AGENDA

City of Beaufort

DESIGN REVIEW BOARD

Thursday, August 13, 2020 2:00 p.m.

~~**City Hall, Planning Conference Room – 1911 Boundary Street, Beaufort SC**~~

Please click the link below to join the webinar:
https://us02web.zoom.us/j/84728421193?pwd=ejNkdWtwMGNjazg4V0NYblNkdTJRdz09
Password: 086052 Meeting ID: 1 929 205 6099 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 9, 2020 Meeting

III. Old Business:

A. Desai Hotel, PIN R120 006 000 0160 0000, 12 County Shed Road.
Applicant: Thomas Michaels, SM7 Design (20-07 DRB.1)
The applicant is requesting preliminary approval to construct a 3,600 square foot hotel with116 rooms.

IV. New Business:

B. Pine Court Apartments, PIN R120 006 000 0087 & 0871 0000, Pine Court, South.Applicant: Orville V. Player, Parks Player Architecture (20-10 DRB.1)
The applicant is requesting final approval for renovations to a previously approved project.

C. Store & Go Self-Storage, PIN R123 015 000 0721 0000, 100 Lady's Island Commons.Applicant: Movie Magic, LLC (20-09 DRB.1)
The applicant is requesting final approval to convert the former theatre to a climate controlledself-storage building.

V. Discussion

VI. Update of pending applications/status of approved projects.

VII. Adjournment

Design Review Board
Meeting Minutes – July 9, 2020

1 CALL TO ORDER 0:18

A regular meeting of the Design Review Board was held via Zoom on Thursday, July 9, 2020.

2 ATTENDEES

Members in attendance: Rett Bullard (Chairman), Benjie Morillo (Vice-Chair), and Kimberly McFann.

Member absent: Witt Cox

Staff in attendance: Jeremy Tate (Meadors Architecture), Heather Space (City of Beaufort Planning Tech of Community and Economic Development).

3 REVIEW OF MINUTES 0:42

Motion: Mr. Morillo made a motion to approve the June 11, 2020 minutes; seconded by Ms. McFann. The motion passed unanimously.

All Design Review Board Meeting minutes are recorded, and can be found on the City's website at http://www.cityofbeaufort.org/AgendaCenter. Audio recordings are available upon request by contacting the City Clerk, Ivette Burgess at 843-525-7018 or by email at iburgess@cityofbeaufort.org.

4 OLD BUSINESS 1:05

A. The applicant, Tripp Armstrong from Beaufort Design Build, on behalf of Graham Trask, had applied for an application for new construction of a 16,300 square feet Harbor Freight retail store as part of a new development at 142 Robert Smalls Parkway, R122 029 000 103H 0000.

Motion: Mr. Bullard made a motion, pending color approval by the Board to see something on-site, like the Board suggested, showing the colors; pending approval that we will give staff our confirmation that we're good with it; and pending staff review of the other comments regarding the crown and drainage; seconded by Mr. Morillo. The motion passed unanimously.

DRAFT

5 NEW BUSINESS 36:08

A. The applicant, Thomas Michaels from SM7 Design, on behalf of the owner of HD Companies, had applied for an application for new construction of a new 116 room, 5-story hotel at 12 County Shed Road, R120 206 000 0160 0000. A future 2,300 square foot commercial building will be added in front of the hotel along Trask Parkway.

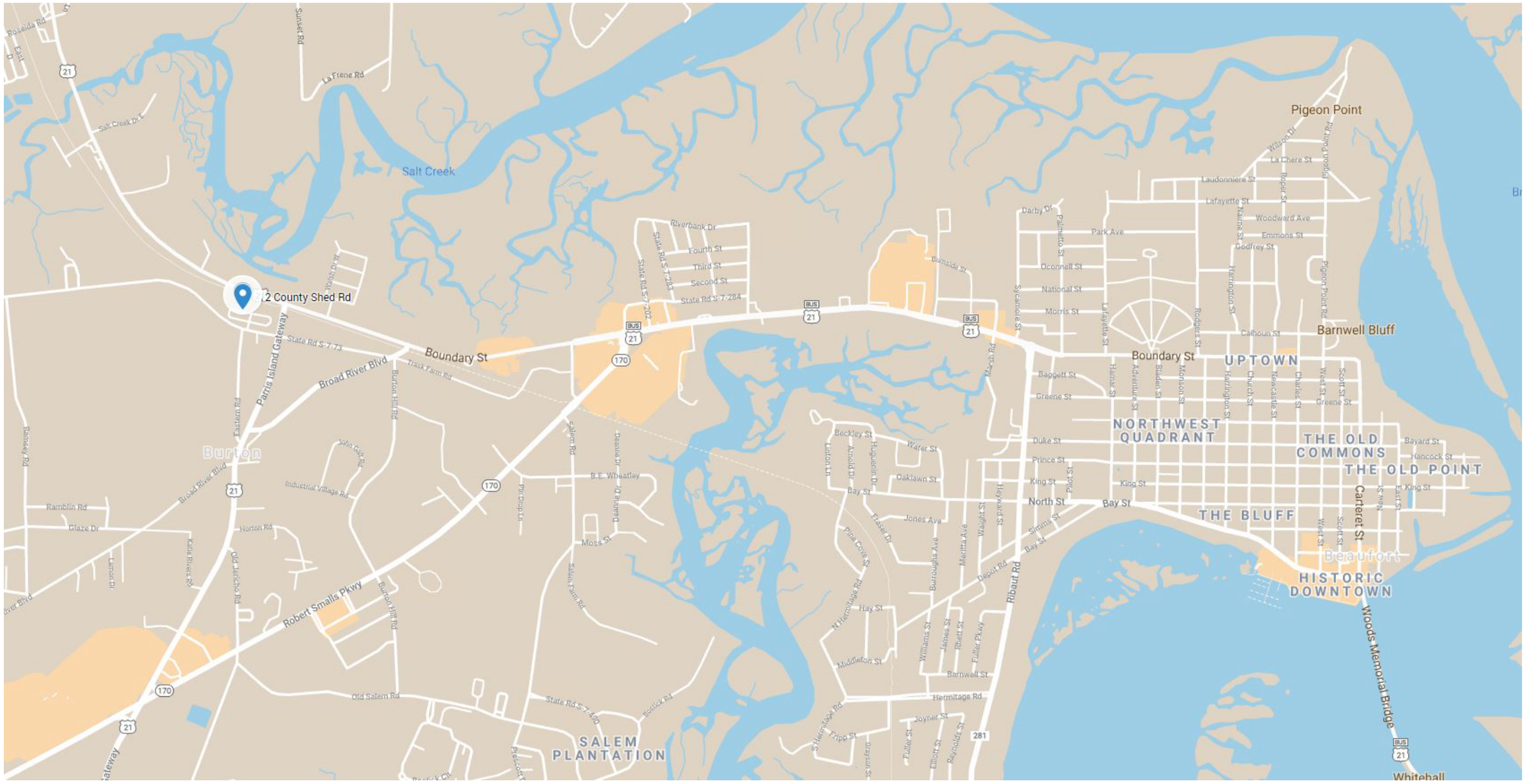
Motion: Ms. McFann made a motion to grant conceptual approval; seconded by Mr. Morillo. The motion passed unanimously.

6 ADJOURNMENT 56:17

Ms. McFann made a motion to adjourn the meeting; seconded by Mr. Morillo. The motion passed unanimously. The meeting ended at 2:56 p.m.

Chair

Date of approval



PROJECT LOCATION - 12 COUNTY SHED ROAD

TruTeam
Gale
Construction Services
NEW CONSTRUCTION
REMODELING
COMMERCIAL
Pro Disposal
8821-2333

TruTeam
Pro Disposal
321-2333

BERKSHIRE HATHAWAY HomeServices
Bay Street Realty Group
Commercial Division
FOR SALE
6 Acres | Commercial | Subdividable
Will Thurman
864-337-4089
Visit our website | BayStreetRealtyGroup.com
Todd McDaniel
843-263-1906

FOR SALE

GUEST
PARKING
USER
ASSUMES
ALL RISK
4X4

3658

GUEST
PARKING
USER
ASSUMES
ALL RISK

DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW BOARD APPLICATION

Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Application Fee:
$200/meeting
$500/special meeting

OFFICE USE ONLY: **Date Filed:** _____ **Application #:** _____ **Zoning District:** _____ **Arch. Survey? Y N**

Schedule: The Design Review Board (DRB) typically meets the 2nd Thursday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/design-review-board.aspx

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

Review Request: ☐ Conceptual ☑ Preliminary ☐ Final

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

Applicant, Property, and Project Information

Applicant Name: SM7 DESIGN LLC - THOMAS MICHAELS

Applicant Address: 1011 BAY ST. STE 314 - BEAUFORT, SC

Applicant E-mail: THOMAS@SM7DESIGN.COM Applicant Phone Number: 843-252-2454

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

Owner (if other than the Applicant): _____

Owner Address: _____

Project Name: DESAI HOTEL

Property Address: 12 COUNTY SHED ROAD - BEAUFORT, SC 29902

Property Identification Number *(Tax Map & Parcel Number)*: R 120 026 000 0160 000

Date Submitted: 7/16/2020

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: _____ Date: 7/16/2020

Owner's Signature: _____ Date: 7/16/2020

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

DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW BOARD APPLICATION
Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina, 29902
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www.cityofbeaufort.org

Required Project Information

Project Name: DESAI HOTEL

Property Size in Acres: _____ Proposed Building Use: HOTEL/COMMERCIAL

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
116 ROOM HOTEL/ 3600 SQ FT COMMERCIAL

# of Parking Spaces Required: SEE SITE # of Parking Spaces Provided: SEE SITE

Is this project a redevelopment project: Y N

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

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

CONTACT INFORMATION –

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

SM7 Design LLC
1011 Bay Street
Beaufort, SC 29902
843.900.1841

July 24th, 2020

Project Narrative

New Commercial Development – The Desai Hotel
12 County Shed Road
Beaufort, South Carolina

The project will consist of a new 116 room hotel on the site. The following is a brief narrative of the project:

Property Information
PIN: R120 026 000 0160 000
Address: 12 County Shed Road

Vicinity Map:

Zoning District
HC – Highway Commercial

Site Design:
The site location is part of the hotel development which includes the Home 2 Suites and the Tru Hotel which is under construction. The hotel is located along a planned and permitted secondary road parallel with the Tru hotel. The site configuration includes a new parking court and drop-off. Along the continued access road along the North of the property, a new 3,600 commercial building will be located and face Trask Parkway and include parking locations for food trucks.

The main vehicular access will be from Trask parkway along the access road which provide access to the parking court and the drop-off area. The parking area for the new development provides an additional 88 parking spaces. This provides an excess of 26 spaces of parking between the three hotels and commercial buildings. Additional parking information is illustrated on the submitted site plan. The site will also include bike racks for the hotel and commercial building. The dumpster location is at the rear of the property along Ice House Road similar to the other hotel buildings.

Building Design
The new building is a five-story wood structure. The first floor will contain meeting rooms, lobby and hotel check-in, fitness center and hotel back of house services. Floors two through five will contain a mix of double and king suites. The building will be constructed with a fire suppression system and provide a location for installation of a mobile emergency generator.

Tree Preservation
The majority of the trees were previously cleared from site, the following additional trees will need to be removed for the new development: 25 Magnolia, 15 Magnolia, 14 Magnolia, 15 Magnolia, 10 Magnolia, 16 Magnolia,24 Holly, 14 Palm, 10 Palm. Mitigation for removal of these trees will be addressed at final submittal with our landscape plans.

Wetlands
The proposed parcel does not contain any wetlands.

Fire Protection & Emergency Access
Access to the new building via vehicle is provided for 100% of the building sides from the parking lot and existing adjacent roads. The new building will be sprinkled. The site will be served by proposed fire hydrants connected to the BJWSA water system. A new fire department connection will be provided for the building.

Utilities
Existing offsite water and sewer, owned and maintained by BJSWA, will be confirmed and utilized for the subject property development. The new water line will contain domestic service for the new building, fire service for the new building, a new hydrant, and irrigation services for the lot. The new sewer main will provide services to the new building along with a service for the grease interceptor.

Electrical service will be provided by South Carolina Electric and Gas. A new transformer will likely be required onsite to serve the subject property.

Telephone and Cable services will be provided by Hargray Communications.

Stormwater Drainage
The subject property is a portion of a larger planned tract. The subject parcel will drain to this treatment area designed to meet or exceed SCDHEC/OCRM and City of Beaufort standards. On-

site runoff will be collected in a series of grate inlets and bioretention and conveyed directly into the master drainage pipe/ditch conveyance network located internal to the property.

Maintenance Responsibilities

The owner will be responsible for maintaining the development in accordance with all City requirements and guidelines.

Dedicated Improvements

All proposed improvements, outside of water and sewer services, will be owned and maintained as described above.

C/L US HWY 21 TRASK PARKWAY R/W VARIES (45 mph)

SCDOT R/W

EXISTING SPANISH MOSS PEDESTRIAN TRAIL

BJWSA/OLD SR R/W

15' BUILDING SETBACK

25' ACCESS EASEMENT

20'

"PARCEL F-1A"
FUTURE BUILDING
FFE: 28.65

5' WIDE CONCRETE SIDEWALK, TYP

BIKE RACK, TYP.

"PARCEL F-1"

"PARCEL F-2"

PERVIOUS CONCRETE, TYP.

18" STANDARD CURB & GUTTER, TYP.

ALL ACCESS DRIVES TO BE PRIVATELY MAINTAINED

STANDARD DUTY ASPHALT PAVING, TYP.

EXISTING HOTEL

DESAI HOTEL
FFE: 28.30

RETAINING WALL, TYP.

EXISTING BIORETENTION

"PARCEL D" BJWSA
PUMP STATION
1,600 SQ. FT.

SCDOT CLEAR SIGHT EASEMENT (WIDTH VARIES)

APPROX. EDGE OF PAVEMENT

S.C. HWY 73 COUNTY SHED ROAD 66' R/W (45 mph)

EASTERN RD

15' UTILITY EASEMENT

7.5' BUILDING SETBACK

C/L S.C. HWY 21 PARRIS ISLAND GATEWAY 90' R/W (35 mph)

EDGE OF HWY R/W

10' BUILDING SETBACK

SEWER MANHOLE
TP: 29.04
(AIR RELEASE VALVE)

BENCHMARK
BENCHTIE IN POWER POLE
ELEV. AT 31.77 (NAVD88)

PARKING CALCULATIONS

1. EXISTING HOTEL DEVELOPMENT
PARKING REQUIRED

HOTELS (1 SPACE PER ROOM X 191 ROOMS) = 191 SPACES

COMMERCIAL (1 SPACE PER 400 SF) (1,500 SF TOTAL) = 4 SPACES
20% REDUCTION = -39 SPACES

TOTAL PARKING REQUIRED = 156 SPACES

PARKING PROVIDED = 194 SPACES
EXCESS PARKING = 38 SPACES

2. PROPOSED HOTEL & COMMERCIAL

PARKING REQUIRED

HOTEL (1 SPACE PER ROOM X 116 ROOMS) = 116 SPACES

COMMERCIAL (1 SPACE PER 400 SF) (3,600 SF TOTAL) = 9 SPACES
20% REDUCTION = -25 SPACES

TOTAL PARKING REQUIRED = 100 SPACES
PARKING PROVIDED = 88 SPACES
PARKING DEFICIENCY = 12 SPACES

EXCESS PARKING FROM EXISTING HOTELS = 38 SPACES
EXCESS PARKING AFTER PROPOSED CONSTRUCTION = 26 SPACES

NO.	REVISION DESCRIPTION	DATE
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SOUTH CAROLINA
EMC ENGINEERING SERVICES, INC
No. 000723
CERTIFICATION OF AUTHORIZATION

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 20294
BENJAMIN W. LOCKHART

30' 15' 0' 30'
GRAPHIC SCALE: 1" = 30'

EMC ENGINEERING SERVICES, INC.
10 Chatham Center South, Suite 100
Savannah, GA 31405
Ph: (912) 232-6533
Fax: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

STAKING PLAN

DESAI HOTEL
12 COUNTY SHED ROAD
BEAUFORT, SOUTH CAROLINA
Prepared for:
HD COMPANIES

PROJECT NO.:	20-0074
DRAWN BY:	CPR
DESIGNED BY:	CPR
SURVEYED BY:	WARD EDWARDS
SURVEY DATE:	2016
CHECKED BY:	BWL
SCALE:	1" = 30'
DATE:	JUNE 2020

SHEET
5
OF X

O:\2020\20-0074 DESAI HOTEL BEAUFORT SC\DWG\20-0074C_BOT.DWG 7/16/2020 1:21 PM

C/L US HWY 21 TRASK PARKWAY R/W VARIES (45 mph)

SCDOT R/W

EXISTING SPANISH MOSS PEDESTRIAN TRAIL

BJWSA/OLD SR R/W

15' BUILDING SETBACK

SSMH
TOP: 26.35
IE OUT (W): 15.63
BJWSA #SP68-007
OUTSIDE DROP
IE: 22.00
IE: 15.83

25' ACCESS EASEMENT

42 LF 6" PVC SS @ S=2.00%

SANITARY SEWER CLEANOUT (TYP.)

8 LF 6" PVC SS @ S=2.00%
IE: 23.00
IE: 23.00
1,000 GAL. PRECAST GREASE INTERCEPTOR
IE: 23.20
IE: 23.44
12 LF 6" PVC SS @ S=2.00%

"PARCEL F-1A"
FUTURE BUILDING
FFE: 28.65

40 LF 2" PVC DOMESTIC SERVICE WATER LATERAL

CONNECT TO EXISTING 6" PVC WATER MAIN W/ TAPPING SADDLE & VALVE IN MANHOLE

"PARCEL F-1"

"PARCEL F-2"

CONNECT TO EXISTING 6" PVC WATER MAIN STUB OUT; DIP FIRE LINE 2013 NFPA 13 REQUIREMENTS - SEE FIRE PROTECTION DESIGN (BY OTHERS) FOR SPECIFICATIONS OF PIPE & BACKFLOW PREVENTION (INSIDE OF BUILDING) ON BUILDING SIDE OF P.I.V.

8 LF 6" DIP FIRE SERVICE WATER LATERAL

6" POST INDICATOR VALVE (WALL MOUNTED)

WATER METER BY BJWSA

EXISTING HOTEL

18 LF 4" PVC DOMESTIC SERVICE WATER LATERAL

CONNECT TO EXISTING 6" PVC WATER MAIN W/ TAPPING SLEEVE & VALVE IN MANHOLE

DESAI HOTEL
FFE: 28.30

EXISTING BIORETENTION

"PARCEL D" BJWSA PUMP STATION 1,600 SQ. FT.

IE: 25.80

32 LF 6" PVC SS @ S=2.00%

1,000 GAL. PRECAST GREASE INTERCEPTOR

IE: 25.16

SANITARY SEWER CLEANOUT (TYP.)

24 LF 6" PVC SS @ S=2.00%

SSMH
TOP: 29.40
IE OUT (W): 15.47
BJWSA #SP68-025
OUTSIDE DROP
IE: 24.68
IE: 15.67

EXISTING IRRIGATION WELL

15' UTILITY EASEMENT

7.5' BUILDING SETBACK

SCDOT CLEAR SIGHT EASEMENT (WIDTH VARIES)

APPROX. EDGE OF PAVEMENT

S.C. HWY 73 COUNTY SHED ROAD 66' R/W (45 mph)

EASTERN RD

C/L S.C. HWY 21 PARRIS ISLAND GATEWAY 90' R/W (35 mph)

EDGE OF HWY R/W

SEWER MANHOLE
TP: 29.04
(AIR RELEASE VALVE)

BENCHMARK
BENCHTIE IN POWER POLE
ELEV. AT 31.77 (NAVD88)

10' BUILDING SETBACK

NO.	REVISION DESCRIPTION	DATE
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UTILITY PLAN

DESAI HOTEL

12 COUNTY SHED ROAD
BEAUFORT, SOUTH CAROLINA

Prepared for:
HD COMPANIES

PROJECT NO.:	20-0074
DRAWN BY:	CPR
DESIGNED BY:	CPR
SURVEYED BY:	WARD EDWARDS
SURVEY DATE:	2016
CHECKED BY:	BWL
SCALE:	1" = 30'
DATE:	JUNE 2020

SHEET
7
OF X

O:\2020\20-0074 DESAI HOTEL BEAUFORT SC\DWG\20-0074C_B01.DWG 7/16/2020 1:21 PM

C/L US HWY 21 TRASK PARKWAY R/W VARIES (45 mph)

PE-B3
I.E. OUT:15.72
RCP BEVELED END
SCDOT #719-610-00

SCDOT R/W

EXISTING SPANISH MOSS PEDESTRIAN TRAIL

SCDOT R/W

SDGI-A4a
FR:19.00
I.E. IN:13.76
I.E. OUT:13.76

9 LF 15" RCP
S=1.24%

SDCI-A3
FR:21.08
I.E. IN:13.64
I.E. OUT:13.64

30" RCP
S=0.52%

SDCI-A4
FR:21.09
I.E. IN:14.26 (4"RCP)
I.E. IN:14.26 (8"RCP)
I.E. OUT:13.76

SDCI-A5
FR:19.55
FG:19.00
I.E. IN:16.45
I.E. IN:15.16
I.E. OUT:14.41

24" RCP
S=0.56%

164 LF 24" RCP
S=1.00%

SDCI-A7A
FR:23.75
I.E. OUT:18.50

23 LF 15" RCP
S=0.57%

SDCI-A7
FR:23.89
I.E. IN:18.37
I.E. OUT:15.90

24" RCP

15" RCP

24" RCP

CURB INLET
TOP:25.94
IE OUT (S):20.94

89 LF 24" RCP @ 0.50%

GI 4
TOP: 27.10
IE IN (SE): 18.59
IE OUT (W): 18.59

CI 3
TOP: 28.05
IE OUT (S): 19.15

35 LF 24" RCP @ 0.50%

25' ACCESS EASEMENT

78 LF 24" RCP @ 0.50%

"PARCEL F-1A"
FUTURE BUILDING
FFE: 28.65

CURB INLET
TOP:25.90
IE IN (SE):17.93
IE IN (N):20.82
IE OUT (W):17.93

CURB INLET
TOP:26.13
IE IN (S):18.14
IE OUT (NW):18.14

CORE DRILL
IE IN (E): 18.14

CI 1
TOP: 28.05
IE IN (SW): 18.98
IE IN (N): 18.98
IE OUT (NW): 18.98

34 LF 24" RCP @ 0.50%

CI 2
TOP: 27.82
IE IN (S): 19.15
IE OUT (NE): 19.15

"PARCEL F-1"

"PARCEL F-2"

109 LF 24" RCP @ 0.50%

GI 3
TOP: 27.37
IE IN (S): 19.69
IE OUT (N): 19.69

82 LF 24" RCP @ 0.50%

GI 2
TOP: 27.37
IE IN (S): 20.10
IE OUT (N): 20.10

58 LF 24" RCP @ 0.50%

GI 1
TOP: 27.49
IE OUT (N): 20.39

91 LF 15" RCP
S=0.44%

SDGI-A5A
FR:19.50
FG:19.00
I.E. IN:16.12
I.E. OUT:15.56

4" PERFORATED PIPE (12" COVER) W/ CAPPED CLEANOUT AT FINISHED GRADE

125 LF 24" RCP
S=0.25%

76 LF 15" RCP
S=0.39%

EXISTING BIORETENTION

BIORETENTION #2
25 YR = 19.52'
100 YR = 19.70'
T.O.B. = 20.00'
B.O.B. = 19.00'

EXISTING BIORETENTION

SDGI-A6
FR:19.86
FG:19.00
I.E. OUT:16.76

SDGI-A5B
FR:19.60
FG:19.00
I.E. OUT:16.50

4" PERFORATED PIPE (12" COVER) W/ CAPPED CLEANOUT AT FINISHED GRADE

BIORETENTION #3
25 YR = 19.64'
100 YR = 19.91'
T.O.B. = 20.00'
B.O.B. = 19.00'

EXISTING BIORETENTION

BIORETENTION #4
25 YR = 19.64'
100 YR = 19.94'
T.O.B. = 20.00'
B.O.B. = 19.00'

EXISTING BIORETENTION

EXISTING HOTEL

RETAINING WALL, TYP.

DESAI HOTEL
FFE: 28.30

CURB INLET
TOP:26.46
IE IN (W):19.34
IE OUT (N):19.34

24" RCP

CURB INLET
TOP:26.46
IE OUT (E):19.46

"PARCEL D" BJWSA
PUMP STATION
1,600 SQ. FT.

PE-D1
I.E. OUT:16.17

SCDOT CLEAR SIGHT EASEMENT (WIDTH VARIES)

APPROX. EDGE OF PAVEMENT

APPROX. EDGE OF PAVEMENT

APPROX. EDGE OF PAVEMENT

S.C. HWY 73 COUNTY SHED ROAD 66' R/W (45 mph)

EASTERN RD

15' UTILITY EASEMENT

7.5' BUILDING SETBACK

APPROX. EDGE OF PAVEMENT

APPROX. EDGE OF PAVEMENT

BENCHMARK
BENCHTIE IN POWER POLE
ELEV. AT 31.77 (NAVD88)

SEWER MANHOLE
FR: 29.04
(AIR RELEASE VALVE)

10' BUILDING SETBACK

PARRIS ISLAND GATEWAY 90' R/W (35 mph)

C/L S.C. HWY 21

EDGE OF HWY R/W

NO.	REVISION DESCRIPTION	DATE
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LICENSED PROFESSIONAL ENGINEER
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DRAINAGE PLAN

DESAI HOTEL

12 COUNTY SHED ROAD
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HD COMPANIES

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C/L US HWY 21 TRASK PARKWAY R/W VARIES (45 mph)

SCDOT R/W

EXISTING SPANISH MOSS PEDESTRIAN TRAIL

SCDOT R/W

BJWSA/OLD SR R/W

15' BUILDING SETBACK

25' ACCESS EASEMENT

"PARCEL F-1A"
FUTURE BUILDING
FFE: 28.65

"PARCEL F-1"

"PARCEL F-2"

EXISTING HOTEL

DESAI HOTEL
FFE: 28.30

RETAINING WALL, TYP.

EXISTING BIORETENTION

EXISTING BIORETENTION

EXISTING BIORETENTION

EXISTING BIORETENTION

EXISTING BIORETENTION

"PARCEL D" BJWSA
PUMP STATION
1,600 SQ. FT.

SCDOT CLEAR SIGHT EASEMENT (WIDTH VARIES)

APPROX. EDGE OF PAVEMENT

APPROX. EDGE OF PAVEMENT

APPROX. EDGE OF PAVEMENT

APPROX. EDGE OF PAVEMENT

S.C. HWY 73 COUNTY SHED ROAD 66' R/W (45 mph)

EASTERN RD

C/L S.C. HWY 21 PARRIS ISLAND GATEWAY 90' R/W (35 mph)

EDGE OF HWY R/W

SEWER MANHOLE
TP: 29.04
(AIR RELEASE VALVE)

BENCHMARK
BENCHTIE IN POWER POLE
ELEV. AT 31.77 (NAVD88)

15' UTILITY EASEMENT

7.5' BUILDING SETBACK

10' BUILDING SETBACK

30' BUILDING SETBACK

NO.	REVISION DESCRIPTION	DATE
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SOUTH CAROLINA
EMC ENGINEERING SERVICES, INC
No. 000723
CERTIFICATION OF AUTHORIZATION

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
BENJAMIN W. LOCKHART
No. 20294

30' 15' 0' 30'
GRAPHIC SCALE: 1" = 30'

EMC ENGINEERING SERVICES, INC.
10 Chatham Center South, Suite 100
Savannah, GA 31405
Ph: (912) 232-6533
Fax: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com
CIVIL
MARINE
ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

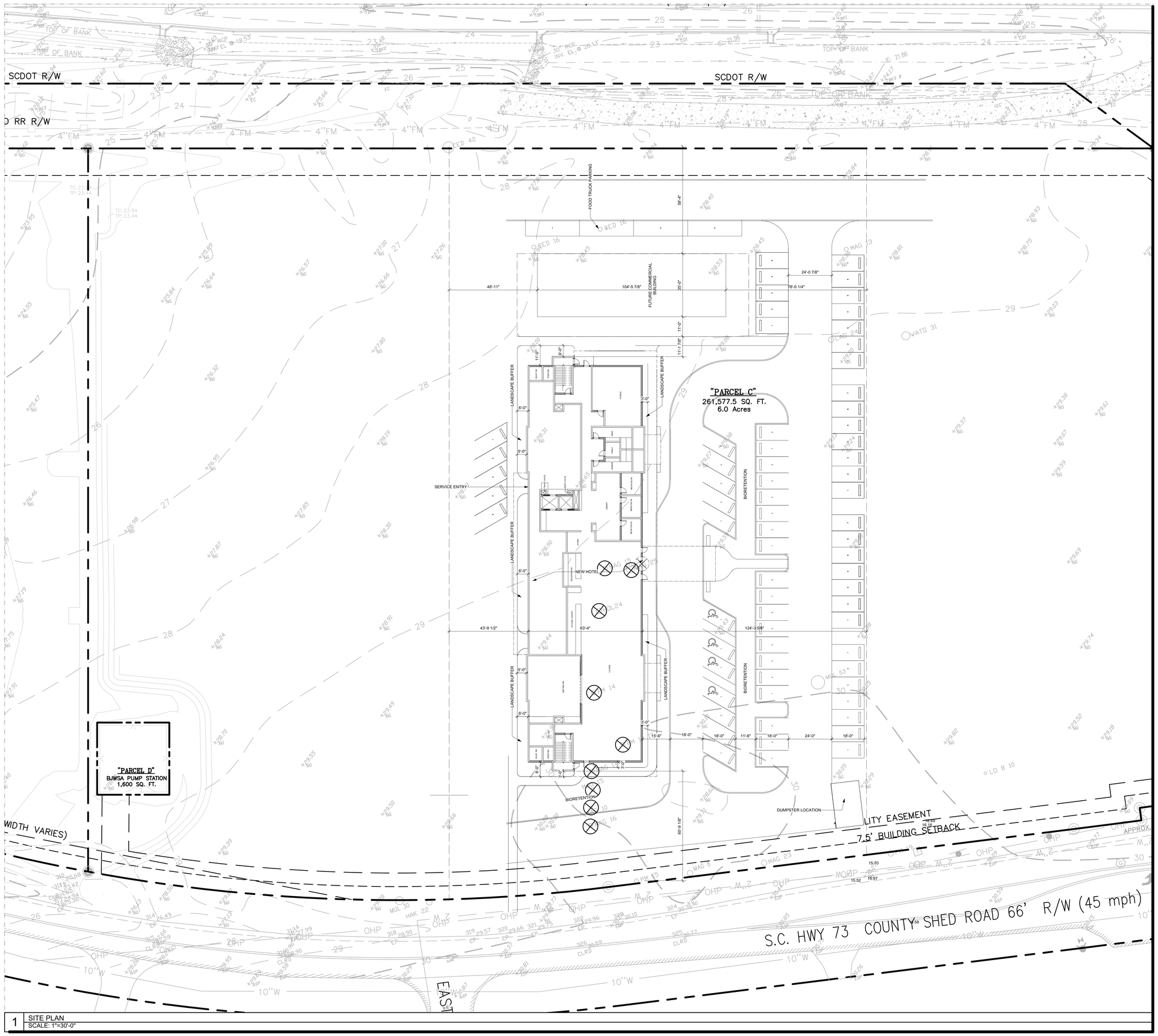
PAVING & GRADING PLAN

DESAI HOTEL
12 COUNTY SHED ROAD
BEAUFORT, SOUTH CAROLINA
Prepared for:
HD COMPANIES

PROJECT NO.:	20-0074
DRAWN BY:	CPR
DESIGNED BY:	CPR
SURVEYED BY:	WARD EDWARDS
SURVEY DATE:	2016
CHECKED BY:	BWL
SCALE:	1" = 30'
DATE:	JUNE 2020

SHEET
11
OF X

O:\2020\20-0074 DESAI HOTEL BEAUFORT SC\DWG\20-0074C_B01.DWG 7/16/2020 1:22 PM



1 SITE PLAN
SCALE: 1"=30'-0"

PARKING INFORMATION

EXISTING HOTEL DEVELOPMENT

PARKING REQUIRED	
HOTELS (1 PER ROOM AT 191 ROOMS)	191
COMMERCIAL (1 PER 400 GROSS AT 1,500)	4
20% REDUCTION	(39)
PARKING PROVIDED	194
EXCESS PARIKING	38

NEW DEVELOPMENT

REQUIRED PARKING	
HOTEL (1 PER ROOM AT 116 ROOMS)	116
COMMERCIAL (1 PER 400 GROSS AT 3,600)	9
20% REDUCTION	(25)
TOTAL PARKING REQUIRED	100
PARKING PROVIDED	88
PARKING DEFICIENCY	(12)
EXCESS FROM HOTELS	38
TOTAL PARKING EXCESS	26

NOTE: PARKING CALCULATINOS DO NOT INCLUDE SSPACES DESIGNATED FOR FOOD TRUCK PARKING

IMPERVIOUS AREA

SITE: 4.04 ACRES

IMPERVIOUS: 1.08 ACRES - 27%

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architecture + planning
SM7 DESIGN LLC
1011 BAY STREET, STE 314
BEAUFORT SC 29002

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PROJECT:
THE DESAI HOTEL

ADDRESS:
BEAUFORT, SC

ISSUE / REVISION:

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DRAWN BY:	T. MICHAELS
REVIEWED BY:	D. SKLAR
PROJECT ID:	20-012

SHEET TITLE:
OVERALL SITE PLAN - TREE REMOVAL

N

A001

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C/L US HWY 21 TRASK PARKWAY R/W VARIES (45mph)

C/L US HWY 21 TRASK PARKWAY R/W VARIES (45 mph)

SCDOT R/W

SCDOT R/W

SCDOT R/W

BJW&SA/OLD RR R/W

15' BUILDING SETBACK

10' BUILDING SETBACK

"PARCEL A"
27,276.8 SQ. FT.
0.6 Acres

30' WETLAND BUFFER

"PARCEL B"
130,680.0 SQ. FT.
3.0 Acres

25' ACCESS EASEMENT

25' ACCESS EASEMENT

"PARCEL C"
261,577.5 SQ. FT.
6.0 Acres

TO BUILDING SETBACK

C/L US HWY 21 TRASK PARKWAY R/W VARIES (45 mph)

75' BUILDING SETBACK

S.C. HWY 73 COUNTY SHED ROAD 66' R/W (45 mph)

SCDOT CLEAR SIGHT EASEMENT (WIDTH VARIES)

"PARCEL D"
SUMSA PUMP STATION
1,600 SQ. FT.

15' UTILITY EASEMENT

7.5' BUILDING SETBACK

APPROX. EDGE OF PAVEMENT

OLD EDGE OF PAVEMENT

BENCHMARK
BENCHMARK IN POWER POLE
ELEV. AT 31.77 (NAVD88)

S.C. HWY 73 COUNTY SHED ROAD 66' R/W (45 mph)

EASTERN RD

LEGEND

- BENCHMARK
- 1" PIPE WITH CAP FOUND
- CURB INLET MANHOLE
- CONCRETE PAD
- ELEC. METER
- GRATE INLET
- GAS VALVE
- GAS METER
- POWER POLE
- SIGN
- SANITARY MANHOLE
- SEWER MARKER
- TELEPHONE BOX
- SEWER STUBOUT
- WATER STUBOUT

TREE LEGEND

CED	CEDAR
CHR	CHERRY
DW	DOGWOOD
GUM	GUM
HAK	HACKBERRY
HIC	HICKORY
HOL	HOLLY
LAO	LAUREL OAK
LO	LIVE OAK
MAG	MAGNOLIA
MAP	MAPLE
MUL	MULBERRY
OK	MISC. OAK
PEC	PECAN
PM	PALM
PN	PINE
WATO	WATER OAK

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 59°50'18" W	46.80'
L2	S 11°11'09" W	7.00'
L3	N 39°54'30" E	94.62'
L4	N 18°32'47" E	91.83'
L5	S 71°33'54" E	22.34'
L6	N 66°45'39" E	50.34'
L7	N 47°02'43" E	21.56'
L8	N 30°49'59" W	40.87'
L9	N 75°24'51" E	25.86'
L10	N 16°27'41" E	48.31'
L11	N 34°29'39" W	42.44'
L12	N 71°19'34" W	39.29'

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	ARC
C1	N 79°10'59" W	73.26'	5691.29'	73.26'
C2	N 78°37'29" W	37.71'	5698.29'	37.71'
C3	N 62°04'36" W	530.62'	942.00'	537.89'
C4	N 46°24'29" W	23.79'	987.93'	23.79'
C5	N 48°02'39" W	32.63'	987.93'	32.63'

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION SGC ENGINEERING, LLC No.4654

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

JOHN H. GRAY, P.L.S. # 26954

TREE & TOPOGRAPHIC SURVEY
SHOWING
R120-026-000-0160-0000
LOCATED IN
THE CITY BEAUFORT, SOUTH CAROLINA
PREPARED FOR
DJ DESAI
DATED: 1/21/2016
SCALE: 1" = 40'

0 40 80 Feet

IF THIS SHEET IS LESS THAN 22" X 34" IT IS A REDUCED PRINT, SCALE ACCORDINGLY

FOR CONSTRUCTION

SOUTH CAROLINA PROFESSIONAL ENGINEER JOHN H. GRAY No. 22816 LICENSED 1/8/19

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION WARD EDWARDS, INC. No. C00152

NO.	DESCRIPTION	DATE
1	PLAN REVISIONS	
2		
3		
4		
5		
6		
7		

Ward Edwards ENGINEERING
P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910
PH (843) 837-5250 / FAX (843) 837-2558
WWW.WARDEDWARDS.COM

TRU HOTEL
CITY OF BEAUFORT, SOUTH CAROLINA
HD COMPANIES
BEAUFORT, SOUTH CAROLINA

EXISTING CONDITIONS PLAN

☐ NOT FOR CONSTRUCTION
☑ RELEASED FOR CONSTRUCTION

PROJECT #:	140217C
DATE:	02/12/18
DESIGNED BY:	CAT
CHECKED BY:	PRM
SCALE:	1"=40'

SHEET
C101

1 FRONT ELEVATION
Scale: Actual Size

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PROJECT:
DESAI HOTEL - BEAUFORT

ADDRESS:
12 COUNTY SHED ROAD
BEAUFORT, SC 29902

ISSUE / REVISION:

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DRAWN BY:	T. Michaels
REVIEWED BY:	T. Michaels
PROJECT ID:	20-012

SHEET TITLE:
COLOR RENDERING

A902

2 REAR ELEVATION
Scale: 1.25X

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DRAWN BY:	T. Michaels
REVIEWED BY:	T. Michaels
PROJECT ID:	20-012

SHEET TITLE:
COLOR RENDERING 2

A903

3 SIDE ELEVATION
Scale: Actual Size

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ADDRESS:
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DRAWN BY:	T. Michaels
REVIEWED BY:	T. Michaels
PROJECT ID:	20-012

SHEET TITLE:
COLOR RENDERING 3

A904

1 [Drawing Title]
Scale: Actual Size

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PROJECT:
DESAI HOTEL - BEAUFORT

ADDRESS:
12 COUNTY SHED ROAD
BEAUFORT, SC 29902

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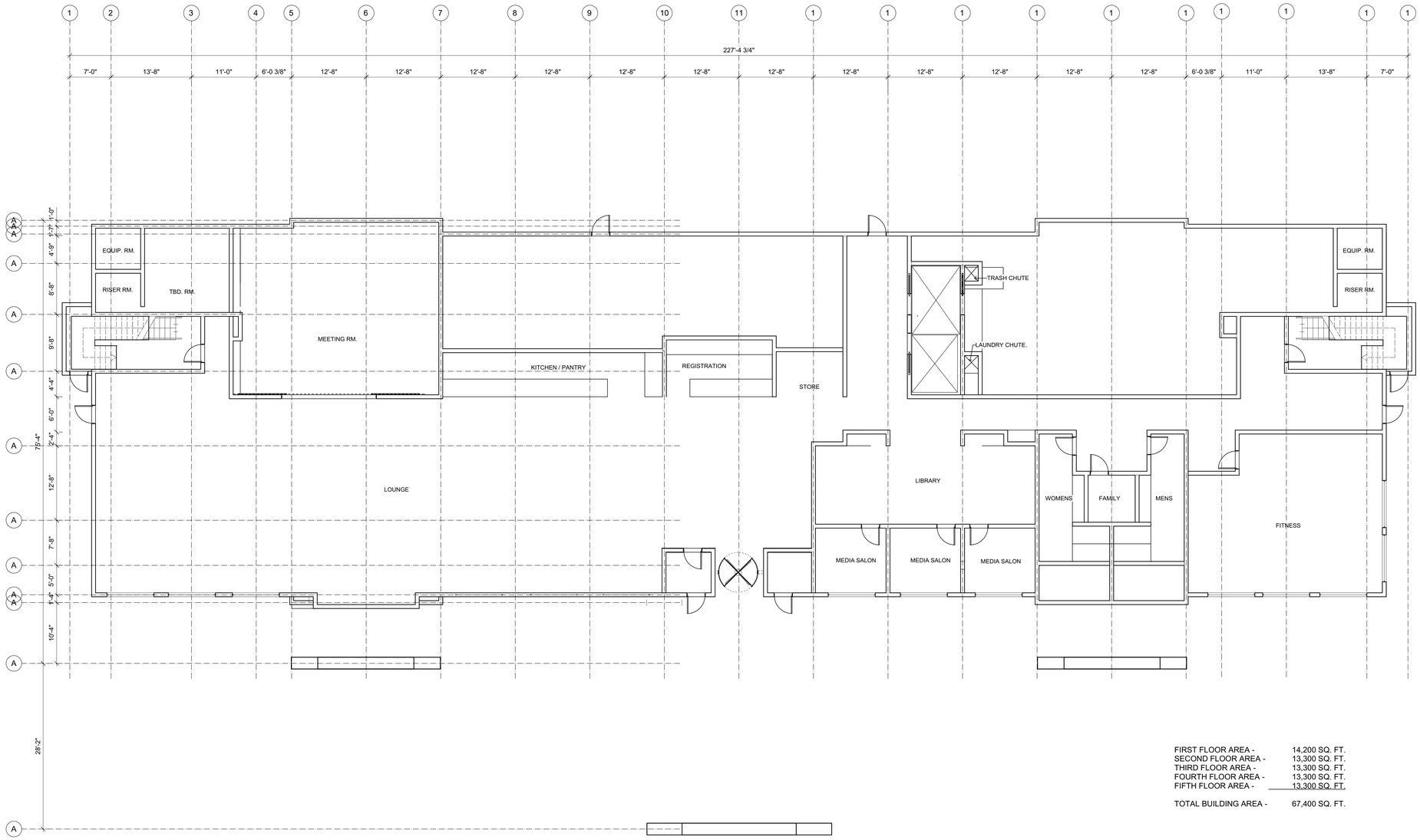
DRAWN BY:	T. Michaels
REVIEWED BY:	T. Michaels
PROJECT ID:	20-012

SHEET TITLE:
COLOR RENDERING

A905

fiverr®



FIRST FLOOR AREA -	14,200 SQ. FT.
SECOND FLOOR AREA -	13,300 SQ. FT.
THIRD FLOOR AREA -	13,300 SQ. FT.
FOURTH FLOOR AREA -	13,300 SQ. FT.
FIFTH FLOOR AREA -	13,300 SQ. FT.
TOTAL BUILDING AREA -	67,400 SQ. FT.

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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DESAI HOTEL

ADDRESS:
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ISSUE / REVISION:

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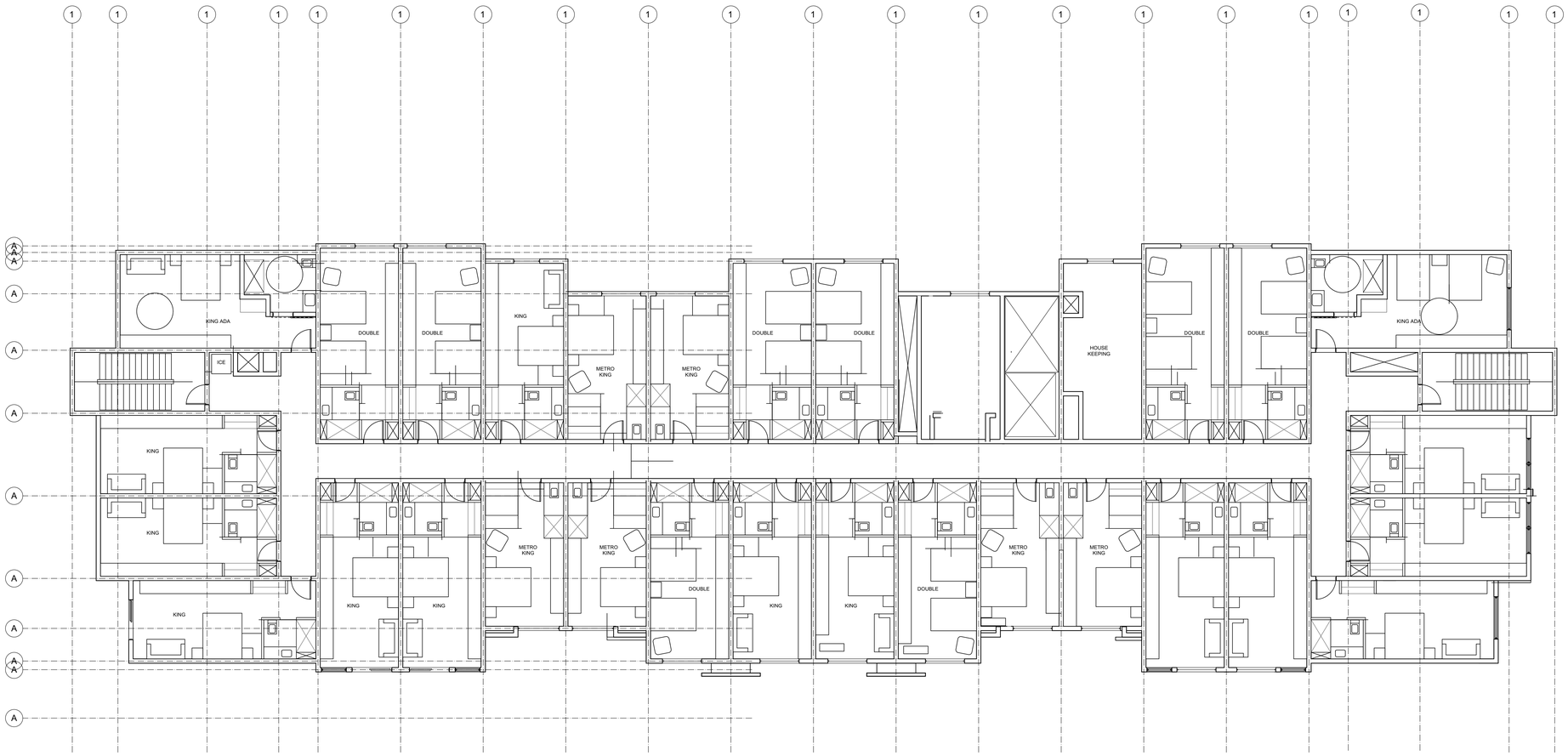
DRAWN BY:	T. Michaels
REVIEWED BY:	T. Michaels
PROJECT ID:	PROJECT ID

SHEET TITLE:

FIRST FLOOR

N

A101



FIRST FLOOR AREA -	14,200 SQ. FT.
SECOND FLOOR AREA -	13,300 SQ. FT.
THIRD FLOOR AREA -	13,300 SQ. FT.
FOURTH FLOOR AREA -	13,300 SQ. FT.
FIFTH FLOOR AREA -	13,300 SQ. FT.
TOTAL BUILDING AREA -	67,400 SQ. FT.

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

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DESAI HOTEL

ADDRESS:
BEAUFORT, SC

ISSUE / REVISION:

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DRAWN BY:	T. Michaels
REVIEWED BY:	T. Michaels
PROJECT ID:	PROJECT ID

SHEET TITLE:

SECOND FLOOR - FIFTH FLOOR

A102

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

CONCEPTUAL SUBMISSION

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

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TEST PROJECT TITLE

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DRAWN BY:
REVIEWED BY:
PROJECT ID: PROJECT ID
SHEET TITLE:

ELEVATIONS

A301

ORIGINAL SHEET SIZE: 30x42 0 1 2 IN

3 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

CONCEPTUAL SUBMISSION

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

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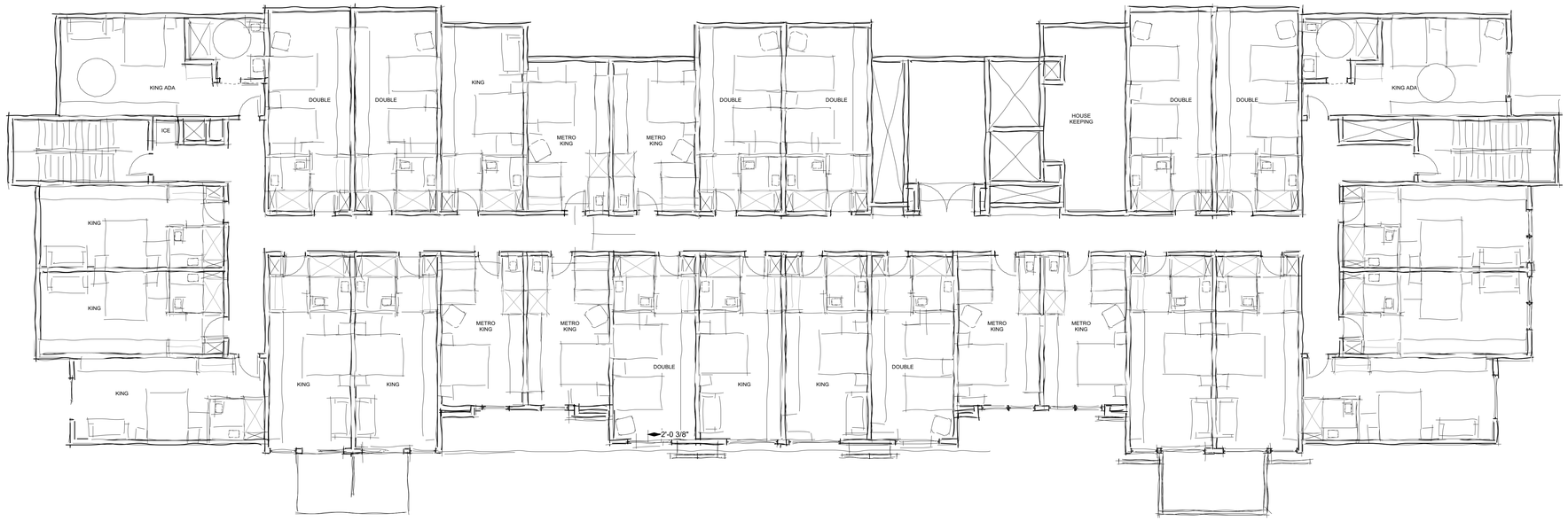
DRAWN BY:
REVIEWED BY:
PROJECT ID: PROJECT ID

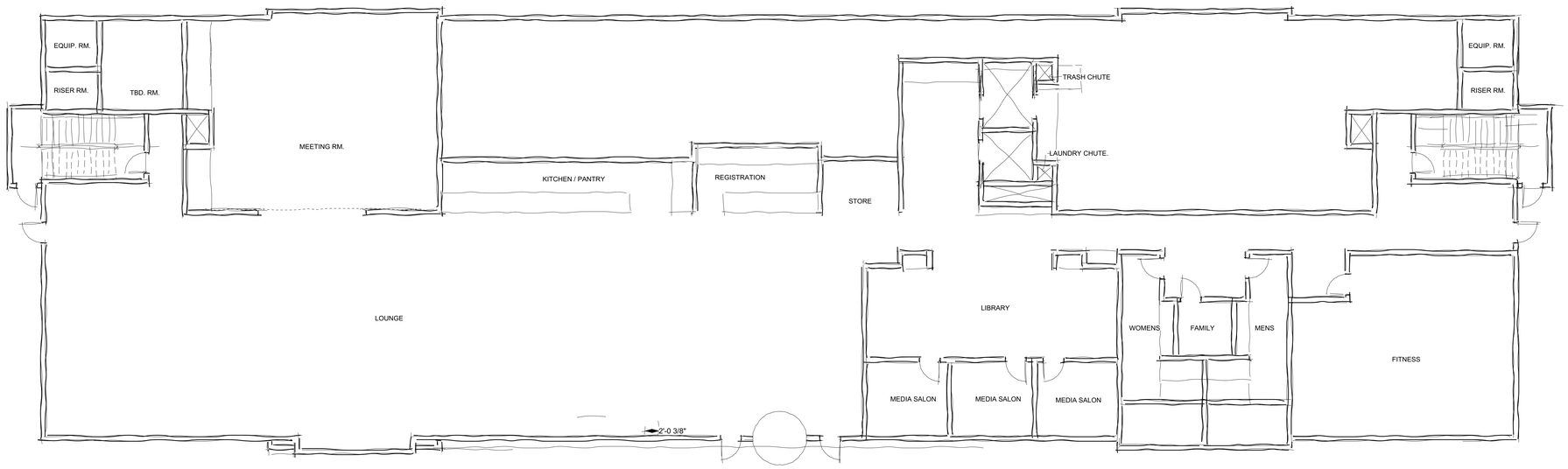
SHEET TITLE:
ELEVATIONS

A302

ORIGINAL SHEET SIZE: 30x42 0 1 2 IN



2 TYPICAL FLOOR (2-5)
SCALE: 1/8" = 1'-0"



CONCEPTUAL SUBMISSION

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

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TEST PROJECT TITLE

ADDRESS:
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DRAWN BY:
REVIEWED BY:
PROJECT ID: PROJECT ID
SHEET TITLE:

PLANS

A201

ORIGINAL SHEET SIZE: 30x42
0 1 2 IN

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NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

PROJECT:
TEST PROJECT
TITLE

ADDRESS:
TEST PROJECT
ADDRESS

ISSUE / REVISION:

CONCEPTUAL SUBMISSION

1 PARTIAL STREETSCAPE
SCALE: 3/32" = 1'-0"

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DRAWN BY:
REVIEWED BY:
PROJECT ID: PROJECT ID

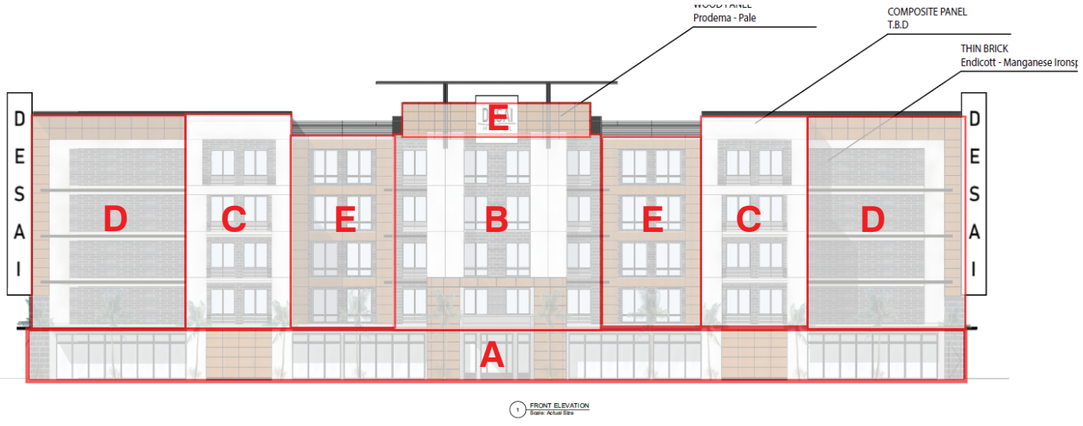
SHEET TITLE:
PARTIAL
STREETSCAPE

A303

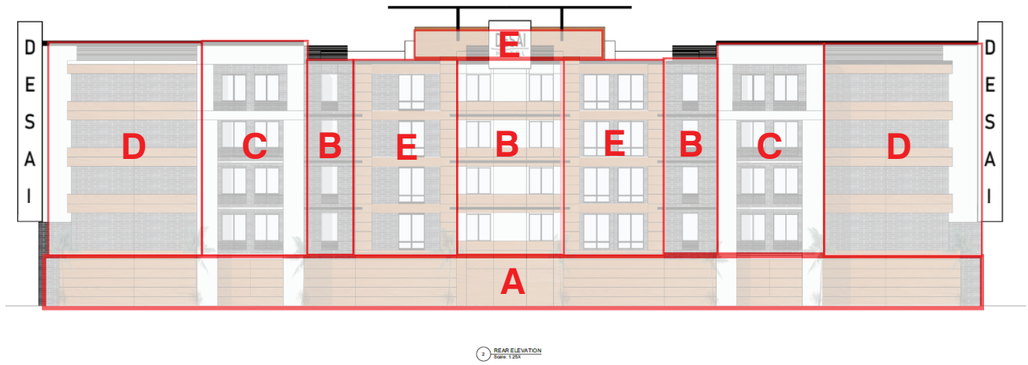
ORIGINAL SHEET SIZE: 30x42
0 1 2 IN

STAFF ILLUSTRATION

FRONT



REAR



Design Review Board Meeting Staff Report

From the Department of Community and Economic Development
13 August 2020

1 SUMMARY OF REQUEST

The applicant, Thomas Michaels of SM7 Design, on behalf of the owner, is requesting Preliminary Approval to construct a new 116 room, 5-Story hotel structure on County Shed Road in the T5-UC/RMX Zoning District. A future 3600 sf commercial building will be added in front of the hotel along Trask Parkway.

Background: This project received Conceptual Approval at the 2020 July DRB Meeting.

2 FACTS

Property Address:	**12 County Shed Road**
Parcel ID:	**R120 026 000 0160 0000**
Applicant:	**Thomas Michaels, SM7 Design**
Type of Request:	**New Construction, hotel building**
Zoning:	**T5-UC/RMX**
Use:	**Hotel Sale-oriented Commercial Use Category**

District Development Standards for RMX:

- Principal Front Setback: 10ft min – 60ft Max
- Side setback corner lot: 10ft min
- Side setback interior: 10ft min
- Rear setback: 15ft min
- Impervious surface coverage: 65% Max
- Building Height: 4 stories

District Development Standards for T5-UC:

- Principal Front Setback: 0ft min – 15ft Max
- Side setback corner lot: 0ft min – 15ftMax
- Side setback interior: 0ft min
- Rear setback: 5ft min
- Impervious surface coverage: 100% Max
- Building Height: 5 stories
- Frontage Buildout: 60

References

The Beaufort Code, rev. 2018

3 STAFF COMMENTS

1. The applicant has noted that nine trees will be removed from the property that are above 8" caliper at DBH. The applicant has stated that these will be addressed in the final submission with landscape plans. Two of the nine trees to be removed are 24" DBH or greater: a 25" Magnolia, and a 24" Holly. Per the DRB checklist, a certified arborist report must be submitted for all trees 24" DBH or greater. This was not included with this submission and must be included with the next submission.

2. The front elevation of this building is positive and gives a nice balance of solid vs. void, while also beginning to set up a harmonious hierarchy of materials. The other facades, however, are not as successful. All elevations should have a plinth (base) as well as a disciplined approach for how wood, composite, and brick are placed in relation to one another. This will help to create a building with harmonious materials that comply with the intent of Section 4.6.4.D.2.c of the Beaufort Code: Facades that are visible from streets, parks, squares, waterways, significant pedestrian spaces, or primary vehicular access points or parking areas shall be in harmony with each other in terms of scale, proportion, detailing, material, color, and design.

3. Once the materials of the front façade are fully resolved, the same language of materials used on the front façade should be used on all other facades. Please reference the provided Staff Illustration for an area diagram that calls out the different sections of the building to clarify the comments below:

    - Section A includes the entire first floor of the building. The first level should be thought of as a "plinth" on which all above elements reside. Where windows are not present, the materiality of the "plinth" should be visually "solid" and "heavy". On the front elevation, the use of the wood panels at the ground level is not appropriate, as the wood panels appear visually "light" as cladding. Similarly, the first floor on the rear of the building is mostly wood, which is in conflict of the visually "heavy" brick and composite above. Staff recommends using the composite material as the primary material on the first level of the building on all elevations. The canopy on the front elevation should be the composite material rather than wood. The areas of the plinth below sections "C" should not be wood, since a heavier material is used above them. These areas should be the composite material instead.

    - The other sections (B – E) on the front façade are successful and in harmony with each other in terms of scale and materiality. The application of materials here should be matched in the corresponding sections on the rear façade.

    - Staff believes that once the rear façade uses the same language and hierarchy of the front façade, the north and south sides of the building will be resolved and coherent with the rest of the building. Currently, the materials shown on the side elevations are not consistent with the materials shown on the front and rear elevations.

4. Staff also recommends adding fenestration wherever possible on the rear façade to help the building to comply with section 4.6.4.D.2.a-b of the Beaufort Code: Facades that are visible from streets, parks, squares, waterways, significant pedestrian spaces, or primary vehicular access points or parking areas shall not include expanses of blank walls (without any transparent windows or doors) of 20 linear feet or greater. [These facades shall also be] divided into architecturally distinct sections or bays with similar proportions. The bays should average no greater than 35 linear feet wide..." The rear façade should be restudied, and the large expanse in the center of this façade at the ground level

should be further broken up to eliminate the wide expanse of blank wall in this area.

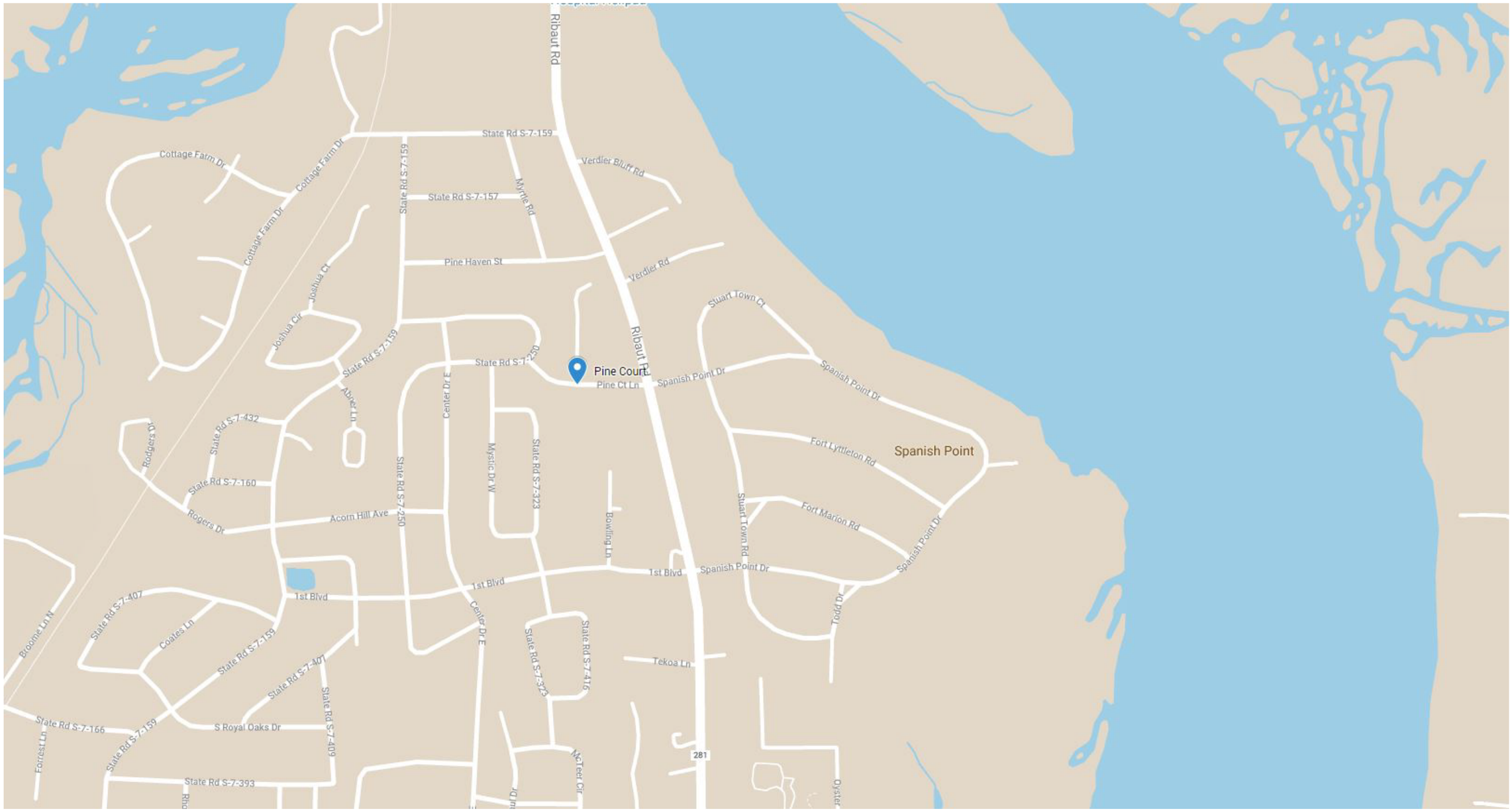
5. The applicant has not noted the material of the black "bands" shown on the building, or what appears to be screening at the top level of the front elevation. Applicant to include these materials and a selection for the composite panels in future submissions.

