



AGENDA

City of Beaufort

DESIGN REVIEW BOARD

Thursday, January 9, 2020 2:00 p.m.

City Hall, Planning Conference Room – 1911 Boundary Street, Beaufort SC

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."

I. Call to Order

II. Election of Officers

III. Review of Minutes:

A. Minutes of October 10, 2019 Meeting

B. Minutes of December 12, 2019 Meeting

IV. Old Business:

V. New Business

A. Refuel - Beaufort, 6 Parris Island Gateway (20-01 DRB.1)

Applicant: The Middleton Group

The applicant is requesting approval to construct a gas station with associated convenience store and carwash.

VI. Discussion

A. Board Rules and Procedures

VII. Adjournment

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



Design Review Board

Meeting Minutes – December 12, 2019

1 CALL TO ORDER

A regular meeting of the Design Review Board was held at the City Hall Planning Conference Room on Thursday, December 12, 2019 at 2:00 pm.

2 ATTENDEES

Attendees included Board members Chairman Rett Bullard, Kimberly McFann, William Cox, and staff members Joan Furlong and Heather Spade.

3 MEMBERS NOT IN ATTENDANCE

Bob Albright and Benjie Morillo.

4 NEW BUSINESS

1. **Wendy's Fast Food Restaurant 168 Sea Island Parkway**
(PIN R123 015 000 194B 0000)

The Board requested additional information based on the DRB checklist. It recommended that the application be reviewed as a Conceptual submission instead of Preliminary.

The Board had comments on the site development plans with respect to a specimen live oak tree, and recommended that the live oak be evaluated by a certified arborist.

The Board reviewed the proposed parking, entrance access, circulation, and landscape requirements and recommended changes to the site layout. Additional recommendations were made regarding the drainage design and possible wetlands on the site. Also, the Board requested that grading and if necessary underground storm system and storage be designed, and calculations to compare to the existing drainage.

Written comments on the architectural drawings had been provided by the Board architect who was not in attendance.

A motion by Rett Bullard was made to table approval of the application pending receipt of revised drawings that addressed the Board's comments. The motion was seconded by Kimberly McFann and passed unanimously.

2. **Express Oil Change & Tire Engineers 238 Robert Smalls Parkway
(PIN R122 028 00A 0467 0000)**

The Board reviewed the site development plans and landscaping requirements and recommended changes to the ADA parking location, circulation and access to the site.

The architectural plans were reviewed with respect to building orientation, glazing requirement, and mechanicals. Written comments by the Board architect were reviewed but the Board noted that he may have additional comments, and if so that they would be forwarded to the applicant via the applicant.

A motion by Rett Bullard was made to table approval of the application pending receipt of revised drawings that addressed the Board's comments. The motion was seconded by William Cox and passed unanimously.

3. **Introduction of New Board Member William Cox.**

5 MOTION TO ADJOURN

Mr. Bullard made a motion to adjourn, seconded by Ms. McFann. The motion passed unanimously.

The meeting ended at 3:05 p.m.

Chair

Date of approval

**CITY OF BEAUFORT
DESIGN REVIEW BOARD
Staff Report
Meeting of January 9, 2020**

Case Number:	20-01 DRB.1
Project:	Refuel - Beaufort
Property Address:	6 Paris Island Gateway
Parcel #:	R120 026 000 0160 0000
Applicant:	The Middleton Group
Type of Request:	Conceptual approval
Zoning:	T5-UC/RMX
Review Stage:	Design Review

Request:

The applicant, the Middleton Group is requesting preliminary approval to construct a gas station with associated convenience store and car.

The Beaufort Code:

Article 2 MAP & DISTRICTS

Setback requirements RMX:

- Principal Front Setback: 10ft min – 60ft Max
- Side setback corner lot: 10ft min
- Side setback interior: 10ft min
- Rear setback: 15ft min
- Impervious surface coverage: 65% Max
- Building Height: 4 stories

Setback requirements T5-UC:

- Principal Front Setback: 0ft min – 15ft Max
- Side setback corner lot: 0ft min – 15ftMax
- Side setback interior: 0ft min
- Rear setback: 5ft min
- Impervious surface coverage: 100% Max
- Building Height: 5 stories

Use: Vehicle service and repair is listed as a sub category under vehicle – and boat-related uses 3.7.1.C

- This use is permitted by right in the RMX zoning designation and conditionally in the T5-UC zoning designation.



**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

*Application Fee:
\$200/meeting
\$500/special meeting*

OFFICE USE ONLY: Date Filed: _____ Application #: _____ Zoning District: _____ Arch. Survey? Y N

Schedule: The Design Review Board (DRB) typically meets the 2nd Thursday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - <http://www.cityofbeaufort.org/design-review-board.aspx>

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: _____

Applicant Address: _____

Applicant E-mail: _____ Applicant Phone Number: _____

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): _____

Owner Address: _____

Project Name: _____

Property Address: _____

Property Identification Number (Tax Map & Parcel Number): _____

Date Submitted: _____

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature:  _____ Date: _____

Owner's Signature:  _____ Date: _____

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



Refuel - Beaufort

6 Parris Island Gateway
City of Beaufort, SC



The Middleton Group
1503 King Street Ext. Suite 202
Charleston, SC 29405

ARCHITECTURE.THEMIDDLETONGROUP.NET

PERSPECTIVE



VICINITY MAP



DRAWING LIST

Sheet	Sheet Name	Rev.	Date	Current Revision Description
01 GENERAL				
G101	TITLE SHEET			
G102	ABBREVIATIONS AND SYMBOL LEGEND			
G103	LIFE SAFETY PLANS			
02 CIVIL				
C1	TREE AND TOPOGRAPHICAL SURVEY			
C2	EXISTING CONDITIONS AND DEMOLITION PLAN			
C3	SITE PLAN			
C4	GRADING AND STORM DRAINAGE PLAN			
L1	LANDSCAPE PLAN			
L2	PLANT SCHEDULE			
04 ARCHITECTURAL				
A101	FLOOR PLAN - CONVENIENCE STORE			
A102	CLERESTORY PLAN - CONVENIENCE STORE			
A103	ROOF PLAN - CONVENIENCE STORE			
A104	FLOOR & ROOF PLANS - CAR WASH			
A105	REFLECTED CEILING PLAN - CONVENIENCE STORE			
A200	3D VIEWS			
A201	EXTERIOR ELEVATIONS			
A202	EXTERIOR ELEVATIONS			
A203	EXTERIOR ELEVATIONS			
A301	BUILDING SECTIONS			
A302	BUILDING SECTION			
A303	WALL SECTIONS			
A304	WALL SECTIONS			
A305	SECTION DETAILS			
A306	SECTION DETAILS			
A307	TYPICAL ROOF DETAILS			
A401	ENLARGED PLANS			
A402	PLAN DETAILS			
A501	WALL & ROOF TYPE SECTIONS			
A502	DUMPSTER ENCLOSURE DETAIL			
A601	SCHEDULES			
A701	FINISH PLAN			
A702	INTERIOR ELEVATIONS			
A703	INTERIOR ELEVATIONS			
A801	MOCK-UP PANEL			
07 ELECTRICAL				
E101	ELECTRICAL LIGHTING PLAN			

GENERAL PROJECT NOTES

- THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT.
- THE TERM "CONTRACTOR" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR TO THE SUB-CONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUB-CONTRACTOR FOR ANY PART OF THE WORK.
- SCOPE OF WORK. THE CONTRACTOR SHALL INCLUDE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY FOR PRODUCING A COMPLETE, HABITABLE PROJECT, INCLUDING BUT NOT LIMITED TO SITE WORK, ARCHITECTURAL, ELECTRICAL, PLUMBING AND HVAC.
- BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK AND SHALL BE RESPONSIBLE FOR SAME.
- IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTIONARY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK.
- THE ARCHITECT SHALL BE AVAILABLE TO VISIT THE SITE WHEN REQUESTED. IF A CONDITION EXISTS THAT REQUIRES OBSERVATION OR ACTION BY THE ARCHITECT OR STRUCTURAL ENGINEER, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL INSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE AND FEDERAL CODES, TRADE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN. BEFORE COMMENCING WORK NOT SHOWN IN DOCUMENTS, BUT REQUIRED TO ACHIEVE FULL COMPLIANCE WITH CODES, CONTRACTOR SHALL NOTIFY ARCHITECT.
- THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SAFETY PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
- OWNER SHALL PAY ALL TAXES, SECURE ALL PERMITS AND PAY ALL FEES INCURRED IN THE COMPLETION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO BUILDING PERMITS, WATER, ELECTRIC AND TELEPHONE SERVICE CONNECTION, CERTIFICATE OF OCCUPANCY, AND INSPECTIONS.
- INSURANCE: WORKMEN'S COMPENSATION, AS REQUIRED BY LAW, AND PUBLIC LIABILITY SHALL BE CARRIED BY THE CONTRACTOR.
- GUARANTEE: THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS, AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR ITS REPAIR. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN TEN (10) DAYS AFTER IT IS BROUGHT TO HIS ATTENTION.
- PROTECTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIAL USED IN CONJUNCTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES.
- CLEANING UP: THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH AND AT THE COMPLETION OF THE WORK THE CONTRACTOR SHALL REMOVE ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE BUILDING CLEAN, WITH PAINTED AND WOOD SURFACES CLEAN, ALL FLOORS WAXED AND/OR POLISHED AS SPECIFIED, AND ALL GLASS AND MIRRORS CLEANED AND POLISHED.
- CONTRACTOR IS TO PROVIDE TO THE OWNER A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES AND OPERATIONS AND MAINTENANCE MANUALS.

APPLICABLE CODES

ACCESSIBILITY	ICC/ANSI A117.1
BUILDING CODE	2015 INTERNATIONAL BUILDING CODE W/ SOUTH CAROLINA AMENDMENTS
ELECTRICAL CODE	2014 NATIONAL ELECTRICAL CODE
ENERGY CODE	2009 SOUTH CAROLINA ENERGY CODE
FIRE CODE	2015 INTERNATIONAL FIRE CODE W/ SOUTH CAROLINA AMENDMENTS
FUEL/GAS CODE	2015 INTERNATIONAL FUEL GAS CODE W/ SOUTH CAROLINA AMENDMENTS
MECHANICAL CODE	2015 INTERNATIONAL MECHANICAL CODE W/ SOUTH CAROLINA AMENDMENTS
PLUMBING CODE	2015 INTERNATIONAL PLUMBING CODE W/ SOUTH CAROLINA AMENDMENTS

GENERAL INFORMATION

DESCRIPTION	NEW CONVENIENCE STORE AND CARWASH
OCCUPANCY CLASSIFICATION	M - MERCANTILE
SPRINKLER SYSTEM	NON-SPRINKLERED
BUILDING AREA	4,375 SF
NUMBER OF STORIES	1 STORY
CONSTRUCTION TYPE	V-B
SEISMIC DESIGN CATEGORY	D
ZONING	RMX / TS-UC
FLOOD ZONE	C
FIRE ALARM	FIRE ALARM PER IFC - REFER TO ELECTRICAL SYSTEMS PLANS

PROJECT TEAM

ARCHITECT	OWNER	MEP ENGINEER	STRUCTURAL ENGINEER
THE MIDDLETON GROUP 1503 KING STREET, SUITE 202 CHARLESTON, SC 29405 P 843.302.0632 F 843.278.9289	REFUEL, INC. 1181 VENNING ROAD MOUNT PLEASANT, SC 29464 P 843.345.7240	OWENS AND ASSOCIATES, INC. 1007 LAKE HUNTER CIRCLE MT. PLEASANT, SC 29464 P 843.849.6457	TOBIAS & WEST STRUCTURAL ENGINEERS 1514 MATHIS FERRY ROAD SUITE 216 MOUNT PLEASANT, SC 29464 P 843.216.9820
LANDSCAPE ARCHITECT	CIVIL ENGINEER	CONTRACTOR	
FURMAN LANDDESIGN, LLC 1207 MORGANSEY COURT MOUNT PLEASANT, SC 29464 P 843.343.1320	MC CORMICK & ASSOCIATES OF SC INC 1250 FAIRMONT AVENUE MOUNT PLEASANT, SC 29464 P 843.971.3646		

FOR REVIEW ONLY

ARB CONCEPTUAL REVIEW SET



CONVENIENCE STORE
6 PARRIS ISLAND GATEWAY
CITY OF BEAUFORT, SC

Project Number	19049	
Issued for Review	12.13.2019	
Issued for Permit	XXX.XX.2019	
Issued for Construction	XXX.XX.2019	
Revisions		
No.	Description	Date

TITLE SHEET

G101

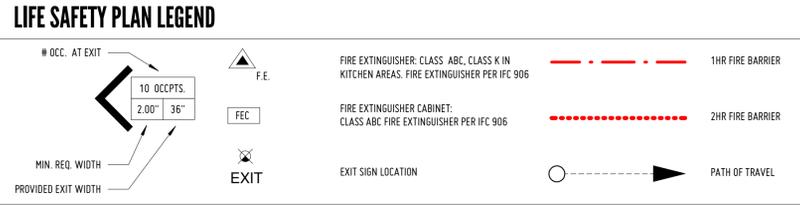
OCCUPANT LOAD				
Name	Occupancy Type	Area	Area Per Occupant	Occupant Load
COOLER / BEER CAVE / STORAGE	MERCANTILE - STORAGE AREAS	584 SF	300 SF	2
COOLER / FREEZER	MERCANTILE - STORAGE AREAS	540 SF	300 SF	2
KITCHEN	KITCHENS - COMMERCIAL	518 SF	200 SF	3
OFFICE	BUSINESS	58 SF	150 SF	1
SALES AREA	MERCANTILE - GRADE FLOOR	2709 SF	60 SF	46
				54

PLUMBING REQUIREMENTS						
	Waterclosets		Lavatories		Water Fountains	Service Sink
	Males	Female	Male	Female		
REQUIRED	1	0	1	1	1	1
PROVIDED	1	2	3	2	1	1

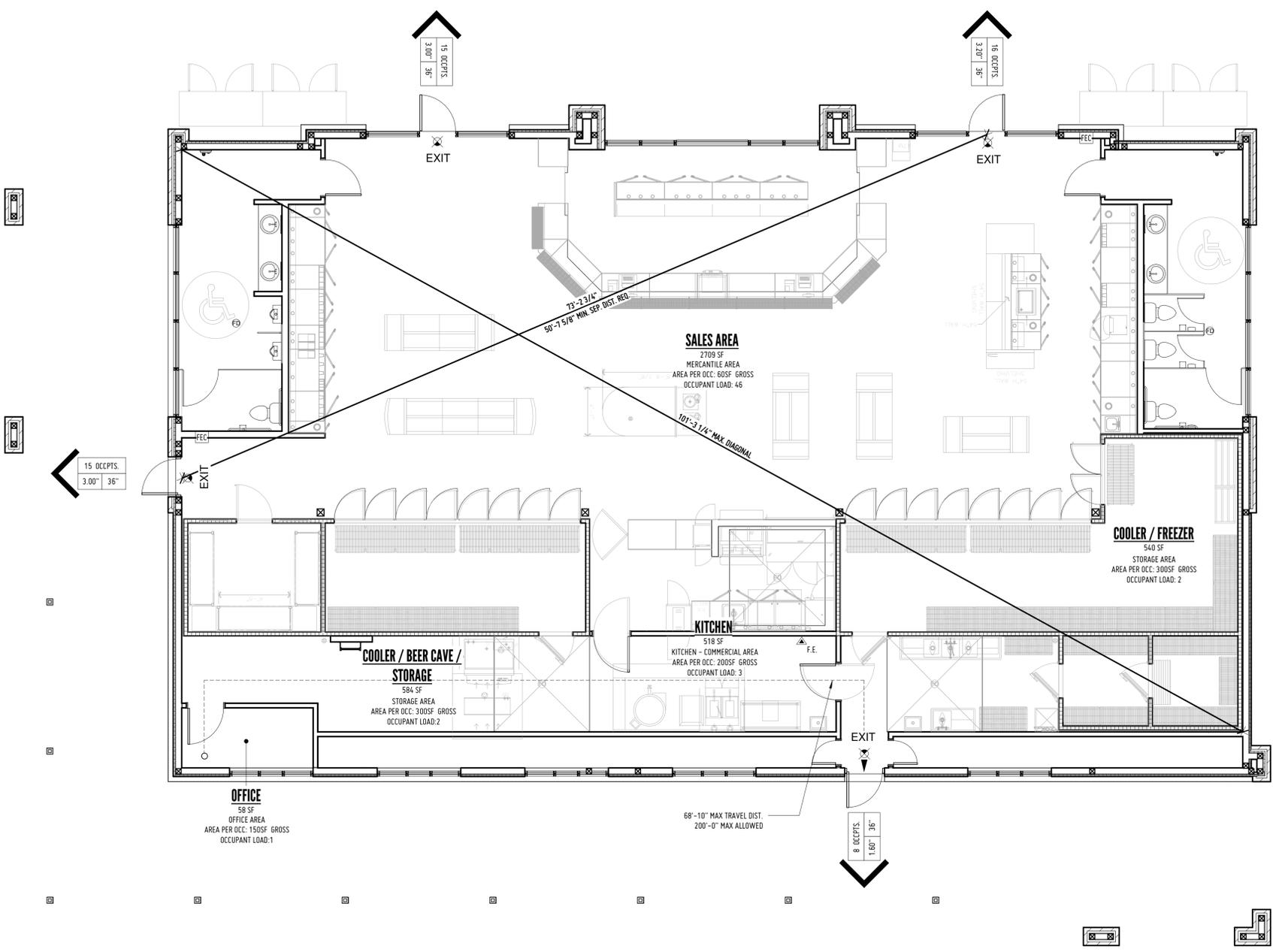
EGRESS REQUIREMENTS			
NUMBER OF EXITS: (IBC SECTION 1006.2.1 & TABLE 1006.3.2(2))	REQUIRED: 2 EXITS PROVIDED: REFER TO PLANS	COMMON PATH OF TRAVEL (CPT): ALLOWED: M PROVIDED: REFER TO PLANS	75'-0" MAX (IBC TABLE 1006.2.1) REFER TO PLANS
NUMBER OF ACCESSIBLE EXITS:	REQUIRED: 2 EXIT PROVIDED: REFER TO PLANS	MAX. OCCUPANT LOAD: (FOR SPACES WITH ONE EXIT)	ALLOWED: 49 MAX (IBC TABLE 1006.2.1) REFER TO PLANS
MAXIMUM TRAVEL DISTANCE: (IBC TABLE 1017.2)	ALLOWED: 200'-0" MAX PROVIDED: REFER TO PLANS	DEAD END CORRIDORS: (IBC 1020.4)	REQUIRED: 20'-0" PROVIDED: REFER TO PLANS
EXIT SEPARATION DISTANCE: (IBC 1007)	REQUIRED: 1/2 OF MAX OVERALL DIAGONAL OF AREA SERVED PROVIDED: REFER TO PLANS		

FIRE SAFETY REQUIREMENTS		
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)		
BUILDING ELEMENT	RATING REQUIRED (HR)	RATING PROVIDED (HR)
STRUCTURAL FRAME	0	0
BEARING WALLS	0	0
EXTERIOR INTERIOR	0	0
NONBEARING WALLS	0	0
EXTERIOR INTERIOR	0	0
FLOOR CONSTRUCTION	0	0
ROOF CONSTRUCTION	0	0
EXITS (UNDER 4 STORIES)	1	N/A
EXIT ENCLOSURES/PASSAGEWAYS (1019)	1	N/A
CORRIDOR WALLS (OCC >10)	1	N/A
SEPARATION BTWN OCCUPANCIES	0 N.R.	NONE
SHAFTS (UNDER 4 STORIES)	1	N/A

GENERAL INFORMATION	
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ZONING	RMX / T5-UC
FLOOD ZONE	C
FIRE ALARM	FIRE ALARM PER IFC - REFER TO ELECTRICAL SYSTEMS PLANS



ALLOWABLE HEIGHT AND AREA			
Allowable Height & Area	Total Area	Height	Stories
ALLOWED PER TABLE 506.2	9000 SF	40' - 0"	1
AS DESIGNED	4375 SF	29' - 5"	1



1 LIFE SAFETY PLAN
6103 3/16" = 1'-0"



FOR REVIEW ONLY

ARB CONCEPTUAL REVIEW SET

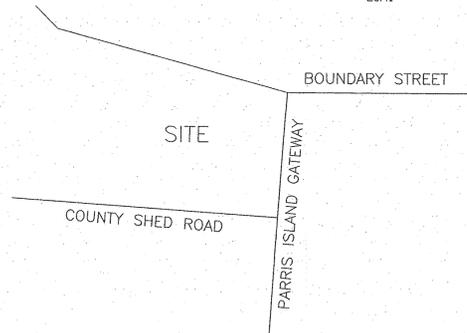


CONVENIENCE STORE
6 PARRIS ISLAND GATEWAY
CITY OF BEAUFORT, SC

Project Number	19049	
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LIFE SAFETY PLANS

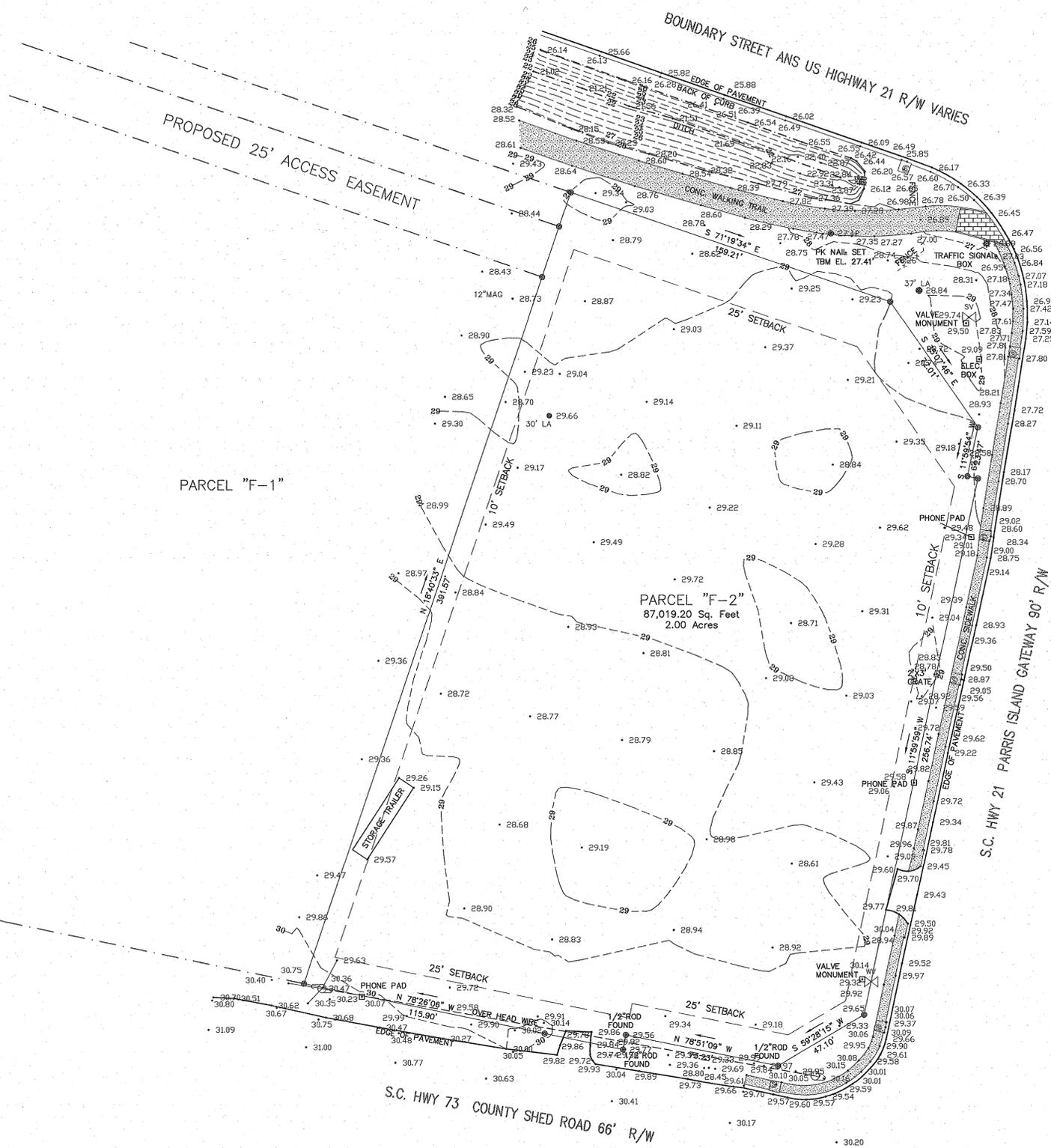
G103



LOCATION MAP (N.T.S.)

- NOTES:**
- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
 - 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
 - 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
 - 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
 - 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 - 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - 7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
 - 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
 - 9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
 - 10.) THIS PROPERTY IS IN FLOOD ZONE "C" ACCORDING TO F.E.M.A. RATING MAP 450025 0065 D DATED 9/29/86
 - 11.) CONTOUR INTERVAL IS 1'.
 - 12.) VERTICAL DATUM IS 1929 NGVD.

- REFERENCES:**
- 1.) T.M.S. R120 026 000 0160 0000 PORTION
 - 2.) PLAT BY JOHN H. GRAY DATED APRIL 4, 2016 PLAT BOOK 143, PAGE 116 BEAUFORT COUNTY R.M.C. OFFICE



LEGEND OF SYMBOLS & ABBREVIATIONS

- | | | | |
|---|--------------------|---|-------------------------|
| ● | FIRE HYDRANT | □ | MVM MAIN VALVE MONUMENT |
| ○ | CLEAN OUT | ○ | MH MANHOLE |
| □ | POWER POLE | — | GW GUY WIRE |
| □ | TELEPHONE PEDESTAL | □ | CB CABLE BOX |
| ○ | FIBER OPTIC STUB | — | OE OVERHEAD POWERLINE |
| ○ | WATER VALVE | — | OE EDGE OF PAVEMENT |
| ○ | GAS VALVE | — | OE BACK OF CURB |
| ○ | WATER METER | ○ | LIGHTPOLE |
| ○ | 1/2" ROD SET | ○ | GAS LINE |
| ○ | ELEVATION | — | CENTER LINE |
| ○ | | — | CONTOUR LINE |

TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PNS	PINE SHORTLEAF	Pinus echinata
PNL	PINE LONGLEAF	Pinus palustris
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
H	HICKORY	Carya spp.
BA	BAY MAGNOLIA	Gordonia spp.
WX	WAX MYRTLE	Myrica caribaea
CH	BLACK CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapindus saponarium
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BALDCYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CHAMPAGNE MYRTLE	Loganstrœmia indica
FR	FRUIT TREE	
MP	MAPLE	Morus spp.
DW	DOGWOOD	Cornus florida
QUM	SWEETGUM	Nyssa sylvatica
WO	WATER OAK	Quercus nigra
LA	LAUREL OAK	Quercus laurifolia
TUL	TULIP TREE	Liriodendron
BJO	BLACKJACK OAK	Quercus marilandica
UNK	UNKNOWN	
CR	CRAB APPLE	Malus sylvestris
ML	MULBERRY	Morus
MM	MIMOSA TREE	Albizia julibrissin
WH	WHITE OAK	Quercus alba
TO	TURKEY OAK	Quercus centis
RO	RED OAK	Quercus rubra
HOL	HOLLY	Aquifolias
WL	WILLOW TREE	Salix alba
TU	TUPELO	Nyssa yunnanensis
CH	CHRABERRY	Melia azedarach
CO	COTTONWOOD	Populus
CL	CHERRY LAUREL	Prunus laurocerasus

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK, THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUMPNESS AT THE BASE OF THE TREE. ANOTHER TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

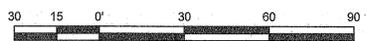


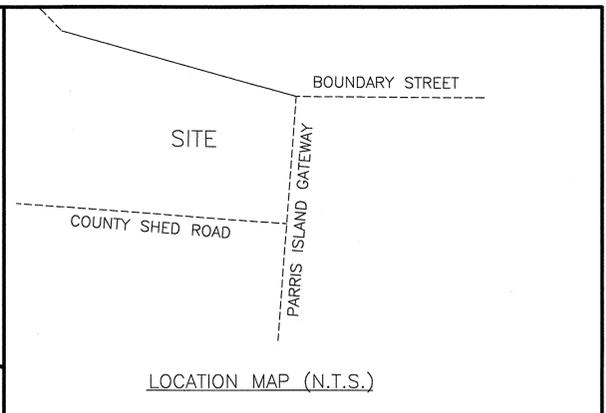
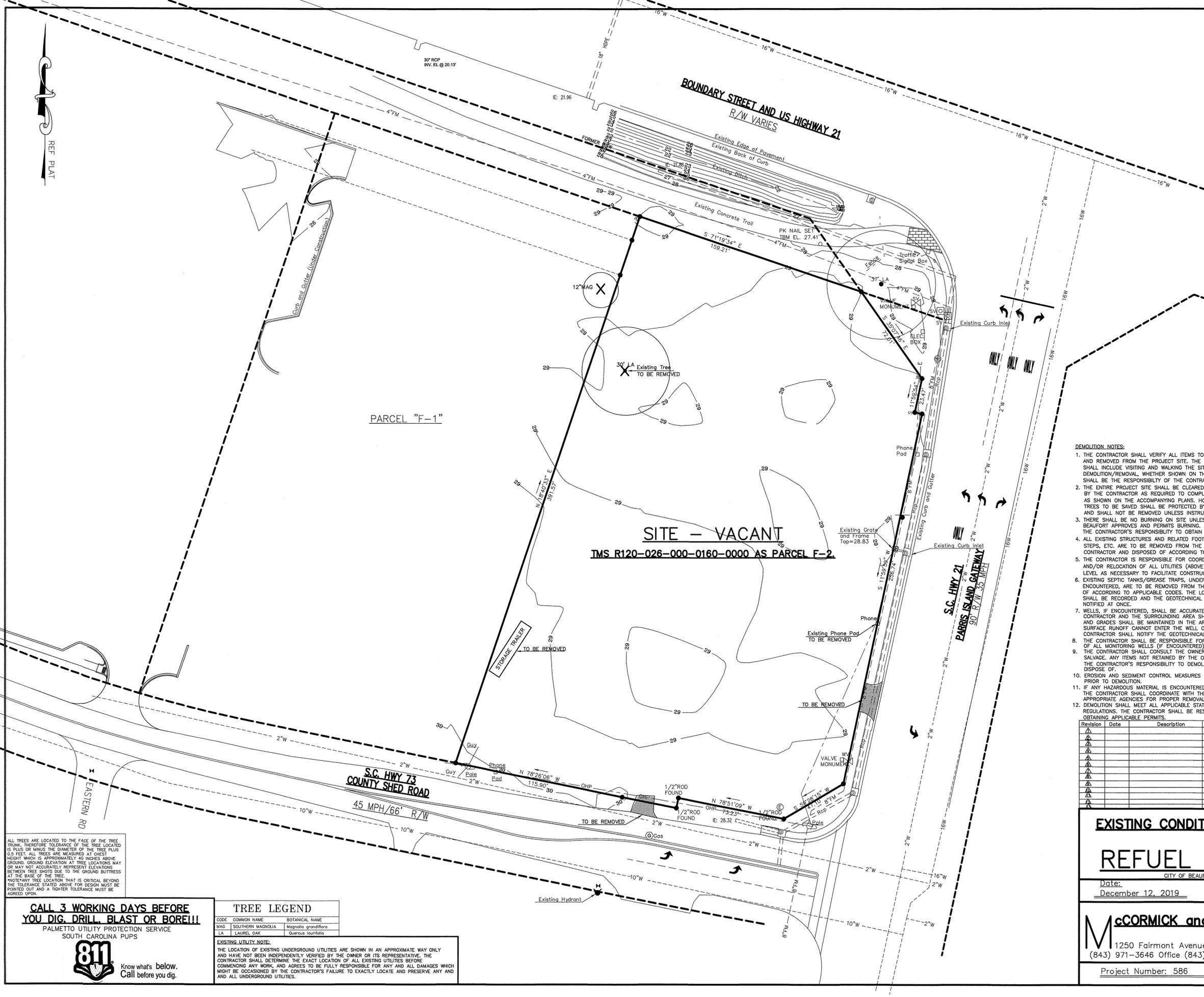
TREE AND TOPOGRAPHICAL SURVEY
 A PORTION OF
 TAX MAP R120 026 000 0160 0000
 PREPARED FOR
 FR REFUEL, LLC
 CITY OF BEAUFORT
 BEAUFORT COUNTY SOUTH CAROLINA

DATE 10/15/2019 SCALE 1"=30'

GASQUE & ASSOCIATES INC.
 LAND SURVEYORS · PLANNERS
 28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 (843) 522-1798

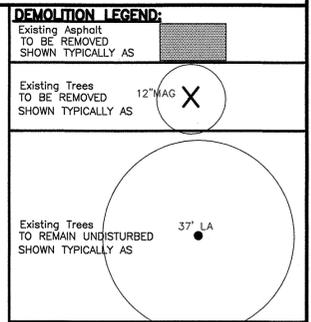
David E. Gasque
 David E. Gasque, L.L.S.
 S.C. Registration Number 10506





LEGEND OF SYMBOLS & ABBREVIATIONS

	FIRE HYDRANT		MVM	MAIN VALVE MONUMENT
	CLEAN OUT		MH	MANHOLE
	POWER POLE		GW	GUY WIRE
	TELEPHONE PEDESTAL		CB	CABLE BOX
	FIBER OPTIC STUB		OE	OVERHEAD POWERLINE
	WATER VALVE			EDGE OF PAVEMENT
	GAS VALVE			BACK OF CURB
	WATER METER			LIGHTPOLE
	1/2" ROD SET			GAS LINE
	ELEVATION			CENTER LINE
	TREE SIZE & TYPE			EXISTING CONTOUR



- DEMOLITION NOTES:**
1. THE CONTRACTOR SHALL VERIFY ALL ITEMS TO BE DEMOLISHED AND REMOVED FROM THE PROJECT SITE. THE VERIFICATION PROCESS SHALL INCLUDE VISITING AND WALKING THE SITE. ALL ITEMS REQUIRING DEMOLITION/REMOVAL, WHETHER SHOWN ON THIS PLAN OR NOT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 2. THE ENTIRE PROJECT SITE SHALL BE CLEARED AND GRUBBED BY THE CONTRACTOR AS REQUIRED TO COMPLETE THE CONSTRUCTION AS SHOWN ON THE ACCOMPANYING PLANS. HOWEVER, EXISTING TREES TO BE SAVED SHALL BE PROTECTED BY THE CONTRACTOR AND SHALL NOT BE REMOVED UNLESS INSTRUCTED BY THE PLANS.
 3. THERE SHALL BE NO BURNING ON SITE UNLESS THE CITY OF BEAUFORT APPROVES AND PERMITS BURNING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMIT IF NECESSARY.
 4. ALL EXISTING STRUCTURES AND RELATED FOOTINGS, FOUNDATIONS, STEPS, ETC. ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF ACCORDING TO APPLICABLE REGULATIONS.
 5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REMOVAL AND/OR RELOCATION OF ALL UTILITIES (ABOVE AND BELOW GROUND LEVEL, AS NECESSARY) TO FACILITATE CONSTRUCTION.
 6. EXISTING SEPTIC TANKS/GREASE TRAPS, UNDERGROUND TANKS, IF ENCOUNTERED, ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF ACCORDING TO APPLICABLE CODES. THE LOCATION OF THE TANK(S) SHALL BE RECORDED AND THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT ONCE.
 7. WELLS, IF ENCOUNTERED, SHALL BE ACCURATELY LOCATED BY THE CONTRACTOR AND THE SURROUNDING AREA SHALL BE BARRICADED AND GRADES SHALL BE MAINTAINED IN THE AREA SUCH THAT SURFACE RUNOFF CANNOT ENTER THE WELL OPENING. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER AT ONCE.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MONITORING WELLS (IF ENCOUNTERED).
 9. THE CONTRACTOR SHALL CONSULT THE OWNER REGARDING SALVAGE. ANY ITEMS NOT RETAINED BY THE OWNER SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DEMOLISH AND/OR LEGALLY DISPOSE OF.
 10. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION.
 11. IF ANY HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE AGENCIES FOR PROPER REMOVAL AND DISPOSAL.
 12. DEMOLITION SHALL MEET ALL APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS.

- SURVEY NOTES:**
- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
 - 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
 - 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
 - 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
 - 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 - 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - 7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
 - 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
 - 9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
 - 10.) THIS PROPERTY IS IN FLOOD ZONE "C" ACCORDING TO F.E.M.A. RATING MAP 480205 0065 D DATED 9/29/86
 - 11.) CONTOUR INTERVAL IS 1'.
 - 12.) VERTICAL DATUM IS 1929 NGVD.
- REFERENCES:**
- 1.) T.M.S. R120 026 000 0160 0000 PORTION
 - 2.) PLAT BY JOHN H. GRAY DATED APRIL 4, 2016 PLAT BOOK 143, PAGE 116 BEAUFORT COUNTY R.M.C. OFFICE

Revision	Date	Description	MM
1			MM
2			MM
3			MM
4			MM
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11			MM
12			MM

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK. THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 48 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND SURFACE AT THE BASE OF THE TREE.
 PHOTO ANY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

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 PALMETTO UTILITY PROTECTION SERVICE
 SOUTH CAROLINA PUPS

811 Know what's below. Call before you dig.

TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
LA	LAUREL OAK	Quercus laurifolia

EXISTING UTILITY NOTE:
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EXISTING CONDITIONS and DEMOLITION PLAN

PREPARED FOR
REFUEL AT BEAUFORT
 CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA

Date: December 12, 2019 Scale: 1" = 30'

McCORMICK and ASSOCIATES OF S.C., INC.
 CIVIL ENGINEERS
 1250 Fairmont Avenue, Mt. Pleasant, South Carolina - 29464
 (843) 971-3646 Office (843) 881-7532 Fax mccormickassocia@bellsouth.net

Project Number: 586 Drawing No. 02 of 04

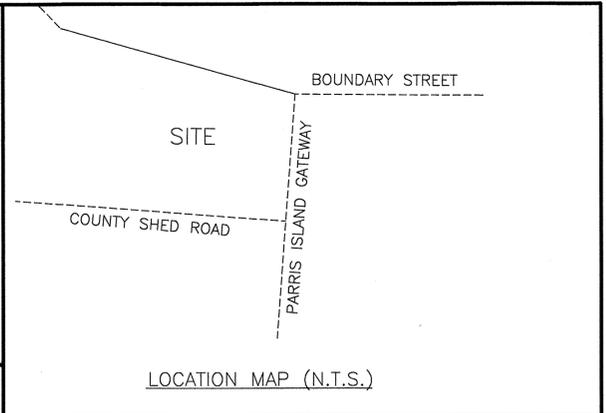
REGISTERED PROFESSIONAL ENGINEER NO. 19486

PRELIMINARY DRE



ALL PARKING LOT DIMENSIONS ARE TO THE FACE (PARKING LOT SIDE) OF CURB, EDGE OF GRAVEL, OR EDGE OF ASPHALT UNLESS OTHERWISE NOTED. THE BLDG FOOTPRINT HAS BEEN PROVIDED BY THE ARCHITECT AND ALL BUILDING DIMENSIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL STAKING REQUIRED TO FACILITATE CONSTRUCTION.

REFER TO ARCHITECTURAL PLANS FOR DETAILS REGARDING PUMP ISLANDS. ALL CANOPY LIMITS SHOWN ARE APPROXIMATE, AND CANOPY PLANS SHALL BE EXAMINED PRIOR TO LAYING THE CANOPIES OUT.



LEGEND OF SYMBOLS & ABBREVIATIONS

●	FIRE HYDRANT	□	MVM	MAIN VALVE MONUMENT
○	CLEAN OUT	⊗	MH	MANHOLE
○	POWER POLE	---	GW	GUY WIRE
○	TELEPHONE PEDESTAL	---	CB	CABLE BOX
○	FIBER OPTIC STUB	---	OE	OVERHEAD POWERLINE
○	WATER VALVE	---	OE	EDGE OF PAVEMENT
○	GAS VALVE	---	OE	BACK OF CURB
○	WATER METER	---	OE	LIGHTPOLE
○	1/2" ROD SET	---	OE	GAS LINE
○	ELEVATION	---	OE	CENTER LINE
○	TREE SIZE & TYPE	---	OE	EXISTING CONTOUR

PAVING MATERIALS LEGEND:

HEAVY DUTY ASPHALTIC CONCRETE SHOWN TYPICALLY AS SEE DETAIL SHEET FOR CROSS SECTION	NOT HATCHED
PORTLAND CEMENT CONCRETE SHOWN TYPICALLY AS SEE BUILDING PLANS FOR CROSS SECTION	

ZONING INFORMATION
SITE IS ZONED HYBRID RMX AND T5-UC (URBAN CORRIDOR) SETBACKS FOR T5-UC: (TO BE USED)
0' FRONT
0' SIDE
0' INTERIOR
5' REAR
100% MAXIMUM COVERAGE (61% SHOWN BUILDING AND PARKING)
GAS STATION PARKING = 1SPACE/EMPL + 1SP/400SQFT OF RETAIL
4938 SQFT = 13 SPACES + 5 EMPLOYEES = 18 REQUIRED
PARKING PROVIDED = 22 SPACES (WITHIN 140% MAX ALLOWED)

SEE BUILDING PLANS FOR EXACT DIMENSIONS, ATTACHMENT LOCATIONS, STAIR DESIGN, ETC.
ALL CONDUIT DESIGN BY OTHERS!!

