



## **AGENDA**

City of Beaufort

### **DESIGN REVIEW BOARD MEETING**

Thursday, September 9, 2021, 2:00 PM

**City Hall, Council Chambers, 2<sup>nd</sup> Floor – 1911 Boundary Street, Beaufort SC**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84479641185?pwd=bWMwWVY0NININGNOYThsQnpHUC9lQT09>

Password: 161602

Meeting ID: 844 7964 1185

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 August 12, 2021 Meeting**

**III. Applications:**

**A. Holy Trinity Classical Christian School, PIN R12 003 000 0420 0000, 302 Burroughs Avenue.  
Applicant: Ryan Lyle, Andrews Engineering, Inc. (21-09 DRB.2)**

The applicant is requesting preliminary approval of master plan for the Holy Trinity Campus and Phase 1 New Construction.

**IV. Discussion**

**V. Adjournment**



# Design Review Board

## Meeting Minutes – August 12, 2021

### 1 CALL TO ORDER

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0:08

A regular meeting of the Design Review Board was held in-person on Thursday, August 12, 2021 at 2:00 pm.

### 2 ATTENDEES

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

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

### 3 APPROVAL OF MINUTES

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2:44

**Motion:** Ms. McFann motion to approve the July 8, 2021 minutes; seconded by Mr. Cox. 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](mailto:tguldner@cityofbeaufort.org)*

### 4 APPLICATIONS

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2:60

- A. **Beaufort Station, PIN R120 028 000 0138 0000**, 301 Robert Smalls Parkway.  
Applicant: Rhett DeBuys, Architect

The applicant is requesting final approval for new construction of a new retail development to contain +/- 197,000 sf of retail space at 301 Robert Smalls Parkway.

**Motion:** Ms. McFann made a motion to grant final approval subject to staff recommendations with the additional recommendations of incorporating the picnic table/bench seating in the woods; and as suggested by staff at this meeting as far as the colors on the building go from 3 to 2 per the samples that Mr. Morillo alluded to and to brick additional areas shown on the markup of the elevations; seconded by Mr. Morillo. The motion passed unanimously.

- B. 1200 Ribaut Road, PIN R120 007 000 022D 0000, Enmarket Ribaut, New Construction  
Applicant: Ryan Lyle, PE, Andrews Engineering

In this application, the applicant is requesting preliminary approval for demolition of an existing, vacant gas station and new construction of a Convenience Store, Car wash, and Fuel Canopy.

**Motion:** Ms. McFann made a motion to grant conceptual approval subject to staff's conditions with the exception of condition #3 is modified; the applicant proposed moving one parking spot to the west and the omitted parking spot becoming bike or landscaping; seconded by Mr. Morillo. The motion passed unanimously.

## 5 ADJOURNMENT

1:45:40

Ms. McFann made a motion to adjourn; seconded Mr. Cox. The motion passed unanimously. The meeting ended at 3:45 p.m.

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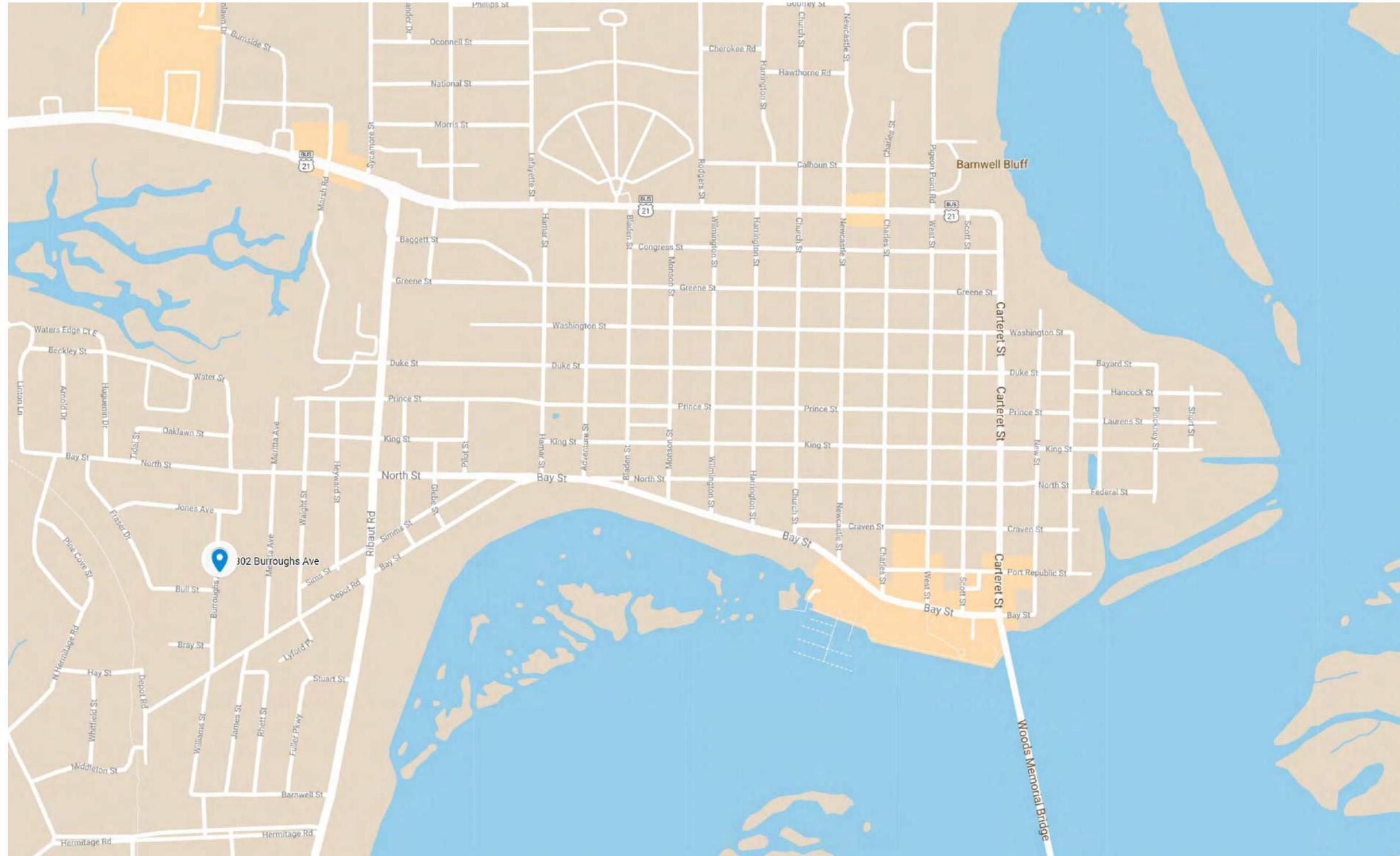
Chair

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Date of approval

**CITY STAFF INTRODUCTION**

302 BURROUGHS AVENUE



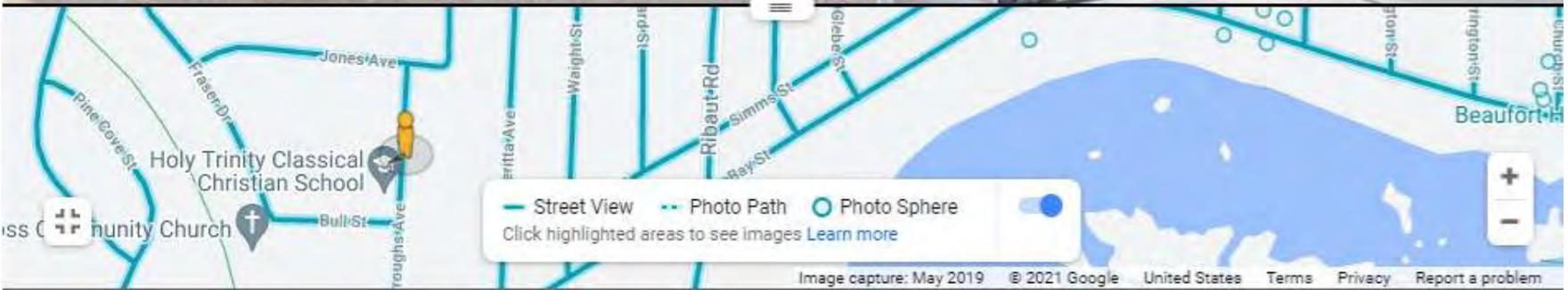
PROJECT LOCATION- 302 BURROUGHS AVENUE

305 Burroughs Ave

Beaufort, South Carolina

Google

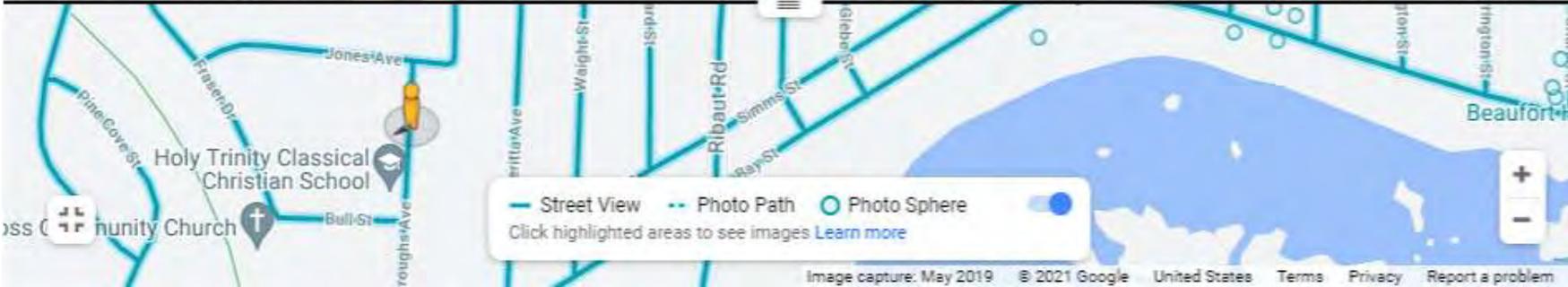
Street View

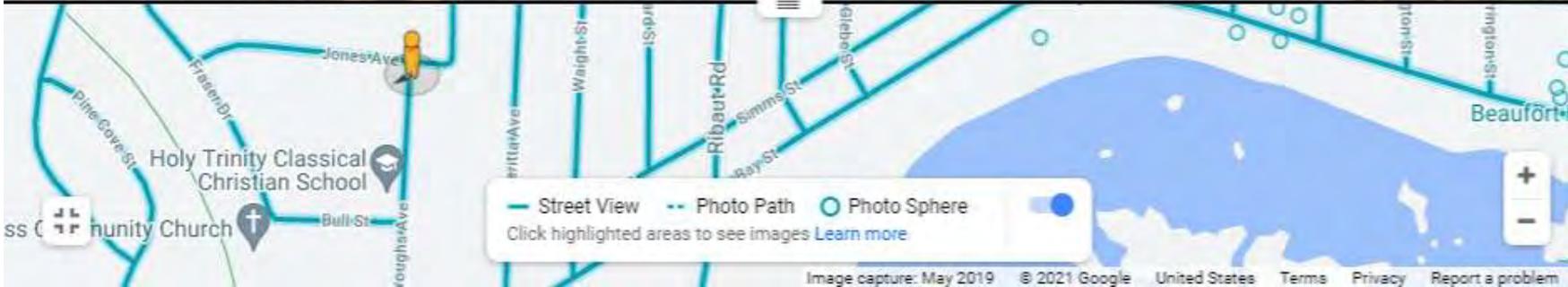


307 Burroughs Ave  
Beaufort, South Carolina

Google

Street View

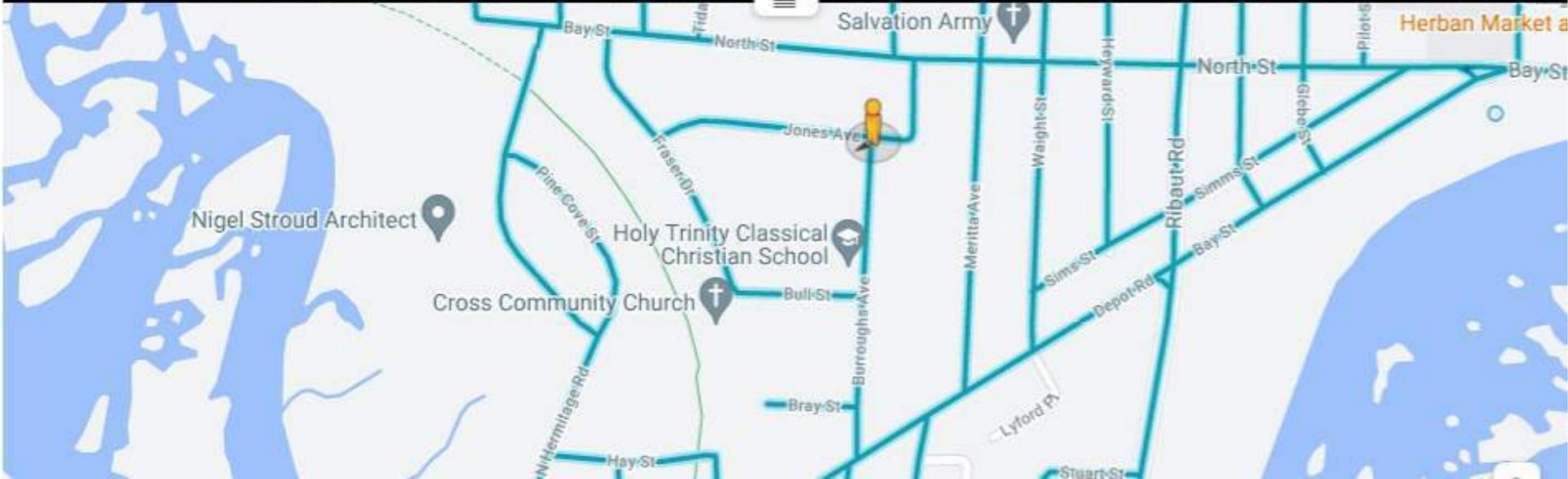




398 Burroughs Ave  
Beaufort, South Carolina

Google

Street View



2709 Jones Ave  
Beaufort, South Carolina

← Google

🕒 Street View



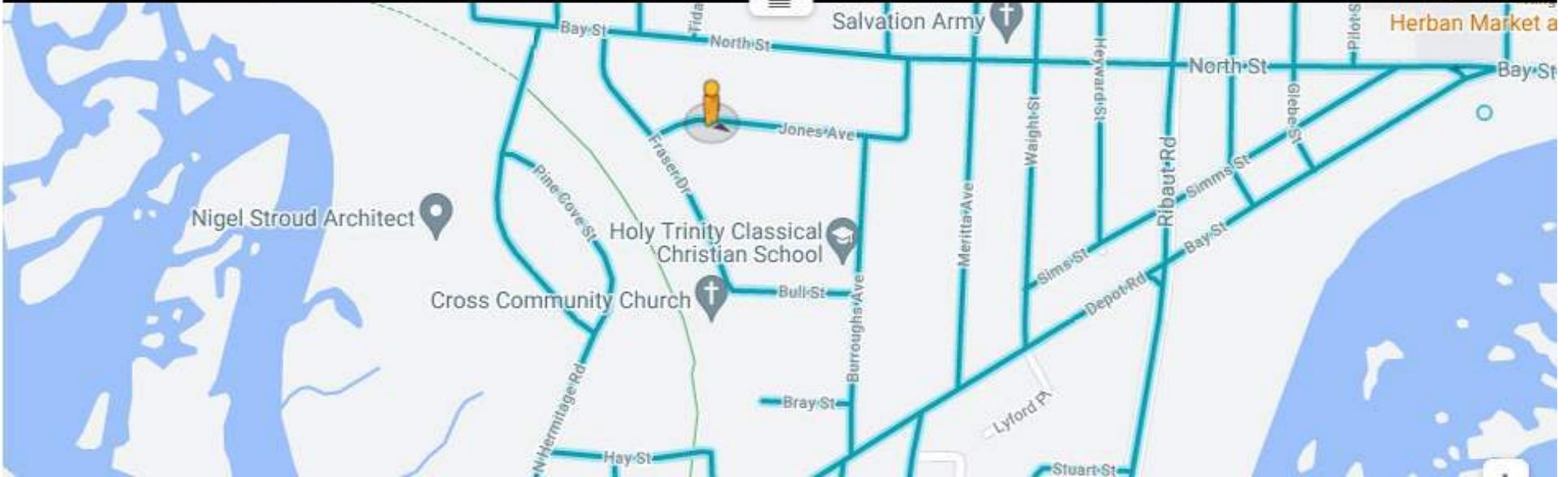
Map view showing the location of the baseball field on a street grid. The map is centered on Jones Ave, with a yellow Pegman icon indicating the current view position. Other streets shown include Fraser Dr, Bull St, and Beaufort Hwy. Landmarks like Holy Trinity Classical Christian School and a church are marked. A legend at the bottom identifies Street View (solid line), Photo Path (dashed line), and Photo Sphere (circle). A search bar at the bottom right contains the text "Image capture: May 2019 © 2021 Google United States Terms Privacy Report a problem".

