

2/10/2015

Clemson Mixed-Use Residential Unit Mix

UNIT TYPE	#Beds/ #Baths	Size in Net HSF	# Units	# of Beds	# of Tenants	Total Net HSF
A1	1/1	627	2	2	4	1,254
B1	2/2	1,009	2	4	8	2,018
B2	2/2	1,026	4	8	12	4,104
B3	2/2	1,037	2	4	8	2,074
B4	2/2	1,040	11	22	44	11,440
B5	2/2	1,064	1	2	4	1,064
D1	4/4	1,461	2	8	8	2,922
D2	4/4	1,476	4	16	16	5,904
TOTALS			28	66	104	30,780
			Unit Avg. - SF/Unit			1,099

TYPE	Size in Net HSF
COMMERCIAL A	5,051
COMMERCIAL B	1,412
TERRACE A	955
TERRACE B	1,786
LEVEL 3 TERRACE	3,670

PARKING COUNT			
PARKING DECK (2 Tiers)		91	SPACES
APTS		66	SPACES
PARKING RATIO	66 BEDS	1.000	SP/BED
COMMERCIAL/VISITOR		25	SPACES

Unit Type	# of units	% units	% beds
1 Bed	2	7.1%	3.0%
2 Bed	20	71.4%	60.6%
4 Bed	6	21.4%	36.4%
Totals	28	100.0%	100.0%



PROJECT DESCRIPTION

- LOCATION: 189 OLD GREENVILLE HWY, CLEMSON, SC
- 4-STORY MIXED-USE BUILDING
 - LEVEL 1 - COMMERCIAL SPACE (DOUBLE HEIGHT SPACE)
 - LEVEL 2 - STRUCTURED PARKING
 - LEVEL 3 - APARTMENTS, FITNESS, STUDY ROOM, AMENITY TERRACE
 - LEVEL 4 - APARTMENTS
- LOCATED IN ARCHITECTURAL DISTRICT #6
- ZONED 'CM' FOR COMMERCIAL MIXED USE
- THERE ARE A TOTAL OF 28 UNITS (62 BEDROOMS)
- 6,463 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 STRUCTURE ENTRY IS OFF HILLCREST AVE. AT LEVEL 1
- THERE IS 1 ELEVATOR, A TRASH CHUTE, AND TWO STAIRS TO SERVE THE LIFE SAFETY

DEVELOPMENT TEAM

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

DESIGN TEAM

Architect ENTASIS DESIGN
5411 Village Dr. NW
Concord, NC 28027
704.550.2847
Contact: Jeremy White

SHEET INDEX

DRAWING TITLE	DATE / ISSUE	02-10-2015 BAR SUBMISSION		
GENERAL INFORMATION				
COVER SHEET	●			
LEVEL 1 BUILDING PLAN	●			
LEVEL 2 BUILDING PLAN	●			
LEVEL 3 BUILDING PLAN	●			
LEVEL 4 BUILDING PLAN	●			
UNIT FLOOR PLANS	●			
SOUTH ELEVATION	●			
EAST ELEVATION	●			
NORTH ELEVATION	●			
WEST ELEVATION	●			
SW CORNER PERSPECTIVE	●			
SE CORNER PERSPECTIVE	●			
BUILDING SECTIONS A & B	●			
BUILDING SECTIONS C & D	●			
BUILDING SECTIONS E & F	●			
LANDSCAPE PLAN	●			
SITE ZONING PLAN	●			

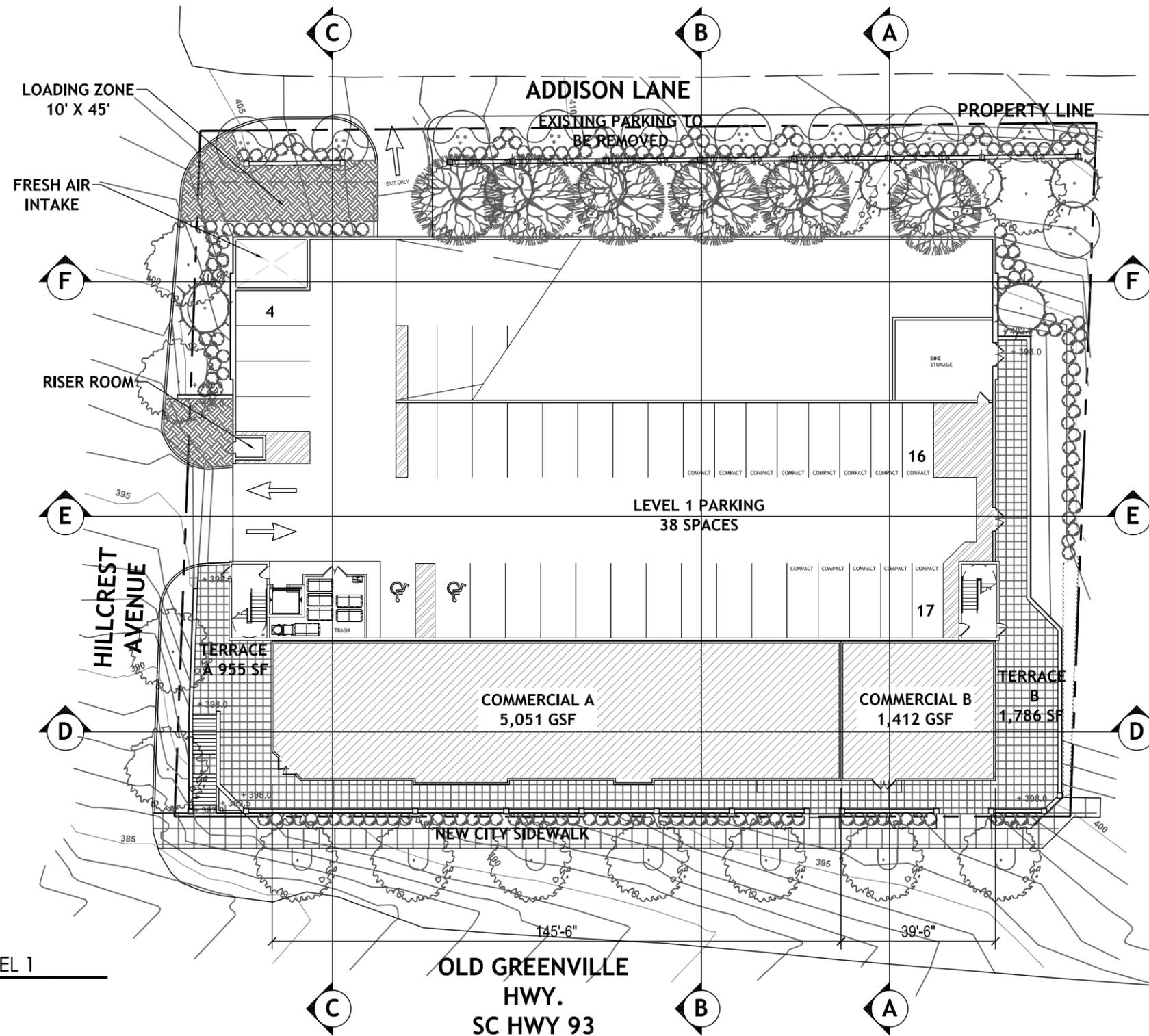


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CLEMSON, SC
17 FEBRUARY 2015

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1 BUILDING PLAN - LEVEL 1
1/32" = 1'-0"

