

						
4/12/2016 CLEMSON MIXED USE Student Apartments near Clemson University						
BUILDING DATA 4-story Type VA - NFPA 13R system						
UNIT TYPE	#Beds/#Baths	Size in Net HSF	# Units	# of Beds	Total Net HSF	
B1	2/2	821	3	6	2,463	
D1	4/4	1,396	9	36	12,564	
TOTALS			12	42	15,027	
			Unit Avg. - SF/Unit		1,252	
			Bedroom Avg. - SF/Bed		358	
UNIT MIX						
	# Beds	Bed %	# Units	Unit %		
B1 UNIT	6	14.29%	3	25.00%		
D1 UNIT	36	85.71%	9	75.00%		
	42	100.00%	12	100.00%		
SITE PARKING DATA						
ROOFTOP AMENITY	574 GSF					
COMMERCIAL SHELL SPACE	6,108 GSF					
BIKE PARKING REQ. TOTAL	11 SPACES					
BIKE PARKING PROVIDED TOTAL	16 SPACES					
RESIDENTIAL REQ. PARKING TOTAL	42 SPACES					
RESIDENTIAL PROVIDED PARKING TOTAL	44 SPACES					
COMMERCIAL REQ. PARKING TOTAL	21 SPACES					
COMMERCIAL PROVIDED PARKING TOTAL	21 SPACES					
PARKING RATIO	1.05 SP. PER BED		3.50 SP. PER UNIT			

PROJECT DESCRIPTION

- LOCATION: 189 OLD GREENVILLE HWY, CLEMSON, SC
- 4-STORY MIXED-USE BUILDING
 - LEVEL 1 - COMMERCIAL 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 12 UNITS (42 BEDROOMS)
- 6,108 SF OF COMMERCIAL RETAIL SPACE ALONG OLD GREENVILLE HWY
- THERE ARE 2 DEDICATED PLAZAS FOR PUBLIC USE OUTSIDE THE LEVEL 1 COMMERCIAL AREAS
- THE PARKING ENTRY IS OFF HILLCREST AVENUE
- THERE IS 1 ELEVATOR, AND TWO STAIRS

DEVELOPMENT TEAM

Developer WILLIAM MARKWELL
3414 PEACHTREE RD, NE SUITE 250
ATLANTA, GA 30326
404.491.9707
Contact: ZACK MARKWELL

DESIGN TEAM

Architect BSB DESIGN
1616 CAMDEN RD, SUITE 250
CHARLOTTE, NC 28203
704.467.8212
Contact: JEREMY WHITE

SHEET INDEX

DRAWING TITLE		DATE - ISSUE	BAR SUBMISSION
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A3	SITE ZONING		●
A4	LEVEL 1 BUILDING PLAN		●
A5	LEVEL 2 BUILDING PLAN		●
A6	LEVELS 3 & 4 BUILDING PLAN		●
A7	UNIT FLOOR PLAN - 4 BED		●
A8	UNIT FLOOR PLAN - 2 BED		●
A9	SITE SECTION		●
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A22	COLORS & MATERIALS		●



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CLEMSON, SC

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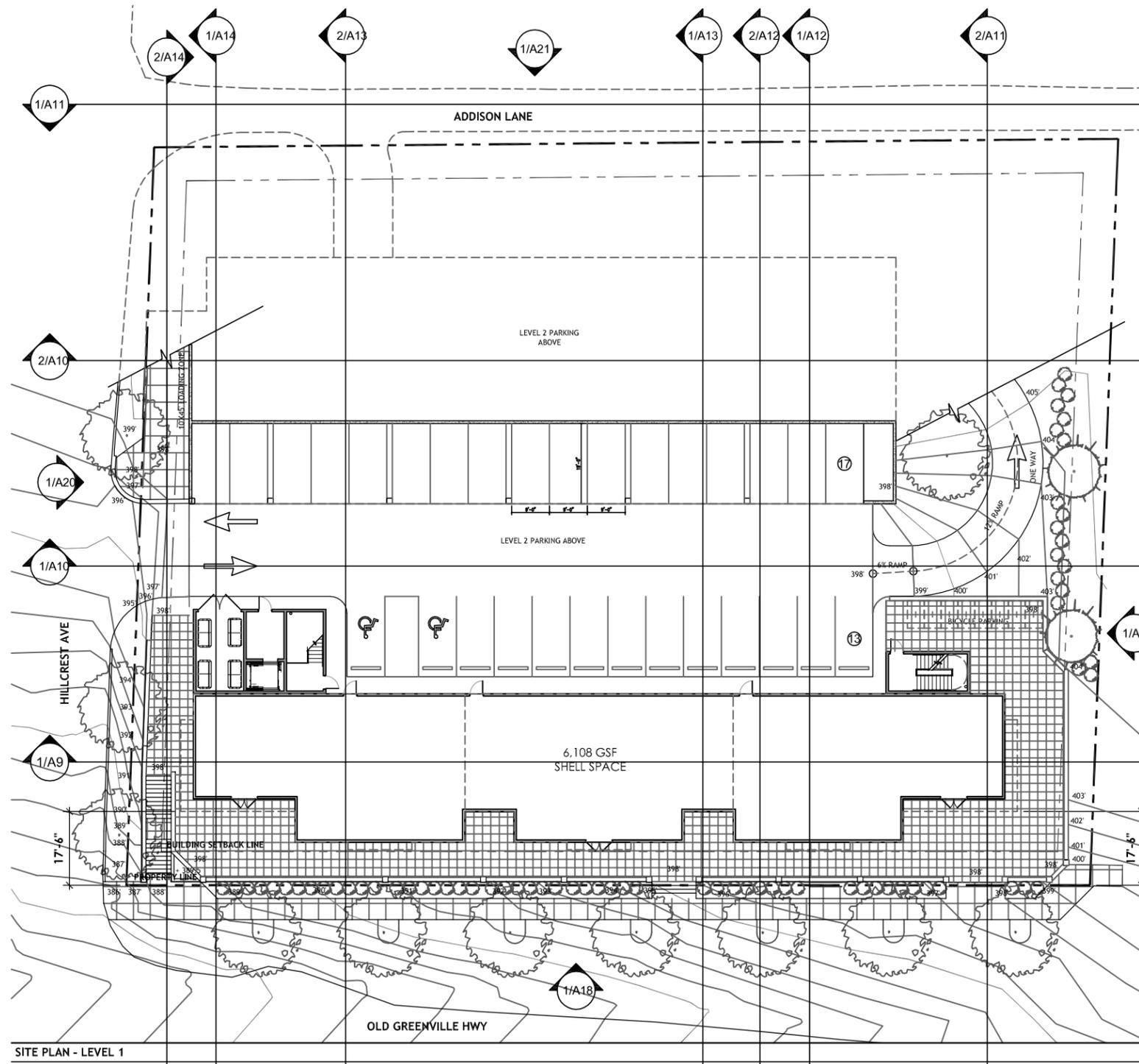
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ARCHITECTURAL SITE PLAN
 LOWER LEVEL
 SCALE: 1/32" = 1'-0"