CONTRACTOR SHALL CONTACT SURVEYOR FOR BENCHMARK VERIFICATION AND LOCATION!!

PROPOSED FULL ACCESS DRIVEWAY CONNECTION ALL WORK PER APPROVED SCDOT PERMIT TO BE MARKED AS SHOWN WITH 24" STOP BAR AND MARKINGS AS SHOWN TO MEET MUTCD REQUIREMENTS- SIDEWALK AND RAMPS MUST BE ADA ACCESSIBLE AND DESIGNED IN ACCORDANCE WITH ADAAG.

NOTES REGARDING PARKING LOT STRIPING:

- ALL PARKING LOT STRIPING SHOWN SHALL BE PERFORMED BY THE CONTRACTOR USING WHITE TRAFFIC MARKING PAINT UNLESS NOTED OTHERWISE BELOW. PAINT SHALL BE SHERWIN-WILLIAMS "PRO-MAR" TRAFFIC MARKING PAINT OR GLODREN TRAFFIC PAINT AND SHALL BE APPLIED IN TWO COATS AND IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- ITEMS TO BE PAINTED WHITE INCLUDE: PARKING STALLS, DIRECTIONAL ARROWS OF SIZE AND LOCATIONS INDICATED, STOP BARS, AND STRIPED ISLANDS.
- ITEMS REQUIRING YELLOW PAINT INCLUDE RAISED DIVIDERS AND/OR MEDIANS; ALL SITEWORK PROTECTIVE GUARD POSTS BEYOND (5) FIVE FEET OF THE BUILDING; STEEL PIPE BASE OF HANDICAP PARKING SIGNS; HANDICAP RAMPS.
- ITEMS REQUIRING BLUE PAINT INCLUDE HANDICAP PARKING STALLS AND SYMBOLS; ALL STRIPED ISLANDS ADJACENT TO HANDICAP PARKING SPACES.

NOTES REGARDING PARKING LOT SIGNAGE:

- THE CONTRACTOR SHALL FURNISH AND INSTALL "HANDICAPPED PARKING" SIGNS WITH IDENTIFYING HANDICAPPED SYMBOL AT ALL HANDICAPPED PARKING SPACES. SIGNS SHALL BE 12"x18", 0.080 ALUMINUM WITH BAKED ENAMEL FINISH. SIGNS SHALL HAVE WHITE LETTERING ON BLUE BACKGROUND, WITH INSTALLATION AS SHOWN ON THE DETAIL SHEET. SIGNS SHALL CONFORM TO FEDERAL HIGHWAY ADMINISTRATION AND/OR SCDHPT SPECIFICATIONS. INCLUDE "VAN ACCESSIBLE" SIGNAGE WHERE APPLICABLE.

SURVEY NOTES:

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- CONTOUR INTERVAL IS 1'.
- VERTICAL DATUM IS 1929 NGVD.

REFERENCES:

- T.M.S. R120 026 000 0160 0000 PORTION
- PLAT BY JOHN H. GRAY DATED APRIL 4, 2016 PLAT BOOK 143, PAGE 116 BEAUFORT COUNTY R.M.C. OFFICE

NOTES:

- THE TOTAL AREA OF SITE IS 2.0 ACRES, ZONED HYBRID RMX AND T5-UC.
- SITE IS IDENTIFIED AS TMS R120-026-000-0160-0000 AS PARCEL F-2.
- BOUNDARY AND TOPOGRAPHICAL SURVEYING BY CASOLE AND ASSOCIATES, INC.
- THE PROPOSED DEVELOPMENT IS A SERVICE STATION FACILITY AND CAR WASH.
- THE SITE IS PRESENTLY VACANT.
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- REFER TO PARKING SUMMARY AND COUNT.
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SITE PLAN
PREPARED FOR
REFUEL AT BEAUFORT
CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA

Date: December 12, 2019 Scale: 1" = 30'

McCORMICK and ASSOCIATES OF S.C., INC.
CIVIL ENGINEERS
1250 Fairmont Avenue, Mt. Pleasant, South Carolina - 29464
(843) 971-3646 Office (843) 881-7532 Fax mccormickassoc@aellsouth.net

Project Number: 586 Drawing No. 09 of 04
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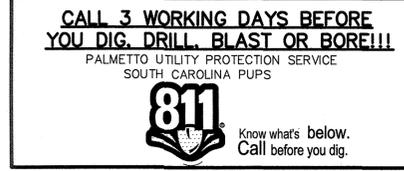
TREE LEGEND

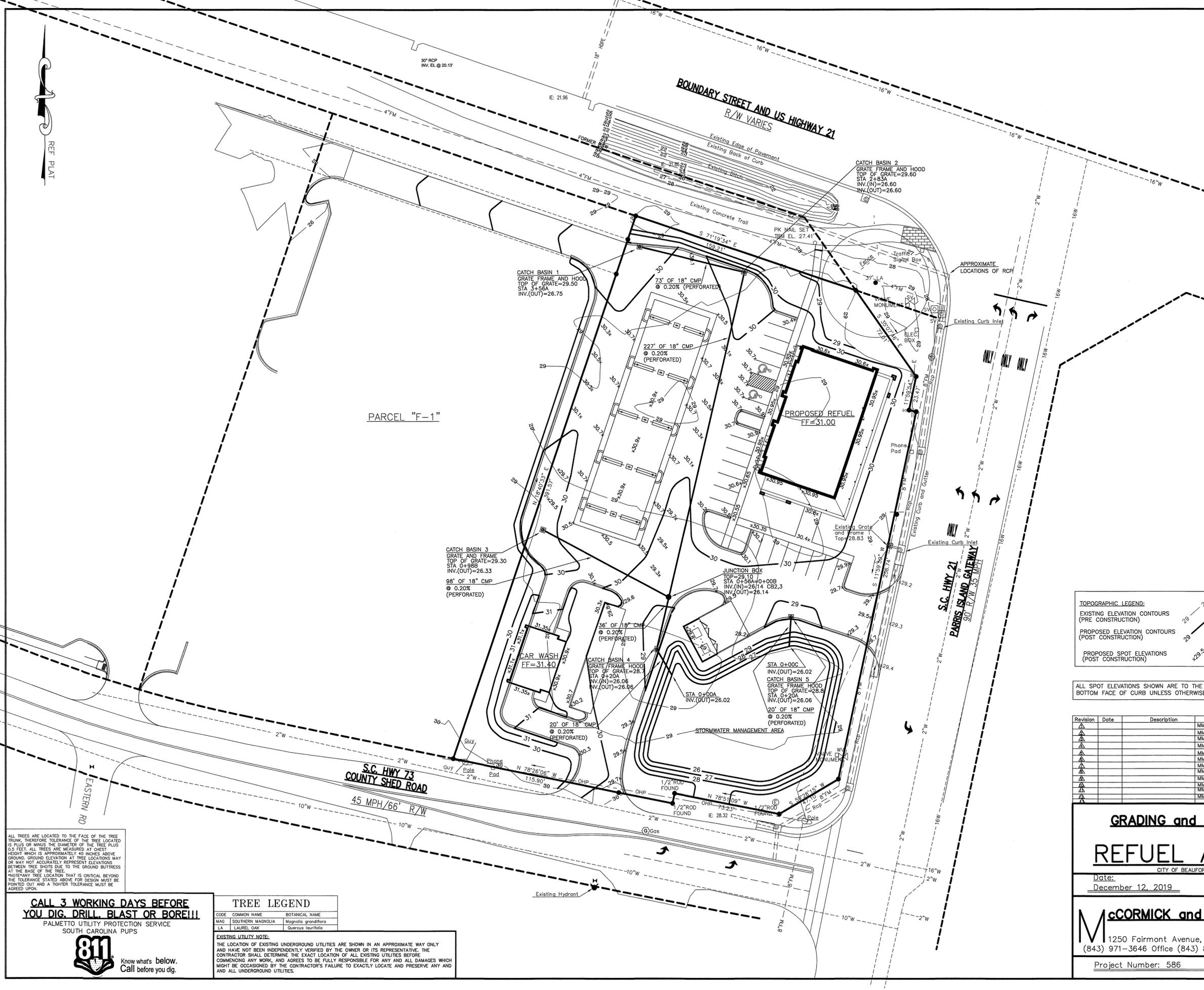
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○	FO	1/2" ROD SET	---	---	GAS LINE
○	FO	ELEVATION	---	---	CENTER LINE
○	FO	TREE SIZE & TYPE	---	---	EXISTING CONTOUR

- DRAINAGE FACILITIES MAINTENANCE PLAN**
1. ALL STORMWATER MANAGEMENT OF THE DRAINAGE SYSTEM SHALL BE BY OWNER. FUNCTIONAL MAINTENANCE BY OWNER SHALL BE PERFORMED ONCE EVERY SIX (6) MONTHS OR AS NECESSARY TO INSURE THE DRAINAGE SYSTEM PERFORM AS DESIGNED TO PROVIDE NECESSARY FLOOD AND WATER QUALITY CONTROL.
 2. OWNER IS RESPONSIBLE FOR AESTHETIC MAINTENANCE OF THE SYSTEM AND SHALL ESTABLISH AND PERFORM AN ACCEPTABLE LEVEL OF MAINTENANCE PER THE COMMUNITY'S STANDARDS.
 3. MAINTENANCE SHALL INCLUDE INSPECTION OF THE DRAINAGE LINES AND STRUCTURES, REMOVAL OF DEBRIS, NEED REMOVAL (MANUAL REMOVAL PREFERRED) REPAIR AND REPLACEMENT OF DAMAGED STRUCTURES, AND REPAIR OF EROSION IN AND AROUND THE SYSTEM. ALL ACCUMULATED DEBRIS AND SILTATION SHALL BE REMOVED FROM THE SYSTEM.
 4. IT SHALL BE THE CONTRACTOR'S TO MAINTAIN AND OPERATE ALL DRAINAGE LINES AND STRUCTURES, NOT LOCATED WITHIN THE ROADWAY RIGHT-OF-WAYS OR DEDICATED EASEMENTS, IN A MANNER TO ADHERE TO CITY OF BEAUFORT, AND OFFICE OF OCEAN AND COASTAL RESOURCES MANAGEMENT'S REGULATIONS AND GUIDELINES DURING CONSTRUCTION.
 5. SILT FENCE INSTALLED BY THE SITE CONTRACTOR SHALL BE MAINTAINED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION. SEDIMENT BUILD UP AT THE SILT FENCE SHALL BE REMOVED PERIODICALLY AS NEEDED.
 6. ALL GRASS SHALL BE CONSISTENTLY MOWED.
 7. ALL TRASH AND SEDIMENT SHALL BE REMOVED FROM INSIDE OF AND AROUND THE DRAINAGE SYSTEM EVERY 7 DAYS.
 8. THE OUTLET PIPE IS TO BE CLEANED, INSPECTED AND REPAIRED EVERY 7 DAYS.
 9. ALL SEDIMENT ACCUMULATION SHALL BE REMOVED FROM THE SYSTEM EVERY 7 DAYS.

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 7. REFER TO PARKING SUMMARY FOR STALL SIZES AND COUNT.
 8. THE SITE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

TOPOGRAPHIC LEGEND:

---	EXISTING ELEVATION CONTOURS (PRE CONSTRUCTION)
---	PROPOSED ELEVATION CONTOURS (POST CONSTRUCTION)
○	PROPOSED SPOT ELEVATIONS (POST CONSTRUCTION)

ALL SPOT ELEVATIONS SHOWN ARE TO THE BOTTOM FACE OF CURB UNLESS OTHERWISE NOTED!!!

Revision	Date	Description	MM
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GRADING and STORM DRAINAGE PLAN

PREPARED FOR

REFUEL AT BEAUFORT

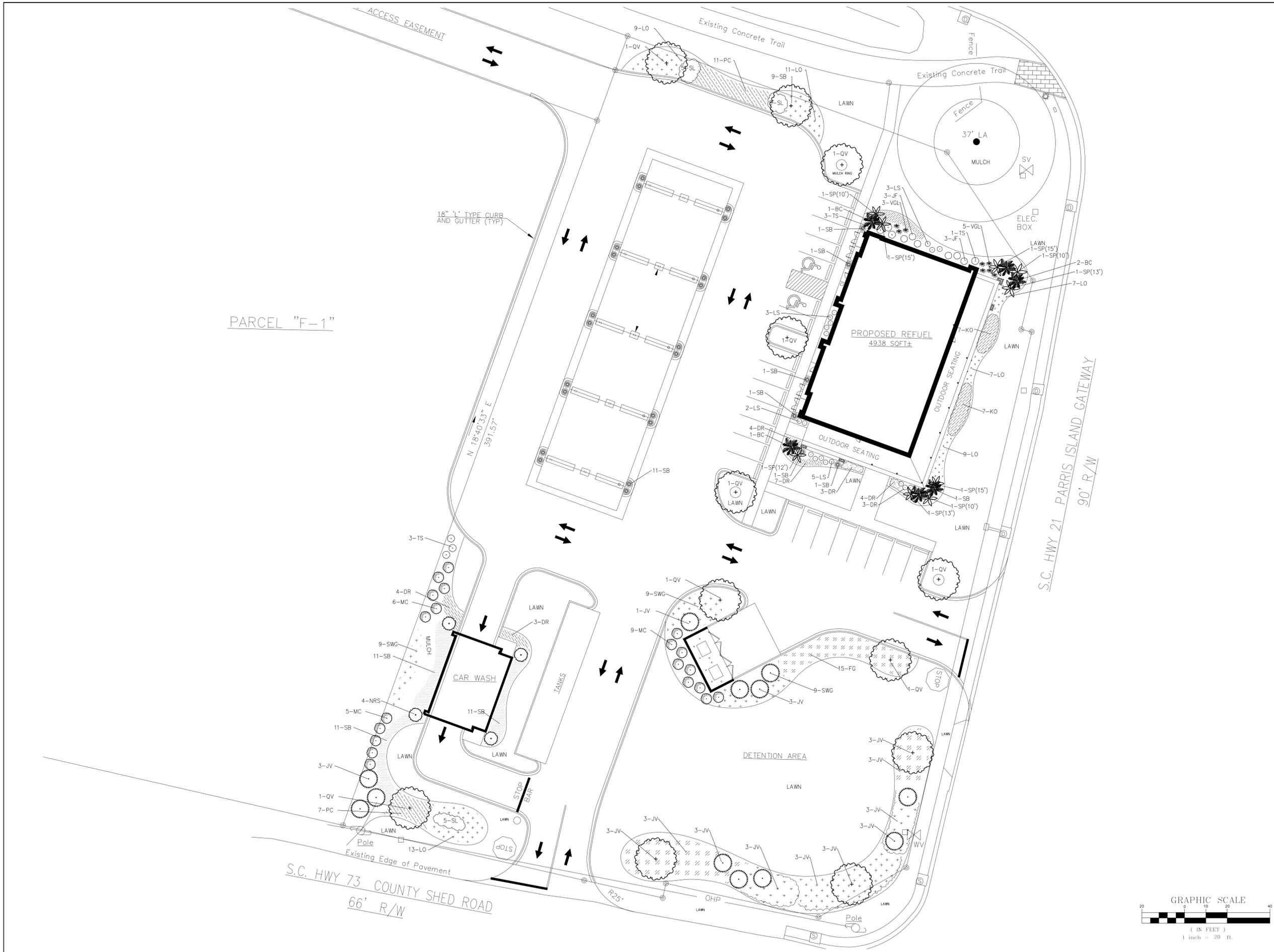
CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA

Date: December 12, 2019 Scale: 1" = 30'

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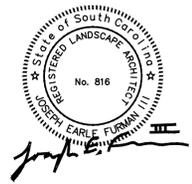
REGISTERED PROFESSIONAL ENGINEER
NO. 18466



PARCEL "F-1"

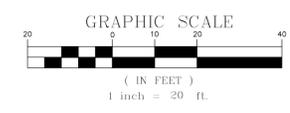


REFUEL
BAEUFORT, S.C.



Revision:	Date:
.	12/11/19
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LANDSCAPE
PLAN
1





REFUEL
BAEUFORT, S.C.



Revision: _____ Date: 12/11/19

PLANT SCHEDULE

L2

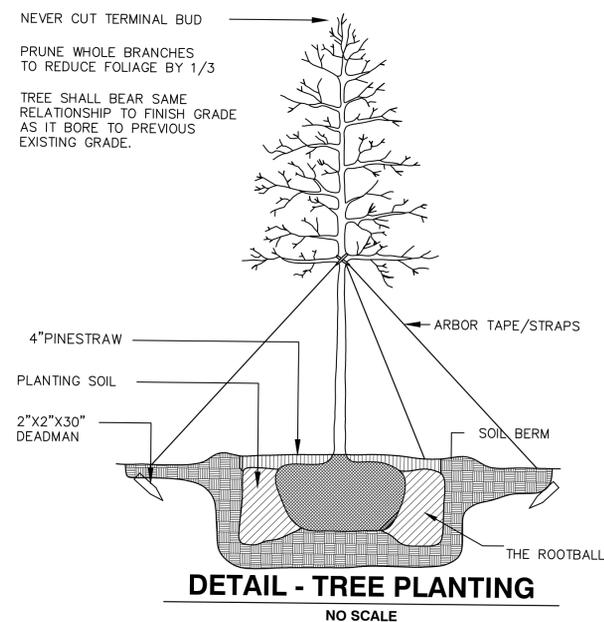
PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT/SIZE	QUANTITY
TREES				
QV	QUERCUS VIRGINIANA	LIVE OAK	3" CALIPER	
SOP	SABAL PALMETTO/BOOTED	PALMETTO(BOOTS-ON)	SEE PLAN	
UNDERSTORY TREES				
JV	JUNIPERUS VIRGINIANA	RED CEDAR	7' HT.	
S H R U B S				
FG	FAKAHATCHIE GRASS	FAKAHATCHIE GRASS	3 GAL	
TS	Leucophyllum frutescens	TEXAS SAGE	7 GAL	
SWG	SWEET MUHLY GRASS	PINK SWEETGRASS	3 GAL	
MA	MISCANTHUS 'ADAGIO'	ADSGO MISCANTHUS	3 GAL	
SB	SPARTINA BAKERI	SPARTINA GRASS	3 GAL	
DR/KO	DRIFT KNOCKOUT ROSE 'PEACH'/PINK	PEACH DRIFT/PINK KNOCKOUT ROSE	3 GAL	
LS	LIGUSTRUM 'SUNSHINE'	SUNSHINE LIGUSTRUM	3 GAL	
NRS	NELLIE R STEVENS(CONICAL/FULL)	CONICAL NELLIE HOLLY	6'HT.	
MC	MERICA CERIFERA	WAX MYRTLE	7 GAL	
LO	LOMANDRA	BREEZE GRASS	3 GAL	
JF	LIGUSTRUM JACK FROST	JACK FROST LIGUSTRUM	7 GAL	
VGL	VARIEGATED FLAX LILY	VAR. FLAX LILY	1 GAL	
BC	BUTIA CAPITATA	PINDO PALM	6'WX6'HT.	
SL	SALVIA LEUCANTHA	MEX. SAGE	3 GAL	
PC	PENNESETUM 'PRINCESS CAROLINE'	PRINCESS CAROLINE GRASS	3 GAL	

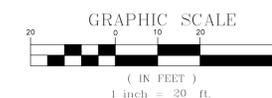
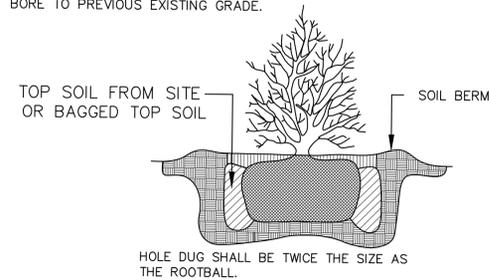
LAWN(BERMUDA OR CENTIPEDE SOD)
4" PINESTRAW
1"-2" TOPSOIL REQUIRED...(REMOVE EX. FILL DIRT BEFORE PLANTING)
TOPSOIL
SPREAD EVENLY 2" TOPSOIL AT ALL NEWLY PLANTED AREAS.

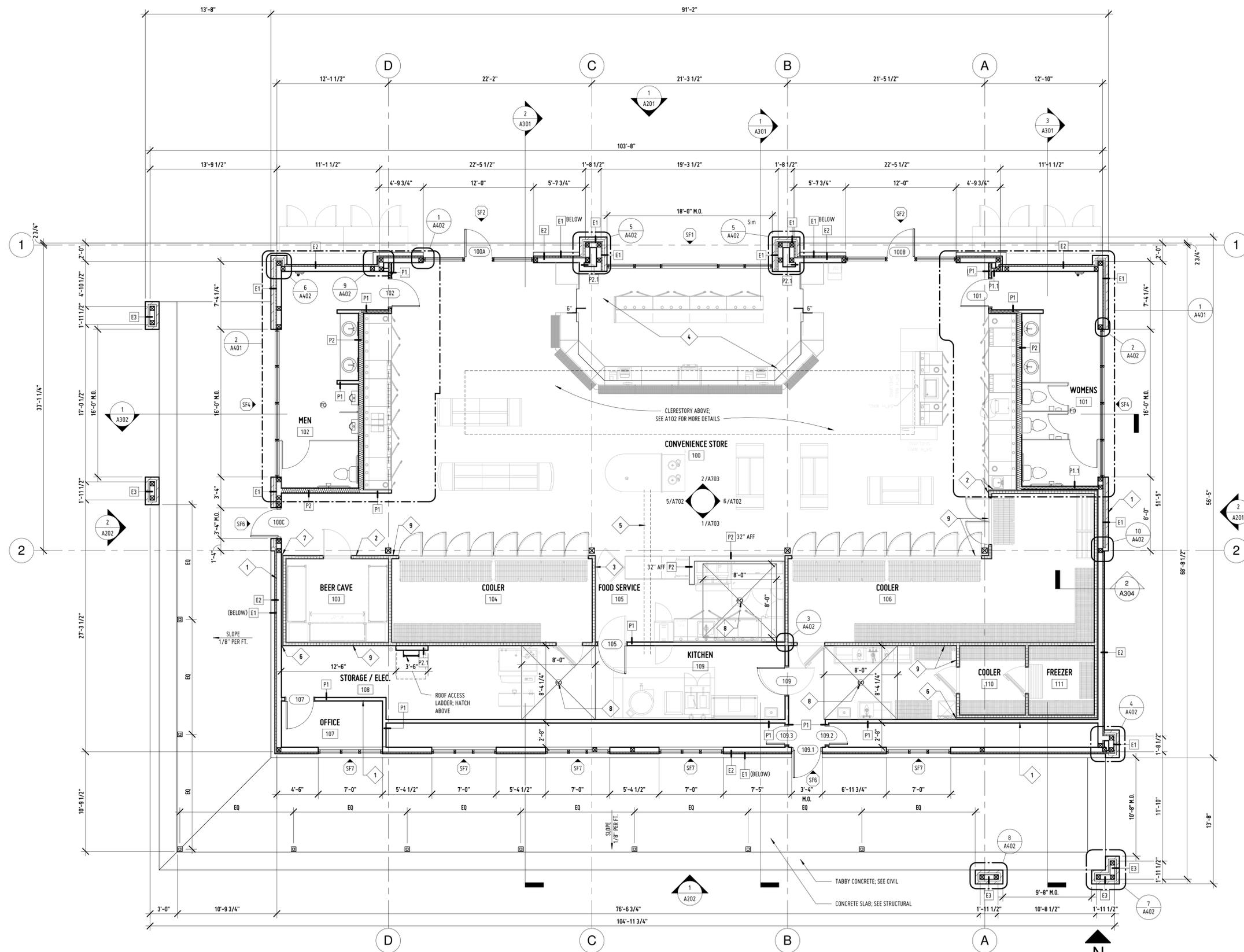
IRRIGATION NOTES

1. THE CONTRACTOR IS ADVISED TO VISIT THE SITE AND VERIFY FIELD CONDITIONS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES.
3. THE CONTRACTOR SHALL OBTAIN ALL LICENSES AND PERMITS REQUIRED FOR THE PERFORMANCE OF HIS WORK.
4. ALL PLANTED AREAS SHALL BE IRRIGATED BY AN AUTOMATIC LANDSCAPE IRRIGATION SYSTEM. SYSTEM SHALL BE DESIGNED BY IRRIGATION CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT.
5. EXISTING IRRIGATION AS-BUILTS SHALL BE PROVIDED UPON REQUEST FROM OWNER. LANDSCAPE CONTRACTOR SHALL COORDINATE PIPING AND CONNECTION TO AN EX. APPROVED WATER METER.
6. PIPE SLEEVES SHALL BE INSTALLED BY IRRIGATION CONTRACTOR AS NECESSARY. COORDINATE WITH GENERAL CONTRACTOR.
7. IRRIGATION TIME CLOCK AND POWER SUPPLY LOCATION SHALL BE COORDINATED WITH OWNER.
8. EXISTING ECOLOGY AND AESTHETICS WILL OFTEN CAUSE ADJUSTMENT OF THESE PLANS TO FIT SITE. STAKE OUT BY CONTRACTOR AND FIELD ADJUSTMENT BY LANDSCAPE ARCHITECT ARE ABSOLUTELY NECESSARY.
9. IRRIGATION SYSTEM SHALL BE GUARANTEED BY CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND ACCEPTANCE BY OWNER.
10. THE LOCATION OF ALL ABOVE GROUND AND BELOW GROUND UTILITIES IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. DAMAGE TO UTILITIES AND PERSONAL INJURY AS A RESULT OF THE FAILURE TO DETERMINE AND/OR RESPECT UTILITY LOCATIONS IS THE SOLE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. UTILITY LOCATIONS ARE NOT SHOWN ON THESE PLANS.



PLANT SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.





1 FLOOR 01 PLAN - CONVENIENCE STORE
 A101 3/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

- ALL INTERIOR WALLS ARE TO BE FRAMED WITH 2X4 WOOD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED ON PLAN.
- ALL EXTERIOR FRAMING WITHIN 18" OF THE GROUND OR THAT COMES IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
- DOOR AND WINDOW OPENINGS SHOULD ALLOW FOR A MINIMUM OF 6" CLEARANCE OF THE JAMBS TO ACCOMMODATE SELECTED INTERIOR TRIM, UNLESS OTHERWISE NOTED.
- FIELD VERIFY ALL DIMENSIONS FOR CABINETRY AND BUILT-IN DESIGN AND INSTALLATION.
- INSTALL SOUND BATT INSULATION IN ALL INTERIOR TOILET ROOM WALLS.
- ALL DIMENSIONS ARE TO FACE OF FRAMING, CENTER OF OPENINGS IN FRAMED WALLS, EDGE OF MASONRY OPENINGS, EDGE OF SLAB, AND COLUMN LINES UNLESS OTHERWISE NOTED.
- ALL KITCHEN EQUIPMENT AND FURNITURE PROVIDED BY OWNER. SHOWN FOR REFERENCE ONLY. REFER TO EQUIPMENT DRAWINGS.

WALL TYPES LEGEND

Type Mark	Description	Reference Detail
E1	2X6 WOOD STUDS @ 16" O.C. W/ BATT INSULATION, BRICK VENEER OVER 1 1/2" RIGID INSULATION BOARD AND FLUID-APPLIED MEMBRANE AIR BARRIER ON 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON EXTERIOR FACE. 5/8" GWB ON INTERIOR FACE.	
E2	2X6 WOOD STUDS @ 16" O.C. W/ BATT INSULATION, PREFINISHED STANDING SEAM METAL OVER 1 1/2" RIGID INSULATION BOARD AND FLUID-APPLIED MEMBRANE AIR BARRIER ON 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON EXTERIOR FACE. 5/8" GWB ON INTERIOR FACE.	
E2.1	2X6 WOOD STUDS @ 16" O.C. W/ PREFINISHED STANDING SEAM METAL OVER FLUID-APPLIED MEMBRANE AIR BARRIER ON 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON BOTH FACES.	
E3	2X6 WOOD STUDS @ 16" O.C. W/ BRICK VENEER OVER FLUID-APPLIED MEMBRANE AIR BARRIER ON 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON BOTH FACES.	
E4	7 5/8" CMU W/ BRICK VENEER OVER FLUID-APPLIED MEMBRANE AIR BARRIER ON EXTERIOR FACE AND FRP PANELS ON INTERIOR FACE.	
E5	7 5/8" CMU W/ PREFINISHED STANDING SEAM METAL ON 1 1/2" FURRING CHANNELS OVER FLUID-APPLIED MEMBRANE AIR BARRIER ON EXTERIOR FACE AND FRP PANELS @ CARWASH BAY AND 1/2" OSB @ MECHANICAL ON INSIDE FACE.	
P1	2X4 WOOD STUDS @ 16" O.C. WITH 5/8" GWB BOTH SIDES; SOUND BATT INSULATION WHERE SHOWN ON PLAN.	
P1.1	2X4 WOOD STUDS @ 16" O.C. WITH 5/8" GWB ONE SIDE; SOUND BATT INSULATION WHERE SHOWN ON PLAN.	
P2	2X6 WOOD STUDS @ 16" O.C. WITH 5/8" GWB BOTH SIDES; SOUND BATT INSULATION WHERE SHOWN ON PLAN.	
P2.1	2X6 WOOD STUDS @ 16" O.C. WITH 5/8" GWB ONE SIDE; SOUND BATT INSULATION WHERE SHOWN ON PLAN.	
P2.2	2X6 WOOD STUDS @ 16" O.C. WITH 5/8" OSB BOTH SIDES; SOUND BATT INSULATION WHERE SHOWN ON PLAN.	
P3	7 5/8" CMU WITH FRP PANELS @ CARWASH BAY.	

FLOOR PLAN KEYNOTES

- REPLACE 5/8" GWB @ INTERIOR WALL FACE WITH 5/8" EXTERIOR GRADE PLYWOOD SHEATHING @ ALL KITCHEN AND COOLER WALLS.
- LAMINATE 1/2" GWB TO COOLER WALL WHERE VISIBLE FROM PUBLIC AREA.
- LAMINATE TILE BACKER BOARD TO COOLER WALL.
- 5/8" ADVANTECH ON 2X6 PT WOOD STUD PLATFORM; COORDINATE EXTENTS WITH EQUIPMENT SUPPLIER.
- 5/8" ADVANTECH ON 2X6 PT WOOD STUD PLATFORM; COORDINATE EXTENTS WITH EQUIPMENT SUPPLIER.
- 8" CHASE; SEE EQUIPMENT DRAWINGS FOR DETAILS.
- BREAK METAL CLOSURE PIECE; COLOR TO MATCH ADJACENT WALLS.
- PROVIDE NECESSARY BLOCKING TO CONTINUE GWB LAMINATED TO COOLER TO FACE OF GWB @ EXT. WALL.
- FLOOR DRAIN; SLOPE SLAB 1/8" PER FOOT TO DRAIN.
- THERMAL EXPANSION JOINT BREAK IN CONCRETE SLAB @ EXTERIOR OF COOLER / FREEZER, TYP.



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CONVENIENCE STORE
 6 PARRIS ISLAND GATEWAY
 CITY OF BEAUFORT, SC

Project Number	19049	
Issued for Review	12.13.2019	
Issued for Permit	XX.XX.2019	
Issued for Construction	XX.XX.2019	
Revisions		
No.	Description	Date

FLOOR PLAN -
 CONVENIENCE STORE

A101



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CLERESTORY PLAN -
CONVENIENCE STORE

A102

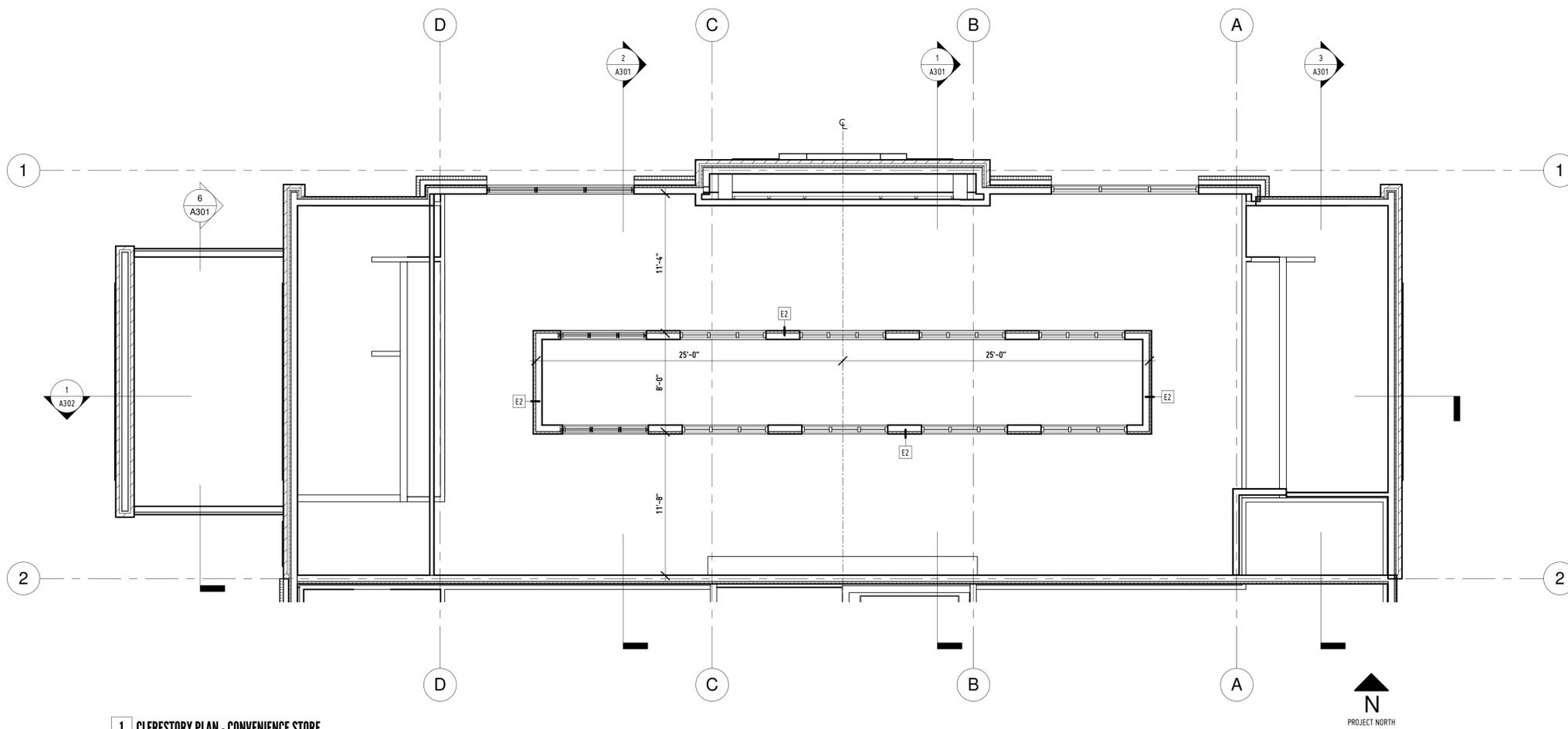
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FLOOR PLAN GENERAL NOTES

1. ALL INTERIOR WALLS ARE TO BE FRAMED WITH 2X4 WOOD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED ON PLAN.
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3. DOOR AND WINDOW OPENINGS SHOULD ALLOW FOR A MINIMUM OF 6" CLEARANCE OF THE JAMBS TO ACCOMMODATE SELECTED INTERIOR TRIM, UNLESS OTHERWISE NOTED.
4. FIELD VERIFY ALL DIMENSIONS FOR CABINERY AND BUILT-IN DESIGN AND INSTALLATION.
5. INSTALL SOUND BATT INSULATION IN ALL INTERIOR TOILET ROOM WALLS.
6. ALL DIMENSIONS ARE TO FACE OF FRAMING, CENTER OF OPENINGS IN FRAMED WALLS, EDGE OF MASONRY OPENINGS, EDGE OF SLAB, AND COLUMN LINES UNLESS NOTED OTHERWISE.
7. ALL KITCHEN EQUIPMENT AND FURNITURE PROVIDED BY OWNER. SHOWN FOR REFERENCE ONLY. REFER TO EQUIPMENT DRAWINGS.

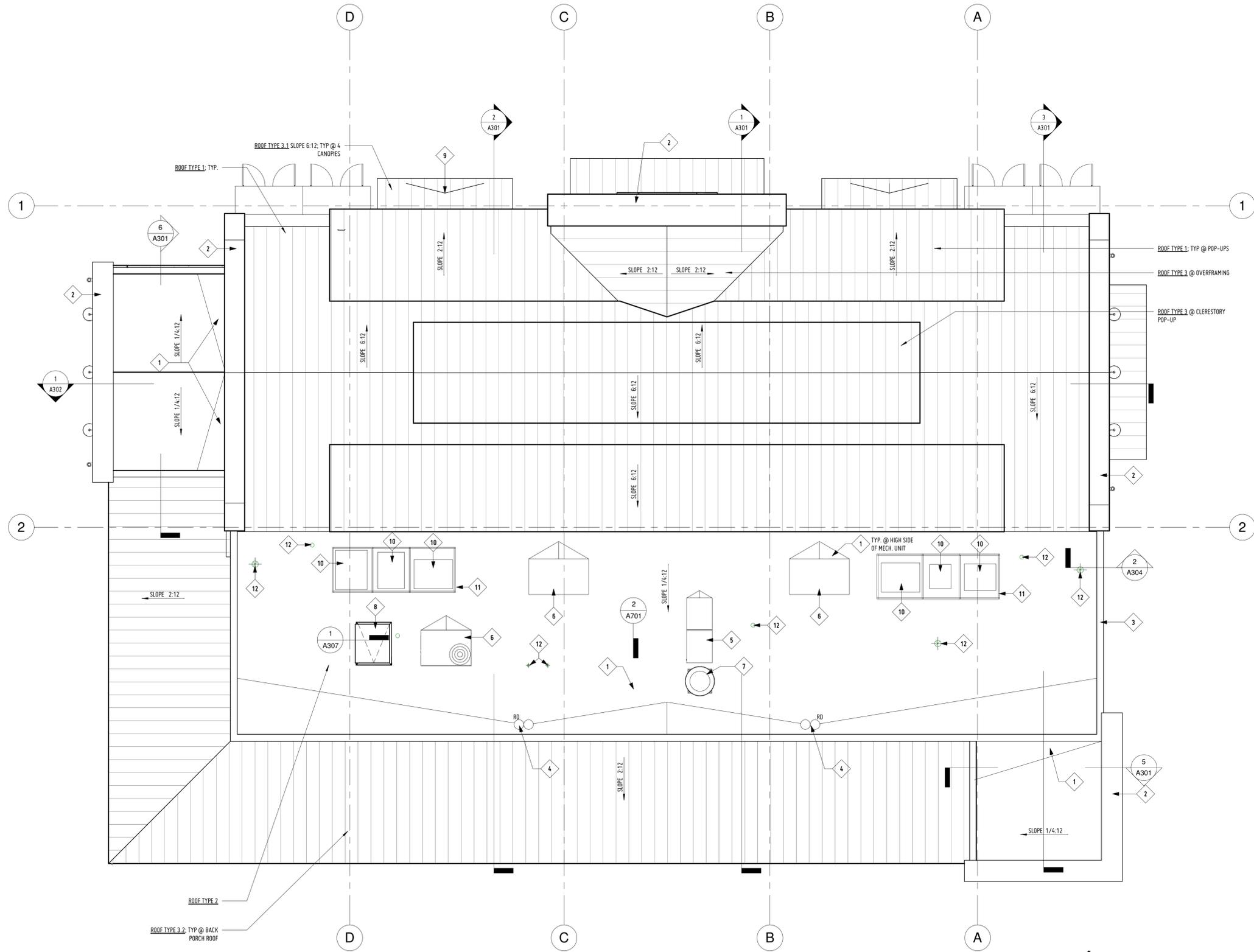
WALL TYPES LEGEND

Type Mark	Description	Reference Detail
E1	2X6 WOOD STUDS @ 16" O.C. W/ BATT INSULATION, BRICK VENEER OVER 1 1/2" RIGID INSULATION BOARD AND FLUID-APPLIED MEMBRANE AIR BARRIER ON 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON EXTERIOR FACE. 5/8" GWB ON INTERIOR FACE.	
E2	2X6 WOOD STUDS @ 16" O.C. W/ BATT INSULATION, PREFINISHED STANDING SEAM METAL OVER 1 1/2" RIGID INSULATION BOARD AND FLUID-APPLIED MEMBRANE AIR BARRIER ON 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON EXTERIOR FACE. 5/8" GWB ON INTERIOR FACE.	
E2.1	2X6 WOOD STUDS @ 16" O.C. W/ PREFINISHED STANDING SEAM METAL OVER FLUID-APPLIED MEMBRANE AIR BARRIER ON 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON BOTH FACES.	
E3	2X6 WOOD STUDS @ 16" O.C. W/ BRICK VENEER OVER FLUID-APPLIED MEMBRANE AIR BARRIER ON 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON BOTH FACES.	
E4	7 5/8" CMU W/ BRICK VENEER OVER FLUID-APPLIED MEMBRANE AIR BARRIER ON EXTERIOR FACE AND FRP PANELS ON INTERIOR FACE.	
E5	7 5/8" CMU W/ PREFINISHED STANDING SEAM METAL ON 1 1/2" FURRING CHANNELS OVER FLUID-APPLIED MEMBRANE AIR BARRIER ON EXTERIOR FACE AND FRP PANELS @ CARWASH BAY AND 1/2" OSB @ MECHANICAL ON INSIDE FACE.	
P1	2X4 WOOD STUDS @ 16" OC WITH 5/8" GWB BOTH SIDES, SOUND BATT INSULATION WHERE SHOWN ON PLAN.	
P1.1	2X4 WOOD STUDS @ 16" OC WITH 5/8" GWB ONE SIDE, SOUND BATT INSULATION WHERE SHOWN ON PLAN.	
P2	2X6 WOOD STUDS @ 16" OC WITH 5/8" GWB BOTH SIDES, SOUND BATT INSULATION WHERE SHOWN ON PLAN.	
P2.1	2X6 WOOD STUDS @ 16" OC WITH 5/8" GWB ONE SIDE, SOUND BATT INSULATION WHERE SHOWN ON PLAN.	
P2.2	2X6 WOOD STUDS @ 16" OC WITH 5/8" OSB BOTH SIDES, SOUND BATT INSULATION WHERE SHOWN ON PLAN.	
P3	7 5/8" CMU WITH FRP PANELS @ CARWASH BAY.	



