

1. Agenda

Documents:

[2024_01_03_BAR_AGENDA.PDF](#)

2. Meeting Materials

Documents:

[2023_AR_18_376 COLLEGE AVE_SUBMISSION.PDF](#)

[2023_AR_18_376 COLLEGE AVE_MATERIAL BOARD.PDF](#)



CITY OF **Clemson** PLANNING & DEVELOPMENT

AGENDA
Board of Architectural Review Meeting
January 3, 2024 at 6:00 P.M.
1250 Tiger Blvd.
City Hall - City Council Chambers

The public may now attend City of Clemson public meetings in person. COVID Protocol will be in place for social distancing.

You can also view these meetings on the City of Clemson's YouTube channel.

How to Submit Public Comments

1. In person during appropriate portions of meetings
2. On the City's MyCivic web platform no later than 5:00 p.m. the day before the meeting

1. Call to Order

2. Adoption of Minutes – November 7, 2023

3. Action Items

a. Building and Site Review

- 1) 2023-AR-18:** Applicant Ross Kistler, Project Plus, is requesting approval of a rooftop structure to the existing building at 376 College Ave. (ABAR-000205-2023)

Please note that Public Comments will be heard during each of the Action Items presentation.

4. Staff Reports

5. Other Business

6. Adjourn

ROAR CLEMSON

376 COLLEGE AVE, CLEMSON, SC 29631

CONCEPT PACKAGE

12.18.23

SHEET INDEX

SHEET NUMBER	SHEET NAME	A - ISSUED FOR SD (00.00.23)	B - ISSUED FOR PERMIT (00.00.23)	C - ISSUED FOR CONSTRUCTION (00.00.23)
00-GENERAL				
G-001	COVER			
G-201	SITE PLAN			
02-STRUCTURAL				
S-0	GENERAL NOTES, SECTIONS & DETAILS			
S-1	FOUNDATION & FRAMING PLANS			
05-ARCHITECTURAL				
A-001	ARCHITECTURAL NOTES			
A-002	ACCESSIBILITY STANDARDS			
A-003	ACCESSIBILITY STANDARDS			
AE-101	EXISTING/DEMO FLOOR PLANS			
A-101	FLOOR PLANS			
A-103	FLOOR PLANS- ROOFTOP			
A-201	REFLECTED CEILING PLAN			
A-401	EXTERIOR ELEVATIONS			
A-601	INTERIOR ELEVATIONS			
A-602	INTERIOR ELEVATIONS			
A-801	DOOR AND WINDOW SCHEDULE			
A-901	INTERIOR RENDERINGS			
08-PLUMBING				
P101	PLUMBING FLOOR PLAN			
P201	PLUMBING DETAILS			
P301	PLUMBING SCHEDULES			



GRAPHIC LEGEND

DRAWING TITLE	DOOR TAG
1 DRAWING TITLE 1/4" = 1' (IF SCALE)	01
ELEVATION TAG	WINDOW TAG
1 A101 DRAWING NUMBER SHEET NUMBER	A
SECTION TAG	KEYED NOTES
1 A101 DRAWING NUMBER SHEET NUMBER	4
ENLARGED DETAIL INDICATOR	
1 A101 DRAWING NUMBER SHEET NUMBER	

