

10-21-14 DUKES CENTER

BUILDING AND UNIT CALCS. (5-story)

UNITS		AREA IN SF	TOTALS		
TYPE	# BEDS/ # BATHS	GROSS HEATED PER UNIT	# OF UNITS	# OF BEDS	GROSS HEATED SF
A1	1/1	512	5	5	2,560
A2	1/1	516	10	10	5,160
B1	2/2	827	9	18	7,443
B2	2/2	860	3	6	2,580
B2A	2/2	860	5	10	4,300
B3	2/2	897	5	10	4,485
C1	3/3	1,191	6	18	7,146
C1A	3/3	1,169	4	12	4,676
D1	4/4	1,407	3	12	4,221
D1A	4/4	1,393	5	20	6,965
D2	4/4	1,446	15	60	21,690
D2A	4/4	1,446	9	36	13,014
D3	4/4	1,461	35	140	51,135
D4	4/4	1,503	15	60	22,545
TOTALS			129	417	155,360
			UNIT AVG. - SF/UNIT		1,204

PARKING COUNT

PARKING DECK (5 Tiers)	428	SPACES
APTS	417	SPACES
PARKING RATIO	417 BEDS	1.000 SP/BED
COMMERCIAL/VISITOR	11	SPACES

Unit Type	# of units	% units	% beds
1 Bed	15	11.6%	3.6%
2 Bed	22	17.1%	10.6%
3 Bed	10	7.8%	7.2%
4 Bed	82	63.6%	78.7%
Totals	129	100.0%	100.0%
Commercial	4,786 SF		
Club/Leasing/Model	6,861 SF		



PROJECT DESCRIPTION

- LOCATION: 386 COLLEGE AVENUE, CLEMSON, SC
- 5-STORY APARTMENT BUILDING WITH 6 LEVEL MECHANICALLY VENTILATED PARKING STRUCTURE
- LOCATED IN CLEMSON, SC IN ARCHITECTURAL DISTRICT #2 AND ZONED 'C' FOR GENERAL COMMERCIAL USE
- THERE ARE A TOTAL OF 129 UNITS (417 BEDROOMS)
- 4,786 SF OF COMMERCIAL RETAIL SPACE ALONG COLLEGE AVENUE
- 6,861 SF COMMERCIAL SPACE FOR APARTMENT AMENITY
- THERE IS DEDICATED PUBLIC PLAZA SPACE ALONG COLLEGE AVENUE
- THERE IS DEDICATED PRIVATE OUTDOOR SPACE FOR THE TENANTS
- THE PARKING STRUCTURE HAS TWO ENTRANCES AT LEVEL 1
- THERE ARE 2 ELEVATORS, A TRASH CHUTE, AND SEVERAL STAIRS TO SERVE THE LIFE SAFETY

DEVELOPMENT TEAM

PROJECT MANAGER/ DEVELOPER **TOM WINKOPP**
 391 COLLEGE AVENUE SUITE 103
 CLEMSON, SC 29631
 864-654-2200
 CONTACT: TOM WINKOPP

DESIGN TEAM

ARCHITECT **ENTASIS DESIGN, PLLC**
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 Concord, NC 28027
 704-786-2328
 Contact: Jeremy White

SHEET INDEX

DRAWING TITLE	DATE / ISSUE	10-21-2014	ARCH. DESIGN SUBMISSION
GENERAL INFORMATION			
CVR		●	
LEVEL 1 & 2 BUILDING PLANS		●	
LEVEL 3 & 4 BUILDING PLANS		●	
LEVEL 5 & 6 BUILDING PLANS		●	
UNIT FLOOR PLANS		●	
WEST ELEVATION		●	
NORTH ELEVATION		●	
EAST ELEVATION		●	
SOUTH ELEVATION		●	
BUILDING SECTIONS A & B		●	
BUILDING SECTIONS C & D		●	
LANDSCAPE PLAN		●	
SITE ZONING PLAN		●	
SITE SECTIONS		●	



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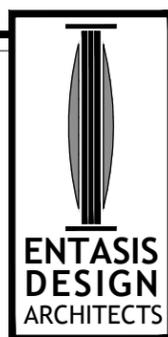
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DUKES CENTER ARCHITECTURAL REVIEW SUBMISSION OCTOBER 21, 2014



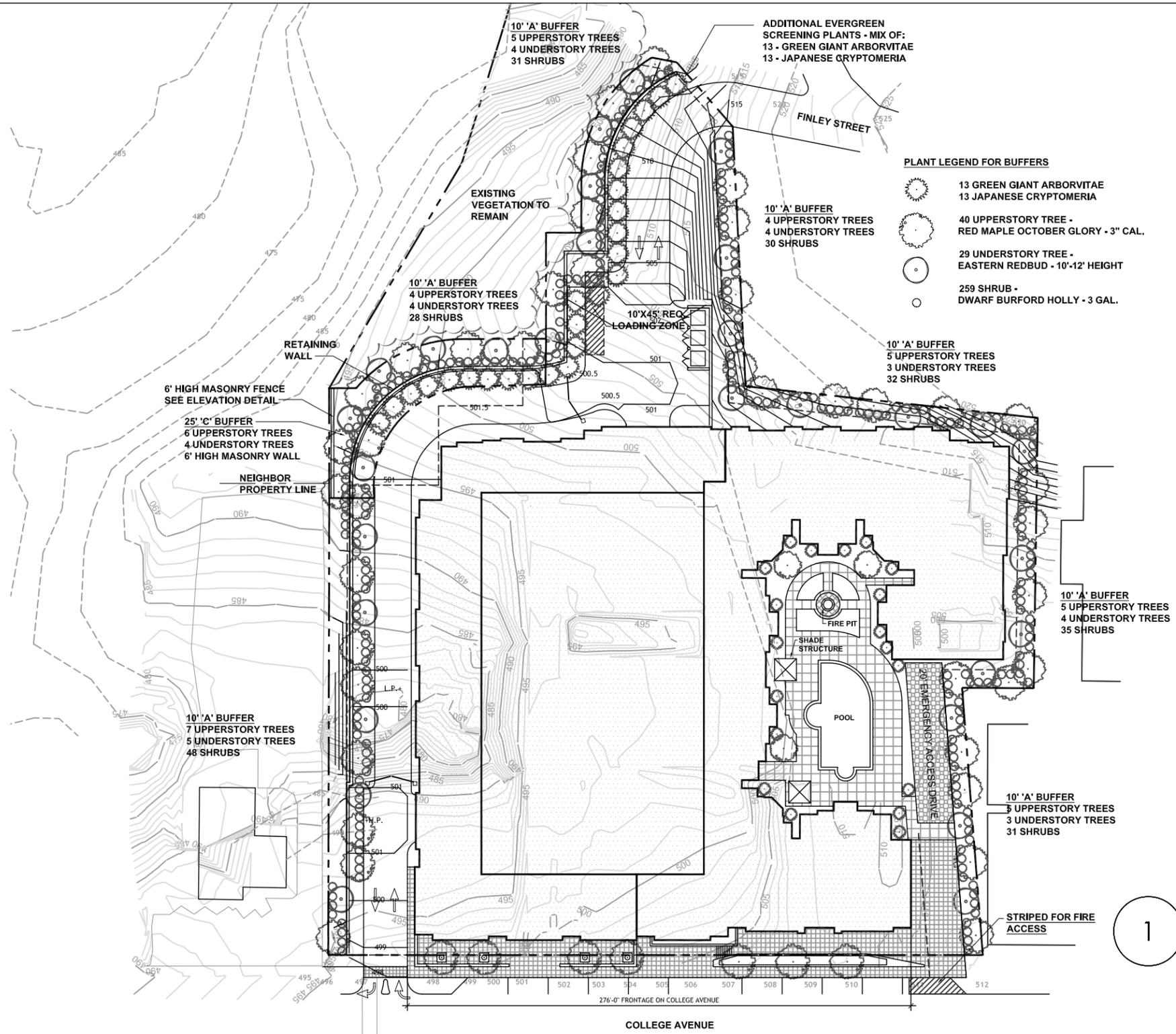
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PLANT LEGEND FOR BUFFERS

	13 GREEN GIANT ARBORVITAE
	13 JAPANESE CRYPTOMERIA
	40 UPPERSTORY TREE - RED MAPLE OCTOBER GLORY - 3" CAL.
	29 UNDERSTORY TREE - EASTERN REDBUD - 10'-12' HEIGHT
	259 SHRUB - DWARF BURFORD HOLLY - 3 GAL.

