AGENDA

City of Beaufort

DESIGN REVIEW BOARD MEETING

Thursday, March 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/83607503987?pwd=QzNnVmJQZWU0anF6SlZrR2l3RFM5QT09
Passcode: 285970 Meeting ID: 836 0750 3987 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 February 10, 2022 Meeting

B. Minutes of February 23, 2022 Special Meeting

III. Applications:

A. Garden Oaks Apartments, PIN R120 029 000 0509 0000, 2000 Salem Road.
Applicant: Pat Iannelli, PDI Architecture (22-03 DRB.1)

The applicant is requesting Change After Certification for the window design within this multi-family new construction project.

B. Gray Tract A, PIN R120 028 000 0138 0000, 422 Robert Smalls Parkway.
Applicant: Bill Eubanks, FASLA, LEED AP (21-16 DRB.3)

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

IV. Discussion

V. Adjournment

Design Review Board
Meeting Minutes – February 10, 2022

CALL TO ORDER 7:39

A regular meeting of the Design Review Board was held in-person on Thursday, February 10, 2022 at 2:00 PM.

ATTENDEES

Members in attendance: Benjie Morillo (Chair), Kimberly McFann (Vice-Chair), 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 Heather Spade (City of Beaufort Planner of Community and Economic Development).

APPROVAL OF MINUTES 9:38

Motion: Ms. McFann made a motion to approve the January 13, 2022 minutes; seconded by Mr. Suter. 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

APPLICATIONS 9:56

A. **Holy Trinity Classical Christian School, PIN R120 003 000 0420 0000,** 302 Burroughs Avenue
Applicant: Ryan Lyle, PE (22-09 DRB.4)

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

Motion: Ms. McFann made a motion for Final Approval subject to staff conditions except with respect to condition #3, leave the windows and lights as shown in the drawings but on the West elevation remove lights over the roof, and as to condition #8 the uplights will be low voltage. Plus, with the additional condition of a mullion (3 ½ inch casing between the windows); Mr. Petersen seconded the motion, the motion passed unanimously.

B. **Watercrest Multi-Family Development, PIN R120 028 000 0137 0000,** 211 Broad River Boulevard

Applicant: Ryan Lyle, PE (21-15 DRB.2) **1:14:57**

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

Motion: Mr. Morillo made a motion to defer the project to a special meeting, date to be determined; Ms. McFann seconded the motion. The motion passed unanimously.

5 Discussion 2:01:45

The board discussed the upcoming special meeting and possible dates. All discussion was general, and no decision was made.

6 Adjournment 2:02:44

Mr. Petersen made a motion to adjourn, Ms. McFann seconded the motion. Meeting adjourned at 4:02 PM.

Chair

Date of approval

Design Review Board
Special Meeting Minutes-February 23, 2022

CALL TO ORDER 1:38

A special meeting of the Design Review Board was held in-person on Wednesday, February 23, 2022 at 2:00 PM.

ATTENDEES

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

Staff in attendance: Jeremy Tate (Meadors Architecture), Emmilyn Potts (City of Beaufort Planner of Community and Economic Development), and Heather Spade (City of Beaufort Planner of Community and Economic Development).

APPLICATIONS 1:54

A. **Watercrest Multi-Family Development, PIN R120 028 000 0137 0000,** 211 Broad River Boulevard
Applicant: Ryan Lyle, PE (21-15 DRB.3)

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

Motion (44:10): Ms. McFann made a motion for preliminary approval subject to staff conditions with additional conditions of providing hard surface and lighting on the pathway that is underneath Berkins Street and leave the other trails shown on the site plan natural with no necessity of lighting and also modify the site plan slightly so as to provide clear access to both parks from the other streets. Possibly add signage and walkway at the entryways to highlight where they are supposed to go in. Make the trail wide enough so that it can be accessed by a service vehicle. Mr. Suter seconded the motion; the motion passed unanimously.

Motion (1:51:22) : Ms. McFann made a motion that, as to building four, [the board] recommends deferral with the right to come back with the whole project at Final with the following suggestions and conditions:

1. the applicant should consider raising the first-floor height to ten feet, ***but this is not a condition***
2. Remove Bahama shutters on the third floor on each end of building four
3. Screen the AC units

DRAFT

4. Have projecting sills on all the windows
5. Change the siding to have a brick base, the lap siding (second and third floor) with the water table effect and the board and batten at the top

Mr. Cox seconded the motion, the motion passed unanimously.

Motion (1:53:10): Ms. McFann made a motion that, as to the carriage house, is conceptual approval and the applicant can come back at final approval without having to come back again before [the board]. The conditions as to the carriage house are that square windows are acceptable, to align the deck band with the separation between the types of siding, line up the windows on the elevation, as to the small gables, [the applicant] will use a louvered vent for the entire gable and no bracket is to be included with the small gables. The louvers are decorative, not functional. Mr. Petersen seconded; the motion passed unanimously.

Motion (2:10:00): Ms. McFann made a motion for preliminary approval as to the clubhouse, subject to staff conditions. The windows need to be consistent styles front and back, the side door roof will be widened so the door appears to be centered. It is recommended but not required that the applicant increase the use of rafter tails on the drawing. Mr. Suter seconded the motion, the motion passed unanimously.

Motion (2:17:25): Ms. McFann made a motion as to the pool house, give preliminary approval subject to staff conditions. Eliminate the large gables shown on the front elevation and keep the smaller (right side) entryway gables on the front and back to accentuate the entryways. As to the square windows, add vertical mullion or grill. Two recommendations: [the board] recommends the ceiling be vaulted on the inside and recommend rafter tails be used. Mr. Petersen seconded the motion; the motion passed unanimously.

Motion (2:25:33): Ms. Mcfann made a motion for preliminary approval of [the garages] as drawn, with a recommendation that the applicant consider eliminating the gable. Mr. Cox seconded the motion; the motion passed unanimously.

Motion (2:34:12): Mr. Petersen made a motion for preliminary approval of the mail kiosk with implied pilasters on rear elevations with providing an entry in the middle. The motion is amended to eliminate staff condition 18. Mr. Morillo seconded the motion; the motion passed unanimously.

Motion (2:40:25): Mr. Petersen made a motion to give preliminary approval to the maintenance building with the recommendation of wrapping the brick sill into bay one and the both doors will have flat casings instead of arched. Ms. McFann seconded the motion; the motion passed unanimously.

Motion (2:42:22): Mr. Morillo made a motion for preliminary approval of building types 1, 2, and 3 with staff conditions and board conditions of having the first floor brick, the second floor up to the sill of the third floor lap siding, and board and batten on the third floor from the window sill up, all one roof material. Change the columns to a smaller wood column and provide screening for the HVAC outdoor units, and show it on the landscape plan. Ms. McFann seconded the motion; the motion passed unanimously.

6 ADJOURNMENT 2:44:45

Ms. McFann made a motion to adjourn, Mr. Morillo seconded the motion. Meeting adjourned at 4:02 PM.

Chair

Date of approval

DRAFT

CITY STAFF INTRODUCTION

SALEM ROAD
GARDEN OAKS APARTMENTS

PROJECT LOCATION - SALEM ROAD, GARDEN OAKS APARTMENTS

#6
Photo #1A

Photo #1B

Photo #1C

MARCH FINAL APPROVAL LETTER, CONDITION RELATIVE TO WINDOWS HIGHLIGHTED.

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

FINAL APPROVAL

March 17, 2021

Pat Iannelli
PDI Architecture
1020 Breazeale Road
Pendleton, SC 29670

Email: pat@pdiarch.com

RE: 21-02 DRB.2 Salem Road – Garden Oaks Apartments

Dear Mr. Iannelli:

On March 11, 2021, the City of Beaufort Design Review Board (DRB) reviewed the application for construction of a multi-building apartment development to be located on Salem Road (Parcel R120 029 000 0509 000, currently unaddressed). The Board voted to grant final approval subject to four Board comments and all staff recommendations:

Board Comments:

1. Utilize brick veneer on the clubhouse chimney;
2. Replace the proposed fountain shown in the roundabout outside of the clubhouse with a 12" caliper Live Oak, however the applicant has the option to propose a different design element in the roundabout subject to Board approval;
3. Change roof over clubhouse entrance to Dutch gable; and
4. Provide a speedbump and crosswalk across the access road to connect the pedestrian pathways located between the retention ponds and the apartment buildings.

Staff Recommendations:

1. Per Beaufort Code Section 7.3.2, a "traffic impact analysis" (TIA) shall be required for any development that is shown to generate more than 50 trips during the peak hour on the adjacent street(s). In January 2021, Ramey Kemp & Associates, Inc. prepared a traffic impact study for this proposed development. The study found that once the project is developed it will generate approximately 97 AM Peak-hour trips and 122 PM Peak-hour trips per weekday. The following study recommendations have been incorporated into the development's site plan:

   The development access should function with minor delays during peak hours. The access should provide one ingress lane. Egress from the development should include a left turn lane and a right turn lane with 50 feet of storage. Auxiliary turn lanes on Salem Road are not warranted.

2. The submitted Landscape Plan meets the requirements of Section 5.5, Perimeter Landscaping and Screening, and Section 5.7.8, Parking Lot Screening and Landscaping.

3. Section 7.4.2 requires development on parcels ranging in size from 15-40 acres in the T4-N District to preserve a minimum of 10% of the subject property as Community Green Space and Open Space. The Landscape Plan identifies that approximately 50% of the subject property is being preserved for open space.

4. The submitted Lighting and Photometric Plan meet the exterior lighting and illumination requirements of Section 5.8, Lighting.

5. A Certified Arborist Report and Arborist Tree Plan conforming to the requirements of Section A.1 has been submitted as part of the application. This report will be used to inform tree removal permitting, tree mitigation and tree protection zone requirements.

6. The 417 standard parking spaces, 30 ADA-compliant parking spaces and 23 bicycle parking spaces provided on the Site Plan meet the parking space requirements of Section 5.7, Parking.

7. Apartment Buildings:
    a. The applicant has revised the sizing of the windows to be compliant with Section 4.6.3.C.2.c.i, which states that "Facades should have several window sizes with smaller ones above. This is particularly important when buildings rise more than two stories." Staff is in support of this change.

    b. Staff is in support of the changes made to the rowlock and soldier course brickwork on the apartment buildings and feels that the new proposed design better aligns with the intent of Section 4.6.3.D.3.c of the Beaufort Code regarding establishment of a consistent base.

    c. Staff supports the revised design of the porches and balconies, including the revised details of the center porch on Building A.

    d. Staff is in support of the screening proposed for the mechanical units, as shown on the preliminary site plans provided by the applicant. Applicant to ensure that the mature size of the vegetation is considered so that equipment air flow will not be compromised, as noted in section 4.6.1.2.F.2 of the Beaufort Code.

    e. In drawing 1 on Sheet A-15 (Typical Section at Unit Balcony), the rear face of the architrave at the top level should align with the face of the column below. Similarly, the rear face of the floor joist trim on lower levels should also align with the face of the column below.

    f. Regarding window selection, Staff preference is that windows have simulated divided lights with shadow bars to create a better visual appearance and depth. Windows without simulated divided lights and shadow bars can give a façade the appearance of a blank stare.

8. Clubhouse, Amenity Building, and Shelter:

    a. Staff is in support of the changes made to the brick base banding of the clubhouse and recommends that this base is consistent around the entirety of the building perimeter. Currently, the head and sill height of the entry door and adjacent windows on the front elevation as well as three of the windows on the rear elevation are out of alignment with the other head and sill heights established on the building. Staff believes that this is because the brick base has not been continued around these portions of the building. Staff preference is

that all window heads and sills are in alignment and that the base around the building is consistent.

b. Similarly, staff recommends that the brick band be continued around the entirety of the left side elevation of the clubhouse, including the portion of the building that shows an inset door surrounded by siding. This will help to establish a consistent hierarchy of materials that better complies with Section 4.6.3.D.3.c of the Beaufort Code.

c. Previous staff comments recommended that the brick base of the amenity building be lowered to better align with the brick sill below the window on the rear elevation. The new submission proposes a higher brick banding that aligns with most of the door head heights. If the top of the brick banding cannot be lowered to align with the sill of the window, staff recommends adding a rowlock or soldier course at the height of the brick sill to better establish a consistent base around the perimeter of the building. Additionally, the trim of the window on the rear elevation should not intersect with the cornice trim above. Instead, the cornice trim can act as the top of the window casing. Trim should also be added at the side of the windows so that the siding is not exposed along the edge of the window as drawn.

d. On sheet 12, the Amenity Building – Left Side elevation shows that the entry door to the laundry center is not centered within the porch column bay in front of it. Staff preference is that the floorplan is altered to achieve alignment, either by moving the door, or providing a single leaf door in this space that is centered between the columns.

e. The wall sections on sheet A-15 show that the edge of the concrete footing is set back from the edge of the brick column bases of the shelter, although the floorplan of the shelter on sheet A-13 shows that the edge of the concrete floor will align with the edge of the brick column base. Applicant to clarify which condition is correct.

9. Overall Materials:

a. All railings in the project are proposed to be vinyl, which is not on the list of approved materials for railings in Section 4.6.3.A.4 of the Beaufort Code. Staff is not in favor of vinyl railings and recommends that the applicant select a railing material that is listed in this section. The applicant has noted on the wall section that the railing will be PVC, which is not consistent with the cut sheet provided. Staff supports PVC as a material choice since this is on the list of approved materials noted above.

b. Staff preference is that the cementitious siding and all cementitious trim materials are smooth rather than the proposed textured or faux grained.

c. Staff is in support of the proposed Yard Pole Light but prefers that the glass in the light be clear rather than frosted. Applicant to confirm where the yard pole light will be located.

d. Applicant to note that Section 5.8.4.B of the Beaufort Code notes that "Light Fixtures in excess of 1,800 lumens shall use full cut-off lenses or hoods to prevent glare or spillover from the project site onto adjacent lands and streets." The proposed shelter lights deliver 4000 – 5600 lumens, and the proposed wall pack lights deliver 3,200 lumens. Applicant to note that these fixtures must utilize full cut off lenses or hoods as noted in this code section. Applicate to clarify proposed color temperature, lumen output, and lens. Regarding selected wall pack light, staff prefers a true wall pack light for installation on walls.

And with the addition of traffic flowing, speed bumps in the driveway, a brick chimney, the 12" Live Oak to go where the fountain is shown in the renderings and the change to the Dutch gable on the clubhouse entry.

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

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

Sincerely,

Benjie Morillo, Vice-Chair
Design Review Board

PAGES FROM MARCH 2021 SUBMISSION, GRANTED
FINAL APPROVAL WITH CONDITIONS

PAGES FROM MARCH 2021 SUBMISSION, GRANTED
FINAL APPROVAL WITH CONDITIONS

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

BLDG. A- FRONT ELEVATION
SCALE: 1/4"=1'-0"

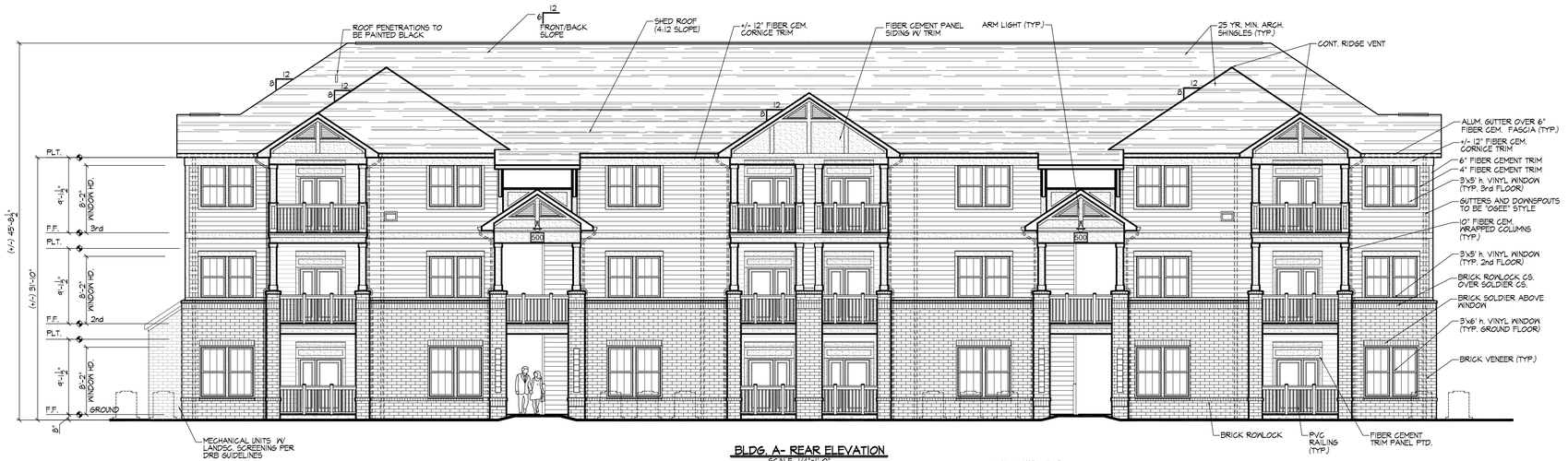
SCALE: 1/8" = 1'-0"
8' 4' 0 8'

LEGEND	(ALL APT. BUILDINGS)
	HORIZONTAL SIDING 4" REVEAL
	FIBER CEMENT PANEL SIDING
	BRICK VENEER (RUNNING BOND, U.N.O.)
	SHINGLE ROOF
	STANDING SEAM METAL ROOF W/ 3" RIBS
	'ARM' LIGHT
	DECORATIVE LIGHT
	PVC RAILINGS

EXTERIOR MATERIAL LIST & COLORS:

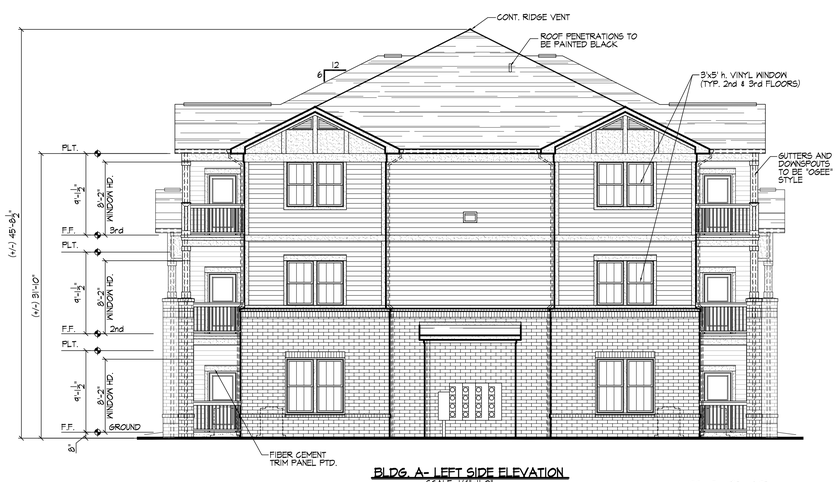
ROOF SHINGLES:	OYSTER GRAY
BALCONY RAILINGS:	'MANCHESTER', WHITE
BRICK:	GENERAL SHALE, GRAYSBURG
HORIZONTAL SIDING:	FIBER CEMENT, CEDARMILL, LIGHT MIST
PANEL SIDING:	FIBER CEMENT, CEDARMILL, LIGHT MIST
TRIM:	FIBER CEMENT, WHITE
WINDOW:	PLYGEM, VINYL, WHITE
EXTERIOR DOORS:	THERMATRU, DARK GRAY
GUTTERS & DOWNSP.:	ALUM., SEAMLESS, 'OGEE', WHITE

PAGES FROM MARCH 2021 SUBMISSION, GRANTED FINAL APPROVAL WITH CONDITIONS



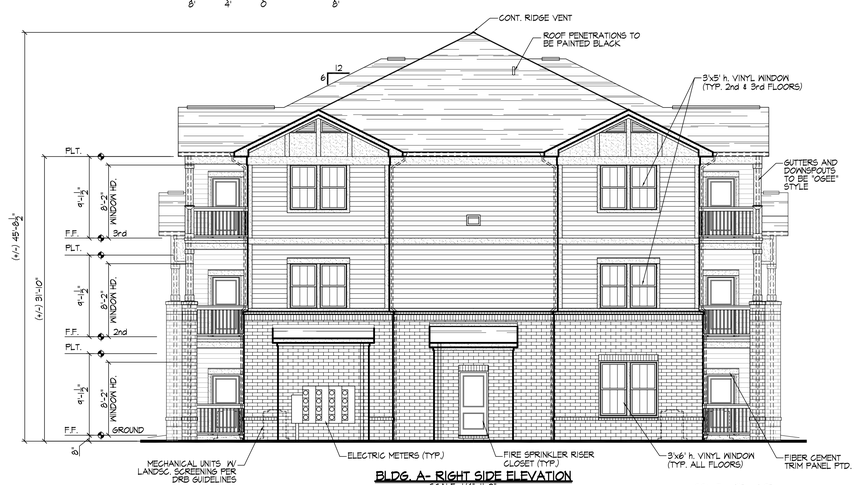
BLDG. A- REAR ELEVATION
SCALE: 1/4"=1'-0"

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



BLDG. A- LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

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



BLDG. A- RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

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

PDiA
reference
SR-
revisions
scale
AS NOTED
date
job number
2001b

BLDG. A- ELEVATIONS
Garden Oaks Apartments
Salem Road
Beaufort, South Carolina

FINAL DRB SUBMISSION
February 10th, 2021

A-03

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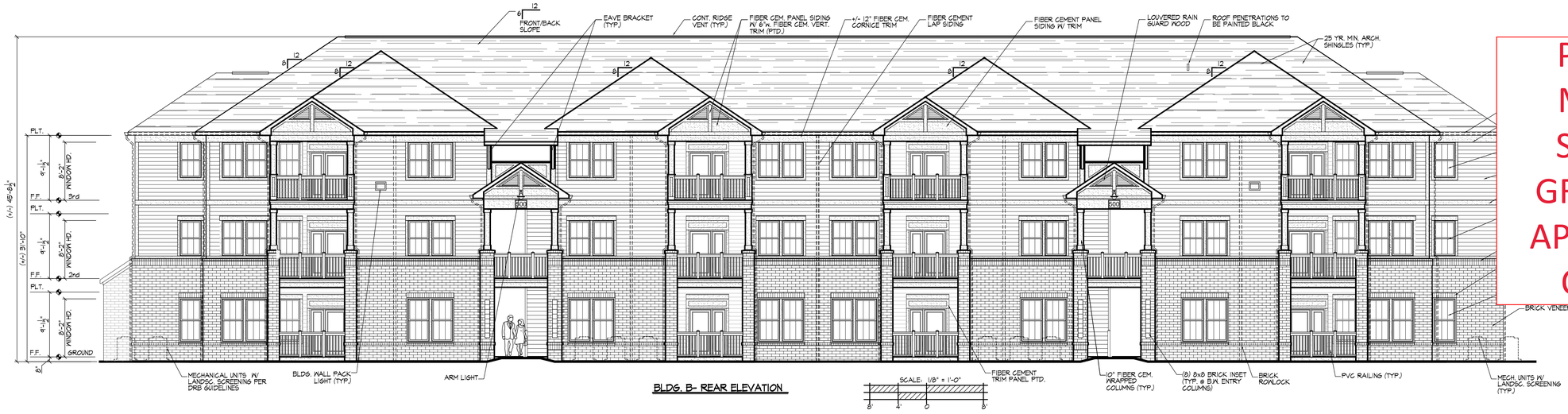
WINDOW PERCENTAGE:	
3rd FLOOR	= 20.4%
2nd FLOOR	= 20.4%
GROUND FLOOR	= 32.2%

BLDG. B- FRONT ELEVATION

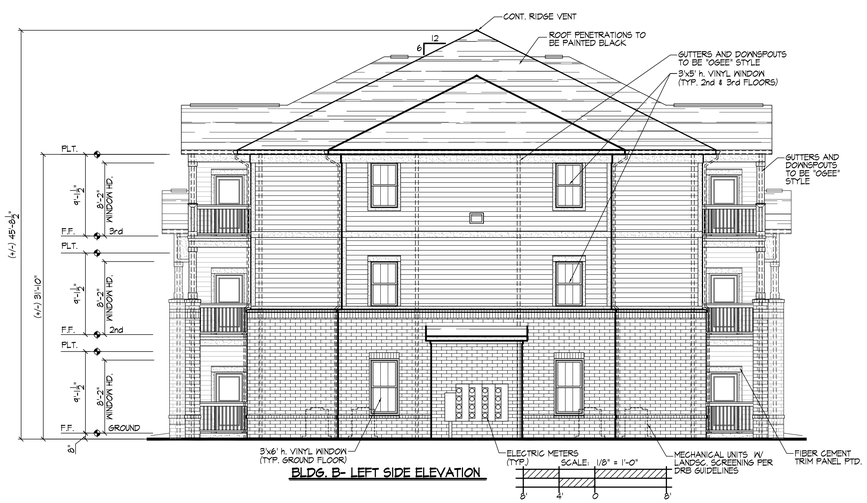
SCALE: 1/8" = 1'-0"

LEGEND	(ALL APT. BUILDINGS)
	HORIZONTAL SIDING 4" REVEAL
	FIBER CEMENT PANEL SIDING
	BRICK VENEER (RUNNING BOND, U.N.O.)
	SHINGLE ROOF
	STANDING SEAM METAL ROOF w/ 3" RIBS
	'ARM' LIGHT
	DECORATIVE LIGHT
	PVC RAILING



BLDG. B- REAR ELEVATION

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



BLDG. B- LEFT SIDE ELEVATION

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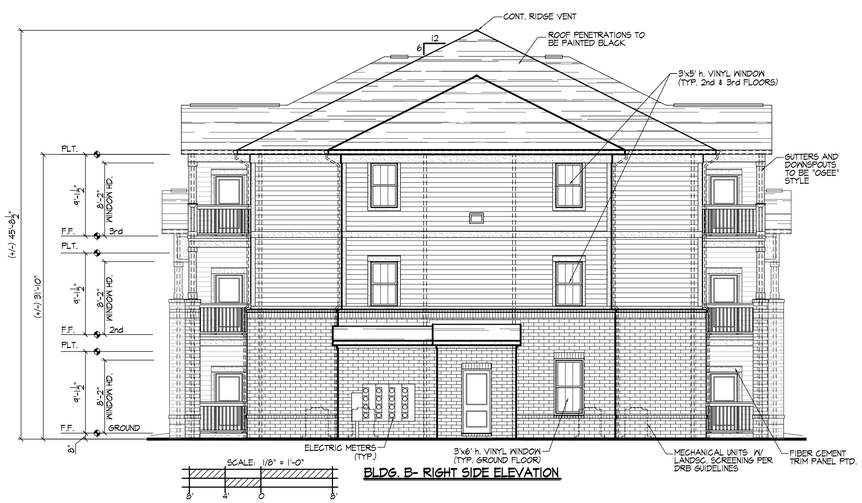

BLDG. B- RIGHT SIDE ELEVATION

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

PAGES FROM MARCH 2021 SUBMISSION, GRANTED FINAL APPROVAL WITH CONDITIONS

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-referenced
SR-
-revisions
-date
AS NOTED
-date
-job number
2001b

BLDG. B- ELEVATIONS
Garden Oaks Apartments
Salem Road
Beaufort, South Carolina

FINAL DRB SUBMISSION
February 10th, 2021

A-06

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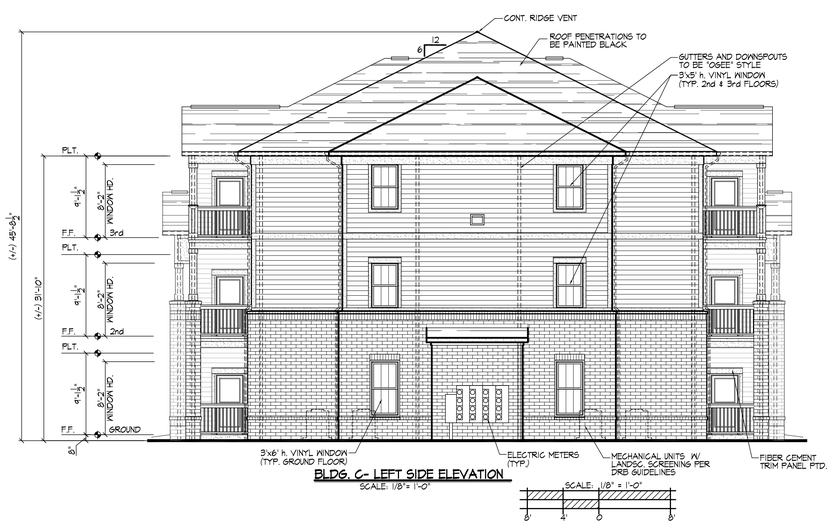
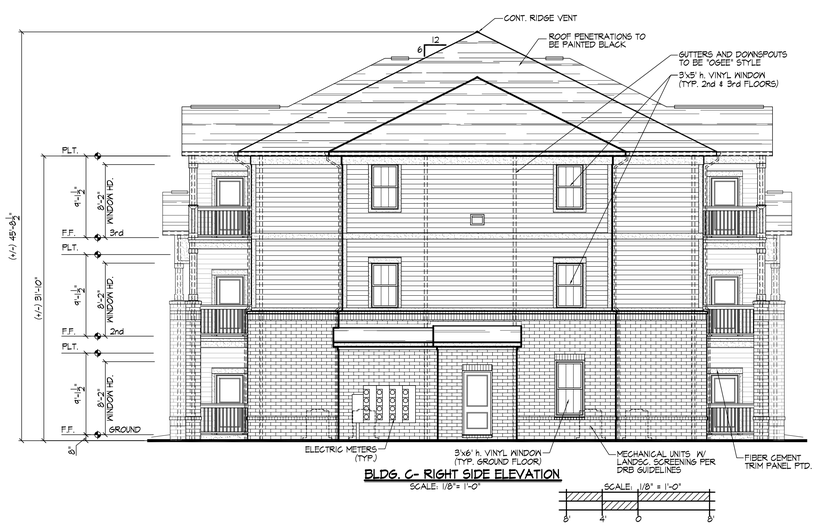
WINDOW PERCENTAGE:
3rd FLOOR = 22.5%
2nd FLOOR = 22.5%
GROUND FLOOR = 31.5%

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

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



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



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

LEGEND	(ALL APT. BUILDINGS)
	HORIZONTAL SIDING 4" REVEAL
	FIBER CEMENT PANEL SIDING
	BRICK VENEER (RUNNING BOND, U.N.O.)
	SHINGLE ROOF
	'STANDING SEAM METAL ROOF' w/ 3" RIBS
	'ARM' LIGHT
	DECORATIVE LIGHT
	PVC RAILING

PAGES FROM MARCH 2021 SUBMISSION, GRANTED FINAL APPROVAL WITH CONDITIONS

PDiA

reference: SR-

revisions:

scale: AS NOTED

date:

job number: 2001b

BLDG. C- ELEVATIONS

Garden Oaks Apartments

Salem Road
Beaufort, South Carolina

FINAL DRB SUBMISSION
February 10th, 2021

A-08

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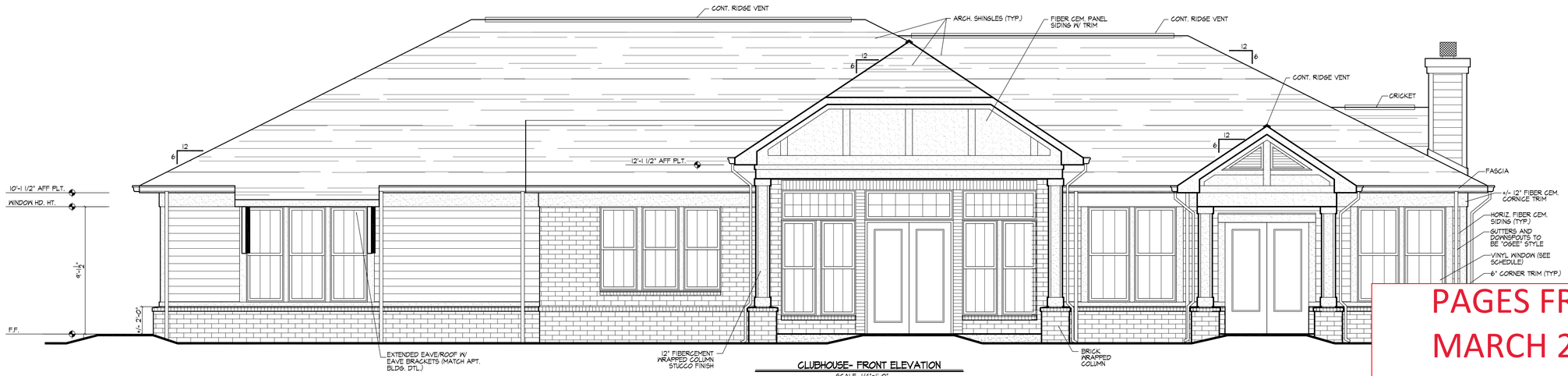
LEGEND (CLUBHOUSE & ACCESSORY BLDGS)	
	HORIZONTAL FIBER CEMENT SIDING
	FIBER CEMENT PANEL SIDING
	BRICK VENEER (RUNNING BOND, U.N.O.)
	SHINGLE ROOF
	'ARM' LIGHT



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

SCALE: 1/4" = 1'-0"
4' 2' 0 4'

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

SCALE: 1/4" = 1'-0"
4' 2' 0 4'

PAGES FROM MARCH 2021 SUBMISSION, GRANTED FINAL APPROVAL WITH CONDITIONS

PDiA

reference: SR-

revisions:

date: AS NOTED

job number: 2001b

CLUBHOUSE - ELEVATIONS

Garden Oaks Apartments
Salem Road
Beaufort, South Carolina

FINAL DRB SUBMISSION
February 10th, 2021

A-10

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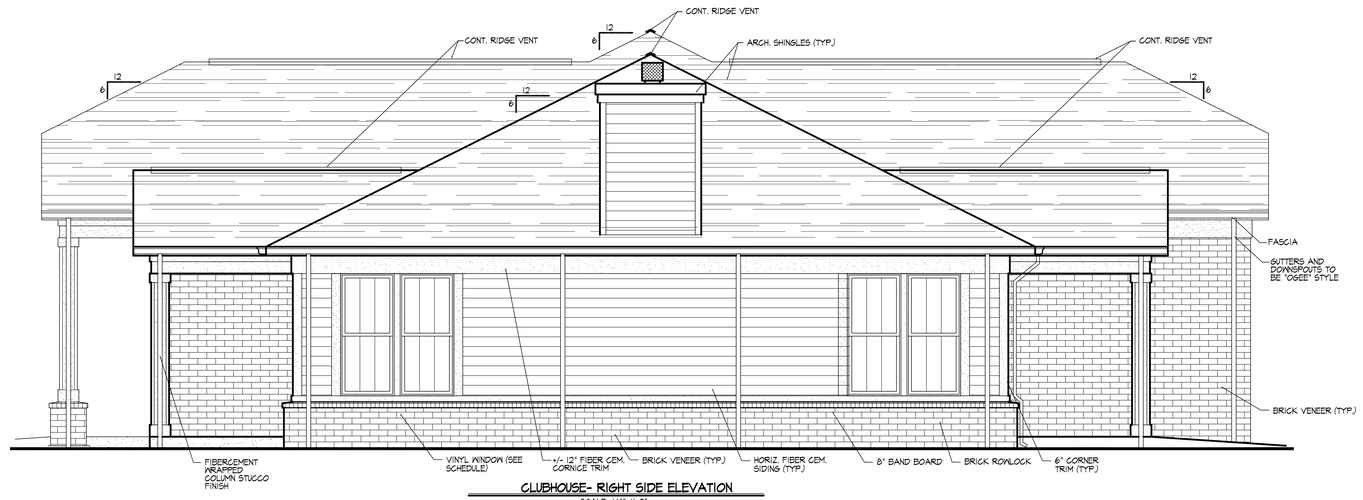
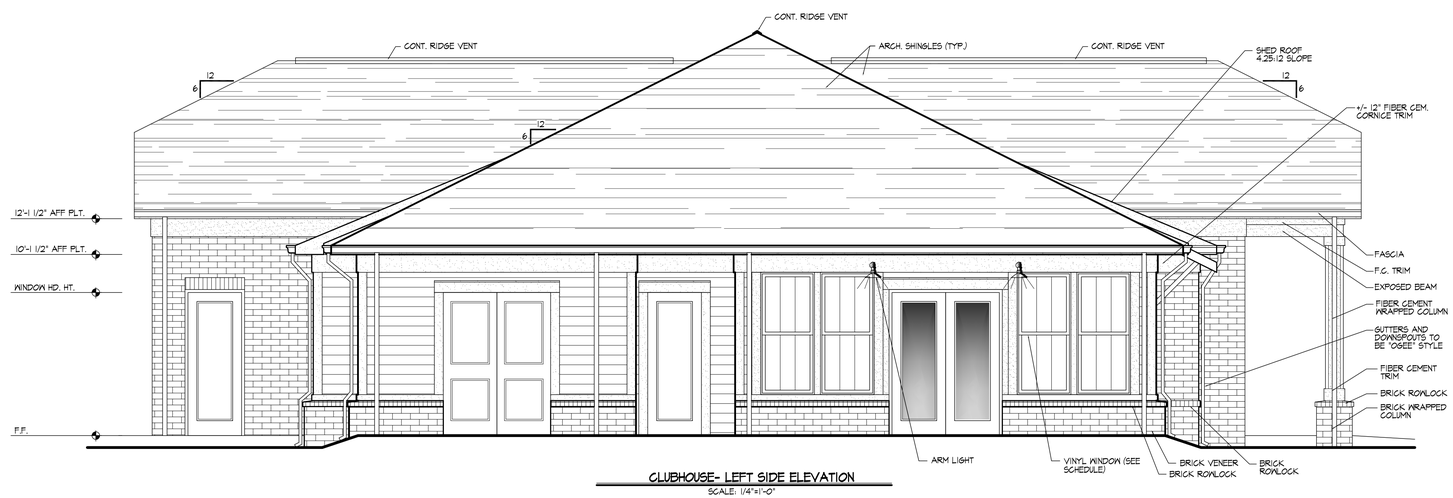
LEGEND	(CLUBHOUSE & ACCESSORY BLDGS)
	HORIZONTAL FIBER CEMENT SIDING
	FIBER CEMENT PANEL SIDING
	BRICK VENEER (RUNNING BOND, U.N.O.)
	SHINGLE ROOF
	'ARM' LIGHT



CLUBHOUSE- RIGHT SIDE ELEVATION

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

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



CLUBHOUSE- LEFT SIDE ELEVATION

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

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

PAGES FROM MARCH 2021 SUBMISSION, GRANTED FINAL APPROVAL WITH CONDITIONS

PDiA

reference: SR-

revisions:

scale: AS NOTED

date: ...

job number: 20016

CLUBHOUSE - ELEVATIONS

Garden Oaks Apartments

Salem Road

Beaufort, South Carolina

FINAL DRB SUBMISSION

February 10th, 2021

A-11

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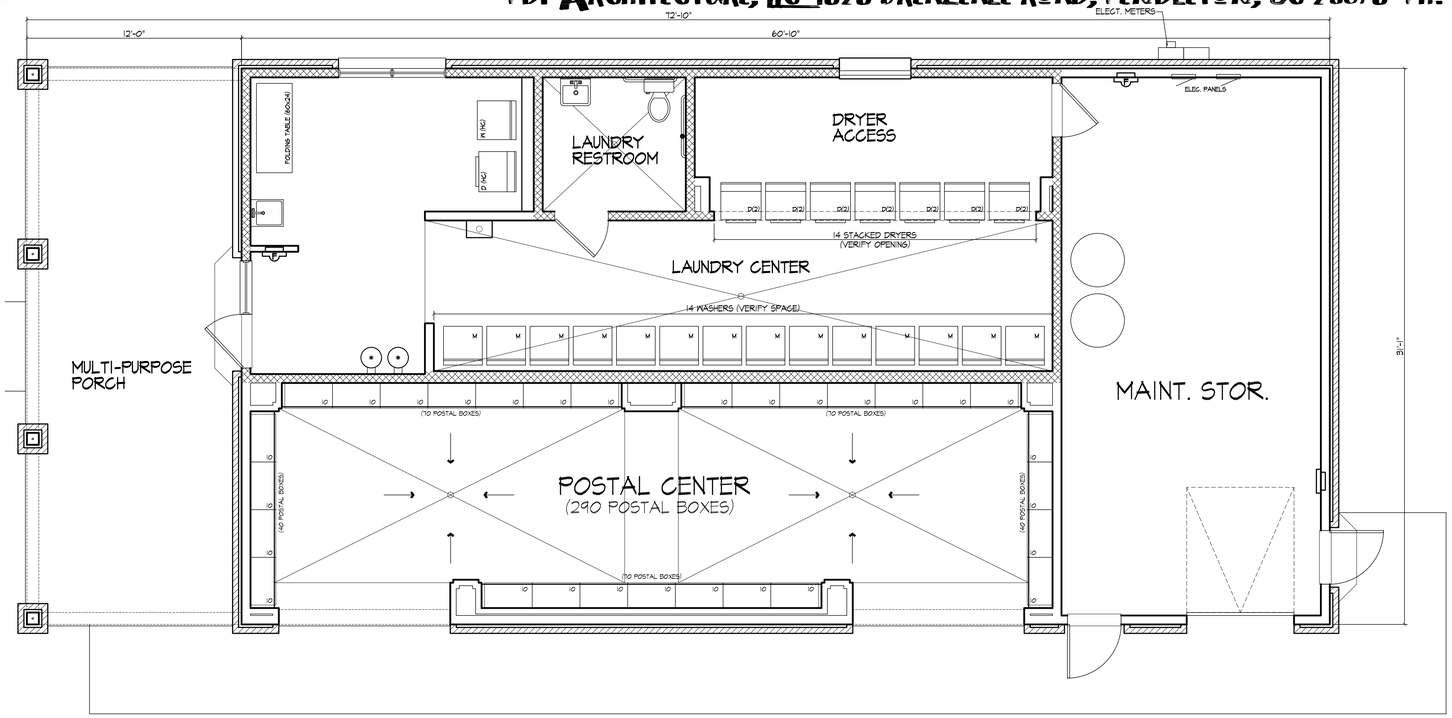
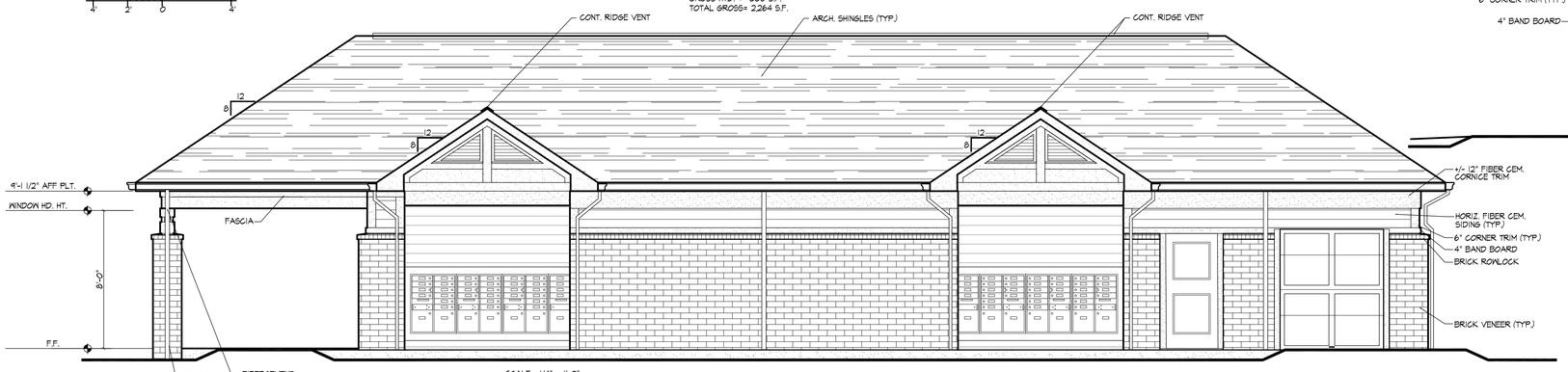


SCALE: 1/4" = 1'-0"

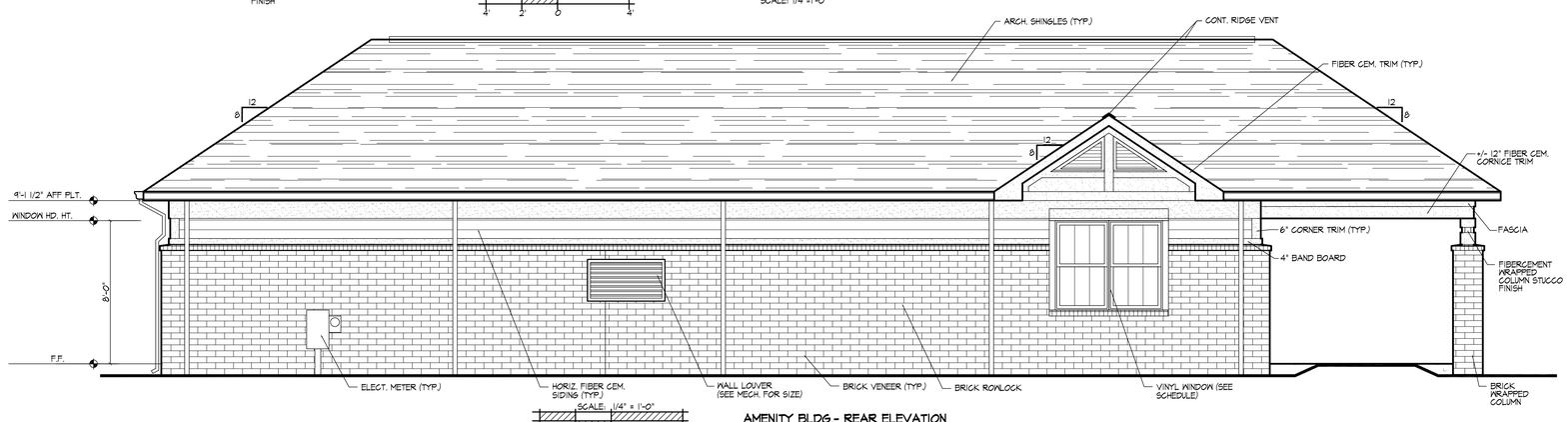
LAUNDRY / MAIL / MAINTENANCE BLDG.- PLAN
SCALE: 1/4"=1'-0"

NET HTD. = 748 S.F.
GROSS HTD. = 806 S.F.
TOTAL GROSS= 2,264 S.F.



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

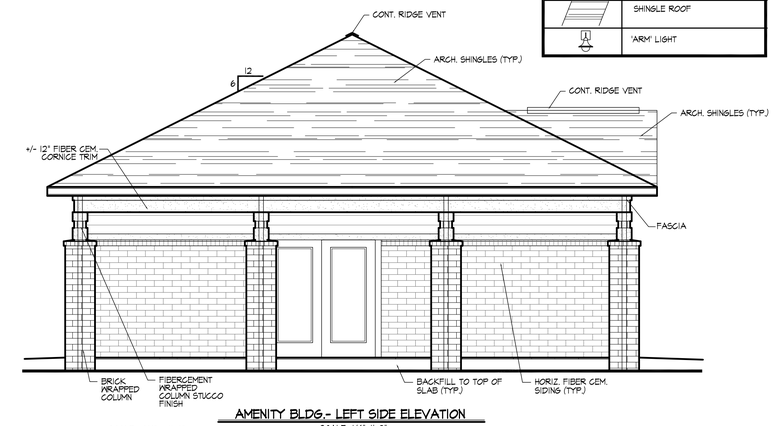
AMENITY BLDG.- FRONT ELEVATION
SCALE: 1/4"=1'-0"



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

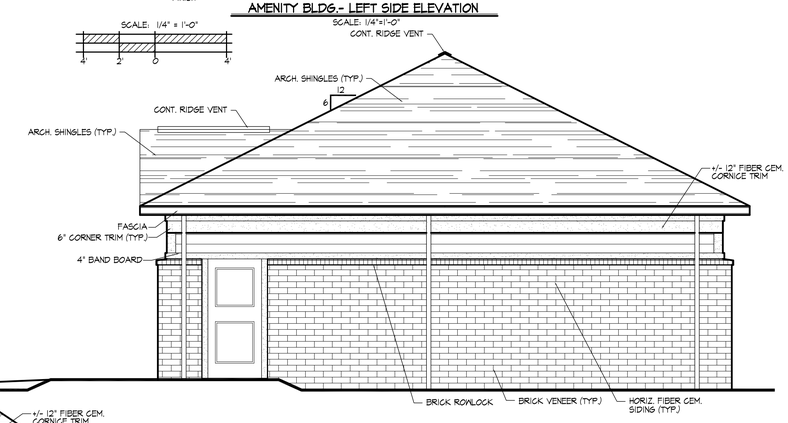
AMENITY BLDG.- REAR ELEVATION
SCALE: 1/4"=1'-0"

LEGEND (CLUBHOUSE & ACCESSORY BLDGS)	
	HORIZONTAL FIBER CEMENT SIDING
	FIBER CEMENT PANEL SIDING
	BRICK VENEER (RUNNING BOND, U.N.O.)
	SHINGLE ROOF
1	'ARM' LIGHT



AMENITY BLDG.- LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

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



AMENITY BLDG.- RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

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

PAGES FROM MARCH 2021 SUBMISSION, GRANTED FINAL APPROVAL WITH CONDITIONS

FINAL DRB SUBMISSION
February 10th, 2021

PDiA

SR-1

AS NOTED

2020-16

LAUNDRY / MAIL / MAINTENANCE - FLOOR PLAN & ELEVS.

Garden Oaks Apartments
Salem Road
Beaufort, South Carolina

A-12

APPLICANT PRESENTATION

SALEM ROAD
GARDEN OAKS APARTMENTS

DEVELOPMENT REVIEW PROCESS

DESIGN REVIEW BOARD APPLICATION

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

☐ Staff Review
☐ Board Review

Application Fee:
see attached schedule

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

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

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

Review Request: ☐ Conceptual ☐ Preliminary ☐ Final ☑ REVISION TO APPROVAL

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: PATRICK D. IANNELLI

Applicant Address: 1020 BREAZEALE RD, PENDLETON SC 29670

Applicant E-mail: pat@PDIARCH.COM Applicant Phone Number: 864.224.5800

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

Owner (if other than the Applicant): SALEM FARMS OF BEAUFORT, LLC

Owner Address: 4310 VALLEY VIEW RD, MIDDLETON, MD

Project Name: GARDEN OAKS APTS

Property Address: SALEM RD

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

Date Submitted: FEBRUARY 9, 2020

DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW BOARD APPLICATION

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

Required Project Information

Project Name: GARDEN OAKS APTS

Property Size in Acres: 25.576 ac Proposed Building Use: MULTIFAMILY / APTS

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

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

Is this project a redevelopment project: Y (N)

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

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

THIS PROJECT WAS PREVIOUSLY APPROVED BY THE DRB WITH EXTERNAL WINDOW GRIDS. THE EXTERNAL SNAP-IN GRIDS HAVE PROVEN TO BE VERY PROBLEMATIC TO ACQUIRE DUE TO MATERIAL/PRODUCT SHORTAGES & EXPENSE. WE REQUEST A CHANGE TO 'GRIDS BETWEEN GLASS (GBG) OR TO OMIT THE WINDOW GRIDS FROM THE WINDOWS.

Applicant's Signature: [signature] **Date:** 2.9.22

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

Note: Grid pattern
per the Drawings

STORM
ATTACHMENT
TRIM
SYSTEMS
Patented
Note: Grid pattern per the Drawings
TITE WINDOW SEAL FLASHING

1 Interlocking sash with weather seals

Guards against air and water infiltration

2 Pocket sill configuration

Provides structural integrity with a product rating up to DP+50/-65

3 Multi-chambered frame design

Features staggered weep system channels for efficient water drainage

4 Frame design options

Provides choice of standard frame with interior and exterior accessory grooves and integral nailing fin, J-Channel, Florida Flange, or Box Frame

5 T-mullion profile

Enables multiple-lite configurations within a single perimeter frame

843.572.9727 | muhler.com |

HUNG AND SLIDER WINDOW DESIGNS

All American Window Series 1900

630 Skylark Drive, Charleston, SC | 800-899-5712 | muhler.com

Types	Fixed, single hung and single slider
Material	Cadmium- and lead-free PVC
Sealing System	Weather pile
System Depth	2 11/16 in (68.6 mm)
Max. Glass Thickness	3/4 in (19 mm)
Sightlines Frame / Sash	1 3/8 to 4 7/8 in (35 to 124 mm)
Colors	White, beige and clay
U-values	Down to 0.26
Structural Tests	Single hung 53 x 75in PG50 (+50/-65) Single slider 71 x 56 in PG50 (+50/-65) 2 water performance options: DP +40 and up to +65

Multi-chambered Frame Design
Features staggered weep system channels for efficient water drainage and insulating chambers for enhanced thermal performance.

Pocket Sill Configuration
Provides structural integrity with a product rating up to DP+50/-65..

Interlocking Sash with Weather Seals
Guards against air and water infiltration.

Frame Design Options
Provides choice of standard frame with interior and exterior accessory grooves and integral nailing fin. Accessory grooves accept supplementary profiles for mulled units and unique wall configurations.

T-mullion Profile Enables multiple lite configurations within a single perimeter frame.

Flat-faced Sash
Creates contemporary look.

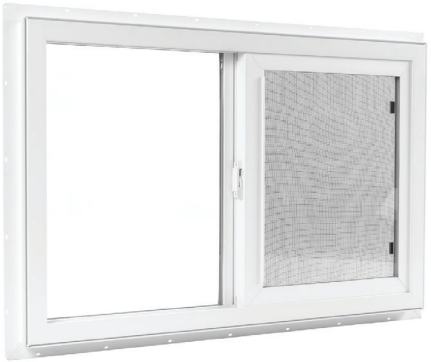
Reinforcement
Meets structural requirements for most applications.

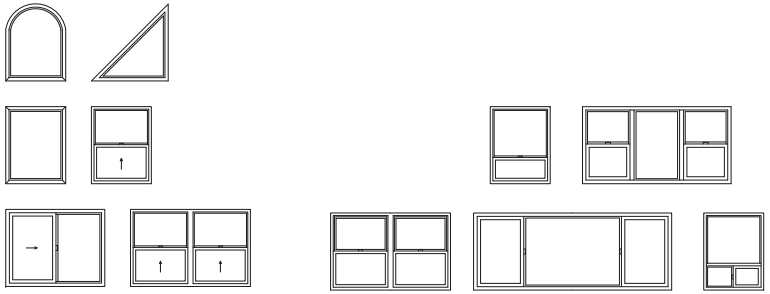
Glazing Channel
Accepts glazing tape or applied sealant and enhances resistance to high wind loads.

Available Colors
White
Beige
Clay
Ask about solid color and woodgrain foil options.

Features and Benefits

The 1900 System combines the simplicity of a side-load design with high performance. New construction and replacement designs use common sash components.





REVISIONS			
REV	DESCRIPTION	DATE	APPROVED

NOTES:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH REQUIREMENTS OF THE 2015 SOUTH CAROLINA BUILDING CODE.
2. WOOD FRAMING AND MASONRY OPENING TO BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE. FRAMING AND MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
3. 1X BUCK OVER MASONRY/CONCRETE IS OPTIONAL.
4. WHERE SHIM OR BUCK THICKNESS IS LESS THAN 1-1/2" WINDOW UNITS MUST BE ANCHORED THROUGH THE FRAME IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. ANCHORS SHALL BE SECURELY FASTENED DIRECTLY INTO MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE MATERIAL.
5. WHERE WOOD BUCK THICKNESS IS 1-1/2" OR GREATER, BUCK SHALL BE SECURELY FASTENED TO MASONRY, CONCRETE OR OTHER STRUCTURAL SUBSTRATE. WINDOW UNITS MAY BE ANCHORED THROUGH FRAME TO SECURED WOOD BUCK IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS.
6. WHERE 1X BUCK IS NOT USED DISSIMILAR MATERIALS MUST BE SEPARATED WITH APPROVED COATING OR MEMBRANE. SELECTION OF COATING OR MEMBRANE IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
7. BUCKS SHALL EXTEND BEYOND WINDOW INTERIOR FACE SO THAT FULL FRAME SUPPORT IS PROVIDED.
8. FOR FIN INSTALLATION SHIM AS NEEDED. FOR FRAME INSTALLATION SHIM AS REQUIRED AT EACH ANCHOR LOCATION WITH LOAD BEARING SHIM. SHIM WHERE SPACE OF 1/16" OR GREATER OCCURS. MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4".
9. SHIMS SHALL BE LOCATED, APPLIED AND MADE FROM MATERIALS AND THICKNESS CAPABLE OF SUSTAINING APPLICABLE LOADS.
10. WIND LOAD DURATION FACTOR Cd=1.6 WAS USED FOR WOOD ANCHOR CALCULATIONS.
11. FRAME MATERIAL: EXTRUDED RIGID PVC.
12. UNITS MUST BE GLAZED PER ASTM E1300-04/09, SEE SHEET 15 FOR GLASS DETAILS.
13. APPROVED IMPACT PROTECTIVE SYSTEM IS NOT REQUIRED FOR THIS PRODUCT IN WIND BORNE DEBRIS REGIONS.
14. FOR ANCHORING THROUGH FIN INTO WOOD FRAMING OR 2X BUCK USE #6 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
15. FOR ANCHORING THROUGH FIN INTO WOOD FRAMING OR 2X BUCK USE 8 GA ROOFING NAILS (.164" DIAMETER) WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
16. FOR ANCHORING THROUGH FRAME INTO WOOD FRAMING OR 2X BUCK USE #10 WOOD SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
17. FOR ANCHORING THROUGH FRAME INTO MASONRY/CONCRETE USE 3/16" TAPCONS WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE WITH 2" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
18. FOR ANCHORING THROUGH FRAME INTO METAL STRUCTURE USE #10 SMS OR SELF DRILLING SCREWS WITH SUFFICIENT LENGTH TO ACHIEVE 3 THREADS MINIMUM BEYOND STRUCTURE INTERIOR WALL. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
19. ALL FASTENERS TO BE CORROSION RESISTANT.
20. INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BELOW:
    A. WOOD: MINIMUM SPECIFIC GRAVITY OF G=0.42
    B. CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI.
    C. MASONRY: HOLLOW/FILLED BLOCK PER ASTM C90 WITH Fm=2,000PSI MINIMUM.
    D. METAL STRUCTURE: STEEL 18GA (.048") FY=33KSI/FU=52KSI OR ALUMINUM 6063-T5 FU=30KSI .048" THICK MINIMUM

SIGNED: 12/11/2018

TABLE OF CONTENTS

SHEET NO.	DESCRIPTION
1	ELEVATION, ANCHORING AND NOTES
2	CROSS SECTIONS AND B.O.M.
3	DESIGN PRESSURE CHARTS
4 - 14	INSTALLATION DETAILS
15	COMPONENTS

ALL AMERICAN WINDOW COMPANY, LLC.
1930 HANAHAN ROAD SUITE 1400A
NORTH CHARLESTON, SC 29406

SERIES 1900 SINGLE HUNG WINDOW
53" X 75" - LARGE MISSILE IMPACT
NOTES

DRAWN:	DWG NO.	REV
A.R.	08-03360	-

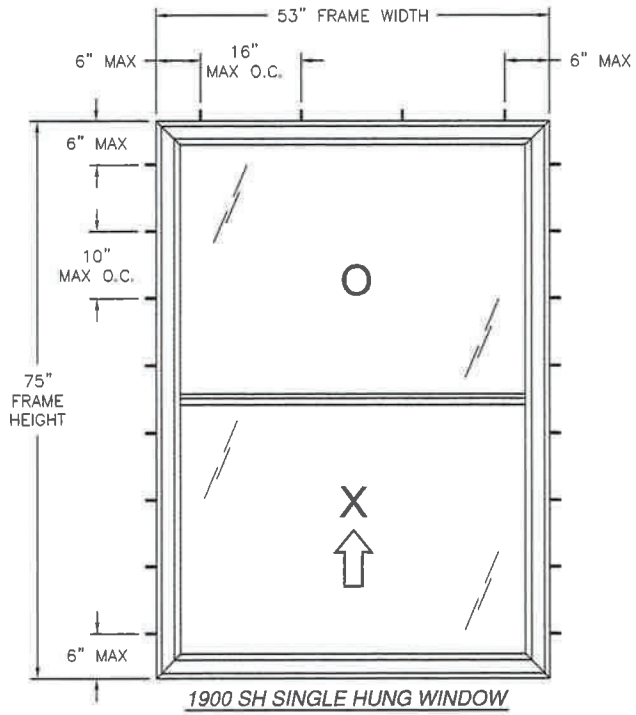
SCALE NTS | DATE 11/01/18 | SHEET 1 OF 15

L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LEWISVILLE, NC 27023
434-688-0609 rlomas@lrlomasps.com

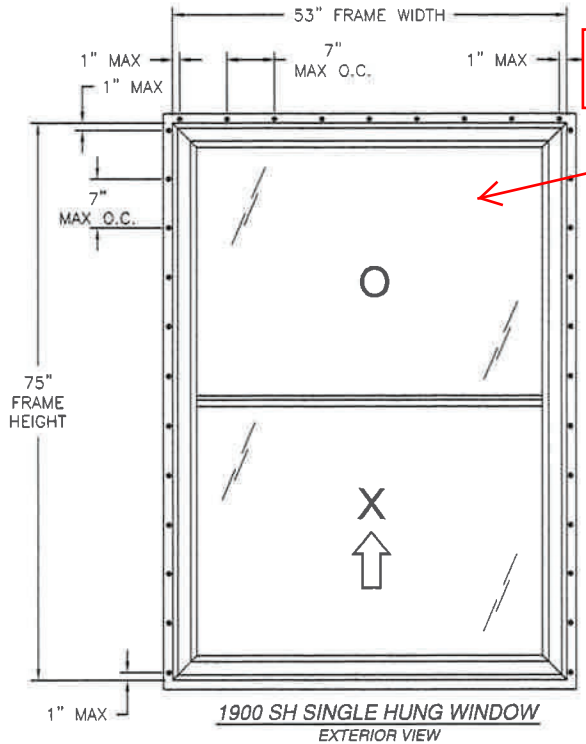
SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER 24958 LUIS R. LOMAS

Luis R. Lomas P.E.
SC No.: 24958

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED



1900 SH SINGLE HUNG WINDOW
EXTERIOR VIEW
FRAME INSTALLATION
FOR OTHER UNIT SIZES SEE CHARTS #1, #2 & #3



1900 SH SINGLE HUNG WINDOW
EXTERIOR VIEW
FIN INSTALLATION
FOR OTHER UNIT SIZES SEE CHARTS #1, #2 & #3

Note: Grid pattern per the Drawings

WITHOUT SILL RISER AND GLASS A

DESIGN PRESSURE RATING	IMPACT RATING
+40.0/-65.0PSF	LARGE MISSILE IMPACT

WHERE WATER PENETRATION RESISTANCE IS REQUIRED
SEE CHART #1, SHEET 3

WITHOUT SILL RISER AND GLASS A

DESIGN PRESSURE RATING	IMPACT RATING
+50.0/-65.0PSF	LARGE MISSILE IMPACT

WHERE WATER PENETRATION RESISTANCE IS NOT REQUIRED
SEE CHART #2, SHEET 3

WITH 5/8" SILL RISER AND GLASS A

DESIGN PRESSURE RATING	IMPACT RATING
+50.0/-65.0PSF	LARGE MISSILE IMPACT

SEE CHART #3, SHEET 3

WITH SILL RISER AND GLASS B

DESIGN PRESSURE RATING	IMPACT RATING
±50.0PSF	LARGE MISSILE IMPACT

SEE CHART #4, SHEET 3

SIGNED: 12/11/2018

NOTES:
1. SASH SIZE: 51" X 37 1/2"
2. D.L.O.: 47" X 34"

HARDWARE SCHEDULE	
A.	(1) CONSTANT FORCE BALANCE SYSTEM, AT FRAME JAMBS
B.	(1) CAM LOCK, AT ACTIVE SASH MEETING RAIL
C.	(1) CAM LOCK KEEP, AT FIXED MEETING RAIL
D.	ALUMINUM REINFORCEMENT, AT FIXED MEETING RAIL
E.	ALUMINUM REINFORCEMENT, AT ACTIVE SASH MEETING AIL
F.	ALUMINUM REINFORCEMENT, AT ACTIVE SASH BOTTOM RAIL AND SIDE RAIL
G.	ALUMINUM REINFORCEMENT, AT ACTIVE SASH BOTTOM RAIL

ALL AMERICAN WINDOW COMPANY, LLC.
1930 HANAHAN ROAD SUITE 1400A
NORTH CHARLESTON, SC 29406

SERIES 1900 SINGLE HUNG WINDOW
53" X 75" – LARGE MISSILE IMPACT
ELEVATION

DRAWN: A.R.	DWG NO. 08-03360	REV –
SCALE NTS	DATE 11/01/18	SHEET 2 OF 15

L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LEWISVILLE, NC 27023
434-688-0609 rlomas@lrlomaspe.com

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER 24958 LUIS R. LOMAS

Luis R. Lomas P.E.
SC No.: 24958

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED

Chart #1
Without sill riser and glass A, where water penetration resistance is required
Design pressure rating (psf)

Frame Height (in)	Frame width (in)													
	24.00		30.00		36.00		42.00		48.00		53.00		60.00	
	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
24.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0
30.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0
36.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0
42.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0
48.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	60.5
54.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	54.7
60.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	38.7	50.2
66.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	35.9	46.7
72.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	-	-
75.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	-	-
78.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	-	-	-	-
84.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	-	-	-	-	-	-
90.0	40.0	65.0	40.0	65.0	40.0	65.0	40.0	65.0	-	-	-	-	-	-
96.0	40.0	65.0	40.0	65.0	40.0	65.0	-	-	-	-	-	-	-	-
102.0	40.0	65.0	40.0	65.0	40.0	65.0	-	-	-	-	-	-	-	-

Chart #2
Without sill riser and glass A, where water penetrarion resistance is NOT required
Design pressure rating (psf)

Frame Height (in)	Frame width (in)													
	24.00		30.00		36.00		42.00		48.00		53.00		60.00	
	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
24.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0
30.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0
36.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0
42.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0
48.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	46.5	60.5	46.5	60.5
54.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	42.1	54.7	42.1	54.7
60.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	38.7	50.2	38.7	50.2
66.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	35.9	46.7	35.9	46.7
72.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	-	-
75.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	-	-
78.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	-	-	-	-
84.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	-	-	-	-	-	-
90.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	-	-	-	-	-	-
96.0	50.0	65.0	50.0	65.0	50.0	65.0	-	-	-	-	-	-	-	-
102.0	50.0	65.0	50.0	65.0	50.0	65.0	-	-	-	-	-	-	-	-

Chart #3
With 5/8" sill riser and glass A
Design pressure rating (psf)

Frame Height (in)	Frame width (in)													
	24.00		30.00		36.00		42.00		48.00		53.00		60.00	
	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
24.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0
30.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0
36.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0
42.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0
48.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	46.5	60.5
54.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	42.1	54.7
60.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	38.7	50.2
66.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	35.9	46.7
72.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	-	-
75.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	-	-
78.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	-	-	-	-
84.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	-	-	-	-	-	-
90.0	50.0	65.0	50.0	65.0	50.0	65.0	50.0	65.0	-	-	-	-	-	-
96.0	50.0	65.0	50.0	65.0	50.0	65.0	-	-	-	-	-	-	-	-
102.0	50.0	65.0	50.0	65.0	50.0	65.0	-	-	-	-	-	-	-	-

Chart #4
With sill riser and glass B
Design pressure rating (psf)

Frame Height (in)	Frame width (in)													
	24.00		30.00		36.00		42.00		48.00		53.00		60.00	
	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
24.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0
30.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	49.6	49.6
36.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	41.6	41.6
42.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	36.3	36.3
48.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	47.7	47.7	32.3	32.3
54.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	43.4	43.4	29.2	29.2
60.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	40.1	40.1	-	-
66.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	-	-	-	-
72.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	-	-	-	-
75.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	-	-	-	-	-	-
78.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	-	-	-	-	-	-
84.0	50.0	50.0	50.0	50.0	50.0	50.0	-	-	-	-	-	-	-	-
90.0	50.0	50.0	50.0	50.0	50.0	50.0	-	-	-	-	-	-	-	-
96.0	50.0	50.0	50.0	50.0	50.0	50.0	-	-	-	-	-	-	-	-
102.0	50.0	50.0	50.0	50.0	-	-	-	-	-	-	-	-	-	-

SIGNED: 12/11/2018

ALL AMERICAN WINDOW COMPANY, LLC.
1930 HANAHAN ROAD SUITE 1400A
NORTH CHARLESTON, SC 29406

SERIES 1900 SINGLE HUNG WINDOW
53" X 75" – LARGE MISSILE IMPACT
DESIGN PRESSURE CHARTS

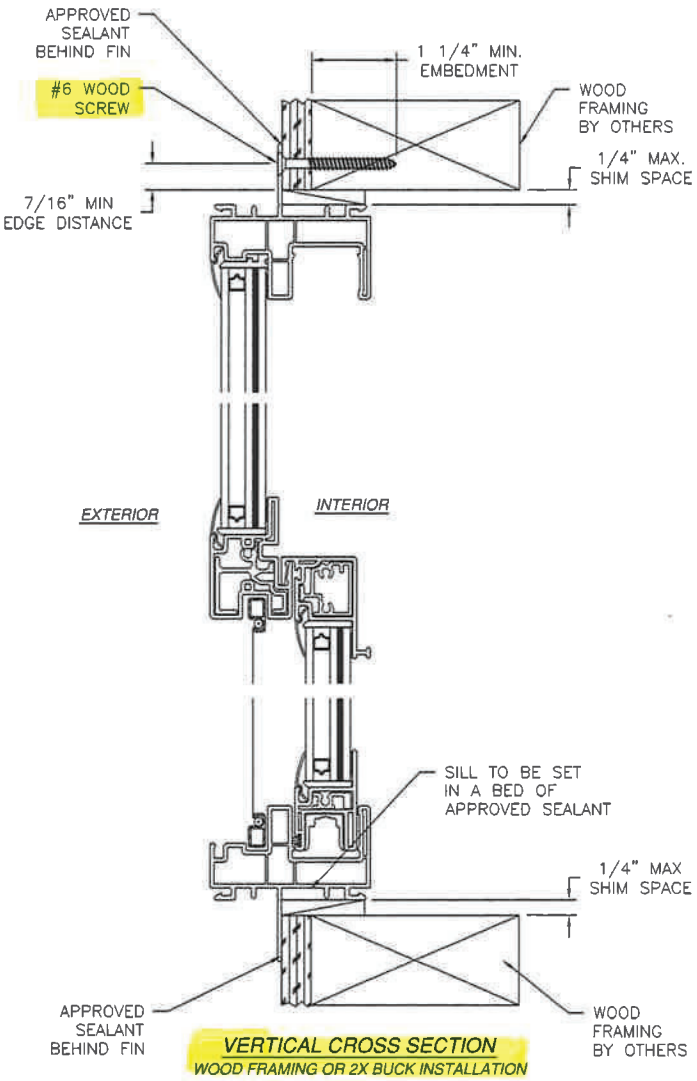
DRAWN: A.R.	DWG NO. 08-03360	REV –
SCALE NTS	DATE 11/01/18	SHEET 3 OF 15

L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LEWISVILLE, NC 27023
434-688-0609 rlomas@lrlomaspe.com

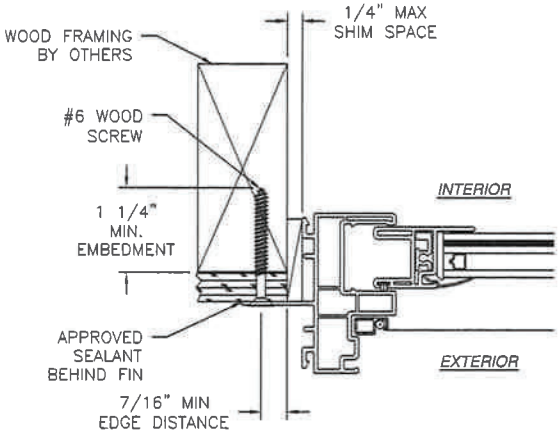
SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER 24958 LUIS R. LOMAS

Luis R. Lomas P.E.
SC No.: 24958

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED



VERTICAL CROSS SECTION
WOOD FRAMING OR 2X BUCK INSTALLATION



JAMB INSTALLATION DETAIL
WOOD FRAMING OR 2X BUCK INSTALLATION

NOTES:
1. *INTERIOR AND EXTERIOR FINISHES, BY OTHERS, NOT SHOWN FOR CLARITY.*
2. *PERIMETER AND JOINT SEALANT BY OTHERS TO BE DESIGNED IN ACCORDANCE WITH ASTM E2112*

SIGNED: 12/11/2018

ALL AMERICAN WINDOW COMPANY, LLC.
1930 HANAHAN ROAD SUITE 1400A
NORTH CHARLESTON, SC 29406

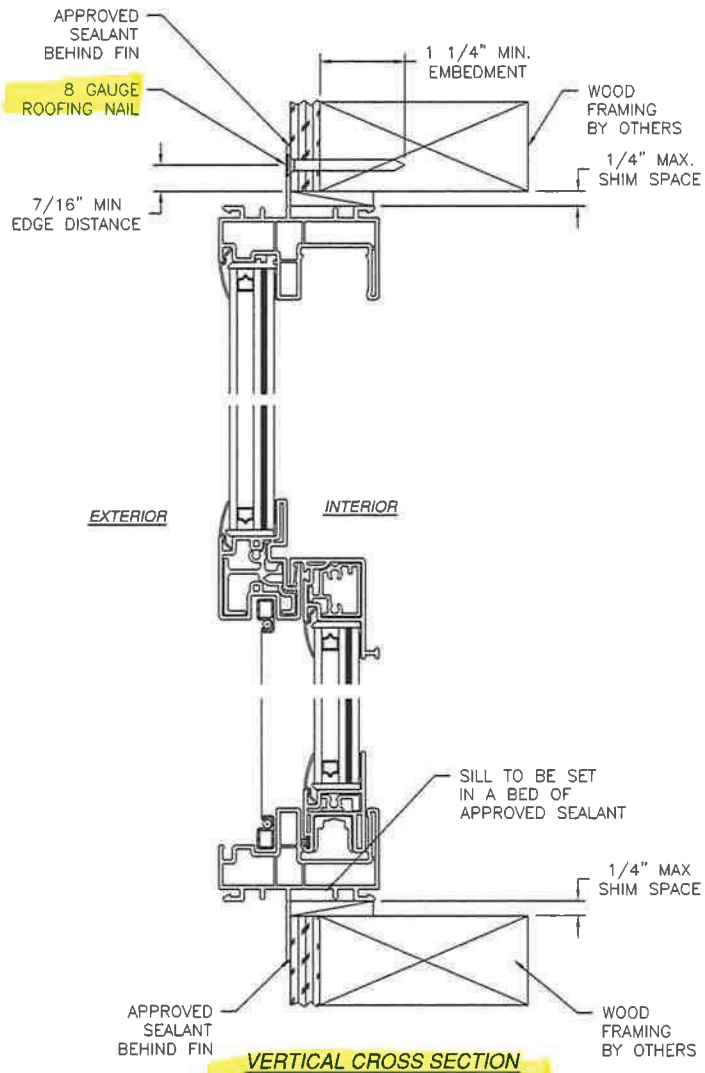
SERIES 1900 SINGLE HUNG WINDOW
53" X 75" – LARGE MISSILE IMPACT
FIN INSTALLATION DETAILS

DRAWN: A.R.	DWG NO. 08-03360	REV –
SCALE NTS	DATE 11/01/18	SHEET 13 OF 15

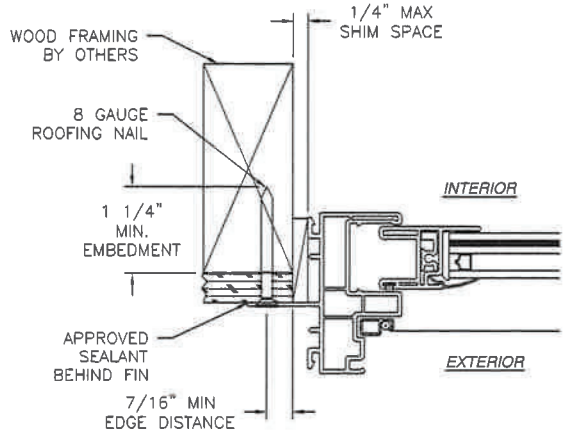
L. ROBERTO LOMAS P.E.
1432 WOODFORD RD LEWISVILLE, NC 27023
434-688-0609 rlomas@lrlomaspe.com

Luis R. Lomas P.E.
SC No.: 24958

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED



VERTICAL CROSS SECTION
WOOD FRAMING OR 2X BUCK INSTALLATION



JAMB INSTALLATION DETAIL
WOOD FRAMING OR 2X BUCK INSTALLATION

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SIGNED: 12/11/2018

ALL AMERICAN WINDOW COMPANY, LLC.
1930 HANAHAN ROAD SUITE 1400A
NORTH CHARLESTON, SC 29406

SERIES 1900 SINGLE HUNG WINDOW
53" X 75" – LARGE MISSILE IMPACT
FIN INSTALLATION DETAILS

DRAWN: A.R.	DWG NO. 08-03360	REV –
SCALE NTS	DATE 11/01/18	SHEET 14 OF 15

L. ROBERTO LOMAS P.E.
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Luis R. Lomas P.E.
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WINDOW PERCENTAGE:	
3rd FLOOR	= 23.8%
2nd FLOOR	= 23.8%
GROUND FLOOR	= 30.0%

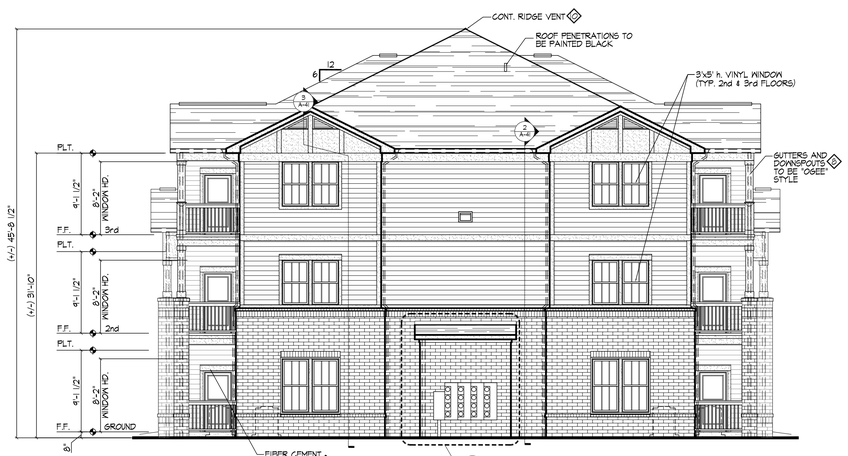
NOTE: ALL WINDOWS ON ALL BLDGS. TO HAVE SNAP IN GRIDS ON EXTERIOR

BLDG. A- FRONT ELEVATION

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

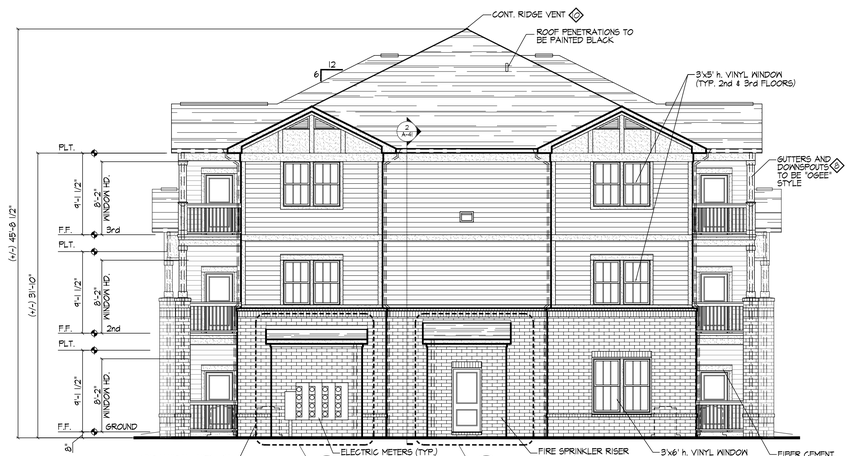
BLDG. A- REAR ELEVATION

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



BLDG. A- LEFT ELEVATION

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



BLDG. A- RIGHT ELEVATION

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

APARTMENT BLDGS.- EXTERIOR FINISH SCHEDULE
(ALL APARTMENT BLDGS.)