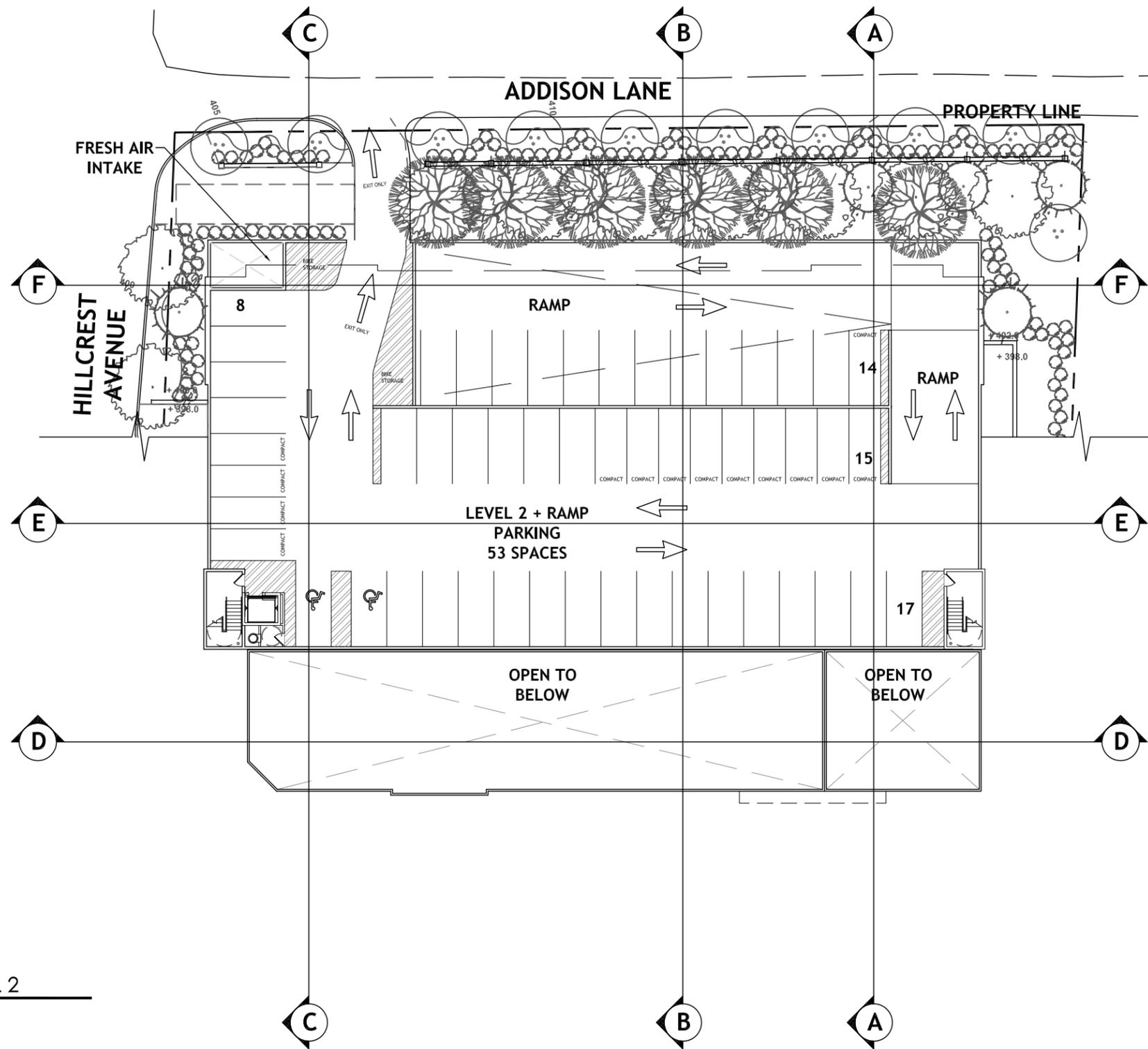
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1 BUILDING PLAN - LEVEL 2
 1/32" = 1'-0"

