

6/16/2015

**Clemson Mixed-Use
Residential Unit Mix**

UNIT TYPE	#Beds/ #Baths	Size in Net HSF	# Units	# of Bedrooms	# of Tenants	Total Net HSF
D1	4/4	1,308	9	36	36	11,772
TOTALS			9	36	36	11,772
			Unit Avg. - SF/Unit			1,308

TYPE	Size in Net HSF
COMMERCIAL A	4,814
COMMERCIAL B	1,555
ROOF TOP TERRACE A	465
ROOF TOP TERRACE B	750

PARKING COUNT				
LOWER TIER				26
UPPER TIER				36
APARTMENTS				36
PARKING RATIO		36 BEDS	1.000	SP/BED
COMMERCIAL			26	SPACES
TOTAL SITE PARKING			62	

Unit Type	# of units	% units	% beds
4 Bed	9	100.0%	1000.0%
Totals	9	100.0%	1000.0%

P R O J E C T D E S C R I P T I O N

- LOCATION: 189 OLD GREENVILLE HWY, CLEMSON, SC
- 4-STORY MIXED-USE BUILDING
 - LEVEL 1 - COMMERCIAL SPACE (DOUBLE HEIGHT SPACE)
 - LEVEL 2 - APARTMENTS, AMENITY TERRACE
 - LEVEL 3 - APARTMENTS
 - LEVEL 4 - APARTMENTS
- LOCATED IN ARCHITECTURAL DISTRICT #6
- ZONED 'CM' FOR COMMERCIAL MIXED USE
- THERE ARE A TOTAL OF 9 UNITS (36 BEDROOMS)
- 6,369 SF OF COMMERCIAL RETAIL SPACE ALONG OLD GREENVILLE HWY
- THERE ARE 2 DEDICATED PLAZAS FOR PUBLIC USE AT THE LEVEL 1 COMMERCIAL AREAS
- THE PARKING ENTRY IS OFF HILLCREST AVENUE
- THERE IS 1 ELEVATOR, AND TWO STAIRS

D E V E L O P M E N T T E A M

Developer / Owner MARK JOHNSON
 189 OLD GREENVILLE HWY
 Clemson, SC 29631
 864.624.1226
 Contact: Mark Johnson

D E S I G N T E A M

Architect ENTASIS DESIGN
 5411 Village Drive NW
 Concord, NC 28027
 704.550.2847
 Contact: Mark Lane

S H E E T I N D E X

DRAWING TITLE	DATE - ISSUE	BAR SUBMISSION
	06-16-2015	
COVER SHEET		●
ARCHITECTURAL SITE PLAN - LOWER LEVEL		●
ARCHITECTURAL SITE PLAN - UPPER LEVEL		●
SITE ZONING		●
LANDSCAPE PLAN		●
SITE SECTION		●
LEVEL 1 BUILDING PLAN		●
LEVEL 2 BUILDING PLAN		●
LEVEL 3 BUILDING PLAN		●
LEVEL 4 BUILDING PLAN		●
UNIT FLOOR PLAN		●
SW CORNER PERSPECTIVE		●
SE CORNER PERSPECTIVE		●
SOUTH ELEVATION		●
SOUTH COLOR ELEVATION		●
EAST ELEVATION		●
WEST ELEVATION		●
NORTH ELEVATION		●

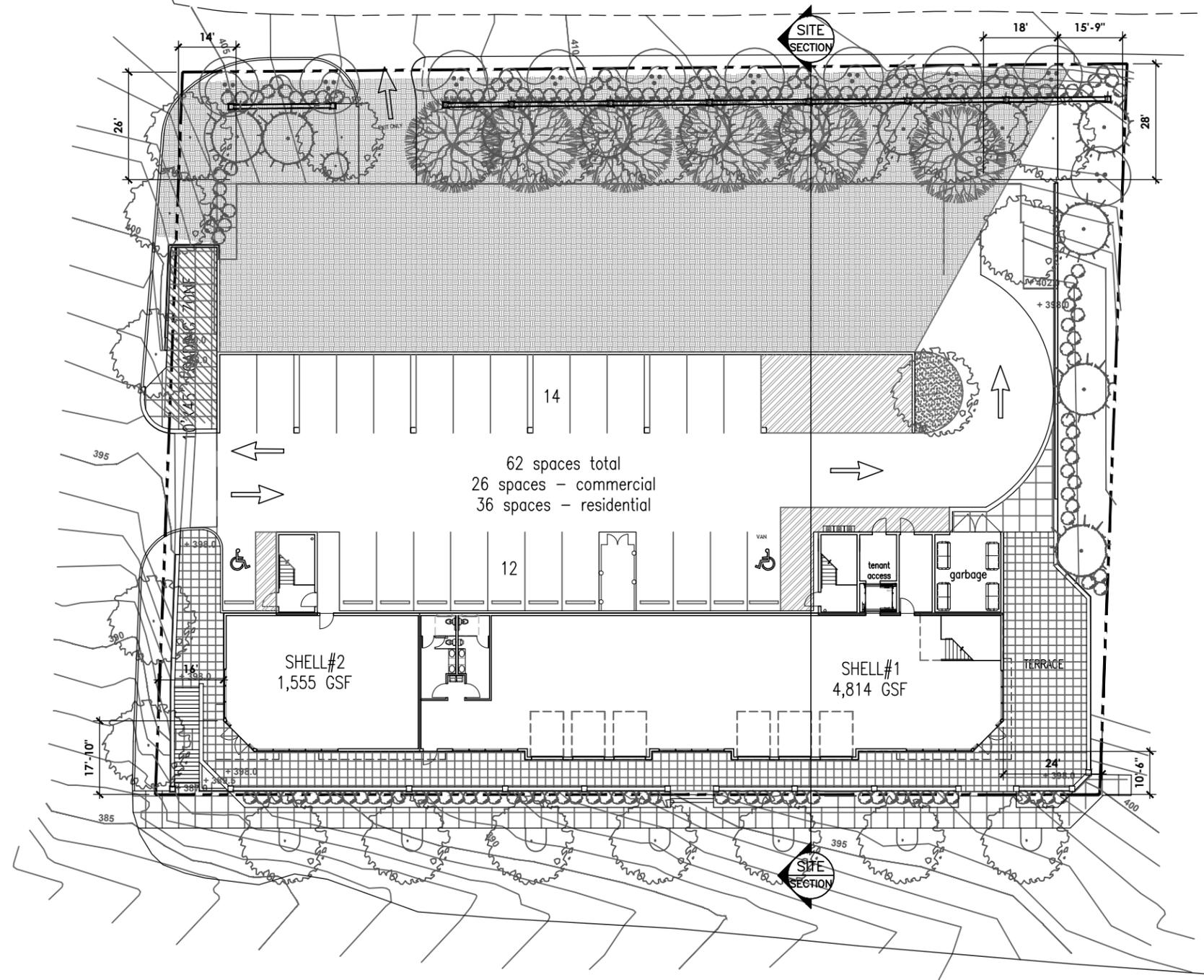
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ARCHITECTURAL SITE PLAN
 LOWER LEVEL
 SCALE: 1/32" = 1'-0"