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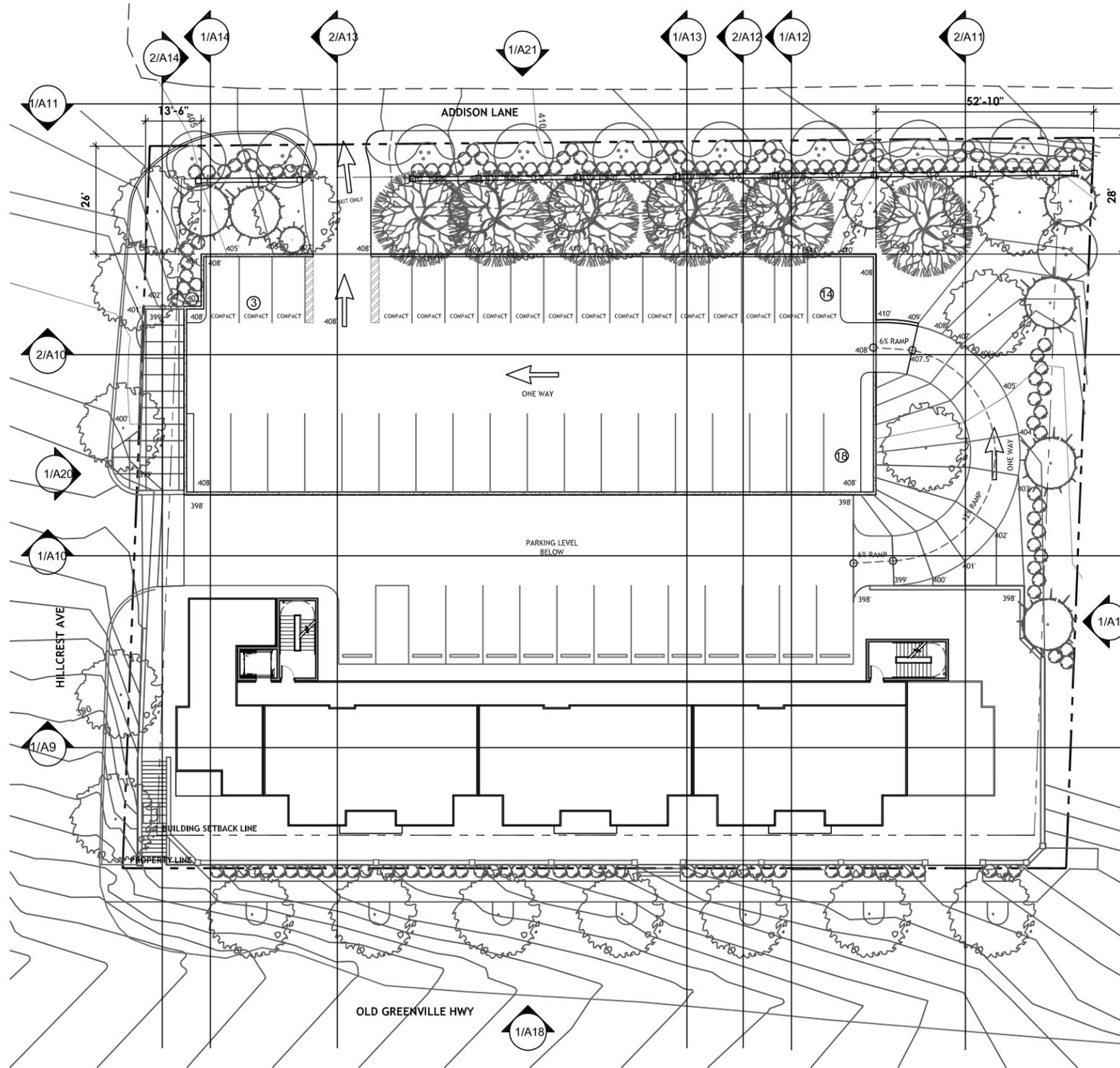
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ARCHITECTURAL SITE PLAN
 UPPER LEVEL
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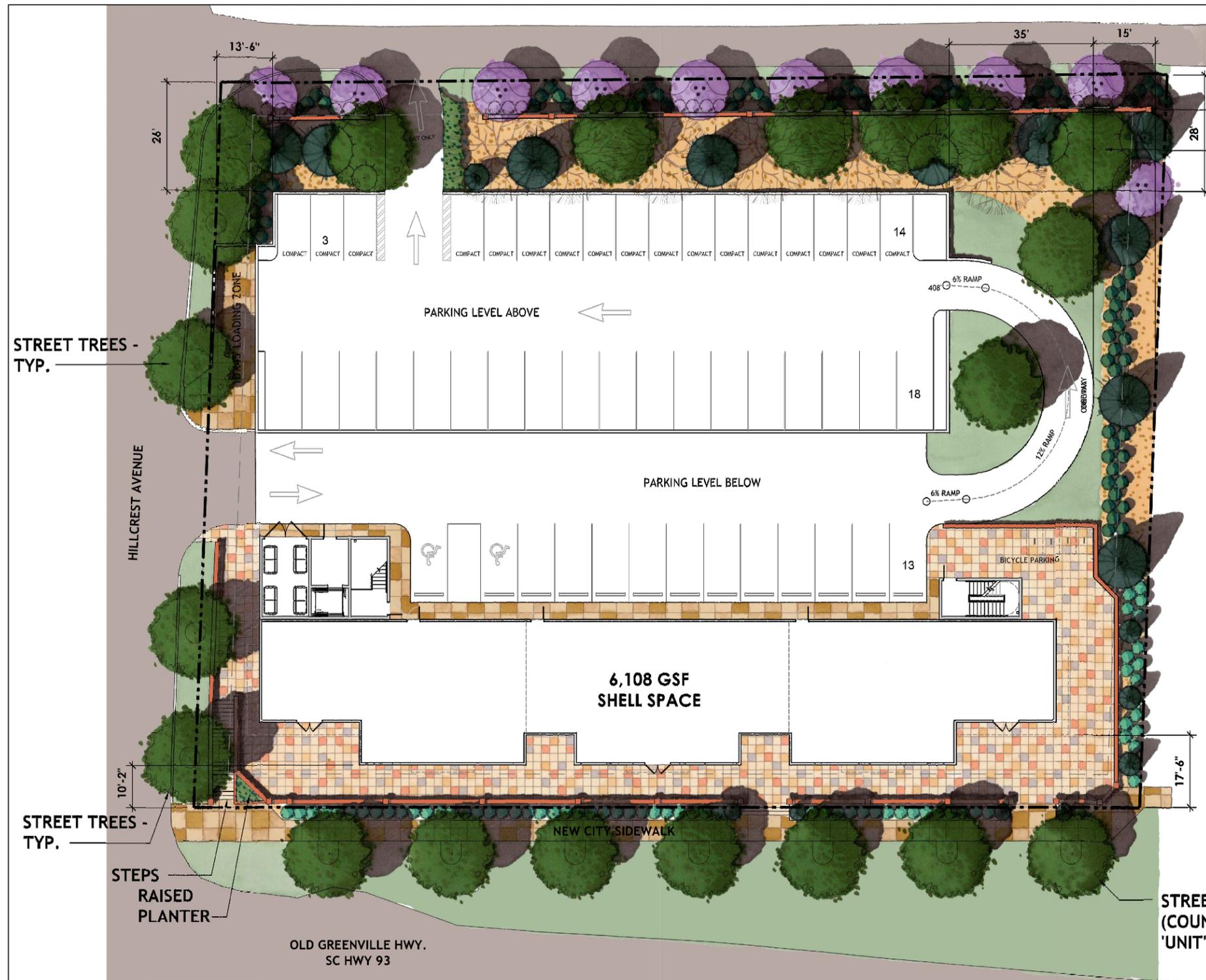
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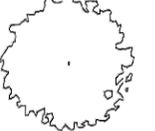
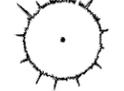
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8' TALL BRICK SCREEN WALL
 25' TYPE 'E' BUFFER
 20 UPPERSTORY TREES
 10 UNDERSTORY TREES
 60 SHRUBS
 8' TALL MASONRY WALL

PLANT LEGEND FOR BUFFER

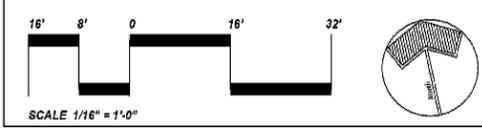
-  EXISTING TREE TO REMAIN (6)
(COUNT TOWARDS ONE (1) UPPERSTORY TREE)
-  ARMSTRONG MAPLE
(UPPERSTORY TREE)
-  JAPANESE CRYPTOMERIA
(UPPERSTORY TREE)
-  CRAPE MYRTLE
(UNDERSTORY TREE)
-  RUBY LOROPETALUM
AND
FRAGRANT SWEET BOX
(SHRUB)

STREET TREES - TYP.

STREET TREES - TYP.

