AGENDA

City of Beaufort

DESIGN REVIEW BOARD

Thursday, January 14, 2021, 2:00 p.m.

~~**City Hall, Planning Conference Room - 1911 Boundary Street, Beaufort SC**~~

Please click the link below to join the webinar:
https://us02web.zoom.us/j/87084053811?pwd=TElGQm5qOHE2d2FtL3ZVeXJWZEFYdz09
Password: 719894 Meeting ID: 870 8405 3811 Call in Phone# 1 929 205 6099

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

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

I. Call to Order

II. Review of Minutes:

A. Minutes of December 10, 2020 Meeting

III. Old Business:

A. Wendy's Fast-Food Restaurant, PIN R100 029 000 004R & 004T 0000, 2506 Boundary Street and 6 Neil Road.

Applicant: Andrew Cronin, Tidewater Development Group (20-17 DRB.2)

The applicant is requesting final approval for new construction of a 2,500 S.F. Wendy's Restaurant with a drive-thru window. The proposed improvements to the site will include the fast-food restaurant, patios, parking areas, landscaping, and associated infrastructure for future uses.

B. Harris Teeter Grocery and Convenience Store, PIN R123 015 000 587, 592 & 606, Intersection of Sams Point Road and Sea Island Parkway

Applicant: Ryan Lyle, P.E., Andrews Engineering, Inc. (20-18 DRB.2)

The applicant is requesting final approval for change after certification to Harris Teeter building, convenience store building and gas station canopy.

IV. New Business:

A. **Cannon Gate Subdivision, PIN R100 029 000 0045 0000,** 14 FC Carter Drive

Applicant: Robert Sample (21-01 DRB.1)

The applicant is requesting preliminary approval of a total of 69 duplexes (2-unit houses). Each unit will have its own legal lot, resulting in 138 individual residential lots. The remainder of the property will consist of open space and a new street and alley network.

B. **Garden Oaks Apartments, PIN R120 029 000 0509 0000,** Salem Road

Applicant: Pat Iannelli, PDI Architecture (21-02 DRB.1)

The applicant is requesting preliminary approval of a multi-building apartment development, including thirteen 3-story apartment buildings, and a clubhouse, shelter and amenity building. A total of 288 units are proposed, including 96 1-bedroom units, 132 2-bedroom units and 60 3-bedroom units.

C. **AAA Residential Storage, PIN R123 014 000 0137 0000, R120 015 000 0116, 0526, 0523 and a portion of R120 015 000 0525 0000,** 15 Sam's Point Road & 11 Williams Street

Applicant: J. Michael Brock, Brock Designs, LLC (21-03 DRB.1)

The applicant is requesting preliminary approval of a Site Plan, Landscape Plan, multi-building storage facility (approximately 89,600 S.F.) and associated 1,236 S.F. office building.

V. Discussion

VI. Update of pending applications/status of approved projects.

VII. Adjournment

Design Review Board
Meeting Minutes – December 10, 2020

1 CALL TO ORDER 4:08

A regular meeting of the Design Review Board was held via Zoom on Thursday, December 10, 2020 at 2:04 pm.

2 ATTENDEES

Members in attendance: Benjie Morillo (Vice-Chair), Kimberly McFann and Witt Cox.

Absent: Rett Bullard (Chairman)

Staff in attendance: Jeremy Tate, City Architect (Meadors Architecture), Dan Frazier, Senior Planner (Community and Economic Development Department).

3 APPROVAL OF MINUTES 4:22

Motion: Mr. Cox made a motion to approve the November 12, 2020 minutes; seconded by Ms. McFann. The motion passed unanimously.

Motion: Mr. Cox made a motion to approve the November 20, 2020 special minutes; seconded by Ms. McFann. The motion passed unanimously.

All Design Review Board Meeting minutes are recorded, and can be found on the City's website at http://www.cityofbeaufort.org/AgendaCenter. Audio recordings are available upon request by contacting the City Clerk, Ivette Burgess at 843-525-7018 or by email at iburgess@cityofbeaufort.org.

4 OLD BUSINESS 4:59

A. **Harris Teeter Grocery and Convenience Store, PIN R123 015 000 587, 592 & 606,** Intersection of Sams Point Way and Sea Island Parkway

Applicant: Ryan Lyle, P.E., Andrews Engineering, Inc. (20-18 DRB.1)

The applicant is requesting approval to change to Harris Teeter building, Convenience Store building and gas station canopy after Design Review Board final approval.

Mr. Morillo, Vice-Chair, invited public comment.

DRAFT

Motion: Ms. McFann made a motion to grant preliminary approval for the convenience store and gas canopy subject to staff's recommendations and consider raising the rear elevation convenience store wall sign and canopy by one foot to extend the windows adjacent to the entry doors by one foot to achieve 30% transparency. Also, have the brick veneer match the grocery store; seconded by **Mr.** Cox.

Motion: Ms. McFann made a motion to grant preliminary approval to the grocery store per staff's recommendations, specifically modifying the 3-color patterned brick "panels" to a 2-color mix utilizing the lightest two colors proposed (Brick B-2 and B-3) and eliminating the proposed stone columns and returning to the previously approved material; seconded by Mr. Morillo. The motion passed unanimously.

5 NEW BUSINESS 1:06:48

A. **Wendy's Fast-Food Restaurant, PIN R100 029 000 004R & 004T 0000,** 2506 Boundary Street and 6 Neil Road.

Applicant: Andrew Cronin, Tidewater Development Group (20-17 DRB.1)

The applicant is requesting preliminary approval for new construction of a 2,500 S.F. Wendy's Restaurant with a drive-thru window. The proposed improvements to the site will include the fast-food restaurant, patios, parking areas, landscaping, and associated infrastructure for future uses.

Mr. Morillo, Vice-Chair, invited public comment.

Motion: Mr. McFann made a motion to grant preliminary approval subject to staff comments and submitting color samples of all colors on the corresponding proposed building material. The motion passed unanimously.

6 ADJOURNMENT 1:32:54

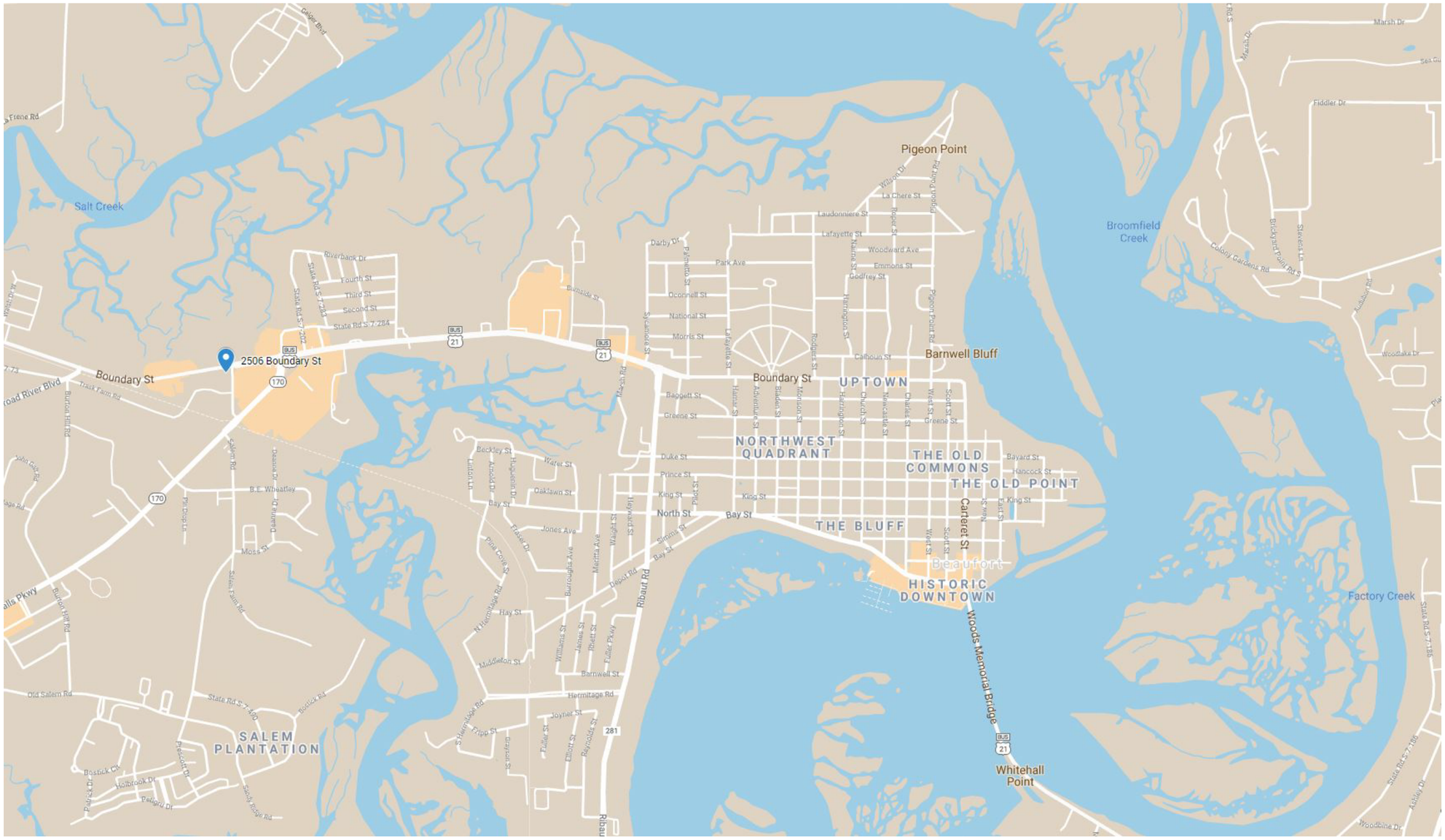
Ms. McFann made a motion to adjourn; seconded by Mr. Cox. The motion passed unanimously. The meeting ended at 3:35 p.m.

Chair

Date of approval

CITY STAFF INTRODUCTION

2506 BOUNDARY STREET



PROJECT LOCATION - 2506 BOUNDARY STREET

North Elevation

(Front)



South Elevation

(Rear)



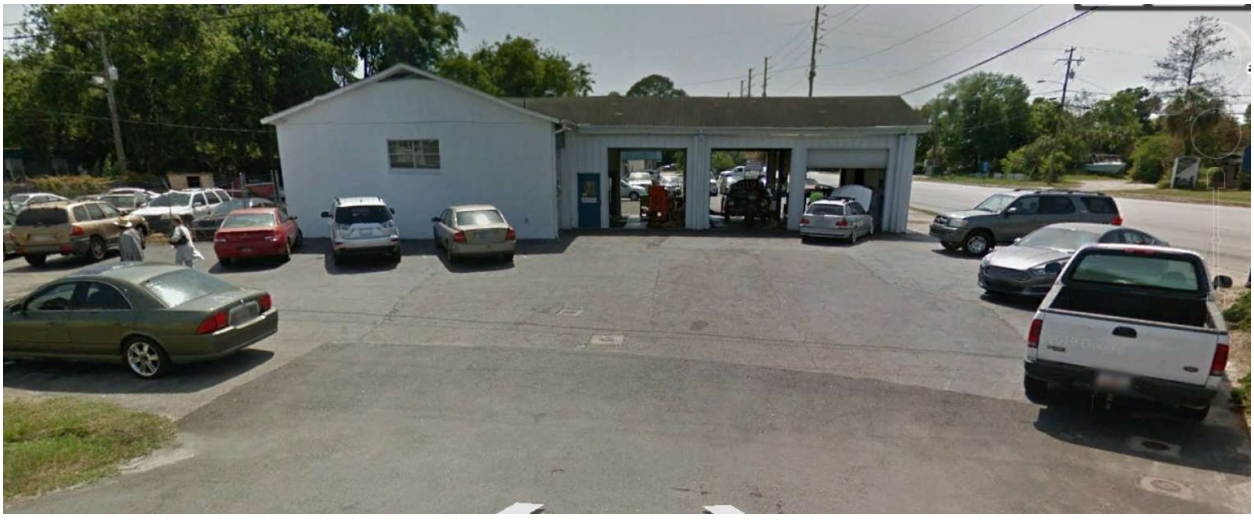
West Elevation

(Right Side)



East Elevation

(Left Side)



Miscellaneous









APPLICANT PRESENTATION

2506 BOUNDARY STREET

December 17, 2020

City of Beaufort Planning Department
P.O. Drawer 1167
Beaufort, SC 29901

Subject: Final DRB Submittal
WENDY'S FAST FOOD RESTAURANT
WE Project # 200236 / City Project # 20-17 DRB.1

In response to the letter emailed on December 10, 2020 regarding our preliminary DRB submittal, please find the following:

Enclosures:

1. Final DRB Application
2. Architectural Drawings
3. Material Board
4. Lighting Cut Sheet
5. Lighting Plans
6. Landscape Plan
7. Project Narrative
8. Photos of Existing Site

Preliminary DRB approval comments / responses:

1. Per Section 3.2 Table of Permitted Uses, Retail & Restaurants land use is permitted 1n the TS-UC District subject to the conditions of Section 3.6.2.D. The proposed development meets these conditions.
   Comments: Noted.

2. Per Section 3.2 Table of Permitted Uses, the proposed drive-thru facility land use is permitted in the TSUC District subject to the conditions of Section 3.7.2.B. The proposed development meets these conditions.
   Comments: Noted.

3. The Design Review Board is not responsible for the review and approval of signage, however monument signs require landscaping. Not including grass, landscaping shall equal the total surface area of the sign face, per section 6.5.1.A of the Beaufort Code. Any signage landscaping associated with proposed freestanding signs shall be shown on the landscaping plan submitted as part of a Design Review Board application for final approval.
   Comments: Noted, signage is shown in the final DRB information as requested.

4. Staff notes that the project will result in a decrease in impervious surface area from the existing 45,153 square feet to the proposed 27,922 square feet.
   Comments: Noted, the reduction also supports the site stormwater treatment.

5. Section 4.6.1.G of the Beaufort Code notes that buildings and additional site elements - e.g., bollards, arbors, drive thru canopies, sign posts -shall not be painted in a color or pattern that expresses corporate identity, to the extent that the paint color or pattern is not consistent with the design standards of the district. Fluorescent colors, such as ASHTO safety yellow, are also prohibited except where required by a public agency. Applicant has proposed a "Wendy's Red" EIFS sign structure as well as yellow bollards. Applicant to revise these color selections to comply with section 4.6.1.G of the Beaufort Code.
   Comments: Noted, updated colors are shown in the final DRB information as requested. Applicant has sent actual "red" samples of EIFS for committee's review. An alternate earthier tone "red" has also been provided ("Wild Currant") for review. The bollards have been changed to bronze instead of safety yellow.

6. Applicant has demonstrated compliance with Section 4.6.3.C.l of the Beaufort Code in that greater than 40% of transparent fenestration has been provide along the elevation facing Boundary Street.
   Comments: Noted, final plan is consistent with comment.

7. Applicant to identify scupper boxes and downspouts on drawings and note proposed material.
   Comments: Noted, updated information provided in the final DRB package as requested. Specifically, the scupper and downspouts have been shown on Exterior Elevations – Sheet A-2.

8. Applicant to clarify material of canopy columns.
   Comments: Noted, updated information provided in the final DRB package as requested. The patio canopy columns are steel and painted tan.

9. In future submissions, Applicant to submit cut sheets for lighting, storefront, doors, window, canopy materials, EIFS, etc., as required by the ORB Application Checklist.
   Comments: Noted, updated information provided in the final DRB package as requested. See material board and lighting specs. See wall sections for further information. Please advise if committee needs any further materials or cut sheets.

If you have any questions or comments during your review, please do not hesitate to contact us. Please contact me at (843) 837-5250 or gbaisch@wardedwards.com if you have any questions.

Sincerely,

Ward Edwards Engineering

Greg Baisch, PE

DEVELOPMENT REVIEW PROCESS

DESIGN REVIEW BOARD APPLICATION

Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

☐ Staff Review
☐ Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** _____ **Application #:** _____ **Zoning District:** _____

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

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

Review Request: ☐ Conceptual ☐ Preliminary ☒ Final

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

Applicant, Property, and Project Information

Applicant Name: Tidewater Development Group

Applicant Address: 2923 Crescent Ave, Homewood AL 35209

Applicant E-mail: andrew@tidewaterdev.com Applicant Phone Number: 205.223.4850

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

Owner (if other than the Applicant): Corfe LLC

Owner Address: 2506 Boundary Street, Beaufort SC 29906 & 6 Neil Road Beaufort SC, 29906

Project Name: Wendy's - Boundary Street

Property Address: 2506 Boundary Street Beaufort SC 29906 & 6 Neil Road Beaufort SC, 29906

Property Identification Number *(Tax Map & Parcel Number):* R100 029 000 004R 0000 & R100 029 000 004T 0000

Date Submitted: _____

DEVELOPMENT REVIEW PROCESS

DESIGN REVIEW BOARD APPLICATION

Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Required Project Information

Project Name: Wendy's - Boundary Street

Property Size in Acres: 1.28 AC Proposed Building Use: Commercial

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

Proposed Building = 2,468 SF

# of Parking Spaces Required: 10 spaces # of Parking Spaces Provided: ~~36~~ 22 spaces

Is this project a redevelopment project: (Y) N

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

Provide a brief Project Narrative and outline any specific questions you would like addressed.

Please see attached.

Applicant's Signature: Date: 10/30/20

Owner's Signature: Date: 10/31/20

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

CONTACT INFORMATION:

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

CIVIL SITE PROJECT NARRATIVE

Wendy's – 2506 Boundary Street

Applicant: Tidewater Development Group
Engineer: Greg Baisch, PE, Ward Edwards, Inc.
Architect: Appalachian Architecture
Date: December 17, 2020

Project Description

The site is located at 2506 Boundary Street & 6 Neil Road in Beaufort, SC. The 1.28 acre site is a redevelopment of the existing Discount Tire and Auto and Mother Earth Landscaping. The property is bound to the north by Boundary Street, to the south by Trask Farm Road, to the east by Neil Road, and to the west by B&M Mobile Home Supply. The proposed improvements to the site will include a fast food restaurant (2,500 ft² building footprint), patios, parking areas, landscaping, and associated infrastructure for future uses.

Zoning and Land Use

The proposed commercial use is in compliance with the development standards and density allowed within the City of Beaufort Development Code standards provided for T5-Urban Center (T5-UC).

Tree Removal

The site is currently developed and contains minimal existing vegetation. The existing trees located onsite are listed below. The proposed site plan requires some tree removal, trees which will need to be removed with the proposed site plan are marked with an (X).

Trees to be preserved		*Trees to be removed*
20 PA	*8 LO*	*25 SB (X)*
8 WO	*10 LO*	*19 16 13 SB (x)*
20 LA	*17 SB*	*30 23 17 SB (X)*
23 LA	*21 LA*	
10 WO	*13 RO*	
9 SB	*9 SB*	
9 CH	*9 CH*	
10 WO	*22 LA*	
17 LA	*8 RO*	
12 WO	*12 CH*	
13 LA	*30 WO*	
21 WO	*19 LO*	
28 SB	*13 PEC*	
20 LO		

Parking & Access:
The City of Beaufort ZBOA has granted a variance to allow for the proposed 22-parking spaces shown on the site plan. The site can be access from two proposed entrances. A right-in-right out entrance is proposed along Boundary Street. A second entrance is proposed along Neil Road. Sidewalks are proposed to connect to the existing sidewalk along Boundary Street.

Stormwater Management
The site will have less impervious area compared with the current developed property. Additionally, stormwater runoff will be conveyed and treated using a proposed infiltration basin and permeable parking.

Wetland Impacts
There are no wetlands on site.

Water and Wastewater Lines
Existing water and sewer mains, owned and maintained by BJWSA, are available for the subject property. Water service to the site will connect into an existing water meters onsite along Boundary Street. Sewer service will be provided by connecting to exiting gravity sewer along Neil Road.

Electrical & Telecommunications:
Existing services are located in close proximity to the site. Electrical service to the site will be provided by Dominion Energy, Inc. and telecommunications by Hargray Communications.

Erosion Control
Erosion control practices for the site will include silt fencing, construction entrance, inlet protection, and temporary/permanent seeding.

Maintenance Responsibility
The owner will be responsible for maintenance.

North Elevation

(Front)



South Elevation

(Rear)



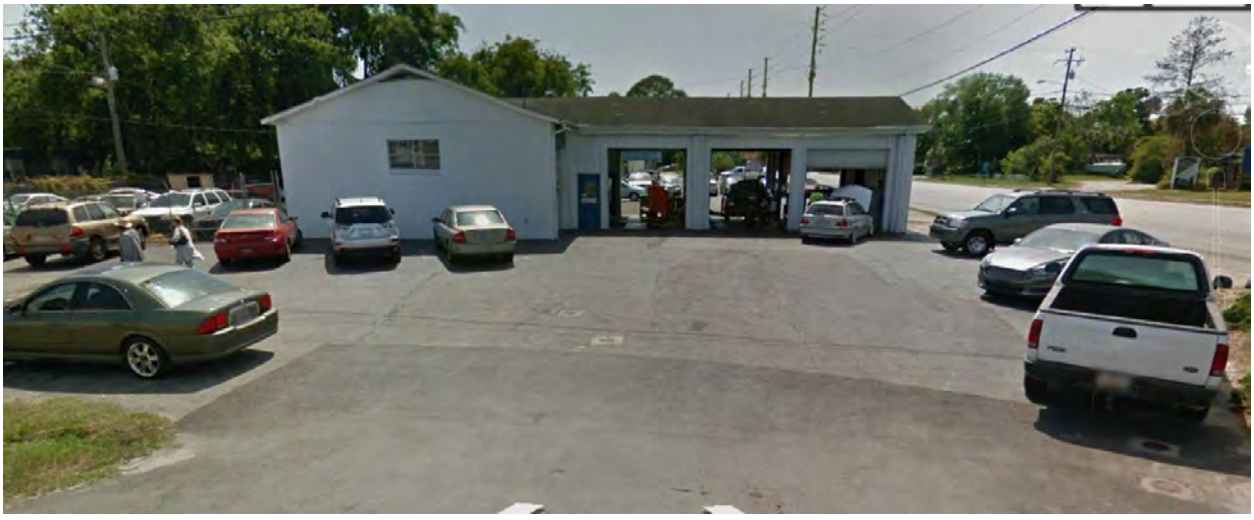
West Elevation

(Right Side)



East Elevation

(Left Side)



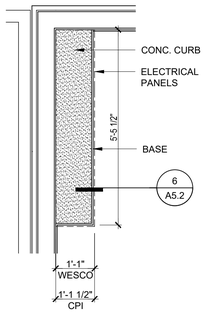
Miscellaneous



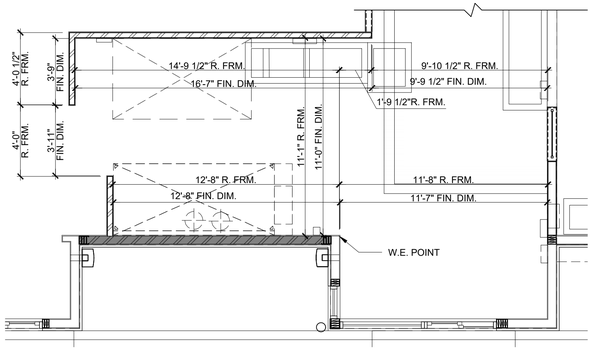








PLAN DETAIL 3
1/2" = 1'-0"



KITCHEN DIMENSION PLAN 2
1/4" = 1'-0"

SITE NUMBER:	13287
BASE MODEL:	(2.0) SMART 40+/FR. PATIO
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	CRG
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2020
FURNITURE PACKAGE:	(2.0) U.M. BRITE
DESIGN BULLETINS:	SUMMER

GENERAL NOTES

A. EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF SHEATHING U.N.O. INTERIOR DIMENSIONS ARE TO FACE OF STUD U.N.O.

B. COORDINATE CURB CUTS AT DOORS WITH STOREFRONT MANUFACTURER PRODUCT DETAILS AND SHOP DRAWINGS.

C. REFER TO FINISH PLAN AND INTERIOR ELEVATIONS FOR EXTENT OF INTERIOR FINISHES.

D. THE CONTRACTOR SHALL PROVIDE SOLID WOOD BLOCKING FOR WALL MOUNTED ITEMS, EQUIPMENT, MILLWORK, ETC. COORDINATE LOCATIONS WITH OWNER'S CONSTRUCTION REPRESENTATIVE AS NECESSARY.

E. REFER TO WALL TYPES ON SHEET A4.3.

F. REFER TO DOOR AND WINDOW SCHEDULE ON SHEET A6.3.

G. AN OPTIONAL PANELIZED EXTERIOR WALL SYSTEM IS AVAILABLE THROUGH RED-BUILT- SEE SUPPLIER LIST FOR CONTACT INFORMATION. G.C. MUST COORDINATE WITH AOR, OWNER, AND RED-BUILT TO VERIFY CODE COMPLIANCE, PERMITTING REQUIREMENTS, AND INSTALLATION CRITERIA.

LEGEND

SHADED AREA = SHEAR WALL

DIAGONAL HATCH = METAL STUD WALLS

STIPPLE = SOUND BATT INSULATION

2 X 4 FRAMING @ 16" O.C.

3 ½" METAL STUD @ 16" O.C.

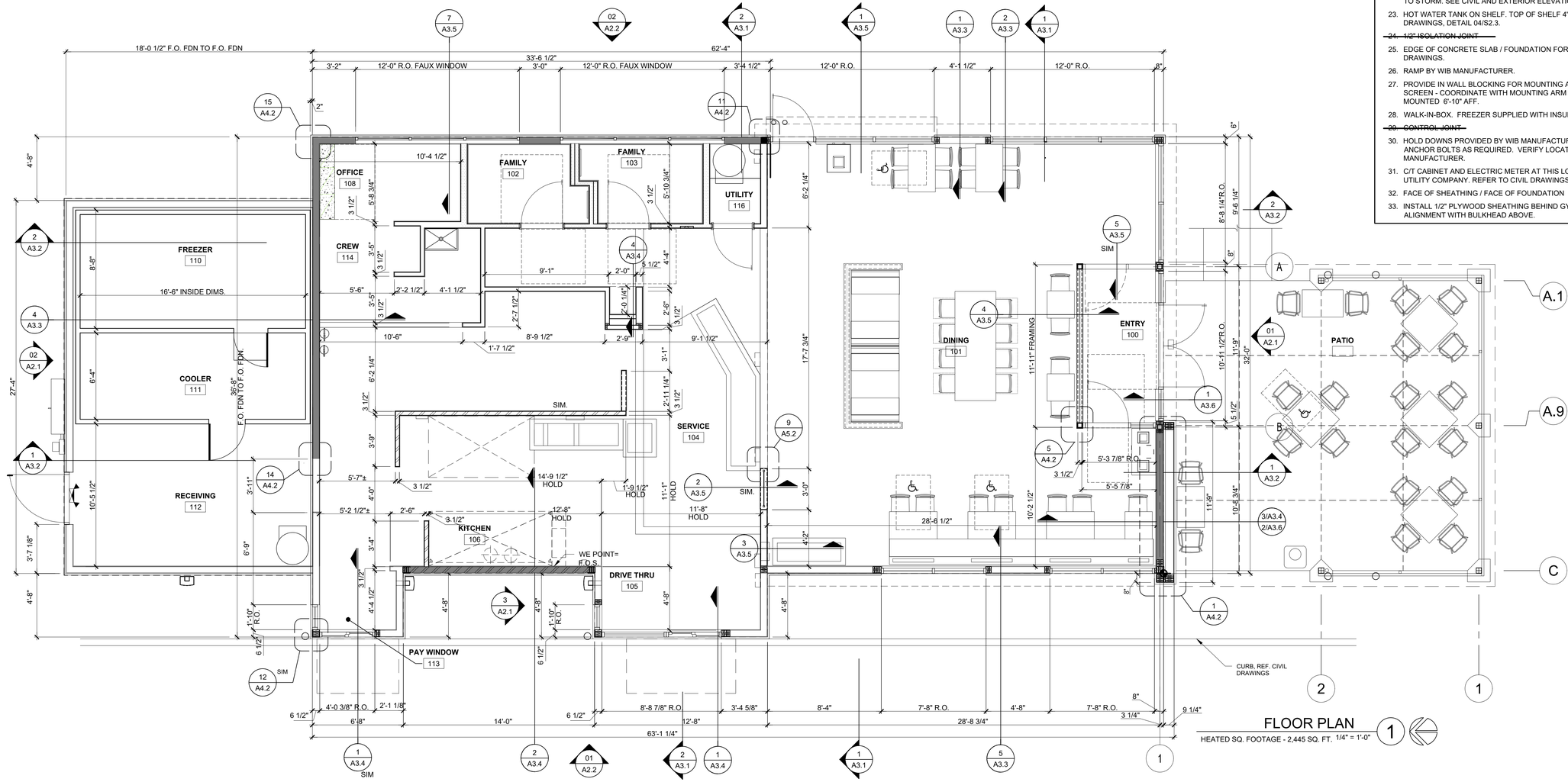
2 X 6 FRAMING @ 16" O.C.

SEE A5.1 FOR ADDITIONAL INFORMATION

**Tags updated in plan

CODED NOTES:

1. WALK-IN FREEZER/COOLER MANUFACTURER TO PROVIDE REINFORCED FRAMED OPENING FOR DOOR AS SCHEDULED.
2. APPROXIMATE LOCATION OF FRONT COUNTER. REF. SHEET A5.1 FOR LOCATION.
3. G.C. TO INSTALL STAINLESS STEEL CORNER GUARD, REFER TO FINISH PLAN SHEET FOR LOCATIONS AND TYPE OF CORNER GUARDS.
4. SHADED AREA INDICATES SHEAR WALL, REF. STRUCTURAL DRAWINGS. COORDINATE FINISHES WITH NUM. OF PLIES PROVIDED. EXTEND PLYWOOD AS REQUIRED TO MAINTAIN FINISH PLANE.
5. ROOF/ PARAPET OVERHANG ABOVE. REFER TO ROOF PLAN, SECTIONS,AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
6. PREFABRICATED USED COOKING OIL MANAGEMENT ENCLOSURE. PROVIDE MIN. 6" THICK, 7'-4" X 3'-6" CONC. SLAB.
7. SOFFIT / BULKHEAD ABOVE, REFER TO REFLECTED CEILING PLAN.
8. 6" DIA. CONCRETE FILLED METAL PIPE BOLLARD W/ BOLLARD SLEEVE. INSTALL BOLLARD PER CIVIL DRAWINGS.
9. ROOF ACCESS LADDER RECEIVER & SAFETY GATE.
10. RECESSED MOP SINK, INSTALL WATERPROOF MEMRANE IN MOP SINK RECESS TO TIE INTO DRAIN. REF DETAIL ON A5.1.
11. EXHAUST HOOD, REF. MECHANICAL DRAWINGS.
12. STAINLESS STEEL PANELS BEHIND AND BESIDE FRYERS & GRILL. REFER TO INTERIOR ELEVATIONS & FINISH PLAN FOR EXTENTS.
13. ~~INTERMEDIATE SUPPORT FOR BATTEN PATIO ENCLOSURE. COORDINATE WITH MANUFACTURER.~~
14. EQUIPMENT CURB BY KITCHEN EQUIPMENT DISTRIBUTOR. REF. SHEET A5.1 FOR LOCATIONS. REF. SHEET A5.2 FOR EQUIPMENT CURB DETAILS.
15. 6" C.M.U. CURB BELOW STOREFRONT. REFER TO SECTION AND STRUCTURAL DRAWINGS.
16. PARTIAL HEIGHT WALL, REFER TO INTERIOR ELEVATIONS AND SECTIONS.
17. STAINLESS STEEL CLOSURE TRIM / ANGLES BY GC.
18. AWNING / CANOPY ABOVE.
19. SEMI-RECESSED FIRE EXTINGUISHER CABINET, SUPPLIED AND INSTALLED BY GC. REFER TO INTERIOR ELEVATIONS.
20. PRE-MANUFACTURED SWITCHGEAR CABINET ON 6" CONC. CURB. REF. DETAILS 3/A1.1 & 6/A5.2.
21. CLEAR FLOOR AREA TO BE MAINTAINED IN FRONT OF ELECTRICAL PANELS MIN 3'-0" AS REQUIRED BY NEC.
22. PRE-FINISHED DOWNSPOUT. EXTEND 6" PVC W/ CAP UNDERGROUND & CONNECT TO STORM. SEE CIVIL AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
23. HOT WATER TANK ON SHELF. TOP OF SHELF 4'-0" AFF. REFER STRUCTURAL DRAWINGS, DETAIL 04/S2.3.
24. ~~1/2" ISOLATION JOINT~~
25. EDGE OF CONCRETE SLAB / FOUNDATION FOR WALK-IN BOX. REF. STRUCTURAL DRAWINGS.
26. RAMP BY WIB MANUFACTURER.
27. PROVIDE IN WALL BLOCKING FOR MOUNTING ARM OF CUSTOMER ORDER PICKUP SCREEN - COORDINATE WITH MOUNTING ARM SPEC. BOTTOM OF SCREEN TO BE MOUNTED 6'-10" AFF.
28. WALK-IN-BOX. FREEZER SUPPLIED WITH INSULATED FLOOR.
29. ~~CONTROL JOINT~~
30. HOLD DOWNS PROVIDED BY WIB MANUFACTURER G.C. TO DRILL AND EPOXY SET ANCHOR BOLTS AS REQUIRED. VERIFY LOCATIONS AND QUANTITY WITH MANUFACTURER.
31. C/T CABINET AND ELECTRIC METER AT THIS LOCATION. COORDINATE WITH LOCAL UTILITY COMPANY. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
32. FACE OF SHEATHING / FACE OF FOUNDATION
33. INSTALL 1/2" PLYWOOD SHEATHING BEHIND GYPSUM BOARD TO MAINTAIN FINISH ALIGNMENT WITH BULKHEAD ABOVE.



FLOOR PLAN 1
HEATED SQ. FOOTAGE - 2,445 SQ. FT. 1/4" = 1'-0"

APPALACHIAN ARCHITECTURE, PA

APPALACHIAN ARCHITECTURE, PA
BILL DIXON, NCARB
709 W. KING ST.
SUITE 201
BOONE, NC 28607
828 265 2405
FAX: 828 265 2406
WEBSITE: WWW.APPALARCH.COM

DATE: 12/14/20

REVISIONS:
DATE: A REV.: BY:

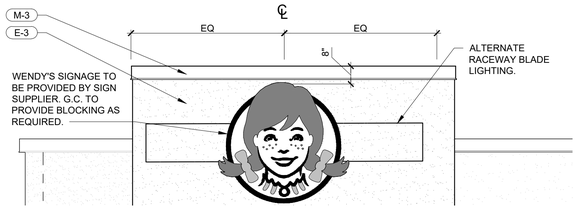
STATE OF SOUTH CAROLINA
WILLIAM MAX DIXON, JR.
Boone, NC 05075
REGISTERED ARCHITECT

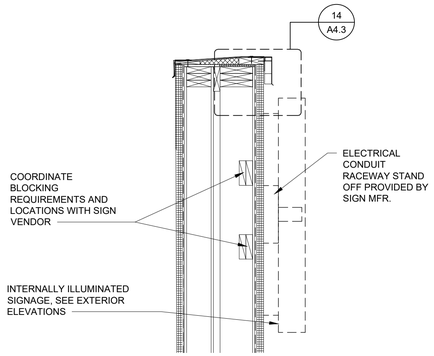
STATE OF SOUTH CAROLINA
APPALACHIAN ARCHITECTURE, P.A.
Boone, NC 101222
REGISTERED ARCHITECTS

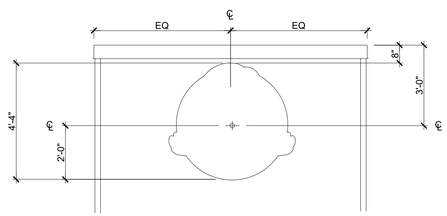
FLOOR PLAN
Wendy's.
#13287 - 2506 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA

DRAWN BY: KGC
CHECKED BY: BD
SHEET TITLE

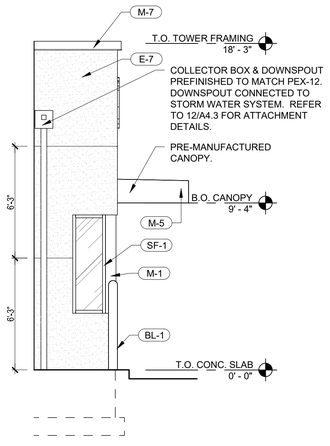
L:\WENDY'S - BEAUFORT 2\CONST DOCS\30_SMART-40_A1-1_Floor Plan.dwg, 12/14/2020 2:12:43 PM



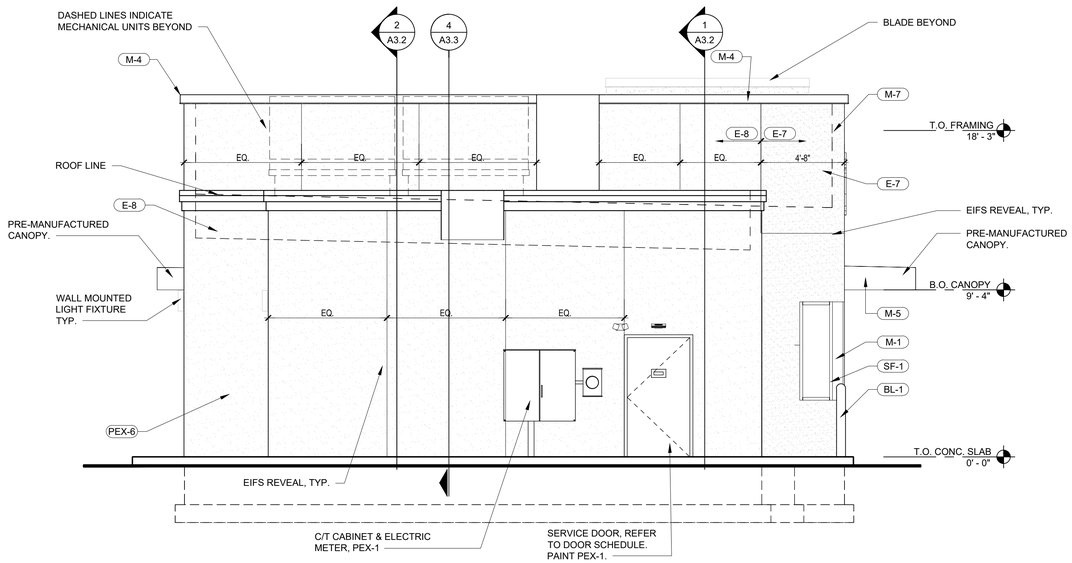




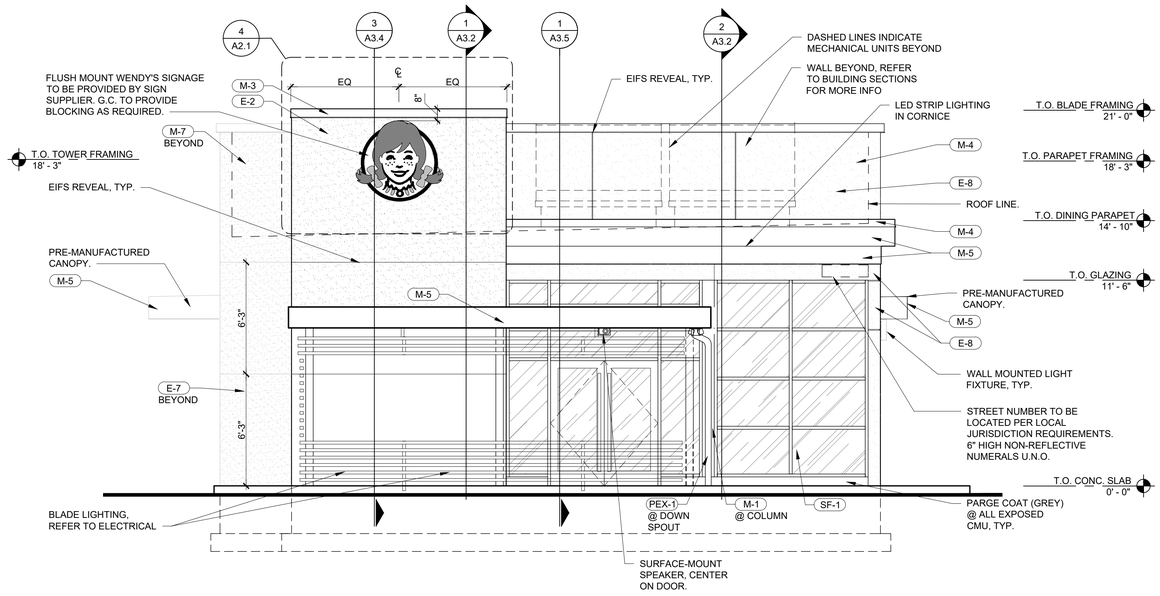
WIRING HOLE PLACEMENT DIAGRAM 4
3/8" = 1'-0"



REAR DRIVE-THRU ELEVATION 3
1/4" = 1'-0"



REAR ELEVATION 2
1/4" = 1'-0"



FRONT ELEVATION 1
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

SF-1	STOREFRONT -"DARK BRONZE"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-1	PARAPET CAP/ BRAKE METAL - "DARK BRONZE"
M-3	EXCEPTIONAL METALS - "BRIGHT RED"
M-4	EXCEPTIONAL METALS - "SILVER METALLIC"
M-5	BRAKE METAL - "CLEAR ANNODIZED"
M-7	EXCEPTIONAL METALS - "CUSTOM DARK GREY"
~~KW-1~~	~~KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL - "LIGHT OAK"~~
~~KW-2~~	~~KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL - "KNIGHTS ARMOUR"~~
~~KW-3~~	~~KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL - "BRITE RED MATT"~~
E-2	EIFS - "WENDY'S RED"
E-7	EIFS - "DARK GREY"
E-8	EIFS - "TAN"
~~E-9~~	~~EIFS - "SILVER" (SMOOTH FINISH)~~
BL-1	BOLLARD SLEEVE - "YELLOW"
PEX-1	PAINT - DARK BRONZE (SEE PAINT SCHEDULE)
PEX-3	PRE-FINISHED DARK BRONZE SIGN CABINETS (SEE PAINT SCHEDULE)
PEX-6	PRE-FINISHED WALK-IN FREEZER / COOLER DARK BRONZE (SEE PAINT SCHEDULE)
PEX-10	PAINT / POWDER COAT- BLACK (SEE PAINT SCHEDULE)
PEX-12	PAINT- DARK GREY (SEE PAINT SCHEDULE)

SITE NUMBER:	13287
BASE MODEL:	(2.0) SMART 40+/FR. PATIO
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	CRG
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2020
FURNITURE PACKAGE:	(2.0) U.M. BRITE
DESIGN BULLETINS:	SUMMER

APPALACHIAN ARCHITECTURE, PA

APPALACHIAN ARCHITECTURE, PA
BILL DIXON, NCARB
105 N. KING ST.
SUITE 201
BOONE, NC 28607
828 265 2405
FAX: 828 265 2406
WEBSITE: WWW.APPALARCH.COM

DATE: 12/14/20

REVISIONS:
DATE: REV#: BY:

STATE OF SOUTH CAROLINA
WILLIAM MAX DIXON, JR.
Boone, NC
05075
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
APPALACHIAN ARCHITECTURE, P.A.
Boone, NC
101222
REGISTERED ARCHITECTS

EXTERIOR ELEVATIONS

Wendy's.

#13287 - 2506 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA

DRAWN BY: KBC
CHECKED BY: BD

SHEET TITLE

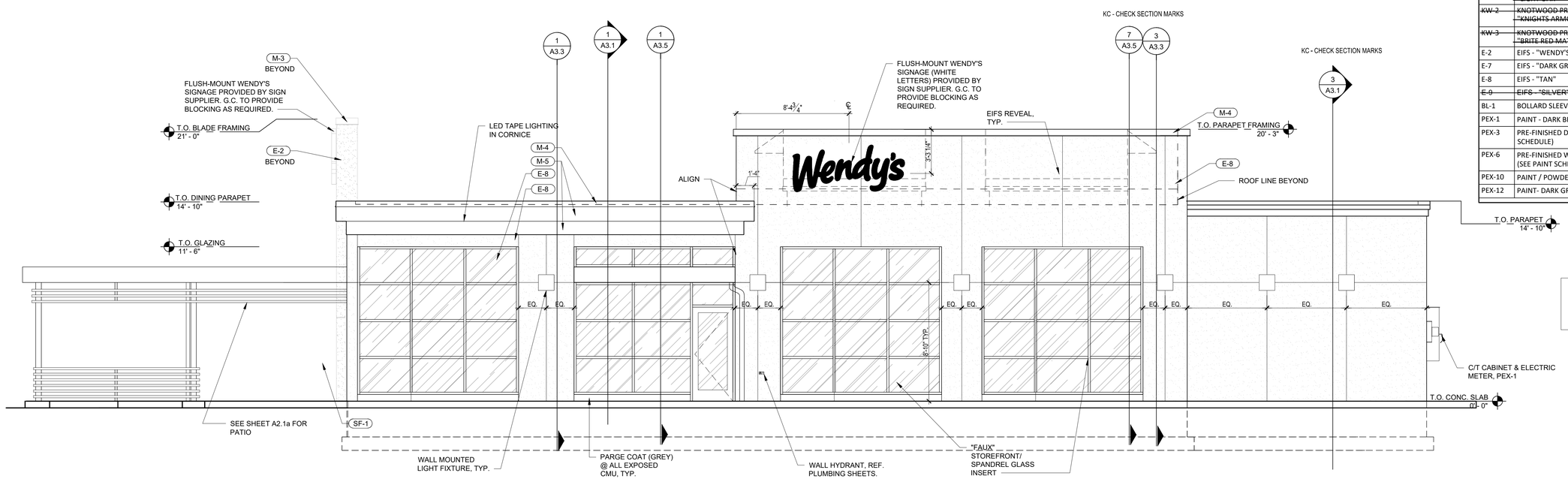
A2.1

OF

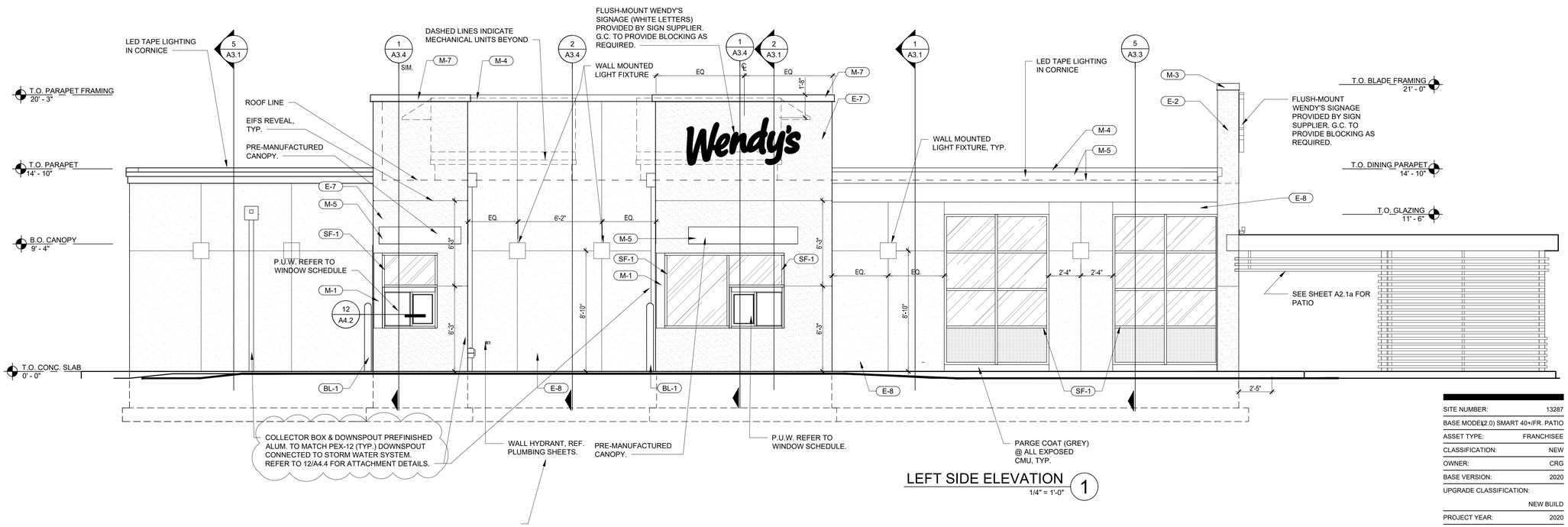
L:\WENDY'S - BEAUFORT 2\CONST DOCS\BEAUFORT 2 - 30_SMART-40_A2-1_Exterior Elevations.dwg, 12/14/2020 1:51:28 PM

EXTERIOR FINISH SCHEDULE

SF-1	STOREFRONT -"DARK BRONZE"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-1	PARAPET CAP/ BRAKE METAL - "DARK BRONZE"
M-3	EXCEPTIONAL METALS - "BRIGHT RED"
M-4	EXCEPTIONAL METALS - "SILVER METALLIC"
M-5	BRAKE METAL - "CLEAR ANNODIZED"
M-7	EXCEPTIONAL METALS - "CUSTOM DARK GREY"
~~KW-1~~	~~KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL - "LIGHT OAK"~~
~~KW-2~~	~~KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL - "KNIGHTS ARMOUR"~~
~~KW-3~~	~~KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL - "BRITE RED MATTE"~~
E-2	EIFS - "WENDY'S RED"
E-7	EIFS - "DARK GREY"
E-8	EIFS - "TAN"
~~E-9~~	~~EIFS - "SILVER" (SMOOTH FINISH)~~
BL-1	BOLLARD SLEEVE - "YELLOW"
PEX-1	PAINT - DARK BRONZE (SEE PAINT SCHEDULE)
PEX-3	PRE-FINISHED DARK BRONZE SIGN CABINETS (SEE PAINT SCHEDULE)
PEX-6	PRE-FINISHED WALK-IN FREEZER / COOLER DARK BRONZE (SEE PAINT SCHEDULE)
PEX-10	PAINT / POWDER COAT- BLACK (SEE PAINT SCHEDULE)
PEX-12	PAINT- DARK GREY (SEE PAINT SCHEDULE)



RIGHT SIDE ELEVATION (2)
1/4" = 1'-0"



LEFT SIDE ELEVATION (1)
1/4" = 1'-0"

SITE NUMBER:	13287
BASE MODEL:	(2.0) SMART 40+/FR. PATIO
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	CRG
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2020
FURNITURE PACKAGE:	(2.0) U.M. BRITE
DESIGN BULLETINS:	SUMMER

APPALACHIAN ARCHITECTURE, PA

APPALACHIAN ARCHITECTURE, PA
BILL DIXON, NCARB
705 W. KING ST. SUITE 201
BOONE, NC 28607
828 265 2405
FAX: 828 265 2406
WEBSITE: WWW.APPALARCH.COM

DATE: 12/14/20

REVISIONS: DATE: A.REV.: BY:

STATE OF NORTH CAROLINA REGISTERED ARCHITECT WILLIAM MAC DIXON, JR. 15509 Boone, NC BOONE, N.C.

APPALACHIAN ARCHITECTURAL CORPORATION OF NORTH CAROLINA REGISTERED ARCHITECTS APPALACHIAN ARCHITECTURE, PA 50893 Boone, NC 101222 BOONE, N.C.

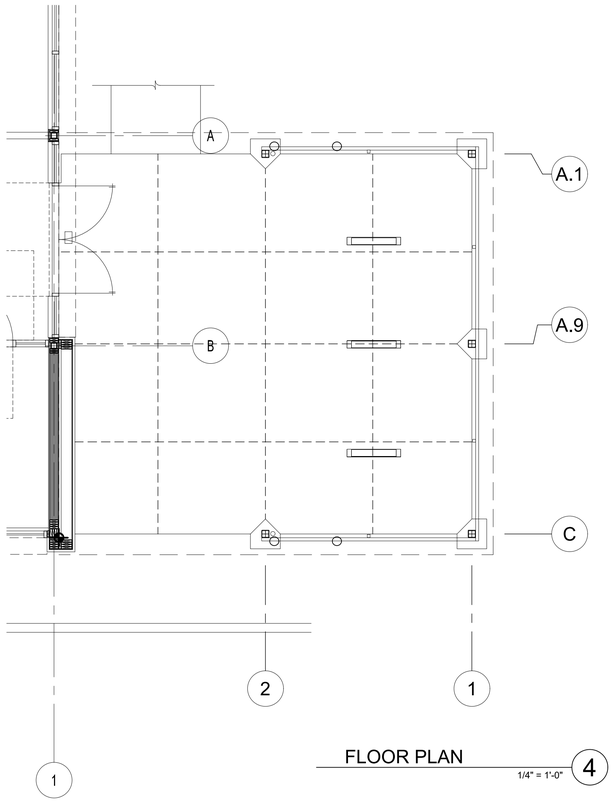
EXTERIOR ELEVATIONS

Wendy's

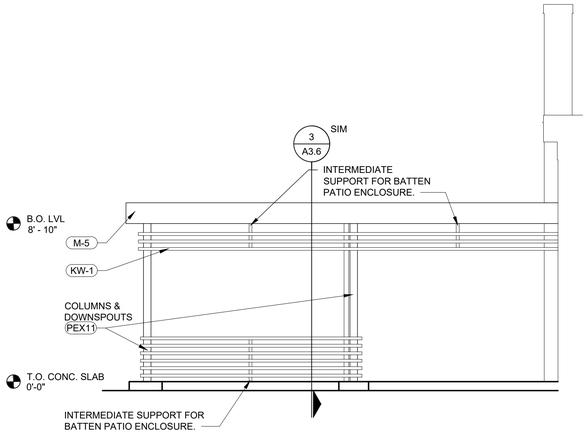
#13287 - 2506 BOUNDARY STREET BEAUFORT, SOUTH CAROLINA

DRAWN BY: KGC
CHECKED BY: BD
SHEET TITLE
A2.2
OF

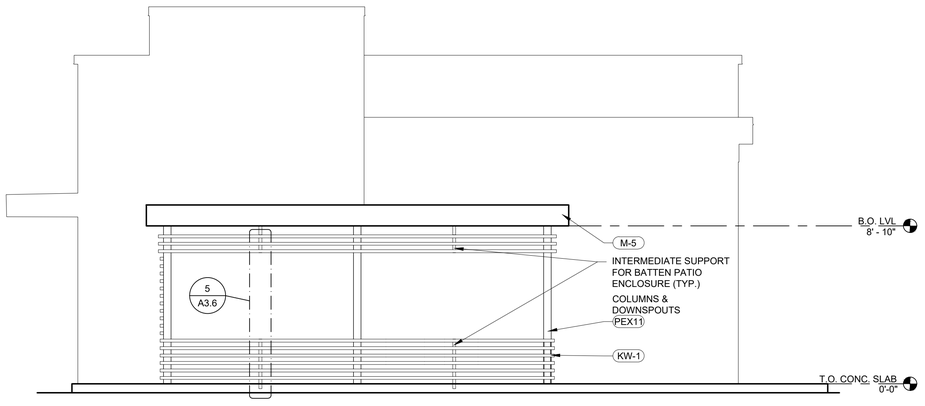
L:\WENDY'S - BEAUFORT 2\CONST DOCS\BEAUFORT 2 - 30_SMART 40_A2-2_Exterior Elevation.dwg, 12/14/2020 2:19:42 PM



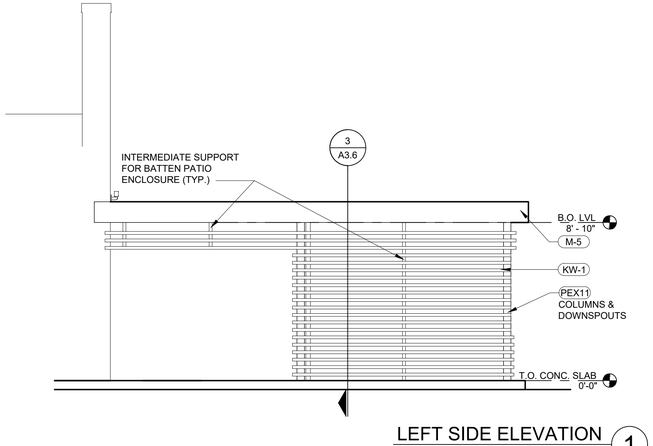
FLOOR PLAN 4
1/4" = 1'-0"



RIGHT SIDE ELEVATION 3
1/4" = 1'-0"



FRONT ELEVATION 2
1/4" = 1'-0"



LEFT SIDE ELEVATION 1
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

SF-1	STOREFRONT -"DARK BRONZE"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-1	PARAPET CAP/ BRAKE METAL - "DARK BRONZE"
M-3	EXCEPTIONAL METALS - "BRIGHT RED"
M-4	EXCEPTIONAL METALS - "SILVER METALLIC"
M-5	BRAKE METAL - "CLEAR ANNODIZED"
M-7	EXCEPTIONAL METALS - "CUSTOM DARK GREY"
KW-1	KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL "LIGHT OAK"
KW-2	KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL "KNIGHTS ARMOUR"
KW-3	KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL "BRITE RED MATT"
E-2	EIFS - "WENDY'S RED"
E-7	EIFS - "DARK GREY"
E-8	EIFS - "TAN"
~~E-9~~	~~EIFS - "SILVER" (SMOOTH FINISH)~~
BL-1	BOLLARD SLEEVE - "YELLOW"
PEX-1	PAINT - DARK BRONZE (SEE PAINT SCHEDULE)
PEX-3	PRE-FINISHED DARK BRONZE SIGN CABINETS (SEE PAINT SCHEDULE)
PEX-6	PRE-FINISHED WALK-IN FREEZER / COOLER DARK BRONZE (SEE PAINT SCHEDULE)
PEX-10	PAINT / POWDER COAT- BLACK (SEE PAINT SCHEDULE)
PEX-11	PAINT - LIGHT TAN (SEE PAINT SCHEDULE)
PEX-12	PAINT- DARK GREY (SEE PAINT SCHEDULE)

SITE NUMBER:	13287
BASE MODEL:	(2.0) SMART 40+/FR. PATIO
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	CRG
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2020
FURNITURE PACKAGE:	(2.0) U.M. BRITE
DESIGN BULLETINS:	SUMMER

APPALACHIAN ARCHITECTURE, PA

APPALACHIAN ARCHITECTURE, PA
BILL DIXON, NCARB
705 W. KING ST.
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BOONE, NC 28607
828 265 2405
FAX: 828 265 2406
WEBSITE: WWW.APPALARCH.COM

DATE: 12/14/20

REVISIONS:
DATE: REV#: BY:

STATE OF SOUTH CAROLINA
WILLIAM MAX DIXON, JR.
Boone, NC
05075
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
APPALACHIAN ARCHITECTURE, P.A.
Boone, NC
101222
REGISTERED ARCHITECTS

PATIO EXTERIOR ELEVATIONS

Wendy's

#13287 - 2506 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA

DRAWN BY: KGC
CHECKED BY: BD
SHEET TITLE

A2.1a
OF

WENDY'S - BEAUFORT 2\CONST DOCS\BEAUFORT 2 - 30_SMART-40_A2-1a_Patio Exterior Elevations.dwg, 12/14/2020 1:41:49 PM

SITE NUMBER:	13287
BASE MODEL:	(2.0) SMART 40+/FR. PATIO
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	CRG
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2020
FURNITURE PACKAGE: (2.0) U.M. BRITE	
DESIGN BULLETINS:	SUMMER

SECTION GENERAL NOTES

A. SEAL ALL EXTERIOR WALL AND ROOF PENETRATIONS AND JOINTS BETWEEN DISSIMILAR MATERIALS TO ENSURE A COMPLETELY WEATHER-TIGHT SEAL. SEALANT LOCATIONS INCLUDE BUT ARE NOT LIMITED TO : LIGHT FIXTURE MOUNTS, DOOR AND WINDOW FRAMES, FASCIA EDGES, SIGNAGE MOUNTS, CONDUIT PENETRATIONS, SCUPPERS, ELECTRICAL OUTLETS, HOSE BIBS, AND UTILITY SERVICE ENTRANCES. REFER TO JOINT TREATMENT SCHEDULE.

B. PROVIDE CONTINUOUS WEATHER BARRIER BEHIND ALL EXTERIOR FINISHES. UTILIZE COMMERCIAL GRADE BUILDING WRAP. UTILIZE FLUID APPLIED WEATHER BARRIER AT METAL SIDING, AND EIFS. LAP & TAPE ALL SEAMS. LAP OVER ALL FLASHING. COORDINATE TRANSITIONS PER MFR'S RECOMMENDATIONS. APPROVED ALTERNATE: PROVIDE FLUID APPLIED OR SELF ADHERING WEATHER BARRIER BEHIND ALL EXTERIOR FINISHES.

C. EXTERIOR SIDEWALKS AND PAVING ARE SHOWN FOR DESIGN INTENT ONLY. G.C. SHALL BE RESPONSIBLE FOR COORDINATING SCOPE OF WORK WITH OWNER'S REPRESENTATIVE AND/OR CIVIL DRAWINGS.

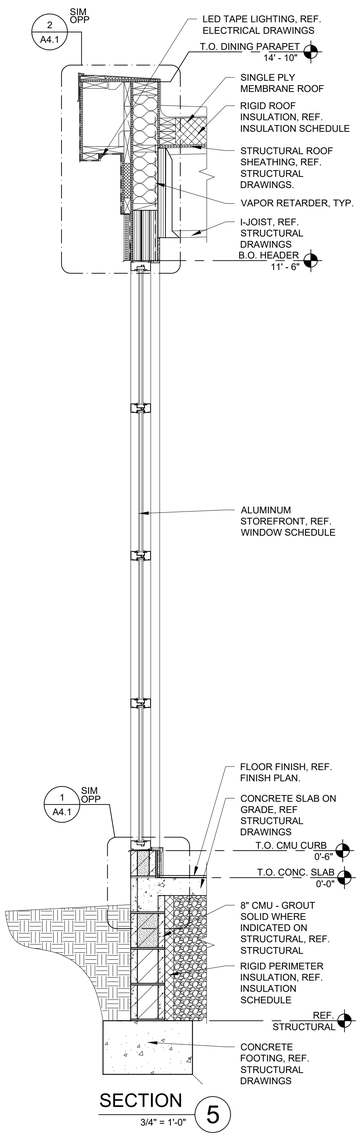
D. GRADES SHALL BE 2" MIN. BELOW FLOOR SLAB AND SHALL SLOPE AWAY FROM BUILDING @ 5% SLOPE. HARDSCAPE AND SHALL SLOPE AWAY FROM BUILDING @ 1/8" PER FOOT MIN. AND 1/4" PER FOOT MAX.

E. REFER TO STRUCTURAL PLAN AND DETAILS FOR ADDITIONAL FRAMING REQUIREMENTS.

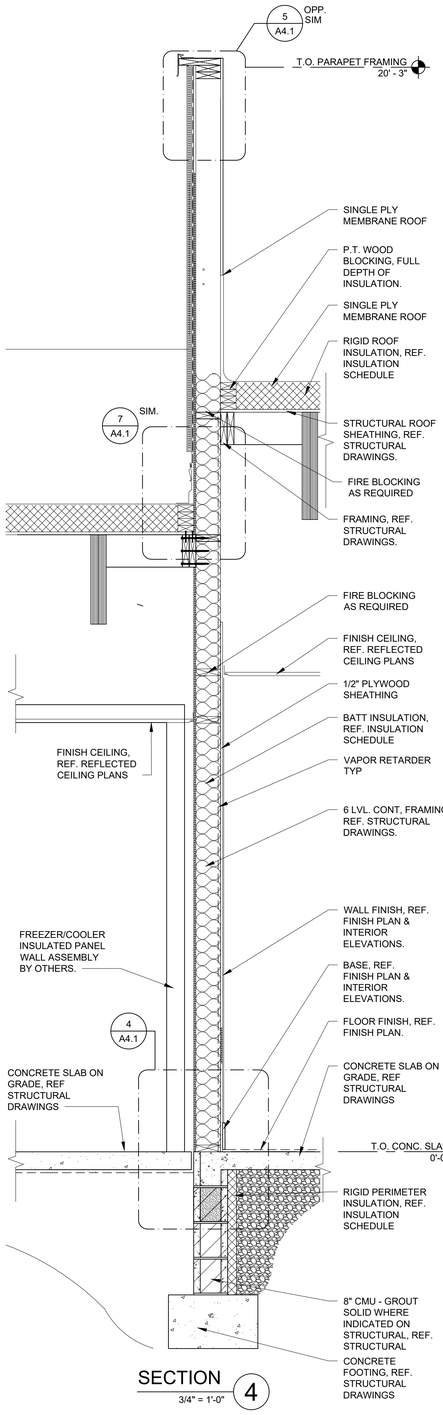
F. VAPOR RETARDER SHALL BE INSTALLED IN CONTINUOUS SHEETS FROM FLOOR TO UNDERSIDE OF ROOF DECK. ALL SEAMS AND PENETRATIONS SHALL BE SEALED PER MANUFACTURER'S DIRECTION. PROVIDE CONTINUOUS CLASS 1 OR CLASS 2 VAPOR RETARDER ON THE INTERIOR SIDE OF THE WALL FRAMING AND BEHIND APPLIED WALL FINISH SHEATHING IN ASHRAE ZONES MARINE 4 AND 5 THROUGH 8. LAP AND TAPE ALL SEAMS TO ACHIEVE CONTINUOUS COVERAGE OVER THE ENTIRE UNFENESTRATED BUILDING ENVELOPE.

G. INSULATION AND VAPOR RETARDER IN EXPOSED AREAS TO HAVE A FLAME SPREAD OF 25 AND A SMOKE DEVELOPMENT OF 450 OR BETTER.

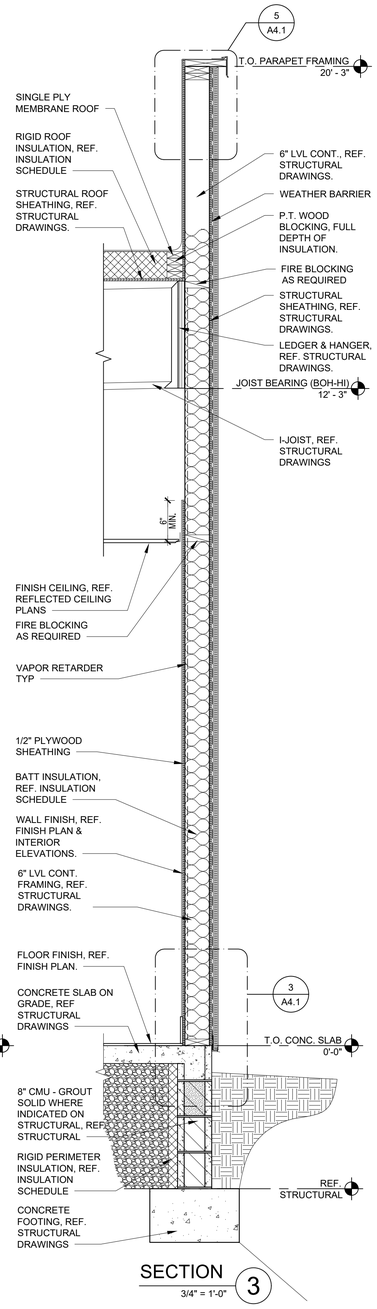
H. GC TO VERIFY TYPE OF VAPOR BARRIER REQUIRED WITH LOCAL MUNICIPALITY. NO CLASS 1 IN CLIMATE ZONE 3.



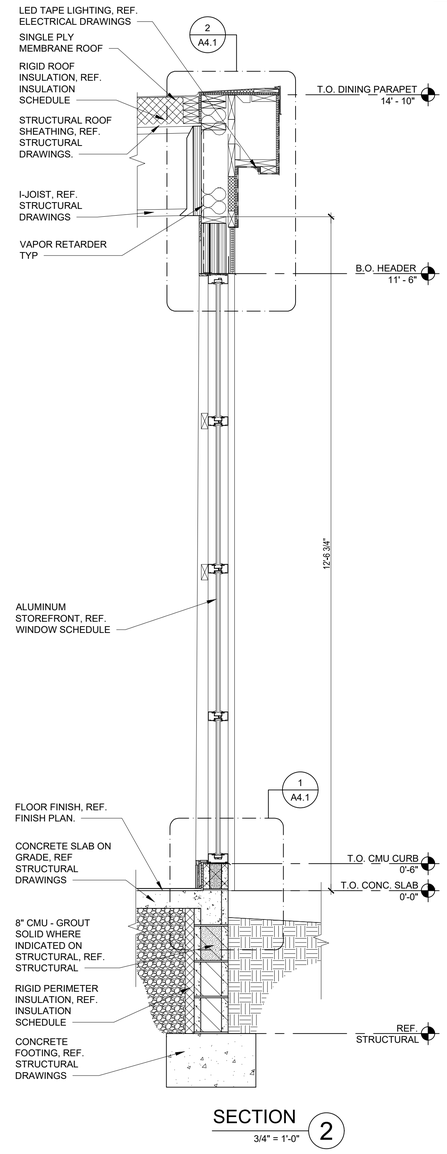
SECTION 5
3/4" = 1'-0"



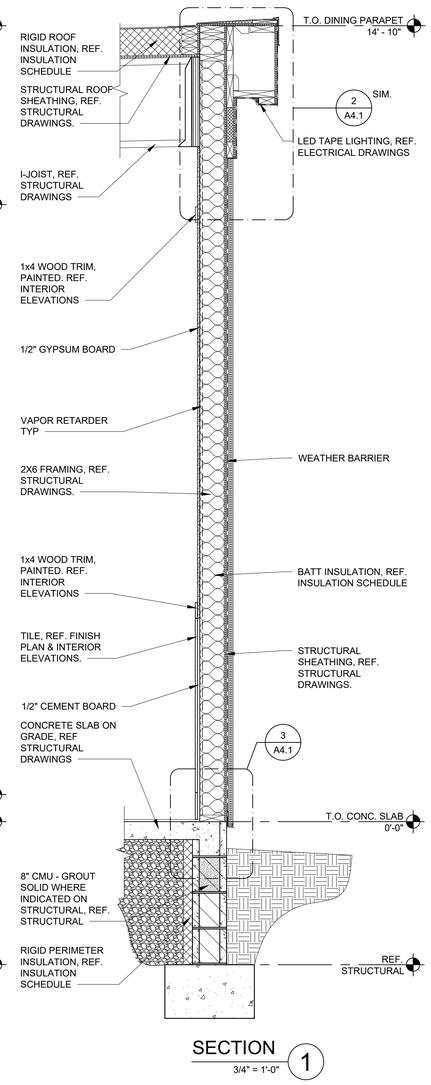
SECTION 4
3/4" = 1'-0"



SECTION 3
3/4" = 1'-0"



SECTION 2
3/4" = 1'-0"



SECTION 1
3/4" = 1'-0"

APPALACHIAN ARCHITECTURE, PA

APPALACHIAN ARCHITECTURE, PA
BILL DIXON, NCARB
705 W. KING ST.
SUITE 201
BOONE, NC 28607
828 265 2405
FAX: 828 265 2406
WEBSITE: WWW.APPALARCH.COM

DATE: 12/14/20

REVISIONS:
DATE: REVS: BY:

STATE OF SOUTH CAROLINA
WILLIAM MAX DIXON, JR.
Boone, NC
05075
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
APPALACHIAN ARCHITECTURE, P.A.
Boone, NC
101222
REGISTERED ARCHITECTS

BUILDING SECTIONS

Wendy's.

#13287 - 2506 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA

DRAWN BY: KSC
CHECKED BY: BD
SHEET TITLE

A3.3

OF

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12/22/2017 12:28:03 PM

SECTION GENERAL NOTES

A. SEAL ALL EXTERIOR WALL AND ROOF PENETRATIONS AND JOINTS BETWEEN DISSIMILAR MATERIALS TO ENSURE A COMPLETELY WEATHER-TIGHT SEAL. SEALANT LOCATIONS INCLUDE BUT ARE NOT LIMITED TO : LIGHT FIXTURE MOUNTS, DOOR AND WINDOW FRAMES, FASCIA EDGES, SIGNAGE MOUNTS, CONDUIT PENETRATIONS, SCUPPERS, ELECTRICAL OUTLETS, HOSE BIBS, AND UTILITY SERVICE ENTRANCES. REFER TO JOINT TREATMENT SCHEDULE.

B. PROVIDE CONTINUOUS WEATHER BARRIER BEHIND ALL EXTERIOR FINISHES. UTILIZE COMMERCIAL GRADE BUILDING WRAP. UTILIZE FLUID APPLIED WEATHER BARRIER AT METAL SIDING, AND EIFS. LAP & TAPE ALL SEAMS. LAP OVER ALL FLASHING. COORDINATE TRANSITIONS PER MFR'S RECOMMENDATIONS. APPROVED ALTERNATE: PROVIDE FLUID APPLIED OR SELF ADHERING WEATHER BARRIER BEHIND ALL EXTERIOR FINISHES.

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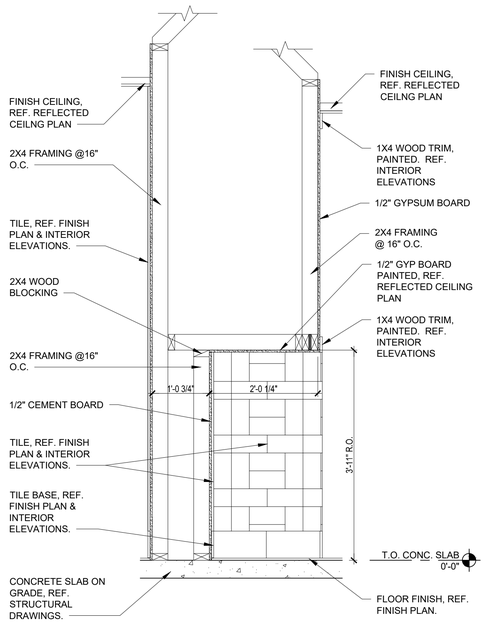
D. GRADES SHALL BE 2" MIN. BELOW FLOOR SLAB AND SHALL SLOPE AWAY FROM BUILDING @ 5% SLOPE EXCEPT @ PEDESTRIAN PATHS WHICH SHALL BE SLOPED AWAY FROM BUILDING @ 1/8" PER FOOT MIN. AND 1/4" PER FOOT MAX.

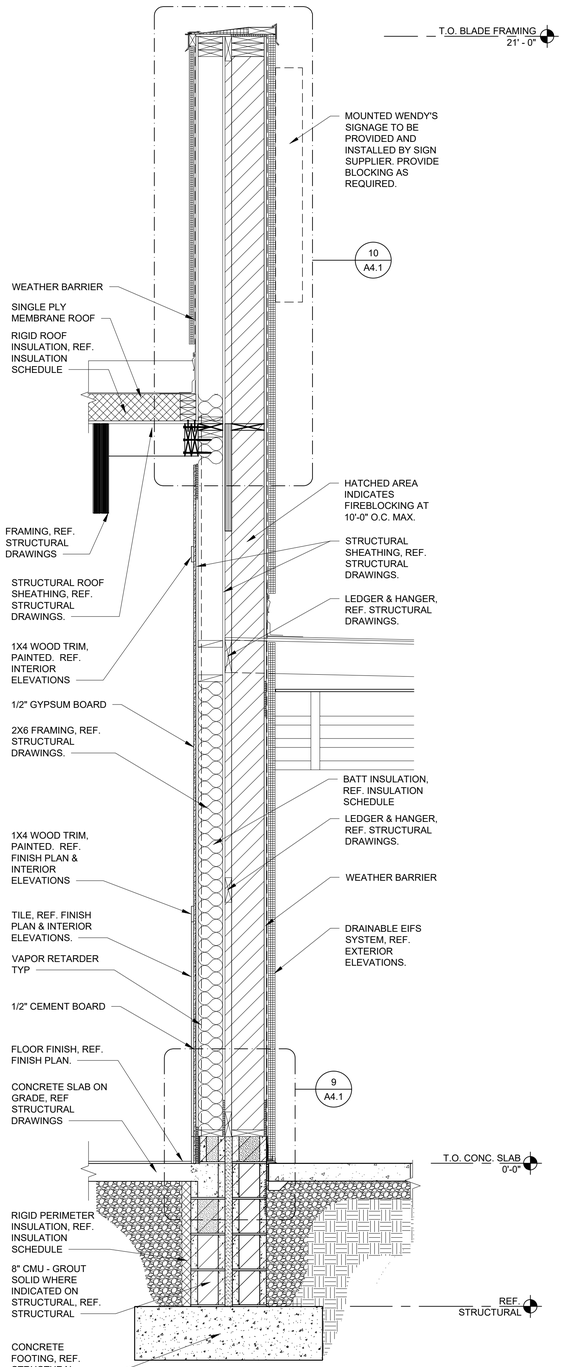
E. REFER TO STRUCTURAL PLAN AND DETAILS FOR ADDITIONAL FRAMING REQUIREMENTS.

F. VAPOR RETARDER SHALL BE INSTALLED IN CONTINUOUS SHEETS FROM FLOOR TO UNDERSIDE OF ROOF DECK. ALL SEAMS AND PENETRATIONS SHALL BE SEALED PER MANUFACTURER'S DIRECTION. PROVIDE CONTINUOUS CLASS 1 OR CLASS 2 VAPOR RETARDER ON THE INTERIOR SIDE OF THE WALL FRAMING AND BEHIND APPLIED WALL FINISH SHEATHING IN ASHRAE ZONES MARINE 4 AND 5 THROUGH 8. LAP AND TAPE ALL SEAMS TO ACHIEVE CONTINUOUS COVERAGE OVER THE ENTIRE UNFENESTRATED BUILDING ENVELOPE.

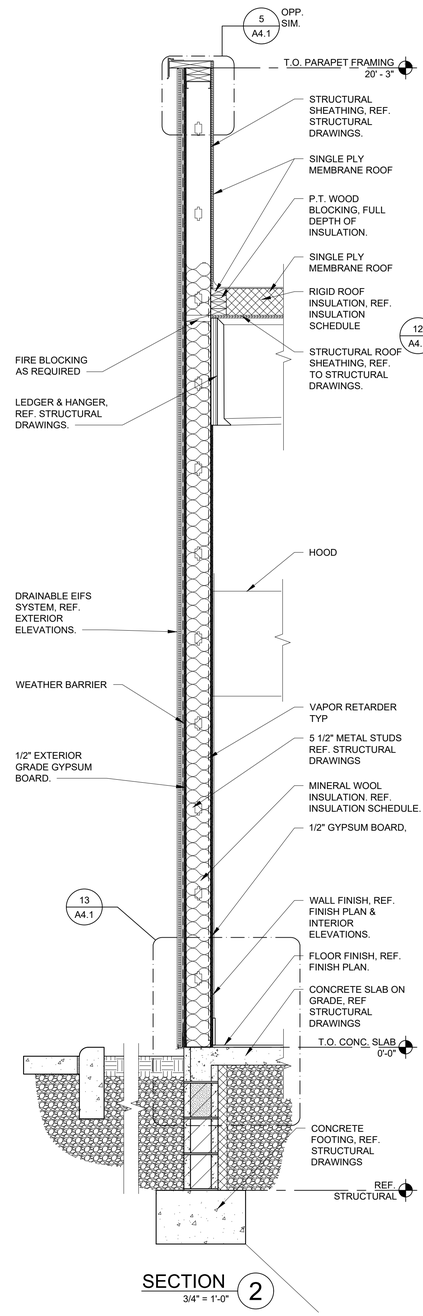
G. INSULATION AND VAPOR RETARDER IN EXPOSED AREAS TO HAVE A FLAME SPREAD OF 25 AND A SMOKE DEVELOPMENT OF 450 OR BETTER.



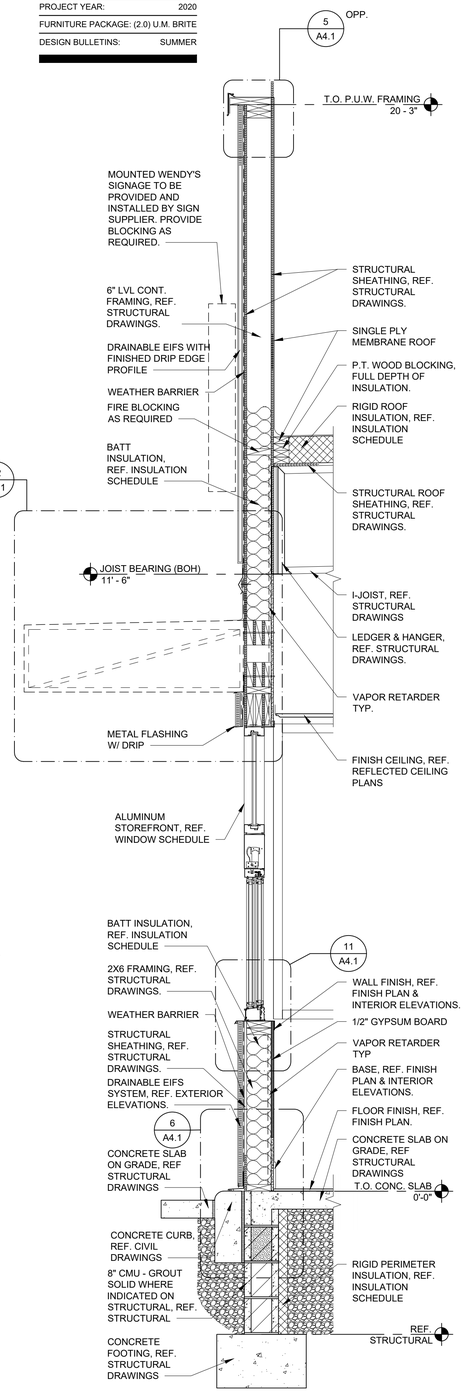
SECTION 4
3/4" = 1'-0"



SECTION 3
3/4" = 1'-0"



SECTION 2
3/4" = 1'-0"



SECTION 1
3/4" = 1'-0"

SITE NUMBER:	13287
BASE MODEL:	(2.0) SMART 40+/FR. PATIO
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	CRG
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2020
FURNITURE PACKAGE: (2.0) U.M. BRITE	
DESIGN BULLETINS:	SUMMER

APPALACHIAN ARCHITECTURE, PA

APPALACHIAN ARCHITECTURE, PA
BILL DIXON, NCARB
705 W. KING ST.
SUITE 201
BOONE, NC 28607
828 268 2405
FAX: 828 268 2406
WEBSITE: WWW.APPALARCH.COM

DATE: 12/8/20

REVISIONS, DATE: BY:

STATE OF SOUTH CAROLINA — REGISTERED ARCHITECT — WILLIAM MAX DIXON, JR. Boone, NC 05075

STATE OF SOUTH CAROLINA — REGISTERED ARCHITECTS — APPALACHIAN ARCHITECTURE, P.A. Boone, NC 101222

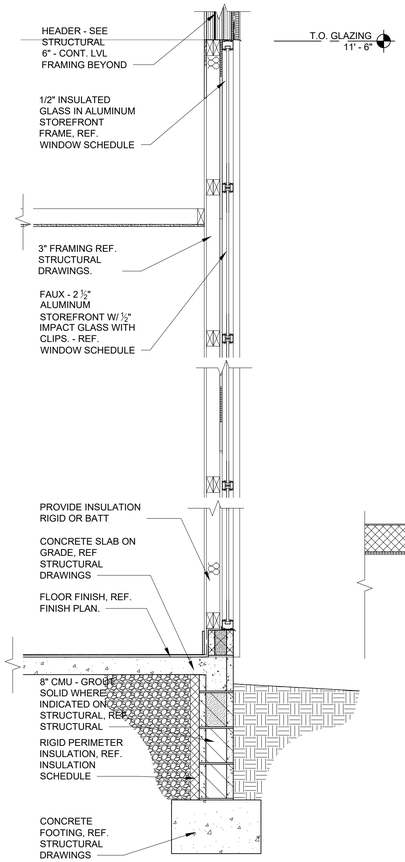
WALL SECTIONS

Wendy's

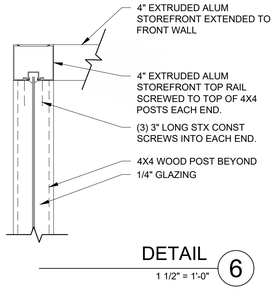
#3287 - 911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA

DRAWN BY: KGC
CHECKED BY: BD
SHEET TITLE
A3.4
OF

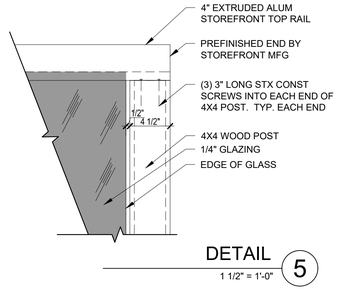
L:\WENDY'S - BEAUFORT 2\CONST DOCS\BEAUFORT 2 - 30_SMART-40_A3-4_Wall Sections.dwg, 12/14/2020 2:01:08 PM



SECTION 7
3/4" = 1'-0"



DETAIL 6
1 1/2" = 1'-0"



DETAIL 5
1 1/2" = 1'-0"

SITE NUMBER:	13287
BASE MODEL:	(2.0) SMART 40+/FR. PATIO
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	CRG
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2020
FURNITURE PACKAGE:	(2.0) U.M. BRITE
DESIGN BULLETINS:	SUMMER

GENERAL NOTES

A. SEAL ALL EXTERIOR WALL AND ROOF PENETRATIONS AND JOINTS BETWEEN DISSIMILAR MATERIALS TO ENSURE A COMPLETELY WEATHER-TIGHT SEAL. SEALANT LOCATIONS INCLUDE BUT ARE NOT LIMITED TO : LIGHT FIXTURE MOUNTS, DOOR AND WINDOW FRAMES, FASCIA EDGES, SIGNAGE MOUNTS, CONDUIT PENETRATIONS, SCUPPERS, ELECTRICAL OUTLETS, HOSE BIBS, AND UTILITY SERVICE ENTRANCES. REFER TO JOINT TREATMENT SCHEDULE.

B. PROVIDE CONTINUOUS WEATHER BARRIER BEHIND ALL EXTERIOR FINISHES. UTILIZE COMMERCIAL GRADE BUILDING WRAP. UTILIZE FLUID APPLIED WEATHER BARRIER AT METAL SIDING, AND EIFS. LAP & TAPE ALL SEAMS. LAP OVER ALL FLASHING. COORDINATE TRANSITIONS PER MFR'S RECOMMENDATIONS. APPROVED ALTERNATE: PROVIDE FLUID APPLIED OR SELF ADHERING WEATHER BARRIER BEHIND ALL EXTERIOR FINISHES.

C. EXTERIOR SIDEWALKS AND PAVING ARE SHOWN FOR DESIGN INTENT ONLY. G.C. SHALL BE RESPONSIBLE FOR COORDINATING SCOPE OF WORK WITH OWNER'S REPRESENTATIVE AND/OR CIVIL DRAWINGS.

D. GRADES SHALL BE 2" MIN. BELOW FLOOR SLAB AND SHALL SLOPE AWAY FROM BUILDING @ 5% SLOPE EXCEPT @ PEDESTRIAN PATHS WHICH SHALL BE SLOPED AWAY FROM BUILDING @ 1/8" PER FOOT MIN. AND 1/4" PER FOOT MAX.

E. REFER TO STRUCTURAL PLAN AND DETAILS FOR ADDITIONAL FRAMING REQUIREMENTS.

F. VAPOR RETARDER SHALL BE INSTALLED IN CONTINUOUS SHEETS FROM FLOOR TO UNDERSIDE OF ROOF DECK. ALL SEAMS AND PENETRATIONS SHALL BE SEALED PER MANUFACTURER'S DIRECTION. PROVIDE CONTINUOUS CLASS 1 OR CLASS 2 VAPOR RETARDER ON THE INTERIOR SIDE OF THE WALL FRAMING AND BEHIND APPLIED WALL FINISH SHEATHING IN ASHRAE ZONES MARINE 4 AND 5 THROUGH 8. LAP AND TAPE ALL SEAMS TO ACHIEVE CONTINUOUS COVERAGE OVER THE ENTIRE UNFENESTRATED BUILDING ENVELOPE.

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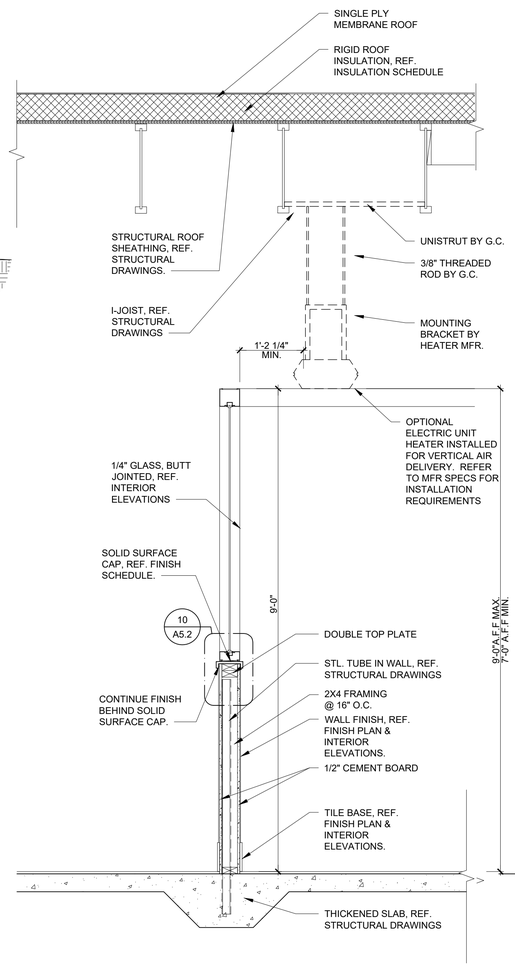
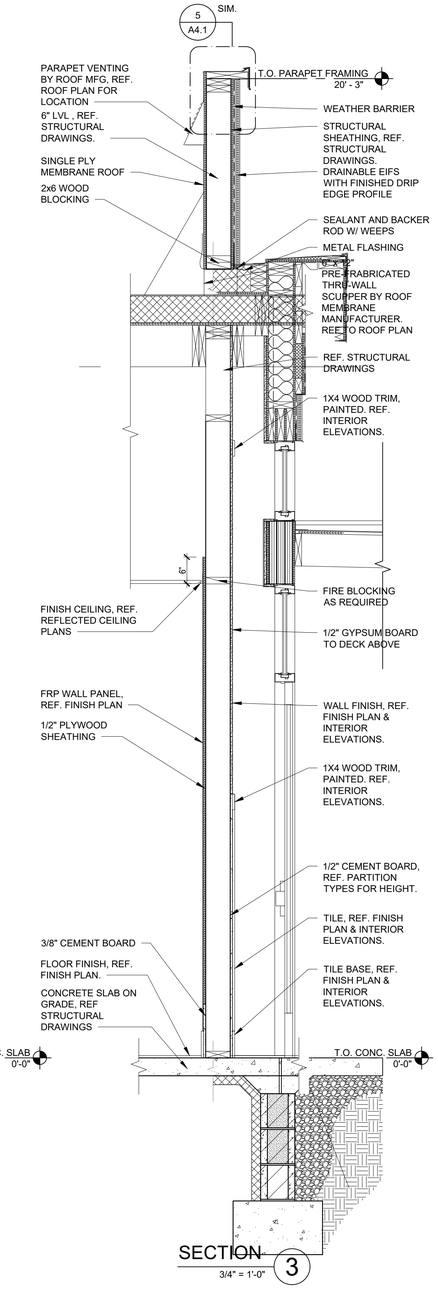
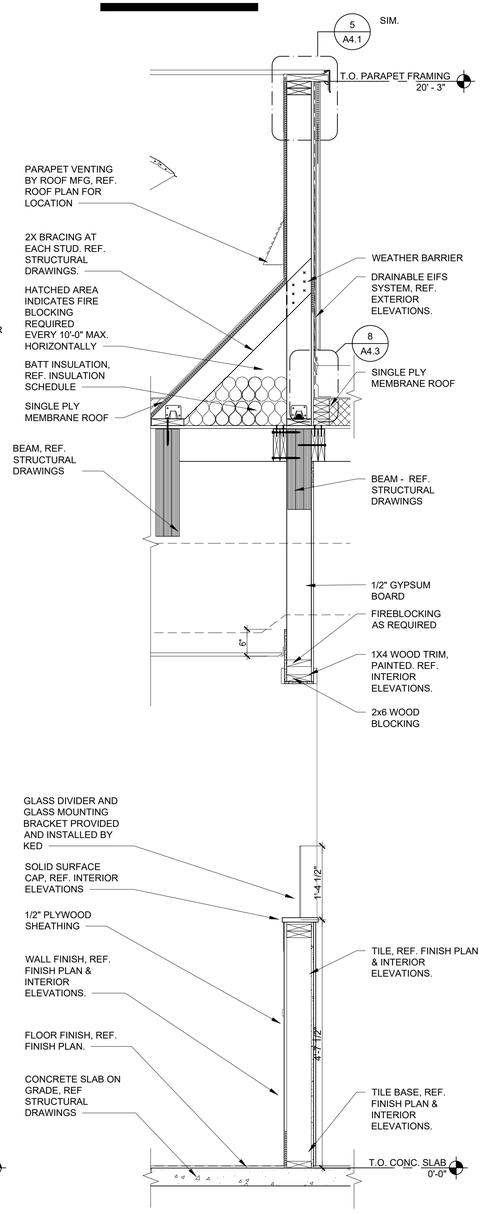


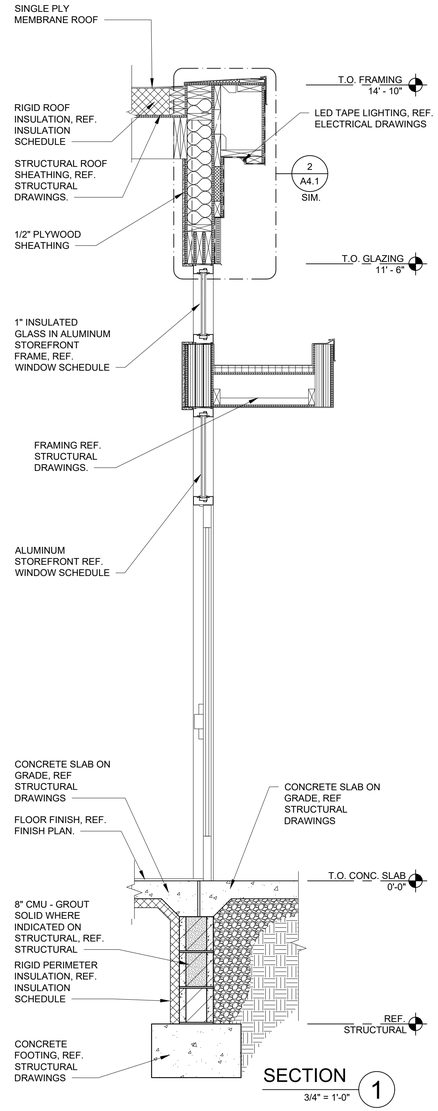
SECTION 4
3/4" = 1'-0"



SECTION 3
3/4" = 1'-0"



SECTION 2
3/4" = 1'-0"



SECTION 1
3/4" = 1'-0"

APPALACHIAN ARCHITECTURE, PA

APPALACHIAN ARCHITECTURE, PA
BILL DIXON, NCARB
705 W KING ST.
SUITE 201
BOONE, NC 28607
828 265 2405
FAX: 828 265 2406
WEBSITE: WWW.APPALARCH.COM

▲DATE: 12/14/20

▲0 REVISIONS. ●0 DATE: ▲REV'S. ■BY.

STATE OF SOUTH CAROLINA
WILLIAM MAX DIXON, JR.
Boone, NC
05075
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
APPALACHIAN ARCHITECTURE, P.A.
Boone, NC
101222
REGISTERED ARCHITECTS

WALL SECTIONS
Wendy's
#3287 - 2506 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA

●DRAWN BY: KSC
●CHECKED BY: BD
●SHEET TITLE
A3.5
OF

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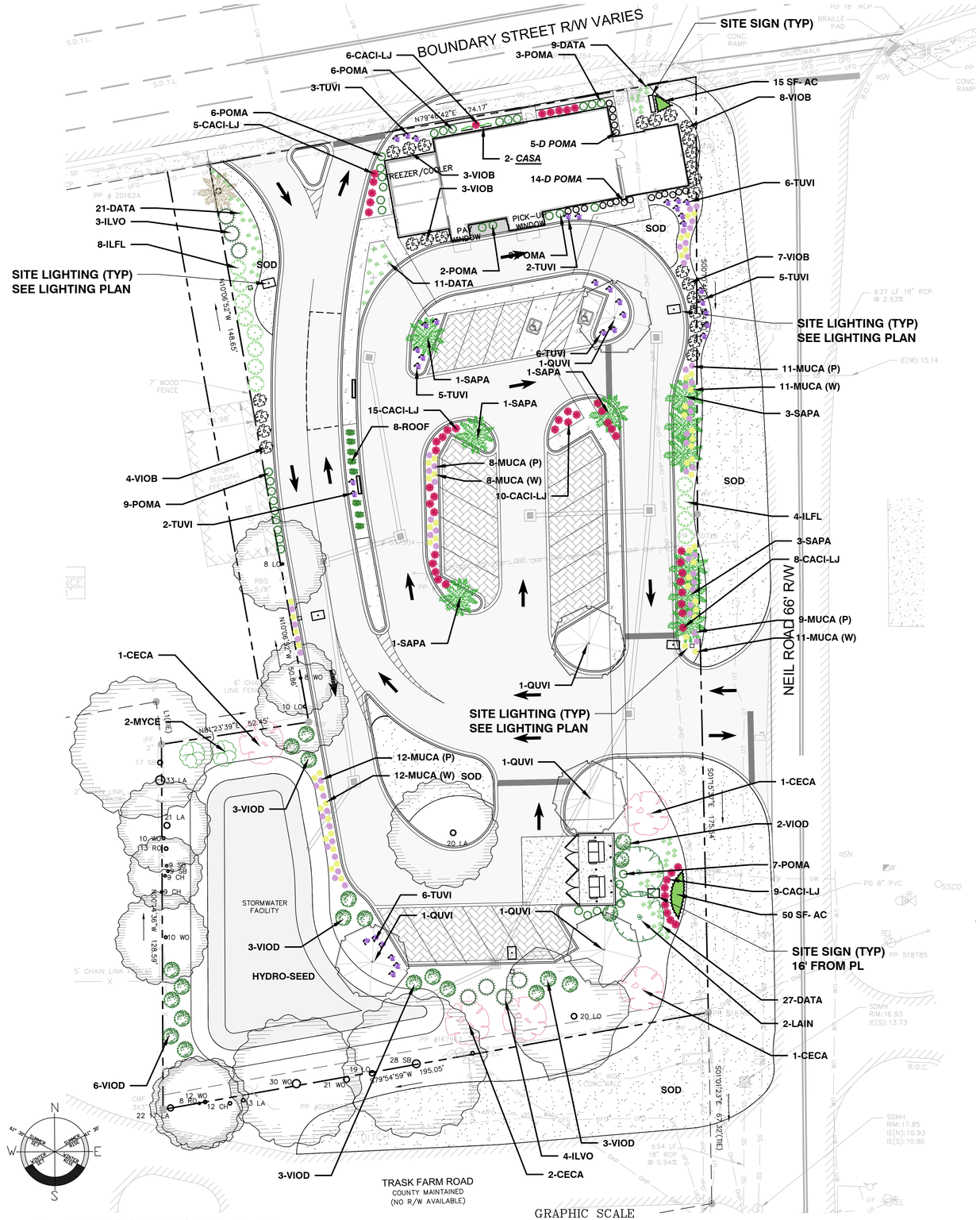

MBD LANDSCAPE SITE PLAN
1" = 10'-0"

South Carolina 811
*NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES SETBACKS, EASEMENTS, FEMA REQUIREMENTS & TREE SIZES & LOCATIONS PRIOR TO CONSTRUCTION.
IF YOU DIG SOUTH CAROLINA CALL US FIRST! 1-888-721-7877 IT'S THE LAW

LANDSCAPE NOTES

PLANTING:
1. MATERIAL LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHAINED.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
4. SEE TREE, SHRUB, AND GROUNDCOVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
5. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST TO ACHIEVE PROPER SOIL CONDITION.
6. CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE BEFORE BEGINNING PLANTING OPERATIONS.
7. ALL PLANT BEDS TO RECEIVE 3" DEEP BROWN COLORED HARDWOOD MULCH.
8. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
9. ALL PLANT BEDS AND AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
10. IN THE PLANT SCHEDULE, PLANTS NOTED AS 'SPECIMEN' SHALL BE SELECTED BY THE OWNER'S REPRESENTATIVE AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
11. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
12. PLANT BED SHALL BE TESTED FOR Ph AND AMENDED PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY UTILITY LOCATIONS BY REQUESTING 'NO CUTS' 72 HOURS BEFORE INSTALLATION.

IRRIGATION:
THE IRRIGATION SYSTEM WILL CONFORM TO THE FOLLOWING STANDARDS:
1. PROVIDED 100% COVERAGE OF PLANT BEDS, GRASS ARES AND BUFFERS. IRRIGATION SYSTEM TO MEET ALL LOCAL AND NATIONAL PLUMBING AND ELECTRICAL CODES.
2. PROVIDE ELECTRIC AUTOMATIC TIMER CONTROL. COORDINATE LOCATION OF CONTROLLER WITH OWNER.
3. PROVIDE BEAUFORT COUNTY APPROVED RPZ PER BJWSA SPECIFICATIONS AND 1 ½" METER SERVICE FOR IRRIGATION SYSTEM.
4. INCORPORATE ZONES THAT SEPARATE GRASS AREAS FROM PLANT BEDS.
5. AVOID SPRAYING ROADS, PARKING AND WALKS.
6.UTILIZE SWING-JOINTS AND/OR FLEX-RISERS ON ALL HEADS NEXT TO ROADS, PARKING AND WALKS.
7. CONTRACTOR WILL PROVIDE 3 SETS OF AS-BUILT IRRIGATION DRAWINGS AFTER CONSTRUCTION IS COMPLETE AND APPROVED BY THE OWNER.
8. CONTRACTOR TO COORDINATE WITH GC AND OWNER, PRIOR TO HARDSCAPE MATERIAL INSTALLATION, INSTALLING CONDUIT FOR IRRIGATION.

DRAINAGE:
LS CONTRACTOR SHALL COMPLETE FINISH GRADE THAT CORRESPONDS TO THE CIVIL ENGINEERING PLANS.

GUARANTEE:
THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT IRRIGATION/WATERING SCHEDULE.

WENDY'S 3287 Landscape Schedule

Trees:

	Common Name	Botanical Name	Height	Spread	Caliper	Gallon	QTY	Unit
QUVI	Highrise Live Oak	*Quercus virginiana 'Highrise'*	10'	6'	4"		5	Ea
CECA	Redbud	*Cercus canadensis*	10'	8'	2.5		5	Ea
LAIN	Natchez' Crape Myrtle	*Lagerstoemia indica ''Natchez' Standa*	12'	8'	2.5		2	EA
SAPA	Cabbage Palm	*Sabal palmetto*	16'-18'	8'			10	EA

SHRUBS:

	Common Name	Botanical Name	Height	Spread	Caliper	Gallon	QTY	Unit
ILFL	Floida Anise	*Ilicium floridanum*	42"	30"		7	12	Ea.
PODO	Yew Pine	*Podocarpus*	42"	24"		7	36	Ea.
CASA	Camelia	*Camelia sasanqua RED Espalier*	42"	30"		15	2	Ea.
CACI-LJ	Dwarf Bottlebrush 'Little John	*Calistemon 'Little John'*	18"	20"		3	46	Ea.
VIOB	Dwarf Walters Viburnum	*Viburnum obovatum 'Densa'*	3'	24"		7	23	Ea
POMA	Yew Pine	*Podocarpus macrophylus*	36"	24"		7	18	Ea.
D POMA	Dwarf Pringles Podocarpus	*Podocarpus macrophylus 'Pringles'*	20"	20"		3	19	Ea
VIOD	Sweet Viburnum	*Viburnum odortissimum*	36"	24"		7	21	Ea.
ILVO	Upright Yauon Holly	*Ilex vomitoria*	36"	30"		7	7	Ea.
ROOF	Upright Rosemary	*Rosmarinus officinalis*	24"	24"		3	8	Ea.
MYCE	Wax Myrtle	*Myrica cerifera*	42"	36"		15	2	Ea.
CACI-LJ	Crimson Bottlebrush	*Calistemon citrinus*	4'	3'		15	2	Ea.

GROUNDCOVERS & PERENNIALS:

	Common Name	Botanical Name	Height	Spread	Caliper	Gallon	QTY	Unit
AC	ANNUAL COLOR	*Seasonal Annual color beds*	24"	20"		1	65	SF
DATA	Flax Lily	*Dianella tasmanica 'Variegata'*	24"	20"		1	65	Ea.
TUVI	Society Garlic	*Tulbaghia violacea*	18"	18"		1	21	Ea.
MUCA (W)	Gulf Muhly Grass (WHITE)	*Muhlenbergia capillaris (WHITE)*	18"	24"		1	52	Ea.
MUCA (P)	Gulf Muhly Grass (PINK)	*Muhlenbergia capillaris (PINK)*	18"	24"		1	54	Ea.
	Mulch	Pine Straw					4,500	SF

Grass/IRRIGATION:

	Item	Notes				QTY	Unit
Sod	Sod- Zoysia	Empire Zoysia Sod				12,750	SF
Hydro	Hydro Seed SW Facility	60/40/10- Rye, Carpetgrass, Centipede				3,900	SF
IRR	Irrigation system	TBD By LS Contractor			5	600	Ea
	Rev. 12172020						

No.	Issue / Revision Description	Date
1		

STATE OF SOUTH CAROLINA
REGISTERED
No. 1076
LANDSCAPE ARCHITECT
JOHN MICHAEL BROCK

LANDSCAPE PLANS FOR
WENDY'S # 3287
BEAUFORT, SOUTH CAROLINA

M.B.D. M. BROCK DESIGNS, LLC
LANDSCAPE ARCHITECTURE - LAND PLANNING

J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
mbrock@mbrockdesigns.com

Drawn By:	M. Brock
Drawn Date:	12.15.20
Chk'd By:	M. Brock
Project ID:	2010110

Details
Sheet No.
LS-101
SHEET 1 OF 2

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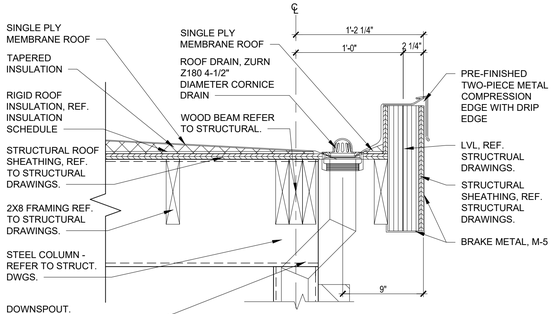
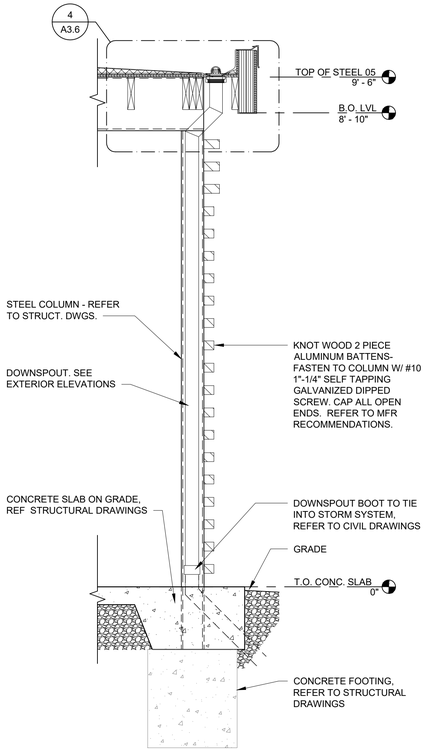
SITE NUMBER:	13287
BASE MODEL:	(2.0) SMART 40+/FR. PATIO
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	CRG
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2020
FURNITURE PACKAGE:	(2.0) U.M. BRITE
DESIGN BULLETINS:	SUMMER



SECTION DETAIL 4
1 1/2" = 1'-0"



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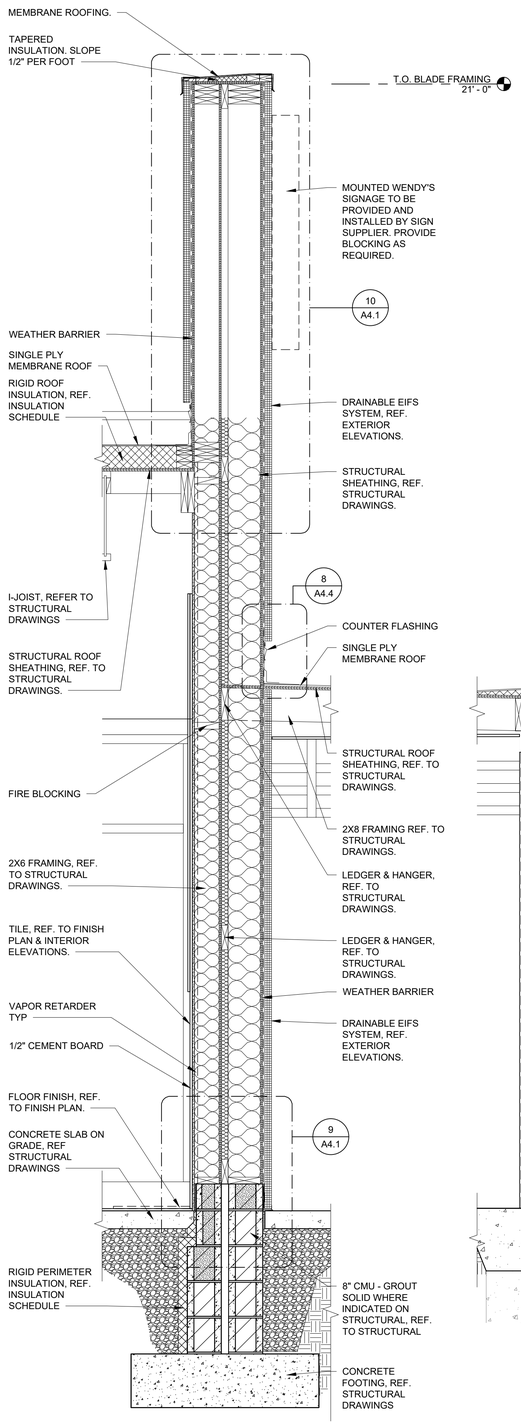

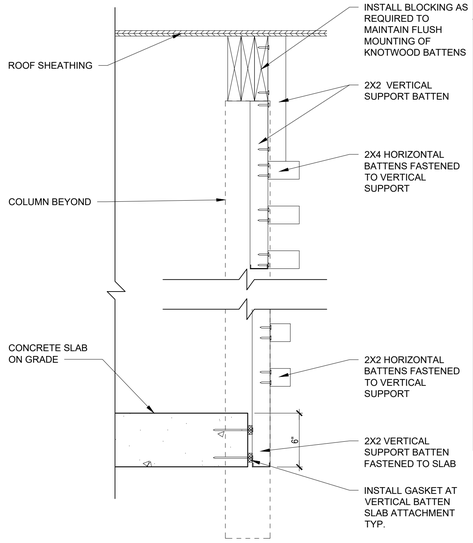

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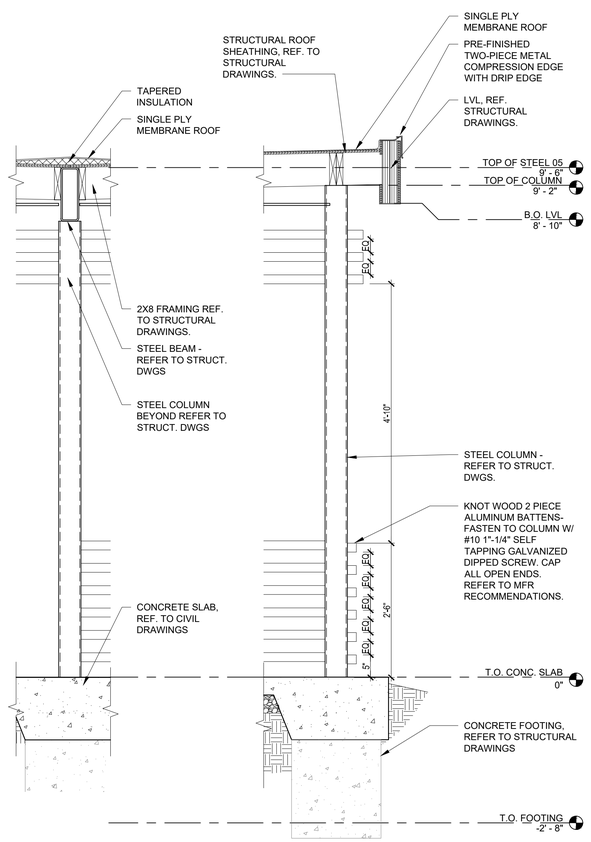

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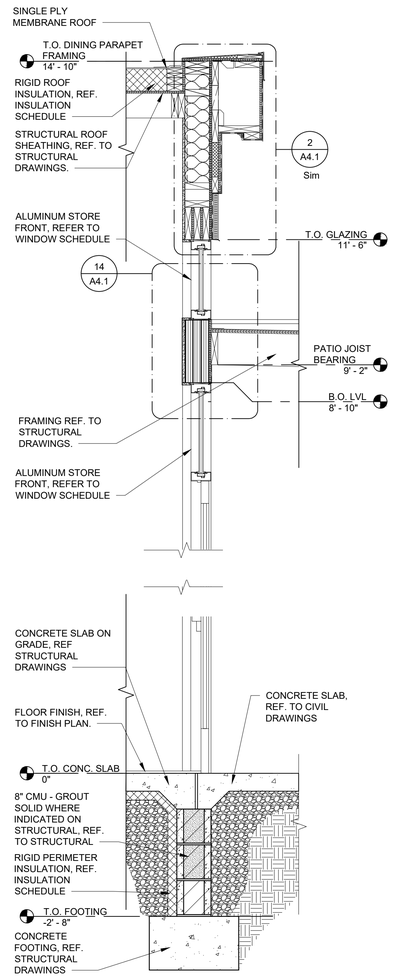

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BILL DIXON, NCARB
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828 265 2405
FAX: 828 265 2406
WEBSITE: WWW.APPALARCH.COM

DATE: 12/14/20

REVISIONS:
DATE: A REV#: BY:

WILLIAM MAX DIXON, JR. Boone, NC 05075 — STATE OF SOUTH CAROLINA REGISTERED ARCHITECT

APPALACHIAN ARCHITECTURE, P.A. Boone, NC 101222 — STATE OF SOUTH CAROLINA REGISTERED ARCHITECTS

FRONT PATIO SECTIONS & DETAILS

Wendy's

#3287 - 2506 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA

DRAWN BY: KGC
CHECKED BY: BD
SHEET TITLE

A3.6

OF

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PAINT SCHEDULE

EXTERIOR				8/27/2020
COLOR		SHERWIN WILLIAMS	BENJAMIN MOORE	PPG
PEX-1	WENDYS DARK BRONZE	BRONZETONE CUSTOM COLORS: "MISSISSIPPI BRONZE"	"BRONZETONE"	PPG 1002-7 "PHANTOM MIST"
PEX-2	RED	SW 6321 "RED BAY"	HC 181 "HERITAGE RED"	PPG 13-16 "BLAZE"
PEX-3	PRE-FINISHED- DARK BRONZE	SIGN CABINETS - MATCHES PEX-1 NO SUBSTITUTIONS AVAILABLE (THROUGH SIGN VENDOR ONLY)	SIGN CABINETS - MATCHES PEX-1 NO SUBSTITUTIONS AVAILABLE (THROUGH SIGN VENDOR ONLY)	SIGN CABINETS - MATCHES PEX-1 NO SUBSTITUTIONS AVAILABLE (THROUGH SIGN VENDOR ONLY)
PEX- 4	LIGHT GRAY	SW 7022 "ALPACA"	OC-28 "COLLINGWOOD"	PPG 1025 3 "WHISKERS"
PEX-5	SAFETY YELLOW	"SAFETY YELLOW"	"SAFETY YELLOW"	"SAFETY YELLOW"
PEX-6	*PRE-FINISHED- DARK BRONZE*	WALK-IN COOLER / FREEZER - MATCHES PEX-1 PRE-FINISHED BY MANUFACTURER, NO SUBSTITUTIONS	WALK-IN COOLER / FREEZER - MATCHES PEX-1 PRE-FINISHED BY MANUFACTURER, NO SUBSTITUTIONS	WALK-IN COOLER / FREEZER - MATCHES PEX-1 PRE-FINISHED BY MANUFACTURER, NO SUBSTITUTIONS
PEX-7	WENDY'S FIELD BROWN	SW 6061 "TANBARK"	1223 "BRENTWOOD"	PPG 160-07 "SOUTHERN WOOD"
PEX-8	WNDY'S ACCENT BROWN	SW 6068 "BREVITY BROWN"	1224 "COYOTE TRAIL"	PPG 16 23 "TAMPICO BROWN"
PEX-9	SILVER - SATIN	"SILVER BRIGHT" ALUMINUM PAINT	P22 78 "SILVER URETHANE ALKYD"	PPG-6-230 "BRIGHT ALUMINUM"
PEX-10	POWDER COAT "BLACK"	SW 6258 "TRICORN BLACK"	HC-19 "BLACK"	PPG 1001-7 "BLACK MAGIC"
PEX-11	TAN	SW 6109 "HOPSACK"	1055 "ALCONQUIN TRAIL"	PPG 1085 5 "SAUTEED MUSHROOM"
PEX-12	DARK GRAY	SW 7674 "PEPPERCORN"	2121-10 "GRAY"	PPG 1001-6 "KNIGHTS ARMOUR"
EXTERIOR PRIMER				
BASE	SHEEN	SHERWIN WILLIAMS	BENJAMIN MOORE	PPG
STUCCO / EIFS	SATIN	PRIME: LOXON CONCRETE & MASONARY PRIMER FINISH: A-100 EXTERIOR LATEX SATIN	PRIME: 023 FRESH START ALL PURPOSE PRIMER FINISH: 631 AURA WATERBORNE EXTERIOR SATIN FINISH	PRIME: PPG SEAL GRIP 17-921XI ACRYLIC UNIVERSIAL PRIMER FINISH: PPG SPEED HIDE 6-2045XI EXTERIOR SATIN ACRYLIC
METAL RAILING	SEMI-GLOSS	PRIME: PROCRYL UNIVERSAL METAL FINISH: SHER-CRYL HPA (SEMI-GLOSS)	PRIME: HP04 METAL PRIMER OR SELF PRIME HP29 METAL PRIMER FINISH: HP29 DTM ACRYLIC SEMI-GLOSS ENAMEL	PRIME: PPG PITT-TECH PLUS 4020PF DTM ACRYLIC METAL PRIMER FINISH: SPEEDHIDE EXTERIOR 6-900XI 100% ACRYLIC LATEX SEMI-GLOSS
WOOD	SATIN	PRIME: A100 ALKYD EXTERIOR WOOD PRIMER FINISH: A-100 EXTERIOR LATEX SATIN	Prime: 023 Fresh Start All Purpuse Primer Finish: 631 Aura Waterborne Exterior Satin Finish	PRIME: PPG SEAL GRIP 17-921XI ACRYLIC UNIVERSIAL PRIMER FINISH: PPG SPEED HIDE 6-2045XI EXTERIOR SATIN ACRYLIC
PLASTIC (HERITAGE II)	SATIN	PRIME: EXTREME BOND PRIMER FINISH: SHER-CRYL HPA (SEMI-GLOSS)	PRIME: 023 FRESH START ALL PURPOSE PRIMER FINISH: 631 AURA WATERBORNE EXTERIOR SATIN FINISH	PRIME: PPG SEAL GRIP 17-921XI ACRYLIC UNIVERSIAL PRIMER FINISH: PPG SPEED HIDE 6-2045XI EXTERIOR SATIN ACRYLIC
WROUGHT IRON	GLOSS	PRIME: PROCRYL UNIVERSAL METAL FINISH: SHER-CRYL HPA (GLOSS)	PRIME: 023 FRESH START ALL PURPUSE PRIMER FINISH: 631 AURA WATERBORNE EXTERIOR SATIN FINISH	PRIME: PPG PITT-TECH PLUS 4020PF ACRYLIC METAL PRIMER FINISH: PPG PITT-TECH PLUS 90-1306 SAFETY YELLOW DTM GLOSS
ALUMINUM / METAL STOREFRONT PRIMER				
ALUMINUM STOREFRONT	GLOSS	RECOMMENDED TO USE PPG PRIME: PROCRYL UNIVERSAL METAL PRIMER FINISH: SHER-CRYL HPA (SEMI-GLOSS OR GLOSS)	HP04 ACRYLIC METAL PRIMER ALTERNATE PRIME: V175 WATERBORNE BONDING PRIMER ALTERNATE FINISH: P22-64 BRONZETONE URETHANE GLOSS ENAMEL	COLOR: PPG "STATUARY BROWN" RECOMMENDED PRIME: PPG PITT-TECH PLUS 4020 PF ACRYLIC METAL PRIMER RECOMMENDED FINISH: PPG PITT-TECH PLUS 4216HD SEMI-GLOSS DTM ACRYLIC
METAL	SATIN	RECOMMENDED TO USE PPG PRIME: PROCRYL UNIVERSAL METAL PRIMER FINISH: SHER-CRYL HPA (SEMI-GLOSS)	HP04 ACRYLIC METAL PRIMER ALTERNATE PRIME: SELF PRIME WITH P23-60 ALTERNATE FINISH: P23-60 DTM ALKYD LOW LUSTER ENAMEL	RECOMMENDED PRIME: PPG PITT-TECH PLUS 4020 PF ACRYLIC METAL PRIMER RECOMMENDED FINISH: PPG PITT-TECH PLUS 4216HD SEMI-GLOSS DTM ACRYLIC
PEX-9 PRIMER				
METAL	SATIN	PRIME: PROCRYL UNIVERSAL METAL PRIMER FINISH: SILVER-BRITE ALUMINUM PAINT (2 COATS) #B59S11	PRIME: HP04 ALKYD METAL PRIMER FINISH: HP25 DTM ACRYLIC LOW LUSTER ENAMEL	PRIME: PPG PITT-TECH PLUS 4020PF ACRYLIC METAL PRIMER FINISH: PPG PITT-TECH 90-474 DTM SATIN ACRYLIC ENAMEL
WOOD	SATIN	PRIME: A100 ALKYD WOOD PRIMER FINISH: SILVER-BRITE ALUMINUM PAINT (2 COATS) #B59S11	PRIME: 023 FRESH START ALL PURPOSE PRIMER FINISH: 631 AURA WATERBORNE EXTERIOR SATIN FINISH	PRIME: PPG SEAL GRIP 17-921XI ACRYLIC UNIVERSAL PRIMER FINISH: PPG SPEEDHIDE 6-2045XI EXTERIOR SATIN ACRYLIC
INTERIOR				
COLOR		SHERWIN WILLIAMS	BENJAMIN MOORE	PPG
P-1	BEIGE - EGGSHELL	SW7036 "ACCESSIBLE BEIGE"	OC-15 "BABY FAWN"	PPG 1024-4 "MOTH GRAY"
P-2	RED - EGGSHELL	SW 6321 "RED BAY"	CPS-1195 "FLAMENCO"	PPG 13-16 "BLAZE"
P-3	CEILING WHITE - FLAT	SW 7006 "EXTRA WHITE"	PM-1 "SUPER WHITE"	PPG 1001-1 "DELICATE WHITE"
P-4	TAUPE - EGGSHELL	SW 7039 "VIRTUAL TAUPE"	999 "RUSTIC TAUPE"	PPG 1024-6 "PATCHES"
P-5	LIGHT GRAY - EGGSHELL	SW 7065 "ARGOS"	2134-50 "GULL WING GRAY"	PPG 1009-4 "GRAY STONE"
P-6	WHITE - EGGSHELL	SW 8917 "SHELL WHITE"	OC-17 "WHITE DOVE"	PPG 18-09 "GARLIC CLOVE"
P-7	GRAY - EGGSHELL	SW 7076 "CITY SCAPE"	2134-40 "WHALE GRAY"	PPG 1009-5 "PHOENIX FOSSIL"
P-8	WOOD STAIN	SW MINWAX PERFORMANCE SERIES WATER BASED POLYURETHANE	N423 STAYS CLEAR ACRYLIC POLYURETHANE LOW LUSTER	DFT259 SATIN- DEFT INTERIOR POLYURETHANE WATER BASED
P-9	DARK GRAY - FLAT	SW 7674 "PEPPERCORN"	2121-10 "GRAY"	PPG 1001-6 "KNIGHTS ARMOUR"
P-10	BLUE - EGGSHELL	SHERWIN WILLIAMS: SW 9138 "STARDEW"	AF-545 "SOLITUDE"	PPG 1037-3 "SPECIAL DELIVERY"
P-11	BRONZE - EGGSHELL	BRONZETONE CUSTOM COLORS: "MISSISSIPPI BRONZE"	P23-60 "BRONZETONE"	PPG 1002-7 "PHANTOM MIST"
INTERIOR PRIMER				
BASE	SHEEN	SHERWIN WILLIAMS	BENJAMIN MOORE	PPG
GYPSUM BOARD	EGGSHELL	PRIME: PROMAR 200 ZERO VOC PRIMER FINISH: PROMAR 200 ZERO EGGSHELL	PRIME: 023 FRESH START ALL PURPOSE PRIMER FINISH: 485 ULTRA SPEC SCUFF-X EGGSHELL	PRIME: PPG SPEEDHIDE 6-2 INTERIOR QD ACRYLIC PRIMER FINISH: PPG SPEEDHIDE 6-411 INTERIOR EGGSHELL
METAL DECK	FLAT	PRIME: SELF PRIMING, RUST INHIBITIVE PRO INDUSTRIAL DTM ACRYLIC	PRIME: SELF PRIMING, RUST INHIBITIVE, HP 25 DTM LOW LUSTRE	PRIME: SELF PRIMING, RUST INHIBITIVE, PPG PITT-TECH 90-472 DTM SATIN FINISH
WOOD DECK	FLAT	PRIME: 1 COAT SW PREMIUM WALL & WOOD PRIMER FINISH: 2 COATS SW PROMAR 200 ZERO VOC FLAT	PRIME: 023 FRESH START ALL PURPOSE	PRIME: PPG SEAL GRIP PRIMER AS BASE COAT, TINT PRIMER TO "KNIGHTS ARMOUR" FINISH: PPG SPEEDHIDE ZERO VOC FLAT
RESTROOM & KITCHEN GYPSUM BOARD	SEMI-GLOSS	PRIME: PROMAR 200 VOC PRIMER FINISH: PROMAR 200 VOC SEMI-GLOSS	PRIME: 023 FRESH START ALL PURPOSE PRIMER FINISH: 487 ULTRA SPEC SCUFF-X SEMI GLOSS	PRIME: PPG SPEEDHIDE 6-2 INTERIOR QD ACRYLIC PRIMER FINISH: PPG SPEEDHIDE 6-500 INTERIOR SEMI-GLOSS

JOINT TREATMENT SCHEDULE

(SEE SPECIFICATIONS - DIVISION 7 FOR CLARIFICATION OF TYPES)

EXT: "E" INT: "I"	CONDITION	TYPE
E	PERIMETER JOINTS OF DOOR FRAMES, WINDOW FRAMES, STOREFRONT, AND/OR WINDOW WALL FRAME ASSEMBLIES, LOUVERS, FIXTURES, AND OTHER PENETRATIONS IN THE BUILDING ENCLOSURES NOT OTHERWISE SEALED WATERTIGHT, U.N.O. PROVIDE CONTINUOUS SEALANT UNDER EXTERIOR DOOR THRESHOLDS AND WINDOW SYSTEMS THAT REST DIRECTLY ON THE FLOOR SLAB	JS-1
E	MASONRY / CONCRETE CONTROL JOINTS IN WALLS	JS-1
E	E.I.F.S. JOINTS IN WALLS	JS-1
E	EXPANSION JOINTS IN AND AROUND CONCRETE PAVEMENT, UNIT PAVEMENT, CURBS, OR OTHER HORIZONTAL SURFACES	JS-3
E	PERIMETER JOINTS AND OTHER OPEN JOINTS AT EXTERIOR SOFFITS	JS-1
E	INTERSECTION OF DISSIMILAR MATERIALS THAT ALLOW AIR OR WATER INFILTRATION	JS-1
E	INTERSECTION OF DISSIMILAR MATERIALS IN WHICH INSTALLATION IS NOT UNIFORM OR WHERE WORKMANSHIP DOES NOT MEET ACCEPTABLE CONSTRUCTION TOLERANCES, BUT SUCH WORKMANSHIP IS ACCEPTED BY THE ARCHITECT	JS-1
I	PERIMETER JOINTS ON INTERIOR SIDE OF DOOR FRAMES, WINDOW FRAMES, AND OTHER FRAMED MATERIALS IN WALLS WITH NO FINISHED EDGE FLANGE	JS-2
I	OPEN JOINTS AT PENETRATIONS THROUGH WALLS, CONCRETE, PLASTER, OR GYPSUM BOARD CEILINGS WHERE INTENDED TO BE TIGHT SEALED JOINTS	JS-2
I	OPEN JOINT BETWEEN DISSIMILAR MATERIALS WHERE INTENDED TO BE TIGHT SEALED JOINTS.	JS-2
I	JOINTS WHERE EDGE TRIM OF GYPSUM BOARD ABUTS IRREGULAR SURFACES OR OTHER SURFACES AND LEAVES OPEN JOINTS	JS-2
I	EXPOSED JOINTS AT JUNCTURES OF COUNTERTOPS, CABINETS, OR OTHER "BUILT-IN" WORK WITH IRREGULAR SURFACES INTENDED TO BE TIGHT SEALED JOINT	JS-2
I	EXPOSED JOINTS AT JUNCTURES OF WALL MOUNTED PLUMBING FIXTURES AND/OR TOILET ACCESSORIES WITH IRREGULAR SURFACES AND INTENDED TO BE TIGHT SEALED JOINT	JS-5
I	CONTROL JOINTS SAWN JOINTS AND OPEN JOINTS IN AND AROUND CONCRETE SLABS AND CURBS	JS-4

JOINT TREATMENT NOTES

A. THE JOINT TREATMENT SCHEDULE IS INTENDED TO ILLUSTRATE ALL JOINT CONDITIONS WHICH ARE MEANT TO BE SEALED WHETHER REFERENCED FROM OTHER DETAILS OR NOT.

B. AT METAL FRAME LOCATIONS (DOORS, WINDOWS, ETC.) HOLD FRAME BACK FROM SUBSTRATE 3/8" @ HEAD & SILL AND 3/16" @ JAMB TO ALLOW FOR SEALANT, TYPICAL U.N.O. THIS INCLUDES DIMENSIONS FOR STEEL LINTELS WHERE APPLICABLE.

C. PROVIDE PROPER SEALERS AS REQUIRED TO FULLY CLOSE JOINTS THAT ARE INTENDED TO BE TIGHT AND AS SHOWN ON THE DRAWINGS.

D. PROVIDE CLOSED CELL BACKER ROD AS REQUIRED TO ACHIEVE PROPER SEALANT THICKNESS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

E. CAUTION, DO NO SEAL WEEPS AND DRAINAGE CHANNELS IN STOREFRONT OR OTHER ASSEMBLIES.

GENERAL FLASHING REQUIREMENTS

A. PROPERLY WEEP FLASHING POINTS AND NORMAL DRAINAGE POINTS WITH WEEPS @ 1'-4" O.C. MAX. SPACING. WEEP POINTS ARE TO BE LOCATED DIRECTLY ON TOP OF FLASHING.

B. WHERE FLASHING IS LOCATED TERMINATE AND/OR SEPARATES MATERIALS, DO NO SEAL (U.N.O.) - REFER TO DIAGRAM "C" WHERE IT IS DETERMINED BY THE MATERIAL MANUFACTURER OR OTHERWISE THAT SEALING IS REQUIRED (TO PREVENT WATER PENETRATION BEYOND FLASHING DUE TO WIND DRIVEN RAIN), THEN SEALANT MUST BE WEEPED IN ACCORDANCE WITH NOTE "A" ABOVE.

C. UNLESS NOTED OTHERWISE, TURN FLASHING UP A MIN. OF 4" BEHIND APPROPRIATE MATERIALS.

D. FLASHING CONDITIONS, WHETHER DETAILED OR NOT, ARE TO BE IN ACCORDANCE WITH S.M.A.C.N.A. SPECIFICATIONS. WHERE ATYPICAL CONDITIONS OCCUR THAT ARE NOT DETAILED, FLASHING IS TO BE INSTALLED AS CLOSELY AS POSSIBLE TO THE S.M.A.C.M.A. DETAIL THAT IS MOST CLOSELY APPROXIMATES THE ACTUAL CONDITION.

E. UNLESS NOTED OTHERWISE, AT FLASHING HIGH POINTS SEAL WATER TIGHT TO BACK-UP SUBSTRATE.

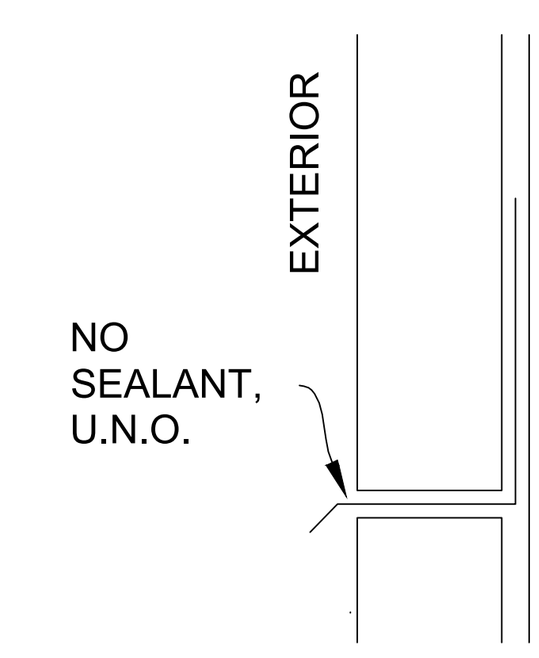

DIAGRAM 'C'
VINYL, WOOD, OR METAL

BLDG. INSULATION SCHED.