1 CLERESTORY PLAN - CONVENIENCE STORE

A102 | 3/16" = 1'-0"



1 ROOF PLAN - CONVENIENCE STORE
 A103 3/16" = 1'-0"



ROOF PLAN GENERAL NOTES

- GENERAL NOTE APPLICABLE TO ALL DRAWINGS - ITEMS AND CONDITIONS DETAILED, NOTED OR OTHERWISE IDENTIFIED ON ONE OF THE SECTIONS OR DETAILS ARE APPLICABLE AND BINDING TO ALL OTHER SECTIONS AND DETAILS FOR IDENTICAL OR SIMILAR CONDITIONS.
- FOR ALL ROOF CONSTRUCTIONS REFER TO SHEET A501
 - DETAILS INDICATED ARE TYPICAL FOR ALL SIMILAR ROOFING CONDITIONS UNLESS OTHERWISE INDICATED. UNLESS OTHERWISE NOTED, MINIMUM ROOF SLOPE IS 1/4" PER FOOT. PROVIDE TAPERED INSULATION (EVEN IF NOT SHOWN ON THIS PLAN) AS REQUIRED TO MAINTAIN MINIMUM REQUIRED SLOPE TO ROOF DRAINS AND ELIMINATE ANY AREAS OF POTENTIAL STANDING WATER. PROVIDE TAPERED INSULATION (MINIMUM 1/4" PER FOOT SLOPE) AT ALL CRICKETS INDICATED TO DRAINS. COORDINATE HEIGHTS OF ALL FLASHINGS AND EXPANSION JOINT CAPS WITH TAPERED INSULATION TO MAINTAIN MINIMUM DIMENSIONS DETAILED.
 - ALL ROOF PENETRATIONS AND ACCESSORIES (DRAINS, VENTS, ETC.) ARE TO BE INSTALLED AND FLASHED IN COMPLIANCE WITH THE CURRENT EDITIONS OF N.R.C.A. ROOFING AND WATERPROOFING MANUAL AND S.M.A.C.N.A. (ARCHITECTURAL SHEET METAL MANUAL)
 - COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ITEMS (INCLUDING UNIT SIZES AND LOCATIONS) NOT SHOWN OR SCHEMATICALLY SHOWN ON ROOF PLANS.
 - CURBS FOR ROOF TOP MECHANICAL EQUIPMENT ARE PROVIDED BY THE MECHANICAL CONTRACTOR. REFER TO TYPICAL CURB FLASHING DETAIL FOR BLOCKING AND FLASHING REQUIREMENTS. PROVIDE ALL BLOCKING NECESSARY TO ACHIEVE LEVEL MECHANICAL CURBS AT ALL LOCATIONS. MAINTAIN MINIMUM 8" FROM TOP OF CURB TO ADJACENT ROOF. PROVIDE TAPERED CRICKETS (MINIMUM 1/4" PER FOOT SLOPE) AT HIGH SIDE OF ALL MECHANICAL EQUIPMENT CURBS.
 - THE ROOF DRAIN AND MECHANICAL UNIT LOCATIONS SHOWN ON THE ROOF PLAN ARE APPROXIMATE. COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS.
 - PRIOR TO FLASHING OVERFLOW ROOF SCUPPERS AND ROOF DRAIN, ROOFING CONTRACTOR SHALL BE REQUIRED TO CONFORM MAXIMUM DRAIN PIPE HEIGHT OF 3" ABOVE ROOF IN ACCORDANCE WITH PLUMBING DRAWINGS.
 - START TAPERED INSULATION AT SUMP PLATES. INSULATION SHALL BE TAPERED DOWN FROM ALL (4) SIDES OF INDICATED SUMP. REFERENCE TYPICAL ROOF DRAIN DETAIL.
 - ROOFING CONTRACTOR SHALL BE REQUIRED TO PROVIDE RECEIVER FLASHING TO MASONRY CONTRACTOR FOR INSTALLATION. ROOFER TO SOLDER JOINTS IN STAINLESS STEEL FLASHING.
 - PROVIDE WALKWAY PROTECTION AT ALL SIDES OF MECHANICAL ROOF TOP UNITS REQUIRING SERVICE AND PATHWAY FROM ROOF HATCH TO ALL MECHANICAL EQUIPMENT.
 - ALL ROOF TOP EQUIPMENT (EXCLUDING PREFINISHED ITEMS) SHALL BE FIELD PAINTED.
 - CONTRACTOR IS RESPONSIBLE FOR PROVIDING FRT WOOD BLOCKING AS REQUIRED TO ACCOMMODATE ALL PROFILES OF FINISHED ROOFING INCLUDING AT CRICKETS AND TAPERED INSULATION AT WALLS, PARAPETS AND GRAVEL STOPS.

ROOF PLAN KEYNOTES

Note Number	Note Content
1	ROOF CRICKET TO PROVIDE POSITIVE DRAINAGE
2	CAST STONE COPING, TYP.
3	PREFINISHED METAL COPING
4	COMBINATION PRIMARY AND OVERFLOW ROOF DRAIN, REFER TO PLUMBING
5	MAKE UP AIR UNIT, SEE MECH.
6	ROOFTOP UNIT, SEE MECHANICAL
7	EXHAUST FAN, SEE MECHANICAL
8	ROOF HATCH
9	RAIN DIVERTER, TYP @ ENTRY DOOR CANOPIES
10	CONDENSOR UNIT, SEE MECHANICAL
11	EBERL IRON WORKS, INC. RTSEQ-MDF: CONDENSOR UNIT SUPPORT (OR EQUAL); CREATE ONE RACK FOR (3) UNITS
12	VENT, SEE MECHANICAL



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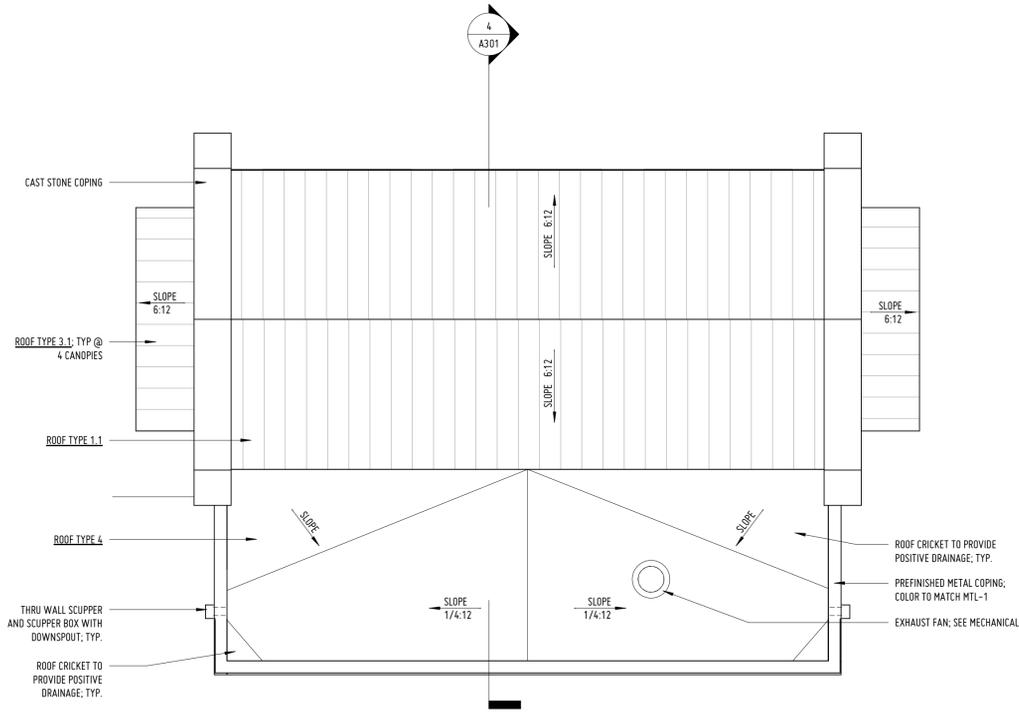


CONVENIENCE STORE
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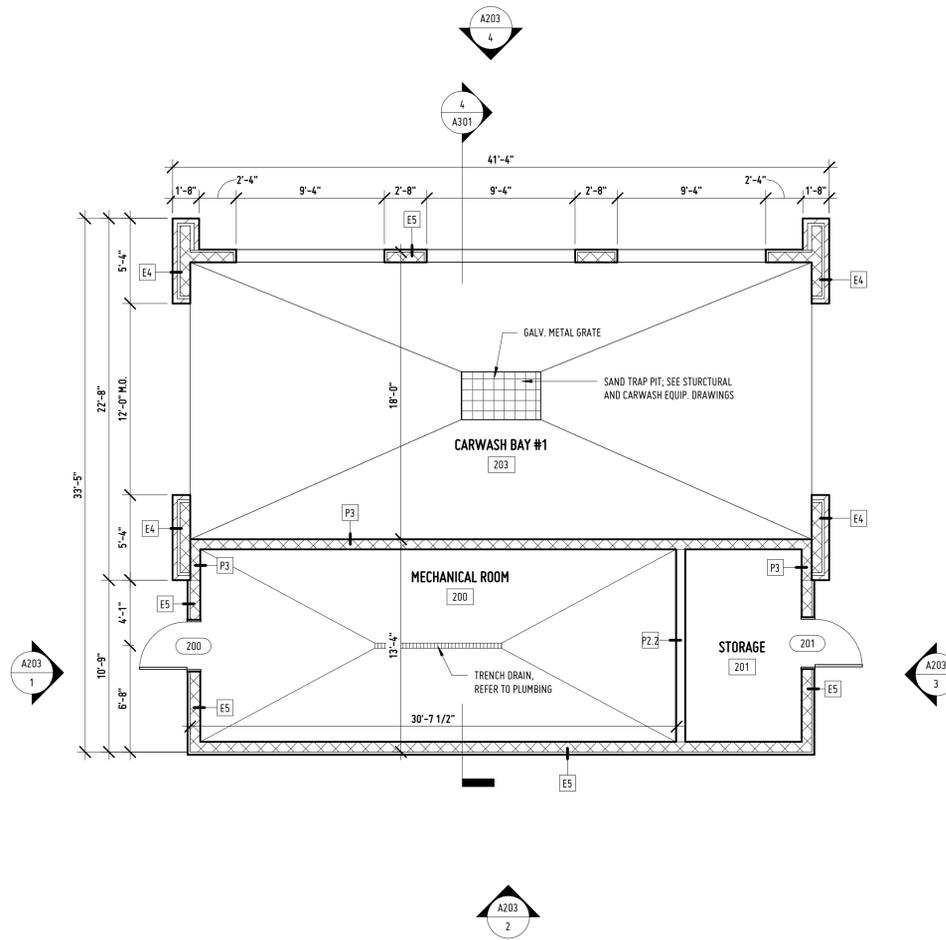
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ROOF PLAN - CONVENIENCE STORE

A103



2 ROOF PLAN - CAR WASH
A104 3/16" = 1'-0"



1 FLOOR 01 PLAN - CAR WASH
A104 3/16" = 1'-0"



FLOOR PLAN GENERAL NOTES

1. ALL INTERIOR WALLS ARE TO BE FRAMED WITH 2X4 WOOD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED ON PLAN.
2. ALL EXTERIOR FRAMING WITHIN 18" OF THE GROUND OR THAT COMES IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
3. DOOR AND WINDOW OPENINGS SHOULD ALLOW FOR A MINIMUM OF 6" CLEARANCE OF THE JAMBS TO ACCOMMODATE SELECTED INTERIOR TRIM, UNLESS OTHERWISE NOTED.
4. FIELD VERIFY ALL DIMENSIONS FOR CABINETRY AND BUILT-IN DESIGN AND INSTALLATION.
5. INSTALL SOUND BATT INSULATION IN ALL INTERIOR TOILET ROOM WALLS.
6. ALL DIMENSIONS ARE TO FACE OF FRAMING, CENTER OF OPENINGS IN FRAMED WALLS, EDGE OF MASONRY OPENINGS, EDGE OF SLAB, AND COLUMN LINES UNLESS NOTED OTHERWISE.
7. ALL KITCHEN EQUIPMENT AND FURNITURE PROVIDED BY OWNER. SHOWN FOR REFERENCE ONLY. REFER TO EQUIPMENT DRAWINGS.

ROOF PLAN GENERAL NOTES

GENERAL NOTE APPLICABLE TO ALL DRAWINGS - ITEMS AND CONDITIONS DETAILED, NOTED OR OTHERWISE IDENTIFIED ON ONE OF THE SECTIONS OR DETAILS ARE APPLICABLE AND BINDING TO ALL OTHER SECTIONS AND DETAILS FOR IDENTICAL OR SIMILAR CONDITIONS.

1. FOR ALL ROOF CONSTRUCTIONS REFER TO SHEET A501.
2. DETAILS INDICATED ARE TYPICAL FOR ALL SIMILAR ROOFING CONDITIONS UNLESS OTHERWISE INDICATED.
3. UNLESS OTHERWISE NOTED, MINIMUM ROOF SLOPE IS 1/4" PER FOOT. PROVIDE TAPERED INSULATION (EVEN IF NOT SHOWN ON THIS PLAN) AS REQUIRED TO MAINTAIN MINIMUM REQUIRED SLOPE TO ROOF DRAINS AND ELIMINATE ANY AREAS OF POTENTIAL STANDING WATER. PROVIDE TAPERED INSULATION (MINIMUM 1/4" PER FOOT SLOPE) AT ALL CRICKETS INDICATED TO DRAINS. COORDINATE HEIGHTS OF ALL FLASHINGS AND EXPANSION JOINT CAPS WITH TAPERED INSULATION TO MAINTAIN MINIMUM DIMENSIONS DETAILED.
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5. COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ITEMS (INCLUDING UNIT SIZES AND LOCATIONS) NOT SHOWN OR SCHEMATICALLY SHOWN ON ROOF PLANS.
6. CURBS FOR ROOF TOP MECHANICAL EQUIPMENT ARE PROVIDED BY THE MECHANICAL CONTRACTOR. REFER TO TYPICAL CURB FLASHING DETAIL FOR BLOCKING AND FLASHING REQUIREMENTS. PROVIDE ALL BLOCKING NECESSARY TO ACHIEVE LEVEL MECHANICAL CURBS AT ALL LOCATIONS. MAINTAIN MINIMUM 8" FROM TOP OF CURB TO ADJACENT ROOF. PROVIDE TAPERED CRICKETS (MINIMUM 1/4" PER FOOT SLOPE) AT HIGH SIDE OF ALL MECHANICAL EQUIPMENT CURBS.
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8. PRIOR TO FLASHING OVERFLOW ROOF SCUPPERS AND ROOF DRAIN, ROOFING CONTRACTOR SHALL BE REQUIRED TO CONFIRM MAXIMUM DRAIN PIPE HEIGHT OF 3" ABOVE ROOF IN ACCORDANCE WITH PLUMBING DRAWINGS.
9. START TAPERED INSULATION AT SUMP PLATES. INSULATION SHALL BE TAPERED DOWN FROM ALL (4) SIDES OF INDICATED SUMP. REFERENCE TYPICAL ROOF DRAIN DETAIL.
10. ROOFING CONTRACTOR SHALL BE REQUIRED TO PROVIDE RECEIVER FLASHING TO MASONRY CONTRACTOR FOR INSTALLATION. ROOFER TO SOLDER JOINTS IN STAINLESS STEEL FLASHING.
11. PROVIDE WALKWAY PROTECTION AT ALL SIDES OF MECHANICAL ROOF TOP UNITS REQUIRING SERVICE AND PATHWAY FROM ROOF HATCH TO ALL MECHANICAL EQUIPMENT.
12. ALL ROOF TOP EQUIPMENT (EXCLUDING PREFINISHED ITEMS) SHALL BE FIELD PAINTED.
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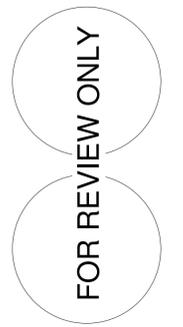
WALL TYPES LEGEND

Type Mark	Description	Reference Detail
E1	2X6 WOOD STUDS @ 16" O.C. W/ BATT INSULATION, BRICK VENEER OVER 1 1/2" RIGID INSULATION BOARD AND FLUID-APPLIED MEMBRANE AIR BARRIER ON 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON EXTERIOR FACE. 5/8" GWB ON INTERIOR FACE.	
E2	2X6 WOOD STUDS @ 16" O.C. W/ BATT INSULATION, PREFINISHED STANDING SEAM METAL OVER 1 1/2" RIGID INSULATION BOARD AND FLUID-APPLIED MEMBRANE AIR BARRIER ON 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON EXTERIOR FACE. 5/8" GWB ON INTERIOR FACE.	
E2.1	2X6 WOOD STUDS @ 16" O.C. W/ PREFINISHED STANDING SEAM METAL OVER FLUID-APPLIED MEMBRANE AIR BARRIER ON 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON BOTH FACES.	
E3	2X6 WOOD STUDS @ 16" O.C. W/ BRICK VENEER OVER FLUID-APPLIED MEMBRANE AIR BARRIER ON 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON BOTH FACES.	
E4	7 5/8" CMU W/ BRICK VENEER OVER FLUID-APPLIED MEMBRANE AIR BARRIER ON EXTERIOR FACE AND FRP PANELS ON INTERIOR FACE.	
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P1	2X4 WOOD STUDS @ 16" O.C. WITH 5/8" GWB BOTH SIDES, SOUND BATT INSULATION WHERE SHOWN ON PLAN.	
P1.1	2X4 WOOD STUDS @ 16" O.C. WITH 5/8" GWB ONE SIDE, SOUND BATT INSULATION WHERE SHOWN ON PLAN.	
P2	2X6 WOOD STUDS @ 16" O.C. WITH 5/8" GWB BOTH SIDES, SOUND BATT INSULATION WHERE SHOWN ON PLAN.	
P2.1	2X6 WOOD STUDS @ 16" O.C. WITH 5/8" GWB ONE SIDE, SOUND BATT INSULATION WHERE SHOWN ON PLAN.	
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P3	7 5/8" CMU WITH FRP PANELS @ CARWASH BAY	



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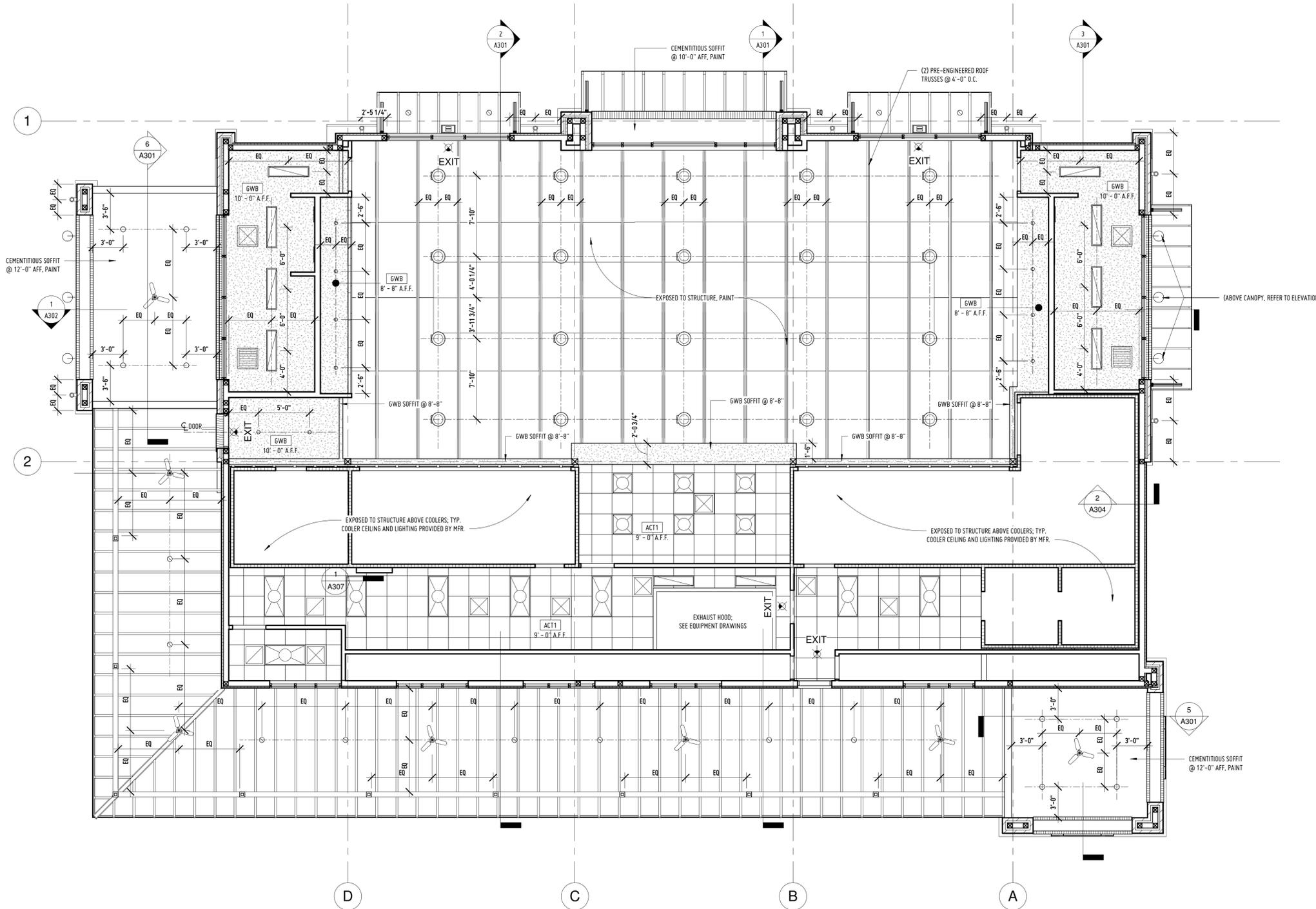


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FLOOR & ROOF PLANS - CAR WASH

A104



1 FLOOR 01 REFLECTED CEILING PLAN
 A105 3/16" = 1'-0"

REFLECTED CEILING PLAN GENERAL NOTES

- GENERAL NOTE APPLICABLE TO ALL DRAWINGS - ITEMS AND CONDITIONS DETAILED NOTED OR OTHERWISE IDENTIFIED ON ONE OF THE SECTIONS OR DETAILS ARE APPLICABLE AND BINDING TO ALL OTHER SECTIONS AND DETAILS FOR IDENTICAL OR SIMILAR CONDITIONS.
1. TYPICAL CEILING SHALL BE OPEN TO STRUCTURE UNLESS OTHERWISE INDICATED ON REFLECTED CEILING PLANS.
 2. REFER TO ELECTRICAL DRAWINGS FOR LIGHT PATTERN AND EXIT LIGHT LOCATIONS. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO SHOP DRAWINGS.
 3. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ITEMS NOT SHOWN ON CEILING PLAN. GRILLES, SPEAKERS, SPRINKLERS, HEAT & SMOKE DETECTORS, SHALL BE CENTERED IN CEILING TILES UNLESS NOTED OTHERWISE.
 4. ALL BULKHEAD DIMENSIONS ARE FROM FINISH FACE OF WALL OR BULKHEAD TO FINISH FACE OF BULKHEAD OR COLUMN LINE.
 5. PROVIDE 1/2" REVEALS BETWEEN DISSIMILAR MATERIALS ON THE SAME PLANE AT THE CEILINGS.
 6. IN AREAS OF EXPOSED CEILINGS, PAINT EXPOSED STRUCTURE, UNDERSIDE OF DECK, CONDUIT AND ALL MISCELLANEOUS OVERHEAD ITEMS. COLORS TO BE SELECTED BY ARCHITECT.
 7. ALL NEW HARD CEILINGS HELD TIGHT TO UNDERSIDE OF STRUCTURE UNLESS NOTED OTHERWISE. CEILING HEIGHT SHOWN IS APPROXIMATE. VERIFY IN FIELD.
 8. ALL MECHANICAL, ELECTRICAL AND PLUMBING DEVICES IN ACT CEILING TO BE CENTERED ON TILE, U.N.O.

REFLECTED CEILING PLAN LEGEND

REFER TO ELECTRICAL LIGHTING PLANS FOR FIXTURE SCHEDULE

- ACT1 - 2X2 SMOOTH ACOUSTIC CEILING TILE, REFER TO FINISH MATERIAL SCHEDULE
- GWB - 1/2" GYPSUM WALL BOARD CEILING
- 2X2 LED TROFFER
- 2X4 LED TROFFER
- 1' X 4' LED PANEL LIGHT
- RECESSED DOWN LIGHT
- FLUSH MOUNTED DOWN LIGHT
- HIGH BAY FIXTURE
- GOOSENECK SCONCE
- EXTERIOR SCONCE
- BATHROOM SCONCE
- WALL PACK LIGHT
- EXTERIOR FAN - NO LIGHT KIT
- SUPPLY DIFFUSER - REFER TO MECH.
- RETURN GRILLE - REFER TO MECH.
- EXHAUST FAN - REFER TO MECH.
- EXIT LIGHT, REFER TO ELECTRICAL



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CONVENIENCE STORE
 6 PARRIS ISLAND GATEWAY
 CITY OF BEAUFORT, SC

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REFLECTED CEILING PLAN - CONVENIENCE STORE

A105



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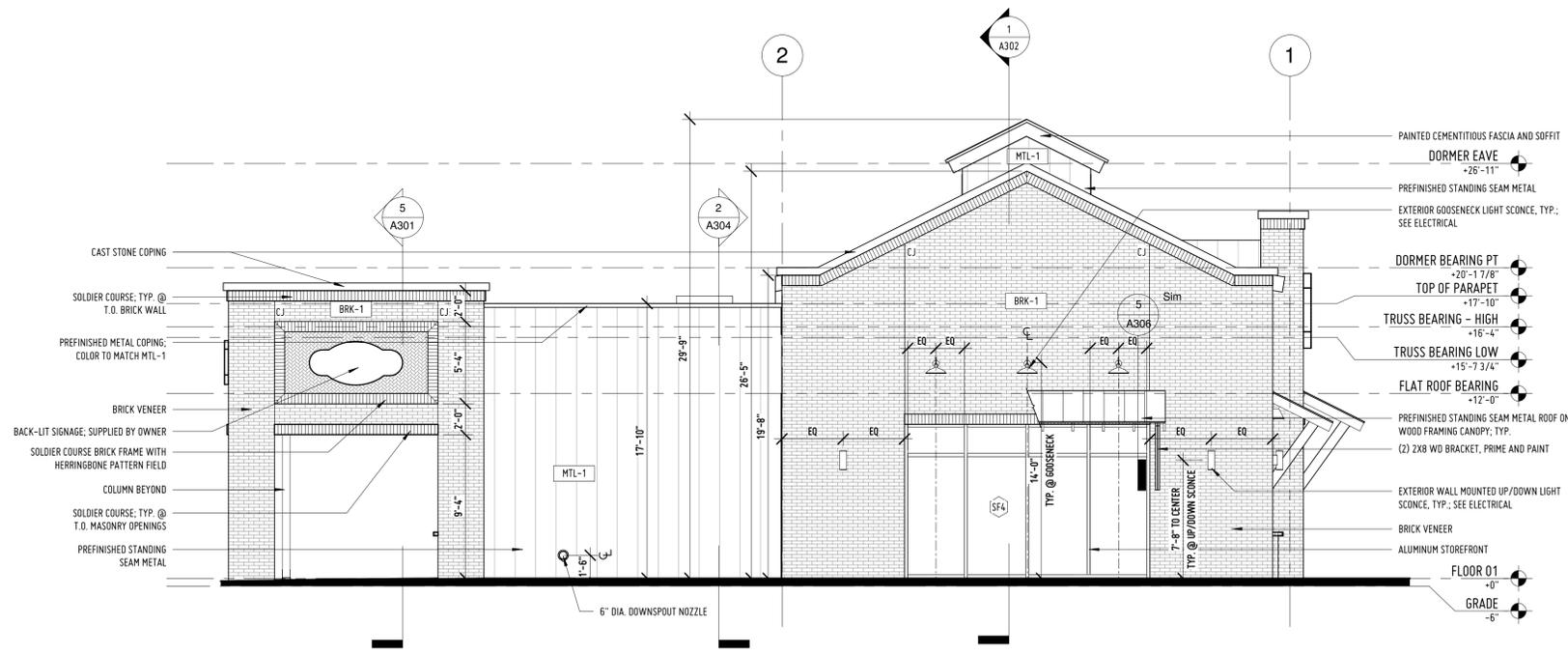


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3D VIEWS

A200



2 EAST ELEVATION - CONVENIENCE STORE
A201 3/16" = 1'-0"

ELEVATION GENERAL NOTES

1. REFER TO STOREFRONT SCHEDULE ON A602 FOR STOREFRONT DIMENSIONS AND DETAILS.
2. VERTICAL EXPANSION JOINT SPACING SHOULD NOT EXCEED 25 FT. IN BRICKWORK WITHOUT OPENINGS (SEE ELEVATIONS FOR LOCATIONS).

EXTERIOR MATERIAL LEGEND

TYPE	DESCRIPTION	FINISH / PRODUCT SELECTION
BRK-1	MODULAR BRICK - RUNNING BOND	BORAL BRICKS - COLONIAL MODULAR
MTL-1	STANDING SEAM METAL	METAL ROOFING SYSTEMS, INC. - SYSTEM 2000 W/ STRIATIONS - CHARCOAL GRAY

NOTE: ALL EXTERIOR WOOD PORCH AND CANOPY ELEMENTS PAINTED TO MATCH MTL-1



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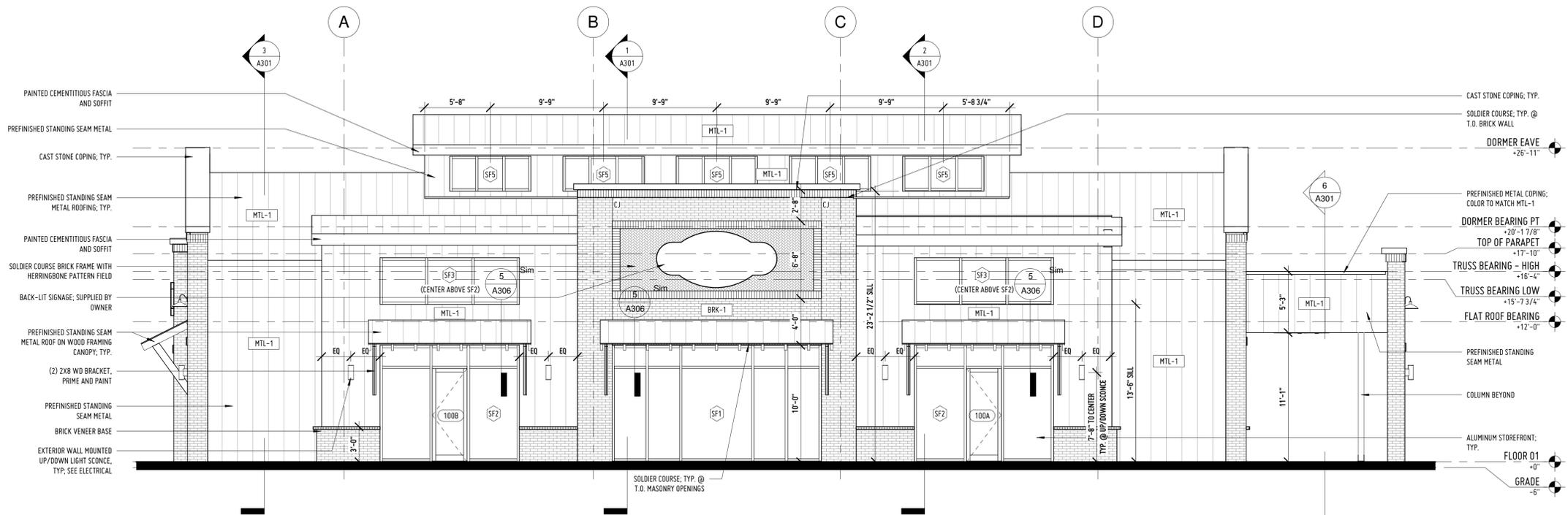
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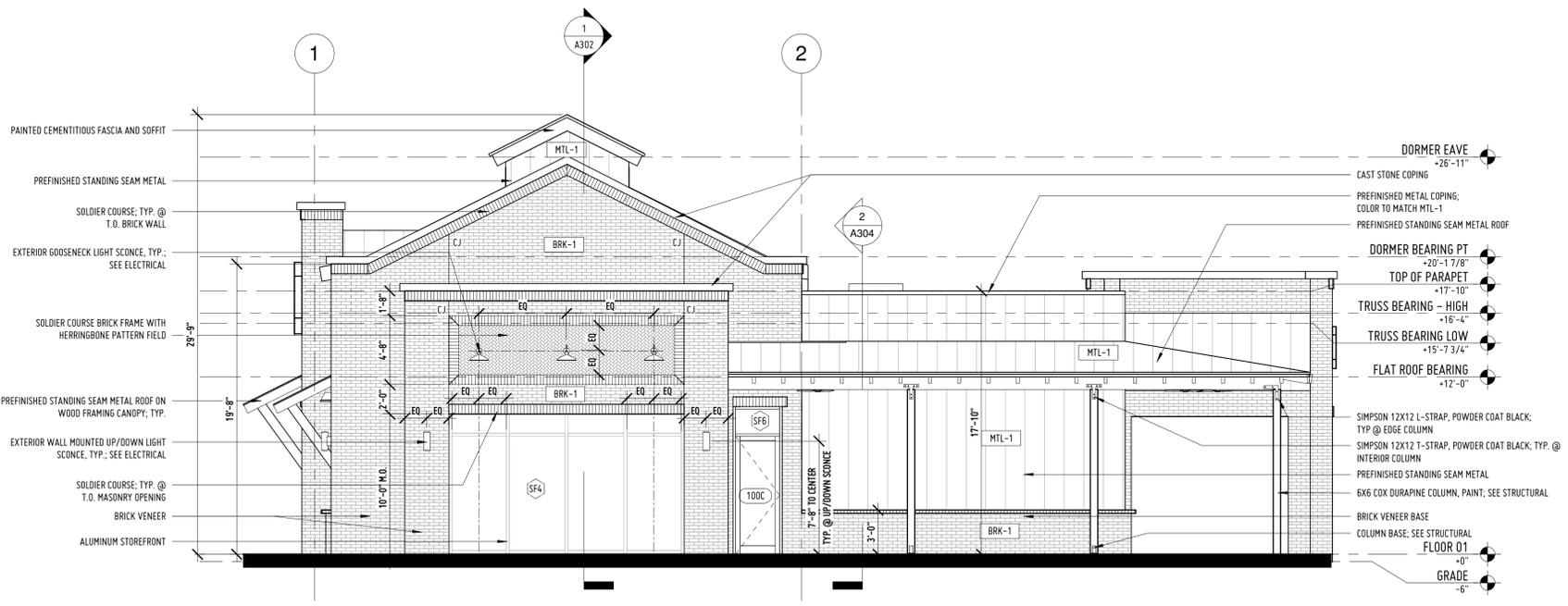
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1 NORTH ELEVATION - CONVENIENCE STORE
A201 3/16" = 1'-0"

EXTERIOR ELEVATIONS

A201



2 WEST ELEVATION - CONVENIENCE STORE
A202 3/16" = 1'-0"

ELEVATION GENERAL NOTES

1. REFER TO STOREFRONT SCHEDULE ON A602 FOR STOREFRONT DIMENSIONS AND DETAILS.
2. VERTICAL EXPANSION JOINT SPACING SHOULD NOT EXCEED 25 FT. IN BRICKWORK WITHOUT OPENINGS (SEE ELEVATIONS FOR LOCATIONS).

