



AGENDA

City of Beaufort

DESIGN REVIEW BOARD MEETING

Thursday, August 11, 2022, 2:00 P.M.

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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82286109513?pwd=RGpDY0c2R3ZhRVdJS0tySDk5VTJCQT09>

Passcode: 116193

Meeting ID: 822 8610 9513

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 July 14, 2022 Meeting

III. Applications:

**A. Coastal States Bank, PIN R120 004 000 0012 0000, 1203 Boundary Street.
Applicant: Dana McClure, Warner Summers Architecture (22-06 DRB.4)**

The applicant is proposing a new single-story bank approximately 2,800 SF with attached 2-lane drive-thru.

IV. Discussion

V. Adjournment



Design Review Board

Meeting Minutes – July 14, 2022

CALL TO ORDER

0:03:06

A regular meeting of the Design Review Board was held in-person on Thursday, July 14, 2022 at 2:00 PM.

ATTENDEES

Members in attendance: Benjie Morillo (Chair), Kimberly McFann (Vice-Chair) (virtual attendance), Erik Petersen, and Clinton Hallman. William Suter was absent from the meeting.

Staff in attendance: Jeremy Tate and Maria Short (Meadors Architecture) (virtual attendance); Riccardo Giani (City of Beaufort Planner of Community and Economic Development).

APPROVAL OF MINUTES

0:04:45

Motion: Ms. McFann made a motion to approve the June 9, 2022 minutes; seconded by Mr. Petersen. The motion passed unanimously (4-0).

All Design Review Board Meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org

APPLICATIONS

0:05:15

- A. **Desai Hotel, PIN R120 026 000 0610 0000**, 12 County Shed Road
Applicant: Thomas Michaels, Architect, SM7 Design, LLC (22-07 DRB.1)

The applicant is requesting preliminary approval for a new five-story, 116-room hotel at 12 County Shed Road. The site configuration includes a new parking lot and drop-off area.

Motion (1:42:20): Mr. Morillo made a motion to defer with conditions noted with staff conditions except for number one and number two removed, staff conditions number 3-6 regarding revisiting the exterior finish options and keeping the wood panel as an option and including and keeping staff conditions 7-11. Board recommends the applicant restudy all exterior elements with spandrel glass as a possibility and applicant to provide a sample of the wood panel, [applicant to] provide a 3D view showing the roof deck and provide updated architectural drawings showing the roof deck and proper roof plan and making sure the plans are cohesive, making sure ADA rooms are laid out, windows shown. Applicant to provide a

rendering that shows the roof deck and their relationship with the adjacent buildings; seconded by Ms. McFann. Motion passed unanimously (4-0).

5 DISCUSSION

1:47:25

Staff and Board discussed the two previously discussed and approved changes to the DRB checklist. Board and staff welcomed Mr. Hallman to the Board.

6 ADJOURNMENT

1:51:50

Mr. Hallman made a motion to adjourn. Motion passed unanimously (4-0). Meeting adjourned at 3:54 PM.

Chair

Date of approval

CITY STAFF INTRODUCTION

1203 Boundary Street
Coastal States Bank





1203 Boundary 3 of 69









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

DECISION LETTER

June 15, 2022,

Dana McClure
1550 Southland Circle Suite 100
Atlanta, GA 30318
Via: dmclure@warnersummers.com

RE: 22-06 DRB.2 1203 Boundary Street – Coastal States Bank

Dear Ms. McClure:

On June 9, 2022, the City of Beaufort Design Review Board (DRB) met to review your application for construction of a new Coastal States Bank with 2-lane drive-thru at 1203 Boundary Street. The DRB voted to grant preliminary approval of the architecture, subject to Staff conditions and Board recommendations. The Board voted to defer the site plan with Staff comments and additional Board comments listed below.

Board Conditions:

Site:

1. Applicant to recalculate the minimum and maximum parking requirements with the potential to use credits for on-street parking on the Church Street development.
2. Applicant to look into reducing the impervious surface of the parking and reducing the parking on-site in general to allow for a potential future development on the Calhoun Street and Church Street corner, as well as submitting a master plan showing this future development.
3. Applicant to show streets sections on Church, Boundary, and Calhoun Streets on the site plan, illustrating the street infrastructure plan based on Appendix C.5.7 for “Neighborhood St. 1 – General” on Church Street and C.6.6 for “Boundary St. 2A East of Ribault Road” section.
4. Board would like the Applicant to save the 22” live oak tree on the north side of the lot and the 18” live oak on the Boundary Street side of the lot. Additionally, the Board encourages the Applicant to work with an arborist to work out a solution to save the 8” live oak tree near Boundary Street.
5. Applicant to provide a drainage plan that does not have a large raingarden, which could be a hindrance to future development on the corner of Church and Calhoun Streets.
6. Board would like the Applicant to restudy the drive-thru lanes to show the screening requirement, and include that in building renderings, including views from both corners (Boundary and Church Streets and Calhoun and Church Streets). Applicant to include all landscape elements on the rendering a provide a landscape plan as well as a level of detail for a landscaping wall if the Applicant chooses to include a wall for screening.

7. Applicant to revisit curb cuts and minimize radius to help slow down cars coming into the lot and crossing the sidewalk.

Board Conditions:

Architecture:

1. Applicant to do a color study and provide new updated renderings that show the appropriate window code requirements such as the window rowlock sill. The Applicant is also to show a shed roof instead of the now-existing flat roof for design consideration along with hipping the drive-thru roof as well.
2. Applicant to provide updated renderings that also show landscaping plans.
3. Applicant to show a lighter roof color as part of the color study showing more natural (or Galvalume) color.

Staff Conditions:

Building:

1. Staff recommends altering the proportions of the punched window openings on the South Elevation so that the head height of the window aligns with the head height of the storefront windows beneath the canopy. This should eliminate the horizontally proportioned section of the window and create more vertically proportioned window divides.
2. Applicant to add projecting sills to all windows per Section 4.6.3.C.2.a of the Beaufort Code. At minimum, the Applicant must provide a projecting sill at the windows. Staff recommends the applicant consider the projecting sill be continuous around the stucco mass to delineate the base from the upper portion of this portion of the building.
3. Applicant to add vegetative screening or a wall fence to the eastern and northern sides of the property to screen the rear drive-thru and parking area from view from surrounding secondary streets. At minimum, screening must comply with requirements in Section 5.7.8 of the Beaufort Code.
4. Applicant to clarify material of exposed canopy structure "wood finish."
5. Regarding the East and South Elevations, if a clerestory is maintained in this design, Staff recommends that the clerestory windows be sized to match the height of the section of the storefront that exists above the doors and below the canopy.
6. Staff recommends adding a wood beam below the canopy on the East and South Elevations so that the canopy design is consistent with the language of the drive through design.
7. Staff recommends the applicant consider the addition of a small reveal on the stucco portion of the canopy columns to establish a base and to transition the stucco to the concrete.

Site: (from further recommendations beyond conceptual to guide applicant):

- ~~1. The provided number of parking spaces complies with the Beaufort Code, but the minimum required is listed at 9 spaces, while a minimum of 10 spaces is actually required for this property. Applicant to ensure the parking calculations are correct in future submissions.~~
2. Applicant to note that 16' one way travel lanes must be approved by the fire marshal per Section 5.7.7.A.1.b of the Beaufort Code.
3. Applicant to show dimensions of parking stalls and clarify how parking spaces will be marked per sections 5.7.7.A.1.a and 5.7.7.A.5 of the Beaufort Code. Applicant to also show as much compliance as possible with Section 5.7.8.B.3 of the Beaufort Code regarding landscaped peninsulas.
4. Applicant to demonstrate compliance with Section 4.6.1.F regarding screening of mechanical units.

5. Applicant to demonstrate compliance with Section 5.6 Landscape Installation and Maintenance.
6. Applicant to demonstrate compliance with Section 5.8 Lighting.
7. The proposed fenestration is compliant with transparency requirements of Section 4.6.3.C.1, however, Applicant to ensure that the calculations provided on Sheet A3.1 denote transparent fenestration only in future submissions.
8. In a final submission, Applicant to include a wall section detail of the proposed canopy columns.

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

Sincerely,

Benjie Morillo, Chair
Design Review Board

Via email: dmcclure@warnersummers.com

cc: file copy

APPLICANT PRESENTATION

1203 Boundary Street
Coastal States Bank



DEVELOPMENT REVIEW PROCESS DESIGN REVIEW APPLICATION

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

- Staff Review
- Board Review

Application Fee:

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 + 5 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: Conceptual Preliminary Final

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

Applicant, Property, and Project Information

Applicant Name: Dana McClure

Applicant Address: 1550 Southland Circle, Suite 100, Atlanta, GA 30318

Applicant E-mail: dmcclure@warnersummers.com Applicant Phone Number: 404.351.6075

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): 303 Associates

Owner Address: 2015 Boundary Street, Suite 300, Beaufort, SC 29902

Project Name: Coastal States Bank - Beaufort Branch

Property Address: 1203 Boundary Street, Beaufort, SC 29902

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0012 0000

Date Submitted: July 14, 2022



**DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW APPLICATION**

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

Email: development@cityofbeaufort.org / Website: www.cityofbeaufort.org

Required Project Information

Project Name: Coastal States Bank Beaufort Branch

Property Size in Acres: 0.70 Proposed Building Use: Bank Branch

Building Square Footage (if multiple buildings, please list each one and their square footage by floor): 2,700 SF

of Parking Spaces Required: 7 # of Parking Spaces Provided: 9 or 10

Is this project a redevelopment project: Y N

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

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

Site Preliminary Review: Two options are submitted for the site accompanied with renderings to show preliminary screening.

Both options comply with DOT setbacks and curb cut separation. We request permission to remove one live oak on Boundary street that hinders site development based on the required tree protection zone and minimum setbacks

Building Final. Single story, 2,700 SF branch bank with two drive through lanes and a bypass lane.

Materials include Portland cement stucco, fiber cement board and batten siding, and standing seam roof.

Photometrics will be re-run with site lighting during site final review to confirm compliance with The Beaufort Code.

Applicant's Signature: Date: July 14, 2022

Owner's Signature: Date: July 14, 2022

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

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

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

CITY OF BEAUFORT - DESIGN REVIEW

Application Requirements

DIGITAL SUBMITALL OF ALL DOCUMENTS ONLY

The *Beaufort Code* applies to all projects.

The *Civic Master Plan*, Adopted February 2014, shall be used as guidance for all projects.

All documents can be found online at www.cityofbeaufort.org

- The Beaufort Code can be found here: <http://www.cityofbeaufort.org/zoning-map-ordinance.aspx>
- The Civic Master Plan can be found here: <http://www.cityofbeaufort.org/345/Forms>

General Notes:

- A complete application form, including a written narrative (both in digital form) and applicable fee, shall be submitted for each review. Application fees may be paid online or in person with a credit card or with a check made out to The City of Beaufort.
- Plans must be submitted in digital format only.
- All plans must be drawn to-scale, and shall include a scale bar on each drawing.
 - All plans for preliminary and final review shall have the following information:
 - Cover or Index Sheet with project title, developer name, consultant name, an index to drawings by title and sheet number, a project location map and if applicable a graphic key.
 - North Arrow (as appropriate) on all site plans;
 - Written and Graphic Scale on all plans; and
 - Appropriate Legends, Notes and Labels on all plans.
- An incomplete application will not be reviewed.
- Most projects submitted for Design Review should attend the Pre-Design conference – held every Tuesday at 2pm – prior to proceeding past the conceptual submission. A separate application form for the Pre-Design, along with submission instructions, can be found here: <http://www.cityofbeaufort.org/345/Forms>.