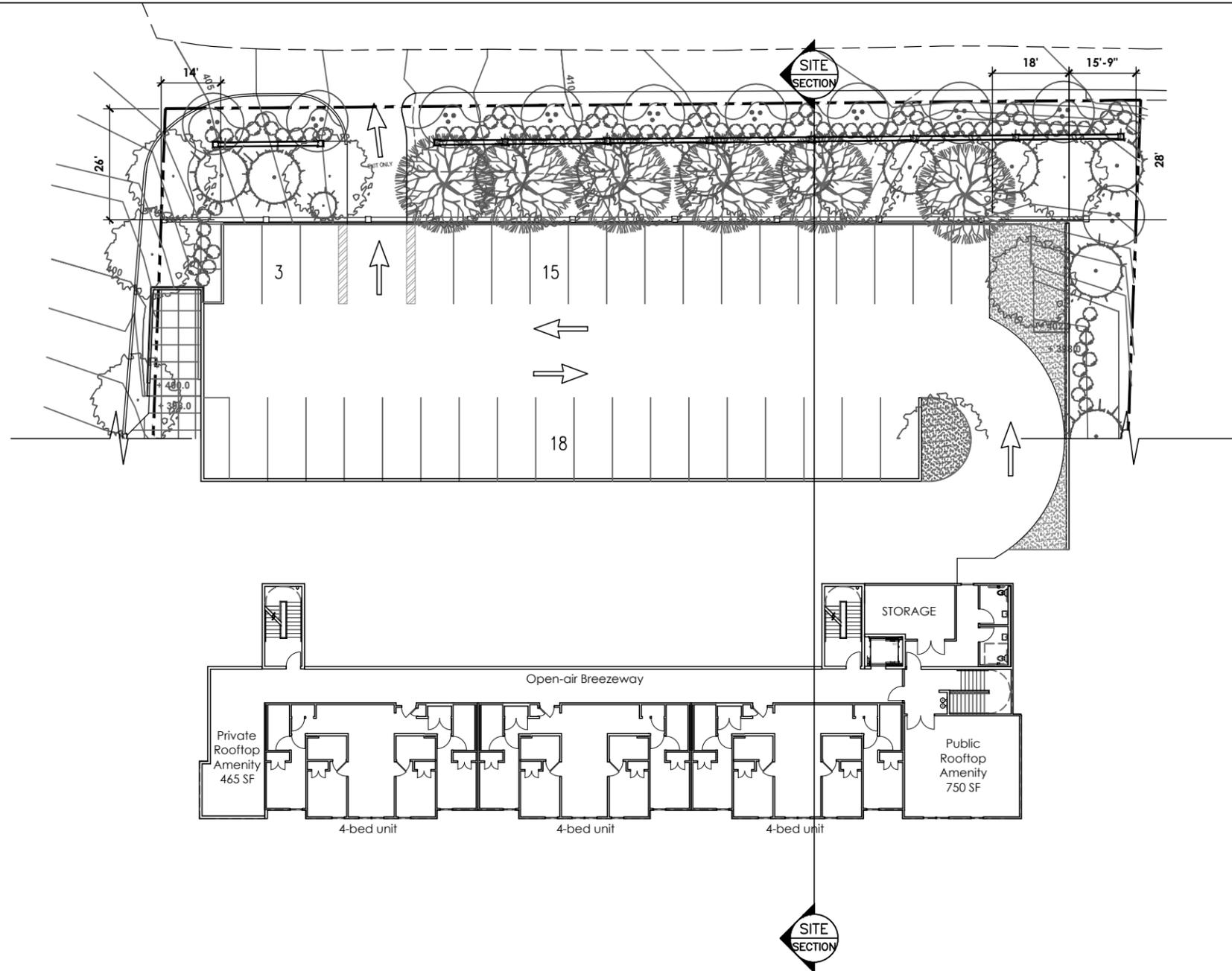
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ARCHITECTURAL SITE PLAN
 UPPER LEVEL
 SCALE: 1/32" = 1'-0"