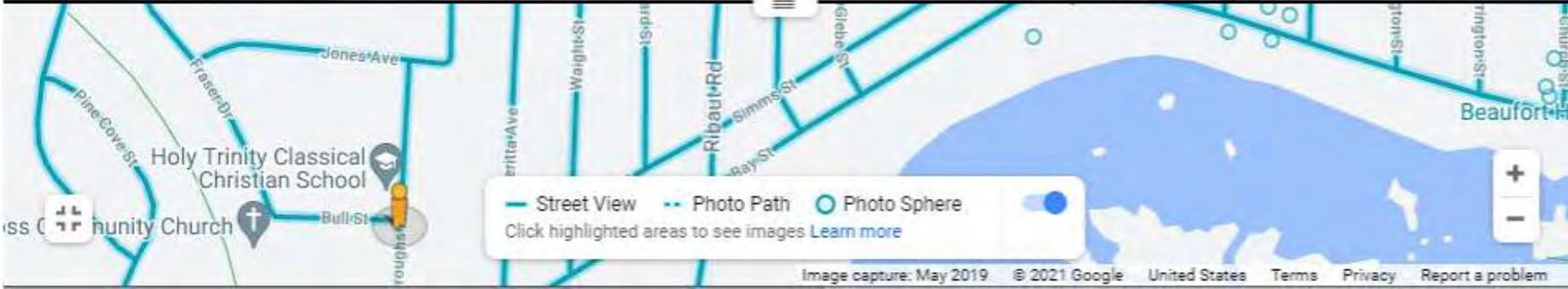
2715 Jones Ave

Beaufort, South Carolina

Google

Street View

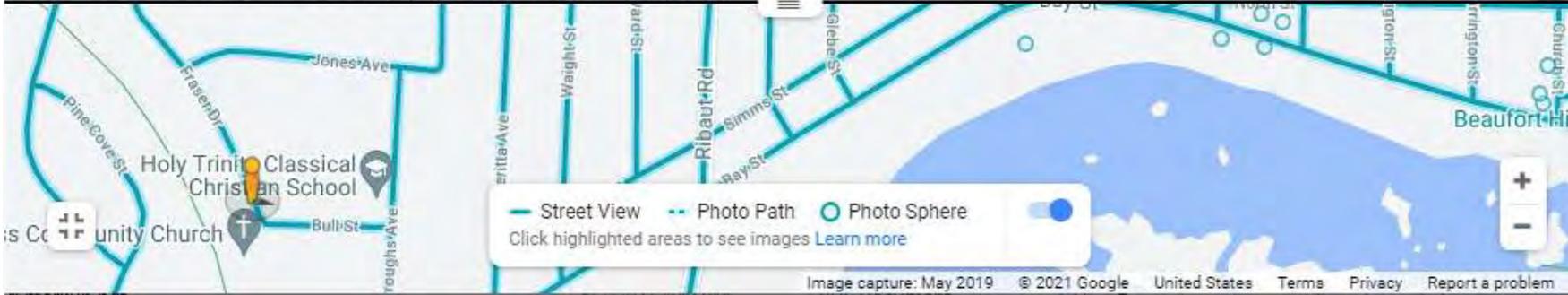




302 Fraser Dr  
Beaufort, South Carolina

Google

Street View



REV#	DESCRIPTION	DATE

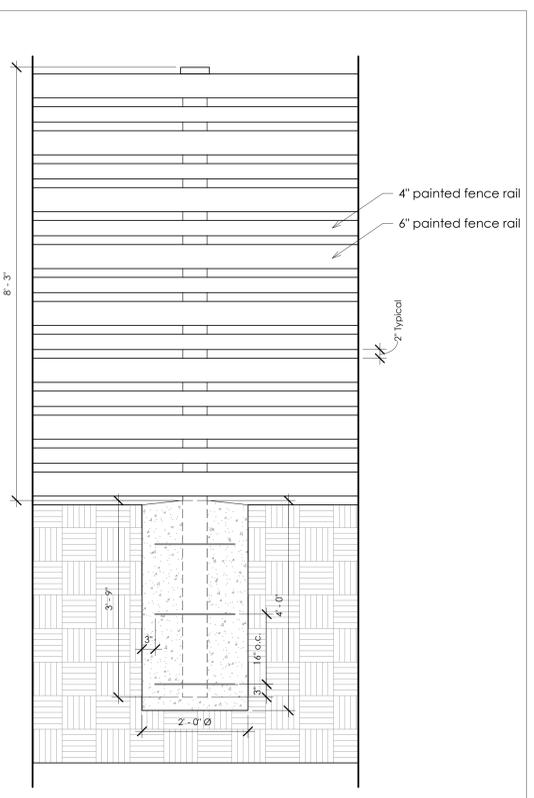
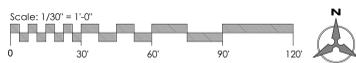
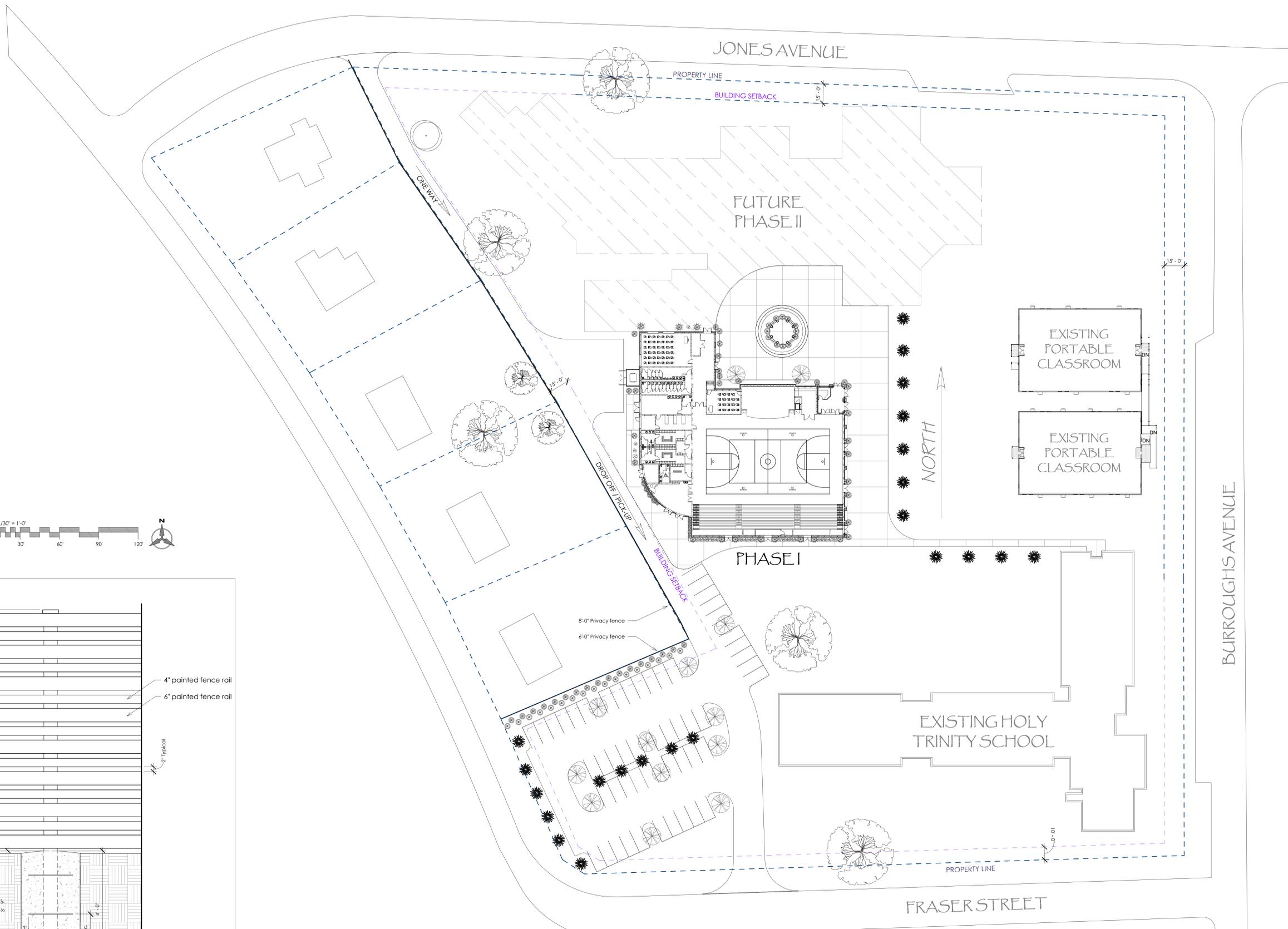
This drawing is the property of Architecture A101, LLC and may not be reproduced or copied without written permission. Reference notes as indicated on drawings. Do not scale drawings. Consult the Architect for necessary clarification.

NOT FOR CONSTRUCTION

**Site Plan**

2019.08	<b>A100</b>
6/9/2021	
Drawn By CAD	
Checked By SGS	

6/10/2021 1:25:12 AM

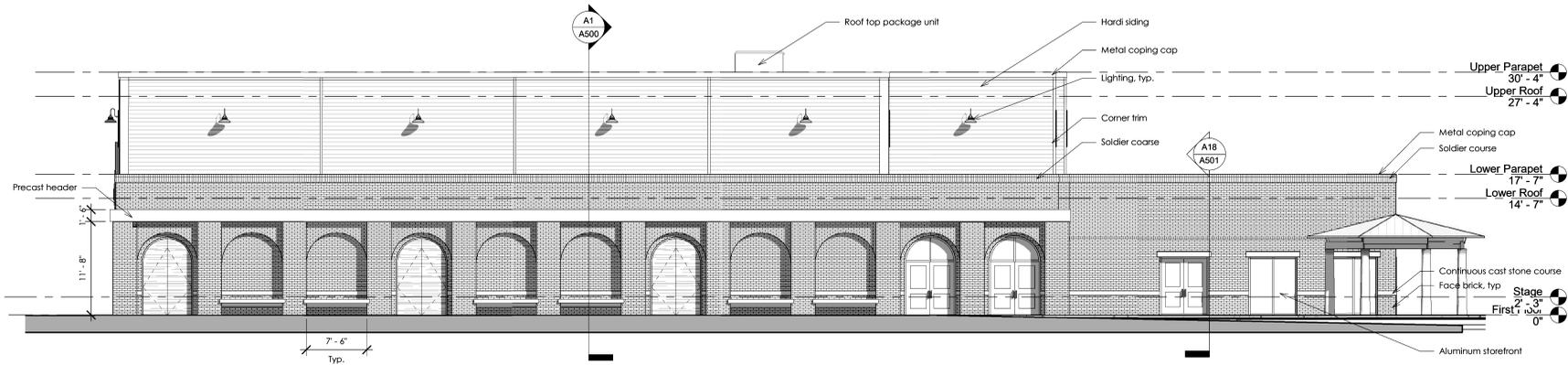


PAGES FROM CONCEPTUAL SUBMISSION, JULY 2021

REV#	DESCRIPTION	DATE

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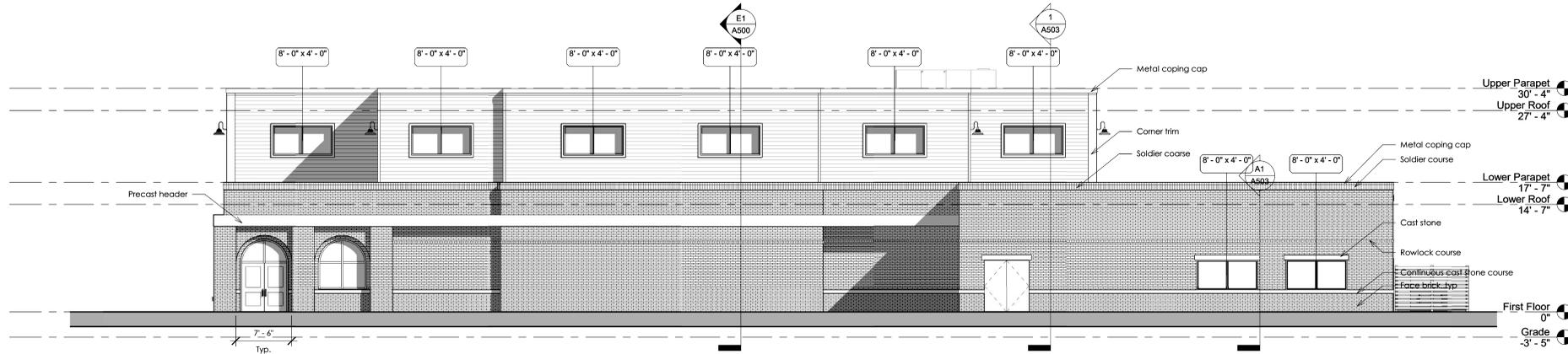
NOT FOR CONSTRUCTION



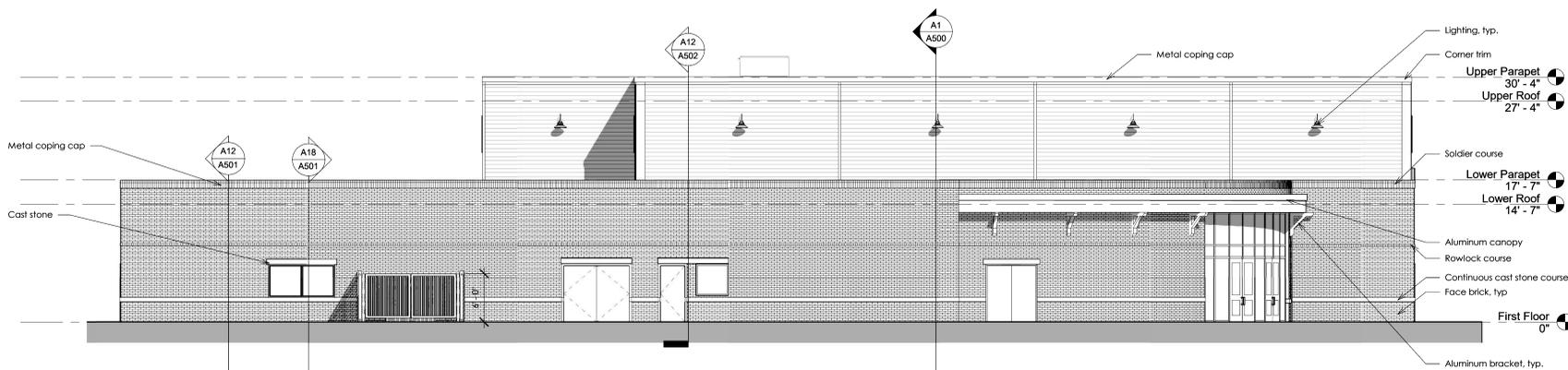
**L1 EAST ELEVATION**  
1/8" = 1'-0"



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



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



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

PAGES FROM CONCEPTUAL SUBMISSION, JULY 2021



J1 View from Chapel



J11 View from Courtyard



E1 View From School



E11 View from South Parking Lot 2



A1 View from Basketball



A11 View from Dropoff



**HOLY TRINITY**  
CLASSICAL CHRISTIAN SCHOOL  
**ARTS AND ATHLETIC**  
**FACILITY**  
302 Burroughs Avenue  
Beaufort, South Carolina

REV#	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION



Phase 1 3D Views

2019.08	<b>A701</b>
6/9/2021	
Drawn By CAD	
Checked By SGS	

PAGES FROM CONCEPTUAL SUBMISSION, JULY 2021

**APPLICANT PRESENTATION**

302 BURROUGHS AVENUE



DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW BOARD APPLICATION

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

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 [x] 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 [x] No

Applicant, Property, and Project Information

Applicant Name: Ryan Lyle, PE

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

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

Applicant Title: [ ] Homeowner [ ] Tenant [ ] Architect [x] Engineer [ ] Developer

Owner (if other than the Applicant): "Minnie" Bullock, Director of Operations

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

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

Property Address: 302 Burroughs Ave. Beaufort, SC 29902

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

Date Submitted: 08/12 / 2021



**DEVELOPMENT REVIEW PROCESS  
DESIGN REVIEW BOARD APPLICATION**

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

**Required Project Information**

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

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

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):  
18,800sf

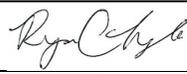
# of Parking Spaces Required: 46 # of Parking Spaces Provided: 70

Is this project a redevelopment project: Y  N

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

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

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

Applicant's Signature:  Date: 08/12 / 2021

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

**CONTACT INFORMATION:**

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



# DESIGN REVIEW BOARD FEE SCHEDULE

(As of July 1, 2020)

## **BOARD REVIEW FEES:**

Single-family residential projects (board review)	\$100.00
Multifamily and commercial projects (board review)	\$250.00
Change After Certification	\$100.00
Demolition (whole structure)	\$250.00
Special Board Meeting	\$500.00
<b>Post facto applications shall be triple the normal fee.</b>	

## **STAFF REVIEW FEES:**

**Single Family and 2/3-unit buildings not in a historic district are exempt.**

### **Type 1**

Renovations/Improvements (not including additions),  $\leq 50\%$  of the value of the structures

<u>Value</u>	<u>Fee</u>
Improvements $\leq$ \$5,000	\$50
Improvements $>$ \$5,000 but $\leq$ \$25,000	$\$50 + 0.25\% \times \text{value above } \$5,000$
Improvements $>$ \$25,000	$\$100 + 0.20\% \times \text{value above } \$25,000$

### **Type 2**

- Any single-family and 2/3-unit residential addition in a historic district: \$50
- All other additions: \$500 base fee + \$0.05/square foot of addition.

### **Type 3**

Review for new construction and for renovations/improvements totaling over 50% of the value of the structure:

- Single-family and 2-3 unit residential in the historic district
- $\leq 10,000$  square feet: \$500 base fee + 0.05/square foot of building
- $> 10,000$  square feet: \$1,000 base fee + \$0.05/square foot of building for the first 100,000 square feet of building. For additional square footage over 100,000, \$0.02/square foot.

August 12, 2021

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



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

To Whom It May Concern,

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

## PROJECT DESCRIPTION

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This project will provide a new 19,000 square foot facility on the northwest side of the existing Burroughs Avenue campus for Holy Trinity. This new facility will include new spaces to support pick-up and drop-off of students, two multi-purpose art and theater classrooms, locker rooms, a weight room with an attached coach's office, storage for outdoor activities, a performance stage, a small concessions area, and a full-size gymnasium which will both support the school's athletic programs and serve as large fellowship hall where the school's entire student body can meet at one time.

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

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

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

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

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

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

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

## PRELIMINARY DESIGN UPDATE

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

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

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

Thank you for your consideration.

Sincerely,

  
Steven G. Stowers, AIA, LEED AP



SHADE SIZE ▾

18" SHADE

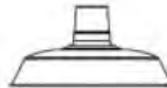
18" Shade: W 18" x H 8 ½"



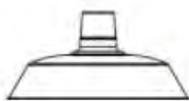
12" SHADE  
-\$32.00



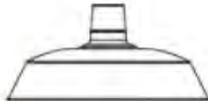
14" SHADE  
-\$21.00



16" SHADE  
-\$11.00



18" SHADE  
\$32.00



20" SHADE  
+\$10.00



24" SHADE  
+\$10.00



# THE ORIGINAL™ LED WAREHOUSE GOOSENECK LIGHT

SHARE PRODUCT

★★★★★ 5 reviews Write a review

Show Generated Product Code

\$514.00

SHADE SIZE ▶

SHADE FINISH ▼

GRAPHITE

View Design File

## 850-Graphite | Porcelain

Porcelain

SHADE FINISH ▼

GRAPHITE

View Design File

### 850-Graphite | Porcelain

BLACK  
-\$15.00

WHITE  
-\$15.00

VINTAGE GREEN  
-\$15.00

JADITE  
-\$15.00

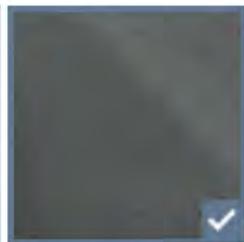


BRONZE  
-\$15.00

CHERRY RED

YELLOW

COBALT BLUE



DELPHITE BLUE

GRAPHITE  
\$90.00

METALLIC CHROME

Powder Coat



GOOSENECK ARMS ▶



# BASELITE – CAFÉ LITES – LED – SPECIFICATION SHEET



PROJECT NAME: \_\_\_\_\_ PROJECT TYPE: \_\_\_\_\_

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

\*SKIP SECTION IF OPTION DOES NOT APPLY

NOTES:



## A - SHADES

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

## B - FINISH OPTIONS

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

## C – MOUNTING OPTIONS

- 1/4" WALL MOUNT**  
 WM19, WM20, WM21, WM23, WM24, WM25, WM26, WM27, WM28, WM29, WM29V
- LED CORD MOUNT**  
 LBLC, LWHC

## D – MOUNTING ADD-ONS

NOT AVAILABLE

## E – MOUNTING COLOR

SEE SECTION "B" FOR COLOR OPTIONS.

## F – LIGHT SOURCE

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

## G – LED COLOR TEMP

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

## H – ELECTRICAL OPTION

- LDM120
- LDM277
- LDM0-10

## I – GLASS OPTIONS

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

## J – ACCESSORIES

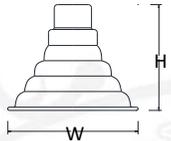
- GR6, GR7, GR8, UGR, GU-1, WG-1

## K – ACCESSORY COLOR

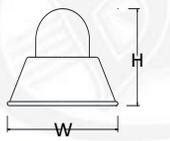
SEE SECTION "B" FOR COLOR OPTIONS.