1 SITE ZONING PLAN
SCALE: NTS

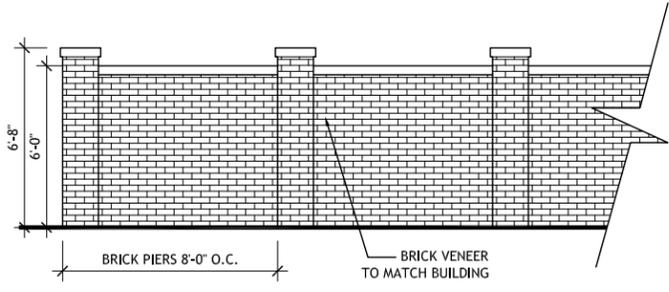
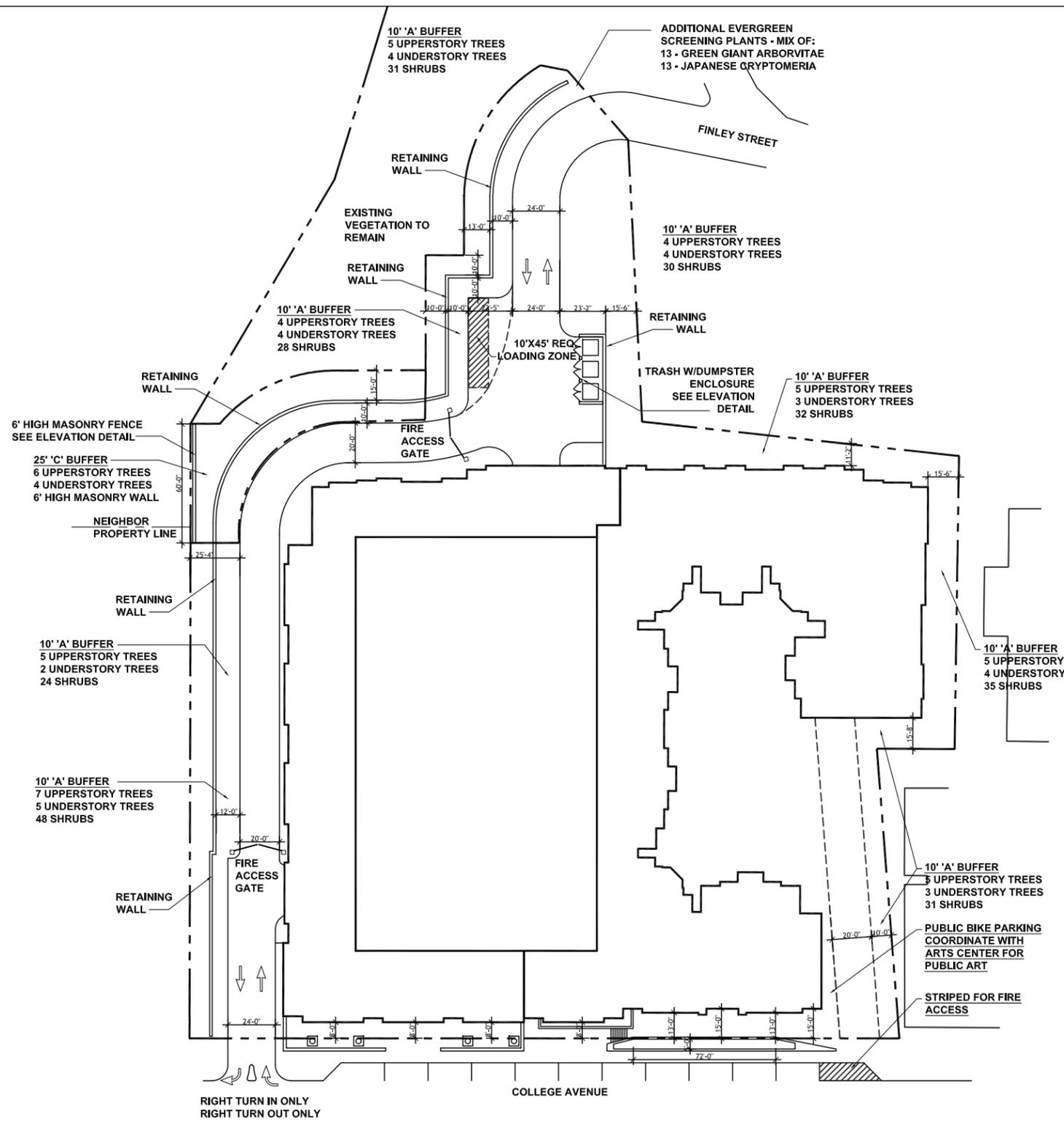
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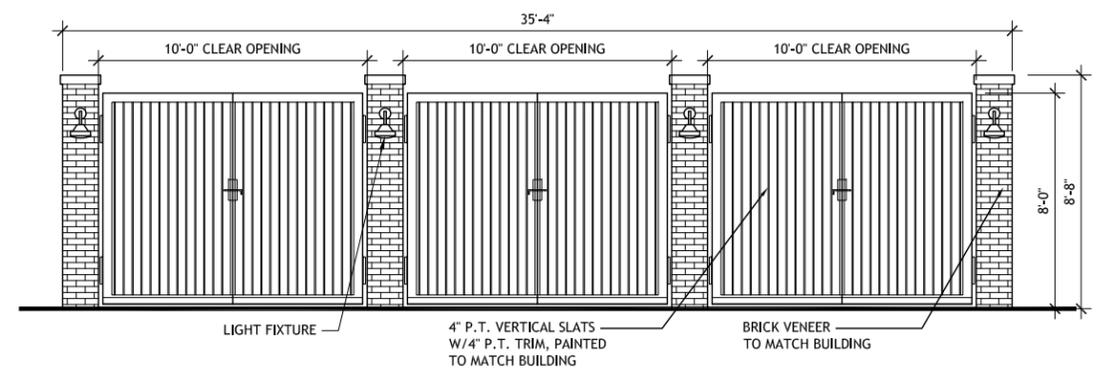


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3 MASONRY FENCE ELEVATION
SCALE: NTS



2 DUMPSTER ENCLOSURE ELEVATION
SCALE: NTS

1 SITE ZONING DIMENSION PLAN
SCALE: NTS

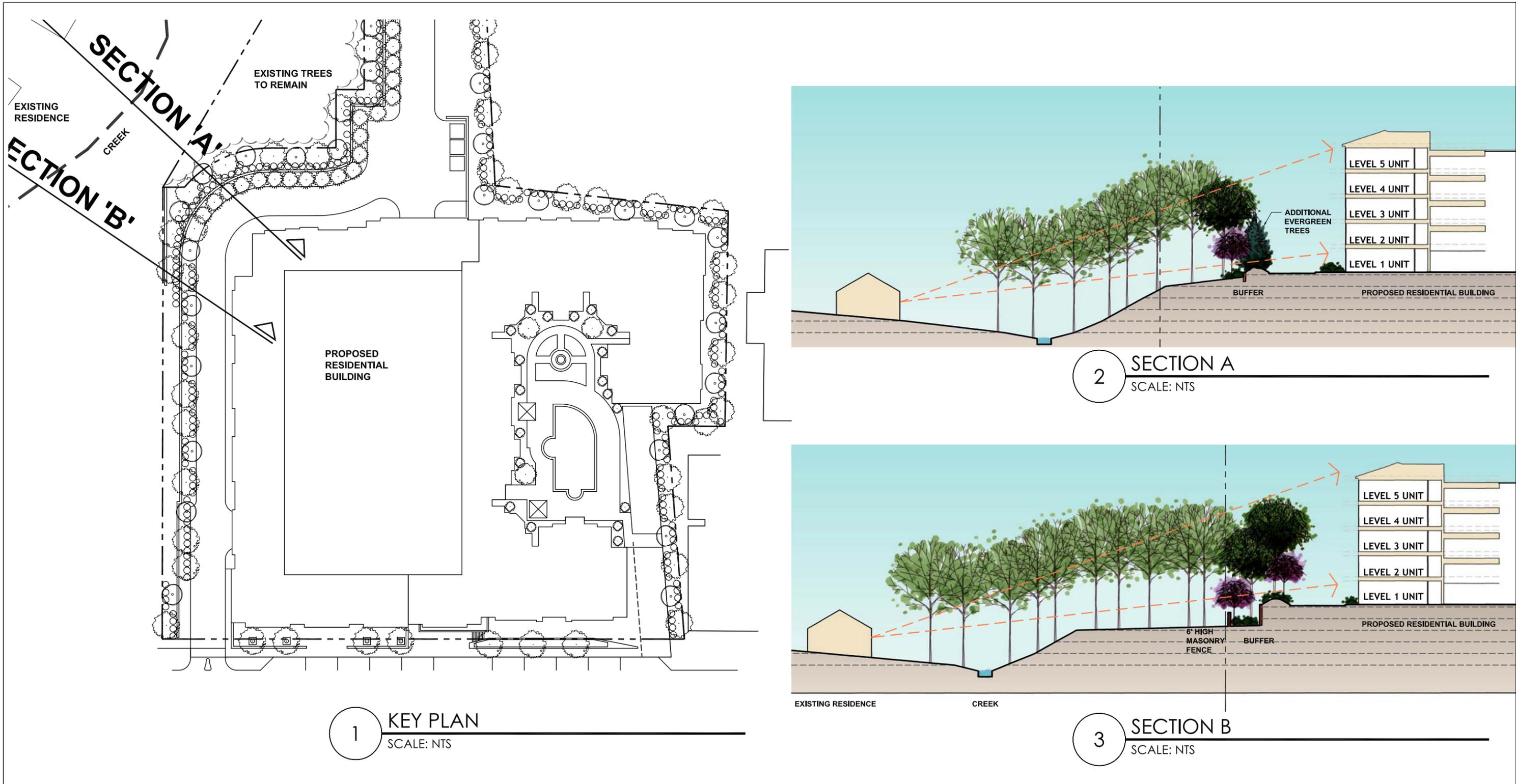
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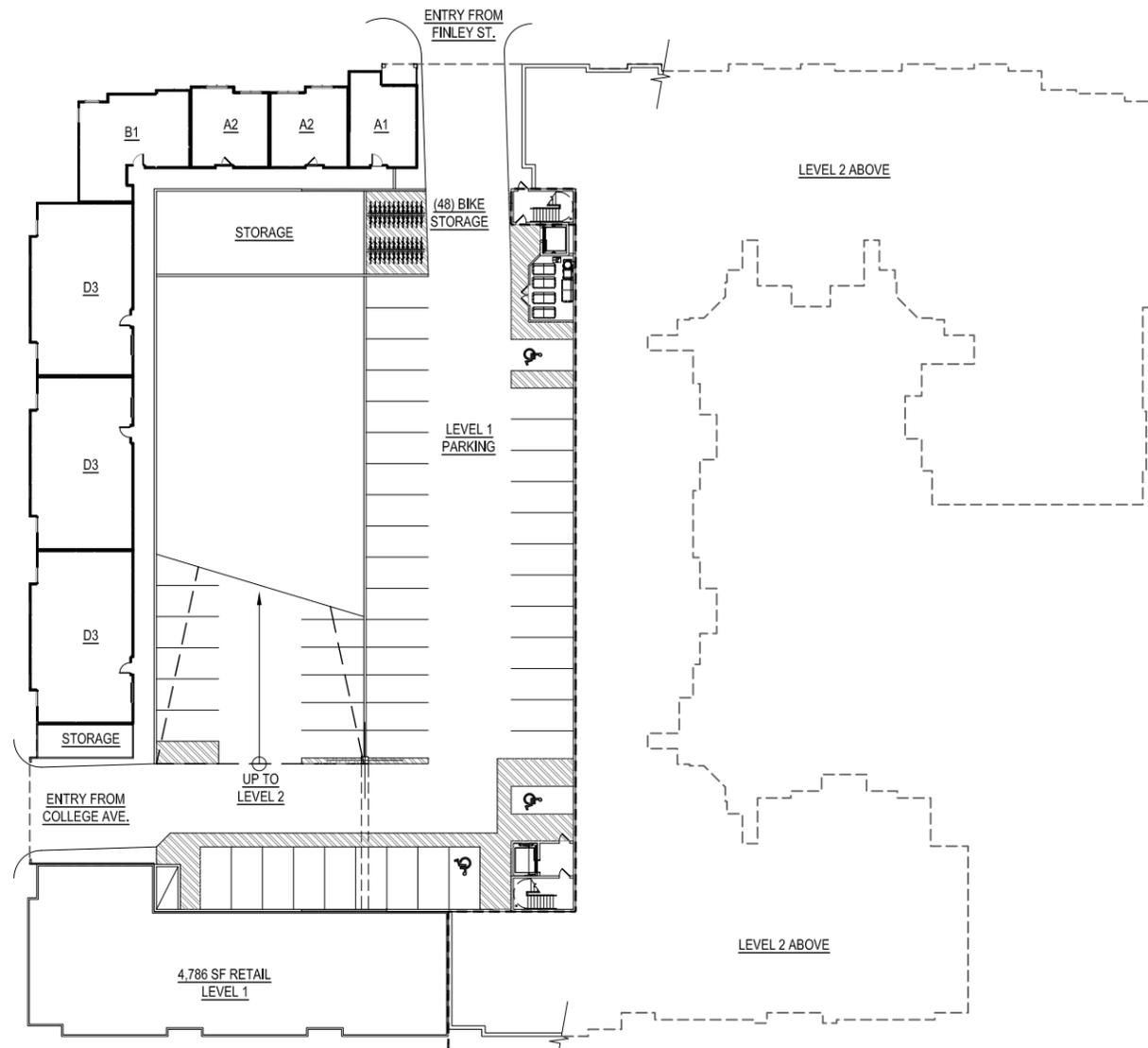
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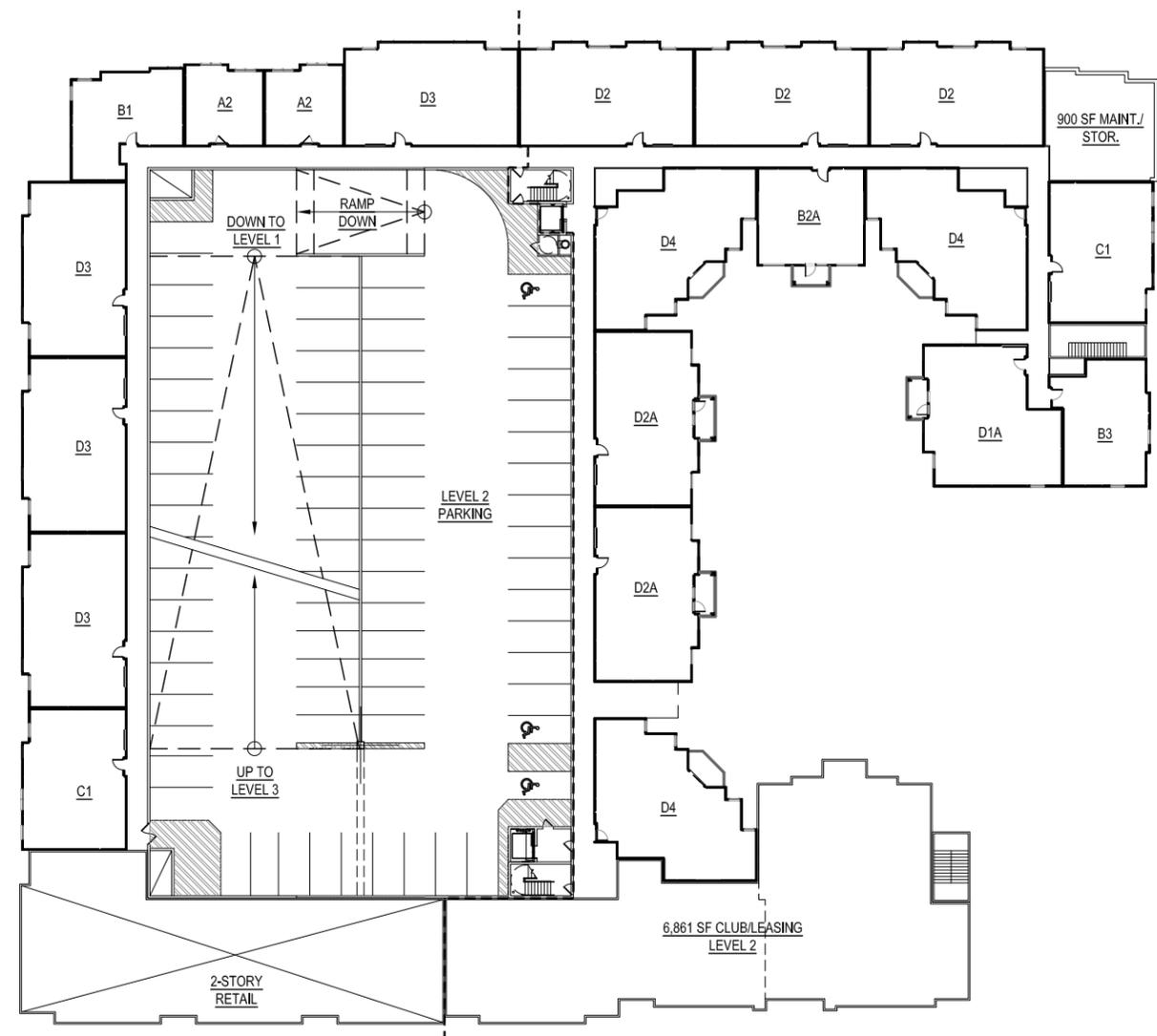