DESCRIPTION	THICKNESS (TOTAL R-VALUE)	LOCATION
RIGID PERIMETER FOUNDATION INSULATION (EXTRUDED POLYSTYRENE)	R-10	PERIMETER FOUNDATION TO FROST LINE DEPTH
BATT INSULATION	5 1/2" (R-20)	EXTERIOR WALL CAVITY
FIBERGLASS BATT INSULATION (FOIL FACE FSK-25)	5 1/2" (R-20)	EXTERIOR WALL CAVITY AT EXPOSED AREAS ABOVE CEILING
RIGID ROOF INSULATION (POLYISOCYANURATE)	(R=30ci)	ABOVE ROOF DECK, TAPERED TO DRAIN
SOUND ATTENUATION BATT INSULATION	3 1/2" U.N.O.	INTERIOR WALL CAVITIES - SEE PARTITION TYPES

BUILDING INSULATION GENERAL NOTES

A. INSULATION LOCATIONS SHOWN IN SCHEDULE ARE INTENDED ONLY FOR CLARIFICATION PURPOSES AND ARE NOT INTENDED TO BE ALL-ENCOMPASSING. PROVIDE EACH INSULATION TYPE AS REQUIRED TO FULLY MAINTAIN THE THERMAL INTEGRITY OF THE CONSTRUCTION ASSEMBLIES RELATED TO THE ENTIRE BUILDING ENVELOPE.

EXTERIOR FURNITURE SCHEDULE

SYMBOL	DESCRIPTION	PRODUCT INFO 8/21/2020
	PATIO: TABLE AND CHAIRS	PRODUCT: EMU -DESIGNER: CENTRO RICERCHE EMU
		TABLES: WENDY'S 36" SQ WITH UMBRELLA HOLE #EW3636-22 (4 TOP) OR WENDY'S 36" X 28" (2 TOP) #EW3628-22; FINISH: A/IRON (22) CHAIRS: WENDY'S KHALI SIDE CHAIR #E338-22; WENDY'S KHALI ARMCHAIR #E339-22; FINISH: A/IRON (22) NOTE: MINIMUM OF 1 TABLE MUST BE ADA ACCESSIBLE
	PATIO: TABLE AND CHAIRS	PRODUCT: RECYCLE DESIGN - INFINITY SERIES
		FRAME: POWDER COAT GRAY, SLATS: CEDAR HDPE TABLE #1: W.INF.PT.3636.4T (36" 4 SEAT) TABLE #2: W.INF.PT.4141.4T (41" 4 SEAT) TABLE #3: W.INF.PT.4141.6T (41" 6 SEAT) TABLE #4: W.INF.PT.3029.2T (30" 2 SEAT) TABLE #5: W.INF.PT.2429.2T (24" 2 SEAT) TABLE #6: W.INF.RT.7612 (72" 3 SEAT RAIL) ADA TABLE #1: W.INF.PT.4141.3T.ADA (41" 3 SEAT, ADA) ADA TABLE #2: W.INF.PT.4141.5T.ADA (41" 5 SEAT, ADA) ADA TABLE #3: W.INF.PT.4229.4T.ADA (42" 4 SEAT, ADA, WALL) BENCH: W.INF.BE.6016 SIDE TABLE: W.INF.ST.2212 NOTE: MINIMUM OF 1 TABLE MUST BE ADA ACCESSIBLE
	PATIO: TABLE AND CHAIRS	PRODUCT: WAUSAU TILE
		COLOR: BROWN; TABLE: TF31257 (4 SEAT) ADA TABLE: TF32187 (3 SEAT)
	PATIO: UMBRELLA	PRODUCT: EMU: UMBRELLA SOURCE; FIBERGLASS MARKET UMBRELLAS
		SIZE: 6-1/2' x 6-1/2' SQUARE; OR 9' x 9' OCTAGONAL
	PATIO: UMBRELLA	PRODUCT: RECYCLE DESIGN
		FABRIC: SUNBRELLA (JOCKEY RED, COLOR GRADE B) OPTION #1: W.INF.UMB.732 (OCTAGONAL) OPTION #2: W.INF.UMB.772 (HALF-WALL) OPTION #3: W.INF.UMB.762 (SQUARE)
	PATIO: UMBRELLA	PRODUCT: WAUSAU TILE: FABRIC: RED; 8' VALANCE UMBRELLA (TF3316)
		FABRIC: RED SIZE: 8' VALANCE UMBRELLA (TF3316)
	PATIO: TRASH RECEPTACLE	PRODUCT: EMU: DESIGNER: CENTRO RICERCHE
		MODEL: WENDY'S LITTER BIN #EWBIN-22 FINISH: A/IRON (22) E-COATED POWDER FINISH NOTE: RECOMMENDED TO BE BOLTED DOWN. LINER NOT INCLUDED, COMTAIBLE WITH RUBBERMAID 3567 RIGID LINER
	PATIO: TRASH RECEPTACLE	PRODUCT: RECYCLE DESIGN: INFINITY SERIES (W.INF.WR.035)
		FINISH: CEDAR HDPE, STAINLESS STEEL, GRAY; NOTE: LINER SOLD SEPARATE FROM KES
	PATIO: TRASH RECEPTACLE	PRODUCT: WAUSAU TILE: TF1020; COLOR: BROWN
	PATIO: RAILING	PRODUCT: PREFINISHED ALUMINUM; BLACK GLOSS; FORTRESS RAILING, AL 13 SERIES (OR EQUAL)
	PATIO: ACCESSORIES	PRODUCT: RECYCLE DESIGN (PREFERRED): INFINITY SERIES
		FRAME: POWDER COAT GRAY, SLATS: CEDAR HDPE SMOKE STAND: W.INF.SMST.363 PLANTERS: W.INF.PLANT.1622/2422 BIKE STAND: W.INF.BIKE.3618

SITE NUMBER:	13287
BASE MODEL:	(2.0) SMART 40+/FR. PATIO
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	NEW
OWNER:	CRG
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2020
FURNITURE PACKAGE:	(2.0) U.M. BRITE
DESIGN BULLETINS:	SUMMER

APPALACHIAN ARCHITECTURE, PA

APPALACHIAN ARCHITECTURE, PA
BILL DIXON, NCARB
705 W. KING ST.
SUITE 201
BOONE, NC 28607
828 265 2405
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DATE: 12/16/20

REVISIONS: DATE: REV#: BY:

WILLIAM MAX DIXON, JR. REGISTERED ARCHITECT 5579 NORTH CAROLINA BOONE, N.C.

APPALACHIAN ARCHITECTURE, P.A. REGISTERED ARCHITECTURAL CORPORATION CERT. NO. 50893 NORTH CAROLINA BOONE, N.C.

PAINT, FURN, JOINT, INSUL. SCHE.

Wendy's
#13287 - 2506 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA

DRAWN BY: KSC
CHECKED BY: BD

SHEET TITLE
A6.1
OF

L:\WENDY'S - BEAUFORT 2\CONST DOCS\BEAUFORT 2 - 30_SMART-40_A6-1_Tile, Insulation, & Joint Schedule.dwg,
12/16/2020 11:00:28 AM
12/22/2017 12:30:42 PM

INTERIOR FINISH SCHEDULE

SYMBOL	DESCRIPTION	PRODUCT INFO 8/21/2020
FLOORS		
FT-1	FLOOR TILE (BACK OF HOUSE)	PRODUCT: CROSSVILLE; CROSSGRIP; A790 "BURGUNDY SMOKE" SIZE: 8" x 8" GROUT: GR-5 MORTAR: MR-1 WATERPROOFING: WM-1; EXTEND 6" UP & 6" OUT PERIMETER WALLS AND UNDER FULL EXTENT OF MOP SINK JOINTS: 1/8"
FT-2	FLOOR TILE (DINING, RESTROOM)	PRODUCT: CROSSVILLE: SWG4 "BELT BUCKLE BROWN" SIZE: 6" x 24" GROUT: GR-6 MORTAR: MR-1 WATERPROOFING: WM-1; EXTEND 6" UP & 6" OUT PERIMETER WALLS (RESTROOM AREAS ONLY) JOINTS: 1/8" ALTERNATE: TRANSCERAMICA; PLANKED WOOD SERIES FLOOR TILE; "RAW COPPER RUST"; MATTE FINISH
FT-3	FLOOR TILE (DINING, RESTROOM)	SIZE: 6" X 24" GROUT: GR-6 MORTAR: MR-1 WATERPROOFING: WM-1; EXTEND 6" UP & 6" OUT PERIMETER WALLS (RESTROOM AREAS ONLY) JOINTS: 1/8"
FT-3	FLOOR TILE (DINING, RESTROOM)	PRODUCT: CROSSVILLE; "CEMENTED RELATIONSHIP" SWCR| 12424UPS; MATTE FINISH SIZE: 24" x 24" GROUT: GR-7 (GR-10 AT RESTROOM FLOORS) MORTAR: MR-1 WATERPROOFING: WM-1; EXTEND 6" UP & 6" OUT PERIMETER WALLS (RESTROOM AREAS ONLY) JOINTS: 1/8" TRIM: SCHLUTER; QUADEC (SATIN NICKLE ANOD. ALUM.)
FT-4	FLOOR TILE (BACK OF HOUSE)	PRODUCT: CROSSVILLE: CROSS-TREAD (CTS); R001 "GREY MINGLE" SIZE: 8" x 8" GROUT: GR-5 MORTAR: MR-1 WATERPROOFING: WM-1; EXTEND 6" UP & 6" OUT PERIMETER WALLS AND UNDER FULL EXTENT OF MOP SINK JOINTS: 1/8"
FC-1	QUARTZ FLOORING (BACK OF HOUSE)	PRODUCT: SILIKAL; CUSTOM COLOR QUARTZ FLOORING; "WENDYS ULTRA MODERN BLEND"; MATCHES FT-2 COLOR: 10% LGRY, 30% FWN, 30% NBRN, 30% SNDY FINISH: SILIKAL R-711
FC-2	QUARTZ FLOORING (BACK OF HOUSE)	PRODUCT: SILIKAL; CUSTOM COLOR QUARTZ FLOORING; "WENDYS UM BRIGHT BLEND"; MATCHES FT-3 COLOR: 10% FWN, 30% LGRY, 30% SGRY, 30% SNDY FINISH: SILIKAL R-71
CPT-1	CARPET (DINING)	PRODUCT: MOHAWK GROUP;LEES; "ENTWINE" BROADLOOM; #J2121 COLOR: 02008 TRANSITION STRIP: NATIONAL METAL STRIPS; PROFILE: 2.5" SINGLE DART; COLOR: BROWN
WALL BASE		
B-1	TILE COVE BASE (KITCHEN)	PRODUCT: CROSSVILLE; COVE BASE; A790 "BURGUNDY SMOKE" SIZE: 6" x 8"; PROVIDE COVE BASE CORNERS, LEFT, RIGHT, AND INSIDE AS REQUIRED GROUT: GR-5 MORTAR: MR-1 WATERPROOFING: WM-1; EXTEND 6" UP & 6" OUT PERIMETER WALLS JOINTS: 1/8"
B-2	TILE BASE (DINING, RESTROOM)	PRODUCT: CROSSVILLE: MAINSTREET (PLANKED); AV213 "BISTRO BROWN" SIZE: 6" x 18" (ALTERNATE COVE BASE: 6" x 12") GROUT: GR-6 MORTAR: MR-1 WATERPROOFING: WM-1; EXTEND 6" UP & 6" OUT PERIMETER WALLS (RESTROOM AREAS ONLY) TRIM: (AT STOREFRONT CURBS ONLY) SCHLUTER; QUADEC w/ CORNER INSERTS (BRUSHED ANTIQUE BRONZE ANOD. ALUM.)
B-3	TILE BASE (DINING, RESTROOM)	PRODUCT: CROSSVILLE: BASE TILE; "GRILLE MARKS" SWGM| 10612UPS SIZE: 6 x 12" GROUT: GR-7 MORTAR: MR-1 WATERPROOFING: WM-1; EXTEND 6" UP & 6" OUT PERIMETER WALLS (RESTROOM AREAS ONLY) JOINTS: 1/8"
B-4	TILE COVE BASE (KITCHEN)	PRODUCT: CROSSVILLE; COVE BASE; R001 "GREY MINGLE"; CROSS SHEEN FINISH SIZE: 6" x 8"; PROVIDE COVE BASE CORNERS, LEFT, RIGHT, AND INSIDE AS REQUIRED GROUT: GR-5 MORTAR: MR-1 WATERPROOFING: WM-1; EXTEND 6" UP & 6" OUT PERIMETER WALLS JOINTS: 1/8"
WALLS		
ACM-1	ALUMINUM COMPOSITE MATERIAL	*(SEE EXTERIOR FINISH SCHEDULE FOR PRODUCT INFORMATION)*
FRP	FRP (BACK OF HOUSE)	PRODUCT: MARLITE; FRP; CLASS C (CLASS A, WHERE REQUIRED) SIZE: 4' x 9' FINISH: PEBBLED; WHITE TRIM: WHITE PVC (STANDARD TRIM PROFILES TO MATCH)
FRP-1	FRP (BACK OF HOUSE)	PRODUCT: MARLITE; FRP; CLASS C (CLASS A, WHERE REQUIRED) SIZE: 4' x 9' FINISH: PEBBLED; WHITE TRIM: WHITE PVC (STANDARD TRIM PROFILES TO MATCH)
FRP-2	FRP (BACK OF HOUSE)	PRODUCT: MARLITE; ENVUE FRP; CLASS C SIZE: 4' x 9' FINISH: SMOOTH; HI-RES PRINT; 8"x8" STACKED TILE PATTERN (WHITE TILE, GRAY GROUT) TRIM: WHITE PVC (STANDARD TRIM PROFILES TO MATCH)
WC-1	WALL COVERING (HALLWAY, DINING, RESTROOM)	PRODUCT: MDC LEN-TEX; STYLE: "CORONADO LX"; COLOR: "OYSTER" (#3603CR/4734); 54" WIDE ALTERNATE: P-1 (SEE PAINT SCHEDULE) CORNER PROTECTION: CP-2 (OPTIONAL)
WC-2	WALL COVERING (DINING)	PRODUCT: PARTERRE; LVT (LUXURY VINYL TILE) PLANKS; COLOR: "MERBAU" ALTERNATE: N/A SIZE: 6" x 24" CORNER PROTECTION: CP-1
WC-3	WALL COVERING (DINING)	PRODUCT: KOROSEAL; STYLE "DESERT SAND"; COLOR: "ROASTED PEPPER" ALTERNATE: P-2 (SEE PAINT SCHEDULE) CORNER PROTECTION: CP-3 (OPTIONAL)
WC-4	WALL COVERING (HALLWAY)	PRODUCT: CUSTOM PRINT; WENDY'S GRAPHIC MURAL; 72" WIDE ALTERNATE: P-2 (SEE PAINT SCHEDULE) CORNER PROTECTION: CP-3 (OPTIONAL)
WC-5	WALL COVERING (FEATURE WINDOW)	PRODUCT: MDC LEN-TEX; STYLE: "CORONADO LX"; COLOR: "WHITE" (3660CR/4734) ALTERNATE: P-3 (SEE PAINT SCHEDULE) CORNER PROTECTION: N/A
WC-6	WALL COVERING (WAINSCOT)	PRODUCT: KOROGARD: TRAFFIC PATTERNS (0.60"); COLOR: KOROSEAL; SAILCLOTH "BUOY" (832 1-32) CORNER PROTECTION: CP-5 (OPTIONAL)
WC-6	WALL COVERING (DINING)	PRODUCT: ASPECTA-METROFLOR; VERCADE WALL FASHION; WOODLOOK PVC PANELS; COLOR: 7296 "BLACK FOREST ROJO" SIZE: 6" x 48" FINISH: TEXTURED; PILLOWED EDGE CORNER PROTECTION: CP-1
WT-1	WALL TILE (SERVICE AREA)	PRODUCT: CROSSVILLE; COLOR BY NUMBERS; TEA FOR TWO (#WT02.10412G) SIZE: 4" x 8" FINISH: GLOSS PATTERN: RUNNING BOND GROUT: GR-1 MORTAR: MR-1 JOINTS: 1/8" TRIM: SCHLUTER; SCHIENE (AE: SATIN ANOD. ALUM.)
WT-2	WALL TILE (ENTRY, DINING, HALLWAY, RESTROOM)	PRODUCT: CROSSVILLE; COLOR : "WENDY'S SPECIAL IVORY" SWS1 SIZE: 12" x 24" PATTERN: STACK BOND GROUT: GR-2 MORTAR: MR-1 JOINTS: 1/8" TRIM: SCHLUTER; QUADEC w/ CORNER INSERTS (AE: SATIN ANOD. ALUM.) ALTERNATE: TRANSCERAMICA / STONEPEAK; HWH12Z40001; COLOR: EXTRA IVORY SIZE: 12" x 24" PATTERN: STACK BOND GROUT: GR-2 MORTAR: MR-1 JOINTS: 1/8" TRIM: SCHLUTER "QUADEC" w/ CORNER INSERTS (AE: SATIN ANOD. ALUM.)
WT-3	WALL TILE (DINING, HALLWAY)	PRODUCT: CROSSVILLE; "WIND WHIPPED" (SWWW| 10508S) SIZE: 4" x 8" PATTERN: SEE INTERIOR ELEVATIONS GROUT: GR-7 MORTAR: MR-1 JOINTS: 1/8" TRIM: SCHLUTER; QUADEC (SATIN NICKEL ANOD. ALUM.)
WT-3	WALL TILE	PRODUCT: DALTILE; P125; MATCH POINT COLOR: PURE WHITE UNPOLISHED SIZE: 24" x 24" GROUT: GR-4 MORTAR: MR-2 JOINTS: 1/8"
WT-6	WALL TILE (RESTROOM)	PRODUCT: CROSSVILLE; "FROST CALIBRATED" (AV241.11224UPSC) SIZE: 12" x 24" PATTERN: STACK BOND GROUT: GR-7 MORTAR: MR-1 JOINTS: 1/8" TRIM (HORIZONTAL): SCHLUTER; SHEINE (SATIN NICKEL ANOD. ALUM.) TRIM (OUTSIDE CORNER): SCHLUTER; QUADEC w/ CORNER INSERTS (STAIN NICKEL ANOD. ALUM.)
WT-7	WALL TILE (RESTROOM, HALLWAY, DINING)	PRODUCT: CROSSVILLE; "START A FIRE" (SWSF| 10412UPS) SIZE: 4" x 12" PATTERN: STACK BOND GROUT: GR-7 MORTAR: MR-1 JOINTS: 1/8" TRIM: SCHLUTER; QUADEC (SATIN NICKEL ANOD. ALUM.)
WT-8	WALL TILE	PRODUCT: CROSSVILLE; COLORS BY NUMBERS "TEA FOR TWO" (WT02.10808S) SIZE: 8" x 8" FINISH: SATIN PATTERN: STACK BOND GROUT: GR-7 MORTAR: MR-1 JOINTS: 1/8" TRIM: SCHLUTER; QUADEC (SATIN NICKEL ANOD. ALUM.)
CP-2	CORNER PROTECTION	PRODUCT: KOROGARD; G875 CORNER GUARD; 3/4" x 3/4"; COLOR: PUMICE
CP-3	CORNER PROTECTION	PRODUCT: KOROGARD; G875 CORNER GUARD; 3/4" x 3/4"; COLOR: MATCH 'WC-3' (RED)
CP-4	CORNER PROTECTION	PRODUCT: KOROGUARD; OC12 OUTSIDE CORNER GUARD; 1 1/2" x 1 1/2"; COLOR: MATCH 'L-1' (RED)
CP-5	CORNER PROTECTION (FOR WC-6)	PRODUCT: KOROGARD G875 CORNER GUARD; 3/4" x 3/4"; CUSTOM COLOR: MATCH 'WC-6'
CP-7	CORNER PROTECTION	PRODUCT: KOROGARD OC12, OUTSIDE CORNER GUARD; 1/4" x 1/4"; COLOR: CLEAR ANODIZED ALUMINUM
CP-8	CORNER PROTECTION (BACK OF HOUSE)	PRODUCT: STAINLESS STEEL CORNER GUARD SIZE: 2" X 2" WITH 1/4" OR 3/8" SLIGHT BEND TOWARDS WALL AT EACH LEG MATERIAL: MIN 16GA, TYPE 304 #4 SATIN STAINLESS STEEL NOTE: INSTALL WITH "TIGHTBOND PROVANTAGE" HEAVY DUTY CONSTRUCTION ADHESIVE (OR APPROVED EQUAL)
GROUT, MORTAR, WATERPROOFING MEMBRANE		
GR-1	GROUT	PRODUCT: LATICRETE; PERMACOLOR (25 LBS.) COLOR: "BRIGHT WHITE" #44 JOINTS: 1/8"
GR-2 / GR-3	GROUT	PRODUCT: LATICRETE; PERMACOLOR (25 LBS.) COLOR: "MUSHROOM" #39 JOINTS: 1/8"
GR-4	GROUT	PRODUCT: LATICRETE; PERMACOLOR (25 LBS.) COLOR: "LIGHT PEWTER" #90 JOINTS: 1/8"
GR-5	GROUT	PRODUCT: LATICRETE; #2000 SPECTRALOCK GROUT IG #4 COMMERCIAL LIQUID (S-2000C-SL-03) & SPECTRALOCK PART C (1245-0409-2); PART A&B, 4 PART C COLOR: "RAVEN" #45 JOINTS: 1/8"
GR-6	GROUT	PRODUCT: LATICRETE; PERMACOLOR (25 LBS.) COLOR: "RAVEN" #45 JOINTS: 1/8"
GR-7	GROUT	PRODUCT: LATICRETE; PERMACOLOR (25 LBS.) COLOR: "MOCHA" #35 JOINTS: 1/8"
GR-8	GROUT	PRODUCT: LATICRETE; PERMACOLOR SELECT (12.5 LBS.) COLOR: "CHESTNUT BROWN" #66 JOINTS: 1/8"
GR-9	GROUT	PRODUCT: LATICRETE; PERMACOLOR SELECT (12.5 LBS.) COLOR: "LIGHT PEWTER" #90 JOINTS: 1/8"
GR-10	GROUT	PRODUCT: LATICRETE; #2000 SPECTRALOCK GROUT IG #4 COMMERCIAL LIQUID (S-2000C-SL-03) & SPECTRALOCK PART C (1245-0409-2); PART A&B, 4 PART C COLOR: "MOCHA" #35 JOINTS: 1/8"
MR-1	MORTAR	PRODUCT: LATICRETE; TITANIUM THINSET MORTAR (#257)
MR-2	MORTAR	PRODUCT: LATICRETE; 4-XLT; 4XLT GRAY POLYMER THINSET 50LB BAG
WM-1	WATERPROOFING MEMBRANE	PRODUCT: LATICRETE; HYDROBAN (9255-0005-2); UP 6" & OUT 6" IN KITCHEN & RESTROOMS; ENTIRE WALL AREA FOR EXTERIOR APPLICATIONS
CEILING		
CT-1	CEILING TILE (KITCHEN / FOOD PREP AREAS)	PRODUCT: ARMSTRONG VINYLCLAD SQUARE LAY-IN; BP670: 24" x 48" x 1/2"; COLOR: WHITE GRID: PRELUDE 15/16", WHITE
CT-2	CEILING TILE (DINING ROOM PERIMETER)	PRODUCT: ARMSTRONG; ULTIMA 1911: 24" x 24" x 3/4" OR ULTIMA 1914: 24" x 48" x 3/4"; COLOR: WHITE GRID: PRELUDE 15/16", WHITE
CT-3	CEILING TILE (DINING ROOM - CENTRAL ACCENT AREA)	PRODUCT: ARMSTRONG; CIRRUS TEGULAR 584CM: 24" x 24" x 3/4"; COLOR: CAMEL GRID: PRELUDE 15/16", CAMEL
CT-4	CEILING TILE (SERVING AREA; CONDIMENT AREA (ONLY IF REQUIRED BY HEALTH DEPT.))	PRODUCT: ARMSTRONG VINYLCLAD SQUARE LAY-IN; BP671: 24" x 24" x 1/2"; COLOR: WHITE GRID: PRELUDE 15/16", WHITE
CT-5	CEILING TILE (KITCHEN FRYER AREA: WASHABLE NON-COMBUSTABLE)	PRODUCT: ARMSTRONG; CERAMAGUARD 605: 24" X 48" X 5/8"; COLOR: WHITE GRID: PRELUDE 15/16", WHITE SURFACE FINISH: SCRUBBABLE FACTORY-APPLIED PAINT FINISH (WITHIN 18" OF GREASE HOODS ONLY, WHERE NON-COMBUSTABLE MATERIALS ARE REQUIRED)
LAMINATE		
L-1	PLASTIC SHEET WALLCOVERING	PRODUCT: KOROGARD PROTECTIVE WALL COVERINGS; COLOR: REGIMENTAL RED; 0.060MM
L-2	LAMINATE	PRODUCT: WILSONART; COLOR: "AMBER CHERRY" (#7919-38-107)
L-3	LAMINATE	PRODUCT: WILSONART; COLOR: "REGIMENTAL RED" (#D12K-60)
L-4	LAMINATE	PLANKED PEART
L-5	LAMINATE	PRODUCT: PIONITE; COLOR: "MORCHELLA HUNT"; TEXTURE: LINE 7; WO740-LZ-G49
SOLID SURFACE		
SS-1	SOLID SURFACE	PRODUCT: CORIAN; "WENDY'S CUSTOM RED"
SS-2	SOLID SURFACE	PRODUCT: CORIAN; "CANYON"
SS-3	SOLID SURFACE	PRODUCT: CORIAN; "LINEN"
SS-4	SOLID SURFACE	PRODUCT: CORIAN; CONCRETE; "NEUTRAL CONCRETE" (C1)
MISCELLANEOUS		
TP-1	TOILET PARTITIONS & DOORS	FINISH: SATIN FINISH STAINLESS STEEL
WS-1	DINING ROOM WINDOW SHADES (OPTIONAL)	PRODUCT: ROLL-A-SHADE SIGNATURE SERIES 5% OPENNESS; COLOR: 1241 CHARCOAL/BRONZE SIZE: 4" FASCIA AND BRACKETS TO MATCH STOREFRONT NOTE: INCLUDE STAINLESS STEEL BEADED ADJUSTMENT CHAIN WITH SAFETY TENSION DEVICE

EXTERIOR FINISH SCHEDULE

SYMBOL	DESCRIPTION	PRODUCT INFO 8/21/2020
STOREFRONT & GLAZING		
SF-1	STOREFRONT	PRODUCT: US ALUMINUM: IT451/451; "DARK BRONZE" ANODIZED ALUMINUM ALTERNATE: KAWNEER TRIFAB VG 451T/451; #40 "DARK BRONZE" ANODIZED ALUMINUM EQUALS BY TUBELITE & OLDCASTLE
	STOREFRONT (IMPACT RATED)	PRODUCT: US ALUMINUM: IT600; "DARK BRONZE" ANODIZED ALUMINUM ALTERNATE: KAWNEER IR 501UT; #40 "DARK BRONZE" ANODIZED ALUMINUM EQUALS BY TUBELITE & OLDCASTLE
SF-2	STOREFRONT	PRODUCT: US ALUMINUM: IT451/451; "CLEAR" ANODIZED ALUMINUM ALTERNATE: KAWNEER TRIFAB VG 451T/451; #14 "CLEAR" ANODIZED ALUMINUM EQUALS BY TUBELITE & OLDCASTLE
	STOREFRONT (IMPACT RATED)	PRODUCT: US ALUMINUM IT600; "CLEAR" ANODIZED ALUMINUM ALTERNATE: KAWNEER IR 501UT; #14 "CLEAR" ANODIZED ALUMINUM EQUALS BY TUBELITE & OLDCASTLE
SF-3	STOREFRONT (REFINISH)	PRODUCT: *REFINISH EXISTING STOREFRONT (REMODEL ONLY, OPTIONAL FOR REFRESH & REFRESH LITE)* OPTION #1: PAINT; "PEX-1" (SEE PAINT SCHEDULE) OPTION #2: BREAK METAL CAP; AMERICAN PRODUCT, INC.
SF-5	STOREFRONT (CENTER GLAZED)	PRODUCT: US ALUMINUM: OS175 (2" SIGHTLINE, 2" FRAME DEPTH); CLEAR ANODIZED ALUMINUM ALTERNATE: KAWNEER TRIFAB VG 450 (2" SIGHTLINE, 2-1/4" FRAME DEPTH); CLEAR ANODIZED ALUMINUM EQUALS BY TUBELITE & OLDCASTLE
CW-1	CURTAIN WALL	PRODUCT: US ALUMINUM: 4500 SERIES (ALTERNATE: 3250); 7" DEEP; "DARK BRONZE" ALTERNATE: KAWNEER 1600 LR; 7.25" DEEP; #40 "DARK BRONZE" EQUALS BY TUBELITE & OLDCASTLE
	CURTAIN WALL (IMPACT RATED)	PRODUCT: US ALUMINUM: IW3250 SERIES; 7" DEEP; "DARK BRONZE" ALTERNATE: KAWNEER 1600 WALL SYSTEM 1; 7.5" DEEP; #40 "DARK BRONZE" EQUALS BY TUBELITE & OLDCASTLE
G-1	1" INSULATED GLASS IECC CLIMATE ZONES 4-8 (NORTH)	OPTION #1: GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: GUARDIAN "SN 68" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: GUARDIAN 1/4" CLEAR SPACE: 1/2" AIR OPTION #2: VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: VITRO ARCHITECTURAL GLASS "SOLARBAN 60" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: VITRO ARCHITECTURAL GLASS 1/4" CLEAR SPACE: 1/2" AIR"
	1" INSULATED GLASS IECC CLIMATE ZONES 1-3 (SOUTH)	OPTION #1: GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: GUARDIAN "SNX 51/23" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: GUARDIAN 1/4" CLEAR, OLDCASTLE BLACK FRIT (#4) SPACE: SPACE: 1/2" AIR OPTION #2: VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: VITRO ARCHITECTURAL GLASS "SOLARBAN 67" (#2) ON 1/4" VITRO ARCHITECTURAL GLASS "SOLEXIA" INBOARD LITE: VITRO ARCHITECTURAL GLASS 1/4" CLEAR SPACE: 1/2" AIR OPTION #3: GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: GUARDIAN "SNX 62/27" (#2) ON 1/4" GREEN GLASS INBOARD LITE: GUARDIAN 1/4" CLEAR SPACE: 1/2" AIR
	IMPACT-RATED ALTERNATE	PRODUCT: LAMINATED GLASS OUTBOARD LITE: SEE ABOVE INBOARD LITE #3: INSIDE LITE: LAMINATED; 3/16"" CLEAR LAMINATION: DUPONT BUTACITE 0.090"/0.100" 3/16" CLEAR (ARCHITECT TO VERIFY REQUIRED THICKNESS) INBOARD LITE #4: INSIDE LITE: LAMINATED; 3/16"" CLEAR" SPACE: 1/2" AIR NOTE: COORDINATE TOTAL THICKNESS WITH STOREFRONT / CURTAIN WALL SYSTEM
G-2	1" INSULATED SPANDREL GLASS IECC CLIMATE ZONES 4-8 (NORTH)	OPTION #1: GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED) OUTBOARD LITE: GUARDIAN "SN 68" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: GUARDIAN 1/4" CLEAR, OLDCASTLE BLACK FRIT (#4) SPACE: 1/2" AIR OPTION #2: VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED) OUTBOARD LITE: VITRO ARCHITECTURAL GLASS "SOLARBAN 60" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: PPG 1/4" CLEAR, OLDCASTLE BLACK FRIT (#4) SPACE: 1/2" AIR
	1" INSULATED SPANDREL GLASS IECC CLIMATE ZONES 1-3 (SOUTH)	OPTION #1: GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED) OUTBOARD LITE: GUARDIAN "SNX 51/23" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: GUARDIAN 1/4" CLEAR, OLDCASTLE BLACK FRIT (#4) SPACE: SPACE: 1/2" AIR OPTION #2: VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED) OUTBOARD LITE: VITRO ARCHITECTURAL GLASS "SOLARBAN 67" (#2) ON 1/4" VITRO ARCHITECTURAL GLASS "SOLEXIA" INBOARD LITE: PPG 1/4" CLEAR, OLDCASTLE BLACK FRIT (#4) SPACE: 1/2" AIR OPTION #3: GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED) OUTBOARD LITE: GUARDIAN "SNX 62/27" (#2) ON 1/4" GREEN GLASS INBOARD LITE: GUARDIAN 1/4" CLEAR, OLDCASTLE BLACK FRIT (#4) SPACE: 1/2" AIR
	IMPACT-RATED ALTERNATE	PRODUCT: LAMINATED GLASS OUTBOARD LITE: SEE ABOVE INBOARD LITE: LAMINATED: 3/16" CLEAR; 0.090"/0.100" DUPONT BUTACITE PVB; 3/16" CLEAR NOTE: ARCHITECT TO COORD. IMPACT RATING OF SYSTEM & REQUIRED PVB THICKNESS WITH STOREFRONT/CURTAIN WALL PROVIDER
G-3	1/4" CLEAR GLASS	PRODUCT: 1/4" CLEAR FLOAT GLASS; EQUALS THRU GUARDIAN & VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED)
G-4	1/4" SPANDREL GLASS IECC CLIMATE ZONES 4-8 (NORTH)	OPTION #1: GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED) GLAZING: 1/4" CLEAR, OLDCASTLE BLACK FRIT (#4) OPTION #2: VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED) GLAZING: 1/4" CLEAR, OLDCASTLE BLACK FRIT (#4)
	1/4" SAPNDREL GLASS IECC CLIMATE ZONES 1-3 (SOUTH)	OPTION #1: GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED) GLAZING: 1/4" CLEAR, OLDCASTLE BLACK FRIT (#4) OPTION #2: VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED) GLAZING: 1/4" VITRO ARCHITECTURAL GLASS "SOLEXIA" GLASS, OLDCASTLE BLACK FRIT (#4) OPTION #3: GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED) GLAZING: 1/4" CLEAR, OLDCASTLE BLACK FRIT (#4)
G-5	1" INSULATED GLASS (FROSTED) IECC CLIMATE ZONES 4-8 (NORTH)	OPTION #1: GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: GUARDIAN "SN 68" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: GUARDIAN "SATIN DECO" (ACID ETCHED) (#3) ON 1/4" "EXTRACLEAR" SPACE: 1/2" AIR OPTION #2: VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: VITRO ARCHITECTURAL GLASS "SOLARBAN 60" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: WALKER TEXTURES "VELOUR" (ACID ETCHED) (#3) ON 1/4" CLEAR GLASS SPACE: 1/2" AIR
	1" INSULATED GLASS (FROSTED) IECC CLIMATE ZONES 1-3 (SOUTH)	OPTION #1: GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: GUARDIAN "SNX 51/23" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: GUARDIAN "SATIN DECO" (ACID ETCHED) (#3) ON 1/4" "EXTRACLEAR" SPACE: 1/2" AIR OPTION #2: VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: VITRO ARCHITECTURAL GLASS "SOLARBAN 67" (#2) ON 1/4" VITRO ARCHITECTURAL GLASS "SOLEXIA" INBOARD LITE: WALKER TEXTURES "VELOUR" (ACID ETCHED) (#3) ON 1/4" CLEAR GLASS SPACE: 1/2" AIR OPTION #3: GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: GUARDIAN "SNX 62/27" (#2) ON 1/4" GREEN GLASS INBOARD LITE: GUARDIAN "SATIN DECO" (ACID ETCHED) (#3) ON 1/4" "EXTRACLEAR" SPACE: 1/2" AIR
PUW	PICK-UP WINDOW	FINISH: MATCH STOREFRONT
METAL PANEL		
M-1	PARAPET CAP	PRODUCT: EXCEPTIONAL METALS SPECIFICATION: 24 GA GALVALUME STEEL COLOR: PREFINISHED, "DARK BRONZE" REFINISH: "PEX-1" (SEE PAINT SCHEDULE)
	BREAK METAL (FASCIA, TRIM, CANOPY ETC.)	PRODUCT: EXCEPTIONAL METALS SPECIFICATIONS: 24 GA GALVALUME STEEL COLOR: MATCH SF-1/CW-1 (PREFINISHED) REFINISH: "PEX-1" (SEE PAINT SCHEDULE)
M-2	CORRUGATED METAL PANEL	PRODUCT: ALCOA, REYNOLUX SPECIFICATIONS: 7.2" RIB PANEL; 0.032" THICKNESS COLOR: PRE-FINISHED, COLORWELD 500; "CLASSIC BRONZE" (RB4CW5CB, BN2N104B) ALTERNATE: STO STOTHERM ESSENCE NEXT SYSTEM (ONLY WHEN METAL IS NOT ALLOWED BY CODE) TEXTURE: STO FINE SAND IN COLOR NA14-0014 TOP COAT: 1 COAT OF STOCOAT ACRYLI (SEMI-GLOSS) IN COLOR NA 14-00014 REVEALS: 1" HORIZONTAL AT 6" O.C.
M-3	DRIP EDGE	PRODUCT: EXCEPTIONAL METALS SPECIFICATIONS: 24 GA GALVALUME STEEL COLOR: PRE-FINISHED, "BRIGHT RED"
M-4	PARAPET CAP	PRODUCT: EXCEPTIONAL METALS SPECIFICATIONS: 24 GA GALVALUME STEEL COLOR: MILL FINISH, "SILVER METALLIC"
M-5	ALTERNATE FOR ACM-4	PRODUCT: BRAKE METAL COLOR: CLEAR ANODIZED
M-6	CORRUGATED METAL PANEL (REFRESH LITE ONLY)	PRODUCT: ALCOA, REYNOLUX SPECIFICATIONS: 7.2" RIB PANEL; 0.032" THICKNESS COLOR: WENDY'S RED NOTE: ALTERNATE EIFS FINISH IN LIEU OF CORRUGATED METAL - ONLY WHEN METAL IS NOT ALLOWED BY CODE. MATCHES E-2 (SEE SPEC)
M-7	COPING	PRODUCT: EXCEPTIONAL METALS COLOR: CUSTOM DARK GREY
M-8	COPING	PRODUCT: EXCEPTIONAL METALS COLOR: MID-NIGHT BRONZE
M-9	FABRICATED COVE LIGHTING	PRODUCT: PRE-FABRICATED COVE LIGHTING COLOR: CLEAR ALUMINUM
PANEL		
NP-1	NICHIHA - FIBER CEMENT PANEL	PRODUCT: NICHIHA; VINTAGE WOOD SERIES COLOR: CEDAR SIZE: 18" x 10' x 5/8" SEALANT: ADFAST ADSEAL 4580 SERIES
NP-2	NICHIHA - FIBER CEMENT PANEL	PRODUCT: NICHIHA; ILLUMINATION SERIES COLOR: BLAZE (RED) SIZE: 18" x 6' x 5/8" SEALANT: ADFAST ADSEAL 4580 SERIES
NP-3	NICHIHA - FIBER CEMENT PANEL	PRODUCT: NICHIHA; ILLUMINATION SERIES COLOR: KNIGHTS ARMOR (GRAY) SIZE: 18" x 6' x 5/8" SEALANT: ADFAST ADSEAL 4580 SERIES
KW-1	PREFINISHED ALUMINUM CLADDING MATERIAL	PRODUCT: KNOTWOOD COLOR: LIGHT OAK SIMULATED WOOD NOTE: REFER TO FINISH DETAILS SHEET FOR PENETRATION DETAILS.
KW-2	PREFINISHED ALUMINUM CLADDING MATERIAL	PRODUCT: KNOTWOOD COLOR: ARMOUR GREY (17PD218/2) NOTE: REFER TO FINISH DETAILS SHEET FOR PENETRATION DETAILS.
KW-3	PREFINISHED ALUMINUM CLADDING MATERIAL	PRODUCT: KNOTWOOD COLOR: BRIT

SW 7583

Wild Currant

Interior / Exterior

Location Number: 275-C3



FIND INTERIOR PAINT →

FIND EXTERIOR PAINT →

Save to mySW ·

Add to my Project List ·

COLOR SPECIFICATIONS (#)

1	TO MATCH COLOR "DARK BRONZE"	
2		
3		

AWNING SCHEDULE (#)

TYPE	QTY	AWNING SIZE	BRKT
A1	--		--
A2	--		--
A3	--		--
A4	--		--
A5	--		--

CANOPY SCHEDULE (#)

TYPE	QTY	CANOPY SIZE
C1	1	6'-0"W X 4'-0"P
C2	1	8'-0"W X 4'-0"P
C3	1	12'-0"W X 4'-0"P
C4	--	
C5	--	

KEY PLAN (N.T.S.)

NOT USED

Uni-Structures, Inc.
8540 Cobb Center Dr., Ste 100 Kennesaw, GA 30152
770-499-2000

CLIENT: Wendy's

BLDG TYPE:

MADE IN THE USA

DATE: 9/28/2020

LOCATION: BEAUFORT, SC

REVISIONS:
1.
2.
3.
4.
5.

STORE #: ----

DWG #: 16494

SCALE: NOTATED

FILE LOCATION: USI\00----PROJECTS\WENDY'S\2018

SALES: RACHEL BARNES

DESIGNER: D. CARTER

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SHOP DRAWING / SUBMITTAL REVIEW

☐ APPROVED ☐ APPROVED WITH CHANGES NOTED

☐ REVISE AND RESUBMIT ☐ REJECTED:_____

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BY:_____

DATE:_____

DESCRIPTION:

BUILDING ELEMENTS

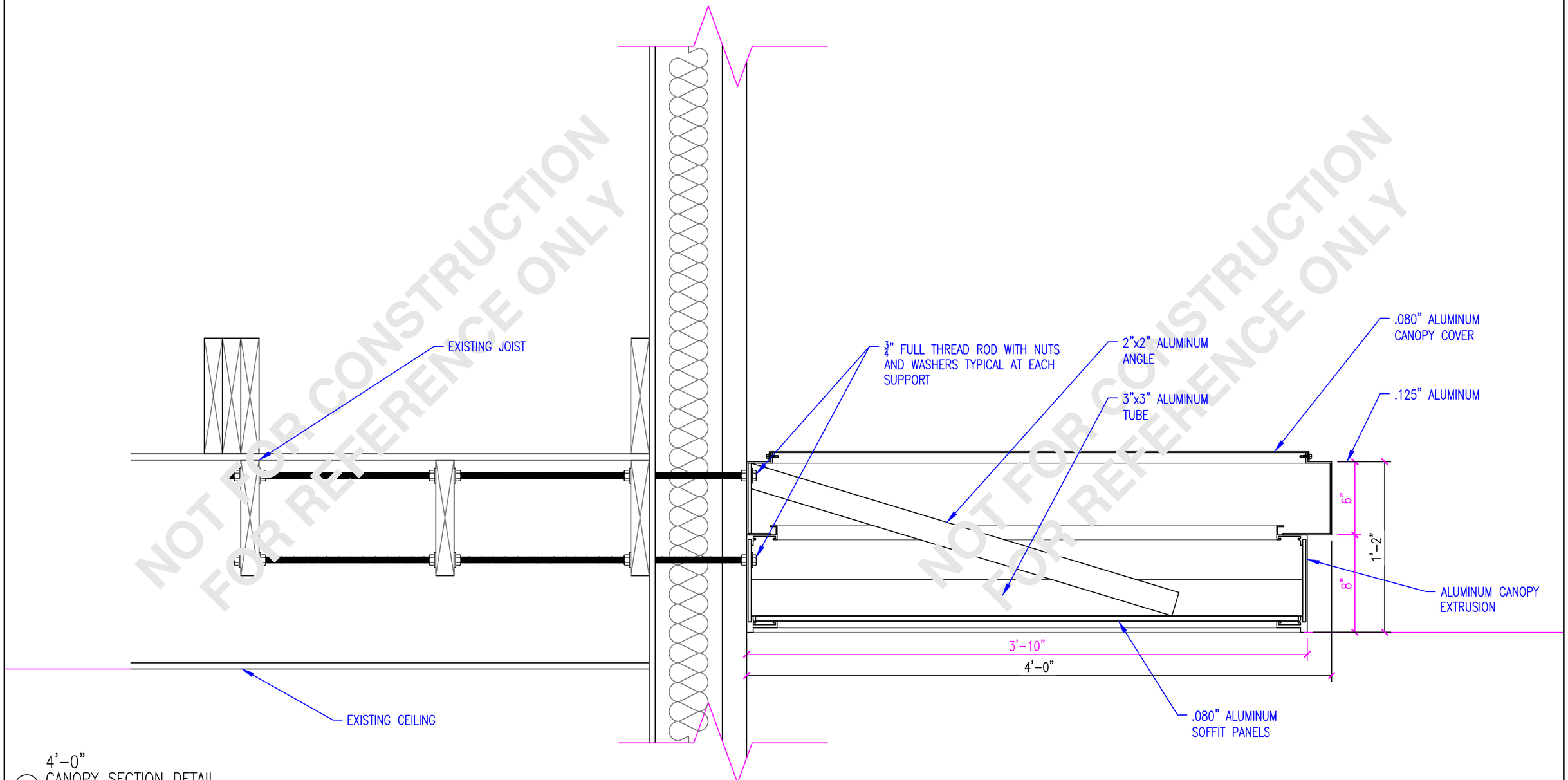
SHEET LIST:

1 SERIES: COVER SHEET/ELEVATIONS
2 SERIES: AWNINGS (NOT USED)
3 SERIES: CANOPIES
4 SERIES: DRIVE THRU ELEMENTS

SHEET: 1.0 - 4.2

INTERNAL USI APPROVAL - APPROVED BY _____ ON _____

PD



1 4'-0" CANOPY SECTION DETAIL
SCALE: 1 1/2" = 1'-0"

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

Uni-Structures, Inc.
8540 Cobb Center Dr., Ste 100 Kennesaw, GA 30152
770-499-2000

CLIENT: WENDY'S
BLDG TYPE:
MADE IN THE USA
DATE: 9/28/2020
LOCATION: BEAUFORT, SC
REVISIONS:
STORE #: ----
DWG #: 16494
SCALE: NOTATED
FILE LOCATION: USI\00----PROJECTS\WENDY'S\2018
SALES: RACHEL BARNES
DESIGNER: D. CARTER

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SHOP DRAWING / SUBMITTAL REVIEW

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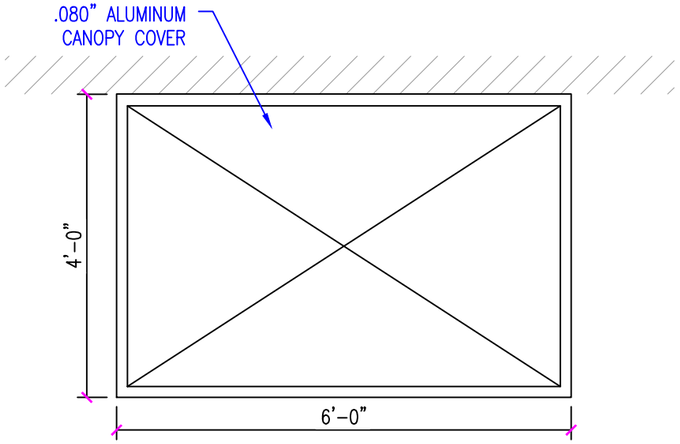
BY:_____
DATE:_____

DESCRIPTION:

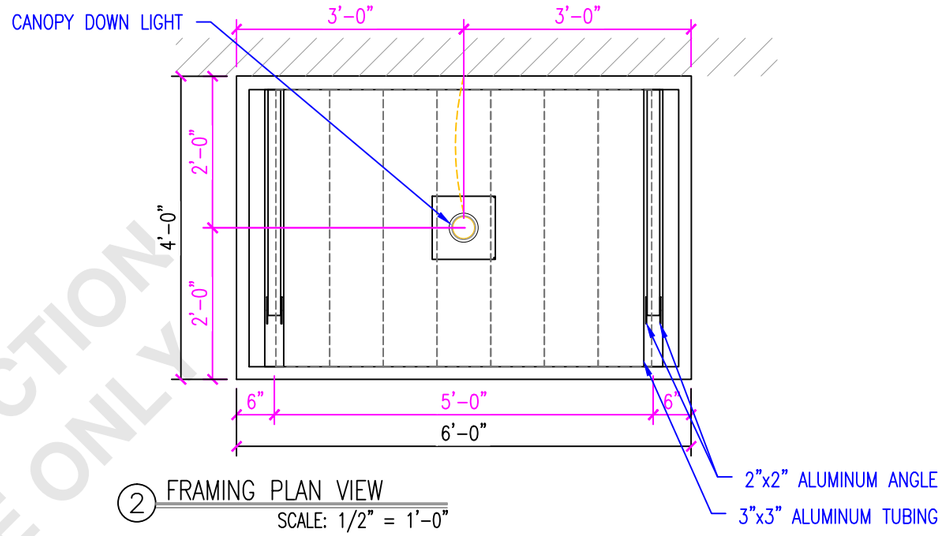
CANOPY SECTION AND DETAILS

INTERNAL USI APPROVAL - APPROVED BY _____ ON _____

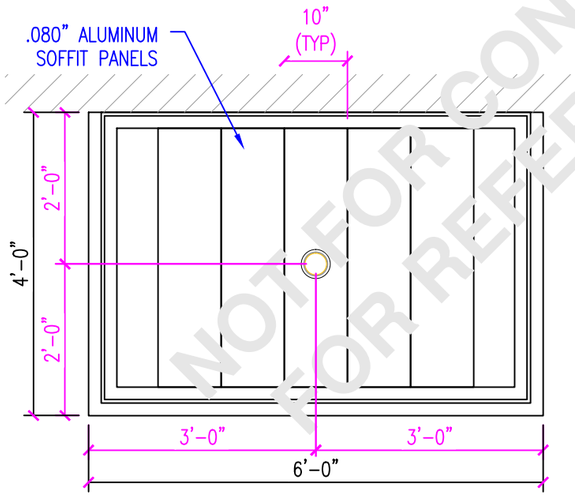
SHEET: PD 3.0 - 4.2



1 CANOPY PLAN VIEW
SCALE: 1/2" = 1'-0"



2 FRAMING PLAN VIEW
SCALE: 1/2" = 1'-0"



3 REFLECTED CANOPY PLAN
SCALE: 1/2" = 1'-0"

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

Uni-Structures, Inc.
8540 Cobb Center Dr., Ste 100 Kennesaw, GA 30152
770-499-2000

CLIENT: WENDY'S
BLDG TYPE:
LOCATION: BEAUFORT, SC
STORE #: ----
DWG #: 16494
SCALE: NOTATED
FILE LOCATION: USI\00----PROJECTS\WENDY'S\2018
SALES: RACHEL BARNES
DESIGNER: D. CARTER

MADE IN THE USA
DATE: 9/28/2020
REVISIONS:
1
2
3
4
5

SHOP DRAWING / SUBMITTAL REVIEW

☐ APPROVED ☐ APPROVED WITH CHANGES NOTED
☐ REVISE AND RESUBMIT ☐ REJECTED:_____

COMPLETE SUBMITTAL, INCLUDING ALL PAGES ATTACHED, WAS REVIEWED FOR DESIGN CONFORMITY AND CONFORMANCE TO CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING, COMMUNICATING, AND COORDINATING MEASUREMENTS AND DIMENSIONS AT THE JOB SITE INCLUDING TOLERANCES, CLEARANCE, QUANTITIES, AND ATTACHMENT TECHNIQUES. GENERAL CONTRACTOR IS ALSO RESPONSIBLE FOR CONFIRMATION, COMMUNICATION, AND COORDINATION OF OTHER BUILDING TRADES AND SUBCONTRACTORS WITH REGARDS TO PRODUCTS PROVIDED BY UNI-STRUCTURES, INC..

BY:_____
DATE:_____

DESCRIPTION:

CANOPY LAYOUT

INTERNAL USI APPROVAL - APPROVED BY _____ ON _____

SHEET: PD 3.1 - 4.2

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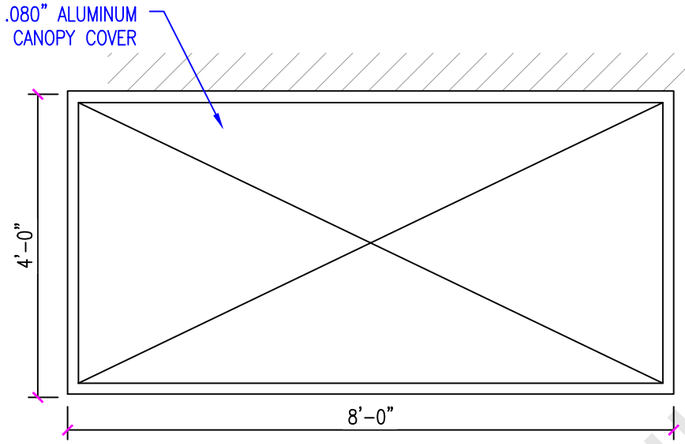
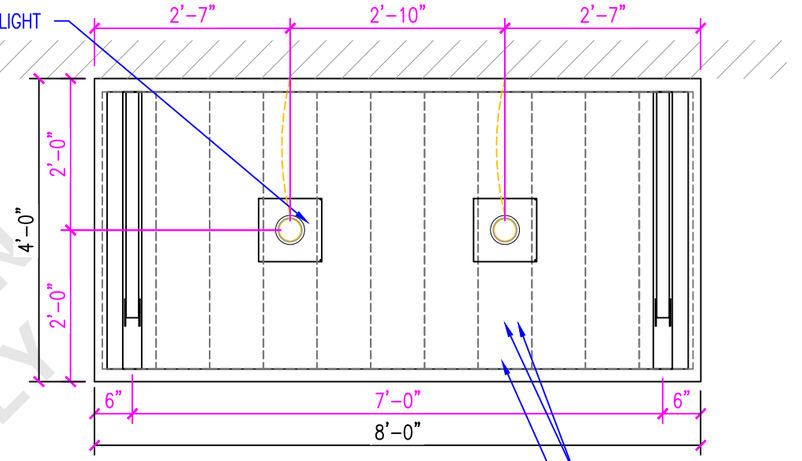
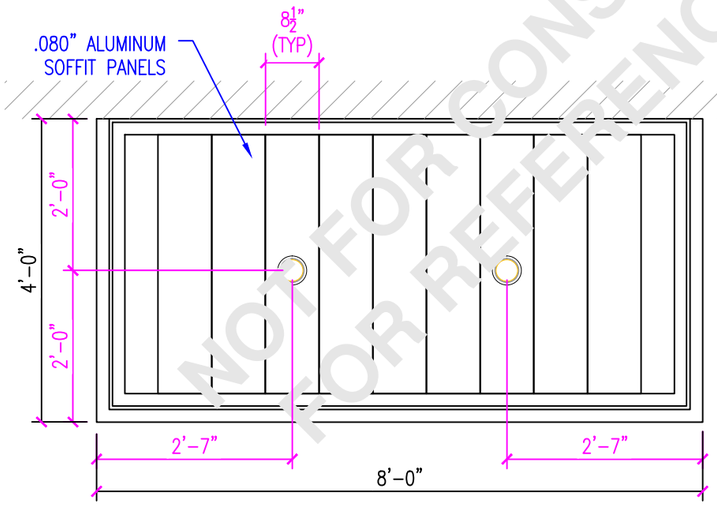


1 CANOPY PLAN VIEW
SCALE: 1/2" = 1'-0"



2 FRAMING PLAN VIEW
SCALE: 1/2" = 1'-0"



3 REFLECTED CANOPY PLAN
SCALE: 1/2" = 1'-0"

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FOR REFERENCE ONLY

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8540 Cobb Center Dr., Ste 100 Kennesaw, GA 30152
770-499-2000

CLIENT: Wendy's
BLDG TYPE:
MADE IN THE USA
DATE: 9/28/2020
LOCATION: BEAUFORT, SC
REVISIONS:
STORE #: ----
DWG #: 16494
SCALE: NOTATED
FILE LOCATION: USI\00----PROJECTS\WENDY'S\2018
SALES: RACHEL BARNES
DESIGNER: D. CARTER

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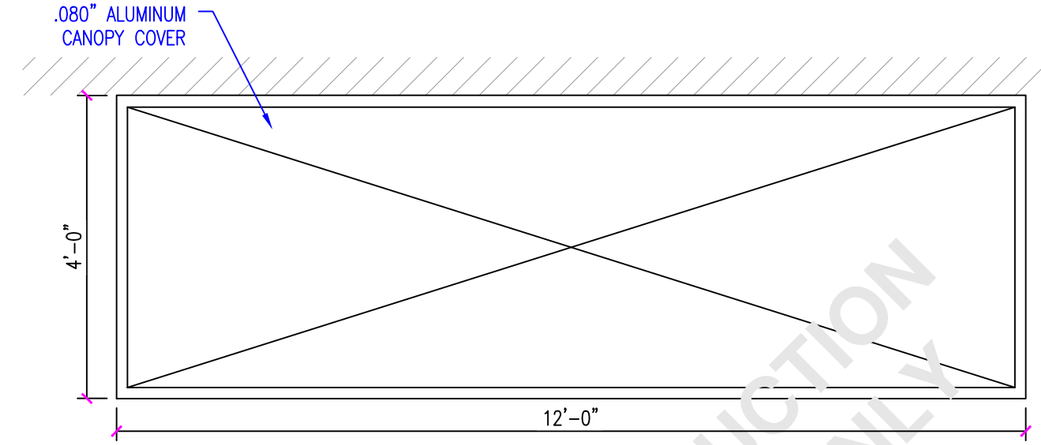
BY:_____
DATE:_____

DESCRIPTION:

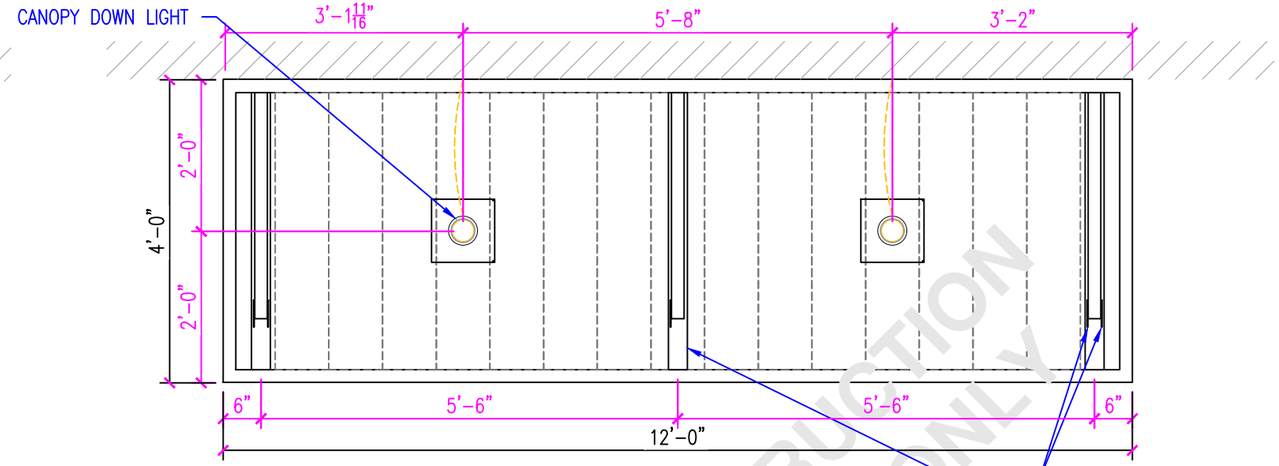
CANOPY LAYOUT

INTERNAL USI APPROVAL - APPROVED BY _____ ON _____

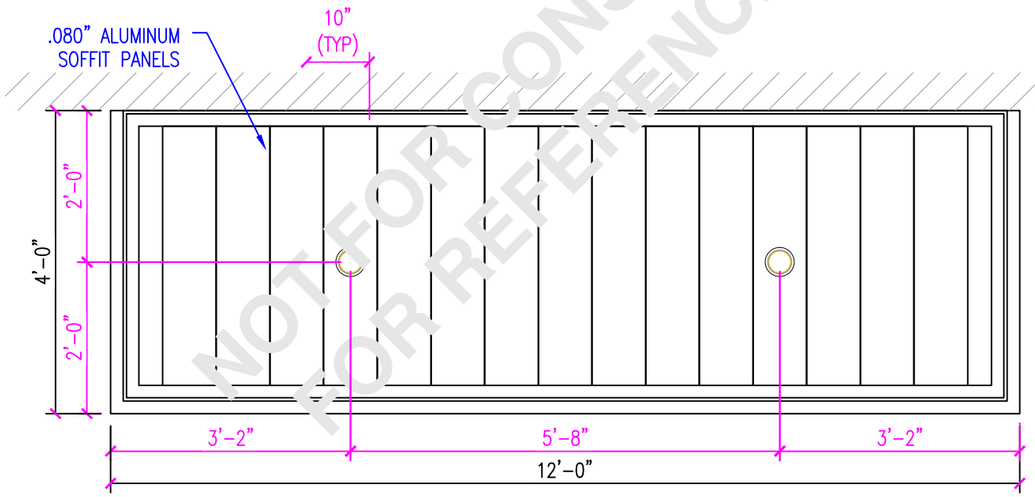
SHEET: PD 3.2 - 4.2



1 CANOPY PLAN VIEW
SCALE: 1/2" = 1'-0"



2 FRAMING PLAN VIEW
SCALE: 1/2" = 1'-0"



3 REFLECTED CANOPY PLAN
SCALE: 1/2" = 1'-0"

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CLIENT: Wendy's
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SALES: RACHEL BARNES
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BY:_____
DATE:_____

DESCRIPTION:

CANOPY LAYOUT

INTERNAL USI APPROVAL - APPROVED BY _____ ON _____

SHEET: 3.3 - 4.2
PD

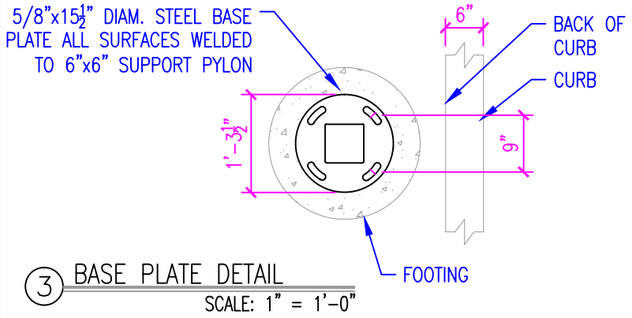
COLOR PLACEMENT:

1. KYNAR FINISHED ALUMINUM "DARK BRONZE"
2. NOT USED
3. 3M HP BLACK VINYL
4. KYNAR FINISHED ALUMINUM "SOFT BROWN"

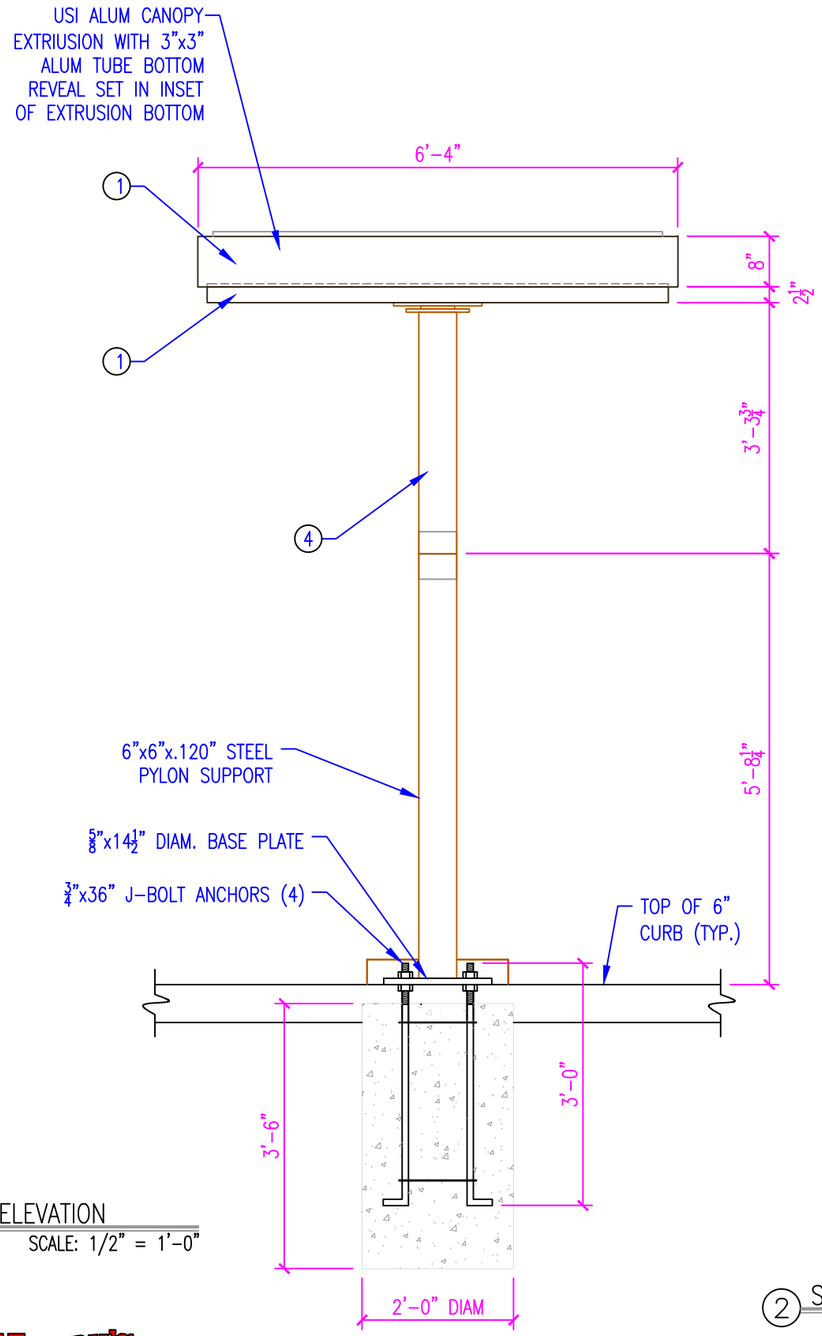
**ALL PAINT AKZO – NOBEL "GRIP GUARD" ACRYLIC POLYURETHANE

FABRICATION NOTES

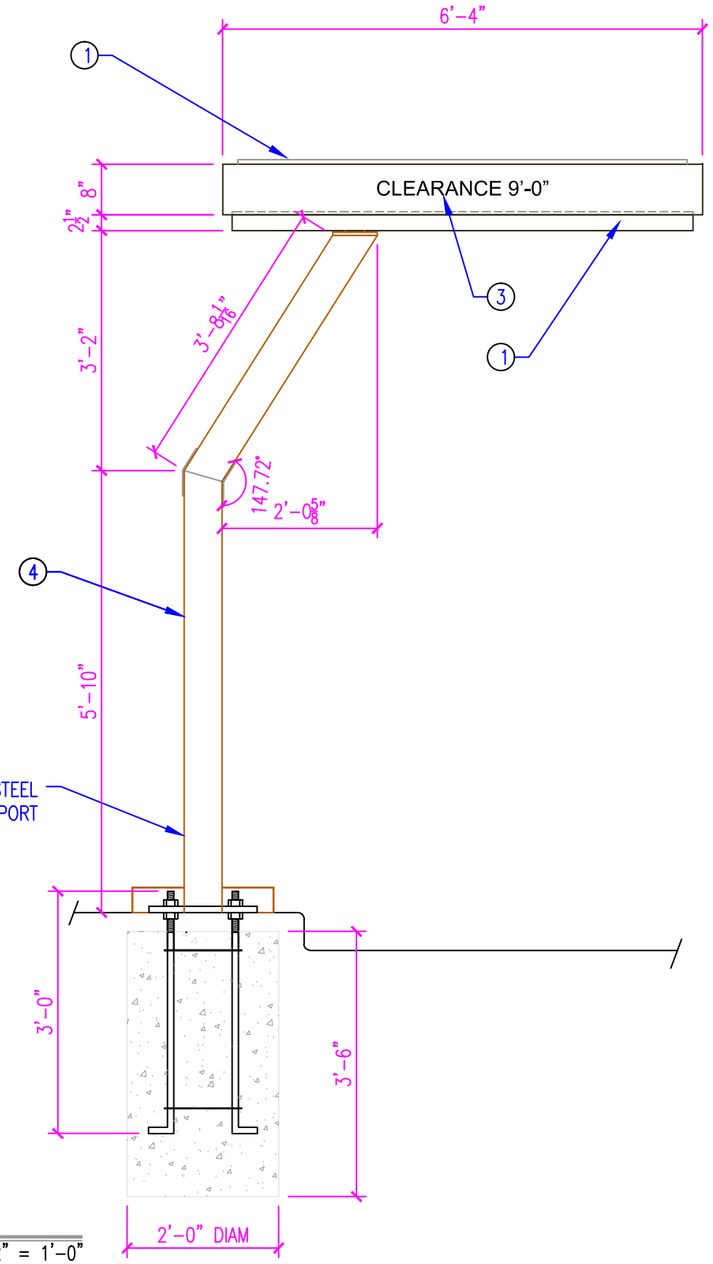
1. STRUCTURAL SUPPORT 6"x6"x.250 STEEL TUBE POLE, $\frac{5}{8}$"x14" BASE PLATE, $\frac{1}{2}$" STEEL TOP PLATES, WELD ALL CONNECTIONS 100%
2. PASSIVE SOIL PRESSURE TO BE 360 P.C.F. MINIMUM. FIELD VERIFY AND NOTIFY ENGINEER IF BELOW MINIMUM.



3 BASE PLATE DETAIL
SCALE: 1" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/2" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/2" = 1'-0"

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CLIENT: Wendy's
BLDG TYPE:
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DATE: 9/28/2020
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REVISIONS:
STORE #: ----
DWG #: 16494
SCALE: NOTATED
FILE LOCATION: USI\00----PROJECTS\WENDY'S\2018
SALES: RACHEL BARNES
DESIGNER: D. CARTER

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SHOP DRAWING / SUBMITTAL REVIEW

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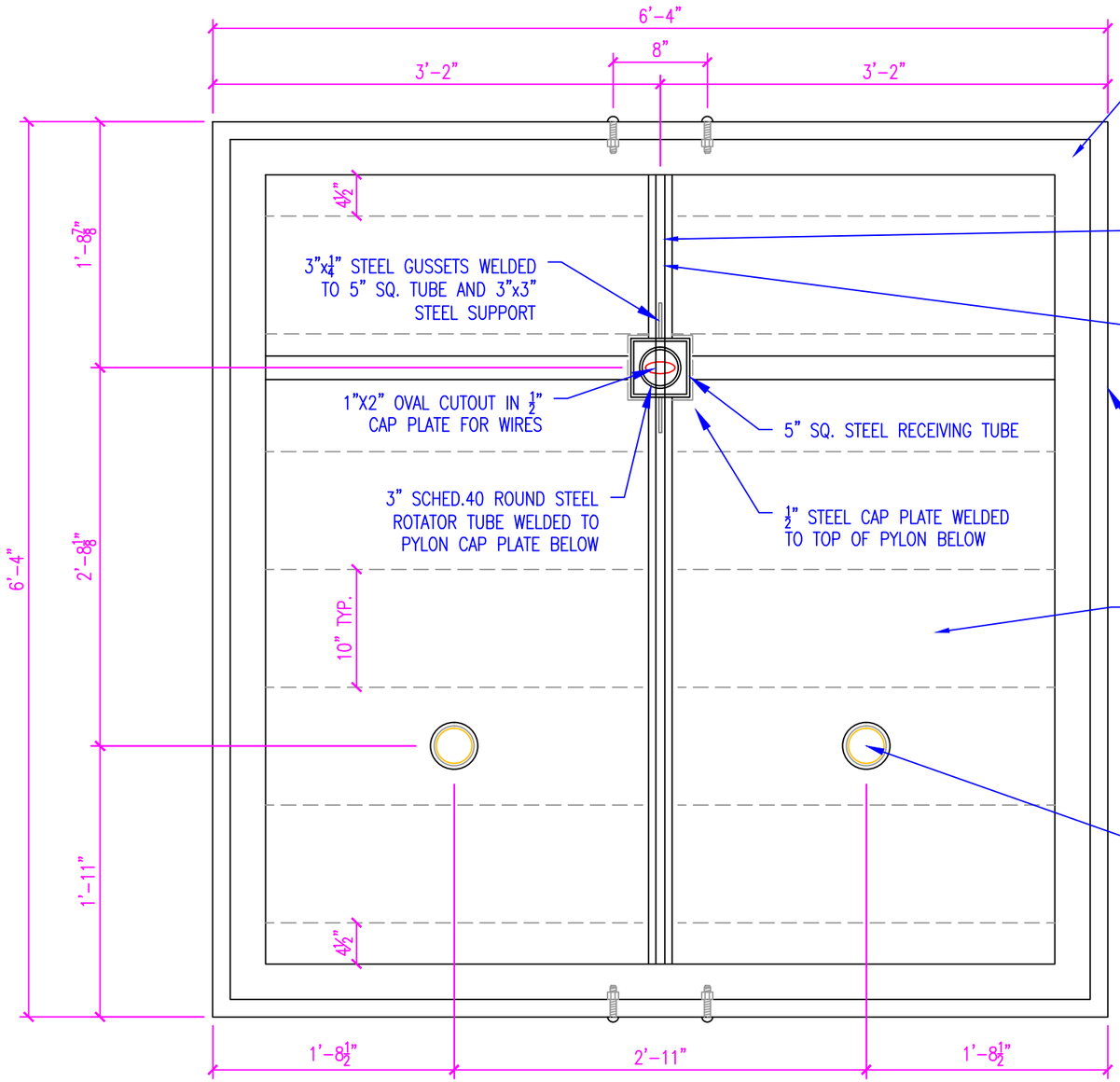
BY:_____
DATE:_____

DESCRIPTION:

PIVOTING CANOPY

INTERNAL USI APPROVAL - APPROVED BY _____ ON _____

SHEET: 4.0 - 4.2
PD



3"x3" ALUMINUM TUBE FRAMED MITER CUT AND WELDED AT CORNERS AND SET INSIDE BOTTOM REVEAL OF USI EXTRUDED ALUMINUM CANOPY EXTRUSION (MAIN STRUCTURAL FRAME)

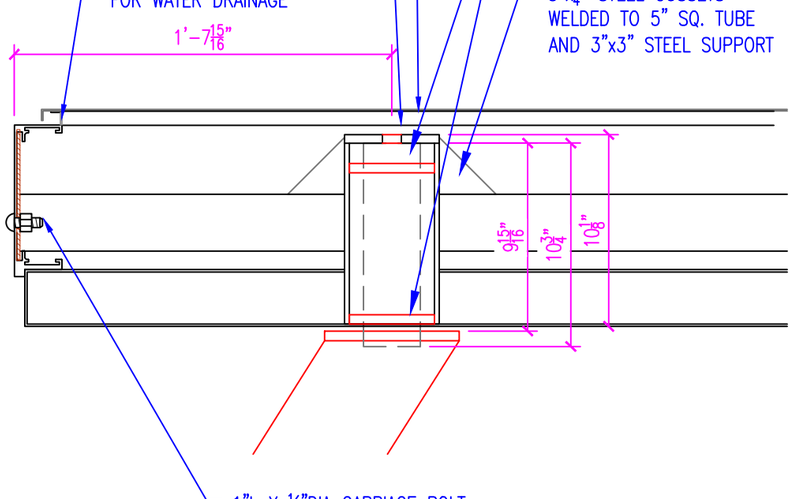
¾" "C" CHANNEL WELDED TO ENDS USED FOR WATER CHANNEL AND BUTTING ENDS OF ROOF PANELS

2"x3" STEEL TUBE CROSS FRAMING WELDED TO ¼" PLATE IN CANOPY PERIMETER BOLTED TO CANOPY FRAME

NO CARRIAGE BOLTS ON SIDES, JUST TOP AND BOTTOM

.080" ALUMINUM CANOPY BOTTOM PANELS

4" DIA Light Hole
CREE ECO4-575L
LED DOWNLIGHT.
4 ½" OUTSIDE DIA
X 3" DEPTH ALUMINUM
PIPE TO BE WELDED ON
INSIDE.



1 CANOPY TOP FRAME & LIGHTING
SCALE: 1" = 1'-0"

2 ROTATOR DETAIL
SCALE: 1 1/2" = 1'-0"

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8540 Cobb Center Dr., Ste 100 Kennesaw, GA 30152
770-499-2000

CLIENT: Wendy's | BLDG TYPE:

LOCATION: BEAUFORT, SC

STORE #: ---- | DWG #: 16494 | SCALE: NOTATED

FILE LOCATION: USI\00----PROJECTS\WENDY'S\2018

SALES: RACHEL BARNES | DESIGNER: D. CARTER

MADE IN THE USA

DATE: 9/28/2020

REVISIONS:
1
2
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4
5

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SHOP DRAWING / SUBMITTAL REVIEW

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☐ REVISE AND RESUBMIT ☐ REJECTED:_____

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BY:_____

DATE:_____

DESCRIPTION:

D/T CANOPY TOP FRAME/LIGHTING

INTERNAL USI APPROVAL - APPROVED BY _____ ON _____

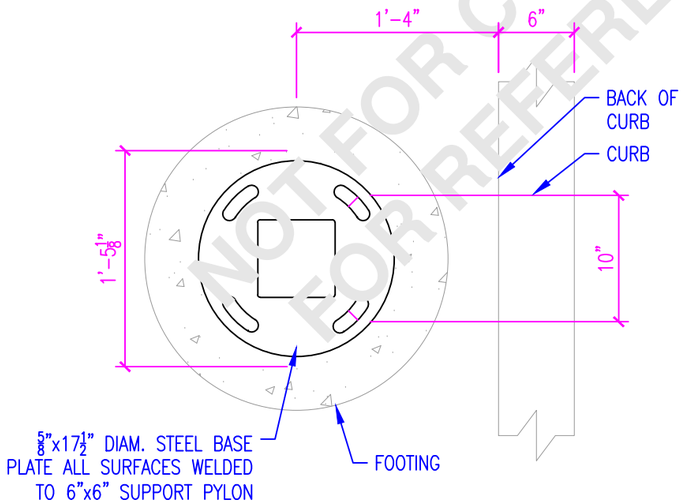
SHEET: 4.1 - 4.2

PD

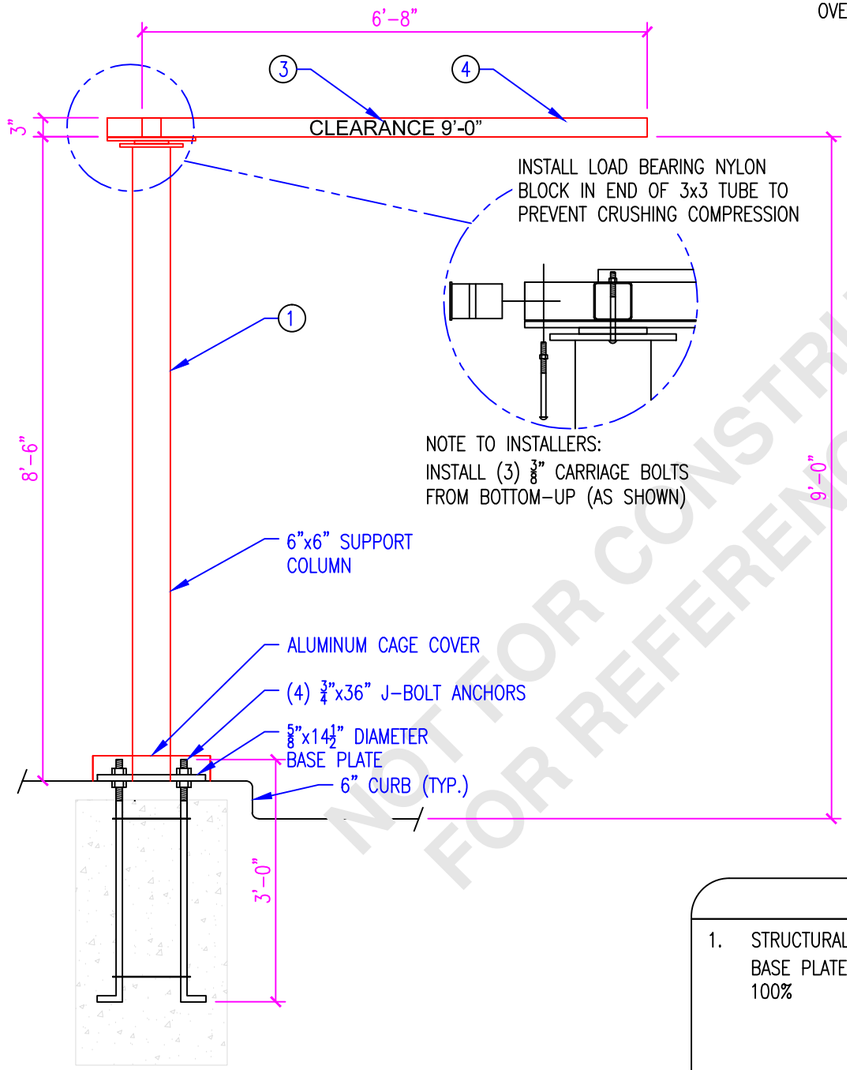
COLOR PLACEMENT:

1. KYNAR FINISHED ALUMINUM "RED"
2. NOT USED
3. 3M HP BLACK VINYL
4. KYNAR FINISHED ALUMINUM "RED"

**ALL PAINT AKZO – NOBEL "GRIP GUARD" ACRYLIC POLYURETHANE

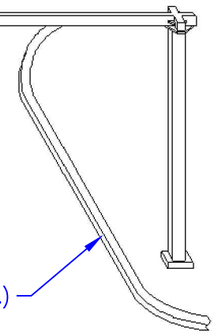


1 BASE PLATE/FOOTING PLAN
SCALE: 1" = 1'–0"



2 APPROACH ELEVATION
SCALE: 1/2" = 1'–0"

PATENTED CANOPY DESIGN ROTATES UP AND OUT OF THE WAY WHEN STRUCK BY AN OVERSIZED VEHICLE



3 ISOMETRIC VIEW
SCALE: N.T.S.

FABRICATION/SITE NOTES

1. STRUCTURAL SUPPORT 6"x6"x.100 STEEL TUBE POLE, 3/4"x14" DIA BASE PLATE, 1/2"x10"x10" TOP PLATES, WELD ALL CONNECTIONS 100%

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770-499-2000

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BY:_____
DATE:_____

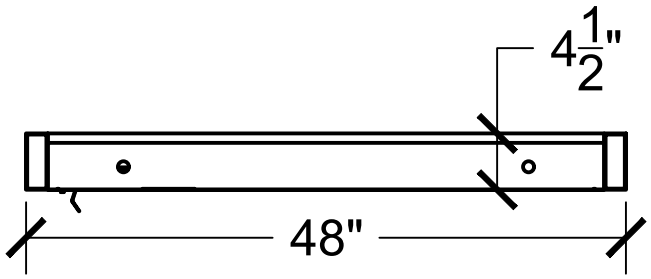
DESCRIPTION:

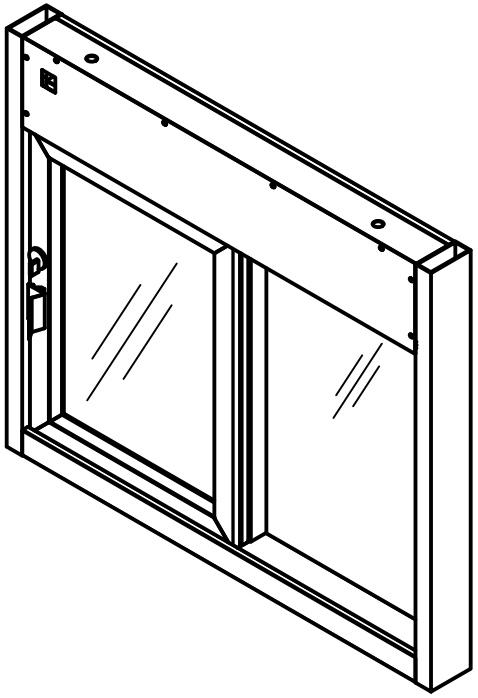
PIVOTING CLEARANCE BAR

INTERNAL USI APPROVAL - APPROVED BY _____ ON _____

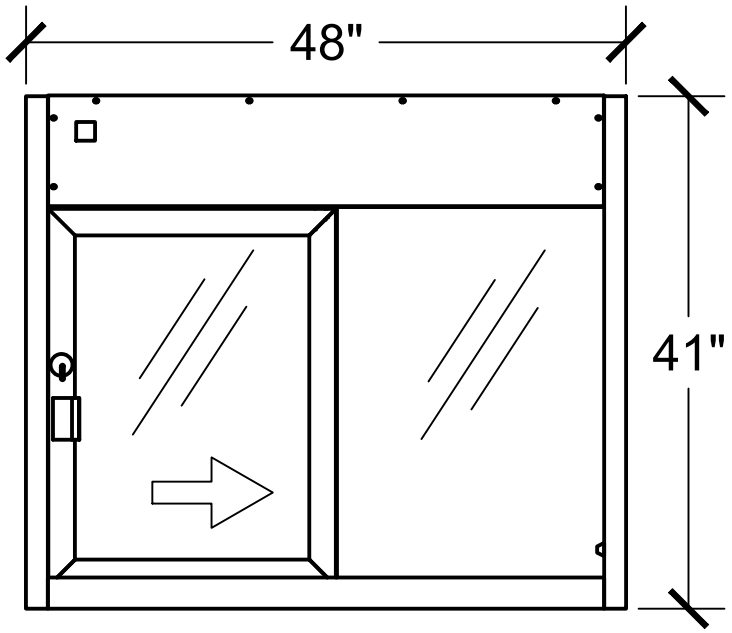
SHEET: 4.2 - 4.2
PD

Top View

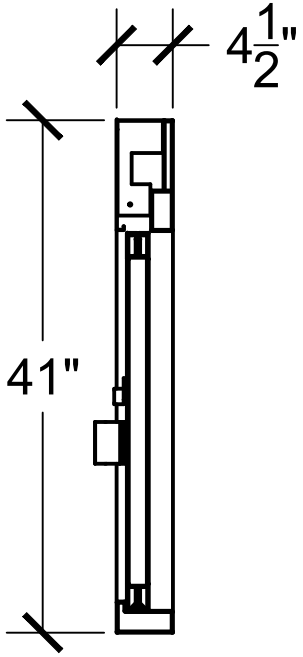




Interior Front View



Side View



PLEASE SELECT:

1. FRAMING:

☐ Aluminum ☐ UL Rated Alum

2. FRAME COLOR:

☐ Bronze Anodized ☐ Clear Anodized

Other:_____

3. GLAZING:

☐ 1/4" Tempered ☐ 5/8" or 1" Insulated

☐ 3/4" Poly - L1 ☐ 1-1/4" Acrylic - L1

☐ 1-1/4" Poly - L3 ☐ 1-1/4" Acrylic - L3

☐ Storm Impact Low-E

Other:_____

Key Notes

Unit:

4035E (LEFT)

Actual Dimension:

48"(W) x 41(H)

Rough Opening:

48 3/8"(W) x 41 3/8"(H)

Service Opening:

20 1/4"(W) x 29"(H)

Engineer Notes

Date drawn:11/12/19

Drawn by:A.V.

File name:4035E

Page: 1 of 1 **Scale:**1:16

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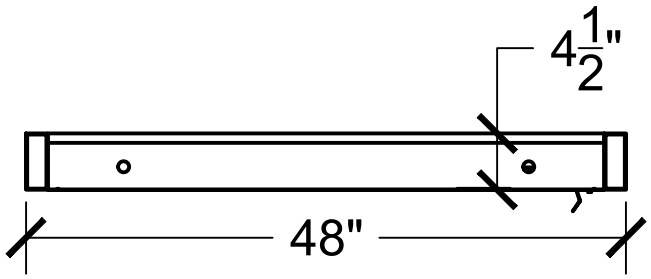
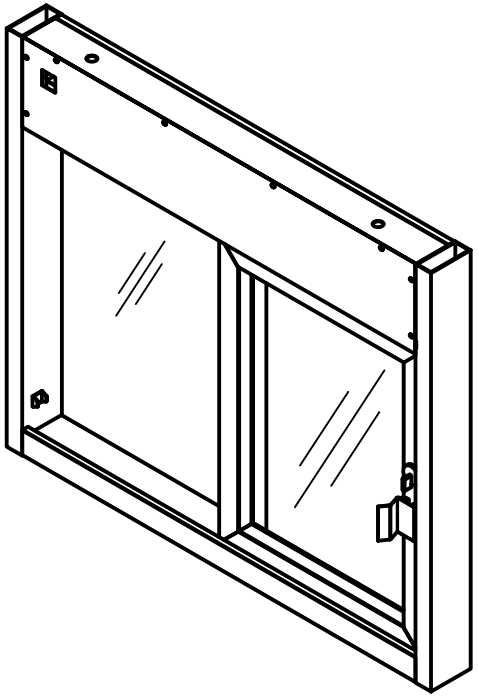
SIGNATURE:_____

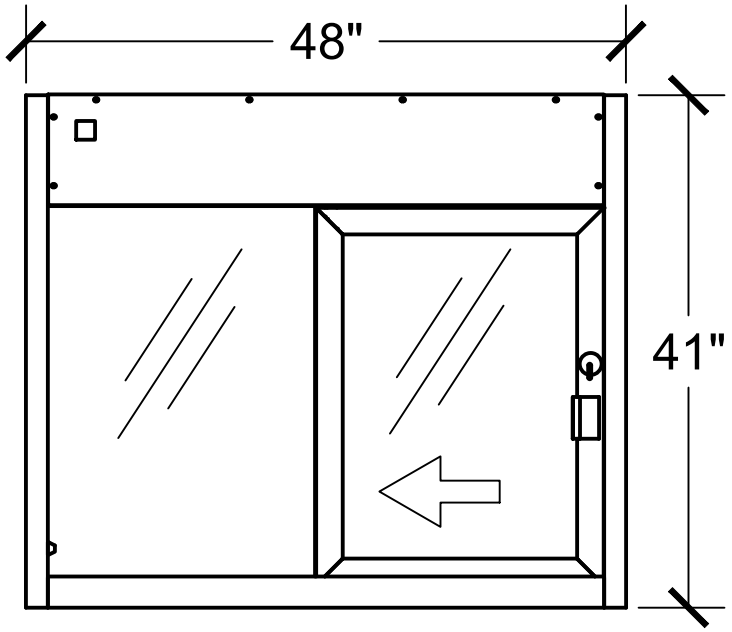
DATE:_____

Top View

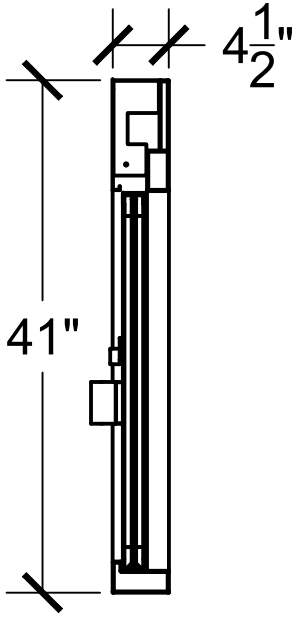




Interior Front View



Side View



QUIKSERV
we put more in - you get more out

PLEASE SELECT:

1. FRAMING:

☐ Aluminum ☐ UL Rated Alum

2. FRAME COLOR:

☐ Bronze Anodized ☐ Clear Anodized

Other:_____

3. GLAZING:

☐ 1/4" Tempered ☐ 5/8" or 1" Insulated

☐ 3/4" Poly - L1 ☐ 1-1/4" Acrylic - L1

☐ 1-1/4" Poly - L3 ☐ 1-1/4" Acrylic - L3

☐ Storm Impact Low-E

Other:_____

Key Notes

Unit:
4035E (RIGHT)

Actual Dimension:
48"(W) x 41(H)

Rough Opening:
48 3/8"(W) x 41 3/8"(H)

Service Opening:
20 1/4"(W) x 29"(H)

Engineer Notes

Date drawn:11/12/19
Drawn by:A.V.
File name:4035E

Page: 1 of 1 **Scale:**1:16

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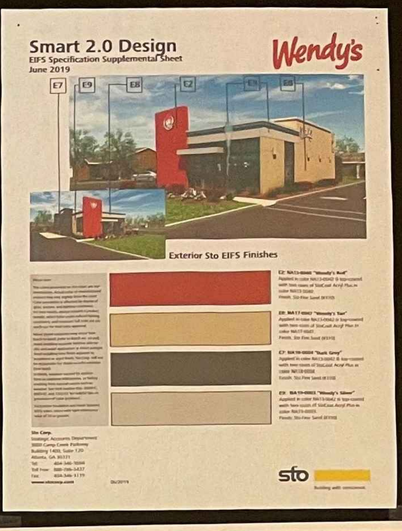
SIGNATURE:_____

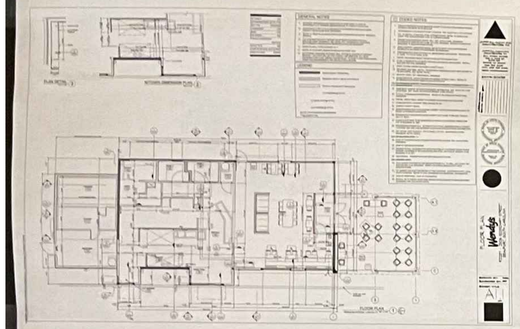
DATE:_____







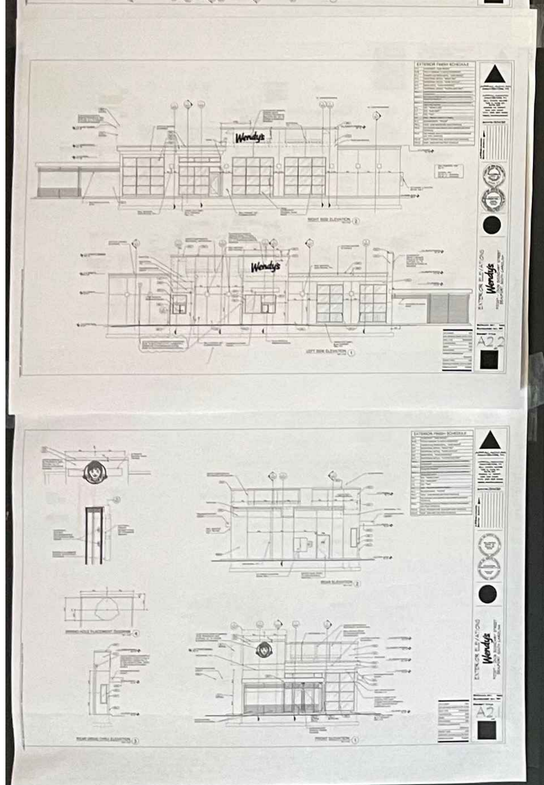






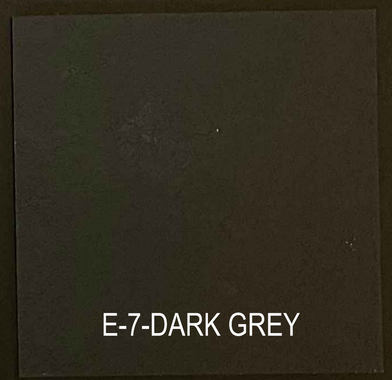


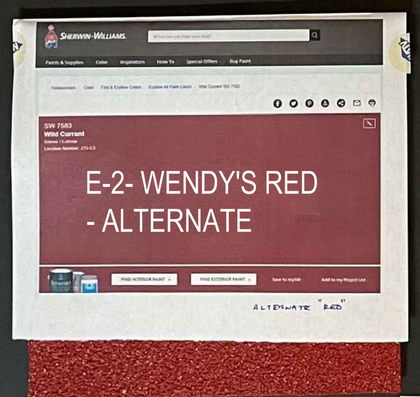
























WENDY'S - BEAUFORT 2\CONST DOCS\30_SMART-40_A2-2_Exterior Elevation.dwg, 12/21/2020 10:36:06 AM

PEX-1
Dark Bronze

PEX-10
Black

PEX-11
Light Tan

PEX-12
Dark Grey







Aluminum Door Frame:
Oldcastle Buildingenvelope
"Natura Shaker"

E-7
Dark Grey

E-8
Tan

E-2
Wendy's Red

KW-1
Light Oak

KW-2
Armour Grey

KW-3
Brite Red Matte

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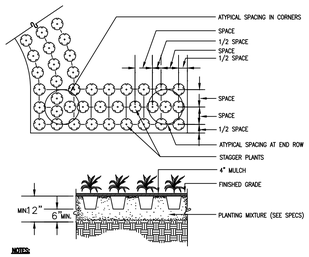
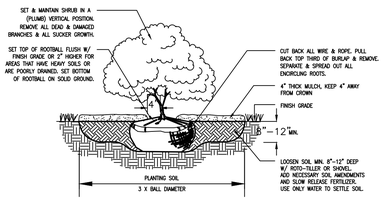


NOTES:
1. PLACE PLANTS IN BED AS SHOWN, SPACING AS SPECIFIED IN PLANT SCHEDULE.
2. GROUNDCOVER SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO STRAIGHT EDGES AND SHALL BE EVENLY SPACED IN ROWS PARALLEL TO CURVE EDGES.

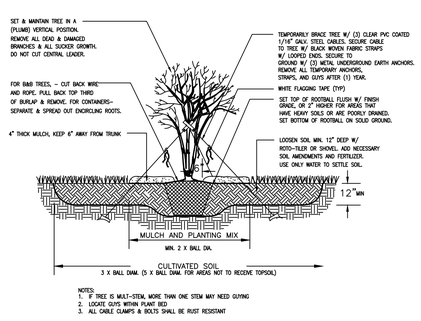
1 / LS102 GROUNDCOVER PLANTING DETAIL

N.T.S.



2 / LS102 SHRUB PLANTING DETAIL

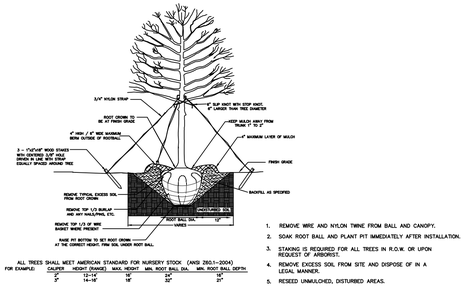
N.T.S.



NOTES:
1. IF TREE IS MULT-STEM, MORE THAN ONE STEM MAY NEED GUYING
2. LOCATE GUYS WITHIN PLANT BED
3. ALL CABLE CLAMPS & BOLTS SHALL BE RUST RESISTANT

3 / LS102 MULTI-TRUNK TREE PLANTING DETAIL

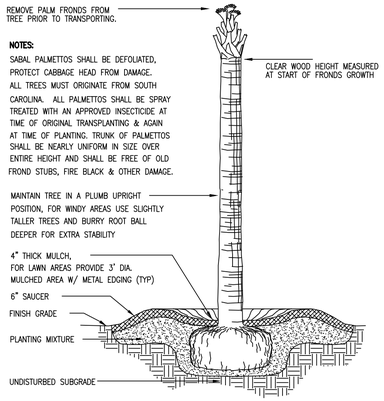
N.T.S.



1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.

4 / LS102 TREE INSTALLATION DETAIL

N.T.S.



NOTES:
SABAL PALMETTOS SHALL BE DEFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE. ALL TREES MUST ORIGINATE FROM SOUTH CAROLINA. ALL PALMETTOS SHALL BE SPRAY TREATED WITH AN APPROVED INSECTICIDE AT TIME OF ORIGINAL TRANSPLANTING & AGAIN AT TIME OF PLANTING. TRUNK OF PALMETTOS SHALL BE NEARLY UNIFORM IN SIZE OVER ENTIRE HEIGHT AND SHALL BE FREE OF OLD FROND STUBS, FIRE BLACK & OTHER DAMAGE.

5 / LS102 PALM PLANTING DETAIL

South Carolina 811
Call Before You Dig!

*NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES SETBACKS, EASEMENTS, FEMA REQIREMENTS & TREE SIZES & LOCATIONS PRIOR TO CONSTRUCTION.

IF YOU DIG SOUTH CAROLINA
CALL US FIRST!
1-888-721-7877
IT'S THE LAW

LANDSCAPE NOTES

PLANTING:
1. MATERIAL LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, ALL OTHER SPECIFICATIONS TO REMAIN UNCHAINED.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN PROPOSAL IS SUBMITTED.
4. SEE TREE, SHRUB, AND GROUNDCOVER PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING SPECIFICATIONS.
5. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST TO ACHIEVE PROPER SOIL CONDITION.
6. CONTRACTOR SHALL STAKE OUT ALL SHRUB BED LINES, TREE LOCATIONS, AND SHRUB GROUPINGS FOR APPROVAL BY OWNER'S REPRESENTATIVE BEFORE BEGINNING PLANTING OPERATIONS.
7. ALL PLANT BEDS TO RECEIVE 3" DEEP BROWN COLORED HARDWOOD MULCH.
8. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
9. ALL PLANT BEDS AND AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
10. IN THE PLANT SCHEDULE, PLANTS NOTED AS 'SPECIMEN' SHALL BE SELECTED BY THE OWNER'S REPRESENTATIVE AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
11. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
12. PLANT BED SHALL BE TESTED FOR Ph AND AMENDED PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY UTILITY LOCATIONS BY REQUESTING 'NO CUTS' 72 HOURS BEFORE INSTALLATION.

IRRIGATION:
THE IRRIGATION SYSTEM WILL CONFORM TO THE FOLLOWING STANDARDS:
1. PROVIDED 100% COVERAGE OF PLANT BEDS, GRASS ARES AND BUFFERS. IRRIGATION SYSTEM TO MEET ALL LOCAL AND NATIONAL PLUMBING AND ELECTRICAL CODES.
2. PROVIDE ELECTRIC AUTOMATIC TIMER CONTROL. COORDINATE LOCATION OF CONTROLLER WITH OWNER.
3. PROVIDE BEAUFORT COUNTY APPROVED RPZ PER BJWSA SPECIFICATIONS AND 1 ½" METER SERVICE FOR IRRIGATION SYSTEM.
4. INCORPORATE ZONES THAT SEPARATE GRASS AREAS FROM PLANT BEDS.
5. AVOID SPRAYING ROADS, PARKING AND WALKS.
6.UTILIZE SWING-JOINTS AND/OR FLEX-RISERS ON ALL HEADS NEXT TO ROADS, PARKING AND WALKS.
7. CONTRACTOR WILL PROVIDE 3 SETS OF AS-BUILT IRRIGATION DRAWINGS AFTER CONSTRUCTION IS COMPLETE AND APPROVED BY THE OWNER.
8. CONTRACTOR TO COORDINATE WITH GC AND OWNER, PRIOR TO HARDSCAPE MATERIAL INSTALLATION, INSTALLING CONDUIT FOR IRRIGATION.

DRAINAGE:
LS CONTRACTOR SHALL COMPLETE FINISH GRADE THAT CORRESPONDS TO THE CIVIL ENGINEERING PLANS.

GUARANTEE:
THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DIEBACK DUE TO INSUFFICIENT IRRIGATION/WATERING SCHEDULE.

		WENDY'S 3287 Landscape Schedule						
	Trees:							
	Common Name	**Botanical Name**	**Height**	**Spread**	**Caliper**	**Gallon**	**QTY**	**Unit**
QUVI	Highrise Live Oak	*Quercus virginiana 'Highrise'*	10'	6'	4"		5	Ea
CECA	Redbud	*Cercus canadensis*	10'	8'	2.5		5	Ea
LAIN	Natchez' Crape Myrtle	*Lagerstoemia indica ''Natchez' Standa*	12'	8'	2.5		2	EA
SAPA	Cabbage Palm	*Sabal palmetto*	16'-18'	8'			10	EA
	SHRUBS:							
	Common Name	**Botanical Name**	**Height**	**Spread**	**Caliper**	**Gallon**	**QTY**	**Unit**
ILFL	Floida Anise	*Ilicium floridanum*	42"	30"		7	12	Ea.
PODO	Yew Pine	*Podocarpus*	42"	24"		7	36	Ea.
CASA	Camelia	*Camelia sasanqua RED Espalier*	42"	30"		15	2	Ea.
CACI-LJ	Dwarf Bottlebrush 'Little John	*Calistemon 'Little John'*	18"	20"		3	46	Ea.
VIOB	Dwarf Waltters Viburnum	*Viburnum obovatum 'Densa'*	3'	24"		7	23	Ea
POMA	Yew Pine	*Podocarpus macrophylus*	36"	24"		7	18	Ea.
D POMA	Dwarf Pringles Podocarpus	*Podocarpus macrophylus 'Pringles'*	20"	20"		3	19	Ea
VIOD	Sweet Viburnum	*Viburnum odortissimum*	36"	24"		7	21	Ea.
ILVO	Upright Yauon Holly	*Ilex vomitoria*	36"	30"		7	7	Ea.
ROOF	Upright Rosemary	*Rosmarinus officinalis*	24"	24"		3	8	Ea.
MYCE	Wax Myrtle	*Myrica cerifera*	42"	36"		15	2	Ea.
CACI-LJ	Crimson Bottlebrush	*Calistemon citrinus*	4'	3'		15	2	Ea.
	GROUNDCOVERS & PERENNIALS:							
	Common Name	**Botanical Name**	**Height**	**Spread**	**Caliper**	**Gallon**	**QTY**	**Unit**
AC	ANNUAL COLOR	*Seasonal Annual color beds*	24"	20"		1	65	SF
DATA	Flax Lily	*Dianella tasmanica 'Variegata'*	24"	20"		1	65	Ea.
TUVI	Society Garlic	*Tulbaghia violacea*	18"	18"		1	21	Ea.
MUCA (W)	Gulf Muhly Grass (WHITE)	*Muhlenbergia capillaris (WHITE)*	18"	24"		1	52	Ea.
MUCA (P)	Gulf Muhly Grass (PINK)	*Muhlenbergia capillaris (PINK)*	18"	24"		1	54	Ea.
	Mulch	Pine Straw					4,500	SF
	Grass/IRRIGATION:							
	Item	**Notes**					**QTY**	**Unit**
Sod	Sod- Zoysia	Empire Zoysia Sod					12,750	SF
Hydro	Hydro Seed SW Facility	60/40/10- Rye, Carpetgrass, Centipede					3,900	SF
IRR	Irrigation system	TBD By LS Contractor				5	600	Ea
	Rev. 12172020							

State of South Carolina
REGISTERED
No. 1076
LANDSCAPE ARCHITECT
JOHN MICHAEL BROCK

No.	Issue / Revision Description	Date
1		
2		

LANDSCAPE PLANS FOR
WENDY'S # 3287
BEAUFORT, SOUTH CAROLINA

M.B.D.
M. BROCK DESIGNS, LLC
LANDSCAPE ARCHITECTURE + LAND PLANNING

J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
mbrock@mbrockdesigns.com

Drawn By:	*M. Brock*
Drawn Date:	*12.15.20*
Chk'd By:	*M. Brock*
Project ID:	*2010110*

Details
Sheet No.
LS-102

SHEET 2 OF 2

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BOUNDARY STREET R/W VARIES

PARCEL B
2506 BOUNDARY ST
TMS R100 029 000 004R 0000
DB:999 PG:1290
PB:60 PG:96
24,178 Sq. Ft.
0.555 Ac.

FREEZER/COOLER
PAY WINDOW
PICK-UP WINDOW

WATER SERVICE:
EXISTING WATER METER TO BE USED FOR PROPOSED BUILDING

DELIVERY/LOADING ZONE

ORDER CONFIRMATION DISPLAY & CANOPY MENU BOARD

SEWER SERVICE:
PROPOSED SEWER LINE AND GREASE TRAP

PRE-SALE BOARD

MOUNTABLE CURBING

PROPOSED DUMPSTER ENCLOSURE

SEWER SERVICE:
PROPOSED SEWER CONNECTION TO EXISTING SEWER

N/F
DOUGLAS & LINDA CAIL
TMS R100 029 000 004H 0000
DB:373 PG:1422
PB:138 PG:122

N/F
REBECCA TRASK
TMS R100 029 000 0004 0000
DB:760 PG:353
PB:153 PG:44

PARCEL A
6 NEIL ROAD
TMS R100 029 000 004T 0000
DB:999 PG:1290
PB:60 PG:96
31,465 Sq. Ft.
0.722 Ac.

STORMWATER FACILITY

NEIL ROAD 66' R/W

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	N07°05'52"W	15.11'

PROPERTY INFORMATION
ADDRESS: 2506 BOUNDARY ST
ZONING: T5UC (IF ANNEXED INTO COB)
SETBACKS/BUFFERS:
FRONT: 0' – 15'
SIDE: 0' – 15'
REAR: 5'
PARKING SUMMARY:
REQUIRED: 1 SPACE PER 400 SF
PROVIDED:
STANDARD PARKING: 20 SPACES
ADA PARKING: 2 SPACES
TOTAL: 22 SPACES (ZBOA VARIANCE GRANTED)

SURFACE COVERAGE:
EXISTING IMPERVIOUS: 45,153 SF (80%)
PROPOSED IMPERVIOUS: 27,922 SF (50%)

0 20 40 Feet
SCALE: 1" = 20'

IF THIS SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT, SCALE ACCORDINGLY

SOUTH CAROLINA PROFESSIONAL ENGINEER ELIZABETH L. HOOTEN No. 31970 11/10/20
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION WARD EDWARDS, INC. No. C00152

NO.	DESCRIPTION	DATE
1	PLAN REVISIONS	
2		
3		
4		
5		
6		
7		

Ward Edwards ENGINEERING
P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (843) 837-5250 / FAX (843) 837-2558
WWW.WARDEDWARDS.COM

WENDY'S - BOUNDARY ST. & NEIL RD.
CITY OF BEAUFORT, SOUTH CAROLINA
CAROLINA RESTAURANT GROUP
CHARLOTTE, NORTH CAROLINA

SITE LAYOUT PLAN

VERTICAL DATUM: NGVD29

PROJECT #:	Z00236
DATE:	11/10/20
DESIGNED BY:	TCR
CHECKED BY:	ELH

SHEET
C401

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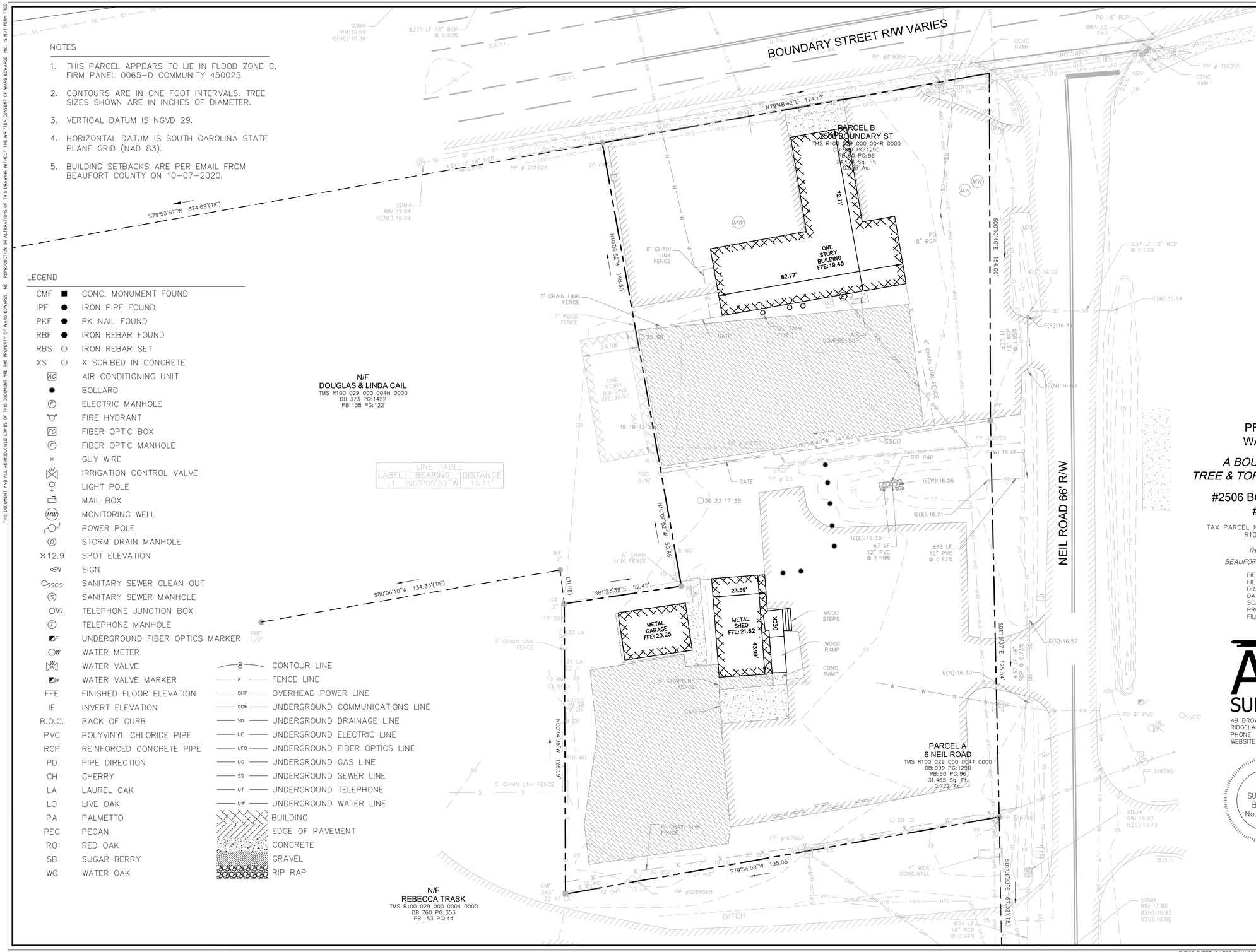
NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0065-D COMMUNITY 450025.
2. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
3. VERTICAL DATUM IS NGVD 29.
4. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
5. BUILDING SETBACKS ARE PER EMAIL FROM BEAUFORT COUNTY ON 10-07-2020.

LEGEND

CMF	■	CONC. MONUMENT FOUND
IPF	●	IRON PIPE FOUND
PKF	●	PK NAIL FOUND
RBF	●	IRON REBAR FOUND
RBS	○	IRON REBAR SET
XS	○	X SCRIBED IN CONCRETE
AC		AIR CONDITIONING UNIT
	●	BOLLARD
E		ELECTRIC MANHOLE
		FIRE HYDRANT
FO		FIBER OPTIC BOX
F		FIBER OPTIC MANHOLE
	×	GUY WIRE
IR		IRRIGATION CONTROL VALVE
		LIGHT POLE
		MAIL BOX
MW		MONITORING WELL
		POWER POLE
D		STORM DRAIN MANHOLE
×12.9		SPOT ELEVATION
SN		SIGN
SSCO		SANITARY SEWER CLEAN OUT
S		SANITARY SEWER MANHOLE
TEL		TELEPHONE JUNCTION BOX
T		TELEPHONE MANHOLE
F		UNDERGROUND FIBER OPTICS MARKER
W		WATER METER
		WATER VALVE
W		WATER VALVE MARKER
FFE		FINISHED FLOOR ELEVATION
IE		INVERT ELEVATION
B.O.C.		BACK OF CURB
PVC		POLYVINYL CHLORIDE PIPE
RCP		REINFORCED CONCRETE PIPE
PD		PIPE DIRECTION
CH		CHERRY
LA		LAUREL OAK
LO		LIVE OAK
PA		PALMETTO
PEC		PECAN
RO		RED OAK
SB		SUGAR BERRY
WO		WATER OAK

8		CONTOUR LINE
X		FENCE LINE
OHP		OVERHEAD POWER LINE
COM		UNDERGROUND COMMUNICATIONS LINE
SD		UNDERGROUND DRAINAGE LINE
UE		UNDERGROUND ELECTRIC LINE
UFO		UNDERGROUND FIBER OPTICS LINE
UG		UNDERGROUND GAS LINE
SS		UNDERGROUND SEWER LINE
UT		UNDERGROUND TELEPHONE
UW		UNDERGROUND WATER LINE
		BUILDING
		EDGE OF PAVEMENT
		CONCRETE
		GRAVEL
		RIP RAP



PREPARED FOR:
WARD EDWARDS

A BOUNDARY, AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF

#2506 BOUNDARY STREET & #6 NEIL ROAD

TAX PARCEL Nos. R100 029 000 004R 0000 & R100 029 000 004T 0000

THE CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK:	PV
FIELD CHECK:	JWR
DRAWN BY:	KWF
DATE:	10-07-2020
SCALE:	1"=30'
PROJECT No.:	BFT-20245
FILE:	200236-MASTER.DWG

ATLAS SURVEYING, INC.
49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM

ATLAS SURVEYING BFT LLC No. C05928

SOUTH CAROLINA PROFESSIONAL ENGINEER ERIC L. HOOD No. 31570 CERTIFICATE OF AUTHORIZATION WARD EDWARDS, INC. No. C00152

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7		

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CAROLINA RESTAURANT GROUP
CHARLOTTE, NORTH CAROLINA

EXISTING CONDITIONS PLAN

VERTICAL DATUM: NGVD29

PROJECT #:	200236
DATE:	11/10/20
DESIGNED BY:	TCR
CHECKED BY:	ELH

SHEET
C101

IF THIS SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT, SCALE ACCORDINGLY

531
WET LOCATION SQUARE

LED

TYPE



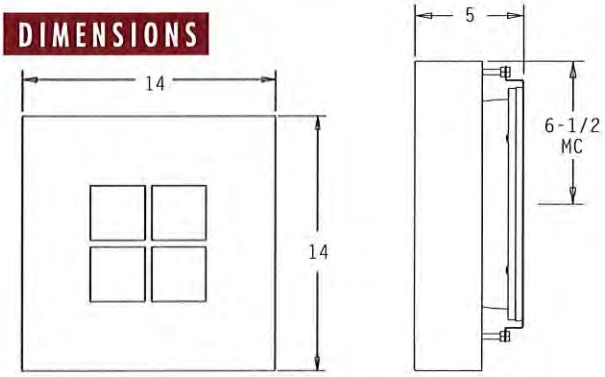
PROJECT: _____

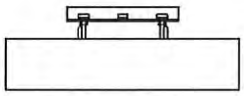
LOCATION: _____

FEATURES

- Wall enhancing fixture is ideal for all types of buildings.
- Fully enclosed and gasketed fixture.
- Approved and listed for wet locations.
- Standard 0-10V dimming driver.
- All parts are treated with a five stage phosphate bonding process before being finished with a long lasting powder coat finish.
- Easy installation and replacement of lamps.
- Lens backed windows available.
- No visible fasteners.
- Manufactured in the U.S.A.
- An ideal fixture for laser cutting logos and signage into the face.

DIMENSIONS





MC = Mounting Center
A 4" octagonal junction box should be used for installation.

ORDERING INFORMATION / OPTIONS

EXAMPLE: 531-2CFQ13-BLK

531

MODEL

531 - Wet Location Square

LAMP

1LED9 – (1) 9W LED Module (1100 Lumens)
1LED14 – (1) 14W LED Module (1550 Lumens)
1LED19 – (1) 19W LED Module (2000 Lumens)
1LED23 – (1) 23W LED Module (2350 Lumens) (Triac / ELV Dimming)
2CFQ13 – (2) 13w QUAD TUBE CF (G24Q-1 Base)
2CFQ18 – (2) 18w QUAD TUBE CF (G24Q-2 Base)
2CFQ26 – (2) 26w QUAD TUBE CF (G24Q-3 Base)

Consult factory for other available lamps and LED Wattages.

HOUSING FINISH

WHT - White
BLK - Black
SAL - Silver
BRZ - Bronze
Consult factory for other finishes.

OPTIONS

TP - Tamperproof Nuts
Windows - 4 white acrylic backed windows
LBlue - Blue Lens
LGreen - Green Lens
LRed - Red Lens
MOD 18 - 18"x18" fixture
30K - 3000 Kelvin Temperature
35K - 3500 Kelvin Temperature
40K - 4000 Kelvin Temperature

Indessa LIGHTING

PHONE: 509.924.0243 • FAX: 509.924.2607 • www.indessa.com

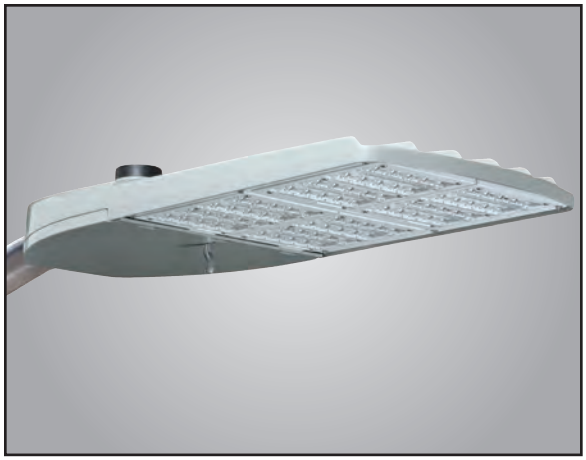
Indessa Lighting reserves the right to make design revisions without prior notice.

ETL LISTED · MADE IN USA · ADA

Autobahn Series ATB2
Roadway Lighting

Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

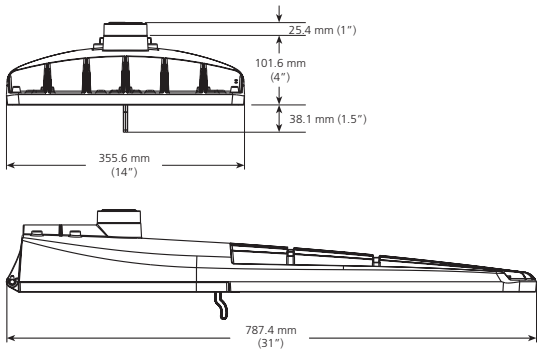
PRODUCT OVERVIEW



Applications:

Roadways
Off ramps
Residential streets
Parking lots

DIMENSIONS



Effective Projected Area (EPA)
The EPA for the ATB2 is 0.78 sq. ft.,
Approx. Wt. = 21 lbs. (9.53 kg)

Features:

OPTICAL

Same Light: Performance is comparable to 250-400W HPS roadway luminaires.

White Light: Correlated color temperature - standard 4000K, 70 CRI minimum or optional 5000K, 70 CRI minimum.

Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing.

Available in Type II, III, IV, & V roadway distributions.

ELECTRICAL

Expected Life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Lower Energy: Saves an average of 40-60% over comparable HPS platforms.

Robust Surge Protection: Three different surge protection options provide a minimum of IEEE/ANSI C62.41 Category C (10kV/5kA) protection.

MECHANICAL

Easy to Maintain: Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easy leveling at installation.

Rugged die-cast aluminum housing is polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 1000 hours exposure to salt fog chamber (operated per ASTM B117) Optional Enhanced Corrosion Resistant finish (CR) increases the salt spray exposure to 5000 hours.

Four-bolt mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter and provides a 3G vibration rating per ANSI C136.

Wildlife shield is cast into the housing (not a separate piece).

CONTROLS

NEMA 3 Pin photocontrol receptacle is standard, with the Acuity designed ANSI 5 Pin and 7 Pin receptacles optionally available.

Premium solid state locking sale photocontrol - PCSS (10 year rated life). Extreme long life sold state locking style photocontrol - PCLL (20 year rated life).

Mulit-level dimming available to provide scheduled dimming as specified by the customer.

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and can also allow a single fixture to be flexibly applied in many different applications.

WARRANTY & STANDARDS

5 year limited warranty. Full warranty terms located at http://www.acuitybrands.com/Libraries/Terms_and_Conds/ABL_LED_Commerical_Outdoor.sflb.ashx

Rated for -40°C to 40°C ambient.

CSA Certified to U.S. and Canadian standards

Complies with ANSI: C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

Note: Specifications subject to change without notice. Actual performance may differ as a result of end-user environment and application.

©2014-2015 Acuity Brands Lighting, Inc. 11/04/15

AEL American Electric Lighting

Autobahn Series ATB2
Roadway Lighting

ORDERING INFORMATION

Example: ATB2 40LEDE70 MVOLT R2

Series

ATB2 Autobahn LED Roadway & Security

Performance Packages

40BLEDE70	40B Chips, 700mA Driver
40BLEDE10	40B Chips, 1050mA Driver
40BLEDE13	40B Chips, 1300mA Driver
60BLEDE70	60B Chips, 700mA Driver
60BLEDE85	60B Chips, 850mA Driver
60BLEDE10	60B Chips, 1050mA Driver
60BLEDE13	60B Chips, 1300mA Driver
80LEDE70	80B Chips, 700mA Driver
80LEDE85	80B Chips, 850mA Driver
80LEDE10	80B Chips, 1050mA Driver

Voltage

MVOLT	Multi-volt, 120-277V
347	347V
480	480V

Optics

R2	Roadway Type II
R3	Roadway Type III
R4	Roadway Type IV
R5	Roadway Type V

Options

Color Temperature (CCT)

(Blank)	4000K CCT, 70 CRI Min. (Standard)
5K	5000K CCT, 70 CRI Min.

Paint

(Blank)	Gray (Standard)
BK	Black
BZ	Bronze
DDB	Dark Bronze
GI	Graphite
WH	White

Surge Protection

Blank	Acuity SPD with inductive filter (Standard)
MP[1]	MOV Pack
IL[1]	SPD with Indicator Light

Terminal Block

(Blank)	Terminal Block (Standard)
T2	Wired to L1 & L2 Positions

Misc.

BL	External Bubble Level
CR	Enhanced Corrosion Resistant Finish
HS	House-Side Shield
NL	Nema Label
XL	Not CSA Certified

Controls

(Blank)	3 Pin NEMA Photocontrol Receptacle (Standard)
P5	5 Pin Photocontrol Receptacle (Dimmable Driver Included)
P7	7 Pin Photocontrol Receptacle (Dimmable Driver Included)
NR	No Photocontrol Receptacle
AO[2]	Field Adjustable Output
DM	0V-10V Dimmable Driver (Controls by others)
ML[3,4]	Multi-Level Dimming
PCSS[1]	Solid State Lighting Photocontrol (120-277V)
PCLL	Solid State Long Life Photocontrol
SH	Shorting Cap

Packaging

(Blank)	Single Unit (Standard)
JP	Job Pack (24/Pallet)

Notes

1. Not available in 347 or 480V.
2. Not available with DM or ML options.
3. Not available with AO, DM, P5 or P7 options.
4. Dimming schedule and light level information required from the customer in order to configure product. Contact Infrastructure Technical Support to proceed.

Note: Specifications subject to change without notice. Actual performance may differ as a result of end-user environment and application.

American Electric Lighting®
AEL Headquarters, 3825 Columbus Road, Granville, OH 43023
www.americanelectriclighting.com
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Warranty Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

PERFORMANCE PACKAGE

Performance Package	Drive Current (mA)	Input Watts	Optic	4000K CCT		LLD @ 25°C	
				Delivered Lumens	Efficacy (LPW)	50k Hours	100k Hours
40B	700	91	R2	11266	124	0.98	0.96
	1000	138		15685	114	0.95	0.90
	1300	177		18277	103	0.94	0.88
	700	91	R3	11160	123	0.98	0.96
	1000	138		15520	112	0.95	0.90
	1300	177		18050	102	0.94	0.88
	700	91	R4	10775	118	0.98	0.96
	1000	138		15015	109	0.95	0.90
	1300	177		17341	98	0.94	0.88
	700	91	R5	12097	133	0.98	0.96
	1000	138		16729	121	0.95	0.90
	1300	177		19564	111	0.94	0.88
60B	700	133	R2	16986	128	0.98	0.96
	850	173		19966	115	0.95	0.90
	1000	208		23710	114	0.95	0.90
	1300	260		27308	105	0.94	0.88
	700	133	R3	17128	129	0.98	0.96
	850	173		20105	116	0.95	0.90
	1000	208		23250	112	0.95	0.90
	1300	260		27477	106	0.94	0.88
	700	133	R4	16516	124	0.98	0.96
	850	173		19429	112	0.95	0.90
	1000	208		22718	109	0.95	0.90
	1300	260		26400	102	0.94	0.88
	700	133	R5	17882	134	0.98	0.96
	850	173		21000	121	0.95	0.90
	1000	208		24673	119	0.95	0.90
	1300	260		28838	111	0.94	0.88
80B	700	180	R2	22528	125	0.98	0.96
	850	224		26394	118	0.95	0.90
	1000	274		30998	113	0.95	0.90
	700	180	R3	22127	123	0.98	0.96
	850	224		25955	116	0.95	0.90
	1000	274		30491	111	0.95	0.90
	700	180	R4	21701	121	0.98	0.96
	850	224		25350	113	0.95	0.90
	1000	274		29567	108	0.95	0.90
	700	180	R5	23799	132	0.98	0.96
	850	224		27851	124	0.95	0.90
	1000	274		32391	118	0.95	0.90

Note: Information shown above is based on nominal system data. Individual fixture performance may vary. Specifications subject to change without notice.

ATB2 LLD Multiplier	15°C	20°C	25°C	30°C	35°C	40°C
	1.02	1.01	1	0.99	0.97	0.96

To calculate the LLD for a temperature other than 25°C, multiply the LLD @ 25°C (shown in the performance package table) by the LLD multiplier for the selected temperature.

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Warranty Five-year limited warranty. Complete warranty terms located at:
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All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Please contact your sales representative for the latest product information.

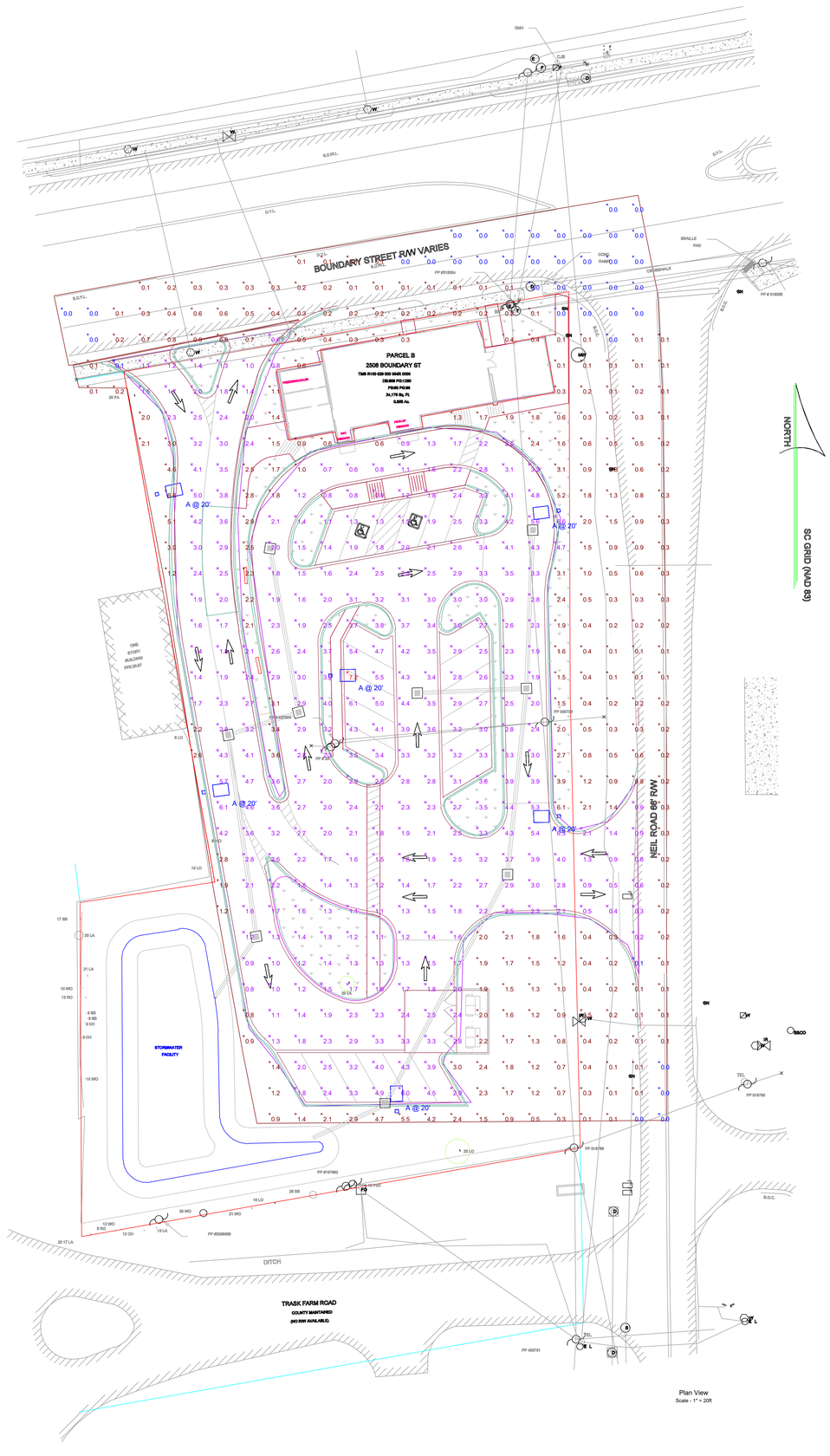
STOP

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	A		6	American Electric Lighting	ATB2 60BLEDE10 XXXXX R4	ATB2 SERIES 208W LED 1050MA TYPE 4 4000K CCT	LED Array	1	ATB2_60BLEDE10_XXXXX_R4.ies	22217	1	0.9	208	100%	TYPE IV, MEDIUM, BUG RATING: B3 - U0 - G4		

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ENTIRE AREA	+	1.8 fc	7.2 fc	0.0 fc	N/A	N/A
PARKING LOT & DRIVEWAYS	×	2.5 fc	7.2 fc	0.1 fc	72.0:1	25.0:1



Designer
S. OWENS
Date
11/19/2020
Scale
1" = 20'
Drawing No.