City of Beaufort Design Review Checklists

Submission Requirements for Design Review Board or Staff Level Design Review New Construction / Additions where Design Review is Required

Conceptual Review

- **Existing Context:** Color photographs of the existing structure, if applicable, and adjacent structures.
- **Plat:** A plat indicating the tax map and parcel number, and providing boundary information, setbacks and all existing items on the property including: existing structure(s), pavement, setbacks, existing trees 8” caliper DBH and greater, and fences.
- **Site Plan:** A site plan, to scale, indicating general design elements; this may be in sketch form, or a hard-lined drawing is acceptable as well. The site plan should include:
 - Proposed Buildings
 - Vehicular and Pedestrian Circulation
 - Parking Areas
 - Planting Areas, including existing trees
 - Connections to the public right-of-way and adjacent sites
 - Parking Requirement Calculation
 - Impervious Surface Calculation
 - Delivery and Service Areas
- **Floor Plans:** Floor Plans, showing the general interior layout of all levels.
- **Building Elevations:** Conceptual Elevations of the front and sides. They should display massing and scale of new construction and how it relates to the surrounding context and existing structure (if applicable). For infill construction, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.

Preliminary Review: All of the documents required for Conceptual Review, PLUS:

- **Detailed Site Plan:** A hard-lined site plan, including the following *additional* information: turning radii, all trees and trees to be removed marked with an “X”, pavement materials, existing grading, and conceptual proposed grading
- **Floor Plans:** Floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition
- **Building Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). Mechanical equipment should be dashed-in on elevations.
- **Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors.
- **3-D Rendering:** A 3-D rendering showing the height, mass and scale of the proposed building in its context may be required for structures in infill contexts
- A Certified Arborist report is required for all grand trees (24” DBH and greater) which are affected by the project

Final Review: see the next sheet

City of Beaufort Design Review Checklists

Submission Requirements

New Construction / Additions where Design Review is Required Districts *(ctd.)*

Final Review: All of the documents required for Preliminary Review, PLUS:

- **Detailed Site Plan:** A hard-lined site plan(s), including the following *additional* information: utilities, mechanical equipment, stormwater, outdoor merchandise or vending
 - **Landscaping Plan:** A landscaping plan is required for commercial projects. It shall include A schedule detailing materials and colors of all plants and landscape materials, all existing trees, with the trees to be removed noted, existing and proposed grading, and any exterior lighting proposed.
 - **Building Elevations:** Elevations should be updated to include: mechanical equipment, lighting, location of signage, materials labeled, gutters and downspouts
 - **Details:** A typical wall section, window details, eave details, colonnade/awning details, and any other details characteristic to the building are required
 - **Material Samples:** Samples of windows, lighting and building materials may be required
 - **Final Materials List:** A final list, including colors, is required.
 - **Lighting:** A lighting and photometric should be prepared for the site. All exterior building lighting should be shown on the building elevations. If lights exceed 5500 lumens, they should be indicated on the photometric plan. Cut sheets are required for all site and exterior building lighting.
-

Submission Requirements

New Construction / Additions where Design Review is NOT Required

- **Existing Context:** Color photographs of the adjacent structures and existing structure, if applicable.
- **Plat:** A plat indicating the tax map and parcel number, and providing boundary information, setbacks and all existing items on the property including: existing structure(s), pavement, setbacks, existing trees 8” caliper DBH and greater, and fences.
- **Site Plan:** A site plan, to scale, indicating general design elements; this may be in sketch form, or a hard-lined drawing is acceptable as well. The site plan should include:
 - Proposed Buildings
 - Vehicular and Pedestrian Circulation
 - Delivery and Service Areas
 - Parking Areas
 - Planting Areas
 - All existing 8”+ caliper DBH trees
 - Trees to be removed marked with “X”
 - Mechanical Equipment
 - Connections to the public right-of-way and adjacent sites
 - Parking Requirement Calculation
 - Existing and Proposed Grading
 - Impervious Surface Calculation
 - Turning Radii
 - Pavement Materials
 - Utilities & Stormwater
 - Outdoor Merchandise or Vending
- **Floor Plans:** Floor plans of all levels of the building, including square footage.
- **Elevations:** Complete elevations including building heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable) - materials labeled, colors, downspouts and gutters, lighting, mechanical equipment dashed in, signage



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

Post facto applications shall be triple the normal fee.

STAFF REVIEW FEES:

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

Type 1

Renovations/Improvements (not including additions), $\leq 50\%$ 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	$\$100 + 0.20\% \times \text{value above } \$25,000$

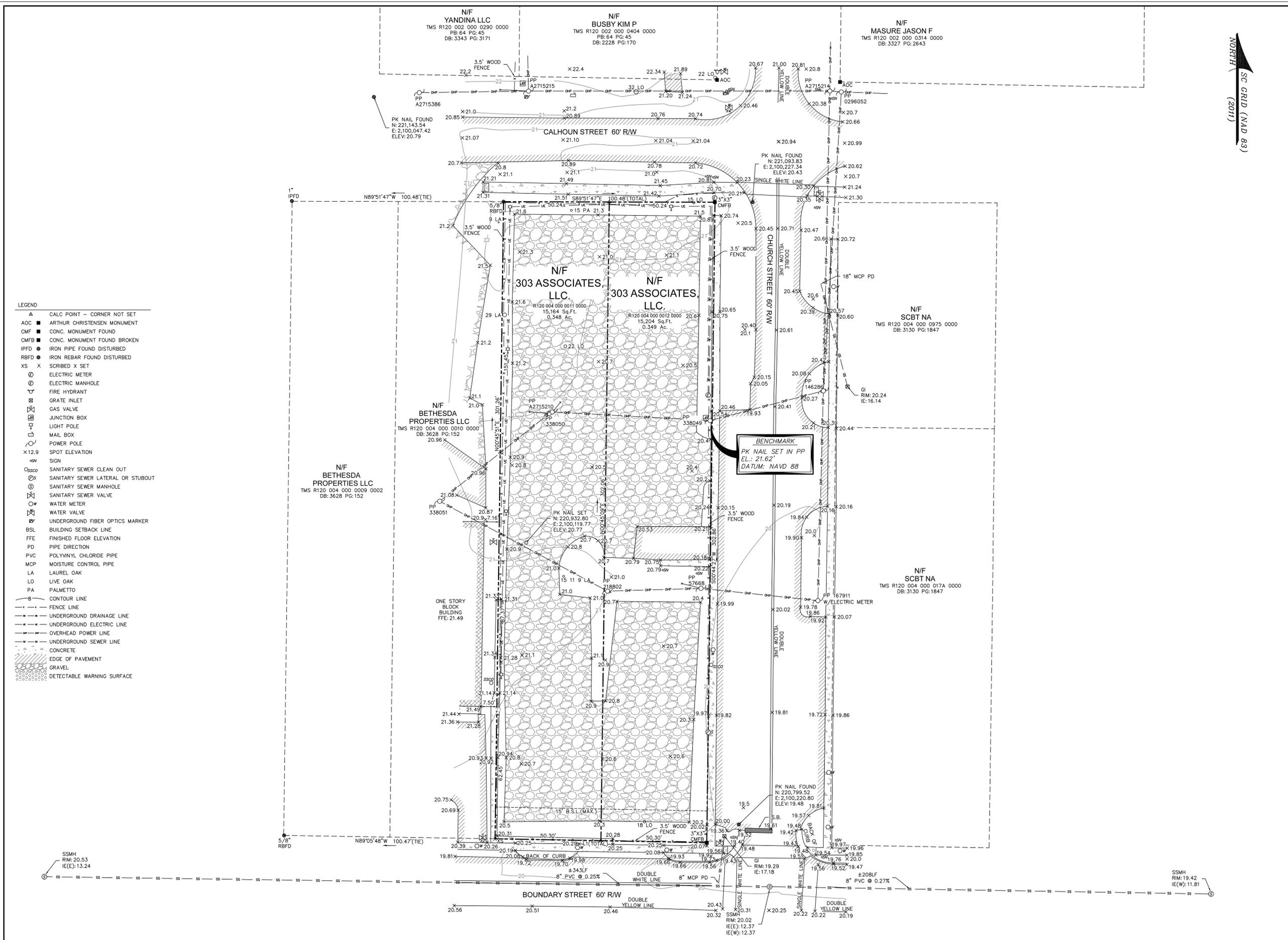
Type 2

- 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.



- LEGEND**
- ▲ CALC POINT - CORNER NOT SET
 - ▲ AOC ARTHUR CHRISTENSEN MONUMENT
 - CMF CONC. MONUMENT FOUND
 - CMBF CONC. MONUMENT FOUND BROKEN
 - IPFD IRON PIPE FOUND DISTURBED
 - RBF IRON REBAR FOUND DISTURBED
 - XS X SCRIBED X SET
 - ⊕ ELECTRIC METER
 - ⊕ ELECTRIC MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊕ GRATE INLET
 - ⊕ GAS VALVE
 - ⊕ JUNCTION BOX
 - ⊕ LIGHT POLE
 - ⊕ MAIL BOX
 - ⊕ POWER POLE
 - ⊕ SPOT ELEVATION
 - ⊕ SIGN
 - ⊕ SANITARY SEWER CLEAN OUT
 - ⊕ SANITARY SEWER LATERAL OR STUBOUT
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ SANITARY SEWER VALVE
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ UNDERGROUND FIBER OPTICS MARKER
 - BSL BUILDING SETBACK LINE
 - FFE FINISHED FLOOR ELEVATION
 - PD PIPE DIRECTION
 - PVC POLYVINYL CHLORIDE PIPE
 - MCP MOISTURE CONTROL PIPE
 - LA LAUREL OAK
 - LO LIVE OAK
 - PA PALMETTO
 - CONTOUR LINE
 - FENCE LINE
 - UNDERGROUND DRAINAGE LINE
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD POWER LINE
 - UNDERGROUND SEWER LINE
 - CONCRETE
 - EDGE OF PAVEMENT
 - GRAVEL
 - DETECTABLE WARNING SURFACE



NORTH
SC GRID (NAD 83)
(2011)



VICINITY MAP NOT TO SCALE

- NOTES**
- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, COMMUNITY 450026, MAP NUMBER 45013001586.
 - CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
 - VERTICAL DATUM IS NAVD 88.
 - BUILDING SETBACKS ARE PER EMAIL FROM THE CITY OF BEAUFORT ON 3-18-2022, AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 - THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACoustICAL EVIDENCE AS OF XXXX, 20XX. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.

- REFERENCES**
- SURVEY DONE BY GASQUE & ASSOCIATES INC., DATED 3-14-18.
 - DB: 3743 PG: 3072

PREPARED FOR:
303 ASSOCIATES, LLC.

AN AS-BUILT/
TREE AND TOPOGRAPHIC SURVEY OF
**#1203 & #1205
BOUNDARY STREET**

TAX PARCEL Nos. R120 004 000 0012 0000
& R120 004 000 0011 0000
THE CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: LKW
FIELD CHECK: JWR
DRAWN BY: DTJ
DATE: 03-22-2022
SCALE: 1"=20'
PROJECT No.: BFT-22037
FILE: BFT-22037_ATL.DWG

ATLAS SURVEYING, INC.