1 MASONRY
- VENEER- BRICK VENEER 30 YEAR WARRANTY (STYLE T.B.D.) (4 A-48)
- HORIZ. SIDING- FIBER CEMENT, 5/16" MIN. FINISHED THICKNESS, 7" EXPOSURE 30 YEAR WARRANTY, TEXTURE TO BE SMOOTH (5 A-48)
- TRIM- EXTER. COMPOSITE TRIM, 5/16" MIN. THICKNESS, 30 YEAR WARRANTY, (SEE DETAILS) (SHT. A-47)
- COLORS- TO BE DETERMINED FROM FULL LINE
- COLORS AT SIDING- IF BANDING IS USED BETWEEN FLOOR LEVELS, USE SEPARATE COLOR TONES FOR UPPER AND LOWER LEVELS

2 BREEZEWAY & BALCONY FLOORS:
1st FLOOR- EXPOSED CONCRETE (1.4 A-47)
2nd & 3rd FLR.- LIGHTWEIGHT CONCRETE (2.9 A-47)

3 BREEZEWAY CEILINGS:
1. 1st & 2nd FLR.- PVC, TRPL. 3" SOFFIT **(WHITE)**
2. 3RD FLR. - PVC, TRPL. 3" SOFFIT **(WHITE)** (1.2 A-47)
3. SEE SPECIFICATIONS & DETAILS FOR ADDITIONAL INFORMATION

4 STAIRS: (AS DETAILED)
TREADS- PRE-CAST CONCRETE (AS DETAILED)
RISERS- MTL. MANUF. COLORED (AS DETAILED) (SHT. A-54)
STRINGERS- GALV. STEEL, PAINTED (AS DETAILED)

5 EXPOSED BEAMS: 1st & 2nd FLR.- TRTD. WOOD WRAPPED W/ FIBER CEM. TRIM, AS AS DETAILED
3rd FLR. (EXCEPT FOR B.W.)- TRTD. WOOD WRAPPED W/ FIBER CEM. TRIM, AS DETAIED)
3rd FLR. BREEZEWAY-TRTD. WOOD WRAPPED W/ FIBER CEM. TRIM, AS DETAILED)

6 OVERHANG SOFFIT & FASCIA:
1. SOFFIT @ SHINGLE ROOF- 3/8" FIBER CEM. SOFFIT, SMOOTH, PTD. COLOR TO BE **WHITE** (VERIFY), VENTILATED (SHT. A-30)
2. FASCIA @ SHINGLE ROOF- FIBER CEM. TRIM, PTD.- COLOR TO BE DETERMINED (VERIFY)
3. SOFFIT @ MTL. ROOF- N/A
4. FASCIA @ MTL. ROOF- N/A
5. SEE SPECIFICATIONS & DETAILS FOR ADDITIONAL INFORMATION (SHT. A-30)
6. **VERIFY ALL COLORS PRIOR TO ORDERING**

7 ROOFING:
1. SHINGLES- 30 YR., ARCHITECTURAL, ANTI-FUNGLE SHINGLES (SHT. A-30)
2. METAL- N/A
2. WALL/ROOF FLASHING (AT MTL. ROOF)- PER DTLS., COLOR TO MATCH METAL ROOF

8 GUTTERS & DOWNSPOUTS:
1. TO BE ALUMINUM SEAMLESS 6" GUTTERS & DOWNSPOUTS (SHT. A-30)
2. STYLE TO BE "OGEE"
3. INSTALL AS SHOWN ON ROOF PLANS
4. COLOR TO BE **WHITE** (VERIFY)
5. SEE ROOF PLANS & SPECIFICATIONS FOR ADDITIONAL INFORMATION

9 EXPOSED FLASHING:
1. BRICK / SHINGLE ROOF- ALUMINUM, COLOR TO BE **BLACK** (VERIFY)
2. BRICK / SIDING- ALUMINUM, COLOR TO BE **BROWN** (VERIFY)
3. BRICK / MTL. ROOF- MATCH METAL ROOF COLOR
4. ALL FLASHING TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS TO OBTAIN A MINIMUM 30 YEAR WARRANTY. STEP FLASHING TO BE 5"x5"x7" MIN., BE A MIN. 0.016" THICKNESS, BE FACTORY PAINTED.
5. EACH SHINGLE IS TO BE STEP FLASHED.
6. DRIP EDGE IS TO BE INSTALLED ON ALL EVES AND RAKES PER IBC/IRC R905.2.8.5 AT MIN.
5. SEE SPECIFICATIONS & DETAILS FOR ADDITIONAL INFORMATION

10 ROOF VENTS:
1. RIDGE VENTS: BLACK- SHINGLE COVERED (W/ BUG SCREEN) (SHT. A-30) (SHT. A-31) (18 A-48)
2. VENTILATORS: BLACK (SHT. A-30) (SHT. A-31)

11 GABLE VENTS: PVC, WITH BUG SCREEN, COLOR TO BE **WHITE** (VERIFY)

12 N/A

13 RAILINGS (ON BALCONIES & BREEZEWAYS):
1. PVC - SEE ELEVATIONS/DETAILS FOR STYLE (6.7.8 A-47)
2. COLOR - **WHITE** (VERIFY)

STAIRWELL & AROUND STAIR OPENING:
1. STEEL (PAINTED) - SEE ELEVATIONS / DETAILS FOR STYLE (SHT. A-53) (SHT. A-54)

14 EXPOSED CONCRETE:
1. PADS- BROOM FINISH W/ "TOOLED" W/ CONTROL JOINTS & EDGES
2. EXPOSED EDGE OF SLABS- NATURAL W/ MINIMAL "HONEYCOMBING"

15 COLUMNS: AS DETAILED

16 WALL VENT CAPS:
1. AT PVC, HOOD TYPE W/ BUG SCREEN, PVC (COLOR TO MATCH SIDING/STONE) W/ PLINTH BLOCK (BY SIDING MANUFACTURER), **COLOR TO MATCH SIDING.** (11 A-24)

17 KNOX BOX LOC.: INSTALL "KNOX BOX" (I.E. KEY BOX) NEAR THE FRONT ENTRY OF BREEZEWAY (COORD. WITH LOCAL FIRE MARSHAL FOR EXACT LOCATION)

18 REFR. LINE PENETRATIONS: WITH MOUNTING BLOCKS, SEE DTLS. (16 A-48) (17 A-48)

19 EXTERIOR LIGHTING MTG.: WITH MOUNTING BLOCKS, SEE DTLS. & ELECTRICAL (10 A-24)

20 EXTERIOR OUTLETS, ALARMS, FIRE PULLS, HOSE BIBBS: WITH MOUNTING BLOCKS SEE DTLS. & ELECTRICAL

21 EXTERIOR FINISH MOCK-UP PANEL:
1. INSTALL AN EXTERIOR FINISH MOCK-UP PANEL AS DETAILED (13 A-24)
2. INSTALLATION IS TO MATCH ALL INSTALLATIONS FOR MATERIALS
3. INSTALLATION & MATERIAL IS TO BE APPROVED BY OWNER & ARCHITECT
4. MOCK-UP IS TO INCLUDE ALL FLASHING, SEALANT & PRODUCT INSTALLATION

*COORDINATE WITH OWNER FOR COLORS

LEGEND	(ALL APT. BUILDINGS)
	HORIZONTAL SIDING 4" REVEAL
	HORIZONTAL SIDING 7" REVEAL
	FIBER CEMENT PANEL SIDING
	BRICK VENEER (RUNNING BOND, U.N.O.)
	SHINGLE ROOF
	METAL ROOF (STANDING SEAM, 12" RIBS)
	WALL PACK / FLOOD LIGHT
	'ARM' LIGHT
	DECORATIVE LIGHT
OR	CONTINUOUS RIDGE VENT

SOUTH CAROLINA HOUSING FINANCE AGENCY REQUIREMENTS NOTE:
1. ALL REQUIREMENTS OF THE S.C. H.F.A. GAP ARE TO BE MET OR EXCEEDED.
   A. LINK TO GAP:
   https://www.schousing.com/library/Tax%20Credit/2021/2021%20Qualified%20Allocation%20Plan.pdf
2. SEE SHEET FOR A PARTIAL LIST OF ITEMS TO BE MET (SHT. A-0.01) (SHT. A-0.04)

PDiA

reference: SR-

revisions:
REV.1 2021-0-30 ADDED 2 ADDED SECTION MARKS
REV.2 2021-09-13 MSK
REV.3 2021-10-18 DRB REVIEW
REV.4 2021-12-03 HFA REVIEW

scale: AS NOTED

date: 06-15-21

job number: 2001b

BLDG. A- ELEVATIONS (BLDG. 1, 2, 3, 4, 5, 6, 8, 11)
BLDG & GENERAL ELEVATION NOTES

Garden Oaks Apartments
Salem Road
Beaufort, South Carolina

STATE OF SOUTH CAROLINA
JOHN D. TANNELLI
ANDERSON, SC
No. 6638
REGISTERED ARCHITECT
12-03-2021

STATE OF SOUTH CAROLINA
PDI ARCHITECTURE, LLC
ANDERSON, SC
No. 100070
REGISTERED ARCHITECTS

A-18

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EXTERIOR FINISH SCHEDULE NOTES:

REFER TO OTHER SHEET FOR GENERAL BUILDING NOTES, SCHEDULES & LEGENDS (SHT A-18)

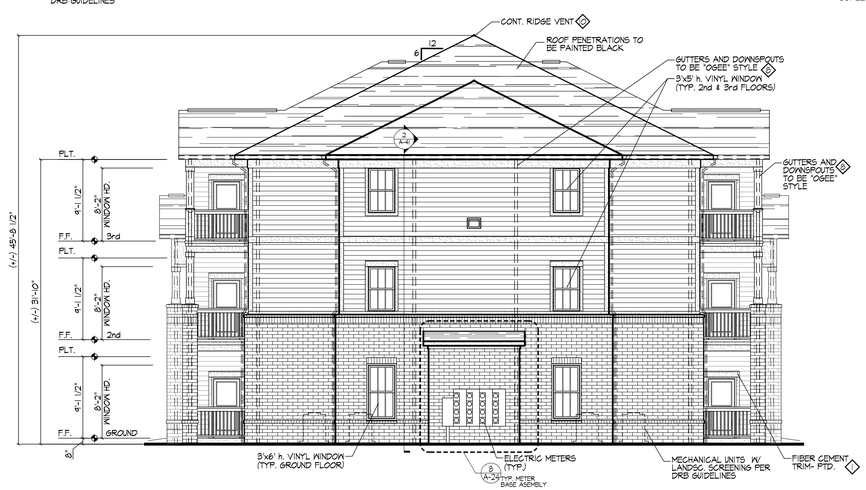
NOTE:
ALL WINDOWS ON ALL BLDGS. TO HAVE SNAP IN GRIDS ON EXTERIOR.

BLDG. B- FRONT ELEVATION

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

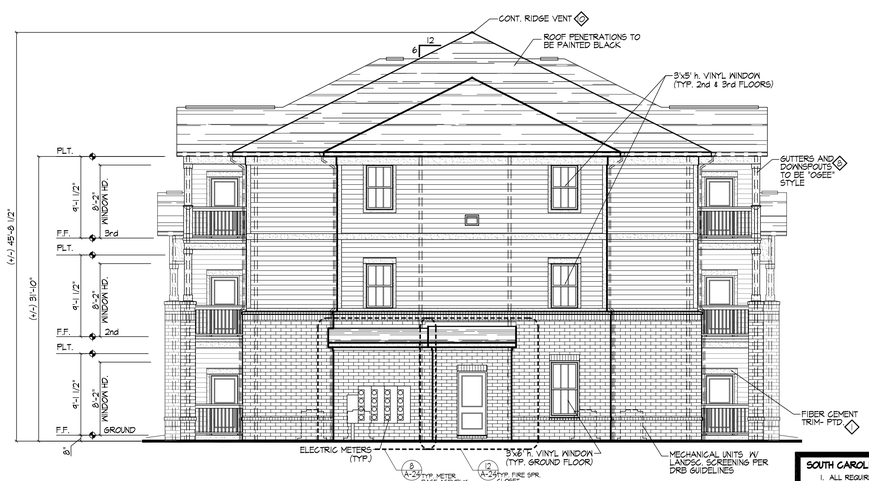
BLDG. B- REAR ELEVATION

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



BLDG. B- LEFT ELEVATION

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



BLDG. B- RIGHT ELEVATION

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

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2. SEE SHEET FOR A PARTIAL LIST OF ITEMS TO BE MET---- (SHT. A-03) (SHT. A-04)

PDiA

reference: SR-

revisions:
REV.1 2021-01-22 ADDED 2 ADDED SECTION VARIES
REV.2 2021-04-13 MISC.

scale: AS NOTED

date: 06-15-21

job number: 20016

BLDG. B- ELEVATIONS (BLDG. 7, 9, 10)

Garden Oaks Apartments

Salem Road
Beaufort, South Carolina

STATE OF SOUTH CAROLINA
PAUL D. TANNELLI
ANDERSON, SC
No. 6636
REGISTERED ARCHITECT
12-08-2021

STATE OF SOUTH CAROLINA
PDi ARCHITECTURE, LLC
ANDERSON, SC
No. 100070
REGISTERED ARCHITECTS

A-21

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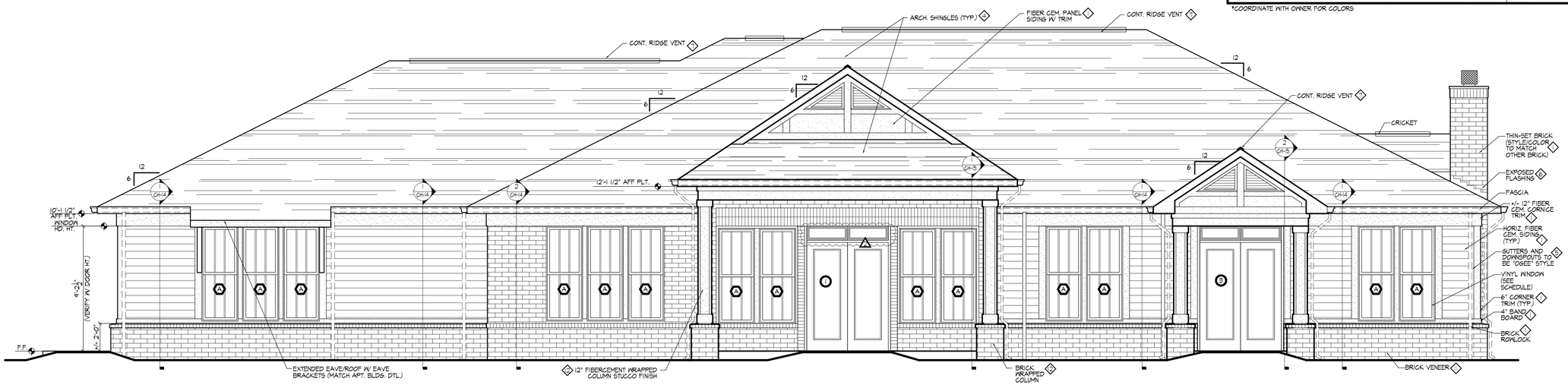
CLUBHOUSE- EXTERIOR FINISH SCHEDULE

1. VENEER: MASONRY VENEER- BRICK VENEER 30 YEAR WARRANTY (13 CH-18)
   (STYLE T.B.D.)
   HORIZ. SIDING- FIBER CEMENT, 5/16" MIN. FINISHED THICKNESS, "1" EXPOSURE 30 YEAR WARRANTY. (14 CH-18)
   TRIM-EXTER. COMPOSITE TRIM, 5/16" MIN. THICKNESS, 30 YEAR WARRANTY (SEE DETAILS)
   COLORS- TO BE DETERMINED FROM FULL LINE (SHT. CH-18)
2. **EXPOSED BEAMS:** TRTD. WOOD WRAPPED W/ FIBER CEM. TRIM, AS DETAILED
3. **OVERHANG SOFFIT & FASCIA:**
   1. SOFFIT @ SHINGLE ROOF- 3/8" FIBER CEM. SOFFIT, SMOOTH, PTD. COLOR TO BE **WHITE** (VERIFY), VENTILATED (SHT. CH-13)
   2. FASCIA @ SHINGLE ROOF- FIBER CEM. TRIM, PTD.- COLOR TO BE DETERMINED (VERIFY)
   3. SOFFIT @ MTL. ROOF- N/A
   4. FASCIA @ MTL. ROOF- N/A
   5. SEE SPECIFICATIONS & DETAILS FOR ADDITIONAL INFORMATION (SHT. CH-13)
   6. **VERIFY ALL COLORS PRIOR TO ORDERING**
4. **ROOFING:**
   1. SHINGLES- 30 YR., ARCHITECTURAL, ANTI-FUNGLE SHINGLES (SHT. CH-13)
   2. SYNTHETIC UNDERLAYMENT & LEAK BARRIERS MUST BE THE SAME BRAND AS THE SHINGLE
   3. METAL- N/A
   4. WALL/ROOF FLASHING 30 YEAR WARRANTY- PER DTLS.
5. **GUTTERS & DOWNSPOUTS:**
   1. TO BE ALUMINUM SEAMLESS 6" GUTTERS & DOWNSPOUTS (SHT. CH-13)
   2. STYLE TO BE "OGEE"
   3. INSTALL AS SHOWN ON ROOF PLANS
   4. COLOR TO BE **WHITE** (VERIFY)
   5. SEE ROOF PLANS & SPECIFICATIONS FOR ADDITIONAL INFORMATION
   6. 6" MINIMUM GUTTERS AND DOWNSPOUTS COMPLETE WITH LEAF GUARD SYSTEMS. (NO WIRE LEAF GUARD SYSTEMS ALLOWED)
6. **EXPOSED FLASHING:**
   1. BRICK / SHINGLE ROOF- ALUMINUM, COLOR TO BE **BLACK** (VERIFY)
   2. BRICK / SIDING- ALUMINUM, COLOR TO BE **BROWN** (VERIFY)
   3. BRICK / MTL. ROOF- MATCH METAL ROOF COLOR
   4. ALL FLASHING TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS TO OBTAIN A MINIMUM 30 YEAR WARRANTY. STEP FLASHING TO BE 5"x5"x7" MIN., BE A MIN. 0.019" THICKNESS, BE FACTORY PAINTED. (SHT. CH-21)
   5. EACH SHINGLE IS TO BE STEP FLASHED.
   6. DRIP EDGE IS TO BE INSTALLED ON ALL EVES AND RAKES PER IBC/IRC R905.2.8.5 AT MIN. (SHT. CH-21)
   5. SEE SPECIFICATIONS & DETAILS FOR ADDITIONAL INFORMATION

*COORDINATE WITH OWNER FOR COLORS

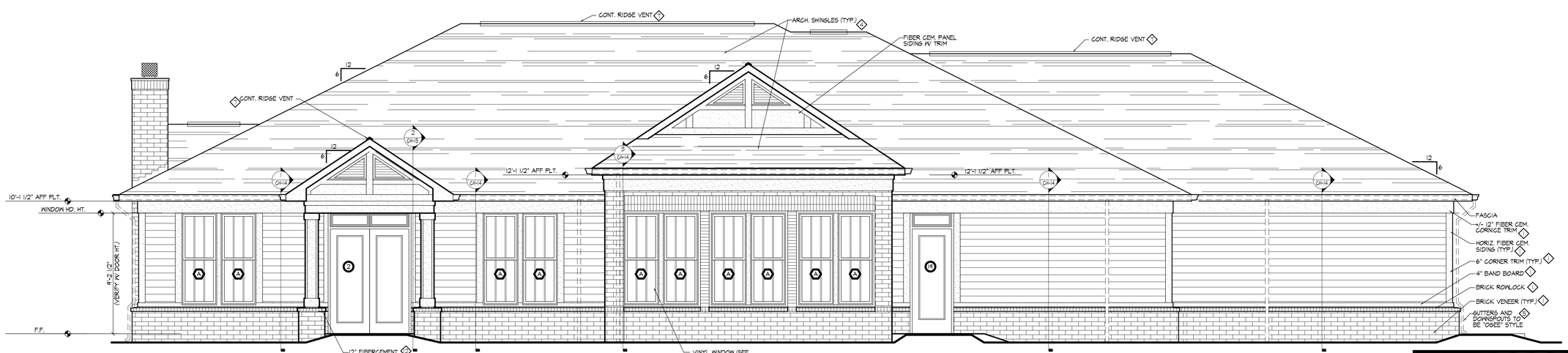
7. **ROOF VENTS:**
   1. RIDGE VENTS: BLACK- SHINGLE COVERED (W/ BUG SCREEN)
   2. VENTILATORS: BLACK
8. **GABLE VENTS:** PVC, WITH BUG SCREEN, COLOR TO BE **WHITE** (VERIFY)
9. **SHUTTERS:** N/A
10. **EXPOSED CONCRETE:**
    1. PADS/PATIOS- BROOM FINISH W/ "TOOLED" CONTROL JOINTS & EDGES
    2. EXPOSED EDGE OF SLABS- NATURAL W/ MINIMAL "HONEYCOMBING"
11. **RAILINGS:** N/A
12. **COLUMNS:** AS DETAILED
13. **WALL VENT CAPS:**
    1. AT PVC, HOOD TYPE W/ BUG SCREEN, PVC (COLOR TO MATCH SIDING/STONE) W/ PLINTH BLOCK (BY SIDING MANUFACTURER), **COLOR TO MATCH SIDING**
14. **KNOX BOX LOC.:** INSTALL "KNOX BOX" (I.E. KEY BOX) NEAR THE FRONT ENTRY OF BREEZEWAY (COORD. WITH LOCAL FIRE MARSHAL FOR EXACT LOCATION)
15. **REFR. LINE PENETRATIONS:** WITH MOUNTING BLOCKS, SEE DTLS. (20 CH-18) (21 CH-18)
16. **EXTERIOR LIGHTING MTS.:** WITH MOUNTING BLOCKS, SEE DTLS. & ELECTRICAL
17. **EXTERIOR OUTLETS, ALARMS, FIRE PULLS, HOSE BIBBS:** WITH MOUNTING BLOCKS SEE DTLS. & ELECTRICAL

LEGEND	(ALL APT. BUILDINGS)
	HORIZONTAL SIDING 4" REVEAL
	HORIZONTAL SIDING "1" REVEAL
	FIBER CEMENT PANEL SIDING
	BRICK VENEER (RUNNING BOND, U.N.O.)
	SHINGLE ROOF
OR	CONTINUOUS RIDGE VENT



CLUBHOUSE- FRONT ELEV.

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



CLUBHOUSE- REAR ELEV.

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

SOUTH CAROLINA HOUSING FINANCE AGENCY REQUIREMENTS NOTE:

1. ALL REQUIREMENTS OF THE S.C. H.F.A. GAP ARE TO BE MET OR EXCEEDED.
   A. LINK TO GAP.
   https://www.schousing.com/library/Tax%20Credit/2021/2021%20Qualified%20Allocation%20Plan.pdf
2. SEE SHEET FOR A PARTIAL LIST OF ITEMS TO BE MET (SHT. A-0.03) (SHT. A-0.04)

PDiA

reference: SR-

revisions:
REV. 1 2021-04-13 MISC.
REV. 2 2021-10-08 DRB REVIS
REV. 3 2021-11-03 HFA REVIS

scale: AS NOTED

date: 06-15-21

job number: 20016

CLUBHOUSE- ELEVATIONS

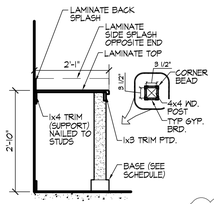
Garden Oaks Apartments
Salem Road
Beaufort, South Carolina

STATE OF SOUTH CAROLINA
PAUL D. PANNELLI
ANDERSON, SC
No. 6638
REGISTERED ARCHITECT
12-03-2021

STATE OF SOUTH CAROLINA
PDI ARCHITECTURE, LLC
ANDERSON, SC
No. 100070
REGISTERED ARCHITECTS

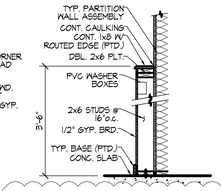
CH-09

THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF PDI ARCHITECTURE AND ARE NOT TO BE REPRODUCED IN FULL OR IN PART WITHOUT PDI ARCHITECTURE'S CONSENT. THIS DRAWING AND ITS CONTENTS ARE TO BE USED SOLELY FOR THE SPECIFIED PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. IF USED FOR ANY OTHER PURPOSE, IT IS TO BE RETURNED IMMEDIATELY.

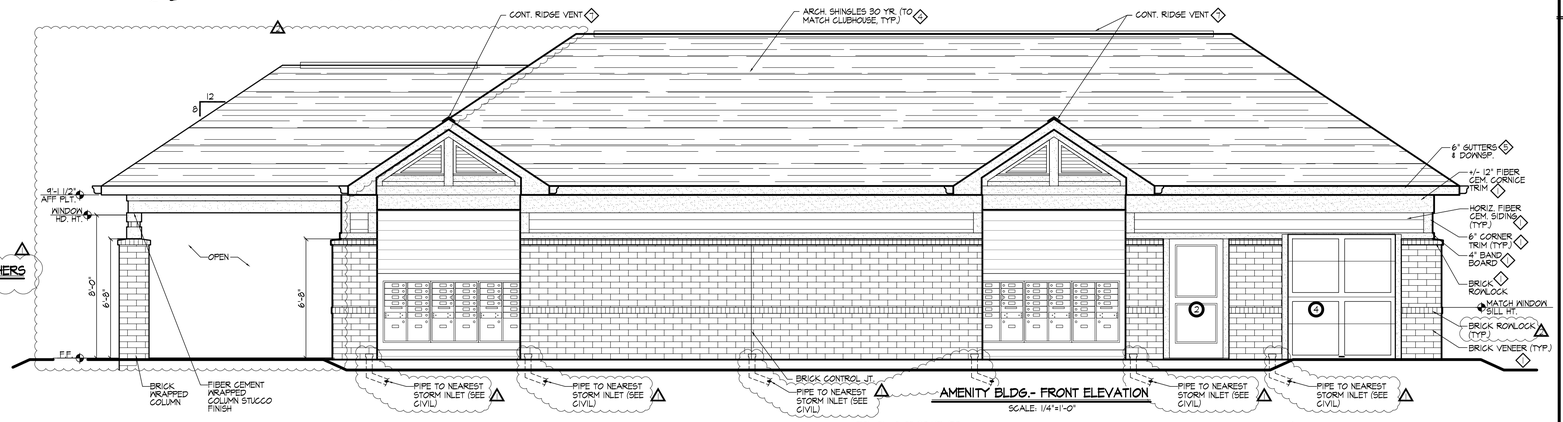


1 FOLDING TABLE SECTION
SCALE: 1/2" = 1'-0"

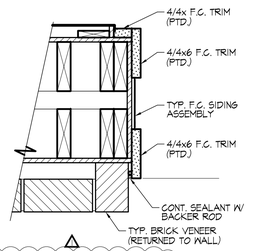
LAUNDRY



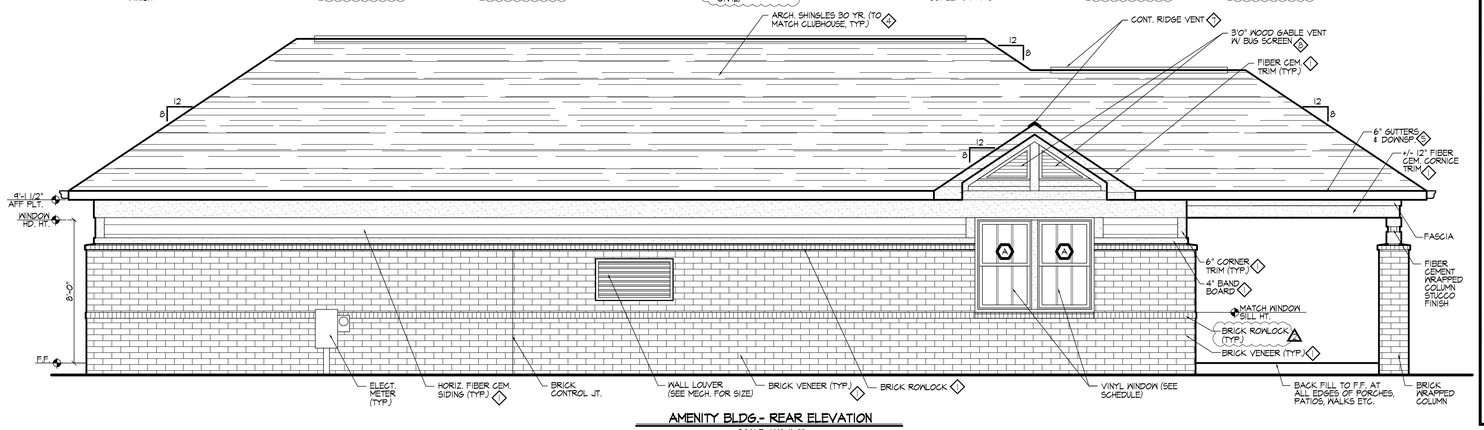
2 PLUMBING CHASE WALL @ WASHERS
SCALE: 1/2" = 1'-0"



AMENITY BLDG.- FRONT ELEVATION
SCALE: 1/4"=1'-0"



3 DTL. END OF WALL
SCALE: 1 1/2" = 1'-0"

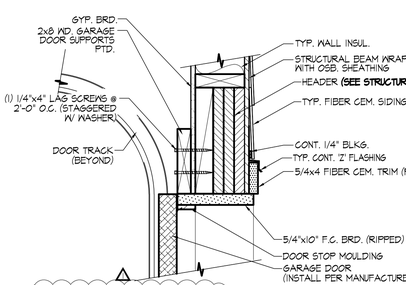


AMENITY BLDG.- REAR ELEVATION
SCALE: 1/4"=1'-0"

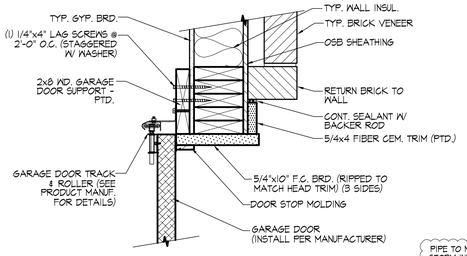
AMENITY BLDG.- EXTERIOR FINISH SCHEDULE

1. VENEER: MASONRY VENEER- BRICK VENEER 30 YEAR WARRANTY (STYLE T.B.D.) (13 CH-18)
   HORIZ. SIDING- FIBER CEMENT, 5/16" MIN. FINISHED THICKNESS, 7" EXPOSURE 30 YEAR WARRANTY, TEXTURE TO BE SMOOTH. (14 CH-18)
   TRIM-EXTER. COMPOSITE TRIM, 5/16" MIN. THICKNESS, 30 YEAR WARRANTY (SEE DETAILS)
   COLORS- TO BE DETERMINED FROM FULL LINE (SHT CH-18)
2. **EXPOSED BEAMS:** TRTD. WOOD WRAPPED W/ FIBER CEM. TRIM, AS DETAILED
3. **OVERHANG SOFFIT & FASCIA:**
   1. SOFFIT @ SHINGLE ROOF- 3/8" FIBER CEM. SOFFIT, SMOOTH, PTD. COLOR TO BE **WHITE** (VERIFY), VENTILATED
   2. FASCIA @ SHINGLE ROOF- FIBER CEM. TRIM, PTD - COLOR TO BE DETERMINED (VERIFY)
   3. SOFFIT @ MTL. ROOF- N/A
   4. FASCIA @ MTL. ROOF- N/A
   5. SEE SPECIFICATIONS & DETAILS FOR ADDITIONAL INFORMATION
   6. **VERIFY ALL COLORS PRIOR TO ORDERING**
4. **ROOFING:**
   1. SHINGLES- 30 YR., ARCHITECTURAL, ANTI-FUNGLE SHINGLES
   2. SYNTHETIC UNDERLAYMENT & LEAK BARRIERS MUST BE THE SAME BRAND AS THE SHINGLE
   3. METAL- N/A
   4. WALL/ROOF FLASHING 30 YEAR WARRANTY- PER DTLS.
5. **GUTTERS & DOWNSPOUTS:**
   1. TO BE ALUMINUM SEAMLESS 6" GUTTERS & DOWNSPOUTS (SHT A8-0)
   2. STYLE TO BE "OGEE"
   3. INSTALL AS SHOWN ON ROOF PLANS
   4. COLOR TO BE **WHITE** (VERIFY)
   5. SEE ROOF PLANS & SPECIFICATIONS FOR ADDITIONAL INFORMATION
6. **EXPOSED FLASHING:**
   1. BRICK / SHINGLE ROOF- ALUMINUM, COLOR TO BE **BLACK** (VERIFY)
   2. BRICK / SIDING- ALUMINUM, COLOR TO BE **BROWN** (VERIFY)
   3. BRICK / MTL. ROOF- MATCH METAL ROOF COLOR
   4. ALL FLASHING TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS TO OBTAIN A MINIMUM 30 YEAR WARRANTY. STEP FLASHING TO BE 5"x5"x7" MIN., BE A MIN. 0.019" THICKNESS, BE FACTORY PAINTED. (SHT CH-2)
   5. EACH SHINGLE IS TO BE STEP FLASHED.
   6. DRIP EDGE IS TO BE INSTALLED ON ALL EVES AND RAKES PER IBC/IRC R905.2.8.5 AT MIN.
   5. SEE SPECIFICATIONS & DETAILS FOR ADDITIONAL INFORMATION (SHT CH-2)
7. **ROOF VENTS:**
   1. RIDGE VENTS- BLACK- SHINGLE COVERED (W/ BUG SCREEN)
   2. VENTILATORS- BLACK
8. **GABLE VENTS:** PVC, WITH BUG SCREEN, COLOR TO BE **WHITE** (VERIFY)
9. **SHUTTERS:** N/A
10. **EXPOSED CONCRETE:**
    1. PADS/PATIOS- BROOM FINISH W/ "TOOLED" CONTROL JOINTS & EDGES
    2. EXPOSED EDGE OF SLABS- NATURAL W/ MINIMAL "HONEYCOMBING"
11. **RAILINGS:** N/A
12. **COLUMNS:** AS DETAILED
13. **WALL VENT CAPS:**
    1. AT PVC: HOOD TYPE W/ BUG SCREEN, PVC (COLOR TO MATCH SIDING/STONE) W/ PLINTH BLOCK (BY SIDING MANUFACTURER), **COLOR TO MATCH SIDING.**
14. **KNOX BOX LOC.:** INSTALL "KNOX BOX" (I.E. KEY BOX) NEAR THE FRONT ENTRY OF BREEZEAWAY (COORD. WITH LOCAL FIRE MARSHAL FOR EXACT LOCATION)
15. **REFR. LINE PENETRATIONS:** WITH MOUNTING BLOCKS, SEE DTLS. (20 CH-18) (21 CH-18)
16. **EXTERIOR LIGHTING MTS.:** WITH MOUNTING BLOCKS, SEE DTLS. & ELECTRICAL
17. **EXTERIOR OUTLETS, ALARMS, FIRE PULLS, HOSE BIBBS:** WITH MOUNTING BLOCKS SEE DTLS. & ELECTRICAL

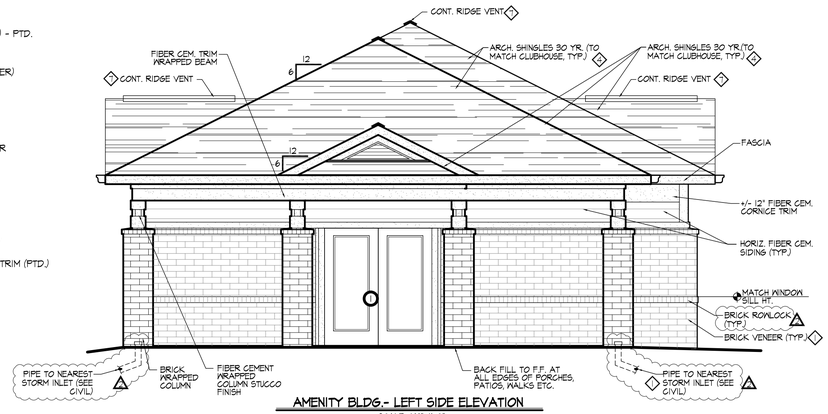
*COORDINATE WITH OWNER FOR COLORS



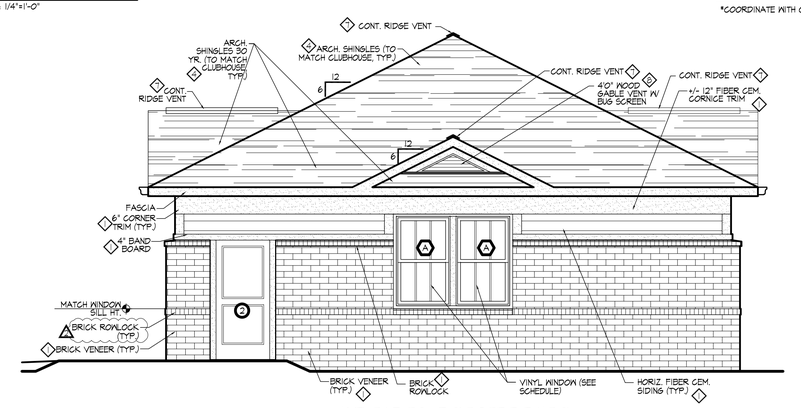
4 GARAGE DOOR HEAD
SCALE: 1 1/2" = 1'-0"



5 GARAGE DOOR JAMB
SCALE: 1 1/2" = 1'-0"

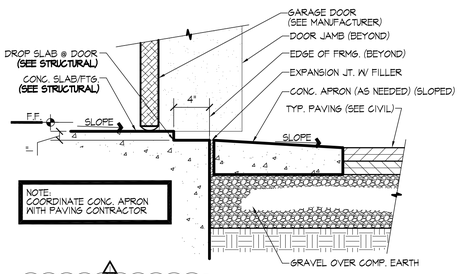


AMENITY BLDG.- LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



AMENITY BLDG.- RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"

LEGEND	(AMMENITY BLDG.)
	HORIZONTAL SIDING 7" REVEAL
	FIBER CEMENT PANEL SIDING
	BRICK VENEER (RUNNING BOND, U.N.O.)
	SHINGLE ROOF
OR	CONTINUOUS RIDGE VENT



6 GARAGE DOOR SILL
SCALE: 1 1/2" = 1'-0"

SOUTH CAROLINA HOUSING FINANCE AGENCY REQUIREMENTS NOTE:
1. ALL REQUIREMENTS OF THE S.C. H.F.A. QAP ARE TO BE MET OR EXCEEDED.
   A. LINK TO QAP:
   https://www.schousing.com/library/Tax%20Credit/2021/2021%20Qualified%20Allocation%20Plan.pdf
2. SEE SHEET FOR A PARTIAL LIST OF ITEMS TO BE MET (SHT. A-0.03) (SHT. A-0.04)

PDiA

reference: SR-

revisions:
REV 1 2021-09-18 HSG
REV 2 2021-10-18 DHS REVISIONS
REV 3 2021-12-03 HFA REVISIONS

scale: AS NOTED

date: 06-15-21

job number: 20016

AMENITY BLDG.- ELEVATIONS

Garden Oaks Apartments
Salem Road
Beaufort, South Carolina

STATE OF SOUTH CAROLINA
PAUL D. TANNELLI
ANDERSON, SC
No. 8638
REGISTERED ARCHITECT
12-09-2021

STATE OF SOUTH CAROLINA
PDI ARCHITECTURE, LLC
ANDERSON, SC
No. 100070
REGISTERED ARCHITECTS

AB-02

Design Review Board Meeting Staff Report

From the Department of Community and Economic Development
10 March 2022

1 Summary of Request

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

Applicant: Pat Iannelli/PDI Architecture, for property owner Salem Farms of Beaufort, LLC (21-02 DRB.2)

The applicant is requesting Change After Certification for the window design within this multi-family new construction project.

Background:
This project was granted preliminary approval in January 2021, subject to staff comments as amended by board discussion. The project was then granted final approval in March 2021, subject to staff and board conditions.

2 Facts

Property Address:	Salem Road (vacant), located on the west side of Salem Road approximately 600 feet north of Old Salem Road
Parcel ID:	R120 029 000 0509 0000
Case Number:	21-02 DRB.2
Applicant:	**Pat Iannelli/PDI Architecture**
Zoning:	T4-N
Use:	Multi-building apartment development

District Development Standards for T4-N:

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

References:
The Beaufort Code

3 STAFF COMMENTS/ RECOMMENDATIONS

Staff Acknowledgements:

A. None.

Staff Conditions:

1. Staff understands the applicant's challenge with acquiring the originally approved windows. However, staff does not support the windows currently submitted as they have muntins between the glass panes, which give the building a "blank stare". Staff stands by the original approval of windows with external gridded simulated divided lites with spacer/shadow bars.

2. Staff does not support the Applicant's alternative request to remove the muntins entirely, as this does not comply with Section 4.6.3.C.2.c.ii.

STAFF RECOMMENDATION:

Denial of Change After Certification Approval.

Design Review Board
Special Meeting Minutes-February 23, 2022

CALL TO ORDER 1:38

A special meeting of the Design Review Board was held in-person on Wednesday, February 23, 2022 at 2:00 PM.

ATTENDEES

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

Staff in attendance: Jeremy Tate (Meadors Architecture), Emmilyn Potts (City of Beaufort Planner of Community and Economic Development), and Heather Spade (City of Beaufort Planner of Community and Economic Development).

APPLICATIONS 1:54

A. **Watercrest Multi-Family Development, PIN R120 028 000 0137 0000,** 211 Broad River Boulevard
Applicant: Ryan Lyle, PE (21-15 DRB.3)

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

Motion (44:10): Ms. McFann made a motion for preliminary approval subject to staff conditions with additional conditions of providing hard surface and lighting on the pathway that is underneath Berkins Street and leave the other trails shown on the site plan natural with no necessity of lighting and also modify the site plan slightly so as to provide clear access to both parks from the other streets. Possibly add signage and walkway at the entryways to highlight where they are supposed to go in. Make the trail wide enough so that it can be accessed by a service vehicle. Mr. Suter seconded the motion; the motion passed unanimously.

Motion (1:51:22) : Ms. McFann made a motion that, as to building four, [the board] recommends deferral with the right to come back with the whole project at Final with the following suggestions and conditions:

1. the applicant should consider raising the first-floor height to ten feet, ***but this is not a condition***
2. Remove Bahama shutters on the third floor on each end of building four
3. Screen the AC units

DRAFT

4. Have projecting sills on all the windows
5. Change the siding to have a brick base, the lap siding (second and third floor) with the water table effect and the board and batten at the top

Mr. Cox seconded the motion, the motion passed unanimously.

Motion (1:53:10): Ms. McFann made a motion that, as to the carriage house, is conceptual approval and the applicant can come back at final approval without having to come back again before [the board]. The conditions as to the carriage house are that square windows are acceptable, to align the deck band with the separation between the types of siding, line up the windows on the elevation, as to the small gables, [the applicant] will use a louvered vent for the entire gable and no bracket is to be included with the small gables. The louvers are decorative, not functional. Mr. Petersen seconded; the motion passed unanimously.

Motion (2:10:00): Ms. McFann made a motion for preliminary approval as to the clubhouse, subject to staff conditions. The windows need to be consistent styles front and back, the side door roof will be widened so the door appears to be centered. It is recommended but not required that the applicant increase the use of rafter tails on the drawing. Mr. Suter seconded the motion, the motion passed unanimously.

Motion (2:17:25): Ms. McFann made a motion as to the pool house, give preliminary approval subject to staff conditions. Eliminate the large gables shown on the front elevation and keep the smaller (right side) entryway gables on the front and back to accentuate the entryways. As to the square windows, add vertical mullion or grill. Two recommendations: [the board] recommends the ceiling be vaulted on the inside and recommend rafter tails be used. Mr. Petersen seconded the motion; the motion passed unanimously.

Motion (2:25:33): Ms. Mcfann made a motion for preliminary approval of [the garages] as drawn, with a recommendation that the applicant consider eliminating the gable. Mr. Cox seconded the motion; the motion passed unanimously.

Motion (2:34:12): Mr. Petersen made a motion for preliminary approval of the mail kiosk with implied pilasters on rear elevations with providing an entry in the middle. The motion is amended to eliminate staff condition 18. Mr. Morillo seconded the motion; the motion passed unanimously.

Motion (2:40:25): Mr. Petersen made a motion to give preliminary approval to the maintenance building with the recommendation of wrapping the brick sill into bay one and the both doors will have flat casings instead of arched. Ms. McFann seconded the motion; the motion passed unanimously.

Motion (2:42:22): Mr. Morillo made a motion for preliminary approval of building types 1, 2, and 3 with staff conditions and board conditions of having the first floor brick, the second floor up to the sill of the third floor lap siding, and board and batten on the third floor from the window sill up, all one roof material. Change the columns to a smaller wood column and provide screening for the HVAC outdoor units, and show it on the landscape plan. Ms. McFann seconded the motion; the motion passed unanimously.

6 ADJOURNMENT 2:44:45

Ms. McFann made a motion to adjourn, Mr. Morillo seconded the motion. Meeting adjourned at 4:02 PM.

Chair

Date of approval

DRAFT

DRAFT

CITY STAFF INTRODUCTION

442 ROBERT SMALLS
GRAY TRACT A

PROJECT LOCATION - 442 ROBERT SMALLS PARKWAY

510 Robert Smalls Pkwy
Beaufort, South Carolina
Google
Street View - May 2019
SITE
Department of Motor Vehicles Beaufort
Google

352 Robert Smalls Pkwy
Beaufort, South Carolina
Google
Street View - May 2019
SITE
Google
Image capture: May 2019 © 2021 Google United States Terms Privacy Report a problem

JANUARY 2022 PRELIMINARY APPROVAL DECISION LETTER

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

DECISION LETTER

January 18, 2022

Bill Eubanks, FASLA, LEED AP
SGA NarmourWright Design
804 Meeting Street, Suite 103
Charleston, SC 29403

RE: 21-16 DRB.2 442 Robert Smalls Parkway, Gray Tract A—Multi-family Development

Dear Mr. Lyle,

On January 13, 2022, 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 442 Robert Smalls Parkway. The DRB voted to grant preliminary approval with staff conditions and board conditions noted below:

Board Conditions:

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

Staff Conditions:

Site Plan

1. Condition 2 of Conceptual Approval required buildings 6 and 7 to be rotated. After meeting with the applicant and seeing the proposed new road, Staff has a better understanding of why buildings 6 and 7 should remain in their current proposed orientation, which will place these buildings at the furthest point away from the proposed future road. Staff is in support of this orientation and location and the fact that Alley 2 forms a gridded intersection at Street B.
2. The applicant proposes that some of the buildings will front on open spaces and has specified that a combination of the following types of open spaces will be used (as defined by Section 7.4.3): Community Park, Square/Green, Pocket Park. Applicant to ensure and demonstrate that requirements per this code section are met in the design of these open

spaces. Applicant to specifically be aware of size and frontage requirements for these open spaces.

3. Staff is not in support of the garages that are still located on, and fronting Street B. Staff recommends eliminating these structures or placing them along alleys to better comply with the intent of the code.

4. The parking spaces provided for the rowhomes are in excess of the maximum allowed parking for the rowhomes per Section 5.7.4.C of the Beaufort Code, as calculated and presented separately from the rest of the development. According to this code section, a maximum of 124 spaces is allowed. Applicant to revise overall parking allotment so that both the Apartment Houses and Rowhomes have a number of parking spaces that do not exceed the maximum allowed per Section 5. Applicant to provide a diagram that clearly shows which spaces belong to which portions of the development in future submissions.

5. In the project narrative, the Applicant has noted that the required 50' buffer will be provided along Robert Smalls Parkway, but states that the Administrator may waive this requirement if the Administrator finds it to be unnecessary. The Administrator does not find this requirement to be unnecessary and does not waive this requirement.

Apartment Houses

6. The 3D rendering is not an accurate depiction of this project, as the apartment houses shown are fronting on different sides than what is proposed in the site plan. Applicant to revise 3D rendering and ensure all drawings are consistent in future submissions.

7. Staff is not in support of the relationship between the balcony columns and adjacent apartment corners (typical of all three building types). The corners of the apartment buildings should have their own corner boards, and the balcony columns should exist in addition to the corner board. Staff recommends moving the face of the apartment house wall forward so that the apartment exterior wall can exist proud of the porch columns.

8. Regarding the proposed rear elevations of each Building Type, Applicant to clarify if the breezeway is intended to be open or enclosed. Staff is not in support of enclosed breezeways on one façade and open breezeways on the other. Staff recommends either fully opening the breezeways from top to bottom or fully enclosing the breezeways. Enclosing the breezeways could then create a 'lobby' condition on the ground floor.

9. If breezeways are enclosed, Staff is not in support of the proposed detailing on the rear façade of Building Type 1 where siding abruptly terminates above the breezeway without being visually supported. Staff recommends detailing the bottom of this siding wall to match the detailing of the adjacent balcony floors. The intent is to make this wall appear visually supported.

10. On Building Type II, the brick base should exist continuously around the first floor. Staff is not in support of the use of siding in the proposed areas on the first floor.

11. On Building Type II, the Applicant should seek to add fenestration within the breezeway walls on the Rear Elevation to eliminate the blank walls.

12. The proposed ground floor fenestration percentages of Building Type II do not meet transparency requirements of Section 4.6.4.C.1. Staff is in support of the ground level fenestration proposed and will apply and Administrative Adjustment per Section 9.12.1 of the Beaufort Code to this Building Type so that the requirement is brough down from 40% to 38% for Building Type II.

13. The Applicant has taken steps to address Staff's previous concerns over the height, scale, and mass of Building Type III by lowering roof pitches, adjusting roof forms, and

adjusting detailing and fenestration. Staff believes that the overall height, scale, and mass of Building Type III has improved, especially given its interior location on the site.

Staff recommends revising the massing, detailing, and the roof design to better break down the scale and appear more like multiple buildings rather than one large building. Staff is not in support of the current design and detailing of the breezeways on Building III. As designed, they are decentralized within the rest of the façade, creating a disoriented sense of arrival relative to the rest of the building. Applicant should restudy the locations of gable and hipped roof forms and push and pull of façade elements relative to the location of the proposed breezeways. Staff also recommends Applicant restudy side elevations of Building Type III to reduce blank walls within those façades.

Row Homes

14. Staff does not support the proposed masonry veneer wing walls and recommends that the Applicant eliminate these from the design. Staff then recommends that the front masonry veneer be carried around the sides of the rowhomes and terminated at the garaged, where the brick could then exist only at foundation level with lap siding above as drawn.
15. The door on the side elevation appears to be floating with no stairs. Staff assumes this is a graphical error. Applicant to revise in future submissions.
16. On the side elevation, there appears to be a corner board between the upper and lower level that terminated just below the roofline of the lower roof. Staff recommends extending this corner board down to the base of the lap siding.
17. Also on the side elevation, Staff recommends aligning the upper and lower windows vertically.
18. Staff recommends sizing upper-level windows to be smaller that those on the ground floor.

Clubhouse

19. Staff recommends simplifying the roof configuration on the side elevation (Sheet A114, Drawing 4) by removing the double corner in the fitness and exercise area to eliminate the double gable roof.
20. Columns should have a base and cap and should terminate at a beam rather than directly at the roof rafter framing. Staff is not in support of the proposed brick column bases and recommends that the applicant terminate the columns on the deck or concrete slab that will be required at entry and exit doors.
21. On the side elevation, Staff recommends aligning the lower windows to be symmetrical around the gable window above.
22. Staff recommends making the brick base higher around the building to create a more established base, which will raise the window sills and reduce the window height. Staff recommends adding no more than one foot of increase in brick height.
23. As designed, the massing of the exterior upper level appears too tall relative to the first story. Staff recommends lowering the height of the upper-level ganged windows as well as the height of the upper-level roof so that it is more subordinate to the first story.

JANUARY 2022 PRELIMINARY APPROVAL DECISION LETTER

24. On the front elevation, Staff is not in support of the proposed relationship between the two front lower gables. On the left gable (yoga), Staff recommends mimicking the two sets of double ganged windows on the right gable (workroom and manager's office). Staff recommends eliminating the upper gable windows from both gables. Each gable could have the same cladding pattern.

25. Staff recommends adding more fenestration to the right side of the rear elevation to eliminate large blank facades.

Garage

26. Staff recommends utilizing a secondary roof form, such as a smaller gable or shed roof, in the area above the storage spaces to that the garage building design may be more symmetrical. Staff recommends terminating the end gable at the last garage bay and utilizing a shed roof over the end closets, perhaps sacrificing one end closet to allow a step in the front and rear elevation.

Staff Recommendations to Guide Applicant Beyond Preliminary:

- Applicant to show locations and sizing of bicycle parking on site plan.
- Applicant to provide dimensioned site plans that demonstrate compliance with Section 5.7.7 Parking Lot Design.
- Applicant to provide a tree schedule that demonstrates compliance with tree coverage requirements of Section 5.3.1.
- Applicant to ensure and demonstrate compliance with Section 5.5.2 regarding Building Perimeter Landscaping.
- Applicant to ensure and demonstrate compliance with Section 5.7.8, Parking Lot Screening.
- Regarding buffers, Applicant to be aware that a minimum 5' buffer is required per Section 5.5.1 between this parcel and adjacent county residential properties. Applicant to show all buffers on a landscape plan.
- The apartment house floorplans show HVAC units on both the front and back facades at the ground level. Applicant to ensure and demonstrate that all utilities are screened per Section 4.6.1.F.

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
cc: file copy

APPLICANT PRESENTATION

442 ROBERT SMALLS
GRAY TRACT A

21-16 DRB.3

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. already.

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** 2/10 **Application #:** 23342 **Zoning District:** TS-UC/RMX

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

Submittal Requirements: All forms and information shall be submitted digitally. 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: Bill Eubanks, FASLA, LEED AP

Applicant Address: SGA NarmourWright, 804 Meeting Street, Suite 103, Charleston, SC 29403

Applicant E-mail: beubanks@sganwdesign.com Applicant Phone Number: 843.224.8804

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

Owner (if other than the Applicant): Homes Urban Development, contact: Robert Morgan

Owner Address: 988 Equestrian Drive, Mount Pleasant, SC 29464

Project Name: Gray Tract A- Multifamily development

Property Address: 442 Robert Smalls Parkway

Property Identification Number *(Tax Map & Parcel Number)*: R120 028 000 0138 0000 (Tract A to be subdivided from parcel)

Date Submitted: 02/10/2022

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: Gray Tract A- Multifamily development

Property Size in Acres: 36.55 ac Proposed Building Use: Multifamily

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
11 Apartment buildings, 8 Rowhouse buildings, 9 Garage buildings, Clubhouse

# of Parking Spaces Required: see site table # of Parking Spaces Provided:

Is this project a redevelopment project: Y (N)

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

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

See attached narrative

Applicant's Signature: Bill Eubanks Date: 02/10/2022

Owner's Signature: Date: 02/10/2022

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

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II
City of Beaufort 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

Gray Tract A
442 Robert Smalls Parkway
Final DRB Submittal
Comment Response/Narrative

Board and Staff Conditions from Preliminary DRB

Board Conditions:

1. Reconfigure the location of the garages to make them so they are not right across the street from buildings.
   Response: All garages have been reconfigured so that they are not directly across from the fronts of buildings.

2. Consider adding parking lots and reconfigure to diagonal parking to make the streets/alleys more aesthetically pleasing.
   Response: Alleys have been reconfigured so that they are now all diagonal parking. Now that they have been converted to angled parking, all drives are considered "streets" and all buildings front the street, with the exception of the rowhomes, which front open space. See Sheet L003 for revised Street Sections showing the angled parking streets.

3. Revise clubhouse design to change the upper level [more like a cupola and smaller] as discussed by the board.
   Response: The upper level of the clubhouse has been reconfigured and the scale reduced.

4. As to the rowhouses: eliminate the gable roofs [at porches] and change the brick to just go around the base.
   Response: The porch gable roofs have been revised to shed roofs and the brick has also been reduced to a water table height.

Staff Conditions:

Site Plan

1. Condition 2 of Conceptual Approval required buildings 6 and 7 to be rotated. After meeting with the applicant and seeing the proposed new road, Staff has a better understanding of why buildings 6 and 7 should remain in their current proposed orientation, which will place these buildings at the furthest point away from the proposed future road. Staff is in support of this orientation and location and the fact that Alley 2 forms a gridded intersection at Street B.
   Response: Noted. Also, as mentioned above, buildings 6 and 7 now front a "street" with angled parking.

2. The applicant proposes that some of the buildings will front on open spaces and has specified that a combination of the following types of open spaces will be used (as defined by Section 7.4.3): Community Park, Square/Green, Pocket Park. Applicant to ensure and demonstrate that requirements per this code section are met in the design of these open spaces. Applicant to specifically be aware of size and frontage requirements for these open spaces.
   Response: Now that all buildings front streets, the open spaces do not have to meet the code requirements for open spaces. Please note that for our zoning district, we are providing open space in excess of the minimum requirements, but these open spaces do not have to conform to the code.

3. Staff is not in support of the garages that are still located on, and fronting Street B. Staff recommends eliminating these structures or placing them along alleys to better comply with the intent of the code.
   Response: All garages have been eliminated on Street B.

4. The parking spaces provided for the rowhomes are in excess of the maximum allowed parking for the rowhomes per Section 5.7.4.C of the Beaufort Code, as calculated and presented separately from the rest of the development. According to this code section, a maximum of 124 spaces is allowed. Applicant to revise overall parking allotment so that both the Apartment Houses and Rowhomes have a number of parking spaces that do not exceed the maximum allowed per Section 5. Applicant to provide a diagram that clearly shows which spaces belong to which portions of the development in future submissions.
   Response: The parking allocation has been revised. Please see Sheet L100 for Overall Site Plan, showing the development summary with the parking allocation. On-street and garage spaces allocated to the rowhomes have been hatched and called out on the plans.

5. In the project narrative, the Applicant has noted that the required 50' buffer will be provided along Robert Smalls Parkway, but states that the Administrator may waive this requirement if the Administrator finds it to be unnecessary. The Administrator does not find this requirement to be unnecessary and does not waive this requirement.
   Response: Noted. The 50' buffer along Robert Smalls is shown. Please see Sheet L200 for Overall Buffer Plan.

Apartment Houses

6. The 3D rendering is not an accurate depiction of this project, as the apartment houses shown are fronting on different sides than what is proposed in the site plan. Applicant to revise 3D rendering and ensure all drawings are consistent in future submissions.
   Response: The 3d rendering has been revised and updated.

7. Staff is not in support of the relationship between the balcony columns and adjacent apartment corners (typical of all three building types). The corners of the apartment buildings should have their own corner boards, and the balcony columns should exist in addition to the corner board. Staff recommends moving the face of the apartment house wall forward so that the apartment exterior wall can exist proud of the porch columns.
   Response: The columns and corner boards have been revised.

8. Regarding the proposed rear elevations of each Building Type, Applicant to clarify if the breezeway is intended to be open or enclosed. Staff is not in support of enclosed breezeways on one façade and open breezeways on the other. Staff recommends either fully opening the breezeways from top to bottom or fully enclosing the breezeways. Enclosing the breezeways could then create a 'lobby' condition on the ground floor.
   Response: Building Type I has fully enclosed breezeways on the upper floors and the lower floor is open. Building Types II and III have fully open breezeways on all floors.

9. If breezeways are enclosed, Staff is not in support of the proposed detailing on the rear façade of Building Type 1 where siding abruptly terminates above the breezeway without being visually supported. Staff recommends detailing the bottom of this siding wall to match the detailing of the adjacent balcony floors. The intent is to make this wall appear visually supported.
   Response: See revised elevations

10. On Building Type II, the brick base should exist continuously around the first floor. Staff is not in support of the use of siding in the proposed areas on the first floor.
    Response: Additional brick has been added.

11. On Building Type II, the Applicant should seek to add fenestration within the breezeway walls on the Rear Elevation to eliminate the blank walls.
    Response: The breezeways have been fully opened.

12. The proposed ground floor fenestration percentages of Building Type II do not meet transparency requirements of Section 4.6.4.C.1. Staff is in support of the ground level fenestration proposed and will apply and Administrative Adjustment per Section 9.12.1 of the Beaufort Code to this Building Type so that the requirement is brough down from 40% to 38% for Building Type II.
    Response: okay

13. The Applicant has taken steps to address Staff's previous concerns over the height, scale, and mass of Building Type III by lowering roof pitches, adjusting roof forms, and adjusting detailing and fenestration. Staff believes that the overall height, scale, and mass of Building Type III has improved, especially given its interior location on the site. Staff recommends revising the massing, detailing, and the roof design to better break down the scale and appear more like multiple buildings rather than one large building. Staff is not

in support of the current design and detailing of the breezeways on Building III. As designed, they are decentralized within the rest of the façade, creating a disoriented sense of arrival relative to the rest of the building. Applicant should restudy the locations of gable and hipped roof forms and push and pull of façade elements relative to the location of the proposed breezeways. Staff also recommends Applicant restudy side elevations of Building Type III to reduce blank walls within those façades.
Response: See revised roof plan and elevations.

Row Homes

14. Staff does not support the proposed masonry veneer wing walls and recommends that the Applicant eliminate these from the design. Staff then recommends that the front masonry veneer be carried around the sides of the rowhomes and terminated at the garaged, where the brick could then exist only at foundation level with lap siding above as drawn.
    Response: The masonry wing wall has been removed

15. The door on the side elevation appears to be floating with no stairs. Staff assumes this is a graphical error. Applicant to revise in future submissions.
    Response: See revised elevations

16. On the side elevation, there appears to be a corner board between the upper and lower level that terminated just below the roofline of the lower roof. Staff recommends extending this corner board down to the base of the lap siding.
    Response: See revised elevations

17. Also on the side elevation, Staff recommends aligning the upper and lower windows vertically.
    Response: See revised elevations

18. Staff recommends sizing upper-level windows to be smaller than those on the ground floor.
    Response: See revised elevations

Clubhouse

19. Staff recommends simplifying the roof configuration on the side elevation (Sheet A114, Drawing 4) by removing the double corner in the fitness and exercise area to eliminate the double gable roof.
    Response: The floor and roof plans have been revised to remove the double gable.

20. Columns should have a base and cap and should terminate at a beam rather than directly at the roof rafter framing. Staff is not in support of the proposed brick column bases and

recommends that the applicant terminate the columns on the deck or concrete slab that will be required at entry and exit doors.
Response: Columns have been revised.

21. On the side elevation, Staff recommends aligning the lower windows to be symmetrical around the gable window above.
    Response: See revised elevations

22. Staff recommends making the brick base higher around the building to create a more established base, which will raise the window sills and reduce the window height. Staff recommends adding no more than one foot of increase in brick height.
    Response: See revised elevations

23. As designed, the massing of the exterior upper level appears too tall relative to the first story. Staff recommends lowering the height of the upper-level ganged windows as well as the height of the upper-level roof so that it is more subordinate to the first story.
    Response: See revised elevations and roof plan

24. On the front elevation, Staff is not in support of the proposed relationship between the two front lower gables. On the left gable (yoga), Staff recommends mimicking the two sets of double ganged windows on the right gable (workroom and manager's office). Staff recommends eliminating the upper gable windows from both gables. Each gable could have the same cladding pattern.
    Response: The gables have been revised to be the same.

25. Staff recommends adding more fenestration to the right side of the rear elevation to eliminate large blank facades.
    Response: See revised elevations

Garage

26. Staff recommends utilizing a secondary roof form, such as a smaller gable or shed roof, in the area above the storage spaces to that the garage building design may be more symmetrical. Staff recommends terminating the end gable at the last garage bay and utilizing a shed roof over the end closets, perhaps sacrificing one end closet to allow a step in the front and rear elevation.
    Response: Storage rooms have been added to make the building symmetrical.

510 Robert Smalls Pkwy
Beaufort, South Carolina
Google
Street View - May 2019
SITE
Department of Motor Vehicles Beaufort
Google

352 Robert Smalls Pkwy
Beaufort, South Carolina
Google
Street View - May 2019
SITE
Google
Image capture: May 2019 © 2021 Google United States Terms Privacy Report a problem

ADJOINING PROPERTY KEY

_1_
MYRTLE BUSH FARMS, LP
R120 028 000 0138 0000
DEED BOOK 1244, PAGE 2347
PLAT BOOK 68, PAGE 52
PLAT BOOK 72, PAGE 135
PLAT BOOK 103, PAGE 81

_2_
CLIFTON MAJOR
and LAURIE MAJOR
R120 028 000 122C 0000
DEED BOOK 533, PAGE 2476
DEED BOOK 1942, PAGE 1950

_3_
ETTA MAE GRANT
and EDWARD SINGLETON
R120 028 000 0122 0000
DEED BOOK 1330, PAGE 150

_4_
RANDY KINNUNEN
and PAUL SOMERO
R120 028 000 0123 0000
DEED BOOK 3658, PAGE 634
PLAT BOOK 115, PAGE 153

_5_
GENNETTE BROWN
R120 028 00A 0186 0000
DEED BOOK 1034, PAGE 1032
PLAT BOOK 25, PAGE 124

_6_
HENRY BING
R120 028 000 129A 0000
DEED BOOK 601, PAGE 1946
PLAT BOOK 123, PAGE 84

_7_
HENRY BING
R120 028 000 0129 0000
DEED BOOK 601, PAGE 1948

_8_
HERLENE WASHINGTON
R120 028 000 130A 0000
DEED BOOK 1664, PAGE 804
DEED BOOK 170, PAGE 105(PLAT)

_9_
ANTHONY JENKINS
R120 028 000 130B 0000
DEED BOOK 3116, PAGE 3035
DEED BOOK 170, PAGE 105(PLAT)
DEED BOOK 1412, PAGE 322(PLAT)

_10_
PATRICIA PORTER
R120 028 000 0130 0000
DEED BOOK 390, PAGE 1043
PLAT BOOK 31, PAGE 244

_11_
KAREN JENKINS SINGLETON
R120 028 000 130E 0000
DEED BOOK 3799, PAGE 1919
PLAT BOOK 31, PAGE 244
PLAT BOOK 127, PAGE 143

_12_
ERNESTINE REED
R120 028 000 132A 0000
DEED BOOK 834, PAGE 2100
PLAT BOOK 31, PAGE 244
PLAT BOOK 55, PAGE 81

_13_
TERRY HARPER
R120 028 000 132B 0000
DEED BOOK 834, PAGE 2115
PLAT BOOK 55, PAGE 81

_14_
ELIZABETH WILLIAMS
R120 028 000 0274 0000
DEED BOOK 834, PAGE 2115
PLAT BOOK 55, PAGE 81

_15_
PRISCILLA CLAYTON
R120 028 00A 0275 0000
DEED BOOK 834, PAGE 1997
PLAT BOOK 55, PAGE 81

_16_
DENNIS HARPER
R120 028 00A 0276 0000
DEED BOOK 834, PAGE 2012
PLAT BOOK 55, PAGE 81

_17_
JOHN A MURKEY
and THERESA A MURKEY
R120 028 00A 0133 0000
DEED BOOK 2252, PAGE 2110

_18_
CREG GREEN
R120 028 00A 0381 0000
DEED BOOK 3283, PAGE 1181
PLAT BOOK 105, PAGE 122
PLAT BOOK 113, PAGE 194

_19_
BEAUFORT COUNTY SCHOOL DISTRICT
R120 028 00A 137A 0000
DEED BOOK 4, PAGE 3414

_20_
GLORIA JEAN WHITE
R120 028 00A 0128 0000
DEED BOOK 3411, PAGE 2929
PLAT BOOK 141, PAGE 47
PLAT BOOK 24, PAGE 85

TREE LEGEND

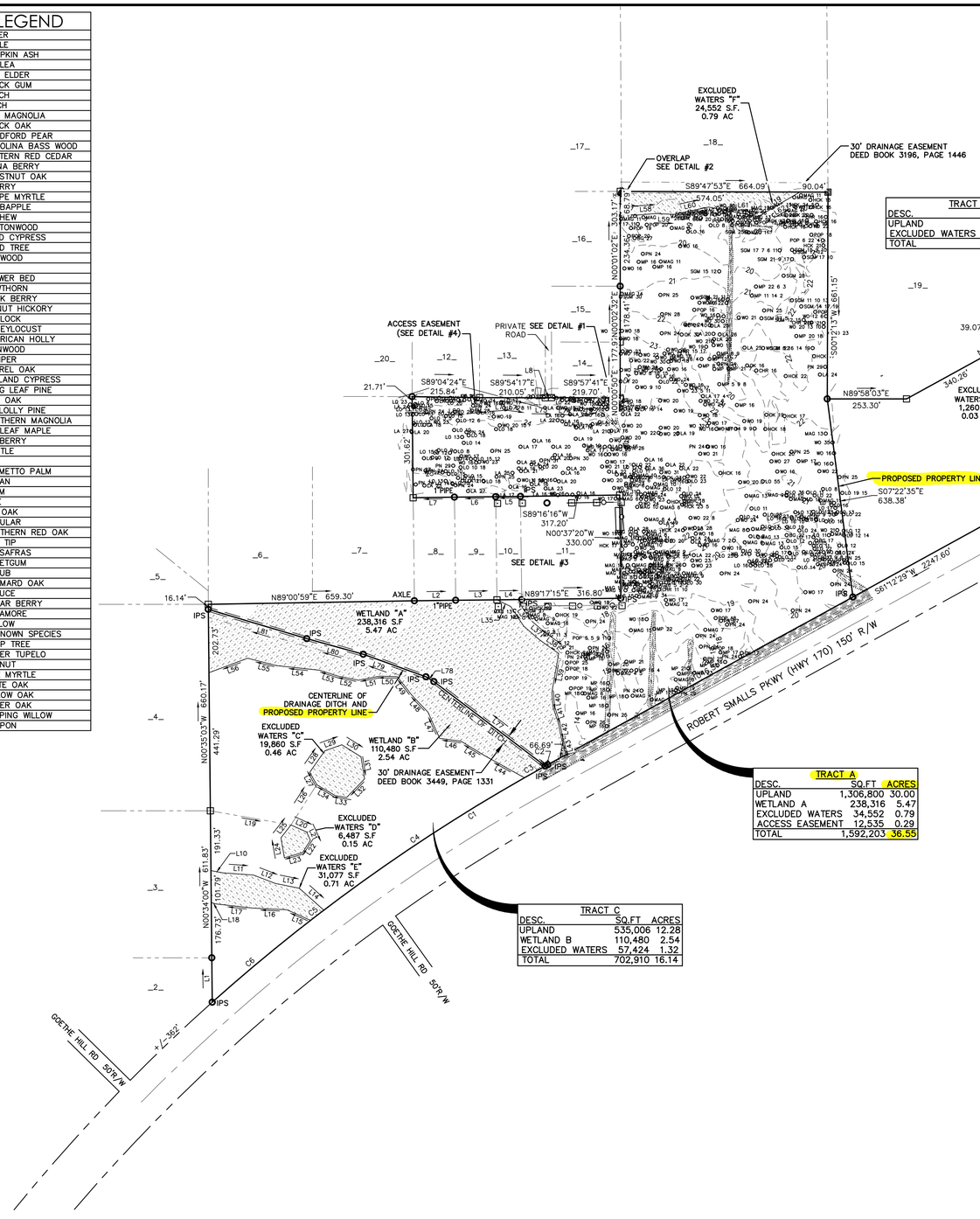
AL	ALDER
AP	APPLE
AS	PUMPKIN ASH
AZ	AZALEA
BE	BOX ELDER
BG	BLACK GUM
BH	BEECH
BI	BIRCH
BM	BAY MAGNOLIA
BO	BLACK OAK
BP	BRADFORD PEAR
CBW	CAROLINA BASS WOOD
CED	EASTERN RED CEDAR
CHB	CHINA BERRY
CHO	CHESTNUT OAK
CHR	CHERRY
CMY	CREPE MYRTLE
CRA	CRABAPPLE
CSH	CASHEW
CW	COTTONWOOD
CY	BALD CYPRESS
DEAD	DEAD TREE
DW	DOGWOOD
ELM	ELM
FB	FLOWER BED
HAW	HAWTHORN
HB	HACK BERRY
HCK	PIGNUT HICKORY
HEM	HEMLOCK
HL	HONEYLOCUST
HO	AMERICAN HOLLY
IW	IRONWOOD
JU	JUNIPER
LA	LAUREL OAK
LC	LEYLAND CYPRESS
LLP	LONG LEAF PINE
LO	LIVE OAK
LOB	LOBLOLLY PINE
MAG	SOUTHERN MAGNOLIA
MP	ASHLEAF MAPLE
MU	MULBERRY
MY	MYRTLE
OK	OAK
PAL	PALMETTO PALM
PEC	PECAN
PLM	PALM
PN	PINE
POK	PIN OAK
POP	POPULAR
RO	SOUTHERN RED OAK
RT	RED TIP
SAS	SASSAFRAS
SGM	SWEETGUM
SHB	SHRUB
SO	SHUMARD OAK
SP	SPRUCE
SUG	SUGAR BERRY
SYC	SYCAMORE
TAL	TALLOW
TREE	UNKNOWN SPECIES
TT	TULIP TREE
TU	WATER TUPELO
WAL	WALNUT
WAX	WAX MYRTLE
WHO	WHITE OAK
WLO	WILLOW OAK
WO	WATER OAK
WW	WEEPING WILLOW
YP	YAUPON

SUBDIVISION AREA TABLE

DESC.	SQ.FT	ACRES
TRACT A	1,592,203	36.55
TRACT B	630,404	14.47
TRACT C	702,910	16.14
TOTAL	2,925,517	67.16

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

NOTES:
1. BEARINGS ARE BASED ON THE SC STATE PLANE COORDINATE SYSTEM NAD 83(2011).
2. VERTICAL DATUM: NAVD88
3. FIELD WORK COMPLETED: 09/10/2021.
4. TAX MAP No.: R120 028 000 0138 0000
5. THIS PARCEL IS LOCATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING & 0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON PANEL NO. 45013C0161G EFFECTIVE MARCH 22, 2021 – FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAPS.
6. OWNER OF RECORD: MYRTLE BUSH FARMS, LP
7. TOTAL AREA IS: 36.55 ACRES (1,592,203 SQ.FT).
8. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT OF WAYS OF RECORD.
9. REFERENCES:
   DEED BOOK 1244, PAGE 2347
   DEED BOOK 3449, PAGE 1331
   DEED BOOK 3196, PAGE 1446
   PLAT BOOK 68, PAGE 52
   PLAT BOOK 72, PAGE 135
   PLAT BOOK 103, PAGE 81



TRACT B		
DESC.	SQ.FT	ACRES
UPLAND	629,144	14.44
EXCLUDED WATERS	1,260	0.03
TOTAL	630,404	14.47

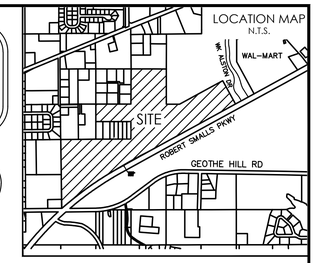
TRACT A		
DESC.	SQ.FT	ACRES
UPLAND	1,306,800	30.00
WETLAND A	238,316	5.47
EXCLUDED WATERS	34,552	0.79
ACCESS EASEMENT	12,535	0.29
TOTAL	1,592,203	36.55

TRACT C		
DESC.	SQ.FT	ACRES
UPLAND	535,006	12.28
WETLAND B	110,480	2.54
EXCLUDED WATERS	57,424	1.32
TOTAL	702,910	16.14

LEGEND:

○	CP	CALCULATED POINT
⊡		3X3 CONCRETE MONUMENT FOUND
▣		5X5 CONCRETE MONUMENT FOUND
●		1/2" IRON PIN FOUND OR NOTED
●	IPS	IRON PIN SET

DATUM=NAVD88



CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	5804.57'	12°59'56"	1316.89'	S54°42'31"W	1314.07'
C2	5804.58'	0°05'22"	9.06'	S61°09'48"W	9.06'
C3	5804.57'	0°45'20"	76.53'	S60°44'27"W	76.53'
C4	5804.57'	7°35'21"	768.85'	S56°34'07"W	768.29'
C5	5804.57'	0°31'46"	53.64'	S52°30'33"W	53.64'
C6	5804.57'	4°02'07"	408.81'	S50°13'37"W	408.72'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°34'00"W	611.83'
L2	N89°20'30"E	132.03'
L3	N89°23'10"E	131.84'
L4	N89°17'15"E	79.20'
L5	S89°16'16"W	79.30'
L6	S89°18'47"W	131.98'
L7	S89°14'39"W	131.84'
L8	N89°02'20"E	19.73'
L9	N28°47'31"W	25.00'
L10	S79°18'38"E	37.77'
L11	S85°46'13"E	99.65'
L12	S69°01'52"E	72.99'
L13	S78°38'08"E	79.21'
L14	S48°11'04"E	105.39'
L15	N65°52'18"W	83.29'
L16	N87°09'38"W	110.25'
L17	N83°32'31"W	118.24'
L18	N72°08'18"W	14.36'
L19	S80°01'52"E	261.77'
L20	S65°41'09"E	55.00'
L21	S24°17'05"E	28.70'
L22	S32°09'51"W	46.61'
L23	S74°12'15"W	60.61'
L24	N09°47'25"W	64.90'
L25	N38°18'46"E	52.02'
L26	N32°30'35"E	152.79'
L27	N29°18'39"W	45.50'
L28	N34°58'51"E	83.76'
L29	N70°27'33"E	57.92'
L30	S57°45'23"E	72.45'
L31	S09°10'50"E	71.28'
L32	S43°56'41"W	82.58'
L33	N81°18'19"W	36.21'
L34	N59°27'19"W	69.53'
L35	S64°01'08"E	48.86'
L36	S33°38'14"E	75.35'
L37	S49°00'28"E	65.00'
L38	S54°28'22"E	77.04'
L39	S09°54'51"W	127.59'
L40	S04°57'48"E	45.39'
L41	S17°58'58"E	55.88'

LINE TABLE		
LINE #	BEARING	LENGTH
L42	S10°56'31"E	47.39'
L43	S15°58'50"E	54.86'
L44	N60°54'55"W	146.41'
L45	N58°32'01"W	87.84'
L46	N82°31'08"W	68.78'
L47	N23°58'22"W	91.91'
L48	N43°36'19"W	74.72'
L49	N38°00'41"W	75.15'
L50	N88°33'29"W	56.09'
L51	S79°19'08"W	69.56'
L52	N78°32'11"W	68.97'
L53	N71°52'56"W	59.34'
L54	N83°58'50"W	138.39'
L55	N75°38'44"W	95.17'
L56	S69°28'45"W	132.36'
L57	S81°23'33"E	47.72'
L58	N85°47'19"E	64.41'
L59	S88°05'40"E	63.09'
L60	N77°44'31"E	110.16'
L61	S79°11'24"E	161.61'
L62	N59°35'09"E	154.46'
L63	S74°42'54"E	34.21'
L64	S35°03'55"W	39.80'
L65	N51°06'26"W	37.29'
L66	S87°43'24"W	15.37'
L67	N89°25'56"E	12.04'
L68	S84°19'38"E	82.22'
L69	N88°33'36"E	56.23'
L70	N84°16'25"E	104.54'
L71	N86°00'40"E	49.91'
L72	S82°15'34"E	84.56'
L73	S89°26'01"E	70.38'
L74	S86°05'04"E	88.15'
L75	N74°48'31"E	24.41'
L76	N36°39'40"E	28.06'
L77	N52°48'52"W	446.98'
L78	N58°54'26"W	29.36'
L79	N70°13'38"W	212.87'
L80	N74°31'29"W	187.59'
L81	N73°26'56"W	328.50'