6. It is also difficult for reviewers to judge the proposed roof canopy at the top of the building since materials for it have not been identified. Staff would like to see details for this roof canopy, signage at top and north and south elevations, roof cornices, copings, and intersections of different materials in the next submission.

7. Parking:
    - Per section 5.7.3 of the Beaufort Code, bicycle parking is required within this project because it is a new development. If this property follows guidelines of the T5-UC district, the administrator does have the authority to waive this requirement. Bicycle parking and a potential connection to the Spanish Moss Trail was discussed during conceptual review of this project. Has the applicant studied this further?
    - Applicant to ensure and demonstrate compliance with Section 5.7.8.B.3.b - d of the Beaufort Code regarding planting requirements in parking lots.

4 STAFF RECOMMENDATION

Preliminary Approval with conditions noted.



PROJECT LOCATION - PINE COURT APARTMENTS

DEVELOPMENT REVIEW PROCESS

DESIGN REVIEW BOARD APPLICATION

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

Application Fee:
$200/meeting
$500/special meeting

OFFICE USE ONLY: **Date Filed:** **Application #:** **Zoning District:** **Arch. Survey?** Y N

Schedule: The Design Review Board (DRB) typically meets the 2nd Thursday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/370/Design-Review-Board

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

Review Request: ☐ Conceptual ☐ Preliminary ☒ Final

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

Applicant, Property, and Project Information

Applicant Name: ORVILLE V. PLAYER PARKS PLAYER ARCHITECTURE

Applicant Address: 315 E. BROAD ST.

Applicant E-mail: BPLAYER@PARKSPLAYER.COM Applicant Phone Number: 8643825000

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

Owner (if other than the Applicant): WEB INVESTMENTS, LLC.

Owner Address: 104 BUCKWALTER PARKWAY, SUITE F, BLUFFTON, SC 29910

Project Name: PINE COURT APARTMENTS

Property Address: PINE COURT ROAD SOUTH

Property Identification Number *(Tax Map & Parcel Number)*: R120 007 000 0087 0000 & R120 007 000 0071 0000

Date Submitted: 7/16/20

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: [signature] Date: 7/16/20

Owner's Signature: [signature] Date: 7/16/2020

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

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

Required Project Information

Project Name: PINE COURT Apts

Property Size in Acres: _____ Proposed Building Use: APARTMENTS

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

# of Parking Spaces Required: _____ # of Parking Spaces Provided: _____

Is this project a redevelopment project: Y (N)

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

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

(1) ADD A FOURTH (4TH) FLOOR TO BLDG #4 & 5 = ADDED 11 PARKING SPACES (TOTAL ADD OF 9)

(2) FOURTH FLOOR WILL ADD 4 UNITS / BLDG = TOTAL ADD OF 8 UNITS (TOTAL UNITS = 68 IN LIEU OF 60)

(3) ZONING WILL ALLOW 4TH FLOOR

(4) BUILDING CODE WILL ALLOW 4TH FLOOR / PLANS WILL BE SUBMITTED W/ ALL CHANGES

(5) BUILDING 1, 2, & 3 HAVE BEEN FRAMED / 4 & 5 HAVE NOT. ADDITIONAL GRADING REQUIRED AS / REVISED SITE PLAN ALREADY SUBMITTED FOR #4 & 5

(6) NEW OWNER SHALL HAVE WALK THRU W/ BLDG DEPT TO REVIEW UNACCEPTABLE ON SITE MATERIALS

CONTACT INFORMATION

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

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

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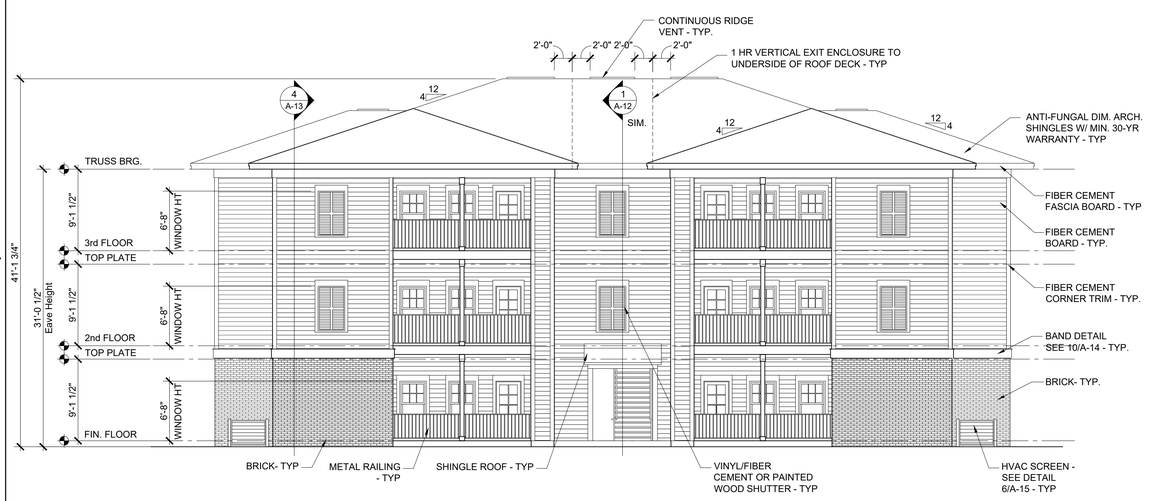
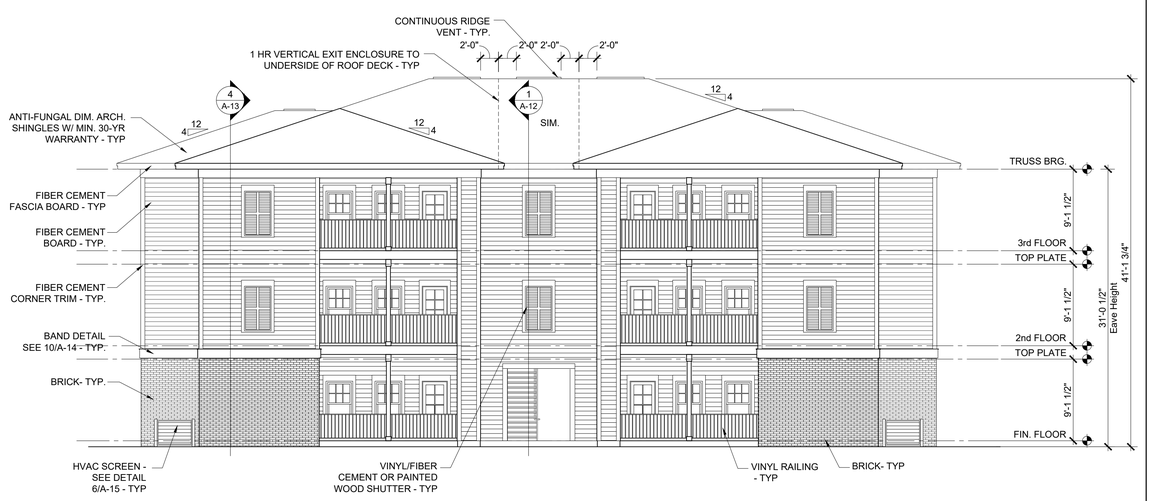


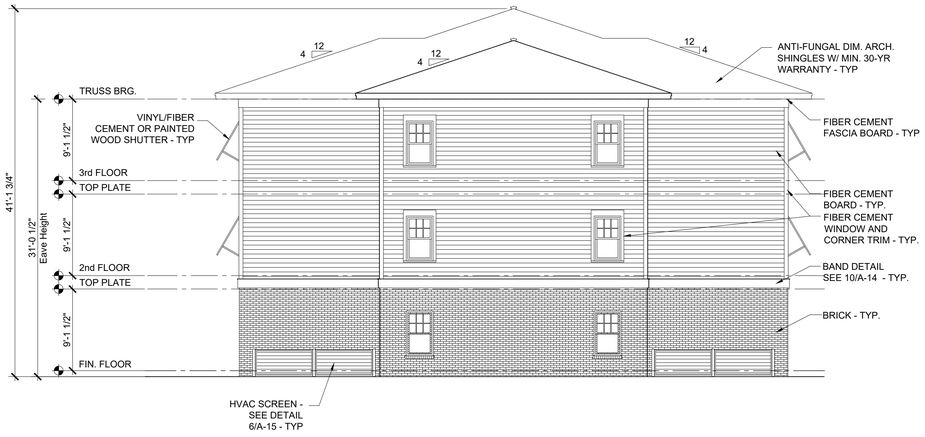
1 BUILDING TYPE "B2" FRONT ELEVATION
1/8" = 1'-0" (BLDG.'S #3 & #5)

0 8 16



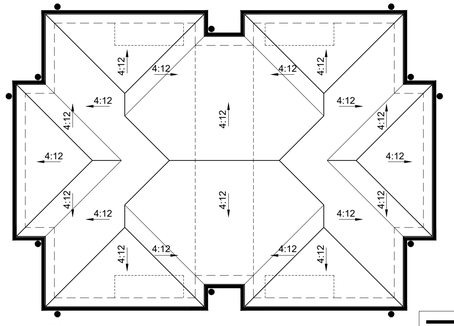
2 BUILDING TYPE "B2" REAR ELEVATION
1/8" = 1'-0" (BLDG #3; BLDG. #5 SIM.)

NOTE: BUILDING #5 WILL HAVE A PARTIAL RETAINING WALL AT THE REAR OF THE BUILDING BUT IS STILL SLAB ON GRADE - SEE CIVIL, ARCH & STRUCTURAL FOR MORE INFORMATION.



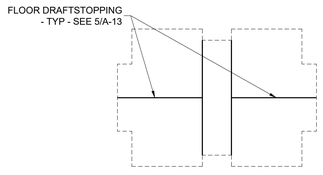
3 BUILDING TYPE "B2" SIDE ELEVATION
1/8" = 1'-0" (BLDG #3; BLDG. #5 SIM.)

Previously Approved Drawings

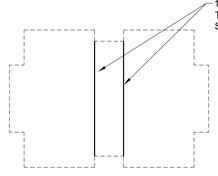


4 ROOF GUTTERS AND DOWNSPOUTS
1/16" = 1'-0"

DENOTES SEAMLESS GUTTERS
DENOTES DOWNSPOUTS TIED IN TO UNDERGROUND STORM DRAINAGE SYSTEM



5 FLOOR DRAFTSTOPPING PLAN
1/32" = 1'-0"



6 ATTIC DRAFTSTOPPING PLAN
1/32" = 1'-0"

No.	Date	Description
0	3.18.19	For Permit

Job Number: 2016_24

File Reference: X:_2016\16-24_Ribault Rd Pine Ct

Scale: AS SHOWN

STATE OF SOUTH CAROLINA
Parks - Player Architecture & Planning
Greenville, SC
100975
REGISTERED ARCHITECTS
CORP. SEAL

STATE OF SOUTH CAROLINA
ORVILLE C. VAN PLAYER III
GREENVILLE, SC
1596
REGISTERED ARCHITECT
SEAL

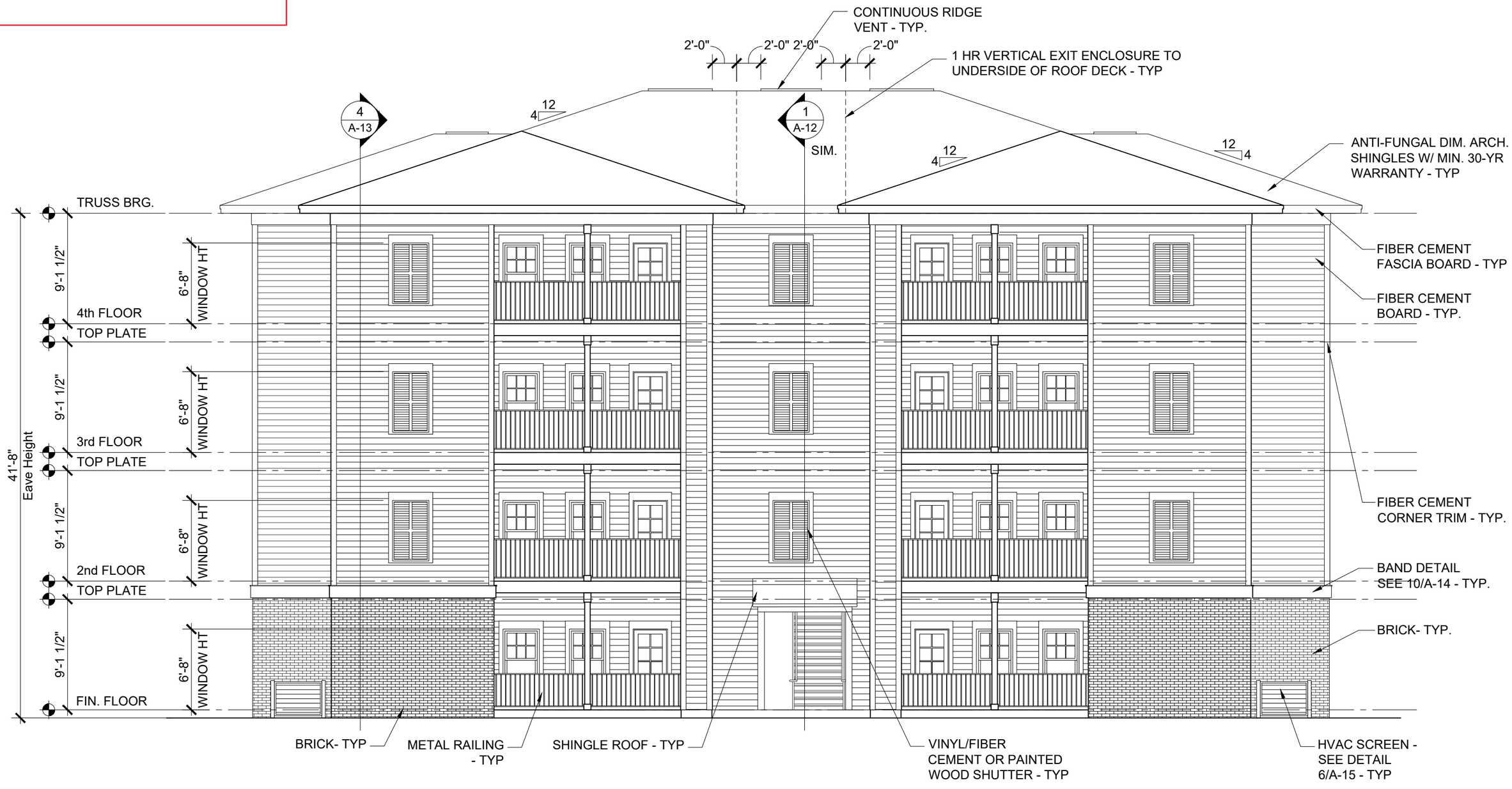
PINE COURT
APARTMENTS
BEAUFORT, SOUTH CAROLINA

PARKS-PLAYER ARCHITECTURE & PLANNING
1010 EAST NORTH STREET
SUITE A
GREENVILLE, SC. 29601
(864) 242-0177

BLDG TYPE "B2"
BUILDING 3 & 5
ELEVATIONS

Sheet Number:
A-10.00

Proposed Updated Elevation



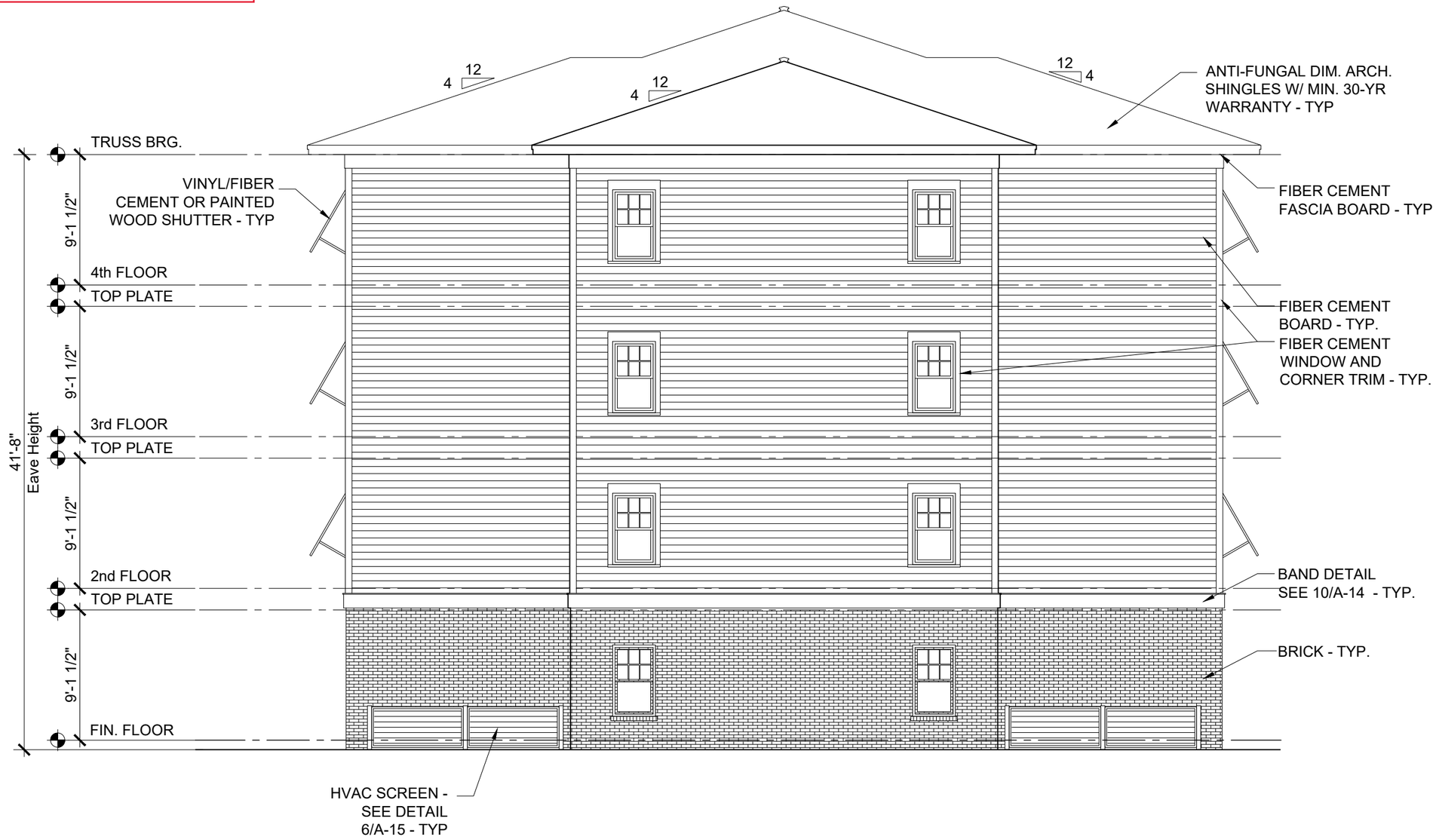
1 BUILDING TYPE "B2" FRONT ELEVATION

1/8" = 1'-0"

(BLDG. #5)
(BLDG. #4 SIMILAR)

0 8 16

Proposed Updated Elevation

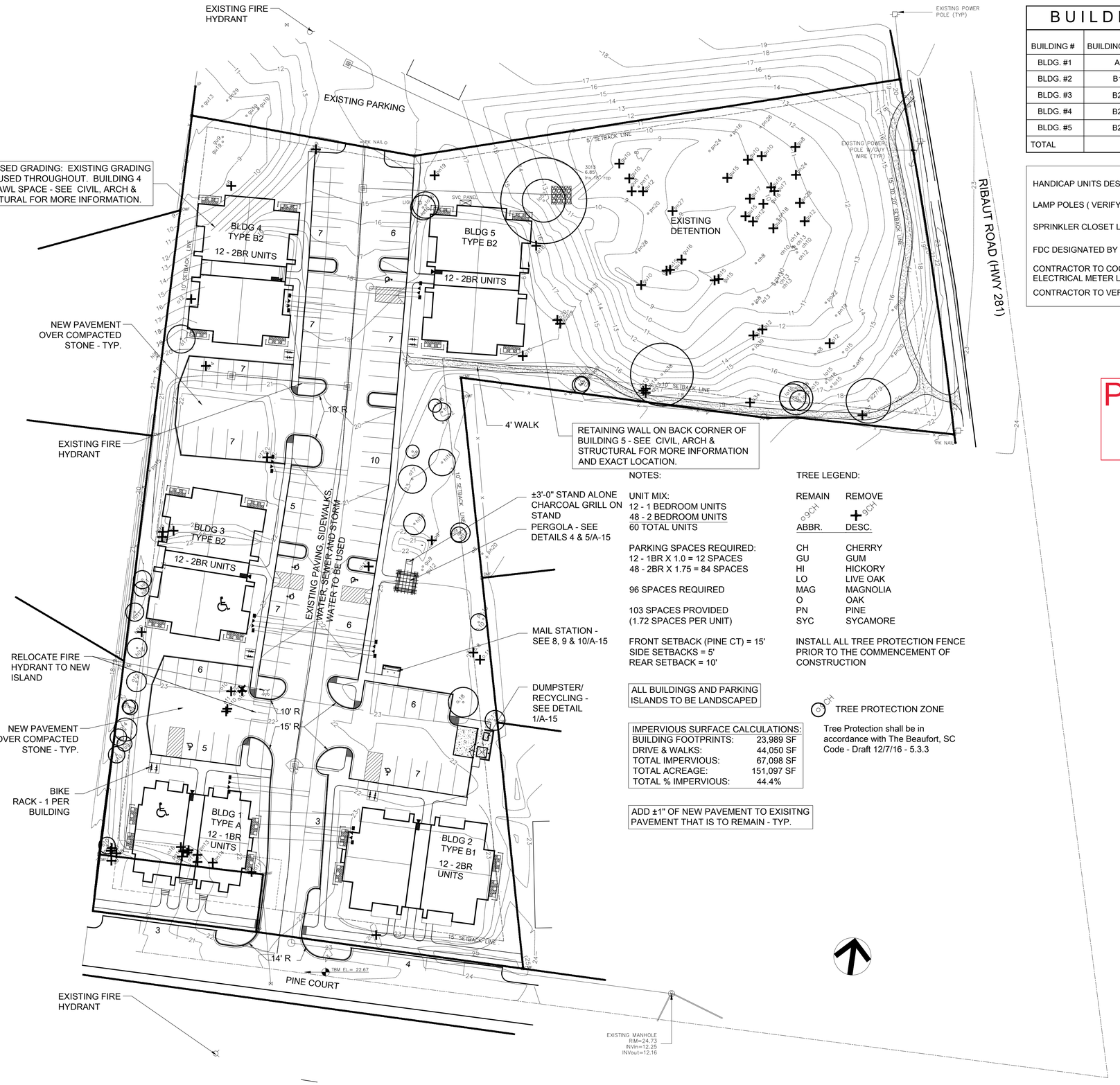


2 BUILDING TYPE "B2" SIDE ELEVATION

1/8" = 1'-0"

(BLDG. #5)
(BLDG. #4 SIMILAR)

0 8 16



NOTES:

±3'-0" STAND ALONE CHARCOAL GRILL ON STAND

PERGOLA - SEE DETAILS 4 & 5/A-15

MAIL STATION - SEE 8, 9 & 10/A-15

DUMPSTER/ RECYCLING - SEE DETAIL 1/A-15

UNIT MIX:
12 - 1 BEDROOM UNITS
48 - 2 BEDROOM UNITS
60 TOTAL UNITS

PARKING SPACES REQUIRED:
12 - 1BR X 1.0 = 12 SPACES
48 - 2BR X 1.75 = 84 SPACES

96 SPACES REQUIRED

103 SPACES PROVIDED
(1.72 SPACES PER UNIT)

FRONT SETBACK (PINE CT) = 15'
SIDE SETBACKS = 5'
REAR SETBACK = 10'

ALL BUILDINGS AND PARKING ISLANDS TO BE LANDSCAPED

IMPERVIOUS SURFACE CALCULATIONS:	
BUILDING FOOTPRINTS:	23,989 SF
DRIVE & WALKS:	44,050 SF
TOTAL IMPERVIOUS:	67,098 SF
TOTAL ACREAGE:	151,097 SF
TOTAL % IMPERVIOUS:	44.4%

ADD ±1" OF NEW PAVEMENT TO EXISITNG PAVEMENT THAT IS TO REMAIN - TYP.

TREE LEGEND:

REMAIN	REMOVE	ABBR.	DESC.
○9CH	+9CH	CH	CHERRY
		GU	GUM
		HI	HICKORY
		LO	LIVE OAK
		MAG	MAGNOLIA
		O	OAK
		PN	PINE
		SYC	SYCAMORE

INSTALL ALL TREE PROTECTION FENCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION

○CH TREE PROTECTION ZONE

Tree Protection shall be in accordance with The Beaufort, SC Code - Draft 12/7/16 - 5.3.3

BUILDING BREAKDOWN

BUILDING #	BUILDING TYPE	1 BR	1 BR H.C.	2 BR	2 BR H.C.	TOTAL
BLDG. #1	A	11	1			12
BLDG. #2	B1			12		12
BLDG. #3	B2			11	1	12
BLDG. #4	B2			12		12
BLDG. #5	B2			12		12
TOTAL		11	1	47	1	60

HANDICAP UNITS DESIGNATED BY:

LAMP POLES (VERIFY LOCATIONS WITH OWNER) :

SPRINKLER CLOSET LOCATIONS :

FDC DESIGNATED BY :

CONTRACTOR TO COORDINATE SPRINKLER CLOSET, FDC AND ELECTRICAL METER LOCATIONS W/ PROPER AUTHORITIES.

CONTRACTOR TO VERIFY DUMPSTER DIMENSIONS PRIOR TO CONSTRUCTION

Previously Approved Permit Drawings

No.	Date	Description
0	3.18.19	For Permit

Job Number: 2016_ 24

File Reference:

Scale: AS NOTED

CORP. SEAL

STATE OF SOUTH CAROLINA
Parks - Player Architecture & Planning
Greenville, SC
100975
REGISTERED ARCHITECTS

SEAL

STATE OF SOUTH CAROLINA
ORVILLE VAN PLAYER III
GREENVILLE, SC
1596
REGISTERED ARCHITECT

PINE COURT
APARTMENTS

BEAUFORT, SOUTH CAROLINA

PARKS-PLAYER ARCHITECTURE & PLANNING
1010 EAST NORTH STREET
SUITE A
GREENVILLE, SC. 29601
(864) 242-0177

SITE LAYOUT

Sheet Number:
SL-1.00

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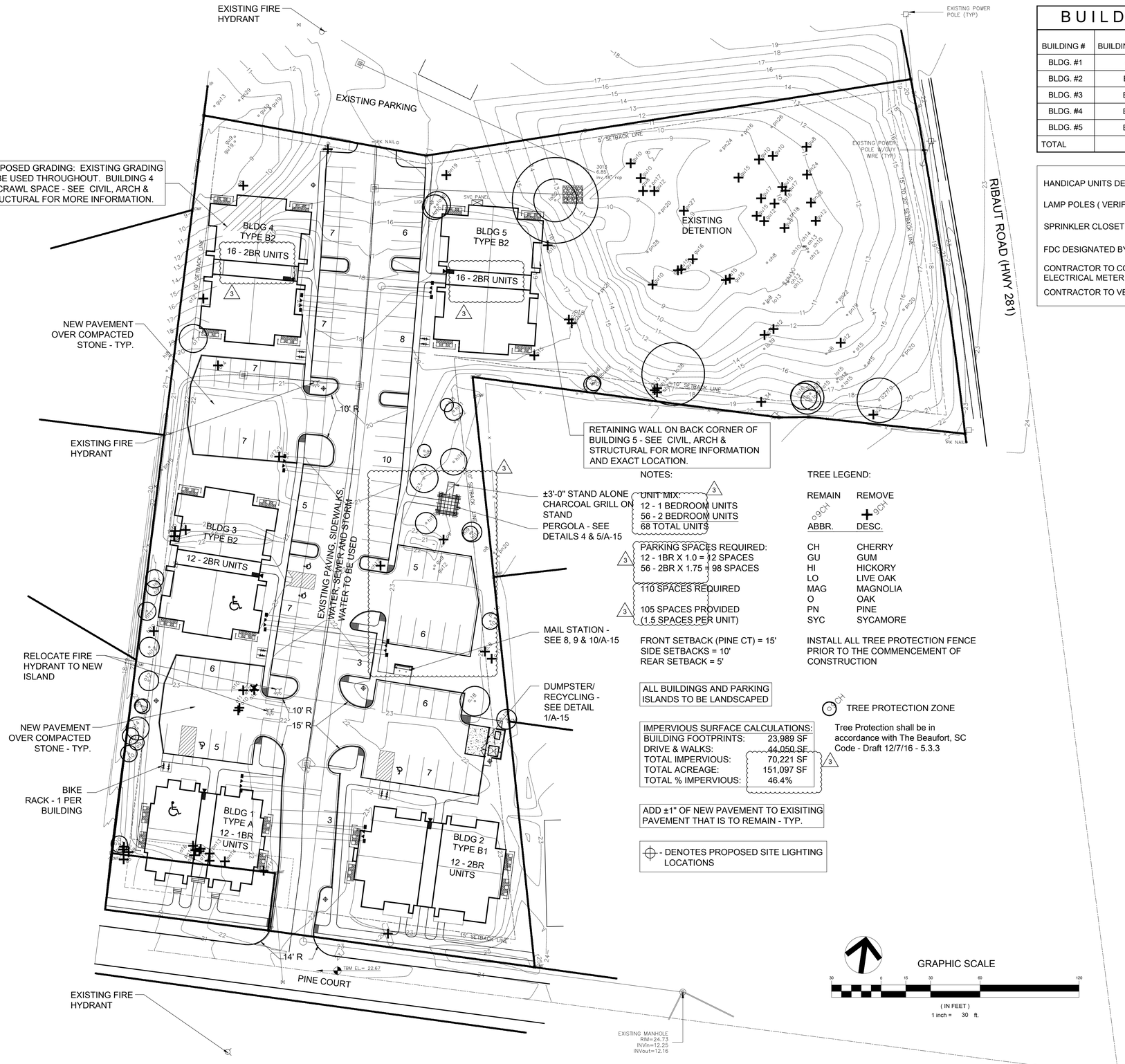

NOTES:

UNIT MIX
12 - 1 BEDROOM UNITS
56 - 2 BEDROOM UNITS
68 TOTAL UNITS

PARKING SPACES REQUIRED:
12 - 1BR X 1.0 = 12 SPACES
56 - 2BR X 1.75 = 98 SPACES

110 SPACES REQUIRED

105 SPACES PROVIDED
(1.5 SPACES PER UNIT)

FRONT SETBACK (PINE CT) = 15'
SIDE SETBACKS = 10'
REAR SETBACK = 5'

ALL BUILDINGS AND PARKING ISLANDS TO BE LANDSCAPED

IMPERVIOUS SURFACE CALCULATIONS:

BUILDING FOOTPRINTS:	23,989 SF
DRIVE & WALKS:	44,050 SF
TOTAL IMPERVIOUS:	70,221 SF
TOTAL ACREAGE:	151,097 SF
TOTAL % IMPERVIOUS:	46.4%

ADD ±1" OF NEW PAVEMENT TO EXISITING PAVEMENT THAT IS TO REMAIN - TYP.

- DENOTES PROPOSED SITE LIGHTING LOCATIONS

TREE LEGEND:

REMAIN	REMOVE	
OSCH	SCH	
ABBR.	DESC.	
CH	CHERRY	
GU	GUM	
HI	HICKORY	
LO	LIVE OAK	
MAG	MAGNOLIA	
O	OAK	
PN	PINE	
SYC	SYCAMORE	

INSTALL ALL TREE PROTECTION FENCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION

TREE PROTECTION ZONE

Tree Protection shall be in accordance with The Beaufort, SC Code - Draft 12/7/16 - 5.3.3

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

BUILDING BREAKDOWN

BUILDING #	BUILDING TYPE	1 BR	1 BR H.C.	2 BR	2 BR H.C.	TOTAL
BLDG. #1	A	11	1			12
BLDG. #2	B1			12		12
BLDG. #3	B2			11	1	12
BLDG. #4	B2			16		16
BLDG. #5	B2			16		16
TOTAL		11	1	55	1	68

HANDICAP UNITS DESIGNATED BY:

LAMP POLES (VERIFY LOCATIONS WITH OWNER) :

SPRINKLER CLOSET LOCATIONS :

FDC DESIGNATED BY :

CONTRACTOR TO COORDINATE SPRINKLER CLOSET, FDC AND ELECTRICAL METER LOCATIONS W/ PROPER AUTHORITIES.

CONTRACTOR TO VERIFY DUMPSTER DIMENSIONS PRIOR TO CONSTRUCTION

Proposed Updated Site Plan

No.	Date	Description
0	3.18.19	For Permit
1	6.4.19	Per City Comments
2	7.30.19	
	7.16.20	
1	7.24.20	

Job Number: 2016_ 24

File Reference:

Scale: AS NOTED

CORP. SEAL

STATE OF SOUTH CAROLINA
Parks - Player Architecture & Planning
Greenville, SC
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SITE LAYOUT

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Design Review Board Meeting Staff Report

From the Department of Community and Economic Development
13 August 2020

1 SUMMARY OF REQUEST

The applicant, Orville V. Player, of Parks Player Architecture, on behalf of the owner, is proposing to alter a previously approved design for Pine Court Apartments. The alterations include adding a fourth floor to buildings #4 and #5 and new parking spaces to meet associated parking requirements for this change.

2 FACTS

Property Address:	**Pine Court Road South**
Parcel ID:	**R120 007 000 0087 0000**
Applicant:	**Orville V. Player / Parks Player Architecture**
Type of Request:	**Change after Certification**
Use:	**Residential – Apartment House**
Zoning:	**T5-UC**

District Development Standards for T5-UC:

- Principal Front Setback: 0ft min – 15ft Max
- Side setback corner lot: 0ft min – 15ftMax
- Side setback interior: 0ft min
- Rear setback: 5ft min
- Impervious surface coverage: 100% Max
- Building Height: 5 stories
- Frontage Buildout: 60%

Background: The proposal received final approval on May 11, 2017 as five, 3 story structures. Three of the buildings are currently under construction, due to change of ownership the remaining two structures are being resubmitted to add an additional floor in keeping with the previously approved architectural details.

3 STAFF COMMENTS

1. Applicant is proposing to add one story to Buildings 4 and 5 of a previously approved design. This additional story is allowed in the T5-UC zoning district.

2. Staff has noted that all previously approved details will remain the same on both buildings. Staff finds no problem with the addition of a story on these two buildings as long as all previously approved details are maintained.

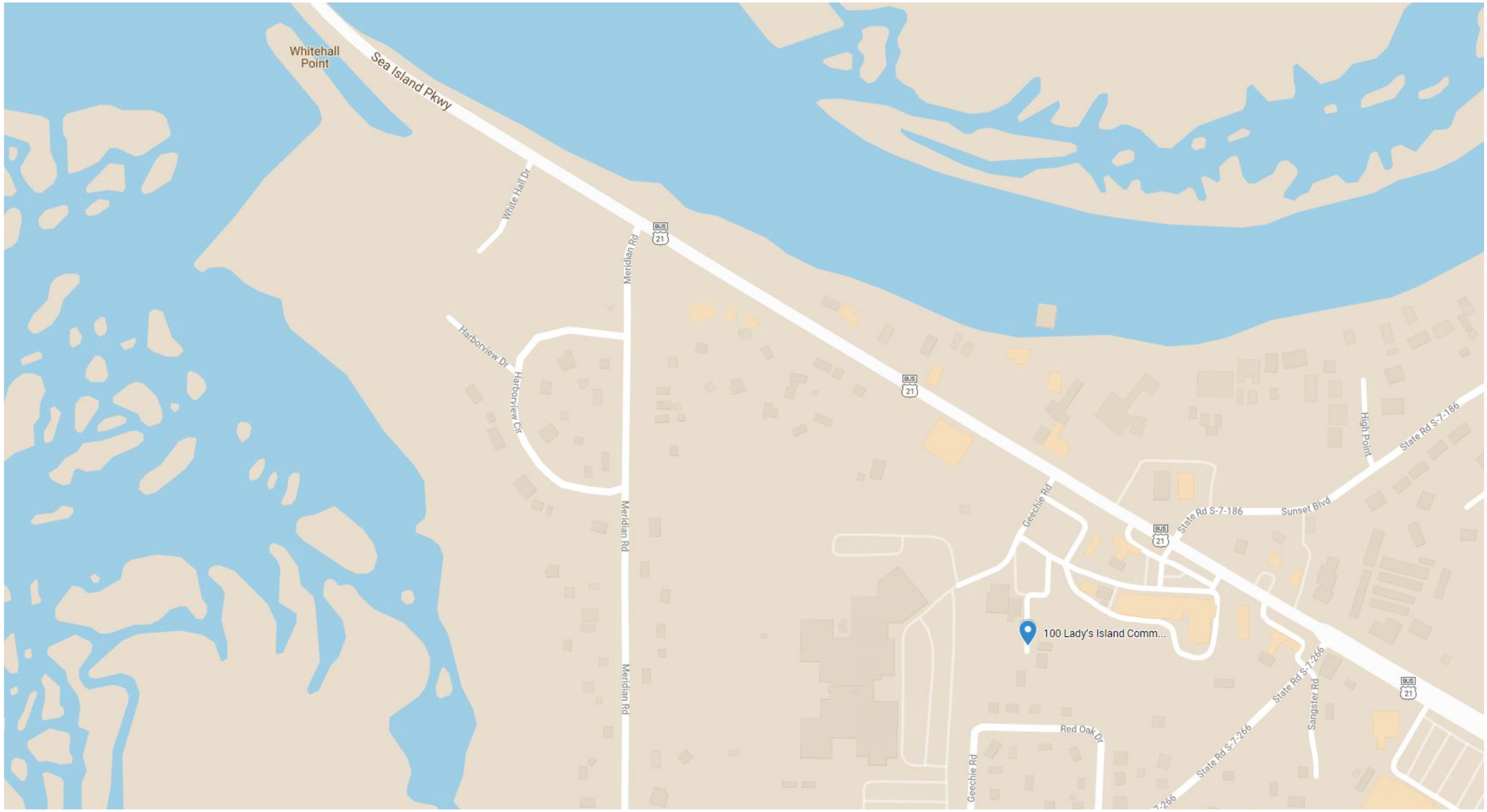
3. The placement of additional parking is appropriately located and has minimal impact to the previously approved site plan.

4 REFERENCES

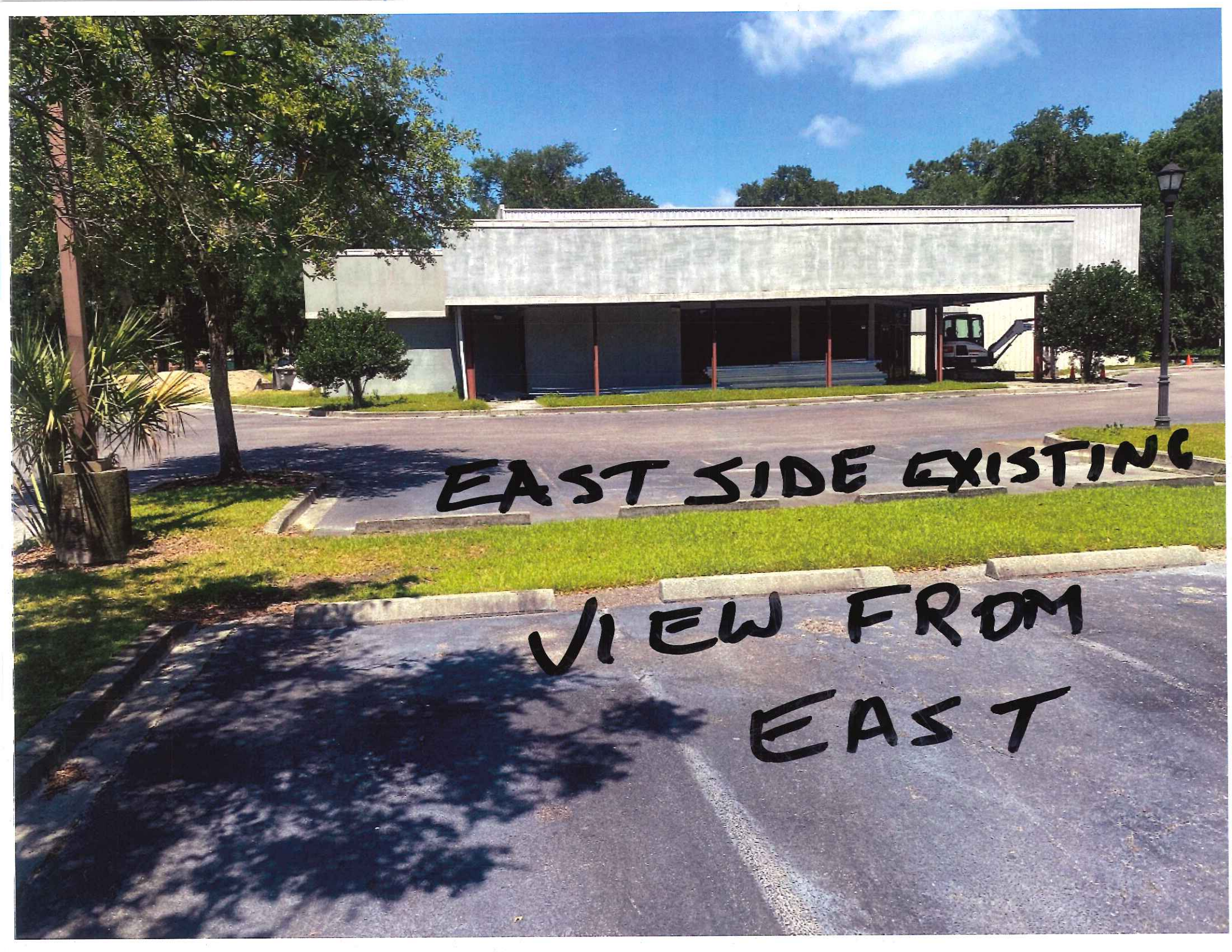
The Beaufort Code, rev. 2018

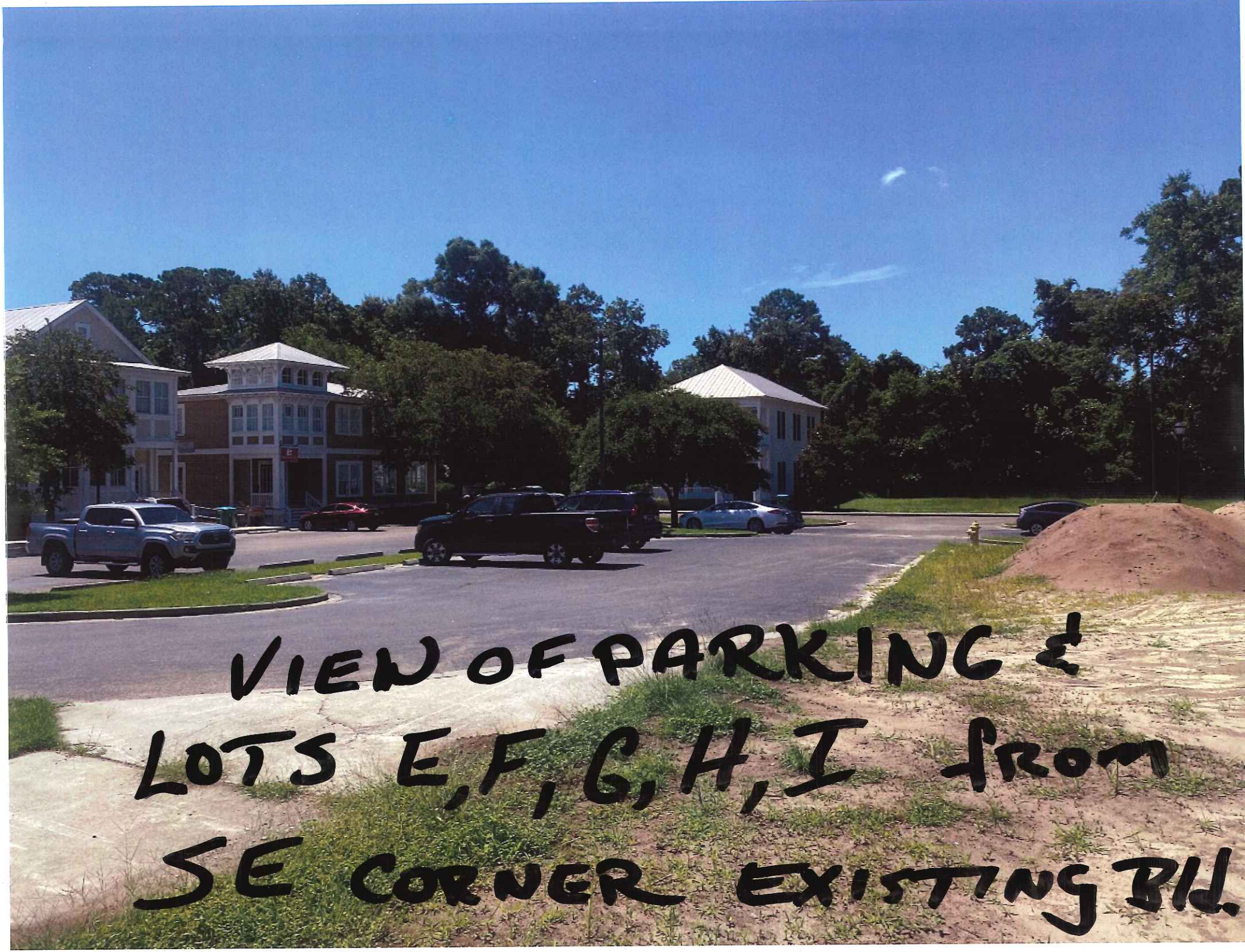
5 STAFF RECOMMENDATION

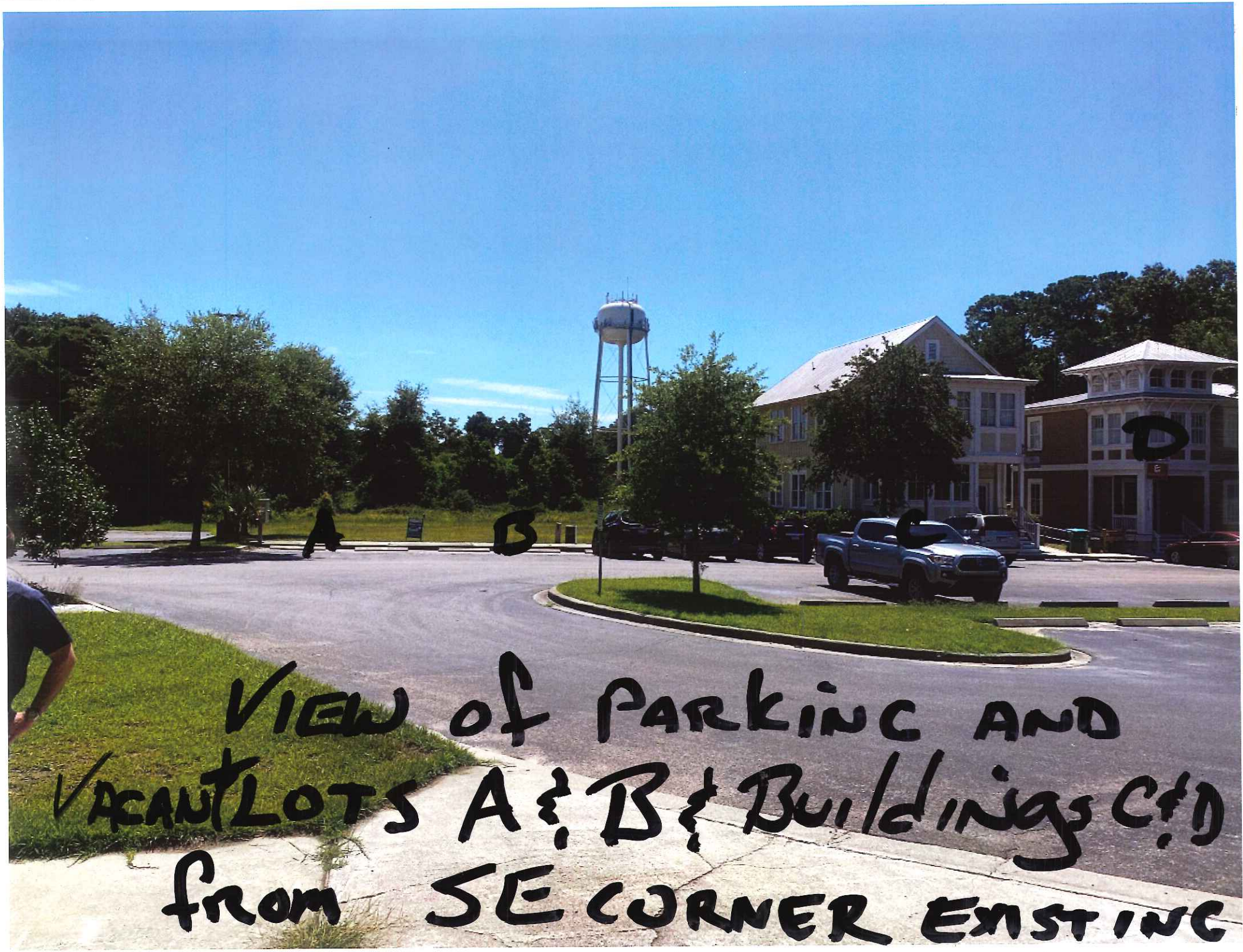
Preliminary Approval with conditions noted.



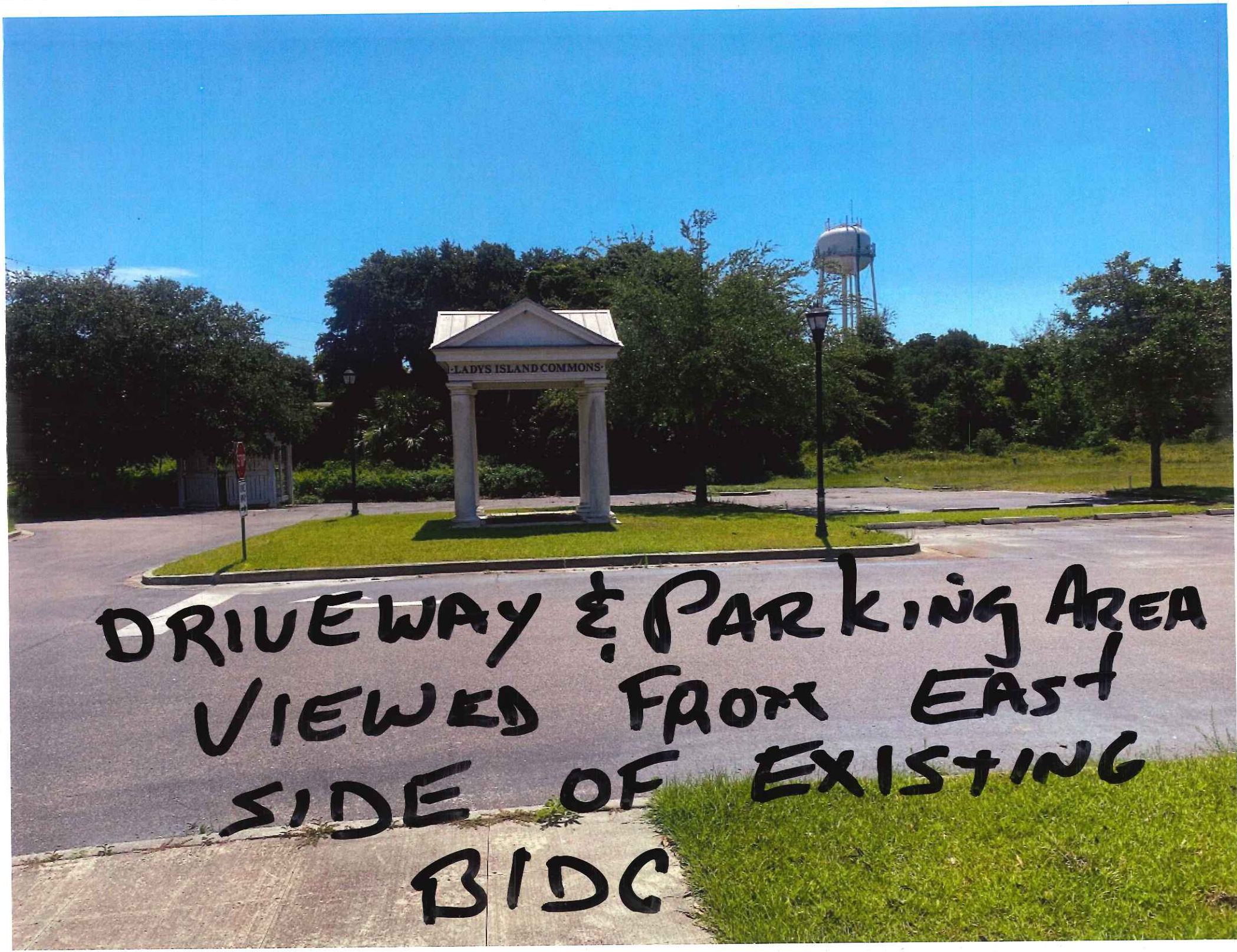
PROJECT LOCATION - 100 LADY'S ISLAND COMMONS

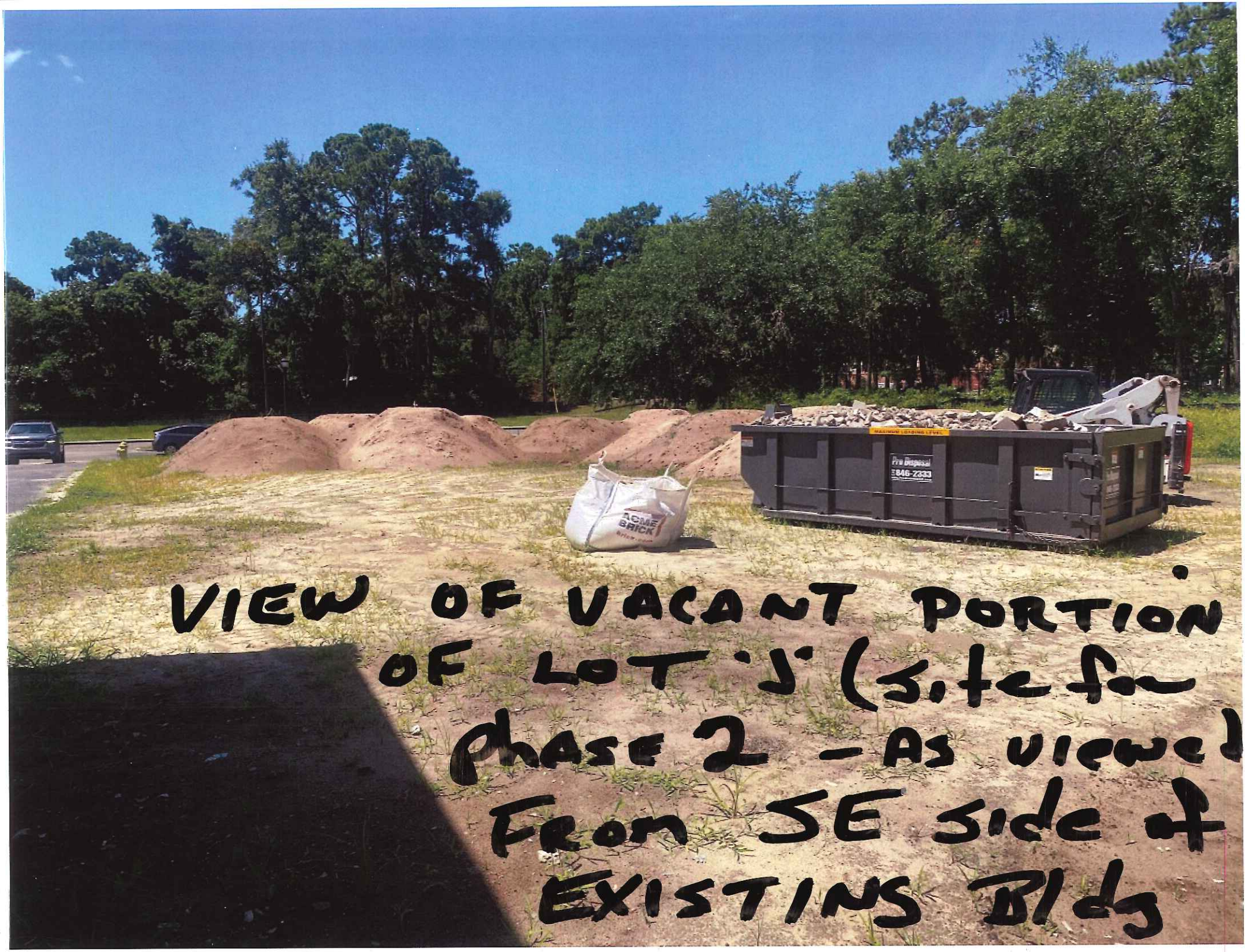

EAST SIDE EXISTING
VIEW FROM
EAST


VIEW OF PARKING &
LOTS E, F, G, H, I from
SE CORNER EXISTING BLD.

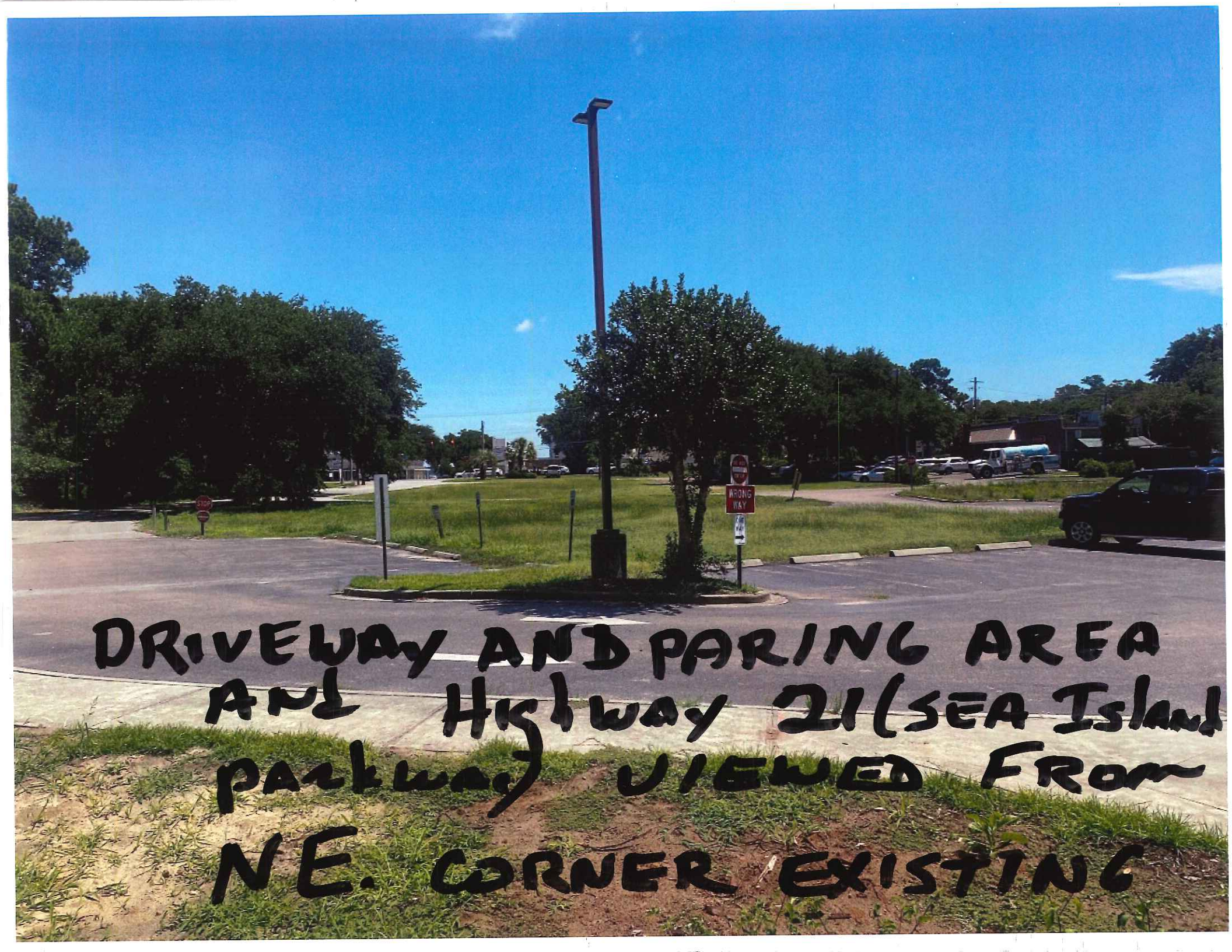

A
B
C
D
VIEW of PARKING AND
VACANT LOTS A & B & Buildings C & D
from SE CORNER EXISTING

SOUTH END EXISTING
VIEWED FROM EAST

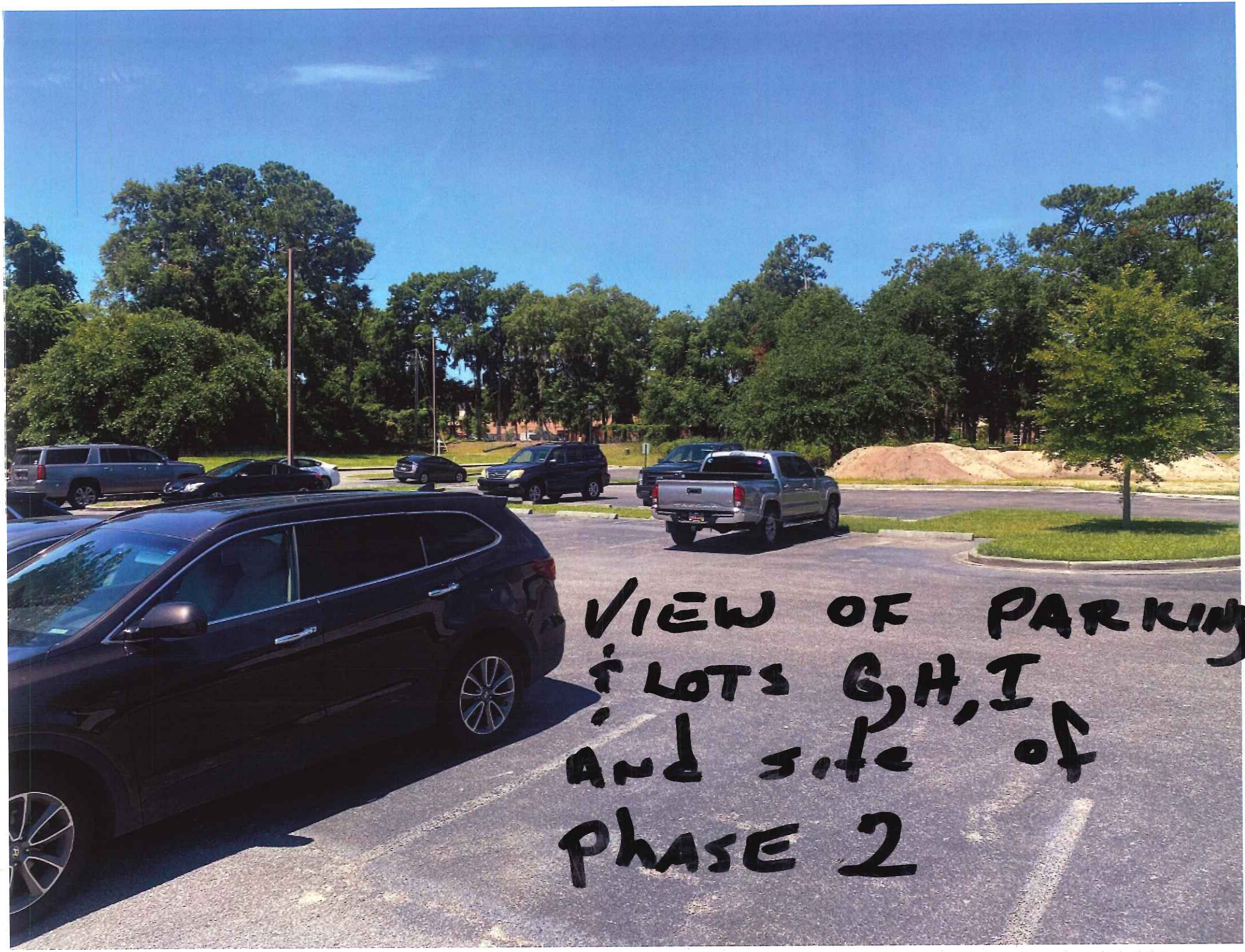

LADYS ISLAND COMMONS
DRIVEWAY & PARKING AREA
VIEWED FROM EAST
SIDE OF EXISTING
BIDC



VIEW OF VACANT PORTION OF LOT 'J' (site for phase 2 - As viewed From SE side of EXISTINS Bldg



DRIVEWAY AND PARING AREA AND HIGHWAY 21 (SEA Island parkway) VIEWED FROM NE. CORNER EXISTING


VIEW OF PARKING
& LOTS G, H, I
AND SITE OF
PHASE 2

7

DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW BOARD APPLICATION

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

Application Fee:
$200/meeting
$500/special meeting

OFFICE USE ONLY: **Date Filed:** _____ **Application #:** _____ **Zoning District:** _____ **Arch. Survey?** **Y N**

Schedule: The Design Review Board (DRB) typically meets the 2nd Thursday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - https://www.cityofbeaufort.org/379/Design-Review-Board

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

Review Request: ☐ Conceptual ☐ Preliminary ☑ Final

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

Applicant, Property, and Project Information

Applicant Name: Movie Magic LLC

Applicant Address: 109 SAVANNAH Hwy Bft, SC 29906

Applicant E-mail: mgtech428@yahoo.com Applicant Phone Number: 843-441-3748

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

Owner (if other than the Applicant): _____

Owner Address: _____

Project Name: STORE & GO Self Storage LADY'S ISLAND SC

Property Address: 100 LADY'S ISLAND COMMONS

Property Identification Number *(Tax Map & Parcel Number)*: R123 015 000 0721 0000

Date Submitted: [redacted] 7/16/20

Certification of Correctness: I/We certify that the information in this application is correct.