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



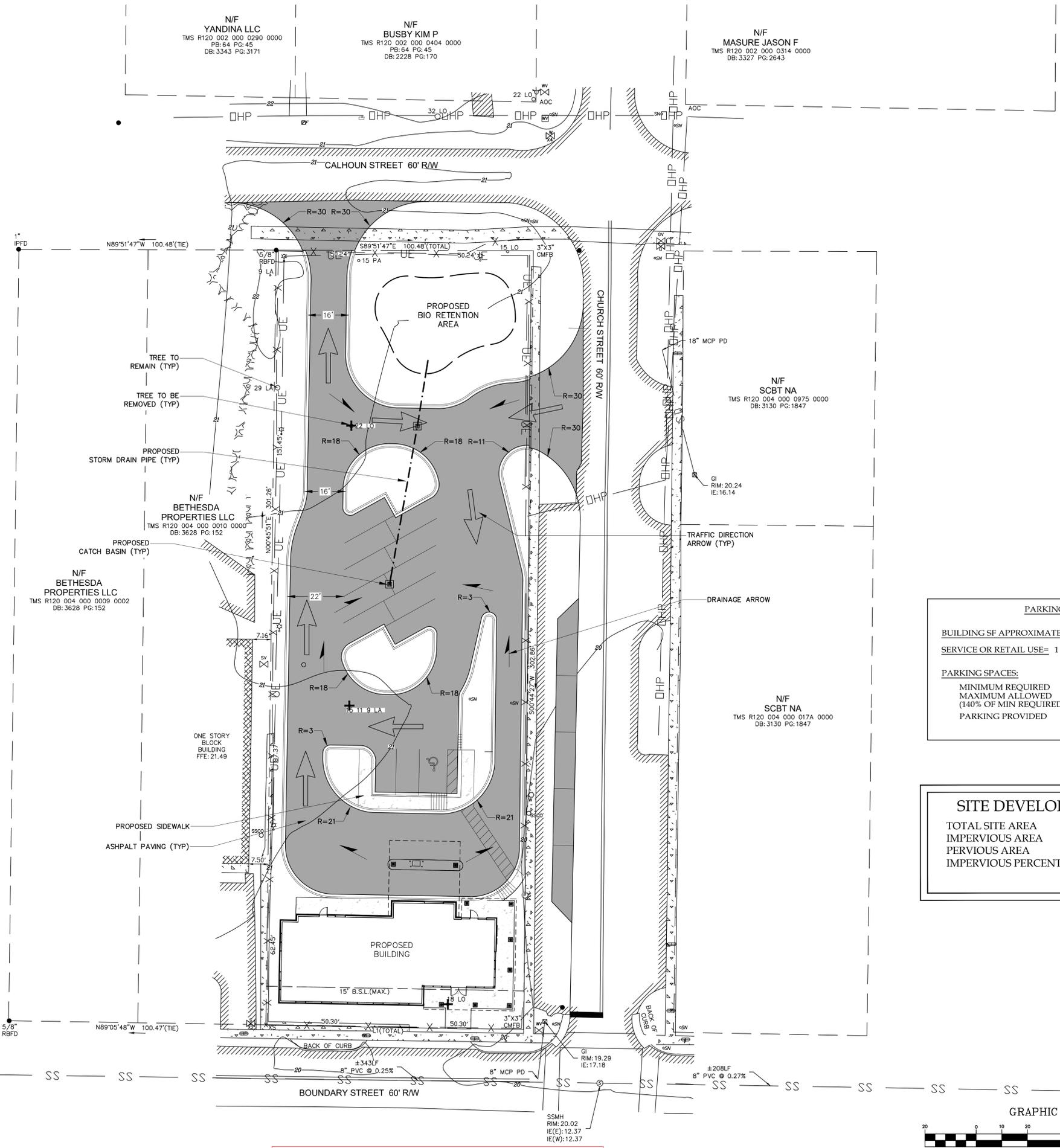
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRAMPED WITH SEAL

1203 Boundary 18 of 69

LINE	BEARING	DISTANCE
L1	N88°57'19" W	100.60'

PREVIOUS SUBMISSION



PARKING SUMMARY

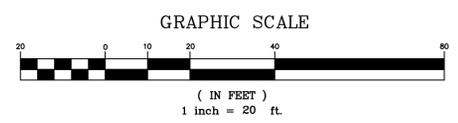
BUILDING SF APPROXIMATE= 2800 SF
 SERVICE OR RETAIL USE= 1 PER 300SF

PARKING SPACES:

MINIMUM REQUIRED	= 9 SPACES
MAXIMUM ALLOWED (140% OF MIN REQUIRED)	= 13 SPACES
PARKING PROVIDED	= 13 SPACES

SITE DEVELOPMENT TABLE

TOTAL SITE AREA	0.70 AC
IMPERVIOUS AREA	0.46 AC
PERVIOUS AREA	0.24 AC
IMPERVIOUS PERCENTAGE	66%



CAROLINA ENGINEERING CONSULTANTS, INC.
 No. 002324
 CERTIFICATE OF REGISTRATION

*ANY INFRINGEMENT MAY BE SUBJECT TO LEGAL ACTION. THE DESIGNS AND IDEAS PRESENTED IN THESE DRAWINGS ARE THE PROPERTY OF CAROLINA ENGINEERING CONSULTANTS, INC. NO REPRODUCTION, COPY, OR USE OF THESE PLANS OR THE INFORMATION IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

PLAN REVISIONS

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

COASTAL STATES BANK
 CHURCH STREET
 BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
 843/522-0553
 843/522-0556 (FAX)
 WWW.CAROLINAENGINEERING.COM

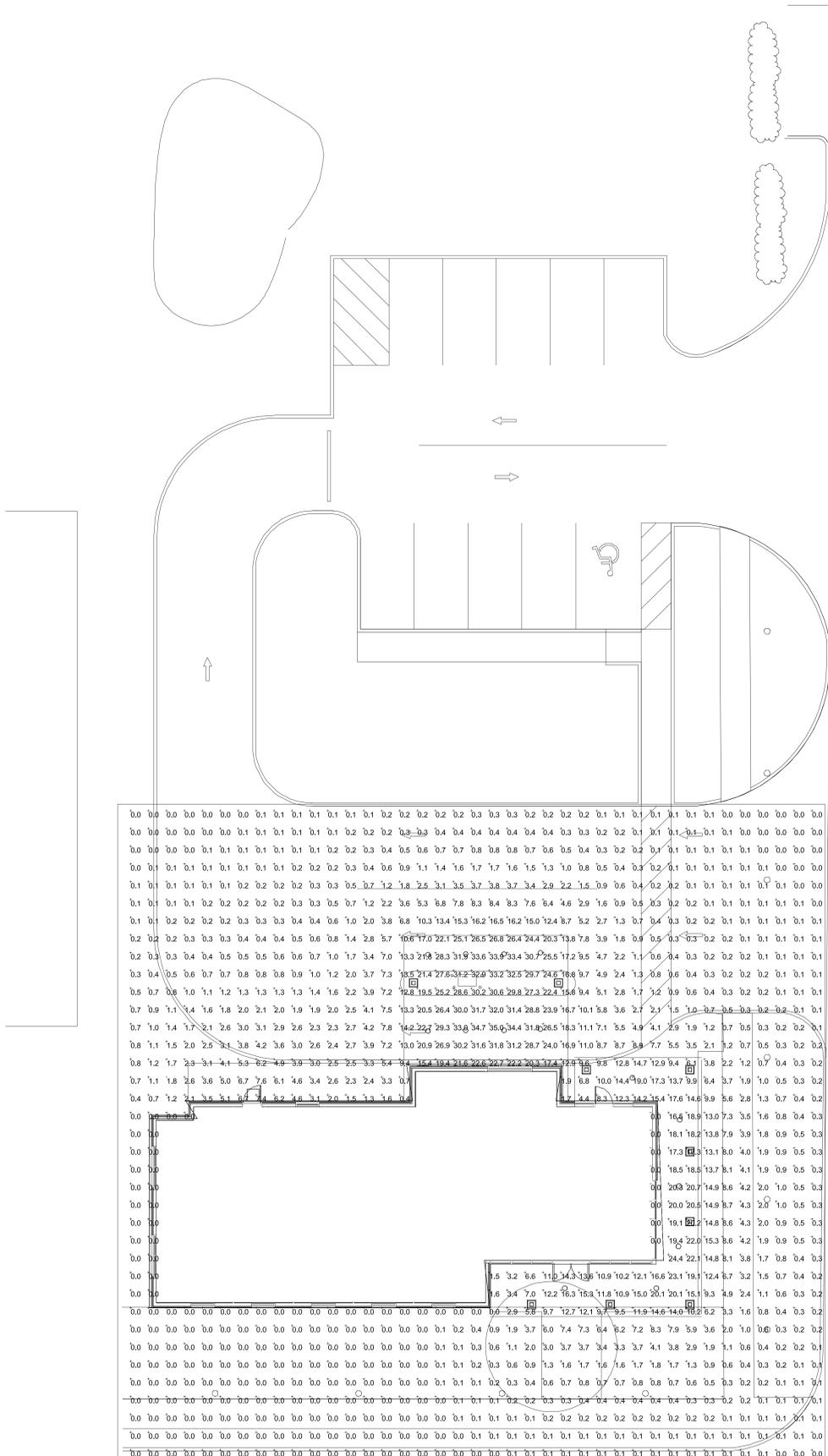
PO BOX 294
 BEAUFORT, SC 29901

PROJECT: 2487
 DATE: 05/11/22
 REVISED: 05/11/22
 DRAWN BY: TAB
 ENGINEER: JPA
 SCALE: 1"=20'

SITE PLAN

1
 OF 1

1203 Boundary 23 of 69



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	1	STONCO	LPW-16-20-NW-G3-4-2021	LPW16, 16 LED's, 4000K CCT, TYPE 4 OPTIC.	(1) LED Array DRIVEN AT 400mA	1	lpw-16-20-nw-g3-4.ies	2632	1	22.3
○	B	14	GE LIGHTING SOLUTIONS www.gelighting.com	LRXR830830 MD	LUMINATION LRXR 8INCH 35W 3000K	N757	1	8inch_3000lm_CTLED1_6E08709-1-120V_IESNA_2002_AVG2.1ES	3000	1	35

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	3.0 fc	35.0 fc	0.0 fc	N/A	N/A

Plan View
Scale - 1" = 10'

1203 Boundary 36 of 69

Lumination® LRX Series

LED Downlights



CUSTOMER NAME _____

Project Name _____

Date _____ Type _____

Catalog Number _____

The Lumination® LRX Series is a specifiable downlight for retrofit and new construction applications. The LRX series is available in round and square form factors with 5 aperture options ranging from 4in to 12in. The LRX series features field-selectable lumen options, adapter rings, and a variety of reflector and trim finishes, making it a versatile solution for commercial spaces.

CONSTRUCTION

Housing:	16 gauge Aluminum spinning reflector housing
Lens:	Custom engineered reflectors for wide distributions.
Paint:	Powdercoat painted
Weights:	Up to 4.6 pounds
Optical Assembly:	High efficiency reflector and optical diffuser.

OPTICAL SYSTEM

Lumens:	1000–6000lm Selectable: 650/1000lm, 3000/4000lm, 4000/5000/6000lm
Distribution:	90°
Efficacy:	Up to 112 LPW
CCT:	3000K, 3500K, 4000K
CRI:	82

ELECTRICAL

Input Voltage:	120–277V, 120V (Phase Dimming)
Input Frequency:	50/60Hz
Power Factor (PF)*:	> 0.9%
Total Harmonic Distortion (THD)*:	<20%

* PF and THD may vary with options

CONTROLS

Dimming:	Standard 0–10V, Dimming 10%, Forward Phase Dim
Controls:	Daintree compatible with accessory kit

AMBIENT TEMPERATURE

TYPE	TEMPERATURE RATE
OPERATING TEMPERATURE	-10°C TO +40° C (no EMBB) 0°C TO +25° C (with EMBB)

LUMEN MAINTENANCE

LXX(10K) @ Hours 50,000 HR
L85

MOUNTING

- Spring clips clamp on to existing frame.
- Accessible from beneath the ceiling.
- New construction utilizing FRAME.
- Fixture mounting to an existing metal frame, or install with new frame kit (ordered separately), interior ceiling applications only.
- Conduit connect to quick-disconnect for easy installation.

