AGENDA

City of Beaufort

DESIGN REVIEW BOARD MEETING

Thursday, February 10, 2022, 2:00 P.M.

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

Please click the link below to join the webinar:
https://us02web.zoom.us/j/81778893673?pwd=bzF6YmlCUDAvSU5NYW53MS9TRnhrUT09
Passcode: 496393 Meeting ID: 817 7889 3673 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 January 13, 2022 Meeting

III. Applications:

A. Holy Trinity Classical Christian School, PIN R120 003 000 0420 0000, 302 Burroughs Avenue
Applicant: Ryan Lyle, PE (21-09 DRB.4)

The applicant is requesting Final Approval of Masterplan for the Holy Trinity Campus and Phase 1 Fellowship Hall and Gymnasium.

B. Watercrest Multi-Family Development, PIN R120 028 000 0137 0000, 211 Broad River Boulevard
Applicant: Ryan Lyle, PE (21-15 DRB.2)

The applicant is requesting Preliminary Approval of new construction of a multi-family development.

IV. Discussion

V. Adjournment

Design Review Board
Meeting Minutes – January 13, 2022

1 CALL TO ORDER 4:34

A regular meeting of the Design Review Board was held in-person on Thursday, January 14, 2022 at 2:04 PM.

2 ATTENDEES

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

Staff in attendance: Jeremy Tate (Meadors Architecture), Meredith Jacobs (Meadors Architecture), Emmilyn Potts (City of Beaufort Planner of Community and Economic Development), and David Prichard (City of Beaufort Director of Community and Economic Development).

3 APPROVAL OF MINUTES 6:40

Motion: Ms. McFann made a motion to approve the December 09, 2021 minutes; seconded by Mr. Morillo. 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, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org

4 APPLICATIONS 6:50

A. **Whitehall Park Appeal, PIN R123 014 000 0002 0000,** 9 Whitehall Drive
Applicant: Kyle Theodore, Landscape Architect. (22-01 DRB.1)

The applicant is appealing a staff decision to the Design Review Board regarding a proposed material.

Motion: Mr. Morillo made a motion for approval [of the modern tabby stucco]; Mr. Cox seconded the motion, the motion passed unanimously.

B. **Gray Tract A, PIN R100 026 00 162A and 010B 0000,** 442 Robert Smalls Parkway, Gray Tract A 20:17
Applicant: Bill Eubanks, FASLA, LEED AP (21-16 DRB.2)

The applicant is requesting preliminary approval of new construction of a multi-family development.

DRAFT

Motion: Ms. McFann made a motion for preliminary approval, subject to staff conditions and the following board conditions:

- Reconfigure the location of the garages to make them so they are not right across the street from buildings.
- Consider adding parking lots and reconfigure to diagonal parking to make the streets/alleys more aesthetically pleasing.
- Revise clubhouse design to change the upper level [more like a cupola and smaller]as discussed by the board.
- As to the rowhouses: eliminate the gable roofs [at porches] and change the brick to just go around the base.

Motion passed 3-2, Mr. Petersen and Mr. Morillo opposing

C. Beaufort Station, PIN 120 028 000 0138 0000, 301 Robert Smalls Parkway **3:10:16**

Applicant: Vincent B. Duet, Architect (21-07 DRB.4)

The applicant is requesting Final approval for new construction of a new retail development to contain +/- 205,000 square feet of retail space at 301 Robert Smalls Parkway.

Motion: Ms. McFann made a motion to approve [option 2] change after certification subject to all staff conditions, except regarding conditions 10 and 16:

- The Applicant will reduce the height of the flanking windows [Tenants B and E] to align with the top of the glazed windows around the doors.
- As to tenant B, [Applicant] will make the flanking windows have divided lights similar to what is in the area around the doors.

Mr. Cox seconded the motion; Motion passed unanimously.

5 DISCUSSION 3:50:16

Members of the board discussed the upcoming work session. All discussions were general, and no decisions were made.

6 ADJOURNMENT 3:51:36

Mr. Cox made a motion to adjourn, Ms. McFann seconded the motion. Meeting adjourned at 5:51 PM.

Chair

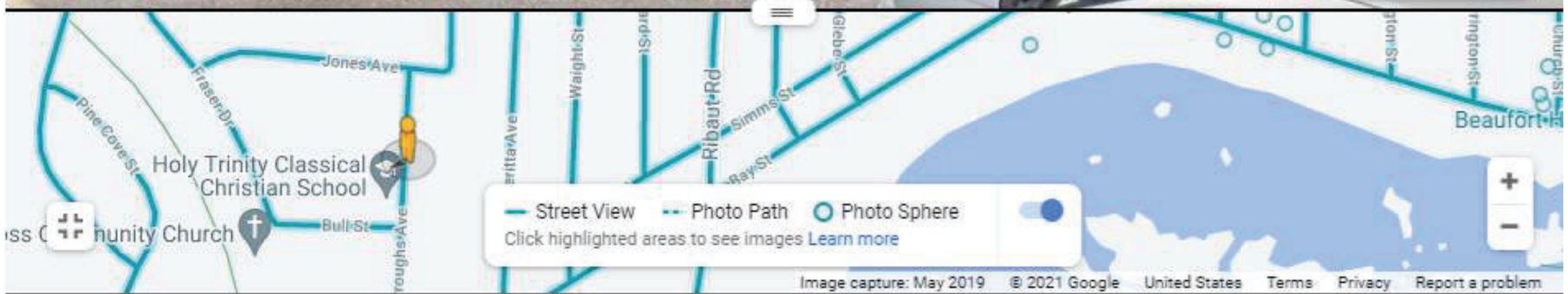
Date of approval

CITY STAFF INTRODUCTION

302 BURROUGHS AVENUE

PROJECT LOCATION- 302 BURROUGHS AVENUE

305 Burroughs Ave
Beaufort, South Carolina
Google
Street View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Holy Trinity Classical Christian School
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Photo Path
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307 Burroughs Ave
Beaufort, South Carolina
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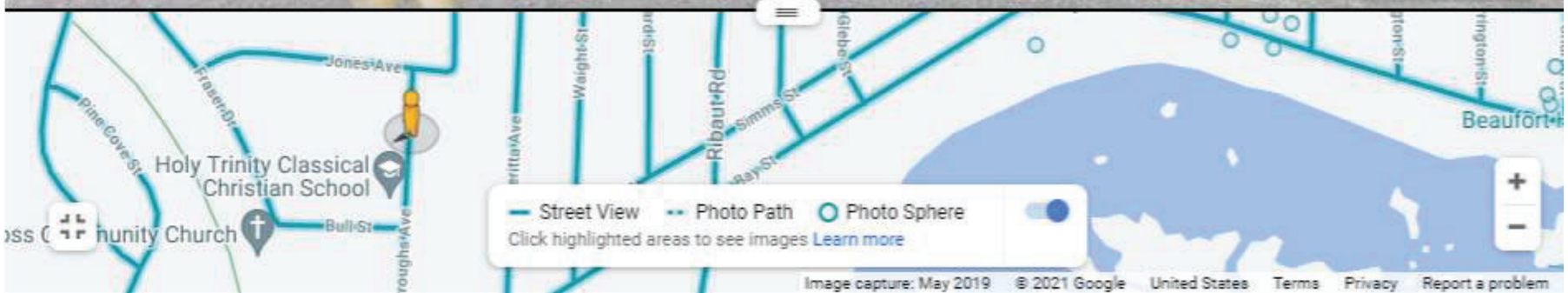
Street View
Burroughs Ave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398 Burroughs Ave
Beaufort, South Carolina
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Street View
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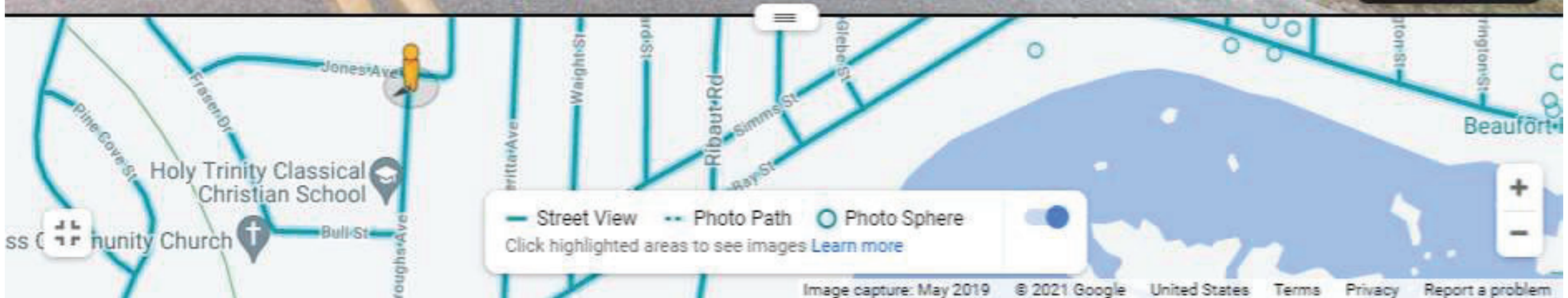
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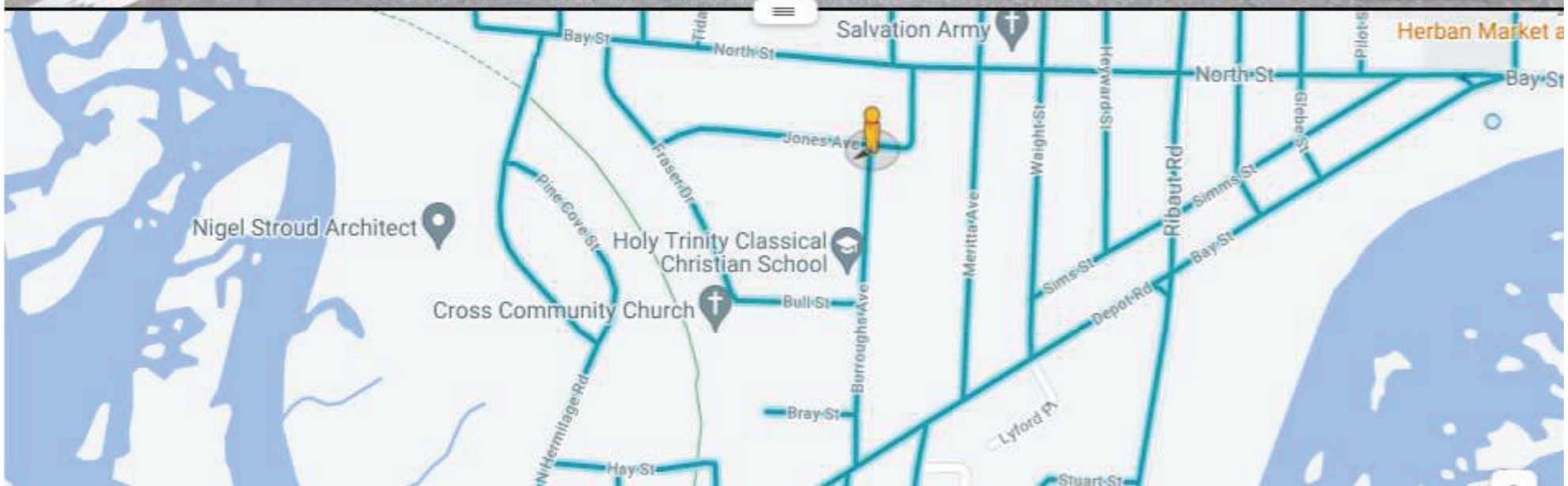
Salvation Army
Herban Market a
Bay St
North St
Jones Ave
Fraser Dr
Pine Cove St
Nigel Stroud Architect
Holy Trinity Classical Christian School
Cross Community Church
Bull St
Burroughs Ave
Meritta Ave
Weight St
Sims St
Ribaut Rd
Depot Rd
Simms St
Bray St
Hay St
Lyford Pl
Stuart St
Whitehermitage Rd

2709 Jones Ave
Beaufort, South Carolina
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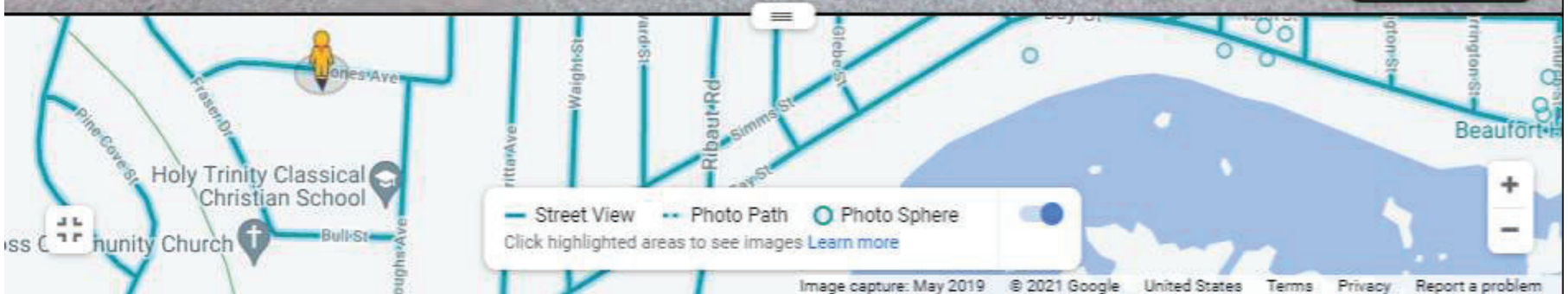
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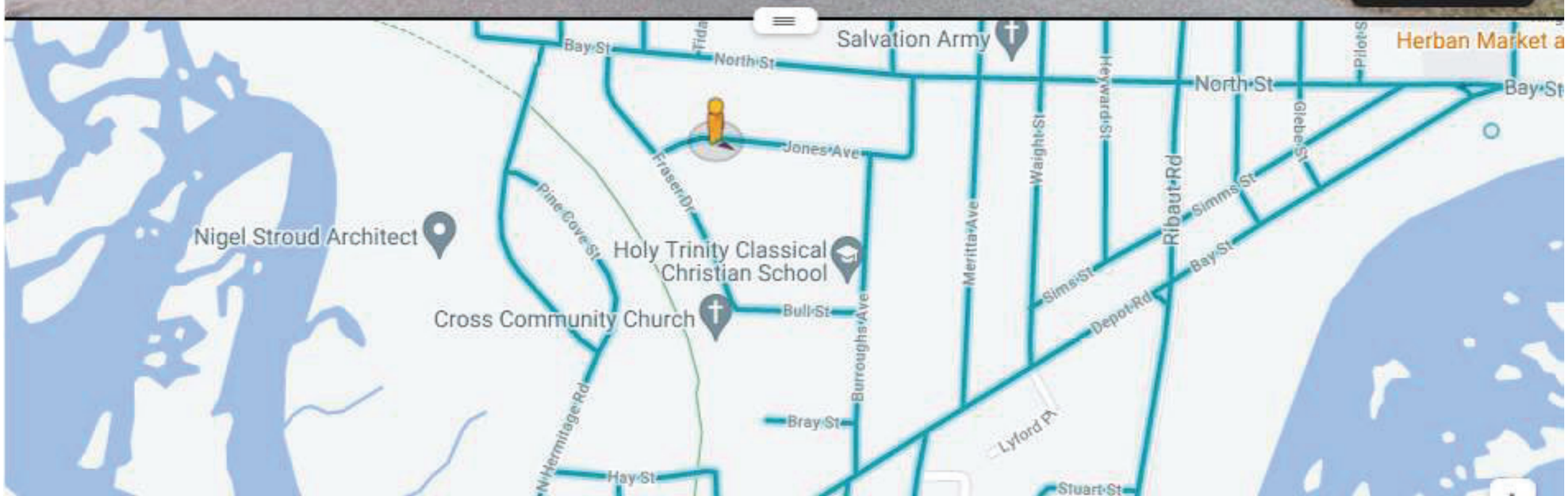
2715 Jones Ave
Beaufort, South Carolina
Google
Street View
Jones Ave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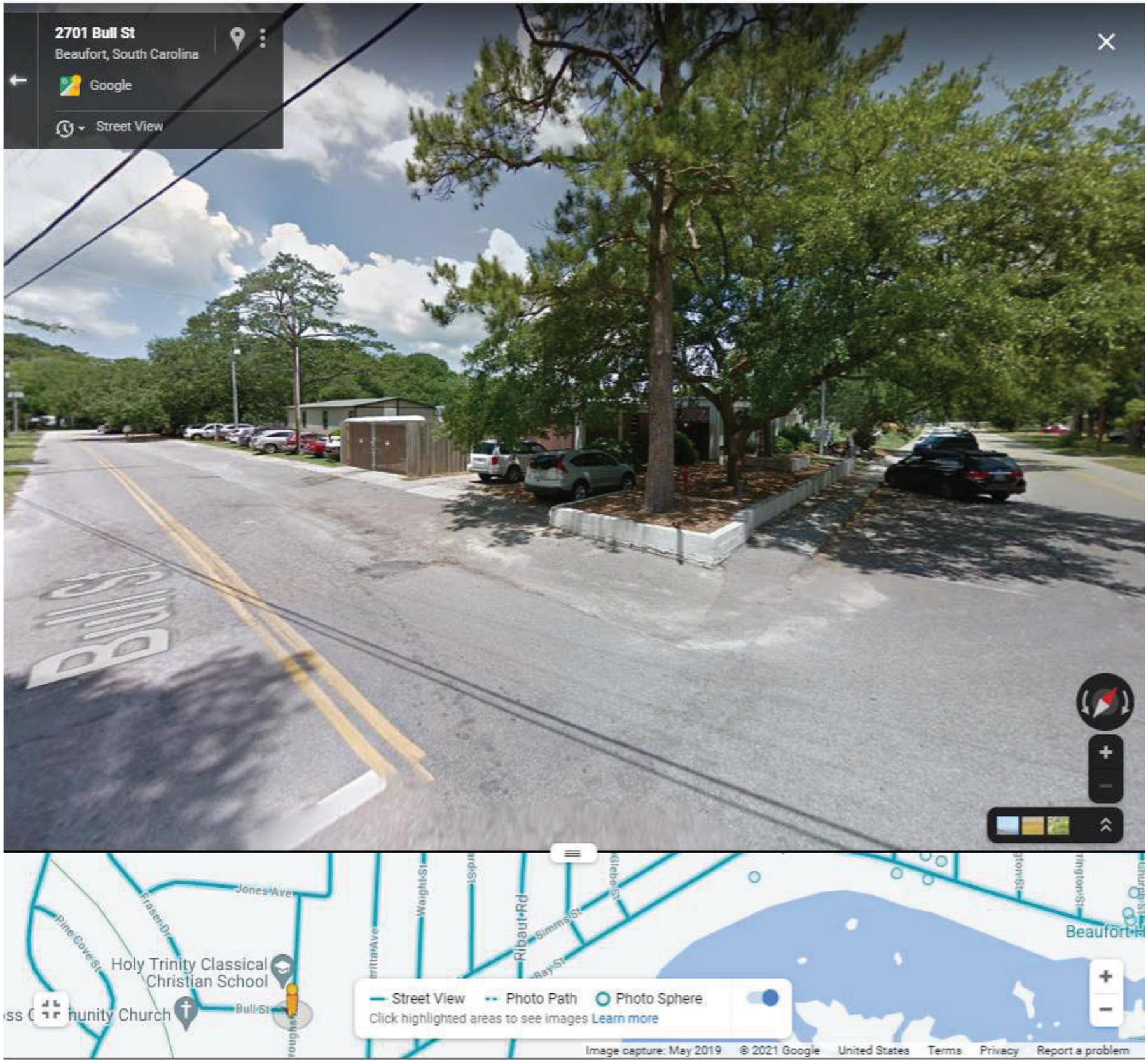
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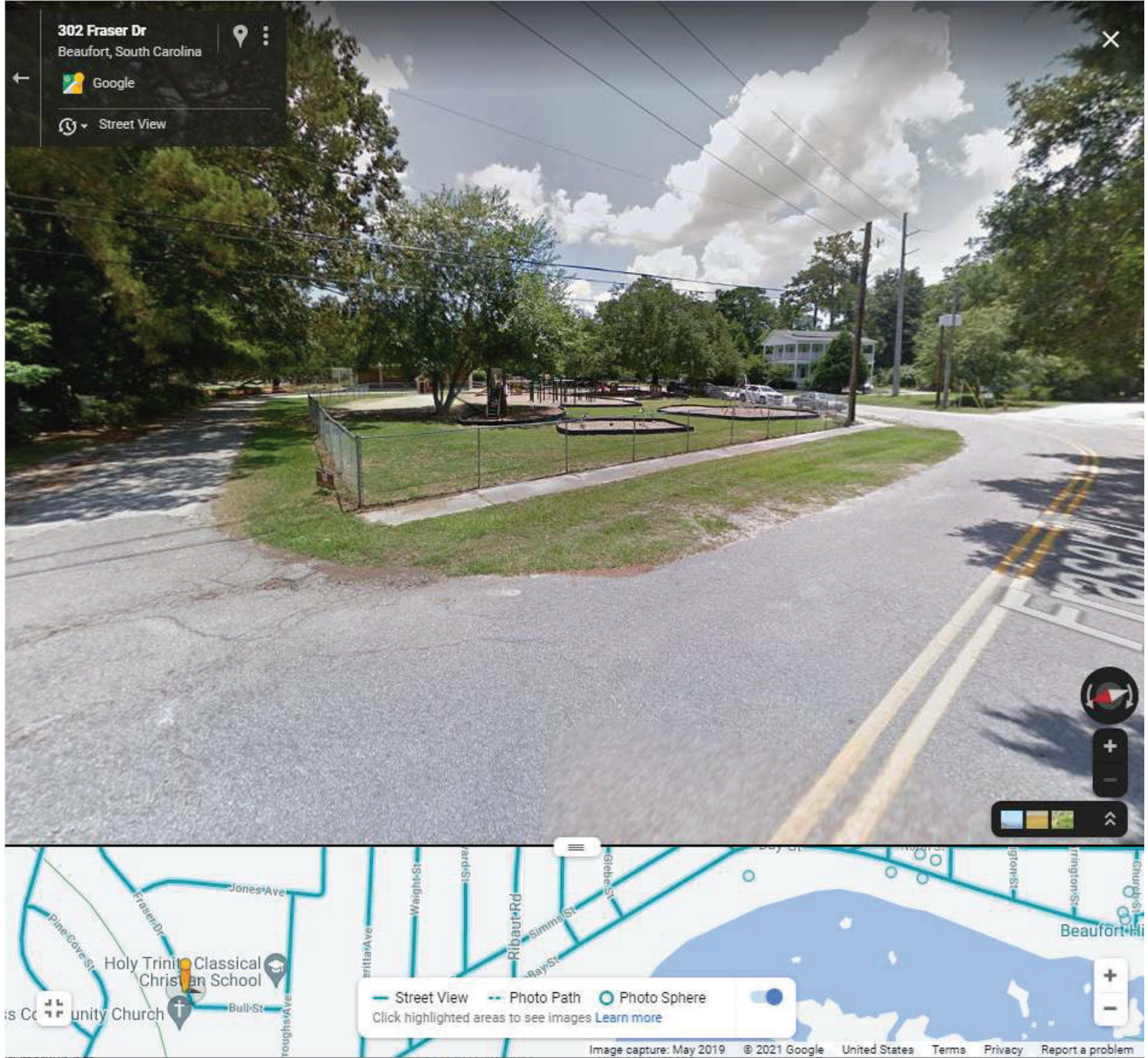
302 Fraser Dr
Beaufort, South Carolina
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Holy Trinity Classical Christian School
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Wright St
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PRELIMINARY APPROVAL DECISION LETTER
NOVEMBER 2021

CITY OF BEAUFORT
DESIGN REVIEW BOARD
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011 FAX: (843) 986-5606

DECISION LETTER

November 24, 2021

Ryan Lyle, PE
Andrews Engineering, Inc.
2712 Bull Street, Suite A
Beaufort, SC 29902

RE: 21-09 DRB.3 302 Burroughs Avenue – Holy Trinity Classical Christian School

Dear Mr. Lyle:

On November 16, 2021, the City of Beaufort Design Review Board (DRB) met to review your application for approval of master plan for the Holy Trinity Classical Christian School and Phase 1 new construction to be located at 302 Burroughs Avenue. The DRB voted to grant preliminary approval based on staff's conditions below:

1. Sheet 1 of the Civil drawings shows an existing chain link fence running through the center of a proposed sidewalk. Applicant to clarify if this fence will be removed to install the sidewalk during Phase 1 of the project. If this sidewalk is part of the designated safe path for pedestrians noted in Condition 1, it must be usable during Phase 1 of the project.

2. Per Section 5.7.7.B of the Beaufort Code, a sidewalk should be added fronting the parking immediately to the west of the 50'x75' Multi-Purpose Play Lawn to provide a pedestrian corridor from those parking spaces to the entrance of the building.

3. Staff recommends that the applicant take more design rigor in developing all facades so that they better relate to one another while still maintaining their established hierarchical relationships. Staff leaves the design of this to the applicant but offers the following recommendations:

    a. Staff recommends that the applicant extend all brick pilasters on the East Elevation up to the second story to create a stronger relationship between the first and second stories on this façade.

    b. Staff recommends carrying this language over to the other three sides as well by eliminating the vertical trim boards and replacing them with vertical brick pilasters.

    c. In the case of the South Elevation:

        i. Staff recommends that the curved top central brick portion of the façade be

pulled out slightly in a similar manner as to the North Elevation.

ii. Further, staff recommends adding pilasters at the locations of the vertical trim boards immediately adjacent to the innermost clerestory windows.

iii. Staff then recommends adjusting the placement of the outermost storage doors on the first level so that they align under the clerestory windows above.

iv. Staff recommends continuing the precast header from the east elevation to wrap around the South Elevation, terminating at the east side of the new central portion protrusion and then reappearing to the west of the new central portion protrusion.

d. On the North Elevation, Staff recommends terminating the precast header at the central brick protrusion rather than running through as submitted.

e. Staff also recommends carrying over the language of the first-floor arches from the East Elevation into the first-floor brickwork on the North and South Elevations (but not in the central protrusion masses) so that these elevations better relate to the East Elevation.

4. The elevations show different sizing and design of the precast header pieces than what is shown in the renderings. Staff is in support of the design of the precast header that is presented in the elevations, where the joints of the precast elements are centered on the pilasters below.

5. On the East Elevation, Staff recommends that the design of the arch over the storefront on the right corner is altered so that the spring points of the arch occur in line with the tops of the doors.

6. In the renderings, the storefront on the right corner of the East Elevation appears to have a horizontal mullion at the top of the storefront that is not shown on the 2d elevation on sheet A201. Staff believes this is a modeling anomaly, but applicant to confirm. Staff is not in favor of an additional horizontal mullion at the top of the storefront.

7. Staff recommends that the color of the board and batten is a color that has less contrast with the surrounding brick. Staff recommends a color that is slightly darker than what is proposed.

If you have any questions, feel free to call the Development of Community & Economic Development at (843) 525-7011.

Sincerely,

Benjie Morillo, Chair
Design Review Board

Via ryan@andrews-sc.com

cc: file copy

APPLICANT PRESENTATION

302 BURROUGHS AVENUE

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

21-09.4

☐ Staff Review
☒ Board Review Pd. ✓

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** 12/16 **Application #:** 22564 **Zoning District:** T3-N

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): "Minnie" Bullock, Director of Operations

Owner Address: Holy Trinity Classical Christian School, 302 Burroughs Ave. Beaufort, SC 29902

Project Name: Holy Trinity Campus Masterplan & Phase 1 Fellowship Hall and Gymnasium

Property Address: 302 Burroughs Ave. Beaufort, SC 29902

Property Identification Number *(Tax Map & Parcel Number)*: R120/003/0420, 0842, 0843, 0844

Date Submitted: 11 / 11 / 2021

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: Holy Trinity Campus Masterplan & Phase 1 Fellowship Hall and Gymnasium

Property Size in Acres: 4 ac Proposed Building Use: Gymnasium

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

18,800sf

# of Parking Spaces Required: 67 # of Parking Spaces Provided: 67

Is this project a redevelopment project: Y (N)

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

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

The project involves master-planning the existing 4-acre K-12 private school site bound by Burroughs, Jones, Fraser, and Bull Streets. Phase 1 involves new 18,800sf fellowship hall and gymnasium which will be accessed by a new one-way entrance only driveway from Jones Avenue. The existing playground will be relocated in order to accommodate a new gravel parking lot. Utilities exist along the bordering streets will be extended on-site to serve the new building. The existing on-site dry ponds will be reconfigured in phase 1 and be supplemented by underground detention chambers for future phases. The existing school utilized onstreet parking whereas the new building will be served by new parking onsite.

Applicant's Signature: Ryan Cahyo **Date:** 11 / 11 / 2021

Owner's Signature: **Date:**

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

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort 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

PAID

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.

Beaufort Design Review Board Submission

January 11, 2021

City of Beaufort
Community and Economic Development Department
1911 Boundary Street
Beaufort, South Carolina 29902

Project: **Holy Trinity Classical Christian School**
Arts and Athletics Addition – 302 Burroughs Avenue

To Whom It May Concern,

Please accept this design information for the New Arts and Athletics Facility for Holy Trinity Classical Christian School.

Project Description

This project will provide a new 19,278 square foot facility on the northwest side of the existing Burroughs Avenue campus for Holy Trinity. This new facility will include new spaces to support pick-up and drop-off of students, two multi-purpose art and theater classrooms, locker rooms, a weight room with an attached coach's office, storage for outdoor activities, a performance stage, a small concessions area, and a full-size gymnasium which will both support the school's athletic programs and serve as large fellowship hall where the school's entire student body can meet at one time.

The design also includes a small outdoor chapel (Areopagus) on the north side of the building that will provide a space for prayer, quiet contemplation, and can also serve as an outdoor classroom during pleasant weather.

As part of this design package, we have included conceptual design details for Phase II of this project which is currently projected to be built 8-10 years from the Phase I building's completion.

Phase II will replace the existing school building (Grades K-6) and portable classrooms that are currently used for the upper school students (Grades 7-12). The Phase II Building will replace all functions of the existing school in a new two-story building on the northwest corner of the property and also add a chapel for student body functions.

As you can see from the conceptual massing presented, the Phase II design has been incorporated into the design presented in this Phase I submission to ensure that when both phases are complete the campus will have one consistent design for both buildings that will serve the school well and also complements the neighborhood's overall scale and context.

Architecture 101
23A Market, Suite 1
Beaufort, South Carolina 29906

www.A101.Design
Steve@A101.Design
(P) 843.790.4101

Once the Phase II building is complete, the existing school and portable classroom buildings will be removed and replaced with additional parking and a synthetic turf sports field in the southeast corner of the site.

The overall palate for the exterior materials is a combination of brick and fiber-cement siding, with accents of cast stone in limited locations. The windows will be aluminum-framed, commercial style frames trimmed with fiber-cement trim in the siding portions of the building. The east side of the building features an arcade detail which runs north-south on the site and will eventually connect to the chapel on the Phase II building. This detail helps define the courtyard which creates the central focal point of the entire design, anchored by the outdoor chapel.

We believe that this courtyard will become a tremendous outdoor collaboration space for the students and faculty to learn together, share ideas, and teach future generations for decades to come.

Preliminary Design Update

For the preliminary design submittal, you will note that there are several significant design changes that reflect the comments made by staff, the board, and the community during our conceptual design and first preliminary design review. The most significant changes are highlighted below:

- Many of these changes are a direct result of our discussions with our neighbors and their specific desires for the project.
- We have relocated some of the parking from the southwest corner to the northern portion of the back drop-off lane and added diagonal internal parking along this lane. We have also increased the width of the drop-off lane to accommodate double width stacking to provide more on-site queuing during busy periods and reduce the school's impact on surrounding streets. We have also provided a five-foot landscape buffer along the privacy fence beside the drop-off lane.
- A sidewalk has been added along the drop-off lane to provide better connectivity between the north and the south ends of the campus. The connection point of this drive has also been moved to the east somewhat to provide better visibility for this intersection at the curve along Jones Avenue. We have also added a sidewalk along Jones Avenue to provide connectivity and a designate safe path around the entire site.
- By relocating some of the parking from the southwest corner of the site, we have created a large play lawn in that corner that will replace the existing playground. The playground equipment will be relocated to a more internal location on the campus primarily for the safety and security of the students.
- We have provided greater detail to the west elevation of the building to create a more activated and better detailed façade. Clerestory windows have also been added to the east and west facades of the Gymnasium.

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Beaufort, South Carolina 29906

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- We have also revised the arcade detailing to make a more connected design with the two-story gymnasium mass.
    - Specifically, we reduced the number of arches to an even number of eight (down from nine) along the two-story section. This allows us to use a classical order on that façade that better organizes the elevation.
    - We've also modified the entrance lobby mass to include a single larger scale arch to better distinguish the main building entrance. This element complements the overall geometry of the building and also creates a prominent entrance when the arcade is completed as part of Phase II.
    - One of the larger changes that we've made to the previous design is to raise brick pilasters at the corner of the building, that provide masonry detailing on the two-story mass, while also helping to better define the overall order of the building. A larger, more defined cornice was also added to the top of the two-story element and the precast cap for the arcade was raised to eliminate the intermediate frieze between the arches and the siding.
    - On the interior of the arches, we've replaced the brick infill with board and batten siding. This not only helps relate the upper-level detailing with the lower-level detailing, but also provides visual relief for the arcade.
    - The archtop doors on the east façade have also been replaced with more typical double doors with some additional detailing to eliminate the flat door faces. We have also changed the color from white to a more neutral color that compliments the building palette.
    - We've also extended the brick masonry up to the top of the building on the central stage mass on the north façade.
    - Overall, we feel that these modifications create a more consistent east façade, that eliminates the two-tier divided elevation that concerned both Staff and the Board.
- Trash for the new building will now be served from the existing screened trash enclosure for the main school located on Bull Street.
- The siding on the one-story portions of the building have been replaced with brick extending up to the lower parapet.
- We have also provided a more significant curtainwall entrance at the pick-up/drop-off location on the west façade.
- We have provided a more detailed tree schedule and planting schematic for both phases to help continue the discussion about the appropriate number of trees for this site. Based on this schedule, we are planning to provide 38 understory trees and 14 overstory trees as part of Phase I. Phase II would add an additional 17 overstory trees, principally along Jones and Burroughs.
    - We estimate that Phase I will impact approximately 130,000 sf of site area. At one overstory tree per 4,000 SF of impacted area, this would require 33 overstory trees for our site. There are 6 large existing overstory trees within this impacted area, which would require us to provide 13 overstory trees or 26 understory trees to make up the balance. We believe we are very close to meeting this requirement for Phase I.

Architecture 101
23A Market, Suite 1
Beaufort, South Carolina 29906

www.A101.Design
Steve@A101.Design
(P) 843.790.4101

Additionally, please note that we have made minor adjustments to the Phase II massing to accommodate changes to the access drive and to provide more internal parking. The main entrance location has remained the same, as we feel that this is the most appropriate location, due to site grading and overall campus utilization. This was discussed with the board at the conceptual design and first preliminary design review and the board responded favorably to the proposed Phase II Main Entrance location, particularly since the school will assume a Jones Avenue address upon completing Phase II.

Final Design Update

For this final design submittal, you will note that we have completed the building details presented in the previous design submittals and coordinated the preliminary design with all engineered systems within the building. We have also incorporated design feedback that we received at the preliminary design review meeting into this final design.

- Photometrics for the parking lot and path lighting have been provided for your review.
- A complete landscape plan has been provided for your consideration.
    - The final landscape plan includes 43 overstory trees and 23 understory trees. We believe this meets the intent of the landscape provisions within the Beaufort Code.
- After much internal discussion in our office and with our clients, we approached staff about removing the second level brick pilasters as we believe they are detracting from the overall building design. During our preliminary review meeting, it was recommended that we provide additional brick pilasters on the upper-level detailing of the building. We felt that this added way too much clutter on the upper level without improving the overall design and composition of the building. For this final design presentation, we have made the following changes to the exterior of the building which we think creates a well detailed, thoughtfully composed, positive addition to the neighborhood and the Holy Trinity campus:
    - The upper-level detailing has been improved significantly by utilizing thicker trim boards to provide a deeper shadow line at transitions. We have also increased the number of vertical trim boards to align with the pilasters on the lower level.
    - The large arches at the main lobby entrance have been removed and replaced with smaller arches, that more closely match the detailing proposed at the conceptual phase. This eliminates the spring point conflict discussed at the preliminary design phase meeting.
    - We have bumped out the south façade to provide greater visual impact at the signage facade. The cast stone now wraps around the south side of the building and is interrupted by the bump out as recommended by staff.
    - To provide greater visual interest to the outdoor chapel and also provide a visual break at building height transitions, we have dropped the siding down on either side of the bump out on the north façade and added a window at each panel. This creates a tremendous visual accent and focal point for the north façade from Jones Avenue.

Architecture 101
23A Market, Suite 1
Beaufort, South Carolina 29906

www.A101.Design
Steve@A101.Design
(P) 843.790.4101

- We have also converted all the first-floor windows to a vertical orientation window style to contrast them with the upper-level clerestory windows.
- A darker color has been used for the board-and-batten infill siding at the arches that compliments the upper siding color but provides less contrast with the selected brick.

Thank you for your consideration.

Sincerely,

Steven G. Stowers, AIA, LEED AP

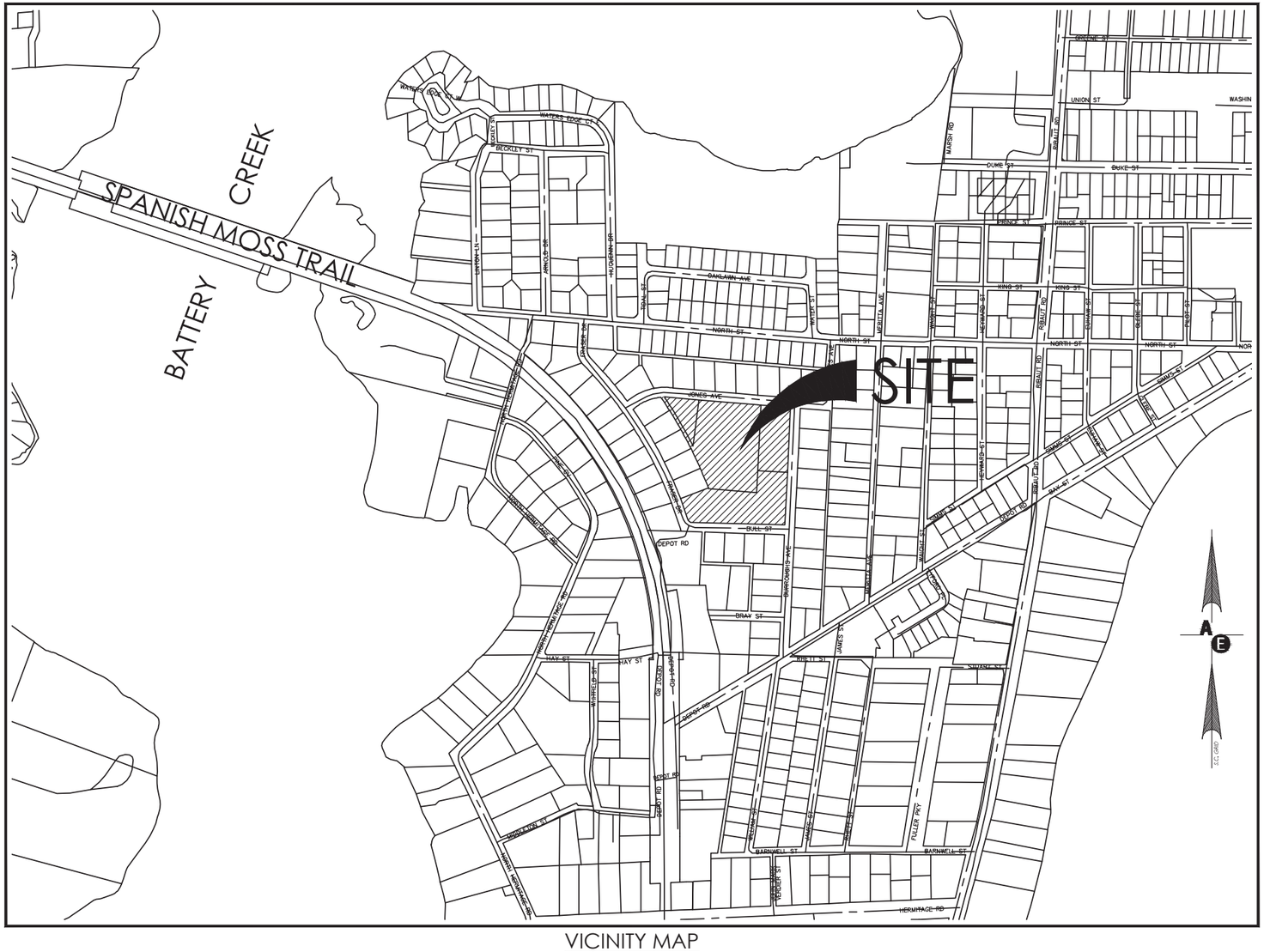
Architecture 101
23A Market, Suite 1
Beaufort, South Carolina 29906

www.A101.Design
Steve@A101.Design
(P) 843.790.4101

SITE DEVELOPMENT PLAN

FOR

HOLY TRINITY SCHOOL EXPANSION
BURROUGHS AVE.
CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA



VICINITY MAP

SCALE: 1"=300'

DATUM: NGVD29 VERTICAL / NAD83 HORZ.

N.P.D.E.S. DISTURBED AREA = 7.20 ACRES

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

APPROXIMATE LOCATION OF SITE:

LONGITUDE: 80°-41'-29"
LATITUDE: 32°-25'-56"

DEVELOPER NAME:

HOLY TRINITY CLASSICAL CHRISTIAN SCHOOL INC.
302 BURROUGHS AVE
BEAUFORT, SC 29902
843-522-0660

PROJECT DATA INFORMATION:

HOLY TRINITY SCHOOL EXPANSION
DISTRICT #: 120
MAP #: 003
PARCEL #: 0842, 0843, 0844, 0420
PROJECT ZONING: T3-N
ZONING BOUNDARIES: T3-N
FEMA FLOOD ZONE: ZONE X

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

APPROVED FOR CONSTRUCTION

BY: _____ ___/___/___
DATE

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

SOUTH CAROLINA — ANDREWS ENGINEERING CO. — NO. C00008 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED PROFESSIONAL ENGINEER — NO. 12860 — STEPHEN WADE ANDREWS

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INDEX OF DRAWINGS

SHEET #	DESCRIPTION
	TITLE
A	LEGEND & NOTES SHEET
1	EXISTING SITE AND DEMOLITION PLAN
2	SEDIMENT & EROSION CONTROL PLAN–INITIAL DISTURBANCE
3	SEDIMENT & EROSION CONTROL PLAN–FINAL STABILIZATION
4	SEDIMENT & EROSION CONTROL DETAILS SHEET 1
5	SEDIMENT & EROSION CONTROL DETAILS SHEET 2
6	TREE PROTECTION AND REMOVAL PLAN
7	HORIZONTAL CONTROL PLAN
8	SANITARY SEWER AND WATERLINE PLAN
9	SANITARY SEWER PLAN/PROFILE
10	DRAINAGE PLAN
11	STORM DRAINAGE PLAN/PROFILE STM1
12	SITE DETAILS
13	SANITARY SEWER DETAILS SHEET 1
14	WATERLINE DETAILS SHEET 1
15	WATERLINE DETAILS SHEET 2
16	DRAINAGE DETAILS
17	SCDOT ENTRANCE & EXIT PLAN 1
18	SCDOT ENTRANCE & EXIT PLAN 2
1 of 1	BOUNDARY & ASBUILT SURVEY BY SURVEYING CONSULTANTS

DRAWING RELEASED FOR:

☐ PLAN REVIEW	___/___/___
☑ PERMIT DRAWINGS	01 / 21 / 2022
☐ CONSTRUCTION DRAWINGS	___/___/___
☐ BID SET	___/___/___
☐ RECORD DRAWINGS	___/___/___
☐ OTHER: _____	___/___/___

PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
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2	–	–	–
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7	–	–	–
8	–	–	–

HOLY TRINITY SCHOOL EXPANSION
BJWSA JOB#: 2022-069

PRELIMINARY / NOT FOR CONSTRUCTION

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00	N85°09'12"W
L2	20.21	S53°55'11"E
L3	14.30	S26°03'46"E

AREA TABLE

LOT 16 .....0.41 Acres
TAX PARCEL #
R120-003-0843-0000

GRANVILLE PARK
& 15' ALLEY .....3.16 Acres
TAX PARCEL #
R120-003-0842-0000

LOTS 1 THRU 3 .....1.13 Acres
TAX PARCEL #
R120-003-0844-0000

LOTS 4 THRU 9 .....2.16 Acres
TAX PARCEL #
R120-003-0420-0000

TOTAL AREA .....6.86 ACRES

PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
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Site Development Plan
for
Holy Trinity School Expansion
Burroughs Ave.
City of Beaufort
Beaufort County, SC

Existing Site
and
Demolition Plan

Date Drawn:	03/29/21
Last Revised:	01/21/22
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #: 1

JOB: J21015

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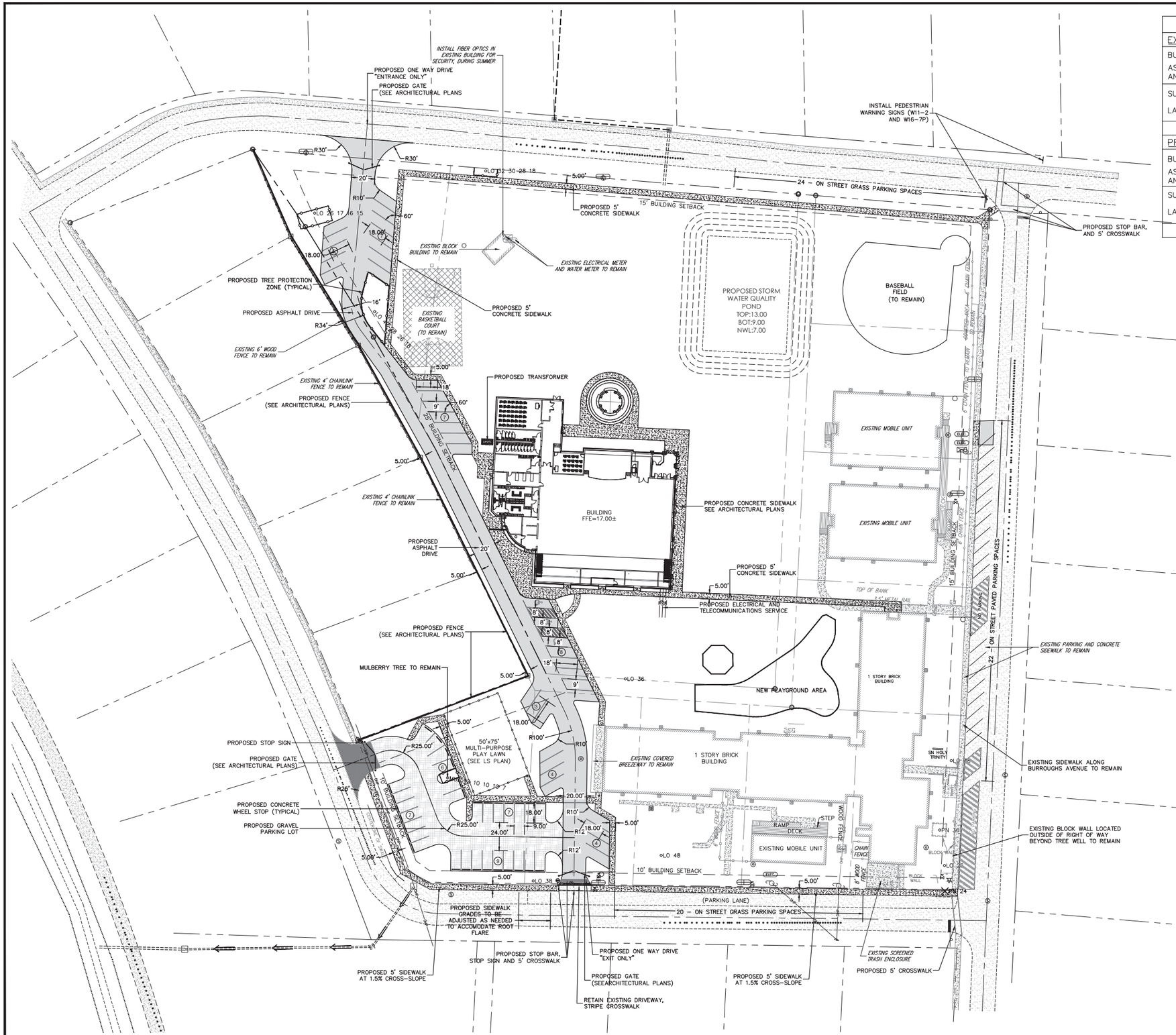

TABLE OF DEVELOPMENT AREAS

EXISTING			
BUILDING	42,370 SQ. FT.	0.972 AC.	(14.19%)
ASPHALT PAVING AND CONC. SIDEWALK	18,965 SQ. FT.	0.435 AC.	(6.35%)
SUBTOTAL IMPERVIOUS AREA	61,335 SQ. FT.	1.407 AC.	(20.54%)
LANDSCAPE/PERVIOUS AREA	237,314 SQ. FT.	5.447 AC.	(79.46%)
TOTAL SITE	298,649 SQ. FT.	6.856 AC.	(100%)
PROPOSED			
BUILDING	62,006 SQ. FT.	1.423 AC.	(20.76%)
ASPHALT PAVING AND CONC. SIDEWALK	31,517 SQ. FT.	0.723 AC.	(10.55%)
SUBTOTAL IMPERVIOUS AREA	93,523 SQ. FT.	2.146 AC.	(31.31%)
LANDSCAPE/PERVIOUS AREA	205,126 SQ. FT.	4.710 AC.	(68.69%)
TOTAL SITE	298,649 SQ. FT.	6.856 AC.	(100%)

PARKING TABLE

PROPOSED PHASE 1 BUILDING = 19,278 SF x 1 SPACE/400 SF = 48 PARKING SPACES REQUIRED
MAX ALLOWED W/140% OVERAGE = 67 SPACES
ACTUAL PARKING: 3 - H/C SPACES
64 - STANDARD SPACES
67 PARKING SPACES

PAVEMENT LEGEND

ASPHALT PAVING

GRAVEL PAVEMENT

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PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
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Beaufort, SC 29902
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Site Development Plan
for
Holy Trinity School Expansion
Burroughs Ave.
City of Beaufort
Beaufort County, SC

Horizontal Control Plan

Date Drawn:	03/29/21
Last Revised:	01/21/22
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #: 7

JOB: J21015

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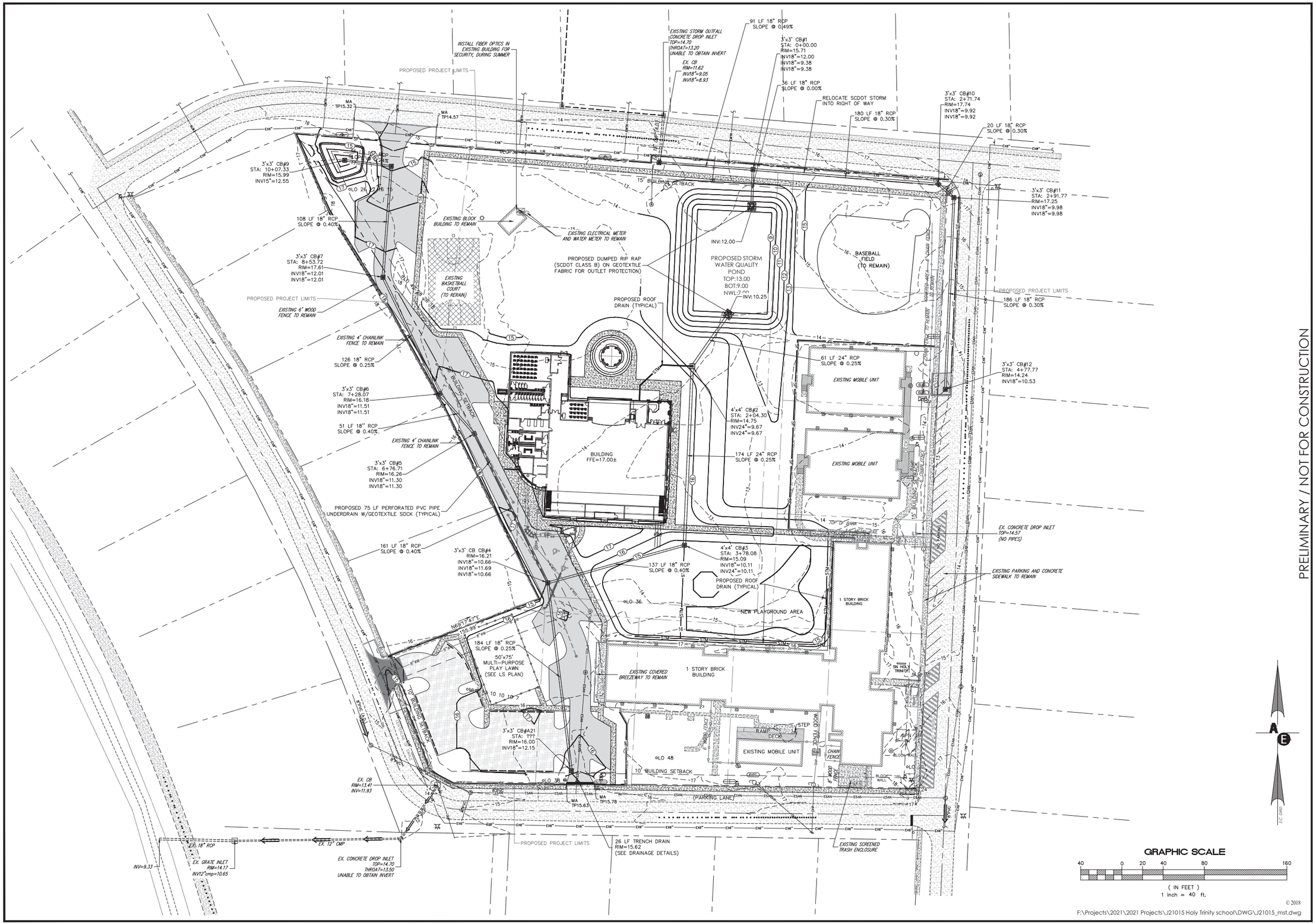

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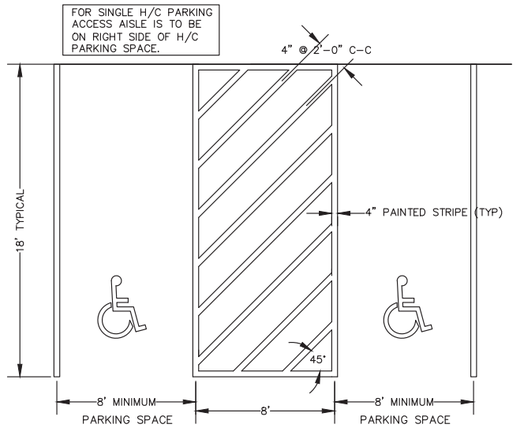
Site Development Plan
for
Holy Trinity School Expansion
Burroughs Ave.
City of Beaufort
Beaufort County, SC

Drainage
and
Grading Plan

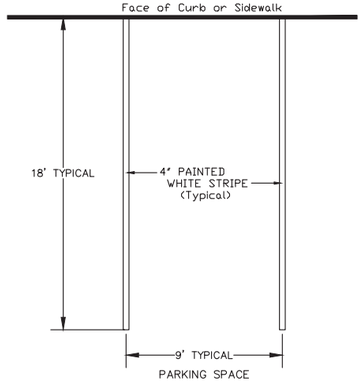
Date Drawn:	03/29/21
Last Revised:	01/21/22
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #: 10

JOB: J21015

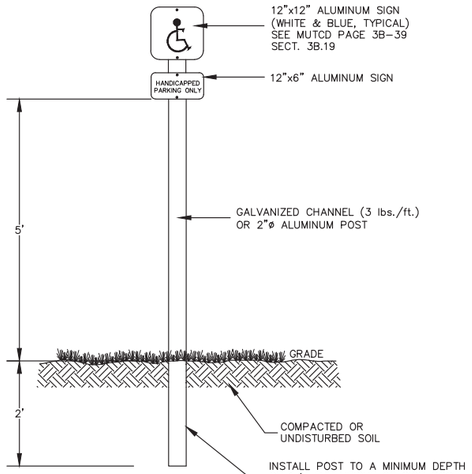


H/C PASSENGER VEHICLE PARKING SPACE STRIPE DETAIL



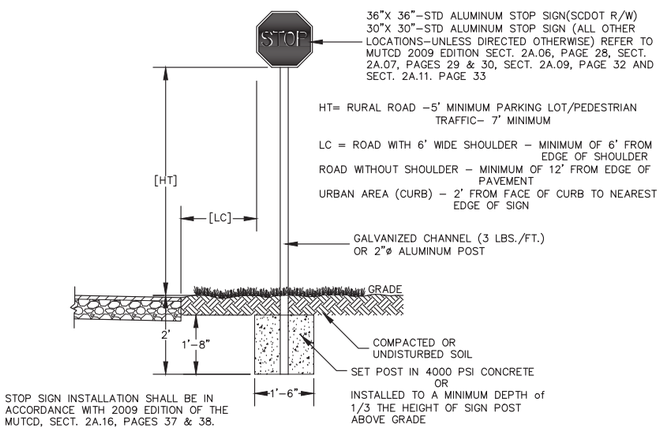
Detail-TYPICAL PARKING SPACE STRIPING

N.T.S.



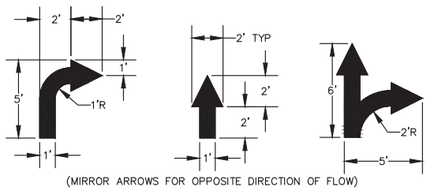
HANDICAPPED PARKING SIGN

N.T.S



DETAIL-TYPICAL STOP SIGN IN SCDOT R/W

N.T.S



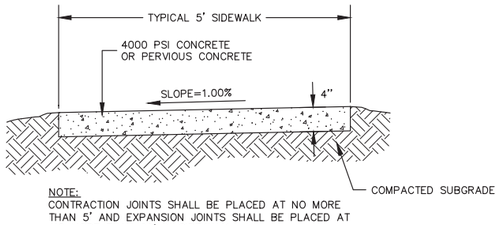
NOTE:

ALL ARROWS, PAVEMENT WORDS & SYMBOL MARKINGS SHALL BE AS INDICATED ON THE PLANS AND INSTALLED IN ACCORDANCE WITH SECT. 3B.20 PAGES 387-393 of the 2009 MUTCD, OR MOST CURRENT EDITION IN EFFECT. UNLESS OTHERWISE DIRECTED.

ALL ARROWS, PAVEMENT WORDS, SYMBOLS AND STRIPING NOT IN R/W SHALL BE TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT. PER SCDOT STD SPEC 2007 EDITION, SEC 625

ALL ARROWS, PAVEMENT WORDS, SYMBOLS AND STRIPING IN SCDOT, CITY OR COUNTY R/W SHALL BE TO BE SOLID WHITE THERMOPLASTIC MARKINGS. PER SCDOT STD SPEC 2007 EDITION, SEC 627, UNLESS OTHERWISE DIRECTED.

DIRECTIONAL ARROW STRIPE DETAIL



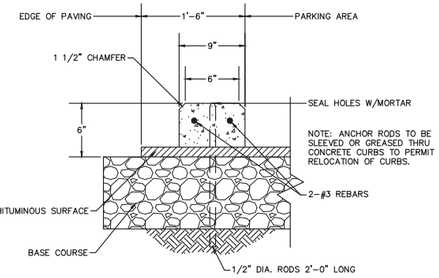
NOTE:

CONTRACTION JOINTS SHALL BE PLACED AT NO MORE THAN 5' AND EXPANSION JOINTS SHALL BE PLACED AT NO MORE THAN 20' IN SIDEWALK

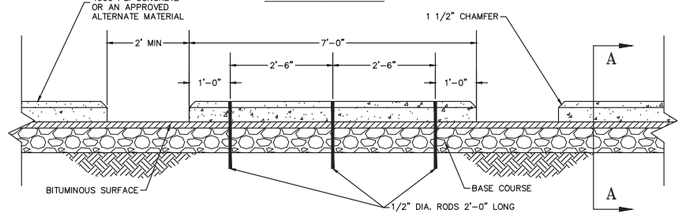
TYPICAL CONCRETE SIDEWALK DETAIL

N.T.S

(BID OPTION)



SECTION A-A



ELEVATION

WHEEL STOP DETAIL

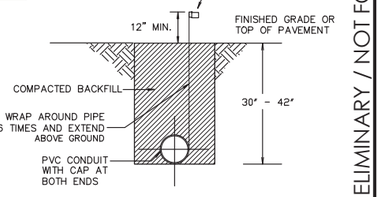
N.T.S

NOTE: ALL STOP BARS ARE TO BE SOLID WHITE LINES EXTENDING ACROSS THE LANE(S) AND INSTALLED IN ACCORDANCE WITH THE 2009 EDITION OF THE MUTCD SECT. 3B.16, PAGE 381.

ALL CROSSWALKS SHALL BE AS INSTALLED AS INDICATED ON THE PLANS AND IN ACCORDANCE WITH SECT. 3B.18, PAGE 383 OF THE 2009 MUTCD, OR MOST CURRENT EDITION, UNLESS OTHERWISE DIRECTED.

STOP BAR DETAIL

N.T.S.



CONDUIT DETAIL

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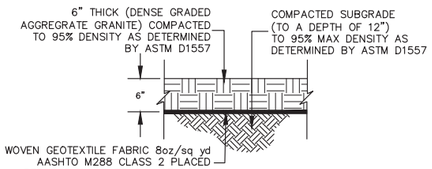
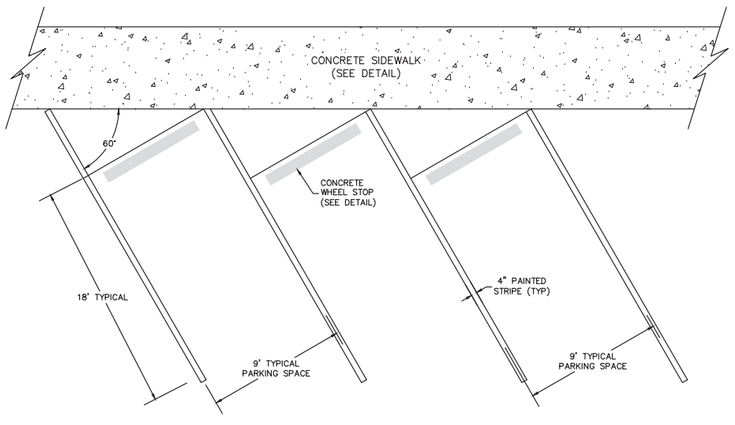


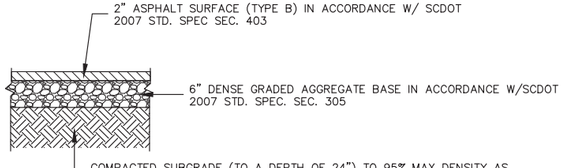
DETAIL CRUSHED GRANITE PAVING

N.T.S.



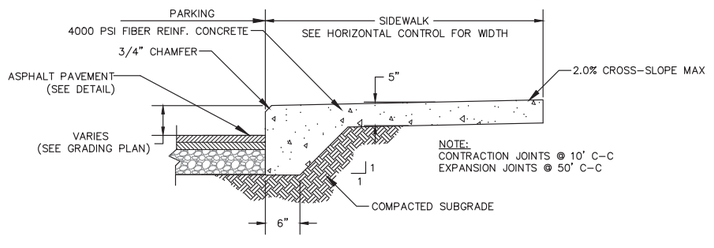
ANGLED PARKING SPACE STRIPE DETAIL

N.T.S



ASPHALT PAVING DETAIL

N.T.S



Typical-PAVEMENT & SIDEWALK DETAIL

N.T.S

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PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
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SOUTH CAROLINA ANDREWS ENGINEERING CO. NO. C00008 CERTIFICATE OF AUTHORIZATION

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

Preliminary Site Plan
for
Holy Trinity School Expansion
Burroughs Ave.
City of Beaufort
Beaufort County, SC

Site Details

Date Drawn:	03/29/21
Last Revised:	01/21/22
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #: 12

JOB: J21015

HOLY TRINITY CLASSICAL CHRISTIAN SCHOOL
ARTS AND ATHLETIC FACILITY

DRAWING INDEX

Sheet Number	Sheet Name	Sheet Issue Date
GENERAL		
G000	Cover Sheet	12/16/21
Civil		
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C2	Existing Site and Demolition Plan	12/16/21
C3	Phase 1 Utility Plan	12/16/21
C4	Overall Master Plan	12/16/21
ARCHITECTURAL		
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A001	Finish Schedule / Cast Stone Profiles	12/16/21
A100	Site Plan	12/16/21
A101	Floor Plan	12/16/21
A102	Roof Plan	12/16/21
A103	Student Pick-Up & Drop-Off Plan	12/16/21
A201	Building Elevations	12/16/21
A300	Enlarged Core Plans	12/16/21
A301	Plan Details	12/16/21
A401	Reflected Ceiling Plan	12/16/21
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A505	Areopagus Details	12/16/21
A701	Phase 1 3D Views	12/16/21
A702	Renderings	12/16/21
A703	Renderings	12/16/21
PLUMBING		
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P101	Drainage and Vent Plan	12/16/21
P102	Hot and Cold Water Plan	12/16/21

Sheet Number	Sheet Name	Sheet Issue Date
P103	Plumbing Roof Plan	12/16/21
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MECHANICAL		
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M101	Mechanical Floor Plan	12/16/21
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M200	Mechanical Details	12/16/21
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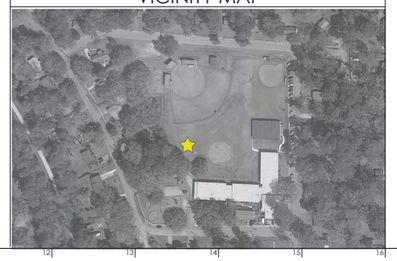
E002	Electrical Risers and Details	12/16/21
E003	Electrical Details and Schedules	12/16/21
E100	Power Installation Plan	12/16/21
E200	HVAC Power Installation Plan	12/16/21
E300	Low Voltage Installation Plan	12/16/21
E400	Lighting Installation Plan	12/16/21
E500	Normal Lighting Photometrics Plan	12/16/21
FIRE PROTECTION		
F101	Fire Protection	12/16/21
LIFE SAFETY		
LS101	Life Safety Plan	12/16/21

ABBREVIATIONS

APC	ACOUSTICAL PANEL CEILING
AFF	ABOVE FINISH FLOOR
A/C	AIR CONDITIONING
AHU	AIR HANDLING UNIT
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CT	CERAMIC TILE
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DW	DISHWASHER
EA	EACH
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FD	FLOOR DRAIN
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEV.
FIN	FINISH
FT	FEET
GA	GAUGE
GWB	GYPSUM WALLBOARD
HB	HOSE BIBB
INT	INTERIOR
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OPH	OPPOSITE HAND
OSB	ORIENTED STRAND BD.
PERF	PERFORATED
PT	PRESSURE TREATED
REQ'D	REQUIRED
SF	SQUARE FEET
SIM	SIMILAR
SPEC	SPECIFICATION
STD	STANDARD
TBD	TO BE DETERMINED
T&G	TONGUE & GROOVE
TEMP	TEMPORARY
TV	TELEVISION
TYP	TYPICAL
U/C	UNDER COUNTER
W/D	WASHER/DRYER
WD	WOOD
WH	WATER HEATER

VICINITY MAP



PROJECT TEAM

ARCHITECT - Architecture 101
Contact: Adam Drummond, Assoc. AIA
Role: Project Manager
Phone: 270.991.0705
Email: Adam@A101.Design

GENERAL CONTRACTOR - Choate
Contact: Nate Fuller

MECHANICAL/PLUMBING - Dulohery Weeks
Contact: Ben Newkirk

ELECTRICAL - CDDC Engineering
Contact: Ryan Yacco

LANDSCAPE - Witmer Jones Keefer
Contact: Wallace Milling

STRUCTURAL - 29E6
Contact: Andy Richardson

CIVIL - Andrews Engineering
Contact - Ryan Lyle

HOLY TRINITY
CLASSICAL CHRISTIAN SCHOOL

ARTS AND ATHLETIC FACILITY
302 Burroughs Avenue
Beaufort, South Carolina

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Cover Sheet

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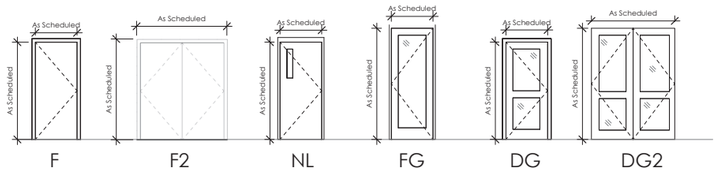
Door Schedule

Door Number	Width	Height	Fire Rating	Door Type	Door Material	Frame Type	Frame Material	Comments
101A	5' - 8"	6' - 8"		DG2	HM	HM-4	HM	
101B	5' - 8"	6' - 8"		DG2	HM	HM-4	HM	
101C	3' - 0"	7' - 0"		F	WD	HM	HM	
102D	6' - 0"	7' - 0"		DG2	HM	HM-4	HM	
102E	6' - 0"	7' - 0"		DG2	HM	HM-4	HM	
103	3' - 0"	7' - 0"		F	WD	HM	HM	
104	8' - 0"	7' - 0"		F	WD	HM-4	HM	
105	3' - 0"	7' - 0"	-	NL	WD	HM-4	HM	
106	3' - 0"	7' - 0"	-	NL	WD	HM-4	HM	
107A	6' - 0"	8' - 0"		DG2	HM	HM-4	HM	
107B	5' - 7"	7' - 7"		DG2	HM	HM-4	HM	
107C	6' - 0"	7' - 0"		F	WD	HM-4	HM	
108	6' - 0"	7' - 0"		F	WD	HM-4	HM	
109	3' - 0"	7' - 0"	-	NL	WD	HM-4	HM	
110	3' - 0"	7' - 0"		F	WD	HM-4	HM	
111	3' - 0"	7' - 0"		F	WD	HM-4	HM	
112	3' - 0"	7' - 0"		F	WD	HM-4	HM	
113A	3' - 0"	7' - 0"		F	WD	HM-4	HM	
113B	3' - 0"	7' - 0"		F	WD	HM-4	HM	
113C	8' - 0"	8' - 0"		DG2	HM	HM-4	HM	
115A	3' - 0"	7' - 0"		F	WD	HM-4	HM	
115B	3' - 0"	7' - 0"		F	WD	HM-4	HM	
116	3' - 0"	8' - 0"		FG	HM	HM-4	HM	
117	3' - 0"	7' - 0"		F	WD	HM-4	HM	
118	3' - 0"	7' - 0"		F	WD	HM-4	HM	
119	3' - 0"	7' - 0"		F	WD	HM-4	HM	
120	3' - 0"	7' - 0"		F	WD	HM-4	HM	
121	6' - 0"	7' - 0"		F2	HM	HM-4	HM	
122	3' - 0"	7' - 0"		F	WD	HM-4	HM	
123	3' - 0"	7' - 0"		F	WD	HM-4	HM	
124	3' - 0"	7' - 0"		F	WD	HM-4	HM	
125	6' - 2 15/32"	7' - 10 3/4"		DG2	ALUM	ALUM	ALUM	
125A	6' - 0"	7' - 0"		DG2	HM	HM-4	HM	
126	6' - 0"	7' - 0"		F2	HM	HM-4	HM	
127B	3' - 0"	7' - 0"		F	WD	HM-4	HM	
128	6' - 0"	7' - 0"		F2	HM	HM-4	HM	
129	6' - 0"	6' - 8"		F2	HM	HM-4	HM	
130	3' - 0"	7' - 0"		F	WD	HM-4	HM	
131	3' - 0"	7' - 0"		F	HM	HM-4	HM	
132	3' - 0"	7' - 0"		F	WD	HM-4	HM	
133	3' - 0"	7' - 0"		F	WD	HM-4	HM	

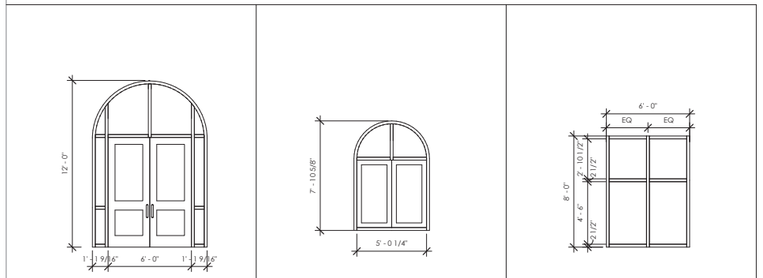
F - Flush door
FG - Full Glass
NL - Narrow Light
OH - Over Head

\- - No work
HM - Hollow Metal Door or Frame
HM-4 - Hollow Metal Frame w/ 4" Head
WD - Stained Wood Door
ALUM - Aluminium



Window Schedule

Mark	Type	Width	Height	Sill Height	Material Finish	Comments
101A	A	8' - 0"	4' - 0"	6' - 8"		
101B	A	8' - 0"	4' - 0"	6' - 8"		
101C	A	8' - 0"	4' - 0"	6' - 8"		
101D	A	8' - 0"	4' - 0"	6' - 8"		
101E	A	8' - 0"	4' - 0"	6' - 8"		
101F	A	8' - 0"	4' - 0"	6' - 8"		
101G	A	8' - 0"	4' - 0"	6' - 8"		
101H	A	8' - 0"	4' - 0"	6' - 8"		
101J	A	8' - 0"	4' - 0"	6' - 8"		
101K	A	8' - 0"	4' - 0"	6' - 8"		
101L	A	8' - 0"	4' - 0"	6' - 8"		
103A	D	3' - 0"	2' - 0"	3' - 0"		
103B	E	2' - 0"	4' - 0"	3' - 0"		
103C	E	2' - 0"	4' - 0"	3' - 0"		
104A	B	3' - 0"	5' - 0"	2' - 0"		
104B	B	3' - 0"	5' - 0"	2' - 0"		
105A	A	8' - 0"	4' - 0"	6' - 8"		
105B	A	8' - 0"	4' - 0"	6' - 8"		
106A	B	3' - 0"	5' - 0"	4' - 3"		
106B	B	3' - 0"	5' - 0"	2' - 0"		
107	A	8' - 0"	4' - 0"	6' - 8"		
109A	B	3' - 0"	5' - 0"	3' - 0"		
109B	B	3' - 0"	5' - 0"	3' - 0"		
109C	B	3' - 0"	5' - 0"	3' - 0"		
109D	B	3' - 0"	5' - 0"	3' - 0"		
109F	B	3' - 0"	5' - 0"	3' - 0"		
109G	B	3' - 0"	5' - 0"	3' - 0"		
109H	B	3' - 0"	5' - 0"	3' - 0"		
109J	B	3' - 0"	5' - 0"	3' - 0"		
113	C	5' - 0"	3' - 0"	3' - 0"		
115	C	5' - 0"	3' - 0"	3' - 0"		
116	B	3' - 0"	5' - 0"	3' - 2"		



L10 Storefront 'A' 1/4" = 1'-0"
A13 Storefront 'B' 1/4" = 1'-0"
A16 Storefront 'C' 1/4" = 1'-0"

HOLY TRINITY CLASSICAL CHRISTIAN SCHOOL

ARTS AND ATHLETIC FACILITY

302 Burroughs Avenue
Beaufort, South Carolina

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Door and Window Schedules

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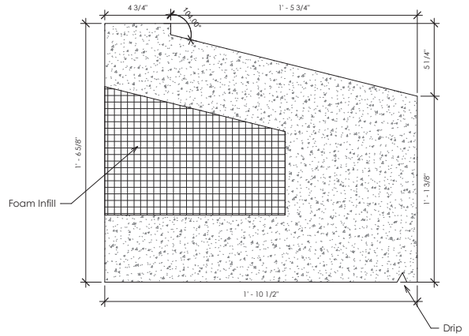
Finish Schedule						
Number	Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments
101	Gymnasium	AF	RB	PCB-1,PCB-2,PCB-3	EXP	
102	Lobby	LVT	RB	PCB-1, PCB-2	ACT	
103	Concessions	LVT	RB	PCB-1	ACT	
104	Storage	SC	RB	PCB-1	ACT	
105	Stage	WD	RB	PCB-4	EXP	
106	Music Classroom	LVT	RB	PCB-1	ACT	
107	Corridor	LVT	RB	PCB-1, PCB-2	ACT	
108	Storage	VCT	RB	PCB-1	EXP	
109	Multipurpose Classroom	LVT	RB	PCB-1	ACT	
110	Men's	PT	PT	PCB-1/PT*	GYP	*PT on wet walls
110A	Vest.	LVT	RB	PCB-1	ACT	
111	Women's	PT	PT	PCB-1/PT*	GYP	*PT on wet walls
112	U. Restroom	LVT	RB	PCB-1/PT*	ACT	*PT on wet walls
113	Weight Room	RF	RB	PCB-1	ACT	
114	Vest.	LVT	RB	PCB-1	ACT	
115	Trainer	VCT	RB	PCB-1	ACT	
116	Coach	VCT	RB	PCB-1	ACT	
117	W Locker Room	LVT	RB	PCB-1	ACT	
118	W Locker RR	PT	PT	PCB-1/PT*	ACT	*PT on wet walls
119	M Locker Room	LVT	RB	PCB-1	ACT	
120	M Locker RR	PT	PT	PCB-1/PT*	ACT	*PT on wet walls
121	Electrical	SC	RB	PCB-1	EXP	
122	U. Restroom	LVT	RB	PCB-1/PT*	GYP	*PT on wet walls
123	U. Restroom	LVT	RB	PCB-1/PT*	GYP	*PT on wet walls
124	Mechanical	SC	RB	PCB-1	EXP	
125	Vestibule	LVT	RB	PCB-1, PCB-2	ACT	
126	Storage	SC	RB	PCB-1	ACT	
127	Storage	SC	RB	PCB-1	ACT	
128	Storage	SC	RB	PCB-1	ACT	
129	IDF	SC	RB	PCB-1	ACT	
130	Janitor	VCT	RB	PCB-1	ACT	
131	Fire Riser	SC	RB	PCB-1	EXP	
132	U Restroom	LVT	RB	PCB-1/PT*	GYP	*PT on wet walls
133	Storage	SC	RB	PCB-1	ACT	

Finish Schedule Legend

\- - No work
ACT - Non-tegular acoustic ceiling tiles, 24"x24", White aluminum grid.
AF - Athletic Flooring
EXP - Exposed Ceiling
GYP - Gypsum ceiling
LVT - Luxury Vinyl Tile
PCB-1 - Painted Concrete Block, Color Number 1
PCB-2 - Painted Concrete Block, Color Number 2
PCB-3 - Painted Concrete Block, Color Number 3
PCB-4 - Painted Concrete Block, Color Number 4
PT - Porcelain Tile
RB - Rubber Wall Base, Johnsonite, Charcoal W6 (4") - #20
RF - Rubber Flooring
SC - Sealed Concret
VCT - Vinyl Composit Tile
WD - Wood Flooring (Stage)

Notes:



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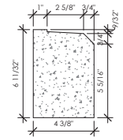

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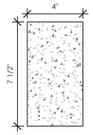

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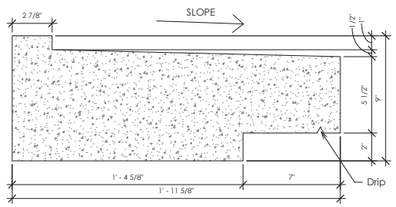

D

Cast Stone Profiles

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CLASSICAL CHRISTIAN SCHOOL

ARTS AND ATHLETIC FACILITY

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Finish Schedule / Cast Stone Profiles

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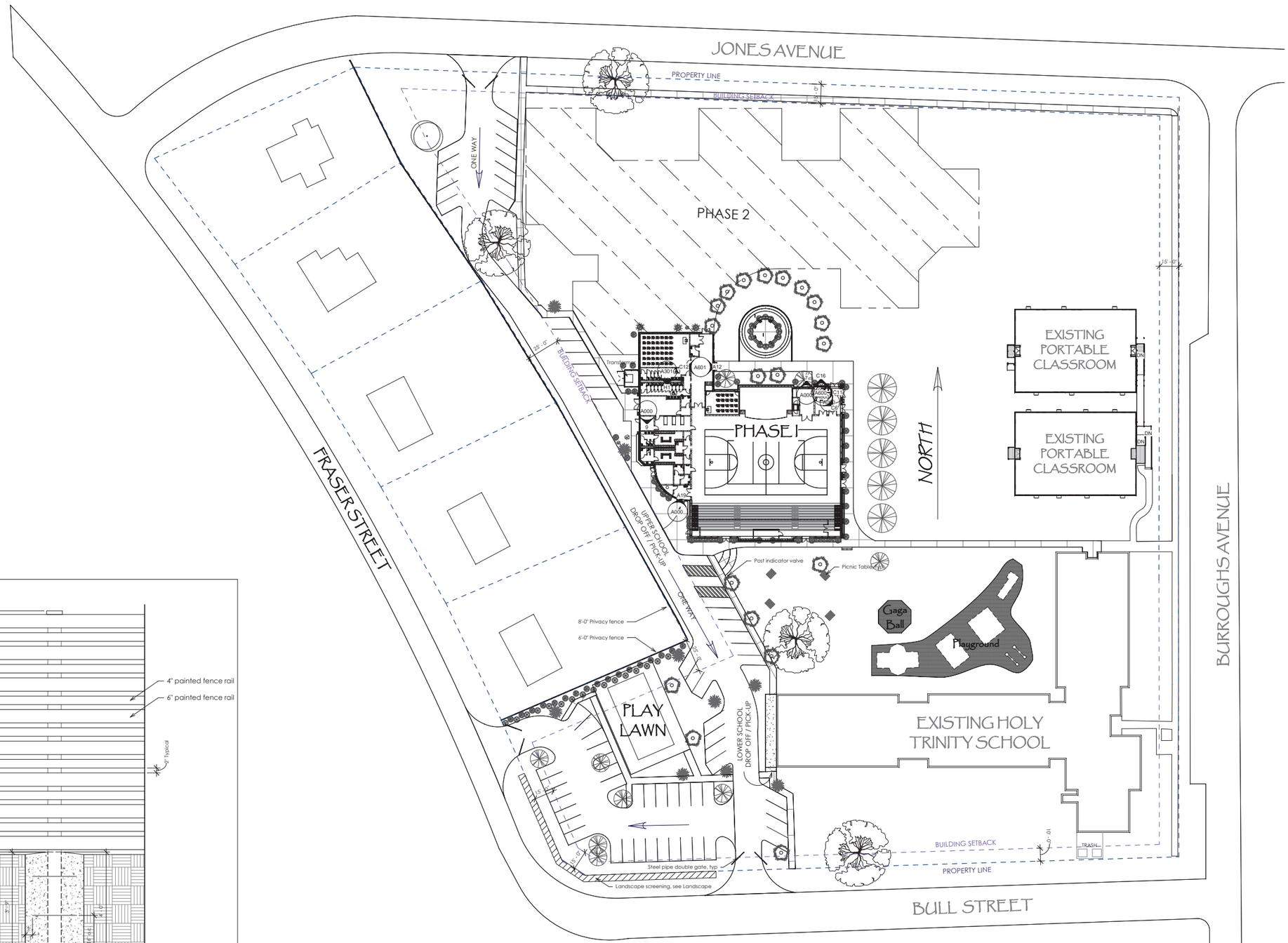

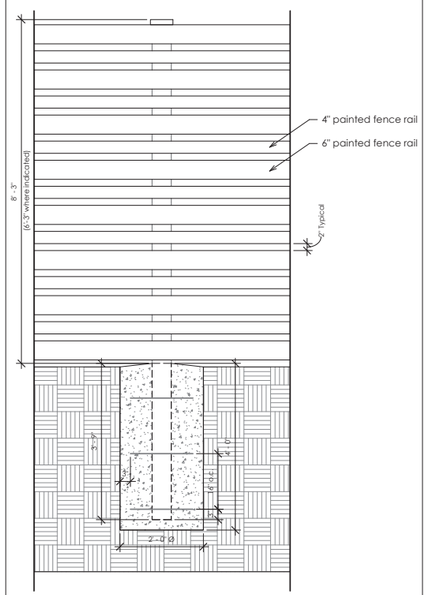

A1 Privacy Fence Detail
3/4" = 1'-0"

A4 Site Plan - Phase 1
1" = 30'-0"

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ARTS AND ATHLETIC FACILITY

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67 parking spaces for new construction

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Site Plan

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OUTDOOR CHAPEL

Multipurpose Classroom 109 978 SF
Storage 108 58 SF
U Restroom 132 50 SF
Corridor 107 732 SF
Men's 110 238 SF
Vest. 111 62 SF
Women's 111 200 SF
U. Restroom 112 59 SF
Vest 114 44 SF
Weight Room 113 427 SF
Coach 116 118 SF
Trainer 115 302 SF
W Locker RR 118 68 SF
W Locker Room 117 237 SF
Janitor 120 47 SF
M Locker RR 120 82 SF
M Locker Room 119 240 SF
U. Restroom 122 51 SF
U. Restroom 123 55 SF
Electrical 121 186 SF
Storage 133 33 SF
Mechanical 124 44 SF
Vestibule 125 141 SF
Music Classroom 106 454 SF
Stage 105 925 SF
Storage 104 222 SF
Concessions 103 97 SF
Lobby 102 321 SF
Gymnasium 101 7708 SF
CONTROL 131C
Storage 131