EXTERIOR MATERIALS LEGEND

TYPE	DESCRIPTION	FINISH / PRODUCT SELECTION
BRK-1	MODULAR BRICK - RUNNING BOND	BORAL BRICKS - COLONIAL MODULAR
MTL-1	STANDING SEAM METAL	METAL ROOFING SYSTEMS, INC. - SYSTEM 2000 W/ STRIATIONS - CHARCOAL GRAY

NOTE: ALL EXTERIOR WOOD PORCH AND CANOPY ELEMENTS PAINTED TO MATCH MTL-1



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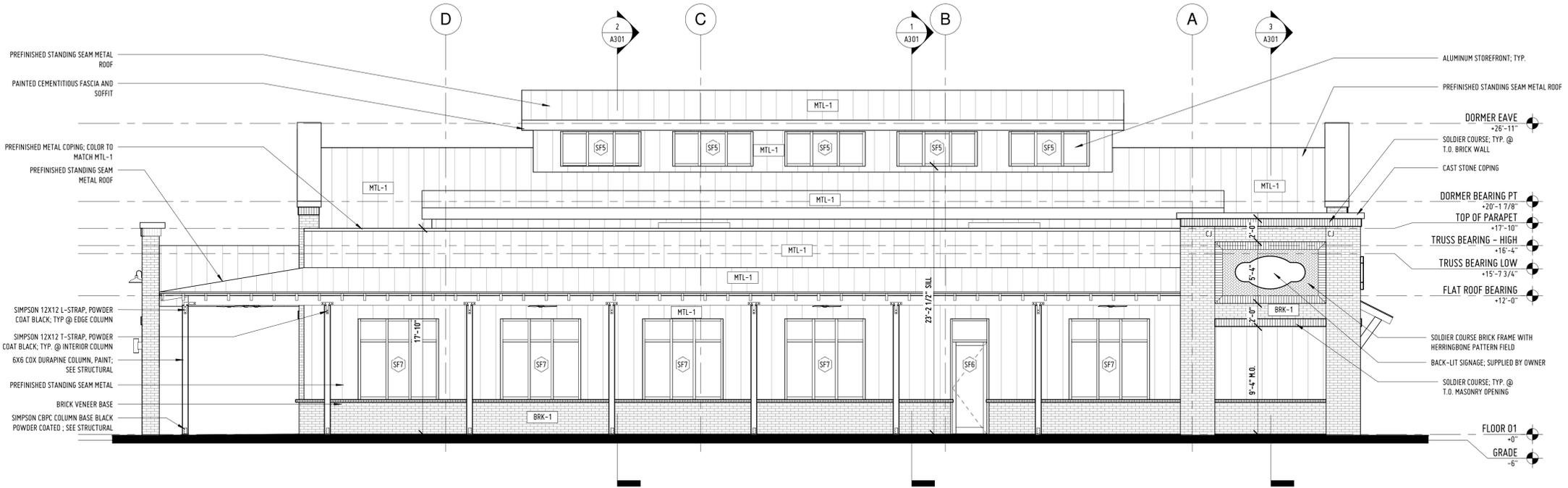
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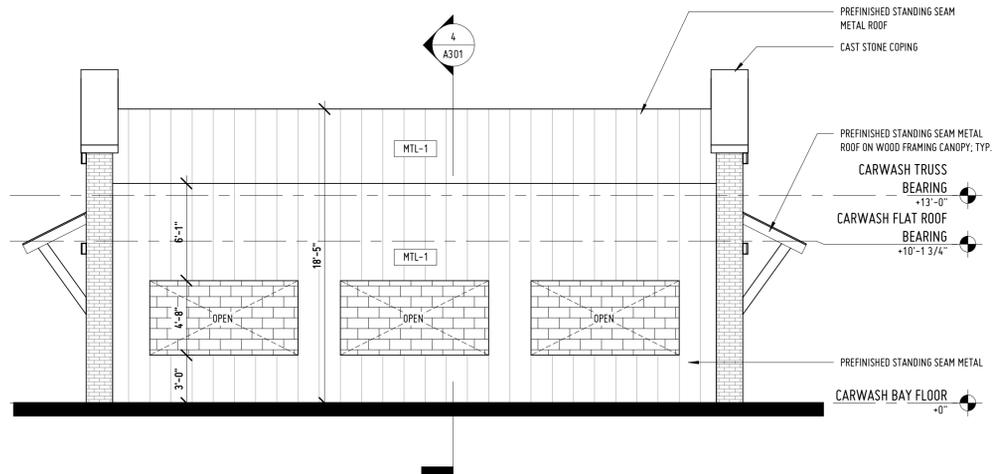
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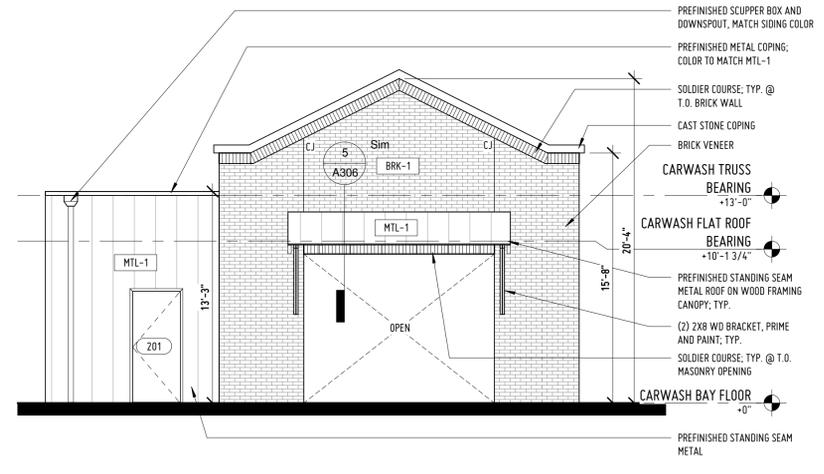
1 SOUTH ELEVATION - CONVENIENCE STORE
A202 3/16" = 1'-0"

EXTERIOR ELEVATIONS

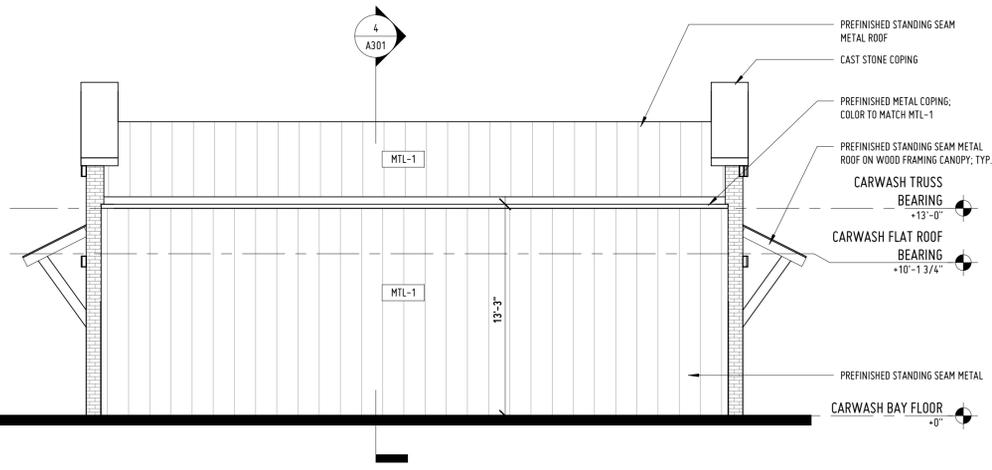
A202



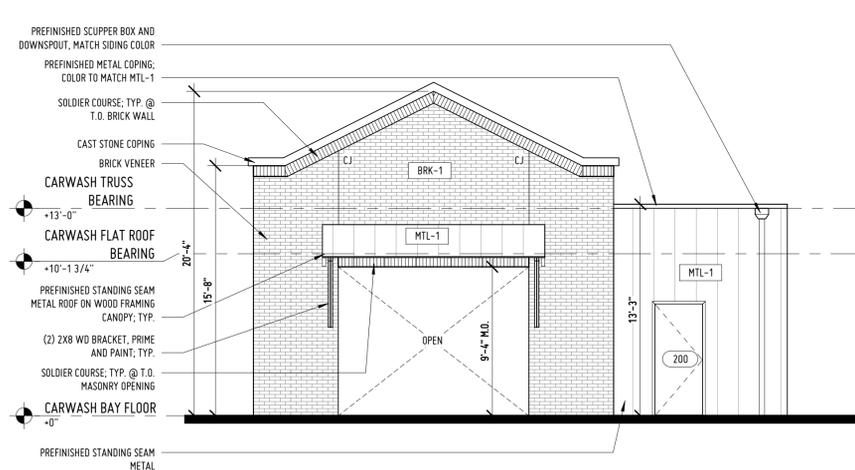
4 NORTH ELEVATION - CARWASH
A203 3/16" = 1'-0"



3 EAST ELEVATION - CARWASH
A203 3/16" = 1'-0"



2 SOUTH ELEVATION - CARWASH
A203 3/16" = 1'-0"



1 WEST ELEVATION - CARWASH
A203 3/16" = 1'-0"

ELEVATION GENERAL NOTES

1. REFER TO STOREFRONT SCHEDULE ON A602 FOR STOREFRONT DIMENSIONS AND DETAILS.
2. VERTICAL EXPANSION JOINT SPACING SHOULD NOT EXCEED 25 FT. IN BRICKWORK WITHOUT OPENINGS (SEE ELEVATIONS FOR LOCATIONS).

EXTERIOR MATERIALS LEGEND

TYPE	DESCRIPTION	FINISH / PRODUCT SELECTION
BRK-1	MODULAR BRICK - RUNNING BOND	BORAL BRICKS - COLONIAL MODULAR
MTL-1	STANDING SEAM METAL	METAL ROOFING SYSTEMS, INC. - SYSTEM 2000 W/ STRIATIONS - CHARCOAL GRAY

NOTE: ALL EXTERIOR WOOD PORCH AND CANOPY ELEMENTS PAINTED TO MATCH MTL-1



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EXTERIOR ELEVATIONS

A203



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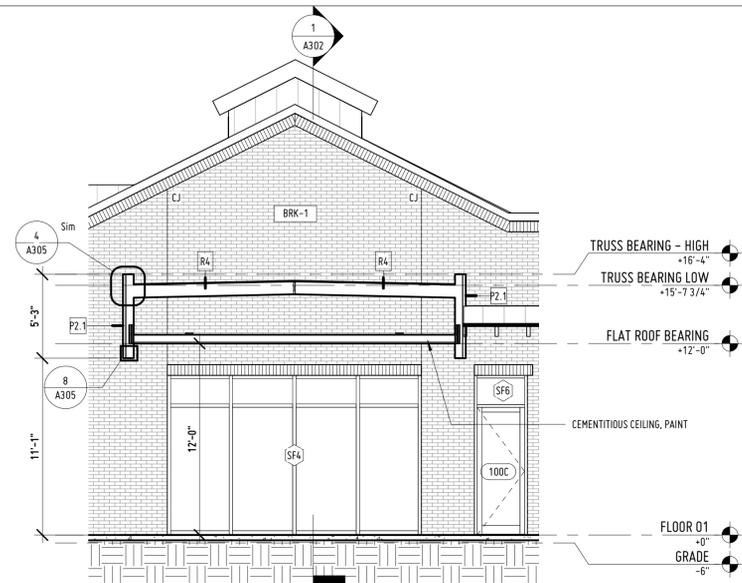
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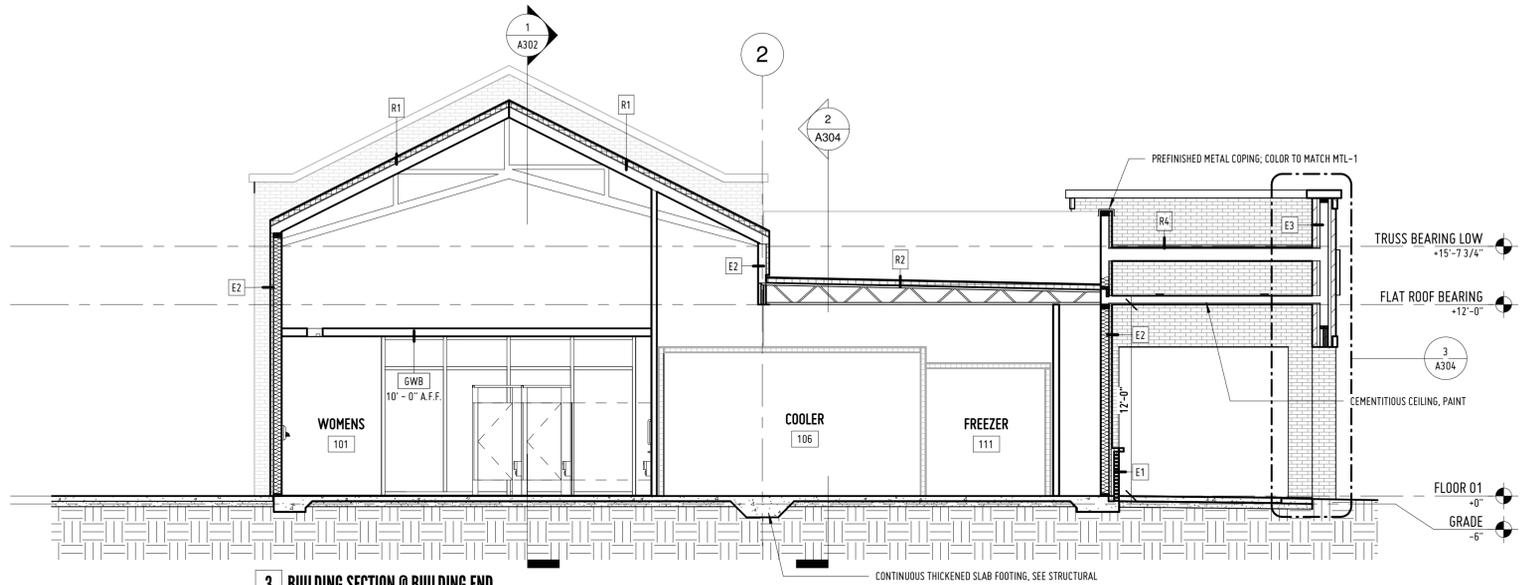
BUILDING SECTIONS

A301

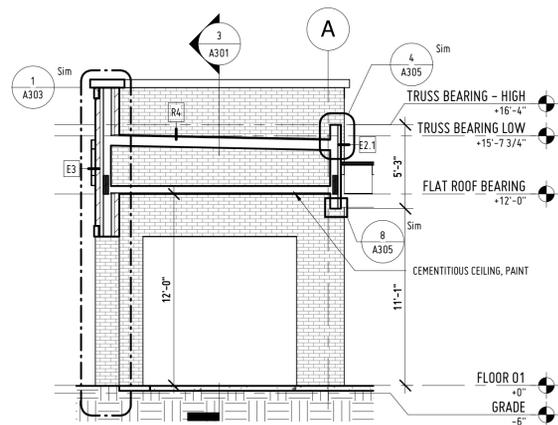
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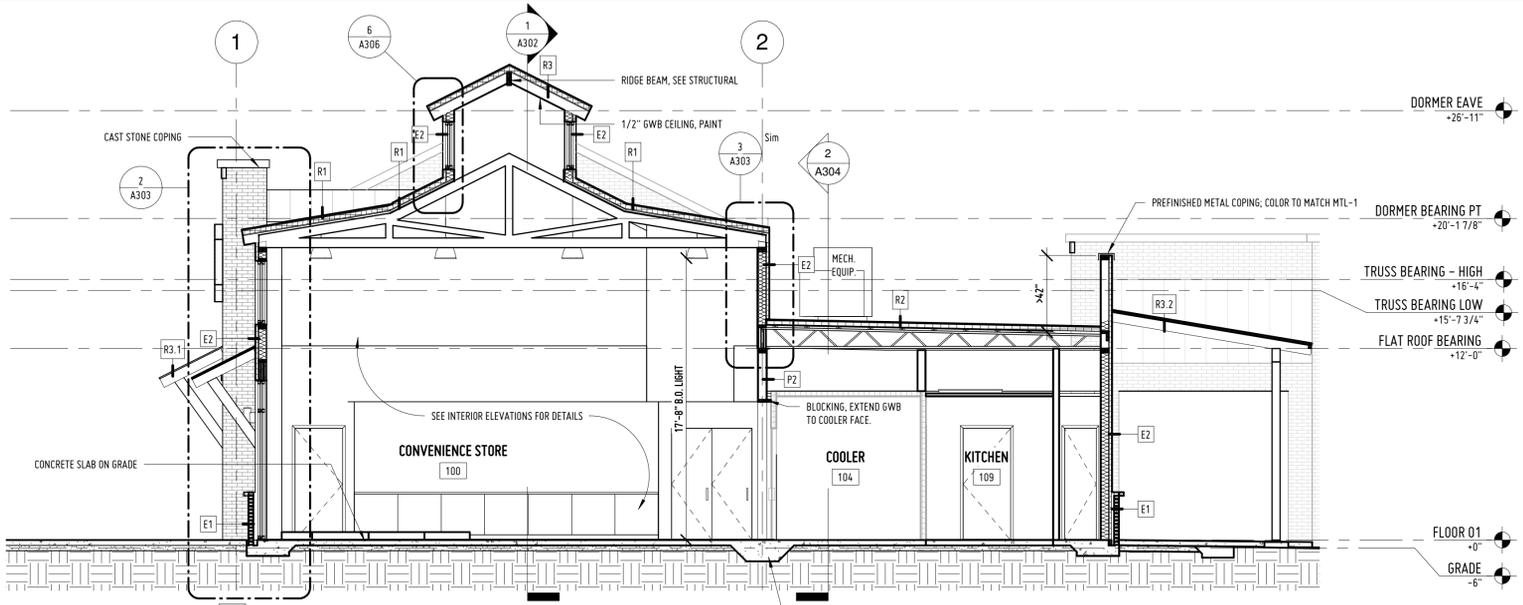
6 BUILDING SECTION @ SIDE PORCH POP-UP
A301 3/16" = 1'-0"



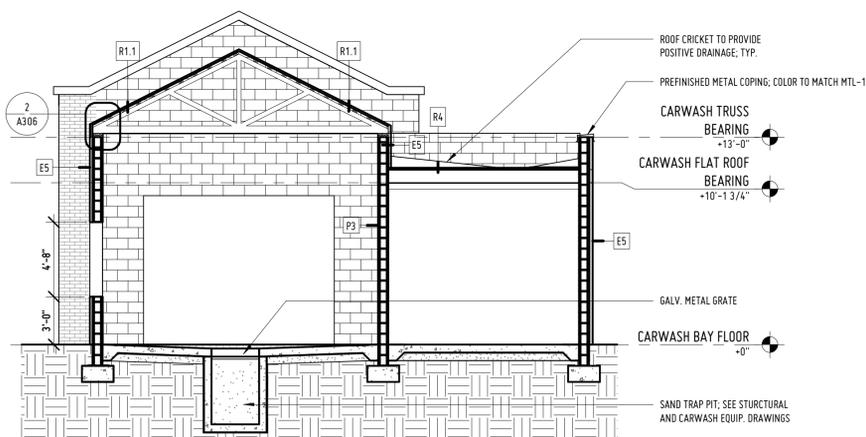
3 BUILDING SECTION @ BUILDING END
A301 3/16" = 1'-0"



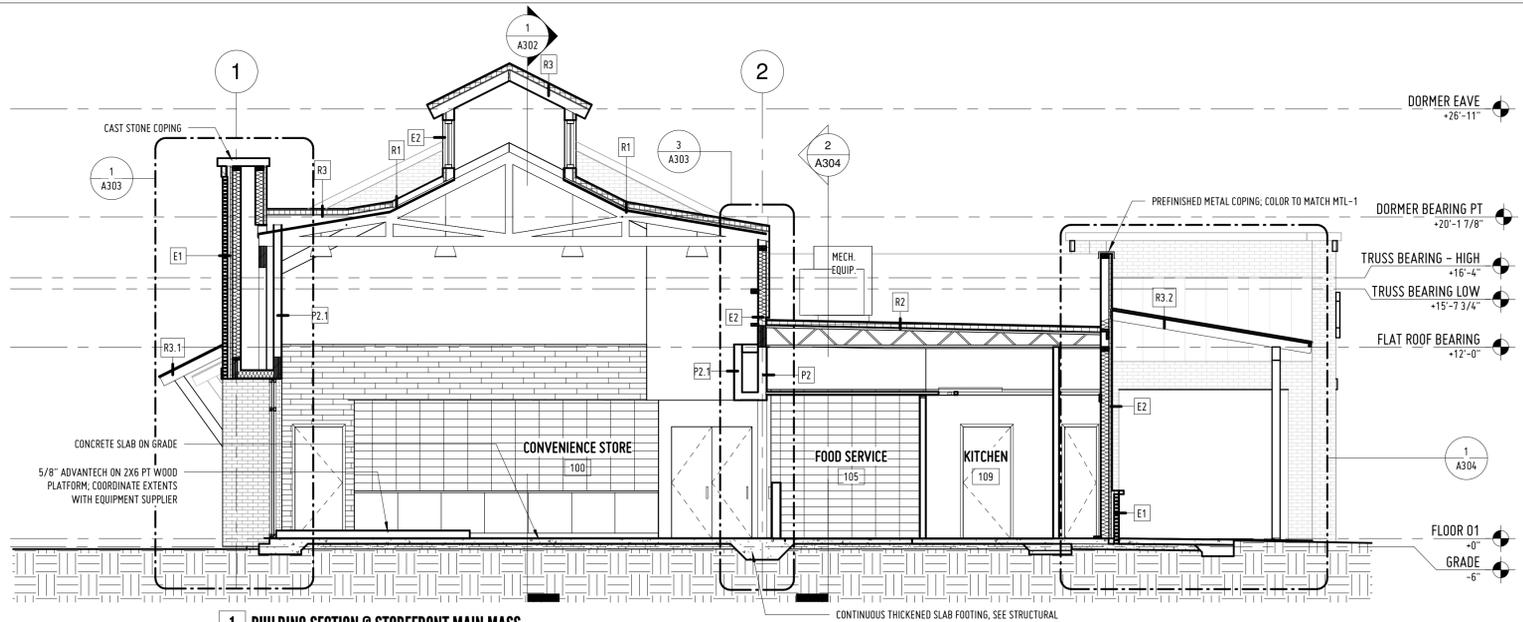
5 BUILDING SECTION @ REAR PORCH POP-UP
A301 3/16" = 1'-0"



2 BUILDING SECTION @ ENTRY DORMERS
A301 3/16" = 1'-0"



4 BUILDING SECTION @ CARWASH
A301 3/16" = 1'-0"



1 BUILDING SECTION @ STOREFRONT MAIN MASS
A301 3/16" = 1'-0"



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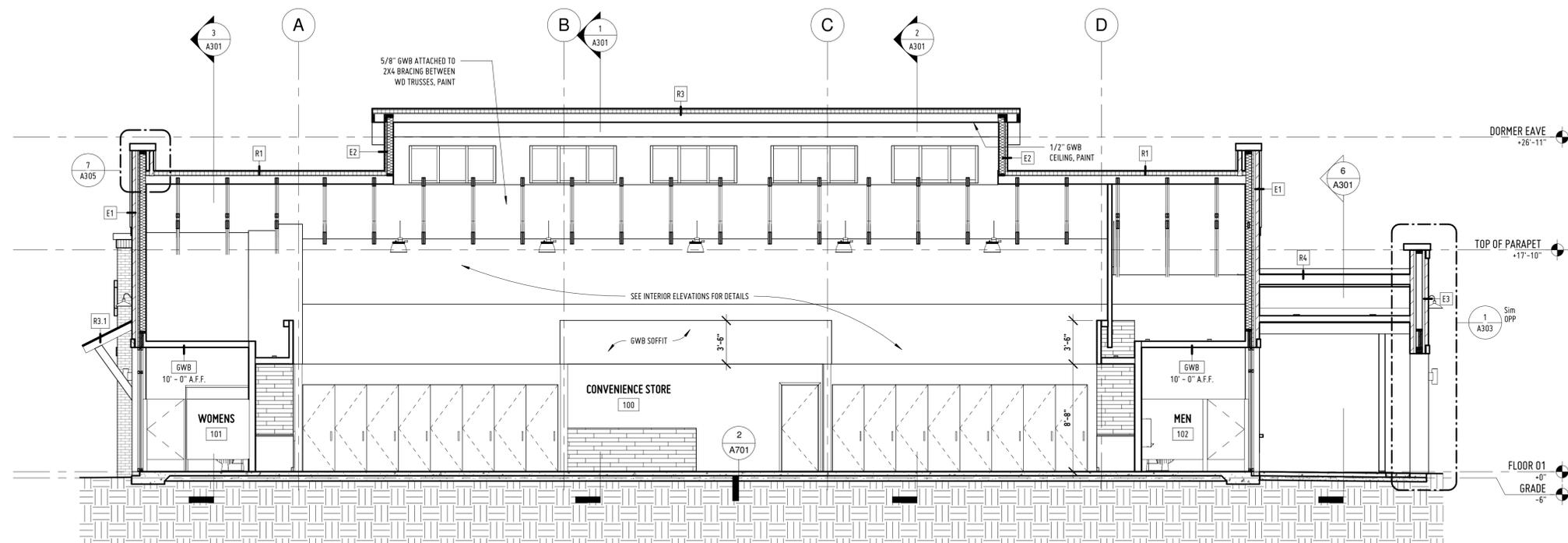
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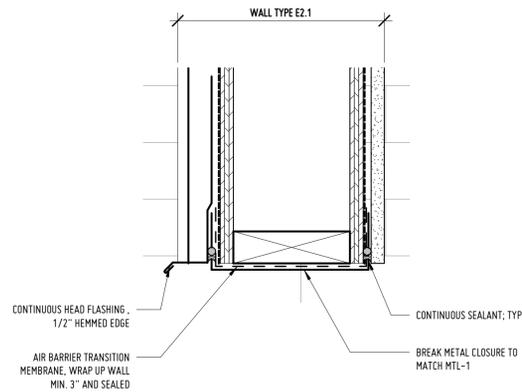
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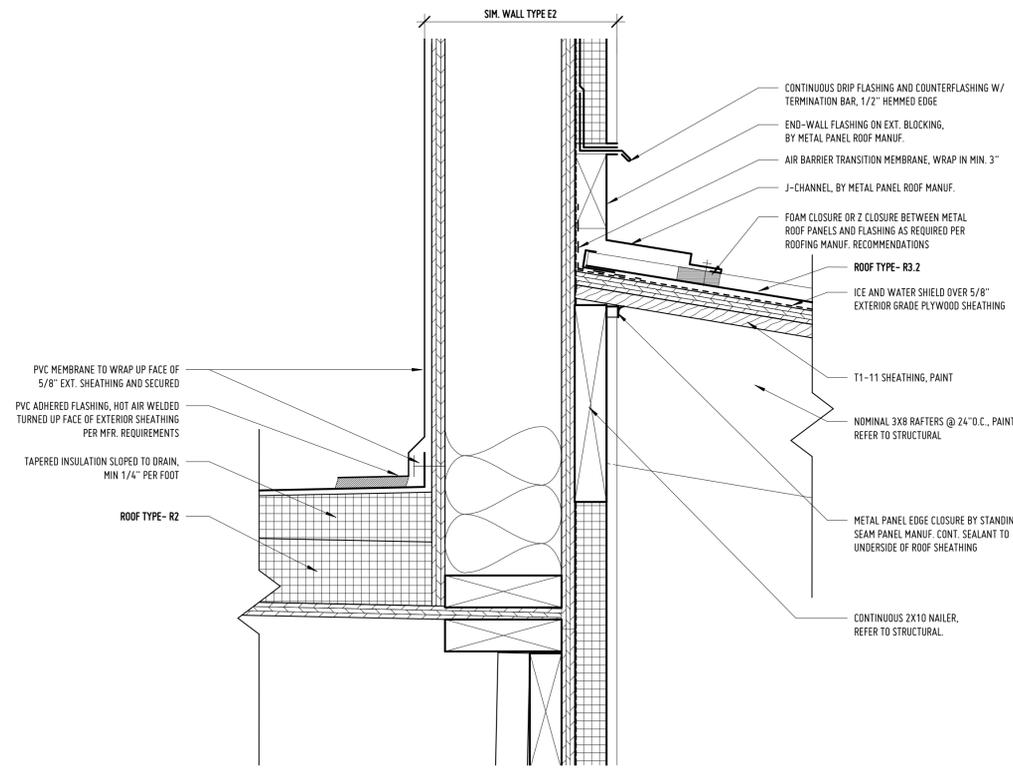
1 LONGITUDINAL BUILDING SECTION THRU CLERESTORY
A302 3/16" = 1'-0"

BUILDING SECTION

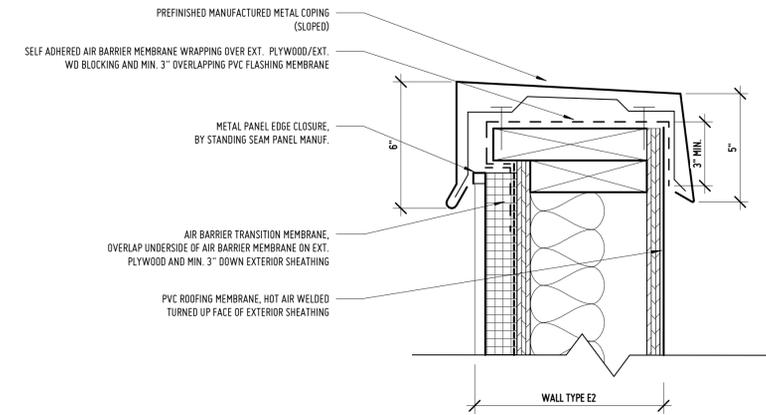
A302



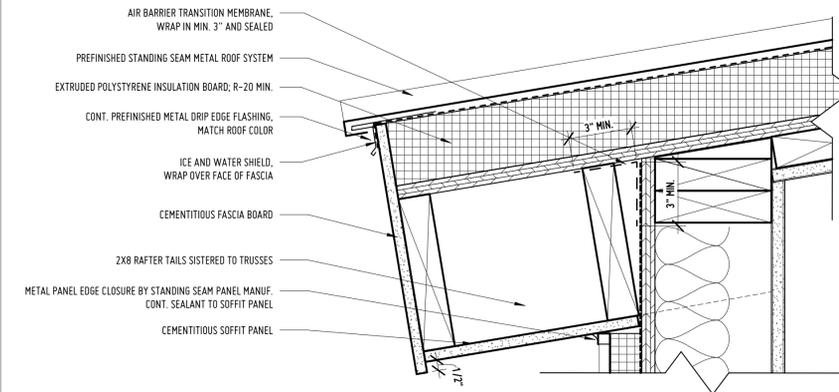
8 SECTION DETAIL @ BRICK PORCH SOFFIT
A305 3" = 1'-0"



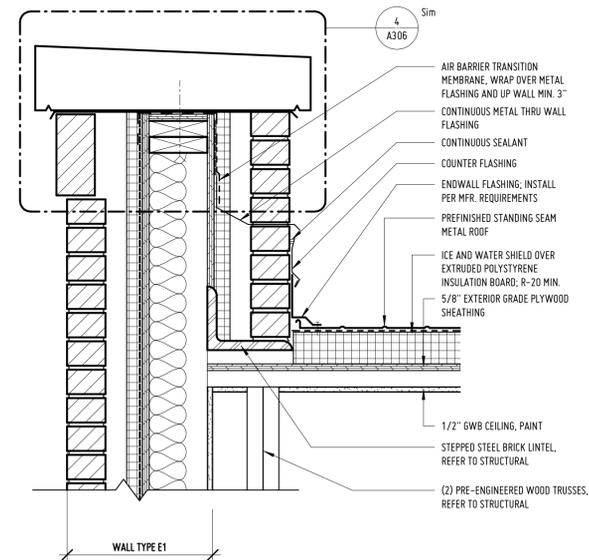
6 SECTION DETAIL @ PORCH ROOF ATTACHMENT
A305 3" = 1'-0"



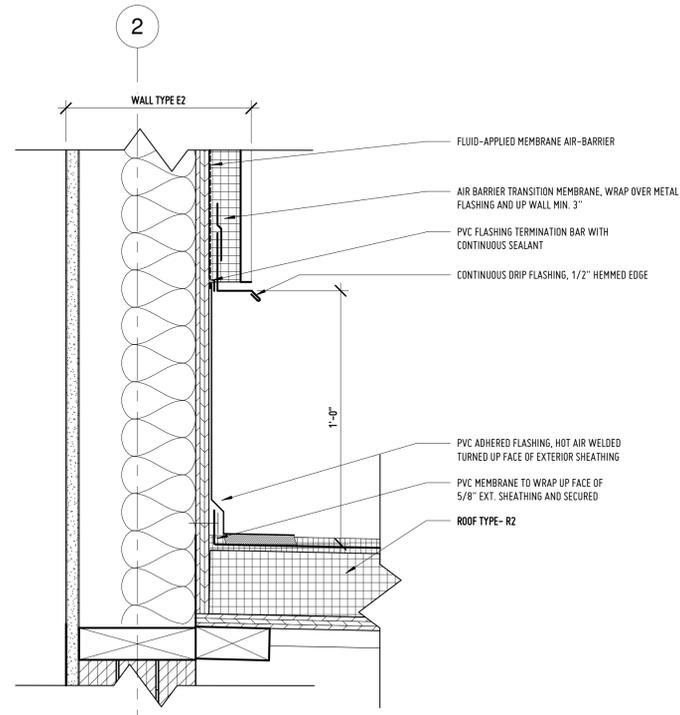
4 TYPICAL METAL COPING DETAIL
A305 3" = 1'-0"



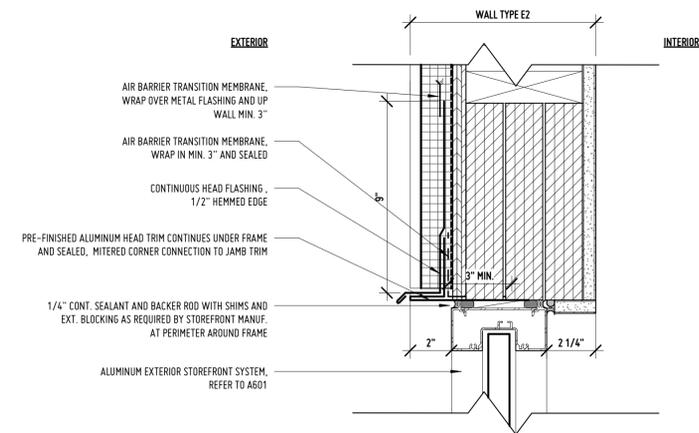
3 TYPICAL FASCIA AND SOFFIT DETAIL
A305 3" = 1'-0"



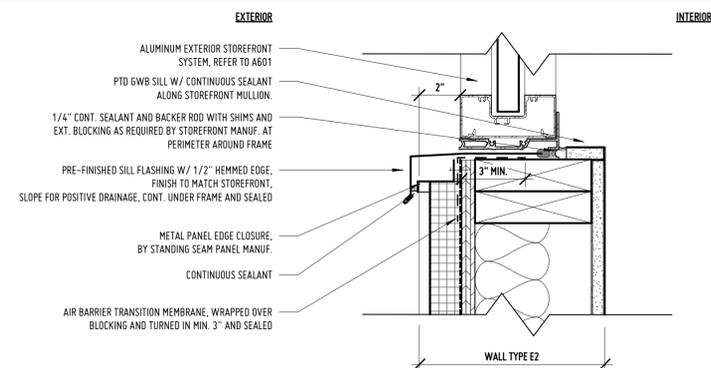
7 SECTION DETAIL @ END WALL CAP
A305 1 1/2" = 1'-0"



5 SECTION DETAIL @ PITCHED / FLAT ROOF TRANSITION
A305 3" = 1'-0"



2 TYPICAL STOREFRONT HEAD DETAIL
A305 3" = 1'-0"



1 TYPICAL STOREFRONT SILL DETAIL
A305 3" = 1'-0"



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SECTION DETAILS

A305

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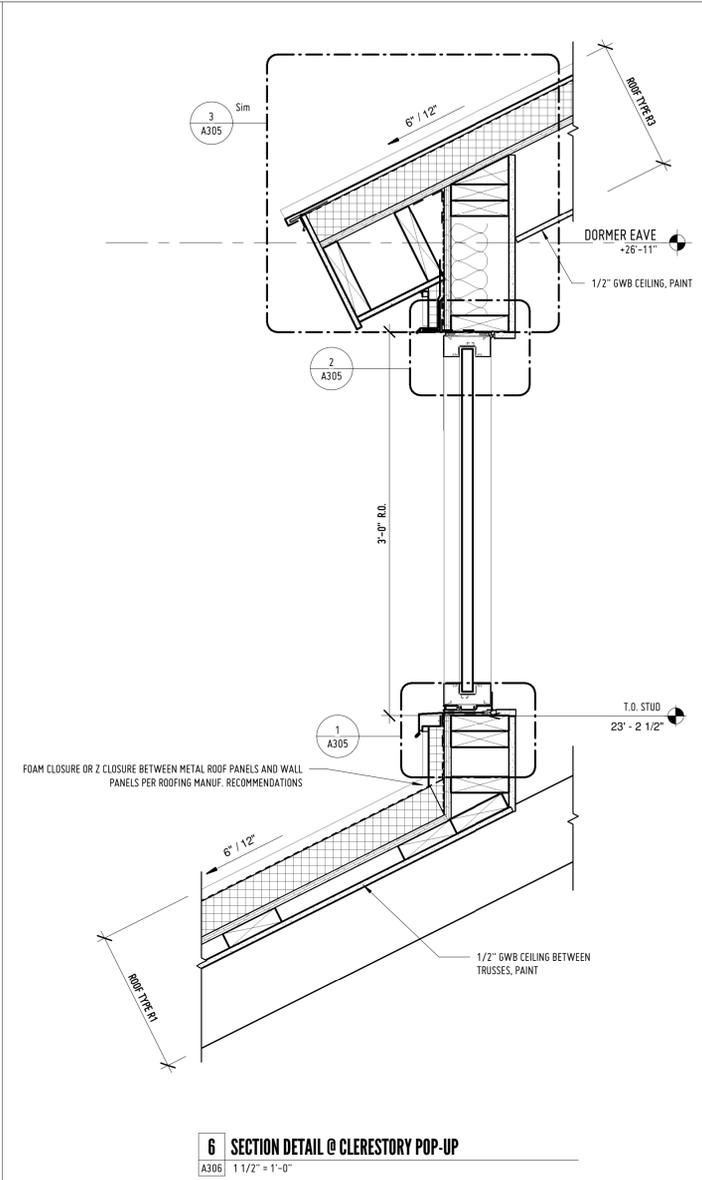


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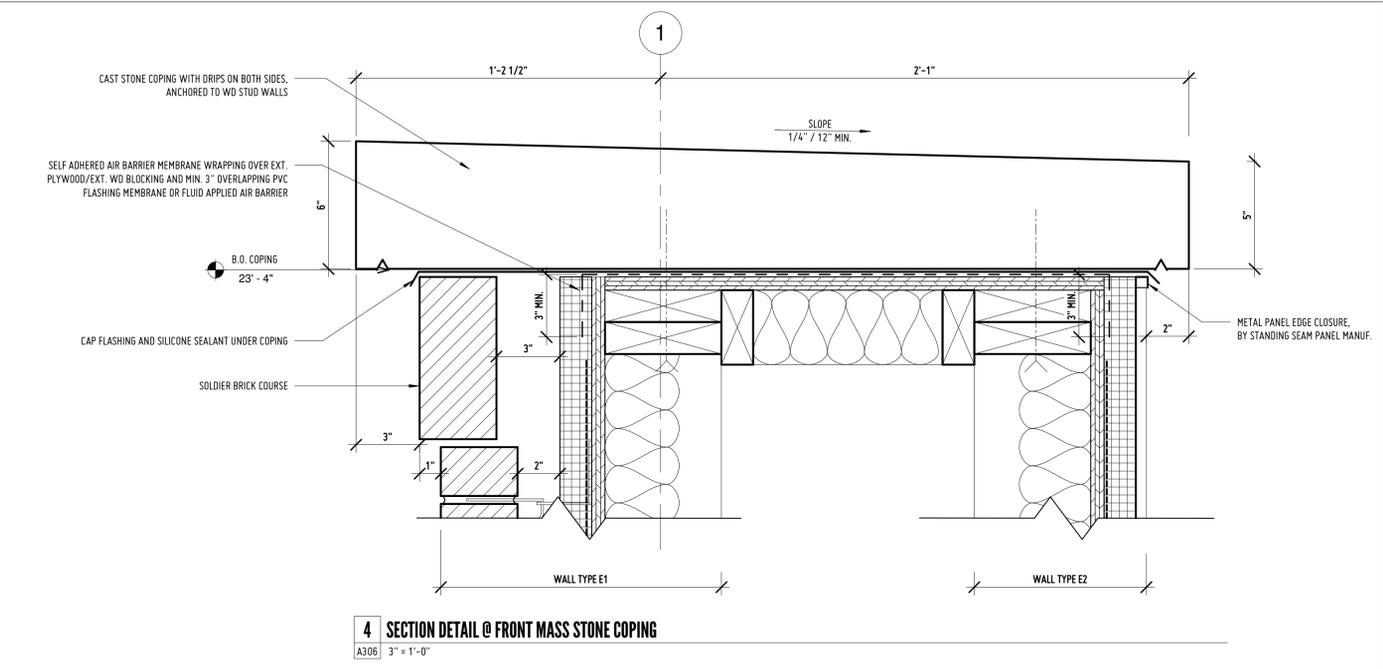
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SECTION DETAILS