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

© 2021

F:\Projects\2021\2021 Projects\J21715 Gray Hwy 170 30 Ac Multi-Family_Robert Morgan\DWG\J21715_tree and topo.dwg

PLAN REVISIONS			
NO.	DESCRIPTION:	DATE:	BY:
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SOUTH CAROLINA ★ JAMES E. HAYES ★ REGISTERED LAND SURVEYOR ★ NO. 13527 ★ STATE OF SOUTH CAROLINA

SOUTH CAROLINA ★ ANDREWS ENGINEERING ★ CERTIFICATE OF AUTHORIZATION ★ STATE OF SOUTH CAROLINA

PRELIMINARY EXHIBIT

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

TREE & TOPO &
SUBDIVISION SURVEY
Prepared for

THE MORGAN
COMPANIES

TAX MAP No.
R120 028 000 0138 0000
CITY OF BEAUFORT
BEAUFORT COUNTY
SOUTH CAROLINA

Date Drawn:	01/26/2021
Last Revised:	09/14/2021
Drawn By:	J. Hayes
Surveyor:	J. Hayes

SHEET #:
1
of 2

JOB: J21715

TREE LEGEND

AL	ALDER
AP	APPLE
AS	PUMPKIN ASH
AZ	AZALEA
BE	BOX ELDER
BG	BLACK GUM
BH	BEECH
BI	BIRCH
BM	BAY MAGNOLIA
BO	BLACK OAK
BP	BRADFORD PEAR
CBW	CAROLINA BASS WOOD
CED	EASTERN RED CEDAR
CHB	CHINA BERRY
CHO	CHESTNUT OAK
CHR	CHERRY
CMY	CREPE MYRTLE
CRA	CRABAPPLE
CSH	CASHEW
CW	COTTONWOOD
CY	BALD CYPRESS
DEAD	DEAD TREE
DW	DOGWOOD
ELM	ELM
FB	FLOWER BED
HAW	HAWTHORN
HB	HACK BERRY
HCK	PIGNUT HICKORY
HEM	HEMLOCK
HL	HONEYLOCUST
HO	AMERICAN HOLLY
IW	IRONWOOD
JU	JUNIPER
LA	LAUREL OAK
LC	LEYLAND CYPRESS
LLP	LONG LEAF PINE
LO	LIVE OAK
LOB	LOBLOLLY PINE
MAG	SOUTHERN MAGNOLIA
MP	ASHLEAF MAPLE
MU	MULBERRY
MY	MYRTLE
OK	OAK
PAL	PALMETTO PALM
PEC	PECAN
PLM	PALM
PN	PINE
POK	PIN OAK
POP	POPULAR
RO	SOUTHERN RED OAK
RT	RED TIP
SAS	SASSAFRAS
SGM	SWEETGUM
SHB	SHRUB
SO	SHUMARD OAK
SP	SPRUCE
SUG	SUGAR BERRY
SYC	SYCAMORE
TAL	TALLOW
TREE	UNKNOWN SPECIES
TT	TULIP TREE
TU	WATER TUPELO
WAL	WALNUT
WAX	WAX MYRTLE
WHO	WHITE OAK
WLO	WILLOW OAK
WO	WATER OAK
WW	WEEPING WILLOW
YP	YAUPON

ADJOINING PROPERTY KEY

_1_
MYRTLE BUSH FARMS, LP
R120 028 000 0138 0000
DEED BOOK 1244, PAGE 2347
PLAT BOOK 68, PAGE 52
PLAT BOOK 72, PAGE 135
PLAT BOOK 103, PAGE 81

_2_
CLIFTON MAJOR
and LAURIE MAJOR
R120 028 000 122C 0000
DEED BOOK 533, PAGE 2476
DEED BOOK 1942, PAGE 1950

_3_
ETTA MAE GRANT
and EDWARD SINGLETON
R120 028 000 0122 0000
DEED BOOK 1330, PAGE 150

_4_
RANDY KINNUNEN
and PAUL SOMERO
R120 028 000 0123 0000
DEED BOOK 3658, PAGE 634
PLAT BOOK 115, PAGE 153

_5_
GENNETTE BROWN
R120 028 00A 0186 0000
DEED BOOK 1034, PAGE 1032
PLAT BOOK 25, PAGE 124

_6_
HENRY BING
R120 028 000 129A 0000
DEED BOOK 601, PAGE 1946
PLAT BOOK 123, PAGE 84

_7_
HENRY BING
R120 028 000 0129 0000
DEED BOOK 601, PAGE 1948

_8_
HERLENE WASHINGTON
R120 028 000 130A 0000
DEED BOOK 1664, PAGE 804
DEED BOOK 170, PAGE 105(PLAT)

_9_
ANTHONY JENKINS
R120 028 000 130B 0000
DEED BOOK 3116, PAGE 3035
DEED BOOK 170, PAGE 105(PLAT)
DEED BOOK 1412, PAGE 322(PLAT)

_10_
PATRICIA PORTER
R120 028 000 0130 0000
DEED BOOK 390, PAGE 1043
PLAT BOOK 31, PAGE 244

_11_
KAREN JENKINS SINGLETON
R120 028 000 130E 0000
DEED BOOK 3799, PAGE 1919
PLAT BOOK 31, PAGE 244
PLAT BOOK 127, PAGE 143

_12_
ERNESTINE REED
R120 028 000 132A 0000
DEED BOOK 834, PAGE 2100
PLAT BOOK 31, PAGE 244
PLAT BOOK 55, PAGE 81

_13_
TERRY HARPER
R120 028 000 132B 0000
DEED BOOK 834, PAGE 2115
PLAT BOOK 55, PAGE 81

_14_
ELIZABETH WILLIAMS
R120 028 000 0274 0000
DEED BOOK 834, PAGE 2115
PLAT BOOK 55, PAGE 81

_15_
PRISCILLA CLAYTON
R120 028 00A 0275 0000
DEED BOOK 834, PAGE 1997
PLAT BOOK 55, PAGE 81

_16_
DENNIS HARPER
R120 028 00A 0276 0000
DEED BOOK 834, PAGE 2012
PLAT BOOK 55, PAGE 81

_17_
JOHN A MURKEY
and THERESA A MURKEY
R120 028 00A 0133 0000
DEED BOOK 2252, PAGE 2110

_18_
CREG GREEN
R120 028 00A 0381 0000
DEED BOOK 3283, PAGE 1181
PLAT BOOK 105, PAGE 122
PLAT BOOK 113, PAGE 194

_19_
BEAUFORT COUNTY SCHOOL DISTRICT
R120 028 00A 137A 0000
DEED BOOK 4, PAGE 3414

_20_
GLORIA JEAN WHITE
R120 028 00A 0128 0000
DEED BOOK 3411, PAGE 2929
PLAT BOOK 141, PAGE 47
PLAT BOOK 24, PAGE 85

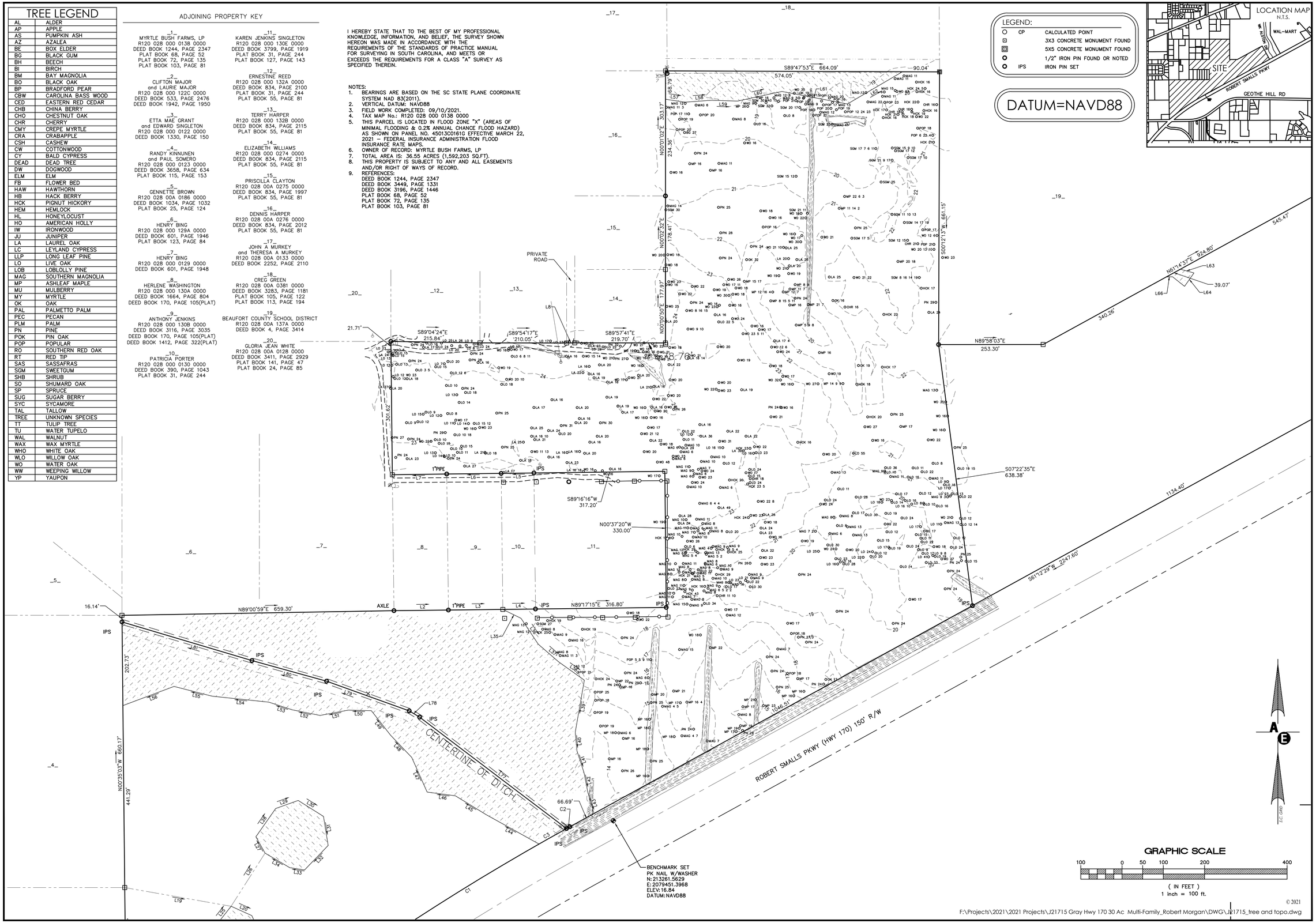
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

NOTES:
1. BEARINGS ARE BASED ON THE SC STATE PLANE COORDINATE SYSTEM NAD 83(2011).
2. VERTICAL DATUM: NAVD88
3. FIELD WORK COMPLETED: 09/10/2021.
4. TAX MAP No.: R120 028 000 0138 0000
5. THIS PARCEL IS LOCATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING & 0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON PANEL NO. 45013C0161G EFFECTIVE MARCH 22, 2021 – FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAPS.
6. OWNER OF RECORD: MYRTLE BUSH FARMS, LP
7. TOTAL AREA IS: 36.55 ACRES (1,592,203 SQ.FT).
8. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT OF WAYS OF RECORD.
9. REFERENCES:
DEED BOOK 1244, PAGE 2347
DEED BOOK 3449, PAGE 1331
DEED BOOK 3196, PAGE 1446
PLAT BOOK 68, PAGE 52
PLAT BOOK 72, PAGE 135
PLAT BOOK 103, PAGE 81

LEGEND:

○	CP	CALCULATED POINT
⊡		3X3 CONCRETE MONUMENT FOUND
⊡		5X5 CONCRETE MONUMENT FOUND
○		1/2" IRON PIN FOUND OR NOTED
○	IPS	IRON PIN SET

DATUM=NAVD88



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

© 2021

F:\Projects\2021\2021 Projects\J21715 Gray Hwy 170 30 Ac Multi-Family_Robert Morgan\DWG\J21715_tree and topo.dwg

PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
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PRELIMINARY EXHIBIT

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

TREE & TOPO SURVEY
Prepared for

THE MORGAN COMPANIES

TAX MAP No.
R120 028 000 0138 0000
CITY OF BEAUFORT
BEAUFORT COUNTY
SOUTH CAROLINA

Date Drawn:	01/26/2021
Last Revised:	09/14/2021
Drawn By:	J. Hayes
Surveyor:	J. Hayes

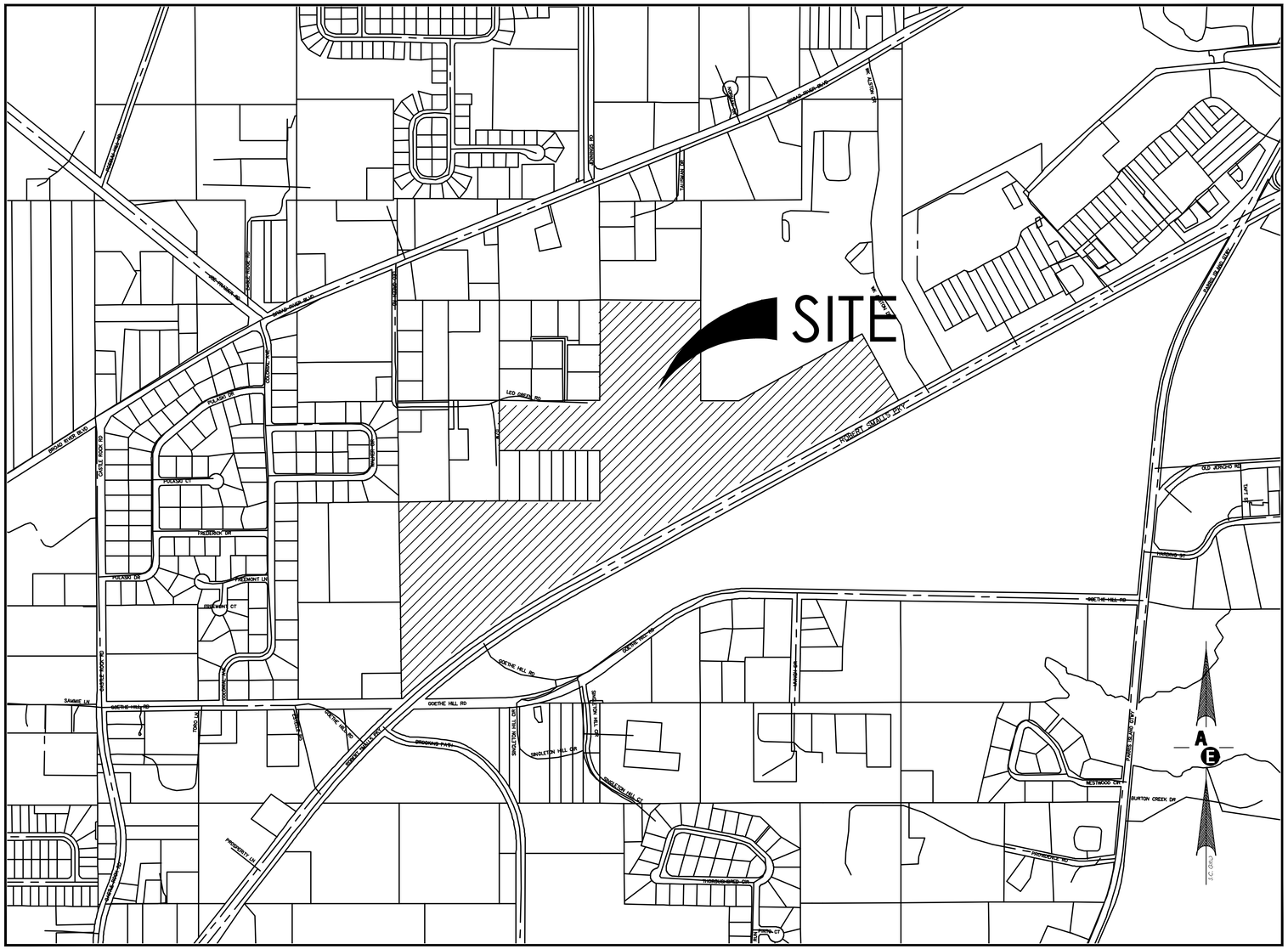
SHEET #:
2 of 2

JOB: J21715

SITE DEVELOPMENT PLAN

FOR

APARTMENTS
SC HWY. 170 - ROBERT SMALLS PARKWAY
CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA



VICINITY MAP

SCALE: 1"=200'

DATUM: NGVD29 VERTICAL / NAD83 HORZ.

N.P.D.E.S. DISTURBED AREA = 0.00 ACRES

South Carolina 811 — Call 811 Before You Dig.

APPROXIMATE LOCATION OF SITE:

LONGITUDE: 80°-51'-29"
LATITUDE: 32°-14'-44"

DEVELOPER NAME:

HOMES URBAN, LLC
C/O ROBERT MORGAN
219-A WASHINGTON STREET
GREENVILLE, SC 29601

PROJECT DATA INFORMATION:

APARTMENTS
DISTRICT #: 120
MAP #: 28
PARCEL #: 138
PROJECT ZONING: IC

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	----------
DOMINION	843.525.7712	----------
PAL. ELEC.	843.208.5512	----------

APPROVED FOR CONSTRUCTION

BY: _____ ___/___/___ DATE

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

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

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

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INDEX OF DRAWINGS

SHEET #	DESCRIPTION
	TITLE
A	LEGEND & NOTES SHEET
1	EXISTING SITE & DEMOLITION PLAN
2	TREE REMAIN AND REMOVAL PLAN
3	HORIZONTAL CONTROL PLAN
4	GRADING AND DRAINAGE PLAN

DRAWING RELEASED FOR:

☑ PLAN REVIEW	02 / 16 / 2022
☐ PERMIT DRAWINGS	___/___/___
☐ CONSTRUCTION DRAWINGS	___/___/___
☐ BID SET	___/___/___
☐ RECORD DRAWINGS	___/___/___
☐ OTHER: _____	___/___/___

PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
1	–	–	–
2	–	–	–
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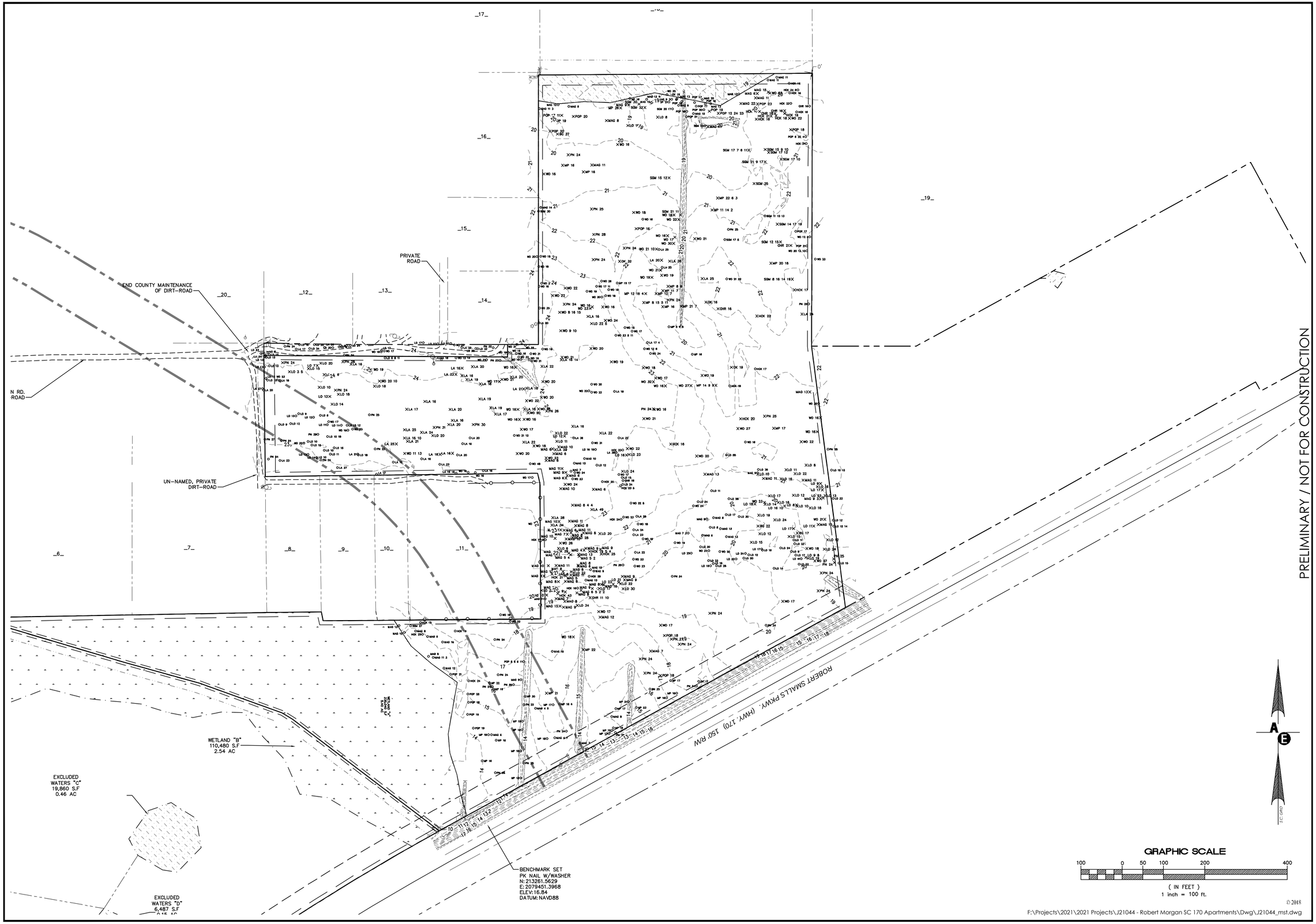
7	–	–	–
8	–	–	–

APARTMENTS
BJWSA JOB#:



PRELIMINARY / NOT FOR CONSTRUCTION

PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
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Andrews Engineering & Surveying
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Beaufort, SC 29902
843.379.2222
Fax 843.379.2223

Preliminary Site Plan
for
Gray Tract A
SC Hwy. 170
City of Beaufort
Beaufort County, SC

Existing Site
and
Demolition Plan

Date Drawn:	01/26/21
Last Revised:	02/16/22
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #: 1

JOB: J21044

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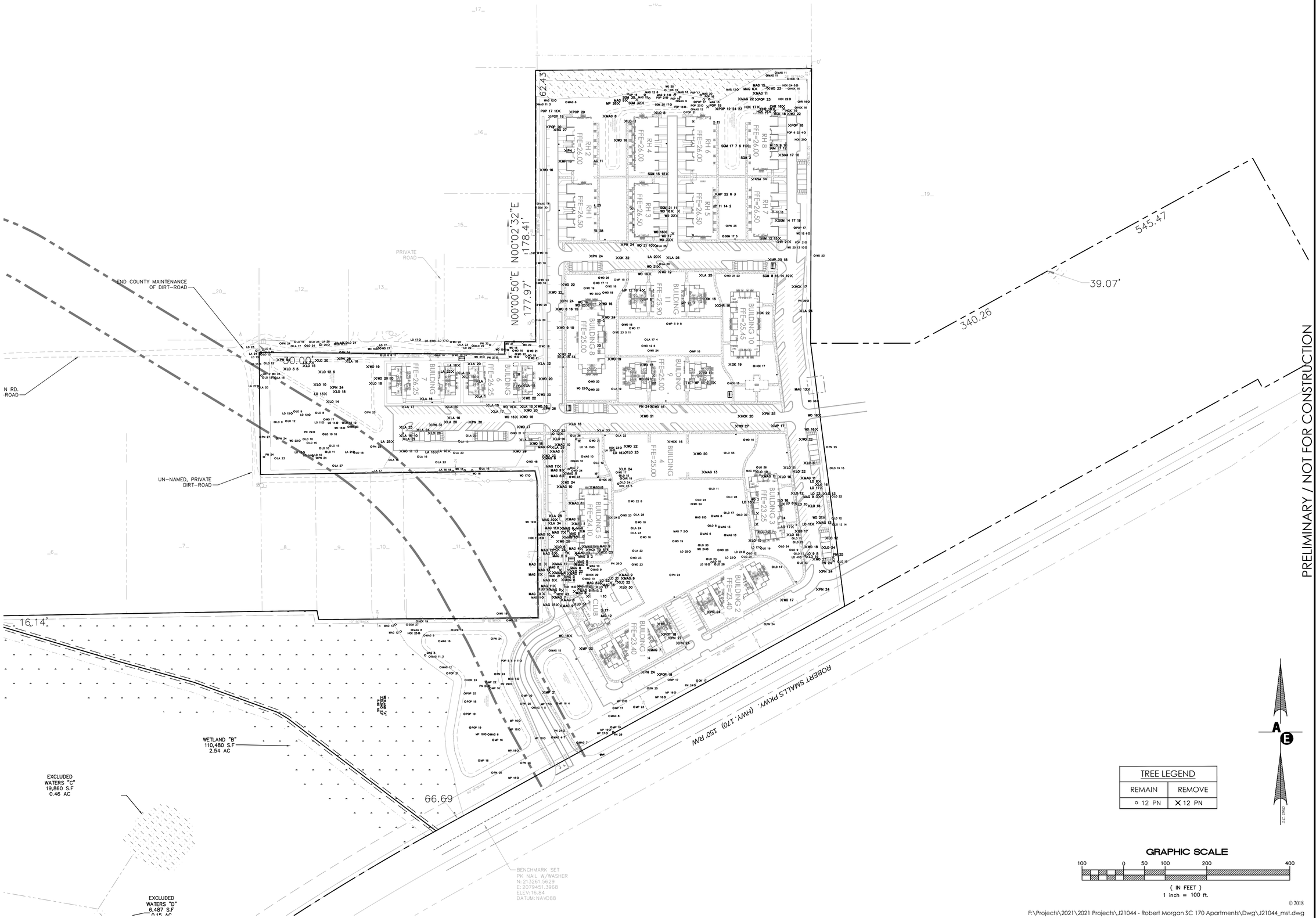

PRELIMINARY / NOT FOR CONSTRUCTION

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PLAN REVISIONS

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SOUTH CAROLINA ANDREWS ENGINEERING CO. NO. C00008 CERTIFICATE OF AUTHORITY

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

Preliminary Site Plan
for
Gray Tract A
SC Hwy. 170
City of Beaufort
Beaufort County, SC

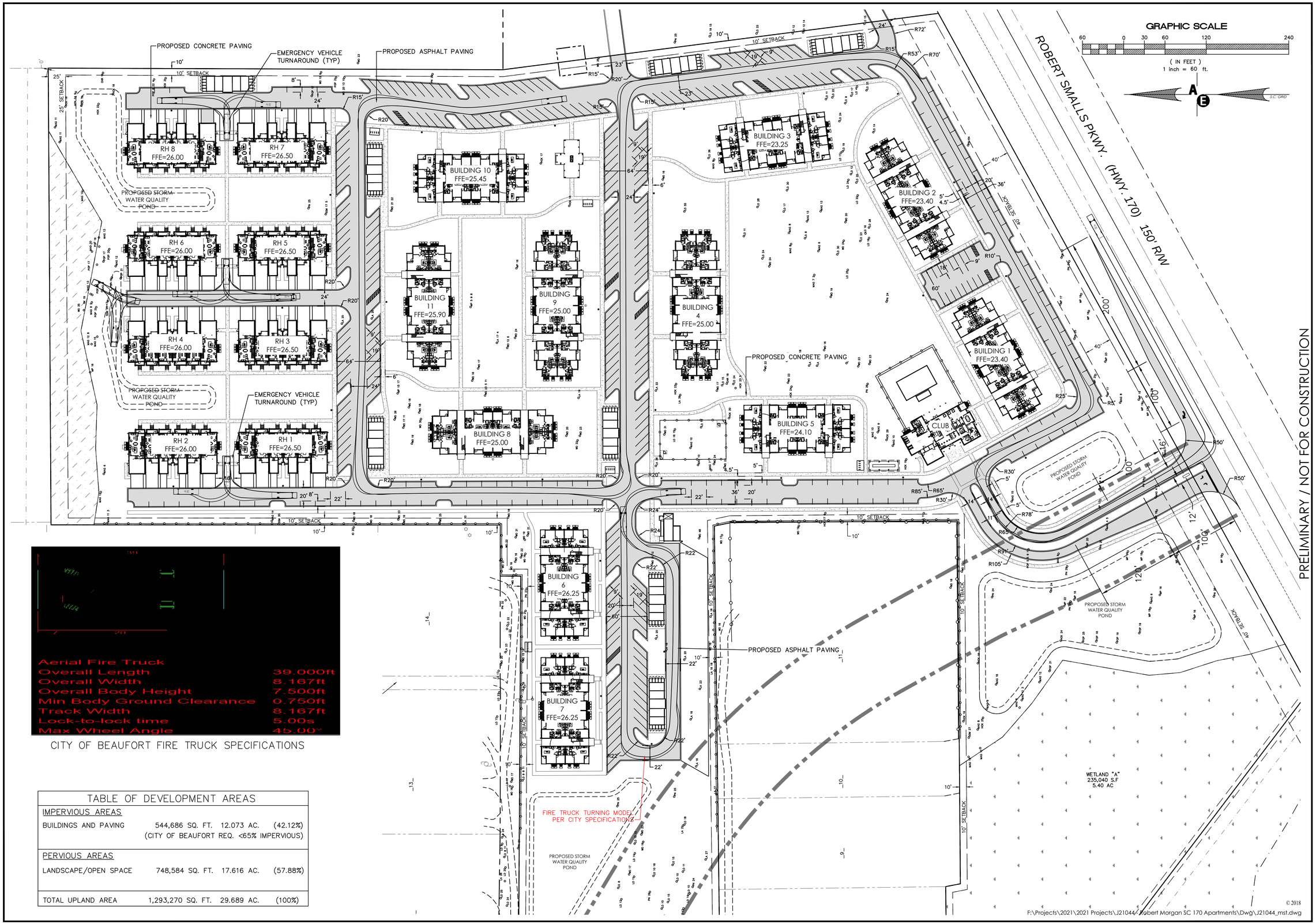
Tree Protection
and
Removal Plan

Date Drawn:	01/26/21
Last Revised:	02/16/22
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #:

2

JOB: J21044



Aerial Fire Truck

Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

CITY OF BEAUFORT FIRE TRUCK SPECIFICATIONS

TABLE OF DEVELOPMENT AREAS

IMPERVIOUS AREAS			
BUILDINGS AND PAVING	544,686 SQ. FT.	12.073 AC.	(42.12%)
	(CITY OF BEAUFORT REQ. <65% IMPERVIOUS)		
PERVIOUS AREAS			
LANDSCAPE/OPEN SPACE	748,584 SQ. FT.	17.616 AC.	(57.88%)
TOTAL UPLAND AREA	1,293,270 SQ. FT.	29.689 AC.	(100%)

PRELIMINARY / NOT FOR CONSTRUCTION

PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
1	-	-	-
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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

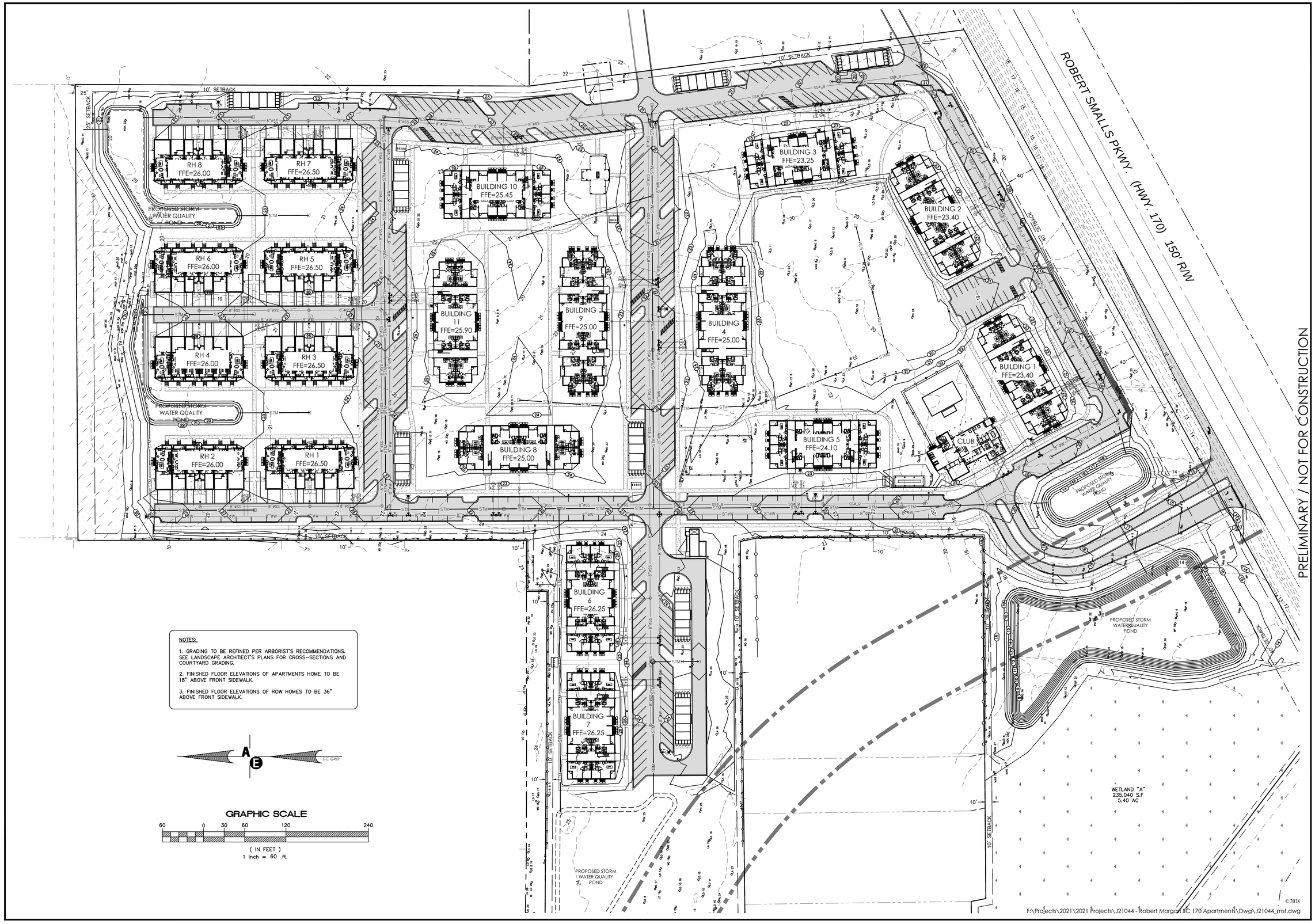
Preliminary Site Plan
for
Gray Tract A
SC Hwy. 170
City of Beaufort
Beaufort County, SC

Horizontal Control Plan
(Fire Truck Turning Radius)

Date Drawn:	01/26/21
Last Revised:	12/29/21
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #:
3

JOB: J21044



NOTES:

1. GRADING TO BE REFINED PER ARBORIST'S RECOMMENDATIONS. SEE LANDSCAPE ARCHTIECT'S PLANS FOR CROSS-SECTIONS AND COURTYARD GRADING.

2. FINISHED FLOOR ELEVATIONS OF APARTMENTS HOME TO BE 18" ABOVE FRONT SIDEWALK.

3. FINISHED FLOOR ELEVATIONS OF ROW HOMES TO BE 36" ABOVE FRONT SIDEWALK.

PRELIMINARY / NOT FOR CONSTRUCTION

© 2018

F:\Projects\2021\2021 Projects\J21044 - Robert Morgan SC 170 Apartments\Dwg\J21044_mst.dwg

PLAN REVISIONS

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

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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
Gray Tract A
SC Hwy. 170
City of Beaufort
Beaufort County, SC

Conceptual Gradiing
&
Drainage Plan

Date Drawn:	01/26/21
Last Revised:	02/16/22
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #:
4

JOB: J21044

PREVIOUSLY APPROVED

DEVELOPMENT SUMMARY

APARTMENT UNITS PROVIDED: 264

BEDROOMS	# UNITS PROVIDED	#PARKING REQUIRED
1BR (1 PS/UNIT)	116	116
2BR (1.75 PS/UNIT)	132	231
3BR (2 PS/UNIT)	16	32
TOTAL:	**264**	**379**

PARKING SPACES PROVIDED: 428* (INCLUDES 12 ADA + (7) 5-CAR GARAGES)

ROWHOUSE UNITS PROVIDED: 48

BEDROOMS	# UNITS PROVIDED	#PARKING REQUIRED
2BR (1.75 PS/UNIT)	32	56
3BR (2 PS/UNIT)	16	32
TOTAL:	**48**	**88**

PARKING SPACES PROVIDED: 141* [INCLUDES (2) 5-CAR GARAGES, 35 ON-STREET VISITOR SPACES, AND 96 SELF-PARKED (GARAGE OR DRIVEWAY)]

*PARKING PROVIDED IN EXCESS OF MINIMUM REQUIREMENTS WILL BE PERVIOUS MATERIAL (102 PERVIOUS SPACES)

BICYCLE PARKING: 5% X 467 = 24 BICYCLE SPACES TO BE PROVIDED

DENSITY CALCULATIONS (30 UNITS/AC MAX IN IC ZONING):

36.55 (GROSS) AC X 30 = 1,096 UNITS ALLOWED

TOTAL UNITS PROVIDED: 312

IMPERVIOUS AREA CALCULATIONS (MAX. 65%):

+/- 33.2% GROSS ACREAGE
+/- 40.4% UPLAND ACREAGE

Note: This plan is conceptual in nature and subject to change.

21-143-01 | 12/16/21

SGA | NarmourWright DESIGN | HOMES URBAN DEVELOPMENT

Gray Tract A
Beaufort, SC
Preliminary DRB Site Plan

NORTH — SCALE: 1"=100'-0"

CURRENT PROPOSAL

NORTH — SCALE: 1"=60'-0"

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HOMES URBAN DEVELOPMENT

Progress Drawings

Not for pricing, permitting or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

Gray Tract A
City of Beaufort, SC

PROJECT NUMBER: 21-143-01
ISSUE DATE: 2/10/2022
DRAWN BY: CMP
CHECKED BY: WTE

Final DRB Submittal

Revision Schedule		
#	Description	Date

NOT FOR CONSTRUCTION

SITE PLAN RENDERING

L005

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HOMES URBAN
DEVELOPMENT

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City of Beaufort, SC

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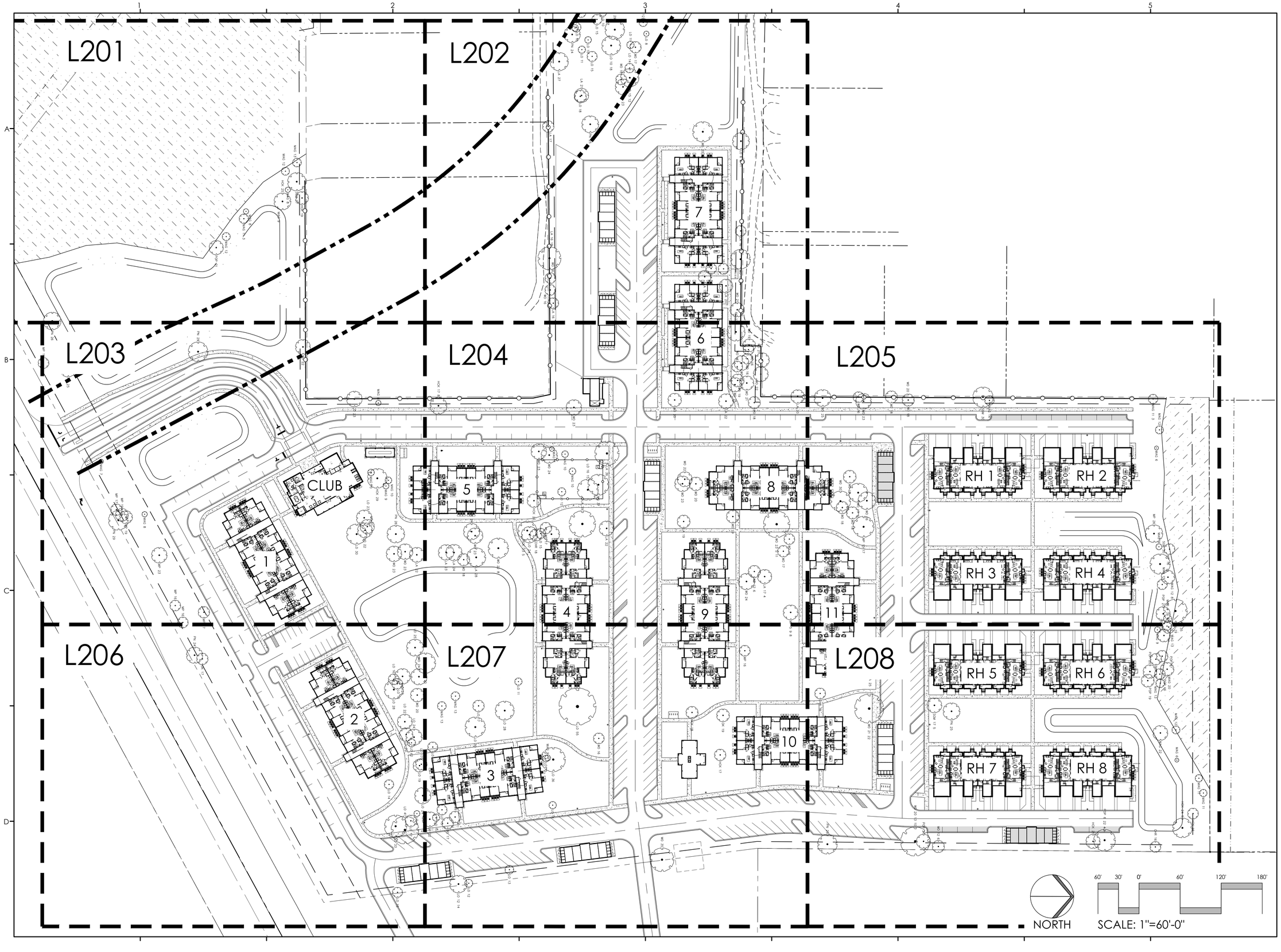
Final DRB Submittal

Revision Schedule		
#	Description	Date

NOT FOR CONSTRUCTION

SITE PLAN RENDERING

L005



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HOMES URBAN
DEVELOPMENT

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Gray Tract A

City of Beaufort, SC

PROJECT NUMBER:
21-143-01
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2/10/2022

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Revision Schedule		
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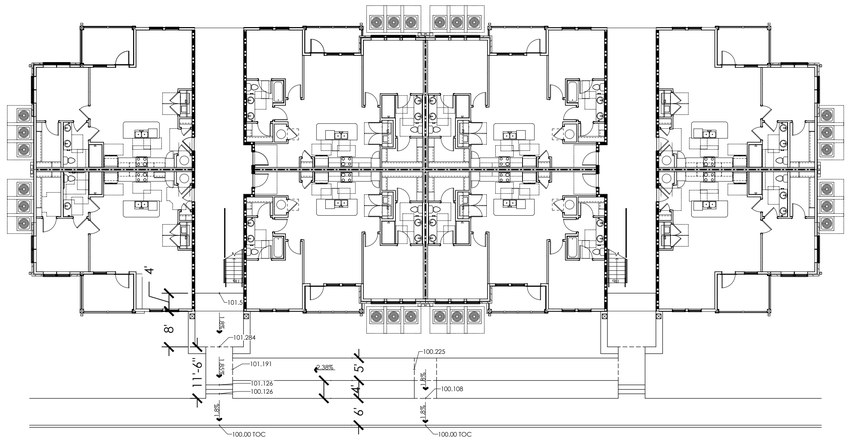
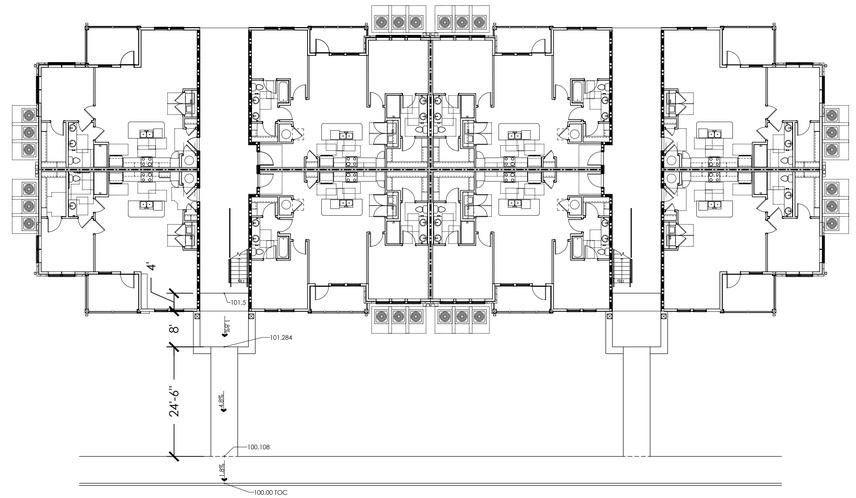
NOT FOR CONSTRUCTION

KEY SHEET

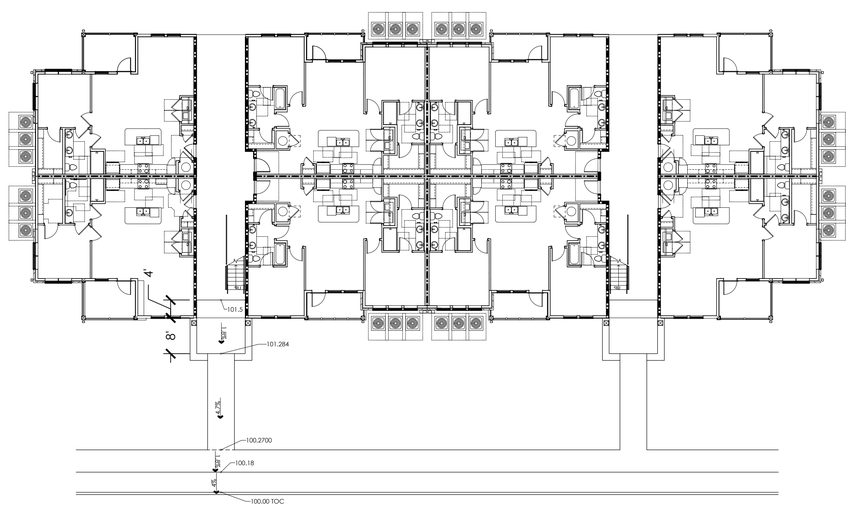
L001



RAMP CONDITION (BUILDINGS 6 AND 7)



ANGLED PARKING CONDITION



PARALLEL PARKING CONDITION

SCALE: $\frac{3}{4}$" = 1'-0"

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HOMES URBAN
DEVELOPMENT

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Gray Tract A

City of Beaufort, SC

PROJECT NUMBER:
21-143-01
ISSUE DATE:
2/10/2022

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Revision Schedule		
#	Description	Date

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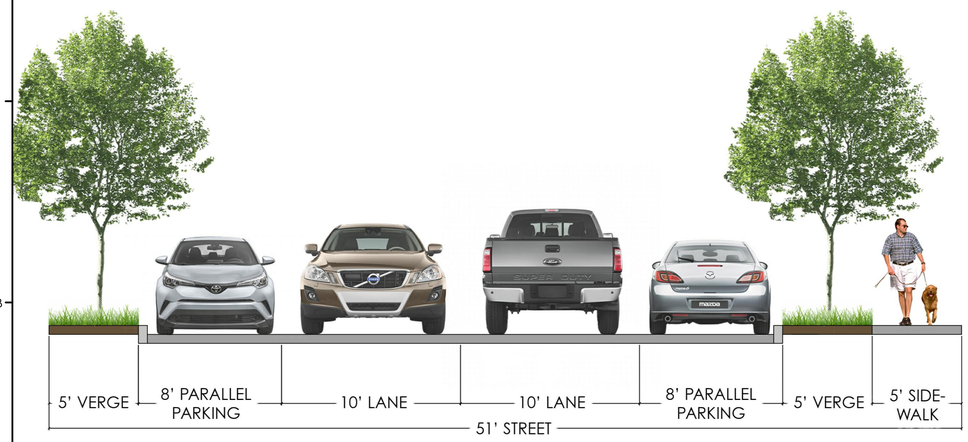
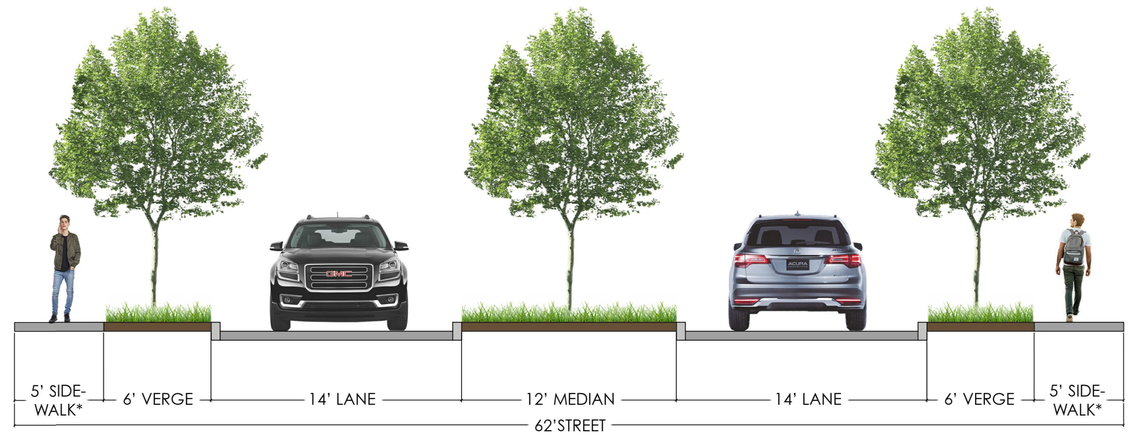
SIDEWALK SOLUTIONS

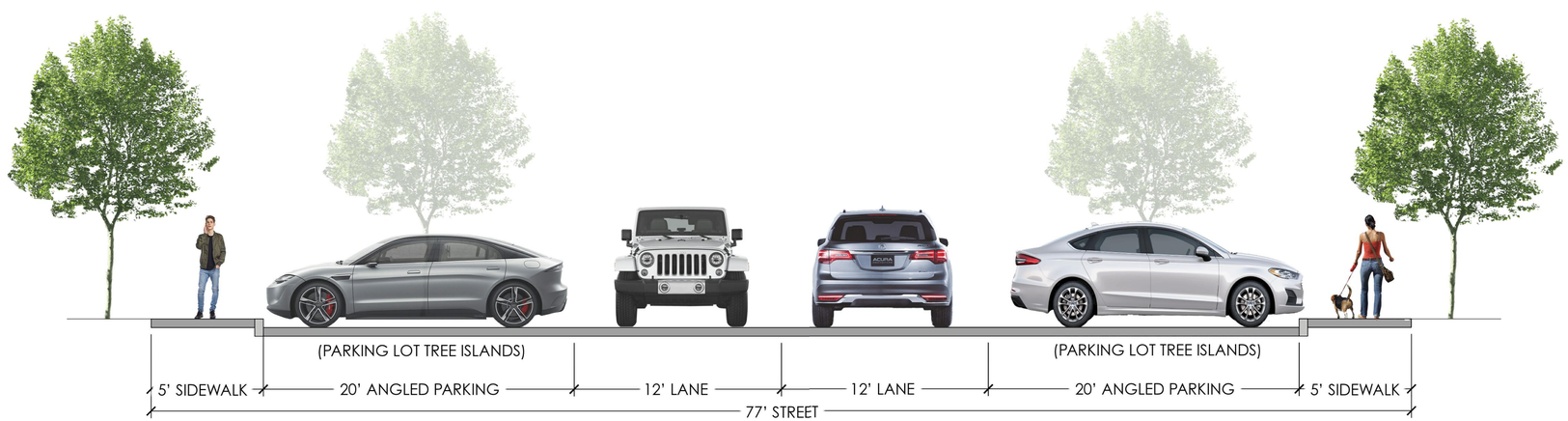
L002



PARKWAY STREET SECTION



BOULEVARD STREET SECTION



ANGLED PARKING STREET SECTION

*SIDEWALKS ONLY PROVIDED ON BOTH SIDES WHEN THERE ARE UNITS ON BOTH SIDES

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

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DEVELOPMENT

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City of Beaufort, SC

PROJECT NUMBER:
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2/10/2022

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Revision Schedule		
#	Description	Date

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STREET SECTIONS

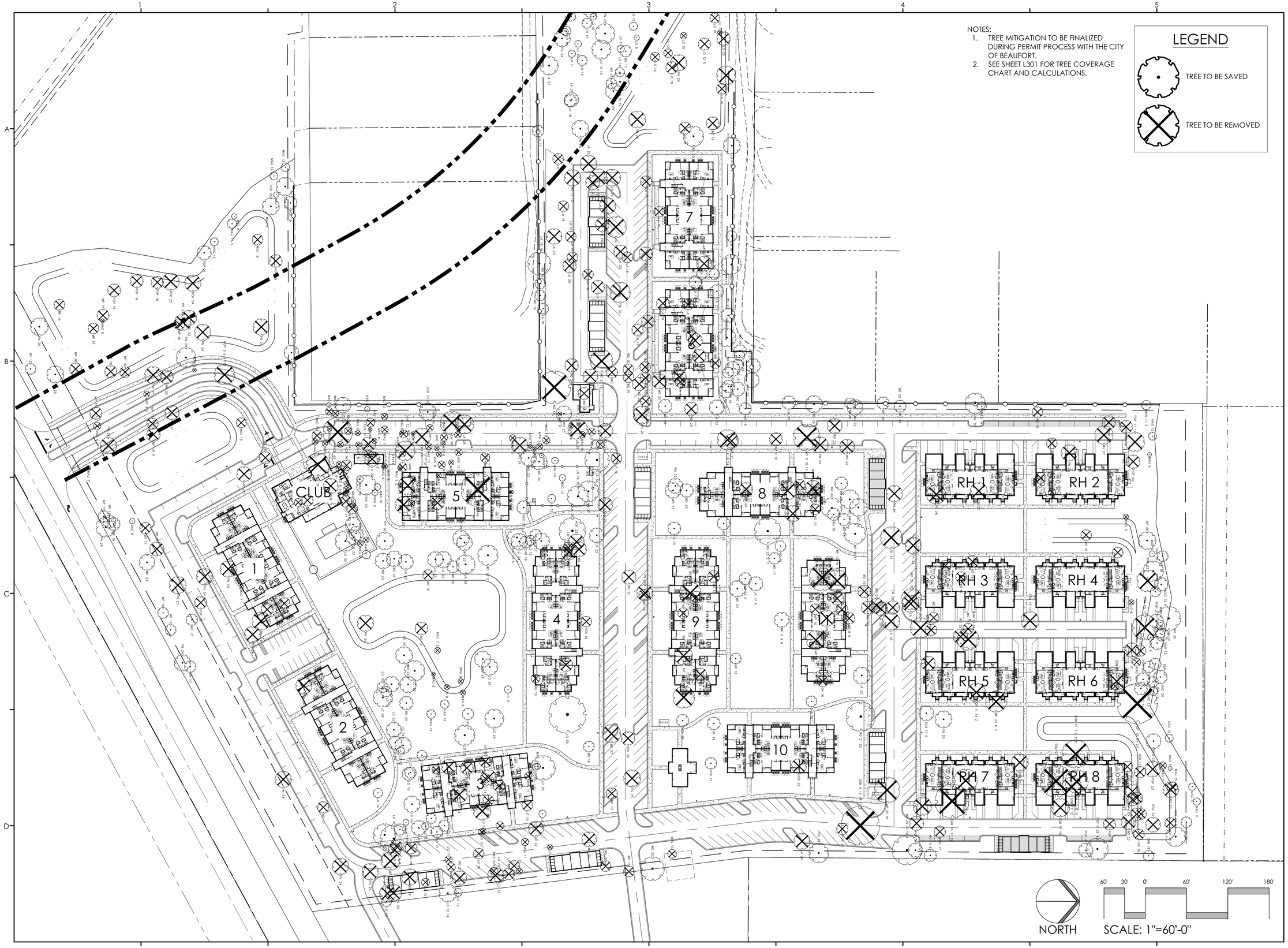
L003

NOTES:
1. TREE MITIGATION TO BE FINALIZED DURING PERMIT PROCESS WITH THE CITY OF BEAUFORT.
2. SEE SHEET L301 FOR TREE COVERAGE CHART AND CALCULATIONS.

LEGEND

TREE TO BE SAVED

TREE TO BE REMOVED



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Gray Tract A
City of Beaufort, SC

PROJECT NUMBER: 21-143-01
ISSUE DATE: 2/10/2022

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Revision Schedule		
#	Description	Date

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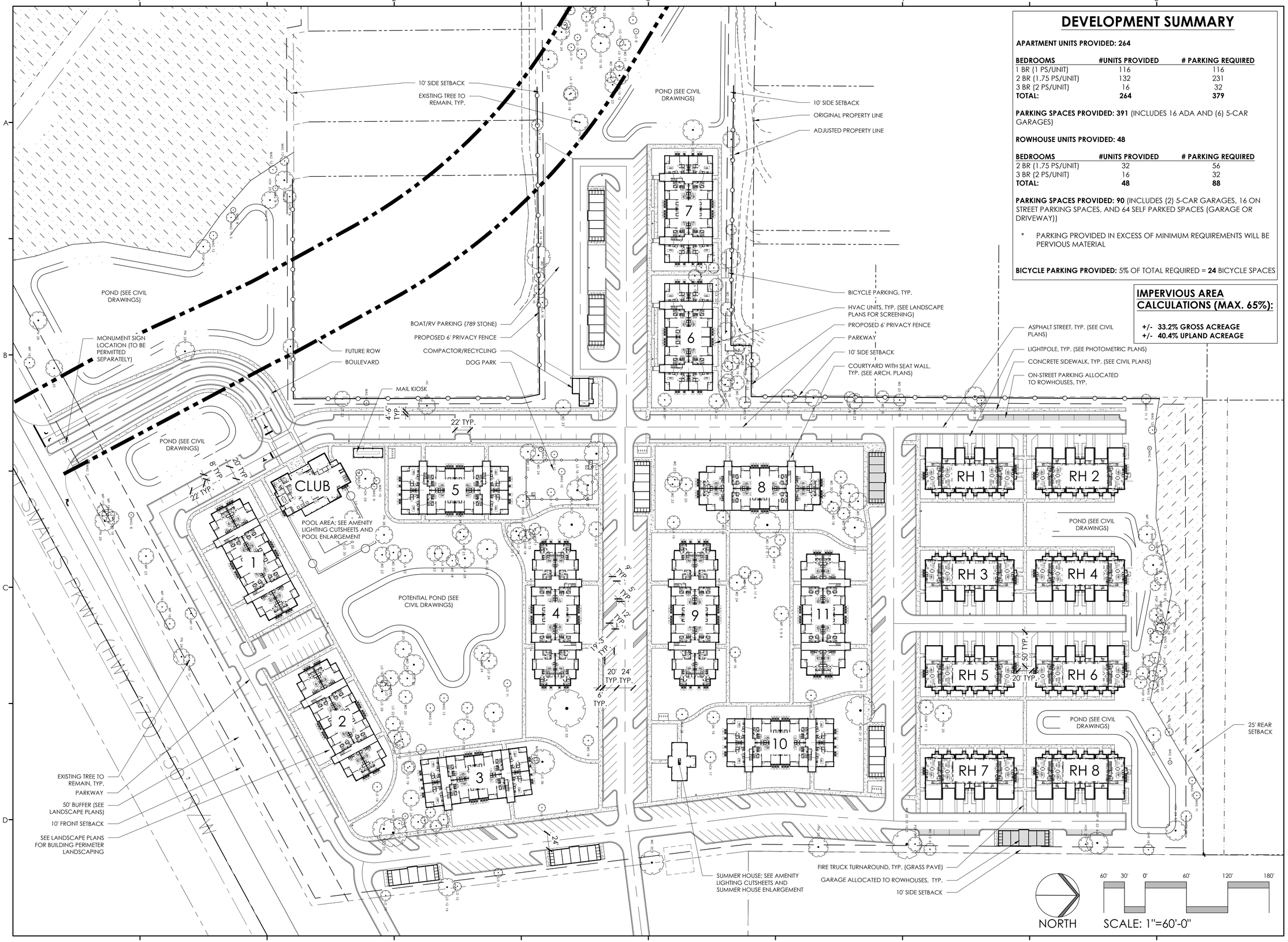
TREE EXHIBIT

L004



DEVELOPMENT SUMMARY

APARTMENT UNITS PROVIDED: 264

BEDROOMS	#UNITS PROVIDED	# PARKING REQUIRED
1 BR (1 PS/UNIT)	116	116
2 BR (1.75 PS/UNIT)	132	231
3 BR (2 PS/UNIT)	16	32
TOTAL:	**264**	**379**

PARKING SPACES PROVIDED: 391 (INCLUDES 16 ADA AND (6) 5-CAR GARAGES)

ROWHOUSE UNITS PROVIDED: 48

BEDROOMS	#UNITS PROVIDED	# PARKING REQUIRED
2 BR (1.75 PS/UNIT)	32	56
3 BR (2 PS/UNIT)	16	32
TOTAL:	**48**	**88**

PARKING SPACES PROVIDED: 90 (INCLUDES (2) 5-CAR GARAGES, 16 ON STREET PARKING SPACES, AND 64 SELF PARKED SPACES (GARAGE OR DRIVEWAY))

* PARKING PROVIDED IN EXCESS OF MINIMUM REQUIREMENTS WILL BE PERVIOUS MATERIAL

BICYCLE PARKING PROVIDED: 5% OF TOTAL REQUIRED = **24** BICYCLE SPACES

IMPERVIOUS AREA CALCULATIONS (MAX. 65%):

+/- 33.2% GROSS ACREAGE
+/- 40.4% UPLAND ACREAGE

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DEVELOPMENT

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City of Beaufort, SC

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Revision Schedule		
#	Description	Date

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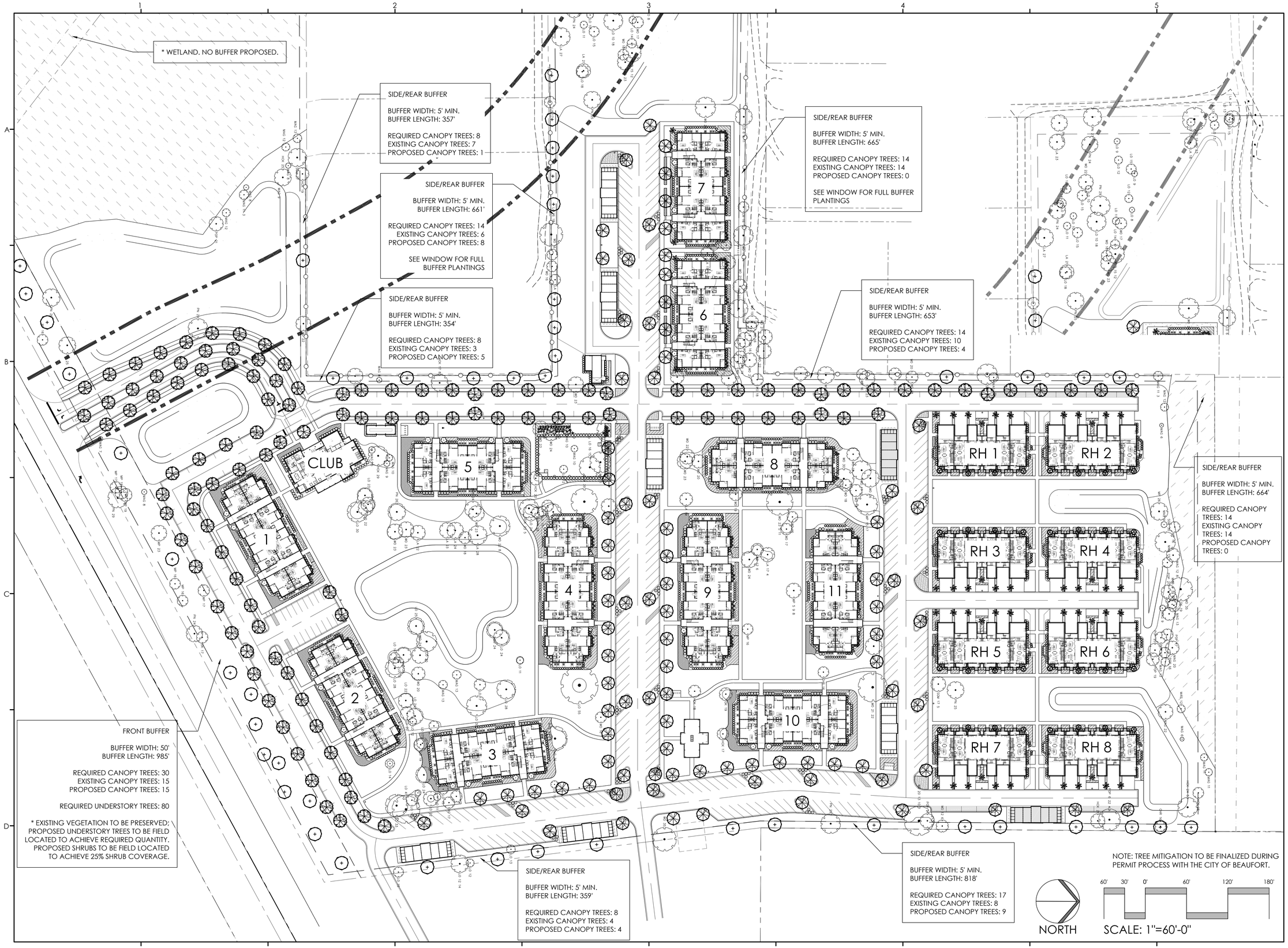
OVERALL SITE PLAN

L100



NOTE: TREE MITIGATION TO BE FINALIZED DURING PERMIT PROCESS WITH THE CITY OF BEAUFORT.

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Gray Tract A

City of Beaufort, SC

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ISSUE DATE: 2/10/2022

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Revision Schedule		
#	Description	Date

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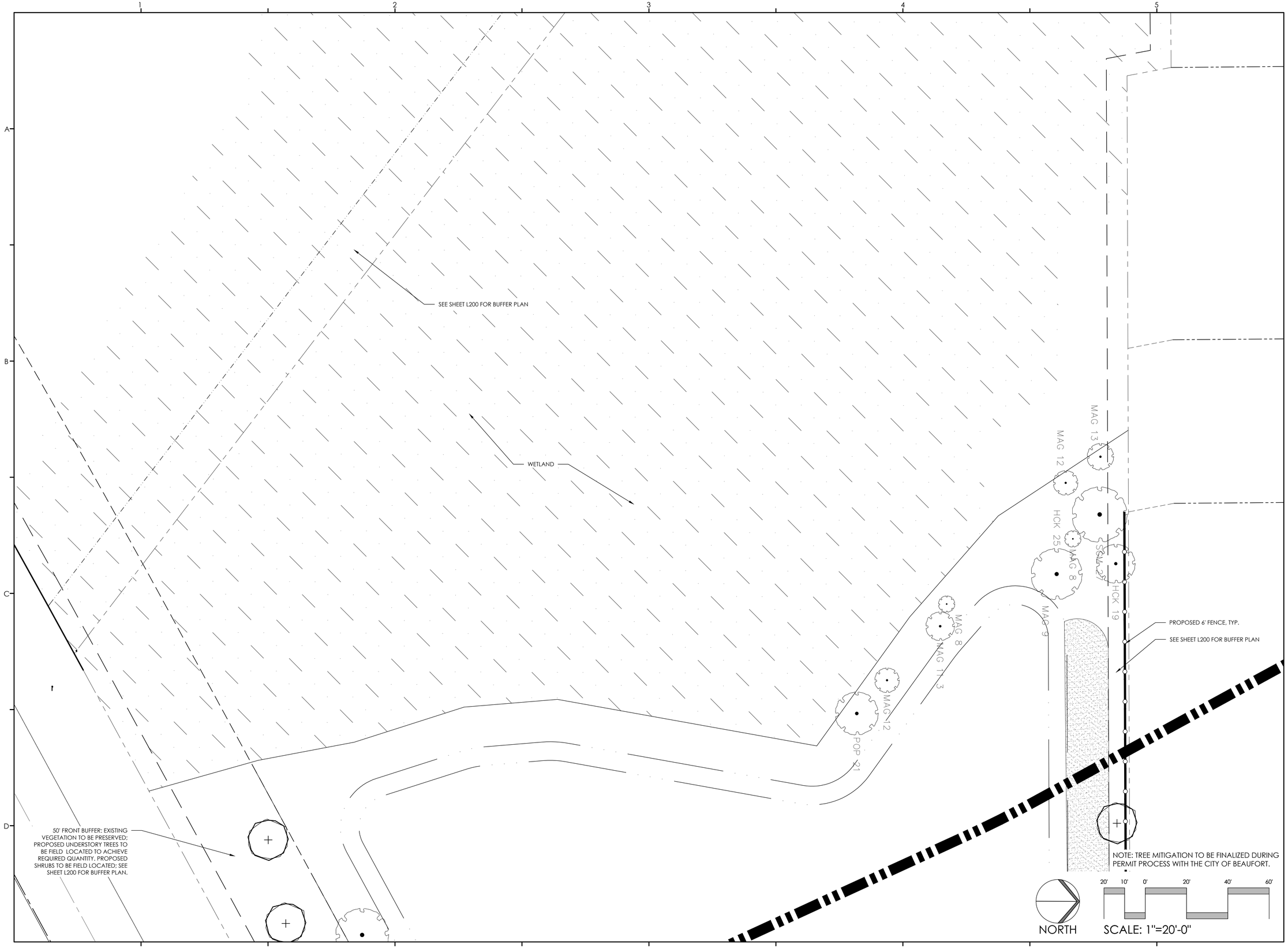
OVERALL BUFFER PLAN

L200



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Gray Tract A
City of Beaufort, SC

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2/10/2022

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Revision Schedule		
#	Description	Date

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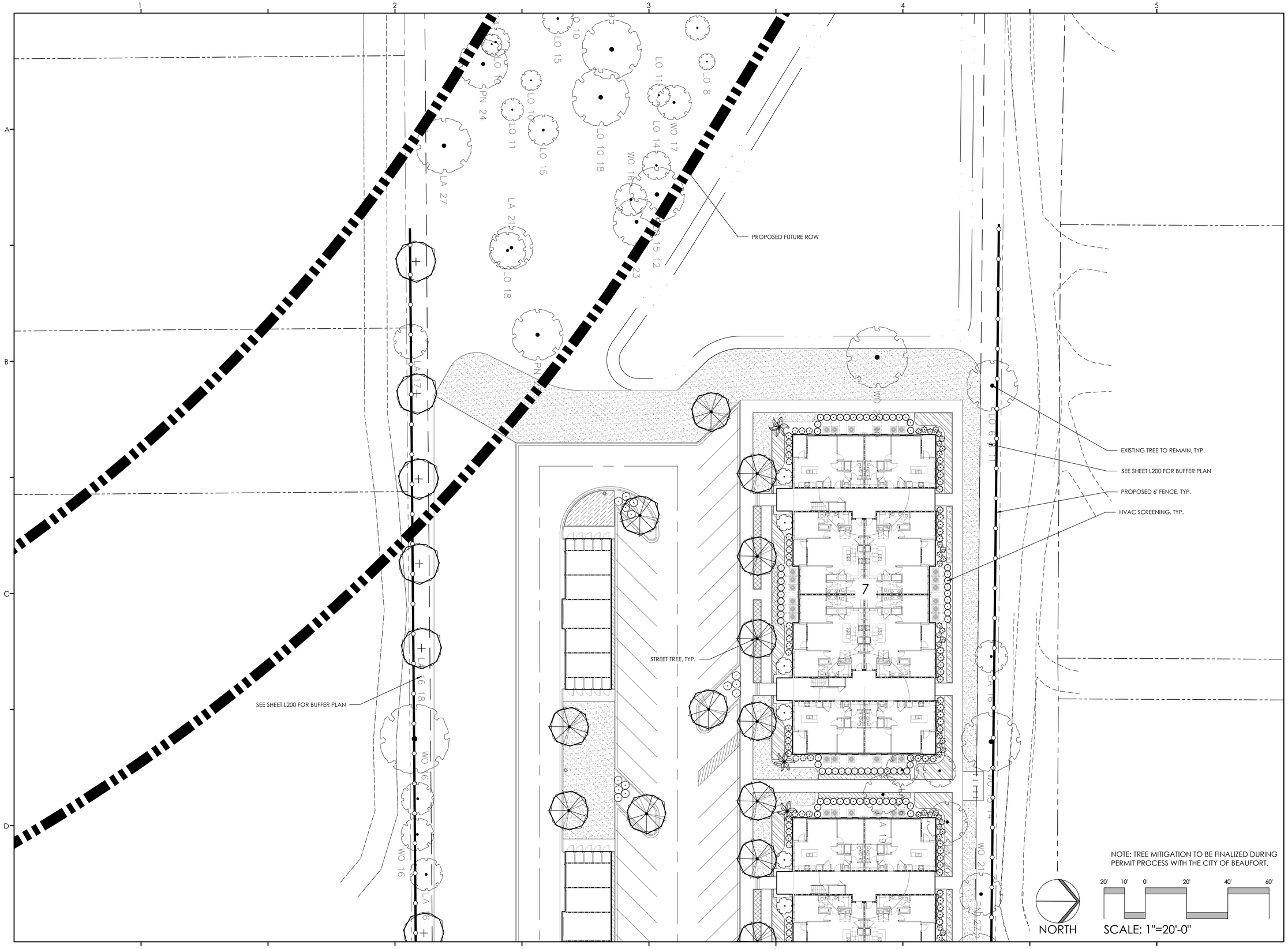
LANDSCAPE PLAN

L201



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Revision Schedule		
#	Description	Date

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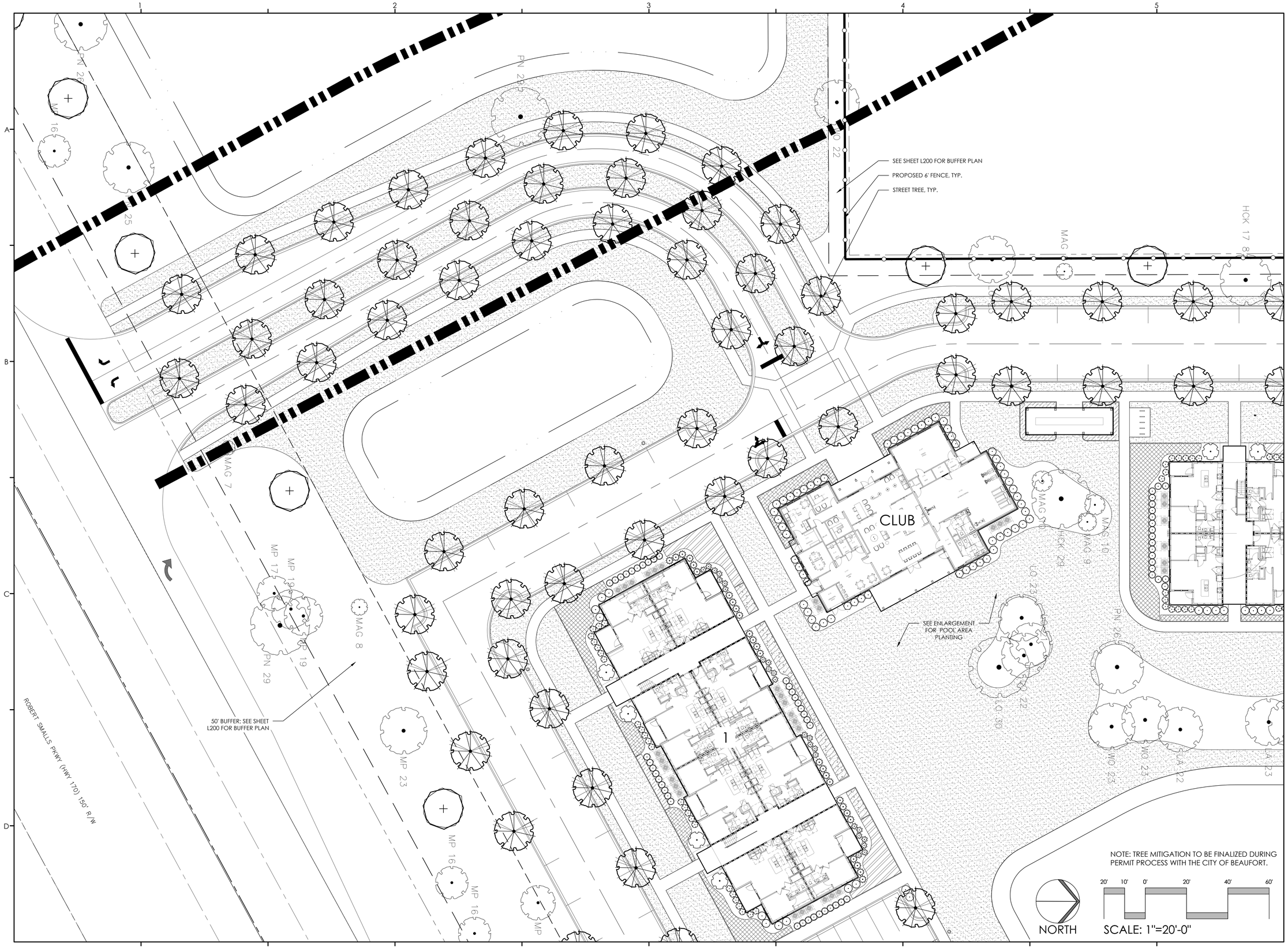
LANDSCAPE PLAN

L202



NOTE: TREE MITIGATION TO BE FINALIZED DURING PERMIT PROCESS WITH THE CITY OF BEAUFORT.