TRANSFORMER

56' - 11 1/4" · 36' - 5 3/8" · 7' - 2" · 20' - 8" · 9' - 6" · 6' - 3" · 25' - 8" · 25' - 7 15/16" · 43' - 3 1/4" · 43' - 3" · 19' - 4" · 42' - 3" · 37' - 2" · 20' - 6" · 40' - 11" · 9' - 11" · 11' - 0 5/8" · 2' - 6 1/2" · 2' - 0" · 5' - 5" · 25' - 4" · 5' - 4 3/4" · 12' - 11" · 12' - 10 5/8" · 152' - 4" · 28' - 1" · 4' - 6" · 40' - 0" · 24' - 4" · 6' - 0" · 55' - 7" · 6' - 0" · 32' - 2" · 77' - 2"

Under Bleachers

Scale: 1/8" = 1'-0"
0 8' 16' 24' 32'

A1 FIRST FLOOR PLAN
1/8" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

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Project

Building Total = 19,172 sf

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Floor Plan

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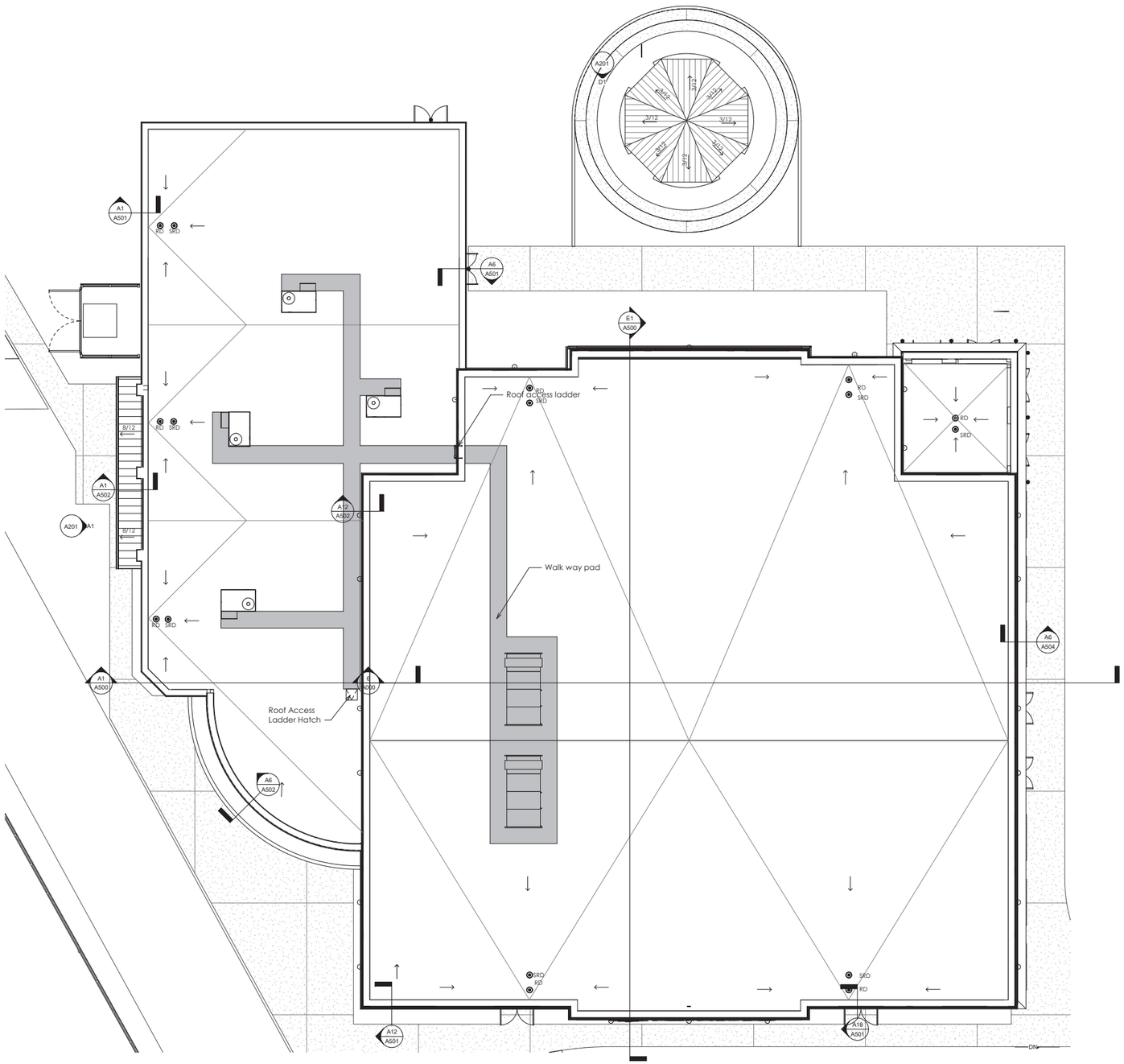

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LEGEND

RD - Roof Drain
SRD - Secondary Roof Drain

GENERAL NOTES

1. All slopes 1/4" / foot unless otherwise noted.

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Roof Plan

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A102

A1 Roof Plan
1/8" = 1'-0"

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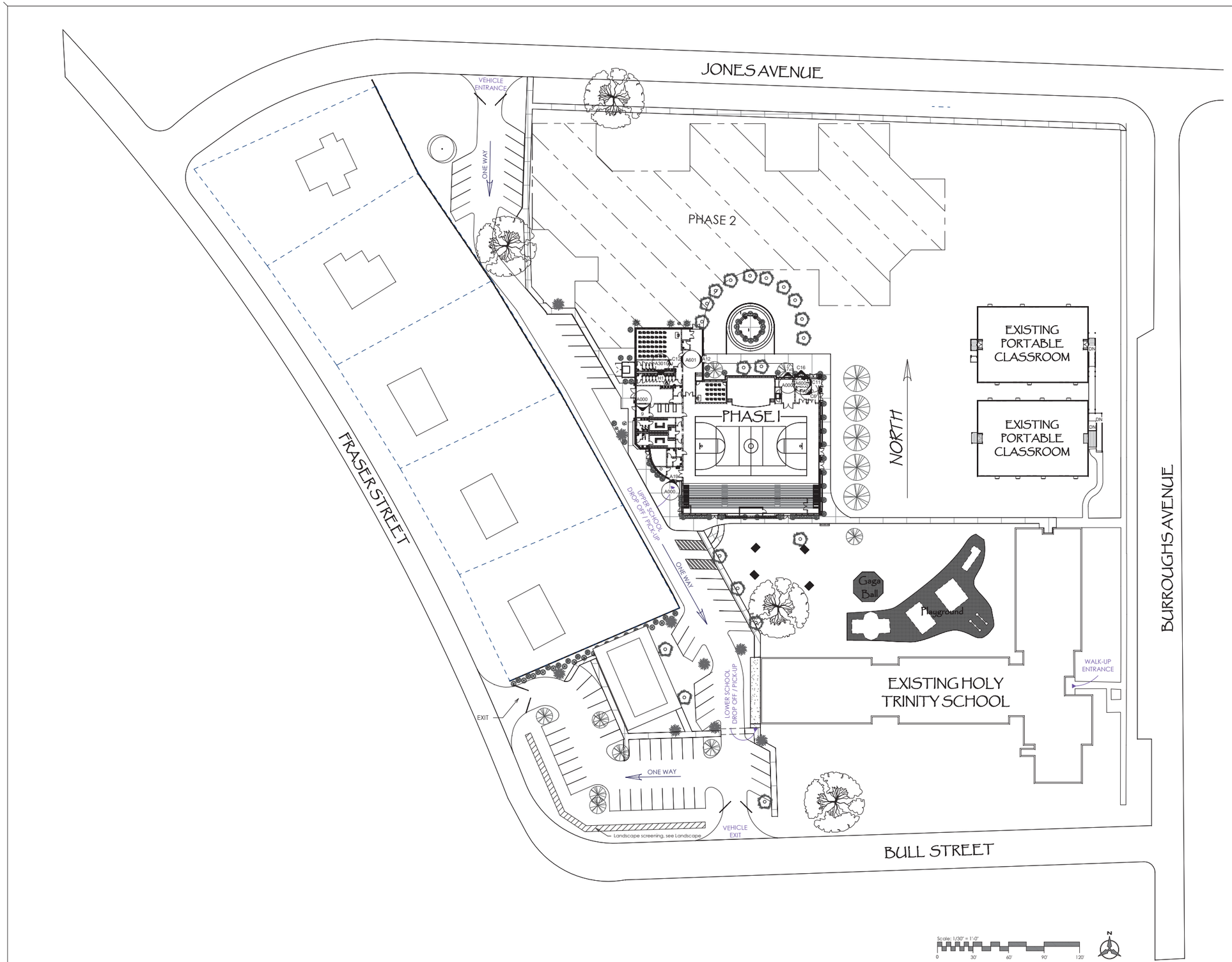

A1 **Drop-Off Plan**
1" = 30'-0"

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Student Pick-Up & Drop-Off Plan

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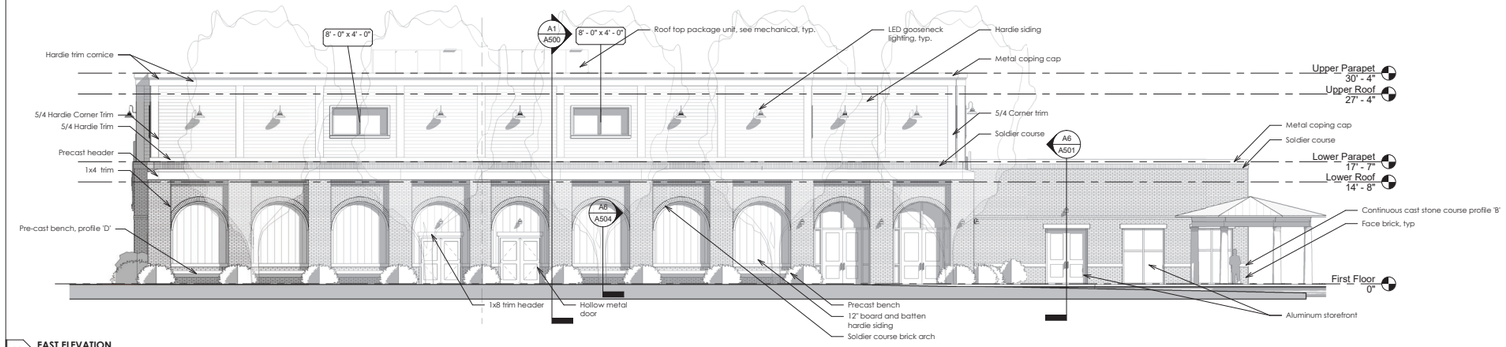
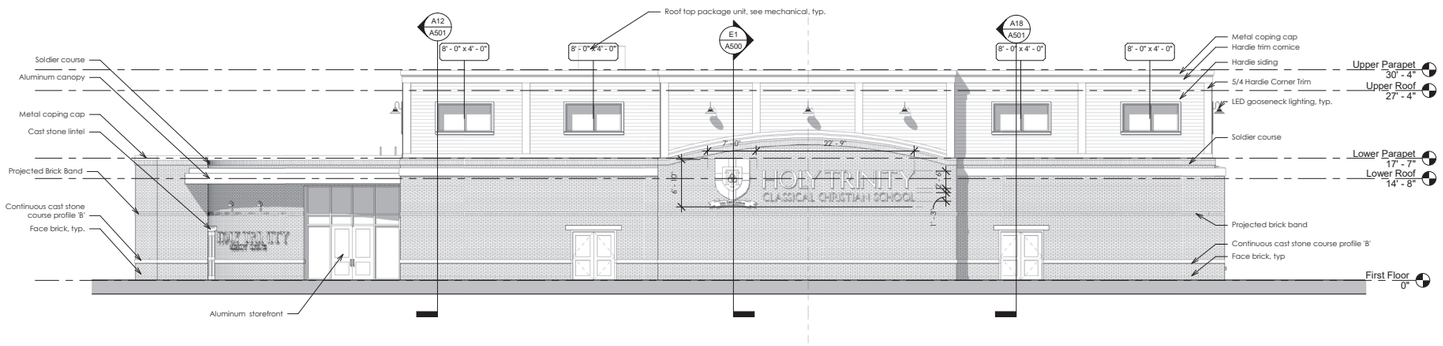
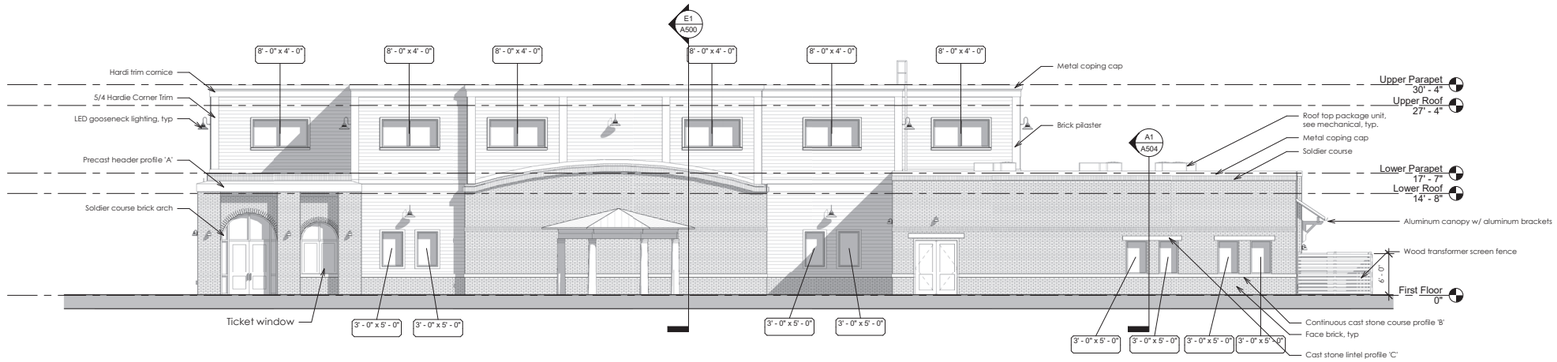


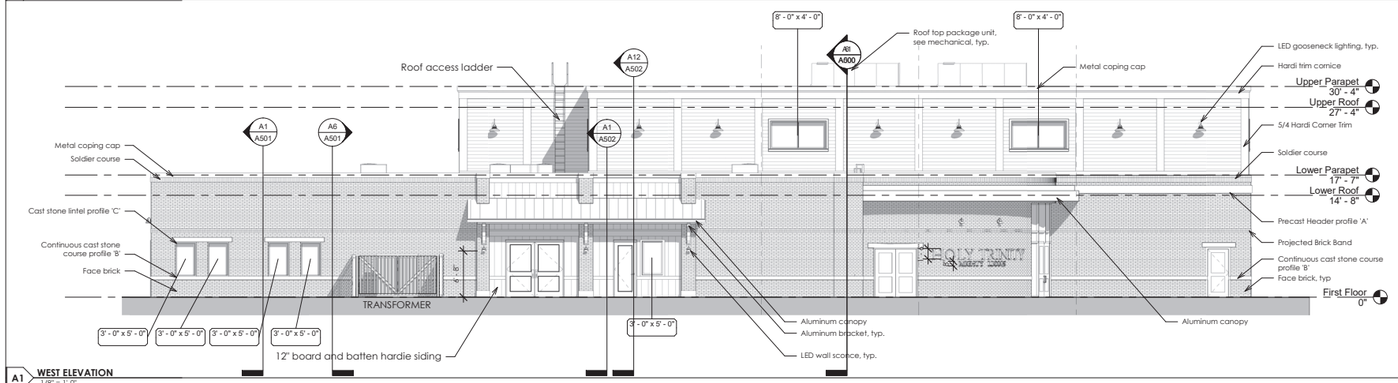
L1 **EAST ELEVATION**
1/8" = 1'-0"



H1 **SOUTH ELEVATION**
1/8" = 1'-0"



D1 **NORTH ELEVATION**
1/8" = 1'-0"



A1 **WEST ELEVATION**
1/8" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

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ARTS AND ATHLETIC FACILITY

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Building Elevations

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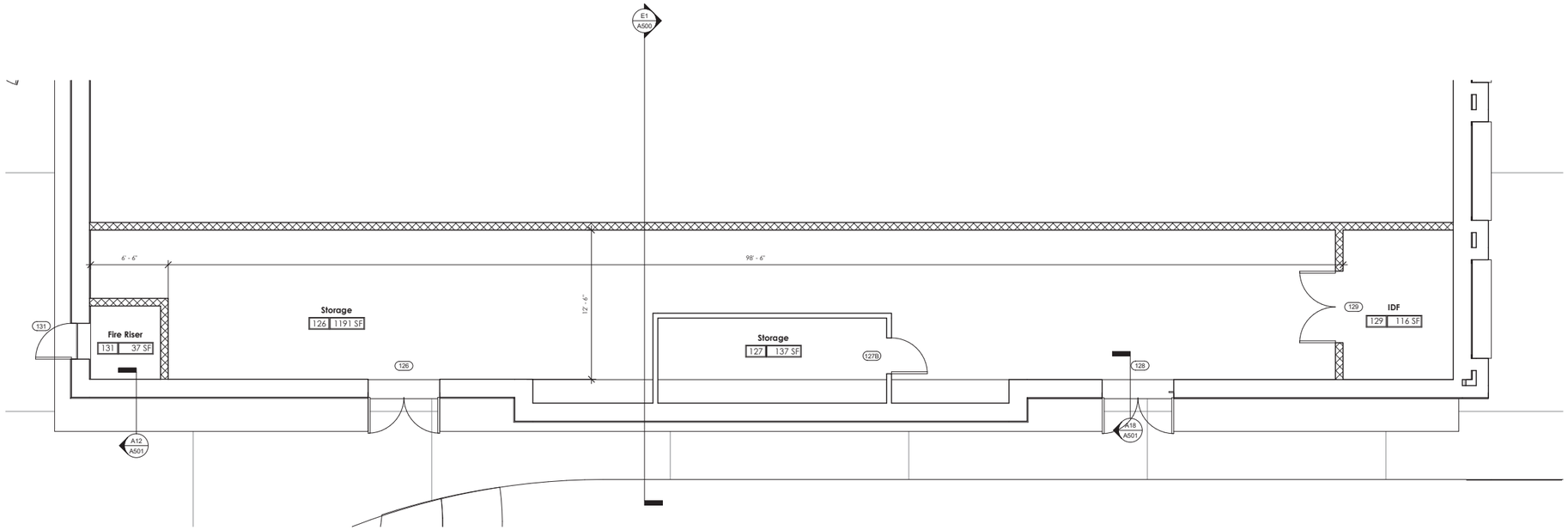
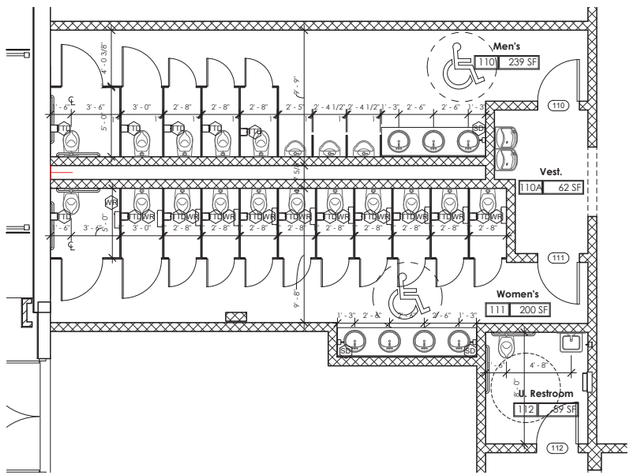
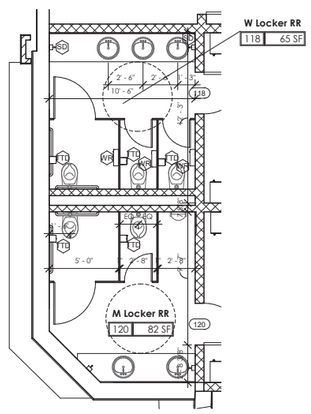


H1 **Enlarged Plan - Storage Under Bleachers**
1/4" = 1'-0"

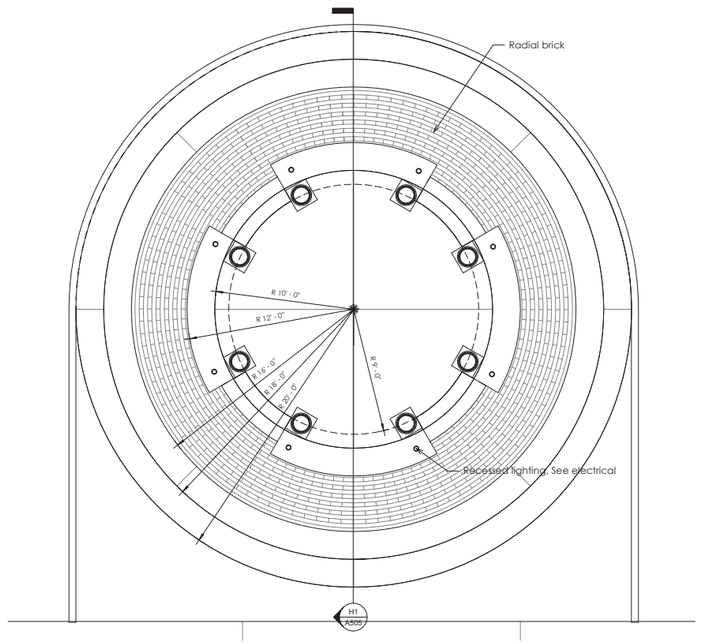


Scale: 1/4" = 1'-0"
0 4' 8' 12' 16'

A1 **Enlarged Plan - Restrooms**
1/4" = 1'-0"



A8 **Enlarged Plan - Locker Restrooms**
1/4" = 1'-0"



A14 **Enlarged Plan - Outdoor Chapel**
1/4" = 1'-0"

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Enlarged Core Plans

2019.08	
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A300

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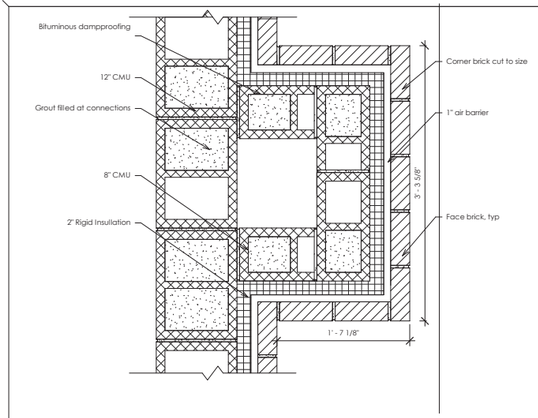
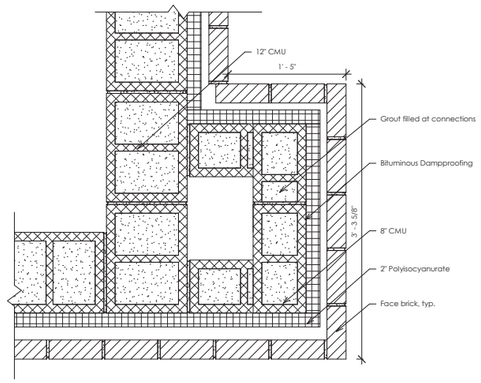
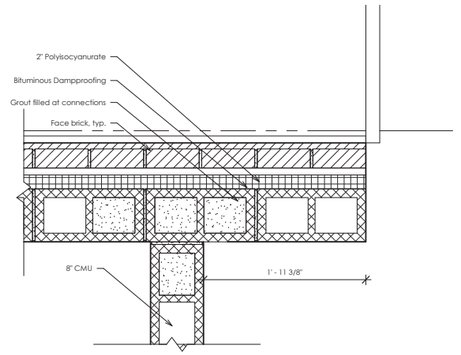


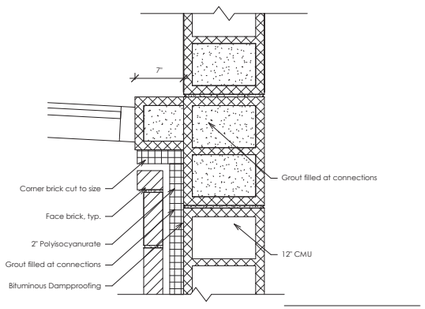
K1 **Plan Detail - Pilaster Typ.**
1 1/2" = 1'-0"



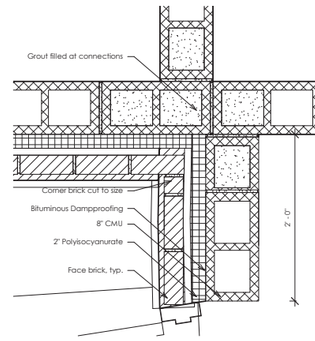
K7 **Plan Detail - Pilaster Corner**
1 1/2" = 1'-0"



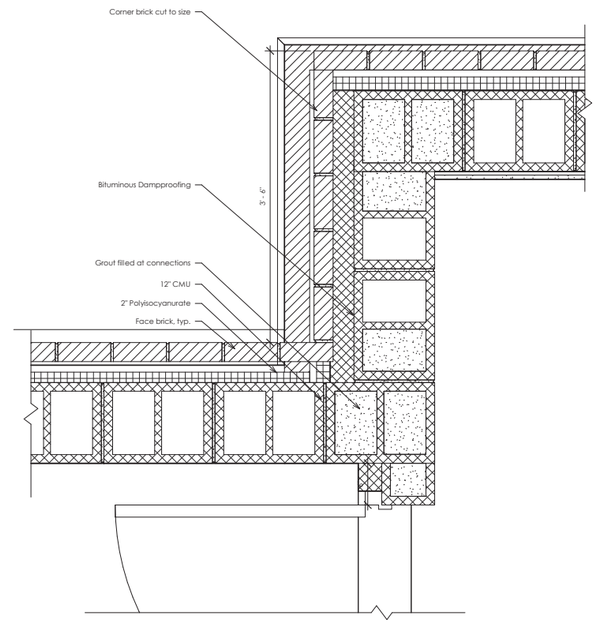
K14 **Plan Detail - Exit Door**
1 1/2" = 1'-0"



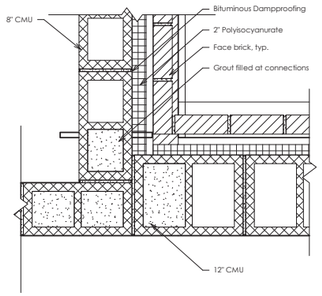
F1 **Plan Detail - Vestibule**
1 1/2" = 1'-0"



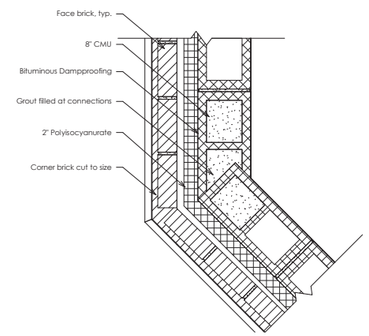
F7 **Plan Detail - Electrical Room**
1 1/2" = 1'-0"



A14 **Plan Detail - Stage Corner**
1 1/2" = 1'-0"



A1 **Plan Detail - Music Classroom**
1 1/2" = 1'-0"



A7 **Plan Detail - Locker Room**
1 1/2" = 1'-0"

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Plan Details

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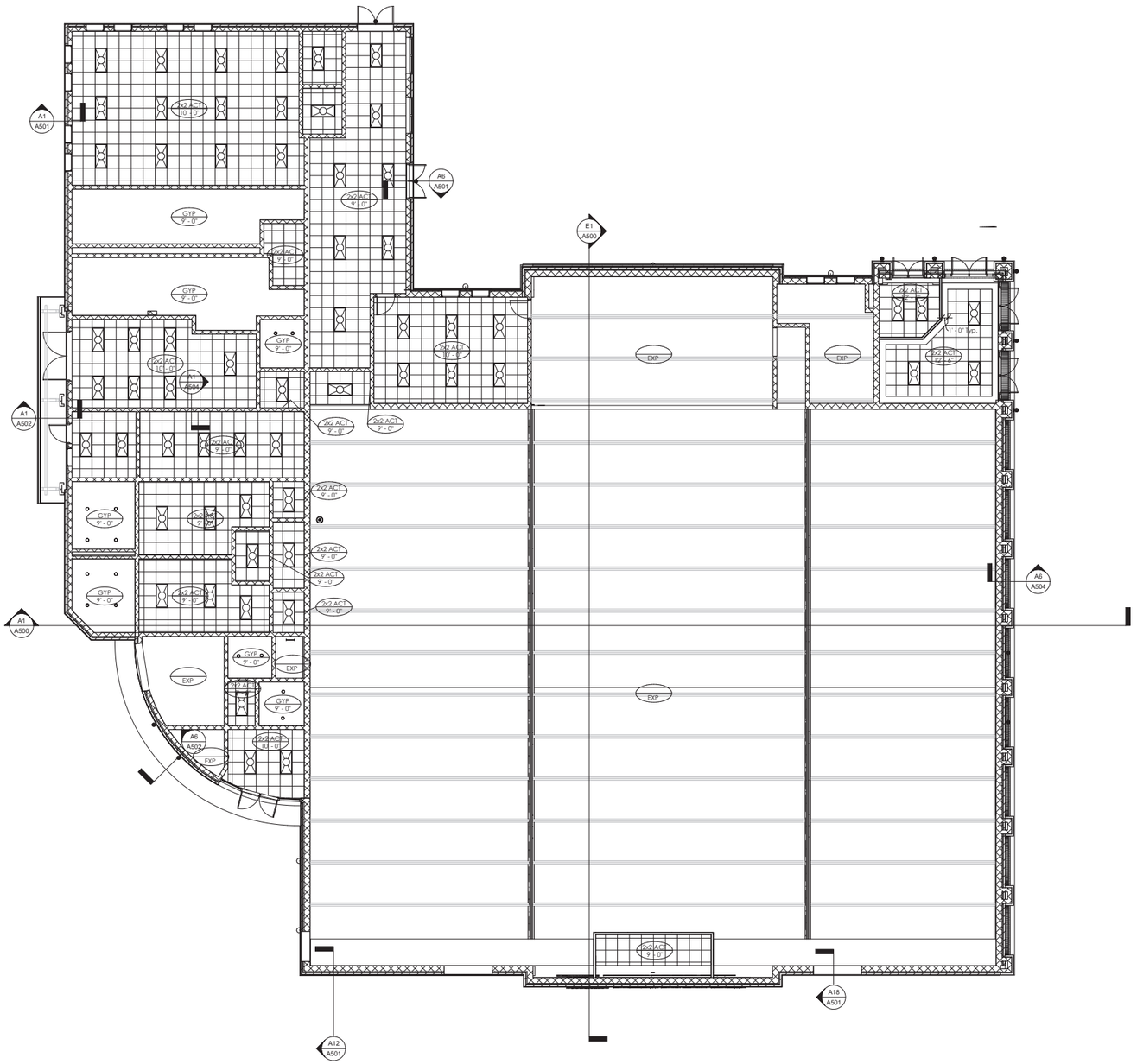

Scale: 1/8" = 1'-0"

0 8' 16' 24' 32'

A1 Reflected Ceiling Plan
1/8" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

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RCP LEGEND

- R — Recessed downlight, See Electrical
- S — Surface mounted light, See Electrical
- Architectural LED wallpack downlight with emergency ballast, RAB Lighting FFLED or approved equal.
- Suspended panel light, See Electrical
- EF — Exhaust Fan, See Electrical
- Strip light, See Electrical
- 2x4 Troffer, See Electrical
- ACT — 2x2 Scrubbable acoustical tile ceiling

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Reflected Ceiling Plan

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A401

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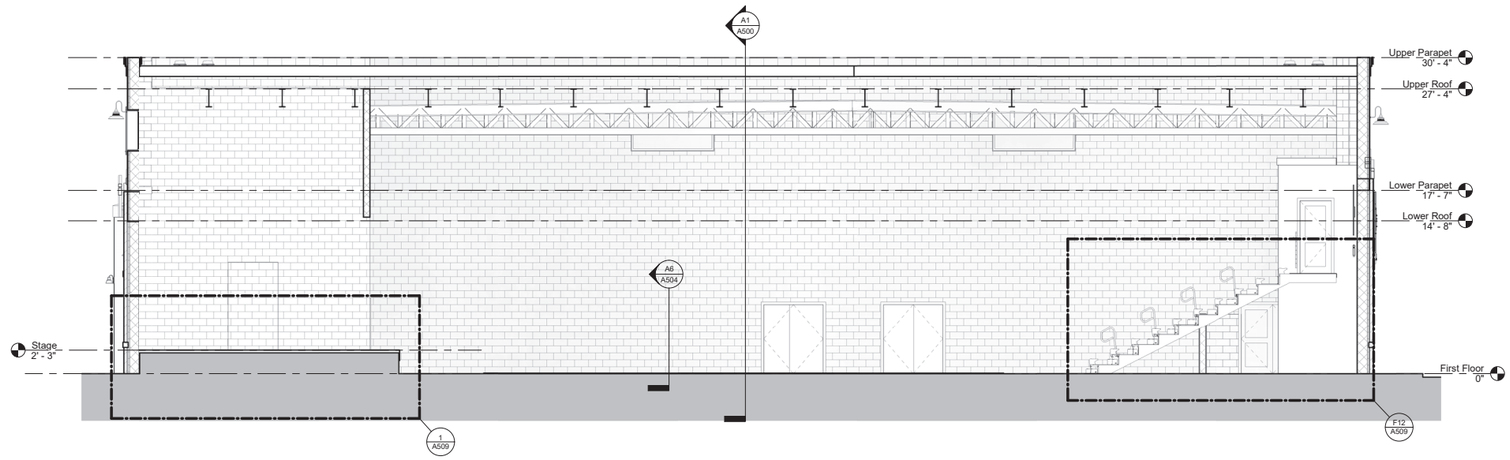
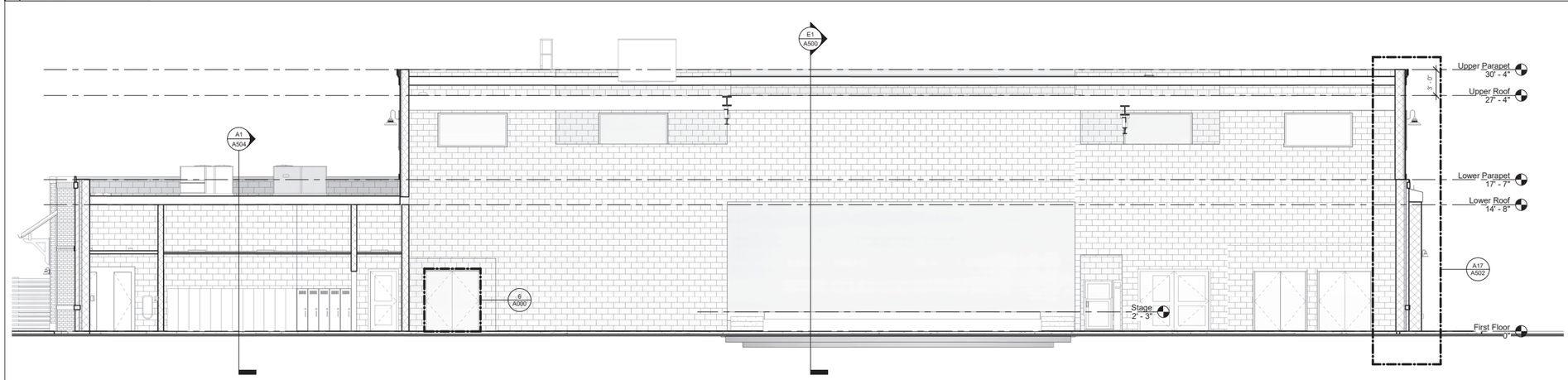


E1 Building Section - North / South
3/16" = 1'-0"



A1 Building Section - East / West
3/16" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

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Building Sections

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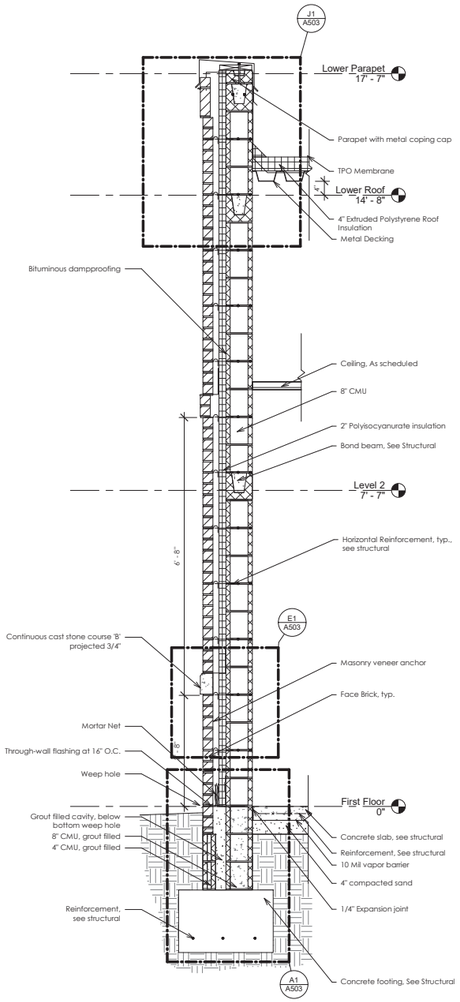
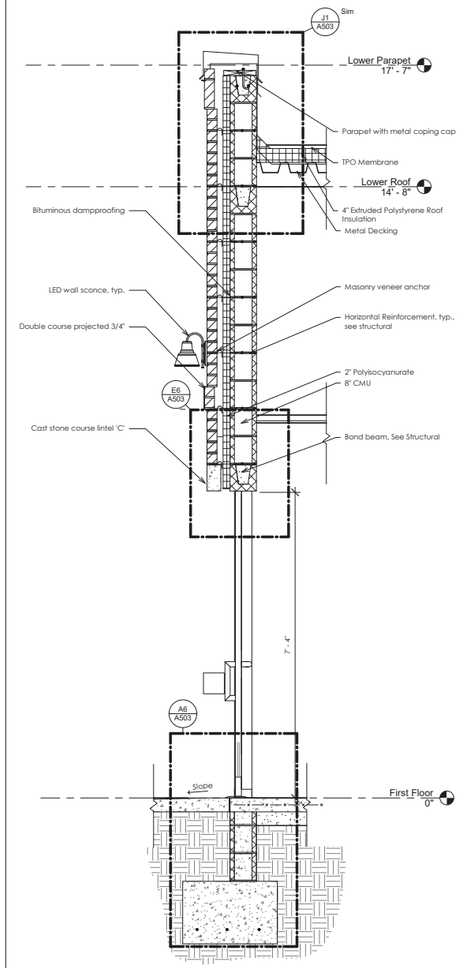
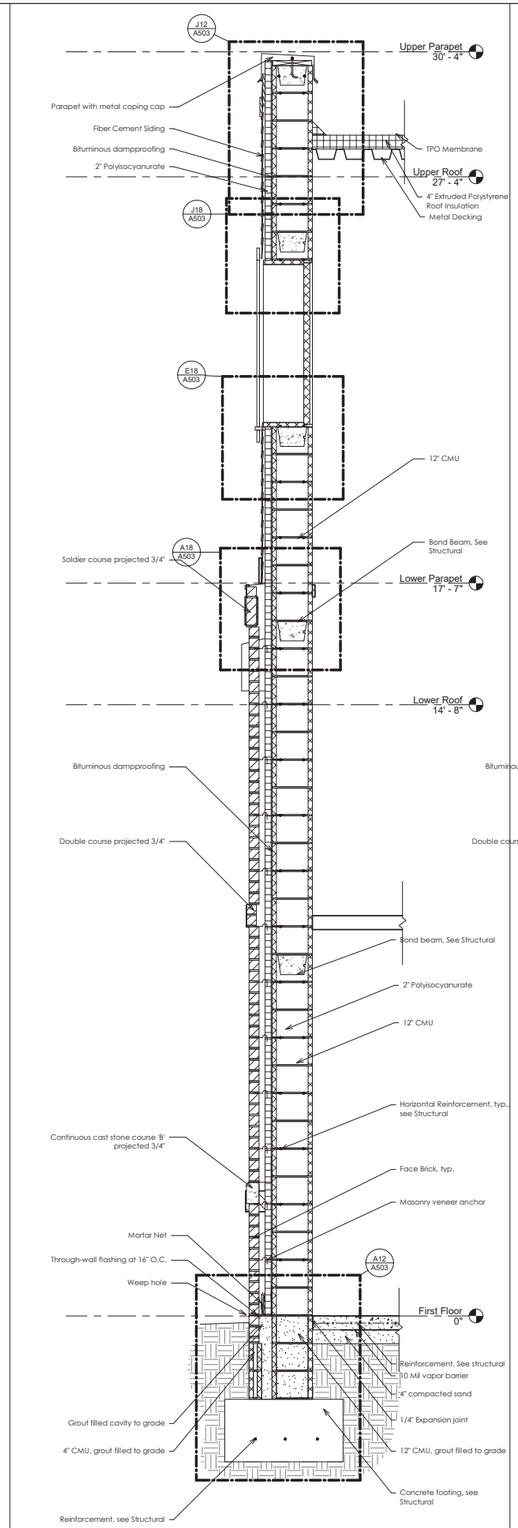


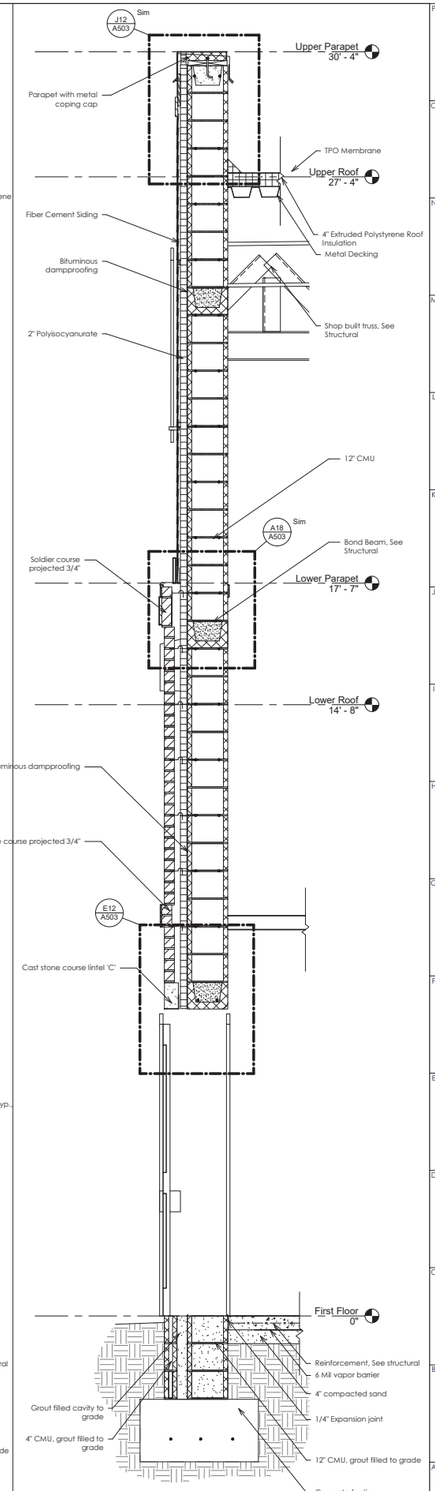
A1 **Wall Section - Lower Parapet Typ.**
3/4" = 1'-0"



A6 **Wall Section - Lower Parapet EntryTyp.**
3/4" = 1'-0"



A12 **Wall Section - Upper Parapet Typ.**
3/4" = 1'-0"



A18 **Wall Section - Upper Parapet Entry Typ.**
3/4" = 1'-0"

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Wall Sections

2019.08	
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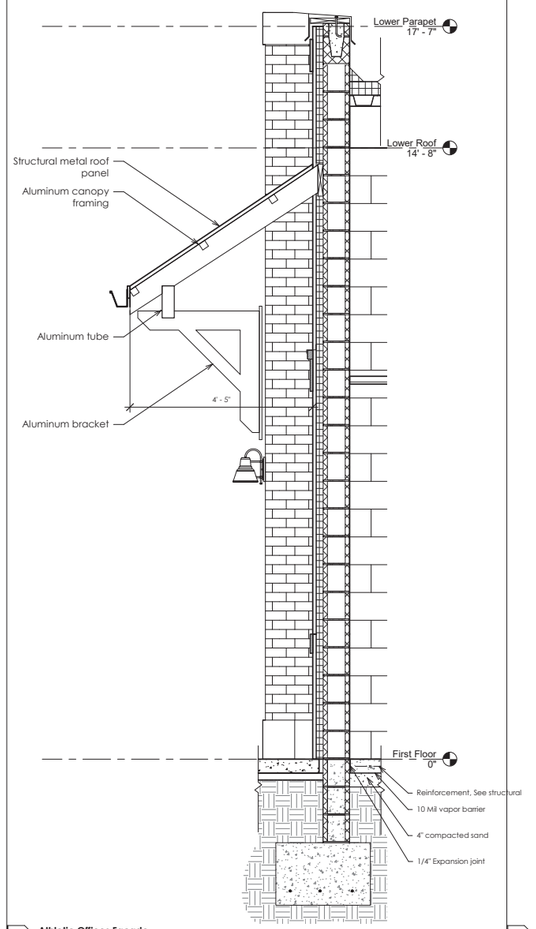
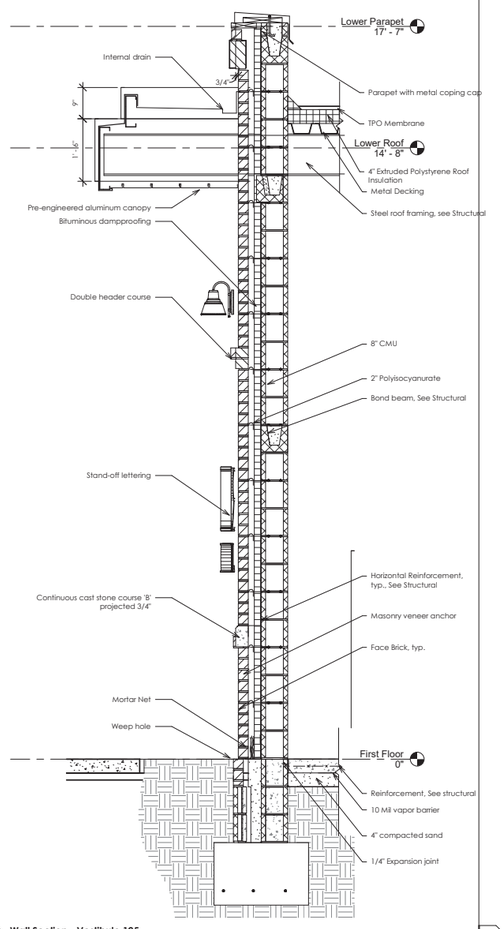
Checked By	SGS

A501

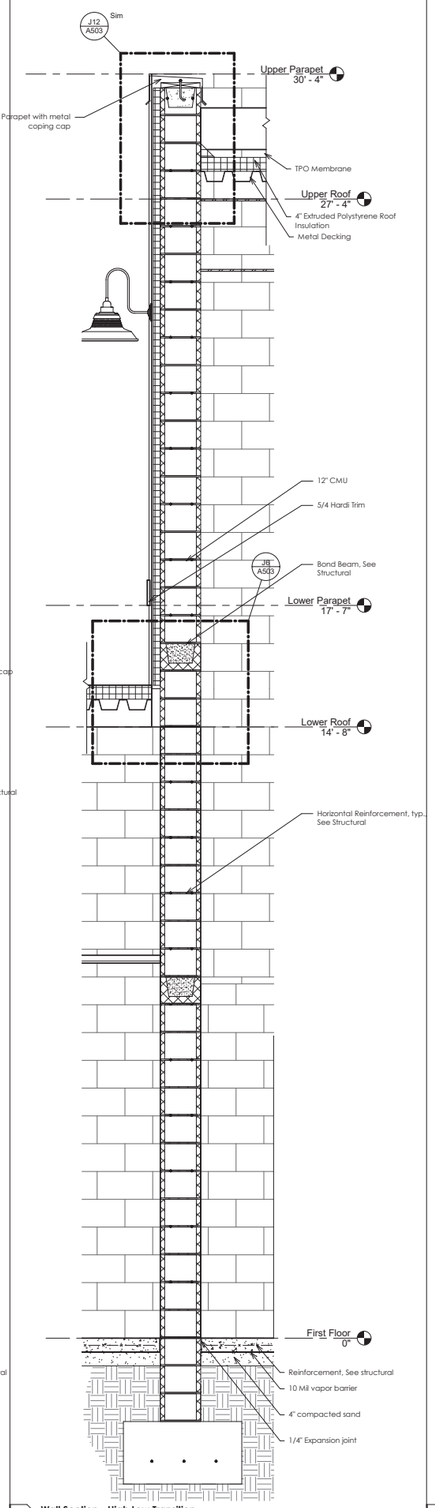
12/15/2021 1:38:53 PM



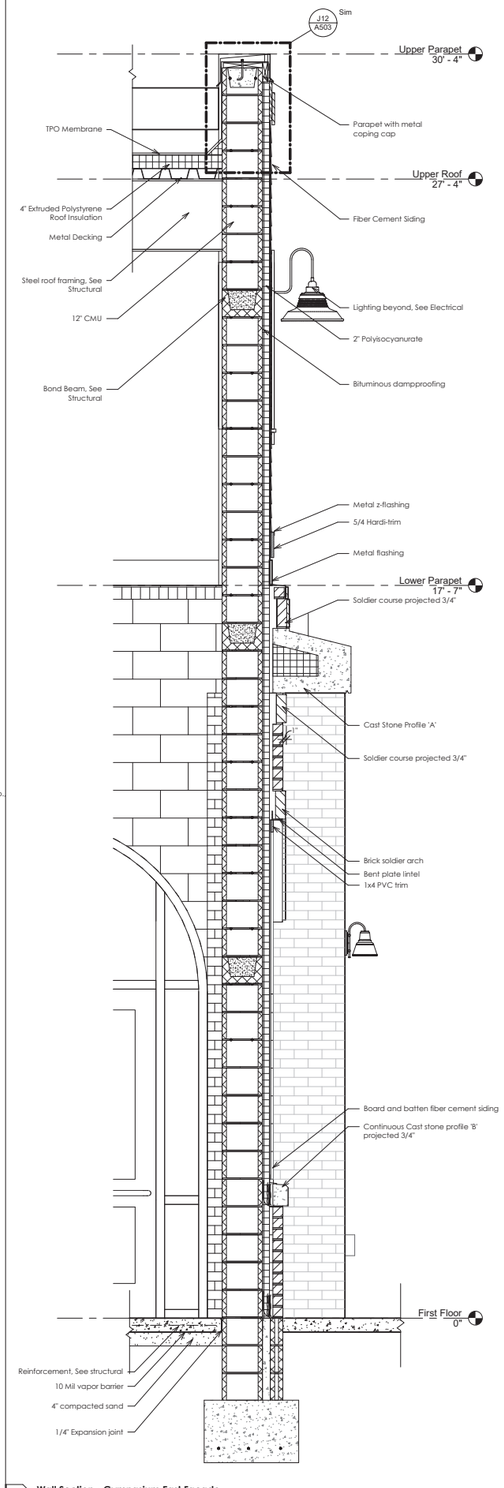
A1 **Athletic Offices Facade**
3/4" = 1'-0"



A6 **Wall Section - Vestibule 125**
3/4" = 1'-0"



A12 **Wall Section - High Low Transition**
3/4" = 1'-0"



A17 **Wall Section - Gymnasium East Facade**
3/4" = 1'-0"

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Wall Sections

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Checked By	SGS

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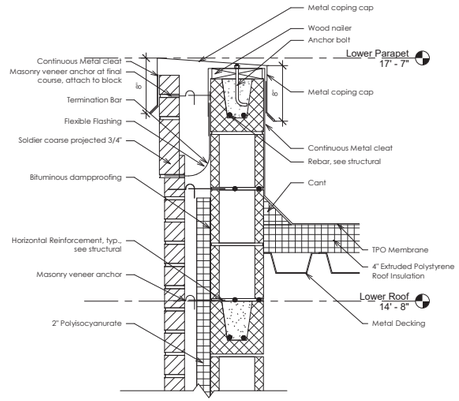
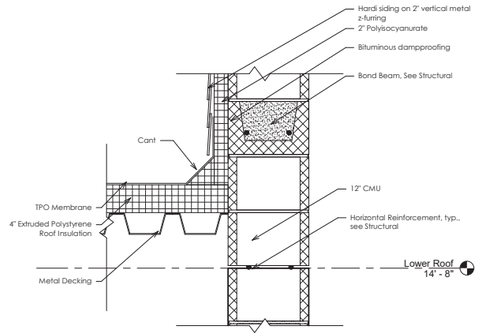
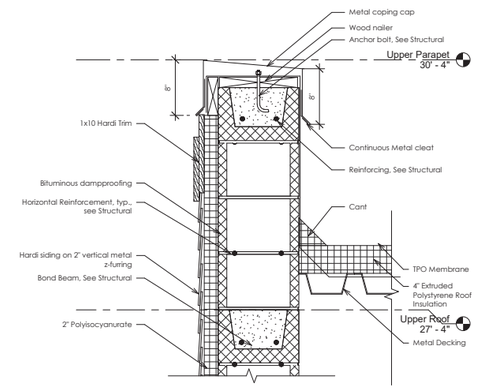


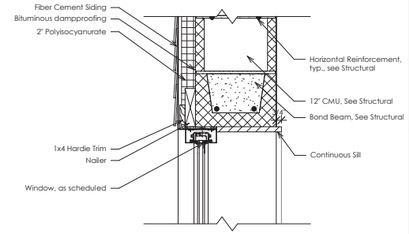
J1 **Wall Section Detail - Parapet Typ.**
1 1/2" = 1'-0"



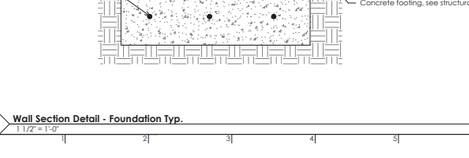
J6 **Wall Section Detail - High Low Transition**
1 1/2" = 1'-0"



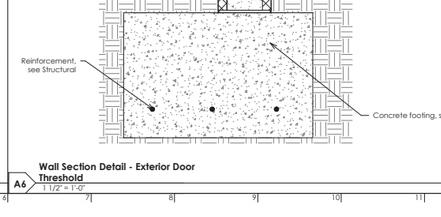
J12 **Wall Section Detail - Upper Parapet Typ.**
1 1/2" = 1'-0"



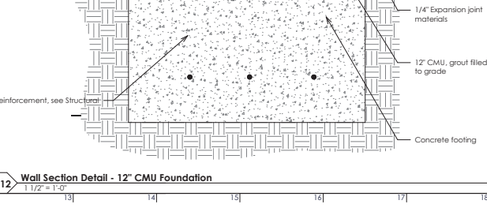
J18 **Wall Section Detail - Upper Window Header**
1 1/2" = 1'-0"



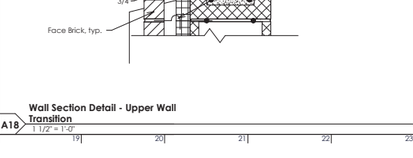
E1 **Wall Section Detail- Cast Stone**
1 1/2" = 1'-0"



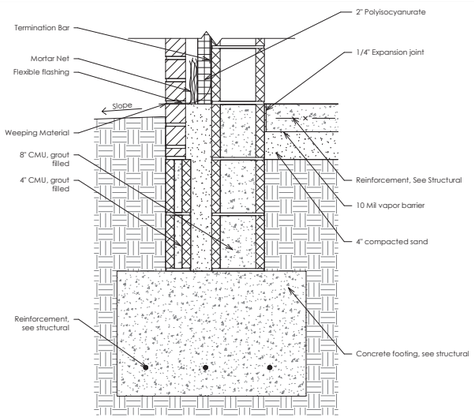
E6 **Wall Section Detail - Exterior Door Header**
1 1/2" = 1'-0"



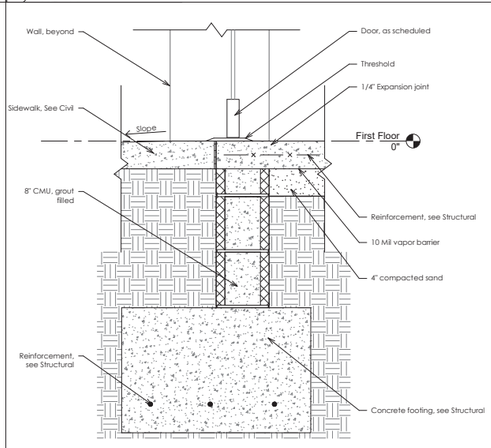
E12 **Wall Section Detail - Exterior Door Header and Lintel**
1 1/2" = 1'-0"



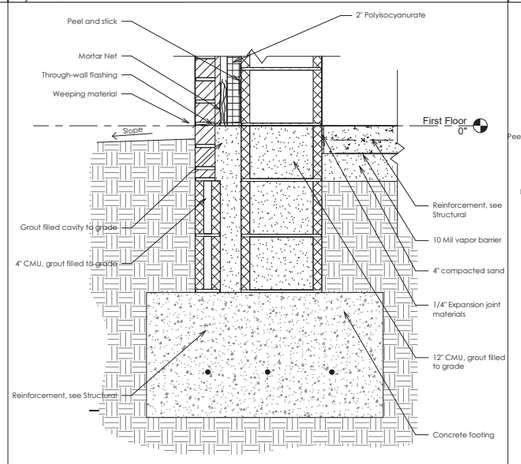
E18 **Wall Section Detail - Upper Window Sill**
1 1/2" = 1'-0"



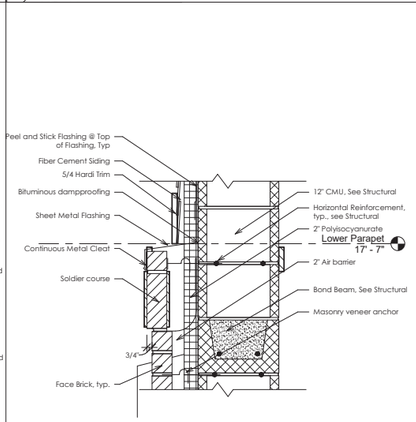
A1 **Wall Section Detail - Foundation Typ.**
1 1/2" = 1'-0"



A6 **Wall Section Detail - Exterior Door Threshold**
1 1/2" = 1'-0"



A12 **Wall Section Detail - 12" CMU Foundation**
1 1/2" = 1'-0"



A18 **Wall Section Detail - Upper Wall Transition**
1 1/2" = 1'-0"

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Wall Section Details

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A503

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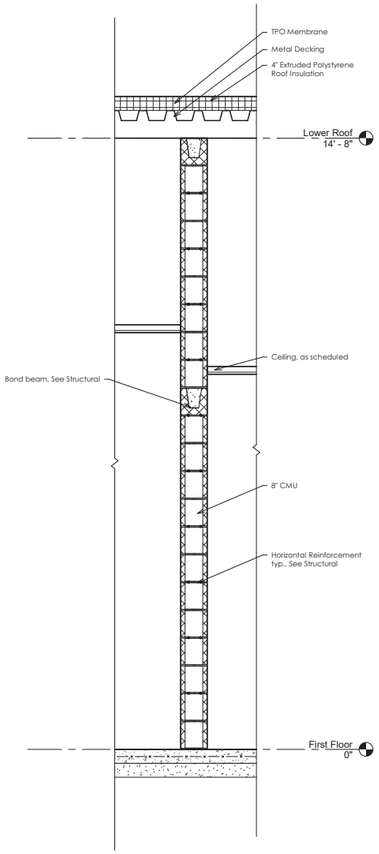
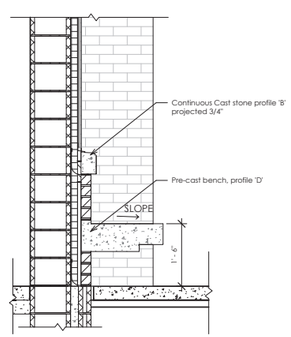


A1 **Wall Section - Interior Wall Typ.**
3/4" = 1'-0"



A6 **Precast Bench Section**
3/4" = 1'-0"

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Wall Section / Details

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Checked By	SGS

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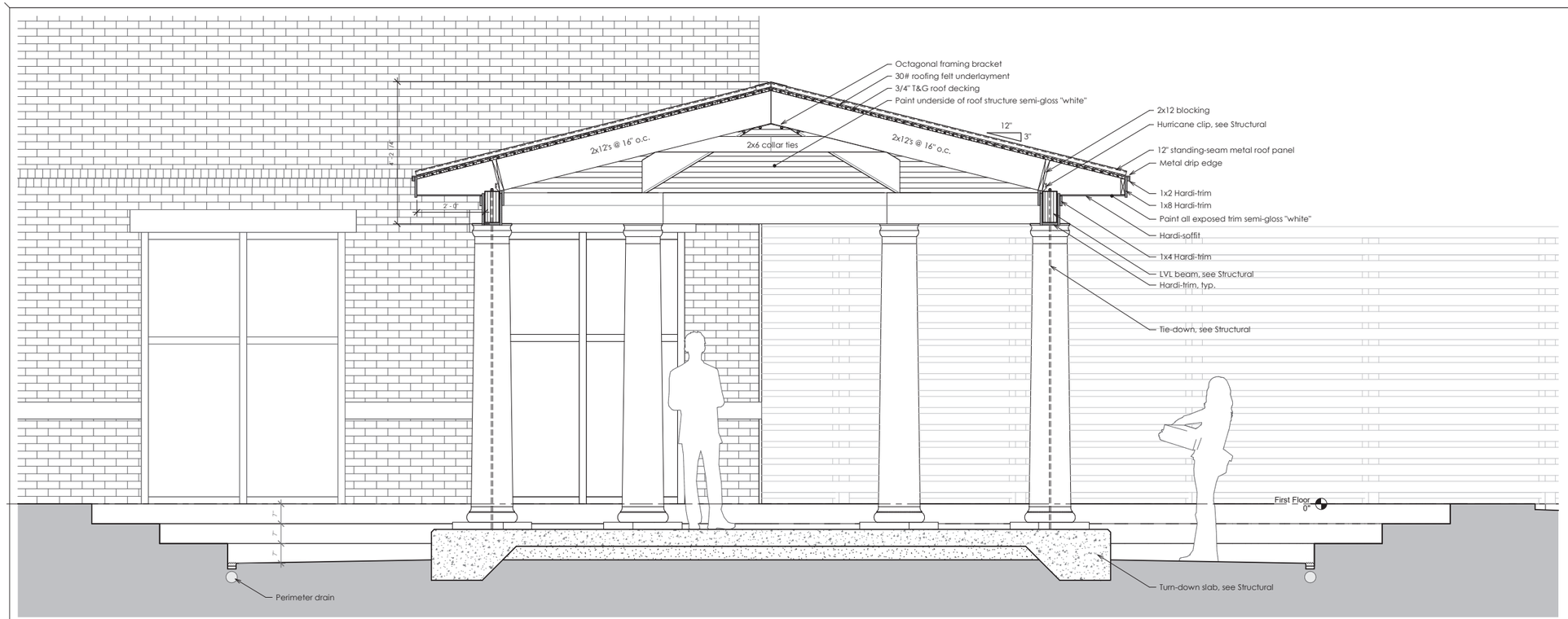

H1 **Areopagus Section**
3/4" = 1'-0"

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Areopagus Details

2019.08	
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Checked By	SGS

A505

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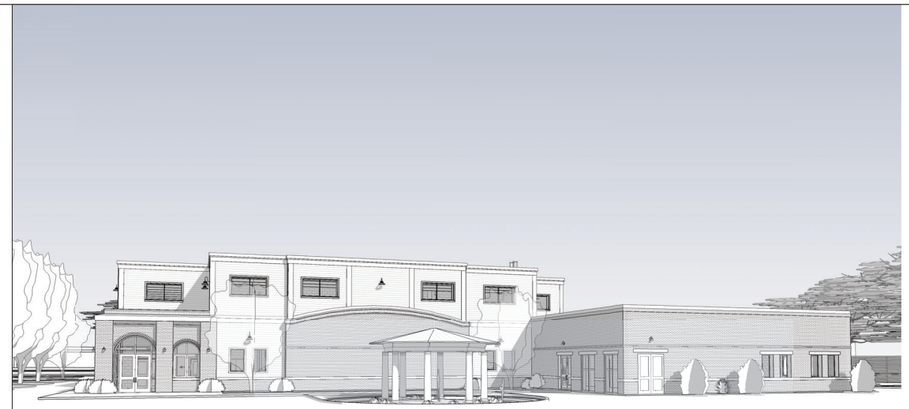
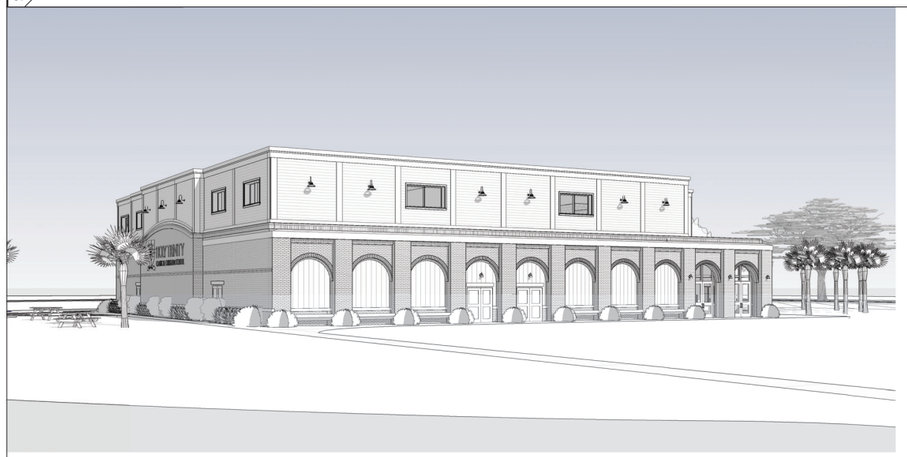
J1 View from Chapel



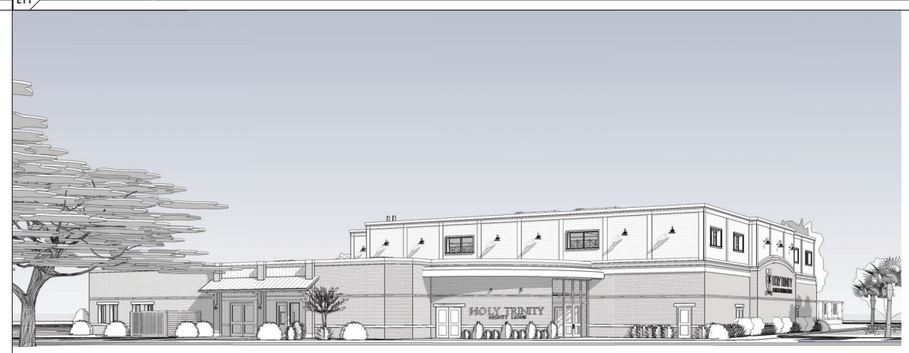
J11 View from Courtyard



E1 View From School

E11 View from South Parking Lot 2

A1 View from Basketball



A11 View from Dropoff

HOLY TRINITY
CLASSICAL CHRISTIAN SCHOOL

ARTS AND ATHLETIC FACILITY

302 Burroughs Avenue
Beaufort, South Carolina

REV#	DESCRIPTION	DATE

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Phase 1 3D Views

2019.08	
12/22/2021	
Drawn By	CAD
Checked By	SGS

A701

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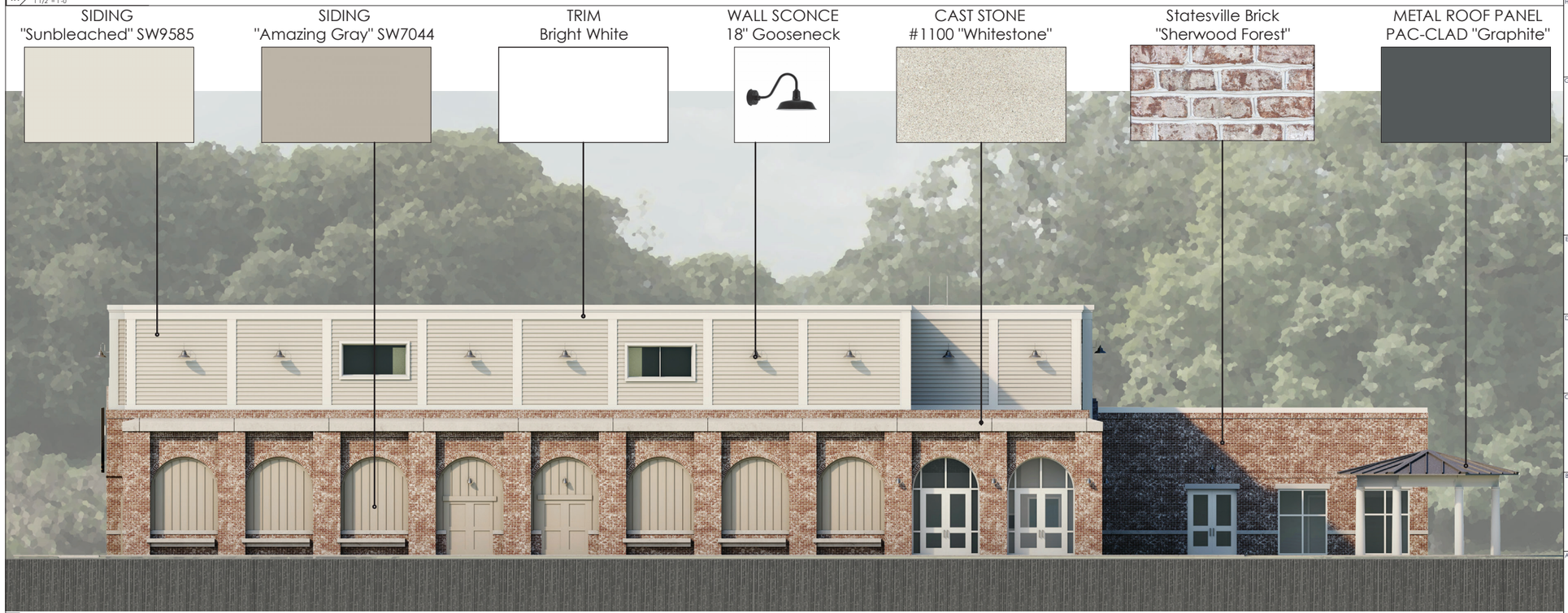
H1 3D RENDERING
1 1/2" = 1'-0"



A1 EAST ELEVATION RENDERING
1 1/2" = 1'-0"

HOLY TRINITY
CLASSICAL CHRISTIAN SCHOOL

ARTS AND ATHLETIC FACILITY

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Renderings

	2019.08
	12/16/2021
Drawn By	CAD
Checked By	SGS

A702

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H1 Rendering - South East View
1 1/2" = 1'-0"

A1 Rendering - South West View
1 1/2" = 1'-0"

HOLY TRINITY
CLASSICAL CHRISTIAN SCHOOL

ARTS AND ATHLETIC FACILITY

302 Burroughs Avenue
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Renderings

2019.08	
12/16/2021	
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Checked By	SGS

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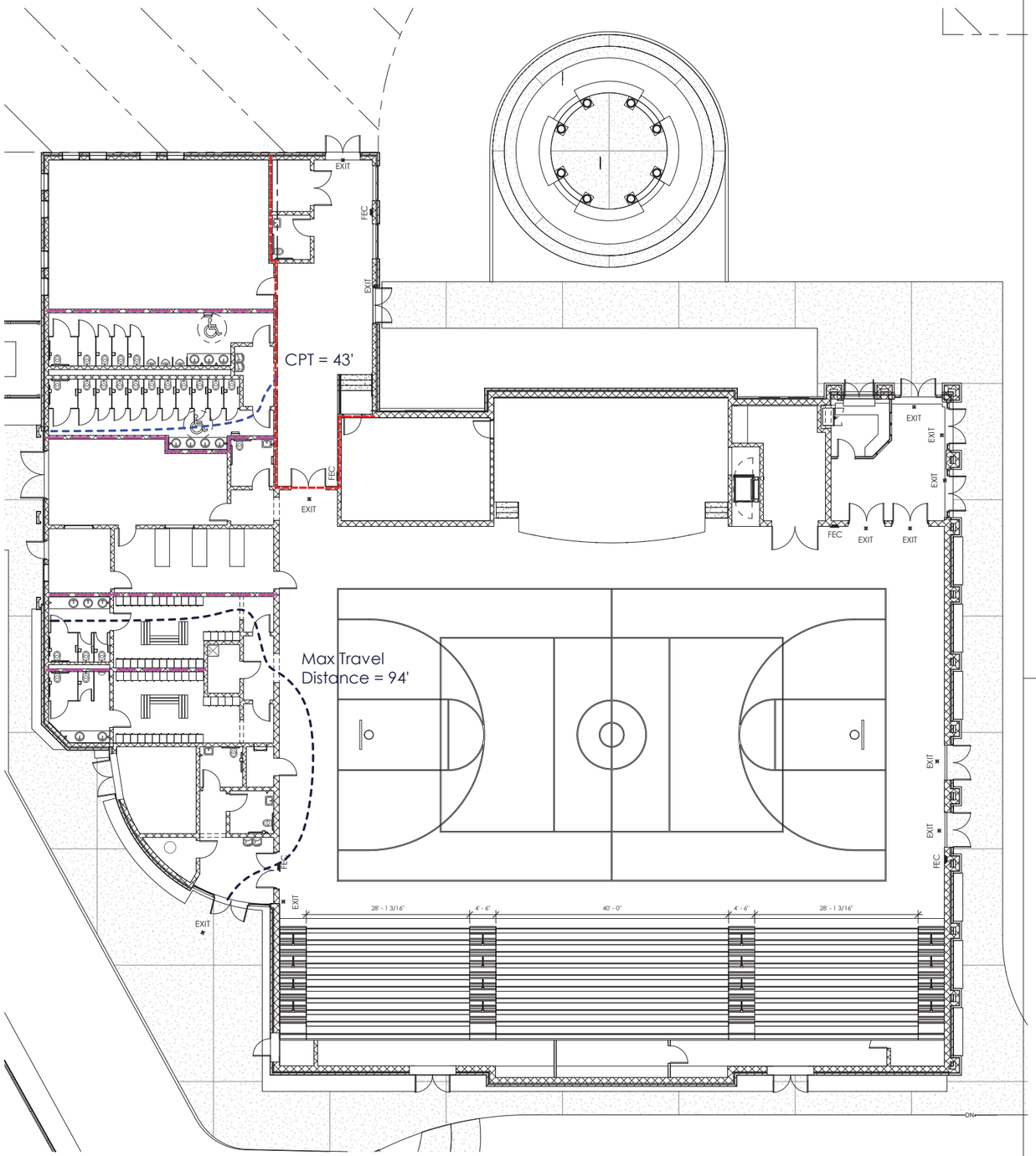

A1 FIRST FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

PLAN REVIEW DATA

I. General
1. Property Address: 2095-2081, SC-39, Batesburg-Leesville, SC
Pin #: R120 003 000 0842 0000
2. Gross Square Footage: 19,278 GSF

II. Code Requirements
1. Applicable Codes (list is not inclusive):
2015 International Building Code with SC Modifications.
2015 International Mechanical Code with SC Modifications.
2015 International Plumbing Code with SC Modifications.
2014 National Electrical Code
2015 International Fire Code with SC Modifications.
2009 South Carolina Energy Conservation Code.
2010 Americans with Disabilities Act (ADA).
2017 ICC/ANSI A117.1 Accessible and Useable Buildings and Facilities.
2. Occupancy Classification: Assembly - A4 - (IBC 303.5)
3. Sprinklered
4. Construction Requirements: Construction Type: V-B (IBC 602.5).
5. Allowable Area - N/A
6. Occupancy Load -(IBC 1004.1.2):

Assembly	7,862 SF / 5 net	=	1,573	Persons
Bleachers	1/18 lin. feet	=	650	Persons
Classroom	1437 SF / 20 net	=	72	Persons
Exercise Rooms	728 SF / 50 net	=	15	Persons
Business	118 SF / 150 net	=	1	Persons
Locker Rooms	477 SF / 50 net	=	10	Persons
Stage	892 SF / 15 net	=	60	Persons
Accessory / Storage	359 SF / 300 gross	=	2	Persons
	Total 11,873 SF	=	**2,383**	**Persons**

7. Fire Protection Requirements (IBC Table 601): Type V-B.

Structural Frame:	0 hour
Bearing Walls - Exterior:	0 hour
Bearing Walls - Interior:	0 hour
Non-bearing Interior Walls:	0 hour
Floor Construction:	0 hour
Roof Construction:	0 hour

8. Corridor rating (IBC 1020.1) N/A
9. Travel distance (IBC 1017.2)
First Floor Allowed: 250'
First Floor Provided: 94'

9. Common path of travel (IBC Table 1006.2.1)
First Floor allowed: 75'
First Floor provided: 43'

10. Dead end corridor (IBC 1020.4)
allowed: 50'
provided: 0'

11. Components of egress (IBC 1005.3.2)
Exits = (70" clear x 6)+(66" clear x 2) = 552" Provided
2,383 persons x .2" = 477 " Required

12. Interior Finish Requirements (IBC 803.11)
Walls: Class 'C' finishes minimum
Ceilings: Class 'C' finishes minimum
Floors: Class 'II' finishes minimum

13. Number of Plumbing Fixtures (IPC 403.1)

Male Toilets Required	1/125 Persons @ 1192 persons	= 10 toilets
Female Toilets Required	1/65 Persons @ 1192 persons	= 19 toilets
Male Toilets Provided		= 8 toilets, 3 urinals
Fecle Toilets Provided		= 18 toilets,
Lavatories Required	1/200 Persons @ 2,383 persons	= 12 lavatories
Lavatories Provided		= 16 lavatories
Drinking Fountains Required	1/500 Persons @ 2,383 Persons	= 3 Drinking Fountains
Drinking Fountains Provided		= 4 Drinking Fountains

HOLY TRINITY
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NOT FOR CONSTRUCTION

LEGEND

- Maximum Travel Distance
- Common Path of Travel
- Dead End Corridor
- Build to Deck
- Smoke Tight
- 1HR

LEGEND

FEC: Fire-rated, stainless steel, semi-recessed, vertical duo, ~~fire extinguisher cabinet, with MP10 multi purpose fire~~ extinguisher.

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Life Safety Plan

2019.08	
12/22/2021	
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Checked By	SGS

LS101

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GENERAL NOTES:

1. ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES.
2. REFER TO ENGINEERING PLANS FOR LAYOUT AND LOCATION OF UTILITIES AND ROADS
3. ALL SURVEY AND SITE INFORMATION WERE COMPILED FROM A VARIETY OF SOURCES AT VARIOUS TIMES. SITE INFORMATION MUST BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS. REPORT ANY DISCREPANCIES TO THE OWNER OR OWNER'S REPRESENTATIVE.
4. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES.
5. THE REQUIREMENTS OF THE SPECIFICATIONS, DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING FOR ALL CONTRACTORS AND TRADES.
6. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL (COLOR) SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND FOR REVIEWS BY COUNTY AND / OR MUNICIPALITY OFFICIALS FOR INSPECTIONS.
7. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
8. W.J.K. LTD., THE OWNER AND / OR THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY SITE CONDITIONS WHICH MAY NECESSITATE MODIFICATION TO THE PLAN. THE OWNER OR OWNER'S REPRESENTATIVE SHALL MAKE 'INFIELD MODIFICATIONS,' IF NECESSARY.
9. CONTRACTOR SHALL PROVIDE AND FURNISH ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR ALL CONSTRUCTION, PROTECTION, MAINTENANCE AND RELATED ITEMS TO COMPLETE WORK INDICATED ON THE DRAWINGS.
10. BEFORE COMMENCING ANY WORK CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES, SUB-SURFACE DRAINAGE, AND UNDERGROUND CONSTRUCTION SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB ANY SUB-SURFACE IMPROVEMENTS. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN BRINGING EQUIPMENT ON TO AND OFF OF THE SITE, PROTECTING WALKS, PAVING, STEPS AND OTHER EXISTING CONSTRICTION ON THE SITE. CONTACTS SHALL BE MADE BY CONTRACTOR WITH PROPER AUTHORITIES BEFORE AND DURING THIS WORK SO AS TO COMPLY WITH ALL REGULATIONS AND ORDINANCES.
11. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES AND CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS, AT THEIR OWN EXPENSE, THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
12. CONTRACTOR SHALL VERIFY ALL EXISTING TREE CONDITIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO THEIR REMOVAL.
13. CONTRACTOR SHALL PROTECT AND INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINE OF ALL TREES, NATURAL AREAS AND EXISTING VEGETATION TO REMAIN. TREE PROTECTION LOCATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
14. ALL CONSTRUCTION FOR ALL TRADES SHALL CONFORM TO OR EXCEED THE PRODUCT MANUFACTURER'S RECOMMENDATIONS, REGULATIONS OF BEAUFORT COUNTY AND THE AMERICANS WITH DISABILITIES ACT, AND / OR OTHER APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND ANY OTHER GOVERNING AUTHORITIES.
15. CONTRACTOR ACCESS FOR CONSTRUCTION AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
16. CONTRACTOR SHALL PROTECT THE GENERAL PUBLIC FROM CONSTRUCTION AREAS DURING CONSTRUCTION.
17. THE OWNER MAY REQUIRE FLAG MEN TO BE AVAILABLE DURING THE CONSTRUCTION PROCESS.
18. ANY DEVIATIONS FROM THESE PLANS MUST BE SPECIFICALLY APPROVED BY W.J.K. LTD., AND THE OWNER OR OWNER'S REPRESENTATIVE.

DEMOLITION NOTES:

1. THE CONTRACTOR, BEFORE BEGINNING ANY DEMOLITION ACTIVITY, SHALL CONTACT THE LOCAL UTILITIES FOR INSTRUCTION ON SPECIAL PROCEDURES THAT MAY BE REQUIRED BY THE UTILITIES CONCERNING DEMOLITION.
2. ALL DEMOLISHED MATERIAL SHALL BE HAULED AWAY AND DISPOSED OF PROPERLY IN A LANDFILL AS APPLICABLE PER BEAUFORT COUNTY CODE(S).
3. THE CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF LOCAL, STATE AND FEDERAL REGULATORY AGENCIES WHICH MAY HAVE JURISDICTION OVER SUCH ACTIVITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DATA PROVIDED IN THESE DRAWINGS. THE CONTRACTOR SHALL PERFORM HIS OWN ESTIMATE OF MATERIAL FOR DEMOLITION AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
5. ALL UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND FOR ESTIMATING PURPOSES ONLY. THE EXACT LOCATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING DEMOLITION WORK. ALL UTILITIES SHALL BE LOCATED AND PROTECTED TO PREVENT DAMAGE. ANY DAMAGE WHICH MAY OCCUR DURING THE CONSTRUCTION PROCESS IS TO BE PROMPTLY REPORTED TO THE APPROPRIATE UTILITY AUTHORITY AND REPAIRS SHALL BE MADE IN ACCORDANCE WITH THEIR REQUIREMENTS. THE SAFE DEMOLITION AND REMOVAL OF UTILITIES, STRUCTURES AND EQUIPMENT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, THE UTILITIES HAVING JURISDICTION OVER ANY UTILITY EASEMENTS OF ANY KIND FOR APPROVAL OF WORK WITHIN THE EASEMENT.
7. REMOVAL OF ANY AND ALL MATERIALS INDICATED INCLUDES ALL MATERIALS ASSOCIATED WITH THAT ITEM INCLUDING SUBSURFACE MATERIAL, IF APPLICABLE, NOT NEEDED OR IN NEED OF REPAIR OR REPLACEMENT.
8. THE CONTRACTOR SHALL TAKE CARE WHEN WORKING AROUND EXISTING TREES SCHEDULED TO REMAIN. PROPER TREE PROTECTION IN ACCORDANCE WITH LOCAL CODES SHALL BE MADE PRIOR TO CONSTRUCTION BEGINNING AND THROUGHOUT THE CONSTRUCTION PROCESS.
9. SOME TREES AND SHRUBS SCHEDULED FOR RELOCATION AND REUSE ON THE PROPERTY MAY NOT BE SALVAGEABLE DUE TO UNDERGROUND UTILITIES.
10. BARRIERS AND / OR FLAG MEN MAY BE REQUIRED FOR SAFETY, VERIFY REQUIREMENTS WITH THE OWNER FOR SUCH NEEDS PRIOR TO BEGINNING THE WORK.
11. THE OWNER SHALL BE NOTIFIED AS TO THE TIMING OF THE WORK SO THAT PROPER SECURITY NOTIFICATION IS MADE.