Applicant's Signature: Movie Magic LLC by (Skeet Burris) Manager Date 7/16/20

Owner's Signature: _____ Date _____
(The owner's signature is required if the applicant is not the owner.)

DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW BOARD APPLICATION
Community and Economic Development Department
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www.cityofbeaufort.org

Required Project Information

Project Name: Store and Go Self Storage

Property Size in Acres: ~~2.24~~ 2.26 Proposed Building Use: Self Storage

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
Bldg #1, 1st fl: 11,921, 2nd fl 7748 Bldg #2 1st fl 14,171 each fl.

# of Parking Spaces Required: N/A # of Parking Spaces Provided: N/A (42,512)

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.

Plan is to convert the former theater to climate controlled self storage utilizing the height inside the theater (Bldg #1) section of the existing building to construct two floors and to construct a new (Bldg #2) three floored structure adjacent and contiguous to the existing building on same lot. Bldg #1 and Building #2 will be completed in 2 phases PHASE I - Prepare existing building for self storage units throughout the entire ground floor and construct framing and support for a 2nd floor concrete deck inside old theater section of building. Finish for rental only the ground floor but complete fire protection electrical and mechanical for entire bldg #1 Phase II - Build 3 story structure with elevator to access all floors in building #2 and 2nd floor of building #1.

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

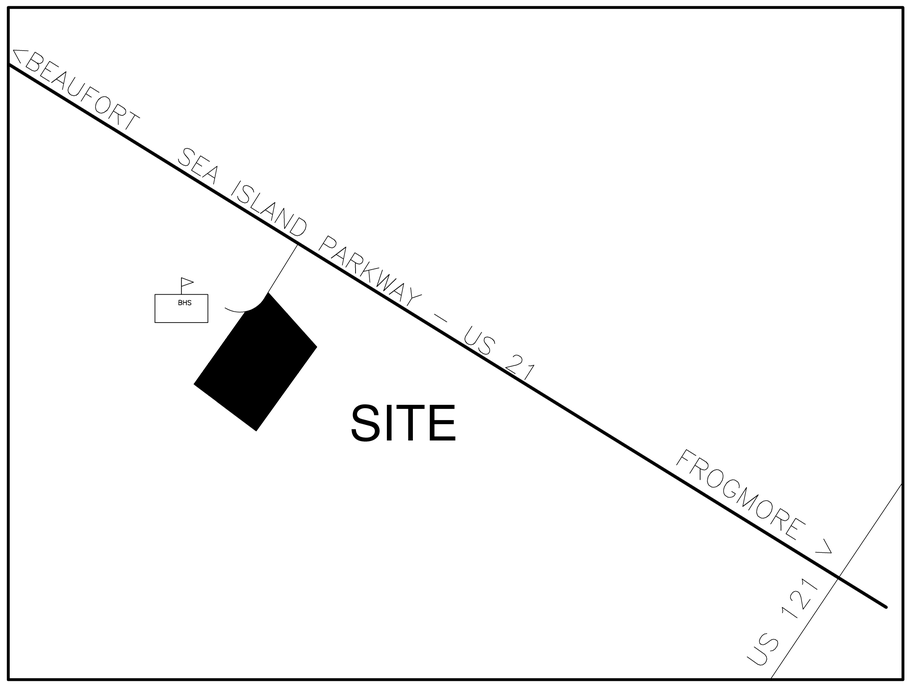
1911 Boundary Street, Beaufort, South Carolina 29902

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

See Section [illegible]

Store and Go Self Storage
100 Sea Island Commons

A project of
Sustainability Management, Inc.
Beaufort, SC



Property
R201-015-000-072-0000
Zoning District
T5-UC Light Industrial

Building Gross Area
Existing Building (Ph 1) = 11,921SF
Existing Building (Ph 2) = 7,748SF
New Building (Ph 2) = 25,213SF
Total Building Area = 44,882 SF

Site Area = 98,441SF Acres = 2.26
Impervious Coverage = 72,280
Pervious Area = 26,161SF

Building Principal Use – S1 Construction Type V Sprinkled
Occupancy – Existing Building Phase 1 40
Existing Building Phase 2 26
New Building Phase 2 84
Total Both Phases 150

Bldg Construction – TYPE V (Fully Sprinkled) Principal Use S–2

	AREA	OCCUPANTS	/OCC
Existing Building Phase 1	11,921SF	40	300SF
Existing Building Phase 2	7,748SF	26	300SF
New Building Phase 2	25,213SF	84	300SF
	44,882SF	150	

Provide Fire extiguishers in visible locations throughout the facility in accordance with IBC 2018
NO PARKI NG IS REQUIRED FOR THIS PROJECT

Drawing Index:
A 0.00 Cover Sheet
A 0.01 Location Map
A 0.02 Site Plan 1/16" = 1'0"
A 1.01 Building Plan 1st Floor Phase 1 & 2
Existing Building & New Building
A 1.02 Building Plan 1st Floor Phase 1 Only
A 1.03 Building Plan 2nd Floor Phase 2
Existing Building & New Building
Existing Building Section
A 1.04 Third Floor Plan New Building
A 1.05 Existing Building Plan and Demo

Drawing Index: (Con't)
A 3.01 Building Elevations Phase 1
A 3.02 Building Elevations Phase 1
Canopy Dimensions
A 3.03 Building Elevations Phase 1 & 2
A 3.04 Building Elevation Phase 1 & 2
Stair Details
A 3.05 Existing Building Elevations
FS1.01 Building Life Safety Plan 1st Floor Ph 1 & 2
FS1.02 Building Life Safety Plan 2nd Floor Ph 2
FS1.03 Building Life Safety Plan 3rd thru 5th Floor Ph 2
L 1.01 Landscape Plan
E 1.01 Exterior Electrical Plan

7-8-2020

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May 5, 2020
Nov 30, 2019

JYRArchitect
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20 Willow Oak W, Hilton Head Island, SC 29928
(843) 368-5641
E-Mail : jyrarchitect@gmail.com

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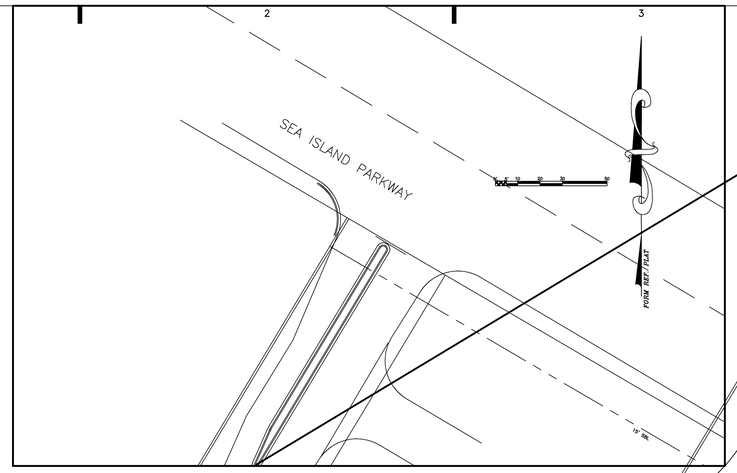
NO.	DATE	REVISION
#1	7-22-2020	Add Sht Index Info

Lady's Island Self Storage
Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

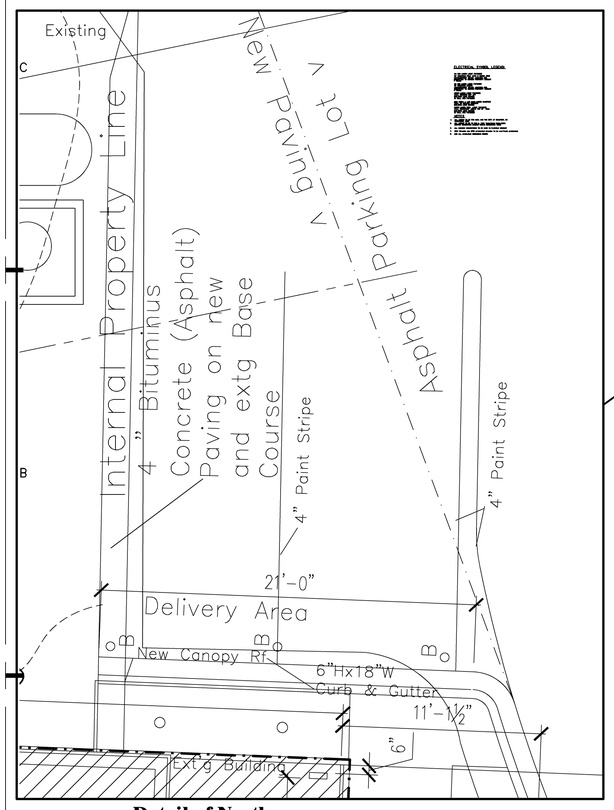
PROJECT NO: Houzz –3180
DRAWN BY: R
CHECKED BY: JYR

COVER SHEET

SHEET NO.
A-0.00

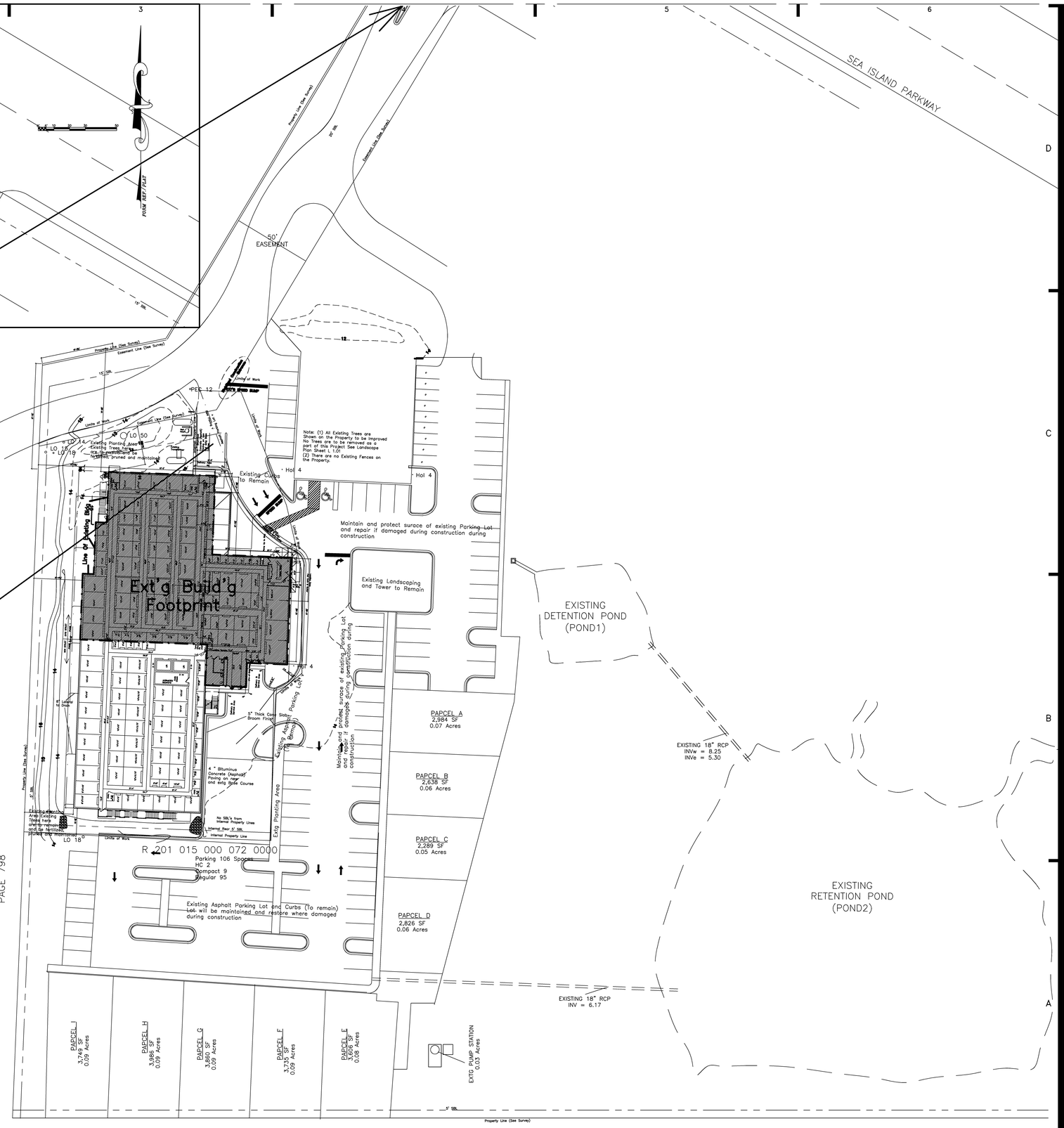


Area
Entry from Sea Island Pkwy
A2 / A0.01 SCALE: 1/32"=1'-0" AreaPlan.dwg



Detail of North Delivery Area
A3 / A0.01 SCALE: 1/4"=1'-0" Delivery AreaPlan.dwg

Area
Plan Phase 1 & 2
A1 / A0.01 SCALE: 1/32"=1'-0" AreaPlan.dwg



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Store and Go
Sea Island Parkway
Beaufort, SC
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Sustainability Management, LLC

PROJECT NO: Houzz -3180
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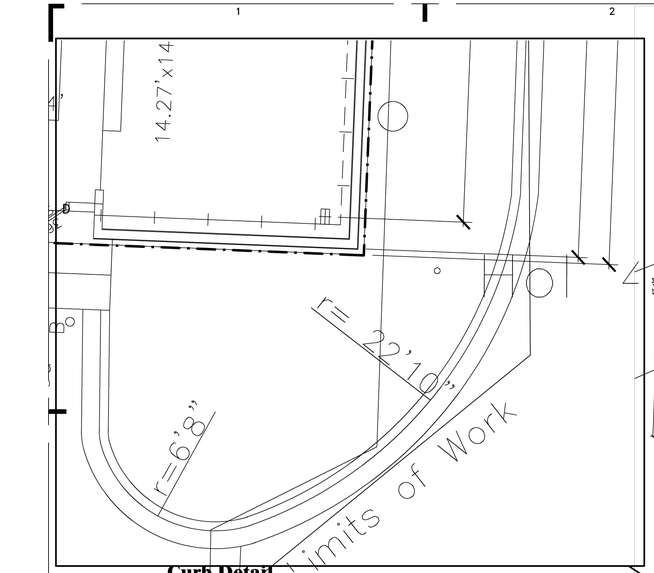
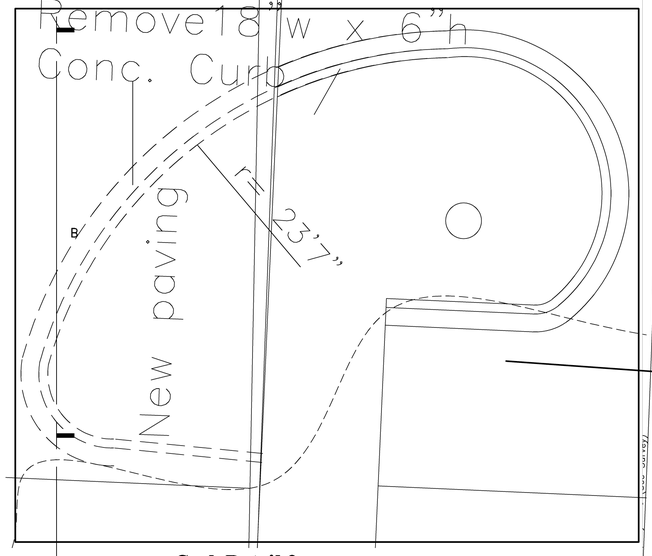
CHECKED BY: JYR

AREA PLAN

SHEET NO.
A-0.01

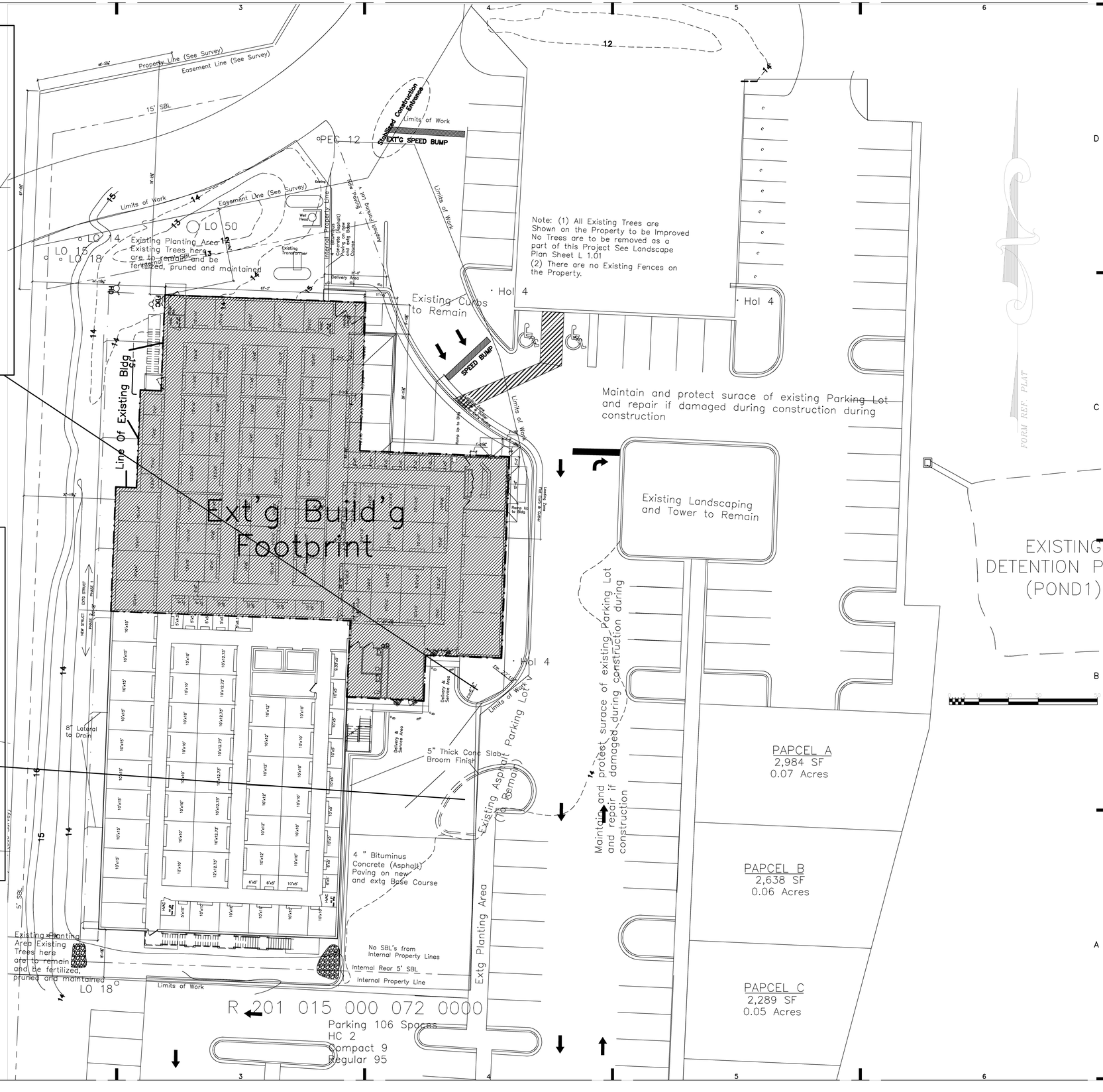


Curb Detail
Turn in to Dwelivery Area
A2 / A1.02
SCALE: 1/4"=1'-0"
Curb Detail 1.dwg



Curb Detail 2
Turn in to Delivery Area
A3 / A1.02
SCALE: 1/4"=1'-0"
Curb Detail 2.dwg

Site
Plan Phase 1 & 2
A1 / A1.02
SCALE: 1/16"=1'-0"
SitePln.dwg



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20 Willow Oak W, Hilton Head Island, SC 29928
(843) 368-5641
E-Mail : jyrarchitect@gmail.com

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Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
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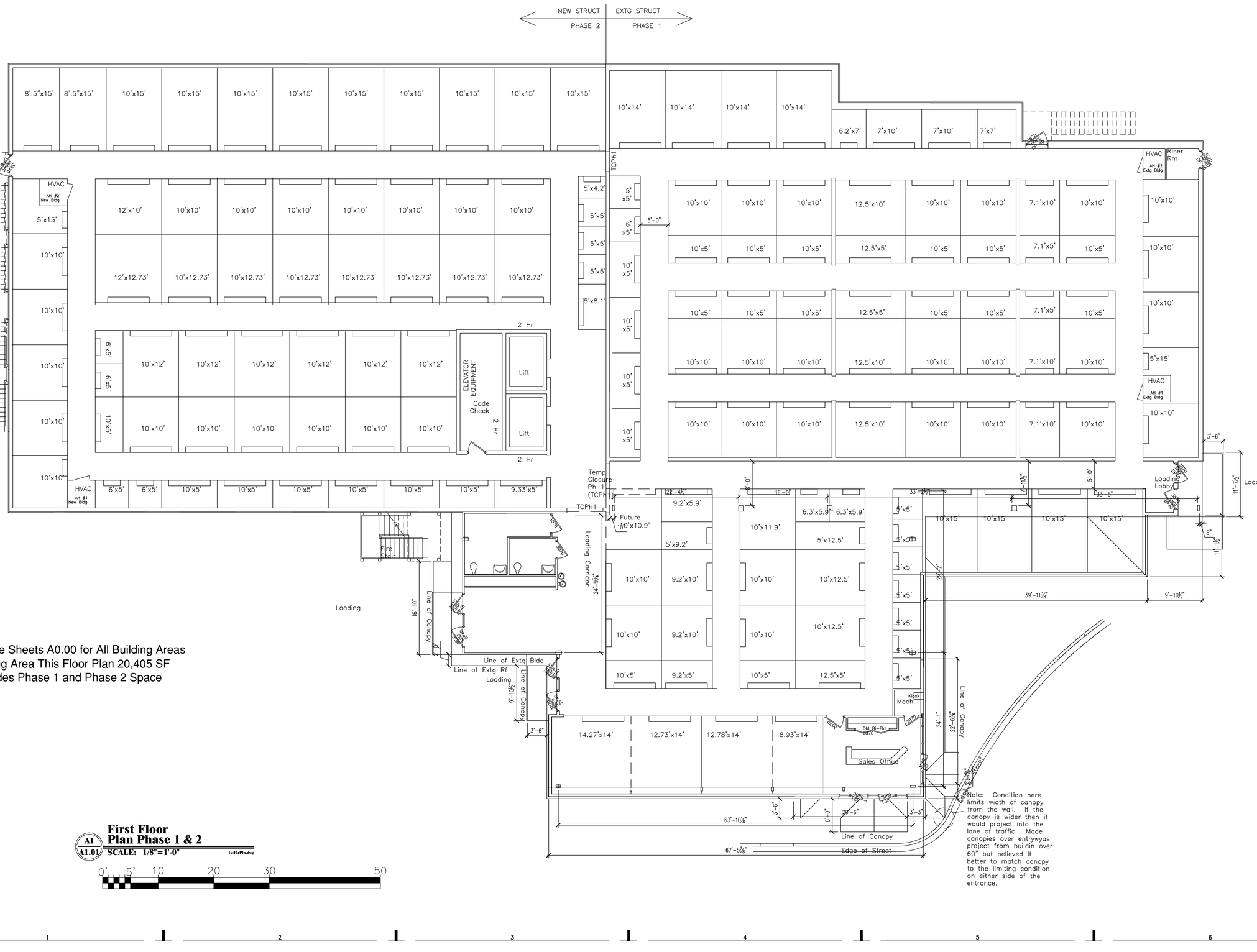
SITE PLAN

SHEET NO.
A-0.02



Note : See Sheets A0.00 for All Building Areas
Building Area This Floor Plan 20,405 SF
Includes Phase 1 and Phase 2 Space

A1 / A1.01 First Floor Plan Phase 1 & 2
SCALE: 1/8"=1'-0" 1stFlrPln.dwg

0' 5' 10 20 30 50

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JYRArchitect
ARCHITECTURE, PLANNING & ENTITLEMENT
20 Willow Oak W, Hilton Head Island, SC 29928
(843) 368-5641
E-Mail : jyrarchitect@gmail.com

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NO.	DATE	REVISION
#1	7-22-2020	Add Canpy Dims Note, Strt

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Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
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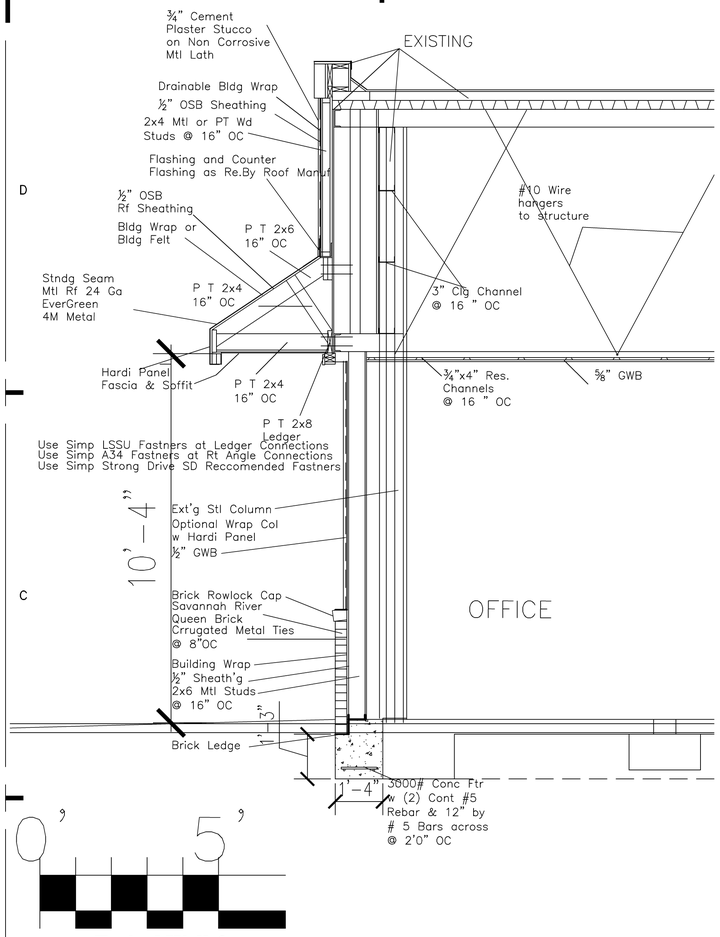
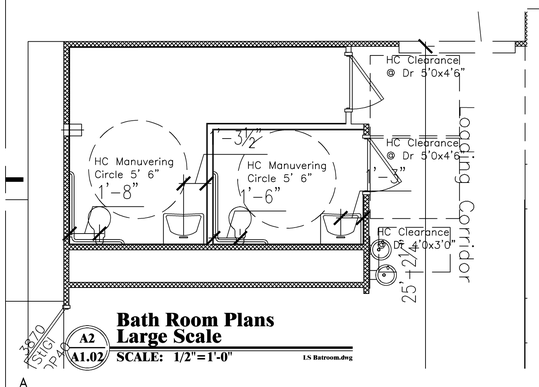
FIRST FLOOR PLAN PH 1 & 2

SHEET NO.
A-1.01

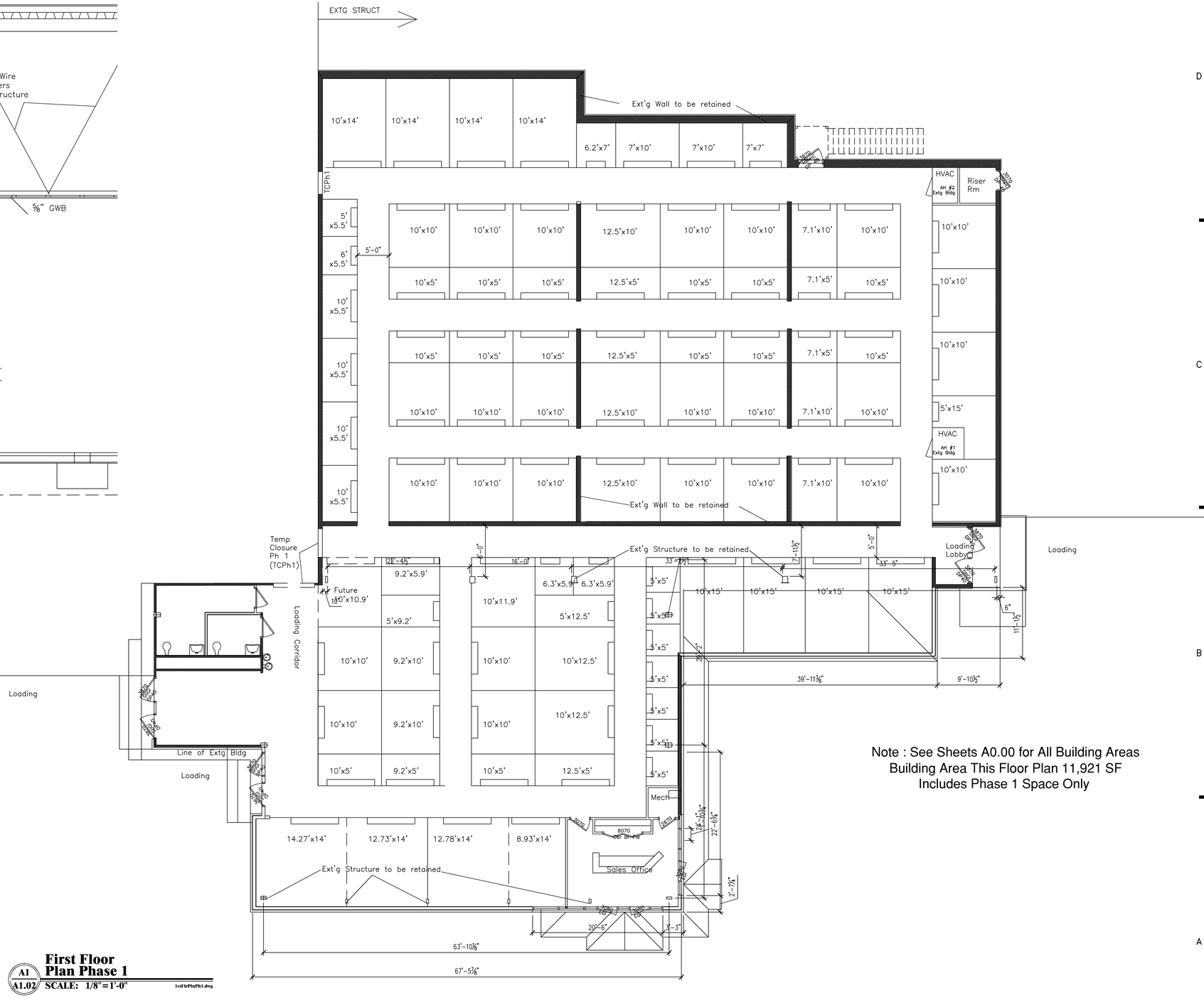


A2 / A1.02 Typical Wall & & Canopy Section
SCALE: 1/2"=1'-0" Typ Wall & CnpySect.dwg



A2 / A1.02 Bath Room Plans Large Scale
SCALE: 1/2"=1'-0" LS Batroom.dwg

0' 5' 10



Note : See Sheets A0.00 for All Building Areas
Building Area This Floor Plan 11,921 SF
Includes Phase 1 Space Only

A1 / A1.02 First Floor Plan Phase 1
SCALE: 1/8"=1'-0" 1stFlrPlnPh1.dwg

0' 5' 10 20 30 50

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NO.	DATE	REVISION
#1	7-22-2020	Move Dr to Men's T

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Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
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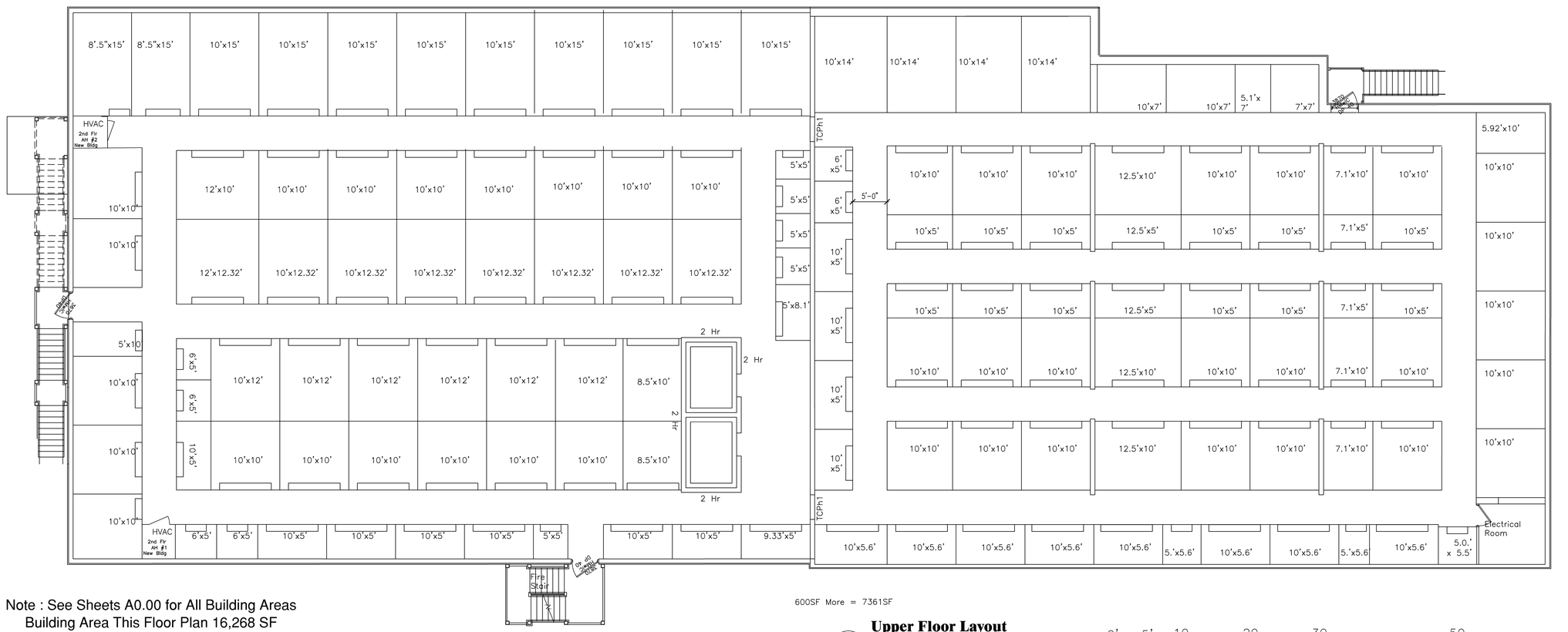
FIRST FLOOR PLAN PH 1

SHEET NO.
A-1.02

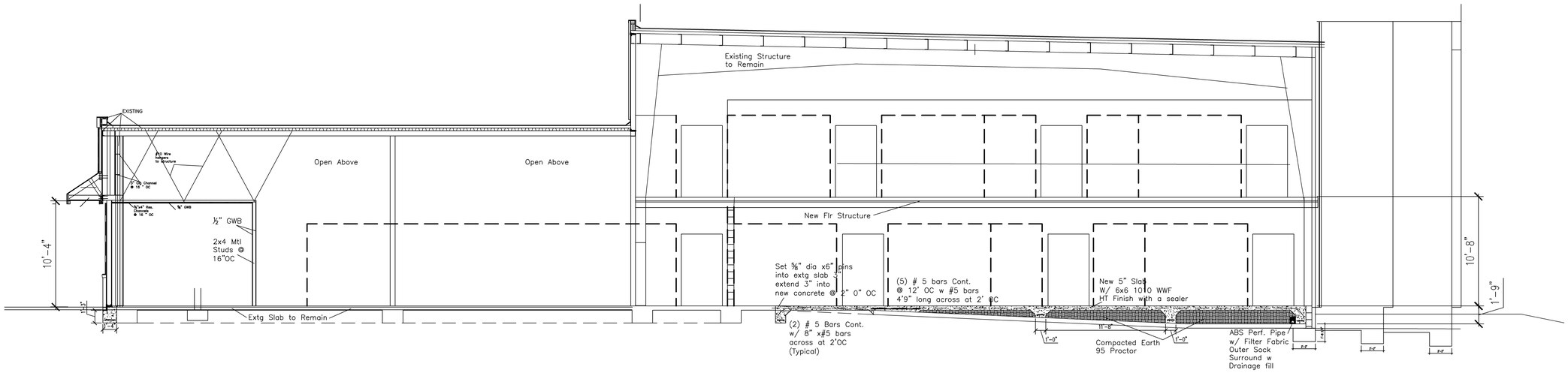


Note : See Sheets A0.00 for All Building Areas
Building Area This Floor Plan 16,268 SF
Includes Phase 2 Space Only

600SF More = 7361SF

A1 / A1.02 Upper Floor Layout Phase 2
SCALE: 1/8"=1'-0" Upper Flr Plan.dwg

0' 5' 10 20 30 50



A2 / A1.02 Phase 1 &2 Cross Section Extg Bldg
SCALE: 3/16"=1'-0" Cross Section.dwg

0' 5' 10 20 30 50

7-15-2020

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NO.	DATE	REVISION
#1	7-22-2020	Chg Scale of Bldg Sect

Lady's Island Self Storage
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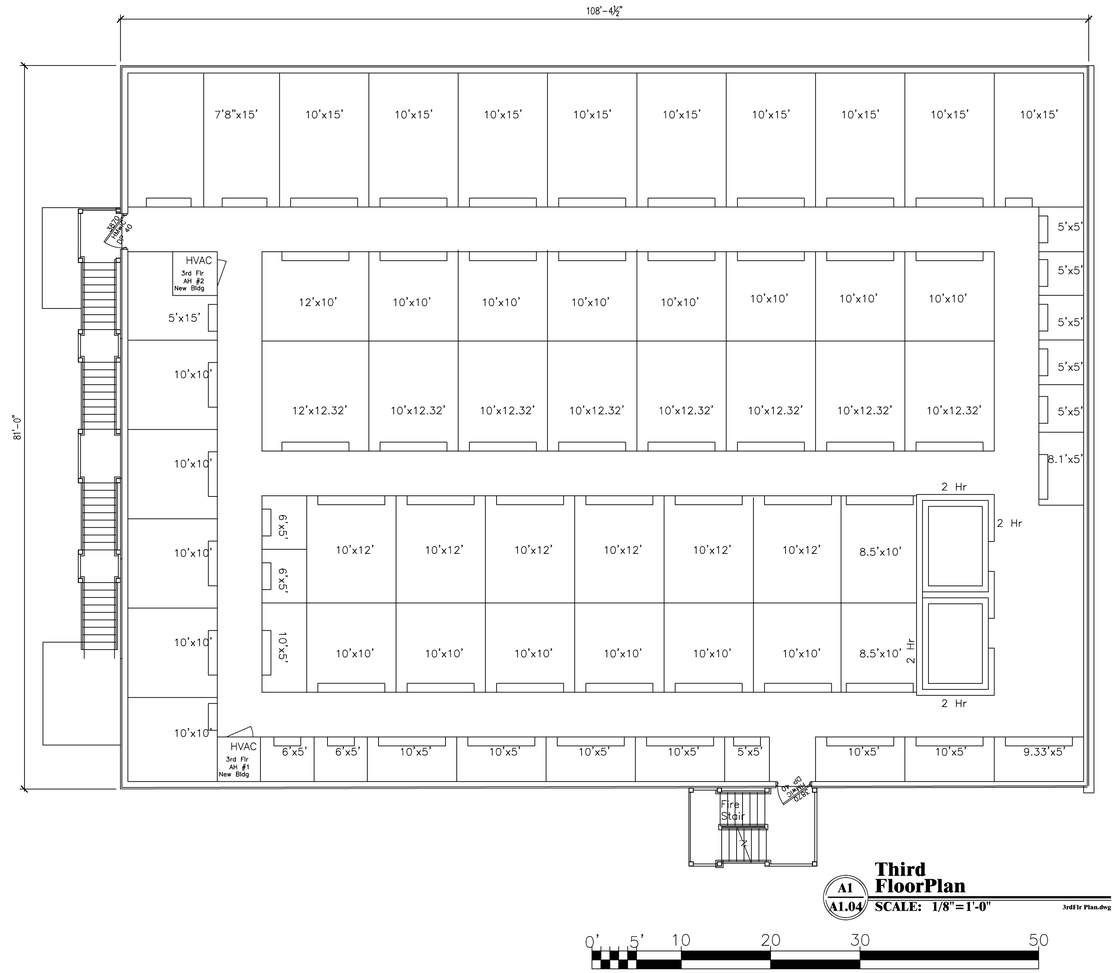
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz –3180
DRAWN BY: R
CHECKED BY: JYR

2nd Floor Plan
Extg Bldg Sect

SHEET NO.
A-1.03



Note : See Sheets A0.00 for All Building Areas
Building Area Third Floor Plan 8,484SF
All area this floor in Phase 2 Only

7-15-2020

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JYRArchitect
ARCHITECTURE, PLANNING & ENTITLEMENT
20 Willow Oak W, Hilton Head Island, SC 29928
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Beaufort, SC
PREPARED FOR:
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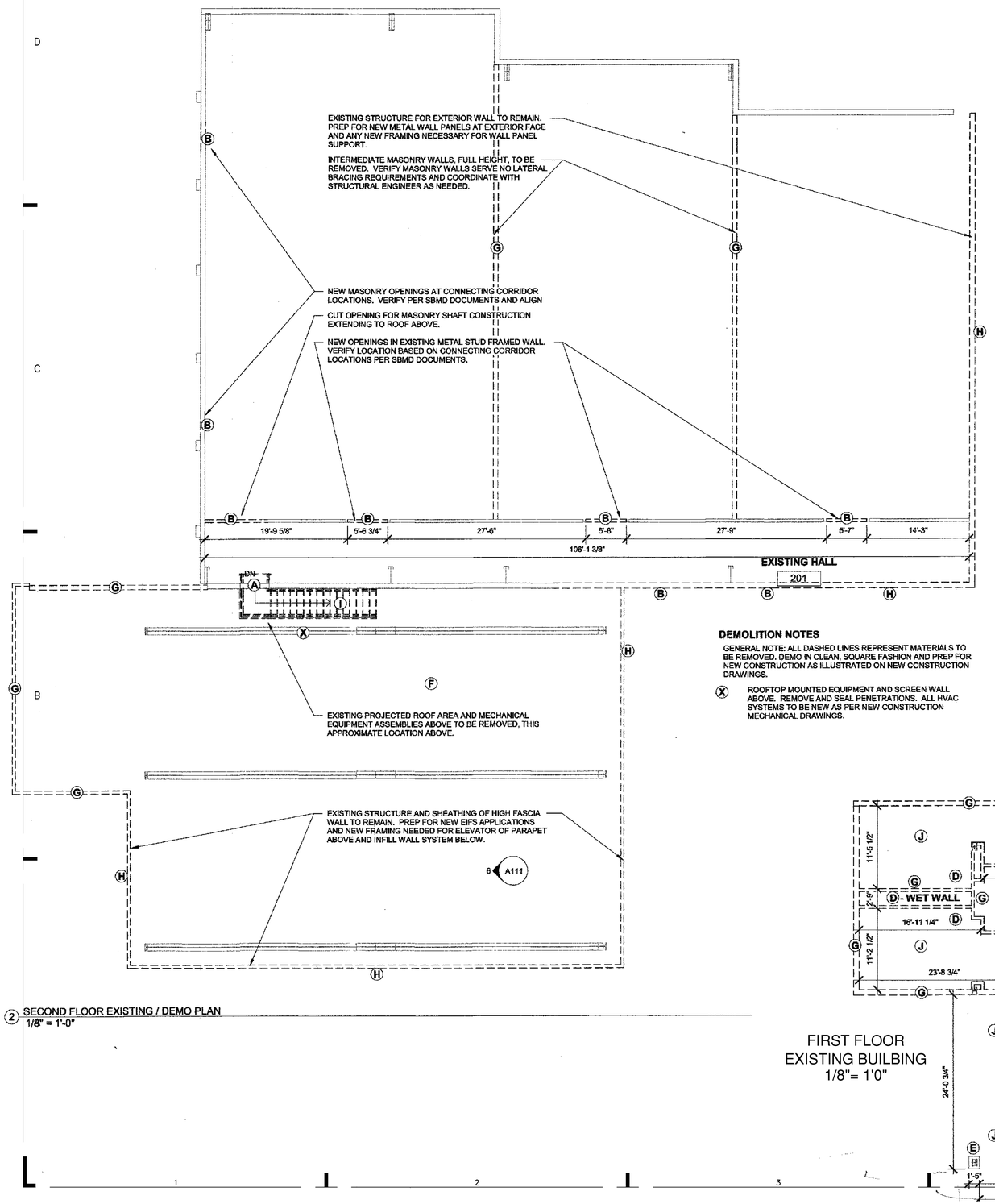
PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

3rd Floor Plan
& HVAC Ser Yd

SHEET NO.
A-1.04

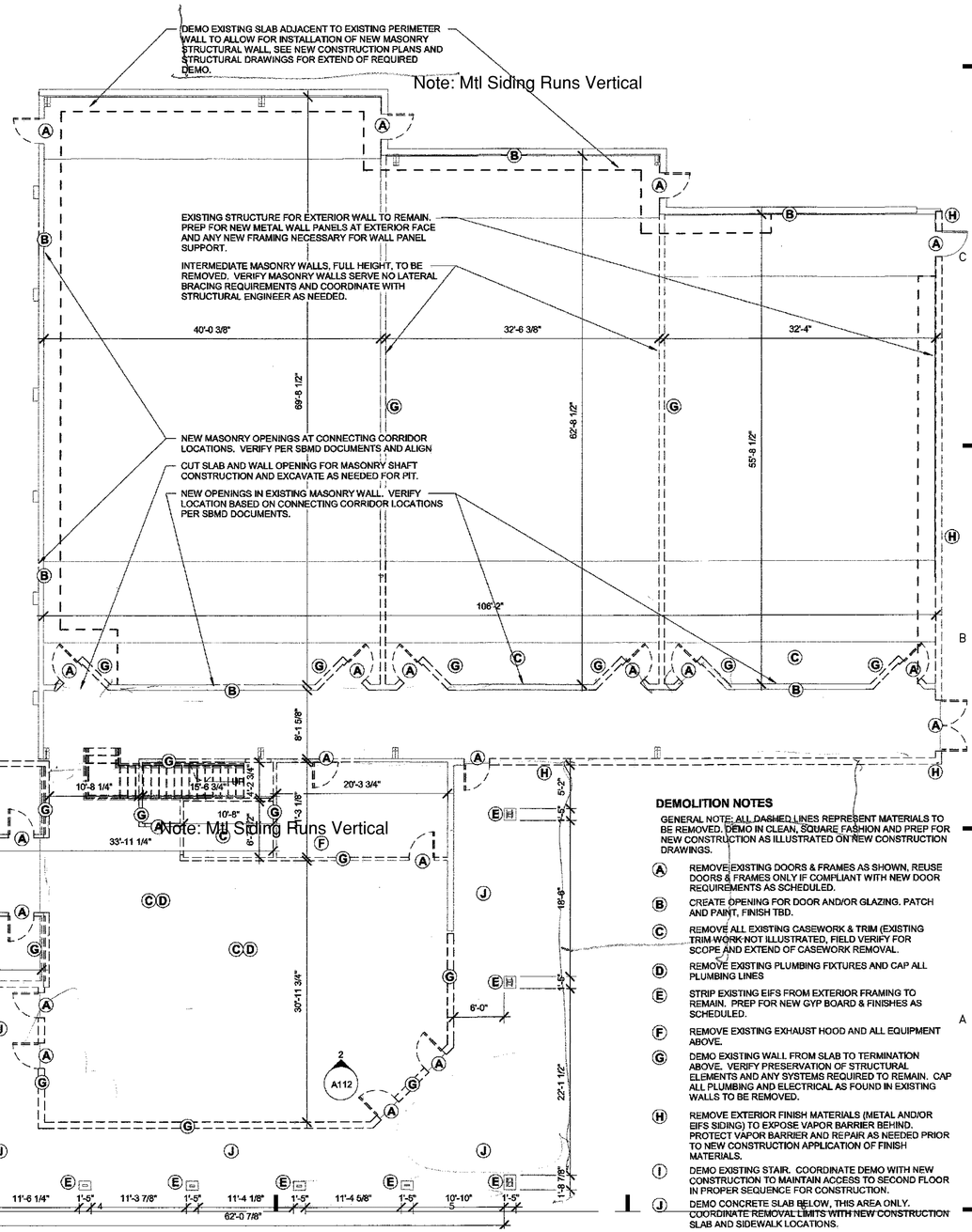


2 SECOND FLOOR EXISTING / DEMO PLAN
1/8" = 1'-0"

0' 5' 10 20 30 50

GENERAL DEMOLITION NOTES:

1. DEMOLITION PLANS & ELEVATIONS INTENDED FOR GENERAL SCOPE AND SCALE PURPOSES. NEW CONSTRUCTION DRAWINGS SHOULD BE FULLY REVIEWED AND ALL NECESSARY DEMOLITION REQUIRED FOR COMPLETION OF NEW CONSTRUCTION INCLUDED IN THE WORK.
2. NO STRUCTURAL ELEMENTS SHOULD BE REMOVED WITHOUT APPROPRIATE SHORING. SEE STRUCTURAL DRAWINGS FOR ANY MODIFICATIONS FOR STRUCTURAL RELATED CONSTRUCTION.
3. SEE MECHANICAL, ELECTRICAL AN PLUMBING DRAWINGS FOR DEMO RELATED TO BUILDING SYSTEMS AND INTEGRATION OF NEW CONSTRUCTION INTO EXISTING.



FIRST FLOOR
EXISTING BUILBING
1/8"= 1'0"

DEMOLITION NOTES

GENERAL NOTE: ALL DASHED LINES REPRESENT MATERIALS TO BE REMOVED. DEMO IN CLEAN, SQUARE FASHION AND PREP FOR NEW CONSTRUCTION AS ILLUSTRATED ON NEW CONSTRUCTION DRAWINGS.

(X) ROOFTOP MOUNTED EQUIPMENT AND SCREEN WALL ABOVE. REMOVE AND SEAL PENETRATIONS. ALL HVAC SYSTEMS TO BE NEW AS PER NEW CONSTRUCTION MECHANICAL DRAWINGS.

DEMOLITION NOTES

GENERAL NOTE: ALL DASHED LINES REPRESENT MATERIALS TO BE REMOVED. DEMO IN CLEAN, SQUARE FASHION AND PREP FOR NEW CONSTRUCTION AS ILLUSTRATED ON NEW CONSTRUCTION DRAWINGS.

(A) REMOVE EXISTING DOORS & FRAMES AS SHOWN, REUSE DOORS & FRAMES ONLY IF COMPLIANT WITH NEW DOOR REQUIREMENTS AS SCHEDULED.

(B) CREATE OPENING FOR DOOR AND/OR GLAZING. PATCH AND PAINT, FINISH TBD.

(C) REMOVE ALL EXISTING CASEWORK & TRIM (EXISTING TRIM WORK NOT ILLUSTRATED, FIELD VERIFY FOR SCOPE AND EXTEND OF CASEWORK REMOVAL.

(D) REMOVE EXISTING PLUMBING FIXTURES AND CAP ALL PLUMBING LINES

(E) STRIP EXISTING EIFS FROM EXTERIOR FRAMING TO REMAIN. PREP FOR NEW GYP BOARD & FINISHES AS SCHEDULED.

(F) REMOVE EXISTING EXHAUST HOOD AND ALL EQUIPMENT ABOVE.

(G) DEMO EXISTING WALL FROM SLAB TO TERMINATION ABOVE. VERIFY PRESERVATION OF STRUCTURAL ELEMENTS AND ANY SYSTEMS REQUIRED TO REMAIN. CAP ALL PLUMBING AND ELECTRICAL AS FOUND IN EXISTING WALLS TO BE REMOVED.

(H) REMOVE EXTERIOR FINISH MATERIALS (METAL AND/OR EIFS SIDING) TO EXPOSE VAPOR BARRIER BEHIND. PROTECT VAPOR BARRIER AND REPAIR AS NEEDED PRIOR TO NEW CONSTRUCTION APPLICATION OF FINISH MATERIALS.

(I) DEMO EXISTING STAIR. COORDINATE DEMO WITH NEW CONSTRUCTION TO MAINTAIN ACCESS TO SECOND FLOOR IN PROPER SEQUENCE FOR CONSTRUCTION.

(J) DEMO CONCRETE SLAB BELOW, THIS AREA ONLY. COORDINATE REMOVAL LIMITS WITH NEW CONSTRUCTION SLAB AND SIDEWALK LOCATIONS.

Ext'g Plan's's
7-13-2020

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NO.	DATE	REVISION

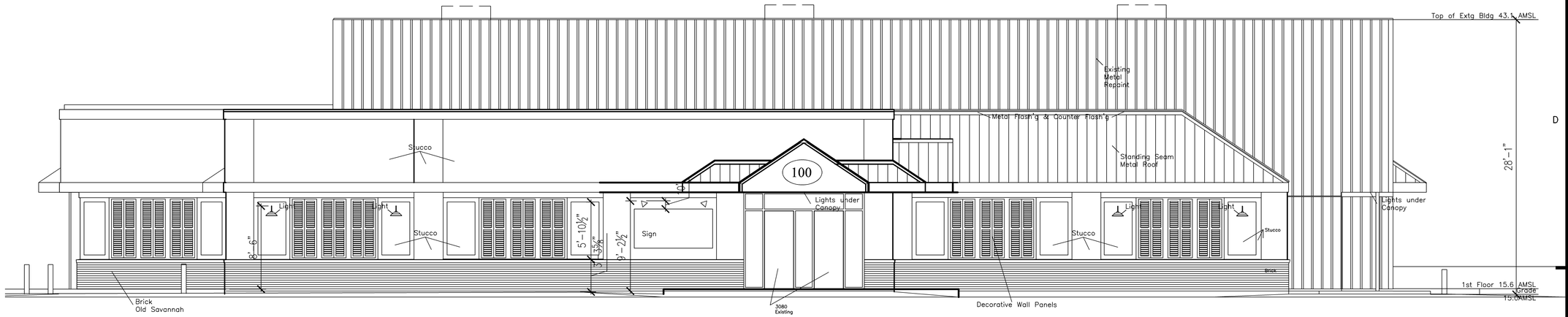
Lady's Island Self Storage
Store and Go
Sea Island Parkway
Beaufort, SC

PREPARED FOR:
Sustainability Management, LLC

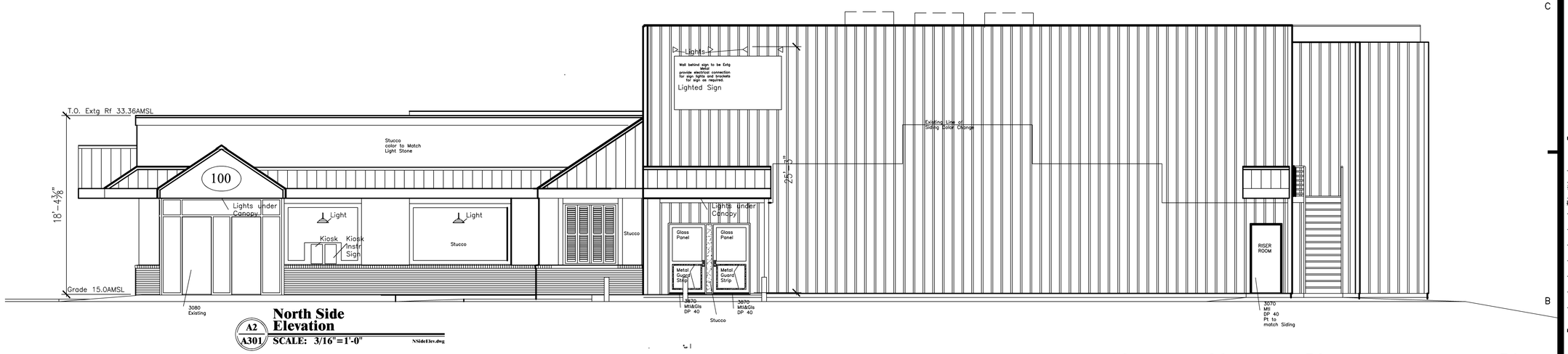
PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

EXIST'G BLDG PLANS
W/ DEMO NOTES

SHEET NO.
A-1.05

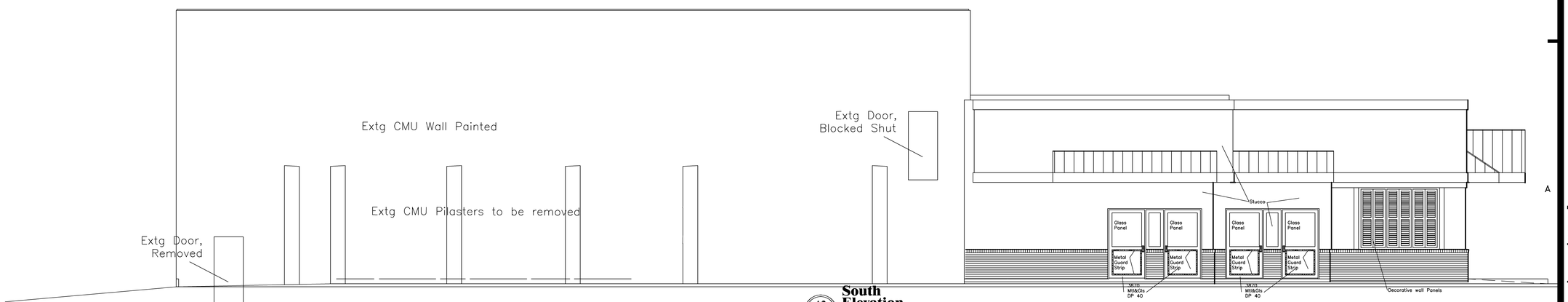


A1 / A301 Phase 1 East Elevation
SCALE: 3/16"=1'-0" EastElev.dwg



A2 / A301 North Side Elevation
SCALE: 3/16"=1'-0" NSideElev.dwg

0' 5' 10 20 30 50



A2 / A301 South Elevation
SCALE: 3/16"=1'-0" SElev.dwg

Phase 1 Elev's
7-15-2020

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May 5, 2020
Nov 30, 2019

JYRArchitect
ARCHITECTURE, PLANNING & ENTITLEMENT
20 Willow Oak W, Hilton Head Island, SC 29928
(843) 368-5641
E-Mail : jyrarchitect@gmail.com

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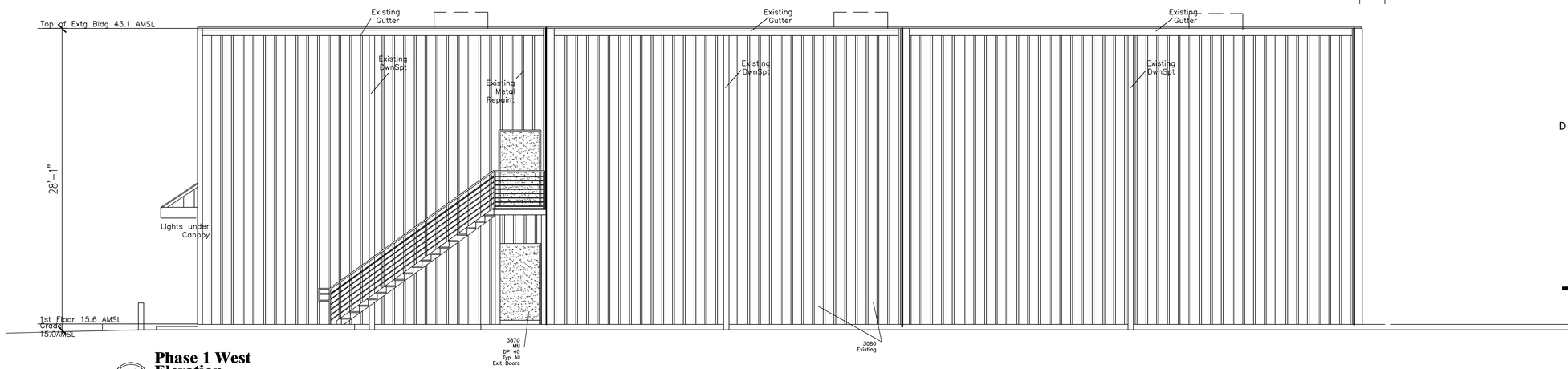
NO.	DATE	REVISION
#1	7-22-2020	Mod Dec Wall Pnls
#2	7-24-2020	Mod Dec Wall Pnl

Lady's Island Self Storage
Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

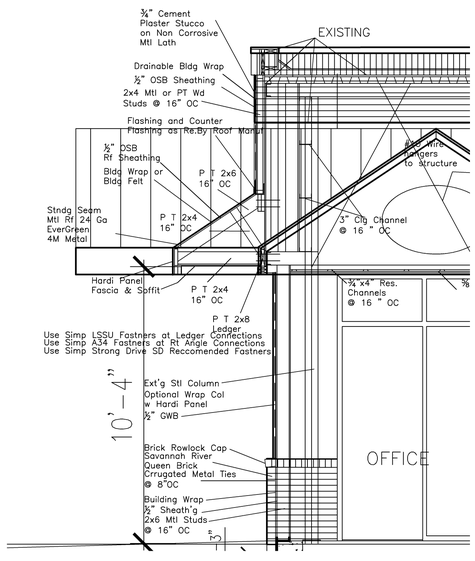
FRONT & R IGHT ELEVATIONS

SHEET NO.
A-3.01

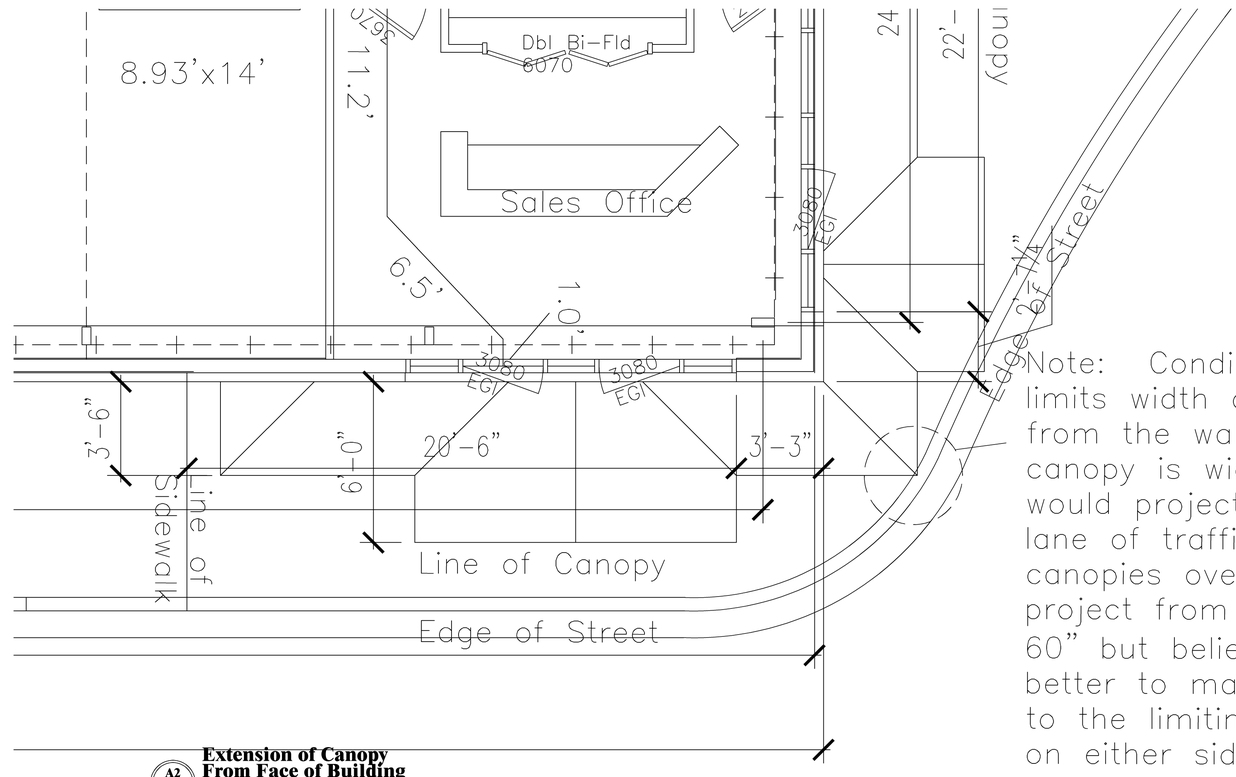


Phase 1 West Elevation
A1 / A302
SCALE: 3/16"=1'-0"
WestElev.dwg

0' 5' 10 20 30 50



Ht of Canopy Above Sidewalk
A2 / A302
SCALE: 3/16"=1'-0"
Canopy Mtg Ht.dwg



Extension of Canopy From Face of Building
A2 / A302
SCALE: 3/16"=1'-0"
Canopy Dimensions.dwg

Note: Condition here limits width of canopy from the wall. If the canopy is wider then it would project into the lane of traffic. Made canopies over entrywyas project from buildin over 60" but believed it better to match canopy to the limiting condition on either side of the entrance.