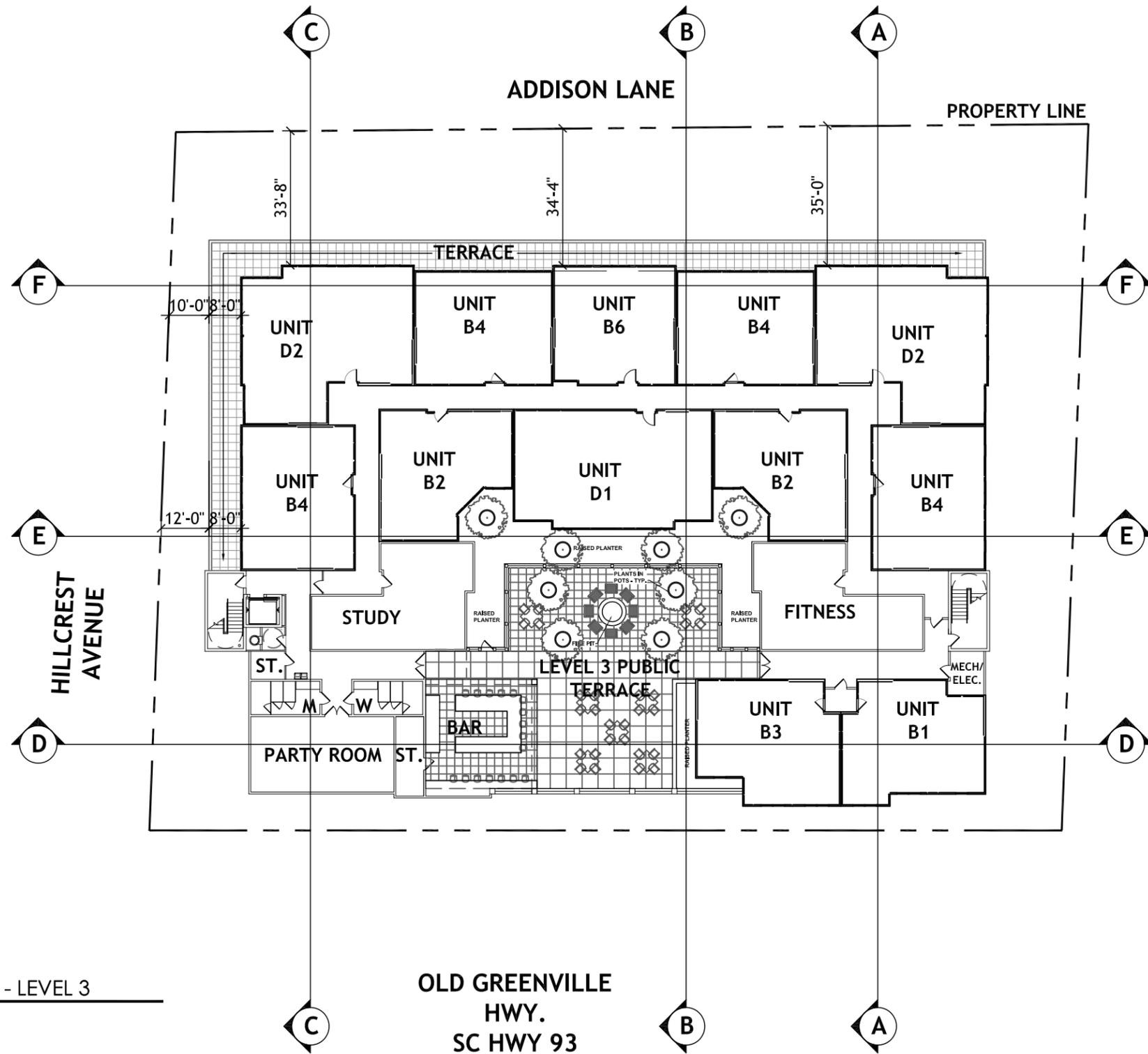
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1 BUILDING PLAN - LEVEL 3
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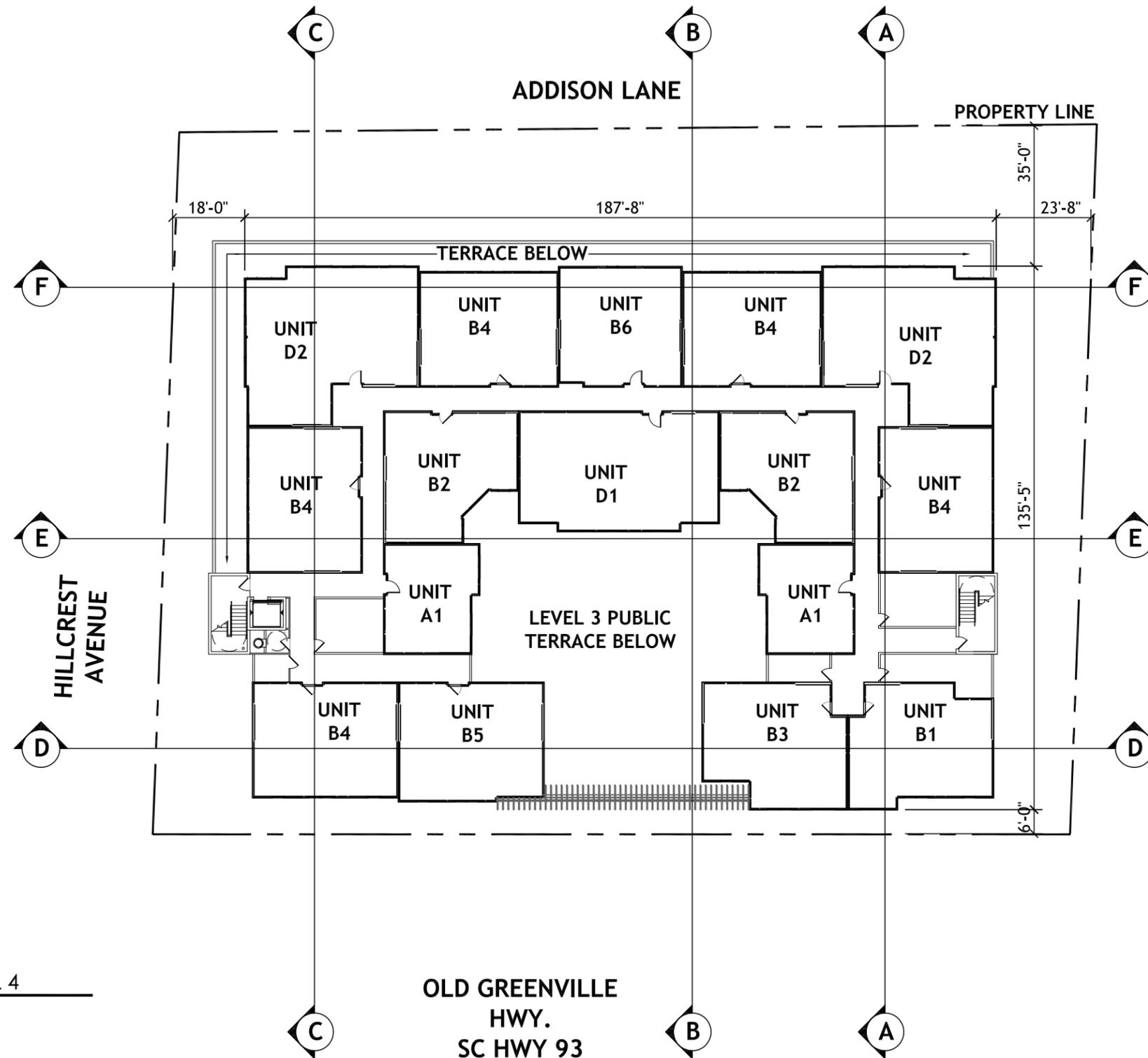
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1 BUILDING PLAN - LEVEL 4
1/32" = 1'-0"

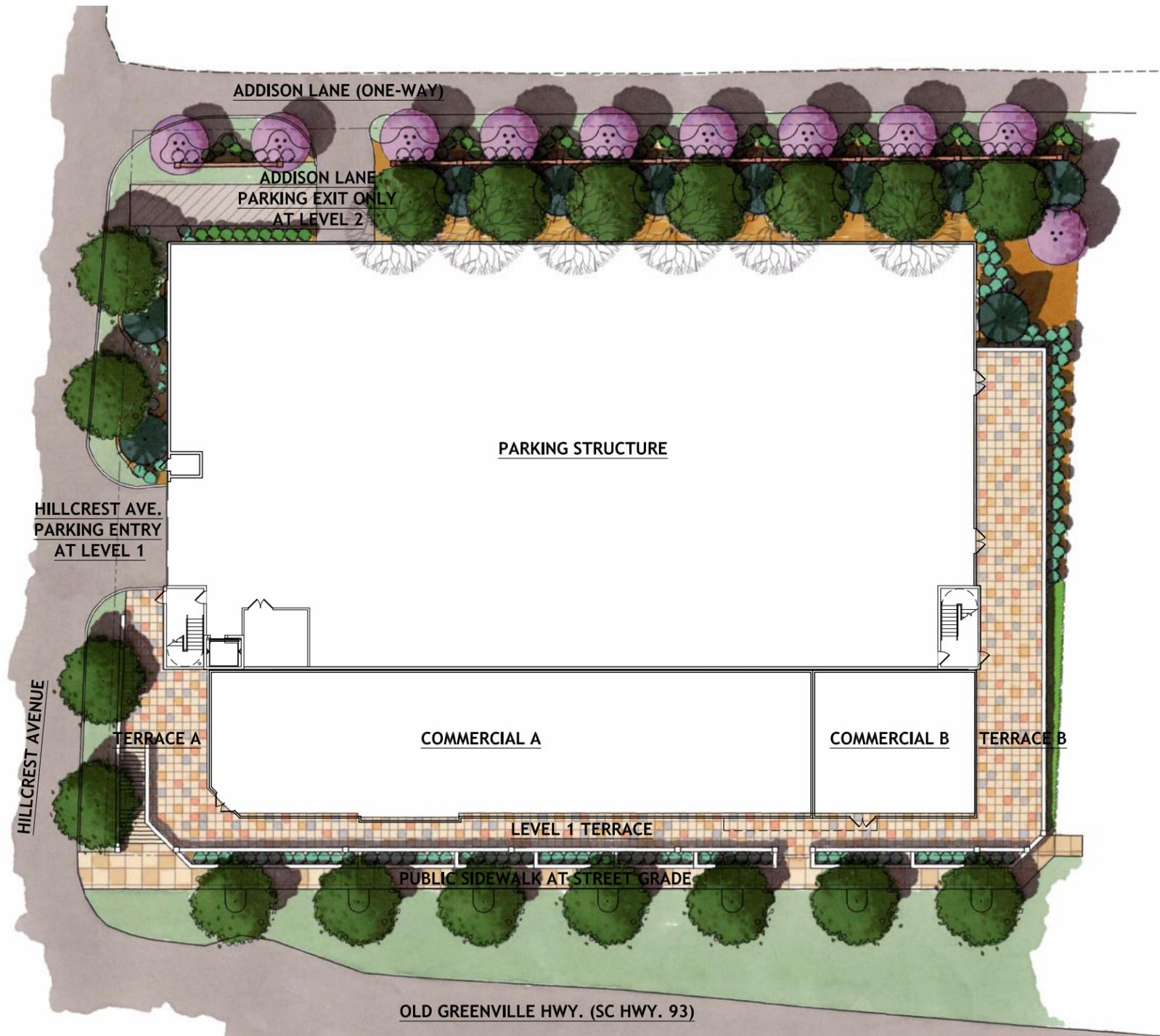
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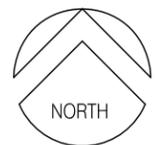