GENERAL DISTURBANCE NOTES:

1. CONTRACTOR SHALL IMPLEMENT ALL SILT FENCE OR OTHER SEDIMENT CONTROL MEASURES AROUND ALL DISTURBED AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AFTER SILT FENCE AND PRIOR TO ALL OTHER CONSTRUCTION ACTIVITIES.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AT LEAST ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER. IF SITE INSPECTIONS IDENTIFY B.M.P.S. THAT ARE DAMAGED OR ARE NOT OPERATING EFFECTIVELY, MAINTENANCE MUST BE PERFORMED AS SOON AS PRACTICAL AND BEFORE THE NEXT STORM EVENT IF PRACTICAL.
4. CONTRACTOR TO 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 ANY SEDIMENTS BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED BY THE CONTRACTOR 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 SURFACES FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL REMOVE MUD / SOIL DAILY FROM PAVED SURFACES, AS 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 UP SLOPE RUNOFF AND / OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.
9. ALL WATERS OF THE STATE (W.O.S.), 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 W.O.S. A 10-FOOT BUFFER SHOULD BE MAINTAINED BETWEEN THE LAST ROW OF SILT FENCE AND ALL W.O.S.
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 STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.
11. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL 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:
    - 11.1. WHERE STABILIZATION BY THE 14TH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICAL.
    - 11.2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED AND EARTH-DISTUBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.

LAYOUT NOTES:

1. ALL CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR TO USE DIGITAL FILES PROVIDED BY WITMER-JONES-KEEFER, LTD. TO LAYOUT AND STAKE ALL SITE IMPROVEMENTS AND ELEMENTS. FINAL LAYOUT AND STAKING TO BE FIELD VERIFIED AND APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL FIELD LOCATE, STAKE AND USE COLOR CODED SPRAY PAINT FOR ALL ABOVE AND BELOW GROUND UTILITIES. CONTRACTOR TO CONFIRM / DETERMINE UTILITY ELEVATIONS PRIOR TO CONSTRUCTION. ANY EXISTING UTILITY CONFLICTS WITH SITE IMPROVEMENTS TO BE REPORTED TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AS STATED IN THE GENERAL NOTES.
4. ALL SITE IMPROVEMENTS REPRESENTED IN THIS SET OF PLANS SHALL BE STAKED AND REVIEWED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
5. ALL DIMENSIONS ARE TO EDGE OF PAVING AND CENTERLINE OF WALLS AND COLUMNS UNLESS OTHERWISE INDICATED.
6. ALL ANGLES ARE 90 UNLESS OTHERWISE INDICATED.
7. CONTRACTOR SHALL PROVIDE LIGHTING, IRRIGATION AND ANY OTHER CONDUIT NEEDED TO ALL LANDSCAPE AREAS.
8. ANY AND ALL FIELD ADJUSTMENTS SHALL RECEIVE APPROVAL FROM THE OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

GRADING NOTES:

1. CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES.
2. CROSS SLOPES ON ALL HARDSCAPE WALKWAYS / PATHWAYS ARE NOT TO EXCEED 2%.
3. ALL ACCESSIBLE WALKWAYS / PATHWAYS RUNNING SLOPE (GRADIENT) MAY NOT EXCEED 4.9%, UNLESS A RAMP IS INSTALLED. IF A RAMP IS INSTALLED THE RUNNING SLOPE (GRADIENT) SHALL NOT EXCEED 8.33%, AND HANDRAILS SHALL BE INSTALLED ON BOTH SIDES (MINIMUM 36" CLEARANCE BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
4. IF DISCREPANCIES DEVELOP BETWEEN THE PROPOSED GRADES AS SHOWN ON THE PLAN AND THE EXISTING GROUND SURFACE, THE CONTRACTOR, WITH PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE, SHALL MAKE GRADING ADJUSTMENTS NECESSARY TO MAINTAIN THE GENERAL INTENT OF THE DESIGN.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVED AREAS DAMAGED DURING CONSTRUCTION.
6. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL ADJACENT PROPERTIES, WALLS, WALKS AND PLANTING BEDS AND TOWARDS EXISTING DRAIN INLETS, SWALES, STORMWATER LAGOONS OR ROADS.
7. ALL DISTURBED AREAS INCLUDING SHALLOW SWALES SHALL BE MULCHED OR PLANTED AS INDICATED ON PLANTING PLANS.
8. IF REQUIRED, POP UP EMITTER SHALL BE N.D.S. 6" POP UP DRAINAGE EMITTER BLACK IN COLOR.
9. LANDSCAPE DRAIN SHALL BE AS SPECIFIED ON PLANS.
10. LANDSCAPE DRAINS SHALL BE ADDED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS IN LOW / FLAT AREAS THAT DID NOT SHOW UP ON THE TOPOGRAPHIC SURVEY. LANDSCAPE DRAIN SHALL BE APPROVED BY OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

LIGHTING NOTES:

1. THE INTENT OF THE LIGHTING DESIGN IS TO PROVIDE LOW LEVEL UNOBTRUSIVE SITE LIGHTING OR ARCHITECTURAL ELEMENTS. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CREATE THIS EFFECT BY CLOSE COORDINATION WITH THE LANDSCAPE ARCHITECT AND CAREFUL PLACEMENT OF ALL FIXTURES.
2. THE CONTRACTOR SHALL ENGINEER THE ELECTRICAL SYSTEM BASED ON THE LOCATION AND TYPE OF FIXTURES AS SHOWN ON THE PLAN. PROPERLY SIZED WIRING, TRANSFORMERS, BREAKERS, ACCESSORIES, ETC., SHALL BE PROVIDED BY THE CONTRACTOR AS NECESSARY TO GUARANTEE A COMPLETELY FUNCTIONAL LIGHTING, DISTRIBUTION AND CONTROL SYSTEM.
3. CONTRACTOR TO PROVIDE ELECTRICAL PLANS AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. ALL LIGHTING EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS, AND MUST COMPLY WITH ALL APPLICABLE STATE AND COUNTY CODES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSPECTION / APPROVALS REQUIRED.
6. THE CONTRACTOR SHALL STAKE OUT ALL LIGHT FIXTURE AND TRANSFORMER LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT, OWNER, OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. EXACT LOCATIONS OF CONTROLLERS, ELECTRICAL PANELS, ETC. TO BE COORDINATED WITH AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
7. FINAL AIMING AND ADJUSTMENT SHALL BE MADE AT NIGHT WITH LANDSCAPE ARCHITECT PRESENT TO GIVE FINAL APPROVAL.
8. THE CONTRACTOR SHALL COORDINATE, STAKE AND FLAG ALL LOCATIONS WHERE ELECTRICAL CONDUIT OR P.V.C. SLEEVING MAY BE REQUIRED BENEATH WALKS OR OTHER PAVED AREAS PRIOR TO HARDSCAPE INSTALLATION.
9. ALL ELECTRICAL WIRING RUNNING UNDER PAVED AREAS SHALL BE PLACED IN ELECTRICAL CONDUIT OR P.V.C. SLEEVES PROVIDED BY CONTRACTOR.
10. CONTRACTOR SHALL RUN ALL NECESSARY ELECTRICAL WIRING TO UTILITY PANEL AND TRANSFORMER.
11. CONTRACTOR SHALL PROVIDE A MINIMUM OF 36" OF BURIES EXCESS CABLE AT EACH FIXTURE TO ALLOW FOR FIXTURE ADJUSTMENT.
12. ALL LIGHTING TO BE PLACED ON AN APPROPRIATE TIMER. THE CONTRACTOR SHALL SELECT AN APPROPRIATE TIMER FOR ALL LIGHTS AND SET THE TIME APPROPRIATELY FOR PROPER NIGHT TIME ILLUMINATION, FOR APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE.
13. CONTRACTOR SHALL PROVIDE GROUND FAULT CIRCUIT BREAKERS FOR ALL CIRCUITS AS REQUIRED BY NATIONAL, STATE AND LOCAL CODES.
14. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, EXCAVATION AND BACKFILL NECESSARY TO COMPLETE THE WORK.
15. ALL FIXTURES PER MODELS SPECIFIED UNLESS CONTRACTOR GETS APPROVAL FROM LANDSCAPE ARCHITECT FOR A SUBSTITUTION.
16. SYSTEM INSTALLATION, INCLUDING PARTS AND LABOR, SHALL BE GUARANTEED AND REPAIRED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
17. CONTRACTOR TO PROVIDE "AS-BUILT" DRAWINGS IMMEDIATELY AFTER FINAL ACCEPTANCE, ALONG WITH ALL INSTRUCTION MANUALS FOR ALL EQUIPMENT INSTALLED.
18. IF POSSIBLE, FIELD MODIFICATIONS WILL BE DIRECTED BY THE LANDSCAPE ARCHITECT, OWNER OR OWNER'S REPRESENTATIVE.

CONSTRUCTION NOTES:

1. ALL CONTRACTORS AND ALL TRADES ARE RESPONSIBLE FOR OBTAINING THE CORRECT PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION AS REQUIRED BY LOCAL PLANNING, ZONING, BUILDING CODE AND OTHER TOWN AUTHORITIES.
2. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL MATERIALS AND OBTAIN APPROVAL FROM OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
3. ON SITE TOPOGRAPHY MAY REQUIRE ADJUSTMENTS OF FINAL SPOT ELEVATIONS ON SITE FOR PROPOSED VERTICAL CONSTRUCTION ELEMENTS. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE PROMPTLY UPON THE DISCOVERY OF ANY SUCH REQUIRED ADJUSTMENTS.
4. THE CONTRACTOR SHALL PROVIDE FILL AS IS REQUIRED TO OBTAIN PROPER RELATIONSHIP OF FOOTING TO FINISH GRADE REQUIREMENTS - FEATHER FILL TO ADJACENT EXISTING GRADE TO ASSURE A COORDINATED AND DESIRED EFFECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING CONDITIONS SCHEDULED TO REMAIN DURING CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR ANY DAMAGE THAT MAY OCCUR TO EXISTING UTILITIES DURING CONSTRUCTION.
7. 'IN-FIELD MODIFICATIONS' MAY BE NECESSARY TO PRODUCE DESIRED EFFECT. MODIFICATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER OR OWNER'S REPRESENTATIVE.
8. ALL WELDS TO BE CONTINUOUS.
9. FOR ALL WOOD MEMBERS, ALL CUTS SHALL BE EVEN AND JOINTS FLUSH. SAND FOUR SIDES AND FILL IMPERFECTIONS, COUNTERSINKS AND NAIL HOLES TO ASSURE EVEN FINISH.
10. CONTRACTOR SHALL VERIFY ALL WOOD MEMBERS FOR APPROPRIATE SIZE, SPACING, ATTACHMENTS AND STRUCTURAL STABILITY PRIOR TO CONSTRUCTION. CONTRACTOR TO REPORT ANY DISCREPANCIES TO OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
11. ALL NOTCHES SHALL BE SHOP CUT TO ASSURE TIGHT JOINTS. EACH MEMBER SHALL BE DRIVEN HOME TO ASSURE TIGHT FIT. PILOT HOLES SHALL BE DRILLED FOR EACH CARRIAGE BOLT. PLUG, SEAL AND PRIME.
12. FINISH ALL SIDES AND CAULK ALL JOINTS WITH APPROPRIATE EXTERIOR CAULK PRIOR TO FINISHING.
13. ALL CONNECTORS, UNLESS OTHERWISE SPECIFIED, SHALL BE STAINLESS STEEL. BOLTS, THREADED RODS, WASHERS, NUTS AND ALL BUILDING HARDWARE SHALL BE STAINLESS STEEL AND SUITABLE FOR PRESSURE TREATED WOOD. ALL THROUGH BOLTS TO BE SMOOTH SHAFT WITH STAINLESS STEEL NUTS, BOLTS AND WASHERS. ALL NAILS AND FINISH NAILS SHALL BE ANNULAR STAINLESS STEEL.
14. ALL DECKING SHALL BE SECURED WITH STAINLESS STEEL SCREWS SIZED FOR DECK APPLICATION. MINIMUM 3" APART.

SOIL AMENDMENT NOTES:

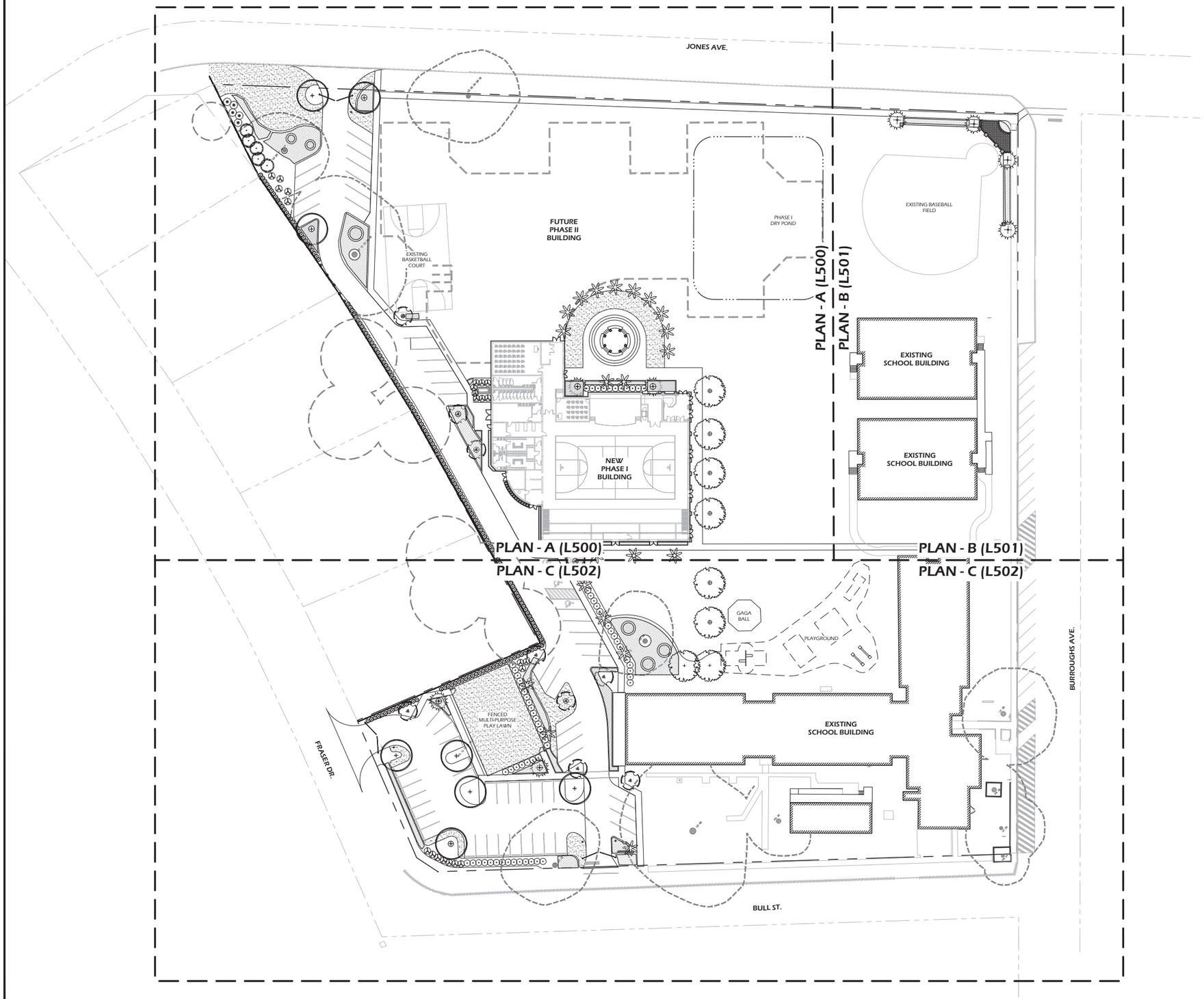
1. TOPSOIL SHALL CONSIST OF THE NATURAL LOAM, SANDY LOAM, SILT LOAM, OR CLAY LOAM HUMUS BEARING SOILS, ADAPTED TO THE SUSTENANCE OF PLANT LIFE, WITH THE FOLLOWING TEXTURE:
    - 1.1. ORGANIC MATERIAL - TWO (2) TO TWENTY (20) PERCENT BY MASS
    - 1.2. SAND CONTENT - TWENTY (20) TO SIXTY (60) PERCENT BY MASS
    - 1.3. CLAY SILT CONTENT – THIRTY FIVE (35) TO SEVENTY (70) PERCENT BY MASS.
    - 1.4. TOPSOIL PH SHALL BE BETWEEN FIVE (5) AND SEVEN (7).
2. TOPSOIL SHALL BE OF UNIFORM QUALITY AND FREE FROM FOREIGN MATERIAL SUCH HARD CLODS, SOD, STIFF CLAY, HARD PAN, STONES LARGER THAN ONE (1) INCH DIAMETER, LIME CEMENT, ASHES, SLAG, CONCRETE, TAR RESIDUES, TARRED PAPER, BOARDS, CHIPS, STICKS, OR OTHER UNDESIRABLE MATERIALS. IT SHALL ALSO BE REASONABLY FREE FROM WEEDS AND OBJECTIONABLE PLANT MATERIAL.
3. AFTER ALL DEMOLITION, CLEARING AND DISPOSAL IS COMPLETED, THE CONTRACTOR SHALL STRIP FROM THE TOP OF THE EXISTING GROUND ALL TOPSOIL IN ALL AREAS TO BE GRADED.
4. PRIOR TO STOCKPILING OF TOPSOIL, TOPSOIL SHALL BE SCREENED WITH A ONE HALF (1/2) INCH SIZE SIEVE. STOCKPILE TOPSOIL IN DESIGNATED OR APPROVED LOCATIONS WITH PROPER DRAINAGE AND WHERE IT WILL NOT INTERFERE WITH THE WORK. AFTER TOPSOIL HAS BEEN STOCKPILED, CONTRACTOR SHALL QUANTIFY THE AMOUNTS AT NO ADDITIONAL COST TO THE OWNER. QUANTITIES SHALL BE GIVEN TO THE ARCHITECT, OWNER AND SITE DESIGN PROFESSIONAL.
5. IF AMOUNT OF SCREENED TOPSOIL STOCKPILED FROM STRIPING OPERATIONS IS INSUFFICIENT TO PROVIDE THE NECESSARY AMOUNTS (4" MINIMUM DEPTH), IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN (FROM OFF-SITE SOURCE) THE NECESSARY AMOUNT OF SCREENED TOPSOIL TO COMPLETE THE PROJECT.
6. SCREENED TOPSOIL SHALL BE DISTRIBUTED WITH A MINIMUM DEPTH OF FOUR (4) INCHES TO ALL GRADED AREAS (NOT INCLUDING BUILDING PAVED, SYNTHETIC TURF, PERVIOUS PAVEMENT, ETC.) AND / OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. GROUND SHALL BE SCARIFIED BEFORE PLACING TOPSOIL. AREAS WHERE SCREENED TOPSOIL IS DISTRIBUTED SHALL BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATION (SEASON DEPENDENT) OR TEMPORARY MULCH WITHIN FOURTEEN (14) CALENDAR DAYS OF DISTRIBUTION.

PLANTING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS, INCLUDING UTILITIES, AND PROMPTLY REPORTING ANY DISCREPANCIES OR CONFLICTS WITH PLANTING AREAS. REPORT INFORMATION TO OWNER, OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND MAKE REPAIRS THAT MAY OCCUR TO EXISTING UTILITIES IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
3. LANDSCAPE PLANTING AND / OR MULCHED AREAS TO BE FINE GRADED, HAND RAKED SMOOTH AND FREE OF DEBRIS.
4. CONTRACTOR TO PERFORM SOIL TESTS AS NECESSARY TO ASSURE PLANT HEALTH AND GROWTH.
5. MULCH ALL PLANTING BEDS TO A MIN. 3" DEPTH WITH MULCH SPECIFIED IN PLANT SCHEDULE.
6. CONTRACTOR VERIFIES THAT ALL PLANT MATERIAL IS DETERMINED AVAILABLE AS SPECIFIED WHEN BID / PROPOSAL IS SUBMITTED.
7. PLANT SCHEDULE WAS PREPARED FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL MAKE OWN QUANTITY TAKEOFFS USING DRAWINGS TO DETERMINE QUANTITIES TO HIS SATISFACTION, REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY AFFECT BIDDING.
8. GALLON SIZES ARE FOR PRICING PURPOSES ONLY. PLANT MUST MEET HEIGHTS AND WIDTHS SPECIFIED IN PLANT SCHEDULE.
9. ROOT TYPE MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN, OTHER SPECIFICATIONS REMAINING UNCHANGED, EXCEPT IN THE CASE OF CONTAINER GROWN SPECIMEN TREES AS INDICATED IN THE TREE PLANTING SCHEDULE.
10. ANY SIGNIFICANT ROOTS ENCOUNTERED 2" DIA. AND LARGER SHALL BE DUG OUT BY HAND AND CLEANLY CUT BACK IN THE FOOTING / FOUNDATION AREA TO PROMOTE ROOT RE-GROWTH AND HELP PREVENT ROOT DIEBACK.
11. ALL PLANT MATERIAL (EXCEPT SEASONAL COLOR) SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR ONE YEAR.
12. ALL SEASONAL COLOR SHALL BE GUARANTEED AND REPLACED AS NECESSARY BY THE CONTRACTOR FOR THREE MONTH TIME FRAMES.

TURF AND GRASSING NOTES:

1. GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED MIXTURE COMPOSED OF GRASS SPECIES, PROPORTIONS AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED, AS SPECIFIED SEED MANUFACTURER.
2. SOD SHALL BE STRONGLY ROOTED AND FREE OF PERNICIOUS WEEDS. ALL NETTING SHALL BE REMOVED FROM SOD BEFORE IT IS LAID.
3. ALL AREAS IN WHICH EARTHWORK SHALL BE SUSPENDED FOR MORE THAN TWO (2) WEEKS SHALL BE GRASSED WITH TEMPORARY GRASS.
4. AFTER TOPSOIL HAS BEEN INSTALLED, AND BEFORE ANY SOD IS LAID, CORRECT ALL SOFT SPOTS AND IRREGULARITIES IN GRADE. THE SOD SHALL BE BE LAID BY BUTTING THE ENDS AND SIDES UP EVENLY AND STAGGERING THE ROLLS OF SOD. CONTRACTOR SHALL NOT OVERLAP SOD. AS SOON AS THE SOD IS LAID OR AS IT IS BEING LAID ROLL OVER WITH A LIGHT ROLLER, MAKING CERTAIN THAT ALL OF THE SOD IS IN CONTACT WITH THE SOIL. THE COMPLETED SODDED AREAS SHALL BE TRUE TO FINISH GRADE, EVEN AND FIRM AT ALL POINTS.
5. SEED SHALL BE AT A RATE OF 10 POUNDS PER ACRE.
6. THIRTY DAYS AFTER LAST SEEDING/SODDING OPERATION, APPLY 1 POUND OF TYPE A NITROGEN FERTILIZER PER ACRE OF LAWN AREAS AND IMMEDIATELY WATER.
7. UPON COMPLETION OF PLANTINGS ALL EXCESS SOIL STONES AND DEBRIS WHICH HAS NOT PREVIOUSLY BEEN CLEANED UP SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN (18) DAYS AFTER PLANTING SHALL BE RE-PLANTED AND RE-FERTILISZED AS SPECIFIED UNTIL A SATISFACTORY LAWN IS ESTABLISHED. THE LAWN SHALL BE CONSIDERED ESTABLISHED WHEN ITS REASONABLY FREE FROM WEED, GREEN IN APPEARANCE A



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Scale 1" = 30'

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THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR

HOLY TRINITY SCHOOL

CAMPUS PLANTING PLAN
BEAUFORT, SOUTH CAROLINA

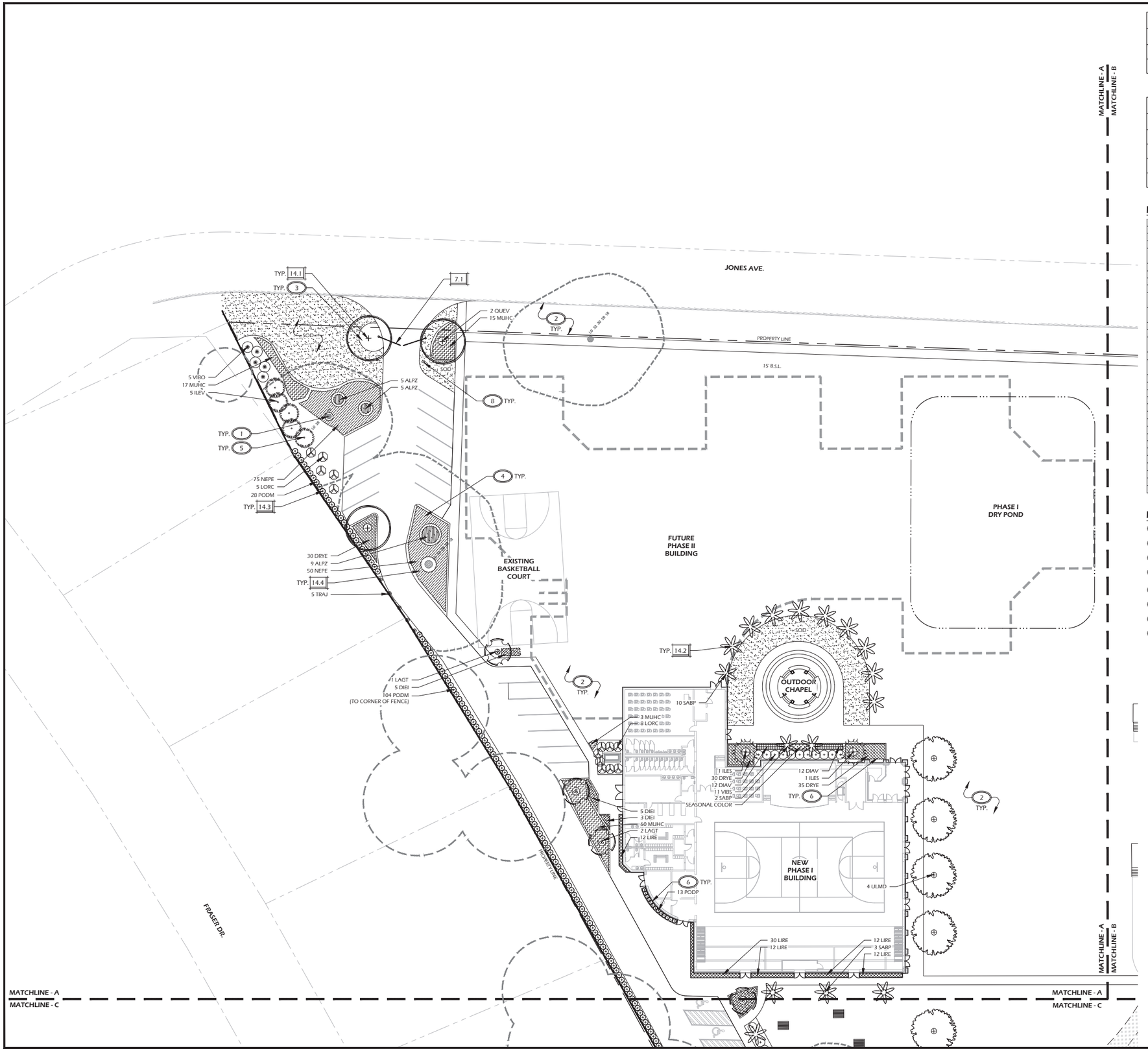
DATE:	JAN. 20, 2022
PROJECT NO.:	21151.01
DRAWN BY:	CK
CHECKED BY:	WM

PERMIT SET

REVISIONS:

DRAWING TITLE
REFERENCE PLAN
PROPOSED CONDITIONS

DRAWING NUMBER
L10



SITE DETAILS LEGEND		
CALL-OUT	DESCRIPTION	DETAIL
7.1	STEEL GATE	5/L600

PLANTING DETAILS		
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L503
14.2	PALM TREE PLANTING	2/L503
14.3	SHRUB PLANTING	3/L503
14.4	GROUND COVER PLANTING	4/L503

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES		
QUEV	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
ULMD	Ulmus parvifolia 'Drake'	Drake Elm
UNDERSTORY TREES		
ILES	Ilex x attenuata 'Savannah'	Savannah Holly
ILEV	Ilex vomitoria 'Shadows Female'	Shadows Female Yaupon Holly
LAGT	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle
SHRUBS		
LORC	Loropetalum chinense 'Chang Nian Hong'	Ever Red Fringe Flower
PODM	Podocarpus macrophyllus	Podocarpus
PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus
VIBO	Viburnum odoratissimum	Sweet Viburnum
VIBS	Viburnum suspensum	Sandankwa Viburnum
ORNAMENTAL GRASSES & FERNS		
DRYE	Dryopteris erythrosora	Autumn Fern
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
NEPE	Nephrolepis exaltata	Sword Fern
SPAB	Spartina bakerii	Sand Cordgrass
GROUND COVERS, VINES & PERENNIALS		
ALPZ	Alpinia zerumbet	Variegated Shell Ginger
DIAV	Dianella tasmanica 'Variegata'	Variegated Flax Lily
DIEI	Dietes iridioides	White African Iris
LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope
PLUA	Plumbago auriculata	Plumbago
TRAJ	Trachelospermum jasminoides	Confederate jasmine

PLANTING REFERENCE NOTES:

1. EXISTING TREES TO REMAIN.
2. CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL GRASS DAMAGED DURING CONSTRUCTION.
3. MULCH RING, TYP.
4. ALL PARKING LOT MEDIAN PLANTINGS SHALL BE 12"-18" OFF EDGE OF ROAD / PARKING AREA AT TIME OF MATURITY.
5. CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
6. PROVIDE 2" P.V.C. CONDUIT FOR IRRIGATION TO PLANTERS.
7. COORDINATE IRRIGATION CONTROLLER LOCATION WITH CIVIL ENGINEER (ANDREWS ENGINEERING).
8. PROPOSED LOCATION FOR ALTERNATE GATE TIE-BACK POST.

N

W E

0 10 20 30 40 50 60 70 80

Scale 1" = 20'

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SITE DEVELOPMENT PLANS
FOR
HOLY TRINITY SCHOOL
CAMPUS PLANTING PLAN
BEAUFORT, SOUTH CAROLINA

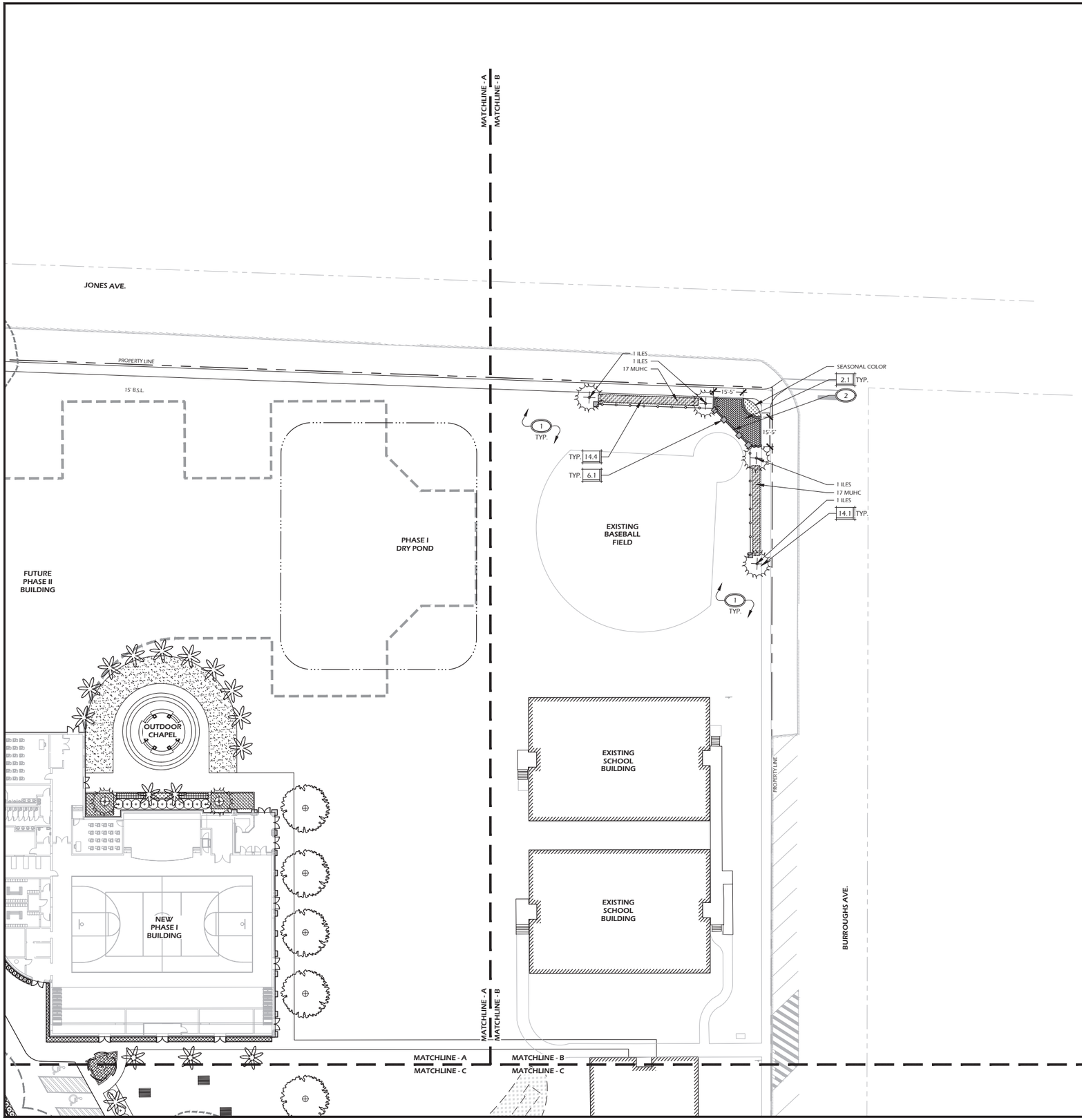
DATE:	JAN. 20, 2022
PROJECT NO.:	21151.01
DRAWN BY:	CK
CHECKED BY:	WM

PERMIT SET

REVISIONS:

DRAWING TITLE
PLANTING PLAN - A

DRAWING NUMBER
L500



SITE DETAILS LEGEND		
CALL-OUT	DESCRIPTION	DETAIL
2.1	BRICK PLAZA	1/L600
6.1	BRICK COLUMN AND FENCE	2/L600

PLANTING DETAILS		
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L503
14.2	PALM TREE PLANTING	2/L503
14.3	SHRUB PLANTING	3/L503
14.4	GROUND COVER PLANTING	4/L503

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES		
QUEV	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
ULMD	Ulmus parvifolia 'Drake'	Drake Elm
UNDERSTORY TREES		
ILES	Ilex x attenuata 'Savannah'	Savannah Holly
ILEV	Ilex vomitoria 'Shadows Female'	Shadows Female Yaupon Holly
LAGT	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle
SHRUBS		
LORC	Loropetalum chinense 'Chang Nian Hong'	Ever Red Fringe Flower
PODM	Podocarpus macrophyllus	Podocarpus
PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus
VIBO	Viburnum odoratissimum	Sweet Viburnum
VIBS	Viburnum suspensum	Sandankwa Viburnum
ORNAMENTAL GRASSES & FERNS		
DRYE	Dryopteris erythrosora	Autumn Fern
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
NEPE	Nephrolepis exaltata	Sword Fern
SPAB	Spartina bakerii	Sand Cordgrass
GROUND COVERS, VINES & PERENNIALS		
ALPZ	Alpinia zerumbet	Variegated Shell Ginger
DIAV	Dianella tasmanica 'Variegata'	Variegated Flax Lily
DIEI	Dietes iridioides	White African Iris
LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope
PLUA	Plumbago auriculata	Plumbago
TRAJ	Trachelospermum jasminoides	Confederate jasmine

PLANTING REFERENCE NOTES:

1. CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL GRASS DAMAGED DURING CONSTRUCTION.
2. SIGNAGE LOCATION.

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Scale 1" = 20'

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SITE DEVELOPMENT PLANS
FOR

HOLY TRINITY SCHOOL

CAMPUS PLANTING PLAN
BEAUFORT, SOUTH CAROLINA

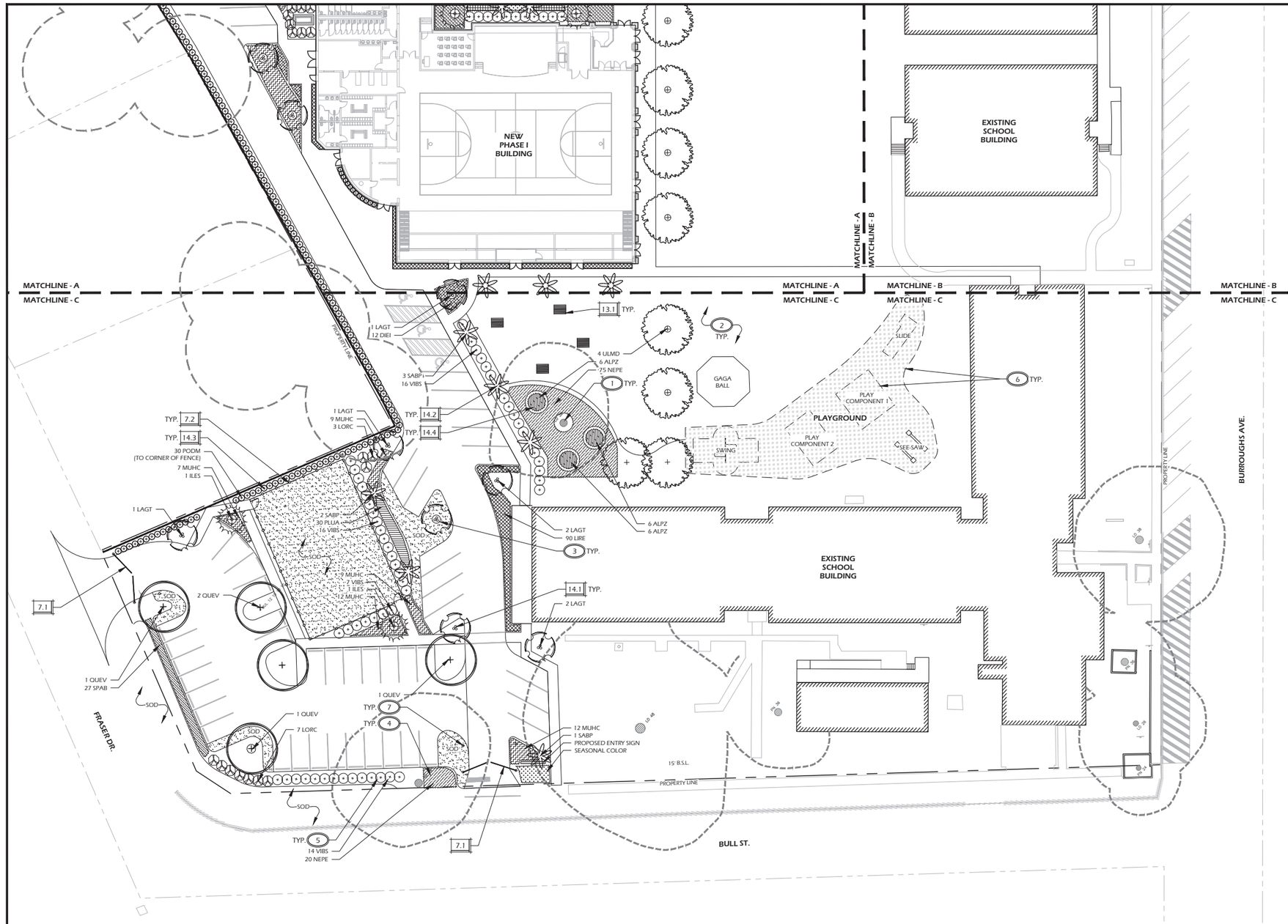
DATE:	JAN. 20, 2022
PROJECT NO.:	21151.01
DRAWN BY:	CK
CHECKED BY:	WM

PERMIT SET

REVISIONS:

DRAWING TITLE
PLANTING PLAN - B

DRAWING NUMBER
L501



SITE DETAILS LEGEND		
CALL-OUT	DESCRIPTION	DETAIL
7.1	STEEL GATE	5/L600
7.2	PLAY LAWN ENCLOSURE	3/L600
13.1	BRICK COLUMN AND FENCE	4/L600

PLANTING DETAILS		
CALL-OUT	DESCRIPTION	DETAIL
14.1	TREE PLANTING	1/L503
14.2	PALM TREE PLANTING	2/L503
14.3	SHRUB PLANTING	3/L503
14.4	GROUND COVER PLANTING	4/L503

PLANT KEY LEGEND

Abbrev	Botanical Name	Common Name
TREES		
QUEV	Quercus virginiana	Live Oak
SABP	Sabal palmetto	Cabbage Palm
ULMD	Ulmus parvifolia 'Drake'	Drake Elm
UNDERSTORY TREES		
ILES	Ilex x attenuata 'Savannah'	Savannah Holly
ILEV	Ilex vomitoria 'Shadows Female'	Shadows Female Yaupon Holly
LAGT	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle
SHRUBS		
LORC	Loropetalum chinense 'Chang Nian Hong'	Ever Red Fringe Flower
PODM	Podocarpus macrophyllus	Podocarpus
PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus
VIBO	Viburnum odoratissimum	Sweet Viburnum
VIBS	Viburnum suspensum	Sandankwa Viburnum
ORNAMENTAL GRASSES & FERNS		
DRYE	Dryopteris erythrosora	Autumn Fern
MUHC	Muhlenbergia capillaris	Pink Muhly Grass
NEPE	Nephrolepis exaltata	Sword Fern
SPAB	Spartina bakerii	Sand Cordgrass
GROUND COVERS, VINES & PERENNIALS		
ALPZ	Alpinia zerumbet	Variegated Shell Ginger
DAV	Dianella tasmanica 'Variegata'	Variegated Flax Lily
DIEI	Dietes iridioides	White African Iris
LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope
PLUA	Plumbago auriculata	Plumbago
TRAJ	Trachelospermum jasminoides	Confederate jasmine

PLANTING REFERENCE NOTES:

1. EXISTING TREES TO REMAIN.
2. CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL GRASS DAMAGED DURING CONSTRUCTION.
3. MULCH RING, TYP.
4. ALL PARKING LOT MEDIAN PLANTINGS SHALL BE 12"-18" OFF EDGE OF ROAD / PARKING AREA AT TIME OF MATURITY.
5. CAREFULLY EXCAVATE SHRUB PITS IN VICINITY OF EXISTING TREES, WITHOUT DISTURBING TREE ROOTS.
6. ALL PLAYGROUND EQUIPMENT AND PLAYGROUND EDGING TO BE RE-USED FROM EXISTING ON SITE.
7. PROPOSED LOCATION FOR ALTERNATE GATE TIE-BACK POST.

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0 10 20 30 40 50 60 70 80
Scale 1" = 20'

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SITE DEVELOPMENT PLANS
FOR
HOLY TRINITY SCHOOL
CAMPUS PLANTING PLAN
BEAUFORT, SOUTH CAROLINA

DATE:	JAN. 20, 2022
PROJECT NO.:	21151.01
DRAWN BY:	CK
CHECKED BY:	WM

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REVISIONS:

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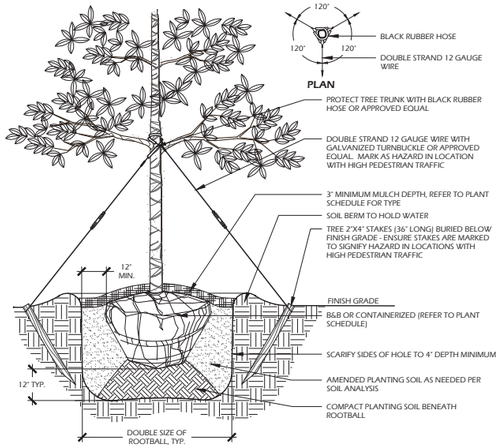
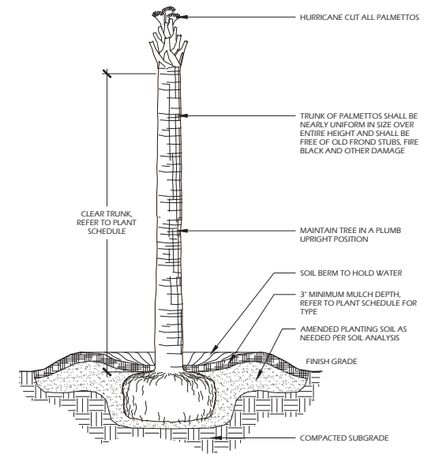
PLANTING PLAN - C

DRAWING NUMBER
L502



NOTES:
1. TREE STAKING OPTIONAL, HOWEVER, LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTAINING TREES IN AN UPRIGHT (90 DEGREE/ PERPENDICULAR) POSITION FOR 1 YEAR AFTER PLANTING IS COMPLETE OR UNTIL TREE ROOT SYSTEM IS FULLY ESTABLISHED AND STURDY. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE 2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

1 // L503 TREE PLANTING
SCALE: N.T.S.

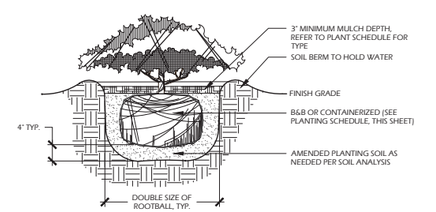


NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

2 // L503 PALM TREE PLANTING
SCALE: N.T.S.

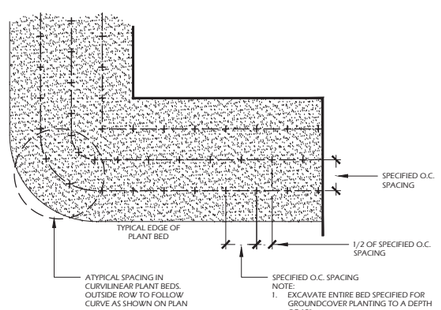
PLANT SCHEDULE:

Quantity	Abbrev	Botanical Name	Common Name	Height	Spread	Container	Cal./Spacing	Notes
TREES								
8	QUEV	Quercus virginiana	Live Oak	8'-10'	4'-5'	Cont.	2.5"	Full
21	SABP	Sabal palmetto	Cabbage Palm	12'-16'	-	Cont.	-	Hurricane Cut, full clear trunk
8	ULMD	Ulmus parvifolia 'Drake'	Drake Elm	8'-10'	4'-5'	Cont.	2.5"	Full
UNDERSTORY TREES								
8	ILES	Ilex x attenuata 'Savannah'	Savannah Holly	6'-7'	3'-4'	15 gal.	-	Full
5	ILEV	Ilex vomitoria 'Shadows Female'	Shadows Female Yaupon Holly	3'-4'	2'-3'	7 gal.	-	Tree form, Multistem, Full
10	LAGT	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle	8'-10'	4'-5'	30 gal.	-	Full
SHRUBS								
23	LORC	Loropetalum chinense 'Chang Nian Hong'	Ever Red Fringe Flower	24"-30"	18"-24"	3 gal.	-	Full
177	PODM	Podocarpus macrophyllus	Podocarpus	24"-30"	18"-24"	7 gal.	-	Full
13	PODP	Podocarpus macrophyllus 'Pringles Dwarf'	Dwarf Podocarpus	12"-18"	16"-20"	3 gal.	-	Full
5	VIBO	Viburnum odoratissimum	Sweet Viburnum	4'-5'	3'-4'	15 gal.	-	Full
64	VIBS	Viburnum suspensum	Sandankwa Viburnum	24"-30"	18"-24"	3 gal.	-	Full
ORNAMENTAL GRASSES & FERNS								
95	DRYE	Dryopteris erythrosora	Autumn Fern	10"-12"	8"-12"	1 gal.	24" O.C.	Full
178	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	14"-16"	10"-16"	1 gal.	30" O.C.	Full
220	NEPE	Nephrolepis exaltata	Sword Fern	10"-12"	8"-12"	1 gal.	24" O.C.	Full
27	SPAB	Spartina bakerii	Sand Cordgrass	24"-36"	24"-36"	3 gal.	30" O.C.	Full
GROUND COVERS, VINES & PERENNIALS								
37	ALPZ	Alpinia zerumbet	Variegated Shell Ginger	12"-18"	8"-12"	1 gal.	24" O.C.	Full
24	DIAV	Dianella tasmanica 'Variegata'	Variegated Flax Lily	12"-18"	12"-18"	1 gal.	24" O.C.	Full
25	DIEI	Dietes iridioides	White African Iris	12"-18"	8"-12"	1 gal.	24" O.C.	Full
168	LIRE	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	12"-16"	8"-12"	1 gal.	24" O.C.	Full
30	PLUA	Plumbago auriculata	Plumbago	12"-18"	12"-18"	1 gal.	24" O.C.	Blue Flowers, Full
5	TRAJ	Trachelospermum jasminoides	Confederate jasmine	4'-6'	12" runners	1 gal.	18" O.C.	Full
SOD & MULCH								
12,000	SODSF	-	To Match Existing Grass	-	-	-	-	-
18,500	MULCHSF	Pine Straw - all disturbed areas	Pine Straw	-	-	-	-	-

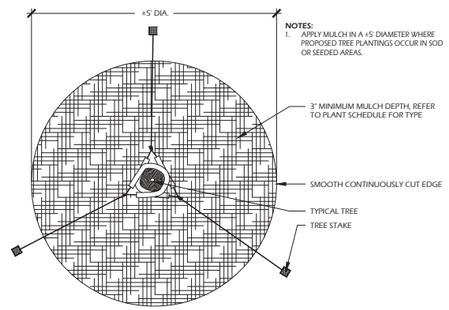


NOTES:
1. WHEN GROUNDCOVERS AND SHRUBS ARE USED IS MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
3. IN SEMI-IMPERVIOUS SOIL CONDITIONS, ROOTBALL ELEVATION SHALL BE +2" ABOVE FINISH GRADE. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO SETTING ROOTBALL ELEVATIONS.

3 // L503 SHRUB PLANTING
SCALE: N.T.S.



4 // L503 GROUND COVER PLANTING
SCALE: N.T.S.



5 // L503 TREE STAKING
SCALE: N.T.S.

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landscape architecture
land planning
www.wjkltd.com
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THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR
HOLY TRINITY SCHOOL
CAMPUS PLANTING PLAN
BEAUFORT, SOUTH CAROLINA

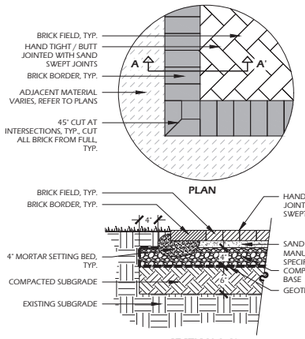
DATE:	JAN. 20, 2022
PROJECT NO.:	21151.01
DRAWN BY:	CK
CHECKED BY:	WM

PERMIT SET

REVISIONS:

DRAWING TITLE
PLANT SCHEDULE AND DETAILS

DRAWING NUMBER
L503



BRICK MANUFACTURER INFORMATION:

MANUFACTURER: TO MATCH ARCHITECTURE

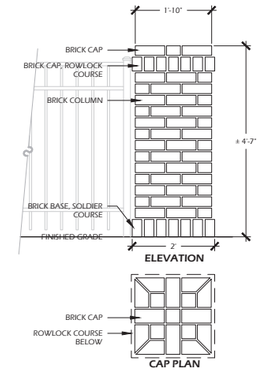
BRICK: TO MATCH ARCHITECTURE
COLOR: TO MATCH ARCHITECTURE
PATTERN: HERRINGBONE FIELD (REFER TO PLAN, **SHEET L501**, FOR DIRECTION) WITH SINGLE HEADER COURSE BORDER
JOINTS: HAND TIGHT / BUTT JOINTED, SAND SWEPT

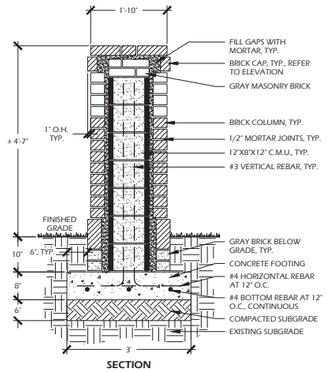
OTHER INFORMATION:

CONCRETE: 3,000 P.S.I. AT 28 DAYS
GEOTEXTILE FABRIC: TYPAR 3401 OR APPROVED EQUAL
SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:
1. PROVIDE 1⅛ MIN., 2% MAX. CROSS SLOPE ON ALL PAVED SURFACES FOR POSITIVE DRAINAGE.
2. REFER TO PLAN **(SHEET L501)** FOR WIDTHS OF WALK AND LOCATION OF BRICK BORDERS.
3. CONTRACTOR SHALL COORDINATE BORDERS AND PATTERN WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
4. UPON REQUEST, CONTRACTOR SHALL PROVIDE 4'X4' PAVING PANELS OF ALTERNATIVE COLORS PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.

1 // L600 BRICK PLAZA
SCALE: 1" - 1'-0"





BRICK MANUFACTURER INFORMATION:

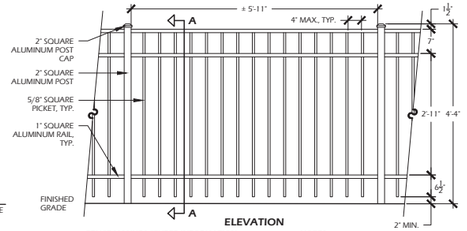
MANUFACTURER: TO MATCH ARCHITECTURE

BRICK: TO MATCH ARCHITECTURE
COLOR: TO MATCH ARCHITECTURE
PATTERN: RUNNING BOND
JOINTS: TO MATCH ARCHITECTURE

OTHER INFORMATION:

CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:
1. C.M.U.'S SHALL HAVE 3/8" MORTAR JOINTS, ALTERNATING COURSES AND FILLED SOLID WITH CONCRETE.



FENCE MANUFACTURER INFORMATION:

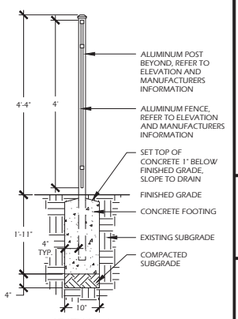
MANUFACTURER:
JERITH MANUFACTURING LLC
14400 MCNULTY RD.
PHILADELPHIA, PA. 19154
PHONE: (800) 344.2242
WEB: WWW.JERITH.COM

FENCE: RESIDENTIAL FENCE STYLE 202 - 48" HEIGHT
MATERIAL: ALUMINUM
COLOR: POWDER COATED BLACK

OTHER INFORMATION:

CONCRETE: 3,000 P.S.I. AT 28 DAYS
SOIL COMPACTION: 95% STANDARD PROCTOR

NOTES:
1. INSTALLATION TO BE COMPLETED PER MANUFACTURERS SPECIFICATIONS
2. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL PROVIDE COLOR SAMPLES PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER OR LANDSCAPE ARCHITECT.



2 // L600 BRICK COLUMN AND FENCE
SCALE: N.T.S.

MANUFACTURER INFORMATION:
VOLLEYBALL USA
PHONE: (800) 494.3933
WEB: WWW.VOLLEYBALLUSA.COM

MODEL: 20' VOLLEYBALL COURT ENCLOSURE
OPTIONS: WITH PADS

OR APPROVED EQUAL

3 // L600 PLAY LAWN ENCLOSURE
SCALE: N.T.S.

MANUFACTURER INFORMATION:
THE PARK CATALOG
PHONE: (866) 293.8528
WEB: WWW.THEPARKCATALOG.COM

MODEL: 6' HEAVY DUTY RECTANGULAR PICNIC TABLE (#543-6005)
COLOR: HUNTER GREEN
PATTERN: EXPANDED METAL
HOLE OPTION: NO UMBRELLA HOLE

OR APPROVED EQUAL

4 // L600 PICNIC TABLE
SCALE: N.T.S.

GATE HOLDBACK

MANUFACTURER INFORMATION:
HOOVER FENCE CO.
PHONE: (800) 355.2335
WEB: WWW.HOOVERFENCE.COM

MODEL: 5-SERIES TUBULAR BARRIER DOUBLE GATES KIT - GALVANIZED STEEL (ITEM# HCG-5-4X26DB-KIT-G)
SIZE: 26'
COLOR: POWDER COATED BLACK
ACCESSORIES: CHAIN LINK FENCE NO-DIG GATE HOLDBACKS, 4" (ITEM# 4ND)

OR APPROVED EQUAL

NOTES: CONTRACTOR TO ENSURE GATES AND GATE HOLDBACKS ARE INSTALLED ACCORDING TO MANUFACTURER SPECIFICATIONS

*ALTERNATE OPTION TO INSTALL 4X4 POSTS AT LOCATIONS SHOWN FOR GATE TIE-BACK

5 // L600 STEEL GATE
SCALE: N.T.S.

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THIS SHEET-TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR
HOLY TRINITY SCHOOL
CAMPUS PLANTING PLAN
BEAUFORT, SOUTH CAROLINA

DATE:	JAN. 20, 2022
PROJECT NO.:	21151.01
DRAWN BY:	CK
CHECKED BY:	WM

PERMIT SET

REVISIONS:

DRAWING TITLE
SITE DETAILS

DRAWING NUMBER
L600

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Cal Ht.
LOT	Illuminance	Fc	0.50	0.5	0.5	1.00	1.00	0
PARKING LOT	Illuminance	Fc	0.55	1.8	0.0	N.A.	N.A.	0
PATHWAY	Illuminance	Fc	4.11	11.4	0.1	41.10	114.00	0

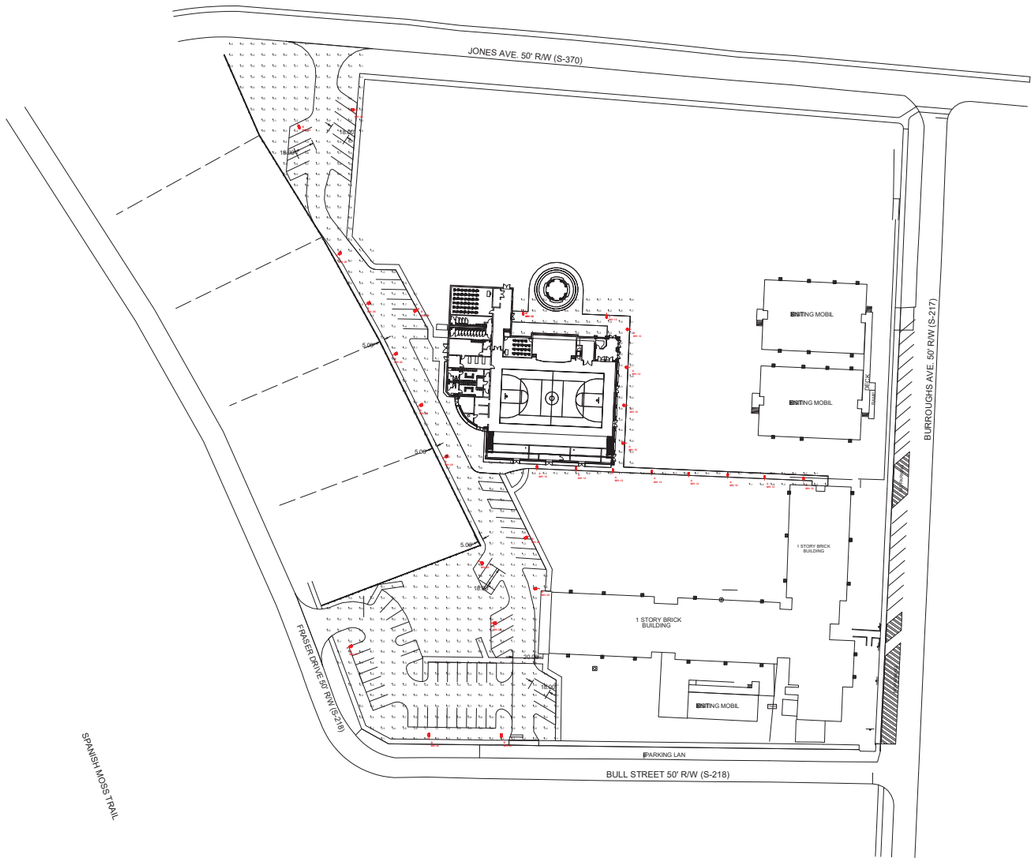
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	15	A	Single	DSAPM25-PLED-III-W-48LED-350mA-NW	0.900	7020	52.5	787.5
	15	B	Single	RZR-PLED-III-W-80LED-525mA-TRA-HS	0.900	3377	101	1515

GENERAL NOTES

-THIS CALCULATION IS BASED ON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.

-THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SALES, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.

-CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SALES CANNOT GUARANTY THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.



EXTERIOR PHOTOMETRIC PLAN
SCALE: 1/64" = 1'-0"

TEXAS LIGHTING SOLUTIONS

831 WEST EULESS BLVD, SUITE 15
EULESS, TEXAS 76040
TEL: 817-267-9300

TLS CONSULTANT: GALIB NAJAFLI

CLIENT: CHAMBERS

NO.	REVISION	DATE

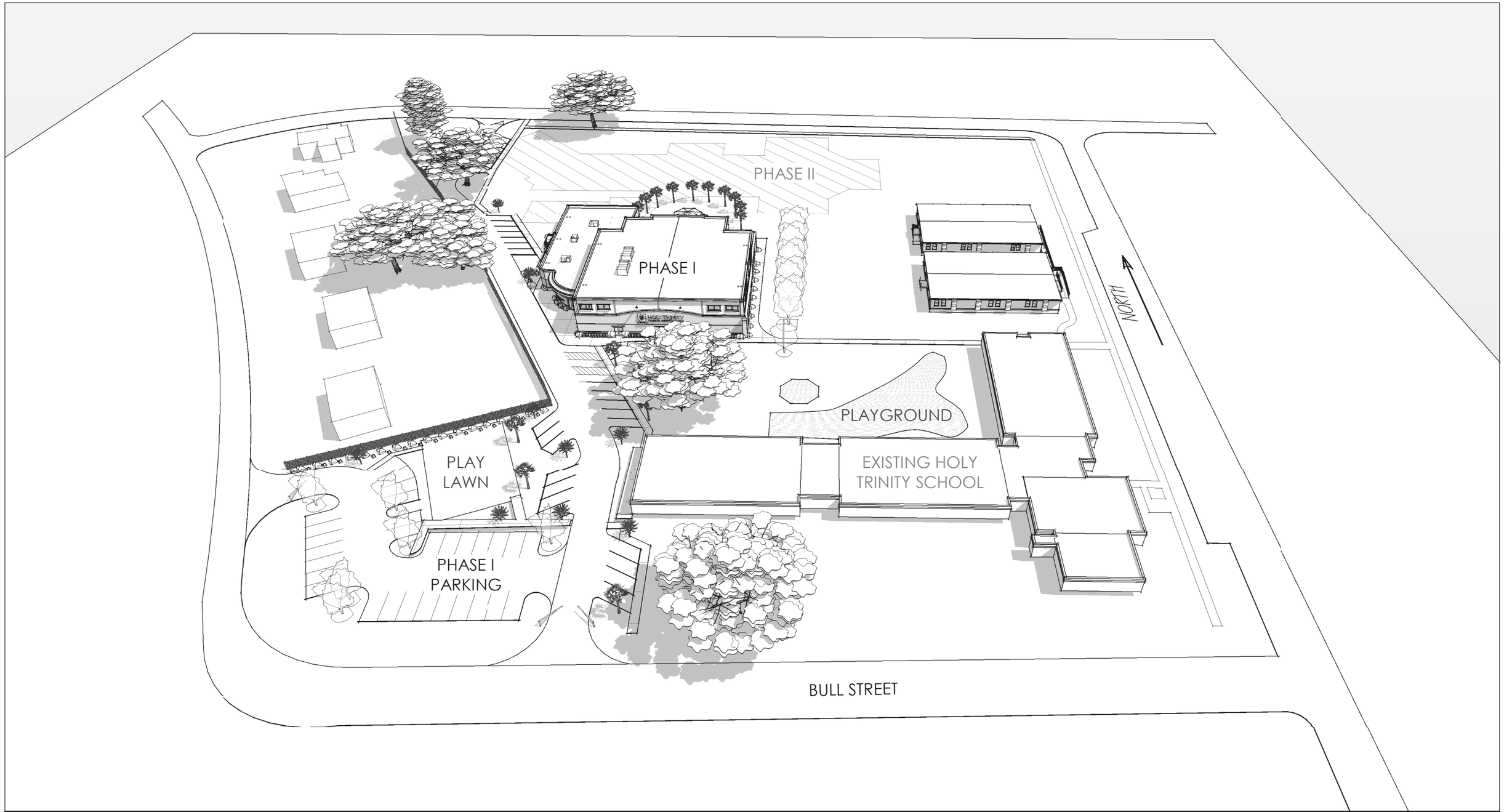
SCALE: 1/64" = 1'-0"
SHEET SIZE 24" X 36"

JOB NAME:
HOLY TRINITY SCHOOL

JOB LOCATION:
LUBBOCK, TEXAS

DRAWINGS AND DESIGNS USED TO CONSTRUCT, INCLUDING THE OVERALL LOOK AND FEEL OF SUCH WORKS, AND THE ARRANGEMENT AND COMPOSITION OF ELEMENTS THEREIN, ARE THE EXCLUSIVE PROPERTY OF TEXAS LIGHTING SALES, AND ARE NOT TO BE REPRODUCED OR USED WITHOUT ANY WRITTEN PERMISSION FROM TEXAS LIGHTING SALES.

EXISTING AERIAL PHOTO



ARCHITECTURE A101
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23A Market, Suite 1 - Beaufort, SC - www.A101.Design

SOUTH AERIAL VIEW - PHASE 1

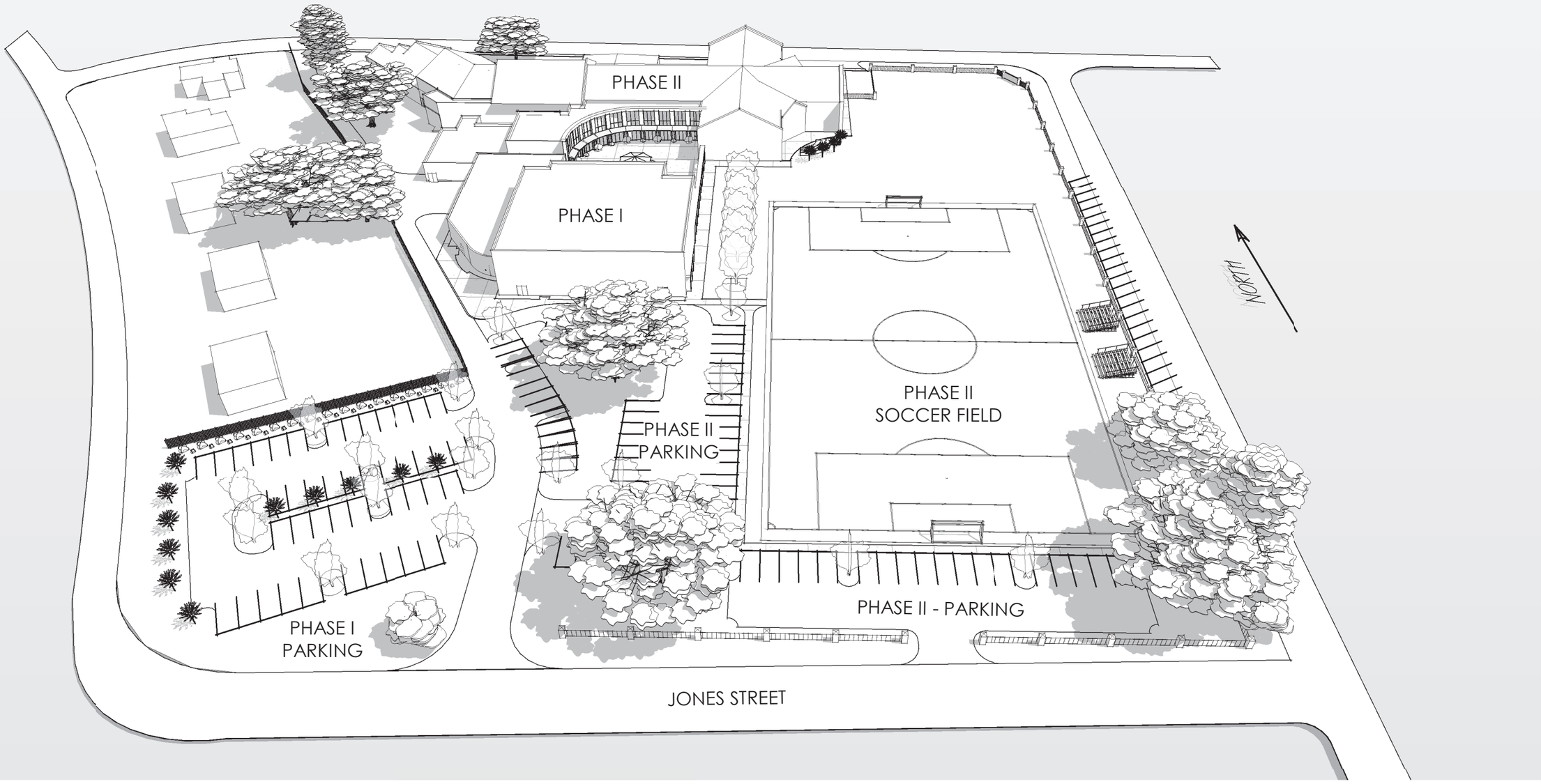
HOLY TRINITY
CLASSICAL CHRISTIAN SCHOOL

2019.08

9/16/2021

SP101

9/16/2021 11:00:56 AM



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SOUTH AERIAL VIEW - PHASE II

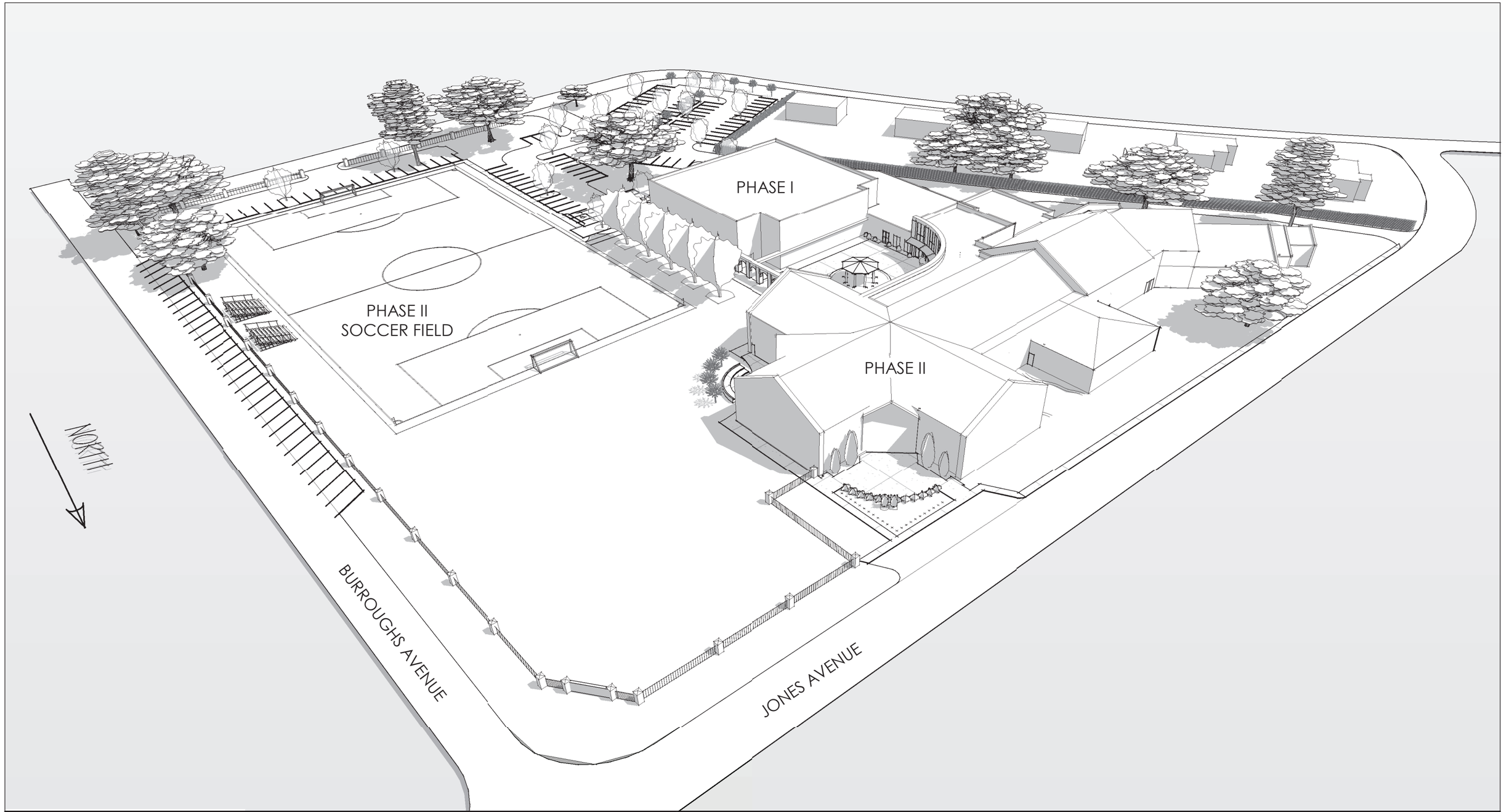
HOLY TRINITY
CLASSICAL CHRISTIAN SCHOOL

2019.08

9/16/2021

SD102

9/16/2021 11:03:43 AM



ARCHITECTURE A101
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NORTHEAST AERIAL VIEW - PHASE II

HOLY TRINITY
CLASSICAL CHRISTIAN SCHOOL

2019.08

9/16/2021

SD103

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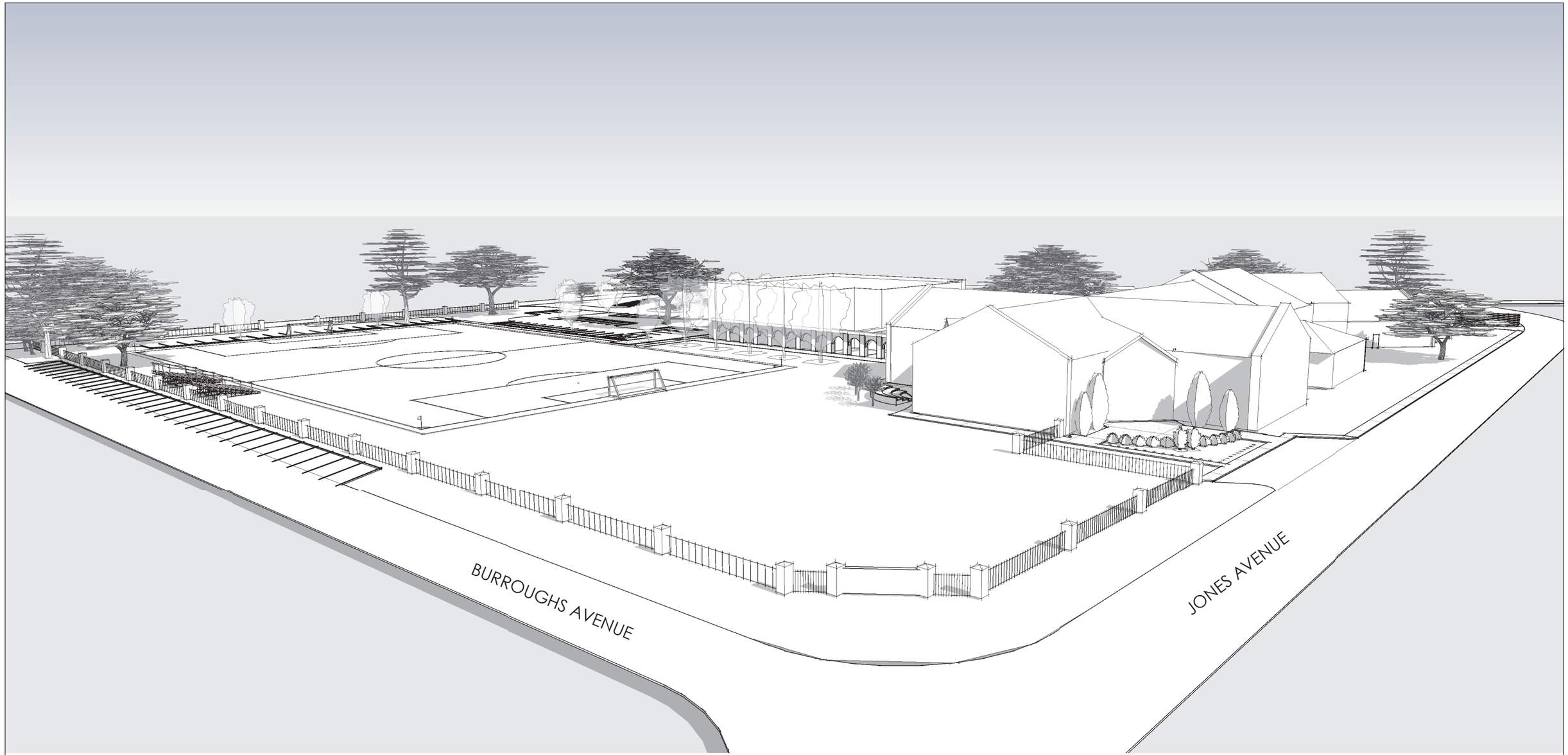

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FRONT VIEW - PHASE II

HOLY TRINITY
CLASSICAL CHRISTIAN SCHOOL

2019.08

9/16/2021

SD104

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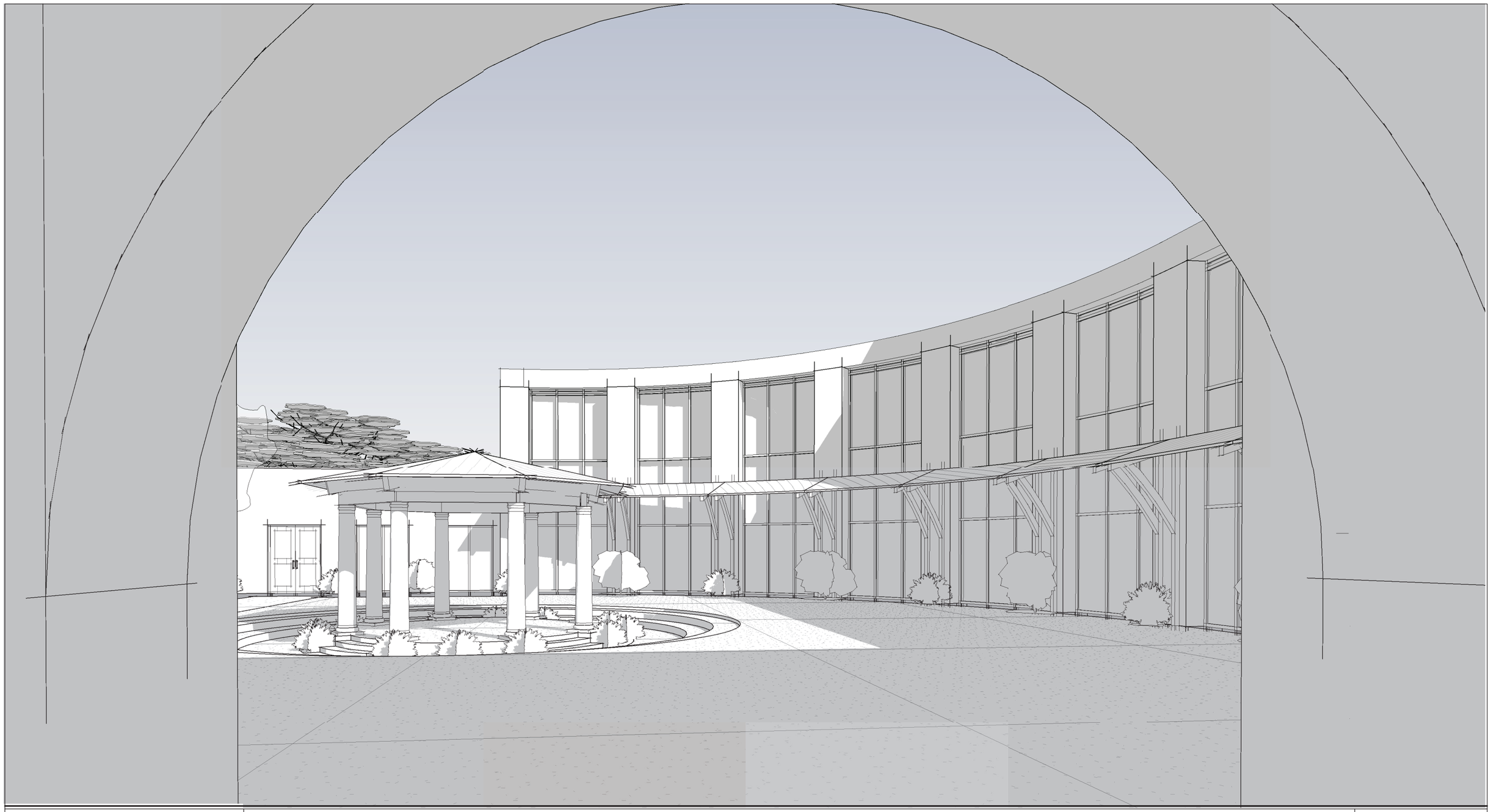

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Courtyard View From Chapel

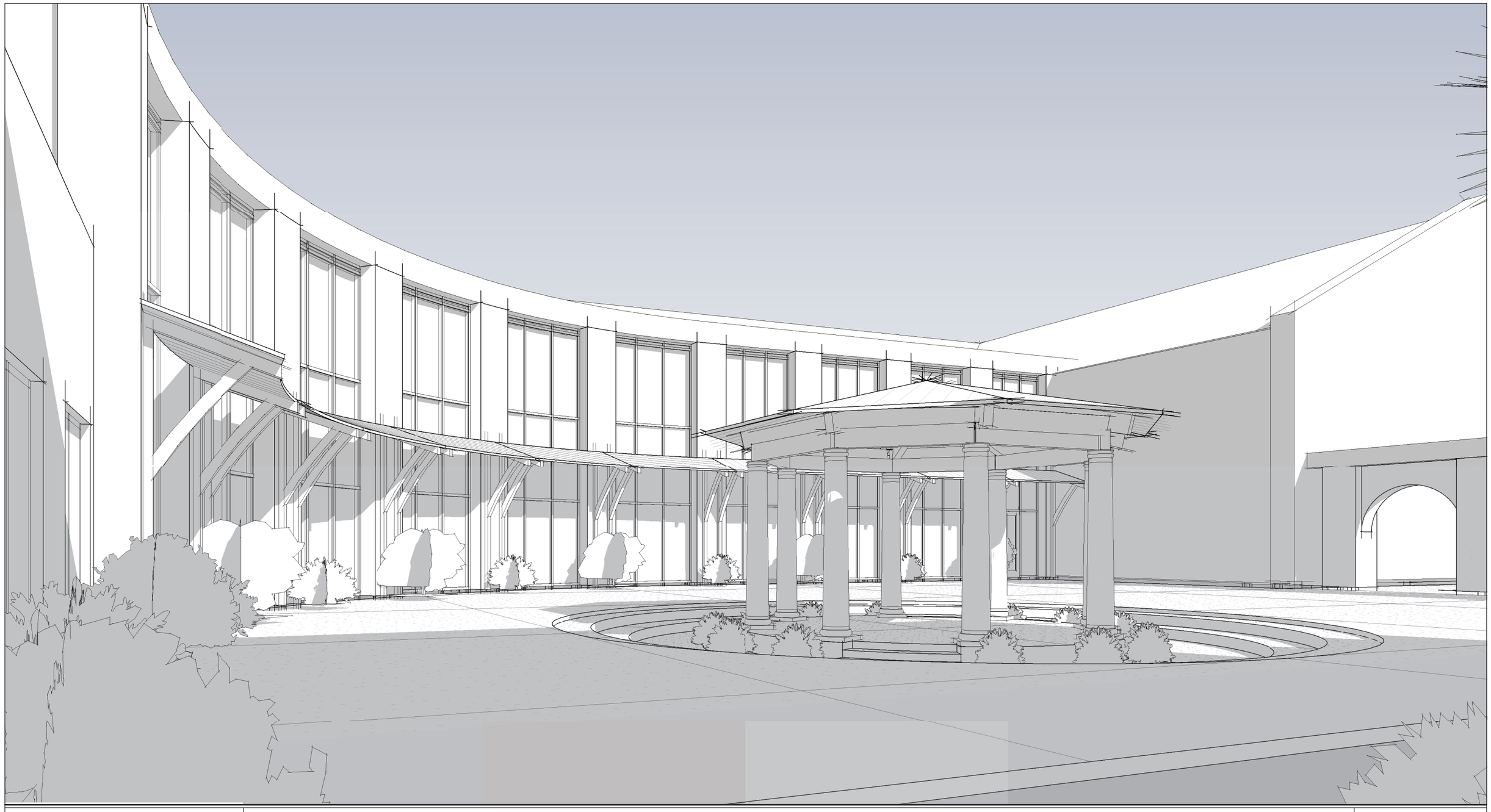
HOLY TRINITY
CLASSICAL CHRISTIAN SCHOOL

2019.08

8/11/2021

SD105

8/12/2021 8:43:33 AM



ARCHITECTURE A101
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Interior Courtyard From Phase I

HOLY TRINITY
CLASSICAL CHRISTIAN SCHOOL

2019.08

8/11/2021

SD106

8/12/2021 8:43:36 AM

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Courtyard View From Fellowship Hall

HOLY TRINITY
CLASSICAL CHRISTIAN SCHOOL

2019.08

8/11/2021

SD107

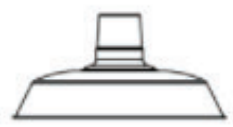
8/12/2021 8:43:41 AM

SHADE SIZE ▼ 18" SHADE

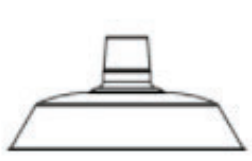
18" Shade: W 18" x H 8 ½"

12" SHADE
-$32.00

14" SHADE
-$21.00



16" SHADE
-$11.00



18" SHADE
$32.00

20" SHADE
+$10.00

24" SHADE
+$227.00

28" SHADE
+$343.00

THE ORIGINAL™ LED WAREHOUSE GOOSENECK LIGHT

SHARE PRODUCT

★★★★★ 5 reviews Write a review

Show Generated Product Code

$514.00

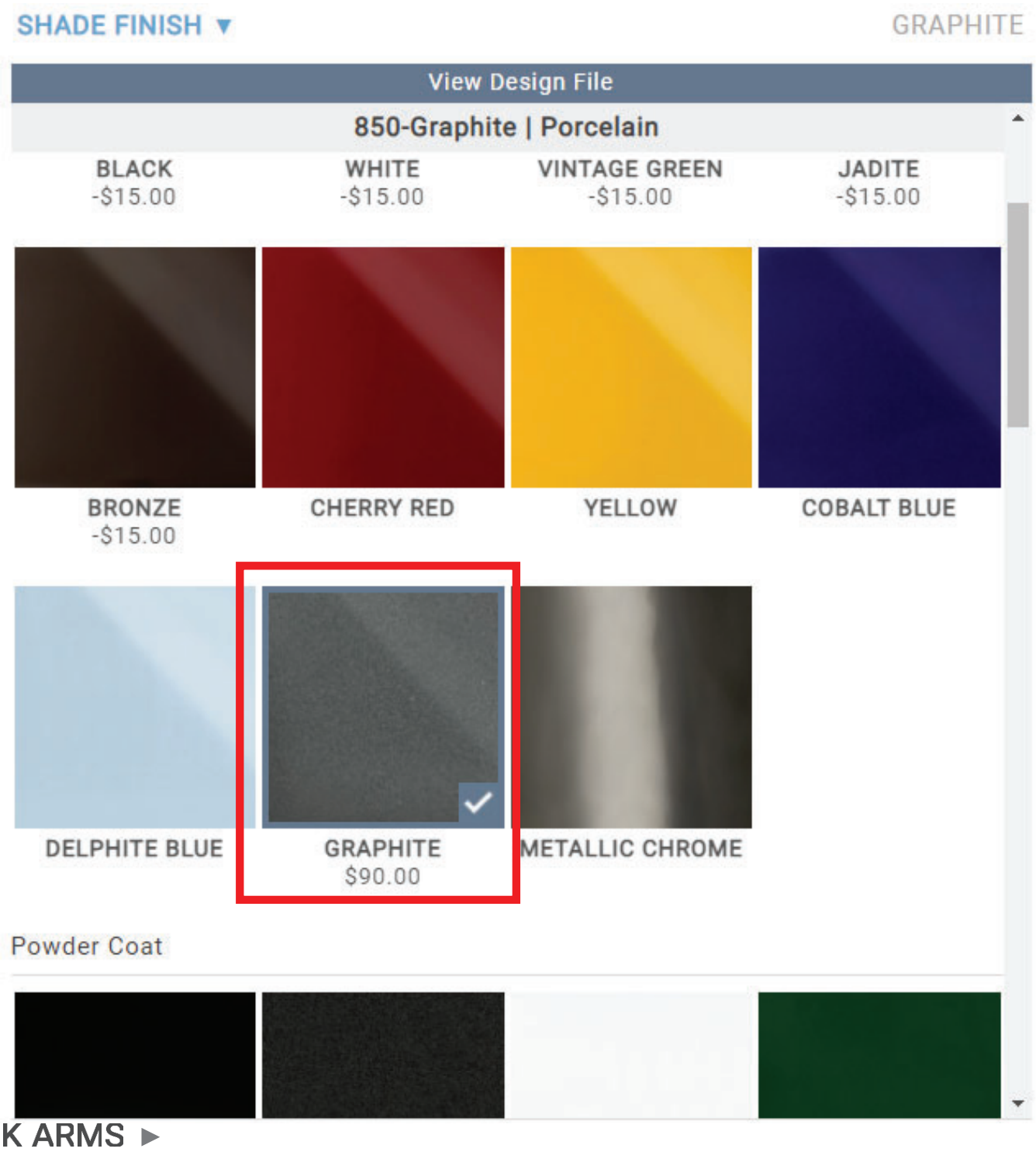
SHADE SIZE ▶

SHADE FINISH ▼ GRAPHITE

View Design File

850-Graphite | Porcelain

Porcelain



GOOSENECK ARMS ▶

BASELITE – CAFÉ LITES – LED – SPECIFICATION SHEET

PROJECT NAME: _____ PROJECT TYPE: _____

MODEL # ____ / ____ / ____ / X / ____ / ____ / ____ / ____ / ____ / ____ / ____ / ____

	A	B	C	D	E	F	G	H	I	J	K
EXAMPLE:	W508	41	WM19		41	12W	3K	LDM120	CL3	GU-1	41

*SKIP SECTION IF OPTION DOES NOT APPLY

NOTES:

W508/21P/BLC/60INC

A - SHADES

CAFÉ LITES

BH08 - (25W MAX)
CS06B - (25W MAX)
CS06 - (25W MAX)
CS07 - (25W MAX)
CS08 - (25W MAX)
CSP08 - (25W MAX)
D608 - (25W MAX)
JIB610 - (25W MAX)
JIB611 - (25W MAX)
SBH08 - (25W MAX)
R908 - (25W MAX)
W507 - (25W MAX)
W507B - (25W MAX)
W508 - (25W MAX)
WS508 - (25W MAX)
WS508B - (25W MAX)

B - FINISH OPTIONS

(SEE WEBSITE FOR SWATCH COLORS)
(*SEE NOTES FOR LIMITATIONS*)
14, 15, 16, 17, 18, 19, 19P, 20, 20P, 20PB, 20SB, 21, 21P, 22, 22P, 23, 23P, 38, 39, 40, 41, 41.5, 42, 43, 44, 45, 46, 48, 49, 50, 51, 52, 53, 54, 55, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, MG.