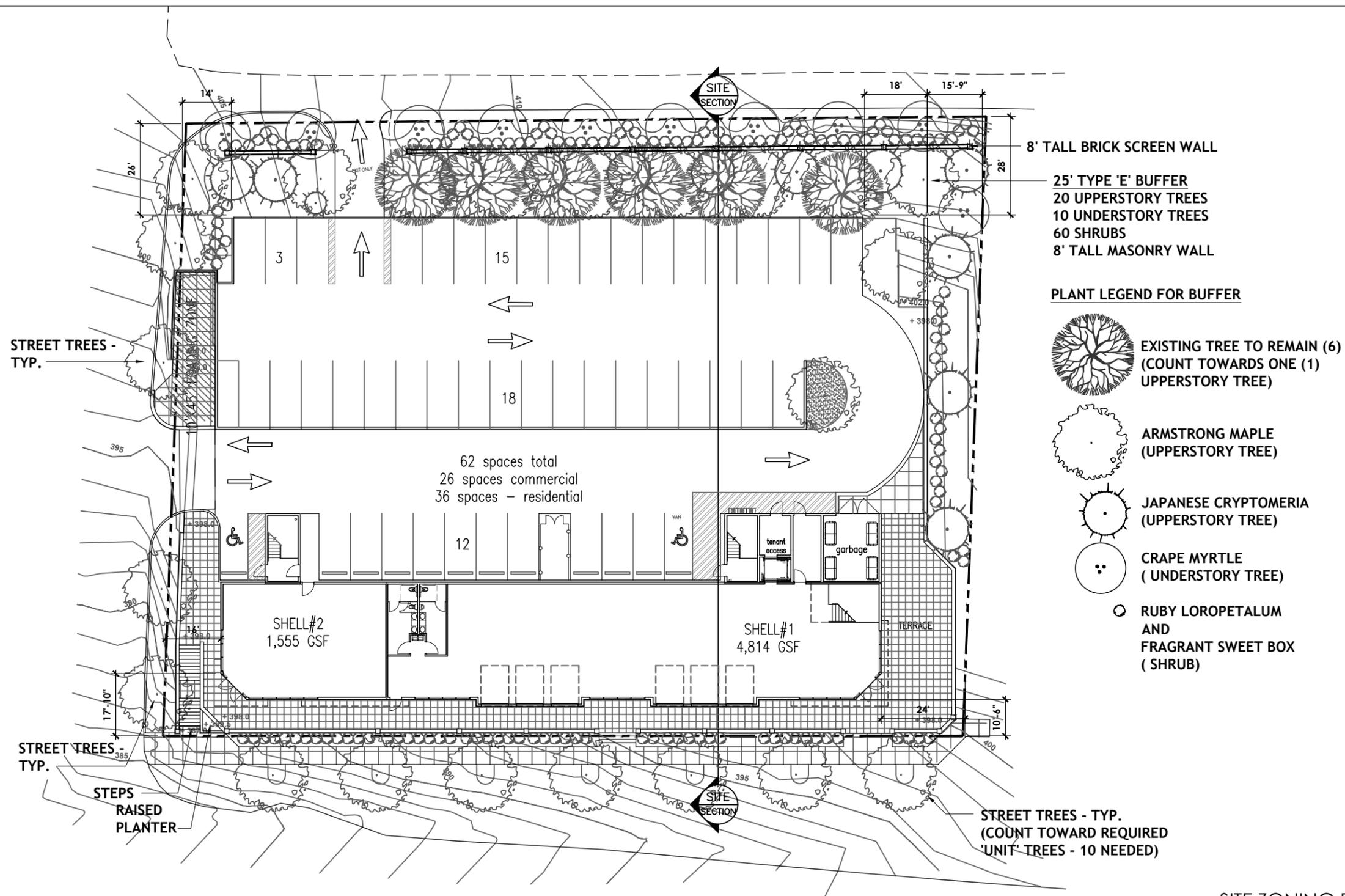
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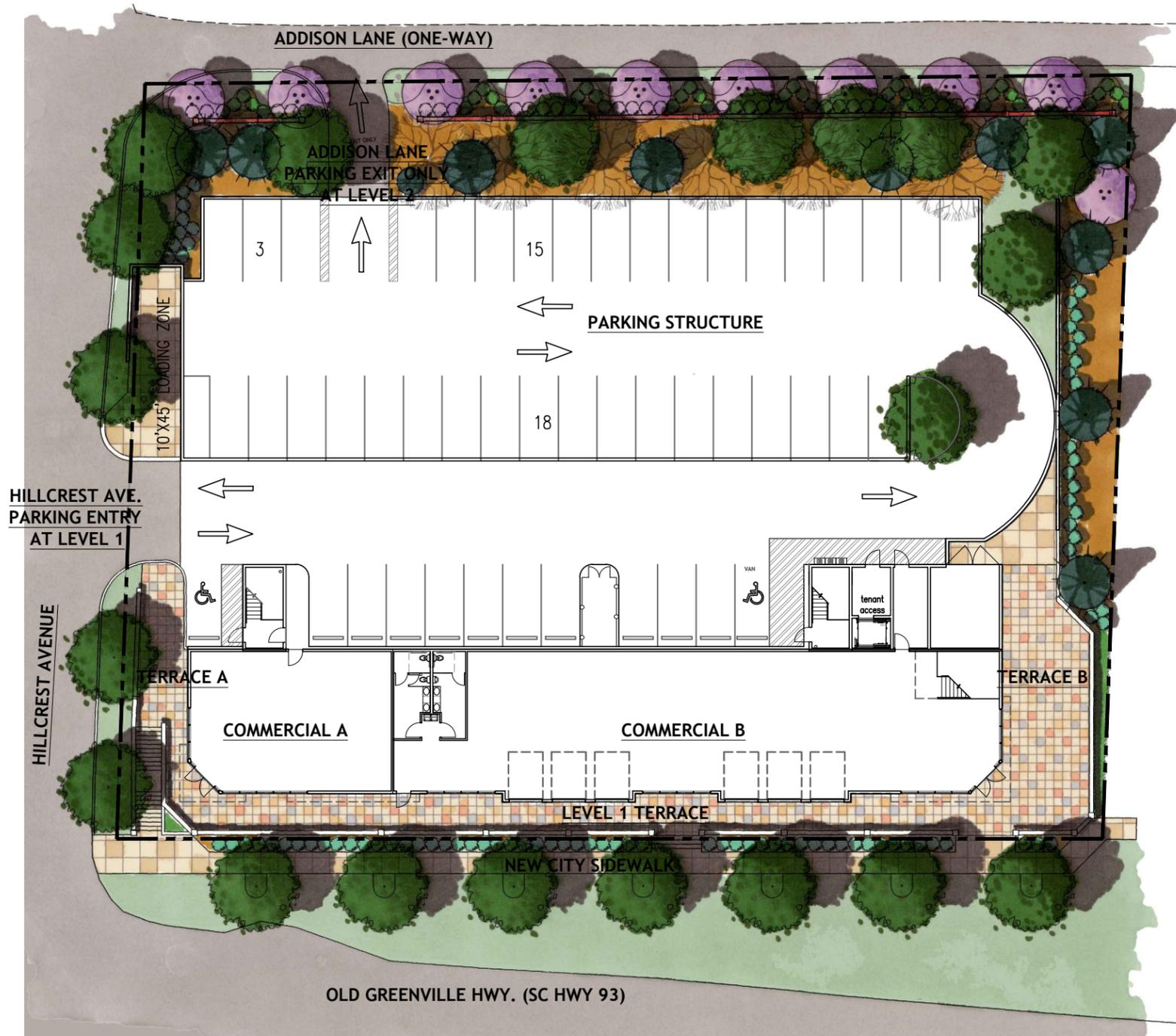
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LANDSCAPE PLAN
SCALE: 1/32" = 1'-0"