STEPS
RAISED
PLANTER

STREET TREES - TYP.
(COUNT TOWARD REQUIRED
'UNIT' TREES - 10 NEEDED)



SITE ZONING PLAN
SCALE: 1/32" = 1'-0"

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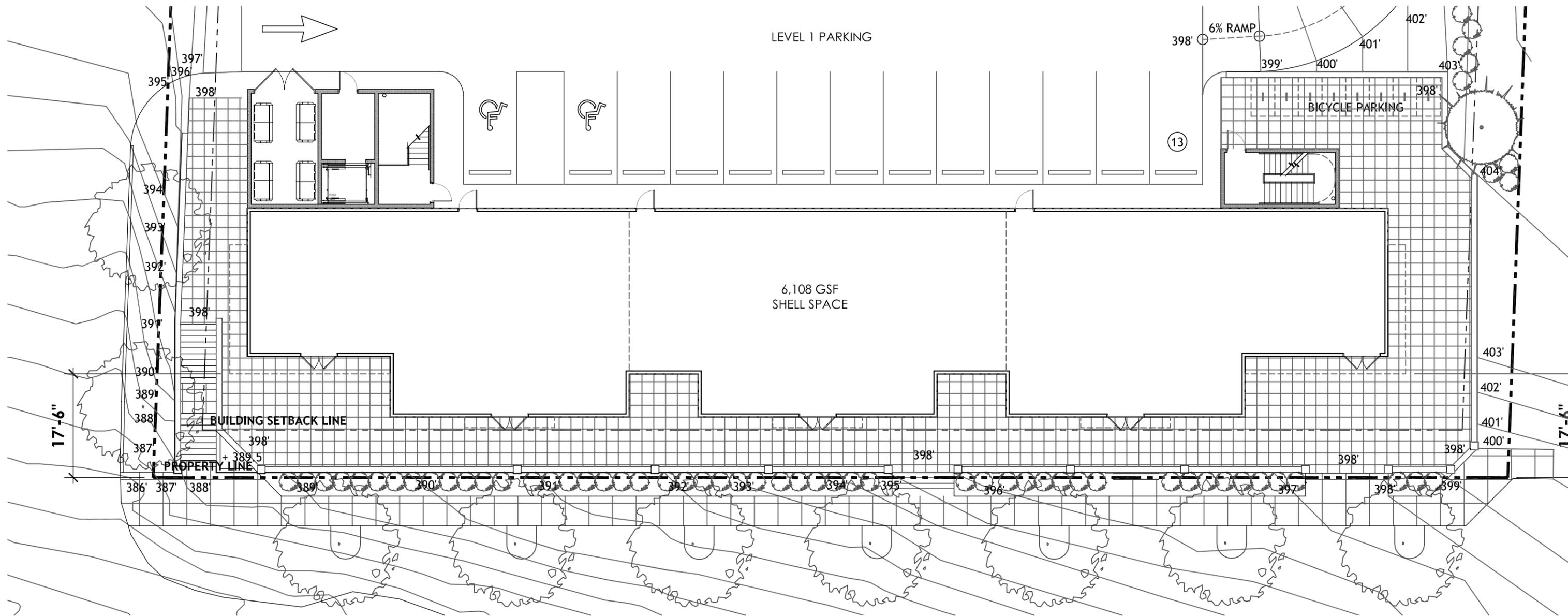
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LEVEL 1
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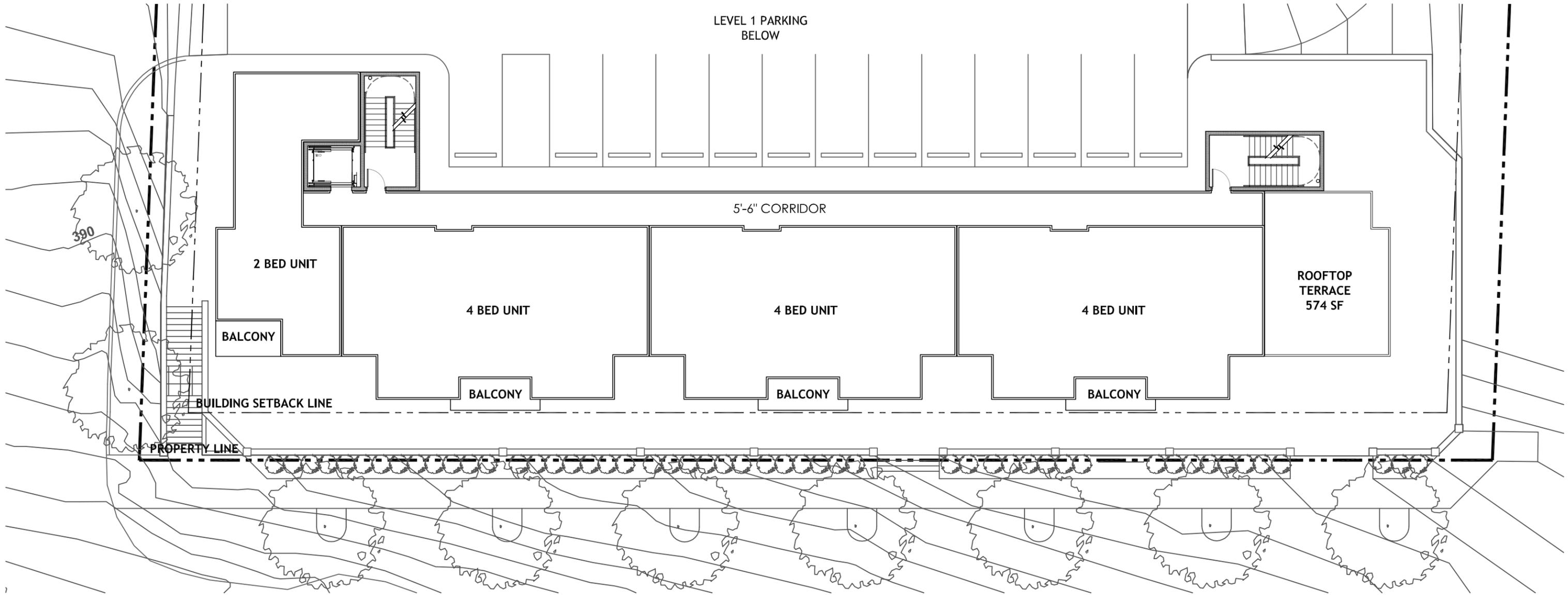
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LEVEL 2
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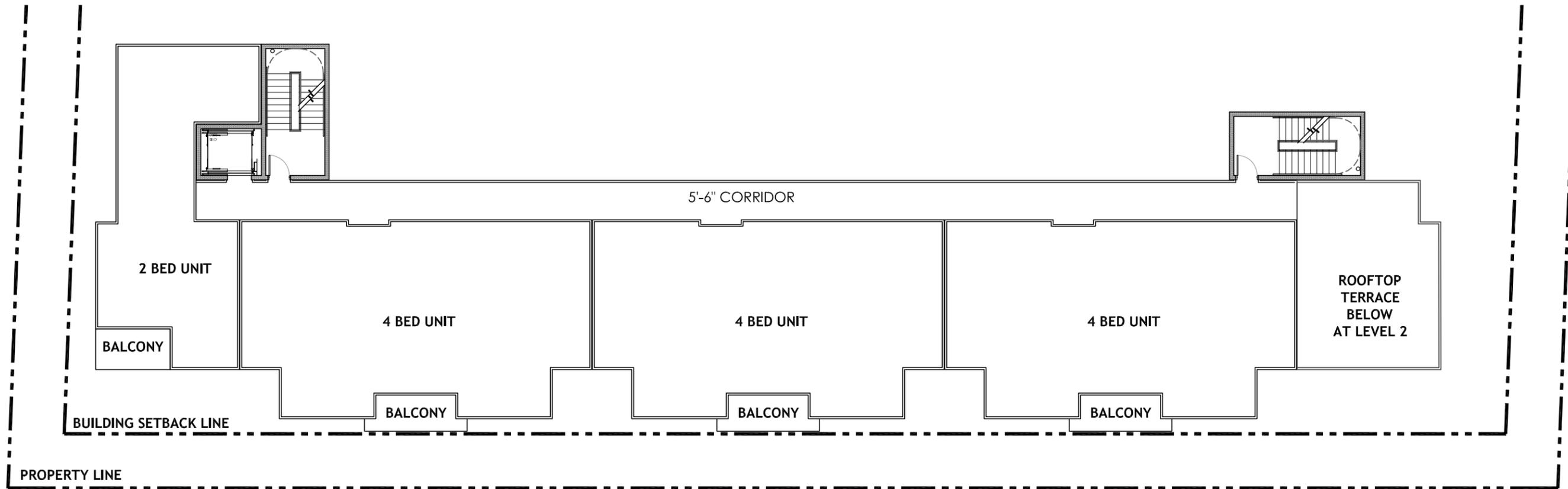
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LEVELS 3 & 4
SCALE: 1/32" = 1'-0"