Phase 1 Elev's
7-15-2020

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ARCHITECTURE, PLANNING & ENTITLEMENT
20 Willow Oak W, Hilton Head Island, SC 29928
(843) 368-5641
E-Mail : jyrarchitect@gmail.com

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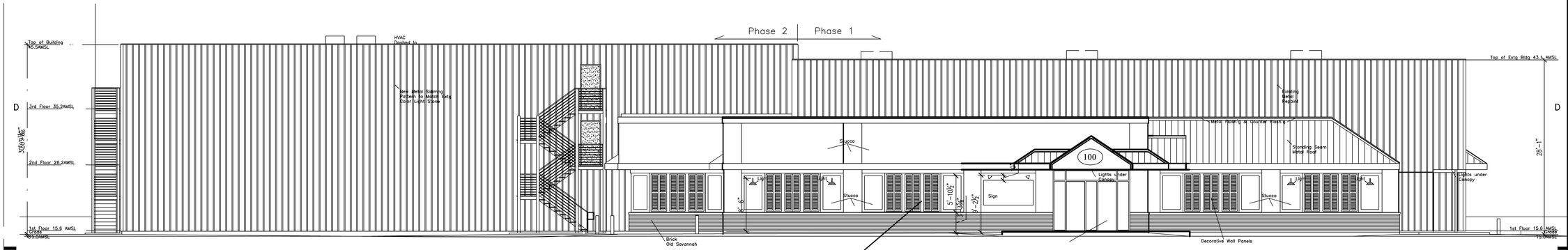
NO.	DATE	REVISION
#1	7-22-2020	Add Canpy Dim

Lady's Island Self Storage
Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

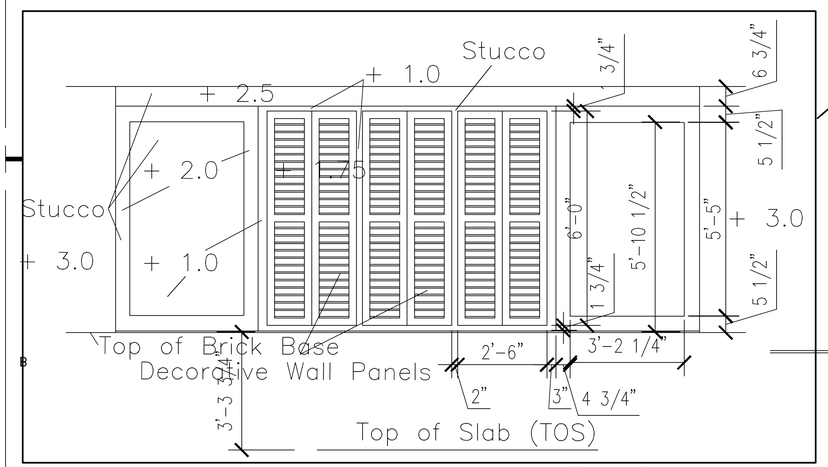
PH 1 REAR ELEVATION

SHEET NO.
A-3.02

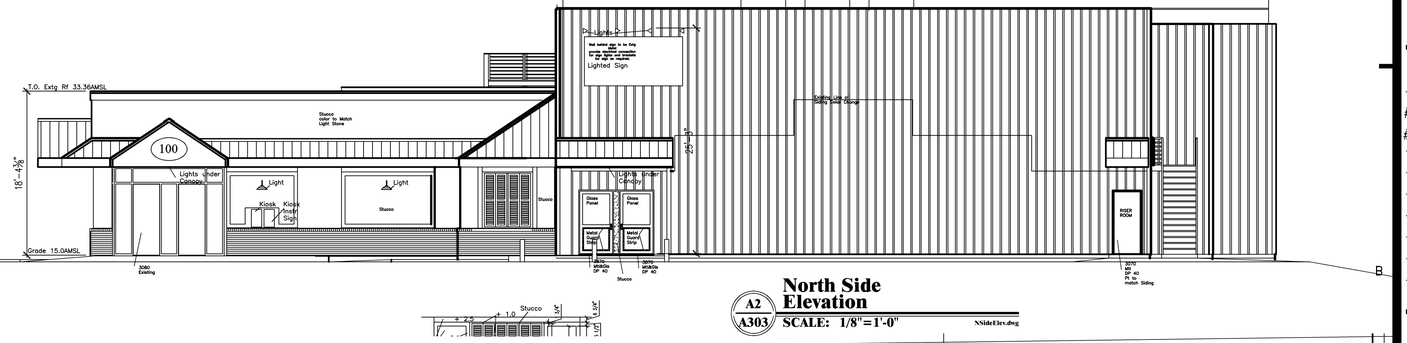


A1 / A303 Phase1&2 East Elevation
SCALE: 1/8"=1'-0" E1Elev.dwg

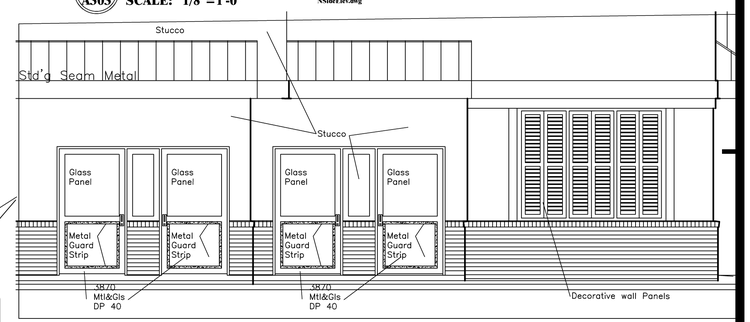
0' 5' 10 20 30 50



A5 / A303 Typical Decorative Panel Detail
SCALE: 1/2"=1'-0" DecorativePnlDtl.dwg



A2 / A303 North Side Elevation
SCALE: 1/8"=1'-0" NSideElev.dwg



A4 / A303 Fixed Shutters & Loading Drs
SCALE: 1/4"=1'-0" Detail Load Drs & Ldg Drs.dwg

A3 / A303 South Elevation
SCALE: 1/8"=1'-0" SElev.dwg

Phase 1&2 Elev's
7-15-2020

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JYRArchitect
ARCHITECTURE, PLANNING & ENTITLEMENT
20 Willow Oak W, Hilton Head Island, SC 29928
(843) 368-5641
E-Mail : jyrarchitect@gmail.com

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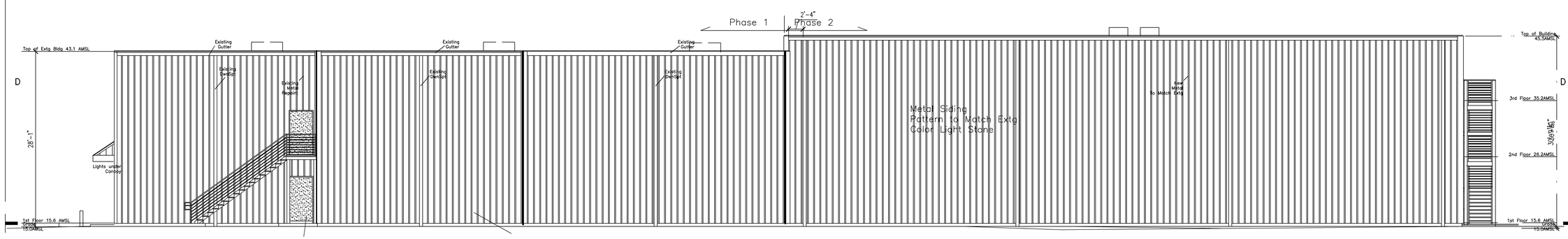
NO.	DATE	REVISION
#1	7-22-2020	Mod Dec Wall Pnls
#2	7-24-2020	Dec Wall Pnl Dtl

Lady's Island Self Storage
Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

PHASE 1 & 2 ELEVATIONS

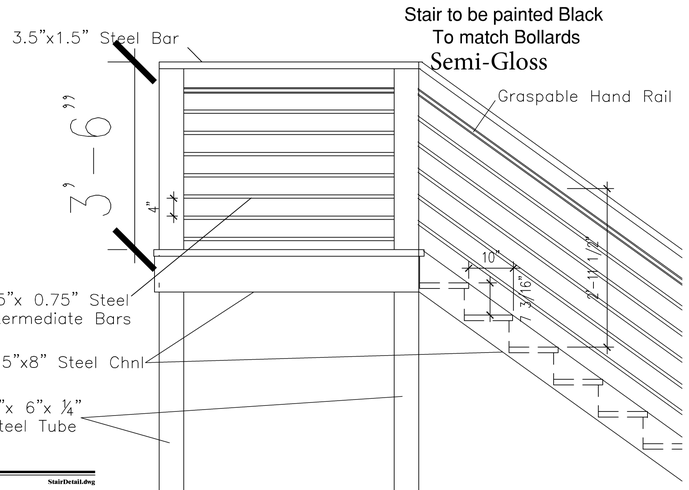
SHEET NO.
A-3.03



A1/A304 Phase 1&2 West Elevation

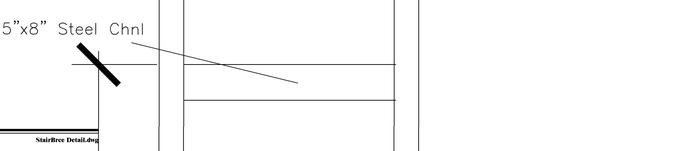
SCALE: 1/8"=1'-0" WElev.dwg

0' 5' 10 20 30 50



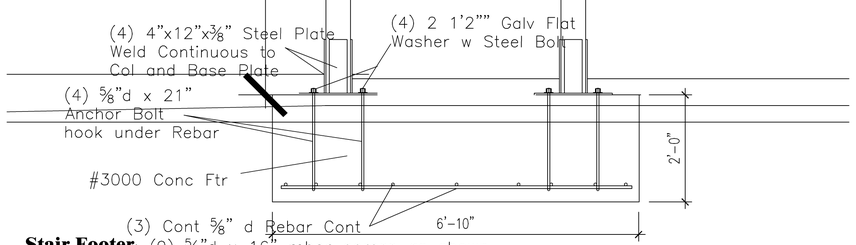
A2/A304 Stair Elev Platform

SCALE: 3/4"=1'-0" StairDetail.dwg



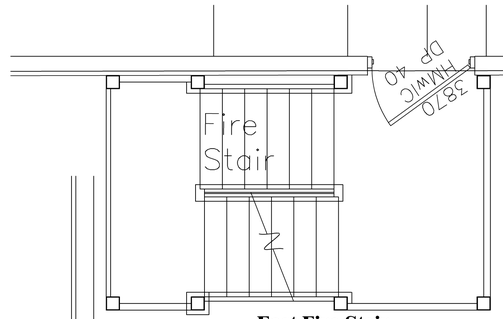
A3/A304 Stair Brace Detail

SCALE: 3/4"=1'-0" StairBrce Detail.dwg



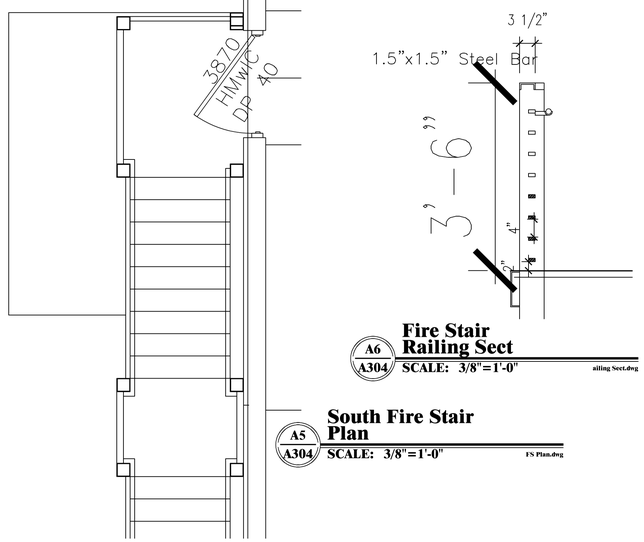
A4/A304 Stair Footer Detail

SCALE: 3/4"=1'-0" StairFtrDetail.dwg



A6/A304 East Fire Stair Plan

SCALE: 3/8"=1'-0" FS Plan.dwg



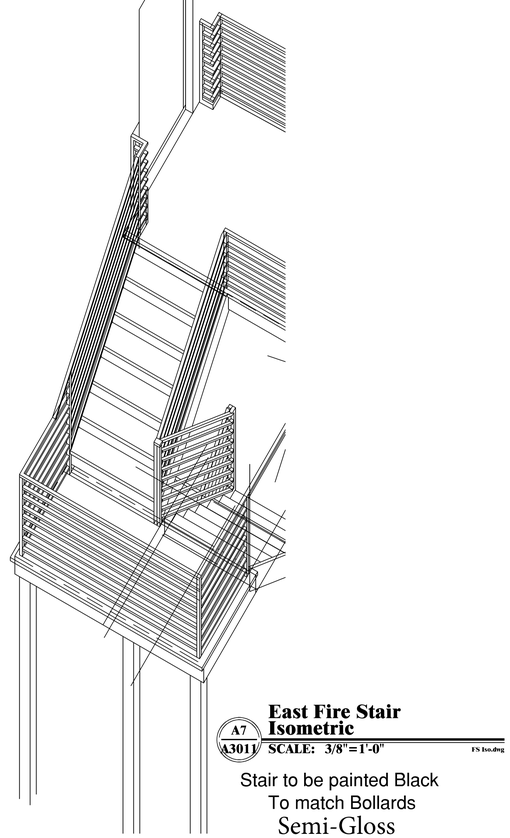
A5/A304 South Fire Stair Plan

SCALE: 3/8"=1'-0" FS Plan.dwg

A6/A304 Fire Stair Railing Sect

SCALE: 3/8"=1'-0" ailing Sect.dwg

0' 5' 10 20



A7/A3011 East Fire Stair Isometric

SCALE: 3/8"=1'-0" FS Iso.dwg

Stair to be painted Black
To match Bollards
Semi-Gloss

Phase 1&2 Elev's
7-15-2020

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JYRArchitect
ARCHITECTURE, PLANNING & ENTITLEMENT
20 Willow Oak W, Hilton Head Island, SC 29928
(843) 368-5641
E-Mail : jyrarchitect@gmail.com

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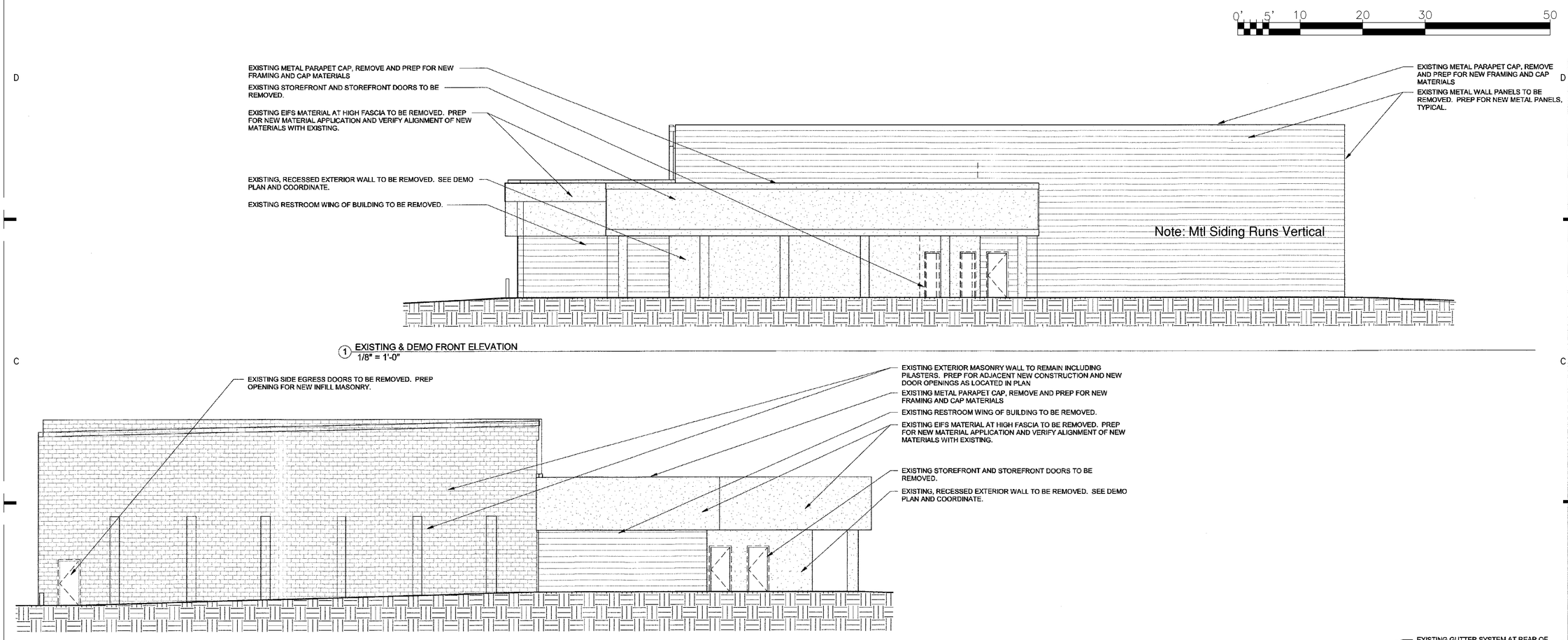
NO.	DATE	REVISION
#1	7-22-2020	Add StairColor

Lady's Island Self Storage
Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

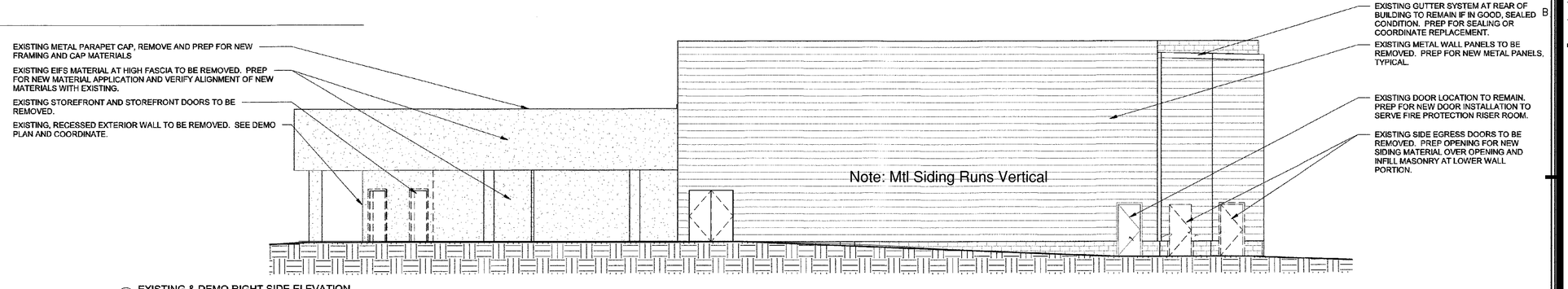
PHASE 1 & 2
REAR ELEVATION

SHEET NO.
A-3.04



1 EXISTING & DEMO FRONT ELEVATION
1/8" = 1'-0"

2 EXISTING & DEMO LEFT SIDE ELEVATION
1/8" = 1'-0"



3 EXISTING & DEMO RIGHT SIDE ELEVATION
1/8" = 1'-0"

Ext'g Elev's
7-2-2020

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ARCHITECTURE, PLANNING & ENTITLEMENT
20 Willow Oak W, Hilton Head Island, SC 29928
(843) 368-5641
E-Mail : jyrarchitect@gmail.com

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NO.	DATE	REVISION

Lady's Island Self Storage
Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

EXISTING FRT & SIDE ELEVATIONS

SHEET NO.
A-3.05

ELECTRICAL SYMBOL LEGEND:

(4) 500 LUMEN LIGHT FIXTURES
20' MOUNTING POLE WITH 2 CROSS ARMS
WEATHERPROOF COVER JUNCTION BOX
CONNECTED TO COMMON PROPERTY CIRCUIT
7 POLES

(1) 600 LUMEN LIGHT FIXTURES
18' MOUNTING HEIGHT
WEATHERPROOF COVER JUNCTION BOX
CONNECTED TO COMMON PROPERTY CIRCUIT
4 POLES

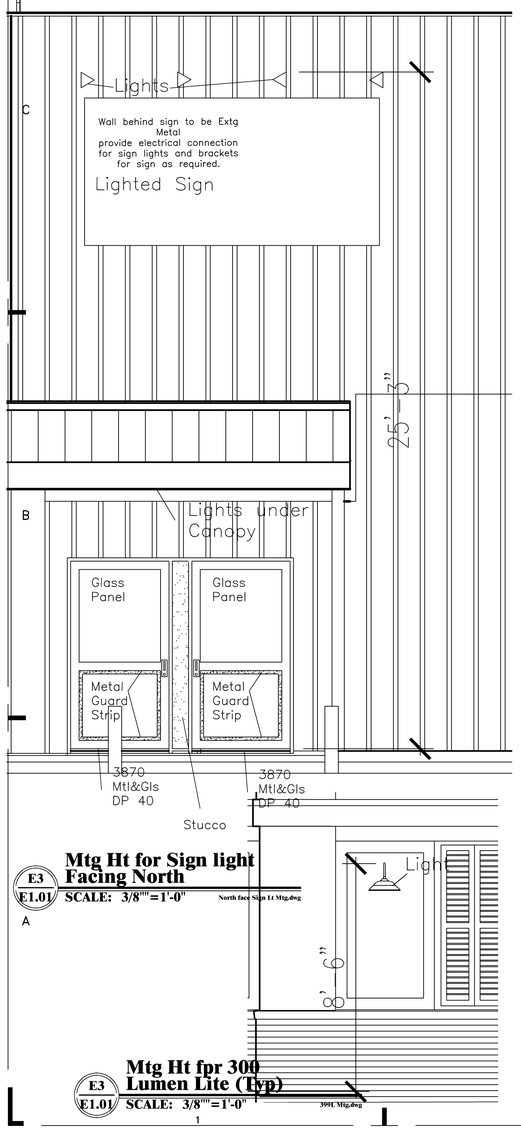
(1)300 LUMEN LIGHT FIXTURES
WALL MOUNTED 8'6" AFF
BUILDING LOAD CENTER
6 WALL MTD FIXTURES

(26) 150EW w LED CANS UNDER CANOPIES
WALL OR CEILING MOUNTED
BUILDING LOAD CENTER

(1)200 LUMEN SIGN LIGHT FIXTURES
WALL MOUNTED10' ABOVE TOP OF SIGN
BUILDING LOAD CENTER
6 WALL MTD FIXTURES

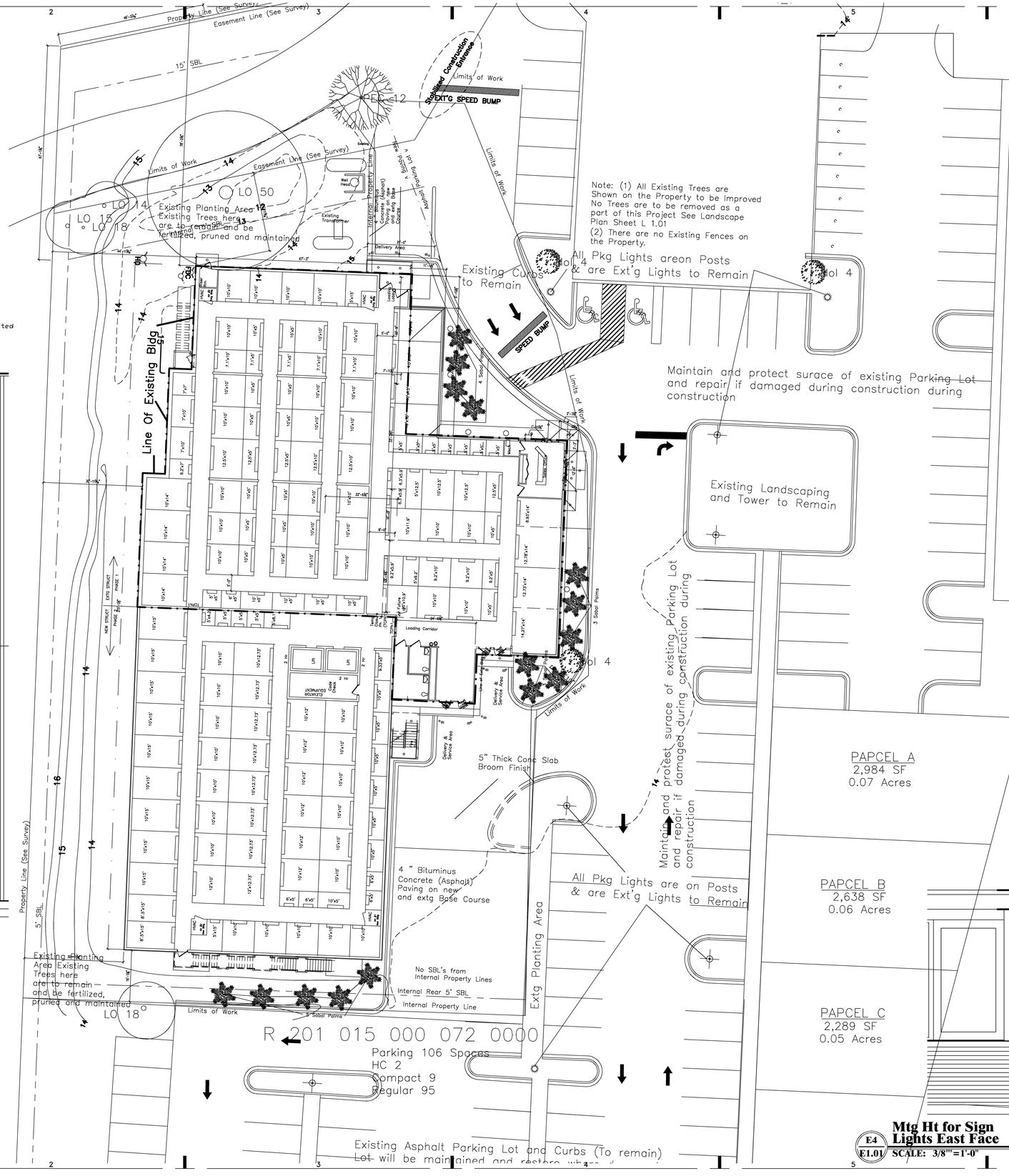
NOTES

1. ALL WIRING TO BE PER N.E.C. AND THE CITY of BEAUFORT, SC ELECTRICAL CODE
2. ALL WIRING TO BE 75 DEG C, TYPE THHN/THWN INSULATION COPPER CONDUCTOR UNLESS NOTED OTHERWISE (UND)
3. ALL MACHINE CONNECTIONS TO BE MADE IN FLEXIBLE CONDUIT
4. 120V Circuits non GFCI protected circuits to be arc-fault protected
5. USE ALL AVAILABLE GROUNDING POINTS



Mtg Ht for Sign light Facing North
E3 / E1.01 SCALE: 3/8"=1'-0" North face Sign Lt Mtg.dwg

Mtg Ht fpr 300 Lumen Lite (Typ)
E3 / E1.01 SCALE: 3/8"=1'-0" 300L Mtg.dwg



Exterior Lighting Plan Phase 1 & 2
E1 / E1.01 SCALE: 1/16"=1'-0" Ext LightPln.dwg

Mtg Ht for Sign Lights East Face
E4 / E1.01 SCALE: 3/8"=1'-0" Sign Light Mtg.dwg

7-15-2020

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NO.	DATE	REVISION
#1	7-22-2020	Add Hts of Bldg Lts

Lady's Island Self Storage Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

EXTERIOR LIGHTING PLAN

SHEET NO.
E1.01

NEW STRUCT
PHASE 2

EXTG STRUCT
PHASE 1

8'.5"x15' 8'.5"x15' 10'x15' 10'x15' 10'x15' 10'x15' 10'x15' 10'x15' 10'x15' 10'x15' 10'x15'

10'x14' 10'x14' 10'x14' 10'x14'

6.2'x7' 7'x10' 7'x10' 7'x7'

UNDER CANOPY DOWN SPOUT

12.8' 87.0' 16.2' 69.0' 16.5'

217.2.5'

UNDER CANOPY DOWN SPOUT

HVAC
AH #2
New Bldg

HVAC
AH #2
Extg Bldg

Riser Rm

UNDER CANOPY DOWN SPOUT

5'x15'

12'x10' 10'x10' 10'x10' 10'x10' 10'x10' 10'x10' 10'x10' 10'x10'

10'x10' 10'x10' 10'x10' 10'x10' 7.1'x10' 10'x10'

10'x10'

27.4'

12'x12.73' 10'x12.73' 10'x12.73' 10'x12.73' 10'x12.73' 10'x12.73' 10'x12.73' 10'x12.73'

54.7'

56.8'

5'x4.2'

5'x5'

5'x5'

5'x5'

5'x8.1'

40.3'

TCPh1

5'-0"

19.8'

10'x5' 10'x5' 10'x5' 12.5'x5' 10'x5' 10'x5' 7.1'x5' 10'x5'

85.5'

10'x10' 10'x10' 10'x10' 12.5'x10' 10'x10' 10'x10' 7.1'x10' 10'x10'

54.7'

87.0'

2 Hr

6'x5'

6'x5'

10'x5'

10'x12' 10'x12' 10'x12' 10'x12' 10'x12' 10'x12' 10'x12'

10'x10' 10'x10' 10'x10' 10'x10' 10'x10' 10'x10'

ELEVATOR EQUIPMENT

Code Check

2 Hr

7'-7"

Lift

Lift

2 Hr

27.4'

10'x10' 10'x10' 10'x10' 12.5'x10' 10'x10' 10'x10' 7.1'x10' 10'x10'

85.5'

15.1'

10'x5'

10'x5'

10'x5'

10'x10'

5'x15'

HVAC
AH #1
Extg Bldg

10'x10'

87.0'

10'x10'

HVAC
AH #1
New Bldg

6'x5' 6'x5' 10'x5' 10'x5' 10'x5' 10'x5' 10'x5' 9.33'x5'

1.4'

17.1'

Temp Closure Ph 1 (TCPh1)

TCPh1

4.6' 23.0' 17.5' 45.0' 5'-0"

90.1'

8.3' Loading Lobby

UNDER CANOPY DOWN SPOUT

UNDER CANOPY DOWN SPOUT

Loading

9.8'

3.8'

8.3'

Future 10'x10.9'

9.2'x5.9'

6.3'x5.9' 6.3'x5.9'

10'x11.9'

5'x12.5'

5'x5' 10'x15' 10'x15' 10'x15' 10'x15'

5'x5'

5'x9.2'

8.3'

Loading Corridor 17.2'

10'x10' 9.2'x10' 10'x10' 10'x12.5'

27.5'

40.5'

5'x5'

22.0'

28.86'

22.0'

10'x10' 9.2'x10' 10'x10' 10'x12.5'

5'x5'

Line of Sidewalk

Line of Extg Bldg

7.86'

5.0'

4.24'

1.4'

Loading

5.0'

10'x5' 9.2'x5' 10'x5' 12.5'x5'

5'x5'

27.1' 17.9' 7.9'

45.0'

Kiosk

Mech

14.27'x14' 12.73'x14' 12.78'x14' 8.93'x14'

Dbl Bi-Fld 8070

11.2'

24'-1"

20'-9¾"

Sales Office

6.5'

1.0'

2'-7½"

20'-6"

3'-3"

63'-10⅝"

Line of Sidewalk

67'-5⅞"

39'-11⅜"

9'-10½"

11'-1½"

6"

First Floor Life Safety Plan

FS1
FS.01
SCALE: 1/8"=1'-0"
1stFloorPln.dwg

0' 5' 10 20 30 50

Life Safety Pn Ph 1& 2
7-20-2020

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NO.	DATE	REVISION

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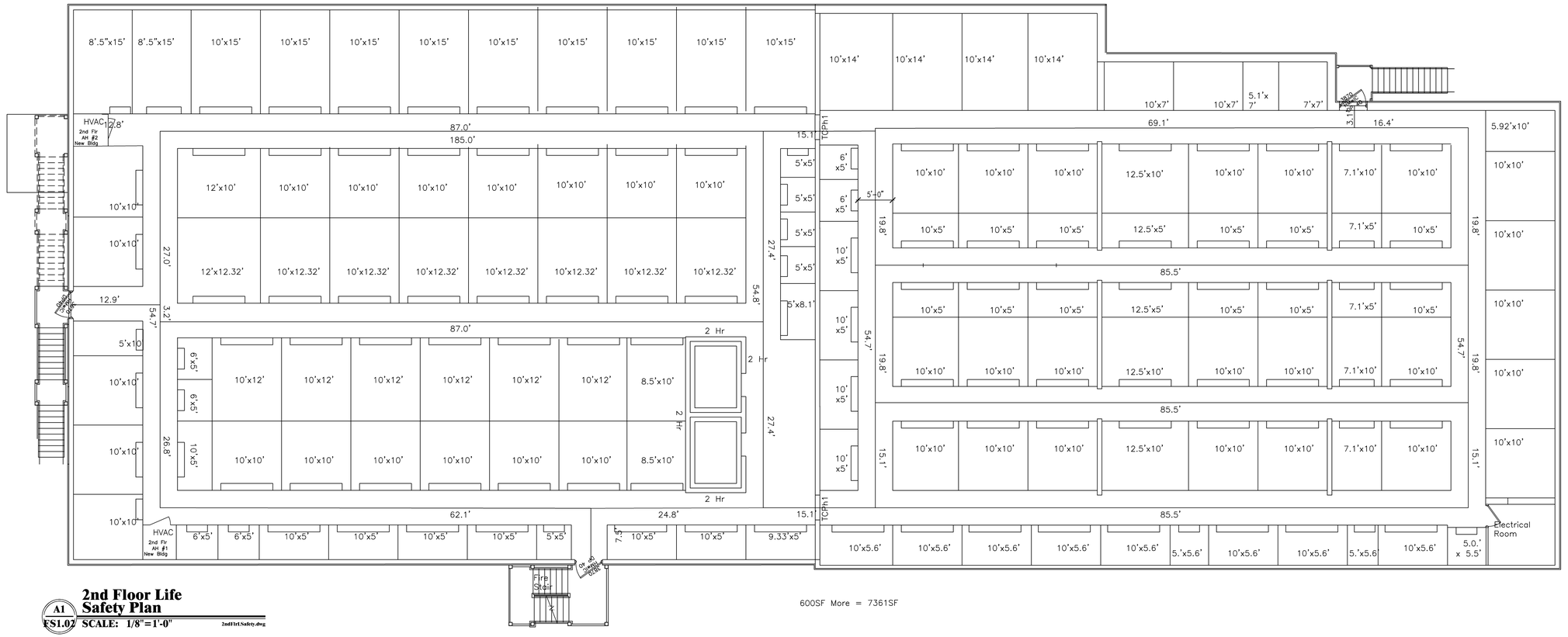
Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz –3180
DRAWN BY: R
CHECKED BY: JYR

1st Floor Life Safety Plan

SHEET NO.
FS1.01



600SF More = 7361SF

2nd Floor Life Safety Plan

A1 / FS1.02 SCALE: 1/8"=1'-0" 2nd1rtLSafety.dwg

0' 5' 10 20 30 50

Life Safety Pln Ph 2
7-15-2020

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NO. DATE REVISION

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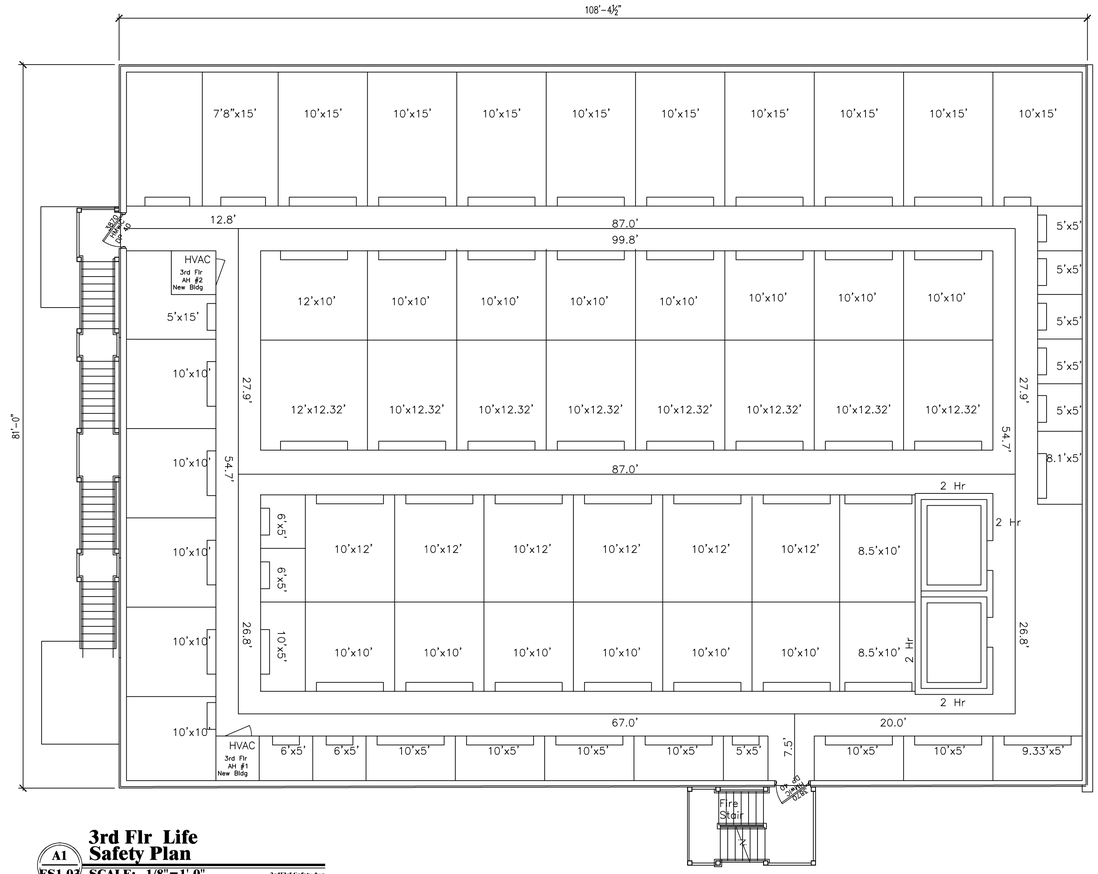
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

2nd Floor Life Safety Plan

SHEET NO.
FS1.02



3rd Flr Life Safety Plan

A1 FS1.03 SCALE: 1/8" = 1'-0" 3rdFlrLSafety.dwg

0' 5' 10 20 30 50

Life Safety Pln Ph 2
7-15--2020

STAMP:

STAMP:

RELEASE FOR CONSTRUCTION DATE:
May 15, 2020
RELEASE FOR PERMIT DATE:
May 5, 2020
Nov 30, 2019

JYRArchitect
ARCHITECTURE, PLANNING & ENTITLEMENT
20 Willow Oak W, Hilton Head Island, SC 29928
(843) 368-5641
E-Mail : jyrarchitect@gmail.com

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NO.	DATE	REVISION

Lady's Island Self Storage
Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz -3180
DRAWN BY: R
CHECKED BY: JYR

3rd Floor Life Safety Plan

SHEET NO.
FS1.03

Description	Qty	Diam	Ht	Remarks
Existing Trees (See Site Plan for Location)				
Savannah Holly Ilex "Savannah"	2	Extg	8'–10'	Specimen Prune and Fertilize
Live Oak	5	Extg	14", 15", 18"(2), 50"	Trunk D 50" Oak is Landmark Tree Do not Damage orr Remove
Pecan "Carya Illinoinensis"	1	Existing	12" Dia Trunk	Multi– Prune and Fertilize
New Trees				
Palmetto Sabal Palm	15	8" Trunk	10'–12'	Specim

Mulch under all plantings. Centipede Sod on all open areas.

SB Landscape Designs, LLC

a division of JYR Architect, PC

Landscape Plan
Plan Phase 1 & 2
L1 / L1.01 SCALE: 1/16"=1'-0" LndscPln.dwg

Note: (1) All Existing Trees are Shown on the Property to be Improved No Trees are to be removed as a part of this Project See Landscape Plan Sheet L 1.01
(2) There are no Existing Fences on the Property.

Maintain and protect surace of existing Parking Lot and repair if damaged during construction during construction

EXISTING DETENTION PO (POND1)

PAPCEL A 2,984 SF 0.07 Acres

PAPCEL B 2,638 SF 0.06 Acres

PAPCEL C 2,289 SF 0.05 Acres

R 201 015 000 072 0000

Parking 106 Spaces
HC 2
Compact 9
Regular 95

7-15-2020

STAMP:

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RELEASE FOR CONSTRUCTION DATE: May 15, 2020
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NO. DATE REVISION

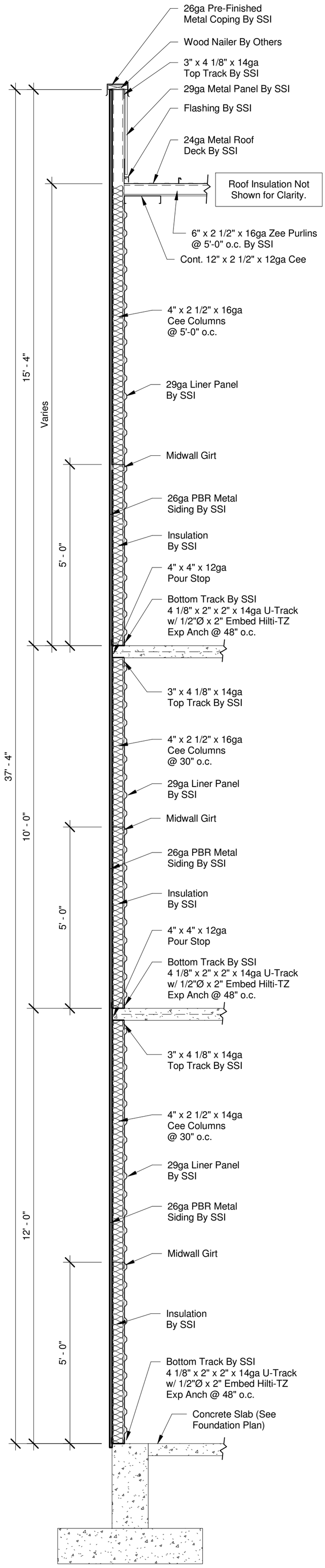
Lady's Island Self Storage
Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houzz –3180
DRAWN BY: R
CHECKED BY: JYR

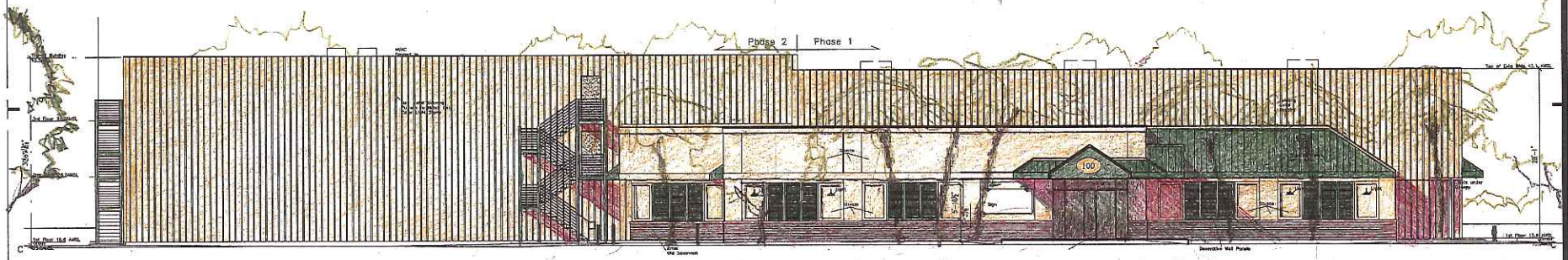
LANDSCAPE PLAN

SHEET NO.
L1.01

Typical Wall Detail Phase 2 Store & Go Lady's Island, SC

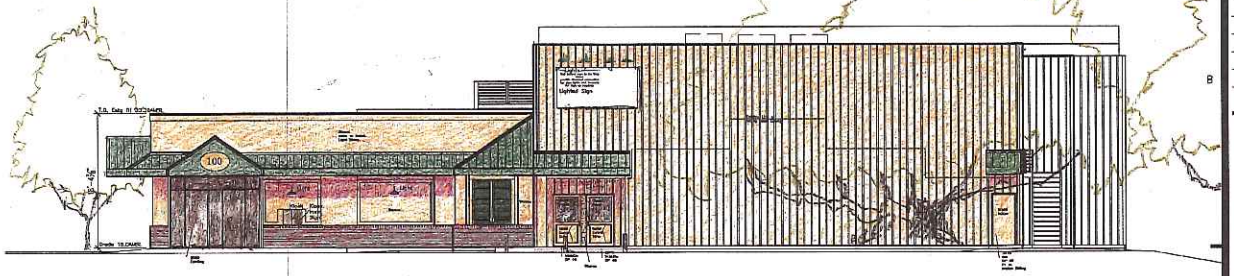


1 Exterior Wall Section 3
1/2" = 1'-0"



A1 A301 **Phase 1 East Elevation**
SCALE: 1/8"=1'-0"

0' 5' 10 20 30 50



A2 A301 **North Side Elevation**
SCALE: 1/8"=1'-0"

Colored Elev
7-15-2020

STAMP:

RELEASE FOR CONSTRUCTION DATE: May 15, 2020
RELEASE FOR PERMIT DATE: May 5, 2020
Nov 30, 2019

JYRArchitect
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20 Willow Oak W, Hilton Head Island, SC 29928
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NO.	DATE	REVISION
#1	6-12-2020	Add Dr N Front Add Canopy

Lady's Island Self Storage
Store and Go
Sea Island Parkway
Beaufort, SC
PREPARED FOR:
Sustainability Management, LLC

PROJECT NO: Houtz -2180
DRAWN BY: S
CHECKED BY: JYR

PHASE 1 & 2 ELEVATIONS

SHEET NO.
A-3.03

SITE DEVELOPMENT PLAN
FOR
LADY'S ISLAND COMMONS SELF STORAGE
U.S. HWY 21 (SEA ISLAND PARKWAY)
LADY'S ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA

VICINITY MAP
SCALE: 1"=200'

LADY'S ISLAND COMMONS - SELF STORAGE
BJWSA NUMBER: 2018-034

DATUM REFERENCE:
NGVD 29

BJWSA NUMBER: 2018-034

N.P.D.E.S. DISTURBED AREA = 1.0 Acres

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

APPROXIMATE LOCATION OF SITE:
LONGITUDE: 80°-39'-30"
LATITUDE: 32°-24'-58"

DEVELOPER NAME:
PAUL TRASK
P.O. BOX 4160
BURTON, SC 29903
843-525-0578

PROJECT DATA INFORMATION:
LADY'S ISLAND COMMONS SELF STORAGE
DISTRICT #: R201
MAP #: 015
PARCEL #: 0721
PROJECT ZONING: ----
ZONING BOUNDARIES: ----
FEMA FLOOD ZONE: ----

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

APPROVED FOR CONSTRUCTION
BY: _____ / / DATE

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

SOUTH CAROLINA — ANDREWS ENGINEERING CO. — No. C00008 — CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER — NO. 12860 — STEVEN WADE ANDREWS

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INDEX OF DRAWINGS

SHEET #	*DESCRIPTION*
	TITLE
Notes	LEGEND & NOTES SHEET
1	EXISTING SITE & DEMOLITION PLAN
2	OVERALL SITE PLAN
3	SEDIMENT & EROSION CONTROL PLAN
4	SEDIMENT & EROSION CONTROL DETAILS
5	SEDIMENT & EROSION CONTROL DETAILS
6	SITE AND UTILITY PLAN
7	DRAINAGE AND GRADING PLAN
8	SITE DETAILS 1
9	SITE DETAILS 2

DRAWING RELEASED FOR:

☐ PLAN REVIEW	____/____/____
☑ PERMIT DRAWINGS	02 / 13 / 2018
☐ CONSTRUCTION DRAWINGS	____/____/____
☐ BID SET	____/____/____
☐ RECORD DRAWINGS	____/____/____
☐ OTHER: _____	____/____/____

PLAN REVISIONS

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

RELEASED TO OCRM FOR PERMIT: 02/13/2018

TYPICAL LINE TYPES

- CONSTRUCTED SWALE
- ROAD CENTERLINE(PROP & EXIST)
- CABLE TV LINE
- FIBER OPTICS
- CONDUIT LINE
- CHAIN LINK FENCE
- SQUARE WOODEN FENCE
- SILT FENCE
- TREE PROTECTION FENCE
- EXISTING PVC FORCEMAIN
- PROPOSED 1" PVC (C900–DR25) FORCEMAIN
- PROPOSED 2" PVC (C900–DR25) FORCEMAIN
- PROPOSED 4" PVC (C900–DR25) FORCEMAIN
- PROPOSED 6" PVC (C900–DR25) FORCEMAIN
- PROPOSED 8" PVC (C900–DR25) FORCEMAIN
- OVERHEAD POWERLINE
- EXISTING SANITARY SEWER LINE
- PROPOSED 10" SANITARY SEWER LINE
- PROPOSED 12" SANITARY SEWER LINE
- PROPOSED 6" SANITARY SEWER LINE
- PROPOSED 8" SANITARY SEWER LINE
- FUTURE SANITARY SEWER LINE
- EXISTING GAS LINE
- 4" DIP (DUCTILE IRON PIPE)
- 6" DIP
- 8" DIP
- 10" DIP
- EXISTING PROPERTY LINE
- FUTURE PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING RIGHT OF WAY
- FUTURE RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING SETBACK
- FUTURE SETBACK
- TELEPHONE LINE
- UNDERGROUND POWER LINE
- 3 UNDERGROUND TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- PROPOSED 1" PE (SDR17) WATERLINE
- PROPOSED 10" PVC (C900–DR25–CL100) WATERLINE
- PROPOSED 12" PVC (C900–DR25–CL100) WATERLINE
- PROPOSED 2" PVC (SDR21–CL200) WATERLINE
- PROPOSED 30" PVC (C900–DR25–CL100) WATERLINE
- PROPOSED 4" PVC (C900–DR25–CL100) WATERLINE
- PROPOSED 6" PVC (C900–DR25–CL100) WATERLINE
- PROPOSED 8" PVC (C900–DR25–CL100) WATERLINE
- EXISTING WATERLINE
- EXISTING 10" PVC WATERLINE
- EXISTING 12" PVC WATERLINE
- EXISTING 2" PVC WATERLINE
- EXISTING 4" PVC WATERLINE
- EXISTING 20" PVC WATERLINE
- EXISTING 6" PVC WATERLINE
- EXISTING 8" PVC WATERLINE
- FUTURE PVC WATERLINE
- STRIPING LANE LINES
- STRIPING FOR TURN LANES
- STRIPED LANE MARKERS

South Carolina 811 Call 811 Before you Dig

TYPICAL ABBREVIATIONS

AC	AIR CONDITIONER
BB	BOTTOM OF BANK
BC	BUILDING CORNER
BD	BOTTOM OF DITCH
BENCH	TEMP. BENCHMARK
BFC	BOTTOM FACE OF CURB
BOC	BACK OF CURB
BS#	BACKSIGHT (POINT#)
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
CA	CORNER OF ASPHALT
CB	CATCH BASIN
CC	CORNER OF CONCRETE
CDK	CORNER OF DECK
CG	CORNER OF GRAVEL
CI	CURB INLET
CLBP	CENTERLINE OF BIKE PATH
CLCP	CENTERLINE CART PATH
CLCR	CENTERLINE OF CREEK
CLD	CENTERLINE OF DITCH
CLINT	CENTERLINE OF INTERSECTION
CLP	CENTERLINE OF PAVEMENT
CLR	CENTERLINE OF ROAD
CLSW	CENTERLINE OF SIDEWALK
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CMS	CONCRETE MONUMENT SET
CO	CLEAN OUT
COGO	CALCULATED POINT
COL	COLUMN
CP	CONTROL PANEL
CPL	CORNER OF POOL
CPP	CORRUGATED PLASTIC PIPE
CRIT	S.C. COASTAL CRITICAL LINE
CSW	CORNER OF SIDEWALK
CTV	CABLE TELEVISION BOX
DK	DECK
EA	EDGE OF ASPHALT
EB	ELECTRIC BOX
EBP	EDGE OF BIKE PATH
EC	EDGE OF CONCRETE
ECON	ELECTRIC CONDUIT
EDK	EDGE OF DECK
EDR	EDGE OF DIRT ROAD
EDW	EDGE OF DRIVEWAY(DIRT/GRASS)
EG	EDGE OF GRAVEL
EM	EDGE OF MARSH
EMET	ELECTRIC METER
ECP	EDGE OF CART PATH
ESTUB	ELECTRIC STUB–OUT
ESW	EDGE OF SIDEWALK
EW	EDGE OF WATER
F	FENCE
FC	FENCE CORNER
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FENCE LINE
FOM	FIBER OPTIC MARKER
FP	FLAG POLE
FS	FORESIGHT
GI	GRATE INLET
GL	GROUND LIGHT
GPS#	GPS CONTROL (POINT#)
GRV	GRAVE
GT	GAS TANK
GUT	GUTTER LINE
GV	GAS VALVE
GW	GUY WIRE
HPS	HANDICAP PARKING STRIPE
HSB	HOSE BIB
HT#	HUB & TACK (POINT#)
IM	IRRIGATION METER
INV	INVERT ELEVATION
IPC	IRON PIN CALCULATED(CORNER)
IPF	IRON PIN FOUND
IPS	IRON PIN SET
IV	IRRIGATION VALVE
LI	LANDSCAPE ISLAND
LP	LIGHT POLE/LAMP POST
MB	MAIL BOX
MW	MONITOR WELL
NWL	NORMAL WATER LEVEL

TYPICAL ABBREVIATIONS

OHP	OVER HEAD WIRE
PC	PORCH CORNER
PI	POINT OF INTERSECTION
PK#	P/K NAIL (AS SETUPS)
PP	POWER POLE
PS	PARKING STRIPE
PVC	POLYVINYL CHLORIDE PIPE
PKS	PK NAIL SET
RCP	REINFORCED CONCRETE PIPE
RIM	MANHOLE RIM
RIP	EDGE OF RIP–RAP
RP	RADIUS POINT
SB	SETBACK
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SGN"DESC"	SIGN (THEN A DESC.)
SH	SPRINKLER HEAD
SLAT	SEWER LATERAL
SLM	SEWER LINE MARKER
SSMH	SANITARY SEWER MANHOLE
STOP	STOP BAR
STP	STEP
SUN#	SETUP NAIL#
SV	SEWER VALVE
SVM	SEWER VALVE MARKER
SWB	BACK OF SIDEWALK
T	TOPO SHOT (ELEVATION)
TB	TOP OF BANK
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
TEL	TELEPHONE PEDESTAL
TIE#	TIE TO SETUP NAIL
TL	TREE LINE
TMH	TELEPHONE MANHOLE
TOP	TOP OF PIPE
TP	TRAVERSE POINT
TRNF	TRANSFORMER
TSB	TRAFFIC STOP BAR
TW	TOP OF WALL
UC	UNDERGROUND CABLE TV
UE	UNDERGROUND ELECTRIC
UFO	UNDERGROUND FIBER OPTIC
UGG	UNDERGROUND GAS LINE
UGM	UNDERGROUND GAS MARKER
USS	UNDERGROUND SANITARY SEWER
UT	UNDERGROUND TELEPHONE
UW	UNDERGROUND WATER
VCP	VERIFIED CLAY PIPE
WELL	WATER WELL
WF	WATER FOUNTAIN
WL	WHITE LINE
WLAT	WATER LATERAL
WLM	WHITE LINE MARKER
WM	WATER METER
WP	WATER PIPE
WT	WATER TANK
WV	WATER VALVE
WVM	WATER VALVE MARKER
YL	YELLOW LINE
	SUFFIXES
END	END (EX. BFC_END)
OL	ON LINE (EX. BFC_OL)

UTILITY MARKINGS:

RED – ELECTRIC
GREEN –SEWER
BLUE – WATER
YELLOW– GAS
ORANGE – CABLE
ORANGE "T'S – TELEPHONE

TYPICAL LEGEND UNLESS OTHERWISE NOTED

- WETLANDS
- DEMOLITION
- LAGOON/POND
- EXISTING ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- STONE RIP RAP ON ENGR FABRIC
- BRICK PAVEMENT
- TYP. ASPHALT PAVEMENT
- PERVIOUS PAVEMENT

EDGE OF PAVEMENT EP	EDGE OF GRAVEL EG
TOP OF BANK TB	BOTTOM OF BANK BB
EXISTING SPOT ELEVATION	o8.43 GS
LANDSCAPE AREA	SHRUB
CONCRETE MARKER	IRON PIN
TEMPORARY BENCHMARK	SIGNAL BOX
CURB INLET	GRATE INLET
DRAINAGE MANHOLE (D)	CATCH BASIN
PROP FIRE HYDRANT	EXIST FIRE HYDRANT
WATER VALVE (WV)	IRRIGATION VALVE (V)
WATER VALVE MARKER (WV)	WATER METER
POST INDICATOR VALVE	FIRE DEPT CONNECTOR
MONITORING WELL (M)	WELL (W)
SPRINKLER HEAD	HOSE BIB
SANITARY SEWER MANHOLE (S)	SEWER VALVE (SV)
SANITARY SEWER CLEAN OUT (O)	
TRANSFORMER (TRANS)	CABLE TV BOX
EXISTING POWER POLE	TELEPHONE PEDESTAL (T)
GUY WIRE	ELECTRIC BOX (ELEC.)
LIGHT POLE	GROUND LIGHT
AIR CONDITIONER (A/C)	SIGN
FIBER OPTIC MANHOLE (P)	
UNDERGROUND GAS MARKER (G)	GAS VALVE (GV)
MAILBOX	FLAG POLE

DIP CROSSING	
PROP STORM DRAIN	
EXISTING STORM DRAIN	
TOP OF PAVEMENT	TP15.50
TOP OF CURB	TC16.00
TOP OF SIDEWALK	TS15.25
FINISHED GRADE	FG13.50
EXISTING CONTOUR	18.00
PROPOSED CONTOUR	19

UTILITY NOTES:

1. SHOWN ON PLAN ARE KNOWN UNDERGROUND UTILITY LOCATIONS, HOWEVER, NOT SHOWN BUT POSSIBLY ENCOUNTERED IN THE AREA OF THE SITE ARE OTHER BURIED UTILITIES INCLUDING, BUT NOT NECESSARILY LIMITED TO;

A. TELEPHONE
B. FIBER OPTICS
C. CABLE TELEVISION
D. POTABLE WATER
E. SANITARY SEWER
F. GAS PIPELINE / TRANSMISSION LINE
G. STORM SEWER

(NOTE: ALL UTILITIES ENCOUNTERED TO BE PROTECTED DURING CONSTRUCTION)

2. WHEN ENCOUNTERED, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH WRITTEN GRAPHICAL INFORMATION PERTAINING TO THE VERTICAL & HORIZONTAL ALIGNMENT OF UTILITY LOCATIONS.

3. ADDITIONAL COST ASSOCIATED WITH THE LOCATING, RELOCATING (DUE TO CONFLICTS), OR DELAYS AS A RESULT OF OTHER UNDERGROUND UTILITIES ENCOUNTERED WILL BE THE RESPONSIBILITY OF THE OWNER.

4. THOSE COSTS BEING ADDITIONAL PIPING, BORES, ASPHALT CUT & PATCH, CLEARING & GRUBBING, STABILIZATION & GRASSING, OR OTHER SPECIAL CONSTRUCTION TECHNIQUES TO BE CHARGED AT THE UNIT BID PRICE OR A NEGOTIATED FEE.

WATER & SANITARY SEWER NOTES:

1. THE EXISTING WATERLINE INFORMATION HAS BEEN SUPPLIED BY OTHERS. ITS LOCATION AND SIZE ARE APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY THE EXACT SIZE AND LOCATION OF THE EXISTING WATERLINE PRIOR TO THE BEGINNING OF CONSTRUCTION.

2. THE CONTRACTOR IS TO COORDINATE THE WATERLINE TIE IN WITH BJWSA SEVENTY TWO (72) HOURS MINIMUM BEFORE WATERLINE SHUTDOWN.

3. WATERLINES 4" AND ABOVE ARE TO BE C900–DR18–CL150. ALL 2" WATERLINES ARE TO BE HDPE, AND ALL DUCTILE IRON PIPE (DIP) IS TO BE CL150.

4. WATER METERS ARE 1" DIA. UNLESS OTHERWISE NOTED, AND ARE TO BE PROVIDED AND SET BY BJWSA.

5. ALL SANITARY SEWER PIPE LENGTHS IN PLAN AND PROFILE VIEWS ARE TO THE CENTERLINE OF THE MANHOLES.

6. SANITARY SEWER PIPE IS TO BE PVC SDR26.

7. EXISTING MANHOLE LOCATION, RIM ELEVATION, AND INVERTS HAVE BEEN SUPPLIED BY THE SURVEYOR. THE PIPE LOCATION IS APPROXIMATE AND IS TO BE FIELD VERIFIED BY THE CONTRACTOR IF APPLICABLE.

8. SANITARY SEWER LATERALS ARE TO BE LAID WITH A MINIMUM SLOPE OF 2.00% AS SHOWN ON PLANS.

GENERAL NOTES:

1. NO SITE WORK SHALL BEGIN ON A REGULATED SITE UNTIL ALL TREE PROTECTION IS IN PLACE AND ALL REQUIRED SILT FENCE HAS BEEN INSTALLED.

