

**City of Beaufort Department of Planning & Development Services  
DESIGN REVIEW BOARD (DRB) APPLICATION FORM**

**\*Important: Building Permit Applications must include a copy of the stamped plans\***

AP# 13299  
**PAID**  
5/27/16  
CK

|  |                   |
|--|-------------------|
| <b>Fees - Office Use Only</b>                          |                   |
| <input checked="" type="checkbox"/> Board review       | \$200 per meeting |
| <input type="checkbox"/> Staff review                  | \$ 50             |
| <input type="checkbox"/> Special Meeting               | \$500             |
| *Post Facto applications shall be twice the normal fee |                   |

Please TYPE or PRINT legibly

**Date of Submittal:** 5/27/16      **Design Review Board Meeting Date:** 6/15/16

**Project Name:** Dollar General Beaufort

**Project Address:** 1812 Boundary Street

**Property Zoning:** GC

**Tax Map/Parcel No.** R100-026-00A-0257-0000

**Project Developer:** JR Lex2, LLC

**Address:** 955 Old Cherokee Road, Lexington, SC 29072

**Phone/Fax/Email:** ph: 803-359-9545, Fax:803-359-0621

**Project Consultant:** HB Engineering (Mike Ray)

**Phone/Fax/Email:** ph:803-957-7027, fax:877-728-0808, mikerayhb@gmail.com

**Address:** 720 Old Cherokee Road, Lexington, SC 29072

**Property Owner:** same as developer

**Address:** \_\_\_\_\_

Owner's Signature \_\_\_\_\_ Owner's Name (Please Print) \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:** If the developer is not the property owner, the owner must sign the application or provide a letter stating approval of the plan being submitted. Owner's signature required prior to final approval.

**DESIGN REVIEW BOARD PROJECT REVIEW**

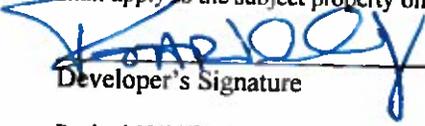
- CONCEPTUAL REVIEW
- PRELIMINARY REVIEW
- FINAL REVIEW

**STAFF PROJECT REVIEW**

- CONCEPTUAL
- PRELIMINARY
- FINAL
- Non-Corridor (See Page #6)

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

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Beaufort. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

 \_\_\_\_\_ Robert P Wilkins Jr \_\_\_\_\_ 5/25/16  
Developer's Signature      Developer's Name (Please Print)      Date

**DESIGN REVIEW BOARD (DRB) APPLICATION FORM**

**✓ Project Narrative ✓**

Project Name: Dollar General Beaufort

Provide a **Project Narrative**. (Please attach additional sheets if needed)

The proposed development includes a new Dollar General retail store, approximately 10,640 sf total and associated parking. The proposed store sells general merchandise including household items and groceries.  
The store will operate from 8:00am to 10:00pm, 7 days a week.

The existing site is an auto dealership that is to be removed.

The parking lot has been designed to accomodate 30 vehicles as well as truck deliveries.

Stormwater from the site will be directed to the existing drain located on the northeast corner of the site.

Water service will be provided by BJW&SC.

Sewer service will be via an onsite septic system.

Property Size in Acres: 3.15 ac.

Proposed Building Use: General commercial

Building Square Feet: 10,640 sf

Number of Parking Spaces Required: 30 Number of Parking Spaces Provided 30

Is the project a redevelopment project? no If yes, has 25% parking reduction been taken? \_\_\_\_\_

Are there existing buildings on site? yes Will existing buildings remain or be removed? removed

**APPLICATION SUBMITTAL REQUIREMENTS:**

Board Review: 8 hardcopies of all documents + a digital copy must be filed by 12:00 noon on the deadline date.

Staff Review: 3 hardcopies of all documents are required to be submitted.

**CONTACT INFORMATION:**

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

**CITY OF BEAUFORT  
DESIGN REVIEW BOARD  
Staff Report  
Meeting of June 16, 2016**

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**Case Number:** 16-07 DRB.1  
**Project:** Dollar General  
**Property Address:** 2811 Boundary Street  
**Parcel #:** R120 026 00A 0275 0000  
**Zoning:** Highway Commercial  
**Design District:** US Highway 21 Design District  
**Type of Review:** Preliminary Review – New Construction

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**Request:**

The applicant is requesting to construct a new 10,640 square foot Dollar General store on 1.5 acres. This is a redevelopment project. The site formerly housed an auto dealership which will be demolished.

**Background:**

This project has not come before the DRB before.

**Zoning Issues:**

Zoning - Highway Commercial, US Highway 21 Design District

|           |        |     |
|-----------|--------|-----|
| Setbacks: | Front: | 15' |
|           | Side:  | 10' |
|           | Rear:  | 15' |

Percent Impervious: 75% maximum; the existing site is close to 100% impervious. The new project will reduce that to 75% impervious.

Building Height: 50' maximum

**Applicable Guidelines:**

- The Design District Standards in Section 6.6 of the UDO apply to this project
- The 2014 Civic Master Plan, p. 189, shows a concept plan for this area, particularly the land across the street from this parcel. The pattern of buildings brought closer to the street, with internal connectivity between parcels, aligns with what is being proposed for this parcel.

**Staff Comments & Suggestions:**

General:

- Staff appreciates the effort the applicant has gone through to create a building that conforms with the intent of this district.

Site:

- Parking location and quantity, parking lot connectivity, pedestrian connectivity, and

- general layout all comply with the UDO.
- Is the landscaped median between parking stalls being used for stormwater infiltration?
  - Landscaping:
    - A tree survey, showing all trees 8” caliper or greater, is required. From previous discussion, there may not be any trees except the Sabal palmettos towards the front of the site. These should be shown for removal. If there are no additional trees, please indicate as such, and also indicate that no tree protection fencing is required.
    - Wheel stops (7.3.E.7.c.) required for protection of shrubs in center parking aisle.
    - Shrubs used for screening of parking lots shall be 2.5’ in height at time of installation. Shrub height not specified in plant schedule.
    - Planting requirements and recommendations:
      - Highway 21 buffer requires one additional overstory and one additional understory tree. Given the urban siting of this building, we can be flexible with this requirement, however consider adding another willow oak to the east of the sidewalk coming into the building. This would create a rhythm of street trees along the site.
      - Highway 21 buffer displays 37 shrubs. 25% of buffer is 723 SF. On center spacing not provided in plant schedule. Assuming average recommended spacing for Yaupon and Burford Holly as specified of 3.5’ o.c., there is a shortfall of 270 SF requiring addition of 22 shrubs. Again, given the urban siting, and canopy coverage, we can be flexible, but the addition of as many shrubs as practical to try to achieve this coverage is required. An additional layer in front of the drive area may help to achieve this, as would more foundation planting on the east portion of the front elevation.
      - The Red Maple species/variety not specified. Consider an alternative tree as Red Maples do not do well as parking lot trees. Alternate tree types to consider include, but are not limited to, Bald Cypress, Allee Elm or Swamp Chestnut Oak.
      - Consider using fastigate shrub form such as Podocarpus as accent to provide some vertical height on blank wall area flanking sales floor egress on west façade.
      - Request shrub/palm/small tree planting on unfenestrated east façade, particularly on the front portion closest to Boundary Street.
  - Lighting:
    - Is it possible to reduce the height of the poles, particularly the ones closest to the street? A more street-style light fixture would be appropriate to accompany this pole height reduction. This would be more consistent with the urban character of the building and site plan.
    - Is it possible to include a more decorative lighting fixture on the Boundary Street elevation?
    - It looks like some of the wall packs are shown on the elevations, but others do not appear.