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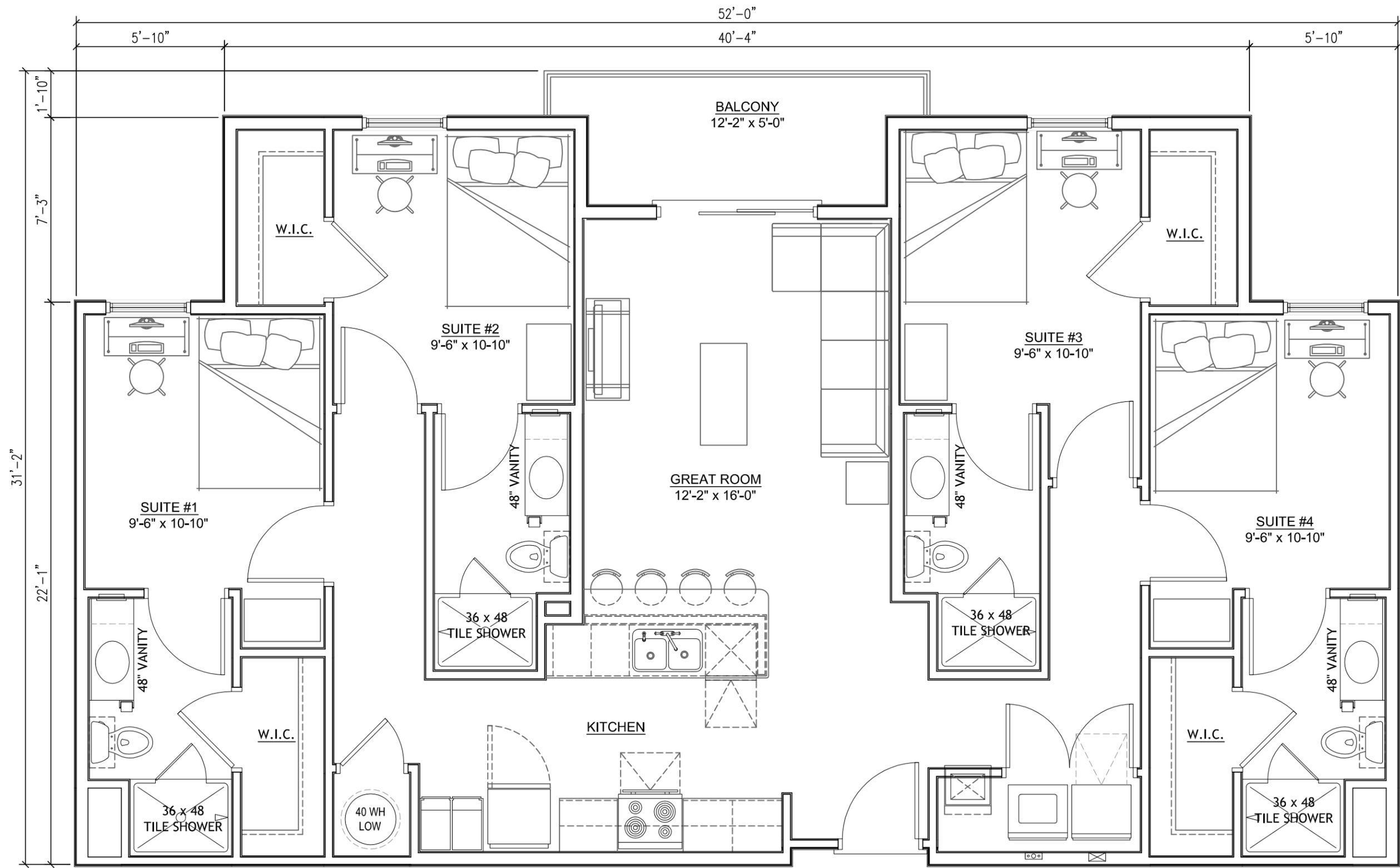
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UNIT PLAN
 1,396 SQUARE FEET
 SCALE: 1/4" = 1'-0"

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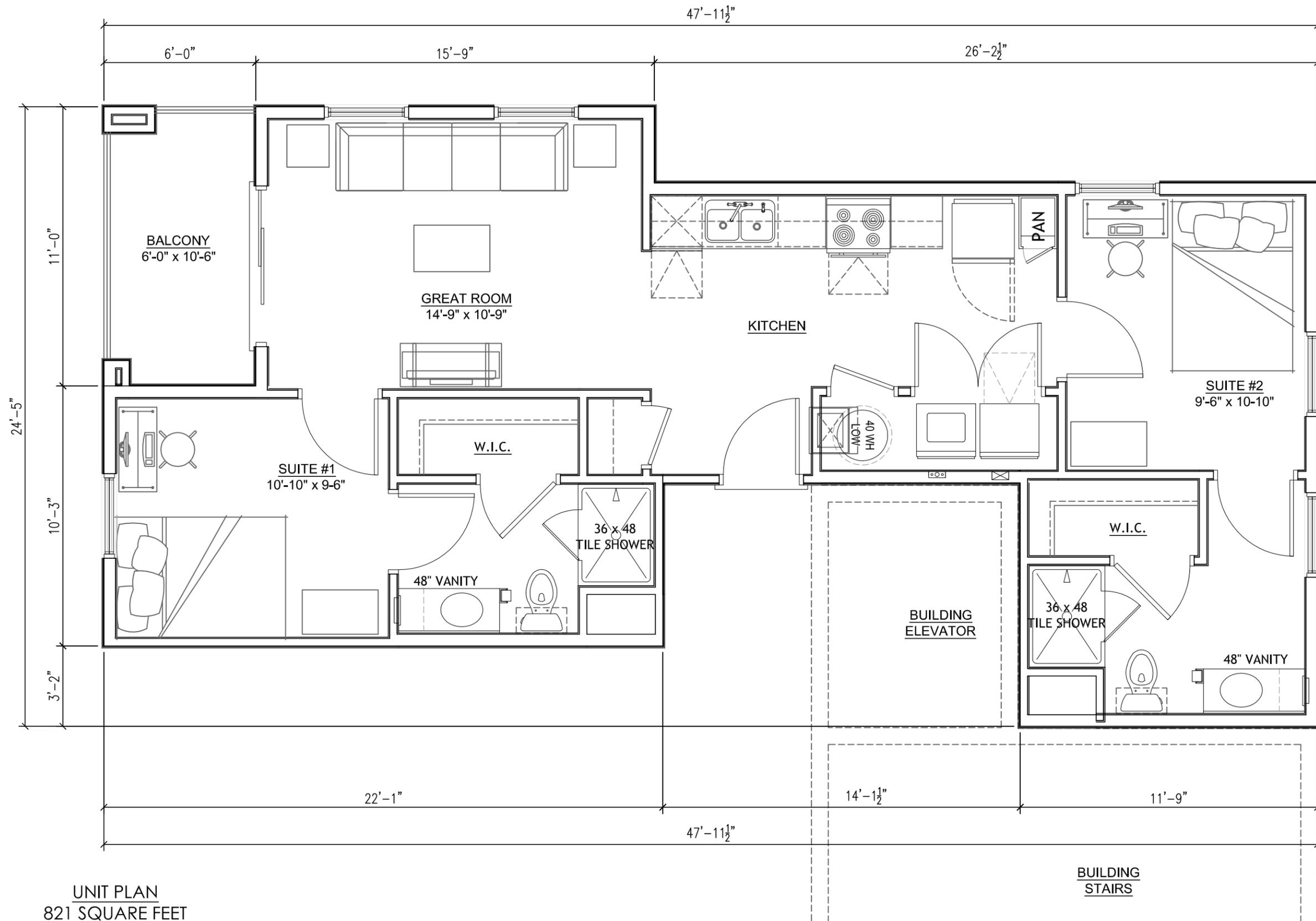
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UNIT PLAN
821 SQUARE FEET
SCALE: 1/4" = 1'-0"