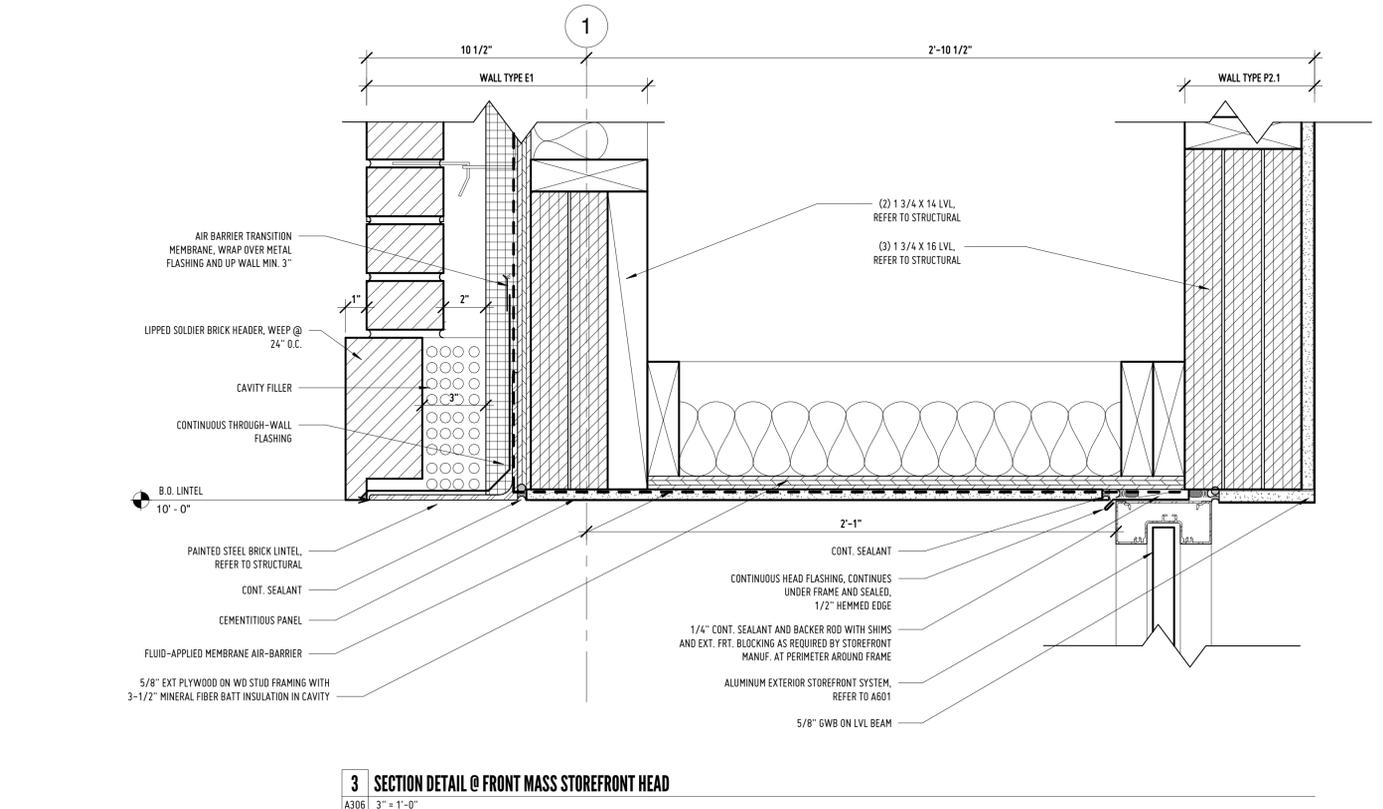
A306



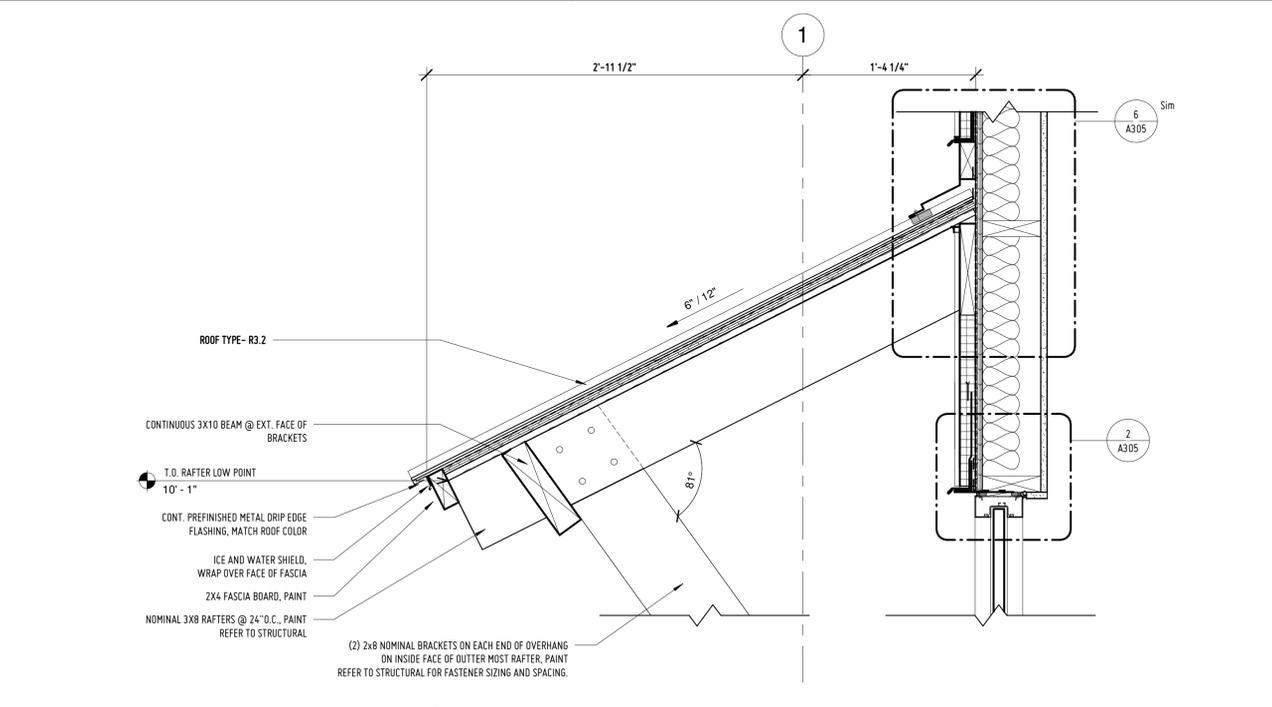
6 SECTION DETAIL @ CLERESTORY POP-UP
A306 1 1/2" = 1'-0"



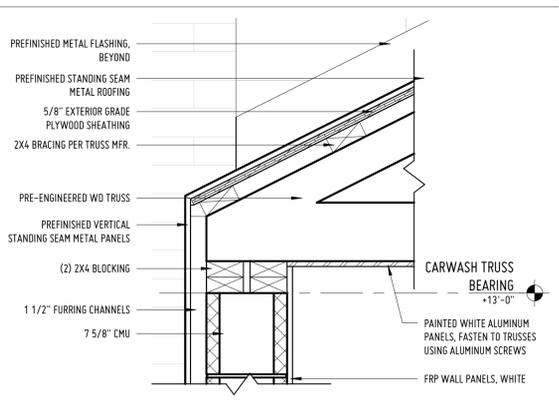
4 SECTION DETAIL @ FRONT MASS STONE COPING
A306 3" = 1'-0"



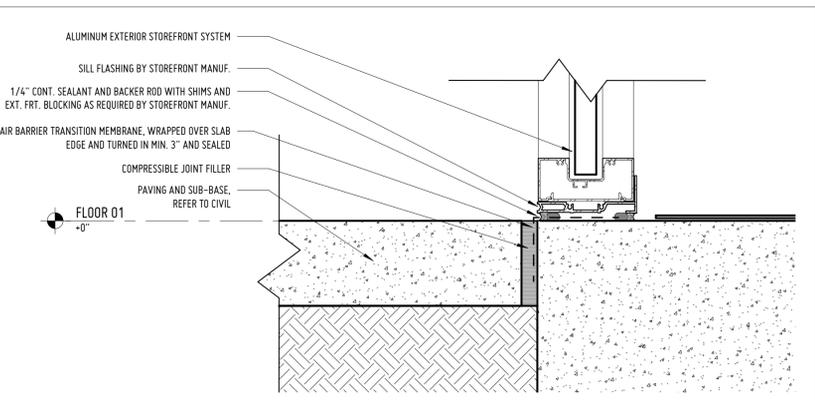
3 SECTION DETAIL @ FRONT MASS STOREFRONT HEAD
A306 3" = 1'-0"



5 SECTION DETAIL @ STOREFRONT OVERHANG
A306 1 1/2" = 1'-0"



2 SECTION DETAIL @ CARWASH ROOF TRANSITION
A306 1 1/2" = 1'-0"



1 SECTION DETAIL @ STOREFRONT BASE
A306 3" = 1'-0"



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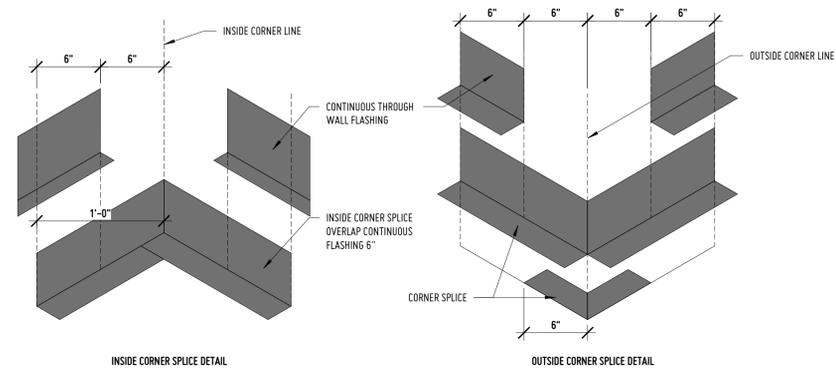
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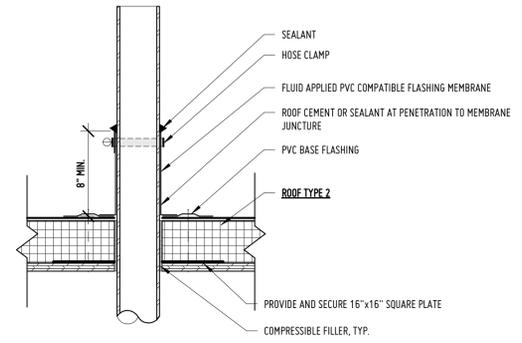
TYPICAL ROOF DETAILS

A307

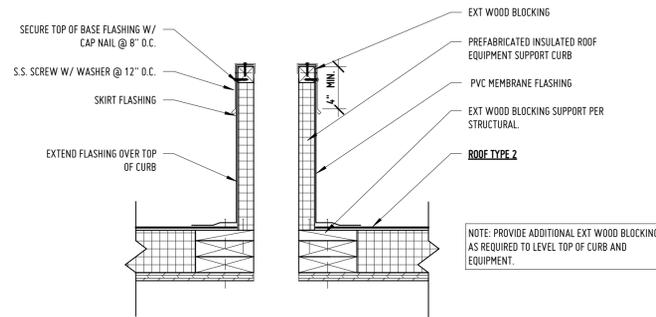
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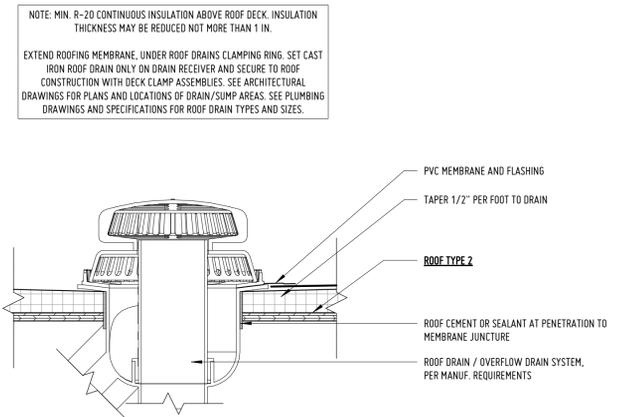
6 TYPICAL FLASHING DETAILS
A307 1 1/2" = 1'-0"



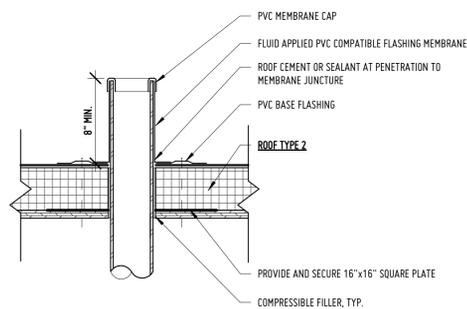
3 TYPICAL PIPE FLASHING DETAIL
A307 1 1/2" = 1'-0"



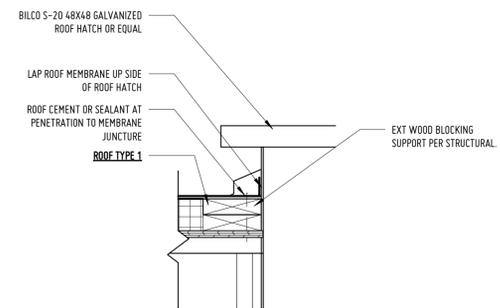
5 TYPICAL MECHANICAL ROOF CURB DETAIL
A307 1 1/2" = 1'-0"



2 TYPICAL ROOF DRAIN DETAIL
A307 1 1/2" = 1'-0"



4 TYPICAL VENT FLASHING DETAIL
A307 1 1/2" = 1'-0"



1 TYPICAL ROOF HATCH DETAIL
A307 1 1/2" = 1'-0"

Type Mark	Description	Manufacturer	Model
TA1	TOILET PAPER HOLDER	PROVIDED BY OWNER	
TA2	SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL	PROVIDED BY OWNER	
TA3	48" HORIZONTAL GRAB BAR	BRADLEY	812 SERIES
TA4	24" VERTICAL GRAB BAR	BRADLEY	812 SERIES
TA5	36" HORIZONTAL GRAB BAR	BRADLEY	812 SERIES
TA6	HAND DRYER	PROVIDED & INSTALLED BY EQUIPMENT VENDOR	SEE 'E' SHEETS FOR POWER
TA7	DESIGNER SERIES FAUCET AND SOAP DISPENSER	BOBRICK	B-8878 B-858
TA8	18 X 36 CHANNEL FRAME MIRROR	BRADLEY	781-1836

NOTE: REFER TO 6102 FOR MOUNTING HEIGHTS



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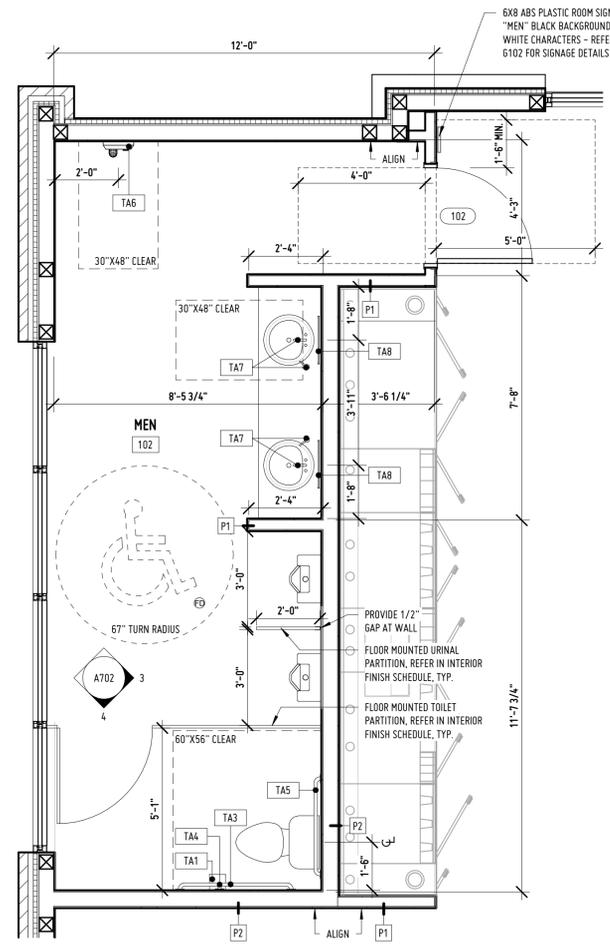
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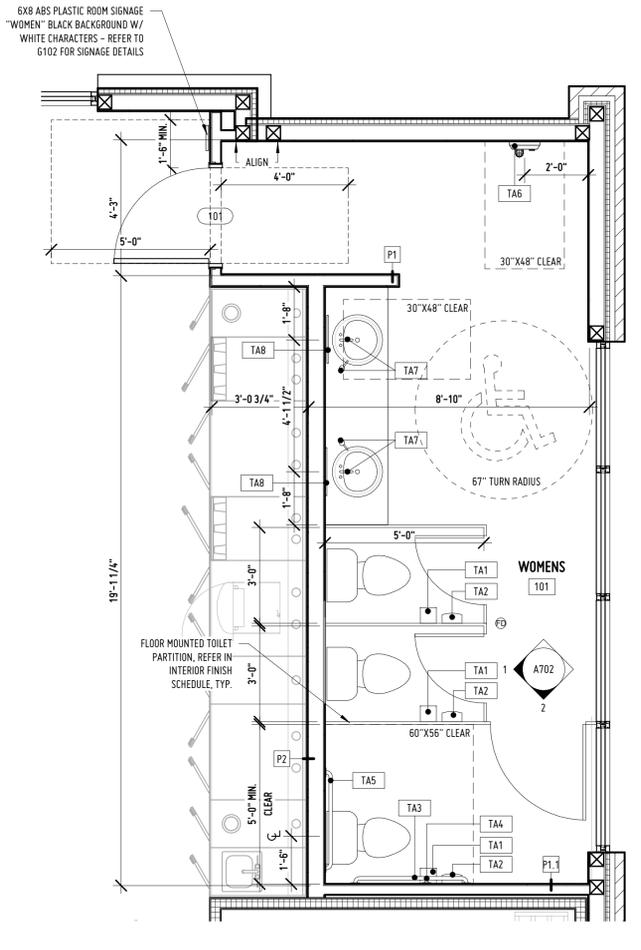


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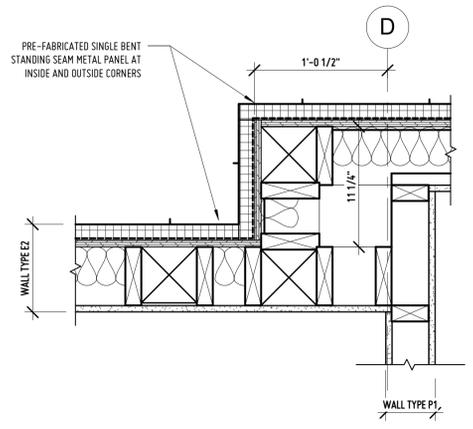
2 ENLARGED FLOOR PLAN - MENS 102
A401 3/8" = 1'-0"



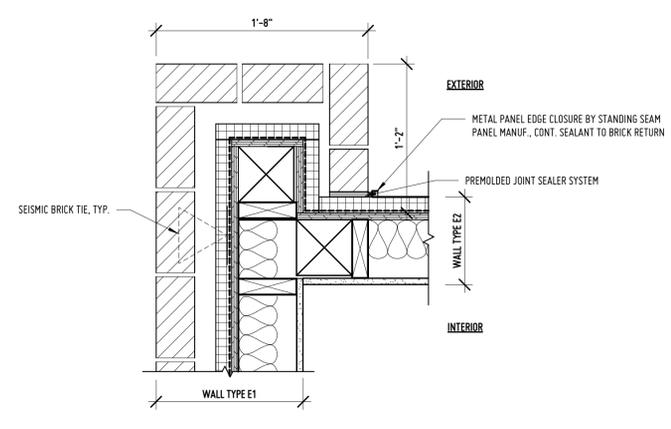
1 ENLARGED FLOOR PLAN - WOMENS 101
A401 3/8" = 1'-0"

ENLARGED PLANS

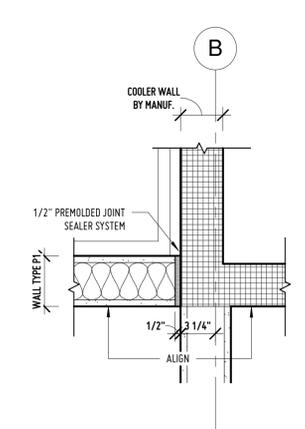
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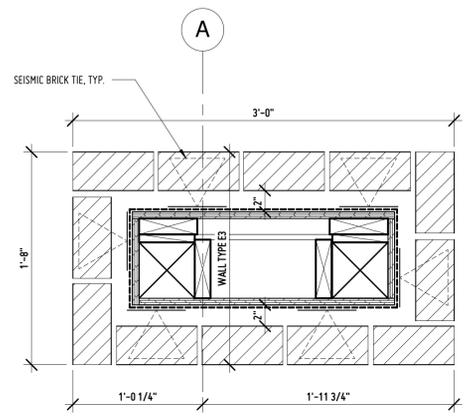
9 PLAN DETAIL @ ENTRY POP-UP TRANSITION
A402 1 1/2" = 1'-0"



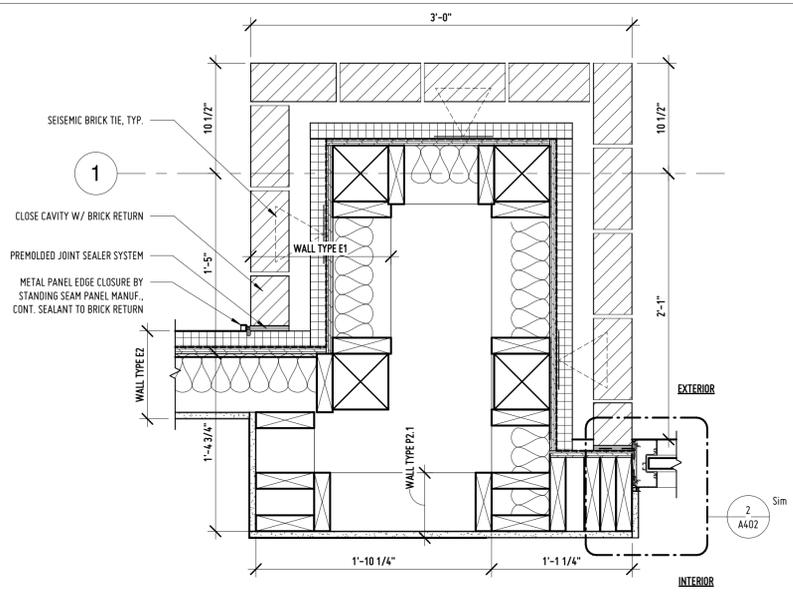
6 PLAN DETAIL @ BUILDING END CAP
A402 1 1/2" = 1'-0"



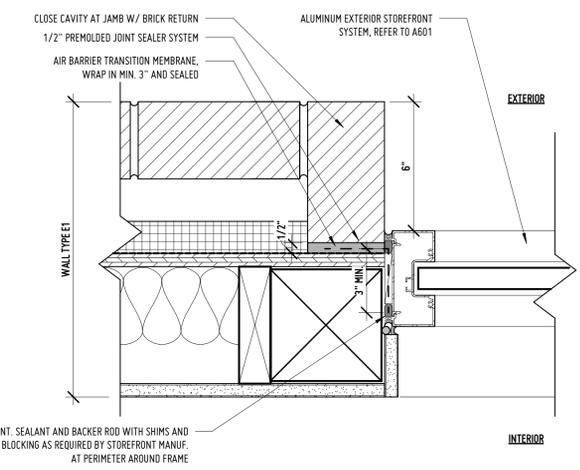
3 PLAN DETAIL @ GWB WALL AND COOLER TRANSITION
A402 1 1/2" = 1'-0"



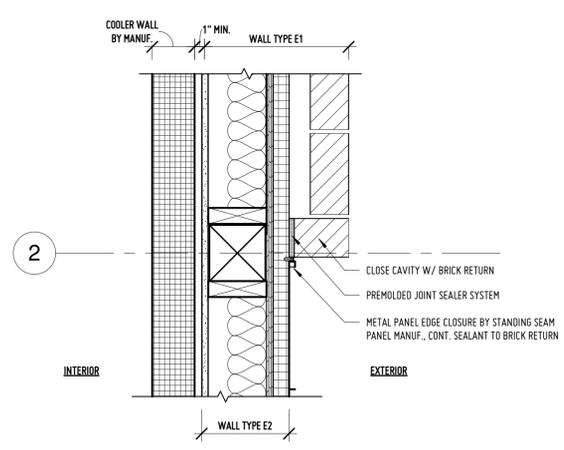
8 PLAN DETAIL @ TYPICAL BRICK PORCH PIER
A402 1 1/2" = 1'-0"



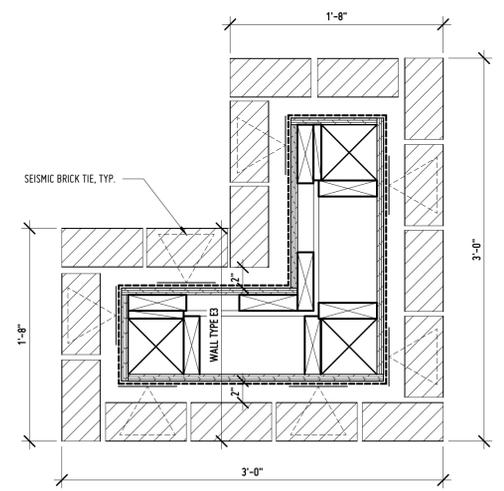
5 PLAN DETAIL @ FRONT MASS PILLAR
A402 1 1/2" = 1'-0"



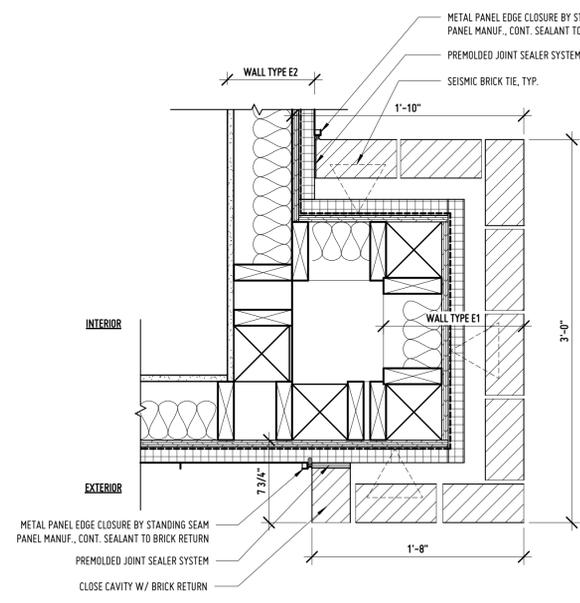
2 TYPICAL STOREFRONT JAMB DETAIL @ BRICK
A402 3" = 1'-0"



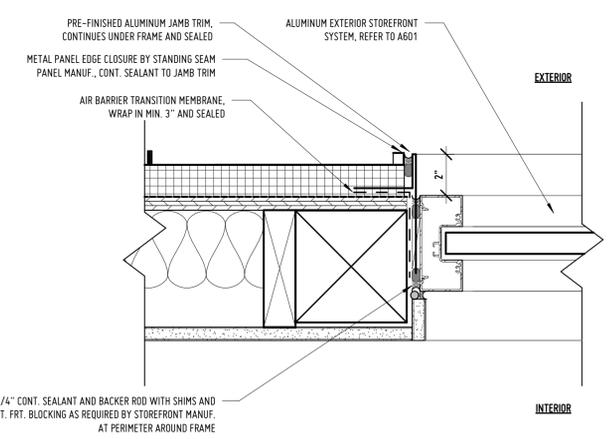
10 PLAN DETAIL @ METAL PANEL TO BRICK VENEER TRANSITION
A402 1 1/2" = 1'-0"



7 PLAN DETAIL @ REAR BRICK PORCH CORNER
A402 1 1/2" = 1'-0"



4 PLAN DETAIL @ REAR BRICK PORCH CONNECTION
A402 1 1/2" = 1'-0"



1 TYPICAL STOREFRONT JAMB DETAIL @ STANDING SEAM METAL
A402 3" = 1'-0"



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CONVENIENCE STORE
6 PARRIS ISLAND GATEWAY
CITY OF BEAUFORT, SC

Project Number	19049	
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PLAN DETAILS

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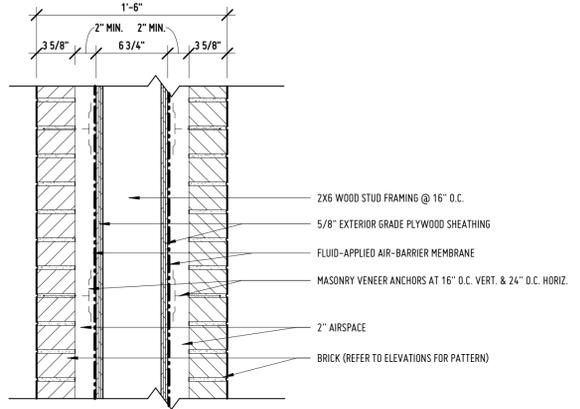
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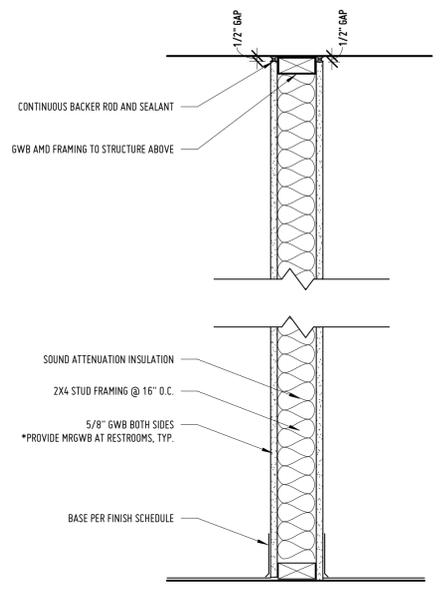
WALL & ROOF TYPE SECTIONS

A501

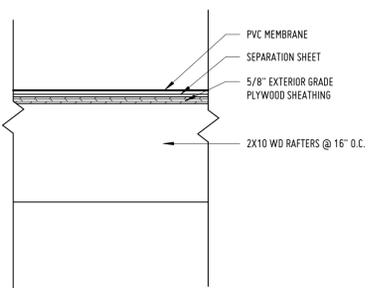
12/13/2019 2:25:41 PM



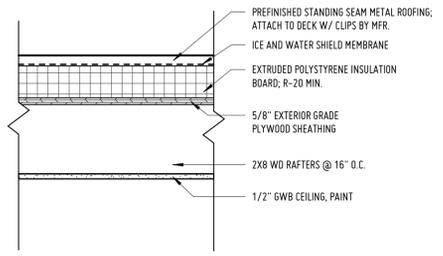
EXTERIOR WALL TYPE - E3



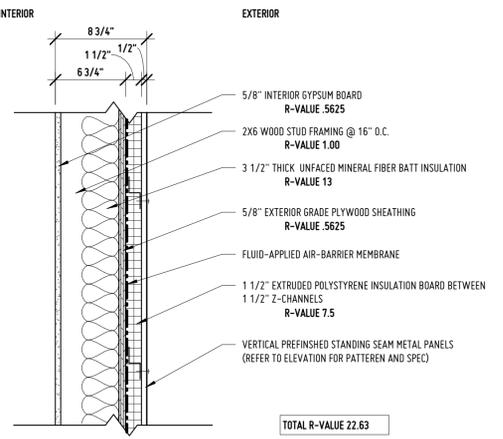
WALL TYPE - P1 P1.1 - 5/8" GWB ON ONE FACE ONLY



ROOF TYPE - R4

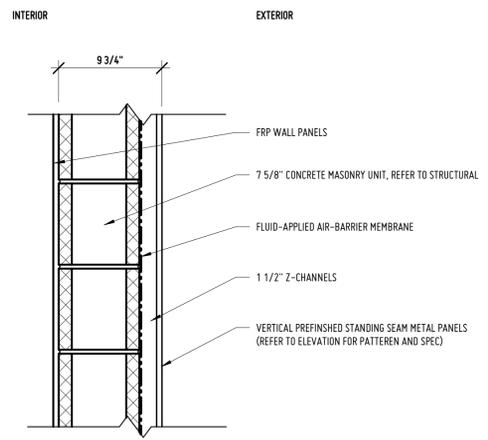


ROOF TYPE - R3 R3.1 - REMOVE 3" INSULATION; REMOVE 1/2" GWB CEILING; ADD T1-T11 SHEATHING BETWEEN RAFTERS AND 5/8" PLYWOOD SHEATHING
R3.2 - REMOVE 3" INSULATION; REMOVE 1/2" GWB CEILING; ADD T1-T11 SHEATHING BETWEEN RAFTERS AND 5/8" PLYWOOD SHEATHING; NOMINAL 3X8 RAFTERS IN LIEU OF 2X8 RAFTERS

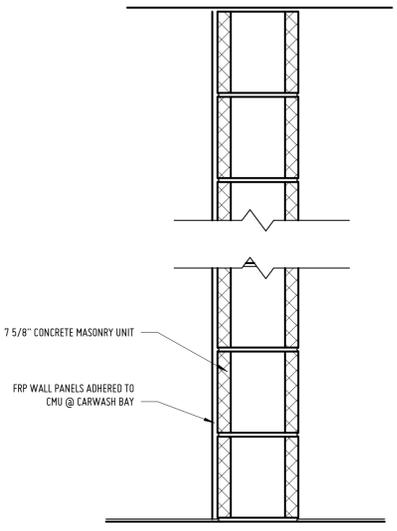


EXTERIOR WALL TYPE - E2

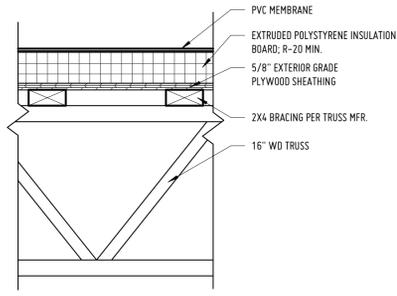
E2.1 - REMOVE 1 1/2" EXTRUDED POLYSTYRENE INSULATION AND REPLACE 1 1/2" FURRING CHANNELS WITH 7/8" HAT CHANNELS; REPLACE 5/8" GWB WITH CEMENTITIOUS WALL PANEL



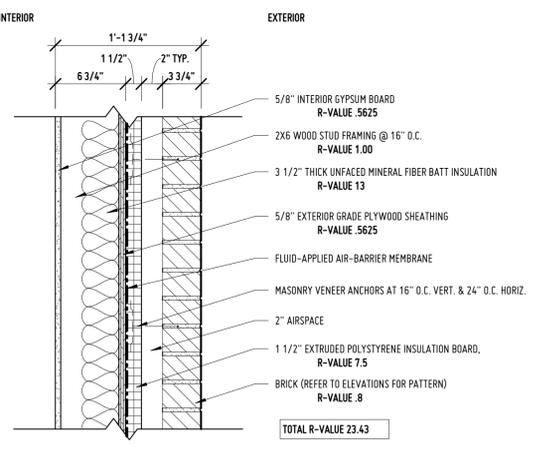
EXTERIOR WALL TYPE - E5



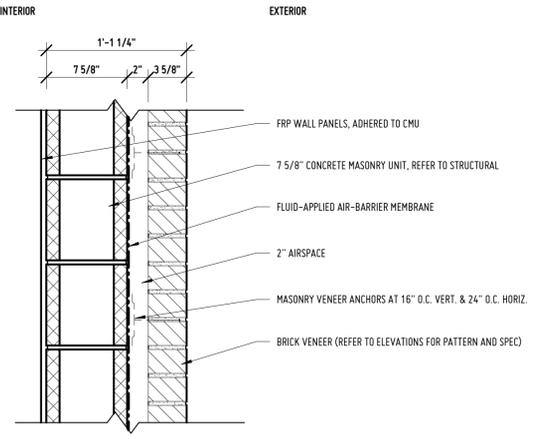
WALL TYPE - P3



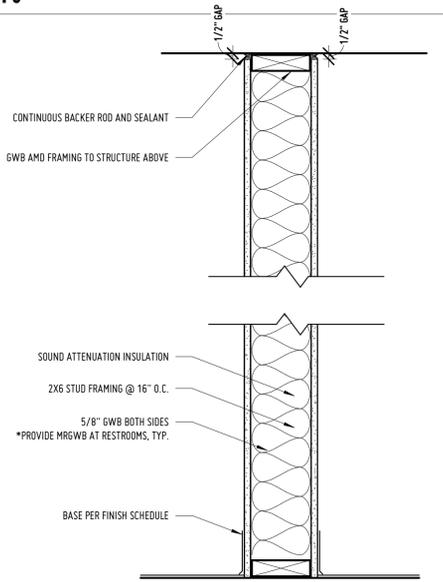
ROOF TYPE - R2



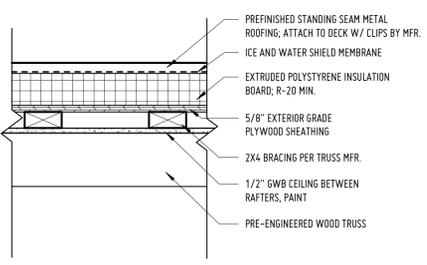
EXTERIOR WALL TYPE - E1



EXTERIOR WALL TYPE - E4



WALL TYPE - P2 P2.1 - 5/8" GWB ON ONE FACE ONLY
P2.2 - 1/2" OSB BOTH SIDES IN LIEU OF 5/8" GWB



ROOF TYPE - R1 R1.1 - REMOVE 3" INSULATION; PAINTED WHITE ALUMINUM PANEL FASTENED TO BOTTOM OF RAFTERS WITH ALUMINUM SCREWS



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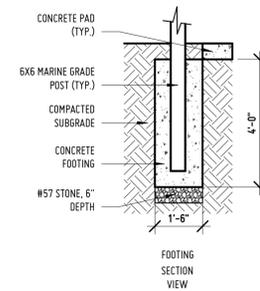
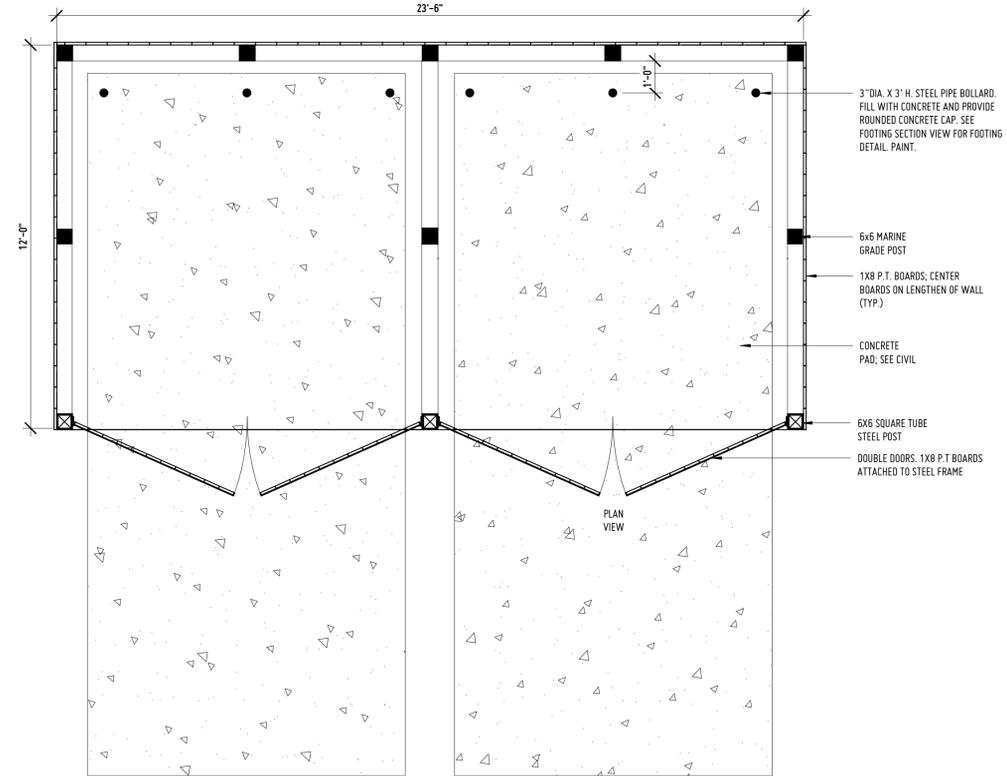
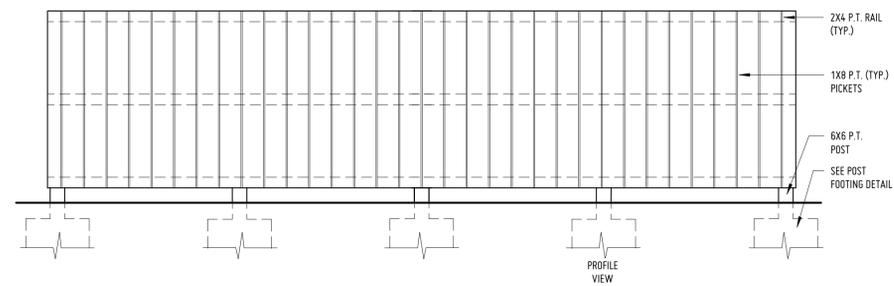
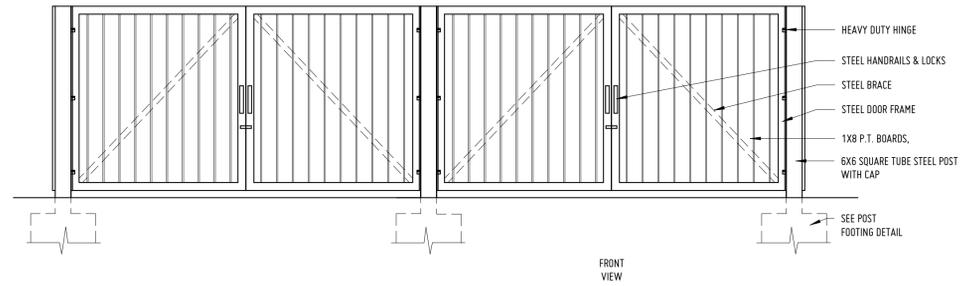
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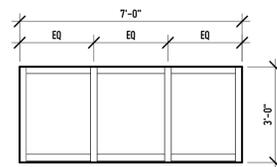
NOTE: ALL STEEL AND WOOD TO BE PAINTED TO MATCH MTL-1

1 TYPICAL DUMPSTER ENCLOSURE DETAIL
A502 3/8" = 1'-0"

DUMPSTER ENCLOSURE DETAIL

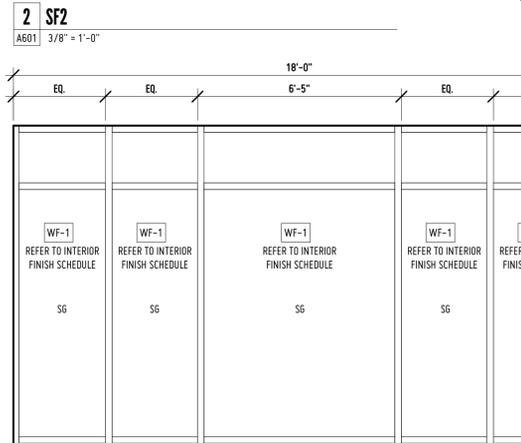
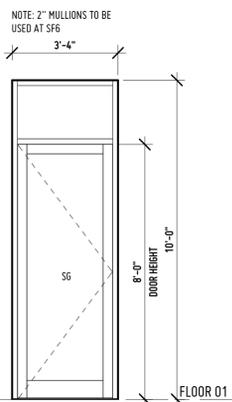
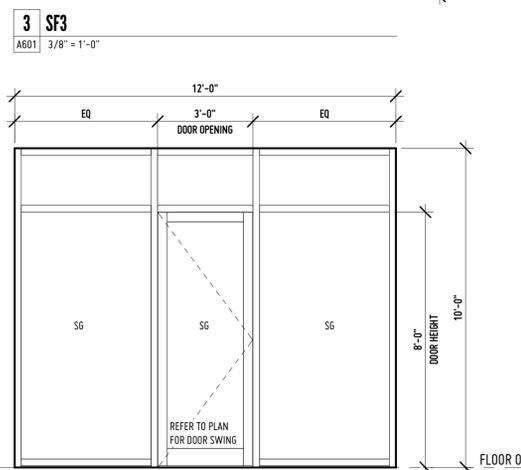
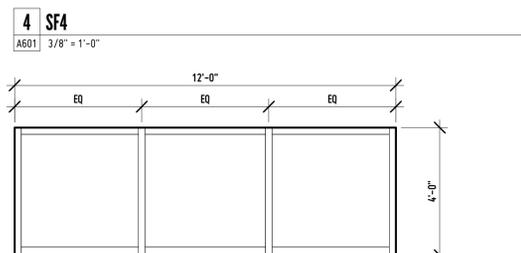
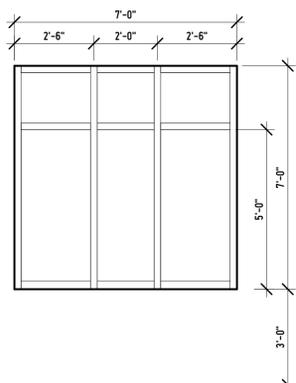
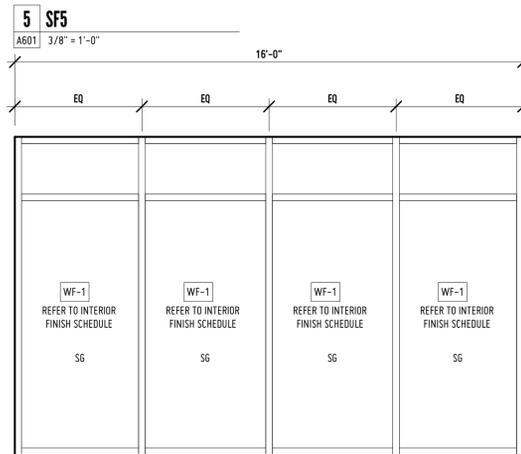
A502

STOREFRONT LEGEND



NOTE:

- EXTERIOR STOREFRONT BASIS OF DESIGN IS YKK YHS 50 TU.
- ALL STOREFRONT TO HAVE BLACK PAINTED FINISH.
- ALL EXTERIOR STOREFRONT TO BE HURRICANE IMPACT RATED FRAMES AND GLAZING.
- COORDINATE HARDWARE AT EXTERIOR STOREFRONT DOORS WITH OWNER'S SECURITY CONTRACTOR.
- SAFETY GLASS REQUIRED FOR ALL GLAZING WITH AN EXPOSED AREA GREATER THAN 9SF, BOTTOM EDGE WITHIN 18" OF FLOOR, TOP EDGES GREATER THAN 36" ABOVE THE FLOOR AND WITHIN 36" OF WALKING SURFACE PER SEC. 2406.4.3. SEE SCHEDULE BELOW FOR LOCATIONS NOTED "SG", WHERE SAFETY GLAZING IS REQUIRED.
- CONTRACTOR TO VERIFY FIELD CONDITIONS WITH ALL STOREFRONT DIMENSIONS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS.
- REFER TO PLAN FOR DOOR SWINGS.