2. A HORIZONTAL & VERTICAL CONTROL MONUMENT HAS BEEN DESIGNATED BY THE ENGINEER. THE VERTICAL DATUM IS NGVD–29, AND THE HORIZONTAL DATUM IS NAD 83.

3. ALL PAVEMENT DIMENSIONS (i.e.; ROAD WIDTHS, PARKING LOTS, LANDSCAPE ISLANDS, etc.) ARE GIVEN TO THE EDGE OF PAVEMENT OR BACK OF CURB, AS SITE DICTATES.

4. ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES.

5. CONTRACTOR TO IDENTIFY AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING CONSTRUCTION.

6. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL AND SAFETY DURING CONSTRUCTION.

7. CONTRACTOR RESPONSIBLE FOR SECURING SITE DURING NON–WORKING HOURS TO ENSURE TRAFFIC AND PEDESTRIAN SAFETY.

8. THE GENERAL CONTRACTOR AND SUB–CONTRACTORS SHALL BE AWARE THAT SOME PART OR ALL OF THE CONSTRUCTION OF THIS SITE MAY FALL UNDER THE JURISDICTION OF SPECIFIC CONDITIONS RELEVANT TO A SCDOT OR BEAUFORT COUNTY ENCROACHMENT PERMIT, UNITED STATES ARMY CORPS PERMIT, SETBACKS/BUFFERS PERTINENT TO THE ESTABLISHED ZONING ORDINANCES, SC–DHEC PERMITS, DHEC–OCRM PERMITS OR THE WATER AND SEWER AUTHORITY OF JURISDICTION. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO CONFIRM THE EXISTENCE AND CONDITIONS OF ALL PERMITS RELEVANT TO THIS PROJECT PRIOR TO THE COMMENCEMENT OF THE IMPACTED PHASE(S) OF CONSTRUCTION.

9. THE WATER AND SEWER CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION OF WATER AND SEWER SERVICES IN ACCORDANCE WITH THE SPECIFICATIONS AND RELEVANT DETAILS OF THE WATER AND SEWER AUTHORITY OF JURISDICTION. THE LOCATION OF WATER AND/OR SEWER SERVICES SHOWN ON THESE PLANS IS TO BE CONSIDERED TO BE SCHEMATIC AND HAS BEEN SHOWN ON THESE DRAWINGS FOR REFERENCE PURPOSES ONLY. SEE DETAILS OR ARCHITECTUAL DRAWINGS FOR EXACT LOCATION.

10. ALL DEDICATED FIRE LINES FROM PIV TO BUILDING AND FDC'S TO BE DESIGNED, PERMITTED, INSTALLED AND TESTED BY FIRE SPRINKLER DESIGNER/FIRE SPRINKLER CONTRACTOR.

11. CONTRACTOR IS MADE AWARE THAT OSHA REQUIRES A PROTECTIVE SYSTEM DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER FOR EXCAVATIONS DEEPER THAN 20 FT.

12. CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO EXISTING ROADWAYS FROM CONSTRUCTION AREAS.

STORM SEWER NOTES:

1. RCP IS TO BE (CLIII). UNLESS OTHERWISE NOTED.

2. HDPE IS TO BE N–12 UNLESS OTHERWISE NOTED.

3. FOR DESIGN PURPOSES ALL PIPE LENGTHS IN THE PLAN AND PROFILE VIEWS ARE TO THE CENTERLINE OF THE STRUCTURE. (i.e.: CB, JB, OR OUTFALL, FOR PAYMENT IT WILL BE THE NET LENGTH INSTALLED)

4. SUBGRADE DRAIN IS TO BE 4" PERFORATED HDPE WITH GEOTEXTILE SOCK.

5. WRAP ALL JOINTS W/GEOTEXTILE FABRIC.

TREE PROTECTION & REMOVAL NOTES:

INSTALL ALL TREE PROTECTION FENCE PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES..

PROJECT REQUIREMENTS FOR HARGRAY TELEPHONE & CATV:

1. COMMERCIAL BUILDINGS–APARTMENTS–VILLAS TO HAVE A MINIMUM 4" DIAMETER CONDUIT SCH. 40 PVC WITH PULL STRING BURIED AT 24" TO 30" DEPTH, FROM THE EQUIPMENT ROOM OR POWER METER LOCATION TO A POINT DESIGNATED BY HARGRAY AT ROAD RIGHT–OF–WAY OR PROPERTY LINE. CONDUITS ARE REQUIRED FROM EACH BUILDING SITE & MULTIPLE CONDUITS MAY APPLY.

2. COMMERCIAL BUILDINGS WITH MULTIPLE "UNITS" MAY REQUIRE CONDUIT(S) MINIMUM 3/4" FROM MAIN EQUIPMENT ENTRY POINT TO TERMINATION POINT INSIDE UNIT. PLENUM TYPE CEILINGS REQUIRE CONDUITS OR FLAME RETARDANT TEFLON WIRING TO COMPLY WITH CODE.

3. HOTEL OR LARGE COMMERCIAL PROJECT REQUIREMENTS WOULD BE 2–4" DIAMETER SCH. 40 PVC UNDERGROUND CONDUITS.

4. EQUIPMENT ROOMS TO HAVE 3/4" 4'X8' SHEET OF PLYWOOD MOUNTED ON WALL TO RECEIVE TELEPHONE EQUIPMENT.

5. A POWER GROUND ACCESSIBLE AT EQUIPMENT ROOM OR AN INSULATED #6 FROM THE SERVICE PANEL OR POWER MGN TO THE BACKBOARD.

6. RESIDENTIAL WIRING REQUIRES MINIMUM THREE PAIR TWISTED IN LOOP CONFIGURATION (INDUSTRY STANDARD).

7. CATV INSIDE WIRING WILL BE RG6 FOIL WRAPPED 66% BRAID MINIMUM, HOME RUN TO EACH OUTLET.

8. ALL INTERIOR WIRING SHOULD BE PULLED TO THE AREA IMMEDIATELY ADJACENT TO THE PLYWOOD BACKBOARD OR POWER METER LOCATION. A MINIMUM OF 5' OF SLACK IS REQUIRED FOR TERMINATIONS.

9. EASEMENTS ARE REQUIRED.

CONSTRUCTION SEQUENCE

1. RECEIVE NPDES COVERAGE FROM DHEC
2. PRE–CONSTRUCTION MEETING (ON–SITE IF MORE THAN 10 DISTURBED AND NON–LINEAR)
3. NOTIFY DHEC EQC REGIONAL OFFICE OR OCRM 48 HOURS PRIOR TO BEGINNING LAND–DISTURBING ACTIVITIES
4. INSTALLATION OF CONSTRUCTION ENTRANCE(S)
5. CLEARING & GRUBBING ONLY AS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS
6. INSTALLATION OF PERIMETER CONTROLS (E.G., SILT FENCE)
7. INSTALL INLET PROTECTION ON EXISTING INLET.
8. DEMOLITION & ROUGH GRADING
9. INSTALLATION OF ROOF DRAIN SYSTEM AND PLACEMENT OF INLET PROTECTION ON PROPOSED INLET
10. FINE GRADING, PAVING, ETC.
11. PERMANENT/ FINAL STABILIZATION
12. REMOVAL OF TEMPORARY SEDIMENT & EROSION CONTROL MEASURES AFTER ENTIRE AREA IS FINALLY STABILIZED (THE DEPARTMENT RECOMMENDS THAT THE PROJECT OWNER/OPERATOR HAVE THE SWPPP PREPARER OR REGISTRATION EQUIVALENT APPROVE THE REMOVAL OF TEMPORARY STRUCTURES)
13. SUBMIT NOTICE OF TERMINATION (NOT) TO DHEC AS APPROPRIATE

PLAN REVISIONS

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SOUTH CAROLINA ANDREWS ENGINEERING CO. No. C00008 CERTIFICATE OF AUTHORIZATION

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

Site Development Plan
For
LI. Commons Self Storage
U.S. Hwy. 21
Lady's Island
Beaufort County, SC

Legend and Note Sheet

Date Drawn:	02/27/17
Last Revised:	02/13/18
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #: Note

JOB: 170012

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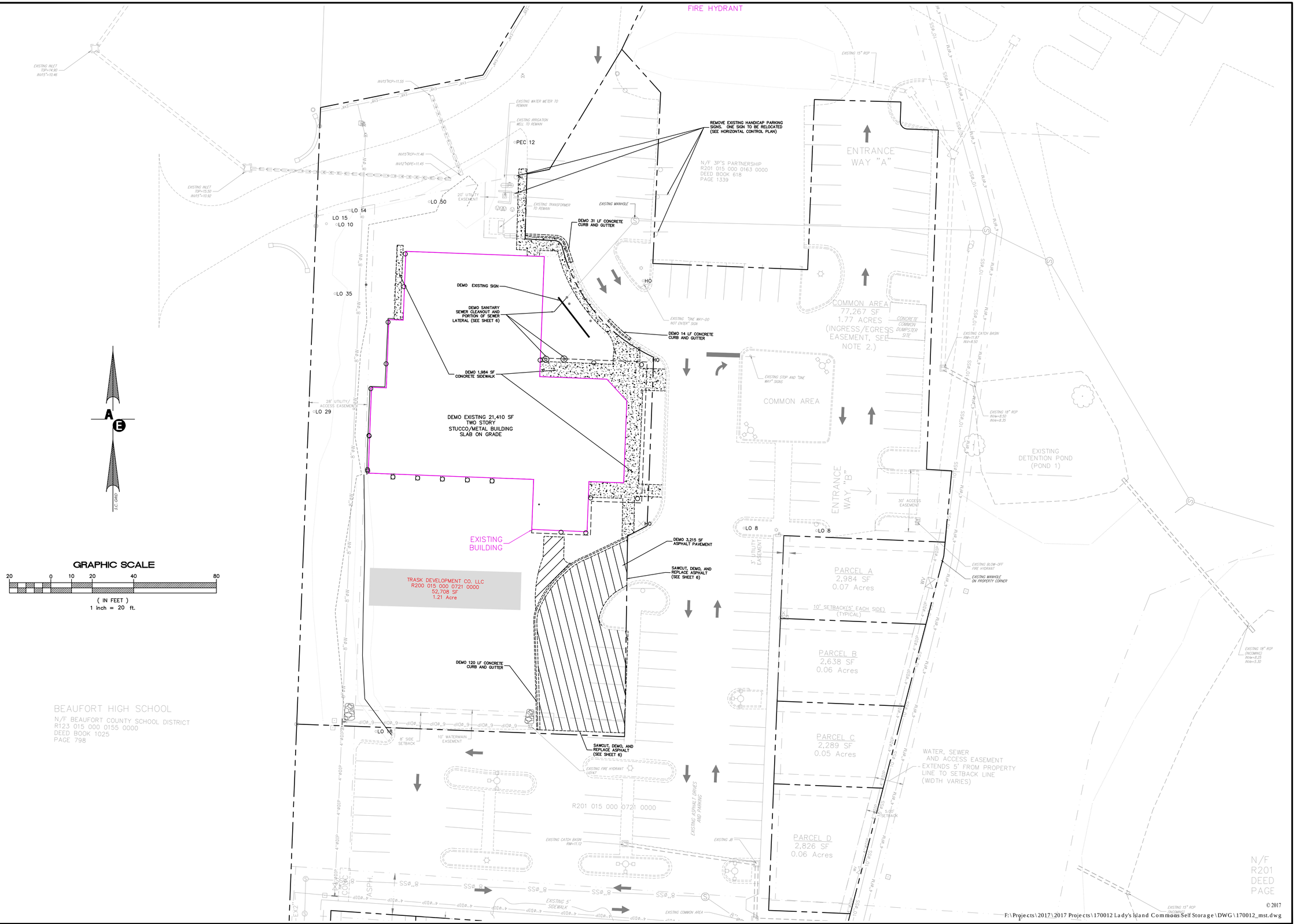

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PLAN REVISIONS

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

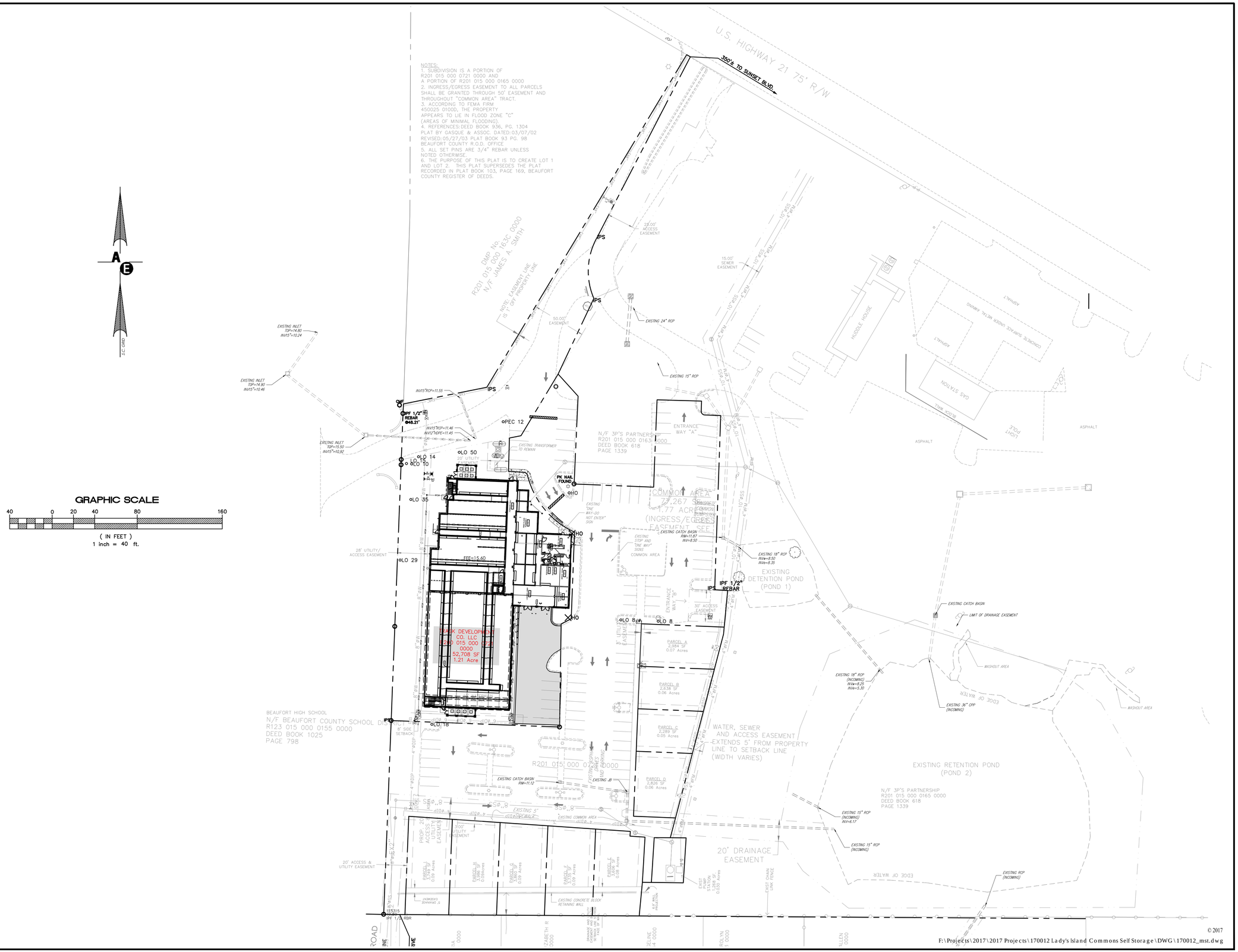
Site Development Plan
For
Ll. Commons Self Storage
U.S. Hwy. 21
Lady's Island
Beaufort County, SC

Existing Site and Demolition Plan

Date Drawn:	02/27/17
Last Revised:	02/13/18
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #: 1

JOB: 170012



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

Site Development Plan
For
LI. Commons Self Storage
U.S. Hwy. 21
Lady's Island
Beaufort County, SC

Overall
Site
Plan

Date Drawn:	02/27/17
Last Revised:	02/13/18
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #: 2

JOB: 170012

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LEGEND

POROUS BAFFLE	PB	—PB—
SILT FENCE	SD1	—SF—
TEMP. SEEDING	TS	
PERMANENT SEEDING	PS	
STABILIZED CONSTRUCTION ENTRANCE	CO	
RIP-RAP OUTLET PROTECTION	ST	
SEDIMENT TUBE	ST1	
FAIRCLOTH SKIMMER	FCS	
INLET PROTECTION	A	
INLET TUBE	F	
CONCRETE WASHOUT	CW	

*NOTE: SILT FENCE TIE-BACKS TO BE INSTALLED AT 100' INTERVALS AS NECESSARY ALONG SLOPES OR AREAS OF CONCENTRATED FLOW
*USE SEDIMENT TUBES INSIDE TPZ

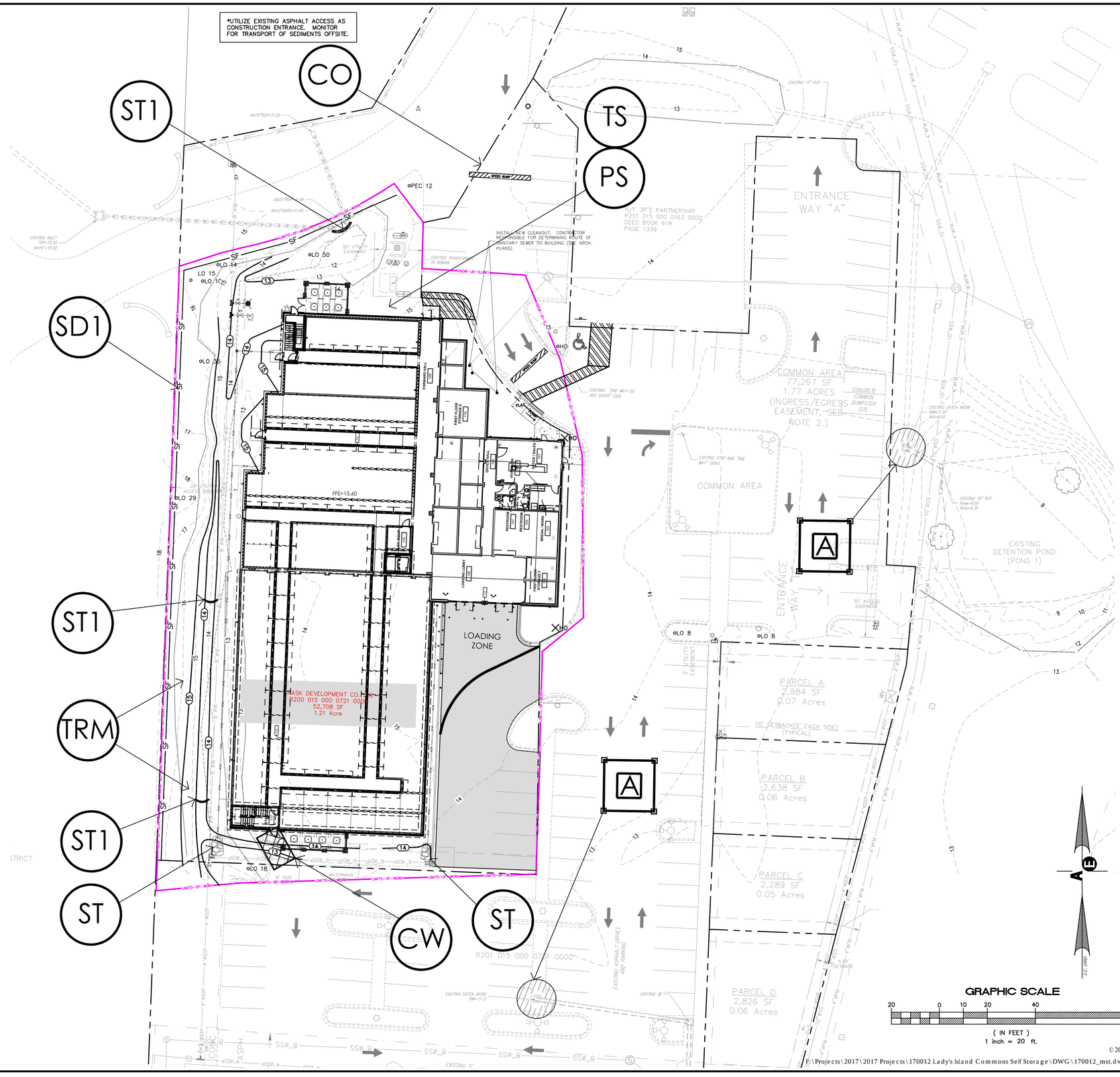
"I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000."

Steven Andrews

STEVEN W. ANDREWS

CONSTRUCTION SEQUENCE

1. RECEIVE NPDES COVERAGE FROM DHEC
2. PRE-CONSTRUCTION MEETING (ON-SITE IF MORE THAN 10 DISTURBED AND NON-LINEAR)
3. NOTIFY DHEC EQC REGIONAL OFFICE OR OCRM 48 HOURS PRIOR TO BEGINNING LAND-DISTURBING ACTIVITIES
4. INSTALLATION OF PERIMETER CONTROLS (E.G., SILT FENCE)
5. INSTALLATION OF INLET PROTECTION
6. CLEARING & GRUBBING OF SITE OR DEMOLITION (SEDIMENT & EROSION CONTROL MEASURES FOR THESE AREAS MUST ALREADY BE INSTALLED)
7. ROUGH GRADING
8. INSTALLATION OF STORM DRAIN SYSTEM FOR ROOF DRAINAGE
9. FINE GRADING, PAVING, ETC.
10. PERMANENT/ FINAL STABILIZATION
11. REMOVAL OF TEMPORARY SEDIMENT & EROSION CONTROL MEASURES AFTER ENTIRE AREA DRAINING TO THE STRUCTURE IS FINALLY STABILIZED (THE DEPARTMENT RECOMMENDS THAT THE PROJECT OWNER/OPERATOR HAVE THE SWPPP PREPARER OR REGISTRATION EQUIVALENT APPROVE THE REMOVAL OF TEMPORARY STRUCTURES)
12. SUBMIT TO DHEC OR MS4 FOR ACCEPTANCE
13. SUBMIT NOTICE OF TERMINATION (NOT) TO DHEC AS APPROPRIATE



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PLAN REVISIONS

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SOUTH CAROLINA PROFESSIONAL ENGINEER STEVEN WADE ANDREWS NO. 12860

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

Site Development Plan
For
LI. Commons Self Storage
U.S. Hwy. 21
Lady's Island
Beaufort County, SC

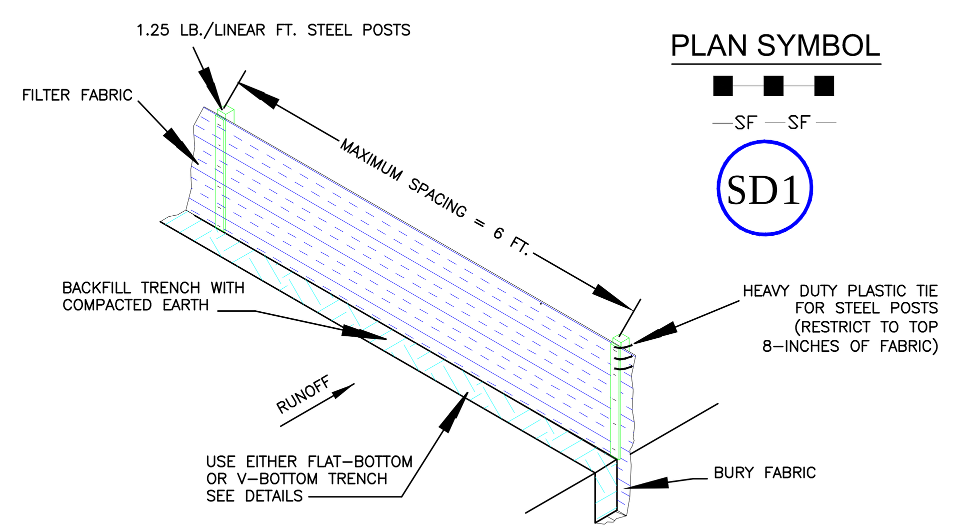
Sediment and Erosion Control Plan

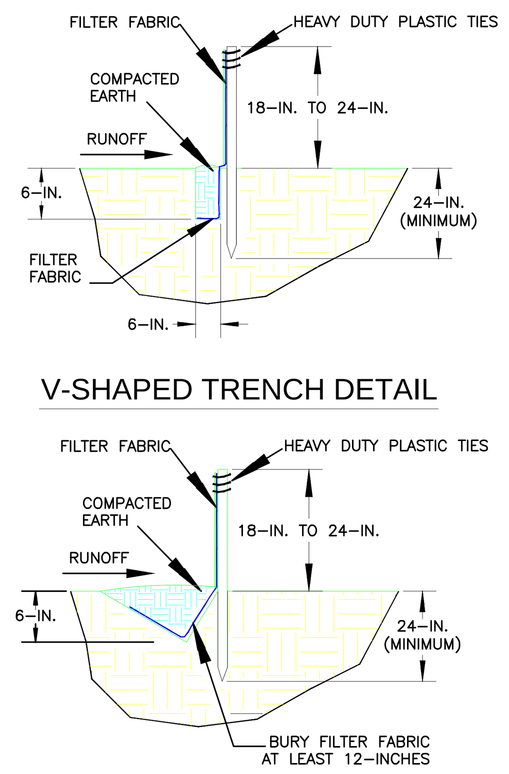
Date Drawn:	02/27/17
Last Revised:	02/13/18
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #: 3

JOB: 170012

SILT FENCE INSTALLATION





SILT FENCE - GENERAL NOTES

1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
2. Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
4. Silt fence joints, when necessary, shall be completed by one of the following options:
   - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap;
   - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties; or,
   - Overlap entire width of each silt fence roll from one support post to the next support post.
5. Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
7. Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

South Carolina Department of Health and Environmental Control
SILT FENCE
STANDARD DRAWING NO. SC-03 Page 1 of 2
NOT TO SCALE — FEBRUARY 2014 DATE

SILT FENCE - POST REQUIREMENTS

1. Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
4. Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
5. Post spacing shall be at a maximum of 6-feet on center.

SILT FENCE - FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   - Free of any treatment or coating which might adversely alter its physical properties after installation;
   - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

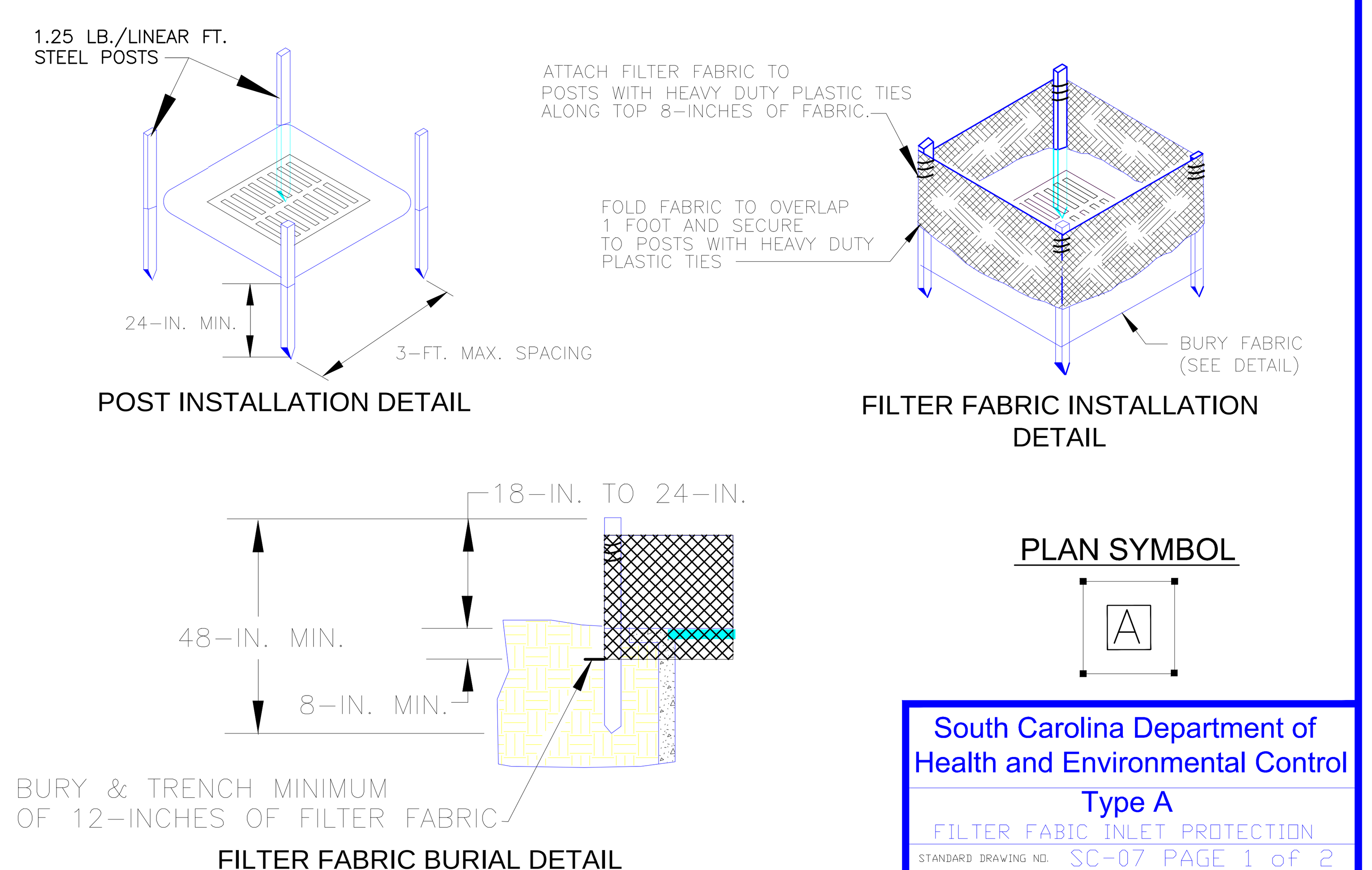
SILT FENCE - INSPECTION & MAINTENANCE

1. The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence, as necessary.
7. Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
8. Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

South Carolina Department of Health and Environmental Control
SILT FENCE
STANDARD DRAWING NO. SC-03 PAGE 2 of 2
GENERAL NOTES — FEBRUARY 2014 DATE

SEDIMENT AND EROSION CONTROL NOTES

1. If necessary, slopes, which exceed eight (8) vertical feet should be stabilized with synthetic or vegetative mats, in addition to hydroseeding. It may be necessary to install temporary slope drains during construction. Temporary berms may be needed until the slope is brought to grade.
2. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than fourteen (14) days after work has ceased, except as stated below.
   - Where stabilization by the 14th day is precluded by snow cover or frozen ground conditions stabilization measures must be initiated as soon as practicable.
   - Where construction activity on a portion of the Site is temporarily ceased, and earth-disturbing activities will be resumed within 14 days, temporary stabilization measures do not have to be initiated on that portion of the Site.
3. All sediment and erosion control devices shall be inspected once every calendar week. If periodic inspection or other information indicates that a BMP has been inappropriately or incorrectly installed, the Permittee must address the necessary replacement or modification required to correct the BMP within 48 hours of identification.
4. Provide silt fence and/or other control devices, as may be required, to control soil erosion during utility construction. All disturbed areas shall be cleaned, graded, and stabilized with grassing immediately after the utility installation. Fill, cover, and temporary seeding at the end of each day are recommended. If water is encountered while trenching, the water should be filtered to remove sediment before being pumped back into any waters of the State.
5. All erosion control devices shall be properly maintained during all phases of construction until the completion of all construction activities and all disturbed areas have been stabilized. Additional control devices may be required during construction in order to control erosion and/or offsite sedimentation. All temporary control devices shall be removed once construction is complete and the site is stabilized.
6. The contractor must take necessary action to minimize the tracking of mud onto paved roadway(s) from construction areas and the generation of dust. The contractor shall daily remove mud/soil from pavement, as may be required.
7. Residential subdivisions require erosion control features for infrastructure as well as for individual lot construction. Individual property owners shall follow these plans during construction or obtain approval of an individual plan in accordance with S.C Reg. 72-300 et seq. and SCR100000.
8. Temporary diversion berms and/or ditches will be provided as needed during construction to protect work areas from upslope runoff and/or to divert sediment-laden water to appropriate traps or stable outlets.
9. All waters of the State (WoS), including wetlands, are to be flagged or otherwise clearly marked in the field. A double row of silt fence is to be installed in all areas where a 50-foot buffer can't be maintained between the disturbed area and all WoS. A 10-foot buffer should be maintained between the last row of silt fence and all WoS.
10. Litter, construction debris, oils, fuels, and building products with significant potential for impact (such as stockpiles of freshly treated lumber) and construction chemicals that could be exposed to storm water must be prevented from becoming a pollutant source in storm water discharges.
11. A copy of the OS-SWPPP, inspections records, and rainfall data must be retained at the construction site or a nearby location easily accessible during normal business hours, from the date of commencement of construction activities to the date that final stabilization is reached.
12. Initiate stabilization measures on any exposed steep slope (3H:1V or greater) where land-disturbing activities have permanently or temporarily ceased, and will not resume for a period of 7 calendar days.
13. Minimize soil compaction and, unless infeasible, preserve topsoil.
14. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge;
15. Minimize the discharge of pollutants from dewatering of trenches and excavated areas. These discharges are to be routed through appropriate BMPs (sediment basin, filter bag, etc.).
16. The following discharges from sites are prohibited:
   - Wastewater from washout of concrete, unless managed by an appropriate control;
   - Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;
   - Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance; and
   - Soaps or solvents used in vehicle and equipment washing.
17. After construction activities begin, inspections must be conducted at a minimum of at least once every calendar week and must be conducted until final stabilization is reached on all areas of the construction site.
18. If existing BMPs need to be modified or if additional BMPs are necessary to comply with the requirements of this permit and/or SC's Water Quality Standards, implementation must be completed before the next storm event whenever practicable. If implementation before the next storm event is impracticable, the situation must be documented in the OS-SWPPP and alternative BMPs must be implemented as soon as reasonably possible.
19. A Pre-Construction Conference must be held for each construction site with an approved On-Site SWPPP prior to the implementation of construction activities. For non-linear projects that disturb 10 acres or more this conference must be held on-site unless the Department has approved otherwise.



TYPE A - FILTER FABRIC REQUIREMENTS

1. Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
   - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other;
   - Free of any treatment or coating which might adversely alter its physical properties after installation;
   - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
   - Have a minimum width of 36-inches.
2. Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
3. 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
4. Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
5. Filter Fabric shall be installed at a minimum of 24-inches above the ground.

TYPE A - POST REQUIREMENTS

1. Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics.
   - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
   - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
   - Weigh 1.25 pounds per foot (± 8%)
2. Posts shall be equipped with projections to aid in fastening of filter fabric.
3. Install posts to a minimum of 24-inches. A minimum height of 1- to 2- inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
4. Post spacing shall be at a maximum of 3-feet on center.

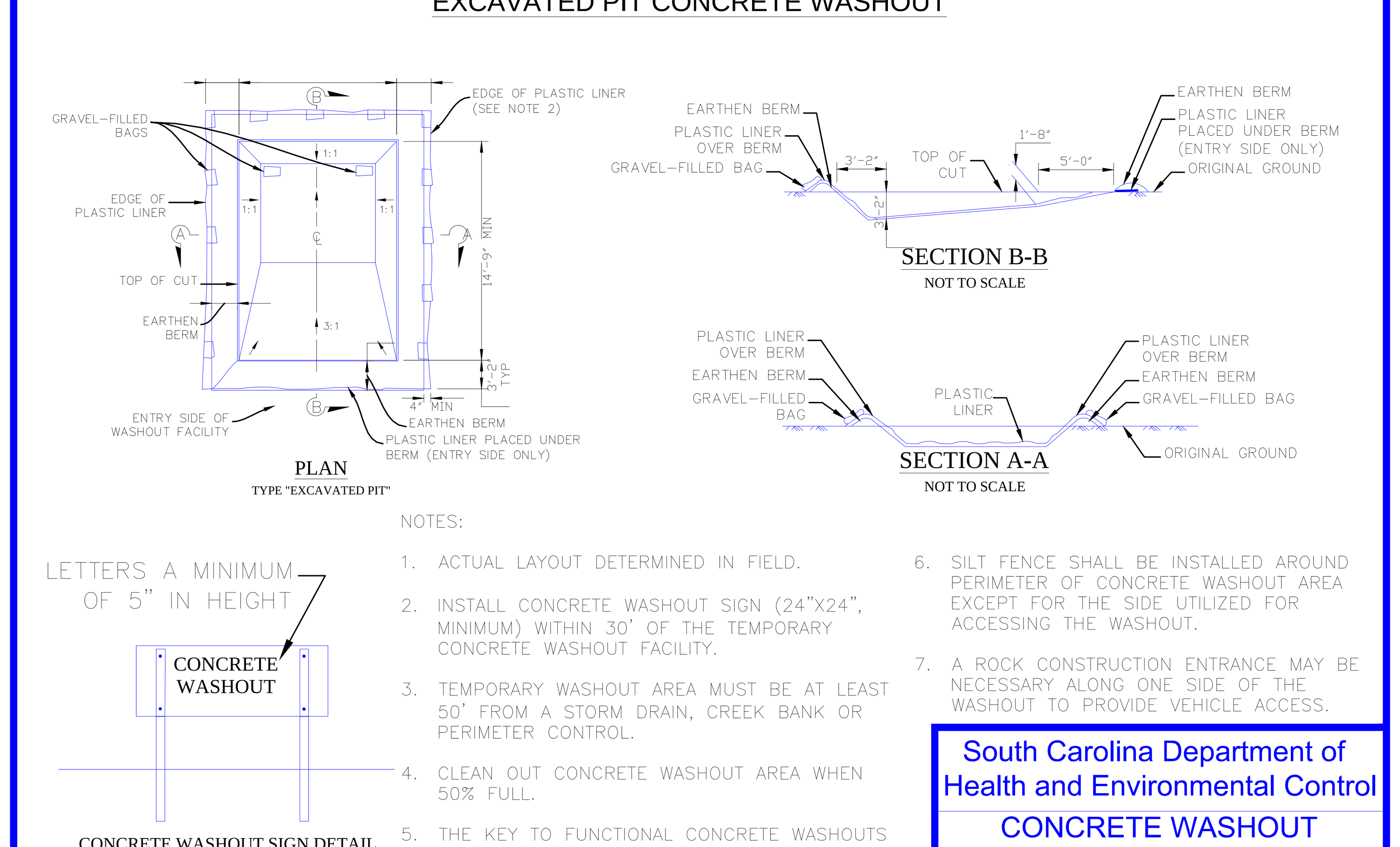
TYPE A - INSPECTION & MAINTENANCE

1. The key to functional inlet protection is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of inlet protection shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall even that produces 1/2-inch or more of precipitation.
3. Attention to sediment accumulations along the filter fabric is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the filter fabric. When a sump is installed in front of the fabric, sediment should be removed when it fills approximately 1/3 the depth of the sump.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Check for areas where stormwater runoff has eroded a channel beneath the filter fabric, or where the fabric has sagged or collapsed due to runoff overtopping the inlet protection.
7. Check for tears within the filter fabric, areas where fabric has begun to decompose, and for any other circumstance that may render the inlet protection ineffective. Removed damaged fabric and reinstall new filter fabric immediately.
8. Inlet protection structures should be removed after all the disturbed areas are permanently stabilized. Remove all construction material and sediment, and dispose of them properly. Grade the disturbed area to the elevation of the drop inlet structure crest. Stabilize all bare areas immediately.

South Carolina Department of Health and Environmental Control
Type A
FILTER FABIC INLET PROTECTION
STANDARD DRAWING NO. SC-07 PAGE 1 of 2
NOT TO SCALE — FEBRUARY 2014 DATE

South Carolina Department of Health and Environmental Control
Type A
FILTER FABIC INLET PROTECTION
STANDARD DRAWING NO. SC-07 PAGE 2 of 2
GENERAL NOTES — FEBRUARY 2014 DATE

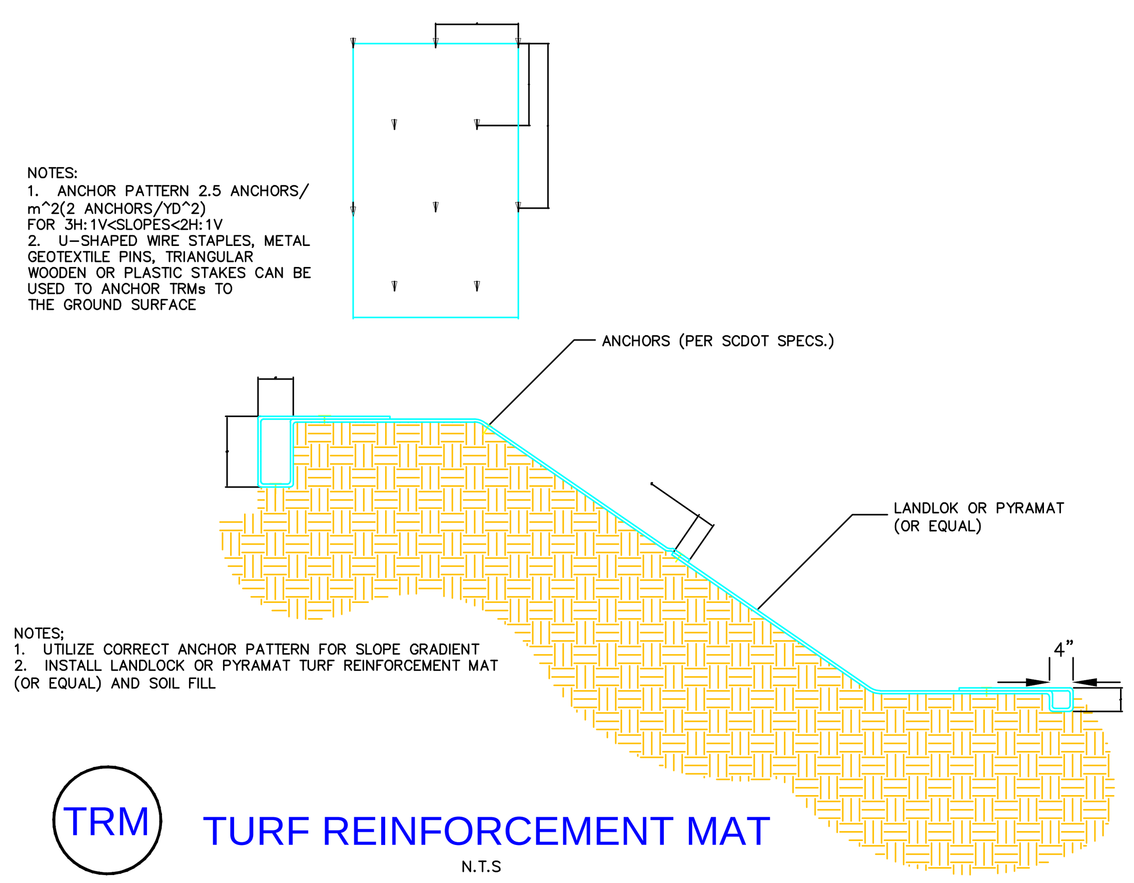
EXCAVATED PIT CONCRETE WASHOUT



NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. INSTALL CONCRETE WASHOUT SIGN (24"X24", MINIMUM) WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK OR PERIMETER CONTROL.
4. CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
5. THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR CLEAN OUT.
6. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
7. A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

South Carolina Department of Health and Environmental Control
CONCRETE WASHOUT
EXCAVATED PIT
STANDARD DRAWING NO. RC-08 PAGE 1 of 1
NOT TO SCALE — FEBRUARY 2014 DATE



TURF REINFORCEMENT MAT
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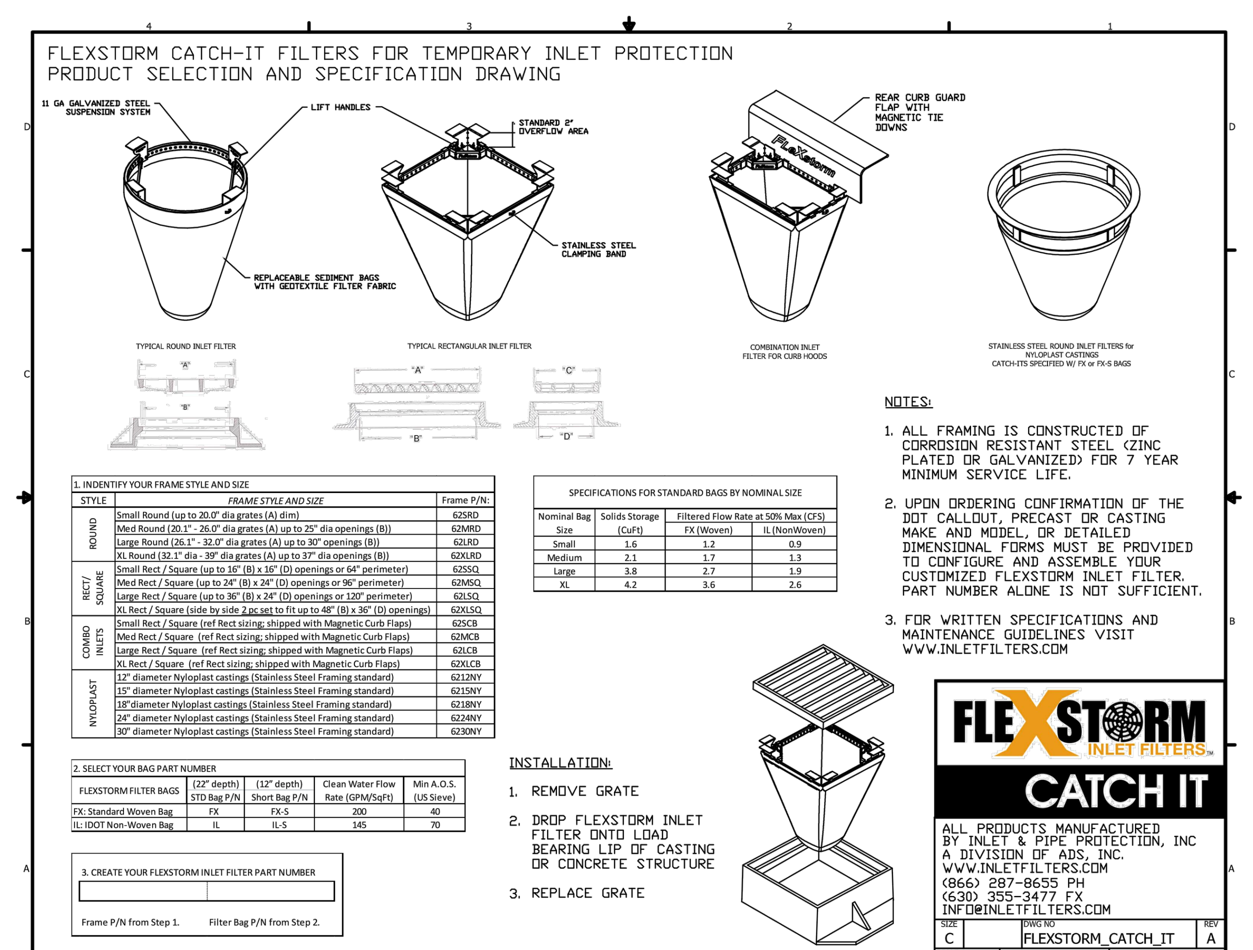

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PLAN REVISIONS

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

Site Development Plan
For
LI. Commons Self Storage
U.S. Hwy. 21
Lady's Island
Beaufort County, SC

Sediment and Erosion Control Details
Sheet 1

Date Drawn: 02/27/17
Last Revised: 02/13/18
Drawn By: R. Crosby
Engineer: S. Andrews

SHEET #: 4

JOB: 170012

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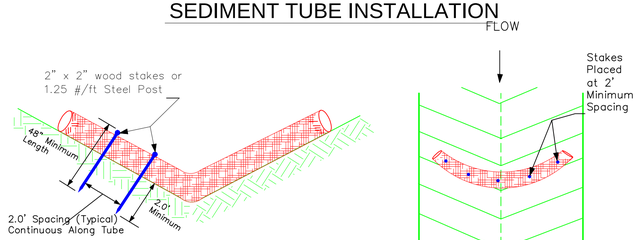
SEDIMENT TUBE INSTALLATION



SEDIMENT TUBE SPACING

SLOPE	MAX. SEDIMENT TUBE SPACING
LESS THAN 2%	150-FEET
2%	100-FEET
3%	75-FEET
4%	50-FEET
5%	40-FEET
6%	30-FEET
GREATER THAN 6%	25-FEET

South Carolina Department of Health and Environmental Control

SEDIMENT TUBES

STANDARD DRAWING NO. SC-05 PAGE 1 of 2

NOT TO SCALE DATE FEBRUARY 2014

SEDIMENT TUBES – GENERAL NOTES

1. Sediment tubes may be installed along contours, in drainage conveyance channels, and around inlets to help prevent off–site discharge of sediment–laden stormwater runoff.
2. Sediment tubes are elongated tubes of compacted geotextiles, curled excelsior wood, natural coconut fiber, or hardwood mulch. Straw, pine needle, and leaf mulch–filled sediment tubes are not permitted.
3. The outer netting of the sediment tube should consist of seamless, high–density polyethylene photodegradable materials treated with ultraviolet stabilizers or a seamless, high–density polyethylene non–degradable material.
4. Sediment tubes, when used as checks within channels, should range between 18–inches and 24–inches depending on channel dimensions. Diameters outside this range may be allowed where necessary when approved.
5. Curled excelsior wood, or natural coconut products that are rolled up to create a sediment tube are not allowed.
6. Sediment tubes should be staked using wooden stakes (2–inch X 2–inch) or steel posts (standard "U" or "T" sections with a minimum weight of 1.25 pounds per foot) at a minimum of 48–inches in length placed on 2–foot centers.
7. Install all sediment tubes to ensure that no gaps exist between the soil and the bottom of the tube. Manufacturer's recommendations should always be consulted before installation.
8. The ends of adjacent sediment tubes should be overlapped 6–inches to prevent flow and sediment from passing through the field joint.
9. Sediment tubes should not be stacked on top of one another, unless recommended by manufacturer.
10. Each sediment tube should be installed in a trench with a depth equal to 1/5 the diameter of the sediment tube.
11. Sediment tubes should continue up the side slopes a minimum of 1–foot above the design flow depth of the channel.
12. Install stakes at a diagonal facing incoming runoff.

SEDIMENT TUBES – INSPECTION & MAINTENANCE

1. The key to functional sediment tubes is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of sediment tubes shall be conducted once every calendar week and, as recommended, within 24–hours after each rainfall even that produces 1/2–inch or more of precipitation.
3. Attention to sediment accumulations in front of the sediment tube is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
4. Remove accumulated sediment when it reaches 1/3 the height of the sediment tube.
5. Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
6. Large debris, trash, and leaves should be removed from in front of tubes when found.
7. If erosion causes the edges to fall to a height equal to or below the height of the sediment tube, repairs should be made immediately to prevent runoff from bypassing tube.
8. Sediment tubes should be removed after the contributing drainage area has been completely stabilized. Permanent vegetation should replace areas from which sediment tubes have been removed.

South Carolina Department of Health and Environmental Control

SEDIMENT TUBES

STANDARD DRAWING NO. SC-05 PAGE 2 of 2

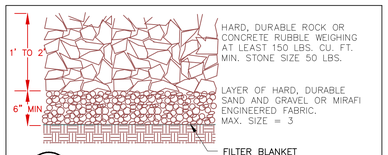
GENERAL NOTES DATE FEBRUARY 2014

Temporary Seeding – Coastal

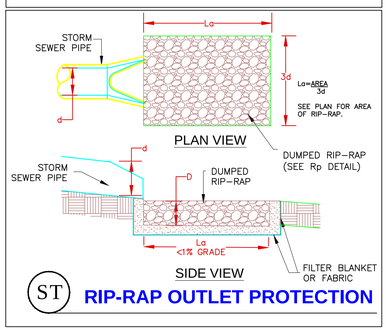
Species	Lbs/Ac	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Sandy, Droughty Sites													
Browntop Millet	40 lbs./ac.												
Rye, Grain	56 lbs./ac.												
Ryegrass	50 lbs./ac.												
Well drained, clayey/loamey Sites													
Browntop Millet or Japanese Millet	40 lbs./ac.												
Rye, Grain or Oats	56 lbs./ac. 75 lbs./ac.												
Ryegrass	50 lbs./ac.												

Permanent Seeding - Coastal

Species	Lbs/Ac	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Sandy, Droughty Sites													
Browntop Millet Bahiagrass	10 lbs./ac. 40 lbs./ac.												
Browntop Millet Bahiagrass Sericea Lespedeza	10 lbs./ac. 30 lbs./ac. 40 lbs/ac.												
Browntop Millet Atlantic Coastal Panicgrass	10 lbs./ac. 15 lbs./ac. PLS												
Browntop Millet Switchgrass (Alamo) Little Bluestem Sericea Lespedeza	10 lbs./ac. 8 lbs./ac. PLS 4 lbs./ac. 20 lbs./ac.												
Browntop Millet Weeping Lovegrass	10 lbs./ac. 8 lbs./ac.												
Well drained, clayey/loamey Sites													
Browntop Millet Bahiagrass	10 lbs./ac. 40 lbs./ac.												
Rye, Grain Bahiagrass Clover, Crimson (Annual)	10 lbs./ac. 40 lbs./ac. 5 lbs./ac.												
Browntop Millet Bahiagrass Sericea lespedeza	10 lbs./ac. 30 lbs./ac. 40 lbs./ac.												
Browntop Millet Bermuda, Common Sericea lespedeza	10 lbs./ac. 10 lbs./ac. 40 lbs./ac.												
Browntop Millet Bermuda, Common Kobe Lespedeza (Annual)	10 lbs./ac. 12 lbs./ac. 10 lbs./ac.												
Browntop Millet Bahiagrass Bermuda, Common Sericea lespedeza	10 lbs./ac. 20 lbs./ac. 6 lbs./ac. 40 lbs./ac.												
Browntop Millet Switchgrass Little Bluestem Indiangrass	10 lbs./ac. 8 lbs./ac. PLS 3 lbs./ac. PLS 3 lbs./ac. PLS												



RP **DUMPED RIP-RAP**



ST **RIP-RAP OUTLET PROTECTION**

TS **TEMPORARY SEEDING**

ESTABLISHING TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.

PS **PERMANENT SEEDING**

ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES,SHRUBS,VINES, GRASSES,SOD,OR LEGUMES ON DISTURBED AREAS.

VEGETATATIVE SEEDING NOTES

–TEMPORARY STABILIZATION IS REQUIRED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IS COMPLETE UNLESS CONSTRUCTION ACTIVITY IS GOING TO RESUME WITHIN 21 DAYS.

–COVER SEEDED AREAS WITH AN APPROPRIATE MULCH TO PROVIDE PROTECTION FROM THE WEATHER.

–WHEN THE TEMPORARY VEGETATION DOES NOT GROW QUICKLY OR THICK ENOUGH TO PREVENT EROSION, RE–SEED AS SOON AS POSSIBLE.

–KEEP SEEDED AREAS ADEQUATELY MOIST. IRRIGATE THE SEEDED AREA IF NORMAL RAINFALL IS NOT ADEQUATE FOR THE GERMINATION AND GROWTH OF SEEDLINGS.

–WATER SEEDED AREAS AT CONTROLLED RATES THAT ARE LESS THAN THE RATE AT WHICH THE SOIL CAN ABSORB WATER TO PREVENT RUNOFF.

–SEED SELECTION IS BASED ON GEOGRAPHICAL LOCATION, SOIL TYPE AND THE SEASON OF THE YEAR IN WHICH THE PLANTING IS TO BE DONE.

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PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
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SOUTH CAROLINA PROFESSIONAL ENGINEER STEPHEN M. ANDREWS NO. 12860 CERTIFICATE OF AUTHORIZATION ANDREWS ENGINEERING CO. no. 000008 SOUTH CAROLINA

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

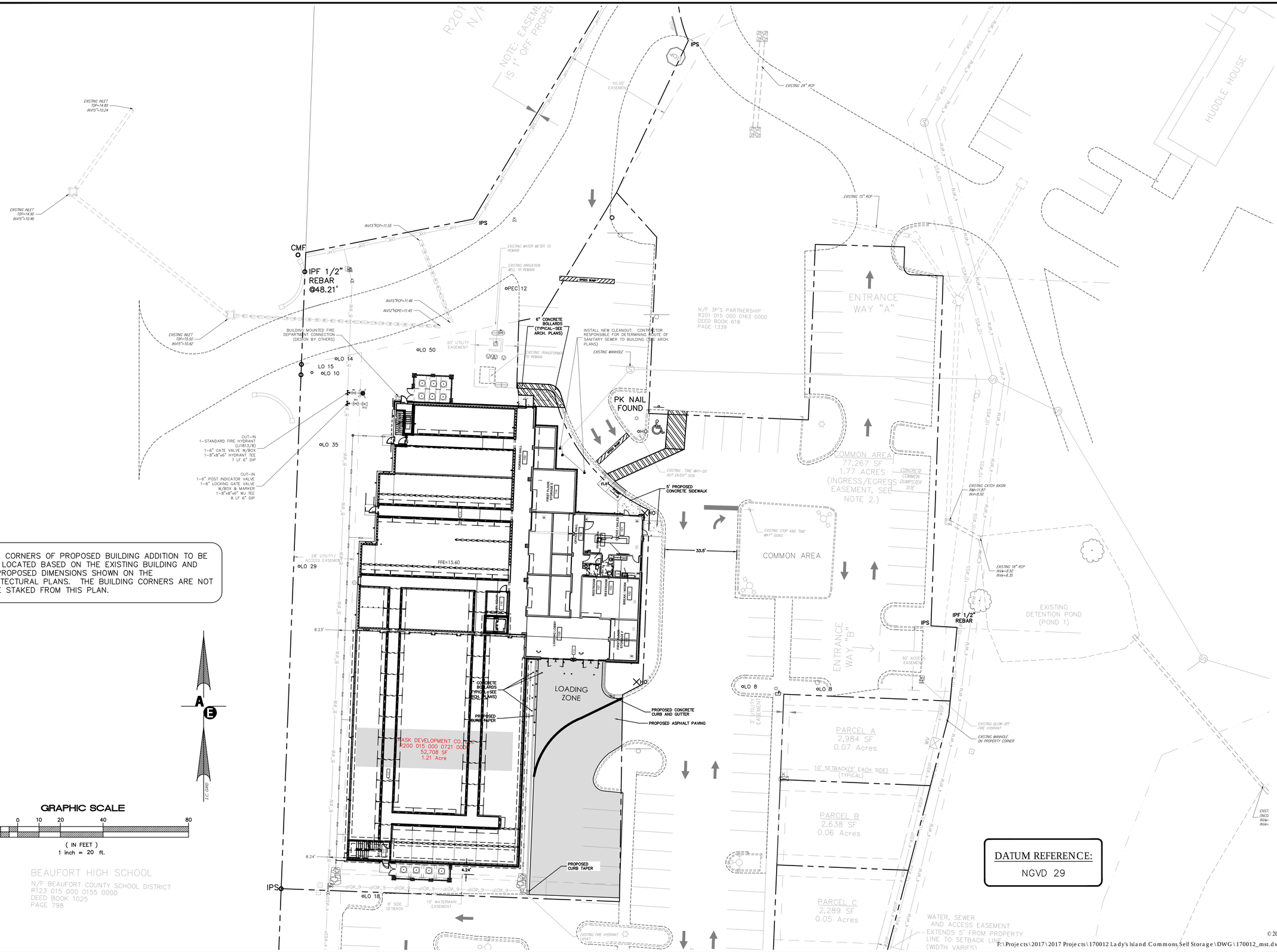
Site Development Plan
For
LI. Commons Self Storage
U.S. Hwy. 21
Lady's Island
Beaufort County, SC

Sediment and Erosion Control Details Sheet 2

Date Drawn:	02/27/17
Last Revised:	02/13/18
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #: 5

JOB: 170012



NOTE: CORNERS OF PROPOSED BUILDING ADDITION TO BE FIELD LOCATED BASED ON THE EXISTING BUILDING AND THE PROPOSED DIMENSIONS SHOWN ON THE ARCHITECTURAL PLANS. THE BUILDING CORNERS ARE NOT TO BE STAKED FROM THIS PLAN.