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HOMES URBAN
DEVELOPMENT

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Gray Tract A
City of Beaufort, SC

PROJECT NUMBER: 21-143-01
ISSUE DATE: 2/10/2022

DRAWN BY: CMP
CHECKED BY: WTE

Final DRB Submittal

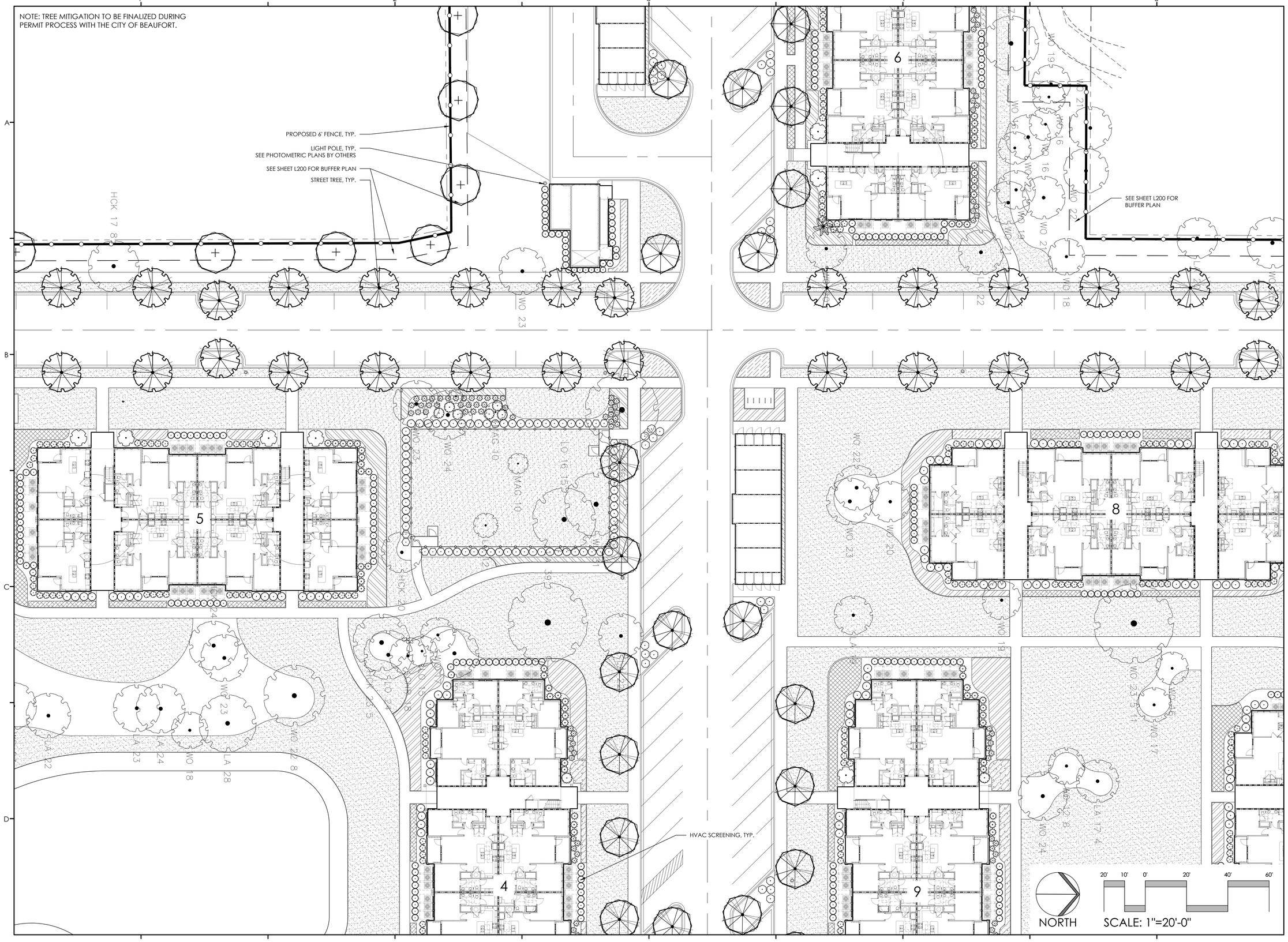
Revision Schedule		
#	Description	Date

NOT FOR CONSTRUCTION

LANDSCAPE PLAN

L203

NOTE: TREE MITIGATION TO BE FINALIZED DURING PERMIT PROCESS WITH THE CITY OF BEAUFORT.



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City of Beaufort, SC

PROJECT NUMBER:
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ISSUE DATE:
2/10/2022

DRAWN BY: CMP
CHECKED BY: WTE

Final DRB Submittal

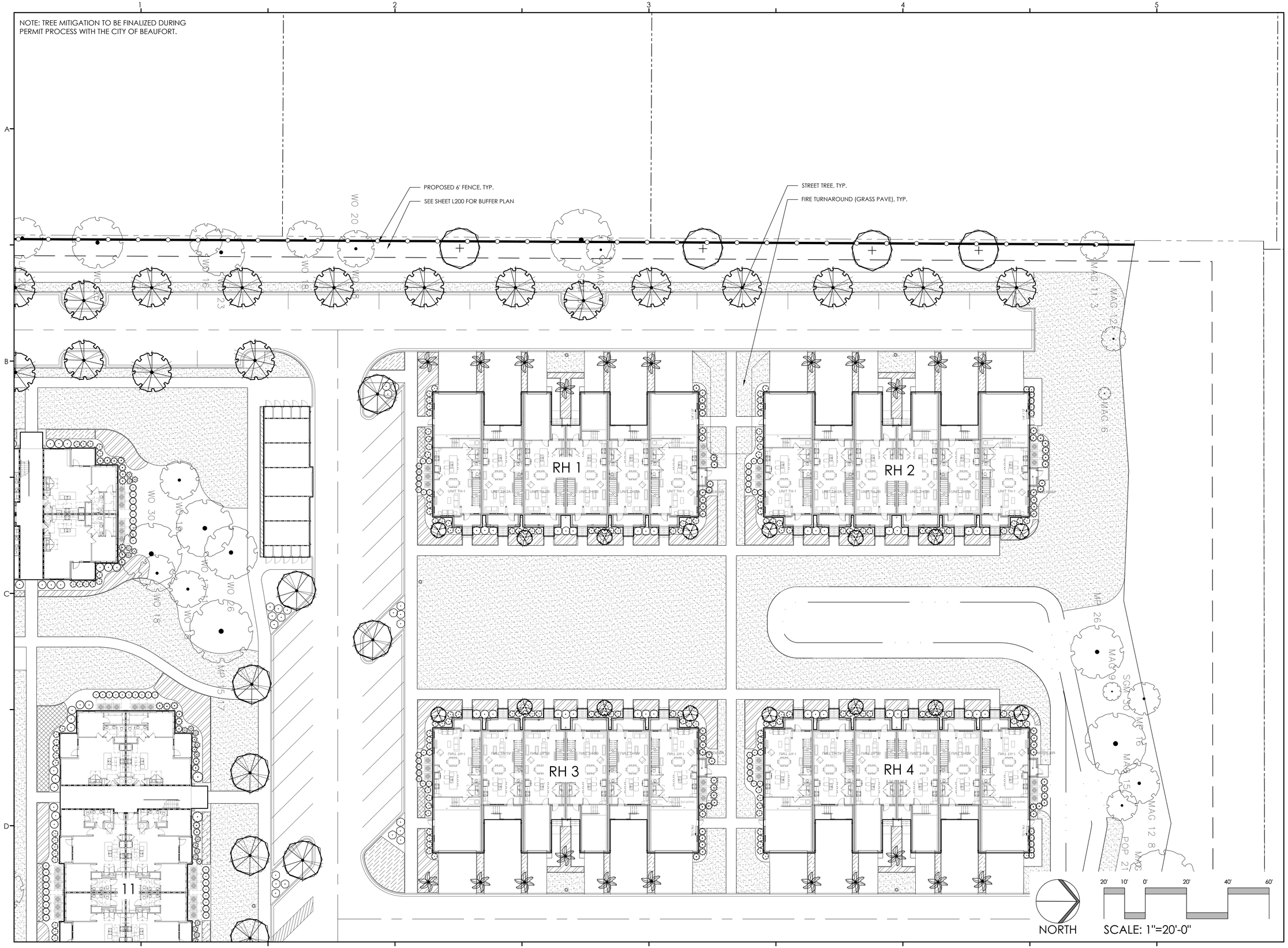
Revision Schedule		
#	Description	Date

NOT FOR CONSTRUCTION

LANDSCAPE PLAN

L204

NOTE: TREE MITIGATION TO BE FINALIZED DURING PERMIT PROCESS WITH THE CITY OF BEAUFORT.



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HOMES URBAN
DEVELOPMENT

Progress Drawings

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Gray Tract A
City of Beaufort, SC

PROJECT NUMBER:
21-143-01
ISSUE DATE:
2/10/2022

DRAWN BY: CMP
CHECKED BY: WTE

Final DRB Submittal

Revision Schedule		
#	Description	Date

NOT FOR CONSTRUCTION

LANDSCAPE PLAN

L205

NOTE: TREE MITIGATION TO BE FINALIZED DURING PERMIT PROCESS WITH THE CITY OF BEAUFORT.

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HOMES URBAN
DEVELOPMENT

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Gray Tract A

City of Beaufort, SC

PROJECT NUMBER: 21-143-01
ISSUE DATE: 2/10/2022

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Final DRB Submittal

Revision Schedule		
#	Description	Date

NOT FOR CONSTRUCTION

LANDSCAPE PLAN

L206

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Gray Tract A

City of Beaufort, SC

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21-143-01
ISSUE DATE:
2/10/2022

DRAWN BY: CMP
CHECKED BY: WTE

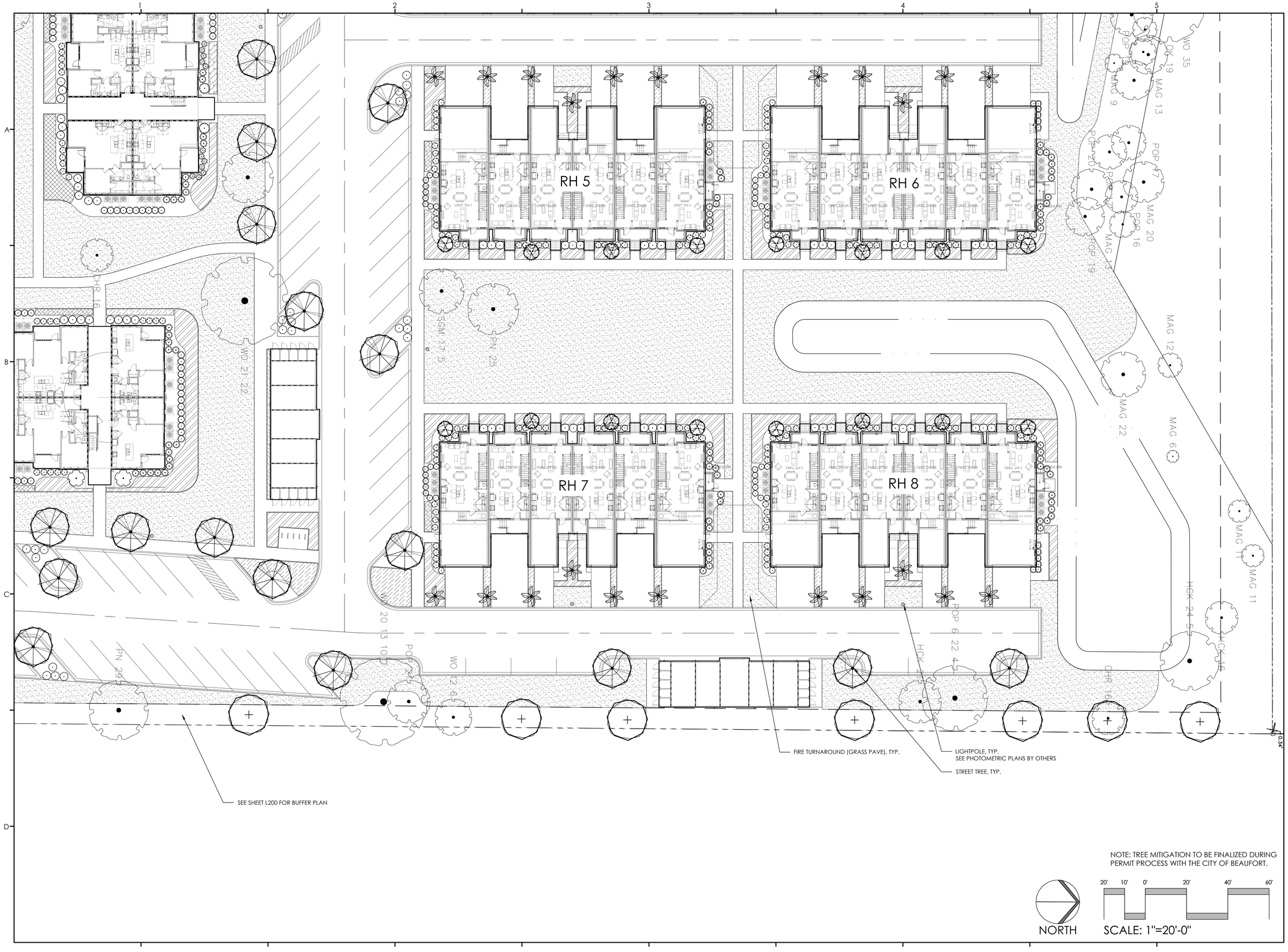
Final DRB Submittal

Revision Schedule		
#	Description	Date

NOT FOR CONSTRUCTION

LANDSCAPE PLAN

L207



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DEVELOPMENT

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Gray Tract A
City of Beaufort, SC

PROJECT NUMBER:
21-143-01
ISSUE DATE:
2/10/2022

DRAWN BY: CMP
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Final DRB Submittal

Revision Schedule		
#	Description	Date

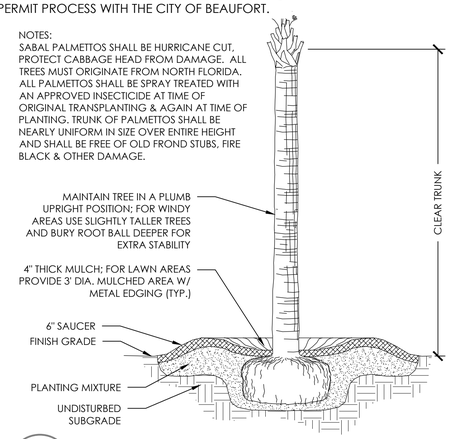
NOT FOR CONSTRUCTION

LANDSCAPE PLAN

L208

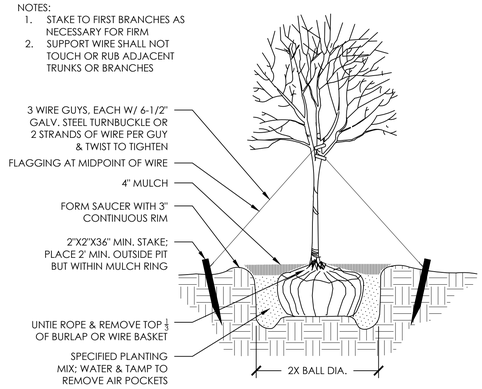
NOTE: TREE MITIGATION TO BE FINALIZED DURING PERMIT PROCESS WITH THE CITY OF BEAUFORT.

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



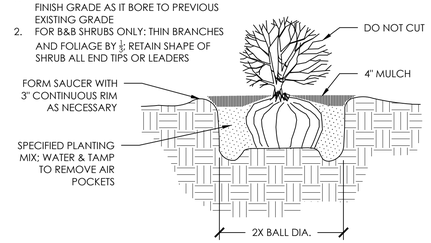
1 PALM TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM
2. SUPPORT WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES

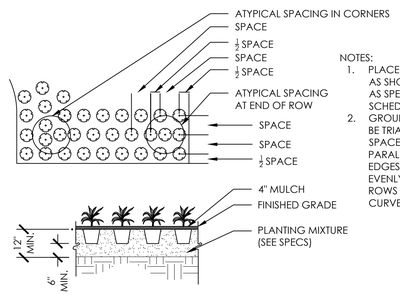


2 TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUS EXISTING GRADE
2. FOR B&B SHRUBS ONLY: THIN BRANCHES AND FOLIAGE BY 1/3; RETAIN SHAPE OF SHRUB ALL END TIPS OR LEADERS

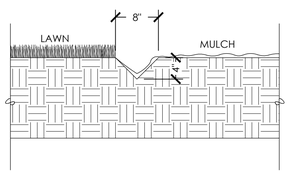


3 SHRUB PLANTING DETAIL
NOT TO SCALE



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

4 GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



5 TRENCHED EDGE DETAIL
NOT TO SCALE

Tree Coverage Chart	
Requirements: 1 Tree/3,000 sf Lot Size: 1,293,270 sf/3,000 = 431 Trees	
# Trees Required	431
# Trees Existing	256
# Trees Planted	200
Total # Trees Provided	456

NOTE: TREE MITIGATION TO BE FINALIZED DURING PERMIT PROCESS WITH THE CITY OF BEAUFORT.

PLANT SCHEDULE

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL/ROOT	CONT	HEIGHT	SPREAD	SPACING	REMARKS
	QUE PH2	2	Quercus phellos	Willow Oak	2.5" Cal.	B&B	12'-14'	6'-8'		
	QUE SH2	40	Quercus shumardii	Shumard Oak	2.5" Cal.	B&B	12'-14'	6'-8'		
	SAB PAL	48	Sabal palmetto	Cabbage Palmetto	---	B.R.	See Plan			Clear trunk height. Hurricane cut.
BUFFER TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL/ROOT	CONT	HEIGHT	SPREAD	SPACING	REMARKS
	QUE TEX	46	Quercus texana	Nuttall's Oak	2.5" Cal.	B&B	12'-14'	6'-8'		
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL/ROOT	CONT	HEIGHT	SPREAD	SPACING	REMARKS
	QUE PHE	114	Quercus phellos	Willow Oak	2.5" Cal.	B&B	12'-14'	6'-8'		
	QUE SHU	51	Quercus shumardii	Shumard Oak	2.5" Cal.	B&B	12'-14'	6'-8'		
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL/ROOT	CONT	HEIGHT	SPREAD	SPACING	REMARKS
	CER CAN	32	Cercis canadensis	Eastern Redbud	30 gal.	#25	6'-8'	3'-5'		Single leader.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL/ROOT	CONT	HEIGHT	SPREAD	SPACING	REMARKS
	AZA MGG	31	Azalea indica 'Mrs. G.G. Gerbing'	Mrs. G.G. Gerbing Azalea	3 gal.	#3	2'-3'	2'-3'		Full, natural form.
	AZA GLT	104	Azalea x 'George L. Taber'	George L. Taber Azalea	3 gal.	#3	2'-3'	2'-3'		Full, natural form.
	CYR FAL	220	Cyrtomium falcatum	Holly Fern	1 gal.	#1	8"-12"	12"-18"	24" O.C.	
	FAT JPN	14	Fatsia japonica	Japanese Fatsia	7 gal.	#7	3'-4'	3'-4'		Full, natural form.
	ILE CAR	177	Ilex cornuta 'Carissa'	Carissa Holly	3 gal.	#3	12"-24"	12"-18"		Full, natural form.
	ILE NAN	204	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	7 gal.	#7	3'-4'	2'-3'		Full, natural form.
	LOR DAR	573	Loropetalum chinense 'Daruma'	Daruma Dwarf Loropetalum	3 gal.	#3	12"-24"	12"-24"		Full, natural form.
	OSM FRA	30	Osmanthus fragrans	Fragrant Tea Olive	15 gal.	#15	4'-6'	3'-4'		Branched to ground. Full, natural form.
	POD MAK	531	Podocarpus macrophyllus 'Maki'	Shrubby Yew Podocarpus	3 gal.	#7	2'-3'	2'-3'		Branched to ground. Full, natural form.
	POD PRI	103	Podocarpus macrophyllus 'Pringles Dwarf'	Pringles Dwarf Podocarpus	7 gal.	#7	2'-3'	2'-3'		Branched to ground. Full, natural form.
	VIB SUS	336	Viburnum suspensum	Sandankwa Viburnum	3 gal.	#3	2'-3'	2'-3'		Full, natural form.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL/ROOT	CONT	HEIGHT	SPREAD	SPACING	REMARKS
	ASP ELA	648	Aspidistra elatior	Cast Iron Plant	3 gal.	#3	18"-24"		24" O.C.	
	CYN DAC	295,518 sf	Cynodon dactylon	Bermuda Grass	s.f.					
	DIE IRI	836	Dietes iridioides	African Iris	1 gal.	#1	18"-24"		24" O.C.	
	LIR BIG	2,866	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal.	#1	8"-12"		18" O.C.	
	LOM BRE	5,421	Lomandra longifolia 'Breeze'	Breeze Grass	1 gal.	#1	18"-24"		24" O.C.	
	MUH CAP	1,853	Muhlenbergia capillaris	Pink Muhly Grass	1 gal.	#1	18"-24"		24" O.C.	

GENERAL NOTES:

1. The Contractor is required to meet all applicable Federal, OSHA, State, and Local regulations concerning project safety and assumes full responsibility for safety on the project.
2. The Contractor is responsible for verifying the quantities indicated. Plans shall take precedence over the Plant Schedule.
3. In instances where the project site occurs next to or within a publicly or privately utilized space, the Contractor shall take appropriate measures to protect Pedestrians and Vehicular Traffic.
4. The Contractor is responsible for providing all necessary licenses, permits, approvals, and insurance needed to complete work.
5. The Contractor shall locate all proposed and existing utilities prior to the beginning of work. The Contractor shall repair any damage to utilities that are disturbed as a result of the work.
6. The Contractor shall maintain all grassed areas, including the repair of erosion areas, until grass has reached the level of final acceptance and throughout maintenance contract period if applicable.
7. Provide erosion control where slopes are greater than 3:1 and where erosion keeps re-occurring.
8. The Contractor is to exercise care when performing any work activities adjacent to existing structures, foundations, walls, and/or pavement to remain.
9. All areas that are disturbed by construction inside or outside of the limit of work shall be repaired, graded and grassed, as necessary.
10. All existing trees to be saved will have tree barricades installed around them prior to beginning of demolition. All work in those areas is to be done by hand. Fences shall be maintained and kept in place at all times.
11. All cleared topsoil is to be stockpiled for re-use in landscape work.
12. The provided Plant Schedule is for estimating purposes only. The Contractor is responsible for verifying counts and quantities of materials needed. This is to include but is not limited to, plant count, sod, mulch, edging, and flowers. Any discrepancies found between the plan set and the provided Plant Schedule shall be reported to the Landscape Architect.
13. Where an abbreviation is shown, the following notes apply:
    - QTY - Quantity of plant material required for the project.
    - Botanical/Common Name - Name of plant material. Botanical name shall take precedence over common.
    - Cal - Caliper of trunk (diameter of trunk as measured at 6" above the root flare for trees up to 4" caliper size,12" above the root flare for larger sizes).
    - Root - Volume of root mass (as supplemental information for container size, see below).
    - Cont - Container class size in which plant material is encased upon delivery. Sizes should be in accordance with ANSI Z60.1.
    - Height - Height of plant material at time of install.
    - Spread - Diameter of plant material at time of install.
    - Spacing - Distance from the center of each plant as placed in field. (Plan shall take precedence over schedule.)
    - Remarks - Specific notes further specifying or describing the plant material.
15. There shall be no substitutions, deletions, or additions without written approval by the Landscape Architect.
16. Tree plantings and bed lines shall be staked by the Contractor for the Landscape Architect's approval prior to installation. The Landscape Architect reserves the right to make adjustments to planting locations as needed.
17. All tree, shrub, and ground cover materials shall be planted within 24 hours after delivery.
18. Apply weed germination inhibitor ("Preen" or approved equal) to all plant bed areas.
19. All plant material to meet or exceed standards established by the American Standards for Nursery Stock (ANSI Z60.1).
20. Any plants located in direct sun shall be nursery sun grown.
21. All trees and shrubs to be planted following accepted horticultural practices. Planting holes to be backfilled with 1/3 compost. All plants to be surface fertilized with Osmocoste Slow-release Fertilizer (or approved equal) according to manufacturer's recommendations.
22. Trees planted in sodded/turf areas shall receive a mulch ring no less than 6' in diameter. The mulched ring shall be encompassed by an edge treatment (see plans).
23. All groundcover/perennial/annual beds to be prepared in the following manner: add 3" compost and till to minimum 8" depth. Surface fertilize with Osmocote Slow-release Fertilizer (or equal).
24. All compost/soil amendments shall be free of weeds, trash, construction debris, and pollutants.
25. All plant beds shall receive double shredded hardwood mulch at a depth of 2".
26. All plant beds that abut sodded/turf areas shall receive an edge treatment (see plans).
27. The Contractor shall ensure positive drainage at all locations within construction limits.
28. Plant beds adjacent to hard surfaces shall be a minimum of 1" below slab to prevent ponding of water on hard surfaces.
29. Final cleanup of site as a result of landscape operations and all fine grading shall be the responsibility of the Landscape Contractor. Unsuitable materials, construction debris, etc. shall be properly removed from the project site and disposed of in accordance with all applicable codes, ordinances, and laws.
30. All construction shall conform to City, County, State, and Federal requirements.
31. All plantings in easements are subject to approval by Easement Owner and are the sole responsibility of the Owner.
32. All plant material and workmanship to be guaranteed for one year from the date of written acceptance by the Owner or Owners Representative.
33. The Contractor is to maintain all plant beds and maintain plant life until final acceptance of the landscape. The warranty period of one year begins at completion of all punch list items and final written acceptance of the landscape has been given.
34. See specifications section 329300, titled "Plants", for planting requirements.
35. All installed plant material and sod to be automatically irrigated. Contractor to submit irrigation shop drawings to landscape architect/owner for review.

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HOMES URBAN
DEVELOPMENT

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Gray Tract A
City of Beaufort, SC

PROJECT NUMBER:
21-143-01
ISSUE DATE:
2/10/2022

DRAWN BY: CMP
CHECKED BY: WTE

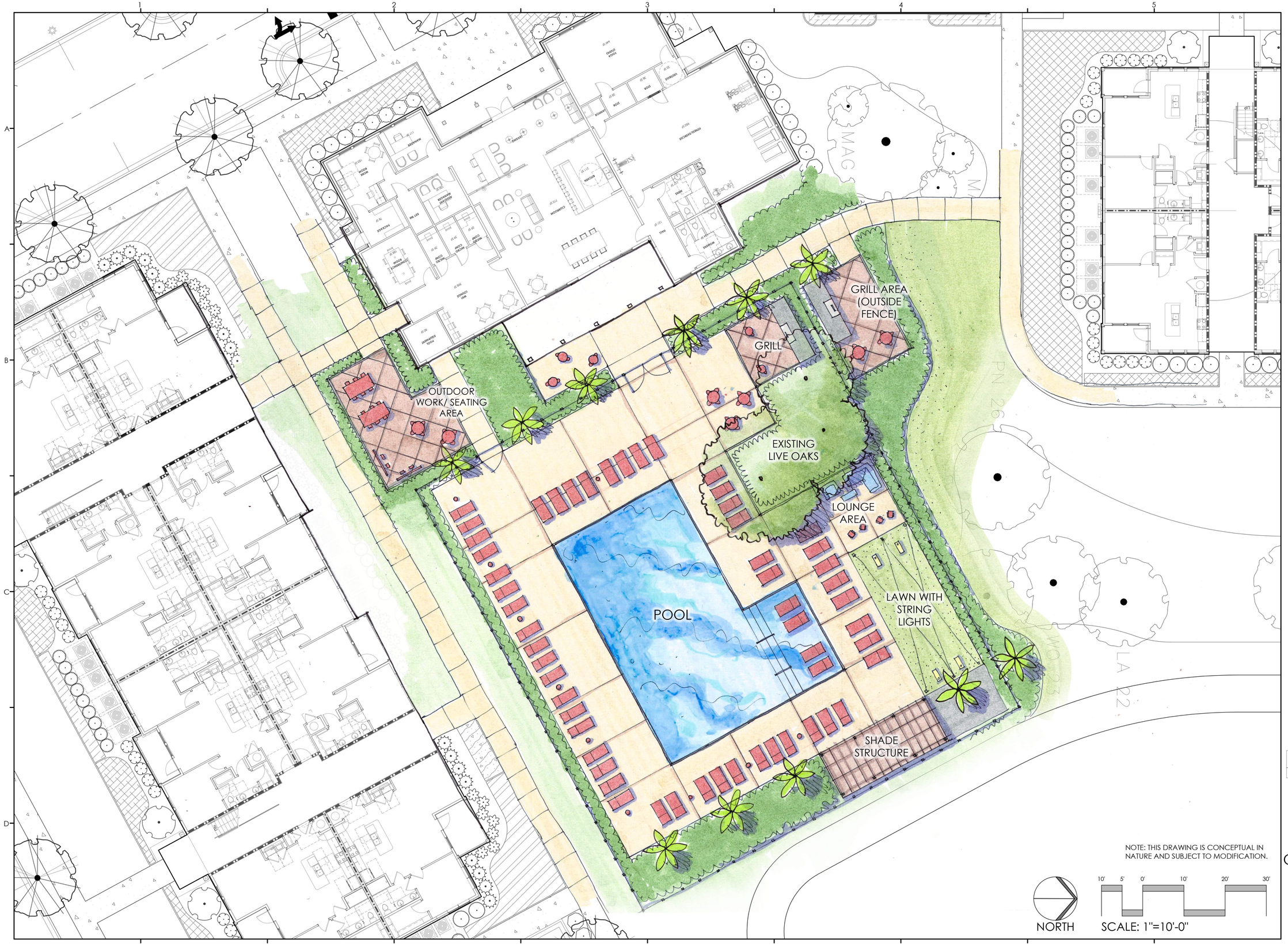
Final DRB Submittal

Revision Schedule		
#	Description	Date

NOT FOR CONSTRUCTION

PLANT SCHEDULE & DETAILS

L301



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City of Beaufort, SC

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Revision Schedule		
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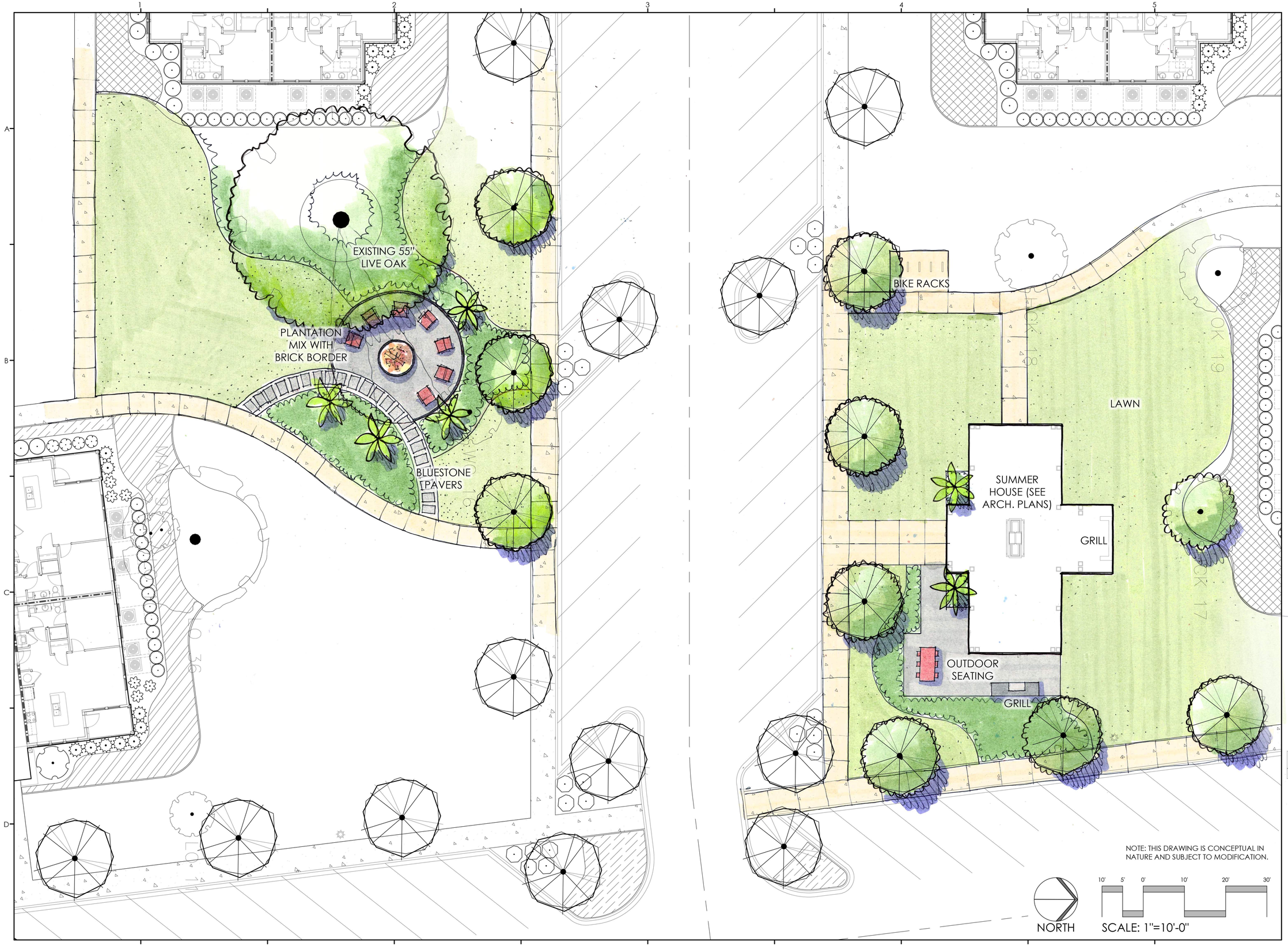
CONCEPTUAL POOL LAYOUT

L401



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City of Beaufort, SC

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ISSUE DATE: 2/10/2022

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CHECKED BY: WTE

Final DRB Submittal

Revision Schedule		
#	Description	Date

NOT FOR CONSTRUCTION

CONCEPTUAL AMENITY LAYOUT

L402

PREVIOUSLY APPROVED

PRELIMINARY REVIEW

SGA | NarmourWright DESIGN

Gray Tract A
Beaufort, SC
3-D RENDERING

.A100

HOMES URBAN DEVELOPMENT

CURRENT PROPOSAL

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Gray Tract A

City of Beaufort, SC

PROJECT NUMBER:
21-143-02
ISSUE DATE:
02/10/22

DRAWN BY: BN
CHECKED BY: KK

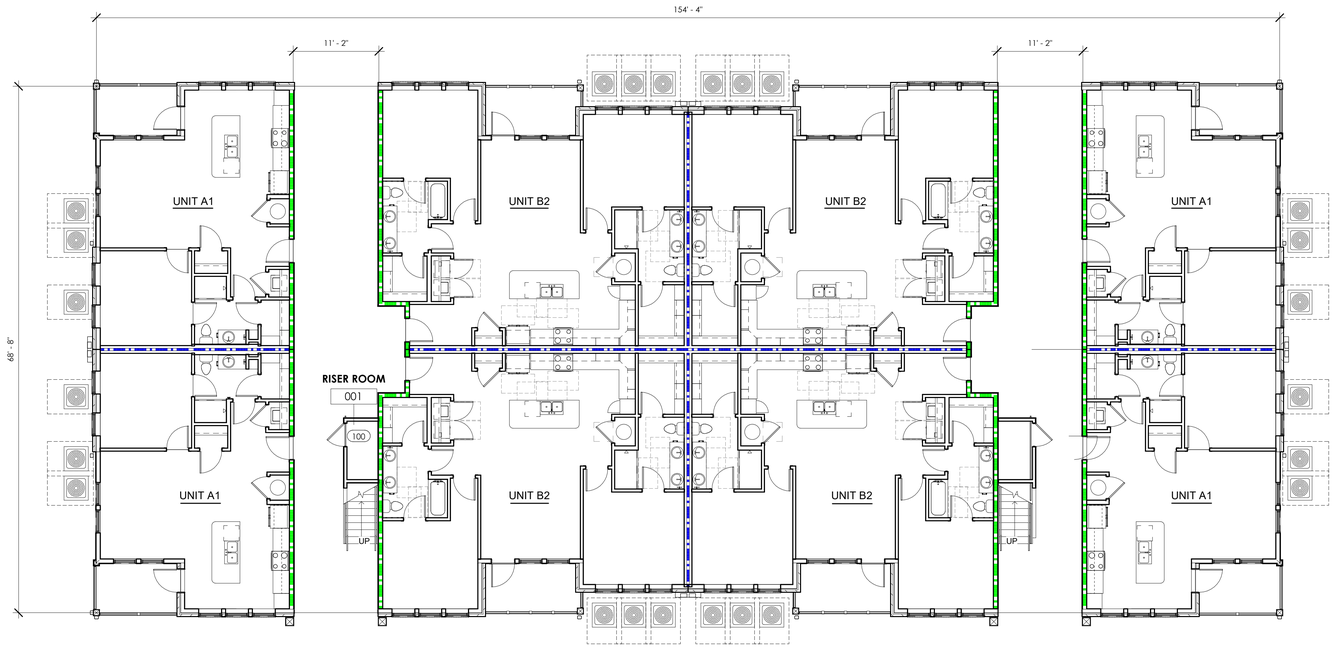
Final DRB Submittal

REVISION SCHEDULE		
#	DESCRIPTION	DATE

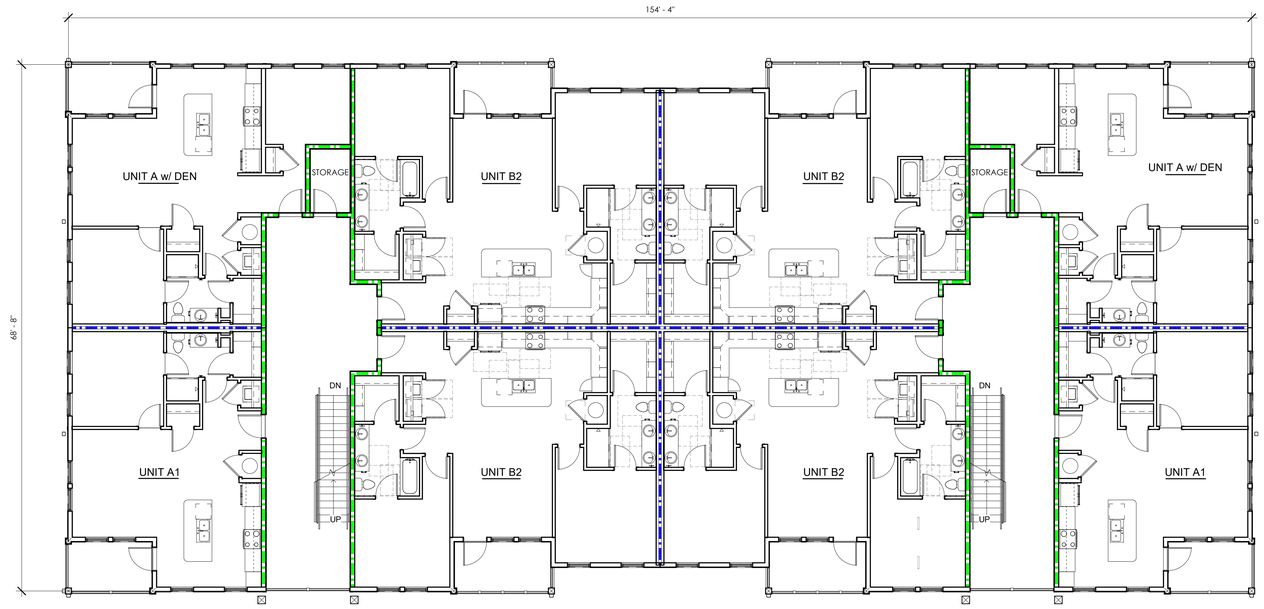
3-D RENDERING

.A100

PREVIOUSLY APPROVED



1 BUILDING TYPE I - LEVEL 1
1/8" = 1'-0"



2 BLDG I - LEVEL 2
1/8" = 1'-0"

PRELIMINARY REVIEW

.A101
1/8" = 1'-0"

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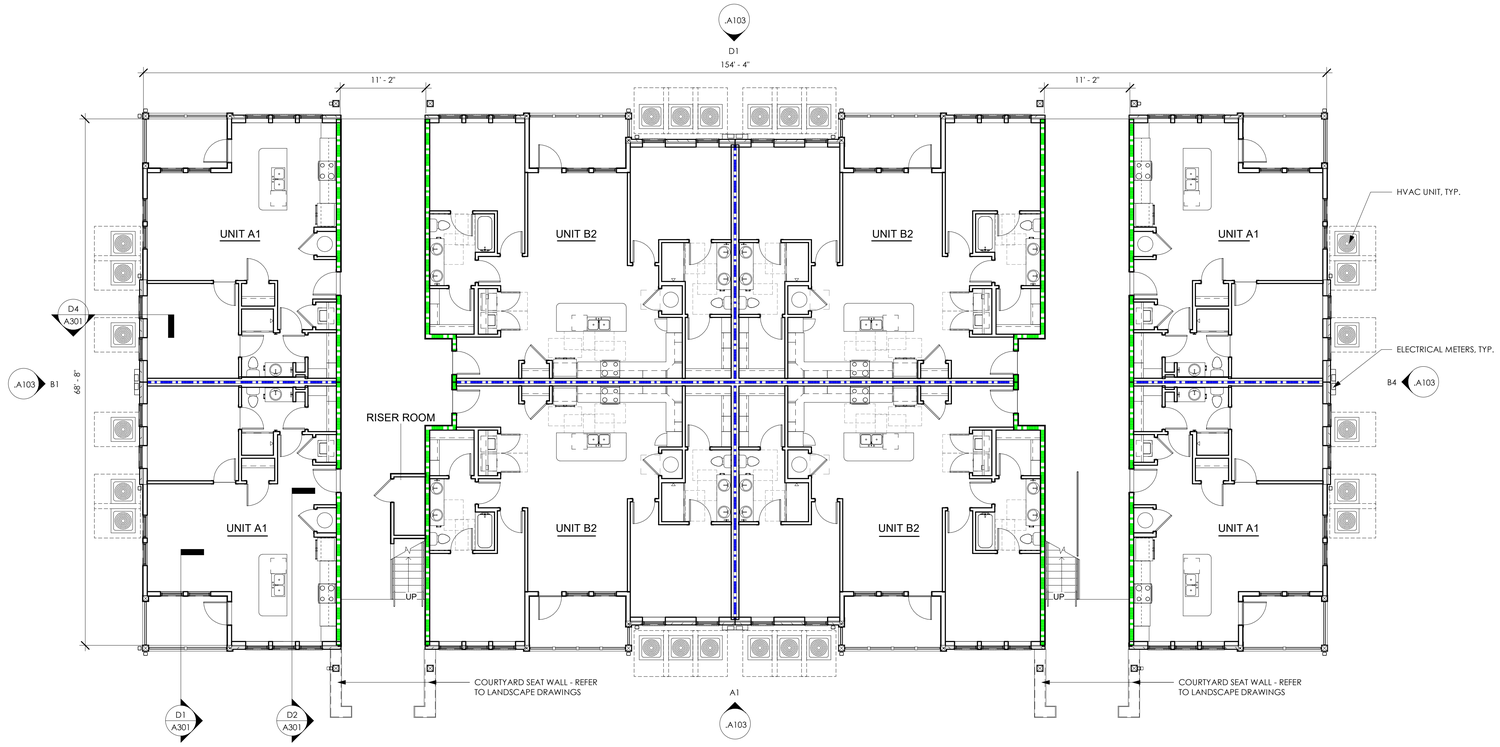
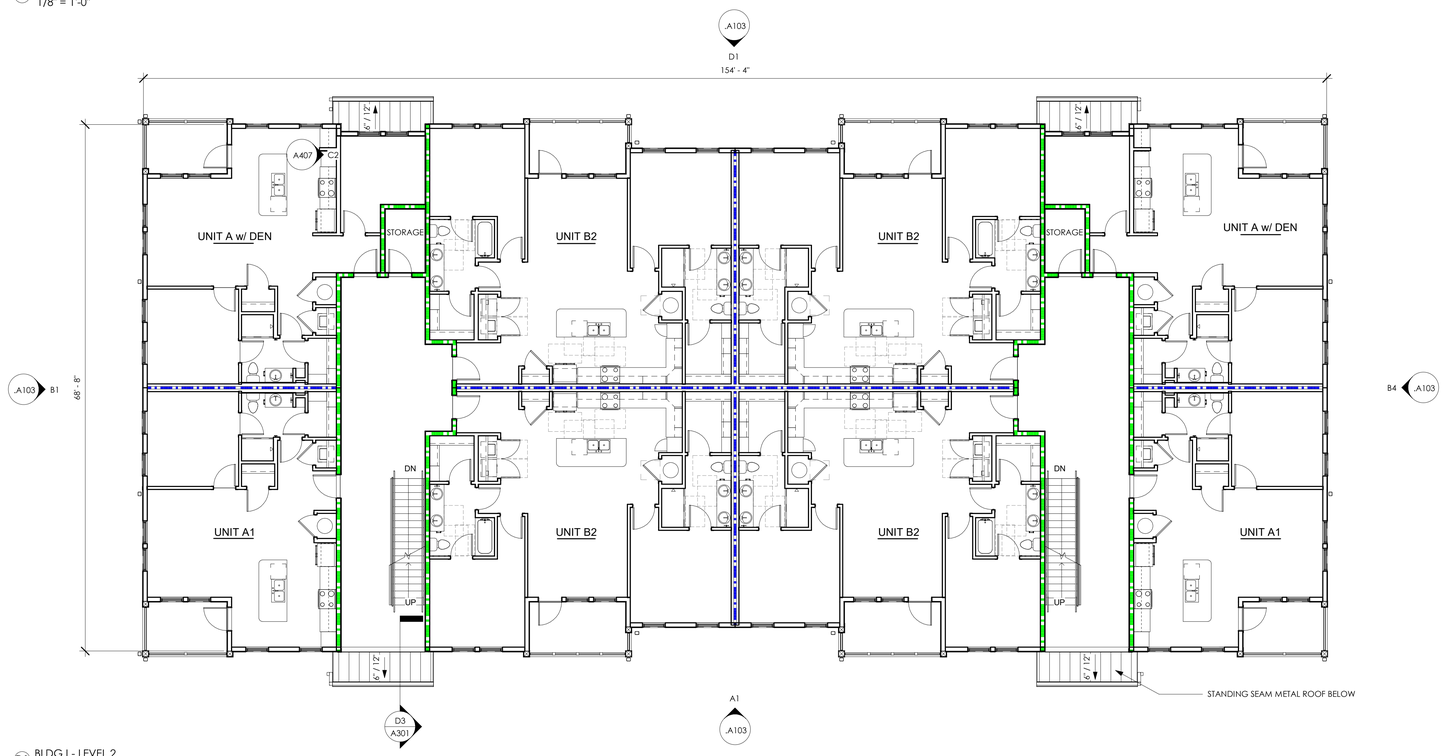
Gray Tract A
Beaufort, SC
BUILDING TYPE I - LEVEL 1 & 2 FLOOR PLANS

HOMES URBAN DEVELOPMENT

CURRENT PROPOSAL



B1 BUILDING TYPE I - LEVEL 1
1/8" = 1'-0"



D1 BLDG I - LEVEL 2
1/8" = 1'-0"

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DEVELOPMENT

Progress Drawings

Not for pricing, permitting or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

Gray Tract A

City of Beaufort, SC

PROJECT NUMBER:
21-143-02
ISSUE DATE:
02/10/22

DRAWN BY: BN
CHECKED BY: KK

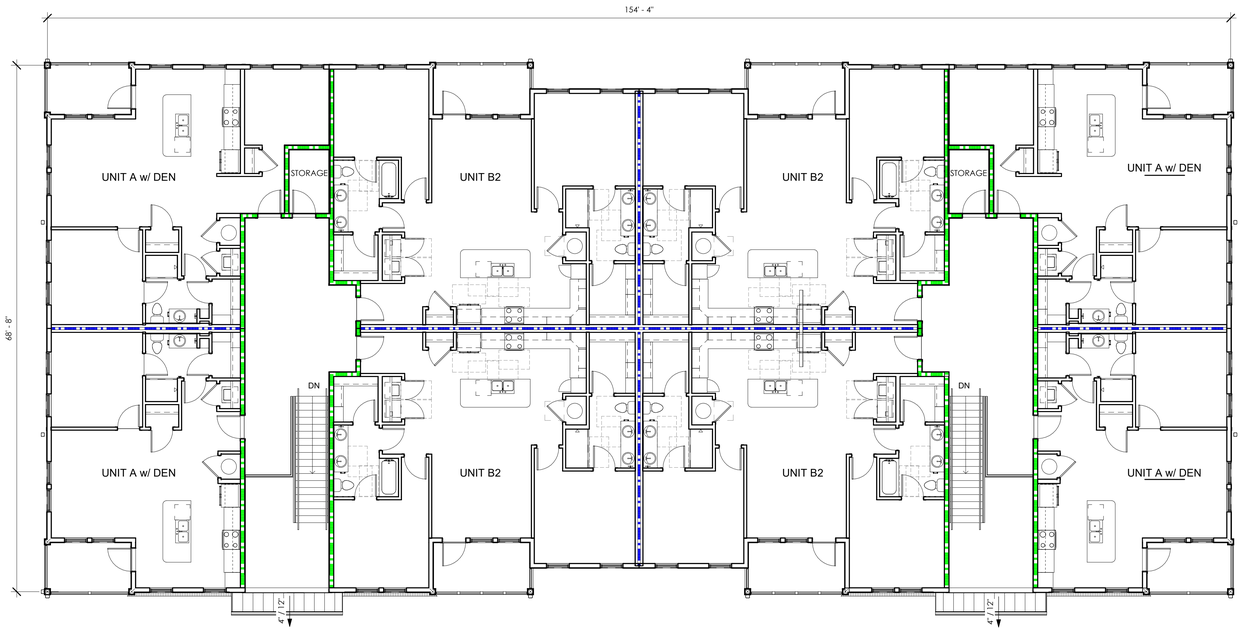
Final DRB Submittal

REVISION SCHEDULE		
#	DESCRIPTION	DATE

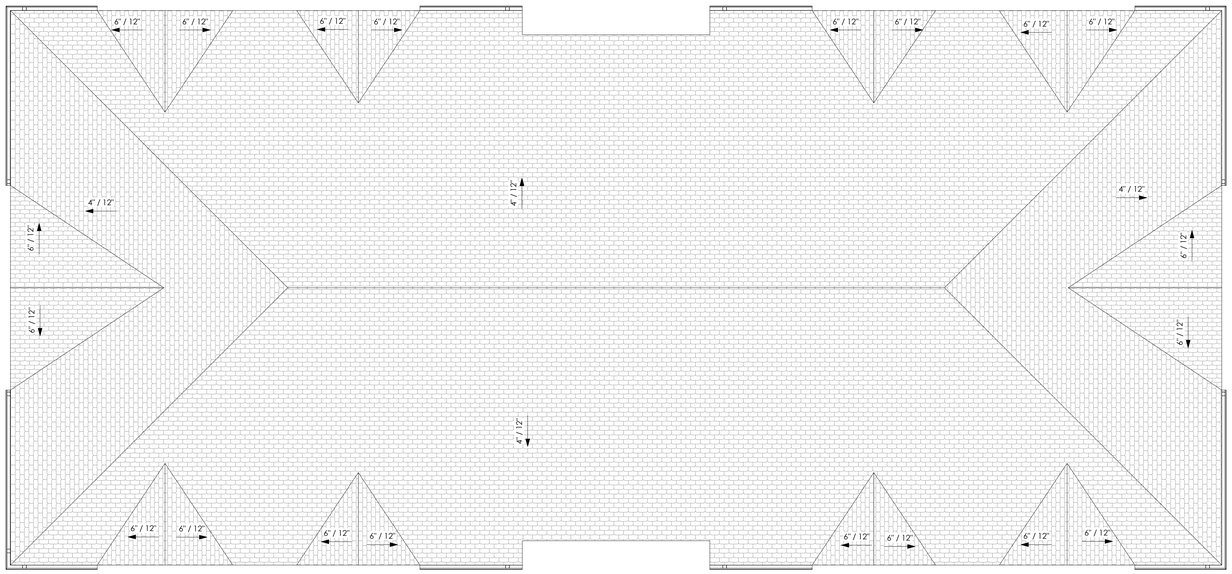
BUILDING TYPE I - LEVEL 1 & 2 FLOOR PLANS

.A101

PREVIOUSLY APPROVED



1 BLDG I - LEVEL 3
1/8" = 1'-0"



2 BLDG I - ROOF PLAN
1/8" = 1'-0"

PRELIMINARY REVIEW

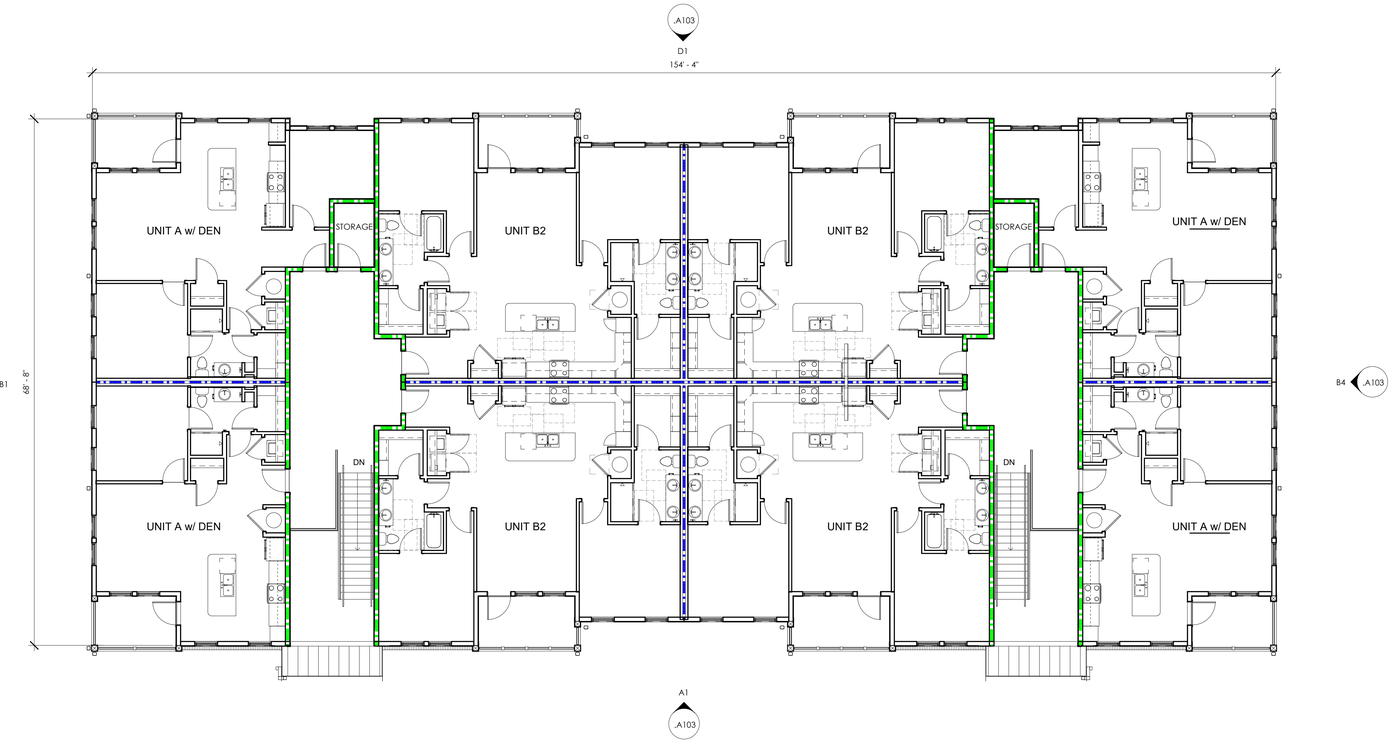
SGA | NarmourWright DESIGN

Gray Tract A
Beaufort, SC
BUILDING TYPE I - LEVEL 3 & ROOF PLANS

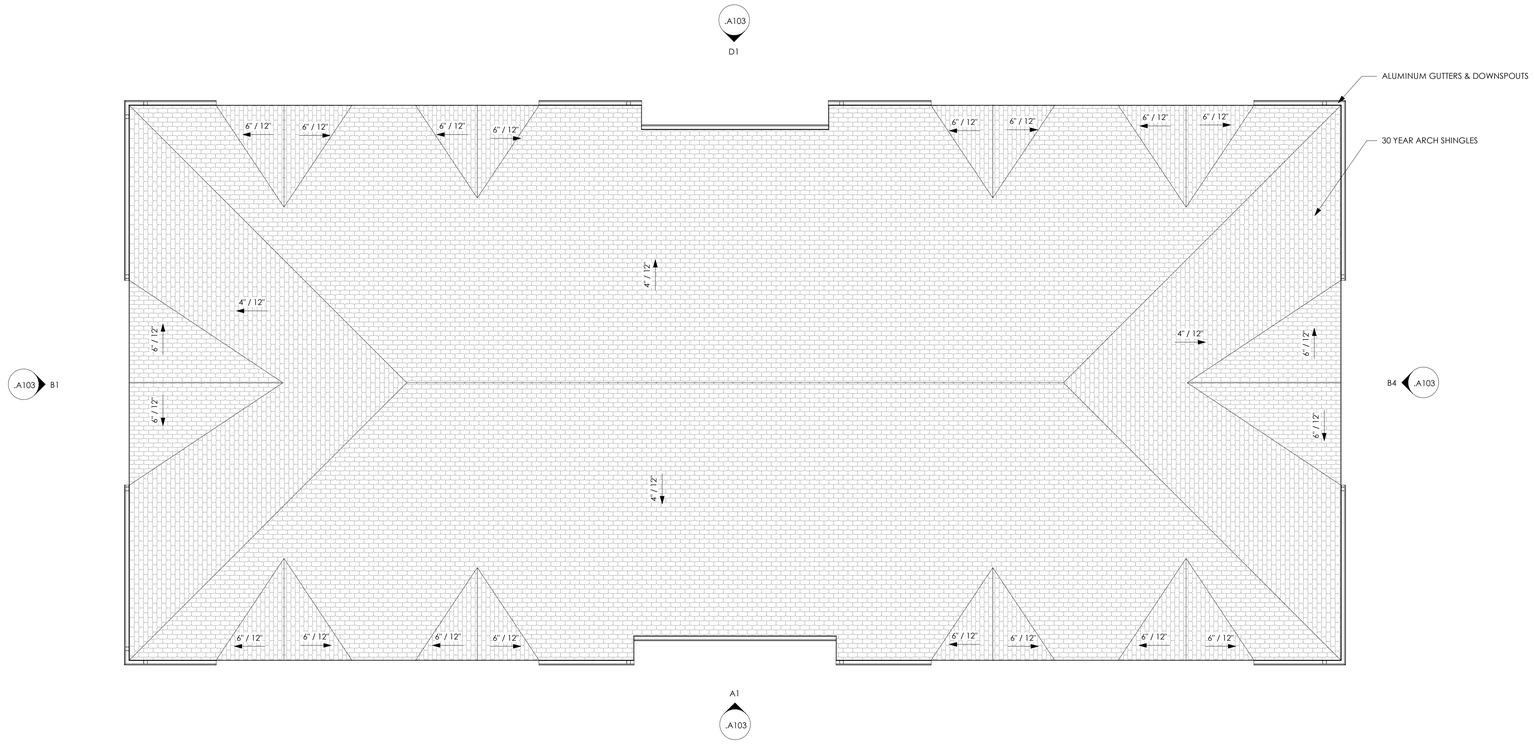
.A102
1/8" = 1'-0"

HOMES URBAN DEVELOPMENT

CURRENT PROPOSAL



B1 BLDG I - LEVEL 3
1/8" = 1'-0"



D1 BLDG I - ROOF PLAN
1/8" = 1'-0"

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HOMES URBAN
DEVELOPMENT

Progress Drawings

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Gray Tract A

City of Beaufort, SC

PROJECT NUMBER:
21-143-02
ISSUE DATE:
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DRAWN BY: BN
CHECKED BY: KK

Final DRB Submittal

REVISION SCHEDULE		
#	DESCRIPTION	DATE

BUILDING TYPE I - LEVEL 3 & ROOF PLANS

.A102

PREVIOUSLY APPROVED

1 BUILDING TYPE I - FRONT ELEVATION
1/8" = 1'-0"

Transparency Requirement Calulation Table - Building I					
1st Floor Area:	1,178.50	Window & Door Area:	485.5	Percentage:	41%
2nd & 3rd Floor Area:	1,178.50	Window & Door Area:	377.5	Percentage:	32%

2 BUILDING TYPE I - SIDE ELEVATION
1/8" = 1'-0"

3 BUILDING TYPE I - REAR ELEVATION
1/8" = 1'-0"

PRELIMINARY REVIEW

.A103
1/8" = 1'-0"

SGA | NarmourWright DESIGN

Gray Tract A
Beaufort, SC
BUILDING TYPE I - ELEVATIONS

HOMES URBAN DEVELOPMENT

CURRENT PROPOSAL

A1 BUILDING TYPE I - FRONT ELEVATION
1/8" = 1'-0"

B1 BUILDING TYPE I - SIDE ELEVATION
1/8" = 1'-0"

B4 BUILDING TYPE I - SIDE ELEVATION
1/8" = 1'-0"

D1 BUILDING TYPE I - REAR ELEVATION
1/8" = 1'-0"

Transparency Requirement Calulation Table - Building I					
1st Floor Area:	1,178.50	Window & Door Area:	449.5	Percentage:	38%
2nd & 3rd Floor Area:	1,178.50	Window & Door Area:	365.5	Percentage:	31%

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HOMES URBAN
DEVELOPMENT

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Gray Tract A
City of Beaufort, SC

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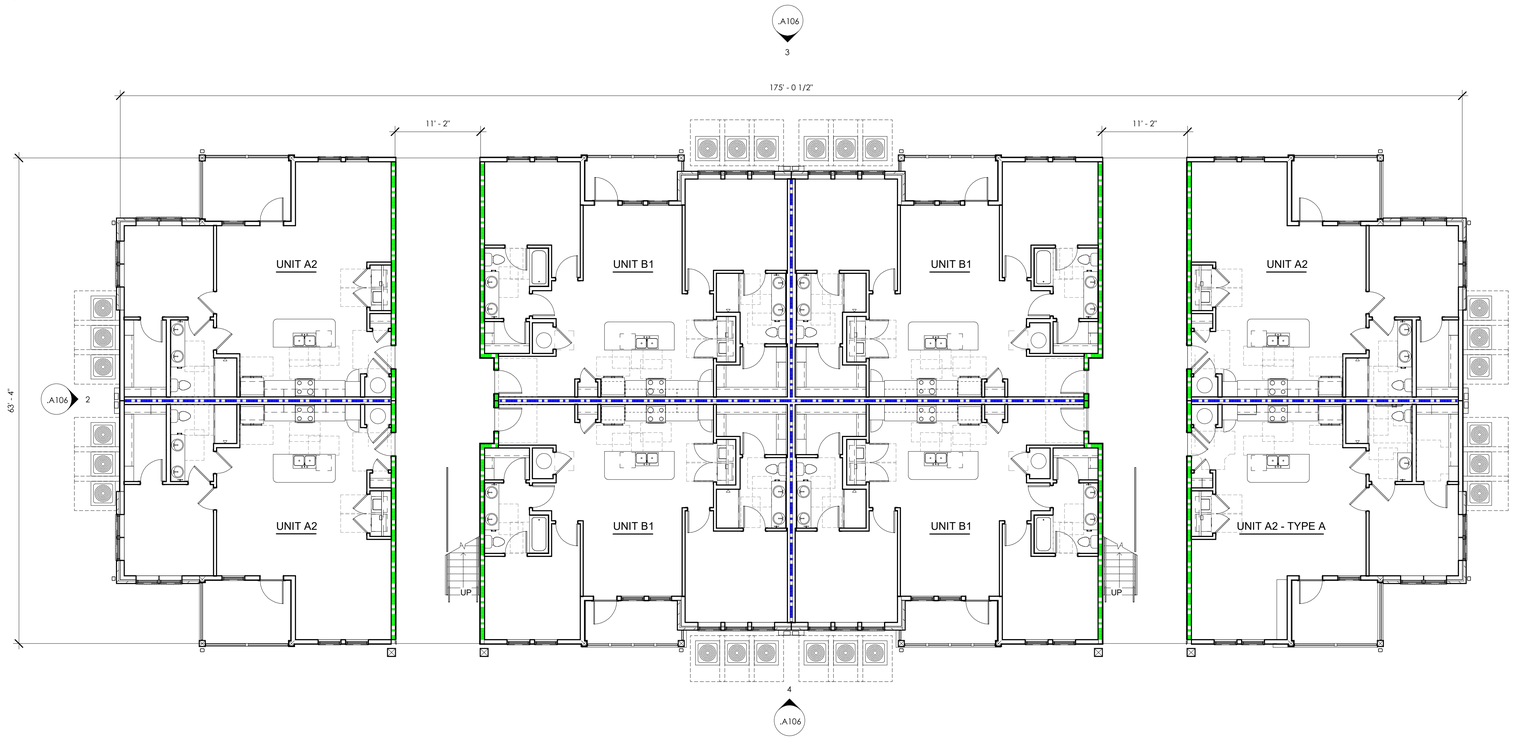
REVISION SCHEDULE		
#	DESCRIPTION	DATE

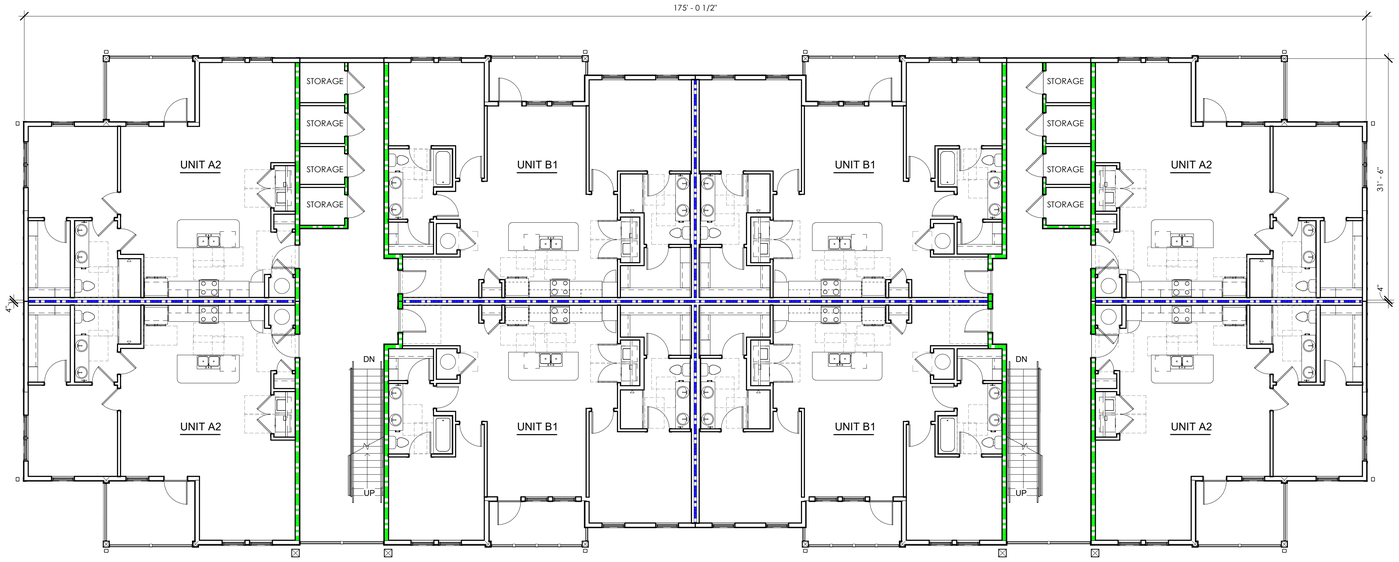
BUILDING TYPE I - ELEVATIONS

.A103

PREVIOUSLY APPROVED



1 BLDG II - LEVEL 1.
1/8" = 1'-0"



2 BLDG II - LEVEL 2.
1/8" = 1'-0"

PRELIMINARY REVIEW

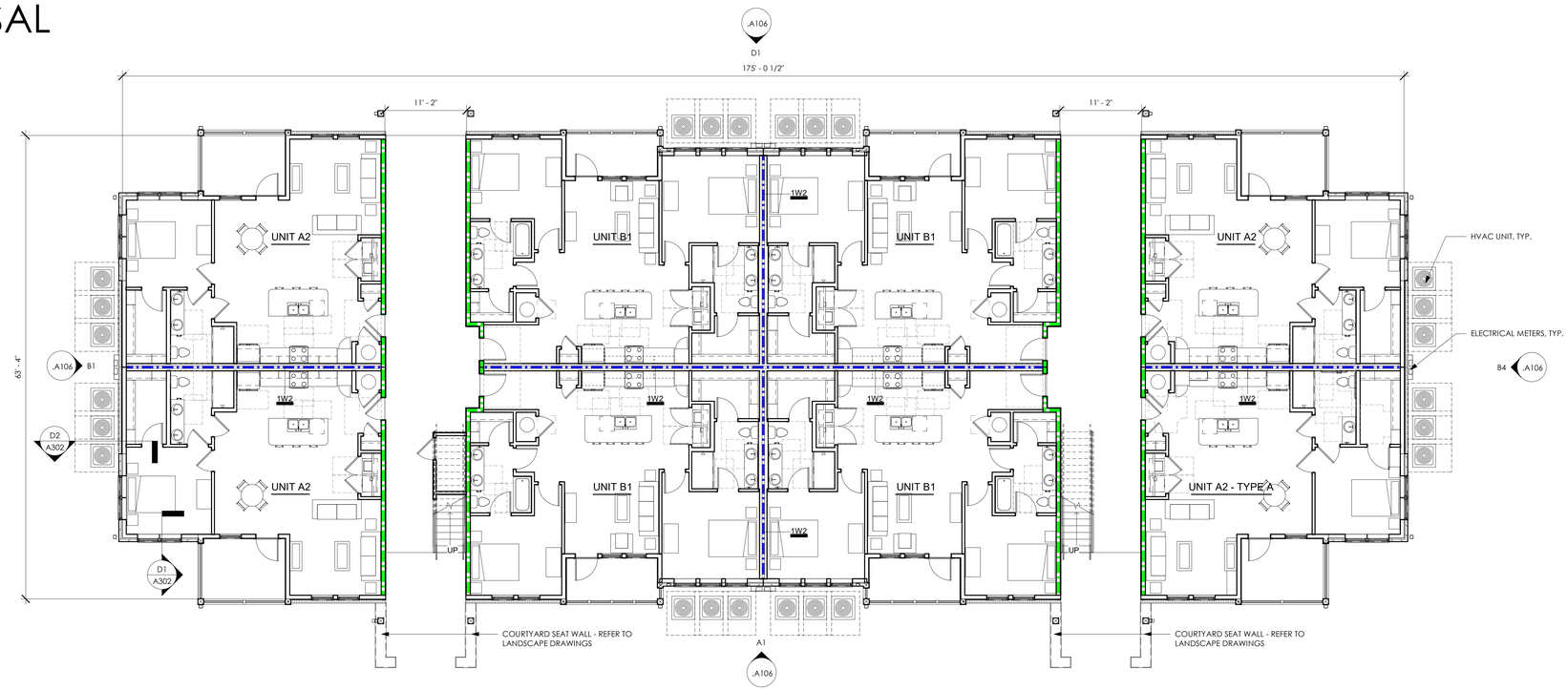
.A104
1/8" = 1'-0"

SGA | NarmourWright DESIGN

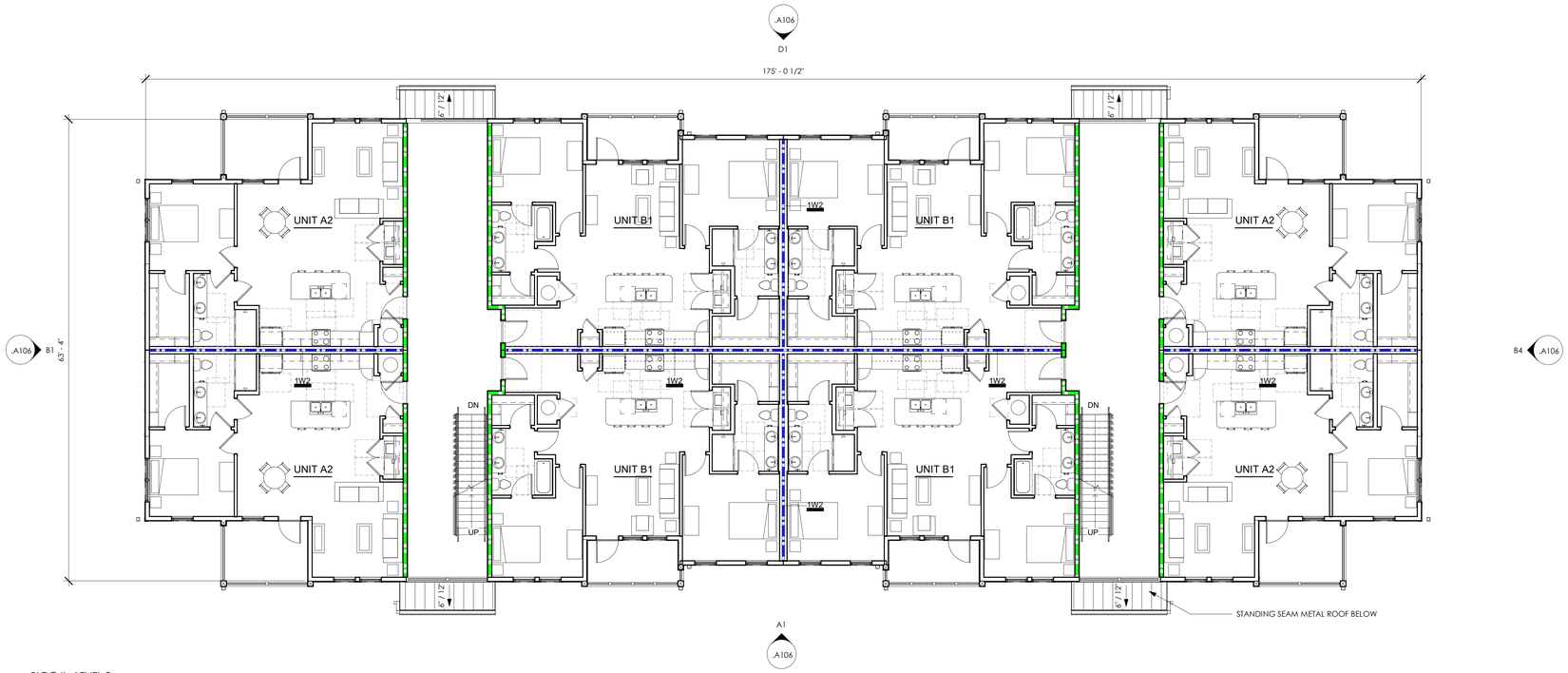
Gray Tract A
Beaufort, SC
BUILDING II - LEVEL 1 & 2 FLOOR PLANS

HOMES URBAN DEVELOPMENT

CURRENT PROPOSAL



B1 BLDG II - LEVEL 1.
1/8" = 1'-0"



D1 BLDG II - LEVEL 2.
1/8" = 1'-0"

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HOMES URBAN
DEVELOPMENT

Progress Drawings

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Gray Tract A

City of Beaufort, SC

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21-143-02
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CHECKED BY: KK

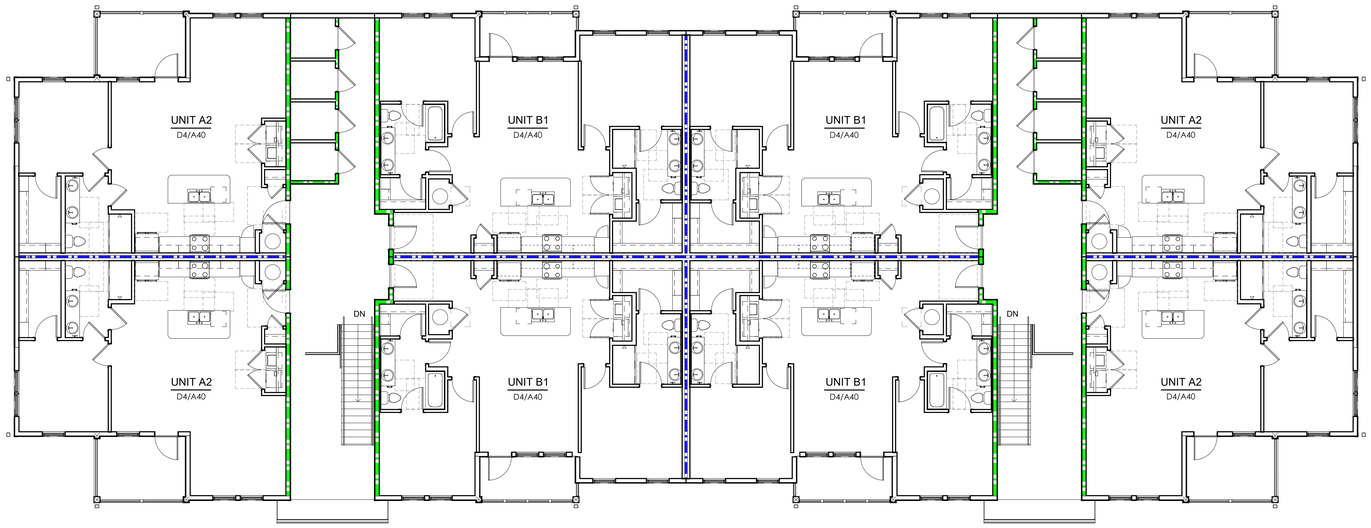
Final DRB Submittal

REVISION SCHEDULE		
#	DESCRIPTION	DATE

BUILDING II - LEVEL 1 & 2 FLOOR PLANS

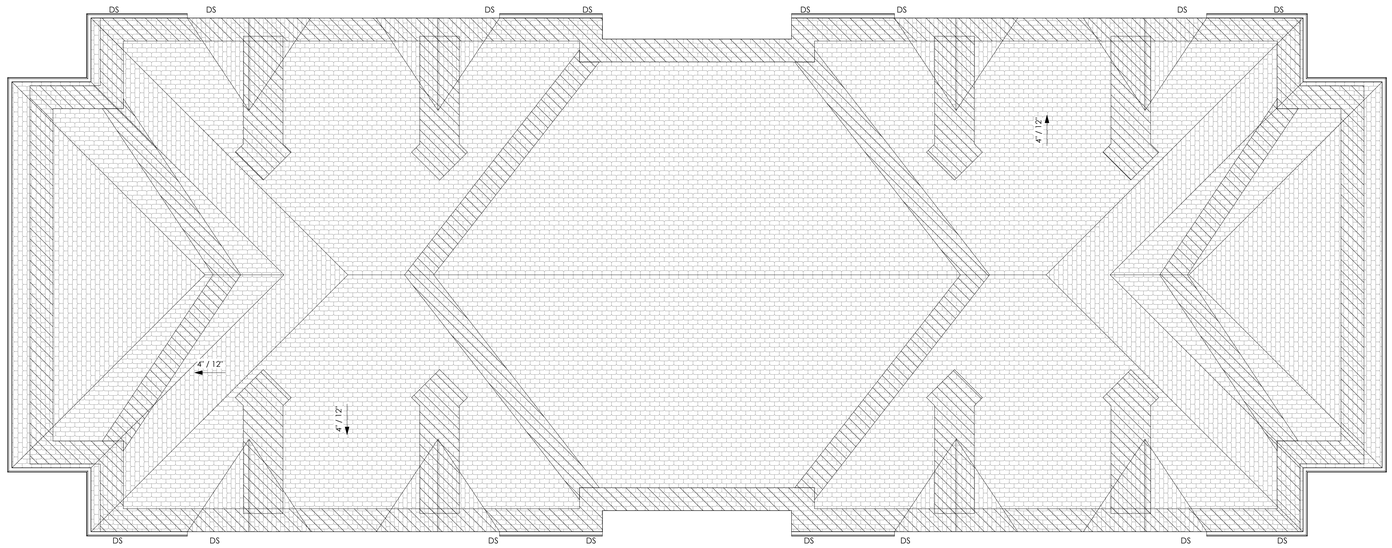
.A104

PREVIOUSLY APPROVED



4
.A106

1 BLDG II - LEVEL 3.
1/8" = 1'-0"



4
.A106

2 BLDG IIA - ROOF PLAN
1/8" = 1'-0"

PRELIMINARY REVIEW

.A105
1/8" = 1'-0"