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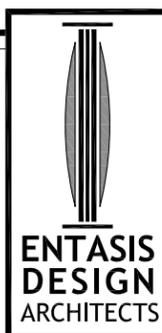
1 BUILDING PLAN - LEVEL 1
SCALE: 1:50



2 BUILDING PLAN - LEVEL 2
SCALE: 1:50

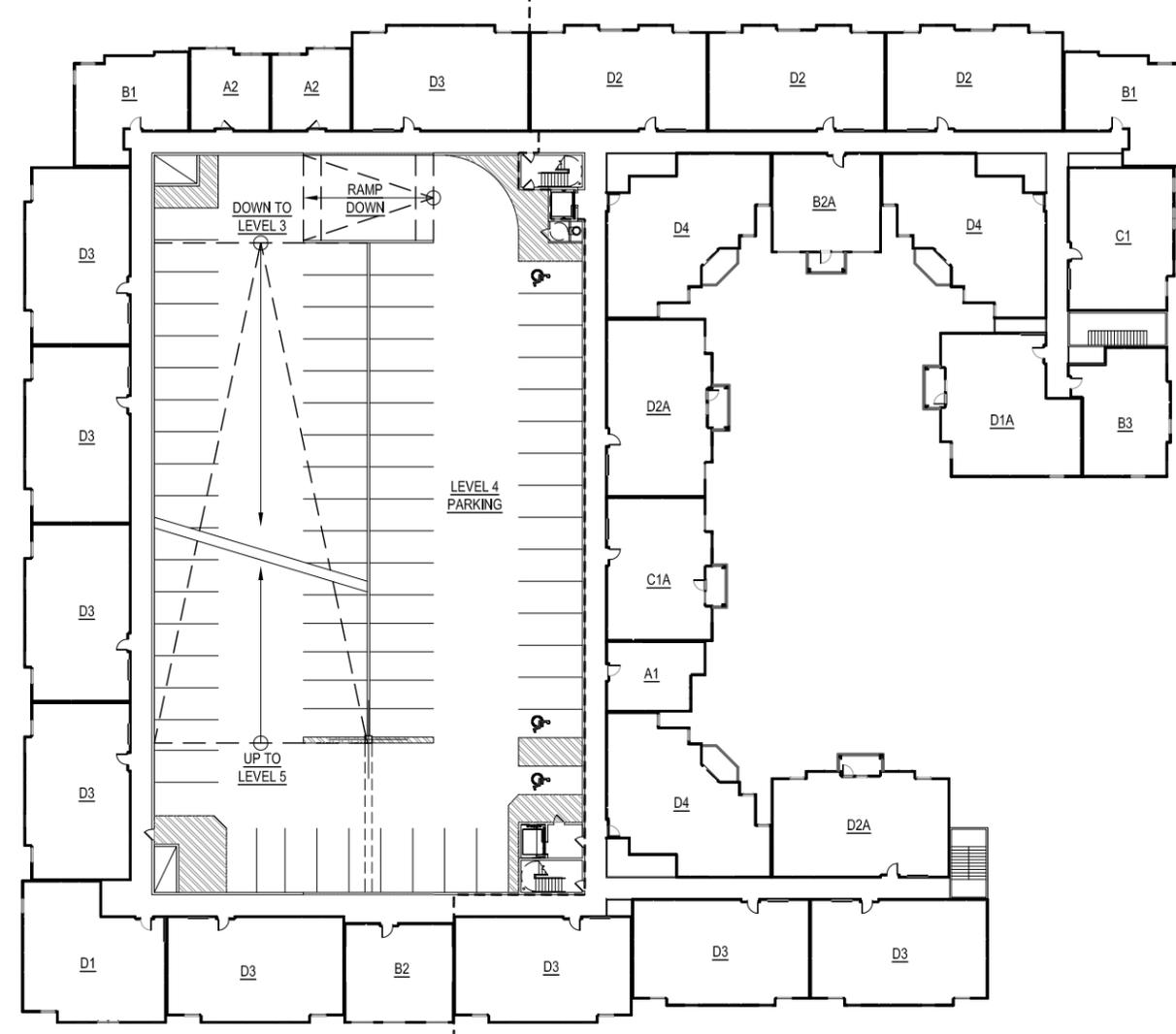
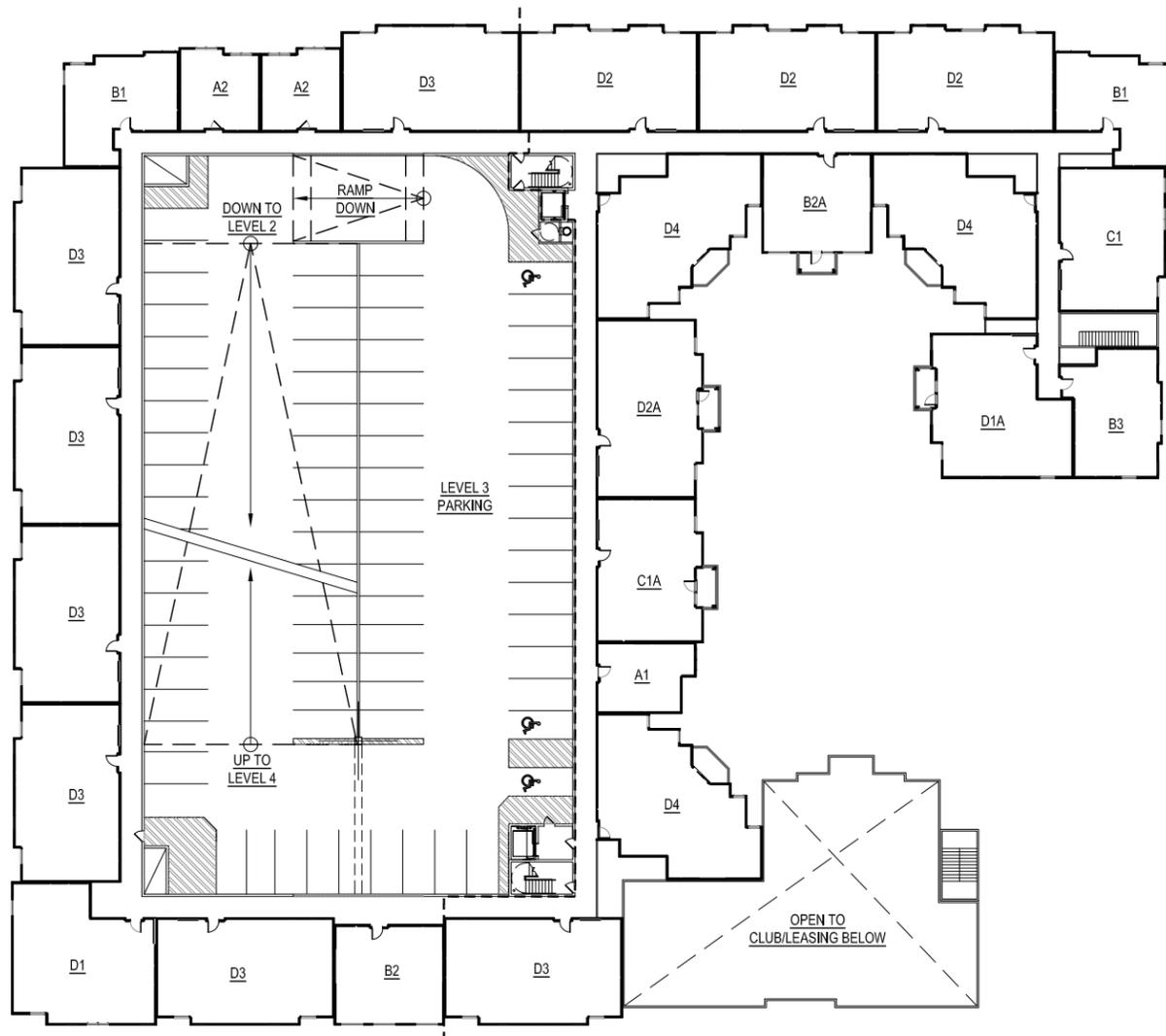
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1 BUILDING PLAN - LEVEL 3
SCALE: 1:50