BEAUFORT HIGH SCHOOL
N/F BEAUFORT COUNTY SCHOOL DISTRICT
R123 015 000 0155 0000
DEED BOOK 1025
PAGE 798

DATUM REFERENCE:
NGVD 29

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SOUTH CAROLINA ANDREWS ENGINEERING CO. No. C00008 CERTIFICATE OF AUTHORIZATION

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

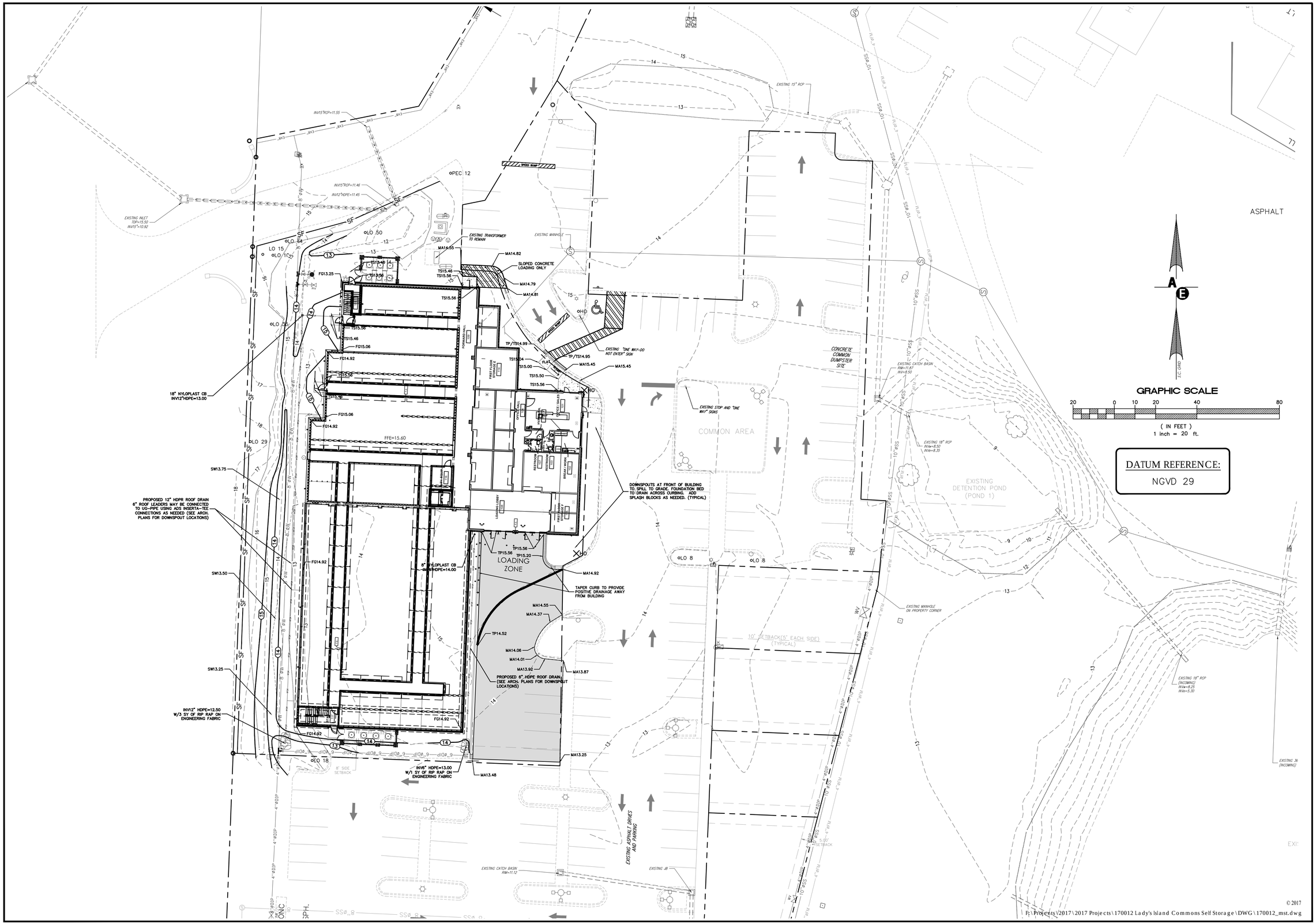
Site Development Plan
For
Ll. Commons Self Storage
U.S. Hwy. 21
Lady's Island
Beaufort County, SC

Site and
Utility Plan

Date Drawn:	02/27/17
Last Revised:	02/13/18
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #:
6

JOB: 170012



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SOUTH CAROLINA ANDREWS ENGINEERING CO. No. C00008 CERTIFICATE OF AUTHORIZATION

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

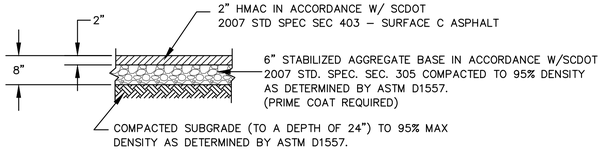
Site Development Plan
For
LI. Commons Self Storage
U.S. Hwy. 21
Lady's Island
Beaufort County, SC

Drainage and Grading Plan

Date Drawn:	02/27/17
Last Revised:	02/13/18
Drawn By:	R. Crosby
Engineer:	S. Andrews

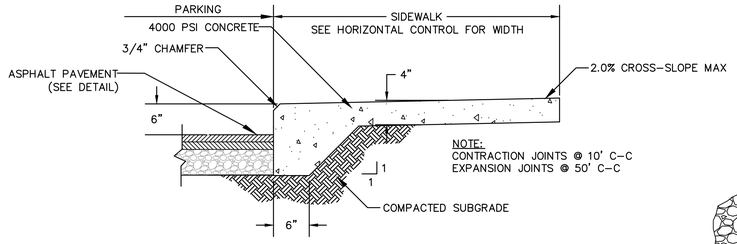
SHEET #: 7

JOB: 170012



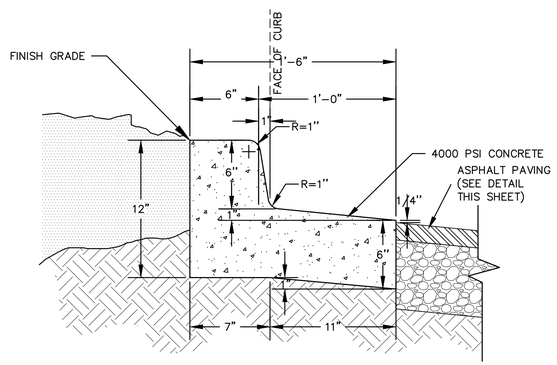
ASPHALT PAVING DETAIL

N.T.S



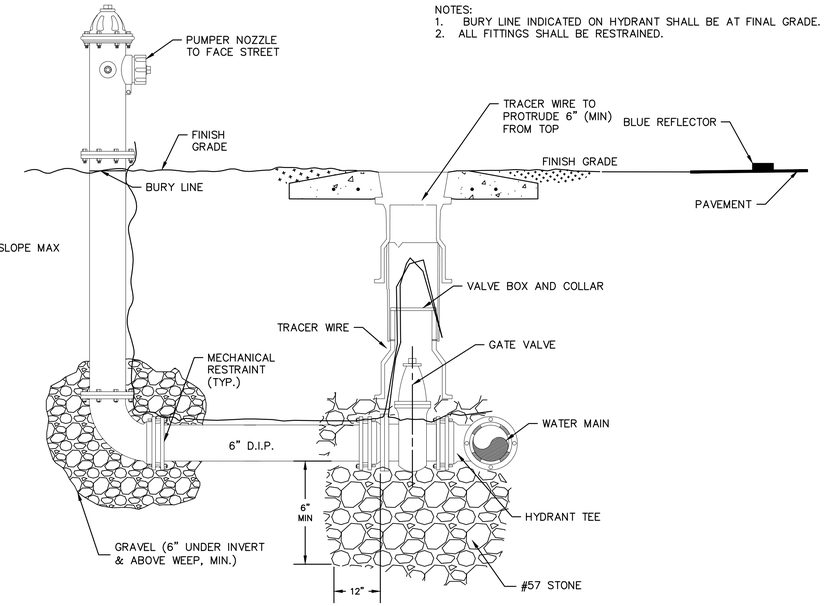
Typical-PAVEMENT & SIDEWALK DETAIL

N.T.S

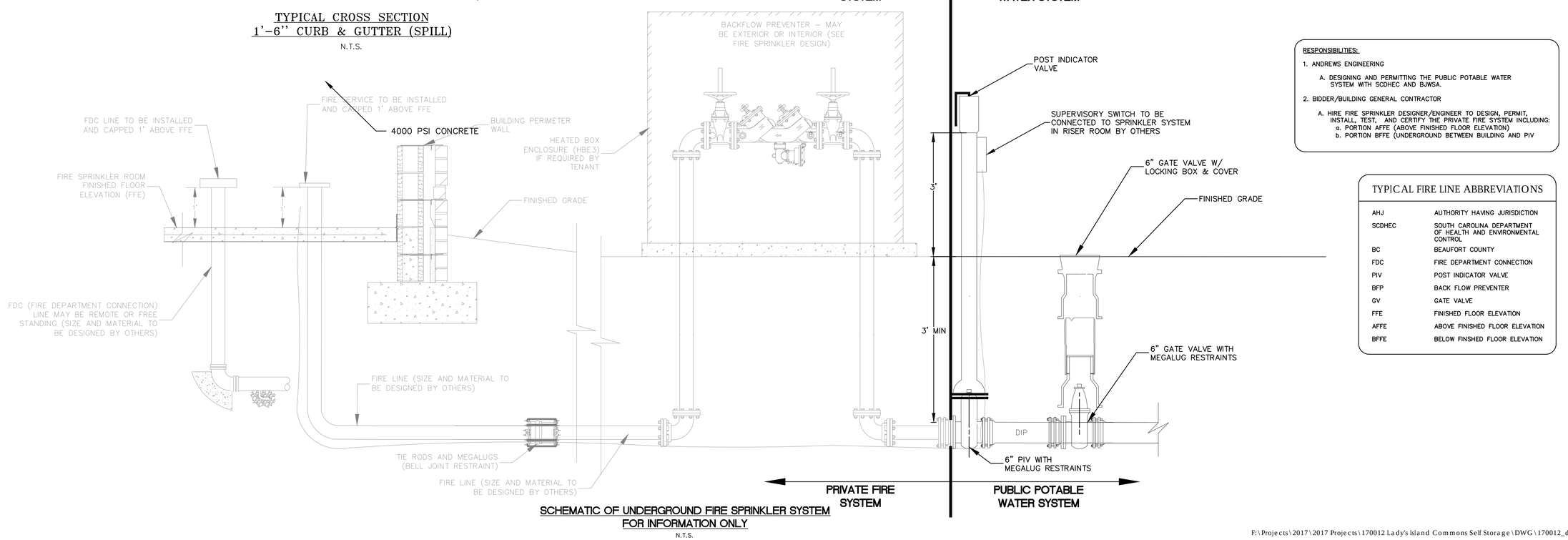


TYPICAL CROSS SECTION
1'-6'' CURB & GUTTER (SPILL)

N.T.S.



STANDARD FIRE HYDRANT



SCHEMATIC OF UNDERGROUND FIRE SPRINKLER SYSTEM
FOR INFORMATION ONLY

N.T.S.

RESPONSIBILITIES:

1. ANDREWS ENGINEERING
   A. DESIGNING AND PERMITTING THE PUBLIC POTABLE WATER SYSTEM WITH SCDHEC AND BJWSA.
2. BIDDER/BUILDING GENERAL CONTRACTOR
   A. HIRE FIRE SPRINKLER DESIGNER/ENGINEER TO DESIGN, PERMIT, INSTALL, TEST, AND CERTIFY THE PRIVATE FIRE SYSTEM INCLUDING:
      a. PORTION AFFE (ABOVE FINISHED FLOOR ELEVATION)
      b. PORTION BFFE (UNDERGROUND BETWEEN BUILDING AND PIV

TYPICAL FIRE LINE ABBREVIATIONS

AHJ	AUTHORITY HAVING JURISDICTION
SCDHEC	SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
BC	BEAUFORT COUNTY
FDC	FIRE DEPARTMENT CONNECTION
PIV	POST INDICATOR VALVE
BFP	BACK FLOW PREVENTER
GV	GATE VALVE
FFE	FINISHED FLOOR ELEVATION
AFFE	ABOVE FINISHED FLOOR ELEVATION
BFFE	BELOW FINSHED FLOOR ELEVATION

PLAN REVISIONS

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SOUTH CAROLINA PROFESSIONAL ENGINEER STEVEN ANDREWS NO. 12860 REGISTERED

SOUTH CAROLINA ANDREWS ENGINEERING CO. No. C00008 CERTIFICATE OF AUTHORIZATION

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

Site Development Plan
For
LI. Commons Self Storage
U.S. Hwy. 21
Lady's Island
Beaufort County, SC

Site
Details 1

Date Drawn:	02/27/17
Last Revised:	02/13/18
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #:
8

JOB: 170012

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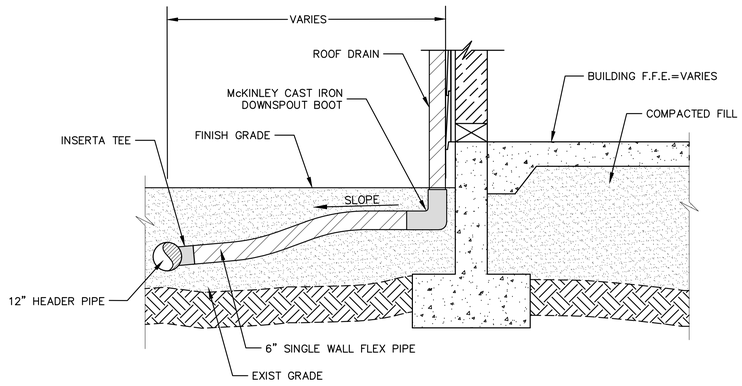
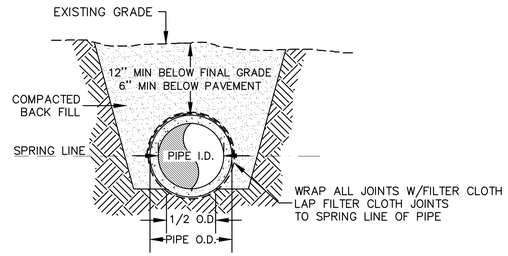


TYPICAL DETAIL AT ROOF DRAIN

N.T.S.



TYPICAL STORM SEWER PIPE BEDDING DETAIL

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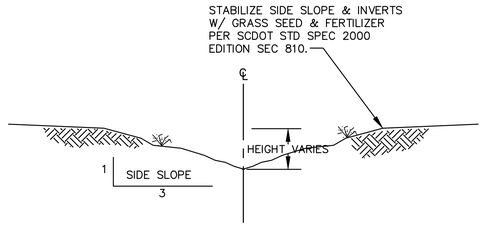
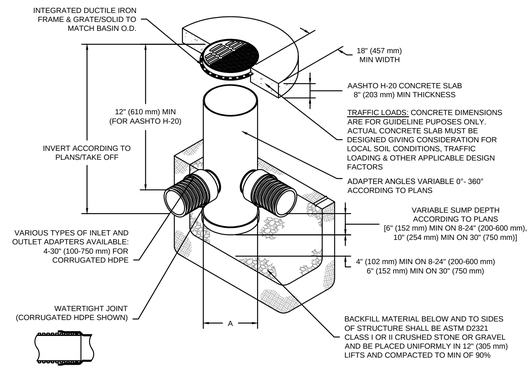


TYPICAL SECTION GRASS SWALE

N.T.S

NYLOPLAST DRAIN BASIN

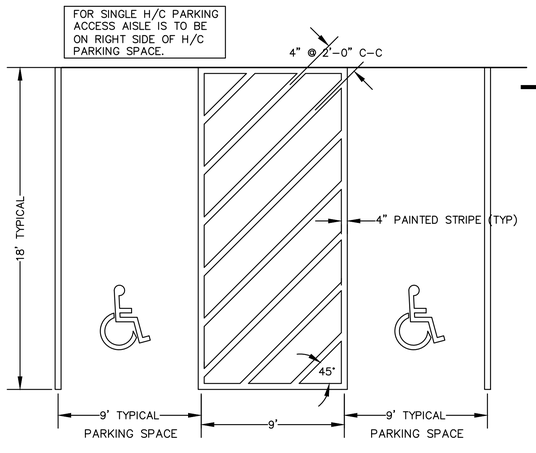
NTS



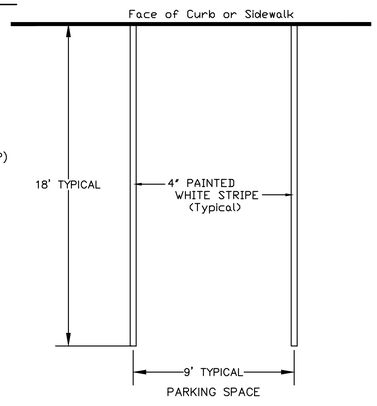
NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20



H/C PASSENGER VEHICLE PARKING SPACE STRIPE DETAIL



Detail-TYPICAL PARKING SPACE STRIPING

N.T.S.

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PLAN REVISIONS

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SOUTH CAROLINA PROFESSIONAL ENGINEER SCOTT LEVEL WADE REGISTERED NO. 12860

SOUTH CAROLINA ANDREWS ENGINEERING CO. No. C00008 CERTIFICATE OF AUTHORIZATION

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

Site Development Plan
For
Ll. Commons Self Storage
U.S. Hwy. 21
Lady's Island
Beaufort County, SC

Site
Details 2

Date Drawn:	02/27/17
Last Revised:	02/13/18
Drawn By:	R. Crosby
Engineer:	S. Andrews

SHEET #: 9

JOB: 170012

Fwd: Lady's Island Commons

PARKING

From: Skeet Burris (cypressbay86@gmail.com)

To: mgtech428@yahoo.com

Date: Thursday, July 9, 2020, 02:56 PM EDT

Andy
Please print out these comments

Sent from my iPhone

Begin forwarded message:

From: Meredith Jacobs <meredith@meadorsinc.com>
Date: July 2, 2020 at 12:54:33 PM EDT
To: Skeet Burris <cypressbay86@gmail.com>
Cc: Jeremy Tate <jeremy@meadorsinc.com>, Heather Spade <hspade@cityofbeaufort.org>
Subject: RE: Lady's Island Commons

Hi Doc,

Following up on our phone call earlier. The storage facility will fall under "Industrial use" in section 5.7.4 of the Beaufort Code, which has no minimum requirement for parking spaces. There is therefore no need to show parking calculations for this project. Please do include the parking agreement and loading area drawing we have discussed in the past.

Please let us know of any other questions.

Thank you!

① Andrews Engineer sheet #1-Red line copy

② Well sharing Agreement page 3-4

Meredith Jacobs

Meadors Architecture

2811 Azalea Drive

Charleston, SC 29405

Cell: 843.729.0172

Office: 843.723.8585

www.meadorsinc.com

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF BEAUFORT)

AMENDED AND RESTATED WELL, LIGHT SHARING AND EASEMENT AGREEMENT

This Amended Well, Light Sharing and Easement Agreement ("Agreement") is entered into by and between Trask Development Co., LLC ("Trask") and Lady's Island Commons Property Owners' Association, Inc. ("POA").

WHEREAS, the parties previously entered into that Well, Light Sharing and Easement Agreement, dated November 10, 2004 ("Original Agreement"), and recorded in Book 2078 at Page 1004 in the Beaufort County Register of Deeds ("ROD");

WHEREAS, Trask is selling Parcel J referenced in the Original Agreement, and making certain other changes to the utilities referenced in the Original Agreement;

WHEREAS, the parties thus wish to restate, amend and modify the Original Agreement, as set forth below;

Trask owns, among other lands, Parcel J, consisting of 1.21 acres, more or less, as more accurately described in the survey described on Exhibit 1 attached hereto ("Survey");

WHEREAS, Trask has constructed a well for irrigation purposes, including all related permits, pumps, wiring and other necessary equipment, which is located approximately twenty (20') feet to the northwest end of the western terminus of Line "L10", as reflected on the survey ("Well"). Trask also has constructed approximately five (5) cinema lights, denoted as "CPL-Cinema Light Poles" on the Survey ("Lights") which serve to provide lighting to the parking and common areas held by POA;

WHEREAS, as part of Trask's development and sale of lots in the real estate project generally known as "Lady's Island Commons", which generally includes Parcels A through I, and certain designated Common Areas reflected on the Survey, Trask wishes to provide certain rights in the Well and irrigation water from the Well for the purposes of providing irrigation water to the POA's property, as well as ownership of the Lights;

WHEREAS, Trask intends to sell Parcel J to a third party whose patrons and employees would regularly use the roadways and parking spaces shown on the Survey located in the Common Area of Lady's Island Commons;

WHEREAS, the POA is willing to grant to Trask, his successors and assigns, a non-exclusive easement for ingress, egress and parking in exchange for certain monies set forth herein and the right, as set forth herein, to use water from the Well and the ownership of the Lights;

WHEREAS, the parties wish to formalize the agreement between the parties as to the POA's right to obtain water from the well, the ownership of the Lights, and the easement in favor of Trask, its successors and assigns, upon the following conditions:

1. POA Access to Water – Trask agrees to allow the POA to obtain water from the Well through one or more existing underground service lines for use by the POA for irrigation purposes for landscaped areas owned and maintained by the POA and for use by lot owners, including the owner of Lot J.

2. Reimbursement of Costs and Expenses by POA/Utility Charges for Well – In exchange for Trask agreeing to allow POA access to the Well and its water, POA hereby agrees to pay 100 % of the future repair, maintenance and replacement costs of the Well, including all pumps, service fees, inspection fees, backwater preventers, license fees, or any other reasonable

fee or costs associated with said Well. Further, since the power for the Well is now separately metered, the POA shall also pay 100% of all power bills for the Well's operation.

3. Relocation of Well – The location of the Well can be changed under the following conditions:

a) Trask, or the subsequent owner of all or the portion of Lot J in which the Well is located, can unilaterally relocate the Well and its related pumps, equipment, etc. Said costs of relocation shall be split 50/50 between the parties hereto;

4. Use/Maintenance/Removal of Lights- Trask, at the time the parties execute this Agreement, shall convey all right, title and interest in the Lights to the POA. The POA shall be solely responsible for all future maintenance, repair and replacement of the Lights. As the power for the Lights is separately metered, the POA will also pay one hundred (100%) of all power bills for the Lights.

5. Easement in Favor of POA – Trask, its successors and assigns, hereby grants a non-exclusive easement to the POA over Parcel J for the limited purposes of entering said property to complete future repairs, replacement, and maintenance of the Well and utility connections for the Lights. The POA agrees to indemnify and hold Trask harmless (including Trask's attorney fees and costs) for any damages or claims suffered by Trask in the POA's exercise of these rights, and will restore any portion of Parcel J that may be damaged as a result of the exercise of these rights by the POA to the same condition it was in prior to the exercise of these rights.

6. Easement in Favor of Trask – Payment to POA – The POA hereby grants a non-exclusive easement to Trask, as owner of Parcel J, its successors and assigns, and its guests,

ROADWAYS & PARKING

patrons and employees for ingress, egress and parking on the roadways, parking lots, and parking spaces shown on the Survey for so long as Parcel J is not a part of the Property, as defined under the recorded restrictive covenants for the Lady's Island Commons. Trask, or the then current owner of Parcel J, shall be obligated to pay an annual fee of Five Thousand ($5,000) Dollars per year to the POA for the rights under this Agreement during its term. Said annual fee shall increase by Five Hundred ($500) Dollars, to Five Thousand and Five Hundred ($5,500) Dollars on January 1, 2025, and then an additional One Hundred ($100) Dollars per year thereafter. Trask agrees to utilize such rights in a way that does not substantially and materially interfere with the POA's use of the Common Area shown on the Survey and agrees to hold the POA harmless from any claim or damages to any person or premises resulting from Trask's use, occupancy, and possession of the area described in this Agreement. Said indemnity and hold harmless provision does not apply as to any action or in-action by the POA or any owner, guest, invitee or patron of Lady's Island Commons.

7. Binding Effect - This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, executors, administrators, successors and assigns. Said agreement shall run with the land.

8. Run With Land – The provisions of this Agreement shall run with the land and shall be binding on all subsequent owners of the subject properties.

9. Entire Agreement - This Agreement constitutes the entire agreement among the parties hereto and supersedes and cancels any prior agreements, representations, warranties, or communications, whether oral or written, among the parties hereto relating to the transactions contemplated hereby or the subject matter herein. Neither this Agreement nor any provision hereof may be changed, waived, discharged or terminated orally, but only by an agreement in

writing signed by the party against whom or which the enforcement of such change, waiver, discharge or termination is sought.

10. Attorney Fees/Interest - In any litigation to enforce the terms and provisions of this Agreement, the prevailing party is entitled to recover reasonable attorney fees and costs. Any monies not paid when due shall accrue interest at 12% per annum.

11. Severability - Except to the extent that such unenforceability would deprive either party of the substantial value of its bargain, if any court shall determine that any aspect of this Agreement is unenforceable, it is the intention of the parties that is shall not thereby terminate, but shall be deemed amended to the extent required to render it valid and enforceable and such provision shall be deemed severed from this Agreement and all other provisions shall remain in full force and effect.

12. Governing Law - This Agreement shall be governed by and construed in accordance with the laws of the State of South Carolina.

13. Drafting of the Agreement - The parties acknowledge and agree that each was actively involved with the negotiation and drafting of this Agreement. Further, each party's legal counsel reviewed, or had the opportunity to review the Agreement prior to its execution. The parties agree any Court, arbitrator or mediator which may hereinafter interpret this Agreement will not construe the Agreement against any particular party which may have originated, typed or prepared any particular provision.

14. Trask's Development Plans/Indemnity POA – POA agrees to utilize the above rights in a way that does not interfere with Trask's plans to develop its property and agrees to hold Trask harmless from any claim or damages to person or premises resulting from POA's use of said Well and its water.

15. Waiver Jury Trial – **To the extent permitted by applicable law, each of Trask and POA below, knowingly, voluntarily, and intentionally waive any right each may have to a trial by jury in respect of any litigation based on, or arising out of, under or in connection with the Agreement, or any agreement contemplated to be executed in connection with this Agreement of even date, or any course of conduct, course of dealing, statements (whether verbal or written) or action of any party with respect hereto. This provision is a material inducement to Trask to enter into this transaction.**

IN THE PRESENCE OF:

Trask Development Co., LLC

_____
Witness

By: _____

Its: _____

_____
Witness/Notary

IN THE PRESENCE OF:

Lady's Island Commons Property Owners' Association, Inc.

_____
Witness

By: _____

_____
Witness/Notary

Its: _____

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF BEAUFORT)

The undersigned notary public does hereby certify that the appropriate Member of Trask Development Co., LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this _____ day of _____, 2019.

_____
Notary Public for South Carolina
My commission expires: _____

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGEMENT
COUNTY OF BEAUFORT)

The undersigned notary public does hereby certify that the appropriate officer of Lady's Island Commons Property Owners' Association, Inc., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this _____ day of _____, 2019.

_____
Notary Public for South Carolina
My commission expires: _____

EXHIBIT 1

All those certain pieces, parcels and lots of land encompassing Parcel A through I, and certain designated Common Areas, and a "Future Development Parcel", described as Parcel J reflected on that certain plat prepared for Trask Development Co., LLC, captioned "Lady's Island Commons", dated 5/18/03, last revised 3/23/04, prepared by Andrews Engineering Co., Gary Blair Burgess (RLS #15229) and recorded at the Beaufort County Register of Deeds at Book 103 Page 169 ("Survey").

March 5, 2018

PAUL TRASK
TRASK DEVELOPMENT COMPANY LLC.
PO BOX 4160
BURTON, SC 29903

RE: LADY'S ISLAND COMMONS SELF STORAGE, Beaufort County
NPDES Coverage Number: SCR10Z00N

Dear PAUL TRASK:

The Department of Health and Environmental Control (Department or DHEC) has approved the Stormwater Pollution Prevention Plan (SWPPP) for the referenced project on **March 5, 2018.** Based on your submission of the Notice of Intent (NOI) and in accordance with the NPDES General Permit for Stormwater Discharges from Construction Activities (CGP), this project has been granted coverage under the CGP. This project's general permit coverage number is **SCR10Z00N.** The total disturbed area for this site is **1.0 acres.**

See attached DHEC Office of Ocean and Coastal Resource Management (DHEC-OCRM) certification dated November 30, 2017 for additional conditions related to the Coastal Zone Consistency determination.

Because this project is part of a larger common plan for development or sale (LCP), all applications for future land-disturbing activities that are part of this LCP (phases, outparcels, etc.) should include the above-referenced NPDES coverage number (SCR10Z00N), and project name (LADY'S ISLAND COMMONS SELF STORAGE).

The CGP can be downloaded at the following website: http://www.scdhec.gov/Environment/docs/CGP-permit.pdf or you may request a copy from us via email (stormwatercgp@dhec.sc.gov). You are responsible for ensuring your contractor(s) complies with the approved SWPPP and the minimum requirements of the CGP. Also, you are responsible for overall compliance with the Storm Water Management and Sediment Reduction Act of 1991 (1991 Act), SC Pollution Control Act, and the Federal Clean Water Act (CWA). Failure to comply with the approved SWPPP or applicable statutes and regulations may result in enforcement actions.

You must notify the local EA Office prior to starting any land-disturbing activity. The address and telephone number are as follows:

Lowcountry EA Beaufort
104 Parker Drive
Beaufort, SC29906
843-846-1030

Inspections of this site must be performed by qualified personnel as described in Section 4.2.E of the CGP.

You should be aware that this approval is only applicable for the SWPPP that was submitted for this project.

Any additional construction or land disturbing activity beyond the scope of the approved plans is not authorized. Any future work for this project not shown on the stamped, approved plans will require that you submit another site plan for review and approval. All major modifications require review and approval by the Department. Minor modifications to the approved SWPPP may be made by the SWPPP preparer and do not require review and approval by the Department; these changes should be signed and dated by the SWPPP preparer. If you have a question about whether a modification is major or minor, contact the Coastal Stormwater Permitting Section at (843) 953-0200.

A copy of the stamped, approved SWPPP (including a copy of the CGP, contractor certifications, inspection records, rainfall data, etc.), NOI, and CGP coverage letter from DHEC must be retained and available at the construction site (or accessible within 30 minutes during normal business hours) from the date of commencement of construction activities to the date of final stabilization. If an on-site location is unavailable to store the SWPPP when no personnel are present, notice of the plan's location must be posted near the main entrance at the construction site.

All contractors who will conduct land-disturbing activities at the site must complete a Contractor Certification Form. You are also responsible for listing all contractors in the SWPPP and for holding a pre-construction conference with each contractor before they can conduct land-disturbing activity at the site.

The Department may conduct periodic inspections of your site. Any violations found during these inspections may result in enforcement action.

This NPDES coverage should be terminated by the permittee when the conditions listed in Section 5.1 of the CGP have been met. You must submit a Notice of Termination (NOT) to cancel your NPDES coverage under the CGP. Please see section 5.1 of the CGP for additional information required to be submitted with the NOT.

You are responsible for obtaining any other federal, state, or local permit that may be required for this project. In particular, any permits through the U.S. Army Corps of Engineers for the placement of fill material in Waters of the United States. Please note we have not sent a copy of this letter to any county or city building official. You must send a copy of this letter to these agencies, if necessary.

If material excavated during construction activities leaves the site, a mine operating permit may be needed. You are responsible for contacting the Mining and Reclamation Section to determine if a mining permit is required for the site. The Mining and Reclamation Section can be reached at (803)898-1362 or via e-mail at AskMines@dhec.sc.gov.

Please see the enclosed "Guide to Board Review" document for information about the procedures for appealing this NPDES coverage.

If you have any questions or cannot access the referenced websites, please call me at 843-953-0238.

Sincerely,

Richard V Geer,
Bureau of Water, Coastal Stormwater Permitting Section
1362 McMillan Ave, Suite 400, Charleston SC 29405

cc: Steve Andrews—Andrews Engineering
Lowcountry EA Beaufort

DHEC

PROMOTE PROTECT PROSPER

South Carolina Department of Health and Environmental Control

NOTICE OF INTENT (NOI)

For Coverage(s) of Primary Permittees Under South Carolina NPDES General Permit For Stormwater Discharges From Construction Activities SCR100000

(Maintain As Part of On-Site SWPPP)

For Official Use Only

File Number: _____

Permit Number: SCR10_____

Submittal Package Complete: _____

Submission of this Notice of Intent constitutes notice that the Applicant identified in Section II intends to be authorized as a Primary Permittee in the state of South Carolina under NPDES General Permit SCR1000000. ***Fees required for review and NPDES coverage of each application type are as listed on page 2 of the Instructions.***

DEPT OF HEALTH AND ENVIRONMENTAL CONTROL
ENVIRONMENTAL QUALITY CONTROL
STORMWATER PERMITTING SECTION
APPROVED FOR CONSTRUCTION ONLY
DHEC PERMIT # SCR102001
FILE #
DATE ISSUED 3/5/2018

Date: 10/03/2017

Project/Site Name: Lady's Island Commons Self Storage **County:** Beaufort

(Modification or Change of Information Only) **Prior Approved NPDES Permit or File Number:** _____

Do you want this project to be considered for the Expedited Review Program (ERP)? ☐ **Yes or** ☐ **No (See instructions)**

I. Notice of Intent (NOI) Application Type(s)

A. **Project (Application/Review) Type(s)** (Select ALL that apply):

- ☒ New Project (Initial Notification) Ongoing Project: ☐ Permitted or ☐ Un-Permitted
- ☐ Late Notification ☐ Low Impact Development (LID) or Project Design Above Regulatory Requirements
- ☐ New Owner/Operator or Company Name Change **(see instructions, attach Form A (Transfer of Ownership))**
- ☐ Major Modification: **(see instructions, attach Form B (Major Modifications))**
- ☐ MS4 Project Review
- ☐ Ocean and Coastal Resource Management (OCRM) Review
- ☐ Change of Information/Other (Specify): _____

B. If Applicable, identify the entity designated as **MS4 Reviewer and MS4 Operator** (i.e., Lexington County, City of Greer, etc.): **MS4 Reviewer** _____ **MS4 Operator** _____

II. Primary Permittee Information

☐ **Change of Information**

☐ Person or ☒ Company | If a Company, are you a ☐ Lending Institution or ☐ Government Entity? Company EIN (If applicable): EIN: 57-0515751

A. **Primary Permittee Name:** Trask Development Company LLC
Mailing Address: PO Box 4160 City: Burton State: SC Zip: 29903
Phone: 843-694-7122 Fax: _____ Email Address: ptrask@hargray.com

B. **Contact /ODSA Name** (If different from above OR if owner is a company): Paul Trask
Mailing Address: PO Box 4160 City: Burton State: SC Zip: 29903
Phone: 843-694-7122 Fax: _____ Email Address: ptrask@hargray.com

C. **Property Owner Name** (If different from above): _____
Mailing Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____ Email Address: _____

III. Comprehensive Stormwater Pollution Prevention Plan (C-SWPPP) Preparer Information

☐ **Change of Information**

A, **C-SWPPP Preparer Name:** Steve Andrews

B. **Registered Professional** ☒ Engineer ☐ Landscape Architect ☐ Tier B Land Surveyor **S. C. Registration #:** 12860

C. **Company/Firm Name:** Andrews Engineering **S. C. COA #:** 00008
Mailing Address: 2712 Bull Street, Suite A City: Beaufort State: SC Zip: 29902
Phone: 843-379-2222 Fax: 843-379-2223 Email Address: steve@andrews-sc.com

IV. Project/Site Information

☐ **Change of Information**

A. **Type of Construction Activity(ies)** (Select ALL that apply):

- ☒ Commercial ☐ Industrial ☐ Institutional ☐ Mass Grading ☐ Linear ☐ Utility/Infrastructure
- ☐ Residential: Single-family ☐ Residential: Multi-family ☐ Multi-use (Commercial & Residential)
- ☐ Site Preparation (No New Impervious Area) ☐ Other (Specify) _____

B. **Site Address/Location** (street address, nearest intersection, etc.) 100 Lady's Island Commons
City/Town (If in limits): Beaufort Zip Code: 29907
Latitude: 32 ° 24 ' 58 " N Longitude: - 80 ° 39 ' 30 " W (Source): ☐ GPS ☒ Web Site: Google Earth
Tax Map Number (s) (List all): R200 015 000 0721 0000, R200 015 000 0875 0000

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C. Is this site located on **Indian Land?** ☐Yes ☒No

D. **Proposed Start Date:** 02/01/2018 **Proposed Completion Date:** 02/01/2019

E. **Disturbed Area** (nearest tenth of an acre): 1.0 **Total Area** (acres): 1.2

F. **Modification Only:** (nearest tenth of an acre): **Disturbed Area: Current (Approved) Area:** _____
Disturbed Area Change (Increase Only): _____ **Total Disturbed Area (After Change):** _____

G. Is this project part of a **Larger Common Plan for Development or Sale (LCP)?** ☒ Yes ☐ No
LCP/ Overall Development Name: Lady's Island Commons Check here if this is the **First Phase.** ☐

Previous State Permit/File Number: _____ **Previous NPDES Coverage Number:** SCR10 _____

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Bureau of Water Safety and Stormwater Permitting Division

H. Any **Flooding Problems** exist downstream of or adjacent to this site? ☐Yes ☒No (If yes, provide detailed description of flooding problems and applicable floodway/flood zone information in the C-SWPPP).

SA I. Active **S.C. DHEC Warning Notice, Notice to Comply or Notice of Violation** for this site or LCP? ☐Yes ☒No

SA J. List Relevant **State and Federal Environmental Permits or Approvals** applied for or obtained for this site (e.g., **RCRA, USACOE, Nationwide**, etc.). **If None, list None.**

_____

SA K. **Any Waiver(s)/Variances/Exceptions Requested for this Project?** (If yes, identify below and include **Waiver Request and Justifications** in the C-SWPPP for each proposed request)

1. Small Construction Activity Waiver(s) From NPDES permitting **(Section 1.4 & Appendix B)?** ☐ Yes ☒ No If yes, Identify requested waiver: ☐ Rainfall Erosivity Waiver ☐ TMDL Waiver ☐ Equivalent Analysis Waiver
2. Detention Waiver **(72-302(B)?** ☐ Yes ☒ No 3. Other (Specify): _____

V. Waterbody Information (Attach additional sheet(s) as needed)

☐ **Change of Information**

A. **Receiving Waterbody(s) (RWB) Information** (List the nearest and next nearest receiving waterbodies to which the sites stormwater discharges will drain. If stormwater discharges drain to multiple waterbodies, list all such waterbodies).

1. Name of Receiving Waterbodies (RWB)	2. Distance to RWB (feet)	3. Classification of RWB
a. Nearest: Factory Creek	2,210	SA
b. Next Nearest: Beaufort River	4,910	SA
c. Coastal Zone ONLY: Coastal Receiving Water (CRW): Factory Creek	2,210	Not Applicable
d. Other Waterbodies: _____		

B. **Waters of the U.S. / State Information** (Attach additional sheet(s) as needed)

Waters of the U.S./ State	1. On the site?	2. Delineated/ Identified?	3. Impacts?	4. Amount of impacts
a. Jurisdictional wetlands	☐Yes ☒No	☐Yes ☐No	☐Yes ☐No	____ Ac
b. Non-jurisdictional wetlands	☐Yes ☒No	☐Yes ☐No	☐Yes ☐No	____ Ac
c. Other Water(s): _____	☐Yes ☒No	☐Yes ☐No	☐Yes ☐No	____ Ac ____ Feet
d. Coastal Zone ONLY: Direct Critical Area	☐Yes ☒No	☐Yes ☐No	☐Yes ☐No	____ Ac ____ Feet

5. If yes for impacts in B.3, describe each impact and activity, and list all permits (e.g., USACOE Nationwide Permit, DHEC General Permit) and certifications that have been applied for or obtained for each impact:

C. **S.C. Navigable Waters (SCNW) Information (Section 2.6.5)** The Department will address any issues related to State Navigable Waters' Program under SC Regulation 19-450 during the review of the C-SWPPP for activities that will **NOT** require a 404 permit or a 401 certification. (Attach additional sheet(s) as needed).

1. Are S. C. Navigable Waters (SCNW) on the site: ☐Yes ☒ No
a. If **no**, do not complete this question. Proceed to Section D (Impaired Waterbodies).
b. If **yes**, provide the name of S.C. Navigable Waters (SCNW) on the site: _____

2. If **yes for C.1**, will construction activities cross over or occur in, under, or thru the SCNW? ☐Yes ☐ No
If yes, describe SCNW activities (e.g., road crossing, sub-aqueous utility line, temporary or permanent structures, etc.) and proceed to Section C.3: _____

3. Identify permits providing coverage of SCNW activities proposed for your site. If NONE, list none.

Permits/Certifications	Permit or Certification No.	Corresponding Covered SCNW Activity(ies)
a. DHEC General/ Other DHEC Permit		
b. USACOE **404 Permit or 401 Certification**		
c. **SCNW Permit** If applied for or issued, identify **Date applied for or issued:** _____		☐ **All Activities** or ☐ **Some Activities (Describe):**

d. If a SCNW Permit has NOT been applied for provide an additional plan sheet that shows plan and profile views (drawn to scale) of the SCNW and associated activities. Include a description of all proposed activities on this plan.

D. **Impaired Waterbodies Information** (Attach additional sheet(s) as needed)

1. 303(d) Listed Impaired Waterbodies

a. Name of **Nearest DHEC Water Quality Monitoring Stations (WQMS)(s)** that receives stormwater from your construction site and/or thru an MS4 and the **Name of the Corresponding Waterbody?**		b. **Is this WQMS(s) listed on the most current 303(d) List?** If No, proceed to Section 2 of this table. If Yes, complete items c thru f.	c. List the pollutant(s) identified as **"CAUSES"** of the impairment	d. Will any pollutants causing the impairment be present in your site's construction stormwater discharges?	e. If **yes for d**, list the **"USE SUPPORT"** impairment(s) affected by the pollutant(s) identified in c.
Nearest DHEC WQMS(s)	**Corresponding Waterbody**				
15-04	Beaufort River	☐Yes ☒ No		☐Yes ☐ No	
15-05	Beaufort River	☐Yes ☒ No		☐Yes ☐ No	
MD-001	Beaufort River	☒Yes ☐ No	DO	☐Yes ☒ No	

f. If **yes for d** above, **will use of the BMPs proposed for your project ensure the site's discharges will NOT contribute to or cause further WQS violations for the impairment(s) listed in c?** ☐Yes ☐ No
(NOTE: If no for f, this site is NOT eligible for coverage under the CGP). See Instructions.

2. TMDL Impaired Waterbodies

a. Name of **Nearest DHEC Water Quality Monitoring Stations (WQMS)(s)** that receives stormwater from your construction site and/or thru an MS4?	b. Has a TMDL(s) been developed for this WQMS(s)? If No, identify as such below and proceed to Section VI. If Yes, complete items c thru f of this table.	c. If **yes for b**, what pollutants are listed as "CAUSES" or causing the impairment?	d. If **yes for b**, has the standard been **"ATTAINED" or "Fully Supported"** for the impairment(s)? X	e. If **no for d (Not Attained)**, will any pollutants causing the impairment be present in your site's construction stormwater discharges?
15-04	☐Yes ☒ No		☐Yes ☐ No	☐Yes ☐ No
15-05	☐Yes ☒ No		☐Yes ☐ No	☐Yes ☐ No
MD-001	☒Yes ☐ No	DO	☒Yes ☐ No	☐Yes ☐ No

f. If **yes for e** above, **are your discharges consistent with the assumptions and requirements of the TMDL(s)?** ☐Yes ☐ No
(NOTE: If no for f, this site is NOT eligible for coverage under the CGP). See Instructions.

VI. Signatures and Certifications DO **NOT** SIGN IN BLACK INK! **Read the Certifications below (in entirety). Provide date, printed name, and signatures below.** If you are a **New Owner/Operator**, as Primary Permittee you must also sign and date the applicable Comprehensive SWPPP Acceptance & Compliance Agreement below.

C-SWPPP PREPARER: "One copy of the C-SWPPP, all specifications and supporting calculations, forms, and reports are herewith submitted and made a part of this application. I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of Title 48, Chapter 14 of the Code of Laws of SC, 1976 as amended, pursuant to Regulation 72-300 et seq. (if applicable), and in accordance with the terms and conditions of SCR100000." **(This should be the person identified in Section III).**

Steve Andrews — **Printed Name of C-SWPPP Preparer**

Signature of C-SWPPP Preparer

12860 — **S. C. Registration #**

PRIMARY PERMITTEE: "I or I (on behalf of my company and its contractors and agents), as the case may be, certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I understand that DHEC enforcement actions may be taken if the terms and conditions of the C-SWPPP are not met and I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."
"I or I (on behalf of my company and its contractors and agents), as the case may be, also hereby certify that all land-disturbing construction and associated activity pertaining to this site shall be accomplished pursuant to and in keeping with the terms and conditions of the approved plans and SCR100000. I also certify that a responsible person will be assigned to the project for day-to-day control. I hereby grant authorization to the to S. C. Department of Health and Environmental Control (DHEC) and/or the local implementing agency the right of access to the site at all times for the purpose of on site inspections during the course of construction and to perform maintenance inspections following the completion of the land-disturbing activity." **(See Section 122.22 of S.C. Reg. 61-9 for signatory authority information.)** Having understood the above information, I am signing this certification as Primary Permittee to the aforementioned NPDES general permit."

Keith P. Tisdale Jr. — **Printed Name of Primary Permittee**

Pres. — **Title/Position**

Signature of Primary Permittee

11/3/17 — **Date Signed**

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dhec

Healthy People. Healthy Communities.

Coastal Zone Consistency Determination

To:	Richard Geer, BOW Coastal Stormwater Permitting Section
From: CK	Christine Koczera, OCRM Coastal Zone Consistency Section
Applicant:	Trask Development Company, LLC
Project Name:	Lady's Island Commons Self Storage
Finding:	Conditionally Consistent with the S.C Coastal Zone Management Program
Site location:	100 Lady's Island Commons, Beaufort, Beaufort County
Reference #:	HN8-P872-22Y2M
Date:	November 30, 2017

The staff of the Office of Ocean and Coastal Resource Management (OCRM) has reviewed the above referenced Coastal Zone Consistency request for land disturbance associated with the demolition of a 21,410 square foot building and associated infrastructure and the construction of a 52,708 square foot building, access drive, parking, and stormwater management infrastructure. The total area of land disturbance will be 1.0 acres of a 1.2 acre tract of land.

We hereby certify that the above referenced project is **Consistent** with the Guidelines for Evaluation of All Projects and the (1) Commercial Development, the (2) Transportation Facilities (*Parking Facilities*), and the (3) Stormwater Management (*Runoff*) Policies contained in the S.C. Coastal Zone Management Program provided that the following conditions are included in the permit and adhered to by the applicant.

1. In the event that any historic or cultural resources and/or archaeological materials are found during the course of work, the applicant must notify the State Historic Preservation Office (SHPO) and the South Carolina Institute of Archaeology and Anthropology. Historic or cultural resources consist of those sites listed in the National Register of Historic Places and those sites that are eligible for the National Register. Archaeological materials consist of any items, fifty years old or older, which were made or used by man. These items include, but are not limited to, stone projectile points (arrowheads), ceramic sherds, bricks, worked wood, bone and stone, metal and glass objects, and human skeletal materials.

2. The project must be fully consistent with all local zoning, ordinances, comprehensive plans and other specific local authorizations prior to land disturbance.

3. For all project, regardless of size, which are located within one-half (1/2) mile of a receiving water body in the coastal zone, the applicant must demonstrate that storage of the first ½ inch of run-off from the entire site or storage of the first one (1) inch of run-off from the built upon portion of the property, whichever is greater. Storage may be accomplished through retention, detention, or infiltration systems, as appropriate for the specific site.

This determination shall serve as the DHEC OCRM State Coastal Zone Consistency Determination for the work described above. This determination ***does not*** serve as the final permitting decision and ***does not*** alleviate the applicant's responsibility to obtain the final authorizing State or Federal permit(s). Local government authorizations ***may also*** be required.

South Carolina Board of Health and Environmental Control
Guide to Board Review
Pursuant to S.C. Code Ann. § 44-1-60

The decision of the South Carolina Department of Health and Environmental Control (Department) becomes the final agency decision fifteen (15) calendar days after notice of the decision has been mailed to the applicant, permittee, licensee and affected persons who have requested in writing to be notified, unless a written request for final review accompanied by a filing fee in the amount of $100 is filed with Department by the applicant, permittee, licensee or affected person.

Applicants, permittees, licensees, and affected parties are encouraged to engage in mediation or settlement discussions during the final review process.

If the Board declines in writing to schedule a final review conference, the Department's decision becomes the final agency decision and an applicant, permittee, licensee, or affected person may request a contested case hearing before the Administrative Law Court within thirty (30) calendar days after notice is mailed that the Board declined to hold a final review conference. In matters pertaining to decisions under the South Carolina Mining Act, appeals should be made to the South Carolina Mining Council.

I. Filing of Request for Final Review

1. A written Request for Final Review (RFR) and the required filing fee of one hundred dollars ($100) must be received by Clerk of the Board within fifteen (15) calendar days after notice of the staff decision has been mailed to the applicant, permittee, licensee, or affected persons. If the 15th day occurs on a weekend or State holiday, the RFR must be received by the Clerk on the next working day. RFRs will not be accepted after 5:00 p.m.
2. RFRs shall be in writing and should include, at a minimum, the following information:
   - The grounds for amending, modifying, or rescinding the staff decision;
   - a statement of any significant issues or factors the Board should consider in deciding how to handle the matter;
   - the relief requested;
   - a copy of the decision for which review is requested; and
   - mailing address, email address, if applicable, and phone number(s) at which the requestor can be contacted.
3. RFRs should be filed in person or by mail at the following address:
   South Carolina Board of Health and Environmental Control
   Attention: Clerk of the Board
   2600 Bull Street
   Columbia, South Carolina 29201
   Alternatively, RFR's may be filed with the Clerk by facsimile (803-898-3393) or by electronic mail (boardclerk@dhec.sc.gov).
4. The filing fee may be paid by cash, check or credit card and must be received by the 15th day.
5. If there is any perceived discrepancy in compliance with this RFR filing procedure, the Clerk should consult with the Chairman or, if the Chairman is unavailable, the Vice-Chairman. The Chairman or the Vice-Chairman will determine whether the RFR is timely and properly filed and direct the Clerk to (1) process the RFR for consideration by the Board or (2) return the RFR and filing fee to the requestor with a cover letter explaining why the RFR was not timely or properly filed. Processing an RFR for consideration by the Board shall not be interpreted as a waiver of any claim or defense by the agency in subsequent proceedings concerning the RFR.
6. If the RFR will be processed for Board consideration, the Clerk will send an Acknowledgement of RFR to the Requestor and the applicant, permittee, or licensee, if other than the Requestor. All personal and financial identifying information will be redacted from the RFR and accompanying documentation before the RFR is released to the Board, Department staff or the public.
7. If an RFR pertains to an emergency order, the Clerk will, upon receipt, immediately provide a copy of the RFR to all Board members. The Chairman, or in his or her absence, the Vice-Chairman shall based on the circumstances, decide whether to refer the RFR to the RFR Committee for expedited review or to decline in writing to schedule a Final Review Conference. If the Chairman or Vice-Chairman determines review by the RFR Committee is appropriate, the Clerk will forward a copy of the RFR to Department staff and Office of General Counsel. A Department response and RFR Committee review will be provided on an expedited schedule defined by the Chairman or Vice-Chairman.
8. The Clerk will email the RFR to staff and Office of General Counsel and request a Department Response within eight (8) working days. Upon receipt of the Department Response, the Clerk will forward the RFR and Department Response to all Board members for review, and all Board members will confirm receipt of the RFR to the Clerk by email. If a Board member does not confirm receipt of the RFR within a twenty-four (24) hour period, the Clerk will contact the Board member and confirm receipt. If a Board member believes the RFR should be considered by the RFR Committee, he or she will respond to the Clerk's email within forty-eight (48) hours and will request further review. If no Board member requests further review of the RFR within the forty-eight (48) hour period, the Clerk will send a letter by certified mail to the Requestor, with copy by

regular mail to the applicant, permittee, or licensee, if not the Requestor, stating the Board will not hold a Final Review Conference. Contested case guidance will be included within the letter.
NOTE: If the time periods described above end on a weekend or State holiday, the time is automatically extended to 5:00 pm. on the next business day.

9. If the RFR is to be considered by the RFR Committee, the Clerk will notify the Presiding Member of the RFR Committee and the Chairman that further review is requested by the Board. RFR Committee meetings are open to the public and will be public noticed at least 24 hours in advance.
10. Following RFR Committee or Board consideration of the RFR, if it is determined no Conference will be held, the Clerk will send a letter by certified mail to the Requestor, with copy by regular mail to the applicant, permittee, or licensee, if not the Requestor, stating the Board will not hold a Conference. Contested case guidance will be included within the letter.

II. Final Review Conference Scheduling

1. If a Conference will be held, the Clerk will send a letter by certified mail to the Requestor, with copy by regular mail to the applicant, permittee, or licensee, if not the Requestor, informing the Requestor of the determination.
2. The Clerk will request Department staff provide the Administrative Record.
3. The Clerk will send Notice of Final Review Conference to the parties at least ten (10) days before the Conference. The Conference will be publically noticed and should:
   - include the place, date and time of the Conference;
   - state the presentation times allowed in the Conference;
   - state evidence may be presented at the Conference;
   - if the conference will be held by committee, include a copy of the Chairman's order appointing the committee; and
   - inform the Requestor of his or her right to request a transcript of the proceedings of the Conference prepared at Requestor's expense.
4. If a party requests a transcript of the proceedings of the Conference and agrees to pay all related costs in writing, including costs for the transcript, the Clerk will schedule a court reporter for the Conference.

III. Final Review Conference and Decision

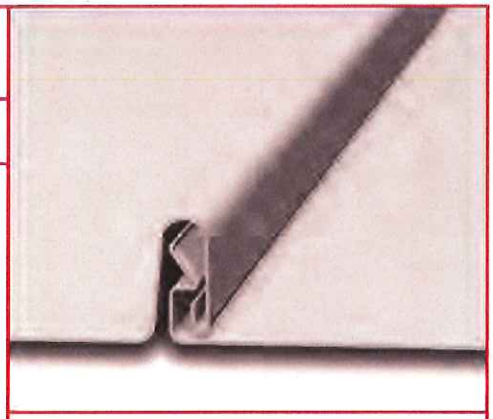
1. The order of presentation in the Conference will, subject to the presiding officer's discretion, be as follows:
   - Department staff will provide an overview of the staff decision and the applicable law to include [10 minutes]:
     - Type of decision (permit, enforcement, etc.) and description of the program.
     - Parties
     - Description of facility/site
     - Applicable statutes and regulations
     - Decision and materials relied upon in the administrative record to support the staff decision.
   - Requestor(s) will state the reasons for protesting the staff decision and may provide evidence to support amending, modifying, or rescinding the staff decision. [15 minutes] *NOTE: The burden of proof is on the Requestor(s)*
   - Rebuttal by Department staff [15 minutes]
   - Rebuttal by Requestor(s) [10 minutes]

   Note: Times noted in brackets are for information only and are superseded by times stated in the Notice of Final Review Conference or by the presiding officer.
2. Parties may present evidence during the conference; however, the rules of evidence do not apply.
3. At any time during the conference, the officers conducting the Conference may request additional information and may question the Requestor, the staff, and anyone else providing information at the Conference.
4. The presiding officer, in his or her sole discretion, may allow additional time for presentations and may impose time limits on the Conference.
5. All Conferences are open to the public.
6. The officers may deliberate in closed session.
7. The officers may announce the decision at the conclusion of the Conference or it may be reserved for consideration.
8. The Clerk will mail the written final agency decision (FAD) to parties within 30 days after the Conference. The written decision must explain the basis for the decision and inform the parties of their right to request a contested case hearing before the Administrative Law Court or in matters pertaining to decisions under the South Carolina Mining Act, to request a hearing before the South Carolina Mining Council. The FAD will be sent by certified mail, return receipt requested.
9. Communications may also be sent by electronic mail, in addition to the forms stated herein, when electronic mail addresses are provided to the Clerk.

The above information is provided as a courtesy; parties are responsible for complying with all applicable legal requirements.

ITEM	MATERIAL	COLOR	MANUFACTURER
Roofing	Preformed Steel Panels	Evergreen	4M Metals
Gutters/Downspouts	Preformed Steel Panels	Light Stone	Storage Structures
Exterior Sheeting	Preformed Steel Panels	Light Stone	Storage Structures
Exterior Stucco	EFIS	#522 Antique Ivory	Master Wall Inc.
Brick	Natural Brick	River Queen	Acme Brick
Mortar	Unpainted Mortar	Ivory Buff	Argos
Storefront	Aluminum	Oiled Bronze	Existing
Service Doors	Steel/Glass	Light Stone	Signature 200
Bollards	Steel	Black	Industrial
Signs	PVC	White/Red Black	Roberts Sign
Kiosk	Metal	TAN	OPEN TECH
Lights	Metal	ORB	Hi-Lite MFG
Decorative panels	Vinyl	Black	Vantage

SL100 | 1" Snap Lock Panel



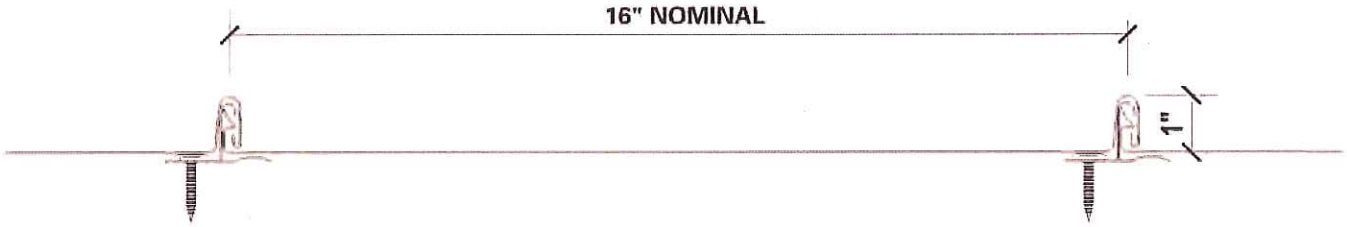
PRODUCT DESCRIPTION

- Low-Profile Architectural Standing Seam Metal Roofing System
- Ideal for residential and light commercial applications
- Specially designed clip allows thermal movement
- Tested panel for rated assemblies achieves higher performance levels

1" Snap Lock Panel; max width 16.89"; Snap Lock Seam fastened with (2) #10-12 x 1" long No. 2 Phillips drive pancake head, wood screws; One Part Clip Assembly SL100R Clip fastening metal to panel to minimum 15/32" plywood decking; maximum 24" clip spacing; Panel Rollformer: Schlebach Quadro-Plus Rollformer; Maximum Allowable Roof Uplift Pressure (steel): -67.3 psf Main Field @ 24" Clip Spacing; Perimeter and Corner Pressure -131.0 psf @ 6" Clip Spacing; *Oil Canning is not a Cause for Rejection.*

4M metals

www.4mmetals.com



DESIGN INFORMATION

- Minimum Slope = 3":12"
- Actual Panel Width: 16.89" from 20" Coil
- Solid Substrate Required
- Architectural, Hydrokinetic Panel
- Snap Seam – No Field Seaming Required
- 24 and 26 Gauge Galvalume®
- .032" Aluminum
- 16oz Copper
- 30 Year Finish Warranty on Kynar 500 Finish
- Weather Tight Warranty Not Available
- Underlayment Required

TEST REPORT SUMMARY

- Florida Building Code 2007
- Chapter 15: Roof Assemblies
- Section 1504.3.2; 1505.3; 1507.4
- Chapter 16: Structural Design
- Chapter 22: Steel; Section 2209 Cold Form Steel
- Chapter 23: Wood
- Testing per TAS 125-03 Std. Requirements for Metal Roof Systems
- Test Assembly #6 by Underwriters Laboratory for:
  a) UL 580-94, per FBC, Uplift Resistance of Roof Assemblies
  b) UL 1897-98, per FBC, Uplift Tests for Roof Covering Systems
- Testing per TAS 100 Wind Driven Rain Test
- FPA #9860.14-R1 – HVHZ – 24ga

4M metals

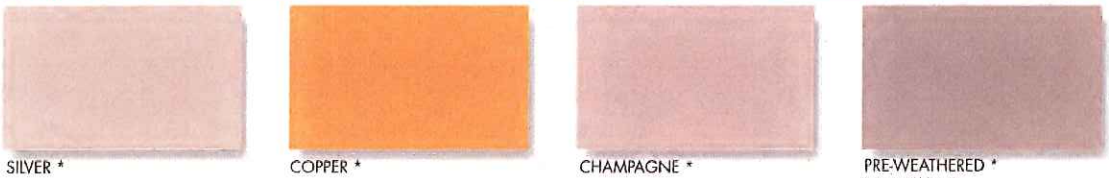
201 Red Oaks Way · Ridgeland, SC 29936

Telephone: 843.208.2433 · Fax: 843.208.2430

Website: www.4mmetals.com

Environmentally Smart Colors—Designed Energy Efficient

Metallic Colors



Non-Painted

Weathered Colors

* Available at a slight price premium. * Also available in Robust.

Colors shown are matched as accurately as possible, but may vary slightly from finished product. These rich and vibrant colors are produced with either Kynar 500® or Hylar 5000® resins, which provide superior color retention and allow Sheffield Metals to offer non-prorated coating warranties for most applications. Coating warranty varies for Regal Red, Matte Black, Copper, Champagne, Silver, and Pre-Weathered Galvalume. Steelscape's Vintage carries a 20 year Finish Warranty. Please contact your representative for more information.

Stock Availability Matrix

			ISR	EMI	3 Yr.	SRI	GALVALUME 24 ga. 40.375"	GALVALUME 24 ga. 44.375"	GALVALUME 24 ga. 48.375"	ALUMINUM .032 nom. 40.500"	ALUMINUM .032 nom. 48.000"	ALUMINUM .040 nom. 48.000"	ALUMINUM .050 nom. 48.000"
Aged Copper	★	!	0.47	0.85	0.46	53	●		●	●	●		
Ash Gray	★	!	0.39	0.84	0.39	41	●		●	●	●		
Burgundy	★		0.25	0.85	0.23	23	●		●				
Champagne Metallic	★		0.37	0.80	0.35	37	●		●				
Charcoal Gray	★		0.29	0.84	0.28	28	●		●	●	●		
Colonial Red	★		0.30	0.85	0.29	30	●	●	●	●	●	●	
Copper Metallic	★	!	0.49	0.86	0.47	56	●		●	●	●		
Dark Bronze	★		0.26	0.84	0.25	24	●	●	●	●	●	●	●
Dove Gray	★	!	0.49	0.86	N/A	56	●		●	●	●		
Evergreen	★		0.27	0.86	0.26	26	●	●	●	●	●	●	
Hartford Green	★		0.26	0.85	0.25	24	●		●		●	●	
Hemlock Green	★		0.29	0.86	0.29	29	●		●				
Mansard Brown	★		0.27	0.86	0.25	26	●		●		●	●	
Matte Black	★		0.29	0.83	0.27	27	●		●		●		
Medium Bronze	★		0.30	0.87	0.28	31	●	●	●	●	●	●	●
Patina Green	★		0.28	0.87	0.28	28	●		●				
Pre-weathered Galvalume®	★		0.30	0.79	0.28	27	●		●	●	●		
Regal Blue	★		0.26	0.85	0.25	24	●		●				
Regal Red	★		0.42	0.83	0.41	45	●		●				
Regal White	★		0.67	0.86	0.67	81	●	●	●	●	●	●	●
Sandstone	★	!	0.54	0.86	0.53	63	●	●	●	●	●	●	●
Sierra Tan	★		0.35	0.86	0.34	37	●	●	●	●	●	●	●
Silver Metallic	★	!	0.59	0.79	0.60	67	●		●	●	●	●	●
Slate Blue	★		0.29	0.85	0.28	28	●		●				
Slate Gray	★		0.33	0.84	0.33	33	●	●	●	●	●	●	●
Solar White	★	!	0.68	0.85	0.66	82	●		●	●	●	●	●
Stone White	★		0.60	0.86	0.56	71	●		●			●	
Surrey Beige	★	!	0.42	0.85	0.41	46	●		●				
Terra Cotta	★		0.35	0.86	0.35	37	●		●	●	●	●	
Acrylic Coated Galvalume®	★	!	0.67	0.14	0.55	56	●		●				
Cor-Ten AZP® Raw			0.32	0.89	N/A	34	●		●				
Copper-Ten™ Raw			0.45	0.88	N/A	51	●		●				
Galv-Ten™ Raw			0.49	0.84	N/A	55	●		●				
Vintage®			0.30	0.70	0.27	22	●		●				
Custom Colors							▲	▲	▲	▲	▲	▲	▲

Notes:

- All of Sheffield's CoolR® metal is painted with a .20 mil primer and .70 - .90 mil Top Coat of 70% Kynar 500® PVDF resin-based coating or Hylar 5000®. The reverse side has a .20 primer and .30 - .40 backer coating.
- 22 gauge steel available in 44.375" and 48.375" widths upon request.
- For low slope roofing to meet Energy Star requirements, the ISR must be ≥0.65. After 3 years, the solar reflectance must be ≥0.50.
- For steep slope roofing to meet Energy Star requirements, the ISR must be ≥0.25. After 3 years, the solar reflectance must be ≥0.15.
- For low slope roofing to meet LEED 2013 requirements, the SRI must be ≥ 82.
- For steep slope roofing to meet LEED 2013 requirements, the SRI must be ≥ 39.
- Low slope is defined as ≤2:12.
- Steep slope is defined as >2:12.

Key:

● = Stocked Item
▲ = Available on Custom Order Basis
★ = Energy Star Compliant
! = LEED 2013 Compliant
ISR = Initial Solar Reflectance
EMI = Emissivity
SRI = Solar Reflectance Index

Oil canning is an aesthetic issue and is an inherent part of light gauge cold formed metal products. By using coil that has been processed properly, designing for thermal movement, following stringent specifications for installation and proper handling most oil canning can be eliminated. Oil canning is not grounds for coil/panel rejection.

Galvalume® is a registered trademark of BIEC International Inc. | Hylar 5000® is a registered trademark of Solvay Solexis, Inc. | Kynar 500® is a registered trademark belonging to Arkema Inc

Cor-Ten AZP® is a registered trademark and the USS in Circle, Weathered Metal Series™, Galv-Ten™, and Copper-Ten™ are trademarks of Unites States Steel Corporation. All trademarks are used under license of the United States Steel Corporation.