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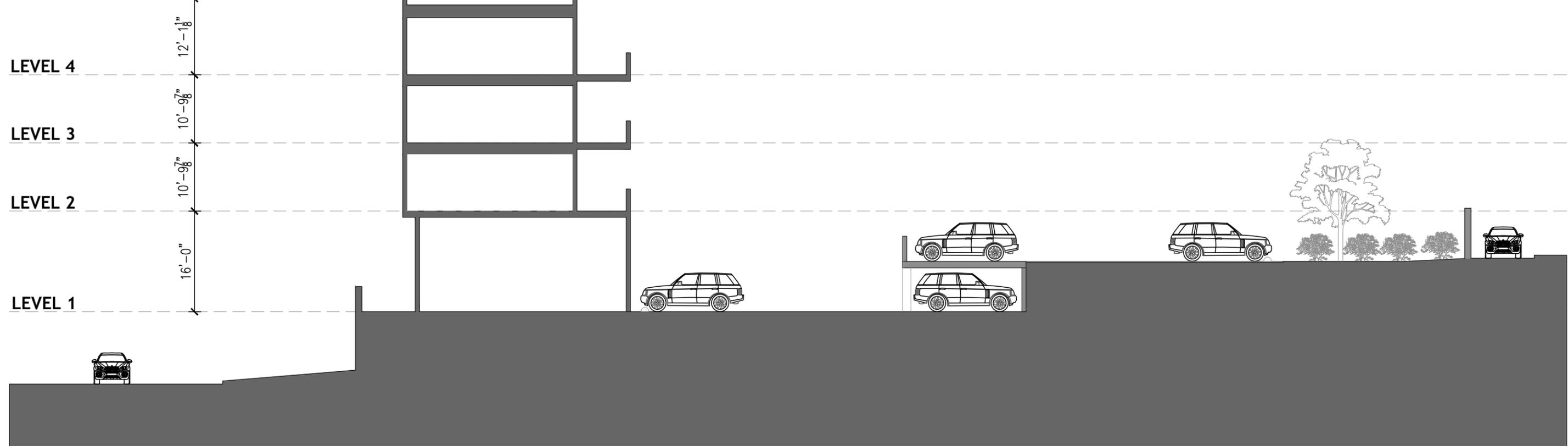
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50'-0" BUILDING HEIGHT LIMIT



SITE SECTION
SCALE: 1/16" = 1'-0"