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1 LANDSCAPE PLAN
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1 SOUTHWEST CORNER PERSPECTIVE
N/A

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1 SOUTHEAST CORNER PERSPECTIVE
N/A

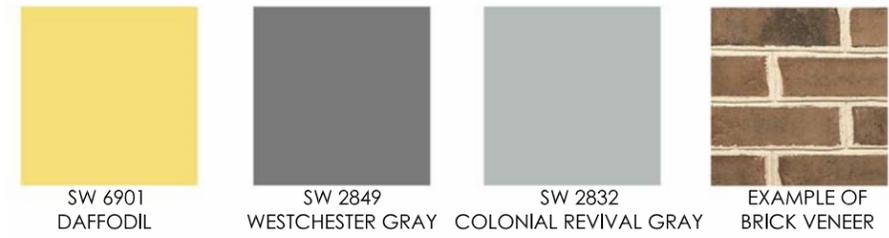


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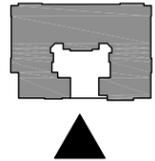
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2 **COLORS AND MATERIALS**
N/A



1 **SOUTH ELEVATION**
1/16"=1'-0"

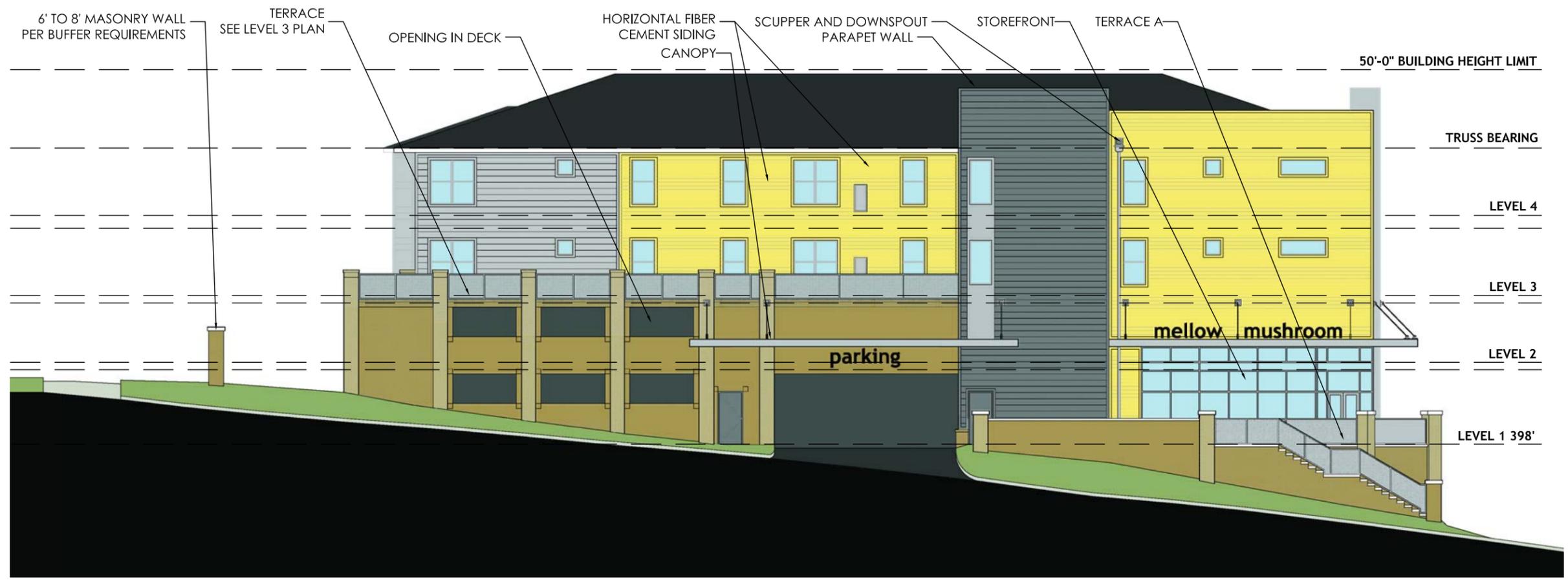


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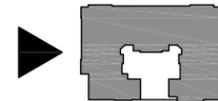
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1 WEST ELEVATION
1/16"=1'-0"



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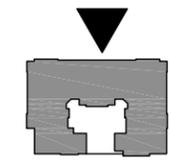
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1 NORTH ELEVATION
1/16"=1'-0"



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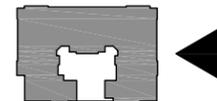
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1 EAST ELEVATION
1/16"=1'-0"