## NOTES

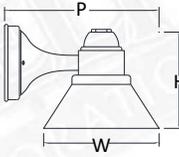
- (1). FINISH OPTIONS 20, 21, 22, 23 ARE FOR SOLID BRASS FIXTURES ONLY.
  - (2). FINISH OPTIONS 19, 21, 22, 23, 75, 76, 77, 83, 84, 88, 93 AND 98 ARE APPLIED BY HAND. THESE FINISHES WILL VARY IN CONSISTENCY.
  - (3). FINISH OPTIONS 19, 38, 39, 40, 49, 54, 57, 58, 61, 62, 63, 70, 71, 72, 73, 78, 83, 84,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



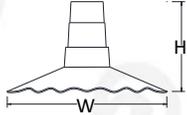
**BH08** H- 6.5" W- 8"



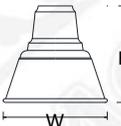
**SBH08** H- 6" W- 8"



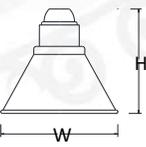
**CS06B** H- 5" W- 6" P- 8"



**R908** H- 4.5" W- 8"



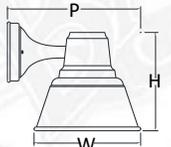
**W507** H- 6.5" W- 7"



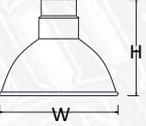
**CS06** H- 5" W- 6"

**CS07** H- 6.25" W- 7"

**CS08** H- 6.5" W- 8"



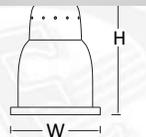
**W507B** H- 6.5" W- 7" P- 8.75"



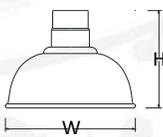
**D608** H- 6.5" W- 8"



**WS508** H- 6.5" W- 8"



**JIB611** H- 10.5" W- 6"



**WS508B** H- 6.5" W- 8" P- 9"

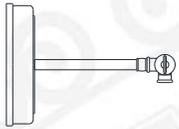


**W508** H- 2.5" W- 12"



**C - MOUNTING OPTIONS**

**1/4" WALL MOUNTS**



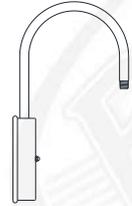
**WM20** 6"(H) 8.25"(W)



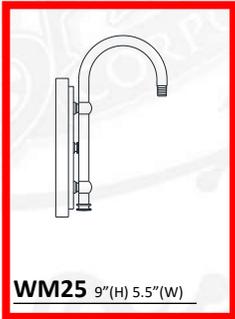
**WM21** 4.75"(H) 8"(W)



**WM23** 12.5"(H) 8"(W)



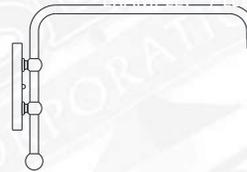
**WM24** 11"(H) 6.375"(W)



**WM25** 9"(H) 5.5"(W)



**WM26** 12"(H) 9"(W)



**WM29** 9.5"(H) 14"(W)



**WM29V** 21.75"(H) 15.25"(W)

**CORD MOUNT**

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



**LBLC** 8' BLACK CORD (INCLUDES LED CANOPY)

**LWHC** 8' WHITE CORD (INCLUDES LED CANOPY)

**F- LIGHT SOURCE**

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

**LIGHT EMITTING DIODE (LED)**

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

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

EXAMPLE: / LED12W /

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



# POWDER COAT & METAL FINISH OPTIONS

## ACID DIP

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



19(A)-Antique Aluminum

21(A)-Oil Rubbed Bronze

22(A)-Old Pewter

23(A)-Old Copper Patina

## METAL FINISH

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



14PN-Polished Nickel

20-Raw Brass

20SB-Satin Brass

20PB-Polished Brass

39-Raw Copper

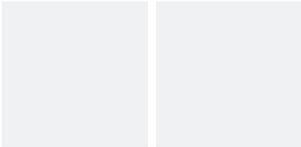
40-Copper with Clear Coat

57-Polished Alum. Clear Coat

58-Satin Aluminum

## ADDITIONAL TOP COAT

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



G - Ghost Matte Clear Coat

MG - Marine Grade Clear Coat

## SPECIFICATIONS

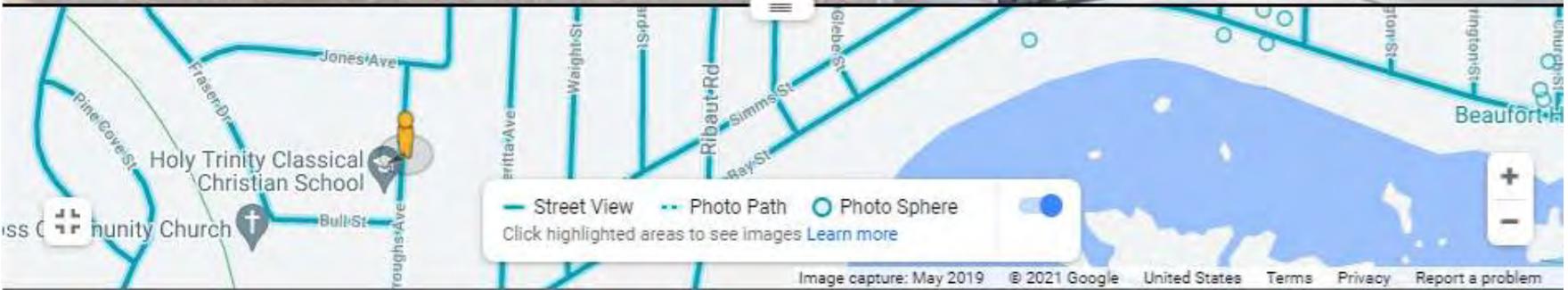
- Finish options that are the same color inside and out of the shade - 19(A), 20, 20PB, 20SB, 20P, 21(A), 22(A), 23(A), 38, 39, 40, 48, 49, 54, 57, 58, 61, 62, 63, 64, 65, 66, 70, 71, 72, 73, 78, 83, 84, 88, 92, 93, 98
- Finish options with a white powder coat inside of the shade - 14, 18, 19P, 21P,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

305 Burroughs Ave

Beaufort, South Carolina

Google

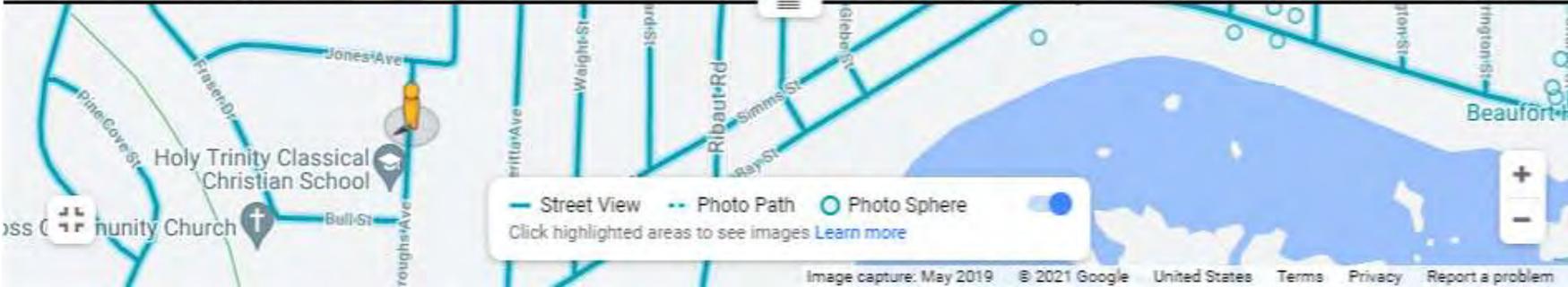
Street View

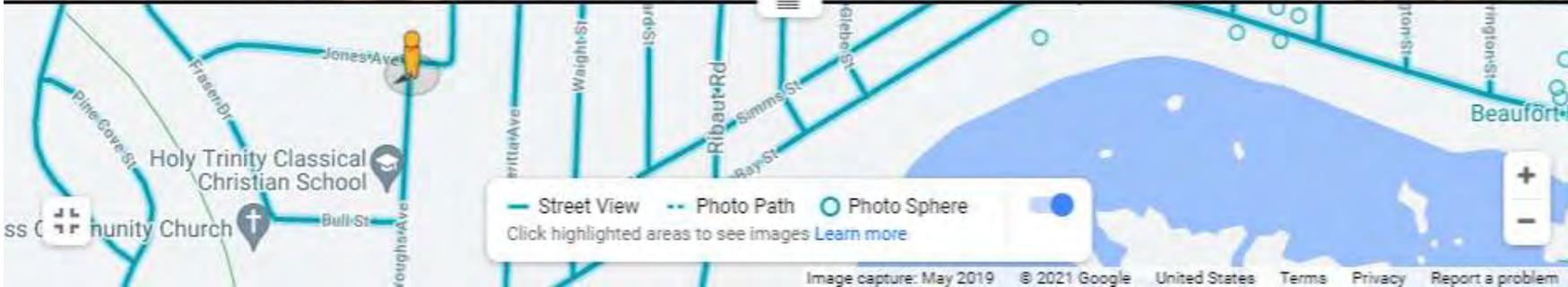


307 Burroughs Ave  
Beaufort, South Carolina

Google

Street View

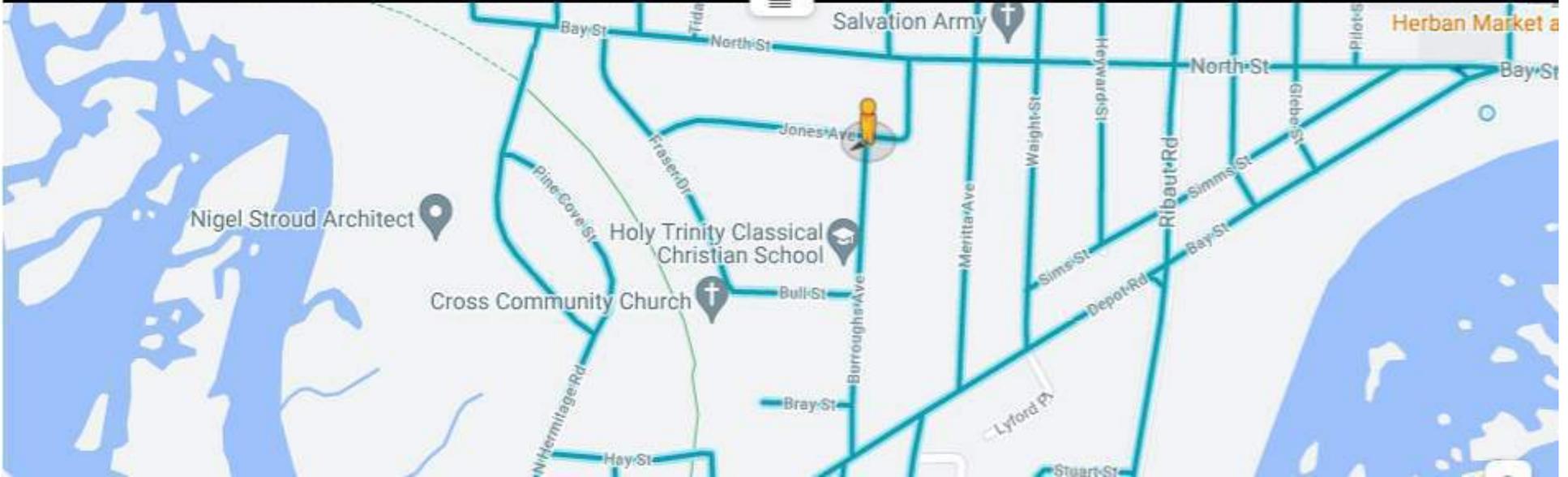




398 Burroughs Ave  
Beaufort, South Carolina

Google

Street View



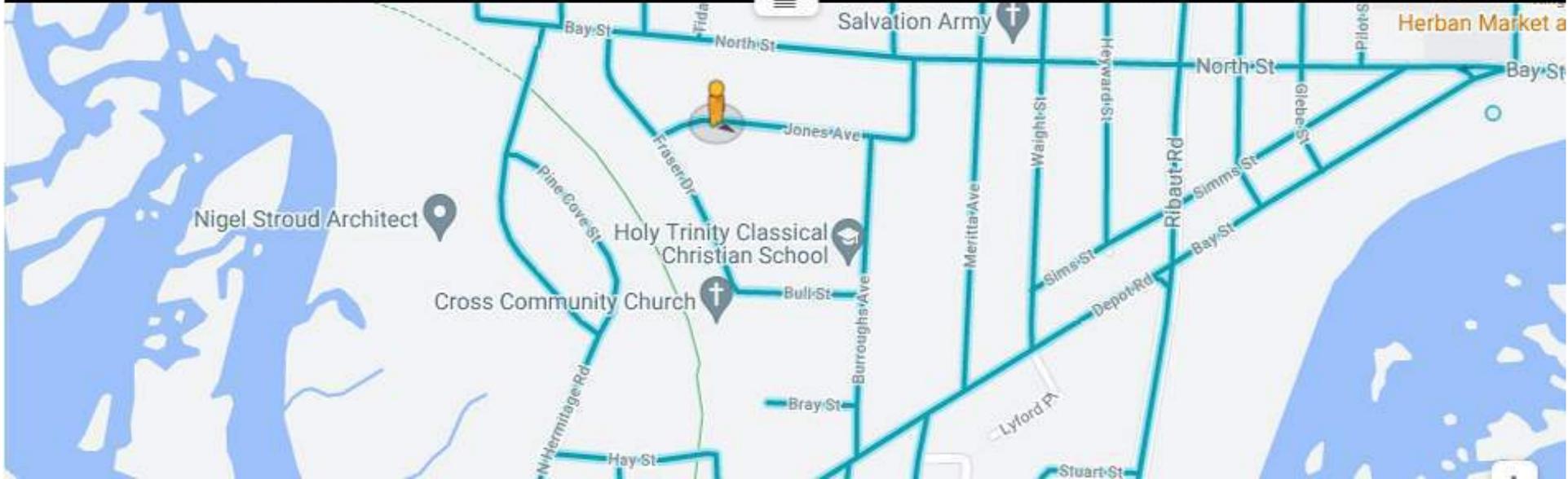
2709 Jones Ave  
Beaufort, South Carolina

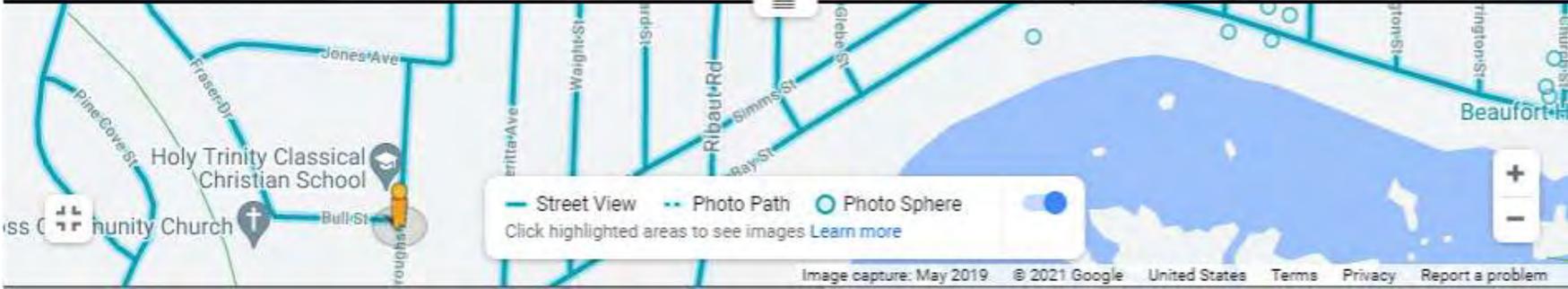
Google

Street View



A map view showing the location of the baseball field. The map is centered on Jones Ave, with a yellow Pegman icon indicating the current Street View position. Other streets shown include Fraser Dr, Bull St, and Beaufort Hwy. Landmarks like Holy Trinity Classical Christian School and a church are marked. A legend at the bottom identifies Street View (solid line), Photo Path (dashed line), and Photo Sphere (circle). A search bar and navigation controls are also visible.

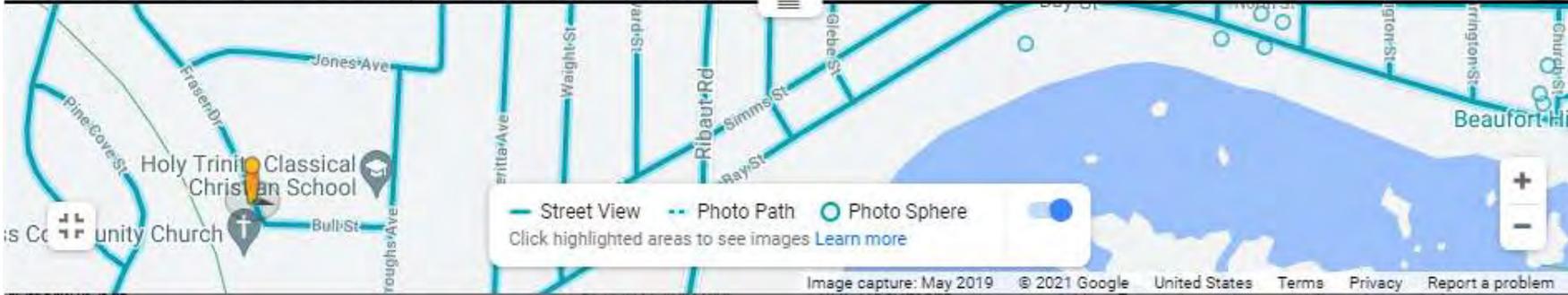


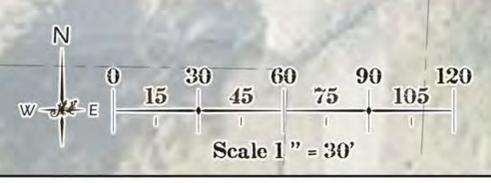


302 Fraser Dr  
Beaufort, South Carolina

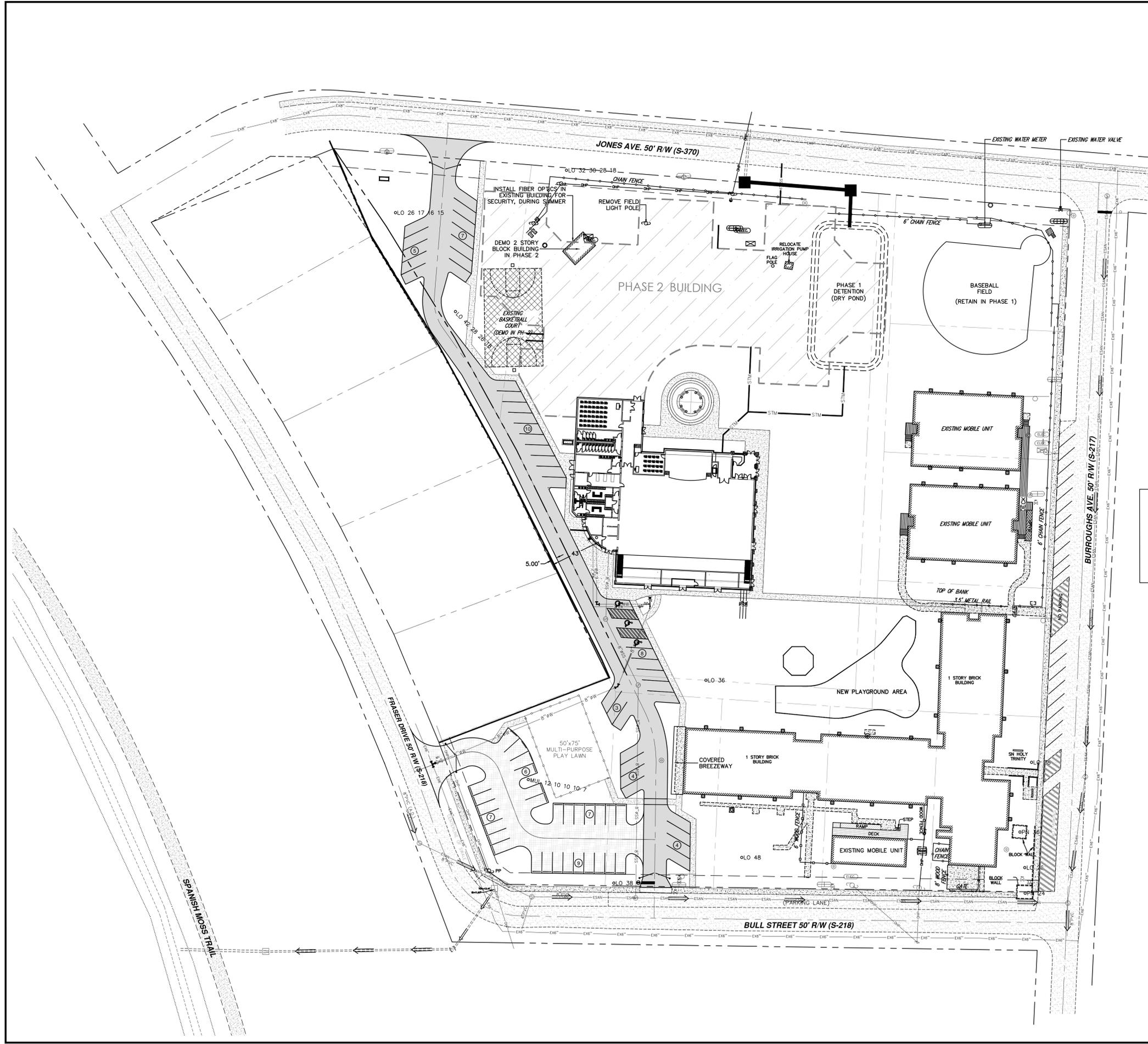
Google

Street View





**CONCEPTUAL PLAN**  
 FOR  
**HOLY TRINITY SCHOOL**  
 BEAUFORT, SOUTH CAROLINA



PARKING TABLE	
PROPOSED PHASE 1 BUILDING	= 18,800 SF x 1
SPACE/400 SF	= 47 PARKING SPACES REQUIRED
ACTUAL PARKING:	3 - H/C SPACES
	67 - STANDARD SPACES
TOTAL	= 70 PARKING SPACES