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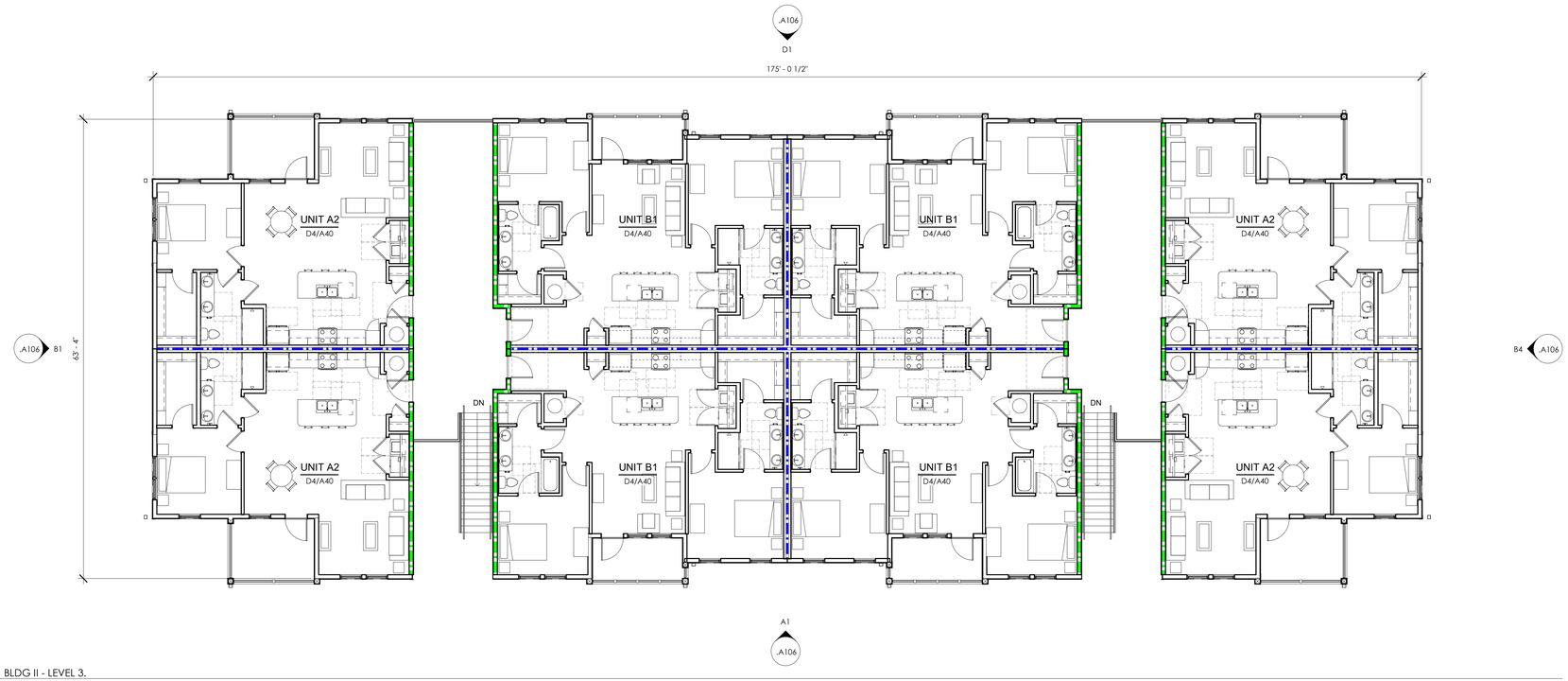
DESIGN

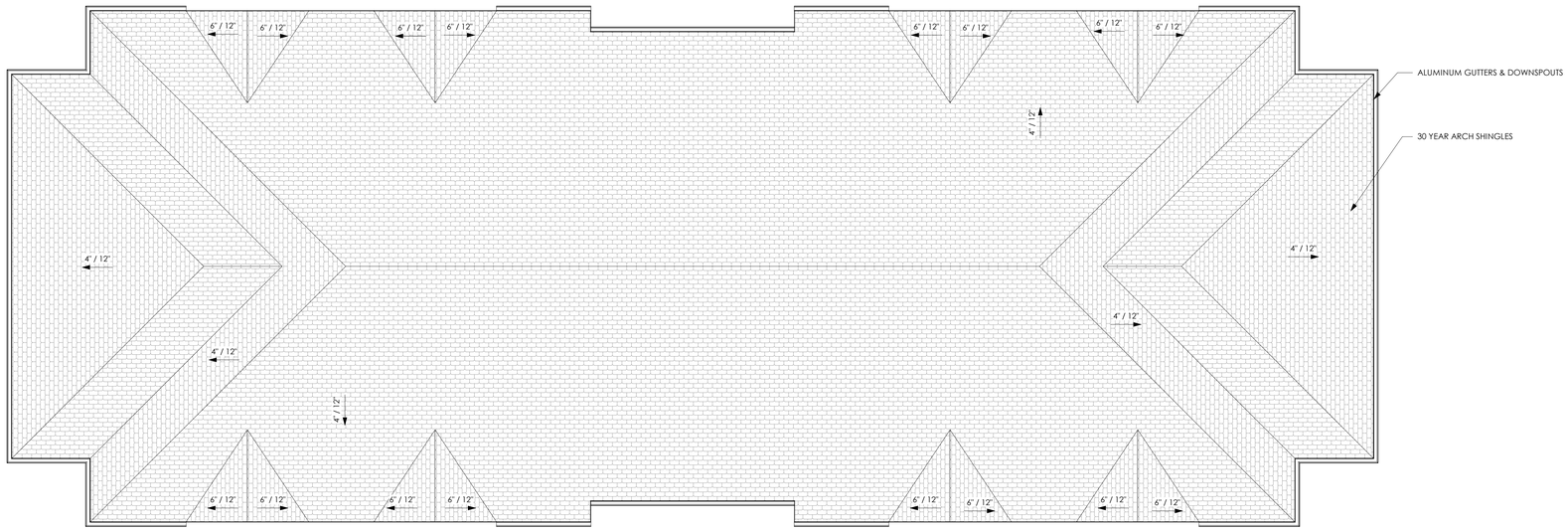
Gray Tract A
Beaufort, SC
BUILDING TYPE II - LEVEL 3 & ROOF PLANS

HOMES URBAN
DEVELOPMENT

CURRENT PROPOSAL



B1 BLDG II - LEVEL 3.
1/8" = 1'-0"



D1 BLDG II - ROOF PLAN
1/8" = 1'-0"

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HOMES URBAN
DEVELOPMENT

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Gray Tract A

City of Beaufort, SC

PROJECT NUMBER:
21-143-02
ISSUE DATE:
02/10/22

DRAWN BY: BN
CHECKED BY: KK

Final DRB Submittal

REVISION SCHEDULE		
#	DESCRIPTION	DATE

BUILDING TYPE II -
LEVEL 3 & ROOF PLANS

.A105

PREVIOUSLY APPROVED

4 BUILDING II - FRONT ELEVATION
1/8" = 1'-0"

2 BUILDING TYPE II - SIDE ELEVATION
1/8" = 1'-0"

Transparency Requirement Calulation Table - Building II					
1st Floor Area:	1,010.50	Window & Door Area:	383.5	Percentage:	38%
2nd & 3rd Floor Area:	1,010.50	Window & Door Area:	311.5	Percentage:	32%

3 BUILDING TYPE II - REAR ELEVATION
1/8" = 1'-0"

PRELIMINARY REVIEW

SGA | NarmourWright DESIGN

Gray Tract A
Beaufort, SC
BUILDING TYPE II - ELEVATIONS

.A106
1/8" = 1'-0"

HOMES URBAN DEVELOPMENT

CURRENT PROPOSAL

A1 BUILDING II - FRONT ELEVATION
1/8" = 1'-0"

B1 BUILDING TYPE II - SIDE ELEVATION
1/8" = 1'-0"

B4 BUILDING TYPE II - ELEVATION 4
1/8" = 1'-0"

D1 BUILDING TYPE II - REAR ELEVATION
1/8" = 1'-0"

Transparency Requirement Calulation Table - Building II					
1st Floor Area:	1,010.50	Window & Door Area:	383.5	Percentage:	38%
2nd & 3rd Floor Area:	1,010.50	Window & Door Area:	293.5	Percentage:	29%

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HOMES URBAN
DEVELOPMENT

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City of Beaufort, SC

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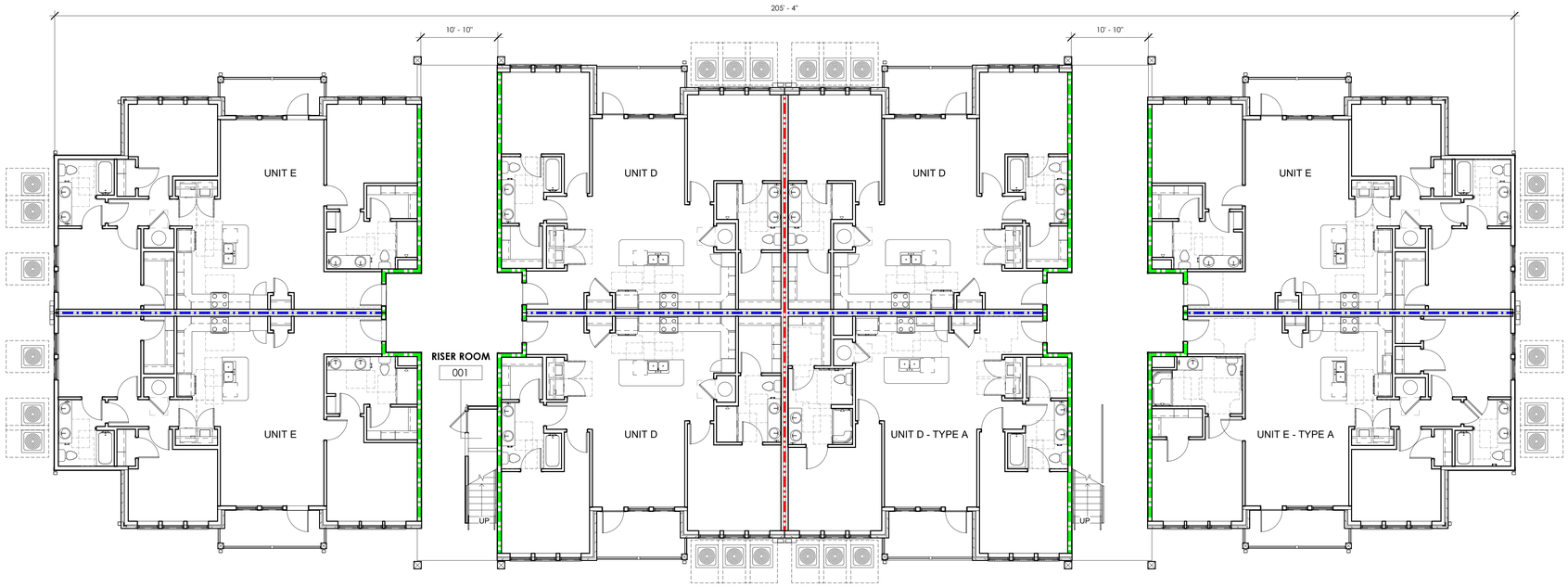
REVISION SCHEDULE		
#	DESCRIPTION	DATE

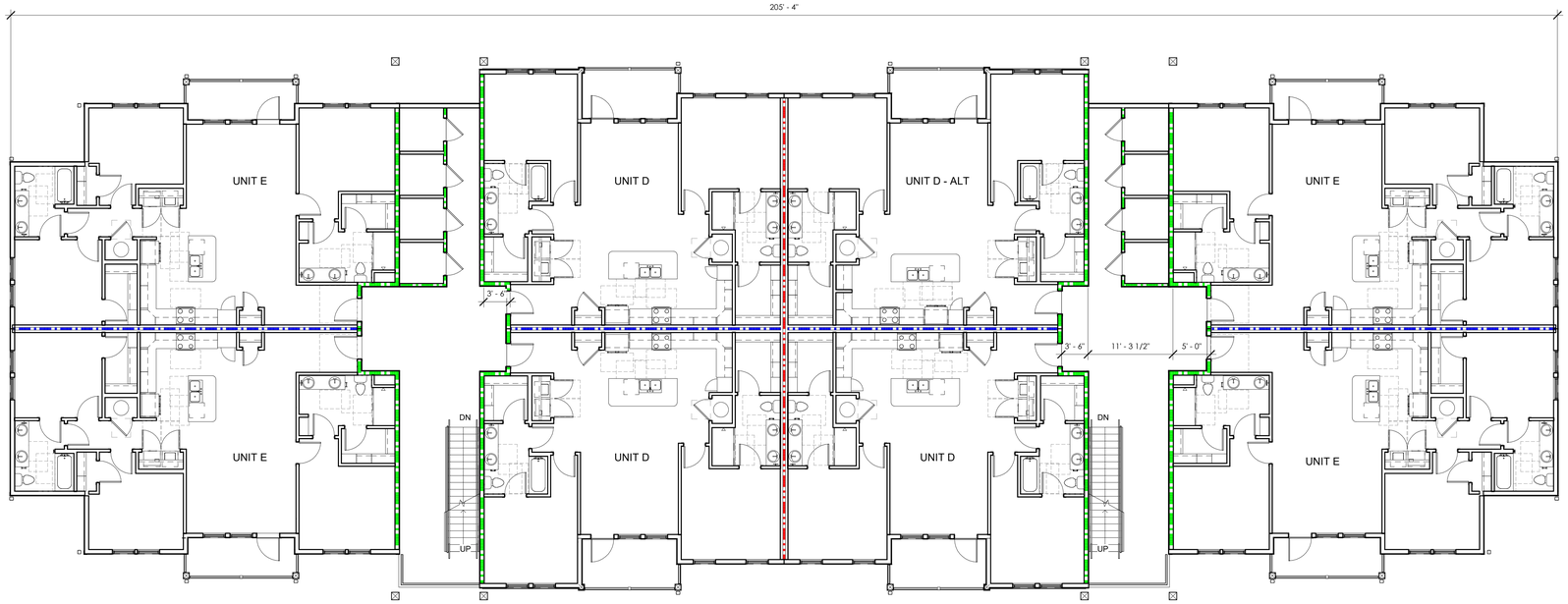
BUILDING TYPE II - ELEVATIONS

.A106

PREVIOUSLY APPROVED



1 BUILDING TYPE III - LEVEL 1
1/8" = 1'-0"



2 BLDG III - LEVEL 2
1/8" = 1'-0"

PRELIMINARY REVIEW

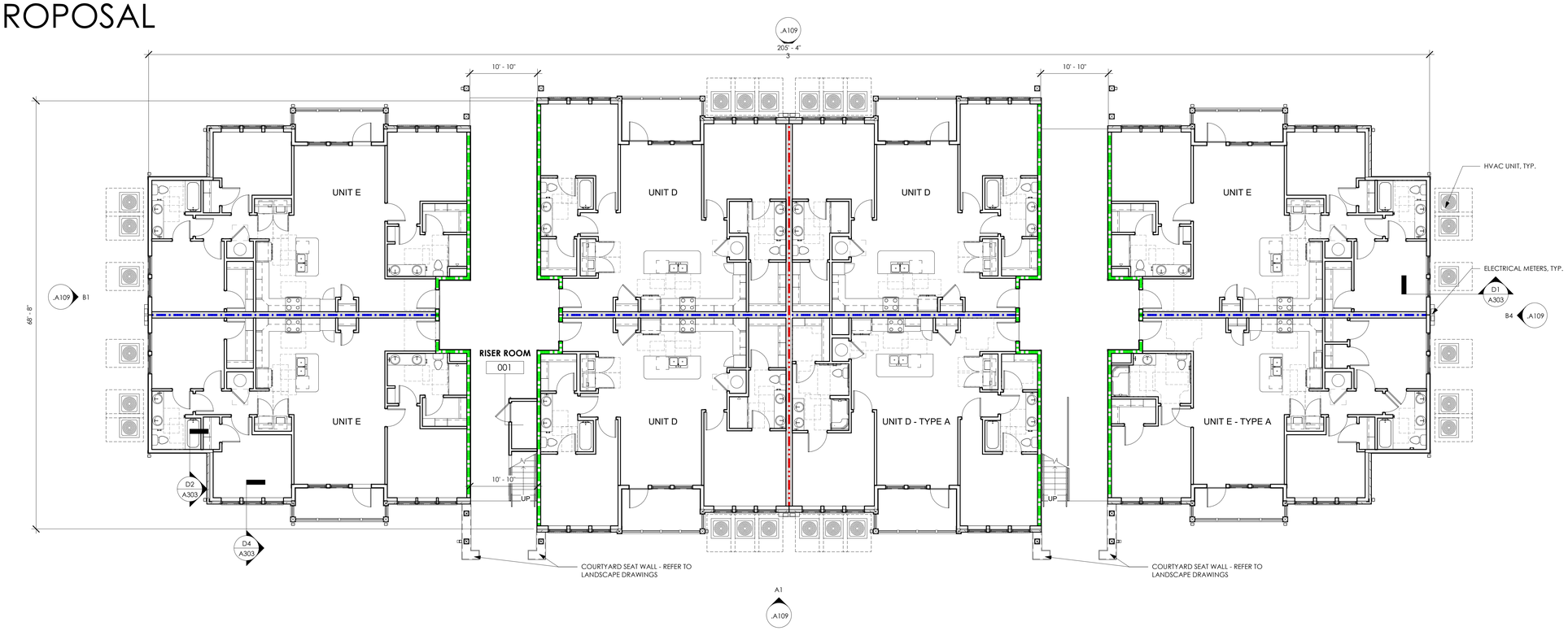
.A107
1/8" = 1'-0"

SGA | NarmourWright DESIGN

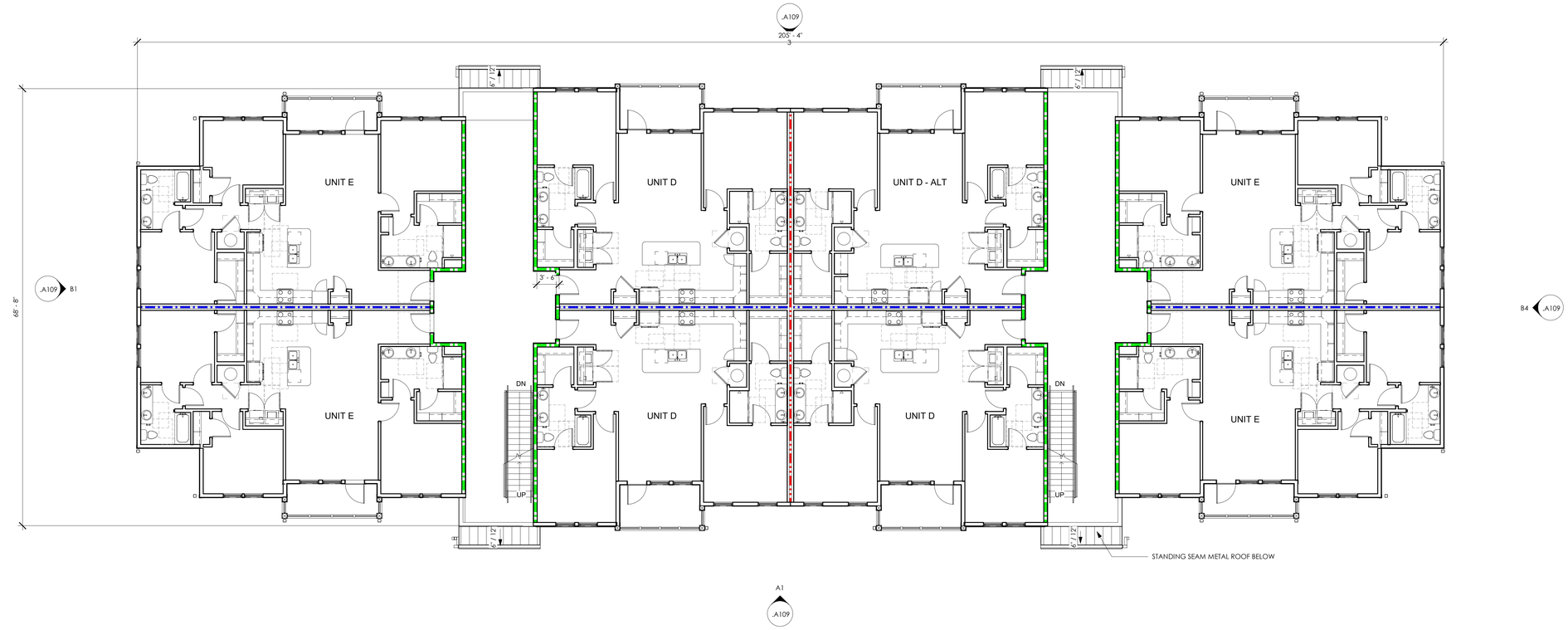
Gray Tract A
Beaufort, SC
BUILDING III - LEVEL 1 & 2 FLOOR PLANS

HOMES URBAN DEVELOPMENT

CURRENT PROPOSAL



B1 BUILDING TYPE III - LEVEL 1
1/8" = 1'-0"



D1 BLDG III - LEVEL 2
1/8" = 1'-0"

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HOMES URBAN
DEVELOPMENT

Progress Drawings

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Gray Tract A

City of Beaufort, SC

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21-143-02
ISSUE DATE:
02/10/22

DRAWN BY: BN
CHECKED BY: KK

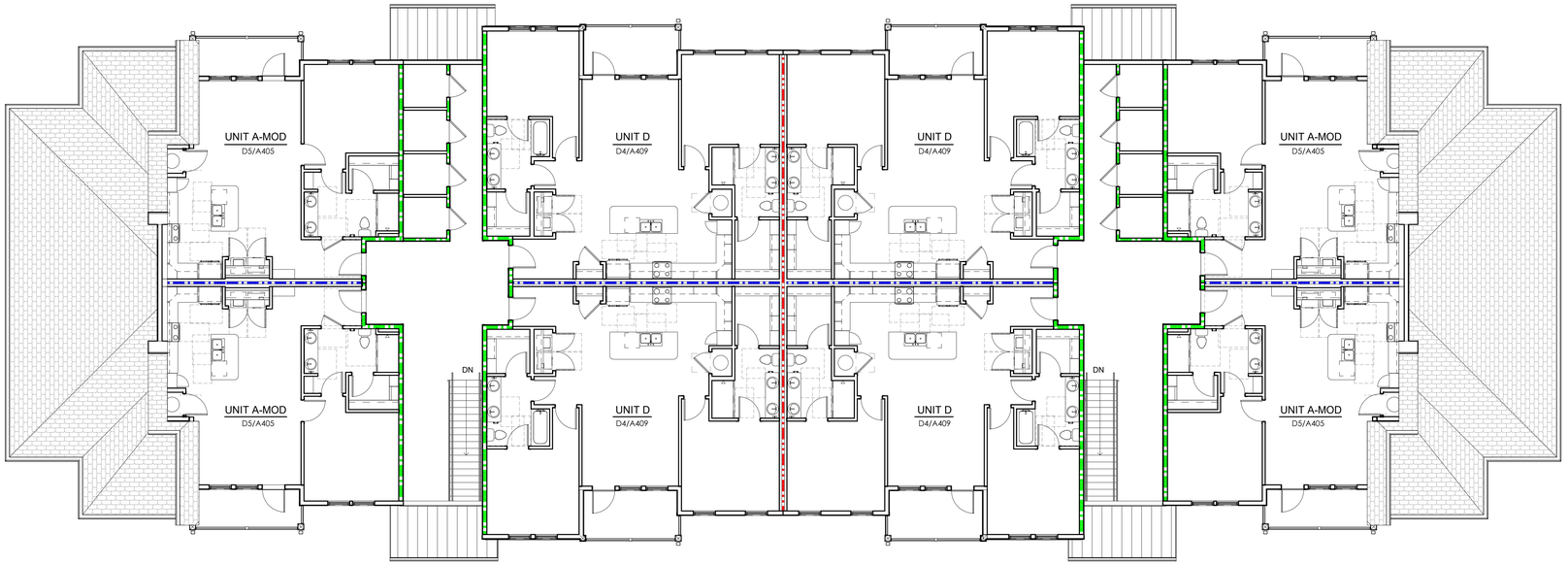
Final DRB Submittal

REVISION SCHEDULE		
#	DESCRIPTION	DATE

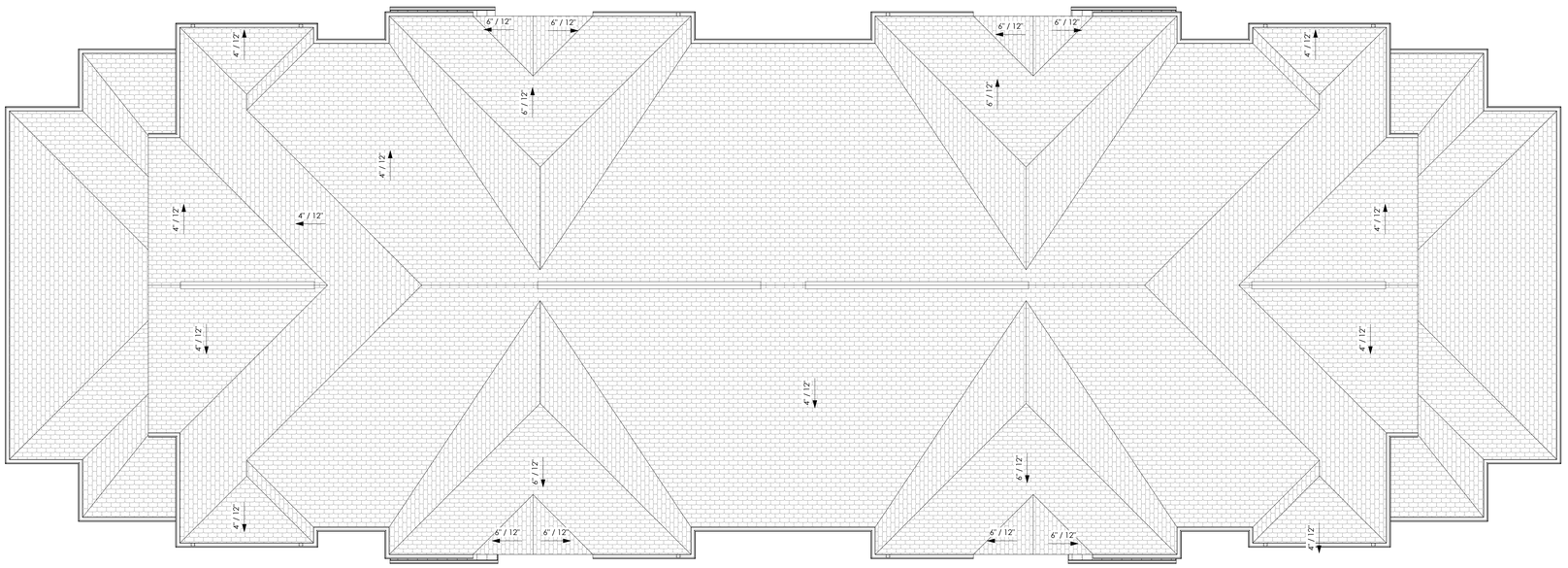
BUILDING III - LEVEL 1 & 2 FLOOR PLANS

.A107

PREVIOUSLY APPROVED



1 BLDG III - LEVEL 3
1/8" = 1'-0"



2 BLDG III - ROOF PLAN
1/8" = 1'-0"

PRELIMINARY REVIEW

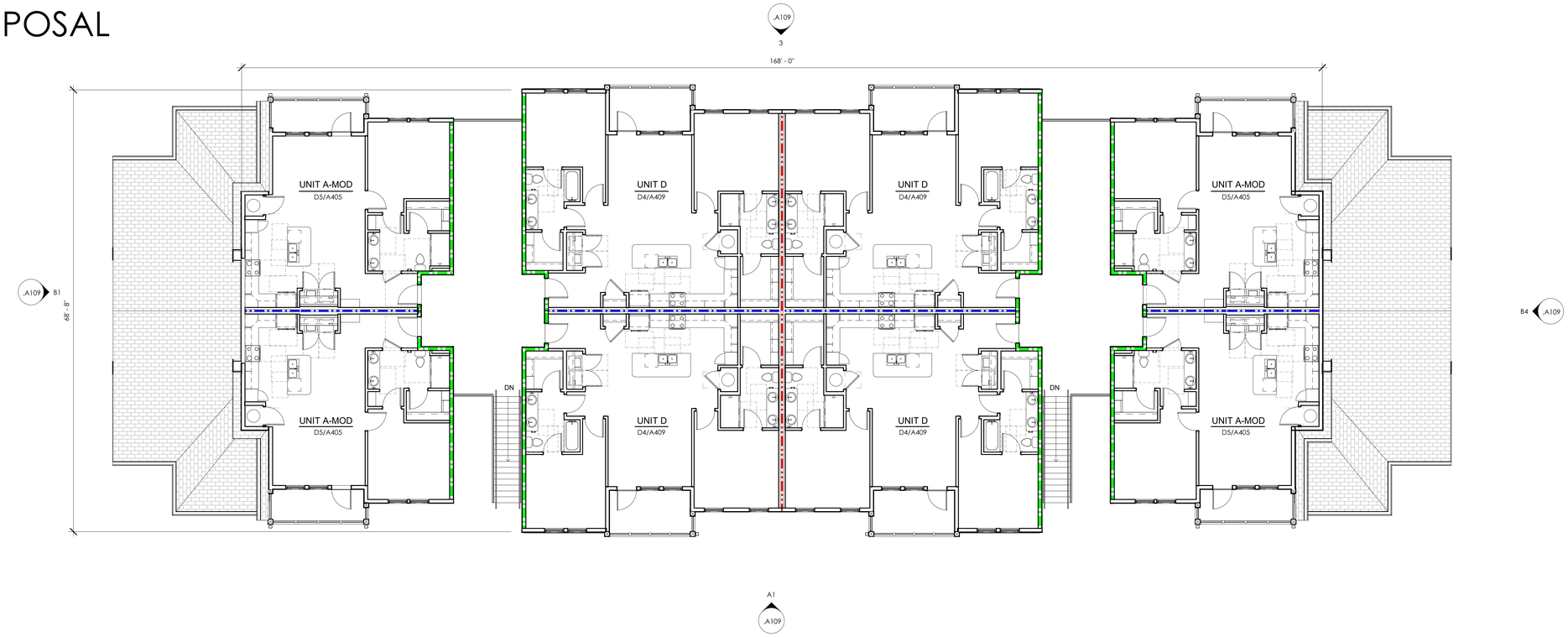
.A108
1/8" = 1'-0"

SGA | NarmourWright DESIGN

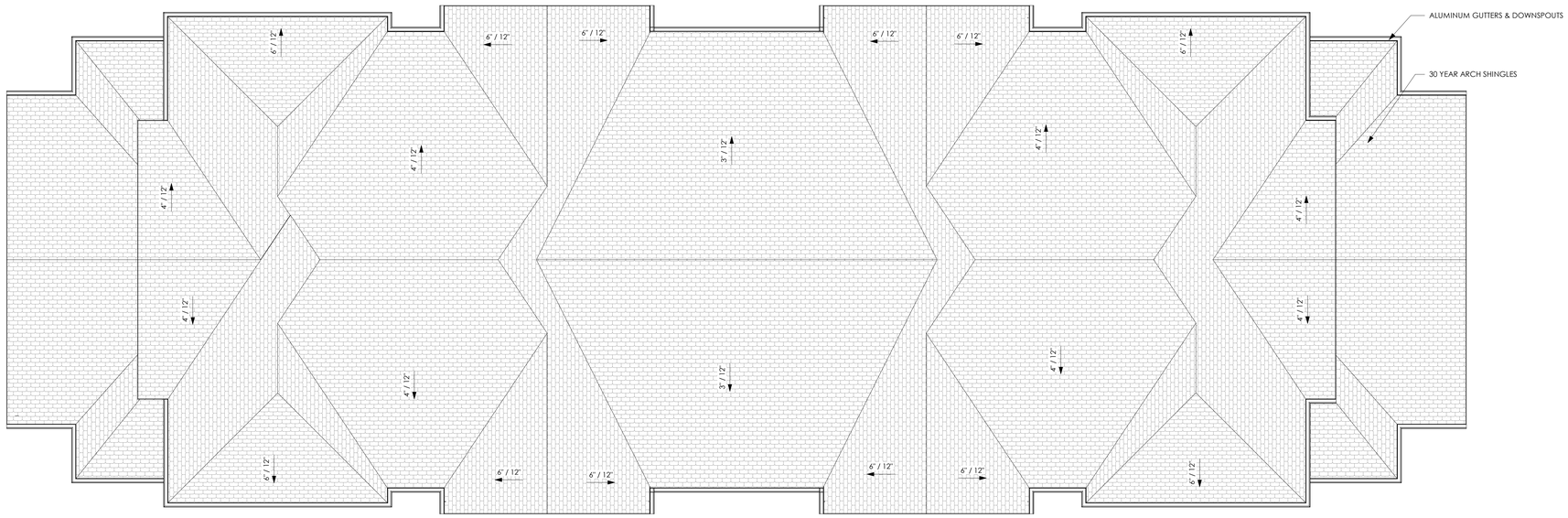
Gray Tract A
Beaufort, SC
BUILDING TYPE III - LEVEL 3 & ROOF PLANS

HOMES URBAN DEVELOPMENT

CURRENT PROPOSAL



1 BLDG III - LEVEL 3
1/8" = 1'-0"



2 BLDG III - ROOF PLAN
1/8" = 1'-0"

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HOMES URBAN
DEVELOPMENT

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Gray Tract A

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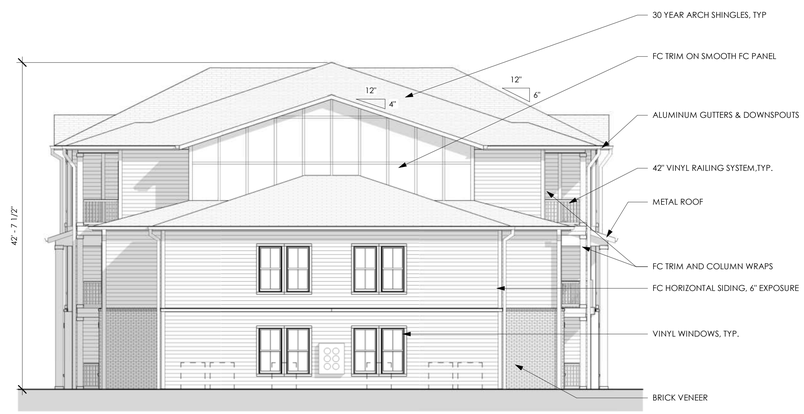
BUILDING TYPE III - LEVEL 3 & ROOF PLANS

.A108

PREVIOUSLY APPROVED

2 BUILDING TYPE III - ELEVATION 1
1/8" = 1'-0"



1 BUILDING TYPE III - ELEVATION 2
1/8" = 1'-0"

Transparency Requirement Calulation Table - Building III					
1st Floor Area:	1,488.00	Window & Door Area:	635	Percentage:	43%
2nd Floor Area:	1,488.00	Window & Door Area:	491	Percentage:	33%
3rd Floor Area:	1,252.50	Window & Door Area:	425	Percentage:	34%

3 BUILDING TYPE III - ELEVATION 3
1/8" = 1'-0"

PRELIMINARY REVIEW

.A109
1/8" = 1'-0"

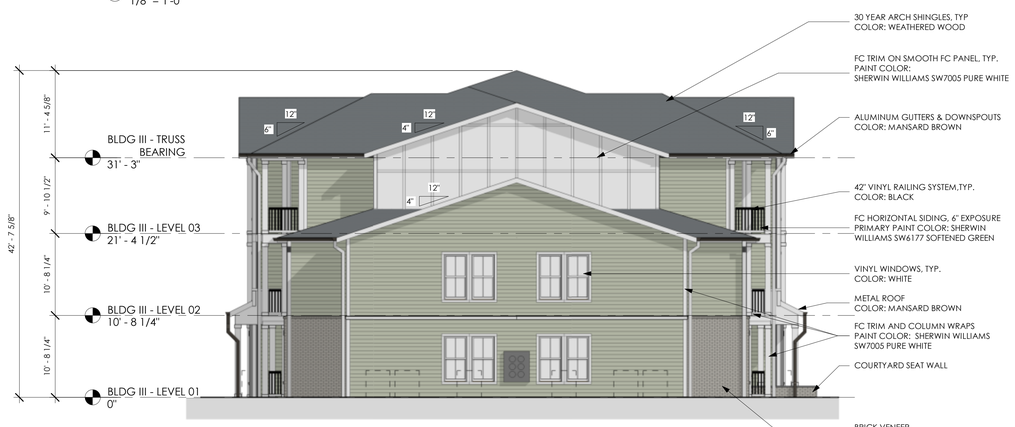
SGA | NarmourWright DESIGN

Gray Tract A
Beaufort, SC
BUILDING TYPE III - ELEVATIONS

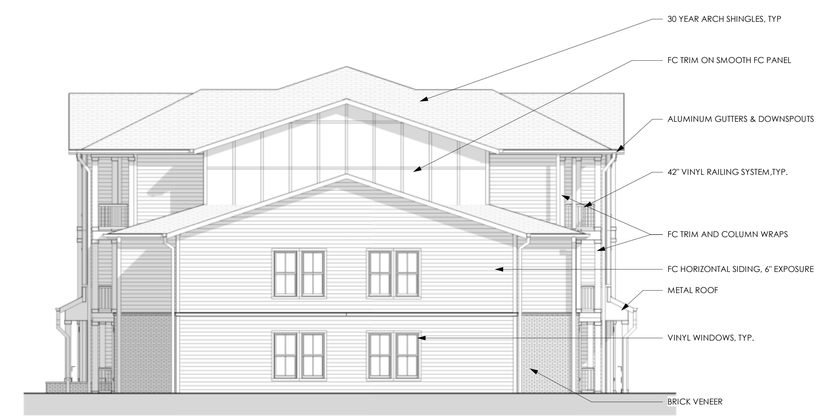
HOMES URBAN DEVELOPMENT

CURRENT PROPOSAL

A1 BUILDING TYPE III - FRONT ELEVATION
1/8" = 1'-0"



B1 BUILDING TYPE III - SIDE ELEVATION
1/8" = 1'-0"



B4 BUILDING TYPE III - SIDE ELEVATION
1/8" = 1'-0"

3 BUILDING TYPE III - ELEVATION 3
1/8" = 1'-0"

Transparency Requirement Calulation Table - Building III					
1st Floor Area:	1,488.00	Window & Door Area:	635	Percentage:	43%
2nd Floor Area:	1,488.00	Window & Door Area:	479	Percentage:	32%
3rd Floor Area:	1,252.50	Window & Door Area:	413	Percentage:	33%

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HOMES URBAN
DEVELOPMENT

Progress Drawings

Not for pricing, permitting or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

Gray Tract A

City of Beaufort, SC

PROJECT NUMBER:
21-143-02
ISSUE DATE:
02/10/22

DRAWN BY: BN
CHECKED BY: KK

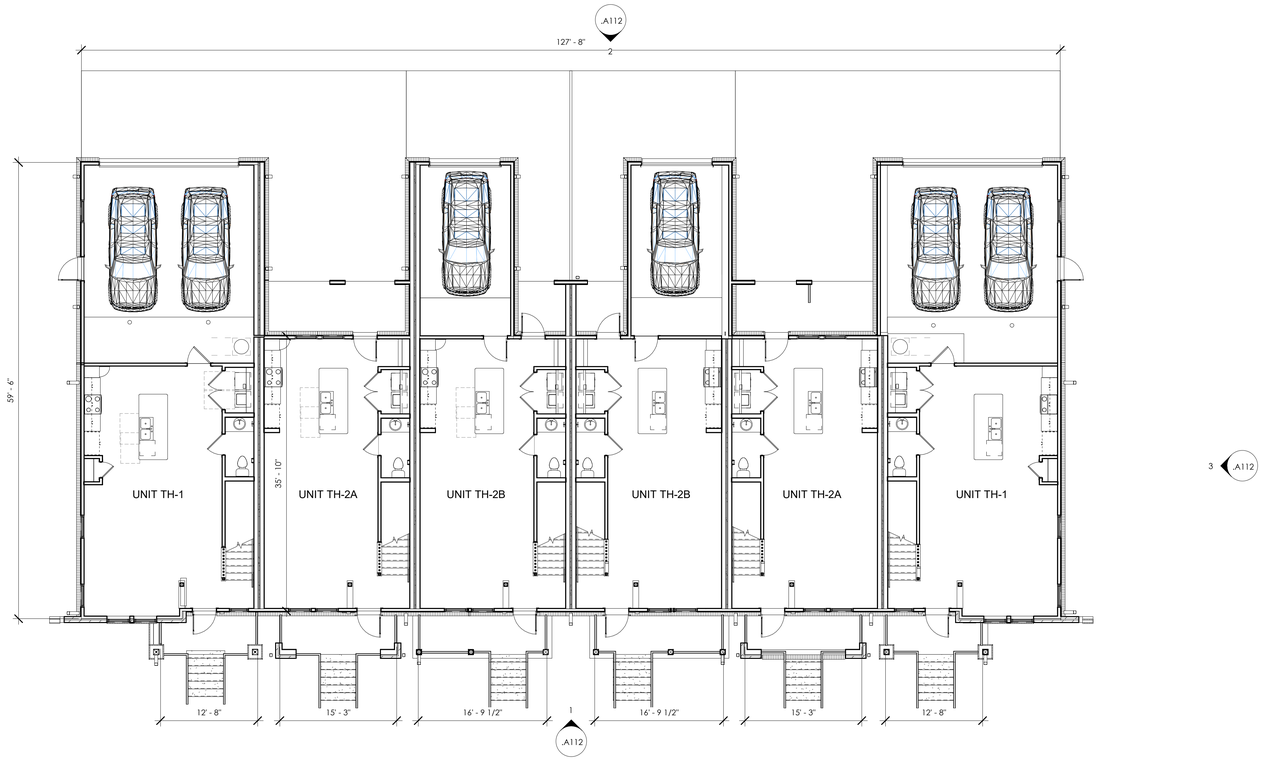
Final DRB Submittal

REVISION SCHEDULE		
#	DESCRIPTION	DATE

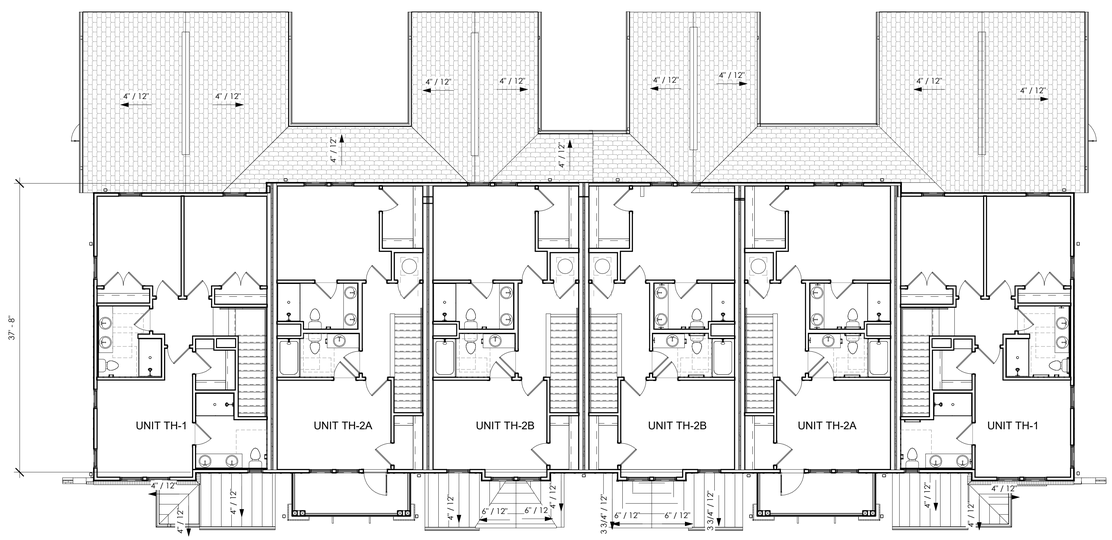
BUILDING TYPE III - ELEVATIONS

.A109

PREVIOUSLY APPROVED



1 ROWHOUSE - LEVEL 1
1/8" = 1'-0"



2 ROWHOUSE - LEVEL 2
1/8" = 1'-0"

PRELIMINARY REVIEW

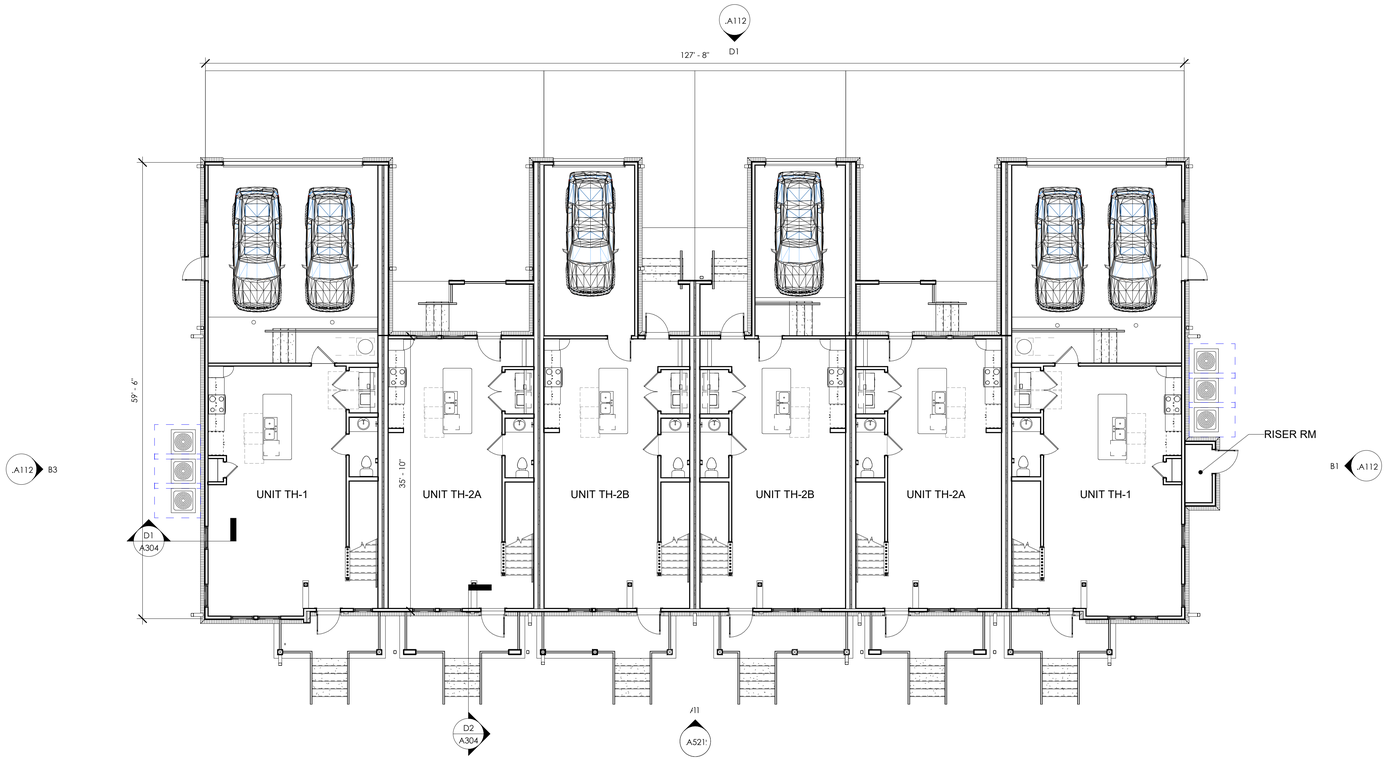
.A110
1/8" = 1'-0"

SGA | NarmourWright DESIGN

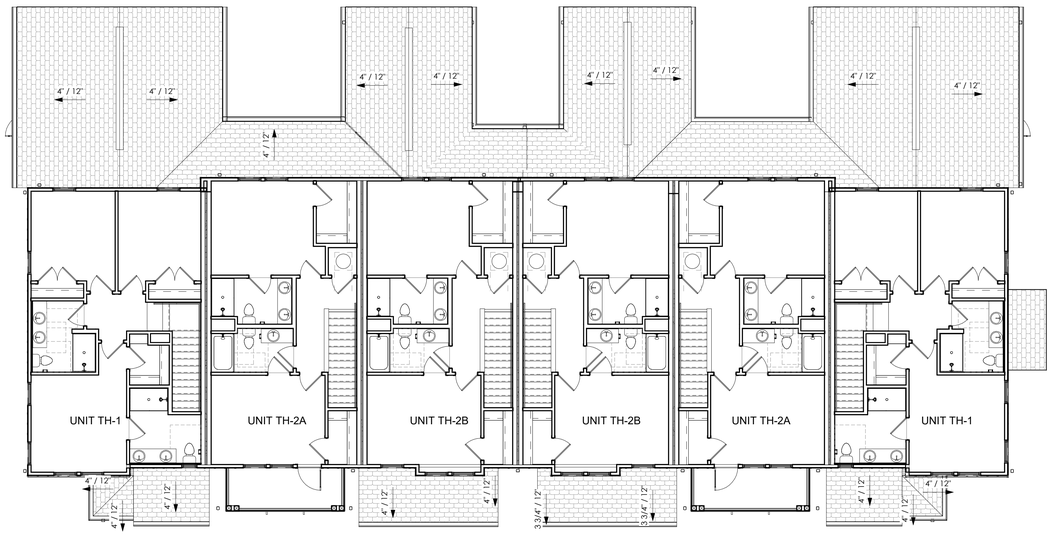
Gray Tract A
Beaufort, SC
ROWHOUSE - LEVEL 1 & 2 FLOOR PLANS

HOMES URBAN DEVELOPMENT

CURRENT PROPOSAL



B1 ROWHOUSE - LEVEL 1
1/8" = 1'-0"



D1 ROWHOUSE - LEVEL 2
1/8" = 1'-0"

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HOMES URBAN
DEVELOPMENT

Progress Drawings

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Gray Tract A

City of Beaufort, SC

PROJECT NUMBER:
21-143-02
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02/10/22

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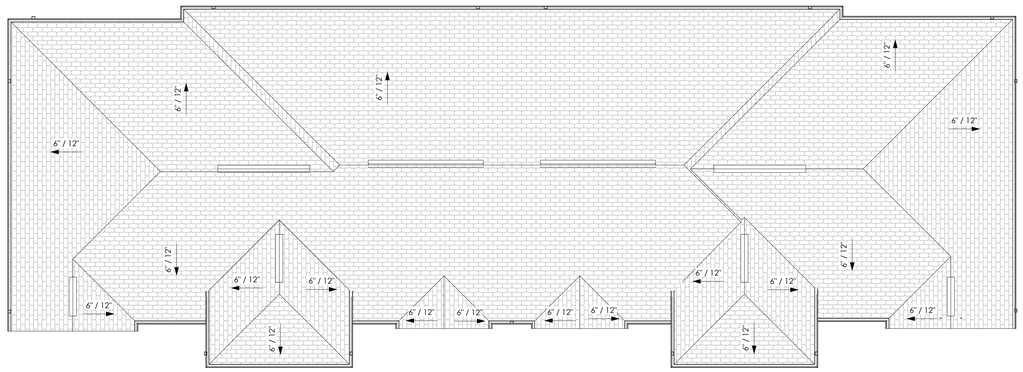
Final DRB Submittal

REVISION SCHEDULE		
#	DESCRIPTION	DATE

ROWHOUSE - LEVEL 1 & 2 FLOOR PLANS

.A110

PREVIOUSLY APPROVED



1 ROWHOUSE - ROOF PLAN
1/8" = 1'-0"

PRELIMINARY REVIEW

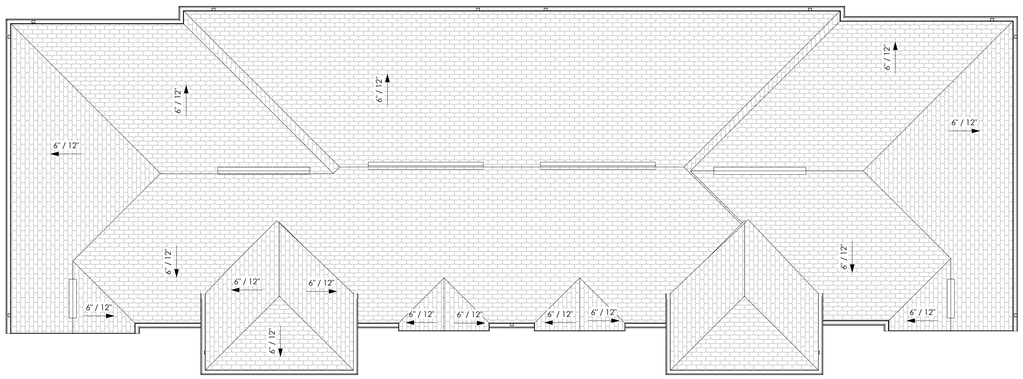
SGA | NarmourWright
DESIGN

Gray Tract A
Beaufort, SC
ROWHOUSE ROOF PLAN

.A111
1/8" = 1'-0"

HOMES URBAN
DEVELOPMENT

CURRENT PROPOSAL



D1 ROWHOUSE - ROOF PLAN
1/8" = 1'-0"

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REVISION SCHEDULE		
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ROWHOUSE ROOF PLAN

.A111

PREVIOUSLY APPROVED

1 ROWHOUSE - FRONT ELEVATION
1/8" = 1'-0"

3 ROWHOUSE - SIDE ELEVATION
1/8" = 1'-0"

2 ROWHOUSE - REAR ELEVATION
1/8" = 1'-0"

PRELIMINARY REVIEW

.A112
1/8" = 1'-0"

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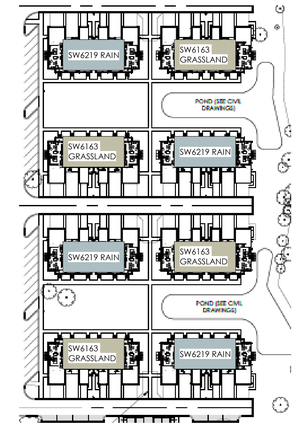
Gray Tract A
Beaufort, SC
ROWHOUSE ELEVATIONS

HOMES URBAN DEVELOPMENT

CURRENT PROPOSAL

A1 ROWHOUSE - ELEVATION 1
1/8" = 1'-0"



A5 ROWHOUSE LAP SIDING COLORS
12" = 1'-0"

B1 ROWHOUSE - ELEVATION 2
1/8" = 1'-0"

B3 ROWHOUSE - ELEVATION 4
1/8" = 1'-0"

D1 ROWHOUSE - ELEVATION 4
1/8" = 1'-0"

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HOMES URBAN
DEVELOPMENT

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City of Beaufort, SC

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REVISION SCHEDULE		
#	DESCRIPTION	DATE

ROWHOUSE
ELEVATIONS

.A112

PREVIOUSLY APPROVED

.A113

PRELIMINARY REVIEW

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Gray Tract A
Beaufort, SC
ROWHOUSE 3D VIEW

HOMES URBAN DEVELOPMENT

CURRENT PROPOSAL

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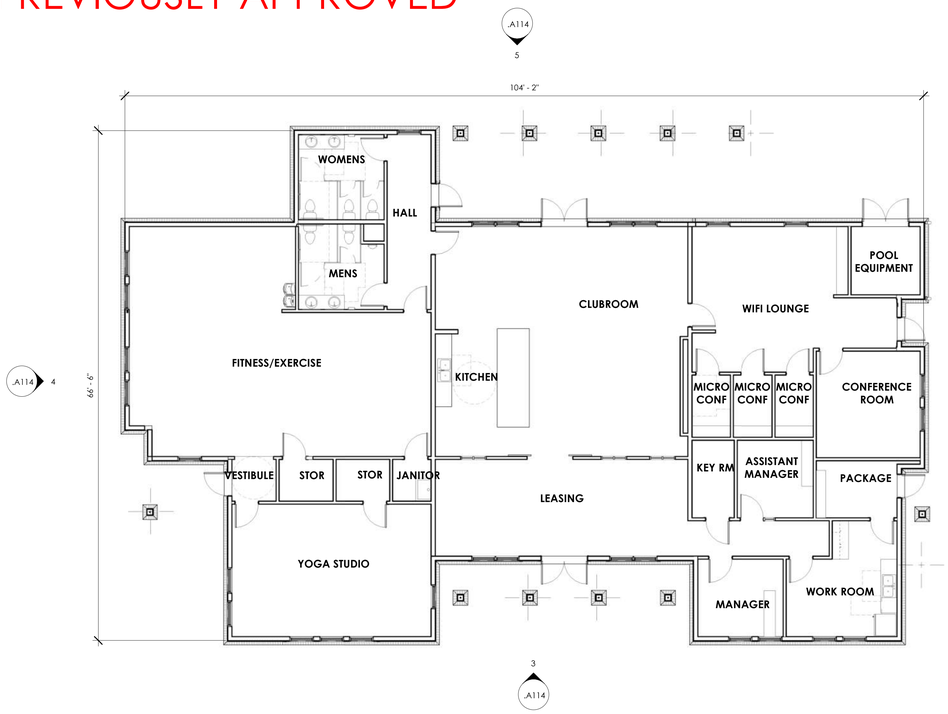
REVISION SCHEDULE		
#	DESCRIPTION	DATE

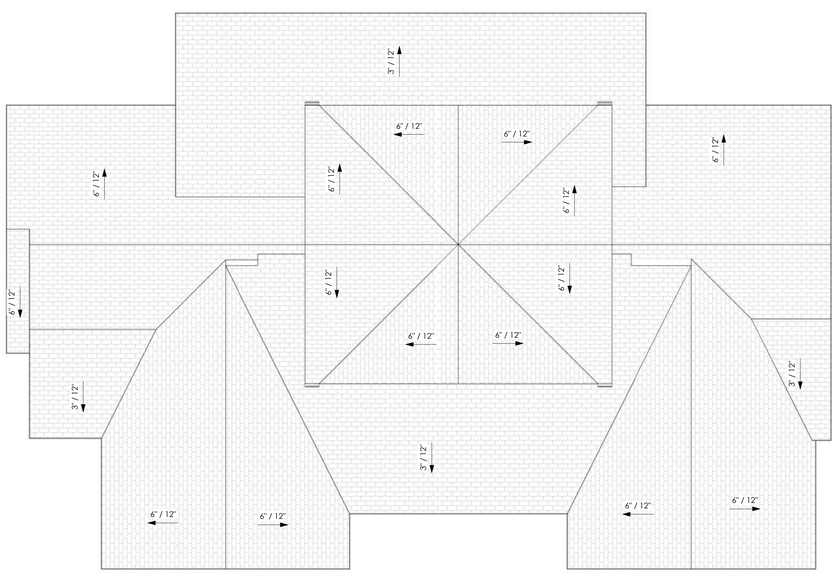
ROWHOUSE 3D VIEW

.A113

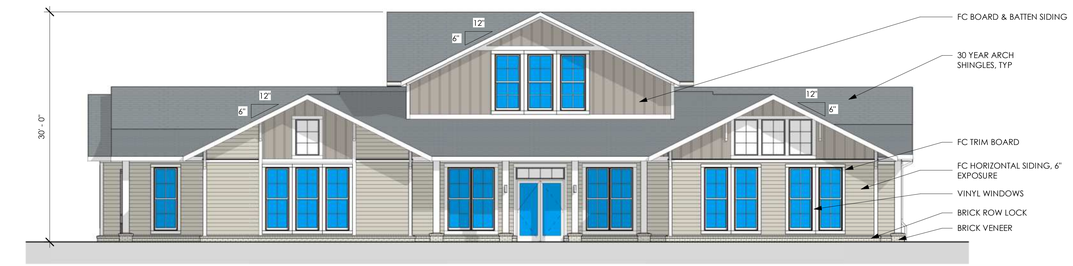
PREVIOUSLY APPROVED



1 CLUBHOUSE - FLOOR PLAN
1/8" = 1'-0"

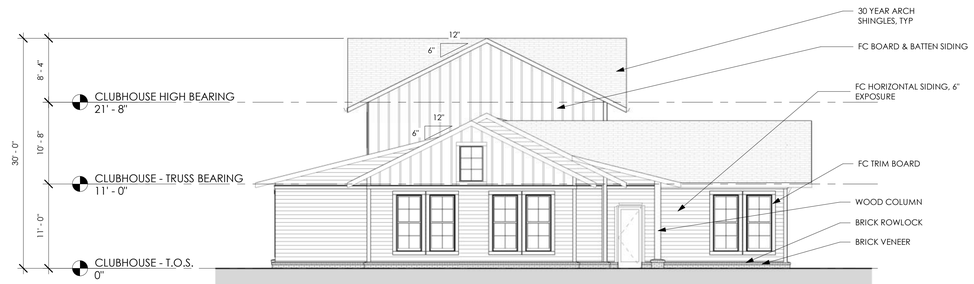


2 CLUBHOUSE - ROOF PLAN
1/8" = 1'-0"



3 CLUBHOUSE - FRONT ELEVATION
1/8" = 1'-0"

Transparency Requirement Calulation Table - Clubhouse					
1st Floor Area:	873.00	Window & Door Area:	350.7	Percentage:	40%
2nd & 3rd Floor Area:	404.80	Window & Door Area:	65.08	Percentage:	16%



4 CLUBHOUSE - SIDE ELEVATION
1/8" = 1'-0"

5 CLUBHOUSE - REAR ELEVATION
1/8" = 1'-0"

PRELIMINARY REVIEW

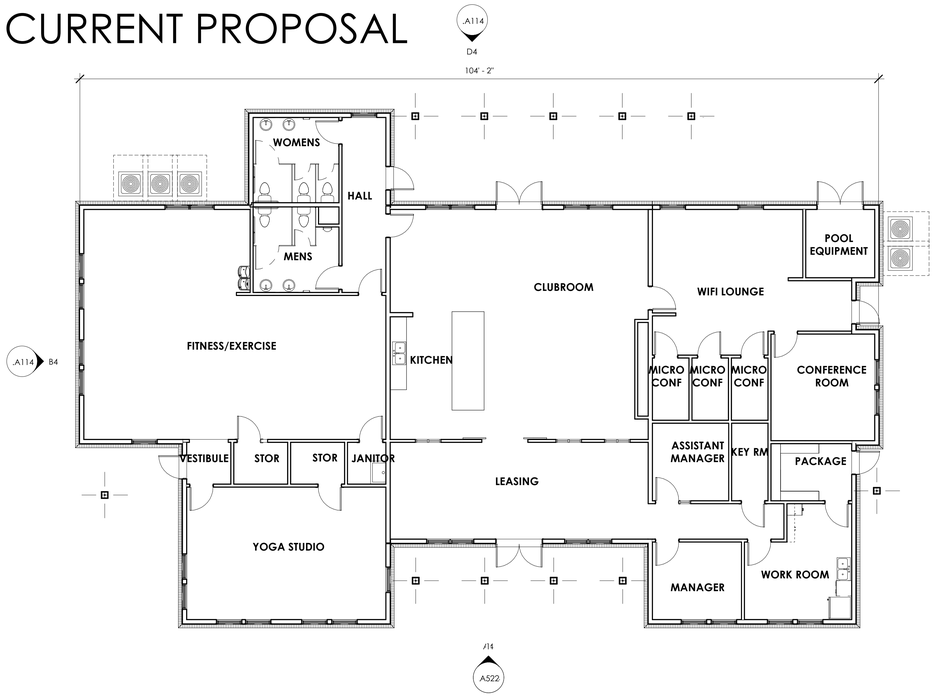
SGA | NarmourWright DESIGN

Gray Tract A
Beaufort, SC
CLUBHOUSE PLANS AND ELEVATIONS

.A114
1/8" = 1'-0"

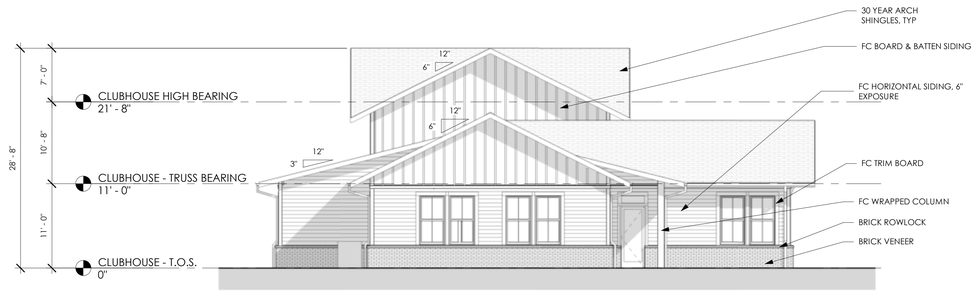
HOMES URBAN DEVELOPMENT

CURRENT PROPOSAL

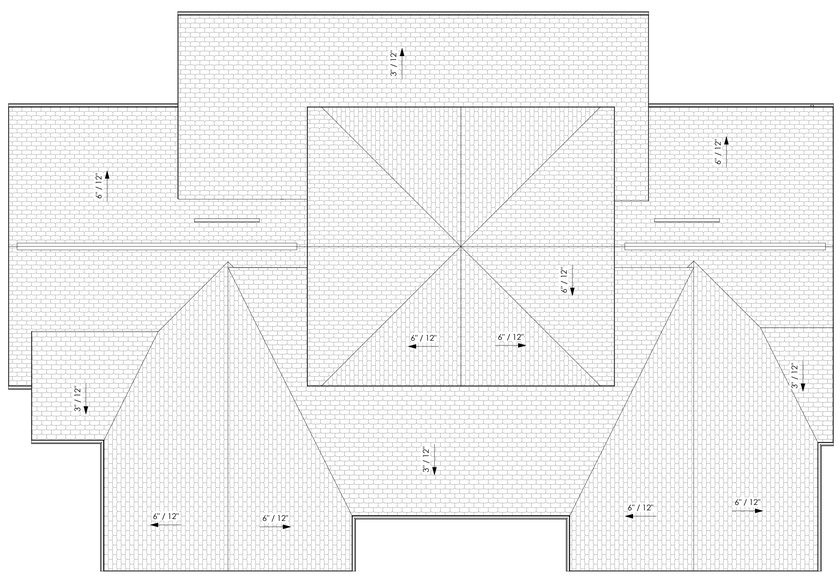


B1 CLUBHOUSE - FLOOR PLAN
1/8" = 1'-0"

A4 CLUBHOUSE - FRONT ELEVATION
1/8" = 1'-0"



B4 CLUBHOUSE - SIDE ELEVATION
1/8" = 1'-0"



D1 CLUBHOUSE - ROOF PLAN
1/8" = 1'-0"

C4 CLUBHOUSE - ELEVATION 4
1/8" = 1'-0"

D4 CLUBHOUSE - REAR ELEVATION
1/8" = 1'-0"

Transparency Requirement Calulation Table - Clubhouse					
1st Floor Area:	873.00	Window & Door Area:	350.7	Percentage:	40%
2nd & 3rd Floor Area:	404.80	Window & Door Area:	65.08	Percentage:	16%

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HOMES URBAN
DEVELOPMENT

Progress Drawings

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Gray Tract A
City of Beaufort, SC

PROJECT NUMBER:
21-143-02
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02/10/22

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CHECKED BY: KK

Final DRB Submittal

REVISION SCHEDULE		
#	DESCRIPTION	DATE

CLUBHOUSE PLANS AND ELEVATIONS

.A114

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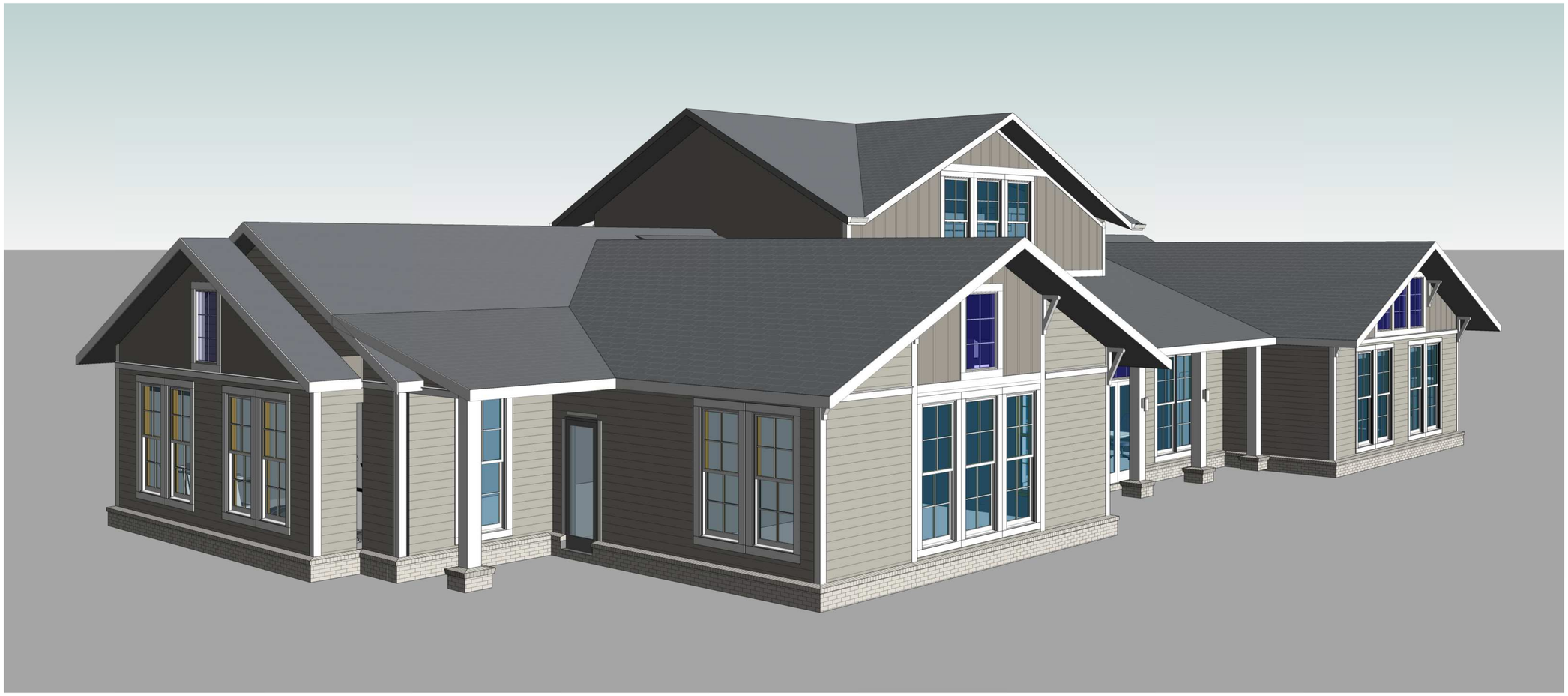

PRELIMINARY REVIEW

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Gray Tract A
Beaufort, SC
CLUBHOUSE 3D VIEW

.A115

HOMES URBAN DEVELOPMENT

CURRENT PROPOSAL

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HOMES URBAN
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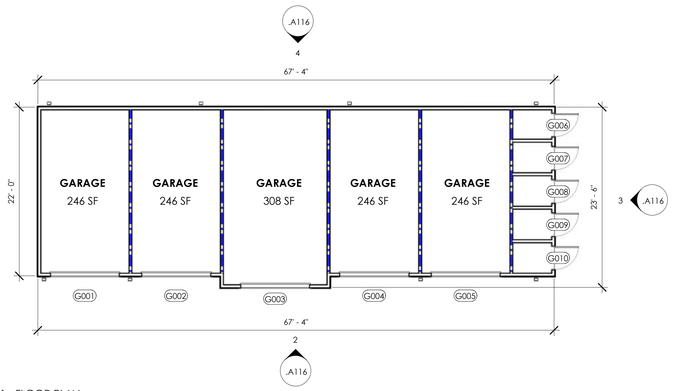
Final DRB Submittal

REVISION SCHEDULE		
#	DESCRIPTION	DATE

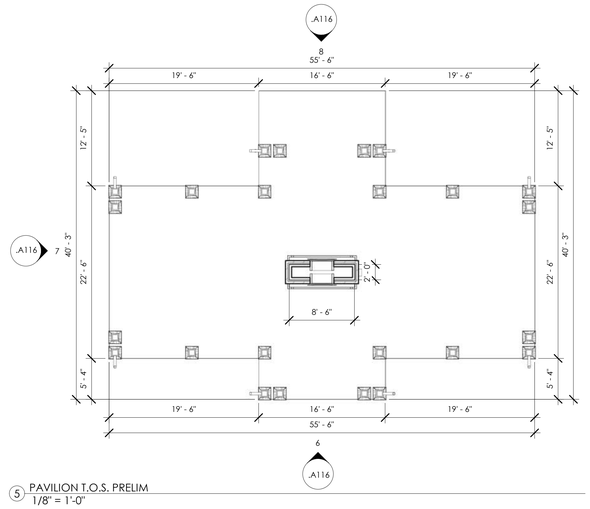
CLUBHOUSE 3D VIEW

.A115

PREVIOUSLY APPROVED



1 GARAGE 1 - FLOOR PLAN
1/8" = 1'-0"

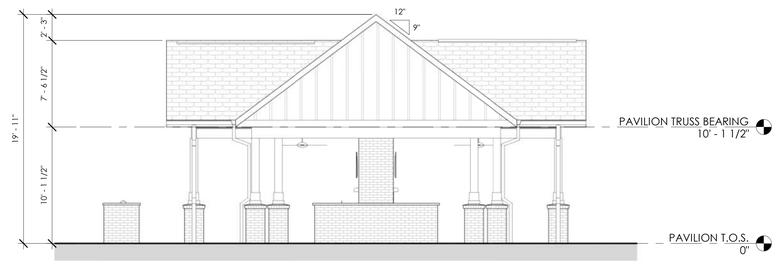


5 PAVILION T.O.S. PRELIM
1/8" = 1'-0"

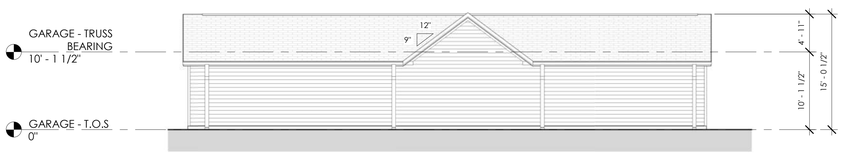
2 GARAGE - FRONT ELEVATION
1/8" = 1'-0"

6 PAVILION - FRONT ELEVATION
3/16" = 1'-0"

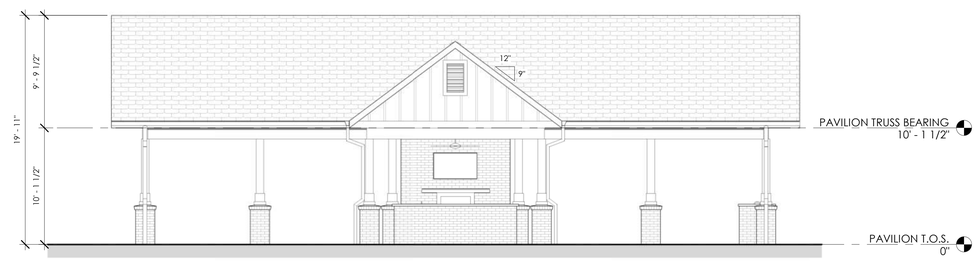
3 GARAGE - RIGHT ELEVATION
1/8" = 1'-0"



7 PAVILION - RIGHT ELEVATION
3/16" = 1'-0"



4 GARAGE - REAR ELEVATION
1/8" = 1'-0"



8 PAVILION - REAR ELEVATION
3/16" = 1'-0"

PRELIMINARY REVIEW

.A116
As indicated

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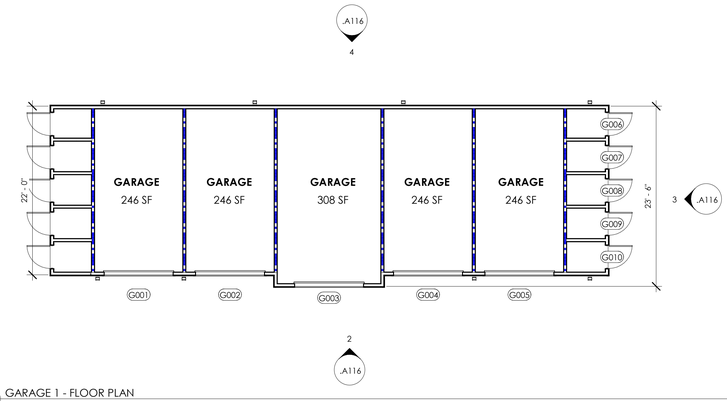
DESIGN

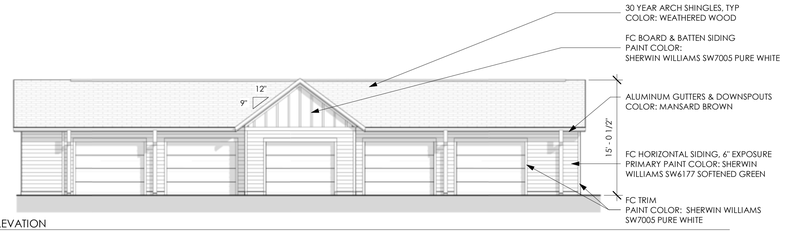
Gray Tract A
Beaufort, SC
GARAGE AND PAVILION PLANS AND ELEVATIONS

HOMES URBAN
DEVELOPMENT

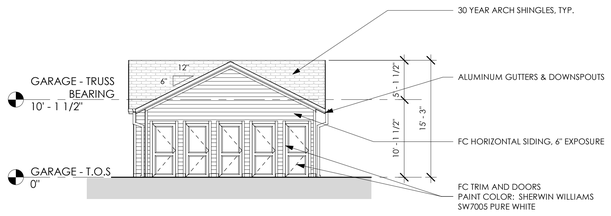
CURRENT PROPOSAL



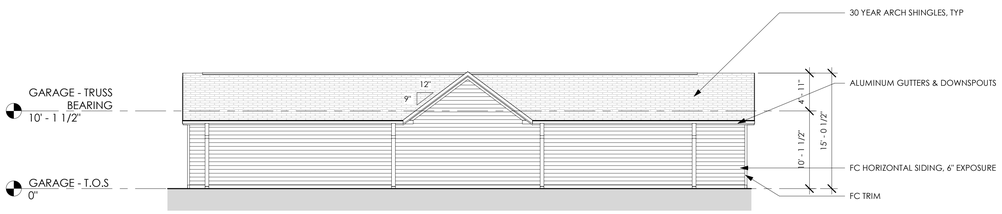
1 GARAGE 1 - FLOOR PLAN
1/8" = 1'-0"



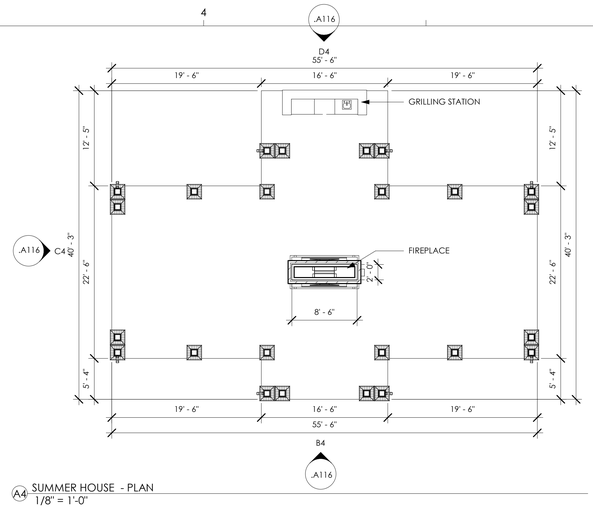
2 GARAGE - FRONT ELEVATION
1/8" = 1'-0"