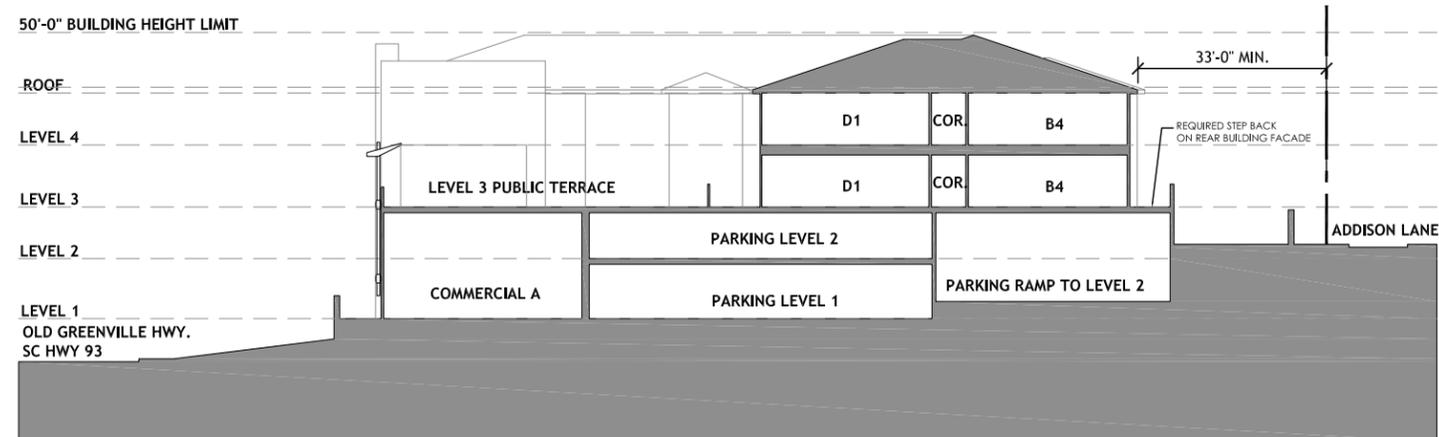


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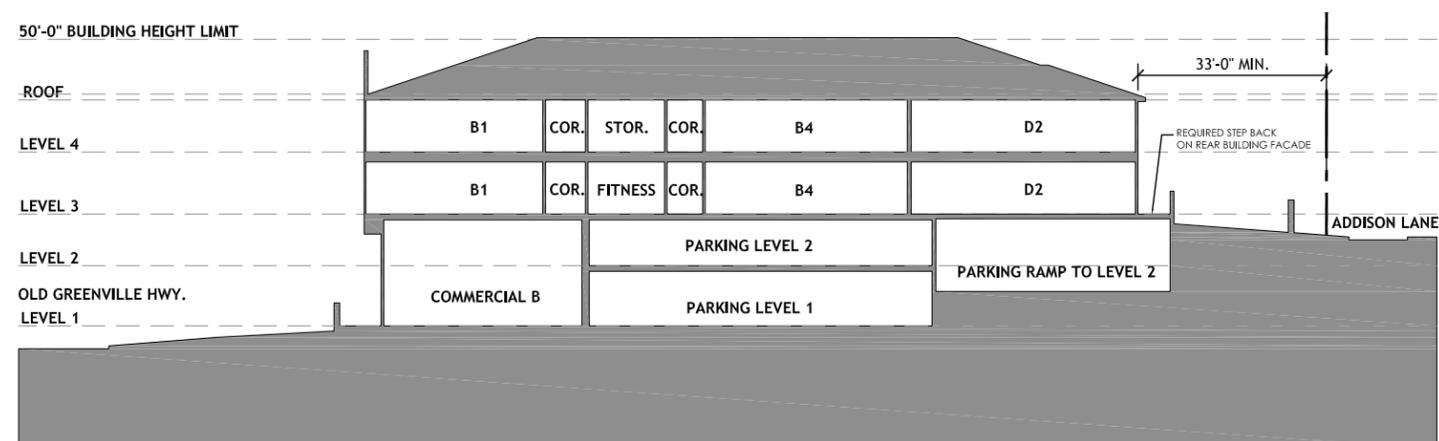
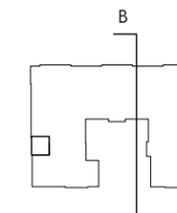
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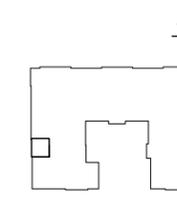
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2 BUILDING SECTION B
1/32" = 1'-0"



1 BUILDING SECTION A
1/32" = 1'-0"



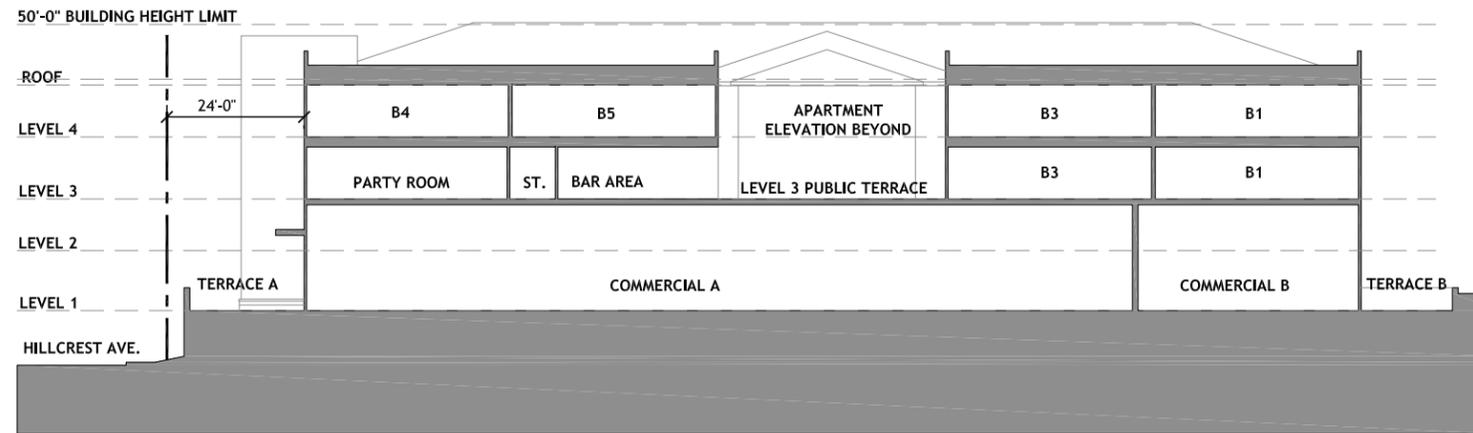
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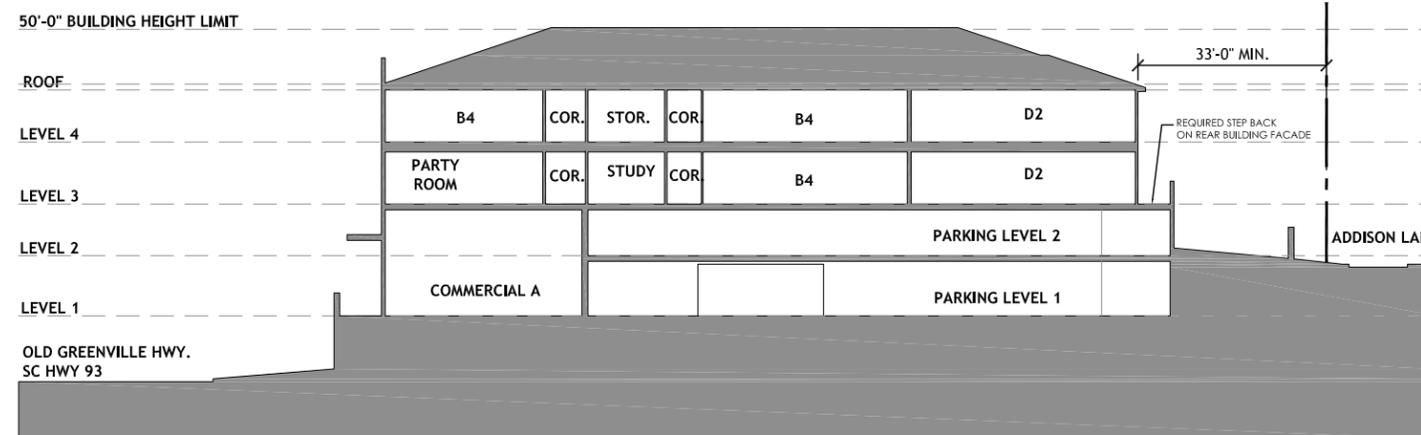
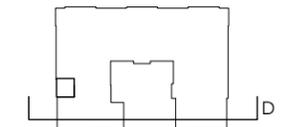


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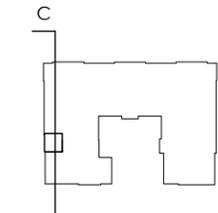
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2 BUILDING SECTION D
1/32" = 1'-0"