Summary

WENDY'S

Design Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 January 2021

1 Summary of Request

Wendy's Fast-Food Restaurant, PIN R100 029 000 004R 0000 & R100 029 000 004T 0000, located at the southwest corner of the intersection of Boundary Street and Neil Road.

Applicant: Andrew Cronin/Tidewater Development Group acting on behalf of the property owner Corfe, LLC (20-17 DRB.1).

The applicant is requesting final approval for new construction of a 2,500 S.F. Wendy's Restaurant with a drive-thru window. The proposed improvements to the site will include the fast-food restaurant, patios, parking areas, landscaping, and associated infrastructure for future uses.

Background: The new construction Wendy's fast-food restaurant will replace the existing businesses on the subject properties (Discount Auto Center and Mother Earth Landscaping). On November 10, 2020, at the request of the applicant and property owner, the subject properties were annexed into the City of Beaufort and designated as T5-Urban Corridor District (T5-UC). On November 23, 2020, the Zoning Board of Appeals granted the applicant's request for a variance to *The Beaufort Code Section* 5.7.4.C.1, Maximum Number of Parking Spaces, to allow for 22 parking spaces on site. On December 10, 2020, the Design Review Board granted preliminary approval of the proposed project.

2 Facts

Property Address:	2506 Boundary Street & 6 Neil Road
Parcel IDs:	R100 029 000 004R 0000 & R100 029 000 004T 0000 (1.29 Ac. total)
Case Number:	20-17 DRB.1
Applicant:	**Andrew Cronin/Tidewater Development Group**
Zoning:	T5-UC (both properties)
Use:	Restaurant w/ drive-thru facility

District Development Standards for T5-UC:

- **Setback requirements:**
  - *Front-0' min. – 15' max.*
  - *Rear – 5' min.*
  - *Side Corner/Alley – 0' min – 15' max.*
  - *Side Interior – 0'min.*
- **Impervious Surface Coverage***:* 100% maximum
- **Frontage build-out:** 60% minimum



References:
The Beaufort Code

3 STAFF COMMENTS/ RECOMMENDATIONS

1. Proposed Site Layout Plan

    a. The right-in/right-out entrance proposed along Boundary Street as shown on the Site Layout Plan shall meet SCDOT right-in, right-out design standards.

    b. The applicant has indicated that pervious concrete pavers are proposed for all parking areas excluding two handicapped spaces that will be standard concrete. Pervious and impervious parking spaces shall be noted on the Landscape Plan. A pervious concrete paver detail or cut sheet shall be provided in future submission.

2. The proposed Landscape Plan meets the minimum requirements of Beaufort Code Section 5.5, Perimeter Landscaping and Screening.

3. The site is currently developed and contains minimal existing vegetation. There are no grand trees on site and therefore a Certified Arborist Report is not required.

4. The proposed Lighting Plan and lighting fixture cutsheet meet the minimum requirements of Section 5.8, Lighting. An example photograph of an exterior light pole has been provided but does not note overall height. Per Section 5.8.4.A.2 (amended), in auto-centric areas the height of light posts shall not exceed 30 feet above grade.

5. Per previous staff comments, the applicant has changed the bollard color from yellow to bronze, and the applicant has changed the proposed Wendy's Red to Sherwin Williams Wild Currant, which is a deeper, more earth tone red than what was previously shown in the preliminary submission. Staff is in support of these changes.

6. Regarding proposed material KW-1, Knotwood Prefinished Aluminum Cladding in Light Oak Simulated Wood, Staff preference is that all materials are true to themselves. For example, Metal may be painted, but should look like metal. Materials should not attempt to trick the eye and should not have a fake textured appearance. Staff preference is that proposed Knotwood, prefinished aluminum cladding is replaced by a painted, smooth metal.

7. Applicant to clarify materiality of storefronts. Some storefronts are labeled as SF-1, and others are labeled as "Faux Storefront with Spandrel Glass". Applicant to clarify if percentages of fenestration noted on sheet A2.2 are in reference to transparent fenestration only. Section 4.6.3.C of the Beaufort Code states that "Any commercial or mixed-use building elevation facing a street, waterway, or public space shall include a minimum of 40% of transparent fenestration (windows and doors) on the ground floor…". Applicant to note that fenestration percentages must apply to transparent fenestration only. If the noted percentages include the spandrel glass, staff recommends altering the glass at the office to be transparent so that a compliant percentage of fenestration is provided. If the percentage of transparent fenestration is still below 40%, applicant to note that per Section 9.12.1.B of the Beaufort Code allows the Administrator to authorize modification of up to 10% from the 40% requirement. Contingent upon Design Review Board final approval of this project, the Administrator approves the 10% adjustment to the transparent glazing requirements for this project.

8. Wall Section Drawing 3 on Sheet A3.5 shows a graphic anomaly that makes the drawing difficult to interpret. Staff believes that this wall section drawing is not specific to this project, as it is not noted on any elevations or sections. If this is incorrect, applicant to clarify.

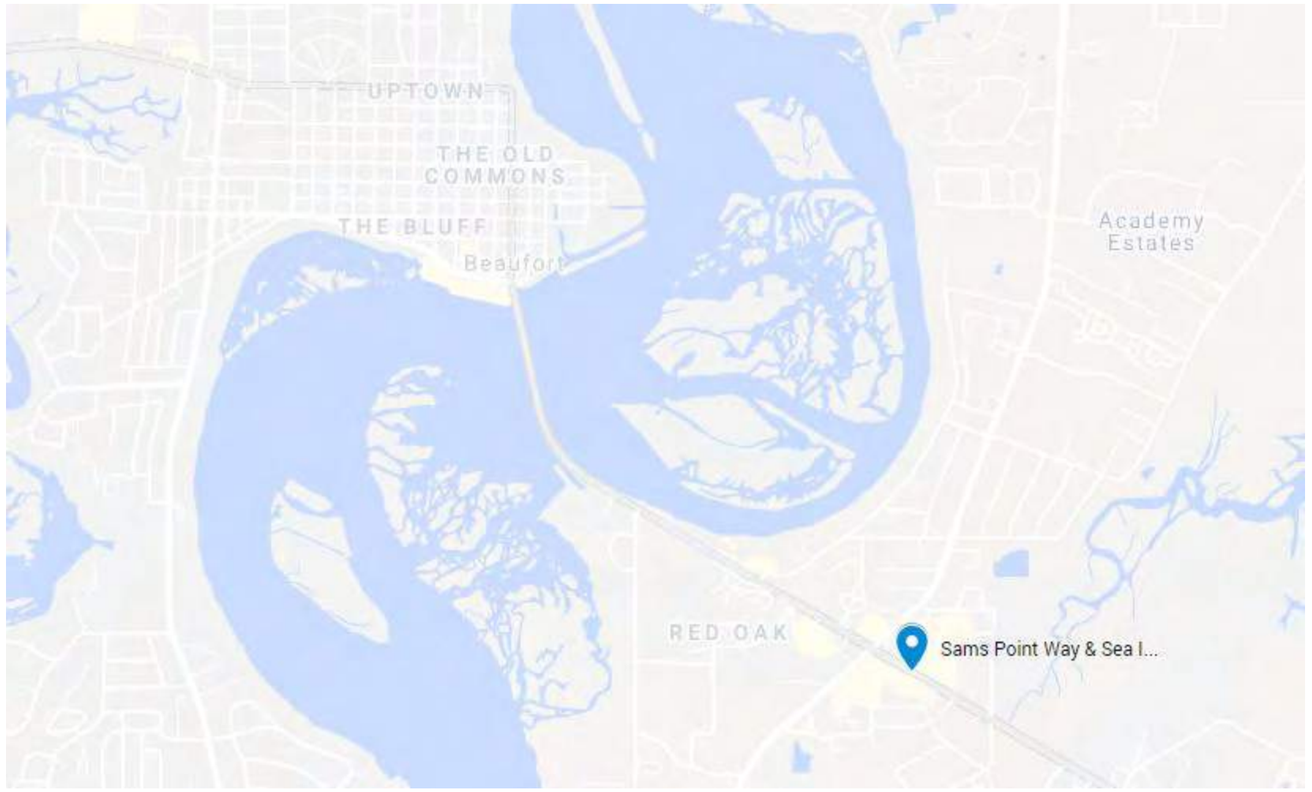
9. Section 5.8.3.B of the Beaufort Code states that “In all districts, lighting shall be directed downward. In addition, upwardly directed lighting shall not be used to illuminate structures, except for low-wattage architectural lighting.” The lighting cut sheet submitted for the proposed sconce does not specify whether or not the lighting will be directed downward only. Applicant to ensure and demonstrate compliance with this section of the Beaufort Code.

STAFF RECOMMENDATION:

Final Approval subject to Conditions noted.

CITY STAFF INTRODUCTION

163 SEA ISLAND PARKWAY



PROJECT LOCATION - 163 SEA ISLAND PARKWAY


IMAGE PROVIDED BY STAFF


IMAGE PROVIDED BY STAFF

APPLICANT PRESENTATION

163 SEA ISLAND PARKWAY

DEVELOPMENT REVIEW PROCESS

DESIGN REVIEW BOARD APPLICATION

Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

☐ Staff Review
☒ Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** _____ **Application #:** _____ **Zoning District:** _____

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

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

Review Request: ☐ Conceptual ☐ Preliminary ☑ Final

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

Applicant, Property, and Project Information

Applicant Name: Ryan Lyle, PE

Applicant Address: Andrews Engineering, Inc., 2712 Bull St. Suite A, Beaufort SC 29902

Applicant E-mail: ryan@andrews-sc.com Applicant Phone Number: 843-379-2222 x226

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

Owner (if other than the Applicant): Parcel 1 - PINES BEAUFORT LLC, 3301 PONCE DE LEON BLVD, CORAL GABLES, FL 33134

Owner Address: and Parcels 2 and 3- Michael Burdette, Director of Construction, Harris Teeter, 701 Crestdale Road, Matthews NC 28105

Project Name: Harris Teeter Grocery and Convenience Store

Property Address: Intersection of Sams Pt Way and Sea Island Parkway

Property Identification Number *(Tax Map & Parcel Number)*: 1) R123 / 015 / 0587; 2) R123 / 015 / 0587; 3) R123 / 015 / 0592

Date Submitted: 12/21/2020

DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW BOARD APPLICATION
Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Required Project Information

Project Name: Harris Teeter at Ladys Island

Property Size in Acres: 7.74 ac Proposed Building Use: Grocery and Convenience store

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
55,775sf (Grocery) and 1,704sf (Convenience Store) = 57,479sf Total

# of Parking Spaces Required: 254 # of Parking Spaces Provided: 254

Is this project a redevelopment project: (Y) N

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

Provide a brief Project Narrative and outline any specific questions you would like addressed.

Please see attached narrative.

Applicant's Signature: Date: 12 / 21 / 2020

Owner's Signature: Date: 10-7-20

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

CONTACT INFORMATION:

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

Andrews Engineering & Surveying

December 17, 2020

Mr. Dan Frazier
City of Beaufort
1911 Boundary Street
Beaufort, SC 29902

RE: 150027 Harris Teeter @ Lady's Island –DRB (Final Architectural Modifications)

Mr. Frazier:

Please find enclosed the Final DRB project application package for the revised architecture.

Dropbox link:
https://www.dropbox.com/sh/3hv4ma8lm17pm13/AAA22J0qi0ruPROkVYehW9hya?dl=0

We look forward to discussing these changes during the virtual DRB meeting scheduled for Thursday, January 14th, 2021.

Please contact our office at (843) 379-2222 if you have any questions or concerns.

Sincerely,

Ryan Lyle, P.E.

12 /17 / 2020 HARRIS TEETER GROCERY & C-STORE – FINAL DRB NARRATIVE FOR ARCHITECTURE ONLY

Revisions from December 10, 2020 Elevation Submittal

Harris Teeter Grocery: The elevations previously approved in 2016 are provided along with the revised elevations reflecting modifications discussed during the 12/10/20 DRB review. Those modifications from the 12/10/20 elevations are clouded on the elevations.

- Across the front elevation, notably the B-4 accent brick has been revised to only include 2 of the accent bricks, B-2 and B-3, at the ratio indicated in the Legend. Canopy colors have been provided for all the canopy designs.
- On the right-side elevation, please note the paint color of the steel door and accompanying metal canopy have been revised to a color matching the adjacent brick.
- On the rear elevation, please note the paint color of the downspouts, steel door, and its metal canopy have been revised to a color matching the adjacent brick.
- On the left-side elevation, please note the color is provided for all metal and aluminum canopies as well as the steel columns.
- Building Sconces are provided. Parking lot and sidewalk decorative fixtures will be provided with final site plan.

Harris Teeter C-Store: The C-Store elevation has been revised to reflect the revisions discussed during the 12/10/20 DRB review. Revised elements are clouded on the elevations. Please note the glazing elements on either side of the entry door have been increased in size to provide the required 30% transparency as discussed in the last meeting. Building sconces are provided, matching the HT grocery store fixtures in design at a smaller size.

C-Store Canopy: Revised elements are noted and clouded on the elevation. Please note the masonry material covering the columns supporting the C-Store canopy have been revised to all brick, due to concerns the Arriscraft material will not function well with the amount of traffic in that area. Canopy dimensions have been provided per request during the previous DRB.









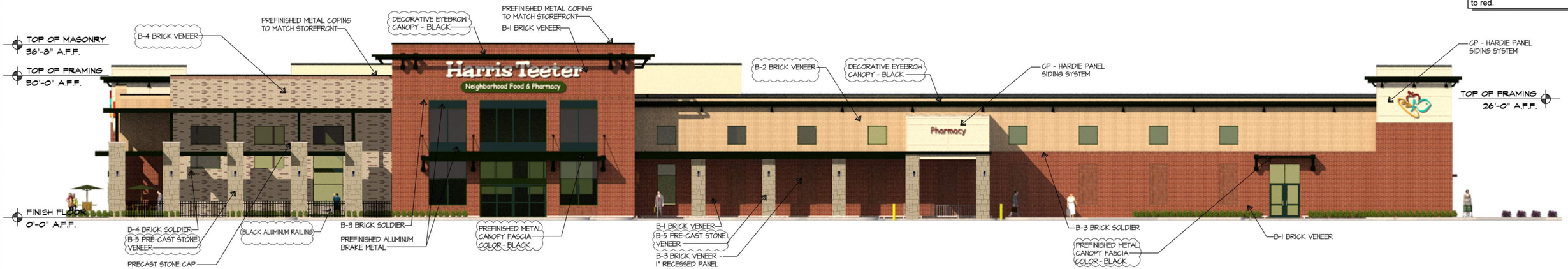






OLD FRONT ELEVATION

Notes:
1. Window specification has not changed. Only the total number is different.
2. Mortar color for brick B-1 has been changed from grey to red.



NEW FRONT ELEVATION

ARCONS DESIGN STUDIO
architecture · planning · interiors

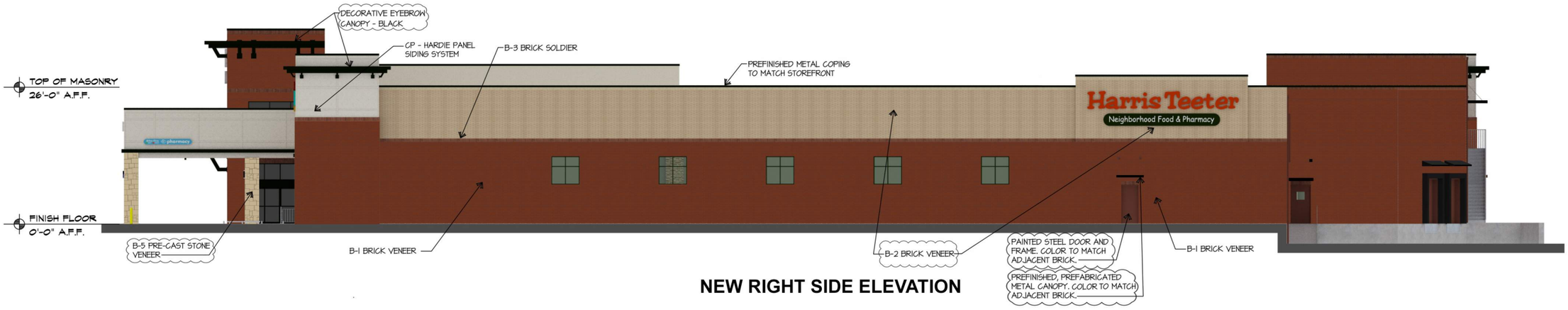
Harris Teeter #429
Lady's Island, SC

Date: 12.21.20

Harris Teeter
Neighborhood Food & Pharmacy



OLD RIGHT SIDE ELEVATION



NEW RIGHT SIDE ELEVATION

Legend

- Brick B-1: Red Velour
- Brick B-2: Oatmeal Velour
- Brick B-3: Winestone Velour
- Brick B-4 (B-2 - 70%, B-3 - 30%)
- B-5 Pre-Cast Stone Veneer, Arriscraft "Renaissance"
- Storefront SF-1, Hartford Green

Notes:
1. Window specification has not changed. Only the total number is different.
2. Mortar color for brick B-1 has been changed from grey to red.

ARCONS DESIGN STUDIO
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Harris Teeter #429
Lady's Island, SC

Date: 12.21.20

Harris Teeter
Neighborhood Food & Pharmacy



OLD REAR ELEVATION



NEW REAR ELEVATION

Legend

- Brick B-1: Red Velour
- Brick B-2: Oatmeal Velour
- Brick B-3: Winestone Velour
- Brick B-4 B-2 - 70% B-3 - 30%
- B-5 Pre-Cast Stone Veneer Arriscraft "Renaissance"
- Storefront SF-1 Hartford Green

Notes:
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2. Mortar color for brick B-1 has been changed from grey to red.

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Harris Teeter #429
Lady's Island, SC

Date: 12.21.20

Harris Teeter
Neighborhood Food & Pharmacy



OLD LEFT SIDE ELEVATION



NEW LEFT SIDE ELEVATION

Legend

- Brick B-1: Red Velour
- Brick B-2: Oatmeal Velour
- Brick B-3: Winestone Velour
- Brick B-4 B-2 - 70% B-3 - 30%
- B-5 Pre-Cast Veneer Arriscraft "Renaissance"
- Storefront SF-1 Hartford Green

Notes:
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ARCONS DESIGN STUDIO
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Harris Teeter #429
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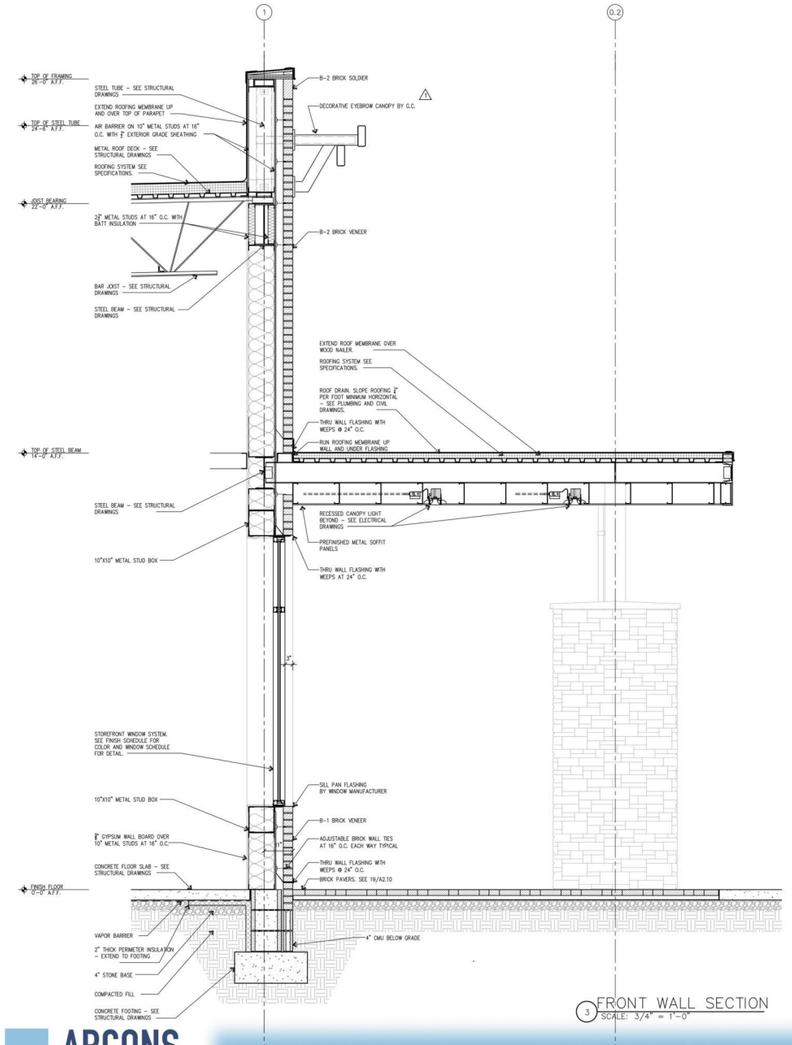
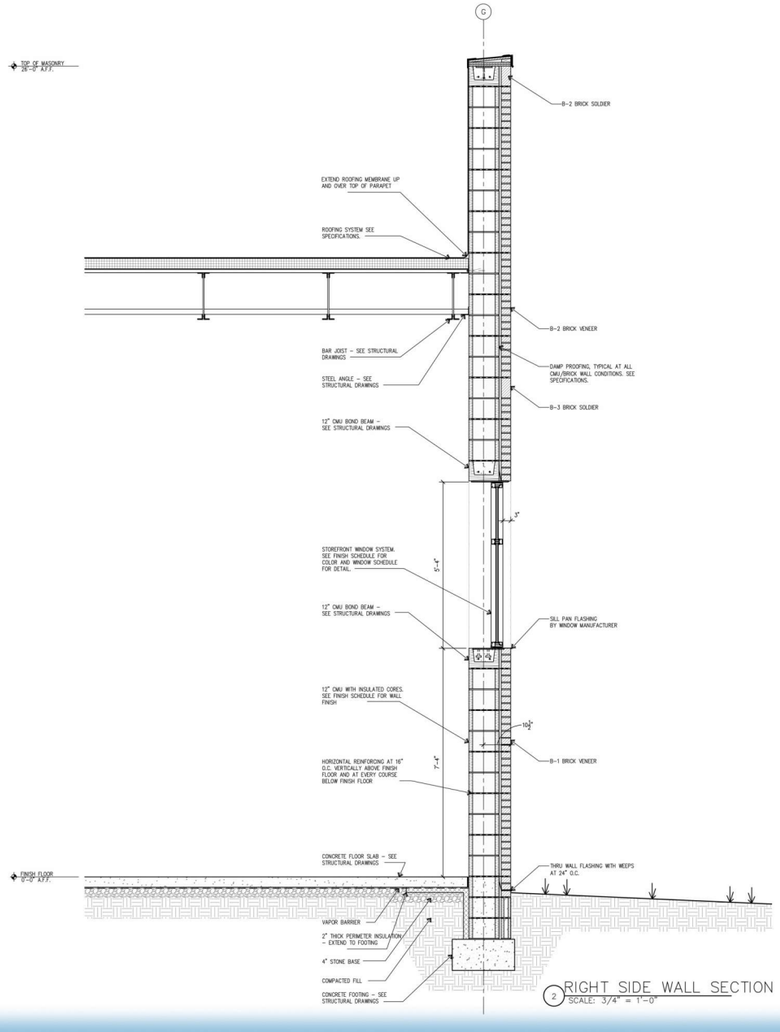
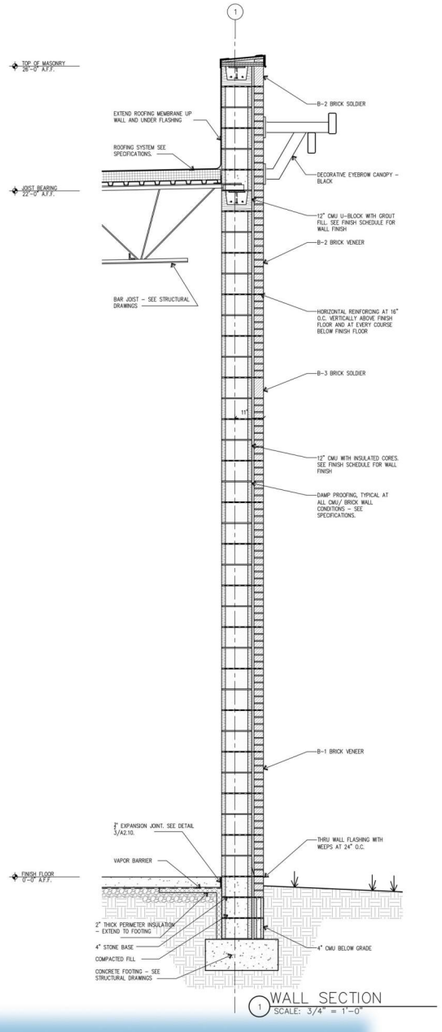
Neighborhood Food & Pharmacy



3 FRONT WALL SECTION
SCALE: 3/4" = 1'-0"



2 RIGHT SIDE WALL SECTION
SCALE: 3/4" = 1'-0"



1 WALL SECTION
SCALE: 3/4" = 1'-0"

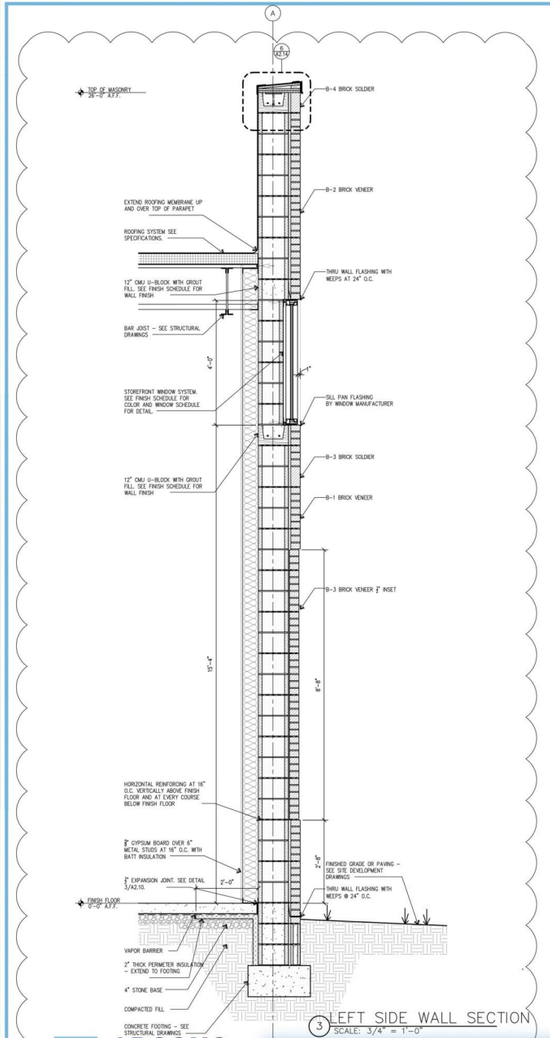
Legend

- Brick B-1: Red Velour
- Brick B-2: Oatmeal Velour
- Brick B-3: Winestone Velour
- Brick B-4: B-2 - 70%, B-3 - 30%
- B-5 Pre-Cast Stone Veneer: Arriscraft "Renaissance"
- Storefront SF-1: Hartford Green

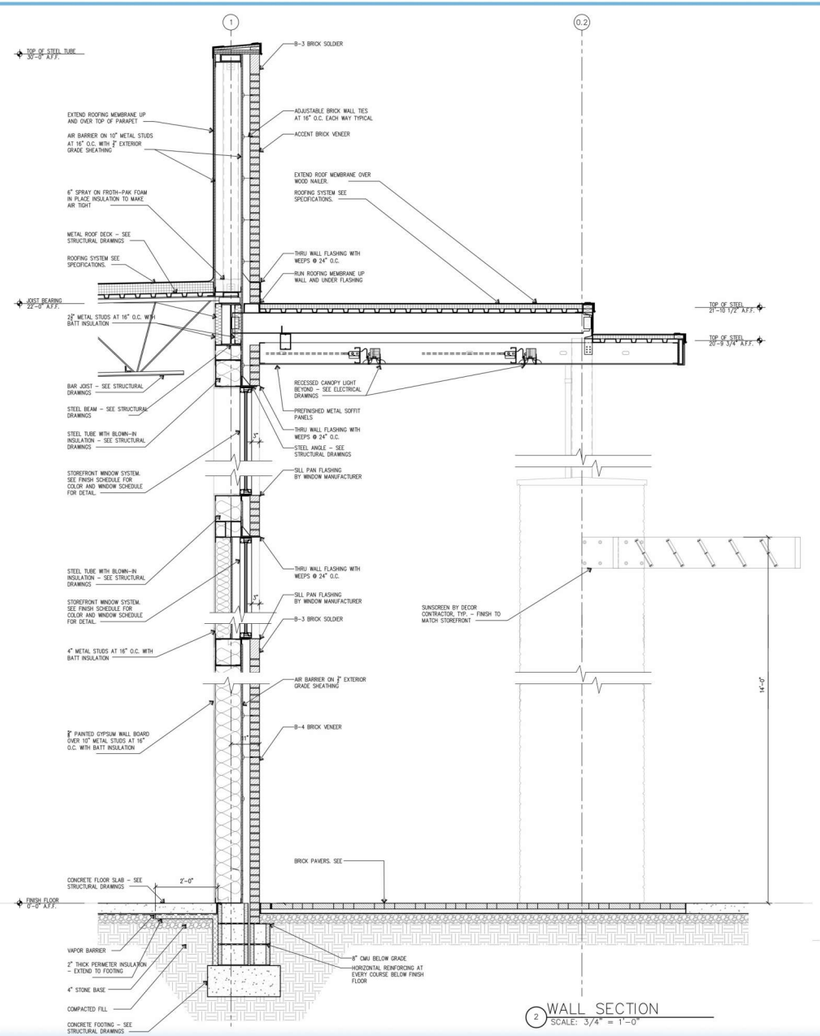
ARCONS DESIGN STUDIO
architecture · planning · interiors

Harris Teeter #429
Lady's Island, SC
12.21.20

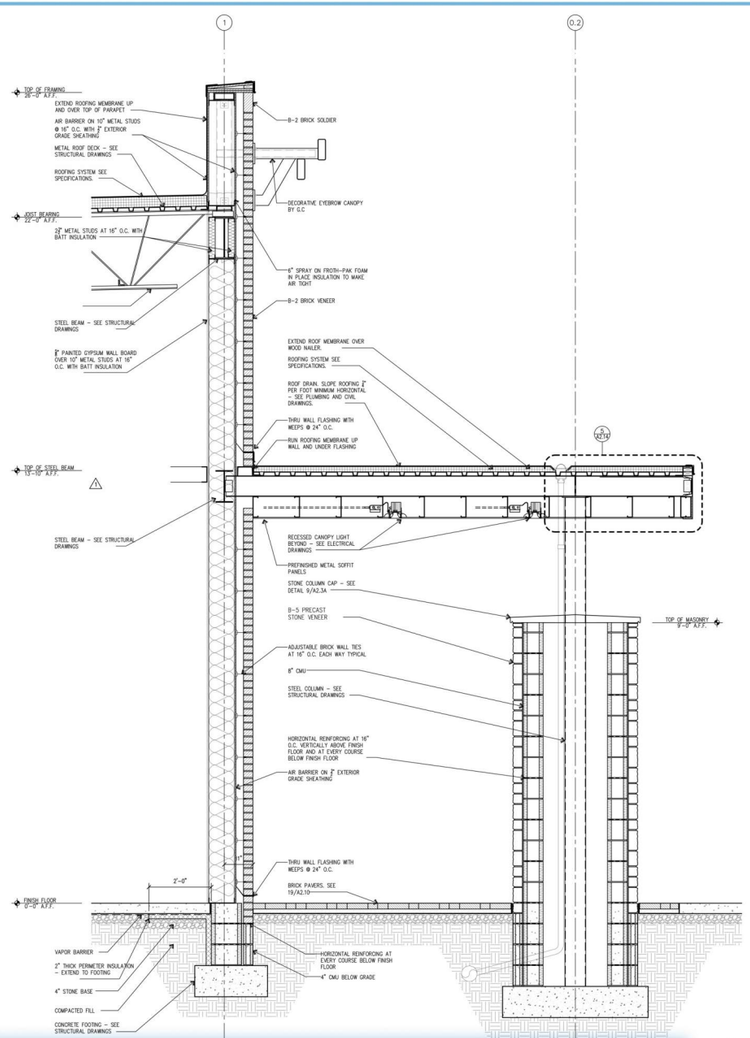
Harris Teeter
Neighborhood Food & Pharmacy



3 LEFT SIDE WALL SECTION
SCALE: 3/4" = 1'-0"



2 WALL SECTION
SCALE: 3/4" = 1'-0"



1 FRONT WALL SECTION
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Legend

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- Brick B-3: Winestone Velour
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- Storefront SF-1: Hartford Green

ARCONS DESIGN STUDIO
architecture · planning · interiors

Harris Teeter #429
Lady's Island, SC
12.21.20

Harris Teeter
Neighborhood Food & Pharmacy





Legend

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- Storefront SF-1, Hartford Green

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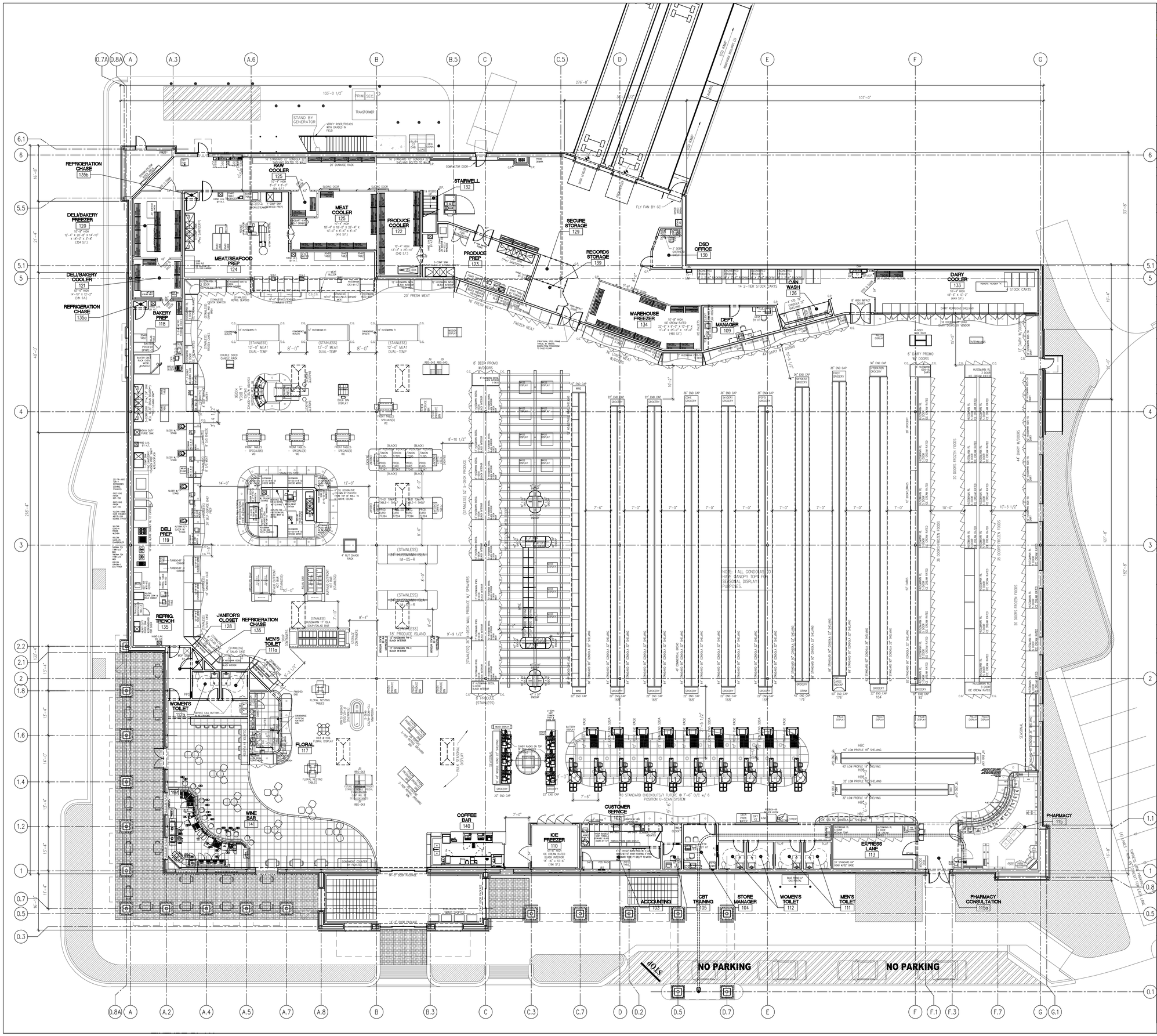


STORE INFO.

CONST SQ. FT.	48K	53K	429
TOTAL CONSTRUCTION SQUARE FOOTAGE	50,302 SF	56,011 SF	59,237 SF
EXTERIOR SQ.FT. FOOTPRINT	48,775 SF	53,256 SF	55,775 SF
MEZZANINE		2,755 SF	3,462 SF

INT SQ. FT.			
SALES	34,164 SF	00,000 SF	40,369 SF
CBT ROOM	☒ Y ☐ N	☒ Y ☐ N	☒ Y ☐ N
STORE MANAGER	☒ Y ☐ N	☒ Y ☐ N	☒ Y ☐ N
DEPARTMENT MANAGERS	☒ Y ☐ N	☒ Y ☐ N	☒ Y ☐ N
EMPLOYEE LOUNGE	☒ Y ☐ N	☒ Y ☐ N	☒ Y ☐ N
EMPLOYEE RESTROOMS	☒ Y ☐ N	☒ Y ☐ N	☒ Y ☐ N
PUBLIC RESTROOMS	☒ Y ☐ N	☒ Y ☐ N	☒ Y ☐ N
CONFERENCE ROOM	☒ Y ☐ N	☒ Y ☐ N	☒ Y ☐ N
SECURE STORAGE	☒ Y ☐ N	☒ Y ☐ N	☒ Y ☐ N
CANWASH AND FLOOR MACH.	☒ Y ☐ N	☒ Y ☐ N	☒ Y ☐ N
DSD OFFICE	☒ Y ☐ N	☒ Y ☐ N	☒ Y ☐ N
JANITORIAL CLOSET	☒ Y ☐ N	☒ Y ☐ N	☒ Y ☐ N
PHARMACY	☒ Y ☐ N	☒ Y ☐ N	☒ Y ☐ N

WK-IN COOLERS			
DELI/BAKERY COOLER	177 SF.	179 SF.	181 SF.
DELI/BAKERY FREEZER	316 SF.	306 SF.	304 SF.
PRODUCE COOLER	320 SF.	320 SF.	343 SF.
MEAT/RAW COOLER	336 SF.	375 SF.	474 SF.
DAIRY COOLER	515 SF.	649 SF.	649 SF.
WAREHOUSE FREEZER	436 SF.	432 SF.	460 SF.
ICE FREEZER	000 SF.	000 SF.	196 SF.

CASE INFORM.

SALES AREA CASES			
FROZEN (REACH-IN)	112 DOORS	119 DOORS	117 DOORS
FROZEN (COFFIN)	00 LF.	00 LF.	00 LF.
BEER	70 LF.	82 LF.	92 LF.
CHILLED WINE	12 LF.	4 LF.	04 LF.
DAIRY (FRONT LOAD)	104 LF.	102 LF.	106 LF.
DAIRY (REAR LOAD)	9 DOORS	16 DOORS	16 DOORS

MEAT/SEAFOOD			
LUNCH MEAT	36 LF.	36 LF.	36 LF.
FRESH MEAT (5-DECK)	40 LF.	36 LF.	36 LF.
FRESH MEAT (SERVICE/SELF-SERVICE)	08 LF.	12 LF.	12 LF.
FROZEN MEAT (COFFIN) (DUAL-TEMP)	40 LF.	36 LF.	36 LF.
FRESH SEAFOOD (SERV/SELF SERVICE)	16 LF.	16 LF.	16 LF.
FROZEN MEAT (SELF-SERVICE)	8 LF.	3 DOORS	5 DOORS
FROZEN SEAFOOD (SELF-SERVICE)	8 LF.	5 DOORS	3 DOORS
REFRIGERATED SEAFOOD (SELF-SERVICE)	0 LF.	0 DOORS	08 LF.
LOBSTER TANK	☒ Y ☐ N	☒ Y ☐ N	☒ Y ☐ N

PRODUCE			
FRESH PRODUCE (5-DECK)	40 LF.	60 LF.	60 LF.
PRODUCE MOBILE (ISLAND)	32 LF.	56 LF.	86 LF.
FRESH PRODUCE P-4	60 LF.	60 LF.	36 LF.
FRESH PRODUCE P-1 (JUICE/MELON)	00 LF.	00 LF.	00 LF.
FRESH PRODUCE C-2 CASE	8 LF.	0 LF.	00 LF.
SALAD BAR	00 LF.	16 LF.	17 LF.
FRUIT/NUT BAR BAR	00 LF.	12 LF.	08 LF.

BAKERY			
BAKERY (SERVICE/SELF-SERVICE)	8 LF.	6 LF.	8 LF.
FROZEN CAKES (5-DECK)	12 LF.	5 DOORS	5 DOORS
REFRIGERATED CAKES	00 LF.	00 LF.	00 LF.
HUSSMANN RL (3-DR) CASE (CARVEL)	3 DOORS	4 DOORS	3 DOORS
DONUT DISPLAY	3 DOORS	5 LF.	6.5 LF.

DELI			
SANDWICH (SER/SELF-SERVICE)	12 LF.	12 LF.	16 LF.
SUSHI (SERVICE)	6 LF.	6 LF.	08 LF.
ISLAND CHICKEN (SELF-SERVICE)	6 LF.	9 LF.	09 LF.
DELI (CHEF PREPARED)	12 LF.	12 LF.	20 LF.
DELI CHEESE (SERVICE/SELF-SERVICE)	8 LF.	8 LF.	08 LF.
DELI CHEESE (KIOSK/ISLAND)	17 LF.	36 LF.	35 LF.
DELI MEAT (SERVICE/SELF-SERVICE)	12 LF.	12 LF.	08 LF.
BEVERAGE/SALAD CASE	12 LF.	16 LF.	24 LF.
SOUP BAR	0 LF.	0 LF.	00 LF.
OLIVE BAR	8 LF.	0 LF.	00 LF.

FLORAL			
FLORAL (NFD-3) (SELF-SERVICE)	3 DOORS	3 DOORS	4 DOORS
FLORAL (FT) (SELF-SERVICE)	12 LF.	12 LF.	12 LF.

SHELVING:	HP / LP.	HP / LP.	HP / LP.
SALES	1431/20 LF	1740/40 LF	1488/00 LF
BREAD	00/60 LF	00/40 LF	40/00 LF
H.B.C.	86/204 LF	48/276 LF	53/175 LF
SEASONAL	00/35 LF	00/35 LF	23/16 LF
WINE	83/60 LF	112/54 LF	88/73 LF
CRAFT BEER	00/24 LF	00/16 LF	00/00 LF
BOOKS/MAGS	24/00 LF	16/00 LF	12/00 LF
TOBACCO	16/00 LF	16/00 LF	16/00 LF
CARDS/PARTY	22/12 LF	52/00 LF	52/00 LF
PLANT CARE/CHARCOAL	12/00 LF	12/00 LF	00/00 LF
TOTAL SHELVING	1674/475 LF	1996/461 LF	1749/280 LF
WAREHOUSE RACKS	32 LF	32 LF	32 LF

OPTIONS

DECOR TYPE (DECOR & LIGHTING)	YES	NO
– CLASSICAL (FLAGSHIP)	☐	☒
– CLASSICAL (SUPER FLAGSHIP)	☐	☒
– URBAN	☒	☐
– URBAN UPSCALE	☒	☐

STORE TYPE	YES	NO
– HT	☐	☒
– FLAGSHIP	☐	☒
– SUPERFLAG	☐	☒
– URBAN UPSCALE	☒	☐
– OTHER	☐	☒

STORE SPECIFIC OPTIONS:	GREEN	BLACK	STAINLESS
CASE COLOR: – PRODUCE LINE-UP	☒	☐	☐
– PRODUCE ISLANDS	☐	☐	☒
– DELI LINE-UP	☐	☐	☒
– MARKET HALL	☐	☒	☐
– BEER	☐	☐	☒
– MEAT & SEAFOOD	☐	☐	☒

	GREEN	SILVER SPARKLE
SHELVING COLOR:	☐	☒

	GREEN	WOOD
HBC SHELVING COLOR:	☐	☒

	YES	NO
WINE SHELVING – BK/HP/MTL & MD/LP	☐	☒
– MD/HP & MD/LP	☒	☐

STORE SPECIFIC OPTIONS:	YES	NO
CRAFT BEER – 8'	☒	☐
– 12'	☐	☒
ASIAN PROGRAM – 10-PAN	☐	☒
– 12 PAN	☒	☐
– 16 PAN	☐	☒
– SINGLE SIDED	☐	☒
AMERICAN PROGRAM	☒	☐
CHEESE ISLAND – PPI 717 CASE	☐	☒
– CHEESE KIOSK – 36'	☒	☐
– SUPER CHEESE W/PIZZA BAR	☐	☒
PIZZA IN-LINE	☐	☒
OLIVE BAR	☐	☒
FRUIT & NUT BAR	☐	☒
LA BREA KIOSK	☐	☒
SALAD BAR – 12'	☐	☒
– 17'	☒	☐
– 20'	☐	☒
COFFEE MILLWORK & VENDING	☐	☒
STARBUCKS	☐	☒
PHARMACY	☐	☒
PHARMACY DRIVE-THRU	☐	☒
LOBSTER TANK	☐	☒
SEAFOOD PROGRAM – SERVICE/SELF-SERVICE	☐	☒
– FULL SERVICE	☐	☒
MIRROR KITS ON PRODUCE & MEAT CASES	☒	☐
ICE MACHINE FOR FULL SERVICE SEAFOOD	☒	☐
MEZZANINE OPTION – SMALL	☐	☒
– LARGE	☐	☒
EXPRESS LANE	☒	☐
REDBOX DVD RENTAL OPTION	☒	☐
ATM	☒	☐
RUG DOCTOR	☒	☐
ICE MACHINE	☒	☐
CONSTAR	☒	☐
BOTTLED WATER	☒	☐
EVENT CATERING STATION	☐	☒
WINE BAR	☒	☐

APPROVED XX/XX/XX

DELI/BAKERY _____
MEAT/SEAFOOD _____
GROCERY _____
PRODUCE _____
FROZEN/DAIRY _____
FRONT END _____
IS DEPT _____
ROD ANTOLOCK _____
DUANE INSKEEP _____
CHUCK THOMPSON _____
MICHAEL BURDETTE _____

REVISIONS

DRAWN ADS FOR HT

SCALE 3/32" = 1'-0"

DATE 9/16/20

Harris Teeter
Your Neighborhood Food Store

JOB DESCRIPTION
LADY'S ISLAND
BEAUFORT, SC

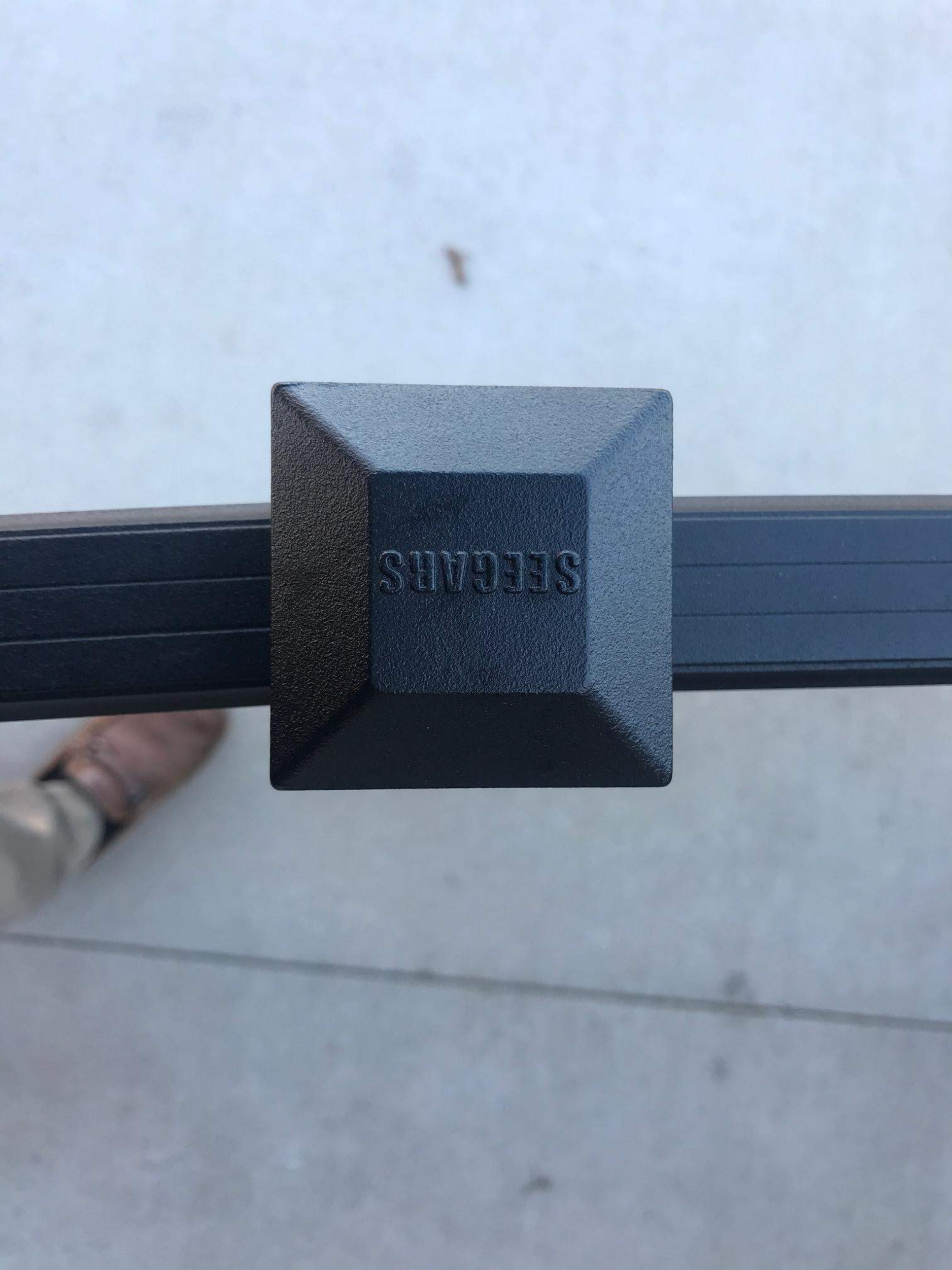
STORE NO
429

SHEET DESCRIPTION
FIXTURE PLAN

SHEET NUMBER
F-1
1 OF 2



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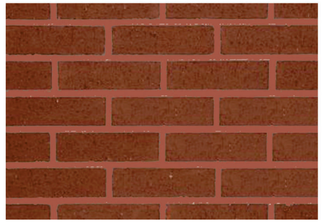
FINISH MATERIALS

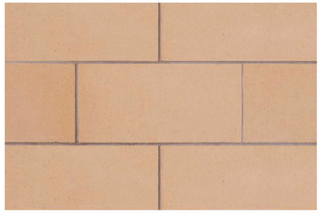


BRICK B-1:
RED VELOUR

- MORTAR COLOR FOR BRICK B-1 HAS BEEN CHANGED FROM GREY TO RED



GLAZING G-1:
EVERGREEN TINT



CAST STONE VENEER:

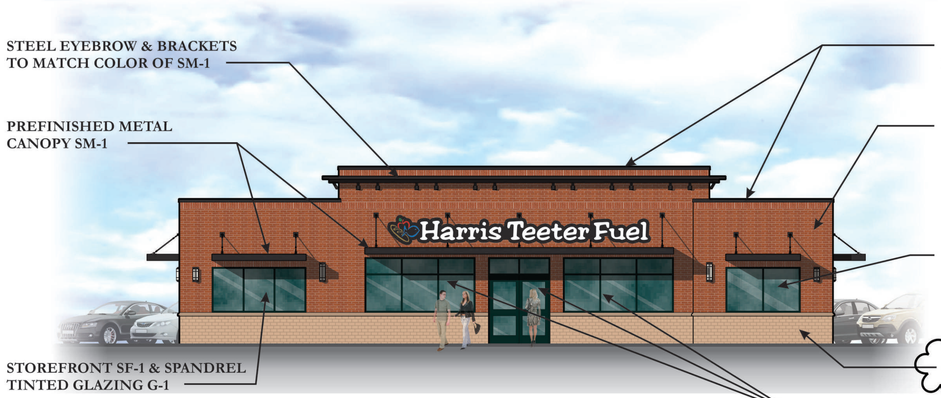
- IN LIEU OF PREVIOUSLY PROPOSED ROCKCAST - CREME BUFF



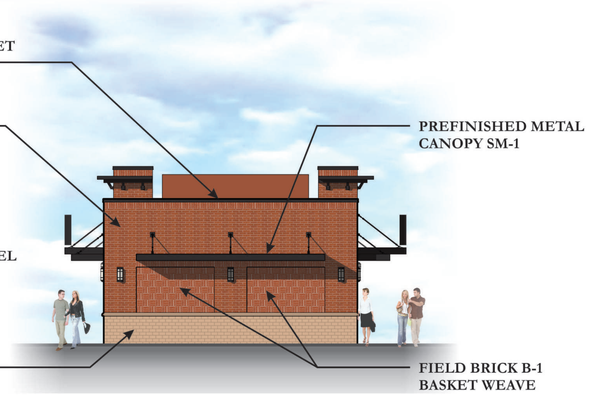
STOREFRONT SF-1:
HARTFORD GREEN



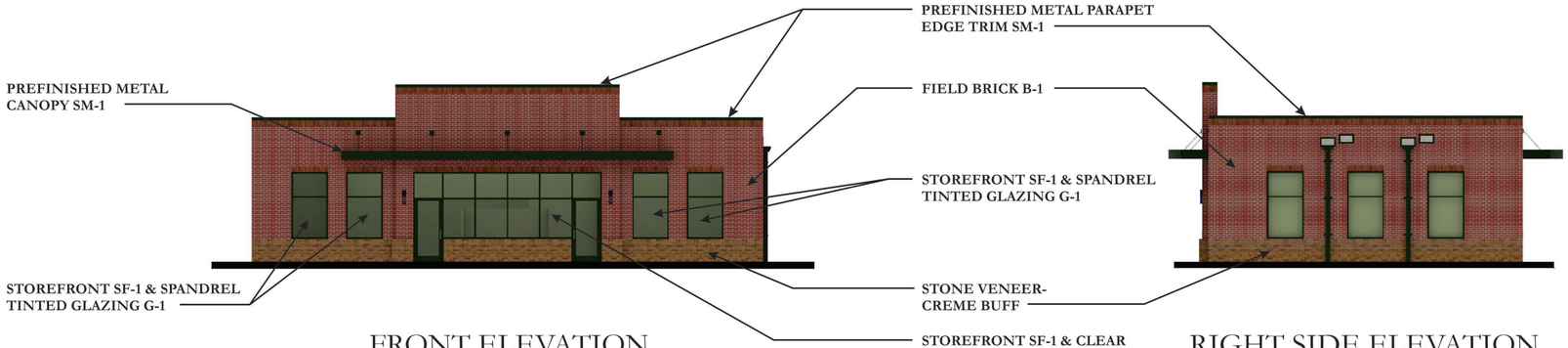
SHEET METAL SM-1:
BLACK



FRONT ELEVATION
(CURRENT PROPOSED)
FACING FUEL ISLAND



RIGHT SIDE ELEVATION
(CURRENT PROPOSED)



FRONT ELEVATION
(PREVIOSLY PROPOSED)
FACING FUEL ISLAND

RIGHT SIDE ELEVATION
(PREVIOUSLY PROPOSED)

Harris Teeter
Neighborhood Food & Pharmacy

Convenience Store

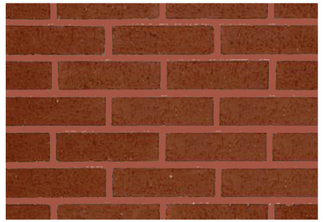
Sam's Point Road

Lady's Island, Beaufort County, South Carolina

BONDURANT ASSOCIATES
ENGINEERING & ARCHITECTURE
PORTSMOUTH, VIRGINIA
12-16-20

SHEET
1 of 4

FINISH MATERIALS



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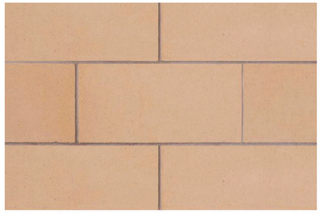
GLAZING G-1:
EVERGREEN TINT



CAST STONE VENEER:

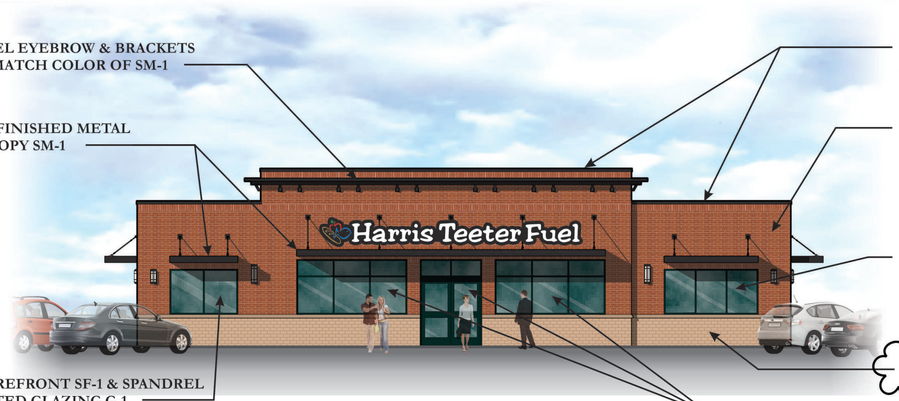
- IN LIEU OF PREVIOUSLY PROPOSED ROCKCAST - CREME BUFF



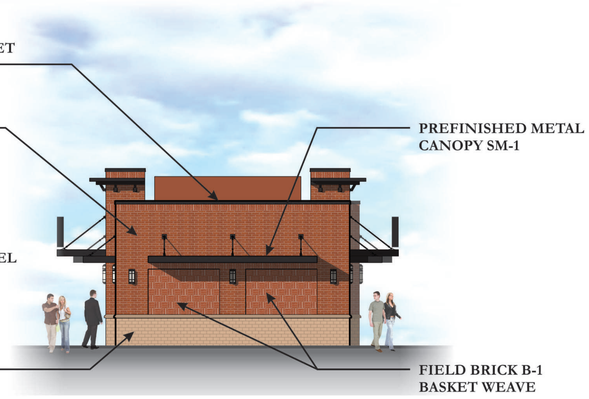
STOREFRONT SF-1:
HARTFORD GREEN



SHEET METAL SM-1:
BLACK

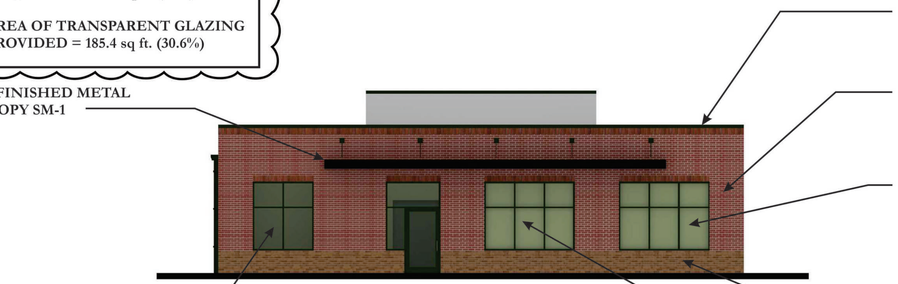


REAR ELEVATION
(CURRENT PROPOSED)
FACING SEA ISLAND PARKWAY

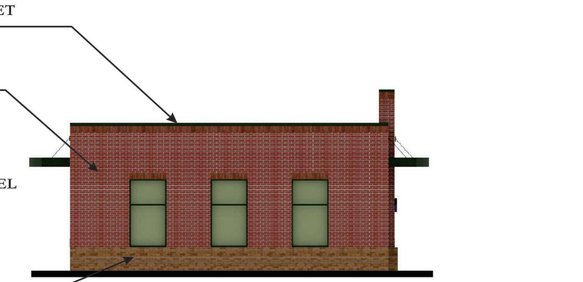


LEFT SIDE ELEVATION
(CURRENT PROPOSED)

TRANSPARENT GLAZING SUMMARY
67'-4" BUILDING WIDTH X 9'-0" CEILING HEIGHT = 606 sq ft.
AREA OF TRANSPARENT GLAZING REQUIRED = 181.8 sq ft. (30%)
AREA OF TRANSPARENT GLAZING PROVIDED = 185.4 sq ft. (30.6%)



REAR ELEVATION
(PREVIOSLY PROPOSED)
FACING SEA ISLAND PARKWAY



LEFT SIDE ELEVATION
(PREVIOUSLY PROPOSED)

Harris Teeter
Neighborhood Food & Pharmacy

Convenience Store

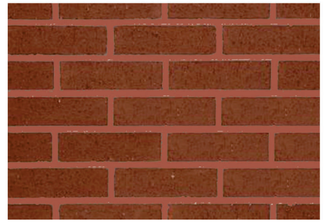
Sam's Point Road

Lady's Island, Beaufort County, South Carolina

BONDURANT ASSOCIATES
ENGINEERING & ARCHITECTURE
PORTSMOUTH, VIRGINIA
12-16-20

SHEET
2 of 4

FINISH MATERIALS

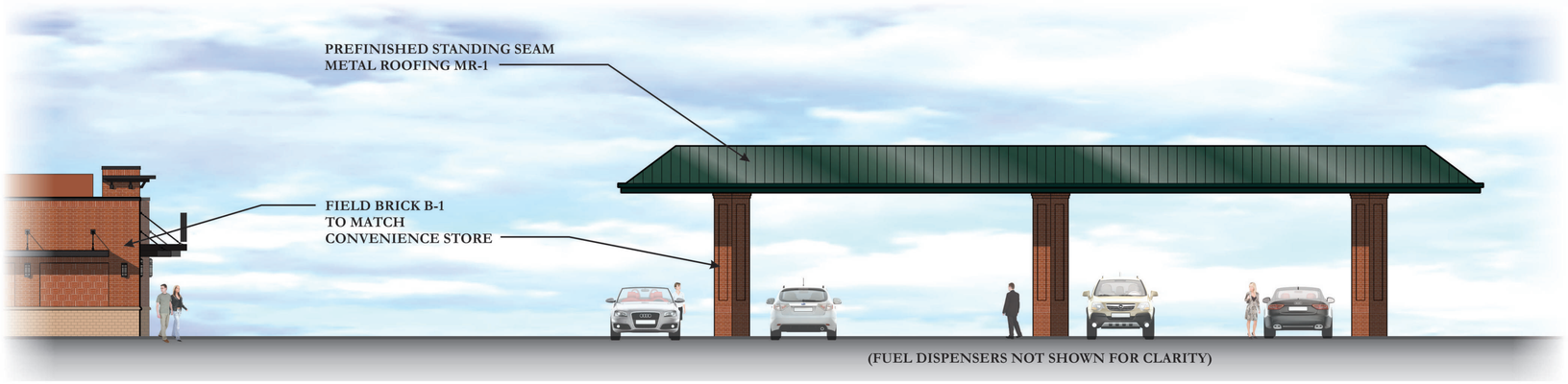


BRICK B-1:
RED VELOUR

– MORTAR COLOR FOR BRICK B-1 HAS BEEN CHANGED FROM GREY TO RED



STANDING SEAM METAL ROOFING MR-1:
HARTFORD GREEN



FRONT ELEVATION
(CURRENT PROPOSED)



FRONT ELEVATION
(PREVIOUSLY PROPOSED)

Harris Teeter
Neighborhood Food & Pharmacy

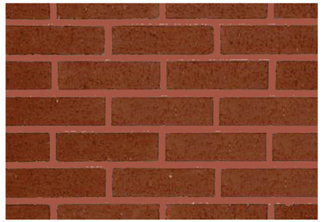
Fuel Island

Sam's Point Road
Lady's Island, Beaufort County, South Carolina

BONDURANT ASSOCIATES
ENGINEERING & ARCHITECTURE
PORTSMOUTH, VIRGINIA
12-16-20

SHEET
3 of 4

FINISH MATERIALS

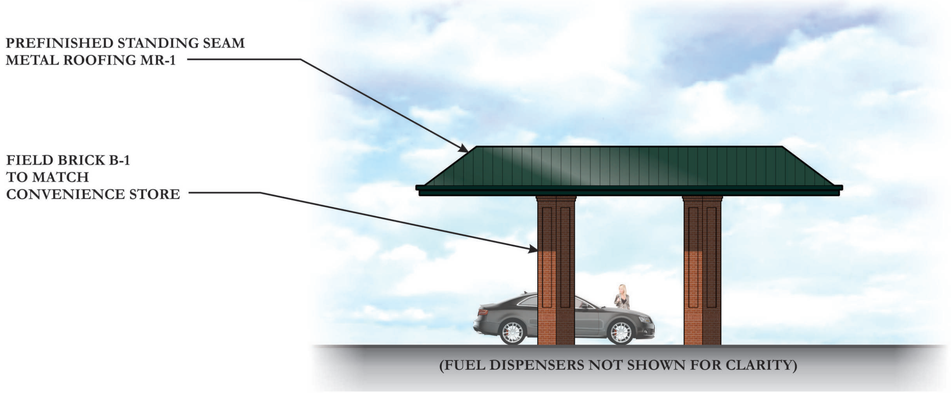


BRICK B-1:
RED VELOUR

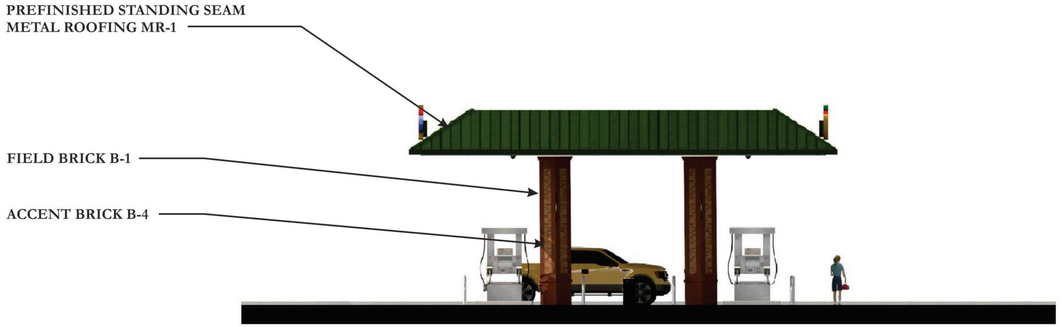
– MORTAR COLOR FOR BRICK B-1 HAS BEEN CHANGED FROM GREY TO RED



STANDING SEAM
METAL ROOFING MR-1:
HARTFORD GREEN



RIGHT SIDE ELEVATION
(CURRENT PROPOSED)



RIGHT SIDE ELEVATION
(PREVIOUSLY PROPOSED)

Harris Teeter
Neighborhood Food & Pharmacy

Fuel Island

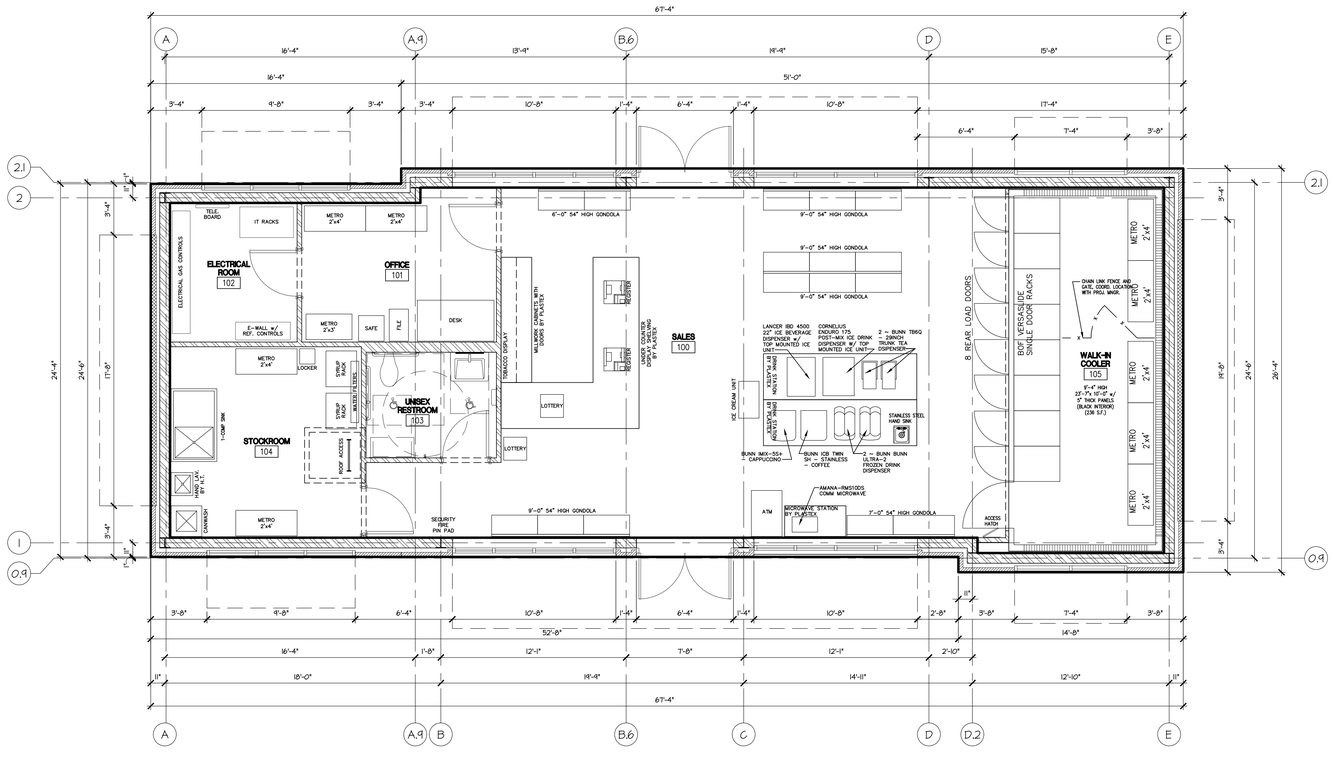
Sam's Point Road

Lady's Island, Beaufort County, South Carolina

BONDURANT ASSOCIATES
ENGINEERING & ARCHITECTURE

PORTSMOUTH, VIRGINIA
12-16-20

SHEET
4 of 4



FUEL CENTER THIS SIDE

1/F-1 **FIXTURE PLAN**
SCALE: 1/4"=1'-0"

BUILDING AREA:
BUILDING FOOTPRINT – 1704 S.F.
BUILDING INTERIOR – 1476 S.F.

BA1

REVISIONS

BA1 ▶ 09.09.20 – REVISED BY ADM

1. PLAN CREATED FOR INITIAL REVIEW

BA1 ▶ 10.15.20 – REVISED BY JAH

1. REVISED FOOTPRINT AREA CALCULATION TO REFLECT HIGH WIND STRUCTURAL DESIGN.

DRAWN ADM FOR HT

SCALE 1/4" = 1'-0"

DATE 09-09-2020

Harris Teeter
Your Neighborhood Food Store

JOB DESCRIPTION

SAM'S POINT ROAD

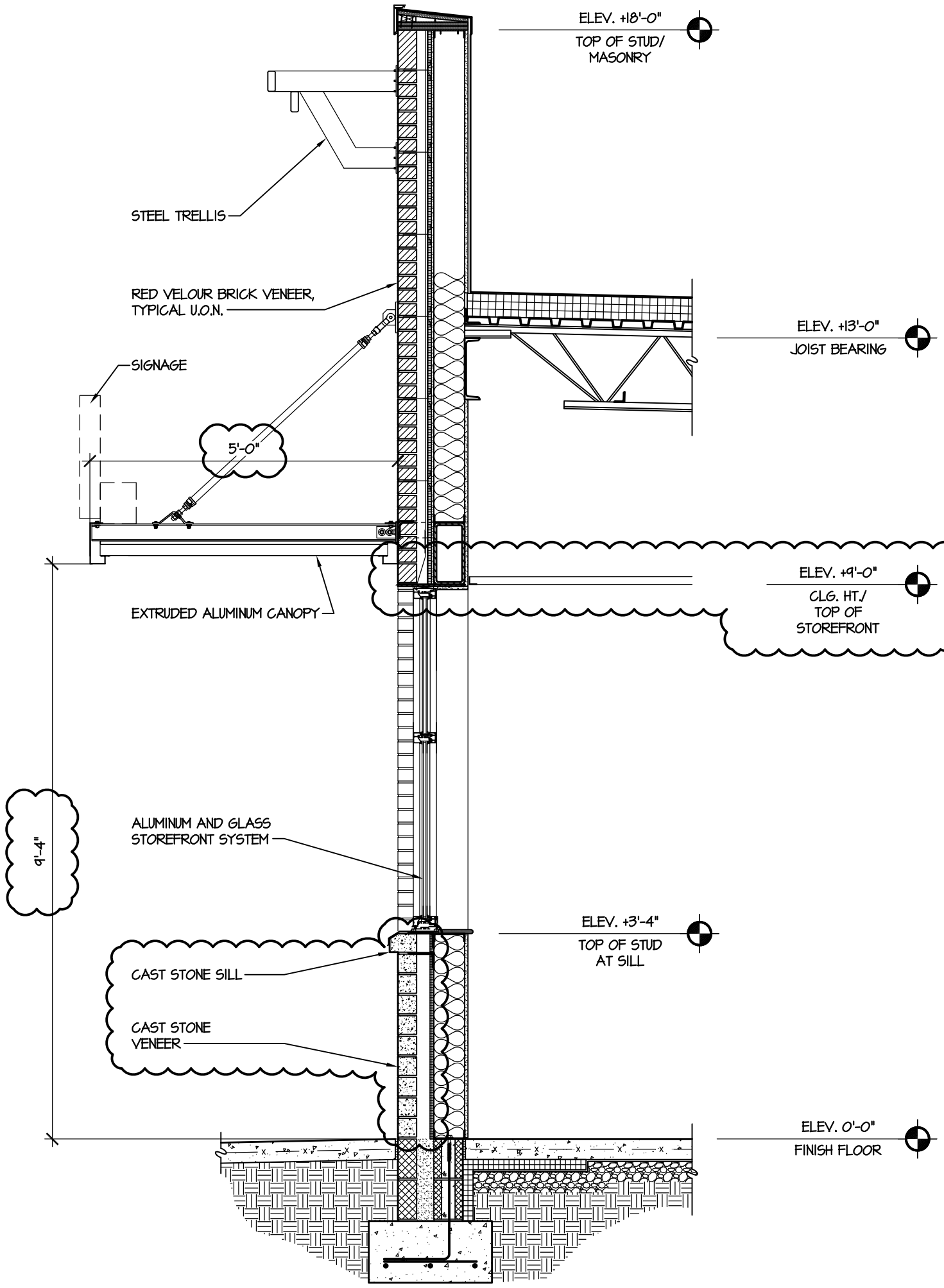
LADY'S ISLAND, SC
STORE NO
429

SHEET DESCRIPTION

FIXTURE PLAN

SHEET NUMBER

F-1
1 OF 1



Convenience Store

Sam's Point Road

Lady's Island, Beaufort County, South Carolina

Harris Teeter
Neighborhood Food & Pharmacy

BONDURANT
ASSOCIATES
ENGINEERING &
ARCHITECTURE
444 CRAWFORD STREET
SUITE 300
PORTSMOUTH, VIRGINIA

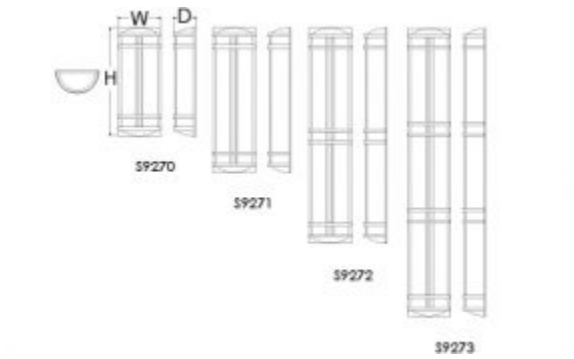
S9270 Series
Beretto







DIMENSIONS



W	H	D	MC	BASE MODEL NO.
7 3/4″	18 1/4″	4″	9 1/8″	**S9270-L24**
7 3/4″	24 1/4″	4″	12 1/8″	**S9271-L32**
7 3/4″	36″	4″	18″	**S9272-L48**
7 3/4″	48″	4″	24″	**S9273-L68**

SPECIFICATIONS

Driver: 0-10V dimming to 1%, 120/277
Mounting: Mounts to all Standard Electrical Junction Boxes (by others) With Hardware Provided. Silicone Seal Required (by others).

FEATURES

- Opal Matte Acrylic Lens
- Solid Aluminum Die Case End-Caps
- Solid Aluminum Bar Stock
- UL Listed for Wet Locations
- LED 0-10V Dimming Driver

ORDER AS A COMPLETE UNIT:

Model No.	+	Lamp Code	+	CCT	+	Finish	+	Option Code
S9270-L24	+	27K	+	PT	+	Option		
S9271-L32		30K		CC				
S9272-L48		35K		BA				
S9273-L68		40K		NT				
				GT				
				CT				

FINISHES

BA Brushed Aluminum
PC Polished Chrome
NT Nickel Touch
GT Gold Touch
CT Copper Touch
CC Custom Painted Finish
PT Powder Coated Finishes*
**
*(Specify Color Code from the list of Powder Coating Finishes [except interior only metallics])

OPTIONS

EML Emergency Battery Pack with LED Lighting (Remote)
PMD Perforated Metal Diffuser

LIGHT OUTPUT

LXX = ~ 74 LPW Delivered Lumens (Example: L24= 24 x 74 = 1,776 Lumens)

** Try our new **Shimmer Metalic Paints**, Formulated for Exterior Conditions.

SP2 S9270 - L24 - 40K - PT (GLOSS BLACK)
SP3 S9271 - L32 - 40K - PT (GLOSS BLACK)

www.ScottArchLighting.com | Tel (707) 864-2172 | Fax (707) 864-2182
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HT #429 Convenience Store
Storefront Framing product data
Color to be "**Hartford Green**" as indicated in the Finish Materials Schedule

IR 500/501 Framing

FEATURES

Hurricane Resistant Product

Blast Mitigation Product

Features

- IR 500/501 is 5" (127) deep and has a 2-1/2" (63.5) sightline {Expansion mullions have a 2-3/4" (69.9) sightline}
- Screw Spline fabrication
- Center glazed
- Outside glazed with internal silicone seal
- IR 500 glazing options are 9/16" (14.3), 5/8" (15.9), and 1/4" (6.4) (non-impact)
- IR 501 glazing options are 1-5/16" (33.3) and 1" (25.4) (non-impact)
- Permanodic™ anodized finishes in seven choices
- Painted finishes in standard and custom choices

Optional Features

- Integrated entrance framing
- 350/500 IR - single or pairs of entrances
- Profit$Maker™ Plus die sets

Product Applications

- Impact resistant
- Blast mitigation
- Storefront, ribbon window or punched opening
- Low to mid-rise
- Single span

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For specific product applications,
consult your Kawneer representative.

IR 501 Framing

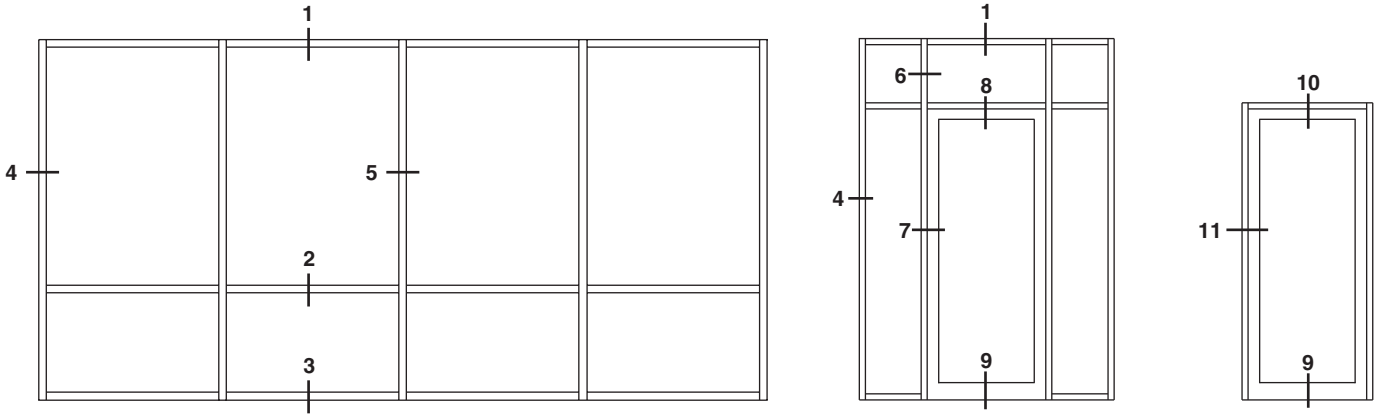
JANUARY, 2019

BASIC FRAMING DETAILS

EC 97911-192

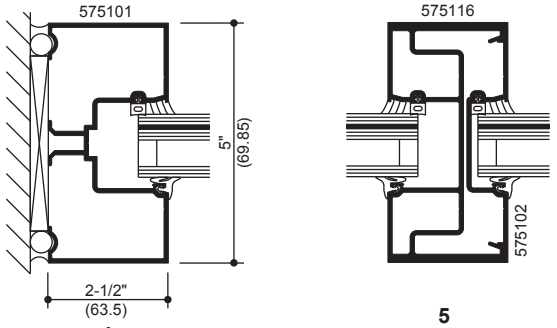
Hurricane Resistant Product

Additional information and CAD details are available at www.kawneer.com

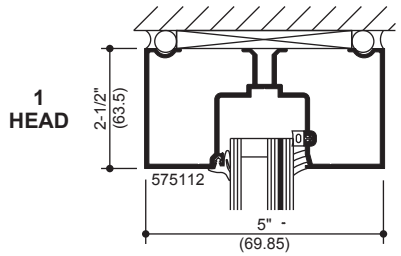


ELEVATIONS ARE NUMBER KEYED TO DETAILS

1-5/16" INFILL (WET GLAZED)



4 JAMB **5 VERTICAL**



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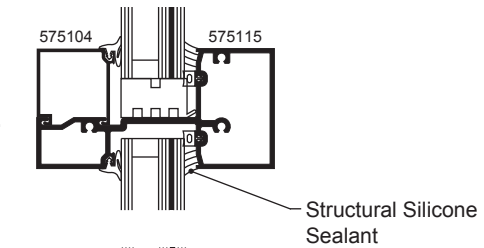

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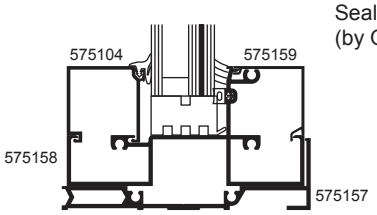
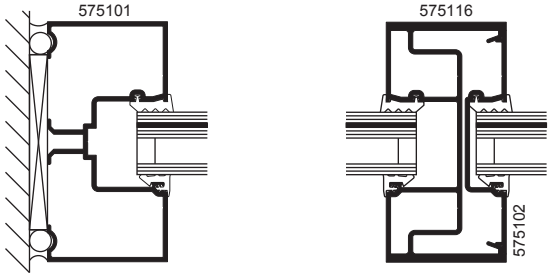


3 SILL

1-5/16" INFILL (DRY GLAZED)



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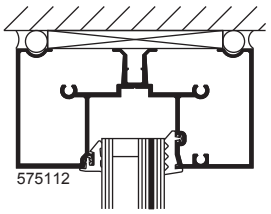

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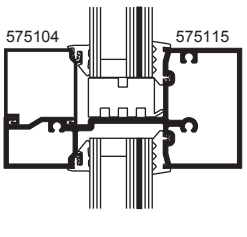

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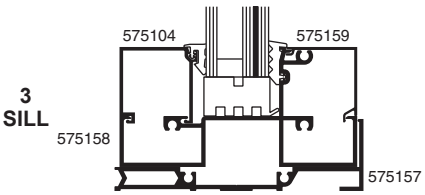

3 SILL

*** INSTALLER NOTE:** Installer is responsible for all required compatibility review and approvals with the Structural Silicone Manufacturer and the Insulated Glass Unit Manufacturers.

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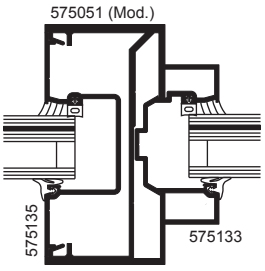
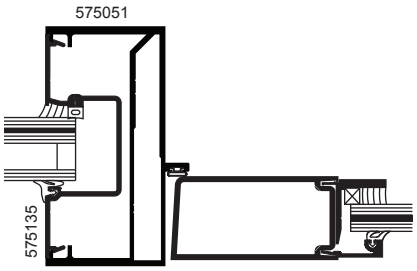
Additional information and CAD details are available at www.kawneer.com

1-5/16" INFILL (WET GLAZED)



6
DOOR JAMB AT TRANSOM



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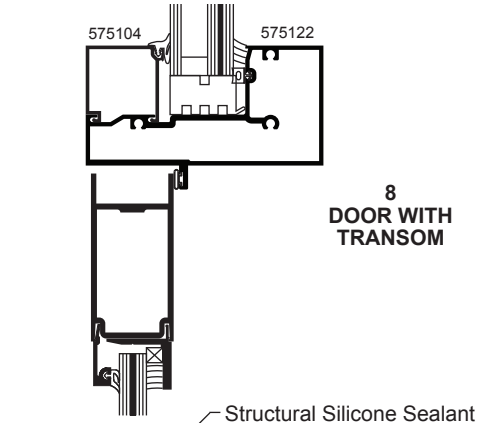
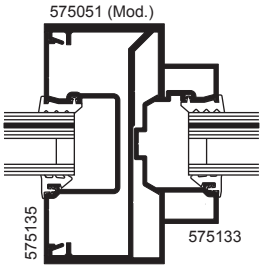
DOOR JAMB



8
DOOR WITH TRANSOM

9
BOTTOM RAIL

1-5/16" INFILL (DRY GLAZED)



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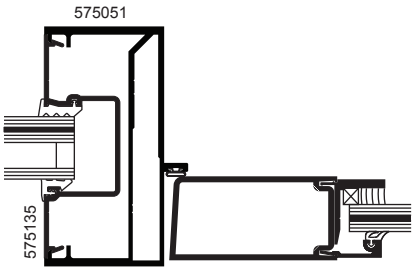

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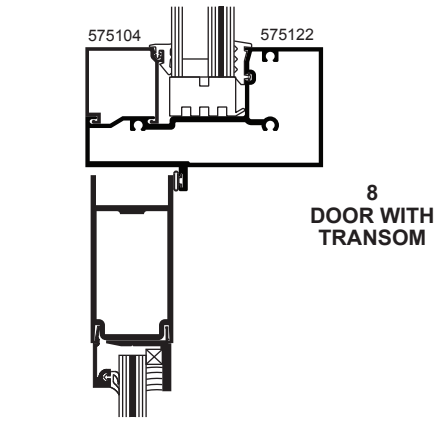
DOOR JAMB



8
DOOR WITH TRANSOM

9
BOTTOM RAIL

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Hurricane Resistant Product

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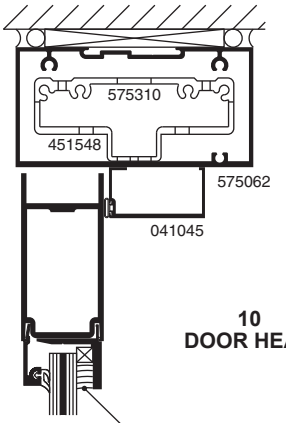
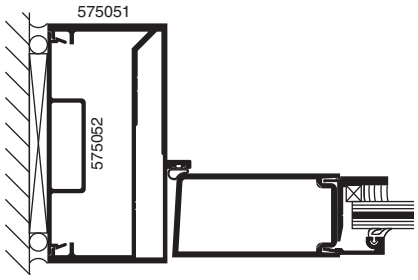


10
DOOR HEAD



11
DOOR JAMB

Structural Silicone Sealant
(by Others)*

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Hurricane Resistant Product

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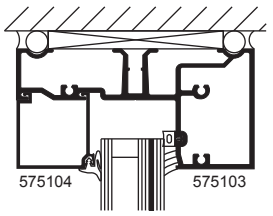
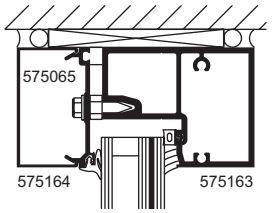
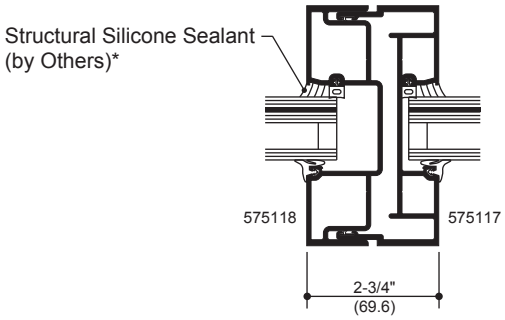


OPTIONAL HEAD WITH STOP



OPTIONAL RADIUS HEAD



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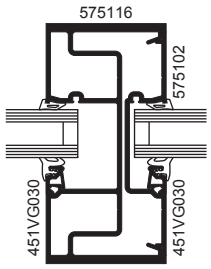
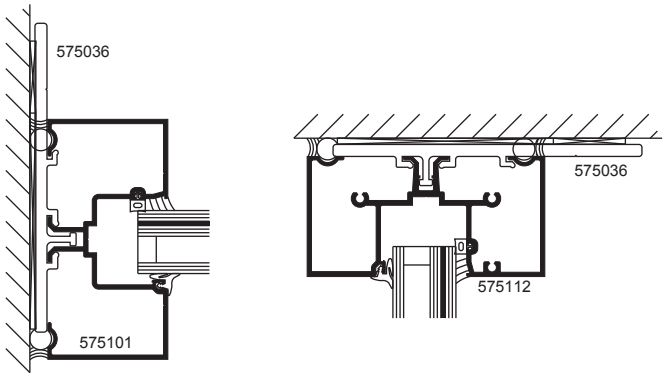


1" INFILL (NON-IMPACT) GLAZING ADAPTOR



STRAP ANCHORS

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Design Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 January 2021

1 Summary of Request

Harris Teeter Grocery and Convenience Store, PIN R123 015 000 0587 0000, R123 015 000 0592 0000, and R123 015 000 0606 0000, located at the northeast corner of Sams Point Road and Sea Island Parkway.

Applicant: Ryan Lyle / Andrews Engineering & Surveying

The applicant is requesting final approval for change after certification to Harris Teeter building, convenience store building and gas station canopy.

Background: The Applicant received final approval of the Site Plan including the Convenience Store portion of this project in April of 2016, final approval for the Harris Teeter and Liner Buildings portion of this project in August of 2016, and the applicant received final approval for the landscaping and gas station canopy portion of this project in November of 2016. Final Approvals for this project have since been extended until 2021 by the Administrator.

The applicant submitted after certification changes to the site plan and landscaping plan of this project in November 2020 and was granted preliminary approval. The applicant submitted after certification changes to the Harris Teeter building, convenience store building and gas station canopy in December 2020 and was granted preliminary approval.

2 Facts

Property Address:	Intersection of Sams Pt. Road and Sea Island Parkway
Parcel ID:	R123 015 000 0587 0000, R123 015 000 0592 0000 & R123 015 000 0606 0000
Case Number:	20-18 DRB.1
Applicant:	**Ryan Lyle**
Zoning:	T5-UC
Use:	Commercial - Retail



District Development Standards for T5-UC:

- **T5 – UC Setback requirements:**
  - *Front-0' min. – 15' max.*
  - *Rear – 5' min.*
  - *Side Corner/Alley – 0' min – 15' max.*
  - *Side Interior – 0'min.*
  - *Impervious Surface Coverage: 100%*

References:
The Beaufort Code

3 STAFF COMMENTS/ RECOMMENDATIONS

This application is a request for final approval for a change after certification for the Harris Teeter building, convenience store building and gas station canopy only. Request for final approval of the site plan, landscape plan and lighting plan will be addressed in a future submittal.

Harris Teeter Building:

1. The updated proposed Pre-Cast Stone Veneer (material B-5) for the Columns is compliant with Section 4.6.3.3.e of the Beaufort Code. Applicant to note that this material must have a smooth finish per this section of the code.

2. The wall sections reveal that the base of the building is treated differently than what is rendered as previously approved in building elevations. The previously approved design included larger brick and pre-cast stone at the base of the building at a continuous level. Staff is in support of this change.

3. Applicant has not submitted a wall section through portions of the building that have cementitious paneling. Applicant to submit this for review.

Convenience Store and Gas Canopy:

4. As noted in comment 2 above, the proposed Cast Stone Veneer for the base of the C-Store and is compliant with section 4.6.3.3.e of the Beaufort Code, as long as the material has a smooth finish.

5. Staff's understanding of the spandrel and clear glazing is that the windows on the sides of the Front and Rear elevations are all spandrel and the windows and doors in the center are all transparent. Applicant to clarify if this is not correct.

6. The applicant has provided 30.6% transparent glazing. A minimum of 40% transparent glazing is required by Section 4.6.3.C of the Beaufort Code. However, Section 9.12.1.B gives the Administrator the authority to adjust this requirement by 10%, resulting in a minimum 30% transparent glazing requirement which the applicant has met. Contingent upon Design Review Board final approval of this project, the Administrator approves the 10% adjustment to the transparent glazing requirements for this project.

7. The canopies over the building entrances have been extended to be 5' deep. The canopies are now compliant with Section 4.4.F of the Beaufort Code.

8. Section 5.8.3.B of the Beaufort Code states that "In all districts, lighting shall be directed downward. In addition, upwardly directed lighting shall not be used to illuminate structures, except for low wattage architectural lighting." The current proposed sconces direct lighting outward rather than downward. Applicant to submit a different sconce option that directs light downward per the code.

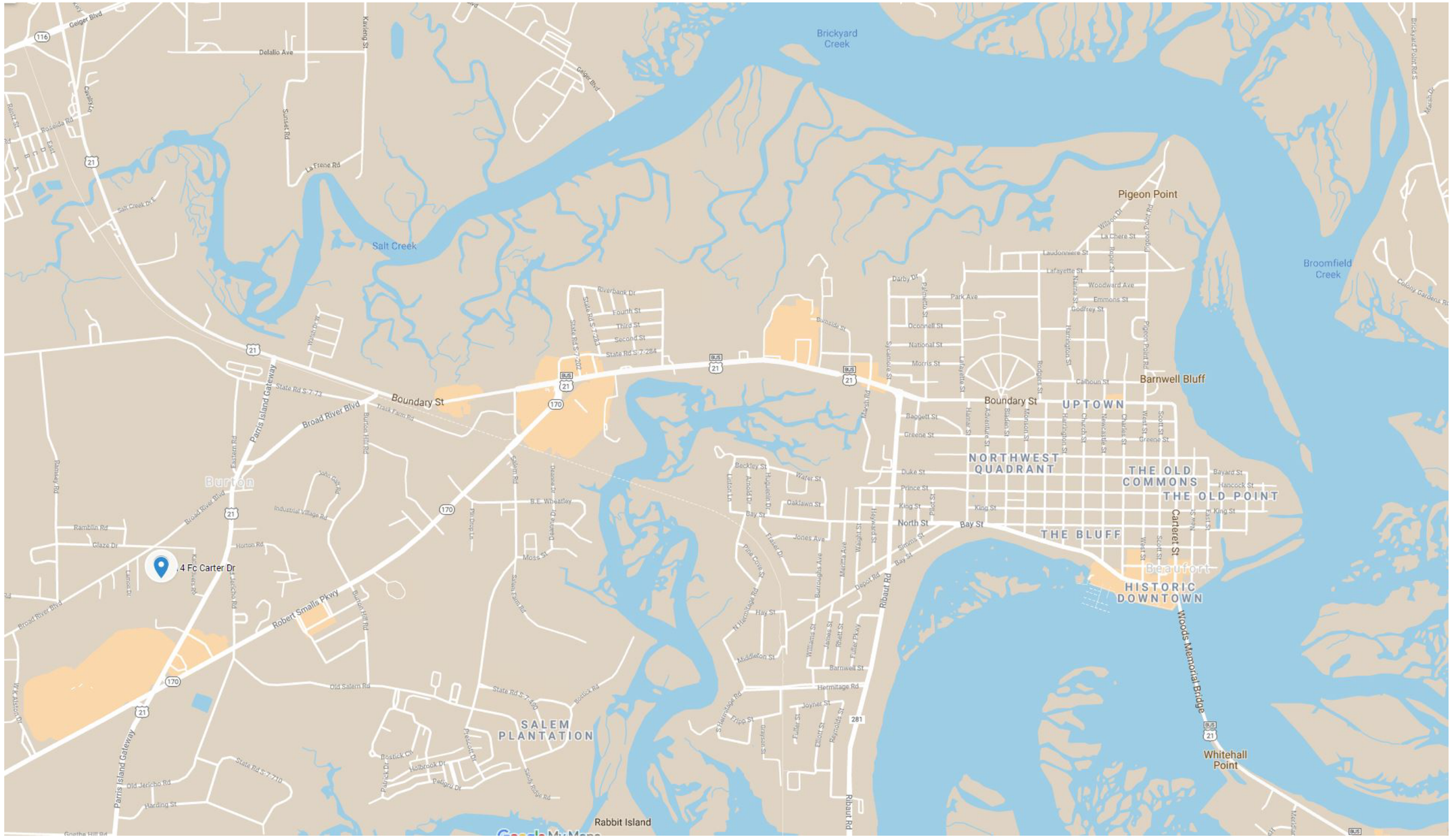
9. Applicant to submit wall section through Gas Canopy and cut sheet for proposed standing seam roof for review.

STAFF RECOMMENDATION:

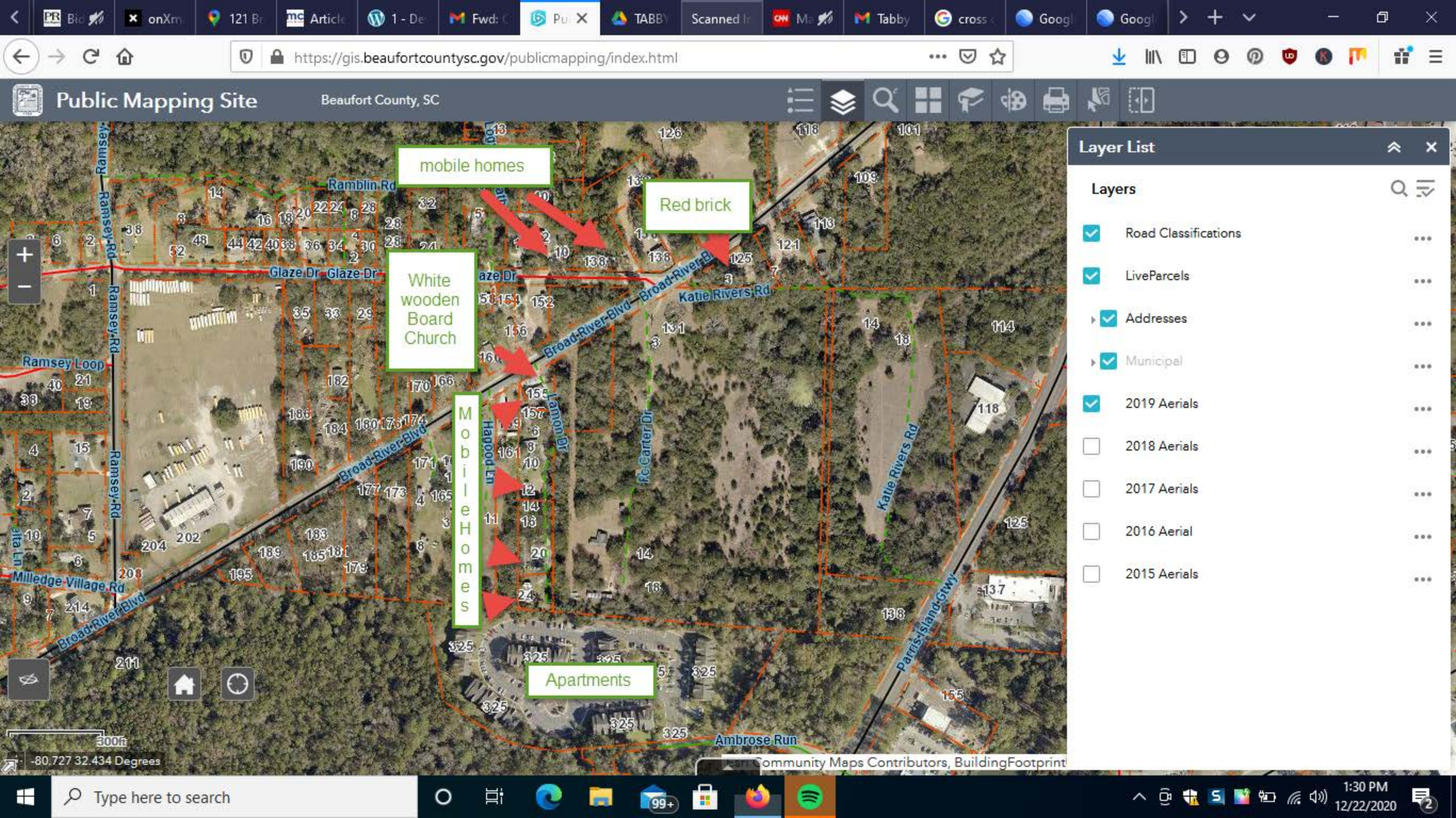
Final Approval subject to conditions noted above.

CITY STAFF INTRODUCTION

14 F.C. CARTER DRIVE



PROJECT LOCATION - 14 F.C. CARTER DRIVE


https://gis.beaufortcountysc.gov/publicmapping/index.html
Public Mapping Site
Beaufort County, SC
mobile homes
Red brick
White wooden Board Church
Mobile Homes
Apartments
Layer List
Layers
Road Classifications
LiveParcels
Addresses
Municipal
2019 Aerials
2018 Aerials
2017 Aerials
2016 Aerial
2015 Aerials
Ramblin Rd
Glaze Dr
Ramsey Rd
Ramsey Loop
Broad River Blvd
Katie Rivers Rd
Lamon Dr
Hagood Ln
FC Carter Dr
Milledge Village Rd
Parris Island Gtwy
Ambrose Run
300ft
-80.727 32.434 Degrees
Community Maps Contributors, BuildingFootprint
Type here to search
1:30 PM
12/22/2020

APPLICANT PRESENTATION

14 F.C. CARTER DRIVE

DEVELOPMENT REVIEW PROCESS

DESIGN REVIEW BOARD APPLICATION

Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

☐ Staff Review
☐ Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** 12-15-2020 **Application #:** _____ **Zoning District:** _____

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

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

Review Request: ☐ Conceptual ■ Preliminary ☐ Final

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

Applicant, Property, and Project Information

Applicant Name: ROBERT SAMPLE

Applicant Address: P.O. BOX 2238, BEAUFORT, SC 29901

Applicant E-mail: robesample@gmail.com Applicant Phone Number: 843-476-9639

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

Owner (if other than the Applicant): _____

Owner Address: _____

Project Name: CANNON GATE

Property Address: 14 F.C. CARTER DRIVE

Property Identification Number *(Tax Map & Parcel Number):* R100 029 000 0045

Date Submitted: 12-15-2020

DEVELOPMENT REVIEW PROCESS

DESIGN REVIEW BOARD APPLICATION

Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Required Project Information

Project Name: CANNON GATE SUBDIVISION

Property Size in Acres: 19.63 AC Proposed Building Use: RESIDENTIAL

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
Each unit to be approximately 1584 sf to 1848 sf

# of Parking Spaces Required: 2 SPACES # of Parking Spaces Provided: 2 SPACES / UNIT PROVIDED

Is this project a redevelopment project: Y☐N☑

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

Provide a brief Project Narrative and outline any specific questions you would like addressed.

The applicant Robert Sample is requesting approval for a major subdivision of two parcels located at Broad River Boulevard and FC Carter Drive. The subject property is 19.36 acres. The proposed Cannon Gate subdivision will result in 138 duplex units on 16.73 acres, and common space totaling 2.63 acres. The proposed units will range from 1584 -1848 sq ft with HardiPlank and manufactured stone siding. The roof will be asphalt shingle.

Applicant's Signature: Robert sample **Date:** 12-15-2020

Owner's Signature: Robert sample **Date:** 12-15-2020

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

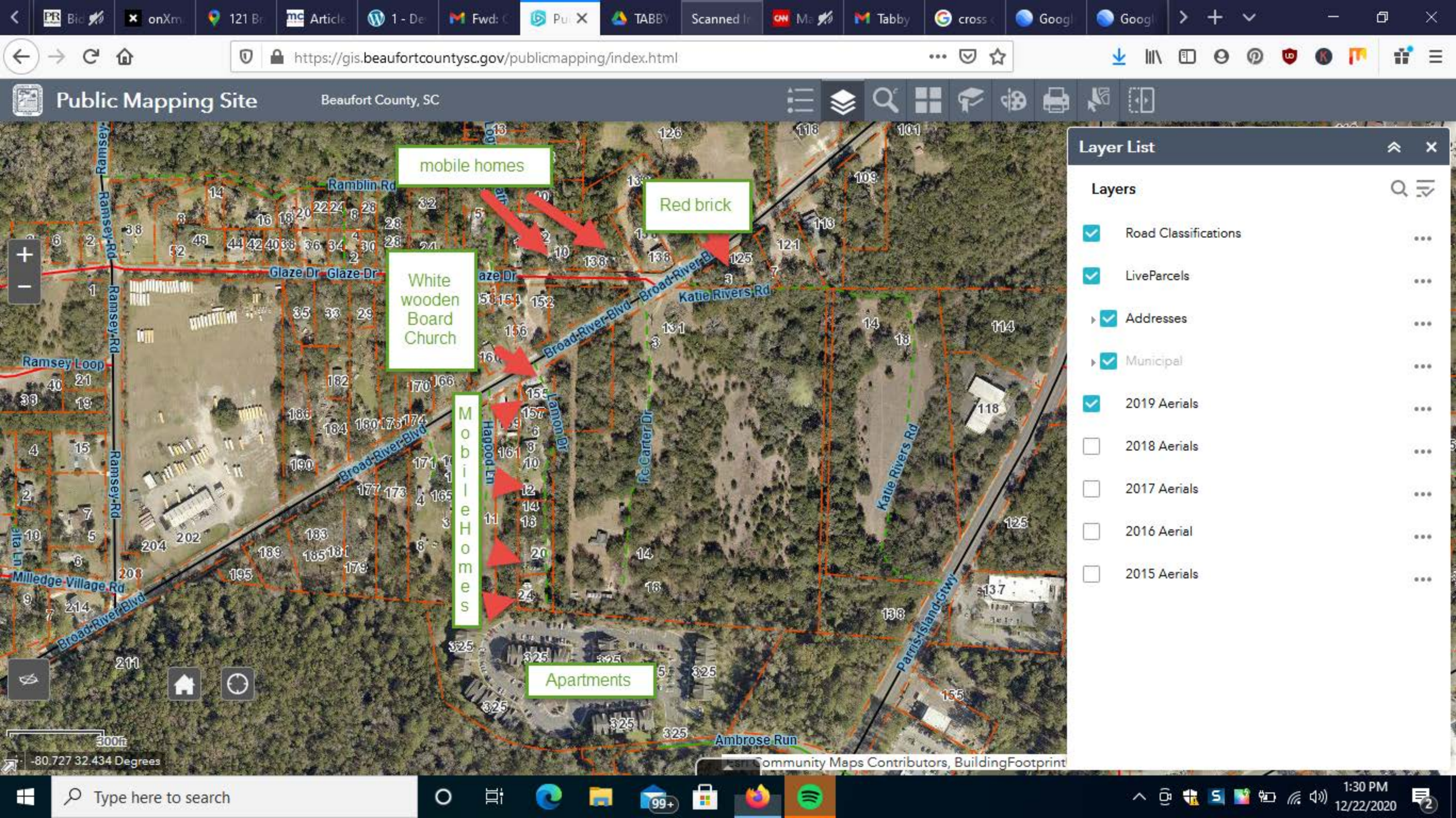
CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: jbachety@cityofbeaufort.org: | Phone: (843) 525-7011 | Fax: (843) 986-5606


https://gis.beaufortcountysc.gov/publicmapping/index.html
Public Mapping Site
Beaufort County, SC
mobile homes
Red brick
White wooden Board Church
Mobile Homes
Apartments
Layer List
Layers
Road Classifications
LiveParcels
Addresses
Municipal
2019 Aerials
2018 Aerials
2017 Aerials
2016 Aerial
2015 Aerials
Ramblin Rd
Glaze Dr
Ramsey Rd
Ramsey Loop
Broad River Blvd
Katie Rivers Rd
Lamon Dr
Hagood Ln
Milledge Village Rd
Parris Island Gtwy
Ambrose Run
300ft
-80.727 32.434 Degrees
Community Maps Contributors, BuildingFootprint
Type here to search
1:30 PM
12/22/2020



PRELIMINARY
1/P4 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT

Canongate

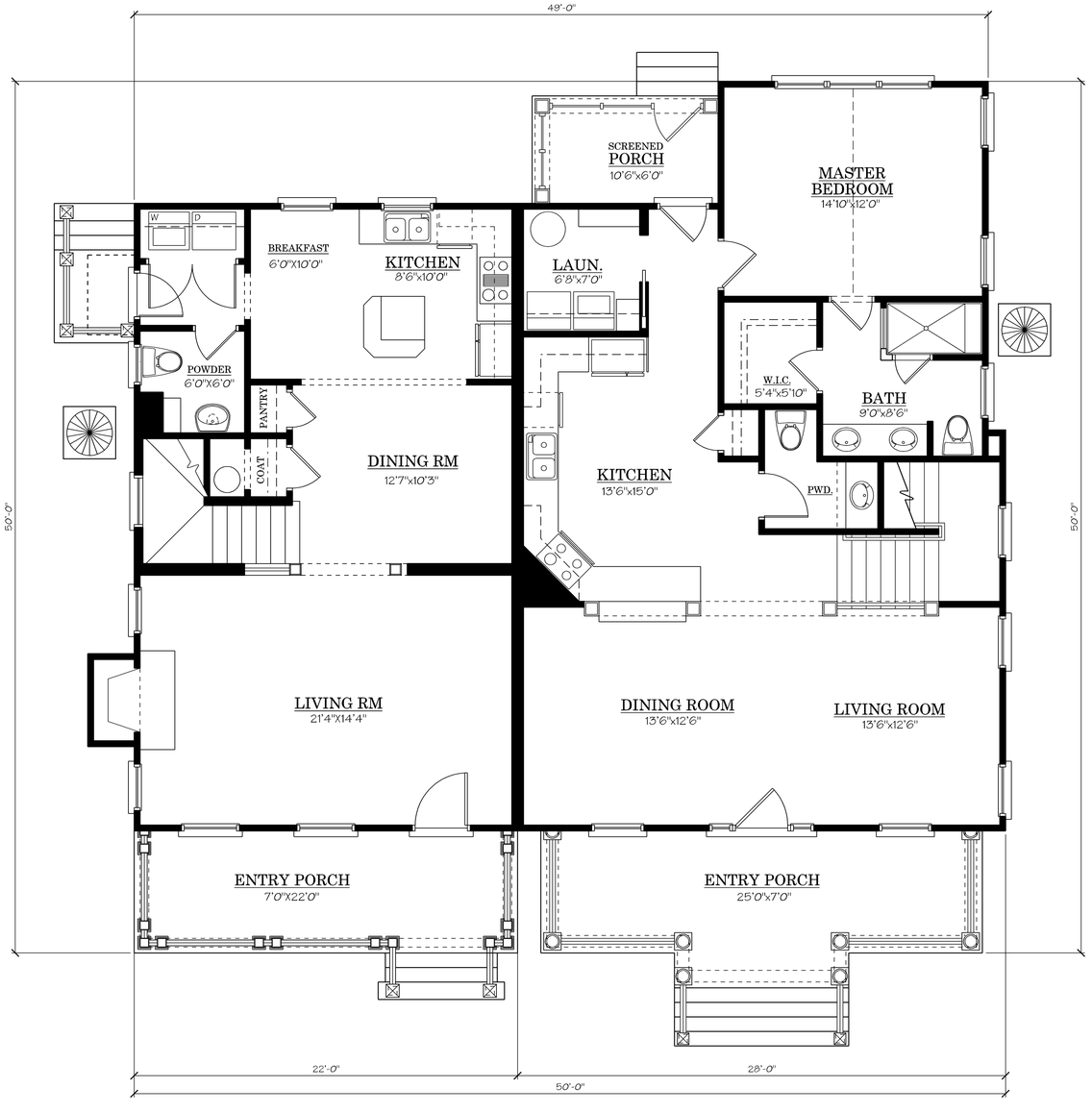
FORINO
Building Confidence. Delivering Value.

Wisco Designs
770-294-1318
4571 Kellogg Circle
Dunwoody, Ga. 30338

DATE	REVISED
12-08-2020	
DRAWN/CHECKED	
WDG	
PROJECT/TUBE NO	

SHEET TITLE
FRONT ELEVATIONS

SHEET
P4 of 4



AREA SUMMARY	
MAIN LEVEL	792 SQ. FT.
UPPER LEVEL	792 SQ. FT.
TOTAL	1,584 SQ. FT.

AREA SUMMARY	
MAIN LEVEL	1,204 SQ. FT.
UPPER LEVEL	644 SQ. FT.
TOTAL	1,848 SQ. FT.

PRELIMINARY

1/P1 MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROJECT

Canongate

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Misco Designs
770-294-1318
4571 Kellogg Circle
Dunwoody, Ga. 30338

DATE	REVISED
12-08-2020	
DRAWN/CHECKED	
WDG	
PROJECT/TUBE NO.	

SHEET TITLE
MAIN LEVEL FLOOR PLAN

SHEET
P1 of 6



AREA SUMMARY	
MAIN LEVEL	792 SQ. FT.
UPPER LEVEL	792 SQ. FT.
TOTAL	1,584 SQ. FT.

AREA SUMMARY	
MAIN LEVEL	1,204 SQ. FT.
UPPER LEVEL	644 SQ. FT.
TOTAL	1,848 SQ. FT.

PRELIMINARY
UPPER LEVEL FLOOR PLAN

1/P2 SCALE: 1/4" = 1'-0"

PROJECT

Canongate

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4571 Kellogg Circle
Dunwoody, Ga. 30338

DATE	REVISED
12-08-2020	
DRAWN/CHECKED	
WDG	
PROJECT/TUBE NO.	

SHEET TITLE
UPPER LEVEL FLOOR PLAN

SHEET
P2 of 6



1 / P3 PRELIMINARY FRONT ELEVATION

SCALE: 1/4" = 1'-0"

PROJECT

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Dunwoody, Ga. 30338

DATE	REVISED
12-08-2020	
DRAWN/CHECKED	
WDG	
PROJECT/TUBE NO.	

SHEET TITLE
FRONT ELEVATIONS

SHEET
P3 of 6



1/P4 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



1/P4 LEFT ELEVATION

SCALE: 1/4" = 1'-0"

PROJECT

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Dunwoody, Ga. 30338

DATE	REVISED
12-08-2020	
DRAWN/CHECKED	
WDG	
PROJECT/TUBE NO.	

SHEET TITLE

SIDE ELEVATIONS

SHEET

P4 of 6



1/P5 REAR ELEVATION

SCALE: 1/4" = 1'-0"

PROJECT

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DATE	REVISED
12-08-2020	
DRAWN/CHECKED	
WDG	
PROJECT/TUBE NO.	

SHEET TITLE
REAR ELEVATIONS

SHEET
P5 of 6



1 / P6 PRELIMINARY FRONT ELEVATION

SCALE: NOT TO SCALE

PROJECT

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Dunwoody, Ga. 30338

DATE	REVISED
12-08-2020	
DRAWN/CHECKED	
WDG	
PROJECT/TUBE NO.	

SHEET TITLE
FRONT ELEVATIONS

SHEET
P6 of 6

SKETCH PLAN

CANNON GATE

BEAUFORT, SOUTH CAROLINA

(TAX PARCEL: R100 029 000 0045)



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SK.0	COVER SHEET
SK.1	EXISTING CONDITIONS PLAN
SK.2	SKETCH PLAN
SK.3	CONCEPT GRADING PLAN
SK.4	OPEN SPACE PLAN
SK.5	CONCEPTUAL WATER PLAN
SK.6	CONCEPTUAL SEWER PLAN
SK.7	TREE SURVEY AND REMOVAL PLAN

PREPARED BY:

CDM+R
ENGINEERING - PLLC
8331 McClure Circle
Charlotte, North Carolina 28216
(803) 431-6940

WILLIAMS LAND DESIGN & DEVELOPMENT, LLC
10728 ALVARADO WAY
CHARLOTTE, NC 28277
TEL: 704-858-7811
E: kwdesign40@gmail.com
www.williamslanddesign.com

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www.williamslanddesign.com

NO.	DATE	BY	ISSUE

LOCATION: BEAUFORT, SC

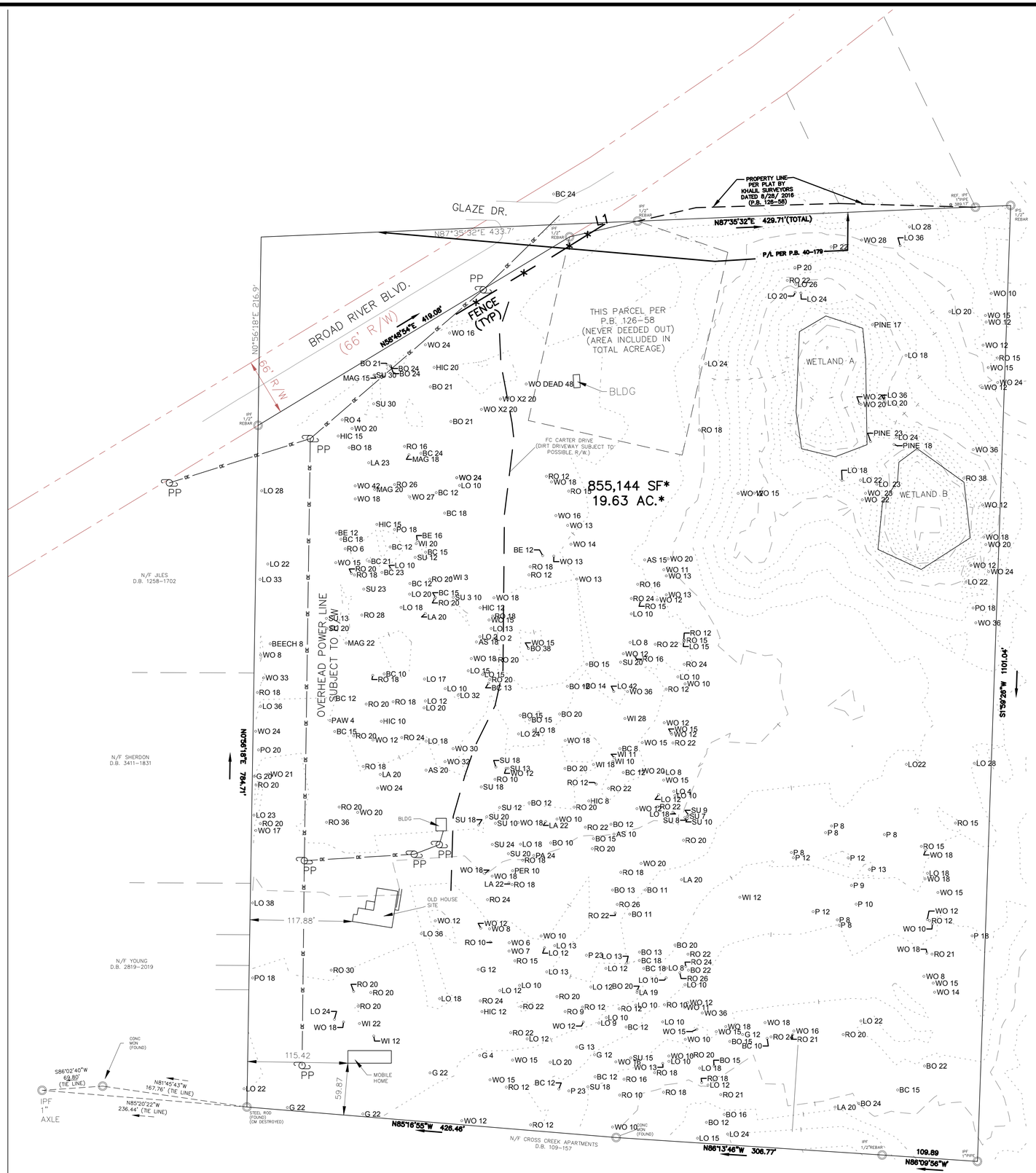
PREPARED FOR: ROBERT SAMPLE
BEAUFORT, SC

COVER SHEET
CANNON GATE

DESIGNED BY	KEW	CHECKED BY	KEW
DRAWN BY	KEW	JOB NUMBER	-
Scale	AS SHOWN	DATE	12-15-2020

SEAL:

SHEET
SK.0



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	80.37	N78° 58' 40"E

WETLAND ACREAGE CHART

WETLAND A:	11,528 Sq.Ft. 0.265 Ac.
WETLAND B	10,089 Sq.Ft. 0.232 Ac.:

TREE LEGEND

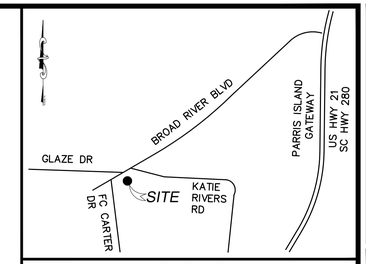
G	GUM	BO	BLACK OAK
HIC	HICKORY	RO	RED OAK
LA	LAUREL OAK	BE	BEECH
LO	LIVE OAK	MAG	MAGNOLIA
MAP	MAPLE	WO	WATER OAK
P	PINE	WI	WILLOW OAK
BC	BLACK CHERRY	PO	POPLAR
SU	SUGAR MAPLE	PA	PALMETTO
PAW	PAWPAW	PER	PERSIMMON
AS	ASH		

NOTES:
1.)REFERENCE:
- TAX MAP # R100 029 000 0045
- D.B. 3645-2439
- P.B. 40-179 & 52-105
- BURTON HILL TRACT, LOTS 51 & 52

2.) * -ACREAGE INCLUDES ANY AND ALL RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD OR NOT OF RECORD.
3.) PURSUANT TO THE PROVISIONS OF SOUTH CAROLINA CODE OF LAWS, SECTION 40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE, AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION, OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.
4.) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

SURVEY FOR
ROBERT SAMPLE
BURTON
BEAUFORT COUNTY
SOUTH CAROLINA
MAY 18, 2020

GRAPHIC SCALE
0 60' 120'
(IN FEET)
1 inch = 60' ft.



VICINITY MAP
NOT TO SCALE

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8331 McClure Circle
Charlotte, North Carolina 28216
(803) 431-6940 - NC FIRM P-1690

WILLIAMS LAND DESIGN & DEVELOPMENT, LLC
10728 ALVARADO WAY
CHARLOTTE, NC 28277
TEL: 704-858-7811
E: kwdesign40@gmail.com
www.williamslanddesign.com

NO.	DATE	BY	ISSUE

LOCATION: BEAUFORT, SC

PREPARED FOR: ROBERT SAMPLE
BEAUFORT, SC

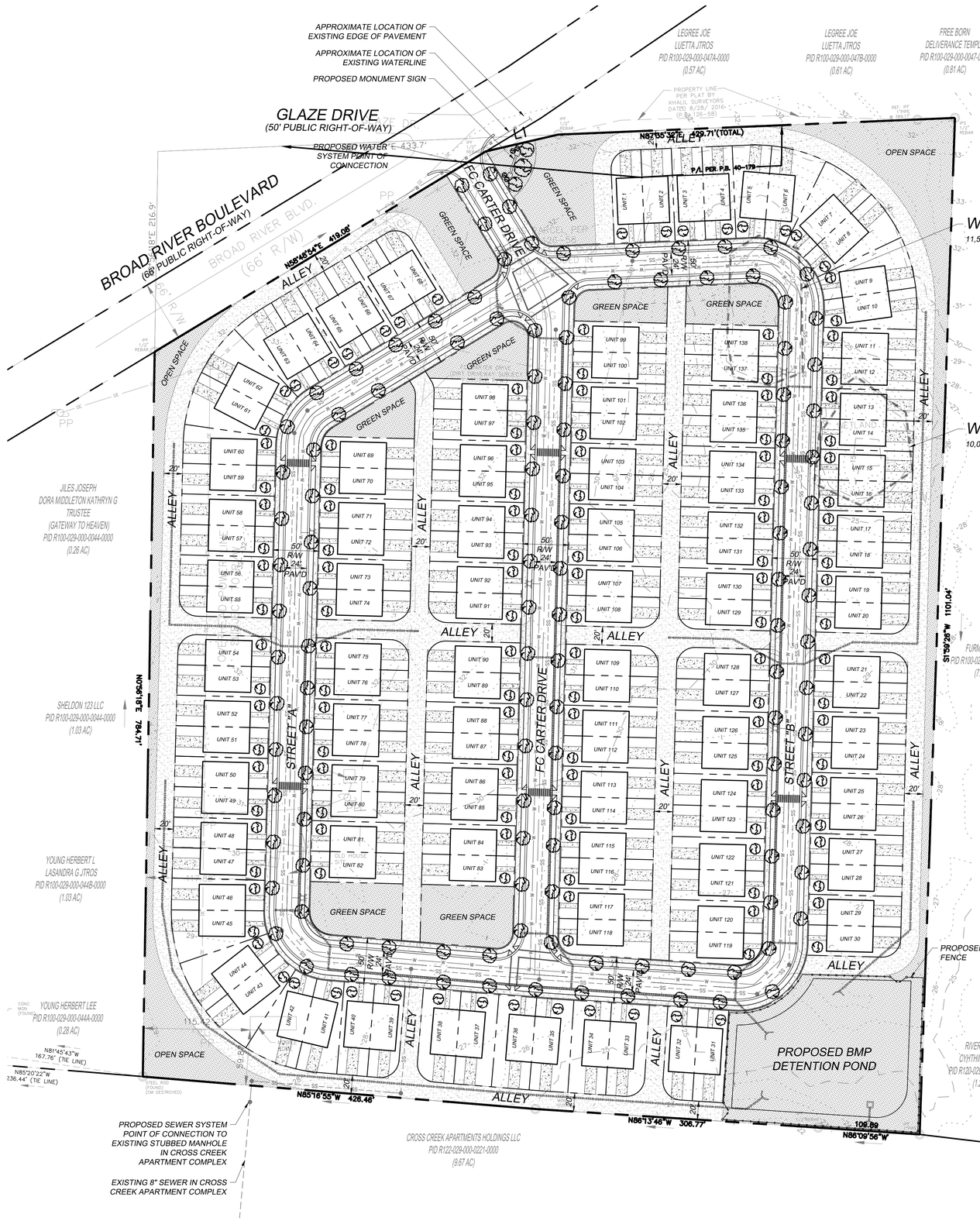
EXISTING TOPOGRAPHY & TREE SURVEY
CANNON GATE

DESIGNED BY	DRAWN BY	CHECKED BY
KEW	KEW	KEW

Scale	DATE	JOB NUMBER
AS SHOWN	12-15-2020	-

SEAL:

SHEET
SK.1

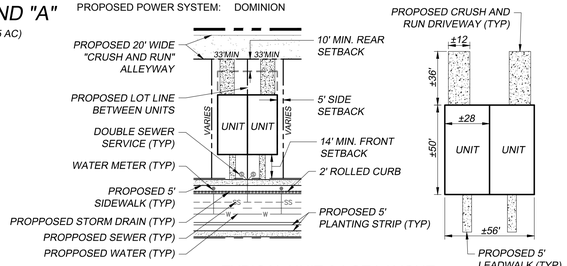


SITE DATA

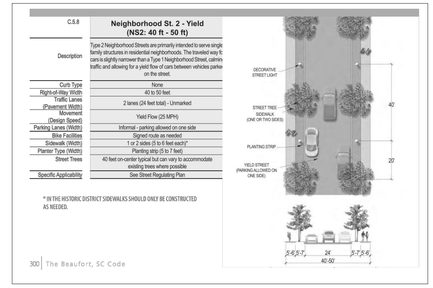
TOTAL SITE AREA:	±19.63 AC
PROPOSED ZONING:	CITY OF BEAUFORT: T4N
PROPOSED UNITS:	138 DUPLEX TOWNHOME UNITS
PROPOSED PARKING:	2 SPACES x 138 UNITS = 276 SPACES (OFF-STREET PARKING IN REAR DRIVEWAY)
PROPOSED LOT SIZE:	3,000 SF (MIN)
PROPOSED LOT SETBACKS:	FRONT SETBACK: 20' REAR SETBACK: 10' SIDE SETBACK: 5'
OPEN SPACE	19.63 AC - 10% = 1.96 AC REQUIRED (±2.63 AC PROVIDED)
PROPOSED STORM SYSTEM:	PRIVATE (MAINTAINED BY PROPOSED H.O.A.)
PROPOSED WATER SYSTEM:	BJWSA
PROPOSED SEWER SYSTEM:	BJWSA
PROPOSED POWER SYSTEM:	DOMINION

WETLAND "A"
11,528 SF (0.265 AC)

WETLAND "B"
10,089 SF (0.232 AC)



TYPICAL UNIT & LOT LAYOUT
NOT TO SCALE



TYPICAL STREET SECTION
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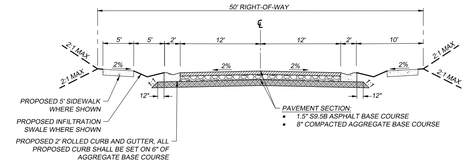

TYPICAL ROADWAY SECTION
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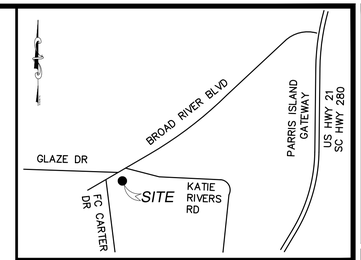
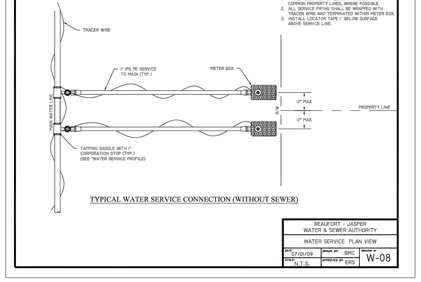


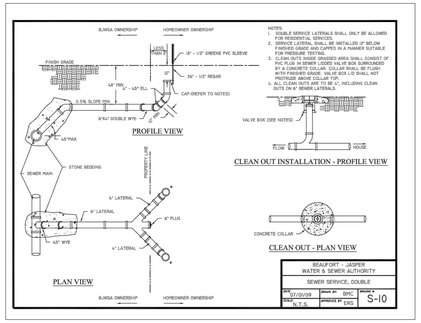
VICINITY MAP
NOT TO SCALE

NOTES:
1. THIS PLAN IS NOT INTENDED FOR CONSTRUCTION AND IS FOR PLANNING PURPOSES ONLY.
2. BOUNDARY, AND EXISTING TOPOGRAPHIC FEATURES, AND EXISTING UTILITY LOCATIONS WERE OBTAIN FROM FIELD RAN SURVEY.
3. BUILDING FOOTPRINTS ARE PRELIMINARY.
4. EACH UNIT SHALL HAVE ITS OWN LEGAL LOT.
5. DETENTION POND TO BE MAINTAINED BY H.O.A.
6. THE PROPOSED UTILITIES SHOWN ARE DIAGRAMMATIC AND PRELIMINARY. ALL PROPOSED UTILITY POINTS OF CONNECTION TO BE VERIFIED DURING THE DESIGN PHASE OF THE PROJECT
7. PROPOSED ROADWAYS TO BE CONSTRUCTED PER THE CITY OF BEAUFORT STANDARDS AND SECTION C.5.8 OF THE CITY OF BEAUFORT UNIFIED DEVELOPMENT CODE FOR T4N ZONING.



TYPICAL WATER SERVICE CONNECTION (WITHOUT SEWER)

BEAUFORT - JASPER WATER & SEWER AUTHORITY
WATER SERVICE PLAN VIEW
DATE 07/01/09 | DRAWN BY BPC | SHEET # W-08
SCALE N.T.S. | APPROVED BY EHS



BEAUFORT - JASPER WATER & SEWER AUTHORITY
SEWER SERVICE, DOUBLE
DATE 07/30/09 | DRAWN BY BPC | SHEET # S-10
SCALE N.T.S. | APPROVED BY EHS

GRAPHIC SCALE
0 60' 120'
(IN FEET)
1 inch = 60' ft.