2 BUILDING PLAN - LEVEL 4
SCALE: 1:50

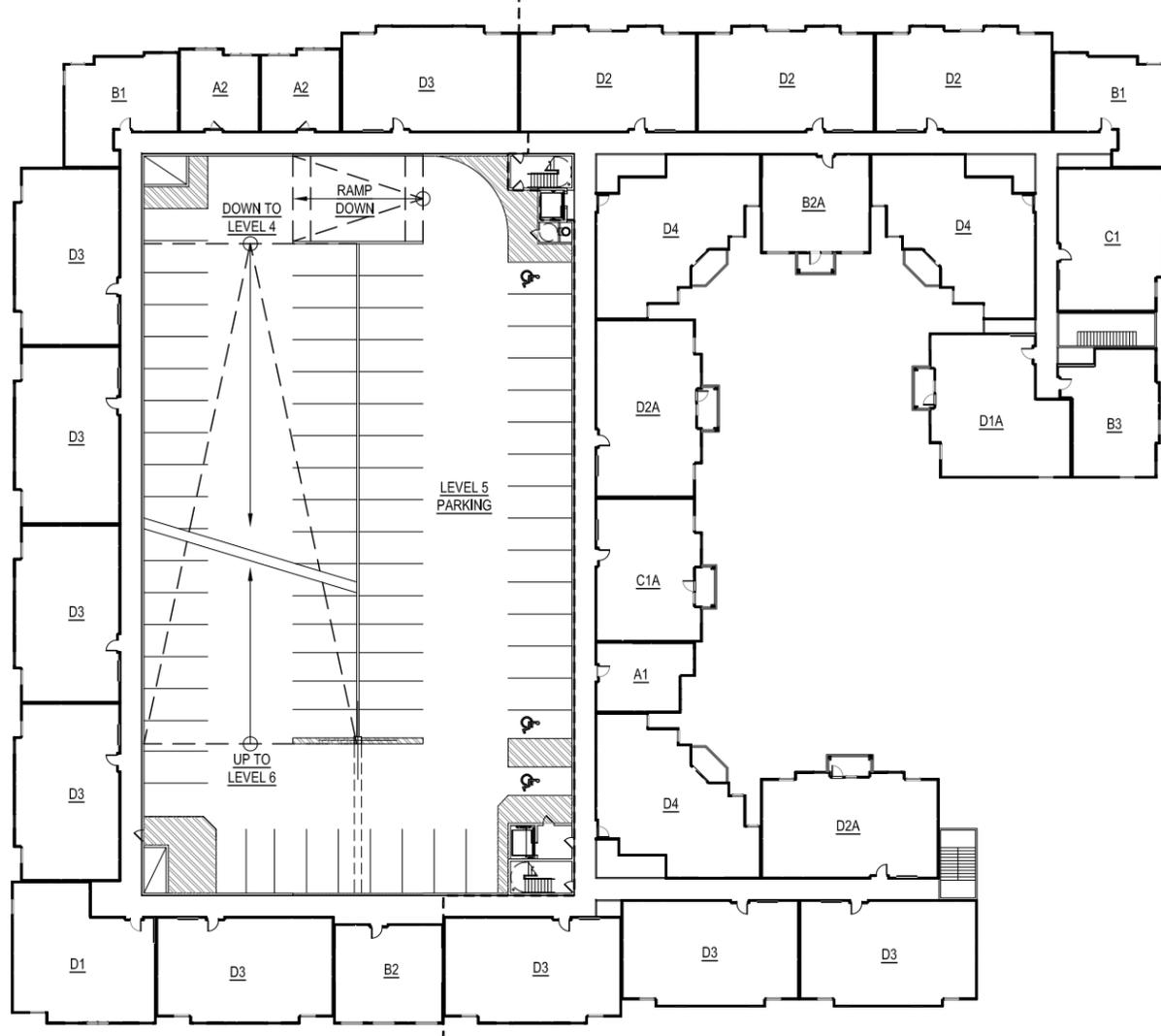
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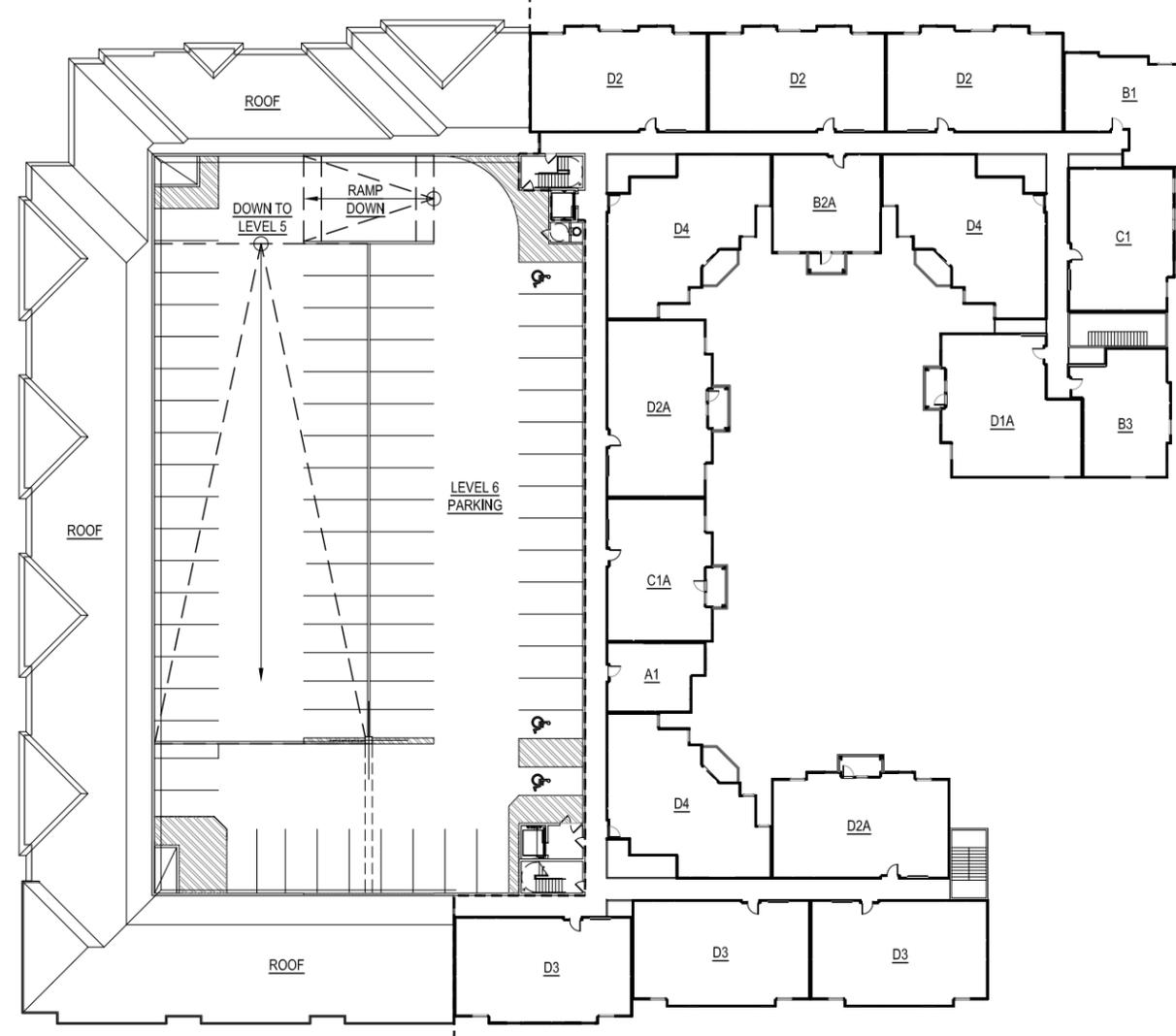


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1 BUILDING PLAN - LEVEL 5
SCALE: 1:50



2 BUILDING PLAN - LEVEL 6
SCALE: 1:50

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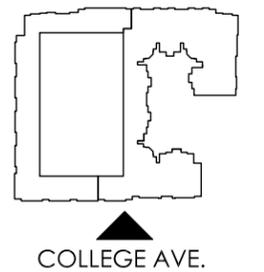


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1 WEST ELEVATION
SCALE: 1:25