1 BUILDING SECTION C
1/32" = 1'-0"



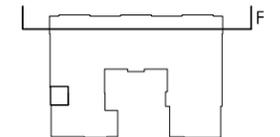
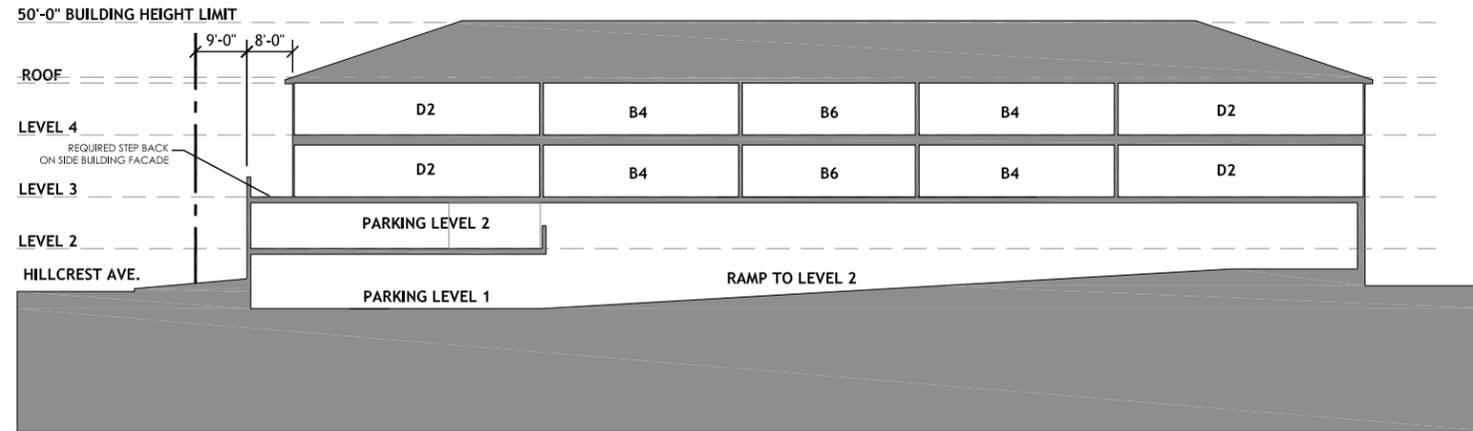
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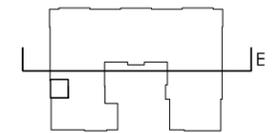
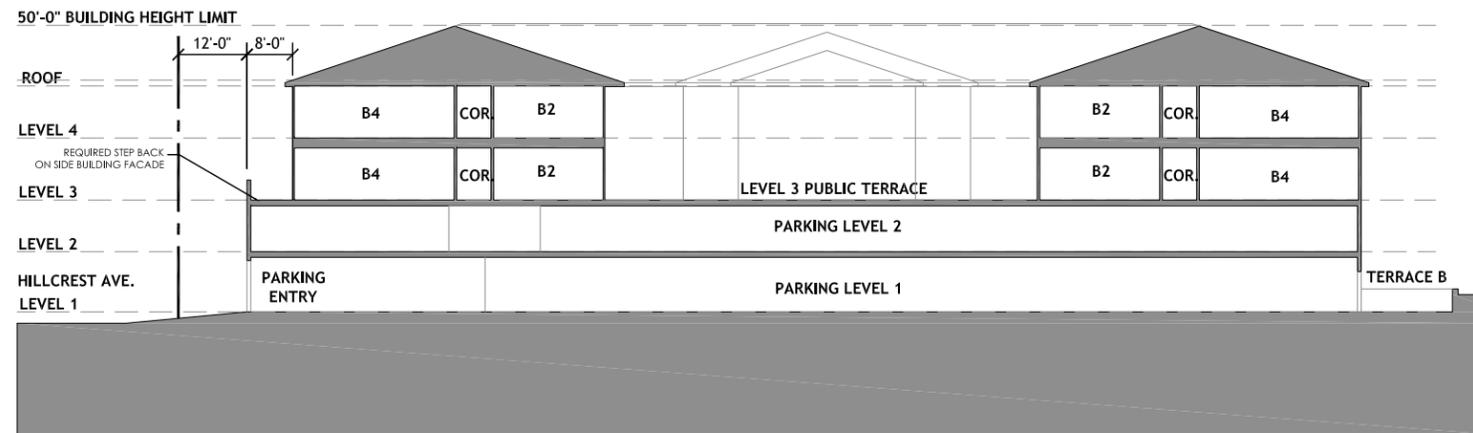


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2 BUILDING SECTION F
1/32" = 1'-0"



1 BUILDING SECTION E
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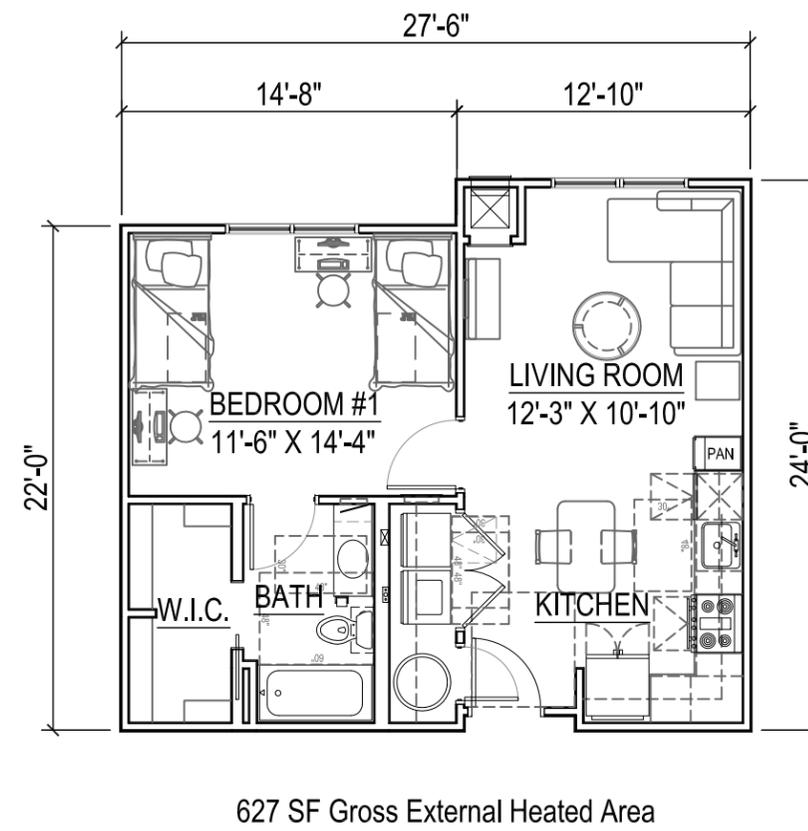
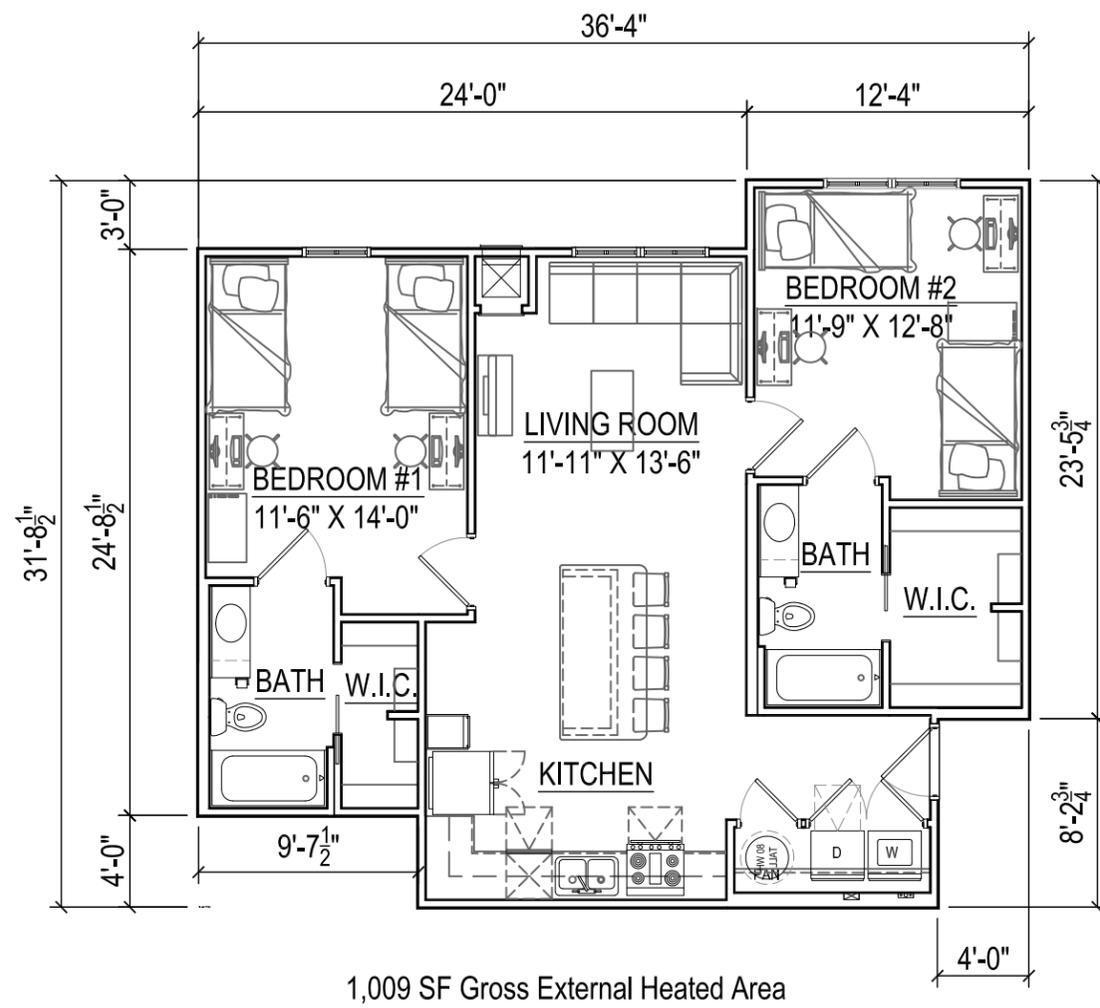