Building:

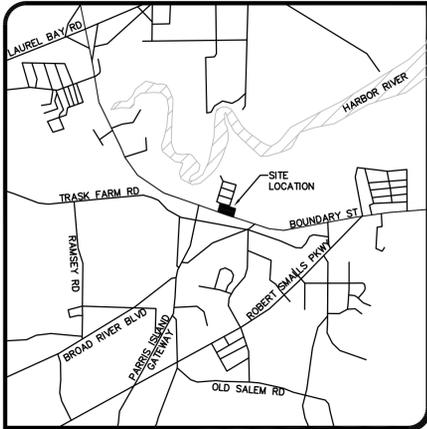
- In general, the building complies with all of the requirements of the UDO.

- On the west elevation, the drawing shows the fenestration under the left-most awning as a panel, while the rendering shows it as windows. Please clarify. A window would be ideal.
  - The lite divisions in the rendering, on the left-most window on the south elevation, don't match the elevation.
  - Consider making the divisions, whether panelized or glazed, the same as the other window divisions.
- Details of the wall sections, parapets, window head/sill/jamb and awnings will be required.
- A full materials list for all items including shutters, windows, columns, and dumpster enclosure doors, will be required.
- Colors, per the rendering, are appropriate.

**Staff Recommendation**

Staff recommends preliminary approval of the project with final approval of resolutions to comments above regarding the lighting, landscaping, materials and details, along with any board comments, to be approved by staff upon building permit submission.





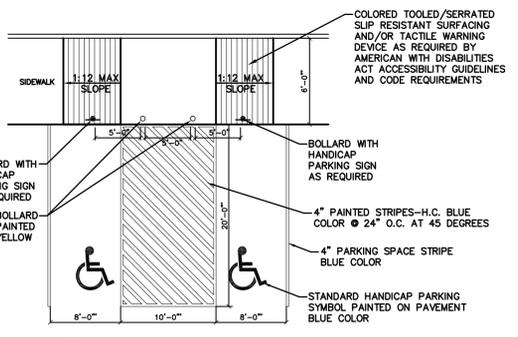
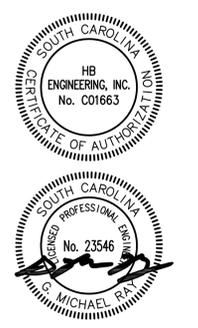
LOCATION MAP  
N.T.S.

|                   |  |
|-------------------|--|
| USE:              | GENERAL RETAIL   |
| BUILDING SIZE:    | 10,640 SF  |
| BUILDING HEIGHT:  | 20 FT  |
| PARKING PROVIDED: | 28 STANDARD SPACES<br>2 HANDICAP SPACES<br>30 TOTAL SPACES |

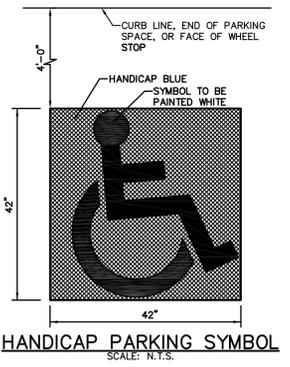
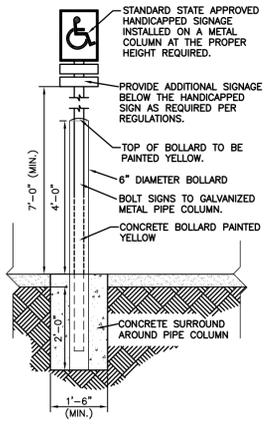
|                 |  |
|-----------------|--|
| OWNER:          | JR LEX2, LLC<br>955 OLD CHEROKEE ROAD<br>LEXINGTON, SC 29072<br>PH: 803-359-9545, FAX: 803-359-0621<br>CONTACT: ROBERT P. WILKINS, JR. |
| TMS#:           | R100 026 00A 0257 0000   |
| ADDRESS:        | 1812 BOUNDARY STREET   |
| TOTAL AREA:     | 3.15 AC.   |
| DISTURBED AREA: | 1.5 AC.  |