C – MOUNTING OPTIONS

¼" WALL MOUNT
WM19, WM20, WM21, WM23, WM24, WM25, WM26, WM27, WM28, WM29, WM29V

LED CORD MOUNT
LBLC, LWHC

D – MOUNTING ADD-ONS

NOT AVAILABLE

E – MOUNTING COLOR

SEE SECTION "B" FOR COLOR OPTIONS.

F – LIGHT SOURCE

(SEE PAGE 2 FOR WATTAGE LIMITATIONS)
LIGHT EMMITED DIODE (LED)
12W, 25W (MAX)

G – LED COLOR TEMP

(ONLY APPLICABLE FOR LED LIGHT SOURCE. SKIP THIS SECTION IF OPTION DOES NOT APPLY.)
27K – 2700 K
3K – 3000 K
35K – 3500 K
4K – 4000 K
5K – 5000 K

H – ELECTRICAL OPTION

LDM120
LDM277
LDM0-10

I – GLASS OPTIONS

CL3, CLT3, BL3, RE3, GR3, AH3, FR3, FRT3, PR3

J – ACCESSORIES

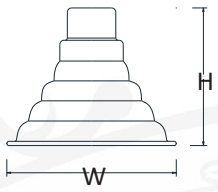
GR6, GR7, GR8, UGR, GU-1, WG-1

K – ACCESSORY COLOR

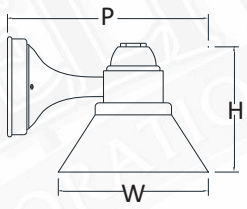
SEE SECTION "B" FOR COLOR OPTIONS.

NOTES

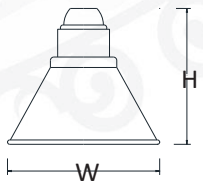
(1). FINISH OPTIONS 20, 21, 22, 23 ARE FOR SOLID BRASS FIXTURES ONLY.
(2). FINISH OPTIONS 19, 21, 22, 23, 75,76, 77, 83, 84, 88, 93 AND 98 ARE APPLIED BY HAND. THESE FINISHES WILL VARY IN CONSISTENCY.
(3). FINISH OPTIONS 19, 38, 39, 40, 49, 54, 57, 58, 61, 62, 63, 70, 71, 72, 73, 78, 83, 84, 88, 92, 93, 98 ONLY AVAILABLE INSIDE AND OUT OF FIXTURE. OTHER FINISHES ARE WHITE INSIDE.
(4). FINISH OPTIONS FOR SHADES ≤ 10" IN DIAMETER ARE THE SAME INSIDE AND OUT OF FIXTURE. SHADES > 10" IN DIAMETER ARE WHITE ON THE INSIDE.
(5). FINISH OPTIONS 61, 62, 70, 71, 72, 73 ARE FINISHED WITH A SUPERCHROME ON THE INSIDE FOR ALL LED LIGHT SOURCE OPTIONS.
(6). COLOR CORDS ARE NOT APPLICABLE FOR LED OPTIONS.
*ALL ARMS COME WITH A CAST BACKPLATE (CB1/2", CB3/4", LWTM, CFWTM, ECT.).
*ACCORDING TO THE LIGHT SOURCE THE BACKPLATE MAY VARY IN SIZE. (EXAMPLE: LED LIGHT SOURCE WILL HAVE A DEEPER BACKPLATE TO HOUSE THE DRIVER.).
*ALL FIXTURES MOUNT TO A 4-O JUNCTION BOX.
*FIXTURE DIMENSIONS MAY VARY ± 0.25.
*CORD AND CANOPY COME IN THE SAME COLOR.



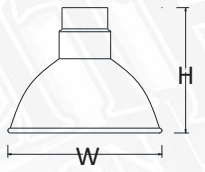
BH08 H- 6.5" W- 8"



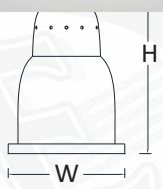
CS06B H- 5" W- 6" P- 8"



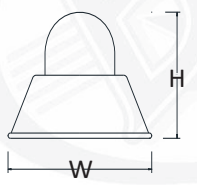
CS06 H- 5" W- 6"
CS07 H- 6.25" W- 7"
CS08 H- 6.5" W- 8"



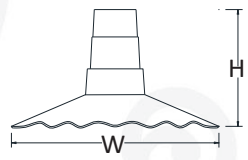
D608 H- 6.5" W- 8"



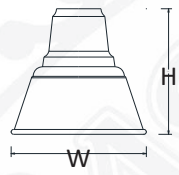
JIB611 H- 10.5" W- 6"



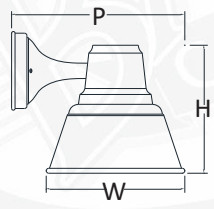
SBH08 H- 6" W- 8"



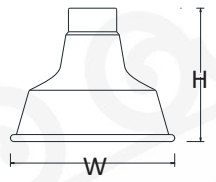
R908 H- 4.5" W- 8"



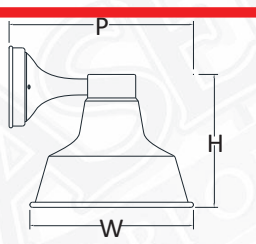
W507 H- 6.5 " W- 7"



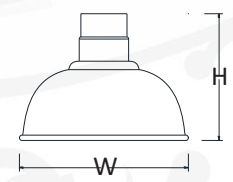
W507B H- 6.5" W- 7" P- 8.75"



WS508 H- 6.5" W- 8"



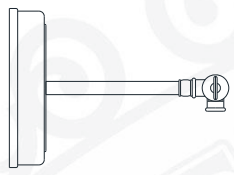
WS508B H- 6.5" W- 8" P – 9"



W508 H- 2.5" W- 12"

C - MOUNTING OPTIONS

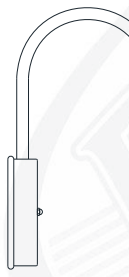
1/4" WALL MOUNTS



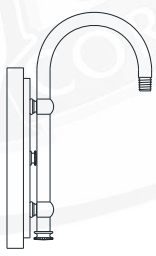
WM20 6”(H) 8.25”(W)

WM21 4.75”(H) 8”(W)

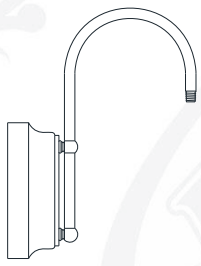
WM23 12.5”(H) 8”(W)



WM24 11”(H) 6.375”(W)



WM25 9”(H) 5.5”(W)



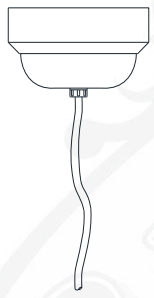
WM26 12”(H) 9”(W)

WM29 9.5”(H) 14”(W)

WM29V 21.75”(H) 15.25”(W)

CORD MOUNT

*FOR LED & COMPACT FLUORESCENT OPTIONS, CANOPIES WILL VARY IN SIZE DUE TO SIZE OF THE DRIVER/BALLAST THAT WILL BE LOCATED INSIDE OF THE CANOPY.
*CORDS RATED FOR DRY LOCATION *CANOPY DIMENSIONS: 3” (H) 6” (W) *CORD AND CANOPY COME IN THE SAME COLOR.



LBLC 8’ BLACK CORD (INCLUDES LED CANOPY)
LWHC 8’ WHITE CORD (INCLUDES LED CANOPY)

F- LIGHT SOURCE

BASELITE’S PUBLISHED LUMINAIRE PHOTOMETRIC TESTING WAS PERFORMED IN A 3-METER INTEGRATING SPHERE USING THE 4TT GEOMETRY METHOD. DATA IS CONSIDERED TO BE REPRESENTATIVE OF THE CONFIGURATIONS SHOWN, WITHIN THE TOLERANCES ALLOWED BY LIGHTING FACTS. TO OBTAIN AN IES FILE SPECIFIC TO YOUR PROJECT, PLEASE CONTACT THE FACTORY.

LIGHT EMITTING DIODE (LED)

LED 12W (MAX)- BH08, D608, JIB610, JIB611, R908, W508, WS5O8, CS06, CS07, CS08, SBH08, W507, W507B, WS508, CSP08

*IMPORTANT – FOR LIGHT EMITTED DIODE (LED) LIGHT SOURCE OPTION FIXTURES ARE LIMITED DUE TO SIZE OF THE FIXTURE AND THE CORD WATTAGE RESTRICTIONS. PLEASE SEE AVAILABILITY CHART TO THE LEFT.

EXAMPLE: / LED12W /

OPTION	WATTAGE	LUMENS @3000K	LUMENS @5000K	CRI	VOLTAGE	DIMMING
LED10W	10W	1015	1085	>80	120-277 VAC	TRI/ELV
LED12W	12W	1000	1200	>90	120-277 VAC	0-10V
LED25W	25W	1900	2000	>90	120-277 VAC	0-10V

POWDER COAT & METAL FINISH OPTIONS

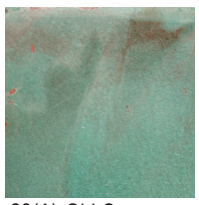
ACID DIP

- Acid finishes are applied by hand and consistancy will vary on each application.

19(A)-Antique Aluminum

21(A)-Oil Rubbed Bronze

22(A)-Old Pewter


23(A)-Old Copper Patina

METAL FINISH

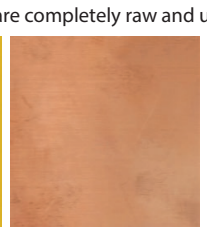
- Raw brass #20 and raw copper #39 are completely raw and unfinished. These options will tarnish and patina over time.

14PN-Polished Nickel

20-Raw Brass

20SB-Satin Brass

20PB-Polished Brass


39-Raw Copper

40-Copper with Clear Coat

57-Polished Alum. Clear Coat

58-Satin Aluminum

ADDITIONAL TOP COAT

- Ghost matte and Marine grade clear coats are an addtional top coat that will change the appearance of the bottom powder coat color. Ghost clear coat will matte the bottom color. Marine grade clear coat will add a protective layer for harsh coastal conditions while leaving a gloss shean. Model number example (41G or 41MG).

G - Ghost Matte Clear Coat

MG - Marine Grade Clear Coat

SPECIFICATIONS

- Finish options that are the same color inside and out of the shade - 19(A), 20, 20PB, 20SB, 20P, 21(A), 22(A), 23(A), 38, 39, 40, 48, 49, 54, 57, 58, 61, 62, 63, 64, 65, 66, 70, 71, 72, 73, 78, 83, 84, 88, 92, 93, 98
- Finish options with a white powder coat inside of the shade - 14, 18, 19P, 21P, 22P, 41, 41.5, 42, 43, 44, 45, 46, 50, 51, 52. 53, 55, 59, 60, 74, 75, 76, 77, 79, 80, 81, 82, 85, 86, 87, 89, 90, 91, 94, 95, 96, 97, 99, 100
- All fixtures 10" and smaller come with the same color inside and out of the shade.
- Finish option 88 is only available with certain shades, call for further information.
- All finish options except "basic" and "basic upgrade" are considered premium finish options and lead times will be longer.
- Finish options - 59, 61, 62, 70, 71, 72, 72 are all finished with superchrome on the inside of the shade when LED light source is selected.
- These color swatches are representative only and may vary in color and texture
- G & MG - ghost matte and marine grade top coats can be applied to any finish and is an additional fee.

SOLID STATE AREA LIGHTING

DSAPM SERIES - PLED

PROJECT NAME:

FIXTURE TYPE:

FEATURES

Luminaire

Upper housing is heavy gauge cast aluminum (min. .125" wall; alloy >0.2% Cu for DSAPM25) or spun aluminum with reveal (.125" min. wall for DSAPM20). Lower housing is 0.080" thick spun aluminum with integrated LED module seat. Lower housing is vented at top and bottom for convective cooling of LED module. Top Driver chamber is barriered from LED Module chamber. Trulevel ball coupling mount is welded to housing and facilitates quick leveling and installation. Upper Housing with lit windows and horizontal louvers (Decorative Bands) mechanically fastened. Horizontal louvers are of heavy gauge aluminum sheet. LED Optic provides soft glow from diffuse windows. Circuited separately from main optical module.

PLED™ Optics

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters

High output LED's are utilized with drive currents ranging from 350mA to 875mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED Driver

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field installation.)

Amber LED's

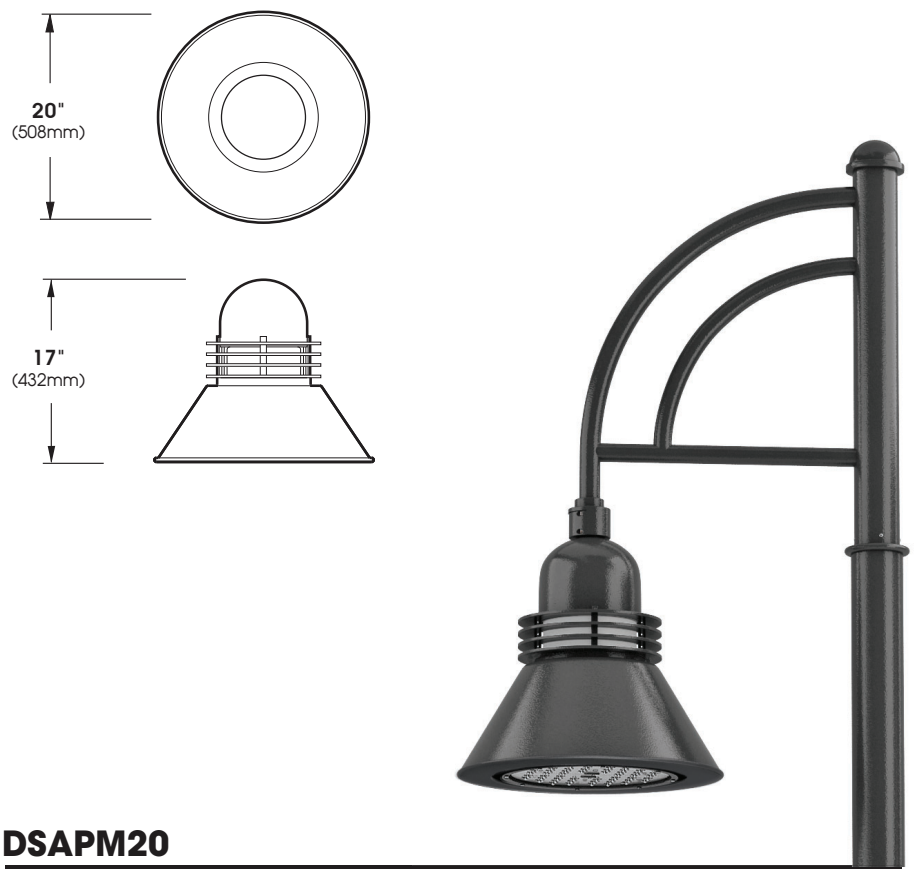
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. TRA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

Finish

Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

DSAPM25

Patent pending



DSAPM20

(Formerly DSAPM1)

Patent pending

U.S. Pole Co Inc. | 660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

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MADE IN THE USA

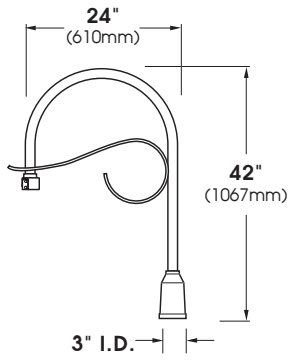
2021090

U.S. ARCHITECTURAL LIGHTING

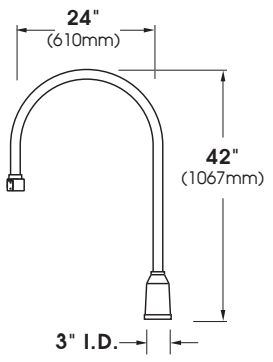
DSAPM SERIES - PLED

SPECIFICATIONS

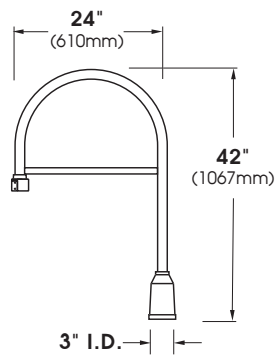
Mounting Styles



XPD



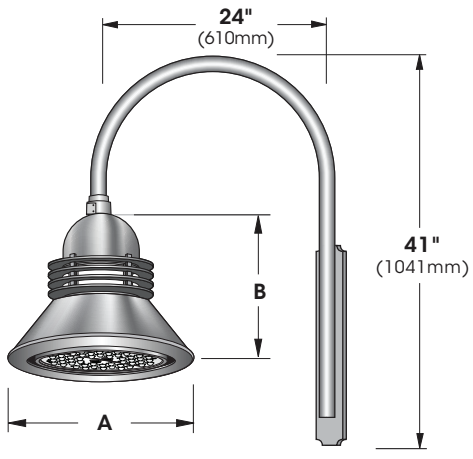
XPK



XPS

Arms are heavy wall extruded aluminum construction. For additional arm options see arm section.

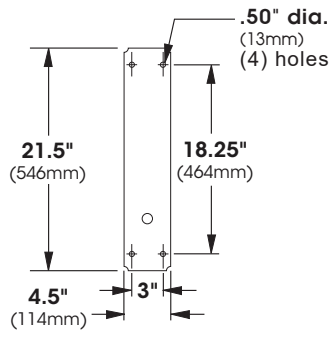
Wall Mount



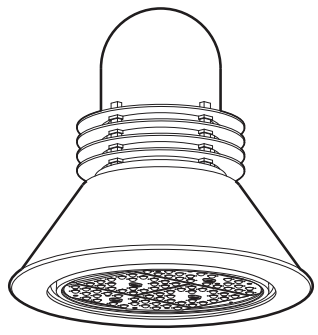
Fixture	A	B
DSAPM25	25" (635mm)	24" (610mm)
DSAPM20	20" (508mm)	17" (432mm)

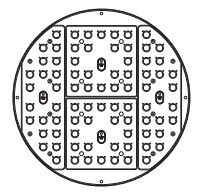
Extruded and cast aluminum construction.

Wall Plate



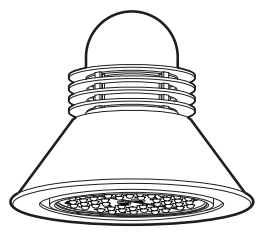
PLED™ Modules

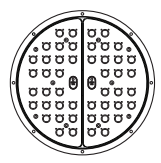




80 LED Module

DSAPM25 E.P.A.= 1.52
Available in:
80 LED Module Max





48 LED Module

DSAPM20 E.P.A.= 0.88
Available in:
48 LED Module Max

ORDERING INFORMATION

Spec/Order Example: DSAPM20/PLED-II/48LED-350mA/NW/347/1/RAL-7005-S

Luminaire	Optics	LED Mode	Voltage	Mounting	Finish	Options

Luminaire

- ☑ **DSAPM25-PLED**
- ☐ **DSAPM20-PLED** (Formerly DSAPM1)

Optics

PLED™ Distribution Type

- ☐ Type II **PLED-II**
- ☐ Type II Front Row **PLED-II-FR**
- ☐ Type III Med. **PLED-III-M**
- ☑ Type III Wide **PLED-III-W**
- ☐ Type IV **PLED-IV**
- ☐ Type IV **PLED-IV-FT**
- ☐ Type V Narrow **PLED-VSQ-N**
- ☐ Type V Med. **PLED-V-SQ-M**
- ☐ Type V Wide **PLED-V-SQ-W**

LED

# of LEDs

DSAPM25
- ☐ **80LED**[1]
- ☑ **48LED**
- ☐ **36LED**

DSAPM20
- ☐ **48LED**[1]
- ☐ **36LED**
- ☐ **20LED**

Drive Current
- ☐ **1050mA**[2]
- ☐ **875mA**[2]
- ☐ **700mA**[2]
- ☐ **525mA**
- ☑ **350mA**

Color Temp - CCT
- ☑ **NW (4000K)*** *Standard
- ☐ **CW (5000K)**
- ☐ **WW (3000K)**

Other LED Colors Available Consult Factory

Amber[3]
- ☐ Phosphor Converted Amber **PCA**[4]
- ☐ True Amber[5] **TRA**

NOTES:
1 - 875mA maximum
2 - 700mA and 875mA not for use with TRA LED's
3 - Narrow band Ambers have no Definable CCT equivalent
4 - 700mA maximum
5 - Available in 350mA & 525mA drive currents only

Voltage
- ☑ **120**
- ☐ **208**
- ☐ **240**
- ☐ **277**
- ☐ **347**
- ☐ **480**

Mounting
- ☑ **XPK**
- ☐ **XPS**
- ☐ **XPD**
- ☐ **1**

Wallmount
- ☐ **WM**

See USALTG.COM for additional arm styles

Finish

Standard Textured Finish
- ☐ Black **RAL-9005-T**
- ☐ White **RAL-9003-T**
- ☐ Grey **RAL-7004-T**
- ☑ Dark Bronze **RAL-8019-T**
- ☐ Green **RAL-6005-T**

For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9500-S)

Consult factor for custom colors

Options
- ☐ Stem Mount + Length(in) (48" Max) **SM+L**
- ☐ Chain Mount + Length(in) (48" Max) **CM+L**
- ☑ Internal House Side Shield inc. LED Count (Example: HS-PLED/48) **HS-PLED**
- ☐ Twist Lock Receptable Only **TPR**
- ☐ 7-Pin Twist Lock Receptable Only **TPR7**
- ☐ High-Low Dimming for Switch by Others/Select Levels 50/100 or 25/100 (Example: HLSW/25) **HLSW**
- ☑ Photo Cell + Voltage (Example: PC120V) **PC+V**
- ☐ Single Fuse (120V, 277V) **SF**
- ☐ Double Fuse (208V, 240V) **DF**
- ☐ Blue-Tooth Programmable Photo/Motion Sensor (Factory - Motion 50/100; Photo 75fc) **MS-F311**

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Phone (661) 233-2000 Fax (661) 233-2001
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U.S. ARCHITECTURAL LIGHTING

DSAPM SERIES - PLED

LED Count	Source Type	Source	Initial Lumens - 4000K CCT	Initial Lumens - 3000K CCT	Initial Lumens - 5000K CCT	L70 greater than (HR)	Starting Temp.	System Watts	Volts	Max Input Amps
DSAPM20										
20	LED	**20 PLED® Optical Module – 350mA**	2842 – 3262	2700 – 3098	2984 – 3424	90,000+	-40°F	22/28	120 277 347	.19/.24 .08/.11 .07/.08
20	LED	**20 PLED® Optical Module – 525mA**	4042 – 4637	3839 – 4405	4243 – 4868	90,000+	-40°F	33/39	120 277 347	.28/.33 .12/.14 .10/.12
20	LED	**20 PLED® Optical Module – 700mA**	5083 – 5832	4829 - 5540	5337 – 6123	90,000+	-40°F	44/50	120 277 347	.37/.42 .16/.18 .13/.15
20	LED	**20 PLED® Optical Module – 875mA**	6108 – 7008	5802 – 6657	6413 – 7358	90,000+	-40°F	56/62	120 277 347	.47/.52 .21/.23 .17/.18
20	LED	**20 PLED® Optical Module – 1050mA**	7086 – 8131	6732 – 7725	7441 – 8537	90,000+	-40°F	67/73	120 277 347	.56/.61 .25/.27 .20/.21
36	LED	**36 PLED® Optical Module – 350mA**	5116 – 5871	4860 – 5577	5371 – 6164	90,000+	-40°F	40/46	120 277 347	.34/.39 .15/.17 .12/.14
36	LED	**36 PLED® Optical Module – 525mA**	7274 – 8346	6910 – 7929	7638 – 8763	90,000+	-40°F	60/66	120 277 347	.50/.55 .22/.24 .18/.20
36	LED	**36 PLED® Optical Module – 700mA**	9149 – 10497	8691 – 9972	9606 – 11022	90,000+	-40°F	79/85	120 277 347	.66/.71 .29/.31 .23/.25
36	LED	**36 PLED® Optical Module – 875mA**	10994 – 12614	10444 – 11983	11544 – 13245	90,000+	-40°F	101/107	120 277 347	.85/.90 .37/.39 .30/.31
36	LED	**36 PLED® Optical Module – 1050mA**	12755 – 14635	12117 – 13903	13392 – 15367	90,000+	-40°F	120/126	120 277 347	1.00/1.05 .44/.46 .35/.37
48	LED	**48 PLED® Optical Module – 350mA**	6821 – 7827	6480 – 7435	7162 – 8218	90,000+	-40°F	53/59	120 277 347	.45/.50 .20/.22 .16/.17
48	LED	**48 PLED® Optical Module – 525mA**	9699 – 11128	9214 – 10572	10183 – 11684	90,000+	-40°F	79/85	120 277 347	.66/.71 .29/.31 .23/.25
48	LED	**48 PLED® Optical Module – 700mA**	12199 – 13398	11589 – 13296	12808 – 14696	90,000+	-40°F	106/112	120 277 347	.89/.94 .39/.41 .31/.33
48	LED	**48 PLED® Optical Module – 875mA**	14659 – 16819	13926 – 15978	15392 – 17660	90,000+	-40°F	134/140	120 277 347	1.12/1.17 .49/.51 .39/.41
DSAPM25										
36	LED	**36 PLED® Optical Module – 350mA**	5126 – 5882	4870 – 5588	5383 – 6176	90,000+	-40°F	40/46	120 277 347	.34/.39 .15/.17 .12/.14
36	LED	**36 PLED® Optical Module – 525mA**	7382 – 8470	7013 – 8047	7751 – 8894	90,000+	-40°F	59/65	120 277 347	.50/.55 .23/.24 .17/.19
36	LED	**36 PLED® Optical Module – 700mA**	9362 – 10742	8894 – 10205	9830 – 11279	90,000+	-40°F	79/85	120 277 347	.66/.71 .29/.31 .23/.25
36	LED	**36 PLED® Optical Module – 875mA**	10719 – 12298	10183 – 11682	11254 – 12913	90,000+	-40°F	103/109	120 277 347	.86/.91 .38/.40 .30/.32
36	LED	**36 PLED® Optical Module – 1050mA**	12435 – 14268	11813 – 13554	13057 – 14981	90,000+	-40°F	116/122	120 277 347	.97/1.02 .42/.44 .34/.36
48	LED	**48 PLED® Optical Module – 350mA**	6835 – 7843	6493 – 7450	7177 – 8235	90,000+	-40°F	53/59	120 277 347	.45/.50 .20/.23 .16/.17

DSAPM SERIES - PLED

LED/ Electrical Guide (pg. 2)

LED Count	Source Type	Source	Initial Lumens - 4000K CCT	Initial Lumens - 3000K CCT	Initial Lumens - 5000K CCT	L70 greater than (HR)	Starting Temp.	System Watts	Volts	Max Input Amps
DSAPM25										
48	LED	**48 PLED® Optical Module – 525mA**	9843 – 11294	9351 – 10729	10336 – 11859	90,000+	-40°F	78/84	120 277 347	.65/.70 .29/.31 .23/.25
48	LED	**48 PLED® Optical Module – 700mA**	12483 – 14323	11859 – 13607	13107 – 15038	90,000+	-40°F	105/111	120 277 347	.88/.93 .38/.40 .31/.32
48	LED	**48 PLED® Optical Module – 875mA**	14292 – 16397	13577 – 15577	15006 – 17217	90,000+	-40°F	137/143	120 277 347	1.15/1.20 .50/.52 .40/.42
48	LED	**48 PLED® Optical Module – 1050mA**	16581 – 19024	15752 – 18073	17409 – 19975	90,000+	-40°F	154/160	120 277 347	1.29/1.34 .56/.58 .45/.47
80	LED	**80 PLED® Optical Module – 350mA**	11392 – 13071	10823 – 12418	11962 – 13724	90,000+	-40°F	88/94	120 277 347	.74/.79 .32/.34 .26/.27
80	LED	**80 PLED® Optical Module – 525mA**	16406 – 18823	15585 – 17882	17226 – 19765	90,000+	-40°F	130/136	120 277 347	1.09/1.14 .47/.50 .38/.40
80	LED	**80 PLED® Optical Module – 700mA**	20805 – 23871	19765 – 22678	21845 – 25065	90,000+	-40°F	174/180	120 277 347	1.45/1.50 .63/.65 .50/.52
80	LED	**80 PLED® Optical Module – 875mA**	23819 – 27329	22628 – 25962	25010 – 28695	90,000+	-40°F	226/232	120 277 347	1.89/1.94 .82/.84 .66/.69
Phosphor Converted Amber LED										
DSAPM20										
20	PCA - LED	**20 PLED® Optical Module – 350mA**	1478 – 1696			51,000+	-40°F	25	120 277 347	.21 .10 .08
20	PCA - LED	**20 PLED® Optical Module – 525mA**	2102 – 2411			51,000+	-40°F	37	120 277 347	.31 .14 .11
20	PCA - LED	**20 PLED® Optical Module – 700mA**	2643 – 3033			51,000+	-40°F	50	120 277 347	.42 .18 .15
36	PCA - LED	**36 PLED® Optical Module – 350mA**	2660 – 3053			51,000+	-40°F	45	120 277 347	.38 .17 .13
36	PCA - LED	**36 PLED® Optical Module – 525mA**	3783 – 4340			51,000+	-40°F	67	120 277 347	.56 .25 .20
36	PCA - LED	**36 PLED® Optical Module – 700mA**	4757 – 5459			51,000+	-40°F	89	120 277 347	.75 .33 .26
48	PCA - LED	**48 PLED® Optical Module – 350mA**	3547 – 4070			51,000+	-40°F	59	120 277 347	.50 .22 .17
48	PCA - LED	**48 PLED® Optical Module – 525mA**	5043 – 5787			51,000+	-40°F	89	120 277 347	.75 .33 .26
48	PCA - LED	**48 PLED® Optical Module – 700mA**	6343 – 7278			51,000+	-40°F	118	120 277 347	.99 .43 .34
DSAPM25										
36	PCA - LED	**36 PLED® Optical Module – 350mA**	2666 – 3059			51,000+	-40°F	45	120 277 347	.38 .17 .13
36	PCA - LED	**36 PLED® Optical Module – 525mA**	3839 – 4405			51,000+	-40°F	66	120 277 347	.56 .24 .19

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U.S. ARCHITECTURAL LIGHTING

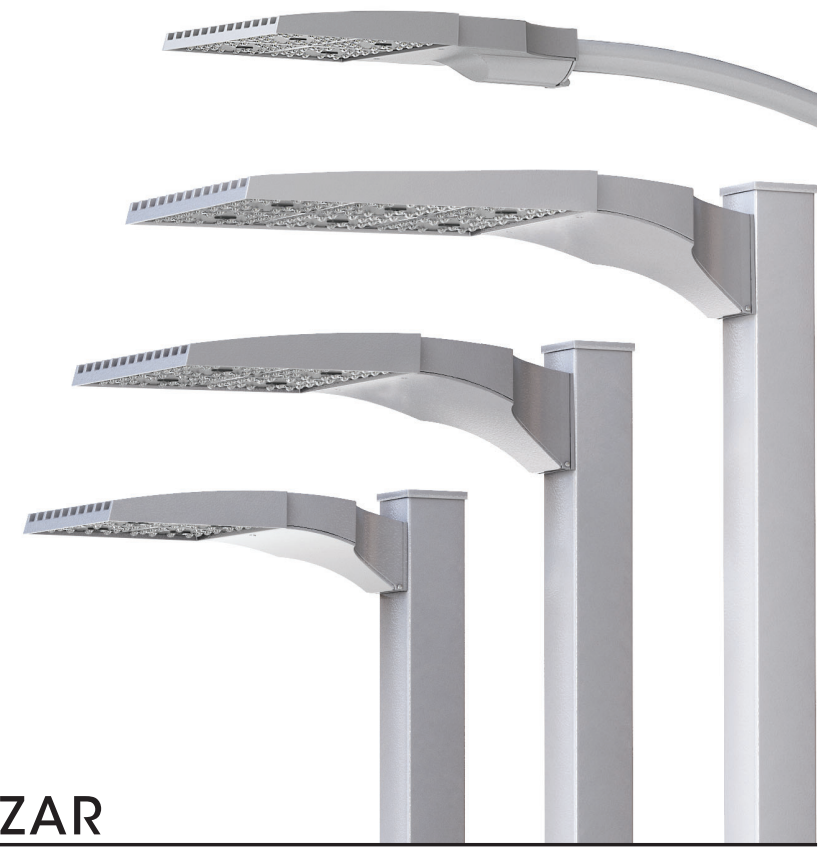
SOLID STATE AREA LIGHTING

RAZAR SERIES-LED

SPECIFICATIONS

PROJECT NAME:

PROJECT TYPE:



RAZAR

(MODELS: RZRM, RZR, RZR-G & RZR-MAF*) **PATENT PENDING**

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .002") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED™ OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

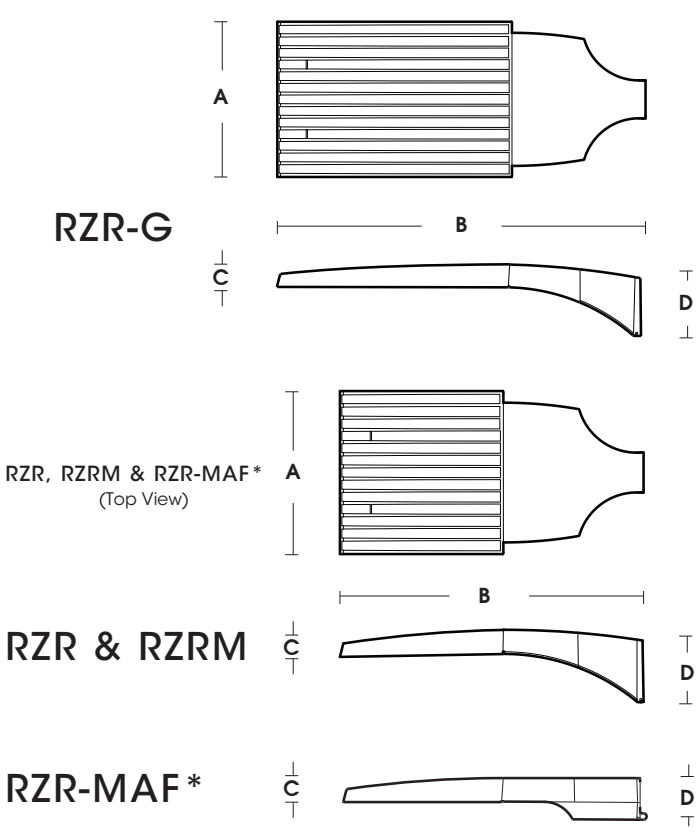
LED DRIVER(S)
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

AMBER LED's
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. **TRA** (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

MAST ARM FITTER/ELECTRICAL HOUSING
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon. Two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +1.5 or +3° up from the horizontal. All hardware is stainless steel.



FIXTURE	A	B	C	D
RZR-G	15" 381mm	36.5" 927mm	3" 76mm	7" 187mm
RZR	14.75" 375mm	28.25" 718mm	2.75" 70mm	6.5" 165mm
RZRM	11.5" 292mm	22" 559mm	2.5" 64mm	5.25" 133mm
RZR-MAF	15" 381mm	28.25" 724mm	2.5" 64mm	4" 102mm

*DLC PENDING AS OF 7/19

c UL us LISTED

2020248

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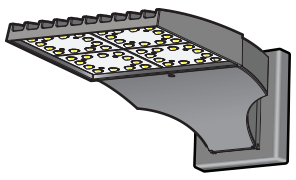
RAZAR SERIES-LED

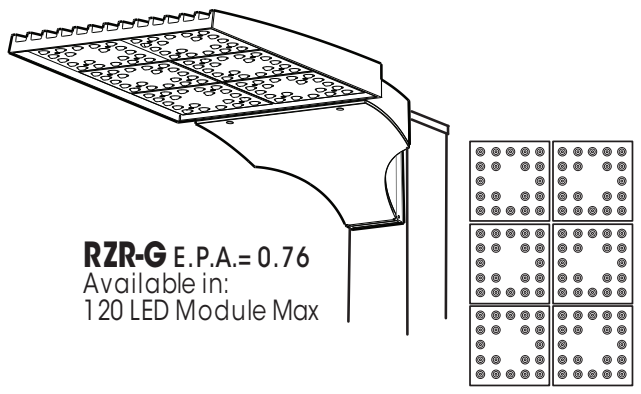
SPECIFICATIONS

WALLMOUNT



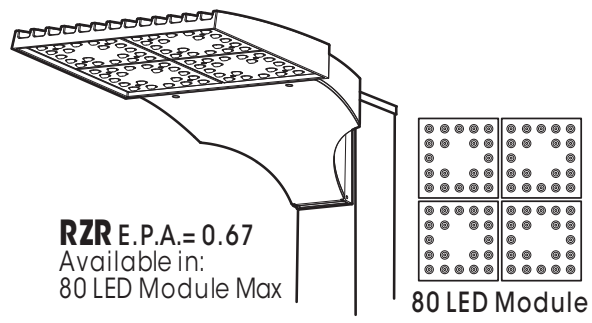
CAST ALUMINUM ARM AND WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.

PLED® MODULES



RZR-G E.P.A.= 0.76
Available in:
120 LED Module Max

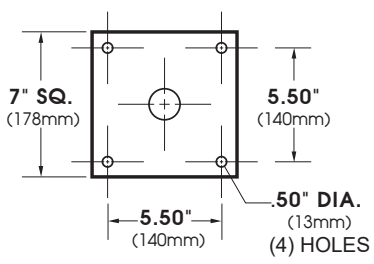
120 LED Module



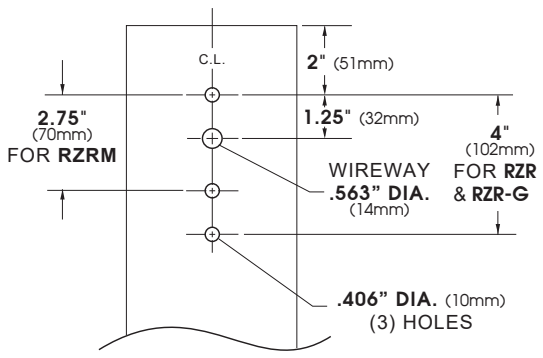
RZR E.P.A.= 0.67
Available in:
80 LED Module Max

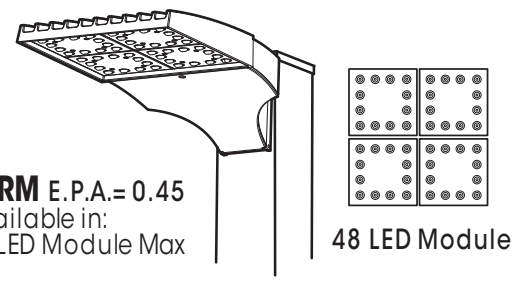
80 LED Module

WALL PLATE



POLE DRILLING TEMPLATE





RZRM E.P.A.= 0.45
Available in:
48 LED Module Max

48 LED Module

Spec/Order Example: RZR/PLED-IV/80LED-700mA/CW/277/RAL-8019-S

SPEC/ORDERING INFORMATION

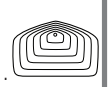
MODEL	OPTICS	LED MODE	VOLTAGE	FINISH	OPTIONS

MODEL

- ☐ RZR-G
- ☑ RZR
- ☐ RZR-MAF[1]
- ☐ RZRM

NOTES:
1 - DLC PENDING AS OF 7/19

OPTICS

- ☐ TYPE II **PLED-II** . . . . .
- ☐ TYPE II FRONT ROW **PLED-II-FR** . . . . .
- ☐ TYPE II MEDIAN ILLUMINATOR **PLED-II-ML** . . . . .
- ☐ TYPE III MED. **PLED-III-M** . . . . .
- ☑ TYPE III WIDE **PLED-III-W** . . . . 
- ☐ TYPE IV **PLED-IV** . . . . .
- ☐ TYPE IV **PLED-IV-FT** . . . . .
- ☐ TYPE V NARROW **PLED-VSQ-N** . . . .
- ☐ TYPE V MED. **PLED-V-SQ-M** . .
- ☐ TYPE V WIDE **PLED-V-SQ-W** . .

LED MODE

NO. LEDs

RZR-G
- ☐ 120LED
- ☑ 80LED

RZR
- ☐ 80LED
- ☐ 40LED

RZRM
- ☐ 48LED
- ☐ 24LED

DRIVE CURRENT
- ☐ 350mA
- ☑ 525mA
- ☐ 700mA[2]
- ☐ 1050mA[2]

COLOR TEMP - CCT
- ☑ NW (4000K)* *STANDARD
- ☐ CW (5000K)
- ☐ WW (3000K)

CONSULT FACTORY FOR OTHER LED COLORS

AMBER[3]
- ☐ PHOSPHOR CONVERTED AMBER **PCA**
- ☐ TRUE AMBER[4] **TRA**

NOTES:
2 - 700mA and 1050mA NOT FOR USE WITH TRA LED'S

3 - NARROW BAND AMBERS HAVE NO DEFINABLE CCT EQUIVALENT

4 - AVAILABLE IN 350mA & 525mA DRIVE CURRENTS ONLY

VOLTAGE

- ☑ 120
- ☐ 208
- ☐ 240
- ☐ 277
- ☐ 347
- ☐ 480

FINISH

STANDARD TEXTURED FINISH
- ☐ BLACK **RAL-9005-T**
- ☐ WHITE **RAL-9003-T**
- ☐ GREY **RAL-7004-T**
- ☑ DARK BRONZE **RAL-8019-T**
- ☐ GREEN **RAL-6005-T**

FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9005-S)

CONSULT FACTORY FOR CUSTOM COLORS

OPTIONS

- ☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NONINTEGRATED MOTION SENSOR . . . . . **HLSW**
- ☑ INTERNAL HOUSE SIDE SHIELD . . . **HS-PLED**
- ☑ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) . . **PC+V**
- ☐ TWIST LOCK RECEPTACLE ONLY . . . **TPR**
- ☐ 7-PIN TWIST LOCK RECEPTACLE ONLY . . . **TPR7**
- ☐ SINGLE FUSE (120V, 277V, 347V) . . **SF**
- ☐ DOUBLE FUSE (208V, 240V, 480V) . . **DF**
- ☐ STEP DIM MOTION SENSOR (PROGRAMMED 50/100) **MS-F211**
- ☐ REMOTE MOTION SENSOR CONFIGURATOR **MS-FC10**

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U.S. ARCHITECTURAL LIGHTING

RAZAR SERIES-LED

Approximate Average Lumens – 4000K

(Lumens median of all distributions)

	350mA			525mA			700mA			1050mA		
	Watts	**Lumens**	**HID Eq.**	**Watts**	**Lumens**	**HID Eq.**	**Watts**	**Lumens**	**HID Eq.**	**Watts**	**Lumens**	**HID Eq.**
24	28	3541	50	41	5058	70-100	53	6567	100	81	8773	150-175
40	45	5997	70-100	66	8653	100-150	87	10995	175	134	14647	200-250
48	55	7046	100	81	10018	150-175	105	12600	200	160	17566	250
80	87	11622	175-200	131	16736	200-250	174	21235	400	266	28190	450-575
120	127	17405	250	195	24860	450	260	31592	575-750	396	43323	750-1000

LED COUNT	SOURCE TYPE	SOURCE	INITIAL LUMENS - 4000K CCT	INITIAL LUMENS - 3000K CCT	INITIAL LUMENS - 5000K CCT	L70 GREATER THAN (HR)	STARTING TEMP.	SYSTEM WATTS	VOLTS	MAX INPUT AMPS
24	LED	24 **PLED**® Optical Module - 350mA	3,298 - 3,784	3,133 - 3,595	3,463 - 3,973	60,000+	-20°F	29	120 277	0.24 0.10
24	LED	24 **PLED**® Optical Module - 525mA	4,711 - 5,405	4,475 - 5,135	4,947 - 5,675	60,000+	-20°F	42	120 277	0.34 0.15
24	LED	24 **PLED**® Optical Module - 700mA	6,023 - 6,911	5,722 - 6,565	6,324 - 7,256	60,000+	-20°F	56	120 277	0.45 0.20
24	LED	24 **PLED**® Optical Module - 1050mA	8,171 - 9,375	7,762 - 8,906	8,580 - 9,844	60,000+	-20°F	82	120 277	0.68 0.30
40	LED	40 **PLED** Optical Module - 350mA	5,585 - 6,408	5,306 - 6,088	5,864 - 6,729	60,000+	-20°F	43	120 277	0.38 0.17
40	LED	40 **PLED**® Optical Module - 525mA	8,059 - 9,246	7,656 - 8,784	8,462 - 9,709	60,000+	-20°F	65	120 277	0.55 0.24
40	LED	40 **PLED**® Optical Module - 700mA	10,240 - 11,749	9,728 - 11,162	10,752 - 12,337	60,000+	-20°F	87	120 277	0.73 0.32
40	LED	40 **PLED**® Optical Module - 1050mA	13,642 - 15,652	12,960 - 14,870	14,324 - 16,435	60,000+	-20°F	128	120 277	1.12 0.49
48	LED	48 **PLED**® Optical Module - 350mA	6,562 - 7,529	6,234 - 7,153	6,890 - 7,909	60,000+	-20°F	53	120 277	0.46 0.20
48	LED	48 **PLED**® Optical Module - 525mA	9,330 - 10,705	8,864 - 10,170	9,797 - 11,240	60,000+	-20°F	79	120 277	0.68 0.29
48	LED	48 **PLED**® Optical Module - 700mA	11,735 - 13,464	11,148 - 12,791	12,322 - 14,137	60,000+	-20°F	106	120 277	0.88 0.38
48	LED	48 **PLED**® Optical Module - 1050mA	16,360 - 18,771	15,542 - 17,832	17,178 - 19,709	60,000+	-20°F	160	120 277	1.33 0.58
RZR										
80	LED	80 **PLED**® Optical Module - 350mA	10,824 - 12,419	10,283 - 11,798	11,365 - 13,040	60,000+	-20°F	86	120 277	0.75 0.33
80	LED	80 **PLED**® Optical Module - 525mA	15,587 - 17,884	14,808 - 16,990	16,366 - 18,778	60,000+	-20°F	130	120 277	1.10 0.48
80	LED	80 **PLED**® Optical Module - 700mA	19,767 - 22,680	18,779 - 21,546	20,755 - 23,814	60,000+	-20°F	174	120 277	1.45 0.63
80	LED	80 **PLED**® Optical Module - 1050mA	26,255 - 30,124	24,942 - 28,618	27,568 - 31,630	60,000+	-20°F	257	120 277	2.22 0.96
RZR-G										
80	LED	80 **PLED**® Optical Module - 350mA	10,950 - 12,564	10,403 - 11,936	11,498 - 13,192	60,000+	-20°F	87	120 277	0.75 0.33
80	LED	80 **PLED**® Optical Module - 525mA	15,735 - 18,054	14,948 - 17,151	16,522 - 18,957	60,000+	-20°F	129	120 277	1.10 0.48
80	LED	80 **PLED**® Optical Module - 700mA	20,074 - 23,032	19,071 - 21,881	21,078 - 24,184	60,000+	-20°F	174	120 277	1.45 0.63
80	LED	80 **PLED**® Optical Module - 1050mA	27,651 - 31,725	26,268 - 30,139	29,033 - 33,311	60,000+	-20°F	266	120 277	2.22 0.96

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RAZAR SERIES-LED

LED/ELECTRICAL GUIDE (pg. 2)

LED COUNT	SOURCE TYPE	SOURCE	INITIAL LUMENS - 4000K CCT	INITIAL LUMENS - 3000K CCT	INITIAL LUMENS - 5000K CCT	L70 GREATER THAN (HR)	STARTING TEMP.	SYSTEM WATTS	VOLTS	MAX INPUT AMPS
120	LED	120 **PLED**® Optical Module - 350mA	16,211 - 18,599	15,400 - 17,669	17,021 - 19,529	60,000+	-20°F	130	120 277	1.06 0.46
120	LED	120 **PLED**® Optical Module - 525mA	23,154 - 26,566	21996 - 25,238	24,312 - 27,894	60,000+	-20°F	192	120 277	1.63 0.70
120	LED	120 **PLED**® Optical Module - 700mA	29,424 - 33,760	27,953 - 32,072	30,895 - 35,448	60,000+	-20°F	260	120 277	2.17 0.94
120	LED	120 **PLED**® Optical Module - 1050mA	40,350 - 46,296	38,333 - 43,981	42,368 - 48,611	60,000+	-20°F	398	120 277	3.33 1.43

NOTES:
1. Max Input Amps is the highest of starting, operating, or open circuit currents.
2. Lumen values for LED Modules vary according to the distribution type. 80LED array appears in both the RZR and RZR-G models.
3. System Watts includes the source watts and all driver components.
4. Fuse value should be sufficient to protect all wiring components. For electronic driver and LED component protection, use surge suppressor supplied with luminaire. **Note: Surge suppressors are considered a perishable device.**
5. L70(10K) – TM-21 6x rule applied.

WARNING: All fixtures must be installed in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

U.S. Architectural Lighting

660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usaltg.com

U.S. ARCHITECTURAL LIGHTING

Lumière

DESCRIPTION

Monaco 3002A is a small scale, versatile and adjustable LED inground illuminator providing up to 25° tilt and 360° rotation of lamp beam allowing for precision aiming.The Monaco 3002A is ideal for uplighting building facades, trees, columns, and other interesting site features.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Material
Recessed housing is constructed from corrosion-proof, injection molded polyphenylene sulfide (PPS). Trim ring is constructed from corrosion-resistant brass or stainless steel.

Finish
Painted trim rings are constructed from solid brass with a polyester powdercoat paint finish. A variety of standard colors is available. Machined natural brass or stainless steel trim rings are unpainted and available in either round or square forms. Brass will patina naturally over time.

Lens
Domed 1/2" thick tempered glass lens, factory sealed with high temperature gasket to prevent water intrusion. Suitable for drive-over* applications to 5000 lbs.

Hardware
Stainless steel hardware is standard to provide maximum corrosion-resistance. Outer trim ring includes captive fasteners.

Electrical
LED fixtures include an integral, universal input driver (120V - 277V).

LED Light Engine
LED light engine is included and comes equipped with (7) 3-watt white LEDs. Factory configurable optics allow for four optical distributions. High CRI of 85 with excellent color consistency of +/-50K color temperature.

Dimming
The LED light engine is dimmable to 15% with electronic low voltage equipment (ELV dimmers need a neutral connection in the wall box).

Warranty
Lumiere warrants it's fixtures against defects in materials & workmanship for three (3) years. Driver carries the original manufacturer's warranty.

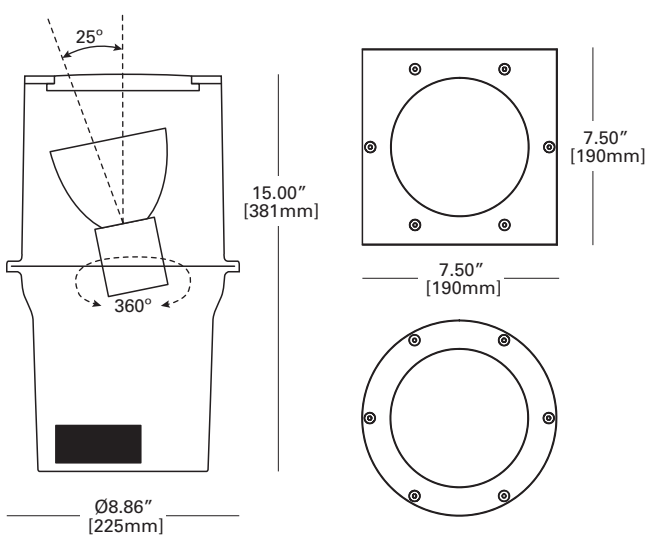
Recessed Housing
Recessed housing is provided with two 3/4 inch NPS threaded conduit entries. The recessed housing is available to ship in advance of complete fixture for rough-in purposes. Specify option -LBB and order recessed housing and accompanying components from below:

Recessed housing:
3000-BBR
3000-BBS
Recessed housing with fusing:
3000-BBR-FUS
3000-BBS-FUS

MONACO

3002A
LED

APPLICATIONS:
ADJUSTABLE INGROUND



CERTIFICATION DATA
UL and cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
IP68 Ingressed Protection Rated

TECHNICAL DATA
25 Watt Max. LED
50°C Maximum Temperature Rating

ORDERING INFORMATION

Sample Number: 3002A-RD-18LED3000-MFL-CLR-UNV-BZ

Series	Trim	Source	Distribution	Top Glass	Voltage	Finish [1]	Other
3002A=Monaco 3002 LED Adjustable Aiming	**RD**=Round **SQ**=Square	**18LED2700**= 18W LED, 2700K, 85 CRI **18LED3000**= 18W LED, 3000K, 85 CRI **18LED3500**= 18W LED, 3500K, 85 CRI **18LED4000**= 18W LED, 4000K, 85 CRI **25LED2700**= 25W LED, 2700K, 85 CRI **25LED3000**= 25W LED, 3000K, 85 CRI **25LED3500**= 25W LED, 3500K, 85 CRI **25LED4000**= 25W LED, 4000K, 85 CRI	**SP**=9° Spot **NFL**=15° Narrow Flood **MFL**=25° Medium Flood **WFL**=40° Wide Flood	**CLR**=Clear Top Glass **DIF**=Diffuse Top Glass **NSL**=Non-Slip Lens	**UNV**=120-277V 50/60Hz, electronic driver	**Painted** **BK**=Black **BZ**=Bronze **CS**=City Silver **VE**=Verde **WT**=White **Premium Material** **NSS**=Natural Stainless Steel **NBR**=Natural Brass	**LBB**=Less Back Box **FUS**=Fusing

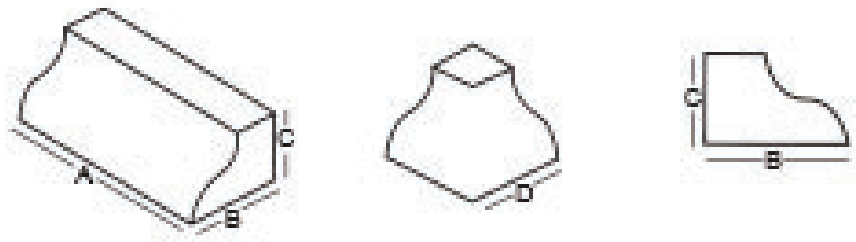
*Drive over fixtures not qualified for roadway or heavy traffic applications.

WATERTABLE STRETCHER

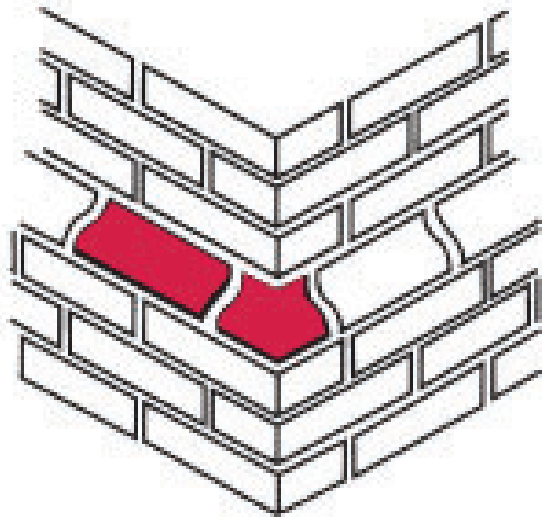
WT COVE

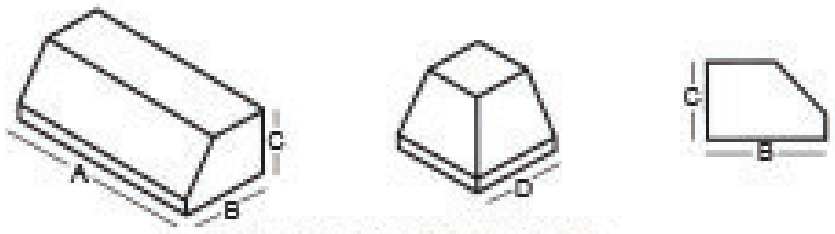
WATERTABLE STRETCHER

	MODULAR	OVERSIZE	QUEEN
A	7 5/8	7 5/8	7 5/8
B	3 5/8	3 5/8	2 7/8
C	2 1/4	2 3/4	2 3/4
D	3 5/8	3 5/8	3 5/8

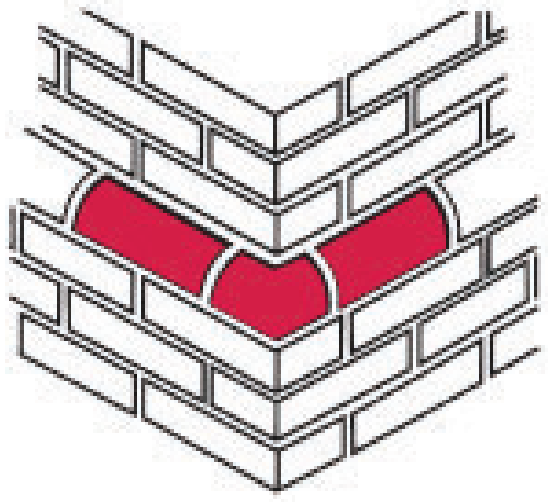


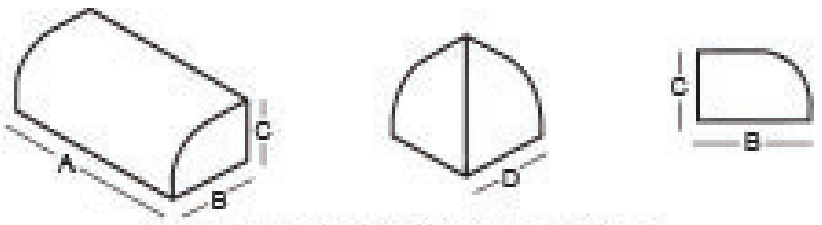
OGEE WT STRETCHER





WT SPLAY STRETCHER



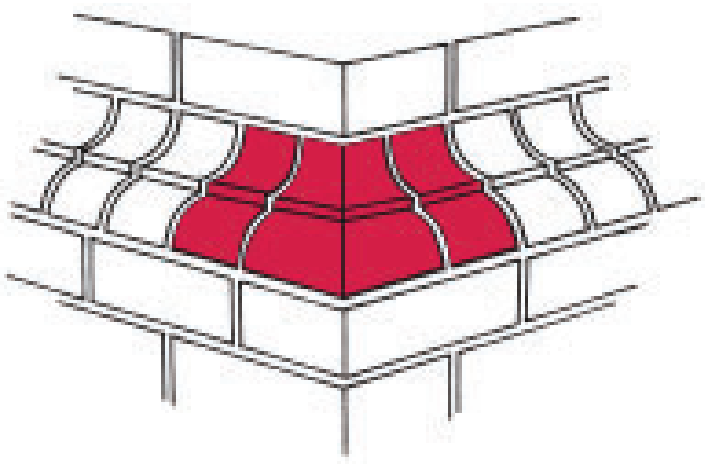


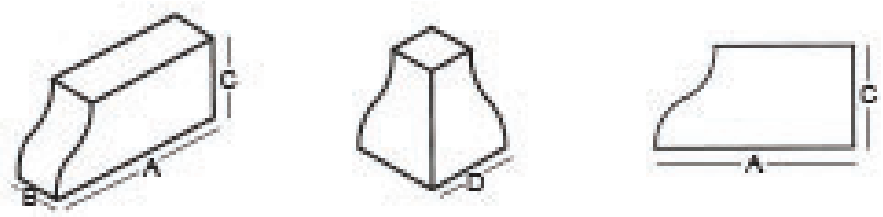
SINGLE BULLNOSE STRETCHER

WATERTABLE ROWLOCKS

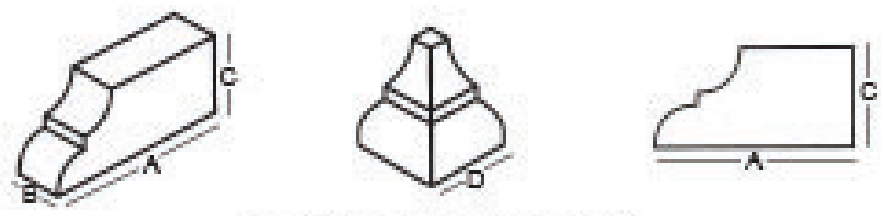
WATERTABLE ROWLOCKS

	MODULAR	OVERSIZE	QUEEN
A	7 5/8	7 5/8	7 5/8
B	2 1/4	2 3/4	2 3/4
C	3 5/8	3 5/8	2 7/8
D	3 5/8	3 5/8	3 5/8

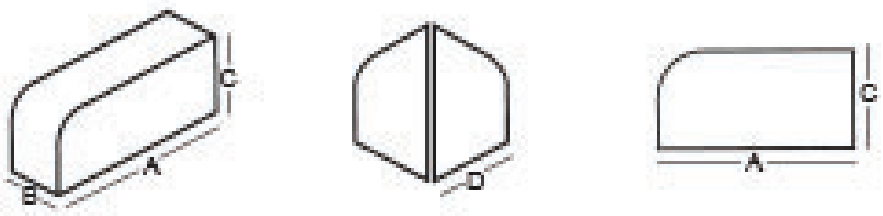




OGEE WT ROWLOCK

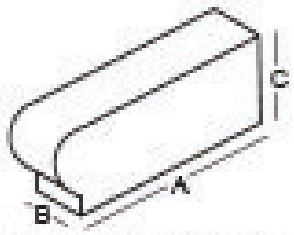


WATERTABLE ROWLOCK

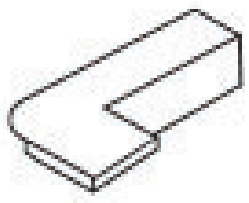


SINGLE BULLNOSE ROWLOCK

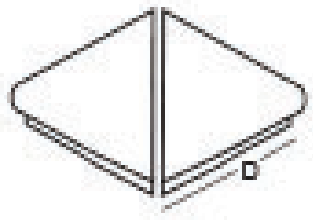
STANDARD PRODUCTION SHAPES



OGEE ROWLOCK



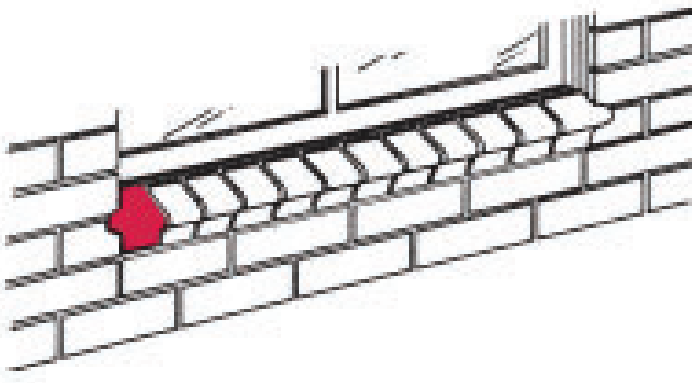
OGEE RETURN

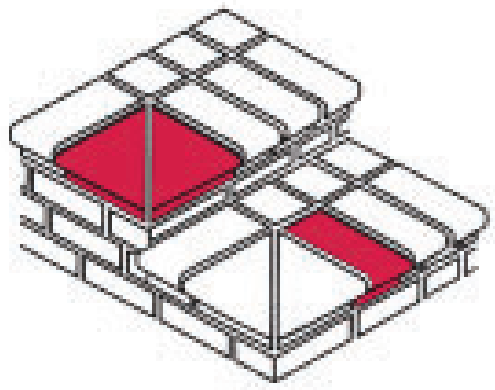


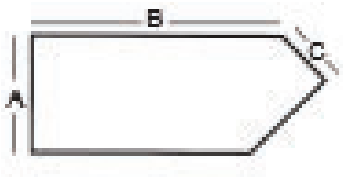
OGEE ROWLOCK CORNER

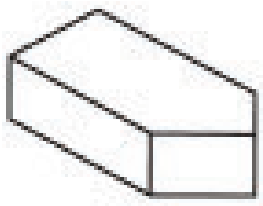
OGEE ROWLOCK

	MODULAR	OVERSIZE	QUEEN
A	6 1/4	6 1/4	6 1/4
B	2 1/4	2 3/4	2 3/4
C	3 5/8	3 5/8	2 7/8
D	6 1/4	6 1/4	6 1/4

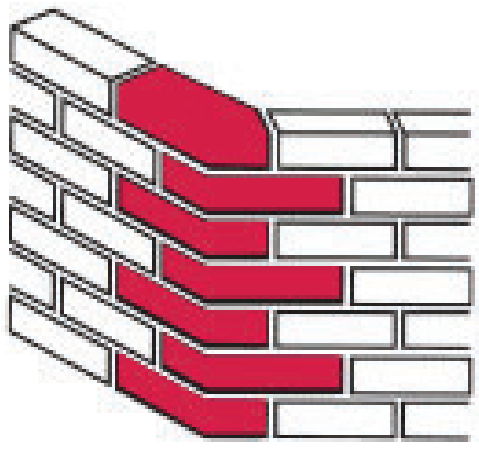






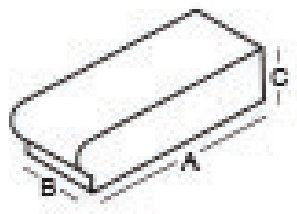


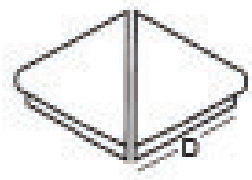
45 DEGREE BRICK (BAY WINDOW)



45 DEGREE

	MODULAR	OVERSIZE	QUEEN
A	3 5/8	3 5/8	2 7/8
B	6	6	6
C	1 3/4	1 3/4	1 3/4



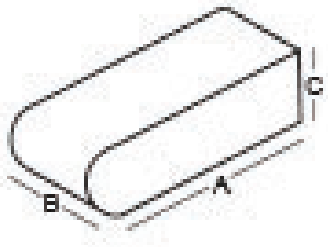


OGEE HEADER

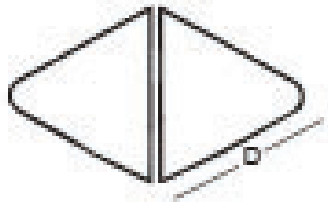
OGEE CORNER

OGEE HEADER

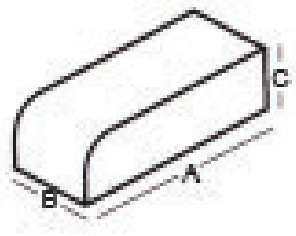
	MODULAR	OVERSIZE	QUEEN
A	6 1/4	6 1/4	6 1/4
B	3 5/8	3 5/8	2 7/8
C	2 1/4	2 3/4	2 3/4
D	6 1/4	6 1/4	6 1/4



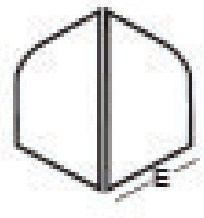
ROUND NOSE HEADER



ROUND NOSE CORNER



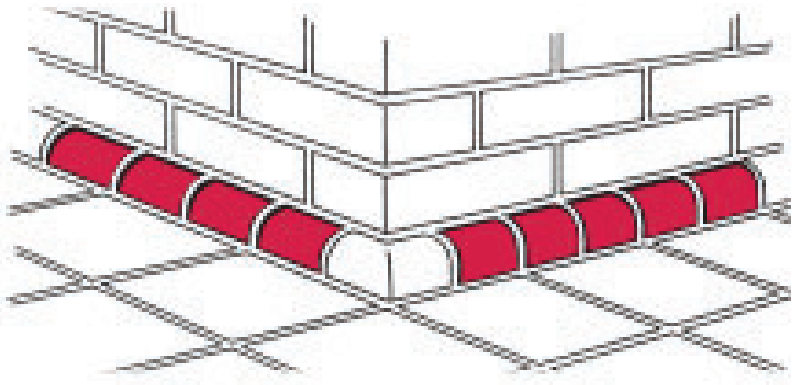
SINGLE BULLNOSE HEADER



SINGLE BULLNOSE CORNER

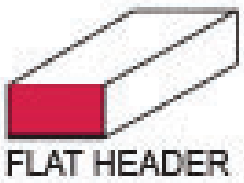
ROUND NOSE & BULLNOSE HEADER

	MODULAR	OVERSIZE	QUEEN
A	7 5/8	7 5/8	7 5/8
B	3 5/8	3 5/8	2 7/8
C	2 1/4	2 3/4	2 3/4
D	6 1/4	6 1/4	6 1/4
E	7 5/8	7 5/8	7 5/8

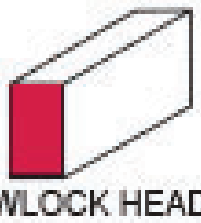


COMMON BRICK TERMINOLOGY

STRETCHER

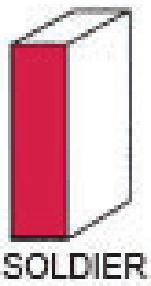


FLAT HEADER

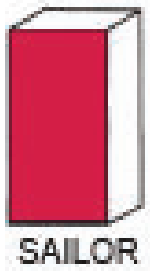


ROWLOCK HEADER

ROWLOCK STRETCHER

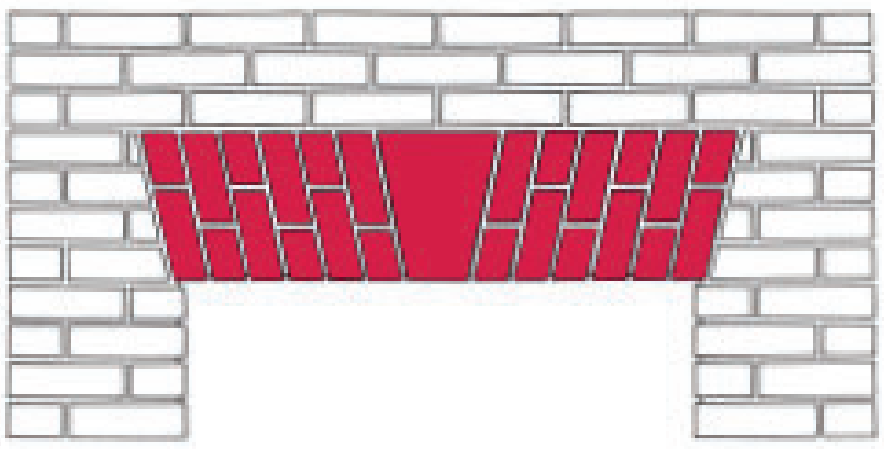


SOLDIER

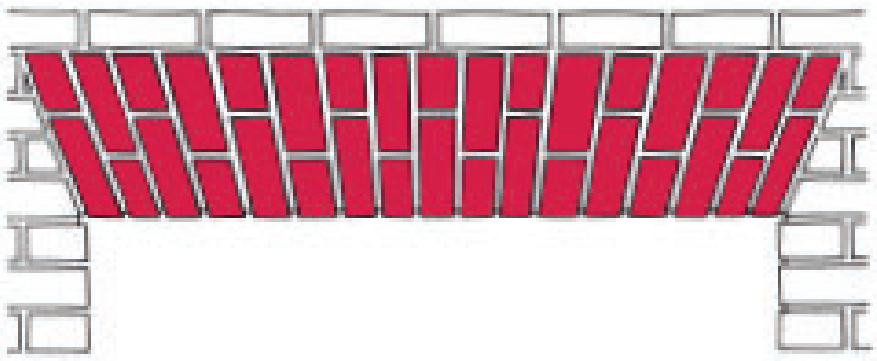


SAILOR

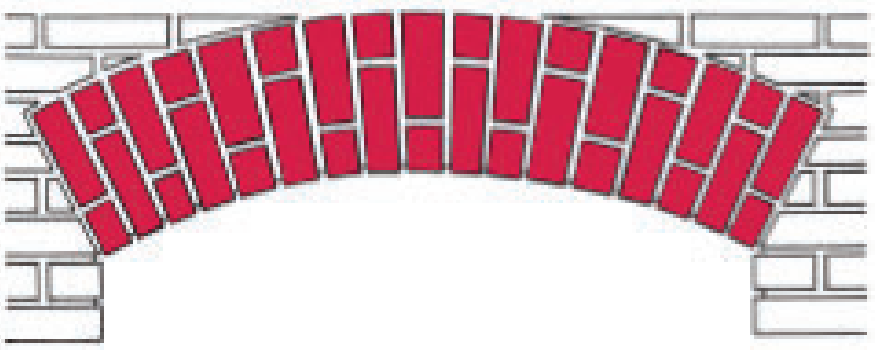
JACK ARCHES



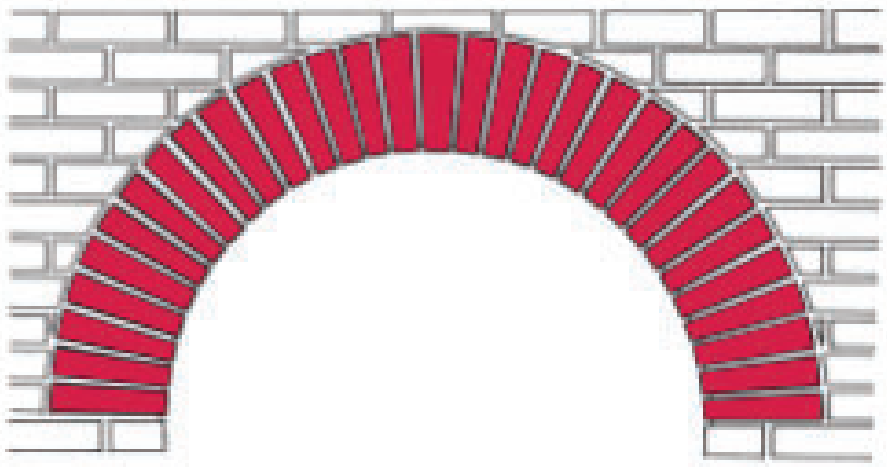
NEW CONCEPT ARCH



BONDED JACK ARCH



BONDED RADIAL JACK ARCH



ROMAN ARCH

ESTIMATING FOR SHAPES

ESTIMATING MADE EASY

	MODULAR	OVERSIZE	QUEEN
STRETCHER	1.5	1.5	1.5
ROWLOCK	4.5	4	4
HEADER	3	3	3.5

BRICK PER LINEAL FOOT

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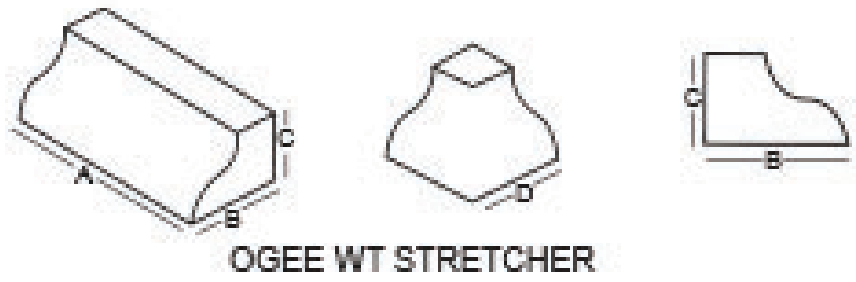
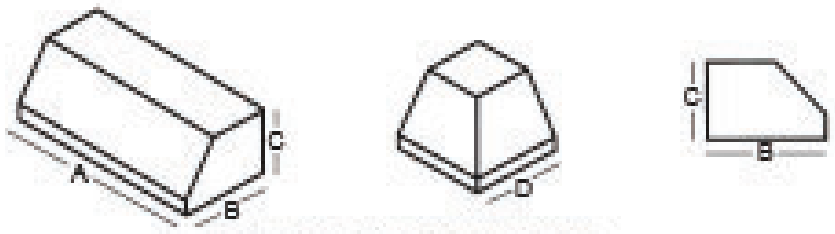
WATERTABLE STRETCHER