PROJECT TEAM

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CONTRACTOR
GREENVILLE, SC

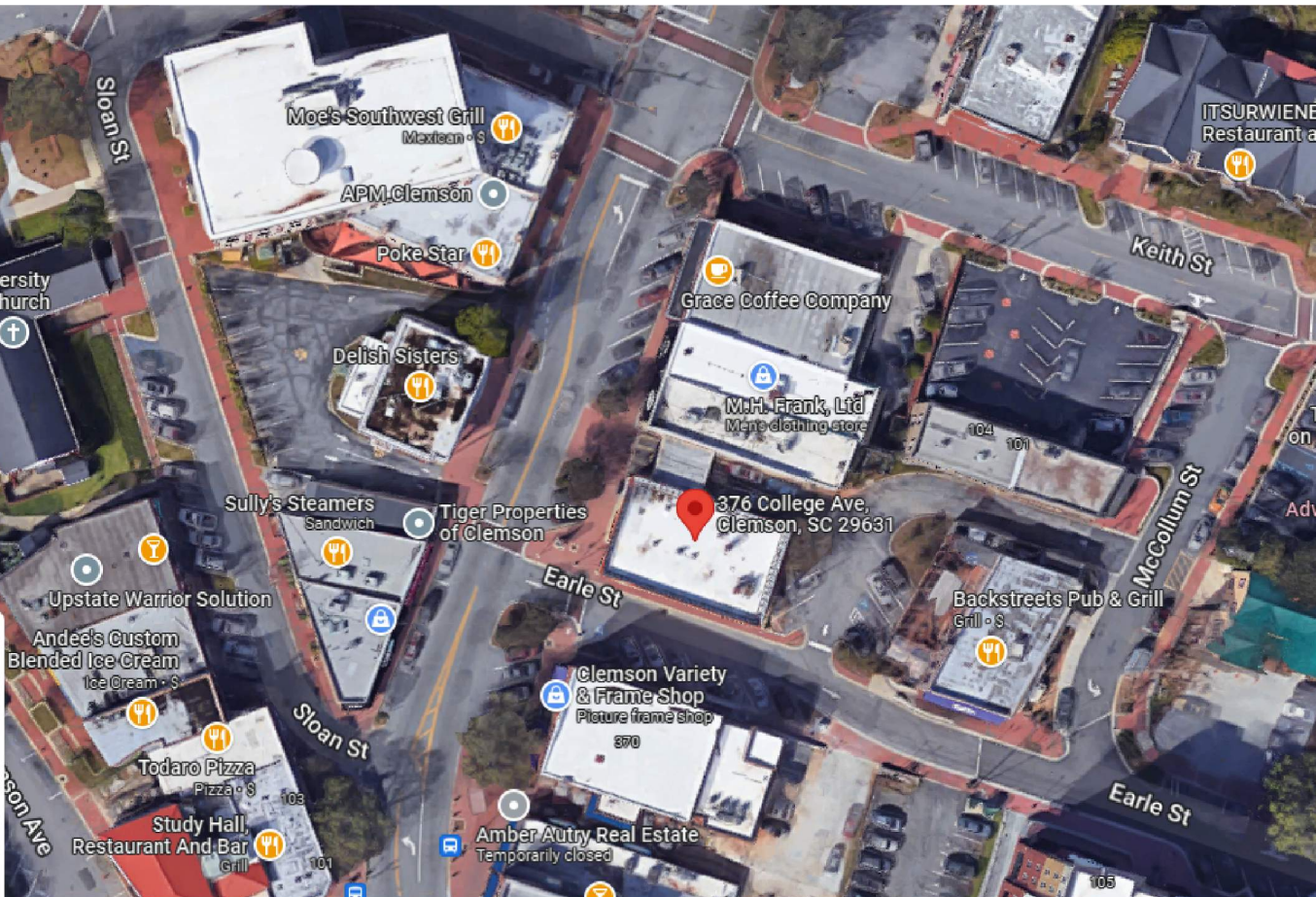
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SITE MAP



REVISION SCHEDULE		
NO	DESCRIPTION	DATE
0	CONCEPT PACKAGE	11/14/23



REVISION SCHEDULE	
DESCRIPTION	DATE
CONCEPT PACKAGE	11/14/23

HECTOR AND ALEX WEBBER

376 COLLEGE AVE, CLEMSON, SC 29631

GREENVILLE, SC

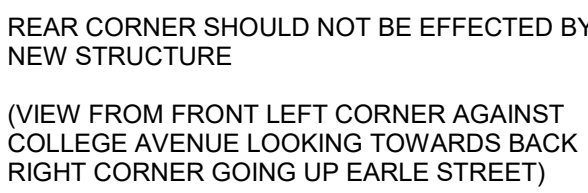
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G-201