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8331 McChire Circle
Charlotte, North Carolina 28216
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TEL: 704-858-7811
E: kwdesign40@gmail.com
www.williamslanddesign.com

NO.	DATE	BY	ISSUE

LOCATION: BEAUFORT - SC

PREPARED FOR: ROBERT SAMPLE BEAUFORT, SC

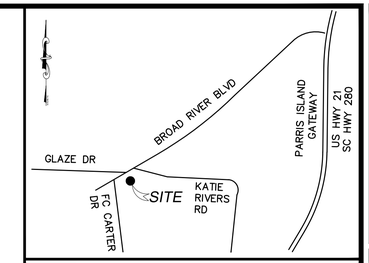
SKETCH PLAN
CANNON GATE

DESIGNED BY	DRAWN BY	CHECKED BY
KEW	KEW	KEW
Scale: AS SHOWN	DATE: 12-15-2020	JOB NUMBER: -

SEAL:

SHEET
SK.2





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NO.	DATE	BY	ISSUE

LOCATION:
BEAUFORT, SC

PREPARED FOR:
ROBERT SAMPLE
BEAUFORT, SC

CONCEPT GRADING PLAN
CANNON GATE

DESIGNED BY	DRAWN BY	CHECKED BY
KEW	KEW	KEW

Scale	DATE	JOB NUMBER
AS SHOWN	12-15-2020	*

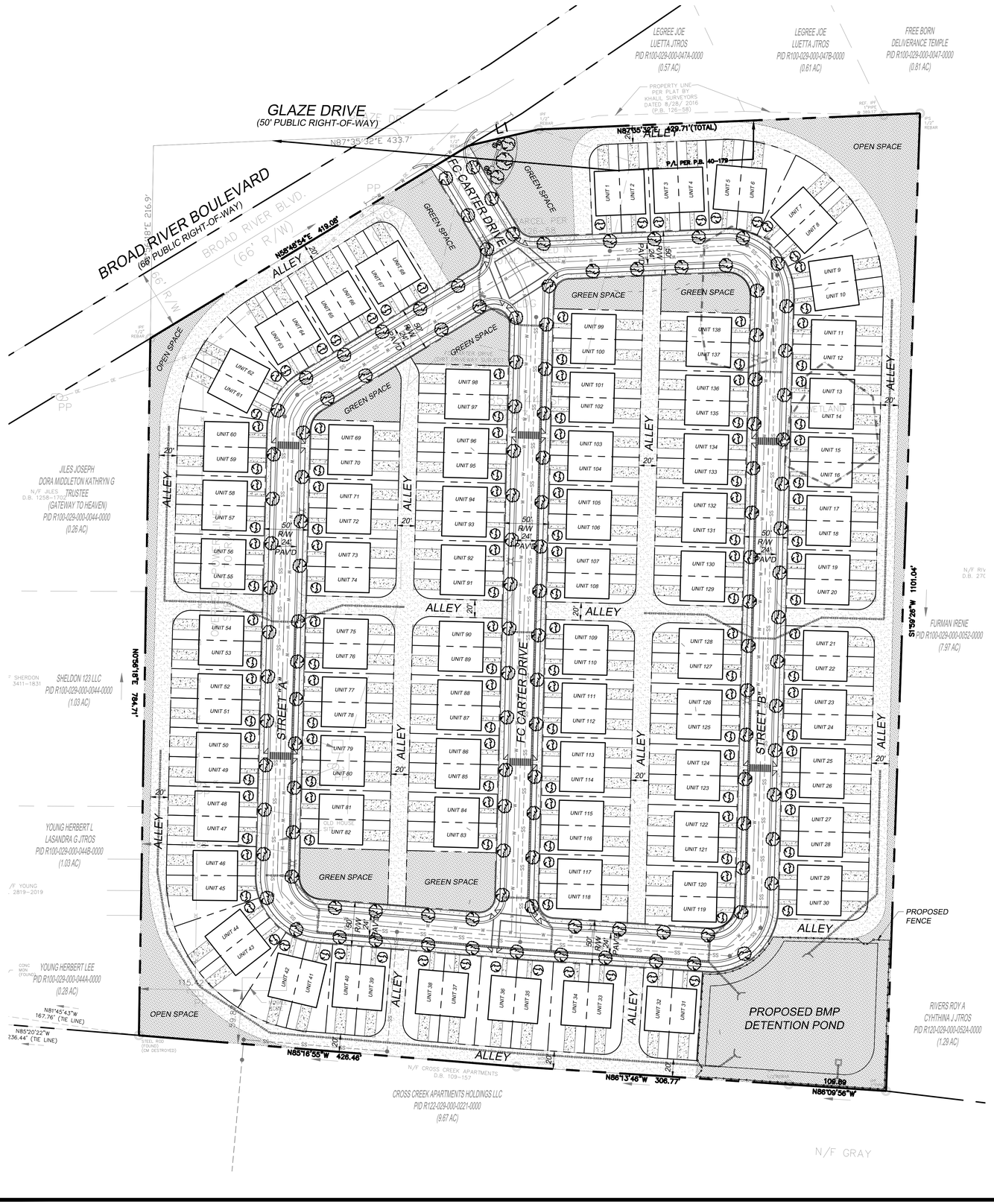
SEAL:

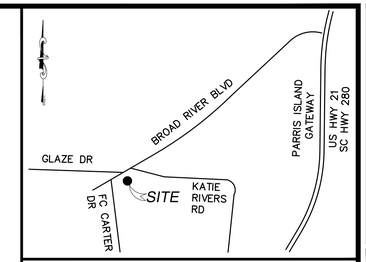
SHEET
SK.3

OPEN SPACE DATA

PROPOSED OPEN SPACE / GREEN SPACE AREA

TOTAL PROJECT AREA:	±19.63 AC
TOTAL OPEN SPACE REQUIRED:	1.96 AC (10%)
TOTAL OPEN SPACE PROVIDED:	±2.63 AC (13.40%)
IMPERVIOUS AREA:	BUILDINGS = ±4.43 AC (22.57%)
	SIDEWALKS = 0.75 AC (3.82%)
	DRIVEWAY / LEADWALK = ±1.47 AC (7.49%)
	ROADWAY = ±2.17 AC (11.05%)
	ALLEYS = ±2.51 AC (12.79%)





VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
0 60' 120'
(IN FEET)
1 inch = 60' ft.

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TEL: 704-858-7811
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NO.	DATE	BY	ISSUE

LOCATION:
BEAUFORT, SC

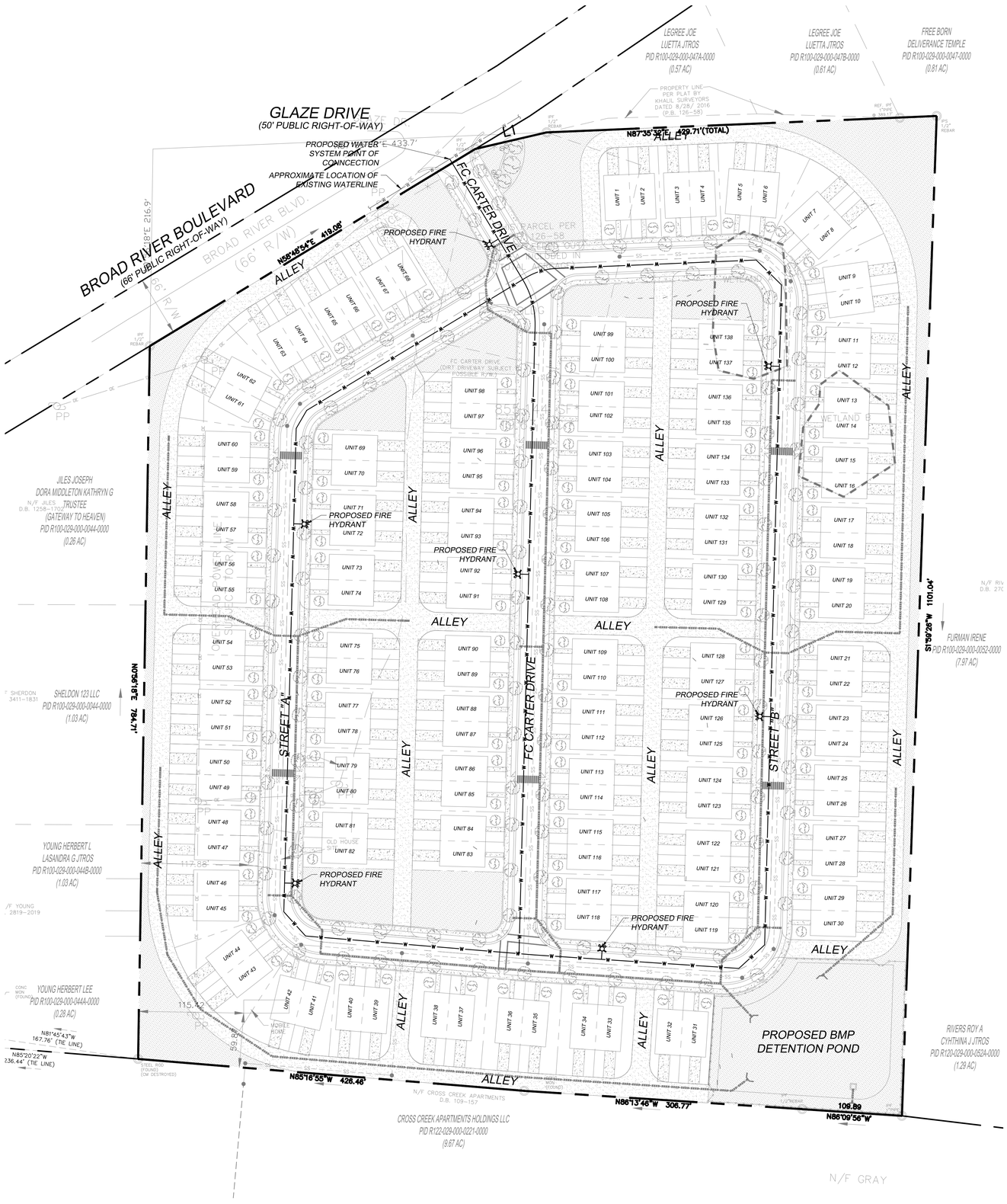
PREPARED FOR:
ROBERT SAMPLE
BEAUFORT, SC

OPEN SPACE PLAN
CANNON GATE

DESIGNED BY	KEW	CHECKED BY	KEW
DRAWN BY	KEW	JOB NUMBER	*
Scale	AS SHOWN	DATE	12-15-2020

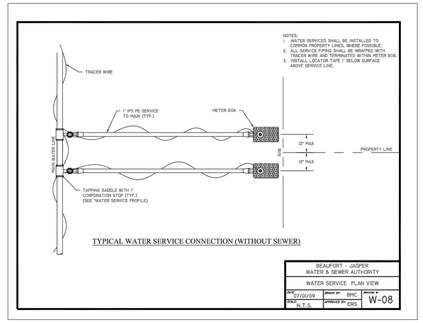
SEAL:

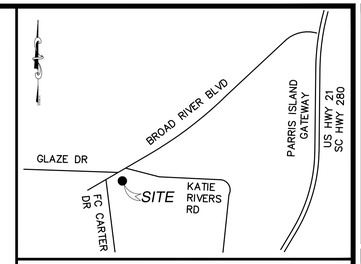
SHEET
SK.4



LEGEND

—W—W— PROPOSED 6" WATERLINE





VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
0 60' 120'
(IN FEET)
1 inch = 60' ft.

CDM+R
ENGINEERING - PLLC
8331 McClure Circle
Charlotte, North Carolina 28216
(803) 431-6940 - NC FIRM P-1690

WILLIAMS LAND DESIGN & DEVELOPMENT, LLC
10728 ALVARADO WAY
CHARLOTTE, NC 28277
TEL: 704-858-7811
E: kwdesign40@gmail.com
www.williamslanddesign.com

NO.	DATE	BY	ISSUE

LOCATION:
BEAUFORT, SC

PREPARED FOR:
ROBERT SAMPLE
BEAUFORT, SC

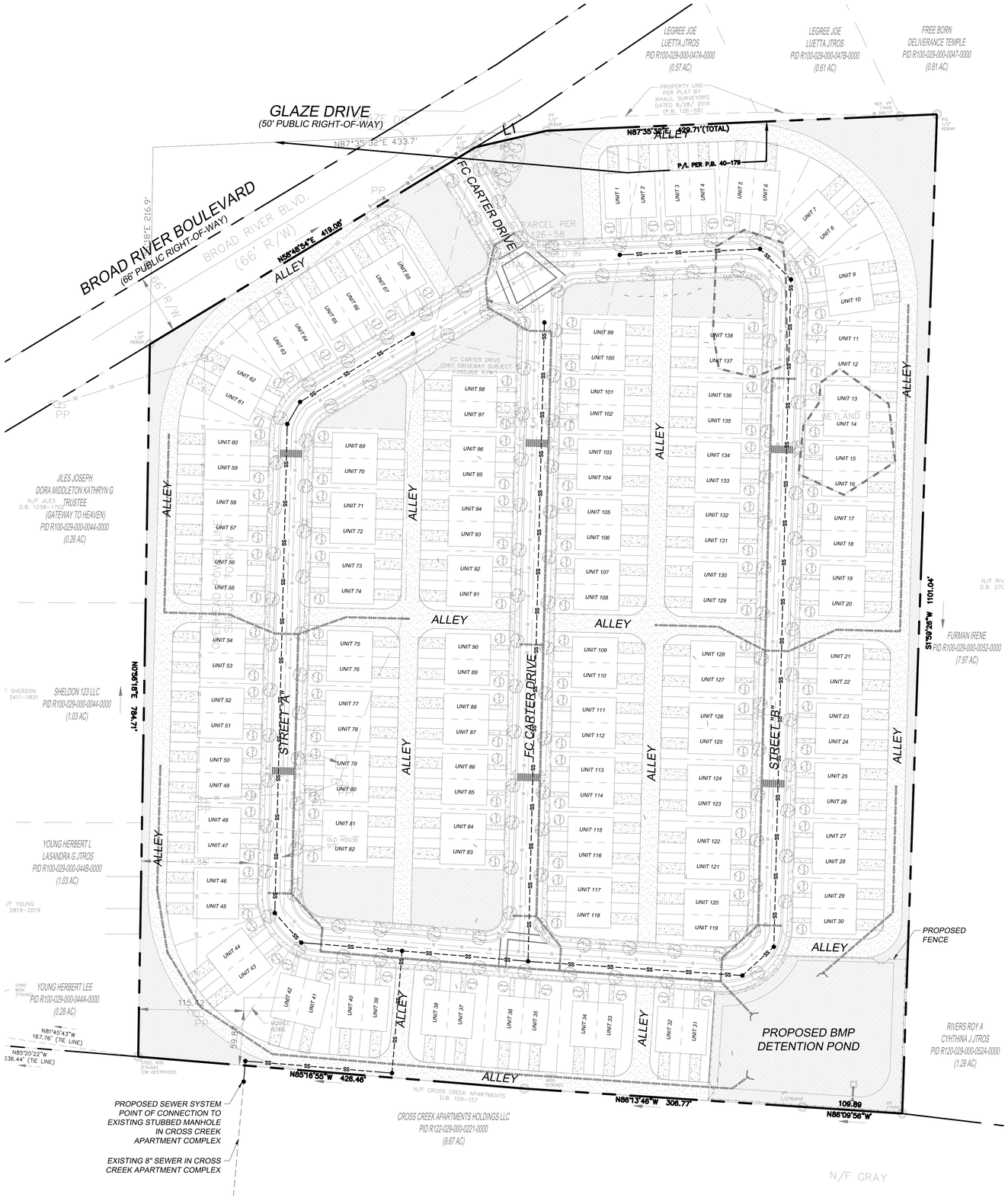
CONCEPTUAL WATER PLAN
CANNON GATE

DESIGNED BY	DRAWN BY	DATE	CHECKED BY	JOB NUMBER
KEW	KEW	12-15-2020	KEW	*

Scale AS SHOWN

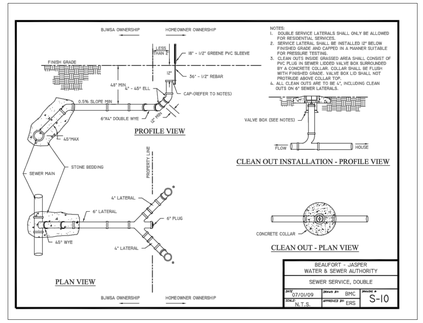
SEAL:

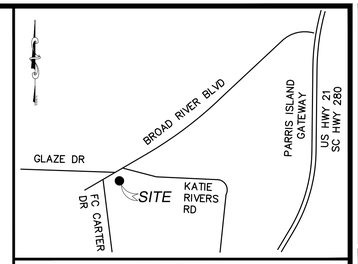
SHEET
SK.5



LEGEND

SS PROPOSED 8" SEWER LINE





VICINITY MAP
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10728 ALVARADO WAY
CHARLOTTE, NC 28277
TEL: 704-858-7811
E: kwdesign40@gmail.com
www.williamslanddesign.com

NO.	DATE	BY	ISSUE

LOCATION: BEAUFORT, SC

PREPARED FOR: ROBERT SAMPLE
NEXXUS, LLC
BEAUFORT, SC

CONCEPTUAL SEWER PLAN
CANNON GATE

DESIGNED BY KEW
DRAWN BY KEW
CHECKED BY KEW
DATE 12-15-2020
Scale AS SHOWN
JOB NUMBER -

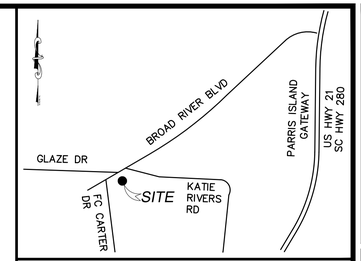
SEAL:

SHEET
SK.6



TREE LEGEND

G	GUM	BO	BLACK OAK
HIC	HICKORY	RO	RED OAK
LA	LAUREL OAK	BE	BEECH
LO	LIVE OAK	MAG	MAGNOLIA
MAP	MAPLE	WO	WATER OAK
P	PINE	WI	WILLOW OAK
BC	BLACK CHERRY	PO	POPLAR
SU	SUGAR MAPLE	PA	PALMETTO
PAW	PAWPAW	PER	PERSIMMON
AS	ASH	X	EXISTING TREE TO BE REMOVED



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
0 60' 120'
(IN FEET)
1 inch = 60' ft.

CDM+R
ENGINEERING - PLLC
8331 McClure Circle
Charlotte, North Carolina 28216
(803) 431-6940 - NC FIRM P-1690

WILLIAMS LAND DESIGN & DEVELOPMENT, LLC
10728 ALVARADO WAY
CHARLOTTE, NC 28277
TEL: 704-858-7811
E: kwdesign40@gmail.com
www.williamslanddesign.com

NO.	DATE	BY	ISSUE

LOCATION: BEAUFORT, SC

PREPARED FOR: ROBERT SAMPLE
BEAUFORT, SC

TREE SURVEY & REMOVAL PLAN
CANNON GATE

DESIGNED BY	KEW	CHECKED BY	KEW
DRAWN BY	KEW	JOB NUMBER	-
DATE	12-15-2020		
Scale	AS SHOWN		

SEAL:

SHEET
SK.7

Design Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 January 2021

1 Summary of Request

Cannon Gate Subdivision, R100 029 000 0045 0000 and R100 029 000 0482 0000, containing 138 duplex townhome units on 19.36 acres.

Applicant: Robert Sample (20-19 DRB.1)

The applicant is requesting preliminary approval of a total of 69 duplexes (2-unit houses). Each unit will have its own legal lot, resulting in 138 individual residential lots. The remainder of the property will consist of open space and a new street and alley network.

2 Facts

Property Address:	14 F C Carter Drive
Parcel ID:	R100 029 000 0045 0000 and R100 029 000 0482 0000
Case Number:	20-19 DRB.1
Applicant:	**Robert Sample**
Zoning:	T4-N
Use:	Major Subdivision containing 138 duplex townhome units

District Development Standards for T4-N:

- **T4-N Setback requirements:**
  - *Front- 0' min. – 15' max.*
  - *Rear – 10' min.*
  - *Side Corner/Alley – 0' min – 10' max.*
  - *Side Interior – 5'min.*
- **Impervious Surface Coverage***:* 70% maximum
- **Frontage Build-Out:** 60% min – 85% max.

References:
The Beaufort Code



3 STAFF COMMENTS/ RECOMMENDATIONS

1. Site Plan and Open Space Plan

    a. The proposed Site Plan meets the minimum development standards for the T4-N District.

    b. The Site Plan proposes utilizing the Neighborhood St. 2 (Section C.5.8) as the typical section for the street network, which is in accordance with the Beaufort Code. This 50-foot street section includes a 24-ft driving lane that can accommodate informal on-street parking on one side. On each side of the street, the section requires a 5-foot sidewalk, 5-foot planting strip, rolled curb, decorative streetlights, and street trees.

    c. The Site Plan proposes utilizing a 20-foot "crush and run" alleyway. Per Section 7.1.3 of the Beaufort Code, "rear lanes/alleys may be permitted to be paved with pervious material, such as gravel". Crush and run is a gravel composed of a blended mix of coarse aggregate and fine aggregate that is often used in construction for its compaction ability and drainage characteristics.

    d. Per Section 5.7.4, duplexes containing 2 bedrooms require 1.75 parking spaces per unit, and duplexes containing 3 bedrooms require 2 parking spaces per unit. Section 5.7.7.A.2 requires individual off-street parking stall dimensions to be a minimum 9' wide by 18' deep. The proposed site plan meets the parking requirements by providing 2 tandem off-street parking spaces for each lot via 12' wide by 36' deep alley-accessed driveways.

    e. Per Section 7.4.2 development on parcels ranging in size from 15 – 40 acres in the T4-N District shall preserve a minimum of 10% of the subject property as Community Green Space and Open Space. Per the applicant's Open Space Plan, the proposed development meets this requirement by preserving a total of 2.63 AC (13.4%) for open space.

    f. The Open Space Plan indicates the proposed planting of a tree or shrub (not identified) in the front yard of each lot. Per Section 5.3.1, Tree Coverage Requirements, one broad-leafed overstory tree is required per every 6,000 s.f. of lot size in the T4-N District.

    g. Per Section 5.5.1, Buffer Requirements, a minimum 5 ft. landscape perimeter buffer shall be provided along the proposed developments perimeter adjacent to abutting properties.

2. The Tree Survey and Removal Plan identifies multiple grand trees (24" DBH and greater Landmark Trees) proposed to be removed. A Certified Arborist Report meeting the requirements of Appendix A.1 of the Beaufort Code is required regarding all grand trees affected by the project. This report is a required Design Review Board preliminary review document.

3. Per Section 7.3.2, a "traffic impact analysis" (TIA) shall be required for any development that is shown — in the most recent Institute of Transportation Engineers (ITE) Trip Generation Manual or any alternative approved by the engineering department — to generate more than 50 trips during the peak hour on the adjacent street(s).

4. A Landscape Plan and Lighting Plan meeting the requirements of Section 5: Landscaping, Parking and Lighting shall be included in a future application for final approval.

5. The roofline is inconsistent between the elevations and floorplan. In the Front Elevation, the unit on the right side appears to project forward from the unit on the left side. In the floorplan, however, the roof of the left unit projects forward past the roofline of the unit on the right side. In the Rear Elevation, the roofline of the unit on the left side appears to project past that of the unit on the right side, but the opposite is true in the floorplan.

6. On the rear elevation, the lower roofline of the unit on the left should be redesigned so that there is a better proportional and symmetrical relationship between the lower-level roof and the upper-level roof. The lower roof is currently too complex and should be simplified. The design of this lower-level roof also currently drains into the sidewall of the right unit, and from a constructability standpoint, the second story windows on the left unit will also be very difficult to flash correctly. Applicant to redesign the roof form and submit consistent drawings per comments above, ensuring that all of these areas are completely resolved. Applicant to include roof plans in future submissions.

7. To better differentiate the units within each structure, Staff recommends bringing the face of one unit forward at the front and rear elevations, even if by only 6" – 1'.

8. In the Right Elevation on Sheet P4 of 6, Staff is concerned about the proportion of the two-story portion of the building relative to the one-story portion. Staff preference is that the two-story mass is deeper to create a better proportional relationship. As designed, the two-story portion appears to be too tall and skinny.

9. Overall, Staff recommends that this development include a handful of different building configurations rather than 69 versions of the same design. If an additional design is developed, Applicant to note that this additional design will need to receive a separate conceptual approval before moving forward in the review process.

Staff Recommendation:

Conceptual Approval, subject to the conditions noted above. Staff also offers the following comments to aid in creation of a preliminary application, once the above conditions are met:

10. Additional detail is required to review the proposed improvements adjacent to the Broad River Boulevard right-of-way. This will include the proposed screening between alley and property line (minimum 5' depth per item 1. g. above) that will serve as a visual buffer from the public right-of-way. This information shall be provided in future preliminary application submittal.

11. On the front elevation, the geison of the unit on the right does not appear to be fully detailed, and a standing seam roof is proposed for this location. Staff views a standing seam roof to be inappropriate for a geison and would prefer an asphalt shingle roof or a flat lock seam roof. The geison should be fully detailed.

12. On the Right Elevation on P4 of 6, Staff recommends altering position of windows so that the second-floor windows align with the first-floor windows. The windows should also be set back from the corner of the building. Similarly, on the rear elevation, the second-floor window on the left side of the right unit should align with the first-floor window. Staff understands that this may involve changes to the kitchen layout on the first floor.

13. The applicant is currently proposing windows in the rear that are horizontal rectangular rather than square or vertical rectangular. In redesigning the rear roofline, applicant to also ensure all windows are square or vertical in shape, per section 4.6.1.B of the Beaufort Code: "…Wall openings, with the exception of transoms and storefronts, shall be square or vertical in proportion."

14. Applicant to ensure and demonstrate compliance with Section 4.6.1.F.2 of the Beaufort Code: Mechanical equipment…. Shall be hidden or screened from view. Lattice, open brick enclosures, or vegetation can be used to conceal mechanical equipment. Screening material shall be properly maintained. If vegetation is used for screening, the mature size of the vegetation shall be considered so that equipment air flow will not be compromised.

15. Since the proposed design includes two units below the same roof, Staff preference is that each building should be a single color so that each full structure reads as a single structure. The current design shows two colors for the same building.

16. Staff is concerned about the space between the two porches on the front elevation. Since this is such a small space, this could become a maintenance issue. Staff recommends altering the size of the porches so that there is more space between the two porches.

17. In the front elevation, the fascia board of the porch of the right unit should be a continuous dimension across the length of the porch. Currently, it is larger above the entrance bay than it is at the sides.

18. Applicant to clarify color of galvanized standing seam metal roofing and material of columns, railings, and shutters. Materials must be compliant with Section 4.6.3.A of the Beaufort Code.

19. Applicant to ensure and demonstrate compliance with Section 4.6.3.D.1.a of the Beaufort Code: Shutters must be operable and have all appropriate hardware.

CITY STAFF INTRODUCTION

SALEM ROAD, GARDEN OAKS APARTMENTS



PROJECT LOCATION - SALEM ROAD, GARDEN OAKS APARTMENTS



Photo #1A



Photo #1B



Photo #1C

APPLICANT PRESENTATION

SALEM ROAD, GARDEN OAKS APARTMENTS

DEVELOPMENT REVIEW PROCESS

DESIGN REVIEW BOARD APPLICATION

Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

☐ Staff Review
☐ Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** _____ **Application #:** _____ **Zoning District:** _____

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

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

Review Request: ☒ Conceptual ☒ Preliminary ☐ Final

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

Applicant, Property, and Project Information

Applicant Name: PDI Architecture (Pat Iannelli)

Applicant Address: 1020 Breazeale Road, Pendleton, SC 29670

Applicant E-mail: pat@pdiarch.com Applicant Phone Number: 864-224-5800

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

Owner (if other than the Applicant): Salem Farms of Beaufort, LLC

Owner Address: 4310 Valley View Road, Middleton, MD

Project Name: Garden Oaks Apartments

Property Address: Salem Road, no current address

Property Identification Number *(Tax Map & Parcel Number)*: R120 029 000 0509 0000

Date Submitted: December 16, 2020

DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW BOARD APPLICATION
Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Required Project Information

Project Name: Garden Oaks Apartments

Property Size in Acres: 25.576 ac. Proposed Building Use: Multifamily / Apartments

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
Building A1, A2, A3, A4, A5, A6, A7, A8= 26,909 S.F. (each) ; Buildings B1, B2, B3= 31,832 SF (each)
Buildings C1, C2= 17,316 SF (each)

# of Parking Spaces Required: 447 # of Parking Spaces Provided: 447

Is this project a redevelopment project: Y [N]

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

Provide a brief Project Narrative and outline any specific questions you would like addressed.

Thirteen, 3-story apartment buildings. There will be three building types and will include 1-bedroom, 2-bedroom and 3-bedroom units. There will also be a Clubhouse, Shelter and an amenity (mail and laundry) building. The veneer will be of brick and fiber cement siding of various types.

Applicant's Signature: [signature] **Date:** December 16, 2020

Owner's Signature: **Date:** December 16, 2020

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

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: jbachety@cityofbeaufort.org: | Phone: (843) 525-7011 | Fax: (843) 986-5606

natural DIRECTIONS LLC
NaturalDirectionsSC.com

PATHWAYS FOR ENVIRONMENTALLY RESPONSIBLE URBAN DEVELOPMENT

December 16, 2020

Will Rogan
Cypress Engineering
100 South Main Street
Suite L
Summerville, SC 29483

Dear Mr. Rogan:

As requested, I assessed the condition of the landmark trees for the Grand Oaks Apartments project in Beaufort. Attached is a site map showing the tree numbers that correlates with the tree list as part of this report.

The tree list contains tree diameter, species, and grade for each tree. My grading system factors in tree species, form and health, and structural integrity. An 'A' rated tree is one that is healthy, has no obvious structural issues and is a species that performs well in this area. 'B' graded trees have only minor defects and/or may be a species that is somewhat prone to health or structural problems. A 'C' rated tree is one that has a moderate defect or a structural issue that may need a more in-depth evaluation to determine its severity. 'C' graded trees may also be a species that is not desirable as a shade tree. 'D' rated trees have major defects and should be seriously considered for removal. An 'F' rated tree is one that is either dead or dying or has structural problems that make it a hazard.

My assessment of the trees was done visually from the ground. I did not perform aerial inspections of the canopies of the trees, but did recognize obvious structural issues. Hollows, cavities, wood decay, etc. were noted, but no measurements were obtained to calculate the severity of these issues. All trees to be preserved possessing defects of concern should be examined more closely to verify their viability as a shade tree.

This report is to be used to make decisions on tree preservation and conceptual project design. Trees inherently pose a certain degree of hazard and risk from breakage, failure, or other causes and conditions. No formal hazard tree inspection was performed for any tree on the property. If you have any questions, please feel free to contact me.

Sincerely,

Forrest Evans

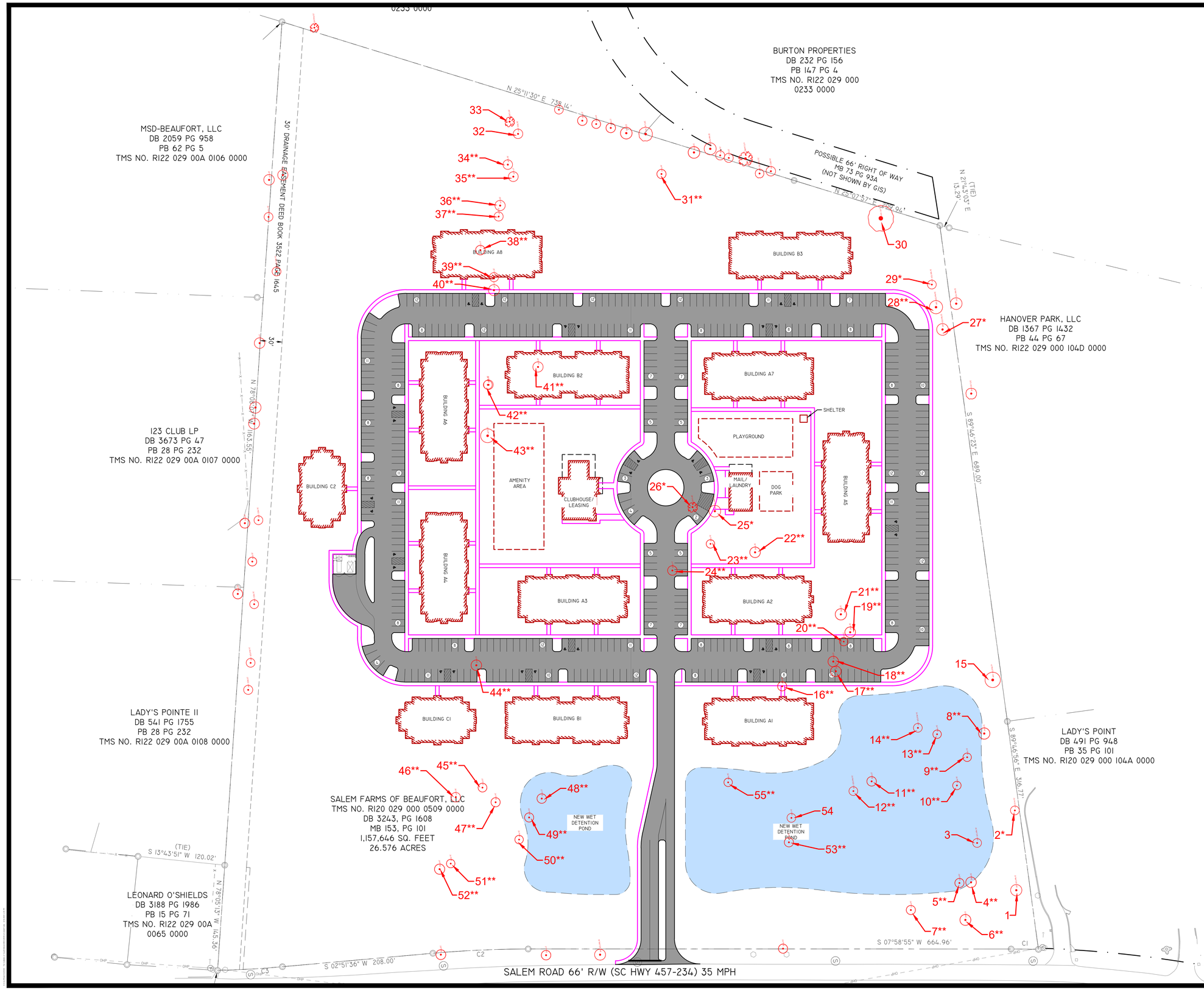
Forrest Evans
ISA Certified Arborist #10173A

Enclosures

Garden Oaks Apartments
Arborist Report by Natural Directions (12/15/20)

Tree Number	DBH (inches)	Speices	Grade	Comments	Comments	Condition
1	26	Live Oak	B	Lean		Good
2	23.5	Live Oak	C	Suppressed	Storm Damage	Fair
3	27	Red Oak	C	Poor Form		Fair
4	30 - Confirmed	Loblolly Pine				#N/A
5	26 - Confirmed	Loblolly Pine				#N/A
6	31 - Confirmed	Loblolly Pine				#N/A
7	26 - Confirmed	Loblolly Pine				#N/A
8	32 - Confirmed	Loblolly Pine				#N/A
9	24 - Confirmed	Loblolly Pine				#N/A
10	24 - Confirmed	Loblolly Pine				#N/A
11	27 - Confirmed	Loblolly Pine				#N/A
12	24	Sweet Gum	C	Poor Form		Fair
13	16.5	Sweet Gum	C			Fair
14	24 - Confirmed	Loblolly Pine				#N/A
15	26.5	Red Oak	C	Included Bark	Storm Damage	Fair
16	26 - Confirmed	Loblolly Pine				#N/A
17	30 - Confirmed	Loblolly Pine				#N/A
18	30 - Confirmed	Loblolly Pine				#N/A
19	30 - Confirmed	Loblolly Pine				#N/A
20	24 - Confirmed	Loblolly Pine				#N/A
21	32 - Confirmed	Loblolly Pine				#N/A
22	30 - Confirmed	Loblolly Pine				#N/A
23	24 - Confirmed	Loblolly Pine				#N/A
24	27 - Confirmed	Loblolly Pine				#N/A
25	21.5	Red Oak	C	Forked	Poor Form	Fair
26	23.5	Water Oak	D	Poor Form		Poor
27	21.5	Water Oak	D	Decay	Storm Damage	Poor
28	23.5	Laurel Oak	D	Decay	Storm Damage	Poor
29	21.5	Red Oak	C	Forked	Poor Form	Fair
30	60	Live Oak	A			Good
31	26 - Confirmed	Loblolly Pine				#N/A
32	25.5	Red Oak	D	Broken Top	Storm Damage	Poor
33	26.5	Black Cherry	F	Broken Top	Hollow	Poor

34	26	Sweet Gum	D	Lean	Poor Form	Poor
35	26	Sweet Gum	D	Sweep	Poor Form	Poor
36	25.5	Sweet Gum	D	Hollow	Storm Damage	Poor
37	23.5	Sweet Gum	C	Poor Form		Fair
38	27 - Confirmed	Loblolly Pine				#N/A
39	23	Sweet Gum	D	Hollow Base	Poor Form	Poor
40	29	Sweet Gum	D	Hollow	Poor Form	Poor
41	Does Not Exist					#N/A
42	24	Sweet Gum	D	Crook	Poor Form	Poor
43	32.5	Sweet Gum	C	Poor Form	Decline	Fair
44	30 - Confirmed	Loblolly Pine				#N/A
45	25 - Confirmed	Loblolly Pine				#N/A
46	25.5	Sweet Gum	C	Forked	Poor Form	Fair
47	26 - Confirmed	Loblolly Pine				#N/A
48	27 - Confirmed	Loblolly Pine				#N/A
49	26 - Confirmed	Loblolly Pine				#N/A
50	24 - Confirmed	Loblolly Pine				#N/A
51	24 - Confirmed	Loblolly Pine				#N/A
52	29 - Confirmed	Loblolly Pine				#N/A
53	26 - Confirmed	Loblolly Pine				#N/A
54	25.5	Water Oak	C	Poor Form		Fair
55	24 - Confirmed	Loblolly Pine				#N/A



TREE PLAN NOTES AND LEGEND:
REFER TO NATURAL DIRECTIONS REPORT FROM 12/15/20 SITE VISIT FOR DBH, SPECIES AND GRADE.

* TREES WERE NOTED BY ARBORIST TO BE LESS THAN 24" DBH

** TREES ARE LAUREL OAK, SWEET GUM, PECAN OR LOBLOLLY PINE WHICH ARE NEVER CONSIDERED SPECIMEN OR LANDMARK TREES PER BEAUFORT CODE SECTION 5.3.2.A.

HORIZONTAL SCALE

(IN FEET)
1 INCH = 60 FT.

CYPRESS ENGINEERING
100 SOUTH MAIN STREET
SUITE L
SUMMERVILLE, SC 29483
PHONE: 843-225-5151
WWW.CYPRESSENG.COM

DATE:	12/16/2020	CYP PROJ #:	20030
DRAWN:	WWR	CLIENT:	GDA DEVELOPMENT PARTNERS
DESIGNED:	TRT	CLIENT JOB #:	.
CHECKED:	WWR		

GARDEN OAKS APARTMENTS

BEAUFORT, SC

REV	DESCRIPTION	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

ARBORIST TREE PLAN

C0.20

DRB PACKAGE - DECEMBER 16, 2020



PDI Architecture, LLC
1020 Breazeale Road, Pendleton, SC 29670
(864) 224-5800

GARDEN OAKS Apartments

Beaufort, South Carolina

December 16, 2020



HORIZONTAL SCALE

80 0 40 80 160 320

(IN FEET)
1 INCH = 80 FT.

CYPRESS ENGINEERING
100 SOUTH MAIN STREET
SUITE L
SUMMERVILLE, SC 29483
PHONE: 843-225-5151
WWW.CYPRESSENG.COM

DATE:	12/15/2020	CYP PROJ #:	20030
DRAWN:	WWR	CLIENT:	GDA DEVELOPMENT PARTNERS
DESIGNED:	TRT	CLIENT JOB #:	.
CHECKED:	WWR		

GARDEN OAKS APARTMENTS

BEAUFORT, SC

REV	DESCRIPTION	DATE

SOUTH CAROLINA CYPRESS ENGINEERING 3743 BOSCAWEN

PRELIMINARY
NOT FOR CONSTRUCTION

PROPERTY PHOTOS PLAN

C0.10

DRB PACKAGE - DECEMBER 15, 2020



Photo #1A



Photo #1B



Photo #1C



Photo #2A


Photo #2B


Photo #3



Photo #4



Photo #5



Photo #6



Photo #7A


Photo #7B



Photo #8A


BUILDING
A
Photo #8B

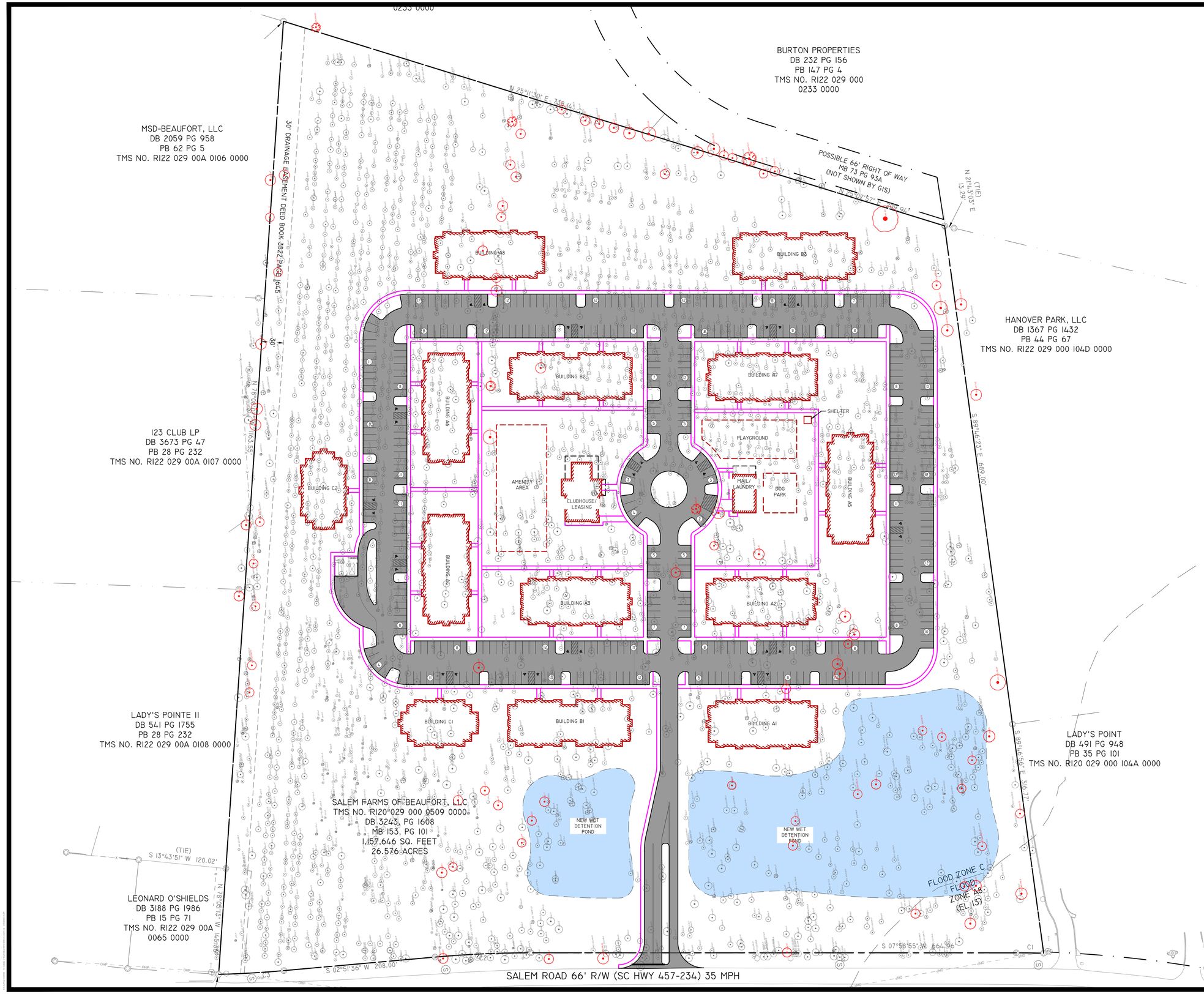

Photo #8C



Photo #9A



Photo #9B



PARKING CALCULATIONS								
Building Use	Spaces Required				Tabulation			
Apartments (1 Bedroom)	1 space	per	1 Unit		X	96	=	96
Apartments (2 Bedroom)	1.75 space	per	1 Unit		X	132	=	231
Apartments (3 Bedroom)	2 space	per	1 Unit		X	60	=	120
							=	
					X		=	
					X		=	
				TOTAL REQUIRED SPACES			=	447

Provided Parking Spaces		
Standard Spaces	=	417
ADA Standard Spaces	=	0
ADA Van Spaces	=	30
PROVIDED SPACES	=	447

HORIZONTAL SCALE

(IN FEET)
1 INCH = 60 FT.

CYPRESS ENGINEERING
100 SOUTH MAIN STREET
SUITE L
SUMMERVILLE, SC 29483
PHONE: 843-225-5151
WWW.CYPRESSENG.COM

DATE:	12/15/2020	CYP PROJ #:	20030
DRAWN:	WWR	CLIENT:	GDA DEVELOPMENT PARTNERS
DESIGNED:	TRT	CLIENT JOB #:	.
CHECKED:	WWR		

GARDEN OAKS APARTMENTS

BEAUFORT, SC

REV	DESCRIPTION	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

SITE PLAN

C5.01

DRB PACKAGE - DECEMBER 15, 2020

PARKING CALCULATIONS								
Building Use	Spaces Required			Tabulation				
Apartments (1 Bedroom)	1 space	per	1 Unit	X	96	=	96
Apartments (2 Bedroom)	1.75 space	per	1 Unit	X	132	=	231
Apartments (3 Bedroom)	2 space	per	1 Unit	X	60	=	120
						=	
				X		=	
				X		=	
			TOTAL REQUIRED SPACES			=	447
Provided Parking Spaces							
			Standard Spaces			=	417
			ADA Standard Spaces			=	0
			ADA Van Spaces			=	30
			PROVIDED SPACES			=	447

0233 0000

BURTON PROPERTIES
DB 232 PG 156
PB 147 PG 4
TMS NO. R122 029 000
0233 0000

N 25°11'30" E 738.14'

POSSIBLE 66' RIGHT OF WAY
MB 73 PG 93A
(NOT SHOWN BY GIS)

N 65°07'57" E 209.94'

(TIE)
N 21°45'03" E
13.29'

MSD-BEAUFORT, LLC
DB 2059 PG 958
PB 62 PG 5
TMS NO. R122 029 00A 0106 0000

30' DRAINAGE EASEMENT DEED BOOK 3522 PAGE 1645

30'

N 78°08'07" W 1123.55'

HANOVER PARK, LLC
DB 1367 PG 1432
PB 44 PG 67
TMS NO. R122 029 000 104D 0000

S 89°16'23" E 689.00'

123 CLUB LP
DB 3673 PG 47
PB 28 PG 232
TMS NO. R122 029 00A 0107 0000

BUILDING A8
BUILDING B3
BUILDING B2
BUILDING A7
BUILDING A6
BUILDING C2
AMENITY AREA
CLUBHOUSE/ LEASING
SHELTER
PLAYGROUND
MAIL/ LAUNDRY
DOG PARK
BUILDING A5
BUILDING A4
BUILDING A3
BUILDING A2
BUILDING C1
BUILDING B1
BUILDING A1

LADY'S POINTE II
DB 541 PG 1755
PB 28 PG 232
TMS NO. R122 029 00A 0108 0000

SALEM FARMS OF BEAUFORT, LLC
TMS NO. R120 029 000 0509 0000
DB 3243, PG 1608
MB 153, PG 101
1,157,646 SQ. FEET
26.576 ACRES

NEW WET DETENTION POND
NEW WET DETENTION POND

FLOOD ZONE C
FLOOD ZONE A8
(EL 13)

LADY'S POINT
DB 491 PG 948
PB 35 PG 101
TMS NO. R120 029 000 104A 0000

S 89°16'56" E 316.77'

(TIE)
S 13°43'51" W 120.02'

LEONARD O'SHIELDS
DB 3188 PG 1986
PB 15 PG 71
TMS NO. R122 029 00A
0065 0000

N 78°08'07" W 145.36'

S 02°51'36" W 208.00'

S 07°58'55" W 664.96'

C1 C2 C3

SALEM ROAD 66' R/W (SC HWY 457-234) 35 MPH

HORIZONTAL SCALE

60 0 30 60 120 240

(IN FEET)
1 INCH = 60 FT.

CYPRESS ENGINEERING
100 SOUTH MAIN STREET
SUITE L
SUMMERVILLE, SC 29483
PHONE: 843-225-5151
WWW.CYPRESSENG.COM

DATE:	12/15/2020	CYP PROJ #:	20030
DRAWN:	WWR	CLIENT:	GDA DEVELOPMENT PARTNERS
DESIGNED:	TRT	CLIENT JOB #:.	
CHECKED:	WWR		

GARDEN OAKS APARTMENTS

BEAUFORT, SC

REV	DESCRIPTION	DATE

PRELIMINARY NOT FOR CONSTRUCTION

SITE PLAN

C5.01

DRB PACKAGE - DECEMBER 15, 2020

0233 0000

BURTON PROPERTIES
DB 232 PG 156
PB 147 PG 4
TMS NO. R122 029 000
0233 0000

MSD-BEAUFORT, LLC
DB 2059 PG 958
PB 62 PG 5
TMS NO. R122 029 00A 0106 0000

30' DRAINAGE EASEMENT DEED BOOK 3362 PAGE 1645

POSSIBLE 66' RIGHT OF WAY
MB 73 PG 93A
(NOT SHOWN BY GIS)

HANOVER PARK, LLC
DB 1367 PG 1432
PB 44 PG 67
TMS NO. R122 029 000 104D 0000

123 CLUB LP
DB 3673 PG 47
PB 28 PG 232
TMS NO. R122 029 00A 0107 0000

LADY'S POINTE II
DB 541 PG 1755
PB 28 PG 232
TMS NO. R122 029 00A 0108 0000

SALEM FARMS OF BEAUFORT, LLC
TMS NO. R120 029 000 0509 0000
DB 3243, PG 1608
MB 153, PG 101
1,157,646 SQ. FEET
26.576 ACRES

LADY'S POINT
DB 491 PG 948
PB 35 PG 101
TMS NO. R120 029 000 104A 0000

LEONARD O'SHIELDS
DB 3188 PG 1986
PB 15 PG 71
TMS NO. R122 029 00A
0065 0000

BUILDING B8
FFE=21.00

BUILDING B3
FFE=21.00

BUILDING B2
FFE=20.00

BUILDING A7
FFE=20.00

BUILDING A6
FFE=20.00

SHELTER

PLAYGROUND

AMENITY AREA

CLUBHOUSE/ LEASING
FFE=20.50

MAIL/ LAUNDRY
FFE=20.50

DOG PARK

BUILDING A5
FFE=20.00

BUILDING C2
FFE=20.00

BUILDING A4
FFE=20.00

BUILDING A3
FFE=19.50

BUILDING A2
FFE=19.50

BUILDING C1
FFE=19.00

BUILDING B1
FFE=19.00

BUILDING A1
FFE=19.00

NEW WET DETENTION POND
TOP=18.00
WSE=12.50
BOTTOM=8.00

NEW WET DETENTION POND
TOP=18.00
WSE=12.50
BOTTOM=8.00

FLOOD ZONE C
FLOOD ZONE AE
(EL 13)

SALEM ROAD 66' R/W (SC HWY 457-234) 35 MPH

DRAINAGE LEGEND

- CATCH BASIN
- STORM DRAINAGE PIPE
- x 20.00 — NEW FINISHED GRADE SPOT ELEVATION - SPOTS SHOWN ARE TO EDGE OF PAVEMENT/BOTTOM FACE OF CURB, UNLESS OTHERWISE NOTED
- NEW FINISHED GRADE CONTOUR
- x 14.00 — EXISTING GRADE SPOT
- 19 — EXISTING GRADE CONTOUR

HORIZONTAL SCALE

60 0 30 60 120 240

(IN FEET)
1 INCH = 60 FT.

CYPRESS ENGINEERING
100 SOUTH MAIN STREET
SUITE L
SUMMERVILLE, SC 29483
PHONE: 843-225-5151
WWW.CYPRESSENG.COM

DATE:	12/23/2020	CYP PROJ #:	20030
DRAWN:	WWR	CLIENT:	GDA DEVELOPMENT PARTNERS
DESIGNED:	TRT	CLIENT JOB #:	.
CHECKED:	WWR		

GARDEN OAKS APARTMENTS

BEAUFORT, SC

REV	DESCRIPTION	DATE

PRELIMINARY NOT FOR CONSTRUCTION

CYPRESS ENGINEERING SOUTH CAROLINA WILLIAM ROGAN JR.

CONCEPTUAL GRADING PLAN

C3.01

DRB PACKAGE - DECEMBER 23, 2020

PARKING CALCULATIONS								
Building Use	**Spaces Required**				**Tabulation**			
Apartments (1 Bedroom)	**1 space**	per	**1 Unit**		X	**96**	=	96
Apartments (2 Bedroom)	**1.75 space**	per	**1 Unit**		X	**132**	=	231
Apartments (3 Bedroom)	**2 space**	per	**1 Unit**		X	**60**	=	120
				TOTAL REQUIRED SPACES			=	**447**

Provided Parking Spaces		
Standard Spaces	=	432
ADA Standard Spaces	=	0
ADA Van Spaces	=	15
PROVIDED SPACES	=	**447**

0233 0000

BURTON PROPERTIES
DB 232 PG 156
PB 147 PG 4
TMS NO. R122 029 000
0233 0000

N 25°11'30" E 738.14'

POSSIBLE 66' RIGHT OF WAY
MB 73 PG 93A
(NOT SHOWN BY GIS)

N 25°07'57" E 209.94'

(TIE)
N 21°45'03" E
13.29'

MSD-BEAUFORT, LLC
DB 2059 PG 958
PB 62 PG 5
TMS NO. R122 029 00A 0106 0000

30' DRAINAGE EASEMENT DEED BOOK 3522 PAGE 1645

30'

HANOVER PARK, LLC
DB 1367 PG 1432
PB 44 PG 67
TMS NO. R122 029 000 104D 0000

S 89°16'22" E 689.00'

I23 CLUB LP
DB 3673 PG 47
PB 28 PG 232
TMS NO. R122 029 00A 0107 0000

N 78°08'07" W 1143.55'

BUILDING A8
BUILDING B3
BUILDING B2
BUILDING A7
BUILDING A6
BUILDING C2
AMENITY AREA
CLUBHOUSE/ LEASING
PLAYGROUND
SHELTER
MAIL/ LAUNDRY
DOG PARK
BUILDING A5
BUILDING A4
BUILDING A3
BUILDING A2
BUILDING C1
BUILDING B1
BUILDING A1
NEW WET DETENTION POND TOP=18.00 WSE=12.50 BOTTOM=8.00
NEW WET DETENTION POND TOP=18.00 WSE=12.50 BOTTOM=8.00
+225' BUILDING SETBACK
24'
12'

LADY'S POINTE II
DB 541 PG 1755
PB 28 PG 232
TMS NO. R122 029 00A 0108 0000

SALEM FARMS OF BEAUFORT, LLC
TMS NO. R120 029 000 0509 0000
DB 3243, PG 1608
MB 153, PG 101
1,157,646 SQ. FEET
26.576 ACRES

LADY'S POINT
DB 491 PG 948
PB 35 PG 101
TMS NO. R120 029 000 104A 0000

S 89°16'55" E 316.77'

FLOOD ZONE C
FLOOD ZONE A8
(EL 13)

(TIE)
S 13°43'51" W 120.02'

LEONARD O'SHIELDS
DB 3188 PG 1986
PB 15 PG 71
TMS NO. R122 029 00A
0065 0000

N 78°05'13" W 145.56'

S 02°51'36" W 208.00'

S 07°58'55" W 664.96'

SALEM ROAD 66' R/W (SC HWY 457-234) 35 MPH

HORIZONTAL SCALE

60 0 30 60 120 240

(IN FEET)
1 INCH = 60 FT.

CYPRESS ENGINEERING
100 SOUTH MAIN STREET
SUITE L
SUMMERVILLE, SC 29483
PHONE: 843-225-5151
WWW.CYPRESSENG.COM

DATE:	12/23/2020	CYP PROJ #:	20030
DRAWN:	WWR	CLIENT:	GDA DEVELOPMENT PARTNERS
DESIGNED:	TRT	CLIENT JOB #:	.
CHECKED:	WWR		

GARDEN OAKS APARTMENTS

BEAUFORT, SC

REV	DESCRIPTION	DATE

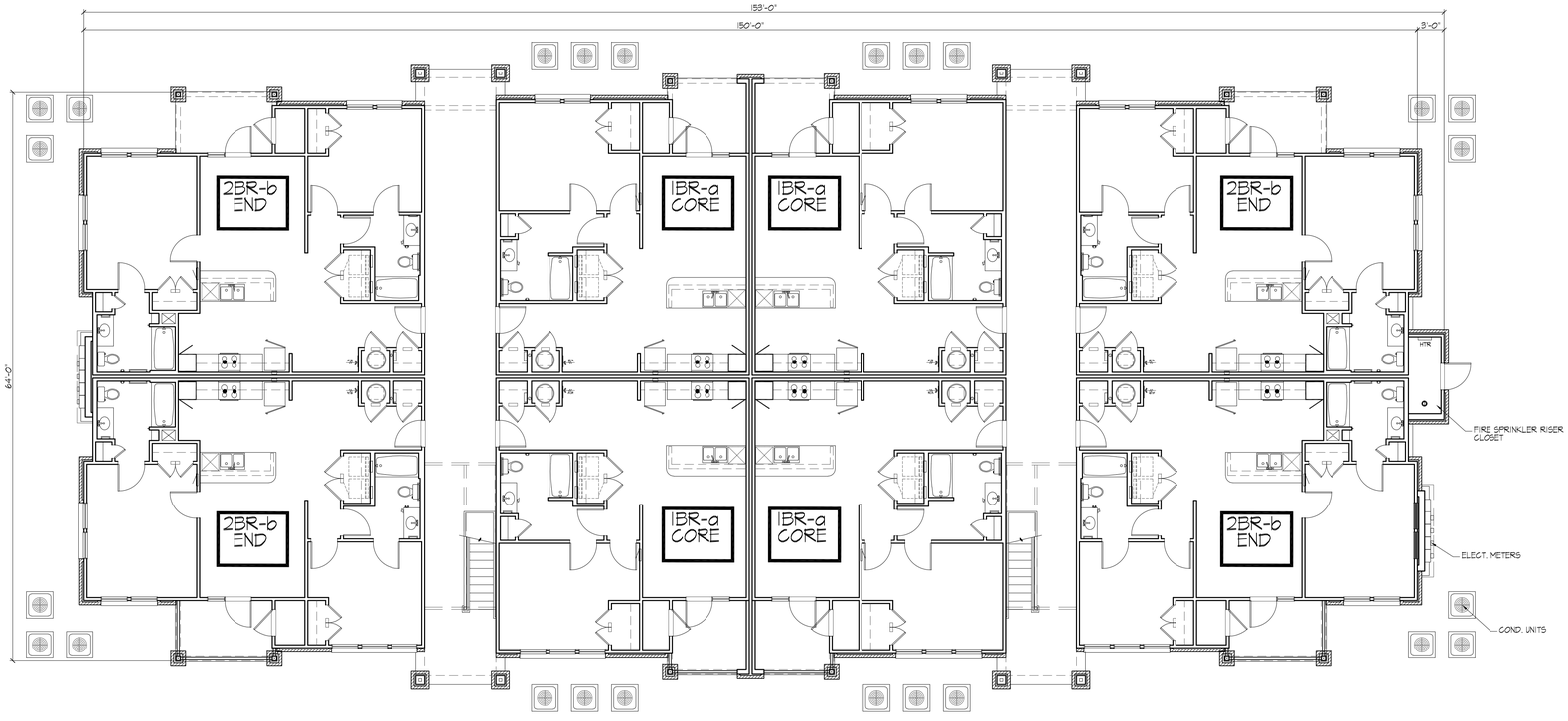
PRELIMINARY NOT FOR CONSTRUCTION

SITE PLAN

C5.01

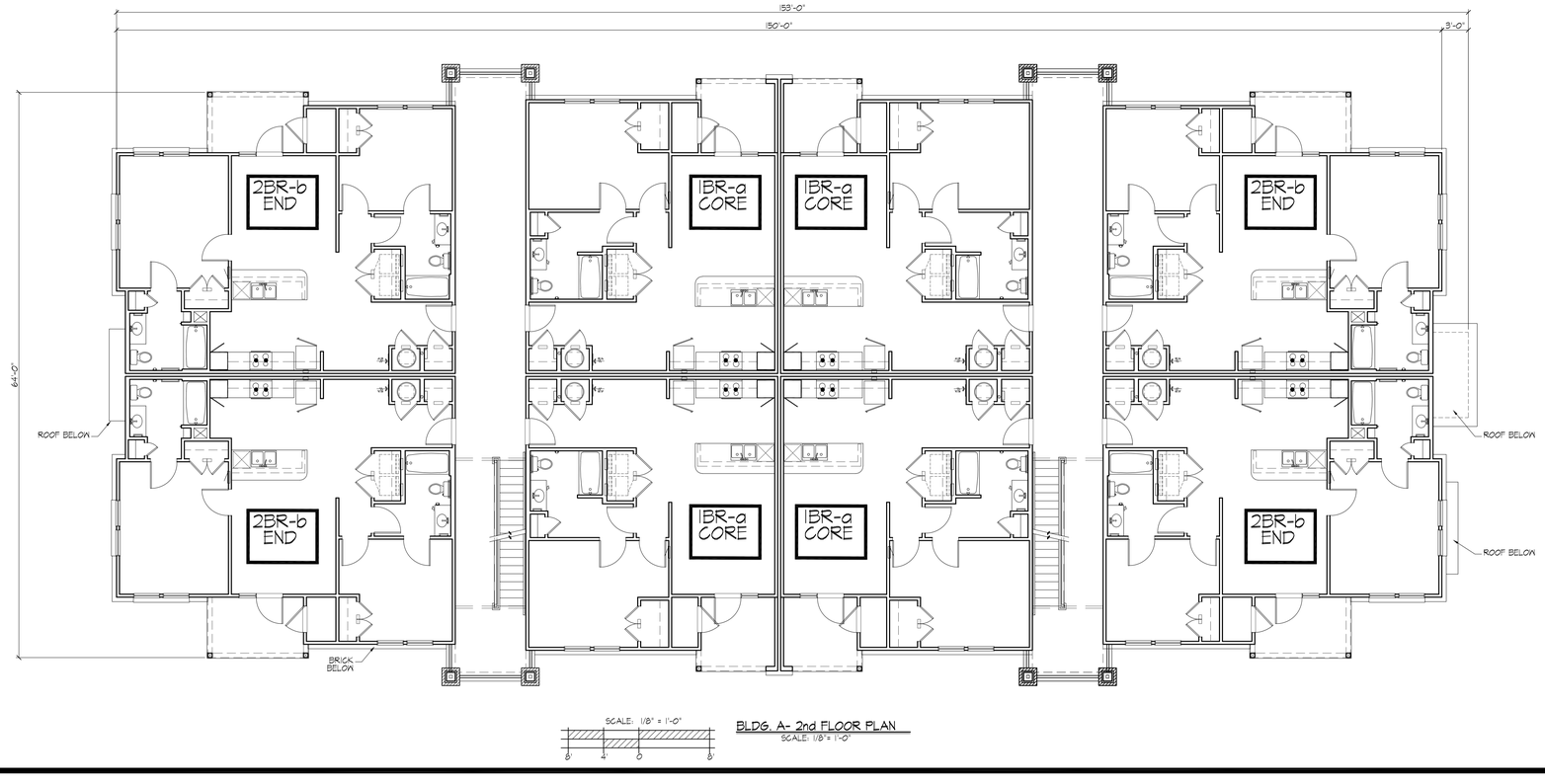
DRB PACKAGE - DECEMBER 23, 2020

PDI ARCHITECTURE, LLC 1020 BREAZEALE ROAD, PENDLETON, SC 29670 PH. (864) 224-5800



BLDG. A- GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

BLDG. A- AREA
GROUND= 9,321
2nd= 8,794
3rd= 8,794
TOTAL= 26,909 SF



BLDG. A- 2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT & BUILDING TYPE BREAKDOWN

BLDG. NO.	BLDG. TYPE	NO. OF APT. BLDGS.	1 BR-a CORE		1 BR H.C.	2 BR-a CORE	2 BR-b END	2 BR H.C.	2 BR END H.C.	3 BR-a END	3 BR-a END H.C.	TOTAL UNITS PER BLDG.
1	A	1	12		TBD	-	12	-	TBD	-	-	24
2	A	1	12		-	-	12	TBD	TBD	-	-	24
3	C	1	-		-	-	-	-	-	12	TBD	12
4	C	1	-		-	-	-	-	-	12	TBD	12
5	A	1	12		TBD	-	12	-	TBD	-	-	24
6	B	1	-		-	12	-	TBD	-	12	TBD	24
7	B	1	-		-	12	-	TBD	-	12	TBD	24
8	B	1	-		-	12	-	TBD	-	12	TBD	24
9	A	1	12		TBD	-	12	-	TBD	-	-	24
10	A	1	12		TBD	-	12	-	TBD	-	-	24
11	A	1	12		TBD	-	12	-	TBD	-	-	24
12	A	1	12		TBD	-	12	-	TBD	-	-	24
13	A	1	12		TBD	-	12	-	TBD	-	-	24
TOTAL			96		TBD	36	96	TBD	TBD	60	TBD	288

1 BR= 96 (33 %)
2 BR= 132 (46 %)
3 BR= 60 (21%)

NOTE: TYPE-A ACCESSIBLE UNITS = 15 (LOCATIONS T.B.D.)
(1BR= 5; 2BR= 7; 3BR= 3)

PDiA

reference: SR-

revisions:

scale: AS NOTED

date:

job number: 20016

BLDG. A- FLOOR PLANS

Garden Oaks Apartments
Salem Road
Beaufort, South Carolina

DRB SUBMITTAL
December 16, 2020

A-01

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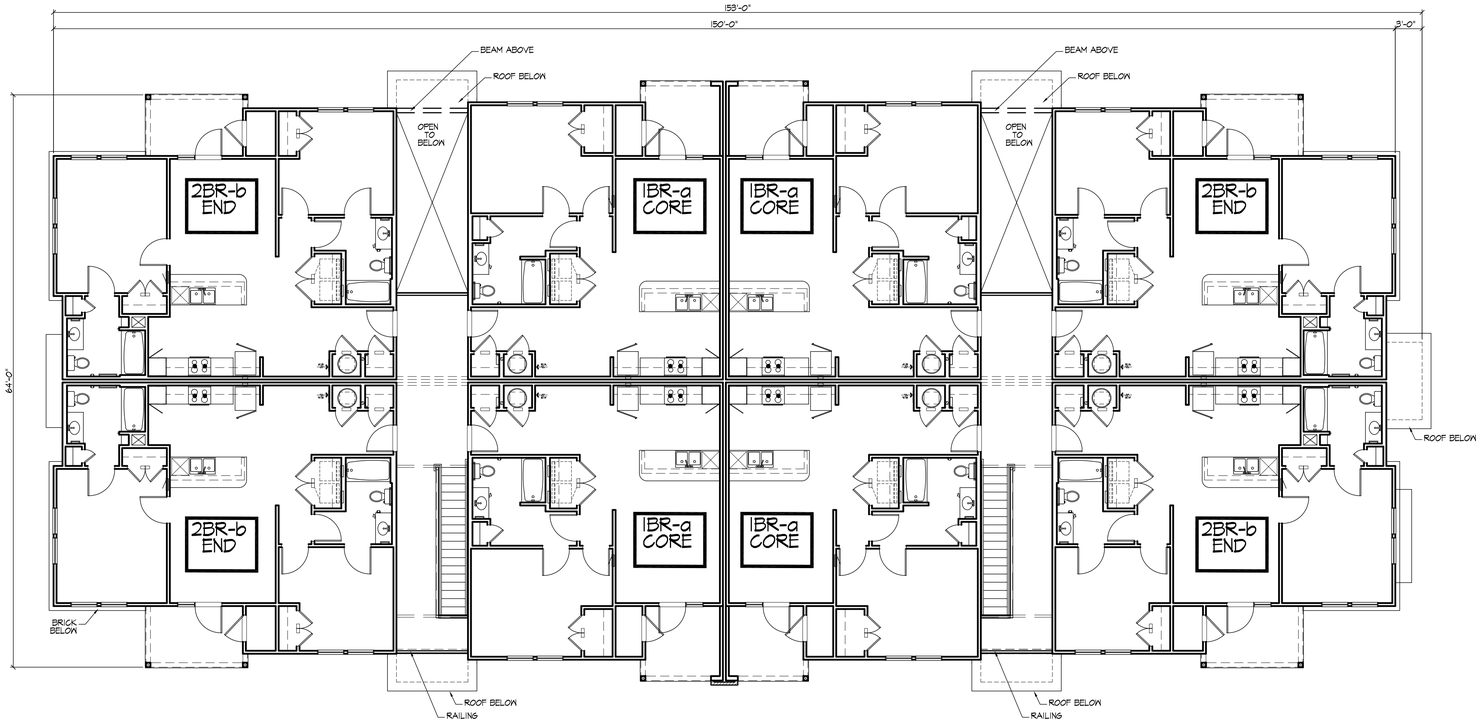
PDi ARCHITECTURE, LLC 1020 BREAZEALE ROAD, PENDLETON, SC 29670 PH. (864) 224-5800



BLDG. A- 3rd FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PDiA

reference: SR-

revisions:

scale: AS NOTED

date:

job number: 20016

BLDG. A- FLOOR PLAN

Garden Oaks Apartments
Salem Road
Beaufort, South Carolina

DRB SUBMITTAL
December 16, 2020

A-02

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WINDOW PERCENTAGE:
3rd FLOOR = 23.9%
2nd FLOOR = 23.8%
GROUND FLOOR = 30.0%

BLDG. A- FRONT ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND	(ALL APT. BUILDINGS)
	HORIZONTAL SIDING (7" REVEAL)
	FIBER CEMENT PANEL SIDING
	SHINGLE ROOFING
	FIBER CEM. TRIM
	BRICK VENEER
	'ARM' LIGHT
	WALL PACK / FLOOD LIGHT



BLDG. A- REAR ELEVATION
SCALE: 1/8" = 1'-0"



BLDG. A- LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BLDG. A- RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

PDiA

reference SR-1

revisions

scale: AS NOTED

date

job number 2001b

BLDG. A- ELEVATIONS

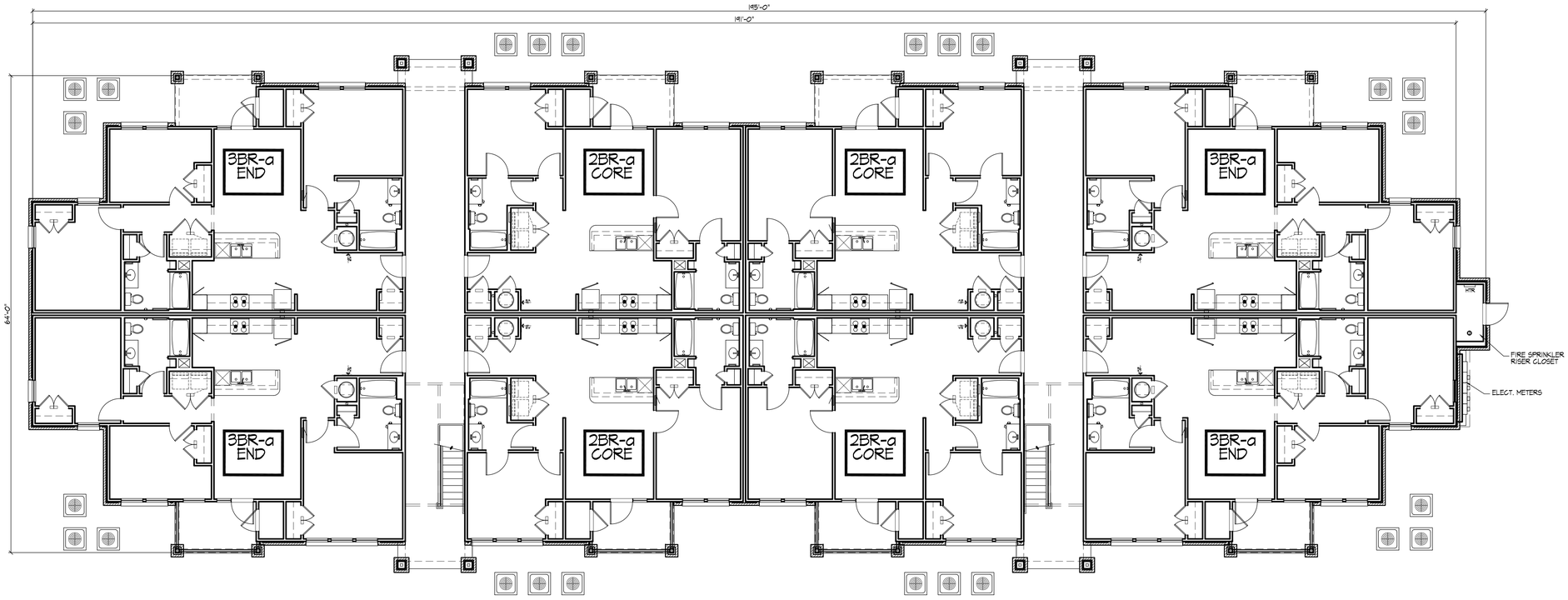
Garden Oaks Apartments

Salem Road
Beaufort, South Carolina

DRB SUBMITTAL
December 16, 2020

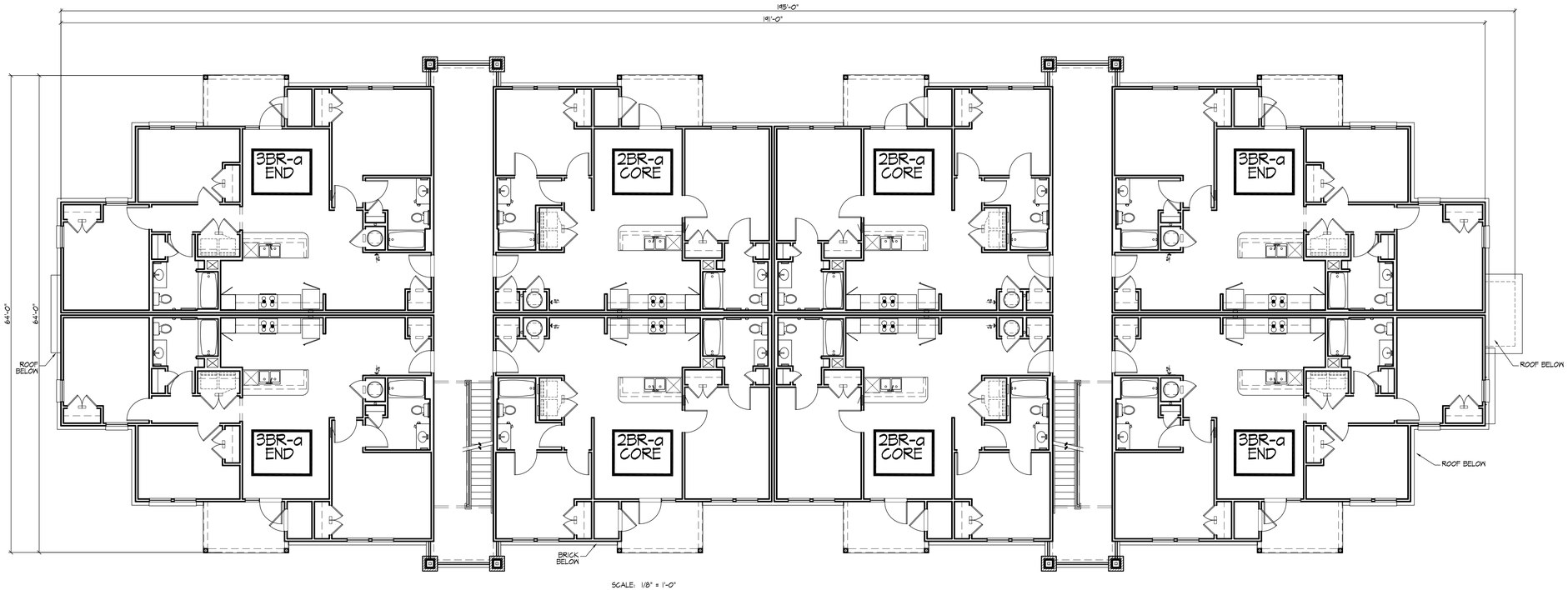
A-03

PDi ARCHITECTURE, LLC 1020 BREAZEALE ROAD, PENDLETON, SC 29670 PH. (864) 224-5800



BLDG. B- GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

BLDG. B- AREA	
GROUND=	10,954
2nd=	10,439
3rd=	10,439
TOTAL=	31,832 SF



BLDG. B- 2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PDiA

reference: SR-

revisions:

scale: AS NOTED

date:

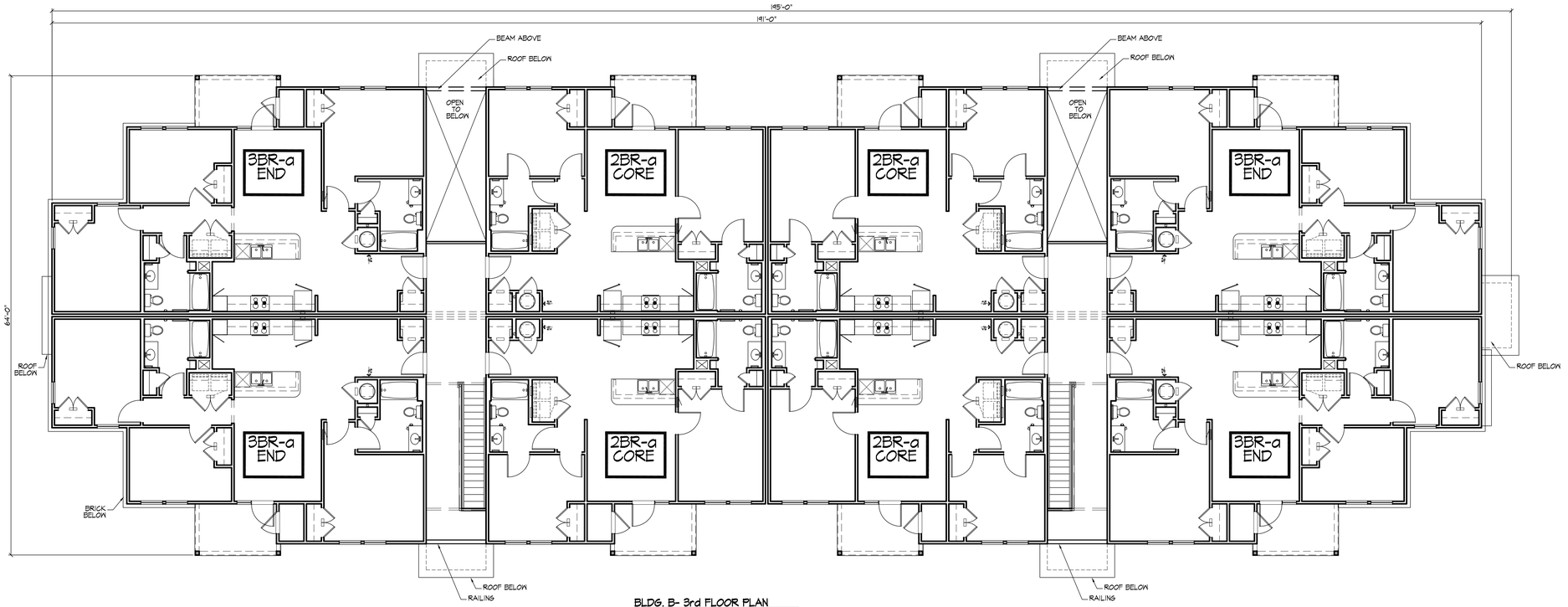
job number: 20016

BLDG. B- FLOOR PLANS

Garden Oaks Apartments
Salem Road
Beaufort, South Carolina

DRB SUBMITTAL
December 16, 2020

A-04



BLDG. B- 3rd FLOOR PLAN
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

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PDiA

reference
SR-
revisions
-
-
scale:
AS NOTED
date
-
-
job number
20016

BLDG. B- FLOOR PLAN

Garden Oaks Apartments
Salem Road
Beaufort, South Carolina

DRB SUBMITTAL
December 16, 2020

A-05

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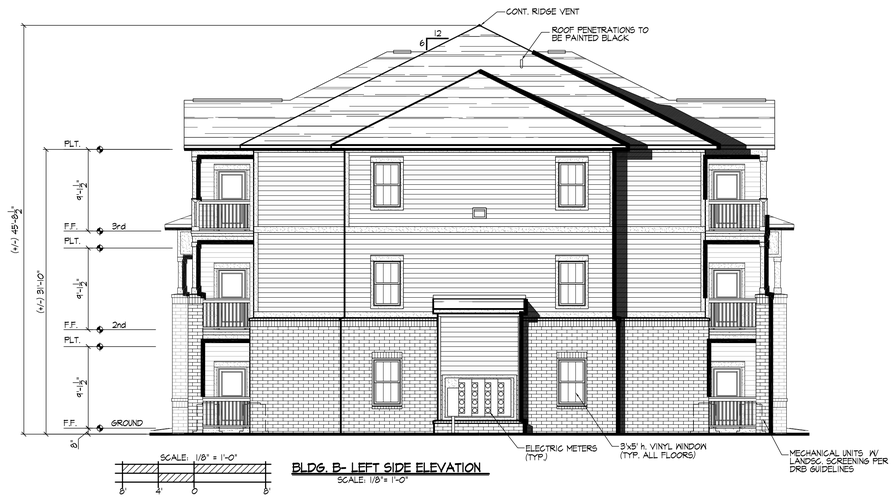
BLDG. B- FRONT ELEVATION
SCALE: 1/8" = 1'-0"

WINDOW PERCENTAGE:	
3rd FLOOR	= 20.4%
2nd FLOOR	= 20.4%
GROUND FLOOR	= 32.2%

LEGEND	(ALL APT. BUILDINGS)
	HORIZONTAL SIDING (7" REVEAL)
	FIBER CEMENT PANEL SIDING
	SHINGLE ROOFING
	FIBER CEM. TRIM
	BRICK VENEER
	'ARM' LIGHT
	WALL PACK / FLOOD LIGHT



BLDG. B- REAR ELEVATION
SCALE: 1/8" = 1'-0"



BLDG. B- LEFT SIDE ELEVATION
SCALE: 1/8"= 1'-0"



BLDG. B- RIGHT SIDE ELEVATION
SCALE: 1/8"= 1'-0"

DRB SUBMITTAL
December 16, 2020

PDiA

reference SR-1

revisions

scale: AS NOTED

date

job number 2001.16

BLDG. B- ELEVATIONS

Garden Oaks Apartments
Salem Road
Beaufort, South Carolina

A-06

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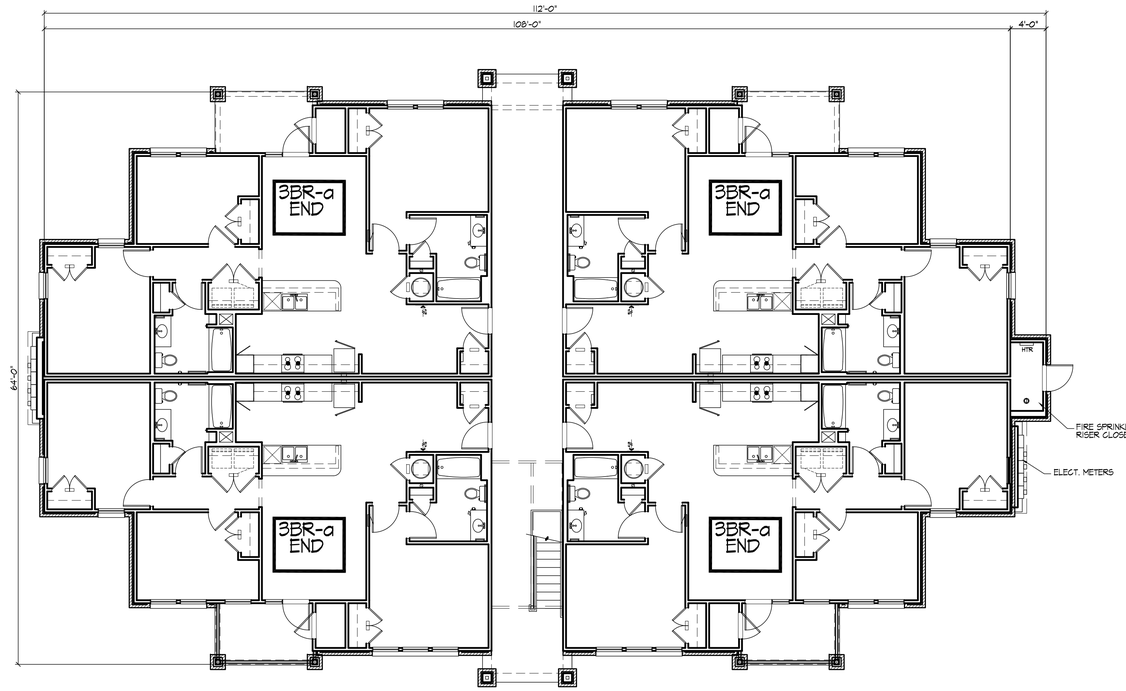
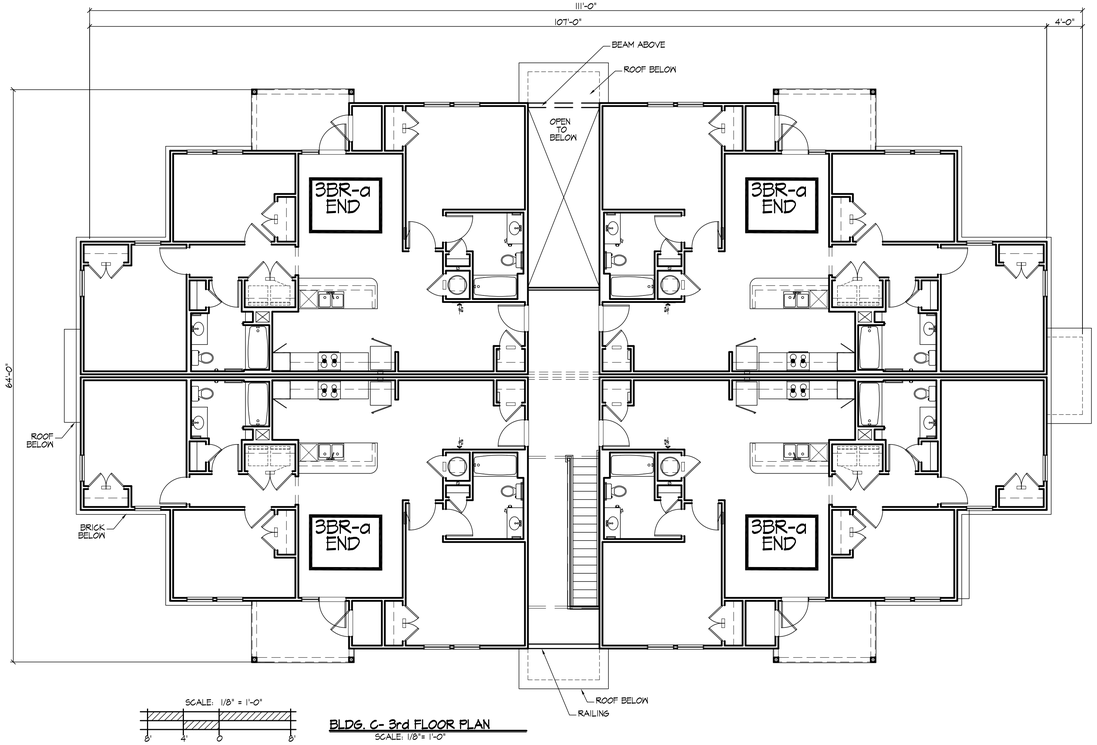


SCALE: 1/8" = 1'-0"

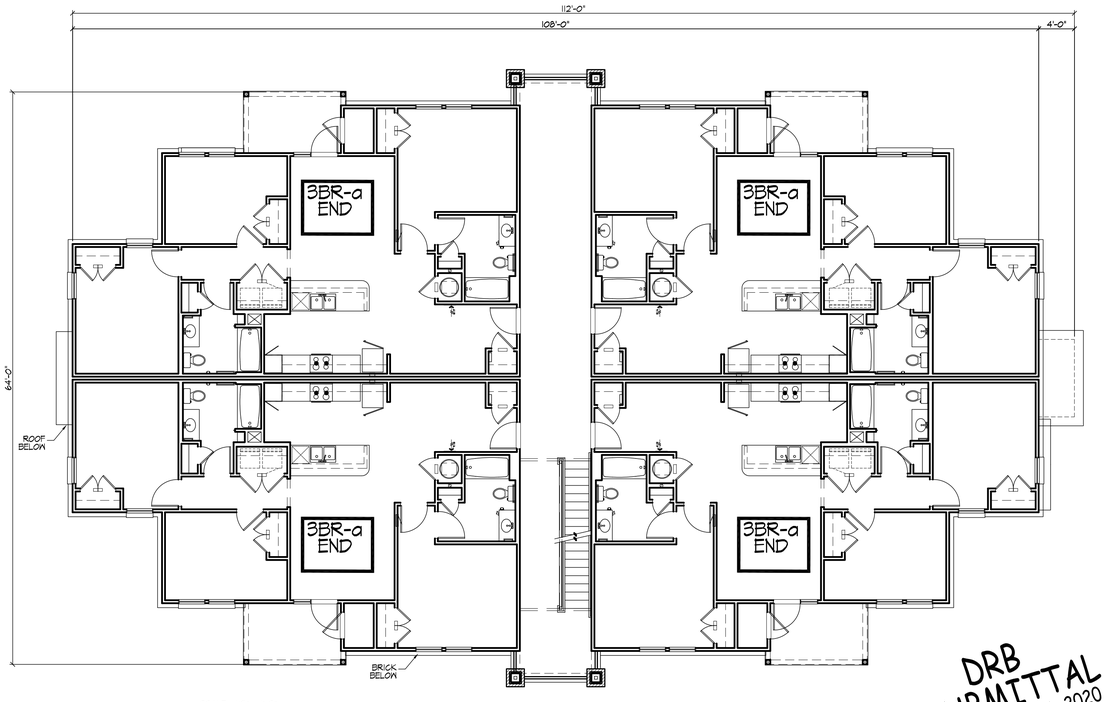
BLDG. C- GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

BLDG. C- AREA	
GROUND=	5,964
2nd=	5,676
3rd=	5,676
TOTAL=	17,316 SF



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

BLDG. C- 3rd FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

BLDG. C- 2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"

BLDG. C- FLOOR PLANS

Garden Oaks Apartments
Salem Road
Beaufort, South Carolina

DRB SUBMITTAL
December 16, 2020

A-07

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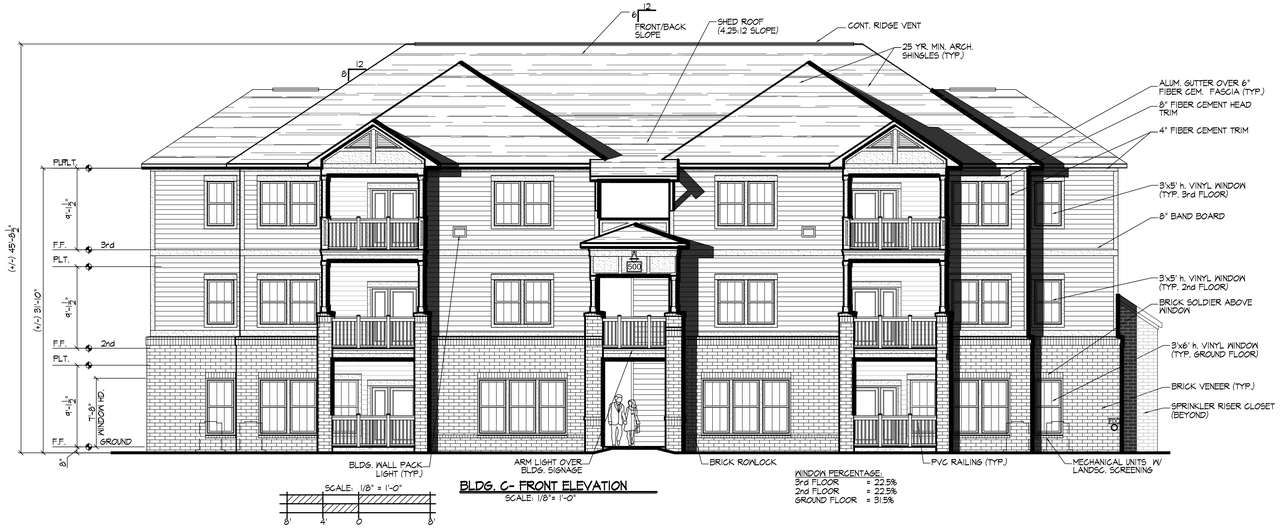
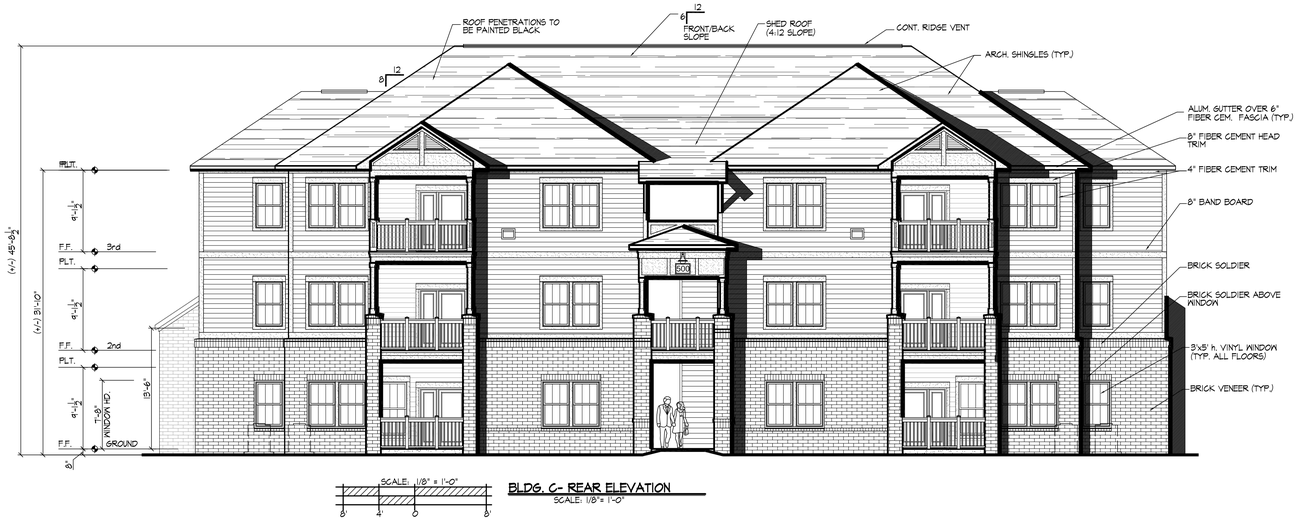
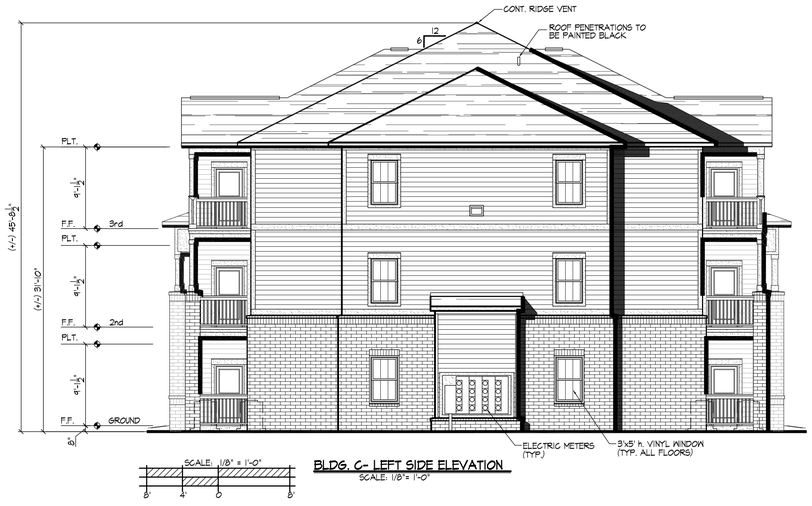


BLDG. C- FRONT ELEVATION
SCALE: 1/8" = 1'-0"



BLDG. C- REAR ELEVATION
SCALE: 1/8" = 1'-0"



BLDG. C- LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BLDG. C- RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND	(ALL APT. BUILDINGS)
	HORIZONTAL SIDING (7" REVEAL)
	FIBER CEMENT PANEL SIDING
	SHINGLE ROOFING
	FIBER CEM. TRIM
	BRICK VENEER
	'ARM' LIGHT
	WALL PACK / FLOOD LIGHT

PDiA

reference: SR-

revisions:

scale: AS NOTED

date:

job number: 20016

BLDG. C- ELEVATIONS

Garden Oaks Apartments
Salem Road
Beaufort, South Carolina

DRB SUBMITTAL
December 16, 2020

A-08

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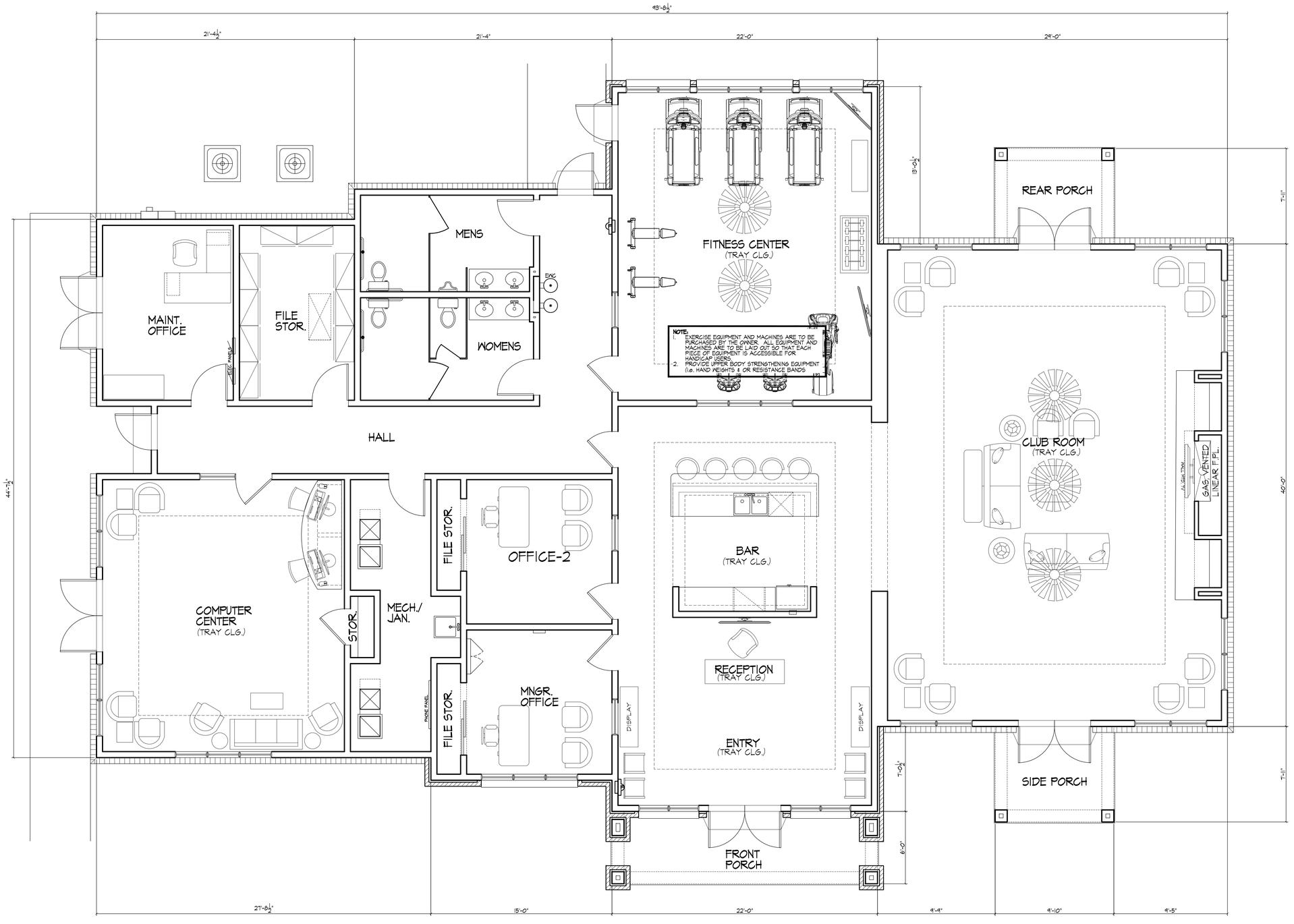

SCALE: 1/4" = 1'-0"

CLUBHOUSE- PLAN

SCALE: 1/4"=1'-0"

NET HTD. = 4,286 S.F.
GROSS HTD.= 4,444 S.F.

DRB SUBMITTAL
December 14, 2020

CLUBHOUSE - FLOOR PLAN

Garden Oaks Apartments
Salem Road
Beaufort, South Carolina

reference
SR-

revisions

scale
AS NOTED

date

job number
20016

A-09

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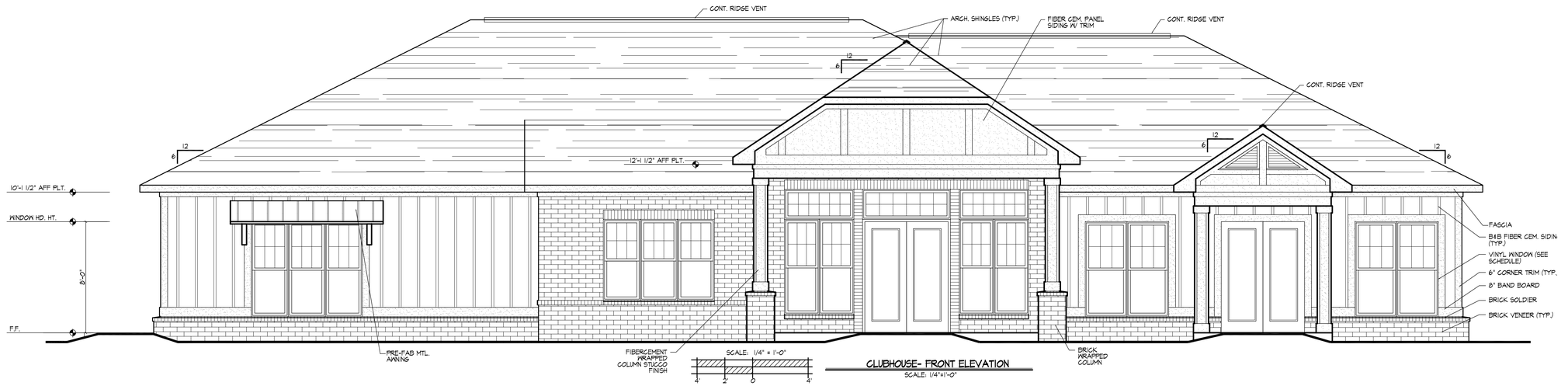
LEGEND (CLUBHOUSE & ACCESSORY BLDGS)	
	FIBER CEMENT BOARD & BATTEN SIDING
	FIBER CEMENT PANEL SIDING
	BRICK VENEER (RUNNING BOND, U.N.O.)
	SHINGLE ROOF
	METAL ROOF



CLUBHOUSE- FRONT ELEVATION
SCALE: 1/4"=1'-0"



CLUBHOUSE- REAR ELEVATION
SCALE: 1/4"=1'-0"

CLUBHOUSE - ELEVATIONS

Garden Oaks Apartments
Salem Road
Beaufort, South Carolina

DRB SUBMITTAL
December 14, 2020

A-10

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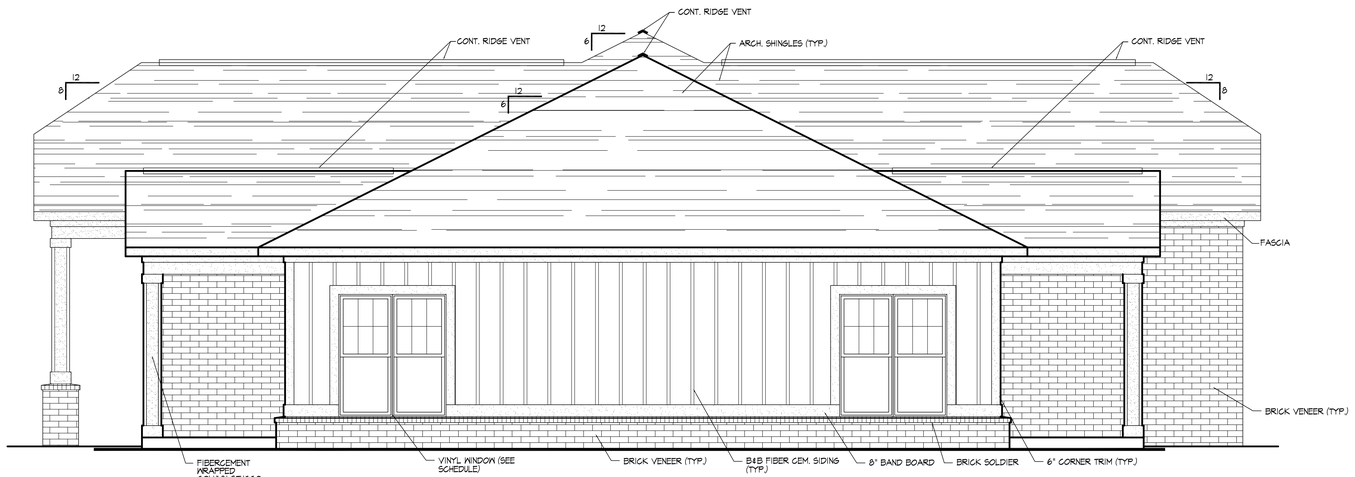
LEGEND (CLUBHOUSE & ACCESSORY BLDGS)	
	FIBER CEMENT BOARD & BATTEN SIDING
	FIBER CEMENT PANEL SIDING
	BRICK VENEER (RUNNING BOND, U.N.O.)
	SHINGLE ROOF
	METAL ROOF



SCALE: 1/4" = 1'-0"

4' 2' 0 4'

CLUBHOUSE- RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



SCALE: 1/4" = 1'-0"

4' 2' 0 4'

CLUBHOUSE- LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

CLUBHOUSE - ELEVATIONS

Garden Oaks Apartments

Salem Road

Beaufort, South Carolina

reference SR-

revisions

scale AS NOTED

date

job number 20016

DRB SUBMITTAL December 14, 2020

A-11

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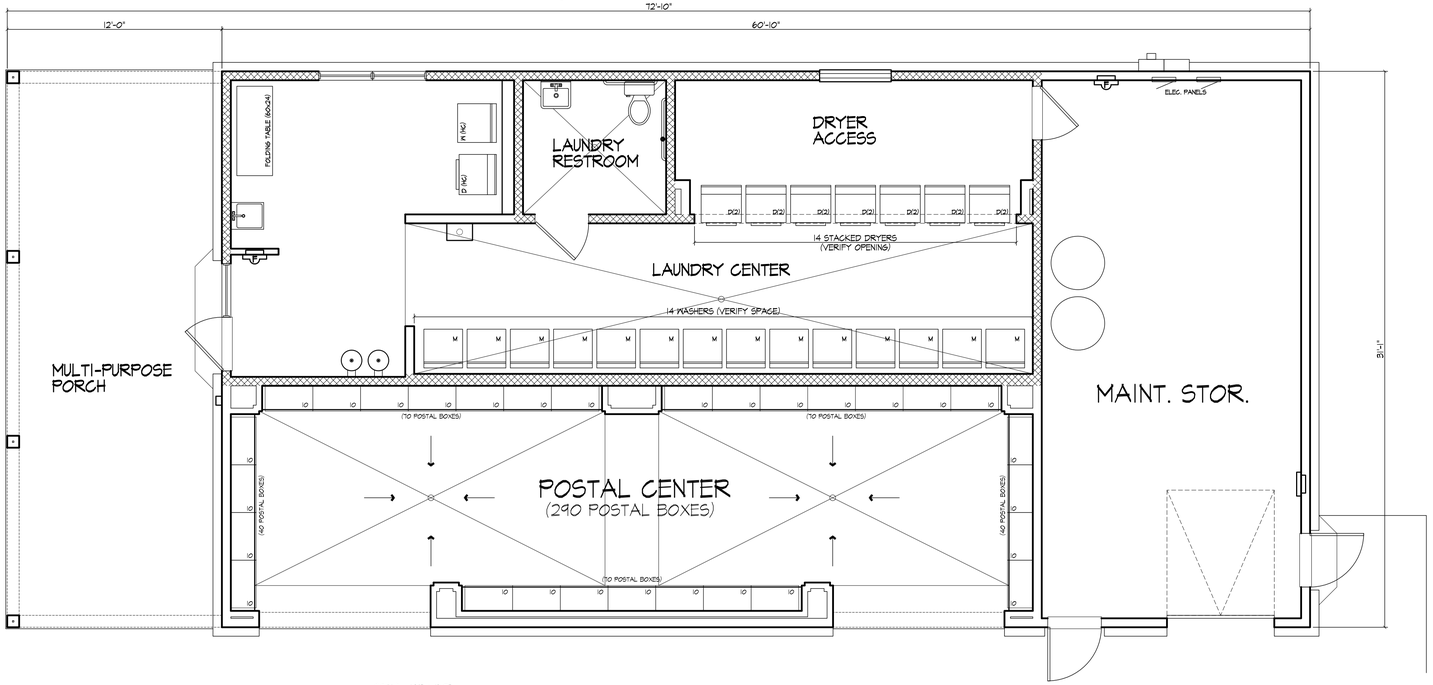


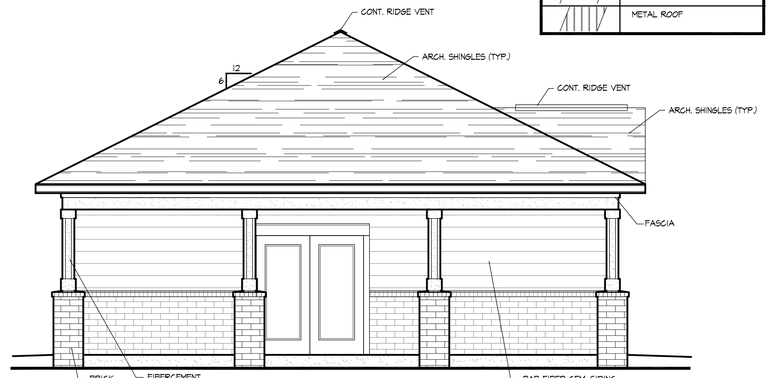
SCALE: 1/4" = 1'-0"

LAUNDRY / MAIL / MAINTENANCE BLDG.- PLAN

SCALE: 1/4"=1'-0"

NET HTD. = 743 S.F.
GROSS HTD. = 806 S.F.
TOTAL GROSS= 2,264 S.F.

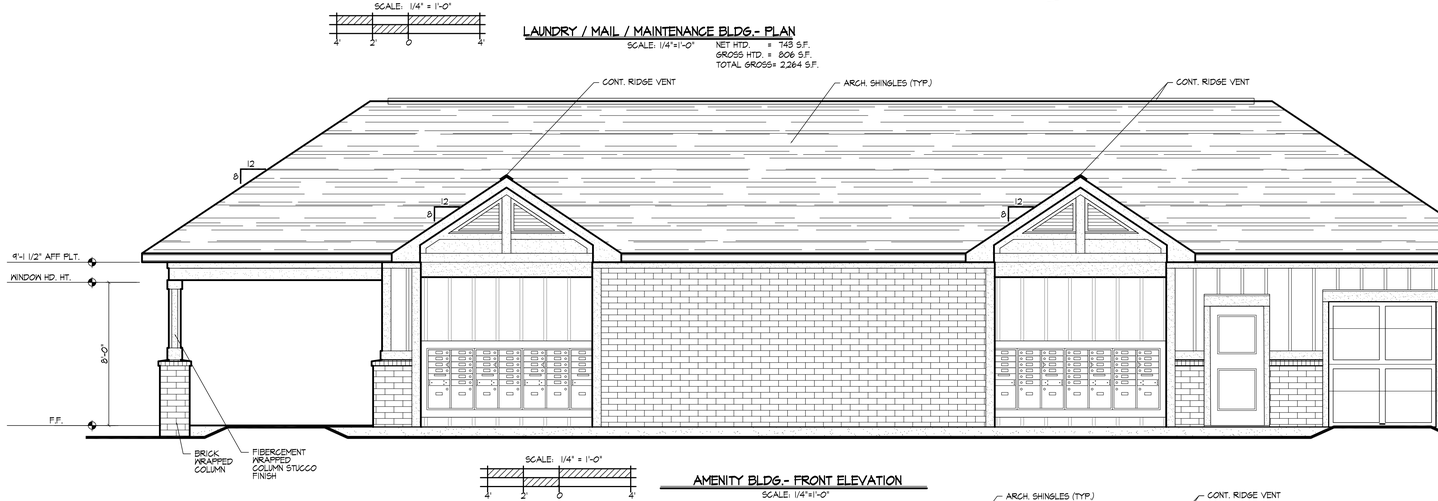
LEGEND (CLUBHOUSE & ACCESSORY BLDGS)	
	FIBER CEMENT BOARD & BATTEN SIDING
	FIBER CEMENT PANEL SIDING
	BRICK VENEER (RUNNING BOND, U.N.O.)
	SHINGLE ROOF
	METAL ROOF



SCALE: 1/4" = 1'-0"

AMENITY BLDG.- LEFT SIDE ELEVATION

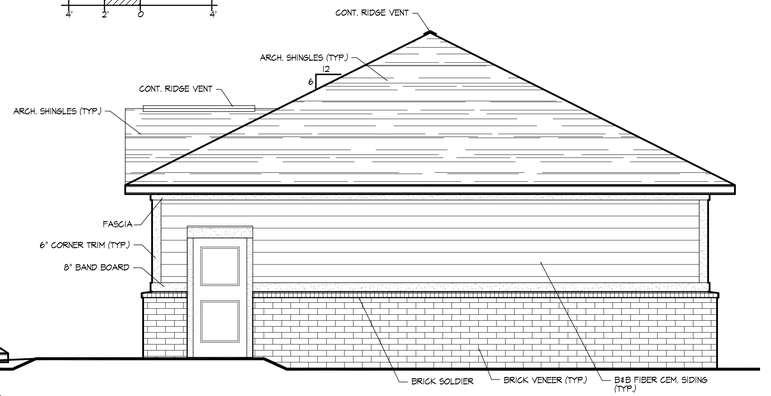
SCALE: 1/4"=1'-0"



SCALE: 1/4" = 1'-0"

AMENITY BLDG.- FRONT ELEVATION

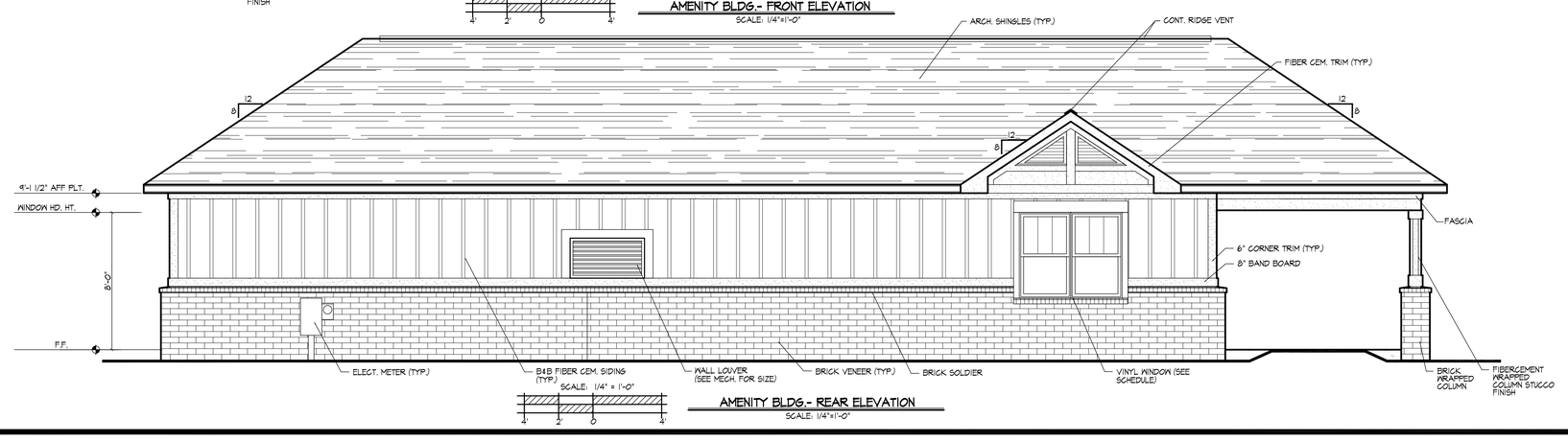
SCALE: 1/4"=1'-0"



SCALE: 1/4" = 1'-0"

AMENITY BLDG.- RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



SCALE: 1/4" = 1'-0"

AMENITY BLDG.- REAR ELEVATION

SCALE: 1/4"=1'-0"

DRB SUBMITTAL
December 14, 2020

A-12

LAUNDRY / MAIL / MAINTENANCE - FLOOR PLAN & ELEVS.

Garden Oaks Apartments
Salem Road
Beaufort, South Carolina

PDi ARCHITECTURE, LLC 1020 BREAZEALE ROAD, PENDLETON, SC 29670 PH. (864) 224-5800

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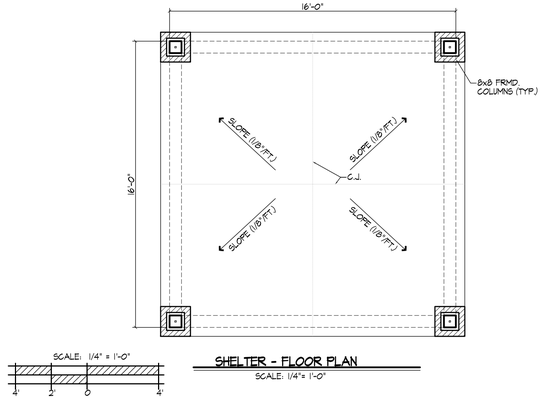
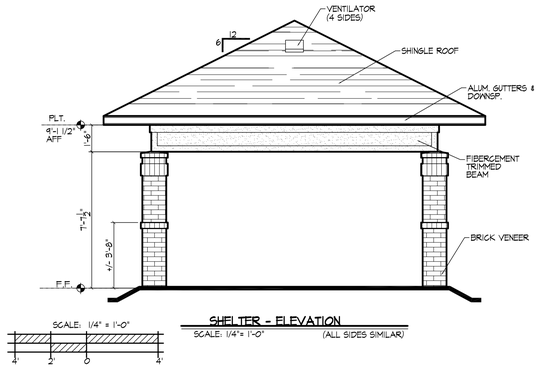
LEGEND (CLUBHOUSE & ACCESSORY BLDGS)	
	FIBER CEMENT BOARD & BATTEN SIDING
	FIBER CEMENT PANEL SIDING
	BRICK VENEER (RUNNING BOND, U.N.O.)
	SHINGLE ROOF
	METAL ROOF



SHELTER - FLOOR PLAN
SCALE: 1/4" = 1'-0"



SHELTER - ELEVATION
SCALE: 1/4" = 1'-0" (ALL SIDES SIMILAR)

PDiA

reference: SR-

revisions:

scale: AS NOTED

date: ...

job number: 20016

SHELTER - FLOOR PLAN & ELEVS.

Garden Oaks Apartments
Salem Road
Beaufort, South Carolina

DRB SUBMITTAL
December 14, 2020

A-13

CITY OF BEAUFORT
Community and Economic Development Department
1911 BOUNDARY STREET
BEAUFORT, SC 29902
(843) 525-7011
FAX (843) 986-5606

WILLIAM PROKOP
City Manager

DAVID PRICHARD
Community & Economic
Director

December 22, 2020

William Rogan
WillR@CypressEng.com

RE: Beaufort Code Interpretation
Proposed Garden Oaks Apartments R120 029 000 0509 0000

Dear Mr. Rogan,

We appreciate that you have worked closely with planning staff in the preparation of a preliminary site plan for the proposed Garden Oaks Apartments. As you are aware, the subject property is currently zoned T-4N, and per Section 2.4.1.D.3 of the Beaufort Code the maximum building width *at frontage* in the T-4N district is limited to 100 feet. Following the recommendation of planning staff, you have proposed a site plan that provides a community green space and open space buffer in excess of 200 feet that separates all buildings in the proposed development from the Salem Road right-of-way. It is staff's interpretation that the proposed apartment buildings are fronting the development's community green space and open space and therefore not subject to the building width restrictions of Section 2.4.1.D.3. However, the following requirements shall apply:

1. A minimum 200-foot common green space and open space buffer shall separate all buildings from the Salem Road public right-of-way;
2. Design of the community green space and open space shall be subject to the requirements of Section 7.4.4; and
3. Ownership and maintenance of the community green space and open space shall be subject to the requirements of Section 7.4.5.

Please let me know if you have any questions or comments.

Sincerely,

Dan Frazier
Senior Planner
Community & Economic Development

(Encl: The Beaufort Code, Sections 2.4.1, 7.4.4, and 7.4.5)

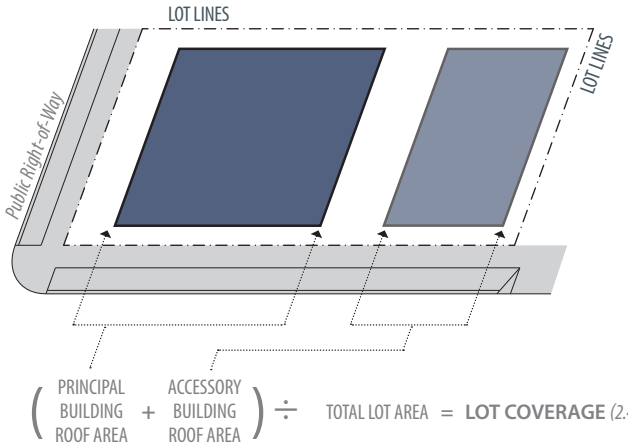
2.4: DISTRICT DEVELOPMENT STANDARDS

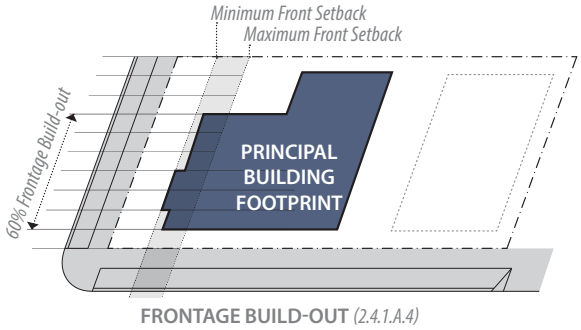
2.4.1 TRANSECT-BASED DISTRICT STANDARDS

DISTRICT	T3-S	T3-N	T4-HN	T4-N	T5-DC	T5-UC
A. LOT CONFIGURATION						
1. Lot Width at Front Setback	75 ft min; for waterfront lots see Section 2.5.4	40 ft min, 60 ft min in the Hundred Pines neighborhood	40 ft min, 60 ft min in The Point	n/a	n/a	n/a
2. Lot Size	9,000 sf min; for waterfront lots see Section 2.5.4	4,000 sf min; 3,000 sf min for alley-served lots	4,000 sf min; 6,000 sf min in The Point	n/a	n/a	n/a
3. Maximum Lot Coverage [1]	30% of lot area	45% of lot area	55% of lot area	70% of lot area	100%	100%
4. Frontage Build-Out [2]	n/a	n/a	75% max	60% min; 85% max	75% min	60% min
B. PRIMARY BUILDING PLACEMENT						
1. Front Setback; *for infill lots also see Section 2.5.2*	20 ft min	15 ft min	average Prevailing Setback on block	0 ft min	0 ft min	0 ft min
	No max	30 ft max [3]		15 ft max	max. Prevailing Setback on block	15 ft max
2. Side Setback - Corner /Alley	15 ft min	6 ft min	5 ft min	0 ft min	0 ft min	0 ft min
	No max	No max	No max	10 ft max	15 ft max	15 ft max
3. Side Setback - Interior	10 ft min	6 ft min	6 ft min, 10 ft min in The Point	5 ft min, or 0 ft if attached	0 ft min	0 ft min
4. Rear Setback [4]	15 ft min	15 ft min	15 ft min	10 ft min	0 ft min	5 ft min
5. Rear Setback from Alley [4]	n/a	0 ft	0 ft	0 ft	0 ft	0 ft
6. Attached Garage/Carport Setback (from front facade) [5, 6]	5 ft min	5 ft min	attached garages shall only be accessed via an alley; garage doors shall not face the street			
C. ACCESSORY BUILDING PLACEMENT - see section 3.11 for additional requirements						
1. Front Setback	accessory structures shall be located behind the front facade of the primary structure, except as provided for in Section 2.5.4 (Waterfront Lots) and Section 4.5.3 (Carriage House); see item 6 below for setback for detached garage doors					
2. Side Setback - Corner / Alley [5]	5 ft min	5 ft min	5 ft min	3 ft min	0 ft min	0 ft min
3. Side Setback - Interior	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
4. Rear Setback [4]	5 ft min	5 ft min	5 ft min	5 ft min	0 ft min	0 ft min
5. Rear Setback from Alley [4]	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min	3 ft min
6. Detached Garage Door/Carport Setback (from front facade) [5]	5 ft min	20 ft min	20 ft min	20 ft min	shall be located behind primary building and accessed via alley or side street [7]	
D. BUILDING FORM						
1. Primary Building Height - *see Section 2.6*	No min	No min	No min	2 stories min [8]	2 stories min	2 stories min [8]
	2.5 stories max	2.5 stories max	3 stories max	4 stories max; *3.5 stories max in & fronting Historic District & interior lots along Allison Rd.*	3 stories max at property line, *see 2.6.1.G*	5 stories max; 3.5 stories max in & fronting Historic District
2. Accessory Building Height	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories or 30 ft max	2 stories max	2 stories max
3. Building Width at Frontage	n/a	n/a	n/a	100 ft max	100 ft max [9]	160 ft max [9]
E. PARKING PAD LOCATION- there are no interior side setbacks for parking unless buffers are required per Section 5.5. See Section 2.5.8 for additional provisions						
1. Front Setback	there are no parking setbacks, however, driveways shall be located to the side of the lot/primary structure except on waterfront lots meeting the conditions stated in 2.5.4.		40 ft min	40 ft min	40 ft min	40 ft min
2. Side Setback - Corner			5 ft min	15 ft min	5 ft min	5 ft min
3. Rear Setback			5 ft min	5 ft min	0 ft min	0 ft min

[1] This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%. Parcels may also be subject to Section 8.3 (Stormwater).
[2] See Section 2.5.1.B for additional frontage build-out standards.
[3] When lot width is 75 ft or greater, there is no maximum front setback.
[4] Garage doors shall be 15 ft min from alley centerline.
[5] In addition to the setback requirements listed above, garage doors/carports which face a public right-of-way, except for rear alleys, shall be set back a minimum of 20 ft from that right-of-way.
[6] The Battery Shores and Islands of Beaufort neighborhoods are exempt from this standard when garage doors do not face a public right-of-way. In the Jericho Woods neighborhood, carports are exempt from this standard.
[7] Also see Section 2.5.7(Street Access Standards).
[8] 2 stories are only required at significant intersections, in accordance with Section 2.6.3 and the Street Hierarchy Diagram in Appendix C.3
[9] Buildings exceeding this maximum shall comply with the Large Footprint Building standards in Section 4.5.10.

LOT CONFIGURATION *(2.4.1.A)*

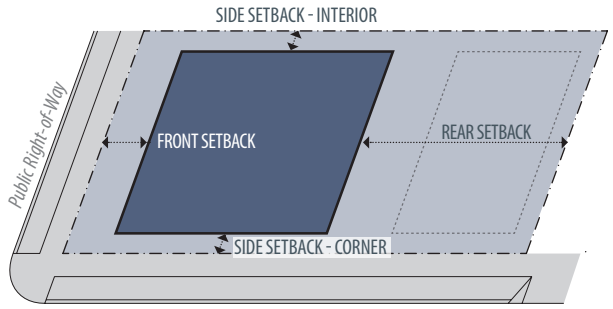




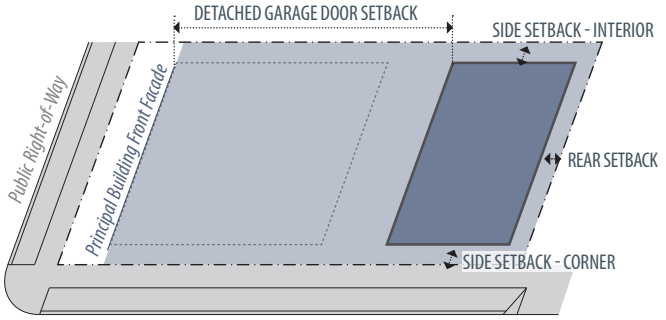
FRONTAGE BUILD-OUT *(2.4.1.A.4)*

Frontage build-out is the percentage of the lot width where the front elevation of the building is located between the minimum and maximum front setbacks established for the district.

BUILDING PLACEMENT *(2.4.1.B - C)*



PRINCIPAL BUILDING SETBACKS *(2.4.1.B)*

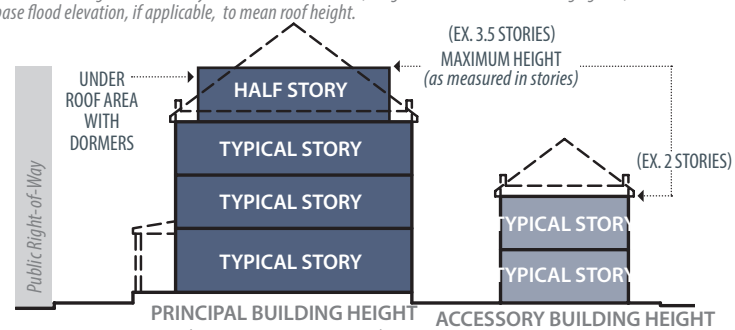


ACCESSORY BUILDING SETBACKS *(2.4.1.C)*

BUILDING FORM *(2.4.1.D)*

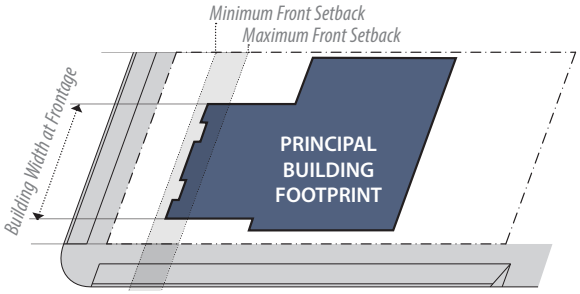
Maximum height in stories is measured by counting the number of floors, or a portion thereof.

If maximum heights are listed by a dimensional standard, height is measured from average grade, or first floor above base flood elevation, if applicable, to mean roof height.



PRINCIPAL BUILDING HEIGHT *(2.4.1.D.1; also see Section 2.6)*

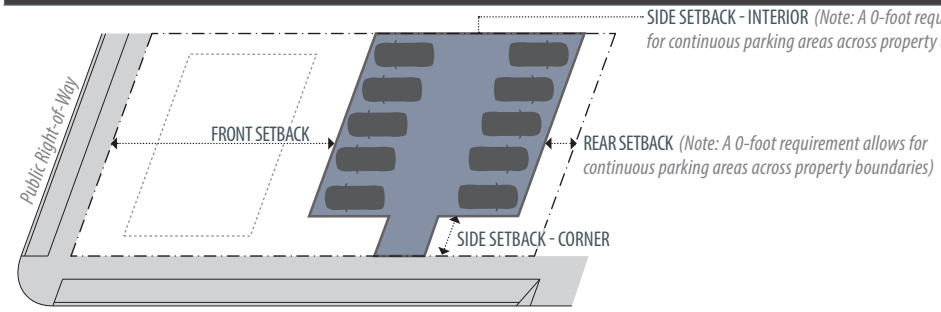
ACCESSORY BUILDING HEIGHT *(2.4.1.D.2; also see Section 2.6)*



BUILDING WIDTH AT FRONTAGE *(2.4.1.D.3)*

The building width at frontage is measured as the width of any portion of the front elevation located between the minimum and maximum front setbacks established for the district.

PARKING LOCATION *(2.4.1.E)*



7.4.4 DESIGN OF COMMUNITY GREEN SPACE AND OPEN SPACES

A. **Design Standards for Community Green Space and Open Space:** Land used as Community Green Space and Open Space shall meet the following design standards:

1. **Location**

a. Where relevant and appropriate, the land shall be located so as to be readily accessible and usable by residents and users of the development. To the maximum extent practicable, a portion of the open space shall provide focal points for the development.

b. Common space set aside for children's play areas and other recreational activities shall be clearly visible from the dwelling units on the site.

c. The land shall, to the maximum extent practicable, be located to adjoin, extend, and enlarge any open areas, trails, parks, or other open space resources that exist or are planned within or adjacent to the development.

2. **Provision in Multi-Phase Developments:** In multi-phase developments, open space Manuals may be calculated either by phases, or by collectively looking at the development as a whole.

B. **Accessory Structure Standards:** All accessory structures within parks and open spaces — including, but not limited to, restrooms, open-air pavilions, gazebos, picnic shelters, and outdoor theaters — shall not be subject to the physical requirements of the building form or siting standards in Article 2 (Map and Districts). They shall be designed to be consistent with the character of the district in which they are located. Such consistency may require accessory structures to maintain building setbacks, frontage, massing, disposition, and character similar to adjacent development as determined by the administrator.