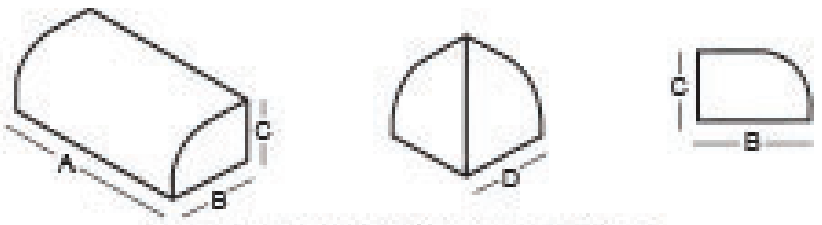
WT COVE



OGEE WT STRETCHER



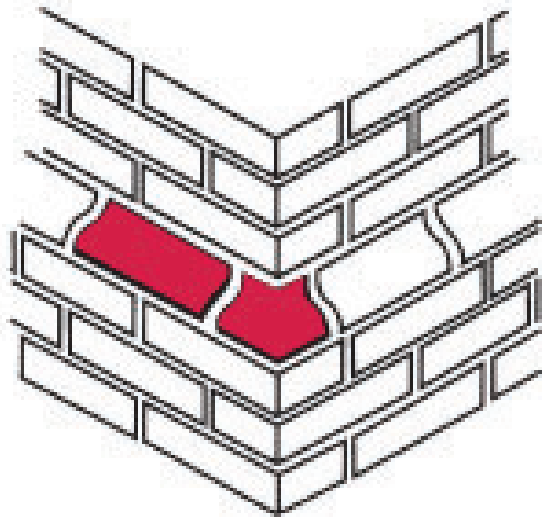
WT SPLAY STRETCHER

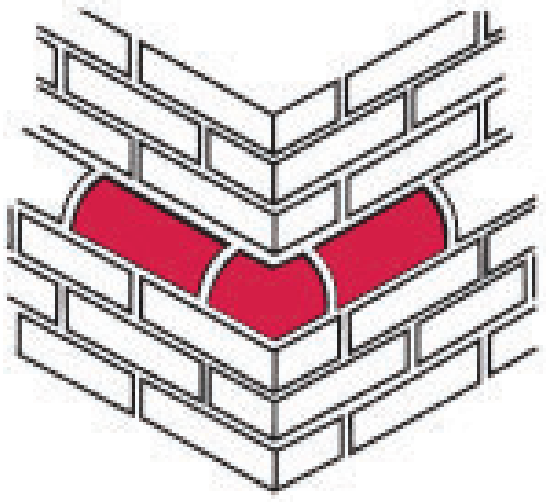


SINGLE BULLNOSE STRETCHER

WATERTABLE STRETCHER

	MODULAR	OVERSIZE	QUEEN
A	7 5/8	7 5/8	7 5/8
B	3 5/8	3 5/8	2 7/8
C	2 1/4	2 3/4	2 3/4
D	3 5/8	3 5/8	3 5/8

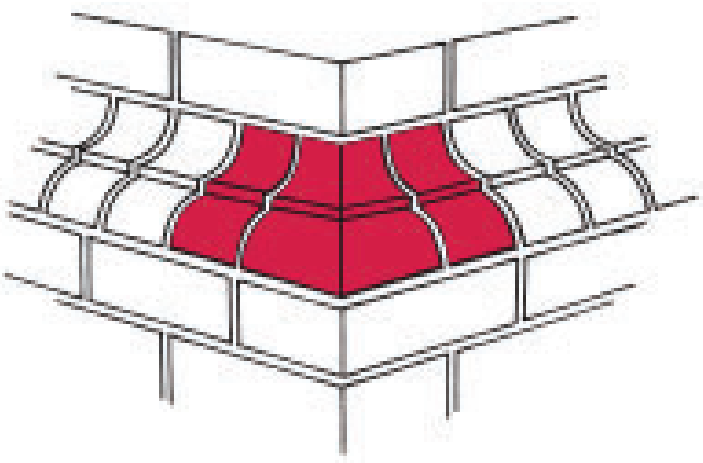


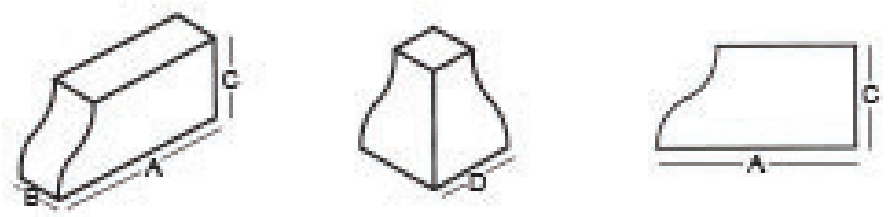


WATERTABLE ROWLOCKS

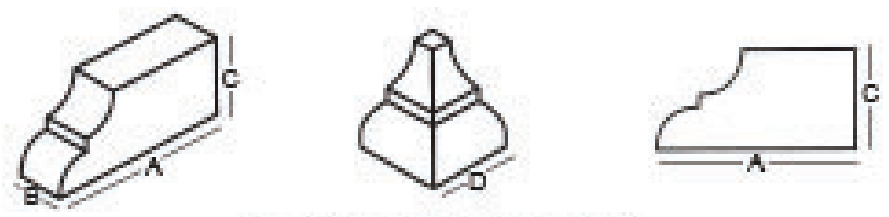
WATERTABLE ROWLOCKS

	MODULAR	OVERSIZE	QUEEN
A	7 5/8	7 5/8	7 5/8
B	2 1/4	2 3/4	2 3/4
C	3 5/8	3 5/8	2 7/8
D	3 5/8	3 5/8	3 5/8

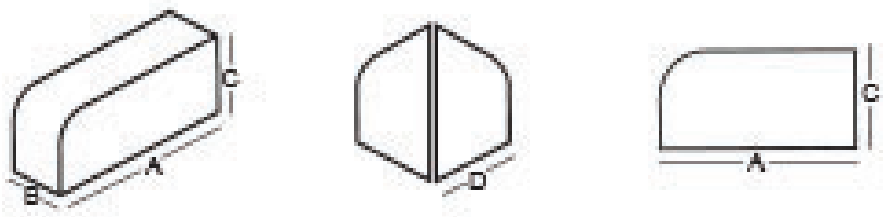




OGEE WT ROWLOCK

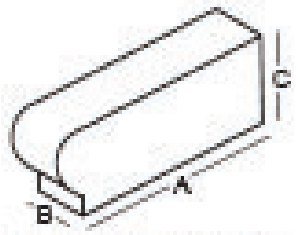


WATERTABLE ROWLOCK

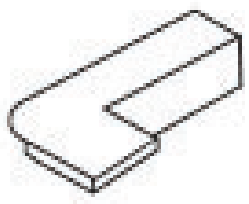


SINGLE BULLNOSE ROWLOCK

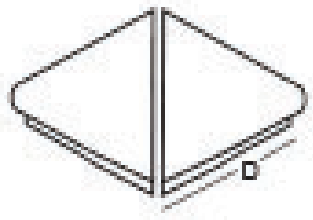
STANDARD PRODUCTION SHAPES



OGEE ROWLOCK



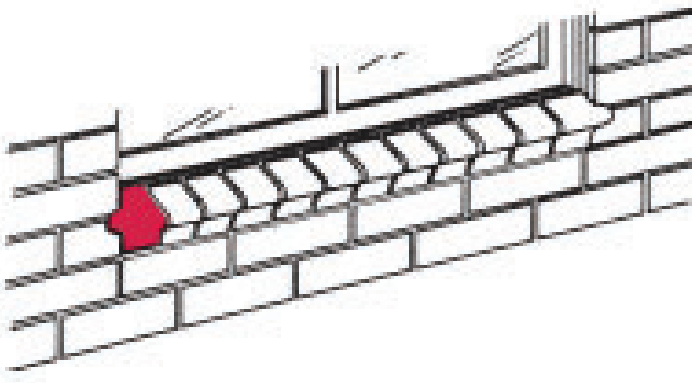
OGEE RETURN

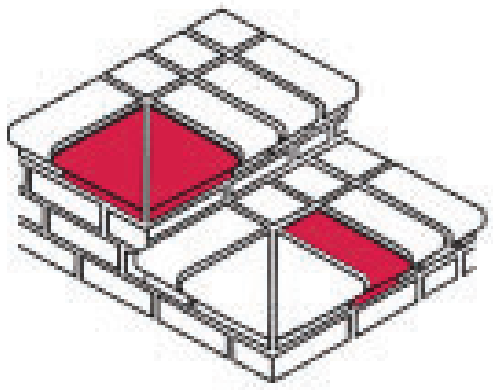


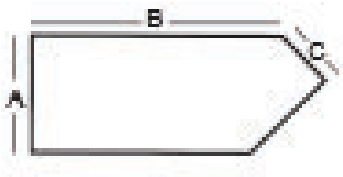
OGEE ROWLOCK CORNER

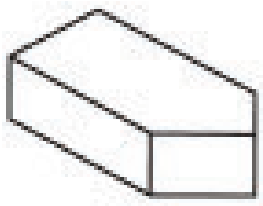
OGEE ROWLOCK

	MODULAR	OVERSIZE	QUEEN
A	6 1/4	6 1/4	6 1/4
B	2 1/4	2 3/4	2 3/4
C	3 5/8	3 5/8	2 7/8
D	6 1/4	6 1/4	6 1/4

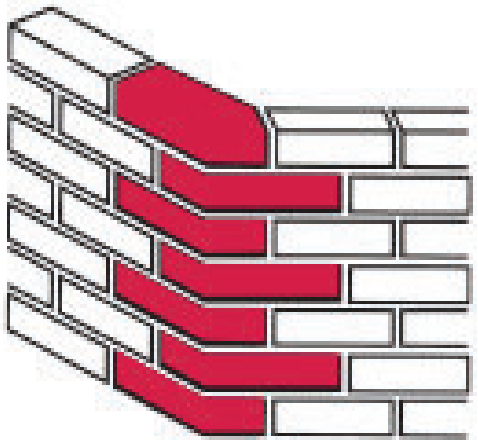






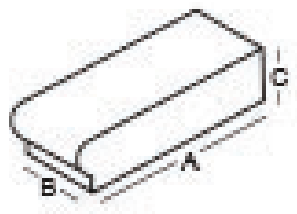


45 DEGREE BRICK (BAY WINDOW)

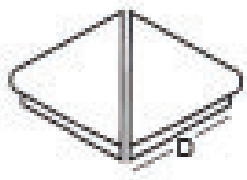


45 DEGREE

	MODULAR	OVERSIZE	QUEEN
A	3 5/8	3 5/8	2 7/8
B	6	6	6
C	1 3/4	1 3/4	1 3/4



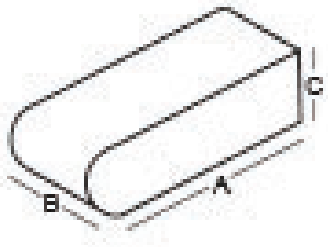
OGEE HEADER



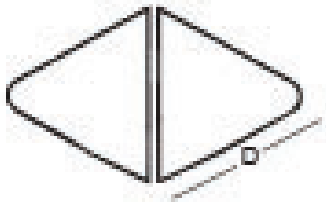
OGEE CORNER

OGEE HEADER

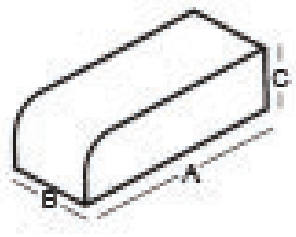
	MODULAR	OVERSIZE	QUEEN
A	6 1/4	6 1/4	6 1/4
B	3 5/8	3 5/8	2 7/8
C	2 1/4	2 3/4	2 3/4
D	6 1/4	6 1/4	6 1/4



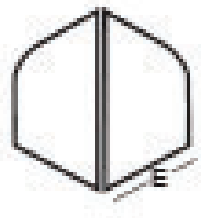
ROUND NOSE HEADER



ROUND NOSE CORNER



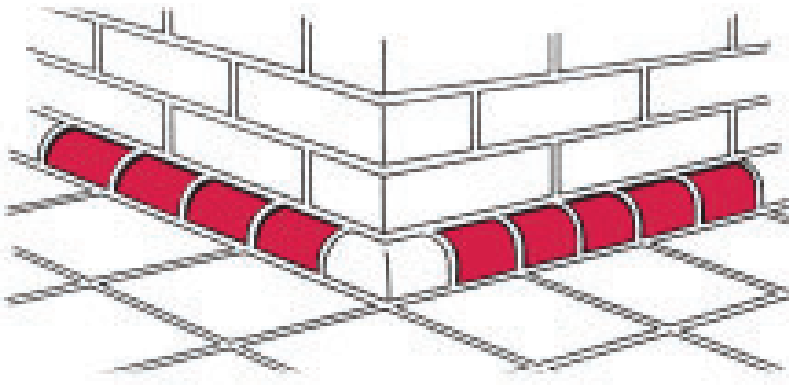
SINGLE BULLNOSE HEADER



SINGLE BULLNOSE CORNER

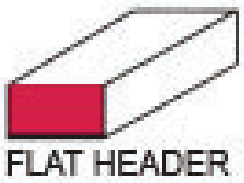
ROUND NOSE & BULLNOSE HEADER

	MODULAR	OVERSIZE	QUEEN
A	7 5/8	7 5/8	7 5/8
B	3 5/8	3 5/8	2 7/8
C	2 1/4	2 3/4	2 3/4
D	6 1/4	6 1/4	6 1/4
E	7 5/8	7 5/8	7 5/8

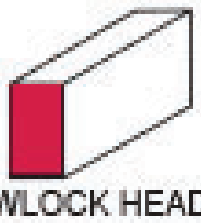


COMMON BRICK TERMINOLOGY

STRETCHER

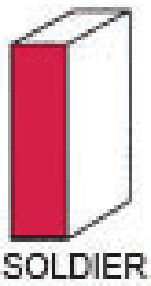


FLAT HEADER

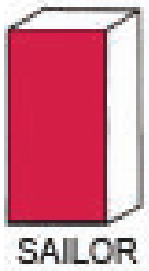


ROWLOCK HEADER

ROWLOCK STRETCHER

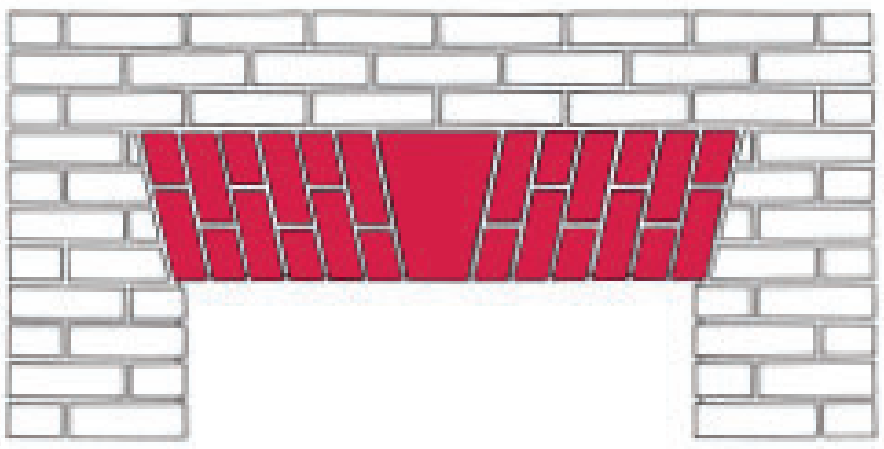


SOLDIER

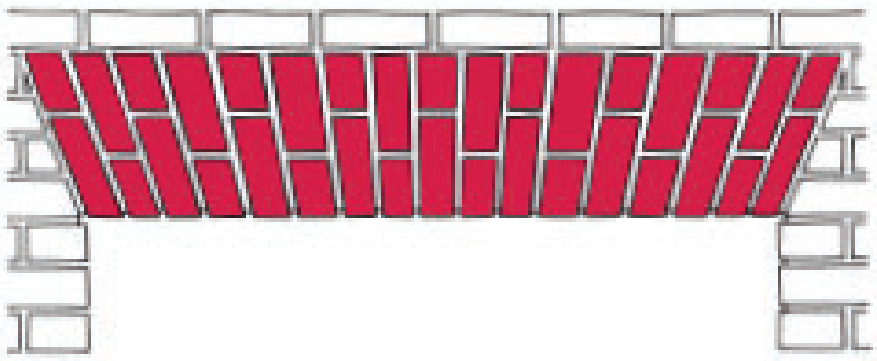


SAILOR

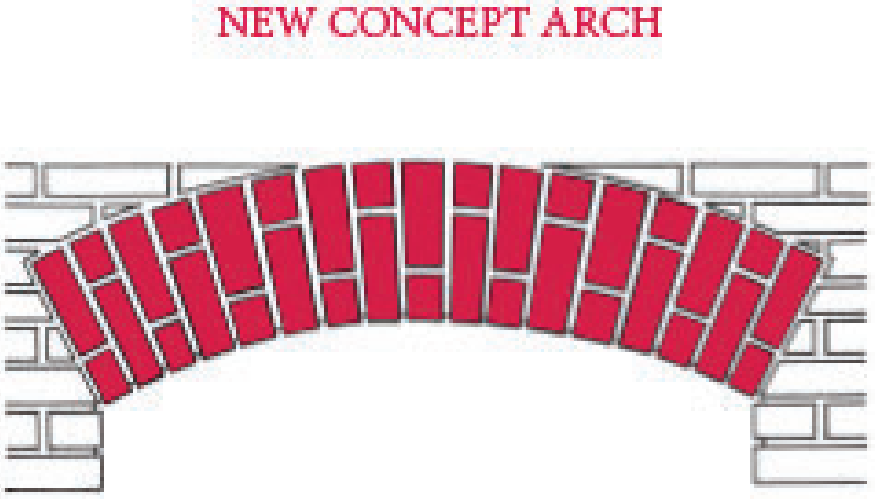
JACK ARCHES



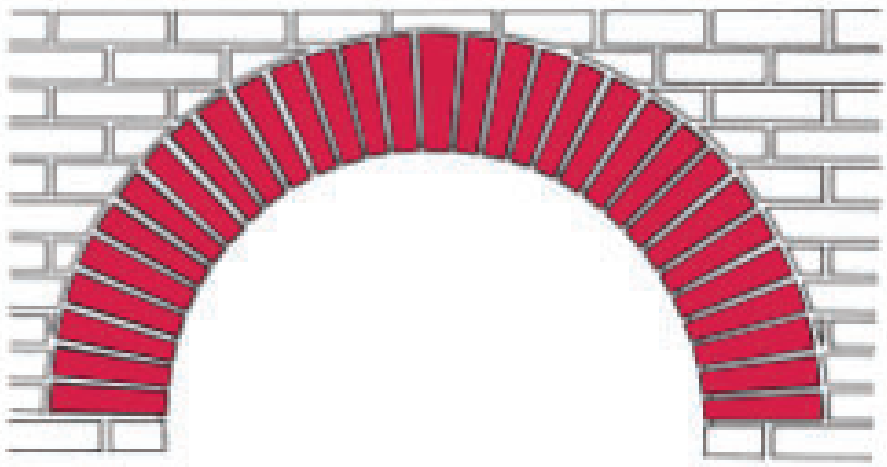
NEW CONCEPT ARCH



BONDED JACK ARCH



BONDED RADIAL JACK ARCH



ROMAN ARCH

ESTIMATING FOR SHAPES

ESTIMATING MADE EASY

	MODULAR	OVERSIZE	QUEEN
STRETCHER	1.5	1.5	1.5
ROWLOCK	4.5	4	4
HEADER	3	3	3.5

BRICK PER LINEAL FOOT

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Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Cal Ht.
LOT	Illuminance	Fc	0.50	0.5	0.5	1.00	1.00	0
PARKING LOT	Illuminance	Fc	0.55	1.8	0.0	N.A.	N.A.	0
PATHWAY	Illuminance	Fc	4.11	11.4	0.1	41.10	114.00	0

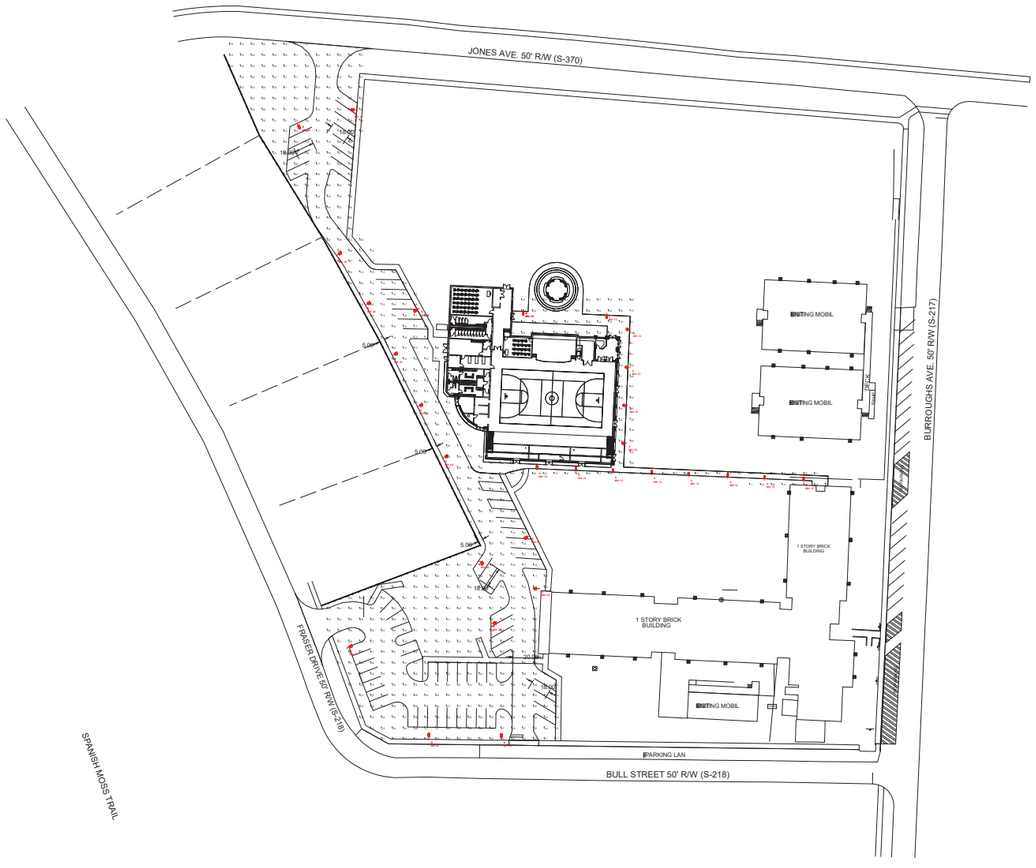
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	15	A	Single	DSAPM25-PLED-III-W-48LED-350mA-NW	0.900	7020	52.5	787.5
	15	B	Single	RZR-PLED-III-W-80LED-525mA-TRA-HS	0.900	3377	101	1515

GENERAL NOTES

-THIS CALCULATION IS BASED ON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.

-THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SALES, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.

-CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SALES CANNOT GUARANTY THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.



EXTERIOR PHOTOMETRIC PLAN
SCALE: 1/64" = 1'-0"

TEXAS LIGHTING SOLUTIONS

831 WEST EULESS BLVD, SUITE 15
EULESS, TEXAS 76040
TEL: 817-267-9300

TLS CONSULTANT: GALIB NAJAFLI

CLIENT: CHAMBERS

NO.	REVISION	DATE

SCALE: 1/64" = 1'-0"
SHEET SIZE 24" X 36"

JOB NAME:
HOLY TRINITY SCHOOL

JOB LOCATION:
LUBBOCK, TEXAS

DRAWINGS AND DESIGNS USED TO CONSTRUCT, INCLUDING THE OVERALL LOOK AND FEEL OF SUCH WORKS, AND THE ARRANGEMENT AND COMPOSITION OF ELEMENTS THEREIN, ARE THE EXCLUSIVE PROPERTY OF TEXAS LIGHTING SALES, AND ARE NOT TO BE REPRODUCED OR USED WITHOUT ANY WRITTEN PERMISSION FROM TEXAS LIGHTING SALES.

Lumière

DESCRIPTION

Monaco 3002A is a small scale, versatile and adjustable LED inground illuminator providing up to 25° tilt and 360° rotation of lamp beam allowing for precision aiming.The Monaco 3002A is ideal for uplighting building facades, trees, columns, and other interesting site features.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Material
Recessed housing is constructed from corrosion-proof, injection molded polyphenylene sulfide (PPS). Trim ring is constructed from corrosion-resistant brass or stainless steel.

Finish
Painted trim rings are constructed from solid brass with a polyester powdercoat paint finish. A variety of standard colors is available. Machined natural brass or stainless steel trim rings are unpainted and available in either round or square forms. Brass will patina naturally over time.

Lens
Domed 1/2" thick tempered glass lens, factory sealed with high temperature gasket to prevent water intrusion. Suitable for drive-over* applications to 5000 lbs.

Hardware
Stainless steel hardware is standard to provide maximum corrosion-resistance. Outer trim ring includes captive fasteners.

Electrical
LED fixtures include an integral, universal input driver (120V - 277V).

LED Light Engine
LED light engine is included and comes equipped with (7) 3-watt white LEDs. Factory configurable optics allow for four optical distributions. High CRI of 85 with excellent color consistency of +/-50K color temperature.

Dimming
The LED light engine is dimmable to 15% with electronic low voltage equipment (ELV dimmers need a neutral connection in the wall box).

Warranty
Lumiere warrants it's fixtures against defects in materials & workmanship for three (3) years. Driver carries the original manufacturer's warranty.

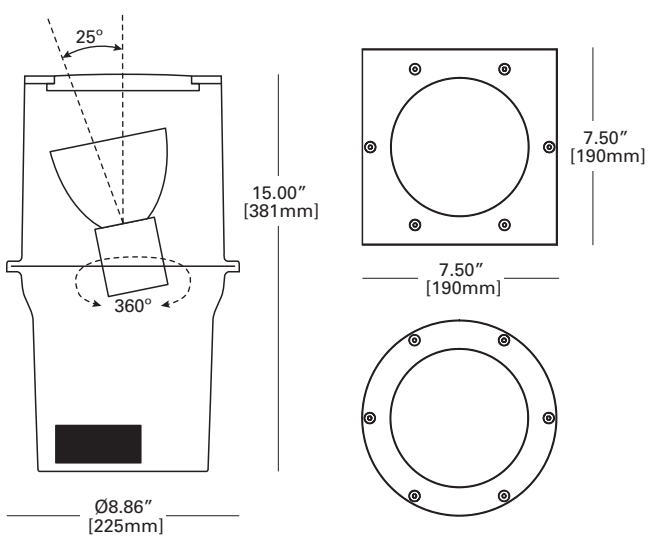
Recessed Housing
Recessed housing is provided with two 3/4 inch NPS threaded conduit entries. The recessed housing is available to ship in advance of complete fixture for rough-in purposes. Specify option -LBB and order recessed housing and accompanying components from below:

Recessed housing:
3000-BBR
3000-BBS
Recessed housing with fusing:
3000-BBR-FUS
3000-BBS-FUS

MONACO

3002A
LED

APPLICATIONS:
ADJUSTABLE INGROUND



CERTIFICATION DATA
UL and cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
IP68 Ingressed Protection Rated

TECHNICAL DATA
25 Watt Max. LED
50°C Maximum Temperature Rating

ORDERING INFORMATION

Sample Number: 3002A-RD-18LED3000-MFL-CLR-UNV-BZ

Series	Trim	Source	Distribution	Top Glass	Voltage	Finish [1]	Other
3002A=Monaco 3002 LED Adjustable Aiming	**RD**=Round **SQ**=Square	**18LED2700**= 18W LED, 2700K, 85 CRI **18LED3000**= 18W LED, 3000K, 85 CRI **18LED3500**= 18W LED, 3500K, 85 CRI **18LED4000**= 18W LED, 4000K, 85 CRI **25LED2700**= 25W LED, 2700K, 85 CRI **25LED3000**= 25W LED, 3000K, 85 CRI **25LED3500**= 25W LED, 3500K, 85 CRI **25LED4000**= 25W LED, 4000K, 85 CRI	**SP**=9° Spot **NFL**=15° Narrow Flood **MFL**=25° Medium Flood **WFL**=40° Wide Flood	**CLR**=Clear Top Glass **DIF**=Diffuse Top Glass **NSL**=Non-Slip Lens	**UNV**=120-277V 50/60Hz, electronic driver	**Painted** **BK**=Black **BZ**=Bronze **CS**=City Silver **VE**=Verde **WT**=White **Premium Material** **NSS**=Natural Stainless Steel **NBR**=Natural Brass	**LBB**=Less Back Box **FUS**=Fusing

*Drive over fixtures not qualified for roadway or heavy traffic applications.

SOLID STATE AREA LIGHTING

DSAPM SERIES - PLED

PROJECT NAME:

FIXTURE TYPE:

FEATURES

Luminaire

Upper housing is heavy gauge cast aluminum (min. .125" wall; alloy >0.2% Cu for DSAPM25) or spun aluminum with reveal (.125" min. wall for DSAPM20). Lower housing is 0.080" thick spun aluminum with integrated LED module seat. Lower housing is vented at top and bottom for convective cooling of LED module. Top Driver chamber is barriered from LED Module chamber. Trulevel ball coupling mount is welded to housing and facilitates quick leveling and installation. Upper Housing with lit windows and horizontal louvers (Decorative Bands) mechanically fastened. Horizontal louvers are of heavy gauge aluminum sheet. LED Optic provides soft glow from diffuse windows. Circuited separately from main optical module.

PLED™ Optics

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters

High output LED's are utilized with drive currents ranging from 350mA to 875mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED Driver

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field installation.)

Amber LED's

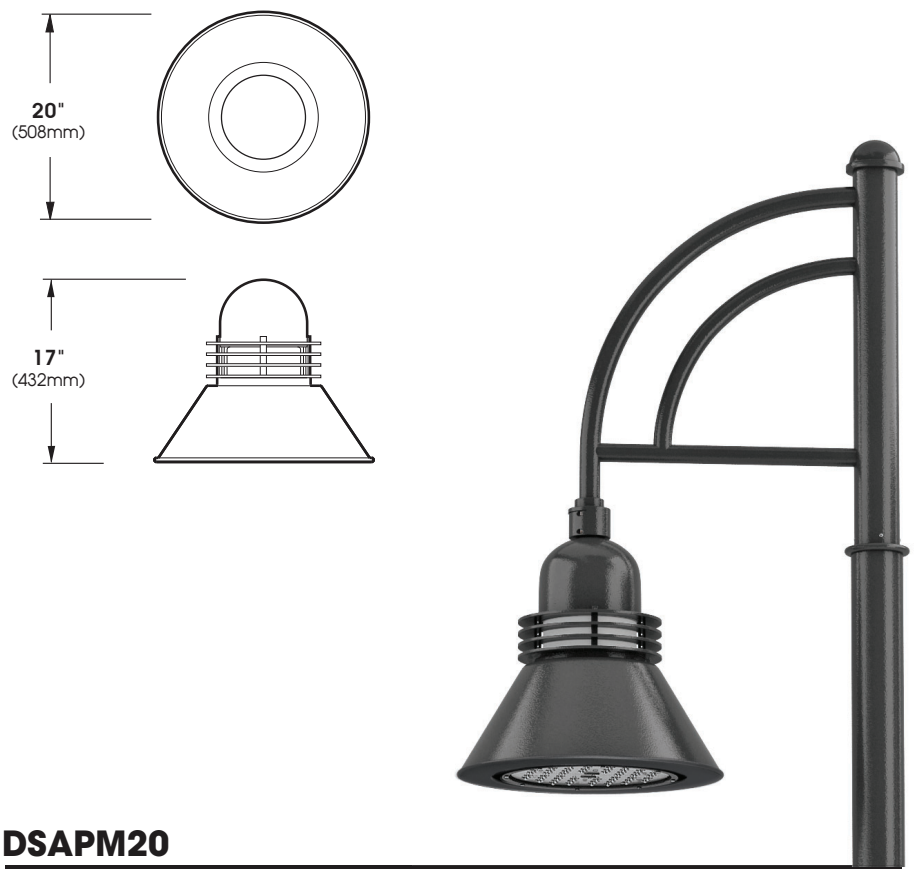
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. TRA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

Finish

Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

DSAPM25

Patent pending



DSAPM20

(Formerly DSAPM1)

Patent pending

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MADE IN THE USA

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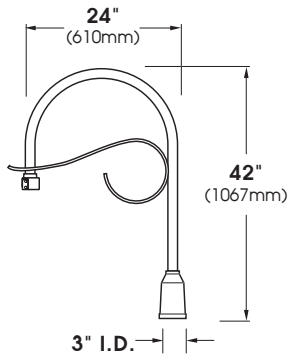
U.S. ARCHITECTURAL LIGHTING

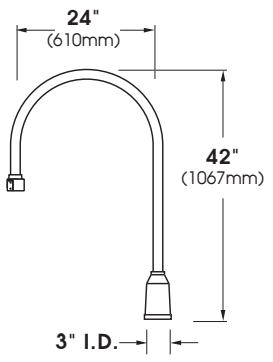
DSAPM SERIES - PLED

SPECIFICATIONS

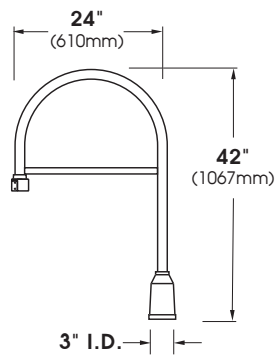
Mounting Styles



XPD



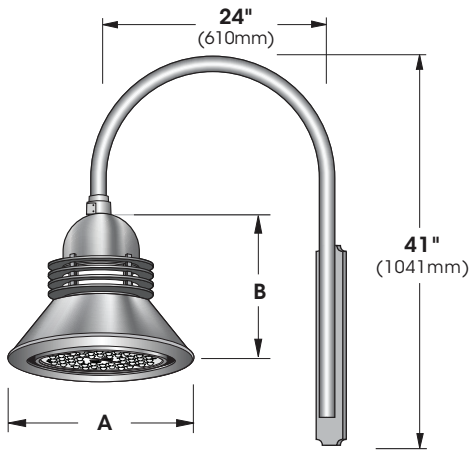
XPK



XPS

Arms are heavy wall extruded aluminum construction. For additional arm options see arm section.

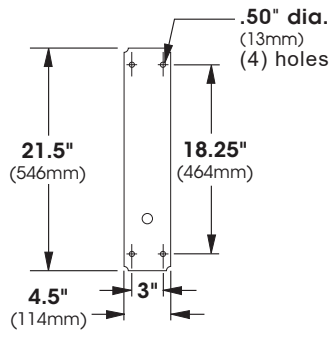
Wall Mount



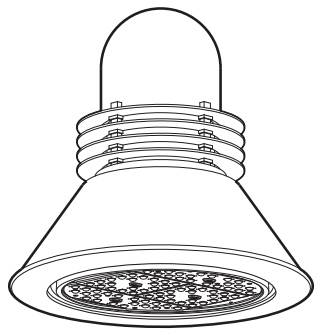
Fixture	A	B
DSAPM25	25" (635mm)	24" (610mm)
DSAPM20	20" (508mm)	17" (432mm)

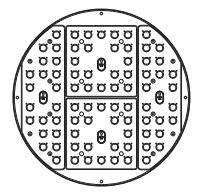
Extruded and cast aluminum construction.

Wall Plate



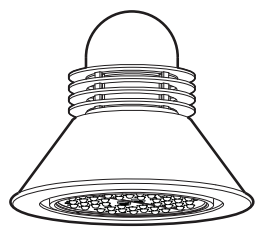
PLED™ Modules

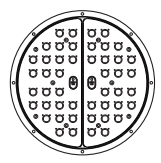




80 LED Module

DSAPM25 E.P.A.= 1.52
Available in:
80 LED Module Max





48 LED Module

DSAPM20 E.P.A.= 0.88
Available in:
48 LED Module Max

ORDERING INFORMATION

Spec/Order Example: DSAPM20/PLED-II/48LED-350mA/NW/347/1/RAL-7005-S

Luminaire	Optics	LED Mode	Voltage	Mounting	Finish	Options

Luminaire

- ☑ **DSAPM25-PLED**
- ☐ **DSAPM20-PLED** (Formerly DSAPM1)

Optics

PLED™ Distribution Type

- ☐ Type II **PLED-II**
- ☐ Type II Front Row **PLED-II-FR**
- ☐ Type III Med. **PLED-III-M**
- ☑ Type III Wide **PLED-III-W**
- ☐ Type IV **PLED-IV**
- ☐ Type IV **PLED-IV-FT**
- ☐ Type V Narrow **PLED-VSQ-N**
- ☐ Type V Med. **PLED-V-SQ-M**
- ☐ Type V Wide **PLED-V-SQ-W**

LED

# of LEDs

DSAPM25
- ☐ **80LED**[1]
- ☑ **48LED**
- ☐ **36LED**

DSAPM20
- ☐ **48LED**[1]
- ☐ **36LED**
- ☐ **20LED**

Drive Current
- ☐ **1050mA**[2]
- ☐ **875mA**[2]
- ☐ **700mA**[2]
- ☐ **525mA**
- ☑ **350mA**

Color Temp - CCT
- ☑ **NW (4000K)*** *Standard
- ☐ **CW (5000K)**
- ☐ **WW (3000K)**

Other LED Colors Available Consult Factory

Amber[3]
- ☐ Phosphor Converted Amber **PCA**[4]
- ☐ True Amber[5] **TRA**

NOTES:
1 - 875mA maximum
2 - 700mA and 875mA not for use with TRA LED's
3 - Narrow band Ambers have no Definable CCT equivalent
4 - 700mA maximum
5 - Available in 350mA & 525mA drive currents only

Voltage
- ☑ **120**
- ☐ **208**
- ☐ **240**
- ☐ **277**
- ☐ **347**
- ☐ **480**

Mounting
- ☑ **XPK**
- ☐ **XPS**
- ☐ **XPD**
- ☐ **1**

Wallmount
- ☐ **WM**

See USALTG.COM for additional arm styles

Finish

Standard Textured Finish
- ☐ Black **RAL-9005-T**
- ☐ White **RAL-9003-T**
- ☐ Grey **RAL-7004-T**
- ☑ Dark Bronze **RAL-8019-T**
- ☐ Green **RAL-6005-T**

For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9500-S)

Consult factor for custom colors

Options
- ☐ Stem Mount + Length(in) (48" Max) **SM+L**
- ☐ Chain Mount + Length(in) (48" Max) **CM+L**
- ☑ Internal House Side Shield inc. LED Count (Example: HS-PLED/48) **HS-PLED**
- ☐ Twist Lock Receptable Only **TPR**
- ☐ 7-Pin Twist Lock Receptable Only **TPR7**
- ☐ High-Low Dimming for Switch by Others/Select Levels 50/100 or 25/100 (Example: HLSW/25) **HLSW**
- ☑ Photo Cell + Voltage (Example: PC120V) **PC+V**
- ☐ Single Fuse (120V, 277V) **SF**
- ☐ Double Fuse (208V, 240V) **DF**
- ☐ Blue-Tooth Programmable Photo/Motion Sensor (Factory - Motion 50/100; Photo 75fc) **MS-F311**

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U.S. ARCHITECTURAL LIGHTING

DSAPM SERIES - PLED

LED Count	Source Type	Source	Initial Lumens - 4000K CCT	Initial Lumens - 3000K CCT	Initial Lumens - 5000K CCT	L70 greater than (HR)	Starting Temp.	System Watts	Volts	Max Input Amps
DSAPM20										
20	LED	**20 PLED® Optical Module – 350mA**	2842 – 3262	2700 – 3098	2984 – 3424	90,000+	-40°F	22/28	120 277 347	.19/.24 .08/.11 .07/.08
20	LED	**20 PLED® Optical Module – 525mA**	4042 – 4637	3839 – 4405	4243 – 4868	90,000+	-40°F	33/39	120 277 347	.28/.33 .12/.14 .10/.12
20	LED	**20 PLED® Optical Module – 700mA**	5083 – 5832	4829 - 5540	5337 – 6123	90,000+	-40°F	44/50	120 277 347	.37/.42 .16/.18 .13/.15
20	LED	**20 PLED® Optical Module – 875mA**	6108 – 7008	5802 – 6657	6413 – 7358	90,000+	-40°F	56/62	120 277 347	.47/.52 .21/.23 .17/.18
20	LED	**20 PLED® Optical Module – 1050mA**	7086 – 8131	6732 – 7725	7441 – 8537	90,000+	-40°F	67/73	120 277 347	.56/.61 .25/.27 .20/.21
36	LED	**36 PLED® Optical Module – 350mA**	5116 – 5871	4860 – 5577	5371 – 6164	90,000+	-40°F	40/46	120 277 347	.34/.39 .15/.17 .12/.14
36	LED	**36 PLED® Optical Module – 525mA**	7274 – 8346	6910 – 7929	7638 – 8763	90,000+	-40°F	60/66	120 277 347	.50/.55 .22/.24 .18/.20
36	LED	**36 PLED® Optical Module – 700mA**	9149 – 10497	8691 – 9972	9606 – 11022	90,000+	-40°F	79/85	120 277 347	.66/.71 .29/.31 .23/.25
36	LED	**36 PLED® Optical Module – 875mA**	10994 – 12614	10444 – 11983	11544 – 13245	90,000+	-40°F	101/107	120 277 347	.85/.90 .37/.39 .30/.31
36	LED	**36 PLED® Optical Module – 1050mA**	12755 – 14635	12117 – 13903	13392 – 15367	90,000+	-40°F	120/126	120 277 347	1.00/1.05 .44/.46 .35/.37
48	LED	**48 PLED® Optical Module – 350mA**	6821 – 7827	6480 – 7435	7162 – 8218	90,000+	-40°F	53/59	120 277 347	.45/.50 .20/.22 .16/.17
48	LED	**48 PLED® Optical Module – 525mA**	9699 – 11128	9214 – 10572	10183 – 11684	90,000+	-40°F	79/85	120 277 347	.66/.71 .29/.31 .23/.25
48	LED	**48 PLED® Optical Module – 700mA**	12199 – 13398	11589 – 13296	12808 – 14696	90,000+	-40°F	106/112	120 277 347	.89/.94 .39/.41 .31/.33
48	LED	**48 PLED® Optical Module – 875mA**	14659 – 16819	13926 – 15978	15392 – 17660	90,000+	-40°F	134/140	120 277 347	1.12/1.17 .49/.51 .39/.41
DSAPM25										
36	LED	**36 PLED® Optical Module – 350mA**	5126 – 5882	4870 – 5588	5383 – 6176	90,000+	-40°F	40/46	120 277 347	.34/.39 .15/.17 .12/.14
36	LED	**36 PLED® Optical Module – 525mA**	7382 – 8470	7013 – 8047	7751 – 8894	90,000+	-40°F	59/65	120 277 347	.50/.55 .23/.24 .17/.19
36	LED	**36 PLED® Optical Module – 700mA**	9362 – 10742	8894 – 10205	9830 – 11279	90,000+	-40°F	79/85	120 277 347	.66/.71 .29/.31 .23/.25
36	LED	**36 PLED® Optical Module – 875mA**	10719 – 12298	10183 – 11682	11254 – 12913	90,000+	-40°F	103/109	120 277 347	.86/.91 .38/.40 .30/.32
36	LED	**36 PLED® Optical Module – 1050mA**	12435 – 14268	11813 – 13554	13057 – 14981	90,000+	-40°F	116/122	120 277 347	.97/1.02 .42/.44 .34/.36
48	LED	**48 PLED® Optical Module – 350mA**	6835 – 7843	6493 – 7450	7177 – 8235	90,000+	-40°F	53/59	120 277 347	.45/.50 .20/.23 .16/.17

DSAPM SERIES - PLED

LED/ Electrical Guide (pg. 2)

LED Count	Source Type	Source	Initial Lumens - 4000K CCT	Initial Lumens - 3000K CCT	Initial Lumens - 5000K CCT	L70 greater than (HR)	Starting Temp.	System Watts	Volts	Max Input Amps
DSAPM25										
48	LED	**48 PLED® Optical Module – 525mA**	9843 – 11294	9351 – 10729	10336 – 11859	90,000+	-40°F	78/84	120 277 347	.65/.70 .29/.31 .23/.25
48	LED	**48 PLED® Optical Module – 700mA**	12483 – 14323	11859 – 13607	13107 – 15038	90,000+	-40°F	105/111	120 277 347	.88/.93 .38/.40 .31/.32
48	LED	**48 PLED® Optical Module – 875mA**	14292 – 16397	13577 – 15577	15006 – 17217	90,000+	-40°F	137/143	120 277 347	1.15/1.20 .50/.52 .40/.42
48	LED	**48 PLED® Optical Module – 1050mA**	16581 – 19024	15752 – 18073	17409 – 19975	90,000+	-40°F	154/160	120 277 347	1.29/1.34 .56/.58 .45/.47
80	LED	**80 PLED® Optical Module – 350mA**	11392 – 13071	10823 – 12418	11962 – 13724	90,000+	-40°F	88/94	120 277 347	.74/.79 .32/.34 .26/.27
80	LED	**80 PLED® Optical Module – 525mA**	16406 – 18823	15585 – 17882	17226 – 19765	90,000+	-40°F	130/136	120 277 347	1.09/1.14 .47/.50 .38/.40
80	LED	**80 PLED® Optical Module – 700mA**	20805 – 23871	19765 – 22678	21845 – 25065	90,000+	-40°F	174/180	120 277 347	1.45/1.50 .63/.65 .50/.52
80	LED	**80 PLED® Optical Module – 875mA**	23819 – 27329	22628 – 25962	25010 – 28695	90,000+	-40°F	226/232	120 277 347	1.89/1.94 .82/.84 .66/.69
Phosphor Converted Amber LED										
DSAPM20										
20	PCA - LED	**20 PLED® Optical Module – 350mA**	1478 – 1696			51,000+	-40°F	25	120 277 347	.21 .10 .08
20	PCA - LED	**20 PLED® Optical Module – 525mA**	2102 – 2411			51,000+	-40°F	37	120 277 347	.31 .14 .11
20	PCA - LED	**20 PLED® Optical Module – 700mA**	2643 – 3033			51,000+	-40°F	50	120 277 347	.42 .18 .15
36	PCA - LED	**36 PLED® Optical Module – 350mA**	2660 – 3053			51,000+	-40°F	45	120 277 347	.38 .17 .13
36	PCA - LED	**36 PLED® Optical Module – 525mA**	3783 – 4340			51,000+	-40°F	67	120 277 347	.56 .25 .20
36	PCA - LED	**36 PLED® Optical Module – 700mA**	4757 – 5459			51,000+	-40°F	89	120 277 347	.75 .33 .26
48	PCA - LED	**48 PLED® Optical Module – 350mA**	3547 – 4070			51,000+	-40°F	59	120 277 347	.50 .22 .17
48	PCA - LED	**48 PLED® Optical Module – 525mA**	5043 – 5787			51,000+	-40°F	89	120 277 347	.75 .33 .26
48	PCA - LED	**48 PLED® Optical Module – 700mA**	6343 – 7278			51,000+	-40°F	118	120 277 347	.99 .43 .34
DSAPM25										
36	PCA - LED	**36 PLED® Optical Module – 350mA**	2666 – 3059			51,000+	-40°F	45	120 277 347	.38 .17 .13
36	PCA - LED	**36 PLED® Optical Module – 525mA**	3839 – 4405			51,000+	-40°F	66	120 277 347	.56 .24 .19

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U.S. ARCHITECTURAL LIGHTING

DSAPM SERIES - PLED

LED/ Electrical Guide (pg. 3)

LED Count	Source Type	Source	Initial Lumens - 4000K CCT	Initial Lumens - 3000K CCT	Initial Lumens - 5000K CCT	L70 greater than (HR)	Starting Temp.	System Watts	Volts	Max Input Amps
Phosphor Converted Amber LED										
DSAPM25										
36	PCA - LED	36 PLED® Optical Module – 700mA	4868 – 5586			51,000+	-40°F	88	120 277 347	.74 .32 .26
48	PCA - LED	48 PLED® Optical Module – 350mA	3554 – 4078			51,000+	-40°F	59	120 277 347	.50 .22 .17
48	PCA - LED	48 PLED® Optical Module – 525mA	5119 – 5873			51,000+	-40°F	87	120 277 347	.73 .32 .25
48	PCA - LED	48 PLED® Optical Module – 700mA	6491 – 7448			51,000+	-40°F	117	120 277 347	.98 .43 .34
80	PCA - LED	80 PLED® Optical Module – 350mA	11392 – 13071			51,000+	-40°F	98	120 277 347	.82 .36 .29
80	PCA - LED	80 PLED® Optical Module – 525mA	16406 – 18823			51,000+	-40°F	145	120 277 347	1.21 .52 .42
80	PCA - LED	80 PLED® Optical Module – 700mA	20805 – 23871			51,000+	-40°F	195	120 277 347	1.63 .71 .57
True Amber LED - 590nm										
DSAPM20										
20	TRA - LED	20 PLED® Optical Module – 350mA	854 – 979			66,500+	-40°F	18	120 277 347	.15 .07 .06
20	TRA - LED	20 PLED® Optical Module – 525mA	1022 – 1172			66,500+	-40°F	26	120 277 347	.22 .10 .08
36	TRA - LED	36 PLED® Optical Module – 350mA	1536 – 1762			66,500+	-40°F	31	120 277 347	.26 .12 .09
36	TRA - LED	36 PLED® Optical Module – 525mA	1838 – 2109			66,500+	-40°F	47	120 277 347	.40 .17 .14
48	TRA - LED	48 PLED® Optical Module – 350mA	2048 – 2350			66,500+	-40°F	41	120 277 347	.35 .15 .12
48	TRA - LED	48 PLED® Optical Module – 525mA	2451 – 2812			66,500+	-40°F	62	120 277 347	.52 .23 .18
DSAPM25										
36	TRA - LED	36 PLED® Optical Module – 350mA	1539 – 1766			66,500+	-40°F	31	120 277 347	.26 .12 .09
36	TRA - LED	36 PLED® Optical Module – 525mA	1866 – 2140			66,500+	-40°F	46	120 277 347	.39 .18 .14
48	TRA - LED	48 PLED® Optical Module – 350mA	2053 – 2355			66,500+	-40°F	41	120 277 347	.35 .19 .12
48	TRA - LED	48 PLED® Optical Module – 525mA	2488 – 2854			66,500+	-40°F	61	120 277 347	.51 .22 .18
80	TRA - LED	80 PLED® Optical Module – 350mA	3421 – 3925			66,500+	-40°F	67	120 277 347	.56 .25 .20

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U.S. ARCHITECTURAL LIGHTING

DSAPM SERIES - PLED

LED/ Electrical Guide (pg. 4)

LED Count	Source Type	Source	Initial Lumens - 4000K CCT	Initial Lumens - 3000K CCT	Initial Lumens - 5000K CCT	L70 greater than (HR)	Starting Temp.	System Watts	Volts	Max Input Amps
True Amber LED - 590nm										
DSAPM25										
80	TRA - LED	80 **PLED**® Optical Module – 525mA	4146 – 4757			66,500+	-40°F	101	120 277 347	.85 .37 .30

NOTES:

1) Max Input Amps is the highest of starting, operating, or open circuit currents

2) System Watts includes the source watts and all driver components.

3) Lumen values for LED Modules vary according to the distribution type

4) For Wattage and Max Input Amps showing two values, use the higher value for luminaires with lit uplight windows (-L & -M)

5) PCA and TRA LED optics not recommended for use with lit uplight window models (-L & -M)

6) Fuse value should be sufficient to protect all wiring components. For electronic driver and LED component protection, use 20KV surge suppressors.

7) L70(10K) – TM-21 6x rule applied

WARNING: All fixtures must be installed in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

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U.S. ARCHITECTURAL LIGHTING

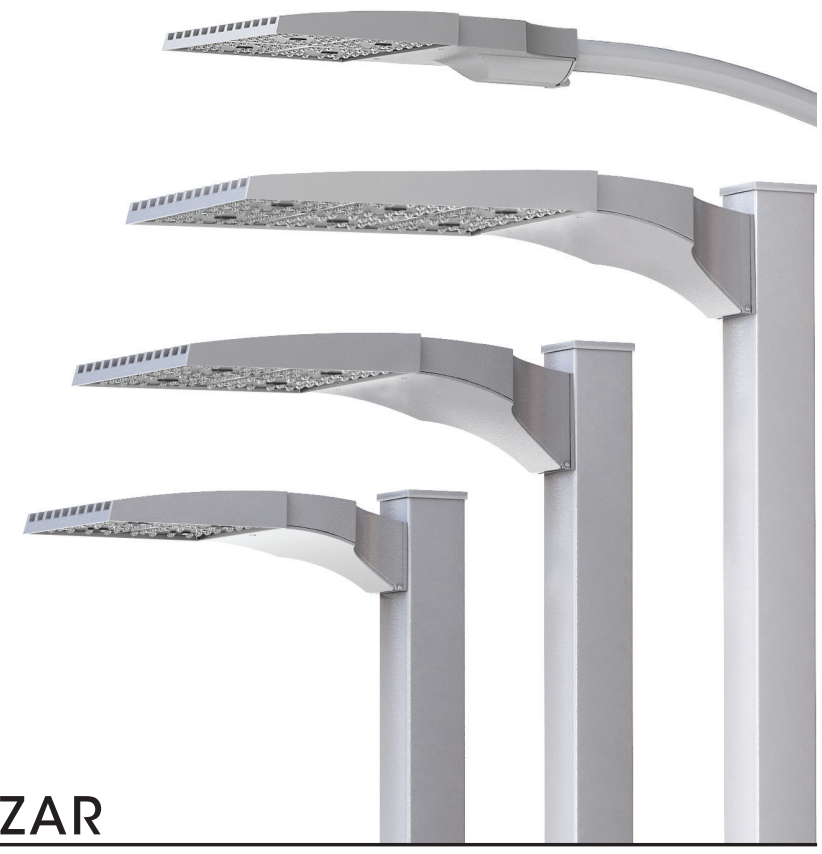
SOLID STATE AREA LIGHTING

RAZAR SERIES-LED

SPECIFICATIONS

PROJECT NAME:

PROJECT TYPE:



RAZAR

(MODELS: RZRM, RZR, RZR-G & RZR-MAF*) **PATENT PENDING**

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .002") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED™ OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

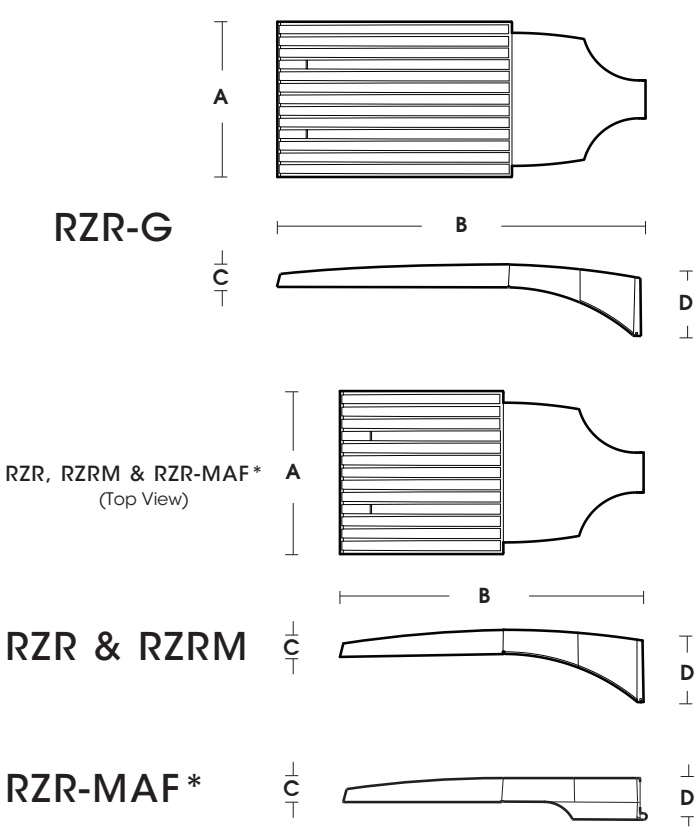
LED DRIVER(S)
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

AMBER LED's
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. **TRA** (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

MAST ARM FITTER/ELECTRICAL HOUSING
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon. Two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +1.5 or +3° up from the horizontal. All hardware is stainless steel.



FIXTURE	A	B	C	D
RZR-G	15" 381mm	36.5" 927mm	3" 76mm	7" 187mm
RZR	14.75" 375mm	28.25" 718mm	2.75" 70mm	6.5" 165mm
RZRM	11.5" 292mm	22" 559mm	2.5" 64mm	5.25" 133mm
RZR-MAF	15" 381mm	28.25" 724mm	2.5" 64mm	4" 102mm

*DLC PENDING AS OF 7/19

c UL us LISTED

2020248

U.S. Architectural Lighting

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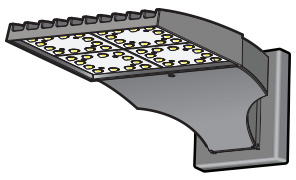
U.S. ARCHITECTURAL LIGHTING

RAZAR SERIES-LED

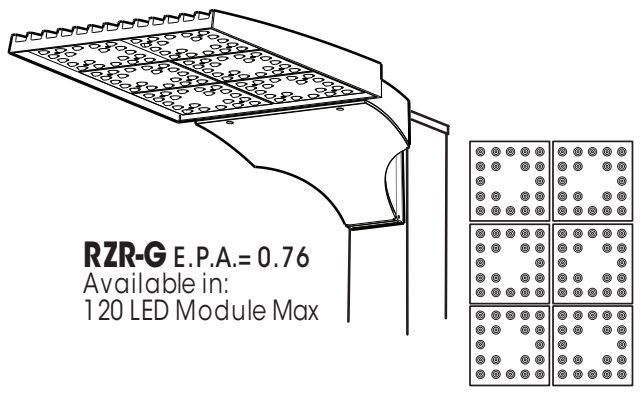
SPECIFICATIONS

WALLMOUNT



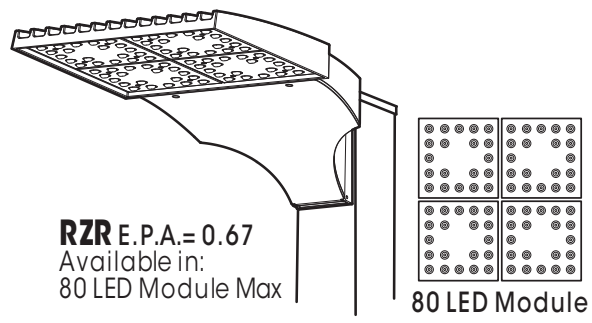
CAST ALUMINUM ARM AND WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.

PLED® MODULES



RZR-G E.P.A.= 0.76
Available in:
120 LED Module Max

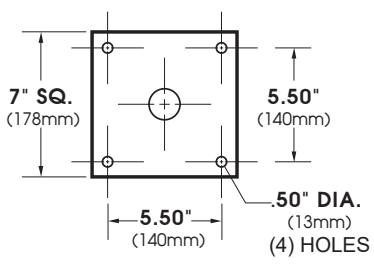
120 LED Module



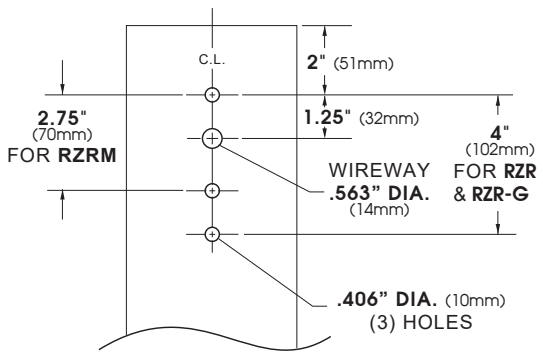
RZR E.P.A.= 0.67
Available in:
80 LED Module Max

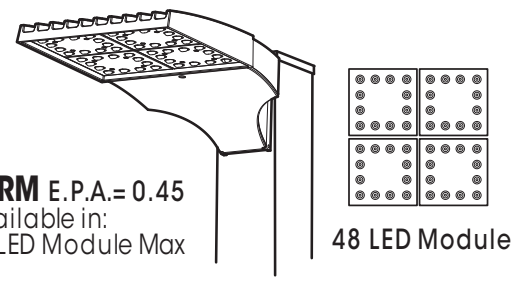
80 LED Module

WALL PLATE



POLE DRILLING TEMPLATE





RZRM E.P.A.= 0.45
Available in:
48 LED Module Max

48 LED Module

Spec/Order Example: RZR/PLED-IV/80LED-700mA/CW/277/RAL-8019-S

SPEC/ORDERING INFORMATION

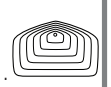
MODEL	OPTICS	LED MODE	VOLTAGE	FINISH	OPTIONS

MODEL

- ☐ RZR-G
- ☑ RZR
- ☐ RZR-MAF[1]
- ☐ RZRM

NOTES:
1 - DLC PENDING AS OF 7/19

OPTICS

- ☐ TYPE II **PLED-II** . . . . .
- ☐ TYPE II FRONT ROW **PLED-II-FR** . . . . .
- ☐ TYPE II MEDIAN ILLUMINATOR **PLED-II-ML** . . . . .
- ☐ TYPE III MED. **PLED-III-M** . . . . .
- ☑ TYPE III WIDE **PLED-III-W** . . . . 
- ☐ TYPE IV **PLED-IV** . . . . .
- ☐ TYPE IV **PLED-IV-FT** . . . . .
- ☐ TYPE V NARROW **PLED-VSQ-N** . . . .
- ☐ TYPE V MED. **PLED-V-SQ-M** . .
- ☐ TYPE V WIDE **PLED-V-SQ-W** . .

LED MODE

NO. LEDs

RZR-G
- ☐ 120LED
- ☑ 80LED

RZR
- ☐ 80LED
- ☐ 40LED

RZRM
- ☐ 48LED
- ☐ 24LED

DRIVE CURRENT
- ☐ 350mA
- ☑ 525mA
- ☐ 700mA[2]
- ☐ 1050mA[2]

COLOR TEMP - CCT
- ☑ NW (4000K)* *STANDARD
- ☐ CW (5000K)
- ☐ WW (3000K)

CONSULT FACTORY FOR OTHER LED COLORS

AMBER[3]
- ☐ PHOSPHOR CONVERTED AMBER **PCA**
- ☐ TRUE AMBER[4] **TRA**

NOTES:
2 - 700mA and 1050mA NOT FOR USE WITH TRA LED'S

3 - NARROW BAND AMBERS HAVE NO DEFINABLE CCT EQUIVALENT

4 - AVAILABLE IN 350mA & 525mA DRIVE CURRENTS ONLY

VOLTAGE

- ☑ 120
- ☐ 208
- ☐ 240
- ☐ 277
- ☐ 347
- ☐ 480

FINISH

STANDARD TEXTURED FINISH
- ☐ BLACK **RAL-9005-T**
- ☐ WHITE **RAL-9003-T**
- ☐ GREY **RAL-7004-T**
- ☑ DARK BRONZE **RAL-8019-T**
- ☐ GREEN **RAL-6005-T**

FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9005-S)

CONSULT FACTORY FOR CUSTOM COLORS

OPTIONS

- ☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NONINTEGRATED MOTION SENSOR . . . . . **HLSW**
- ☑ INTERNAL HOUSE SIDE SHIELD . . . **HS-PLED**
- ☑ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) . . **PC+V**
- ☐ TWIST LOCK RECEPTACLE ONLY . . . **TPR**
- ☐ 7-PIN TWIST LOCK RECEPTACLE ONLY . . . **TPR7**
- ☐ SINGLE FUSE (120V, 277V, 347V) . . **SF**
- ☐ DOUBLE FUSE (208V, 240V, 480V) . . **DF**
- ☐ STEP DIM MOTION SENSOR (PROGRAMMED 50/100) **MS-F211**
- ☐ REMOTE MOTION SENSOR CONFIGURATOR **MS-FC10**

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U.S. ARCHITECTURAL LIGHTING

RAZAR SERIES-LED

Approximate Average Lumens – 4000K

(Lumens median of all distributions)

	350mA			525mA			700mA			1050mA		
	Watts	**Lumens**	**HID Eq.**	**Watts**	**Lumens**	**HID Eq.**	**Watts**	**Lumens**	**HID Eq.**	**Watts**	**Lumens**	**HID Eq.**
24	28	3541	50	41	5058	70-100	53	6567	100	81	8773	150-175
40	45	5997	70-100	66	8653	100-150	87	10995	175	134	14647	200-250
48	55	7046	100	81	10018	150-175	105	12600	200	160	17566	250
80	87	11622	175-200	131	16736	200-250	174	21235	400	266	28190	450-575
120	127	17405	250	195	24860	450	260	31592	575-750	396	43323	750-1000

LED COUNT	SOURCE TYPE	SOURCE	INITIAL LUMENS - 4000K CCT	INITIAL LUMENS - 3000K CCT	INITIAL LUMENS - 5000K CCT	L70 GREATER THAN (HR)	STARTING TEMP.	SYSTEM WATTS	VOLTS	MAX INPUT AMPS
24	LED	24 **PLED**® Optical Module - 350mA	3,298 - 3,784	3,133 - 3,595	3,463 - 3,973	60,000+	-20°F	29	120 277	0.24 0.10
24	LED	24 **PLED**® Optical Module - 525mA	4,711 - 5,405	4,475 - 5,135	4,947 - 5,675	60,000+	-20°F	42	120 277	0.34 0.15
24	LED	24 **PLED**® Optical Module - 700mA	6,023 - 6,911	5,722 - 6,565	6,324 - 7,256	60,000+	-20°F	56	120 277	0.45 0.20
24	LED	24 **PLED**® Optical Module - 1050mA	8,171 - 9,375	7,762 - 8,906	8,580 - 9,844	60,000+	-20°F	82	120 277	0.68 0.30
40	LED	40 **PLED** Optical Module - 350mA	5,585 - 6,408	5,306 - 6,088	5,864 - 6,729	60,000+	-20°F	43	120 277	0.38 0.17
40	LED	40 **PLED**® Optical Module - 525mA	8,059 - 9,246	7,656 - 8,784	8,462 - 9,709	60,000+	-20°F	65	120 277	0.55 0.24
40	LED	40 **PLED**® Optical Module - 700mA	10,240 - 11,749	9,728 - 11,162	10,752 - 12,337	60,000+	-20°F	87	120 277	0.73 0.32
40	LED	40 **PLED**® Optical Module - 1050mA	13,642 - 15,652	12,960 - 14,870	14,324 - 16,435	60,000+	-20°F	128	120 277	1.12 0.49
48	LED	48 **PLED**® Optical Module - 350mA	6,562 - 7,529	6,234 - 7,153	6,890 - 7,909	60,000+	-20°F	53	120 277	0.46 0.20
48	LED	48 **PLED**® Optical Module - 525mA	9,330 - 10,705	8,864 - 10,170	9,797 - 11,240	60,000+	-20°F	79	120 277	0.68 0.29
48	LED	48 **PLED**® Optical Module - 700mA	11,735 - 13,464	11,148 - 12,791	12,322 - 14,137	60,000+	-20°F	106	120 277	0.88 0.38
48	LED	48 **PLED**® Optical Module - 1050mA	16,360 - 18,771	15,542 - 17,832	17,178 - 19,709	60,000+	-20°F	160	120 277	1.33 0.58
RZR										
80	LED	80 **PLED**® Optical Module - 350mA	10,824 - 12,419	10,283 - 11,798	11,365 - 13,040	60,000+	-20°F	86	120 277	0.75 0.33
80	LED	80 **PLED**® Optical Module - 525mA	15,587 - 17,884	14,808 - 16,990	16,366 - 18,778	60,000+	-20°F	130	120 277	1.10 0.48
80	LED	80 **PLED**® Optical Module - 700mA	19,767 - 22,680	18,779 - 21,546	20,755 - 23,814	60,000+	-20°F	174	120 277	1.45 0.63
80	LED	80 **PLED**® Optical Module - 1050mA	26,255 - 30,124	24,942 - 28,618	27,568 - 31,630	60,000+	-20°F	257	120 277	2.22 0.96
RZR-G										
80	LED	80 **PLED**® Optical Module - 350mA	10,950 - 12,564	10,403 - 11,936	11,498 - 13,192	60,000+	-20°F	87	120 277	0.75 0.33
80	LED	80 **PLED**® Optical Module - 525mA	15,735 - 18,054	14,948 - 17,151	16,522 - 18,957	60,000+	-20°F	129	120 277	1.10 0.48
80	LED	80 **PLED**® Optical Module - 700mA	20,074 - 23,032	19,071 - 21,881	21,078 - 24,184	60,000+	-20°F	174	120 277	1.45 0.63
80	LED	80 **PLED**® Optical Module - 1050mA	27,651 - 31,725	26,268 - 30,139	29,033 - 33,311	60,000+	-20°F	266	120 277	2.22 0.96

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RAZAR SERIES-LED

LED/ELECTRICAL GUIDE (pg. 2)

LED COUNT	SOURCE TYPE	SOURCE	INITIAL LUMENS - 4000K CCT	INITIAL LUMENS - 3000K CCT	INITIAL LUMENS - 5000K CCT	L70 GREATER THAN (HR)	STARTING TEMP.	SYSTEM WATTS	VOLTS	MAX INPUT AMPS
120	LED	120 **PLED**® Optical Module - 350mA	16,211 - 18,599	15,400 - 17,669	17,021 - 19,529	60,000+	-20°F	130	120 277	1.06 0.46
120	LED	120 **PLED**® Optical Module - 525mA	23,154 - 26,566	21996 - 25,238	24,312 - 27,894	60,000+	-20°F	192	120 277	1.63 0.70
120	LED	120 **PLED**® Optical Module - 700mA	29,424 - 33,760	27,953 - 32,072	30,895 - 35,448	60,000+	-20°F	260	120 277	2.17 0.94
120	LED	120 **PLED**® Optical Module - 1050mA	40,350 - 46,296	38,333 - 43,981	42,368 - 48,611	60,000+	-20°F	398	120 277	3.33 1.43

NOTES:
1. Max Input Amps is the highest of starting, operating, or open circuit currents.
2. Lumen values for LED Modules vary according to the distribution type. 80LED array appears in both the RZR and RZR-G models.
3. System Watts includes the source watts and all driver components.
4. Fuse value should be sufficient to protect all wiring components. For electronic driver and LED component protection, use surge suppressor supplied with luminaire. **Note: Surge suppressors are considered a perishable device.**
5. L70(10K) – TM-21 6x rule applied.

WARNING: All fixtures must be installed in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

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U.S. ARCHITECTURAL LIGHTING

Design Review Board Meeting Staff Report

From the Department of Community and Economic Development
10 February 2022

1 Summary of Request

Holy Trinity Classical Christian School, PIN R120 003 000 0420 0000, containing an 18,800 sf Fellowship Hall and Gymnasium.

Applicant: Ryan Lyle, PE

The applicant is requesting Final Approval of Masterplan for the Holy Trinity Campus and Phase 1 Fellowship Hall and Gymnasium.

Background: An initial submission of this project received Conceptual Approval at the July 2021 DRB Meeting with Staff Conditions. A follow up submission of this project received deferral of Preliminary Approval with Staff Conditions at the September 2021 DRB Meeting. An additional follow up submission of the project then received Preliminary Approval with Staff Conditions at the November 2021 DRB Meeting.

2 Facts

Property Address:	302 Burroughs Avenue
Parcel ID:	R120 003 000 0420 0000
Case Number:	21-09 DRB.4
Applicant:	**Ryan Lyle, Andrews Engineering**
Zoning:	T3-N
Current Use:	School
Proposed Use:	Education

District Development Standards for T3-N

- **T3 – N Setback requirements:**
  - *Front-15' min. – 30' max., when lot width is 75 ft or greater, there is no maximum front setback.*
  - *Rear – 15' min.*
  - *Side Corner/Alley – 6' min.*
  - *Side Interior – 6'min.*
  - **Impervious Surface Coverage***:* 45% maximum of lot area for roof coverage, with an additional 10% for total impervious.

References:

3 STAFF COMMENTS

Staff Acknowledgements:

A. None

Staff Conditions:

1. All conditions of September 2021 Deferral and November 2021 Preliminary Approval have been satisfied with the exception of the following:

    a. Condition 4 of September 2021 Deferral, regarding tree root protection zone requirements, has not been satisfied. Applicant to demonstrate compliance with this section in future submissions.

    b. September 2021 Deferral Condition 9, regarding parking lot screening has not been satisfied. Applicant to ensure and demonstrate compliance with Section 5.7.8 regarding parking lot screening and landscaping in future submissions.

    c. November 2021 Preliminary Approval Condition 3 listed specific guidelines for design elements of the structure. The applicant has chosen to alter the structure in different ways from what was explicitly stated in this Condition and has worked with Staff to progress the design. Unless otherwise noted in the Conditions below, Staff is in support of the design changes to this structure even though they are a departure from what was specifically outlined in November 2021 Preliminary Approval Condition 3.

2. On the North Elevation, Staff recommends adding brick back to the lower-level portions that are currently rendered with siding. Staff recommends detailing these sections to match the brick areas on the South Elevation regarding the relationship between the brick and the precast headers.

3. On the upper portion of the east elevation, Staff recommends relocating the two proposed windows over the two central doors to the gymnasium. Staff then recommends adding two more windows over the doors on the right side of this elevation. On the west elevation, Staff recommends moving the two proposed windows inward by one bay so that they exist over the proposed canopy so that these windows can be symmetrical to the east windows in the gymnasium.

4. On the north elevation, Staff recommends that the windows in the music classroom and the storage room on the first level be ganged together and sized left to right to align with those on the upper level.

5. All windows should be detailed per Section 4.6.3.C.2.a so that they are provided with an architectural surround at the jambs and header, and a projecting sill.

6. Regarding the Areopagus structure detailed on sheet A505: the outside and inside faces of the beam should align with the outside and inside faces of the column below.

7. The amount of overstory/understory trees proposed in the narrative differs from the numbers proposed on the landscaping plant schedule on Sheet L503. Both sets of numbers comply with

Code requirements, but Applicant to clarify which is correct and ensure all documents are consistent in future submissions.

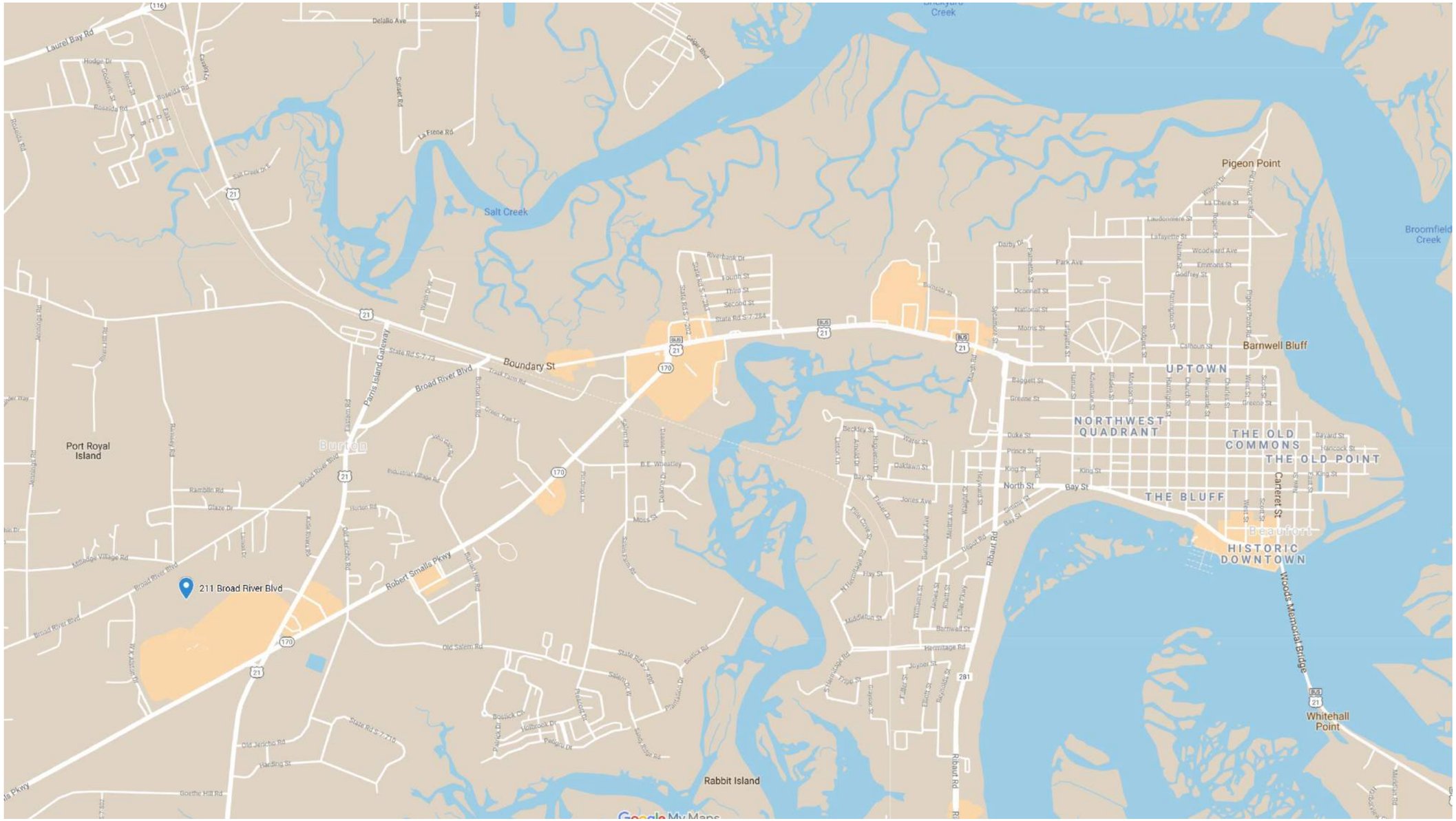
8. The proposed Lumiere Monaco 3002A is not compliant with Section 5.8.3.B of the Code, as it directs light upward and is not a low voltage fixture. Applicant to eliminate this light or replace it with a fixture that complies with the Code.
9. Applicant to demonstrate compliance with Section 5.8.4.B. Light fixtures in excess of 1800 lumens shall use full cut-off lenses or hoods.
10. Applicant to provide cut sheets for proposed standing seam metal roof of Aeropagus and metal awnings that shows panel profile, seam height, and drip edge detail.
11. Applicant to ensure and demonstrate compliance with Section 4.6.3.A.1 by noting that proposed fiber cement siding will be smooth.