DOOR SCHEDULE

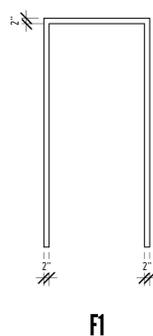
Door Number	Door Type	Door				Frame			Hardware Set	Glass Type	Fire Rating	Comments
		Width	Height	Door material	Door Finish	Frame Type	Frame Material	Frame Finish				
100A	D2	3' - 0"	8' - 0"	ALUM	BLACK PAINTED	SF2	ALUM	BLACK PAINTED	1.0	1/4" Tempered		
100B	D2	3' - 0"	8' - 0"	ALUM	BLACK PAINTED	SF2	ALUM	BLACK PAINTED	1.0	1/4" Tempered		
100C	D2	3' - 0"	8' - 0"	ALUM	BLACK PAINTED	SF6	ALUM	BLACK PAINTED	2.0	1/4" Tempered		
101	D1	3' - 0"	7' - 0"	SCWD	PT-2	F1	HM	PT-2	4.0			
102	D1	3' - 0"	7' - 0"	SCWD	PT-2	F1	HM	PT-2	4.0			
105	D3	3' - 0"	7' - 0"	ABS	FACTORY FINISH METALLIC GRAY	F1	HM - NO RABBET	PT-2				ELIASON PL11-PLUS TRAFFIC DOOR W/ LITE OR EQUAL
107	D1	3' - 0"	7' - 0"	SCWD	PT-2	F1	HM	PT-2	6.0			
109	D3	3' - 0"	7' - 0"	ABS	FACTORY FINISH METALLIC GRAY	F1	HM - NO RABBET	PT-2				ELIASON PL11-PLUS TRAFFIC DOOR W/ LITE OR EQUAL
109.1	D2	3' - 0"	8' - 0"	ALUM	BLACK PAINTED	SF6	ALUM	BLACK PAINTED	2.0	1/4" Tempered		
109.2	D1	2' - 0"	7' - 0"	HM	PT-1	F1	HM	PT-1	6.0			
109.3	D1	2' - 0"	7' - 0"	HM	PT-1	F1	HM	PT-1	6.0			
200	D1	3' - 0"	7' - 0"	HM	PAINT TO MATCH MTL-1	F1	HM	PAINT TO MATCH MTL-1	3.0			EXTERIOR DOOR; GALVANIZED AND INSULATED
201	D1	3' - 0"	7' - 0"	HM	PAINT TO MATCH MTL-1	F1	HM	PAINT TO MATCH MTL-1	5.0			EXTERIOR DOOR; GALVANIZED AND INSULATED

DOOR HARDWARE SCHEDULE

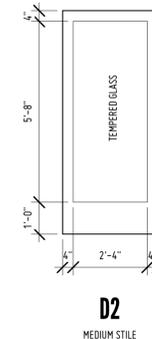
Set No.	Hardware Type	Lockset	Exit Device	Hardware Finish	Hinges	Closer	Frame Silencer	Kickplate	ADA Threshold	Weatherstripping	Hardware Comments
1.0	STOREFRONT ENTRY	CYLINDER		BLACK	1.5 PR SBB1	●			●	●	ALL DOOR HARDWARE BY STOREFRONT MANUFACTURER
2.0	STOREFRONT ENTRY	CYLINDER	●	BLACK	1.5 PR SBB1	●			●	●	ALL DOOR HARDWARE BY STOREFRONT MANUFACTURER
3.0	EXIT	CYLINDER	●	BLACK	1.5 PR SBB1	●	●	●	●	●	
4.0	RESTROOM	PUSH/PULL		BLACK	1.5 PR SBB1	●	●	●			
5.0	EXTERIOR STORAGE	CYLINDER		BLACK	1.5 PR SBB1	●		●		●	
6.0	OFFICE	CYLINDER		BLACK	1.5 PR SBB1		●			●	

LOCKSET 1.0 NOTE: IN GROUP M OCCUPANCY, THE MAIN DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:
 - THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.
 - A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH (25 MM) HIGH ON A CONTRASTING BACKGROUND.
 - THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.

DOOR FRAME LEGEND



DOOR TYPE LEGEND



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SCHEDULES

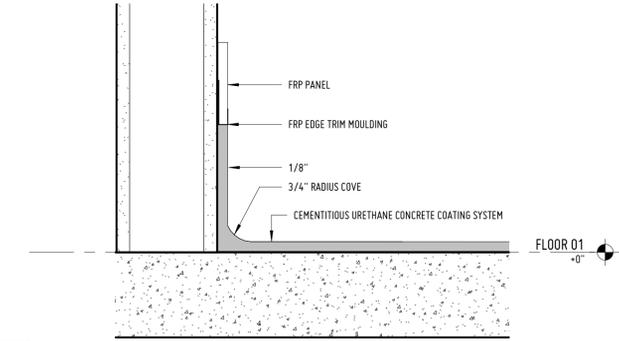
A601

ROOM FINISH SCHEDULE

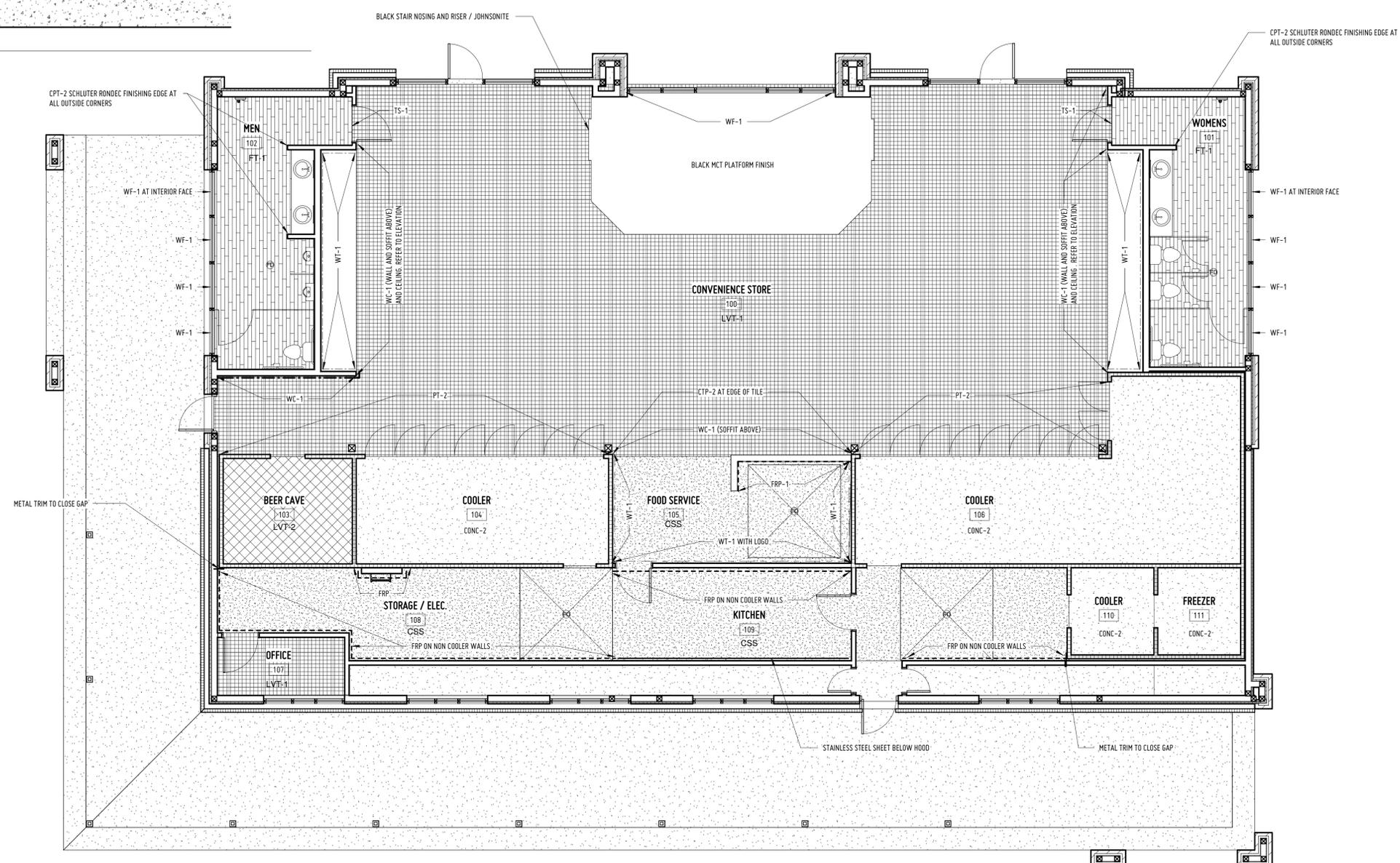
Room Number	Room Name	Floor Material	Base Material	North Wall	East Wall	South Wall	West Wall	Ceiling Material	Ceiling Finish	Comments
100	CONVENIENCE STORE	LVT-1	RB-1	PT-1, PT-2, WF-1	PT-1, PT-2, WC-1, WT-1	PT-1, PT-2, WC-1, WT-1	PT-1, PT-2, WC-1, WT-1	GWB	PT-1	SEE FINISH PLAN FOR ACCENT WALLS AND SOFFITS
101	WOMENS	FT-1	CTP-1	WT-2, WT-3, WT-4	WT-2, WT-3, WT-4, WF-1	WT-2, WT-3, WT-4	WT-2, WT-3, WT-4	GWB	PT-1	WALL TILE TO BE FULL HEIGHT SEE A702. PROVIDE CTP-2 AT OUTSIDE CORNERS
102	MEN	FT-1	CTP-1	WT-2, WT-3, WT-4	WT-2, WT-3, WT-4	WT-2, WT-3, WT-4	WT-2, WT-3, WT-4, WF-1	GWB	PT-1	WALL TILE TO BE FULL HEIGHT SEE A702. PROVIDE CTP-2 AT OUTSIDE CORNERS
103	BEER CAVE	LVT-2	PREFINISHED BY MANUFACTURER	PAINT STAIN CONCRETE FLOORS SEE PAINT SPECIFICATIONS						
104	COOLER	CONC-2	PREFINISHED BY MANUFACTURER	PAINT STAIN CONCRETE FLOORS SEE PAINT SPECIFICATIONS						
105	FOOD SERVICE	CSS	CSS		WT-3	WT-3	WT-3	ACT-1	BLIZZARD WHITE	PROVIDE FRP ON LOW WALLS WITHOUT TILE BEHIND EQUIP. SEE A703 FOR REFUEL TILE LOGO
106	COOLER	CONC-2	PREFINISHED BY MANUFACTURER	PAINT STAIN CONCRETE FLOORS SEE PAINT SPECIFICATIONS						
107	OFFICE	CSS	CSS	PT-1, FRP-1	PT-1, FRP-1	PT-1, FRP-1	ACT-1	ACT-1	WHITE	COOLER WALL TO REMAIN EXPOSED, RUN CSS
108	STORAGE / ELEC.	CSS	CSS	PT-1, FRP-1	PT-1, FRP-1	PT-1, FRP-1	ACT-1	ACT-1	WHITE	PROVIDE FRP WHERE SHOWN ON PLAN
109	KITCHEN	CSS	CSS	PT-1, FRP-1	PT-1, FRP-1	PT-1, FRP-1	ACT-1	ACT-1	WHITE	PAINT STAIN CONCRETE FLOORS SEE PAINT SPECIFICATIONS
110	COOLER	CONC-2	PREFINISHED BY MANUFACTURER	PAINT STAIN CONCRETE FLOORS SEE PAINT SPECIFICATIONS						
111	FREEZER	CONC-2	PREFINISHED BY MANUFACTURER	PAINT STAIN CONCRETE FLOORS SEE PAINT SPECIFICATIONS						

MATERIALS SCHEDULE

Mark	Description	Manufacturer	Model	Color	Comments
FLOORS					
CONC-2	PAINT STAINED CONCRETE				
CSS	CEMENTITIOUS URETHANE CONCRETE COATING SYSTEM	DUR A FLEX	POLYCRETE MOB	DARK GREY	CEMENTITIOUS URETHANE CONCRETE COATING SYSTEM UP 6" WALL FOR COVE BASE
FF-1	FLOOR TILE	DALTILE	TRELIS OAK 6"x36"	SMOKE TR23	STAGGERED BRICK JOINT PATTERN
LVT-1	LVT	TARKETT	18 X18 MODERN STONE PCMS CMS 0631-P	CABLE	GLUE DOWN STANDARD EMBOSS AND SQUARE EDGE TREATMENT
LVT-2	LVT	TARKETT	18 X18 MODERN STONE PCMS CMS 0631-P	CABLE	INSTALL WHEN THE COOLER IS OFF - TEMP OF 68-72° PRIOR TO (48 HOURS), DURING AND AFTER INSTALLATION USE EPOXY 2000 ADHESIVE (MOISTURE LIMIT 75% RH) AFTER INSTALL ALLOW ADHESIVE TO SET FOR 72 HOURS BEFORE COOLER IS TURNED ON
TS-1	TRANSITION STRIP	SCHLUTER	RENO-U, DEPTH BASED ON FT-1 AND LVT-1		PROVIDE AT FLOORING CHANGES LVT-1 TO FT-1
BASE					
CTP-1	TILE PROFILE	SCHLUTER	DILEX-AHK	SATIN NICKEL	
RB-1	RUBBER BASE	JOHNSONITE	4" COVE BASE CONTINUOUS ROLL	20 CHARCOAL WG	AT CONC. FLOOR LOCATIONS
WALLS					
CTP-2	TILE PROFILE	SCHLUTER	RONDEC	SATIN NICKEL	FINISHING EDGE AT ALL OUTSIDE CORNERS WITH WT-1 AND WT-2
FRP-1	SANITARY WALL PANELS				WHITE FRP *ALL FRP IS TO MEET CLASS C INTERIOR MATERIAL REQUIREMENTS PER IBC TABLE 803.11
PT-1	FIELD PAINT	SHERWIN WILLIAMS	SW7064 PASSIVE	FLAT	TYP. THROUGHOUT
PT-2	ACCENT PAINT	SHERWIN WILLIAMS	SW 7068 GRIZZLE GRAY	FLAT	SEE FINISH PLAN FOR LOCATIONS
TP	SOLID PLASTIC TOILET PARTITIONS	BRADLEY	BRADMAR PARTITIONS	BLACK	
WC-1	WALLCOVERING	VERCADE WALL FASHION	RIO GRANDE	MOJAVE	HORIZONTAL BRICK PATTERN INSTALLATION. SEE A702 AND A703
WF-1	WINDOW FILM	3M	MILKY MILKY SAN MARINO	SH2MAMM	REFER TO STOREFRONT ELEVATION FOR LOCATION
WT-1	CERAMIC WALL TILE	DALTILE	COLOR WHEEL LINEAR 6X18	ARTIC WHITE	LINEAR PATTERN INSTALLATION. SEE A702
WT-2	CERAMIC WALL TILE	DALTILE	COLOR WHEEL LINEAR 6X18	DESSERT GRAY	LINEAR PATTERN INSTALLATION. SEE A702
WT-3	CERAMIC WALL TILE	DALTILE	COLOR WHEEL LINEAR 6X18	CURRENT	LINEAR PATTERN INSTALLATION. SEE A702
WT-4	CERAMIC WALL TILE	DALTILE	COLOR WHEEL LINEAR 6X18	SUEDE GRAY	LINEAR PATTERN INSTALLATION. SEE A702
CASEWORK					
PL-1	PLASTIC LAMINATE	BELLA LAMINATI	Z05 LACCATA	BLACK JACK	SEE A702 AND A703
SS-1	SOLID SURFACE	CORIAN	DUPONT	LAVA ROCK	SEE A401 FOR LOCATIONS, FABRICATE FOR 1/2" THICK @ SQUARE EDGE
CEILINGS					
ACT-1	24 x 24 ACT	ARMSTRONG	KITCHEN ZONE SQUARE LAY-IN	WHITE	KITCHEN ZONE CERAMIC FACED TILE
GWB	Gypsum Wall Board			PT-1	SEE RCP



2 COVE BASE DETAIL
A701 3" = 1'-0"



1 FLOOR 01 FINISH PLAN
A701 3/16" = 1'-0"

FINISH PLAN LEGEND

	LVT-1
	LVT-2
	CSS
	FT-1
	FRP
	WT-1
	WC-1

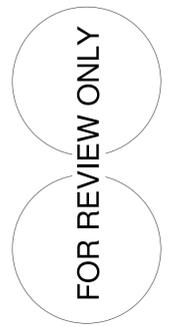
FINISH PLAN NOTES

- ALL WALLS AND GWB CEILINGS ARE PT-1 UNLESS OTHERWISE NOTED ON PLAN
- EXPOSED STURCTURE IS PT-2
- SEE A702 AND A703 INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION



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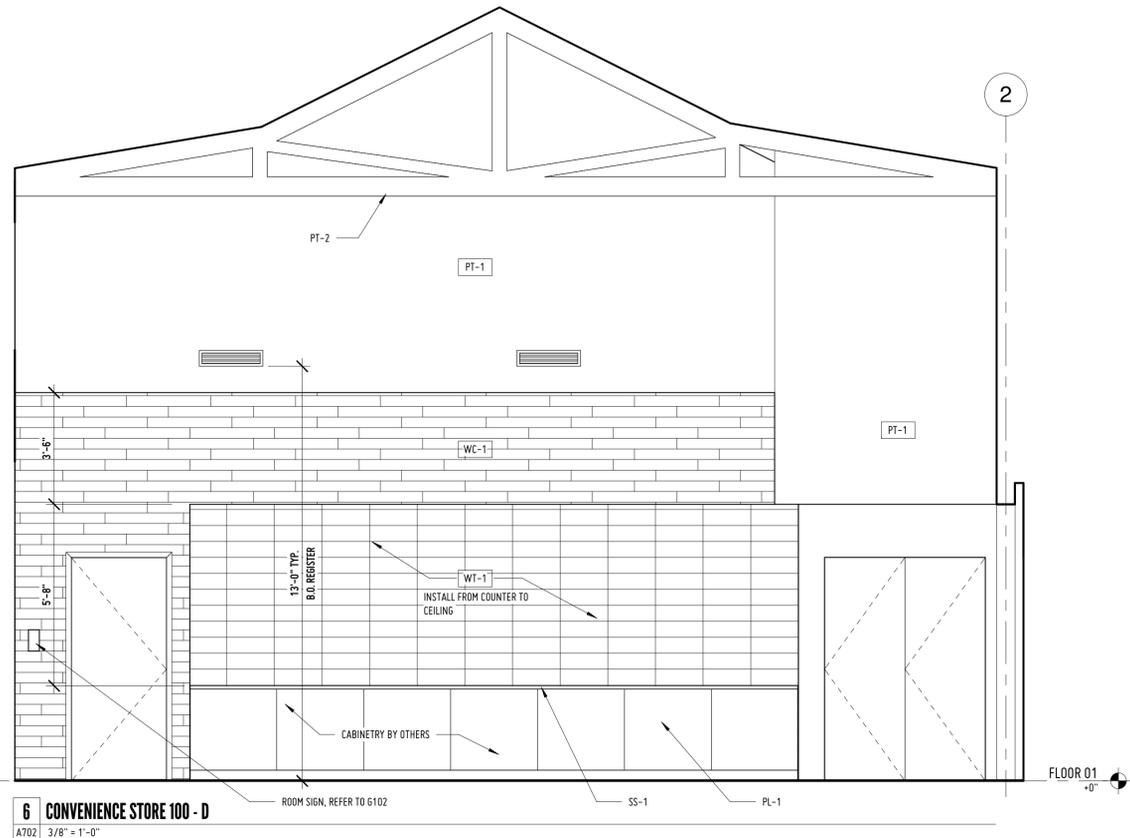
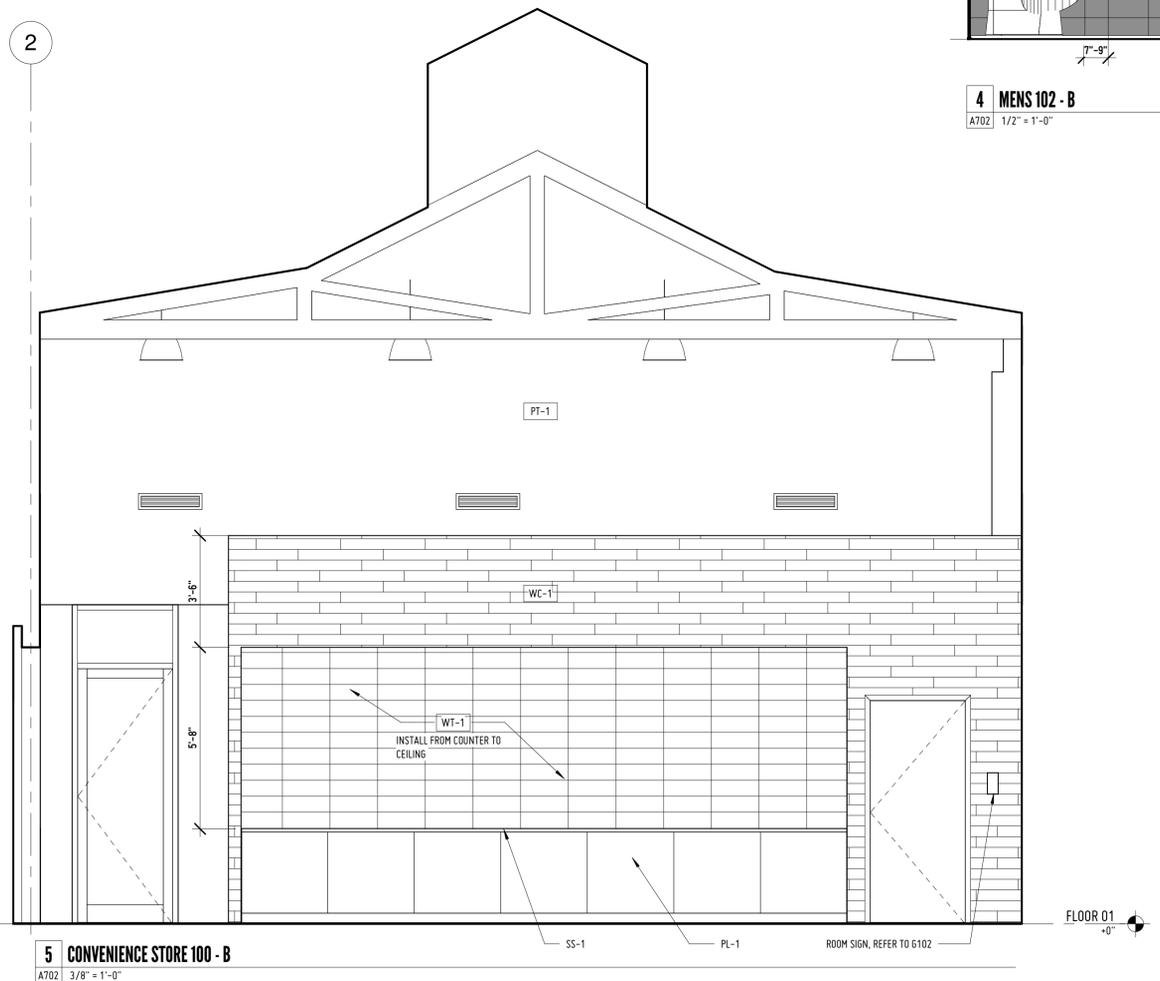
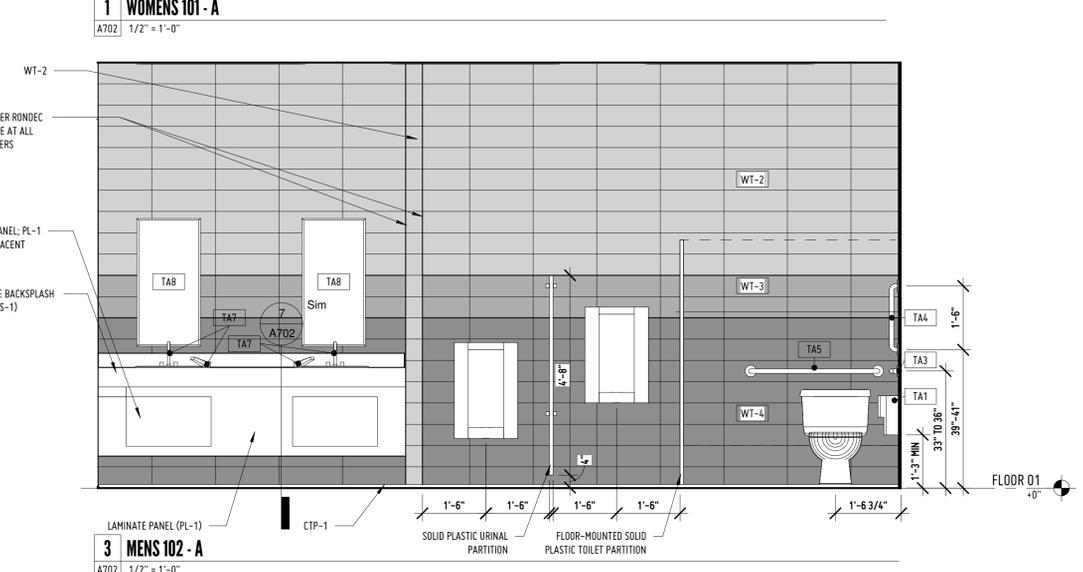
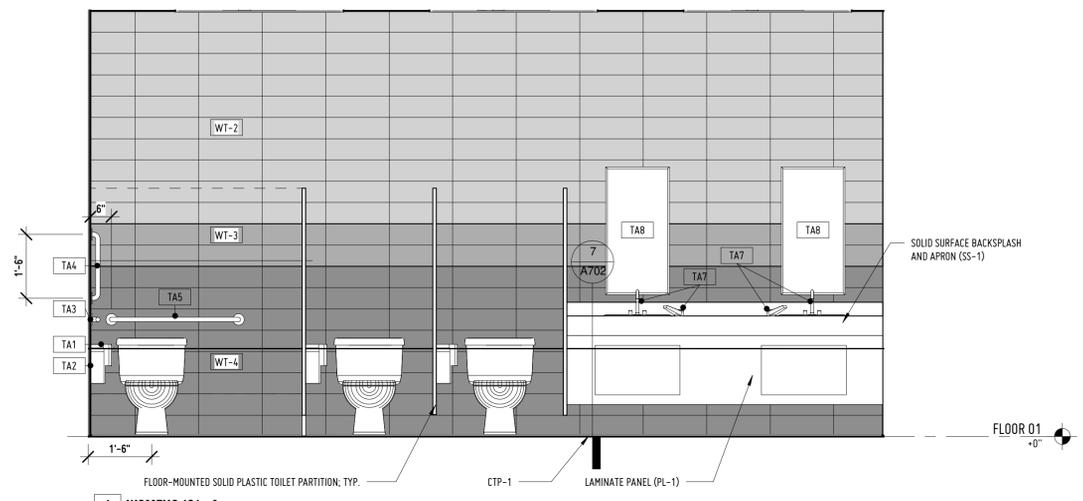
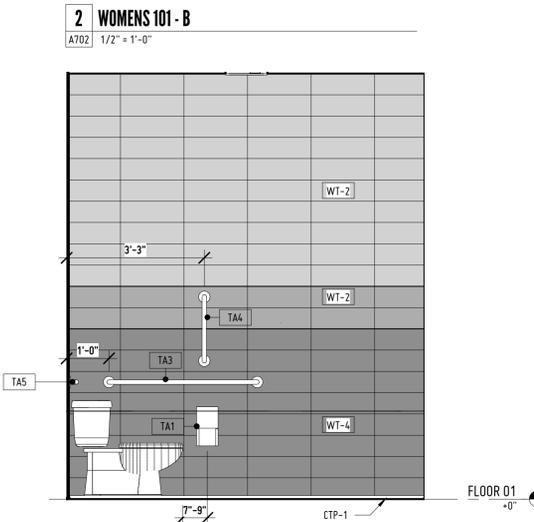
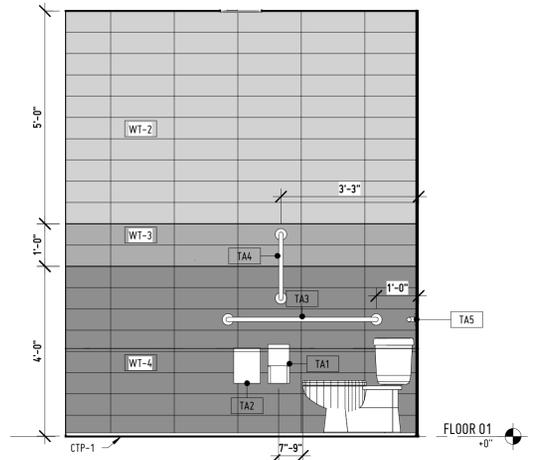
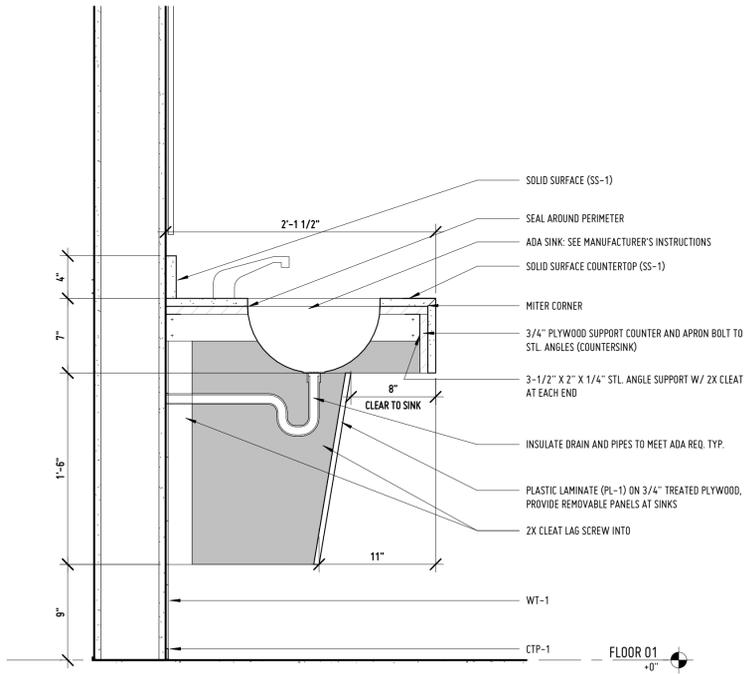
Project Number	19049	
Issued for Review	12.13.2019	
Issued for Permit	XX.XX.2019	
Issued for Construction	XX.XX.2019	
Revisors		
No.	Description	Date

FINISH PLAN

A701

Type Mark	Description	Manufacturer	Model
TA1	TOILET PAPER HOLDER	PROVIDED BY OWNER	
TA2	SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL	PROVIDED BY OWNER	
TA3	48" HORIZONTAL GRAB BAR	BRADLEY	812 SERIES
TA4	24" VERTICAL GRAB BAR	BRADLEY	812 SERIES
TA5	36" HORIZONTAL GRAB BAR	BRADLEY	812 SERIES
TA6	HAND DRYER	PROVIDED & INSTALLED BY EQUIPMENT VENDOR	SEE 'E' SHEETS FOR POWER
TA7	DESIGNER SERIES FAUCET AND SOAP DISPENSER	BOBRICK	B-8878 B-858
TAB	18 X 36 CHANNEL FRAME MIRROR	BRADLEY	781-1836

*REFER TO G102 FOR ADDITIONAL MOUNTING HEIGHTS



The Middleton Group
 1503 King Street Ext. Suite 202
 Charleston, SC 29405
 ARCHITECTURE.THEMIDDLETONGROUP.NET

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ARB CONCEPTUAL REVIEW SET



CONVENIENCE STORE
 6 PARRIS ISLAND GATEWAY
 CITY OF BEAUFORT, SC

Project Number	19049	
Issued for Review	12.13.2019	
Issued for Permit	XXX.XX.2019	
Issued for Construction	XXX.XX.2019	
Revisions		
No.	Description	Date

INTERIOR ELEVATIONS

A702

12/13/2019 2:25:50 PM



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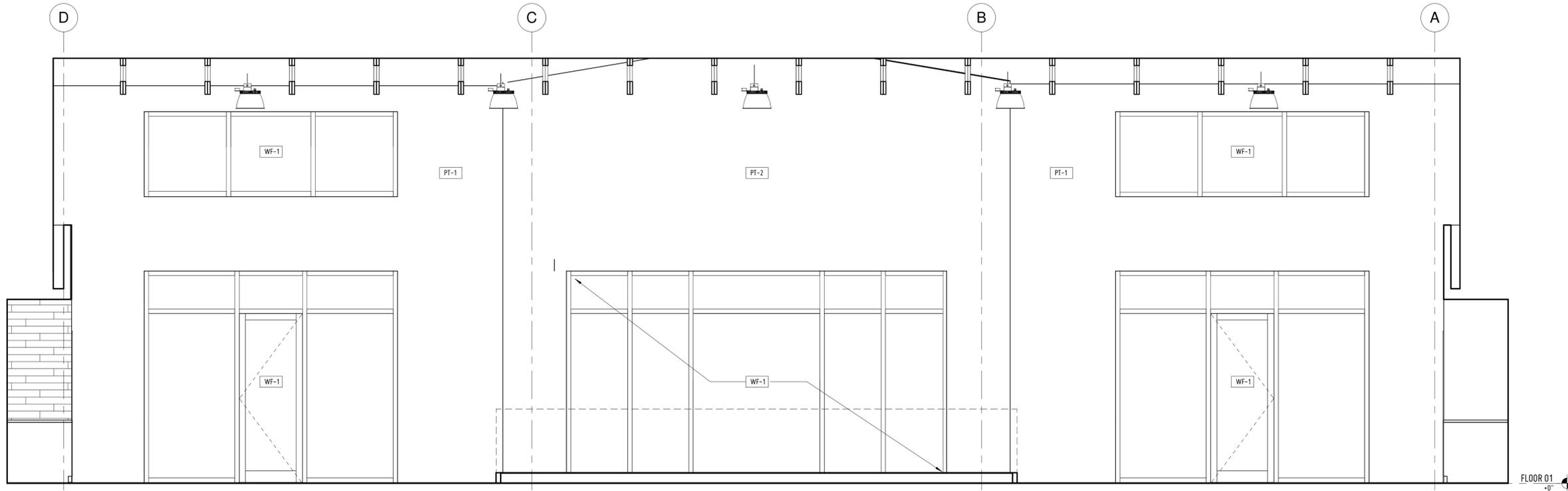
CONVENIENCE STORE
6 PARRIS ISLAND GATEWAY
CITY OF BEAUFORT, SC

Project Number	19049	
Issued for Review	12.13.2019	
Issued for Permit	XX.XX.2019	
Issued for Construction	XX.XX.2019	
Revisions		
No.	Description	Date