7.4.5 OWNERSHIP AND MAINTENANCE OF COMMUNITY GREEN SPACE AND OPEN SPACE SPACE

A. Open space areas or other community facilities shall be preserved and maintained in accordance with the approved

1. Development Design, in accordance with Section 9.8,
2. Special Exception, in accordance with Section 9.13, or
3. Subdivision, in accordance with Section 9.9, whichever is appropriate.

B. Provision must be made by the property owner to ensure preservation and long term maintenance and management of Community Green Space and Open Spaces through one of the following mechanisms:

1. Conveyance of the land to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintaining it for its intended purposes
2. Conveyance of the land to a third-party beneficiary, such as a nonprofit environmental or civic organization, that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purpose
3. Dedication of the land to the city or other appropriate public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended purposes

C. All methods utilizing private ownership shall require deed restrictions, covenants, or other legal instruments that ensure continued use of the land and facilities for their intended uses,

and provide for the continued and effective management, operation, and maintenance of the land and facilities.

D. Failure to maintain Community Green Space and Open Space areas or other community facilities shall be a violation of this Code subject to the remedies and penalties in Article 12 (Violations and Enforcement).

E. If the owner of an Community Green Space and Open Space fails to maintain it in reasonable condition, and in accordance with approved plans, and fails to correct deficiencies cited by the city, the city shall have the authority to correct the deficiencies per the City's Code of Ordinances, Section 6-2003 (or equivalent Health and Sanitation section of any updated Code of Ordinances).

Design Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 January 2021

1 Summary of Request

Garden Oaks Apartments, PIN R120 029 000 0509 0000, containing thirteen 3-story buildings, clubhouse, shelter and amenity building on 25.57 acres.

Applicant: Pat Iannelli/PDI Architecture, for property owner Salem Farms of Beaufort, LLC (20-20 DRB.1)

The applicant is requesting preliminary approval of a multi-building apartment development, including thirteen 3-story apartment buildings, and a clubhouse, shelter and amenity building. A total of 288 units are proposed, including 96 1-bedroom units, 132 2-bedroom units and 60 3-bedroom units.

2 Facts

Property Address:	Salem Road (vacant), located on the west side of Salem Road approximately 600 feet north of Old Salem Road
Parcel ID:	R120 029 000 0509 0000
Case Number:	20-20 DRB.1
Applicant:	**Pat Iannelli/PDI Architecture**
Zoning:	T4-N
Use:	Multi-building apartment development

District Development Standards for T4-N:

- **T4-N Setback requirements:**
  - *Front- 0' min. – 15' max.*
  - *Rear – 10' min.*
  - *Side Corner/Alley – 0' min – 10' max.*
  - *Side Interior – 5'min.*
- **Impervious Surface Coverage***:* 70% maximum
- **Frontage Build-Out:** 60% min – 85% max.



References:

The Beaufort Code

3 STAFF COMMENTS/ RECOMMENDATIONS

1. The applicant proposes a large multi-family that includes thirteen three-story apartment buildings, a clubhouse, shelter and amenity (mail and laundry) building. The apartment buildings will utilize three building types and include a total of 96 1-bedroom units, 132 2-bedroom, and 60 3-bedroom units, totaling 288 apartment units.

2. The proposed use is conditionally allowed in the T-4N District subject to the requirements included in Beaufort Code Section 4.5.7 Apartment House. These requirements are specific to the Apartment House building type and are addressed later in this staff report.

3. The proposed development will be accessed from Salem Road, and the current Site Plan identifies a single 12' entrance lane and two exit lanes; a 12' dedicated right turn exit lane and 12' dedicated left exit lane. Per Section 7.3.2, a "traffic impact analysis" (TIA) shall be required for any development that is shown — in the most recent Institute of Transportation Engineers (ITE) Trip Generation Manual or any alternative approved by the engineering department — to generate more than 50 trips during the peak hour on the adjacent street(s).

4. The motor vehicle parking spaces calculated and provided on the Site Plan meet the standards set forth in Section 5.7.4. Parking Space Requirements. Future submittals shall identify on the Site Plan the location and number of bicycle parking spaces as required in Section 7.7.3, Bicycle Parking.

5. The applicant has worked closely with planning staff in the preparation of a preliminary site plan for the proposed Garden Oaks Apartments. The subject property is currently zoned T-4N, and per Section 2.4.1.D.3 of the Beaufort Code the maximum building width at frontage in the T-4N district is limited to 100 feet. Following the recommendation of planning staff, the applicant has proposed a site plan that provides a community green space and open space buffer in excess of 200 feet that separates all buildings in the proposed development from the Salem Road right-of-way. It is staff's interpretation that the proposed apartment buildings are fronting the development's community green space and open space and therefore not subject to the building width restrictions of Section 2.4.1.D.3. However, the following requirements shall apply:

    a. A minimum 200-foot common green space and open space buffer shall separate all residential buildings from the Salem Road public right-of-way;
    b. Design of the community green space and open space shall be subject to the requirements of Section 7.4.4; and
    c. Ownership and maintenance of the community green space and open space shall be subject to the requirements of Section 7.4.5.

6. A Certified Arborist Report conforming to the requirements of Section A.1 has been submitted as part of the application. This report will be used to inform tree removal permitting, tree mitigation and tree protection zone requirements.

7. A Landscape Plan and Lighting Plan meeting the requirements of Section 5: Landscaping, Parking and Lighting shall be included in the application for final approval. The Landscape Plan shall indicate that the proposed development meets the requirements of Section 7.4.2: "development on parcels ranging in size from 15 – 40 acres in the T4-N District shall preserve a minimum of 10% of the subject property as Community Green Space and Open Space".

8. Apartment Buildings:

    a. The use of materials noted on the apartment buildings is compliant with Section 4.6.3.A of the Beaufort Code. Applicant to submit the proposed material of the columns in future submissions. It appears to be rendered as fiber cement clad, but this needs to be clearly noted on the plan.

    b. Staff would typically require that the ground floor of the apartment buildings be placed at 18" above grade for privacy as specifically noted in Section 4.5.7. of the Beaufort Code, but finds this proposed design to be acceptable, since the building is far removed from the street, which achieves ample amount of privacy for inhabitants.

    c. If gutters and downspouts will be used on the building, these should be shown on future submissions.

    d. Section 4.6.3.C.1 notes that "Any commercial or mixed-use building elevation facing a street, waterway, or public space shall include a minimum of 40% of transparent fenestration (windows and doors) on the ground floor and 20% on upper floors. Apartment Houses shall conform to these requirements as much as possible, however the minimum percentage of transparent fenestration on the ground floor may be adjusted at the discretion of the Design Review Body. It shall not be reduced to lower than 30%." Building Type A and Building Type B both front the entrance to the property and have 32% and 30% transparency, respectively. Staff's position is that the proposed transparency meets the intent of the Code, however this must be approved by the Board to move forward.

    e. Section 4.6.3.C.2.c.i notes that "Facades should have several window sizes with smaller ones above. This is particularly important when buildings rise more than 2 Stories." Some facades are compliant with this section, but others are not. Applicant to ensure that varying window heights are consistent on all sides of the building and are compliant with this code section.

    f. Section 4.6.3.D.3.c of the Beaufort Code states that "Buildings shall have a base, wherein the bottom is articulated differently from the rest of the building, either by change of material or a setback. Material and craftsmanship on the base shall be as or more durable and of equal or higher quality than the rest above."

        i. The materiality of the first floor does a good job of establishing a base, however, some of the detailing of the base is not consistent around the entirety of the apartment buildings. The rowlock course at the bottom of the brick "base" should continue into the column design at the breezeways. The rowlock and soldier course currently shown at the bottom of the columns should be moved down to align with the rowlock of the building.

        ii. Similarly, the soldier course at the top of the brick "base", should continue onto the top of the same columns. In some areas this happens, but in others it does not. For example, on Sheet A-06, Bldg. B – Front Elevation, some of the columns pick up the soldier course, and some do not. Some soldier course bands are also rendered higher than others. Applicant to ensure that the soldier course and rowlock courses are continuous and are rendered at a consistent level on all buildings. Staff recommends pulling the upper rowlock and soldier course brickwork up to engage and become the sill of the second story windows. This should then continue onto the brick columns.

iii. Brick in porches, brick below second floor windows, and all rowlock, soldier courses, etc., should align around the building and on columns, and wrap into breezeways.

g. Regarding the porch balconies: Balcony entablature should have a clear definition of cornice, frieze, and architrave. Entablature proportion should be established from the neck of the column. Porch architrave faces should align with column neck faces on the inside, outside, front, and side faces. Column neck (width) dimensions should be studied as they currently appear thin. Care should also be taken not to oversize. Column capitals, astragals, and bases should be properly proportioned based on the neck (width) of the column. The wooden columns above the brick level are thin and spindly. These should be wider to be more visually consistent to the mass of the brick below--(Perhaps 10x10s?).

h. The entablature over the brick columns at the breezeways is contributing to the "squat" appearance of the columns. Staff recommends reducing the height of the architrave and increasing the height of the columns to be similar to the height of the adjacent porch columns. Applicant may also consider roof being gable ended in these locations so that the light and signage may be placed in the gable portion of the roof and achieve a better proportion overall.

i. The center porch on Building A is detailed with lap siding and interrupts the porch beam/architrave. Staff recommends that the porch architrave be continuous across. Staff preference is that the lap siding mass is converted to engaged pilasters to match columns, with cementitious paneling between.

j. Section 4.6.1.F.2 of the Beaufort Code notes that Mechanical equipment…shall be hidden or screened from view. Lattice, open brick enclosures, or vegetation can be used to conceal mechanical equipment. Screening material shall be properly maintained. If vegetation is used for screening, the mature size of the vegetation shall be considered so that equipment air flow will not be compromised." Applicant to screen mechanical units per this section of the code.

k. All bump-outs containing fire sprinkler risers and electrical meters should be brick to match brick base of the building. Eliminate siding from these structures.

l. Applicant to clarify if brick and siding will be painted grey as shown in Color rendered elevation. Future submissions to include proposed color choices.

m. Staff recommends a taller cornice board just under the roof to help proportionally transition roof to building and visually lessen its height.

9. Clubhouse, Amenity Building, and Shelter

a. The architectural detailing of the club house and amenity building must also comply with Section 4.6.3.D.3 of the Beaufort Code. The brick base of the Club House is currently shown at varying heights. Per Section 4.6.3.D.3.b-c of the Beaufort Code, the base of the building should be continuous and should be compatible with other buildings on the property.

b. Similarly, the amenity building across the street shows a high brick base that intersects with the sills of the windows. The top of this brick base should be lowered to align with the sills of the windows.

c. The front elevation of the Clubhouse on sheet A-10 shows interference between the awning brackets and the fiber cement panels and trim. Applicant should ensure that this is sized so that the brackets are not placed where materials intersect.

d. The windows on the Rear Elevation of the Clubhouse, Sheet A-10, are not spaced far enough apart to mimic adjacent true masonry openings. Staff recommends spacing these windows 8-12” apart horizontally to mimic a true masonry opening.

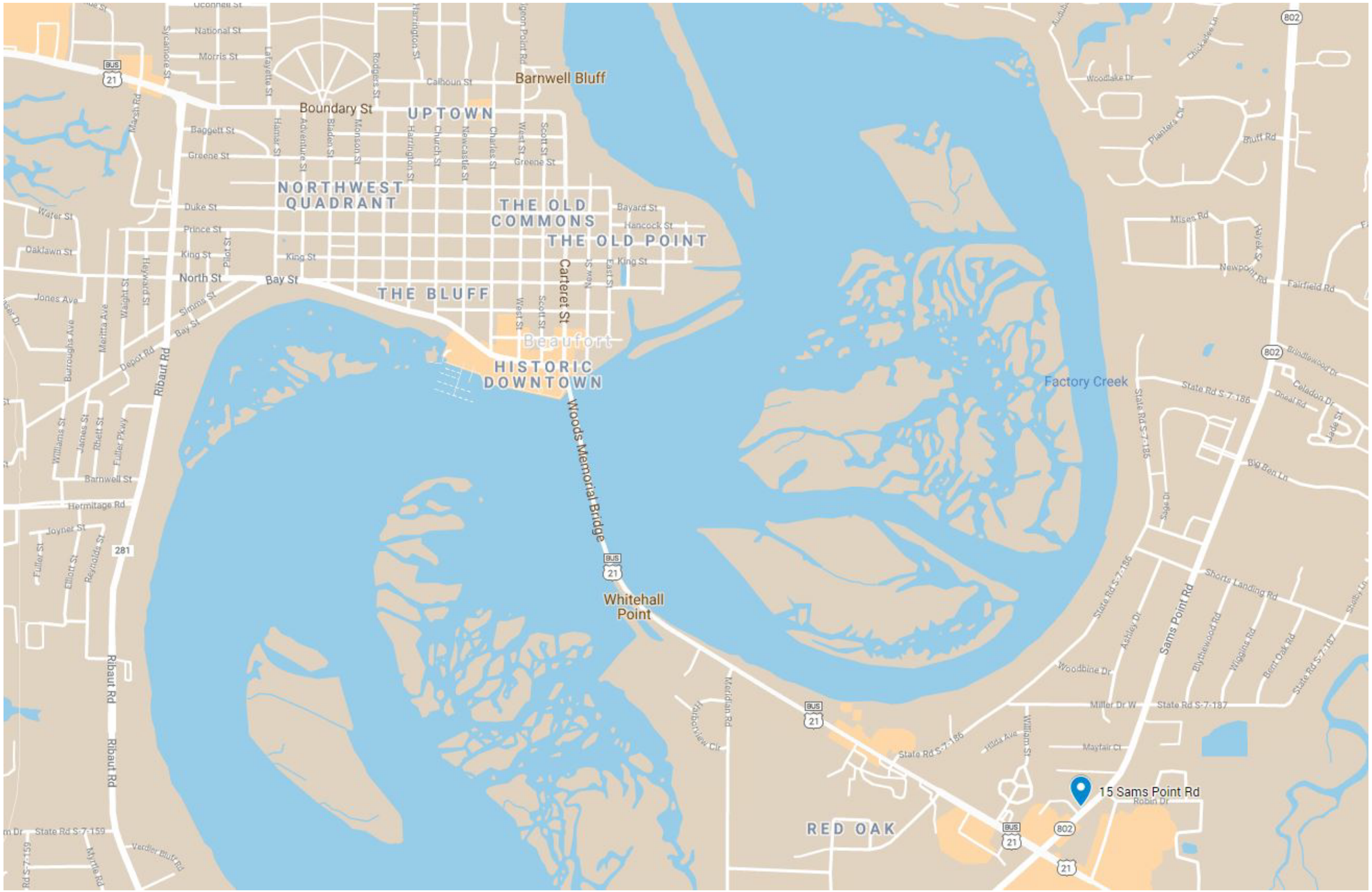
e. On page A-13, the architrave faces of the Shelter building should align with column neck faces on the inside, outside, front, and side faces.

STAFF RECOMMENDATION:

Preliminary Approval with Conditions noted.

CITY STAFF INTRODUCTION

15 SAMS POINT ROAD



PROJECT LOCATION - 15 SAMS POINT ROAD

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JCT
21
208

APPLICANT PRESENTATION

15 SAMS POINT ROAD

DEVELOPMENT REVIEW PROCESS

DESIGN REVIEW BOARD APPLICATION

Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

☐ Staff Review
☑ Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** _____ **Application #:** _____ **Zoning District:** _____

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

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

Review Request: ☐ Conceptual ☑ Preliminary ☐ Final

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

Applicant, Property, and Project Information

Applicant Name: J. Michael Brock- M. Brock Designs LLC

Applicant Address: PO BOX 358, PORT ROYAL, SC 29935

Applicant E-mail: mbrock@mbrockdesigns.com Applicant Phone Number: 843-540-6407

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

Owner (if other than the Applicant): LADY'S ISALND STORAGE, LLC

Owner Address: PO BOX 448, PORT ROYAL, SC 29935 danlynch100@gmail.com/ patterson@islc.net 843-812-6473/ 843-379-3077

Project Name: AAA RESIDENTIAL STORAGE

Property Address: 15 SAMS POINT ROAD/ 11 WILLIAMS STREET, BEAUFORT, SC.

Property Identification Number *(Tax Map & Parcel Number):* A PROTION OF R123 014 000 0137 0000/ R120 015 000 0116 0000/ R120 015 000 0526 0000/ R120 015 000 0523 000 & A Portion Of R120 015 000 0525 000

Date Submitted: 11/11/2020 Resubmitted 12/16/2020

DEVELOPMENT REVIEW PROCESS

DESIGN REVIEW BOARD APPLICATION

Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Required Project Information

Project Name: AAA RESIDENTIAL STORAGE

Property Size in Acres: 5.55 acres Proposed Building Use: Storage Facility

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
1,236 SF OFFICE BUILDING, APPROX TOTAL 89,600 SF STORAGE FACILITY

# of Parking Spaces Required: 7 # of Parking Spaces Provided: 7

Is this project a redevelopment project: Y (N)

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

Provide a brief Project Narrative and outline any specific questions you would like addressed.

See Narrative

Applicant's Signature: John M. Brock Date: 11/11/2020

Owner's Signature: Merritt Patterson Date: 11/11/2020

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

CONTACT INFORMATION:

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

DESIGN REVIEW BOARD
FEE SCHDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

Single-family residential projects (board review)	$100.00
Multifamily and commercial projects (board review)	$250.00
Change After Certification	$100.00
Demolition (whole structure)	$250.00
Special Board Meeting	$500.00

Post facto applications shall be triple the normal fee.

STAFF REVIEW FEES:

Single Family and 2/3-unit buildings not in a historic district are exempt.

Type 1

Renovations/Improvements (not including additions), ≤ 50% of the value of the structures

Value	Fee
Improvements ≤ $5,000	$50
Improvements > $5,000 but ≤ $25,000	$50 + 0.25% x value above $5,000
Improvements > $25,000	$100 + 0.20% x value above $25,000

Type 2

- Any single-family and 2/3-unit residential addition in a historic district: $50
- All other additions: $500 base fee + $0.05/square foot of addition.

Type 3

Review for new construction and for renovations/improvements totaling over 50% of the value of the structure:

- Single-family and 2-3 unit residential in the historic district
- ≤ 10,000 square feet: $500 base fee + 0.05/square foot of building

- > $10,000 square feet: $1,000 base fee + $0.05/square foot of building for the first 100,000 square feet of building. For additional square footage over 100,000, $0.02/square foot.

PROJECT NARRATIVE
CITY OF BEAUFORT – TECHNICAL REVIEW COMMITTEE (TRC)

Project:	**AAA Residential Storage Facility**
Owner:	Ladys Island Storage, LLC
Landscape Architect:	M. Brock Designs, LLC
Architect:	Michael Griffith
Engineer:	Eric Hoover, PE, Ward Edwards, Inc.
Date:	December 15, 2020

Project Description

The development consists of two parcels located on Lady's Island near Tabby Oaks at 15 Sams Point Road and 11 Williams Street in Beaufort, South Carolina. The properties are identified by BC Tax Map numbers R123 014 000 0137 000 and R200 015 000 0116 0000. The property immediately adjacent to Sam's Point Road will be developed with a ±1,236 SF office building to serve the Residential Storage facility on the rear parcel. The storage facility will consist of multiple buildings totaling ±89,600 SF, parking, covered RV storage, landscaping, and associated infrastructure.

Zoning

The parcels are both zoned T5-UC, which allows for residential "Self-Storage" by-right with conditions under the "Light Industrial Services" Use. The storage facility conditions per the City of Beaufort Community Development Code (CDC) **Section 3.8.2.A** are shown below:

> *Specific to Self-Service Storage: a. Screening: Self-service storage must be screened from public rights-of-way with fencing (per 3.6.2.D.3.F) and/or vegetation or be located behind another building that would provide appropriate screening. Where fencing and/or vegetation is used, it must meet the requirements for parking lot screening, as set forth in 5.7.8.A. An office component of the building may be used to screen the storage bays from the right-of-way.*
> Comment: Site will comply with screening by utilizing the rear of the proposed storage buildings which will exceed 8-ft in height with additional landscaping as appropriate.
>
> *Specific to T5- UC and RMX: Such use shall be setback a minimum of 300' feet from the public right-of-way, with the following exceptions: i. Multi-Story: Multi-story structures, with two or more habitable floors, may comply with the standard setbacks if the ground floor contains an office and/or retail component and meets all of the design standards in Section 4.6. ii. Liner Building: If a Liner Building exists between the storage units and the right-of-way, these uses may be located less than 300 from the public right-of-way. See Section 4.5.9 for more requirements and standards for Liner Buildings.*
> Comment: Site will comply with setbacks by having office only on the parcel adjacent to the public right-of-way. All storage will be contained in rear parcel not immediately adjacent to right-of-way. The nearest rear site building is less than 300-ft away from right-of-way. However the parcel is not immediately adjacent to the right-of-way and existing multifamily and commercial buildings along the highway will act similar to liner buildings.

Building Appearance: i. Garage doors serving individual storage units shall be perpendicular to a public or private street, so as to not be visible from adjacent streets. ii. Perimeter or exterior walls visible from a public street or detached residential dwelling shall not include metal as a primary material. e. Fencing i. Fences shall be between 6 and 8 feet tall. ii. Wooden entry gates without sufficient structural support are prohibited.
Comment: Site will comply with these building appearance standards.

Operation a. No more than one security or caretaker quarters may be developed on the site. b. Except for RVs, including boats, all property stored on the site shall be contained entirely within enclosed buildings
Comment: Site will comply with these operation standards.

The buildings will meet applicable building CDC requirements in regard to setbacks, building placement, form, parking, etc. Note, the office building parcel is 100-ft in width and the proposed building will meet the T5-UC frontage build out 60% requirement by satisfying the CDC Section 2.5.1.B additional frontage build-out standards, utilizing a pedestrian plaza and building.

Additionally, the CDC indicates a 20-ft highway buffer along Sams Point per section 5.5.1.B. This buffer appears to be in conflict with the 0 to 15-ft building build to requirements of the T5-UC section 2.2.1 Transect standards. Additionally, the buffer table indicates "The administrator may waive or alter these requirements based on the design of the building and how it addresses the street". We are requesting the buffer be reduced to match the building setback from the property line as it addresses the street. The proposed building will be placed approximately ±24-ft from the existing sidewalk along the street and ±9-ft from the property line, which is similar to adjacent buildings in the T5-UC.

Stormwater Management & Erosion Control

The project will treat storm-water runoff onsite. The Office and storage "parcels" will be handled separately. All on-site runoff will be collected in a series of grate inlets and conveyed into a system of underground detention structures with infiltration capacity and storm water treatment ponds. The underground detention and stormwater ponds will provide for first flush storage, sediment trapping, and nutrient removal standards compliant with applicable local, state and federal requirements. Note, the front parcel contains and existing "drainage easement" area. This easement requires the property to continue to handle the existing natural storm water conveyance. These easement requirements will be handled accordingly. Erosion control practices for the site will included silt fencing, a construction entrance, inlet protection, and temporary/permanent seeding.

Wetland Impacts

There are no wetlands on the property and therefore, no impacts associated with the proposed development.

Water and Wastewater

Existing water and sewer mains, owned and maintained by BJWSA are available for the subject property. Water service to the site will tie into an existing water and sewer services located along Sam's Point Road.

Access & Parking

Access to the properties will be from the existing easements at the property connecting to Sam's Point Road. Parking will be handled onsite in compliance with the applicable CDC requirements.

Fire Safety

Access to the properties will be provided to adequately allow for Fire Safety vehicles. The storage unit drive isles vary from 24-ft to 4-ft in width. The maximum building area without any fire walls will be 12,000-SF. An additional "fire" access lane will be provided at the rear of the storage facility. There are existing hydrants adjacent to the property. Fire flow will be analyzed and additional hydrants added to comply with Fire Safety review requirements.

Landscape

The landscape material will be primarily native material requiring little irrigation after establishment. The buffers are the primary landscape areas offering the required buffering per Sect. 5.5.1 of the code. The main office will have complimentary foundation plantings and required buffer planting material.

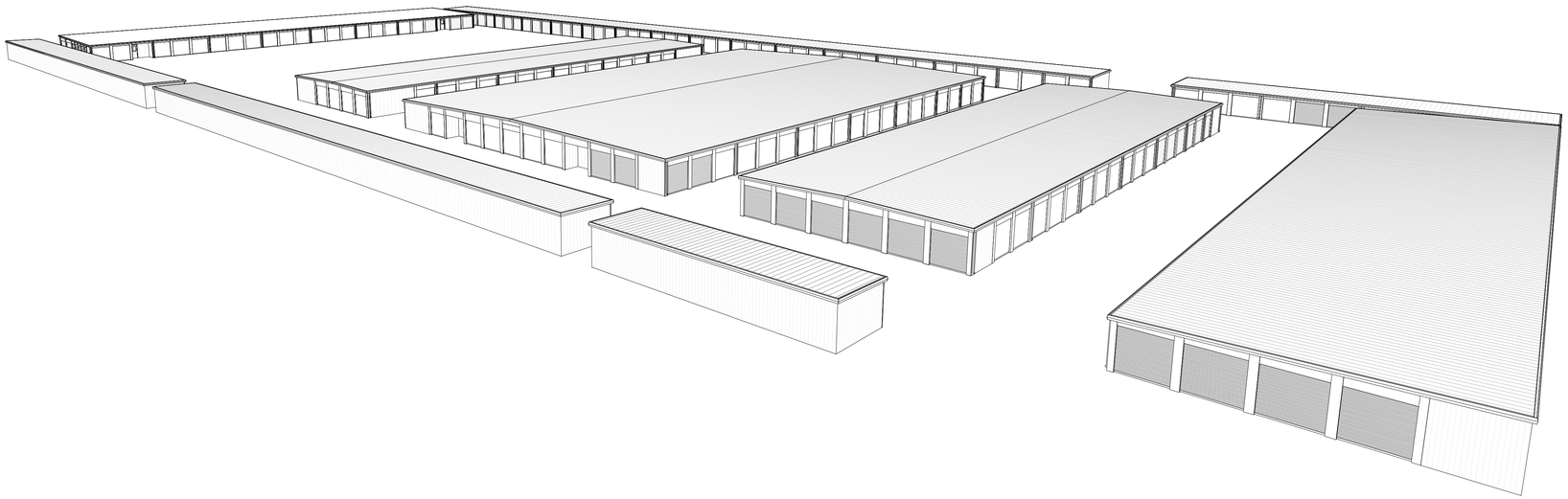
Architecture

The **main office building** fronting Sams Point Road will be a two-story wood framed building offer low country vernacular architecture. The standing seam metal roof and stucco finish siding will be main materials for the building. Sidewalks and a paver patio area will offer access to the building.
The **storage facility** will be fully enclosed metal buildings with metal siding and with access gates at the main entrance and an emergency access on the norther property line. See included material for building examples. The mechanicals locations have not been determined in the preliminary drawings. The manufacturer will located the units and have screening details prior to the preliminary review meeting.

The **RV storage building** will be a dual slope canopy as depicted in example photos. A footprint and example of elevations are provided. In addition, several examples of the canopy system are included in the packet material. The developers have not determined if the structure will be fully enclosed or will be canopy only.

Lady's Island Storage

Beaufort, SC



Drawing Schedule			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
S000	Coversheet		
S100	Building 'A' & 'B' Foundation Plan		
S101	Building 'C' Foundation Plans		
S102	Building 'D' & 'F' Foundation Plans		
S103	Building 'G' Foundation Plans		
S104	Building 'H' & 'I' Foundation Plans		
S105	Building 'J' & 'K' Foundation Plans		
S200	Building 'A' Plans		
S201	Building 'A' Plans		
S202	Building 'A' Elevations		
S210	Building 'B' Post Plan		
S211	Building 'B' Framing Plan		
S212	Building 'B' Roofing Plan		
S213	Building 'B' Partition Plan		
S214	Building 'B' Elevations		
S220	Building 'C' Post Plan		
S221	Building 'C' Framing Plan		
S222	Building 'C' Roofing Plan		
S223	Building 'C' Partition Plan		
S224	Building 'C' Elevations		
S230	Building 'D' Post Plan		
S231	Building 'D' Framing Plan		
S232	Building 'D' Roofing Plan		
S233	Building 'D' Partition Plan		
S234	Building 'D' Elevations		
S240	Building 'F' Post Plan		
S241	Building 'F' Framing Plan		
S242	Building 'F' Roofing & Partition Plans		
S243	Building 'F' Elevations		
S250	Building 'G' Post Plan		
S251	Building 'G' Framing Plan		
S252	Building 'G' Roofing Plan		
S253	Building 'G' Partition Plan		
S254	Building 'G' Elevations		
S255	Building 'G' Elevations		
S260	Building 'H' Plans		
S261	Building 'H' Plans		
S262	Building 'H' Elevations		
S270	Building 'I' Plans		
S271	Building 'I' Plans		
S272	Building 'I' Elevations		
S280	Building 'J' Plans		
S281	Building 'J' Plans		
S282	Building 'J' Elevations		
S290	Building 'K' Plans		
S291	Building 'K' Plans		
S700	Exterior Wall Sections		
S800	Foundation Details		
S801	Details		
S802	Details		
S803	Details		
S804	Details		
S900	Roofing Details		

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STORAGE STRUCTURES

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

www.storagestructuresinc.com

Rev. #	Revision Date	Revision Description

Dan Lynch

Lady's Island Storage

Beaufort, SC

STOP

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

PRELIMINARY ISSUE SET

SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S000

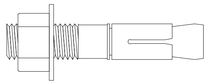
Coversheet



1 #12 x 3/4" Tek Screw
12" = 1'-0"



2 #14 x 1 1/4" Tek Screw
12" = 1'-0"



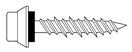
3 Wedge Anchor
12" = 1'-0"



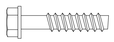
4 Long LifeLaptek
12" = 1'-0"



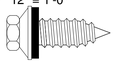
5 Pop Rivet
12" = 1'-0"



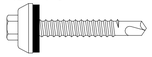
6 #14 x 1 3/8" Long Life Masonry Screw
12" = 1'-0"



7 1/4" x 1 1/4" Concrete Screw
12" = 1'-0"



8 Repair Screw
12" = 1'-0"



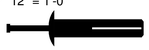
9 1 1/4" Long Life Screw
12" = 1'-0"



10 Finhead Bolt
12" = 1'-0"



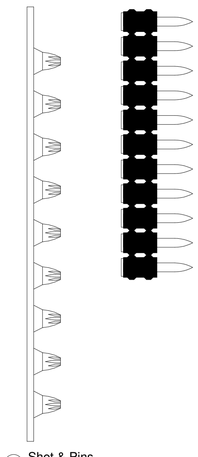
11 Tek 5 x 1 1/2" Screws
12" = 1'-0"



12 Nail Drive Masonry Anchor
12" = 1'-0"



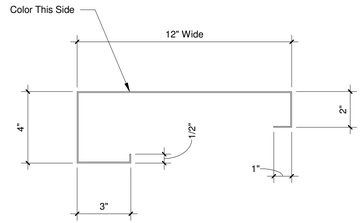
13 #12 x 2" Tek Screw
12" = 1'-0"



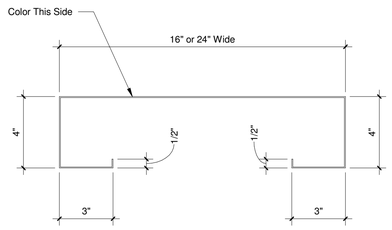
14 Shot & Pins
12" = 1'-0"



15 Large Diameter Screw Anchor
12" = 1'-0"

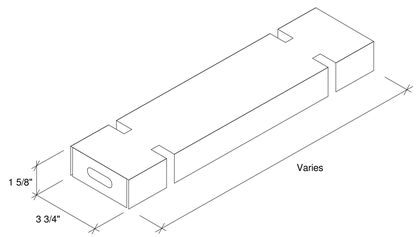


HALF PIER

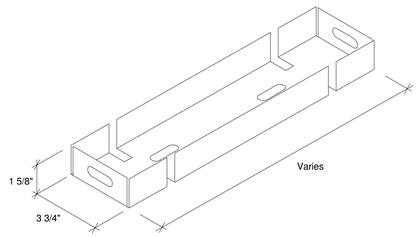


FULL PIER

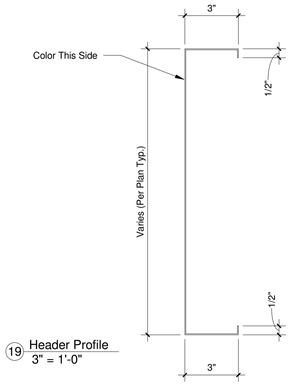
16 Pier Profile
3" = 1'-0"



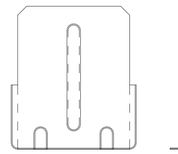
17 Pier Cap
3" = 1'-0"



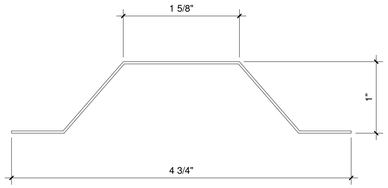
18 Pier Base
3" = 1'-0"



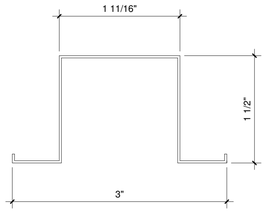
19 Header Profile
3" = 1'-0"



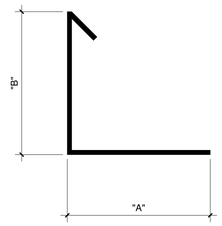
20 Post Base Clip
6" = 1'-0"



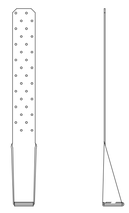
21 1" Sub-Girt
12" = 1'-0"



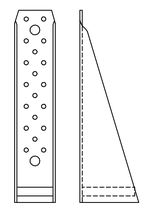
22 Hat Track
12" = 1'-0"



23 Pour Stop
6" = 1'-0"



24 Simpson Tension Tie (HTT)
1 1/2" = 1'-0"



25 Simpson Tension Tie (S/HDS)
3" = 1'-0"

Connection To Flange of Stud Each Side

Header Connection Schedule		
Depth (in.)	Gauge	Quantity #12 Tek Screws Per Column / Side
6	16	4
6	14	4
8	16	4
8	14	6
8	12	6
10	16	6
10	14	8
10	12	8
12	16	6
12	14	8
12	12	8

NOTE:
Minimum Spacing For #12 Tek is 11/16";
Minimum Edge Distance is 3/8"

26 Header Connection Schedule
1 1/2" = 1'-0"

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Rev. #	Revision Date	Revision Description

Dan Lynch

Lady's Island Storage

Beaufort, SC

STOP

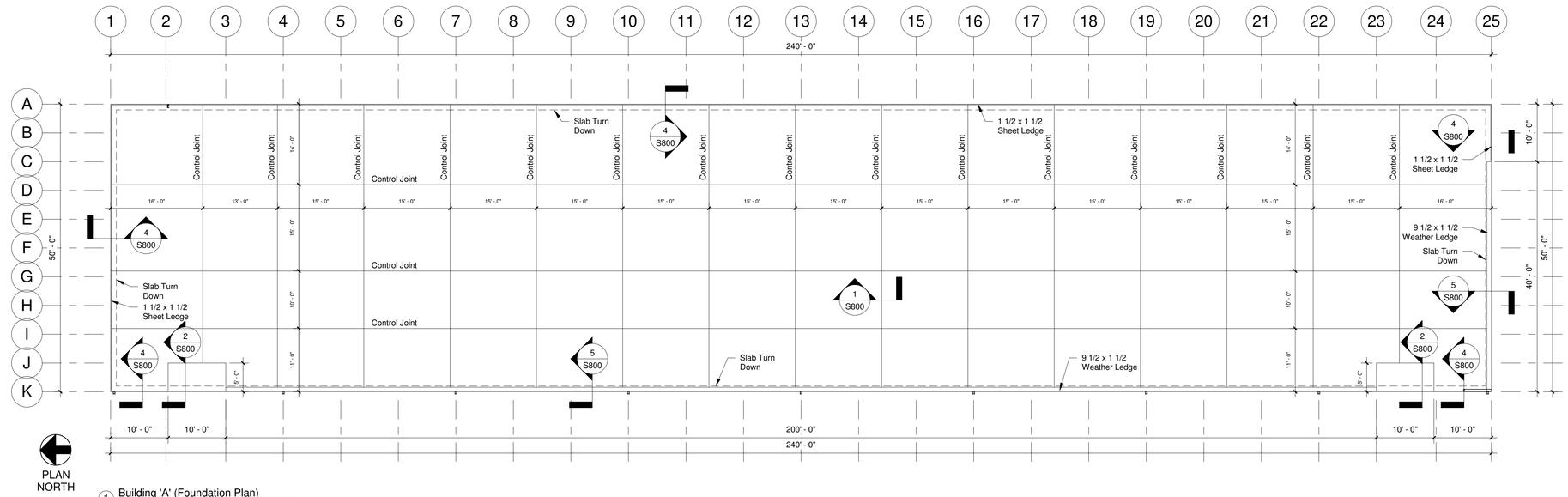
If you do not have
"For Field Use" Plans
Call (404) 558-0434
IMMEDIATELY
And ask for Beau Strickland

PRELIMINARY ISSUE SET

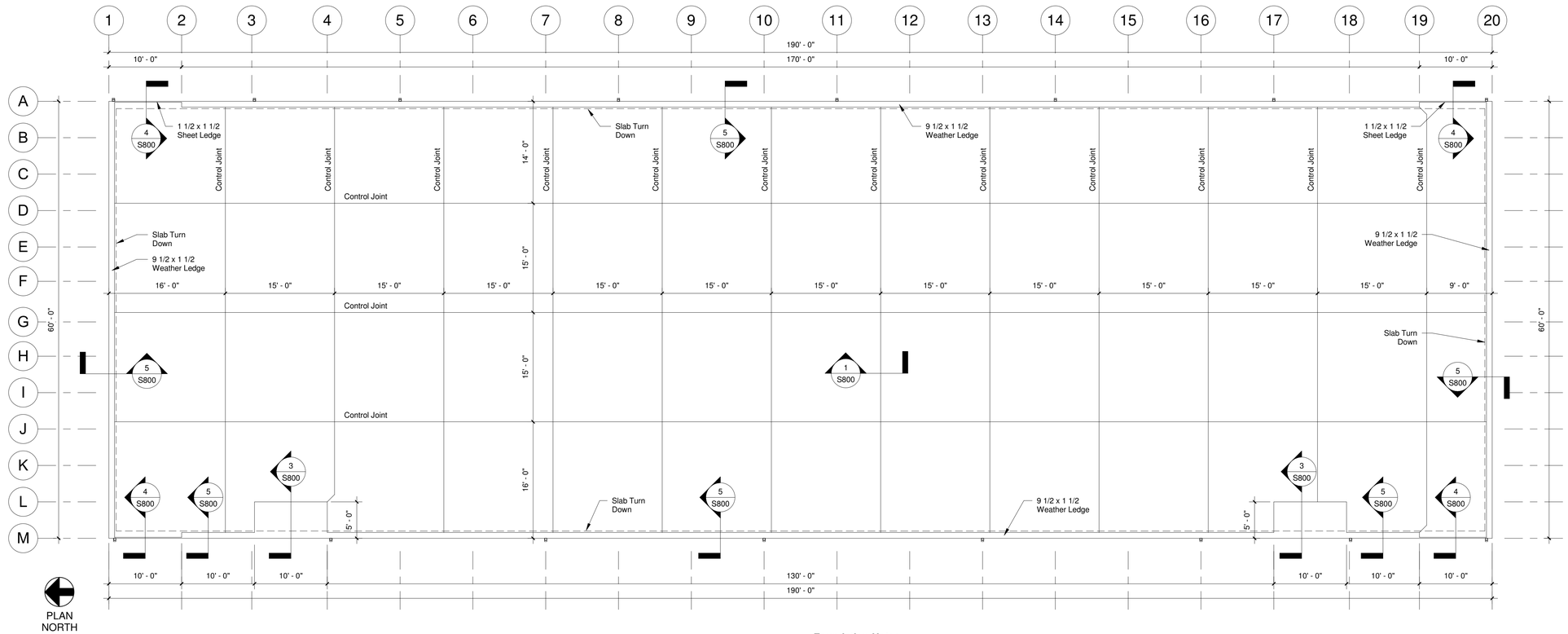
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S020

Fasteners & Components



1 Building 'A' (Foundation Plan)
3/32" = 1'-0"



2 Building 'B' (Foundation Plan)
1/8" = 1'-0"

Foundation Notes

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

4" Aggregate layer Underneath Building Slab May Be Removed As Long As A 95% Compaction Is Achieved In The Slab Underlayment.

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

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

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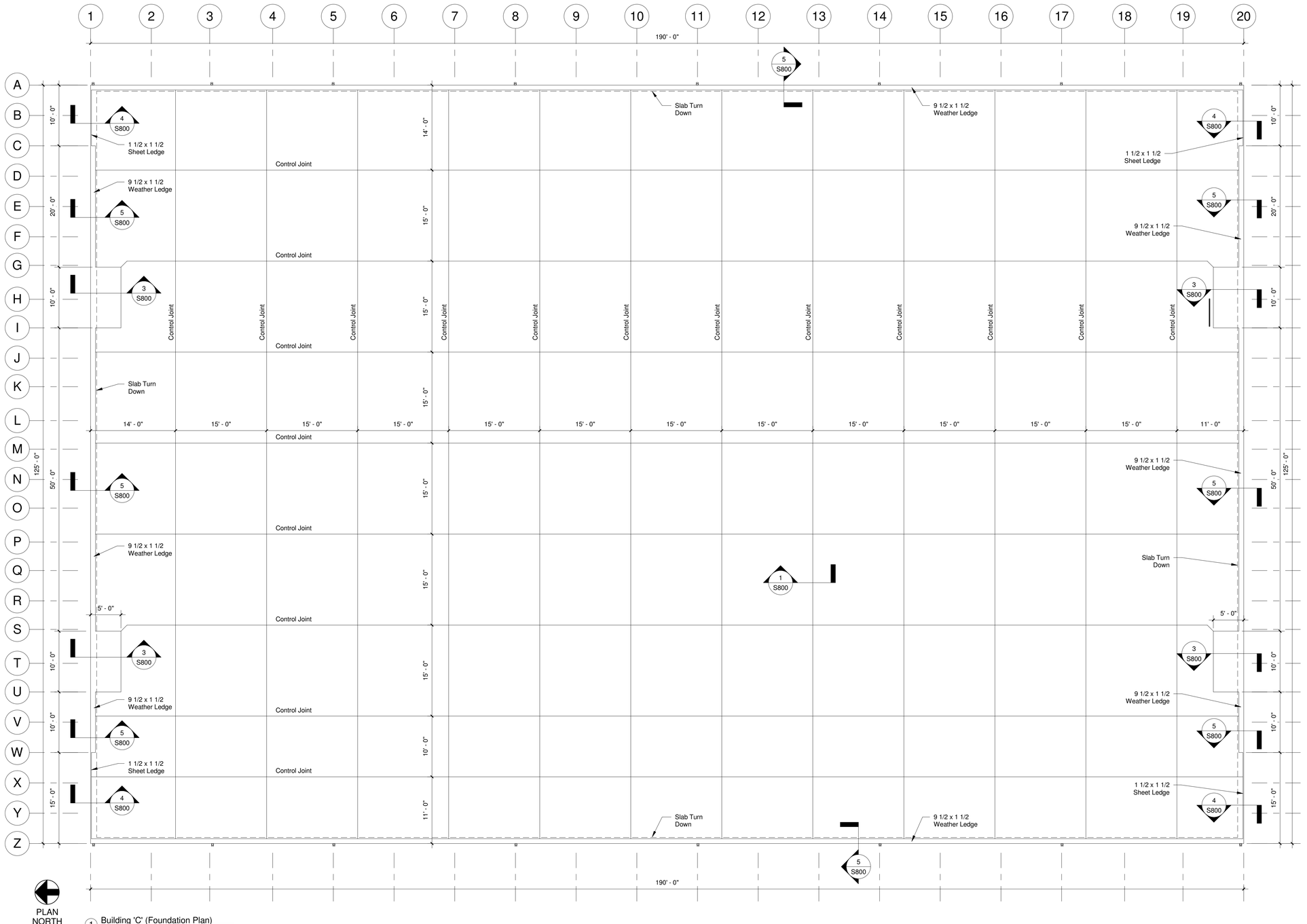
PRELIMINARY ISSUE SET

SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S100

Building 'A' & 'B' Foundation Plan



PLAN NORTH

1 Building 'C' (Foundation Plan)
1/8" = 1'-0"

Foundation Notes

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

4" Aggregate layer Underneath Building Slab May Be Removed As Long As A 95% Compaction Is Achieved In The Slab Underlayment.

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

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

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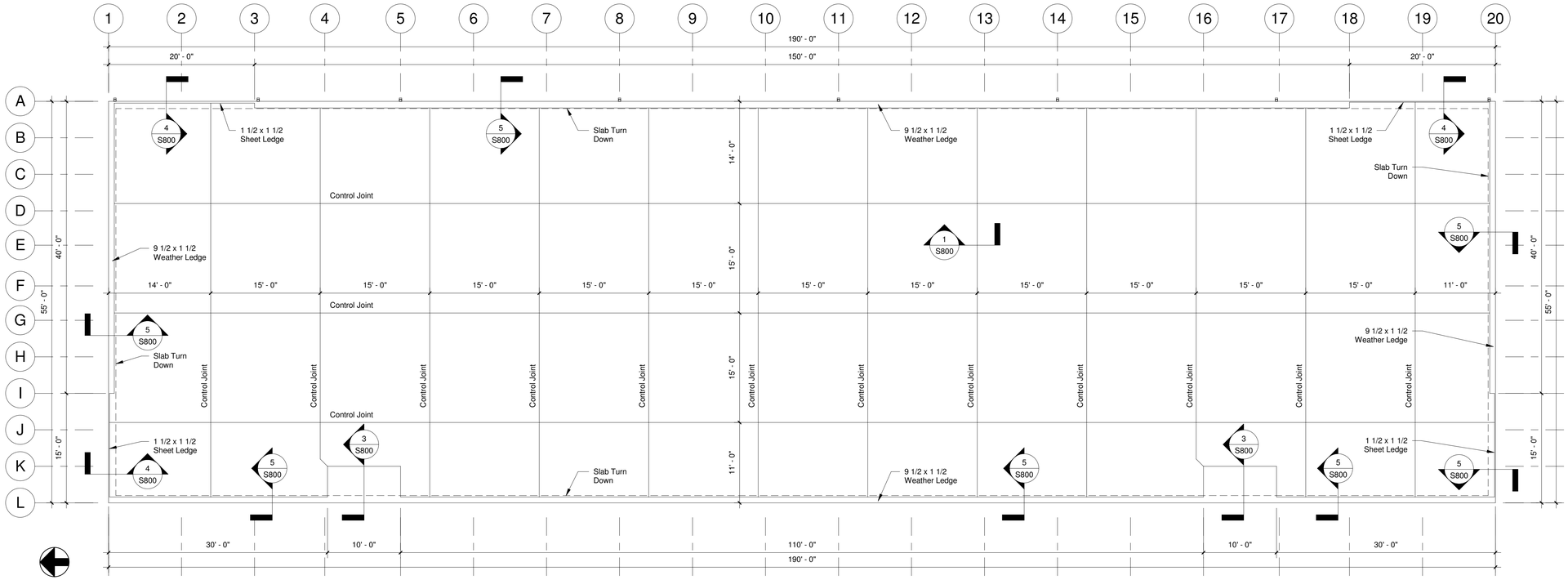
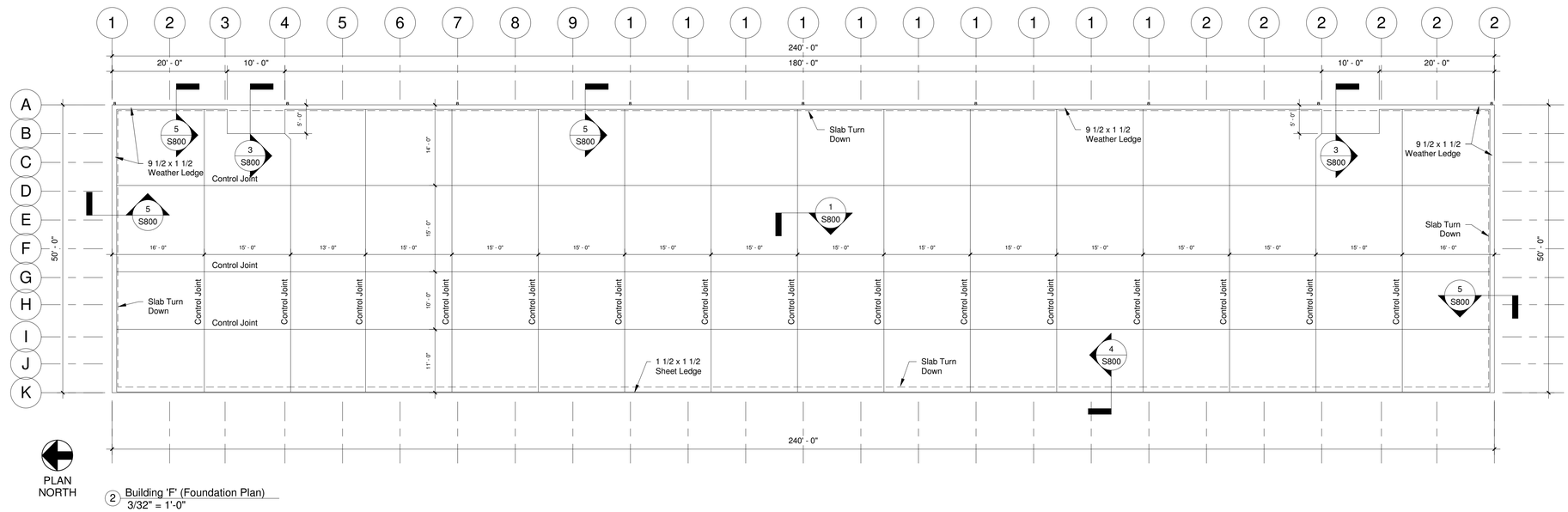
Checked By	SBD
Engineered By	

S101

Building 'C' Foundation Plans



1 Building 'D' (Foundation Plan)
1/8" = 1'-0"



2 Building 'F' (Foundation Plan)
3/32" = 1'-0"

Foundation Notes

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

4" Aggregate layer Underneath Building Slab May Be Removed As Long As A 95% Compaction Is Achieved In The Slab Underlayment.

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

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

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SSI Project Number	1008
Issue Date	00-00-0000
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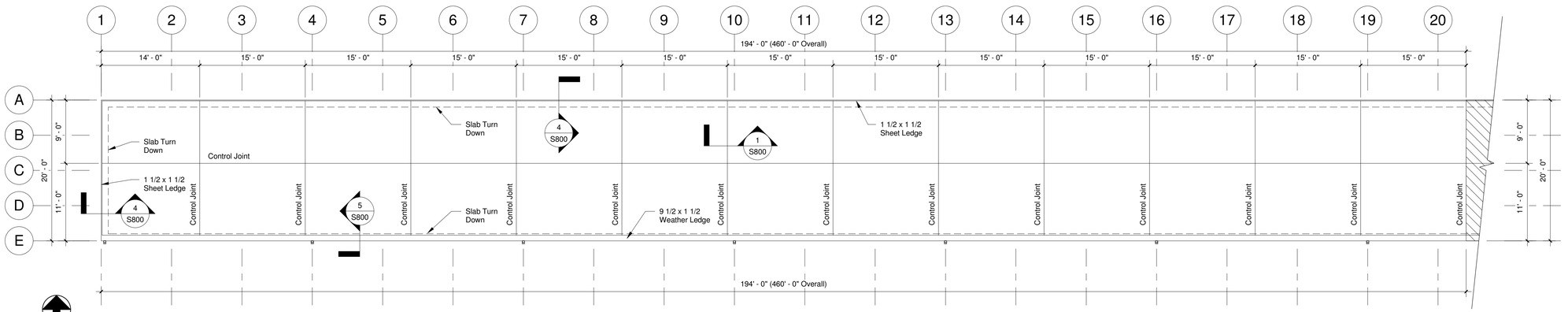
Checked By	SBD
Engineered By	

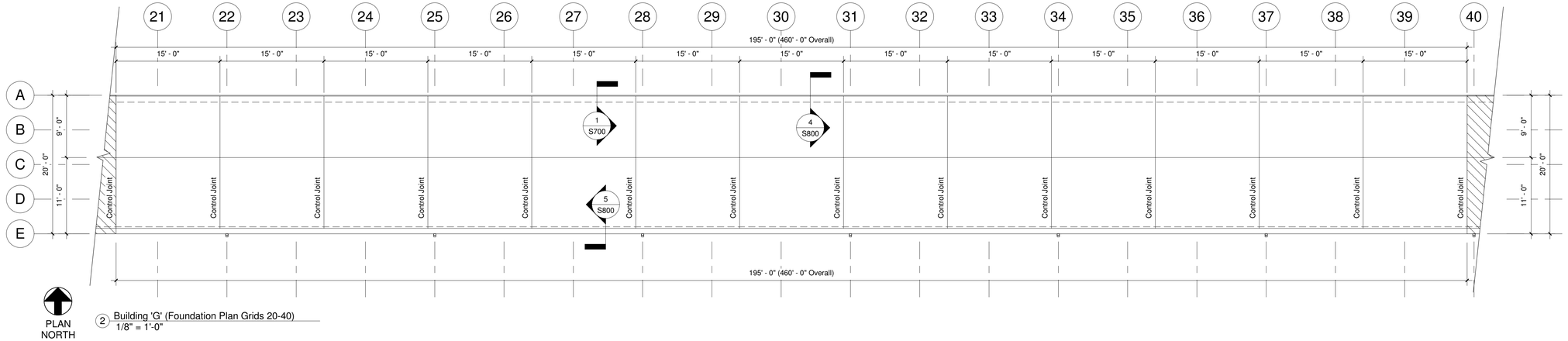
S102

Building 'D' & 'F' Foundation Plans



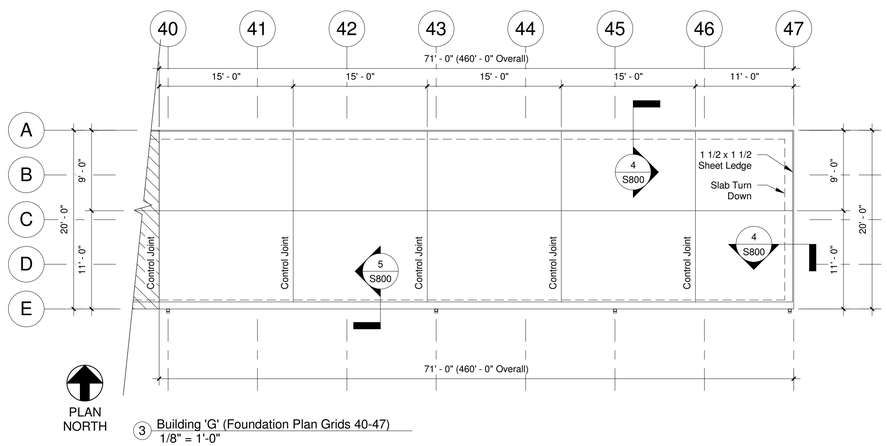
PLAN NORTH

1 Building 'G' (Foundation Plan Grids 1-20)
1/8" = 1'-0"



PLAN NORTH

2 Building 'G' (Foundation Plan Grids 20-40)
1/8" = 1'-0"



PLAN NORTH

3 Building 'G' (Foundation Plan Grids 40-47)
1/8" = 1'-0"

Foundation Notes

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

4" Aggregate layer Underneath Building Slab May Be Removed As Long As A 95% Compaction Is Achieved In The Slab Underlayment.

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

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

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PRELIMINARY ISSUE SET

SSI Project Number	1008
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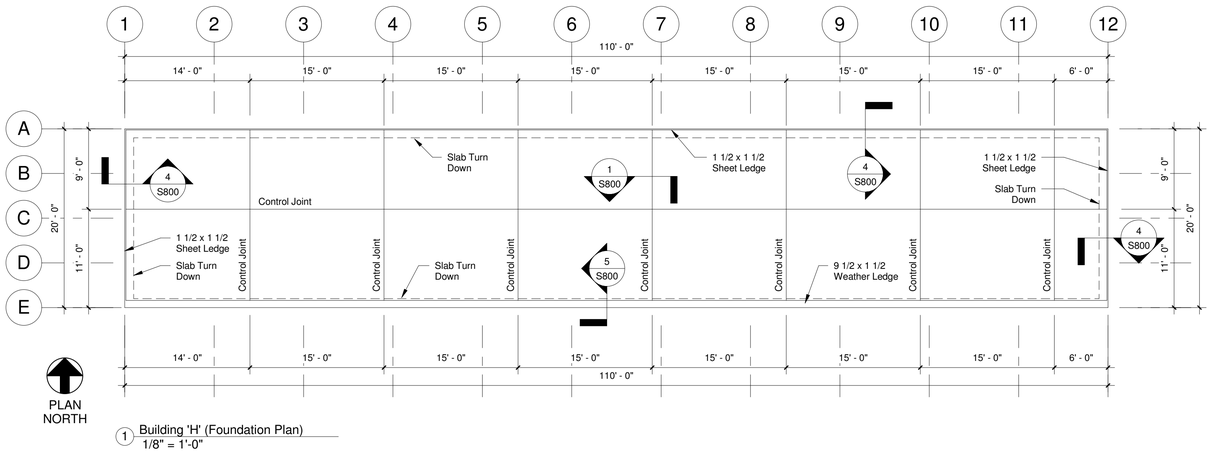
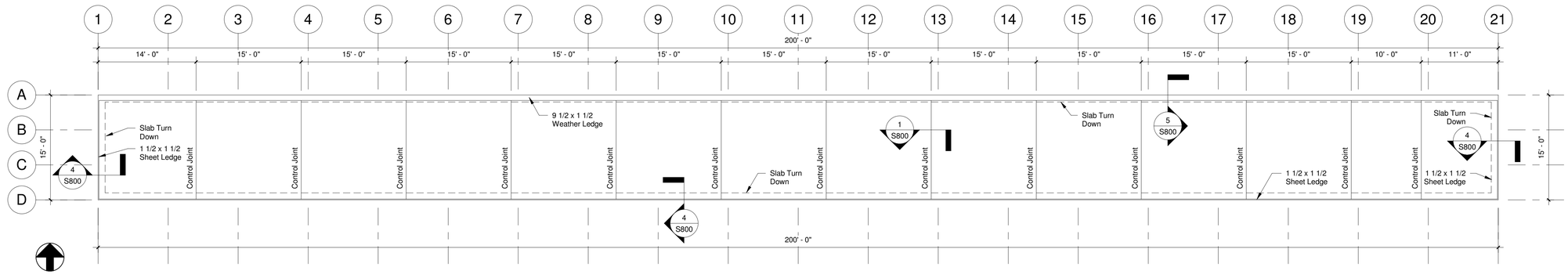
Drawn By	JLW
Checked By	SBD
Engineered By	

S103

Building 'G'
Foundation Plans



1 Building 'H' (Foundation Plan)
1/8" = 1'-0"



2 Building 'I' (Foundation Plan)
1/8" = 1'-0"

Foundation Notes

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

4" Aggregate layer Underneath Building Slab May Be Removed As Long As A 95% Compaction Is Achieved In The Slab Underlayment.

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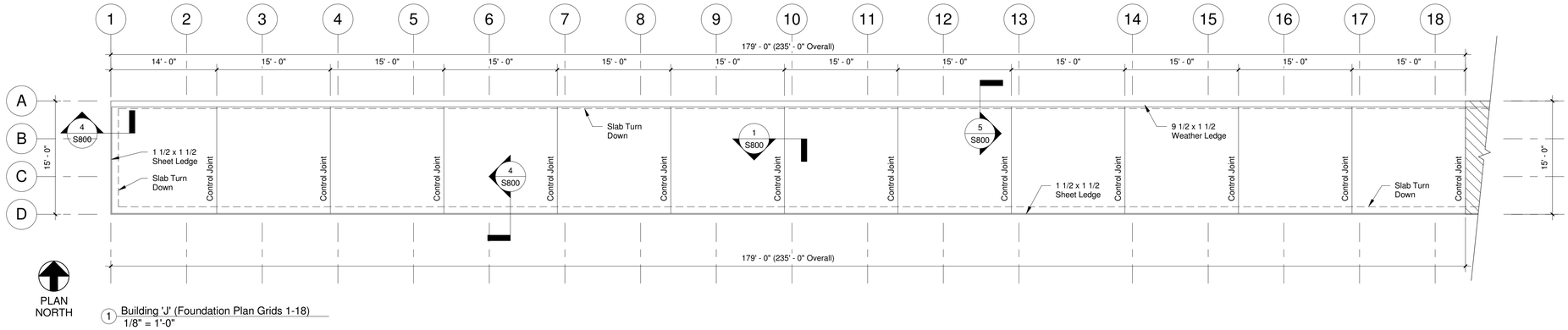
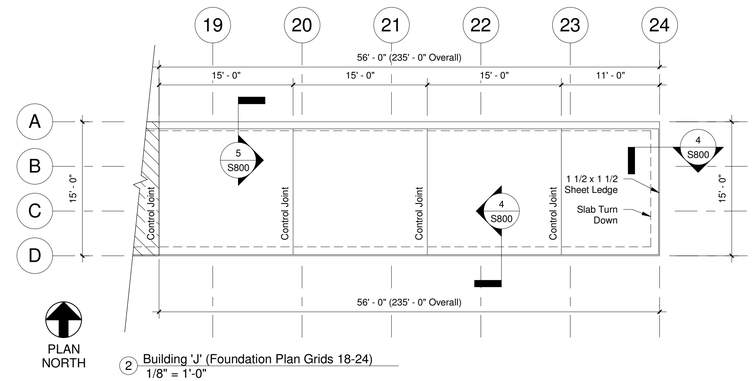
Checked By	SBD
Engineered By	

S104

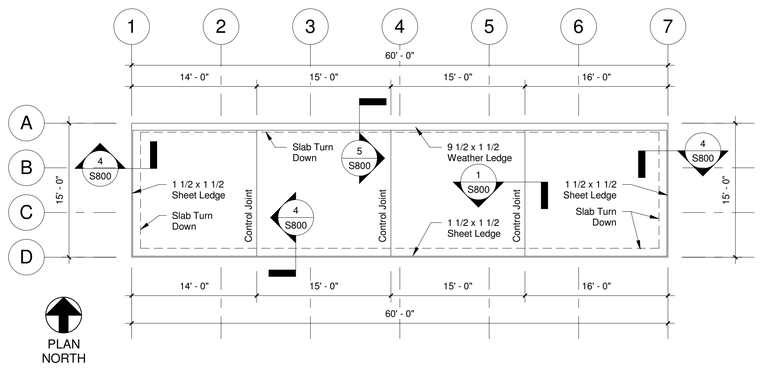
Building 'H' & 'I' Foundation Plans



1 Building 'J' (Foundation Plan Grids 1-18)
1/8" = 1'-0"



2 Building 'J' (Foundation Plan Grids 18-24)
1/8" = 1'-0"



3 Building 'K' (Foundation Plan)
1/8" = 1'-0"

Foundation Notes

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

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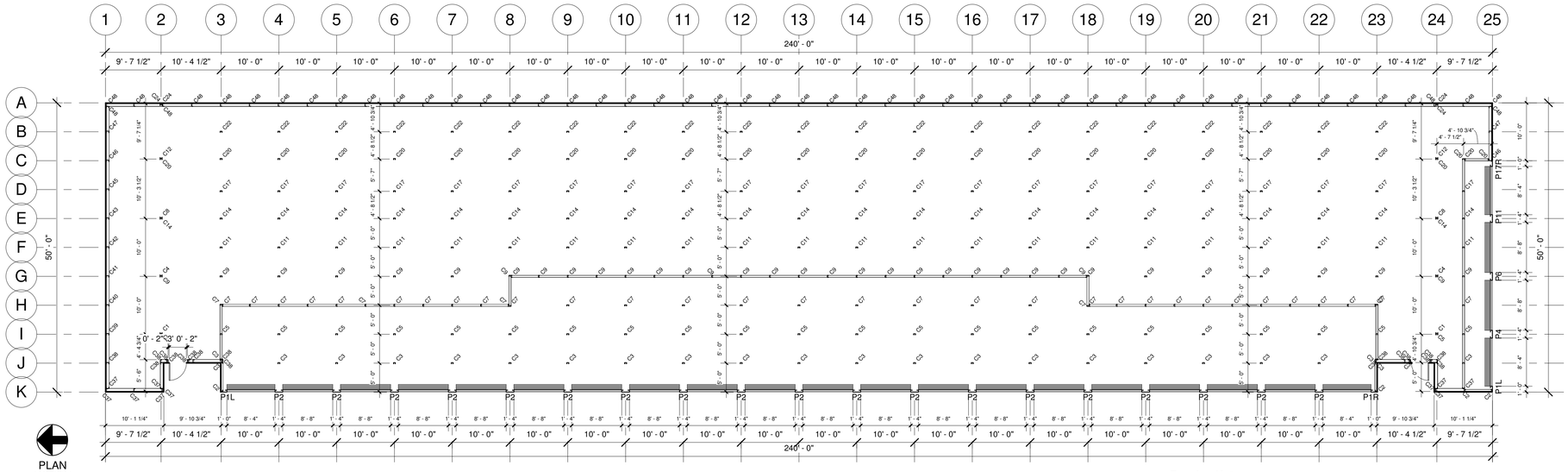
Engineered By	

S105

Building 'J' & 'K' Foundation Plans



1 Building 'A' (Post Plan)
3/32" = 1'-0"

16ga Pre-Finished Pier Schedule					
Mark	Qty	Width	Depth	Length	Gauge
P1L	2	12"	4"	9' - 4"	16ga
P1R	1	12"	4"	9' - 4"	16ga
P2	19	16"	4"	9' - 4"	16ga
P4	1	16"	4"	9' - 7"	16ga
P6	1	16"	4"	9' - 10"	16ga
P11	1	16"	4"	10' - 1"	16ga
P17R	1	12"	4"	10' - 4"	16ga

Post Schedule (1st Floor)					
Mark	Qty	Width	Depth	Length	Gauge
C1	2	4"	2"	9' - 1 1/2"	16ga
C2	5	4"	2"	9' - 2 1/2"	16ga
C3	24	4"	2"	9' - 4"	16ga
C4	2	4"	2"	9' - 4 1/2"	16ga
C5	24	4"	2"	9' - 5 1/2"	16ga
C7	36	4"	2"	9' - 7"	16ga
C8	2	4"	2"	9' - 7 1/2"	16ga
C9	36	4"	2"	9' - 8 1/2"	16ga
C11	22	4"	2"	9' - 10"	16ga

Post Schedule (1st Floor)					
Mark	Qty	Width	Depth	Length	Gauge
C12	2	4"	2"	9' - 10 1/2"	16ga
C14	24	4"	2"	9' - 11 1/2"	16ga
C17	22	4"	2"	10' - 1"	16ga
C20	26	4"	2"	10' - 2 1/2"	16ga
C22	21	4"	2"	10' - 4"	16ga
C24	4	4"	2"	10' - 5 1/2"	16ga
C37	10	6"	2 1/2"	9' - 2 1/2"	16ga
C38	19	6"	2 1/2"	9' - 4"	16ga
C39	1	6"	2 1/2"	9' - 5 1/2"	16ga

Post Schedule (1st Floor)					
Mark	Qty	Width	Depth	Length	Gauge
C40	1	6"	2 1/2"	9' - 7"	16ga
C41	1	6"	2 1/2"	9' - 8 1/2"	16ga
C42	1	6"	2 1/2"	9' - 10"	16ga
C43	1	6"	2 1/2"	9' - 11 1/2"	16ga
C45	1	6"	2 1/2"	10' - 1"	16ga
C46	2	6"	2 1/2"	10' - 2 1/2"	16ga
C47	2	6"	2 1/2"	10' - 4"	16ga
C48	51	6"	2 1/2"	10' - 5 1/2"	16ga

Framing Notes

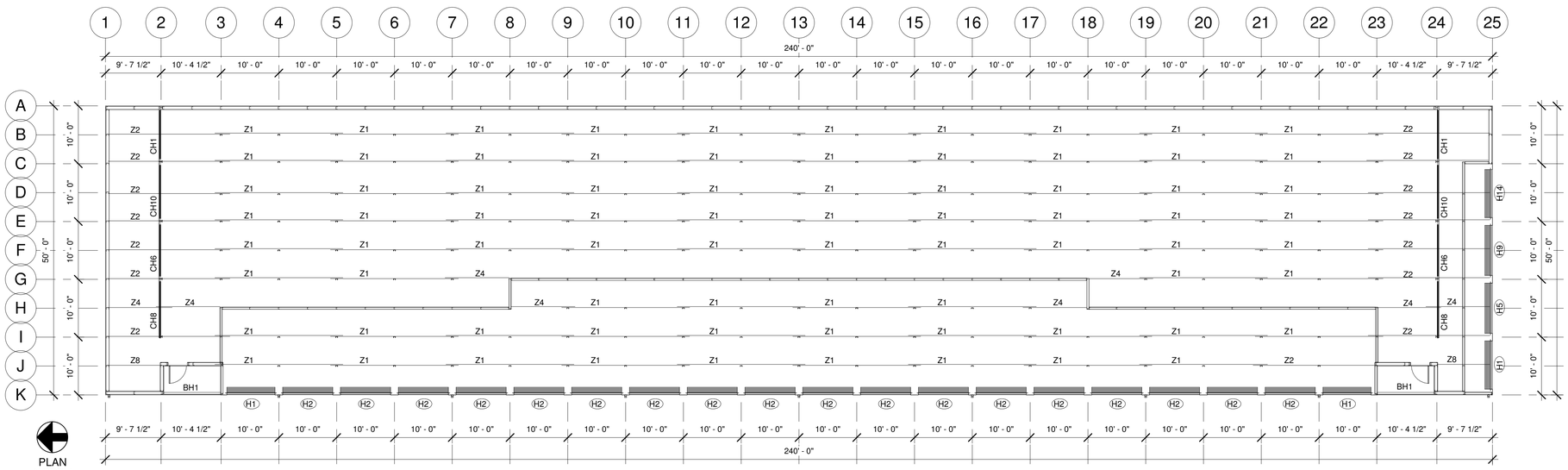
Interior Framing: 4" x 2" x 16ga Posts On A 5'-0" x 10'-0" Grid Framing System. (U.N.O.)

Exterior Wall Framing: 4" x 2" x 16ga Posts @ 5'-0" o.c. In 14ga Top & 16ga Bottom Track.

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

X = X-Bracing

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



2 Building 'A' (Framing Plan)
3/32" = 1'-0"

16ga Pre-Finished Header Schedule					
Mark	Qty	Width	Depth	Length	Gauge
H1	3	1' - 4"	3 1/2"	8' - 4"	16ga
H2	18	1' - 4"	3 1/2"	8' - 8"	16ga
H5	1	1' - 7"	3 1/2"	8' - 8"	16ga
H9	1	1' - 10"	3 1/2"	8' - 8"	16ga
H14	1	2' - 1"	3 1/2"	8' - 4"	16ga

Header Schedule (1st Floor)					
Mark	Qty	Width	Depth	Length	Gauge
BH1	2	6"	4"	10' - 0"	16ga
CH1	2	6"	2 1/2"	9' - 6 1/4"	16ga
CH6	2	6"	2 1/2"	10' - 0"	16ga
CH8	2	6"	2 1/2"	10' - 2"	16ga
CH10	2	6"	2 1/2"	10' - 3 1/2"	16ga

Purlin Schedule					
Mark	Qty	Width	Depth	Length	Gauge
Z8	2	4"	2"	9' - 2"	16ga
Z4	8	4"	2"	11' - 1"	16ga
Z2	15	4"	2"	21' - 1"	16ga
Z1	77	4"	2"	22' - 2"	16ga

Framing Notes

Interior Framing: See Post Plans. Zee Purlins Every 5'-0" o.c. (U.N.O.)

Exterior Wall Framing: See Post Plans.

Exclusions: Brick Veneer/EIFS

X = X-Bracing

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

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FAX: 770-456-1662

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Rev. #	Revision Date	Revision Description

Dan Lynch

Lady's Island Storage

Beaufort, SC

STOP

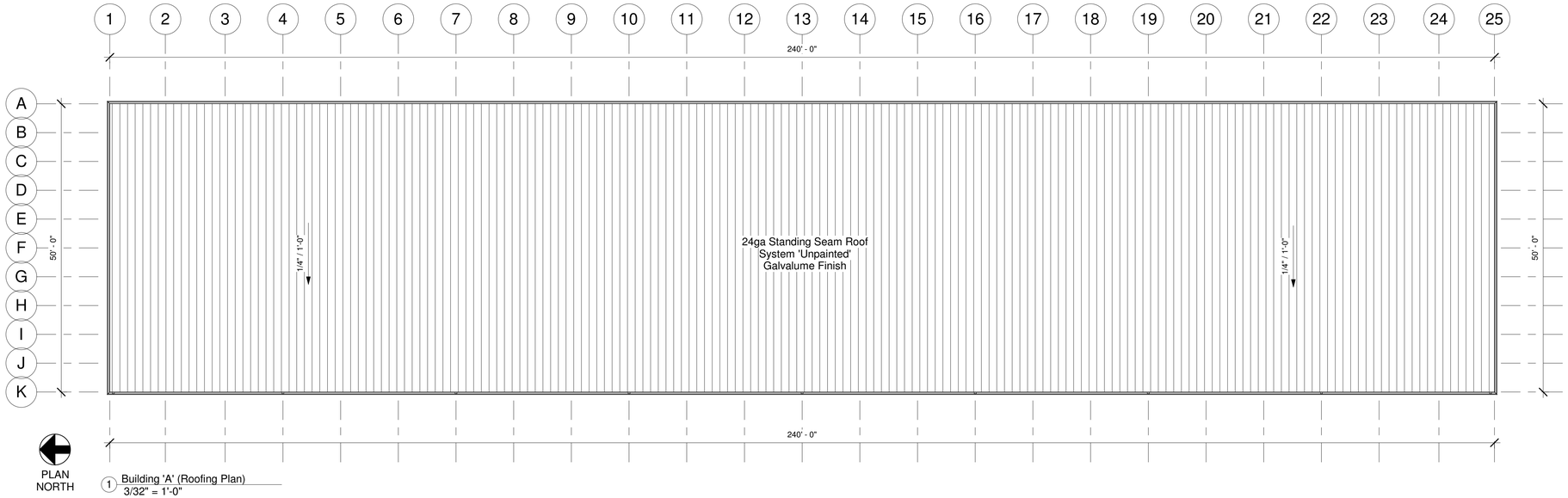
If you do not have "For Field Use" Plans Call (404) 558-0434 IMMEDIATELY And ask for Beau Strickland

PRELIMINARY ISSUE SET

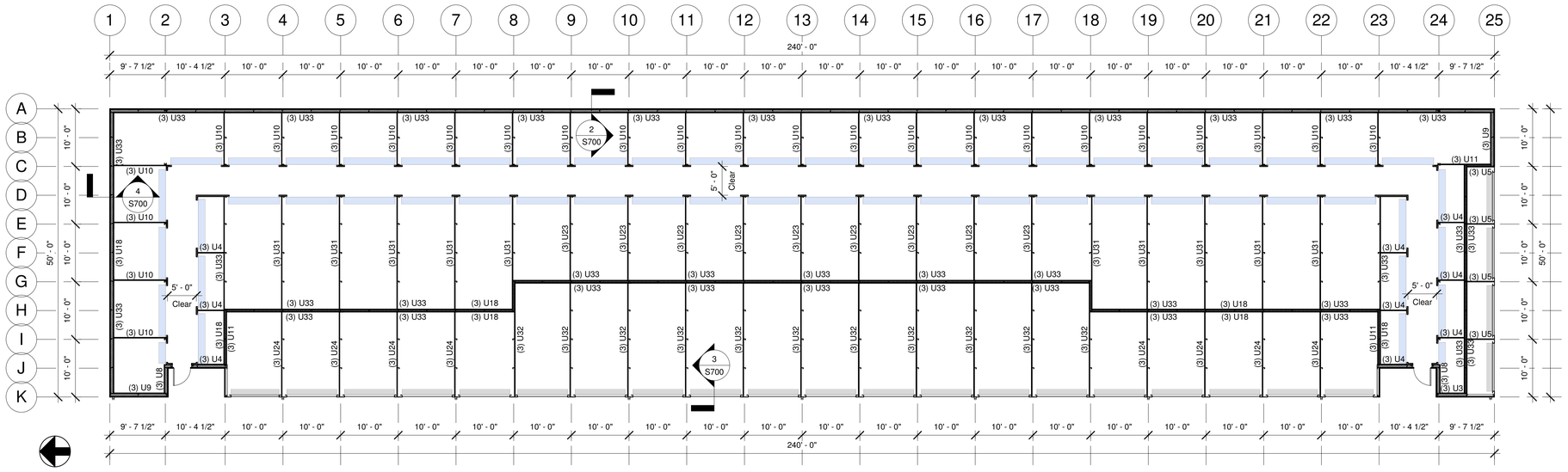
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S200

Building 'A' Plans



1 Building 'A' (Roofing Plan)
3/32" = 1'-0"



2 Building 'A' (Partition Plan)
3/32" = 1'-0"

Wall Schedule (1st Floor)					
Mark	Qty	Width	Depth	Length	Gauge
U3	3	3' - 0"	3/4"	4' - 4"	29ga
U4	27	3' - 0"	3/4"	4' - 6"	29ga
U5	12	3' - 0"	3/4"	4' - 7"	29ga
U8	6	3' - 0"	3/4"	4' - 11"	29ga
U9	6	3' - 0"	3/4"	8' - 10"	29ga
U10	75	3' - 0"	3/4"	9' - 1"	29ga
U11	9	3' - 0"	3/4"	9' - 2"	29ga
U18	21	3' - 0"	3/4"	10' - 2"	29ga
U23	27	3' - 0"	3/4"	14' - 6"	29ga
U24	24	3' - 0"	3/4"	14' - 7"	29ga
U31	30	3' - 0"	3/4"	19' - 6"	29ga
U32	33	3' - 0"	3/4"	19' - 7"	29ga
U33	114	3' - 0"	3/4"	20' - 2"	29ga

Partition Notes

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

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

Insulation:
Exterior Walls: R-19 Vinyl-Reinforced Insulation For Exterior Metal Panel Walls Only. Insulation For Brick Veneer/EIFS Walls By Others.
Interior Walls: R-13 Vinyl-Reinforced Insulation Sandwiched Betweel Metal Panels.
Roof: R-30 Vinyl-Reinforced Insulation with Thermal Blocks

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

X = X-Bracing

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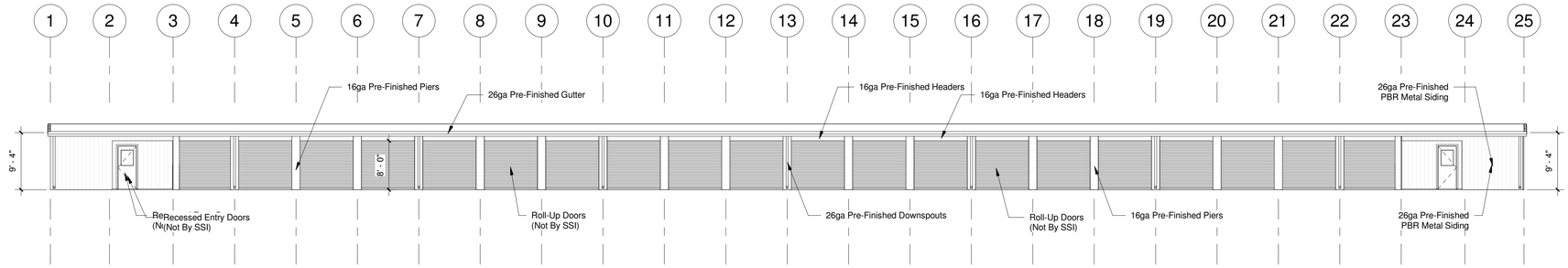
PRELIMINARY ISSUE SET

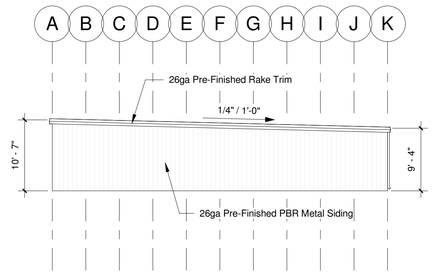
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S201

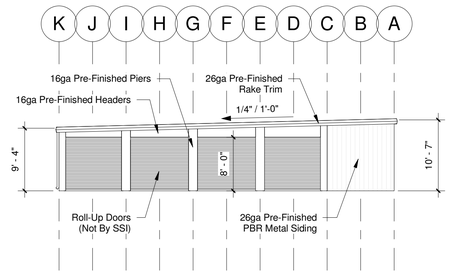
Building 'A' Plans



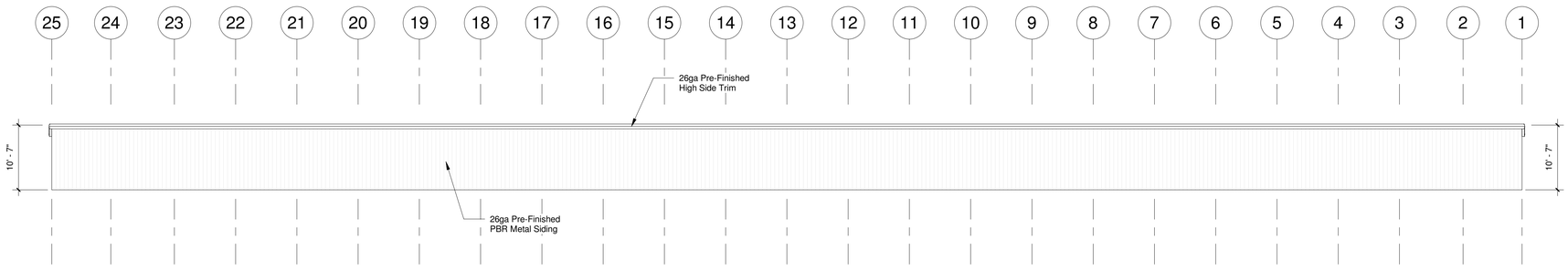
1 Building 'A' West Elevation
3/32" = 1'-0"



2 Building 'A' North Elevation
3/32" = 1'-0"



3 Building 'A' South Elevation
3/32" = 1'-0"



4 Building 'A' East Elevation
3/32" = 1'-0"

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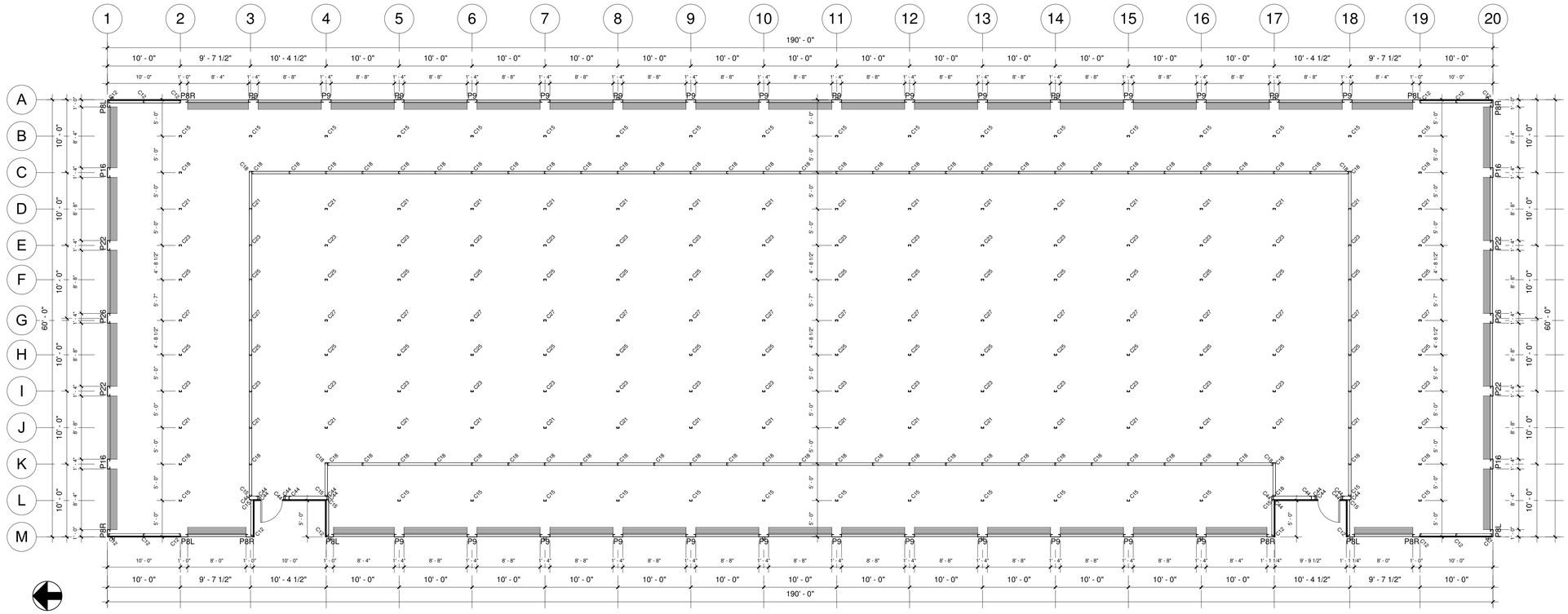
PRELIMINARY ISSUE SET

SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S202

Building 'A' Elevations



1 Building 'B' (Post Plan)
1/8" = 1'-0"

16ga Pre-Finished Pier Schedule					
Mark	Qty	Width	Depth	Length	Gauge
P8L	6	12"	4"	10' - 0"	16ga
P8R	6	12"	4"	10' - 0"	16ga
P9	28	16"	4"	10' - 0"	16ga
P16	4	16"	4"	10' - 3"	16ga
P22	4	16"	4"	10' - 6"	16ga
P26	2	16"	4"	10' - 9"	16ga

Post Schedule (2nd Floor)					
Mark	Qty	Width	Depth	Length	Gauge
C12	16	4"	2"	9' - 10 1/2"	16ga
C15	39	4"	2"	10' - 0"	16ga
C18	69	4"	2"	10' - 1 1/2"	16ga
C21	36	4"	2"	10' - 3"	16ga
C23	36	4"	2"	10' - 4 1/2"	16ga
C25	36	4"	2"	10' - 6"	16ga
C27	18	4"	2"	10' - 7 1/2"	16ga
C44	16	6"	2 1/2"	10' - 0"	16ga

Framing Notes

Interior Framing: 4" x 2" x 16ga Posts On A 5'-0" x 10'-0" Grid Framing System. (U.N.O.)

Exterior Wall Framing: 4" x 2" x 16ga Posts @ 5'-0" o.c. In 14ga Top & 16ga Bottom Track.

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

X = X-Bracing

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Shaded Areas Indicate Hallways.

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Rev. #	Revision Date	Revision Description

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Lady's Island Storage

Beaufort, SC

STOP

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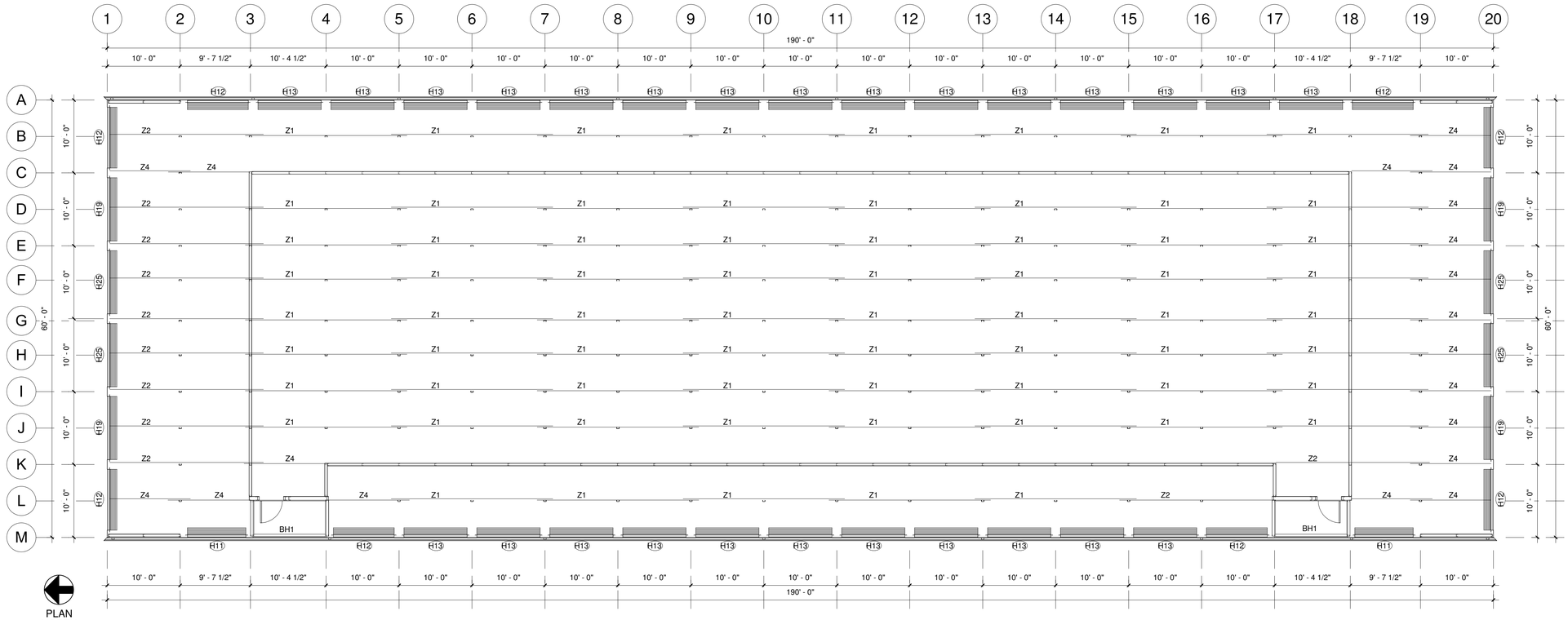
PRELIMINARY ISSUE SET

SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S210

Building 'B' Post Plan



1 Building 'B' (Framing Plan)
1/8" = 1'-0"

16ga Pre-Finished Header Schedule					
Mark	Qty	Width	Depth	Length	Gauge
H11	2	2' - 0"	3 1/2"	8' - 0"	16ga
H12	8	2' - 0"	3 1/2"	8' - 4"	16ga
H13	26	2' - 0"	3 1/2"	8' - 8"	16ga
H19	4	2' - 3"	3 1/2"	8' - 8"	16ga
H25	4	2' - 6"	3 1/2"	8' - 8"	16ga

Purlin Schedule					
Mark	Qty	Width	Depth	Length	Gauge
Z4	19	4"	2"	11' - 1"	16ga
Z2	11	4"	2"	21' - 1"	16ga
Z1	69	4"	2"	22' - 2"	16ga

Framing Notes

Interior Framing: See Post Plans. Zee Purlins Every 5'-0" o.c. (U.N.O.)

Exterior Wall Framing: See Post Plans.

Exclusions: Brick Veneer/EIFS

X = X-Bracing

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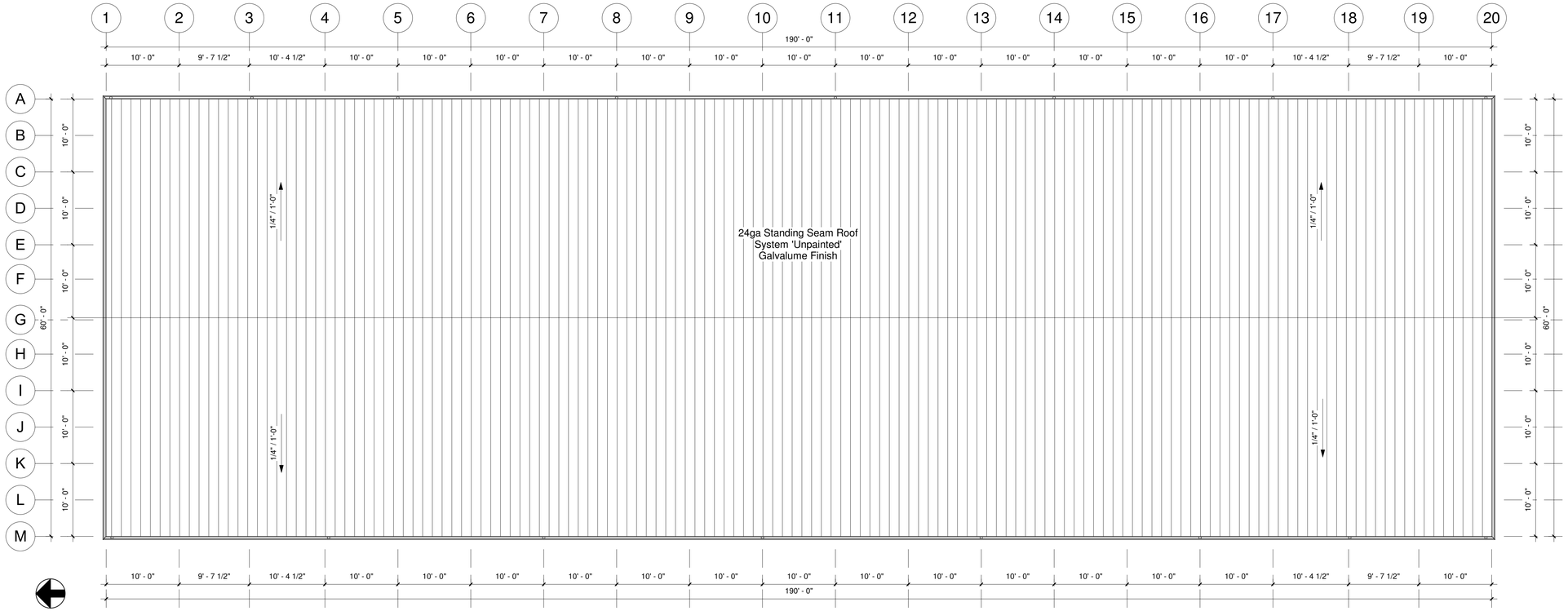
PRELIMINARY ISSUE SET

SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S211

Building 'B' Framing Plan



1 Building 'B' (Roofing Plan)
1/8" = 1'-0"

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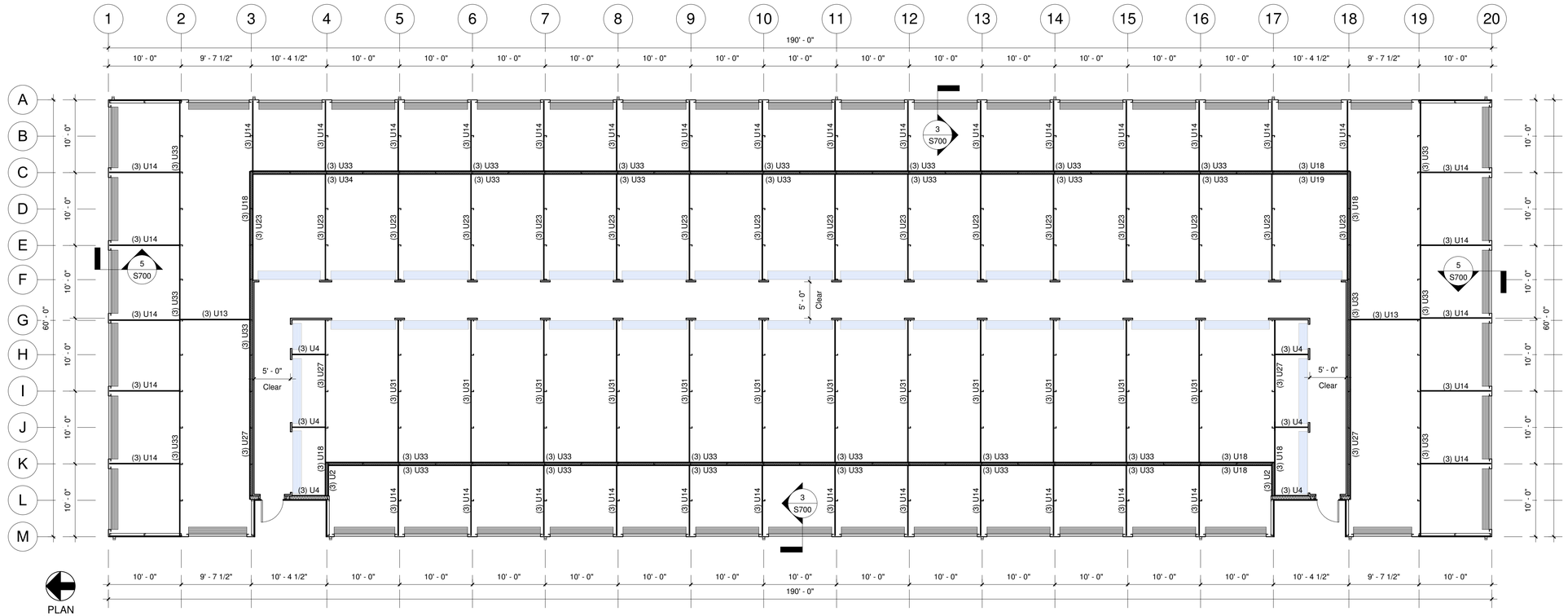
PRELIMINARY ISSUE SET

SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S212

Building 'B' Roofing Plan



1 Building 'B' (Partition Plan)
1/8" = 1'-0"

Wall Schedule (2nd Floor)					
Mark	Qty	Width	Depth	Length	Gauge
U2	6	3' - 0"	3/4"	4' - 3"	29ga
U4	18	3' - 0"	3/4"	4' - 6"	29ga
U13	6	3' - 0"	3/4"	9' - 6"	29ga
U14	114	3' - 0"	3/4"	9' - 7"	29ga
U18	21	3' - 0"	3/4"	10' - 2"	29ga
U19	3	3' - 0"	3/4"	10' - 6"	29ga
U23	48	3' - 0"	3/4"	14' - 6"	29ga
U27	12	3' - 0"	3/4"	15' - 2"	29ga
U31	36	3' - 0"	3/4"	19' - 6"	29ga
U33	99	3' - 0"	3/4"	20' - 2"	29ga
U34	3	3' - 0"	3/4"	20' - 6"	29ga

Partition Notes

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

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

Insulation:
Exterior Walls: R-19 Vinyl-Reinforced Insulation For Exterior Metal Panel Walls Only. Insulation For Brick Veneer/EIFS Walls By Others.
Interior Walls: R-13 Vinyl-Reinforced Insulation Sandwiched Betweel Metal Panels.
Roof: R-30 Vinyl-Reinforced Insulation with Thermal Blocks

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

X = X-Bracing

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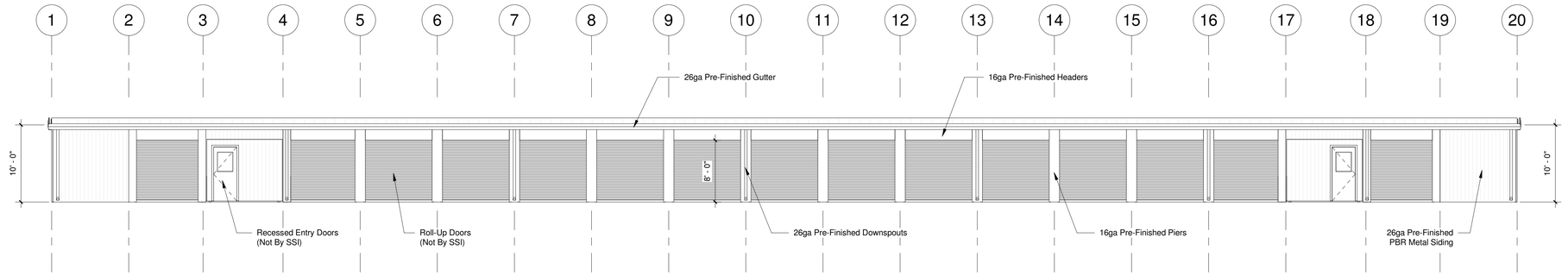
PRELIMINARY ISSUE SET

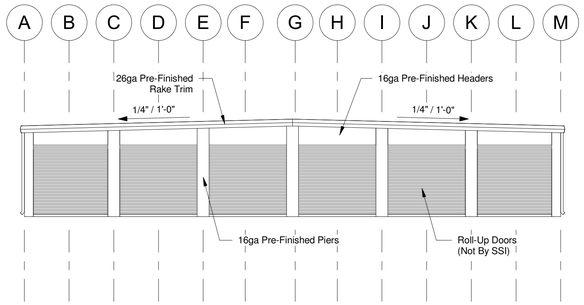
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S213

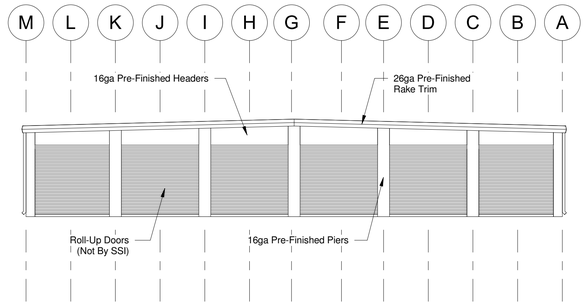
Building 'B' Partition Plan



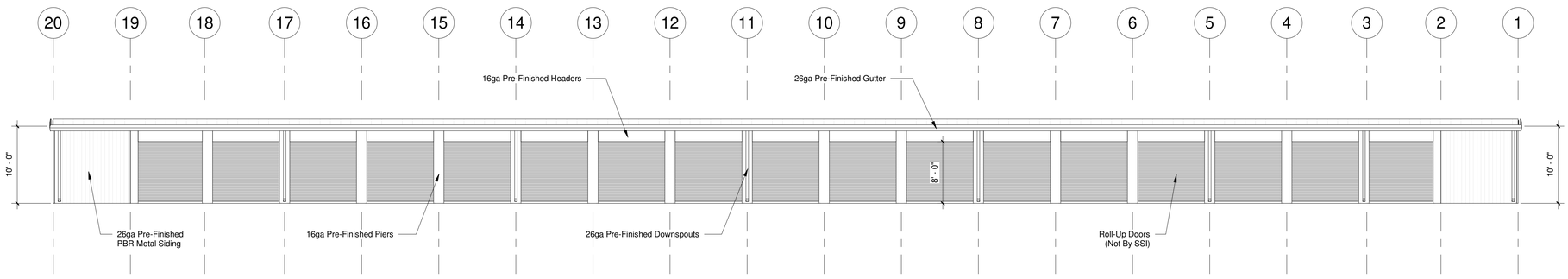
1 Building 'B' West Elevation
1/8" = 1'-0"



2 Building 'B' North Elevation
1/8" = 1'-0"



3 Building 'B' South Elevation
1/8" = 1'-0"



4 Building 'B' East Elevation
1/8" = 1'-0"

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PRELIMINARY ISSUE SET

SSI Project Number	1008
Issue Date	00-00-0000
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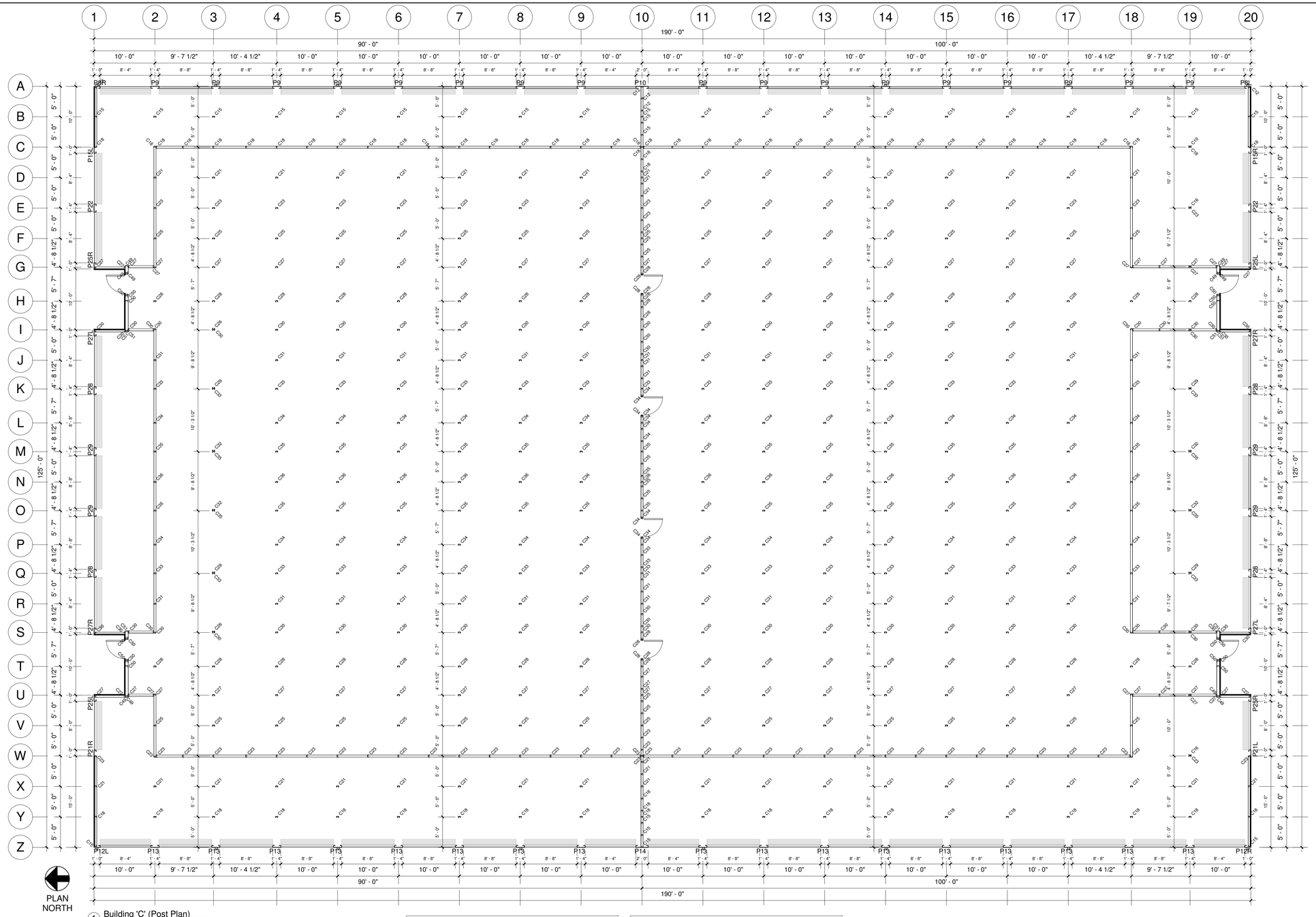
Checked By	SBD
Engineered By	

S214

Building 'B' Elevations



1 Building 'C' (Post Plan)
1/8" = 1'-0"

16ga Pre-Finished Pier Schedule					
Mark	Qty	Width	Depth	Length	Gauge
P8L	1	12"	4"	10' - 0"	16ga
P8R	1	12"	4"	10' - 0"	16ga
P9	17	16"	4"	10' - 0"	16ga
P10	1	24"	4"	10' - 0"	16ga
P12L	1	12"	4"	10' - 1 1/2"	16ga
P12R	1	12"	4"	10' - 1 1/2"	16ga
P13	17	16"	4"	10' - 1 1/2"	16ga
P14	1	24"	4"	10' - 1 1/2"	16ga
P15L	1	12"	4"	10' - 3"	16ga
P15R	1	12"	4"	10' - 3"	16ga

16ga Pre-Finished Pier Schedule					
Mark	Qty	Width	Depth	Length	Gauge
P21L	1	12"	4"	10' - 6"	16ga
P21R	1	12"	4"	10' - 6"	16ga
P22	2	16"	4"	10' - 6"	16ga
P25L	2	12"	4"	10' - 9"	16ga
P25R	2	12"	4"	10' - 9"	16ga
P27L	2	12"	4"	11' - 0"	16ga
P27R	2	12"	4"	11' - 0"	16ga
P28	4	16"	4"	11' - 3"	16ga
P29	4	16"	4"	11' - 6"	16ga

Post Schedule (3rd Floor)					
Mark	Qty	Width	Depth	Length	Gauge
C10	1	4"	2"	9' - 9 1/2"	16ga
C12	5	4"	2"	9' - 10 1/2"	16ga
C15	27	4"	2"	10' - 0"	16ga
C16	2	4"	2"	10' - 0 1/2"	16ga
C18	64	4"	2"	10' - 1 1/2"	16ga
C21	41	4"	2"	10' - 3"	16ga
C23	62	4"	2"	10' - 4 1/2"	16ga
C25	38	4"	2"	10' - 6"	16ga
C26	2	4"	2"	10' - 6 1/2"	16ga
C27	58	4"	2"	10' - 7 1/2"	16ga
C28	46	4"	2"	10' - 9"	16ga

Post Schedule (3rd Floor)					
Mark	Qty	Width	Depth	Length	Gauge
C29	4	4"	2"	10' - 9 1/2"	16ga
C30	60	4"	2"	10' - 10 1/2"	16ga
C31	36	4"	2"	11' - 0"	16ga
C32	4	4"	2"	11' - 0 1/2"	16ga
C33	38	4"	2"	11' - 1 1/2"	16ga
C34	42	4"	2"	11' - 3"	16ga
C35	40	4"	2"	11' - 4 1/2"	16ga
C36	16	4"	2"	11' - 6"	16ga
C49	10	6"	2 1/2"	10' - 7 1/2"	16ga
C50	16	6"	2 1/2"	10' - 9"	16ga
C51	6	6"	2 1/2"	10' - 10 1/2"	16ga

Framing Notes

Interior Framing: 4" x 2" x 16ga Posts On A 5'-0" x 10'-0" Grid Framing System. (U.N.O.)

Exterior Wall Framing: 4" x 2" x 16ga Posts @ 5'-0" o.c. In 14ga Top & 16ga Bottom Track.

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

X = X-Bracing

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

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www.storagestructuresinc.com

Rev. #	Revision Date	Revision Description

Dan Lynch

Lady's Island Storage

Beaufort, SC

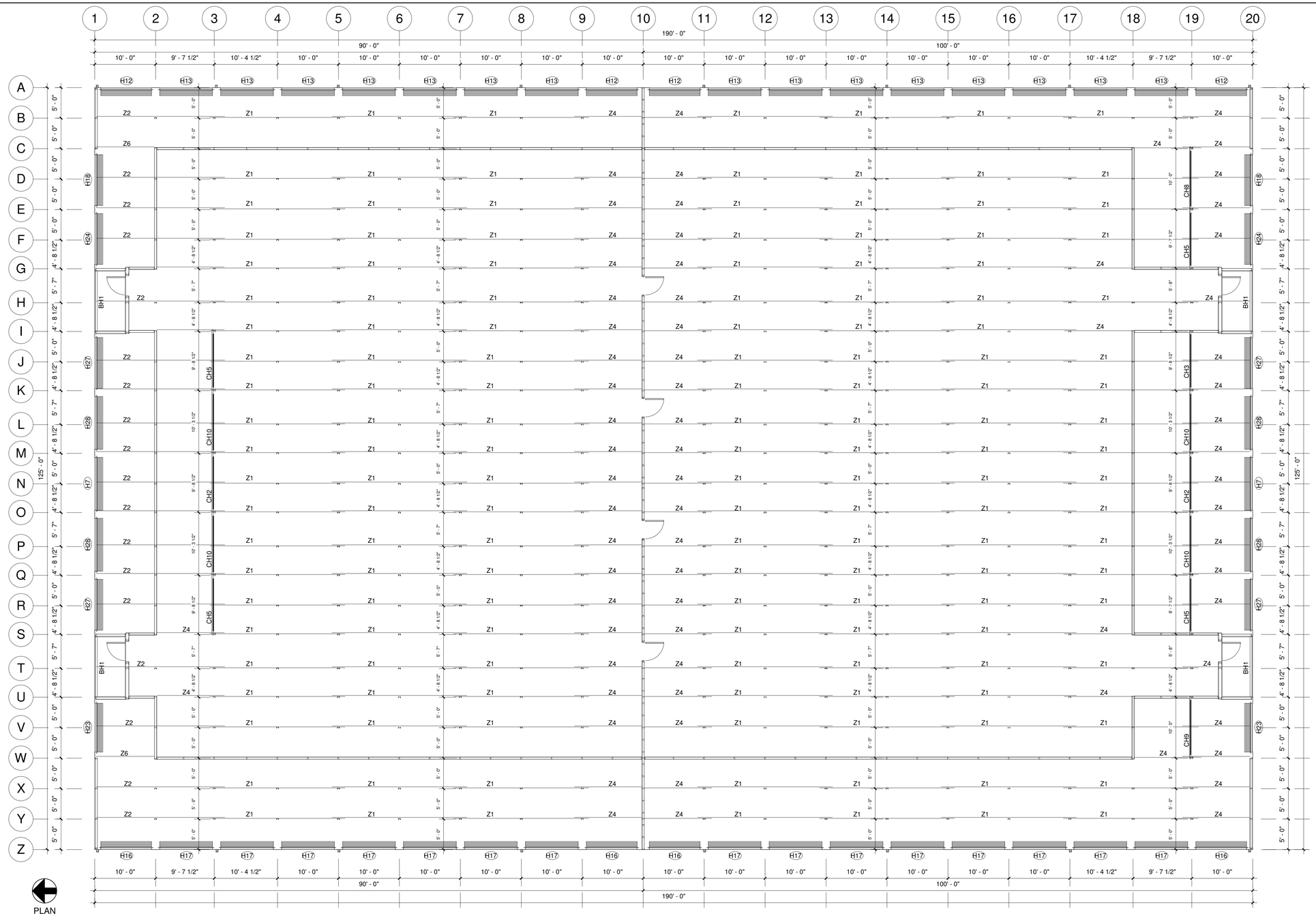
STOP
If you do not have "For Field Use" Plans Call (404) 558-0434 IMMEDIATELY And ask for Beau Strickland

PRELIMINARY ISSUE SET

SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S220

Building 'C' Post Plan



PLAN NORTH

1 Building 'C' (Framing Plan)
1/8" = 1'-0"

Purlin Schedule					
Mark	Qty	Width	Depth	Length	Gauge
Z6	2	4"	2"	9' - 8"	16ga
Z4	74	4"	2"	11' - 1"	16ga
Z2	18	4"	2"	21' - 1"	16ga
Z1	150	4"	2"	22' - 2"	16ga

Header Schedule (2nd Floor)					
Mark	Qty	Width	Depth	Length	Gauge
BH1	4	6"	4"	10' - 0"	16ga
CH2	2	6"	2 1/2"	9' - 8 1/2"	16ga
CH3	1	6"	2 1/2"	9' - 9 1/2"	16ga
CH5	4	6"	2 1/2"	9' - 10 1/2"	16ga
CH8	1	6"	2 1/2"	10' - 2"	16ga
CH9	1	6"	2 1/2"	10' - 3"	16ga
CH10	4	6"	2 1/2"	10' - 3 1/2"	16ga

16ga Pre-Finished Header Schedule					
Mark	Qty	Width	Depth	Length	Gauge
H7	4	1' - 9"	3 1/2"	8' - 8"	16ga
H12	4	2' - 0"	3 1/2"	8' - 4"	16ga
H13	15	2' - 0"	3 1/2"	8' - 8"	16ga
H16	4	2' - 1 1/2"	3 1/2"	8' - 4"	16ga
H17	15	2' - 1 1/2"	3 1/2"	8' - 8"	16ga
H18	2	2' - 3"	3 1/2"	8' - 4"	16ga
H23	2	2' - 6"	3 1/2"	8' - 0"	16ga
H24	2	2' - 6"	3 1/2"	8' - 4"	16ga
H27	4	3' - 0"	3 1/2"	8' - 4"	16ga
H28	4	3' - 3"	3 1/2"	8' - 8"	16ga

Framing Notes

Interior Framing: See Post Plans. Zee Purlins Every 5'-0" o.c. (U.N.O.)

Exterior Wall Framing: See Post Plans.

Exclusions: Brick Veneer/EIFS

X = X-Bracing

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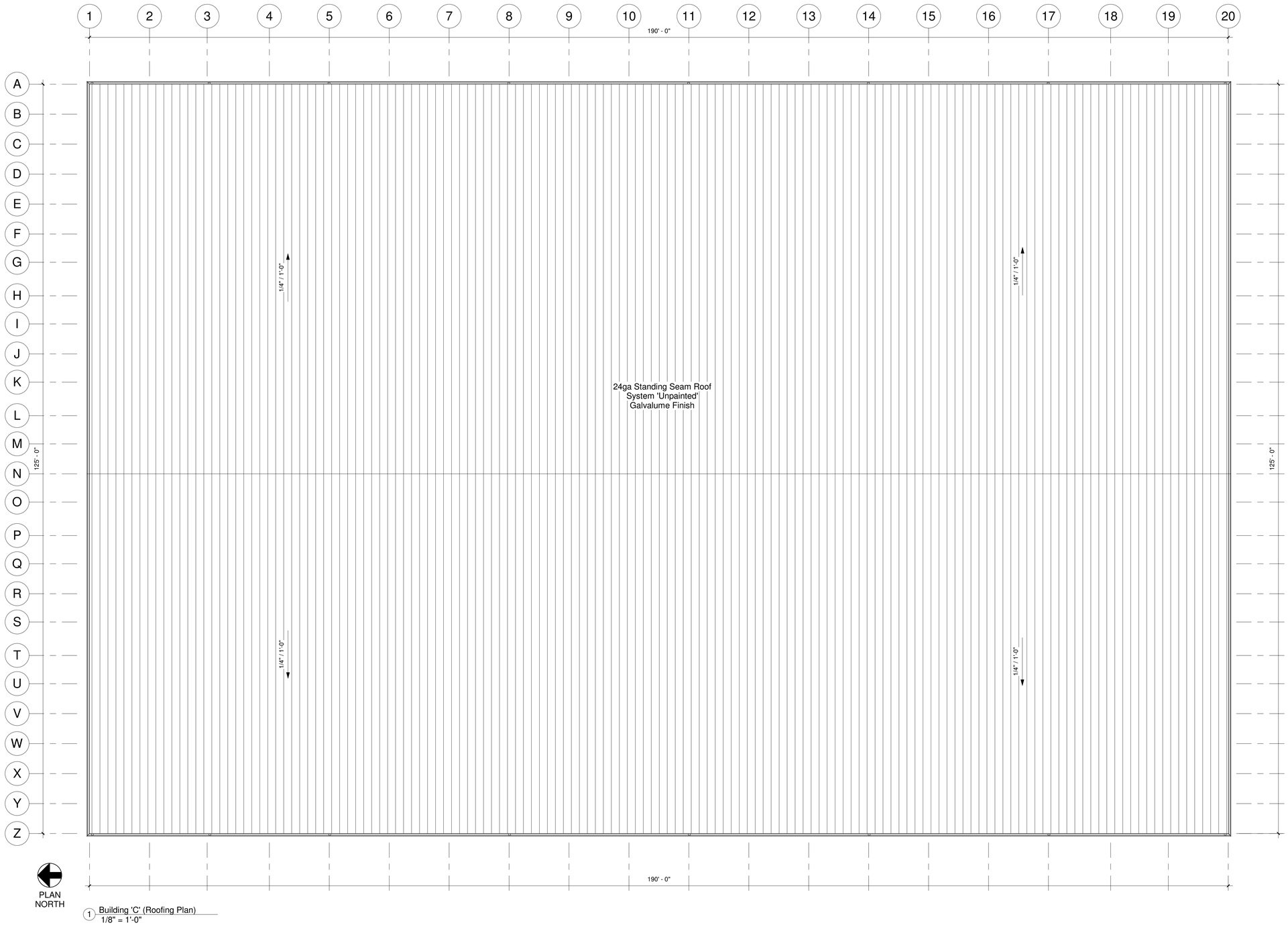
PRELIMINARY ISSUE SET

SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S221

Building 'C' Framing Plan



1 Building 'C' (Roofing Plan)
1/8" = 1'-0"

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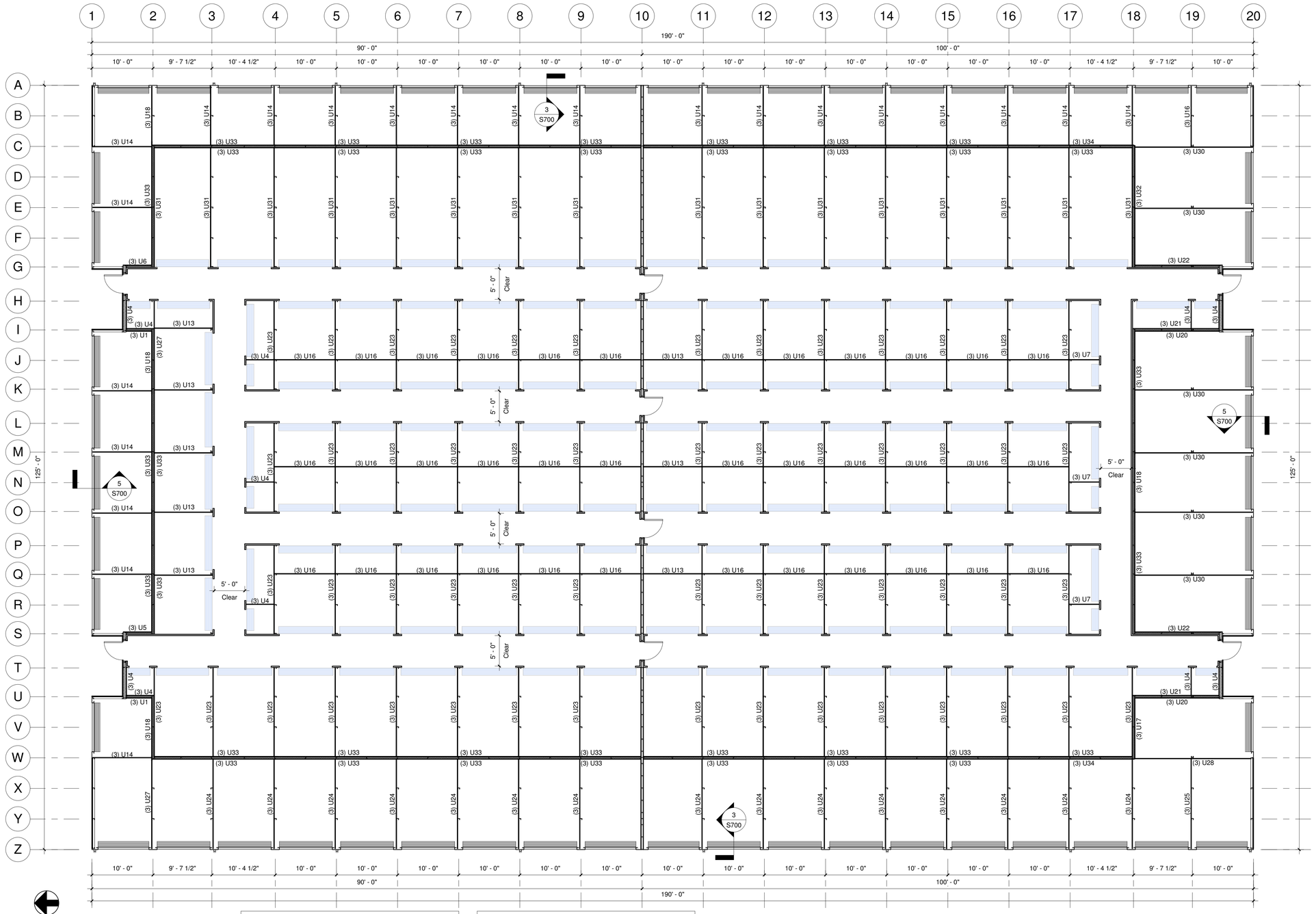
PRELIMINARY ISSUE SET

SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S222

Building 'C' Roofing Plan



PLAN NORTH

1 Building 'C' (Partition Plan)
1/8" = 1'-0"

Wall Schedule (3rd Floor)					
Mark	Qty	Width	Depth	Length	Gauge
U1	6	3' - 0"	3/4"	4' - 2"	29ga
U4	33	3' - 0"	3/4"	4' - 6"	29ga
U5	3	3' - 0"	3/4"	4' - 7"	29ga
U6	3	3' - 0"	3/4"	4' - 8"	29ga
U7	9	3' - 0"	3/4"	4' - 10"	29ga
U13	24	3' - 0"	3/4"	9' - 6"	29ga
U14	66	3' - 0"	3/4"	9' - 7"	29ga
U16	111	3' - 0"	3/4"	9' - 10"	29ga
U17	3	3' - 0"	3/4"	9' - 11"	29ga
U18	12	3' - 0"	3/4"	10' - 2"	29ga
U20	6	3' - 0"	3/4"	13' - 10"	29ga
U21	6	3' - 0"	3/4"	14' - 1"	29ga

Wall Schedule (3rd Floor)					
Mark	Qty	Width	Depth	Length	Gauge
U22	6	3' - 0"	3/4"	14' - 3"	29ga
U23	165	3' - 0"	3/4"	14' - 6"	29ga
U24	45	3' - 0"	3/4"	14' - 7"	29ga
U25	3	3' - 0"	3/4"	14' - 8"	29ga
U27	6	3' - 0"	3/4"	15' - 2"	29ga
U28	3	3' - 0"	3/4"	18' - 11"	29ga
U30	18	3' - 0"	3/4"	19' - 3"	29ga
U31	48	3' - 0"	3/4"	19' - 6"	29ga
U32	3	3' - 0"	3/4"	19' - 7"	29ga
U33	111	3' - 0"	3/4"	20' - 2"	29ga
U34	6	3' - 0"	3/4"	20' - 6"	29ga

Partition Notes

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

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

Insulation:
Exterior Walls: R-19 Vinyl-Reinforced Insulation For Exterior Metal Panel Walls Only. Insulation For Brick Veneer/EIFS Walls By Others.
Interior Walls: R-13 Vinyl-Reinforced Insulation Sandwiched Betweel Metal Panels.
Roof: R-30 Vinyl-Reinforced Insulation with Thermal Blocks

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

X = X-Bracing

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Lady's Island Storage

Beaufort, SC

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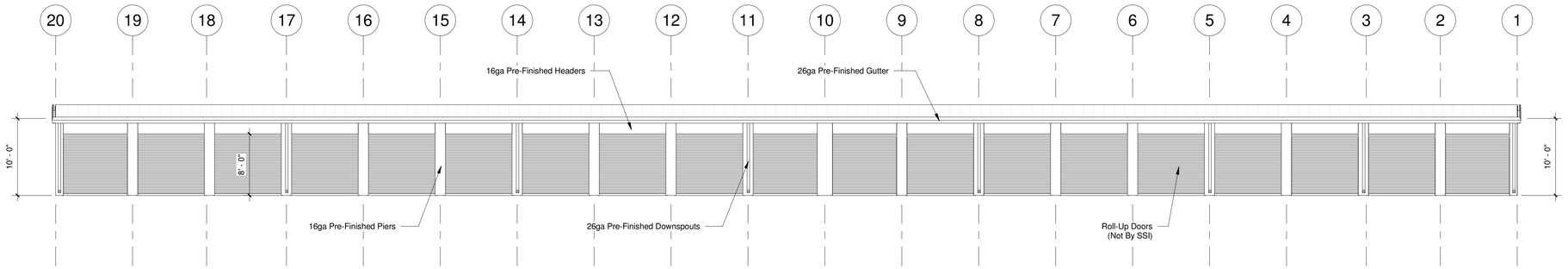
PRELIMINARY ISSUE SET

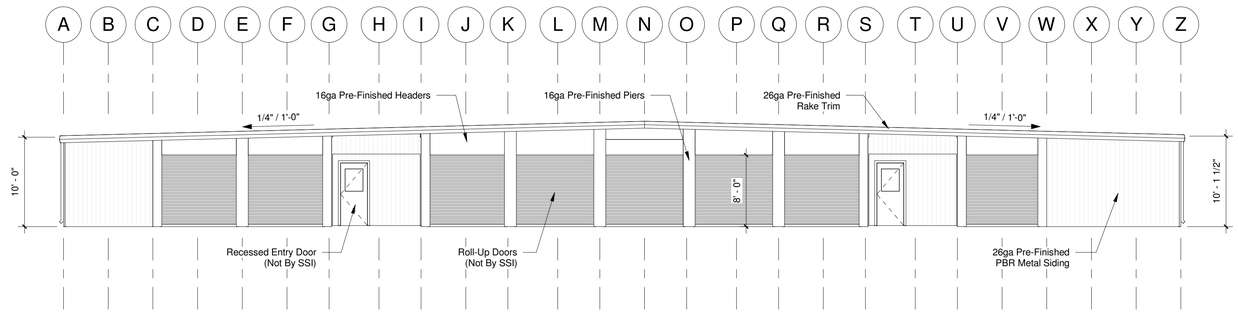
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S223

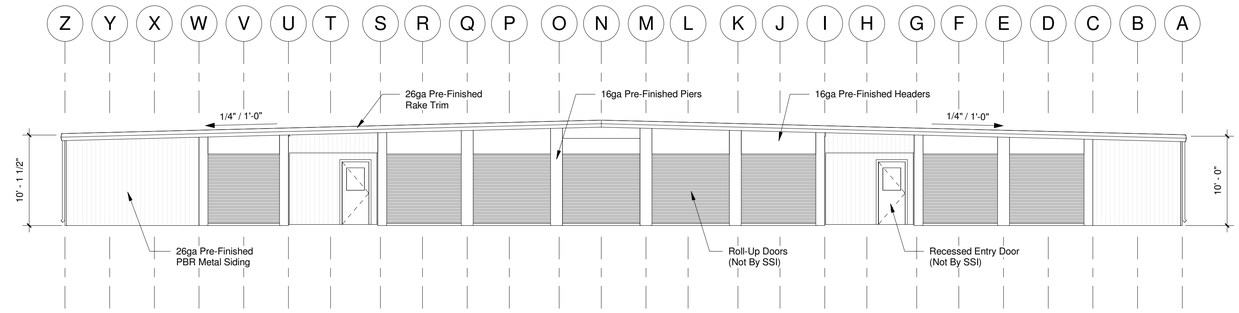
Building 'C' Partition Plan



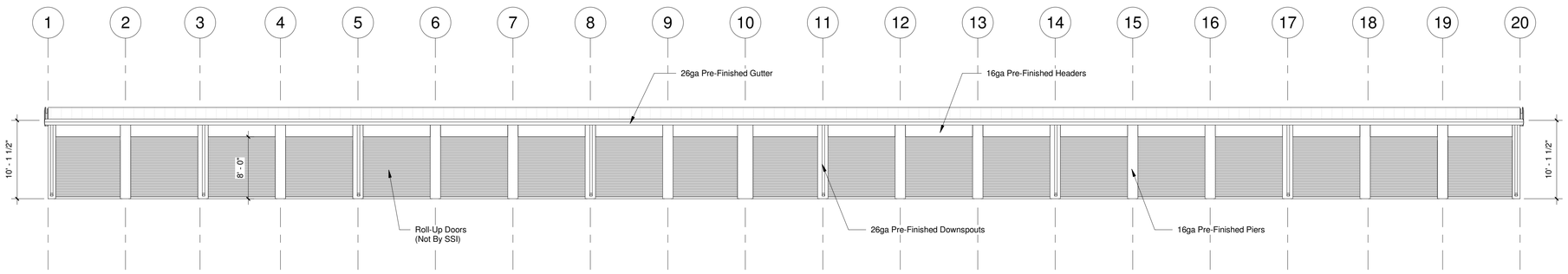
1 Building 'C' East Elevation
1/8" = 1'-0"



2 Building 'C' North Elevation
1/8" = 1'-0"



3 Building 'C' South Elevation
1/8" = 1'-0"



4 Building 'C' West Elevation
1/8" = 1'-0"

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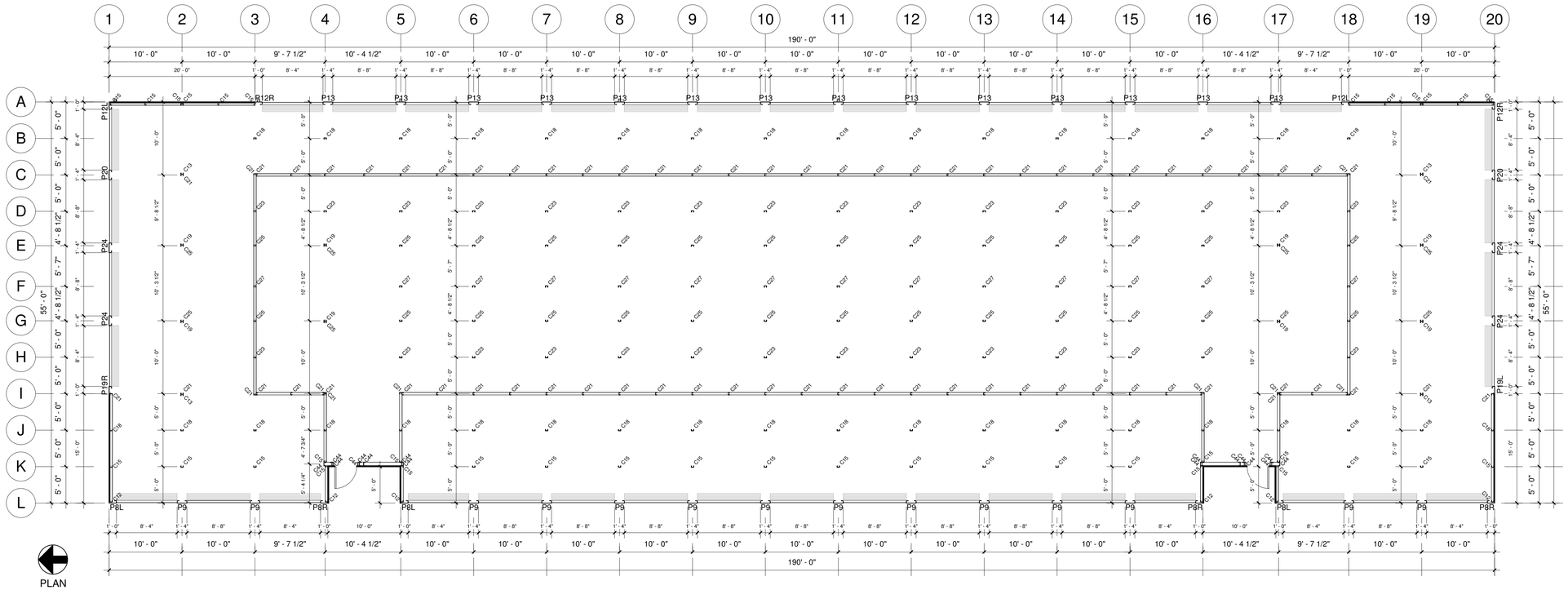
PRELIMINARY ISSUE SET

SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S224

Building 'C' Elevations



1 Building 'D' (Post Plan)
1/8" = 1'-0"

16ga Pre-Finished Pier Schedule					
Mark	Qty	Width	Depth	Length	Gauge
P8L	3	12"	4"	10' - 0"	16ga
P8R	3	12"	4"	10' - 0"	16ga
P9	14	16"	4"	10' - 0"	16ga
P12L	2	12"	4"	10' - 1 1/2"	16ga
P12R	2	12"	4"	10' - 1 1/2"	16ga
P13	14	16"	4"	10' - 1 1/2"	16ga
P19L	1	12"	4"	10' - 4 1/2"	16ga
P19R	1	12"	4"	10' - 4 1/2"	16ga
P20	2	16"	4"	10' - 4 1/2"	16ga
P24	4	16"	4"	10' - 7 1/2"	16ga

Post Schedule (3rd Floor)					
Mark	Qty	Width	Depth	Length	Gauge
C12	6	4"	2"	9' - 10 1/2"	16ga
C13	4	4"	2"	9' - 11"	16ga
C15	36	4"	2"	10' - 0"	16ga
C18	36	4"	2"	10' - 1 1/2"	16ga
C19	8	4"	2"	10' - 2"	16ga
C21	76	4"	2"	10' - 3"	16ga
C23	30	4"	2"	10' - 4 1/2"	16ga
C25	36	4"	2"	10' - 6"	16ga
C27	14	4"	2"	10' - 7 1/2"	16ga
C44	16	6"	2 1/2"	10' - 0"	16ga

Framing Notes

Interior Framing: 4" x 2" x 16ga Posts On A 5'-0" x 10'-0" Grid Framing System. (U.N.O.)