STAFF RECOMMENDATION:

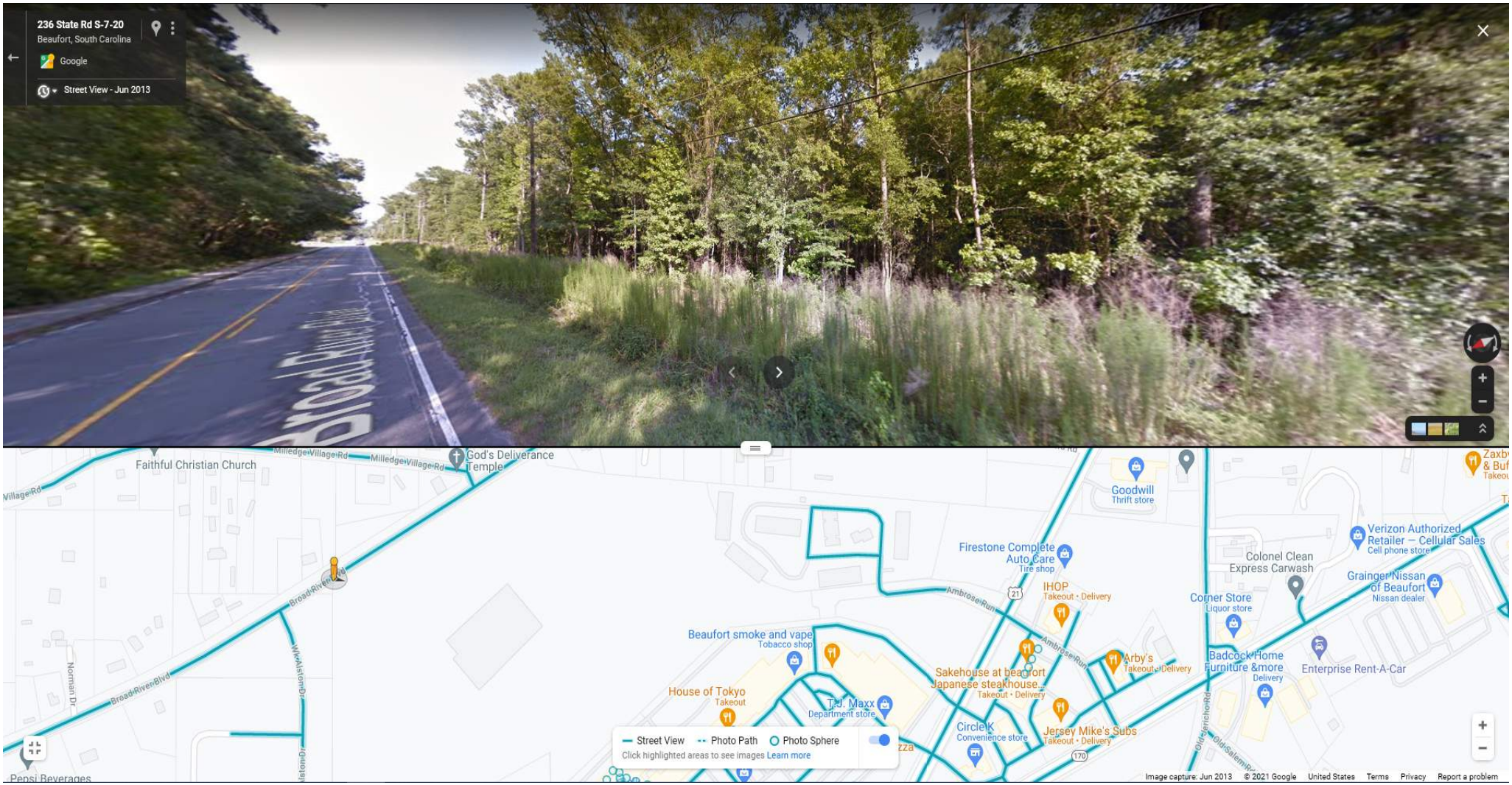
Final Approval with Conditions Noted

CITY STAFF INTRODUCTION

211 BROAD RIVER
BOULEVARD



PROJECT LOCATION - 211 BROAD RIVER BOULEVARD


236 State Rd S-7-20
Beaufort, South Carolina
Google
Street View - Jun 2013
Broad River Blvd
Faithful Christian Church
God's Deliverance Temple
Milledge Village Rd
Broad River Rd
Broad River Blvd
Norman Dr
W Alston Dr
Pepsi Beverages
Goodwill
Thrift store
Firestone Complete Auto Care
Tire shop
IHOP
Takeout · Delivery
Ambrose Run
21
Beaufort smoke and vape
Tobacco shop
House of Tokyo
Takeout
Sakehouse at Beaufort Japanese steakhouse
Takeout · Delivery
Arby's
Takeout · Delivery
T.J. Maxx
Department store
Circle K
Convenience store
Jersey Mike's Subs
Takeout · Delivery
170
Old Salem Rd
Colonel Clean Express Carwash
Corner Store
Liquor store
Badcock Home Furniture &more
Delivery
Enterprise Rent-A-Car
Verizon Authorized Retailer – Cellular Sales
Cell phone store
Grainger Nissan of Beaufort
Nissan dealer
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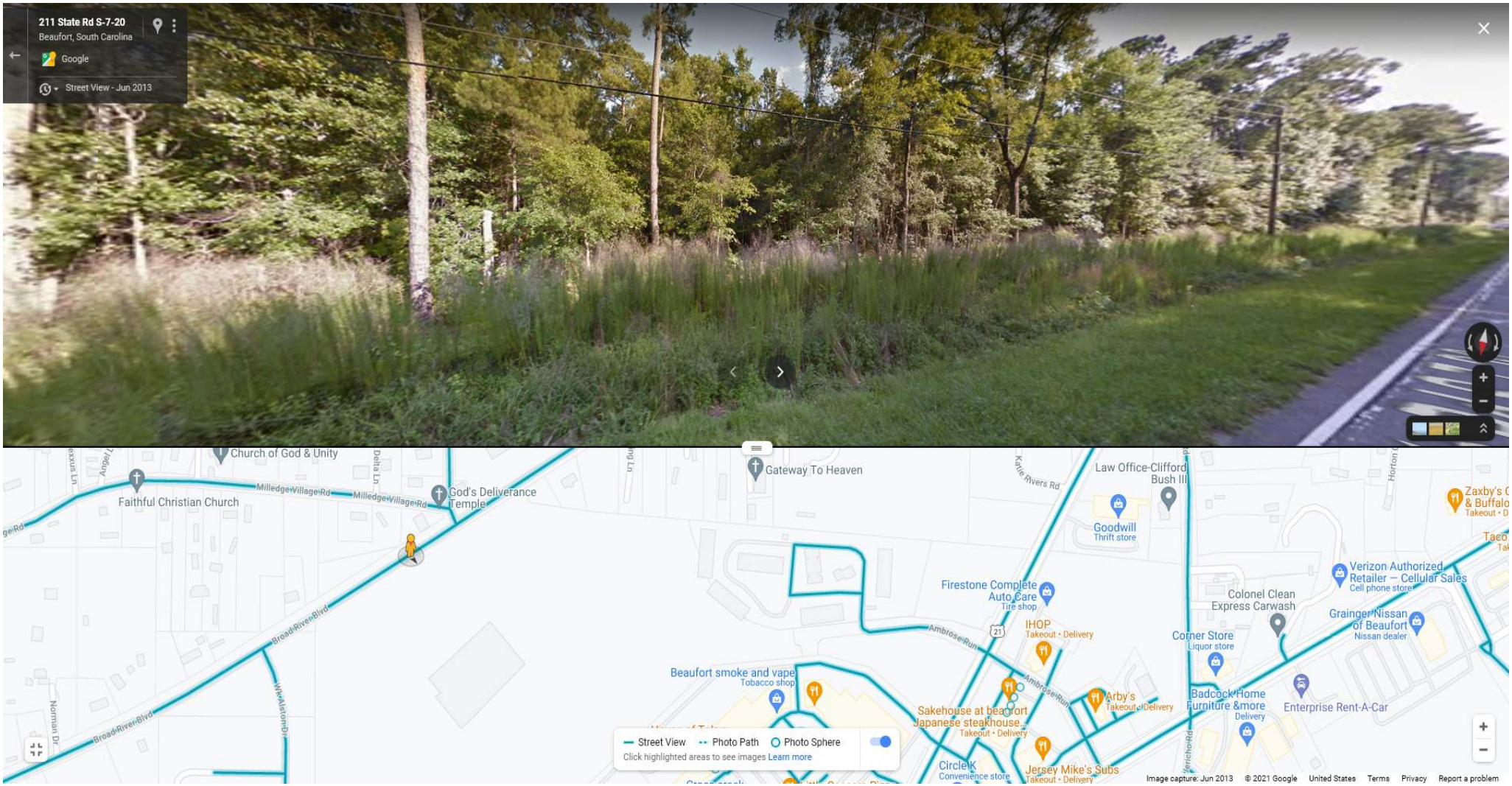
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Gateway To Heaven
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Takeout · Delivery
Arby's
Takeout · Delivery
Circle K
Convenience store
Jersey Mike's Subs
Takeout · Delivery
Colonel Clean Express Carwash
Corner Store
Liquor store
Badcock Home Furniture &more
Delivery
Verizon Authorized Retailer — Cellular Sales
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Nissan dealer
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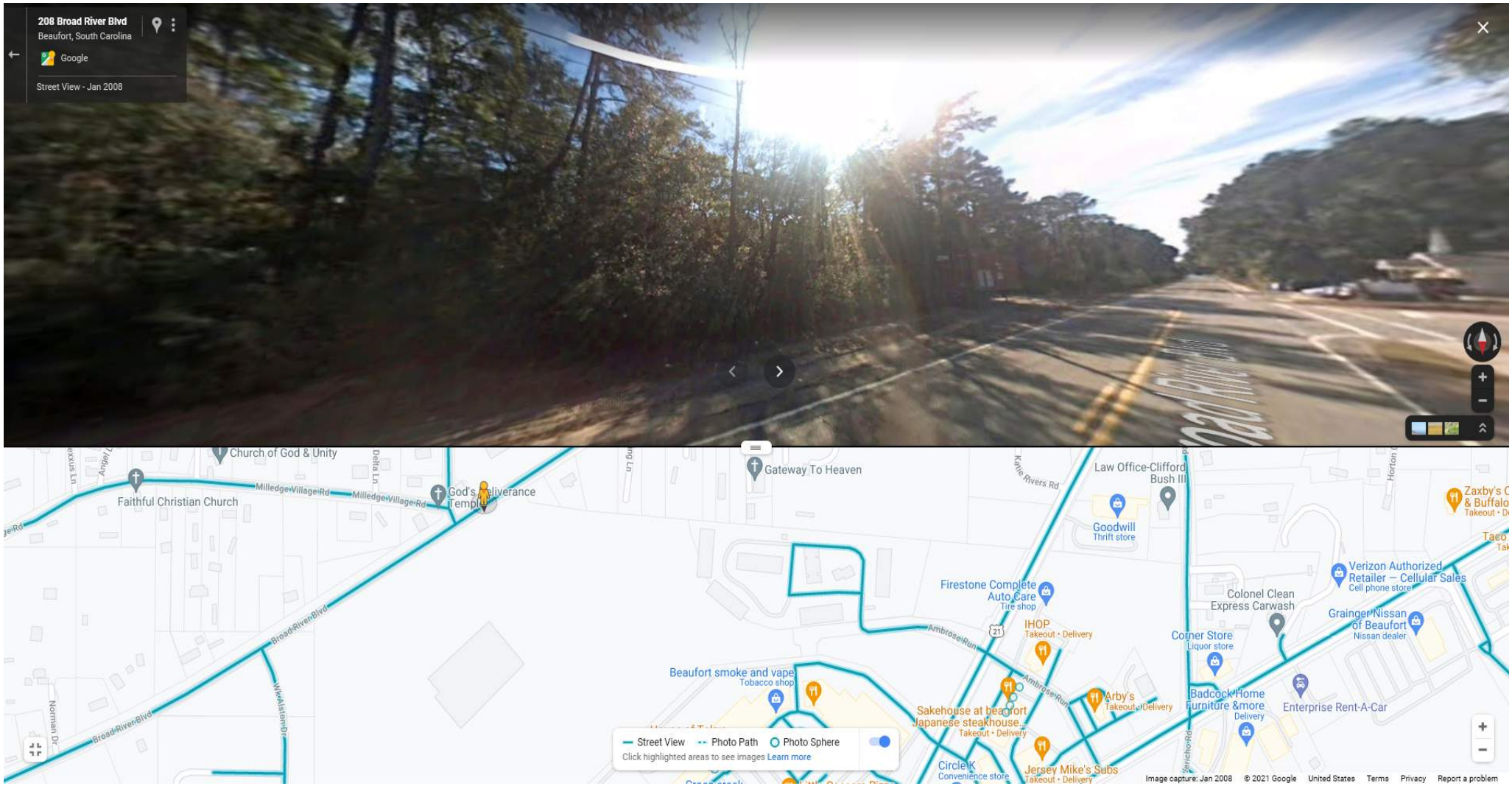
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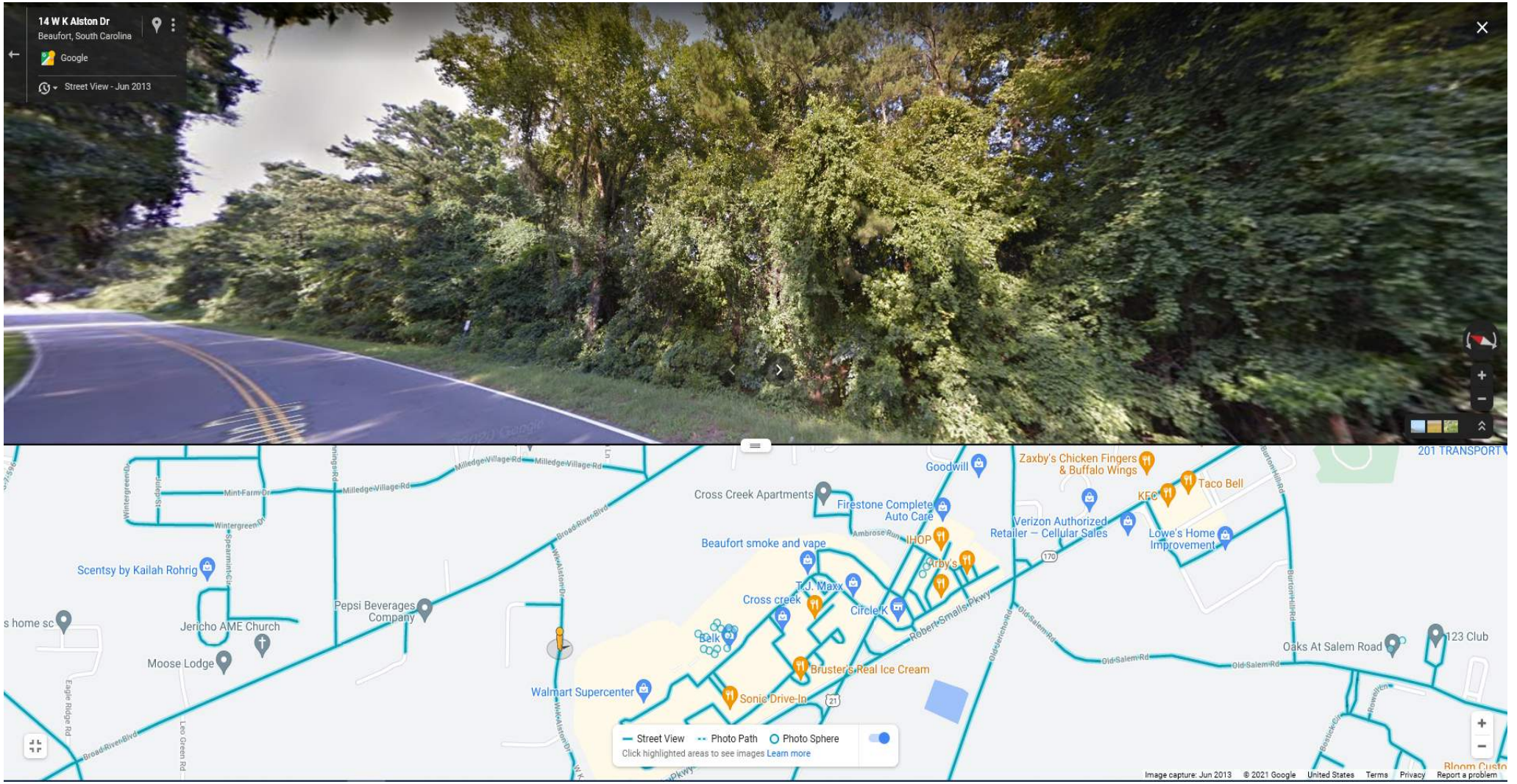
14 W K Alston Dr
Beaufort, South Carolina
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Street View - Jun 2013
Goodwill
Zaxby's Chicken Fingers & Buffalo Wings
Taco Bell
KFC
Cross Creek Apartments
Firestone Complete Auto Care
Verizon Authorized Retailer – Cellular Sales
Lowe's Home Improvement
Beaufort smoke and vape
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Arby's
T.J. Maxx
Cross creek
Circle K
Scentsy by Kailah Rohrig
Pepsi Beverages Company
Jericho AME Church
Moose Lodge
Walmart Supercenter
Bruster's Real Ice Cream
Sonic Drive-In
Oaks At Salem Road
123 Club
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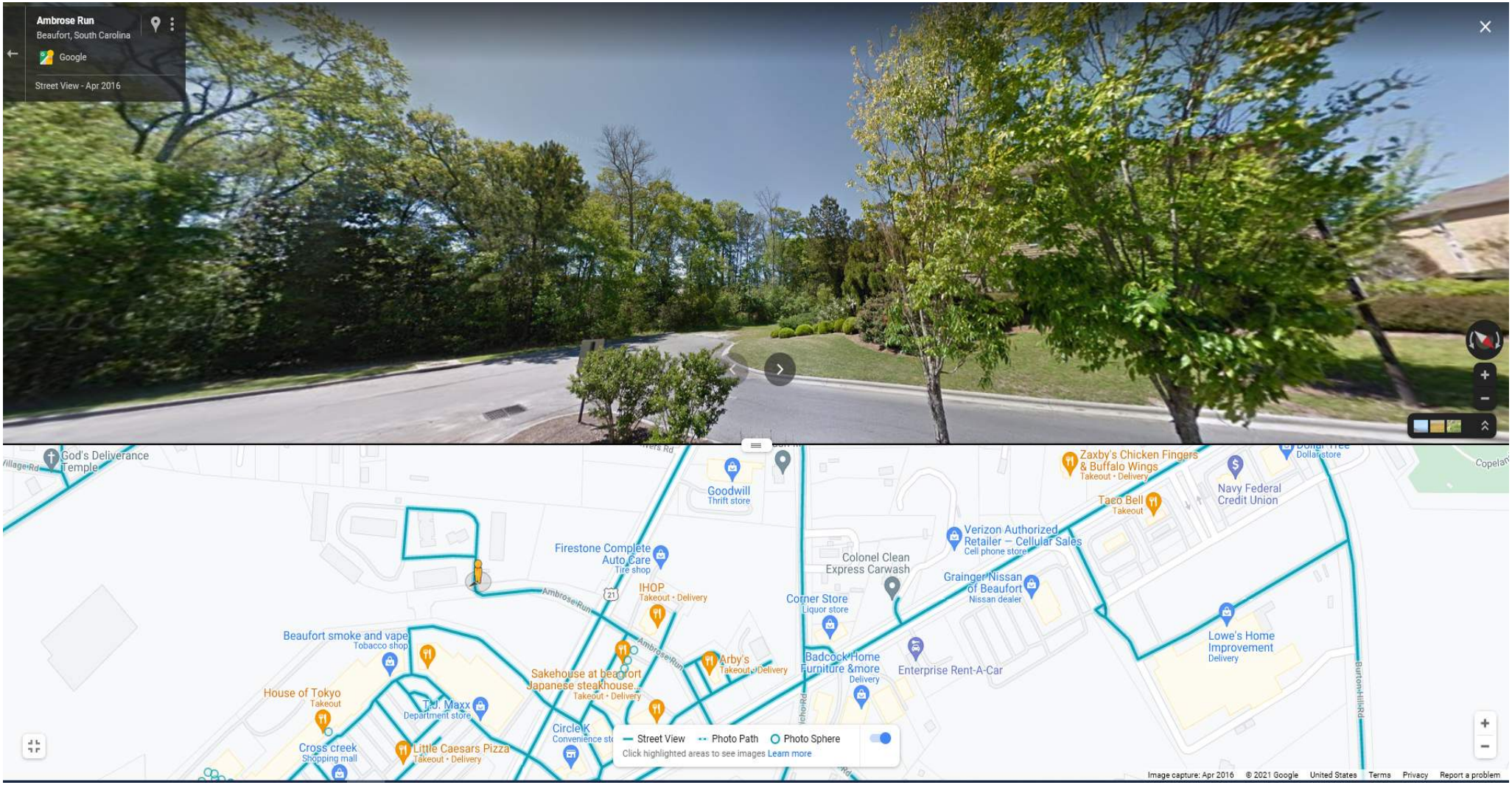
Ambrose Run
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Street View - Apr 2016
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Goodwill
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Zaxby's Chicken Fingers & Buffalo Wings
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Navy Federal Credit Union
Taco Bell
Takeout
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T.J. Maxx
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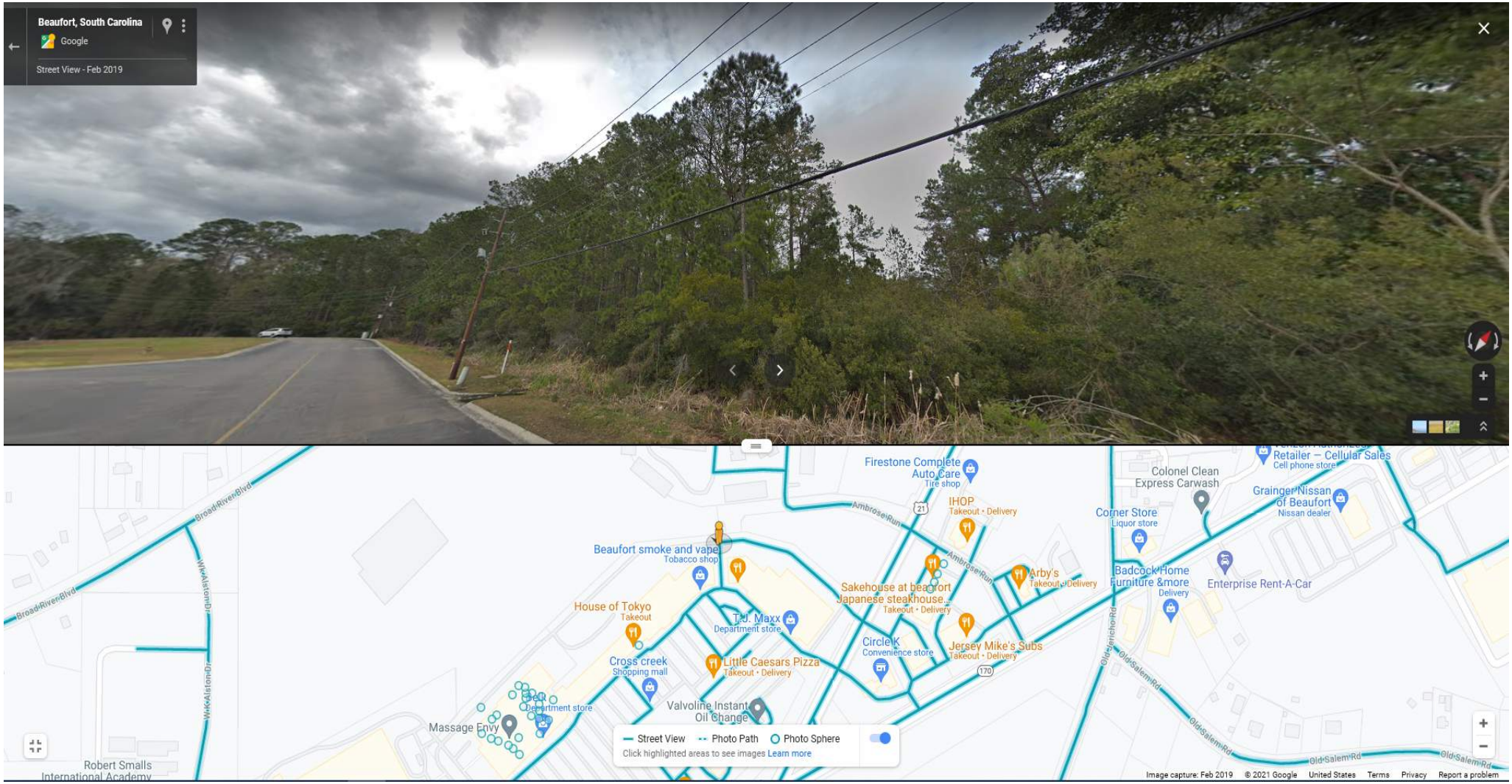
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Little Caesars Pizza
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Valvoline Instant Oil Change
Massage Envy
Broad River Blvd
W McAlister Dr
Robert Smalls International Academy
Colonel Clean Express Carwash
Corner Store
Liquor store
Retailer – Cellular Sales
Cell phone store
Grainger Nissan of Beaufort
Nissan dealer
Badcock Home Furniture &more
Delivery
Enterprise Rent-A-Car
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Old Salem Rd
Street View
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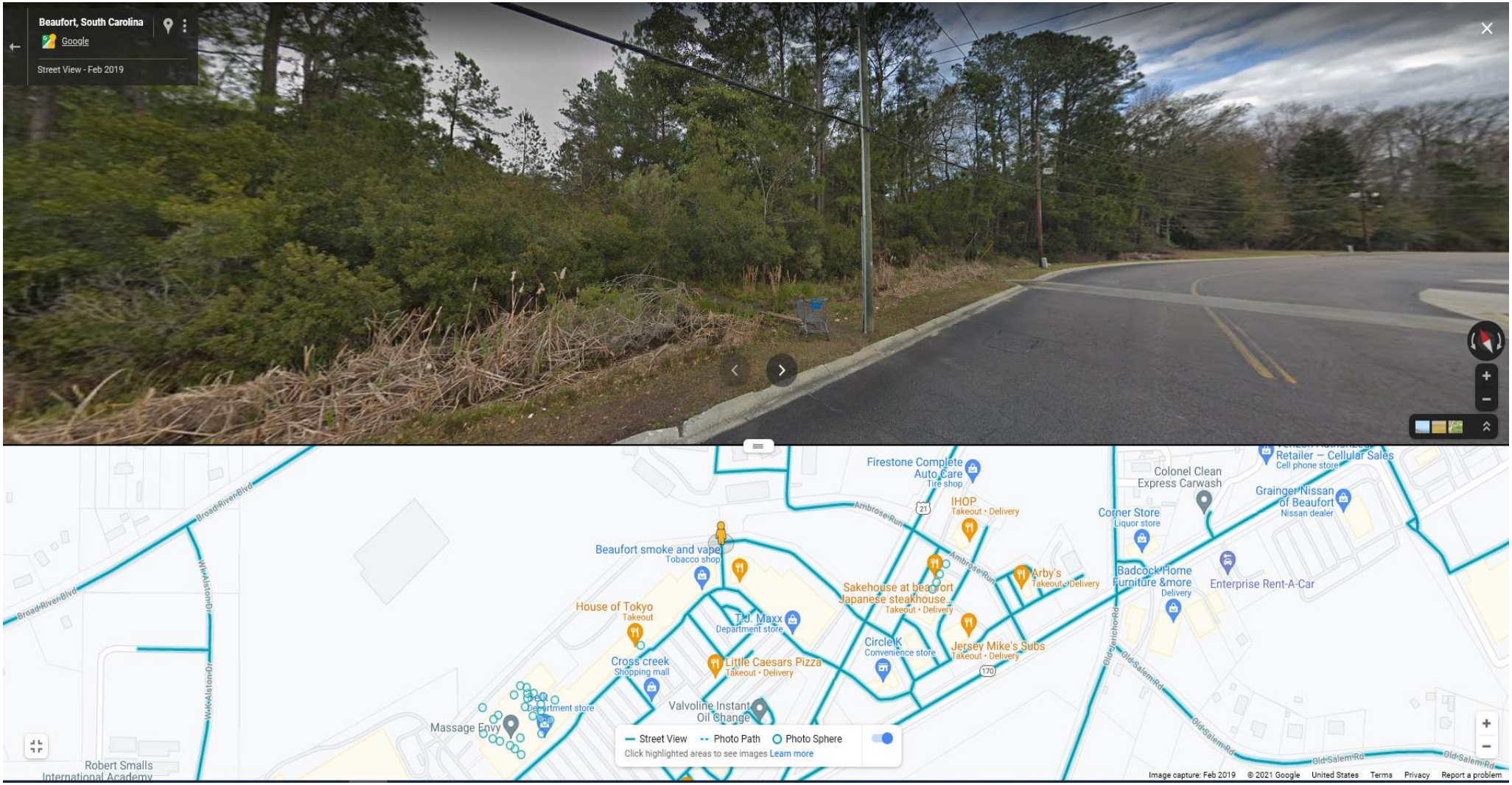
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Grainger Nissan of Beaufort
Nissan dealer
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Department store
Circle K
Convenience store
Jersey Mike's Subs
Takeout · Delivery
Cross creek
Shopping mall
Little Caesars Pizza
Takeout · Delivery
Valvoline Instant Oil Change
Massage Envy
Broad River Blvd
W McAlister Dr
Ambrose Rd
Old Salem Rd
Robert Smalls International Academy
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NOVEMBER 2021 PRELIMINARY APPROVAL DECISION LETTER

CITY OF BEAUFORT
DESIGN REVIEW BOARD
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011 FAX: (843) 986-5606

DECISION LETTER

November 24, 2021

Ryan Lyle, PE
Andrews Engineering, Inc.
2712 Bull Street, Suite A
Beaufort, SC 29902

RE: 21-15 DRB.2 211 Broad River Boulevard, Watercrest – Multi-family Development

Dear Mr. Lyle:

On November 16, 2021, the City of Beaufort Design Review Board (DRB) met to review your application for approval of new construction of a multi-family development to be located at 211 Broad River Boulevard. The DRB voted to grant conceptual approval with staff conditions from the October 2021 Staff Report. The conditions have been noted below:

Staff Conditions (Non-Discretionary):

1. Section 2.5.1.A.1.c states that "Perimeter buildings shall be oriented so that the primary façade(s) faces a public street and has a usable entry on that street. Buildings that are interior to a lot that has buildings … may have entrances that do not face the Primary Frontage."

   This project has been designed in accordance with Section 2.5.1.A.1.a of the Beaufort Code in that the buildings are located to "break up the site into a series of smaller blocks defined by streets and pedestrian walkways…" This project includes a 35' buffer along Broad River Boulevard, so the Clubhouse will be the only building that is visible from Broad River Boulevard. Since this does not appear to be a gated community, Staff views the internal Streets as public Streets, which will need to be named. In the absence of naming conventions, the faces of buildings fronting streets with parallel parking must meet frontage requirements per Section 4.4 and 4.5.7. In future submissions, Applicant to provide street names so that internal blocks may be fully understood and referenced.

2. In future submissions, Applicant to show required setbacks per Section 2.4.1-2.4.2 on the proposed site plan. Setback lines appear to be shown, but the actual setbacks have not been labeled along the side and rear of the property, so there is no way for Staff to verify that the setbacks are shown correctly per T5-UC or RMX standards. It appears that the building locations are compliant with RMX standards, but Applicant to verify that this is correct. Although frontage requirements apply to

individual blocks within the property as acknowledged above, Applicant to be aware that the overall setbacks for RMX or T5-UC still must be met at the perimeter of the property.

3. In future submissions, Applicant to ensure and demonstrate compliance with Section 4.5.7.A of the Beaufort Code, which requires that the ground floor of apartment house buildings is elevated 18" above grade. Staff understands that ADA requirements must still be met for these buildings and does not believe that it is the intent of the code to require ADA ramps with railings in front of the building. Staff interpretation of this guideline for this project type is that the 18" elevation must be met at the front of the building, but grade at the rear of the building may be manipulated to accommodate ADA access.

4. Section 4.5.1.B states that other building types that are not represented within Section 4.5 of the Beaufort Code may be permitted by the Design Review Body. The clubhouse, the pool house structure, mail kiosk structure, and the accessory garage building structures do not fit within one of the building types described by Section 4.5 of the Beaufort Code. Staff finds the frontage types of these structures, their relationship to grade, and their relationship to parking location to meet the intent of the Beaufort Code, but these structures and their design must be approved by the Design Review Board per this section.

5. The proposed apartment buildings include a forecourt building frontage, but the provided dimensions do not demonstrate compliance with Section 4.4.B, which requires that a forecourt have a minimum depth of 12' and a minimum width of 12'. See Staff Diagram for an illustration of Staff's interpretation of how the requirements would apply to a building with a forecourt that involves a formal entry courtyard. Per Section 9.12.1.B, the administrator has the authority to authorize modification of up to 10% of any numerical standard set forth in Article 4. The administrator approves this 10% administrative adjustment to the dimensions set forth in Section 4.4.B, meaning that a 10.8' deep and 10.8' wide forecourt would be acceptable. Applicant to demonstrate compliance with these standards in future submissions and note that if the breezeway meets the minimum required width for a forecourt, a portion of the breezeway may be viewed as part of the required forecourt.

6. In future submissions, Applicant to submit elevations of both Apartment Building sizes so that reviewers may understand how the design will change to create a larger building.

7. Section 5.5.1 of the Beaufort Code requires a 5' minimum side and rear buffer for T5-UC properties abutting County Residential properties. The property abuts county residential properties on the northeast side. In future submissions, Applicant to demonstrate compliance with this section of the Code.

8. In future submissions, Applicant to ensure and demonstrate compliance with Section 5.7.7 regarding parking lot design, specifically the sections regarding parking stall dimensions, travel lane dimensions, parking space marking, pedestrian corridors, materials, and accessible parking.

9. Section 4.6.3.C.1 of the Beaufort Code requires 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%." In future applications, applicant to provide calculations of fenestration percentages for review.

10. In future submissions, applicant to provide plans and elevations of the proposed maintenance storage and car care center.

Staff Conditions (Discretionary):

11. Staff preference is that the apartment buildings have either a metal standing seam roof or an asphalt roof within one roof level rather than a mixture of the two as currently drawn on the upper level.

12. Staff has the following comments regarding fenestration on the clubhouse:

    a. On the front elevation, Sheet A2.04, Staff is not in support of the separated three windows on the left wing and recommends the windows be ganged together.

    b. On the left side elevation on Sheet A2.04, Staff is not support of the roof terminating directly over the head of the third window from the left because it appears that the roof is not visually supported. Staff recommends shifting the window directly below the roof termination as well as the two windows immediately to the right over towards the front of the building to have a symmetrical relationship to the gable above.

    c. On the rear elevation, Staff preference is that the six windows on the right side of the elevation be ganged together.

If you have any questions, feel free to call the Development of Community & Economic Development at (843) 525-7011.

As you move forward with your design, please follow principles from the City of Beaufort Civic Master Plan. Attached some pages from it that points out the vision and principles of urban form and function.

Sincerely,

Benjie Morillo, Chair
Design Review Board

Via ryan@andrews-sc.com

cc: file copy

NOVEMBER 2021 PRELIMINARY APPROVAL DECISION LETTER

VISION BEAUFORT: 2009 COMPREHENSIVE PLAN

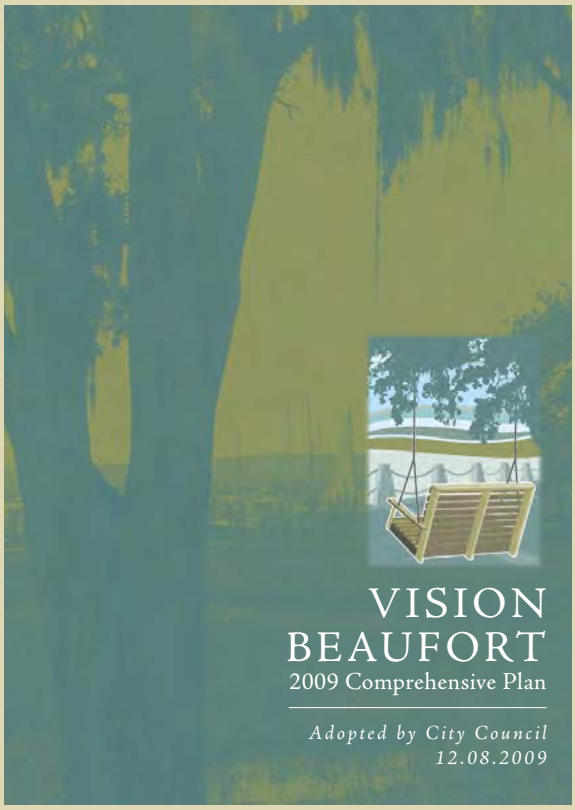
In 2009, the City of Beaufort adopted "Vision Beaufort," a comprehensive plan that articulated a vision for the growth and development of the city. In completing the plan, a broadly inclusive public participation process was used to ensure that the vision established in the plan was shared by a wide variety of Beaufort citizens, and truly reflective of the aspirations of the general public, elected officials, city staff, the development and business community.

In the Comprehensive Plan, the City of Beaufort and its citizens envisioned a city with:

- Beautiful, stable **neighborhoods;**
- A common **community vision;**
- A sustainable **economic** base;
- **Transportation** options and convenient access to services and destinations;
- **Attractive** and **vital** community gateways and corridors;
- Natural resources that balance **protection** with **public access** and **enjoyment;**
- A balance between **preservation** and **sensitive infill** and redevelopment of our historic core;
- A **predictable development process** for citizens and developers alike; and
- A **welcoming** atmosphere to all people.

To help achieve this vision, the plan committed to building upon and protecting Beaufort's assets and strengths of:

- Natural beauty and open spaces;
- Unique community design and historic atmosphere;
- Access to local goods, services, and cultural amenities;
- Military presence, hospital, and higher education institutions; and
- Community interaction and small community feel.



▲ 2009 COMPREHENSIVE PLAN

NOVEMBER 2021 PRELIMINARY APPROVAL DECISION LETTER - THESE PAGES ADDED BY CHAIRMAN

1 Sustainability

The activities of the City of Beaufort will consider the balance of social, environmental, and economic sustainability principles for both the community and the private property owner with all of our decisions.

2 Regionalism

We are committed to the implementation of the ***Northern Beaufort County Regional Plan*** as a guideline for our regional decisions and future urban form and we will continue to engage and coordinate in regional planning activities. Our planning will extend to the established urban growth boundary and will tie together all areas of the community in a cohesive manner.

3 Natural Infrastructure

We must protect our environmental resources as fundamental to the natural ecosystem and our quality of life. We will utilize innovative and context-sensitive solutions to conserve and protect our natural resources including our salt marshes, marsh islands, coastal waters, and marine resources; trees, forests, and wildlife habitats; and open space preservation.

4 Growth

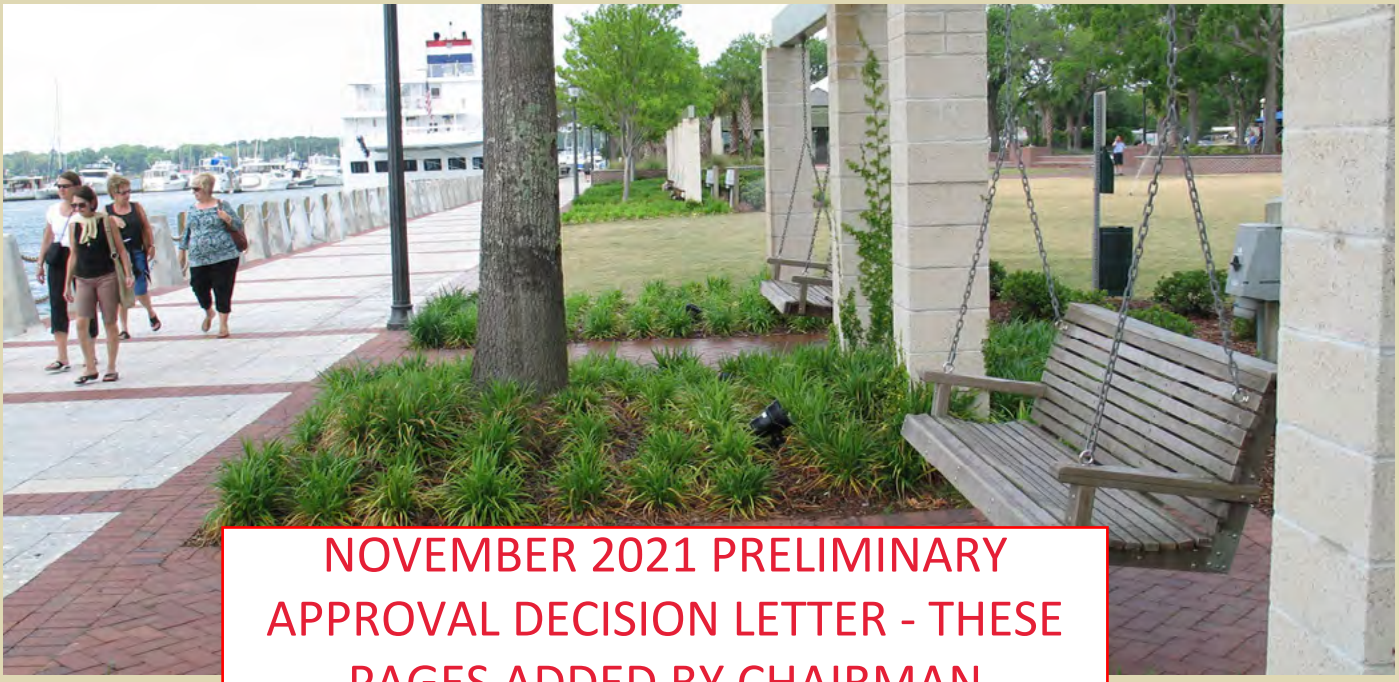
We must encourage growth within our urban service area by primarily focusing on the regeneration of our current assets through infill and redevelopment. Development in our urban growth boundary shall be sensitively focused on a conservation ethic with a compact and efficient built form that could be serviced with municipal services in the future.

5 Economic Development

A strong, vibrant, and healthy economy will be achieved through a successful economic development program in order to ensure the long term success and viability of the City of Beaufort. We must support the continuation and expansion of our primary economic engines - tourism, the military, healthcare,and education - while also seeking to expand opportunities for the arts and the recruitment of creative/knowledge-based industries.

6 Access and Mobility

Our citizens and visitors need a transportation system that integrates regional solutions with a fine-grained local network of choices that accommodate the automobile, pedestrians, bicyclists, and water-based travel.



NOVEMBER 2021 PRELIMINARY APPROVAL DECISION LETTER - THESE PAGES ADDED BY CHAIRMAN

7 Urban Form

The city will maintain its distinct urban form by encouraging growth and development using the model of walkable, urban, mixed-use neighborhoods established by the historic core of the city.

8 Neighborhoods

We believe that all our neighborhoods, including the downtown, must be vibrant and diverse and thus require consistent and continual public and private attention, maintenance and re-investment. Our neighborhoods should be reinforced in all planning and infrastructure projects.

9 Parks & Public Open Spaces

The city will permanently preserve and expand a community-wide parks, recreation and open space network that serves the entire city from the neighborhood playground to the regional reserve.

10 Historic and Cultural Resources

Beaufort is a living, dynamic community and must balance the protection of its abundant natural, cultural, institutional and historic resources with managed growth that adds to the community's character for future generations without degrading those resources which we value.

11 Social Diversity

We will maintain and celebrate the integrated ethnic and socioeconomic diversity of the community. To this end, we are committed to the provision of affordable and workforce housing throughout the city.

12 Hazard Mitigation

As a coastal community, we will feel the direct impacts of tropical storm activity and flooding. We must be prudent in our preparation for these expected hazards and mitigate against the loss of property to the greatest extent practical.

13 Climate Change

We must participate in solutions that reduce or avoid potential impacts to our regional and global climate and in turn we must adapt to those conditions which are likely to be inevitable, most specifically sea level rise.

14 Resource Efficiency

We will manage our consumption of renewable and non-renewable resources including energy and water and will continue to reduce our total waste stream. In addition we will be supportive of community activities that promote resource efficiency and the production of alternative energy and innovative water use and protection practices.

15 Fiscal Sustainability

The city, as a provider of urban services, must focus on long-term solvency with each incremental decision. Capital investments should leverage future benefits and must consider the impact on long term operational costs prior to their implementation. Perhaps most importantly, we will constantly seek efficient and innovative ways in which to deliver services and maintain our assets.

16 Adequacy of Infrastructure and Facilities

The contiguous extension of our corporate boundaries will be considered to the extent that the provision of city services can be economically and efficiently provided and will be subject to the adequate availability and timely construction of community infrastructure and public facilities.

17 Planning & Implementation

We will continue our history of thoughtful, detailed planning and will include practical implementing elements to leverage our ideas with actions. Success is bred not from what we say but what we accomplish.

NOVEMBER 2021 PRELIMINARY APPROVAL DECISION LETTER - THESE PAGES ADDED BY CHAIRMAN

NOVEMBER 2021 PRELIMINARY APPROVAL DECISION LETTER - THESE PAGES ADDED BY CHAIRMAN

We will enhance our local and regional transportation system with a fine-grained network of choices that accommodates pedestrians, bicyclists, boaters, and motor vehicles.

PRINCIPLES

1: STREETS ARE THE MAIN CIVIC INFRASTRUCTURE OF THE CITY AND SHOULD BE DESIGNED ACCORDING TO THEIR CONTEXT

2: THE HISTORIC STREET GRID NETWORK PROVIDES CHOICES WHICH ENHANCE MOBILITY AND CREATE DEVELOPMENT VALUE AND SHOULD SERVE AS A MODEL FOR DEVELOPMENT

3: OUR QUALITY OF LIFE IS MEASURED BY HOW WE GET AROUND WITHOUT OUR CARS - THEREFORE FACILITIES FOR PEDESTRIANS, BICYCLISTS, AND BOATERS SHOULD BE GIVEN EQUAL OR BETTER PRIORITY AS WE REINVEST IN OUR TRANSPORTATION SYSTEM

4: EVERY STREET IMPROVEMENT PROJECT WILL CONSIDER THE NEEDS OF ALL USERS IN ITS DESIGN - TRANSIT, AUTOMOBILES, BICYCLISTS, AND PEDESTRIANS

5: STREETS WILL BE DESIGNED TO MOVE TRAFFIC EFFICIENTLY, SAFELY AND SLOWLY THROUGH OUR COMMUNITY

6: THE SPANISH MOSS TRAIL WILL BE THE BACKBONE OF OUR MOBILITY INFRASTRUCTURE FOR NON-MOTORIZED TRAVEL

KEY INITIATIVES

5.1 Streets & Public Spaces 88

5.2 Spanish Moss Trail.....89

5.3 Pedestrian & Bicycle Infrastructure 91

5.4 Boat Access/Water Taxi.....94

5.5 Connectivity.....95

5.6 Streetscape Improvements 95

NOVEMBER 2021 PRELIMINARY APPROVAL DECISION LETTER - THESE PAGES ADDED BY CHAIRMAN

The city will maintain its distinct urban form by encouraging growth and development using the resilient model of walkable, urban, mixed-use neighborhoods established by the historic core of the city.

PRINCIPLES

1: OUR HISTORIC NEIGHBORHOODS WILL CONTINUE TO BE PROTECTED AND CONSERVED TO ENSURE THEIR VITALITY AND ENJOYMENT FOR FUTURE GENERATIONS

2: OUR NEIGHBORHOODS WILL EVOLVE TO ACCOMMODATE INCREASING HOUSING DENSITIES AND NEW BUILDING TYPES

3: OUR NEIGHBORHOODS WILL BE BASED ON A NETWORK OF SMALL BLOCKS THAT SUPPORT A WIDE RANGE OF HOUSING TYPES AND SIZES

4: WE WILL ENCOURAGE SENSITIVE NEIGHBORHOOD INFILL TO SUPPORT A THRIVING ECONOMY

5: THE CITY WILL CONTINUE TO SUPPORT AND ADVOCATE FOR A WIDE RANGE OF HOUSING CHOICES AS A MEANS TO SUPPORT OUR DISTINCT MIX OF HOUSEHOLDS AND INCOMES

KEY INITIATIVES

6.1 Building Patterns for Walkable Neighborhoods 104

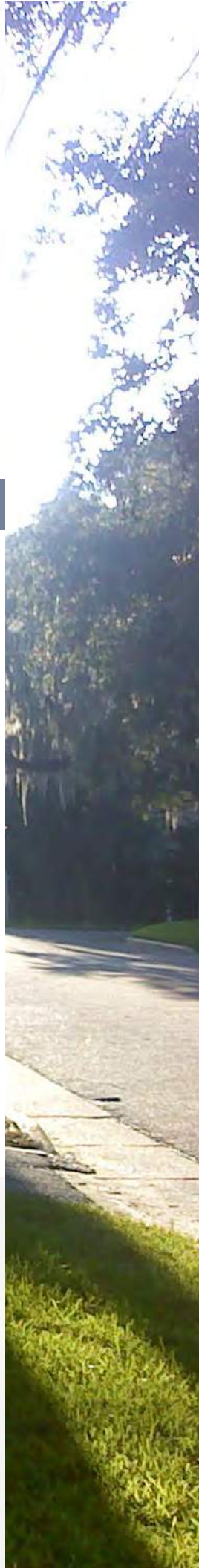
6.2 Sector 1 Neighborhood Strategies 108

6.3 Sector 2 Neighborhood Strategies 118

6.4 Sector 3 Neighborhood Strategies 121

6.5 Sector 4 Neighborhood Strategies 127

6.6 Sector 5 Neighborhood Strategies 131



APPLICANT PRESENTATION

211 BROAD RIVER
BOULEVARD

12-15 DRB.2

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 pd. ✓

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** 1/21 **Application #:** 23050 **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): tbd

Owner Address: tbd

Project Name: Watercrest Multi-family development

Property Address: 211 Broad River Blvd

Property Identification Number *(Tax Map & Parcel Number)*: 1) R120 028 000 0137 0000

Date Submitted: 01 / 13 / 2022

DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW BOARD APPLICATION

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

Required Project Information

Project Name: Watercrest Multi-family development

Property Size in Acres: 37.7ac Proposed Building Use: Apartments

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
See submittal documents outlining building sizes

# of Parking Spaces Required: 792 # of Parking Spaces Provided: 796

Is this project a redevelopment project: Y (N)

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

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

This apartment community will include 21 residential buildings housing 528 multi-family units, private garages, clubhouse and pool, maintenance building, a mail kiosk, trash compactor. The site will be accessed by Broad River Blvd and Ambrose Run.

Applicant's Signature: Ryan Cahyle **Date:** 01 / 13 / 2021

Owner's Signature: [signature] **Date:** 9/16/2021

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

CONTACT INFORMATION:

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

DESIGN REVIEW BOARD
FEE SCHDULE

(As of July 1, 2020)

BOARD REVIEW FEES:

Single-family residential projects (board review)	$100.00
Multifamily and commercial projects (board review)	$250.00
Change After Certification	$100.00
Demolition (whole structure)	$250.00
Special Board Meeting	$500.00

PREVIOUSLY PAID

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

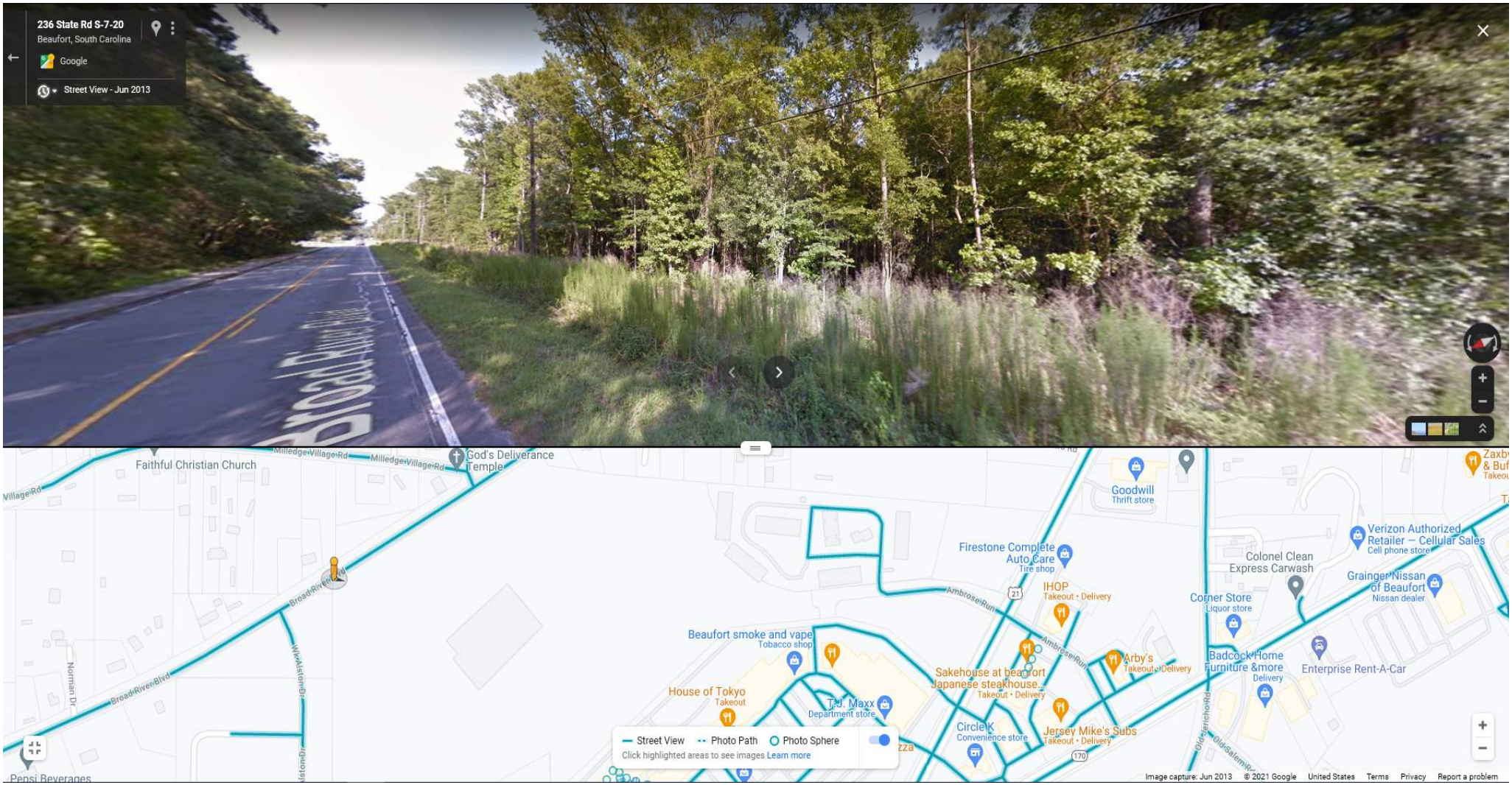
Type 2

- 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.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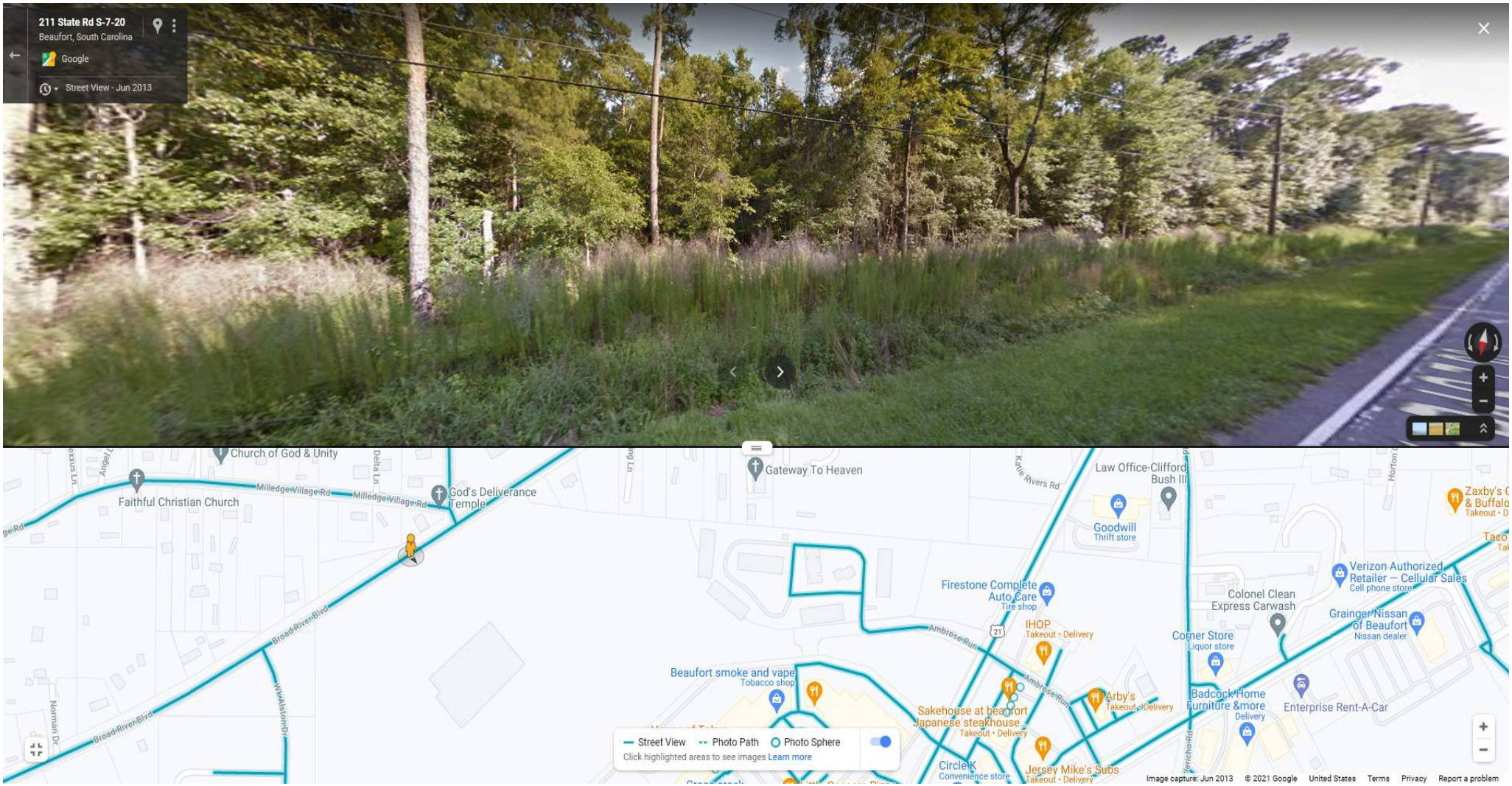
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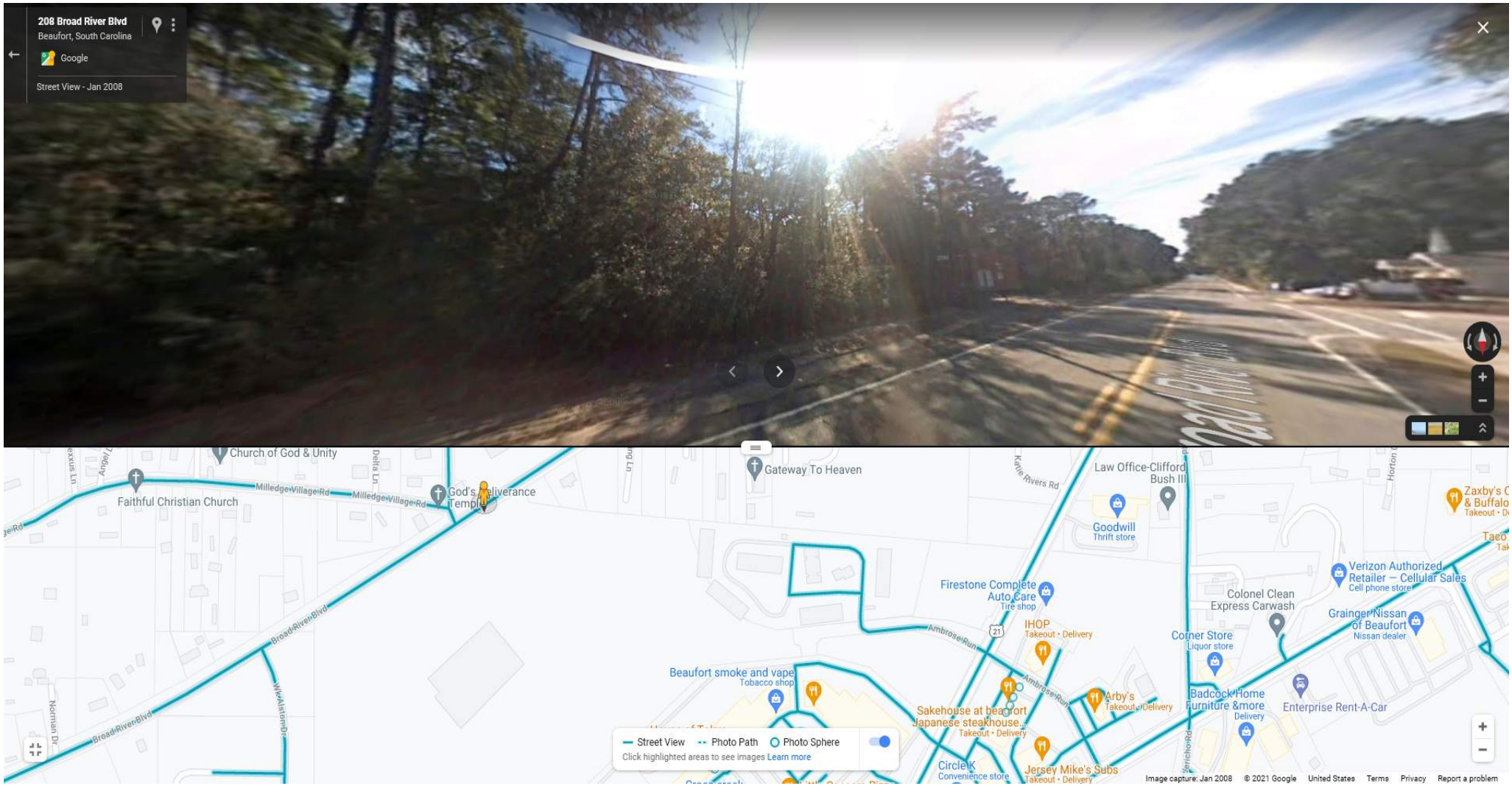
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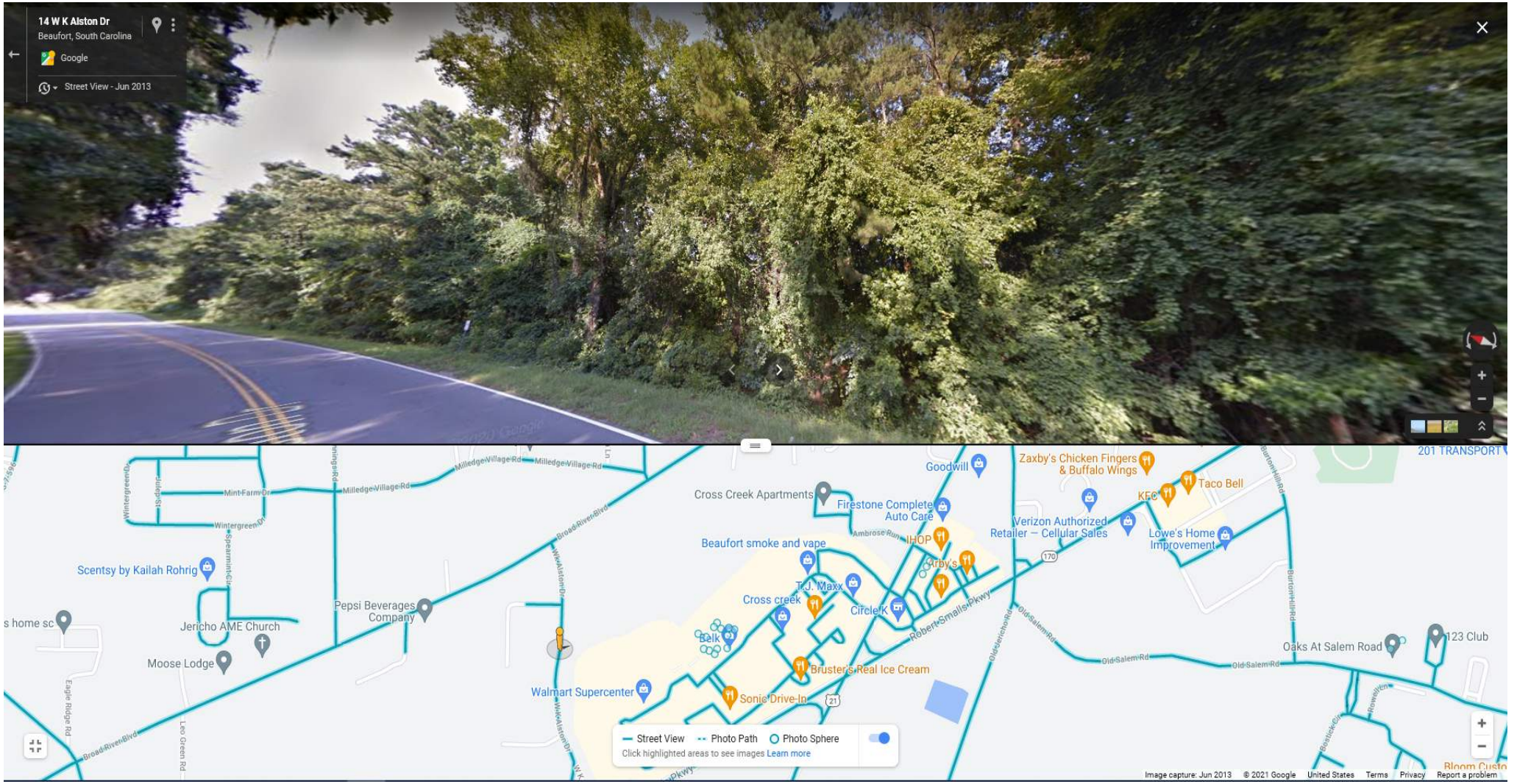
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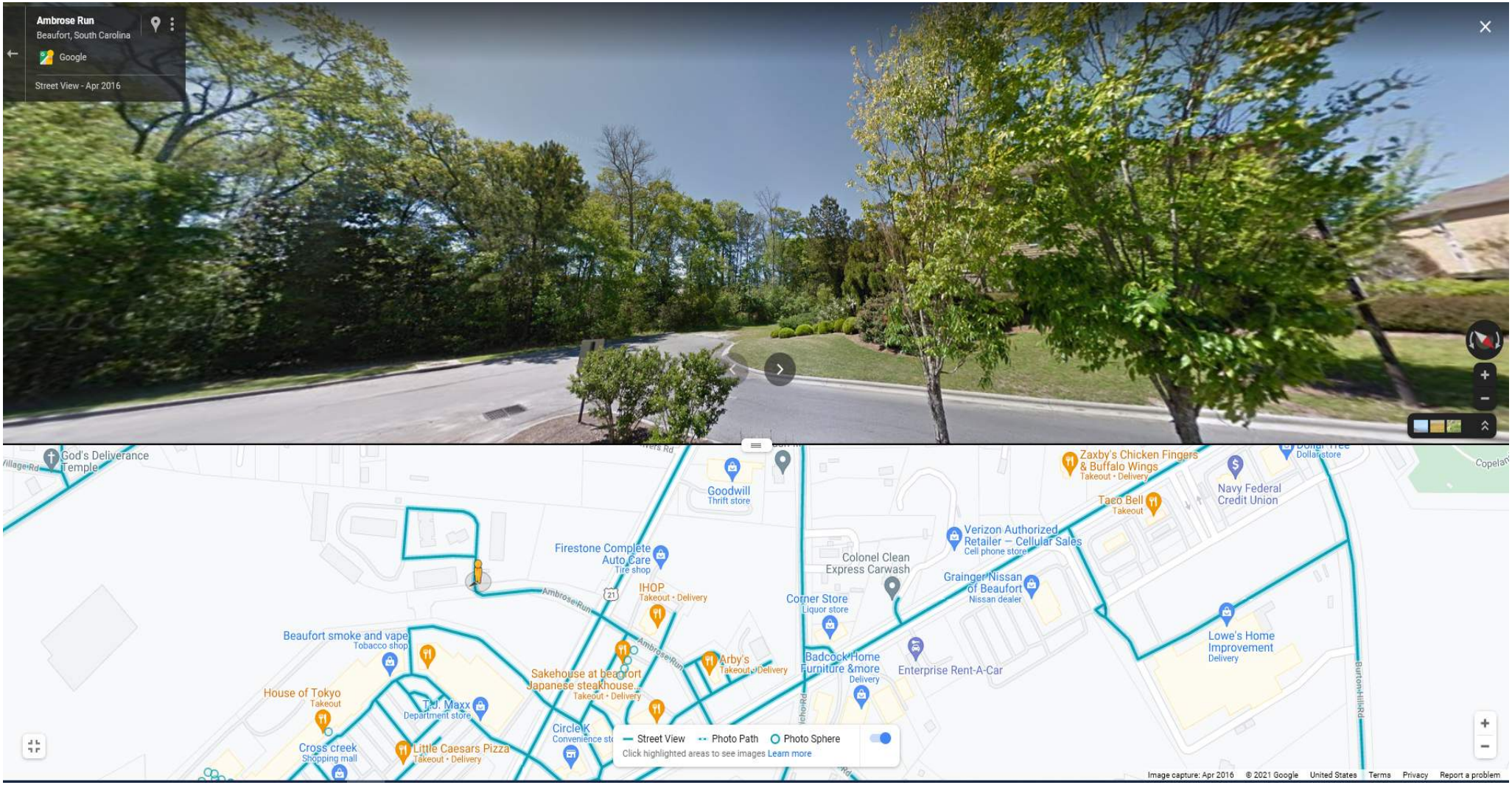
Ambrose Run
Beaufort, South Carolina
Google
Street View - Apr 2016
God's Deliverance Temple
Goodwill
Thrift store
Zaxby's Chicken Fingers & Buffalo Wings
Takeout • Delivery
Navy Federal Credit Union
Taco Bell
Takeout
Firestone Complete Auto Care
Tire shop
Verizon Authorized Retailer — Cellular Sales
Cell phone store
Colonel Clean Express Carwash
IHOP
Takeout • Delivery
Corner Store
Liquor store
Grainger Nissan of Beaufort
Nissan dealer
Beaufort smoke and vape
Tobacco shop
Arby's
Takeout • Delivery
Badcock Home Furniture &more
Delivery
Enterprise Rent-A-Car
Lowe's Home Improvement
Delivery
Sakehouse at beaufort
Japanese steakhouse
Takeout • Delivery
House of Tokyo
Takeout
T.J. Maxx
Department store
Circle K
Convenience st
Cross creek
Shopping mall
Little Caesars Pizza
Takeout • Delivery
Street View
Photo Path
Photo Sphere
Click highlighted areas to see images Learn more
Image capture: Apr 2016
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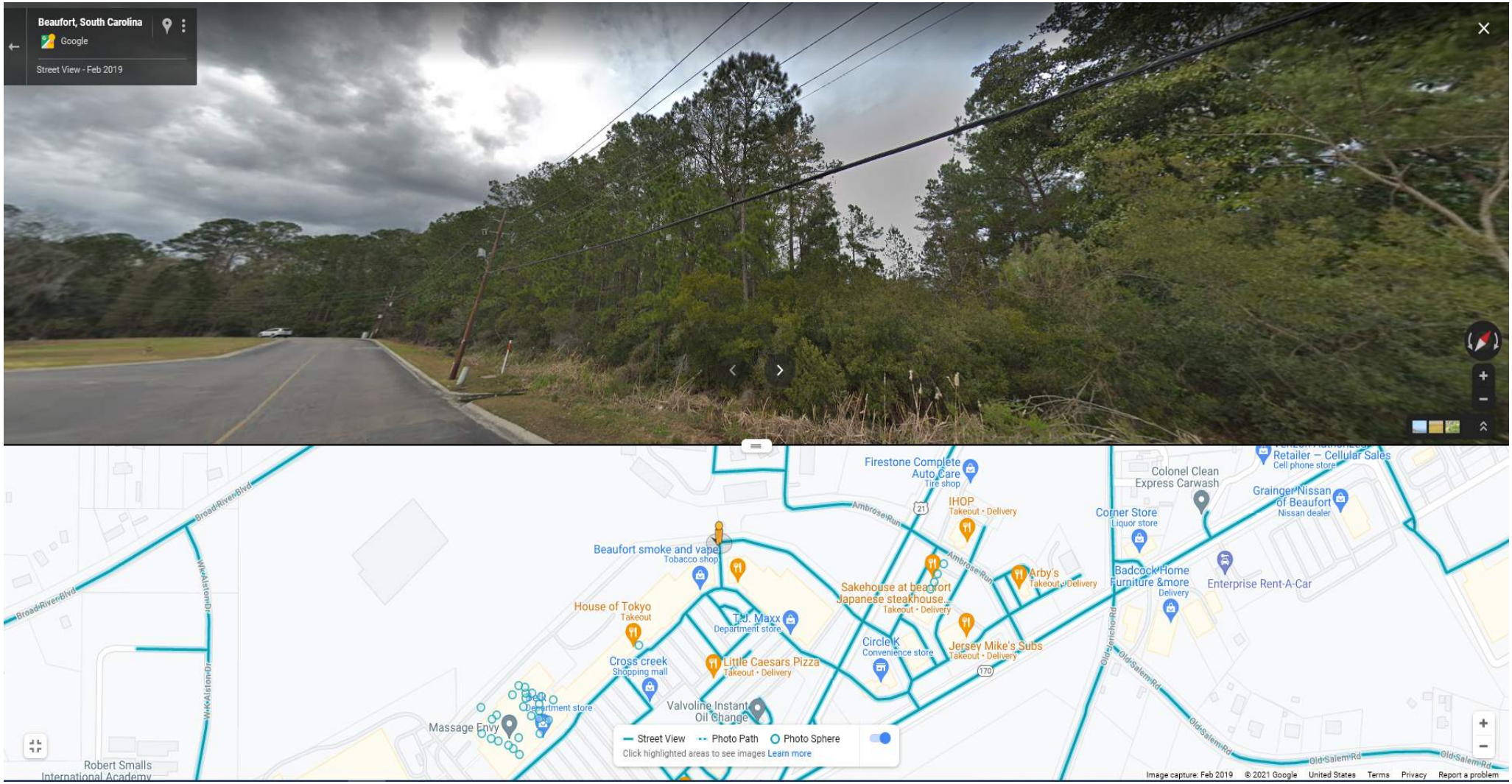
Beaufort, South Carolina
Google
Street View - Feb 2019
Firestone Complete Auto Care
Tire shop
IHOP
Takeout • Delivery
Ambrose Run
Beaufort smoke and vape
Tobacco shop
Sakehouse at beaufort Japanese steakhouse...
Takeout • Delivery
Arby's
Takeout • Delivery
House of Tokyo
Takeout
T.J. Maxx
Department store
Circle K
Convenience store
Jersey Mike's Subs
Takeout • Delivery
Cross creek
Shopping mall
Little Caesars Pizza
Takeout • Delivery
Valvoline Instant Oil Change
Massage Envy
Broad River Blvd
W McAlister Dr
Robert Smalls International Academy
Colonel Clean Express Carwash
Corner Store
Liquor store
Retailer – Cellular Sales
Cell phone store
Grainger Nissan of Beaufort
Nissan dealer
Badcock Home Furniture &more
Delivery
Enterprise Rent-A-Car
Old Jericho Rd
Old Salem Rd
Street View
Photo Path
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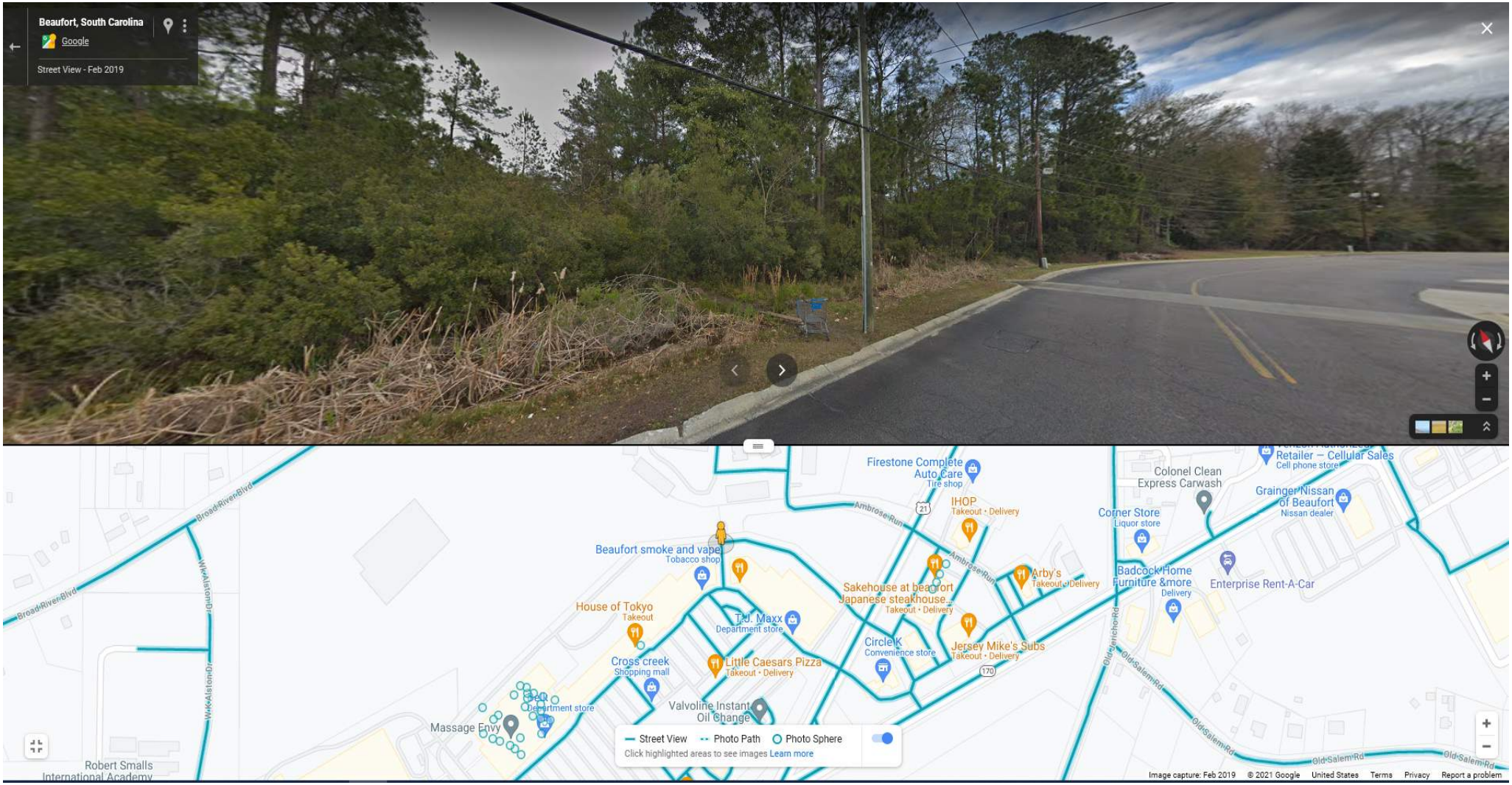
Beaufort, South Carolina
Google
Street View - Feb 2019
Firestone Complete Auto Care
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Broad River Blvd
W McAlister Dr
Ambrose Rd
Old Salem Rd
Robert Smalls International Academy
Street View
Photo Path
Photo Sphere
Click highlighted areas to see images Learn more
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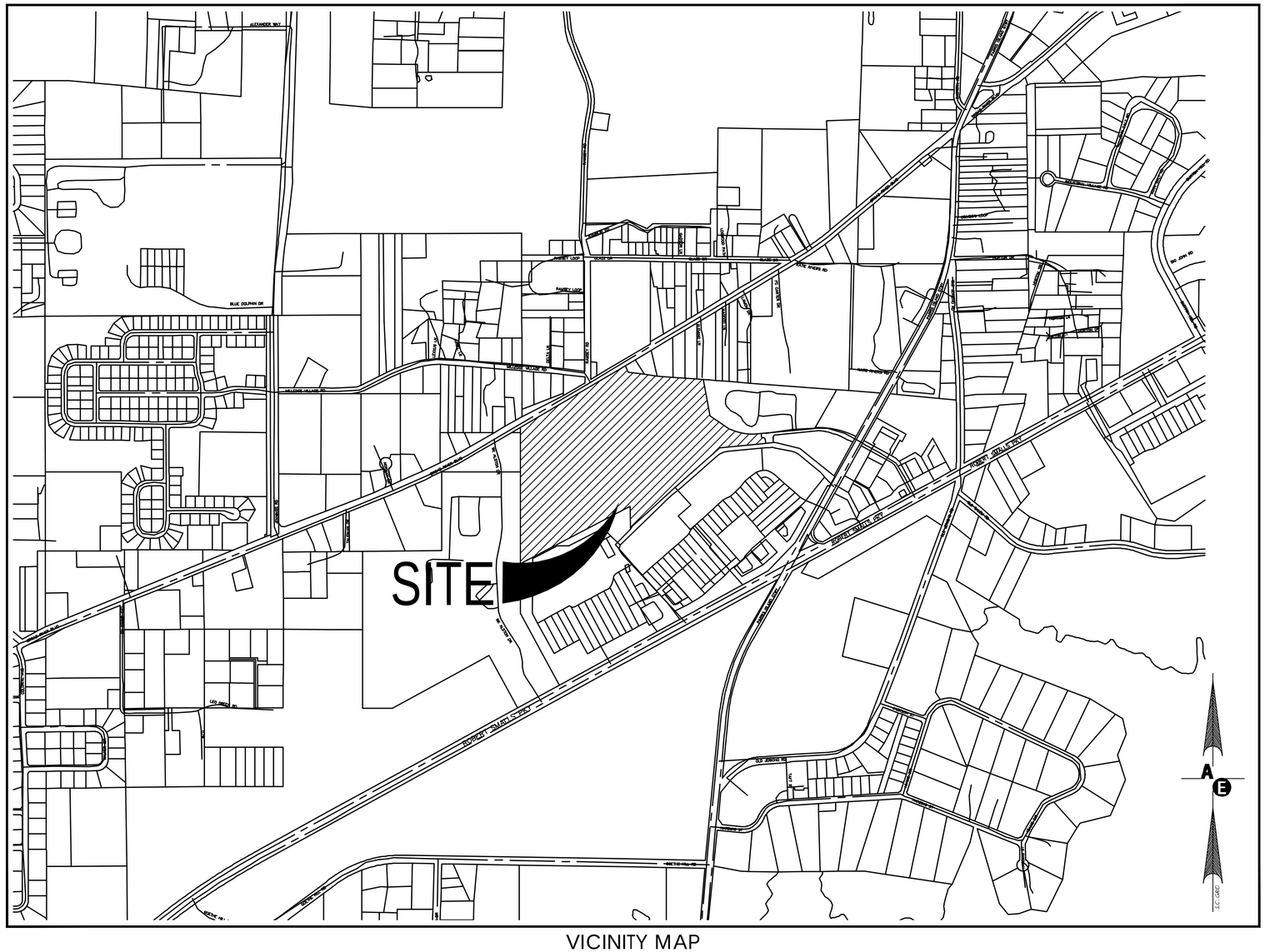
Watercrest Apartments Response to
DRB Conceptual Review Dated: November 24, 2021
Project: 21013
Date: January 21, 2022

1. The street names are shown on the site plan. The street cross-section conforms to the City's Neighborhood St. 1 – General section. Each apartment building and the clubhouse face a street and have a usable entry on that street.
   The overhead power line and underground utility easements along Broad River Road make it challenging to front Broad River. Also, the Traffic Impact Analysis (TIA) and SCDOT review and approval of the TIA limit the Broad River Road access to the single driveway aligning with Ramsey Road. The site dos provide a 35' buffer along Broad River Road to maintain a natural look along the state road.
2. The perimeter buffer is labeled and does exceed the minimum dimensions required for T5-UC and RMX zoning districts.
3. The site grading plan, which includes a typical cross-section demonstrates how the minimum 18" separation between the sidewalk and apartment finish floor elevation will be met.
4. Architectural floor plans and elevations are provided for the clubhouse and accessory buildings.
5. In accordance with 4.5.7.B.2. the applicant is providing a formal entry courtyard in the forecourt frontage type (4.4.C) at every breezeway entrance of the apartment buildings per this comment. A "typical" detail showing our intended design is included in our submission and rough dimensions provided. We believe this design meets the code requirements with the allowed 10% administrative allowance given. The forecourt depth will include the exterior courtyard and the breezeway up to the stairway landing. The building floor plans indicate a 10' wide breezeway. The final floor plans (in progress) modify the breezeway to meet the minimum width of 10'-10".
6. Applicant has provided elevations and plan views of all proposed building types. There are 4 different buildings.
7. The provided perimeter buffer is 20', which exceeds the minimum side and rear buffer required in the T5-UC and RMX zoning districts. The buffer dimension is shown on the site plan.
8. The site plan provides a parking table demonstrating that the minimum required parking is provided. The parking table also addresses the required handicap parking. The specific location of the handicap parking will be determined part of the final grading plan. The site plan also addresses bicycle parking. Pavement dimensions are provided for the parking spaces, drive aisles and sidewalks.
9. Applicant is providing with our submission a breakout of total fenestration calculations. We have not provided less than 30% per this comment across all floors.
10. Plans and elevations are provided for the accessory buildings.
11. Applicant will be providing asphalt roof only. Some elevations may still show metal, but this is merely a cause of time. This will be corrected on future submissions.
12. Applicant has taken these comments on the windows and made the requested adjustments by bringing the single windows together has triples where possible.

SITE DEVELOPMENT PLAN

FOR

WATERCREST APARTMENTS
BROAD RIVER BLVD.
CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA



VICINITY MAP

SCALE: 1"=500'

DATUM: NGVD29 VERTICAL / NAD83 HORZ.

N.P.D.E.S. DISTURBED AREA = TBD ACRES

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

APPROXIMATE LOCATION OF SITE:

LONGITUDE: 80°-44'-01"
LATITUDE: 32°-25'-41"

DEVELOPER NAME:

LOGAN DEVELOPER INC.
c/o BRYANT LIGON
60 GREGORY ROAD, SUITE 1
BELVILLE, NC 28451

PROJECT DATA INFORMATION:

WATERCREST APARTMENTS
DISTRICT #: 120
MAP #: 028
PARCEL #: 0137
PROJECT ZONING: T5-UC/RMX
ZONING BOUNDARIES: T5-UC/RMX, C5RCMU (NORTH-BC)
FEMA FLOOD ZONE: X

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

APPROVED FOR CONSTRUCTION

BY: _____ ___/___/___
DATE

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

SOUTH CAROLINA ANDREWS & BURGESS INC. No. C00008 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER NO. 12860 STEVEN WADE ANDREWS

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INDEX OF DRAWINGS

SHEET #	*DESCRIPTION*
	TITLE
A	LEGEND & NOTES SHEET
1	EXISTING CONDITIONS AND TREE REMOVAL PLAN
2	SITE PLAN w/FIRE TRUCK TURNING RADII
3	GRADING PLAN

DRAWING RELEASED FOR:

☑ PLAN REVIEW	01/21/2022
☐ PERMIT DRAWINGS	____/____/____
☐ CONSTRUCTION DRAWINGS	____/____/____
☐ BID SET	____/____/____
☐ RECORD DRAWINGS	____/____/____
☐ OTHER: _____	____/____/____

PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
1	–	–	–
2	–	–	–
3	–	–	–
4	–	–	–
5	–	–	–
6	–	–	–
7	–	–	–
8	–	–	–

WATERCREST APARTMENTS
BJWSA JOB#: --------

PRELIMINARY / NOT FOR CONSTRUCTION

PLAN REVISIONS			
NO.	DESCRIPTION:	DATE:	BY:
1	–	–	–
2	–	–	–
3	–	–	–
4	–	–	–
5	–	–	–
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SOUTH CAROLINA PROFESSIONAL ENGINEER — REGISTERED — STEVEN WADE ANDREWS — NO. 12880 — COMMISSION

SOUTH CAROLINA — ANDREWS ENGINEERING CO — NO. C000008 — CERTIFICATE OF AUTHORIZATION

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

Preliminary Site Plan
for
Watercrest Apartments
Broad River Blvd.
City of Beaufort
Beaufort County, SC

Existing
Conditions and Tree
Removal Plan

Date Drawn:	10/30/20
Last Revised:	01/21/22
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #: 1

JOB: J21013

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F:\Projects\2021\2021 Projects\J21013 The Avery Co. Apartments (Now Watercrest)\Dwg\J21013_mst.dwg

TABLE OF DEVELOPMENT AREAS			
IMPERVIOUS AREA	728,778 SQ. FT.	16.730 AC.	(44.40%)
LANDSCAPE/PERVIOUS AREA	912,831 SQ. FT.	20.956 AC.	(55.60%)
TOTAL SITE AREA	1,641,609 SQ. FT.	37.686 AC.	(100%)

ASPHALT DRIVE AISLES AND PARKING (TYPICAL)

FIRE TRUCK TURNING MODEL PER CITY SPECIFICATIONS

FIRE TRUCK TURNING MODEL PER CITY SPECIFICATIONS

BICYCLE PARKING

BICYCLE PARKING

MILLEDGE VILLAGE ROAD

RAMSEY ROAD

BROAD RIVER BLVD

AMBROSE RUN

FANNO AVENUE

MARSH STREET

MCCRADY LANE

CLUBHOUSE FFE=20.00

POOL FFE=19.00

35' BUFFER

20' BUFFER

CROSS CREEK APARTMENTS HOLDINGS, LLC
R122 029 000 0221 0000
DEED BOOK 2829, PAGE 1053
PLAT BOOK 109, PAGE 157
PLAT BOOK 64, PAGE 39

USPG PORTFOLIO EIGHT, LLC
R122 029 000 182B 0000
DEED BOOK 3333, PAGE 1600
PLAT BOOK 40, PAGE 43

TAX MAP No.
R120 028 000 0137 0000
37.683 ACRES (TOTAL)
1,641,480 SQ.FT (TOTAL)

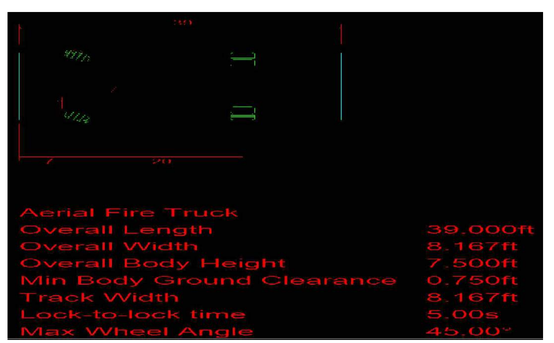
USPG PORTFOLIO EIGHT, LLC
R122 029 000 182A 0000
DEED BOOK 3333, PAGE 1600

CENTERLINE OF
20' DRAINAGE EASEMENT
PLAT BOOK 70, PAGE 28

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.



CITY OF BEAUFORT FIRE TRUCK SPECIFICATIONS

PRELIMINARY / NOT FOR CONSTRUCTION

PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
1	-	-	-
2	-	-	-
3	-	-	-
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SOUTH CAROLINA PROFESSIONAL ENGINEER SAMUEL STEVEN WADE REGISTERED NO. 12860

SOUTH CAROLINA ANDREWS ENGINEERING CO. CERTIFICATE OF AUTHORIZATION NO. C000008

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

Preliminary Site Plan
for
Watercrest Apartments
Broad River Blvd.
City of Beaufort
Beaufort County, SC

Site Plan
w/Fire Truck
Turning Radii

Date Drawn:	10/30/20
Last Revised:	01/21/22
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #: 2

JOB: J21013

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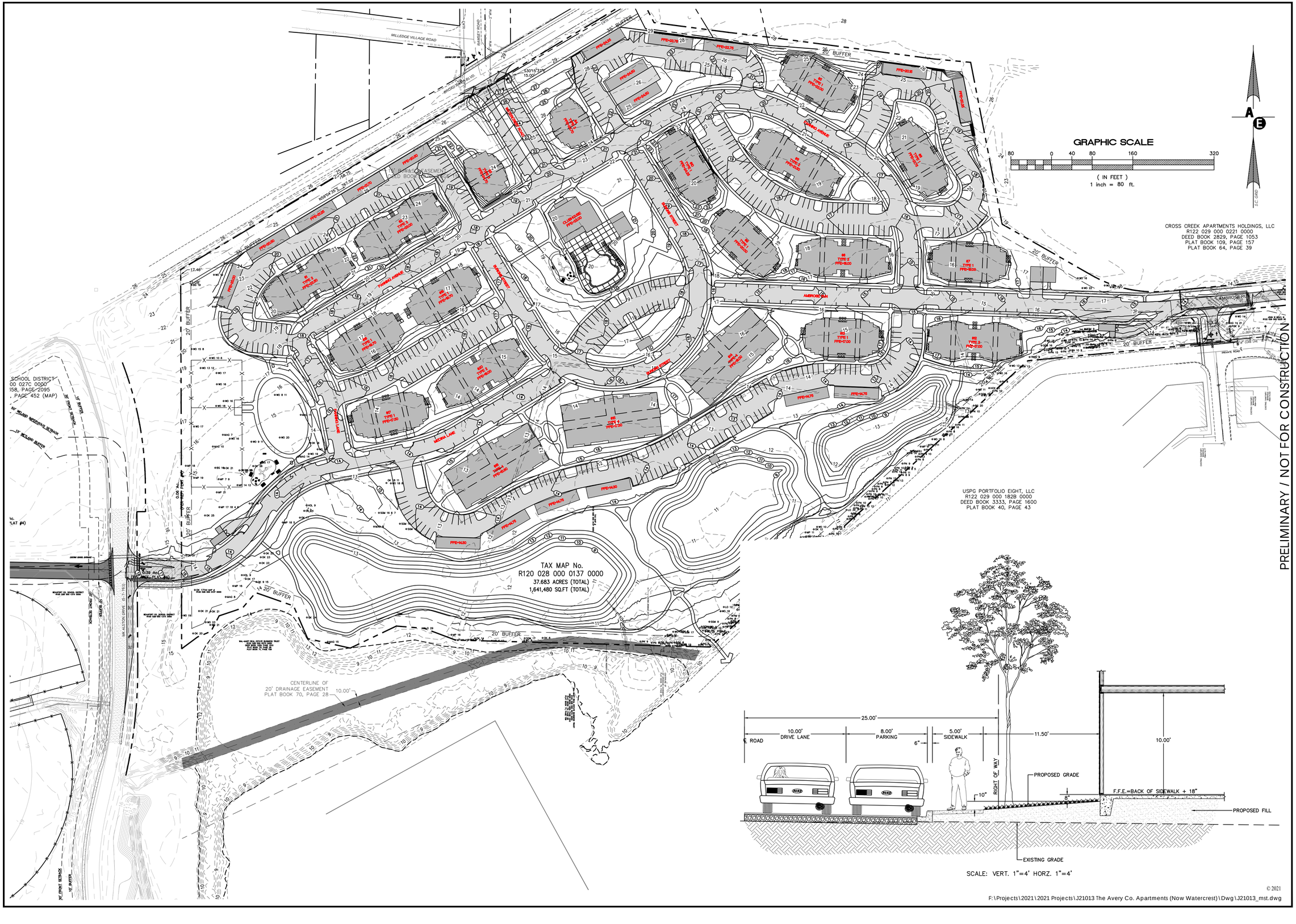
F:\Projects\2021\2021 Projects\J21013 The Avery Co. Apartments (Now Watercrest)\Dwg\J21013_mst.dwg


MILLEDGE VILLAGE ROAD
ALBERT ROAD
BROOKLYN SPRINGS BLVD
BROAD RIVER BLVD
S30°16'33"W
15.00'
36' BUFFER
20' BUFFER
30' R/W & SEWER EASEMENT
DEED BOOK 3333, PAGE 1600
CROSS CREEK APARTMENTS HOLDINGS, LLC
R122 029 000 0221 0000
DEED BOOK 2829, PAGE 1053
PLAT BOOK 109, PAGE 157
PLAT BOOK 64, PAGE 39
USPG PORTFOLIO EIGHT, LLC
R122 029 000 182B 0000
DEED BOOK 3333, PAGE 1600
PLAT BOOK 40, PAGE 43
SCHOOL DISTRICT
00 027C 0000
158, PAGE 2095
, PAGE 452 (MAP)
50' WILAND WATERSHORE SETBACK
15' WILAND BUFFER
35' FRONT SETBACK
10' BUFFER
WR ALSTON DRIVE (S-7-761)
6' FRONT SETBACK
10' BUFFER
TAX MAP No.
R120 028 000 0137 0000
37.683 ACRES (TOTAL)
1,641,480 SQ.FT (TOTAL)
CENTERLINE OF
20' DRAINAGE EASEMENT
PLAT BOOK 70, PAGE 28
10.00'
TIMBER RIDGE
MERIN LANE
AMBROSE CIR
PRIVATE ROAD 1
PRIVATE ROAD 2
CLUBHOUSE
FFE=10.00
POOL
FFE=9.00
#1 TYPE 2 FFE=9.00
#2 TYPE 2 FFE=9.00
#3 TYPE 2 FFE=9.00
#4 TYPE 2 FFE=9.00
#5 TYPE 2 FFE=9.00
#6 TYPE 2 FFE=9.00
#7 TYPE 1 FFE=9.00
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#10 TYPE 1 FFE=9.00
#11 TYPE 1 FFE=9.00
#12 TYPE 1 FFE=9.00
#13 TYPE 1 FFE=9.00
#14 TYPE 1 FFE=9.00
#15 TYPE 1 FFE=9.00
#16 TYPE 1 FFE=9.00

DEVELOPMENT SUMMARY

TOTAL ACRES	+/-37.69 ACRES
ZONING	T5-UC/RMX
ALLOWED DENSITY	30 UNITS/ACRE
TOTAL UNITS ALLOWED	1130 UNITS
TOTAL UNITS	528 UNITS (14 Units/AC)
TYPE 1: 24 UNIT BUILDINGS* (9 Total)	216 UNITS
*(12 1 BR, 12 2BR Per Building)	33 SPACES/BLDG
TYPE 2: 24 UNIT BUILDINGS* (6 Total)	144 UNITS
*(12 2 BR, 12 3BR Per Building)	45 SPACES/BLDG
TYPE 3: 12 UNIT BUILDINGS* (2 Total)	24 UNITS
*(6 2BR, 6 3BR Per Building)	22.5 SPACES/BLDG
TYPE 4: 48 UNIT BUILDINGS* (3 Total)	144 UNITS
*(24 1BR, 16 2BR, 8 3BR Per Building)	68 SPACES/BLDG
PARKING REQUIRED*	816 SPACES
PARKING PROVIDED (434 OFF-STREET, 256 ON-STREET, 126 GARAGED)	816 SPACES
TOTAL OPEN SPACE PROVIDED	+/-22.15 ACRES (59%)

NOTE: PARKING BASED ON 1 SPACE PER UNIT FOR 1 BR APT, 1.75 SPACES PER UNIT FOR 2 BR APT., AND 2 PER UNIT OF 3 BR APT.