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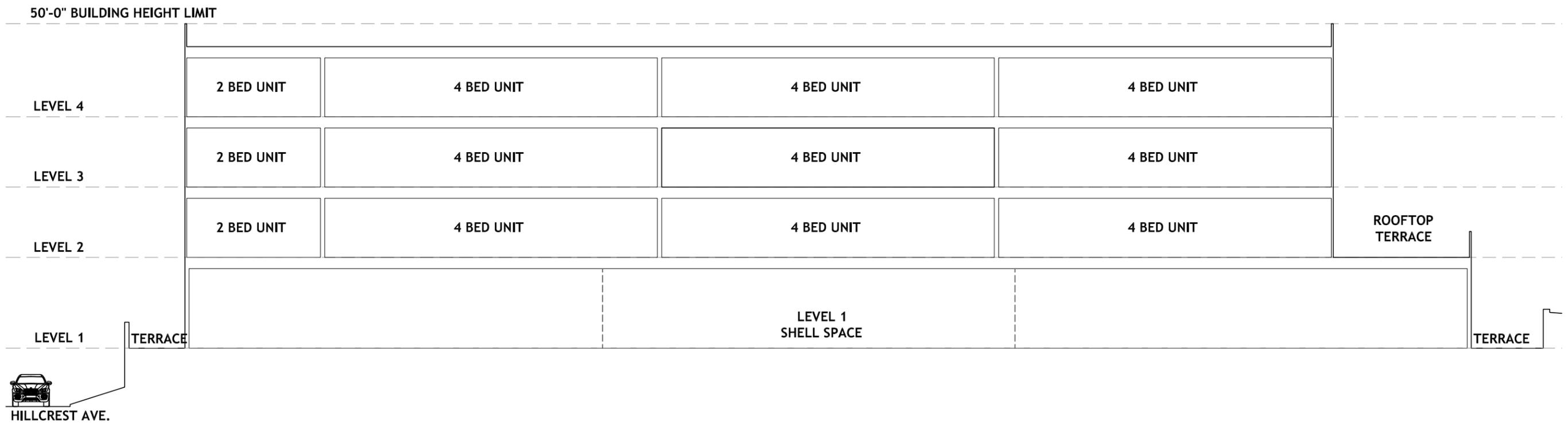
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SITE SECTION
SCALE: 1/16" = 1'-0"

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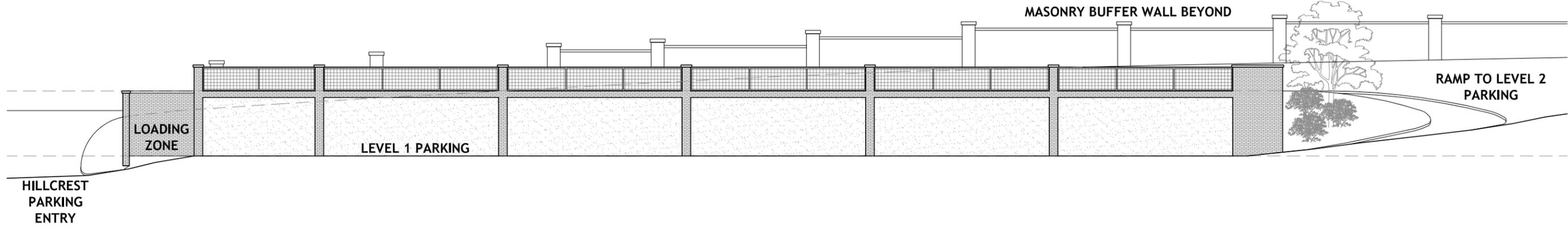
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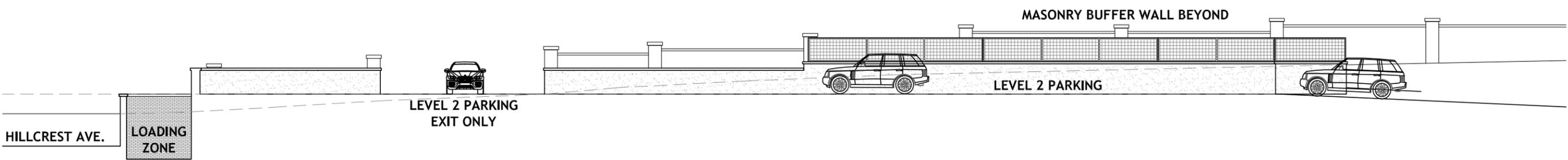
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SITE SECTION 10.1
SCALE: 1/16" = 1'-0"



SITE SECTION 10.2
SCALE: 1/16" = 1'-0"

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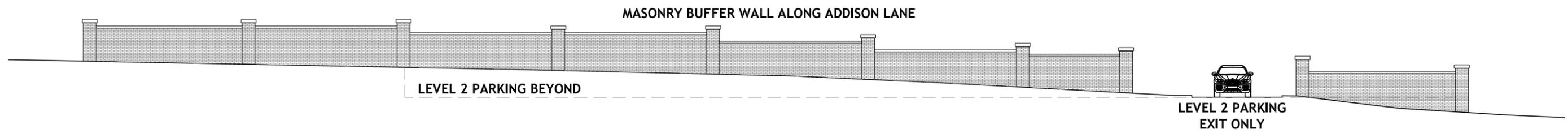
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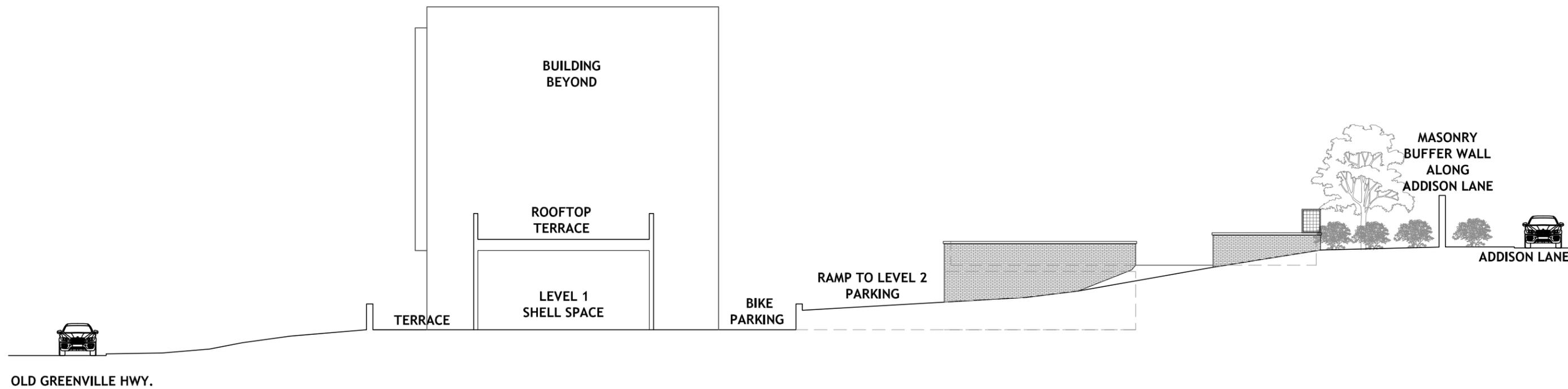
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SITE SECTION 11.1
SCALE: 1/16" = 1'-0"



SITE SECTION 11.2
SCALE: 1/16" = 1'-0"