ENERGY STAR PARTNER

CONTINUING EDUCATION AIA

NTM New Tech Machinery

MCA Metal Construction Association

valspar

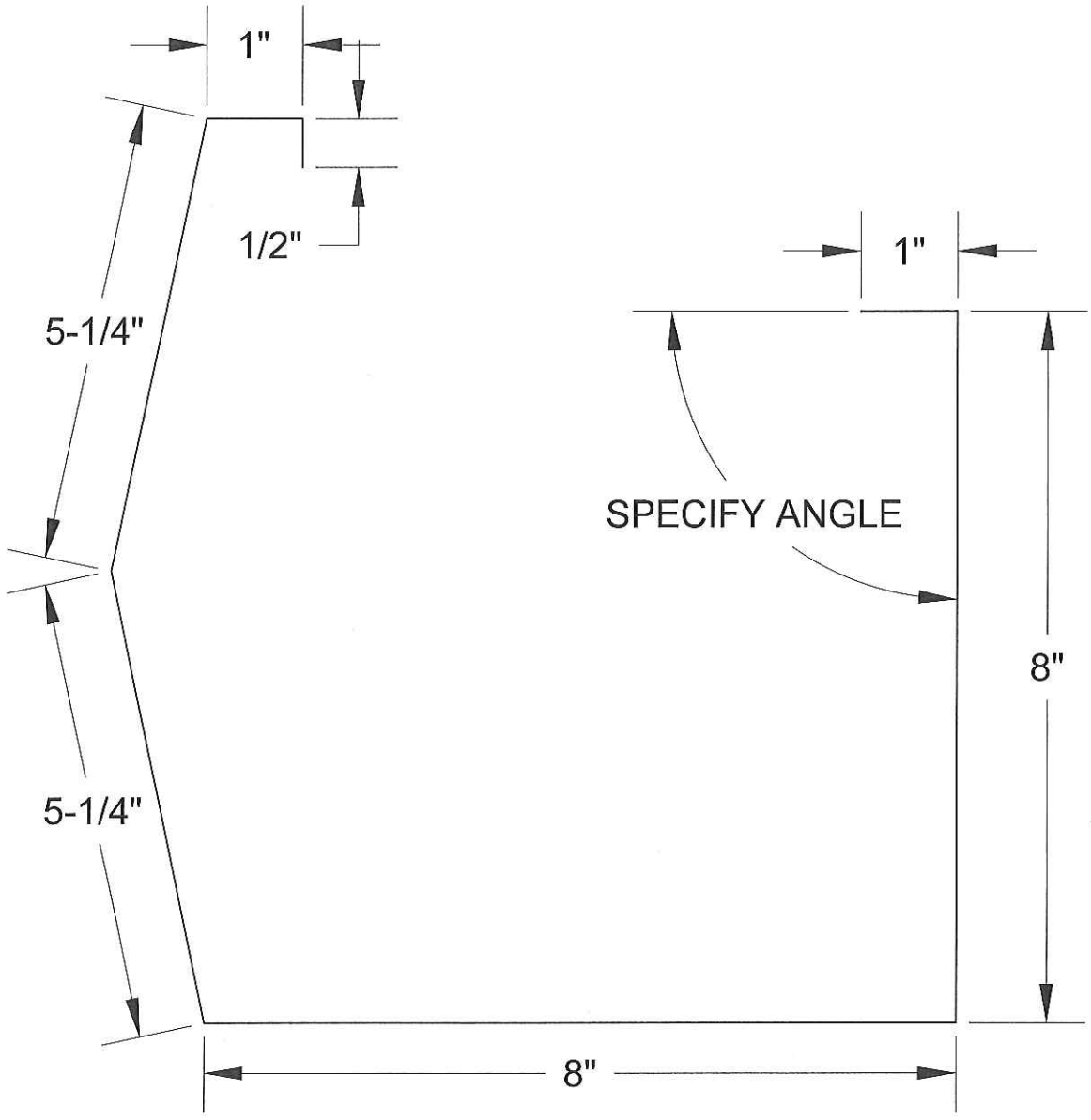
Featuring: USS™ Steel

Gutters
Down spouts

STANDARD ROOF INSTALLATION MANUAL

STANDARD FLASHING PROFILES

OVERSIZED GUTTER



Part Number	Issue Date	Length	Girth	Gauge	Additional Information
	1/1/15	20'2"	27-5/16	26ga	

3807 Carrollton Villa Rica Highway, Villa Rica, GA 30180
770-456-1602 Fax: 770-456-1662 Toll Free: 877-456-1602
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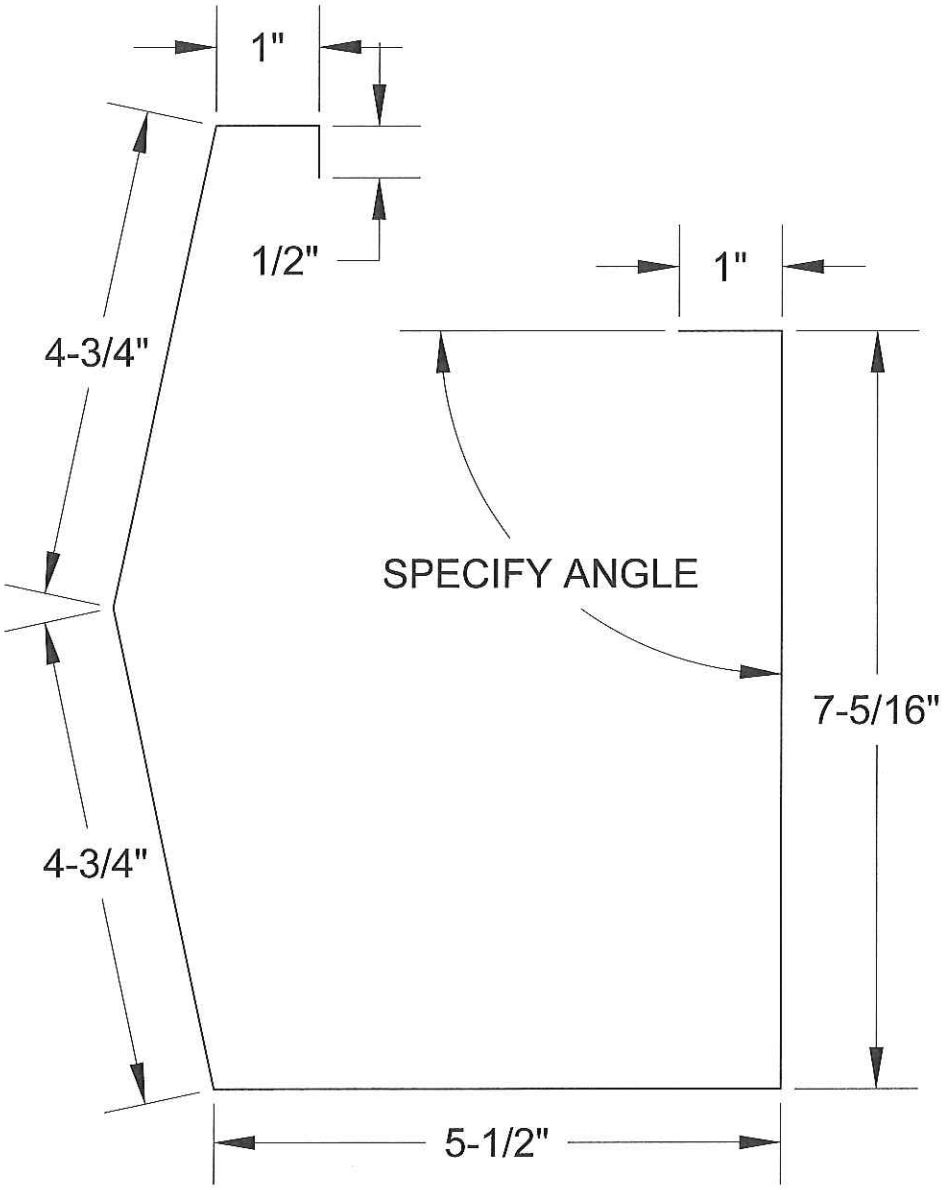
STANDARD ROOF INSTALLATION MANUAL

STANDARD FLASHING PROFILES

STANDARD GUTTER



Part Number	Issue Date	Length	Girth	Gauge	Additional Information
XCT-SSI	1/1/15	20'2"	24-13/16	26ga	

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STORAGE
STRUCTURES

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770-456-1602 Fax: 770-456-1662 Toll Free: 877-456-1602
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COLOR CHART

COMMERCIAL/INDUSTRIAL

Final color selection should be made from actual color chips.

- For the most current information available, visit our website at www.mbci.com.
- See the product selection chart for gauge and finish availability.
- All products are available in smooth or embossed finish.
- Trim is available in all colors.
- Review the sample warranty for complete performance attributes and terms and conditions.

SIGNATURE® 200

STANDARD COLORS
26- AND 24-GAUGE MATERIAL

Siliconized Polyester
Polar White is a Straight Polyester.

* Also available in 29-gauge

** Minimum quantities and/or extended lead times required for 24-gauge. Please inquire.

HAWAIIAN BLUE** ★ | CRIMSON RED** ★ | FERN GREEN** ★ | BURNISHED SLATE** ★

ASH GRAY ★ | SADDLE TAN ★ | DESERT SAND ★ | KOKO BROWN ★

CHARCOAL GRAY** ★ | COBALT BLUE** ★ | RUSTIC RED ★ | LIGHT STONE ★

POLAR WHITE* ★ | SOLAR WHITE** ★

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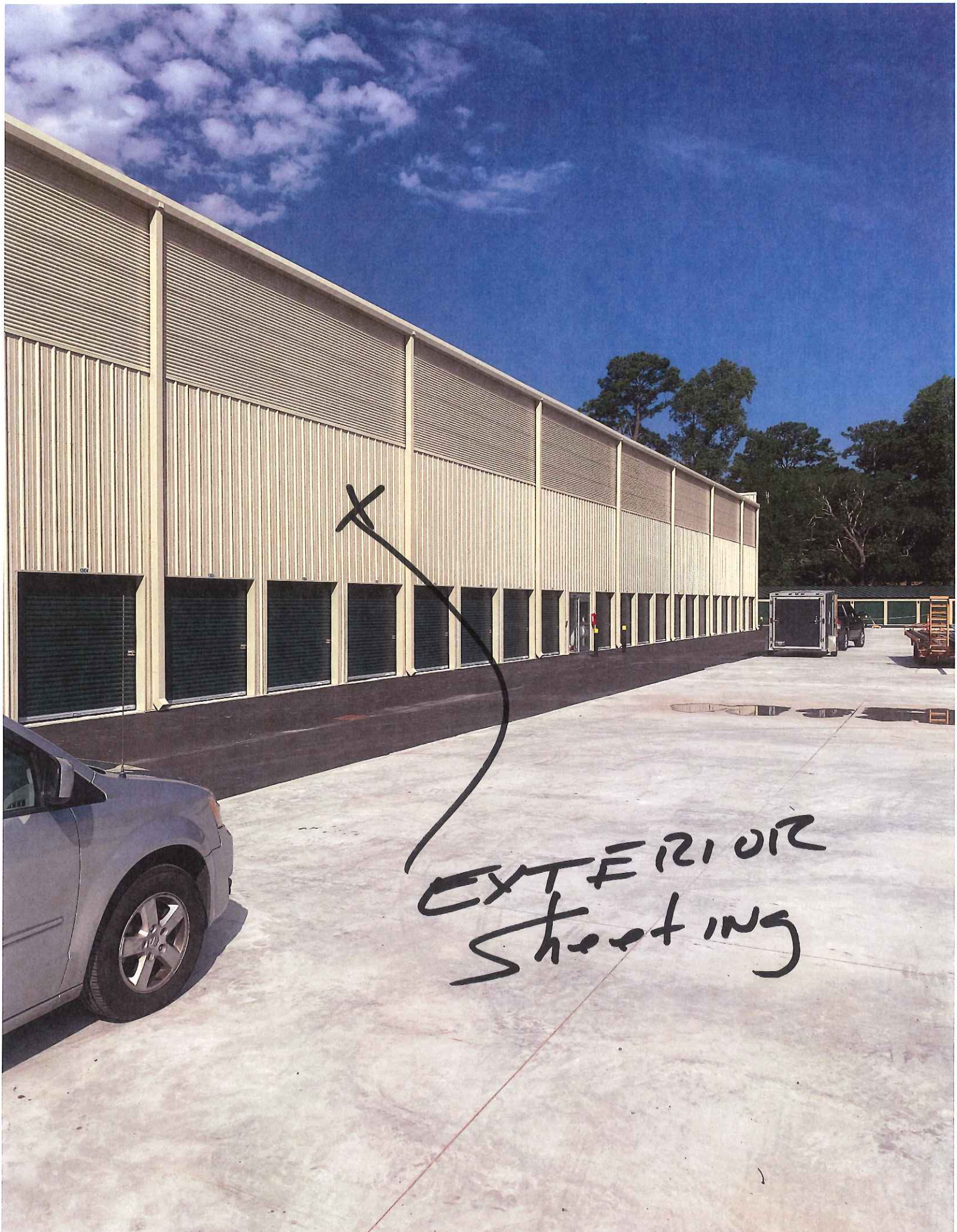
ENERGY STAR PARTNER

★ ENERGY STAR® Qualified


EXTERIOR
Shooting

WALL
Light
240
Stucco
Brick
SAVANNAH
River QUEEN

Superior Color Selector

Master Wall Inc.
Building a Culture of Excellence
We finish strong.

STUCCO

#461 Pampas White	#301 China White	#609 Linen	#101 Polar White
#22 Kool	#106 Sky	#505 Pearl Gray	#504 Oyster Gray
#360 English Fog	#403 Weathered	#150 Iris	#330 Dove Gray
#933 Stow	#522 Antique Ivory ✓	#559 Mellow	#611 Flax
#208 Sandle Beige	#500 Egg	#463 Calvary	#402 Par
#613 Boca Raton	#660 Taupe	#606 Fuzzy Peach	#341 Silky White
#934 Pebble Sand	#180 Beige	#618 Light Beige	#372 Soft Plum
#517 Wooden Oar	#920 Pine Cone	#927 Scarlet Red	#646 Sage

Actual color selection should be made from a 1'x1' sample of each color, texture and finish made by the applicator who is actually completing the project. Master Wall manufactures 100% pure acrylic finishes, "The Quality is in the Pail".

Superior Finish Textures

Perfect Swirl 2.0 (Perfect)

Medium Sand 1.5 (Desert Sand)

Fine Sand 1.0 (Spray)

Versatex 0.5 (Refinish)

ReCote (tm)

Also Available

Aggrelime
Taratex
Travertine
Marbleflex
Savannah

Available Options

We finish strong.

Finish Properties

Meets or Exceeds:
ASTM E84 Surface Burning
ASTM C67 (AC-24)(EIMA 101.01) Freeze/Thaw
ASTM D2247 Humidity/Water Resistance
ASTM D3273 Mold/Mildew
ASTM D968 Abrasion
ASTM B117 Salt Spray
ASTM G53 UV Weathering
ASTM G23 (G153) UV Weathering

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Building a Culture of Excellence

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800-755-0825
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masterwall.com

061515

PALMETTO BRICK

Quality Brick and Exceptional Service Since 1919

July 8, 2020

Acme Brick Company
1072 Argent Blvd., Unit 2B
Ridgeland, SC 29936

Project: Historic Store and Go-100 Lady's Island Common
Brick: Savannah River Queen-Size

This is to certify that the Savannah River Queen-Size brick manufactured by Palmetto Brick Company meet or exceed ASTM C-216, Type FBS, Grade SW specifications.

Sincerely,

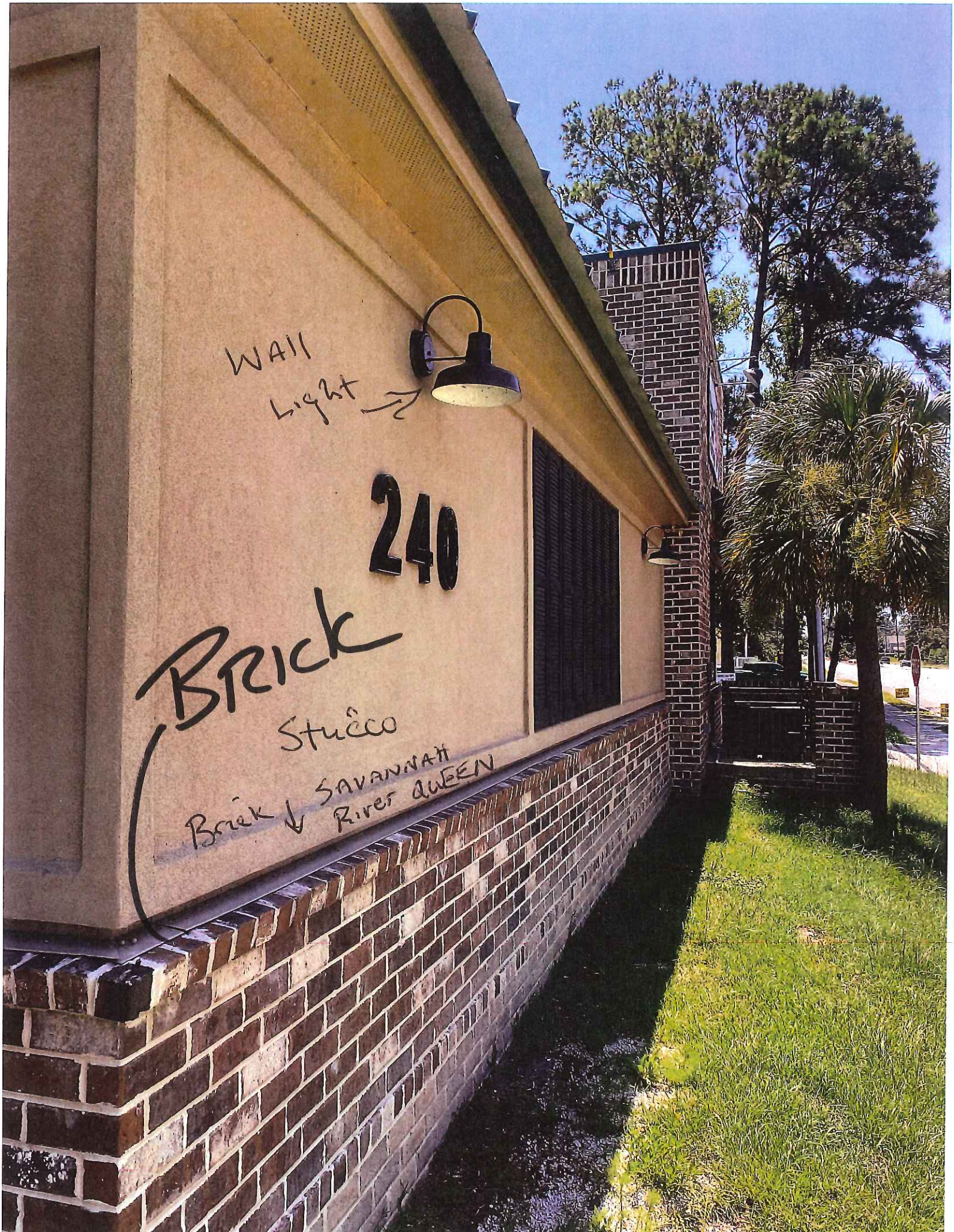
Andy Rogers

L.A. Rogers
Vice President

Sworn to and subscribed before me at Cheraw, S.C. this 8th day of July, 2020.

Melodie West

Melodie R. West
Notary Public South Carolina
My commission expires on November 4, 2023


WALL
Light
240
BRICK
Stucco
Brick
SAVANNAH
River QUEEN

Palmetto Brick Company

3501 Brickyard Rd., Wallace SC 29520
PO Box 430, Cheraw SC 29520

Updated 9/1/2015 TH

Residential Series	Recommended Cleaning Product	
	Prosoco	**EaCO Chem**
Ship Ballast, Terra Blend	Sure Klean 600	NMD80
Laurel Bay , Old Lynchburg	Sure Klean 600	NMD80
Coker Blend, Old English	Sure Klean 600	NMD80
Birchwood Blend, London Ballast	Sure Klean 600	NMD80
Old Marlboro, Biltmore	Sure Klean 600	NMD80
Kingsmill, Jamestown	Sure Klean 600	NMD80
Chicora	Sure Klean 600	NMD80
Pee Dee Series		
Hampton	Sure Klean 600	NMD80
Ashland	Sure Klean 600	NMD80
Savannah River	Sure Klean 600	NMD80
Low Country	Sure Klean 600	NMD80
Magnolia Blend	Sure Klean 600	NMD80
Hartsville Rose	Sure Klean 600	NMD80
Onslow	Sure Klean 600	NMD80
Myrtle Sand	Sure Klean 600	NMD80
Riviera	Sure Klean 600	NMD80
Architectural Series		
Red Body (All Textures)	Sure Klean 600	NMD80
Medium Red Body (All Textures)	Sure Klean 600	NMD80
Dark Red Body (All Textures)	Sure Klean 600	NMD80
All Flashed Reds (All Textures)	Sure Klean 600	NMD80
Caramel, Mocha, Walnut	Sure Klean 600	NMD80
Chocolate Body (All Textures)	Sure Klean 600	NMD80
Brown Body (All Textures)	Sure Klean 600	NMD80
Black Body (All Textures)	Sure Klean 600	NMD80
Buffstone Body (All Textures)	Sure Klean Vanatrol	NMD80
Admix Greystone Body	Sure Klean Vanatrol	NMD80
Light & Dark Rose Body	Sure Klean Vanatrol	NMD80
Ivorystone & Whitestone Body	Sure Klean Vanatrol	NMD80

* Use Vanatrol on all brick if colored mortar is used.
* All cleaning products should be applied to a 20 sq. ft. test area and let sit for a minimum of one week to be judged for its effectiveness.
* Palmetto brick does not recommend the use of Muriatic acid.

SECTION 9: PHYSICAL AND CHEMICAL PROPERTIES

Boiling Point: NA

Melting Point: NA

Specific Gravity: 2.6

Vapor Pressure: NA

Vapor Density: NA

Solubility in Water: Negligible

Odor: NA

Flammable: NA

pH: NA

Flash Point: NA

Decomposition Temperature: NA

Appearance: Granular solid. Bricks come in a wide range of colors.

SECTION 10: STABILITY AND REACTIVITY

Bricks as shipped are non-reactive.

Bricks as shipped are chemically stable.

Bricks as shipped will not polymerize.

SECTION 11: TOXICOLOGICAL INFORMATION

Bricks as shipped are not toxic.

SECTION 12: ECOLOGICAL INFORMATION

Bricks as shipped have no environmental impact.

SECTION 13: DISPOSAL CONSIDERATIONS

Brick in its solid form is typically considered a non-hazardous waste for disposal, but local regulation may vary, therefore all waste must be disposed/recycled/reclaimed in accordance with federal, state, and local environmental control regulations. Water containing brick solids, such as from wet sawing operations, should also be disposed of in accordance with federal, state and local environmental regulation. Brick waste should not be used as a blasting agent.

SECTION 14: TRANSPORT INFORMATION

Bricks as shipped are not hazardous materials per DOT regulations.

SECTION 15: REGULATORY INFORMATION

None

SECTION 16: OTHER INFORMATION

OSHA requires an SDS for brick because it is occasionally dry sawed. We recommend only wet sawing of brick.

This SDS was prepared with information believed accurate at the time of preparation and was prepared and provided in good faith.

SECTION 3: COMPOSITION/INFORMATION ON INGREDIENTS

Ingredients	CAS #	% Weight	Exposure Limits OSHA PEL mg/m³	Exposure Limits ACGIH TLV mg/m³
Aluminum Silicates	Various	50 – 85	15	10
Quartz	14808-60-7	Varies	10 / %SiO_2 + 2 (respirable)	0.025 (resporable)
Chromium Compounds	Various	0 – 3	Not available	Not available
Maganese Compounds	Various	0 – 3	Not available	Not available
Calcium Compounds	Various	0 – 3	Not available	Not available
Iron Compounds As granular body additives	Various	0 – 3	Not available	Not available

SECTION 4: FIRST AID MEASURES

EYES : Flush with running water. Obtain medical assistance if irritation continues.

SKIN : Wash with soap and water. If an allergic reaction causes a rash that does not heal with in a few days consult a physician. Treat abrasions as any other scrape or cut with disinfectants and bandages.

INHALATION: Remove from exposure to airborne particulates. Consult a physician if breathing does not return to normal. Excessive dust exposure may aggravate any existing respiratory disorders or diseases

SECTION 5: FIRE-FIGHTING MEASURES

Bricks as shipped do not pose a fire or explosion hazard.

SECTION 6: ACCIDENTAL RELEASE MEASURES

Bricks as shipped are not reactive.

SECTION 7: HANDLING AND STORAGE

OTHER PROTECTIVE EQUIPMENT: Face shields should be used when sawing brick. Use gloves and or protective clothing if abrasions or allergic reactions are experienced. Use of steel toe shoes is recommended when handling brick.

OTHER CONTROLS: Use of wet sawing method is recommended anytime that bricks must be cut. Always stack and store bricks in a stable manner to avoid falling hazards.

SECTION 8: EXPOSURE CONTROLS/PERSONAL PROTECTION

Ingredients	CAS #	% Weight	Exposure Limits OSHA PEL mg/m³	Exposure Limits ACGIH TLV mg/m³
Aluminum Silicates	Various	50 – 85	15	10
Quartz	14808-60-7	Varies	10 / %SiO_2 + 2 (respirable)	0.025 (resporable)

VENTILATION: Inhalation of brick and tile dust above established or recommended exposure levels should be avoided by use of wet sawing or shaping and/or provide adequate ventilation.

RESPIRATORY : For airborne concentration exceeding the OSHA PEL or ACGIH TLV use a NIOSH and/or MSHA approved respirator.

OTHER PROTECTIVE MEASURE: Face shields should be used when sawing brick. Use gloves and or protective clothing if abrasions or allergic reactions are experienced. Use of steel toe shoes is recommended when handling brick.

SAFETY DATA SHEET

Palmetto Brick Company

FILE NAME: Brick

SECTION 1: IDENTIFICATION

PRODUCT NAME :	Brick, Pavers, and Chips
PRODUCT CODES :	
MANUFACTURER :	Palmetto Brick Company
STREET ADDRESS :	3501 Brickyard Road
CITY :	Wallace
STATE :	SC
ZIP CODE :	29596
COUNTRY :	USA
EMERGENCY PHONE :	843-320-1111
CHEMTREC PHONE :	800-424-9300
OTHER PHONE :	
FAX PHONE :	843-537-4802
CHEMICAL NAME :	
CHEMICAL FAMILY :	Predominately Aluminum Silicates
CHEMICAL FORMULA :	Mixture
PRODUCT USE :	Masonry
PREPARED BY :	

SECTION 2: HAZARDS IDENTIFICATION

HAZARD CLASS : Health Hazard **SIGNAL WORD :** Warning

HAZARD STATEMENT : Brick as shipped do not present an inhalation, ingestion or contact hazard. Always stack and store bricks in a stable manner to avoid falling hazards. Brick and tile dust contains crystalline silica, a chemical that has been determined by the agencies listed below to cause cancer. Inhalation of brick and tile dust should be avoided by use of wet sawing or shaping and/or use of a NIOSH and/or MSHA approved respirator. However, operations such as sawing and grind may result in the following effects.

ACUTE HEALTH HAZARDS:

EYES : May cause irritation by abrasion with dust or chips.

SKIN : Brick dust or chips may cause allergic reactions in hypersensitive individuals. May cause cuts and skin abrasions.

INGESTION : No known acute effects.

INHALATION : Brick dust or chips may cause congestion and irritation in nasal and respiratory passages.

CHRONIC HEALTH HAZARDS:

INHALATION : Excessive exposures to respirable particulates (dust) over an extended period of time may result in the development of pulmonary diseases such as silicosis.

The following carcinogenicity classifications for crystalline silica have been established by the following agencies:

OSHA :	Not regulated as a carcinogen.
IARC:	Group 1 carcinogenic in humans.
NIOSH:	Carcinogen, with no further categorization.
NTP:	Known carcinogen.

All Argos Custom Color Cements as well as Magnolia® Masons Mix, Eaglebond® Portland/Lime, & Superbond™ Mortar Cement are available in pre-mixed formulations. Below are samples of our most requested colors.

MORTAR

ARGOS White

ARGOS Ivory Buff

ARGOS Savannah Ivory

ARGOS Porcelain

ARGOS Blush

ARGOS Khaki

ARGOS Oyster

ARGOS Seaside

ARGOS Lite Buff

ARGOS Navajo

ARGOS Limestone

ARGOS Brown

ARGOS Putty

ARGOS Sahara

ARGOS Georgia Red

ARGOS Beige

ARGOS Canyon Brown

ARGOS Lite Beige

ARGOS San Tan

ARGOS Clay Pink

ARGOS Cordova Tan

ARGOS Red

ARGOS Dark Brown

ARGOS Charcoal

ARGOS Black

ARGOS Magnolia® Mason's Mix

ARGOS Magnolia® Type "S"

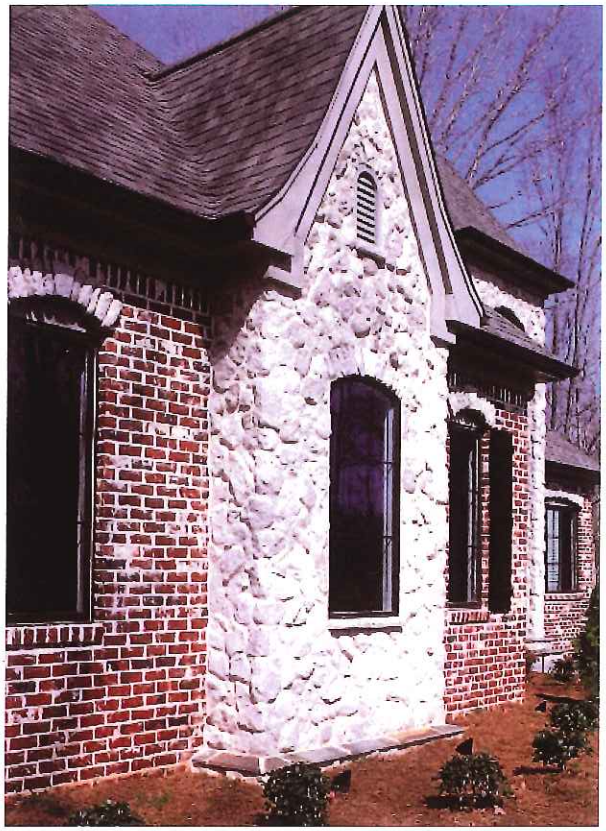
ARGOS Magnolia® Dark

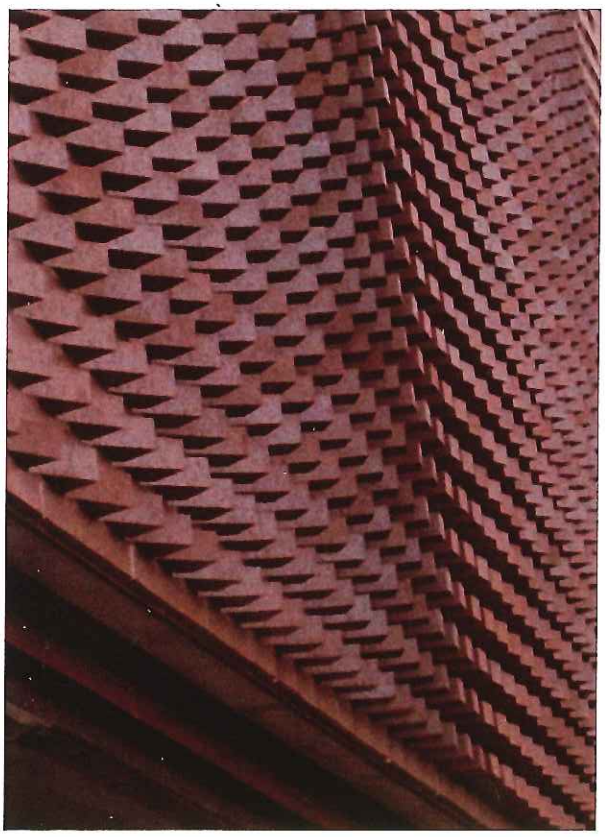
ARGOS Magnolia® Ultra Dark

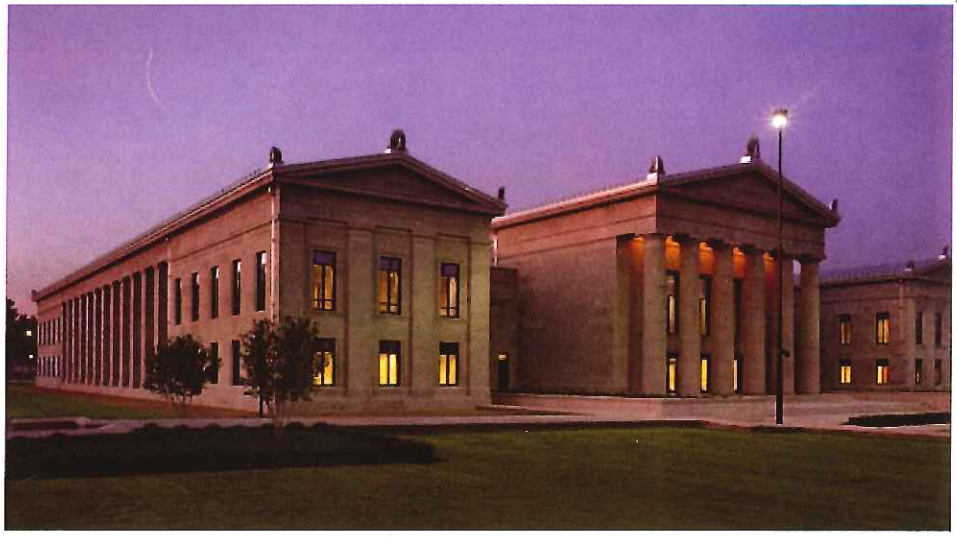
ARGOS Magnolia® Buff

Colors shown approximate actual color mortar joints, but cannot be relied upon to be exact. Please contact your Argos Cement representative to request sample color mortar sticks.

MASONRY COLORS







ARGOS

ENTRANCE SYSTEM

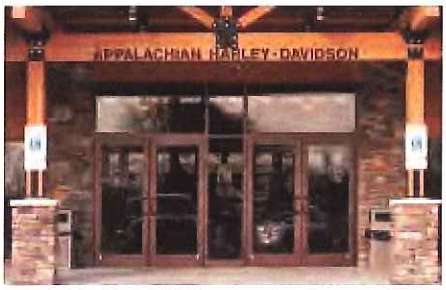
Product Description

Entrance systems by YKK AP offer an abundance of design options. VersaJamb®, our unique reinforced tubular door frame, allows for side-lite glazing without shear clips while maintaining the structural integrity of transom frames.

Door corners are mechanically joined and welded to ensure that they are more than capable of withstanding today's most demanding conditions. Standard hardware options include the Smart Series Push/Pull and touch bar exit devices. Custom entrances are available with options for one inch glazing, mid rails, high bottom rails and will accommodate most custom hardware.

Product Options & Features

- Tested and manufactured well above standard grade and performance levels
- Complete Design Freedom via varied rail and stile widths
- Door Corners are mechanically joined and welded together
- Lifetime warranty on all entrance variations
- Integrates seamlessly with a variety of our YKK AP products



YKK AP® Quality inspires®

ORB Existing

Center Set, Can Storefront Systems with Monolithic or Insulating Glass

STOREFRONT SYSTEM

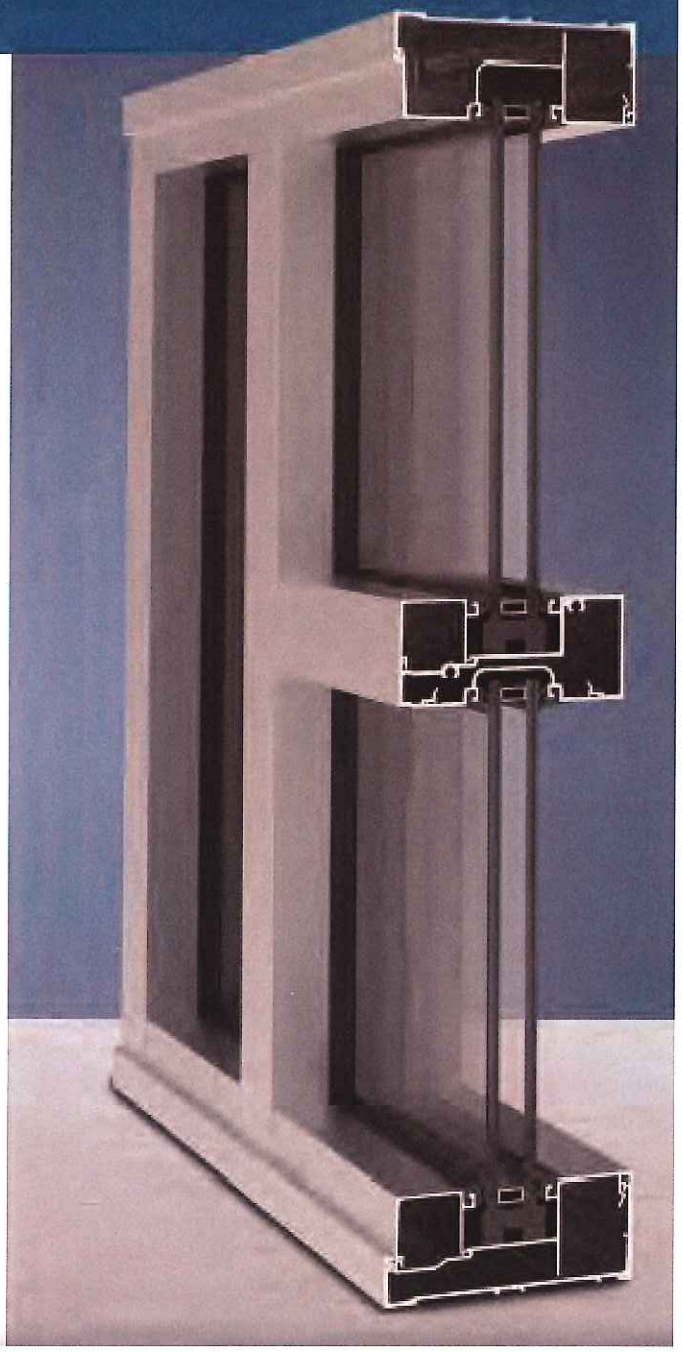
Product Description

The YES 45 C is a center glazed can system with Monolithic (CS) or Insulating Glass (CI) (shown to the right) designed to provide the appearance of standard storefront while providing the benefits of a ribbon window system. Head and sill members are installed in a continuous fashion to provide uninterrupted protection against water infiltration. Vertical members are simply stacked into the head and sill, eliminating the requirement of fasteners and thereby reducing fabrication and installation labor. The YES 45 C can also be glazed from either the outside or interior of the building. Heavy duty versions of both systems are available to meet higher structural performance.

Product Options & Features

- Outside or Inside Glazed
- Screw Spline or Shear Block Assembly
- Gasket With Stretch-Resistant Cord
- Integrates with Model 200/350/500 Doors
- Enhanced Water Infiltration Resistance

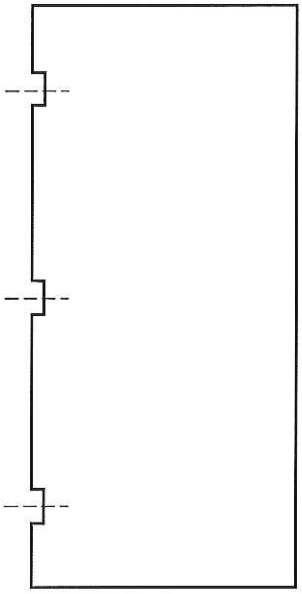
YKK AP Quality inspires



ORB Existing

WALL
PANEL
Light Stone
SERVICE
DOOR
Light Stone

Falcon SZ Series



About the product

The SZ Series **Square Edge** flush doors are designed to meet requirements for commercial quality full flush steel doors.

This commercial door construction combines both the rigid construction and dimensional stability of steel with the integrity of the laminate core. The continuous bonding of the core to steel face sheets provides an attractive, flat door, free of face welding marks.

Recommended area for use:

The SZ Series flush doors are recommended for commercial applications which are not required to comply with architectural specifications. This product is targeted at Distributor over the counter sales with walk-in Contractor trades requiring stock opening sizes and basic hardware configurations.

Typically, the SZ Series door is applicable to the following commercial applications:

- Storage Room & closets.
- Retail entrance and back doors.
- Economy Hotel and Motel unit entrances.

Falcon SZ Series doors are 1 ¾" (45 mm) thick, with **Square Edges.**

Installation

1. Installation instructions, ANSI A250.11-2012 (formerly SDI 105) *Recommended Erection Instructions for Steel Frames and HMMA 840.*
2. Fire Rated Assemblies must be in accordance with NFPA Pamphlet 80. The *Authority Having Jurisdiction* is the final authority on issues related to the installation and use of installed Fire Rated Doors.

Features and benefits

Steelcraft's SZ Series doors offer the following standard features:

1. **Core Systems** that enhance the performance of the door:
   - **Honeycomb (standard):** 1" (25 mm) cell Kraft honeycomb.
   - **Polystyrene (optional)**: enhanced thermal performance.
2. **18 gauge Face Sheets**
3. **Full Height, Epoxy Filled Mechanical Interlock Edges** provide structural support and stability the full height of the door edges.
4. **Non-Handed for 4 ½"(114 mm) Hinge Preparations** (.134") weight hinges (includes spacer plates which can be modified at install to accommodate heavyweight hinges).
5. **14 Gauge Inverted Top and Bottom Channels** provide stability and protection for the top and bottom edges from abuse.
6. **Closer Reinforcement** 14 Gauge minimum on all doors.
7. **Square Hinge and Lock Edges** for non-handed inventory control for local distribution.
8. **Factory Applied Rust Inhibiting Primer**

Specification compliance

9. Door construction for Steelcraft's Falcon SZ Series doors meets the requirements of ANSI A250.8-2017 (SDI 100).
10. Hardware preparations and reinforcements are in accordance with ANSI A250.6-2003 (R2009). Locations are in accordance with ANSI/DHI A115 unless otherwise stated.

Fire ratings

Falcon SZ Series doors are listed for installations requiring compliance to negative pressure testing (ASTM E152 and UL-10B) and positive pressure standards (UL-10C).

- Doors are factory labeled with a Warnock Hersey 1 ½ Hour (90 min) Mylar label.

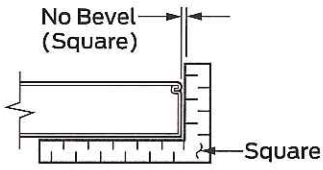
Options

The Falcon SZ Series door sizing and option configurations are available only as noted in this TD Sheet or on the related Price Book pages. Commonly available configuration options **are not available** on the Falcon SZ Series doors including the options listed below.

- Factory installed glass lights.
- Factory cutouts for louver or glass lights.
- Hardware preparations or reinforcements other than those outlined in this TD Sheet or the related Price Pages.
- If configuration options are required, refer to the SL or L Series products.

Door construction

1. Vertical edges (both hinge and lock) are square with a visible, epoxy filled mechanical interlock edge seam.
2. Top and bottom edges are closed with inverted 14 gauge top and bottom channels (top cap not included, see 'Parts').
3. Doors are 1 ¾" (45 mm) thick.



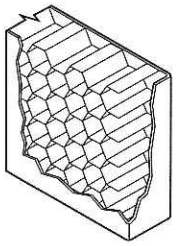
Square (Non-Handed) Edge

Available: Mortised and reinforced:

- Template hinge preparations for 4 ½" (114 mm) x .134" (3.3 mm) standard weight hinges. Butt hinge preparations are cut through for non-handed function; spacer plates are furnished for field installation and handing.
- Lock preparations for mortise and cylindrical locks follow ANSI A115.1 for mortise preparations and A115.2 for cylindrical.
- Rim Exit Device preparation is reinforced on both hinge and lock side and located at 39 9/16" from bottom of door to center line of reinforcing.

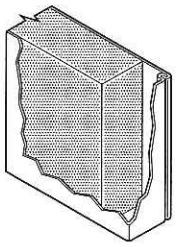
Standard Core: Rigid Honeycomb

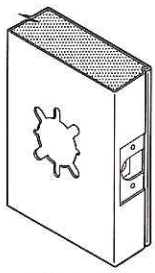
- 1" (25 mm) cell, 99 pound Kraft honeycomb
- Honeycomb surfaces sanded for maximum adhesion
- Impregnated with phenolic resin (resists mildew and vermin)
- Laminated to both face sheets with contact adhesive
- Assembled door is run through high pressure pinch rollers, achieving ultimate bond

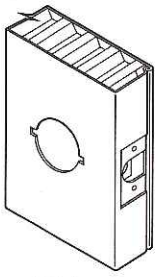

Rigid Honeycomb

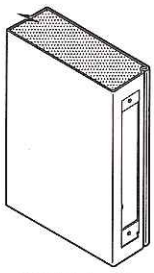
Optional Core: Polystyrene Core

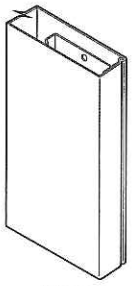
- 1lb (433.6g) per ft³ density slab.
- Laminated to both face sheets with contact adhesive.
- Assembled door is run through high pressure pinch rollers, achieving ultimate bond.

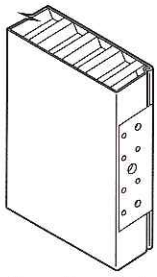

Polystyrene Core

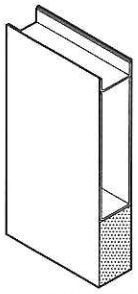

61L Lock


161 Lock


86ED Lock


RPD


Non-Handed
Mortise Hinge Prep


Closer Reinf. 14 Ga.

Door application and usage			
Series	**Steel Thickness**	**Opening**	**Usage Frequency**
SZ18	18 Ga (1.0 mm)	Interior: Cold Rolled Steel	Heavy Duty Heavy Commercial & Institutional applications with high use
SZ18	18 Ga (1.0 mm)	Exterior: Galvannealed Steel	

Door Sizes and ANSI A250.8 Conversions

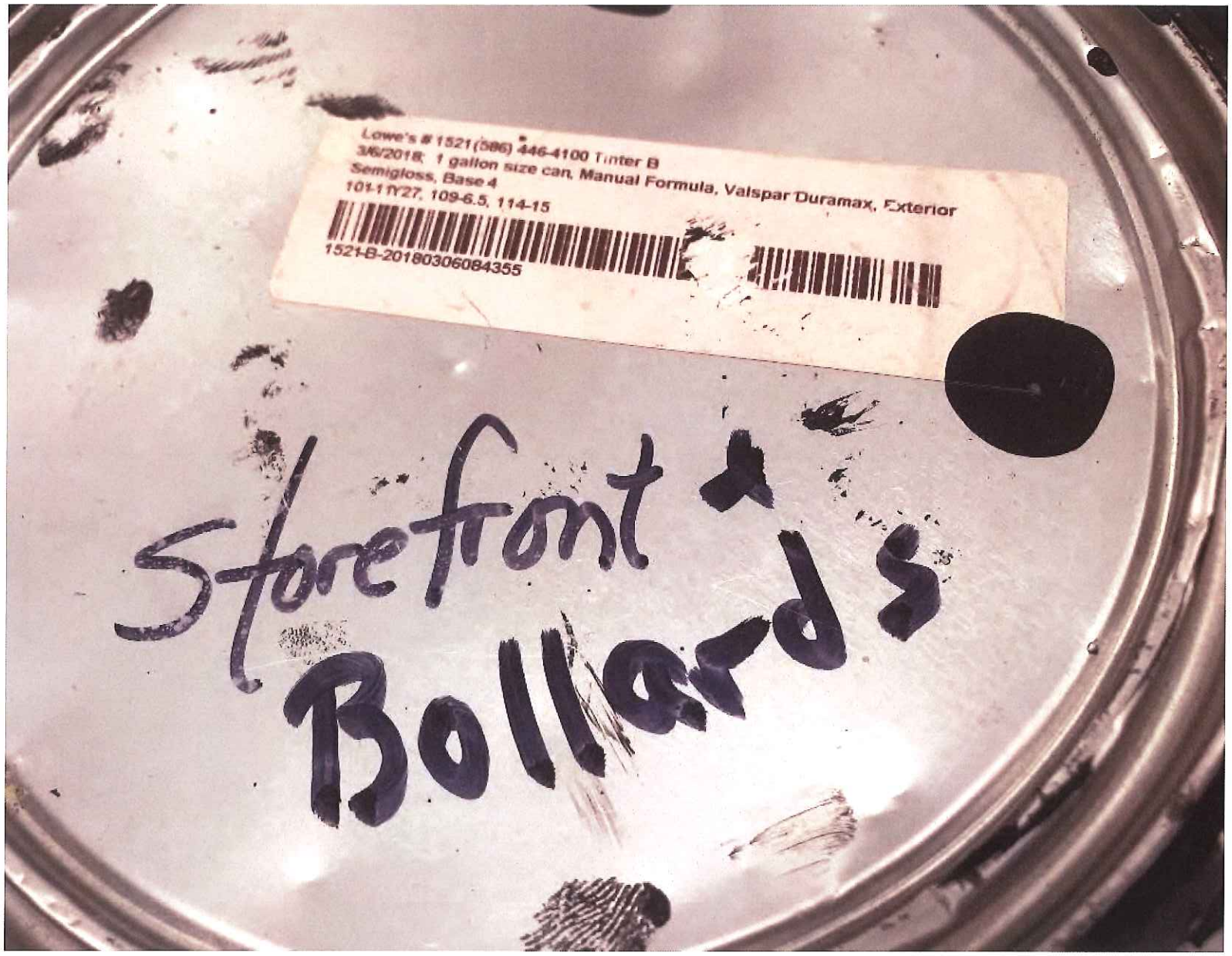
Steelcraft product selection for Falcon SZ Series doors has been matched to ANSI/SDI Level and Model designations.

- In accordance with ANSI A250.8-2017 (SDI 100), core material is not specific to the level or model designations. Core material selection is specified based on preference and application.
- Recommended minimum frame gauge also applies to the frequency of operation of the opening.

Series	ANSI A250.8 - SDI 100			Edge Construction	Maximum Sizes		Recommended Gauge of Frame
	Level	Model	Description		Single	Pair	
Level 2: Heavy Duty Commercial							
SZ18	2	1	Full Flush	Visible	4'0" x 7'0" (1219 mm x 2134 mm)	8'0" x 7'0" (2438 mm x 2134 mm)	16 gauge [0.053" (1.3 mm)]

Note: The Falcon SZ Series must be ordered in single leaf configurations. An 86ED lock prep allows a distributor to supply a pair of doors with the appropriate Z Astragal.

All BLACK.
Bollard


Lowe's # 1521(586) 446-4100 Tinter B
3/6/2018: 1 gallon size can, Manual Formula, Valspar Duramax, Exterior
Semigloss, Base 4
101-11Y27, 109-6.5, 114-15
1521-B-20180306084355
Storefront
Bollards

Logo Painted Red
PMS 187

Letters Painted Black

Clean Out Background

ROBERTS
SIGNS BY
Established 1957
& SONS
843-571-3500
3915 SAVANNAH HWY.
JOHNS ISLAND, SC 29455

Review proof for spelling, size, quantity and accuracy. Please fax back or e-mail any changes. If approved, sign the proof and fax back or give email approval.
More than 3 artwork changes, or any artwork changes after approval is received, will result in additional charges.

IGNS BY ROBERTS & SONS INC. WILL ENDEAVOR TO CLOSLEY MATCH COLORS, INCLUDING PMS, WHERE SPECIFIED. WE CANNOT GUARANTEE EXACT MATCHES DUE TO VARYING COMPATIBILITY OF INK, PAINT OR MATERIAL USED
ALL ILLUMINATION IS 120 VOLTS UNLESS OTHERWISE SPECIFIED. 120 VAC. PRIMARY POWER TO SIGN & FINAL HOOKUP BY OTHERS. SIGN CIRCUITS REQUIRE DEDICATED HOT, NEUTRAL, AND GROUND TERMINATING AT PANEL.

LANDLORD APPROVAL	SCALE:	CLIENT:	ARTWORK PHASE:
DATE:	THIS DESIGN IS THE PROPERTY OF SIGNS BY ROBERTS & SONS INC. AND IS SUBMITTED FOR YOUR USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY SIGNS BY ROBERTS AND SONS. IT CANNOT BE REPRODUCE IN WHOLE OR IN PART WITHOUT OUR WRITTEN CONSENT.	SIGN LAYOUT:	■ CONCEPTUAL
		DATE:	☐ REVISION:
		SALES PERSON:	☐ FINAL ARTWORK
			☐ PRODUCTION
			☐ SHOP DRAWING

CLIENT APPROVAL		PRODUCTION APPROVAL TO MFR.	
INITIALS:	DATE:	INITIALS:	DATE:

DO NOT MANUFACTURE WITHOUT APPROVALS

THE BOXES ABOVE MUST BE INITIALED AND DATED PRIOR TO MANUFACTURING

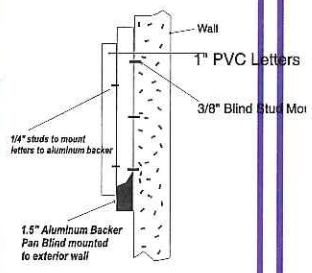
132 in

66 in

Store & go
Self
Storage
CLIMATE CONTROLLED

ROBERTS SIGNS BY & SONS
Established 1957
843-571-3500
3915 SAVANNAH HWY.
JOHNS ISLAND, SC 29455

Front Sign
PVC Letters



Review proof for spelling, size, quantity and accuracy. Please fax back or e-mail any changes. If approved, sign the proof and fax back or give email approval.
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ALL ILLUMINATION IS 120 VOLTS UNLESS OTHERWISE SPECIFIED. 120 VAC. PRIMARY POWER TO SIGN & FINAL HOOKUP BY OTHERS. SIGN CIRCUITS REQUIRE DEDICATED HOT, NEUTRAL, AND GROUND TERMINATING AT PANEL.

LANDLORD APPROVAL

DATE:

SCALE:

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CLIENT:
SIGN LAYOUT:
DATE:
SALES PERSON:

ARTWORK PHASE:
- [x] CONCEPTUAL
- [ ] REVISION:
- [ ] FINAL ARTWORK
- [ ] PRODUCTION
- [ ] SHOP DRAWING

CLIENT APPROVAL		PRODUCTION APPROVAL TO MFR.	
INITIALS:	DATE:	INITIALS:	DATE:

DO NOT MANUFACTURE WITHOUT APPROVALS
THE BOXES ABOVE MUST BE INITIALED AND DATED PRIOR TO MANUFACTURING

OpenTech Alliance™

INSOMNIAC™ 920

Through the wall mount, outdoor. Maximum engagement and unparalleled reliability.

CONTRACTOR'S GUIDE

Installation specifications and considerations for your new INSOMNIAC Kiosk. Never miss another rental.

CONTACT **US**

Each INSOMNIAC™ Kiosk is a self-contained system designed for easy installation. An OpenTech technician will work with you to setup and customize the more complex configuration options within the kiosk software. If you have questions throughout the installation process, please reach out to our dedicated support team.

CONTACT **INFORMATION**

Technical Support	(602) 773-1700 support@opentechalliance.com
Fax	(602) 324-8658
Office	(602) 749-9370

HOURS OF **OPERATION**

Business Office	M-F; 8:00AM to 5:00PM MST
Technical Support	M-F; 7:00AM to 5:00PM MST Sat; 7:00AM to 5:00PM MST

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INSTALLATION

Preface

Prior to installing the INSOMNIAC 920, your contractor should review the standards and information contained throughout this document. Please contact OpenTech Alliance Customer Support (via telephone at: 602-749-9370, Option 2, or email at: support@opentechalliance.com) for any upgrades or additional details or questions.

Through-the-Wall Installation

- Check with OpenTech Alliance prior to installation for any updates to this installation guide.
- Check differences between interior and exterior floor elevations before cutting opening.
- Check all applicable ADA and local codes for accessibility compliance prior to installation.
- The recommended height for the Lock Dispenser is approximately 35" above the finished floor.
- The kiosk should be visible once a tenant enters the property from the street.
- The kiosk area should be well lit (to make the user feel safe and comfortable).
- The kiosk should be located on the exterior of the building and visible from the parking area.
- If the property utilizes video recording or surveillance, a camera should be in place to view the kiosk.
- The kiosk should offer the user protection from the elements during use; for example, shade from the hot sun and direct sunlight, and protection from rain and wind, etc.
- Ideal installation of the kiosk will ensure that it is placed just adjacent to the main office entry.
- The back of the kiosk should be accessible from inside the main office (maintenance is performed from the rear of the kiosk, as well as reloading of merchandise, paper, etc.).
- The kiosk should be located as close to the entry keypad as possible.

ADA Compliance

Accessibility Considerations

The primary issue addressed by The Americans with Disabilities Act (and corresponding local accessibility code requirements), as applied to the kiosk, is provision for proper access to and from the INSOMNIAC 920 kiosk. This includes insuring the presence of an accessible route from public areas (including streets, sidewalks and parking lots).

Installation Specifications

It is suggested that the unit be installed at such a height so as to insure that the microphone is approximately 53" AFF (above finished floor); this will place the kiosk at a height that is accessible to an individual in a wheelchair (for both forward and side approaches). In order to further accommodate wheelchair accessibility, units with a lock dispenser should be installed so that access to the lock dispenser is approximately 35" AFF; this complies with guidelines set forth by the ADA.

Power Requirements

Wired Power Specifications

The INSOMNIAC kiosk requires 110-120 VAC, 10 Amp, single-phase, three-wire un-switched power receptacles. Wiring to the receptacle must include a third-wire earth-ground (conduit ground is not acceptable.) The power cable is 10' long and extends from a hole in the back, right-bottom corner of the kiosk (when facing the kiosk from the front).

Extend a minimum of ¾" metal conduit from service panel to a 4" junction box located no further than 6' from the unit. Boxes can be flush mounted with concealed conduit for new construction, or boxes can be surface mounted with exposed conduit for existing construction.

Although removing power from the kiosk suddenly is not recommended, the system is designed to be resilient against data corruption if power is removed.

Backup Power Supply

An uninterruptible power supply (UPS), also known as an uninterruptible power source, or a battery backup, is a device which maintains a continuous supply of electric power to connected equipment by supplying power from a separate source when utility power is not available. In areas of the country that experience frequent power disruptions ("Tornado Alley," hurricane season, etc.), it is recommended that a UPS be employed in order to minimize the effects of power outages, especially to guard against constant rebooting of the system during periods that the power might be unstable and flickering.

When a power failure occurs, the UPS effectively switches from utility power to its own power source almost instantaneously. The UPS, which is continuously connected to the protected load, draws energy from its reserves, usually stored in lead-acid batteries, converting it to AC power.

In addition to providing protection against complete failure of the utility supply, a UPS also provides protection against all common power problems, and for this reason it is also known as a power or line "conditioner."

Please consult with your electrical contractor for a unit appropriate to your facility.

Data Cable Requirements

Always-On Internet Connectivity

The INSOMNIAC 920 must be connected to the Internet; i.e. an "always-on" Internet connection (such as cable or DSL). The firewall should allow incoming traffic on TCP ports 5721, 80, and 443.

A contractor should run one or two CAT 5 data cables, in grounded conduit, from the location of the computer (or network hub) that runs the management software, to a junction outlet box mounted a few feet from the kiosk. The kiosk comes with a CAT 5 cable that extends 5' from a hole in the back, right-bottom corner of the kiosk (when facing the kiosk from the front).

A second CAT5 cable would be needed to serve an optional "pin hole" IP camera that can connect to the facility's security monitoring system.

On-Demand/"Dial-Up" Internet Connectivity

The INSOMNIAC 920 does not support an on-demand Internet connection (such as dial-up). However, it can be configured to support connection to a cellular network.

DVR Camera Connection

The INSOMNIAC 920 comes pre-installed with a DVR (Digital Video Recorder) capable camera. If desired, an RG59 BNC cable may be run to the CAT5E junction box. The cable should be terminated with a female BNC connector or have a coupler available.

Plenum Ceiling Consideration

Special considerations must be made if the kiosk will utilize wiring installed through a plenum ceiling. If the area between the ceiling and the roof in a building is used for air return in a ventilation system, fire and building codes normally require that special wire or conduit be used if wire is run through this area.

Fire Protection Consideration

Installation of this kiosk in an existing facility with a new wall enclosure, may impact the sprinkler head cover in this area, and require modification or addition of additional heads.

Heat Gain/Loss Consideration

Installation of this kiosk in small areas with a lack of air circulation should take into consideration the heat gain (build up of heat from operation of the equipment) and design the space accordingly.

Protection from Weather

Although the INSOMNIAC Kiosk is designed for outdoor use, it should be protected from full weather exposure. A canopy, awning or other covering should be above the kiosk to prevent direct rain and/or snow contact. Care must be taken to install flashing where necessary to keep water from leaking where the kiosk penetrates the wall. In the final section of this document, see Protective Canopy Installation and Vestibule Enclosure Installation for photographic examples.

SPECIFICATIONS

INSOMNIAC 920 Specifications

Weights and Measurements

<table>
<tr><th>Shipping Weight</th><th>Unit Weight</th><th>Kiosk Dimensions</th><th>Rear Clearance</th></tr>
<tr><td>+/- 180 lbs</td><td>+/- 120 lbs</td><td rowspan="2">Height: 40 29/32"
Width: 20 7/8"
Depth: 22 3/16"</td><td rowspan="2">24"</td></tr>
<tr><td colspan="2" rowspan="2">Actual shipping and unit weight depends upon shipping materials, options and configuration.</td></tr>
<tr><td>Rough opening:
Height: 37 11/16"
Width: 18 13/16"
AFF: 28"</td><td>Rear clearance allows the back-door to open fully for maintenance and merchandise replacement.</td></tr>
</table>

Installation Specifications

The rough wall opening should be cut 1/8" wider than the dimensions above.

The kiosk has an outer front flange (the solid outer line) that extends 1" outside the kiosk enclosure on each side of the kiosk. The inner kiosk enclosure box (dashed line) fits through the wall and extends 15" back through the wall opening and into the inner room.

Care should be taken in creating the wall opening to allow construction and installation tolerances. The saw cut of the opening should be straight and true, and may vary from a minimum recommended clearance of 1/8" all around the unit to a maximum of 3/8" less than the cabinet facia. Consideration should be given to reinforcing the edges of the wall opening for structural integrity and security.