ADA ACCESSIBLE PARKING:

REQUIRED: 2% OF TOTAL = 16 STALLS MINIMUM

PROVIDED: 1 SPACE PER RESIDENTIAL BUILDING	= 20 SPACES
2 SPACES AT CLUBHOUSE	=2 SPACES
TOTAL PROVIDED:	22 SPACES

*ALL ADA SPACES TO BE DEPICTED ON FINAL SITE PLAN ONCE FINAL GRADES AND ACCESSIBLE ROUTES ARE ESTABLISHED.

Appendix C: Street Infrastructure Plans | C.5: Street Sections

C.5.7	Neighborhood St. 1 - General (NS1: 50 ft - 62 ft)
Description	Type 1 Neighborhood Streets are the most common urban street type in Beaufort. These versatile streets are typically unmarked in residential neighborhoods to allow for informal parking, but can be striped with bike lanes and/or a lane of on-street parking as necessary in more urban situations. As Beaufort's neighborhoods begin to fill in and intensify over time, this street type with its formal curbs and sidewalks may be applied as the logical next step in urbanization from Low Impact Development roads with their open swale drainage.
Curb Type	Curb
Right-of-Way Width	50 to 62 feet
Traffic Lanes (Pavement Width)	2 lanes (30 to 36 feet total) - Marked or Unmarked
Movement (Design Speed)	Slow (25 MPH)
Parking Lanes (Width)	Informal - 1 side only if bike lane is included; angled parking may be permitted if sufficient R.O.W exists
Bike Facilities	Signed route or bike lane (5 feet) as needed
Sidewalk (Width)	2 sides (5 to 6 feet each)
Planter Type (Width)	Planting strip (5 to 7 feet)
Street Trees	40 feet on-center max., overstory; 24 feet on-center max., understory or palms
Specific Applicability	See Street Regulating Plan

PREPARED FOR:
Logan Homes/The Avery Company, Inc.
PREPARED BY:

J. K. TILLER ASSOCIATES, INC.
LAND PLANNING LANDSCAPE ARCHITECTURE
181 BLUFFTON ROAD, SUITE F203 BLUFFTON, SC 29910
Voice 843.815.4800 jktiller@jktiller.com Fax: 843.815.4802

Andrews Engineering & Surveying

WATERCREST
MULTI-FAMILY CONCEPT PLAN 10
CITY OF BEAUFORT, SOUTH CAROLINA
DECEMBER 15, 2021

NORTH

GRAPHIC SCALE
0 100' 200' 300'

THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION.

JKT Job Number: 202107-01

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WATERCREST APARTMENTS Beaufort, South Carolina

FENESTRATION CALCULATIONS

BUILDING TYPE 1

Ground Floor- 31% (388 sf /1266 sf)

Upper Floors- 31% (776 sf /2532 sf)

BUILDING TYPE 2

Ground Floor- 31% (464 sf/1521 sf)

Upper Floors- 31% (928 sf/ 3042 sf)

BUILDING TYPE 3

Ground Floor- 31% (232 sf/ 750sf)

Upper Floors- 31% (464 sf/ 1500)

BUILDING TYPE 4

Ground Floor- 31% (1692 sf/5520 sf)

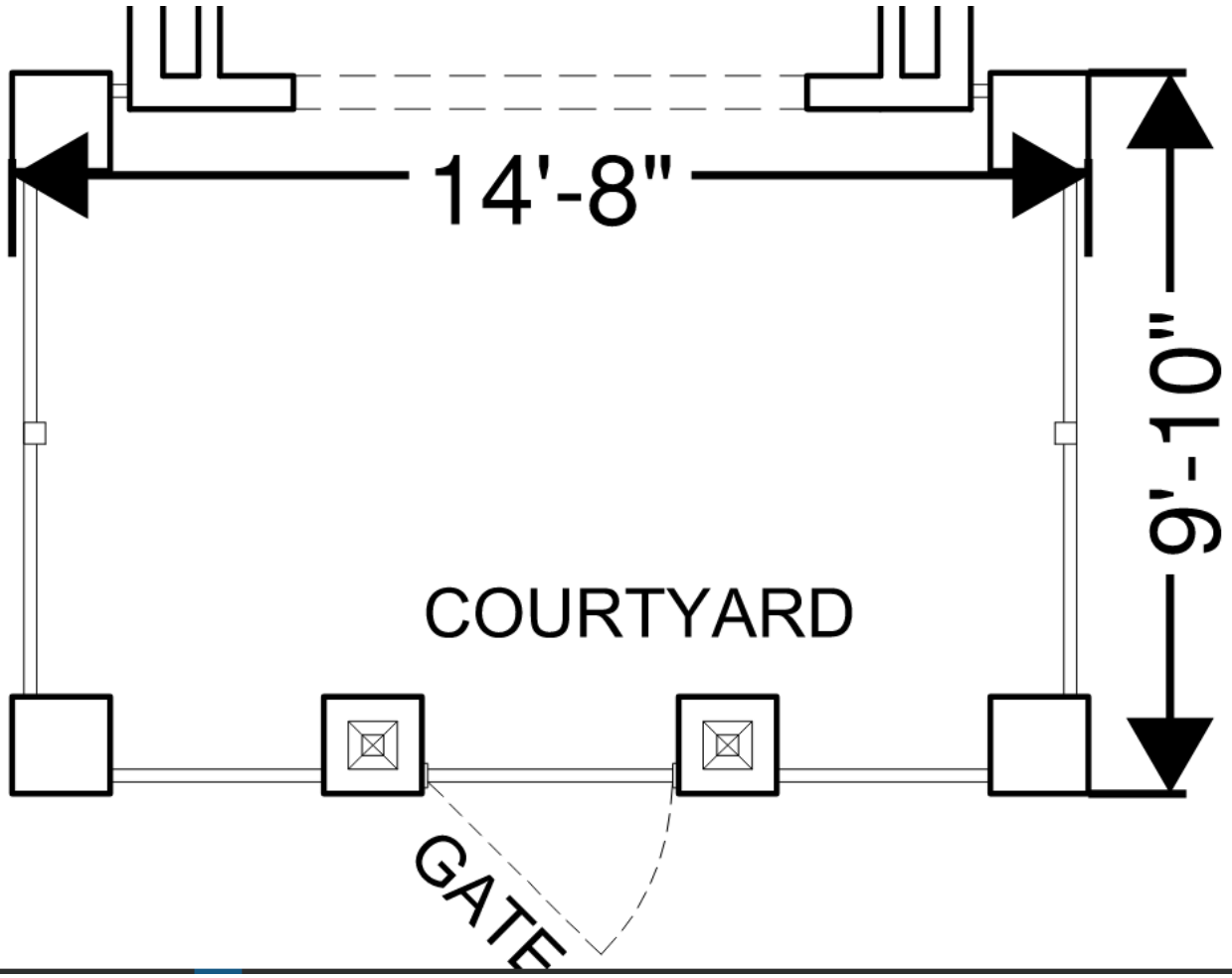
Upper Floors- 32% (584 sf/1840 sf)

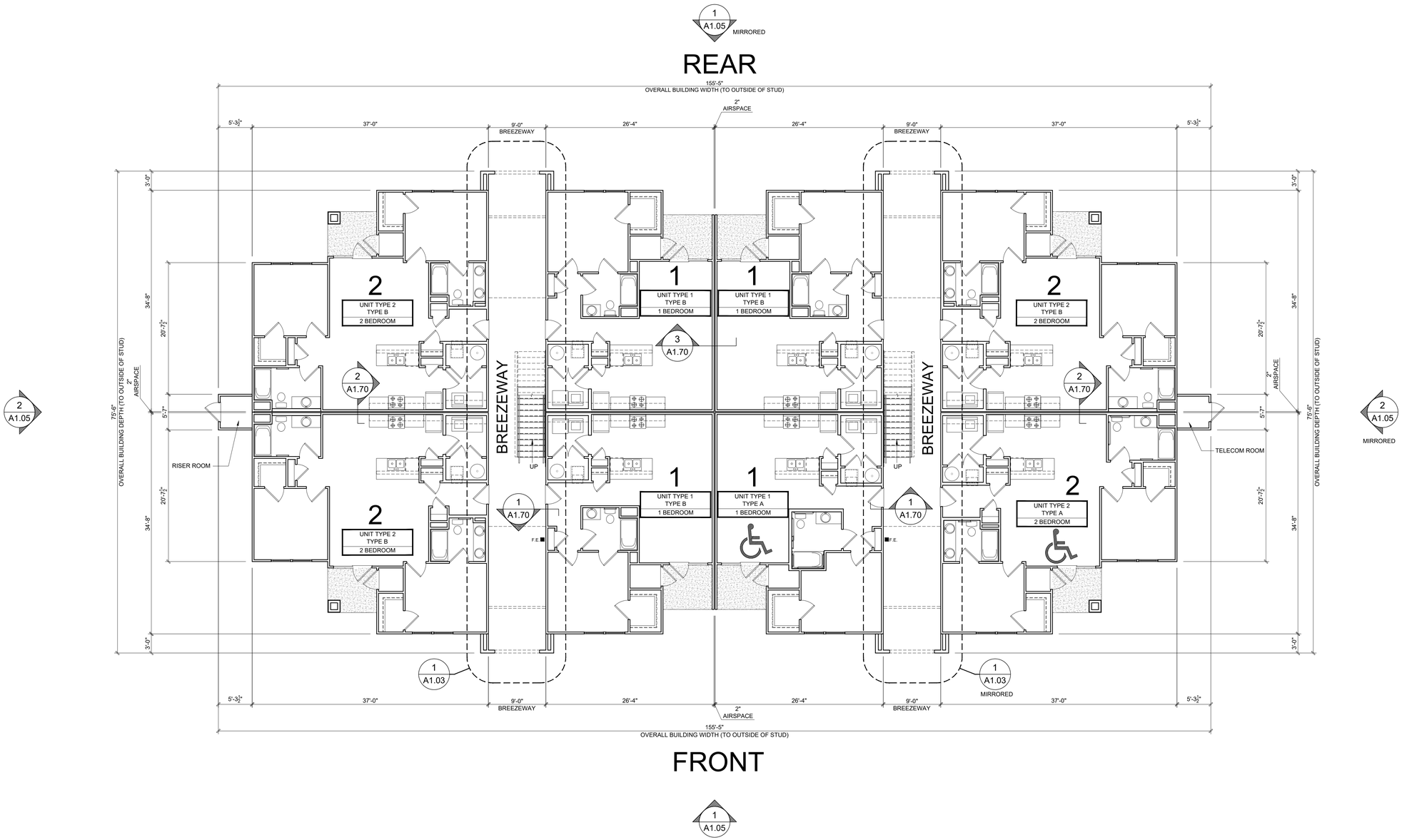
CLUBHOUSE

Ground Floor- 38% (316 sf/832 sf)

Typical Courtyard Entrance to be located at all Apartment Building Entrances on Front of building.

Brick columns with Painted black metal fencing and self closing gate.





1 BUILDING TYPE 1 - FIRST FLOOR PLAN

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

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.
2. Contractor is to notify architect immediately of conditions or items varying from depicted information.
3. Planworx Architecture, P.A. is not responsible for constructed variations from the information depicted.
4. Planworx Architecture, P.A. will not assume any liability for expenses associated with errors and omissions on these drawings unless offset by verified construction savings as a result of planworx architecture, P.A. Design.
5. Planworx Architecture, P.A. retains ownership of all of designs depicted and implied herein.
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PLANWORX
ARCHITECTURE
5711 SIX FORKS ROAD, SUITE 100
RALEIGH, NORTH CAROLINA 27609
www.planworx.com

PLANWORX ARCHITECTURE, PA
REGISTERED ARCHITECTURAL CORPORATION
CERT. NO. 50909
N.C.
RALEIGH, NC

ROBERT W. NAGEL
REGISTERED
No. 8957
ARCHITECT
NORTH CAROLINA
03.26.2021

PROGRESS DATE:
ISSUE DATE: 03/26/2021

REVISIONS: NUMBER	DATE	INITIALS	DESCRIPTION

PROJECT NO:
DRAWN BY: JT
CHECKED BY: RW/BN/MM

SHEET TITLE:
Building Type 1 First Floor Plan

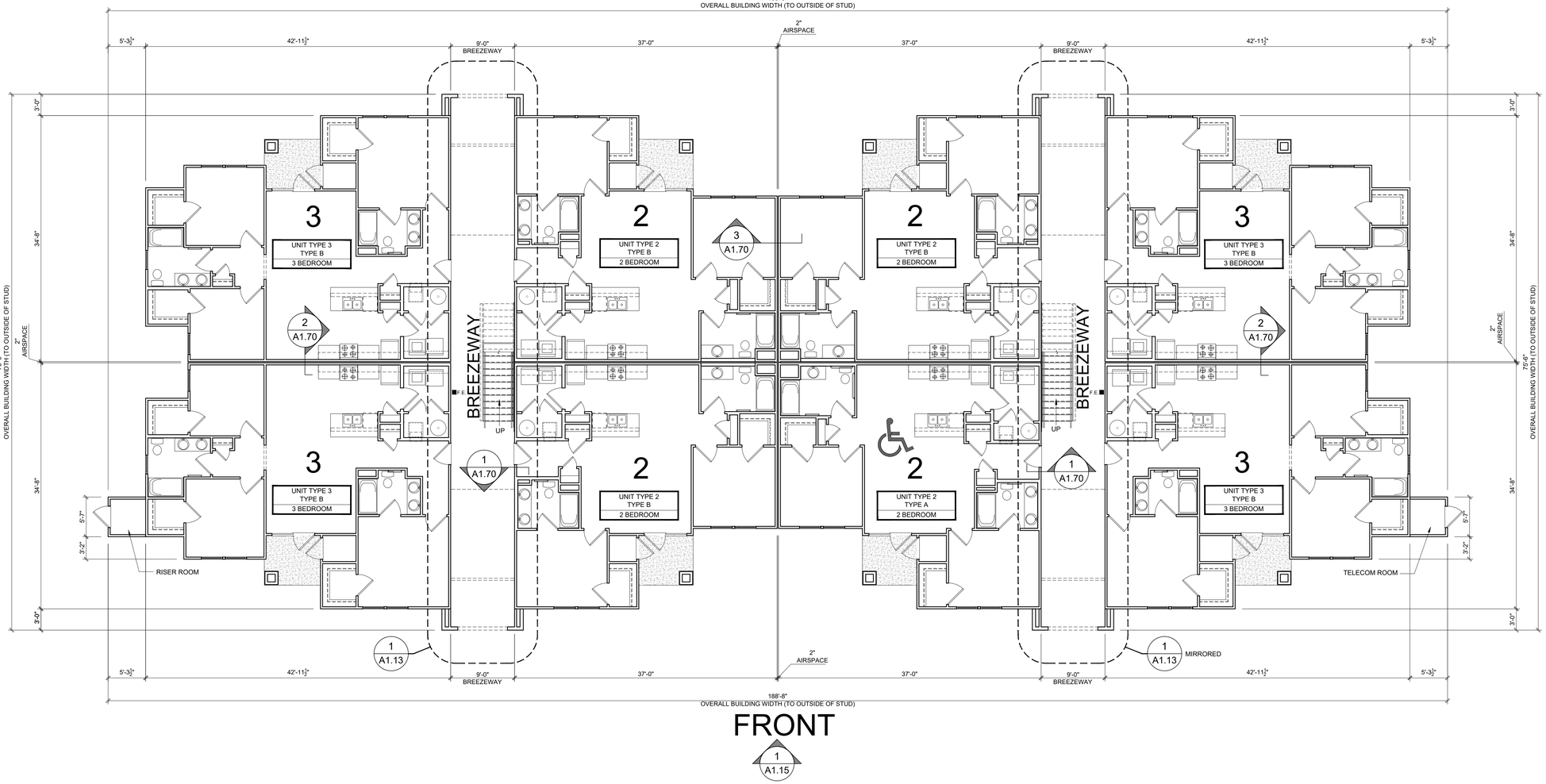
SHEET NUMBER:
A1.00

Watercrest Apartments
City of Beaufort, South Carolina

1 / A1.15 MIRRORED

REAR

188'-8" OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)



FRONT

188'-8" OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)

1 / A1.15

1 BUILDING TYPE 2 - FIRST FLOOR

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

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.
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www.planworx.com

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REGISTERED ARCHITECTURAL CORPORATION
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N.C.
RALEIGH, NC

ROBERT M. NAGY
REGISTERED
NO. 8957
ARCHITECT
03.26.2021
NORTH CAROLINA

REVISIONS: NUMBER	DATE	INITIALS	DESCRIPTION
ISSUE DATE:	03/26/2021		
PROGRESS DATE:			

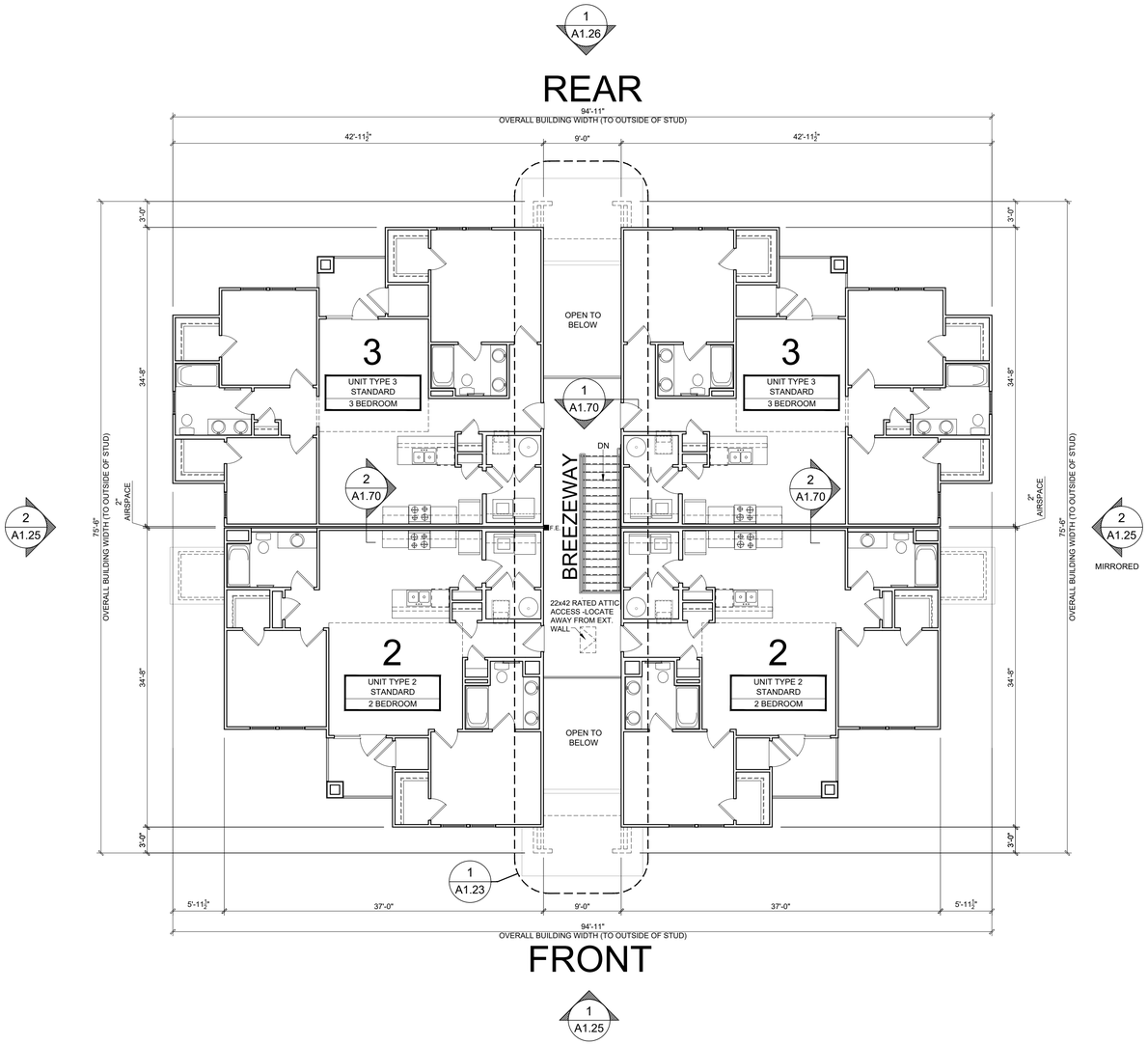
PROJECT NO:
DRAWN BY: JT
CHECKED BY: RW/BN/MM

SHEET TITLE:
Building Type 2 First Floor Plan

SHEET NUMBER:

Watercrest Apartments

City of Beaufort, South Carolina



1 BUILDING TYPE 3 - THIRD FLOOR PLAN

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

1. All drawings are to be coordinated with all site information by owner and contractor, and applicable codes.
2. Contractor is to notify architect immediately of conditions or items varying from depicted information.
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8957
ARCHITECT
NORTH CAROLINA
03.26.2021

REVISIONS: NUMBER	DATE	INITIALS	DESCRIPTION
ISSUE DATE:	03/26/2021		
PROGRESS DATE:			

PROJECT NO:

DRAWN BY: JT

CHECKED BY: RW/BN/MM

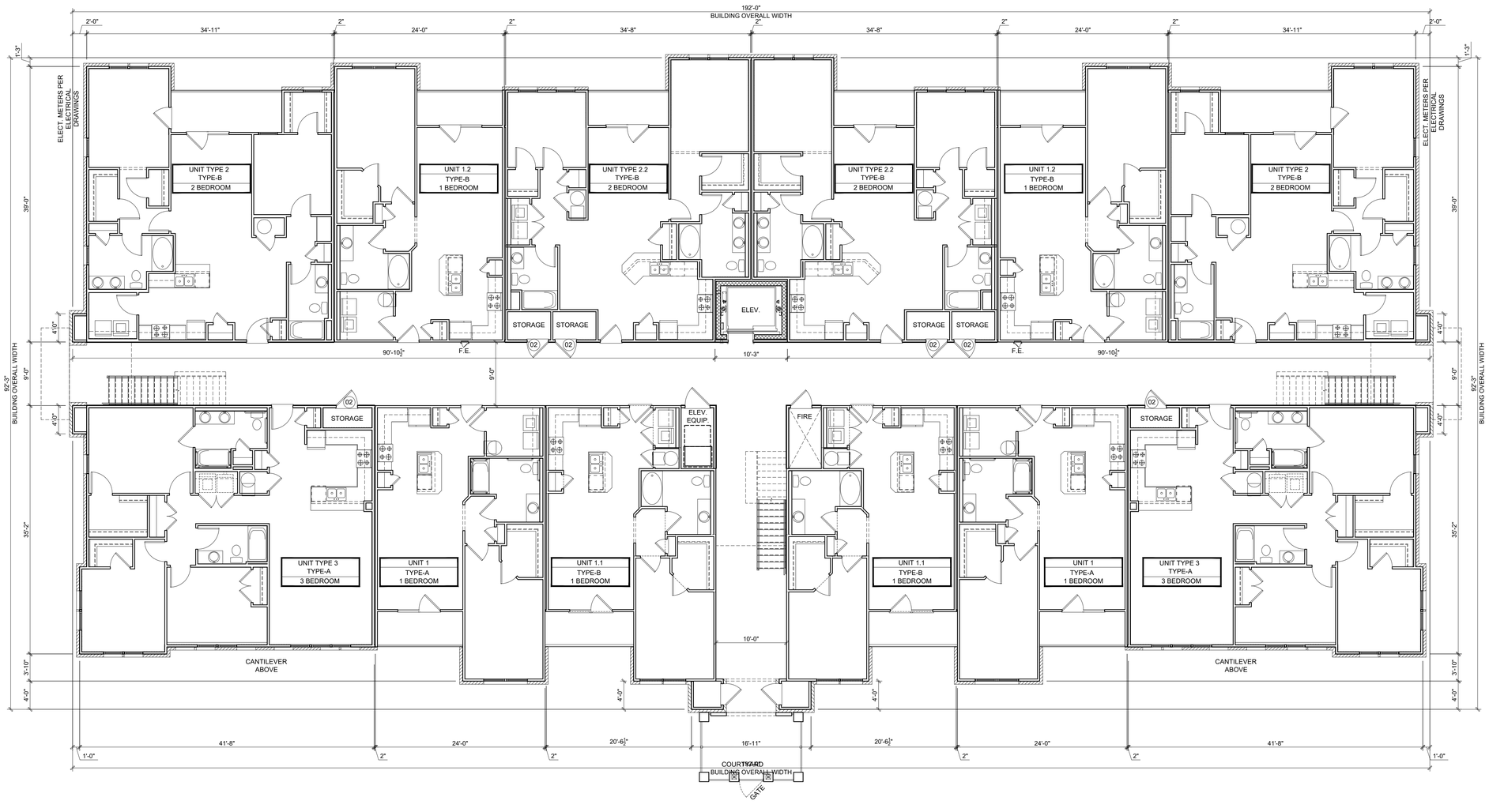
SHEET TITLE:
Building Type 3 Third Floor Plan

SHEET NUMBER:

Watercrest Apartments

City of Beaufort, South Carolina

11.04.2021
004221



FIRST FLOOR
BUILDING TYPE 4

Planworx
COLLABORATIVE, PLLC

CLUBHOUSE

Watercrest Apartments

City of Beaufort, South Carolina

Building Type 1

ADDRESS:

WK Alston Drive and Broad River Blvd.
Beaufort, SC

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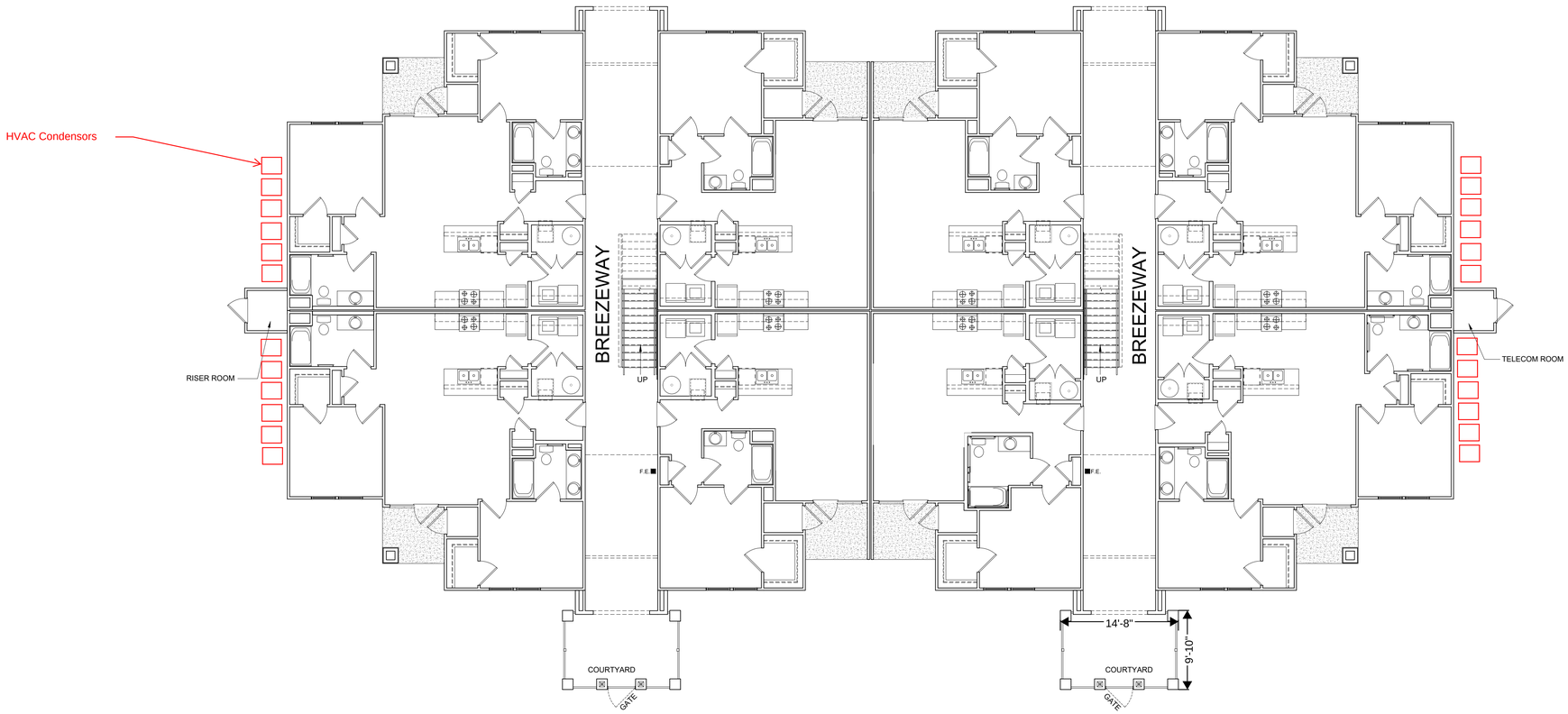
COLLABORATIVE, PLLC

Watercrest Apartments

City of Beaufort, South Carolina

11.04.202
00422

REAR

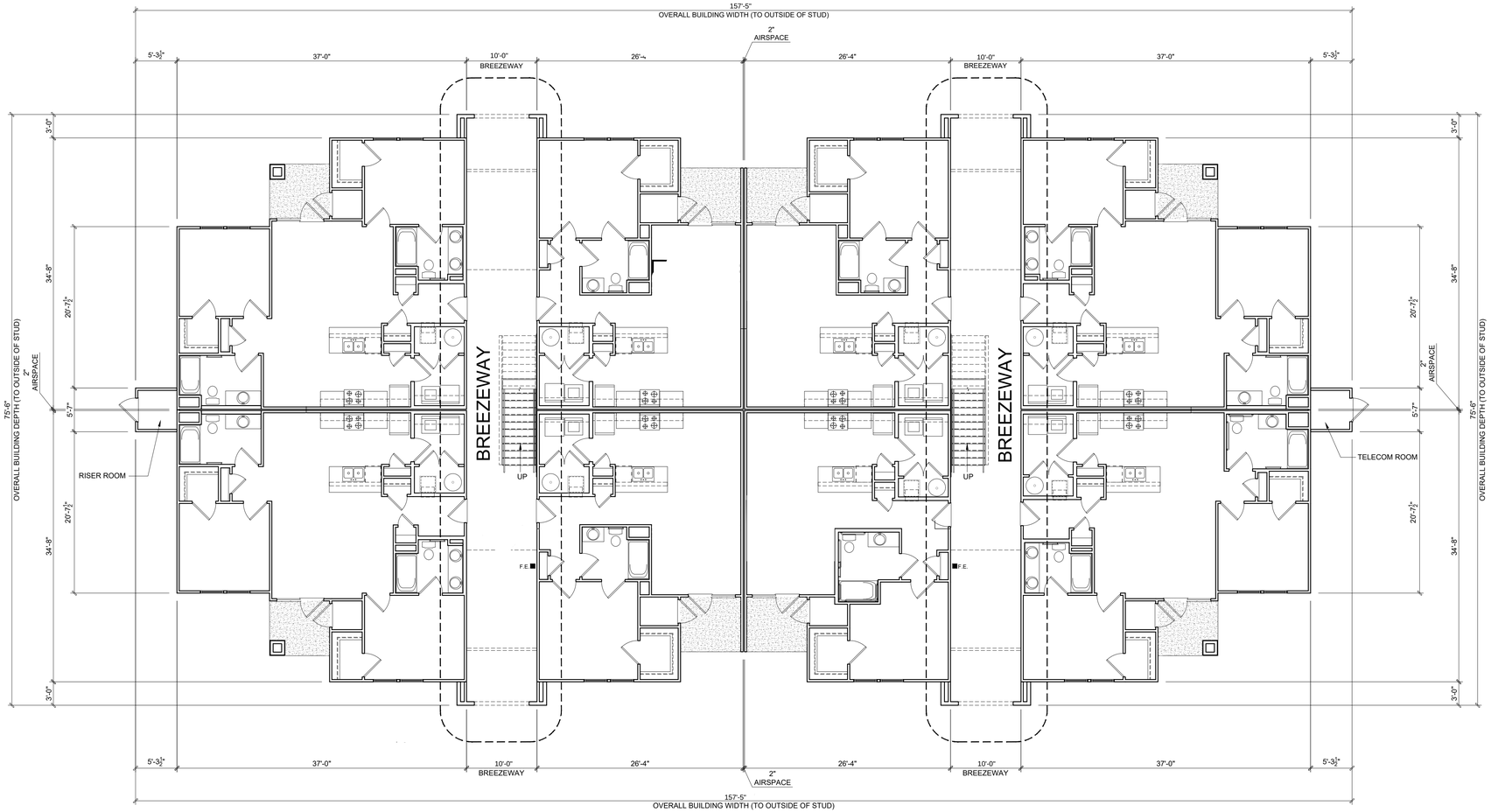


FRONT

FIRST FLOOR
BUILDING TYPE 1

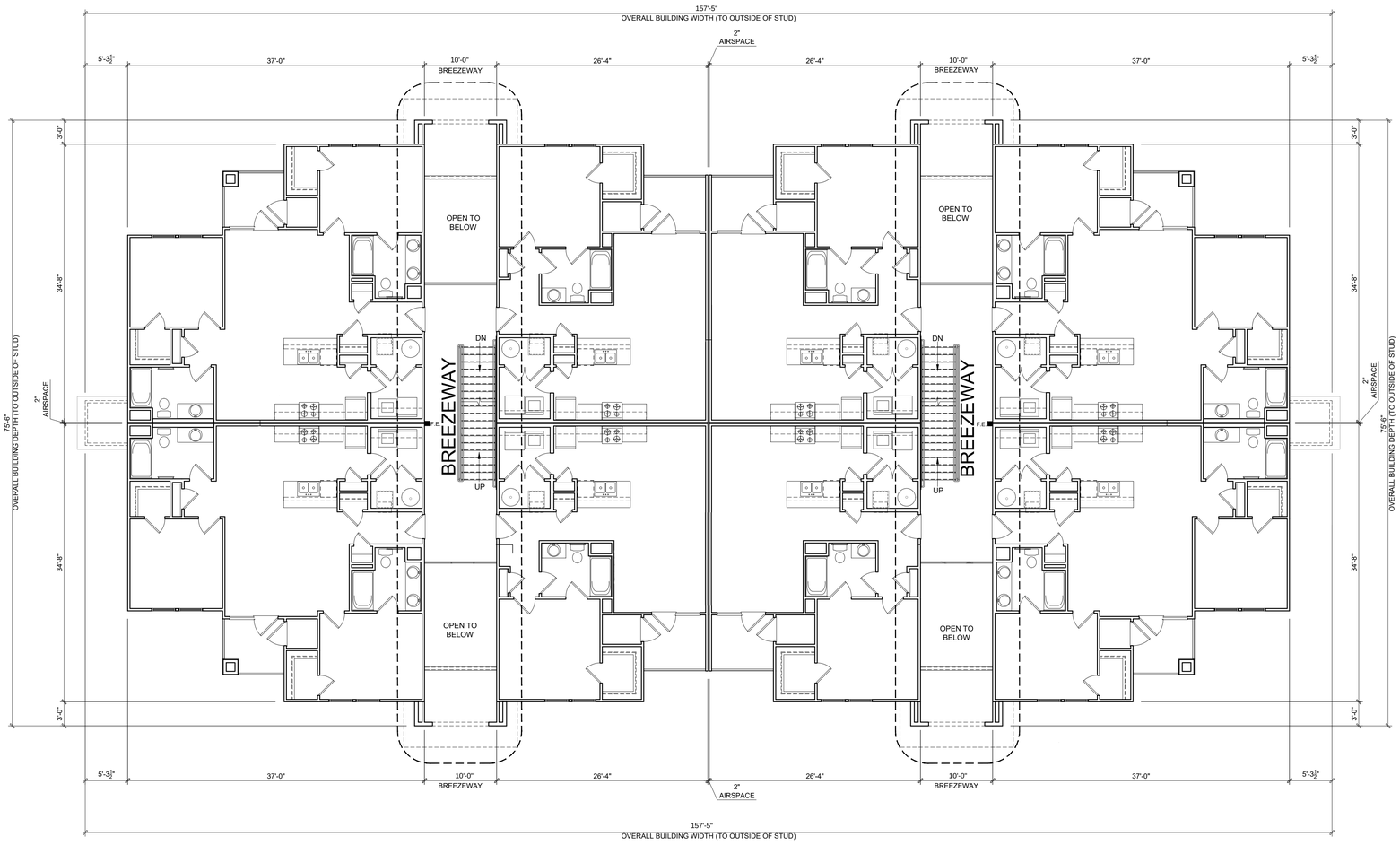
Planworx
COLLABORATIVE, PLLC

REAR


157'-5"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)
2"
AIRSPACE
5'-3½"
37'-0"
10'-0"
BREEZEWAY
26'-4"
26'-4"
10'-0"
BREEZEWAY
37'-0"
5'-3½"
3'-0"
34'-8"
20'-7½"
5'-7"
75'-6"
OVERALL BUILDING DEPTH (TO OUTSIDE OF STUD)
RISER ROOM
UP
F.E.
F.E.
UP
TELECOM ROOM
BREEZEWAY
BREEZEWAY

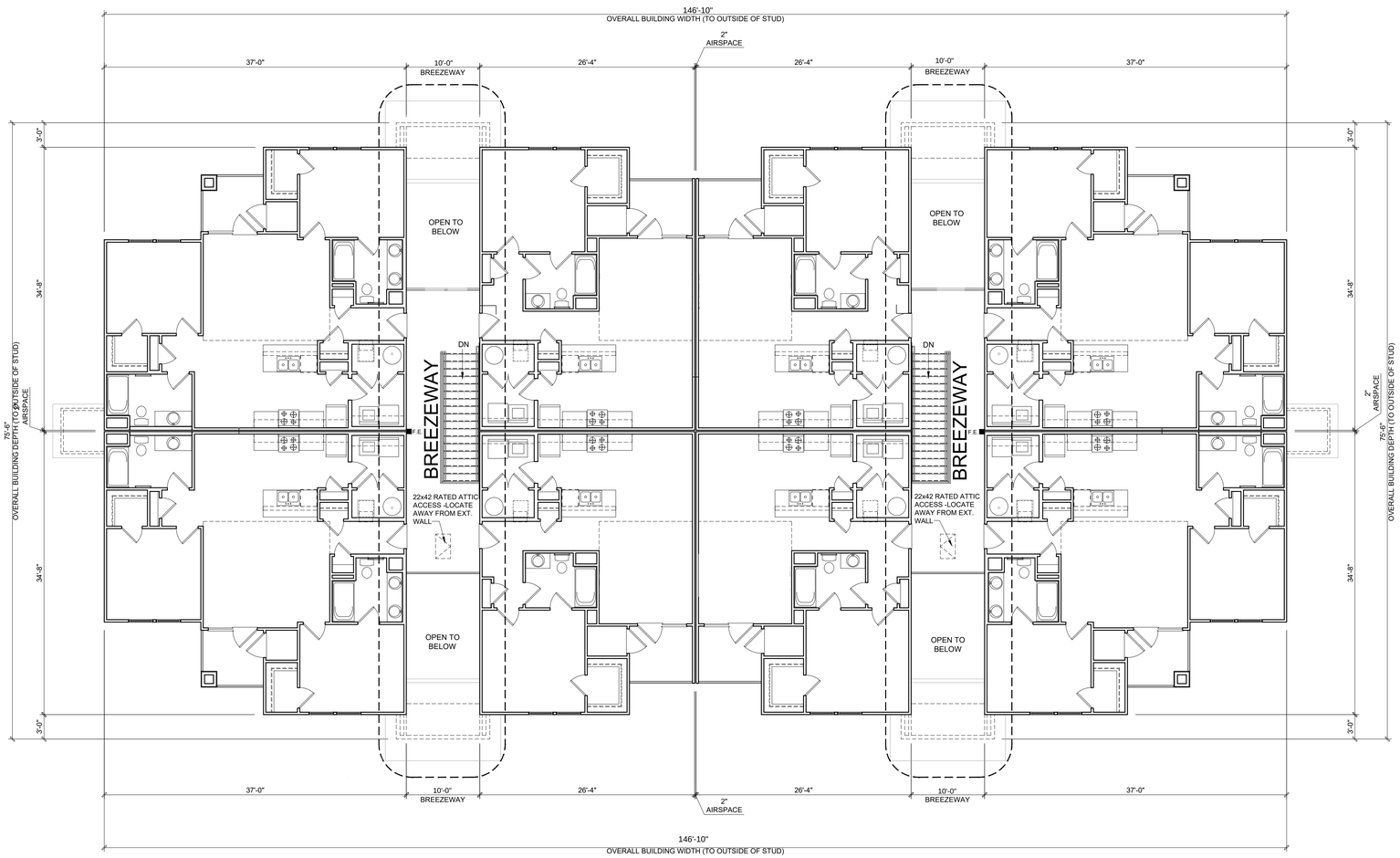
FRONT

REAR


157'-5"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)
2"
AIRSPACE
5'-3½"
37'-0"
10'-0"
BREEZEWAY
26'-4"
26'-4"
10'-0"
BREEZEWAY
37'-0"
5'-3½"
3'-0"
34'-8"
OPEN TO
BELOW
OPEN TO
BELOW
DN
UP
BREEZEWAY
DN
UP
BREEZEWAY
OPEN TO
BELOW
OPEN TO
BELOW
75'-6"
OVERALL BUILDING DEPTH (TO OUTSIDE OF STUD)
2"
AIRSPACE
2"
AIRSPACE
75'-6"
OVERALL BUILDING DEPTH (TO OUTSIDE OF STUD)
3'-0"
34'-8"
3'-0"
5'-3½"
37'-0"
10'-0"
BREEZEWAY
26'-4"
2"
AIRSPACE
26'-4"
10'-0"
BREEZEWAY
37'-0"
5'-3½"
157'-5"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)

FRONT

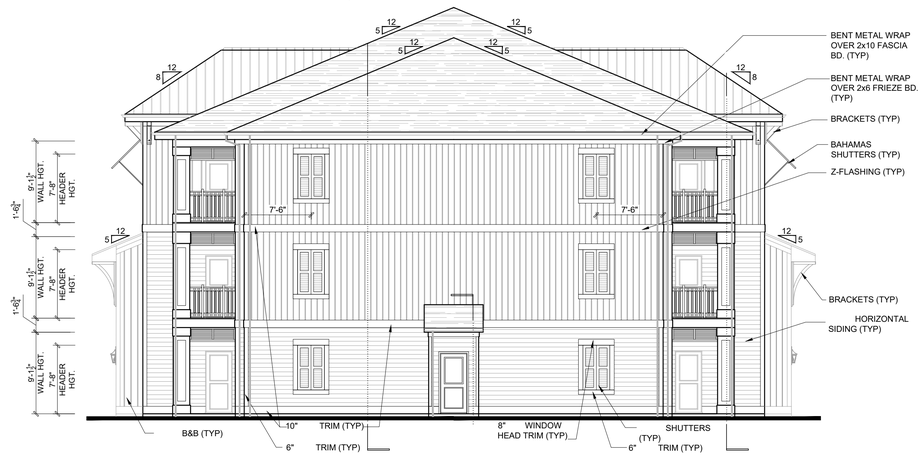
REAR


146'-10"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)
2"
AIRSPACE
37'-0"
10'-0"
BREEZEWAY
26'-4"
26'-4"
10'-0"
BREEZEWAY
37'-0"
3'-0"
34'-8"
OPEN TO
BELOW
DN
BREEZEWAY
22x42 RATED ATTIC
ACCESS -LOCATE
AWAY FROM EXT.
WALL
OPEN TO
BELOW
75'-6"
OVERALL BUILDING DEPTH (TO OUTSIDE OF STUD)
2"
AIRSPACE

FRONT

Building Type 1

Front/Rear Elevation



Left/Right Elevation (Mirrored)

30 Year Arch Asphalt Shingles - GAF Charcoal Black

Standing Seam Metal Accents -Black

Fiber Cement Lap- Color Plus- Navajo Beige

Fiber Cement Board & Batton- Color Plus Artic White

Brick Foundation / Accents – Bradford Hall Tudor w white mortar

Custom Bahama Shutters - Black

Vinyl Windows - White

Watercrest Apartments

City of Beaufort, South Carolina

BUILDING TYPE 2

Planworx
COLLABORATIVE, PLLC

Watercrest Apartments

City of Beaufort, South Carolina

11.04.202
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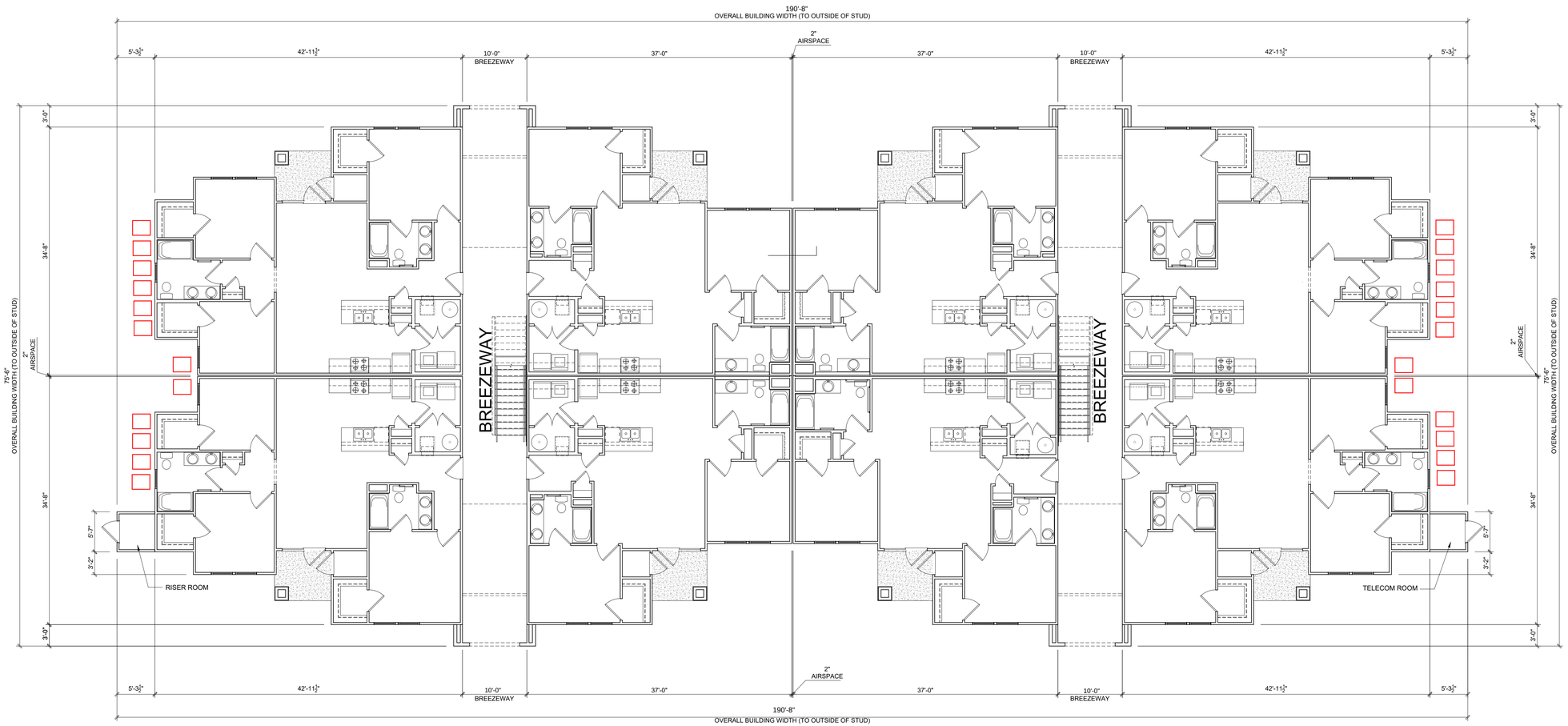
REAR

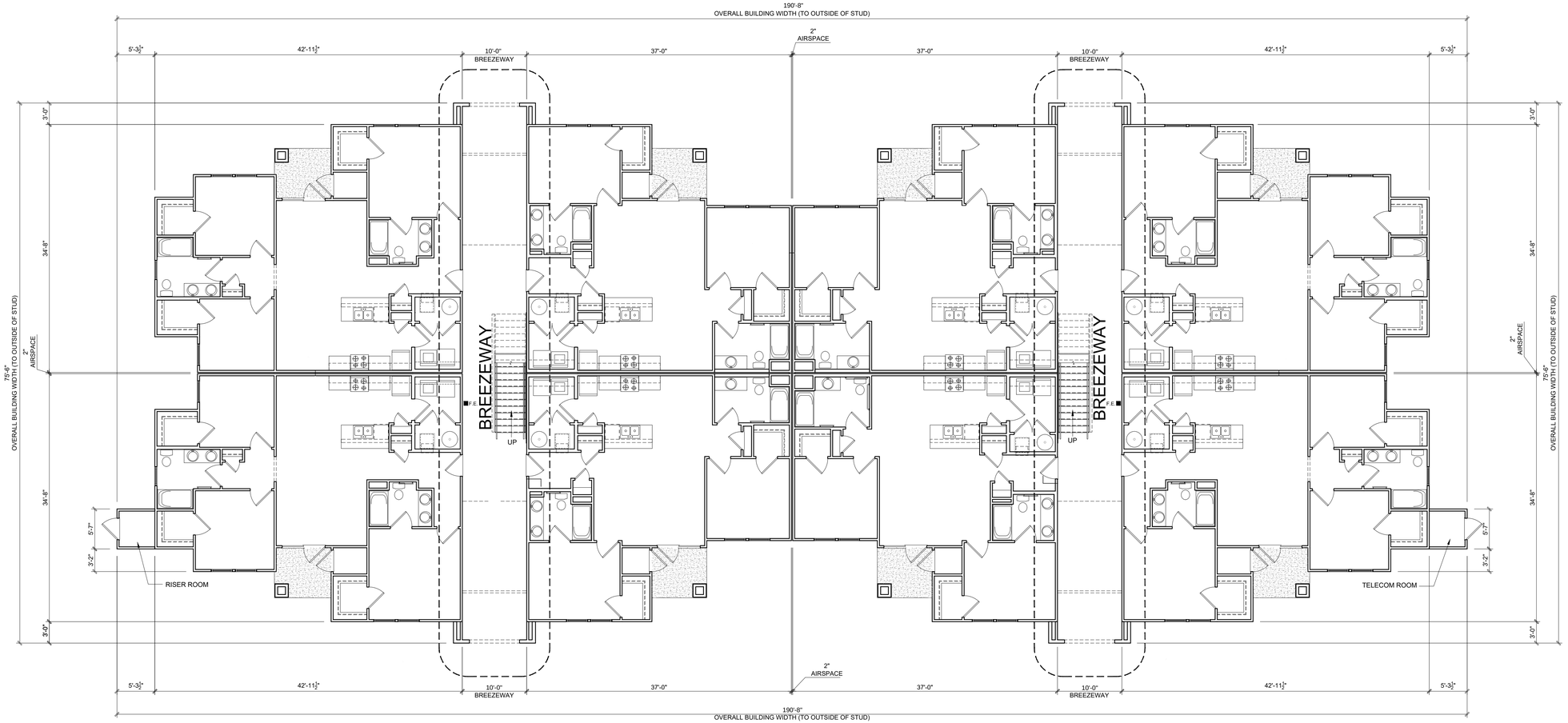


FRONT

FIRST FLOOR
BUILDING TYPE 2

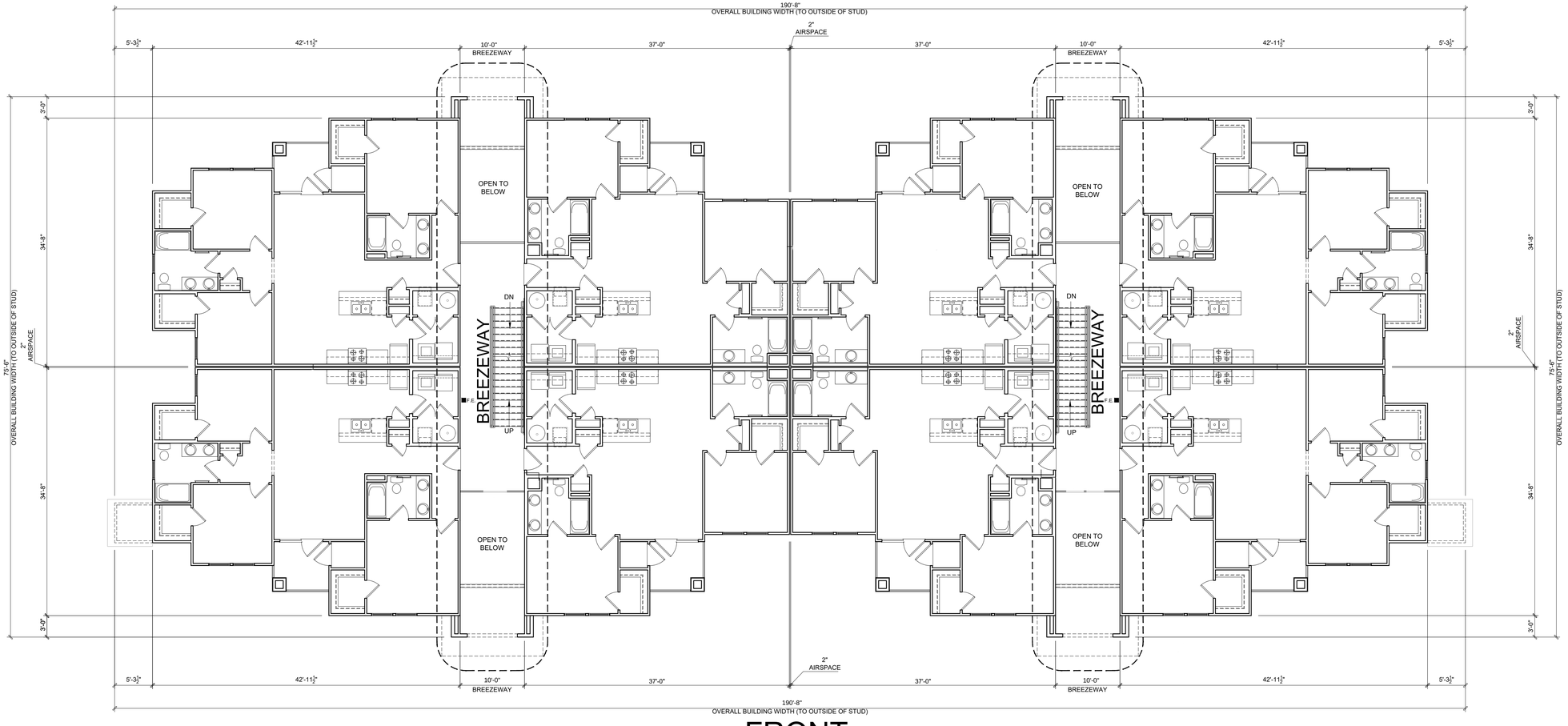
Planworx
COLLABORATIVE, PLLC

REAR


190'-8"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)
5'-3½"
42'-11½"
10'-0"
BREEZEWAY
37'-0"
2"
AIRSPACE
37'-0"
10'-0"
BREEZEWAY
42'-11½"
5'-3½"
3'-0"
34'-8"
75'-6"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)
2"
AIRSPACE
BREEZEWAY
F.E.
UP
BREEZEWAY
F.E.
UP
5'-7"
3'-2"
RISER ROOM
TELECOM ROOM
5'-7"
3'-2"
3'-0"
34'-8"
75'-6"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)
2"
AIRSPACE
3'-0"
5'-3½"
42'-11½"
10'-0"
BREEZEWAY
37'-0"
2"
AIRSPACE
37'-0"
10'-0"
BREEZEWAY
42'-11½"
5'-3½"
190'-8"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)

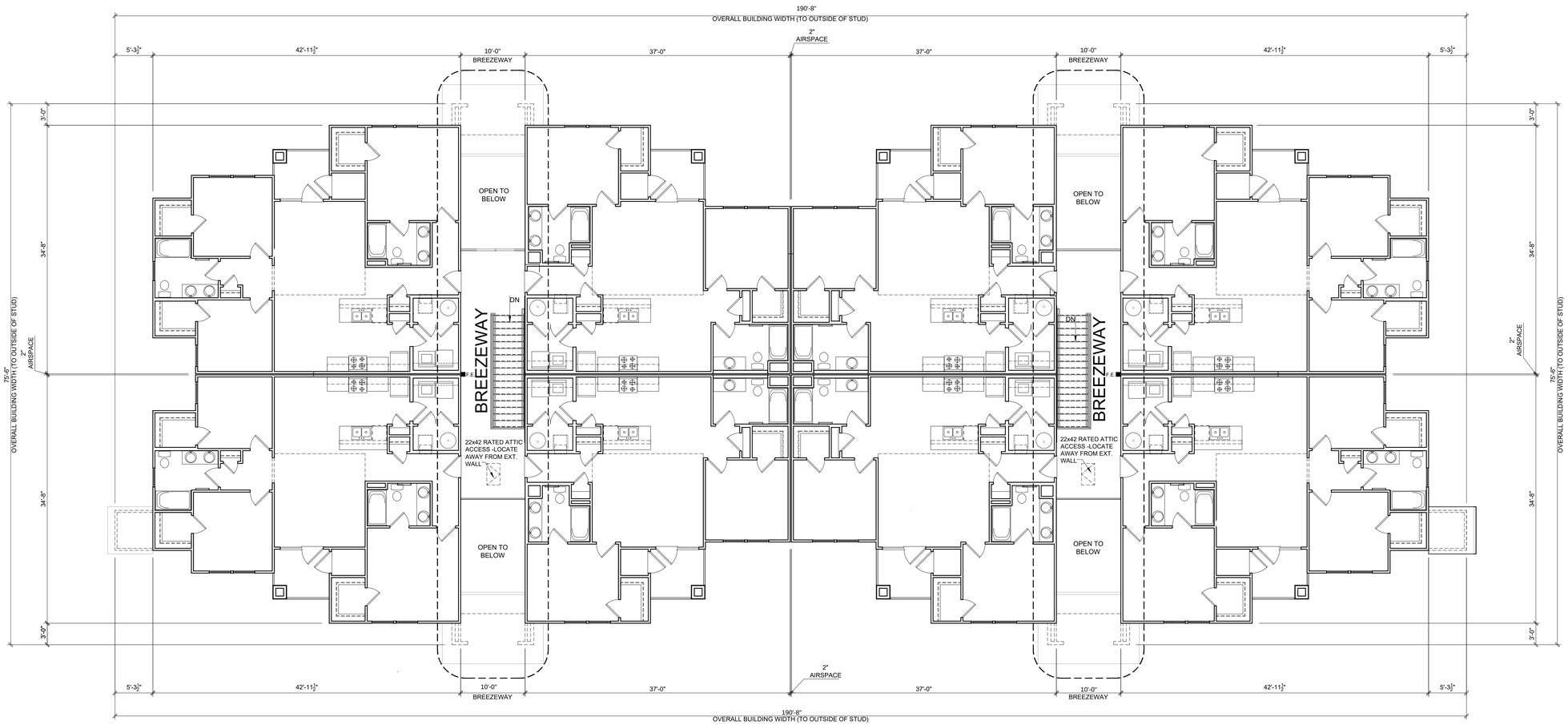
FRONT

REAR


190'-8"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)
2"
AIRSPACE
5'-3½"
42'-11½"
10'-0"
BREEZEWAY
37'-0"
37'-0"
10'-0"
BREEZEWAY
42'-11½"
5'-3½"
3'-0"
34'-8"
75'-6"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)
OPEN TO
BELOW
DN
UP
BREEZEWAY
F.E.
OPEN TO
BELOW
OPEN TO
BELOW
DN
UP
BREEZEWAY
F.E.
OPEN TO
BELOW
2"
AIRSPACE
3'-0"
34'-8"
75'-6"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)
2"
AIRSPACE
5'-3½"
42'-11½"
10'-0"
BREEZEWAY
37'-0"
37'-0"
10'-0"
BREEZEWAY
42'-11½"
5'-3½"
190'-8"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)

FRONT

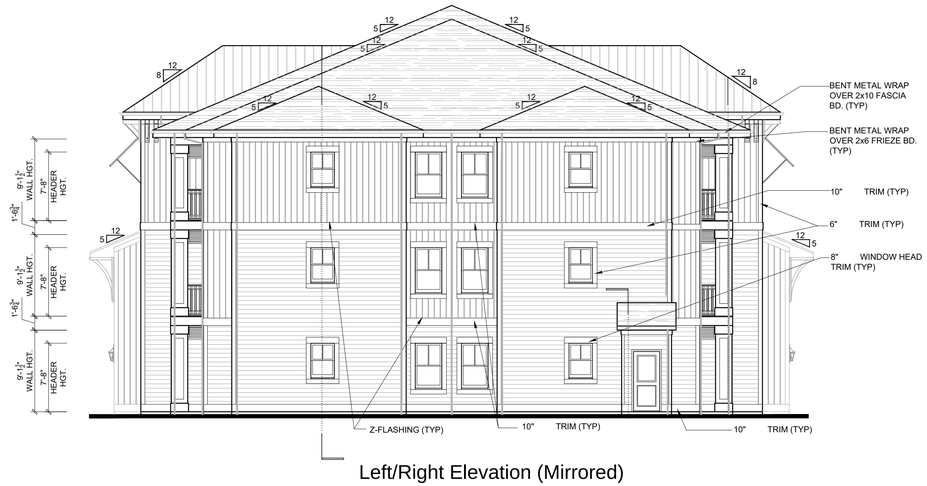
REAR


190'-8"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)
5'-3½"
42'-11½"
10'-0"
BREEZEWAY
37'-0"
2"
AIRSPACE
37'-0"
10'-0"
BREEZEWAY
42'-11½"
5'-3½"
3'-0"
34'-8"
75'-6"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)
OPEN TO
BELOW
OPEN TO
BELOW
DN
DN
BREEZEWAY
BREEZEWAY
22x42 RATED ATTIC
ACCESS -LOCATE
AWAY FROM EXT.
WALL
22x42 RATED ATTIC
ACCESS -LOCATE
AWAY FROM EXT.
WALL
OPEN TO
BELOW
OPEN TO
BELOW
2"
AIRSPACE
2"
AIRSPACE
3'-0"
34'-8"
75'-6"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)
5'-3½"
42'-11½"
10'-0"
BREEZEWAY
37'-0"
2"
AIRSPACE
37'-0"
10'-0"
BREEZEWAY
42'-11½"
5'-3½"
190'-8"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)

FRONT

Building Type 2

Front/Rear Elevation (Mirrored)



Left/Right Elevation (Mirrored)

30 Year Arch Asphalt Shingles - GAF Charcoal Black

Standing Seam Metal Accents -Black

Fiber Cement Lap- Color Plus- Navajo Beige

Fiber Cement Board & Batton- Color Plus Artic White

Brick Foundation / Accents – Bradford Hall Tudor w white mortar

Custom Bahama Shutters - Black

Vinyl Windows - White

Watercrest Apartments

City of Beaufort, South Carolina

11.04.202
00422

BUILDING TYPE 3

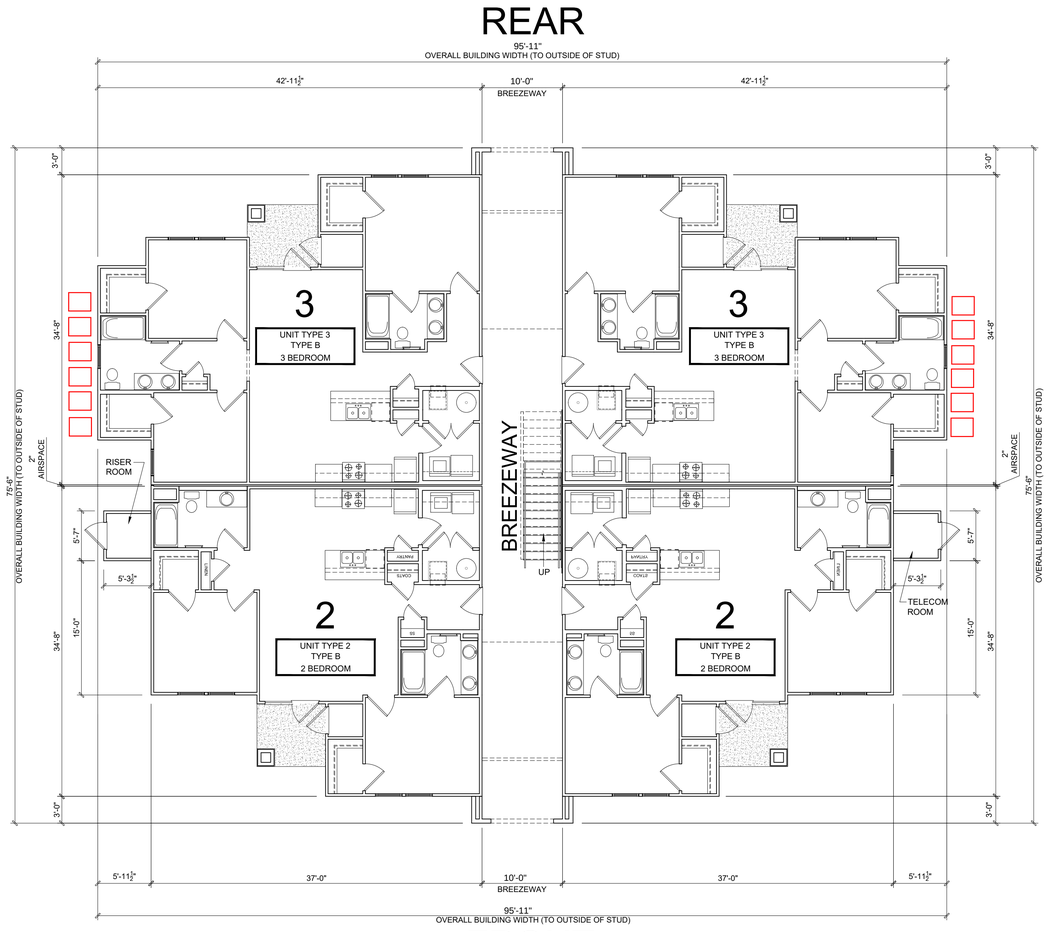
Planworx
COLLABORATIVE, PLLC

Watercrest Apartments

City of Beaufort, South Carolina

11.04.202
00422

REAR

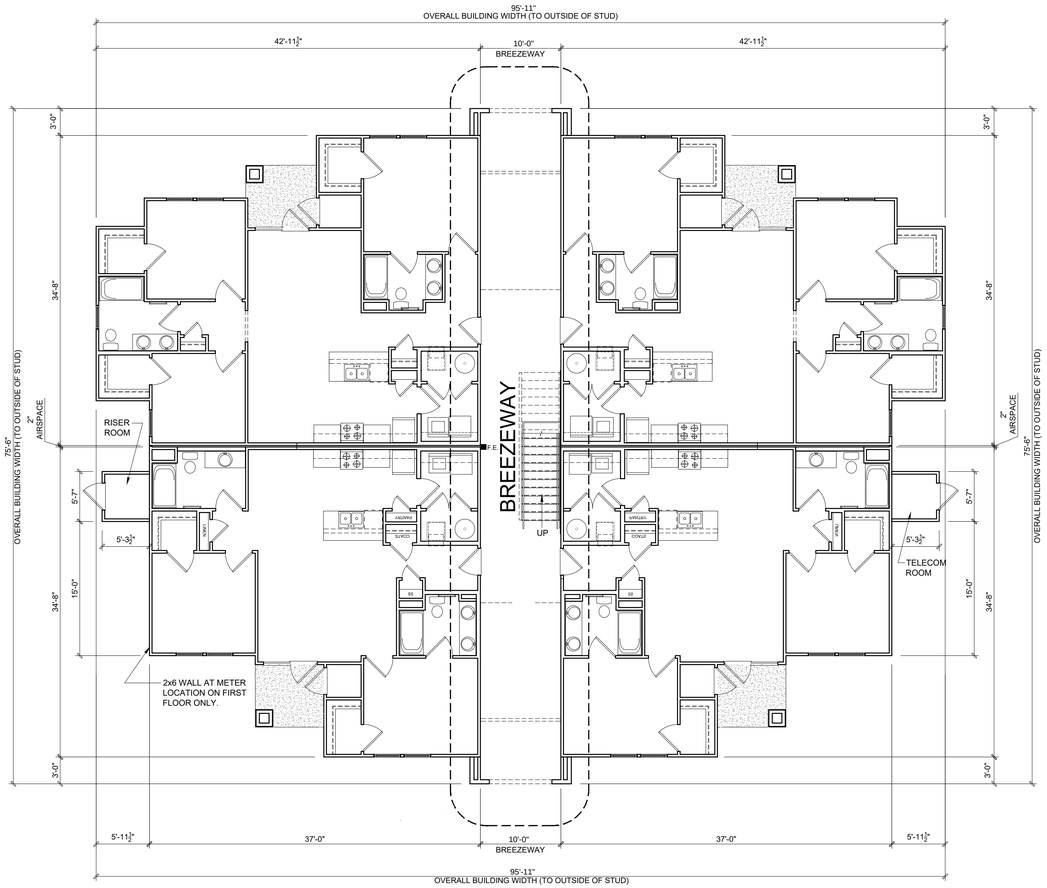


FRONT

FIRST FLOOR
BUILDING TYPE 3

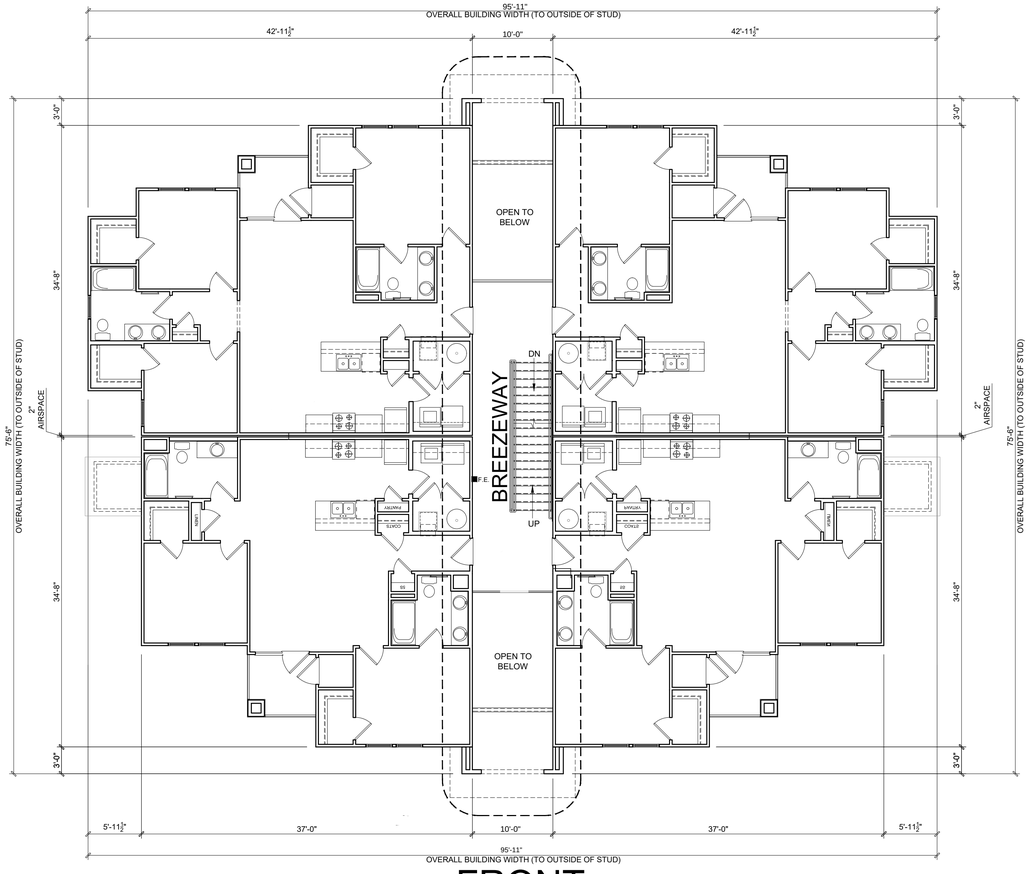
Planworx
COLLABORATIVE, PLLC

REAR


95'-11"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)
42'-11½"
10'-0"
BREEZEWAY
42'-11½"
3'-0"
34'-8"
75'-6"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)
2'
AIRSPACE
RISER
ROOM
5'-7"
5'-3½"
15'-0"
34'-8"
3'-0"
2x6 WALL AT METER
LOCATION ON FIRST
FLOOR ONLY.
BREEZEWAY
UP
TELECOM
ROOM
5'-11½"
37'-0"
10'-0"
BREEZEWAY
37'-0"
5'-11½"
95'-11"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)

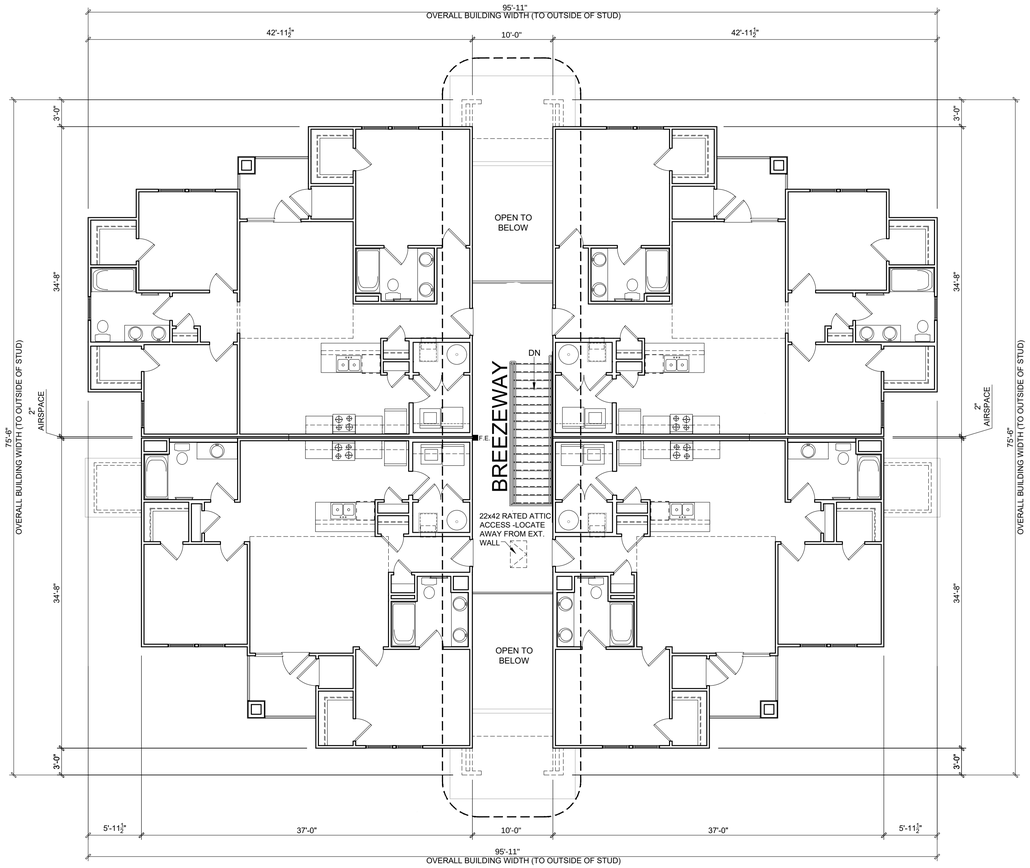
FRONT

REAR


95'-11"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)
42'-11½"
10'-0"
42'-11½"
3'-0"
34'-8"
OPEN TO BELOW
DN
BREEZEWAY
UP
OPEN TO BELOW
75'-6"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)
2"
AIRSPACE
3'-0"
34'-8"
3'-0"
5'-11½"
37'-0"
10'-0"
37'-0"
5'-11½"
95'-11"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)

FRONT

REAR


95'-11"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)
42'-11½"
10'-0"
42'-11½"
3'-0"
34'-8"
OPEN TO BELOW
DN
BREEZEWAY
22x42 RATED ATTIC ACCESS -LOCATE AWAY FROM EXT. WALL
OPEN TO BELOW
34'-9"
3'-0"
75'-6"
OVERALL BUILDING WIDTH (TO OUTSIDE OF STUD)
2" AIRSPACE
7" AIRSPACE
5'-11½"
37'-0"
10'-0"
37'-0"
5'-11½"

FRONT

Building Type 3

Front Elevation

Left/Right Building Elevation (Mirrored)

Building Type 3

30 Year Arch Asphalt Shingles - GAF Charcoal Black

Standing Seam Metal Accents -Black

Fiber Cement Lap- Color Plus- Navajo Beige

Fiber Cement Board & Batton- Color Plus Artic White

Brick Foundation / Accents – Bradford Hall Tudor w white mortar

Custom Bahama Shutters - Black

Vinyl Windows - White

Rear Elevation

Watercrest Apartments

City of Beaufort, South Carolina

11.04.202
00422

Building Type 4

Planworx
COLLABORATIVE, PLLC

Watercrest Apartments

City of Beaufort, South Carolina

FRONT

Building Type 4

Planworx
COLLABORATIVE, PLLC

Watercrest Apartments

City of Beaufort, South Carolina

REAR

Building Type 4

Planworx
COLLABORATIVE, PLLC

Watercrest Apartments

City of Beaufort, South Carolina

LEFT SIDE

RIGHT SIDE

Building Type 4

Planworx
COLLABORATIVE, PLLC

Watercrest Apartments

City of Beaufort, South Carolina

11.04.202
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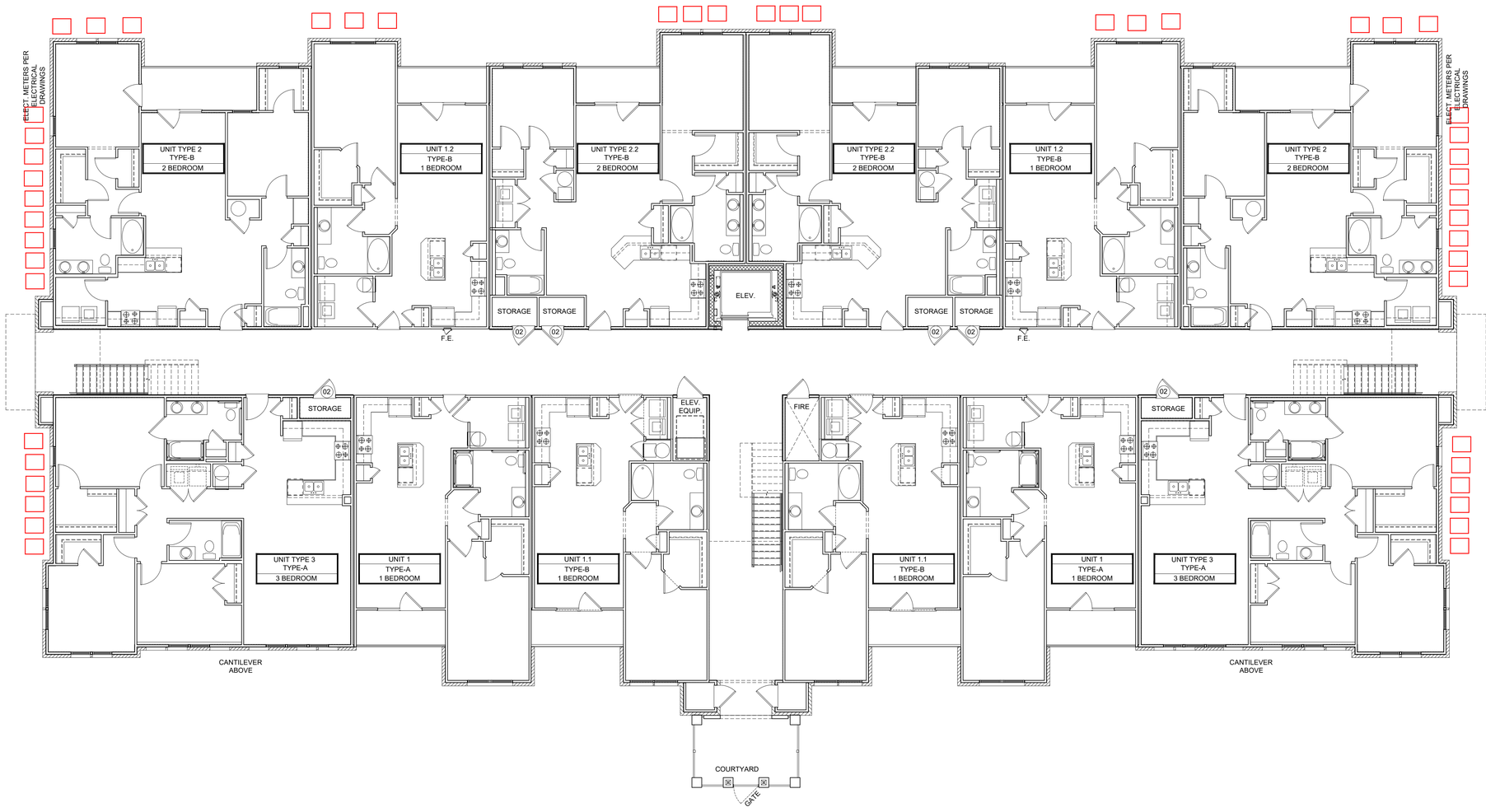
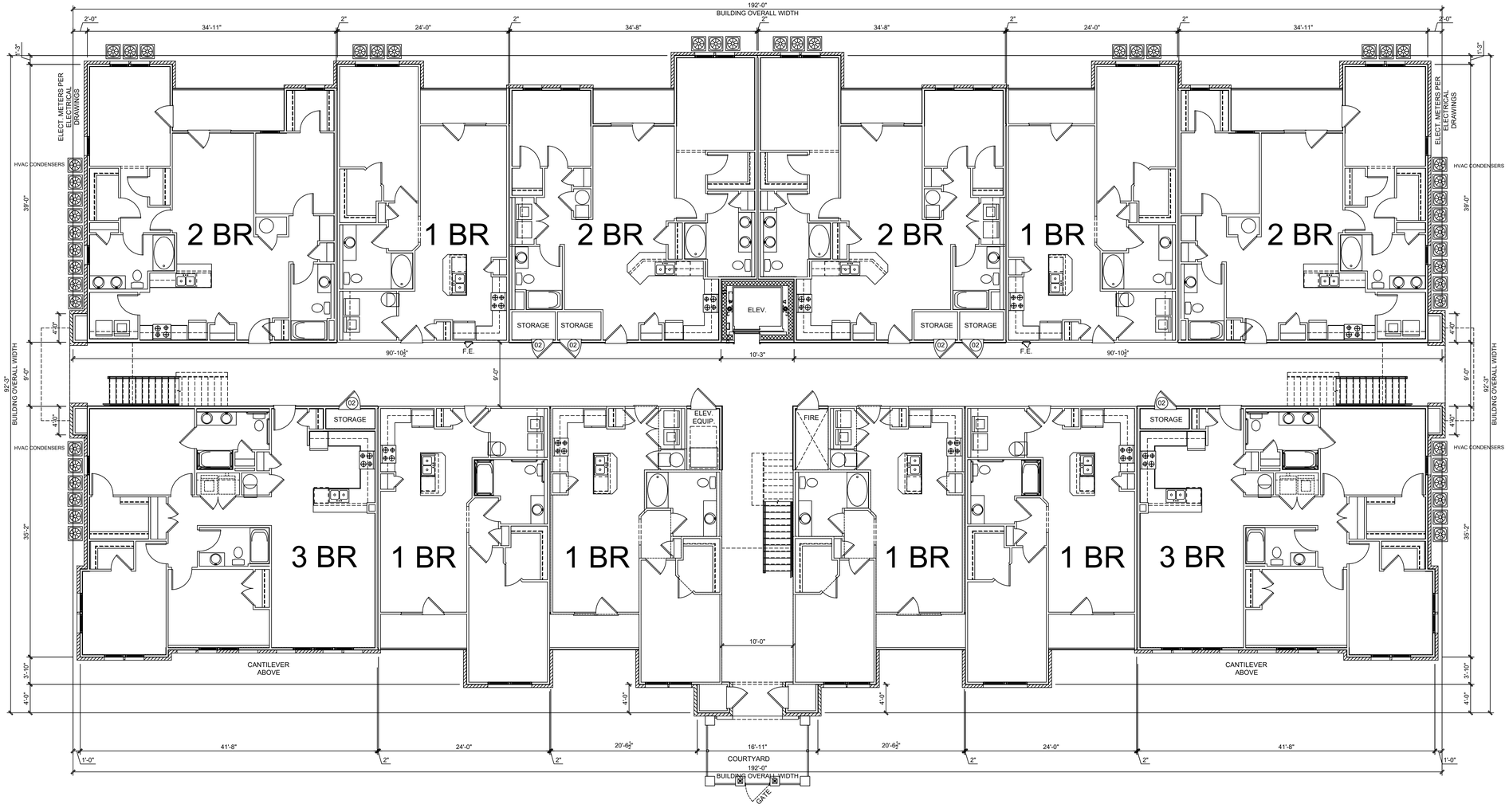