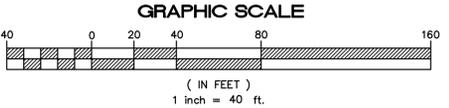
TABLE OF DEVELOPMENT AREAS			
<b>EXISTING</b>			
BUILDING	42,370 SQ. FT.	0.972 AC.	(14.19%)
ASPHALT PAVING AND CONC. SIDEWALK	18,965 SQ. FT.	0.435 AC.	(6.35%)
SUBTOTAL IMPERVIOUS AREA	61,335 SQ. FT.	1.407 AC.	(20.54%)
LANDSCAPE/PERVIOUS AREA	237,314 SQ. FT.	5.447 AC.	(79.46%)
TOTAL SITE	298,649 SQ. FT.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

TREE TYPE	DIAMETER												TOTALS (TYPE)		
	7"	10"	12"	15"	16"	17"	18"	26"	28"	30"	32"	36"		38"	48"
LIVE OAK	1	3	1	1	1	1	1	2	3	2	1	1	2	1	21
MULBERRY	1	3	1	-	-	-	-	-	-	-	-	-	-	-	5
PINE	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1
TOTALS (SIZE)	2	6	2	1	1	1	2	3	2	1	1	2	2	1	27

TREE LEGEND	
REMAIN	REMOVE
○ 12 PN	✕ 12 PN

SYMBOL	COMMON NAME
LO	LIVE OAK
PN	PINE
MUL	MULBERRY

TREE SUMMARY		
TREES TO BE REMOVED	0	0%
TREES TO REMAIN	27	100%
TOTAL TREES	27	100%



PRELIMINARY / NOT FOR CONSTRUCTION

PLAN REVISIONS	
NO.	DESCRIPTION
1	
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843.379.2222  
Fax 843.379.2223

# Andrews Engineering & Surveying

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

Phase 1 Plan

Date Drawn: 03/29/21  
Last Revised: 08/11/21  
Drawn By: R. Crosby  
Engineer: S. Andrews

SHEET #: **1**

JOB: J21015

PLAN REVISIONS	
NO.	DESCRIPTION:
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# Andrews Engineering & Surveying

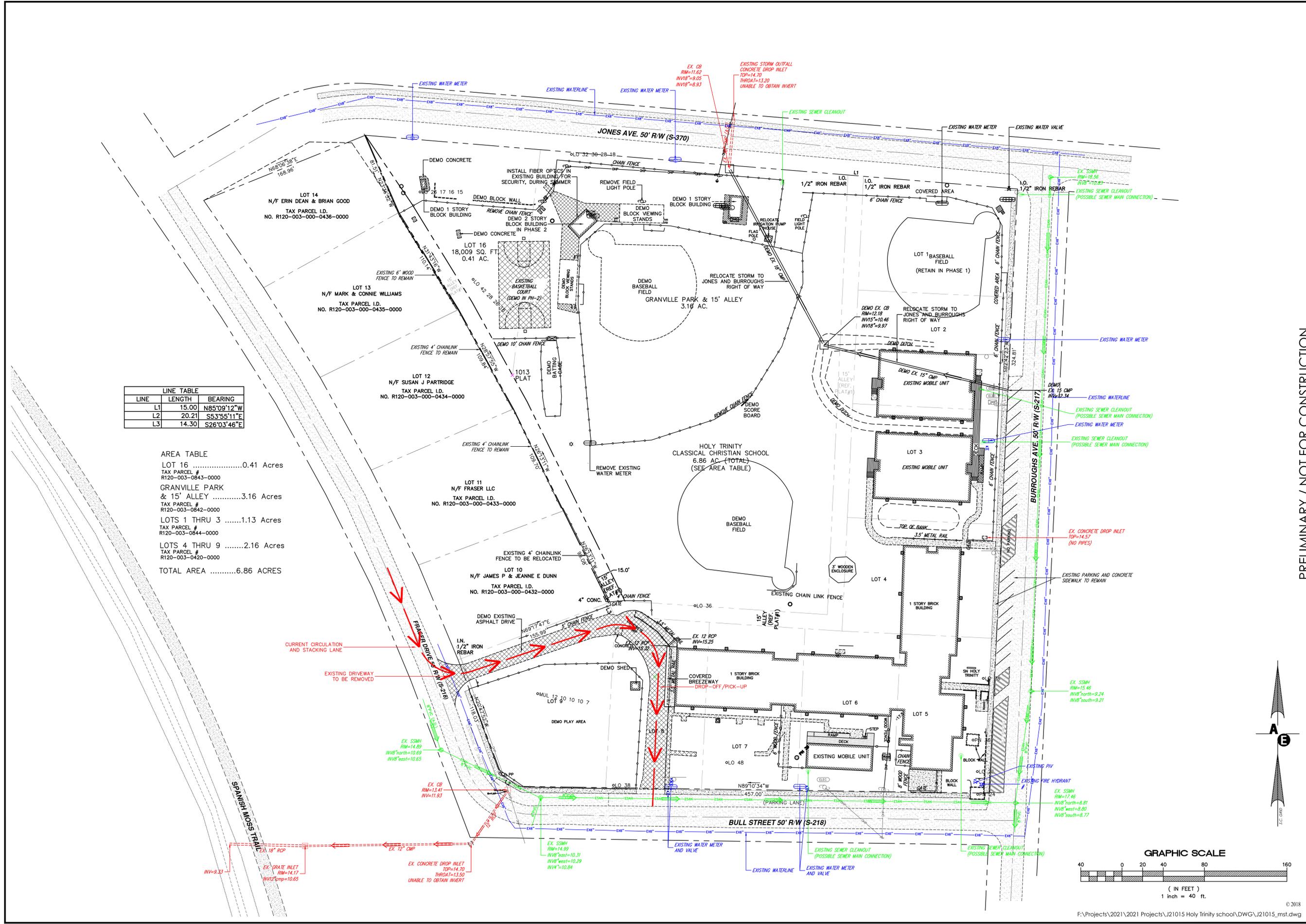
Preliminary Site Plan for Holy Trinity School Burroughs Ave. City of Beaufort Beaufort County, SC

Existing Site and Demolition Plan

Date Drawn: 03/29/21  
Last Revised: 08/11/21  
Drawn By: R. Crosby  
Engineer: S. Andrews

SHEET #: **2**

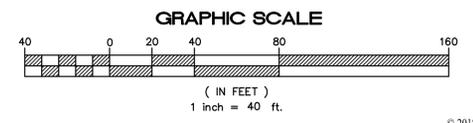
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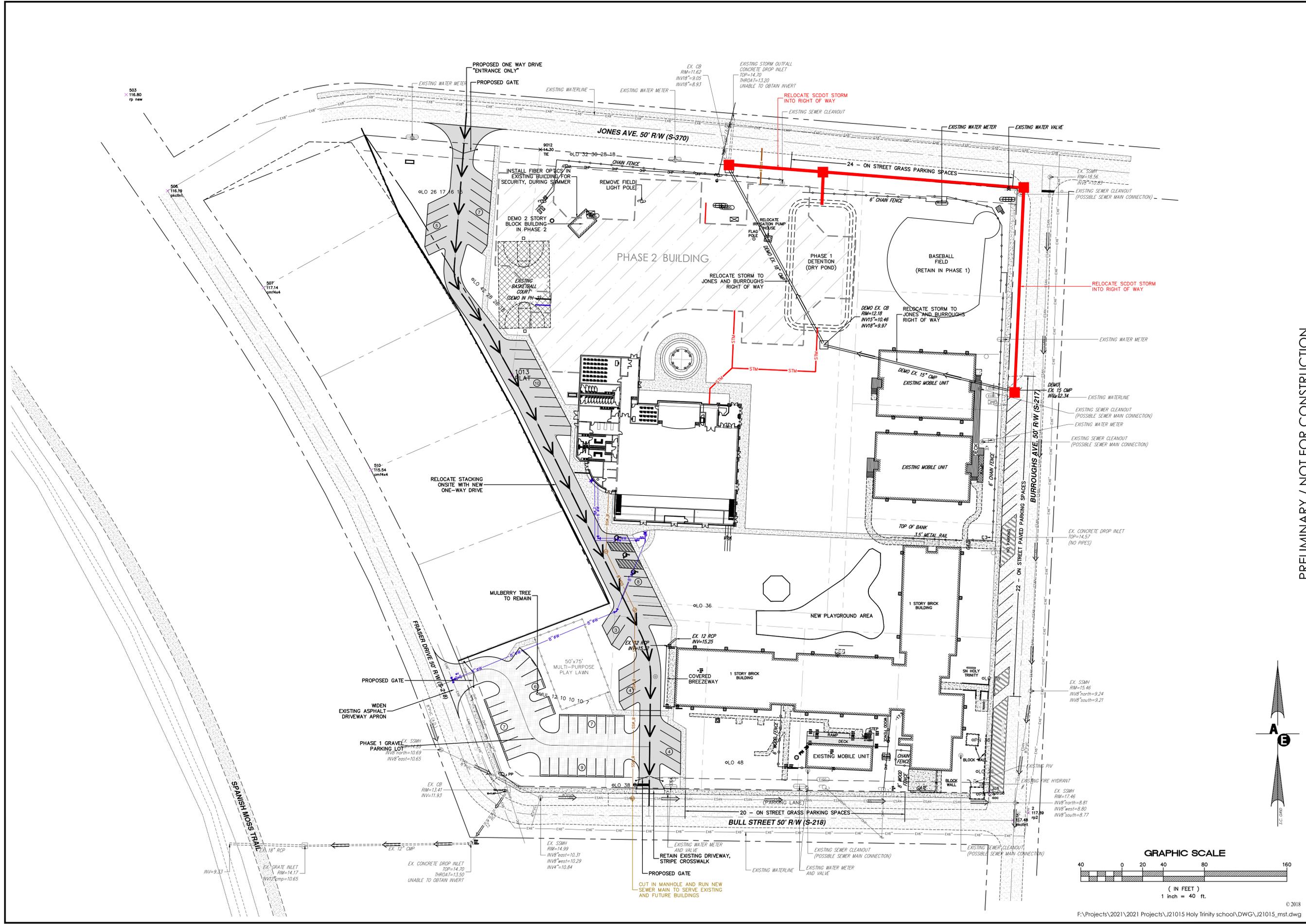


LINE	LENGTH	BEARING
L1	15.00	N85°09'12"W
L2	20.21	S53°55'11"E
L3	14.30	S26°03'46"E

LOT 16	0.41 Acres
TAX PARCEL # R120-003-0843-0000	
GRANVILLE PARK & 15' ALLEY	3.16 Acres
TAX PARCEL # R120-003-0842-0000	
LOTS 1 THRU 3	1.13 Acres
TAX PARCEL # R120-003-0844-0000	
LOTS 4 THRU 9	2.16 Acres
TAX PARCEL # R120-003-0420-0000	
<b>TOTAL AREA</b>	<b>6.86 ACRES</b>

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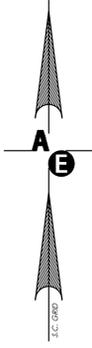
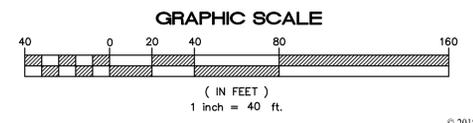
Preliminary Site Plan for Holy Trinity School Burroughs Ave. City of Beaufort Beaufort County, SC

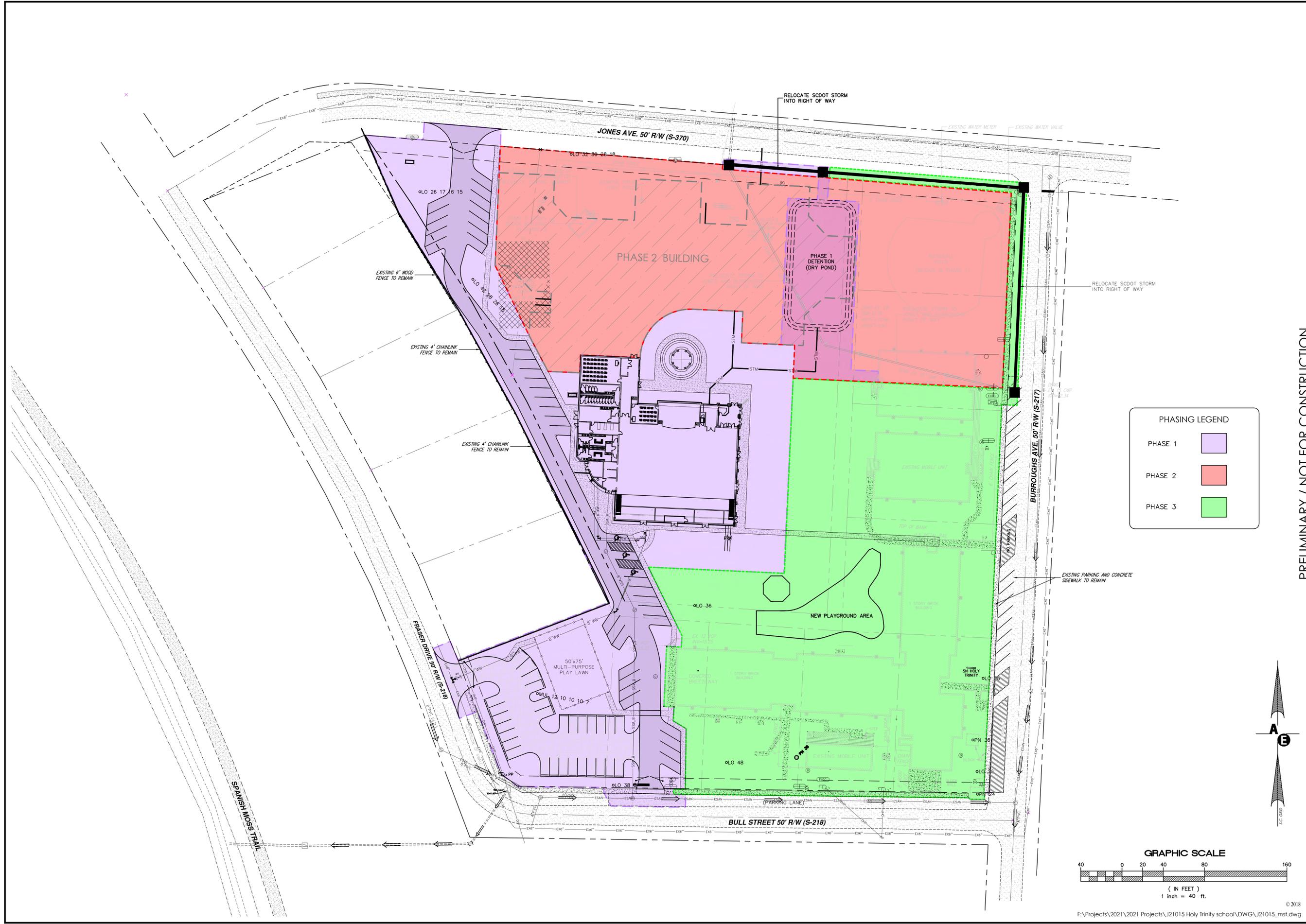
Phase 1 Utility Plan

Date Drawn: 03/29/21  
Last Revised: 08/11/21  
Drawn By: R. Crosby  
Engineer: S. Andrews

SHEET #: **3**

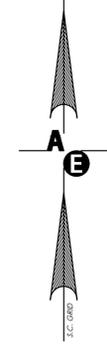
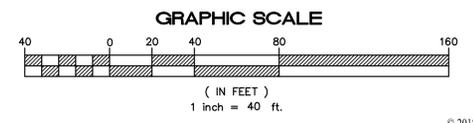
JOB: J21015





**PHASING LEGEND**

- PHASE 1
- PHASE 2
- PHASE 3



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# Andrews Engineering & Surveying

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

Overall Master  
Plan

Date Drawn: 03/29/21  
Last Revised: 08/11/21  
Drawn By: R. Crosby  
Engineer: S. Andrews

SHEET #:  
**4**

JOB: J21015

# HOLY TRINITY CLASSICAL CHRISTIAN SCHOOL ARTS AND ATHLETIC FACILITY



**HOLY TRINITY  
CLASSICAL CHRISTIAN SCHOOL**  
ARTS AND ATHLETIC  
FACILITY  
302 Burroughs Avenue  
Beaufort, South Carolina



REV#	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION

## DRAWING INDEX

Sheet Number	Sheet Name	Sheet Issue Date
<b>GENERAL</b>		
G000	Cover Sheet	08/11/21
<b>ARCHITECTURAL</b>		
A100	Site Plan	08/11/21
A101	Floor Plan	08/11/21
A102	Roof Plan	08/11/21
A103	Student Pick-Up & Drop-Off Plan	08/11/21
A201	Building Elevations	08/11/21
A300	Enlarged Core Plans	08/11/21
A401	Reflected Ceiling Plan	08/11/21
A500	Building Sections	08/11/21
A501	Wall Sections	08/11/21
A502	Wall Sections	08/11/21
A701	Phase 1 3D Views	08/11/21
A702	Renderings	08/11/21
<b>Plumbing</b>		
P101	Drainage and Vent Plan	08/11/21
<b>Mechanical</b>		
M102	Mechanical Roof Plan	08/11/21

## ABBREVIATIONS

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

## PROJECT TEAM

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

**MECHANICAL/PLUMBING - Dulohery Weeks**  
Contact: Ben Newkirk

**ELECTRICAL - CDDC Engineering**  
Contact: Ryan Yacco

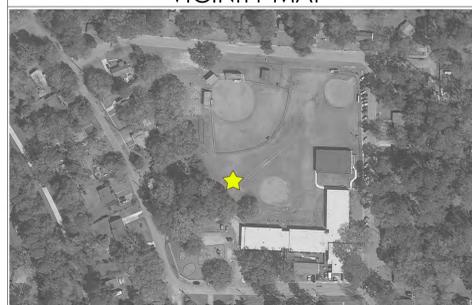
**CONTRACTOR - Choate**  
Contact: Rick Parrish