DRAWINGS

Product & Installation Drawings

Model 920 Rough Opening

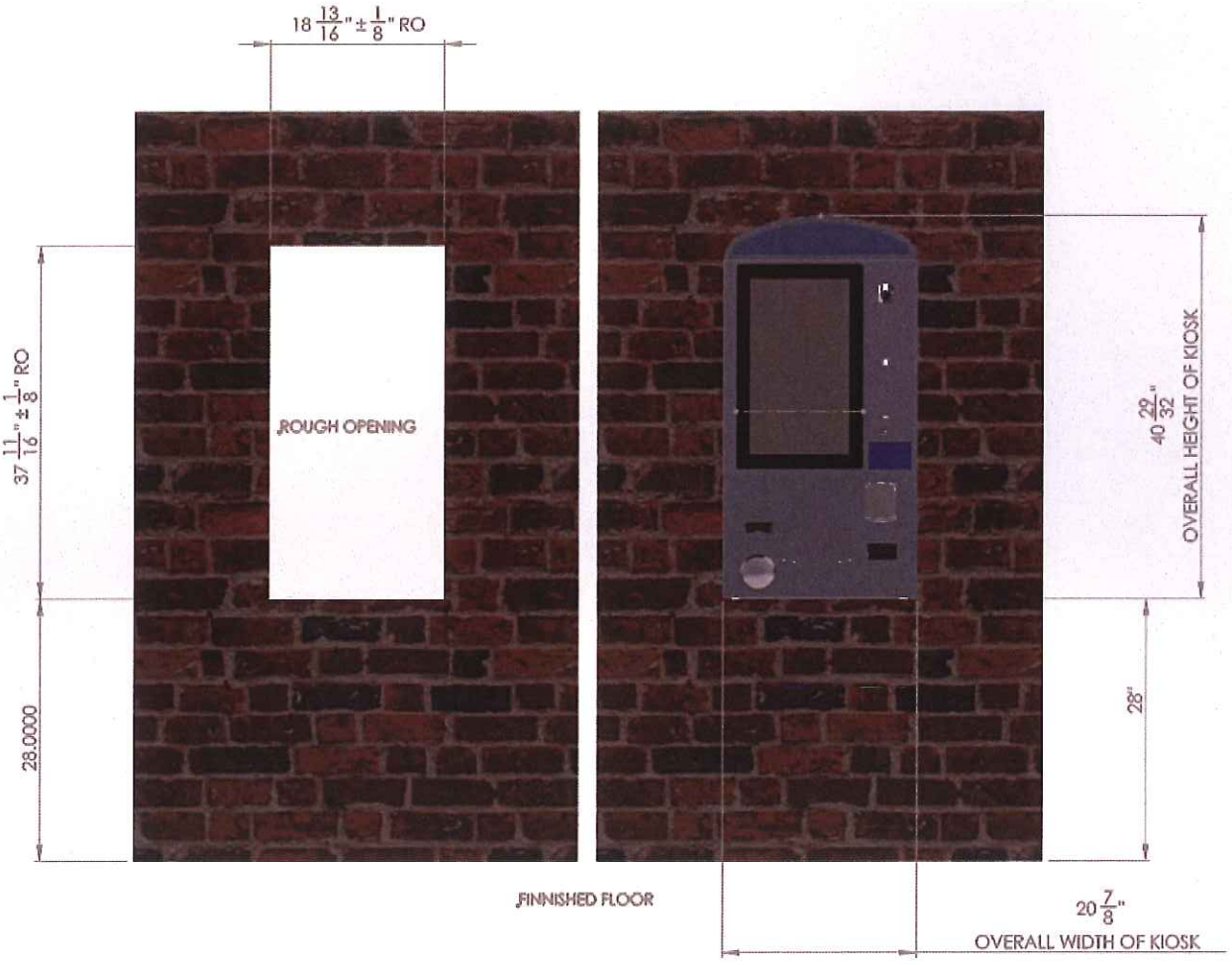

Figure 1: Model 920 Rough Opening

Model 920 ADA Front View

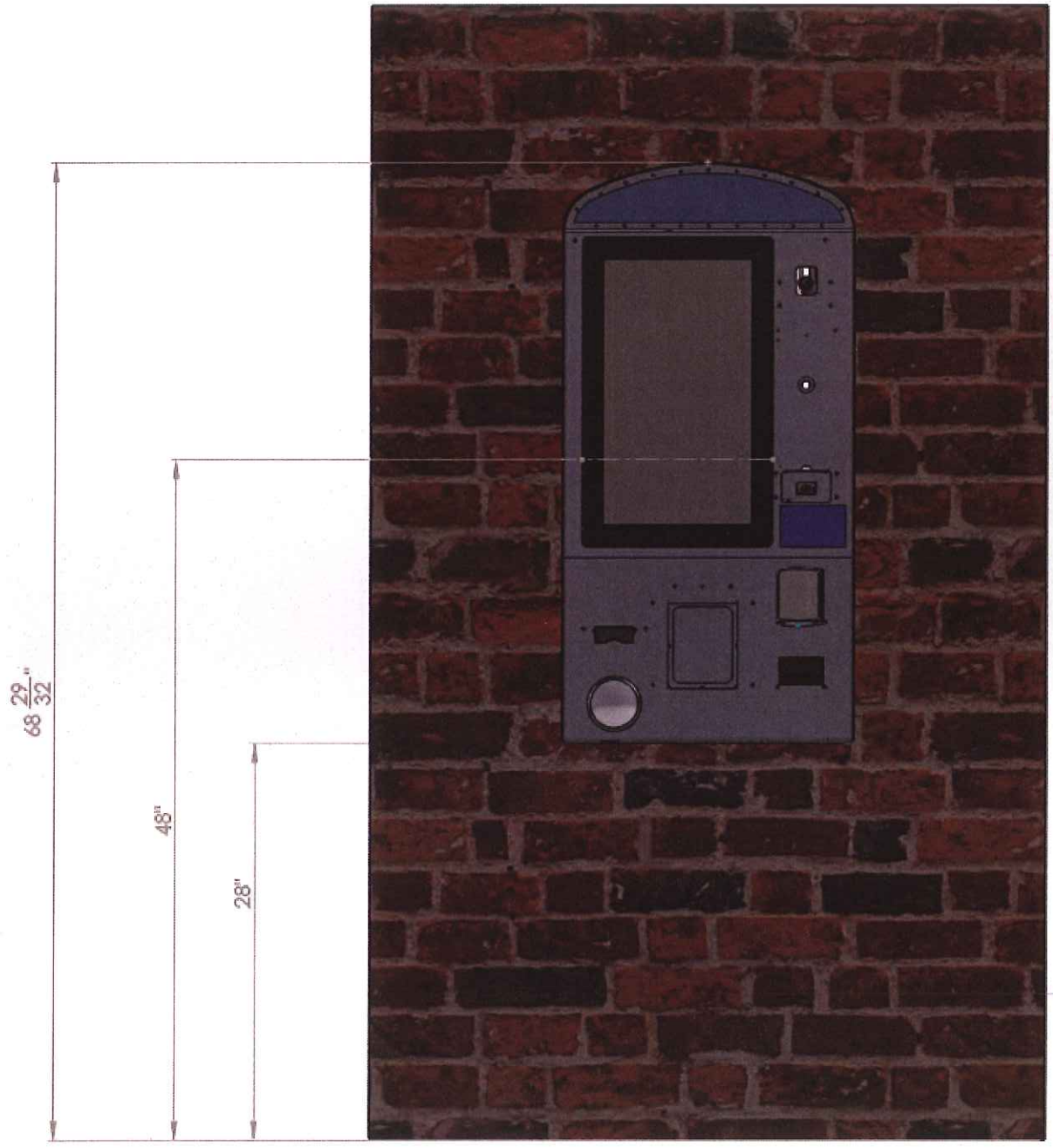

Figure 2: Model 920 ADA Front View

Model 920 Thru-the-Wall Installation (8" reference wall)

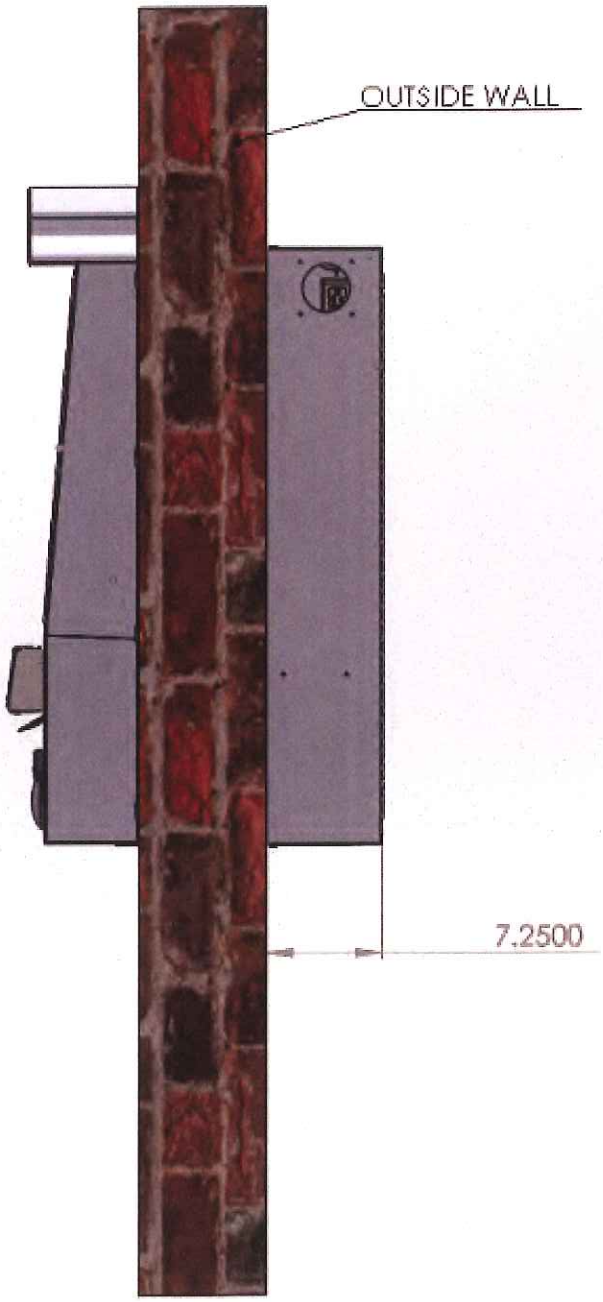

Figure 3: Model 920 Thru-the-Wall Installation (8" reference wall)

Model 920 Front with Call Out

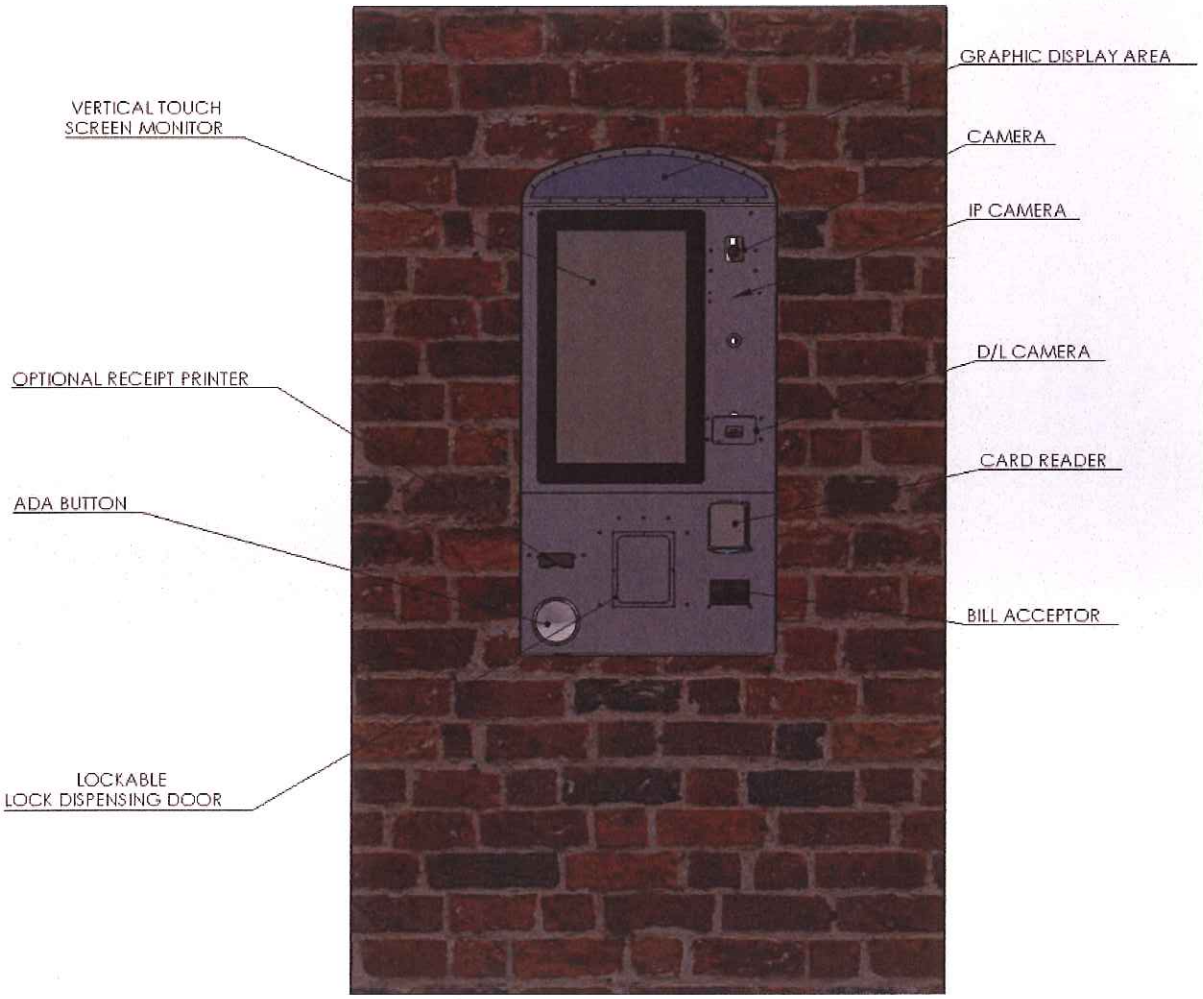

Figure 4: Model 920 Front with Call Out

Model 920 Right Side View

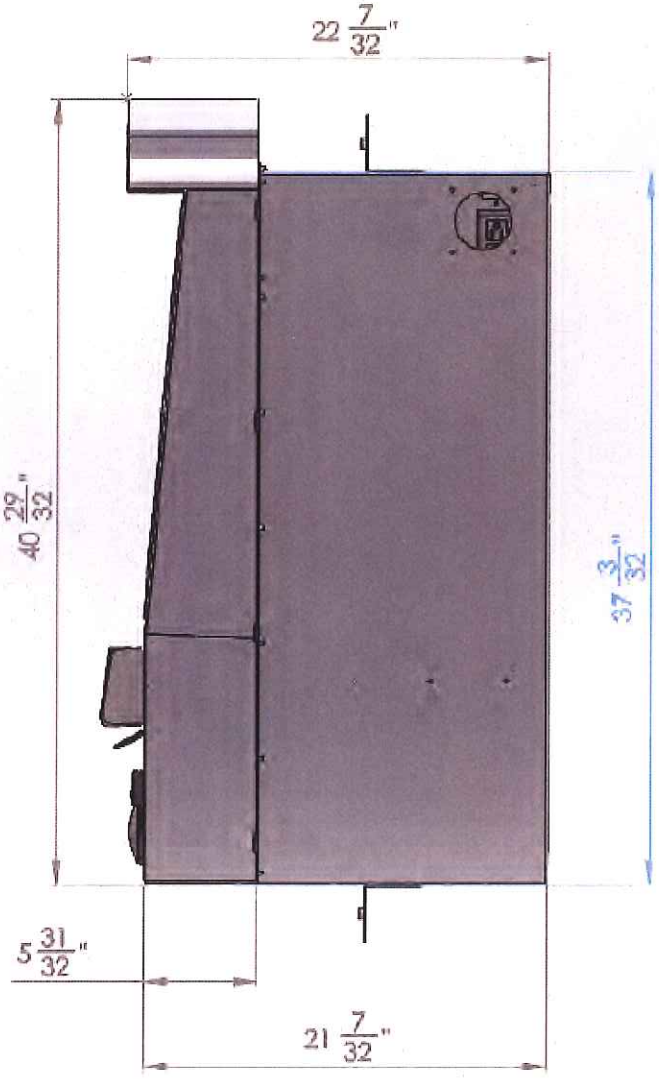

Figure 5: Model 920 Right Side View

Photos

Example of Installation Configurations (similar model)

Figure 7: Protective Canopy Installation for a through-the-wall style installation

Figure 8: Vestibule Enclosure Installation for a through-the-wall style installation

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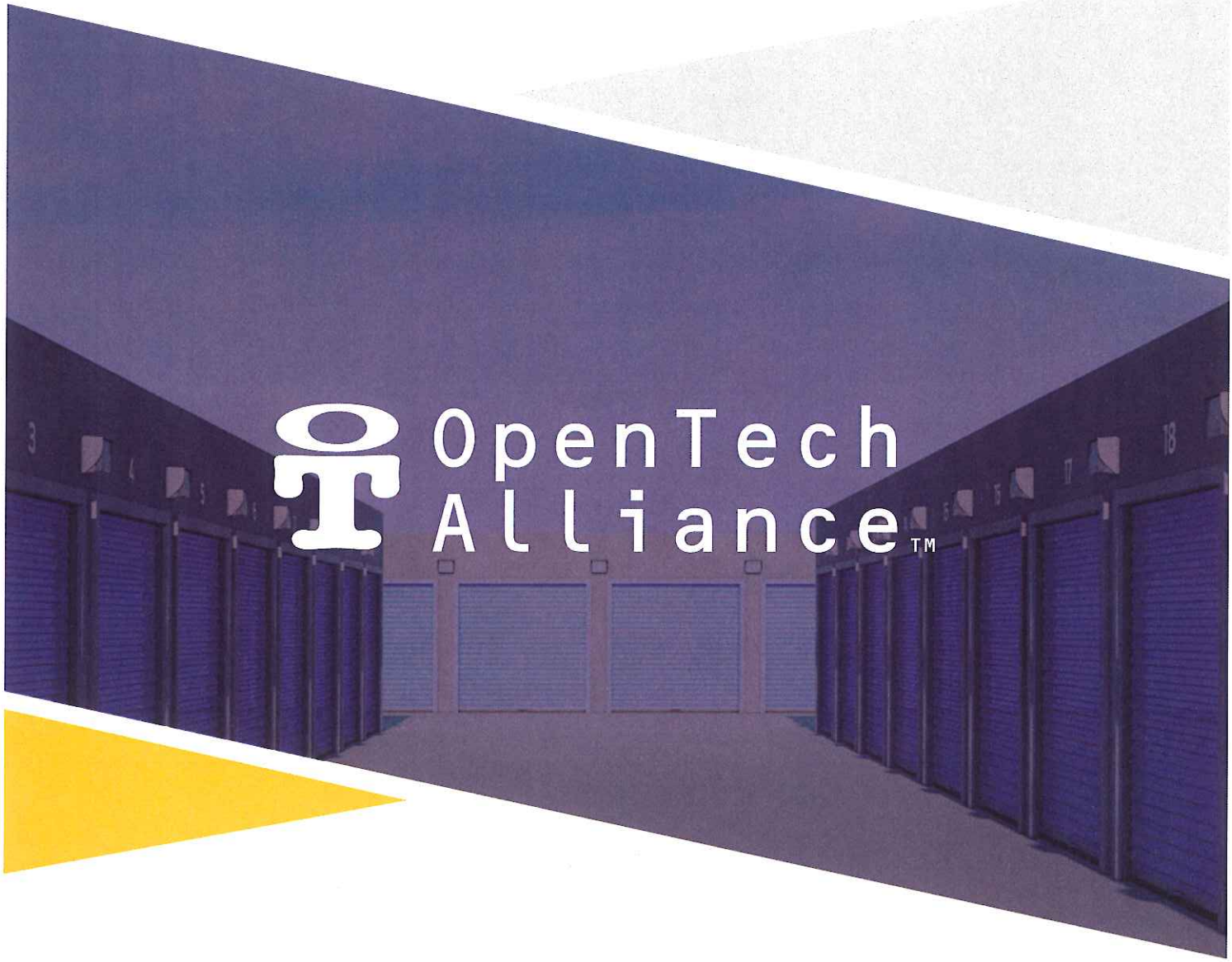
Figure 8: Vestibule Enclosure Installation for a through-the-wall style installation....14



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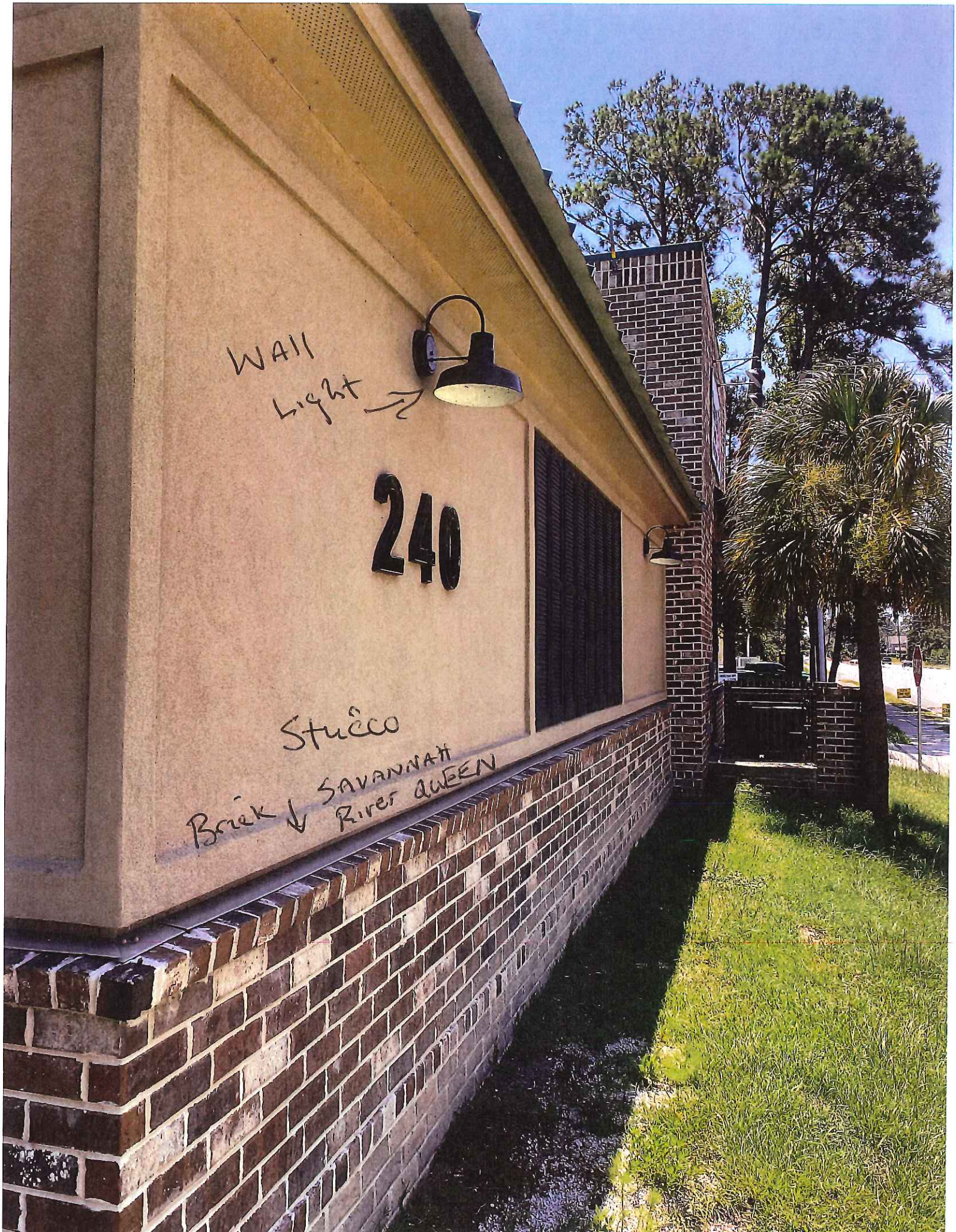
support@opentechalliance.com


WALL
Light
240
Stucco
Brick
SAVANNAH
RIVER QUEEN

HI-LITE MFG. CO., INC.

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Fax: (909) 465-0907

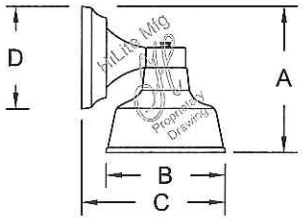
Warehouse Shade Collection

Job Name: _____

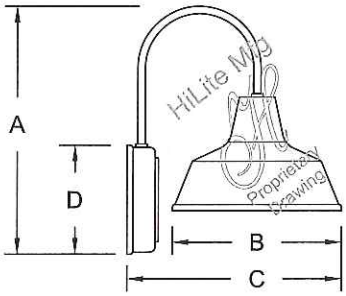
Type: _____

Quantity: _____

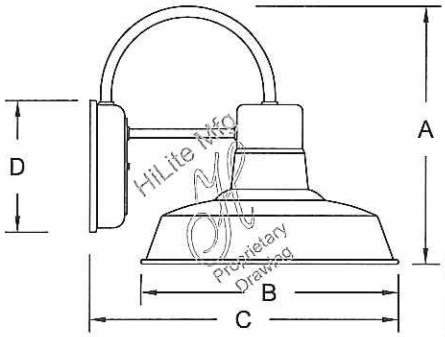
For Wall Mount Only



H-15106-B



H-15108-B
H-15110-B



H-15312-B
H-15314-B
H-15316-B

WALL Lights

Item Number	Height (A)	Width (B)	Projection (C)	Canopy Dia. (D)
H-15106-B	8"	6"	8"	5 1/2"
H-15108-B	12"	8"	10"	6 1/4"
H-15110-B	13"	10"	13"	6 1/4"
H-15312-B	12-1/2"	12"	15"	6 1/4"
H-15314-B	15"	14"	16"	6 1/4"
H-15316-B	15"	16"	18"	6 1/4"

Fixture No.	Fixture Color	Optional Accessories	Accessory Color	Wattage/ Lamp Options	Ballast Options	Voltage
H-15106-B(1) H-15108-B(1) H-15110-B(1) H-15312-B H-15314-B H-15316-B	Standard(2) **91** (Black) **93** (White) **95** (Dk. Grn) **96** (Galv.) **BR47** (Rust) **BK01, GN20.** Upgraded Finishes **29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 138, 139, 140, 01, 11, 22, 25, 33, 77, 89, 24, 44, 48, 49.** For finish specs see pages 344-348.	**CGU** (Cast guard & glass) **LCGU** (Large cast guard & glass) **WGU** (Wire guard & glass) **LWGU** (Large wire guard & glass) **ARN** (Acorn globe) **LARN** (Large acorn globe) **WGR** (Wire guard) For specs and glass color see pages 321-344.	Standard **91** (Black) **93** (White) **95** (Dk. Grn) **96** (Galv.) **BR47** (Rust) For all finishes see pages 344-348.	Incandescent (1) (5) (Fixture is standard 75W, 100W or 200W. Do not specify.) CFL(3) (5) (Compact Fluorescent) **13/CFL** **18/CFL** **26/32/42/CFL** **26/CFL** **32/CFL** **42/CFL** **57/CFL** **DMB** (Dimmable Ballast for CFL. Add to Part No.) HID(3) (High Intensity Discharge) MH(3) (5) (Metal Halide) **35/MH** **50/MH** **70/MH** **100/MH** **150/MH** **175/MH** HPS(3) (5) (High Pressure Sodium) **50/HPS** **70/HPS** **100/HPS** **150/HPS** LED **20W** **30W**	Ballast option not available for INC. **RB**(4) (Remote) OBB (Onboard) **OBB** (Fluorescent Options 13W-57W) For specs see pages 341-343. LED See specifications for complete part number.	Incandescent (Fixture is standard 120V. Do not specify.) CFL **M** (Multi 120/277V) HID RB and BCM **M** (Multi 120/208/240/277V) LED See specifications for complete part number.

H-15312-B	-	91	/	WGR	-	91	/	13/CFL	-	BCM	-	M

ORDER EXAMPLE

(USE THIS FORMAT TO PLACE ORDER)

Notes:

(1) H-15106-B available for 75W Max INC only and not available with glass enclosures.
H-15108-B and H-15110-B available for 100W Max INC only and not available with glass enclosures.

(2) For interior finish of fixture refer to color chart on pages 344-348.
H-15312-B, H-15314-b and H-15316-B not available in copper finish.

(3) Requires Globe Option (See pages 339-341 for Globe Options)
CGU and WGU Max. Wattage 100W INC, 100W HID and 32W CFL.
LWGU, LCGU, ARN and LARN Max Wattage 200W INC, 175W HID and 57W CFL.

(4) (RB) Remote ballast not available for Fluorescent Lamping.

(5) Socket Bases: INC and HID are medium base, CFL are GX24Q.
Suitable for wet location.

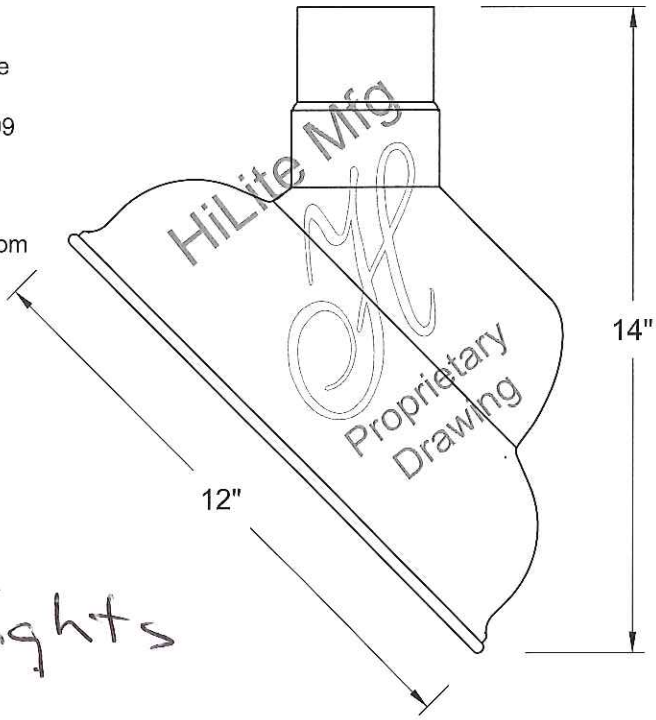
HI-LITE MFG. CO., INC
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

H-EM-12
Emblem Shade Collection

Job Name:

Type:

Quantity:



Sign Lights

FINISH -Offered in exceptional finishes, comprised of: polyester/polished powder coat, baking enamal liquid, raw metal, or galvanized finishes.

Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).

Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16.

For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Stem, Arm, and Flush mounting available.

ACCESSORIES - CGU(Cast Guard and Glass), LCGU(Large Cast Guard and Glass), WGU(Wire Guard and Glass), LWGU(Large Wire Guard and Glass), ARN(Acorn Globe), LARN(Large Acorn Globe), WGR(Wire Guard) and SK(Swivel Knuckle) available.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available in:

Incandescent
- rated 200 watt max/120 volt, medium base.

Compact Fluorescent(CFL)
- rated 13/18/26/32/42/57 watt max/120/277 volt, GX24Q base.

Metal Halide(MH)
- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.

High Pressure Sodium(HPS)
- rated 50/70/100/150 watt max/120/277 volt, medium base.

Light-Emitted Diode(LED)
-See LED specification sheet.

MADE IN THE U.S.A.

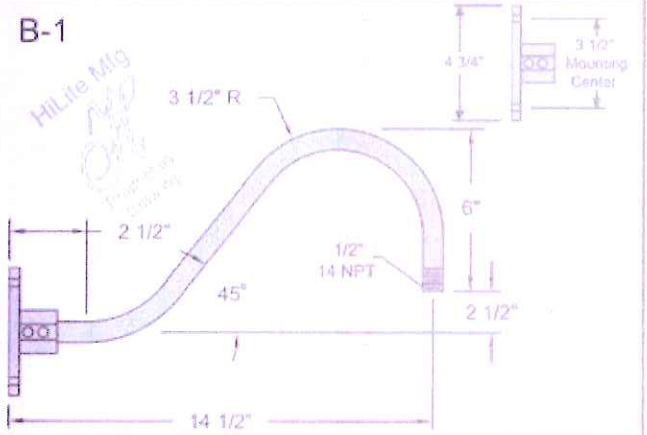
Suitable for wet location.
(Except when cord mounted)

c UL us LISTED

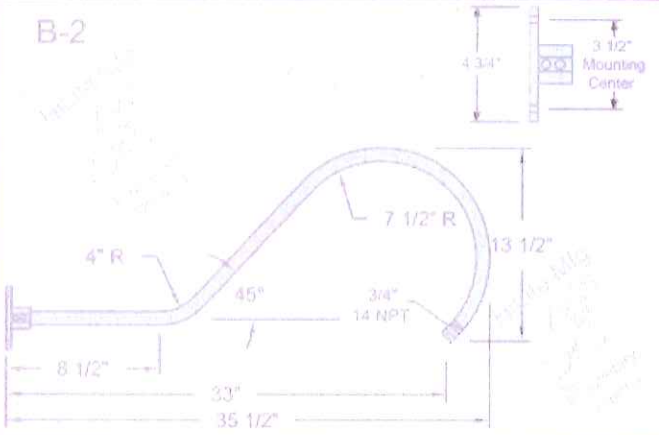
Gooseneck Wall Brackets

(Includes Mounting Plate and Hardware)

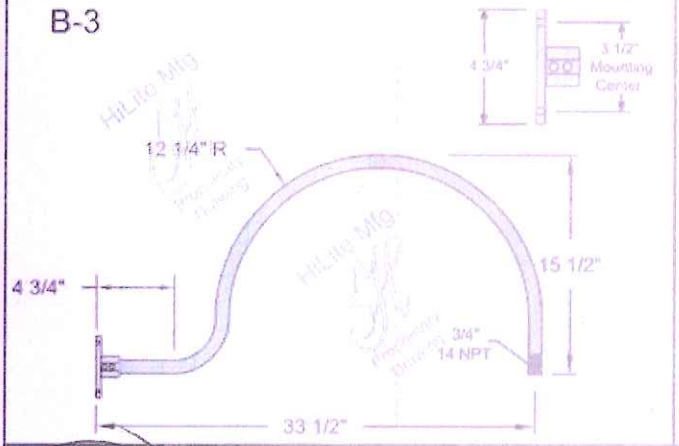
B-1



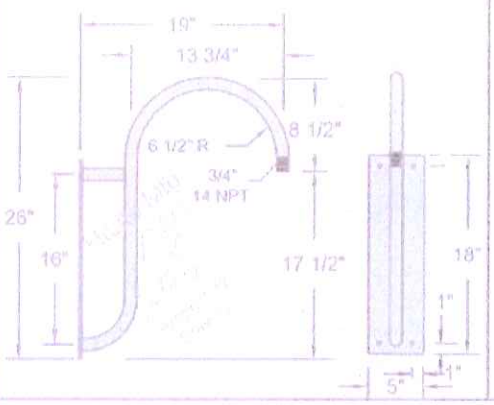
B-2



B-3

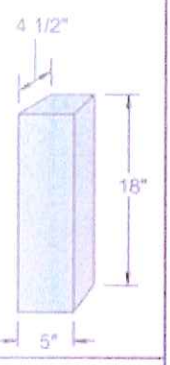


B-4

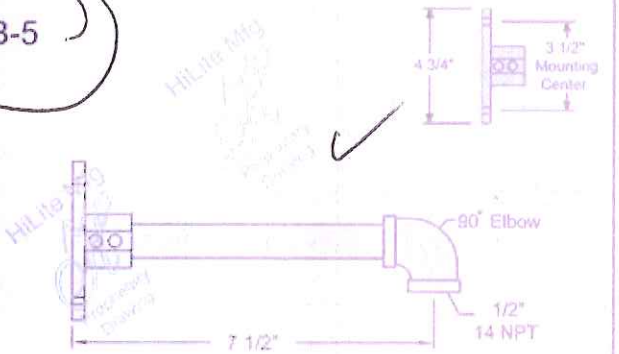


BBB4

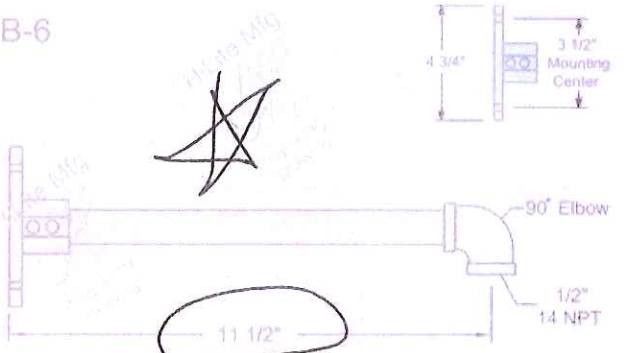
Ballast Box for B-4 Arm



B-5

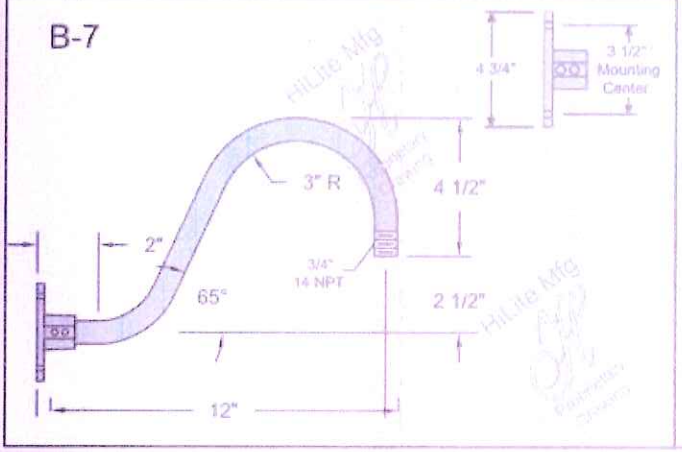


B-6

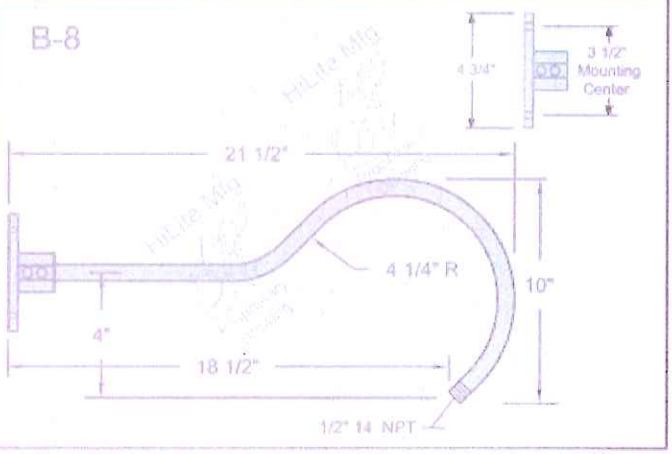


SIGN LIGHT BRACKET

B-7



B-8



MADE IN U.S.A. • www.hilitemfg.com • Tel: 909.465.1999 • Toll Free: 800.465.0211 • Fax: 909.465.0907

TAMLITE LIGHTING

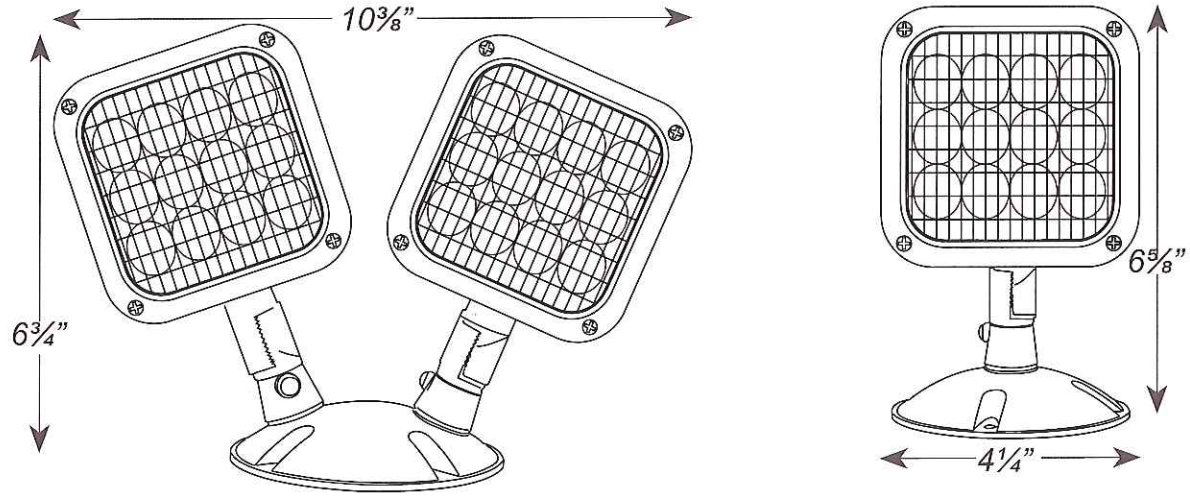
MODEL : LSRH2-9.6WP		TYPE
PROJECT : STORAGE UNITS		RH
PREPARED BY : SHANE GOUDE	DATE : 4/26/18	

SERIES SPECIFICATIONS — LSRH-WP SERIES

Wet Location LED Remote Heads

UL LISTED · WET LOCATION · 5 YEAR LIMITED WARRANTY

LINE DRAWING



CONSTRUCTION

Housing
Die-cast aluminum body with thermoplastic head

Lamp Heads
Adjustable LED lamp heads with chrome plated metallized reflector and glass lens with 8 or 12 LED's in each head

MOUNTING

Universal mounting base plate included with mounting hardware

Distance of maximum run is determined by system voltage, wire gauge and total maximum wattage on the run.

Suitable for wall or ceiling mount

TAMLITE LIGHTING

MODEL : LSRH2-9.6WP		TYPE
PROJECT : STORAGE UNITS		RH
PREPARED BY : SHANE GOUDE	DATE : 4/26/18	

OPTIONS

HL
12 LED at 1.5W per head

SD
For use with fixtures with a self-diagnostic option.

CERTIFICATIONS/WARRANTY

Listing
UL Listed

Compliance
Meets UL924, cULus, NFPA 101 Life Safety Code, NEC, OSHA, Local and State Codes.

Location Rating:
Suitable for wet locations

Warranty
Guaranteed for five years from the purchase date of the product, against mechanical defects in manufacturing.

ORDERING INFORMATION

Part Number: LSRH1-3.6WP

LSRH	2	9.6	WP		
SERIES	NO. OF HEADS	VOLTAGE	STANDARD	COLOR	OPTIONS
LSRH	[1] : Single Head	[-3.6] - Use With 3.6V Batteries	[WP] : Wet Location	[BLANK] Gray	[BLANK] No Options
	[2] : Double Head	[-9.6] - Use With 9.6V Batteries		[B] : Black	[SD] : Use With SD Units Only
		[MULTI] : Use With 3.6V, 6V, 9.6V or 12V Batteries			[HL] : High Lumen Heads

TAMLITE LIGHTING

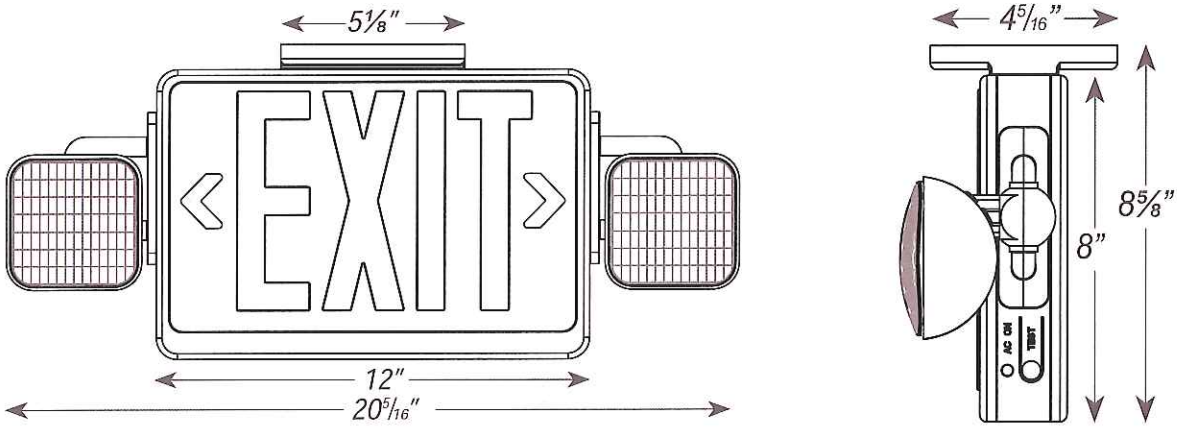
MODEL : EXPCL2RWRC		TYPE
PROJECT : STORAGE UNITS		EC
PREPARED BY : SHANE GOUDE	DATE : 4/26/18	

SERIES SPECIFICATIONS — EXPCL SERIES

The EXPCL series thermoplastic LED exit sign and emergency lighting combination unit offers long lamp life, energy efficiency and uniform illumination with square glare-free LED light heads.

UL LISTED · DAMP LOCATION · LED · 5 YEAR LIMITED WARRANTY

LINE DRAWING



CONSTRUCTION

Housing
Injection-molded, engineering grade, 5VA flame retardant, high-impact resistant, thermoplastic

Chevrons
Snap-out chevron directional indicators

Remote Capacity*
2W

Reflector
Chrome plated metallized reflector and plastic lens

Lamp heads
2 adjustable 1W (8 LEDs x 0.125W), glare free lamp heads

Remote Compatibility*
LSRH1/LSRH2 - 9.6 Series

TAMLITE LIGHTING

MODEL : EXPCL2RWRC		TYPE
PROJECT : STORAGE UNITS		EC
PREPARED BY : SHANE GOUDE	DATE : 4/26/18	

ELECTRICAL SPECIFICATIONS

Battery Type
6V Sealed lead acid

Emergency Illumination
Minimum 90 Minutes

Battery Recharge Time
24 Hours.

Low Voltage Disconnect
Prevents battery from deep discharge

LED Indicator
Charge rate/power "ON" and push to test switch

Battery Charger
Two rate, fully automatic solid-state

Frequency
50/60Hz

Operating Voltage
120/277

Operating Temp
0°C ~ 40°C

AMPERAGE/WATTAGE

CATALOG NUMBER	INPUT WATTS (W)		INPUT AMPS (A)	
	120V	277V	120V	277V
EXPCL-RED	3.7	3.8	0.040	0.020
EXPCL-RED RC	3.0	3.2	0.030	0.014
EXPCL-GREEN RC	3.4	3.6	0.033	0.015
EXPCL-SD/SD-RC	5.2	5.7	0.046	0.022

MOUNTING SPECIFICATIONS

Easy snap mounting canopy for top or end mount

Universal K/O pattern on back plate for wall mount

Suitable for wall mount

Options

SD:
Self-diagnostic test feature continually diagnoses unit's performance and tests system to ensure reliable operation and to meet electrical and life safety codes

RC:
Remote capacity of 2W

HL:
12 LED heads provide increased center-to-center spacing (1.5W per head)

TAMLITE LIGHTING

MODEL : EXPCL2RWRC		TYPE
PROJECT : STORAGE UNITS		EC
PREPARED BY : SHANE GOUDE	DATE : 4/26/18	

CERTIFICATIONS/WARRANTY

Listing
UL Listed

Safety Certifications
UL924, NFPA 101 Life Safety Code, NEC, OSHA, Local and State Codes.

Location Rating
Suitable for damp locations

Warranty
Guaranteed for five years from the purchase date of the product, against mechanical defects in manufacturing. Batteries are pro-rated for two years.

ORDERING INFORMATION

Sample Part Number: EXPCL1RWRC

EXPCL	2	R	W	EM	RC
SERIES	NO. OF FACES	LETTER COLOR	HOUSING COLOR	OPERATION	OPTION
EXPCL	[1] : Single Face	[R] : Red	[B] : Black	[BLANK] : A/C Only	[BLANK] : No Option
	[2] : Double Face	[G] : Green	[W] : White	[EM] : Battery Backup	[HL] : High Lumen
					[RC] : Remote Capable
					[SD] : Self-Diagnostic

REMOTE COMPATIBILITY CHART

Use the below charts to pick the correct voltage for your remote capable device.

REMOTE COMPATIBILITY CHART

	ESRH SERIES		LSRH SERIES (LED)		
SERIES	6V	12V	3.6V	9.6V	MULTI
ESLFX-2				X	X
LXP-RC			X		X
LXPC-RC			X		X
EXDC-RC			X		X
EXWTC-RC			X		X
ESLR-1RC			X		X
LSR-1RC			X		X
ESR-16R-6S	X				X
LXPCP-RC				X	X
EXPCL-RC				X	X
ESR-16R-LED	X				X

	ESRH SERIES		LSRH SERIES (LED)		
SERIES	6V	12V	3.6V	9.6V	MULTI
ESR-1HO	X				X
LSDXR627	X				X
ESTFX-2	X				X
ESDXR6	X				X
ESDXRS6	X				X
ESDXR12		X			X
ESDXRS12		X			X
ESR-16R-125		X			X
ESR-16R-LED12		X			X
EXP-RC	X				X
LXWTC-RC			X		X

NOTES

*RC option only

TAMLITE LIGHTING

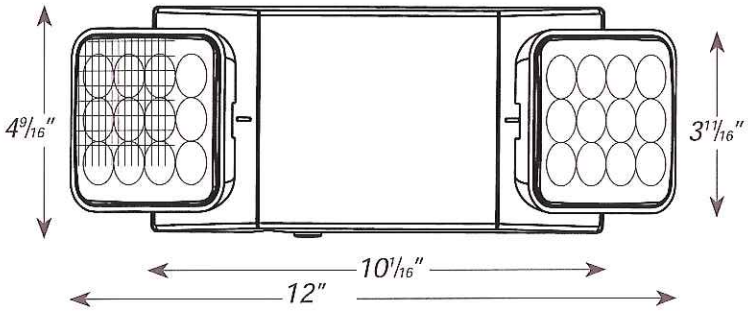
MODEL : ESLR-1		TYPE
PROJECT : STORAGE UNITS		EM
PREPARED BY : SHANE GOUDE	DATE : 4/26/18	

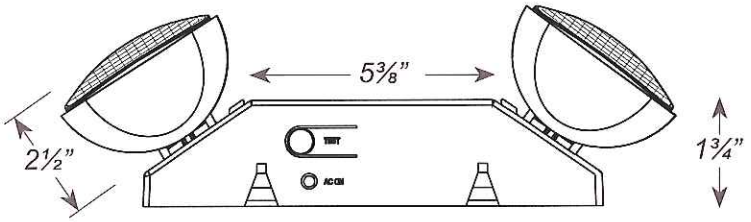
SERIES SPECIFICATIONS

The ESLR-1 is a thermoplastic LED emergency light that utilizes fully adjustable LED heads, long life and environmentally friendly Ni-Cad battery in an easy to install fixture design.

UL LISTED | DAMP LOCATION | LED | 5 YEAR LIMITED WARRANTY

LINE DRAWING





CONSTRUCTION

Housing
Injection-molded, engineering grade, 5VA flame retardant, high-impact resistant, thermoplastic in white or black finish.

LED Lamp Heads
Two long lasting, efficient, ultra bright white LED lamp heads with polycarbonate lens.

Reflector
High performance chrome-plated metalized reflector and prismatic polycarbonate lens for optimal light distribution.

Transfer switch
Internal solid-state transfer switch automatically connects the internal battery to LED lamp heads

BATTERY SPECIFICATIONS

Battery Type
3.6V Rechargeable Ni-Cad

Low Voltage Disconnect
Prevents battery from deep discharge

Emergency Illumination
Minimum 90 Minutes

LED Indicator
Charge rate/power "ON" and push to test switch

Battery Recharge Time
24 Hours.

Battery Charger
Two rate, fully automatic solid-state

TAMLITE LIGHTING

MODEL : ESLR-1		TYPE
PROJECT : STORAGE UNITS		EM
PREPARED BY : SHANE GOUDE	DATE : 4/26/18	

ELECTRICAL SPECIFICATIONS CONT.

LEDS per Head
1W (8 LEDs x 0.125W)

Operating Voltage
120/277 (Standard)

Lumens
90 lumens

Input Amps
0.022 @ 120V
0.024 @ 208V*
0.029 @ 220V*
0.025 @ 240V*
0.010 @ 277V

Input Watts
1.8 @ 120V
2.6 @ 208V*
3.5 @ 220V*
3.1 @ 240V*
1.8 @ 277V

Frequency
50/60Hz

*SPV option only

MOUNTING SPECIFICATIONS

Backplate
Snaps into place making internal electrical connections

Surface Mount
"Easy Connect" backplate which fits most standard junction boxes.

Conduit Mount
Mounts using knockouts on the backplate or on top of housing

Suitable for wall or ceiling mount

Center to Center Spacing

	7	6	5	4	3	2	1	0	1	2	3	4	5	6	7	8
1	0.20	.3	0.50	.4	0.40	.5	0.60	.8	1.00	.8	0.90	.8	0.40	.2	0.2	
2	0.30	.5	0.70	.8	0.90	.8	0.91	.0	1.11	.4	1.10	.8	0.50	.3	0.2	
3	0.40	.7	1.01	.0	1.11	.1	1.11	.3	1.41	.1	0.90	.9	0.70	.5	0.2	
4	0.50	.7	0.91	.1	1.21	.2	1.01	.1	1.11	.0	1.10	.8	0.60	.3	0.2	
5	0.50	.7	0.80	.8	1.01	.1	0.80	.8	1.00	.9	0.60	.5	0.40	.3	0.2	
6	0.40	.5	0.70	.7	0.80	.8	0.60	.5	0.60	.5	0.40	.4	0.30	.2	0.2	

Meets NFPA 101 Requirements for: 10' center-to-center spacing - 3' path of egress 1' from wall - 7 1/2' mounting height.

Options

SD:
Self-diagnostic test feature continually diagnoses unit's performance and tests system to ensure reliable operation and to meet electrical and life safety codes

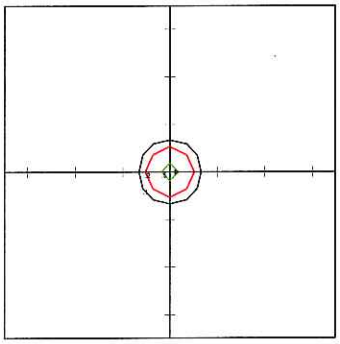
HL
High Lumen option gives a total of 1.5 Watts (12 LED's x .125W) per head, which will provide a total of 130 lumens of egress lighting in emergency mode.

SPV
UL Listed for special voltage option. (Not available for SD option)

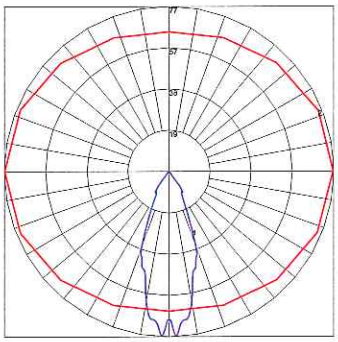
TAMLITE LIGHTING

MODEL : ESLR-1		TYPE
PROJECT : STORAGE UNITS		EM
PREPARED BY : SHANE GOUDE	DATE : 4/26/18	

Photometric Specifications



TAMLITE LIGHTING
EMERGENCY AND FIRE
ESLR-1
Horizontal Footcandles
Scale: 1 Inch = 10 Ft.
Light Loss Factor = 1.00
Lumens Per Lamp = N.A.
Lumens = 45
Mounting Height =10.00 Ft
Maximum Calculated Value = 0.69 Fc
Arrangement: Single



Polar Graph
Maximum Candela = 76.5
Located at Horizontal Angle = 0
Vertical Angle = 2.5
Vertical Plane Through Horizontal Angles
(0 - 180)
Horizontal Cone Through Vertical Angle
(2.5)

CERTIFICATIONS/WARRANTY

Listing
UL Listed

Safety Certifications
UL924, NFPA 101 Life Safety Code, NEC, OSHA, Local and State Codes.

Location Rating:
Suitable for damp locations

Warranty
Guaranteed for five years from the purchase date of the product, against mechanical defects in manufacturing. Batteries are pro-rated for two years.

ORDERING INFORMATION

Sample Part Number: ESLR-1

Carton Dimensions: 12.25x5x4IN
31.115x12.7x10.16CM

Case Dimensions: 16.14x14.17x15.75IN
40.996x35.992x40.005CM

Case Qty: 12 Pcs

ESLR-1		
SERIES	HOUSING COLOR	OPTION
ESLR-1	[BLANK] : White	[BLANK] : No Option
	[B] : Black	[SD] : Self-Diagnostic
		[HL] : High Lumen Heads
		[SPV] : 208/220/240V (Not available with SD option)

TAMLITE LIGHTING

MODEL :		TYPE
PROJECT :		
PREPARED BY :	DATE :	

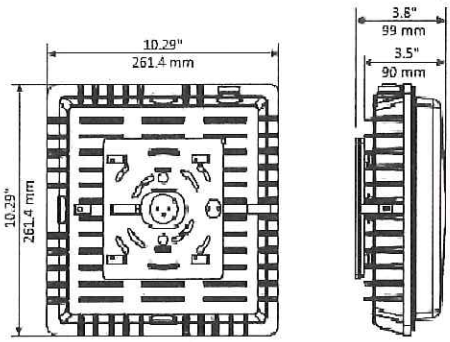
SERIES SPECIFICATIONS — MCLED SERIES

The architectural medium LED canopy has a low profile design with an integral heat sink for efficient LED performance. It is an excellent choice for lighting hallways and entrances, or any other application where a ceiling mount fixture is required. It is an excellent choice for public access areas because of its vandal resistant glare reducing polycarbonate lens.

UL LISTED · WET LOCATION · LED · 5 YEAR LIMITED WARRANTY · DLC

UNDER CANOPY LIGHTS

LINE DRAWING



CONSTRUCTION

Housing
Die cast aluminum housing with integral heat sink. 1/2" threaded coin plugs for conduit entry on 3 sides.

Finish
Durable bronze powder coat finish.

Lens
Frosted impact resistant poly-carbonate diffuser

ELECTRICAL SPECIFICATIONS

Input Voltage	Input Current	Input Power
120-277VAC	0.3307A	39.36W
Power Factor	**THD**	**CRI**
>.9	<20%	>73

660 NW PEACOCK BLVD. | PORT ST. LUCIE, FL 34986 | TEL: 772.879.0178 | TAMLITEUSA.COM

TAMLITE LIGHTING

MODEL :		TYPE
PROJECT :		
PREPARED BY :	DATE :	

ELECTRICAL SPECIFICATIONS CONT.

Frequency
50/60Hz

Efficacy
118+ lm/W

Color Temp
5000K

Duv
0.0015

Lumens
4800+ Lumens

Distribution
Type V

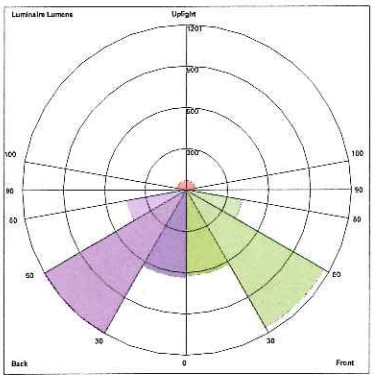
Life Span
50000 Hrs

Min. Starting Temp
-40°C

Mounting

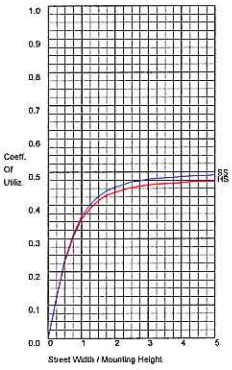
Quick mount back plate for easy surface or box mount installation, or 3/4" pendant mount (down rod provided by others).

PERFORMANCE SPECIFICATIONS



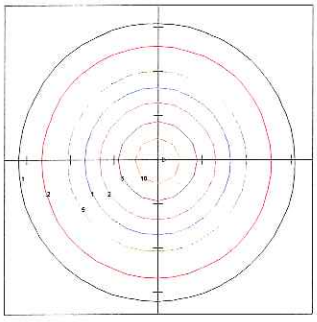
BUG REPORT
TAMLITE LIGHTING HID
MCLED405K
Luminaire Lumens:
Front:
Low=620.2, Medium=1156.3,
High=410.4, Very High=58.7
Back:
Low=632, Medium=1200.6,
High=439.1, Very High=66.5
Uplight:
Low=21.3, High=67.7

BUG Rating : B2-U3-G1

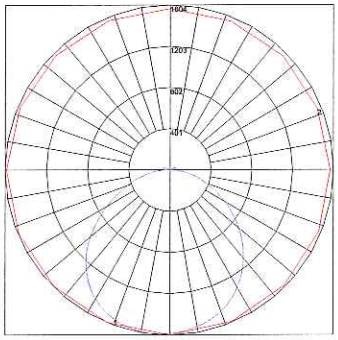


	LUMENS	PERCENT OF LAMP
DOWNWARD STREET SIDE	2245.5	48.1
DOWNWARD HOUSE SIDE	2338.3	50.0
DOWNWARD TOTAL	4583.8	98.1
UPWARD STREET SIDE	42.9	0.9
UPWARD HOUSE SIDE	46.2	1.0
UPWARD TOTAL	89.1	1.9
TOTAL FLUX	4672.9	100.0

PHOTOMETRIC ISOLINES



TAMLITE LIGHTING HID
MCLED405K
Horizontal Footcandles
Light Loss Factor = 1.0
Lumens Per Lamp = N.A.
Lumens = 4672.8
Mounting Height = 10.0 Ft
Maximum Calculated Value = 15.89 Fc
Arrangement: Single



Polar Graph
Maximum Candela = 1603.9
Located at Horizontal Angle = 270
Vertical Angle = 6
Vertical Plane Through Horizontal Angles
(270 - 90)
Horizontal Cone Through Vertical Angle
(6)

TAMLITE LIGHTING

MODEL :		TYPE
PROJECT :		
PREPARED BY :	DATE :	

CERTIFICATIONS/WARRANTY

Listing
UL Listed

Location Rating:
Suitable for wet locations

DLC Listing
Fixtures are DLC listed and featured of the Qualified Products List (QPL).*

Warranty
Guaranteed for five years from the purchase date of the product, against mechanical defects in manufacturing.

ORDERING INFORMATION

Sample Part Number: MCLED405K

MCLED	40	5K
SERIES	WATTAGE	COLOR TEMP
MCLED	[40] : 40 Watts	[5K] : 5000K

NOTES

*Not all product variations meet Design Light Consortium Qualifications. Please verify that the product is listed on the DLC products list at www.design-lightconsortium.org/QPL.

EXAMPLE OF DECORATIVE PANELS

EXAMPLE OF DECORATIVE PANELS

240 SAVANNAH HWY

Design Review Board Meeting Staff Report

From the Department of Community and Economic Development
13 August 2020

1 SUMMARY OF REQUEST

The applicant, Movie Magic LLC, is requesting Final Approval to alter and add to an existing building at 100 Lady's Island Commons to accommodate a three-story Store + Go Self Storage Center.

The applicant proposes to maintain the height of the existing building while converting it to two stories in Phase 1 of the project. Phase 2 of the project will involve adding a three-story addition south of Phase 1.

Background: The applicant first submitted a five – story metal building for Phase 2 and has since downsized to three stories to be more sensitive to surrounding context.

2 FACTS

Property Address:	**100 Lady's Island Commons**
Parcel ID:	**R123 015 000 0721 0000**
Applicant:	**Movie Magic LLC**
Type of Request:	**Alterations/Additions**
Zoning:	**T5-UC**
Use:	**Light Industrial (Storage)**

District Development Standards for T5-UC:

- Principal Front Setback: 0ft min – 15ft Max
- Side setback corner lot: 0ft min – 15ftMax
- Side setback interior: 0ft min
- Rear setback: 5ft min
- Impervious surface coverage: 100% Max
- Building Height: 5 stories
- Frontage Buildout: 60%

3 STAFF COMMENTS

1. This project involves addition and alteration of an existing building on an irregular lot. In compliance with 2.5.5.A of the Beaufort Code. Staff views the north property line, facing Geechie Road, as the front of the property.

2. The required 60% frontage buildout for this property (2.4.1) cannot be achieved, as an easement runs through the front of the property for Geechie Road. This building otherwise complies with District Development Standards for the T5-UC district.

3. The property includes a 10' BJWSA easement at the rear property line. The applicant has designed the stair on this elevation so that it does not encroach into the easement. A dimension for this, however, is not shown on the drawings. Applicant to clarify width of stair and confirm that it does not encroach into the easement in any future submissions.

4. Light Industrial is a Conditional Use in the T5-UC district. Section 3.8.2.A.2.a of the Beaufort Code reads that " Self-service storage must be screened from public rights of way with fencing…and/or vegetation, or be located behind another building that would provide appropriate screening. Staff feels that the intent of this section of the Code is to screen self-storage "garage bays" from view from rights-of-way. This building includes internal self-storage, and the exterior walls take the place of "Screens." In this instance, Staff feels that this project is compliant with the code as designed.

5. Section 4.4.F of the Beaufort Code states that "where an awning exists, it shall be a minimum of 5 feet deep and 8 feet above the sidewalk." The applicant has noted that the awning will be attached to an existing building and is built to the maximum possible depth to prevent going over the edge of the existing sidewalk below. Staff feels that the awnings help to break down the scale of the building and create a sense of arrival at the entry. Given the constraints of the existing site, Staff approves the awnings as drawn.

6. Section 4.6.3.C.1 of the Beaufort Code notes that commercial building elevations facing a street, waterway, or public space in zones T4 and T5 shall include a minimum of 40% transparent fenestration (windows and doors) on the ground floor. Staff finds that this provision is not applicable to this project because the altered and new facades do not face a street, waterway, or public space.

7. Section 4.6.3.D.1.a notes that shutters must be operable and have all appropriate hardware [in transect districts]. Given that the shutters do not cover windows and will never be truly operable, and given that the nature of the use of this building does not support the addition of actual fenestration, Staff has accepted the submitted shutters as "decorative panels" that break down the scale of an otherwise large façade and does not require the shutters to be operable.

8. There are no parking requirements for this property per Table 5.7.4 in the Beaufort Code, given its Industrial use.

9. Regarding painting, the applicant has clarified that the existing metal panels on the existing building will be painted to match the new metal panels as shown in the rendered elevation. The applicant also clarified that the area under the entry gables (with "100" signage) will be painted to match the stucco below. It is incorrectly rendered as green on the rendered elevation.

10. The lighting submitted for the exterior is acceptable and complies with the Beaufort Code. No cut sheet was submitted for the fixtures to be used in the parking lot around the drive (these are the 500 lumen light fixtures and 600 lumen light fixtures that will be connected to 20' and 18' poles). Applicant to submit cut sheets for these fixtures for review in future submissions.

4 REFERENCES

The Beaufort Code, rev. 2018:

- Section 2.5.5.A: Generally, side lot lines shall be perpendicular or radial to the street right-of-way, and rear lines should be approximately parallel to fronting right-of-way lines. Irregularly shaped lots shall be permitted at the discretion of the Administrator when unique site conditions exist.

- 3.8.2.A.2.a: Self-service storage must be screened from public rights of way with fencing…and/or vegetation, or be located behind another building that would provide appropriate screening.
- 4.4.F: Where an awning exists, it shall be a minimum of 5 feet deep and 8 feet above the sidewalk. Awnings shall be made of fabric or metal, but high-gloss and plasticized fabrics are prohibited.

- 4.6.3.C.1: Transparency, specific to zones T4 and T5: Any commercial or mixed-use building elevation facing a street, waterway, or public space shall include a minimum of 40% of transparent fenestration (windows and doors) on the ground floor and 20% on upper floors.

- 4.6.3.D.1: Shutters shall be sized and placed so as to equal the width that would be required to cover the window opening. Operable shutters are preferred.
    - A: Specific to zones T4 and T5: Shutters must be operable and have all appropriate hardware.

- 5.7.4: No minimum number of [parking] spaces is required for Industrial Use.

5 STAFF RECOMMENDATION

Final Approval with conditions noted and details to staff.

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