FIRST FLOOR
BUILDING TYPE 4

Planworx
COLLABORATIVE, PLLC

Watercrest Apartments

City of Beaufort, South Carolina

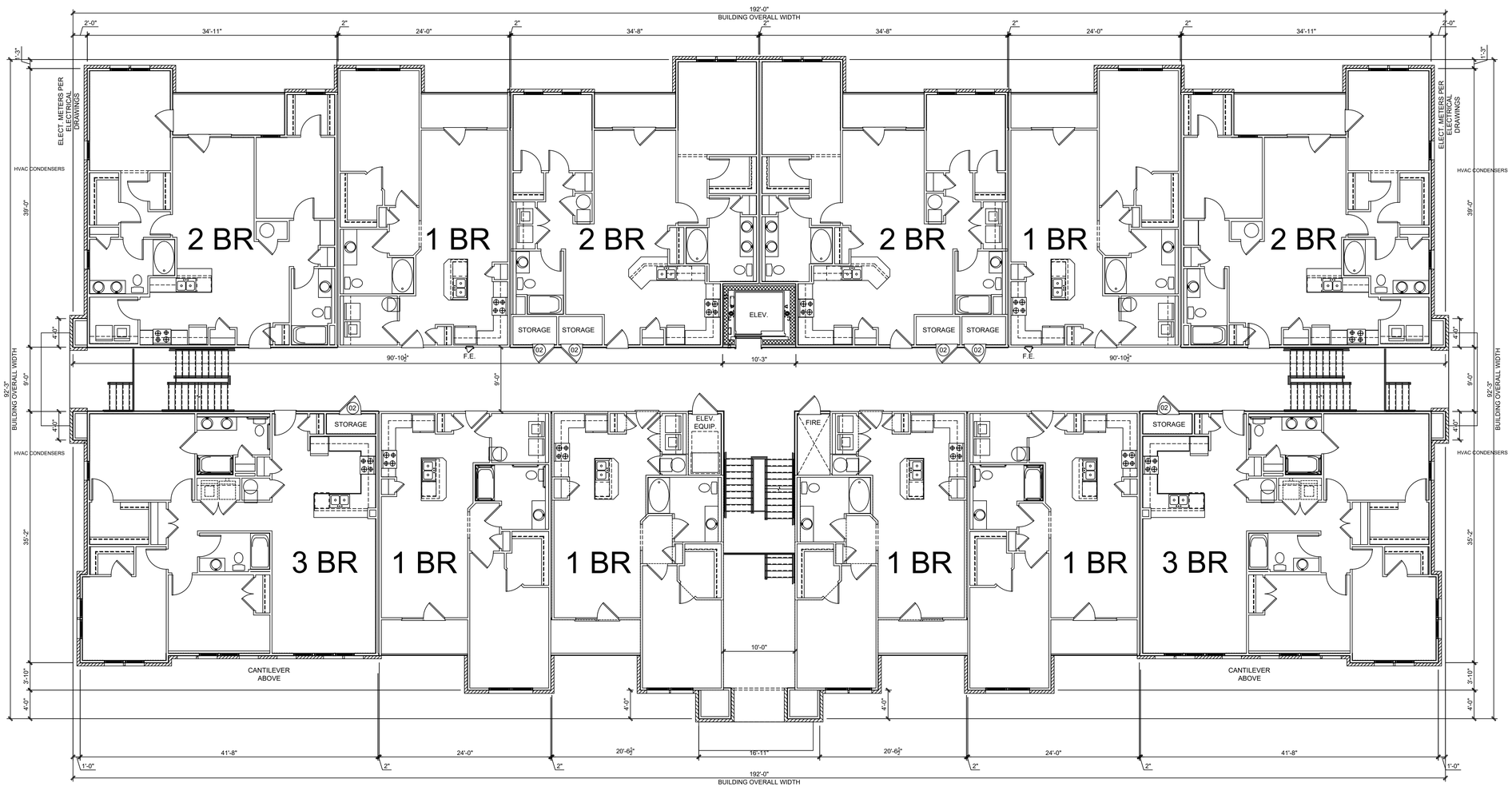


FIRST FLOOR
BUILDING TYPE 4

Planworx
COLLABORATIVE, PLLC

Watercrest Apartments

City of Beaufort, South Carolina

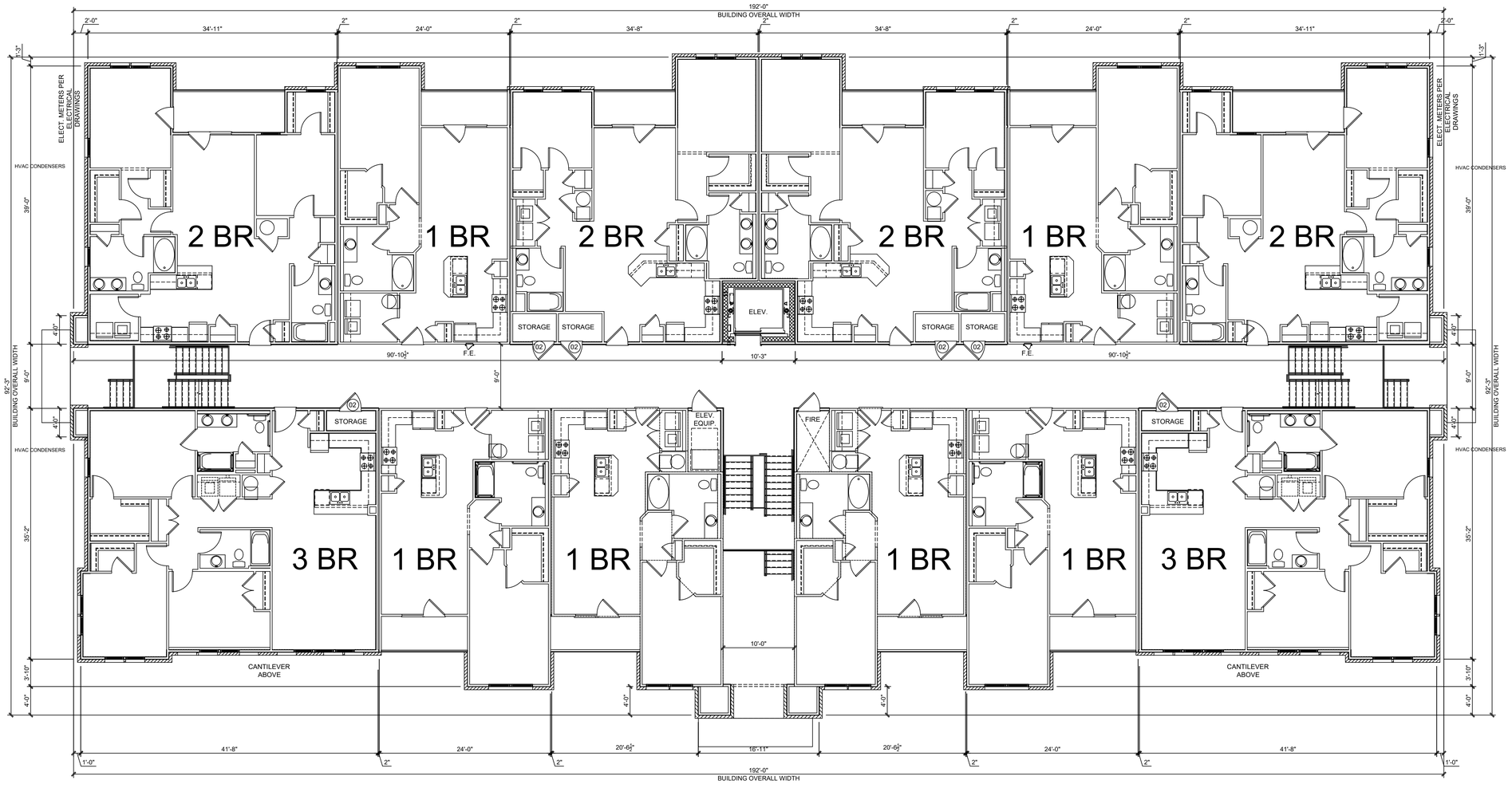


SECOND FLOOR
BUILDING TYPE 4

Planworx
COLLABORATIVE, PLLC

Watercrest Apartments

City of Beaufort, South Carolina

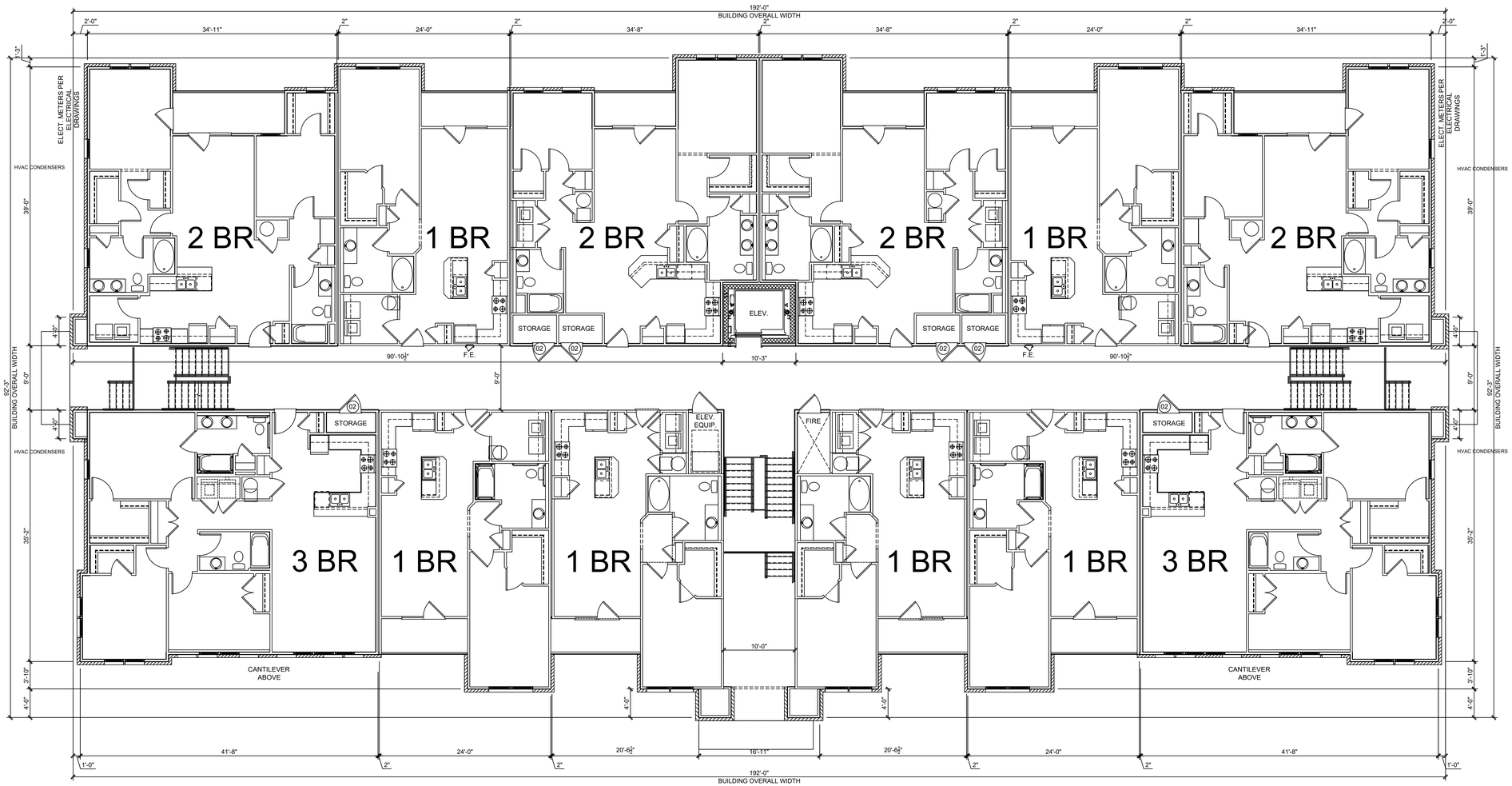


THIRD FLOOR
BUILDING TYPE 4

Planworx
COLLABORATIVE, PLLC

Watercrest Apartments

City of Beaufort, South Carolina



FOURTH FLOOR
BUILDING TYPE 4

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Watercrest Apartments

City of Beaufort, South Carolina

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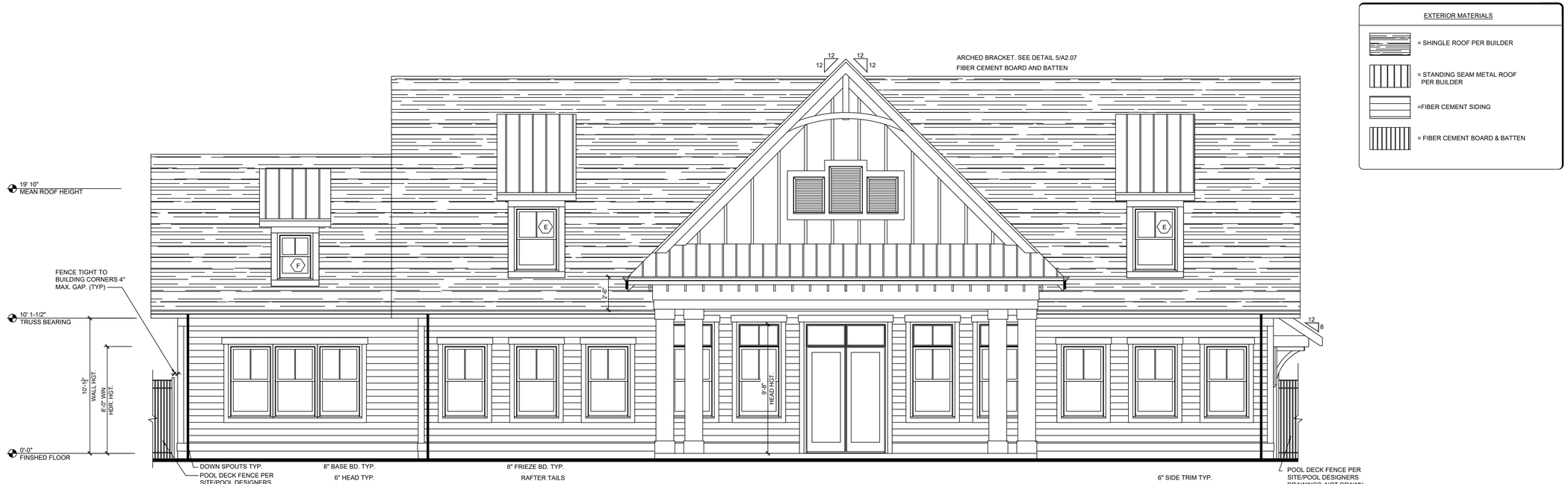


Planworx
COLLABORATIVE, PLLC

Watercrest Apartments

City of Beaufort, South Carolina

11.04.202
00422

EXTERIOR MATERIALS

= SHINGLE ROOF PER BUILDER

= STANDING SEAM METAL ROOF PER BUILDER

=FIBER CEMENT SIDING

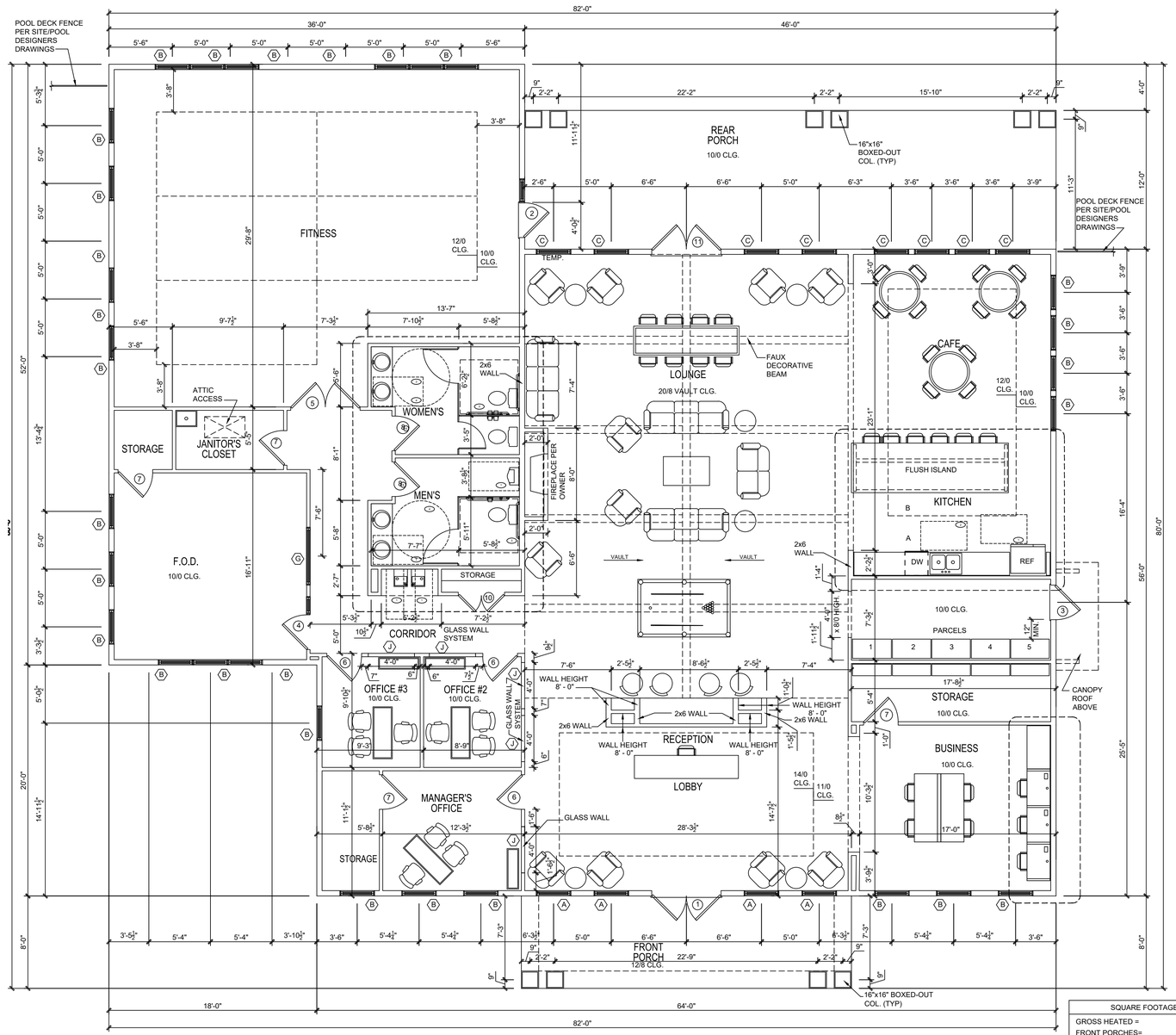
= FIBER CEMENT BOARD & BATTEN

Planworx
COLLABORATIVE, PLLC

Watercrest Apartments

City of Beaufort, South Carolina

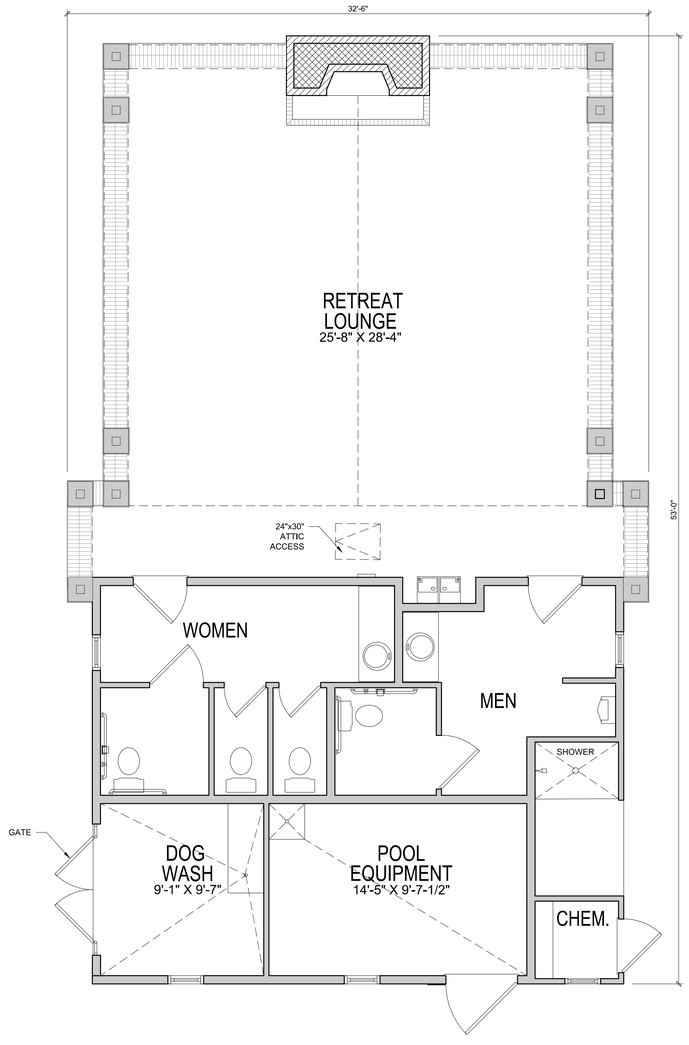
11.04.2021
004221



SQUARE FOOTAGE	
GROSS HEATED =	4,808
FRONT PORCHES=	229
REAR PORCH =	552
TOTAL AREA (UNDER ROOF) =	5,589

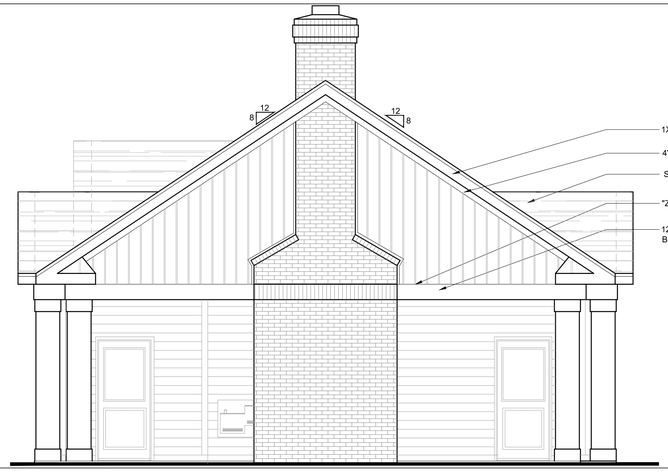
Planworx
COLLABORATIVE, PLLC

PLANWORX
ARCHITECTURE



SQUARE FOOTAGE	
BATHROOMS =	353
RETREAT LOUNGE =	886
POOL EQUIPMENT =	153
CHEM. STORAGE =	24
SHOWER =	43
DOG WASH =	97
GROSS TOTAL=	1,556

1	POOL HOUSE - FRONT ELEVATION
	Scale: 1/4" = 1'-0"



30 Year Arch Asphalt Shingles - GAF Charcoal Black

Standing Seam Metal Accents -Black

Fiber Cement Lap- Color Plus- Navajo Beige

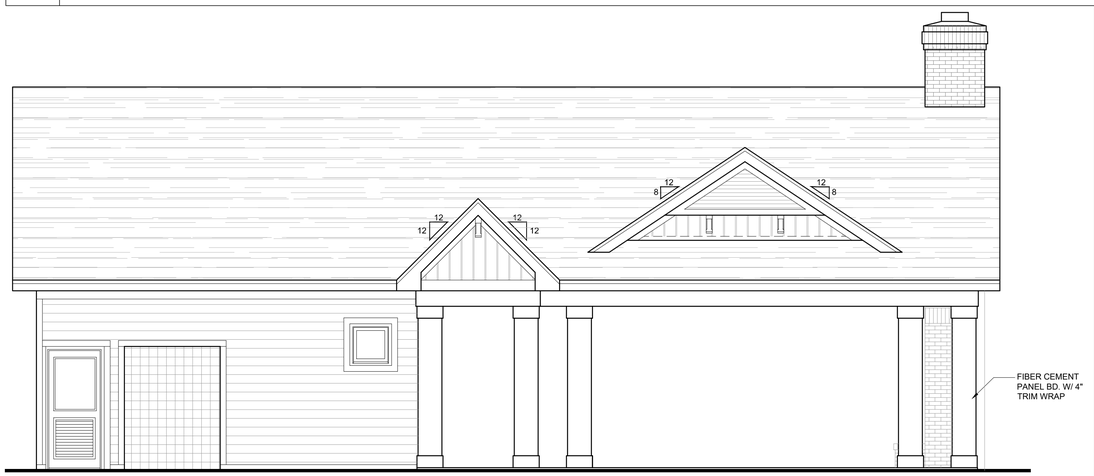
Fiber Cement Board & Batton- Color Plus Artic White

Brick Foundation / Accents – Bradford Hall Tudor w white mortar

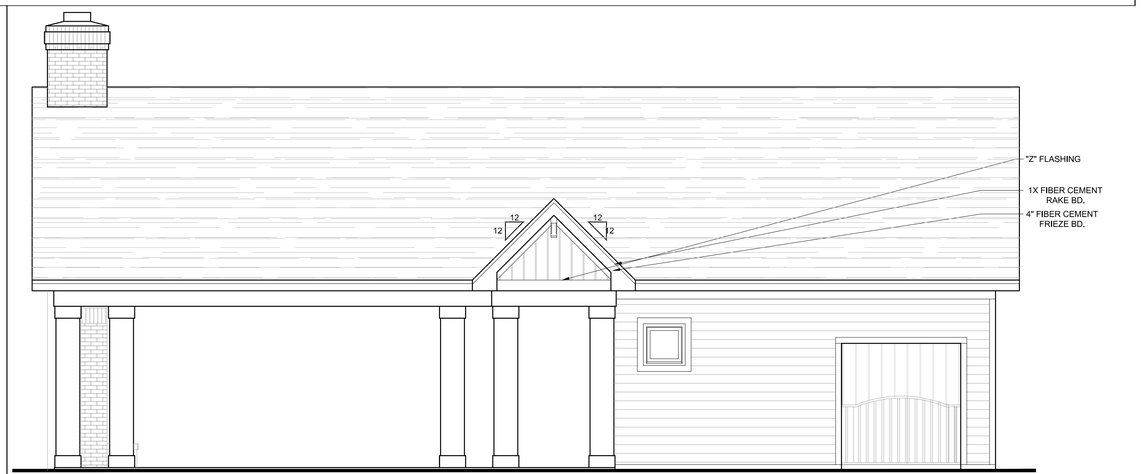
Custom Bahama Shutters - Black

Vinyl Windows - White

2	POOL HOUSE - REAR ELEVATION
	Scale: 1/4" = 1'-0"



4	POOL HOUSE - RIGHT SIDE ELEVATION
	Scale: 1/4" = 1'-0"



3	POOL HOUSE - LEFT SIDE ELEVATION
	Scale: 1/4" = 1'-0"

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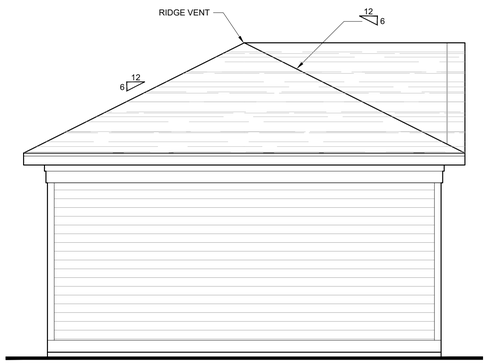
SEE FLOOR PLAN FOR DOOR HEIGHTS (TYP.)

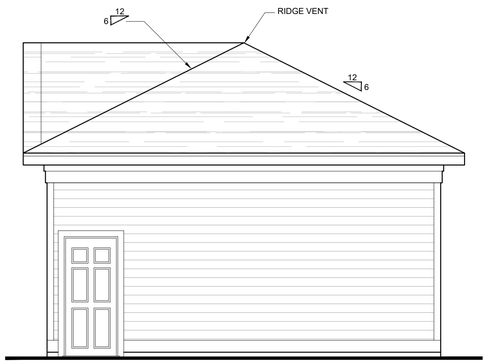
1 GARAGE TYPE 1 - FRONT ELEVATION

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



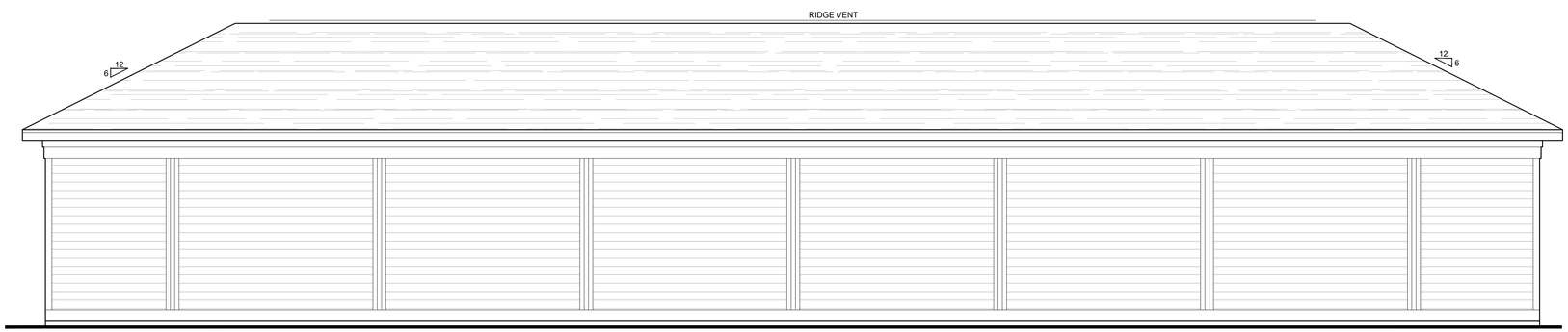
2 GARAGE TYPE 1 - LEFT ELEVATION

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



3 GARAGE TYPE 1 - RIGHT ELEVATION

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



4 GARAGE TYPE 1 - REAR ELEVATION

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

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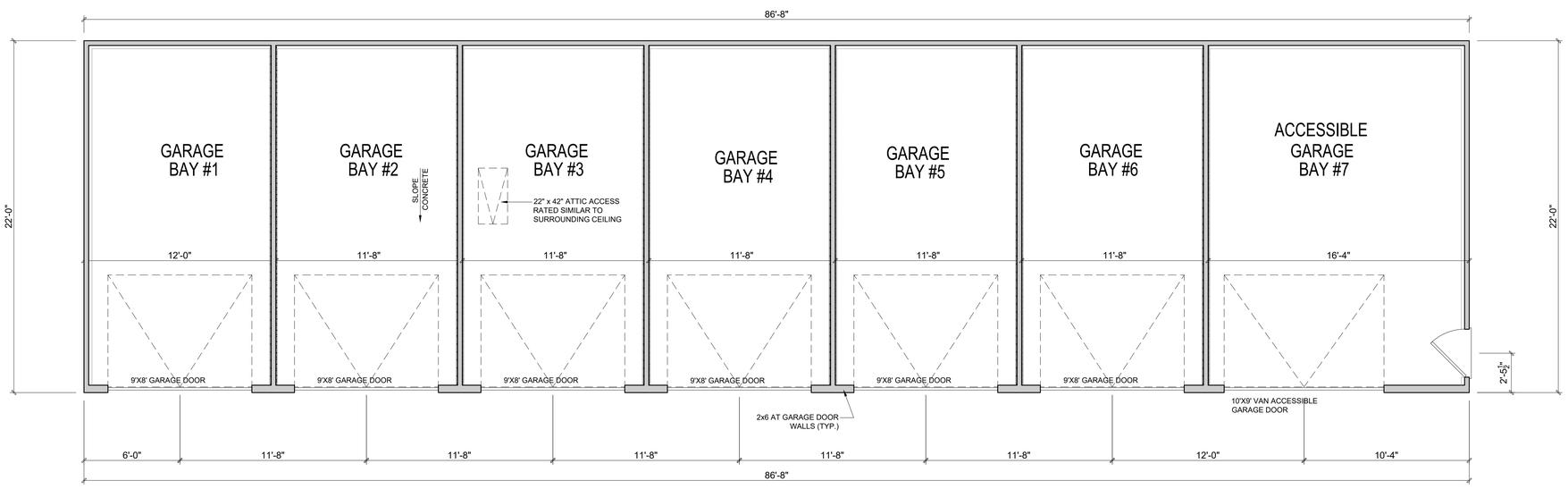

SQUARE FOOTAGE	
TOTAL BUILDING SQUARE FOOTAGE =	1,907

1

GARAGE TYPE 1 - FLOOR PLAN

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

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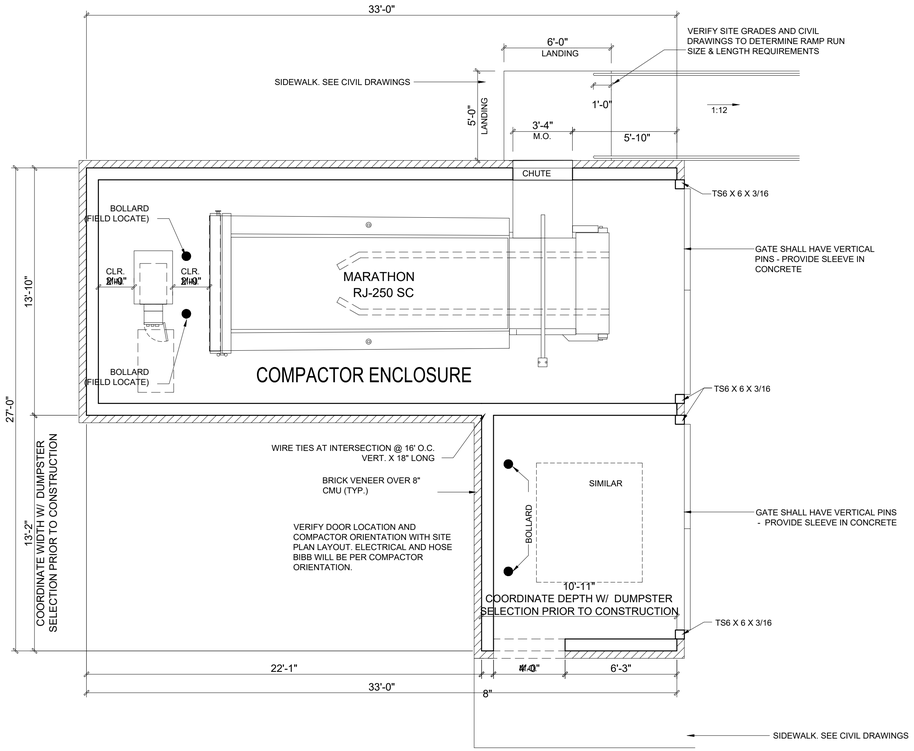
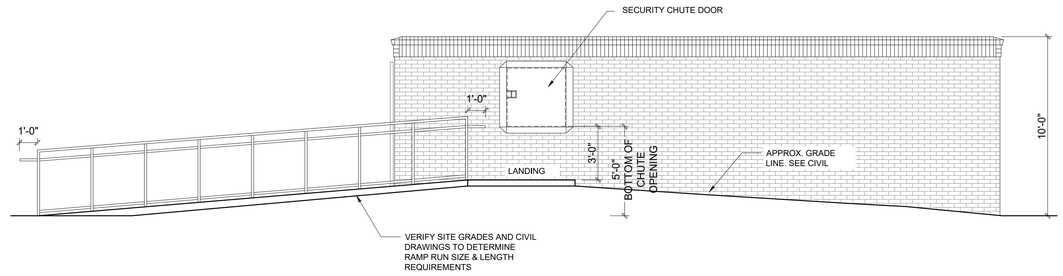


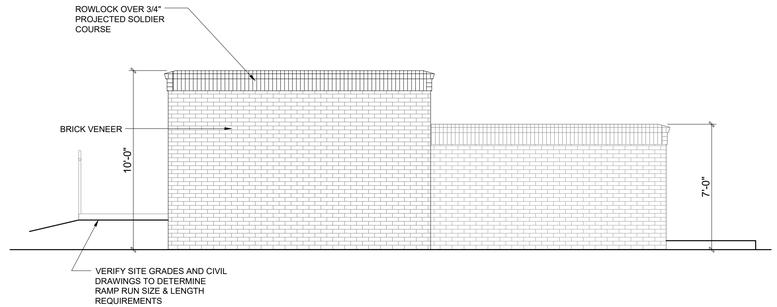
1 TRASH COMPACTOR ENCLOSURE - FLOOR PLAN

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



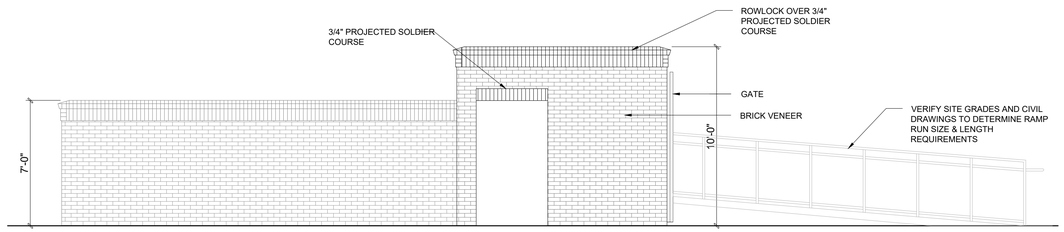
1 TRASH COMPACTOR ENCLOSURE - RIGHT ELEVATION

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



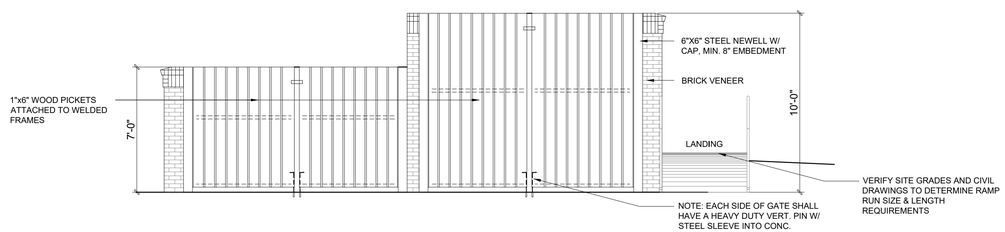
1 TRASH COMPACTOR ENCLOSURE - REAR ELEVATION

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



1 TRASH COMPACTOR ENCLOSURE - LEFT ELEVATION

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



1 TRASH COMPACTOR ENCLOSURE - FRONT ELEVATION

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

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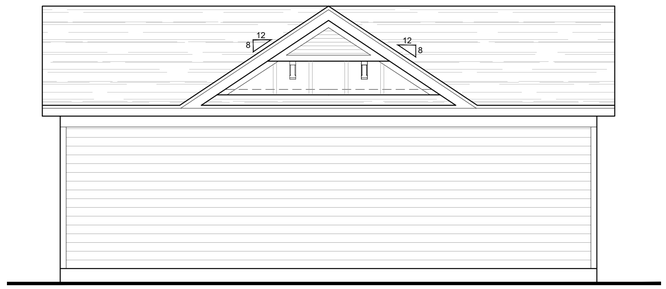
2 MAIL KIOSK - FRONT ELEVATION
Scale: 1/4" = 1'-0"

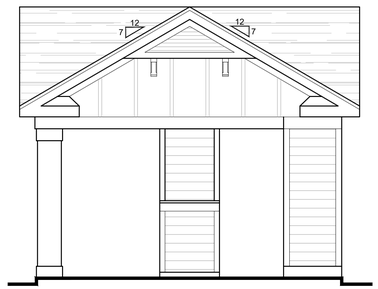


5 MAIL KIOSK - REAR ELEVATION
Scale: 1/4" = 1'-0"

SQUARE FOOTAGE

MAIL KIOSK COVERED AREA =	510

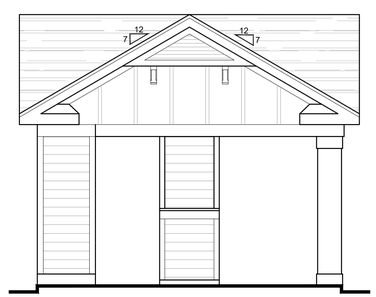
1 MAIL KIOSK - FLOOR PLAN
Scale: 1/4" = 1'-0"



4 MAIL KIOSK - RIGHT ELEVATION
Scale: 1/4" = 1'-0"

ARCHITECTURAL PLANS
EXTERIOR MATERIALS

= ASPHALT SHINGLED ROOF
= STANDING SEAM METAL ROOF
= VINYL SIDING
= VINYL BOARD & BATTEN



3 MAIL KIOSK - LEFT ELEVATION
Scale: 1/4" = 1'-0"

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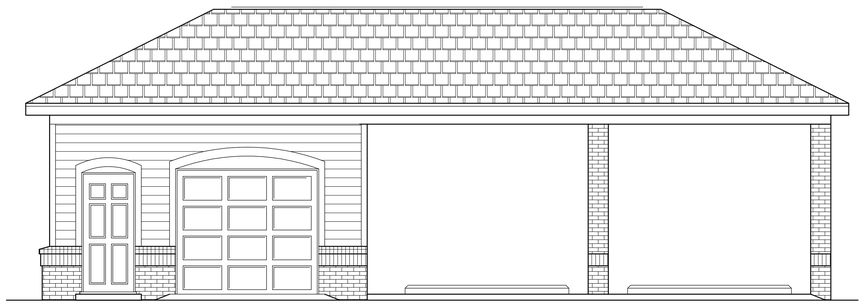
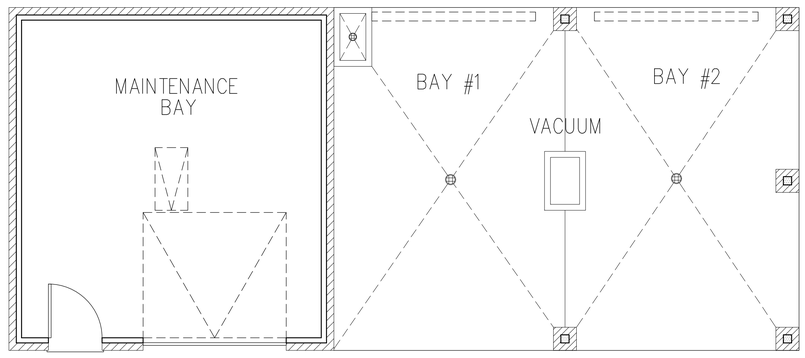


2 FRONT ELEVATION – MAINTENANCE BUILDING

Scale: 1/4" = 1'–0"



1 FLOOR PLAN – MAINTENANCE BUILDING

Scale: 1/4" = 1'–0"

Ossabaw Consulting, LLC

P.O. Box 30012 ▪ Savannah, GA 31410 ▪ ossabawconsulting@gmail.com ▪ (912) 658 8833

Arborist Site Report

J.K. Tiller Associates, Inc.
181 Bluffton Road, Suite F203
Bluffton, SC 29910

October 10, 2021

Location:

Proposed Watercrest
Beaufort, SC

General Information:

The subject location undeveloped parcel of land within Beaufort, SC. Trees of qualifying size located within the area were identified and placed into categories as defined by Beaufort Code. The trees were inspected during September of 2021, at a Level 2 Assessment, as defined by the International Society of Arboriculture (ISA).

Detailed Findings and Recommendations*:

The attached map at the conclusion of this report has identified all trees of concern for official review. Per code, Category A trees are in green, Category B trees are in yellow, Category C trees are in orange, and Category D trees are in red.

It is recommended that if any trees remain on site, that they have a tree protection zone to the drip line or at least 1.25ft in radii around the tree for every diameter inch of the trunk, if possible. Tree protection zones should be constructed of chain link fencing and no equipment shall enter or be stored within the tree protection zone. Mulch should be added within the tree protection zone and should be shredded hardwood and not exceed 4 inches in depth; if possible, irrigation should also be installed within the tree protection zone. Trees should be fertilized three times annually for three years to lessen the stress effects of the construction and trees should also be treated to prevent the infestation of wood boring insects.

It is also recommended that all trees that remain on site should be pruned to eliminate any hazardous limbs and improve overall safety. Pruning should be conducted under the supervision of an ISA Certified Arborist and should adhere to the most recent ANSI A300 standards and ISA Best Management Practices for tree pruning. It is also recommended that no cutting or pruning of tree roots be conducted, however if there is a need for such a practice, an ISA Certified

Arborist should direct and supervise the cutting or pruning. In addition to the pruning, all trees that remain on site should be inspected annually by an ISA Certified Arborist.

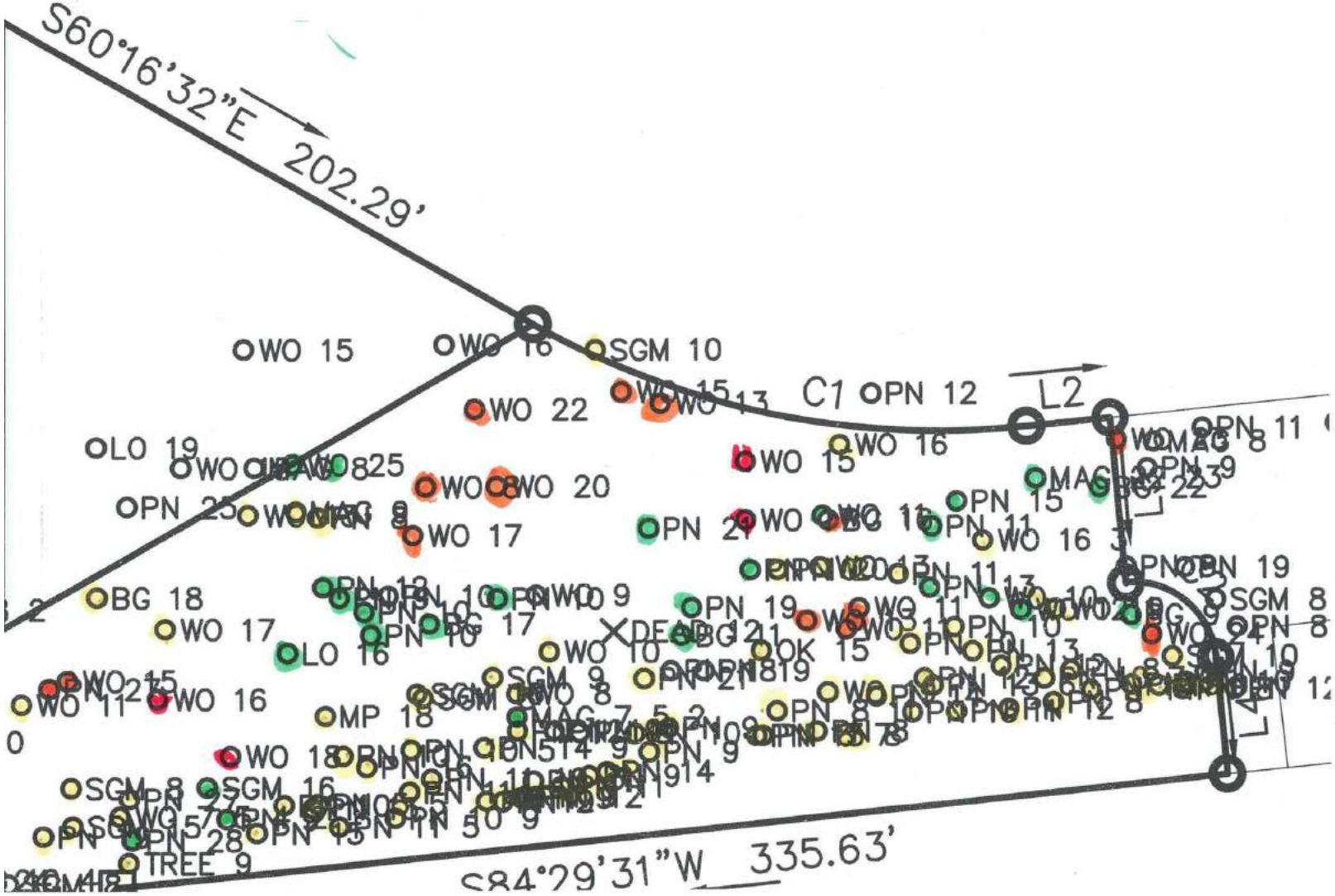
Inspector's information:

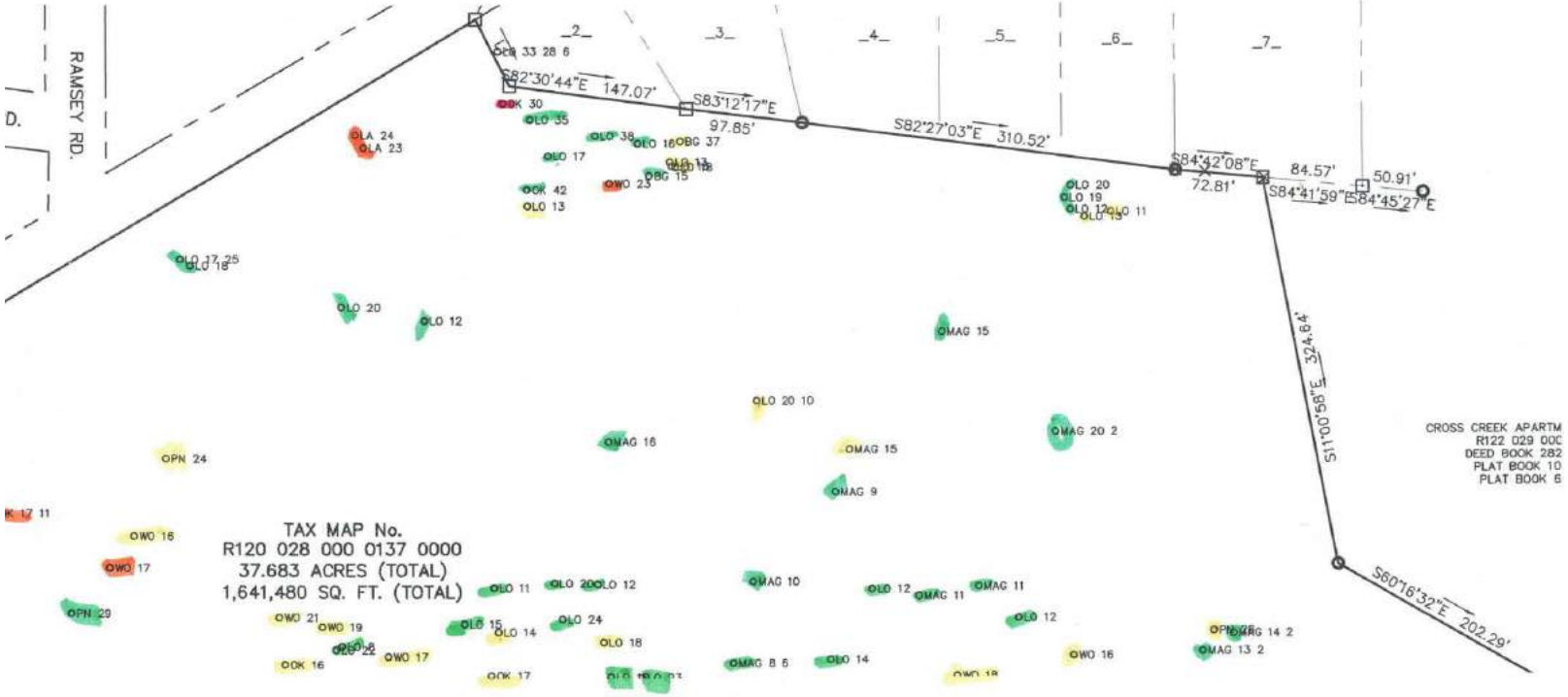
Michael W. Pavlis, BS, MS
ISA Certified Arborist, SO-5588A
ISA Tree Risk Qualification

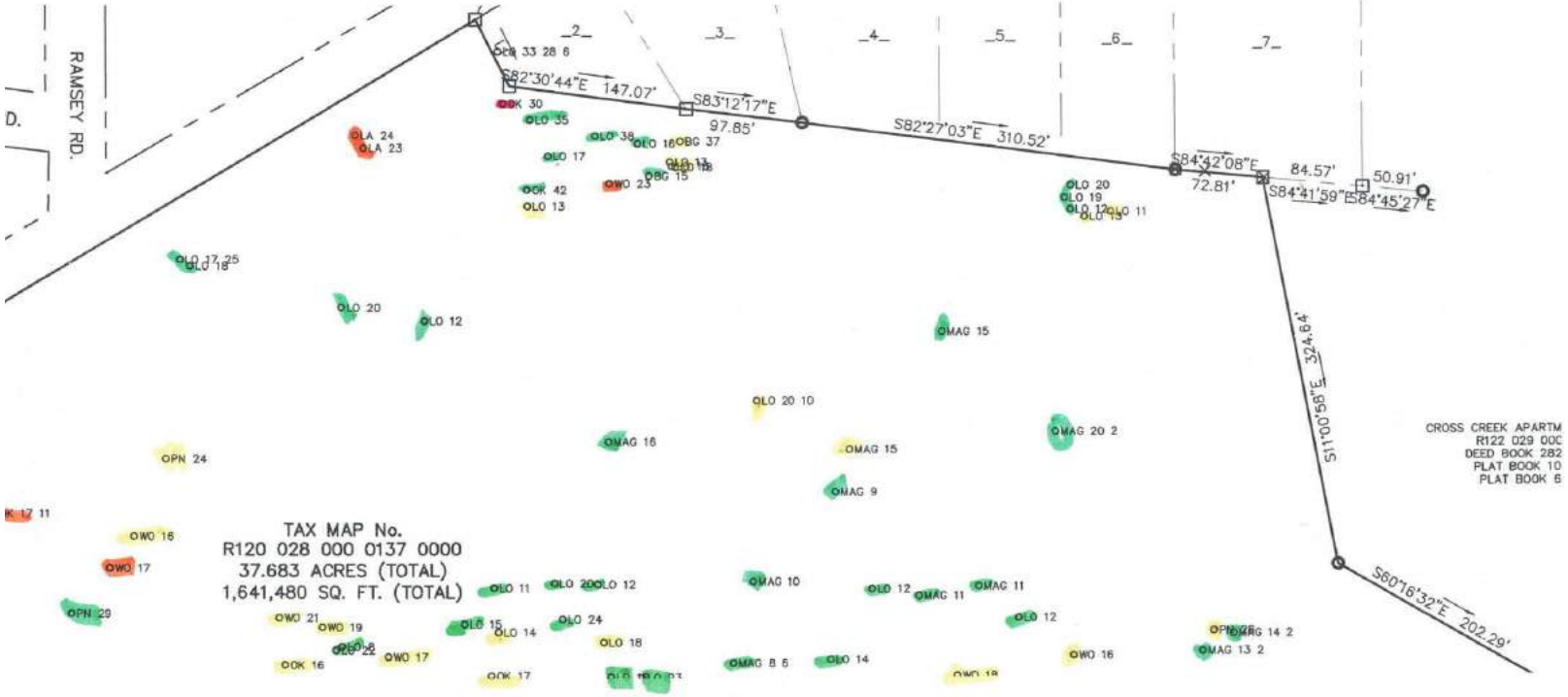
Thank you for your consideration and business,

Michael W. Pavlis
Ossabaw Consulting, LLC

*Trees are a living organism and are undergoing constant change. Recommendations are based on current and ideal conditions. Conditions may change as time progresses. While we strive for complete diagnosis there some defects that are not visible and failure of in or of a tree may occur, unless otherwise stated by Ossabaw Consulting, LLC.


S60°16'32"E 202.29'
C1
L2
S84°29'31"W 335.63'


RAMSEY RD.
S82°30'44"E 147.07'
S83°12'17"E 97.85'
S82°27'03"E 310.52'
S84°42'08"E 72.81'
84.57'
50.91'
S84°41'59"E
S84°45'27"E
S11°00'58"E 324.64'
S60°16'32"E 202.29'
TAX MAP No.
R120 028 000 0137 0000
37.683 ACRES (TOTAL)
1,641,480 SQ. FT. (TOTAL)
CROSS CREEK APARTM
R122 029 00C
DEED BOOK 282
PLAT BOOK 10
PLAT BOOK 6


RAMSEY RD.
S82°30'44"E 147.07'
S83°12'17"E 97.85'
S82°27'03"E 310.52'
S84°42'08"E 72.81'
84.57'
50.91'
S84°41'59"E
S84°45'27"E
S11°00'58"E 324.64'
S60°16'32"E 202.29'
TAX MAP No.
R120 028 000 0137 0000
37.683 ACRES (TOTAL)
1,641,480 SQ. FT. (TOTAL)
CROSS CREEK APARTM
R122 029 00C
DEED BOOK 282
PLAT BOOK 10
PLAT BOOK 6

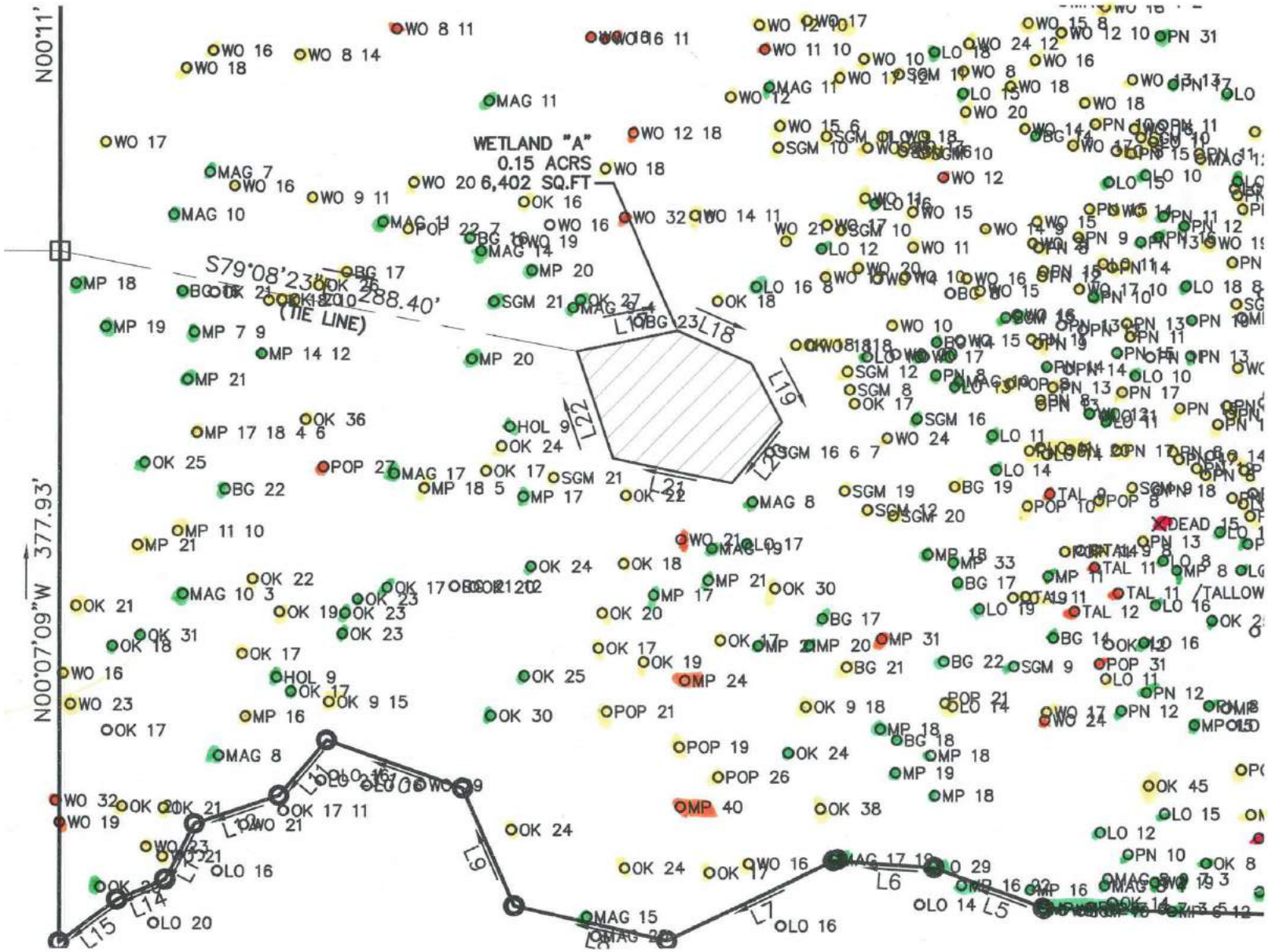
1,635,207
1,641,609

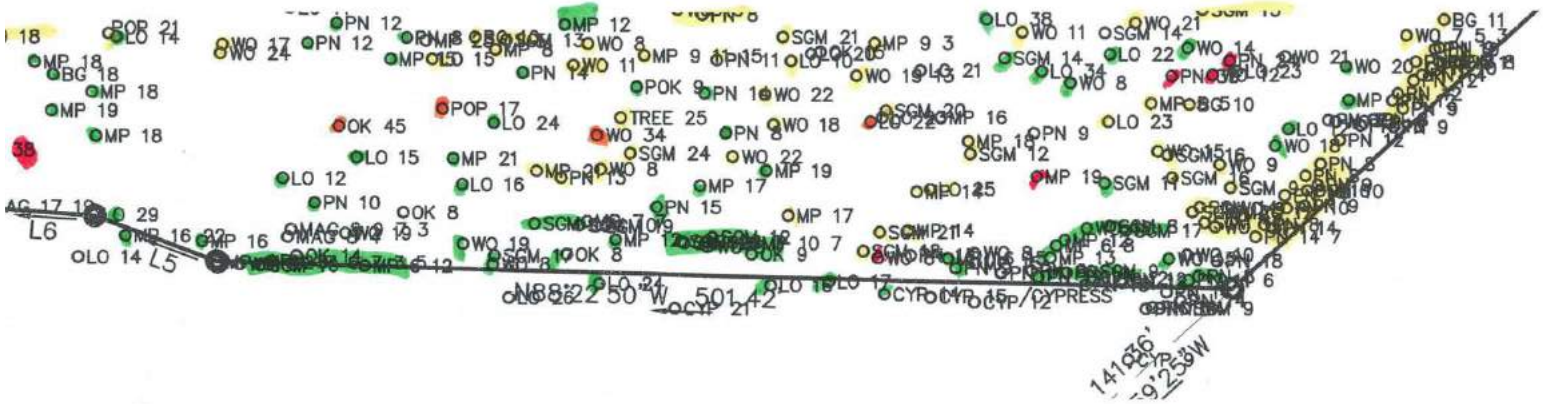
BROAD RIVER BLVD R/W VARIES

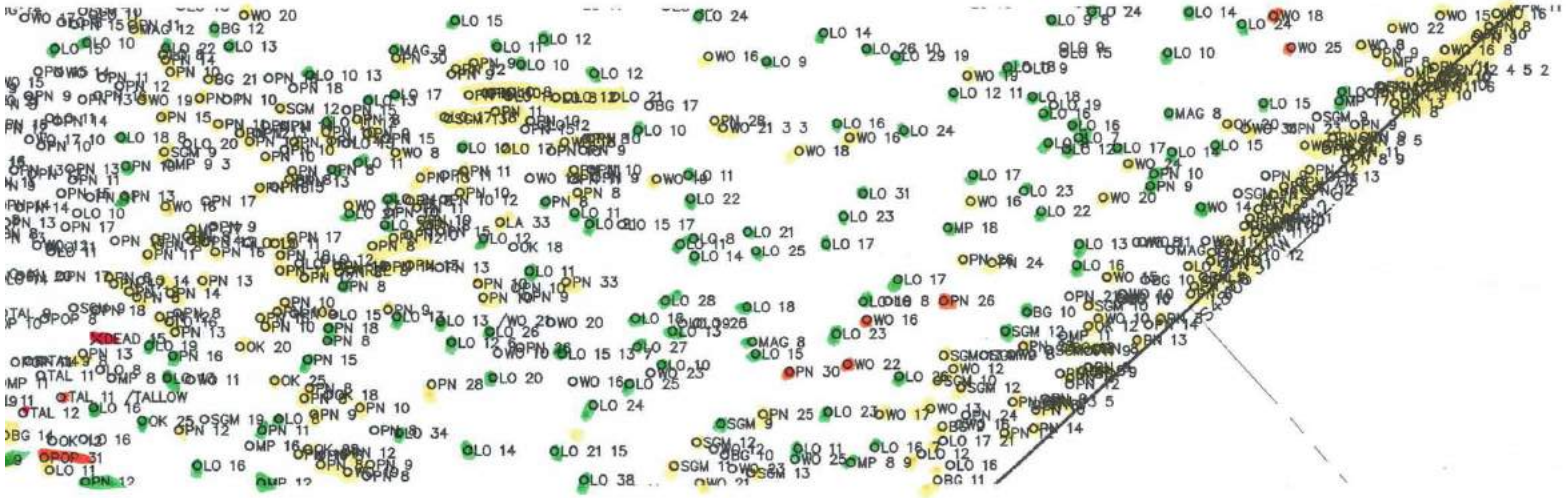
L16

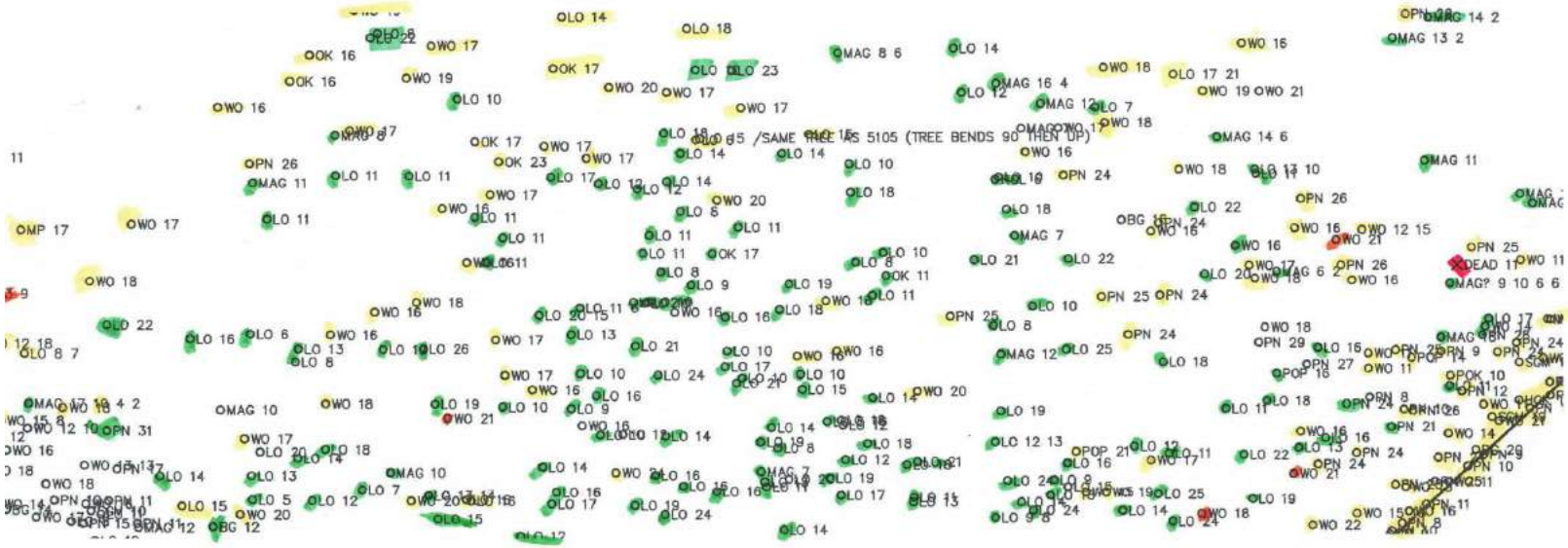
1'45"W 330.24'

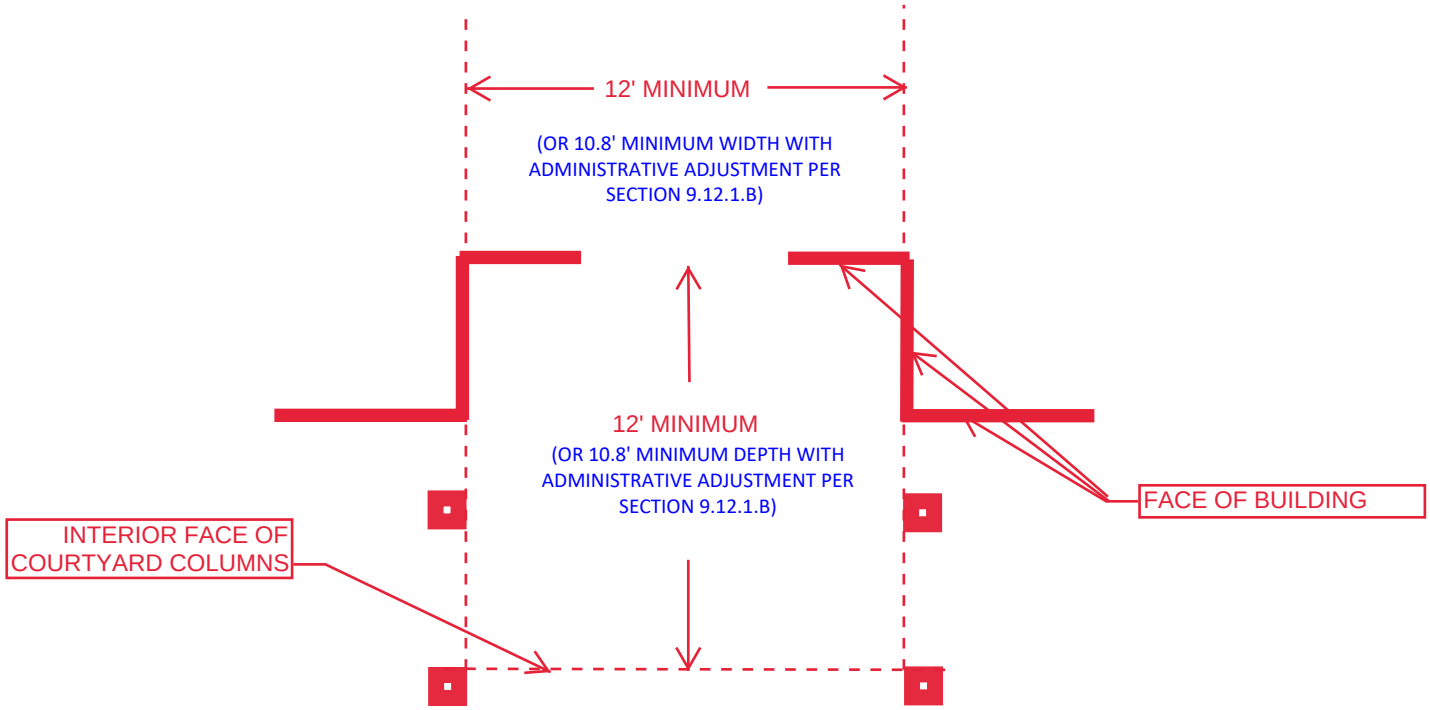
LO 14
OK 17 11
LO 16
MAG 10
LO 15
WC
MAG 11
LO 10
LO 14 6
WO 17
PN 25
LO 12 Z
LO 15
PN 29
WO 16
WO 17
WO 8 11 11
BG 16
WO 16
LO 21
WO 18
MP 11 5
WO 16
WO 19 12
BG 19
LO 11
WO 16
WO 12 12
BG 22
WO 13 11
MP 10 9
WO 14 14
PN 24
MAG 17 16 5 7 2
MAG 12
PN 25
WO 17
PN 24
WO 12 6 6
WO 17
MP 17
PN 25
WO 10 10
WO 8 11 6
WO 15 8
WO 20
MAG 9
WO 13 9
WO 10 6
WO 13 8
WO 16
WO 16
MAG 12
MAG 9
WO 9 12
WO 12 18
WO 13 12
WO 22
LO 8 7
WO 17
WO 17
WO 16
BG 27
MAG 17 10 4
WO 18
WO 15 8


N00°11'
N00°07'09"W 377.93'
S79°08'23"W 288.40'
(TIE LINE)
WETLAND "A"
0.15 ACRS
6,402 SQ.FT
L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12
L13
L14
L15
L16
L17
L18
L19
L20
L21
L22


L6
L5
N88°22'50"W 501.42'
CYPRESS




/SAME TREE AS 5105 (TREE BENDS 90 THEN UP)



STAFF INTERPRETATION DIAGRAM OF SECTION 4.4.B FORECOURT REQUIREMENTS FOR BUILDINGS WITH FORMAL ENTRY COURTYARDS.

Design Review Board Meeting Staff Report

From the Department of Community and Economic Development
10 February 2022

1 Summary of Request

211 Broad River Boulevard, Watercrest Multi-Family Development, PIN R120 028 000 0137, containing 528 multi-family units within 21 residential buildings, 18 garage buildings, a clubhouse, pool house, and maintenance building within 37.7 acres.

Applicant: Ryan Lyle, PE

The applicant is requesting preliminary approval of new construction of a multi-family development.

Background: A previous version of this project was deferred at the October 2021 DRB Meeting. A follow up application received Conceptual Approval with conditions at the November 2021 DRB Meeting.

This project is scheduled to go to the Metropolitan Planning Commission in February 2022 for Sketch Plan Approval.

2 Facts

Property Address:	211 Broad River Boulevard
Parcel ID:	R120 028 000 0137
Case Number:	21-15 DRB.2
Applicant:	**Ryan Lyle, Andrews Engineering, Inc.**
Zoning:	T5-UC/RMX
Current Use:	Vacant Lot
Proposed Use:	Multi-Family Dwellings

District Development Standards for T5-UC/RMX:

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

- **RMX Setback requirements:**
  - *Front- 10' min. – 60' max.*
  - *Rear – 15' min.*
  - *Side Corner/Alley – 10' min.*
  - *Side Interior – 10'min.*
- **Impervious Surface Coverage***:* 100% maximum

References:
The Beaufort Code

3 STAFF COMMENTS

Staff Acknowledgements:

A. All Conditions of the November 2021 Conceptual Approval for this project have been satisfied except for Conditions 5 and 8. These conditions are listed in the current staff conditions below. Staff feels that these conditions may be satisfied in a final submission.

B. November 2021 Conceptual Approval Condition 11 required that the apartment buildings have one roof type within one roof level rather than a mixture of the two. Most of the drawings for the apartment buildings in the current submission now show only an asphalt shingle roof, but some still show both asphalt and metal standing seam. The applicant has noted in the project narrative that this is due to time constraints and that the roofs of all apartment buildings are proposed to be asphalt shingle. Staff considers this Condition to be satisfied, but all drawings must be consistent in future submissions.

Staff Conditions:

Site:

1. The parking requirements noted on the overall site plan are incorrect: 817 spaces will be required for this project, per Section 5.5.1. Applicant to add an additional space to meet minimum parking space requirements.

2. To better comply with Sections 2.4.2.E.1 and 4.5.7.B.3, Staff recommends that the applicant relocate some of the parking spaces immediately to the west of Building 1 so that the parking is truly placed behind this building.

Apartment Buildings:

1. Conceptual Approval Condition 5 is still not satisfied: The proposed forecourt design proposed for each apartment building does not comply with Section 4.4.B of the Beaufort Code. **See Staff Interpretation Diagram** for an illustration of Staff's interpretation of how the requirements would apply to a building with a forecourt that involves a formal entry courtyard. Applicant to demonstrate compliance with these standards in future submissions and note that if the breezeway meets the minimum required width for a forecourt, a portion of the breezeway may be viewed as part of the required forecourt.

2. The fenestration calculations proposed for Building Types 1-4 are not compliant with Section 4.6.3.C.1 of the Beaufort Code, however, this section does give the Design Review Body the discretion to adjust the requirement as long as it is not reduced lower than 30%. Staff is in support of the proposed fenestration at the ground floor given the use and arrangement of the proposed buildings and recommends approval of this percentage as proposed.

3. Applicant to reduce the size of windows on upper levels or enlarge the size of windows on lower levels of all apartment building types to better comply with Section 4.6.3.C.2.

4. Applicant to ensure all buildings have a base that complies with Section 4.6.3.D.3.c of the Beaufort Code. As drawn, Buildings 2 and 3 do not have a base. Staff recommends adding a brick base to these buildings similar to the brick base proposed on Building 1.

5. Staff recommends that the applicant extend the brick base of each building type into the balcony areas rather than switching to a different cladding material in those areas.

6. Building Types 2 and 3 do not show a forecourt/entry courtyard on the architectural plans or elevations, although the illustrative site plan does show a forecourt/entry courtyard in front of each apartment building. Applicant to confirm if a forecourt/entry courtyard will be provided for these building types. If it will not be provided, Applicant to add a path to all balcony entrances on the ground floor on the front elevation so that the project will comply with Section 4.5.7.B.2. Applicant to also demonstrate compliance with Section 4.5.7.B.1 regarding frontage types if a forecourt frontage type is not utilized.

7. Regarding Building Type 1:

    a. The left/right elevation of Building 1 includes a large expanse of blank wall. Staff recommends that the applicant reduce this blank façade through a change of plane and/or added fenestration on this elevation. Staff also recommends converting faux windows to true windows, since these faux windows are the only are on the building where vertical shutters are used.

    b. On the front and rear elevations, at the dividing wall between the central balconies, Staff recommends terminating this wall behind a column similar in detail to the column currently proposed at the corner balconies to create a more consistent design.

8. Regarding Building Type 2:

    a. Applicant to provide clarity regarding the 2” airspace on the front and rear elevations and how it will be visually closed.

    b. On the floorplan, Staff recommends that the applicant relocate the proposed riser rooms from the front of the building to the rear of the building.

    c. On the floor plans, Staff recommends that the applicant extend the front and rear balconies outward (plan north and plan south) to increase the space between the porch column and the adjoining mass on the side elevation.

    d. On the Side elevation, Staff recommends that all side bathroom windows are the same height as the adjacent bedroom windows.

9. Regarding Building Type 3:

    a. On the side elevations, Staff recommends enlarging the bathroom windows to align with the height of the adjacent bedroom windows.

    b. Also on the side elevations, Staff recommends eliminating the proposed faux windows. Since vertical folding shutters are not proposed elsewhere on the building, this is a departure from the rest of the design.

c. On the side elevation, Staff recommends that the applicant restudy the riser room location so that it can have a more harmonious relationship to the rest of the façade.

d. Staff recommends that the applicant restudy and possibly enlarge the balconies on the rear so that the thin air space between the balcony column and wall visible from the side elevation is enlarged.

Clubhouse

10. Staff recommends using only one roof type rather than a mixture of asphalt shingle and standing seam.
11. On the front and rear elevations, Staff recommends ganging together the sets of double windows flanking the central porch door.
12. On the rear elevation, Staff recommends eliminating transoms from the ganged four windows on the left side.
13. On the side elevation, Staff recommends that the canopy be centered over the mail room door.
14. The color rendered elevation does not match the drawn elevation. Applicant to ensure all drawings are consistent in future submissions.
15. A base must be provided per Section 4.6.3.D.3 of the Beaufort Code.

Pool House

16. Applicant to clarify orientation of Pool House. If the front elevation faces Fanning Avenue, Staff recommends simplifying the fenestration of the front elevation of the pool house to give it a more hierarchical façade.

Garages

17. Staff recommends altering the floorplan and front elevation of the garage buildings so that the accessible garage bay is less of an anomaly from the other bays. This could be resolved by reallocating the accessible bays so that some garages have two: one on either end.

Mail Kiosk:

18. A base must be provided per Section 4.6.3.D.3 of the Beaufort Code.
19. On the side and rear elevations, Staff recommends adding a pilaster to each corner so that, on the sides, the rear corners read more like a column with a wing wall beyond.

Maintenance Building

20. In future submissions, Applicant to note proposed materials of maintenance building.

STAFF RECOMMENDATION:

Preliminary Approval for Site and All Buildings, except Apartment Building Type 4, with Conditions noted.

Staff Conditions Specific to Apartment Building Type 4:

21. Staff is not in support of the placement of the windows in the central portion of the front and rear facades and recommends that the windows are centered within the front face of each wall flanking the entry courtyard.

22. Staff recommends that the brick base terminates at a consistent level around the perimeter of the building and that a single brick type is used rather than a mixture as rendered in the colored elevation.

23. The front elevation and the rear elevation are a significant departure from one another. On the rear of the floorplan, in the two-bedroom unit on the far left corner, Staff recommends swapping the innermost bedroom with its closet so that the bedroom becomes an external element on the rear facade. The same should be done with the two-bedroom unit on the right side of the overall plan. Relocation of these bedrooms should create masses in these areas on the rear elevation that are similar to that of the central two-bedroom unit mass on the rear elevation in fenestration, massing, and roofing configuration.

24. On the side elevation, Staff recommends eliminating the appearance of the corner towers on the front corners of the building and instead treating these corner bedrooms in the same manner as the rear corner bedrooms are treated. Staff then recommends introducing a change of plane in the side elevation that pushes outward so that the side elevations have similar relationships to the other building types.

25. On the rear elevation, Staff recommends ganging the double windows in the tower elements to either side of the central mass.

STAFF RECOMMENDATION:

Deferral of Preliminary Approval for Apartment Building Type 4 due to Conditions noted.

Further Recommendations to Guide Applicant Beyond Preliminary:

- *To satisfy Condition 8 of November 2021 Conceptual Approval, Applicant to demonstrate compliance with Section 5.7.7 Parking Lot Design*
- *Applicant to provide a proposed site plan that shows trees proposed to be removed marked with an X.*
- *Applicant to submit pitch of roof of Maintenance Building.*
- *Applicant to demonstrate compliance with Section 4.6.1.F regarding utility screening. The proposed HVAC units shown on the apartment house floorplans must be screened from view per this section.*
- *Applicant to demonstrate that proposed fiber cement siding and trim will be smooth to comply with Sections 4.6.3.A and 4.6.4.A.*
- *Applicant to ensure a cut sheet of the proposed Bahama shutters is submitted that notes materiality and operability. Staff would support elimination of these Bahama shutters from the design.*
- *Applicant to demonstrate compliance with Section 5.5.1 regarding side and rear buffer requirements for either RMX or T5-UC. Where buffers are required and provided, applicant to ensure and explicitly demonstrate compliance with associated planting requirements.*

- *Applicant to clarify number of bicycle parking spaces provided. A minimum of 41 bicycle spaces are required by Section 5.7.3 of the Code.*
- *Applicant to ensure compliance with Section 5.7.7.B by providing crosswalks across streets and drive aisles for pedestrians.*
- *Applicant to demonstrate compliance with Section 5.7.8.A regarding Parking Lot Screening. Applicant to make every effort to screen parking within the site per this section of the Code.*
- *Applicant to demonstrate compliance with Section 5.8, Lighting.*
- *Applicant to submit cutsheets for the proposed vinyl windows. Staff recommends a vinyl clad window rather than complete vinyl.*
- *Applicant to ensure and demonstrate compliance with Section 7.4.3 by describing how the proposed pocket park and open space on the property will comply with the illustrations and descriptions presented in this section of the Beaufort Code.*