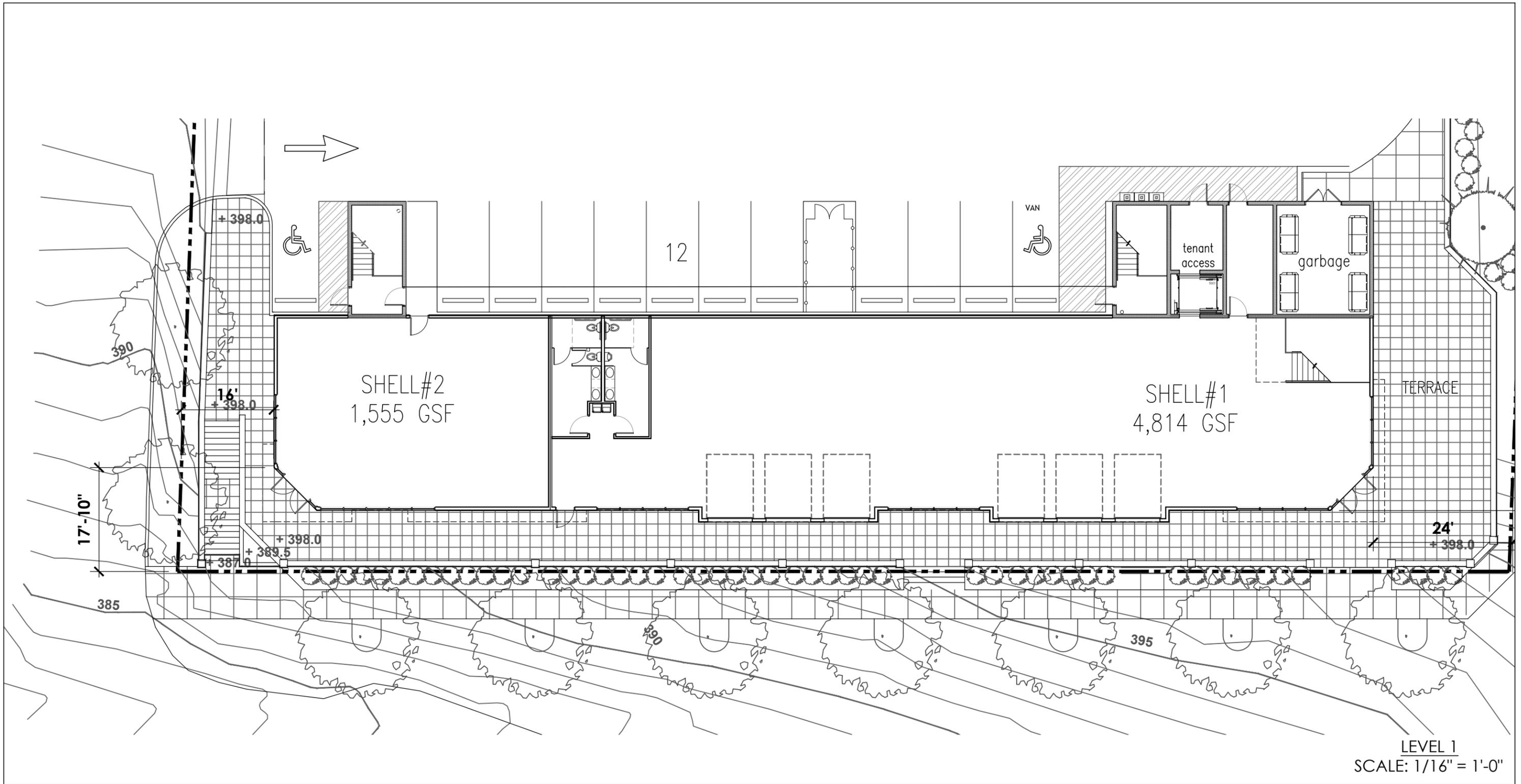


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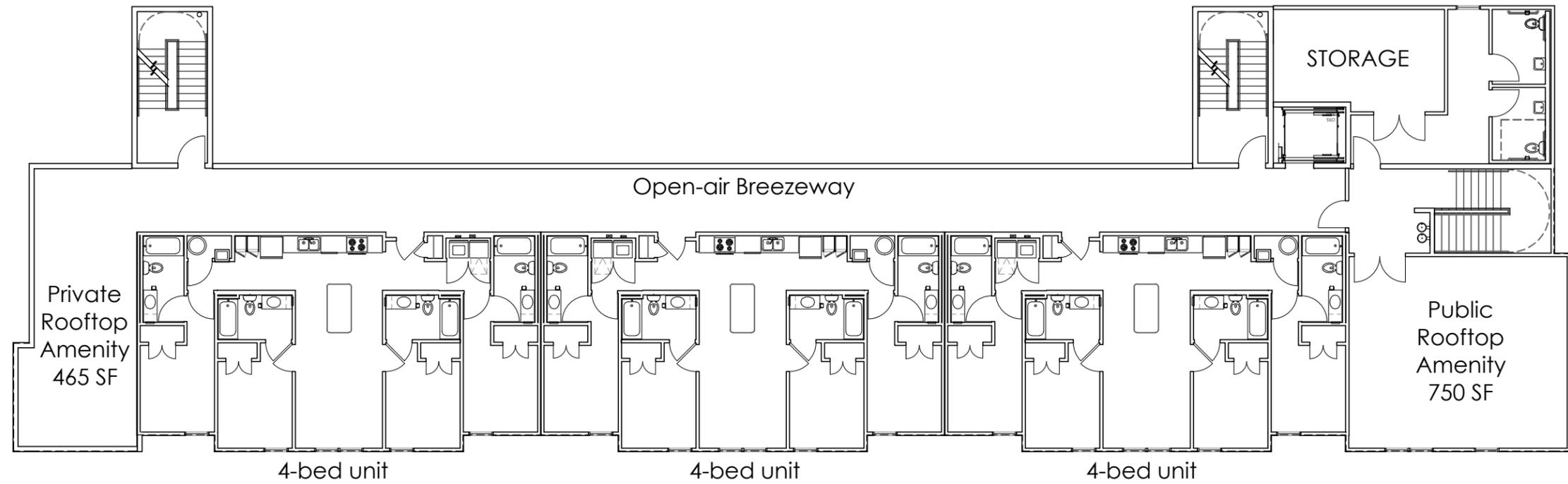
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LEVEL 2
SCALE: 1/16" = 1'-0"