**LANDSCAPE - Witmer Jones Kefer**  
Contact: Wallace Milling

**STRUCTURAL - 29E6**  
Contact: Andy Richardson

**CIVIL - Andrews Engineering**  
Contact - Ryan Lyle

## VICINITY MAP



Cover Sheet

2019.08
8/11/2021
Drawn By CAD
Checked By SGS
<b>G000</b>

8/12/2021 8:52:10 AM

REV#	DESCRIPTION	DATE

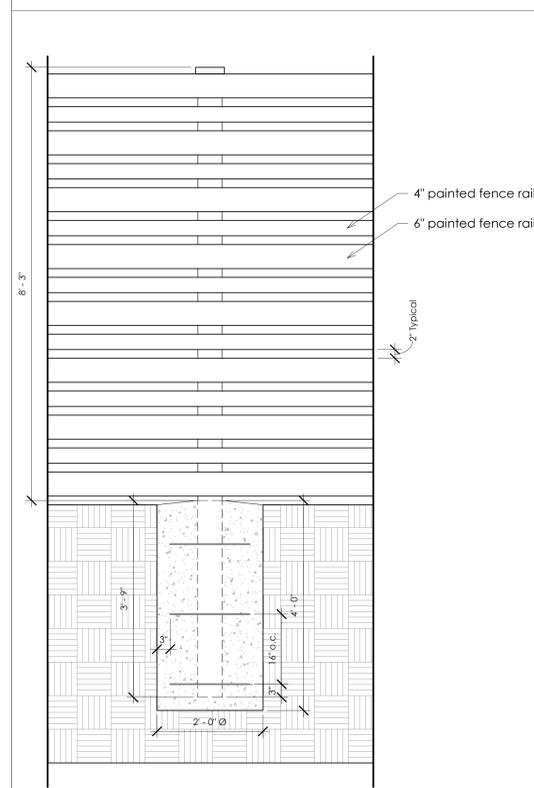
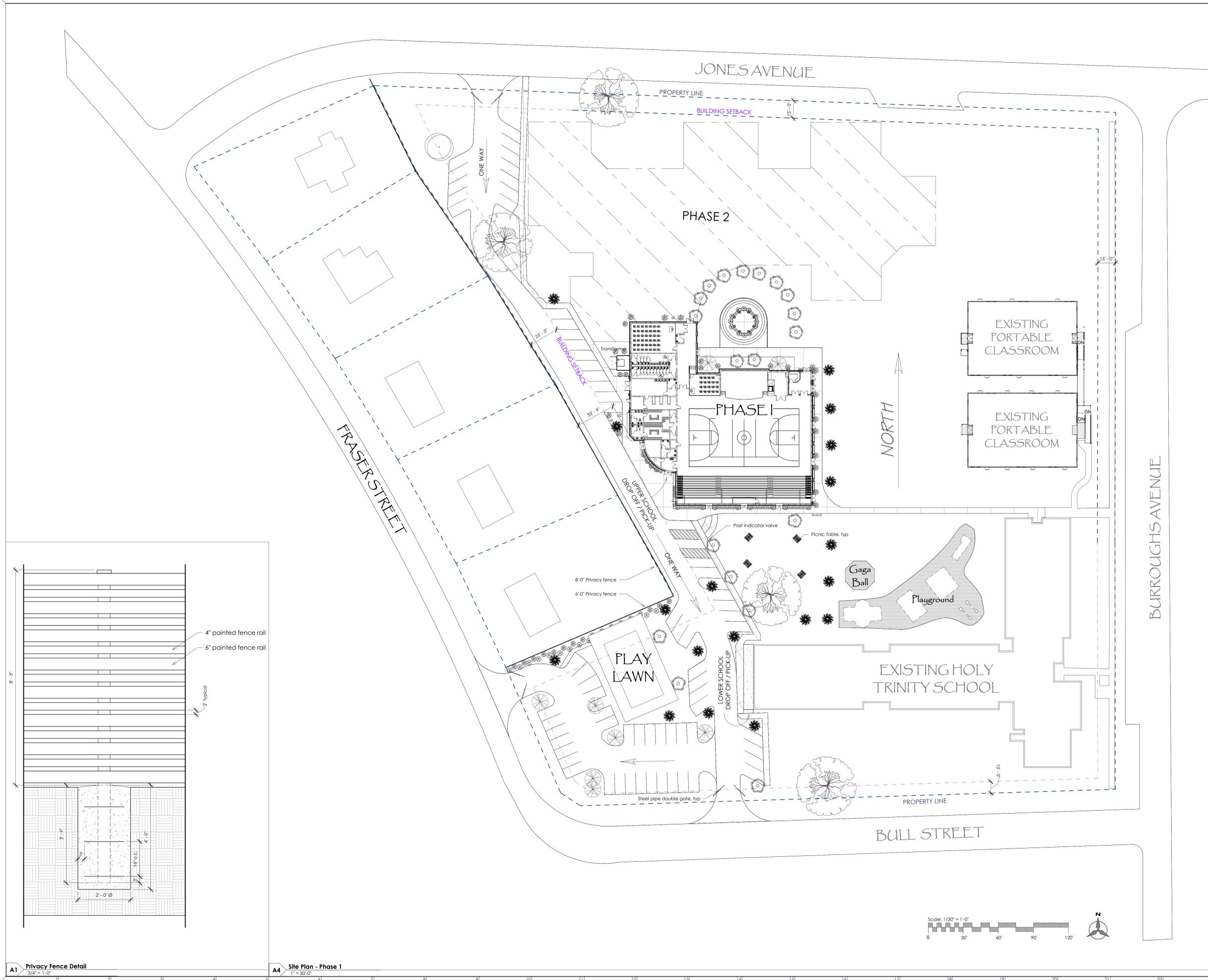
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NOT FOR CONSTRUCTION

65 parking spaces

Site Plan

2019.08	<b>A100</b>
8/11/2021	
Drawn By CAD	
Checked By SGS	



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

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

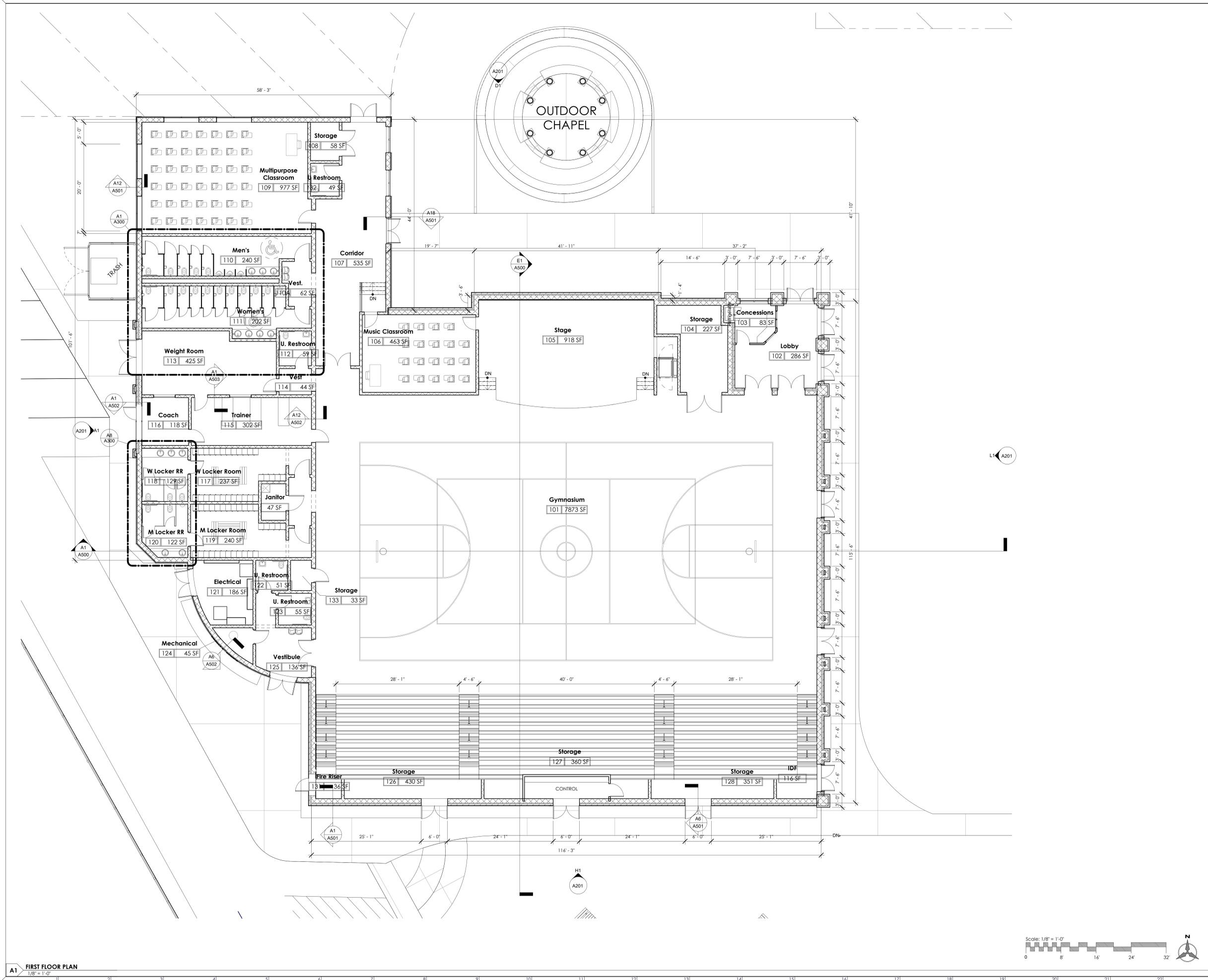
REV#	DESCRIPTION	DATE

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**Project**

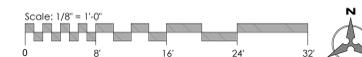
Building Total = 19,172 sf



**Floor Plan**

2019.08  
8/11/2021  
Drawn By: RH  
Checked By: SGS

**A101**



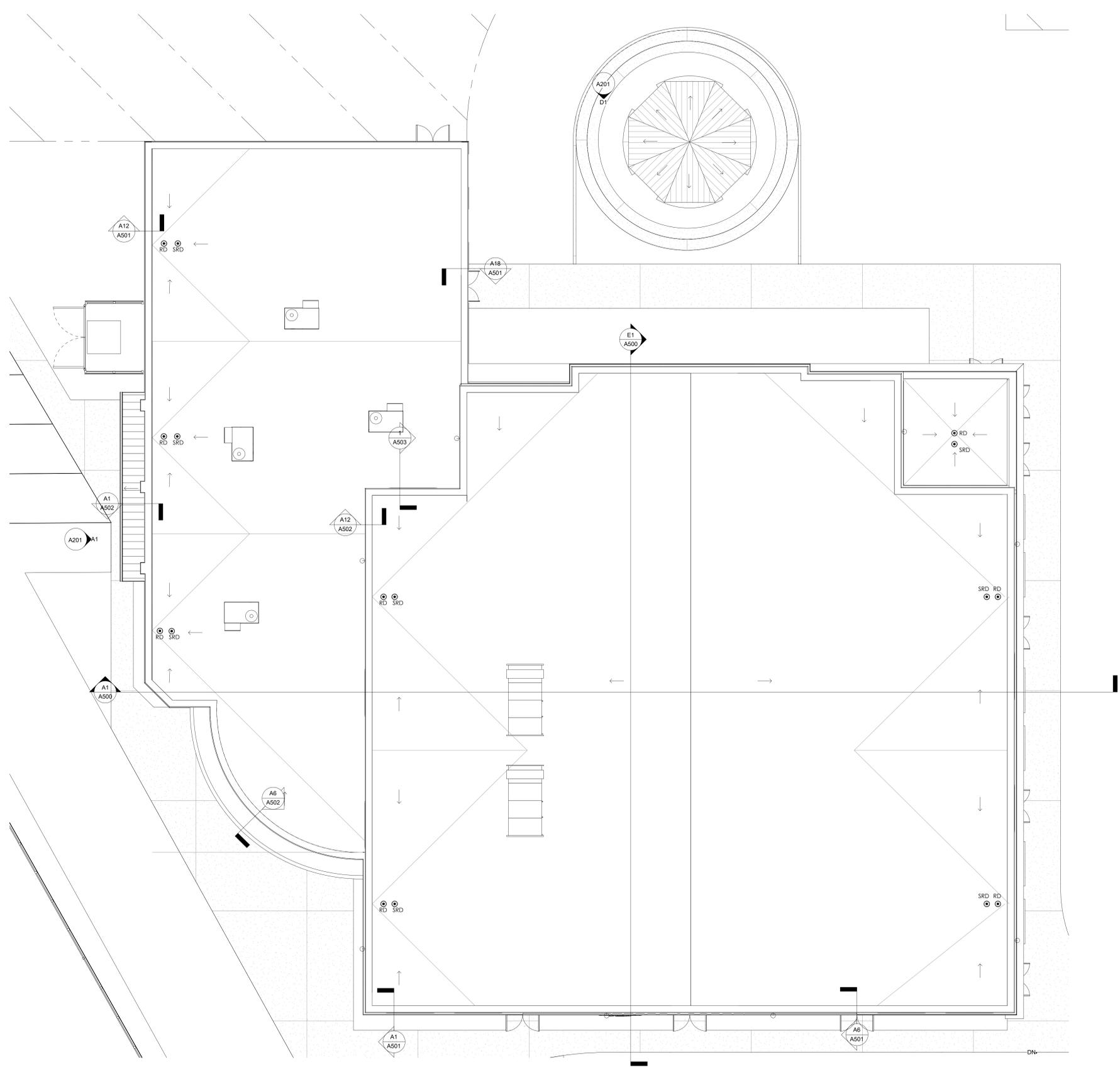
REV#	DESCRIPTION	DATE

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**LEGEND**

RD - Roof Drain  
SRD - Secondary Roof Drain



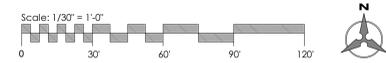
**Roof Plan**

2019.08	<b>A102</b>
8/11/2021	
Drawn By CAD	
Checked By SGS	

REV#	DESCRIPTION	DATE

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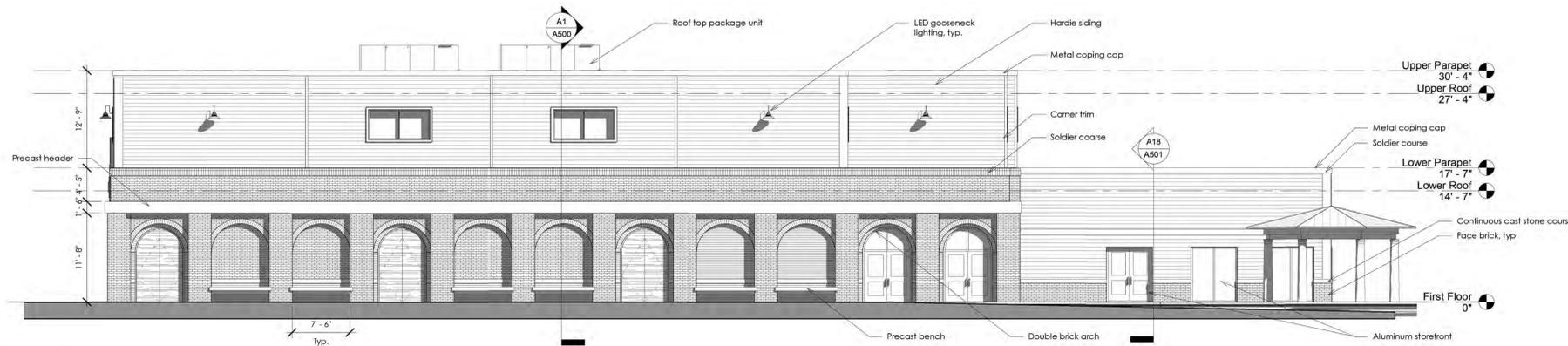
**Student Pick-Up & Drop-Off Plan**

2019.08	<b>A103</b>
8/11/2021	
Drawn By CAD	Checked By SGS
8/12/2021 8:50:22 AM	

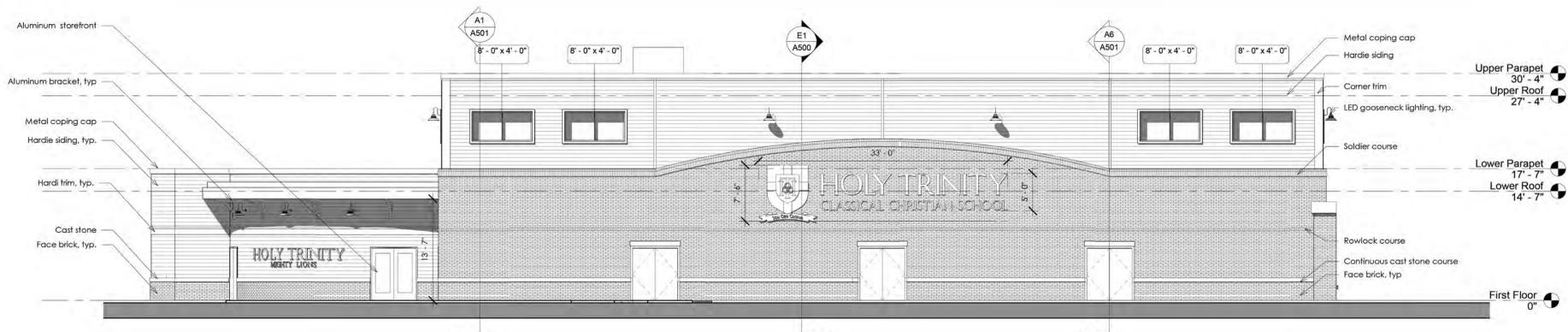
REV#	DESCRIPTION	DATE

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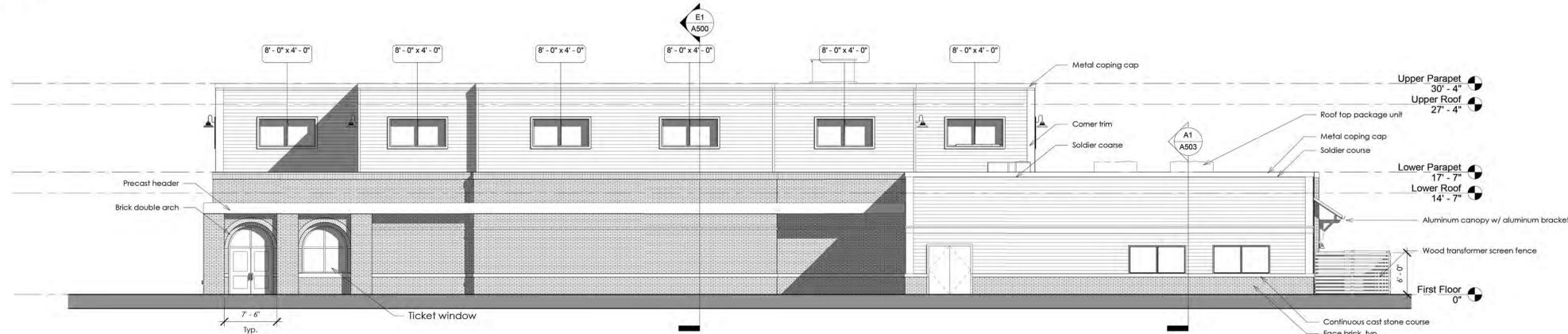
NOT FOR CONSTRUCTION