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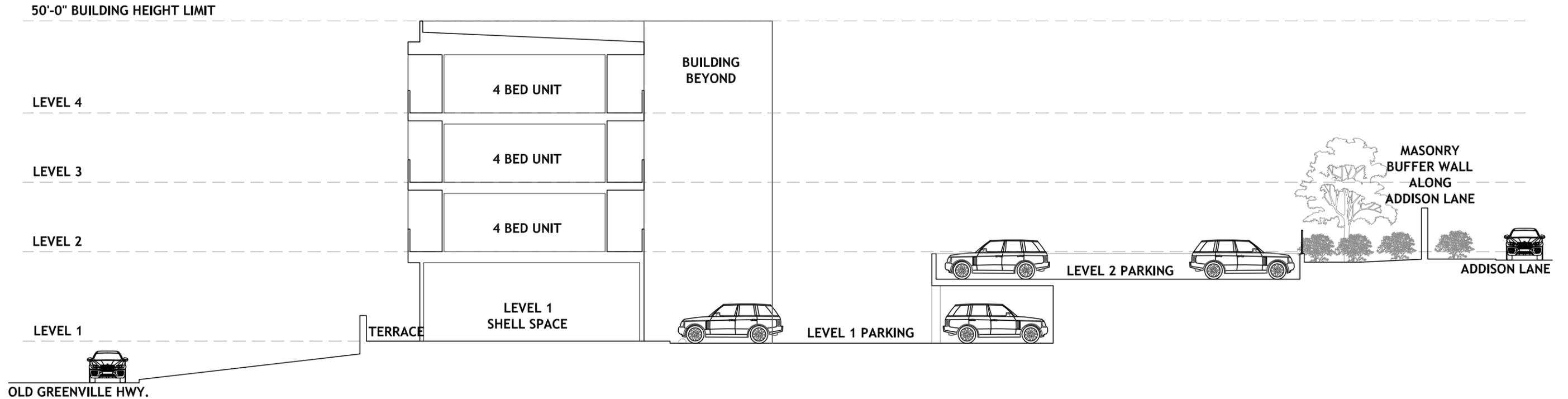
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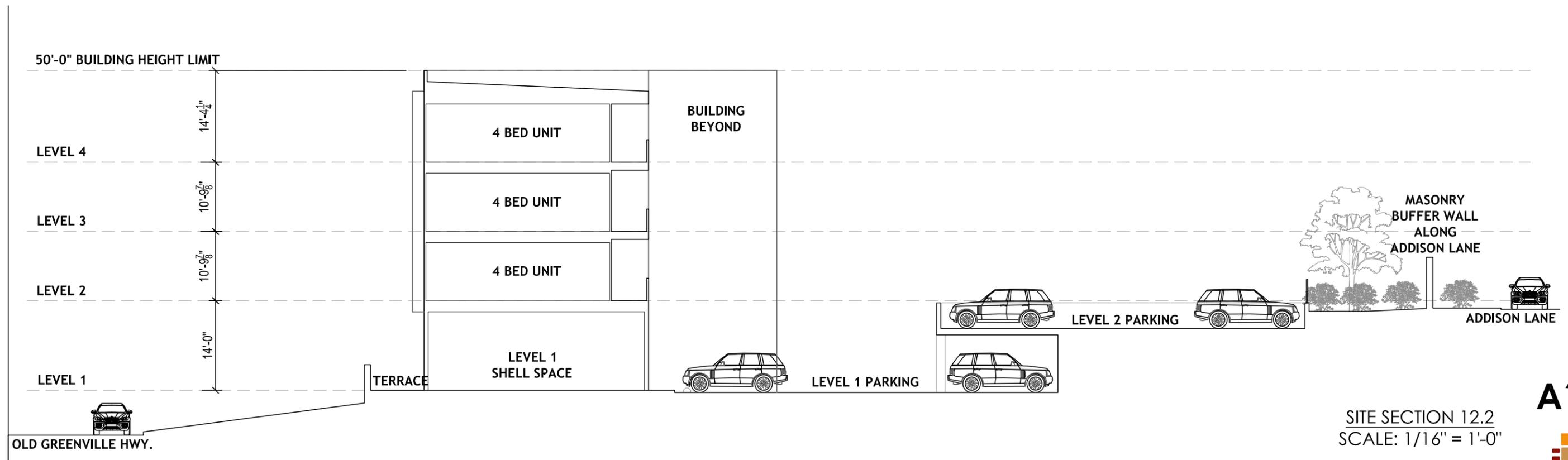
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SITE SECTION 12.1
SCALE: 1/16" = 1'-0"



SITE SECTION 12.2
SCALE: 1/16" = 1'-0"