ADDITIONAL NOTES

- For interior applications only.
- Non-IC Rated
- IK00 Impact Resistant
- Optional black, white or silver trims available (ordered separately)

DESIGN LIFE & WARRANTY

- Current's Limited 5-year Warranty: Please refer to document [IND599](#) for more information.



Lumination® LRX Series

LED Downlights

Ordering Information

CUSTOMER NAME _____

Project Name _____

Date _____ Type _____

Catalog Number _____

Ordering Information:

LRX

8

FAMILY	SHAPE/SIZE	LUMENS	CRI	CCT	DIMMING	OPTIONS
LRX = Lumination® LRX Series Downlight	R4 = 4" Round Retrofit Downlight	10 ¹ = 1000lm/650lm	8 = 82 CRI	30 = 3000K 35 = 3500K 40 = 4000K	MD = 0-10V Dimming PH ³ = 120V Forward Phase Dimmable	Blank = None EL ⁴ = EMBB Ready
	S4 = 4" Square Retrofit Downlight					
	R6 = 6" Round Retrofit Downlight	10 ¹ = 1000lm/650lm 18 = 1800lm				
	S6 = 6" Square					
	R8 = 8" Round Retrofit Downlight	10 ¹ = 1000lm/650lm 18 = 1800lm 30 ² = 3000lm 40 ¹ = 4000lm/3000lm				
	S8 = 8" Square Retrofit Downlight					
R10 ^{4,7} = 10" Round Retrofit Downlight	30 ⁷ = 3000lm 60 ^{7,1} = 4000lm/5000lm/6000lm					
R12 ^{4,7} = 12" Round Retrofit Downlight	60 ^{7,1} = 4000lm/5000lm/6000lm					

Notes:

1. Selectable Lumen packages allow for field adjustments to light output. See page 7 for details.
2. Lumen code "30" in R8 and S8 not available with Phase Dimming
3. Check with manufacturer on PH Dimming availability.
4. Must order "EL" option + LRX EMBB KIT (sold separately) for complete EMBB solution.
5. The standard trim is white. Colored trim options are available see page 4 for details.
6. Attach to existing frame or install with new frame kit (ordered separately) per UL.
7. 10inch and 12inch 3000lm & 4000/5000/6000lm only for MD=0-10V dimming.

0-10V DIMMING							
NOMINAL LUMENS	650	1000	1800	3000	4000	5000	6000
Delivered Lumens - LRX*4	700	1020	N/A	N/A	N/A	N/A	N/A
Delivered Lumens - LRX*6	700	1050	1900	N/A	N/A	N/A	N/A
Delivered Lumens - LRX*8	750	1200	2000	3300	N/A	N/A	N/A
Delivered Lumens - LRXR10	N/A	N/A	N/A	3180	4600	5400	6200
Delivered Lumens - LRXR12	N/A	N/A	N/A	N/A	4650	5450	6250
System Input Power (W)	8.5	13	22	35	41	49	59.5
System Efficacy (LPW)	88	92	91	94	112	110	104

DELIVERED LUMEN MULTIPLIERS	
CCT	MULTIPLIERS
4000K	1
3500K	0.98
3000K	0.94

FORWARD PHASE DIMMING					
NOMINAL LUMENS	650	1000	1800	3000	4000
Delivered Lumens - LRXR4	620	990	N/A	N/A	N/A
Delivered Lumens - LRXR6	660	1060	1820	N/A	N/A
Delivered Lumens - LRXR8	710	1140	1960	3180	4080
System Input Power (W)	7	11	19	29	41
System Efficacy (LPW)	101	103	103	109	99

Lumination® LRX Series

LED Downlights

Accessories

CUSTOMER NAME _____

Project Name _____

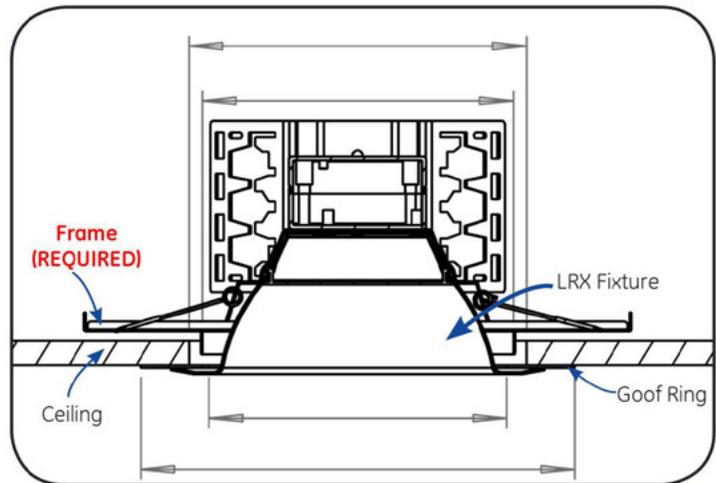
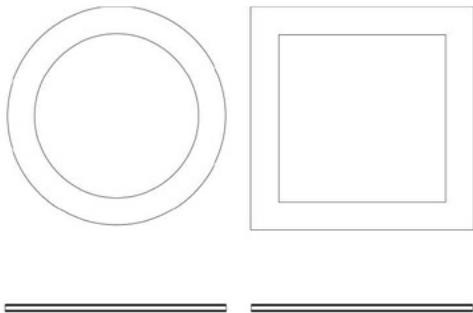
Date _____ Type _____

Catalog Number _____

ACCESSORIES: LUMINATION® LRX SERIES - REMODEL (GOOF) RINGS

The essential accessory for any project, the goof ring helps to cover openings in the ceiling with a trim that blends with the existing LRX trim. Goof rings are available in white only. Verify the existing opening and LRX fixture to order the correct goof ring, details shown in the table below. Always verify proper installation per the Installation Guide.

Installation Position



Notes: Please check the compatibility of the goof ring and the fixture by referring to the table below.

Goof Rings

FOR NEW CONSTRUCTION									FOR RETROFIT	
GOOF RING SKU	GOOF RING DESCRIPTION	GOOF RING SHAPE	SUITABLE FIXTURE	SUITABLE FRAME	INSIDE OF GOOF RING (IN)	OUTSIDE OF GOOF RING (IN)	CEILING HOLD MIN. (IN)	CEILING HOLE MAX. (IN)	SUITABLE FRAME DIMENSION (IN)	FRAME HOLE (IN)
93114516	GRRX4R6PTWT	ROUND	LRXR4XXXXXXXX	FRAME4RXXXX	4.48	7.09	5.20	6.69	12.60 x 7.64 x 3.54	4.20–4.70
93114517	GRRX4S6PTWT	SQUARE	LRXS4XXXXXXXX	FRAME4SXXXX	4.48	7.09	5.20	6.19	12.60 x 7.64 x 3.54	4.20–4.90
93114518	GRRX6R8PTWT	ROUND	LRXR6XXXXXXXX	FRAME6RXXXX	6.18	9.00	6.50	8.60	12.60 x 7.64 x 3.54	5.91–6.50
93114519	GRRX6S8PTWT	SQUARE	LRXS6XXXXXXXX	FRAME6SXXXX	6.22	8.98	7.50	8.08	13.35 x 11.34 x 3.54	5.95–7.50
93114520	GRRX8R10PTWT	ROUND	LRXR8XXXXXXXX	FRAME8RXXXX	7.87	10.50	8.27	10.10	15.55 x 11.34 x 3.54	7.68–8.27
93114521	GRRX8S10PTWT	SQUARE	LRXS8XXXXXXXX	FRAME8SXXXX	8.23	10.98	9.50	10.08	13.35 x 11.34 x 3.54	7.95–9.50
93114522	GRRX8R12PTWT	ROUND	LRXR8XXXXXXXX	FRAME8RXXXX	7.87	12.99	10.10	12.59	15.55 x 11.34 x 3.54	7.68–8.27
93114523	GRRX8S12PTWT	SQUARE	LRXS8XXXXXXXX	FRAME8SXXXX	8.23	12.99	10.58	12.09	13.35 x 11.34 x 3.54	7.95–9.50

Lumination® LRX Series

LED Downlights

Accessories

CUSTOMER NAME _____

Project Name _____

Date _____ Type _____

Catalog Number _____

ACCESSORIES: LUMINATION® LRX SERIES

PRODUCT DESCRIPTION	MATERIAL DESCRIPTION	MATERIAL	NOTES
EMERGENCY BATTERY BACKUP KIT (7W)	LRXEMBBKIT07	93043031	7 WATT EMBB QUICK CONNECT KIT (MUST HAVE FIXTURE WITH "EL" OPTION)
EMERGENCY BATTERY BACKUP KIT (10W)	LRXEMBBKIT10	93043540	10 WATT EMBB QUICK CONNECT KIT (MUST HAVE FIXTURE WITH "EL" OPTION)
4" NEW CONSTRUCTION ROUND FRAME KIT	FRAME4R	93090208	RECOMMENDED FOR NEW CONSTRUCTION APPLICATIONS
6" NEW CONSTRUCTION ROUND FRAME KIT	FRAME6R	93025091	RECOMMENDED FOR NEW CONSTRUCTION APPLICATIONS
8" NEW CONSTRUCTION ROUND FRAME KIT	FRAME8R	93025092	RECOMMENDED FOR NEW CONSTRUCTION APPLICATIONS
10" NEW CONSTRUCTION ROUND FRAME KIT	FRAME10R	93124880	RECOMMENDED FOR NEW CONSTRUCTION APPLICATIONS
12" NEW CONSTRUCTION ROUND FRAME KIT	FRAME12R	93124881	RECOMMENDED FOR NEW CONSTRUCTION APPLICATIONS
4" NEW CONSTRUCTION SQUARE FRAME KIT	FRAME4S	93090209	RECOMMENDED FOR NEW CONSTRUCTION APPLICATIONS
6" NEW CONSTRUCTION SQUARE FRAME KIT	FRAME6S	93045426	RECOMMENDED FOR NEW CONSTRUCTION APPLICATIONS
8" NEW CONSTRUCTION SQUARE FRAME KIT	FRAME8S	93045427	RECOMMENDED FOR NEW CONSTRUCTION APPLICATIONS
347V KIT	LRX347V277	93036250	347V TRANSFORMER QUICK CONNECT KIT
DAINTREE CONTROLS ACCESSORY KIT	LCABAVTQUNGALV	93057194	SEE LCA KIT LITERATURE & INSTALL GUIDE, DOES NOT INCLUDE SENSOR
SENSOR ACCESSORY KIT - DAINTREE ENTERPRISE	LSAATZFM6	93098473	SEE LSA KITS LITERATURE & INSTALL GUIDE
SENSOR ACCESSORY KIT - DAINTREE ONE & EZ CONNECT	LSAAT/T1FM6	93098472	SEE LSA KITS LITERATURE & INSTALL GUIDE
HANGER BAR, C-CHANNEL, 25 - 1/4" (BOXED PAIR)	BH3	93110306	RECOMMENDED FOR NEW CONSTRUCTION APPLICATIONS

ACCESSORIES: LUMINATION® LRX SERIES COLORED ROUND TRIM OPTIONS

	ROUND					SQUARE			
	SILVER	BLACK	SPECULAR WITH WHITE TRIM	SEMI-DIFFUSE WITH WHITE TRIM	SEMI-DIFFUSE WITH MATCHING TRIM	SILVER	BLACK	SPECULAR WITH WHITE TRIM	SEMI-DIFFUSE WITH WHITE TRIM
									