Exterior Wall Framing: 4" x 2" x 16ga Posts @ 5'-0" o.c. In 14ga Top & 16ga Bottom Track.

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

X = X-Bracing

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

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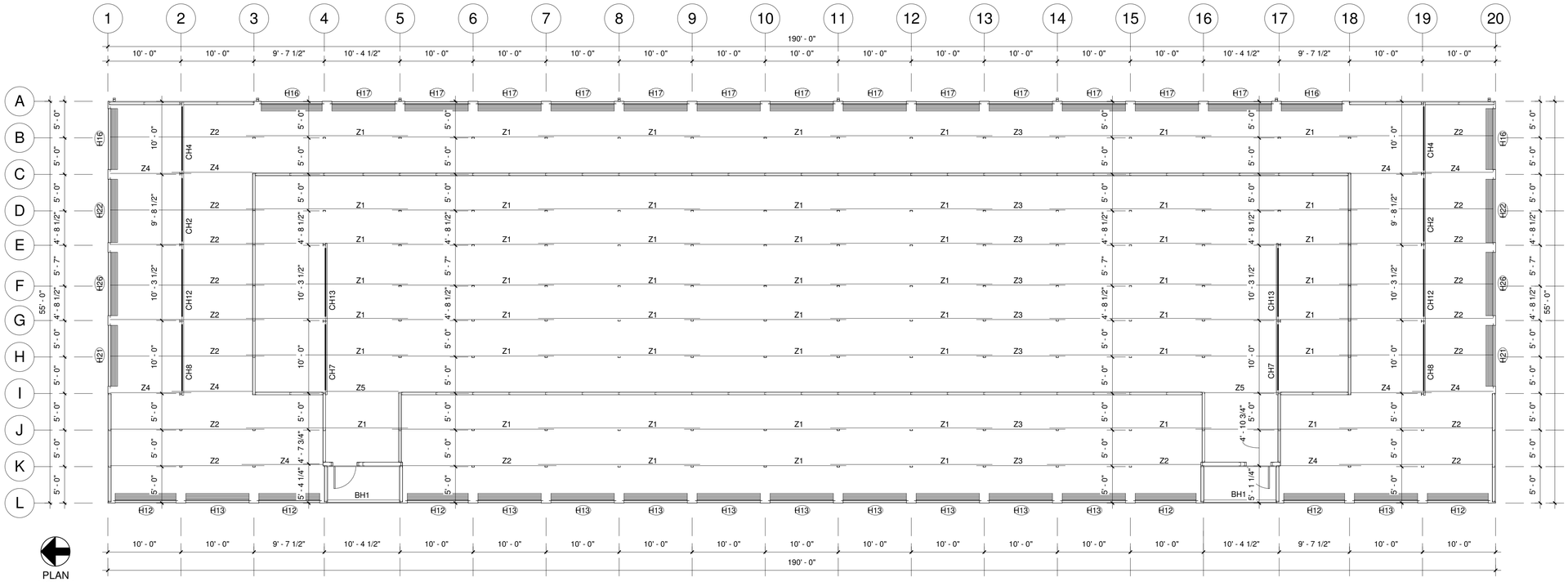
PRELIMINARY ISSUE SET

SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S230

Building 'D' Post Plan



1 Building 'D' (Framing Plan)
1/8" = 1'-0"

Purlin Schedule					
Mark	Qty	Width	Depth	Length	Gauge
Z5	2	4"	2"	10' - 0"	16ga
Z4	10	4"	2"	11' - 1"	16ga
Z3	8	4"	2"	12' - 2"	16ga
Z2	18	4"	2"	21' - 1"	16ga
Z1	52	4"	2"	22' - 2"	16ga

Header Schedule (3rd Floor)					
Mark	Qty	Width	Depth	Length	Gauge
BH1	2	6"	4"	10' - 0"	16ga
CH2	2	6"	2 1/2"	9' - 8 1/2"	16ga
CH4	2	6"	2 1/2"	9' - 9 3/4"	16ga
CH7	2	6"	2 1/2"	10' - 1"	16ga
CH8	2	6"	2 1/2"	10' - 2"	16ga
CH12	2	6"	2 1/2"	10' - 5 1/2"	16ga
CH13	2	6"	2 1/2"	10' - 7 1/2"	16ga

16ga Pre-Finished Header Schedule					
Mark	Qty	Width	Depth	Length	Gauge
H12	6	2' - 0"	3 1/2"	8' - 4"	16ga
H13	11	2' - 0"	3 1/2"	8' - 8"	16ga
H16	4	2' - 1 1/2"	3 1/2"	8' - 4"	16ga
H17	13	2' - 1 1/2"	3 1/2"	8' - 8"	16ga
H21	2	2' - 4 1/2"	3 1/2"	8' - 4"	16ga
H22	2	2' - 4 1/2"	3 1/2"	8' - 8"	16ga
H26	2	2' - 7 1/2"	3 1/2"	8' - 8"	16ga

Framing Notes

Interior Framing: See Post Plans. Zee Purlins Every 5'-0" o.c. (U.N.O.)

Exterior Wall Framing: See Post Plans.

Exclusions: Brick Veneer/EIFS

X = X-Bracing

Exterior Dimensions Are Taken From The Outside Face Of Framing.
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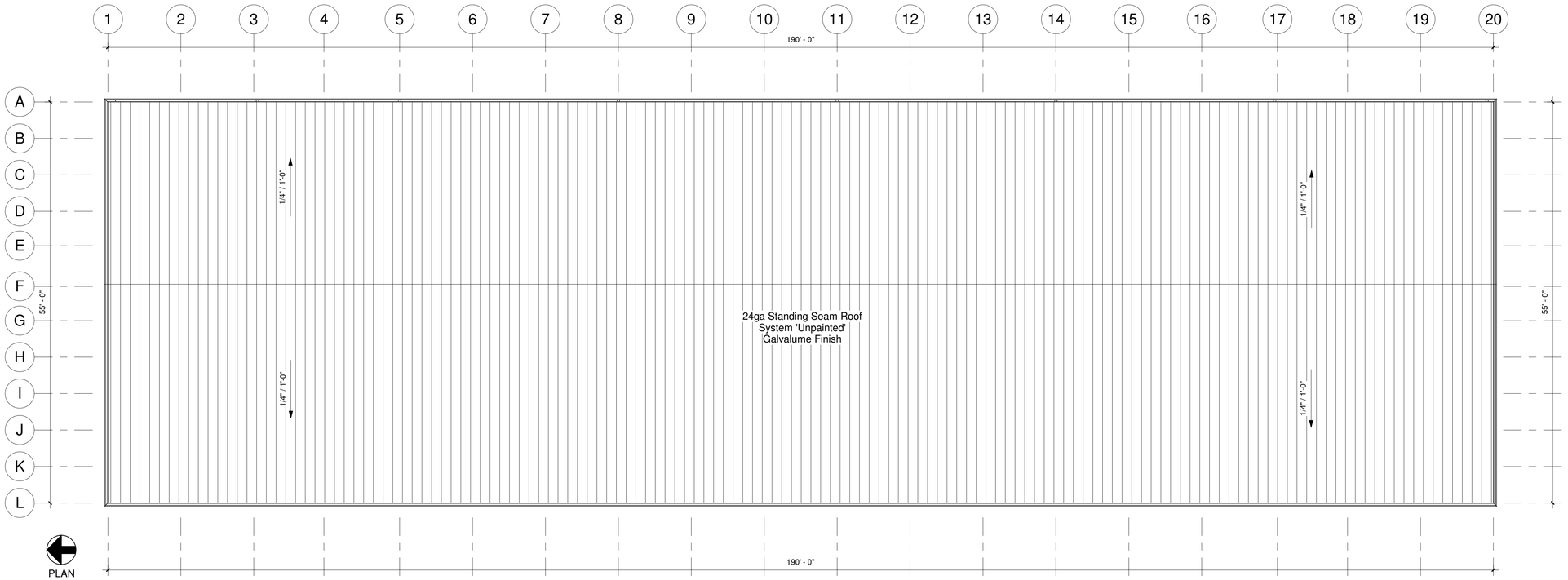
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S231

Building 'D' Framing Plan



1 Building 'D' (Roofing Plan)
1/8" = 1'-0"

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SSI Project Number	1008
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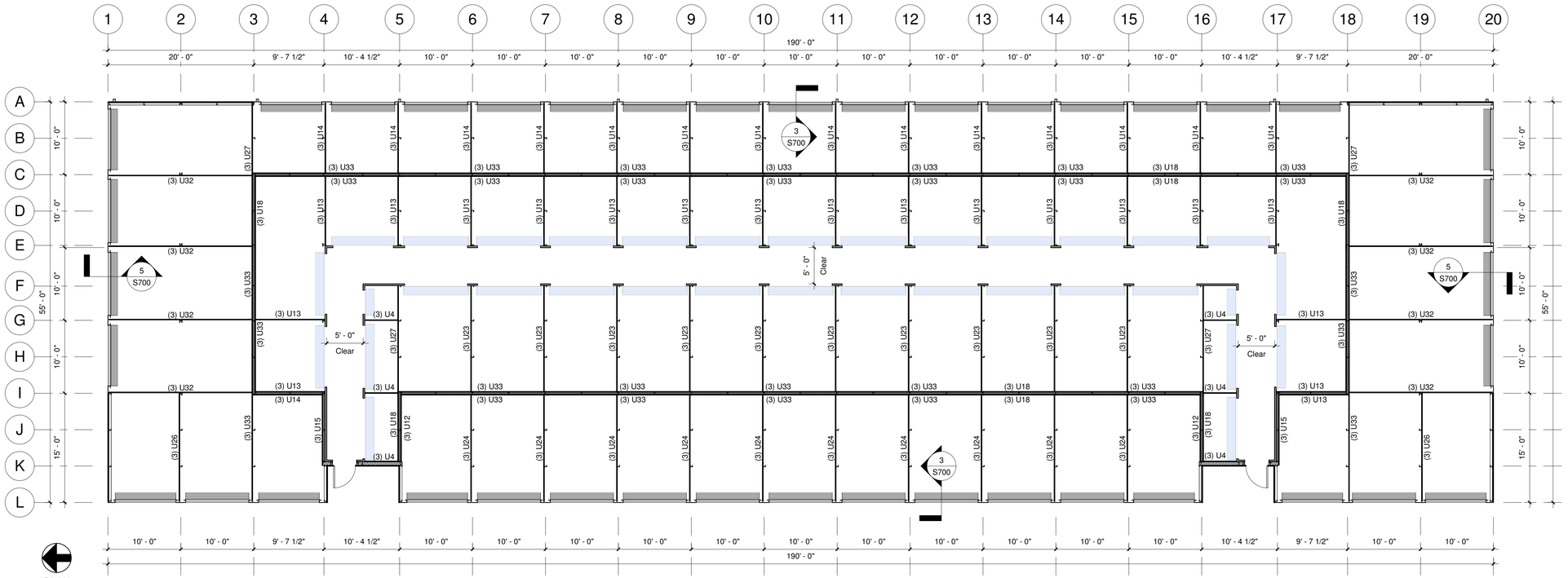
Checked By	SBD
Engineered By	

S232

Building 'D' Roofing Plan



1 Building 'D' (Partition Plan)
1/8" = 1'-0"

Wall Schedule (3rd Floor)					
Mark	Qty	Width	Depth	Length	Gauge
U4	18	3' - 0"	3/4"	4' - 6"	29ga
U12	6	3' - 0"	3/4"	9' - 3"	29ga
U13	57	3' - 0"	3/4"	9' - 6"	29ga
U14	45	3' - 0"	3/4"	9' - 7"	29ga
U15	6	3' - 0"	3/4"	9' - 8"	29ga
U18	24	3' - 0"	3/4"	10' - 2"	29ga
U23	30	3' - 0"	3/4"	14' - 6"	29ga
U24	30	3' - 0"	3/4"	14' - 7"	29ga
U26	6	3' - 0"	3/4"	14' - 10"	29ga
U27	12	3' - 0"	3/4"	15' - 2"	29ga
U32	24	3' - 0"	3/4"	19' - 7"	29ga
U33	90	3' - 0"	3/4"	20' - 2"	29ga

Partition Notes

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

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

Insulation:
Exterior Walls: R-19 Vinyl-Reinforced Insulation For Exterior Metal Panel Walls Only. Insulation For Brick Veneer/EIFS Walls By Others.
Interior Walls: R-13 Vinyl-Reinforced Insulation Sandwiched Betweel Metal Panels.
Roof: R-30 Vinyl-Reinforced Insulation with Thermal Blocks

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

X = X-Bracing

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FAX: 770-456-1662

www.storagestructuresinc.com

Rev. #	Revision Date	Revision Description

Dan Lynch

Lady's Island Storage

Beaufort, SC

STOP

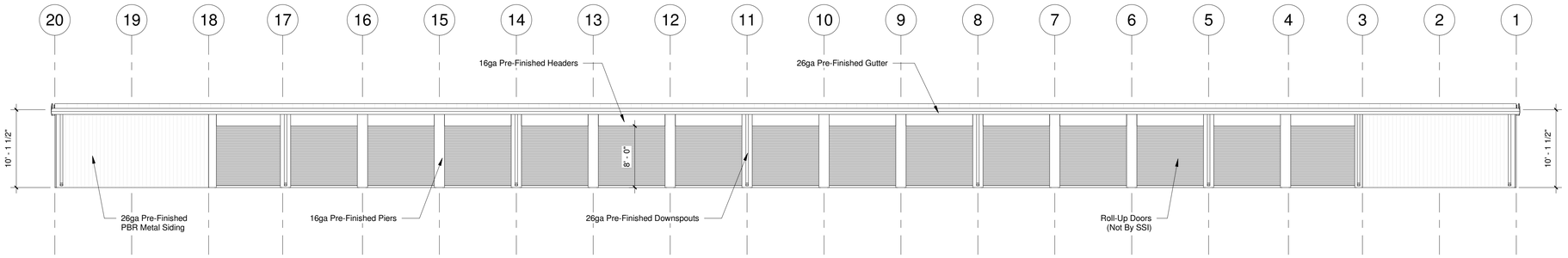
If you do not have "For Field Use" Plans
Call (404) 558-0434
IMMEDIATELY
And ask for Beau Strickland

PRELIMINARY ISSUE SET

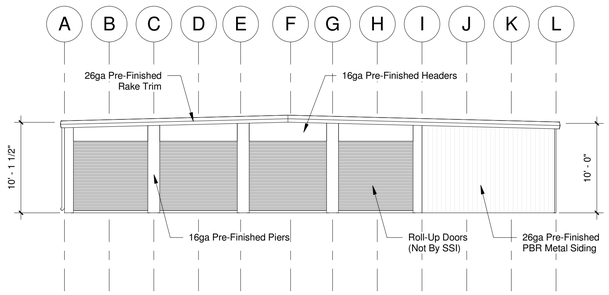
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S233

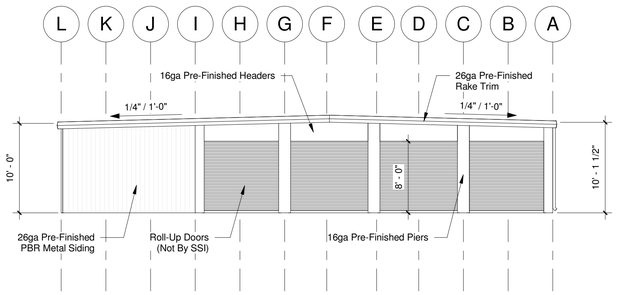
Building 'D' Partition Plan



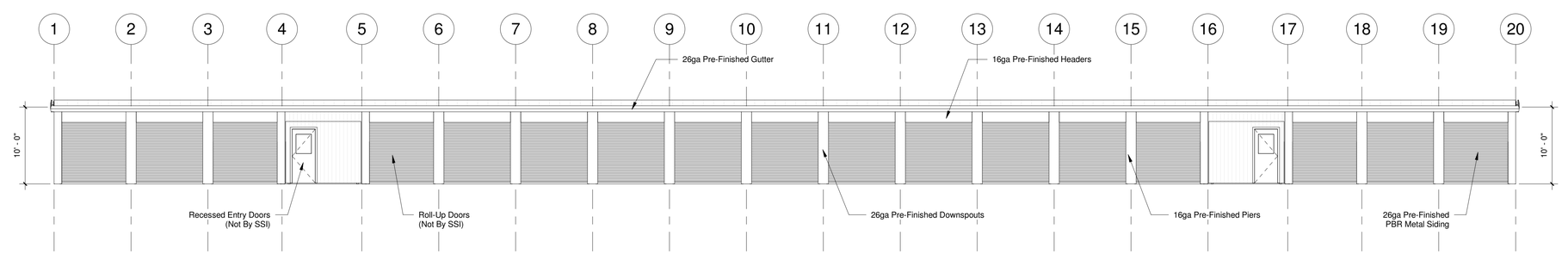
1 Building 'D' East Elevation
1/8" = 1'-0"



2 Building 'D' North Elevation
1/8" = 1'-0"



3 Building 'D' South Elevation
1/8" = 1'-0"



4 Building 'D' West Elevation
1/8" = 1'-0"

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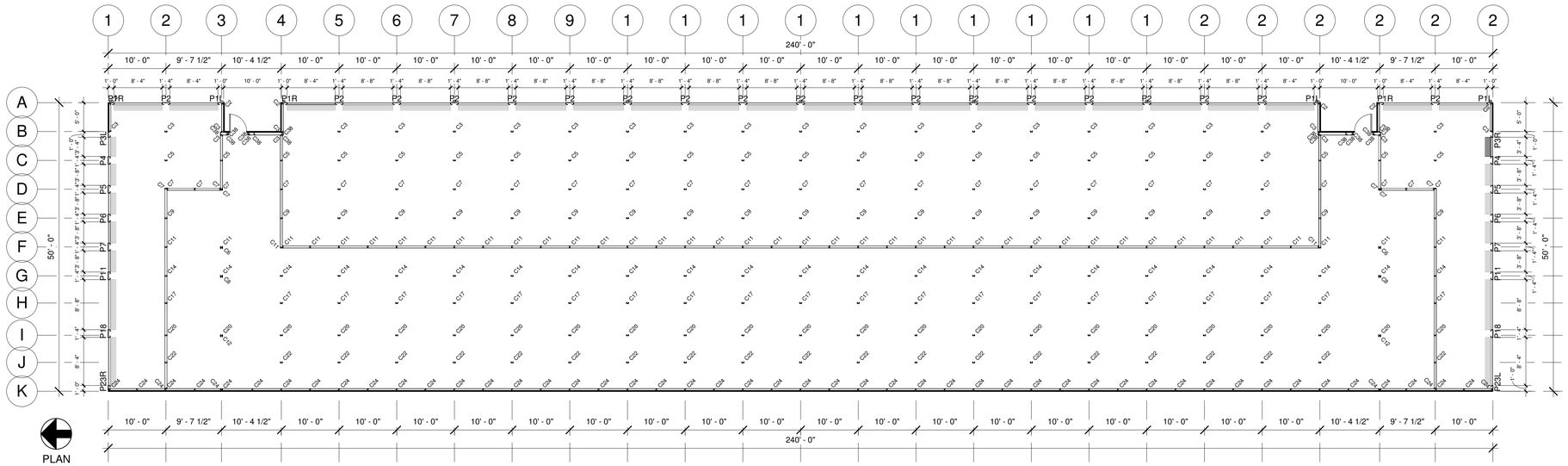
PRELIMINARY ISSUE SET

SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S234

Building 'D' Elevations



1 Building 'F' (Post Plan)
3/32" = 1'-0"

16ga Pre-Finished Pier Schedule					
Mark	Qty	Width	Depth	Length	Gauge
P1L	3	12"	4"	9' - 4"	16ga
P1R	3	12"	4"	9' - 4"	16ga
P2	19	16"	4"	9' - 4"	16ga
P3L	1	12"	4"	9' - 5 1/2"	16ga
P3R	1	12"	4"	9' - 5 1/2"	16ga
P4	2	16"	4"	9' - 7"	16ga
P5	2	16"	4"	9' - 8 1/2"	16ga
P6	2	16"	4"	9' - 10"	16ga
P7	2	16"	4"	9' - 11 1/2"	16ga
P11	2	16"	4"	10' - 1"	16ga
P18	2	16"	4"	10' - 4"	16ga
P23L	1	12"	4"	10' - 7"	16ga
P23R	1	12"	4"	10' - 7"	16ga

Post Schedule (3rd Floor)					
Mark	Qty	Width	Depth	Length	Gauge
C2	6	4"	2"	9' - 2 1/2"	16ga
C3	29	4"	2"	9' - 4"	16ga
C5	23	4"	2"	9' - 5 1/2"	16ga
C6	2	4"	2"	9' - 6"	16ga
C7	31	4"	2"	9' - 7"	16ga
C8	2	4"	2"	9' - 7 1/2"	16ga
C9	21	4"	2"	9' - 8 1/2"	16ga
C11	43	4"	2"	9' - 10"	16ga
C12	2	4"	2"	9' - 10 1/2"	16ga
C14	23	4"	2"	9' - 11 1/2"	16ga
C17	21	4"	2"	10' - 1"	16ga
C20	23	4"	2"	10' - 2 1/2"	16ga
C22	21	4"	2"	10' - 4"	16ga
C24	53	4"	2"	10' - 5 1/2"	16ga
C38	16	6"	2 1/2"	9' - 4"	16ga

Framing Notes

Interior Framing: 4" x 2" x 16ga Posts On A 5'-0" x 10'-0" Grid Framing System. (U.N.O.)

Exterior Wall Framing: 4" x 2" x 16ga Posts @ 5'-0" o.c. In 14ga Top & 16ga Bottom Track.

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

X = X-Bracing

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

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Dan Lynch

Lady's Island Storage

Beaufort, SC

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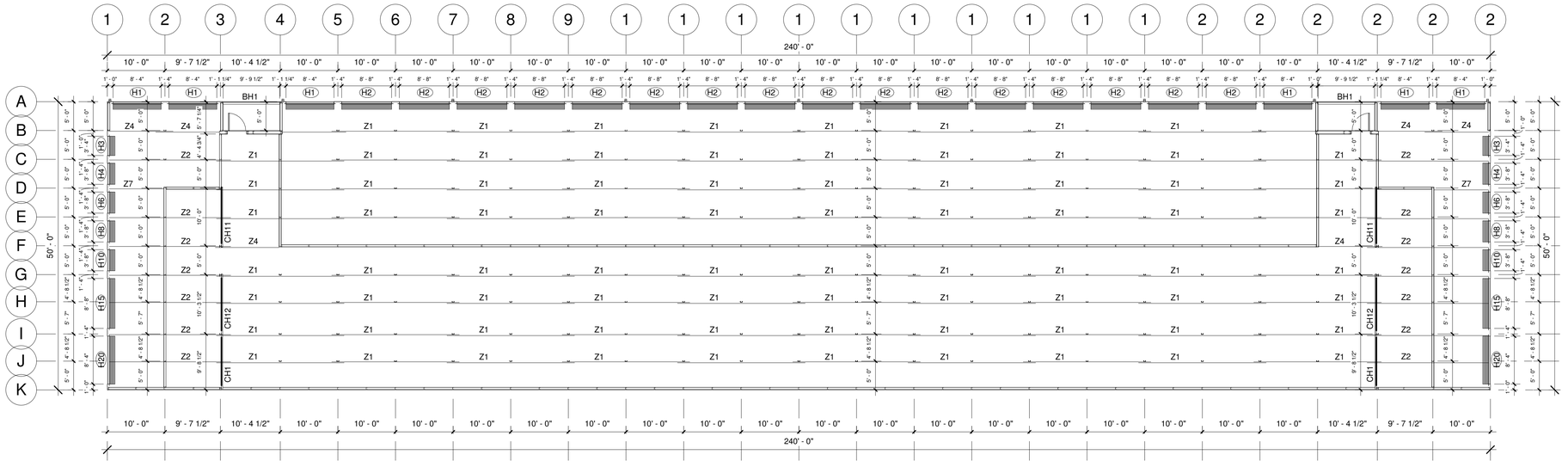
PRELIMINARY ISSUE SET

SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S240

Building 'F' Post Plan



1 Building 'F' (Framing Plan)
3/32" = 1'-0"

Purlin Schedule					
Mark	Qty	Width	Depth	Length	Gauge
Z7	2	4"	2"	9' - 6"	16ga
Z4	8	4"	2"	11' - 1"	16ga
Z2	14	4"	2"	21' - 1"	16ga
Z1	78	4"	2"	22' - 2"	16ga

Header Schedule (3rd Floor)					
Mark	Qty	Width	Depth	Length	Gauge
BH1	2	6"	4"	10' - 0"	16ga
CH1	2	6"	2 1/2"	9' - 6 1/4"	16ga
CH11	2	6"	2 1/2"	10' - 5"	16ga
CH12	2	6"	2 1/2"	10' - 5 1/2"	16ga

16ga Pre-Finished Header Schedule					
Mark	Qty	Width	Depth	Length	Gauge
H1	6	1' - 4"	3 1/2"	8' - 4"	16ga
H2	16	1' - 4"	3 1/2"	8' - 8"	16ga
H3	2	1' - 5 1/2"	3 1/2"	3' - 4"	16ga
H4	2	1' - 7"	3 1/2"	3' - 8"	16ga
H6	2	1' - 8 1/2"	3 1/2"	3' - 8"	16ga
H8	2	1' - 10"	3 1/2"	3' - 8"	16ga
H10	2	1' - 11 1/2"	3 1/2"	3' - 8"	16ga
H15	2	2' - 1"	3 1/2"	8' - 8"	16ga
H20	2	2' - 4"	3 1/2"	8' - 4"	16ga

Framing Notes

Interior Framing: See Post Plans. Zee Purlins Every 5'-0" o.c. (U.N.O.)

Exterior Wall Framing: See Post Plans.

Exclusions: Brick Veneer/EIFS

X = X-Bracing

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Beaufort, SC

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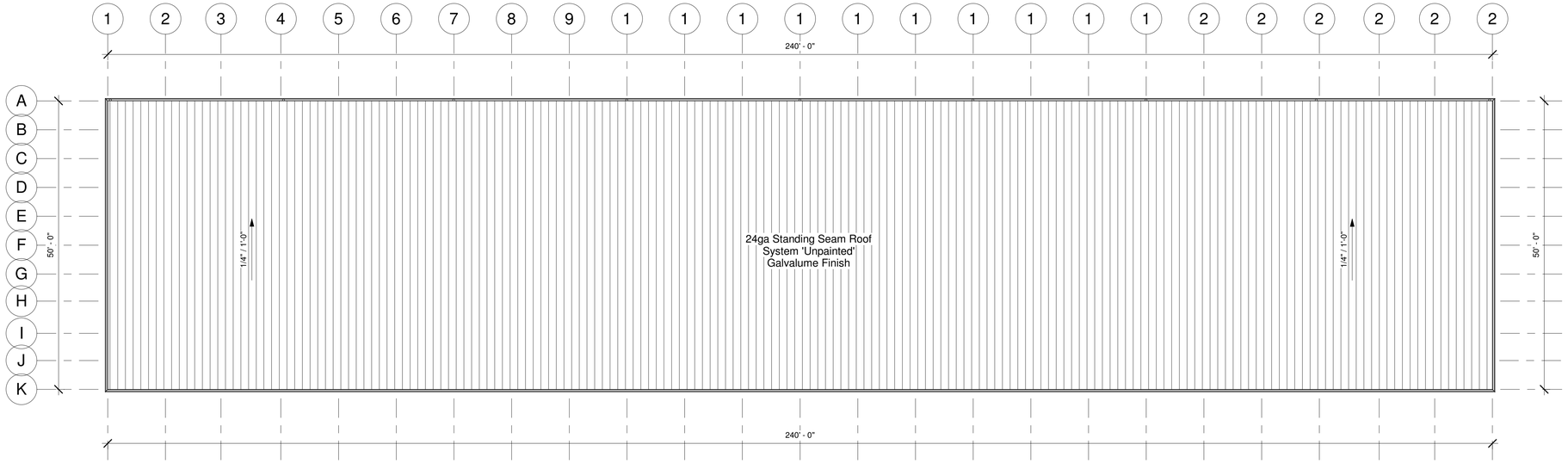
PRELIMINARY ISSUE SET

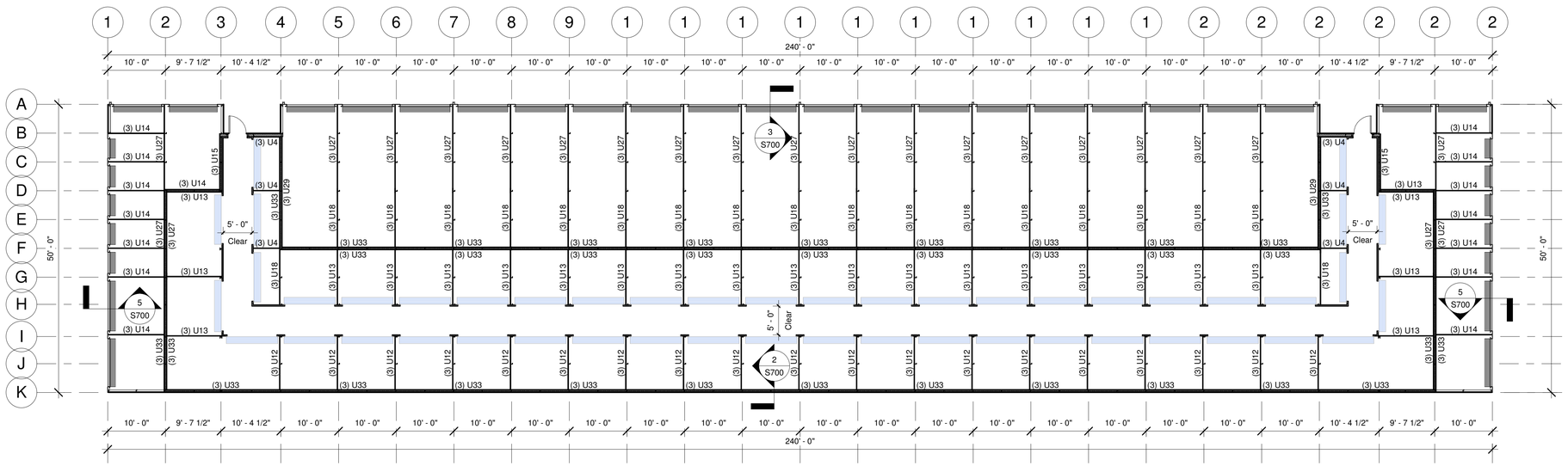
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S241

Building 'F' Framing Plan



1 Building 'F' (Roofing Plan)
3/32" = 1'-0"



2 Building 'F' (Partition Plan)
3/32" = 1'-0"

Wall Schedule (3rd Floor)

Mark	Qty	Width	Depth	Length	Gauge
U4	18	3' - 0"	3/4"	4' - 6"	29ga
U12	57	3' - 0"	3/4"	9' - 3"	29ga
U13	72	3' - 0"	3/4"	9' - 6"	29ga
U14	45	3' - 0"	3/4"	9' - 7"	29ga
U15	6	3' - 0"	3/4"	9' - 8"	29ga
U18	57	3' - 0"	3/4"	10' - 2"	29ga
U27	69	3' - 0"	3/4"	15' - 2"	29ga
U29	6	3' - 0"	3/4"	19' - 2"	29ga
U33	105	3' - 0"	3/4"	20' - 2"	29ga

Partition Notes

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

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

Insulation:
Exterior Walls: R-19 Vinyl-Reinforced Insulation For Exterior Metal Panel Walls Only.
Insulation For Brick Veneer/EIFS Walls By Others.
Interior Walls: R-13 Vinyl-Reinforced Insulation Sandwiched Betweel Metal Panels.
Roof: R-30 Vinyl-Reinforced Insulation with Thermal Blocks

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

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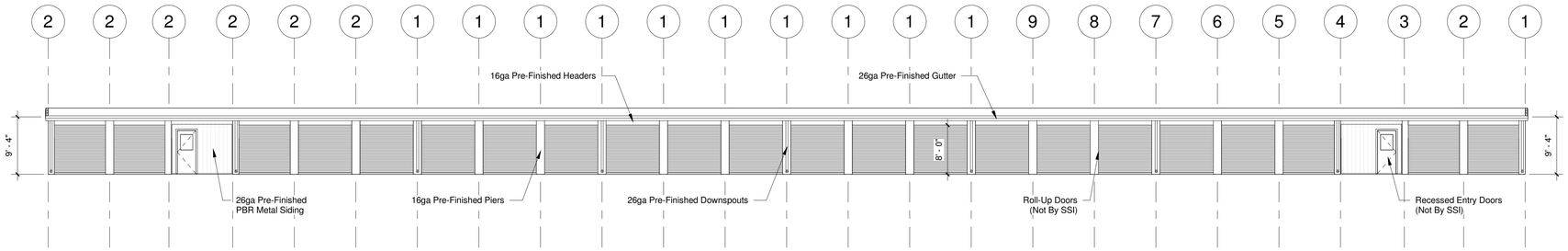
PRELIMINARY ISSUE SET

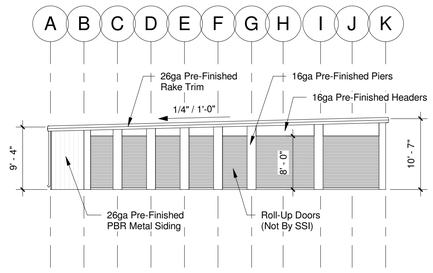
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S242

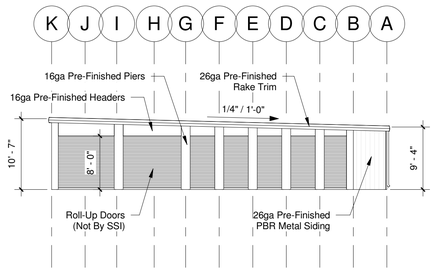
Building 'F' Roofing & Partition Plans



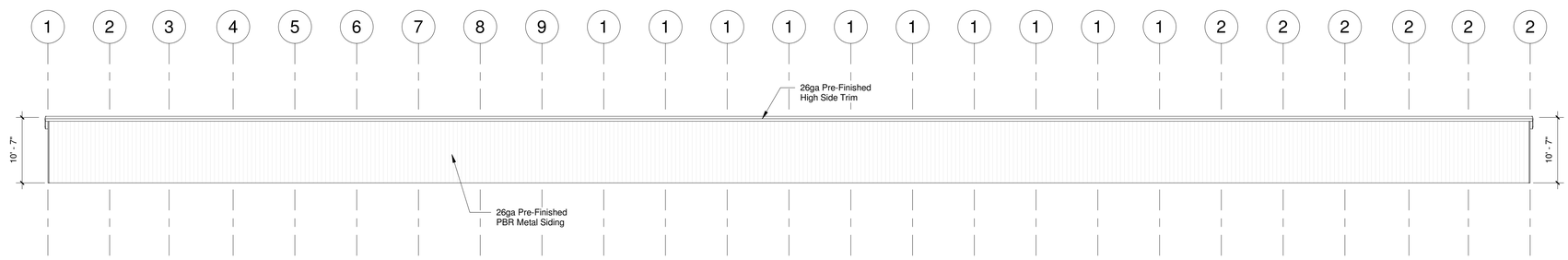
1 Building 'F' East Elevation
3/32" = 1'-0"



2 Building 'F' North Elevation
3/32" = 1'-0"



3 Building 'F' South Elevation
3/32" = 1'-0"



4 Building 'F' West Elevation
3/32" = 1'-0"

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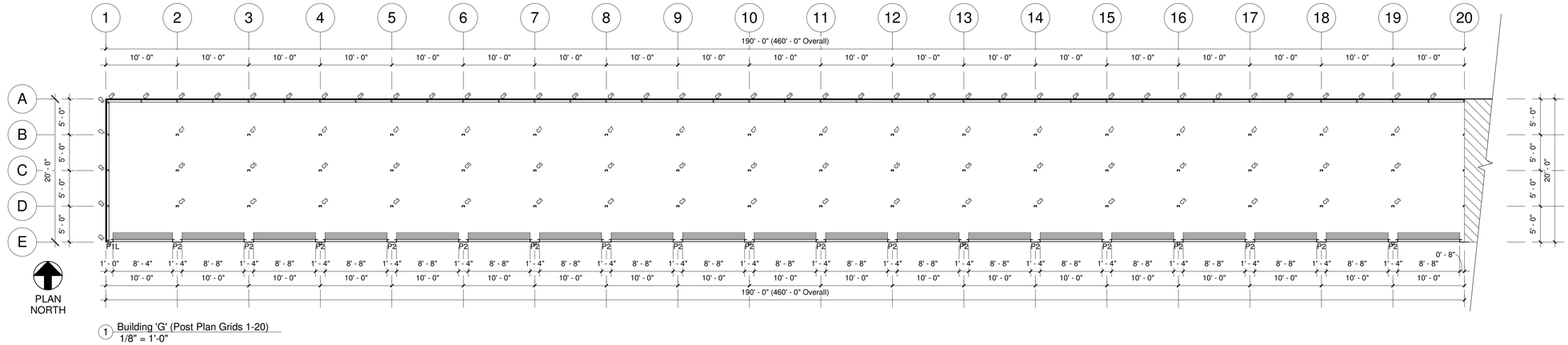
PRELIMINARY ISSUE SET

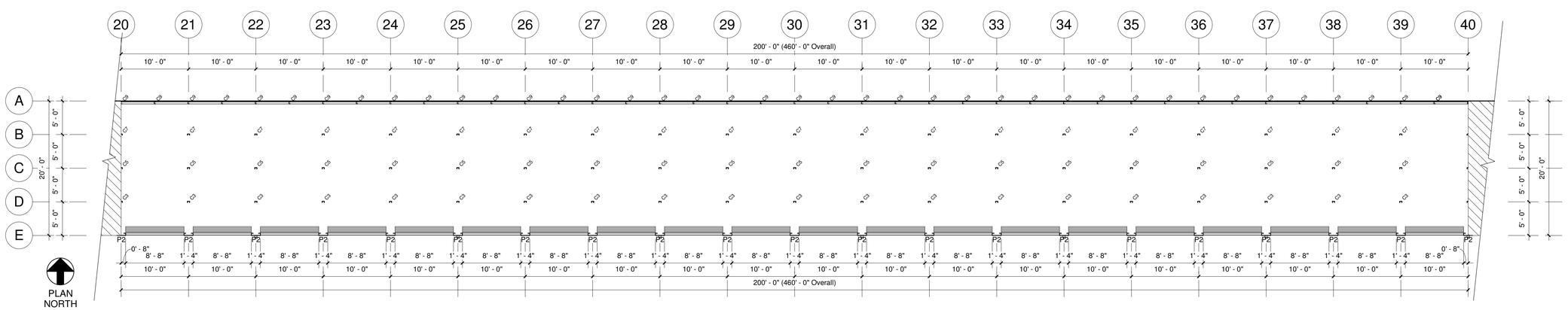
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S243

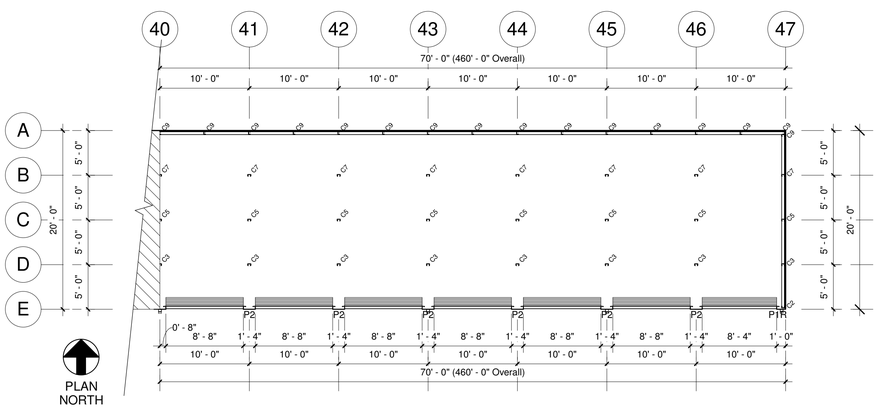
Building 'F' Elevations



1 Building 'G' (Post Plan Grids 1-20)
1/8" = 1'-0"



2 Building 'G' (Post Plan Grids 20-40)
1/8" = 1'-0"



3 Building 'G' (Post Plan Grids 40-47)
1/8" = 1'-0"

Post Schedule (3rd Floor)					
Mark	Qty	Width	Depth	Length	Gauge
C2	2	4"	2"	9' - 2 1/2"	16ga
C3	47	4"	2"	9' - 4"	16ga
C5	47	4"	2"	9' - 5 1/2"	16ga
C7	47	4"	2"	9' - 7"	16ga
C9	95	4"	2"	9' - 8 1/2"	16ga

Framing Notes

Interior Framing: 4" x 2" x 16ga Posts On A 5'-0" x 10'-0" Grid Framing System. (U.N.O.)

Exterior Wall Framing: 4" x 2" x 16ga Posts @ 5'-0" o.c. In 14ga Top & 16ga Bottom Track.

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

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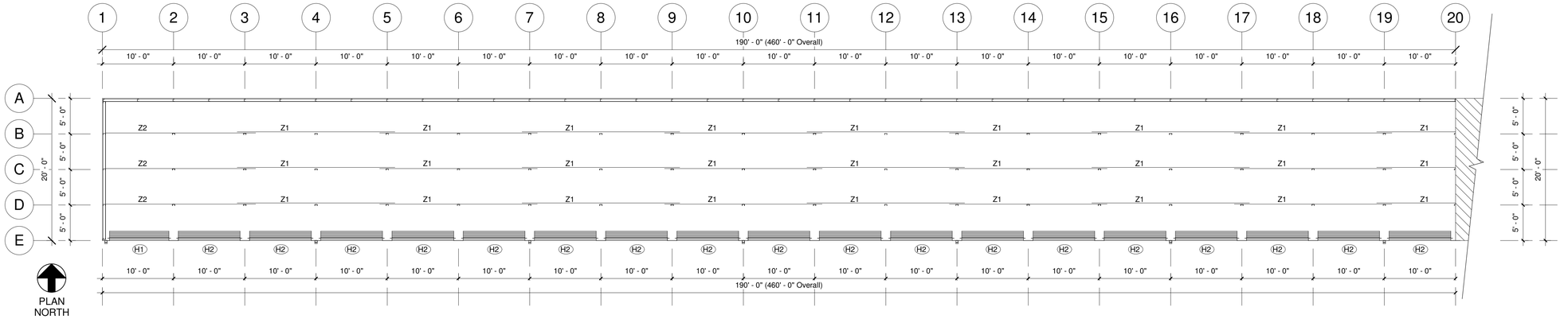
PRELIMINARY ISSUE SET

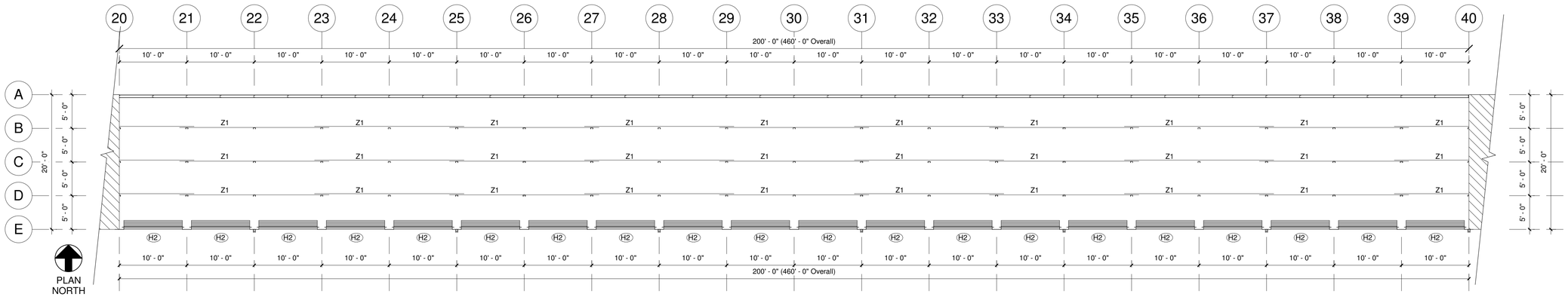
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S250

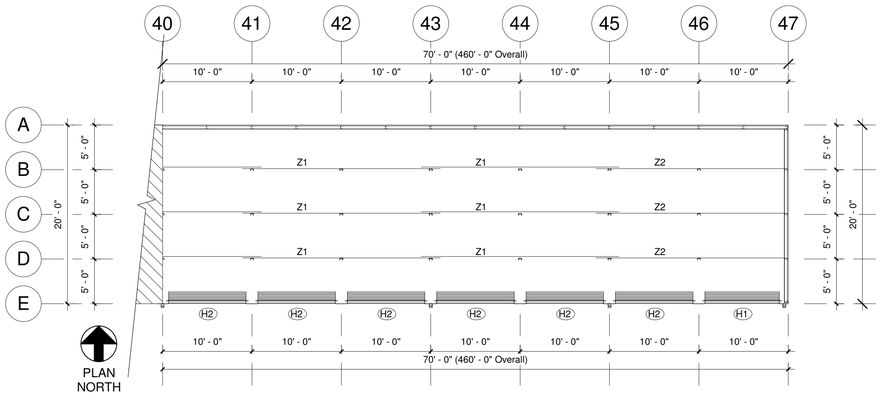
Building 'G' Post Plan



1 Building 'G' (Framing Plan Grids 1-20)
1/8" = 1'-0"



2 Building 'G' (Framing Plan Grids 20-40)
1/8" = 1'-0"



3 Building 'G' (Framing Plan Grids 40-47)
1/8" = 1'-0"

16ga Pre-Finished Header Schedule					
Mark	Qty	Width	Depth	Length	Gauge
H1	2	1' - 4"	3 1/2"	8' - 4"	16ga
H2	44	1' - 4"	3 1/2"	8' - 8"	16ga

Purlin Schedule					
Mark	Qty	Width	Depth	Length	Gauge
Z2	6	4"	2"	21' - 1"	16ga
Z1	63	4"	2"	22' - 2"	16ga

Framing Notes

Interior Framing: See Post Plans. Zee Purlins Every 5'-0" o.c. (U.N.O.)

Exterior Wall Framing: See Post Plans.

Exclusions: Brick Veneer/EIFS

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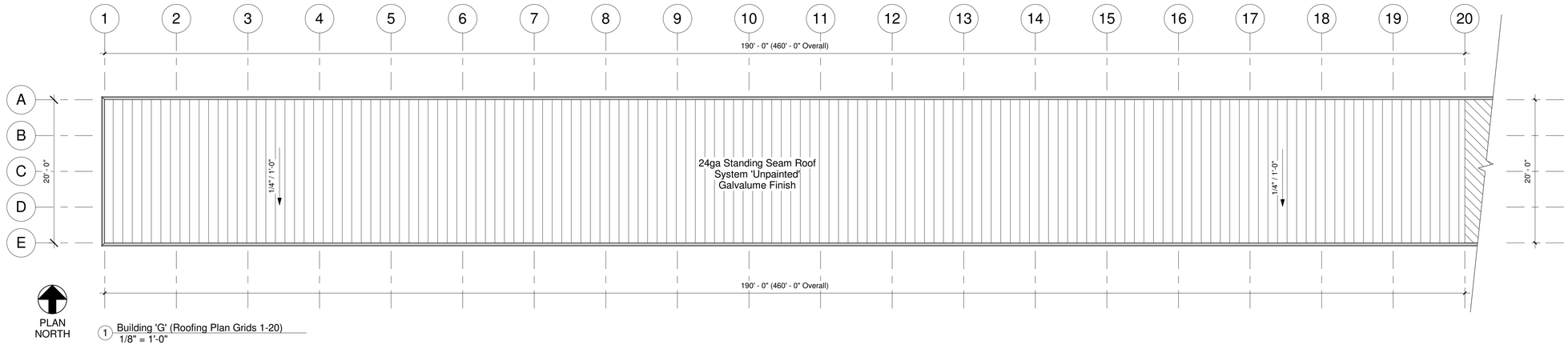
PRELIMINARY ISSUE SET

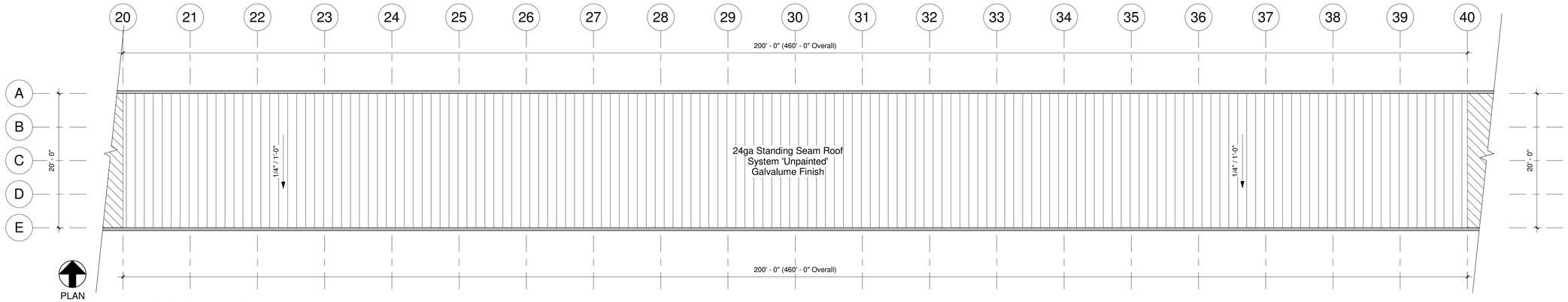
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S251

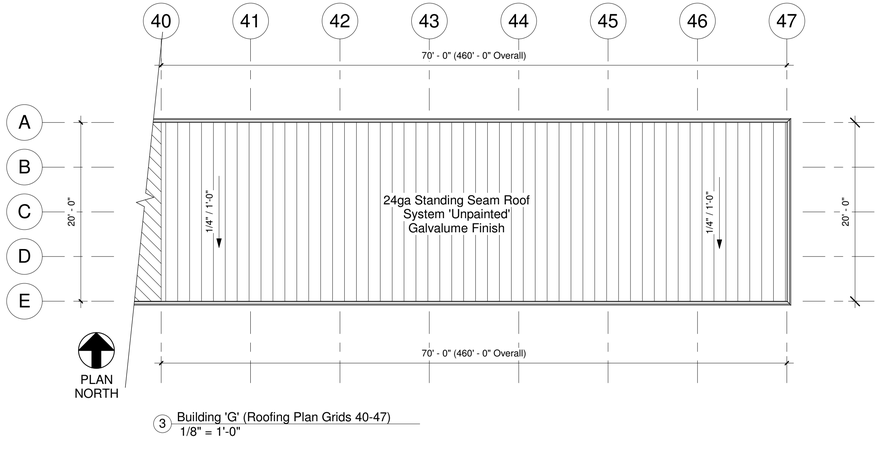
Building 'G' Framing Plan



1 Building 'G' (Roofing Plan Grids 1-20)
1/8" = 1'-0"



2 Building 'G' (Roofing Plan Grids 20-40)
1/8" = 1'-0"



3 Building 'G' (Roofing Plan Grids 40-47)
1/8" = 1'-0"

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

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Rev. #	Revision Date	Revision Description

Dan Lynch

Lady's Island Storage

Beaufort, SC

STOP

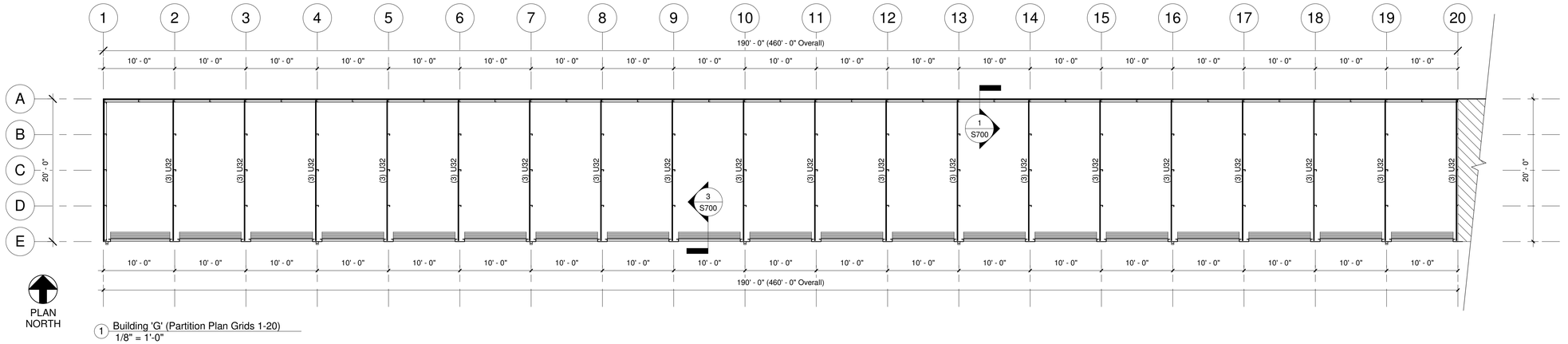
If you do not have
"For Field Use" Plans
Call (404) 558-0434
IMMEDIATELY
And ask for Beau Strickland

PRELIMINARY ISSUE SET

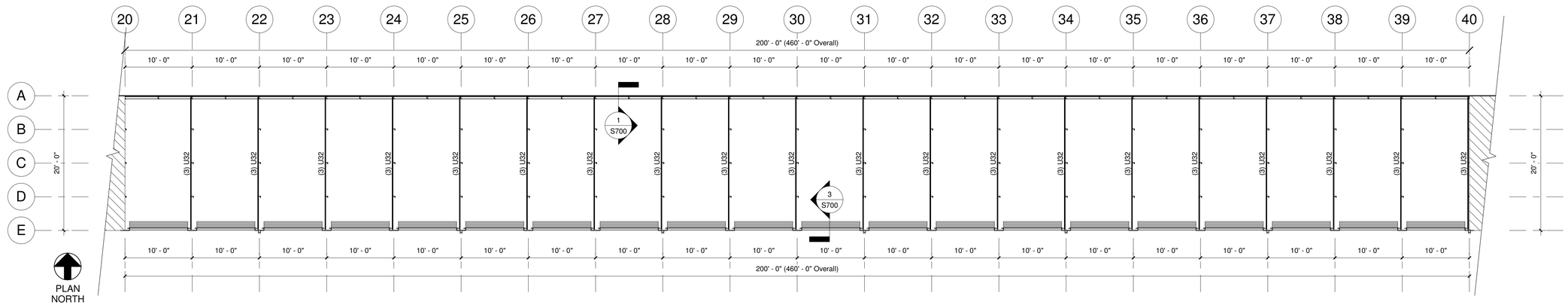
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S252

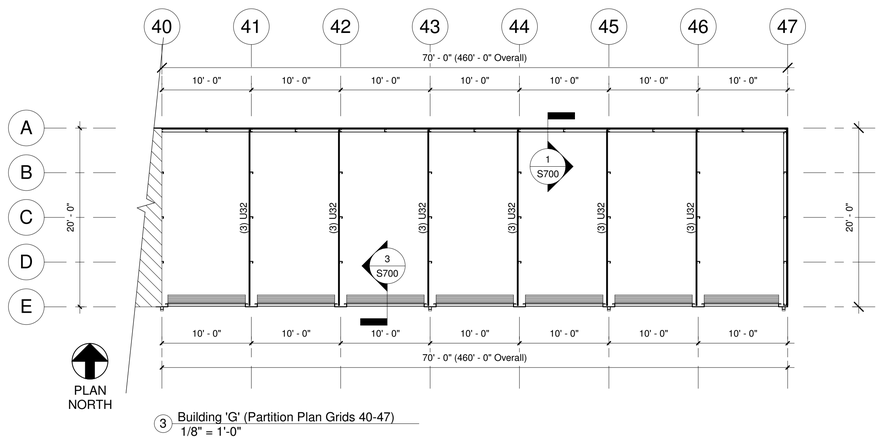
Building 'G' Roofing Plan



1 Building 'G' (Partition Plan Grids 1-20)
1/8" = 1'-0"



2 Building 'G' (Partition Plan Grids 20-40)
1/8" = 1'-0"



3 Building 'G' (Partition Plan Grids 40-47)
1/8" = 1'-0"

Wall Schedule (3rd Floor)					
Mark	Qty	Width	Depth	Length	Gauge
U32	135	3' - 0"	3/4"	19' - 7"	29ga

Partition Notes

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

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

Insulation:
Exterior Walls: R-19 Vinyl-Reinforced Insulation For Exterior Metal Panel Walls Only.
Insulation For Brick Veneer/EIFS Walls By Others.
Interior Walls: R-13 Vinyl-Reinforced Insulation Sandwiched Betweel Metal Panels.
Roof: R-30 Vinyl-Reinforced Insulation with Thermal Blocks

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

X = X-Bracing

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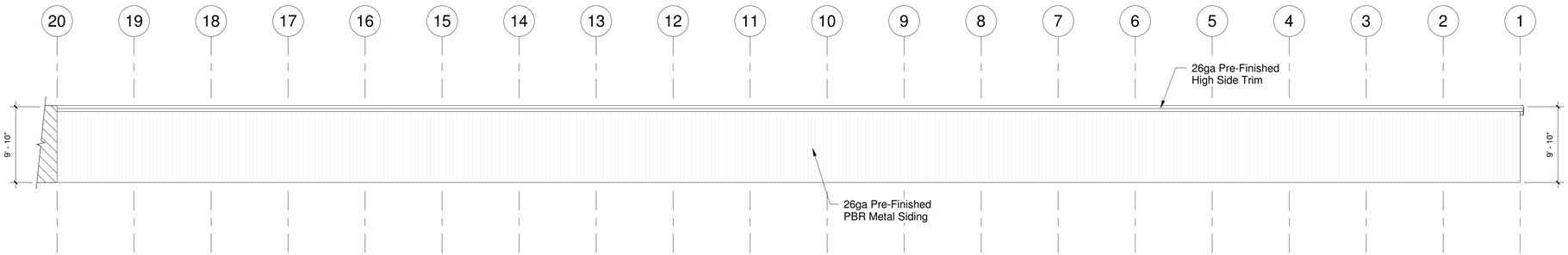
PRELIMINARY ISSUE SET

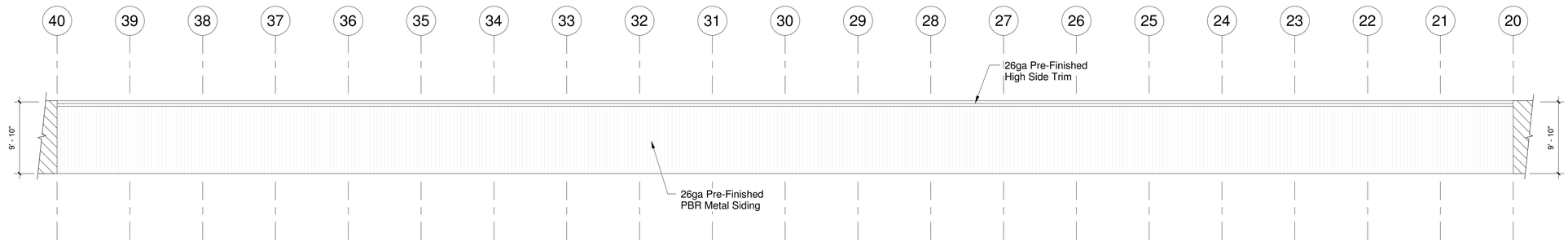
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S253

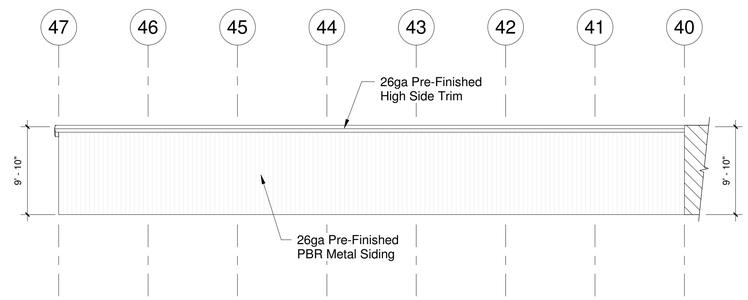
Building 'G' Partition Plan



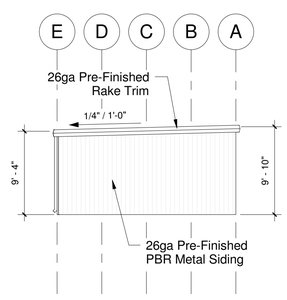
1 Building 'G' North Elevation (Grids 1-20)
1/8" = 1'-0"



2 Building 'G' North Elevation (Grids 20-40)
1/8" = 1'-0"



3 Building 'G' North Elevation (Grids 40-47)
1/8" = 1'-0"



4 Building 'G' East Elevation
1/8" = 1'-0"

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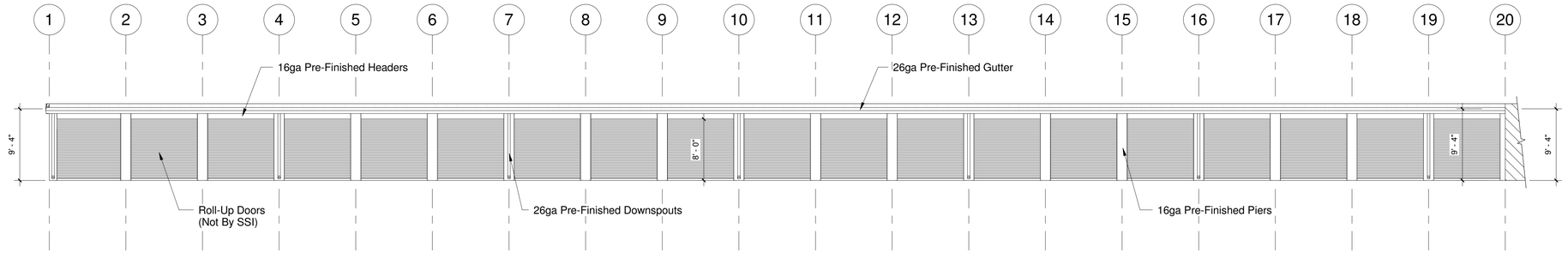
PRELIMINARY ISSUE SET

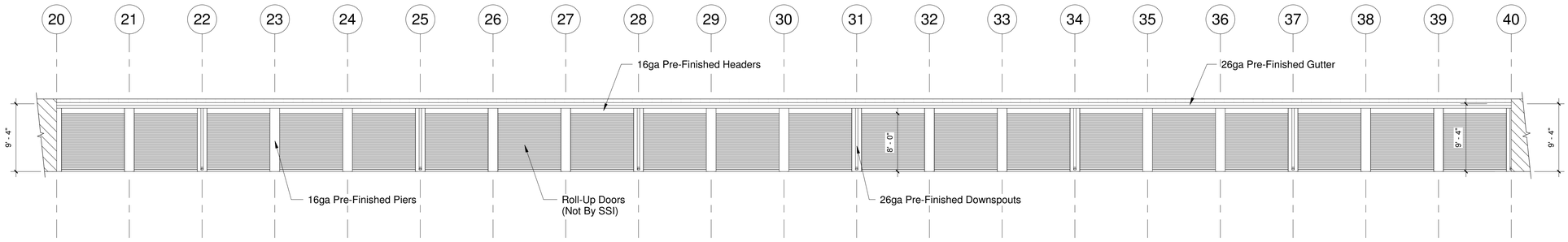
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S254

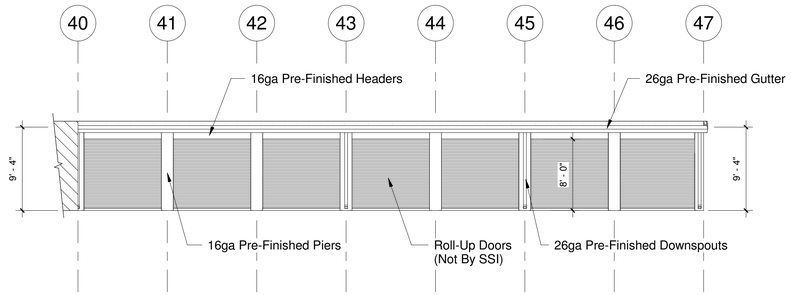
Building 'G' Elevations



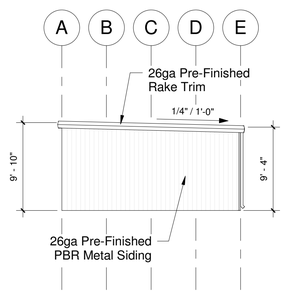
1 Building 'G' South Elevation (Grids 1-20)
1/8" = 1'-0"



2 Building 'G' South Elevation (Grids 20-40)
1/8" = 1'-0"



3 Building 'G' South Elevation (Grids 40-47)
1/8" = 1'-0"



4 Building 'G' West Elevation
1/8" = 1'-0"

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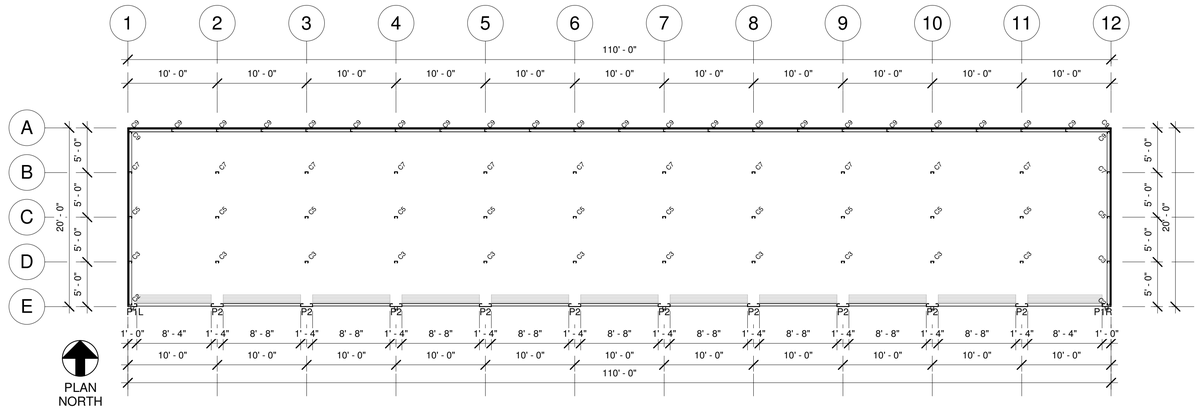
PRELIMINARY ISSUE SET

SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S255

Building 'G' Elevations



1 Building 'H' (Post Plan)
1/8" = 1'-0"

Framing Notes

Interior Framing: 4" x 2" x 16ga Posts On A 5'-0" x 10'-0" Grid Framing System. (U.N.O.)

Exterior Wall Framing: 4" x 2" x 16ga Posts @ 5'-0" o.c. In 14ga Top & 16ga Bottom Track.

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

X = X-Bracing

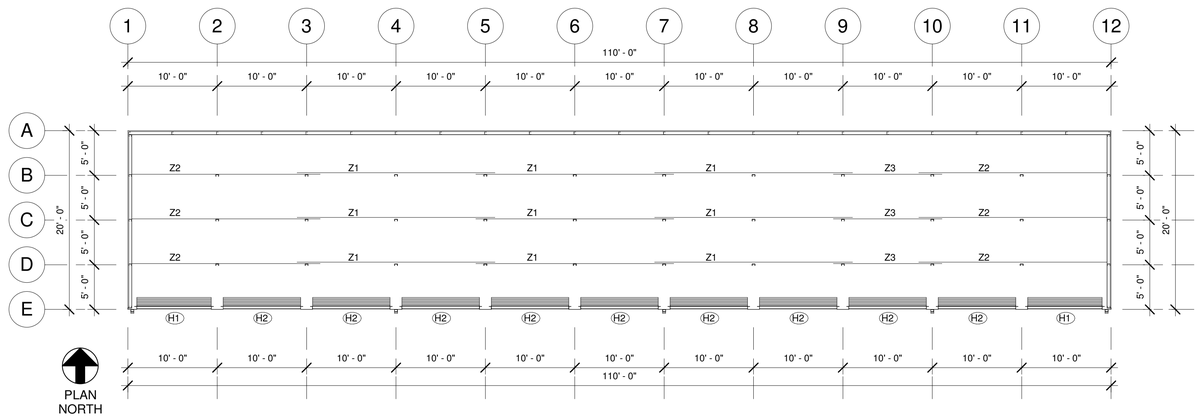
Exterior Dimensions Are Taken From The Outside Face Of Framing. Double Posts Are Dimensioned To Center of Main Post Only. All Other Dimensions Are Center To Center of Posts.
Hallways Should Have A Clear Dimension Of 5'-5" Between Post (U.N.O.).
Shaded Areas Indicate Hallways.

16ga Pre-Finished Pier Schedule

Mark	Qty	Width	Depth	Length	Gauge
P1L	1	12"	4"	9' - 4"	16ga
P1R	1	12"	4"	9' - 4"	16ga
P2	10	16"	4"	9' - 4"	16ga

Post Schedule (3rd Floor)

Mark	Qty	Width	Depth	Length	Gauge
C2	2	4"	2"	9' - 2 1/2"	16ga
C3	47	4"	2"	9' - 4"	16ga
C5	47	4"	2"	9' - 5 1/2"	16ga
C7	47	4"	2"	9' - 7"	16ga
C9	95	4"	2"	9' - 8 1/2"	16ga



2 Building 'H' (Framing Plan)
1/8" = 1'-0"

Framing Notes

Interior Framing: See Post Plans. Zee Purlins Every 5'-0" o.c. (U.N.O.)

Exterior Wall Framing: See Post Plans.

Exclusions: Brick Veneer/EIFS

X = X-Bracing

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

16ga Pre-Finished Header Schedule

Mark	Qty	Width	Depth	Length	Gauge
H1	2	1' - 4"	3 1/2"	8' - 4"	16ga
H2	9	1' - 4"	3 1/2"	8' - 8"	16ga

Purlin Schedule

Mark	Qty	Width	Depth	Length	Gauge
Z3	3	4"	2"	12' - 2"	16ga
Z2	6	4"	2"	21' - 1"	16ga
Z1	9	4"	2"	22' - 2"	16ga

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Rev. #	Revision Date	Revision Description

Dan Lynch

Lady's Island Storage

Beaufort, SC

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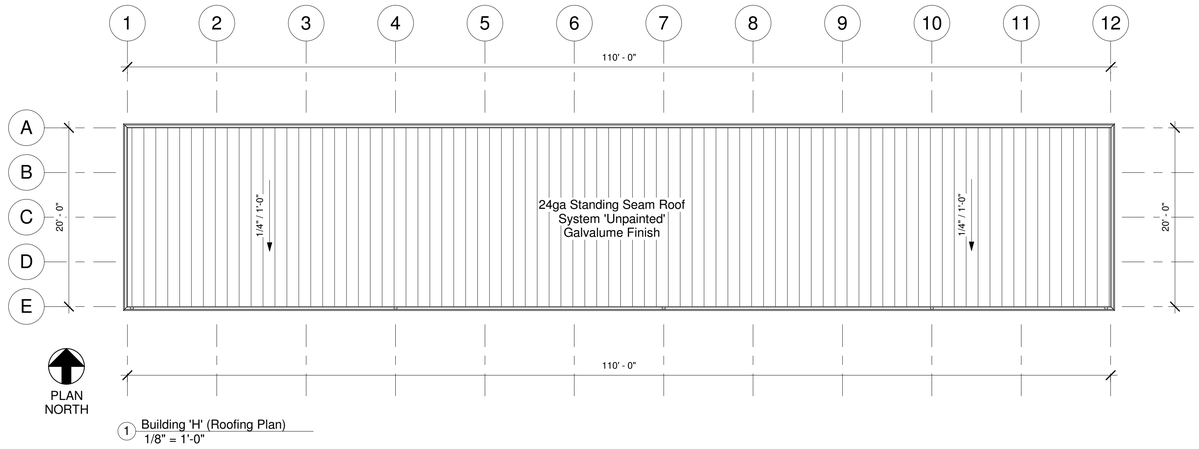
PRELIMINARY ISSUE SET

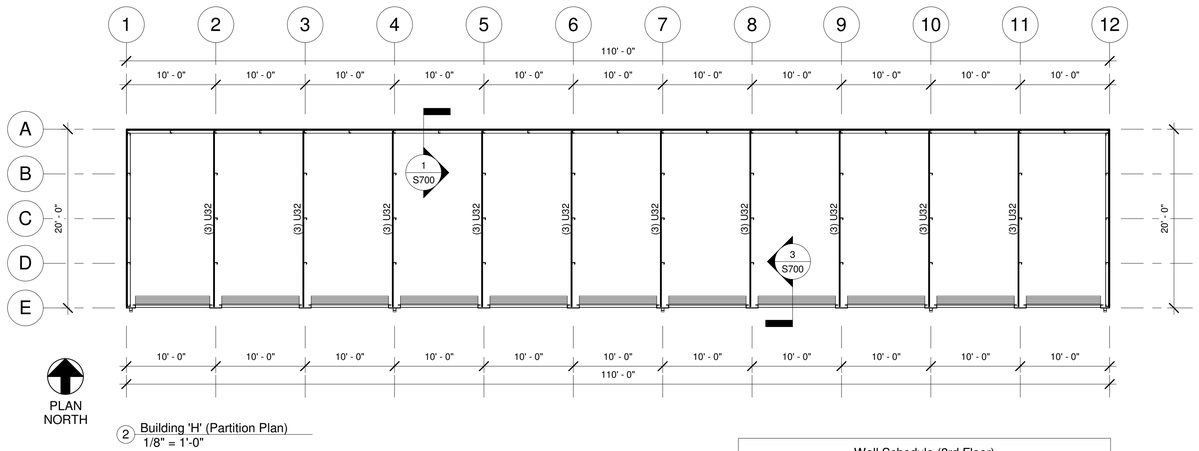
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S260

Building 'H' Plans



1 Building 'H' (Roofing Plan)
1/8" = 1'-0"



2 Building 'H' (Partition Plan)
1/8" = 1'-0"

Wall Schedule (3rd Floor)					
Mark	Qty	Width	Depth	Length	Gauge
U32	30	3' - 0"	3/4"	19' - 7"	29ga

Partition Notes

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

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

Insulation:
Exterior Walls: R-19 Vinyl-Reinforced Insulation For Exterior Metal Panel Walls Only. Insulation For Brick Veneer/EIFS Walls By Others.
Interior Walls: R-13 Vinyl-Reinforced Insulation Sandwiched Betweel Metal Panels.
Roof: R-30 Vinyl-Reinforced Insulation with Thermal Blocks

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

X = X-Bracing

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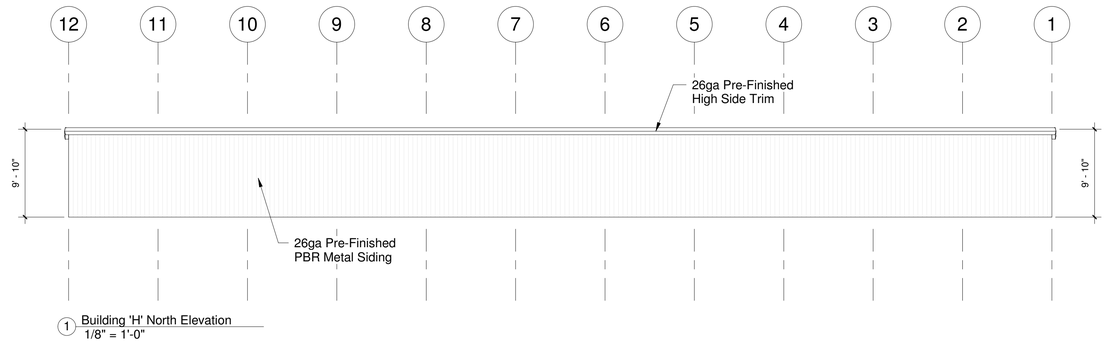
PRELIMINARY ISSUE SET

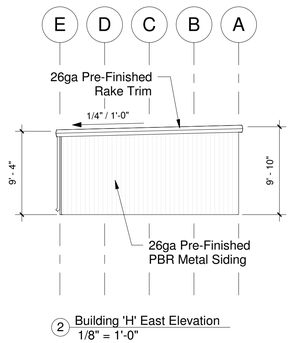
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S261

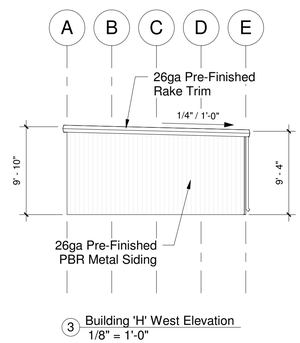
Building 'H' Plans



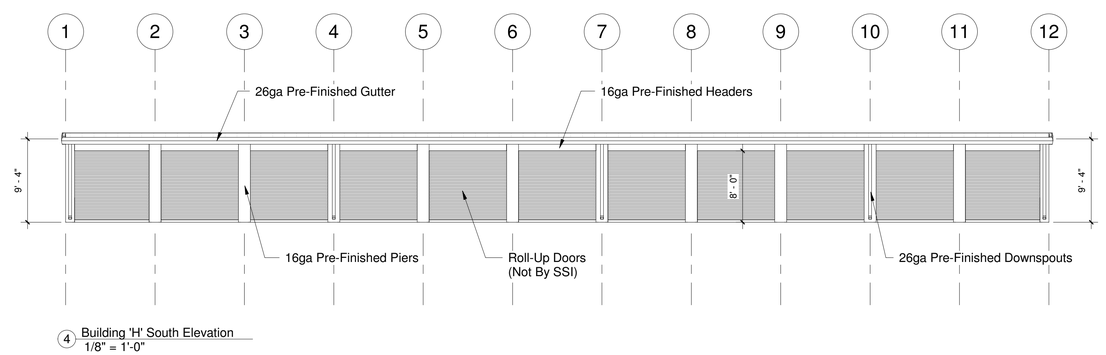
1 Building 'H' North Elevation
1/8" = 1'-0"



2 Building 'H' East Elevation
1/8" = 1'-0"



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



4 Building 'H' South Elevation
1/8" = 1'-0"

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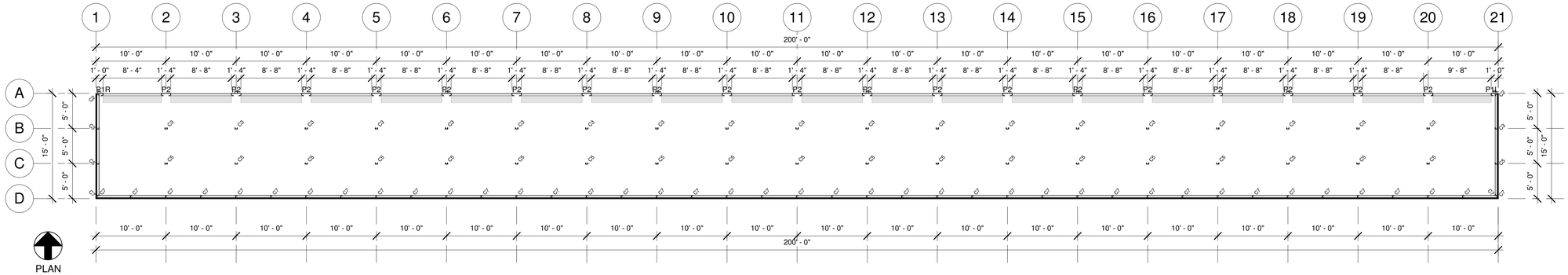
PRELIMINARY ISSUE SET

SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S262

Building 'H' Elevations



1 Building 'I' (Post Plan)
1/8" = 1'-0"

16ga Pre-Finished Pier Schedule					
Mark	Qty	Width	Depth	Length	Gauge
P1L	1	12"	4"	9' - 4"	16ga
P1R	1	12"	4"	9' - 4"	16ga
P2	19	16"	4"	9' - 4"	16ga

Post Schedule (3rd Floor)					
Mark	Qty	Width	Depth	Length	Gauge
C2	2	4"	2"	9' - 2 1/2"	16ga
C3	21	4"	2"	9' - 4"	16ga
C5	21	4"	2"	9' - 5 1/2"	16ga
C7	43	4"	2"	9' - 7"	16ga

Framing Notes

Interior Framing: 4" x 2" x 16ga Posts On A 5'-0" x 10'-0" Grid Framing System. (U.N.O.)

Exterior Wall Framing: 4" x 2" x 16ga Posts @ 5'-0" o.c. In 14ga Top & 16ga Bottom Track.

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

X = X-Bracing

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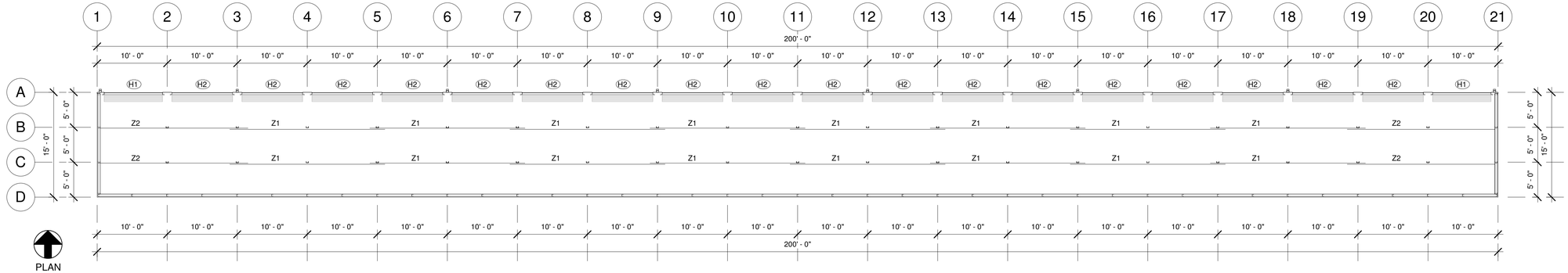
Hallways Should Have A Clear Dimension Of 5'-5" Between Post (U.N.O.).
Shaded Areas Indicate Hallways.



2 Building 'I' (Framing Plan)
1/8" = 1'-0"

16ga Pre-Finished Header Schedule					
Mark	Qty	Width	Depth	Length	Gauge
H1	2	1' - 4"	3 1/2"	8' - 4"	16ga
H2	18	1' - 4"	3 1/2"	8' - 8"	16ga

Purlin Schedule					
Mark	Qty	Width	Depth	Length	Gauge
Z2	4	4"	2"	21' - 1"	16ga
Z1	16	4"	2"	22' - 2"	16ga

Framing Notes

Interior Framing: See Post Plans. Zee Purlins Every 5'-0" o.c. (U.N.O.)

Exterior Wall Framing: See Post Plans.

Exclusions: Brick Veneer/EIFS

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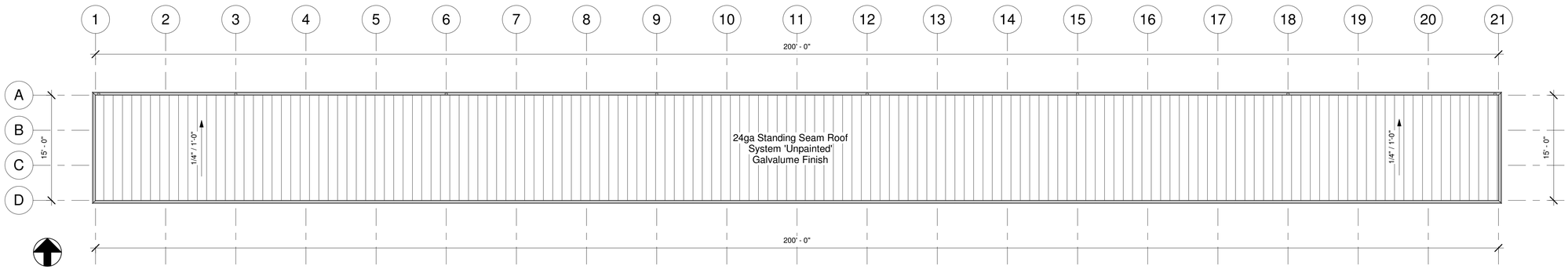
PRELIMINARY ISSUE SET

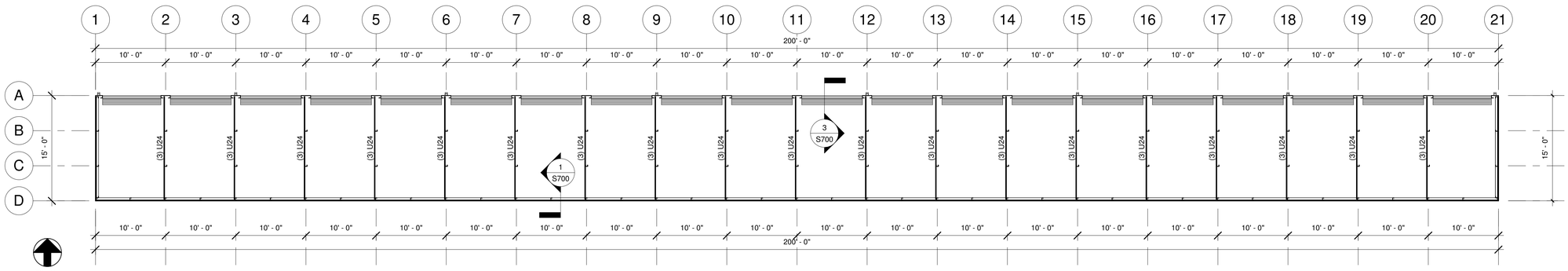
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S270

Building 'I' Plans



1 Building 'I' (Roofing Plan)
1/8" = 1'-0"



2 Building 'I' (Partition Plan)
1/8" = 1'-0"

Wall Schedule (3rd Floor)					
Mark	Qty	Width	Depth	Length	Gauge
U24	57	3' - 0"	3/4"	14' - 7"	29ga

Partition Notes

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

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

Insulation:
Exterior Walls: R-19 Vinyl-Reinforced Insulation For Exterior Metal Panel Walls Only. Insulation For Brick Veneer/EIFS Walls By Others.
Interior Walls: R-13 Vinyl-Reinforced Insulation Sandwiched Betweel Metal Panels.
Roof: R-30 Vinyl-Reinforced Insulation with Thermal Blocks

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

X = X-Bracing

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Villa Rica, Ga 30180

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

www.storagestructuresinc.com

Rev. #	Revision Date	Revision Description

Dan Lynch

Lady's Island Storage

Beaufort, SC

STOP

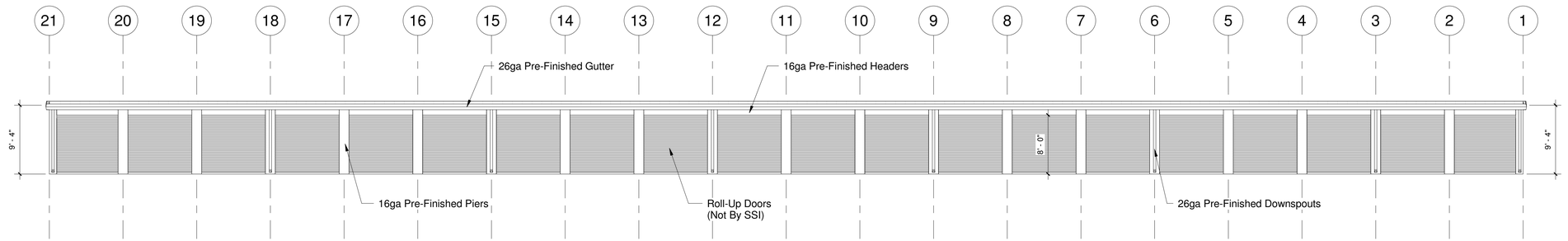
If you do not have "For Field Use" Plans Call (404) 558-0434 IMMEDIATELY And ask for Beau Strickland

PRELIMINARY ISSUE SET

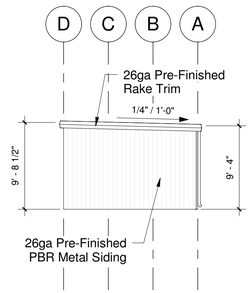
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S271

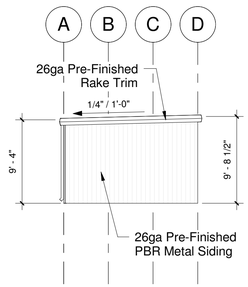
Building 'I' Plans



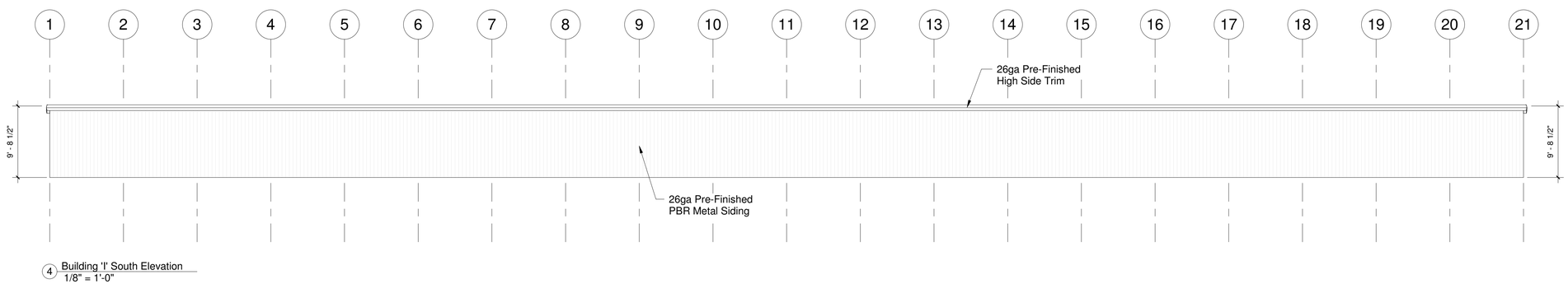
1 Building 'I' North Elevation
1/8" = 1'-0"



2 Building 'I' East Elevation
1/8" = 1'-0"



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



4 Building 'I' South Elevation
1/8" = 1'-0"

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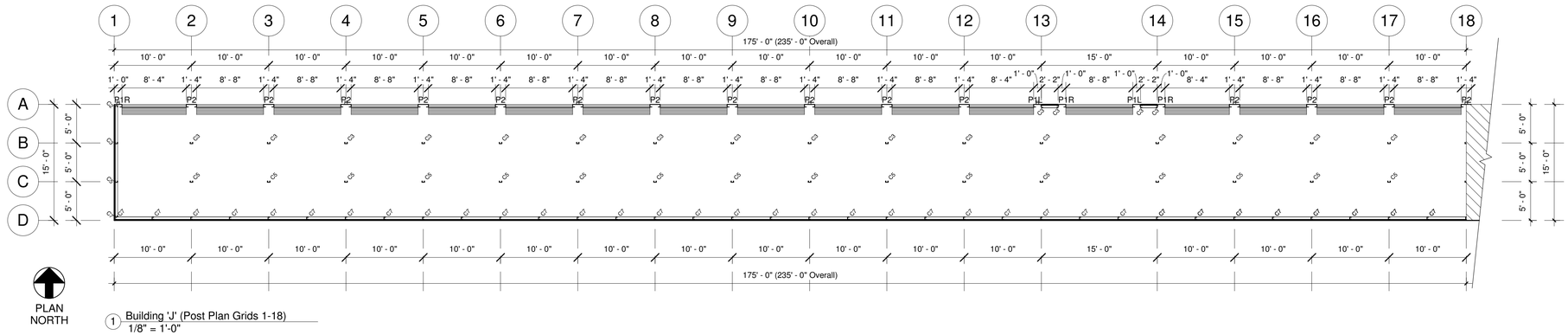
PRELIMINARY ISSUE SET

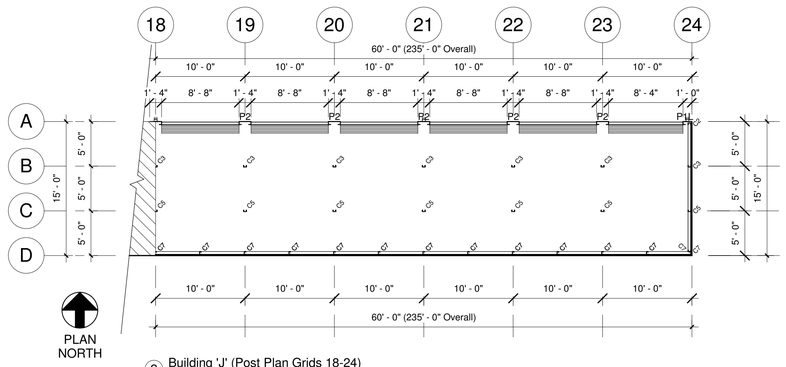
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S272

Building 'I' Elevations



1 Building 'J' (Post Plan Grids 1-18)
1/8" = 1'-0"



2 Building 'J' (Post Plan Grids 18-24)
1/8" = 1'-0"

16ga Pre-Finished Pier Schedule					
Mark	Qty	Width	Depth	Length	Gauge
P1L	3	12"	4"	9' - 4"	16ga
P1R	3	12"	4"	9' - 4"	16ga
P2	20	16"	4"	9' - 4"	16ga

Post Schedule (3rd Floor)					
Mark	Qty	Width	Depth	Length	Gauge
C2	2	4"	2"	9' - 2 1/2"	16ga
C3	28	4"	2"	9' - 4"	16ga
C5	24	4"	2"	9' - 5 1/2"	16ga
C7	70	4"	2"	9' - 7"	16ga

Framing Notes

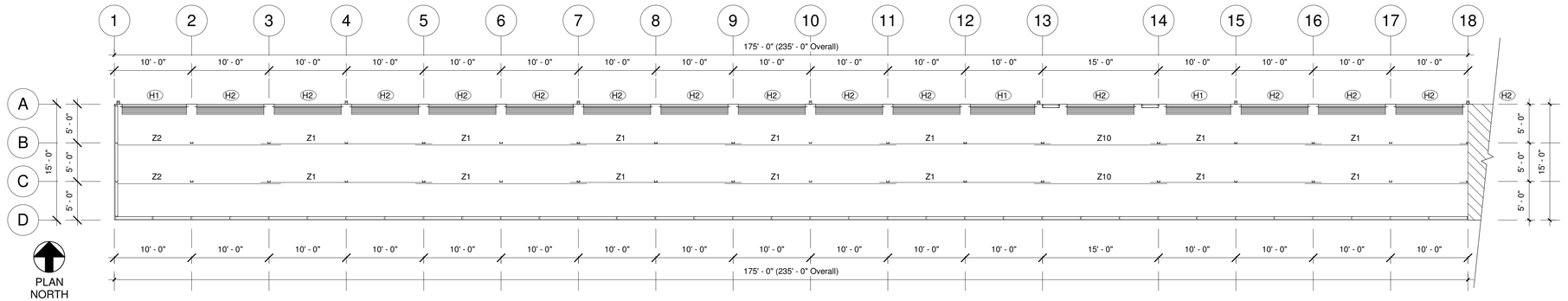
Interior Framing: 4" x 2" x 16ga Posts On A 5'-0" x 10'-0" Grid Framing System. (U.N.O.)

Exterior Wall Framing: 4" x 2" x 16ga Posts @ 5'-0" o.c. In 14ga Top & 16ga Bottom Track.

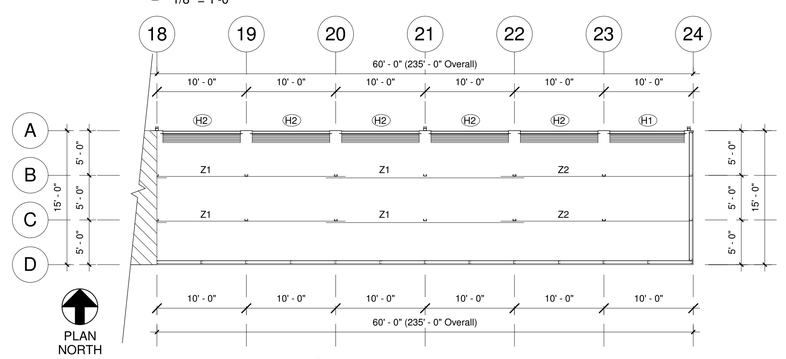
Exterior Floor Track - Punch Holes in Floor Track To Match Post Spacing For Wedge Anchors. Place Wedge Anchor 6" From Each End of Track.

X = X-Bracing

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



3 Building 'J' (Framing Plan Grids 1-18)
1/8" = 1'-0"



4 Building 'J' (Framing Plan Grids 18-24)
1/8" = 1'-0"

16ga Pre-Finished Header Schedule					
Mark	Qty	Width	Depth	Length	Gauge
H1	4	1' - 4"	3 1/2"	8' - 4"	16ga
H2	19	1' - 4"	3 1/2"	8' - 8"	16ga

Purlin Schedule					
Mark	Qty	Width	Depth	Length	Gauge
Z2	4	4"	2"	21' - 1"	16ga
Z1	18	4"	2"	22' - 2"	16ga
Z10	2	6"	2 1/2"	17' - 2"	16ga

Framing Notes

Interior Framing: See Post Plans. Zee Purlins Every 5'-0" o.c. (U.N.O.)

Exterior Wall Framing: See Post Plans.

Exclusions: Brick Veneer/EIFS

X = X-Bracing

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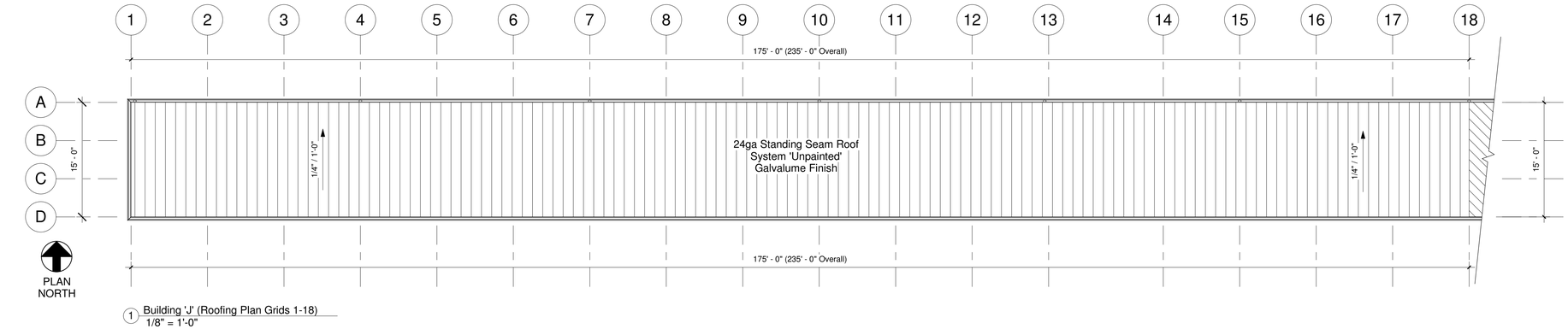
PRELIMINARY ISSUE SET

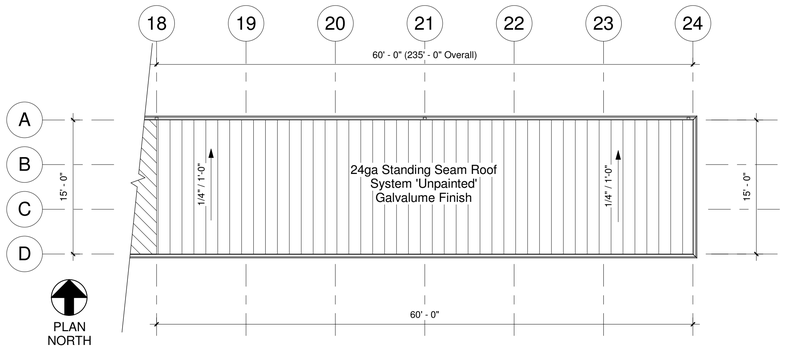
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S280

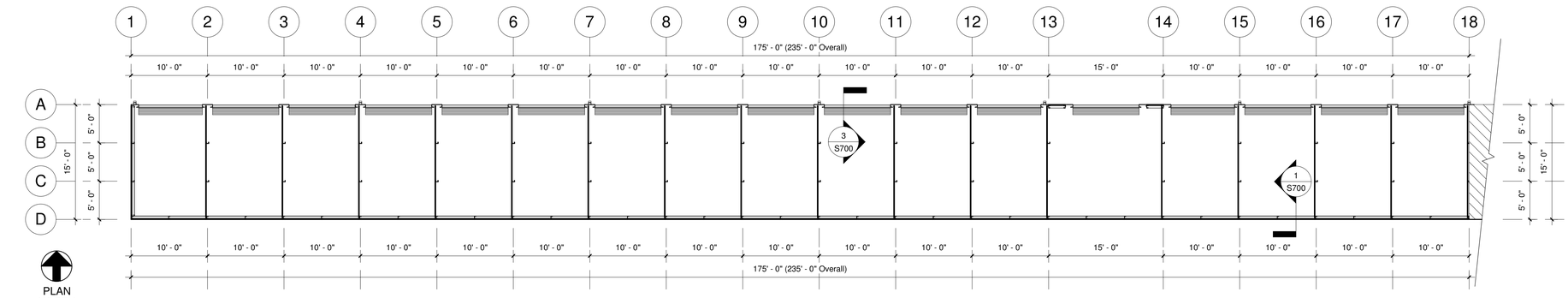
Building 'J' Plans



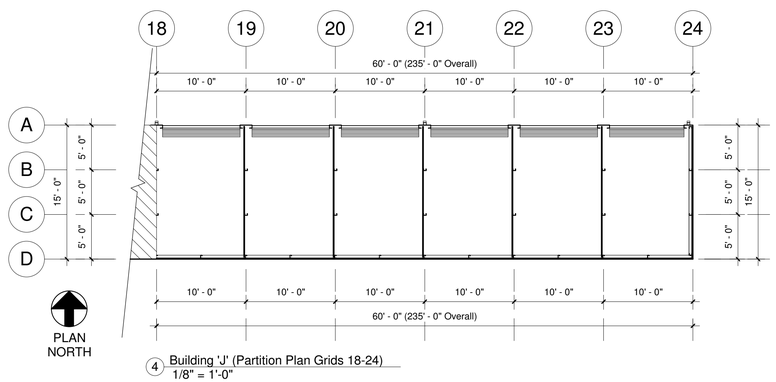
1 Building 'J' (Roofing Plan Grids 1-18)
1/8" = 1'-0"



2 Building 'J' (Roofing Plan Grids 18-24)
1/8" = 1'-0"



3 Building 'J' (Partition Plan Grids 1-18)
1/8" = 1'-0"



4 Building 'J' (Partition Plan Grids 18-24)
1/8" = 1'-0"

Wall Schedule (3rd Floor)					
Mark	Qty	Width	Depth	Length	Gauge
U24	66	3' - 0"	3/4"	14' - 7"	29ga

Partition Notes

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

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

Insulation:
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Roof: R-30 Vinyl-Reinforced Insulation with Thermal Blocks

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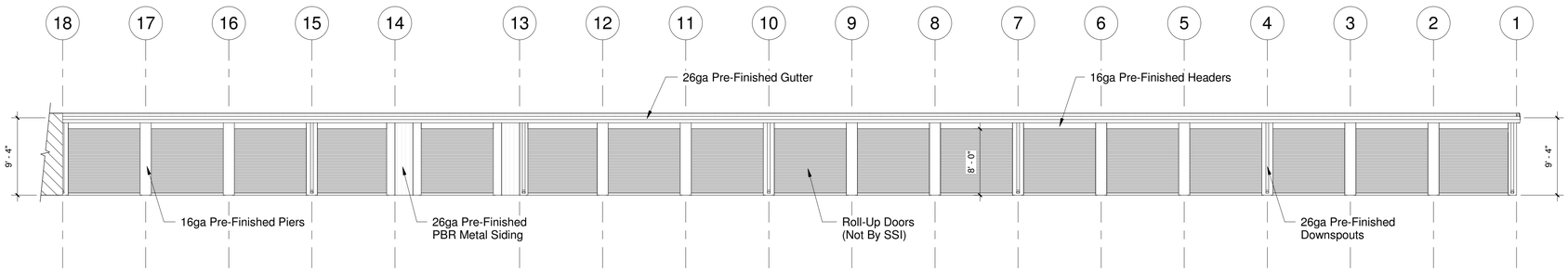
PRELIMINARY ISSUE SET

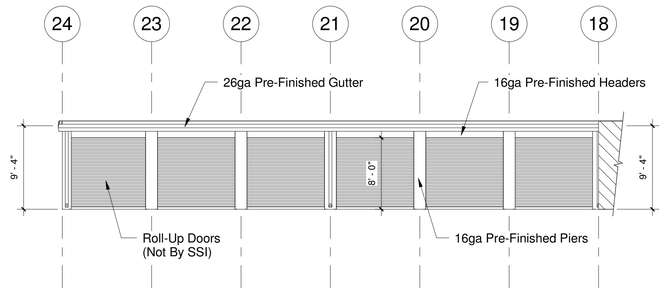
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S281

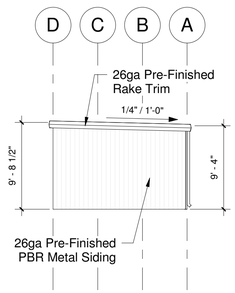
Building 'J' Plans



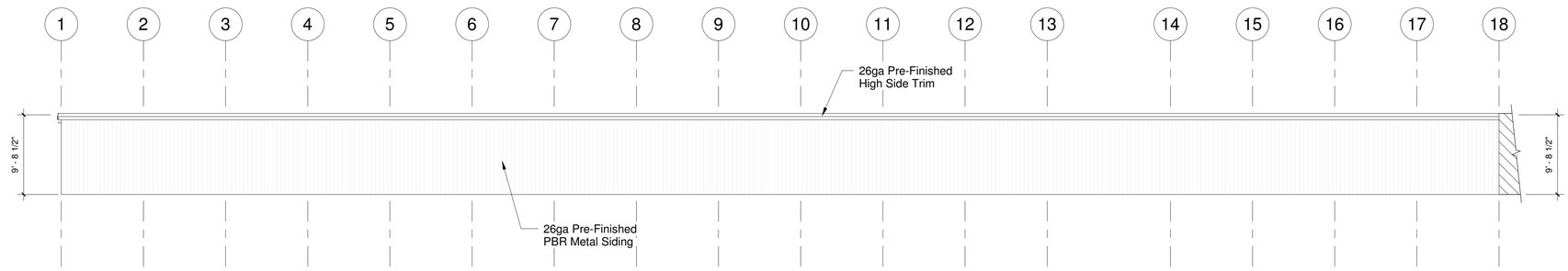
1 Building 'J' North Elevation (Grids 1-18)
1/8" = 1'-0"



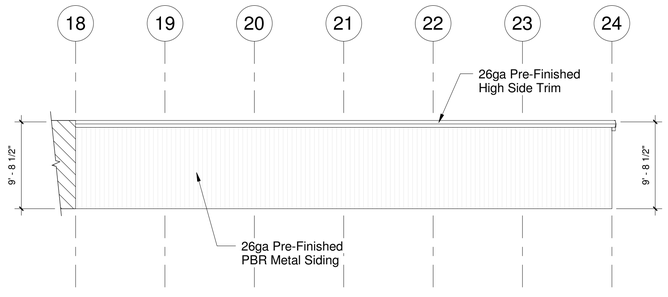
2 Building 'J' North Elevation (Grids 18-24)
1/8" = 1'-0"



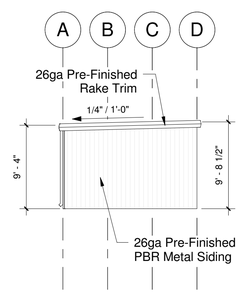
3 Building 'J' East Elevation
1/8" = 1'-0"



4 Building 'J' South Elevation (Grids 1-18)
1/8" = 1'-0"



5 Building 'J' South Elevation (Grids 18-24)
1/8" = 1'-0"



6 Building 'J' West Elevation
1/8" = 1'-0"

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PRELIMINARY ISSUE SET

SSI Project Number	1008
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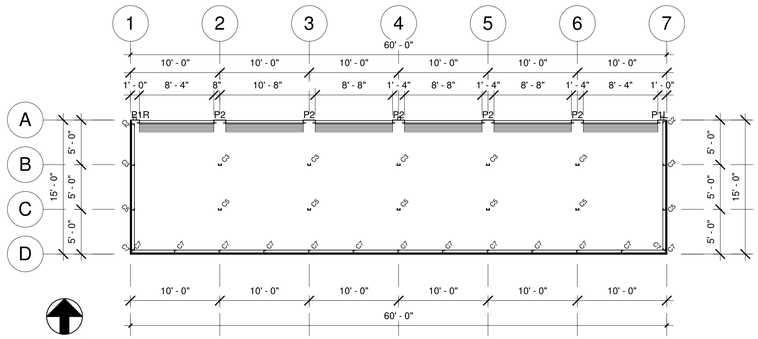
Drawn By	JLW
Checked By	SBD
Engineered By	

S282

Building 'J' Elevations



1 Building 'K' (Post Plan)
1/8" = 1'-0"

Framing Notes

Interior Framing: 4" x 2" x 16ga Posts On A 5'-0" x 10'-0" Grid Framing System. (U.N.O.)

Exterior Wall Framing: 4" x 2" x 16ga Posts @ 5'-0" o.c. In 14ga Top & 16ga Bottom Track.

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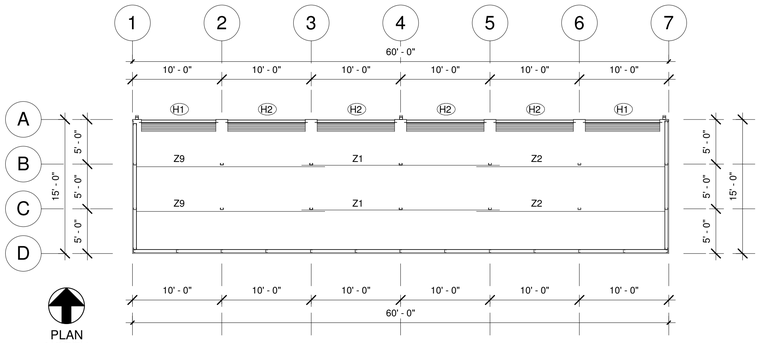
Shaded Areas Indicate Hallways.

16ga Pre-Finished Pier Schedule					
Mark	Qty	Width	Depth	Length	Gauge
P1L	1	12"	4"	9' - 4"	16ga
P1R	1	12"	4"	9' - 4"	16ga
P2	5	16"	4"	9' - 4"	16ga

Post Schedule (3rd Floor)					
Mark	Qty	Width	Depth	Length	Gauge
C2	2	4"	2"	9' - 2 1/2"	16ga
C3	7	4"	2"	9' - 4"	16ga
C5	7	4"	2"	9' - 5 1/2"	16ga
C7	15	4"	2"	9' - 7"	16ga



2 Building 'K' (Framing Plan)
1/8" = 1'-0"

Framing Notes

Interior Framing: See Post Plans. Zee Purlins Every 5'-0" o.c. (U.N.O.)

Exterior Wall Framing: See Post Plans.

Exclusions: Brick Veneer/EIFS

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16ga Pre-Finished Header Schedule					
Mark	Qty	Width	Depth	Length	Gauge
H1	2	1' - 4"	3 1/2"	8' - 4"	16ga
H2	4	1' - 4"	3 1/2"	8' - 8"	16ga

Purlin Schedule					
Mark	Qty	Width	Depth	Length	Gauge
Z2	2	4"	2"	21' - 1"	16ga
Z1	2	4"	2"	22' - 2"	16ga
Z9	2	6"	2 1/2"	21' - 1"	16ga

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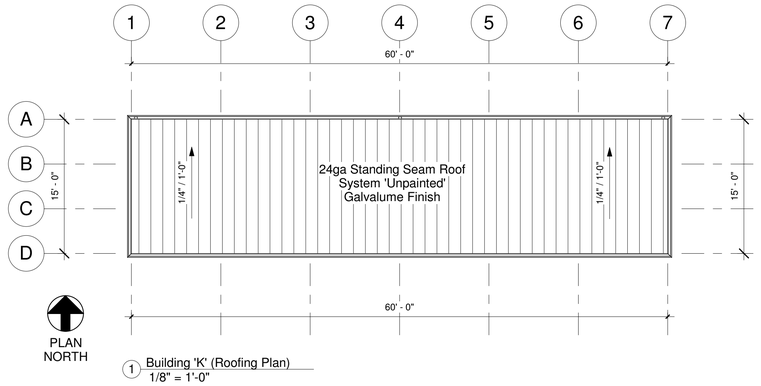
PRELIMINARY ISSUE SET

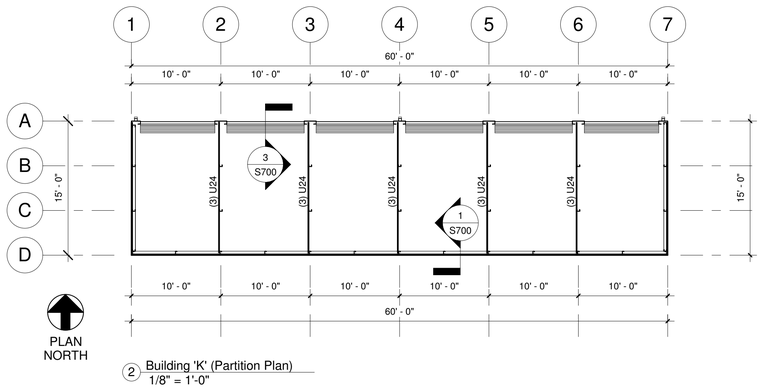
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S290

Building 'K' Plans



1 Building 'K' (Roofing Plan)
1/8" = 1'-0"



2 Building 'K' (Partition Plan)
1/8" = 1'-0"

Partition Notes

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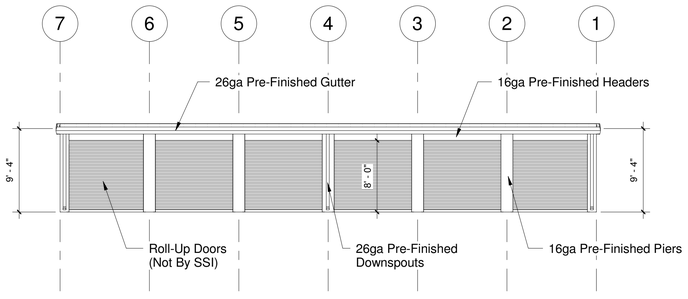
Roof: R-30 Vinyl-Reinforced Insulation with Thermal Blocks

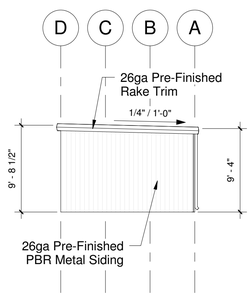
Exclusions: Roll-Up Doors, Hallway/Corridor Partitions & Interior Buildouts

X = X-Bracing

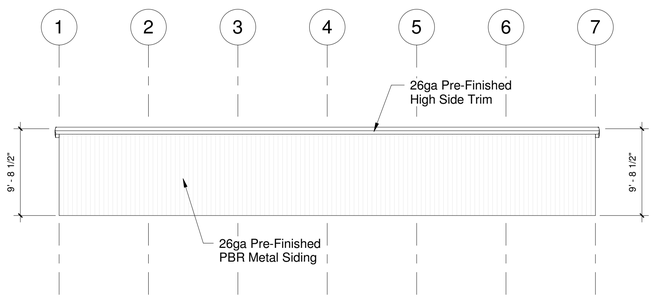
Wall Schedule (3rd Floor)					
Mark	Qty	Width	Depth	Length	Gauge
U24	15	3' - 0"	3/4"	14' - 7"	29ga



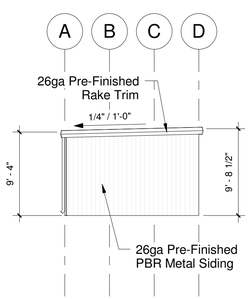
3 Building 'K' North Elevation
1/8" = 1'-0"



4 Building 'K' East Elevation
1/8" = 1'-0"



5 Building 'K' South Elevation
1/8" = 1'-0"



6 Building 'K' West Elevation
1/8" = 1'-0"

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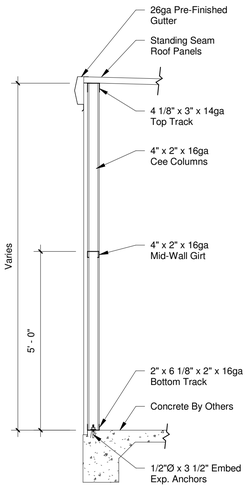
PRELIMINARY ISSUE SET

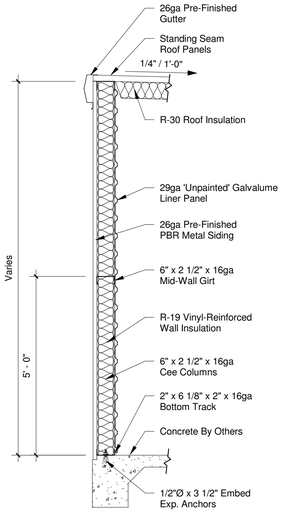
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S291

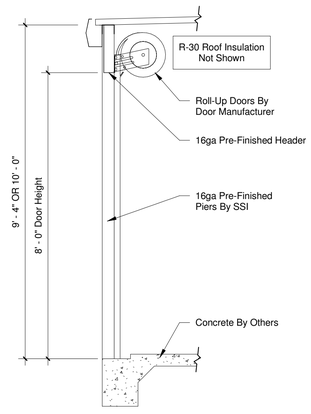
Building 'K' Plans



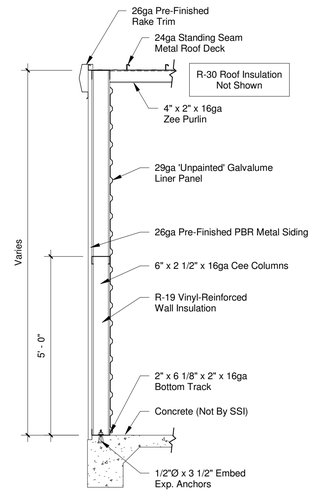
1 High Eave @ Non-Insulated Wall
1/2" = 1'-0"



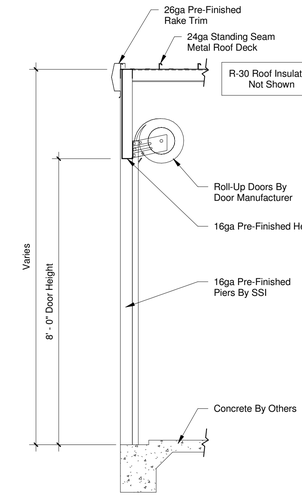
2 High Side @ Insulated Wall
1/2" = 1'-0"



3 Low Eave @ Roll-Up Door
1/2" = 1'-0"



4 Rake Side @ Insulated Wall
1/2" = 1'-0"



5 Rake Side @ Roll-Up Door
1/2" = 1'-0"

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3807 Hwy 61
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FAX: 770-456-1662

www.storagestructuresinc.com

Rev. #	Revision Date	Revision Description

Dan Lynch

Lady's Island Storage

Beaufort, SC

STOP

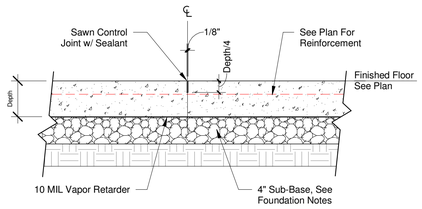
If you do not have
"For Field Use" Plans
Call (404) 558-0434
IMMEDIATELY
And ask for Beau Strickland

PRELIMINARY ISSUE SET

SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S700

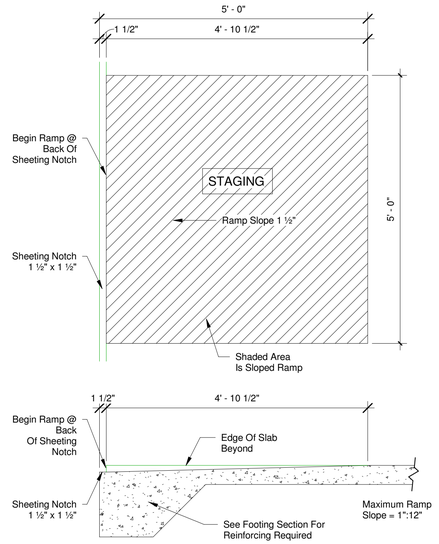
Exterior Wall Sections



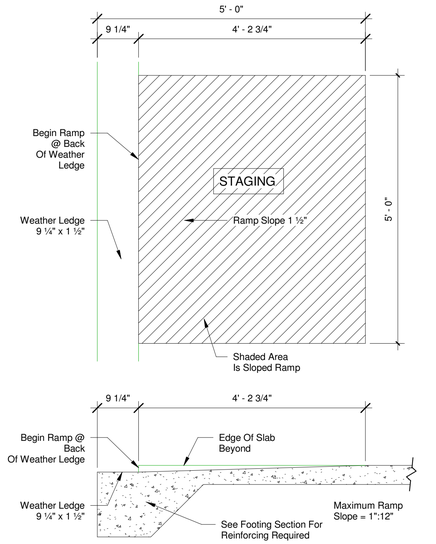
Notes

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

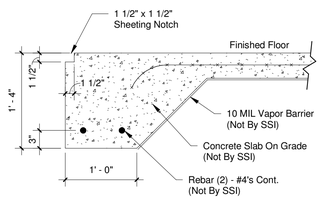
1 Control Joint @ Slab On Grade
1 1/2" = 1'-0"



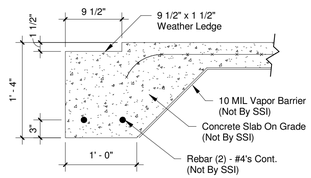
2 Entry Ramp
3/4" = 1'-0"



3 Entry Ramp (Weather Ledge)
3/4" = 1'-0"



4 Sheeting Notch
1" = 1'-0"



5 Weather Ledge
1" = 1'-0"

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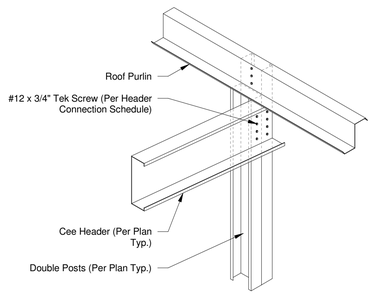
PRELIMINARY ISSUE SET

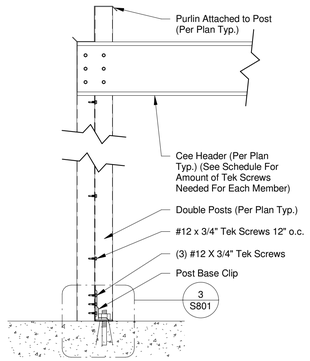
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S800

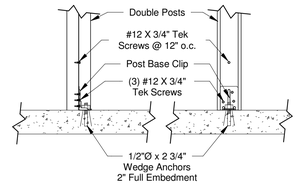
Foundation Details



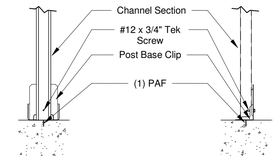
1 Cee Header - Single
1" = 1'-0"



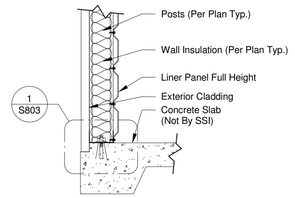
2 Double Post Detail (Single Story & Top Floor)
1 1/2" = 1'-0"



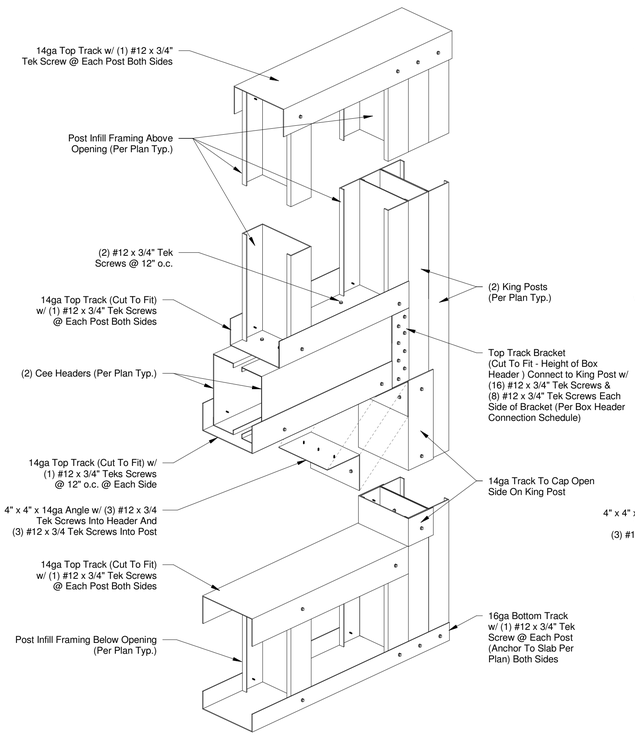
3 Double Post To Slab (SSCC)
1" = 1'-0"



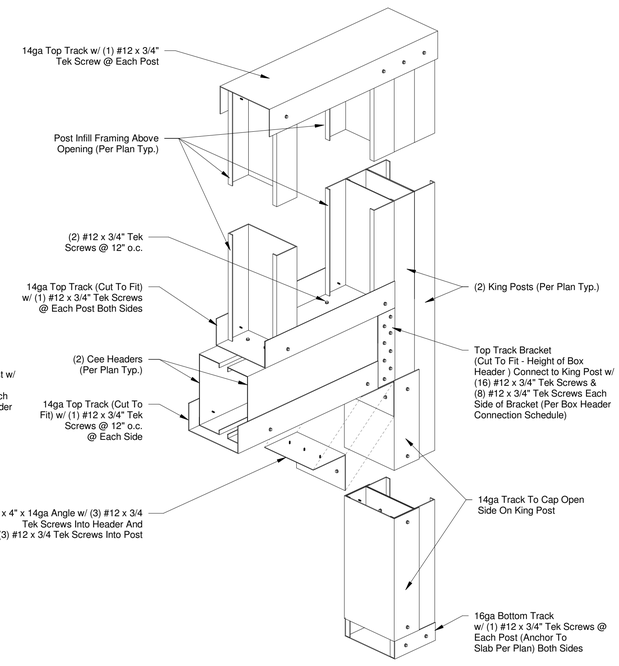
4 Channel Section To Slab
1 1/2" = 1'-0"



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

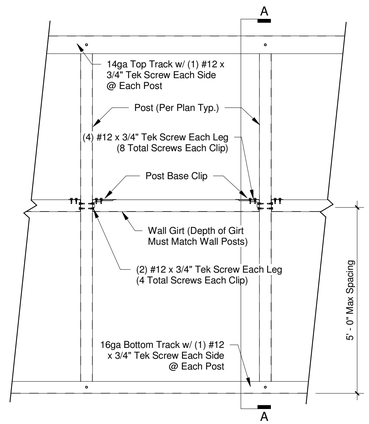


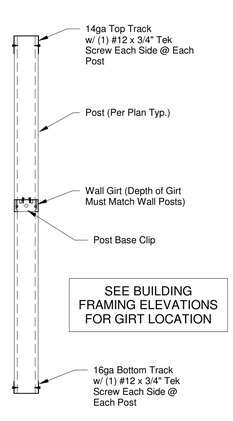
At Window Opening



At Doorway Opening

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





Section A-A

7 Exterior Mid-Wall Girt Framing (SSCC)
1" = 1'-0"

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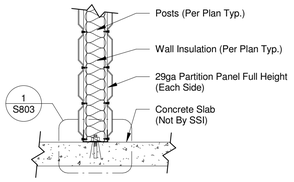
PRELIMINARY ISSUE SET

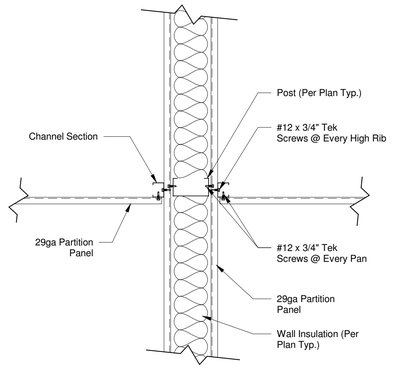
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S801

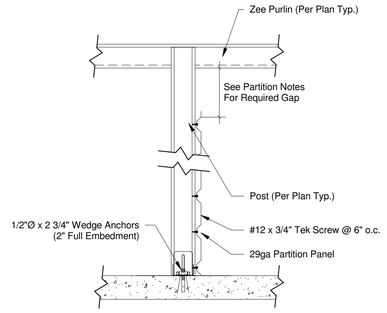
Details



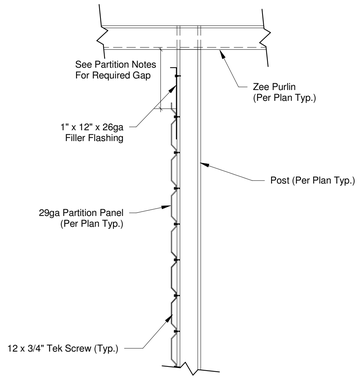
1 Insulated Partition
1" = 1'-0"



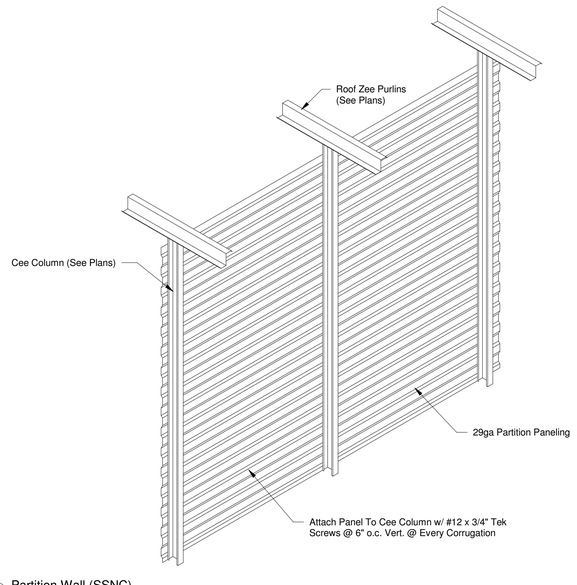
2 Insulated Partition Intersection
1 1/2" = 1'-0"



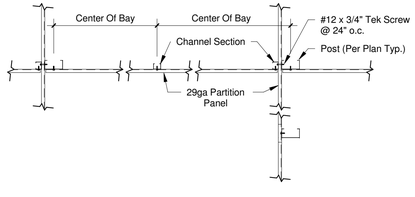
3 Interior Partition (SSCC)
1" = 1'-0"



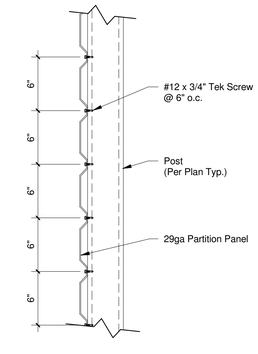
4 Partition Top Flashing Detail (Top Level / Single Story)
1" = 1'-0"



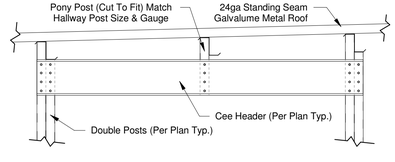
5 Partition Wall (SSNC)
1/2" = 1'-0"



6 Partition Wall Intersection (SSCC)
3/4" = 1'-0"



7 PBU Partition Panel Attachment Pattern (SSCC)
1 1/2" = 1'-0"



8 Pony Post to Purlin
3/4" = 1'-0"

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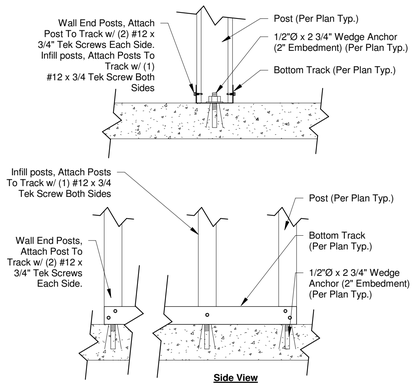
PRELIMINARY ISSUE SET