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



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



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

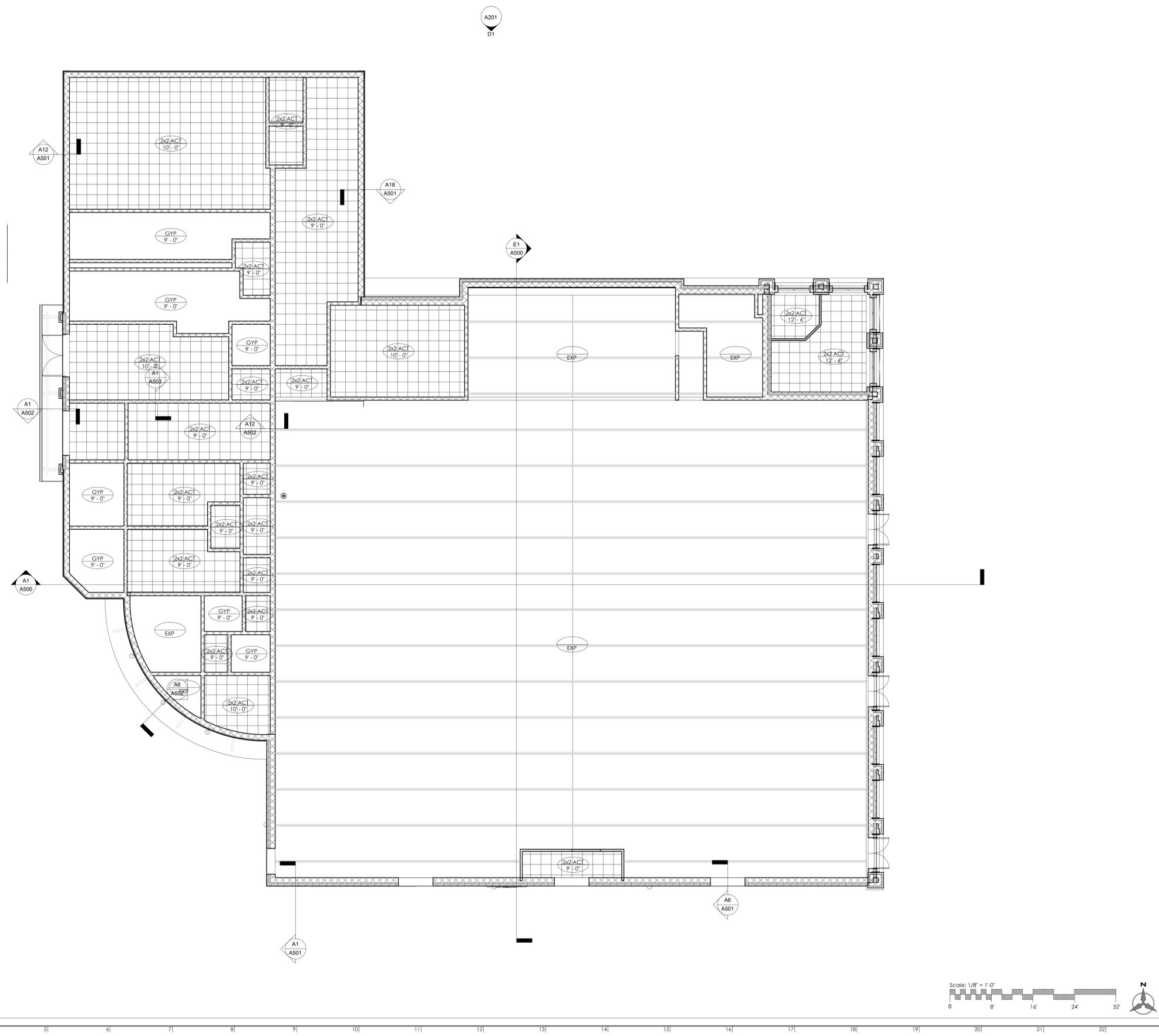


**A1 WEST ELEVATION**  
1/8" = 1'-0"

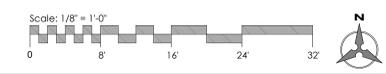
REV#	DESCRIPTION	DATE

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



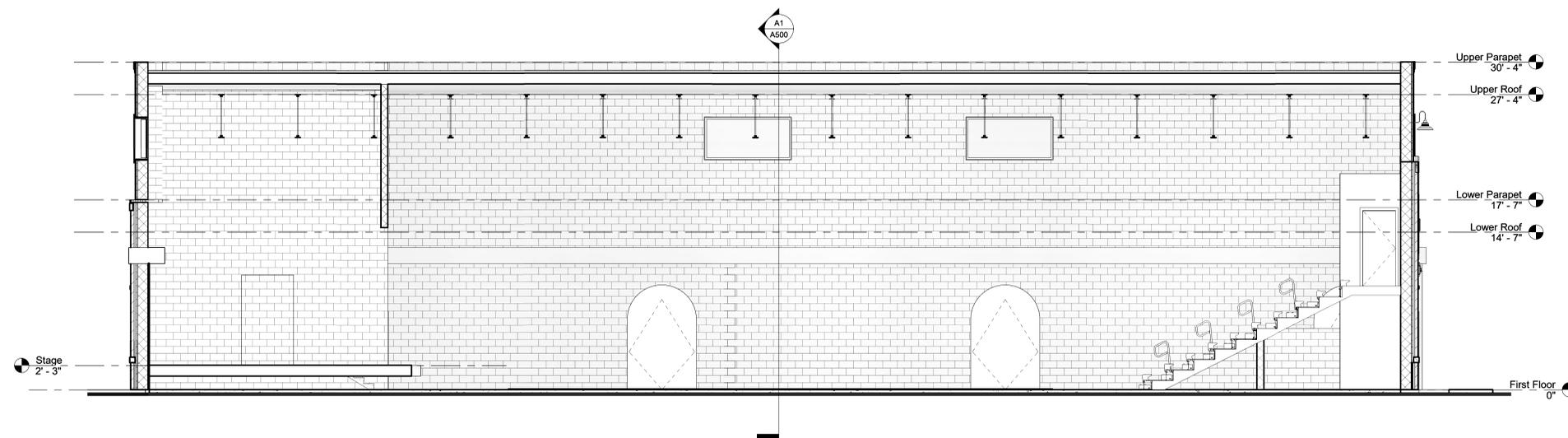
**Reflected Ceiling Plan**

2019.08	<b>A401</b>
8/11/2021	
Drawn By	CAD
Checked By	SGS

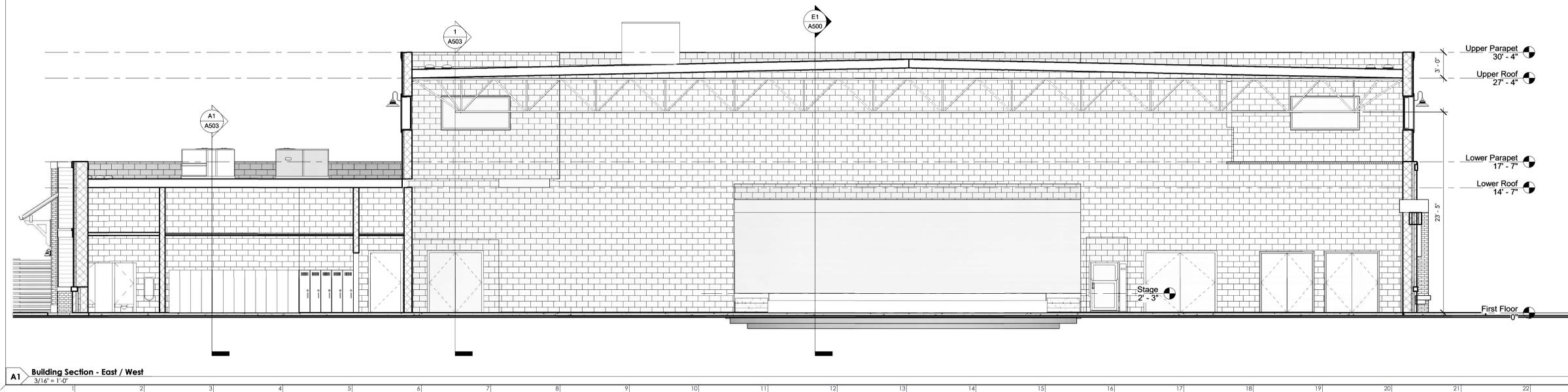
REV#	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION



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



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

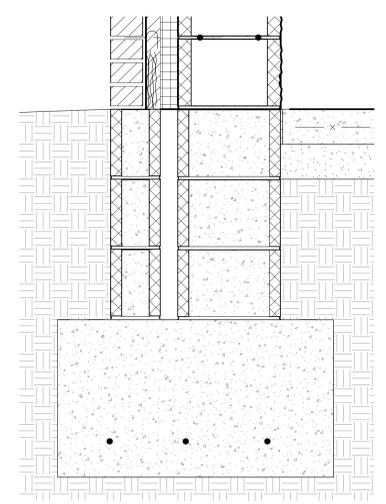
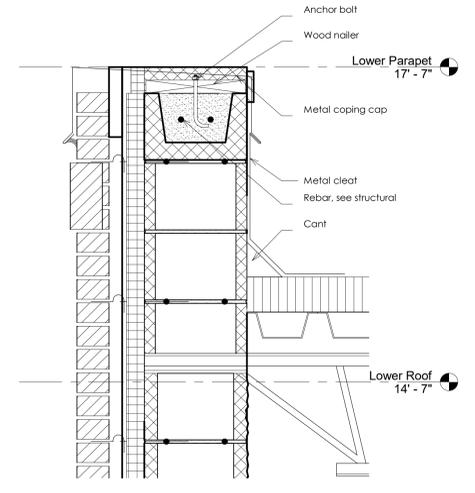
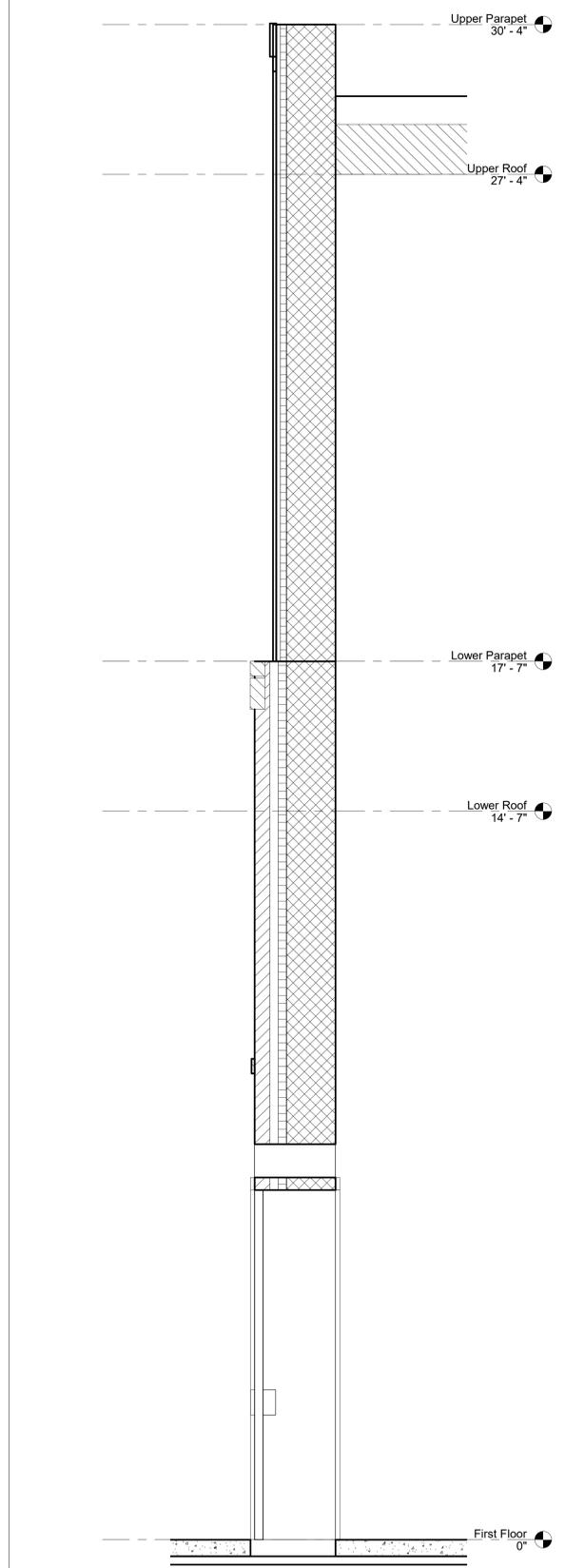
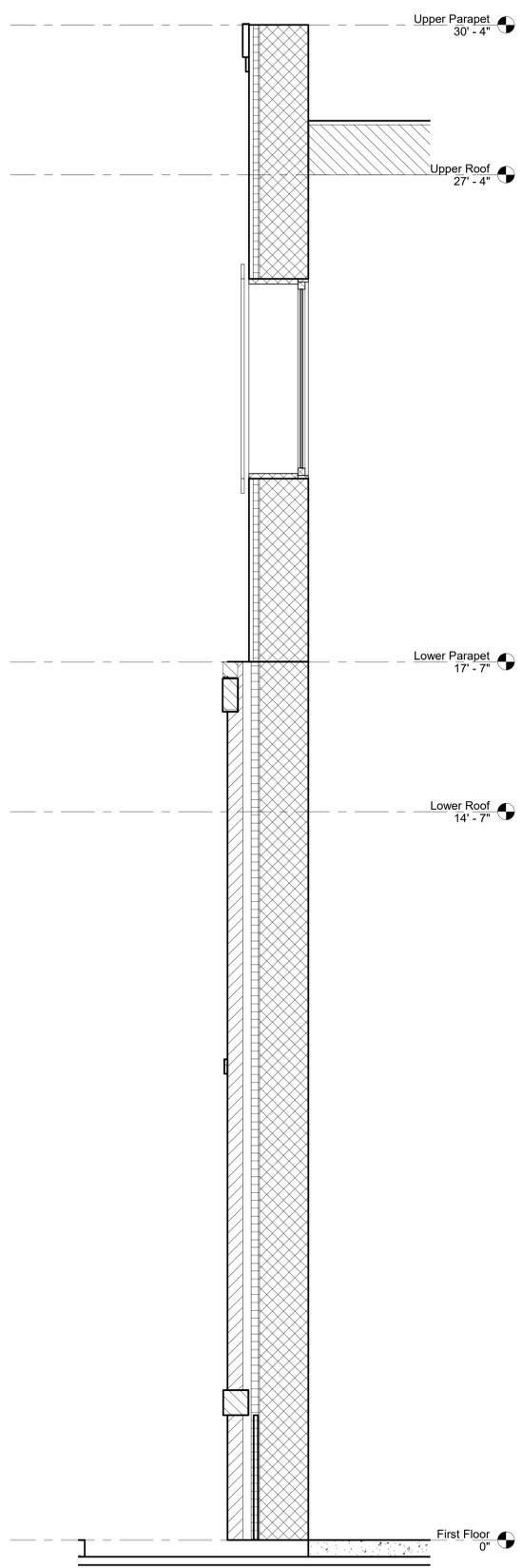
REV#	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION

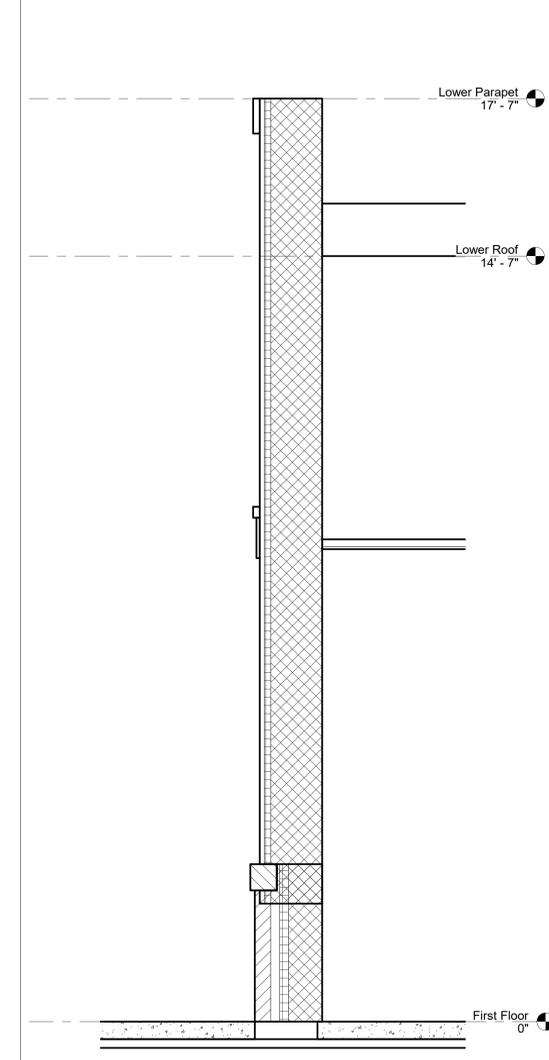
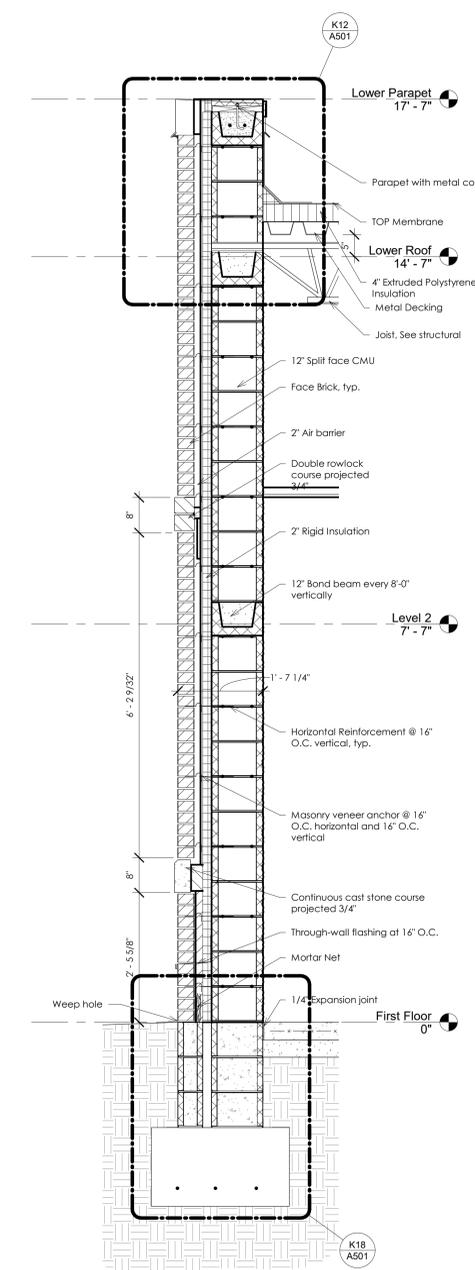
**Wall Sections**

2019.08	<b>A501</b>
8/11/2021	
Drawn By CAD	SGS
Checked By	



**K12** Wall Section Detail - Parapet Typ.  
1 1/2" = 1'-0"

**K18** Wall Section Detail - Foundation Typ.  
1 1/2" = 1'-0"



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

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

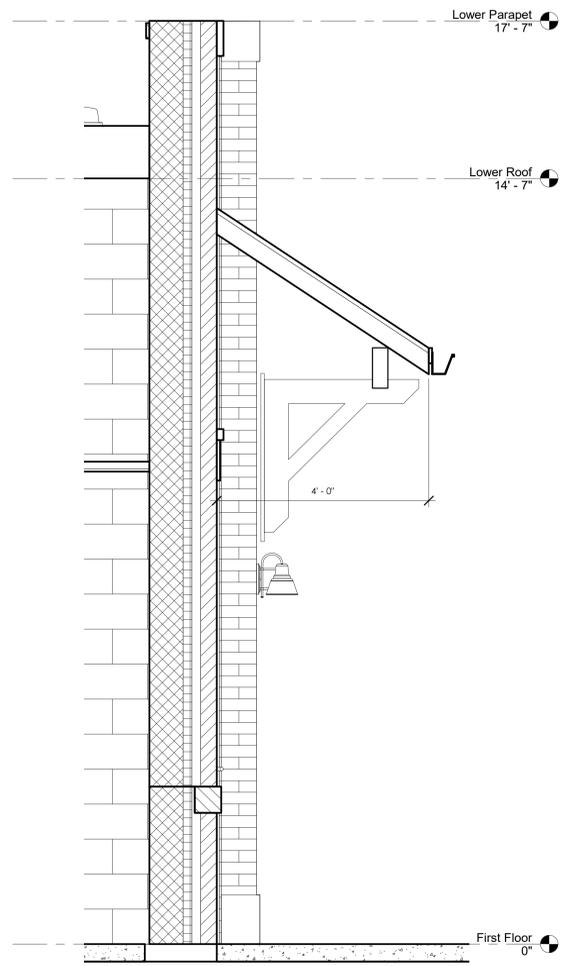
**A1** Wall Section - Upper Parapet Typ.  
3/4" = 1'-0"