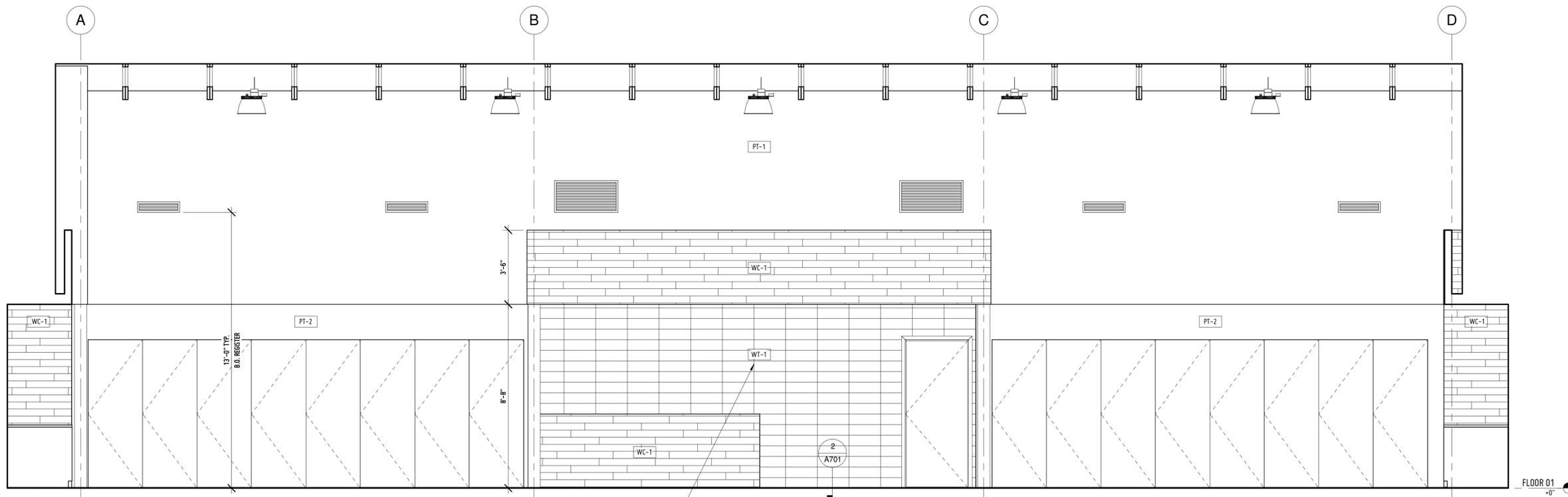
INTERIOR ELEVATIONS

A703

12/13/2019 2:25:52 PM

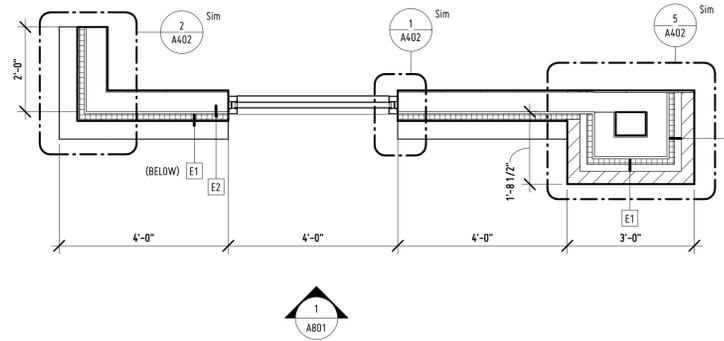


2 CONVENIENCE STORE 100 - C
A703 3/8" = 1'-0"

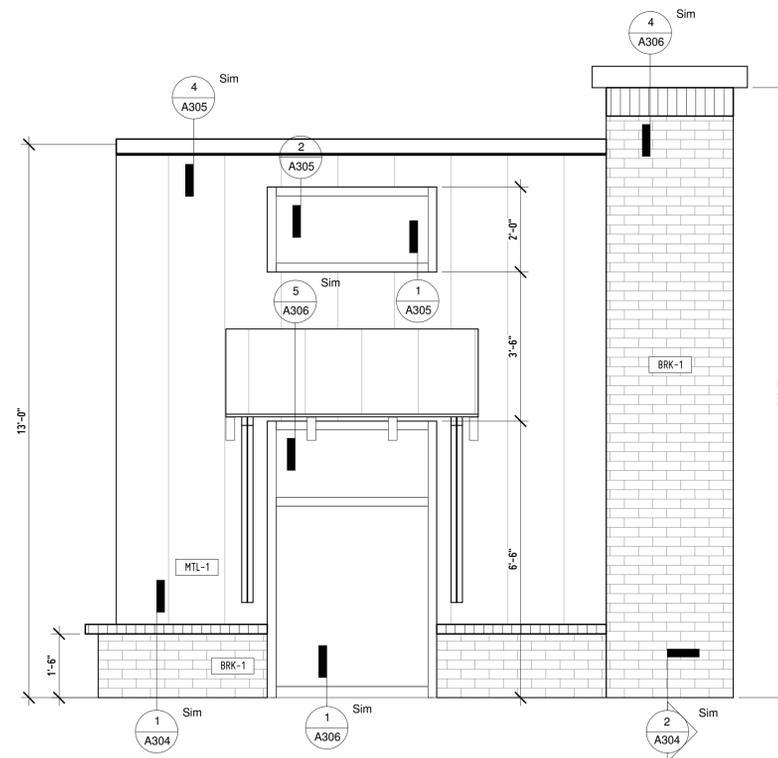


1 CONVENIENCE STORE 100 - A
A703 3/8" = 1'-0"

REFUEL LOGO PRINTED ON WT-1



2 MOCK-UP PANEL FLOOR PLAN
A801 1/2" = 1'-0"



1 MOCK-UP PANEL ELEVATION
A801 1/2" = 1'-0"

EXTERIOR MATERIAL LEGEND

Type Mark	Description	Reference Detail
E1	2X6 WOOD STUDS @ 16" O.C. W/ BATT INSULATION, BRICK VENEER OVER 1 1/2" RIGID INSULATION BOARD AND FLUID-APPLIED MEMBRANE AIR BARRIER ON 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON EXTERIOR FACE. 5/8" GWB ON INTERIOR FACE.	
E2	2X6 WOOD STUDS @ 16" O.C. W/ BATT INSULATION, PREFINISHED STANDING SEAM METAL OVER 1 1/2" RIGID INSULATION BOARD AND FLUID-APPLIED MEMBRANE AIR BARRIER ON 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON EXTERIOR FACE. 5/8" GWB ON INTERIOR FACE.	
E2.1	2X6 WOOD STUDS @ 16" O.C. W/ PREFINISHED STANDING SEAM METAL OVER FLUID-APPLIED MEMBRANE AIR BARRIER ON 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON BOTH FACES.	
E3	2X6 WOOD STUDS @ 16" O.C. W/ BRICK VENEER OVER FLUID-APPLIED MEMBRANE AIR BARRIER ON 5/8" EXTERIOR GRADE PLYWOOD SHEATHING ON BOTH FACES.	
E4	7 5/8" CMU W/ BRICK VENEER OVER FLUID-APPLIED MEMBRANE AIR BARRIER ON EXTERIOR FACE AND FRP PANELS ON INTERIOR FACE.	
E5	7 5/8" CMU W/ PREFINISHED STANDING SEAM METAL ON 1 1/2" FURRING CHANNELS OVER FLUID-APPLIED MEMBRANE AIR BARRIER ON EXTERIOR FACE AND FRP PANELS @ CARWASH BAY AND 1/2" OSB @ MECHANICAL ON INSIDE FACE.	
P1	2X4 WOOD STUDS @ 16" OC WITH 5/8" GWB BOTH SIDES, SOUND BATT INSULATION WHERE SHOWN ON PLAN.	
P1.1	2X4 WOOD STUDS @ 16" OC WITH 5/8" GWB ONE SIDE, SOUND BATT INSULATION WHERE SHOWN ON PLAN.	
P2	2X6 WOOD STUDS @ 16" OC WITH 5/8" GWB BOTH SIDES, SOUND BATT INSULATION WHERE SHOWN ON PLAN.	
P2.1	2X6 WOOD STUDS @ 16" OC WITH 5/8" GWB ONE SIDE, SOUND BATT INSULATION WHERE SHOWN ON PLAN.	
P2.2	2X6 WOOD STUDS @ 16" OC WITH 5/8" OSB BOTH SIDES, SOUND BATT INSULATION WHERE SHOWN ON PLAN.	
P3	7 5/8" CMU WITH FRP PANELS @ CARWASH BAY.	

EXTERIOR MATERIAL LEGEND

TYPE	DESCRIPTION	FINISH / PRODUCT SELECTION
BRK-1	MODULAR BRICK- RUNNING BOND	BORAL BRICKS - COLONIAL MODULAR
MTL-1	STANDING SEAM METAL	METAL ROOFING SYSTEMS, INC. - SYSTEM 2000 W/ STRIATIONS - CHARCOAL GRAY

NOTE: ALL EXTERIOR WOOD PORCH AND CANOPY ELEMENTS PAINTED TO MATCH MTL-1



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CONVENIENCE STORE
6 PARRIS ISLAND GATEWAY
CITY OF BEAUFORT, SC

Project Number	19049
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Issued for Permit	XX.XX.2019
Issued for Construction	XX.XX.2019
Revisions	
No.	Description Date

MOCK-UP PANEL

A801

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
CP-B	30	CP-B	SINGLE	1.000	12860	96	CPY-250-B--F-B--57K-HZ
OSQ14K	1	OSQ14K	SINGLE	1.000	17291	130	(1) OSQ-A-NM-4ME-K-57K- w/(1) OSQ-DA
OSQ34K	1	OSQ34K	2 @ 90°	1.000	17291	130	(2) OSQ-A-NM-4ME-K-57K- w/(2) OSQ-DA
OSQ14BK	3	OSQ14BK	SINGLE	1.000	13032	130	(1) OSQ-A-NM-4ME-K-57K- w/(1) OSQ-DA - (1) OSQ-BLSMF
OSQ24BRU	2	OSQ24BRU	TWIN	1.000	20826	215	(1) OSQ-A-NM-4ME-U-57K- (RR/RL) w/(2) OSQ-DA - (2) OSQ-BLSLR
WP46	4	WP46	SINGLE	1.000	6100	47	XSPW-B-WM-4ME-6L-57K- -
WP36	4	WP36	SINGLE	1.000	6100	47	XSPW-B-WM-3ME-6L-57K- -

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	2.24	19.0	0.0	N.A.	N.A.
CANOPY	Fc	38.29	58	16	2.39	3.63
PROPERTY LINE	Fc	0.89	2.5	0.0	N.A.	N.A.
CAR WASH ENTRANCE	Fc	9.25	11.1	7.7	1.20	1.44
CAR WASH EXIT	Fc	9.23	10.8	6.8	1.36	1.59
PAVEMENT	Fc	21.54	58.0	1.0	21.54	58.00

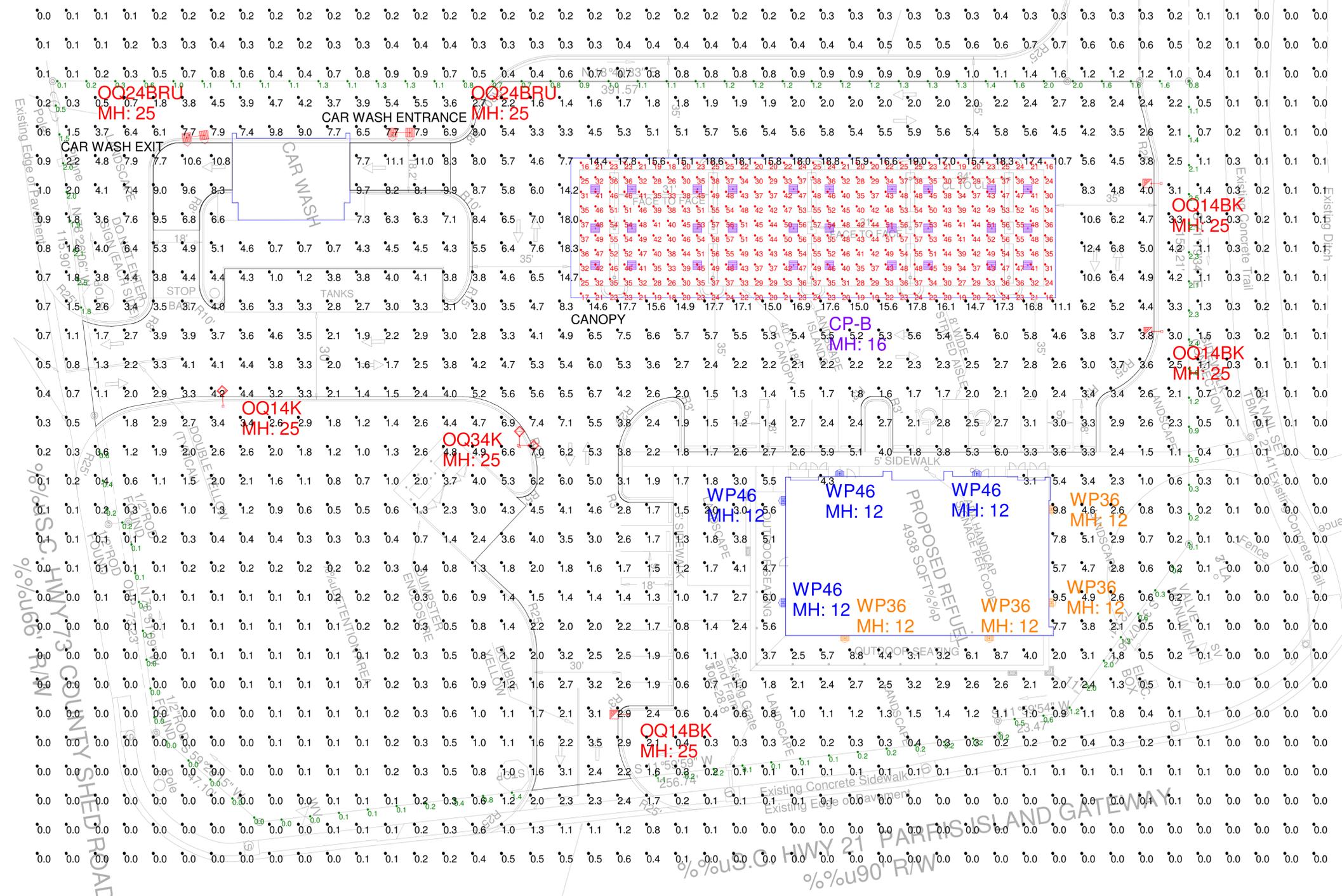
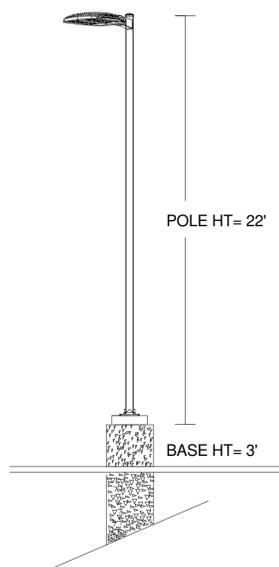
Pole Height: 25' height (22' pole +3' Base)

Pole Schedule
 (4) SSS-4-11-22-CW-BS-1D-C- (22' X 4" X 11ga STEEL SQUARE POLE)
 (1) SSS-4-11-22-CW-BS-2D18-C- (22' X 4" X 11ga STEEL SQUARE POLE)
 (2) SSS-4-11-22-CW-BS-2D90-C- (22' X 4" X 11ga STEEL SQUARE POLE)
 Proposed poles meet 120 MPH sustained winds.

Additional Equipment:
 (10) OSQ-DA (Direct Arm Mount)
 (3) OSQ-BLSMF (Medium Backlight Shield)
 (4) OSQ-BLSLR (Large Rotated Backlight Shield)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

OSQ Area Luminaire



%R/W VARIES

CREE LIGHTING
 A COMPANY OF IDEAL INDUSTRIES, INC.
 9201 Washington Ave, Racine, WI 53406 https://creelighting.com - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

Project Name: Refuel - Beaufort, SC asbuilt
 SR-39815 || Footcandles calculated at grade

Filename: RJ191206BFSCCSR1.AG

Layout By: Chris Schlitz
 Date: 12/13/2019

Scale 1" = 20'
 0 40 80

FIXTURE TYPE 'V' ON E101

PROJECT

Job _____	Notes
Type _____	
Part # _____	

SPECIFICATIONS

- Source Xicato XTM LED module - up to 4000 lumens
- C.C.T. 2700K, 3000K, 3500K or 4000K
- Color Consistency 1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
- CRI (Ra) 83 or 98
- Driver / Location Included / Remote mount or deep canopy options
- Dimming 0-10V or phase dimming to 10% standard; DALI, DMX and 1% dimming available
- Input Voltage 100 to 277VAC, phase dimmable versions are 120VAC only
- Power Up to 48 watts max, depending on LED module / driver
- Reflector 11°, 25°, 41°, 51°, or 83° - field replaceable without tools
- Material CNC machined aluminum with stainless steel hardware
- Finish Powder coat - TGIC polyester for exterior and interior use
- Weight 7 lb. [3.2 kg]
- Location Listed for Wet & Damp locations
- Approvals ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0
- L80 Life > 50,000 hours at 80% lumen maintenance based on IESNA LM-80-08
- Warranty Lifetime Limited Warranty - see warranty for details
- IES Files LM-79-08 IES files available at www.v2LightingGroup.com/downloads
- Modifications Any modification or customization is possible - consult factory



ORDERING LOGIC

Model	Driver		Mounting		Output	CRI *	C.C.T.	Reflector	Shell	Suspension	Options
	Location	Dimming	Location	Location							
C4SP											
	R =Remote D =Deep Canopy	N =None P =Phase V =0-10V Z =Other	D =Damp W =Wet		07 =700 lm 10 =950 lm 13 =1300 lm 20 =2000 lm 30 =3000 lm 40 =4000 lm	83 =83 98 =98*	27 =2700K 30 =3000K 35 =3500K 40 =4000K	11 =11° ** 25 =25° 41 =41° 51 =51° 83 =83° **	XX (see chart on page 4) ZZ =Custom	BK =Black Cord WH =White Cord CB =Clear Cord CC =Colored Cord add /AC to any cord for aircraft cable	

* 98 CRI not available in 4000 lm

** Not available with wet location

RS##=Rigid Stem
SS##=Swivel Stem
= length in inches

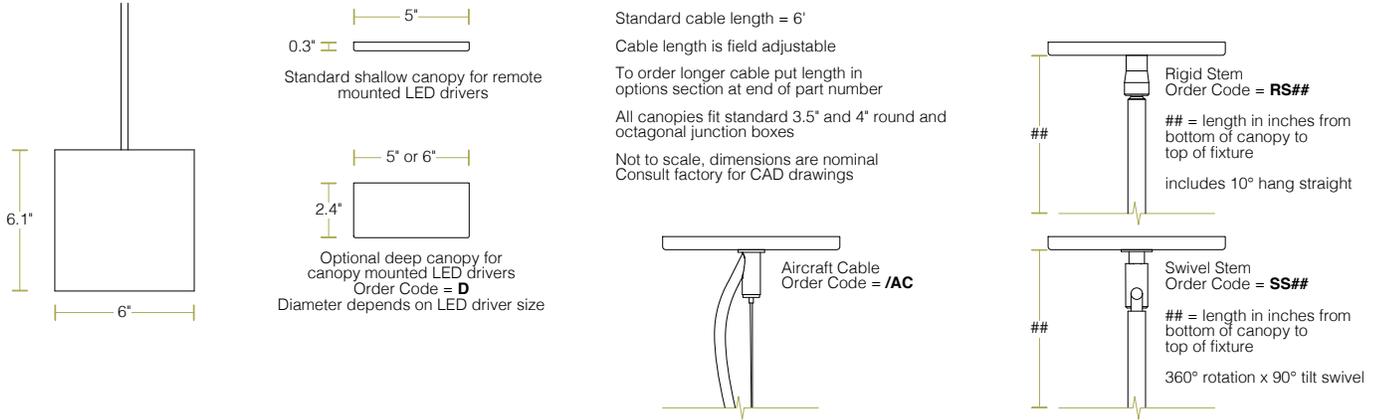
Example Part Number: **C4SP-RND-20832741-S3BK**

CORE 400 SX Pendant - Remote Driver, No Dimming, Damp Location - 2000 lm, 83 CRI, 2700K, 41° Reflector - S3 Red Shell, Black Cord

CORE 400 SX

pendant

DIMENSIONS



LED OPTIONS

Reflector Option	LED Specifications				
	LES ¹	CRI	Lumens ^{2,3}	Wattage ⁴ (W)	Efficacy ⁵ (lm/W)
11°, 25°, 41°, 51° & 83°	19mm	Ra = 83 ± 3	700	5.6	129
			950	8.2	118
			1300	11.7	111
			2000	19.5	102
			3000	29.3	102
		Ra = 98 R9 ≥ 90 R15 ≥ 95	4000	39.1	102
			700	7.4	97
			950	10.9	89
			1300	15.6	83
			2000	26.4	76
3000	34.1	88			

¹ LES: Light Emitting Surface diameter
² ±10%
³ Source lumens - see photometrics on page 3 for LOR to calculate delivered lumens
⁴ Maximum luminaire wattage including LED driver = LED wattage x 1.2
⁵ Higher efficacies are available via lower drive currents - consult factory

CONTROL OPTIONS

Standard LED Drivers* (included in base price)	Order Code V = 0-10V dimming to 10% Order Code P = Phase dimming to 10% Compatible with both forward and reverse phase dimmers
Optional LED Drivers*	eldoLED 0-10V, DALI, or DMX dimming to 0% Lutron Hi-lume™ A-series, EcoSystem or forward phase dimming to 1% Lutron Hi-lume™ 5-series, EcoSystem dimming to 5%

* All LED drivers must be mounted in a deep canopy or remote
* Standard LED drivers are suitable for Wet Location
* Optional LED drivers are suitable for Damp Location
* For EM applications:
All LED drivers may be used with 3rd party inverter style systems

CORD OPTIONS



Black
Order Code = **BK**
For all locations

White
Order Code = **WH**
For all locations

Clear Silver Braid
Order Code = **CB**
For dry and damp locations only

Cloth Cover
Order Code = **CC**
For dry and damp locations only

Specify cloth cord color in option section at the end of the part number

PHOTOMETRICS

LM-79-08 IES files available at www.v2LightingGroup.com/downloads

Beam Angle	Order Code	Intensity Plot (cd) (3000lm)	Polar Plot (cd) (3000lm)	Cone Diagram (3000lm)	Description												
11°	11			<p>Beam Diameter</p> <p>Illuminance at Center</p> <table border="1"> <tr><td>5'</td><td>1178 fc</td><td>1.0'</td></tr> <tr><td>10'</td><td>295 fc</td><td>1.9'</td></tr> <tr><td>15'</td><td>131 fc</td><td>2.9'</td></tr> <tr><td>20'</td><td>74 fc</td><td>3.8'</td></tr> </table>	5'	1178 fc	1.0'	10'	295 fc	1.9'	15'	131 fc	2.9'	20'	74 fc	3.8'	<p>CBCP = 29,547 cd</p> <p>Beam Angle = 11°</p> <p>Field Angle = 23°</p> <p>LOR = 89.1 %</p> <p>Beam = full width @ 50%</p> <p>Field = full width @ 90%</p>
5'	1178 fc	1.0'															
10'	295 fc	1.9'															
15'	131 fc	2.9'															
20'	74 fc	3.8'															
25°	25			<p>Beam Diameter</p> <p>Illuminance at Center</p> <table border="1"> <tr><td>5'</td><td>311 fc</td><td>2.2'</td></tr> <tr><td>10'</td><td>78 fc</td><td>4.5'</td></tr> <tr><td>15'</td><td>35 fc</td><td>6.7'</td></tr> <tr><td>20'</td><td>19 fc</td><td>8.9'</td></tr> </table>	5'	311 fc	2.2'	10'	78 fc	4.5'	15'	35 fc	6.7'	20'	19 fc	8.9'	<p>CBCP = 7,785 cd</p> <p>Beam Angle = 25°</p> <p>Field Angle = 59°</p> <p>LOR = 87.5 %</p> <p>Beam = full width @ 50%</p> <p>Field = full width @ 90%</p>
5'	311 fc	2.2'															
10'	78 fc	4.5'															
15'	35 fc	6.7'															
20'	19 fc	8.9'															
41°	41			<p>Beam Diameter</p> <p>Illuminance at Center</p> <table border="1"> <tr><td>5'</td><td>205 fc</td><td>3.7'</td></tr> <tr><td>10'</td><td>51 fc</td><td>7.4'</td></tr> <tr><td>15'</td><td>23 fc</td><td>11.1'</td></tr> <tr><td>20'</td><td>13 fc</td><td>14.8'</td></tr> </table>	5'	205 fc	3.7'	10'	51 fc	7.4'	15'	23 fc	11.1'	20'	13 fc	14.8'	<p>CBCP = 5,127 cd</p> <p>Beam Angle = 41°</p> <p>Field Angle = 62°</p> <p>LOR = 82.4 %</p> <p>Beam = full width @ 50%</p> <p>Field = full width @ 90%</p>
5'	205 fc	3.7'															
10'	51 fc	7.4'															
15'	23 fc	11.1'															
20'	13 fc	14.8'															
51°	51			<p>Beam Diameter</p> <p>Illuminance at Center</p> <table border="1"> <tr><td>5'</td><td>143 fc</td><td>4.8'</td></tr> <tr><td>10'</td><td>36 fc</td><td>9.6'</td></tr> <tr><td>15'</td><td>16 fc</td><td>14.4'</td></tr> <tr><td>20'</td><td>9 fc</td><td>19.1'</td></tr> </table>	5'	143 fc	4.8'	10'	36 fc	9.6'	15'	16 fc	14.4'	20'	9 fc	19.1'	<p>CBCP = 3,564 cd</p> <p>Beam Angle = 51°</p> <p>Field Angle = 76°</p> <p>LOR = 83.0 %</p> <p>Beam = full width @ 50%</p> <p>Field = full width @ 90%</p>
5'	143 fc	4.8'															
10'	36 fc	9.6'															
15'	16 fc	14.4'															
20'	9 fc	19.1'															
83°	83			<p>Beam Diameter</p> <p>Illuminance at Center</p> <table border="1"> <tr><td>5'</td><td>72 fc</td><td>8.9'</td></tr> <tr><td>10'</td><td>18 fc</td><td>17.8'</td></tr> <tr><td>15'</td><td>8 fc</td><td>26.7'</td></tr> <tr><td>20'</td><td>5 fc</td><td>35.6'</td></tr> </table>	5'	72 fc	8.9'	10'	18 fc	17.8'	15'	8 fc	26.7'	20'	5 fc	35.6'	<p>CBCP = 1,802 cd</p> <p>Beam Angle = 83°</p> <p>Field Angle = 96°</p> <p>LOR = 84.8 %</p> <p>Beam = full width @ 50%</p> <p>Field = full width @ 90%</p>
5'	72 fc	8.9'															
10'	18 fc	17.8'															
15'	8 fc	26.7'															
20'	5 fc	35.6'															

Beam Shaping Options

Add the order code shown below to the options box at the end of the part number:

Order Code	Description
-HL	Honeycomb Louver
-DF	Diffusion Lens
-SF	Satin finish on any standard reflector
-LS	Linear Spread Lens (60° x 1°)
-WW	Wall Wash Lens (shifts beam 20° from vertical)

COLOR OPTIONS

Anodized Effect



A1
Clear Silver



A2
Champagne



A3
Light Bronze



A4
Medium Bronze



A5
Dark Bronze



A6
Black

Metallic



M1
Pearl



M2
Sea Foam



M3
Forest Gray



M4
Charcoal Gray



M5
Gunmetal Gray



M6
Dove Gray



M7
Old Copper



M8
Old Brass

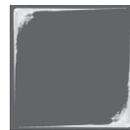
Basic



L1
Gloss White



L2
Gloss Light Gray



L3
Gloss Dark Gray



L4
Gloss Black



T1
Textured Matte White



T2
Textured Matte Light Gray



T3
Textured Metallic Dark Gray



T4
Textured Matte Black

Sparkle



S1
Light Orange



S2
Deep Orange



S3
Red



S4
Burgundy



S5
Violet



S6
Deep Blue



S7
Sky Blue

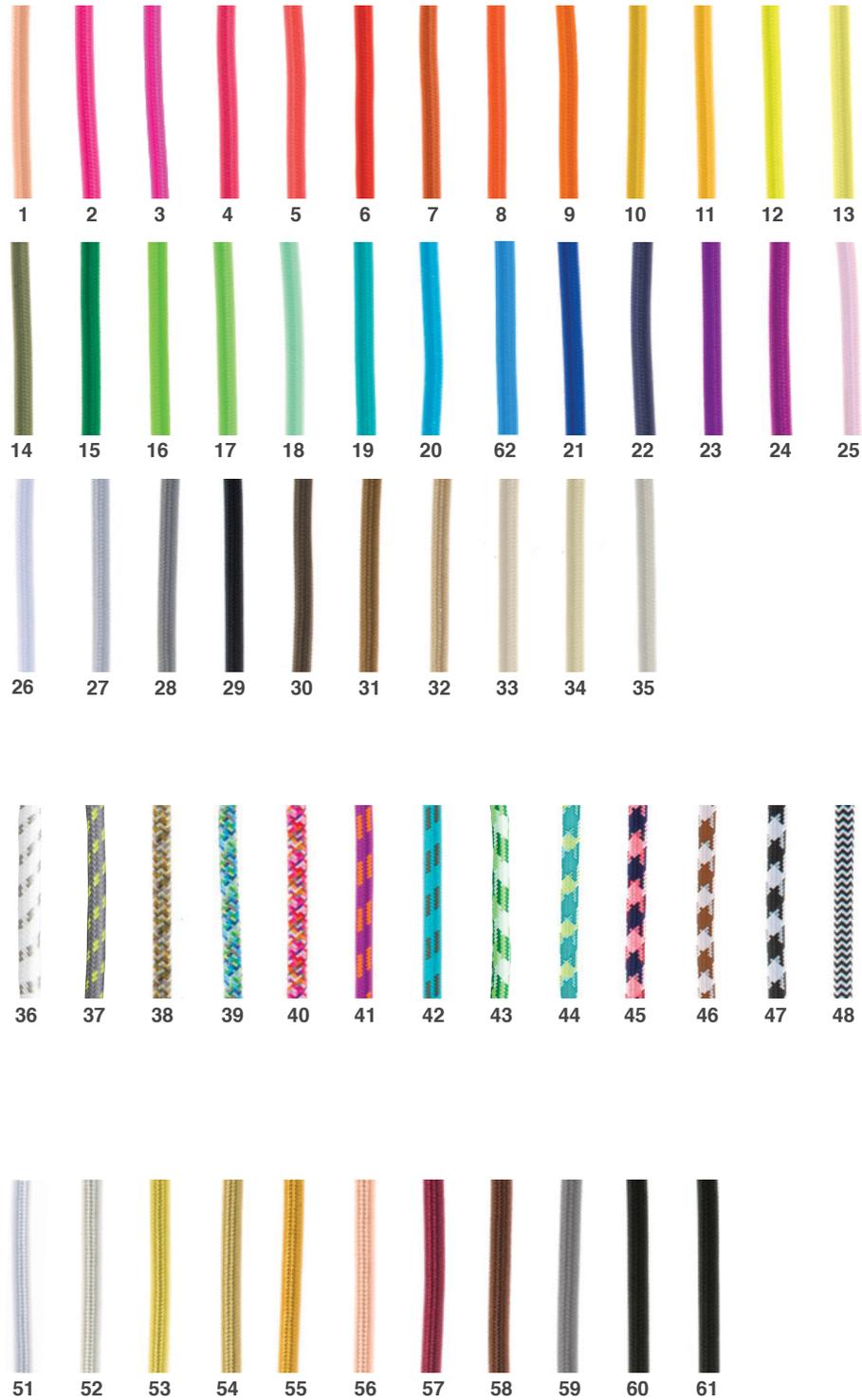


S8
Bright Green

The complete range of powder coat colors from Tiger Drylac is available - consult factory
 Custom match powder coat colors are available - consult factory
 Printed or on-screen colors are only approximations - consult v2 Color Chip Set Rev.4 before specifying

CLOTH CORD COLOR OPTIONS

For dry and damp locations only



Solid Color Cloth Cords

1. Peach
2. Pink
3. Neon Pink
4. Hot Pink
5. Neon Coral
6. Red
7. Adobe
8. Orange
9. Neon Orange
10. Goldenrod
11. Sunshine Yellow
12. Neon Yellow
13. Citrus Yellow
14. Olive Green
15. Kelly Green
16. Neon Green
17. Lime Green
18. Mint Green
19. Turquoise
20. Skyblue
62. Electric Blue
21. Cobalt Blue
22. Navy
23. Purple
24. Magenta
25. Blush
26. White
27. Silver
28. Gray
29. Black
30. Antique Brown
31. Chocolate Brown
32. Flax
33. Khaki
34. Sand
35. Ivory

Patterned Cloth Cords

36. White & Gray Dot
37. Gray & Citrus Yellow Dot
38. Neutral Tweed
39. Cool Tweed
40. Warm Tweed
41. Magenta & Orange Stripe
42. Turquoise & Brown Stripe
43. Green Argyle
44. Turq. & Yellow Houndstooth
45. Navy & Coral Houndstooth
46. Brown & Ivory Houndstooth
47. Black & White Houndstooth
48. Black & White Zigzag
49. Red & White Zigzag
50. Yellow & White Zigzag

Metallic Cloth Cords

51. Pearl Metallic
52. Champagne Metallic
53. Yellow Gold Metallic
54. Brass Metallic
55. Copper Metallic
56. Copper Penny
57. Currant Metallic
58. Bronze Metallic
59. Gunmetal
60. Black Patent
61. Black Satin

Specify **cloth cord color** in option section at the end of the part number
 Printed or on-screen colors are only approximations - consult sample before specifying

CPY Series - Version A

CPY250® LED Canopy/Soffit Luminaire

Product Description

The CPY250® LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and can be pendant mounted. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat or 0.91" (23mm) drop glass lens.

Applications: Petroleum canopies, CNG fueling stations, soffits

Performance Summary

Made in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,470

Efficacy: Up to 125 LPW

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) Standard

Limited Warranty†: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

IP66 Rated (Direct Mount only)

Class I, Division 2 Hazardous Location for select models

† See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed	
Direct Mount Luminaires	
Canopy Upgrade Kits (18 ga. steel)	
XA-BXCCMW – for use with Jet-Philips, 21.60" (549mm) square	
XA-BXCCNW – for use with ElSCO Franciscan, 22.06" (560mm) square	
XA-BXCCPW – for use with LSI Dakota or Masters, 22.50" (572mm) square	
XA-BXCCQW – for use with Whiteway Riviera or Rig-A-Lite, 20.60" (523mm) square	
XA-BXCCRW – for use with ElSCO Merrit, 18.06" (459mm) square	
XA-BXCCSW – for use with LSI Richmond or Whiteway Civic, 23.00" (584mm) L x 13.00" (330mm) W	
Direct Mount Junction Box/Stem Kit	
XA-BXCCJBOX – 6.0" (152mm) H x 3/4" (19mm) NPT Stem	
- Watertight	
- Rated for feed through 8 (4 in, 4 out) #12 AWC conductors	
Direct Mount Beauty Plates	
XA-BXCCBPW – 26.17" (665mm) Beauty Plate Only (18 ga. steel)	
XA-BXCCBPB12W – 26.17" (665mm) Beauty Plate (18 ga. steel) w/12" (305mm) Backer Plate (16 ga. steel)	
- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 10.75" x 15" (183mm x 375mm)	
XA-BXCCBPB16W – 26.17" (665mm) Beauty Plate (18 ga. steel) w/16" (406mm) Backer Plate (16 ga. steel)	
- For use in canopies where deck opening is larger than what is required for mounting the CPY250 luminaire. Maximum deck opening 12" x 15" (305mm x 375mm)	
Pendant Mount Luminaires	
Pendant Mount Kits	
XA-PS12KIT* – 5" (127mm) pendant	
XA-PS18KIT* – 11" (279mm) pendant	
XA-PS22KIT* – 15" (381mm) pendant	
- Includes two conduit fittings and 3/4-14 NPT pipe threaded on two ends	
Hand-Held Remote	
XA-SENSREM	
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	

* Must specify color

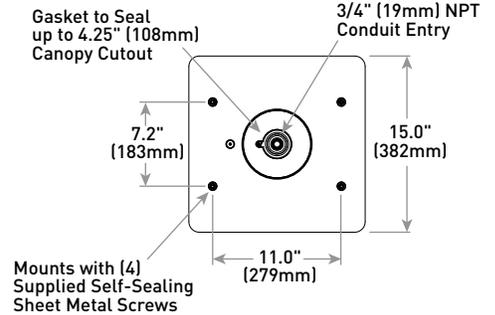
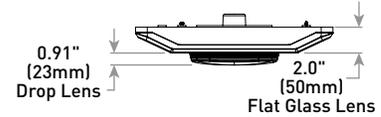
DM Mount



Flat Lens



Drop Lens



Weight

12.5 lbs. (5.7kg)

Ordering Information

Example: CPY250-A-DM-D-UL-SV

Product	Version	Mounting	Optic	Input Power Designator	Voltage	Color Options	Options
CPY250	A						
CPY250	A	DM Direct PD Pendant	D 0.91" (23mm) Drop Lens F Flat Lens	A 82W D 140W	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	DIM 0-10V Dimming - Available with D Input Power Designator only - Control by others - Refer to Dimming spec sheet for details - Can't exceed wattage of specified Input Power Designator HZ Class I, Div. 2 Hazardous Location Certification - Not available with DIM or PML options PML Programmable Multi-Level - Available with D Input Power Designator only - Available with UL voltage only - Refer to PML spec sheet for details 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire



US: lighting.cree.com

T (800) 236-6800 F (262) 504-5415

Rev. Date: V10 10/03/2018

Canada: www.cree.com/canada



T (800) 473-1234 F (800) 890-7507

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Easy mounting and servicing from below the deck
- Luminaire housing is constructed of rugged cast aluminum with integral heat sink specifically designed for LED
- Flat lens is 0.125" tempered Solite® glass
- Drop lens is 0.157" molded borosilicate glass
- Direct mount is suitable for use in single or double skin canopies with a minimum 4.0" (102mm) wide panels and a minimum 22 gauge, 0.030" (0.7mm) canopy thickness
- Direct mount luminaire mounts directly to the canopy deck with the drilling of a single 2" to 4" (51mm to 102mm) round hole, is secured in place with self-sealing screws that provide a weathertight seal and includes 3/4" (19mm) conduit entry for direct wire feed
- Standard pendant mount includes a mounting bracket and a J-Box for customer wiring and is intended to be mounted by 3/4 IP pendant (by others)
- Hazardous location pendant mount has a threaded hub which accepts 3/4" NPT conduit (by others) and secures with a 1/4"-20 set screw
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- **Weight:** 12.5 lbs. (5.7kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 6kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **10V Source Current:** 0.15mA
- **Operating Temperature Range:** Applications Requiring Class I, Division 2 Hazardous Location Ratings: -40°C - +25°C; A Input Power Designator: -40°C - +40°C (direct mount to plywood), -40°C - +45°C (direct mount to sheet metal/suspended); D Input Power Designators: -40°C - +35°C (sheet metal/suspended only)

WARNING: Exceeding maximum operating temperature may result in thermal foldback

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations when ordered with DM mount
- Suitable for damp locations when ordered with PD mount
- Suitable for wet locations when ordered with PD mount and HZ option
- Enclosure rated IP66 per IEC 60529 when ordered with DM mount
- Consult factory for CE Certified products
- 6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- DLC and DLC Premium qualified versions available. Please refer to <https://www.designlights.org/search/> for most current information
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Class I, Division 2 Hazardous Location rated when ordered with the HZ option. Not available with DIM or PML options. Consult factory for additional details
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*								
Input Power Designator	System Watts 120-277V	System Watts 347-480V	Total Current (A)					
			120V	208V	240V	277V	347V	480V
A	82	84	0.69	0.40	0.35	0.32	0.24	0.18
D	140	145	1.24	0.71	0.62	0.54	0.44	0.29

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

Recommended CPY Series - Version A Lumen Maintenance Factors (LMF) ¹						
Ambient	Input Power Designator	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Projected ² LMF	100K hr Projected ² LMF
5°C (41°F)	A	1.05	1.00	0.93	0.87	0.81
	D	1.05	0.98	0.90	0.83	0.76
10°C (50°F)	A	1.04	0.99	0.92	0.86	0.80
	D	1.04	0.98	0.89	0.82	0.75
15°C (59°F)	A	1.02	0.97	0.91	0.84	0.79
	D	1.02	0.96	0.88	0.80	0.74
20°C (68°F)	A	1.01	0.96	0.90	0.84	0.78
	D	1.01	0.95	0.87	0.80	0.73
25°C (77°F)	A	1.00	0.95	0.89	0.83	0.77
	D	1.00	0.94	0.86	0.79	0.72
30°C (86°F)	A	0.99	0.94	0.88	0.82	0.76
	D	0.99	0.93	0.85	0.78	0.72

¹ Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing on sheet metal

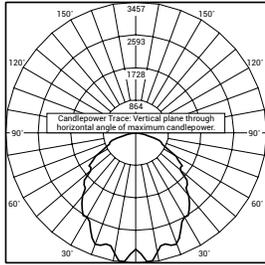
² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (IDUT) i.e. the packaged LED chip

³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (IDUT) i.e. the packaged LED chip

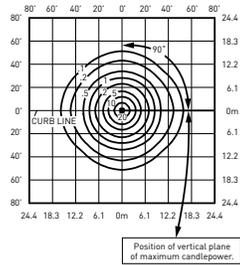
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/canopy-and-soffit/cpy-series>

DROP LENS



CESTL Test Report #: 2013-0111
CPY250-A-**-D-A-UL
Initial Delivered Lumens: 8,356



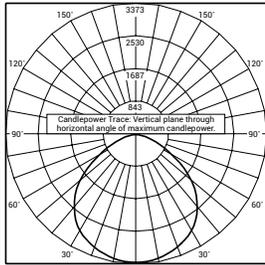
CPY250-A-**-D-D-UL
Mounting Height: 15' (4.6m)
Initial Delivered Lumens: 17,059
Initial FC at grade

Drop Lens Distribution

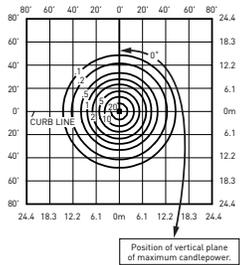
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	7,600	B3 U2 G1	8,000	B3 U2 G1
D	16,403	B4 U3 G2	17,059	B4 U3 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

FLAT LENS



ITL Test Report #: 76866
CPY250-A-**-F-A-UL
Initial Delivered Lumens: 8,821



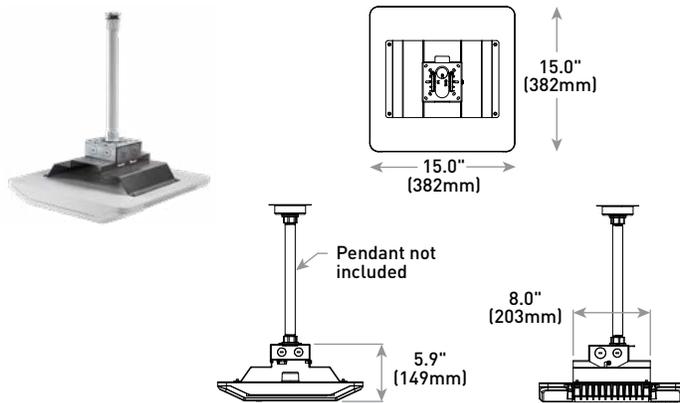
CPY250-A-**-F-D-UL
Mounting Height: 15' (4.6m)
Initial Delivered Lumens: 17,470
Initial FC at grade

Flat Lens Distribution

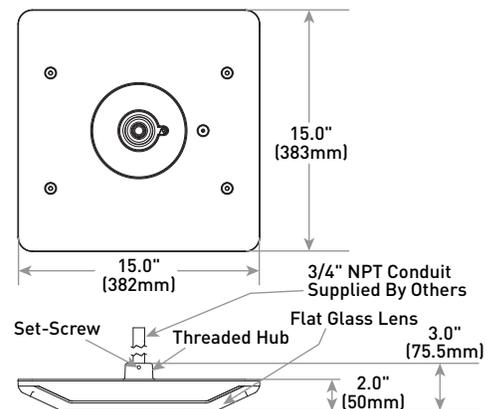
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	7,600	B3 U0 G1	8,000	B3 U0 G1
D	16,798	B4 U0 G1	17,470	B4 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

PD Mount



PD Mount w/HZ Option





OSQ SERIES

LED SPECIFICATION-GRADE AREA LUMINAIRE

Ready to turn your lighting poles into money trees.