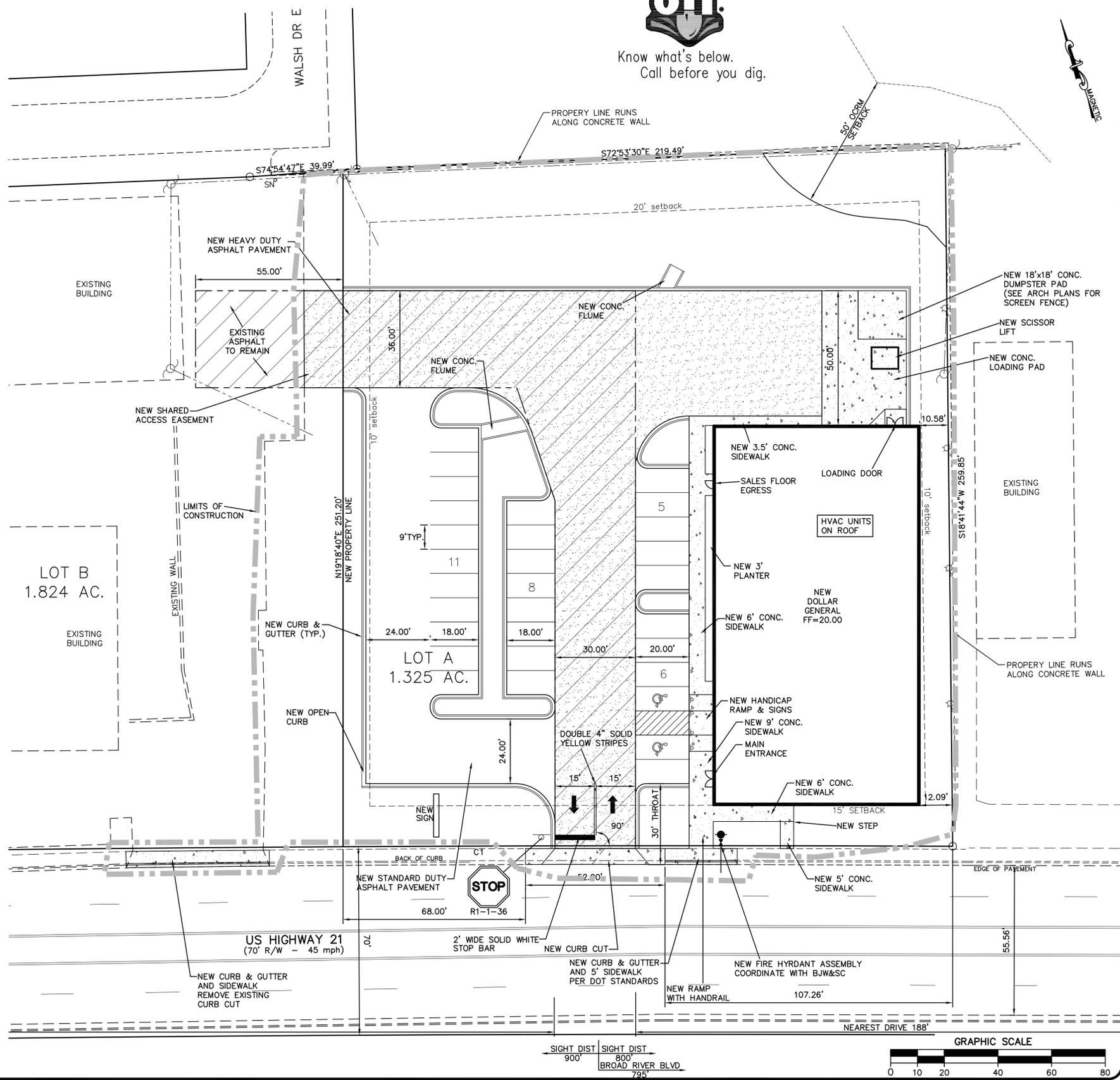
Know what's below.  
Call before you dig.



NOTE: ALL HANDICAPPED RAMP AND ACCESS AISLES SHALL MEET ALL CODES AND ADAAG REGULATIONS



HANDICAP PARKING SYMBOL  
SCALE: N.T.S.



SITE DEVELOPMENT CONSULTANTS

DOLLAR GENERAL  
BEAUFORT  
CITY OF BEAUFORT  
SOUTH CAROLINA

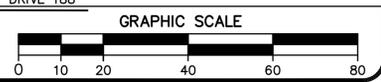
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Sheet Title: **SITE PLAN**

Drawn by: MR  
Designed by: MR  
Checked by: MR  
Scale: 1"=20'  
Project No: 16122  
Date: 5/25/16

**C2**

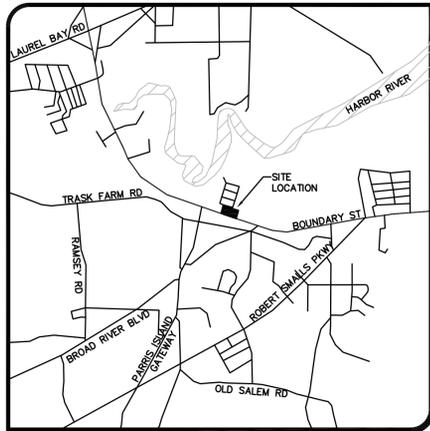
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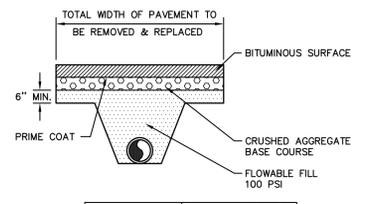
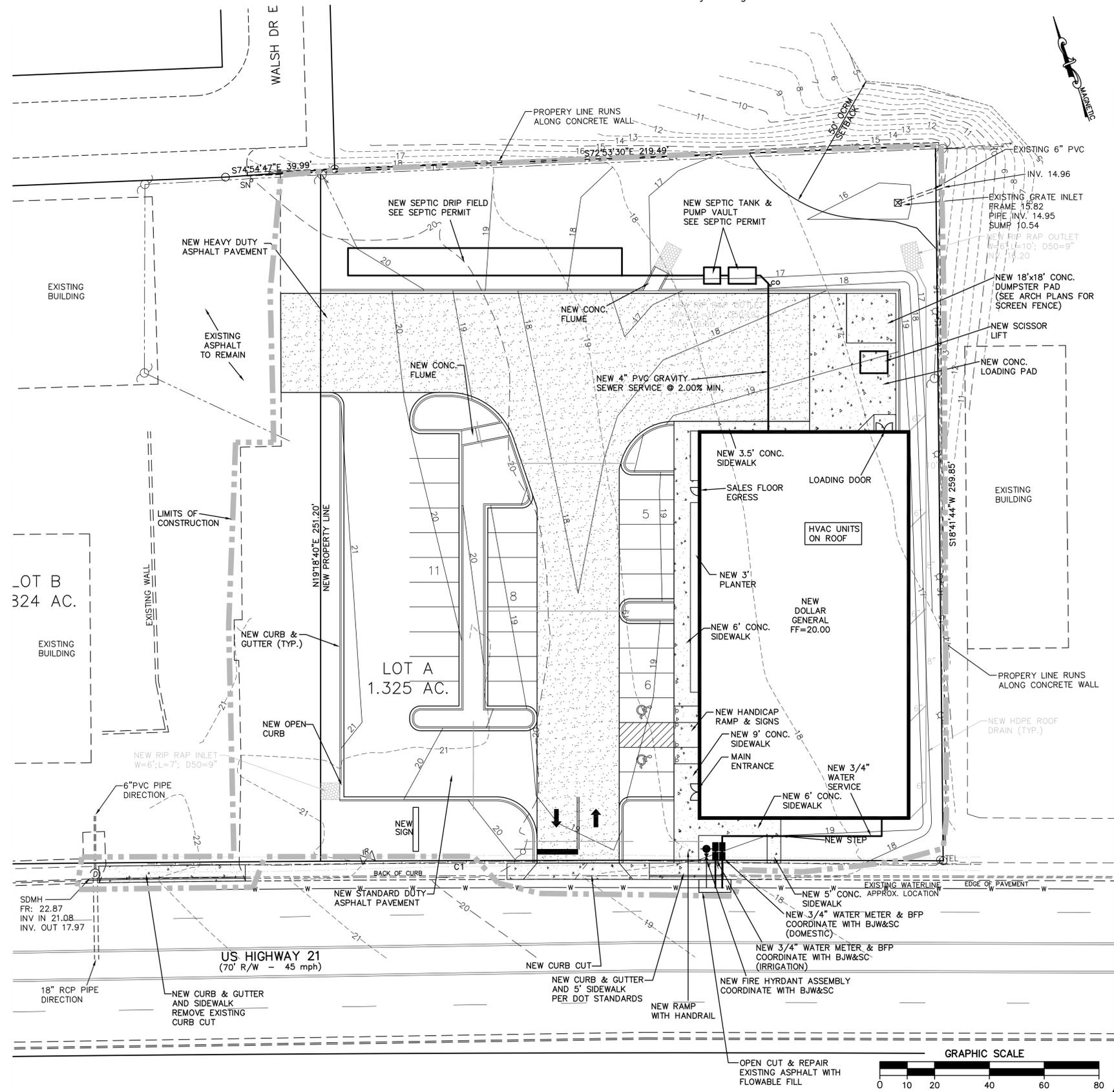
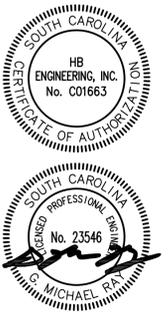