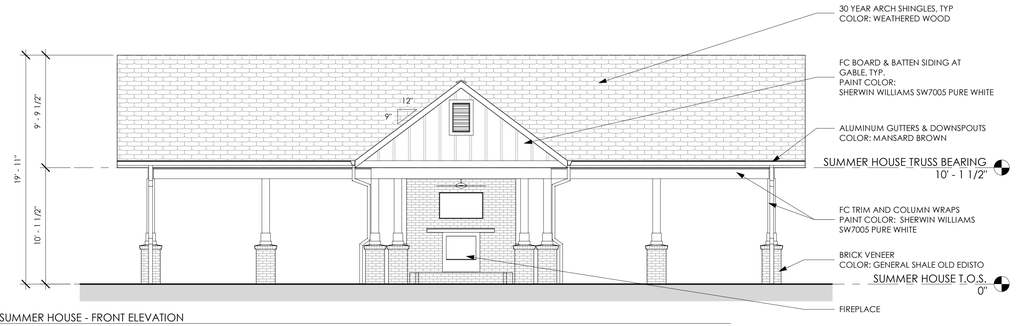
3 GARAGE - RIGHT ELEVATION
1/8" = 1'-0"



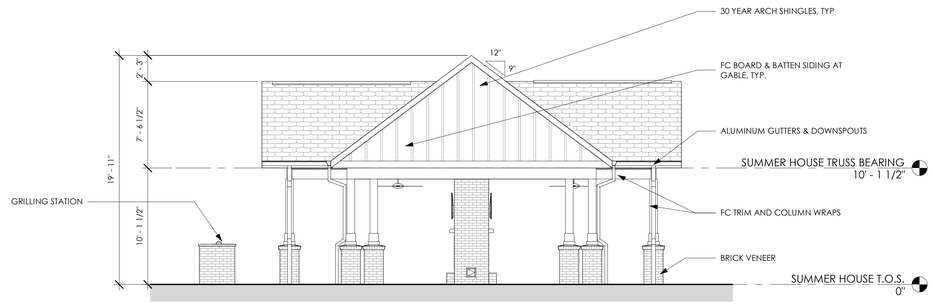
4 GARAGE - REAR ELEVATION
1/8" = 1'-0"



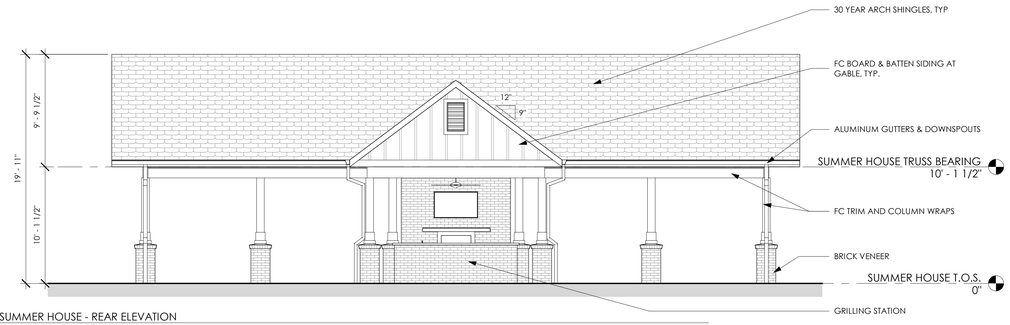
A4 SUMMER HOUSE - PLAN
1/8" = 1'-0"



B4 SUMMER HOUSE - FRONT ELEVATION
3/16" = 1'-0"



C4 SUMMER HOUSE - SIDE ELEVATION
3/16" = 1'-0"



D4 SUMMER HOUSE - REAR ELEVATION
3/16" = 1'-0"

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HOMES URBAN
DEVELOPMENT

Progress Drawings

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Gray Tract A

City of Beaufort, SC

PROJECT NUMBER:
21-143-02
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DRAWN BY: BN
CHECKED BY: KK

Final DRB Submittal

REVISION SCHEDULE		
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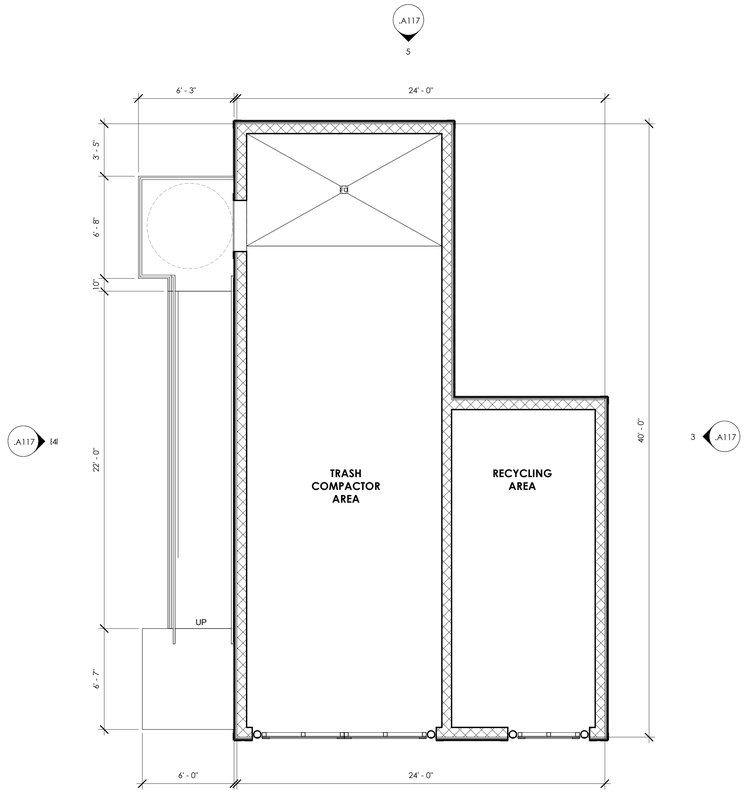
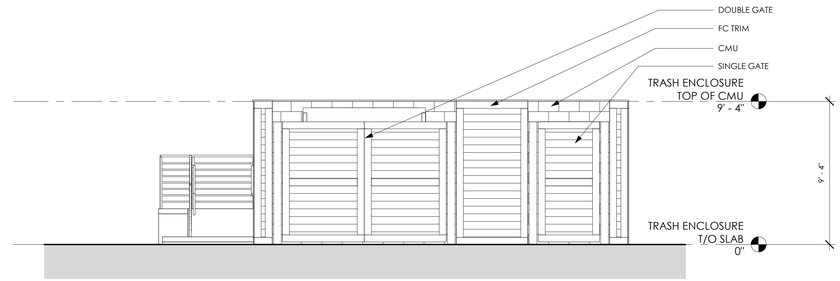
GARAGE AND PAVILION PLANS AND ELEVATIONS

.A116

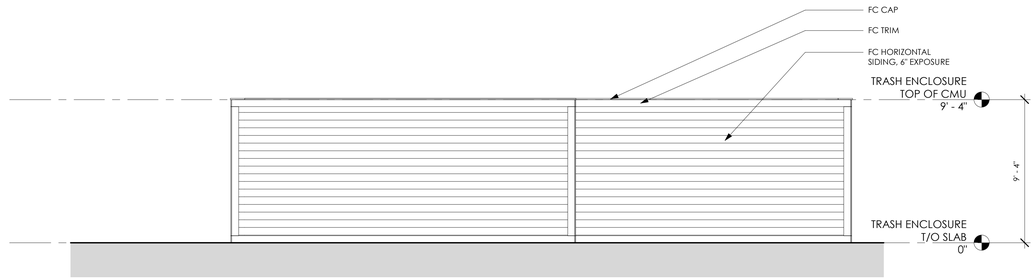
PREVIOUSLY APPROVED



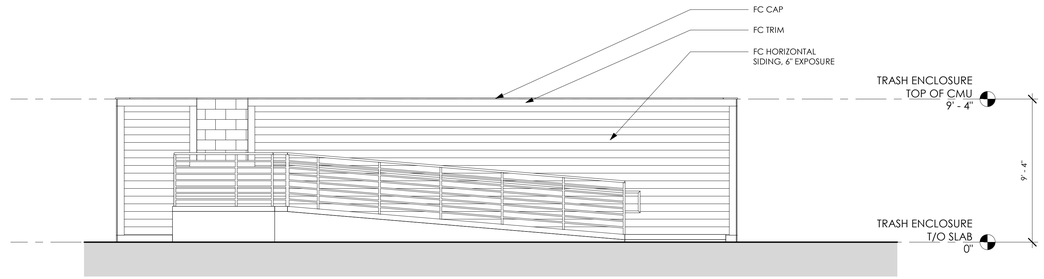
1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



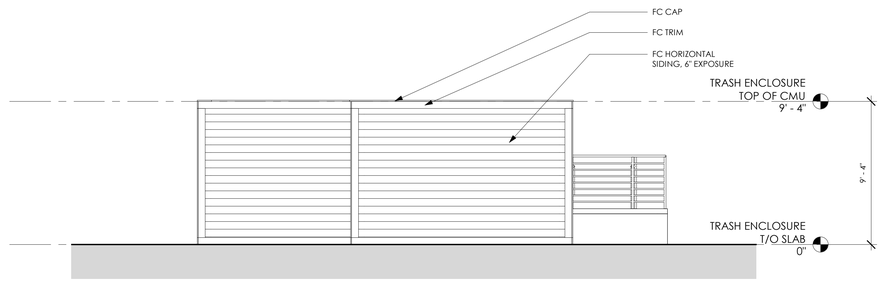
2 TRASH ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"



3 TRASH ENCLOSURE - RIGHT ELEVATION
1/4" = 1'-0"



4 TRASH ENCLOSURE - LEFT ELEVATION
1/4" = 1'-0"



5 TRASH ENCLOSURE - REAR ELEVATION
1/4" = 1'-0"

PRELIMINARY REVIEW

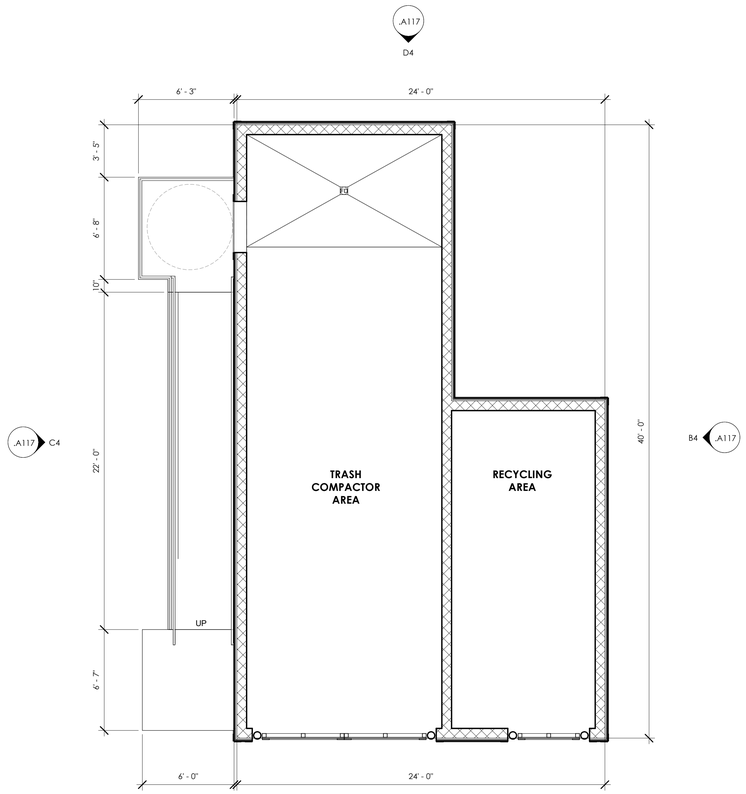
SGA | NarmourWright DESIGN

Gray Tract A
Beaufort, SC
TRASH ENCLOSURE PLAN AND ELEVATIONS

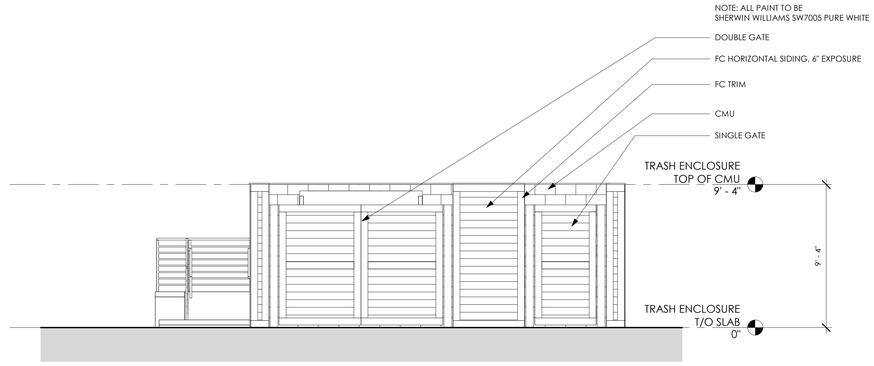
.A117
1/4" = 1'-0"

HOMES URBAN DEVELOPMENT

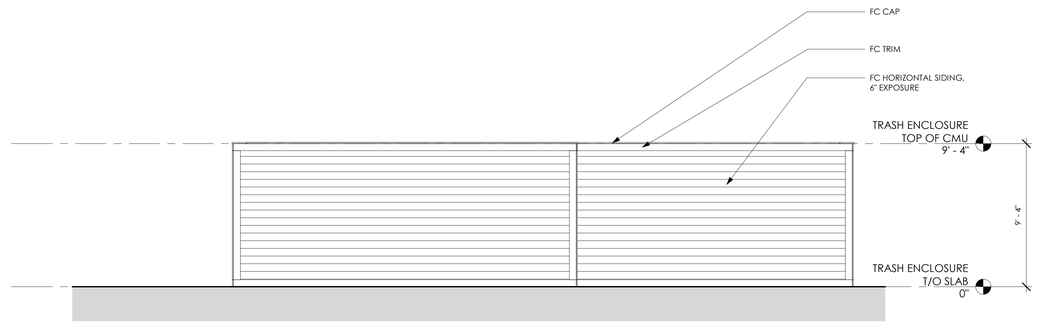
CURRENT PROPOSAL



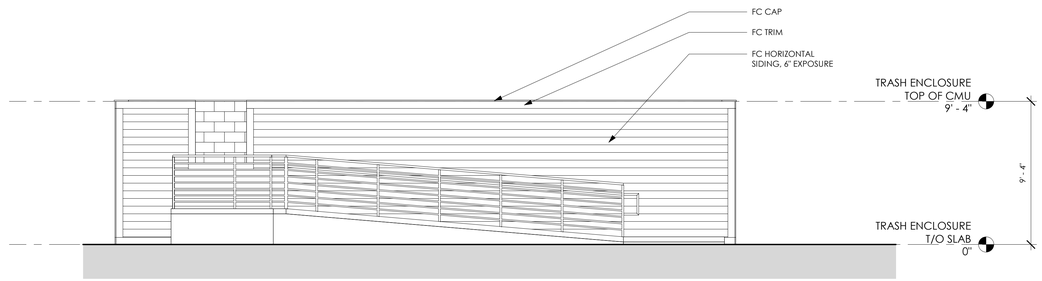
B1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



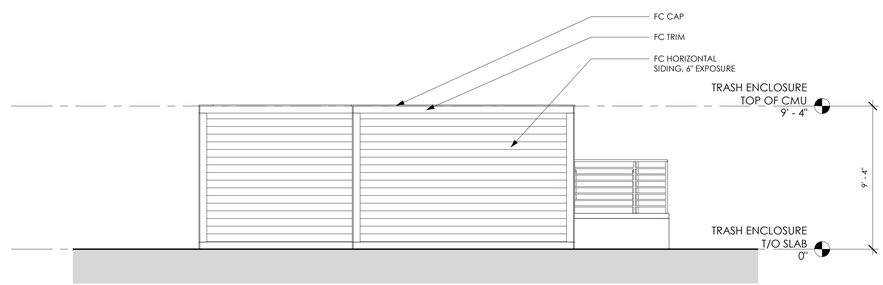
A4 TRASH ENCLOSURE - FRONT ELEVATION
1/4" = 1'-0"



B4 TRASH ENCLOSURE - RIGHT ELEVATION
1/4" = 1'-0"



C4 TRASH ENCLOSURE - LEFT ELEVATION
1/4" = 1'-0"



D4 TRASH ENCLOSURE - REAR ELEVATION
1/4" = 1'-0"

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HOMES URBAN
DEVELOPMENT

Progress Drawings

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Gray Tract A

City of Beaufort, SC

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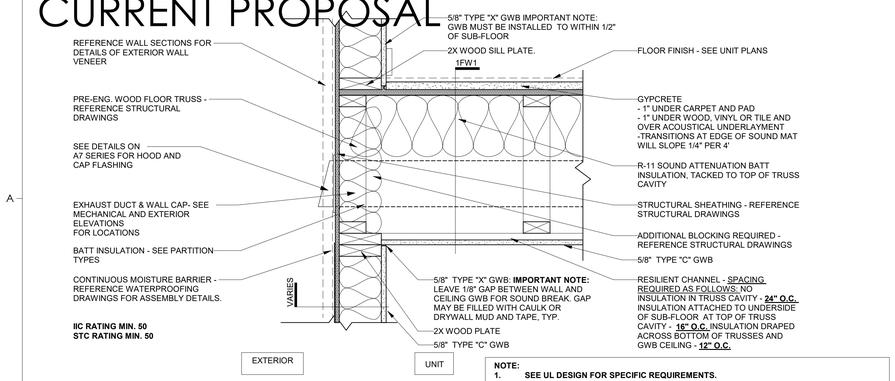
TRASH ENCLOSURE
PLAN AND ELEVATIONS

.A117

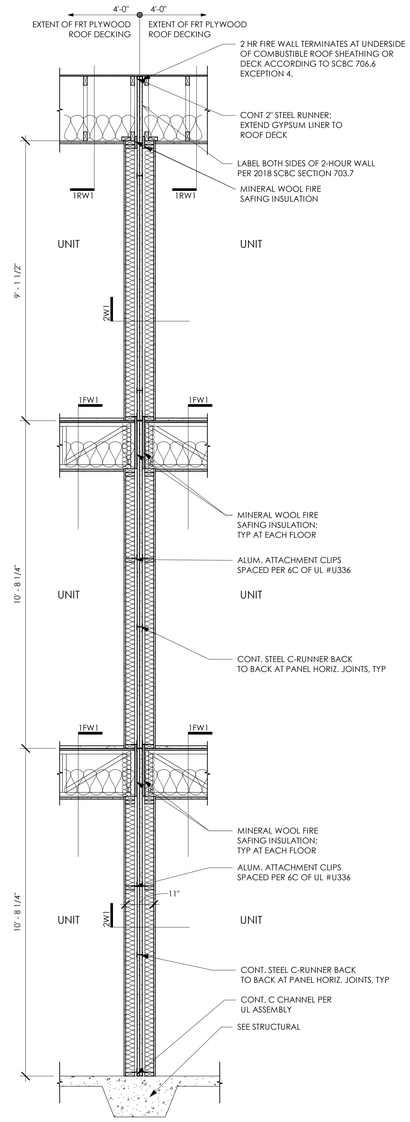
CURRENT PROPOSAL



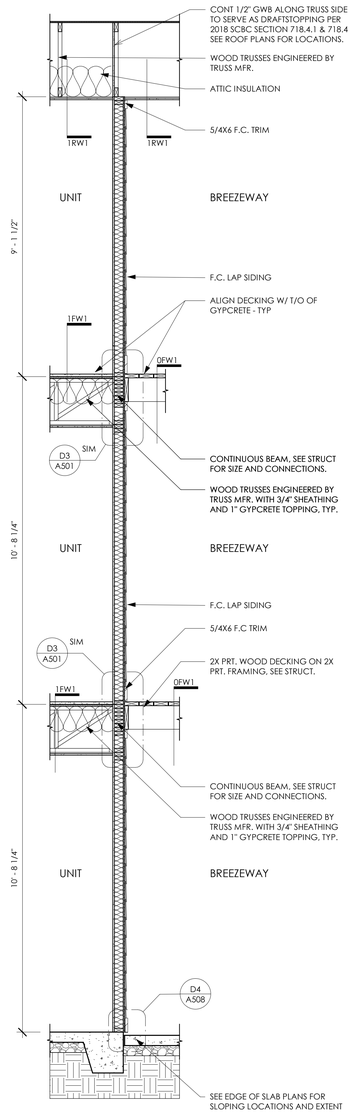
NOTE:
1. **SEE UL DESIGN FOR SPECIFIC REQUIREMENTS.**
2. **THE FOLLOWING LOCATIONS SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED:**
   - A. **WALLS, CEILINGS AND FLOORS SEPARATING CONDITIONED SPACE FROM NONCONDITIONED SPACE**
   - B. **JOINTS OF FRAMING MEMBERS AT RIM JOISTS**
   - C. **TOP AND BOTTOM PLATES**

1 HR FLOOR/CEILING ASSEMBLY AT EXTERIOR WALL

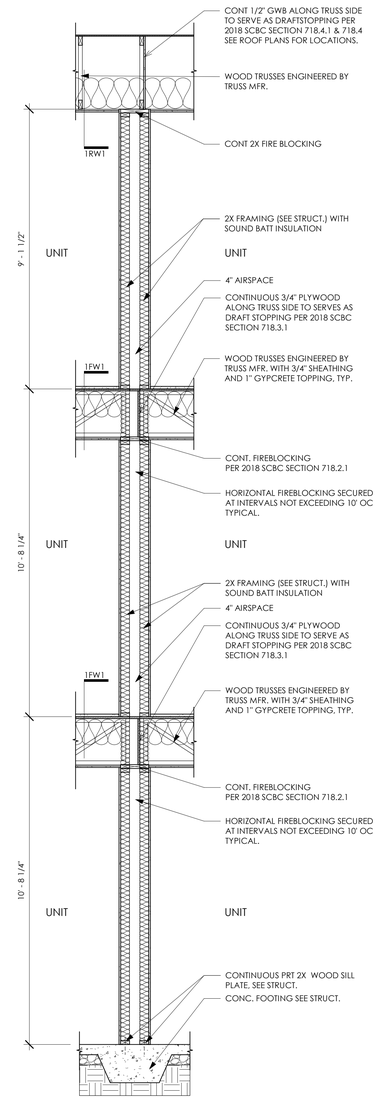
A1 ACOUSTIC DETAIL AT EXTERIOR WALL
1 1/2" = 1'-0"



D3 2-HOUR AREA SEPARATION WALL1
1/2" = 1'-0"



D4 1-HOUR BREEZEWAY WALL
1/2" = 1'-0"



D5 1-HOUR TENANT SEPARATION WALL1
1/2" = 1'-0"

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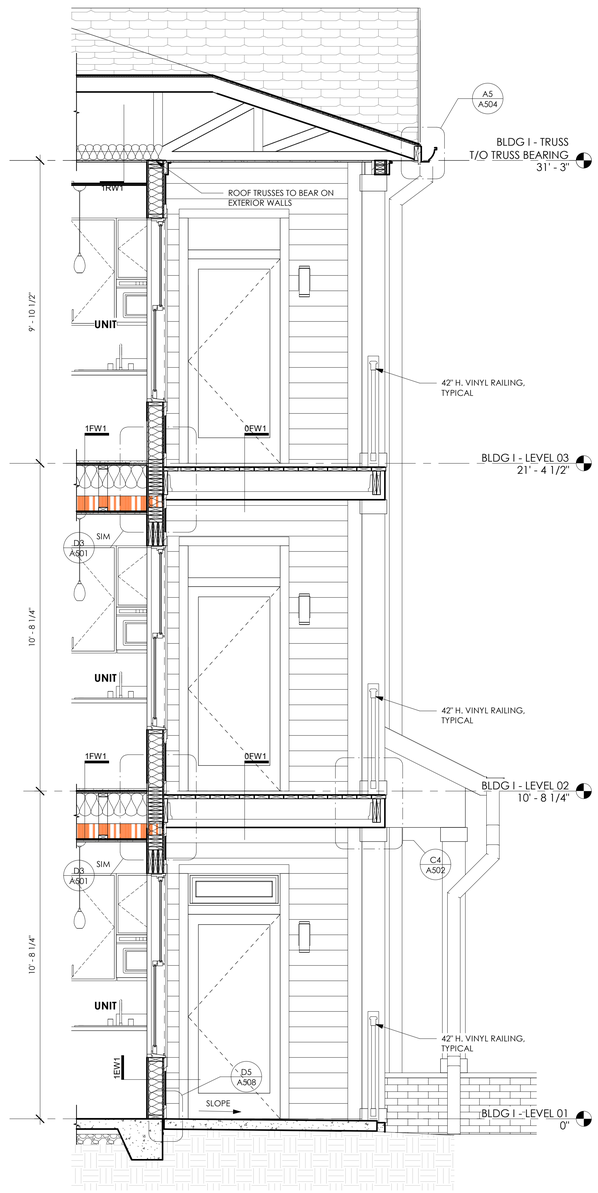
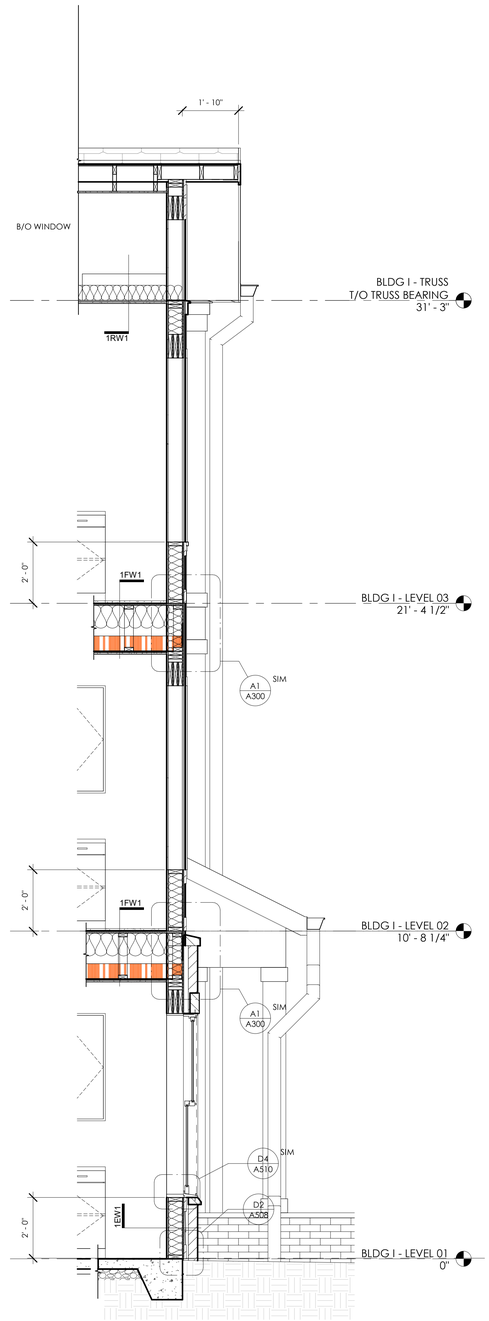
TYPICAL WALL SECTIONS

A300

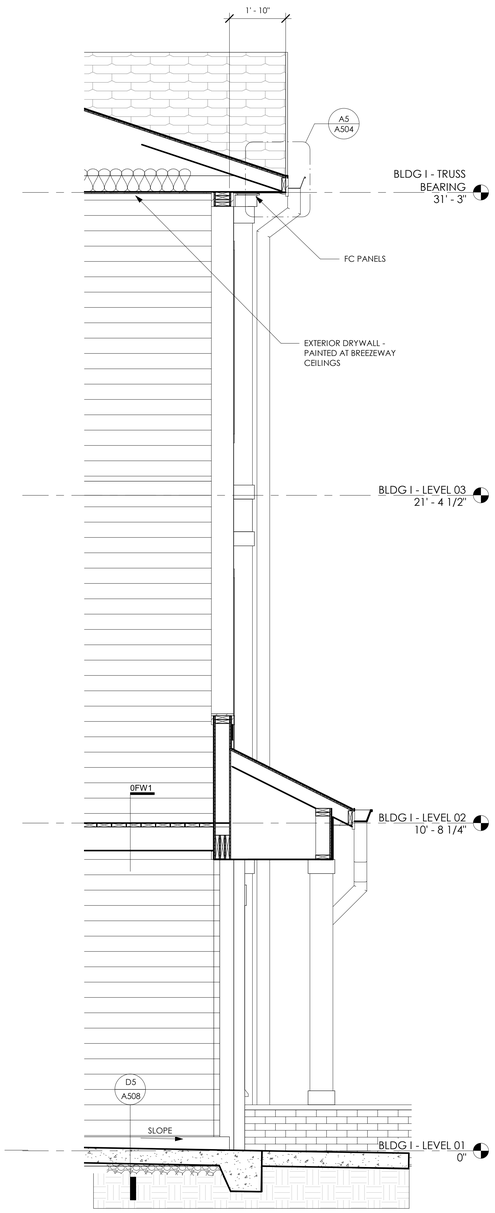
CURRENT PROPOSAL



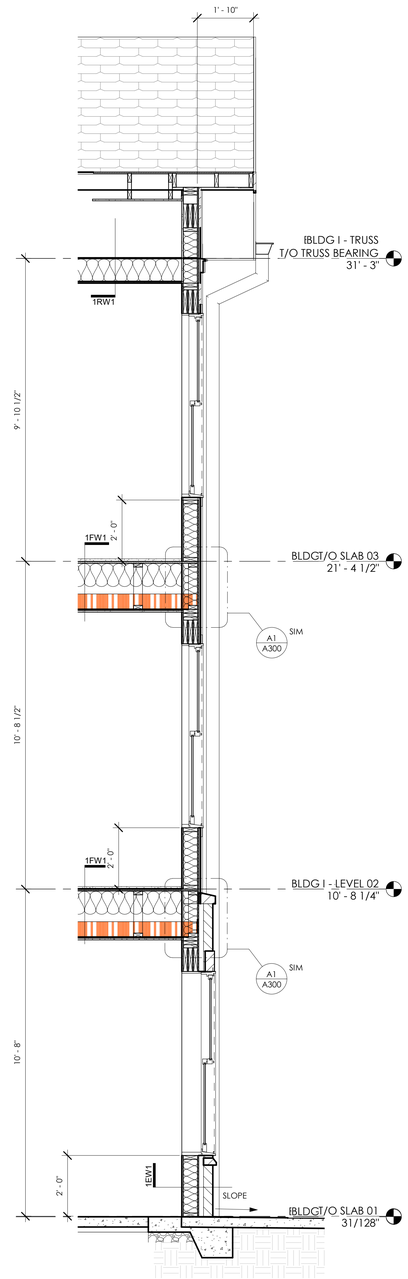
D1 BLDG I - SECTION @ BALCONY
1/2" = 1'-0"



D2 BLDG I - SECTION @ KITCHEN
1/2" = 1'-0"



D3 BLDG I - SECTION @ BREEZEWAY
1/2" = 1'-0"



D4 BLDG I - SECTION @ BEDROOM
1/2" = 1'-0"

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HOMES URBAN
DEVELOPMENT

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Gray Tract A

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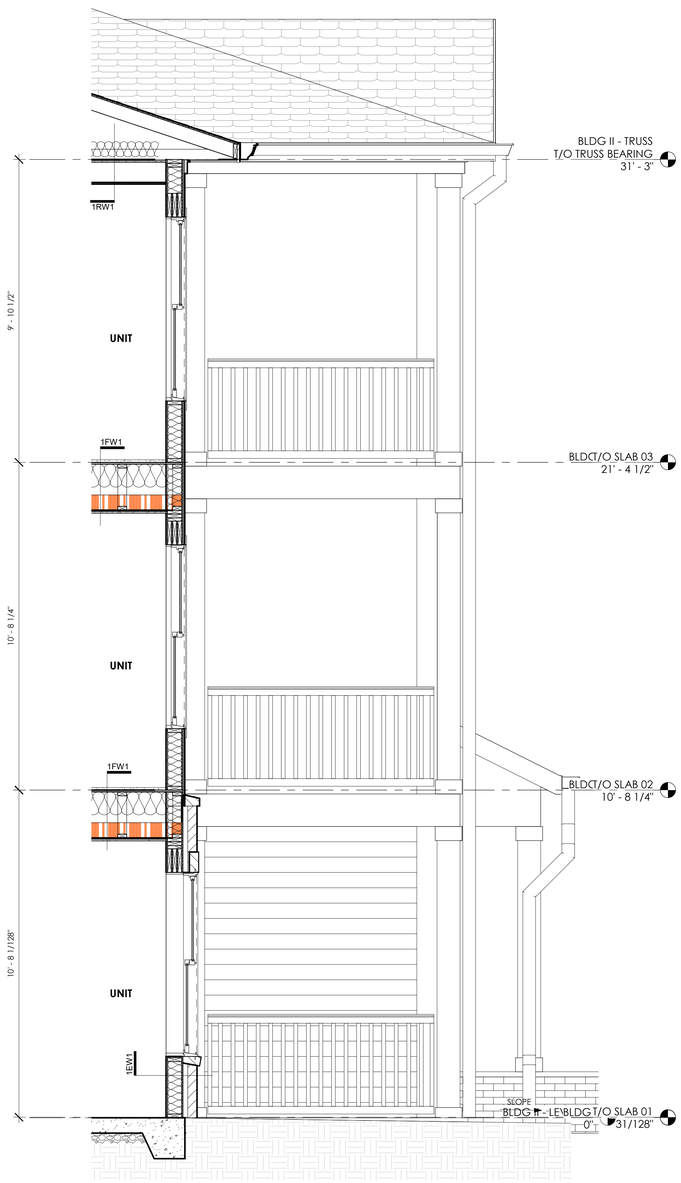
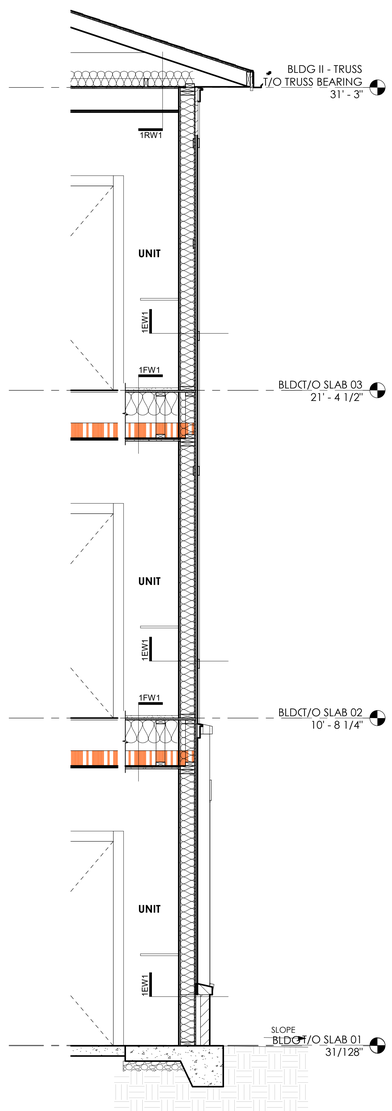
BUILDING TYPE I WALL SECTIONS

A301

CURRENT PROPOSAL



D1 BLDG II - SECTION @ WINDOW
1/2" = 1'-0"



D2 BLDG II - SECTION 3 STORY
1/2" = 1'-0"

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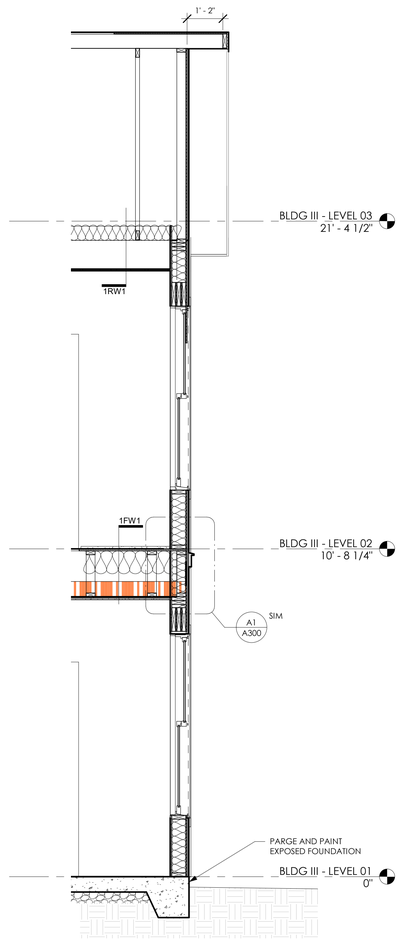
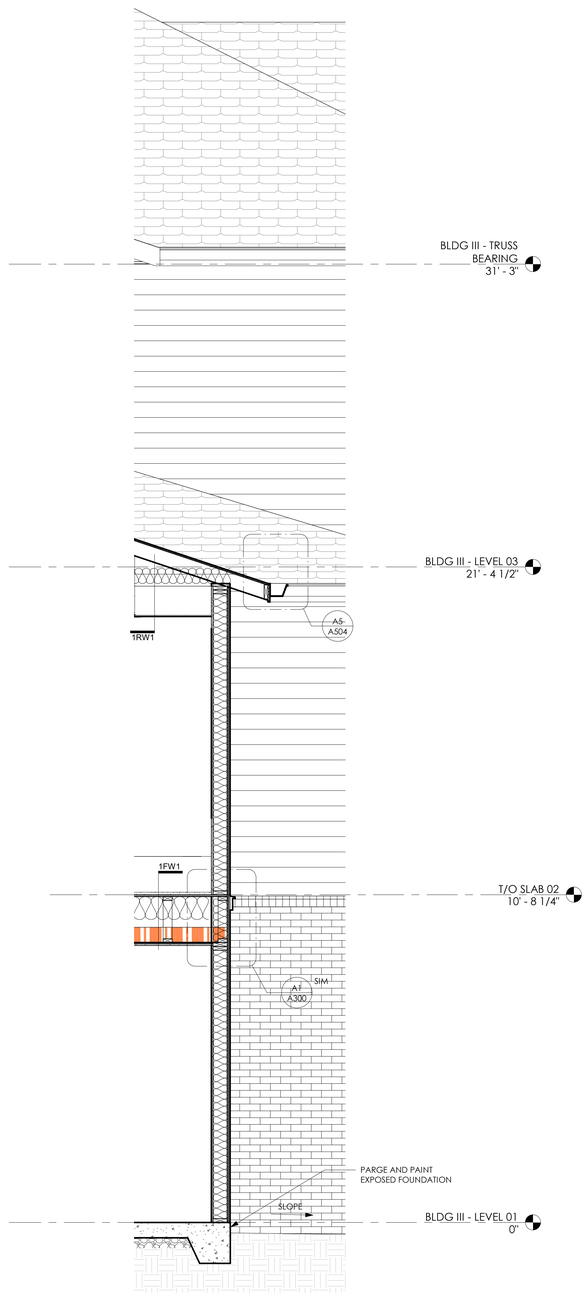
BUILDING TYPE II WALL SECTIONS

A302

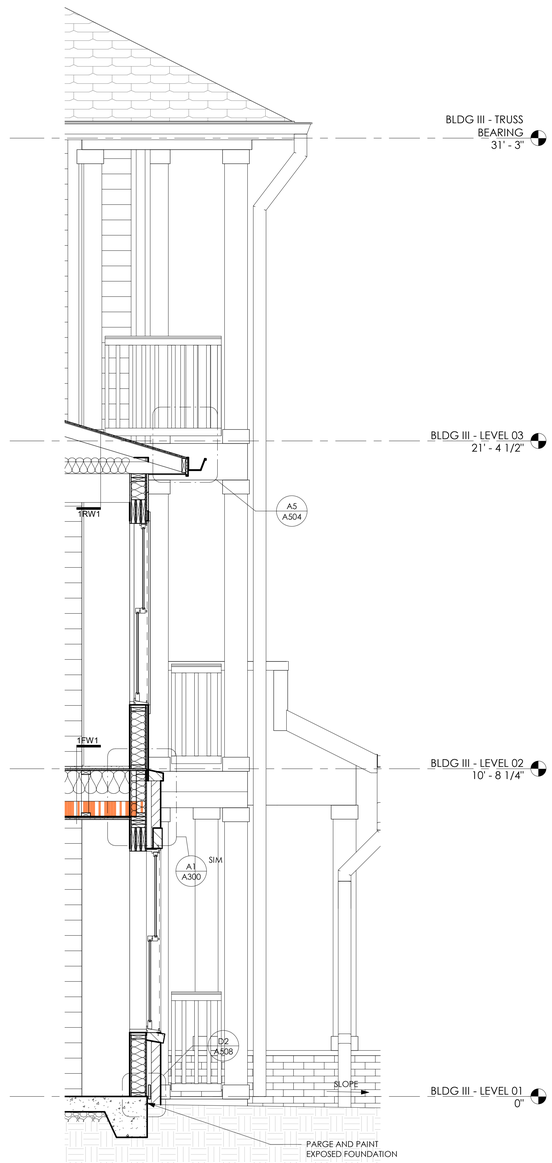
CURRENT PROPOSAL



D1 BLDG III - SECTION @ BEDROOM
1/2" = 1'-0"



D2 BLDG III - SECTION @ BATH
1/2" = 1'-0"



D4 BLDG III - SECTION @ DOUBLE WINDOW
1/2" = 1'-0"

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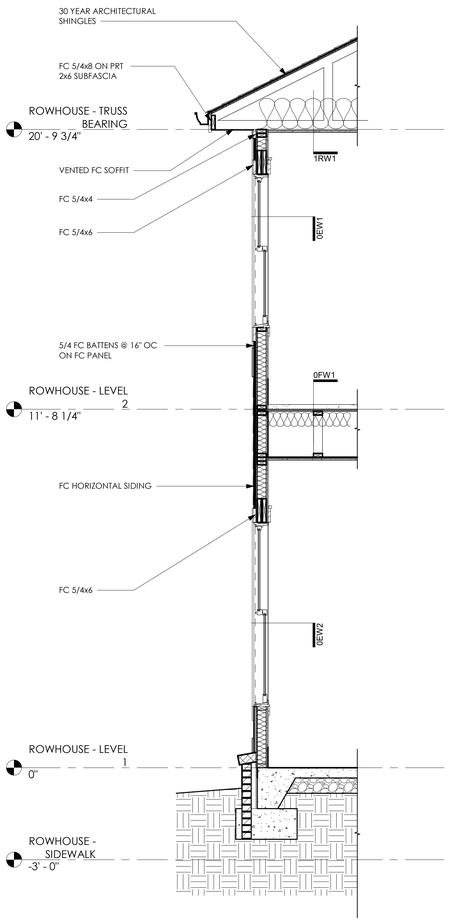
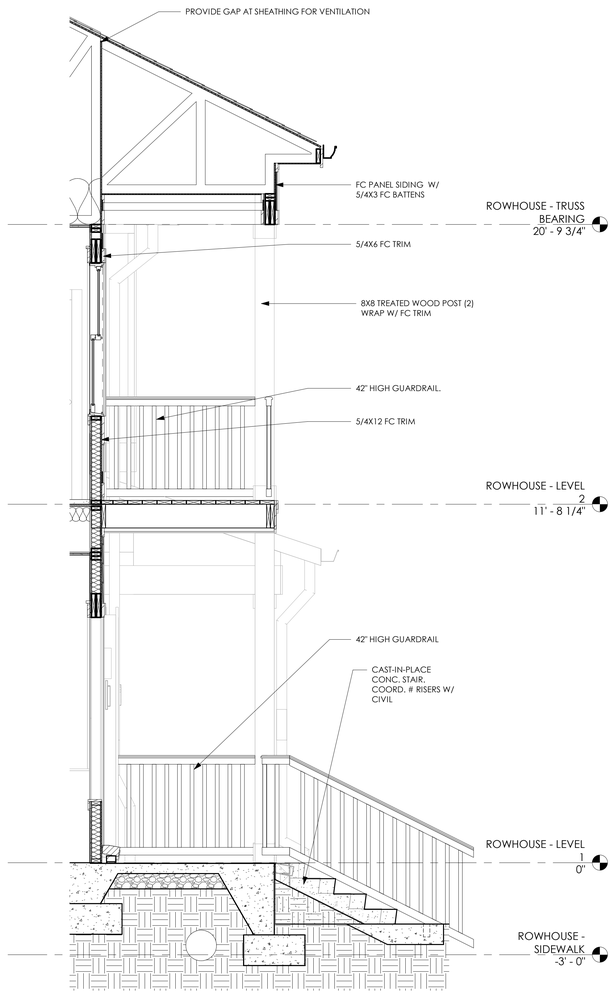
BUILDING TYPE III WALL SECTIONS

A303

CURRENT PROPOSAL



D1 ROWHOUSE END WALL SECTION
1/2" = 1'-0"



D2 ROWHOUSE - SECTION @ PORCHES
1/2" = 1'-0"

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REVISION SCHEDULE		
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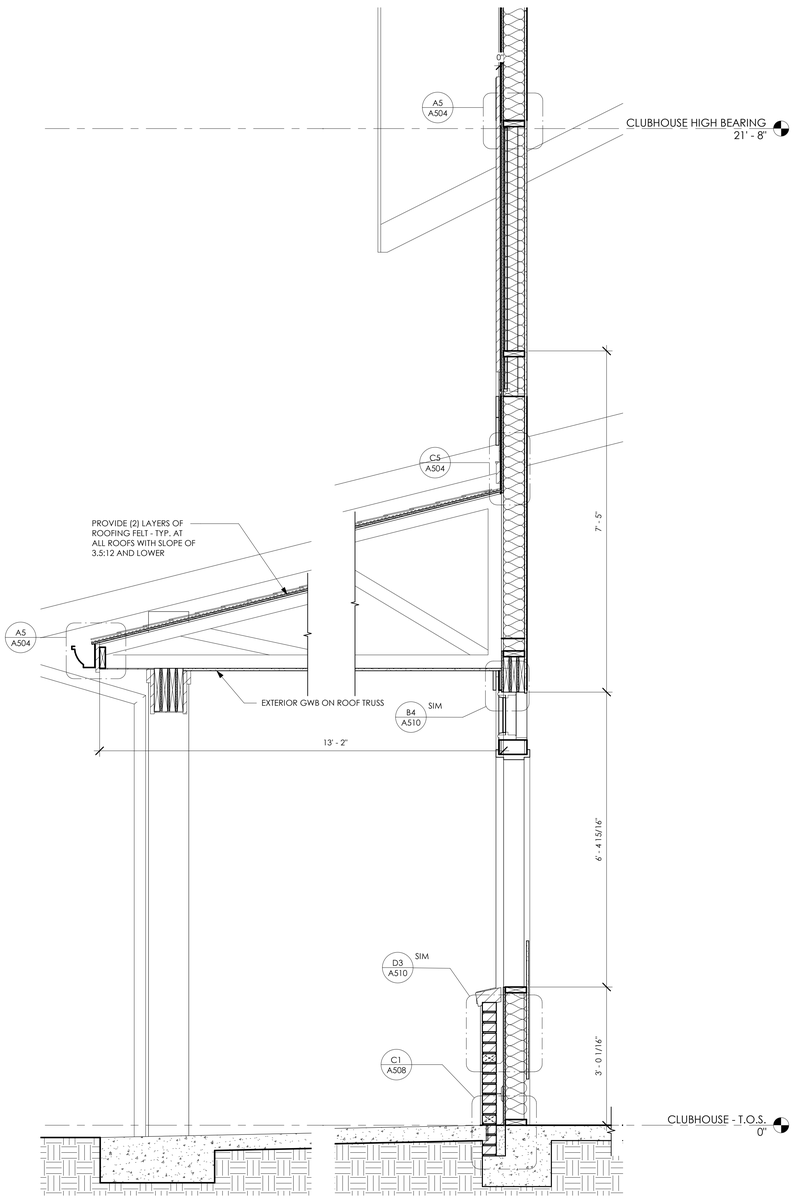
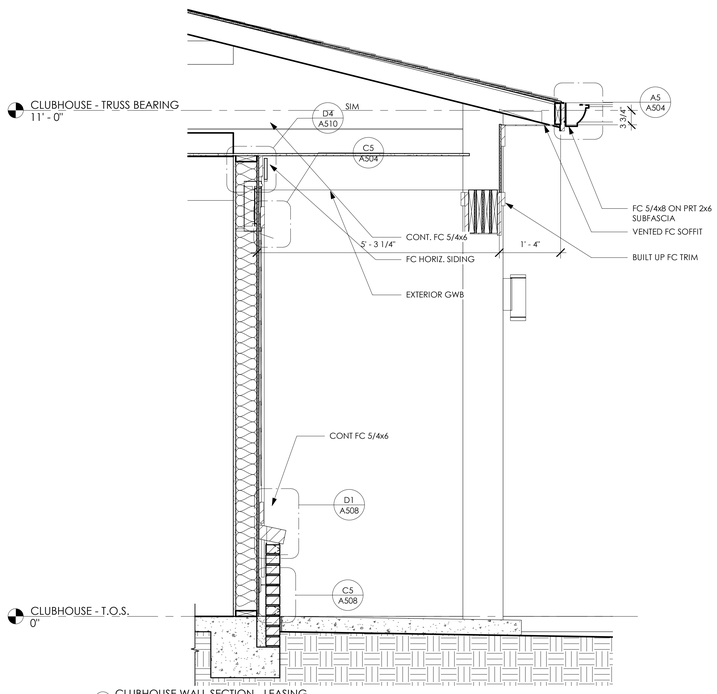
ROWHOUSE WALL SECTIONS

A304

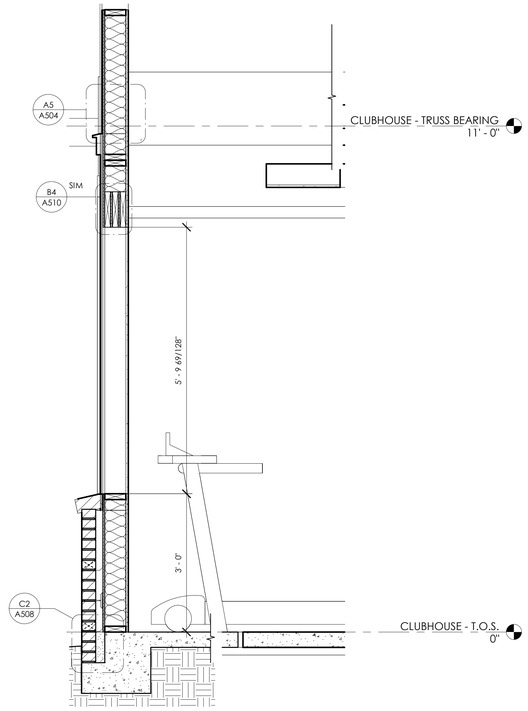
CURRENT PROPOSAL



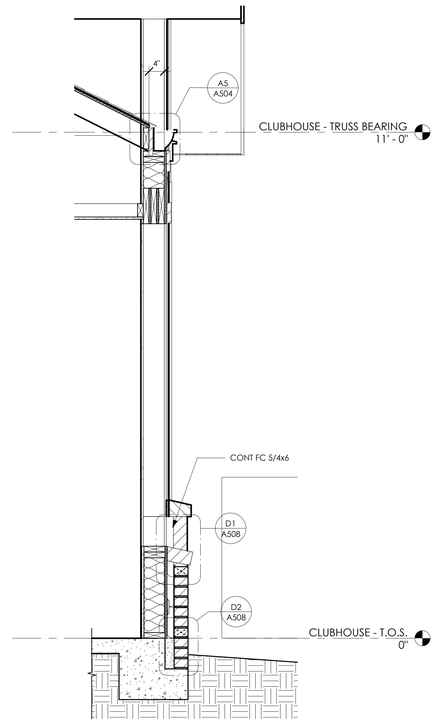
D1 CLUBHOUSE WALL SECTION - CLUBROOM
3/4" = 1'-0"



D3 CLUBHOUSE WALL SECTION - LEASING
3/4" = 1'-0"



B5 CLUBHOUSE WALL SECTION - FITNESS
3/4" = 1'-0"



D5 CLUBHOUSE WALL SECTION - CONF. ROOM
3/4" = 1'-0"

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HOMES URBAN
DEVELOPMENT

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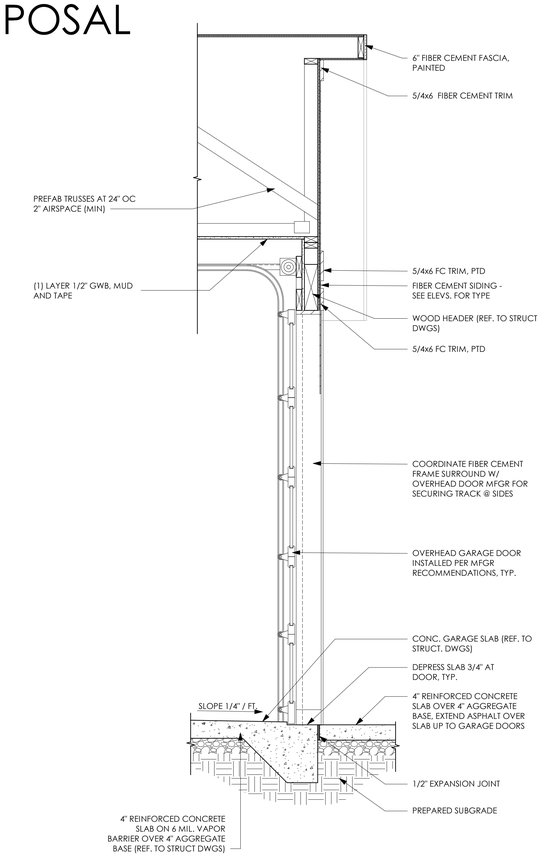
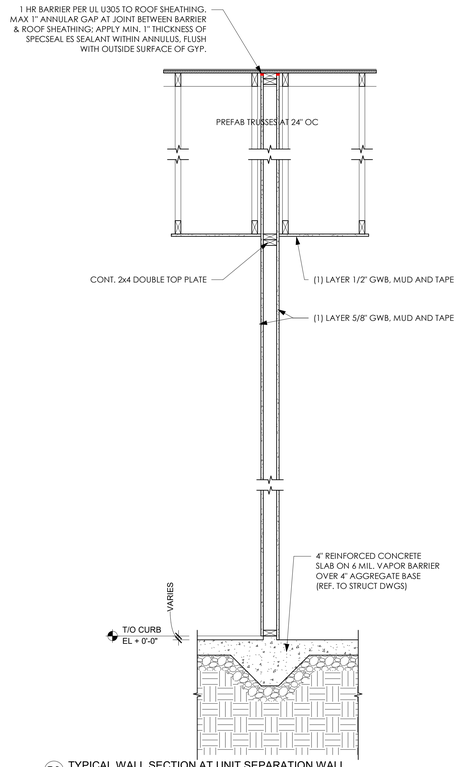
CLUBHOUSE WALL SECTIONS

A305

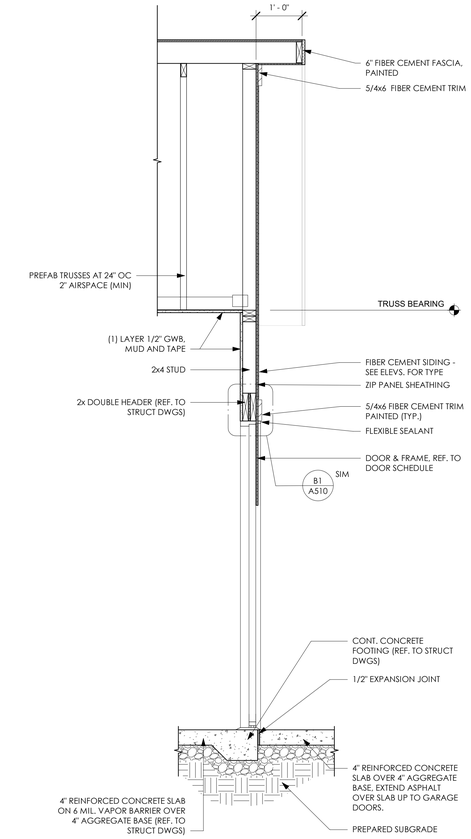
CURRENT PROPOSAL



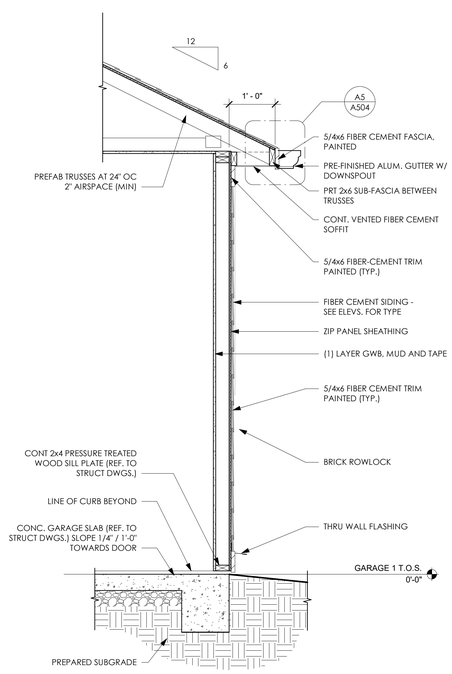
B1 TYPICAL WALL SECTION AT ADA GARAGE DOOR
3/4" = 1'-0"



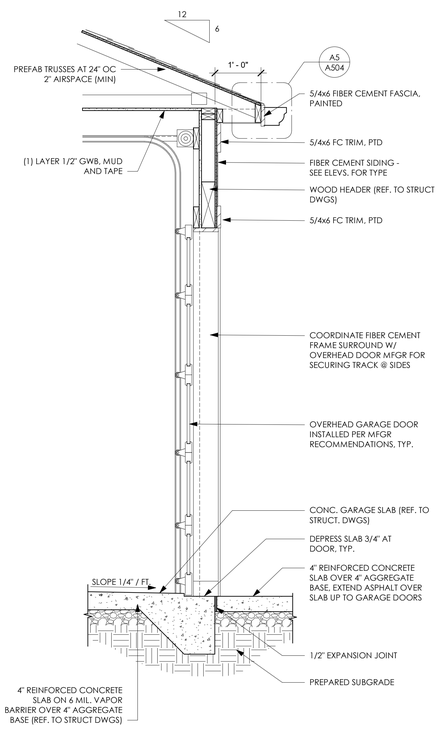
B3 TYPICAL WALL SECTION AT UNIT SEPARATION WALL
3/4" = 1'-0"



B4 TYPICAL WALL SECTION AT PEDESTRIAN DOOR
3/4" = 1'-0"



D1 TYPICAL WALL SECTION AT GARAGE WALL
3/4" = 1'-0"



D2 TYPICAL WALL SECTION AT GARAGE DOOR
3/4" = 1'-0"

SGA
NarmourWright
DESIGN

804 Meeting Street, Ste. 103
Charleston, SC 29403
p 843.853.4506
www.sganwdesign.com

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HOMES URBAN
DEVELOPMENT

Progress Drawings

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Gray Tract A

City of Beaufort, SC

PROJECT NUMBER:
21-143-02
ISSUE DATE:
02/10/22

DRAWN BY: BN
CHECKED BY: KK

Final DRB Submittal

REVISION SCHEDULE		
#	DESCRIPTION	DATE

GARAGE WALL SECTIONS

A306

CURRENT PROPOSAL

ELEVATION NOTES:

1. EXTERIOR MATERIALS, DETAILING AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNO.

2. CONTROL JOINTS SHALL OCCUR AT INSIDE CORNERS WITHIN 4" OF OUTSIDE CORNERS AND AT 30'-0" MAX SPACING- INCLUDING INSIDE/OUTSIDE CORNER TRANSITIONS, WHERE WALLS MEET AND WHERE SHOWN ON ELEVATIONS. EXTEND UP ENTIRE MASONRY VENEER FACE, UNO.

3. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING, UNO. SEE WATERPROOFING DETAILS.

4. PROVIDE 1/2" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.

5. ALL FIBER CEMENT (FC) TO BE FACTORY PRIMED AND PAINTED, SMOOTH PANEL WITH BATTENS PAINTED TO MATCH.

6. GC TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYER AND EXHAUST VENTS. PROVIDE FLAT FC OR MASONRY TRIM BLOCK AT EACH LOCATION. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL. GC TO REVIEW TRUSS SHOP DRAWINGS AND CONFIRM SPACING PRIOR TO APPROVAL. PAINT TO MATCH ADJACENT SURFACE.

7. SEE UNIT PLANS FOR WINDOW LOCATIONS NOT INDICATED ON ELEVATIONS.

8. FACTORY FINISH CONDUCTORS, SCUPPER AND DOWNSPOUTS TO MATCH ADJACENT SURFACES.

9. INSTALL 12" SELF-ADHERING MEMBRANE AT ALL INSIDE/OUTSIDE CORNERS. OVERLAP EACH SIDE 6". APPLY DIRECTLY OVER SHEATHING.

10. PROVIDE SILICONE SEALANTS AT ALL MASONRY CONTROL JOINTS AND WINDOW/DOORS IN MASONRY.

11. PROVIDE PREFABRICATED FLASHING COMPONENTS AT DRYER/EXHAUST VENTS. SEAL ALL DUCT PENETRATIONS WITH QUICK FLASH COMPONENTS.

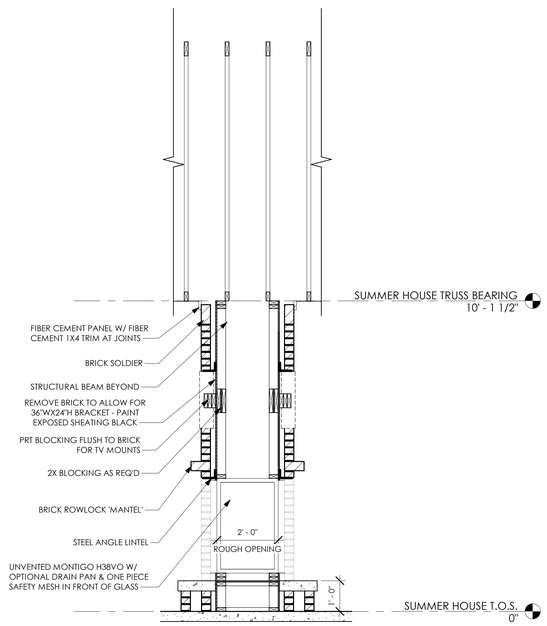
12. ALL WINDOWS AND DOORS IN FC WALLS TO RECEIVE FC TRIM SURROUNDS.

13. ALL FC CORNICE WORK WITHIN PARAPETS SHALL MAKE USE OF BUTT JOINTS WITH SEALANT.

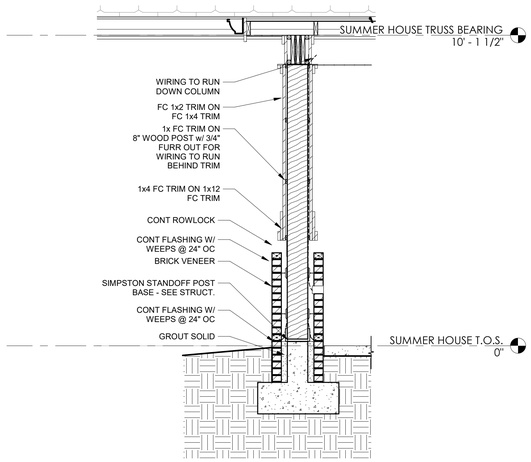
14. PROVIDE BUILDING WRAP 12" BEYOND EDGES OF MASONRY VENEERS.

15. SEE ENLARGED UNIT PLANS (A400 SERIES) FOR WINDOW LOCATIONS (TAGGED WITH A "T") REQUIRED TO HAVE TEMPERED SAFETY GLASS

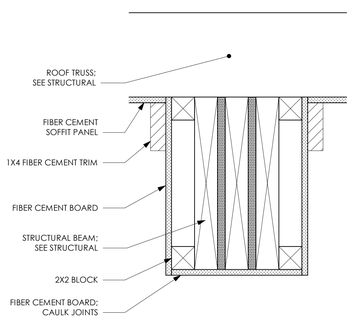
16. FIBER CEMENT SIDING SHALL HAVE 6" EXPOSURE, UNO.



D1 SUMMER HOUSE FIREPLACE SECTION
1/2" = 1'-0"



D3 SECTION AT SUMMER HOUSE COLUMN
1/2" = 1'-0"



D4 SUMMER HOUSE - BEAM DETAIL
3" = 1'-0"

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DESIGN

804 Meeting Street, Ste. 103
Charleston, SC 29403
p 843.853.4506
www.sganwdesign.com

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HOMES URBAN
DEVELOPMENT

Progress Drawings

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Gray Tract A

City of Beaufort, SC

PROJECT NUMBER:
21-143-02
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02/10/22

DRAWN BY: BN
CHECKED BY: KK

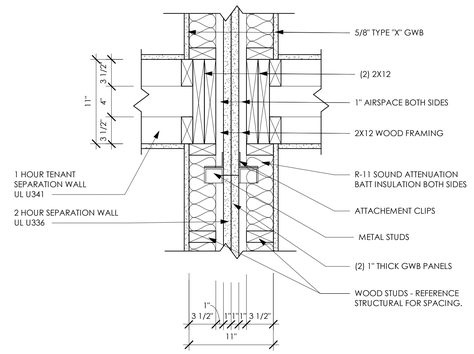
Final DRB Submittal

REVISION SCHEDULE		
#	DESCRIPTION	DATE

SUMMER HOUSE - SECTIONS & DETAILS

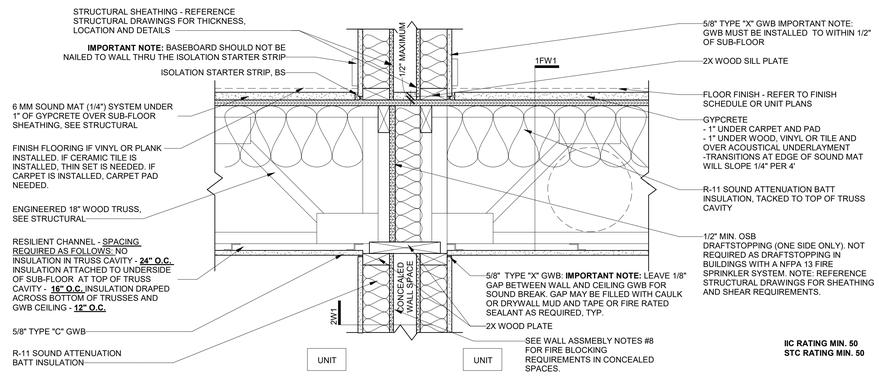
A307

CURRENT PROPOSAL



NOTE:
2 HOUR AREA WALL/FIRE WALL TO BE CONTINUOUS THROUGH BUILDING AND UNIT SEPARATION PARTITION WALL

B4 1 - 2 HOUR WALL INTERSECTION DETAIL
1 1/2" = 1'-0"

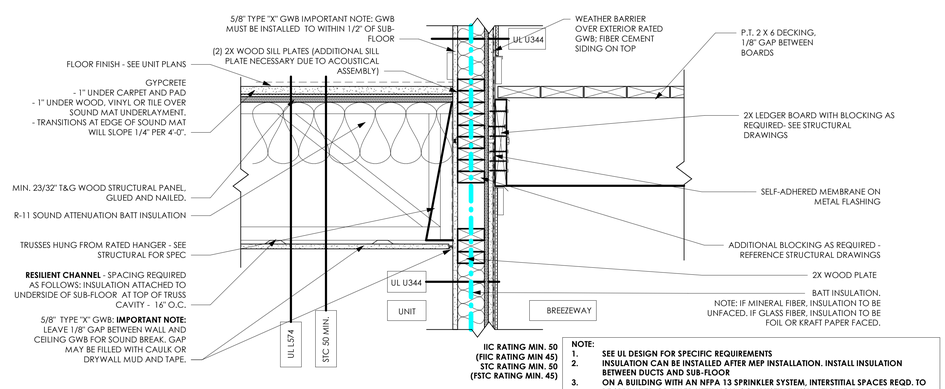


IIC RATING MIN. 50
STC RATING MIN. 50

1 HR FLOOR/CEILING ASSEMBLY AT DEMISING WALL

NOTE: 1. SEE UL DESIGN FOR SPECIFIC REQUIREMENTS
2. INSULATION CAN BE INSTALLED AFTER MEP INSTALLATION. INSTALL INSULATION BETWEEN DUCTS AND SUB-FLOOR.

C3 ACOUSTIC DETAIL AT DEMISING WALL
1 1/2" = 1'-0"

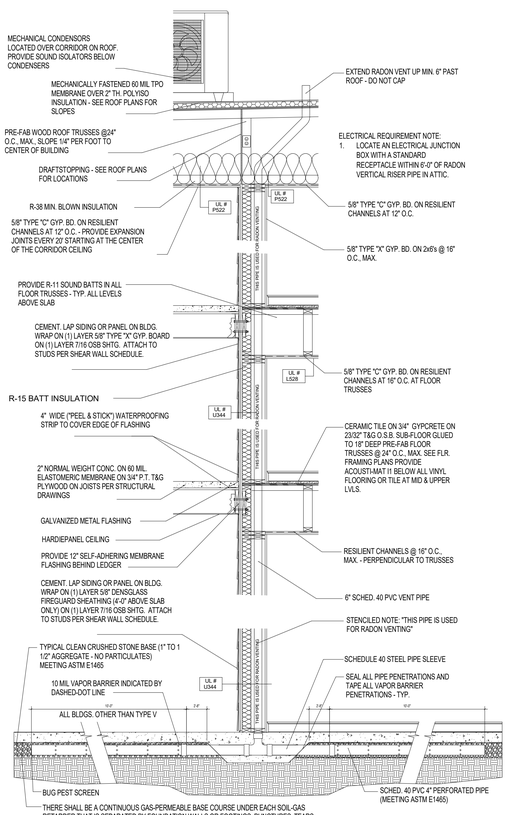


IIC RATING MIN. 50
(FIIC RATING MIN 45)
STC RATING MIN. 50
(FSTC RATING MIN. 45)

NOTE:
1. SEE UL DESIGN FOR SPECIFIC REQUIREMENTS
2. INSULATION CAN BE INSTALLED AFTER MEP INSTALLATION. INSTALL INSULATION BETWEEN DUCTS AND SUB-FLOOR
3. ON A BUILDING WITH AN NFPA 13 SPRINKLER SYSTEM, INTERSTITIAL SPACES REQD. TO BE SPRINKLED OR FILLED WITH NON-COMBUSTIBLE INSULATION (NFPA 8.15.1.2.7)
4. ALL HORIZONTAL LEDGERS ARE SLOPED AWAY TO PROVIDE GRAVITY DRAINAGE.
5. THE FOLLOWING LOCATIONS SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED:
   A. WALLS, CEILINGS AND FLOORS SEPARATING CONDITIONED SPACE FROM NONCONDITIONED SPACE
   B. TOP AND BOTTOM PLATES

1 HR FLOOR/CEILING ASSEMBLY (UL L574) - SYSTEM #5 AND BREEZEWAY (UL U344)

D3 ACOUSTIC DETAIL AT BREEZEWAY
1 1/2" = 1'-0"



NOTE: ALL BUILDING TYPES, INCLUDING THE CLUBHOUSE, WILL HAVE THE FOLLOWING RADON VENTING SYSTEM.

D1 SECTION AT RADON VENT DETAIL
1/2" = 1'-0"

RADON NOTES

1. PIPING ABOVE GROUND (GENERAL)

1.1 RISER LOCATIONS:
- INSTALL RISERS IN ORDER TO VENT ALL CAVITIES BETWEEN FOOTING. SEE LOCATIONS ON ARCHITECTURAL AND PLUMBING BUILDING PLAN SHEETS.

1.2 MATERIAL TYPES:
- SCHEDULE 40 PVC; PRESSURE RATED
- SCHEDULE 40 PVC DWV; DWV
- SCHEDULE 40 PVC DWV; DWV WITH CELLULAR CORE
- SCHEDULE 40 ABS; PRESSURE RATED
- SCHEDULE 40 ABS DWV; DWV
- SCHEDULE 40 ABS DWV; DWV WITH CELLULAR CORE
- SDR PVC; PRESSURE RATED

1.2 INSTALLATION:
- USE CONTINUOUS RUNS WHENEVER POSSIBLE
- ALL JOINTS ARE TO BE GLUED TIGHT WITH STANDARD PLUMBING PVC FITTINGS GLUE
- LABEL PIPE BELOW EACH CEILING AND IN THE ATTIC IN A CONSPICUOUS MANNER TO INDICATE "THIS PIPE IS USED FOR RADON VENTING".

2. PIPING BELOW SLAB:

2.1 MATERIAL TYPES:
- PVC SEWER PIPE; RIGID
- 4 INCH (100MM) PVC SEWER PIPE WITH HOLE PERFORATIONS
- SDR ABS SEWER PIPE; RIGID
- PE CORRUGATED PIPE; FLEXIBLE
- PE CORRUGATED PIPE; FLEXIBLE WITH HOLE PERFORATIONS
- PE CORRUGATED PIPE; FLEXIBLE WITH SLIT PERFORATIONS
- ANY ABOVE GROUND PIPE TYPE; RIGID
- ANY ABOVE GROUND TYPE; RIGID WITH PERFORATIONS

2.2 INSTALLATION:
- EXTEND RISER PIPE BELOW THE SLAB AND BELOW THE VAPOR BARRIER.
- INSTALL (GLUE) A TEE AT THE BOTTOM OF THE RISER (90 DEG. ELBOWS WHERE EXTENDING TO JUST ONE SIDE OF THE PIPE)
- INSTALL (GLUE) PERFORATED PIPES (20' MIN. IN LENGTH; 10' LONG PIECES) INTO CAVITY WITHIN THE CRUSHED STONE BASE.
- INSTALL PEST SCREEN AT THE END OF THE STUBBED PIPE

3. PIPING TERMINATION AT ROOF:

3.1 MATERIAL TYPES:
- SEE PIPING ABOVE GROUND FOR PIPE TYPES

3.2 INSTALLATION:
- EXTEND PIPE (WITH NO BREAKS OR HOLES) INTO ATTIC AND 6" MIN. THROUGH AND PAST ROOF
- CLEARLY LABEL/STENCIL "RADON VENT PIPE"

4. CONCRETE SLAB PENETRATION AND CRACKS:

4.1 INSTALLATION:
- SEAL TIGHT ANY PIPE OR WIRE PENETRATION OF THE CONC. SLAB USING A POLYURETHANE SEALANT
- SEAL TIGHT ANY CRACKS IN THE CONCRETE SLAB OF 1/8" WIDE OR LARGER USING A CONTINUOUS BEAD OF POLYURETHANE SEALANT

5. MOISTURE/VAPOR BARRIER:

5.1 MATERIAL TYPES:
- 10 MIL POLY

5.2 INSTALLATION:
- SEAL/TAPE MOISTURE/VAPOR BARRIER TO THE VENT PIPE RISER AND ANY OTHER PIPING THAT IS PENETRATING THE SLAB AS TO PREVENT RADON GAS FROM LEAKING BETWEEN THE MOISTURE BARRIER AND THE CONCRETE SLAB

6. FIRE RATED ASSEMBLY PENETRATIONS:

6.1 INSTALLATION:
- INSTALL APPROPRIATE FIRE RATED ASSEMBLY PENETRATION DEVICES AS SHOWN ON THE FIRE RATED ASSEMBLY PENETRATION DETAILS (SHEET P1.3)

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HOMES URBAN
DEVELOPMENT

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Gray Tract A

City of Beaufort, SC

PROJECT NUMBER: 21-143-02
ISSUE DATE: 02/10/22

DRAWN BY: BN
CHECKED BY: KK

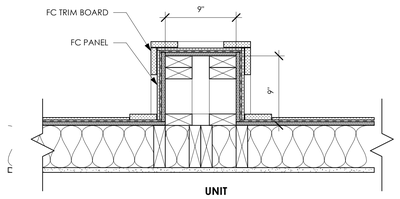
Final DRB Submittal

REVISION SCHEDULE		
#	DESCRIPTION	DATE

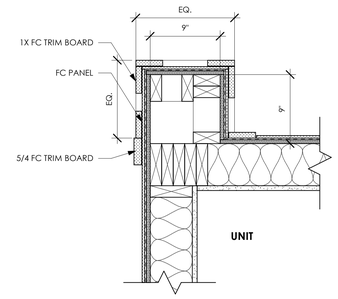
WALL ASSEMBLY DETAILS

A501

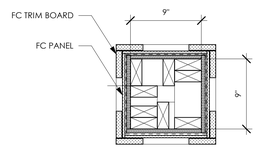
CURRENT PROPOSAL



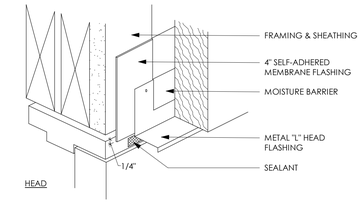
A3 HALF COLUMN WRAP
1 1/2" = 1'-0"

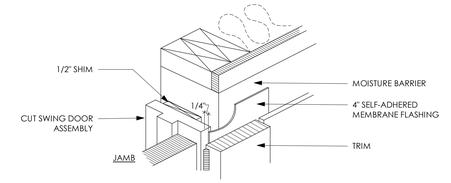


B3 COLUMN WRAP AT BUILDING CORNERS
1 1/2" = 1'-0"



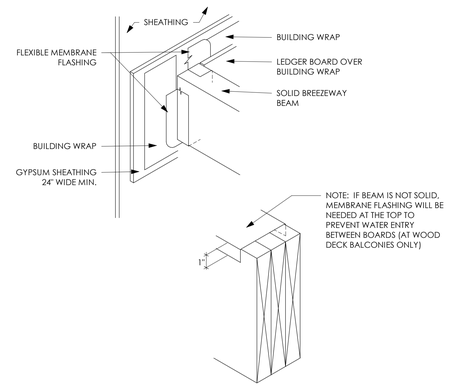
C3 TYPICAL BALCONY COLUMN WRAP
1 1/2" = 1'-0"





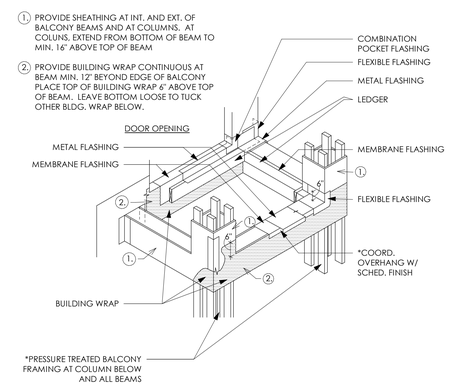
NOTE: ALL HORIZONTAL LEDGERS ARE SLOPED AWAY TO PROVIDE GRAVITY DRAINAGE.

A4 WOOD BREEZEWAY - BEAM AND LEDGER AT SHEATHING w/ BLDG WRAP 1
1 1/2" = 1'-0"



NOTE: ALL HORIZONTAL LEDGERS ARE SLOPED AWAY TO PROVIDE GRAVITY DRAINAGE.

C4 WOOD BREEZEWAY - BEAM AND LEDGER AT SHEATHING w/ BLDG WRAP 2
1 1/2" = 1'-0"



NOTE: ALL HORIZONTAL LEDGERS ARE SLOPED AWAY TO PROVIDE GRAVITY DRAINAGE.