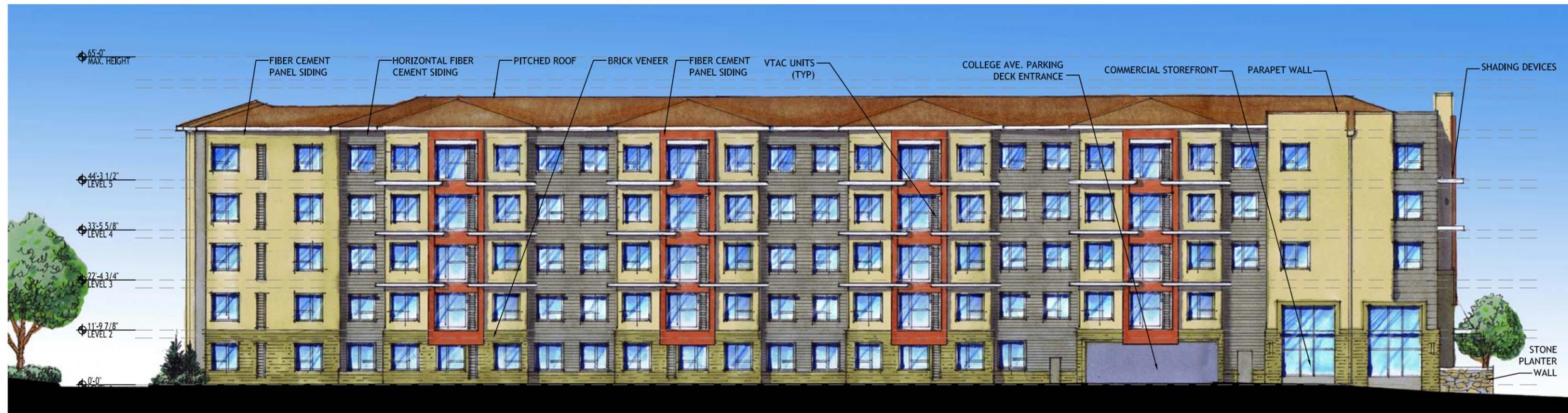
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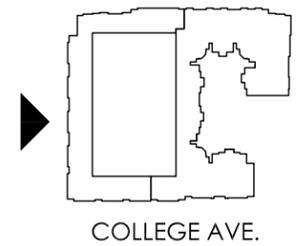


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1 NORTH ELEVATION
SCALE: 1:25



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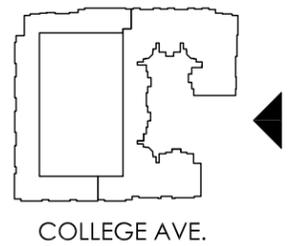
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1 SOUTH ELEVATION
SCALE: 1:25



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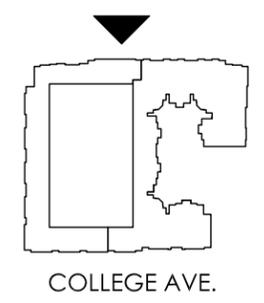


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1 EAST ELEVATION
SCALE: 1:25



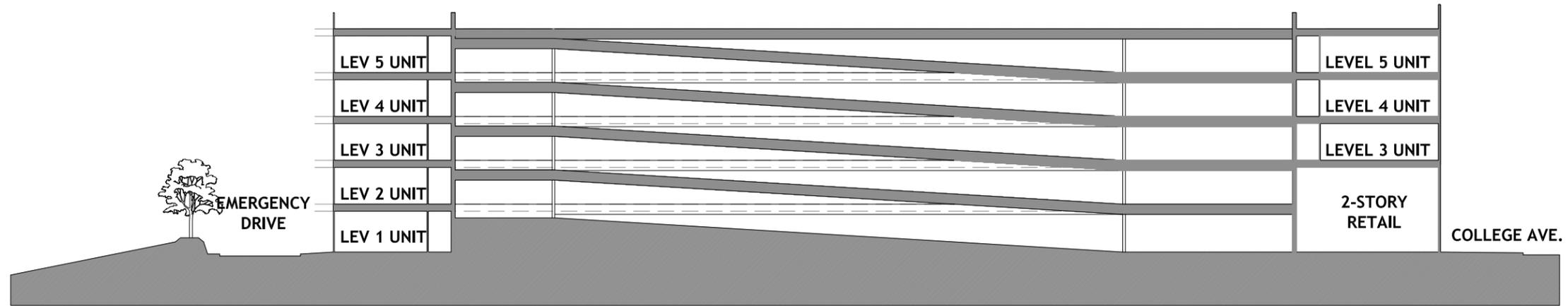
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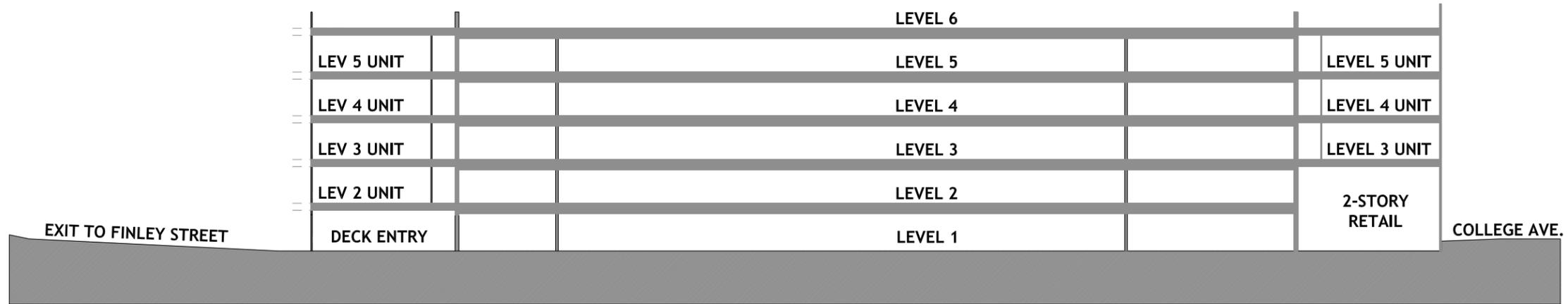


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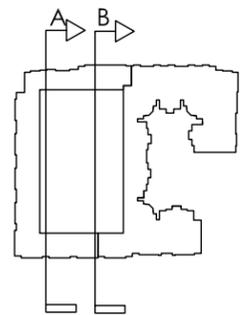
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1 SECTION A
SCALE: 1/32" = 1'-0"



2 SECTION B
SCALE: 1/32" = 1'-0"



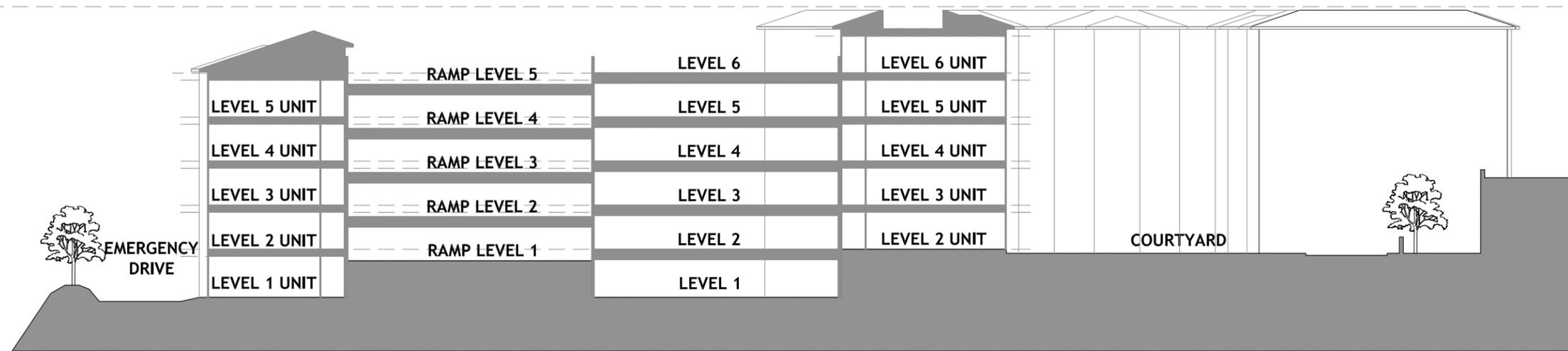
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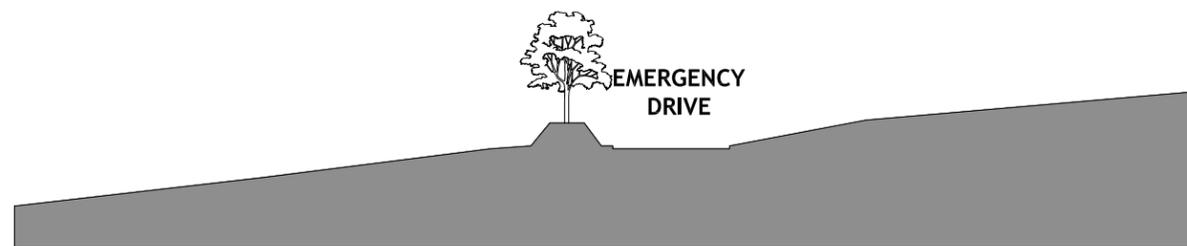


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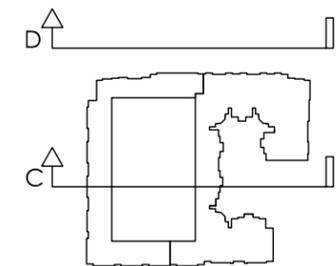
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1 SECTION C
SCALE: 1/32" = 1'-0"