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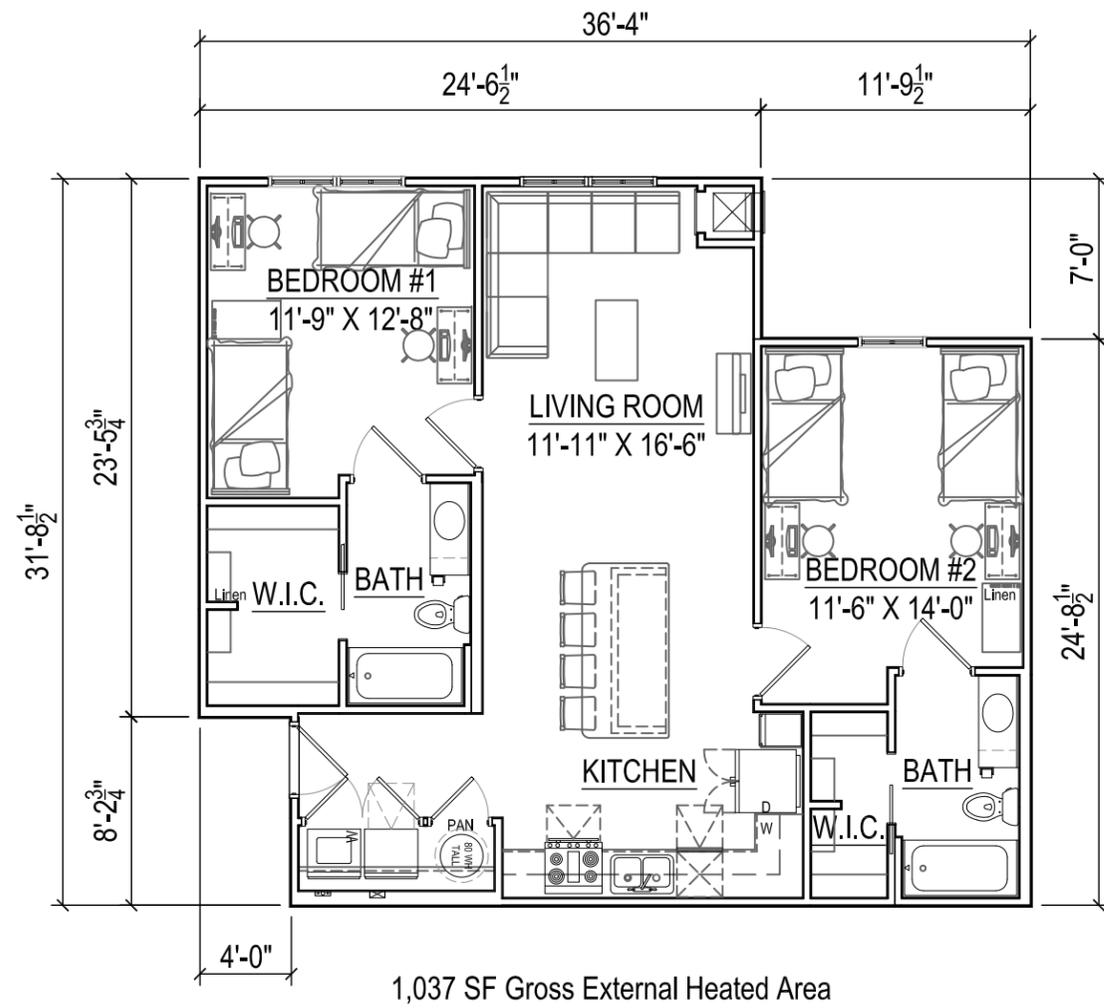