- ALL ARCHITECTURAL GRADING PLANS SHOULD BE USED FOR REPRESENTATIONAL PURPOSES ONLY. REF CIVIL DRAWINGS



STAIR TO LAND AT A HIGHER ELEVATION. REVIEW IF
PARKING NEEDS TO BE REMOVED

SUTERA TRASH; LANDSCAPE BUFFER AROUND

EXISTING HVAC AND BRICK STACKS

REMOVE SIDEWALK AND COME BACK WITH NEW LANDSCAPING

REVIEW AND MODIFY ANY EXISTING ROOF PENETRATIONS TO AVOID
CONFLICT WITH NEW STRUCTURE

FULL STRUCTURE ELEVATED OVER EXISTING STRUCTURE TO AVOID ANY PENETRATIONS

ADJUST EXTERIOR LAWN
AS NEEDED

1 SITE PLAN

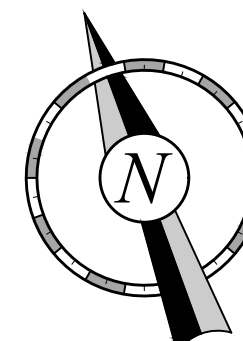
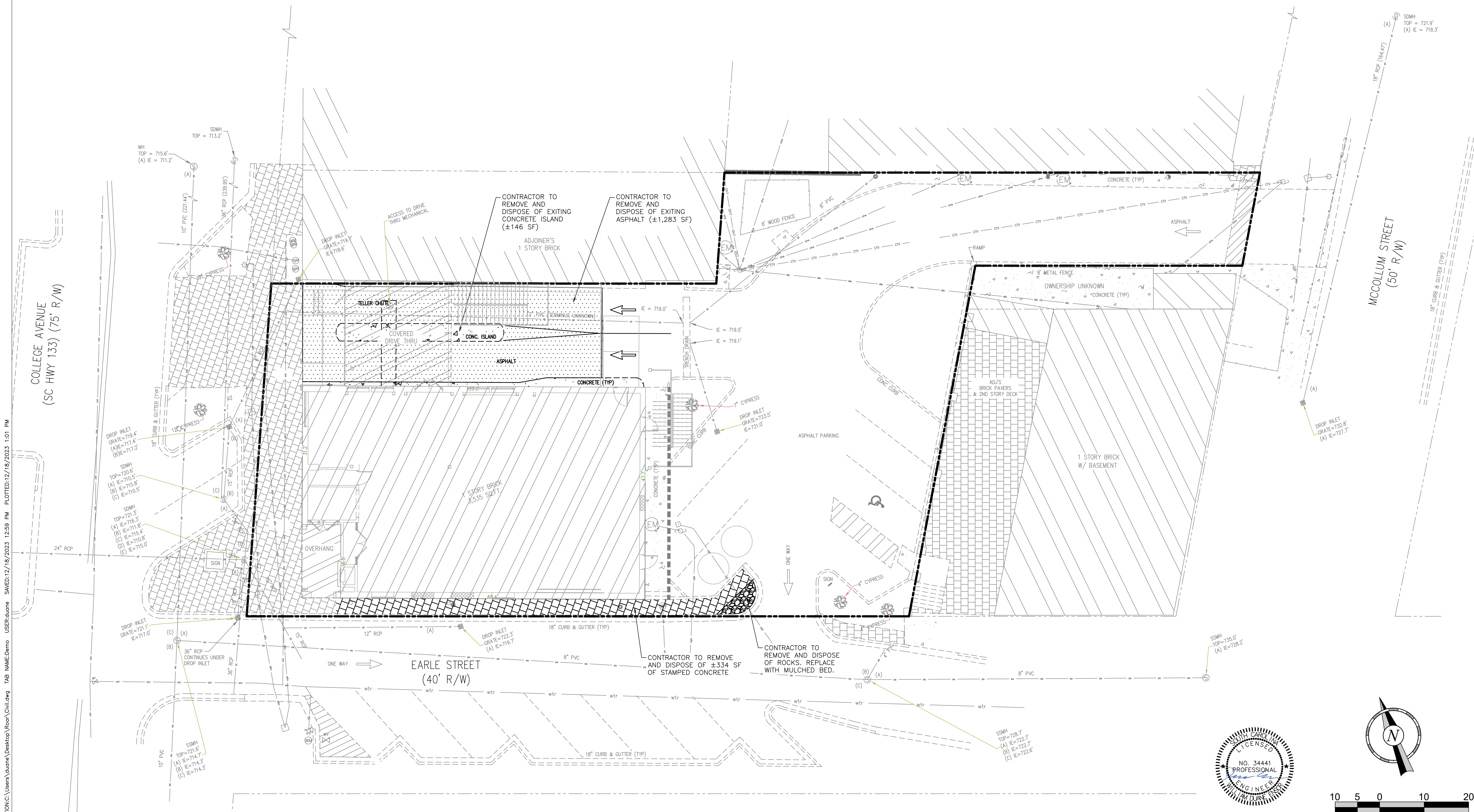
* NO EXTERIOR WORK TO BE DONE BEFORE BAR APPROVAL; ARCHITECT TO ADJUST ACCORDING TO BAR COMMENTS AS NEEDED.