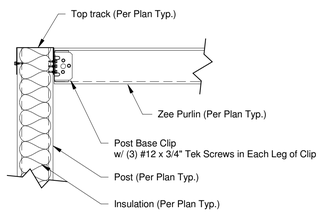
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S802

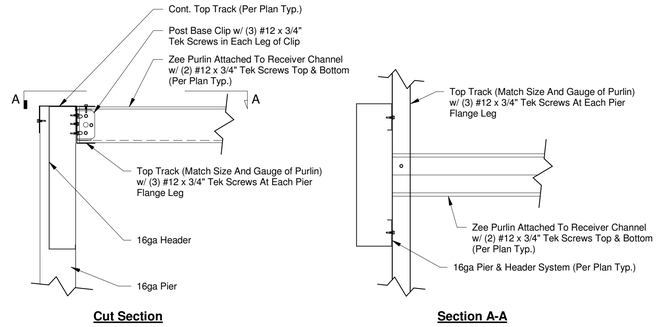
Details



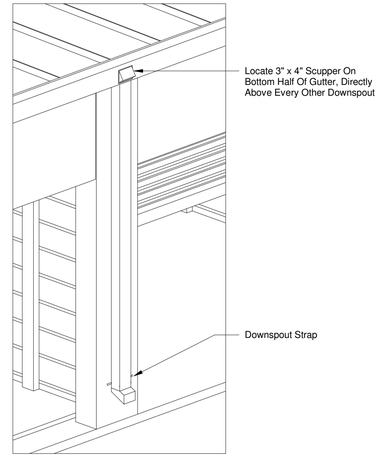
1 Column To Track Detail
1 1/2" = 1'-0"



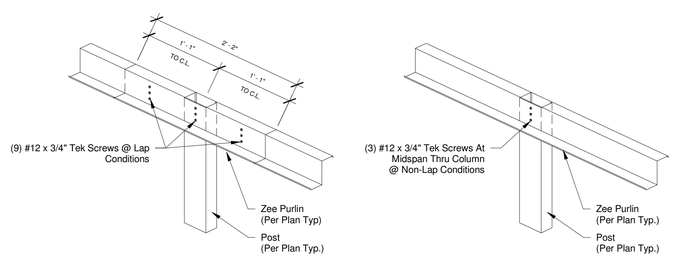
2 Purlin Connection To Framed End Wall
1 1/2" = 1'-0"



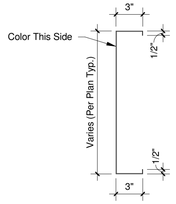
3 Purlin Connection To Header At End Wall
1 1/2" = 1'-0"



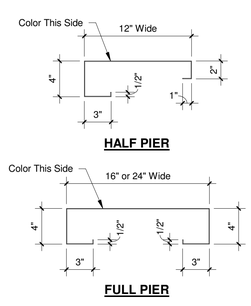
4 Scupper Detail
1/2" = 1'-0"



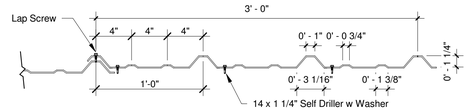
5 Purlin Lap
1" = 1'-0"



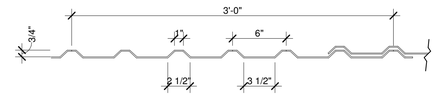
6 16ga Prefinished Header
1 1/2" = 1'-0"



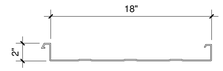
7 16ga Prefinished Pier
1 1/2" = 1'-0"



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



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



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

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PRELIMINARY ISSUE SET

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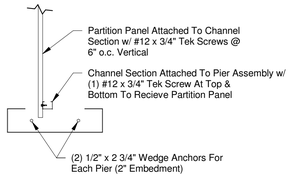
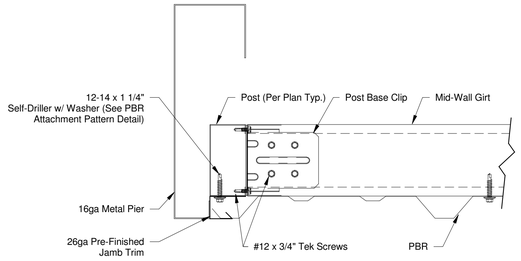
Engineered By	

S803

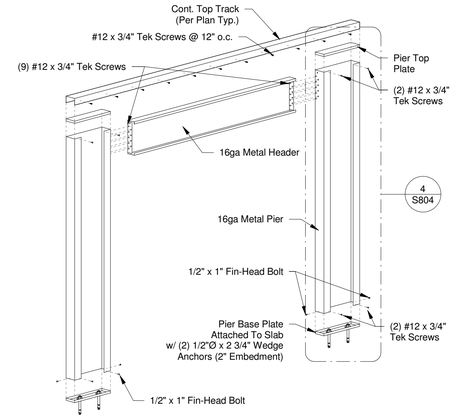
Details



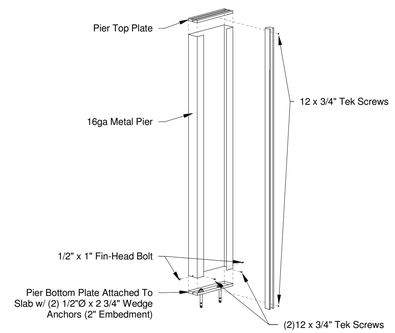
1 Metal Pier Plan
1" = 1'-0"



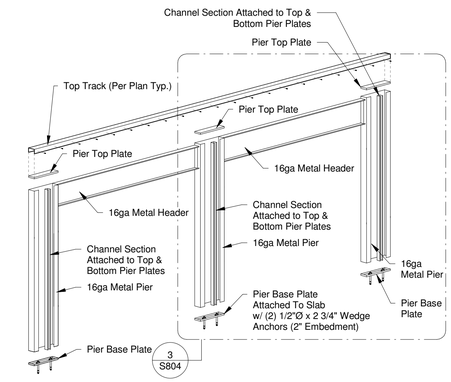
2 PBR to Pier
3" = 1'-0"



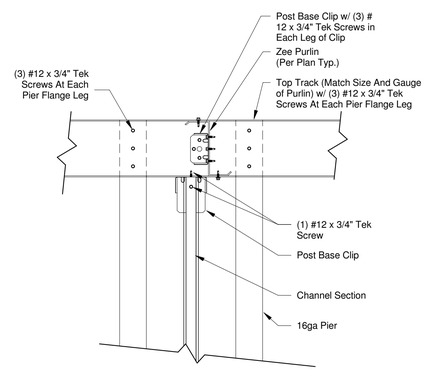
3 Pier & Header Assembly
3/8" = 1'-0"



4 Pier Assembly Detail
3/8" = 1'-0"



5 Pier To Channel Section
1/4" = 1'-0"



6 Purlin To Receiver Track & Pier Assembly
1 1/2" = 1'-0"

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STORAGE STRUCTURES

3807 Hwy 61
Villa Rica, Ga 30180

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

www.storagestructuresinc.com

Rev. #	Revision Date	Revision Description

Dan Lynch

Lady's Island Storage

Beaufort, SC

STOP

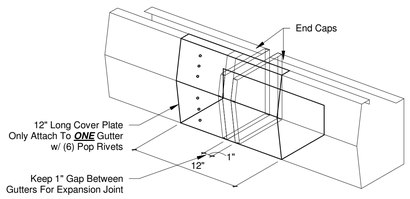
If you do not have "For Field Use" Plans
Call (404) 558-0434
IMMEDIATELY
And ask for Beau Strickland

PRELIMINARY ISSUE SET

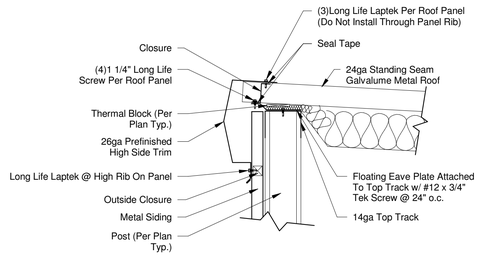
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S804

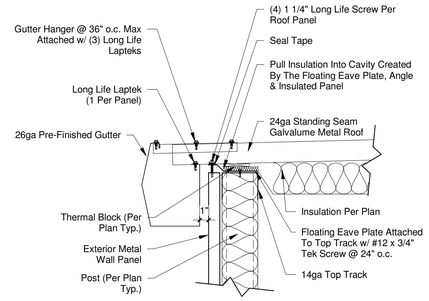
Details



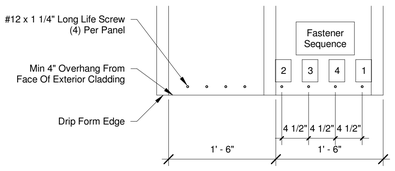
1 Gutter Expansion Joint
1 1/2" = 1'-0"



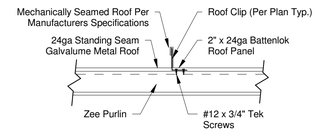
2 High Eave Installation (Metal Siding) (SSCC)
1 1/2" = 1'-0"



3 Low Eave Installation - Metal Wall Panels
1 1/2" = 1'-0"



4 Roof Eave (Less than 60'-0")
1" = 1'-0"



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

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Rev. #	Revision Date	Revision Description

Dan Lynch

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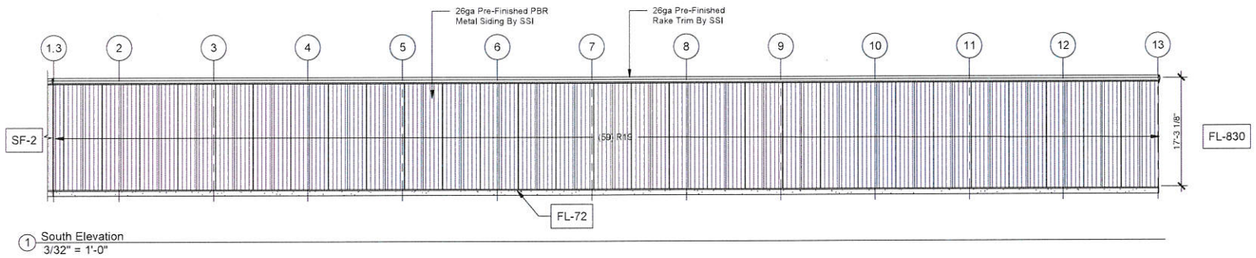
PRELIMINARY ISSUE SET

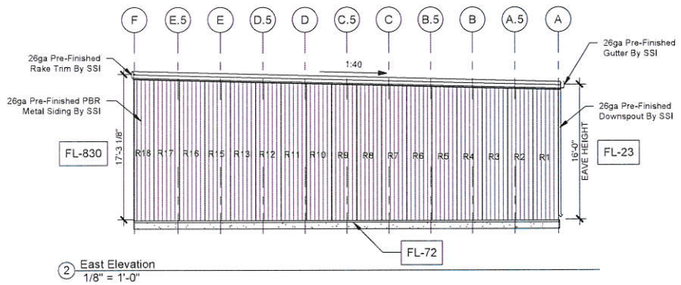
SSI Project Number	1008
Issue Date	00-00-0000
Drawn By	JLW
Checked By	SBD
Engineered By	

S900

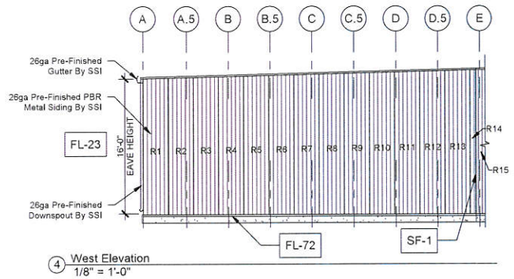
Roofing Details



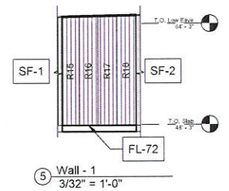
1 South Elevation
3/32" = 1'-0"



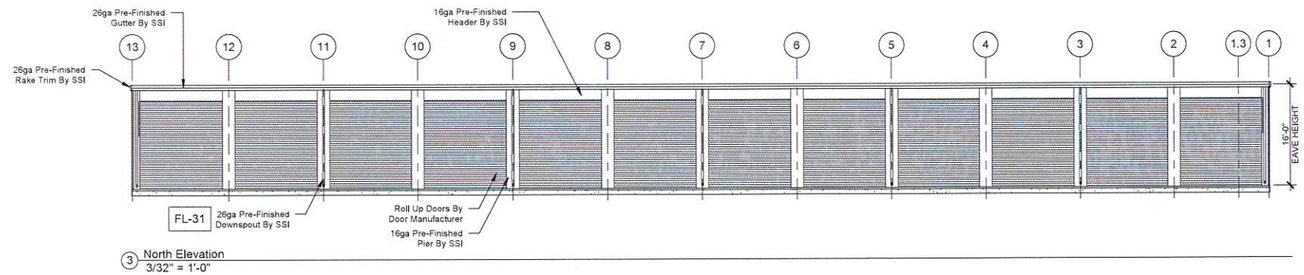
2 East Elevation
1/8" = 1'-0"



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



5 Wall - 1
3/32" = 1'-0"



3 North Elevation
3/32" = 1'-0"

Exterior Wall Schedule					
Mark	Quantity	Type	Gauge	Height	Color
R1	2	'R' Panel	26ga	16' - 2"	TBD
R2	2	'R' Panel	26ga	16' - 2 3/4"	TBD
R3	2	'R' Panel	26ga	16' - 3 3/4"	TBD
R4	2	'R' Panel	26ga	16' - 4 3/4"	TBD
R5	2	'R' Panel	26ga	16' - 5 1/2"	TBD
R6	2	'R' Panel	26ga	16' - 6 1/2"	TBD
R7	2	'R' Panel	26ga	16' - 7 1/4"	TBD
R8	2	'R' Panel	26ga	16' - 8 1/4"	TBD
R9	2	'R' Panel	26ga	16' - 9 1/4"	TBD
R10	2	'R' Panel	26ga	16' - 10"	TBD
R11	2	'R' Panel	26ga	16' - 11"	TBD
R12	2	'R' Panel	26ga	16' - 11 3/4"	TBD
R13	2	'R' Panel	26ga	17' - 0 3/4"	TBD
R14	1	'R' Panel	26ga	17' - 1 1/4"	TBD
R15	2	'R' Panel	26ga	17' - 1 3/4"	TBD
R16	2	'R' Panel	26ga	17' - 2 1/2"	TBD
R17	2	'R' Panel	26ga	17' - 3 1/2"	TBD
R18	2	'R' Panel	26ga	17' - 4 1/4"	TBD
R19	59	'R' Panel	26ga	17' - 4 3/4"	TBD

Wall Trim Schedule				
Mark	Quantity	Description	Length	Color
FL-23	2	Jamb Trim	16' - 1 1/2"	TBD
SF-1	1	Special Outside Corner Trim	16' - 11 1/2"	TBD
SF-2	1	Special Outside Corner Trim	17' - 2"	TBD
FL-830	1	Outside Corner Trim	17' - 2"	TBD
FL-72	29	Base Trim	10' - 3"	TBD
FL-31	7	Downspout w/Kickout	16' - 0"	TBD
FL-797	7	Downspout Strap	0' - 1"	TBD

Wall Panel Accessories			
Mark	Quantity	Description	Length
HW-455	95	PBR Inside Closure	3'-0"
HW-456	95	PBR Outside Closure	3'-0"

Fasteners		
Quantity	Description	Color
2250	#12x1 1/4" Driller w/washers	TBD
1250	#14x7/8" Lap Tek w/ washers	TBD
250	18 Pop Rivet	TBD

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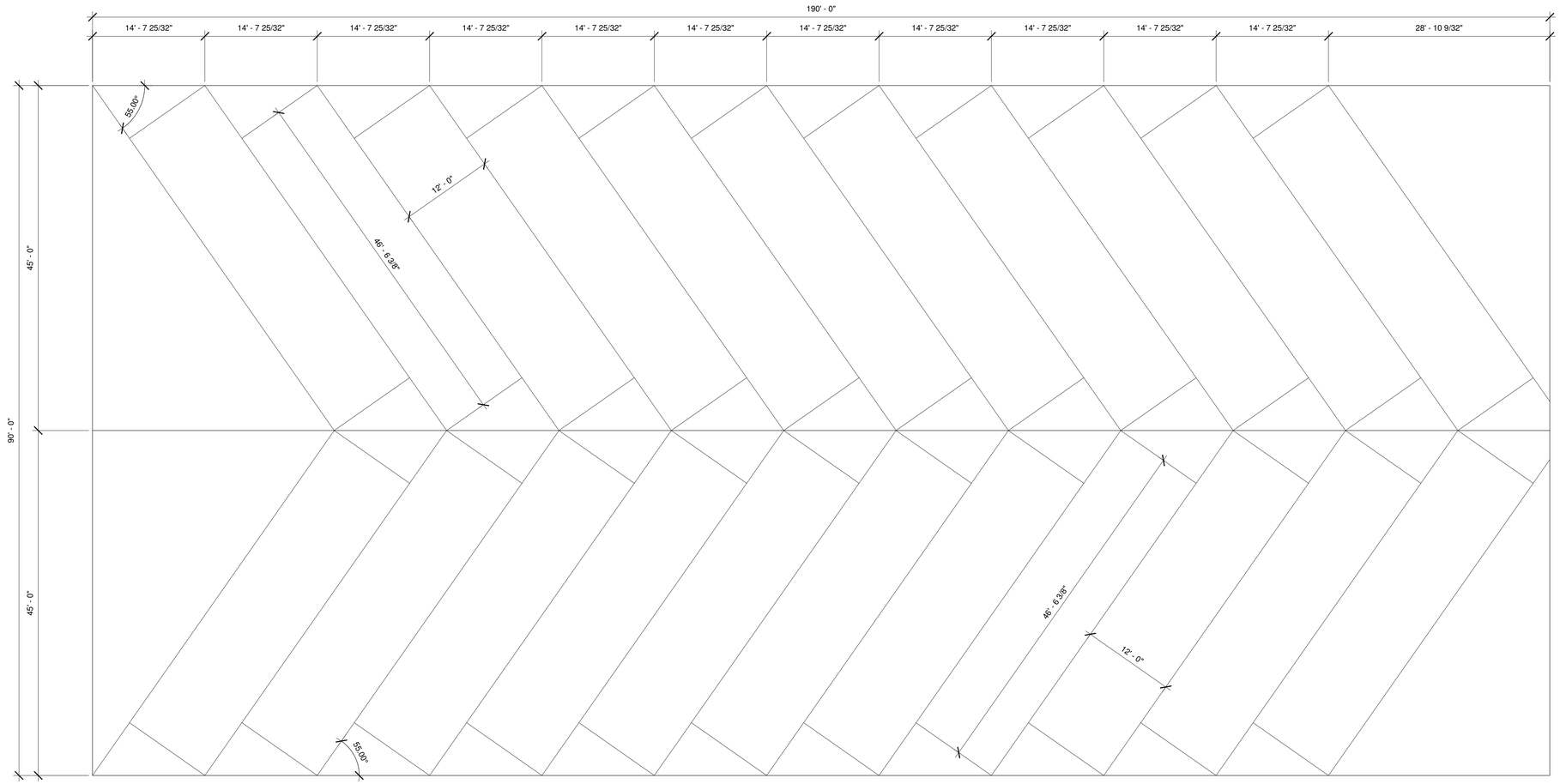
www.storagestructuresinc.com

Rev. #	Revision Date	Revision Description

ISSUED FOR FIELD USE
DATE:
ISSUED BY:

SSI Project Number	1006
Issue Date	11-30-2020
Drawn By	FTL
Checked By	Checker
Engineered By	Engineer

S601
Building Elevations



1 Building 'E' (RV Unit Layout)
1/8" = 1'-0"

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Rev. #	Revision Date	Revision Description

Dan Lynch

Lady's Island Storage

18 Sams Pointe Rd
Beaufort, SC 29907

STOP

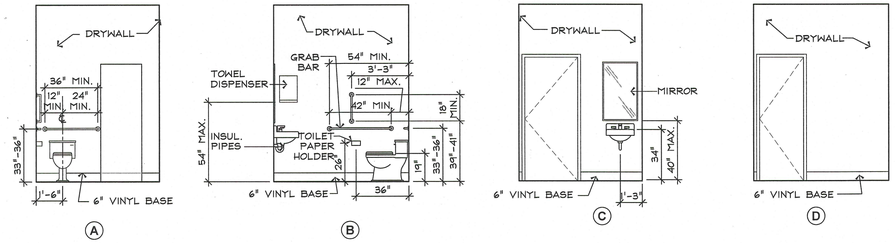
If you do not have
"For Field Use" Plans
Call (770) 722-5504
IMMEDIATELY
And ask for Greg Gunter

PRELIMINARY ISSUE SET

SSI Project Number	1008
Issue Date	12-16-2020
Drawn By	JLW
Checked By	
Engineered By	

S100

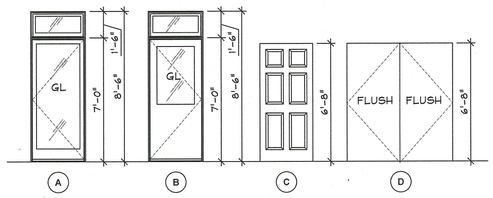
Building 'E' Unit Mix



DOOR SCHEDULE

DOOR NO.	SIZE WIDTH	SIZE HEIGHT	THK	MAT'L	FINISH	TYPE	FRAME MAT'L	FRAME TYPE	DP RATING	FIRE RATING	REMARKS
101	3'-0"	7'-0"	1-3/4"	MTL	PTD	A	WD		35	—	EXTERIOR
102	2'-6"	6'-8"	1-3/4"	WD	PTD	C	WD			—	
103	6'-0"	6'-8"	1-3/4"	WD	PTD	D	WD			—	EXTERIOR DOUBLE DOOR
104	2'-4"	6'-8"	1-3/8"	WD	PTD	C	WD			—	
105	2'-6"	6'-8"	1-3/8"	WD	PTD	C	WD			—	UNDERCUT DOOR 1/2"
106	3'-0"	6'-8"	1-3/8"	WD	PTD	C	WD			—	UNDERCUT DOOR 1/2"
107	3'-0"	7'-0"	1-3/4"	MTL	PTD	B	WD		35	—	EXTERIOR
201	3'-0"	6'-8"	1-3/8"	WD	PTD	C	WD			—	
202	3'-0"	6'-8"	1-3/8"	WD	PTD	C	WD			—	

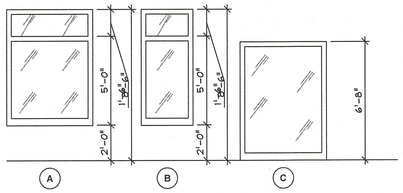
DOOR TYPE



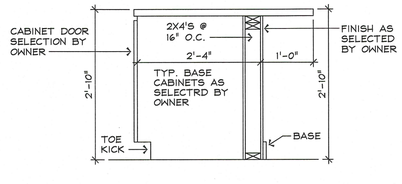
WINDOW SCHEDULE

QTY	MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	DP RATING	REMARK
5	A	5'-0"	5'-0"	STR. FRT.	35	W/ TRANSOM
5	B	3'-0"	5'-0"	STR. FRT.	35	W/ TRANSOM
8	C	5'-0"	5'-0"	STR. FRT.	35	W/O TRANSOM

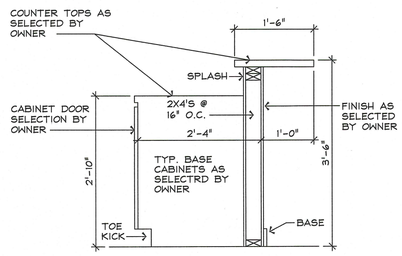
WINDOW TYPES (MARKS)



ALL DIMENSION AND MEASURE-MENTS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE



CABINET SECTION. 3/A2
3/4"=1'-0



CABINET SECTION. 2/A2
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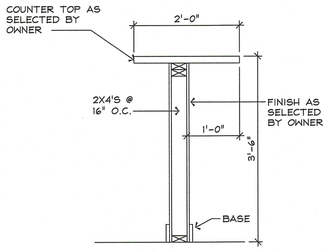
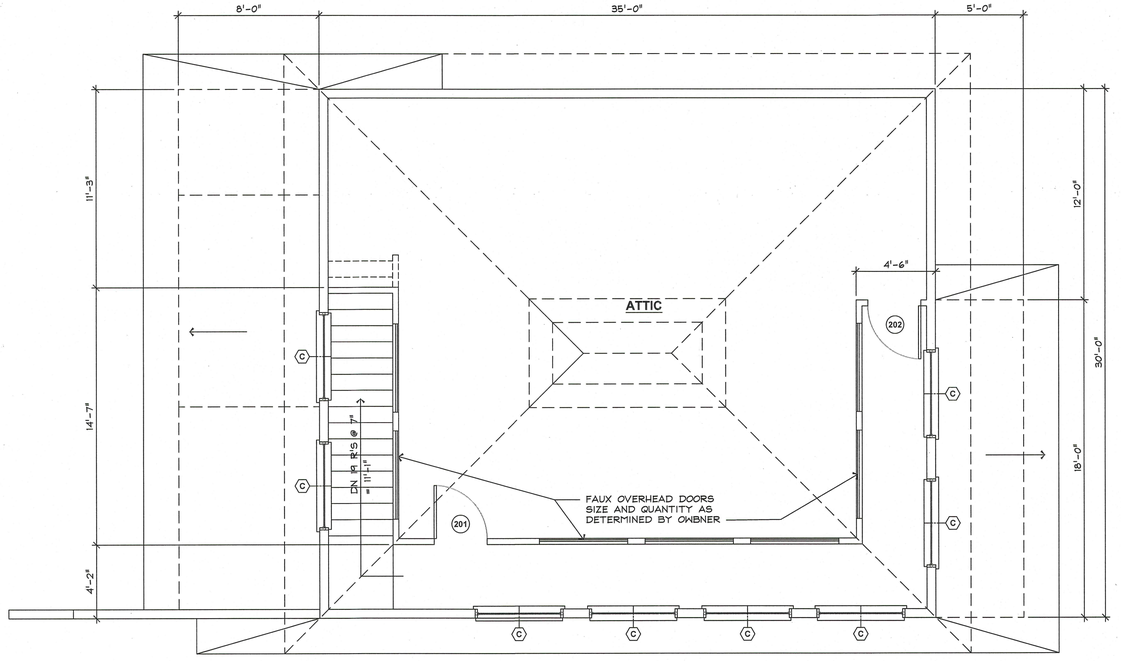
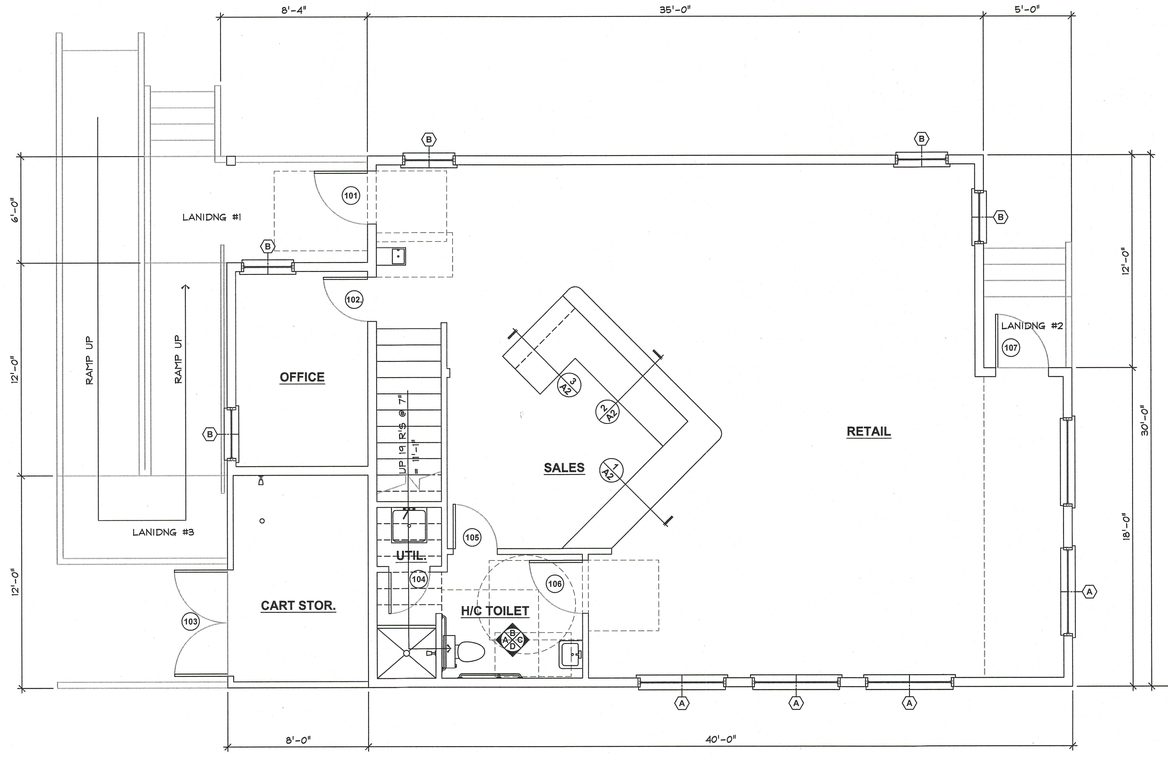


COUNTER SECTION. 1/A2
3/4"=1'-0



ATTIC FLOOR PLAN
SCALE 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

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REVISIONS

MICHAEL GRIFFITH
Architect
6045 Stratford Cross Drive
Sebring, FL 33870
843-815-4282

SALES OFFICE - PLANS - DETAILS

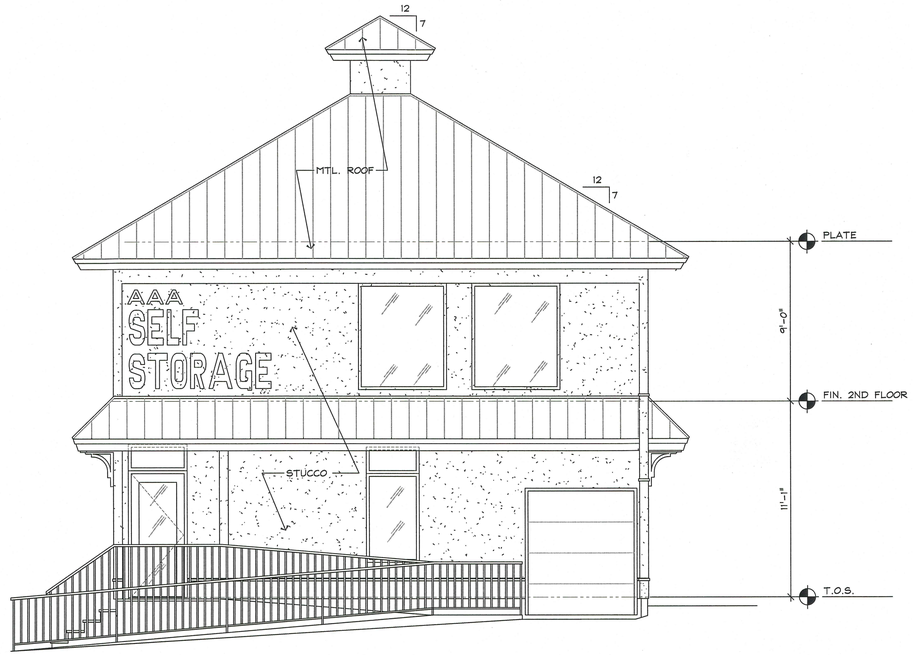
NEW BUILDINGS FOR:
AAA STORAGE WAREHOUSE FACILITY
LADY'S ISLAND
BEAUFORT COUNTY, SC

PROJECT NO: 2014
DRAWN BY: DB
CHECK'D BY: MG
SCALE: AS NOTED
DATE: 12-10-20

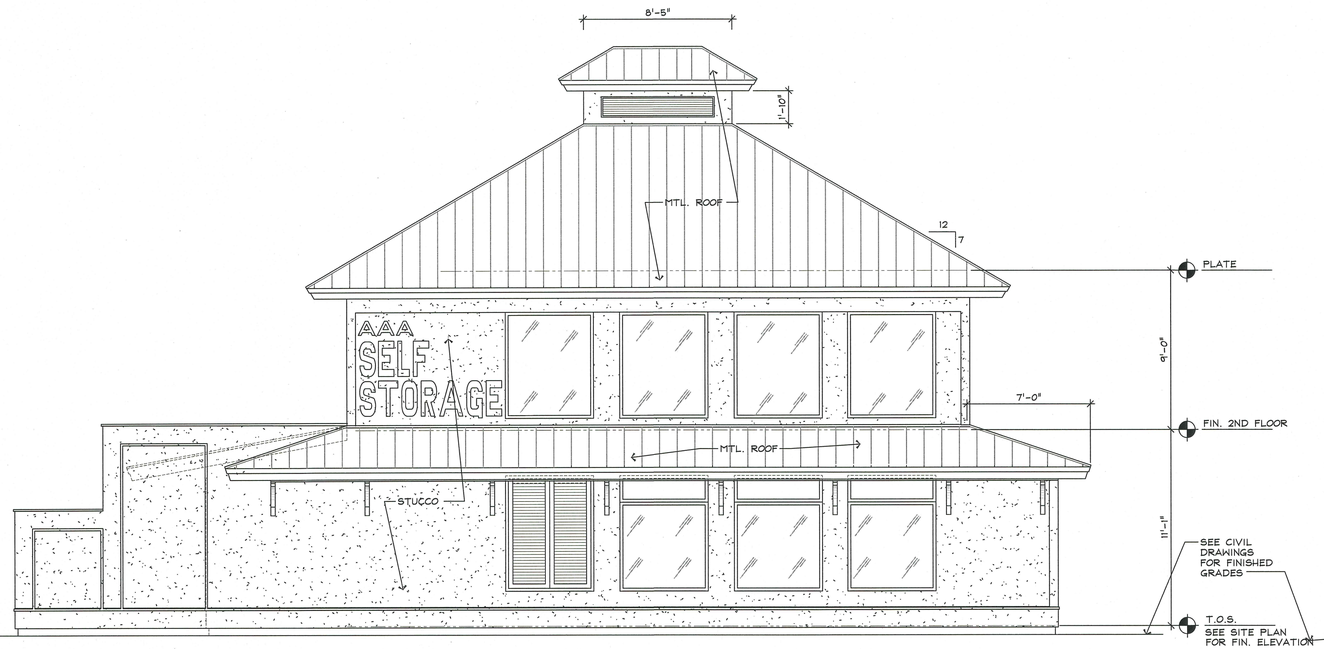
ARCHITECTURAL
2



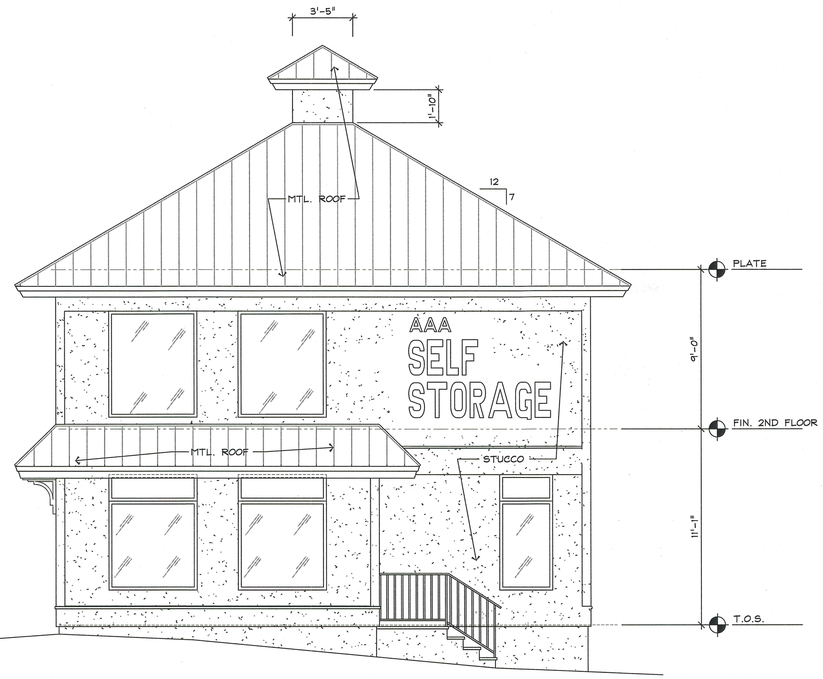
PARKING LOT ELEVATION
SCALE 1/4"=1'-0"



SOUTH ELEVATION
SCALE 1/4"=1'-0"



SAM'S POINT ROAD ELEVATION (EAST)
SCALE 1/4"=1'-0"



NORTH ELEVATION
SCALE 1/4"=1'-0"

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REVISIONS

MICHAEL GRIFFITH
Architect
6045 Stratford Oaks Drive
Sebring, FL 33870
843-815-4282

SALES OFFICE - ELEVATIONS

NEW BUILDINGS FOR:
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LADY'S ISLAND
BEAUFORT COUNTY, SC

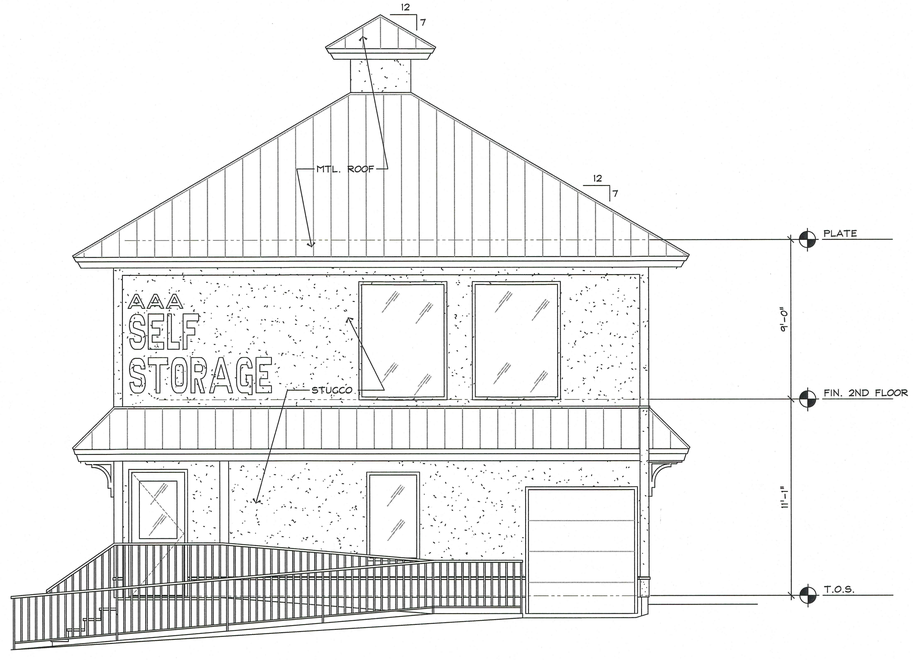
DATE: 12-14-20 | SCALE: AS NOTED | DRAWN BY: DB | CHECK'D BY: MG | PROJECT NO: 2014

ARCHITECTURAL

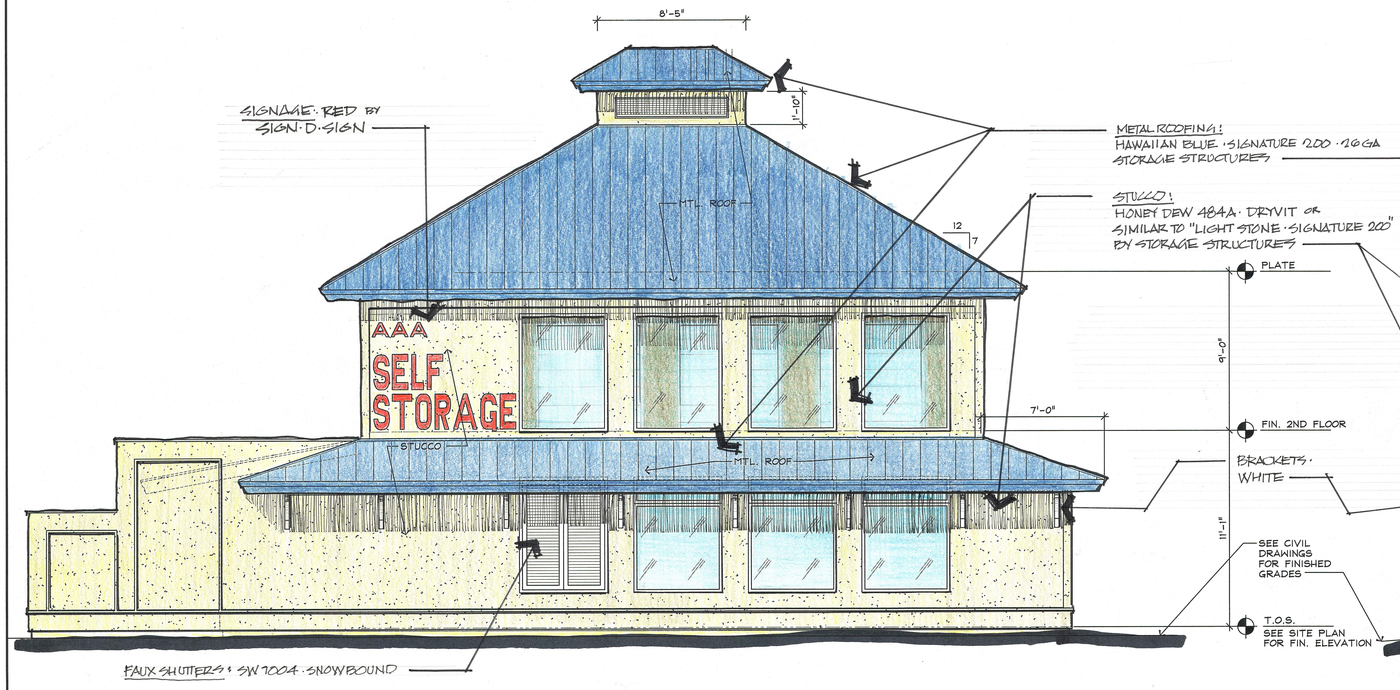
3



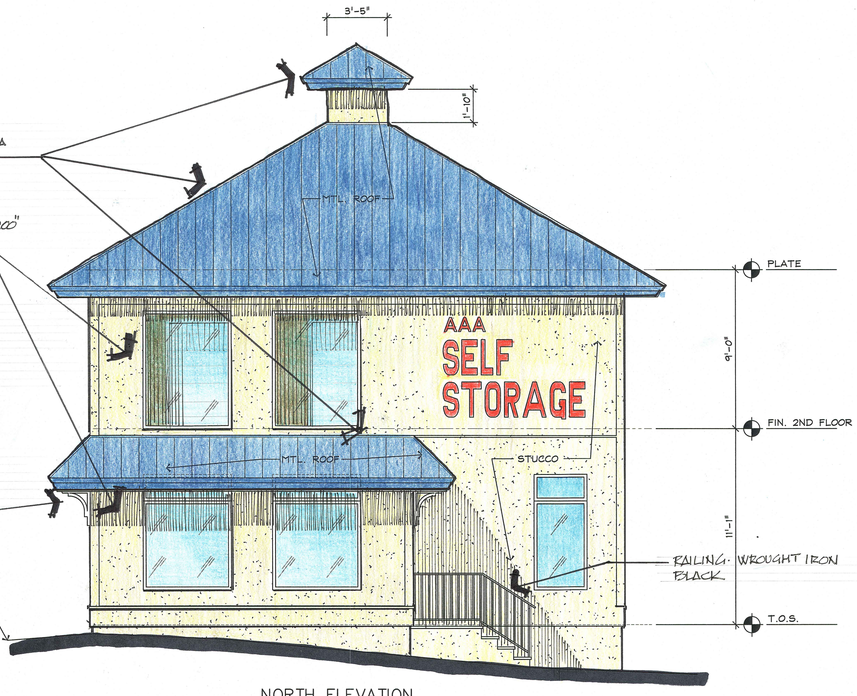
PARKING LOT ELEVATION
SCALE 1/4"=1'-0"



SOUTH ELEVATION
SCALE 1/4"=1'-0"



SAM'S POINT ROAD ELEVATION (EAST)
SCALE 1/4"=1'-0"



NORTH ELEVATION
SCALE 1/4"=1'-0"

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REVISIONS

MARK	DATE	DESCRIPTION

MICHAEL GRIFFITH
Architect
6045 Stratford Oaks Drive
Sebring, FL 33870
843-815-4282

SALES OFFICE - ELEVATIONS

NEW BUILDINGS FOR:
AAA STORAGE WAREHOUSE FACILITY
LADY'S ISLAND
BEAUFORT COUNTY, SC

DATE: 11-19-20
SCALE: AS NOTED
DRAWN BY: JMB
CHECK'D BY: MG
PROJECT NO: 2014

A5

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SITE DEVELOPMENT PLANS
FOR
AAA STORAGE CITY
CITY OF BEAUFORT, SOUTH CAROLINA

GENERAL NOTES:
1. BOUNDARY INFORMATION PROVIDED BY TREE & TOPOGRAPHICAL SURVEY, DATED 02/17/2020, BY GASQUE & ASSOCIATES INC.
2. TOPOGRAPHIC DATA PROVIDED BY GASQUE & ASSOCIATES INC., DATED 02/17/2020.
3. APPROXIMATE LOCATION OF CERTAIN EXISTING UNDERGROUND UTILITY LINES AND STRUCTURES ARE SHOWN ON THE PLANS FOR INFORMATION ONLY ADDITIONAL UNDERGROUND LINES OR STRUCTURES MAY EXIST THAT ARE NOT SHOWN. CALL SOUTH CAROLINA 811 AT 811 OR 1-888-721-7877 BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM MONDAY THRU FRIDAY AT LEAST THREE WORKING DAYS BEFORE COMMENCING CONSTRUCTION. REQUEST UNDERGROUND UTILITIES TO BE LOCATED AND MARKED WITHIN AND NEAR THE CONSTRUCTION SITE.
4. COMPLY WITH "SOUTH CAROLINA UNDERGROUND FACILITY DAMAGE PREVENTION ACT (EFFECTIVE JUNE 7, 2012). NOTIFICATION OF INTENT TO EXCAVATE MAY BE GIVEN BY CALLING THE TOLL FREE NUMBER: 1-800-922-0983.
5. PROTECT BENCH MARKS AND PROPERTY MONUMENTS FROM DAMAGE DURING CONSTRUCTION OPERATIONS. REPLACE ANY BENCH MARKS OR MONUMENTS DAMAGED OR DESTROYED AS A RESULT OF CONTRACTOR'S OPERATIONS, AT NO COST TO THE OWNER, BY A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA.
6. OFF-STREET PARKING FOR THE CONTRACTOR'S EMPLOYEES AND AUTHORIZED VISITORS TO THE SITE MUST BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO WEIGHT LIMITS PRESCRIBED FOR ALL PUBLIC ROADS WHEN HAULING EQUIPMENT AND MATERIALS TO AND FROM THE PROJECT SITE. DAMAGES TO EXISTING PAVEMENT DUE TO THE CONTRACTOR'S CONSTRUCTION OPERATIONS OR IMPROPER TRANSPORTATION OF MATERIALS AND EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. AT LEAST ONE DRIVING LANE ON PUBLIC ROADS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. TRAFFIC LANES WILL ONLY BE CLOSED WITH THE EXPRESS WRITTEN CONSENT OF THE AGENCY HAVING JURISDICTION OVER THE ROADWAY. NOTIFY AGENCY HAVING JURISDICTION AT LEAST 5 DAYS BEFORE CLOSING ANY DRIVING LANES TO TRAFFIC. PROVIDE TRAFFIC CONTROL DEVICES, SIGNS AND FLAGMEN AS REQUIRED TO ENSURE PUBLIC SAFETY.
9. CONTRACTOR SHALL COORDINATE DEMOLITION, CLEARING AND CONSTRUCTION OF IMPROVEMENTS TO MINIMIZE INTERFERENCE WITH VEHICULAR AND PEDESTRIAN TRAFFIC AND WITH OPERATIONS OF EXISTING FACILITIES.

WATER AND SEWER LINE CONSTRUCTION:
1. ALL WATER AND SEWER LINE CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND BEAUFORT JASPER WATER SEWER AUTHORITY (BJWSA) REQUIREMENTS, STANDARDS AND SPECIFICATIONS.
2. BJWSA WILL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF ALL WATER AND SEWER SYSTEM CONSTRUCTION AND FOR ACCEPTANCE FOR OPERATION AND MAINTENANCE.
3. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ALL UTILITY OWNERS AND FOR FIELD VERIFICATION OF BOTH HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCING CONSTRUCTION. ANY DAMAGES TO EXISTING UTILITIES DUE TO THIS CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. NOTIFY THE PROJECT ENGINEER, IF CONFLICTS WITH EXISTING STRUCTURES REQUIRE THAT PROPOSED UTILITIES BE RELOCATED.
5. THE CONTRACTOR MUST NOTIFY BJWSA FORTY-EIGHT (48) HOURS PRIOR TO ANY CONSTRUCTION, INSPECTION OR TESTING OF THE WATER DISTRIBUTION SYSTEM.
6. PIPE, FITTINGS, VALVES AND APPURTENANCES FOR WATER AND SEWER LINES SHALL ALL BE IN ACCORDANCE WITH THE REQUIREMENTS CONTAINED IN THE BJWSA TECHNICAL SPECIFICATIONS.
7. INSTALLATION OF WATER AND SEWER LINES AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE BJWSA STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
8. CONTRACTOR SHALL INSTALL MECHANICAL RESTRAINTS ON ALL BENDS, PLUGS AND TEES, 2" OR LARGER, ON WATERLINES AND SANITARY SEWER FORCE MAINS.
9. ALL WATER MAINS SHALL BE STERILIZED AND PRESSURE TESTED IN ACCORDANCE WITH BJWSA SPECIFICATIONS.
10. SEPARATION OF WATER MAINS AND SEWERS:
    A. PARALLEL INSTALLATION: UNLESS OTHERWISE SPECIFICALLY SHOWN IN A SPECIAL DETAIL ON THE PLANS, INSTALL WATER MAINS AT LEAST 10-FT. HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY SEWER OR SANITARY SEWER FORCE MAIN, THE DISTANCE BEING MEASURED IN A HORIZONTAL PLANE BETWEEN THE OUTSIDE SURFACES OF THE PIPES.
    B. CROSSINGS: UNLESS OTHERWISE SPECIFICALLY SHOWN IN A SPECIAL DETAIL ON THE PLANS, INSTALL WATER LINES CROSSING SANITARY SEWERS OR SANITARY SEWER FORCE MAINS TO PROVIDE A MINIMUM VERTICAL SEPARATION OF 18-INCHES BETWEEN THE OUTSIDE SURFACES OF THE PIPES. THIS SHALL BE THE CASE WHETHER THE WATER LINE IS ABOVE OR BELOW THE SANITARY SEWER LINE. WHENEVER POSSIBLE LOCATE THE WATER LINE ABOVE THE SEWER LINE. WHERE A NEW WATER LINE CROSSES A NEW SEWER LINE, PLACE A FULL LENGTH OF DUCTILE IRON PIPE FOR WATER LINE AT THE CROSSING WITH PIPE POSITIONED SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE POINT OF CROSSING. WHERE A NEW WATER LINE CROSSES AN EXISTING SEWER LINE, PLACE ONE FULL LENGTH OF DUCTILE IRON PIPE WATER LINE SO THAT THE JOINTS ARE AS FAR FROM THE POINT OF CROSSING AS POSSIBLE.
11. THE CONTRACTOR SHALL CUT AND PATCH EXISTING PAVEMENT AS REQUIRED FOR THE INSTALLATION OF UTILITY LINES.
12. SANITARY MANHOLE RIM GRADES SHOWN ARE APPROXIMATE. ADJUST RIM ELEVATIONS TO BE FLUSH WITH FINISHED GRADE.
13. THE CONTRACTOR UNDER THIS CONTRACT SHALL NOT MAKE ANY CONNECTIONS TO THE EXISTING WATER OR SANITARY SEWER SYSTEMS UNLESS EXPRESSLY AUTHORIZED TO DO SO BY THE BJWSA. ALL WATER AND SEWER IMPROVEMENTS UNDER THIS CONTRACT MUST BE CONSTRUCTED COMPLETE, TESTED, INSPECTED AND APPROVED BY THE BJWSA BEFORE ANY AUTHORIZATION TO CONNECT WILL BE GIVEN. COORDINATION OF TESTING, INSPECTION AND CONNECTIONS WITH THE BJWSA IS THE RESPONSIBILITY OF THE CONTRACTOR UNDER THIS CONTRACT.
14. ALL WATER MAINS SHALL BE INSTALLED WITH THIRTY-SIX INCHES (36") MINIMUM COVER (FROM FINISHED GRADE). MAXIMUM DEPTH SHALL BE FIVE FEET (5'). WHERE WATER MAINS MAY CONFLICT WITH OTHER UTILITIES, THE WATER MAIN CROSSING SHALL BE CONSTRUCTED WITH DUCTILE IRON PIPE, MECHANICAL JOINT 45-DEG. BENDS AND MECHANICAL RESTRAINTS.

WORK ON SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY:
1. CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL CONDITIONS AND SPECIAL PROVISIONS CONTAINED IN THE SCDOT ENCROACHMENT PERMIT(S) ISSUED FOR THIS PROJECT.
2. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING CONSTRUCTION NOTIFICATION FORM (48 HOUR MINIMUM) AND COORDINATION OF ALL WORK WITHIN SCDOT RIGHTS-OF-WAY WITH THE LOCAL AND/OR DISTRICT SCDOT ENGINEERING REPRESENTATIVE.
3. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND SUBMITTING A TRAFFIC CONTROL PLAN TO SCDOT FOR APPROVAL MINIMUM 48 HOURS PRIOR TO CONDUCTING WORK IN THE RIGHT-OF-WAY. ALL TRAFFIC CONTROL PLANS SHALL CONFORM TO CURRENT MUTCD AND CURRENT SCDOT GUIDELINES AND SPECIFICATIONS.
4. ALL SIGNAGE, PAVEMENT MARKINGS, AND MARKERS SHALL CONFORM TO CURRENT MUTCD GUIDELINES AND CURRENT SCDOT STANDARD SPECIFICATIONS AND DRAWINGS.
5. ALL PAVING AND DRAINAGE CONSTRUCTION SHALL CONFORM TO CURRENT SCDOT STANDARD SPECIFICATIONS AND DRAWINGS.
6. ALL PAVEMENT MARKINGS IN SCDOT RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND CONFORM TO CURRENT MUTCD GUIDELINES AND CURRENT SCDOT STANDARD SPECIFICATIONS AND DRAWINGS.
7. REMOVAL OF PAVEMENT MARKINGS SHALL CONFORM TO CURRENT SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION SECTION 609.4.1.2.

TREE PROTECTION-BEAUFORT COUNTY
1. ALL SPECIMEN TREES PER ARTICLE 5.11.100 OF THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE, MUST BE PRESERVED UNLESS SPECIFICALLY APPROVED FOR REMOVAL IN ACCORDANCE WITH THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE AND INDICATED ON THE PLANS TO BE REMOVED.
2. PRIOR TO COMMENCING ANY CLEARING OR CONSTRUCTION OPERATIONS ON THE SITE, THE CONTRACTOR SHALL ERECT TREE PROTECTION BARRIERS AROUND EACH TREE OR GROUP OF TREES DESIGNATED FOR PRESERVATION IN ACCORDANCE WITH THE DETAILS ON THE PLANS AND THE REQUIREMENTS CONTAINED IN ARTICLE 5.11.100 OF THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE.
3. A TREE PROTECTION ZONE SHALL BE ESTABLISHED IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN ARTICLE 5.11.100, SECTION E OF THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE FOR EACH EXISTING TREE DESIGNATED FOR PRESERVATION. THE MINIMUM TREE PROTECTION ZONE AS DEFINED IN THE ORDINANCE IS A CIRCULAR AREA CENTERED ON THE TREE AND HAVING A RADIUS OF ONE FOOT PER INCH dbh (DIAMETER AT BREAST HEIGHT). THE SIZE OR CONFIGURATION OF THE TREE PROTECTION ZONE MAY BE MODIFIED ONLY UPON APPROVAL BY THE DEVELOPMENT REVIEW TEAM.
4. THE AREA WITHIN THE TREE PROTECTION ZONE MUST REMAIN OPEN AND UNPAVED. NO CHANGE OF GRADE WILL BE ALLOWED WITHIN THE TREE PROTECTION ZONE EXCEPT FOR A 2-INCH CUT OR 2-INCH FILL OF TOPSOIL. SOD OR MULCH. ANY ACTIVITY WITHIN THE TREE PROTECTION ZONE IS SUBJECT TO APPROVAL BY THE ZONING AND DEVELOPMENT ADMINISTRATOR. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TREE PROTECTION ZONE:
    A. PLACEMENT OR STORAGE OF ANY SOIL, DEBRIS, OILS, FUEL, PAINTS, BUILDING MATERIALS OR ANY OTHER MATERIALS.
    B. BURNING
    C. VEHICLE PARKING
    D. PAVING
    E. TRENCHING FOR UTILITIES
5. WHERE UTILITY LINES MUST PASS THRU THE TREE PROTECTION ZONE, THEY SHALL BE INSTALLED BY HORIZONTAL BORING BENEATH THE ROOTS OF THE TREE.
6. WHERE IT IS NECESSARY FOR MACHINERY AND EQUIPMENT TO PASS WITHIN THE TREE PROTECTION ZONE, APPROVAL MUST BE OBTAINED FROM THE ZONING AND DEVELOPMENT ADMINISTRATOR. SPECIAL MEASURES WILL BE REQUIRED TO PROTECT THE ROOTS FROM EXCESSIVE COMPACTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL TREE REMOVAL PERMITS AND FOR COORDINATING ALL INSPECTIONS REQUIRED BY BEAUFORT COUNTY IN CONNECTION WITH TREE PRESERVATION AND REMOVAL ACTIVITIES. DURING CONSTRUCTION.

SITE GRADING AND DRAINAGE:
1. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 72-HOUR NOTICE TO ALL RESPECTIVE UTILITY COMPANIES FOR FIELD VERIFICATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGES TO EXISTING UTILITIES DUE TO THIS CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. TEMPORARY CONTROL OF STORM WATER DRAINAGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SEQUENCING AND CONSTRUCTION TECHNIQUES SHALL PREVENT OBSTRUCTION OF STORM SEWERS, PONDING IN TRAFFIC AREAS OR RISING OF WATER LEVELS WHICH WOULD ENTER ADJACENT BUILDINGS OR STRUCTURES.
3. FULL WIDTH OF STREET AND ROAD RIGHTS-OF-WAY MUST BE CLEARED AND GRADED AS SHOWN IN THE DETAILS ON THE DRAWINGS
4. SUBGRADE PREPARATION: TOP SOIL SHALL BE REMOVED FROM PAVED AREAS TO A MINIMUM DEPTH AS RECOMMENDED IN THE PROJECT'S GEOTECHNICAL REPORT. ALL EXCAVATION SHALL BE TO SUBGRADE LIMITS.
5. ALL UTILITY PIPE LINES, CONDUITS AND SLEEVES UNDER PAVED AREAS MUST BE IN PLACE PRIOR TO COMPLETION OF THE ROADWAY SUBGRADE COMPACTION.
6. FINISH GRADING SHALL INCLUDE THE PLACEMENT OF TOPSOIL OVER ALL UNPAVED AREAS NOT OCCUPIED BY BUILDINGS OR STRUCTURES AND FINE GRADING AROUND BUILDINGS, ADJACENT TO WALKS, CURBS, GUTTERS AND STRUCTURES TO ASSURE POSITIVE DRAINAGE.

SCDHEC/OCRM SEDIMENT AND EROSION CONTROL STANDARD NOTES (REVISED DEC-2012):
1. IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS, IN ADDITION TO HYDROSEEDING. IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE DRAINS DURING CONSTRUCTION. TEMPORARY BERMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
    A. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
    B. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED ONCE EVERY CALENDAR WEEK. IF PERIODIC INSPECTION OR OTHER INFORMATION INDICATES THAT A BMP HAS BEEN INAPPROPRIATELY, OR INCORRECTLY INSTALLED, THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS OF IDENTIFICATION.
4. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION. FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
7. RESIDENTIAL SUBDIVISIONS REQUIRE EROSION CONTROL FEATURES FOR INFRASTRUCTURE AS WELL AS FOR INDIVIDUAL LOT CONSTRUCTION. INDIVIDUAL PROPERTY OWNERS SHALL FOLLOW THESE PLANS DURING CONSTRUCTION OR OBTAIN APPROVAL OF AN INDIVIDUAL PLAN IN ACCORDANCE WITH S.C REG. 72-300 ET SEQ. AND SCR100000.
8. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED IN ALL AREAS WHERE A 50-FOOT BUFFER CAN'T BE MAINTAINED BETWEEN THE DISTURBED AREA AND ALL WOS. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL WOS.
10. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORM WATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
11. A COPY OF THE SWPPP, INSPECTIONS REPORTS, AND RAINFALL DATA MUST BE RETAINED AT THE CONSTRUCTION SITE OR A NEARBY LOCATION EASILY ACCESSIBLE DURING NORMAL BUSINESS HOURS, FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION ACTIVITIES TO THE DATE THAT FINAL STABILIZATION IS REACHED.
12. INITIATE STABILIZATION MEASURES ON ANY EXPOSED STEEP SLOPE (3H:1V OR GREATER) WHERE LAND-DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED, AND WILL NOT RESUME FOR A PERIOD OF 7 CALENDAR DAYS.
13. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.
14. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS. WASH WATERS MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.
15. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM DEWATERING OF TRENCHES AND EXCAVATED AREAS. THESE DISCHARGES ARE TO BE ROUTED THROUGH APPROPRIATE BMPS (SEDIMENT BASIN, FILTER BAG, ETC.).
16. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:
    A. WASTEWATER FROM WASHOUT OF CONCRETE, UNLESS MANAGED BY AN APPROPRIATE CONTROL.
    B. WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS.
    C. FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE.
    D. SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
17. AFTER CONSTRUCTION ACTIVITIES BEGIN, INSPECTIONS MUST BE CONDUCTED AT A MINIMUM OF AT LEAST ONCE EVERY CALENDAR WEEK AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.
18. IF EXISTING BMPS NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, IMPLEMENTATION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICABLE, THE SITUATION MUST BE DOCUMENTED IN THE SWPPP AND ALTERNATIVE BMPS MUST BE IMPLEMENTED AS SOON AS REASONABLY POSSIBLE.
19. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SWPPP PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES. FOR NON-LINEAR PROJECTS THAT DISTURB 10 ACRES OR MORE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

DRY UTILITY CONDUITS FOR ELECTRIC, TELEPHONE AND CABLE TV:
1. ALL DRY UTILITY CONDUIT ENDS SHALL BE CAPPED AND MARKED WITH A STEEL REBAR STAKE IMBEDDED ONE (1) FOOT BELOW GROUND SURFACE.
2. 48" MINIMUM BURY DEPTH FOR ALL ELECTRICAL CONDUITS.
3. MAINTAIN MINIMUM 12" VERTICAL CLEARANCE WHEN CROSSING WATER, SEWER, AND STORM DRAIN LINES.
4. MAINTAIN MINIMUM 18" HORIZONTAL SPACE WHEN PARALLELING WATER, SEWER AND STORM DRAIN LINES.
5. EXTEND CONDUIT BEYOND PAVEMENT, CURB, AND SIDEWALKS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE INSTALLATION OF ALL UTILITY SERVICE CONNECTIONS. REFER TO APPROVED BUILDING PLANS FOR THE EXACT LOCATION OF ALL SERVICE CONNECTIONS. THE CONTRACTOR MUST INSTALL ALL CONDUITS, AS SHOWN ON THE PLANS OR AS REQUIRED BY RESPECTIVE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS WITH REGARDS TO THE INSTALLATION OF UTILITIES AND CONDUIT.
7. LOCATIONS SHOWN ON THE PLANS FOR PROPOSED DRY UTILITY CONDUITS ARE APPROXIMATE ONLY. ALL DIMENSIONING AND STAKING SHOULD BE BASED ON ECONOMICAL AND PRACTICAL CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE RESPECTIVE UTILITY REPRESENTATIVES, PRIOR TO ANY CONDUIT INSTALLATION.
8. TRANSFORMER PADS SHALL BE LOCATED AS DIRECTED BY THE RESPECTIVE UTILITY REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE CODE REQUIREMENTS.
9. NOTIFY THE ENGINEER IF CONFLICTS WITH EXISTING OR PROPOSED STRUCTURES REQUIRE PROPOSED UTILITIES BE RELOCATED.

SITE CLEARING AND DEMOLITION:
1. NO CLEARING SHALL OCCUR WITHIN DESIGNATED BUFFER ZONES, TREE PROTECTION ZONES, OUTSIDE OF THE PROPERTY LINES OR BEYOND THE CLEARING LIMITS UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE PLANS.
2. ONLY THOSE TREES DESIGNATED ON THE DRAWINGS FOR REMOVAL ARE TO BE REMOVED AS PART OF THE SITE CLEARING OPERATIONS.
3. THE CONTRACTOR SHALL INSTALL A CONTINUOUS LINE OF FLAGGING OR FENCING ALONG THE LIMITS OF CLEARING PRIOR TO COMMENCING ANY CLEARING, DEMOLITION, OR CONSTRUCTION WORK ON THE PROJECT.
4. EXERCISE CAUTION DURING CLEARING OPERATIONS TO AVOID FELLING TREES INTO DESIGNATED TREE PROTECTION ZONES.
5. NO BURNING WILL BE ALLOWED WITHIN 50 FEET OF A TREE PROTECTION ZONE OR TREE DRIP LINE. CONTRACTOR SHALL COORDINATE ANY BURNING OPERATIONS WITH LOCAL JURISDICTION AND FIRE DEPARTMENTS.
6. SELECTIVE CLEARING AREAS SHALL BE CLEARED OF ALL BRUSH AND UNDERSTORY GROWTH.

UTILITY CONTACTS:
DOMINION ENERGY	800-251-7234	PO BOX 100255 COLUMBIA, SC 29202
BJWSA	843-987-9292	6 SNAKE ROAD, OKATIE, SC 29909
HARGRAY COMMUNICATIONS	843-815-1675	PO BOX 3380, BLUFFTON, SC 29910
TIME WARNER CABLE	843-913-7940	11 OFFICE PARK ROAD, HILTON HEAD, SC 29928
CENTURY LINK	843-525-0044	2127 BOUNDARY ST #16, BEAUFORT, SC 29902
SANTEE COOPER	843-761-8000	1 RIVERWOOD DRIVE, MONCKS CORNER, SC 29461

CONTRACTOR NOTE:

CONTRACTOR TO OBTAIN AND BECOME FAMILIAR WITH GEOTECHNICAL REPORT #G309 PREPARED BY F&ME CONSULTANTS, INC.

ALL WORK MUST CONFORM TO PROJECT TECHNICAL SPECIFICATIONS FOR LADY'S ISLAND RESIDENTIAL STORAGE FACILITY PREPARED BY WARD EDWARDS ENGINEERING. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE TECHNICAL SPECIFICATIONS IF NOT PROVIDED WITH THE DRAWINGS.

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

LADY'S ISLAND RESIDENTIAL STORAGE FACILITY
BJWSA PROJECT #: 2021-___

PROJECT INFORMATION
DEVELOPER:
AAA STORAGE, LLC
P.O. BOX 448
PORT ROYAL, SC 29935
DANLYNCH100@GMAIL.COM

PROPERTY OWNER:
TERRA DEVELOPMENT GROUP INC
2732 DEPOT RD
BEAUFORT SC 29907

TABBY OAKS HOMEOWNERS ASSOCIATION
PO BOX 1225
BEAUFORT SC 29907

SOURCE OF TITLE:
BEAUFORT COUNTY REGISTER OF DEEDS,
DEED BOOK 1033 PAGE 542
DEED BOOK 1050 PAGE 742

PROJECT STREET ADDRESS:
15 SAMS POINT ROAD
11 WILLIAMS STREET

LATITUDE / LONGITUDE:
N 32° 24' 56"
W 80° 38' 53"

PROPERTY IDENTIFICATION NO.:
County I.D. #: R123 014 000 0137 0000
R120 015 000 0116 0000
R200 015 000 0526 0000
R200 015 000 0525 0000
R200 015 000 0523 0000

DEVELOPMENT PERMIT JURISDICTION:
CITY OF BEAUFORT

FLOOD ZONE:
"C"

PROPERTY ZONING:
T5 URBAN CORRIDOR (T5-UC)

SITE AREA:
TOTAL: 6.4 ACRES
DISTURBED: 6.8 ACRES

VERTICAL CONTROL DATUM:
NGVD29

BUILDING HEIGHT:
MAXIMUM: 5 STORIES
PROPOSED: 1 STORY

USE:
EXISTING: UNDEVELOPED
PROPOSED: COMMERCIAL
±90,836 SQ FT

REQUIRED BUFFERS:
SIDE: 5 FEET
REAR: 5 FEET
FRONT: 0 FEET

REQUIRED SETBACKS:
FRONT: 0-15 FEET
REAR: 5 FEET

SURFACE COVERAGE:
MAX IMPERVIOUS ALLOWED: 100 %
EXISTING IMPERVIOUS: 4,922 SQ. FT. (2 %)
PROPOSED IMPERVIOUS: 160,780 SQ. FT. (58 %)

PARKING SUMMARY:
PARKING PROVIDED:
TOTAL = 5 SPACES
ACCESSIBLE PARKING PROVIDED: 2 SPACES

DESIGN TEAM
LAND SURVEYOR:
GASQUE & ASSOCIATES INC.
843.522.1798

GEOTECHNICAL ENGINEER:
F&ME CONSULTANTS, INC.
843.524.0476

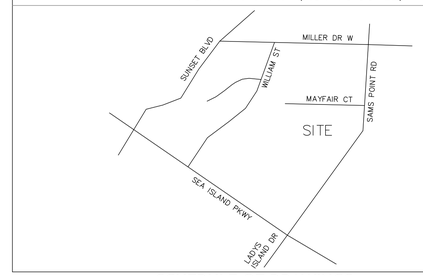
ARCHITECT:
STORAGE STRUCTURES
770.456.1602

MICHAEL GRIFFITH, FARA AIA
843.815.4282

STRUCTURAL ENGINEER:
ANDY RICHARDSON, PE / 29E6
843.441.9828

LANDSCAPE ARCHITECT:
M. BROCK DESIGNS, LLC
843.540.6407

PERMITS
PERMIT	PERMIT #	ISSUED	EXPIRES
BJWSA			
FIRE MARSHAL			
SCDHEC/MS4 STORMWATER			
SCDHEC WATER			
SCDHEC WASTEWATER			
SCDOT ENCROACHMENT UTILITY			
SCDOT ENCROACHMENT DRIVEWAY			
MUNICIPALITY DEVELOPMENT			
USACE DETERMINATION			

VICINITY MAP (NOT TO SCALE)


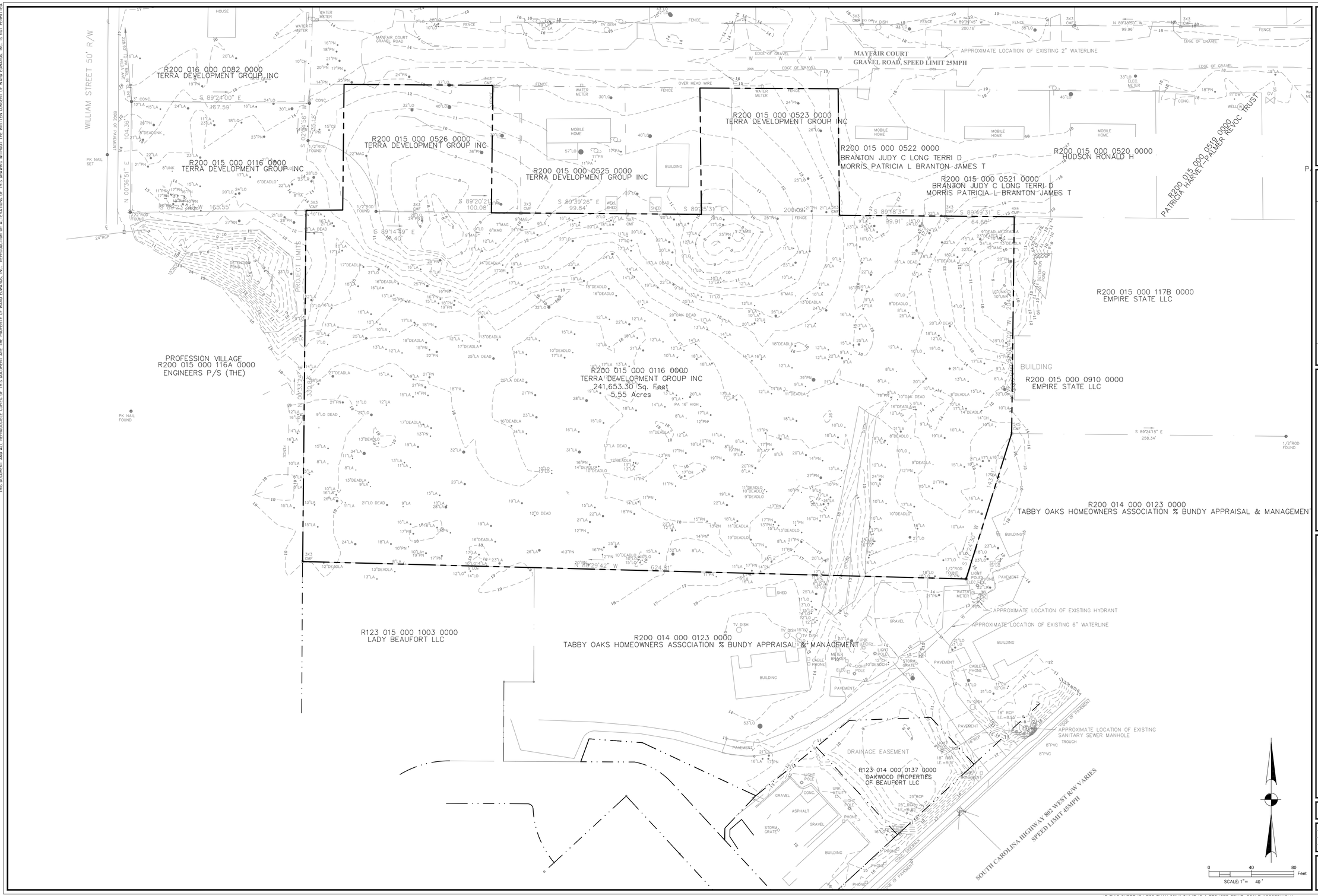
SCHEDULE OF DRAWINGS
SHEET NO.	DESCRIPTION
C001	COVER SHEET & CONSTRUCTION NOTES
C101	EXISTING CONDITIONS PLANS
C201	INITIAL EROSION CONTROL PLANS AND DETAILS
C301	CLEARING & DEMOLITION PLANS AND DETAILS
C401	SITE LAYOUT PLANS
C501	GRADING PLANS AND DETAILS
C601	DRAINAGE PLANS AND DETAILS
C701	UTILITY PLANS, PROFILES AND DETAILS
C801	INTERMEDIATE & FINAL EROSION CONTROL PLANS AND DETAILS
C901	PAVING PLANS, ROAD PROFILES AND DETAILS
C1001	SCDOT SIGHT DISTANCE EXHIBIT AND SCDOT DETAILS

RELEASE SCHEDULE
RELEASE NO.	DESCRIPTION	DATE
A.	RELEASED FOR INITIAL SITE PERMITTING	12-02-2020
B.	RELEASED FOR PERMITTING (CZC/OCRM)	12-15-2020

SEQUENCE OF CONSTRUCTION ACTIVITIES
ESTIMATED START DATE: 04-01-21 ESTIMATED COMPLETION DATE: 04-01-22

ITEMS MUST OCCUR IN THE ORDER LISTED; ITEMS CANNOT OCCUR CONCURRENTLY UNLESS SPECIFICALLY NOTED.

PHASE 1: (INITIAL)
1. RECEIVE NPDES CO



NOT FOR CONSTRUCTION

SOUTH CAROLINA PROFESSIONAL ENGINEER No. 31670 12/15/20 ERIC L. HOVER

SOUTH CAROLINA WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

NO.	DESCRIPTION	DATE
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1		

PLAN REVISIONS

Ward Edwards
ENGINEERING
P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (843) 837-5250 / FAX (843) 837-2558
WWW.WARDEDWARDS.COM

AAA RESIDENTIAL STORAGE FACILITY
CITY OF BEAUFORT, SOUTH CAROLINA

LADYS ISLAND STORAGE, LLC
BEAUFORT, SOUTH CAROLINA

EXISTING CONDITIONS PLAN

VERTICAL DATUM: NGVD29

PROJECT #:	190309
DATE:	12/15/20
DESIGNED BY:	JCH
CHECKED BY:	ELH

SHEET
C101

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LIMITS OF DISTURBANCE:	NPDES

EROSION PREVENTION

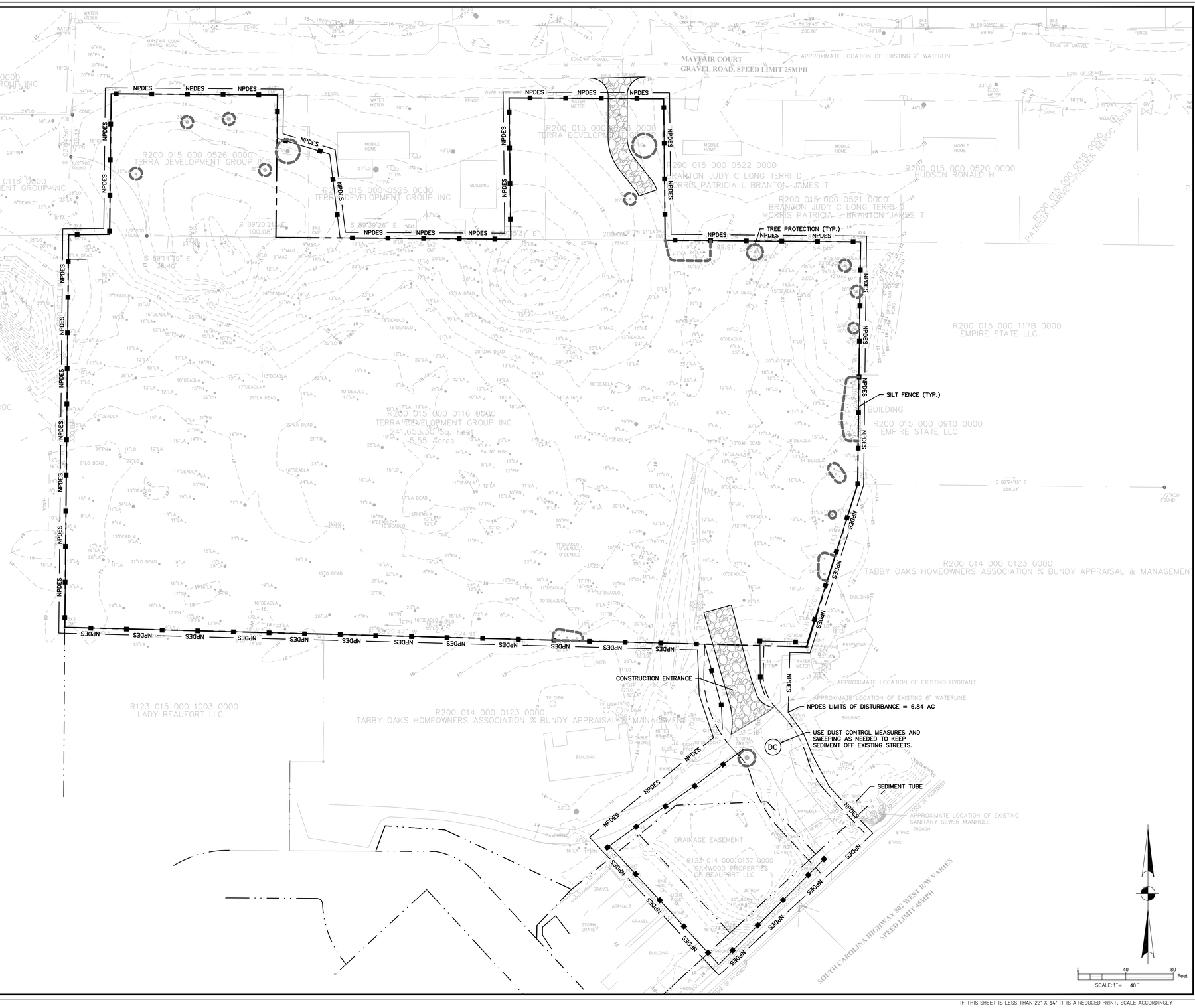
LAND GRADING:	LG OR
SURFACE ROUGHENING:	
TOPSOILING:	
TEMPORARY SEEDING:	TS
MULCHING:	M
ECB OR TRM:	
FGM:	FGM
BFM:	BFM
PERMANENT SEEDING:	PS
SODDING:	SO
RIPRAP:	
OUTLET PROTECTION:	RIPRAP ECB or TRM
DUST CONTROL:	DC
POLYACRYLAMIDE (PAM):	PAM

SEDIMENT CONTROL

SEDIMENT BASIN:	
TEMPORARY SEDIMENT TRAP:	
ROCK SEDIMENT DIKE:	
ROCK CHECK DAM:	OR
SEDIMENT TUBE:	
SILT FENCE:	
REINFORCED SILT FENCE:	
TYPE A–FABRIC INLET PROTECTION:	A
TYPE A–SEDIMENT TUBE INLET PROTECTION:	A
TYPE B – WIRE MESH AND STONE DROP INLET PROTECTION:	B
TYPE C – BLOCK AND GRAVEL INLET PROTECTION:	C
TYPE D – RIGID INLET FILTERS:	D
TYPE E – SURFACE COURSE CURB INLET FILTER:	E
TYPE F – INLET TUBE:	F
TYPE FC – FILTER BAG CURB INLET PROTECTION:	FC
TYPE FB – FILTER BAG CURB INLET PROTECTION:	FC
CONCRETE WASHOUT	CWS

RUNOFF CONVEYANCE MEASURES

VEGETATED CHANNELS:	PC1 PC2 PC3
RIPRAP–LINED CHANNELS:	PC1 PC2 PC3
ECB OR TRM–LINED CHANNELS:	
PAVED CHANNELS:	PC PC PC
PIPE SLOPE DRAINS:	
TEMPORARY STREAM CROSSING:	
TEMPORARY DIVERSION DITCH OR SWALE:	TD TD
PERMANENT DIVERSION DITCH:	PD PD
DIVERSION DIKE OR BERM:	DD DB
LEVEL SPREADER:	
SUBSURFACE DRAIN:	SSD SSD



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SOUTH CAROLINA PROFESSIONAL ENGINEER ELIZABETH L. HOOK No. 31670 EXPIRES 12/31/2021

WARD EDWARDS, INC. No. C00152 CERTIFICATE OF AUTHORIZATION

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AAA RESIDENTIAL STORAGE FACILITY
CITY OF BEAUFORT, SOUTH CAROLINA
LADYS ISLAND STORAGE, LLC
BEAUFORT, SOUTH CAROLINA

INITIAL EROSION CONTROL PLAN

VERTICAL DATUM: NGVD29

PROJECT #:	190309
DATE:	12/15/20
DESIGNED BY:	JCH
CHECKED BY:	ELH

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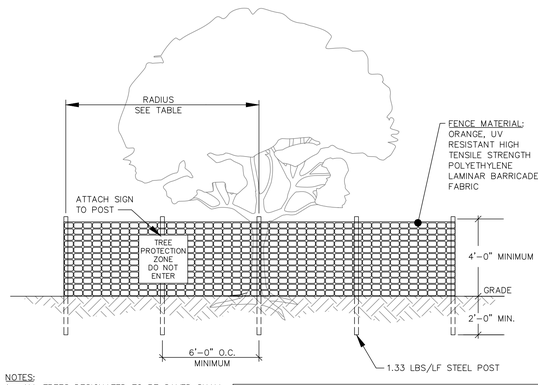


NOTES:
1. ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING.
2. INSTALL TREE PROTECTION FENCE TO RADIUS INDICATED IN TABLE UNLESS OTHERWISE INDICATED ON PLANS.
3. WARNING SIGNS TO BE MADE OF DURABLE WATERPROOF MATERIAL.
4. ALL WARNING SIGN LETTERS TO BE AT LEAST 3 INCHES HIGH, CLEARLY LEGIBLE AND SPACED A MINIMUM OF ONE EVERY 40 FT. FOR PROTECTION AREAS LESS THAN 40 FT IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER SIDE.
5. THE SIZE OF EACH WARNING SIGN MUST BE A MINIMUM OF 2' x 2' AND BE VISIBLE FROM BOTH SIDES OF THE FENCE.
6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
7. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
8. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. FENCING MUST REMAIN UPRIGHT AND SLACK FREE.

TABLE – RADIUS OF TREE PROTECTION ZONE (TPZ)

JURISDICTION	RADIUS OF CIRCULAR TPZ
BEAUFORT COUNTY BEAUFORT CO. DEV. CODE 5.11.100	1 FOOT PER INCH OF TRUNK DBH
TOWN OF BLUFFTON UDO 5.3.3	1.5 FEET PER INCH OF TRUNK DBH OR 10 FEET WHICHEVER IS GREATER
TOWN OF HILTON HEAD LMO 16-6-104, J-3A	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED
CITY OF BEAUFORT BEAUFORT CODE 5.3.3	0.5 FOOT PER INCH OF TRUNK DBH
JASPER COUNTY ZONING ORD. ART. 13.5	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED
TOWN OF PORT ROYAL PORT ROYAL CODE 5.7.70	1.5 FEET PER INCH OF TRUNK DBH OR 5 FEET WHICHEVER IS GREATER
CITY OF HARDEEVILLE MZ&DO 4.8, F-3	FENCING AT DRIP LINE FOR ALL TREES TO BE RETAINED

DBH = TRUNK DIAMETER AT BREAST HEIGHT

TREE PROTECTION FENCE

DETAIL #02915-008

ADHESIVE	WATER DILUTION	NOZZLE TYPE	APPLICATION (GAL./ACRE)
ANIONIC ASPHALT EMULSION	7:1*	COARSE SPRAY	1,200
LATEX EMULSION	12.5:1*	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1*	FINE SPRAY	300

*USE MANUFACTURER'S RECOMMENDATIONS WHEN AVAILABLE.

MAINTENANCE:
- PROHIBIT TRAFFIC ON SURFACE AFTER SPRAYING.
- SUPPLEMENT SURFACE COVERING AS NEEDED.

INSTALLATION:
- APPLY ACCORDING TO APPROVED PLAN.
- MULCH DISTURBED AREAS AMD TACKIFY WITH RESINS SUCH AS ASPHALT, CURASOL OR TERRATACK ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- STABILIZE DISTURBED AREAS WITH TEMPORARY OR PERMANENT VEGETATION.
- IRRIGATE DISTURBED AREAS UNTIL SURFACE IS WET.
- COVER SURFACES WITH CRUSHED STONE OR GRAVEL.
- APPLY CALCIUM CHLORIDE AT A RATE TO KEEP SURFACES MOIST.
- APPLY SPRAY-ON ADHESIVES TO MINERAL SOILS (NOT MUCK SOILS) AS DESCRIBED IN TABLE 1.

(DC) DUST CONTROL ON DISTURBED AREAS

SILT FENCE – POST REQUIREMENTS

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

SILT FENCE – FABRIC REQUIREMENTS

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

SILT FENCE – INSPECTION & MAINTENANCE

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

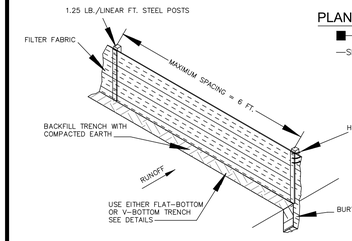
South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE

SILT FENCE INSTALLATION



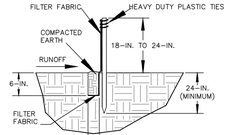
PLAN SYMBOL

—SF—SF—

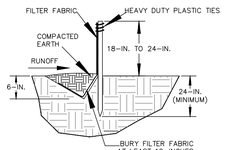
SILT FENCE – GENERAL NOTES

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

FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL



South Carolina Department of Health and Environmental Control

SILT FENCE

STANDARD DRAWING NO. SC-03 Page 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

SEDIMENT TUBES – GENERAL NOTES

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

SEDIMENT TUBES – INSPECTION & MAINTENANCE

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

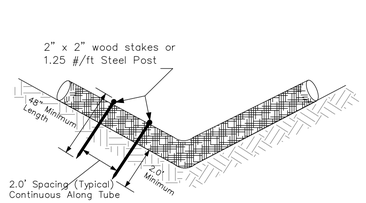
South Carolina Department of Health and Environmental Control

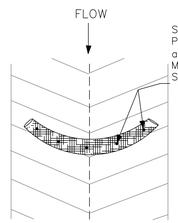
SEDIMENT TUBES

STANDARD DRAWING NO. SC-05 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE

SEDIMENT TUBE INSTALLATION





SEDIMENT TUBE SPACING

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

PLAN SYMBOL

South Carolina Department of Health and Environmental Control

SEDIMENT TUBES

STANDARD DRAWING NO. SC-05 PAGE 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

CONSTRUCTION ENTRANCE – GENERAL NOTES

1. Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
2. Install a non-woven geotextile fabric prior to placing any stone.
3. Install a culvert pipe across the entrance when needed to provide positive drainage.
4. The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.
5. Minimum dimensions of the entrance shall be 24-feet wide by 100-feet long, and may be modified as necessary to accommodate site constraints.
6. The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
8. Limestone may not be used for the stone pad.

CONSTR. ENTRANCE – INSPECTION & MAINTENANCE

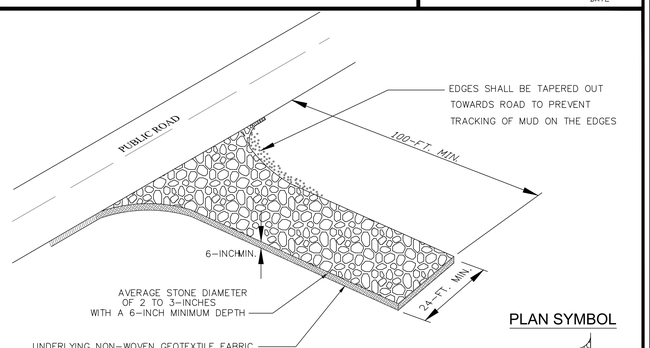
1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
4. Reshape the stone pad as necessary for drainage and runoff control.
5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.
6. Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
7. During maintenance activities, any broken pavement should be repaired immediately.
8. Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed, unless area will be converted to an impervious surface to serve post-construction.

South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE



PLAN SYMBOL

SPECIFICATION	SIZE
ROCK PAD THICKNESS	6 INCHES
ROCK PAD WIDTH	24 FEET
ROCK PAD LENGTH	100 FEET
ROCK PAD STONE SIZE	D = 2-3 INCHES

South Carolina Department of Health and Environmental Control

CONSTRUCTION ENTRANCE

STANDARD DRAWING NO. SC-06 PAGE 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

NOT FOR CONSTRUCTION

SOUTH CAROLINA PROFESSIONAL ENGINEER JOSEPH C. WOOLSEY No. 31670 11/15/2019

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION WARD EDWARDS, INC. No. C00152

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AAA RESIDENTIAL STORAGE FACILITY
CITY OF BEAUFORT, SOUTH CAROLINA
LADYS ISLAND STORAGE, LLC
BEAUFORT, SOUTH CAROLINA

INITIAL EROSION CONTROL DETAILS

VERTICAL DATUM: NGVD29

PROJECT #:	190309
DATE:	12/15/20
DESIGNED BY:	JCH
CHECKED BY:	ELH

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CLEARING / DEMOLITION LEGEND

DEMOLITION	
MILLING	
TREE TO BE REMOVED	
TREE PROTECTION	

CUT & PATCH EXISTING PAVEMENT

REMOVE EXISTING STRUCTURES AND ANY CONCRETE (TYP.)

TREE PROTECTION (TYP.)

NPDES LIMITS OF DISTURBANCE = 6.84 AC

SAW CUT CLEAN EDGE

SAW CUT CLEAN EDGE

REMOVE EXISTING ASPHALT

SAW CUT CLEAN E

MILL EXISTING PAVEMENT

APPROXIMATE LOCATION OF EXISTING 2" WATERLINE

APPROXIMATE LOCATION OF EXISTING HYDRANT

APPROXIMATE LOCATION OF EXISTING 6" WATERLINE

APPROXIMATE LOCATION OF EXISTING SANITARY SEWER MANHOLE

GRAVEL ROAD, SPEED LIMIT 25MPH

SOUTH CAROLINA HIGHWAY 802 WEST R/W VARIES
SPEED LIMIT 45MPH

R200 016 000 0082 0000
TERRA DEVELOPMENT GROUP INC

R200 015 000 0116 0000
TERRA DEVELOPMENT GROUP INC

R200 015 000 0526 0000
TERRA DEVELOPMENT GROUP INC

R200 015 000 0525 0000
TERRA DEVELOPMENT GROUP INC

R200 015 000 0522 0000
MORRIS PATRICIA L BRANTON JAMES T

R200 015 000 0520 0000
HUDSON RONALD H

R200 015 000 0521 0000
BRANTON JUDY C LONG TERRI D
MORRIS PATRICIA L BRANTON JAMES T

R200 015 000 0519 0000
PATRICIA HARVEY-PALMER REVOC TRUST

R200 015 000 117B 0000
EMPIRE STATE LLC

R200 015 000 0910 0000
EMPIRE STATE LLC

R200 015 000 116A 0000
ENGINEERS P/S (THE)

R200 015 000 0116 0000
TERRA DEVELOPMENT GROUP INC
241,650 S.F.
5.55 Acres

R200 014 000 0123 0000
TABBY OAKS HOMEOWNERS ASSOCIATION % BUNDY APPRAISAL & MANAGEMEN

R123 015 000 1003 0000
LADY BEAUFORT LLC

R123 015 000 0137 0000
OAKWOOD PROPERTIES OF BEAUFORT LLC

DRAINAGE EASEMENT

0 40 80 Feet
SCALE:1"= 40'

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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER ERIC L. HOOD No. 31670 12/15/20
WARD EDWARDS, INC. No. C00152
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AAA RESIDENTIAL STORAGE FACILITY
CITY OF BEAUFORT, SOUTH CAROLINA
LADY'S ISLAND STORAGE, LLC
BEAUFORT, SOUTH CAROLINA

CLEARING & DEMOLITION PLAN

VERTICAL DATUM: NGVD29

PROJECT #:	190309
DATE:	12/15/20
DESIGNED BY:	JCH
CHECKED BY:	ELH

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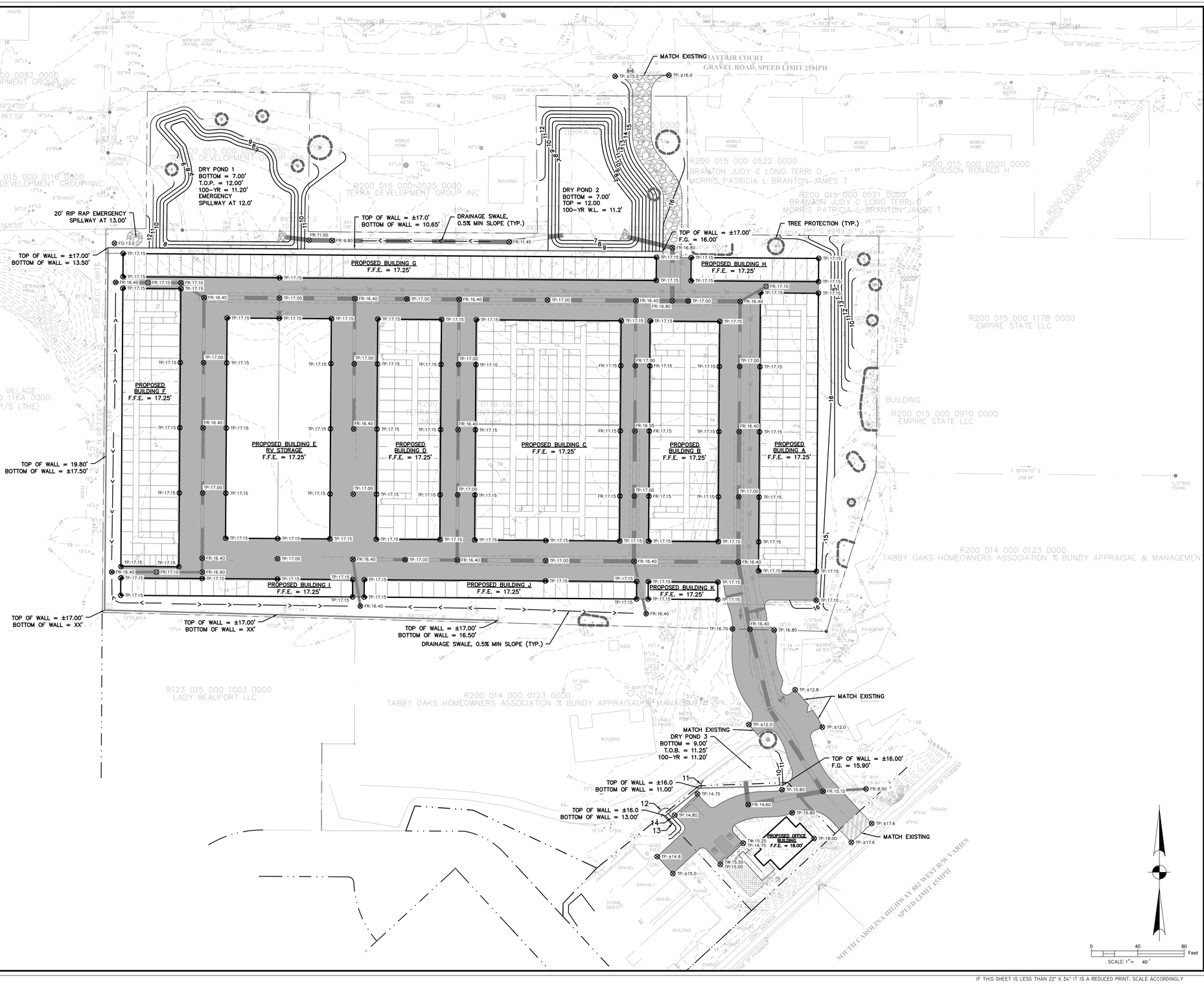
GRADING LEGEND

	PROPOSED
TOP OF PAVEMENT ELEVATION	⊗ TP: 22.50
TOP OF WALK ELEVATION	⊗ TW: 22.50
TOP OF CURB ELEVATION	⊗ TC: 22.50
FINISH GRADE	⊗ FG: 22.5
HIGH POINT	⊗ HP
LOW POINT	⊗ LP
CONTOUR	19
DITCH CENTERLINE	→ PD →
DIRECTION OF FLOW	→
DOORWAY	▶



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NO.	DESCRIPTION	DATE
1	PLAN REVISIONS	
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P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
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AAA RESIDENTIAL STORAGE FACILITY

CITY OF BEAUFORT, SOUTH CAROLINA

LADY'S ISLAND STORAGE, LLC
BEAUFORT, SOUTH CAROLINA

GRADING PLAN

VERTICAL DATUM: NGVD29

PROJECT #:	190309
DATE:	12/15/20
DESIGNED BY:	JCH
CHECKED BY:	ELH

SHEET
C501

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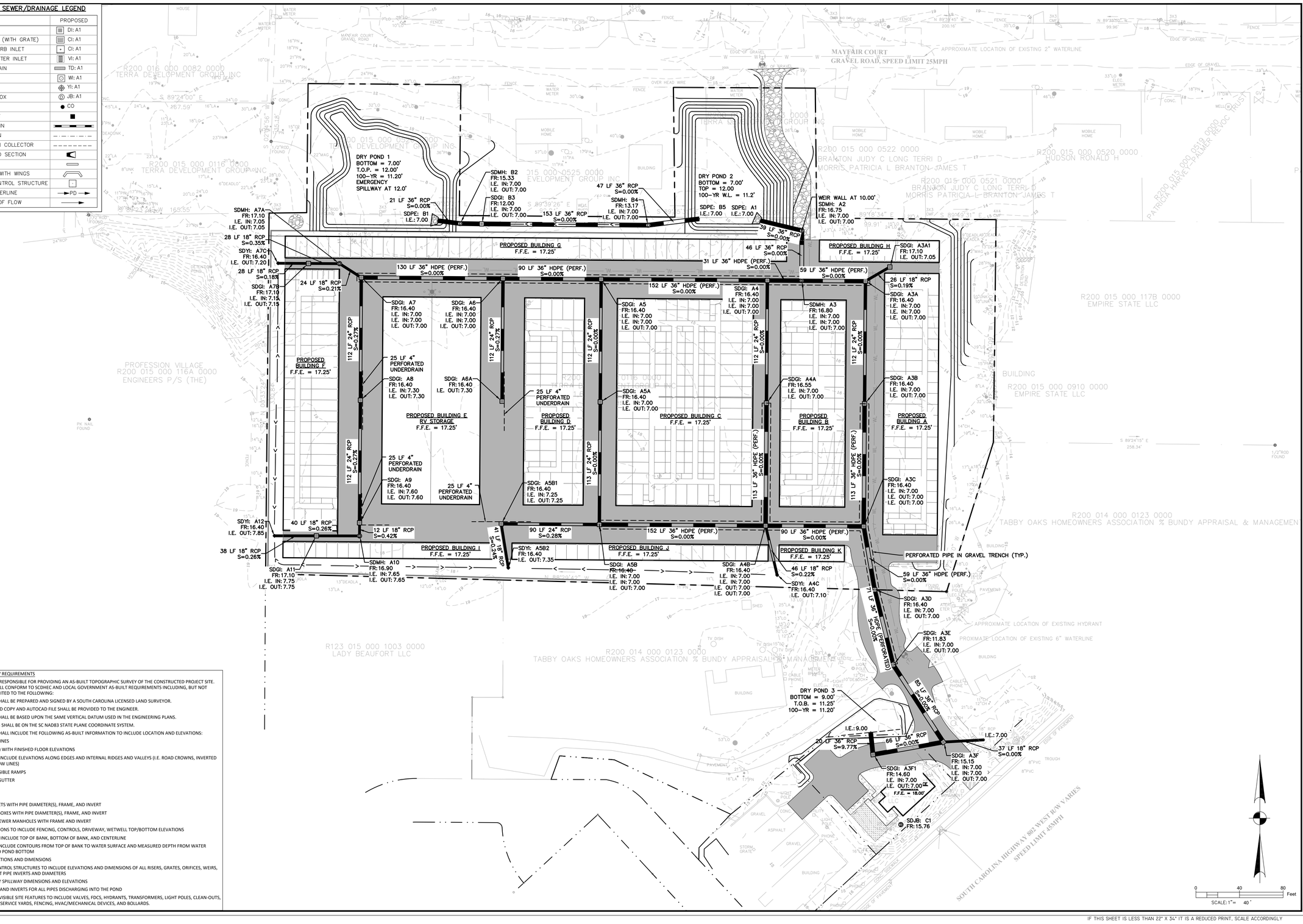
STORM SEWER/DRAINAGE LEGEND

	PROPOSED
DROP INLET	DI: A1
CURB INLET (WITH GRATE)	CI: A1
TYPE 16 CURB INLET	CI: A1
VALLEY GUTTER INLET	VI: A1
TRENCH DRAIN	TD: A1
WEIR INLET	WI: A1
YARD INLET	YI: A1
JUNCTION BOX	JB: A1
CLEANOUT	CO
DOWNSPOUT	
STORM DRAIN	
UNDERDRAIN	
ROOF DRAIN COLLECTOR	
FLARED END SECTION	
HEADWALL	
HEADWALL WITH WINGS	
OUTLET CONTROL STRUCTURE	
DITCH CENTERLINE	PD
DIRECTION OF FLOW	



AS-BUILT SURVEY REQUIREMENTS

CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN AS-BUILT TOPOGRAPHIC SURVEY OF THE CONSTRUCTED PROJECT SITE. THE SURVEY SHALL CONFORM TO SCDHEC AND LOCAL GOVERNMENT AS-BUILT REQUIREMENTS INCLUDING, BUT NOT NECESSARILY LIMITED TO THE FOLLOWING:

THE SURVEY SHALL BE PREPARED AND SIGNED BY A SOUTH CAROLINA LICENSED LAND SURVEYOR.

A SIGNED HARD COPY AND AUTOCAD FILE SHALL BE PROVIDED TO THE ENGINEER.

ELEVATIONS SHALL BE BASED UPON THE SAME VERTICAL DATUM USED IN THE ENGINEERING PLANS.

THE DRAWING SHALL BE ON THE SC NAD83 STATE PLANE COORDINATE SYSTEM.

THE SURVEY SHALL INCLUDE THE FOLLOWING AS-BUILT INFORMATION TO INCLUDE LOCATION AND ELEVATIONS:

a. PROPERTY LINES
b. BUILDING(S) WITH FINISHED FLOOR ELEVATIONS
c. PAVING TO INCLUDE ELEVATIONS ALONG EDGES AND INTERNAL RIDGES AND VALLEYS (I.E. ROAD CROWNS, INVERTED CROWN FLOW LINES)
d. ADA-ACCESSIBLE RAMPS
e. CURB AND GUTTER
f. SIDEWALKS
g. SIGNAGE
h. STORM INLETS WITH PIPE DIAMETER(S), FRAME, AND INVERT
i. JUNCTION BOXES WITH PIPE DIAMETER(S), FRAME, AND INVERT
j. SANITARY SEWER MANHOLES WITH FRAME AND INVERT
k. PUMP STATIONS TO INCLUDE FENCING, CONTROLS, DRIVEWAY, WETWELL TOP/BOTTOM ELEVATIONS
l. DITCHES TO INCLUDE TOP OF BANK, BOTTOM OF BANK, AND CENTERLINE
m. PONDS TO INCLUDE CONTOURS FROM TOP OF BANK TO WATER SURFACE AND MEASURED DEPTH FROM WATER SURFACE TO POND BOTTOM
n. WEIR ELEVATIONS AND DIMENSIONS
o. OUTLET CONTROL STRUCTURES TO INCLUDE ELEVATIONS AND DIMENSIONS OF ALL RISERS, GRATES, ORIFICES, WEIRS, AND OUTLET PIPE INVERTS AND DIAMETERS
p. EMERGENCY SPILLWAY DIMENSIONS AND ELEVATIONS
q. LOCATIONS AND INVERTS FOR ALL PIPES DISCHARGING INTO THE POND
r. ALL OTHER VISIBLE SITE FEATURES TO INCLUDE VALVES, FDCS, HYDRANTS, TRANSFORMERS, LIGHT POLES, CLEAN-OUTS, PEDESTALS, SERVICE YARDS, FENCING, HVAC/MECHANICAL DEVICES, AND BOLLARDS.

NORTH CAROLINA PROFESSIONAL ENGINEER ELIZABETH L. HOOD No. 31670 — NORTH CAROLINA CERTIFICATE OF AUTHORIZATION WARD EDWARDS, INC. No. C00152

NO.	DESCRIPTION	DATE
1	PLAN REVISIONS	
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AAA RESIDENTIAL STORAGE FACILITY

CITY OF BEAUFORT, SOUTH CAROLINA

LADYS ISLAND STORAGE, LLC
BEAUFORT, SOUTH CAROLINA

DRAINAGE PLAN

VERTICAL DATUM: NGVD29

PROJECT #:	190309
DATE:	12/15/20
DESIGNED BY:	JCH
CHECKED BY:	ELH

SHEET
C601

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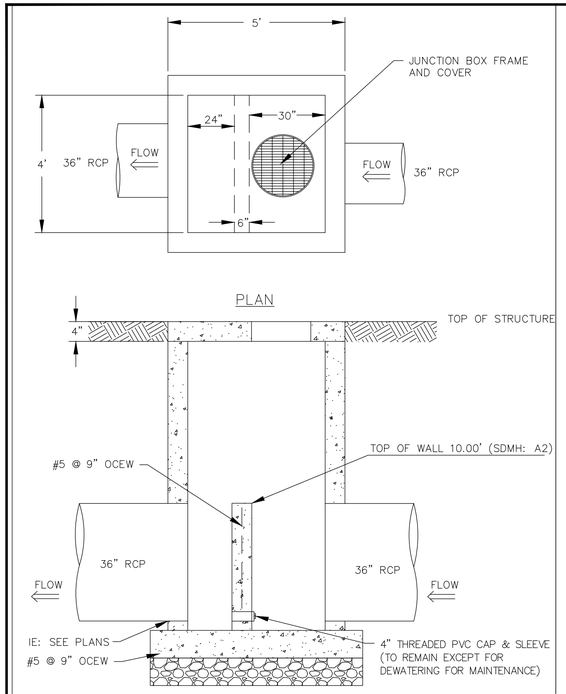
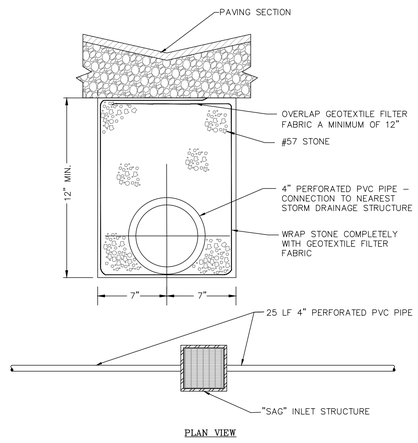
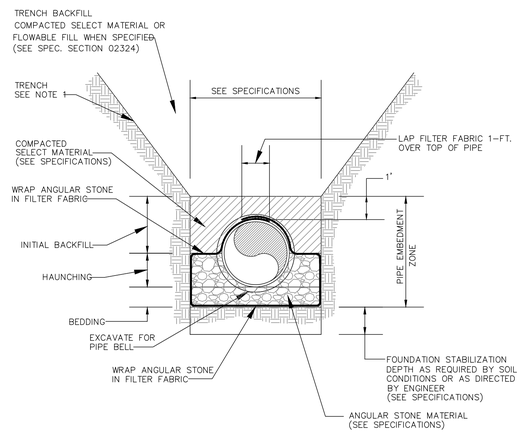


OUTLET CONTROL STURCTURE



UNDERDRAIN DETAIL

DETAIL 02630-025

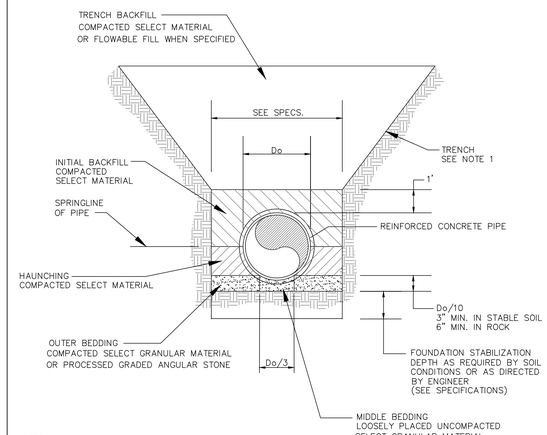


NOTE 1: DEPTH OF VERTICAL TRENCH AND SIDE SLOPES OF TRENCH MAY VARY DEPENDING ON DEPTH OF EXCAVATION AND TRENCH PROTECTION SYSTEM USED. COMPLY WITH OSHA REGULATIONS (STANDARDS – 29 CFR) PART 1956 SUBPART P, EXCAVATIONS.

EMBEDMENT DETAIL FOR THERMOPLASTIC GRAVITY SEWERS AND DRAINS

DETAIL 02537 - XX

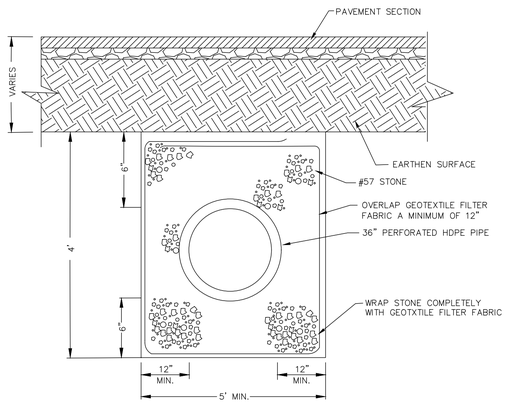
SCALE: NONE



NOTES:

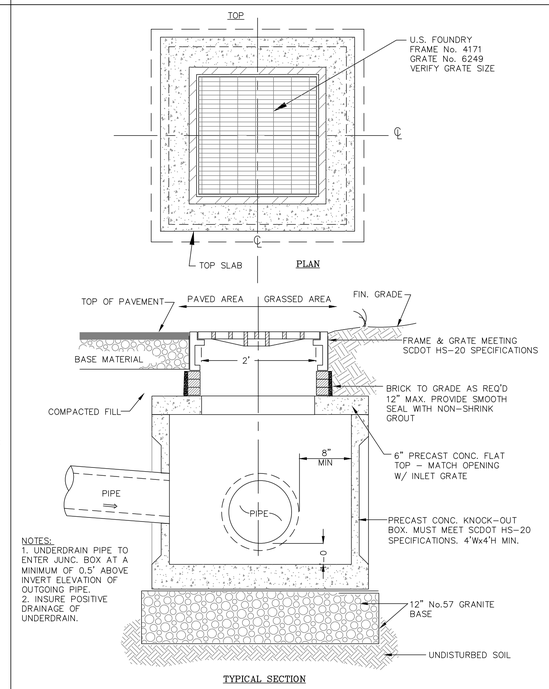
1. DEPTH OF VERTICAL TRENCH AND SIDE SLOPES OF TRENCH MAY VARY DEPENDING ON DEPTH OF EXCAVATION AND TRENCH PROTECTION SYSTEM USED. COMPLY WITH OSHA REGULATIONS (STANDARDS – 29 CFR) PART 1956 SUBPART P, EXCAVATIONS.
2. WHEN PROCESSED ANGULAR STONE IS USED FOR MIDDLE AND OUTER BEDDING, THE STONE SHALL BE COMPLETELY WRAPPED IN FILTER FABRIC TO PREVENT MIGRATION OF SURROUNDING SOILS.

EMBEDMENT DETAIL FOR REINFORCED CONCRETE PIPE



PERFORATED PIPE DETAIL

DETAIL 02630-021

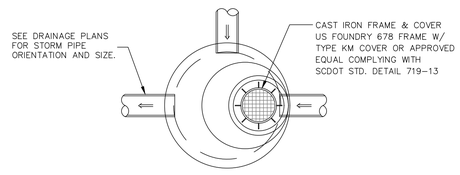


NOTES:
1. UNDERDRAIN PIPE TO ENTER JUNC. BOX AT A MINIMUM OF 0.5' ABOVE INVERT ELEVATION OF OUTGOING PIPE.
2. INSURE POSITIVE DRAINAGE OF UNDERDRAIN.

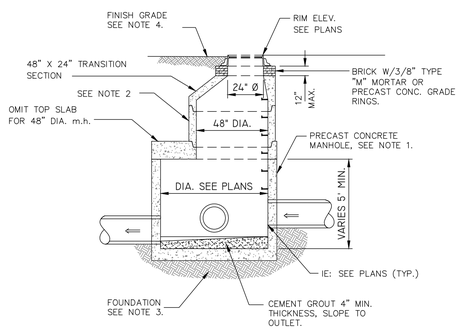
TYPICAL SECTION

GRATE INLET

DETAIL 02630-027



PLAN VIEW



SECTION VIEW

STORM DRAIN MANHOLE

DETAIL: 02630-037

NOTES:

1. PRECAST CONCRETE MANHOLE:
   A. MANHOLE BASES: BASES SHALL HAVE A MONOLITHIC BASE SLAB WITH RISER BARREL CONFORMING TO ASTM C478, AASHYO M199, AND DESIGNED FOR AASHTO HS25 LOADING.
   B. MANHOLE RISERS: RISER SECTIONS SHALL HAVE A MINIMUM 5" WALL FOR 48"DIA., 6" WALL FOR 60" DIA., 7" WALL FOR 72" DIA., 8" WALL FOR 84" DIA., 9" WALL FOR 96" DIA., 10" WALL FOR 120" DIA., AND 12" WALL FOR 144" DIA.. THE RISER SHALL ALSO CONFORM TO ASTM C478 AND AASHTO M199.
   C. MANHOLE TOP SLABS: TOP SLABS SHALL HAVE A MINIMUM THICKNESS OF 8" AND CONFORM TO ASTM C478 AND DESIGNED FOR ASSHTO HS25 LOADING.
   D. MANHOLE STEPS: SEE DETAIL 02630–XX.
   E. CONCRETE: CONCRETE SHALL BE AIR ENTRAINED AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000psi AT 28 DAYS. CONCRETE SHALL BE PLACED IN FORMS AND VIBRATED IN SUCH A MANNER TO MAKE A DENSE UNIFORM PRODUCT.
2. INTERMEDIATE STRAIGHT 48" BARREL SECTION MAY BE OMITTED WITH 48"x 24" TRANSITION SECTION BEING PLACED DIRECTLY ON TOP SLAB OF LOWER SECTION.
3. SOIL FOUNDATION:
   A. IF WEAK OR UNSTABLE SOIL IS ENCOUNTERED, CONTINUE EXCAVATION TO SUITABLE MATERIAL (6" Min.) OR AS DIRECTED BY THE ENGINEER.
   B. BACKFILL OVER EXCAVATION WITH SUITABLE GRANULAR MATERIAL AND COMPACT TO 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.
   C. WHERE WATER IS PRESENT, BACKFILL OVER EXCAVCATION WITH #57 STONE. WRAP STONE BACKFILL WITH FILTER CLOTH.
4. WHEN FINISHED GRADE IS STREET PAVEMENT OR UNPAVED SHOULDER, SET CAST IRON FRAME AND LID FLUSH WITH THE STREET OR SHOULDER SURFACE. WHEN FINISHED GRADE IS IN TURF, SET CAST IRON FRAME AND LID ONE INCH ABOVE FINISHED GRADE.

STORM DRAIN MANHOLE NOTES

DETAIL: 02630-044

NOT FOR CONSTRUCTION

SOUTH CAROLINA PROFESSIONAL ENGINEER JOHN C. HOOVER No. 31670 12/15/20

SOUTH CAROLINA AUTHORIZATION CERTIFICATE OF WARD EDWARDS, INC. No. C00152

NO.	DESCRIPTION	DATE
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1	PLAN REVISIONS	

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AAA RESIDENTIAL STORAGE FACILITY
CITY OF BEAUFORT, SOUTH CAROLINA
LADY'S ISLAND STORAGE, LLC
BEAUFORT, SOUTH CAROLINA

DRAINAGE DETAILS

VERTICAL DATUM: NGVD29

PROJECT #:	190309
DATE:	12/15/20
DESIGNED BY:	JCH
CHECKED BY:	ELH

SHEET
C602

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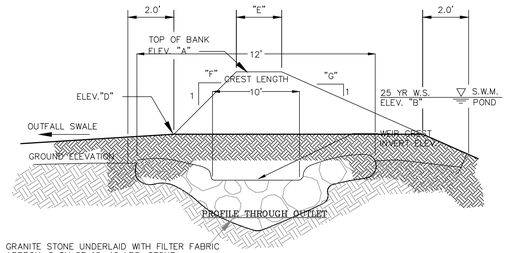
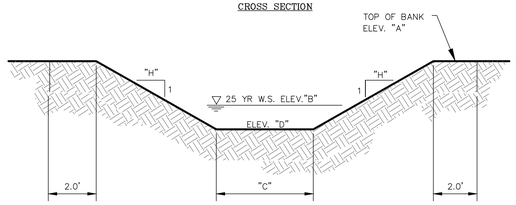
DIMENSION DATA

A	XX.XX'	TOP OF BANK
B	XX.XX'	25-YR PEAK
C	XX.XX'	WIDTH OF OUTLET WEIR
D	XX.XX'	OUTLET WEIR ELEVATION
E	XX.XX'	TOP WIDTH
F	3:1	SLOPE
G	3:1	SLOPE
H	5:1	SLOPE



GRANITE STONE UNDERLAID WITH FILTER FABRIC
APPROX. 5 SY OF 10-40 LBS. STONE

CROSS SECTION

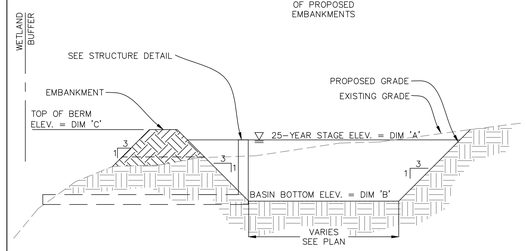


CROSS SECTION

RIPRAP GRASS SPILLWAY DETAILS

DETAIL 02630-018

REFER TO PROPOSED CONTOURS ON PLAN SHEET FOR LOCATION OF PROPOSED EMBANKMENTS



DIMENSION DATA

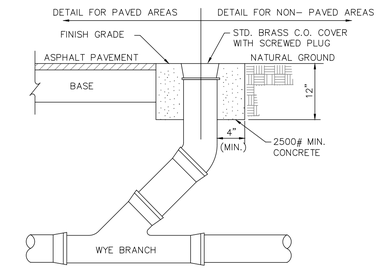
	BASIN 1	BASIN 2	
DIM 'A'	15.35'	17.11'	25 YR. PEAK
DIM 'B'	14.15'	16.25'	BOTTOM ELEV.
DIM 'C'	16.00'	17.50'	TOP OF BERM

EMBANKMENT CONSTRUCTION NOTES:
1. ALL VEGETATION ROOTS, BRUSH, SOD, RUBBISH, DEBRIS, AND ALL OTHER UNSUITABLE MATERIALS SHALL BE STRIPPED AND REMOVED FROM THE LIMITS OF THE PROPOSED EMBANKMENT CONSTRUCTION.
2. THE MATERIAL FOR THE EMBANKMENT CONSTRUCTION SHALL CONSIST OF SAND-CLAY OR CLAYEY SAND. THE SOIL FILL SHALL BE FREE OF ORGANICS AND SENSITIVE CLAY MATERIALS.
3. THE EMBANKMENT AND BACKFILL MATERIAL SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY, AS DETERMINED BY THE STANDARD PROCTOR TEST. ALL FILL SHALL BE COMPACTED TO THE LINES, DEPTHS, AND GRADES AS INDICATED. EXCESS EXCAVATION OF THE EXISTING SOILS MAY BE NECESSSARY TO OBTAIN THE REQUIRED DENSITY AT THE LIMITS OF EXCAVATION.

EROSION & SEDIMENT CONTROL NOTE:
1. SEE PLANS FOR INDICATION OF EROSION CONTROL MEASURES AND SURFACE STABILIZATION METHOD TO BE USED

DRY DETENTION BASIN CROSS SECTION

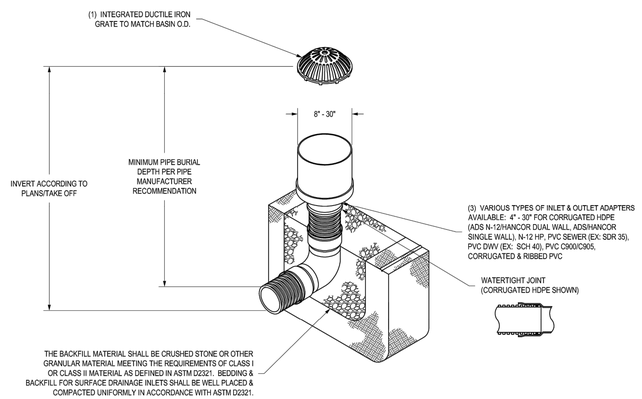
DETAIL 02630-033



NOTE: USE EXPANSION JOINT MAT'L AROUND PAD IN CONCRETE PAVED AREAS.

CLEANOUT DETAIL

NYLOPLAST INLINE DRAIN WITH DOME GRATE



1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
3 - 8" - 30" DOME GRATES HAVE NO LOAD RATING

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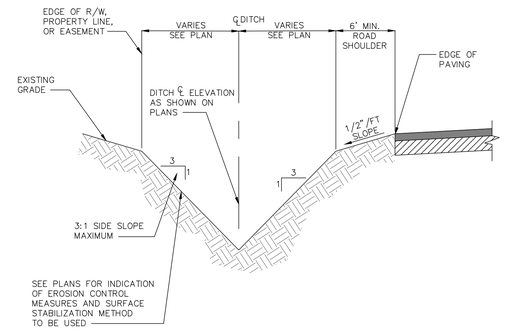
DATE	03-25-10		
APPD BY	CCA	PROJECT NO./NAME	
DATE	08-27-13		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

Nyloplast
3126 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: INLINE DRAIN WITH DOME GRATE
QUICK SPEC INSTALLATION DETAIL

DWG NO. 7003-110-057 REV C



TYPICAL V-SHAPED DITCH CROSS SECTION

DETAIL 02630-024

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SOUTH CAROLINA PROFESSIONAL ENGINEER
ERIC L. HOOVER
No. 31670
CERTIFICATE OF AUTHORIZATION
WARD EDWARDS, INC.
No. C00152

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AAA RESIDENTIAL STORAGE FACILITY
CITY OF BEAUFORT, SOUTH CAROLINA
LADY'S ISLAND STORAGE, LLC
BEAUFORT, SOUTH CAROLINA

DRAINAGE DETAILS

VERTICAL DATUM: NGVD29

PROJECT #:	190309
DATE:	12/15/20
DESIGNED BY:	JCH
CHECKED BY:	ELH

SHEET
C603

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EROSION PREVENTION

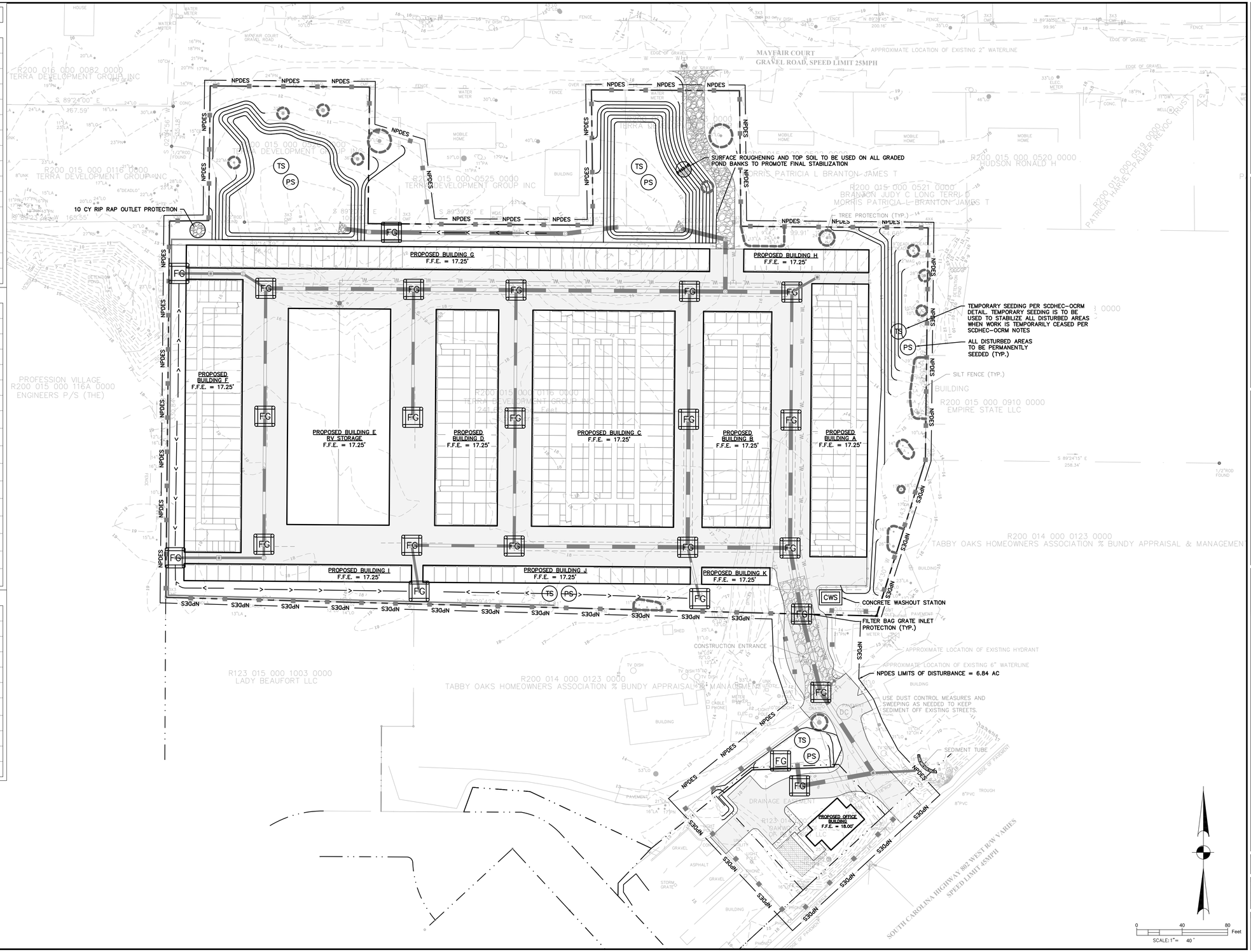
LAND GRADING:	LG OR
SURFACE ROUGHENING:	
TOPSOILING:	
TEMPORARY SEEDING:	TS
MULCHING:	M
ECB OR TRM:	
FGM:	FGM
BFM:	BFM
PERMANENT SEEDING:	PS
SODDING:	SO
RIPRAP:	
OUTLET PROTECTION:	RIPRAP ECB or TRM
DUST CONTROL:	DC
POLYACRYLAMIDE (PAM):	PAM

SEDIMENT CONTROL

SEDIMENT BASIN:	
TEMPORARY SEDIMENT TRAP:	
ROCK SEDIMENT DIKE:	
ROCK CHECK DAM:	OR
SEDIMENT TUBE:	
SILT FENCE:	
REINFORCED SILT FENCE:	
TYPE A–FABRIC INLET PROTECTION:	A
TYPE A–SEDIMENT TUBE INLET PROTECTION:	A
TYPE B – WIRE MESH AND STONE DROP INLET PROTECTION:	B
TYPE C – BLOCK AND GRAVEL INLET PROTECTION:	C
TYPE D – RIGID INLET FILTERS:	D
TYPE E – SURFACE COURSE CURB INLET FILTER:	E
TYPE F – INLET TUBE:	F
TYPE FC – FILTER BAG CURB INLET PROTECTION:	FC
TYPE FB – FILTER BAG CURB INLET PROTECTION:	FB
CONCRETE WASHOUT	CWS

RUNOFF CONVEYANCE MEASURES

VEGETATED CHANNELS:	
RIPRAP–LINED CHANNELS:	
ECB OR TRM–LINED CHANNELS:	
PAVED CHANNELS:	PC PC PC
PIPE SLOPE DRAINS:	
TEMPORARY STREAM CROSSING:	
TEMPORARY DIVERSION DITCH OR SWALE:	TD TD
PERMANENT DIVERSION DITCH:	PD PD
DIVERSION DIKE OR BERM:	DD DB
LEVEL SPREADER:	
SUBSURFACE DRAIN:	SSD SSD



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AAA RESIDENTIAL STORAGE FACILITY
CITY OF BEAUFORT, SOUTH CAROLINA
LADYS ISLAND STORAGE, LLC
BEAUFORT, SOUTH CAROLINA

INTERMEDIATE & FINAL EROSION CONTROL PLAN

VERTICAL DATUM: NGVD29

PROJECT #:	190309
DATE:	12/15/20
DESIGNED BY:	JCH
CHECKED BY:	ELH

SHEET
C801

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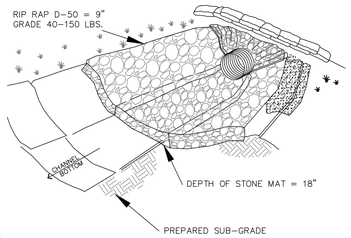
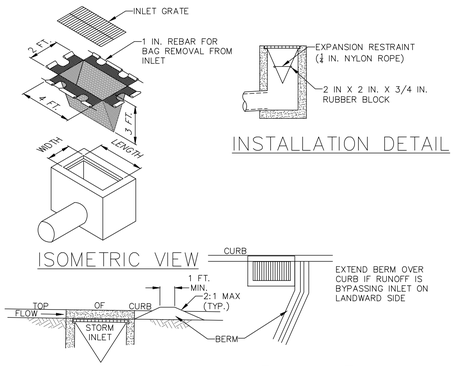


NOTES:

1. PLACE ALL RIP RAP ON 8 OUNCE NON-WOVEN FILTER CLOTH.
2. STAKING OF FILTER CLOTH PER MANUFACTURER'S SPECIFICATIONS.
3. LENGTH OF OUTLET STABILIZATION = 8 TIMES PIPE DIA.
   TOP WIDTH OF OUTLET STABILIZATION = 3 TIMES PIPE DIA.
   BOTTOM WIDTH OF OUTLET STABILIZATION = 6 TIMES PIPE DIA.