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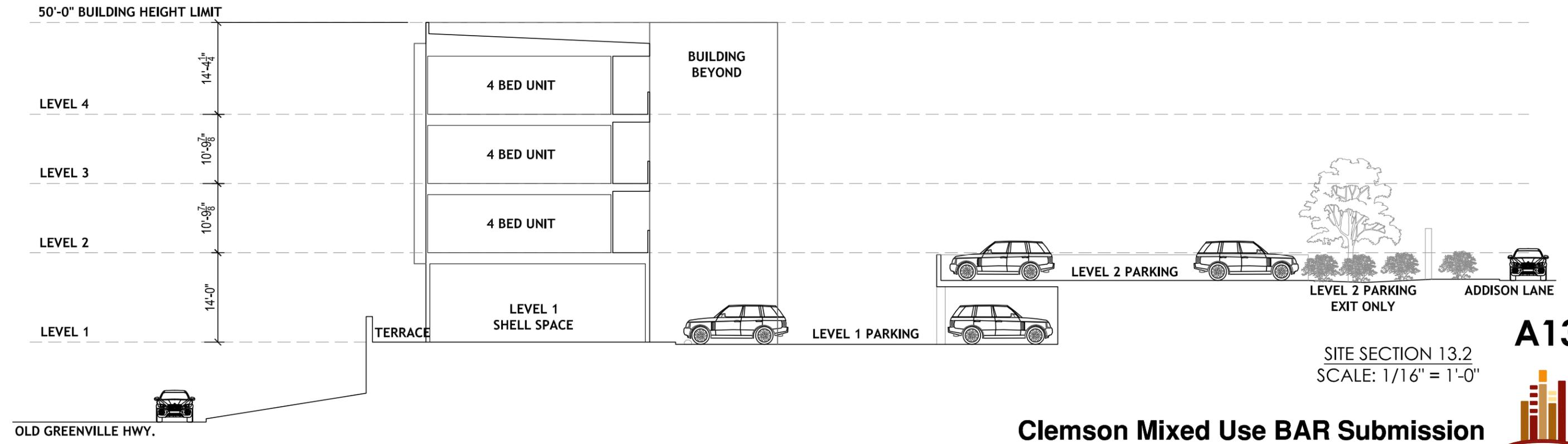
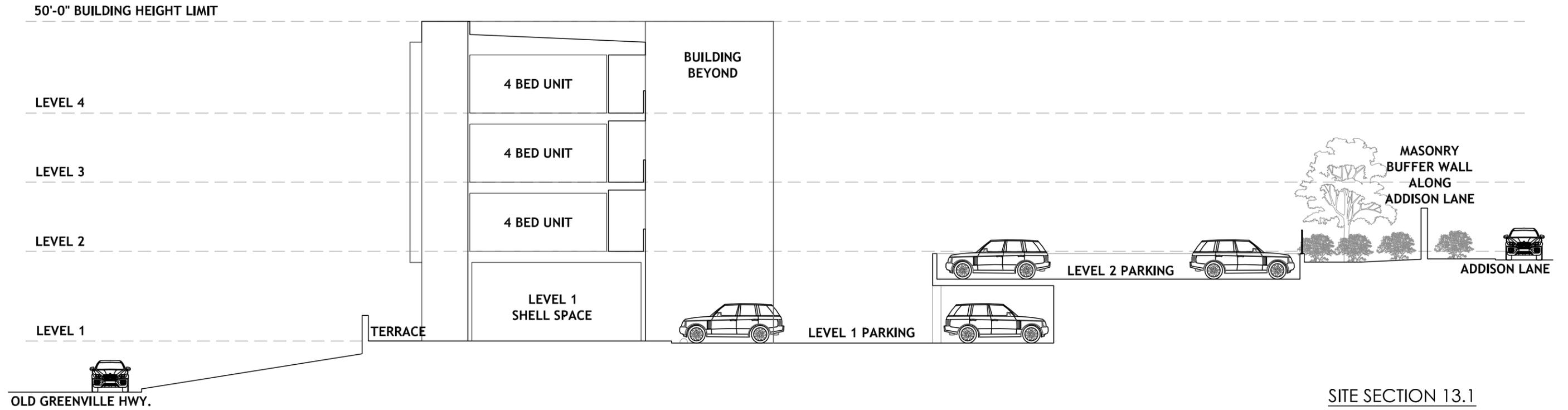
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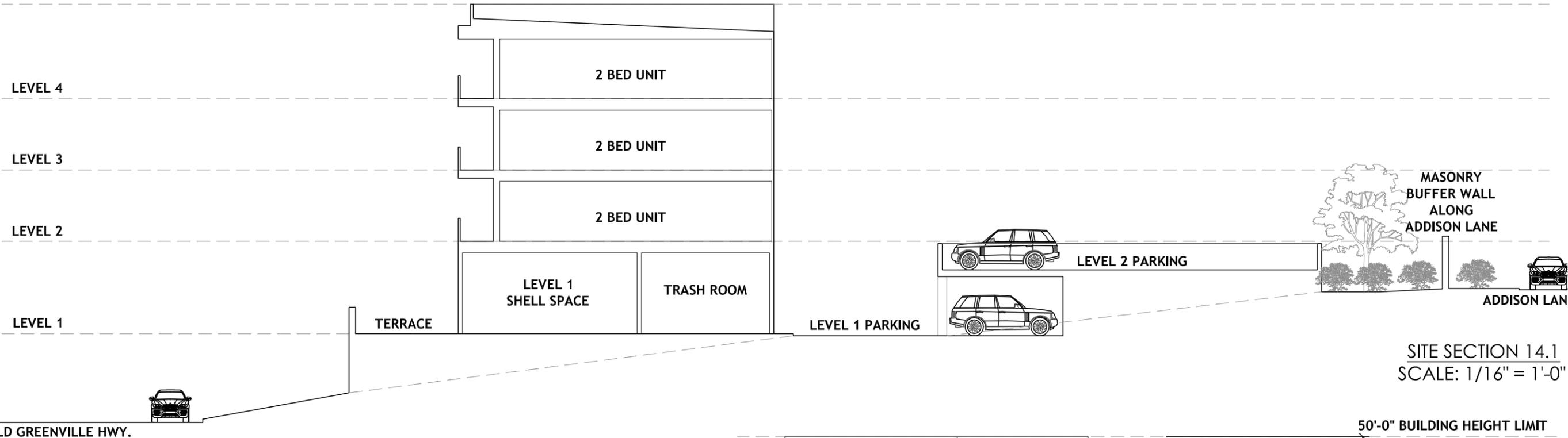
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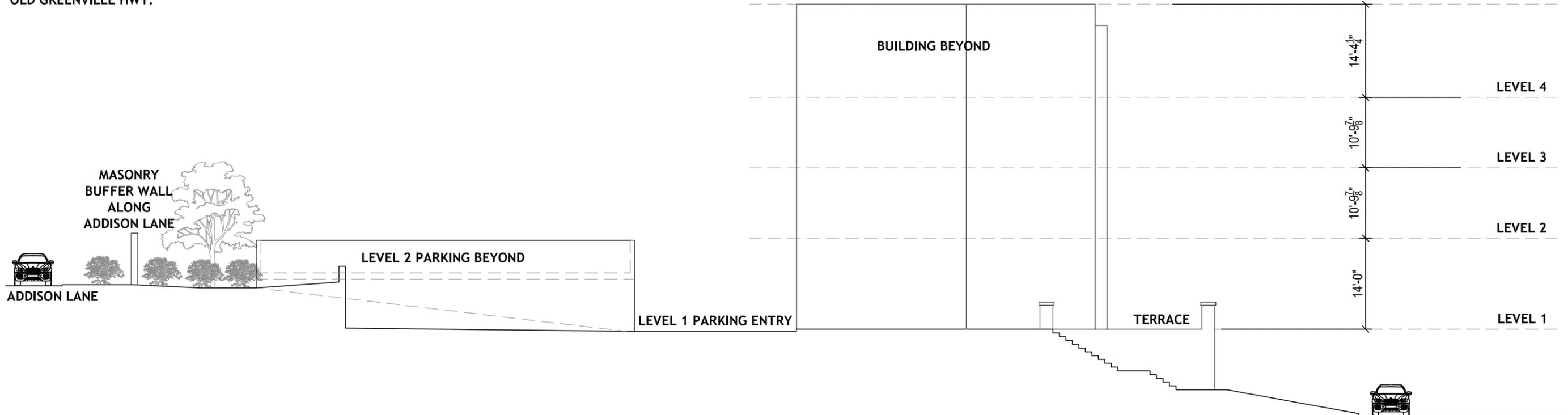


50'-0" BUILDING HEIGHT LIMIT



SITE SECTION 14.1
SCALE: 1/16" = 1'-0"

50'-0" BUILDING HEIGHT LIMIT



SITE SECTION 14.2
SCALE: 1/16" = 1'-0"

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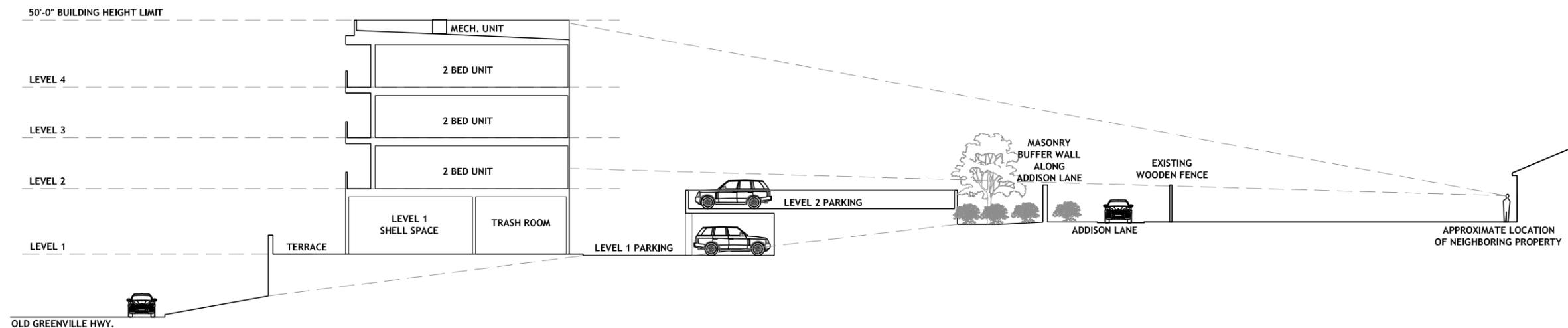
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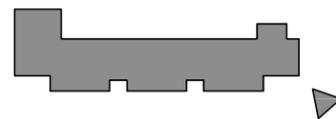
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LINE OF SIGHT



A16



SOUTHEAST PERSPECTIVE

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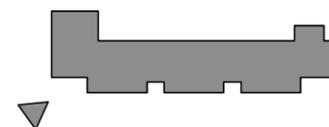
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SOUTHWEST PERSPECTIVE