LOCATION MAP  
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Know what's below.  
Call before you dig.

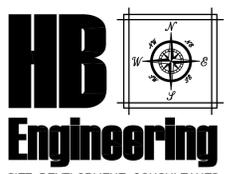
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| TMS#:           | R100 026 00A 0257 0000   |
| ADDRESS:        | 1812 BOUNDARY STREET   |
| TOTAL AREA:     | 3.15 AC.   |
| DISTURBED AREA: | 1.5 AC.  |



| STREET-WIDTH | MINIMUM REPLACE |              |
|--------------|-----------------|--------------|
|              | C&G             | BASE SURFACE |
| ALL-20'      | 8"              | 1"   1-2"    |

- NOTES:
- ALL BACKFILL LOCATED WITHIN THE VEHICULAR LOAD ZONE IS TO BE PLACED IN LIFTS NOT TO EXCEED 6" AND COMPACTED TO 95% OF STANDARD PROCTOR TEST. (ASTM D698)
  - ALL BACKFILL OUTSIDE THE VEHICULAR LOAD ZONE BUT LOCATED IN THE RIGHT OF WAY IS TO BE COMPACTED TO 90% OF STANDARD PROCTOR TEST. (ASTM D698)
  - THE LACK OF PROPER COMPACTION EQUIPMENT OR THE USE OF IMPROPER COMPACTION METHODS SHALL BE CAUSE FOR THE IMMEDIATE SHUTDOWN OF THE WORK BY THE ENGINEER.

TYPICAL PAVEMENT REPLACEMENT W/ FLOWABLE FILL  
NOT TO SCALE



SITE DEVELOPMENT CONSULTANTS  
720 OLD CHEROKEE ROAD  
LEXINGTON, SOUTH CAROLINA 29072  
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BEAUFORT  
CITY OF BEAUFORT  
SOUTH CAROLINA

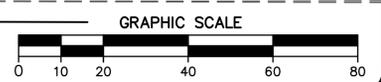
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Sheet Title:  
**WATER SERVICE & SEPTIC PLAN**

|              |         |
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| Drawn by:    | MR      |
| Designed by: | MR      |
| Checked by:  | MR      |
| Scale:       | 1"=20'  |
| Project No.: | 16122   |
| Date:        | 5/25/16 |

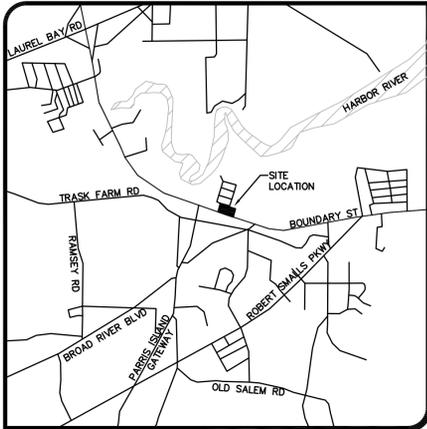
**C6**

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LOCATION MAP  
N.T.S.

**RECOMMENDED MINIMUM GRASSING SCHEDULE**  
THE SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THIS SCHEDULE

- SUMMER: FERTILIZATION: 1000 LBS. OF 10-10-10 PER ACRE
- PERMANENT COVER:
  - BAHIA GRASS: 40 LBS. PER ACRE ALONE, 20 LBS. PER ACRE W/MIXTURE, 8 LBS. PER ACRE ALONE, 4 LBS. PER ACRE W/MIXTURE
  - BERMUDA SPRIGS: 100 LBS. PER ACRE BROADCAST
  - SERICA LESPEDeza (SCARIFIED): 40 LBS. PER ACRE ALONE, 40 LBS. PER ACRE IN MIXTURES
  - LOVEGRASS, WEEPING: 2 LBS. PER ACRE PLANT IN MIXTURES ONLY
- TEMPORARY SUMMER COVER:
  - LESPEDeza, ANNUAL: 7 LBS. PER ACRE IN MIXTURE (DO NOT PLANT ON SANDY SOILS)
  - BROWN TOP MILLET: 40 LBS. PER ACRE ALONE, 20 LBS. PER ACRE IN MIXTURES
- WINTER:
  - WINTER PERMANENT:
    - TALL MEADOW FESCUE, 40 LBS. PER ACRE FROM SEPT. 1 TO APRIL 15 ONLY ON FERTILE SANDY CLAY OR CLAY SOILS.
    - PLANTING FROM SEPT. 15 TO FEB. 15 ON SANDS MUST BE OF TEMPORARY WINTER COVER AND THEN SEED TO A PERMANENT SUMMER COVER.
  - WINTER TEMPORARY: SEPT. 1 TO MAY 1
    - RYE GRASS: 60 LBS. PER ACRE ALONE, 20 LBS. PER ACRE IN MIXTURES
    - OATS: 4 LBS. PER ACRE ALONE, 2 LBS. PER ACRE IN MIXTURE
    - RYE: SEPT. 1 TO MAR. 1, 1-1/2 LBS. PER ACRE ALONE, 1 LB. PER ACRE IN MIXTURE

OTHER PLANTINGS OR SEEDING AS CONTAINED IN THE CRITICAL AREA STABILIZATION SECTION OF SCS HANDBOOK "EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS" MAY BE USED PROVIDED ALL APPLICABLE SPECIFICATIONS CONTAINED IN SAID HANDBOOK ARE COMPLIED WITH.