**A6** Wall Section - Upper Parapet Entry Typ.  
3/4" = 1'-0"

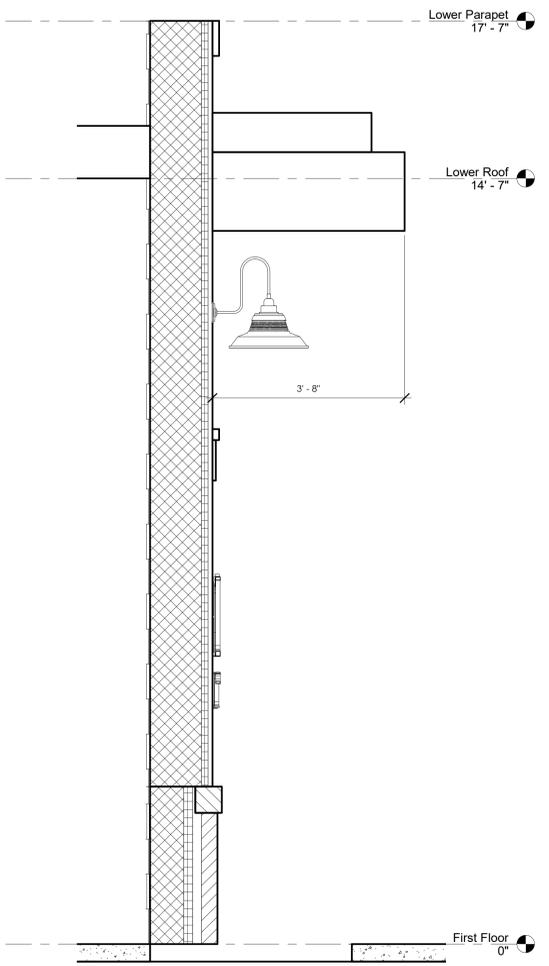
REV#	DESCRIPTION	DATE

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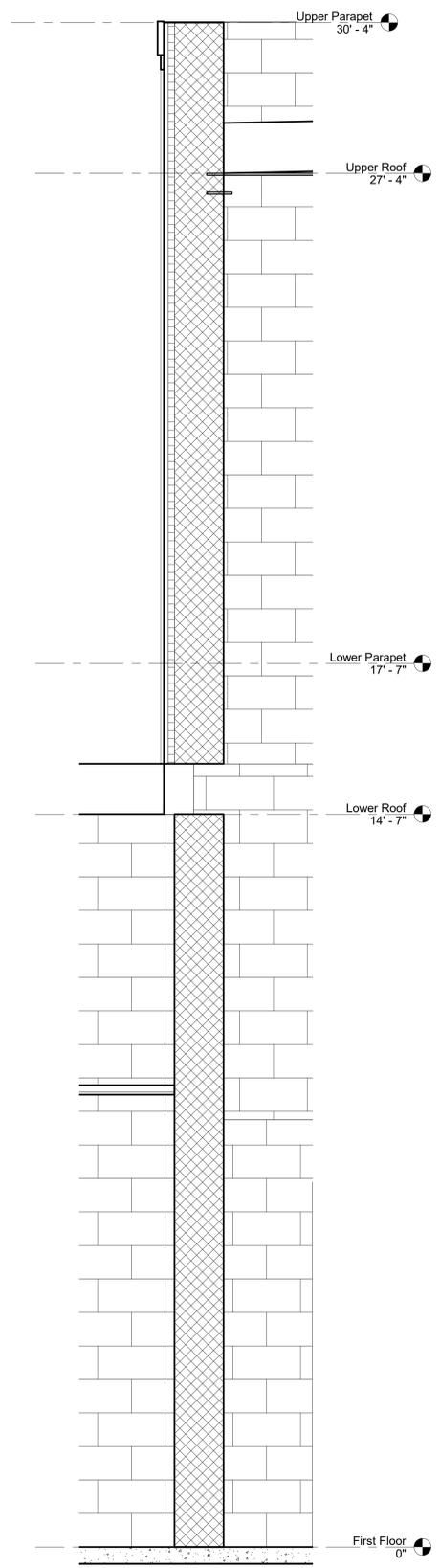
NOT FOR CONSTRUCTION



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



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



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

**Wall Sections**

2019.08
8/11/2021
Drawn By CAD
Checked By SGS

**A502**

REV#	DESCRIPTION	DATE

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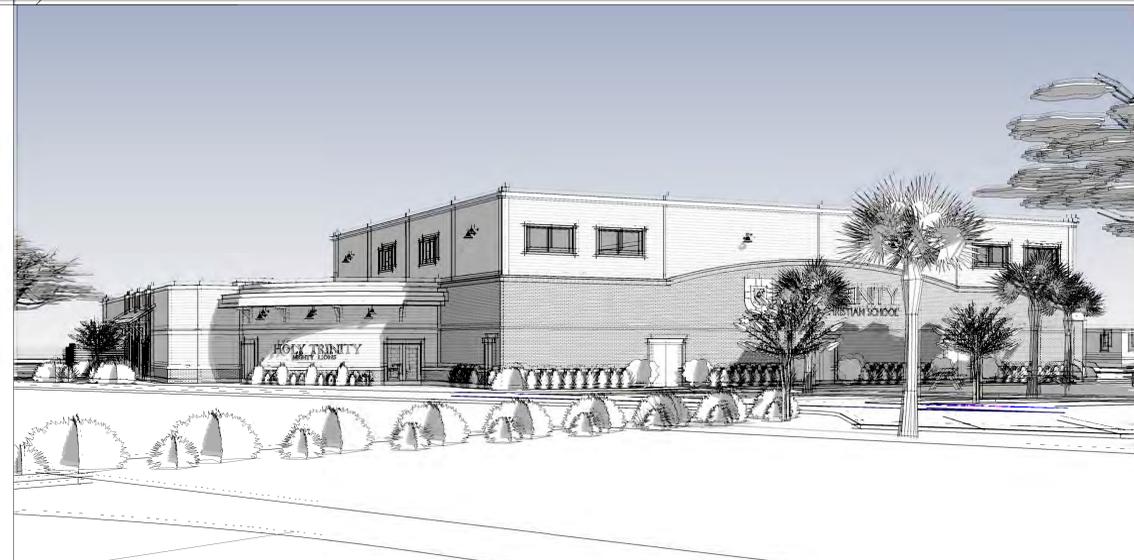
View from Chapel



View from Courtyard



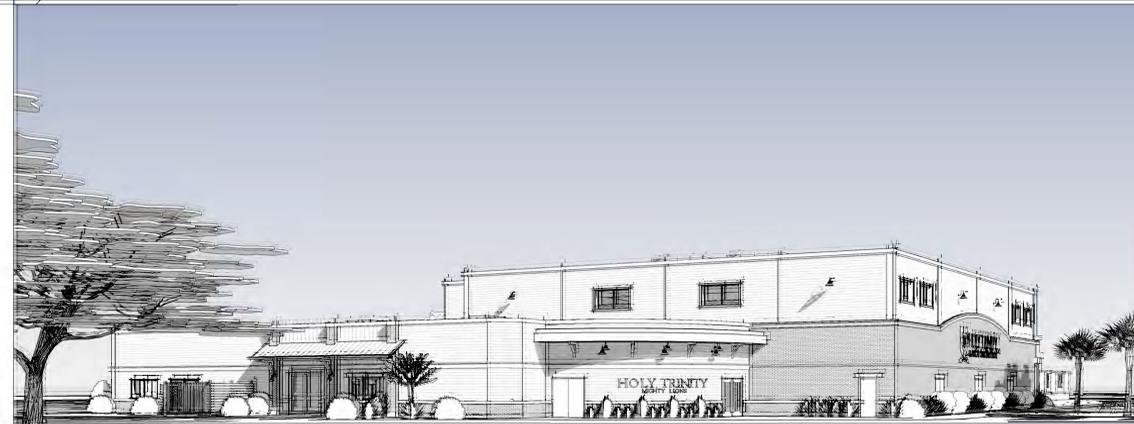
View from School



View from South Parking Lot 2



View from Basketball



View from Dropoff

REV#	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION

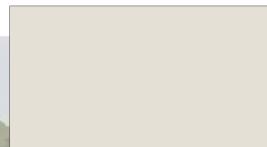


H1 3D RENDERING  
1 1/2" = 1'-0"

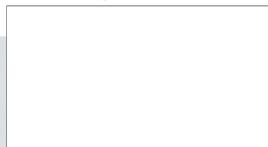
ACME - "Bartonville"



SIDING  
"Sunbleached" SW9585



TRIM  
Bright White



WALL SCONCE  
18" Gooseneck



CAST STONE  
#1100 "Whitestone"



METAL ROOF PANEL  
PAC-CLAD "Graphite"



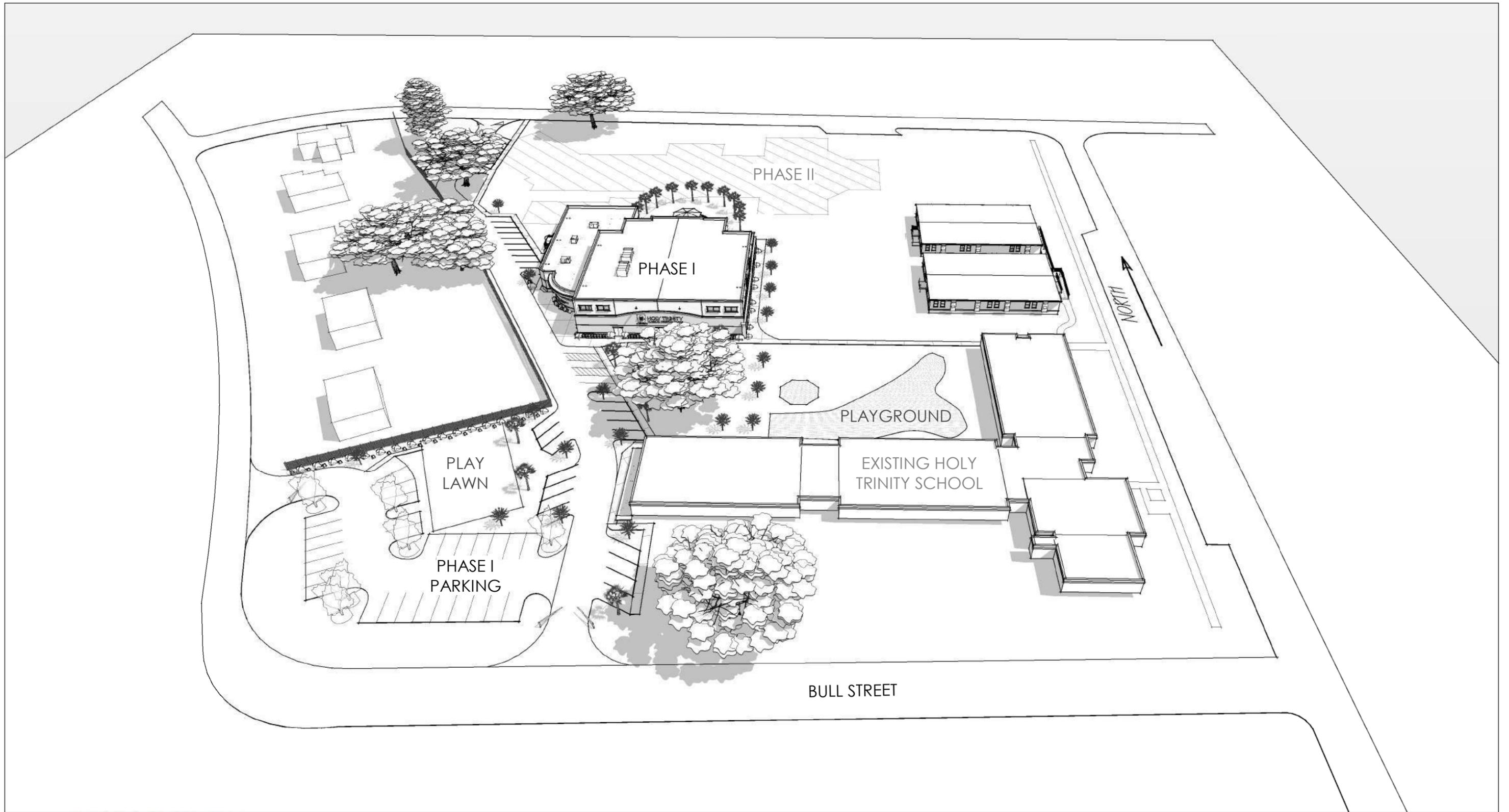
A1 EAST ELEVATION RENDERING  
1 1/2" = 1'-0"

Renderings

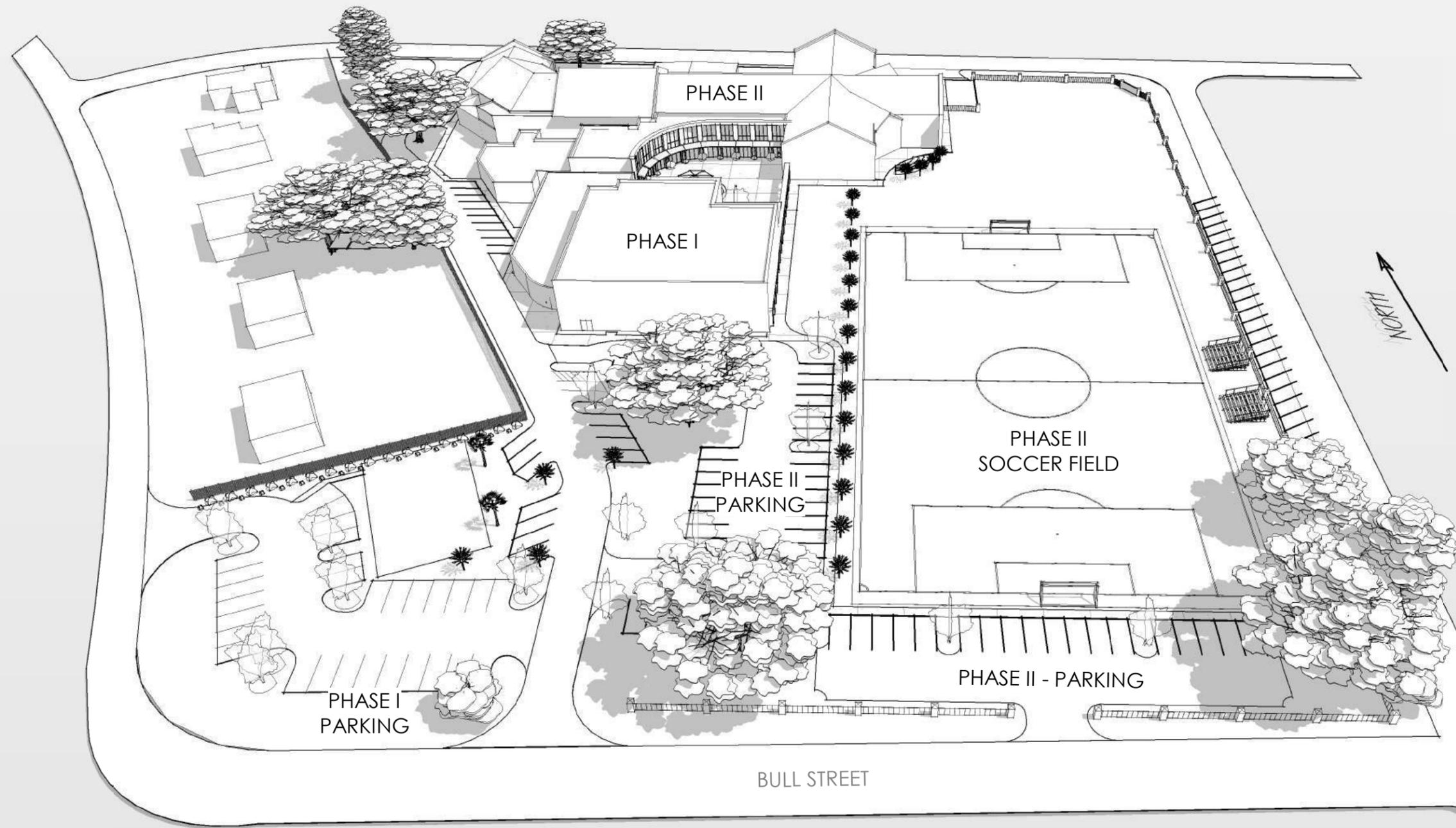
2019.08	<b>A702</b>
8/11/2021	
Drawn By CAD	
Checked By SGS	