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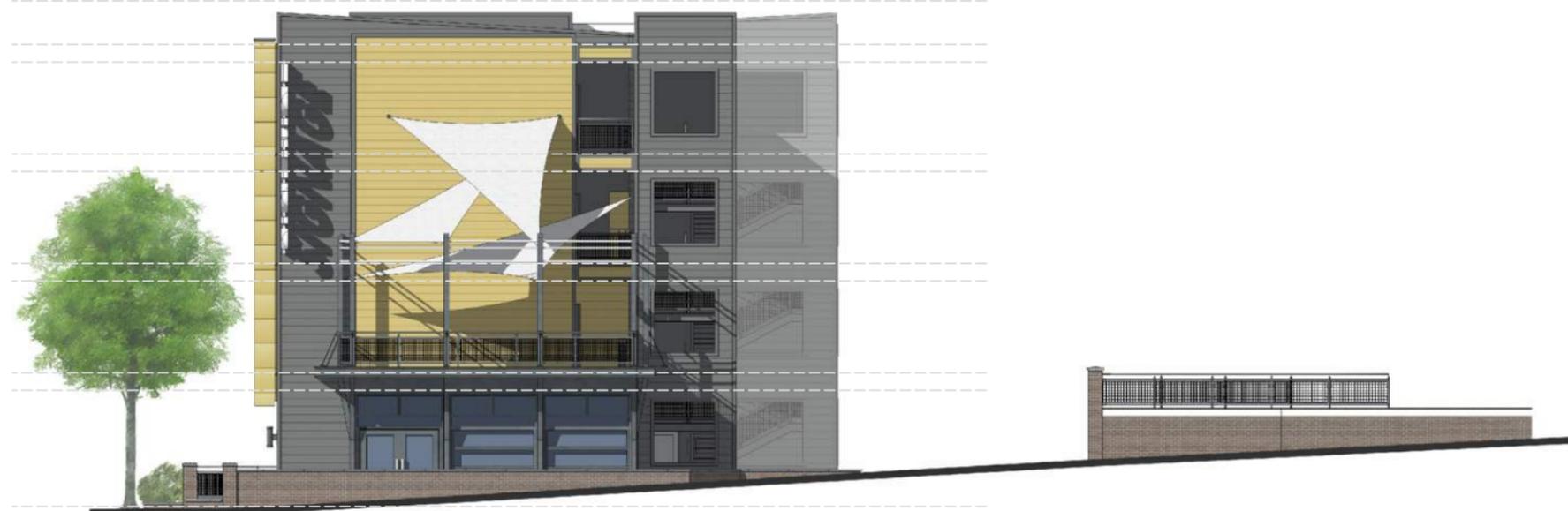
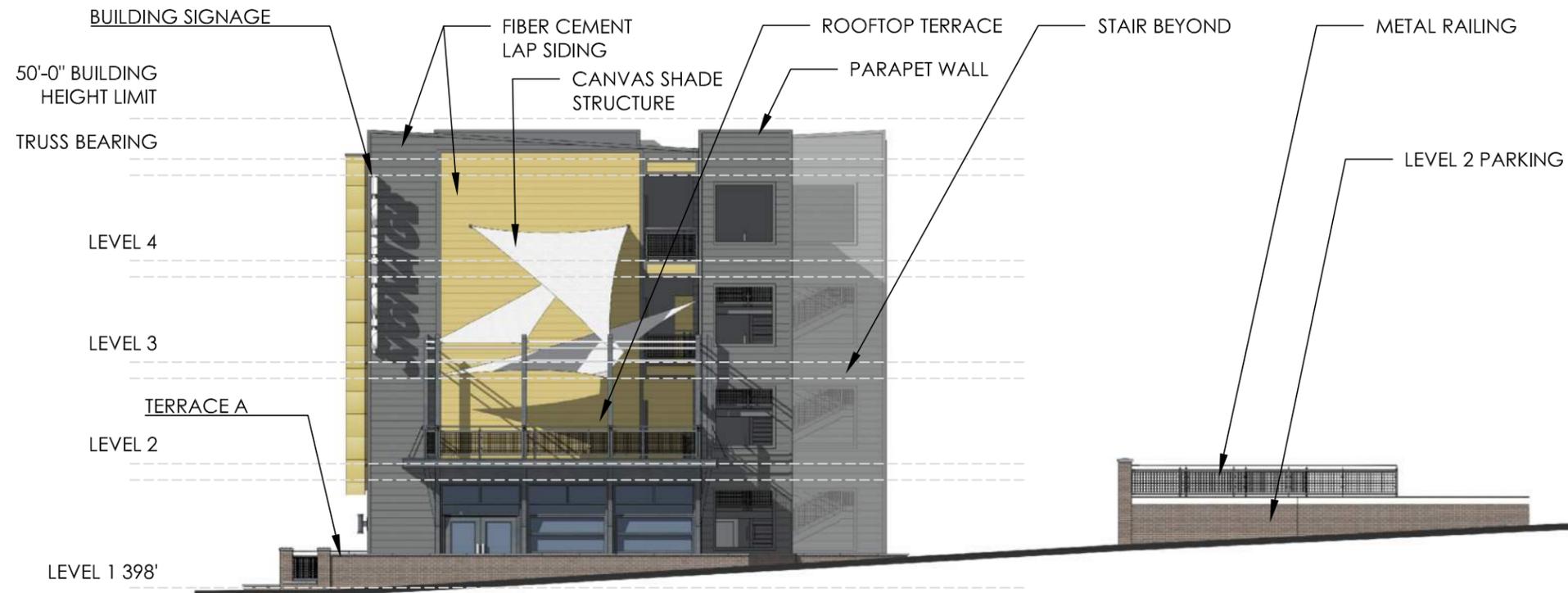


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EAST ELEVATION
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WEST ELEVATION
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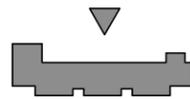
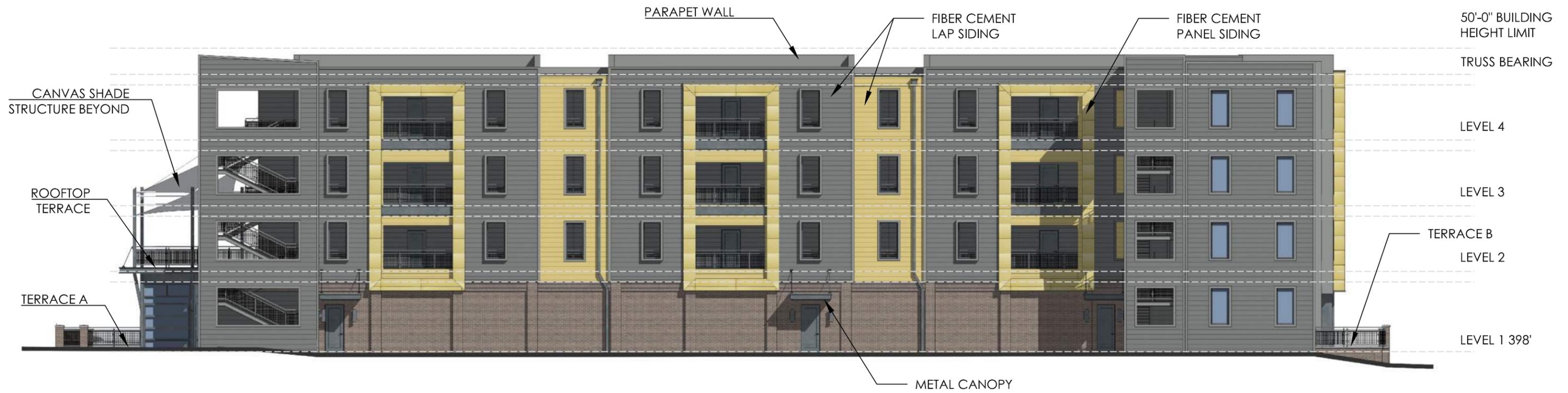
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NORTH ELEVATION
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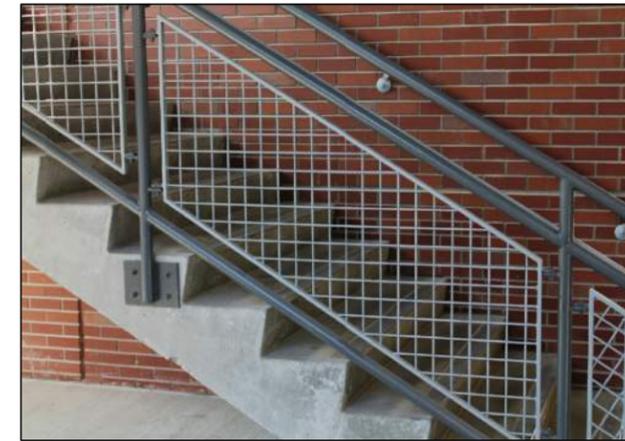




EXAMPLE OF BUILDING SIGNAGE



EXAMPLE OF BRICK VENEER



EXAMPLE OF METAL RAILING



EXAMPLE OF WINDOW DETAIL



EXAMPLE OF FIBER CEMENT PANEL



EXAMPLE OF EXTERIOR LIGHTING



EXAMPLE OF METAL CANOPY



EXAMPLE OF CANVAS SHADING STRUCTURES

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