**DOLLAR GENERAL LAWN SEEDING AND SOODING NOTES:**

- ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SOODING.
- ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.
- AREAS TO RECEIVE SEED OR SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
- SEED MIX TO BE DROUGHT TOLERANCE FESCUE OR REGIONAL SPECIFIC BLEND, 1/4 TO 1/3 OF THE SEED MIXTURE TO BE ANNUAL RYE TO AID IN LIMITING EROSION OF PERENNIAL SEED DURING GERMINATION.
- STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE, SPREAD AT A RATE OF 2 1/2 TONS PER ACRE. STRAW, NETTING AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
- MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER SEEDING. WATER REGULARLY TO KEEP LAWN AREAS MOIST TO MAXIMIZE GERMINATION AND MAINTAIN OPTIMUM GROWTH AND SURVIVAL TO ACHIEVE AN ACCEPTABLE STAND OF ESTABLISHED LAWN PRIOR TO THE STORE POSSESSION DATE, FREE OF ERODED OR BARE AREAS.

**LANDSCAPE NOTES:**

- PROVISIONS FOR LOCAL AND/OR REGIONAL REQUIREMENTS, INCLUDING IRRIGATION, ARE NOT SHOWN ON THESE DRAWINGS. DEVELOPER SHALL PROVIDE LANDSCAPING IN ACCORDANCE WITH JURISDICTION REQUIREMENTS.
- ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF MULCH, WITH EDGING AS REQUIRED.
- ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING AS REQUIRED.
- ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.
- PRIOR TO THE FINAL ACCEPTANCE OF STORE BY DOLLAR GENERAL, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH, AND MEET ALL REQUIREMENTS OUTLINED IN SECTIONS ABOVE.

| PLANTING SCHEDULE |        |                |          |          |         |
|-------------------|--------|----------------|----------|----------|---------|
| QUANTITY          | SYMBOL | COMMON NAME    | SIZE     | SPACING  | CALIPER |
| 6                 |        | WILLOW OAK     | MIN. 10' | MIN. 25' | 2"      |
| 13                |        | LIVE OAK       | MIN. 10' | MIN. 25' | 2"      |
| 6                 |        | RED MAPLE      | MIN. 10' | MIN. 25' | 2"      |
| 8                 |        | CRAPE MYRTLE   | MIN. 6'  | *        | 1"      |
| 59                |        | BURFORD HOLLY  | 3 GAL.   | *        | *       |
| 29                |        | YARUPON HOLLY  | 3 GAL.   | *        | *       |
| 37                |        | INDIA HAWTHORN | 3 GAL.   | *        | *       |

\* NOT APPLICABLE IN THIS CASE  
\*\* TRELISED TO FENCE

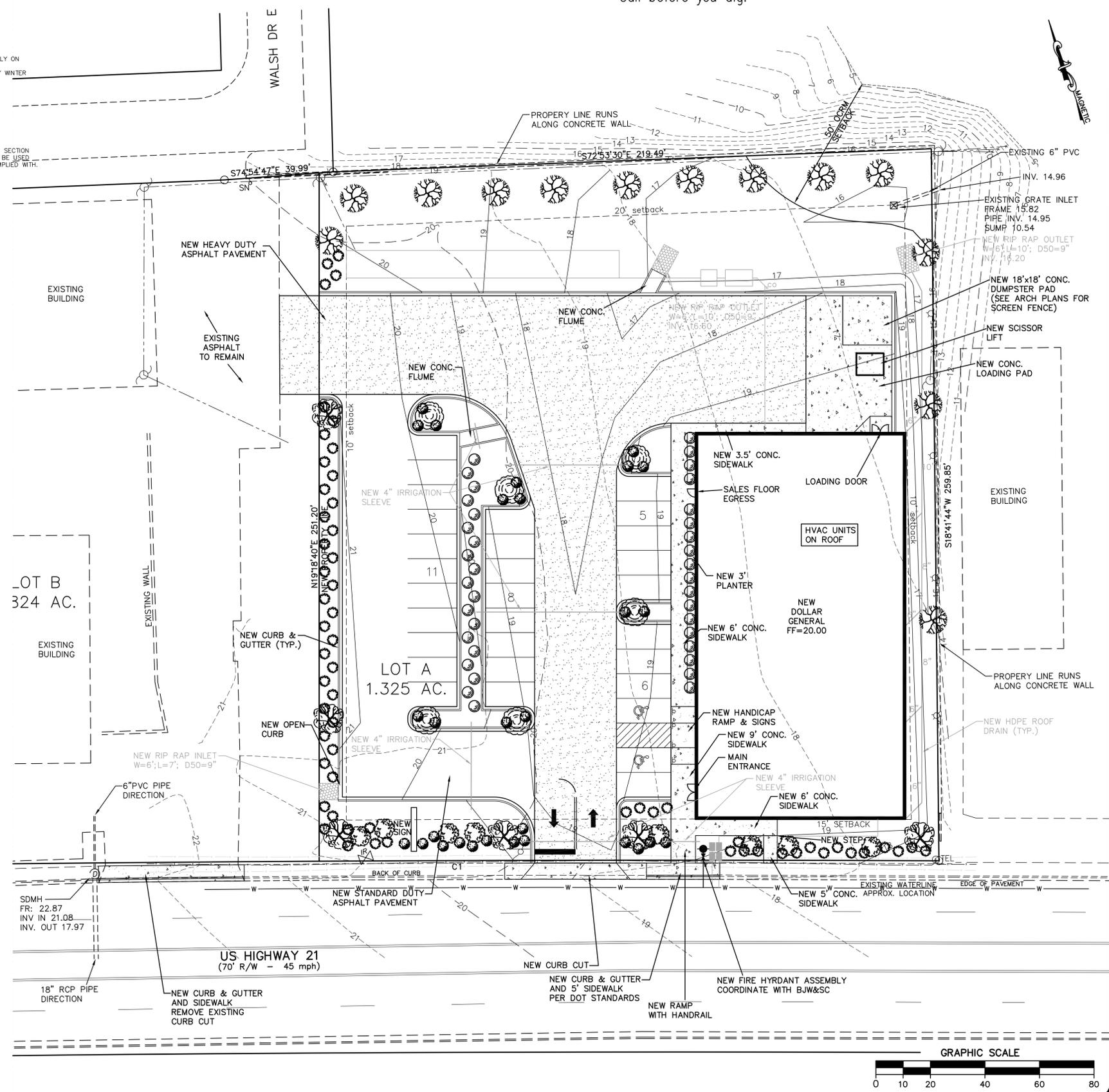
NOTES:  
1. SOIL IN PLANTING BEDS SHOULD BE AMENDED WITH ORGANIC MATERIAL AS APPROPRIATE FOR PROPER GROWTH OF PLANT MATERIALS. A SOILS TEST IS RECOMMENDED.  
2. ALL PLANTING BEDS WILL BE MULCHED WITH A HARDWOOD OR PINESTRAW MULCH.  
3. SIZE IS MINIMUM PLANTED HEIGHT.  
4. IRRIGATION SHALL BE PROVIDED FOR ALL NEW PLANTINGS.