2 SECTION D
SCALE: 1/32" = 1'-0"



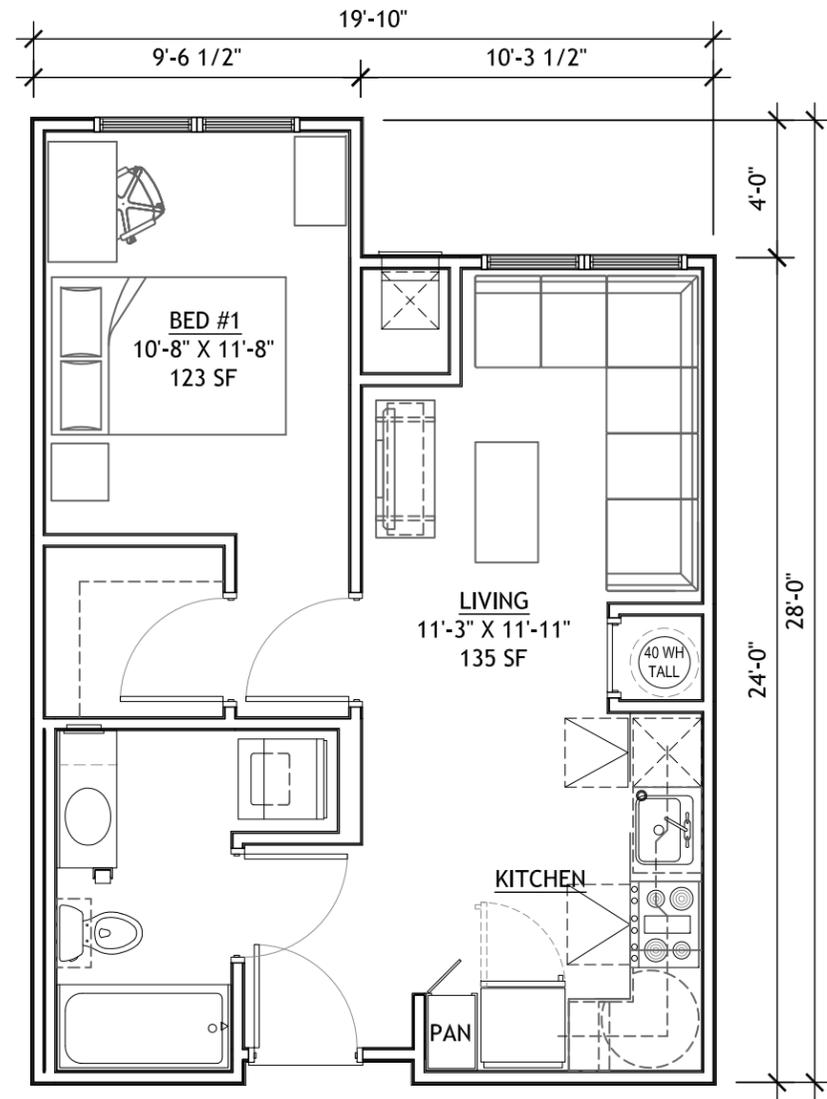
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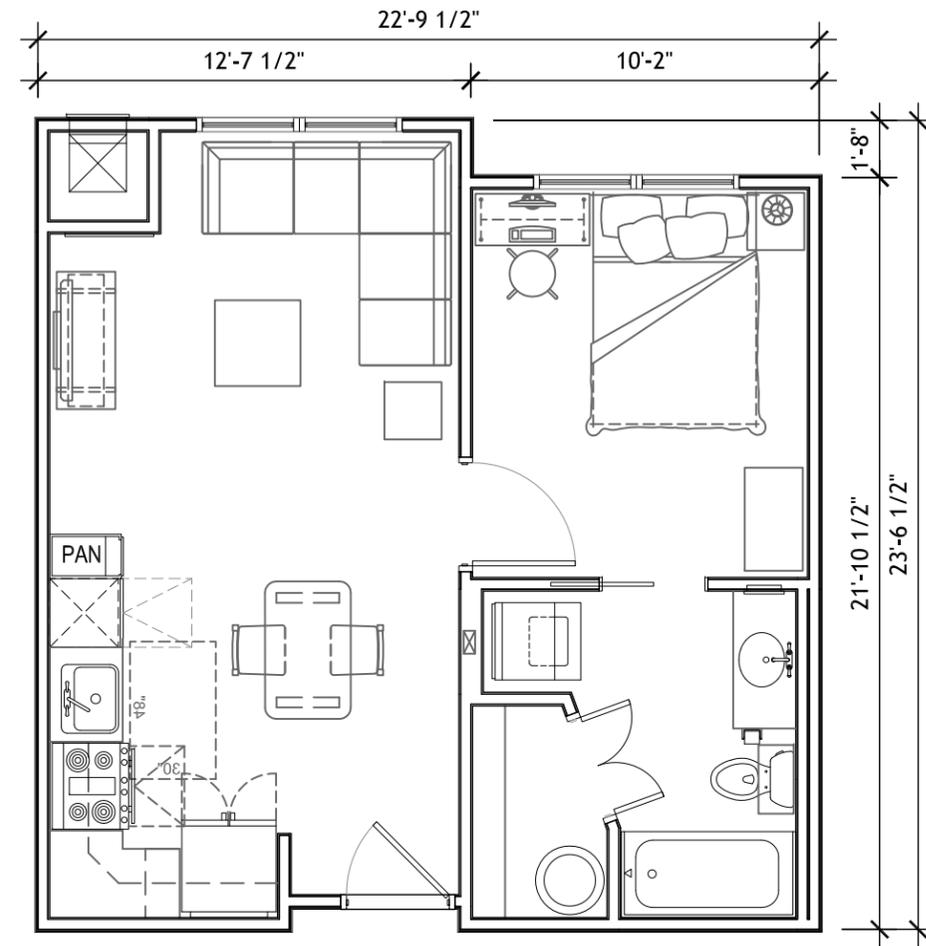


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UNIT PLAN A1
 512 SF Gross External Heated Area