4"	93151744 LRXTRIMR4SV	93151745 LRXTRIMR4BL	93151746 LRXTRIMR4SP	93151747 LRXTRIMR4SD		93151748 LRXTRIMS4SV	93151749 LRXTRIMS4BL	93151750 LRXTRIMS4SP	93151751 LRXTRIMS4SD
6"	93059502 LRXTRIMR6SV	93059501 LRXTRIMR6BL	93151752 LRXTRIMR6SP	93151753 LRXTRIMR6SD	93152569 LRXTRIMR6SA	93151754 LRXTRIMS6SV	93151755 LRXTRIMS6BL	93151756 LRXTRIMS6SP	93151757 LRXTRIMS6SD
8"	93059504 LRXTRIMR8SV	93059503 LRXTRIMR8BL							

ProLine® LRX Series

LED Downlights

Dimensions

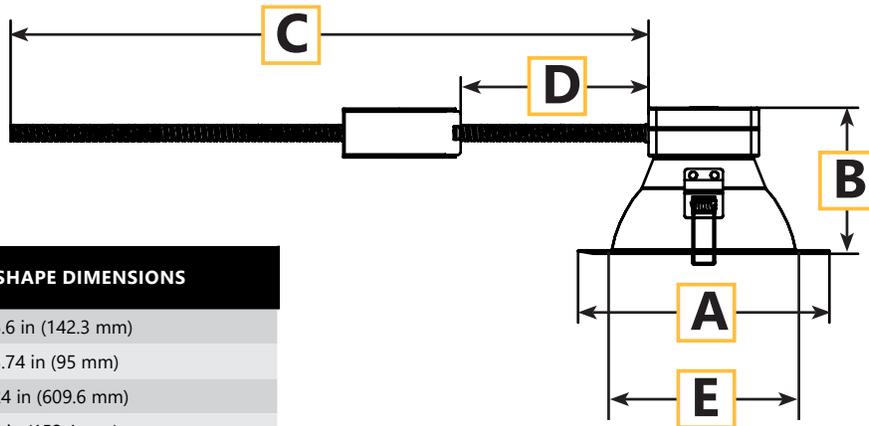
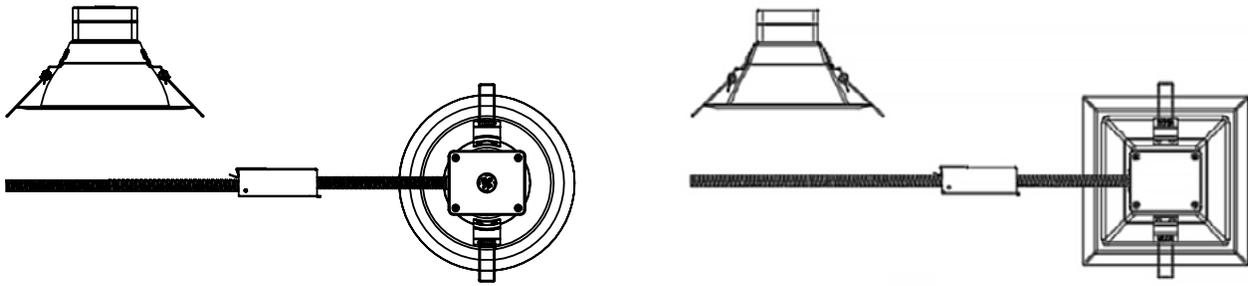
CUSTOMER NAME _____

Project Name _____

Date _____ Type _____

Catalog Number _____

DIMENSIONS



ROUND SHAPE DIMENSIONS

	A	B	C	D	E
4 in	5.6 in (142.3 mm)	3.74 in (95 mm)	24 in (609.6 mm)	6 in (152.4 mm)	Ceiling Cutout Min: 4.4 in
	7.75 in (196.8 mm)	4.5 in (114.2 mm)	24 in (609.6 mm)	6 in (152.4 mm)	Ceiling Cutout Min: 5.7 in
	9.75 in (247.6 mm)	5.1 in (129.4 mm)	24 in (609.6 mm)	6 in (152.4 mm)	Ceiling Cutout Min: 7.7 in
	12 in (305 mm)	5.8 in (148.2 mm)	24.0 in (609.6 mm)	6 in (152.4 mm)	Ceiling Cutout Min: 9.7 in
	14 in (355 mm)	6.23 in (158.2 mm)	24 in (609.6 mm)	6 in (152.4 mm)	Ceiling Cutout Min: 11.7 in

SQUARE SHAPE DIMENSIONS

	A	B	C	D	E
4 in	5.75 in (146 mm)	3.74 in (95 mm)	24 in (609.6 mm)	6 in (152.4 mm)	Ceiling Cutout Min: 4 in for ceiling thickness ≤ 10 mm; 4.2 in for ceiling thickness > 10 mm
	7.75 in (196.8 mm)	4.5 in (114.2 mm)	24 in (609.6 mm)	6 in (152.4 mm)	Ceiling Cutout Min: 5.6 in
	9.75 in (247.6 mm)	5.1 in (129.4 mm)	24 in (609.6 mm)	6 in (152.4 mm)	Ceiling Cutout Min: 7.6 in
	12 in (305 mm)	5.8 in (148.2 mm)	24 in (609.6 mm)	6 in (152.4 mm)	Ceiling Cutout Min: 9.7 in
	14 in (355 mm)	6.23 in (158.2 mm)	24 in (609.6 mm)	6 in (152.4 mm)	Ceiling Cutout Min: 11.7 in

ProLine® LRX Series

LED Downlights

Photometrics

CUSTOMER NAME _____

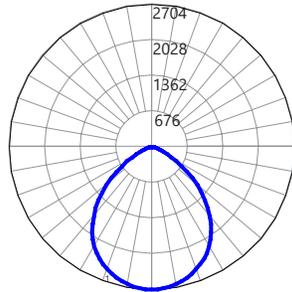
Project Name _____

Date _____ Type _____

Catalog Number _____

PHOTOMETRIC DATA:

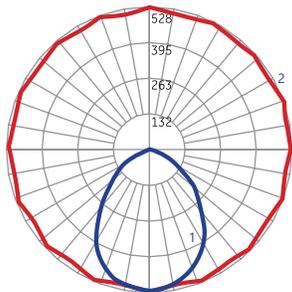
12" Round LRX
6070 LM
LRXR1260830MD



ZONE	LUMENS
0-10	254.76
10-20	726.52
20-30	1087.30
30-40	1279.70
40-50	1270.85
50-60	939.08
60-70	372.27
70-80	106.14
80-90	33.16

ZONE	LUMENS	% OF FIXTURE
0-20	981.28	16.1
0-30	2068.58	34.0
0-40	3348.28	55.1
0-60	5558.22	91.5
0-80	6036.63	99.3
0-90	6069.79	99.9
10-90	5815.03	95.7
20-40	2367.00	39.0
20-50	3637.86	59.9
40-70	2582.21	42.5
60-80	478.41	7.9
70-80	106.14	1.7
80-90	33.16	0.5

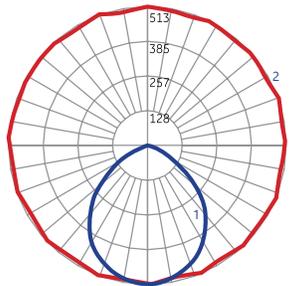
4" Square LRX
1045 LM
LRXS410830MD



ZONE	LUMENS
0-10	48.79
10-20	136.05
20-30	195.03
30-40	214.18
40-50	192.29
50-60	143.00
60-70	81.10
70-80	27.89
80-90	6.20

ZONE	LUMENS	% OF FIXTURE
0-20	184.85	17.7
0-30	379.88	36.3
0-40	594.06	56.7
0-60	929.35	88.8
0-80	1038.34	99.2
0-90	1044.54	99.8

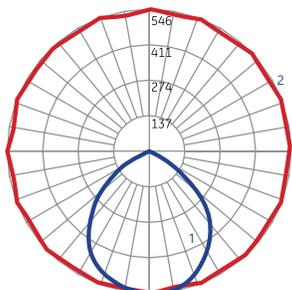
6" Square LRX
1050 LM
LRXS610830MD



ZONE	LUMENS
0-10	48.40
10-20	137.38
20-30	203.26
30-40	229.80
40-50	202.64
50-60	136.51
60-70	63.03
70-80	22.61
80-90	6.12

ZONE	LUMENS	% OF FIXTURE
0-20	185.78	17.7
0-30	389.04	37.1
0-40	618.84	58.9
0-60	957.99	91.2
0-80	1043.63	99.4
0-90	1049.74	100.0

8" Square LRX
1199 LM
LRXS810830MD



ZONE	LUMENS
0-10	51.81
10-20	147.65
20-30	220.84
30-40	258.58
40-50	243.12
50-60	169.22
60-70	75.23
70-80	25.23
80-90	7.77

ZONE	LUMENS	% OF FIXTURE
0-20	199.46	16.6
0-30	420.3	35.0
0-40	678.88	56.6
0-60	1091.68	90.9
0-80	1191.68	99.3
0-90	1199.45	100.0

Lumination® LRX Series

LED Downlights

Options

AGENT/DISTRIBUTOR NAME-LOGO

Project Name _____

Date _____ Type _____

Catalog Number _____

DAINTREE CONTROLS

Daintree® Wireless Controls:

There is no one size fits all for wireless controls. Some networks want simple solutions that reduce energy consumption and meet code compliance while others are more ambitious, looking to capitalize on the LED and controls savings to fund a scalable, enterprise-grade, internet of things solution. The advantage of the Daintree® Wireless platform is it's ability to integrate into indoor, outdoor and high bay environments. The Daintree® Wireless Controls provide the infrastructure to future proof your buildings, easily upgrade to Networked solutions and provide the ability to integrate into IoT solutions that are right for your business.

- **Daintree® One:** Standalone Wireless Controls
- **Daintree® EZ Connect:** Room-Based Wireless Lighting Controls
- **Daintree® Networked:** Networked Lighting Controls for Smart Building & IoT Enablement.

Daintree® Wireless Controls are already integrated in your favorite Current LED fixtures. Integrating the controls into the fixture cuts labor costs considerably since the sensors are already embedded in the lighting fixtures. There's no need to get above the ceiling plenum and install additional devices. Visit our website <https://products.gecurrent.com> for a complete list of LED Fixtures.



Stonco LytePro LED medium wall sconce LPW16 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Lamps: _____ Qty: _____
 Notes: _____

Ordering guide

Example: LPW16-20-NW-G3-3-120-PCB-BZ

Prefix	Wattage	LED Color/Gen	Distribution	Voltage	Options		
					Photocontrol	Location	Finish
LPW16							
LPW16 LytePro 16 LED medium wall sconce	20 20W 30 30W 50 50W	NW-G3 Neutral White 4000K 70 CRI Generation 3 WW-G3 Warm White 3000K 70 CRI Generation 3	2 Type 2 3 Type 3 4 Type 4	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVU 347-480V (50/60Hz)	--- None PCB Photocontrol Button ¹	BAC ³ Meets the requirements of the Buy American Act of 1933 (BAA)	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) CC Custom color (Must supply color chip for required factory quote)

Stocked luminaires – Ordering guide

Catalog Number	Description	Master Pack, Qty	UPC Code
LPW16-G3-8-BZ	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint	6	622252813872
LPW16-G3-8-DGY	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint	6	622252813865

Stocked accessories – Ordering guide (Must be ordered separately)⁴

Catalog Number	Description	Master Pack, Qty	UPC Code
LPWCVRPLT-BZ ²	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	190096144860

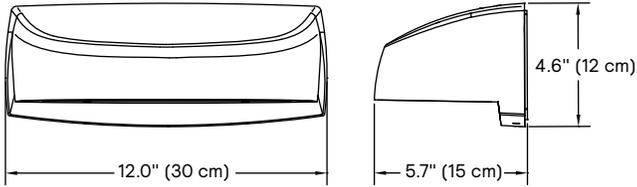
¹ Must specify voltage. Not available in 347V or 480V.
² Other colors available upon request as made-to-order
³ Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
⁴ Consult Signify to confirm whether specific accessories are BAA-compliant.