EARLE STREET
(40' R/W)

ONE WAY

MISCELLANEOUS DEMOLITION NOTES

1. ALL ITEMS IN BOLD ARE TO BE DEMOLISHED.
2. ALL TREES AND SHRUBS (EXCEPT THOSE SPECIFIED TO REMAIN) ON PROPERTY TO BE REMOVED.



FILE LOCATION: C:\Users\jduane\Desktop\Roar\Civil.dwg USER: jduane TAB NAME: Demo PLOTTED: 12/18/2023 1:01 PM

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HECTOR AND ALEX WEBBER

376 COLLEGE AVENUE
GREENVILLE, SC 29631

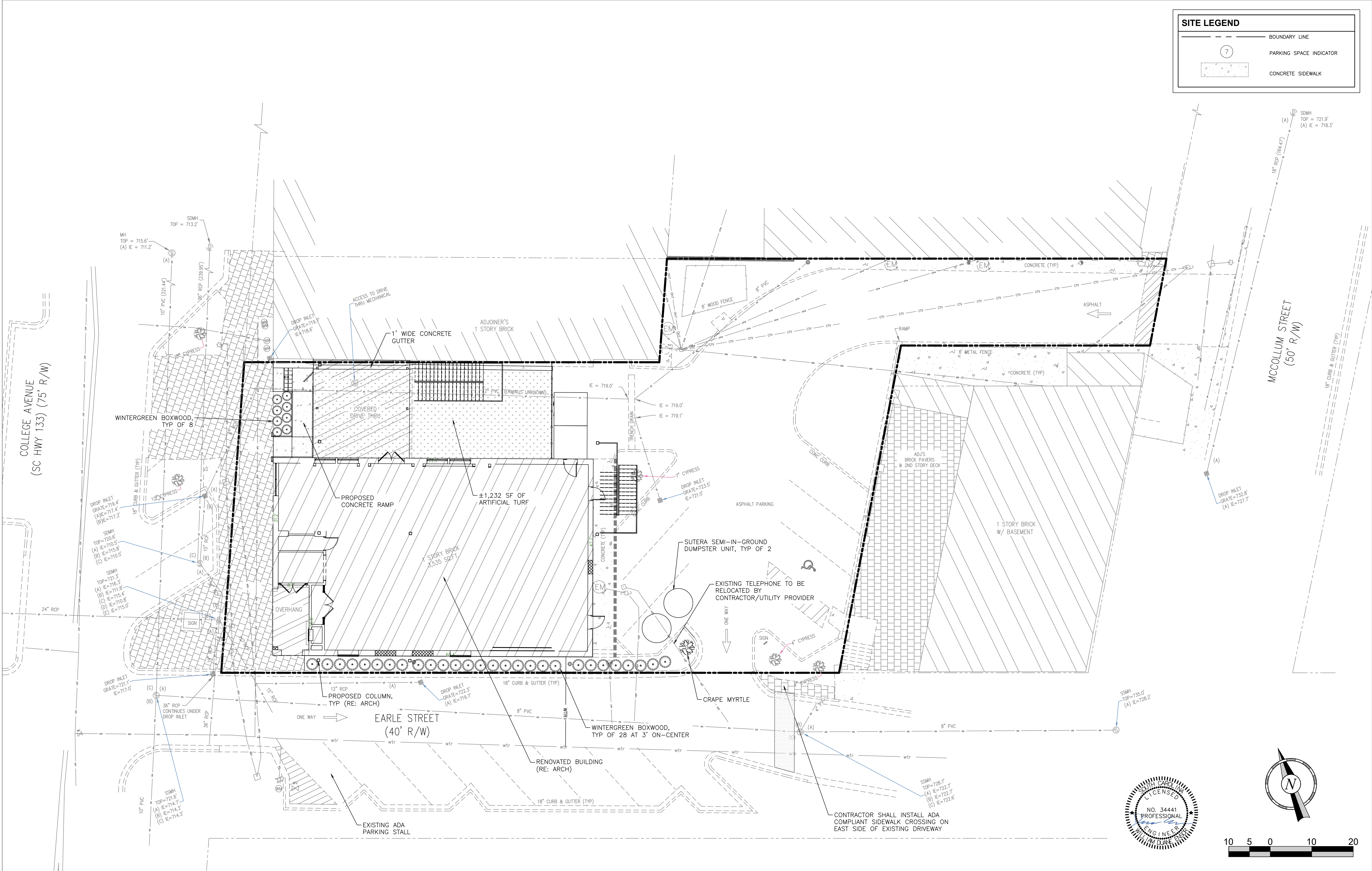
PREPARED BY:
PHAROS LAND DESIGN, LLC
Civil Site Engineering
507 Bennett Street, Greenville, SC 29609
c: 843-693-2335

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

ROAR CLEMSON
DEMOLITION PLAN

FILE NAME: CIVL	DSGN. BY:	JOB NO: PMW-001	FLD. BK:	SHEET NO.
DRN BY: WDE	SCALE: AS SHOWN	DATE: 05.03.2023		3 OF 6

FILE LOCATION: C:\Users\jduane\Desktop\Roar\Civil.dwg USER: jduane SAV: 12/18/2023 12:59 PM PLOT: 12/18/2023 1:01 PM