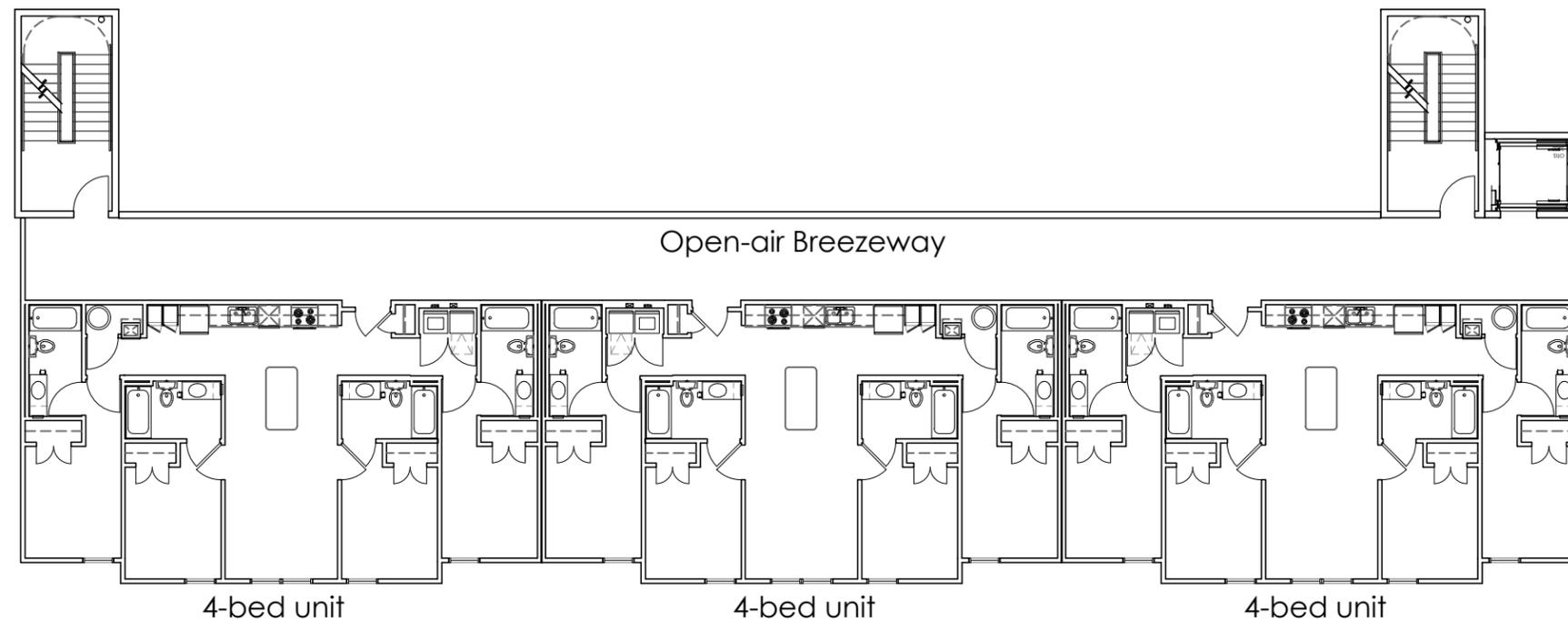
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LEVEL 3
SCALE: 1/16" = 1'-0"