LPW16 LytePro

LED medium wall sconce

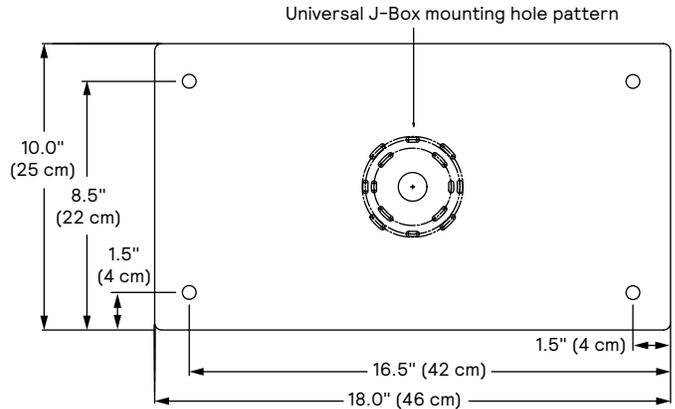
Dimensions



Luminaire weight: 6lbs (2.7 kg)

Accessory dimensions (ordered separately)

LPWCVRPLT-BZ LPW Universal wall cover mounting plate, 0.08" aluminum, bronze textured paint (used to cover larger pre-existing opening or surfaces, field installed). Offers same J-Box pattern as luminaire or may lagged to wall using (4) knockouts.



LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
LPW-16-20-NW-G3	16	400	4000	22	2,725	B1-U0-G1	122	2,668	B1-U0-G1	120	2,632	B1-U0-G1	118
LPW-16-30-NW-G3	16	650	4000	34	4,089	B1-U0-G1	119	4,003	B1-U0-G1	117	3,950	B1-U0-G1	115
LPW-16-50-NW-G3	16	900	4000	48	5,448	B1-U0-G1	114	5,334	B1-U0-G1	111	5,263	B1-U0-G1	110
LPW-16-20-WW-G3	16	400	3000	22	2,510	B1-U0-G0	113	2,457	B1-U0-G1	110	2,425	B1-U0-G1	109
LPW-16-30-WW-G3	16	650	3000	34	3,766	B1-U0-G1	110	3,687	B1-U0-G1	107	3,638	B1-U0-G1	106
LPW-16-50-WW-G3	16	900	3000	48	5,017	B1-U0-G1	106	4,912	B1-U0-G1	103	4,846	B1-U0-G1	102

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.

Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

Predicted lumen depreciation data

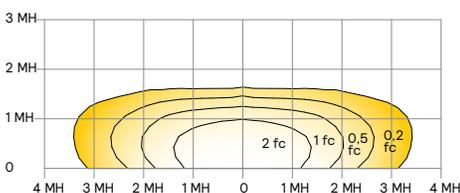
Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology.

Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours

Ambient Temperature °C	Calculated L ₇₀ Hours	L ₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
up to 40°C	>200,000 hours	>54,000 hours	>96%

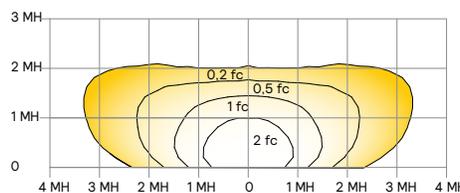
Optical distributions

Based on LPW16-30-NW-G3 at 15' mounting height



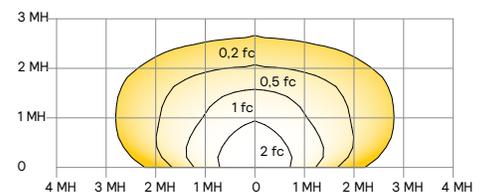
Type 2

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.29	1.14	1.00



Type 3

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.57	1.34	1.00



Type 4

LPW16 15' mounting height			
Mounting height	10 ft	12 ft	15 ft
Multiplier	1.46	1.27	0.87

LPW16 LytePro

LED medium wall sconce

General Description

LytePro LED medium wall sconce LPW16 combines excellent performance, design and value to meet the needs of the energy and budget conscious. The LPW16 is available for use in downward facing, surface wall mount applications, over recessed j-boxes or where power can be directly fed through back surface, whereby connections splices can be made inside the luminaire housing. Two SKU's are available as in-stock configurations only (2-day quick ship).

Housing

Die-cast housing houses both the LED and driver assemblies. Design incorporates an integrated heat sink to maximize thermal performance and reliability. Backplate is corrosion free, composite polycarbonate, with built-in level bubble, offers integral interlocking hook and mount design for easy installation.

Mounting

Easy interlocking hook and mount housing/backplate design for easy installation. Mounts over 3.5", 4" octagonal j-boxes and single gang switch boxes or can be directly lagged to surface. Ensure proper steps for gasket/sealing luminaire to surface.

IP Rating

Optical compartment is IP65 rated sealed with tempered glass, gasket and frame.

LED Board and Array

Provides up to 104 lm/W at the system level. Standard color temp is 4000K or 3000K +/- 250K, minimum 70 CRI.

Electrical

Driver efficiency (>90% standard). 120-277V and 347-480V available. All drivers are dimmable. Temp range: -40°C (-40°F) to 40°C (104°F). Open/short circuit protection. Inherent surge protection up to (6KVA). RoHS compliant.

Surge protection (SP1): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA.

Listings

Product is cETLus listed suitable for Wet Locations. Suitable for use in ambients from -40°C to 40°C (-40°F to 104°F). DesignLights Consortium® qualified.

Finish

Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish.

Warranty

LPW16 luminaires, the LED arrays, and the drivers are all covered by a 5-year limited warranty. See www.signify.com/warranties for details.

The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract.

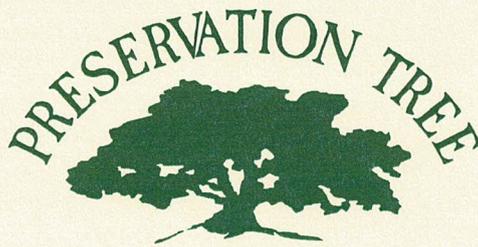


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200 Franklin Square Drive,
Somerset, NJ 08873
Telephone 855-486-2216

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281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone 800-668-9008

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Michael P. Murphy,
NJ-0146B

May 23, 2022

Courtney Worrell
303 Associates
2015 Boundary Street
Beaufort, SC 29902

Re: Coastal States Bank

The purpose of this report is to perform a modified Level 2, Basic Tree Risk Assessment on all trees required of this attention by The Beaufort City Code.

Each tree will have a detailed visual inspection of its surrounding site, buttress roots, trunk and branches and an assessment of the tree's general health. The information will be used to determine physical and structural health of the trees, as well as the likelihood and consequences of failure in each tree. This evaluation technique will provide an assessed degree of risk associated with each tree. A potential of failure will then be assigned to each tree. This potential rating can be submitted to the City of Beaufort and may result in a reduction allowance to the total caliper inches of trees which need to be mitigated for. It can also be used to determine which trees should, or should not, be preserved on site as well as which trees may need special attention.

Each of the assessed trees on site will be categorized into four different groups designating each tree's individual condition based on both structural and physical health factors. These designating letters and groupings are as follows:

- A.) Trees with slight defects having an improbable likelihood of failure.
- B.) Trees with moderate defects having a possible likelihood of failure.
- C.) Trees with severe defects having a probable likelihood of failure.
- D.) Trees with critical defects having an imminent likelihood of failure. These will need immediate attention.

This site has only two trees that will need this level of assessment, a 22 and an 18-inch live oak.

Both trees are classified as B.) having moderate defects with a possible likelihood of failure.

There will be no corrected tree and topo submitted by the arborist.

There is a 29-inch laurel oak along the NW property line that is not marked for removal. This tree has major stem (trunk) faults, many previous areas of storm damage and a low Live Crown Ratio (LCR). In some cases, trees in similar conditions can be reduced to better growth points, but because of the low LCR this is not possible. If this tree required assessment, it would be graded as "C", having severe defects and a probable likelihood of failure. This tree should be removed with site work so as not to be a hazard to the proposed bank lot or the existing lot to the west.

Please call if you have any questions or concerns about this report.

Respectfully submitted,



Michael P. Murphy
Board Certified Master Arborist
NJ-0146B



Coastal States Bank- Beaufort Branch, Traffic Study

DATE: 11 May 2022

TO: Peng Zhu, SEPI Inc
 Rob McFee, SEPI Inc

FROM: Anthony P. Valduga, Coastal States Bank

CC: Courtney Worrell, 303 Associates
 Dana McClure, Warner Summers Inc

Coastal States Bank is proposing to build a new single-story branch at 1203 Boundary Street, Beaufort, SC 29902. This location will be 2,700 SF with one drive through transaction lane, separate ATM lane, and a bypass lane.

Traffic data was collected from an existing branch at 7 Thurmond Way, Bluffton, DC 29910 that has been in operation for over ten years. This branch is 4,000 SF with two drive through lanes, separate ATM lane, and a bypass lane. Coastal States Bank is transitioning all locations to the following hours. The proposed branch in Beaufort will use these operating hours.

Drive Through: 8:30am – 4:30pm
 Lobby: 9:00am – 4:30pm
 ATMs Always available

Drive through transactions are limited to three per car. This is indicated by permanently posted signage. Two types of transactions occur in the drive through. Transaction type ‘A’ averages two-three minutes and accounts for 75% of drive through traffic. Transaction type ‘B’ averages five-six minutes and accounts for 25% of drive through traffic. Drive through transactions were recorded between April 28th and May 4th to establish average drive through activity. Transactions recorded after closing were already queued in the drive through.

	28-Apr		29-Apr		2-May		3-May		4-May	
	# Cars	# Tran								
8:00-8:30AM	0	0	1	1	0	0	0	0	0	0
8:30-9:00AM	0	0	2	2	4	5	5	5	1	1
9:00-9:30AM	0	0	2	2	6	6	5	6	2	2
9:30-10:00AM	0	0	4	4	8	8	4	4	2	2
10:00-10:30AM	0	0	2	2	6	6	1	1	0	0
10:30-11:00AM	0	0	2	2	3	3	2	2	5	6
11:00-11:30AM	0	0	3	3	6	6	4	4	0	0

11:30-12:00PM	0	0	3	3	7	7	3	4	0	0
12:00-12:30PM	4	4	3	3	5	5	2	2	1	1
12:30-1:00PM	6	6	1	1	5	5	6	7	4	4
1:00-1:30PM	4	4	3	3	6	9	4	4	3	3
1:30-2:00PM	6	6	3	3	1	1	3	3	2	2
2:00-2:30PM	2	2	7	7	10	10	4	5	8	8
2:30-3:00PM	4	4	5	5	4	4	6	6	1	1
3:00-3:30PM	7	7	7	7	6	6	2	2	5	5
3:30-4:00PM	5	5	7	10	3	3	4	4	2	2
4:00-4:30PM	3	3	9	9	4	4	4	4	5	5
4:30-5:00PM	1	1	5	5	7	11	7	7	3	3
5:00-5:30PM	0	0	3	3	0	0	0	0	0	0

All vehicular traffic was recorded during peak hours defined as 7:00am-9:00am and 4:00pm-6:00pm on May 4th and May 5th to establish an average. This data was recorded retroactively using security footage. All drive through traffic was recorded on cameras at each lane. Employee and lobby customers were tracked with internal security cameras. Recorded traffic was based

4-May-22				
Entering Site				
	7:00-7:30AM	7:30-8:00AM	8:00-8:30AM	8:30-9:00AM
Employees	0	3	5	0
Drive Through	0	0	0	3
Lobby	0	0	0	3
ATM Traffic	0	0	0	4
Exiting Site				
Employees	0	0	0	0
Drive Through	0	0	0	1
Lobby	0	0	0	0
ATM Traffic	0	0	0	4