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HECTOR AND ALEX WEBBER

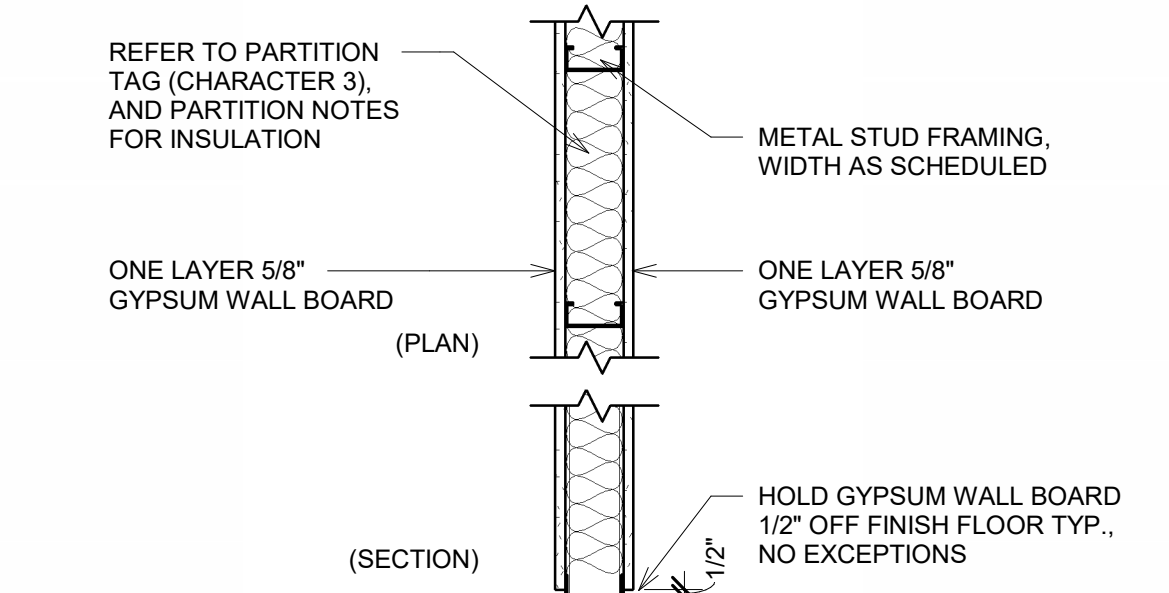
376 COLLEGE AVENUE
GREENVILLE, SC 29631

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REVISIONS					
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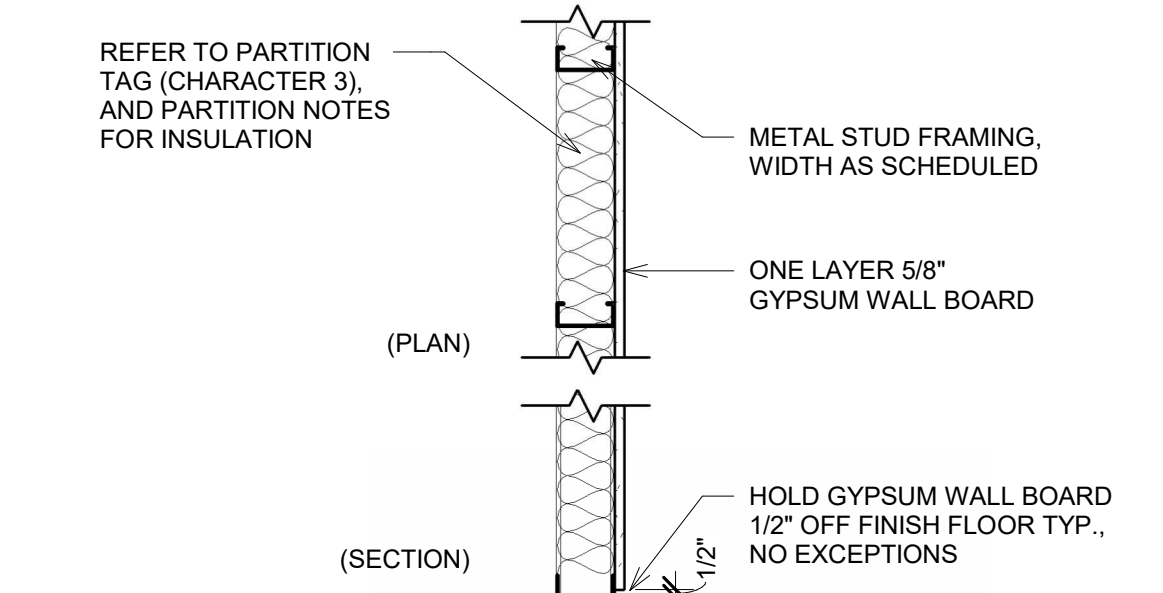
ROAR CLEMSON
SITE AND LANDSCAPE PLAN