UNIT PLAN A2
 516 SF Gross External Heated Area

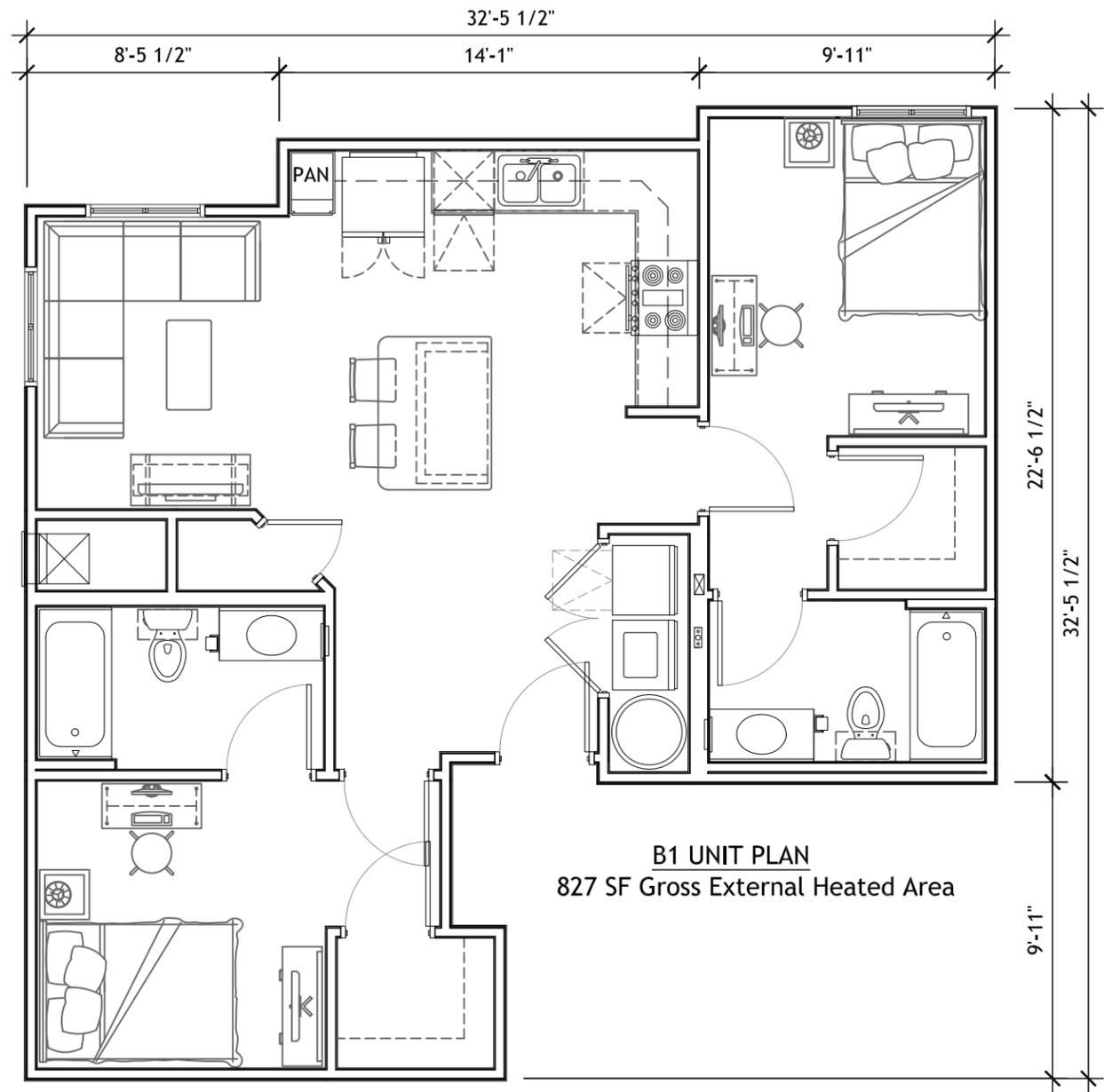
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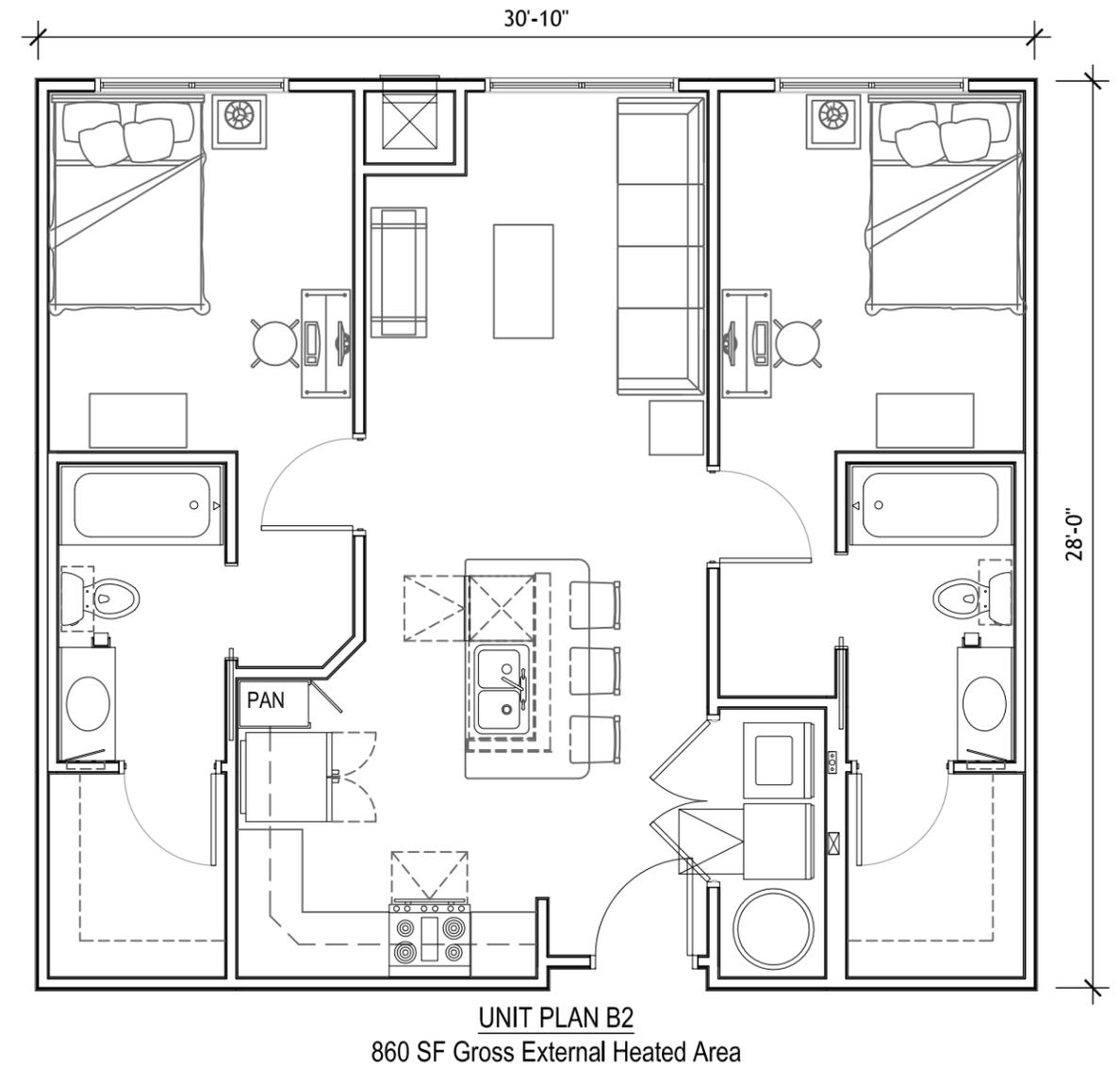
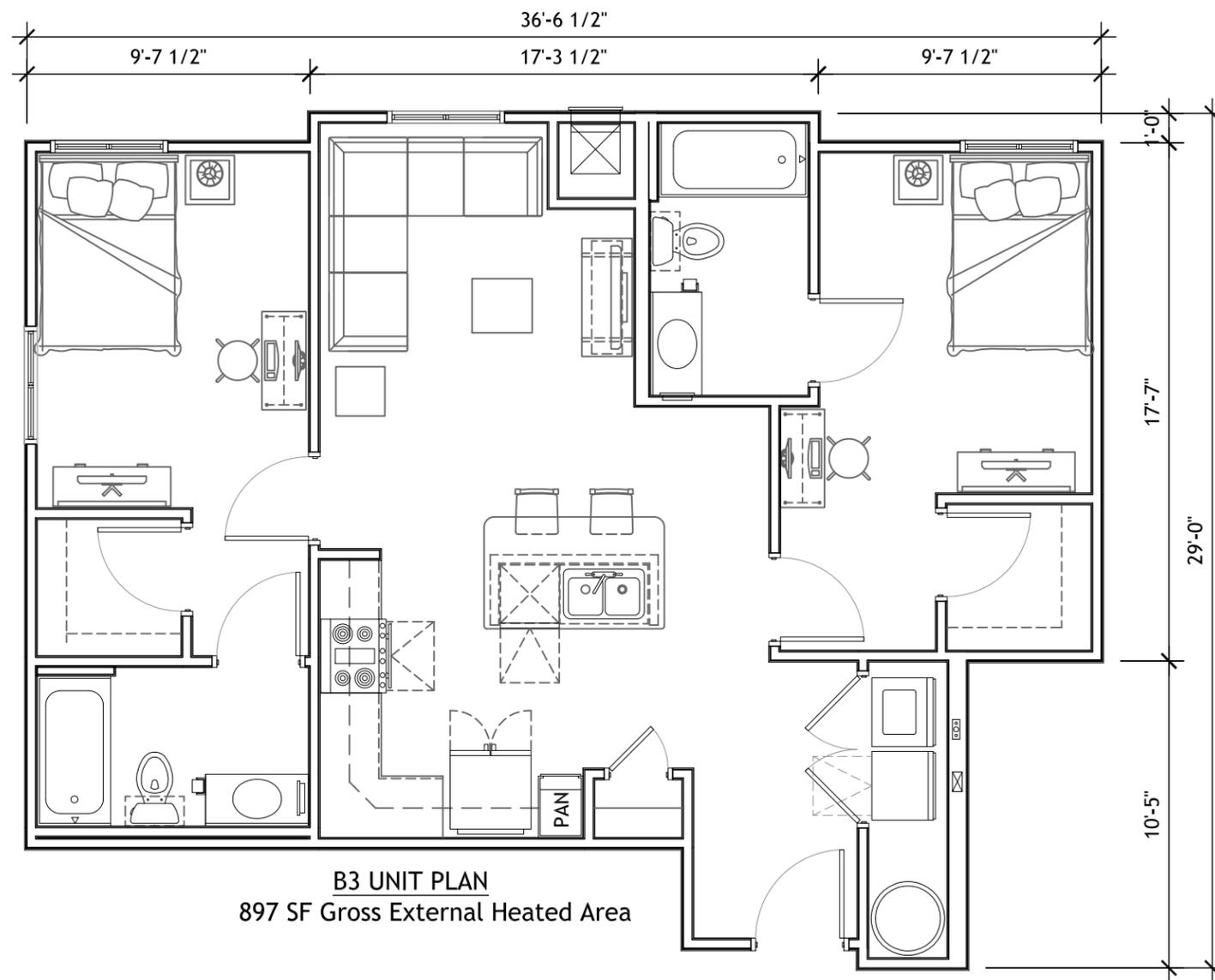
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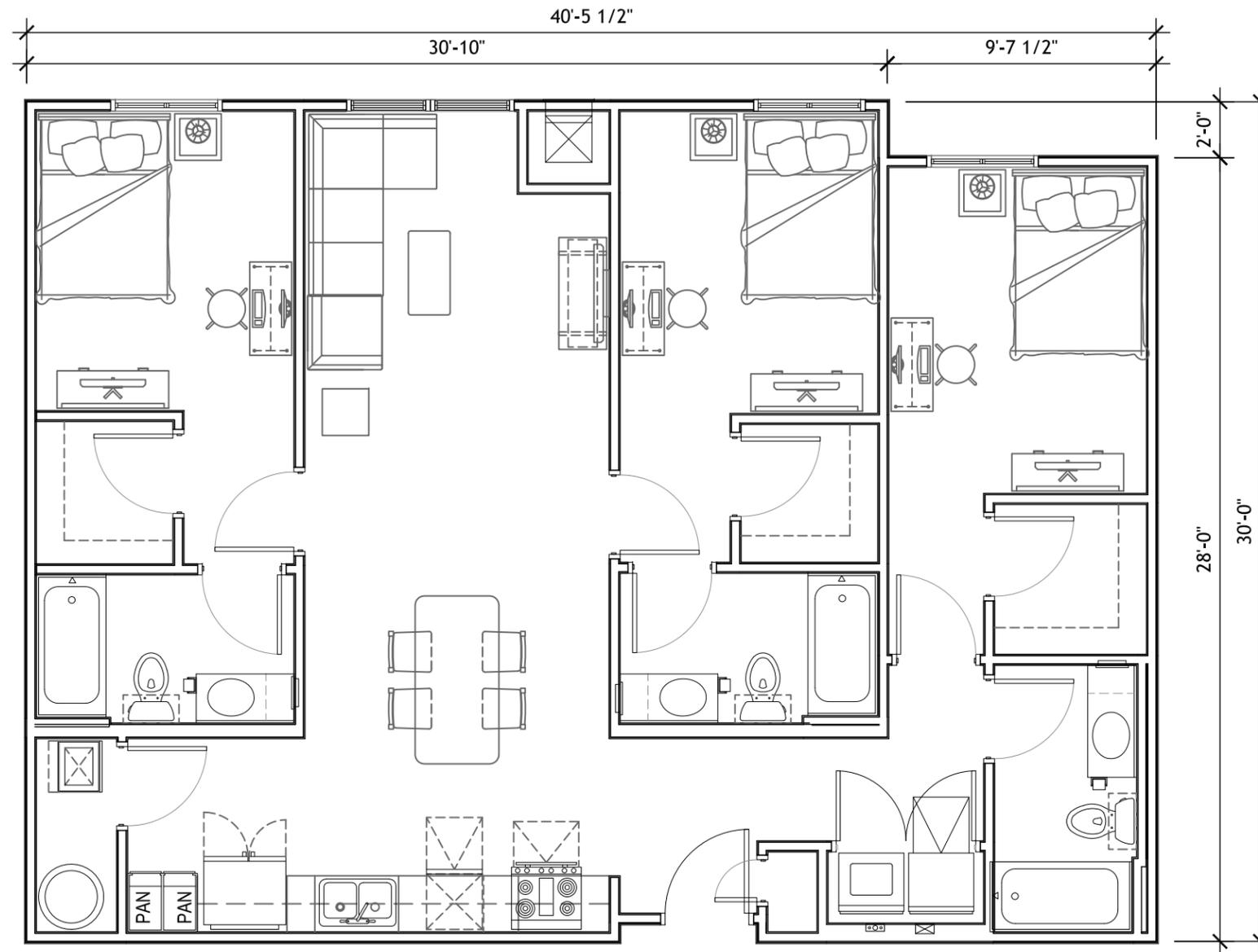
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C1 UNIT PLAN
1,191 SF Gross External Heated Area