D4 WOOD BREEZEWAY - BEAM AND LEDGER AT SHEATHING w/ BLDG WRAP 3
1 1/2" = 1'-0"

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DESIGN

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Gray Tract A
City of Beaufort, SC

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CHECKED BY: KK

Final DRB Submittal

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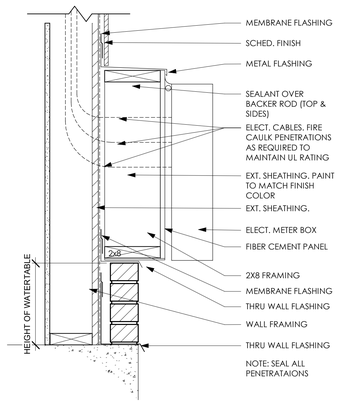
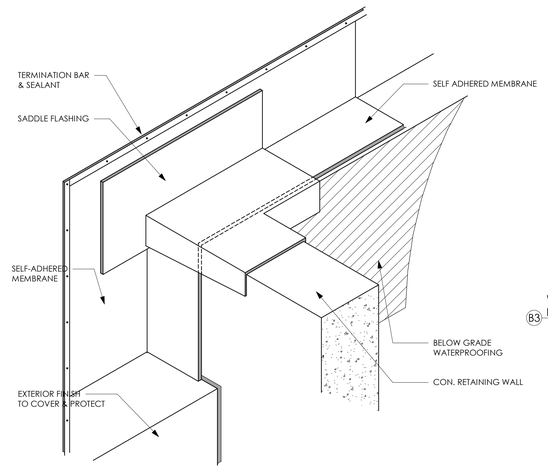
PLAN & BALCONY DETAILS

A502

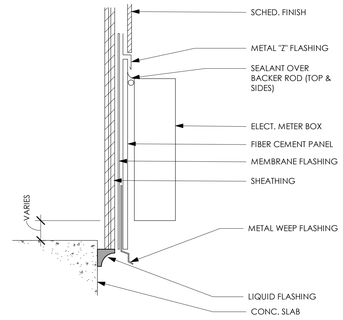
CURRENT PROPOSAL



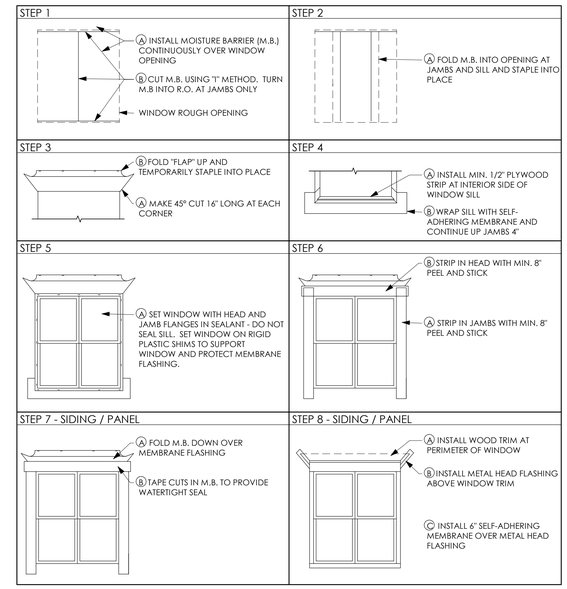
B1 WALL - METER BANK FURR OUT
1 1/2" = 1'-0"



B2 FLASHING DETAIL AT RETAINING WALL AND BUILDING INTERSECTION
1 1/2" = 1'-0"

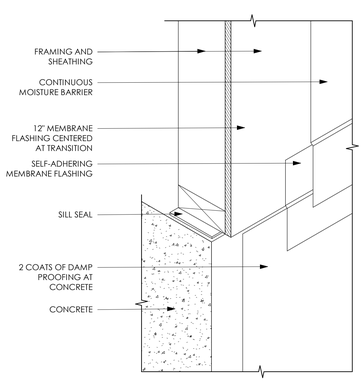


B3 WALL - METER BANK WITHOUT BRICK FACADE
1 1/2" = 1'-0"

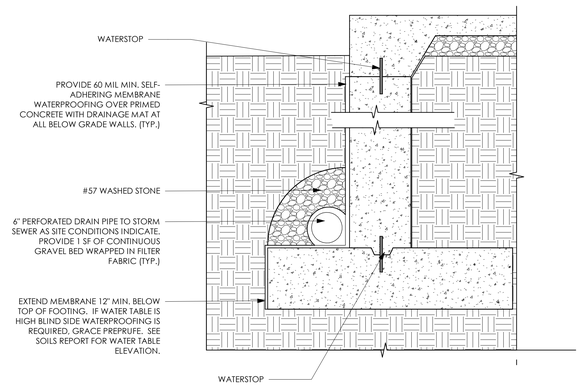


NOTE:
ALL WINDOW AND DOOR HEAD AND JAMB SELF ADHERED FLASHING TO COMPLY WITH AAMA 711-13

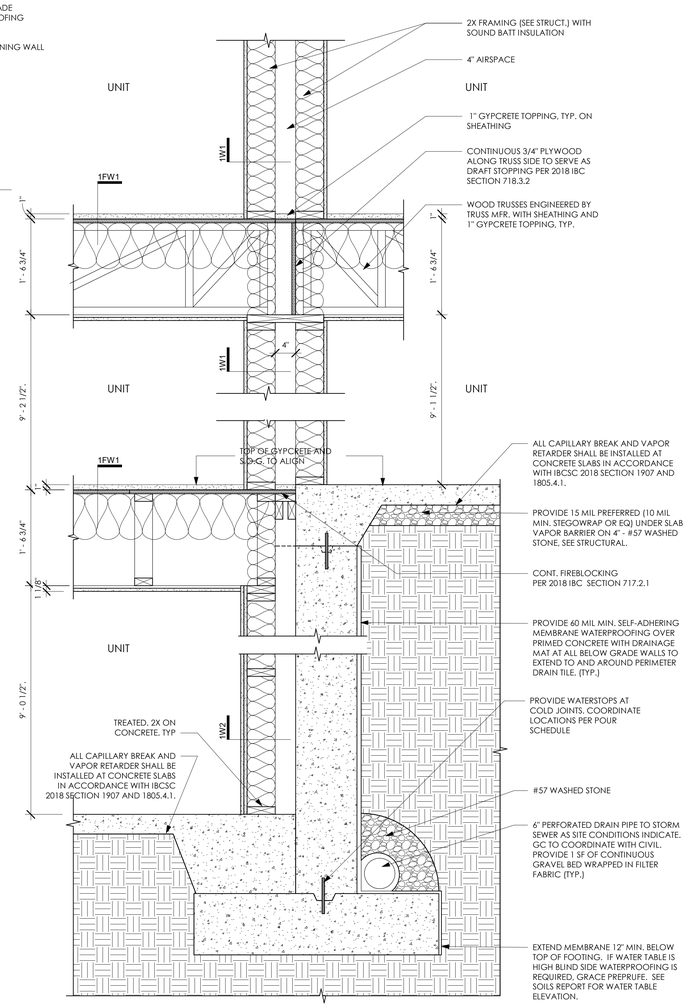
B4 WINDOW FLASHING INSTALLATION SEQUENCE
1/4" = 1'-0"



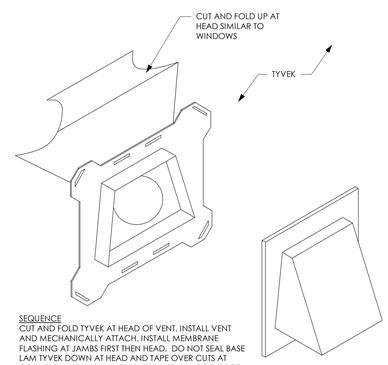
C1 EDGE OF SLAB ON GRADE DETAIL
3" = 1'-0"



C2 RETAINING WALL DETAIL
1" = 1'-0"

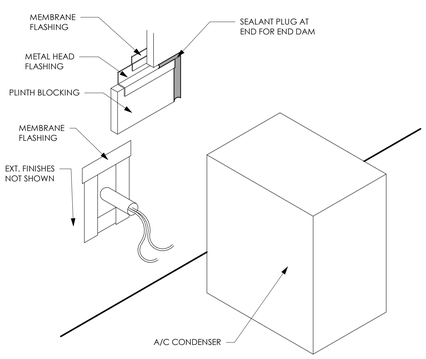


D3 RETAINING WALL DETAIL AT 3/4 SPLIT BUIILDINGS
1" = 1'-0"

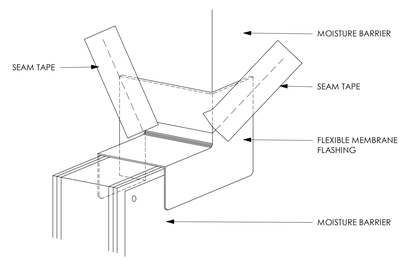


SEQUENCE
CUT AND FOLD TYVEK AT HEAD OF VENT. INSTALL VENT AND MECHANICALLY ATTACH. INSTALL MEMBRANE FLASHING AT JAMBS FIRST THEN HEAD. DO NOT SEAL BASE LAM TYVEK DOWN AT HEAD AND TAPE OVER CUTS AT CORNERS. INSTALL WALL FINISHES. INSTALL HOOD PIECE ONCE WALL FINISHES ARE COMPLETE

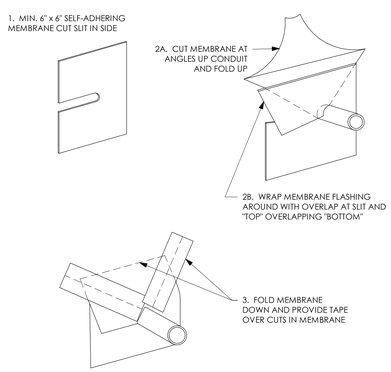
C5 VENT & ELECTRICAL BOX FLASHING 2
3" = 1'-0"



D1 WALL - A/C AT GROUND LEVEL
1 1/2" = 1'-0"



D2 WALL - KNEE WALL AT ADJ. WALL
1 1/2" = 1'-0"



D5 VENT & ELECTRICAL BOX FLASHING 1
3" = 1'-0"

SGA
NarmourWright
DESIGN

804 Meeting Street, Ste. 103
Charleston, SC 29403
p 843.853.4506
www.sganwdesign.com

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HOMES URBAN
DEVELOPMENT

Progress Drawings

Not for pricing, permitting or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

Gray Tract A
City of Beaufort, SC

PROJECT NUMBER:
21-143-02
ISSUE DATE:
02/10/22

DRAWN BY: BN
CHECKED BY: KK

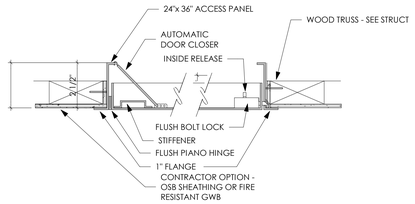
Final DRB Submittal

REVISION SCHEDULE		
#	DESCRIPTION	DATE

WATERPROOFING DETAILS

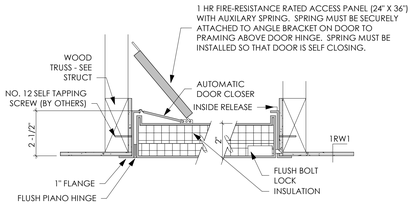
A503

CURRENT PROPOSAL



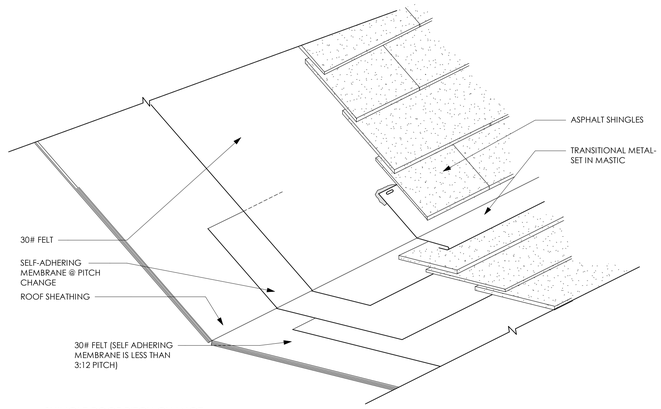
NOTE:
1. **THE FOLLOWING LOCATIONS SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED:**
   - A. **WALLS, CEILINGS AND FLOORS SEPARATING CONDITIONED SPACE FROM NONCONDITIONED SPACE**
   - B. **ATTIC ACCESS OPENINGS**

A1 DRAFTSTOPPING ACCESS PANEL DETAIL
3" = 1'-0"

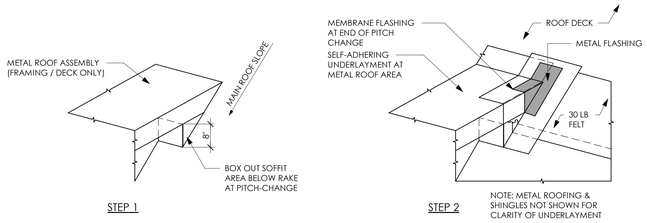


NOTE:
1. **THE FOLLOWING LOCATIONS SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED:**
   - A. **WALLS, CEILINGS AND FLOORS SEPARATING CONDITIONED SPACE FROM NONCONDITIONED SPACE**
   - B. **ATTIC ACCESS OPENINGS**

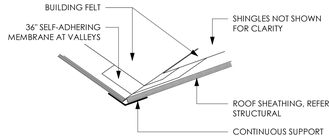
B1 1 HR RATED ATTIC ACCESS PANEL DETAIL
3" = 1'-0"



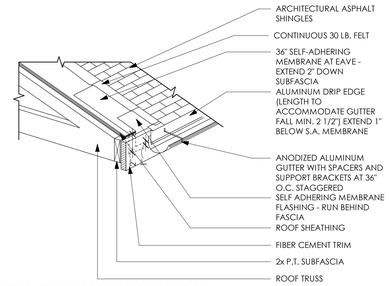
A2 SHINGLE ROOF PITCH CHANGE
1" = 1'-0"



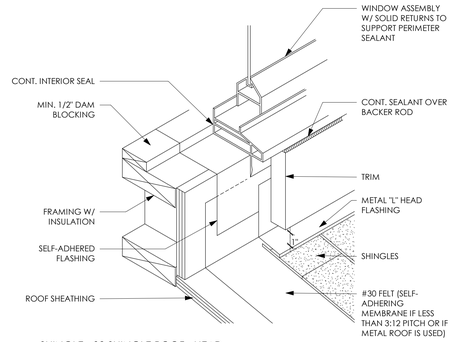
B2 SHINGLE - TRANSITION BOX OUT & UNDERLAYMENT AT ENDS OF PITCH CHANGE ROOFS
NTS



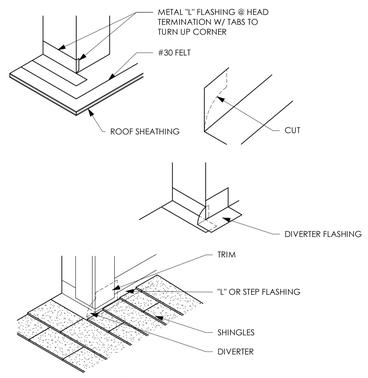
B4 SHINGLE - ROOF VALLEY DETAIL
NTS



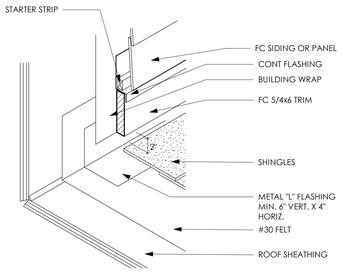
A5 SHINGLE - DETAIL AT SHINGLE ROOF EAVE
NTS



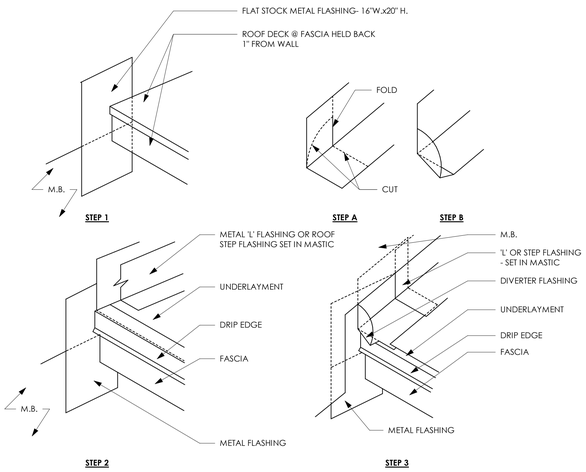
SHINGLE - 02 SHINGLE ROOF - HEAD ABUTMENT AT WINDOW
B5 1 1/2" = 1'-0"



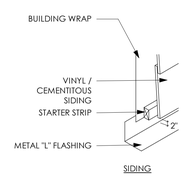
SHINGLE - 01 SHINGLE ROOF - DIVERTER AT DORMER
C4 1 1/2" = 1'-0"

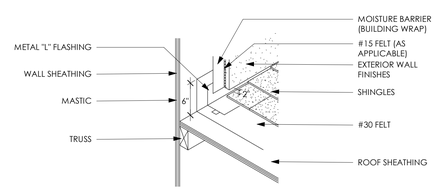


SHINGLE - 04 SHINGLE ROOF - HEAD ABUTMENT
C5 1 1/2" = 1'-0"

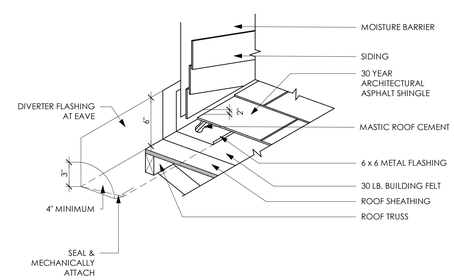


D1 SHINGLE ROOF - DIVERTER AT EAVE
1" = 1'-0"





SHINGLE - 03 SHINGLE ROOF - RAKE ABUTMENT
D4 1 1/2" = 1'-0"



SHINGLE - RAKE ABUTMENT FLASHING & DIVERTER AT SHINGLE ROOF
D5 NTS

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DESIGN

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www.sganwdesign.com

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HOMES URBAN
DEVELOPMENT

Progress Drawings

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Gray Tract A
City of Beaufort, SC

PROJECT NUMBER: 21-143-02
ISSUE DATE: 02/10/22

DRAWN BY: BN
CHECKED BY: KK

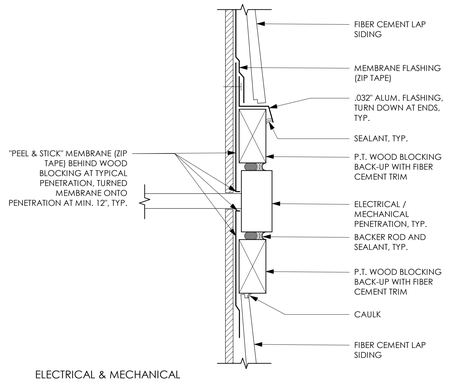
Final DRB Submittal

REVISION SCHEDULE		
#	DESCRIPTION	DATE

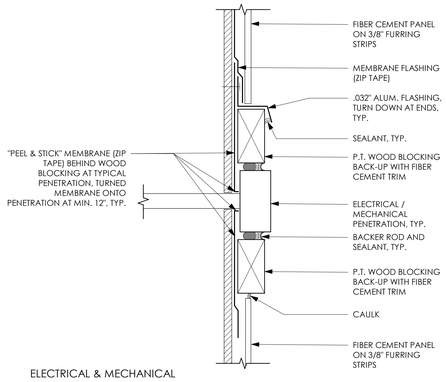
ROOF DETAILS - SHINGLES

A504

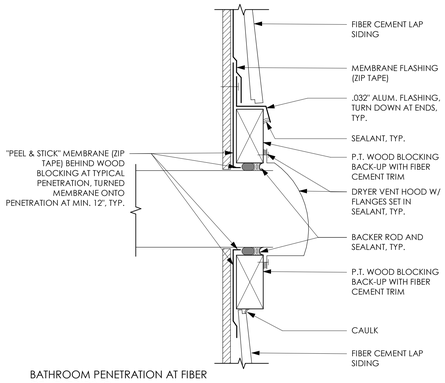
CURRENT PROPOSAL



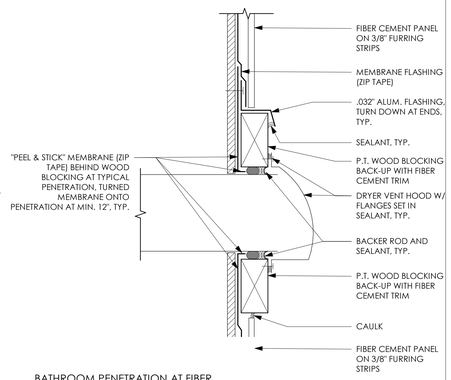
A2 ELECTRICAL & MECHANICAL PENETRATION AT FIBER CEMENT SIDING
3" = 1'-0"



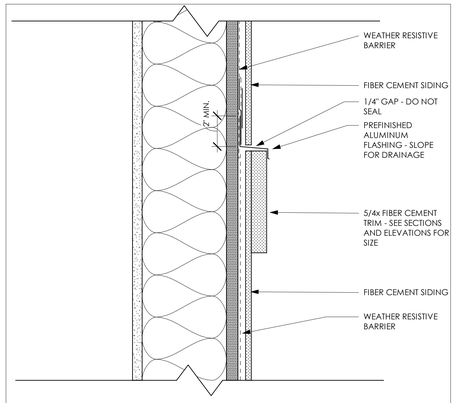
A3 ELECTRICAL & MECHANICAL PENETRATION AT FIBER CEMENT PANEL
3" = 1'-0"



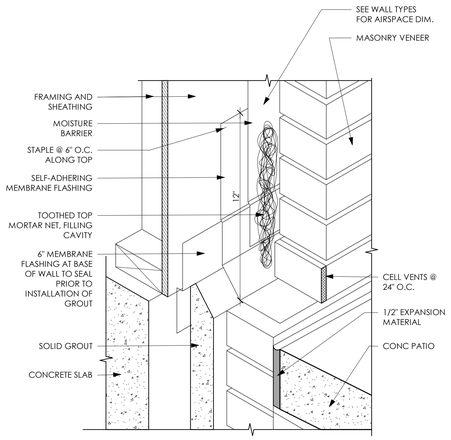
A4 BATHROOM PENETRATION AT FIBER CEMENT SIDING
3" = 1'-0"



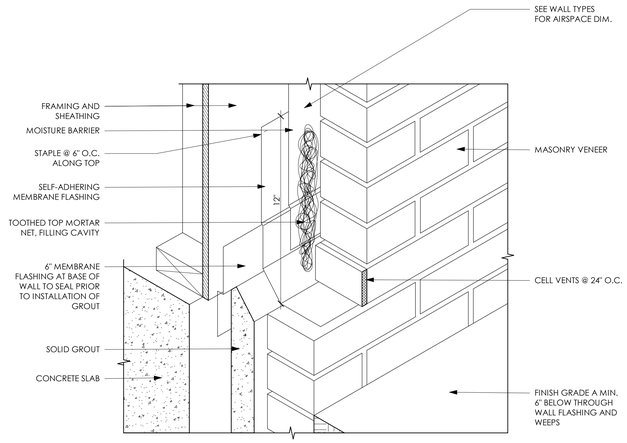
A5 BATHROOM PENETRATION AT FIBER CEMENT PANEL
3" = 1'-0"



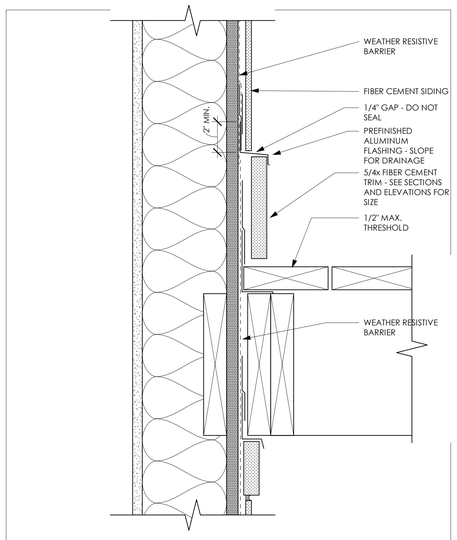
B5 FIBER CEMENT TRIM FLASHING DETAIL
3" = 1'-0"



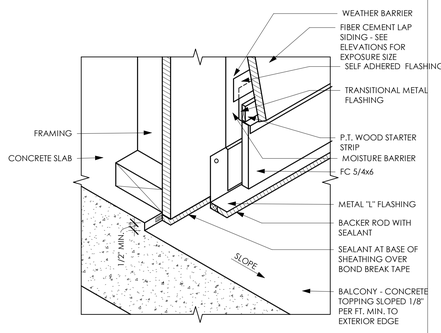
C1 BASE OF BRICK AT PATIO
3" = 1'-0"



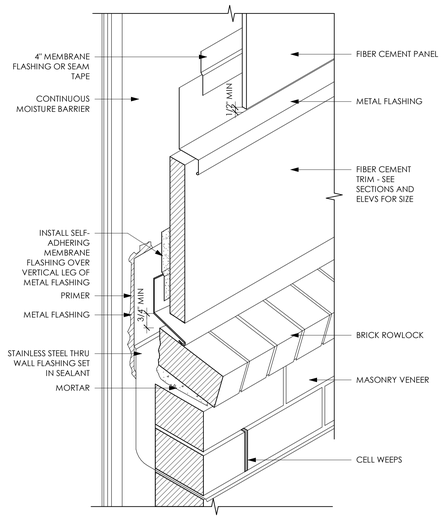
C2 BASE OF MASONRY WALL AT GRADE
3" = 1'-0"



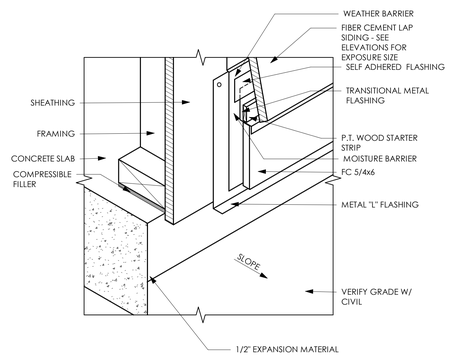
C4 FLASHING DETAIL AT WOOD DECKING
3" = 1'-0"



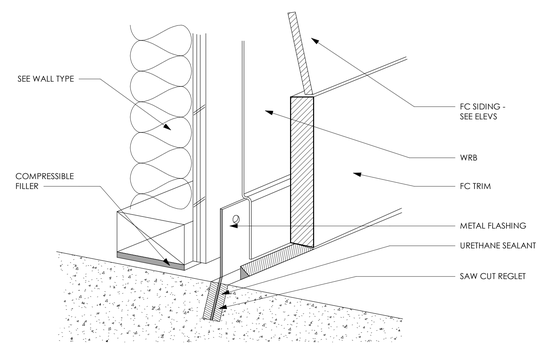
C5 BASE OF SIDING AT CONCRETE PATIO
3" = 1'-0"



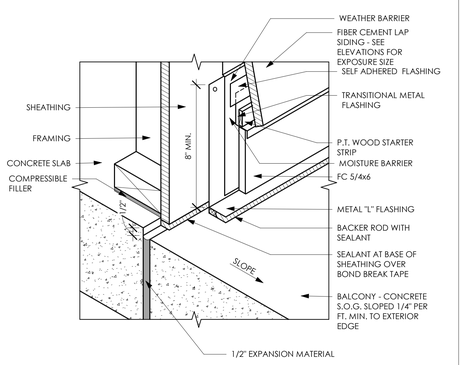
D1 FIBER CEMENT WITH TRIM TO MASONRY HORIZONTAL TRANSITION W/ W.R.B.
3" = 1'-0"



D2 BASE OF SIDING AT GRADE
3" = 1'-0"



D4 WALL-SIDING AT BREEZEWAY SLAB
6" = 1'-0"



D5 BASE OF SIDING AT SLAB ON GRADE
3" = 1'-0"

SGA
NarmourWright
DESIGN

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Charleston, SC 29403
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HOMES URBAN
DEVELOPMENT

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Gray Tract A

City of Beaufort, SC

PROJECT NUMBER:
21-143-02
ISSUE DATE:
02/10/22

DRAWN BY: BN
CHECKED BY: KK

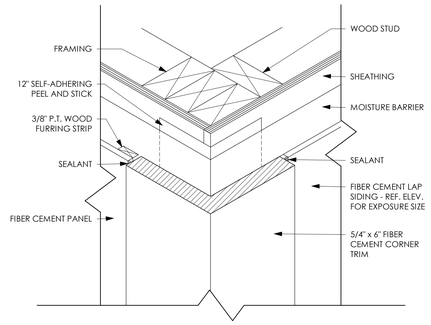
Final DRB Submittal

REVISION SCHEDULE		
#	DESCRIPTION	DATE

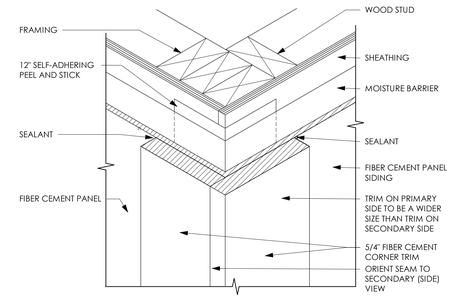
FIBER CEMENT DETAILS

A508

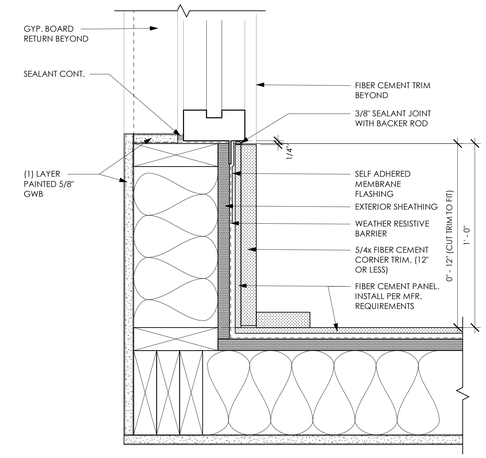
CURRENT PROPOSAL



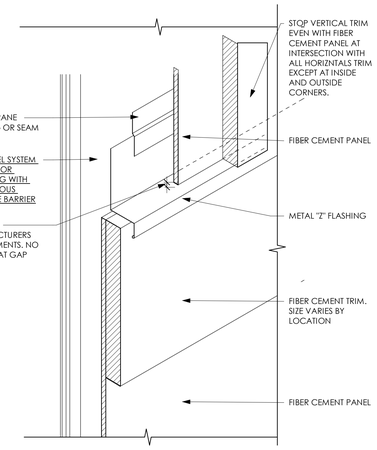
VERTICAL TRANSITION - AT BUILDINGS - OUTSIDE CORNER
A3 3" = 1'-0"



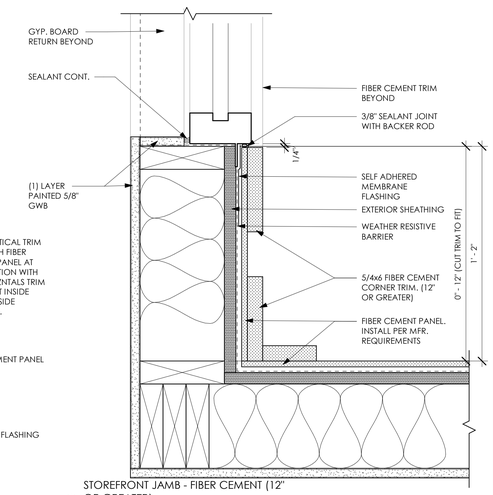
VERTICAL TRANSITION AT COLUMNS - OUTSIDE CORNER
A4 3" = 1'-0"



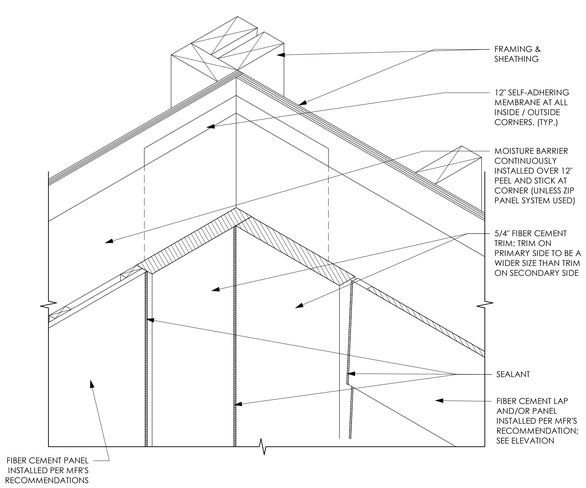
STOREFRONT JAMB - FIBER CEMENT (0"-12")
A5 3" = 1'-0"



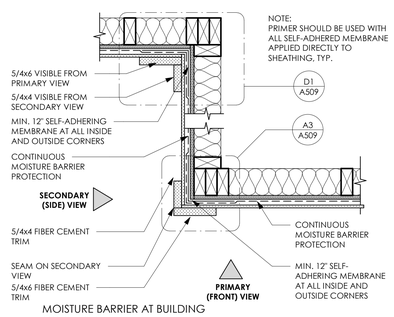
FIBER CEMENT WITH TRIM HORIZONTAL FLASHING
C4 3" = 1'-0"



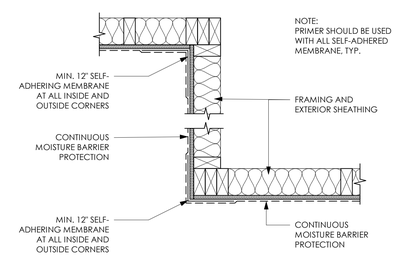
STOREFRONT JAMB - FIBER CEMENT (12" OR GREATER)
C5 3" = 1'-0"



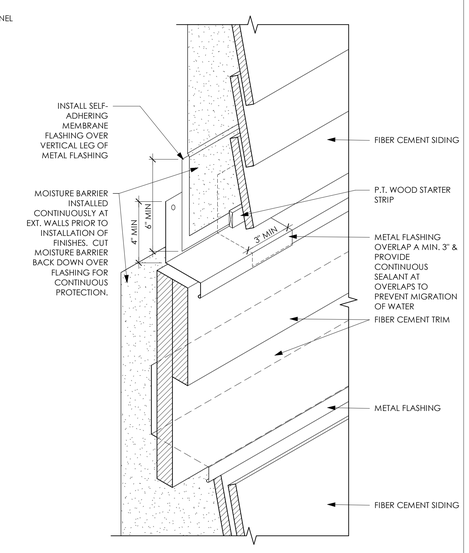
VERTICAL TRANSITION - FIBER CEMENT SIDING AT INSIDE CORNER
D1 3" = 1'-0"



MOISTURE BARRIER AT BUILDING CORNERS 2
D3 1 1/2" = 1'-0"



MOISTURE BARRIER AT BUILDING CORNERS 1
D4 1 1/2" = 1'-0"



DETAIL AT LAP SIDING TO LAP SIDING TRANSITION
D5 3" = 1'-0"

SGA
NarmourWright
DESIGN

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Charleston, SC 29403
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HOMES URBAN
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Gray Tract A

City of Beaufort, SC

PROJECT NUMBER: 21-143-02
ISSUE DATE: 02/10/22

DRAWN BY: BN
CHECKED BY: KK

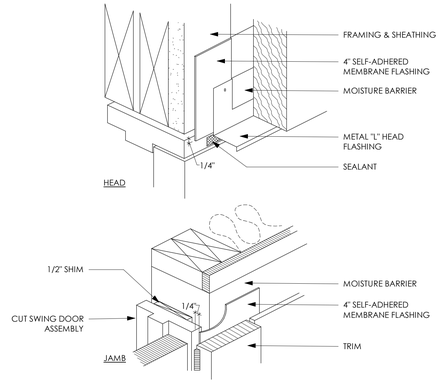
Final DRB Submittal

REVISION SCHEDULE		
#	DESCRIPTION	DATE

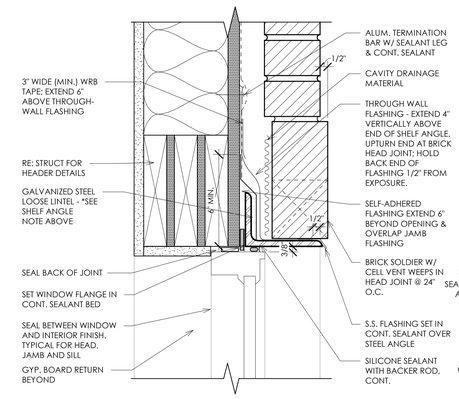
FIBER CEMENT DETAILS

A509

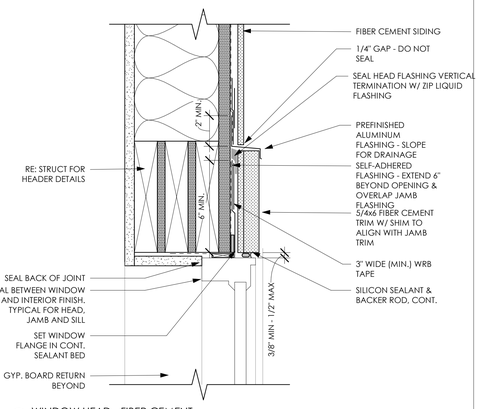
CURRENT PROPOSAL



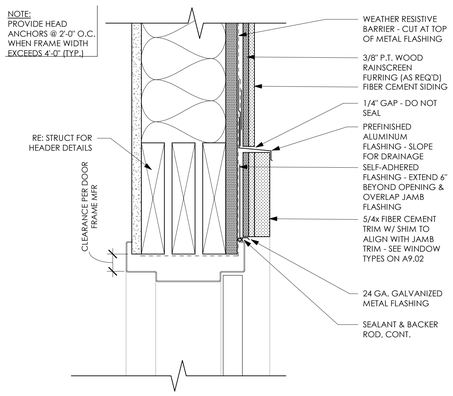
A4 PATIO DOOR - SIDING WITH TRIM HEAD & JAMB
1 1/2" = 1'-0"



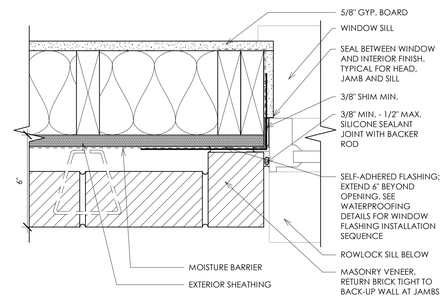
B3 WINDOW HEAD - BRICK
3" = 1'-0"



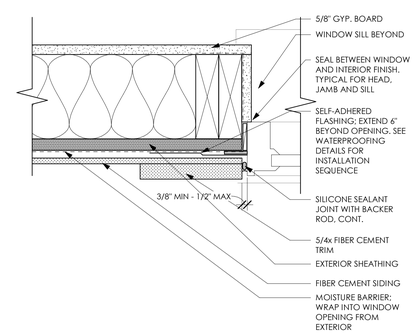
B4 WINDOW HEAD - FIBER CEMENT
3" = 1'-0"



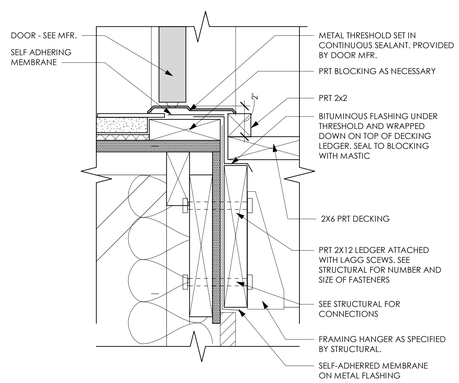
B1 DOOR HEAD - FIBER CEMENT
3" = 1'-0"



C3 WINDOW JAMB - BRICK
3" = 1'-0"

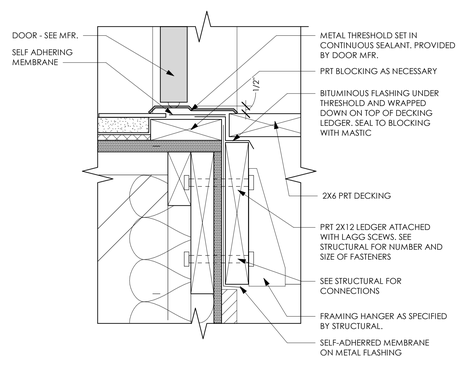


C4 WINDOW JAMB - FIBER CEMENT
3" = 1'-0"



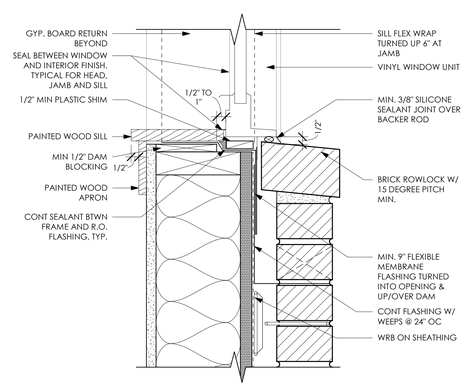
NOTE: ALL HORIZONTAL LEDGERS ARE SLOPED AWAY TO PROVIDE GRAVITY DRAINAGE.

D1 THRESHOLD DETAIL AT NON-ACCESSIBLE BALCONY
3" = 1'-0"

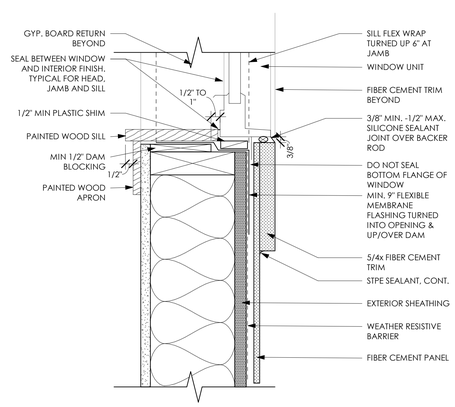


NOTE: ALL HORIZONTAL LEDGERS ARE SLOPED AWAY TO PROVIDE GRAVITY DRAINAGE.

D2 THRESHOLD DETAIL AT BREEZEWAY & ADA BALCONY
3" = 1'-0"



D3 WINDOW SILL - BRICK
3" = 1'-0"



D4 WINDOW SILL - FIBER CEMENT
3" = 1'-0"

SGA
NarmourWright
DESIGN

804 Meeting Street, Ste. 103
Charleston, SC 29403
p 843.853.4506
www.sganwdesign.com

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HOMES URBAN
DEVELOPMENT

Progress Drawings

Not for pricing, permitting or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the basis for correct budgeting or bidding.

Gray Tract A

City of Beaufort, SC

PROJECT NUMBER: 21-143-02
ISSUE DATE: 02/10/22

DRAWN BY: BN
CHECKED BY: KK

Final DRB Submittal

REVISION SCHEDULE		
#	DESCRIPTION	DATE

HEAD, JAMB & SILL DETAILS

A510

VINYL WINDOW
JELD WEN OR EQUAL
COLOR: WHITE

FC HORIZONTAL SIDING, 6" EXPOSURE
PRIMARY PAINT COLOR: SHERWIN WILLIAMS SW6177 SOFTENED GREEN

30 YEAR ARCH SHINGLES, TYP
COLOR: WEATHERED WOOD

42" VINYL RAILING SYSTEM,TYP.
COLOR: BLACK

PORCH LIGHT - PROGRESS LIGHTING WALL SCONCE - SMALL (LARGE AT CLUBHOUSE
COLOR: BLACK

FC BOARD & BATTEN SIDING, FC TRIM AND COLUMN WRAPS
PAINT COLOR:
SHERWIN WILLIAMS SW7005 PURE WHITE

BRICK VENEER
COLOR: GENERAL SHALE OLD EDISTO

ALUMINUM GUTTERS & DOWNSPOUTS, METAL ROOF
COLOR: MANSARD BROWN

SGA
NarmourWright
DESIGN

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Charleston, SC 29403
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DEVELOPMENT

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21-143-02
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02/10/22

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CHECKED BY: KK

Final DRB Submittal

REVISION SCHEDULE		
#	DESCRIPTION	DATE

TYPICAL EXTERIOR MATERIALS

A600

CURRENT PROPOSAL

VINYL WINDOW
JELD WEN OR EQUAL
COLOR: WHITE

FC HORIZONTAL SIDING, 6" EXPOSURE
PAINT COLOR: SHERWIN WILLIAMS
SW6177 SOFTENED GREEN

30 YEAR ARCH SHINGLES, TYP
COLOR: WEATHERED WOOD

42" VINYL RAILING SYSTEM,TYP.
COLOR: BLACK

PORCH LIGHT -
PROGRESS LIGHTING 12" WALL LANTERN
COLOR: BLACK

FC BOARD & BATTEN SIDING, FC TRIM AND COLUMN WRAPS
PAINT COLOR:
SHERWIN WILLIAMS SW7005 PURE WHITE

BRICK VENEER
COLOR: GENERAL SHALE OLD EDISTO

ALUMINUM GUTTERS & DOWNSPOUTS, METAL ROOF
COLOR: MANSARD BROWN

SGA
NarmourWright
DESIGN

804 Meeting Street, Ste. 103
Charleston, SC 29403
p 843.853.4506
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HOMES URBAN
DEVELOPMENT

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City of Beaufort, SC

PROJECT NUMBER:
21-143-02
ISSUE DATE:
02/10/22

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CHECKED BY: KK

Final DRB Submittal

REVISION SCHEDULE		
#	DESCRIPTION	DATE

EXTERIOR MATERIALS - APARTMENT BUILDINGS

A520

CURRENT PROPOSAL

VINYL WINDOW
JELD WEN OR EQUAL
COLOR: WHITE

FC BOARD & BATTEN SIDING, FC TRIM AND COLUMN WRAPS
PAINT COLOR:
SHERWIN WILLIAMS SW7005 PURE WHITE

30 YEAR ARCH SHINGLES, TYP
COLOR: WEATHERED WOOD

42" VINYL RAILING SYSTEM,TYP.
COLOR: BLACK

PORCH LIGHT -
PROGRESS LIGHTING 12" WALL LANTERN
COLOR: BLACK

FC HORIZONTAL SIDING, 6" EXPOSURE
PAINT COLOR:
SHERWIN WILLIAMS SW6219 RAIN

OR
PAINT COLOR:
SHERWIN WILLIAMS SW161 GRASSLAND

BRICK VENEER
COLOR: GENERAL SHALE OLD EDISTO

ALUMINUM GUTTERS & DOWNSPOUTS, METAL ROOF
COLOR: MANSARD BROWN

SGA
NarmourWright
DESIGN

804 Meeting Street, Ste. 103
Charleston, SC 29403
p 843.853.4506
www.sganwdesign.com

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HOMES URBAN
DEVELOPMENT

Progress Drawings

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Gray Tract A

City of Beaufort, SC

PROJECT NUMBER:
21-143-02
ISSUE DATE:
02/10/22

DRAWN BY: Author
CHECKED BY: Checker

Final DRB Submittal

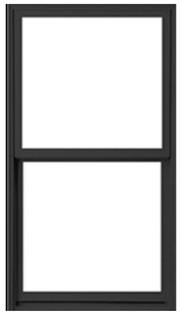
REVISION SCHEDULE		
#	DESCRIPTION	DATE

EXTERIOR MATERIALS - ROWHOUSES

A521

CURRENT PROPOSAL

ALUMINUM-CLAD WINDOW
PELLA OR EQUAL
COLOR: BLACK



FC BOARD & BATTEN SIDING, FC HORIZONTAL SIDING, FC TRIM AND COLUMN WRAPS
PAINT COLOR: SHERWIN WILLIAMS SW7005 PURE WHITE

30 YEAR ARCH SHINGLES, TYP
COLOR: WEATHERED WOOD

BRICK VENEER
COLOR: GENERAL SHALE OLD EDISTO

ALUMINUM-CLAD PATIO DOOR
PELLA OR EQUAL
COLOR: BLACK

COLUMN MOUNTED LIGHT -
PROGRESS LIGHTING 20" WALL LANTERN
COLOR: BLACK

SGA
NarmourWright
DESIGN

804 Meeting Street, Ste. 103
Charleston, SC 29403
p 843.853.4506
www.sganwdesign.com

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HOMES URBAN
DEVELOPMENT

Progress Drawings

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Gray Tract A

City of Beaufort, SC

PROJECT NUMBER:
21-143-02
ISSUE DATE:
02/10/22

DRAWN BY: Author
CHECKED BY: Checker

Final DRB Submittal

REVISION SCHEDULE		
#	DESCRIPTION	DATE

EXTERIOR MATERIALS - CLUBHOUSE

A522

SGA | NarmourWright DESIGN

804 Meeting Street
Suite 103
Charleston, SC 29403

843.853.4506
sganwdesign.com

Gray Tract A – Proposed Exterior Colors
Final DRB

Apartments

Brick – General Shale, Old Edisto

Windows – Vinyl, White

Lap Siding – Sherwin Williams SW6177 Softened Green

Trim, Columns, Board & Batten, Panels – Sherwin Williams SW7005 Pure White

Asphalt Shingles – Weathered Wood

Metal roof, Gutters/Downspouts – Mansard Brown

SGA | NarmourWright
DESIGN

804 Meeting Street
Suite 103
Charleston, SC 29403

843.853.4506
sganwdesign.com

Row houses

Lap Siding – Color 1
Sherwin Williams SW6219 Rain

Lap Siding – Color 2
SW6163 Grassland

Trim, Columns, Board & Batten, Panels –
Sherwin Williams SW7005 Pure White

SGA | NarmourWright
DESIGN

804 Meeting Street
Suite 103
Charleston, SC 29403

843.853.4506
sganwdesign.com

Brick – General Shale, Old Edisto

Windows – Vinyl, White

Asphalt Shingles – Weathered Wood

Metal roof, Gutters/Downspouts – Mansard Brown

SGA | NarmourWright
DESIGN

804 Meeting Street
Suite 103
Charleston, SC 29403

843.853.4506
sganwdesign.com

Clubhouse

Brick – General Shale, Old Edisto

Windows – Aluminum-Clad, Black

Lap siding, Trim, Columns, Board & Batten
Sherwin Williams SW7005 Pure White

Asphalt Shingles – Weathered Wood

Gutters/Downspouts – White

APARTMENT/ROWHOUSE WINDOWS

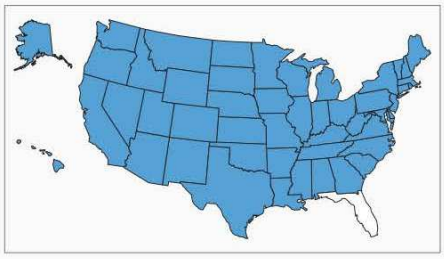
JELD-WEN WINDOWS & DOORS

BUILDERS™ VINYL

WINDOWS AND PATIO DOORS

ATTRACTIVE, VERSATILE, AND AFFORDABLE

JELD-WEN® Builders™ Vinyl windows and patio doors feature a narrow frame and sash profile for a streamlined appearance plus Low-E insulating glass for energy efficiency. Designed to be durable, Builders Vinyl styles resist fading and won't chip or peel. They also offer details that simplify maintenance, such as removable or tilt sashes for easy cleaning and high-quality extruded vinyl that retains its color all the way through. Best of all, every Builders Vinyl window and patio door is backed by a Limited Lifetime Warranty* for ultimate peace of mind.



AVAILABLE IN SELECT AREAS

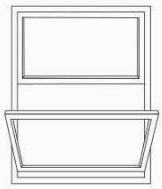
MULTIPLE FRAME OPTIONS TO MAKE INSTALLATION EASY

Flush Fin

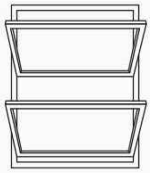
Integral Nailing Fin

Pocket/Block Frame

OPERATING TYPES

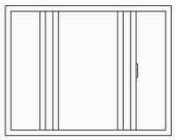


Single-Hung Tilt

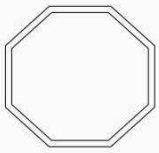


Double-Hung

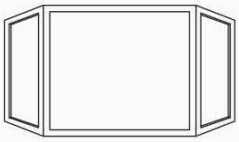
Single-Hung Side Load



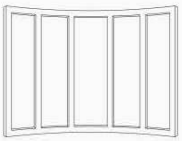
Sliding



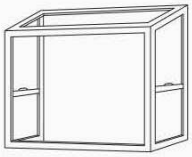
Fixed, Radius, Geometric



Bay



Bow



Garden

Sliding Patio Door

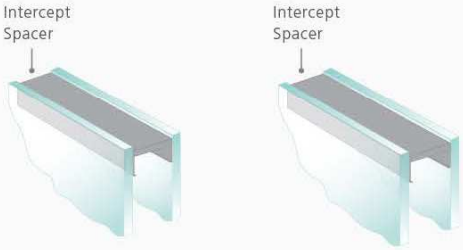
*For warranty details, visit jeld-wen.com, click Support, and select JELD-WEN Warranties.

GLASS

Choose from a variety of glass options that offer performance, privacy, and style.

- Double-pane clear insulating (with Low-E glass options)
- Dirt-resistant
- Laminated
- Tempered
- Tinted
- Textured
- Grilles between the glass (GBG)
- Simulated divided lites (SDL)
- Blinds between the glass (BBG)

DOUBLE-PANE PACKAGES



TEXTURED GLASS

Glue Chip | Rain | Obscure | Narrow Reed | Seedy Reamy

HARDWARE

Single Hung, Sliding, Bay	Double-Hung	Sliding Patio Doors
STYLE CAM-LOCK	STYLE CAM-LOCK	MULTIPOINT
WEN-LOCK®*	STYLE CAM-LOCK	

All options are subject to regional availability. Contact your local JELD-WEN dealer for more information.
*Available on ADA-compliant models only

NEW! FINISHIELD™ EXTERIOR FINISHES

This finish technology stands up to scratches and heat degradation and maintains consistent color across multiple window units. Available with white interior only.

COLOR

STANDARD INTERIOR & EXTERIOR FINISHES

White | Desert Sand | Almond

OPTIONAL FINISHIELD™ EXTERIOR COLORS

Bronze | Black

OPTIONAL HARDWARE FINISHES

Brushed Chrome | Polished Brass | Antique Brass | Bronze

Actual colors may vary from samples shown.

ADDITIONAL OPTIONS

- Insect screens
- Window opening control devices (WOCD)
- ADA-compliant hardware
- Pet panels for sliding patio doors

For more information, contact your JELD-WEN sales representative today.

For additional information, including a complete copy of JELD-WEN's Limited Warranty and care and maintenance information, please visit **jeld-wen.com** or **jeld-wen.ca** or contact JELD-WEN at 1-888-JWHelpU (1-888-594-3578).

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11-96996 2/19

Smooth-Pro

The JELD-WEN Smooth-Pro line offers a complete selection of affordable fiberglass designs and contemporary styles. Smooth-Pro doors provide the look of traditional painted wood doors with the added benefits of energy efficiency and a no-dent, low-maintenance surface.

DIRECT GLAZE

New!

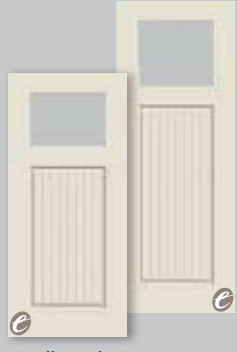
- Wider Viewing Area
- Easy to Clean
- No Screw Holes or Plugs
- Low-E Energy Efficient Glass

Craftsman

6'8", 7'0" and 8'0" Doors and Sidelights

Craftsman

Door	2'8"	2'10"	3'0"
SPC-866DG-LE	•	•	•
SPC7-866DG-LE	•	•	•
SPC8-866DG-LE	•	•	•
SPC-866DG-MG	•	•	•
SPC7-866DG-MG	•	•	•
SPC8-866DG-MG	•	•	•
SPC-866DG-GRF	•	•	•
SPC7-866DG-GRF	•	•	•
SPC8-866DG-GRF	•	•	•
SPC-866DG-KP	•	•	•
SPC7-866DG-KP	•	•	•
SPC8-866DG-KP	•	•	•
SPC-866DG-TPZ	•	•	•
SPC7-866DG-TPZ	•	•	•
SPC8-866DG-TPZ	•	•	•



Beadboard

Door	2'8"	2'10"	3'0"
SPB-866DG-LE	•	•	•
SPB7-866DG-LE	•	•	•
SPB8-866DG-LE	•	•	•
SPB-866DG-MG	•	•	•
SPB7-866DG-MG	•	•	•
SPB8-866DG-MG	•	•	•
SPB-866DG-GRF	•	•	•
SPB7-866DG-GRF	•	•	•
SPB8-866DG-GRF	•	•	•
SPB-866DG-KP	•	•	•
SPB7-866DG-KP	•	•	•
SPB8-866DG-KP	•	•	•
SPB-866DG-TPZ	•	•	•
SPB7-866DG-TPZ	•	•	•
SPB8-866DG-TPZ	•	•	•

Craftsman SL

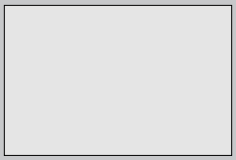
Sidelight	1'0"	1'2"
SPC-820DG-LE	•	•
SPC7-820DG-LE	•	•
SPC8-820DG-LE	•	•
SPC-820DG-MG	•	•
SPC7-820DG-MG	•	•
SPC8-820DG-MG	•	•
SPC-820DG-GRF	•	•
SPC7-820DG-GRF	•	•
SPC8-820DG-GRF	•	•
SPC-820DG-KP	•	•
SPC7-820DG-KP	•	•
SPC8-820DG-KP	•	•
SPC-820DG-TPZ	•	•
SPC7-820DG-TPZ	•	•
SPC8-820DG-TPZ	•	•

Beadboard SL

Sidelight	1'0"	1'2"
SPB-820DG-LE	•	•
SPB7-820DG-LE	•	•
SPB8-820DG-LE	•	•
SPB-820DG-MG	•	•
SPB7-820DG-MG	•	•
SPB8-820DG-MG	•	•
SPB-820DG-GRF	•	•
SPB7-820DG-GRF	•	•
SPB8-820DG-GRF	•	•
SPB-820DG-KP	•	•
SPB7-820DG-KP	•	•
SPB8-820DG-KP	•	•
SPB-820DG-TPZ	•	•
SPB7-820DG-TPZ	•	•
SPB8-820DG-TPZ	•	•

Optional Craftsman Shelf

Craftsman Clear and Micro-Granite designs only available in Low-E



Clear Low-E (LE)

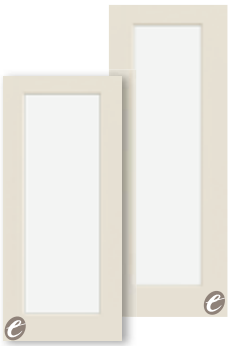
Micro-Granite (MG)

Greenfield (GRF)

Oak Park (KP)

Topaz (TPZ)

6'8", 7'0" and 8'0" Doors and Sidelights – Clear Glass Low-E



Full View

Door	2'0"	2'4"	2'6"	2'8"	2'10"	3'0"
SP-686DG-LE	•	•*	•	•	•	•
SP7-686DG-LE	•	•*	•	•	•	•
SP8-686DG-LE			•*	•	•	•

3/4 View 1-Panel

Door	2'6"	2'8"	2'10"	3'0"
SP-607DG-LE	•*	•	•	•
SP7-607DG-LE	•*	•	•	•
SP8-607DG-LE	•*	•	•	•

1/2 View

Door	2'8"	2'10"	3'0"
SP-684DG-LE	•*	•	•
SP7-684DG-LE	•*	•	•

Full View SL

Sidelight	1'0"	1'2"
SP-690DG-LE	•	•
SP7-690DG-LE	•	•
SP8-690DG-LE	•	•

3/4 View SL

Sidelight	1'0"	1'2"
SP-422DG-LE	•	•
SP7-422DG-LE	•	•
SP8-422DG-LE	•	•

1/2 View SL

Sidelight	1'0"	1'2"
SP-692DG-LE	•	•
SP7-692DG-LE	•	•

* 2-3/8" backset limitation SP = 6'8" SP7 = 7'0" SP8 = 8'0"

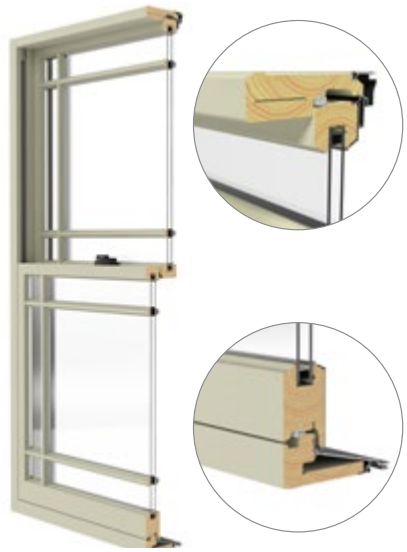
CLUBHOUSE WINDOWS/ EXTERIOR DOORS

Pella® Architect Series®

Traditional Wood & Clad/Wood

Expertly crafted wood windows and patio doors with nearly endless possibilities.

Double-Hung Interior



Double-Hung Exterior

- **Designed with distinguished details**
  Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.
- **Enhanced style options and custom capabilities**
  Maximum design flexibility with dramatic sizes, custom colors, finishes, profiles, product types and more.
- **Authentic look of true divided light**
  Pella's Integral Light Technology® grilles use the industry's only foam spacer to create the most authentic look of true divided light, by casting a more realistic shadow.
- **Interior finish options**
  From light to dark, Architect Series – Traditional wood windows and patio doors are available in an array of classic and on-trend colors. Pine interiors are available in a variety of paint and stain colors.
- **Beautiful hardware**
  Choose from Pella's collection of rich patinas and other timeless finishes.
- **Optional integrated security sensors**
  Built-in security sensors allow homeowners to know when their windows and doors are open or locked, while being virtually invisible when the product is closed.
- **ENERGY STAR® certified[1]**
  Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Architect Series – Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2021.[1]
- **Long-lasting durability**
  Aluminum-clad exteriors with EnduraClad® finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly.
- **Best limited lifetime warranty[2]**
  Pella Architect Series – Traditional products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.[2]
- **Testing beyond requirements**
  At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

Available in these window and patio door styles:

Special shape windows also available.

[1,2] See back cover for disclosures.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values: U-Factor	SHGC	STC	Frame / Install
Awning	13-¾"	13-¾"	59"	59"	LC40-CW50	0.25-0.29	0.18-0.47	27-33	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Awning	17"	17"	53"	29"	R45-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Casement	13-¾"	13-¾"	41"	96"	CW30-CW50	0.25-0.29	0.18-0.47	28-33	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Casement	17"	17"	35"	73"	R50-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Fixed Casement	10"	10"	144"	144"	CW30-CW50	0.25-0.29	0.18-0.47	28-32	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Fixed Casement	17"	17"	59"	73"	R50-CW50	0.28-0.33	0.18-0.47	27-30	Pocket Replacement
Double-Hung	14"	24-⅜"	54"	96"	CW40-CW50	0.25-0.30	0.19-0.53	26-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Precision Fit Double-Hung	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
In-Swing Hinged Patio Door (Single)	18"	36"	48"	199-½"	LC40-LC55	0.20-0.40	0.14-0.40	–	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	LC40-LC55	0.20-0.40	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	R50-LC70	0.20-0.40	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	R50-LC70	0.20-0.40	0.14-0.39	30-36	
Sliding Patio Door (O)	30-¾"	74"	60-¾"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	–	
Sliding Patio Door (OX, XO)	59-¼"	74"	119-½"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	31-35	
Sliding Patio Door (OXO)	90"	74"	180"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	–	
Sliding Patio Door (OXXO)	116-⅛"	74"	236-⅛"	119-½"	LC25-LC70	0.25-0.40	0.15-0.42	–	
Multi-Slide Patio Door	40-¼"	50-½"	701-⅝"	119-½"	R15-LC25[3]	0.30 – 0.36	0.15 – 0.46	–	For more info visit PellaADM.com
Bifold Patio Door	31-¾"	55-½"	312"	119-½"	R15-R25[3]	0.26-0.44	0.13-0.45	–	

Window sizes available in 1/8" increments
Special sizes available. For more information regarding performance, visit pella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

Window Hardware

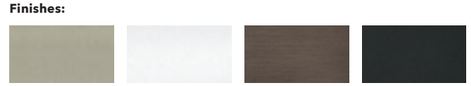
Classic Collection

Get a timeless look with authentic styles in classic finishes.

Fold-away Crank
Antiek

Spoon-Style Lock

Finishes:



Champagne **White** **Brown** **Matte Black**

Oil-Rubbed Bronze **Satin Nickel**

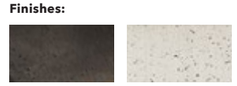
Rustic Collection

Create a distinct and charming look with distressed finishes.

Fold-away Crank
Antiek

Spoon-Style Lock

Finishes:



Distressed Bronze **Distressed Nickel**

[3] See back cover for disclosures.

Window Hardware

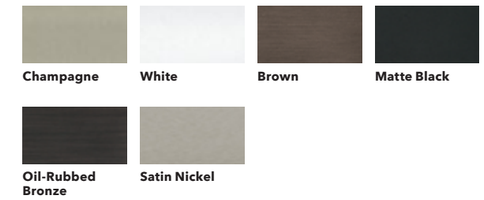
Essential Collection

Select from popular designs and finishes to suit every style.

Fold-away Crank

Cam-Action Lock

Finishes:



Champagne **White** **Brown** **Matte Black**

Oil-Rubbed Bronze **Satin Nickel**

Patio Door Hardware

Classic Collection

BALDWIN

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

Hinged & Bifold Patio Door Handle
Virago

Sliding & Multi-Slide Patio Door Handle
Ambrose

Multi-Slide Patio Door Handle[4,5]

Finishes:

Matte Black **Oil-Rubbed Bronze** **Satin Nickel**

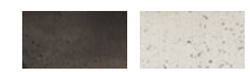
Rustic Collection

Stand out with bold looks and create an utterly unique aesthetic.

Hinged & Bifold Patio Door Handle
Rustiek

Sliding & Multi-Slide Patio Door Handle
Notus

Finishes:



Distressed Bronze **Distressed Nickel**

Essential Collection

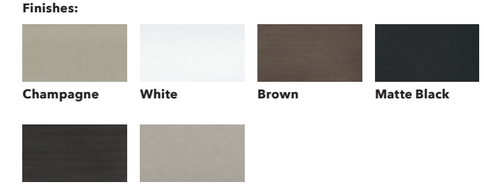
Elevate your style and transform a home with elegant selections.

Hinged & Bifold Patio Door Handle

Sliding Patio Door Handle

Multi-Slide Patio Door Handle[4,5]

Finishes:



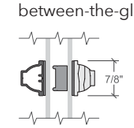
Champagne **White** **Brown** **Matte Black**

Oil-Rubbed Bronze **Satin Nickel**

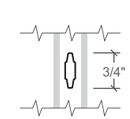
Additional hardware collections available. Visit PellaADM.com for more information.

Grilles

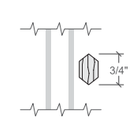
Choose the look of true divided light, roomside removable grilles or make cleaning easier by selecting grilles-between-the-glass.



Ogee Integral Light Technology®[6]
7/8", 1-1/4" or 2"



Aluminum Grilles-Between-the-Glass
3/4"[7]



Roomside Removable Grilles[6,8]
3/4", 1-1/4" or 2"

[4,5,6,7,8] See back cover for disclosures.

Colors

Wood Types

Choose the wood species that best complements your project's interior.

Pine | Douglas Fir[8] | Mahogany[8]

Custom solutions:

White Oak | Red Oak | Cherry | Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.

White | Bright White | Linen White | Artisan Greige[8] | Natural Stain | Wheat Stain[8] | Golden Oak Stain | Early American Stain

Provincial Stain | Dark Mahogany Stain | Red Mahogany Stain | Espresso Stain | Skyline Gray Stain[8] | Charcoal Stain | Black Stain

Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.[9]

Custom colors are also available.

Black | White | Brown | Fossil

Iron Ore | Portobello | Putty | Almond | Classic White | Brick Red | Hartford Green

Added Peace of Mind

Integrated Security Sensors

Integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.[10] For more information, go to connectpella.com.

The Best Limited Lifetime Warranty in the Industry

We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.[2]

1 Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.
2 Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.
3 Performance ratings vary based on product configuration.
4 Flush multi-slide handle is a Pella exclusive design.
5 Flush multi-slide handle is not available in Champagne.
6 Color-matched to your product's interior and exterior color.
7 Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
8 Availability may be limited. Please contact your local Pella rep for details.
9 EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.
10 Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

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GARAGE OVERHEAD DOORS

MODERN STEEL™
collection

Clopay®

America's Favorite Garage Doors®

Model 9209 Modern Grooved Panel shown in Mocha Brown with Plain Short Windows down left side (from inside garage looking out)

QUALITY TESTED · GOOD HOUSEKEEPING · Since 1909 · LIMITED WARRANTY · ghseal.com for details

clopay.com

MODERN STEEL™ collection

Modern Steel™ Collection garage doors complement contemporary and mid-century modern home styles. Doors are available with or without windows and with or without grooves in the panels. All are available in multiple paint and Ultra-Grain® finishes to create the perfect look for your home.

Photographer, Brian Gassel
Model 9202 Modern Flush Panel shown in Ultra-Grain® Cypress Walnut Finish

AVAILABLE WITH

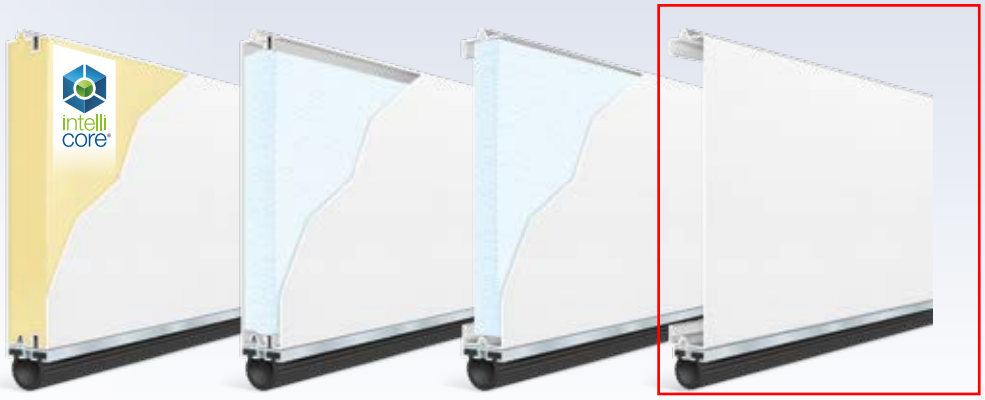
intellicore®
insulation technology

WARMER
Energy efficiency provides year-round comfort

QUIETER
Dense insulation reduces noise by up to 16 decibels

STRONGER
Enhanced strength resists everyday wear and tear

MODEL AVAILABILITY



DOOR DESIGNS

Door design examples shown at 9' wide × 8' high
Available window options listed below model number
(See back cover for examples of window options)

		3-LAYER				2-LAYER		1-LAYER
		2" Polyurethane	1-3/8" Polyurethane	2" Polystyrene	1-3/8" Polystyrene	1-5/16" Polystyrene	7/8" Polystyrene	Non-Insulated
	TEXTURE	18.4 R-value	12.9 R-value	9.0 R-value	6.5 R-value	6.3 R-value	4.4 R-value	
MODERN FLUSH		*Door constructed using 24", 21" and 18" section heights*						
Solid / Window Sections	Woodgrain	9202 Contemporary	9132 Contemporary	4302 Contemporary	4132 Contemporary			
MODERN FLUSH		*Door constructed using 21" and 18" section heights*						
Solid / Window Sections	Woodgrain	9201 Contemporary Decorative	9131 Contemporary Decorative	4301 Contemporary Decorative	4051 Decorative	T42F *(24 Gauge Steel)* Decorative	T41F *(24 Gauge Steel)* T51F *(25 Gauge Steel)* Decorative	T40F *(24 Gauge Steel)* Decorative
MODERN FLUSH		*Door constructed using 24" and 21" section heights*						
Solid / Contemporary Windows	Stucco*	9208 Contemporary	9138 Contemporary	4308 Contemporary	4138 Contemporary			
MODERN GROOVED		*Door constructed using 24", 21" and 18" section heights*						
Solid / Window Sections	Stucco*	9205 Contemporary		4305 Contemporary				
MODERN GROOVED		*Door constructed using 24" and 21" section heights*						
Solid / Contemporary Windows	Stucco*	9209 Contemporary	9139 Contemporary	4309 Contemporary				

COLOR AVAILABILITY	Standard White	Glacier White	Almond	Desert Tan	Sandtone	Bronze	Chocolate	Mocha Brown	Black	Hunter Green	Gray	Ultra-Grain® Cypress Medium	Ultra-Grain® Cypress Cherry	Ultra-Grain® Cypress Walnut
9202, 9208	■	■	■	■	■	■	■	■	■			■	■	■
9201	■	■	■	■	■	■	■	■	■	■	■			
9205, 9209	■	■	■	■	■	■	■	■	■			■	■	■
9132, 9138	■	■	■	■	■	■	■	■	■					
9131	■	■	■	■	■	■	■	■	■	■	■			
9139	■	■	■	■	■	■	■	■	■					
4302, 4308	■	■	■	■	■	■	■	■	■			■	■	■
4301	■	■	■	■	■	■	■	■	■	■	■			
4305, 4309	■	■	■	■	■	■	■	■	■			■	■	■
4132	■		■	■	■	■	■		■			■	■	■
4051	■		■	■	■	■	■			■	■			
4138	■		■	■	■	■	■							
T42F, T41F, T51F, T40F	■		■	■	■		■							

Calculated door section R-value is in accordance with DASMA TDS-163. For more information about color options see page 4.
**Exterior steel surface on an Ultra-Grain® painted door has a woodgrain texture on Modern Steel™ Collection doors.*

STANDARD COLORS

Standard White | Glacier White* | Almond

Desert Tan | Sandtone | Bronze

Chocolate | Mocha Brown | Black

Hunter Green | Gray

- Exterior steel on standard color flush doors will have either a stucco or woodgrain texture depending upon model chosen (see chart on page 3 for details). Grooved doors have a stucco texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

**Popular in select markets, Glacier White is a brighter white.*
Due to the printing process, colors may vary. See your Clopay Dealer for color samples.
Black is available at an additional charge.
Not all colors available on all models. See previous page for complete color availability.

CUSTOM PAINT OPTION

COLOR BLAST™

Color Blast™ offers more than 1,500 Sherwin-Williams® color options to complement your home. This durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.

ADDITIONAL FEATURES

- Tongue-and-groove section joints help seal out wind, rain and snow.
- Replaceable bottom vinyl weatherseal in a rust-proof aluminum retainer helps prevent elements from entering garage.
- Patented Safe-T-Bracket® helps prevent serious injury that could occur if the bottom bracket were removed with the garage door closed and under tension.
- Nylon rollers are smooth, quiet and long-lasting.
- Galvanized steel hinges attached to backup plates are durable, reliable and secure.
- See your Clopay Dealer for WindCode® door availability.

For additional information about how to care for and maintain your door, visit: clopaydoor.com/residential/support

ULTRA-GRAIN® PAINT OPTION

Cypress Medium Finish | Cypress Cherry Finish | Cypress Walnut Finish

- Painted steel surface simulates a stained door without the need of staining and the ongoing maintenance of wood.
- Woodgrain runs horizontal for an authentic, natural look.
- Available in Cypress Medium, Cherry or Walnut finishes that complement Clopay Entry Doors, shutters and other exterior stained wood products.
- Exterior steel surface on all Modern Steel™ Collection Ultra-Grain® painted door have a woodgrain texture to create a more natural appearance.
- Window frames, grilles and inserts are a solid color to coordinate with the Ultra-Grain® patterns.

Due to the printing process, colors may vary.
Not all colors available on all models. See previous page for complete color availability.

STEP PLATE/LIFT HANDLE

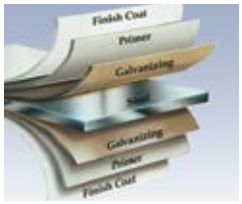
Color-matched exterior step plate/lift handles are durable, attractive and allow for safe opening and closing of your door.

WARRANTIES

PAINT SYSTEM	PAINT SYSTEM	WINDOWS	HARDWARE
LIMITED LIFE WARRANTY	LIMITED 25 YR WARRANTY	LIMITED 10 YR WARRANTY	LIMITED 3 YR WARRANTY
Models 9202, 9201, 9208, 9205, 9209, 9132, 9131, 9138, 9139, 4302, 4301, 4308, 4305, 4309, 4132, 4051, 4138, T42F, T41F, T40F	Model T51F	All Models	All Models

Model 9138 Modern Flush Panel shown in Black with Plain Long Windows in all panel locations

RUST-PREVENTION SYSTEM



Steel skins are protected through a tough, layered coating system, including a hot-dipped galvanized layer, a protective metal oxide pretreatment and a baked-on primer and top coat.

GREATER ENERGY EFFICIENCY

Thermal break* separates the interior from the exterior skin to improve energy efficiency and comfort.

**Thermal break is not present on 4051, 2-Layer and 1-Layer Models.*

A FOCUS ON *green*

Clopay is committed to designing, manufacturing and distributing garage doors that enhance the beauty, safety and value of your home while minimizing the impact on the environment.

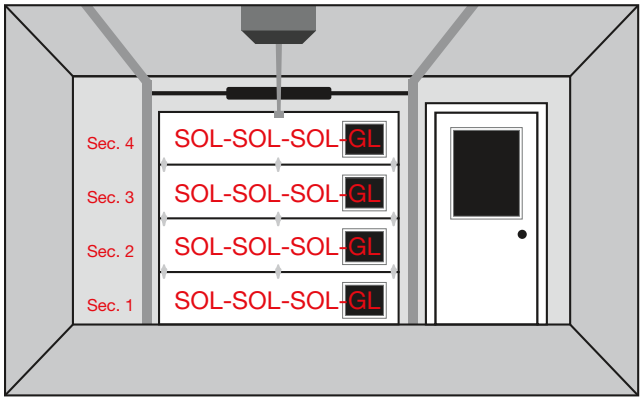
The Modern Steel™ Collection helps conserve natural resources by providing a durable, reliable, low-maintenance door. Steel doors and hardware are impervious to moisture and will not rot, warp or crack, and the steel used in Clopay's doors is made from over 75% recycled content. All Clopay doors are made in the U.S., minimizing shipping, damage and handling. For more details on Clopay's green practices, visit our website at ***clopaydoor.com/green***

Model 4309 Modern Grooved Panel shown in Bronze with Plain Short Windows down right side (from inside garage looking out)
High-Definition Steel Entry Door, Model ST9833 shown with Frost glass

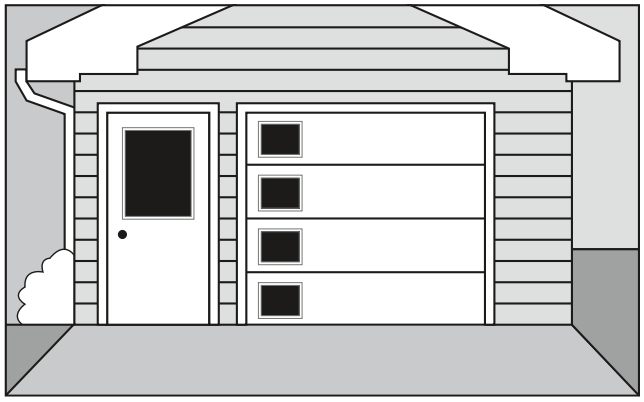
CONTEMPORARY WINDOW ORIENTATION

When ordering contemporary window configurations please reference the examples provided to describe your desired window positions. **Note: Window configurations are described from inside the garage looking out.**

Example: Windows down right side **(from inside garage looking out)**



View from Inside Garage



View from Outside Garage

POPULAR CONTEMPORARY WINDOW CONFIGURATIONS

The windows shown below apply to Models 9208, 9209, 9138, 9139, 4308, 4309 and 4138. These doors utilize 24" and 21" section heights, allowing for the window options shown.

Contemporary window configurations are available in many design options, including windows in each section and down one side, short and long windows or windows in all sections. For doors with multiple window sections, the window locations must be the same in every section.

The images below are illustrated from outside the garage.

Important Note: The ordering codes listed below are from the inside of the garage looking out, as explained on the previous page. See your Clopay dealer for more details.

The illustrations shown below show window (glazed) and/or no window (solid) locations.

SOL=Solid (no window) location **GL**=Glazed (window) location

Sections are numbered from the floor up to the top of the door.

For doors with glazing (windows) in the sections, all glass will be tempered.