Entering Site				
	4:00-4:30PM	4:30-5:00PM	5:00-5:30PM	5:30-6:00PM
Employees	0	0	0	0
Drive Through	3	0	0	0
Lobby	3	0	0	0
ATM Traffic	2	0	0	0

	Exiting Site			
Employees	0	4	4	0
Drive Through	5	3	0	0
Lobby	0	2	0	0
ATM Traffic	2	0	0	0

5-May-22				
	Entering Site			
	7:00-7:30AM	7:30-8:00AM	8:00-8:30	8:30-9:00
Employees	0	4	5	0
Drive Through	0	0	0	1
Lobby	0	0	0	4
ATM Traffic	0	0	0	2
	Exiting Site			
Employees	0	0	0	0
Drive Through	0	0	0	1
Lobby	0	0	0	0
ATM Traffic	0	0	0	2

	Entering Site			
	4:00-4:30PM	4:30-5:00PM	5:00-5:30	5:30-6:00
Employees	0	0	0	0
Drive Through	6	0	0	0
Lobby	2	0	0	0
ATM Traffic	3	0	0	0
	Exiting Site			
Employees	0	4	4	0
Drive Through	2	6	0	0
Lobby	2	0	0	0
ATM Traffic	3	0	0	0



May 12, 2022

Joshua Hendon
Project Manager, WARNER SUMMERS
1550 Southland Circle, Suite 100
Atlanta, Georgia 30318

RE: Coastal States Bank Beaufort Branch Traffic Statement

Dear Mr. Hendon:

The purpose of this memorandum is to provide a Traffic Statement and document the development of total peak hour trips and net new peak hour trips generated from the proposed Coastal States Bank (CSB) Beaufort Branch at 1203 Boundary Street in Beaufort, SC 29902. This location is a drive-in bank of 2,700 SF GFA with two drive-in lanes (one drive through transaction lane and one separate ATM lane), and a bypass lane. The proposed site plan is shown in Exhibit A.

Based on our analysis, net new trips for AM and PM peak hours from the proposed project will be under 50 trips per hour.

Total Peak Hour Trips

Total trip generation was estimated using 1) ITE Trip Generation Manual 11th Edition (ITE Manual), and 2) CSB traffic data collected at a similar location.

Trip Generation Using ITE

The ITE Land Use Code for drive-in banks is 912. The ITE Manual provides three sets of trip generation rates: by 1000 SF GFA, by drive-in lanes, and by employees. Project trips were estimated using rates by GFA and drive-in lanes only. Number of employees is unavailable since this is a proposed project. Table 1 below summarizes total trips using the ITE Trip Generation rates.



Table 1. Total Trip Generation Using the ITE Manual

ITE Land Use Code	Land Use Type	Unit	Size	Avg. Trip Generation Rate:				Total Trip Generation			
				Peak Hour of Adjacent Street		Peak Hour of Generator		Peak Hour of Adjacent Street		Peak Hour of Generator	
				AM	PM	AM	PM	AM	PM	AM	PM
912	Drive-in Bank	KSF	2.7	9.95	21.01	14.78	20.92	26.9	56.7	39.9	56.5
		Drive-in Lanes	2	8.54	27.07	17.14	22.38	17.1	54.1	34.3	44.8

Note: Fitted curve equations are unavailable for LU 912.

Based on the ITE Manual, AM peak hour total trips are under 50 for both adjacent streets and the generator, while. PM peak hour total trips are over 50 for adjacent streets and the generator as highlighted in Table 1.

Trip Generation Using CSB Traffic Data

CSB has conducted an independent traffic data collection from an existing branch at 7 Thurmond Way, Bluffton, DC 29910. As indicated in the traffic data collection report, this branch is 4,000 SF with two drive through lanes, one separate ATM lane, and a bypass lane. The data includes inbound and outbound trips between 7-9AM and 4-6 PM on May 4th and May 5th of 2022. The traffic data is summarized in Table 2 below. The CSB traffic data collection report is provided in Exhibit B.

Table 2. CSB Traffic Data Summary

AM Peak	Avg. Trips of 5/4/22 and 5/5/22					Trip Rate by GFA			Trip Rate by Drive-In Lane		
	7:00-7:30	7:30-8:00	8:00-8:30	8:30-9:00	Peak Hour	Unit	Size	Avg. Rate	Unit	Size	Avg. Rate
Inbound	0	3.5	5	8.5	13.5	KSF	4	3.38	Lanes	3	4.50
Outbound	0	0	0	4	4	KSF	4	1.00	Lanes	3	1.33
Total	0	3.5	5	12.5	17.5	KSF	4	4.38	Lanes	3	5.83
PM Peak	4:00-4:30	4:30-5:00	5:00-5:30	5:30-6:00	Peak Hour	Unit	Size	Avg. Rate	Unit	Size	Avg. Rate
Inbound	9.5	0	0	0	9.5	KSF	4	2.38	Lanes	3	3.17
Outbound	7	9.5	4	0	16.5	KSF	4	4.13	Lanes	3	5.50
Total	16.5	9.5	4	0	26	KSF	4	6.50	Lanes	3	8.67



Based on observed traffic volumes at the existing branch, the size of the branch, and the number of drive-in lanes, a set of observed trip rates were calculated as shown by the highlighted values of Table 2.

Table 3 presents total trip generation from the proposed project using the observed trip rates. Total trips from both AM and PM peak hours are less than 50.

Table 3. Total Trip Generation Using Observed Trip Rates from CSB Data

Unit	Size	Peak Hour Trip Rates		Total Trip Generation	
		AM	PM	AM	PM
KSF	2.7	4.38	6.50	11.8	17.6
Drive-in Lanes	2	5.83	8.67	11.7	17.3

Net New Peak Hour Trips

Net new peak hour trips are trips produced by the proposed project that are adjusted for mode split, internal capture, and pass-by trips. Mode split adjusts for those using alternative transportation modes such as transit, biking, or walking. Internal capture applies to projects with multiple land use types such as commercial, restaurant, and residential. Pass-by trips accounts for existing trips on adjacent streets making stops at a new near-by commercial development. For this project, the only applicable adjustment is for pass-by trips.

The ITE Manual provides data for pass-by trip adjustment, as shown in Exhibit C. In an average, pass-by trips for drive-in banks account for 38% of total trips generated, and non-pass-by trips are 62% of total trips. Table 4 and Table 5 summarize net new peak hour trips from both using ITE Manual and using the CSB data. All peak hour net new trips are under 50 per hour.

Table 4. Net New Peak Hour Trips Using ITE

Trip Generation by	Total Trip Generation Using ITE				Avg. Pass-by Rate (LU 912)	Net New Trips Using ITE			
	Peak Hour of Adjacent Street		Peak Hour of Generator			Peak Hour of Adjacent Street		Peak Hour of Generator	
	AM	PM	AM	PM		AM	PM	AM	PM
KSF	26.9	56.7	39.9	56.5	38%	16.7	35.2	24.7	35.0
Drive-in Lanes	17.1	54.1	34.3	44.8	38%	10.6	33.6	21.3	27.8



Table 5. Net New Peak Hour Trips Using CSB Data

Trip Generation by	Total Trips Using Observed Trip Rates		Avg. Pass-by Rate (LU 912)	Net New Trips Using Observed Trip Rates	
	AM	PM		AM	PM
KSF	11.8	17.6	38%	7.3	10.9
Drive-in Lanes	11.7	17.3	38%	7.3	10.7

It is noted that even if the minimum pass-by rate (12%, shown in Exhibit C) is applied, all net new peak hour trips are still under 50, with the highest being 49.9 (56.7*(1-12%).

Conclusions

Total trips generated from the proposed CSB Beaufort Branch are 39.9 for weekday AM peak hour and 56.5 for weekday PM peak hour using the ITE Manual. Based on traffic data observed from a similar CSB bank location, weekday AM peak hour trips are 11.8 and PM peak hour trips are 17.6. Considering pass-by trip adjustment of 38% for drive-in banks, total net new trips for the proposed bank are 24.7/35.0 for AM/PM peak hours using ITE, and 7.3/10.9 if using observed data from CSB. The net new trips for AM and PM peak hours from the proposed project will be below 50 trips per hour.

Sincerely,
SEPI, INC.

Peng Zhu, PhD, PE, PTOE
 Traffic Practice Director

David Bost, PE
 Western Carolina Traffic Practice Leader





EXIHIBIT A – Coastal States Bank – Beaufort Branch Site Plan



EXIHIBIT B – Coastal States Bank Traffic Data Collection



Coastal States Bank- Beaufort Branch, Traffic Study

DATE: 11 May 2022

TO: Peng Zhu, SEPI Inc
Rob McFee, SEPI Inc

FROM: Joshua Hendon, Warner Summers Inc

CC: Courtney Worrell, 303 Associates
Dana McClure, Warner Summers Inc

Coastal States Bank is proposing to build a new single-story branch at 1203 Boundary Street, Beaufort, SC 29902. This location will be 2,700 SF with one drive through transaction lane, separate ATM lane, and a bypass lane.

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Lobby: 9:00am – 4:30pm
ATMs Always available

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	28-Apr		29-Apr		2-May		3-May		4-May	
	# Cars	# Tran								
8:00-8:30AM	0	0	1	1	0	0	0	0	0	0
8:30-9:00AM	0	0	2	2	4	5	5	5	1	1
9:00-9:30AM	0	0	2	2	6	6	5	6	2	2
9:30-10:00AM	0	0	4	4	8	8	4	4	2	2
10:00-10:30AM	0	0	2	2	6	6	1	1	0	0
10:30-11:00AM	0	0	2	2	3	3	2	2	5	6
11:00-11:30AM	0	0	3	3	6	6	4	4	0	0
11:30-12:00PM	0	0	3	3	7	7	3	4	0	0

12:00-12:30PM	4	4	3	3	5	5	2	2	1	1
12:30-1:00PM	6	6	1	1	5	5	6	7	4	4
1:00-1:30PM	4	4	3	3	6	9	4	4	3	3
1:30-2:00PM	6	6	3	3	1	1	3	3	2	2
2:00-2:30PM	2	2	7	7	10	10	4	5	8	8
2:30-3:00PM	4	4	5	5	4	4	6	6	1	1
3:00-3:30PM	7	7	7	7	6	6	2	2	5	5
3:30-4:00PM	5	5	7	10	3	3	4	4	2	2
4:00-4:30PM	3	3	9	9	4	4	4	4	5	5
4:30-5:00PM	1	1	5	5	7	11	7	7	3	3
5:00-5:30PM	0	0	3	3	0	0	0	0	0	0

All vehicular traffic was recorded during peak hours defined as 7:00am-9:00am and 4:00pm-6:00pm on May 4th and May 5th to establish an average. This data was recorded retroactively using security footage. All drive through traffic was recorded on cameras at each lane. Employee and lobby customers were tracked with internal security cameras. Recorded traffic was based

4-May-22				
Entering Site				
	7:00-7:30AM	7:30-8:00AM	8:00:-8:30AM	8:30-9:00AM
Employees	0	3	5	0
Drive Through	0	0	0	3
Lobby	0	0	0	3
ATM Traffic	0	0	0	4
Exiting Site				
Employees	0	0	0	0
Drive Through	0	0	0	1
Lobby	0	0	0	0
ATM Traffic	0	0	0	4

Entering Site				
	4:00-4:30PM	4:30-5:00PM	5:00-5:30PM	5:30-6:00PM
Employees	0	0	0	0
Drive Through	3	0	0	0
Lobby	3	0	0	0
ATM Traffic	2	0	0	0
Exiting Site				
Employees	0	4	4	0
Drive Through	5	3	0	0
Lobby	0	2	0	0

Coastal States Bank Beaufort- Traffic Study

11 May 2022

Page 3 of 3

ATM Traffic	2	0	0	0
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5-May-22				
	Entering Site			
	7:00-7:30AM	7:30-8:00AM	8:00-8:30	8:30-9:00
Employees	0	4	5	0
Drive Through	0	0	0	1
Lobby	0	0	0	4
ATM Traffic	0	0	0	2
	Exiting Site			
	7:00-7:30AM	7:30-8:00AM	8:00-8:30	8:30-9:00
Employees	0	0	0	0
Drive Through	0	0	0	1
Lobby	0	0	0	0
ATM Traffic	0	0	0	2

	Entering Site			
	4:00-4:30PM	4:30-5:00PM	5:00-5:30	5:30-6:00
Employees	0	0	0	0
Drive Through	6	0	0	0
Lobby	2	0	0	0
ATM Traffic	3	0	0	0
	Exiting Site			
	4:00-4:30PM	4:30-5:00PM	5:00-5:30	5:30-6:00
Employees	0	4	4	0
Drive Through	2	6	0	0
Lobby	2	0	0	0
ATM Traffic	3	0	0	0

Drive Thru-Lane 1 and 2 plus Night Drop view



ATM



Lobby Traffic and Employees

No pictures for security reasons; but Used Cameras from

- ALL Teller stations
- Lobby Offices
- Hallways.