**GROUND COVER NOTE:**  
ALL AREAS NOT COVERED BY PAVEMENT OR BUILDING ARE TO BE EITHER GRASSED OR MULCHED PLANTING BEDS.



Know what's below.  
Call before you dig.

|                 |  |
|-----------------|--|
| OWNER:          | JR LEX2, LLC<br>955 OLD CHEROKEE ROAD<br>LEXINGTON, SC 29072<br>PH: 803-359-9545, FAX: 803-359-0621<br>CONTACT: ROBERT P. WILKINS, JR. |
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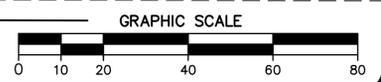
720 OLD CHEROKEE ROAD  
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803-957-7027 FAX 877-728-0808

DOLLAR GENERAL  
BEAUFORT  
CITY OF BEAUFORT  
SOUTH CAROLINA

| No. | Date | Revision |
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Sheet Title: **LANDSCAPE PLAN**

Drawn by: MR  
Designed by: MR  
Checked by: MR  
Scale: 1"=20'  
Project No. 16122 or 1  
Date: 5/25/16 Drawing No.

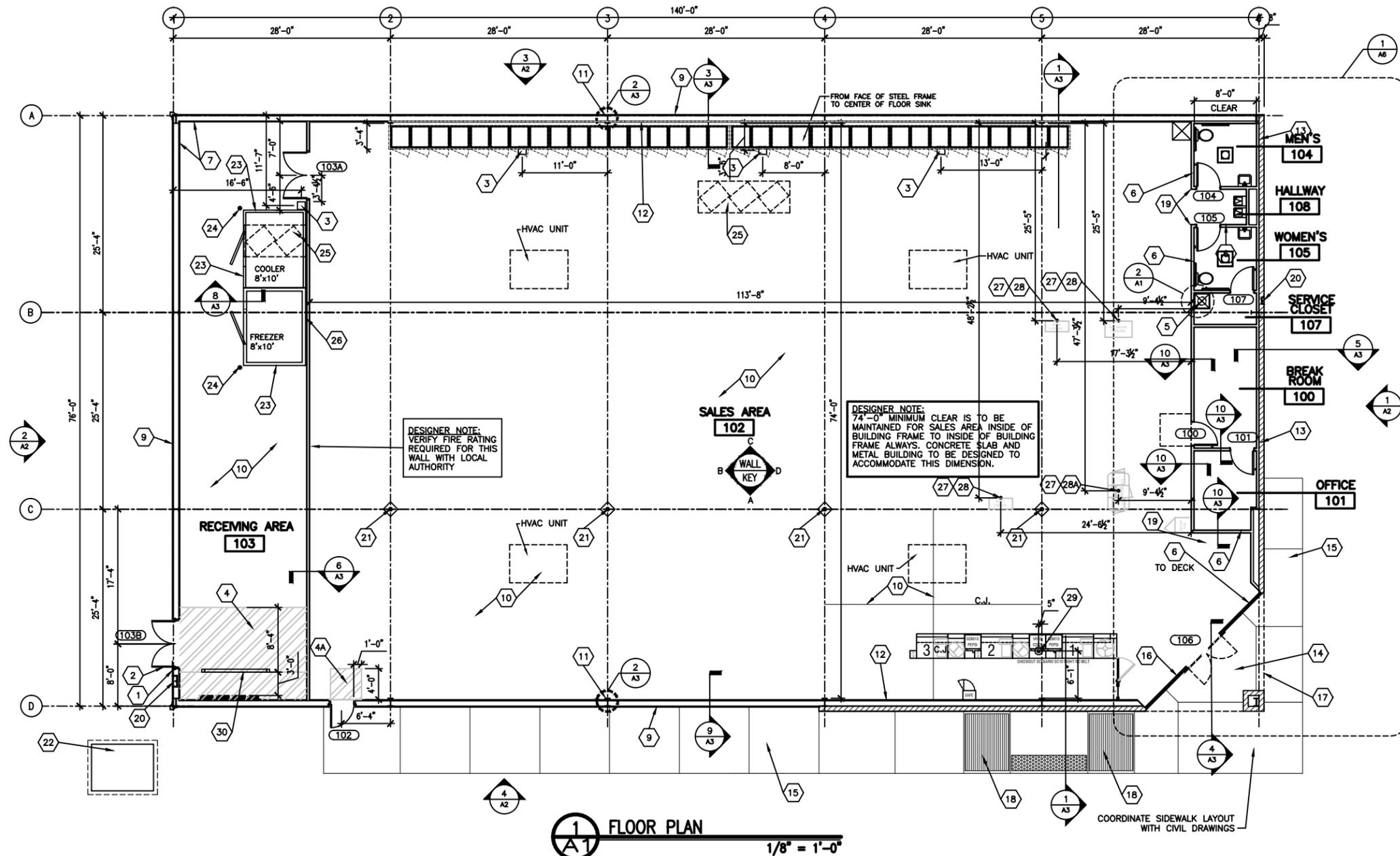




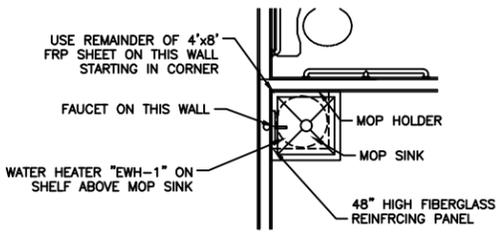
**DOLLAR GENERAL**

**DOLLAR GENERAL**

This is a prototype. It has not been updated for this specific site/architecture.