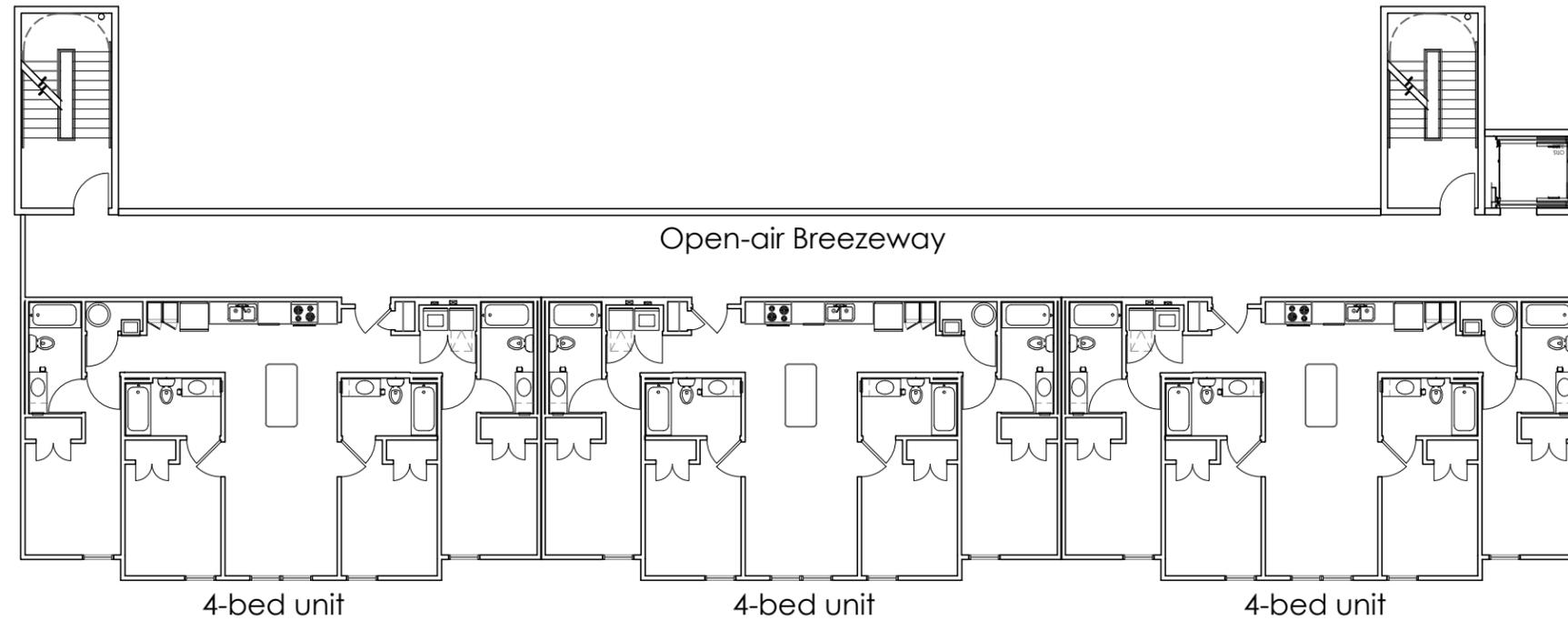
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LEVEL 4
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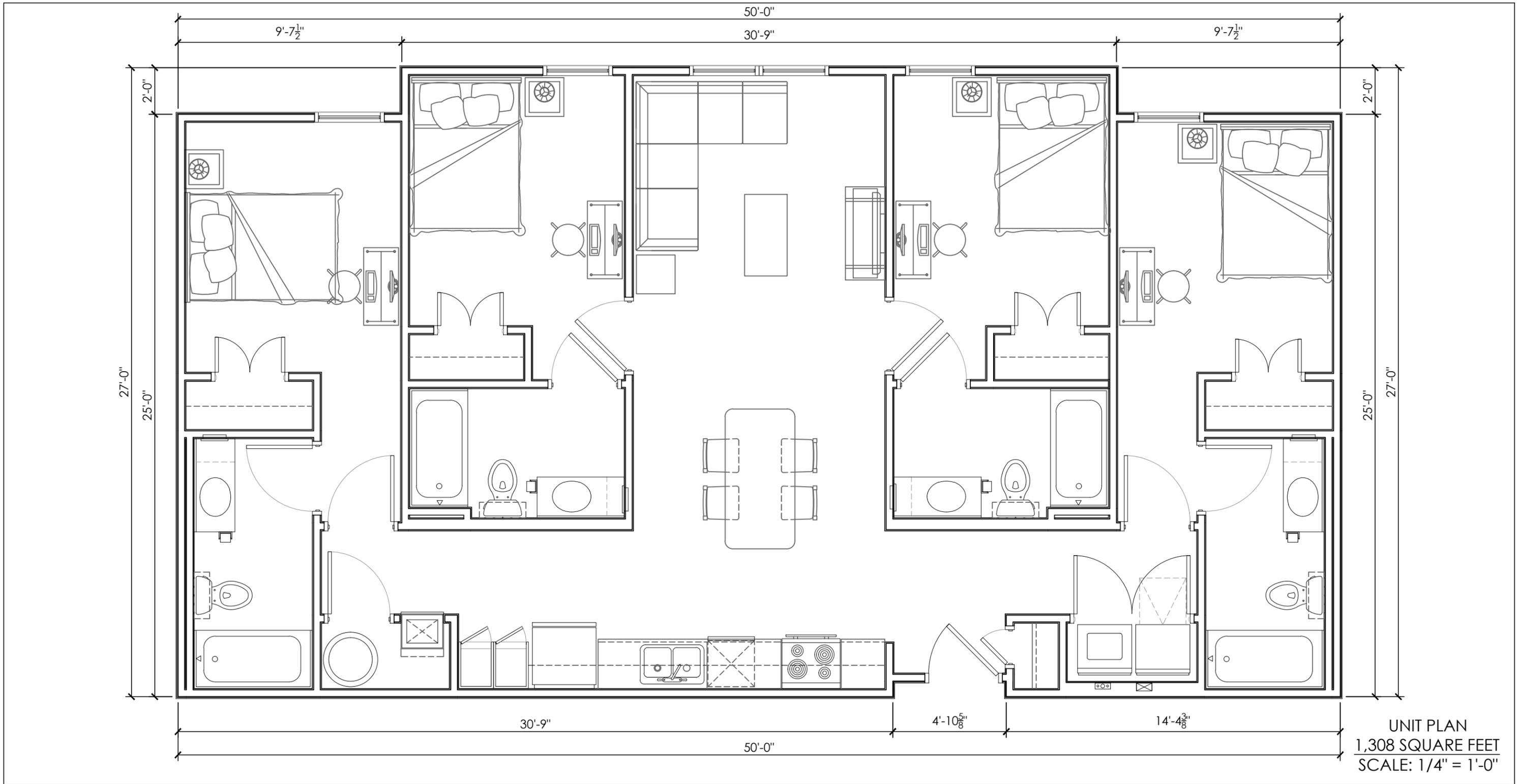
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SOUTH ELEVATION
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SOUTH ELEVATION
NOT TO SCALE