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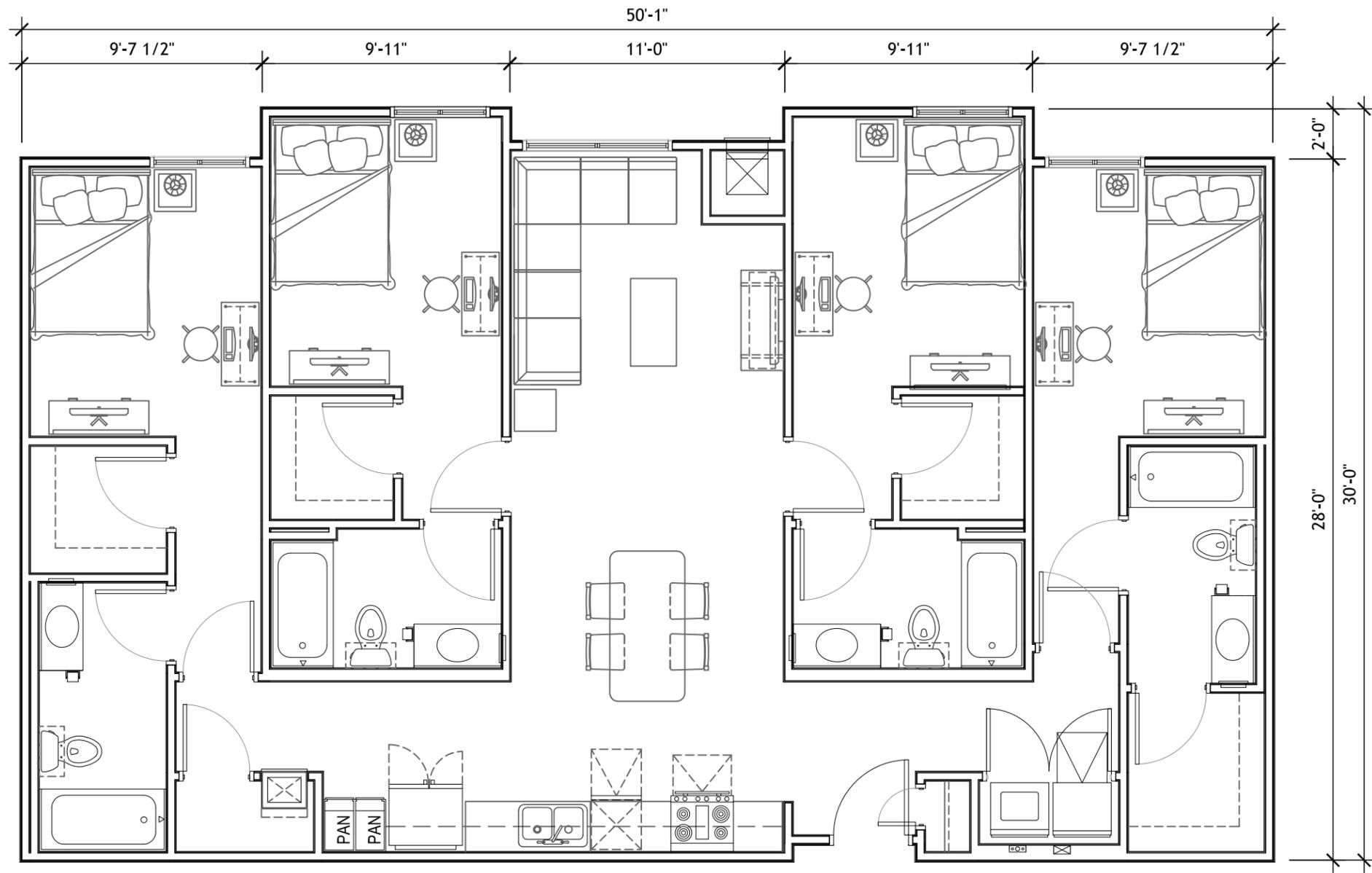
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UNIT PLAN D2
1446 SF Gross External Heated Area

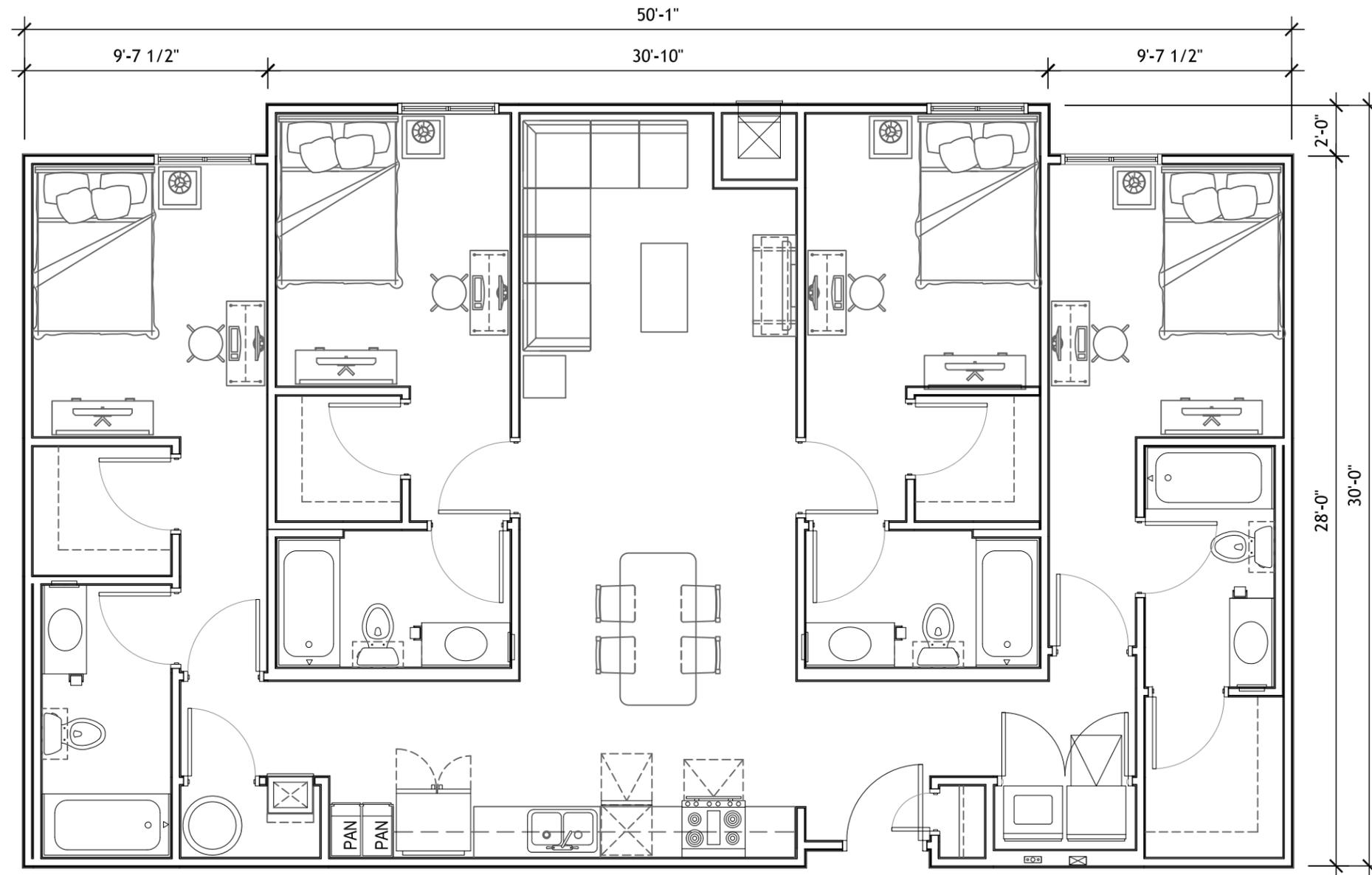
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D3 UNIT PLAN
1461 SF Gross External Heated Area

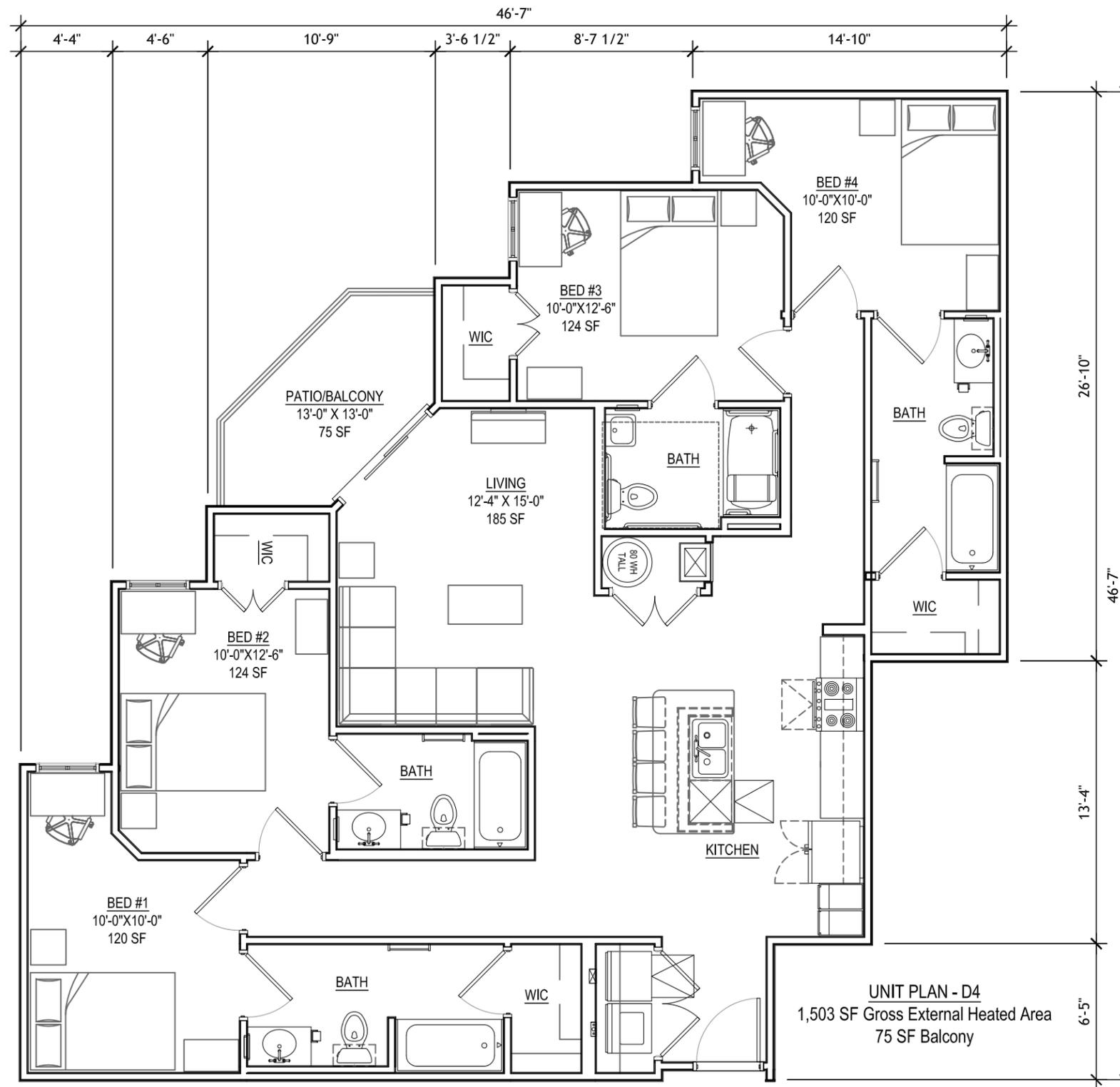
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