FILE NAME: CIVL	DSGN. BY:	JOB NO:	FLD. BK:	SHEET NO.
DRN BY: WDE	SCALE: AS SHOWN	DATE: 05.03.2023		4 OF 6



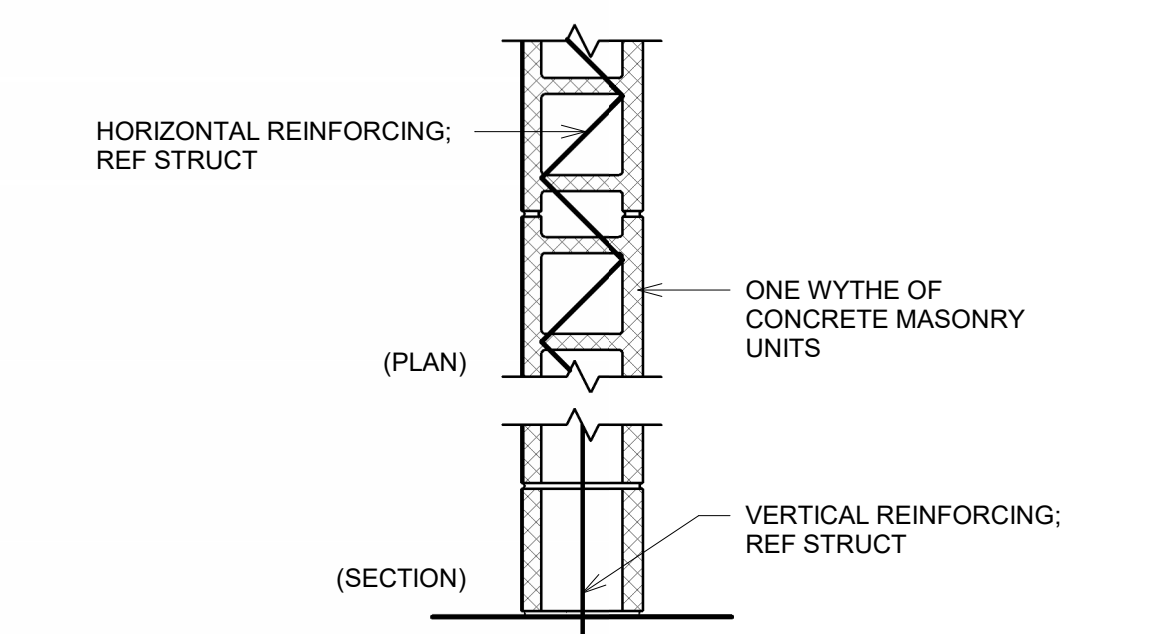
TYPE	STUD SIZE	PARTITION THK.	"R" FIRE RATING	FIRE TEST	STC RATING
A4	3-5/8"	4-7/8"	---	---	---
A6	6"	7-1/4"	---	---	---

1 PARTITION TYPE - A
1" = 1'-0"



TYPE	STUD SIZE	PARTITION THK.	"R" FIRE RATING	FIRE TEST	STC RATING
B4	3-5/8"	4-1/4"	---	---	---
B6	6"	6-5/8"	---	---	---

2 PARTITION TYPE - B
1" = 1'-0"



TYPE	WYTHE SIZE	PARTITION THK.	"R" FIRE RATING	FIRE TEST	STC RATING
M4	3-5/8"	3-5/8"	---	---	---
M8	7-5/8"	7-5/8"	---	---	---
M12	11-5/8"	11-5/8"	---	---	---