EXIHIBIT C – LU 912 Drive-in Bank Pass-By Rates by ITE Trip Generation 11th Edition



Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	912								
Land Use	Drive-In Bank								
Setting	General Urban/Suburban								
Time Period	Saturday Midday								
# Data Sites	5								
Average Pass-By Rate	38%								
	Pass-By Characteristics for Individual Sites								
					Non-Pass-By Trips				
GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Primary (%)	Diverted (%)	Total (%)	Adj Street Peak Hour Volume	Source
3.8	Pennsylvania	2005	63	33	—	—	67	—	19
3.8	Pennsylvania	2005	103	77	—	—	23	—	19
3.8	Pennsylvania	2005	34	37	—	—	63	—	19
3.8	Pennsylvania	2005	53	33	—	—	67	—	19
3.8	Pennsylvania	2005	25	12	—	—	88	—	19



Design Review Board Meeting Staff Report

From the Department of Community and Economic Development
11 August 2022

1 SUMMARY OF REQUEST

1203 Boundary Street/Coastal States Bank, New Construction

Applicant: Dana McClure, Warner Summers Architecture

In this application, the applicant is proposing a new single-story branch bank approximately 2,800 SF with attached 2-lane drive-thru.

This is proposed new construction of a branch bank on a currently vacant lot.

Background: A previous application for this project received Conceptual Approval with Conditions at the April 2022 Design Review Board Meeting. The project received Preliminary Approval with Conditions for the architecture only at the June 2022 Design Review Meeting while the site was deferred for preliminary approval. The applicant submitted site drawings for the July 2022 Design Review Meeting but withdrew this application.

This is an application for preliminary approval of the site and final approval of building architecture.

2 FACTS

Property Address:	1203 Boundary Street
Parcel ID:	R120 004 000 0012 0000
Case Number:	23402
Applicant:	Dana McClure/Warner Summers Architecture
Type of Request:	Conceptual New Construction
Zoning:	T5-UC
Current Use:	Vacant
Proposed Use:	Commercial Retail with Drive-Thru Facilities

District Development Standards for T5-UC:

- **Setback requirements – Primary Structure:**
 - *Front- 0' min./15 ft. max.*
 - *Rear setback – 5' min.*
 - *Side Corner/Alley – 0' min./15' max.*
 - *Side Interior – 0' min.*
- **Maximum Lot Coverage:** 100%
- **Frontage Buildout:** 60% Min
- **Conditional Uses:** Retail with Drive-Thru Facilities are conditional in T5-UC

References:

- The Beaufort Code
- Civic Master Plan

3 STAFF COMMENTS

Staff Acknowledgements:

- A. At the June 2022 Design Review meeting, the Board voted to defer the site with the following conditions:
- a. Applicant to recalculate the minimum and maximum parking requirements with the potential to use credits for on-street parking on the Church Street development.
 - i. The applicant has corrected the minimum (7) and maximum (10) parking requirements and is proposing 9 onsite parking spaces. The applicant is proposing 6 on-street parallel parking spaces in site plan option 1 and 9 on-street parallel parking spaces in site plan option 2.
 - b. Applicant to investigate reducing the impervious surface of the parking and reducing the parking on-site in general to allow for a potential future development on the Calhoun Street and Church Street corner, as well as submitting a master plan showing this future development.
 - i. Site plan Option One now proposes impervious surface coverage of 47% and site plan Option Two now proposes impervious surface coverage of 49.8%. These proposed impervious surface coverages are less than previous proposed 66% coverage.
 - ii. Site plan Option One proposes 10 on-site parking spaces and site plan Option Two proposes 9 on-site parking spaces.
 - iii. The applicant has illustrated a similar size structure on the north end of the site along Calhoun Street as future development. At this time, it can be assumed the parking space requirements for such structure would be similar to those of the bank. Therefore, a minimum of 14 spaces and a maximum of 20 spaces would be allowed (if future development is single story and same square footage as bank). As noted in A.a.i above, the applicant is proposing 16 total (on-site and on-street) parking spaces in site plan Option One and 18 total parking spaces in site plan Option Two.
 - c. Applicant to show street sections on Church, Boundary, and Calhoun Streets on the site plan, illustrating the street infrastructure plan based on Appendix C.5.7 for “Neighborhood St. 1 – General” on Church Street and C.6.6 for “Boundary St. 2A East of Ribaut Road” section.
 - i. The applicant has illustrated the street sections along Church and Boundary Street per appropriate Appendix C sections.

- ii. After last DRB meeting, City staff and the applicant confirmed that the street section along Church Street is not required to be completed as the development does not affect one whole block face. Refer to section 7.2.1.C.
- d. Board would like the applicant to save the 22" live oak tree on the north side of the lot and the 18" live oak on the Boundary Street side of the lot. Additionally, the Board encourages the applicant to work with an arborist to work out a solution to save the 18" live oak tree near Boundary Street.
 - i. The applicant has provided an arborist report addressing both the 22 inch and 18 inch live oak trees.
- e. Applicant to provide a drainage plan that does not have a large raingarden, which could be a hindrance to future development on the corner of Church and Calhoun Streets.
 - i. The applicant has included preliminary drainage design and flow on the site in both site plan options.
- f. Board would like the applicant to restudy the drive-thru lanes to show the screening requirement, and include that in building renderings, including views from both corners (Boundary and Church Streets and Calhoun and Church Streets). Applicant to include all landscape elements on the rendering and provide a landscape plan as well as a level of detail for a landscaping wall if the Applicant chooses to include a wall for screening.
 - i. The applicant has preliminarily illustrated landscape screening plantings and trees on both site plan options. Likewise, the applicant has included plantings and trees in 3D color rendering options for both site plan options.
- g. Applicant to revisit curb cuts and minimize radius to help slow down cars coming into the lot and crossing the sidewalk.
 - i. The applicant has provided revised site plan options for review.

Staff Conditions:

Site:

1. Site Plan Option One (A1.0.1):

- a. Staff supports the reduction of impervious surface area on the site and the orthogonal arrangement of the parking and drive lanes.
- b. The crosswalk from the parking area in Option One terminates closer to an entry door than option 2 and has a more organized design approach.
- c. Staff supports the use of the rain garden in this iteration as it is encompassed within the design as opposed to outside the area of current development and possibly hindering future development. Once a site plan option is established to move forward, the applicant will need to demonstrate that the on-site stormwater management plan will work. Applicant is proposing downspouts from building roof but has not demonstrated

whether these will discharge on grade or below grade and connected to city stormwater system.

- d. Staff is concerned with the short distance from the drive-thru window and Church Street. There does not appear to be adequate stacking of cars and staff is concerned with cars impeding traffic flow along Church Street. Even though the applicant has stated that this bank does not produce stacking, staff is concerned about the bank's future business model shifting and this issue becoming a problem in the future. Staff prefers the on-site stacking of cars as proposed in site plan Option Two.
- e. Both curb cuts along Church Street are designed with large radii. Per board comment (A.g above), the applicant should reduce the radii to slow down traffic entering the development along Church Street.

2. Site Plan Option Two (A1.0.2):

- a. Staff believes that Option Two creates a confusing "figure-8" configuration that forces visitors to enter the site at an odd angle and cross through the parking area to enter the bypass, ATM, and teller lanes. A possible solution may be to widen the southern curb cut to accommodate two lanes and convert this curb cut to ingress only. That way the southern lane of this curb cut allows visitors to access the drive-thru stacking lane and the northern lane of this curb cut allows access to the parking field. The northern most curb cut can remain a single lane and converted to egress from the site.
 - b. Option Two creates more room for stacking of cars and eliminates the concern noted in 1.d above. However, it appears that car stacking may be limited to four or five cars before possible spill out onto Church Street. In future submissions, applicant to illustrate cars and stacking in the drive-thru lane portion of the site to quantify the stacking capacity of the site design.
 - c. The crosswalk in Option Two terminates at a seemingly arbitrary position and requires a significant angle to avoid the ATM and teller lanes.
 - d. As mentioned in 1.e above, the ingress lane of Option Two has a large sweeping curb cut radius that should be reduced. Staff suggests that the ingress lane angle is eliminated and simply comes onsite at a perpendicular angle to Church Street. However, staff supports the ingress lane avoiding the existing 22 inch live oak tree. Refer to comment 2.a above.
 - e. As mentioned in 1.c above, site drainage is preliminarily illustrated, and the applicant will need to verify and demonstrate that the proposed stormwater management of the site will work.
3. For both site options, Staff asks the applicant to consider relocating the entire building and placing the front (portion containing offices) on the 15' maximum building setback line to assist with keeping the 18 inch live oak tree. Staff will also give a 10% adjustment to the 15' maximum building setback line (1.5 feet) to allow the building to sit at 16.5' from the property line to assist with efforts to keep the 18 inch live oak tree. This would move the entire building north 8 feet to

give space for the live oak tree. If 18 inch live oak tree is retained, the Boundary Street proposed trees would need to be adjusted for spacing.

4. Applicant to note that 16' one way travel lanes must be approved by the fire marshal per Section 5.7.7.A.1.b of the Beaufort Code.
5. Applicant to demonstrate compliance with Section 5.8 Lighting regarding site lighting and photometric plan at future submissions.

Architecture:

6. Staff supports the applicant's design on the projecting windowsills for both the stucco and board & batten sections.
7. Staff supports the applicant's revisions to the column profile and cladding of structural steel elements.
8. Staff recommends the applicant add a gutter and downspouts to the shed roof of the wrap-around porch.
9. Staff supports the applicant's revisions to the storefront window proportions.
10. Applicant to note that all fiber cement siding, trim, etc. to be smooth.
11. Regarding the applicant's SW Secure Blue proposed color for the fiber cement areas, staff recommends the applicant consider a slightly muted version, possibly SW Leisure Blue (6515) or SW Down Pour (6516). These colors are slightly muted and one paint chip over in the paint deck.
12. While signage isn't typically under DRB review, the proposed roof mounted sign along Boundary Street is more of an architectural statement. The proposed roof mounted sign is not allowed per section 6.10.1.B.7.c..."the following signs are prohibited....attached to or painted onto the following....roofs of buildings visible from any public thoroughfare."
13. Proposed building lights are compliant with the Beaufort Code regarding full cut-off.

STAFF RECOMMENDATION:

While the applicant has made improvements to the site plan with both options, due to staff concerns noted, staff recommends **deferral** of site plan (both options).

Final Approval for architecture with conditions noted.