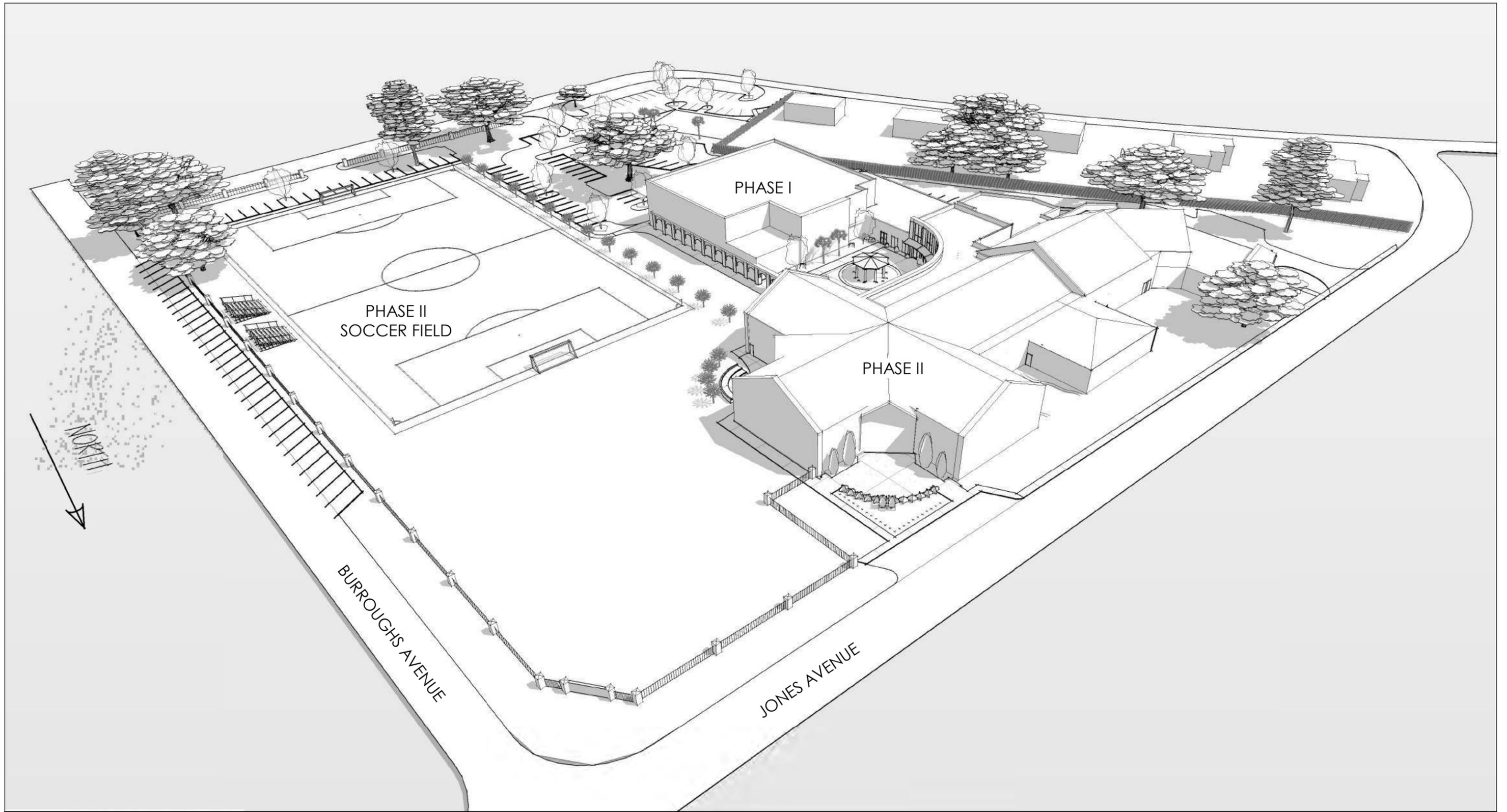
EXISTING AERIAL PHOTO



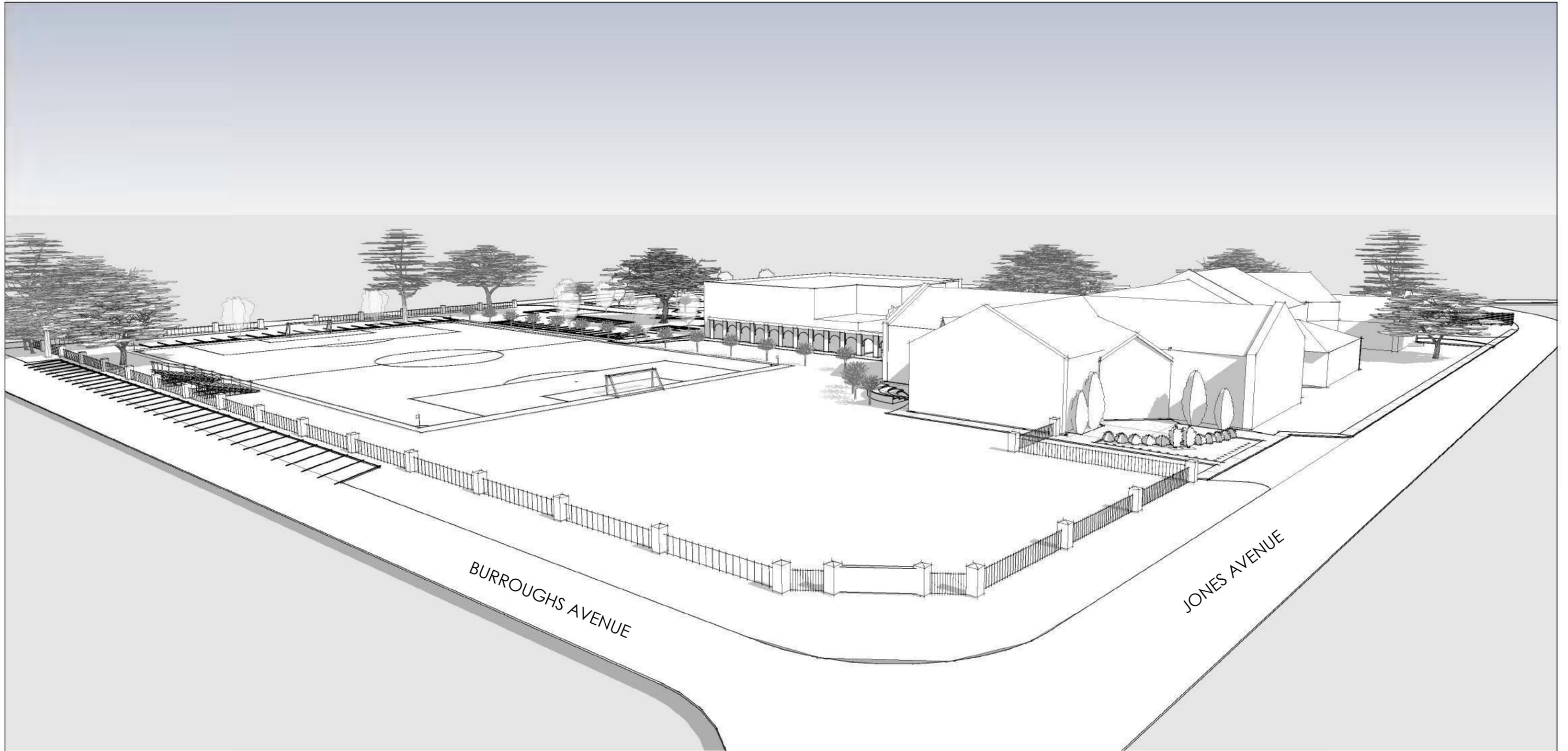
**SOUTH AERIAL VIEW - PHASE 1**



**SOUTH AERIAL VIEW - PHASE II**



**NORTHEAST AERIAL VIEW - PHASE II**



**FRONT VIEW - PHASE II**





### Courtyard View From Chapel

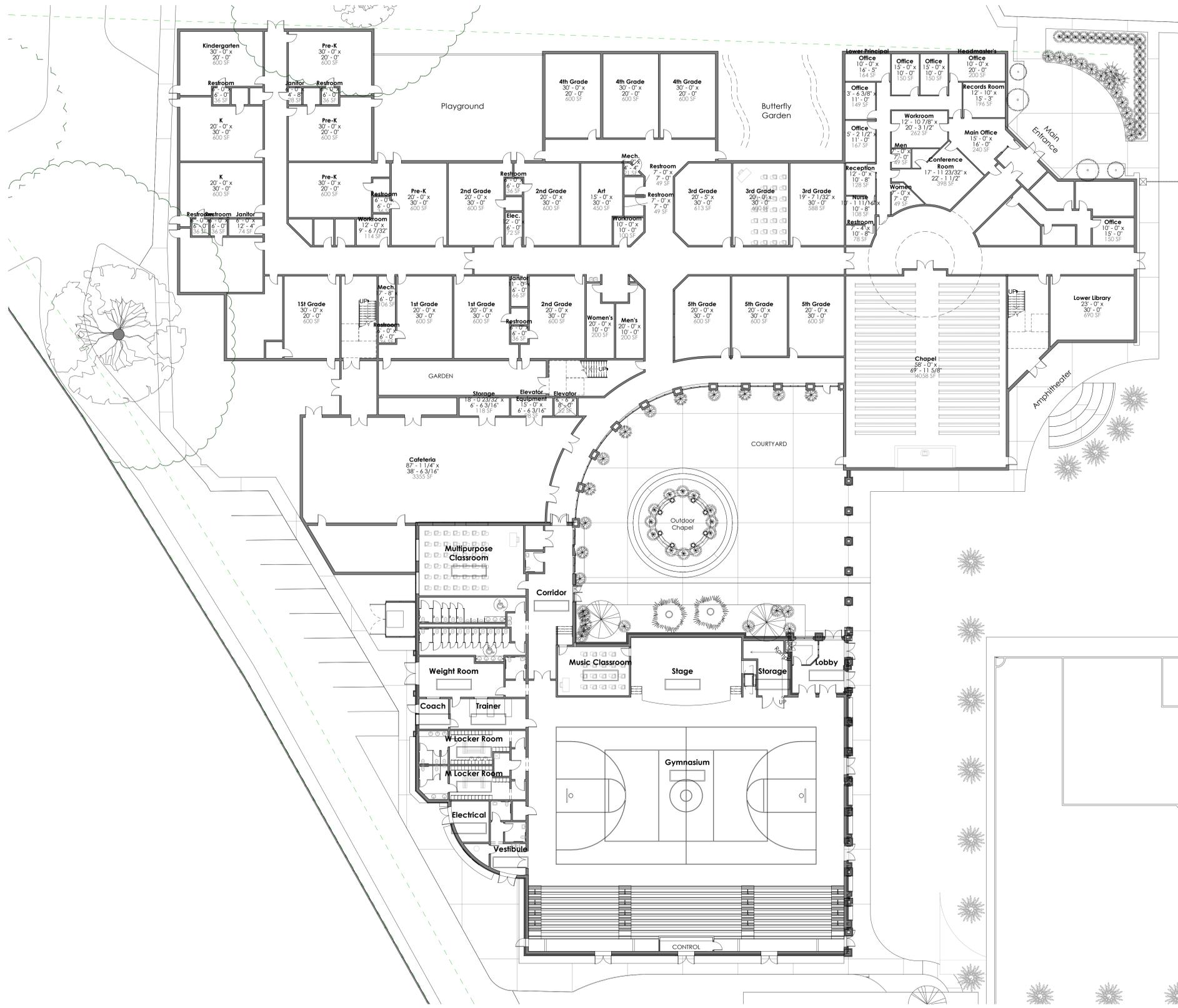


### Interior Courtyard From Phase I



### Courtyard View From Fellowship Hall

**Phase 1 and Phase 2**  
**School Expansion**  
302 Burroughs Avenue  
Beaufort, South Carolina



REV#	DESCRIPTION	DATE

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**Floor Plan - Complete**  
**First Floor**

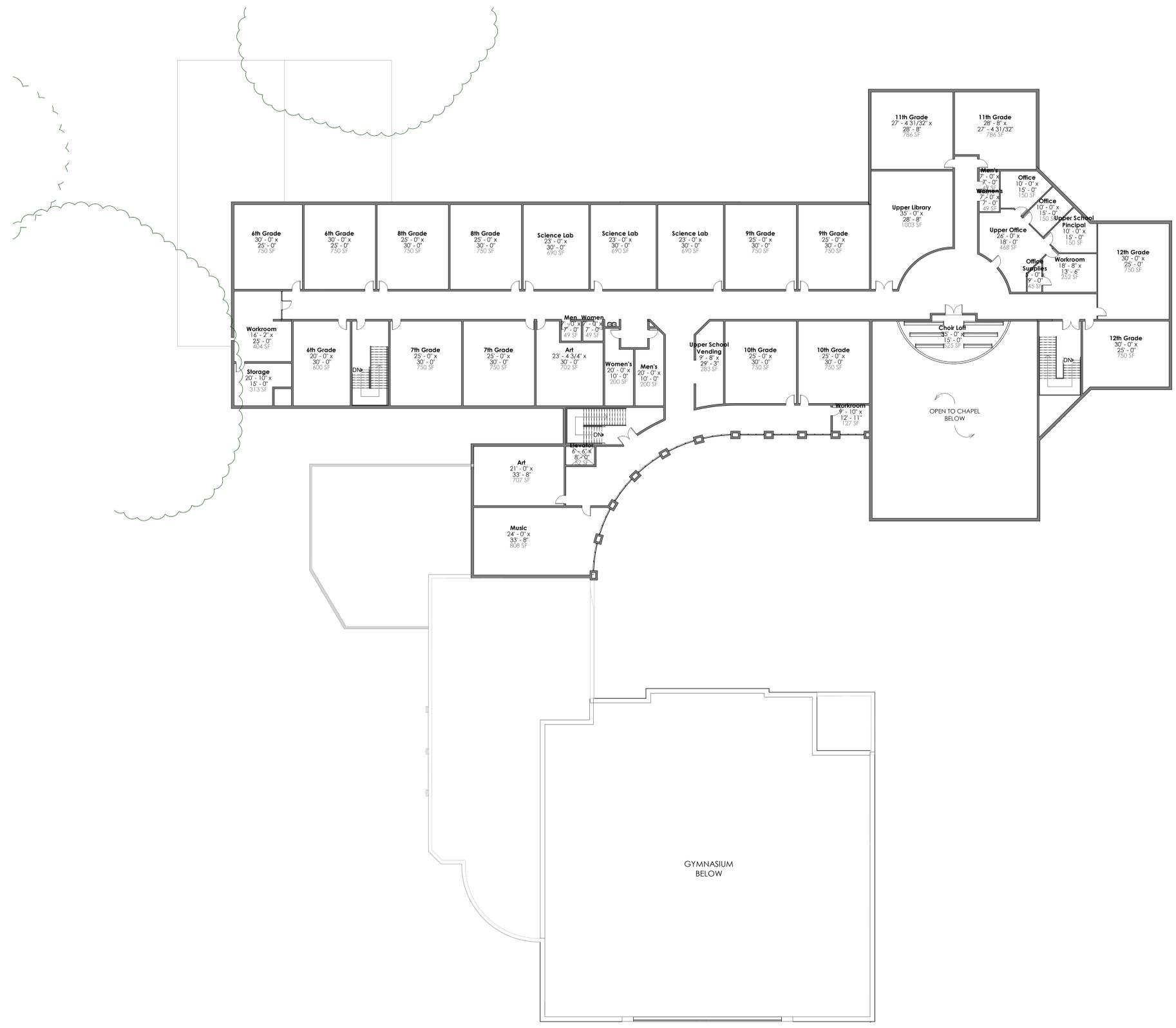
2019.08	<b>A100</b>
8/11/2021	
Drawn By CAD	
Checked By SGS	

**Phase 1 and Phase 2**  
**School Expansion**  
302 Burroughs Avenue  
Beaufort, South Carolina

REV#	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION



**Floor Plan - Complete**  
**Second Floor**

2019.08	<b>A101</b>
8/11/2021	
Drawn By CAD	
Checked By SGS	





# Design Review Board Meeting Staff Report

From the Department of Community and Economic Development  
09 September 2021

## 1 SUMMARY OF REQUEST

---

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

Applicant: Ryan Lyle, PE

The applicant is requesting preliminary approval of master plan for the Holy Trinity Campus and Phase 1 New Construction.

Background: This project received conceptual approval at the July 2021 DRB Meeting with Staff Conditions.

## 2 FACTS

---

<b>Property Address:</b>	302 Burroughs Avenue
<b>Parcel ID:</b>	R120 003 000 0420 0000
<b>Case Number:</b>	21-09 DRB.2
<b>Applicant:</b>	<b>Ryan Lyle</b> <b>Andrews Engineering</b>
<b>Zoning:</b>	T3-N
<b>Current Use:</b>	School
<b>Proposed Use:</b>	Education



### District Development Standards for T3-N

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

### References:

The Beaufort Code

### 3 STAFF COMMENTS

---

#### Staff Acknowledgements:

- A. The following acknowledgements are related to Conceptual Staff conditions and applicant's responses:
- 1) All drawings are now consistent regarding the massing of the Phase 1 building, which satisfies Condition 1 of Conceptual Approval.
  - 2) Condition 2 of Conceptual Approval, regarding pedestrian and bicycle pathways, has **not** been satisfied in this submission. Refer to Condition 1 below.
  - 3) The proposed percent impervious is compliant with Section 2.4.1 of the Beaufort Code, which satisfies Condition 3 of Conceptual Approval.
  - 4) The applicant has illustrated that no structure on the property is closer than 25 feet to any internal side or rear property line where adjacent to T3 or T4-HN zoning district, which is compliant with the Beaufort Code and satisfies Condition 4 of Conceptual Approval.
  - 5) Conditions 5 and 6 of Conceptual Approval, regarding entry and location of the Phase II Building, have **not** been satisfied. Refer to Acknowledgements C and D below.
  - 6) The applicant has added windows in the Hardie area on the east elevation and west elevation, which satisfies Condition 7 of Conceptual Approval.
  - 7) The applicant has updated the north and west facades of the Phase 1 building and the northwest corner of the footprint of the Phase II Building to have more design rigor to disguise back of house operations along the entry drive, but Staff feels that this could be taken a step further, meaning that this condition has **not** been satisfied. Refer to Condition 17 below.
  - 8) Locations of all utility and mechanical equipment are still unclear, meaning Condition 9 of Conceptual Approval has **not** been satisfied. Refer to Condition 2 below.
- B. This Staff Report is only in reference to the site plan through Phase 1 of this project and does not support approval beyond the conceptual level for future phases of the Master Plan because future phases have not yet been fully designed and submitted.
- C. Regarding Acknowledgement A5, there was discussion during the Conceptual board discussion of this project about maintaining the location and entrance of the Phase II building as submitted. However, the conceptual approval motion made for the project included all Staff conditions. Conceptual Condition 5 recommended that the main entry of the Phase 2 building be centered on the gable that faces Burroughs Avenue. Condition 6 recommended moving the Phase II Building forward to have a more prominent relationship to the primary street (Burroughs Avenue). The current submission does not respond to these conditions of conceptual approval and maintains the previously proposed entry and location of the Phase II Building. Staff still recommends moving the Phase II Building forward and updating the entry to face Burroughs Avenue to be in better compliance with the intent of the Beaufort Code for Civic Buildings as

discussed in Section 4.5.13. Since future phases of the site plan are not being approved past conceptual approval, the location of the Phase II Building and its entry do not have to be approved until the Phase II site plan is submitted in full.

- D. Section 2.5.1.D Example image commentary notes that “Buildings must have a usable entrance on the Primary Frontage. In most cases, the Primary Frontage will be a public street, but in some cases the Primary Frontage may be a civic space, alley, or pedestrian pathway. Additionally, the usable entry may be a door into the structure, or access onto a porch or stoop with the building entry to the side.” Section 2.5.1.D.3 requires that the primary entrance of this property face Burroughs Avenue, since it is the street from which the building derives its address. The Phase 1 Site Plan includes a pedestrian pathway from Burroughs Avenue to the entrance of the Phase 1 Building, which complies with the intent of the Code. Applicant to be aware that the Phase II Site Design, once fully submitted, must also comply with this section of the Code and include a usable entrance from Burroughs Avenue.
- E. Staff is in support of the proposed lighting fixtures for the Phase I Building.

**Staff Conditions:**

1. Regarding Acknowledgement A2 above, Section 3.4.2.B.2.b requires a designated safe path for pedestrians and bicyclists between adjacent roads, school drives, parking areas, and the school building. The current proposed site plan begins to show sidewalks surrounding the block, but sidewalks are not continuous and crosswalks are not shown. Applicant to ensure and demonstrate compliance with this section in future submissions.
2. Regarding Acknowledgement A8 above, Condition 9 of Conceptual Approval required that the applicant note locations of all utility and mechanical equipment and ensure and demonstrate compliance with Section 4.6.1 of the Beaufort Code regarding Trash, Mechanical, Utility, and Service Equipment Area Screening. The applicant has clearly shown a proposed utility enclosure on the west side of the proposed Phase I building, but the applicant also notes that “trash for the new building will now be served from the existing screened trash enclosure for the main school located on Bull Street.” This trash location is not clearly noted on the existing or proposed site plans. Applicant to clarify location of the existing screened trash enclosure.
3. Section 5.3.1 of the Beaufort Code requires a minimum of 75 Broad-Leaved Overstory trees for this project. 21 Broad-Leaved Overstory trees exist on the site, but 54 more must be provided to satisfy the Code Requirements. Applicant to note that Section 5.6.1.K states that “where site conditions are inappropriate for an overstory tree, due to existing utilities, building design or other conflicts either above or below ground, up to 2 understory trees may be substituted for 1 overstory tree.” Applicant to ensure and demonstrate compliance with minimum tree coverage requirements in future submissions and refer to Appendix A for lists of overstory and understory trees.
4. Applicant to ensure compliance with Section 5.3.3 (Tree Root Protection Zone Requirements) for preserved trees before, during, and after construction.
5. The proposed Phase I Building requires a minimum of 47 parking spaces and a maximum of 66 parking spaces. As submitted, the proposed 70 parking spaces exceed the Maximum number of Parking spaces allowed for the Phase 1 Building per Section 5.7.4.C. of the Beaufort Code. Applicant to clarify if all on-site parking will be intended to be used by the Phase 1 Building, or if some of this

parking is intended to support existing buildings. If the latter, applicant to reflect this in parking calculations in future submissions.

6. Applicant to provide parking stall and travel lane dimensions in future submissions to demonstrate compliance with Section 5.7.7.A.1 Parking Lot Design.
7. Applicant to clarify paving material for new one way drive and ensure and demonstrate compliance with parking space marking requirements listed in Section 5.7.7 in future submissions.
8. Applicant to ensure and demonstrate compliance with Section 5.7.7.B regarding pedestrian corridors in parking lots in future submissions.
9. Applicant to ensure and demonstrate compliance with Section 5.7.8 regarding Parking Lot Screening and Landscaping in future submissions.
10. In a final submission, applicant to include a photometric plan with a lighting schedule and lighting fixture cutsheets that ensure and demonstrate compliance with Section 5.8 of the Beaufort Code.
11. Sheet A201, Drawings D1 – North Elevation notes “Soldier Course” below the metal coping cap on the right side of the building. Staff assumes this is erroneous, but applicant to verify.
12. On the lower-level mass on the East and North Elevations, Staff recommends bringing the brick up to the top of the lower-level parapet so that the lower-level portion of the building has a better relationship to the higher-level mass of the building.
13. On the east elevation, Staff recommends that the applicant simplify the design by eliminating the arches and instead creating rectangular recessed areas for doors and bench seating.
14. Staff preference is that the doors are a darker color to better blend in with the brick so that the solid doors on the east façade are less conspicuous. Staff also recommends that the applicant add detail to the solid panel doors on the east elevation to break down the scale of these doors on the exterior.
15. As designed, the upper Hardie siding portion of the Phase I building appears to be quite large in scale and does not have a clear relationship to the design and detailing of the lower level of the building. The current upper-level fenestration and detailing does not have a clear relationship to the lower-level fenestration and detailing. On the upper level, Staff recommends using a different cladding material, such as panelized or gridded board and batten to help break down the scale on the upper level. Staff also recommends detailing this updated siding material to better relate to the detailing at the base of the building.
16. Staff recommends making the cornice of the Phase 1 building heavier to create a clearer delineation of the top of the façade.
17. Staff appreciates the effort that the applicant has made to add design rigor to the north and west elevations by adding more fenestration. However, Staff believes that the changes to the curved portion of the west façade have a negative effect on the overall design. A curve in a building would typically emphasize an area as an entrance or focal point, but the current design includes utility service space and a minor entry vestibule within the interior of the curved form. Staff recommends that the applicant study the plan further so that the previously proposed fenestration can be added back to this curved form.

18. If scupper boxes and downspouts are to be used on the building, Applicant to illustrate these in future submissions.

**STAFF RECOMMENDATION:**

**Deferral of Preliminary Approval** due to conditions noted.