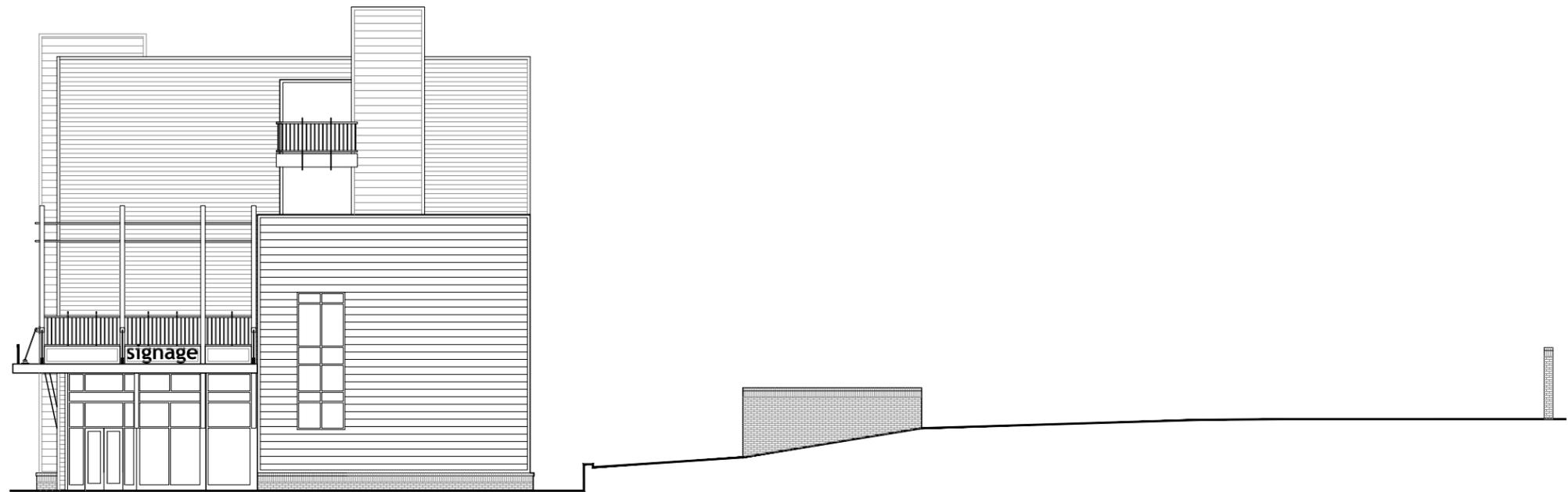
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EAST ELEVATION
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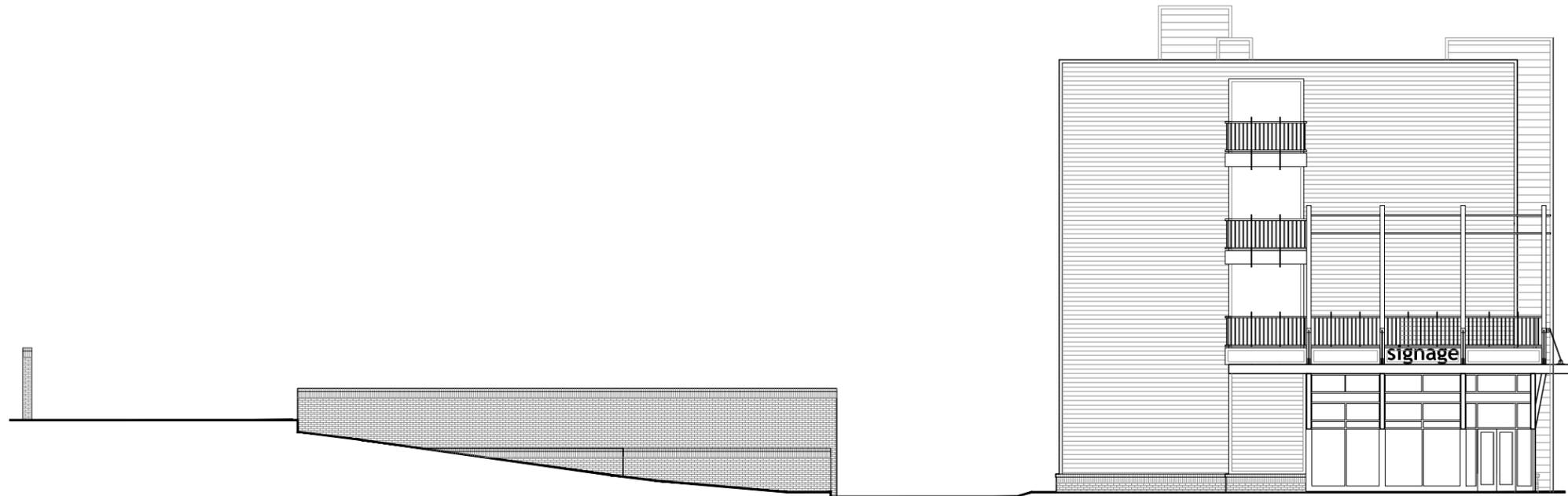
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WEST ELEVATION
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NORTH ELEVATION
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