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



**2 ENLARGED PLAN AT MOP SINK**  
3/8" = 1'-0"

**FLOOR PLAN KEYED NOTES**

- 1 RECEIVING DOOR BUZZER
- 2 2" DOOR SCOPE.
- 3 FLOOR SINK FOR COOLER AND FREEZER CONDENSATE.
- 4 STRIPE FLOOR FOR DESIGNATED CLEAR EGRESS PATH (PAINT YELLOW) AND DESIGNATED EMS PANEL CLEARANCE (PAINT RED).
- 4A STRIPE FLOOR FOR DESIGNATED CLEAR ADA EGRESS PATH (PAINT YELLOW).
- 5 PROVIDE AND INSTALL A TEN GALLON WATER HEATER (OR LARGER IF REQUIRED BY CODE) ABOVE THE MOP SINK.
- 6 METAL STUD WITH 1/2" GYP. BD. SEE WALL SECTION SHEET A3.
- 7 METAL LINER PANELS TO UNDERSIDE OF ROOF DECK. (BY PRE-ENGINEERED BUILDING MANUFACTURER).
- 8 NOT USED.
- 9 METAL BUILDING PANELS (BY PRE-ENGINEERED BUILDING MANUFACTURER).
- 10 CONCRETE SLAB WITH 6X6XW1.4 WELDED WIRE MESH OVER POLYETHYLENE VAPOR BARRIER (MIN. 10 MM THICK) OVER CRUSHED STONE BASE, TYP. PROVIDE CONTROL JOINTS AT 14'-0" ON CENTER EACH WAY MAX. SEE SHEET S3.
- 11 METAL BUILDING FRAME. REFER TO DETAIL 3/A3 FOR ADDITIONAL INFORMATION.
- 12 METAL LINER PANELS (28/29 GAUGE) WITH 1/2" GYPSUM BOARD. SEE INTERIOR ELEVATIONS ON SHEET A4. PROVIDE R-13 METAL BUILDING INSULATION.
- 13 8" SPLIT FACED CMU PAINTED SW #7037 BALANCED BEIGE. ALIGN FACE OF BLOCK WITH STEEL GIRT. PROVIDE PROPER ANCHORAGE TO STRUCTURE.
- 14 SLOPE CONCRETE 1/8" PER FOOT AWAY FROM BUILDING.
- 15 BROOM FINISH CONCRETE SIDEWALK, TYP. REFER TO CIVIL.
- 16 BRONZE STOREFRONT SYSTEM. REFER TO SHEETS A4 AND A5 FOR ADDITIONAL INFORMATION. CONTINUE METAL LINER PANELS TO DECK.
- 17 LINE OF SOFFIT OR CANOPY ABOVE.
- 18 A.D.A. COMPLIANT H.C. RAMP WITH PAINTED SIDES TO ACCESSIBLE PARKING STALLS, REFER TO CIVIL.
- 19 MC CUE CART AND BUMPER GUARDS 3'-5" A.F.F., ORDER TRIMKIT FOR THIS PROTOTYPE.
- 20 WALL HYDRANT. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- 21 ROUND STEEL PIPE COLUMN WITH RECESSED BASE PLATE-PAINT SECOND CONCRETE POUR SW8991 BLACK MAGIC. PAINT STEEL COLUMN SW7005 PURE WHITE. WRAP COLUMN WITH TIGHT LOOP CARPET (BLACK) 48" HIGH AT BASE.
- 22 APPROXIMATE LOCATION FOR NEW SCISSOR LIFT. VERIFY FINAL LOCATION WITH DOLLAR GENERAL. PROVIDE 6" THICK REINFORCED CONCRETE PAD UNDER LIFT. REINFORCE WITH #4 REBAR AT 12" O.C. EACH WAY. COORDINATE VOLTAGE OF LIFT WITH STORE ELECTRICAL.
- 23 INSTALL PLYWOOD WALL PROTECTION AND 2x12 WOOD BASE AT COOLER AND FREEZER WALLS.
- 24 6" DIAMETER PIPE McCUE FLEXCORE BOLLARDS 48" TALL ABOVE FINISHED FLOOR.
- 25 LOCATION OF ROOF MOUNTED CONDENSERS FOR REFRIGERATION. BY DOLLAR GENERAL. CONTRACTOR TO PROVIDE DISCONNECT.
- 26 MAINTAIN 2" AIR GAP BETWEEN THE WALK IN COOLER / FREEZER AND THE WALL FOR VENTILATION.
- 27 REFRIGERATION BY DOLLAR GENERAL.
- 28 ENDCAP COOLER/FREEZER TO BE HARDWIRED THROUGH WHITE SO CORD WITH DUPLEX AT END. GC TO LEAVE BOTTOM OF CORD HANGING AT 80" A.F.F. (SEE ELECTRICAL). SO CORD ANCHORED TO PURLINS ABOVE. COORDINATE LOCATION WITH FINAL DOLLAR GENERAL FIXTURE PLAN.
- 28A KIOSK COOLER TO BE HARDWIRED THROUGH WHITE SO CORD WITH QUAD AT END. GC TO LEAVE BOTTOM OF CORD HANGING AT 80" A.F.F. (SEE ELECTRICAL). SO CORD ANCHORED TO PURLINS ABOVE. COORDINATE LOCATION WITH FINAL DOLLAR GENERAL FIXTURE PLAN.
- 29 POWER POLE. COORDINATE FINAL LOCATION WITH ELECTRICAL DRAWINGS AND FINAL DOLLAR GENERAL FIXTURE PLAN (F01).
- 30 MC CUE RAILING IN FRONT OF ELECTRICAL PANEL. 8'-0" LONG WITH TWO TOP RAILINGS WITH NO MIDDLE POST.

**CONSTRUCTION PLAN SYMBOLS**

|  |  |
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|  | DOOR INSTALLATION. SEE DOOR SCHEDULE ON SHEET A4 FOR MORE INFORMATION. |
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**NOTE:**  
METAL BUILDING COLUMNS SHALL BE STRAIGHT.

**NOTE:**  
THE ALLOWABLE CLEAR DISTANCE BEHIND THE SALES FLOOR FIXTURES IS 1-1/4" MAXIMUM TO THE FACE OF DRYWALL. IF IT IS LARGER THAN THIS, PROVIDE HORIZONTAL WOOD FURRING STRIPS, PAINTED WALL COLOR, MOUNTED ON THE DRYWALL AT 78" AFF TO THE TOP OF THE STRIP TO REDUCE THE GAP TO LESS THAN 1-1/4".