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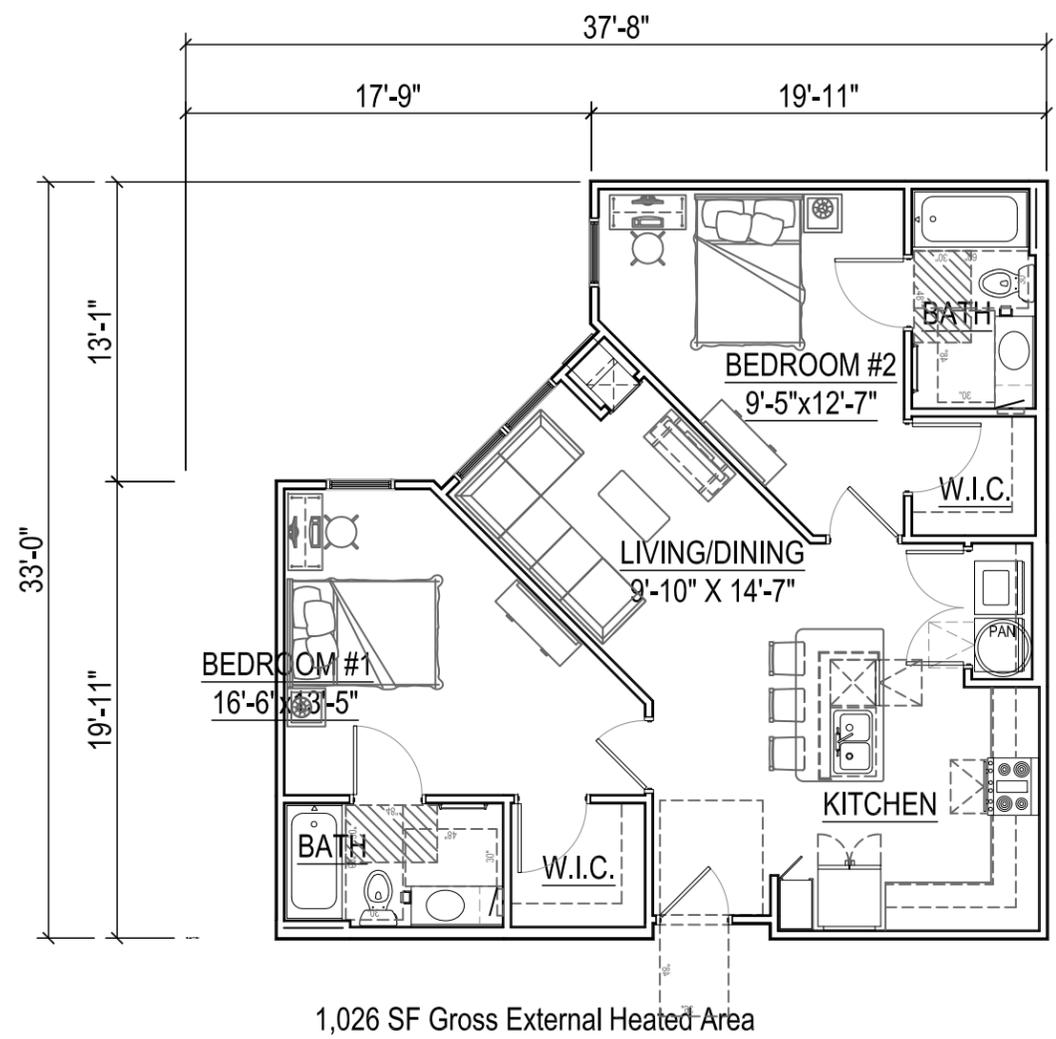
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2 UNIT B3 PLAN
1/8" = 1'-0"



1 UNIT B2 PLAN
1/8" = 1'-0"

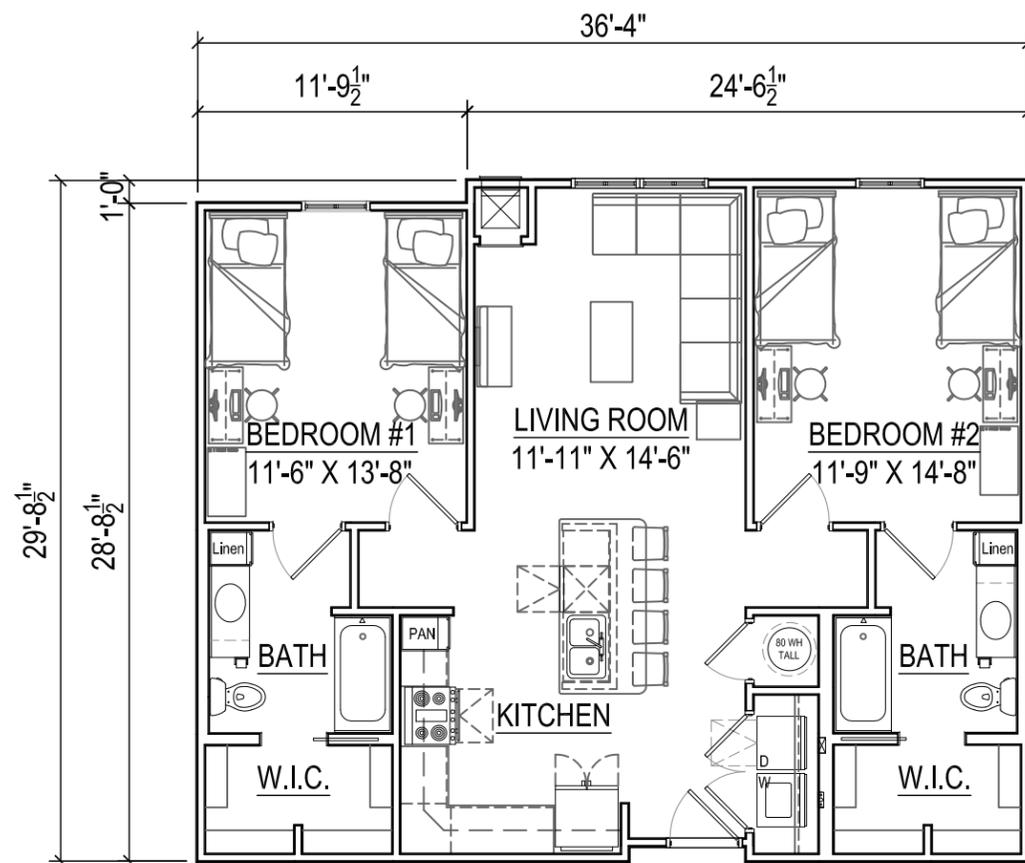


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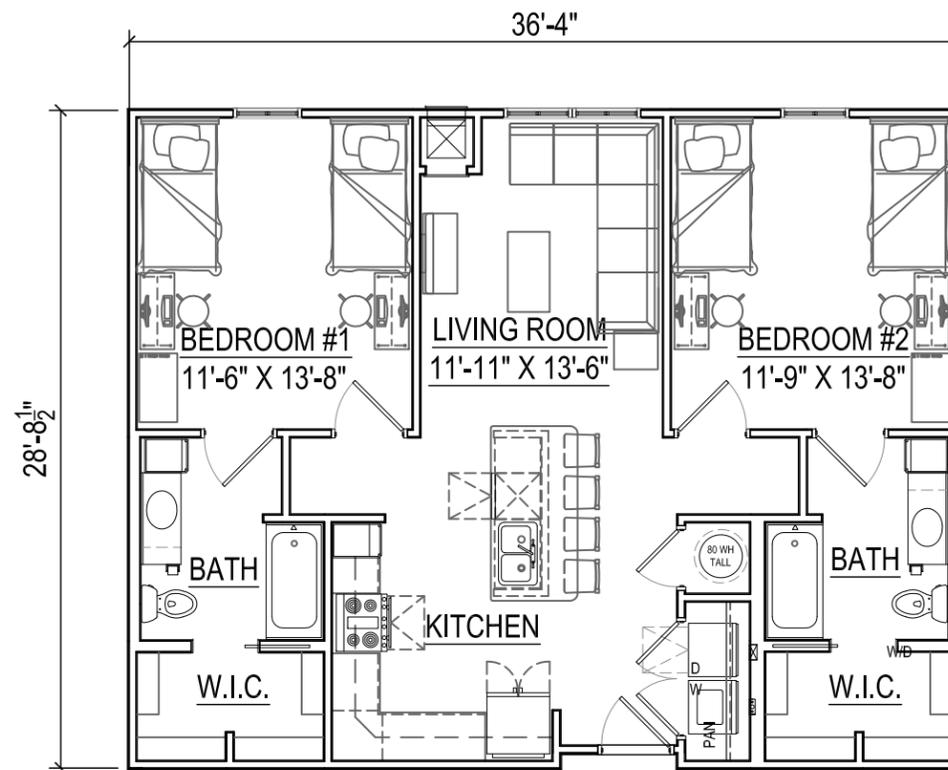
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1,064 SF Gross External Heated Area

2 UNIT B5 PLAN
1/8" = 1'-0"



1,040 SF Gross External Area

1 UNIT B4 PLAN
1/8" = 1'-0"



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