RIP RAP OUTLET STABILIZATION DETAIL

DETAIL #02370-009



INSTALLATION DETAIL

ISOMETRIC VIEW

SECTION VIEW

PLAN VIEW

NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

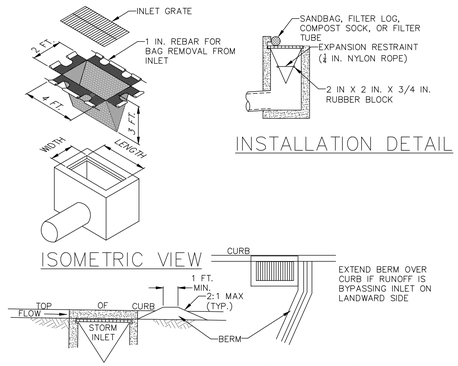
ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG GRATE INLET PROTECTION

NO SCALE



INSTALLATION DETAIL

ISOMETRIC VIEW

SECTION VIEW

PLAN VIEW

NOTES:

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DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG CURB INLET PROTECTION

NO SCALE

TEMPORARY SEEDING – COASTAL

SPECIES	LBS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET	40 LBS/AC												
RYE, GRAIN	56 LBS/AC												
RYEGRASS	50 LBS/AC												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET OR JAPANESE MILLET	40 LBS/AC												
RYE, GRAIN OR OATS	56 LBS/AC 75 LBS/AC												
RYEGRASS	50 LBS/AC												

TS TEMPORARY SEEDING - COASTAL

DETAIL 02370-011

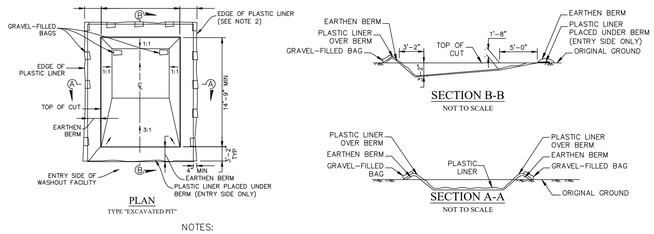
PERMANENT SEEDING – COASTAL

SPECIES	LBS/AC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SANDY, DROUGHTY SITES													
BROWNTOP MILLET BAHIAGRASS	10 LBS/AC 40 LBS/AC												
BROWNTOP MILLET BAHIAGRASS SERICEA LESPEDEZA	10 LBS/AC 30 LBS/AC 40 LBS/AC												
BROWNTOP MILLET ATLANTIC COASTAL PANICGRASS	10 LBS/AC 15 LBS/AC PLS												
BROWNTOP MILLET SWITCHGRASS (ALAMO) LITTLE BLUESTEM SERICEA LESPEDEZA	10 LBS/AC 8 LBS/AC PLS 4 LBS/AC 20 LBS/AC												
BROWNTOP MILLET WEEPING LOVEGRASS	10 LBS/AC 8 LBS/AC												
WELL DRAINED, CLAYEY/LOAMEY SITES													
BROWNTOP MILLET BAHIAGRASS	10 LBS/AC 40 LBS/AC												
RYE, GRAIN BAHIAGRASS CLOVER, CRIMSON (ANNUAL)	10 LBS/AC 40 LBS/AC 5 LBS/AC												
BROWNTOP MILLET BAHIAGRASS SERICEA LESPEDEZA	10 LBS/AC 30 LBS/AC 40 LBS/AC												
BROWNTOP MILLET BERMUDA, COMMON SERICEA LESPEDEZA	10 LBS/AC 10 LBS/AC 40 LBS/AC												
BROWNTOP MILLET BERMUDA, COMMON KOBE LESPEDEZA (ANNUAL)	10 LBS/AC 12 LBS/AC 10 LBS/AC												
BROWNTOP MILLET BAHIAGRASS BERMUDA, COMMON SERICEA LESPEDEZA	10 LBS/AC 20 LBS/AC 6 LBS/AC 40 LBS/AC												
BROWNTOP MILLET SWITCHGRASS LITTLE BLUESTEM INDIANGRASS	10 LBS/AC 8 LBS/AC PLS 3 LBS/AC PLS 3 LBS/AC PLS												

PS PERMANENT SEEDING - COASTAL

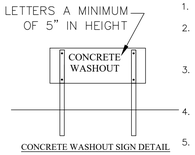
DETAIL 02370-010

EXCAVATED PIT CONCRETE WASHOUT



NOTES:

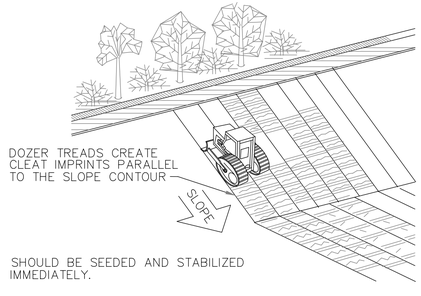
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE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



CONCRETE WASHOUT SIGN DETAIL

South Carolina Department of Health and Environmental Control	
CONCRETE WASHOUT	
EXCAVATED PIT	
STANDARD DRAWING NO.	RC-08 PAGE 1 of 1
NOT TO SCALE	FEBRUARY 2014 DATE

CWS



SHOULD BE SEEDED AND STABILIZED IMMEDIATELY.

TRACKING

South Carolina Department of Health and Environmental Control		
TRACKING		
STANDARD DRAWING NO.	EC-01	Page 1
APPROVED BY: _____ SCDHEC		AUGUST, 2005 DATE

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
7		
6		
5		
4		
3		
2		
1	PLAN REVISIONS	

Ward Edwards ENGINEERING
P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (843) 837-5250 / FAX (843) 837-2558
WWW.WARDEDWARDS.COM

AAA RESIDENTIAL STORAGE FACILITY
CITY OF BEAUFORT, SOUTH CAROLINA

LADYS ISLAND STORAGE, LLC
BEAUFORT, SOUTH CAROLINA

INTERMEDIATE & FINAL
EROSION CONTROL DETAILS

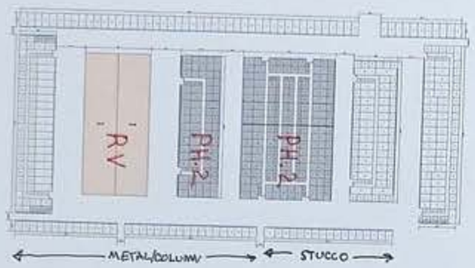
VERTICAL DATUM: NGVD29

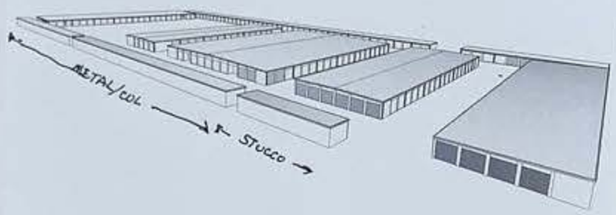
PROJECT #:	190309
DATE:	12/15/20
DESIGNED BY:	JCH
CHECKED BY:	ELH

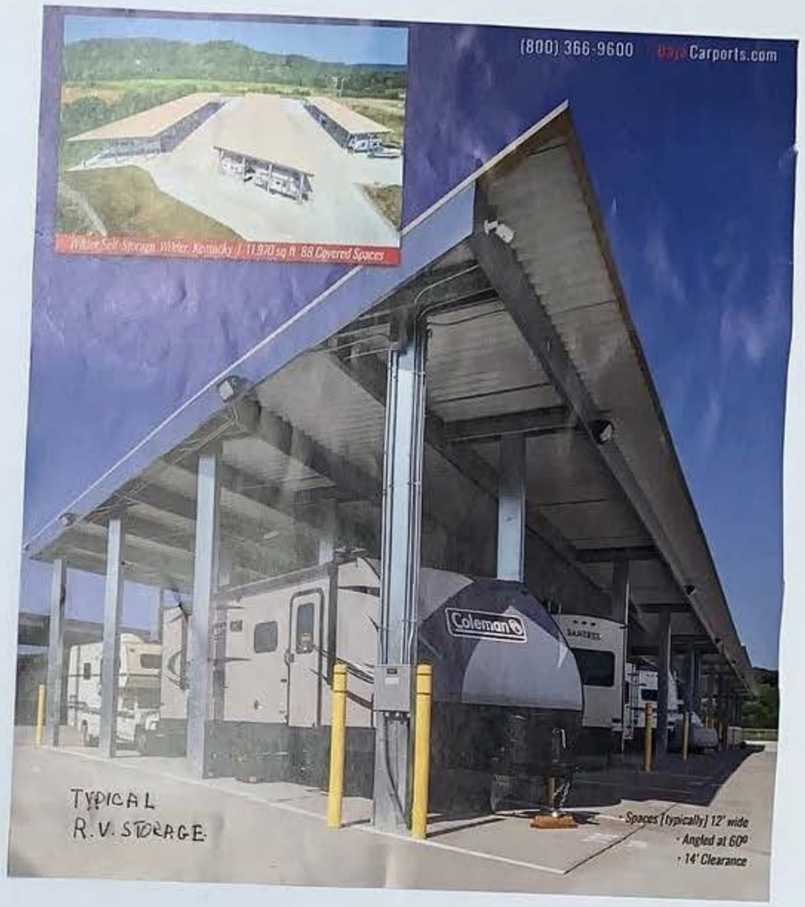
SHEET
C802

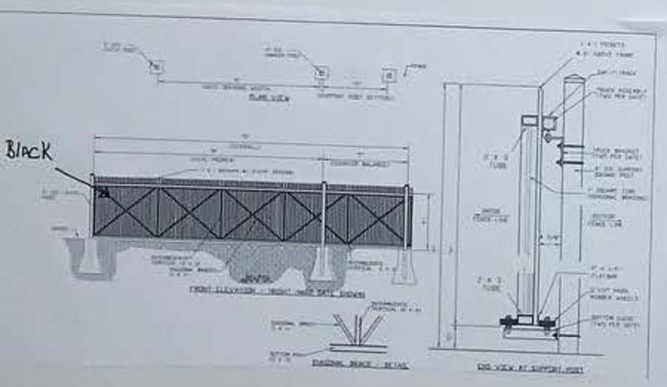
IF THIS SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT, SCALE ACCORDINGLY

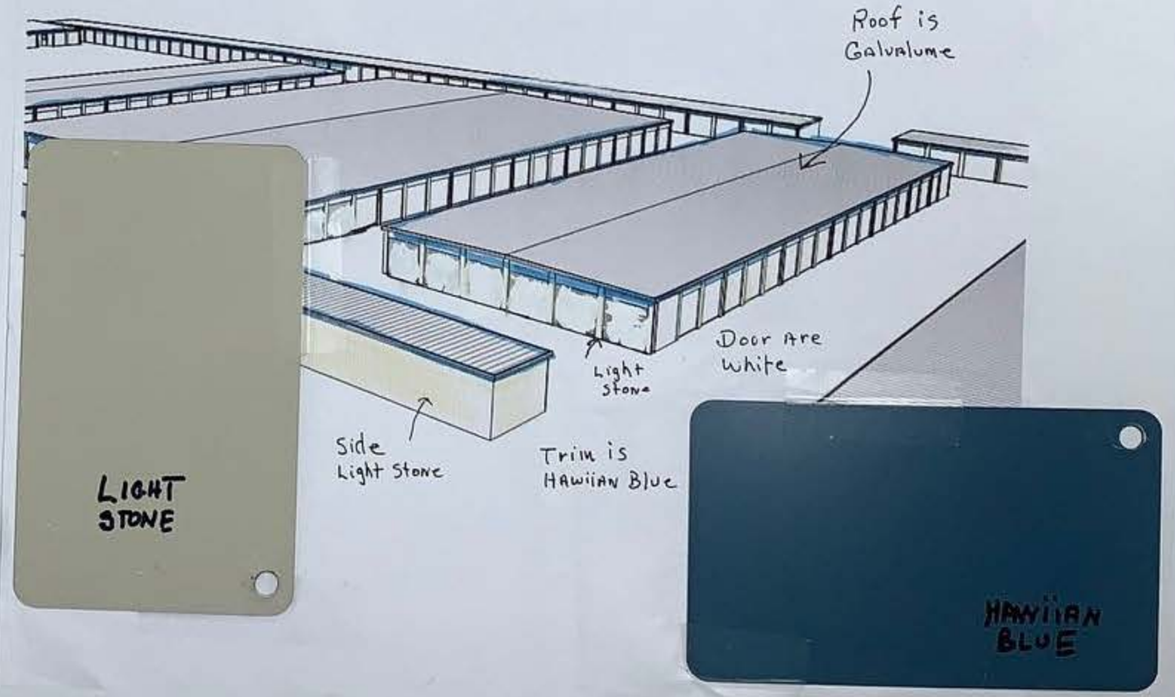


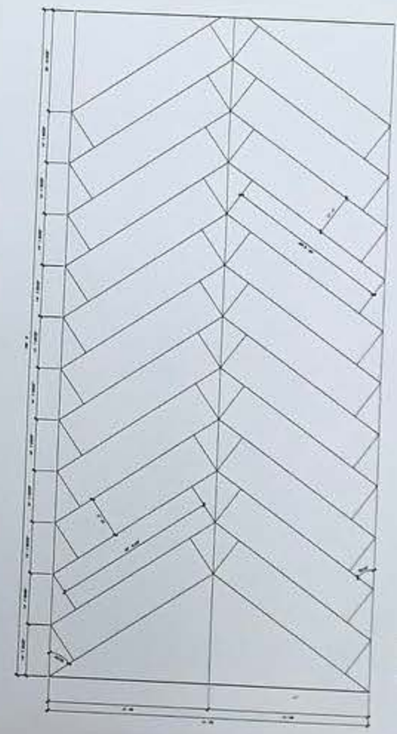




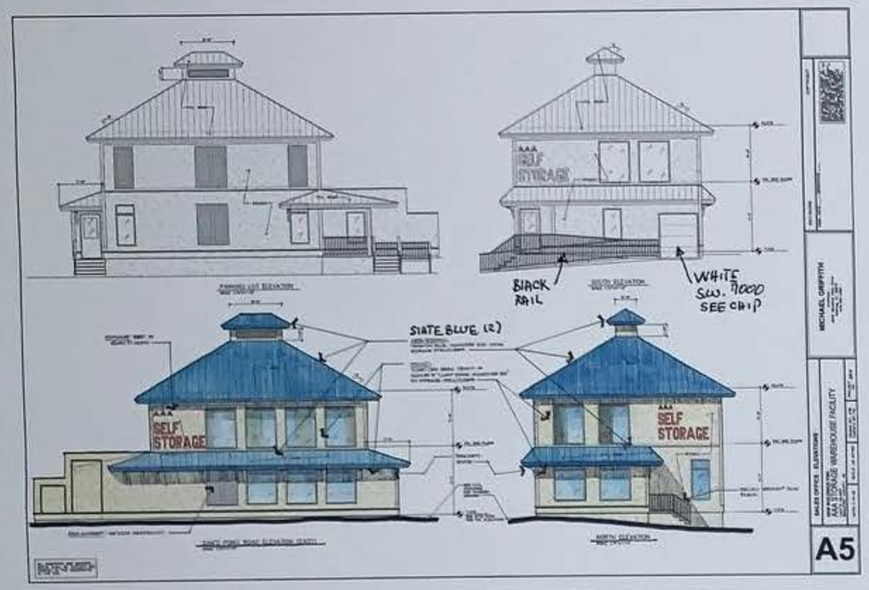








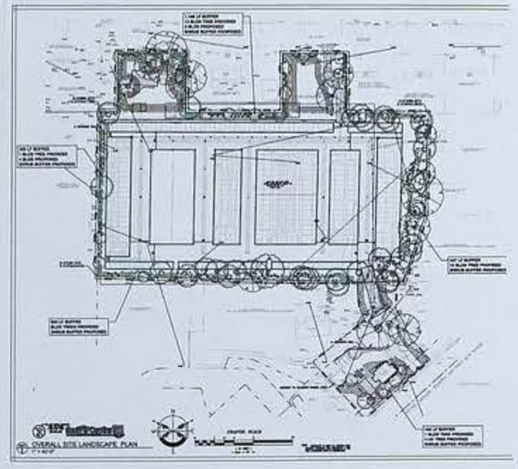
R.V. PARKING
(ANGLED)

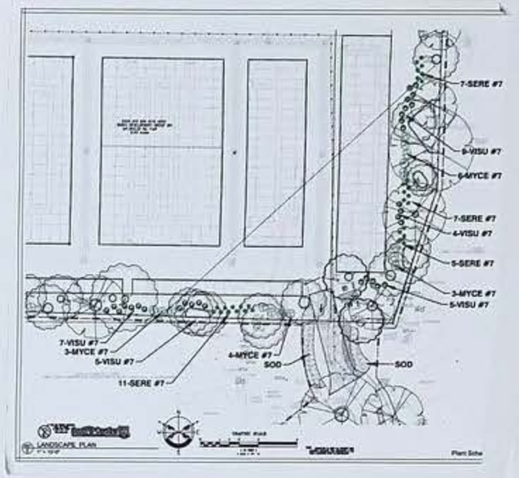




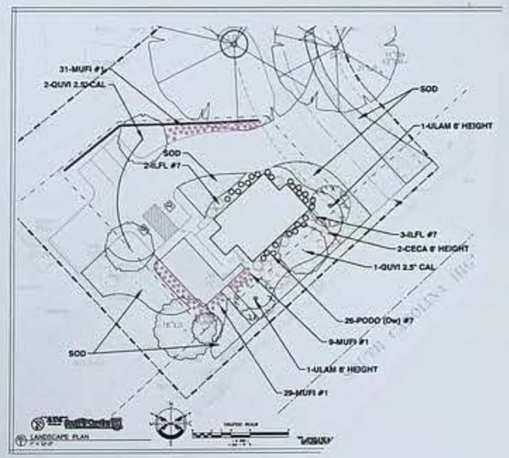














MTL. SIDING FENCE
W/ STUCCO PIERS

SIDE ELEVATIONS
1/16"=1'-0"

MASTER WALL INC
CORPORATE OFFICE
6975 Flat Rock Road
Midland, Georgia 31820
(706) 569-0092 (800) 755-0825

Slate Blue (2)
VERY CLOSE MATCH TO SELF STORAGE TRIM "HARLEQUIN BLUE"
METAL ROOF COLOR
SHUTTERS

BRACKET COLOR
SW 6108 "Latte"
SEE CHIP

#208 Sandle Beige
BASE COLOR STUCCO

#618 Light Beige
TRIM COLOR STUCCO

WINDOW TRIM AND COLOMN COLOR SW 7000 "Ibis White"

SIGNAGE COLOR
SW 6601 "Tanager"
SEE CHIP

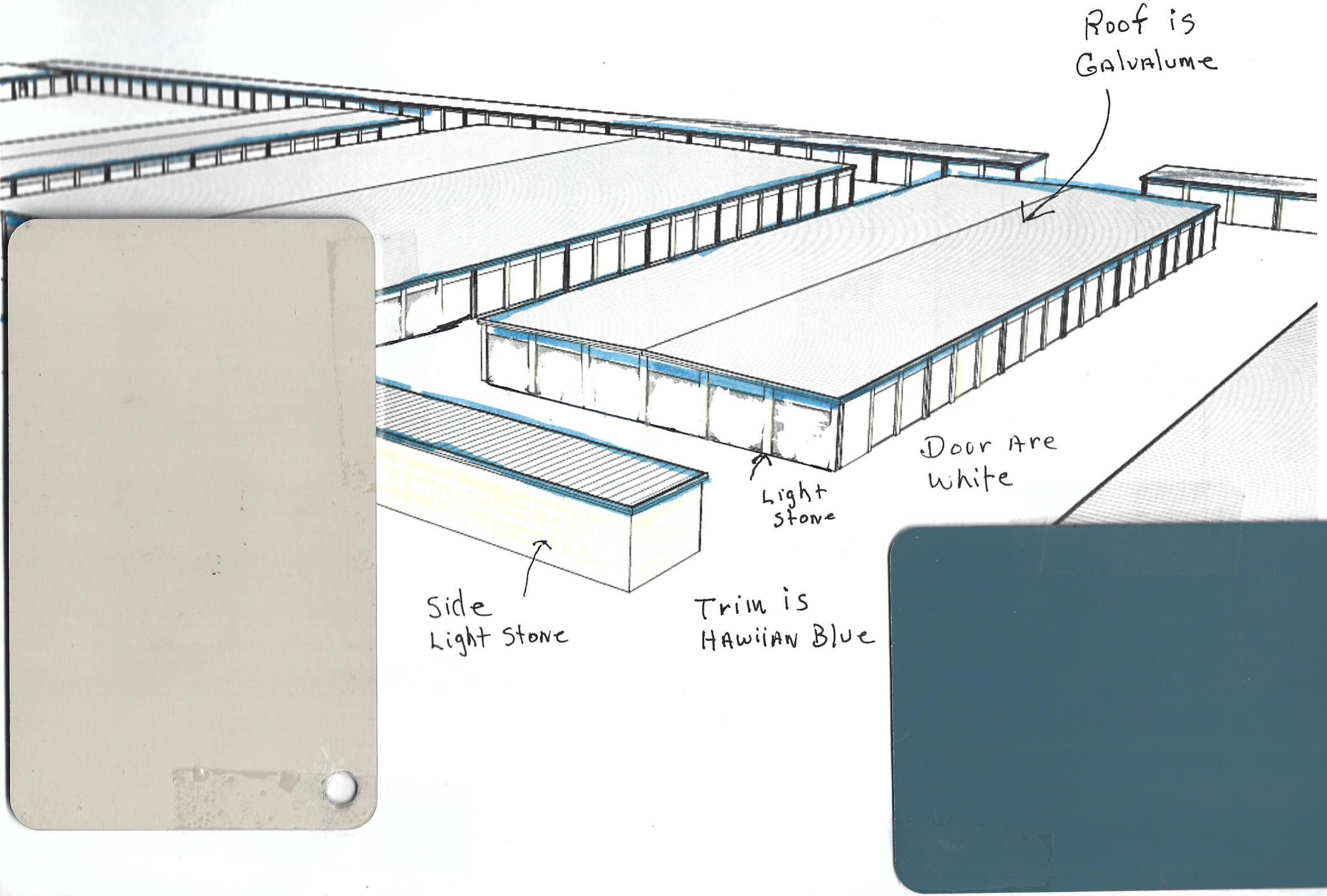
STUCCO FENCE
W.I. FENCE
W.I. GATE
W.I. FENCE
STUCCO FENCE
BLACK

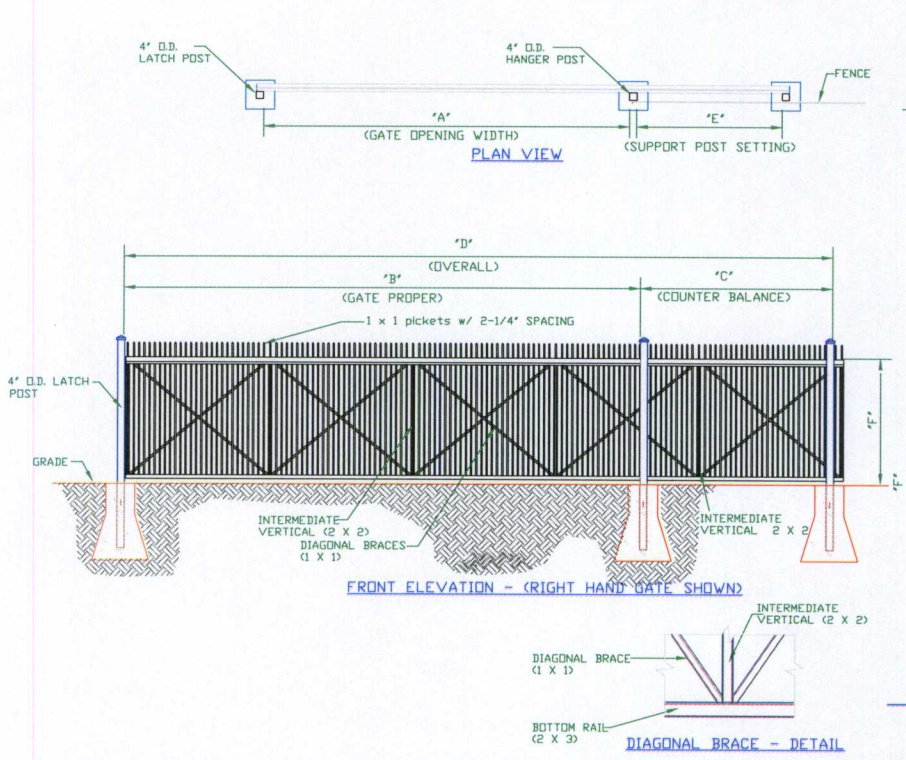
FIRST BUILDING ONLY. VISIBLE FROM STREET

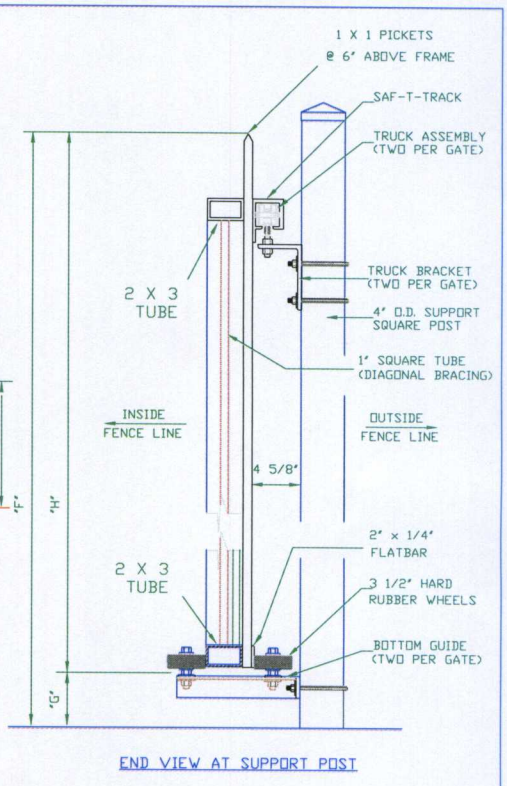
EAST ELEVATION
1/16"=1'-0"

NEW BUILDINGS FOR:
AAA STORAGE WAREHOUSE FACILITY
CECIL REYNOLDS ROAD & HWY 170
BEAUFORT COUNTY SC

MICHAEL GRIFFITH
Architect
P.O. Box 3527, Bluffton, S.C. 29910
843-815-4282


Roof is
Galvalume
Door Are
White
Light
Stone
Side
Light Stone
Trim is
HAWIIAN Blue





GENERAL NOTES:

1. STANDARD FITTINGS ARE FOR 4" POSTS. OTHER SIZES ARE AVAILABLE.
2. PICKETSTO BE PROVIDED AS PER SPECIFICATIONS.
3. 4" O.D. POSTS SETS PROVIDED BY OTHERS.
4. REFER TO SPECS FOR CONCRETE FOOTING DIMENSIONS. CO-ORDINATE W/ LOCAL CODES & FROST LINES.
5. MOUNT TRUCK BRACKETS 4" BELOW FENCE LINE. INSTALL TRUCKS IN TRUCK BRACKETS AND TIGHTEN LOCKNUTS. TRUCKS MUST BE LEVEL WITH EACH OTHER.
6. LEFT HAND GATE IS OPPOSITE OF THAT SHOWN.
7. AVAILABLE IN OPENING SIZES TO 24 FEET.
8. SEE DWG. FOR MOUNTING DETAILS OF TRUCK BRACKET, TRUCK, AND BOTT. GUIDE.
9. GATES ARE UL 325 COMPLIANT- PICKETS RUN ENTIRE LENGTH OF GATE
10. A FABRIC OR MESH BEHIND THE PICKETS ALONG THE LENGTH OF THE GATE WOULD BE REQUIRED TO MAKE EACH GATE COMPLY WITH UL325 CODES & ASTM F2200 STANDARDS IF SPACING IS GREATER THAN 2-1/4".

DIMENSION TABLE

DIMENSION DESCRIPTION	DIM.	DETERMINE DIMENSION BY	ACTUAL
GATE OPENING	"A"	INSIDE TO INSIDE MEASURE	
GATE PROPER (SINGLE)	"B"	GATE PROPER (SINGLE)A+12"	
COUNTERBALANCE LENGTH	"C"	SEE COUNTER BALANCE CHART	
OVERALL GATE LENGTH	"D"	B+C	
SUPPORT POST SETTING	"E"	C-12"	
NOMINAL GATE HEIGHT	"F"	EQUAL TO FENCE LINE HEIGHT	
GRADE CLEARANCE	"G"	GRADE CLEARANCE	5"
ACTUAL GATE HEIGHT	"H"	F-G	

A&E Design Group, Inc.
241 Glassmaster Road • POB 361• Lexington, SC 29071
Ph: 1-888-400-9955 Fax: 1-803-359-9304

1 of 1

TITLE			DATE
STANDARD PICKET GATE			1/27/10
JOB NAME	PURCHASE ORDER #	SCALE: AS SHOWN	REV. 0

RV Storage Exhibit AAA






baja
CONSTRUCTION


baja
CONSTRUCTION


baja
CONSTRUCTION

treesSC
connecting people and trees

PRESERVATION TREE

BOARD CERTIFIED MASTER ARBORIST ISA
Michael P. Murphy,
NJ-0146B

July 25, 2020

Lady's Island Storage, LLC
PO Box 448
Port Royal, SC 29935

Re: Proposed Storage Facility

PURPOSE

The purpose of this report is to perform a modified Level 2, Basic Tree Risk Assessment on all larger trees shown on the existing tree and topo.

Each tree will have a detailed visual inspection of its surrounding site, buttress roots, trunk and branches and an assessment of the tree's general health. The information will be used to determine physical and structural health of the trees, as well as the likelihood and consequences of failure in each tree. This evaluation technique will provide an assessed degree of risk associated with each tree. A potential of failure will then be assigned to each tree. This potential rating can be submitted to the City of Beaufort and may result in a reduction allowances to the total caliper inches of trees which need to be mitigated for. It can also be used to determine which trees should, or should not, be preserved on site as well as which trees may need special attention.

A Level 2 Basic Tree Risk Assessment is not the highest level of assessment available to arborists. Any trees that are pending to be preserved on site which may require a higher level of assessment will also be identified and any additional necessary recommendations will be given.

Recommendations will be given for performance and timing of maintenance procedures, such as pruning, root pruning and root fertilization; measures that should be performed on trees that are to be preserved on site.

13 Prescient Avenue • Lady's Island, South Carolina 29907 • (843) 812-8733

Each of the trees on site will be categorized into four different groups designating each tree's individual condition based on both structural and physical health factors. Additionally, smaller trees may also be highlighted so that you will have more information on their status and be able to better make judgement calls on whether they should remain in the landscape. Each condition grouping will be highlighted with a specific color on the site plan. These designating letters and groupings are as follows:

A) Trees with slight defects having an improbable likelihood of failure. These are highlighted in Green.
B) Trees with moderate defects having a possible likelihood of failure. These are highlighted in Orange.
C) Trees with severe defects having a probable likelihood of failure. These are highlighted in Blue.
D) Trees with critical defects having an imminent likelihood of failure. These will need immediate attention and will be highlighted in Red.

All trees listed as dead on the tree and topo have been verified as dead by the certified arborist.

PREFACE

Tree preservation on construction sites involves planning, forethought, and visualization. The process of merely retaining trees on site is not tree preservation. Pre-construction maintenance procedures before groundbreaking, coupled with vigilant protective measures and a commitment to future maintenance all are a part of this procedure. Minimum Tree Root Protection Zones (TRPZ), equaling a six (6) inch radius for every inch of trunk diameter, need to be established on the site plan, transferred to the actual site and maintained for the entire length of the construction process as soon as possible after permitting has been attained. Note: The preferred and recommended radius for TRPZ is one a (1) foot radius per inch of trunk diameter.

Flexibility and options for wet and dry utility placement and the ability to perform directional boring as needed where roots would otherwise have been cut within TRPZ, all need to be options that should be considered.

Use these report findings wisely. Do not attempt to preserve a tree on site that will put the proposed buildings or residents in jeopardy. Do not allow the mitigation requirements of the City of Beaufort to influence your decisions on whether a tree should be preserved on site.

Preservation of poorly structured or weak trees on construction sites is generally futile. Construction conditions have the capacity to exacerbate these problems and usually results in death or failure at a time that adds great expense to their removal; not to mention the additional exposure to risk factors that are involved.

That being said, consideration also should be given to retaining any of the better rated mature, veteran trees that may be present. Trees are one of the only assets that increase in value over their lifespan. Overall, whenever possible, if it is a stable and worthy tree, we should try and maximize the length of time a tree stays in its mature phase. Mature trees provide the most benefits to our community and development sites.

SITE

Lady's Island is one of the last areas of Beaufort County where there are significant stands of longleaf pine. There are no longleaf pine on this site.

For a Lowcountry lot, even one of this size, there is a relatively significant amount of grade changes that could require quite a bit of elevation adjustment to fulfill your water runoff requirements. These grading requirements are not always compatible with tree preservation. Although the proposed storage units would benefit greatly from the shade that would be given off from the preserved trees, their proximity to the new units could be major liability depending on the amount of root cuts and grade changes that will need to be made. Full undisturbed TRPZs would be recommended to be able to be established before any trees are designated for preservation within the main development area.

PALMETTO TREES

There is only one palmetto tree currently found and listed on the tree and topo. It has been remarked on the assessment copy to designate its individual height rather than its diameter. An 18-inch palmetto also listed on the tree and topo was not found.

SITE DISCREPANCIES

The 18-inch palmetto shown in the northwest quadrant of page three is not found.

There is a 23-inch pine tree not shown. This tree sits almost dead center of the lot on page 3 under the lot number designation, Terra Development, square foot & acreage stamp.

SPECIAL ATTENTION TREES

There are a number of trees in the southeast corner near that are growing over the property line and affecting the building siding and roof areas of the Tabby Oaks Apartments. If not removed with site work in a timely manner, these trees should be pruned as soon as possible.

A 21-inch laurel oak, also in the southeast corner, is in severe decline and poses a risk to the adjacent Tabby Oaks building. It has critical defects and an imminent likelihood of failure. This tree will need immediate attention.

The TRPZ of the 47-inch live oak near the entrance to Tabby Oaks Apartments will need to be fully established in order to protect the tree root system from being damaged from the projected fill that would be needed to develop in front of it.

Any other trees near the Tabby Oaks entrance can be pruned to increase visibility to the site.

PRE-CONSTRUCTION MAINTENANCE

All trees proposed to be preserved on site should be pruned using the Natural Pruning System and prescribed root fertilized, if needed after soil testing, well in advance of site work. The pruning requirement could be performed fairly close to the beginning of site work, but the root fertilization will need to be completed at least four months prior to groundbreaking.

If construction is eminent and the root fertilization prescribed after soil testing cannot be performed within this scheduled time frame, then it should be delayed until at least three months after site work begins.

During this pruning procedure, no matter what condition the trees have been rated at, any over-extended limbs and leads on the larger oaks will need weight reduction performed in order to reduce the risk of limb or lead failure. This will be following conservation arboriculture measures and be consistent with the guidelines set forth in the new 2017 ANSI A-300 Pruning Standards resulting in a more natural pruning system. This weight reduction will be highly effective in maintaining present and future trunk and limb stability. The densest Spanish moss clumps should also be removed.

Great care should be taken by the arborists contracted to perform the pruning in retaining as much live wood on the interior of the trees as possible while actively reducing any and all over extended limbs and leads. Future pruning requirements of the trees will require these interior limbs to remain in place.

ROOT CUTS

The impact of linear root cuts on tree stability is highly dependent on the configuration of the tree's root system. Trees with lateral root systems are more susceptible to a loss of stability than trees with oblique or tap root systems. Nevertheless, any root cuts can be critical to each tree's stability as well as survivability. The minimum suggested radial setback distance for root cuts is three times the trunk diameter. The preferred radial distance is five times the trunk diameter. This is assuming that the tree is healthy and has no additional root defects or other conditions that would predispose it to failure. Cuts made as close as three times the diameter to the trunk will impact the trees' overall health somewhat, but generally will not substantially increase the risk of failure.

Linear cuts on one side of a tree can reduce stability when the cut is made at a distance from the trunk that is less than three times the diameter. Severe loss of stability is common when cuts are made at a distance that is less than 1 to 1.5 times the trunk diameter. If a linear cut is made at the trunk, nearly all species will have a sever reduction in stability. Most trees growing in the common soils local to the Lowcountry have lateral root systems which are more susceptible to a loss of stability than trees with oblique or tap root systems.

Directional boring should be the first recourse when wet or dry utilities are to be placed through any TRPZs.

Any roots needing to be cut should be cut cleanly back into the backfill area of the retained root end. All root cut setback distances shall be measured in the field from the leading edge of the tree's root flare or buttress.

If any trenching needs to take place within these setbacks, then the excavation will need to be dug by hand for a distance of ten feet either side of the centerline of the tree trunk for a total hand-dug distance of twenty feet. Any roots encountered in this trenching shall also be cut cleanly back into the backfill area.

FILL

The addition of fill soil on a site can be a major issue for the survivability of the preserved trees. Tree roots can usually survive moderate backfill situations where all upper organic material has removed prior to the new soil being installed and there is no prior compaction to the original grade before the fill is installed. Tree root flare or buttress areas should never have fill covering them. The fill should be gently feathered away from them and they should stay at their natural exposure at original grade.

TREE ROOT PROTECTION ZONES

All trees preserved on site shall have TRPZ established with appropriate fencing installed at its perimeters. This fencing shall be permanent throughout the entire construction process and taken down for final landscaping installation. The radius of this protection fencing should be a minimum of six (6) inches for every inch of trunk diameter. The preferred radius is one (1) foot radius for every inch of trunk diameter. Multiple trees growing closely together should be grouped into large TRPZ whenever possible. No construction operations should take place within the TRPZ. Future landscape trenching for irrigation lines should be run outside of the TRPZ. The landscape firms bidding on the installation should be notified of this before bids are sought. This may not be able to be accomplished on all trees to be preserved given the proposed plan. Trees that cannot be fully protected may have an increased risk of being impacted more severely by the construction process. If the tree in question has been listed as having either a slight or moderate risk level, then it's preservation on site should usually proceed. TRPZ do not have to be perfect circles around the tree trunk, they can be increased on other sides if they need to be narrowed up on construction frontages.

Any trees that are to be preserved on site around which a fully recommended TRPZ cannot be established, a three (3-4") layer of coarse mulch should be established over the root system in those areas. This mulch layer will need to be monitored and maintained throughout the entire part of the construction process that access is needed in that particular area. If possible, the TRPZ should be established as soon as the access is no longer needed.

AFTER-CARE

All significant or otherwise important trees preserved on site that may have had moderate to severe soil compaction that affected its protected root zone should have a root invigoration performed after construction has been completed and before landscaping. The arborist who will be performing this service should have a direct line of communication with the landscaper in order to assure that original grade soil levels are not buried before root invigoration takes place. The association with the landscaper will also be important to help map out the irrigation trenches and make sure that they are placed outside the original TRPZ as mentioned before in the recommendations.

Root invigoration is a process that aerates the soil and incorporates additional organic matter back into it in the form of compost that can restore vitality to the soil and the tree roots living in it. This is performed with the assistance of a compressor run air spade.

After construction, the trees should be inspected quarterly for the first two years, semi-annually for the next two years and annually after that. Annual root fertilization programs should be set up and implemented as is deemed necessary from the results of these inspections.

ASSESSMENT RESULTS

A) Trees with slight defects having an improbable likelihood of failure and are highlighted in Green on the site plan:

Live oak-
47",34", 23",21".

Magnolia- 22".

Pine- 27".

Palmetto- 16-feet.

B) Trees with moderate defects having a possible likelihood of failure and are highlighted in Orange on the site plan:

Live oak-
32", 32", 28", 27", 27", 26", 24", 24", 24", 23", 23", 23", 21", 21", 21", 21", 21", 20", 20", 20", 20", 20", 19", 19", 18", 18", 18", 18", 18", 17", 17", 17", 16", 16", 16", 15", 15", 15", 15", 15", 14", 14", 14", 14", 13", 13", 12", 12", 11", 11", 11", 10", 10", 10", 10", 10", 10", 9", 9", 8", 8", 6".

Laurel oak –
33", 32", 31", 28", 25", 25", 25", 24", 24", 24", 24", 24", 23", 23", 23", 23", 22", 22", 22", 22", 22", 22", 22", 22", 22", 21", 21", 21", 20", 20", 20", 20", 19", 19", 19", 19", 18", 18", 18", 18", 18", 18", 18", 18", 17", 17", 17", 17", 17", 16", 15", 14", 10", 9", 8".

C) Trees with severe defects having a probable likelihood of failure and are highlighted in Blue on the site plan:

Live oak- 13", 12", 11", 10", 10", 9".

Laurel oak-
32", 34", 28", 26", 26", 26", 25", 25", 24", 24", 23", 23", 23", 22", 22", 22", 22", 22", 21", 21", 21", 21", 20", 20", 20", 20", 20", 19", 19", 19", 19", 18", 18", 18", 18", 18", 17", 17', 17", 17", 17", 16", 16", 16", 16", 15", 15", 15", 15", 15", 15", 15", 13", 13", 12", 12", 12", 10", 10".

Pine-
39", 27", 23", 22", 21", 21", 21", 21", 20", 20", 18", 14".

D) Trees with critical defects having an imminent likelihood of failure and are highlighted in Pink on the site plan:

Live oak-
21", 19", 14", 13", 13", 11", 10", 10", 10", 10", 10", 9", 9", 8", 8", 6".

Laurel oak-
27", 25", 23", 21", 20", 20", 20", 19", 18", 18", 18", 18", 17", 17", 17", 17", 17", 16", 16", 16", 16", 16", 16", 15", 14", 13", 13", 13", 13", 12", 12", 11", 11", 11", 10", 9", 9", 9", 8".

Cherry- 10".

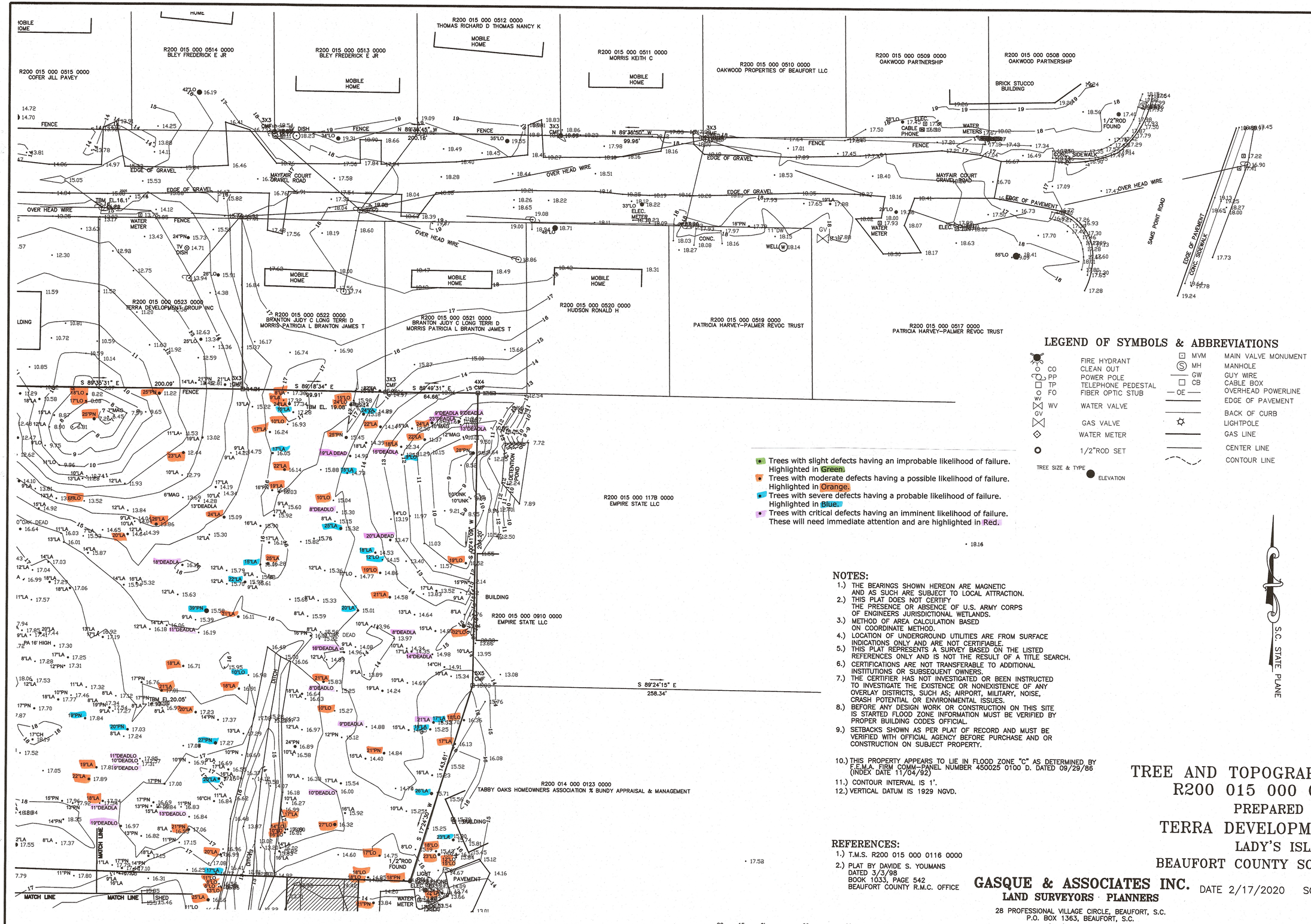
Please call if you have any questions about this report or if you need further onsite clarifications.

Respectfully submitted,



Michael P. Murphy
Board Certified Master Arborist NJ-0146B

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of the trees and attempt to reduce the risk of living near trees. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Likewise, remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk.



SOUTH CAROLINA
GASQUE & ASSOCIATES, INC.
No. C00192
CERTIFICATE OF AUTHORIZATION

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.
HI	MOCKERNUT HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WX	WAX MYRTLE	Myrica cerifera
CH	BLACK CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW--TREE	Sapium sebiferum
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BALDCYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPEMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	
MP	MAPLE	Morus spp.
DW	DOGWOOD	Cornus florida
GUM	SWEETGUM	Nyssa Sylvatica
WO	WATER OAK	Quercus nigra
LA	LAUREL OAK	Quercus laurifolia
TUL	TULIP TREE	Liriodendron
BJO	BLACKJACK OAK	Quercus marilandica
UNK	UNKNOWN	
CRA	CRAB APPLE	Malus sylvestris
MUL	MULBERRY	Morus
MM	MIMOSA TREE	Albizia julibrissin
WHO	WHITE OAK	Quercus alba
TO	TURKEY OAK	Quercus cerris
RO	RED OAK	Quercus rubra
HOL	HOLLY	Aquifoliales
WIL	WILLOW TREE	Salix alba
TU	TUPELO	Nyssa sunnanensis
CHB	CHINABERRY	Melia azedarach
CW	COTTONWOOD	Populus
CL	CHERRY LAUREL	Prunus laurocerasus

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LEGEND OF SYMBOLS & ABBREVIATIONS

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

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- Trees with critical defects having an imminent likelihood of failure. These will need immediate attention and are highlighted in Red.

NOTES:

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11.) CONTOUR INTERVAL IS 1'.
12.) VERTICAL DATUM IS 1929 NGVD.

REFERENCES:

1.) T.M.S. R200 015 000 0116 0000
2.) PLAT BY DAVIDE S. YOUMANS DATED 3/3/98 BOOK 1033, PAGE 542 BEAUFORT COUNTY R.M.C. OFFICE

S.C. STATE PLANE

30 15 0' 30 60 90

TREE AND TOPOGRAPHICAL SURVEY
R200 015 000 0116 0000
PREPARED FOR
TERRA DEVELOPMENT GROUP
LADY'S ISLAND
BEAUFORT COUNTY SOUTH CAROLINA

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

GASQUE & ASSOCIATES INC. DATE 2/17/2020 SCALE 1"=30'
LAND SURVEYORS · PLANNERS
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(843) 522-1798

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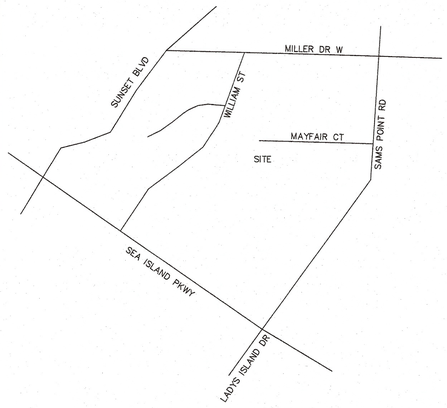
JOB#51915 F.B.#NA/WG DRAWN BY7



LOCATION MAP (N.T.S.)

R123 015 000 1003 0000
LADY BEAUFORT LLC

R200 014 000 0123 0000
TABBY OAKS HOMEOWNERS ASSOCIATION % BUNDY APPRAISAL & MANAGEMENT

R200 014 000 0123 0000
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WV	WATER VALVE		EDGE OF PAVEMENT
GV	GAS VALVE		BACK OF CURB
	WATER METER		LIGHTPOLE
	1/2"ROD SET		GAS LINE
			CENTER LINE
			CONTOUR LINE

TREE SIZE & TYPE
ELEVATION

30 15 0' 30 60 90

TREE AND TOPOGRAPHICAL SURVEY
R200 015 000 0116 0000
PREPARED FOR
TERRA DEVELOPMENT GROUP
LADY'S ISLAND
BEAUFORT COUNTY SOUTH CAROLINA

DATE 2/17/2020 SCALE 1"=30'

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S.C. Registration Number 10506

JOB#51915 F.B.#NA/WG DRAWN BY7



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S.C. STATE PLANE

PROFESSION VILLAGE
R200 015 000 116A 0000
ENGINEERS P/S (THE)

LEGEND OF SYMBOLS & ABBREVIATIONS

- FIRE HYDRANT
- CO CLEAN OUT
- PP POWER POLE
- TP TELEPHONE PEDESTAL
- FO FIBER OPTIC STUB
- WV WATER VALVE
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BEAUFORT COUNTY SOUTH CAROLINA

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(843) 522-1798

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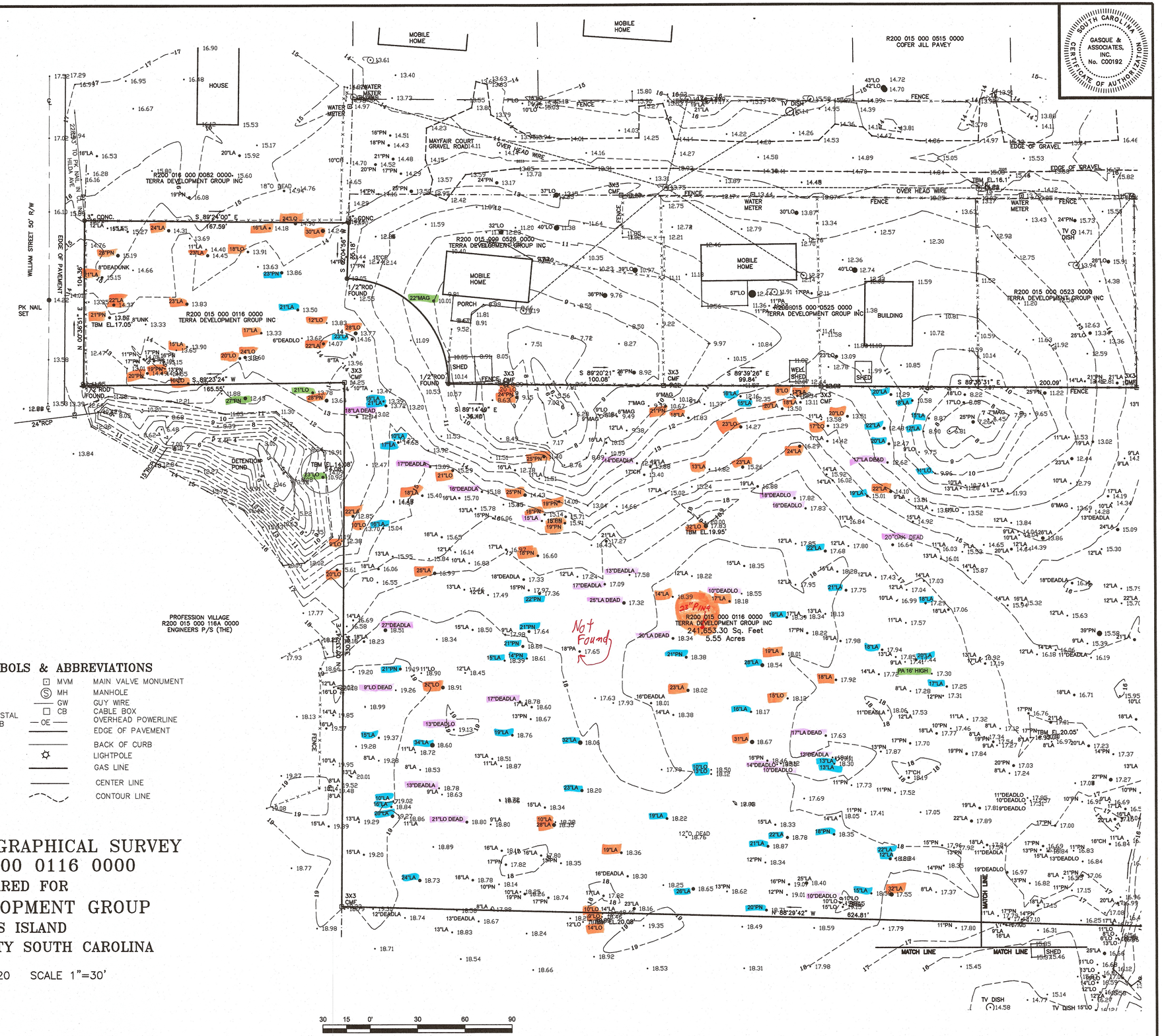
JOB#51915 F.B./NA/WG DRAWN BY7

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
GASQUE & ASSOCIATES, INC. No. C00192



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BEAUFORT COUNTY SC - ROD
BK 3914 Pgs 0641-0658
FILE NUM 2020054858
09/28/2020 02:44:31 PM
RCPT# 995412
RECORDING FEES 25.00

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

NON-EXCLUSIVE INGRESS, EGRESS UTILITIES AND MAINTENANCE EASEMENT

THIS NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT AGREEMENT ("AGREEMENT") is made on the seventieth day of July, 2020, by and between LADY'S ISLAND STORAGE, LLC, 87 Sunset Boulevard, Beaufort, SC 29902, as Grantee; the Tabby Oaks Homeowners Association, c/o Bundy Appraisal & Management Inc., P. O. Box 1225, Beaufort Sc 29901 ("Association"), and the owners of the twenty (21) individual units of the Association , as listed on Exhibit A attached hereto (collectively "Unit Owners"). The Association and Unit Owners are collectively referred to as "Grantor".

WHEREAS, Grantee owns or will own approximately 5.54 acres, more or less, as shown on that certain survey prepared by David S. Youmans (RLS #9765), dated September 26, 1986, captioned "Lot Survey Prepared for Terra Development", recorded at the Beaufort County Register of Deeds ("ROD") at Deed Book 1033 at Page 539 ("Grantee Parcel") ;

WHEREAS, the Association holds record fee simple title to approximately 0.24 acres, more or less, designated and shown as "Proposed Access Easement, 10260.00 Sq. Ft. , 0.24 acres", as shown on that certain survey prepared by David E. Gasque (RLS # 10506), dated April 6, 2020 , captioned "Plat Showing Easement Prepared for Terra Development Corp." and recorded in the ROD at Plat Book 153 at Page 187 ("Roadway");

WHEREAS, Grantee wishes to acquire a perpetual, non-exclusive easement for utilities, pedestrians, ingress and egress, and the maintenance of the Roadway from Grantor to construct, use, and maintain a paved roadway to Grantee's Parcel from Highway S.C. Highway 802 a/k/a Sams Point Road;

WHEREAS, pursuant to that certain deed from Beaufort Building Center, Inc. to the Association, dated January 29, 1998 and recorded in the ROD at Book 1010 at Page 1719, the Association holds record title to the Roadway;

WHEREAS, pursuant to that certain Master Deed of the Association, dated May 24, 1984 and recorded in the ROD at Page 394 at Page 795, as amended, the Unit Owners, as listed on Exhibit A attached hereto, own an undivided interest in all Common Elements of the Association, which arguably includes all or a part of the Roadway;

WHEREAS, the parties, wish to confirm the agreement of the Association **and** the Unit Owners that the Grantee, its guests, invitees, tenants, successors and assigns, may use said Roadway in perpetuity to access and run utilities to Grantee's Parcel under the terms and conditions as set forth below.

WITNESSETH, that the Grantor, for and in consideration of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, does for itself, themselves and their successors, heirs and assigns, hereby grant, bargain, sell, release and convey unto the Grantee, its tenants, customers, guests, invitees, successors and assigns, the following non-exclusive, perpetual easement rights:

1. Whereas Provisions – The above Whereas provisions are incorporated herein by reference as if fully set forth herein. Said provisions are important and material to the parties.

2. Construction and Maintenance of Roadway – Grantee, its agents, contractors, successors and assigns, at its sole cost and expense, shall have the perpetual right to construct and maintain the Roadway to provide access to the Grantee Parcel and to place utilities (water, sewer, gas, electricity, irrigation, etc.) on and underneath the Roadway to service Grantee Parcel.

3. Ingress-Egress Easement – Grantee, its tenants, customers, guests, invitees, successors and assigns shall have the perpetual, non-exclusive right to use the Roadway for pedestrian traffic, and ingress and egress to and from the Grantee Parcel.

4. Additional Improvements – Grantor may at any time, or from time-to-time, construct additional improvements to the Roadway so long as at all times Grantee, its successors and assigns, has reasonable, direct access to the Grantee Parcel.

5. Maintenance – Grantee, its successors and assigns, so long as it has the easement rights granted herein, shall have the duty and obligation to maintain and repair the Roadway.

6. Insurance – Grantee, so long as it has the easement rights granted herein, shall provide and maintain a General Liability insurance policy as to accidents on the Roadway in an amount of at least $1,000,000 per occurrence and $2,000,000 in the aggregate. Grantee shall provide proof of insurance to Grantor upon written request.

7. Grantor's Liability for Accidents – Grantor has no duty to maintain or repair said Roadway and is not liable to Grantee, its customers, guests, invitees, successors and assigns for any accidents or injuries occurring on same.

8. Binding Effect – This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, executors, administrators, successors and assigns.

9. Attorney Fees/Interest – In any litigation to enforce the terms and provisions of this Agreement, the prevailing party is entitled to recover reasonable attorney fees and costs. Any monies not paid when due shall accrue interest at 12% per annum.

10. Entire Agreement – This Agreement constitutes the entire agreement among the parties hereto and supersede and cancel any prior agreements, representations, warranties, or communications, whether oral or written, among the parties hereto relating to the transactions contemplated hereby or the subject matter herein. Neither this Agreement nor any provision hereof may be changed, waived, discharged or terminated orally, but only by an agreement in writing signed by the party against whom or which the enforcement of such change, waiver, discharge or termination is sought.

11. Severability – Except to the extent that such unenforceability would deprive either party of the substantial value of its bargain, if any court shall determine that any aspect of this Agreement is unenforceable, it is the intention of the parties that is shall not thereby terminate, but shall be deemed amended to the extent required to render it valid and enforceable and such provision shall be deemed severed from this Agreement and all other provisions shall remain in full force and effect.

12. Governing Law – This Agreement shall be governed by and construed in accordance with the laws of the State of South Carolina.

13. Drafting of the Agreement – The parties acknowledge and agree that each was actively involved with the negotiation and drafting of this Agreement. Further, each party's legal counsel reviewed, or had the opportunity to review the Agreement prior to its execution. The parties agree any Court, arbitrator or mediator which may hereinafter interpret this Agreement will not construe the Agreement against any particular party which may have originated, typed or prepared any particular provision.

Said easement is given for the purpose of ingress and egress, pedestrian traffic, construction, utilities and maintenance, and it is agreed and understood that it is not to be construed as an easement given to the exclusion of the Grantor, its successors or assigns, or to others either previously or later granted a similar right.

TO HAVE AND TO HOLD all and singular, the said right-of-way and the rights hereinbefore granted, unto the said Grantee, its successors and assigns.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement.

14. **Waiver of Jury Trial** – **To the extent permitted by applicable law, each the Grantee and Grantors below, knowingly, voluntarily, and intentionally waive any right each may have to a trial by jury in respect of any litigation based on, or arising out of, under or in connection with the Agreement, or any agreement contemplated to be executed in connection with this Agreement of even date, or any course of conduct, course of dealing, statements (whether verbal or written) or action of any party with respect hereto. This provision is a material inducement to Grantee to enter into this transaction.**

WITNESSES:

Paul Merritt Patterson

GRANTEE: LADY'S ISLAND STORAGE, LLC

By: _____

Its: managing partner

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

The undersigned Notary Public does hereby certify that a representative of Lady's Island Storage, LLC personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

Witness my hand and official seal this 14TH day of ~~April~~ MAY, 2020.

Paul Merritt Patterson
Notary Public for South Carolina
My Commission Expires: 5/5/2025

14. **Waiver of Jury Trial - To the extent permitted by applicable law, each the Grantee and Grantors below, knowingly, voluntarily, and intentionally waive any right each may have to a trial by jury in respect of any litigation based on, or arising out of, under or in connection with the Agreement, or any agreement contemplated to be executed in connection with this Agreement of even date, or any course of conduct, course of dealing, statements (whether verbal or written) or action of any party with respect hereto. This provision is a material inducement to Grantee to enter into this transaction.**

WITNESSES:

GRANTOR: Tabby Oaks Homeowners Association

By: _____

Its: President

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

The undersigned Notary Public does hereby certify that Gregory C. Westergard personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

Witness my hand and official seal this 24th day of June, 2020.

Notary Public for South Carolina
My Commission Expires: 6/3/2029

Agreement, Acknowledgment and Consent of Unit Owner to Easement Agreement

14. **Waiver of Jury Trial - To the extent permitted by applicable law, each the Grantee and Grantors below, knowingly, voluntarily, and intentionally waive any right each may have to a trial by jury in respect of any litigation based on, or arising out of, under or in connection with the Agreement, or any agreement contemplated to be executed in connection with this Agreement of even date, or any course of conduct, course of dealing, statements (whether verbal or written) or action of any party with respect hereto. This provision is a material inducement to Grantee to enter into this transaction.**

WITNESSES:

GRANTOR: Terra Development Group, Inc.
(Unit #s C-2, D-6, A-6, C-6)

By: Paul Merritt Patterson

Its: PRESIDENT

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

The undersigned Notary Public does hereby certify that Terra Development Group, Inc., personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

Witness my hand and official seal this 16th day of April, 2020.

Notary Public for South Carolina
My Commission Expires: 4-25-2022

Agreement, Acknowledgment and Consent of
Unit Owner to Easement Agreement

14. **Waiver of Jury Trial - To the extent permitted by applicable law, each the Grantee and Grantors below, knowingly, voluntarily, and intentionally waive any right each may have to a trial by jury in respect of any litigation based on, or arising out of, under or in connection with the Agreement, or any agreement contemplated to be executed in connection with this Agreement of even date, or any course of conduct, course of dealing, statements (whether verbal or written) or action of any party with respect hereto. This provision is a material inducement to Grantee to enter into this transaction.**

WITNESSES:

GRANTOR: Laughing Buddha, LLC
(Unit # A-1)

By: _____

Its: President

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

The undersigned Notary Public does hereby certify that Laughing Buddha, LLC, personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

Witness my hand and official seal this 24th day of ~~April~~ June, 2020.

Notary Public for South Carolina
My Commission Expires: 6/3/2029

Agreement, Acknowledgment and Consent of Unit Owner to Easement Agreement

14. **Waiver of Jury Trial - To the extent permitted by applicable law, each the Grantee and Grantors below, knowingly, voluntarily, and intentionally waive any right each may have to a trial by jury in respect of any litigation based on, or arising out of, under or in connection with the Agreement, or any agreement contemplated to be executed in connection with this Agreement of even date, or any course of conduct, course of dealing, statements (whether verbal or written) or action of any party with respect hereto. This provision is a material inducement to Grantee to enter into this transaction.**

WITNESSES:

Tonya Pharr Walker

GRANTOR: Red Planet Investments, LLC
(Unit # B-1)

By: _____

Its: President

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

The undersigned Notary Public does hereby certify that Red Planet Investments, LLC, personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

Witness my hand and official seal this 24th day of ~~April~~ June, 2020.

Notary Public for South Carolina
My Commission Expires: 6/3/2029

Agreement, Acknowledgment and Consent of Unit Owner to Easement Agreement

14. **Waiver of Jury Trial - To the extent permitted by applicable law, each the Grantee and Grantors below, knowingly, voluntarily, and intentionally waive any right each may have to a trial by jury in respect of any litigation based on, or arising out of, under or in connection with the Agreement, or any agreement contemplated to be executed in connection with this Agreement of even date, or any course of conduct, course of dealing, statements (whether verbal or written) or action of any party with respect hereto. This provision is a material inducement to Grantee to enter into this transaction.**

WITNESSES:

GRANTOR: Edward J Mc Neil and
Juraee S. McNeil (Unit # C-1)

Edward J. Mcneil

Juraee S. McNeil

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

The undersigned Notary Public does hereby certify that Edward J. McNeil and Juraee S. McNeil, personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

Witness my hand and official seal this 17 day of ~~June~~ July, 2020.

Notary Public for South Carolina
My Commission Expires: 5/5/2025

Agreement, Acknowledgment and Consent of
Unit Owner to Easement Agreement

14. **Waiver of Jury Trial - To the extent permitted by applicable law, each the Grantee and Grantors below, knowingly, voluntarily, and intentionally waive any right each may have to a trial by jury in respect of any litigation based on, or arising out of, under or in connection with the Agreement, or any agreement contemplated to be executed in connection with this Agreement of even date, or any course of conduct, course of dealing, statements (whether verbal or written) or action of any party with respect hereto. This provision is a material inducement to Grantee to enter into this transaction.**

WITNESSES:

GRANTOR: Clayton J. Newkirk and
Susan K. Newkirk (Unit # D-1)

Clayton J. Newkirk

Susan K. Newkirk

NEENA KAUR DAVIS
Notary Public
Alabama State at Large
My Commission Expires
January 13, 2024

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF BEAUFORT)

The undersigned Notary Public does hereby certify that Clayton J. Newkirk and Susan K. Newkirk, personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

Witness my hand and official seal this 30th day of ~~April~~ June, 2020.

NEENA KAUR DAVIS
Notary Public
Alabama State at Large
My Commission Expires
January 13, 2024

Notary Public for ~~South Carolina~~ Alabama
My Commission Expires: 1/13/2024

Agreement, Acknowledgment and Consent of Unit Owner to Easement Agreement

14. **Waiver of Jury Trial - To the extent permitted by applicable law, each the Grantee and Grantors below, knowingly, voluntarily, and intentionally waive any right each may have to a trial by jury in respect of any litigation based on, or arising out of, under or in connection with the Agreement, or any agreement contemplated to be executed in connection with this Agreement of even date, or any course of conduct, course of dealing, statements (whether verbal or written) or action of any party with respect hereto. This provision is a material inducement to Grantee to enter into this transaction.**

WITNESSES:

GRANTOR: Bundy Appraisal & Management, Inc. (Unit # B-2, B-4, D-4)

By: Robert J. Bundy

Its: President

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

The undersigned Notary Public does hereby certify that Bundy Appraisal & Management, Inc., personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

Witness my hand and official seal this 15th day of July, 2020.

Notary Public for South Carolina
My Commission Expires:_____

Susan F Trogdon
Notary Public, State of South Carolina
My Commission Expires August 21, 2028

Agreement, Acknowledgment and Consent of Unit Owner to Easement Agreement

14. **Waiver of Jury Trial - To the extent permitted by applicable law, each the Grantee and Grantors below, knowingly, voluntarily, and intentionally waive any right each may have to a trial by jury in respect of any litigation based on, or arising out of, under or in connection with the Agreement, or any agreement contemplated to be executed in connection with this Agreement of even date, or any course of conduct, course of dealing, statements (whether verbal or written) or action of any party with respect hereto. This provision is a material inducement to Grantee to enter into this transaction.**

WITNESSES:

GRANTOR: Sarah P. Davis
(Unit # D-2, C-3, A-4)

Sarah P. Davis

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

The undersigned Notary Public does hereby certify that Sarah P. Davis, personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

Witness my hand and official seal this 15th day of July 2020.

Notary Public for South Carolina
My Commission Expires:_____

Susan F Trogdon
Notary Public, State of South C
My Commission Expires August 21, 2028

Agreement, Acknowledgment and Consent of Unit Owner to Easement Agreement

14. **Waiver of Jury Trial - To the extent permitted by applicable law, each the Grantee and Grantors below, knowingly, voluntarily, and intentionally waive any right each may have to a trial by jury in respect of any litigation based on, or arising out of, under or in connection with the Agreement, or any agreement contemplated to be executed in connection with this Agreement of even date, or any course of conduct, course of dealing, statements (whether verbal or written) or action of any party with respect hereto. This provision is a material inducement to Grantee to enter into this transaction.**

WITNESSES:

GRANTOR: Pamela Rae Stark
(Unit # A-3)

Pamela Rae Stark

Pamela Rae Stark

STATE OF THE COMMONWEALTH OF VIRGINIA)
) ACKNOWLEDGMENT
COUNTY OF VIRGINIA BEACH)

The undersigned Notary Public does hereby certify that Pamela Rae Stark personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

Witness my hand and official seal this 14th day of May, 2020.

RAMONA J. COOK COMMONWEALTH OF VIRGINIA 7561888 NOTARY PUBLIC

Notary Public for the Commonwealth of Virginia
My Commission Expires: April 30, 2021

Agreement, Acknowledgment and Consent of Unit Owner to Easement Agreement

14. **Waiver of Jury Trial - To the extent permitted by applicable law, each the Grantee and Grantors below, knowingly, voluntarily, and intentionally waive any right each may have to a trial by jury in respect of any litigation based on, or arising out of, under or in connection with the Agreement, or any agreement contemplated to be executed in connection with this Agreement of even date, or any course of conduct, course of dealing, statements (whether verbal or written) or action of any party with respect hereto. This provision is a material inducement to Grantee to enter into this transaction.**

WITNESSES:

GRANTOR: Jitendra M. Desai and Smita J. Desai as Trustees of The Desai Revocable Trust Agreement Dated September 6, 2007 (Unit # B-3, D-3)

June 22, 2020
Jitendra M. Desai, Trustee
By Power of Attorney, Neil Desai

June 22, 2020
Smita J. Desai, Trustee
By Power of Attorney, Neil Desai

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

The undersigned Notary Public does hereby certify that Neil Desai with Power of attorney for Jitendra M. Desai and Smita J. Desai as Trustees of The Desai Revocable Trust Agreement Dated September 6, 2007, personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

Witness my hand and official seal this 22nd day of June, 2020.

Notary Public for South Carolina
My Commission Expires: 4-25-2022

Agreement, Acknowledgment and Consent of Unit Owner to Easement Agreement

14. **Waiver of Jury Trial - To the extent permitted by applicable law, each the Grantee and Grantors below, knowingly, voluntarily, and intentionally waive any right each may have to a trial by jury in respect of any litigation based on, or arising out of, under or in connection with the Agreement, or any agreement contemplated to be executed in connection with this Agreement of even date, or any course of conduct, course of dealing, statements (whether verbal or written) or action of any party with respect hereto. This provision is a material inducement to Grantee to enter into this transaction.**

WITNESSES:

GRANTOR: Mikata, LLC
(Unit # ~~C-4~~ 4C

By: _____

Its: owner

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

The undersigned Notary Public does hereby certify that Mikata, LLC, personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

Witness my hand and official seal this 7 day of ~~April~~ May, 2020.

Notary Public for South Carolina
My Commission Expires: 5/5/2025

Agreement, Acknowledgment and Consent of Unit Owner to Easement Agreement

14. **Waiver of Jury Trial - To the extent permitted by applicable law, each the Grantee and Grantors below, knowingly, voluntarily, and intentionally waive any right each may have to a trial by jury in respect of any litigation based on, or arising out of, under or in connection with the Agreement, or any agreement contemplated to be executed in connection with this Agreement of even date, or any course of conduct, course of dealing, statements (whether verbal or written) or action of any party with respect hereto. This provision is a material inducement to Grantee to enter into this transaction.**

WITNESSES:

GRANTOR: Estate of Karla Ann Peterson
(Unit # B-6)

Representative for the estate of Karla Ann Peterson

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF BEAUFORT)

The undersigned Notary Public does hereby certify that the representative for the estate of Karla Ann Peterson, personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

Witness my hand and official seal this 16th day of June, 2020.

Notary Public for South Carolina
My Commission Expires: 5/6/2025

EXHIBIT A

Unit Owners of Association

Owner	Unit Number	Deed Book/Page	TMS
Terra Development Group, Inc.	C2	2278/1541	200-14-123-2C
Terra Development Group, Inc.	D6	2235/1454	200-14-000-0123-006D
Terra Development Group, Inc.	A6	2205/1746	200-014-000-123-006A
Terra Development Group, Inc.	C6	2335/1422	R200-014-000-0123-006C
Laughing Buddha, LLC	A1	2495/0815	R200-014-000-0123-001A
Red Planet Investments, LLC	B1	2269/0548	R200-014-000-0123-001B
Edward J. McNeil and Juraree S. McNeil	C1	3874/649	R200-014-000-0123-001C
Clayton J. Newkirk and Susan K. Newkirk	D1	3333/1938	R200-014-000-0123-001D
25 Sams Point Rd 2a, LLC	A2	3835/2186	R200-014-000-0123-002A
Bundy Appraisal & Management, Inc.	B2	2643/2549	R200-014-000-0123-002B
Bundy Appraisal & Management, Inc.	B4	1489/0876	R200-014-000-0123-004B
Bundy Appraisal & Management, Inc.	D4	1001/1277	R200-014-000-0123-004D
Sarah P. Davis	D2	2155/1518/ 3854/691	R200-014-000-0123-002D
Sarah P. Davis	C3	1475/2066/ 3854/691	R200-014-000-0123-003C
Sarah P. Davis	A4	2003/1278/ 3854/691	R200-014-000-0123-004A
Pamela Rae Stark	A3	744/2306	R200-014-000-0123-003A
Jitendra M. Desai and Smita J. Desai as Trustees of The Desai Revocable Trust Agreement dated 9/6/2007	B3	2626/0826; 1133/208	R200-014-000-0123-003B

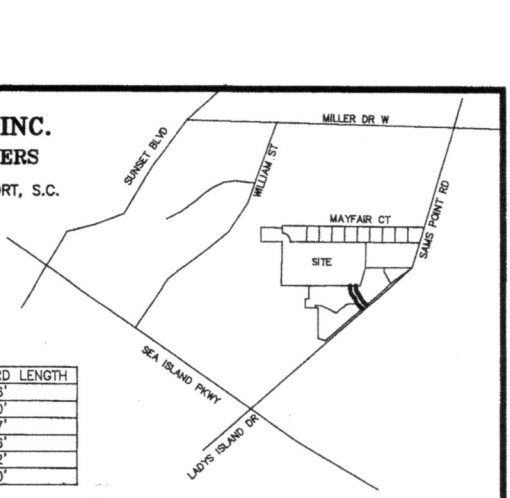
Jitendra M. Desai and Smita J. Desai as Trustees of The Desai Revocable Trust Agreement Dated 9/6/2007	D3	2626/0826	R200-014-000-0123-003D
Mikata, LLC	C4	2796/0001	R200-014-000-0123-004C
Karla Ann Peterson	B6	1137/2047	R200-014-000-0123-006B

SOUTH CAROLINA
GASQUE & ASSOCIATES, INC. No. C00192
CERTIFICATE OF AUTHORIZATION

GASQUE & ASSOCIATES INC.

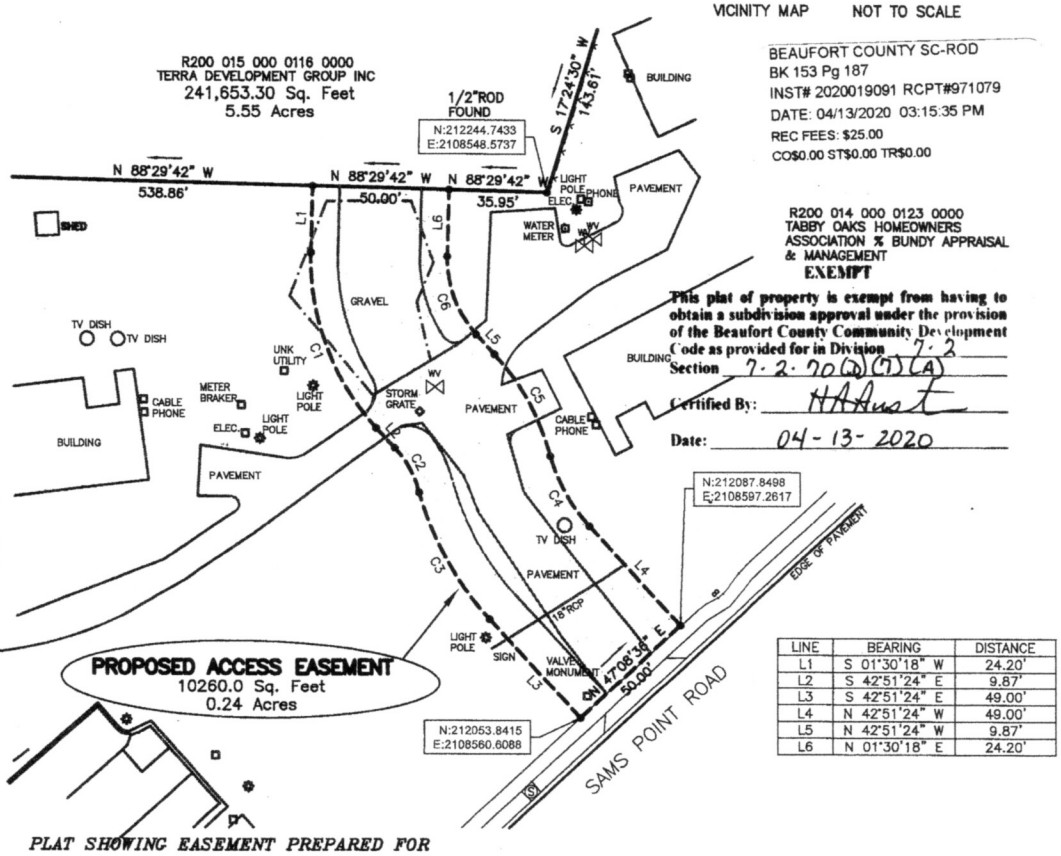
LAND SURVEYORS & PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
PHONE (843) 522-1798



VICINITY MAP NOT TO SCALE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	69.68'	90.00'	44°21'42"	N 20°40'33" W	67.96'
C2	17.57'	37.00'	27°12'02"	S 29°15'23" E	17.40'
C3	53.17'	112.00'	27°12'02"	N 29°15'23" W	52.67'
C4	29.43'	62.00'	27°12'02"	N 29°15'23" W	29.16'
C5	41.30'	87.00'	27°12'02"	S 29°15'23" E	40.92'
C6	30.97'	40.00'	44°21'42"	N 20°40'33" W	30.20'



LINE	BEARING	DISTANCE
L1	S 01°30'18" W	24.20'
L2	S 42°51'24" E	9.87'
L3	S 42°51'24" E	49.00'
L4	N 42°51'24" W	49.00'
L5	N 42°51'24" W	9.87'
L6	N 01°30'18" E	24.20'

BEAUFORT COUNTY SC-ROD
BK 153 Pg 187
INST# 2020019091 RCPT#971079
DATE: 04/13/2020 03:15:35 PM
REC FEES: $25.00
CO$0.00 ST$0.00 TR$0.00

R200 014 000 0123 0000
TABBY OAKS HOMEOWNERS ASSOCIATION % BUNDY APPRAISAL & MANAGEMENT
EXEMPT

This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County Community Development Code as provided for in Division 7.2 Section 7.2.70(D)(1)(A)

Certified By: HAmst

Date: 04-13-2020

PLAT SHOWING EASEMENT PREPARED FOR

TERRA DEVELOPMENT CORP.

THIS PLAT SHOWING AN EASEMENT OVER THE PROPERTY KNOWN AS "TABBY OAKS" BEING TAX PARCEL R200-014-000-0123-0000 TO THE TAX PARCEL R200-015-000-0116-0000

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.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.

THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.

THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE COVENANTS OR ANY CITY AND/OR COUNTY ORDINANCES.

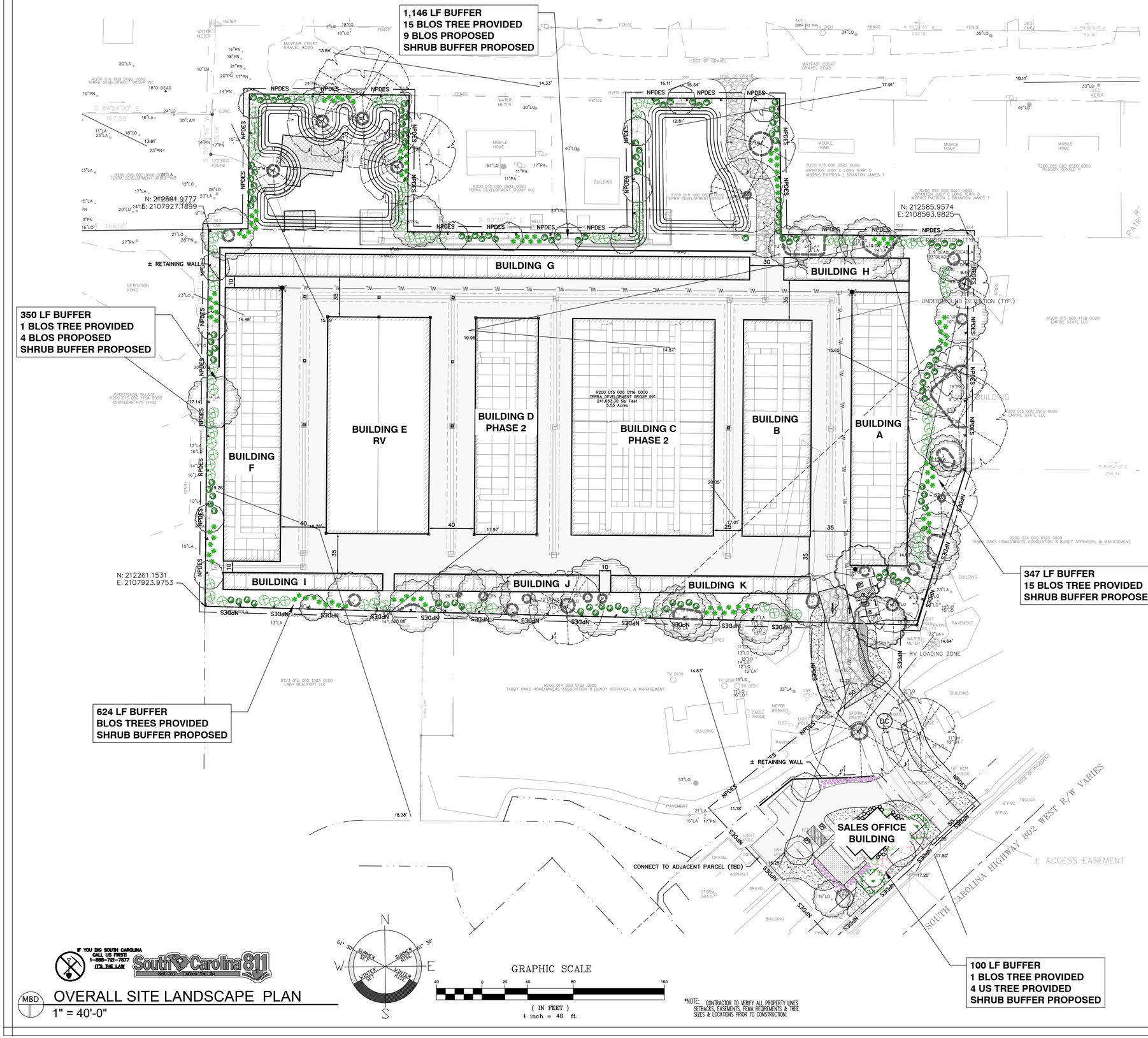
I, DAVID E. GASQUE, HEREBY CERTIFY TO TERRA DEVELOPMENT CORP. THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THERE IN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THEN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.

0 50 100 150

SCALE: 1"=50' DATE: 4/6/20

4-8-2020

DAVID E. GASQUE, R.L.S. ~~JOB # 51915-EASEMENT~~
S.C. REGISTRATION NUMBER 10506 FB#N/A DSGN#5
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.



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MBD

OVERALL SITE LANDSCAPE PLAN

1" = 40'-0"

State of South Carolina REGISTERED No. 1076 LANDSCAPE ARCHITECT JOHN MICHAEL BROCK

No.	Issue / Revision Description	Date
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FOR
AAA RESIDENTIAL STORAGE FACILITY
CITY OF BEAUFORT, SOUTH CAROLINA

M.B.D. M. BROCK DESIGNS, LLC
LANDSCAPE ARCHITECTURE - LAND PLANNING

J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
mbrock@mbrockdesigns.com

Drawn By:	M. Brock
Drawn Date:	11.10.20
Chk'd By:	M. Brock
Project ID:	2010112

Conceptual Landscape Plan
Sheet No.
LS-101

SHEET 1 OF 7

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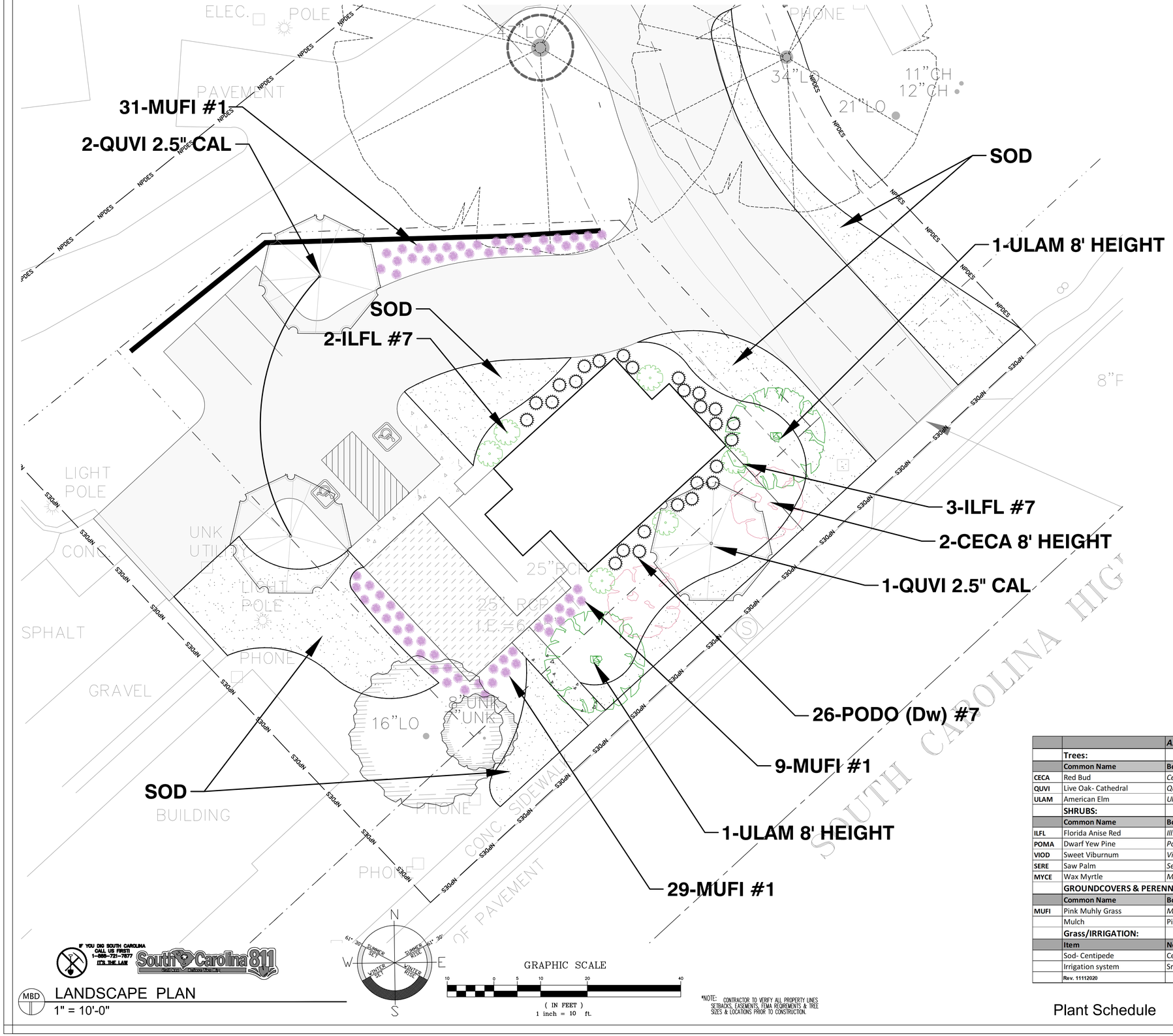

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		AAA Residential Storage Facility						
	Trees:							
	Common Name	**Botanical Name**	**Height**	**Spread**	**Caliper**	**Gallon**	**QTY**	**Unit**
CECA	Red Bud	*Cercis canadensis*	8'	6'	2.5"		2	Ea
QUVI	Live Oak- Cathedral	*Quercus viginiana 'Cathedral'*	10'		3.5"		13	Ea
ULAM	American Elm	*Ulmus americana*	10'	8'	2.5"		2	Ea.
	SHRUBS:							
	Common Name	**Botanical Name**	**Height**	**Spread**	**Caliper**	**Gallon**	**QTY**	**Unit**
ILFL	Florida Anise Red	*Illicum floridanum*	30"	30"		7	6	Ea.
POMA	Dwarf Yew Pine	*Podocarpus macrophyllus 'Pringles'*	30"	24"		7	26	Ea.
VIOD	Sweet Viburnum	*Viburnum suspensum*	30"	30"		7	110	Ea.
SERE	Saw Palm	*Serenoa repens*	30"	30"		7	102	Ea.
MYCE	Wax Myrtle	*Merica cerifera*	6'	5'		7	80	Ea.
	GROUNDCOVERS & PERENNIALS:							
	Common Name	**Botanical Name**	**Height**	**Spread**	**Caliper**	**Gallon**	**QTY**	**Unit**
MUFI	Pink Muhly Grass	*Muhlenbergia capillaris*	24"	24"		1	69	Ea.
	Mulch	Pine Straw					35,000	SF
	Grass/IRRIGATION:							
	Item	**Notes**					**QTY**	**Unit**
	Sod- Centipede	Centipede Sod					20,400	SF
	Irrigation system	Srpay Head for Sod & Drip Zones on shrubs and trees					15	Ea
	Rev. 11112020							

Plant Schedule

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MBD LANDSCAPE PLAN
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N W E S

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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SOUTH CAROLINA HIGH

State of South Carolina REGISTERED No. 1076 LANDSCAPE ARCHITECT JOHN MICHAEL BROCK

No.	Issue / Revision Description	Date
1	-	-

CONCEPTUAL LANDSCAPE PLANS
FOR
AAA RESIDENTIAL STORAGE FACILITY
CITY OF BEAUFORT, SOUTH CAROLINA

M.B.D. M. BROCK DESIGNS, LLC — LANDSCAPE ARCHITECTURE - LAND PLANNING

J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
mbrock@mbrockdesigns.com

Drawn By:	*M. Brock*
Drawn Date:	*11.10.20*
Chk'd By:	*M. Brock*
Project ID:	*2010112*

Conceptual Landscape Plan
Sheet No.
LS-102

SHEET 2 OF 7

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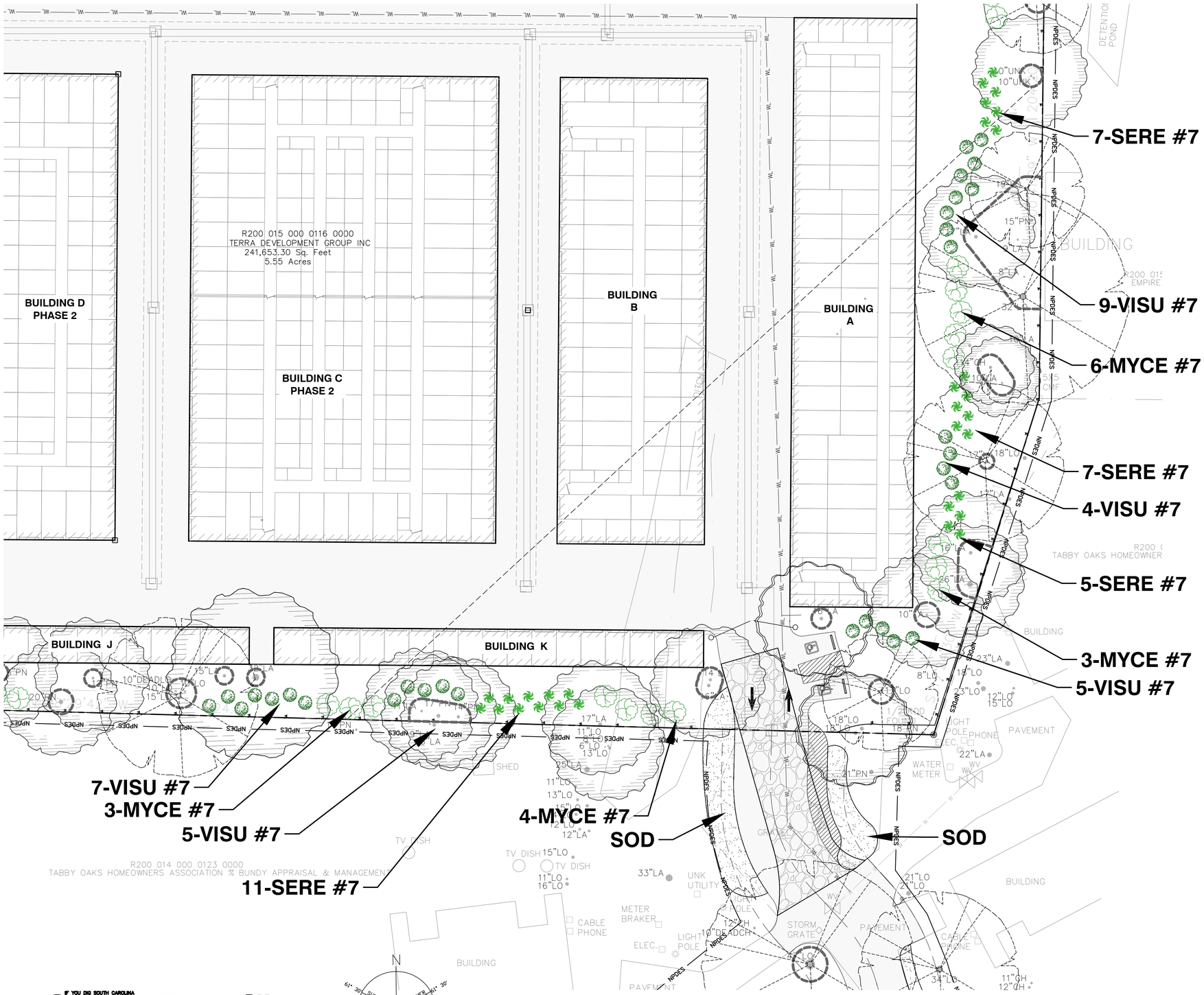

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(IN FEET)
1 inch = 20 ft.

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State of South Carolina REGISTERED No. 1076 LANDSCAPE ARCHITECT JOHN MICHAEL BROCK

No.	Issue / Revision Description	Date
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FOR
AAA RESIDENTIAL STORAGE FACILITY
CITY OF BEAUFORT, SOUTH CAROLINA

M.B.D. M. BROCK DESIGNS, LLC
LANDSCAPE ARCHITECTURE - LAND PLANNING

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ph. 843.540.6407
mbrock@mbrockdesigns.com

Drawn By:	M. Brock
Drawn Date:	11.10.20
Chk'd By:	M. Brock
Project ID:	2010112

Conceptual Landscape Plan
Sheet No.
LS-103

SHEET 3 OF 7

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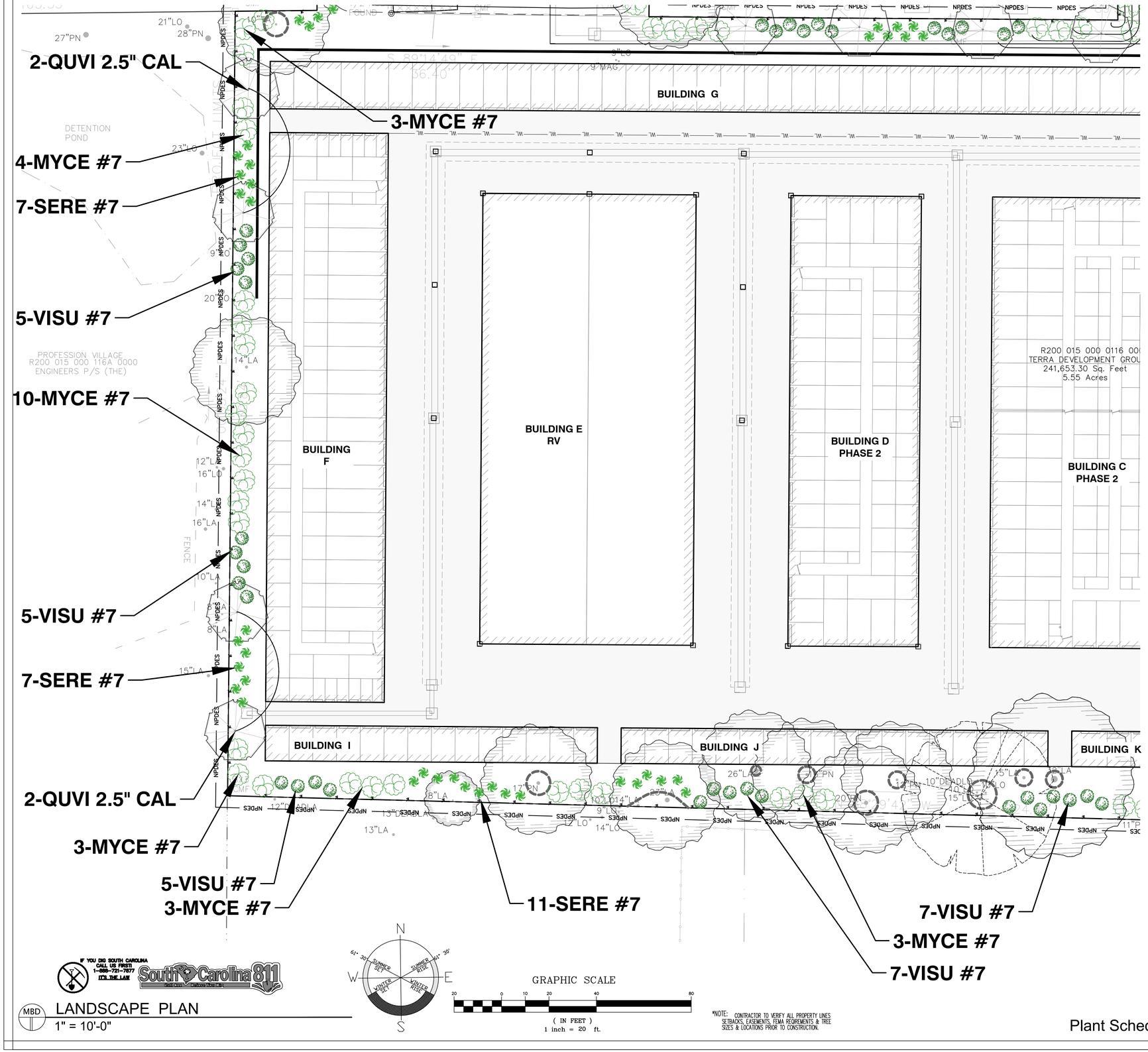

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N
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E
SE
S
SW
W
NW
SUMMER SET
SUMMER RISE
WINTER SET
WINTER RISE
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61° 30'

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SHEET 4 OF 7

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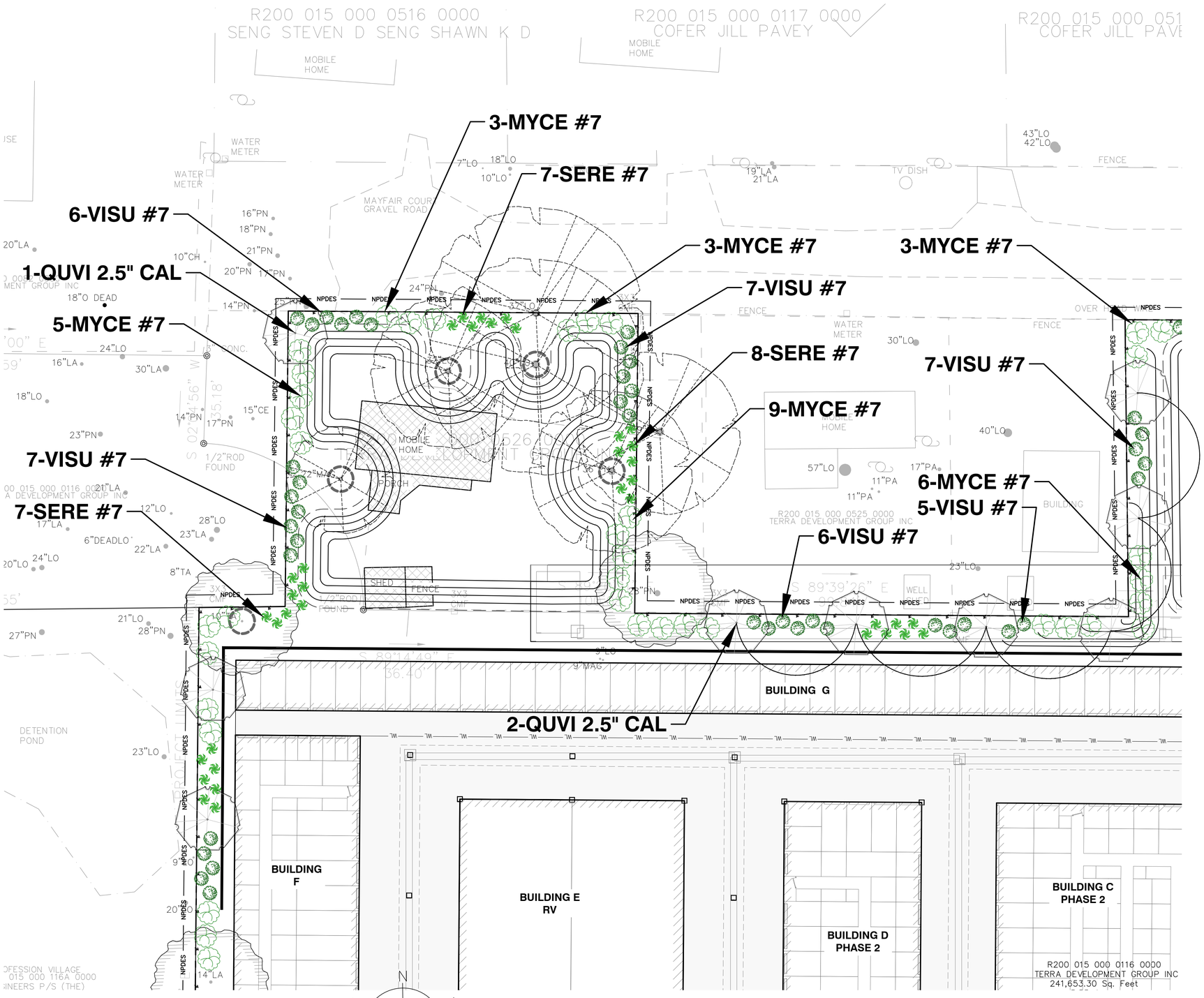

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DRAINAGE:

SEE GRADE AND DRAINAGE PLAN FOR PROPOSED SITE DRAINAGE.

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Plant Schedule

State of South Carolina REGISTERED No. 1076 LANDSCAPE ARCHITECT JOHN MICHAEL BROCK

No.	Issue / Revision Description	Date
1	-	-

CONCEPTUAL LANDSCAPE PLANS
FOR
AAA RESIDENTIAL STORAGE FACILITY
CITY OF BEAUFORT, SOUTH CAROLINA

M.B.D. M. BROCK DESIGNS, LLC
LANDSCAPE ARCHITECTURE - LAND PLANNING

J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
mbrock@mbrockdesigns.com

Drawn By:	M. Brock
Drawn Date:	11.10.20
Chk'd By:	M. Brock
Project ID:	2010112

Conceptual Landscape Plan
Sheet No.
LS-105
SHEET 5 OF 7

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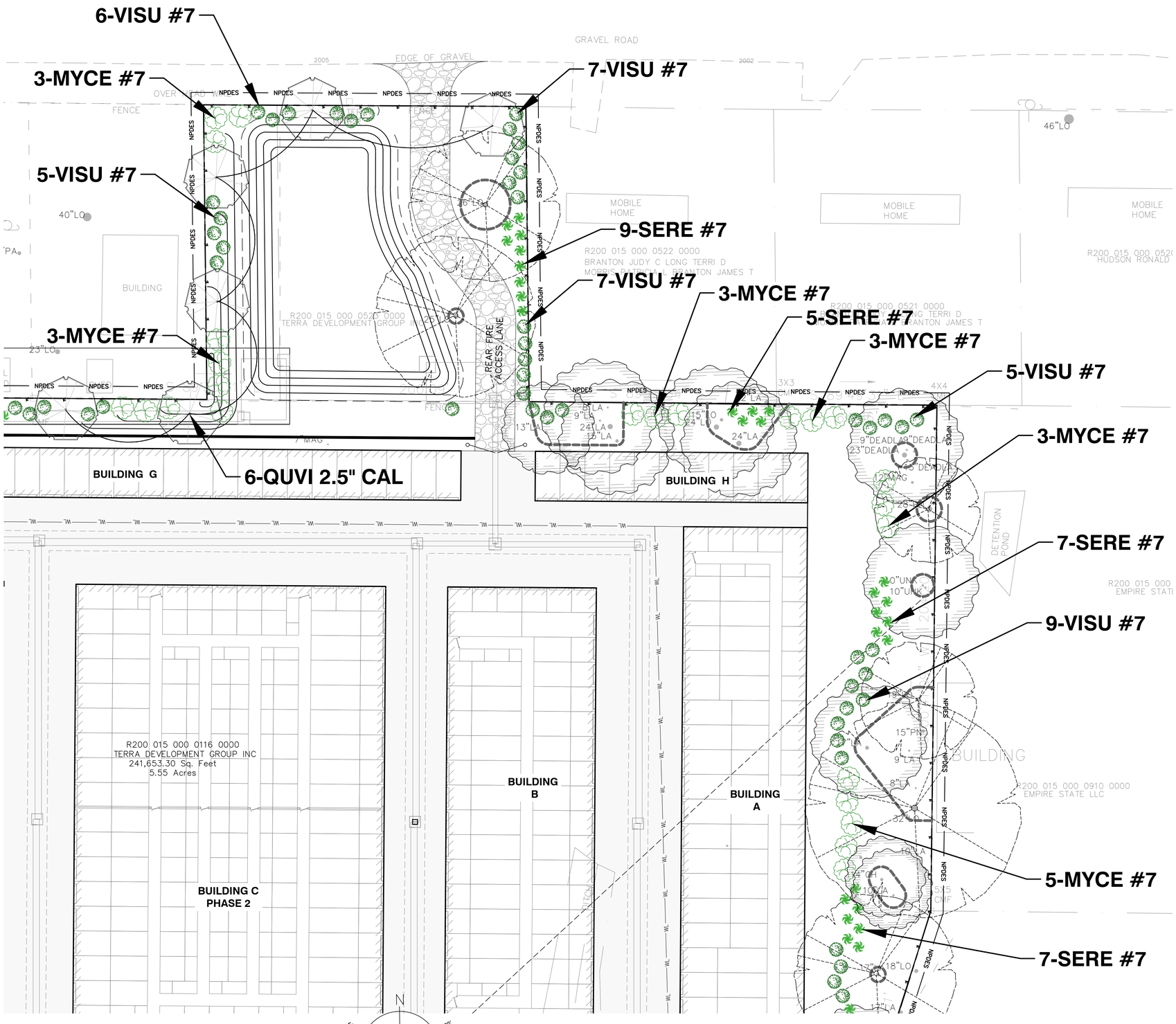

IF YOU DIG SOUTH CAROLINA
CALL US FIRST!
1-888-721-7877
IT'S THE LAW
South Carolina 811

MBD LANDSCAPE PLAN
1" = 10'-0"

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

*NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, FEMA REQIREMENTS & TREE SIZES & LOCATIONS PRIOR TO CONSTRUCTION.

LANDSCAPE NOTES

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State of South Carolina REGISTERED No. 1076 LANDSCAPE ARCHITECT JOHN MICHAEL BROCK

No.	Issue / Revision Description	Date
1	-	-

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FOR
AAA RESIDENTIAL STORAGE FACILITY
CITY OF BEAUFORT, SOUTH CAROLINA

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J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
mbrock@mbrockdesigns.com

Drawn By:	M. Brock
Drawn Date:	11.10.20
Chk'd By:	M. Brock
Project ID:	2010112

Conceptual Landscape Plan
Sheet No.
LS-106

SHEET 6 OF 7

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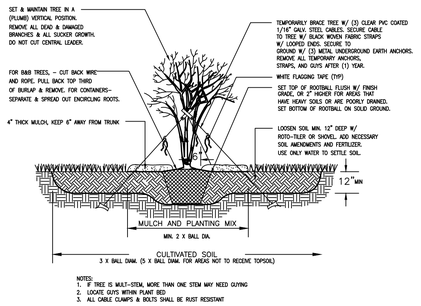
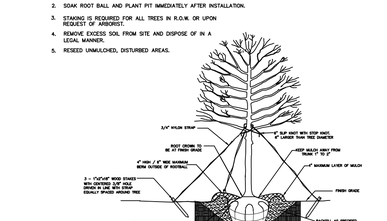


NOTES:
1. IF TREE IS MULT-STEM, MORE THAN ONE STEM MAY NEED GUYING
2. LOCATE GUYS WITHIN PLANT BED
3. ALL CABLE CLAMPS & BOLTS SHALL BE RUST RESISTANT

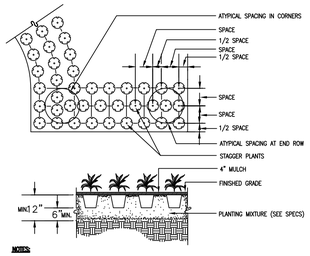
1/LS107 MULTI-TRUNK TREE PLANTING DETAIL

N.T.S.



2/LS107 SHRUB PLANTING DETAIL

N.T.S.



NOTES:
1. PLACE PLANTS IN BED AS SHOWN, SPACING AS SPECIFIED IN PLANT SCHEDULE.
2. GROUNDCOVER SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO STRAIGHT EDGES AND SHALL BE EVENLY SPACED IN ROWS PARALLEL TO CURVE EDGES.

3/LS107 GROUNDCOVER PLANTING DETAIL

N.T.S.

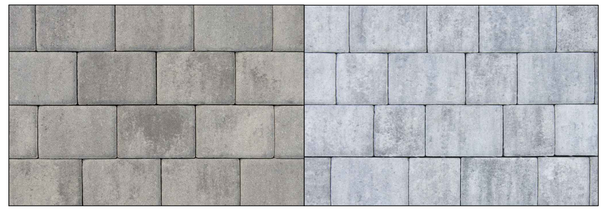
1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.

ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)

FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	12'-14'	14'	32"	19"
	3"	14'-16'	16'	32"	21"

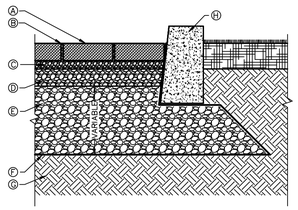
4/LS107 TREE INSTALLATION DETAIL

N.T.S.



BATTERY GRAY- PAVER (Border)

CHARLESTON PEARL- PAVER (Inset)



SECTION
CASE NO 1 – FULL INFILTRATION

LEGEND:
(A) PERMEABLE PAVER FROM TECHO-BLOC, 2 3/8" TO 3 15/16" (60 TO 100 MM) THICK INFLO, MISTA RANDOM, PURE, VICTORIEN PERMEABLE, VILLAGIO OR VILLAGIO GRANDE CONFORMING TO ASTM C 936
(B) JOINT FILLING MATERIAL, NO. 8 (FOR INFLO, PURE AND VILLAGIO) OR NO. 9 STONE (FOR MISTA RANDOM, VICTORIEN PERMEABLE AND VILLAGIO GRANDE) CONFORMING TO ASTM D 448
(C) BEDDING COURSE, 2" (50 MM) THICK NO. 8 STONE CONFORMING TO ASTM D 448
(D) BASE COURSE, 4" (100 MM) THICK NO. 57 STONE CONFORMING TO ASTM D 448
(E) SUBBASE COURSE, THICKNESS AS PER DESIGN NO. 2 STONE CONFORMING TO ASTM D 448
(F) GEOTEXTILE
(G) SUBGRADE
(H) EDGE RESTRAINT TBD by Contractor/ Owner

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

5/LS107 PAVER DETAIL

nts

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		AAA Residential Storage Facility						
	Trees:							
	Common Name	**Botanical Name**	**Height**	**Spread**	**Caliper**	**Gallon**	**QTY**	**Unit**
CECA	Red Bud	*Cercis canadensis*	8'	6'	2.5"		2	Ea
QUVI	Live Oak- Cathedral	*Quercus viginiana 'Cathedral'*	10'		3.5"		13	Ea
ULAM	American Elm	*Ulmus americana*	10'	8'	2.5"		2	Ea.
	SHRUBS:							
	Common Name	**Botanical Name**	**Height**	**Spread**	**Caliper**	**Gallon**	**QTY**	**Unit**
ILFL	Florida Anise Red	*Illicum floridanum*	30"	30"		7	6	Ea.
POMA	Dwarf Yew Pine	*Podocarpus macrophyllus 'Pringles'*	30"	24"		7	26	Ea.
VIOD	Sweet Viburnum	*Viburnum suspensum*	30"	30"		7	110	Ea.
SERE	Saw Palm	*Serenoa repens*	30"	30"		7	102	Ea.
MYCE	Wax Myrtle	*Merica cerifera*	6'	5'		7	80	Ea.
	GROUNDCOVERS & PERENNIALS:							
	Common Name	**Botanical Name**	**Height**	**Spread**	**Caliper**	**Gallon**	**QTY**	**Unit**
MUFI	Pink Muhly Grass	*Muhlenbergia capillaris*	24"	24"		1	69	Ea.
	Mulch	Pine Straw					35,000	SF
	Grass/IRRIGATION:							
	Item	**Notes**					**QTY**	**Unit**
	Sod- Centipede	Centipede Sod					20,400	SF
	Irrigation system	Srpay Head for Sod & Drip Zones on shrubs and trees					15	Ea
	Rev. 11112020							

Plant Schedule

STATE OF SOUTH CAROLINA REGISTERED No. 1076 LANDSCAPE ARCHITECT JOHN MICHAEL BROCK

No.	Issue / Revision Description	Date
1	-	-

CONCEPTUAL LANDSCAPE PLANS FOR AAA RESIDENTIAL STORAGE FACILITY CITY OF BEAUFORT, SOUTH CAROLINA

M.B.D. M. BROCK DESIGNS, LLC
LANDSCAPE ARCHITECTURE - LAND PLANNING

J. M. BROCK
RLA
po box 358, port royal
south carolina, 29935
ph. 843.540.6407
mbrock@mbrockdesigns.com

Drawn By:	*M. Brock*
Drawn Date:	*11.10.20*
Chk'd By:	*M. Brock*
Project ID:	*2010112*

Landscape Detail

Sheet No.

LS-107

SHEET 7 OF 7

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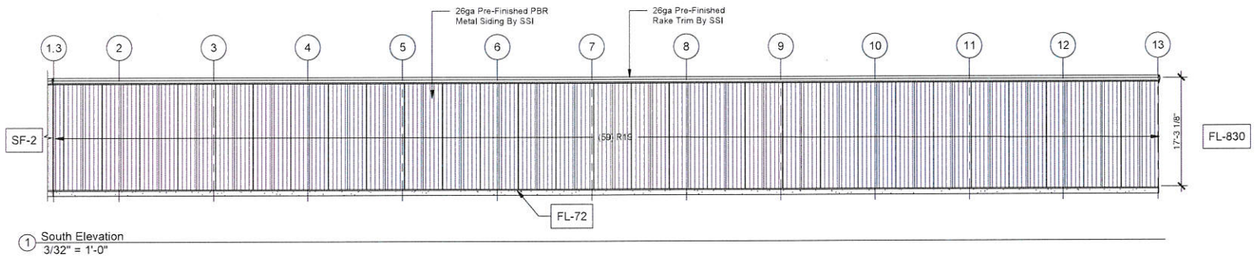
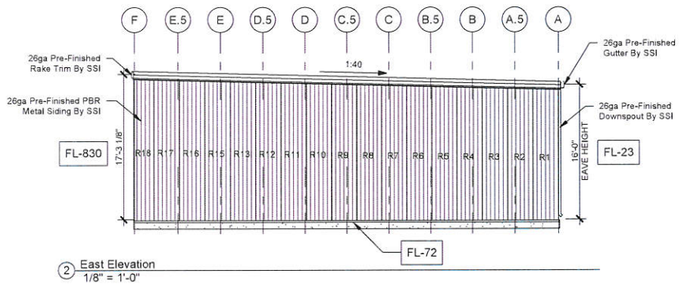
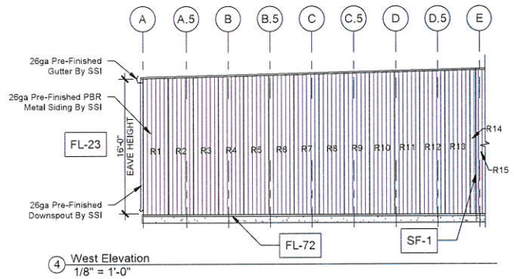


1 South Elevation
3/32" = 1'-0"



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



4 West Elevation
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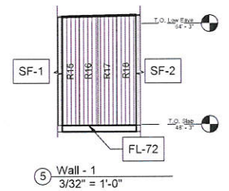
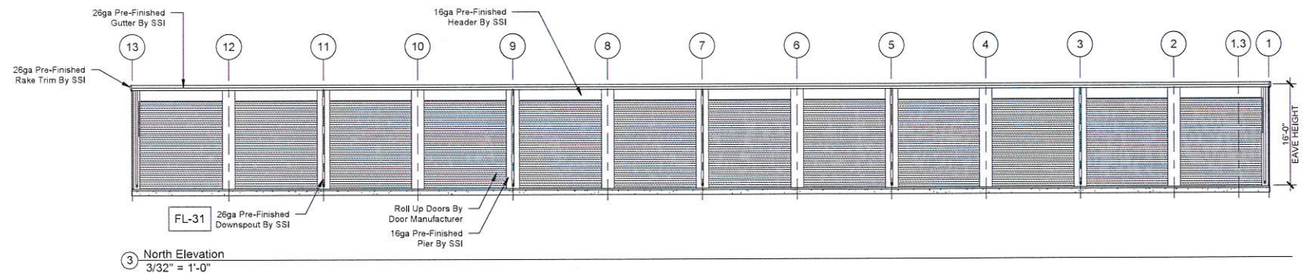


5 Wall - 1
3/32" = 1'-0"



3 North Elevation
3/32" = 1'-0"

Exterior Wall Schedule					
Mark	Quantity	Type	Gauge	Height	Color
R1	2	'R' Panel	26ga	16' - 2"	TBD
R2	2	'R' Panel	26ga	16' - 2 3/4"	TBD
R3	2	'R' Panel	26ga	16' - 3 3/4"	TBD
R4	2	'R' Panel	26ga	16' - 4 3/4"	TBD
R5	2	'R' Panel	26ga	16' - 5 1/2"	TBD
R6	2	'R' Panel	26ga	16' - 6 1/2"	TBD
R7	2	'R' Panel	26ga	16' - 7 1/4"	TBD
R8	2	'R' Panel	26ga	16' - 8 1/4"	TBD
R9	2	'R' Panel	26ga	16' - 9 1/4"	TBD
R10	2	'R' Panel	26ga	16' - 10"	TBD
R11	2	'R' Panel	26ga	16' - 11"	TBD
R12	2	'R' Panel	26ga	16' - 11 3/4"	TBD
R13	2	'R' Panel	26ga	17' - 0 3/4"	TBD
R14	1	'R' Panel	26ga	17' - 1 1/4"	TBD
R15	2	'R' Panel	26ga	17' - 1 3/4"	TBD
R16	2	'R' Panel	26ga	17' - 2 1/2"	TBD
R17	2	'R' Panel	26ga	17' - 3 1/2"	TBD
R18	2	'R' Panel	26ga	17' - 4 1/4"	TBD
R19	59	'R' Panel	26ga	17' - 4 3/4"	TBD

Wall Trim Schedule				
Mark	Quantity	Description	Length	Color
FL-23	2	Jamb Trim	16' - 1 1/2"	TBD
SF-1	1	Special Outside Corner Trim	16' - 11 1/2"	TBD
SF-2	1	Special Outside Corner Trim	17' - 2"	TBD
FL-830	1	Outside Corner Trim	17' - 2"	TBD
FL-72	29	Base Trim	10' - 3"	TBD
FL-31	7	Downspout w/Kickout	16' - 0"	TBD
FL-797	7	Downspout Strap	0' - 1"	TBD

Wall Panel Accessories			
Mark	Quantity	Description	Length
HW-455	95	PBR Inside Closure	3'-0"
HW-456	95	PBR Outside Closure	3'-0"

Fasteners		
Quantity	Description	Color
2250	#12x1 1/4" Driller w/washers	TBD
1250	#14x7/8" Lap Tek w/ washers	TBD
250	18 Pop Rivet	TBD

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STORAGE STRUCTURES
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TOLL FREE: 877-456-1602
FAX: 770-456-1662
www.storagestructuresinc.com

Rev. #	Revision Date	Revision Description

ISSUED FOR FIELD USE
DATE:
ISSUED BY:

SSI Project Number	1006
Issue Date	11-30-2020
Drawn By	FTL
Checked By	Checker
Engineered By	Engineer

S601
Building Elevations

Design Review Board Meeting Staff Report

From the Department of Community and Economic Development
14 January 2021

1 Summary of Request

AAA Residential Storage, PIN R123 014 000 0137, R120 015 000 0116, R200 015 000 0523, 0525 & 0526, with business office and entry located at 15 Sams Point Road.

Applicant: J. Michael Brock/M. Brock Designs, LLC, for property owner Lady's Island Storage, LLC (20-16 DRB.1)

The applicant is requesting preliminary approval of a Site Plan, Landscape Plan, multi-building storage facility (approximately 89,600 S.F.) and associated 1,236 S.F. office building.

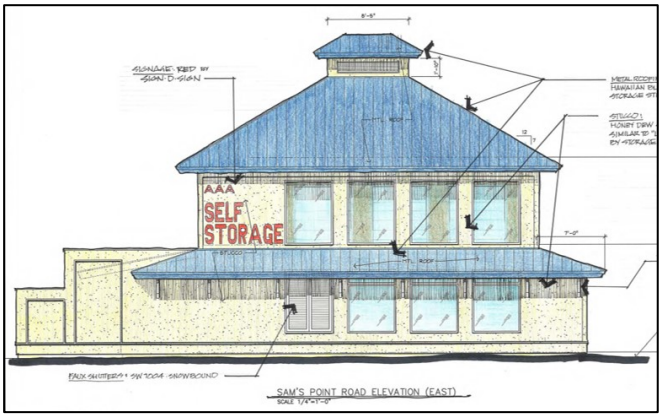
Background: On February 11, 2020, City Council approved a request to annex the subject parcels R200 015 000 0116 0000, R200 015 000 0526 0000, R200 015 000 0525 0000, R200 015 000 0523 0000 into the City of Beaufort and established the zoning designation of T5-UC for the annexed parcels.

2 Facts

Property Addresses:	15 Sams Point Road, 11 William Street and 13, 17 and 19 Mayfair Court
Parcel IDs:	R123 014 000 0137 0000, R120 015 000 0116 0000, R200 015 000 0523 0000, R200 015 000 0525 0000, and R200 015 000 0526 0000
Case Number:	20-16 DRB.1
Applicant:	**J. Michael Brock/M. Brock Designs, LLC**
Zoning:	T5-UC (all properties)
Use:	Multi-building residential storage facility and associated office building

District Development Standards for T5-UC:

- **T5 – UC Setback requirements:**
  - *Front-0' min. – 15' max.*
  - *Rear – 5' min.*
  - *Side Corner/Alley – 0' min – 15' max.*
  - *Side Interior – 0'min.*
- **Impervious Surface Coverage***:* 100% maximum
- **Frontage Build-Out:** 60%



References:
The Beaufort Code

3 STAFF COMMENTS/ RECOMMENDATIONS

1. Project Overview, Site Plan and Landscape Plan:

    a. Per Section 3.8 of the Beaufort Code, the proposed self-service storage facility is included in the industrial use category as a Light Industrial Service.

    b. Section 3.8.2.A provides additional standards for industrial uses specific to Self-Service Storage. The applicant's Project Narrative provides a detailed response to these additional standards as follows:

        i. Section 3.8.2.A.2.a Screening states the following: *"Self-service storage must be screened from public rights-of-way with fencing (per 3.6.2.D.3.F) and/or vegetation or be located behind another building that would provide appropriate screening. Where fencing and/or vegetation is used, it must meet the requirements for parking lot screening, as set forth in 5.7.8.A. An office component of the building may be used to screen the storage bays from the right-of-way*."

        The applicant meets this standard by utilizing the rear of the proposed storage buildings (which will exceed 8-ft in height) and supplemental landscaping as identified on the submitted Conceptual Landscape Plan.

        ii. Section 3.8.2.A.2.c Specific to T5-UC and RMX states the following: "*Such use shall be setback a minimum of 300' feet from the public right-of-way, with the following exceptions: i. Multi-Story: Multi-story structures, with two or more habitable floors, may comply with the standard setbacks if the ground floor contains an office and/or retail component and meets all the design standards in Section 4.6. ii. Liner Building: If a Liner Building exists between the storage units and the right-of-way, these uses may be located less than 300 from the public right-of-way."*

        The applicant meets this standard by providing Sales Office Building only adjacent to the public right-of-way. All storage will be contained in rear parcel not immediately adjacent to right-of-way. The nearest rear site building is less than 300-ft away from right-of-way. However, the parcel is not immediately adjacent to the right-of-way and the proposed Sales Office Building, existing multifamily and commercial buildings along the highway will act similar to liner buildings.

        iii. Section 3.8.2.A.2.d Building Appearance states the following:
        i. Garage doors serving individual storage units shall be perpendicular to a public or private street, so as to not be visible from adjacent streets.
        ii. Perimeter or exterior walls visible from a public street or detached residential dwelling shall not include metal as a primary material."

        The proposed development as currently submitted complies with these building appearance standards.

        iv. Section 3.8.2.A.2.e Fencing states the following:
        i. Fences shall be between 6 and 8 feet tall.
        ii. ii. Wooden entry gates without sufficient structural support are prohibited.

The proposed development as currently submitted complies with these building appearance standards.

v. Section 3.8.2.A.3 Operation states the following:
   a. *No more than one security or caretaker quarters may be developed on the site.*
   b. *Except for RVs, including boats, all property stored on the site shall be contained entirely within enclosed buildings.*

   The proposed developments currently submitted complies with these operational standards.

2. The Clearing and Demolition Plan identifies existing trees on site and those trees proposed to be removed during the clearing phase of the proposed project. A Certified Arborist Report conforming to the requirements of Section A.1 has been submitted as part of the application. This report will be used to inform tree removal permitting, tree mitigation and tree protection zone requirements.

3. Per Section 7.3.2, a "traffic impact analysis" (TIA) shall be required for any development that is shown — in the most recent Institute of Transportation Engineers (ITE) Trip Generation Manual or any alternative approved by the engineering department — to generate more than 50 trips during the peak hour on the adjacent street(s).

4. Landscape Plan and Lighting Plan meeting the requirements of Section 5: Landscaping, Parking and Lighting shall be included in the application for final approval.

5. At the time of this submission, mechanical equipment locations had not yet been resolved by the applicant and are therefore not included in this application. In future submissions, applicant to ensure and demonstrate compliance with Section 4.6.1.F.2 of the Beaufort Code pertaining to mechanical equipment screening for all buildings.

6. Storage Buildings:

   a. The office building and perimeter storage buildings provide appropriate screening of the storage buildings per sections 3.8.2.A.2.a and 4.5.10.B.2 of the Beaufort Code.

   b. One of the photocopied material pages shows renderings of a fence align with old iterations of the storage building, however, a fence is not noted on the site plans. Applicant to clarify if this fence exists and provide updated drawings of the fence and gate for review if so.

   c. The applicant has noted that Building E, for RV storage, may be enclosed or may be a canopy structure. The building elevations within this application show an enclosed structure, which is what Staff currently assumes will be built. If the building design changes to a canopy structure, drawings of this design must be submitted for review. In future submissions, applicant to ensure that the floorplan of this building matches the proposed elevations. For instance, the current floorplan for Building E shows linework and does not depict structure, walls, or openings. The floorplan must be clarified in future submissions. For the purposes of this review, Staff assumes that this building will be constructed similar to all other storage buildings in the project. Staff recognizes that this structure will be screened from view by surrounding structures, however, consistency is important for the approval process.

   d. In future submissions, applicant to submit Cutsheet for the PBR Metal Siding proposed for the storage buildings. Per Section 4.6.3.A.1.g of the Beaufort Code, Corrugated metal may be approved by the Administrator based on visual compatibility with listed approved materials.

Since this material is screened from view, Staff feels that the proposed corrugated metal and the proposed metal piers are appropriate. The metal piers may be approved by the Administrator per Section 4.6.3.A.3.h of the Beaufort Code. The administrative decision of approval of the metal piers and corrugated metal will occur in conjunction with the Design Review Board final approval of this project.

e. The color rendered elevation appears to show that both the rake trim and the metal "beams" above the storage doors will be blue. Applicant to clarify if this is correct. Staff preference is that all building components (piers, beams, PBR metal, doors, and roof) are a neutral color.

7. Sales Office Building:

   a. Regarding Building Frontage and Entrance:

      i. Section 2.5.1.D.1-2 of the Beaufort Code states the following: *"1.) Buildings shall have their principal pedestrian entrances on a frontage line. 2.) All buildings with shared entrances shall be oriented so that the primary entrances face the street."*

      ii. Page 21 of the Beaufort Code also states: "*Buildings must have a usable entrance on the Primary Frontage. In most cases, the Primary Frontage will be a public street, but in some cases, the Primary Frontage may be a civic space, alley, or pedestrian pathway. Additionally, the usable entry may be a door into the structure, or access on to a porch or stoop, with the building entry to the side. The administrator shall determine the Primary Frontage for each lot."*

      The administrator has determined that the Primary Frontage for this lot will be along Sams Point Road. Applicant to provide a usable entry along the Sams Point Road façade of this building per the code sections noted above. Staff interpretation of these code sections is that a sidewalk should be provided to access this entry from the existing sidewalk along Sams Point Road.

      iii. The Sales Office is viewed as a liner building and must comply with Section 4.5.9 of the Beaufort Code pertaining to Liner Buildings. Applicant to note that Section 4.5.9.B.2 requires a 75% minimum frontage buildout. With an approved 10% modification to this numerical requirement per section 9.12.1.B of the Beaufort Code, the administrator will allow a 65% minimum frontage buildout for this project. Applicant to ensure and demonstrate compliance with this minimum requirement. If a pedestrian plaza is used to achieve this frontage requirement, applicant to provide further information and clarification as to why this is a pedestrian court instead of a side yard and demonstrate that all parts of Section 2.5.1.B.4 pertaining to pedestrian courts and frontage requirements are met.

      iv. The Sales Office Building must have a primary entrance on the Sam's Point Road elevation of the building, and the frontage of this entrance must be one of the types listed for liner buildings in Section 4.5.9.B.1: Balcony, Shopfront/Awning, Gallery/Colonnade, Arcade. The current design most closely resembles a Shopfront/Awning frontage type. Applicant to note that if this frontage type is maintained, the awning must be a minimum of 5' deep and 8' above grade to comply with Section 4.4 of the Code.

b. In the Sam's Point Road Elevation (East) on Sheet A5, the Intersection of the southern end of the lower-level roof and the extended wall along Sams Point Road creates an irregular condition where it appears that the roof goes through the wall. Applicant to ensure that the western slope of the lower-level roof matches that which is currently designed behind the wall extension. The roof can then wrap around the façade and the wall can terminate below the awning. Staff recommends making this wall a green wall or similar to differentiate it from the structure.

c. The lower-level roof along the western side of the Parking Lot Elevation should terminate on the western face of the building. This could be accomplished with a hip roof over the porch section, but the roof should not wrap the northern elevation of the building.

d. The brackets selected for this design should have a taller vertical leg to be more in keeping with the new massing of the roof and should be very simple in design.

e. In future submissions, Applicant to ensure and demonstrate compliance with Section 4.6.3.C.1-2 of the Beaufort Code, which states that " 1. Any commercial or mixed-use building elevation facing a street, waterway, or public space shall include a minimum of 40% of transparent fenestration (windows and doors) on the ground floor and 20% on upper floors…2.c.i. Facades should have several window sizes with smaller ones above…2.c.ii. Thin mullions or muntins shall be required on windows larger than 2 feet in any direction, except for shopfronts. The depth of the mullion shall not be less than the width."

f. Drip cap detailing at base currently stops at the Western Side of the North Elevation. Applicant to ensure that this detail is continuous around the entire façade. This helps to articulate a base that is compliant with Section 4.6.3.D.3.c of the Beaufort Code.

g. Section 4.6.3.D.1.a of the Beaufort Code states that "Shutters must be operable and have all appropriate hardware." Staff preference is that if shutters are provided to represent a window opening, the design should also include shutters elsewhere on the building, and the shutters and windows must be properly sized to be compliant with Section 4.6.3.D.1 of the Beaufort Code: "Shutters shall be sized and placed so as to equal the width that would be required to cover the window opening."

h. Section 4.6.1.G of the Beaufort Code notes that "Buildings and additional site elements…shall not be painted in a color or pattern that expresses corporate identity, to the extent that the paint color or pattern is not consistent with the design standards of the district…." The proposed blue roof of the office building is not consistent with the design standards of the district. Staff preference is that the roof is a more neutral or earth-tone color, possibly dark green, dark brown, or galvalume.

STAFF RECOMMENDATION:

Conceptual Approval with conditions noted.