REVISIONS:

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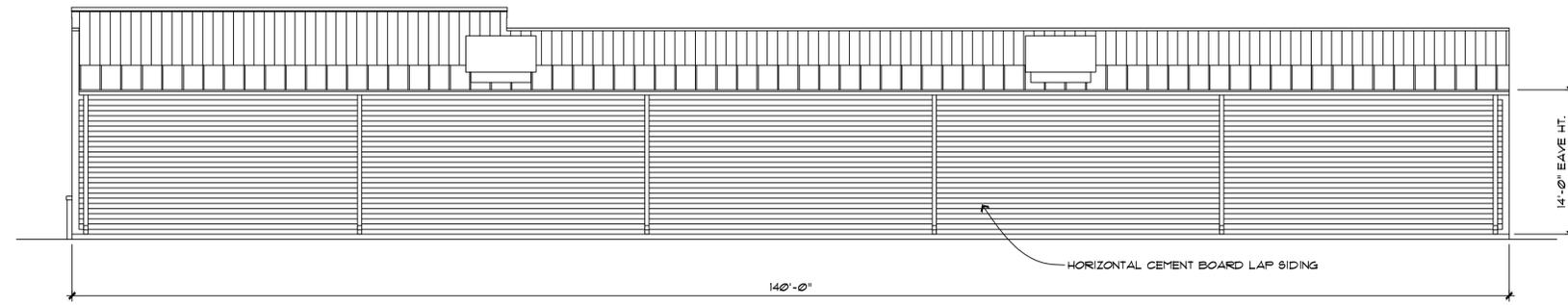
THESE DOCUMENTS ARE PROVIDED AS A CONSTRUCTION DOCUMENT TEMPLATE FOR THIS BUILDING TYPE. THESE DRAWINGS MUST BE REVIEWED AND ADAPTED BY A LICENSED ARCHITECT AND ENGINEER TO COMPLY WITH THE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES FOR THIS SPECIFIC PROJECTS. ALL PROJECTS MUST BE APPROVED BY DOLLAR GENERAL PRIOR TO START OF CONSTRUCTION.

**DOLLAR GENERAL**

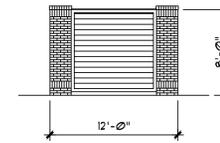
PROTOTYPE CRITERIA SET PLAN  
76'-0"x140'-0" 10,640 SF PROTOTYPE "E" PLUS"  
ARCHITECTURAL AND ENGINEERING DEPARTMENT (615) 855-4753  
EUSPLANS@DOLLARGENERAL.COM

DATE: 02-22-2016  
DRAWING TITLE: FLOOR PLAN  
SCALE: AS NOTED  
SHEET NO.

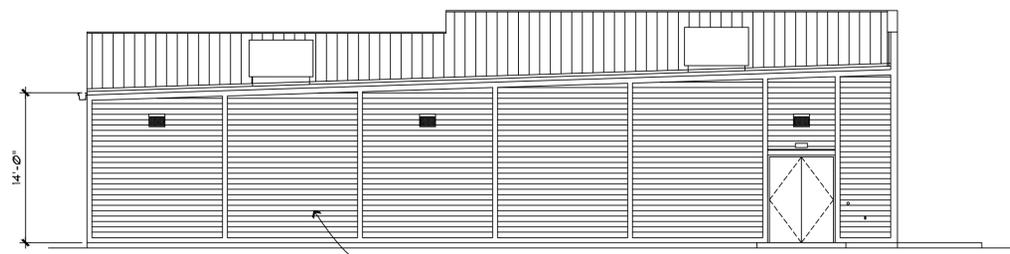
**A1**



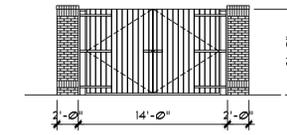
4 RIGHT ELEVATION  
A2.1 SCALE: 1/8" = 1' - 0"



6 SIDES AND REAR ELEVATION  
A2.1 SCALE: 1/8" = 1' - 0"

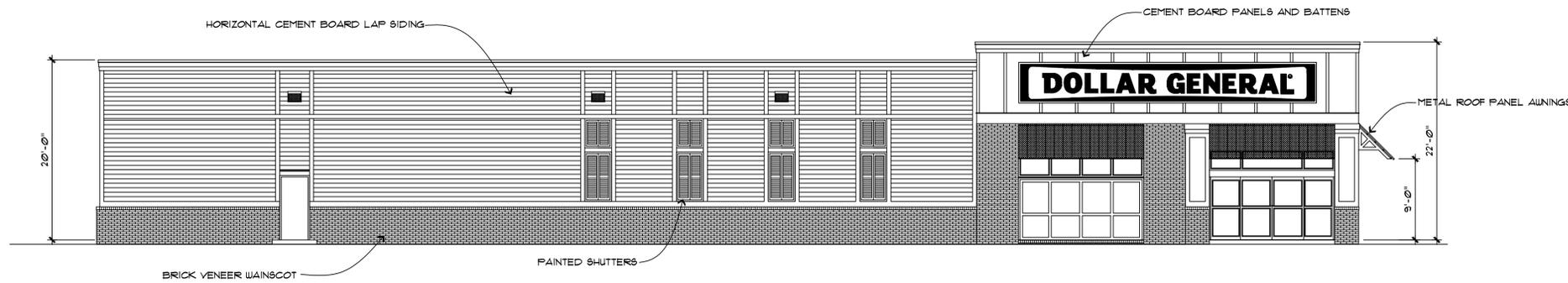


3 REAR ELEVATION  
A2.1 SCALE: 1/8" = 1' - 0"

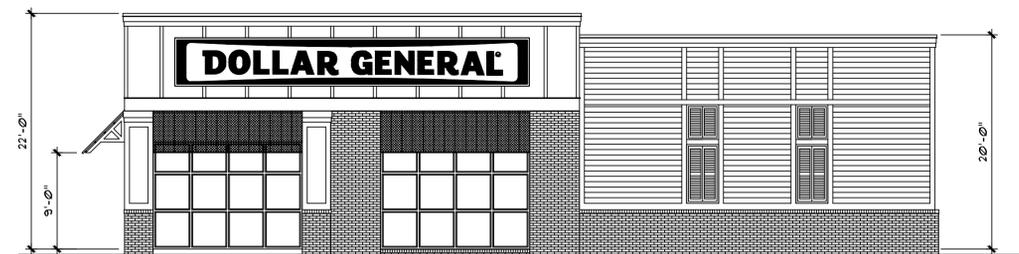


5 FRONT ELEVATION  
A2.1 SCALE: 1/8" = 1' - 0"

DUMPSTER ELEVATIONS



2 LEFT ELEVATION  
A2.1 SCALE: 1/8" = 1' - 0"



1 FRONT ELEVATION  
A2.1 SCALE: 1/8" = 1' - 0"

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| No. | Revisions | Date |
|-----|-----------|------|
|     |           |      |
|     |           |      |

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Project Title: **DOLLAR GENERAL PLUS #3364**  
BOUNDARY STREET, BEAUFORT, SC

Drawing Title: **EXTERIOR ELEVATIONS**

Consultant:

Seal:  Date: **MAY 5, 2016**  
Drawn By: **OTTO**  
Drawing No.:

A2.1

NOT FOR CONSTRUCTION