Glazing options include:

Clear

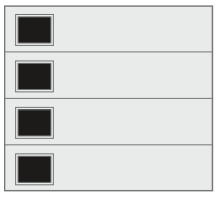
Obscure

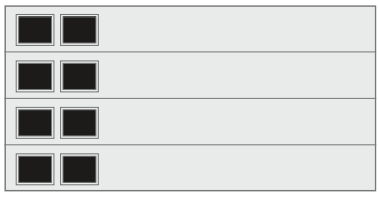
Narrow Reed

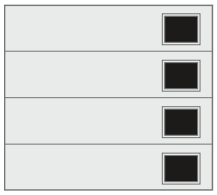
Frosted

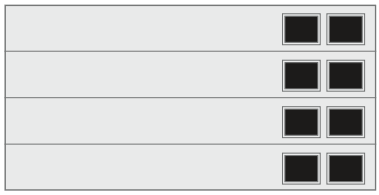
Other glass types and custom glass are available. See your Clopay Dealer for details.

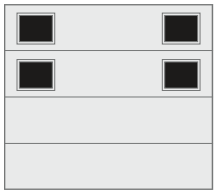
SHORT WINDOW CONFIGURATIONS

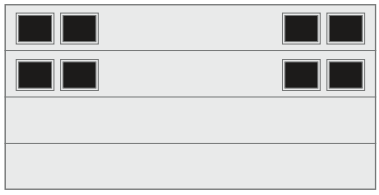

SOL-SOL-SOL-GL
Sections: 1, 2, 3, 4

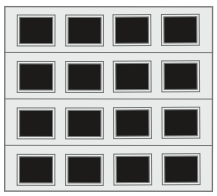

SOL-SOL-SOL-SOL-SOL-SOL-GL-GL
Sections: 1, 2, 3, 4

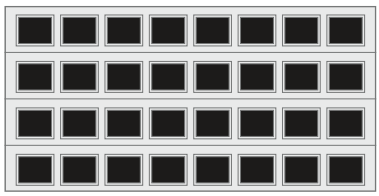

GL-SOL-SOL-SOL
Sections: 1, 2, 3, 4


GL-GL-SOL-SOL-SOL-SOL-SOL-SOL
Sections: 1, 2, 3, 4

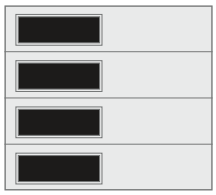

GL-SOL-SOL-GL
Sections: 3, 4

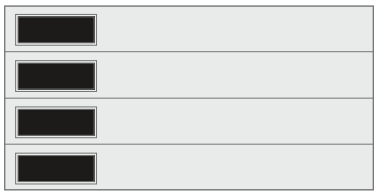

GL-GL-SOL-SOL-SOL-SOL-GL-GL
Sections: 3, 4

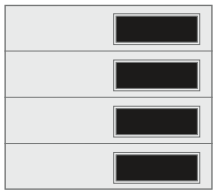

GL-GL-GL-GL
Sections: 1, 2, 3, 4

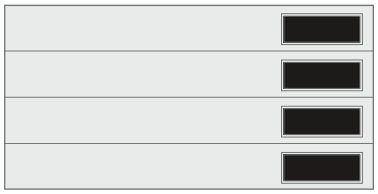

GL-GL-GL-GL-GL-GL-GL-GL
Sections: 1, 2, 3, 4

LONG WINDOW CONFIGURATIONS


SOL-GL
Sections: 1, 2, 3, 4

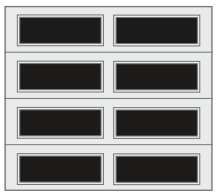

SOL-SOL-SOL-GL
Sections: 1, 2, 3, 4

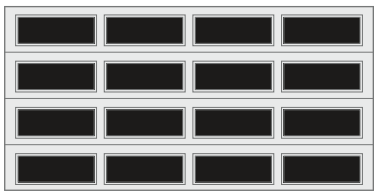

GL-SOL
Sections: 1, 2, 3, 4


GL-SOL-SOL-SOL
Sections: 1, 2, 3, 4

GL-GL
Sections: 3, 4

GL-GL-GL-GL
Sections: 3, 4


GL-GL
Sections: 1, 2, 3, 4


GL-GL-GL-GL
Sections: 1, 2, 3, 4

WINDOW OPTIONS

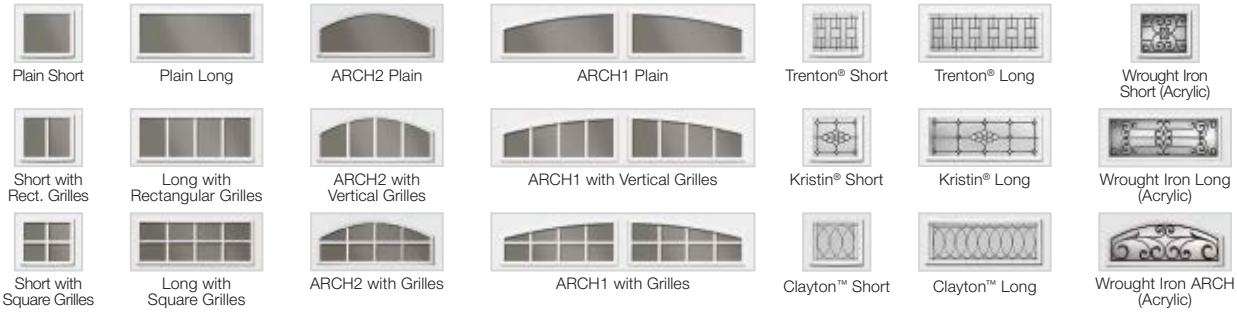
Our windows add natural light to your garage while adding curb appeal to your home. All Clopay window frames are UV-protected and are color matched to our prefinished door colors. Window frames screw in from the inside for easy glass replacement or to change designs.

CONTEMPORARY/ARCHITECTURAL SERIES WINDOWS

These windows are from Clopay's Contemporary/Architectural Series, featuring a larger viewing area and are available on select models and heights. Short windows are 19-1/2" × 16" and long windows are 42" × 16".

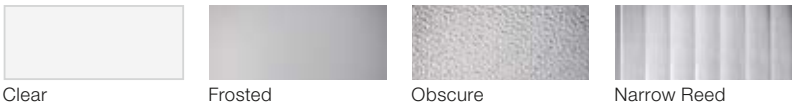
Available on These Models

9202 9139*
9201 4302
9208* 4301
9205 4308*
9209* 4305
9132 4309*
9131 4132
9138* 4138*



Windows are available single pane or insulated in clear, frosted, obscure and narrow reed designs.

Models available only with Plain, Rectangular Grille and Square Grille Windows.

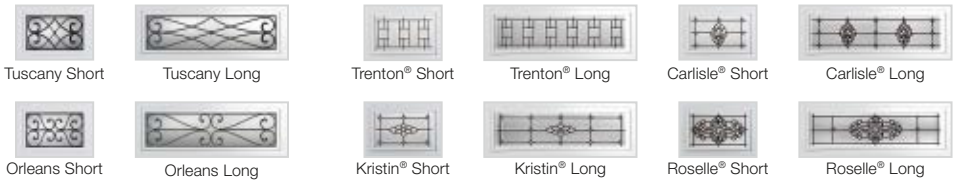


DECORATIVE WINDOWS

Clopay's decorative windows are created to complement many home styles. Short windows are 19-1/2" × 12" and long windows are 40-1/2" × 12".

Available on These Models

9201 T42F
9131 T41F
4301 T51F
4051 T40F

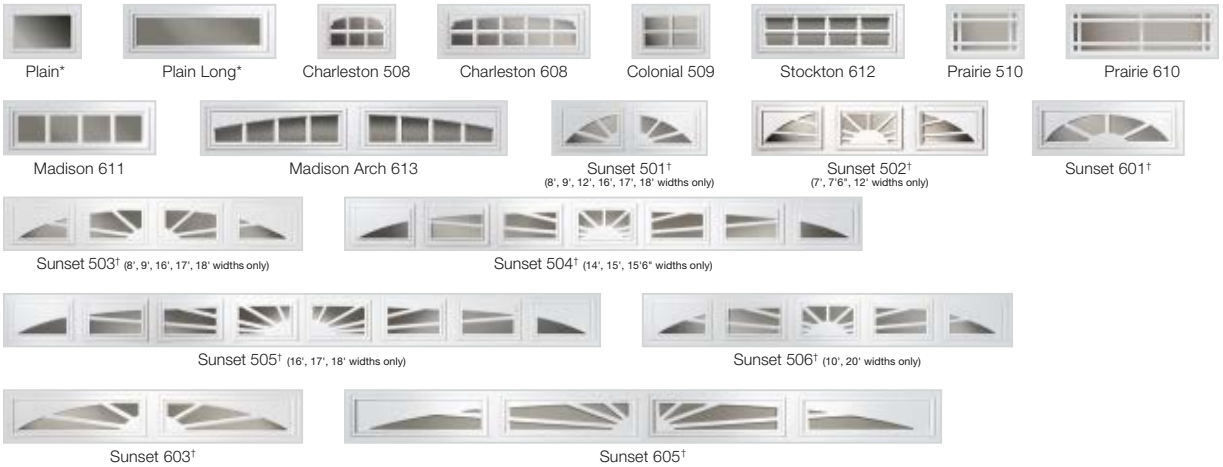


DECORATIVE INSERT SERIES WINDOWS

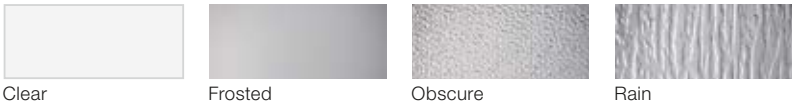
UV-protected cellular plastic insert designs snap into either the inside or outside of the window frame for easy cleaning or to change designs. Windows are offered in single strength, double strength, acrylic, obscure or insulated glass. Short windows are 19-1/2" × 12" and long windows are 40-1/2" × 12".

Available on These Models

9201 T42F
9131 T41F
4301 T51F
4051 T40F



Windows are available single pane or insulated in clear, frosted, obscure and rain designs. Clear acrylic also available.



*Shown with clear glass.
†Sunset windows not available on Ultra-Grain® doors.
Acrylic windows require special cleaning. Never use products that contain ammonia or petroleum products to clean acrylic. Please visit clopaydoor.com/acrylic for complete details.*

Visit **clopay.com** or call 1-800-2CLOPAY (800-225-6729) for more information on Clopay, America's Favorite Garage Doors. Follow us on MADE IN USA

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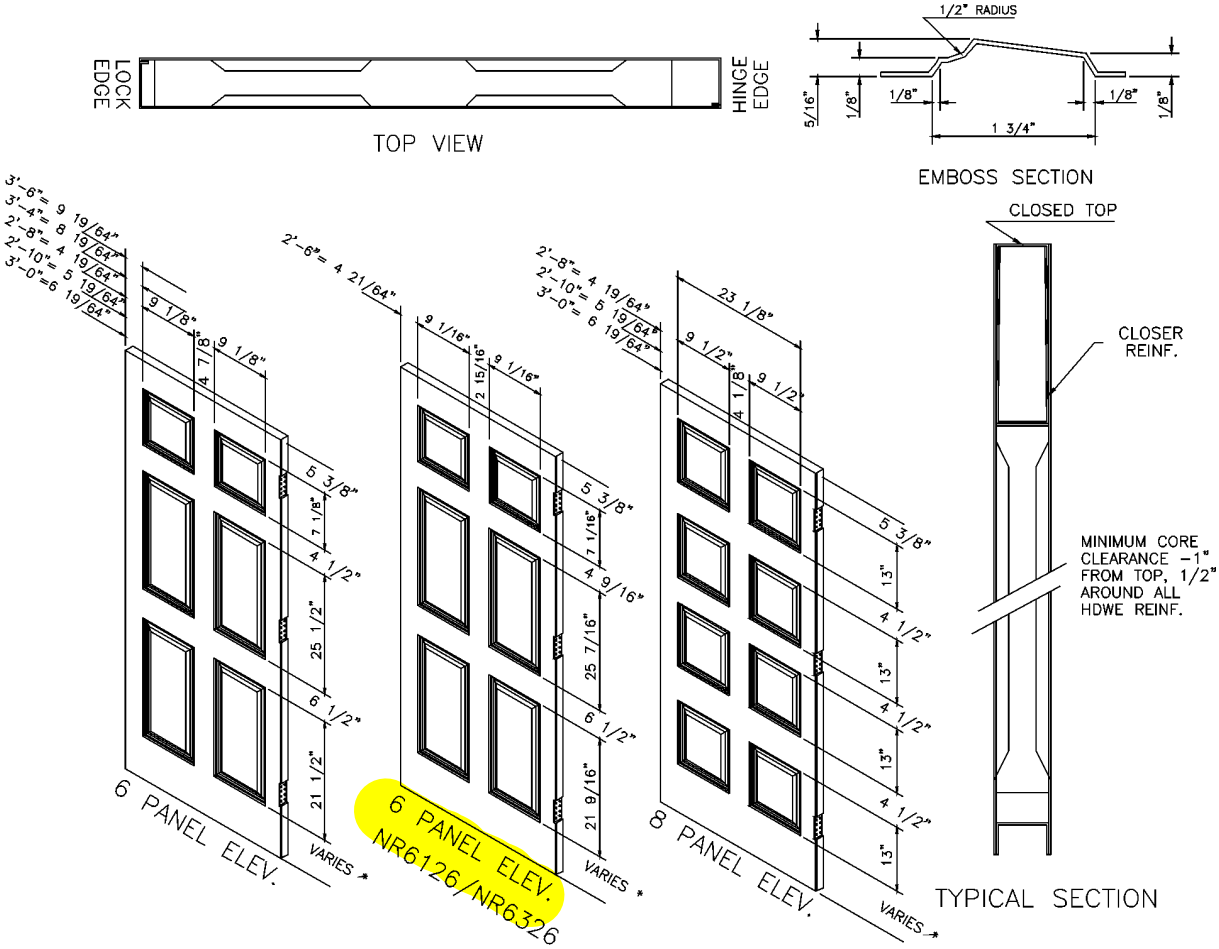
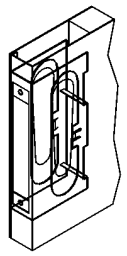
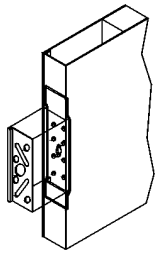
61LE & 63LE Series 1 3/4" Full Flush & Seamless Embossed Panel Doors



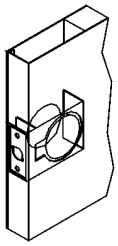
* ONLY 7'-0" DOORS MEET HANDICAP CODES.



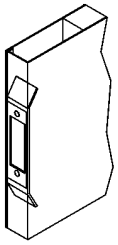
ANSI/DHI A115.1
(MORTISE)
**NOT RECOMMENDED FOR 2'-8" DOORS



NON HANDED HINGE



ANSI/DHI A115.2
(BORED)



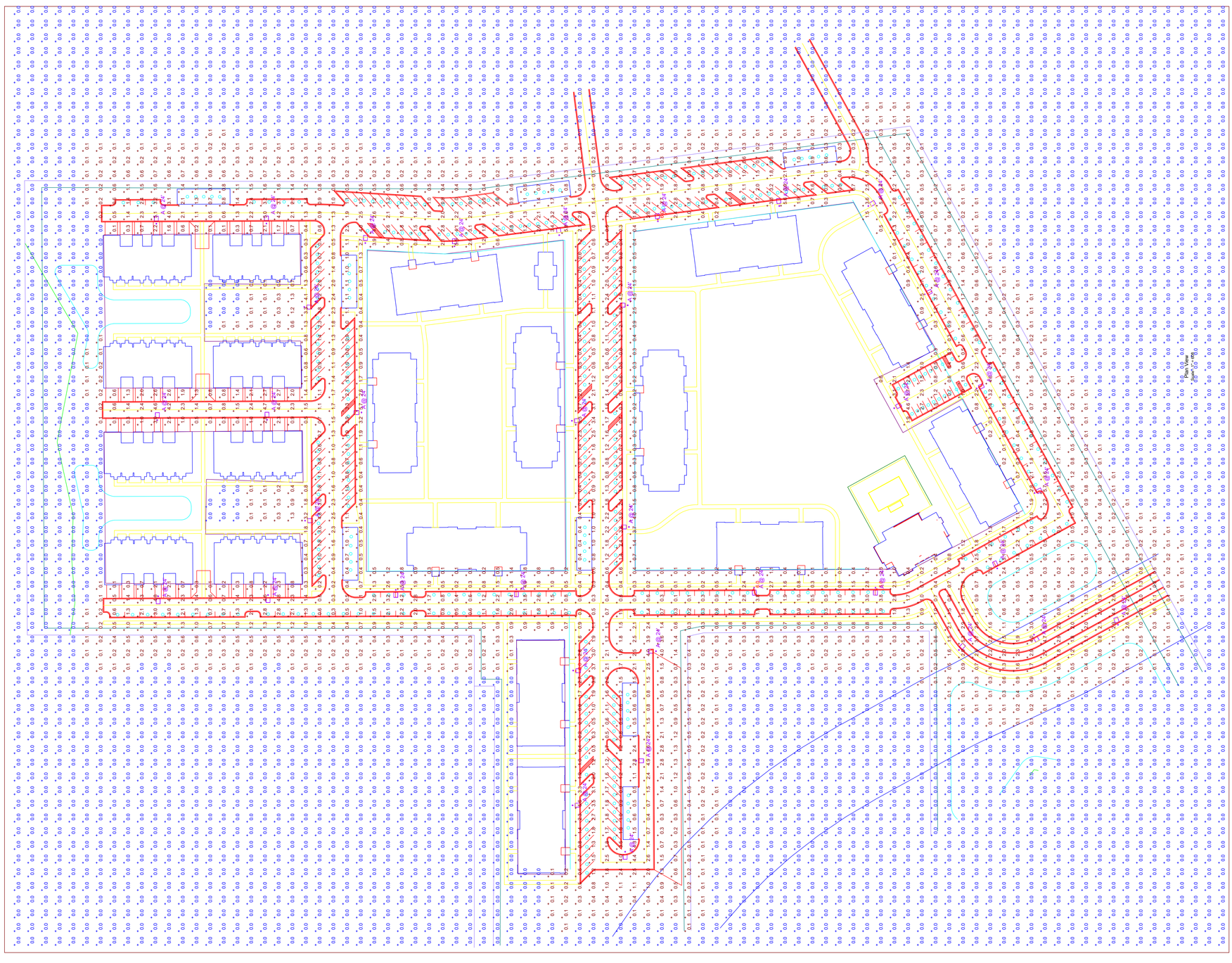
UNIVERSAL STRIKE
(4 7/8")

6 PANEL

* AVAILABLE SIZES:
2'-8", 2'-10", 3'-0"x 6'-8" OR 7'-0" 20 GAGE
2'-6", 2'-8", 2'-10", 3'-0", 3'-4" x 6'-8" 18 OR 16 GAGE
2'-6", 2'-8", 2'-10", 3'-0", 3'-4" x 7'-0" 18 OR 16 GAGE
3'-6" x 6'-8", 7'-0" 18 GAGE ONLY

8 PANEL

* AVAILABLE SIZES:
3'-0" x 6'-8", 7'-0" 18 OR 16 GAGE
(MAX. DOOR HEIGHT 83.1250")



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #4	+	0.4 fc	6.9 fc	0.0 fc	N/A	N/A

Symbols													
Qty	Label	Arrangement	Description	Lum. Lumens	LLD	LLF	Lum. Watts	Total Watts	Luminaire Location Summary	Pole Length	Mounting Height	Ballast Factor	Input Watts
6	A	SINGLE	2-LED-MVP-SA-4K-T3M-UNIVERSAL-SQ-SM-BK-PCI-DIMMING-SCHEDULE-PER-CONTROL-PLAN	10000	1.000	0.900	90.000	540.000	0.00,0.00,0.00	0.00	0.00	1.000	90.000

Designer
S. CHOATE
Date
2/1/22
Scale
1" = 60'
Drawing No.
Summary

Gray Tract Multi Family

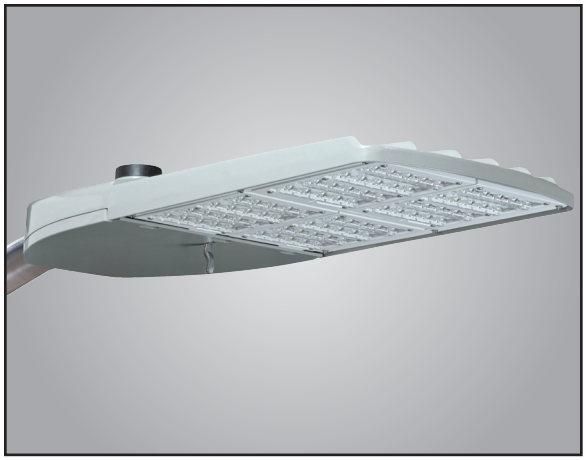
Dominion Energy.
Actions Speak Louder.

Autobahn Series ATB2

Roadway Lighting

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

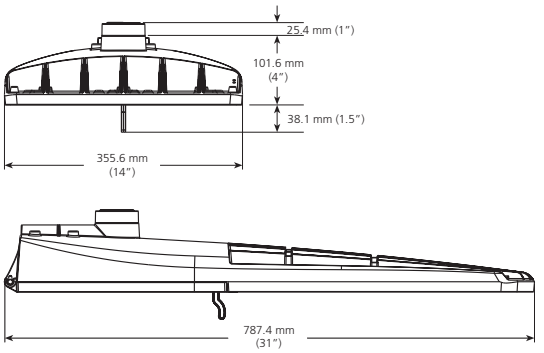
PRODUCT OVERVIEW



Applications:

Roadways
Off ramps
Residential streets
Parking lots

DIMENSIONS



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

Features:

OPTICAL

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

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

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

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

ELECTRICAL

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

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

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

MECHANICAL

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

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

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

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

CONTROLS

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

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

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

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

WARRANTY & STANDARDS

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

Rated for -40°C to 40°C ambient.

CSA Certified to U.S. and Canadian standards

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

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

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American Electric Lighting

ORDERING INFORMATION

Example: ATB2 40LEDE70 MVOLT R2

Series

ATB2	Autobahn LED Roadway & Security

Performance Packages

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

Voltage

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

Optics

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

Options

Color Temperature (CCT)

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

Paint

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

Surge Protection

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

Terminal Block

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

Misc.

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

Controls

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

Packaging

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

Notes

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

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

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

Please contact your sales representative for the latest product information.

PERFORMANCE PACKAGE

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

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

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

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

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

Please contact your sales representative for the latest product information.

American Electric Lighting®

Autobahn ATB2

LED Roadway Luminaire

For more than 60 years, the American Electric Lighting name has been recognized for the highest quality and reliability in outdoor, utility and infrastructure lighting.

Designed to replace up to 1,000 watt HPS cobraheads, the virtually maintenance-free Autobahn ATB2 uses breakthrough LEDs and precision-engineered optics to provide exceptional illumination while also saving energy – typically 60% or more.

Plus, it works seamlessly with the Acuity Brands outdoor controls systems to maximize energy and maintenance savings through enhanced monitoring and control functions.

Lightweight, reliable and extremely efficient, the Autobahn Series is the definitive choice for roadway lighting renovation and improving sustainability in you infrastructure.

Key Selling Points

- High performance energy efficient solution for high speed roadways, highway access ramps, and area lighting applications
- 40-60% more efficient than comparable HID luminaires
- Sleek attractive dayform with weight and EPA less than comparable cobraheads
- Leading-edge optics improve visibility on roadways
- Nighttime Friendly™
- Tool-less features
- Designed to operate at 40°C ambient
- Best-in-class surge protection and efficacy (lpw)
- Protect against dirty power with XVOLT driver option
- **Municipalities:** Energy efficiency and holistic longevity make it the ultimate sustainable solution for renovating legacy streetlights
- **Utilities:** Lineman-friendly features make it easy to install; its long, reliable operating life reduces the hassle of lighting grid maintenance (especially when paired with ROAM smart controls)

Quick Facts

- 400-1,000 watt watt HPS replacement
- ANSI 20kV/10kA Surge Protection
- Weight~21 lbs
- Types 2, 3, 4, & 5 Distributions
- 3000K, 4000K & 5000K CCT, 70CRI minimum
- Network controls options available
- Removable "Power Door" standard

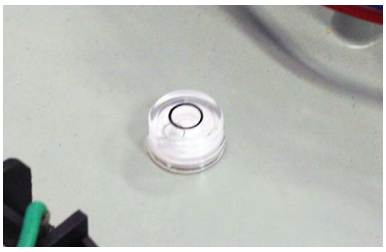
Applications

- Municipal Streets and Public Roadways
- Residential Areas
- Campuses
- Military Bases
- Industrial Parks
- Hotels and Resorts
- Municipal Parks
- Recreation Centers

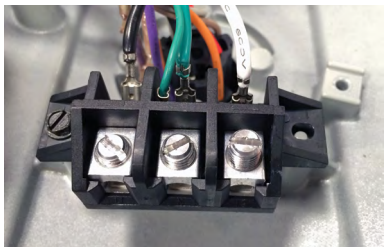
Simplified installation and controls

The Autobahn Series provides a variety of user-friendly features that facilitate simple installation and maintenance to save you time and money. Enhancements like a removable power door and a variety of industry-leading surge protection options set the ATB2 apart from competitive alternatives. State-of-the-art controls from Acuity Brands are easily integrated into the system through the 3-pin or even the optional 7-pin photocontrol receptacle that future-proofs your LED investment against obsolescence.

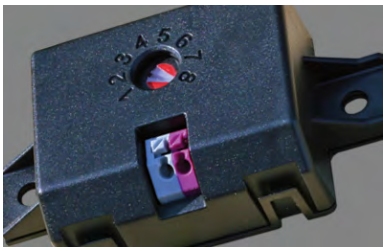
Features & Options



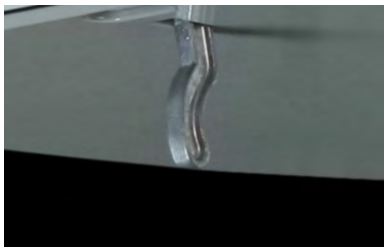
Internal bubble level facilitates installation



Terminal block can be wired using only a flat blade screwdriver



Field-adjustable output module



Thumb-latch for tool-less entry

Don't be left in the Dark

Get protection against dropped neutral and other power quality issues that surge protection devices can't address

- Protection against dropped neutral and other poor power quality issues
- Protects against issues that surge protection devices cannot
- 0-10V dimming suitable withp programmable output current
- 277V-480V operating range in most configurations
- 50,000+ hour rated service life

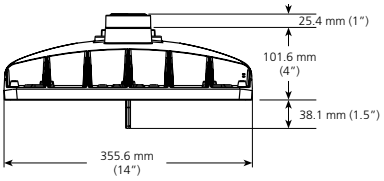
ATB2 removable power door

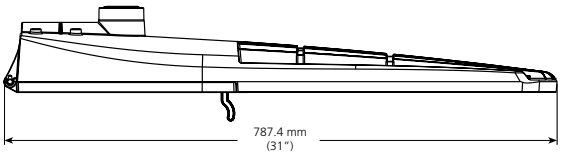
20kV/10kA "extreme" surge protection

10kV/5kA "enhanced" surge protection

The industry's best options in advanced photocontrols

DTL DLL Elite
20-year photocontrol





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

U.S. Patent No. D663,462

American Electric Lighting

Warranty Five-year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
Visit our web site at www.americanelectriclighting.com
Product specifications may change without notice. Please contact your sales representative for the latest product information.

One Lithonia Way, Conyers, GA 30012 | Phone: 800.315.4935 | www.acuitybrands.com
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AcuityBrands

OR EQUAL

Torres Area Light

landscapeforms®

Product Data Sheet | AH236 & AH256

Torres lights are a beautiful complement to urban landscapes and traditional and contemporary architecture, improving, but not altering, the composition. The advanced LED array and optic design provides directed warm white light with superior visibility to extend the safe use of outdoor spaces. Torres lights are cast aluminum and offered in a full color palette finished with Landscape Forms proprietary Pangard II® HAPS, VOC, and lead-free polyester powdercoat.

General Description

- Single, double, or staggered configurations
- Offered in 5 standard pole heights (12’, 14’, 16’, 20’, and 25’)
- Optional integrated Wattstopper® FSP-211 photo/motion sensor
- Optional ANSI C136.41 7-pin twist lock receptacle
- Mounting template and anchor hardware included
- Cast aluminum luminaire ships prewired and fully assembled
- Zero up-light, International Dark-Sky approved
- UL Listed, suitable for wet locations

Electrical

Surge protected 120V-277V 50/60 Hz, Class 2 integrated LED 0-10V dimmable driver. LED cartridge with weatherproof quick disconnect provides ease of installation and serviceability. Torres area light ships prewired.

Housing

Luminaire components are cast aluminum. Acrylic lens seals to the LED cartridge housing. Luminaire mounts to a tenon on the pole and is secured with eight set screws. Driver compartment cover is secured by three screws on top of the luminaire. All hardware is magni-coated.

Torres Area Light

Light Source: Nichia LEDs
Color Temperature: 3000K, 3500K, 4000K
CRI: 80 min
Optics: PMMA
Lens: Clear or Frosted Acrylic

Distributions

TII

TIII

TIV

OR EQUAL

Torres Area Light

Product Data Sheet | AH236 & AH256

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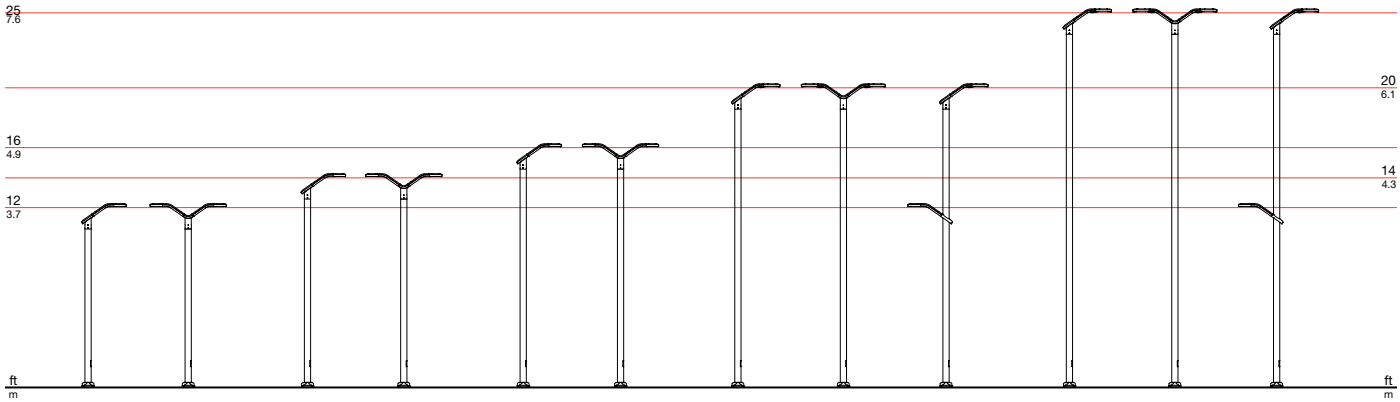
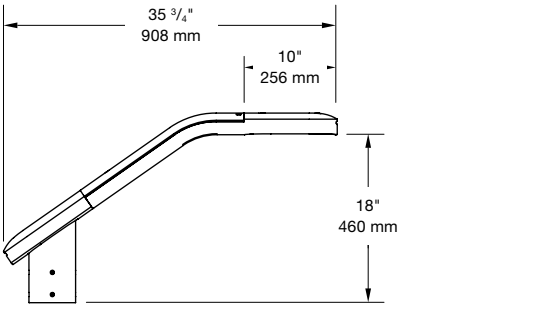
Pole Description

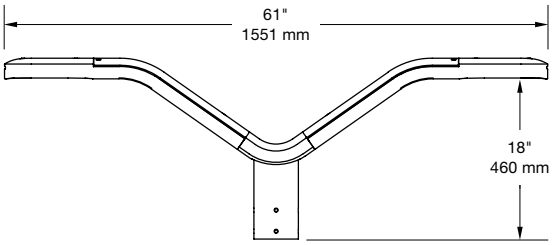
Round pole is 5” in diameter and manufactured from seamless 6061 aluminum tubing and heat treated to produce a T6 temper. Wall thickness varies from 0.125" to 0.250” depending on mounting height and number of luminaires. Flush mounted hand hole cover includes two magni-coated fasteners. Base options included a two piece cast aluminum cover or cast aluminum nut covers. Pole is topped with standard dimension 2 3/8" diameter x 4" tenon.



Torres Area Light AH236

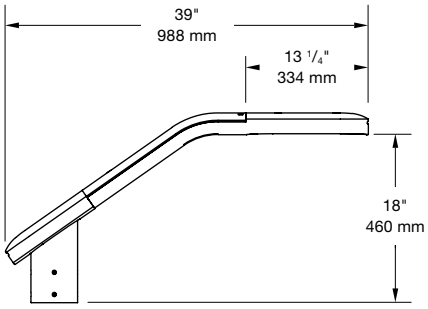


Weight: 35 lbs
EPA: 1.18 ft²

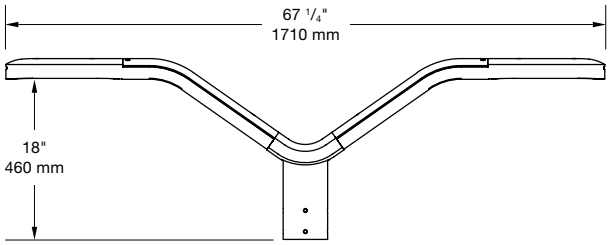


Weight: 52.5 lbs
EPA: 1.81 ft²

Torres Area Light AH256



Weight: 36.5 lbs
EPA: 1.22 ft²



Weight: 55.5 lbs
EPA: 1.90 ft²

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Torres Area Light

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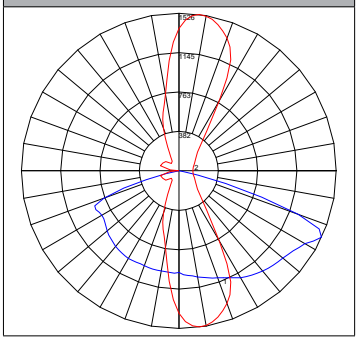
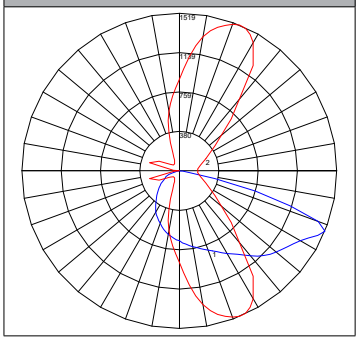
Product Data Sheet | AH236 & AH256

Model	Distribution Type	Drive Current	Lumens	Watts	Efficacy	BUG Rating
AH236-T2-21F	Type II	215mA	2886	25	115	B1-U0-G1
AH236-T2-32F	Type II	320mA	4150	38	109	B1-U0-G1
AH236-T3-21F	Type III	215mA	2827	25	113	B1-U0-G1
AH236-T3-32F	Type III	320mA	4065	38	107	B1-U0-G1
AH236-T4-21F	Type IV	215mA	2785	25	111	B1-U0-G1
AH236-T4-32F	Type IV	320mA	4006	38	105	B1-U0-G1
AH256-T2-31F	Type II	310mA	5979	55	109	B2-U0-G1
AH256-T2-41F	Type II	415mA	7753	73	106	B2-U0-G2
AH256-T3-31F	Type III	310mA	5857	55	106	B1-U0-G1
AH256-T3-41F	Type III	415mA	7596	73	104	B2-U0-G1
AH256-T4-31F	Type IV	310mA	5771	55	105	B2-U0-G2
AH256-T4-41F	Type IV	415mA	7484	73	103	B2-U0-G2

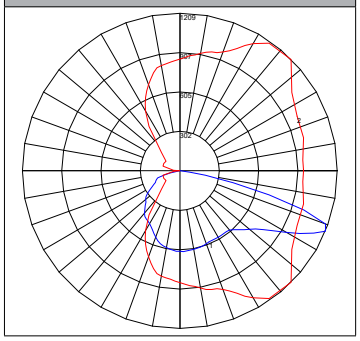
AH236-T2-21F
IES Type II



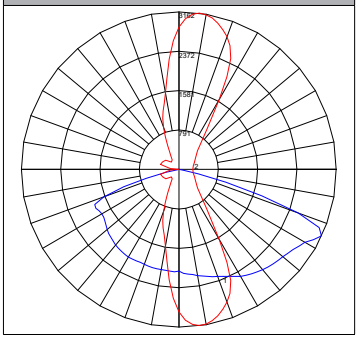
AH236-T2-21F
IES Type III



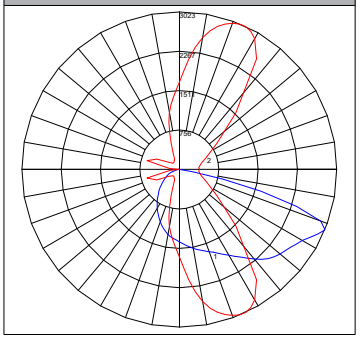
AH236-T2-21F
IES Type IV



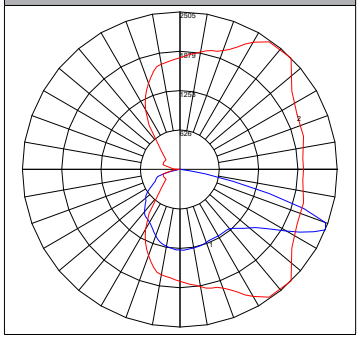
AH256-T2-31F
IES Type II



AH256-T2-31F
IES Type III



AH256-T2-31F
IES Type IV



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Torres Area Light

Product Data Sheet | AH236 & AH256

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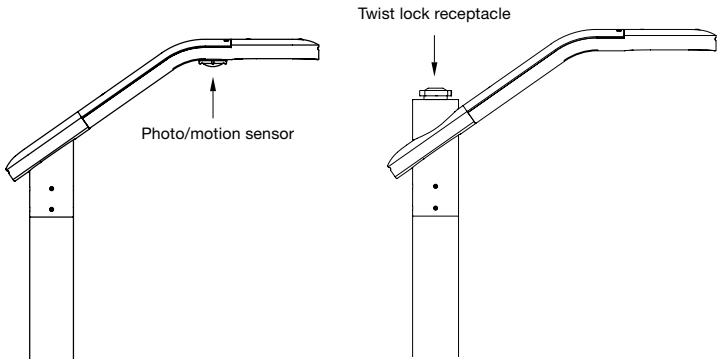
Photo/Motion Sensor

- Fully adjustable high and low dimmed light levels; optional to dawn control
- Rated for extreme temperatures and up to 200,000 on/off cycles
- Hold off setpoint with automatic calibration option for convenience and added energy savings
- Adjustable via handheld wireless configuration tool
- IP66 rated for wet and outdoor locations
- Adjustable time delay and cut off delay

Click **here** to view the technical data sheet for the photo/motion sensor.



Finish

Pangard II®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

Product Modifications

Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

Product Specifications

Ready to place an order or receive a quote for your project? Reference the Torres Area Light specification sheet available here.

Warranty

LED lighting products are warranted for six years.

Other

UL Listed, RoHS Compliant, Dark-Sky Approved

US Patent Pending

3000K and warmer

Torres is designed by Rodrigo Torres

Visit our landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.

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Torres Path Light

Product Data Sheet

Torres lights are a beautiful complement to urban landscapes and traditional and contemporary architecture, improving, but not altering, the composition. Advanced LED and optic design provide directed warm white light with superior visibility to extend the safe use of outdoor spaces. Torres lights are cast aluminum and offered in a full color palette finished with Landscape Forms proprietary Pangard II® HAPS, VOC, and lead-free polyester powdercoat.

General Description

- Cast aluminum LED cartridge with round steel pole
- Stainless steel base plate and cover plate
- Surface mounted or embedded mounting option
- Embedded mounted option includes below-grade stainless steel socket
- Zero up-light, International Dark-Sky approved
- UL Listed, suitable for wet locations

Electrical

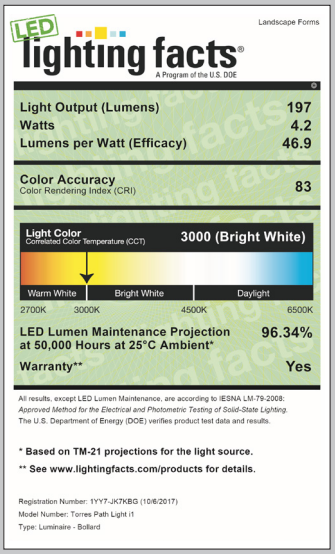
Surge protected 100V-277V 50/60 Hz, Class 2 driver. LED cartridge with weatherproof quick disconnect provides ease of installation and serviceability. Torres path light ships prewired

Torres Path Light i1

Type 3 Distribution

Lamp: 1 Cree XHP50 LED
CCT: 3000K, 3500K, 4000K
Drive Current: 500mA
Optic: LEDiL
Lens: Clear injection molded acrylic
Power Supply: 100V-277V
LED Driver: 7W
BUG Rating: B1 U0 G1
IP Rating: IP66 for LED Cartridge
Weight: 16 lbs

Torres Path Light i1



LED lighting facts®
A Program of the U.S. DOE
Landscape Forms

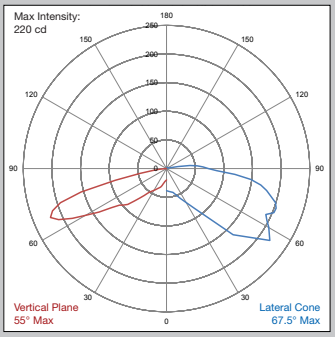
Light Output (Lumens)	197
Watts	4.2
Lumens per Watt (Efficacy)	46.9
Color Accuracy Color Rendering Index (CRI)	83
Light Color Correlated Color Temperature (CCT)	3000 (Bright White)
LED Lumen Maintenance Projection at 50,000 Hours at 25°C Ambient*	96.34%
Warranty**	Yes

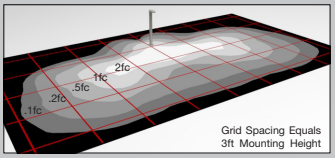
Warm White | Bright White | Daylight
2700K 3000K 4500K 6500K

All results, except LED Lumen Maintenance, are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting.* The U.S. Department of Energy (DOE) verifies product test data and results.

*** Based on TM-21 projections for the light source.**
**** See www.lightingfacts.com/products for details.**

Registration Number: 1YY7-JK7KBG (10/6/2017)
Model Number: Torres Path Light i1
Type: Luminaire - Bollard





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Torres Path Light

Product Data Sheet

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Finish

Pangard II®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

To Order

Specify: Product, Lamp, Drive Current, Color Temperature, Input Voltage, Mounting Option, and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting
AH TORRES	001L3 (i1, 1 LED Type 3)	050F (500 mA)	40K (4000K) 35K (3500K) 30K (3000K)	UV1 (100-277VAC)	SM (Surface Mount) EM (Embedded)

EXAMPLE: AH – 001L3 – 050F – 35K – UV1 – SM – Powdercoat Color

Product Modifications

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Warranty

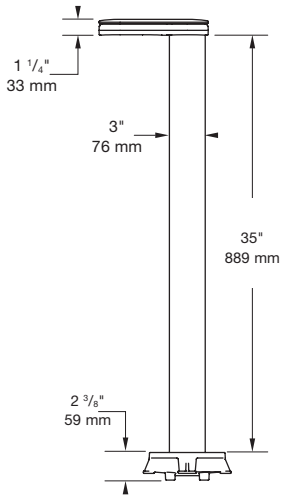
LED lighting products are warranted for six years.

Other

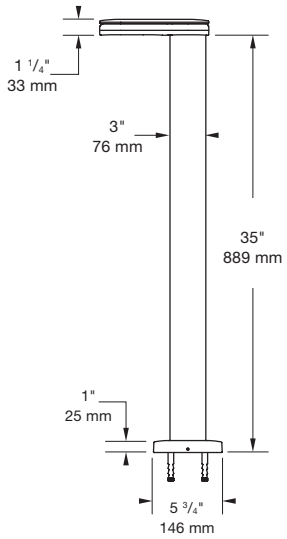
UL Listed, RoHS Compliant, Dark-Sky Approved
US Patent Pending

Torres is designed by Rodrigo Torres

Embedded Mount



Surface Mount



Visit our landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.

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STOP

Ossabaw Consulting, LLC

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

Arborist Site Report

RLM Development, LLC
dba: Homes Urban
988 Equestrian Drive
Mount Pleasant, SC 29464

September 19, 2021

Location:

Proposed Myrtle Bush Farms – Tract A
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.

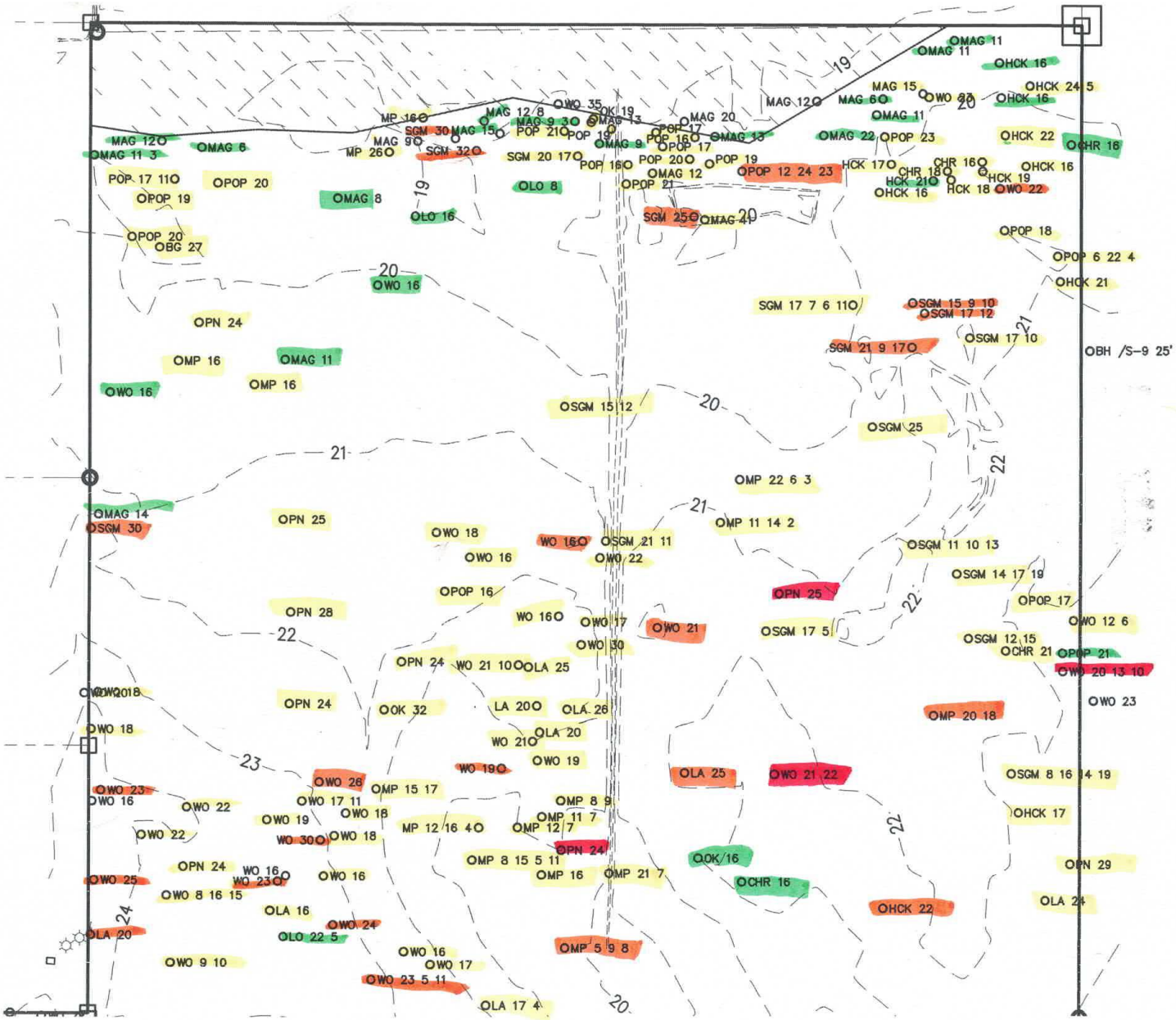
Inspector's information:

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.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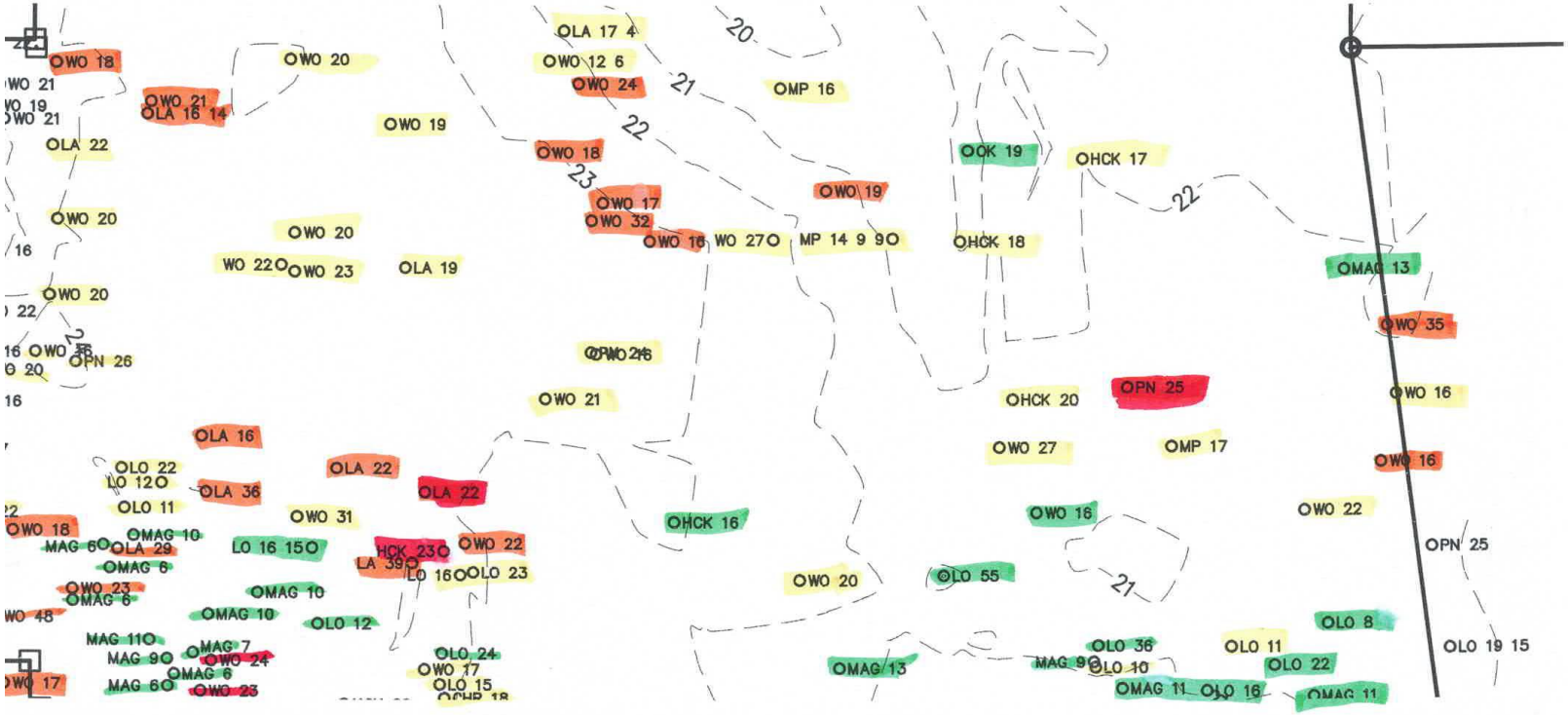
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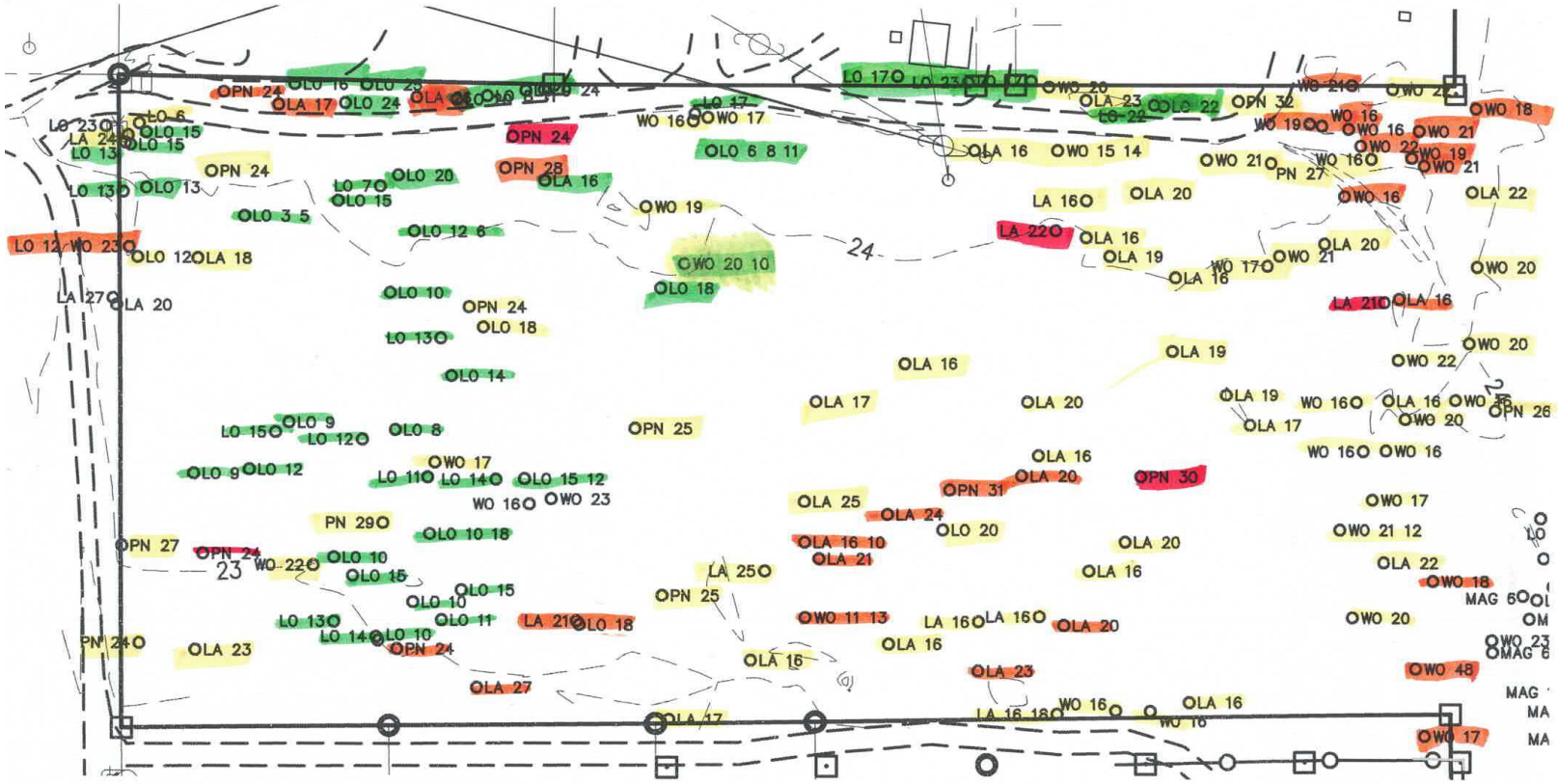
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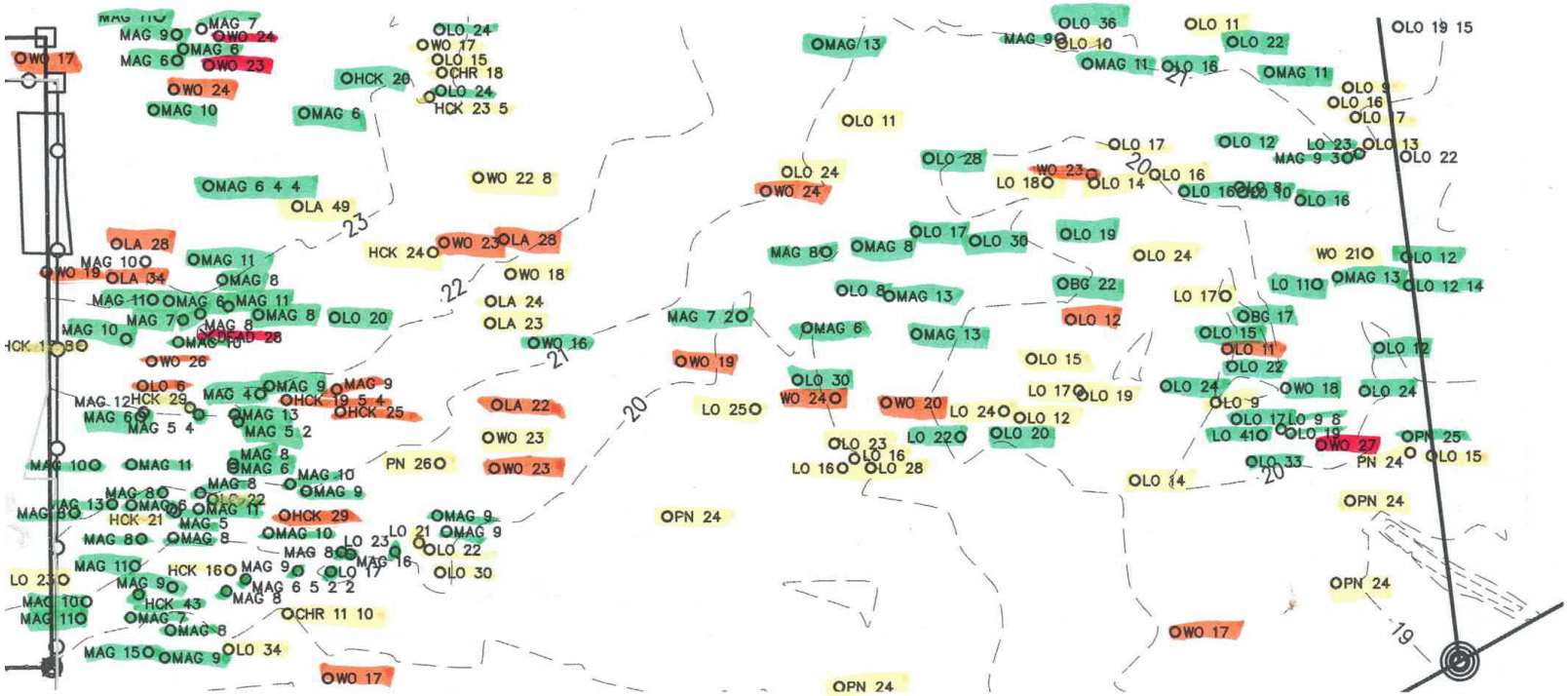
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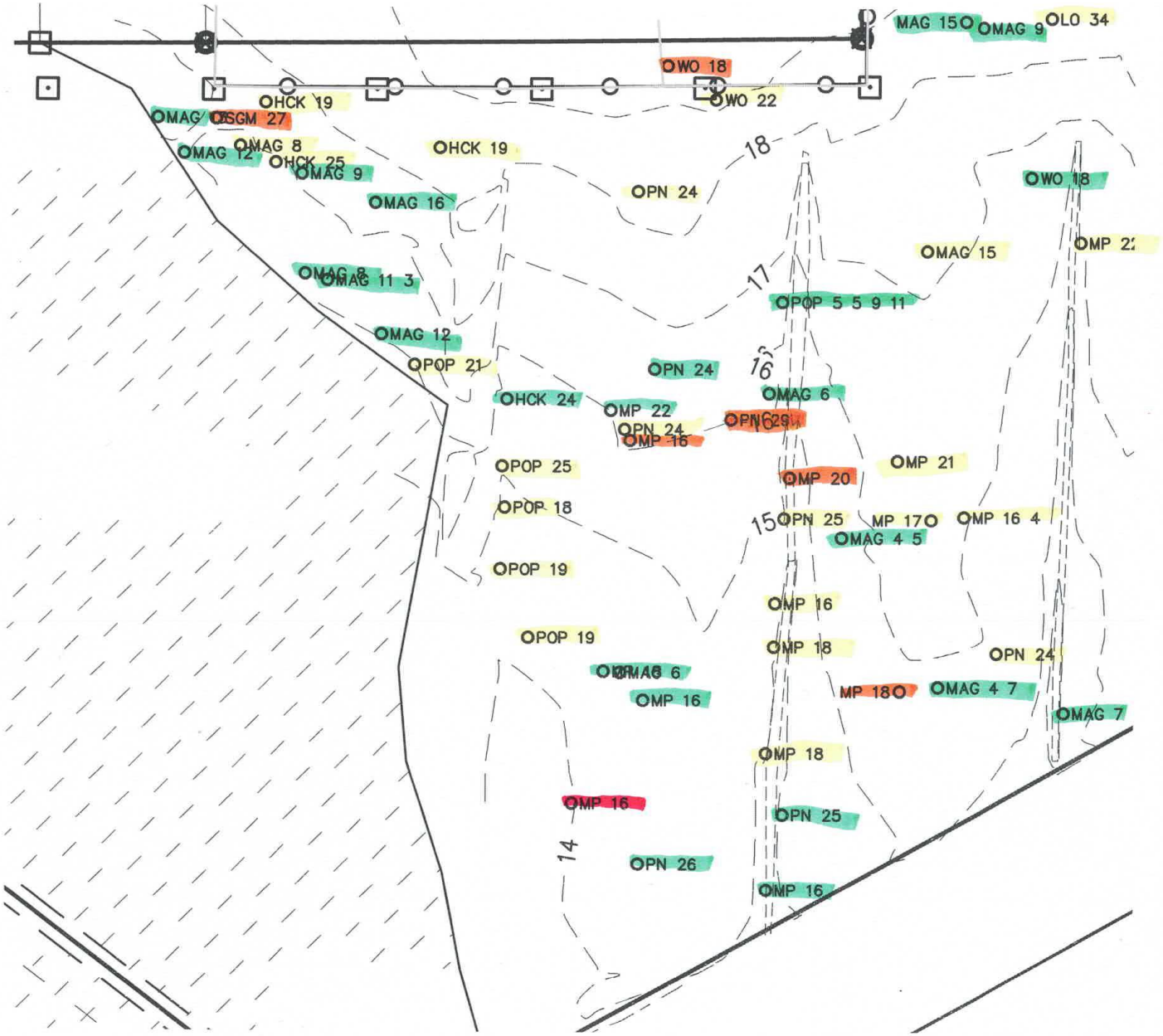
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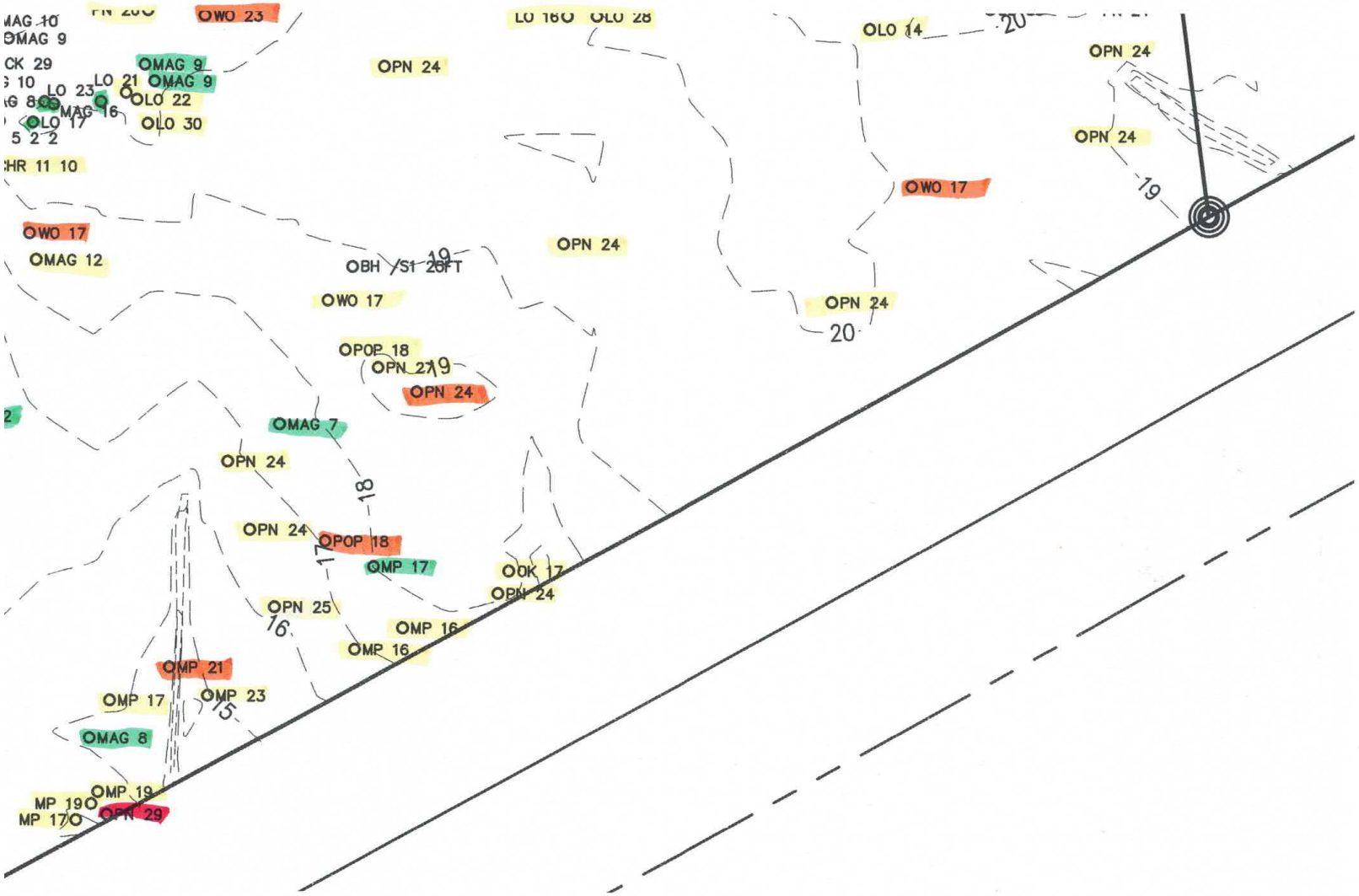
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Design Review Board Meeting Staff Report

From the Department of Community and Economic Development
10 March 2022

1 SUMMARY OF REQUEST

442 Robert Smalls Parkway, Gray Tract A, PIN R120 028 000 0138 0000, containing 312 multi-family units within 11 apartment buildings and 8 Rowhouse buildings, with 9 garage buildings and a clubhouse within 36.55 acres.

Applicant: Bill Eubanks

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

Background: A previous submission of this project received Conceptual Approval with conditions at the November 2021 Design Review Board Meeting. A sketch plan of this project received conditional approval at the December 2021 Metropolitan Planning Commission meeting. A follow up DRB submission of this project then received Preliminary Approval with Conditions at the January 2022 DRB Meeting.

2 FACTS

Property Address:	442 Robert Smalls Parkway
Parcel ID:	R120 028 000 0138 0000
Case Number:	**21-16 DRB.3**
Applicant:	**Bill Eubanks, Architect**
Zoning:	IC
Current Use:	Vacant
Proposed Use:	Multi-Family Dwellings

District Development Standards for IC:

- **IC Setback requirements:**
  - *Front- 10' min. – Max setback shall not exceed average max setback on same side of block; build-to line of adjacent T-zone shall also be considered.*
  - *Rear – 25' min.*
  - *Side Corner/Alley – 5' min – maximum setback shall not exceed average setback on same side of block; build-to line of adjacent T-zone shall also be considered.*
  - *Side Interior – 10' min. – 25' min. when abutting T3 districts.*
- **Impervious Surface Coverage***:* 65% maximum

References:

The Beaufort Code

3 STAFF COMMENTS

Staff Acknowledgements:

A. Of the 29 Board and Staff Conditions of January 2022 Preliminary Approval, all have been satisfied except for the following:

   1) Board Condition 3, regarding the Clubhouse design. The applicant chose to reduce the roof height by 16 inches and utilize smaller windows.

   2) Staff Condition 7, regarding balcony columns and adjacent apartment corners. This condition has not been addressed in the plans and elevations for the apartment buildings.

   3) Staff Condition 10, regarding the brick base of Apartment Building Type II. The applicant still shows brick at a variety of levels within the first floor. Staff recommends extending all brick up to the level 2 mark on all elevations of Building II to include the first-floor porches.

   4) Staff Condition 13, regarding the massing and detailing of Apartment Building Type III. The applicant has improved the massing and detailing of this building type. Refer to staff conditions below for further recommendations.

   5) Staff Condition 25, regarding the Clubhouse fenestration. Refer to conditions below for further recommendations.

B. In response to Board Condition 2 of January 2022 Preliminary Approval, the Applicant has revised the street and parking layout to include diagonal parking to make the proposed streets and alleys more aesthetically pleasing. This reduced the provided total number of parking spaces provided by 88 spaces.

   1) Buildings 6 and 7 now front to a street with one-way traffic and diagonal parking

   2) Buildings 1, 2, 5, and 8 front to streets with two-way traffic and parallel parking

   3) Buildings 3, 4, 9, 10, and 11 front to streets with two-way diagonal parking.

   4) Garage buildings have been relocated from the parallel parking street (formerly labeled Street B) to the more internal streets with diagonal parking.

Staff Conditions:

Site Plan

1. Applicant shall demonstrate compliance with section 5.8.4 design standards for exterior lighting.

   a. Applicant to demonstrate compliance with section 5.8.4.A.2.a, which requires lighting along streets containing on street parking and sidewalks, shall not exceed 15 feet above grade.

b. Applicant to demonstrate compliance with section 5.8.4.B which requires fixtures in excess of 1800 lumens shall use full cut-off lenses or hoods.

c. Applicant to clarify the location of the proposed Torres Area Lights for which cutsheets were submitted. These don't appear on the photometric plan light schedule nor are any options/model number information identified specifically.

d. In future submissions, applicant should submit cut sheets on the proposed exterior wall sconces of the buildings and include the lighting on the photometric plan.

e. In future submissions, applicant should circle and add the model number with all selections on the cut sheets rather than only including that model in the photometric plan.

2. In future submissions, applicant to demonstrate compliance with section 5.5.2 building perimeter landscaping (foundation beds).

3. Staff recommends the applicant add crosswalks to all streets to connect all pedestrian walkways.

4. Applicant to demonstrate compliance with section 5.7.8 parking lot screening and landscaping at the parking lot between buildings 1 and 2.

5. Provide detail and/or description of proposed 6' fence along interior property lines

6. Applicant has noted the required bicycle parking on sheet L100 (24 spaces). In future submissions, applicant to clearly label the bicycle locations on the site plan(s) and note quantities each bicycle location contains to ensure compliance with the required number.

Apartment Houses

7. *General note for all apartment buildings; staff recommends the applicant provide a two or three color schemes on the apartment house buildings rather than just one color scheme for all buildings. Perhaps only the siding color should vary and utilize similar colors proposed for the row homes (Rain) and the clubhouse (Pure White) in addition to the already proposed (Softened Green).*

8. Building Type I:

    a. Staff recommends the applicant adjust the location of the balcony columns so that they land on apartment walls and behind corner boards. As noted in previous staff report, the corners of apartment buildings should have their own corner boards, and balcony columns should exist in addition and behind the corner boards.

    b. Staff recommends that brick at the first floor be extended up to the level 2 line on all elevations including within balconies so that the brick is at a consistent level all around the building.

    c. On the front elevation, staff recommends the applicant add a support beam directly under the main roof above each breezeway. Currently, this section of roof appears unsupported.

d. On the front and rear elevations, the applicant is showing gable roof forms that flank each of the two breezeways. The inner most gables appear to be smaller than the outermost gables, which appears to be due to different width building forms under these gables. Staff recommends the applicant widen the inner building form to be equal to the outer which will bring these gable roof into equal size and provide a better balance to the façade. In the gables, there appears to be some graphical errors in the resolution of the wall to roof conditions. Will these roofs have a sloping soffit, or will the roofs be boxed with a "pork chop" eave return?

e. On the front and rear elevations, staff recommends the applicant convert the second and third level window units in the outer most gable roofed forms into ganged windows to match the inner gable roofed forms in addition to matching these forms widths.

f. Applicant to demonstrate compliance with Section 4.6.3.C.2.a that all windows shall have a projecting sill. Applicant to update detail D4 on sheet A510.

g. Applicant is showing two pieces of casing between ganged windows and doors throughout the elevation. Applicant to clarify if this is a graphical error. Staff recommends casing between the ganged windows be limited to single casing 3.5 inches wide minimum per Section 4.6.3.C.2.b or to match the other head and jamb casing widths. Ganged windows should have a single head casing across their entire assembly.

h. On the side elevations and within the central gable, staff recommends a more equal spacing of windows rather than the wide space in the middle of the gable form.

i. Staff recommends the applicant carefully consider the location of the HVAC units around bedroom windows. It seems that the HVAC units could be repositioned on the side elevations to not be in front of the windows at first floor. On the front and rear elevations, the inner most bedrooms are loaded with HVAC units. Given the applicant's vegetative screening plan for the HVAC units, a better solution may be to separate the six units currently planned within the central recess on the front and rear elevations and disperse them around the building. Otherwise, these two innermost bedrooms may not be desirable.

j. Staff recommends the breezeway roofs have an increased side overhang. By increasing the overhang, the downspout can shift outward and have a straighter route to the ground on the front and rear elevations.

9. Building Type II:

a. Staff recommends the applicant adjust the location of the balcony columns so that they land on apartment walls and behind corner boards. As noted in previous staff report, the corners of apartment buildings should have their own corner boards, and balcony columns should exist in addition and behind the corner boards.

b. Staff recommends that brick at the first floor be extended up to the level 2 line on all elevations including within balconies so that the brick is at a consistent level all around the building.

c. On the front elevation, staff recommends the applicant add a support beam directly under the main roof above each breezeway. Currently, this section of roof appears unsupported.

d. Applicant to demonstrate compliance with Section 4.6.3.C.2.a that all windows shall have a projecting sill. Applicant to update detail D4 on sheet A510.

e. Applicant is showing two pieces of casing between ganged windows and doors throughout the elevation. Applicant to clarify if this is a graphical error. Staff recommends casing between the ganged windows be limited to single casing 3.5 inches wide minimum per Section 4.6.3.C.2.b or to match the other head and jamb casing widths. Ganged windows should have a single head casing across their entire assembly.

f. The four gable roofs appear unresolved. It is unclear to staff if the applicant is proposing a closed gable. Also, the gable seems to be a plane projecting further than the wall below based on shadows in the color elevation. Staff recommends the applicant restudy this area and provide typical detailing/wall section at this condition.

g. Staff recommends the applicant carefully consider the location of the HVAC units around bedroom windows. On the front and rear elevations, the inner most bedrooms are loaded with HVAC units. Given the applicant's vegetative screening plan for the HVAC units, a better solution may be to separate the six units currently planned within the central recess on the front and rear elevations and disperse them around the building. Otherwise, these two innermost bedrooms may not be desirable.

h. Staff recommends the breezeway roofs have an increased side overhang. By increasing the overhang, the downspout can shift outward and have a straighter route to the ground on the front and rear elevations.

i. At the first-floor window in Building Section D1 on sheet A302, the window needs to be placed back in the wood framing and brick returned to the window. This way the façade has more shadow lines and is less two dimensional and flat. Staff believes this is a graphical error. Detail D3 on sheet A510 shows the appropriate condition.

10. Building Type III.

a. Staff recommends the applicant adjust the location of the balcony columns so that they land on apartment walls and behind corner boards. As noted in previous staff report, the corners of apartment buildings should have their own corner boards, and balcony columns should exist in addition and behind the corner boards.

b. Staff recommends that brick at the first floor be extended up to the level 2 line on all elevations including within balconies so that the brick is at a consistent level all around the building.

c. On the front elevation, staff recommends the applicant add a support beam directly under the roof at each breezeway. Currently, this section of roof appears unsupported.

d. Applicant to demonstrate compliance with Section 4.6.3.C.2.a that all windows shall have a projecting sill. Applicant to update detail D4 on sheet A510.

e. Applicant is showing two pieces of casing between ganged windows and doors throughout the elevation. Applicant to clarify if this is a graphical error. Staff recommends casing between the ganged windows be limited to single casing 3.5 inches wide minimum per Section 4.6.3.C.2.b or to match the other head and jamb casing widths. Ganged windows should have a single head casing across their entire assembly.

f. Staff recommends the applicant reconsider the design of the elements that flank the breezeway on the front and rear elevations. Staff recommends that the outer units (unit E on plans) replicate the inner units (unit D on the plans). In that way the unit E's will need to have their bedrooms expanded in line with those of unit D. Unit E should have a gabled roof and Unit E should be clad in the same panelized cladding. Staff believes this approach will help visually better organize the façade around the breezeways.

g. Staff recommends the applicant carefully consider the location of the HVAC units around bedroom windows. It seems that the HVAC units could be repositioned on the side elevations to not be in front of the windows at first floor. On the front and rear elevations, the inner most bedrooms are loaded with HVAC units. Given the applicant's vegetative screening plan for the HVAC units, a better solution may be to separate the six units currently planned within the central recess on the front and rear elevations and disperse them around the building. Otherwise, these two innermost bedrooms may not be desirable.

h. Staff recommends the breezeway roofs have an increased side overhang. By increasing the overhang, the downspout can shift outward and have a straighter route to the ground on the front and rear elevations.

Row Homes

11. Applicant to demonstrate compliance with Section 4.6.3.C.2.a that all windows shall have a projecting sill.

12. Staff recommends the applicant pay careful attention on the front elevation to the rhythm of fenestration and alignment behind porches and columns.

    a. Staff recommends the left column at row home 101 be shifted to the right to avoid an awkward connection at the edge of the ganged window behind. Staff recommends the applicant eliminate the separate porch roof forms (hipped and shed) and instead to combine to a single roof form where the eave is continuous, and the roof slope set flush. The roof could still be hipped on left but shed on right. Staff recommends the same comments for row home 106 but all directions reversed as this unit is mirrored.

    b. Staff recommends the small second floor window of row home 101 be centered over the single window to the right of the entry door. Staff recommends the same, mirrored in Rowhome 106.

    c. Staff recommends the two-ganged windows of the first and second floors of row homes 102 and 105 be aligned with the first floor two-ganged windows. Staff also recommends aligning the first and second floor doors.

d. Row homes 103 and 104 each have two-ganged windows that don't quite align with the porch column. These near misses should be eliminated so that the fenestration and porch elements work together to create proper rhythm and balance.

e. Staff recommends the applicant shift the porch stairs to be directly in front of entry doors in row homes 102, 103, 104, and 105.

f. Staff recommends the applicant add porch column caps to the first-floor columns at units 102 and 105. Also at these units, the porch beam at upper floor level should be taller to balance the heaviness of the upper paneled beam that supports the porch roof. Staff recommends the upper paneled porch beam be reduced in height slightly. Staff recommends that double upper porch columns have individual porch caps and bases rather than singles connecting both. Staff recommends the lower porch columns also be converted to double columns with individual porch caps and bases.

13. On the rear elevation, staff recommends the applicant eliminate solid infill walls at the first-floor rear porches and instead utilize porch columns while paying attention to the rhythm of the fenestration behind.

14. Staff recommends that all downspouts need their offsets adjusted to be tighter around building elements.

Clubhouse

15. Staff recommends adding column caps and bases to the porch columns around the structure.

16. Staff recommends the applicant add more fenestration in the fitness/exercise room on the rear elevation.

17. Applicant to note the material of the pool house storage doors on the rear elevation. Staff recommends adding a single panel detail to these doors.

Summer House

18. Staff recommends the applicant add column caps to the columns.

STAFF RECOMMENDATION:

Deferral of Final with Conditions Noted.