes the applicant does not adhere to Section 4.6.3.C.2.a regarding window treatments. The current design illustrates the fiber cement head and sill casings flush with the outside face of the window as well as the outside face of the lap siding. Staff recommends the applicant switch to a 1 ¼" fiber cement trim for all windows, doors, corner boards, skirtboards, etc. to provide proper reveals and shadow lines to all windows, doors, and siding.

16. Staff believes the main roof at the two-bay tower connection on the west facade (labeled partial front elevation) on sheet A3.1 creates an odd connection with the low-sloped roofs. Applicant to redesign these roof areas to more properly balance with the geometry of the architecture. Staff recommends the applicant mirror the pattern of the bays and tower elements on the west façade so that it matches the east façade facing Salem Road.
17. Staff recommends the applicant consider a cross-gabled condition at the northeast corner rather than the hipped condition currently proposed.
18. Staff recommends the porte cochere be extended to fully cover the drop-off lane.

STAFF RECOMMENDATION:

Preliminary Approval with conditions noted.