CREE  TM





OSQ Series LED Area Luminaire

ADVANCING LIGHT THROUGHOUT YOUR SITE.

EXCEPTIONAL LIGHT QUALITY

Without precise optical control high output lighting can be wasteful, or worse, objectionable to neighboring properties. Utilizing our NanoOptic® Technology, the OSQ Series has the right optics to effectively meet the illumination needs of projects while minimizing waste and spill light.

ENERGY SAVINGS

The next generation of area lighting surpasses traditional lighting technology with market-leading optical performance and an extensive lifetime, leading to energy savings of up to 80 percent compared to HID.

INCREASING OPPORTUNITIES

We continue to advance LED lighting solutions that outperform our first generation of luminaires. The OSQ Series High Output can now deliver up to 68,691 lumens — improving our replacement range for applications using multiple 1000W HID.



OSQ Series
Adjustable Arm Mount



OSQ Series High Output
Direct Arm Mount

TECHNOLOGY WITH PROVEN PERFORMANCE.

Cree is the originator of today's LED lighting technology and is 100 percent committed to the continued advancement of solid state lighting. That's why we strive to find ways to continuously improve our products and offer more value to our customers. We know there are a lot of great opportunities to use LED lighting in outdoor applications, and finding the right lighting solution to fit your needs is our business.



NanoOptic® Technology

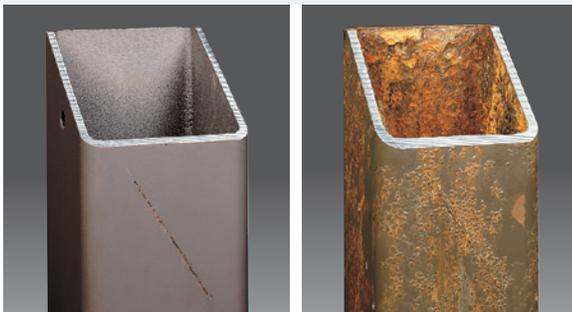
With patented NanoOptic® Technology available in more than 20 distributions, Cree® outdoor LED fixtures provide precise optical control for exceptional application performance and energy savings. The NanoOptic® refractor system offers superior light control with more lumens delivered in the target area, improved uniformity ratios and controlled high-angle brightness.

Cree TrueWhite® Technology

Available with the OSQ High Output luminaire (5000K): A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy. Colors show truer, spaces are brighter and significant energy savings are real.

Colorfast DeltaGuard® Finish

Steel



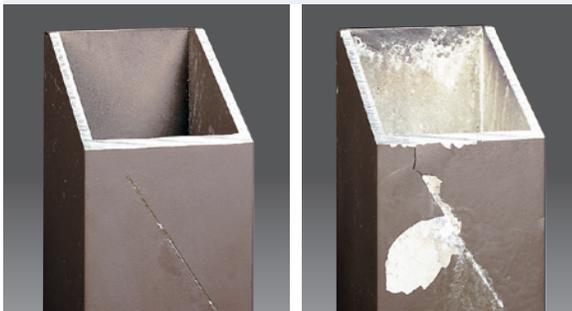
Colorfast DeltaGuard

Typical 5-Stage

Premium Protection Against the Elements

Our exclusive Colorfast DeltaGuard finish features an E-coat epoxy primer with an ultra-durable powder topcoat providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Backed by a 10-year limited finish warranty, the OSQ Series LED area luminaire will look great long after the competition fades away.

Aluminum



Colorfast DeltaGuard

Typical 5-Stage

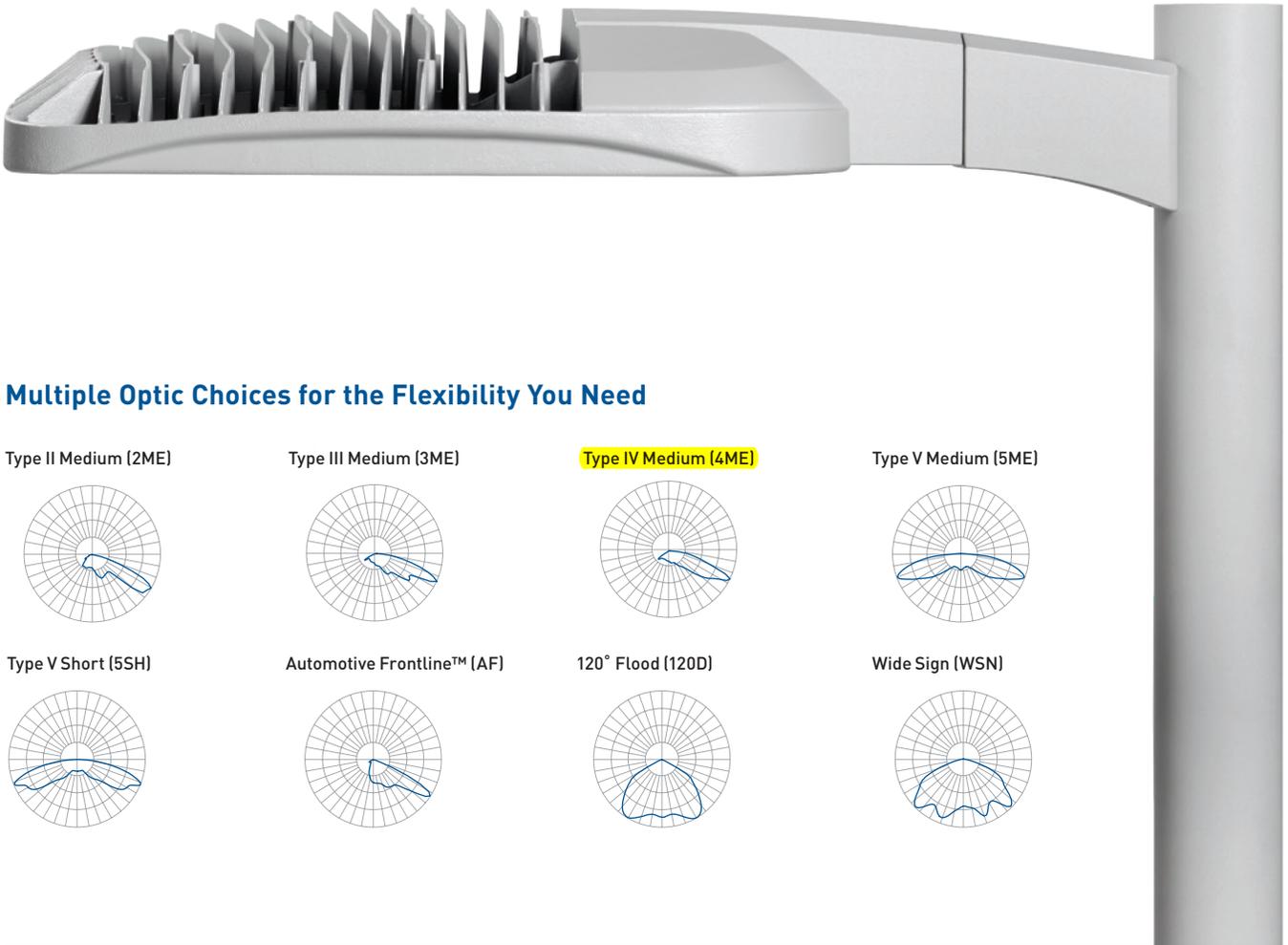
Salt Fog Test Results

The same 3mm thickness of powder topcoat was applied to each of the four pole section samples (shown left), which were then scored and exposed to a salt fog test for 2,500 hours. The results are clear — our Colorfast DeltaGuard finish stood up to the test, proving our ability to protect your investment even in the most grueling conditions.

Visit lighting.cree.com to learn more.

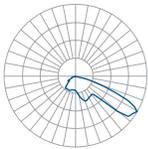
OPTICS YOU CAN COUNT ON.

Traditional luminaire technologies offer limited optical selections. With our patented NanoOptic® Technology, the choices keep coming. We have highly-efficient optics available in multiple distributions to provide new possibilities for highly-optimized target illumination performance and the flexibility you need to achieve the specific illumination requirements for each unique application.

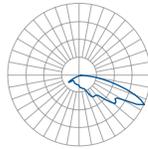


Multiple Optic Choices for the Flexibility You Need

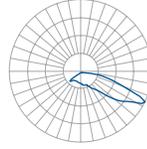
Type II Medium (2ME)



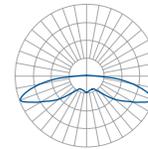
Type III Medium (3ME)



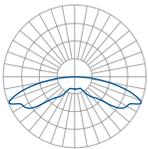
Type IV Medium (4ME)



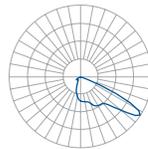
Type V Medium (5ME)



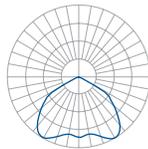
Type V Short (5SH)



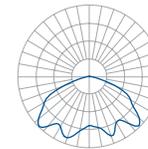
Automotive Frontline™ (AF)



120° Flood (120D)



Wide Sign (WSN)

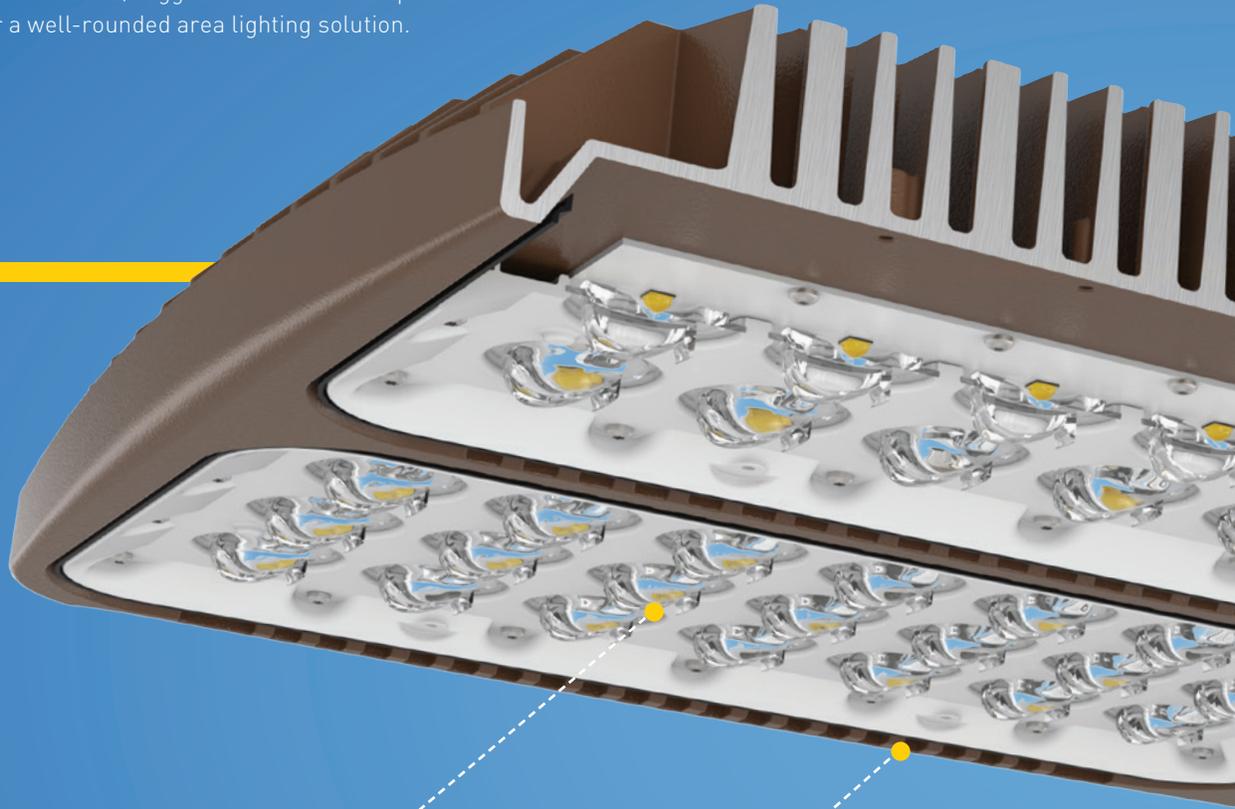


This graphic representation illustrates the LED optical fine-tuning range that Cree can provide. The gray area represents Type V Short optic coverage used to comply with more stringent light spill and high angle brightness specifications or codes by incorporating a lower main beam. The extended blue area indicates the Type V Medium optic coverage that uses a slightly higher main beam to allow wider, more economical pole spacing.

LED Optical Fine-Tuning Range

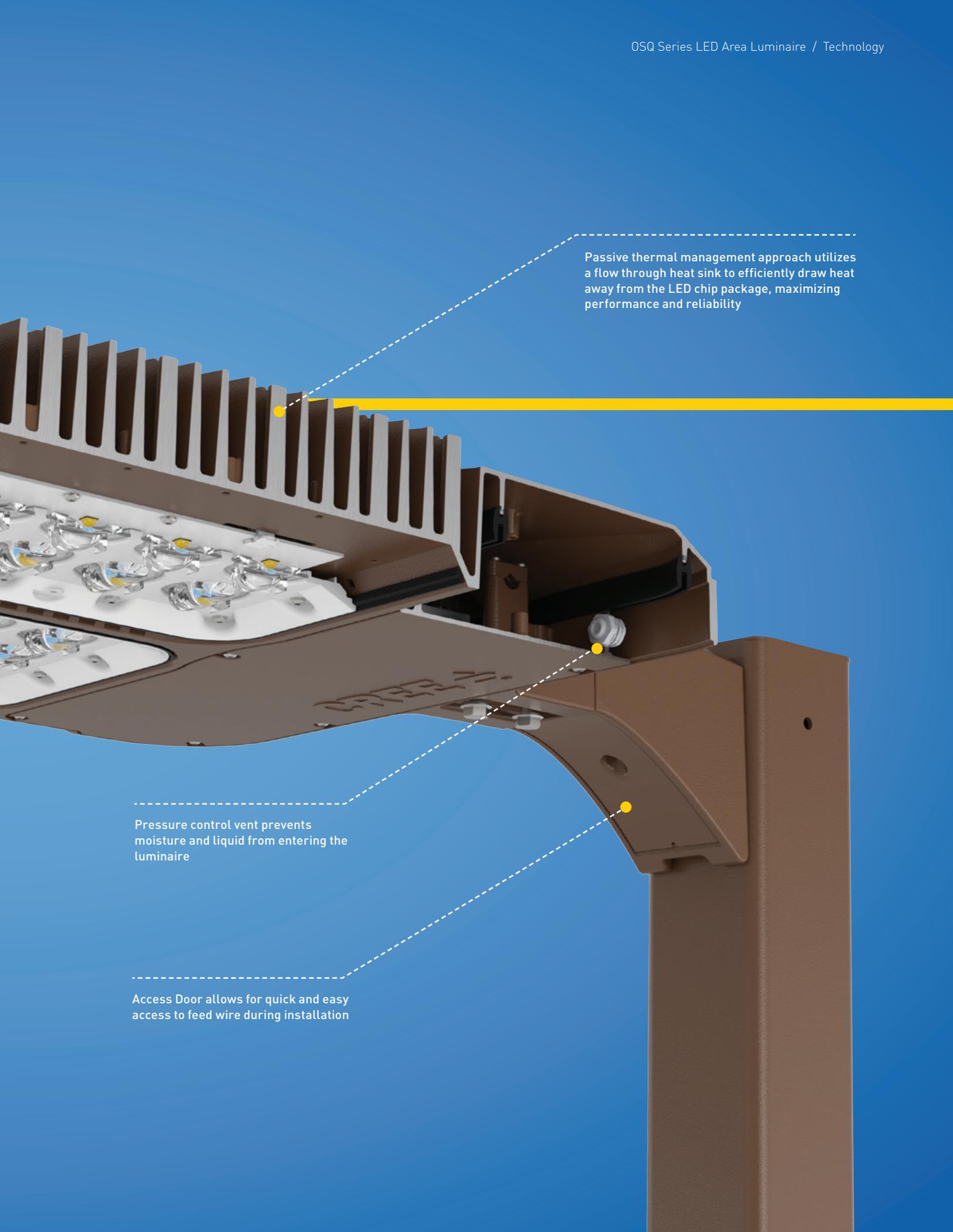
TIMELESS DESIGN WITH THE TECHNOLOGY OF THE FUTURE.

Cree blends architectural aesthetics, rugged mechanics and optimal performance together for a well-rounded area lighting solution.



NanoOptic® Precision Delivery Grid™ optics efficiently deliver light where you need it, not where you don't. Innovation in LED and optical technologies allows the OSQ Series to deliver unmatched target efficacy, and the lowest total cost of ownership compared to previous generations of Cree LED Area Lights

Our exclusive Colorfast DeltaGuard® finish features an industry-leading 10-year warranty. The housing goes through six cleaning stages, eight pretreatment stages and an epoxy e-coat before the baked on, ultra-durable powder topcoat is applied



Passive thermal management approach utilizes a flow through heat sink to efficiently draw heat away from the LED chip package, maximizing performance and reliability

Pressure control vent prevents moisture and liquid from entering the luminaire

Access Door allows for quick and easy access to feed wire during installation

SEEKING BETTER LIGHT

The OSQ Series blends extreme optical control, advanced thermal management and light quality to bring you the latest advancements in LED technology. And we didn't stop there — we added a clean, modern housing and versatile mounting options all with an attractive price point. Whether you have a new construction or upgrade application, the OSQ Series is perfect for parking lots, internal roadways and general site lighting.

PRODUCT SUMMARY

Efficacy: Up to 139 LPW

NanoOptic® Precision Delivery Grid™ optic

Made in the U.S.A. of U.S. and imported parts

Limited Warranty†: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

ACCESSORIES

Backlight Shield

Designed to control backlight - put the light where you want it and not where you don't.

Bird Spikes

Designed to prevent birds from landing or setting up a nest on the luminaire.

Hand-Held Remote

For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required. OSQ Medium and Large only.

CERTIFICATIONS



CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adapter is rugged die cast aluminum and mounts to 3-6" [76-152mm] square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" [51mm] centers
- Adjustable arm that mounts to a horizontal or vertical 2" [51mm] IP, 2.375-2.50" [60-64mm] O.D. steel tenon. Tenon length must be a minimum of 3.75" [95mm]
- Adjustable arm mount can be adjusted 180° in 5.0° increments
- Includes 13.4" [340mm] 18/5 or 16/5 leads exiting the luminaire. When ordered with R option, 13.4" [340mm] 18/7 or 16/7 leads are provided
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion.

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- **10V Source Current:** 0.15mA; 0.30mA (OSQ-HO)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed (65L pending)
- Suitable for wet locations
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC and DLC Premium qualified versions available. Some exceptions apply.*
- Enclosure rated IP66 per IEC 60598-1 when ordered without the R option

*Please refer to www.designlights.org/QPL for most current information.

†For complete details on Cree 10-year limited warranty go to lighting.cree.com/warranty

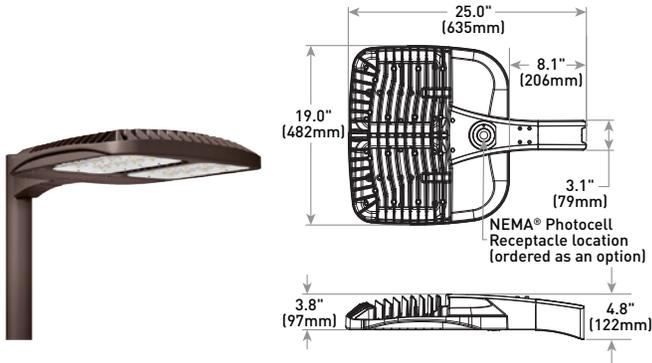
Product specifications subject to change at any time. Visit lighting.cree.com to find the most up-to-date information.

 McLaren



OSQ MEDIUM

UP TO 400W HID REPLACEMENT



PERFORMANCE SUMMARY

Initial Delivered Lumens: Up to 17,291 lumens

Input Power: 86 watts; 130 watts

Color Rendering Index (CRI): Minimum 70 CRI (4000K & 5700K; 3000K asymmetric optics); 80 CRI (3000K symmetric optics)

Dimensions:
Direct Arm: L: 25" (635mm) / W: 19" (482mm) / H: 4.8" (122mm)
Adjustable Arm: L: 27.6" (701mm) / W: 19" (482mm) / H: 3.8" (97mm)

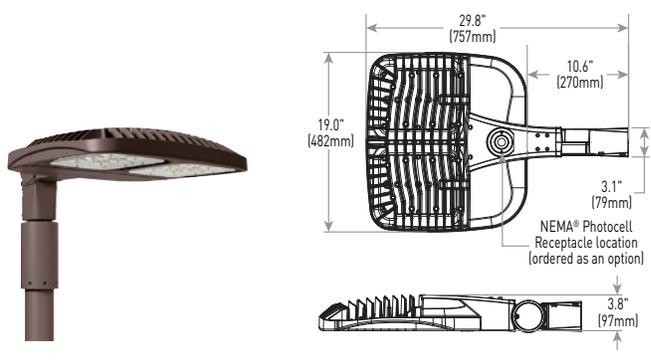
CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Weight: 26.5 lbs. (12kg)

Replaces up to: 250W HID ('B' Input power designator); 400W HID ('K' Input power designator)

OSQ LARGE

UP TO 1000W HID REPLACEMENT



PERFORMANCE SUMMARY

Initial Delivered Lumens: Up to 27,103 lumens

Input Power: 166 watts; 215 watts

Color Rendering Index (CRI): Minimum 70 CRI (4000K & 5700K; 3000K asymmetric optics); 80 CRI (3000K symmetric optics)

Dimensions:
Direct Arm: L: 27.2" (691mm) / W: 19" (482mm) / H: 4.8" (122mm)
Adjustable Arm: L: 29.8" (757mm) / W: 19" (482mm) / H: 3.8" (97mm)

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Weight: 28.5 lbs. (13kg)

Replaces up to: 750W HID ('T' Input power designator); 1000W HID ('U' Input power designator)

ORDERING INFORMATION

Mount (Luminaire must be ordered separately)

Example: Mount: OSQ-AASV + Luminaire: OSQ-A-NM-2ME-B-40K-UL-SV

Product	Color Options
OSQ-AA Adjustable Arm OSQ-DA Direct Arm	SV Silver BK Black BZ Bronze WH White

Luminaire (Mount must be ordered separately)

Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options
OSQ	A	NM No Mount	Asymmetric 2ME Type II Medium 3ME Type III Medium 4ME Type IV Medium Symmetric 5ME Type V Medium 5SH Type V Short WSN Wide Sign 15D 15° Flood 25D 25° Flood 40D 40° Flood 60D 60° Flood	B 86W K 130W T 166W U 215W	30K 3000K 40K 4000K 57K 5700K	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	DIM 0-10V Dimming F Fuse ML Multi-Level PML Programmable Multi-Level, 20-40' Mounting Height PML2 Programmable Multi-Level, 10-30' Mounting Height Q9 Field Adjustable Output R NEMA® Photocell Receptacle RL Rotate Left RR Rotate Right

Visit lighting.cree.com or contact a Cree lighting representative to learn more.

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CAT/BRCH-C027 Rev. Date: 08/16/17



1800-UD Series FIXTURE TYPE 'J' ON E101

LED Architectural Up / Down Cylinder

Type:

Catalog Number:

Project/Location:

Approved By:

SPECIFICATIONS

Housing: Heavy-duty construction of corrosion resistant extruded aluminum. Stainless steel hardware.

Gasket: Closed cell silicone foam gasket. Seals out moisture, dust, and insects for weather-tight operation.

Mounting: Surface wall over standard J-box.

Lens: 1/8" thick clear tempered glass.

Driver: Constant current and Universal input voltage 120-277V, 50-60Hz line voltage frequency. Operating temperature -20°C to 40°C, Power Factor $\geq .90$.

LED: Specify amber (A), blue (B), green (G), red (R), or 3000 (30K), 3500 (35K), 4000 (40K), and 5000K (50K). 40K Standard.

Lumens: 3100.

Finish/Colors: Zinc based primer with polyester powder coat finish in Matte Black (MB), Matte White (MW), Matte Bronze (BZ), Silver Gray (SG), or a custom color (CC).

Testing: LM79, LM80, ETL.

Conforms to UL Standard 1598. Suitable for wet locations.

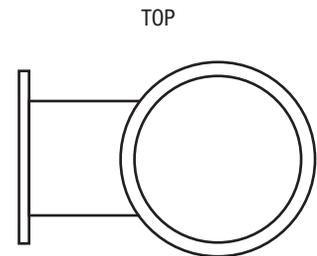
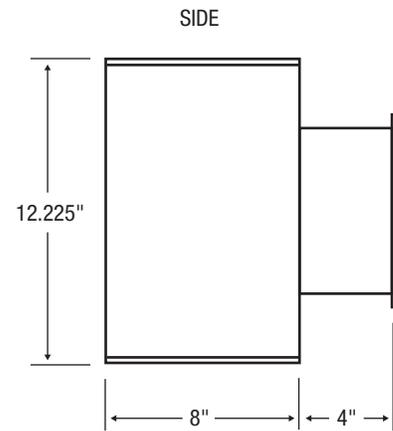
*Down Light, Surface or Pendant Mounts available in various sizes.
See options page for additional information or consult factory.*



Series	Source	Wattage/Max
1800-UD	LED	28W (14W/UP-14W/DOWN)
1800-UD	LED	36W (18W/UP-18W/DOWN)

ORDERING EXAMPLE

1800-UD – 28WLED – 40K – 120 – MB



ELCAST LIGHTING

815 S. Kay Ave., Addison, IL 60101 USA • 630.543.5390
www.ElcastLtg.com • ElcastLtg@ElcastLtg.com

Made in USA – 5 year limited warranty

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REV 09-18



CASSIUS OUTDOOR 52 INCH

FIXTURE TYPE 'F' ON E101



MATTE SILVER | Item 59262

3 Matte Silver / Black Willow reversible blades Included



REV 10.03.18

CHEROKEE UPLIGHT SERIES

BARN LIGHT RLM UPLIGHTING FAMILY

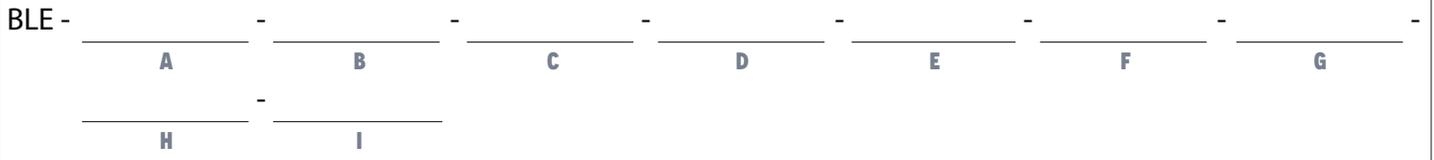
Max Weight: 10.0 lbs

PROJECT NAME _____

PROJECT TYPE _____

FIXTURE TYPE 'U' ON E101

SPS-0161



Order Example: BLE - C - ULC18 - 420 - CSRW - 200 - RIB - NA - GU24 - NA

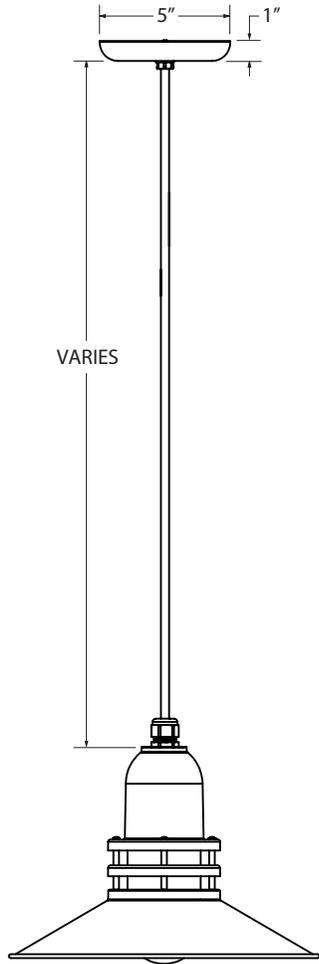
A - MOUNTING STYLE	D - MOUNTING	D - MOUNTING (CONTINUED)	G - MOUNTING ACCESSORY
C Cord Hung S Stem Mount G Gooseneck F Flush Mount	CSA LISTED CORD OPTIONS: SBK Standard Black SWH Standard White CSB Black Cloth CSW White Cloth CSR Red Cloth CSBB Black & Brown Cloth CSRW Red & White Cloth CSGW Gold & White Cloth CSBG Black & Gold Cloth CSBW Black & White Cloth CSBP Black & Pink Cloth CSUW Blue & White Cloth NON-CSA LISTED CORD OPTIONS: CBK Black Cotton CMG Grey Cotton CRZ Red Chevron TBK Black Cotton Twist ¹ TWH White Cotton Twist ² TBR Brown Cotton Twist ² TRD Red Cotton Twist ² TPT Putty Cotton Twist ² TBW Black & White Twist ² TRW Red & White Twist ² TBB Brown & Beige Twist ² STEM MOUNT OPTIONS: ST506 .5" Stem Mount, 6" ¹ ST512 .5" Stem Mount, 12" ¹ ST518 .5" Stem Mount, 18" ¹ ST524 .5" Stem Mount, 24" ¹ ST536 .5" Stem Mount, 36" ¹ ST548 .5" Stem Mount, 48" ¹ ST706 .75" Stem Mount, 6" ¹ ST712 .75" Stem Mount, 12" ¹ ST718 .75" Stem Mount, 18" ¹ ST724 .75" Stem Mount, 24" ¹ ST736 .75" Stem Mount, 36" ¹ ST748 .75" Stem Mount, 48" ¹ GOOSENECK OPTIONS: G1' G16' G2' G17' G3' G19' G4' G22' G5' G24' G6' G25' G7' G26' G8' G32' G9' G34' G10' G35'	GOOSENECK OPTIONS: G11' G36' G12' G40' G13' G64' G14' G65' G15' FLUSH MOUNT OPTIONS: FM' E - MOUNTING FINISH <i>Please Note: See Section C for all applicable Mounting Finish Options (I) If Cord Hung [C] Mounting Style, selection identifies canopy finish (II) If Flush Mount [F] Mounting Style, select NA (III) If Stem Mount [S] Mounting Style, selection identifies stem and canopy finish (IV) If Gooseneck [G] Mounting Style, selection identifies gooseneck and wall backing plate finish</i> NA Not Applicable F - GLASS OPTION CLR Clear Glass ⁷ FST Frosted Glass RIB Ribbed Glass CCR Clear Crackle Glass SMK Smoke Crackle Glass HCR Honey Crackle Glass	NA None/Not Applicable HSC Hang Straight Canopy ^{1,3} HDSMC Heavy Duty Stem Mount Canopy ¹ HDBP Heavy Duty Backing Plate ^{1,2} DD Dusk-to-Dawn Photocell ² DBPC Decorative Backing Plate Cover DCHX Decorative Backing Plate Cover & Hex Cover H - LIGHT SOURCE E26 100 Watt Max GU24 24 Bi-Pin, 18W Max LED16.8 16.8W LED, 1600 Lumen I - COLOR TEMPERATURE⁵ NA Not Applicable 2700K 2700K, Warm White 3000K 3000K, Neutral White 3500K 3500K, Bright White 4000K 4000K, Cool White
B - SHADE & SHADE SIZE THE CHEROKEE UPLIGHT: ULC12 ULC14 ULC16 ULC18 C - SHADE FINISH POWDER COAT FINISHES⁴: 100 Black 105 Textured Black 200 White 300 Dark Green 307 Emerald Green 311 Jadite 370 Mint 380 Chartreuse 390 Teal 400 Barn Red 420 Orange 470 Watermelon 480 Blush Pink 490 Magenta 500 Buttery Yellow 570 Sunflower 600 Bronze 601 Chocolate 605 Rust 615 Oil-Rubbed Bronze 700 Royal Blue 705 Navy 710 Cobalt Blue 715 Delphite Blue 800 Industrial Grey 805 Charcoal Granite 810 Graphite 975 Galvanized NATURAL FINISHES⁶: 995 Raw Copper 996 Weathered Copper 997 Raw Brass 998 Weathered Brass 999 Oil-Rubbed Copper			

IMPORTANT: (1) Not available in Natural Finishes (2) Not available in LED (3) Only applicable if Stem Mounting Style selected in Section A (4) All Powder Coat finished shades, Galvanized excluded, feature a white interior (5) Only applicable if LED16.8 Light Source is selected in Section J, select NA is non-LED source selected (6) Natural Finishes have a longer estimated manufacturing time, please check the website for exact lead time. There are no returns accepted on Natural Finishes (7) Not recommended if LED Light Source is selected in Section K

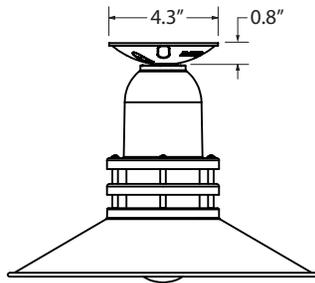
MOUNTING STYLE

Galvanized steel shades are crafted from 20 Ga Sheet metal while 1100-0 Aluminum—ranging from 0.050" to 0.125"—is used for all other shades. All shades have their edges rolled, and the result is highly durable and stylish lighting.

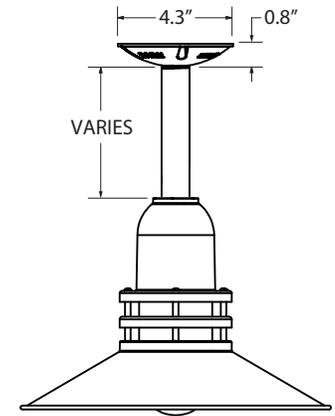
CORD HUNG PENDANT (C)



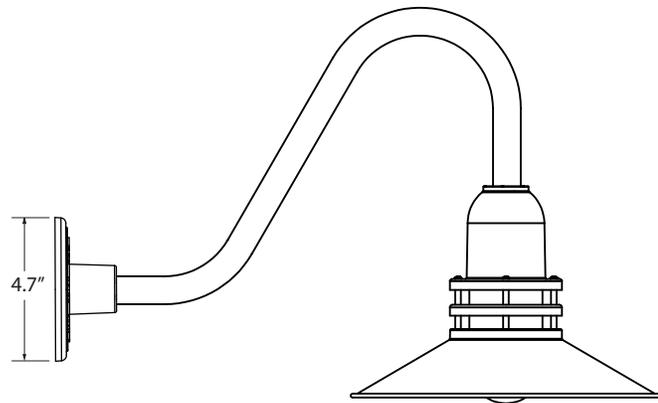
FLUSH MOUNT (F)



STEM MOUNT PENDANT (S)

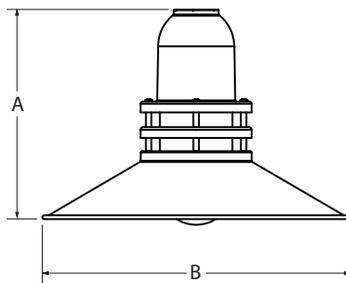


GOOSENECK (G)



SHOWN WITH: G26 GOOSENECK ARM

AVAILABLE SHADE SIZES



SHADE CODE	HEIGHT (A)	DIAMETER (B)
ULC12	9.5"	12"
ULC14	10"	14"
ULC16	10.75"	16"
ULC18	11.25"	18"

LIGHT SOURCE

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

OPTION	WATTAGE	LUMENS <small>*Avg. value, actual value dependent on bulb used</small>	CRI	VOLTAGE	DIMMING
INCANDESCENT (MED E26)					
E26	100W Max	1400*	100	120 VAC	Bulb Dependant
COMPACT FLOURESCENT (GU24 CFL)					
GU24	18W Max	1400*	75	120 VAC	Bulb Dependant
LED					
LED16.8	16.8W	1600	>90	120 VAC	TRIAC

SPECIFICATIONS

MOUNTING

STEM
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Mounting Stem. Custom Lengths Available upon Request.

GOOSENECK
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck

CORD
Cord-hung Pendants Include 7' Of Standard Cord Or 5' Of Cotton Cord, +/- For Socket Orientation

SHADE & FINISHES

CHEROKEE UPLIGHT SHADE
Hand-Spun from High Purity 0.050" Thick 3003-O Temper Aluminum

POWDER COAT FINISHES
Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured

CERTIFICATIONS, LISTINGS & WARRANTY

MADE IN THE USA
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS
Includes All Stem, Flush Mount and Gooseneck Mounting Styles

CSA LISTED FOR DAMP LOCATIONS
Includes Select Cord Hung Mounting Styles

LIMITED WARRANTY
For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions

LED SPECIFICATIONS

LUMEN MAINTENANCE
LED16.8 Source is L90(11K) > 61,000 Hours.

COLOR TEMPERATURES
Standard Color Temperatures Available Include 2700K, 3000K, 3500K and 4000K. Custom Temperatures Available upon Request.

CRI
Minimum 90 CRI. Consult Factory for Other CRI Options.

EFFICACY
Delivers over 95 Lumens per Watt

DRIVER & DIMMING OPTION
Reliant on Triac Dimming 16.8W / 120V, Dimmable down to 1% Depending on Dimmer. Requires Compatible Dimming Switch.

Article 3 LAND USE PROVISIONS

3.7.2 ADDITIONAL STANDARDS FOR VEHICLE- AND BOAT-RELATED USES

Article 4 BUILDING DESIGN STANDARDS

4.6.3 SPECIFIC TO TRANSECT-BASED DISTRICTS

4.6.4 SPECIFIC TO CONVENTIONAL DISTRICTS

Section 4.6.4.C. Windows and Doors

4.6.1.F. TRASH, MECHANICAL, UTILITY AND SERVICE EQUIPMENT AREAS

Article 5 LANDSCAPING, PARKING, AND LIGHTING.

Planting and lighting plans shall be submitted for preliminary or final approval.

Staff Recommendation:

Staff recommends that the applicant provide information as noted above for the next submission, in addition to the recommendations of the Board.