3 PARTITION TYPE - M
1" = 1'-0"

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	HCJ	HORIZONTAL CONTROL
AFF	ABOVE FINISHED FLOOR JOINT	HWD	HOLLOW CORE WOOD DOOR
ALUM	ALUMINUM	HM	HOLLOW METAL
BD	BOARD	HORIZ	HORIZONTAL
BLDG	BUILDING	HT	HEIGHT
BO	BOTTOM OF	INSUL	INSULATION
BOS	BOTTOM OF STEEL	INT	INTERIOR
CAB	CABINET	JAN	JANITOR
CJ	CONTROL JOINT	LAM	LAMINATE
CL	CENTERLINE	LAV	LAVATORY
CLG	CEILING	LVT	LUXURY VINYL TILE
CLO	CLOSET	MAX	MAXIMUM
CLR	CLEAR	MECH	MECHANICAL
CMU	CONCRETE MASONRY UNIT	MFG	MANUFACTURER
COL	COLUMN	MIN	MINIMUM
CONC	CONCRETE	MISC	MISCELLANEOUS
CONF	CONFERENCE	MO	MASONRY OPENING
CONT	CONTINUOUS	MTL	METAL
COORD	COORDINATE	NA	NOT APPLICABLE
CORR	CORRIDOR	NIC	NOT IN CONTRACT
CPT	CARPET	NTS	NOT TO SCALE
CWT	CERAMIC WALL TILE	OC	ON CENTER
DEMO	DEMOLISH	OD	OUTSIDE DIAMETER
DIA	DIAMETER	P	PAINT
DIM	DIMENSION	PLAM	PLASTIC LAMINATE
EIFS	EXTERIOR INSULATION & FINISH SYSTEM	PR	PAIR
EJ	EXPANSION JOINT	PREFAB	PREFABRICATED
ELEC	ELECTRIC(AL)	PT	PRESSURE TREATED
ELEV	ELEVATOR OR ELEVATION	RB	RUBBER BASE
EQUIP	EQUIPMENT	RCP	REFLECTED CEILING PLAN
EOS	EDGE OF SLAB	RD	ROOF DRAIN
EQ	EQUAL	RO	ROUGH OPENING
EQU	EQUIPMENT	SF	SQUARE FEET
ETR	EXISTING TO REMAIN	SIM	SIMILAR
EW	ELECTRIC WATER COOLER	SPEC	SPECIFICATION
EX	EXISTING	SS	STAINLESS STEEL
EXT	EXTERIOR	STD	STANDARD
FD	FLOOR DRAIN	STOR	STORAGE
FL	FLOOR	TOP OF	TOP OF
FE	FIRE EXTINGUISHER	TV	TELEVISION
FEC	FIRE EXTINGUISHER CABINET	TYP	TYPICAL
FIN	FINISH	UNO	UNLESS NOTED OTHERWISE
FO	FACE OF	VERT	VERTICAL
GALV	GALVANIZED	VEST	VESTIBULE
GC	GENERAL CONTRACTOR	VF	VERIFY IN FIELD
GL	GLASS	WC	WATER CLOSET
GW	GYPSUM WALL BOARD	WD	WOOD
HC	HANDICAP	VERT	VERTICAL
		VTR	VENT THROUGH ROOF

WALL TYPE NOTES

- NON-LOAD BEARING METAL STUD GAUGE AND TOP OF WALL BRACING DETAIL AND CONFIGURATION TO BE PROVIDED BY METAL STUD SUPPLIER BASED ON WALL HEIGHT, STUD DEPTH, STUD SPACING, AND TOP OF WALL CONDITION SHOWN.
- SEE REFLECTED CEILING PLANS FOR CEILING HEIGHTS.
- AT WALLS INDICATED TO RECEIVE TILE, SUBSTITUTE 5/8" CEMENTITIOUS BACKER BOARD FOR 5/8" TYPE "X" GYPSUM BOARD AS SUBSTRATE FOR TILE INSTALLATION. LOCATION TRANSITION BETWEEN GYPSUM BOARD AND CEMENTITIOUS BACKER BOARD 1" BACK FROM EDGE OF TILE AND PROVIDE SOLID WOOD BLOCKING WITHIN WALL FOR SECURING MEETING EDGES OF DIFFERING BOARD TYPES.
- FOR PARTITIONS INDICATED AS ACOUSTIC PARTITIONS, USE SOUND ATTENUATION BATT INSULATION.
- PROVIDE MOISTURE RESISTANT GWB AT ALL EXPOSED RESTROOM WALLS, WITHIN 4'-0" OF DRINKING FOUNTAINS AND SERVICE SINKS.
- ALL PARTITIONS CONTAINING PLUMBING OR HAVING AN EXTERIOR FACE TO BE INSULATED.
- ALL RATED PARTITIONS TO EXTEND FROM TOP OF SLAB TO UNDERSIDE OF STRUCTURE. SEAL TOP AND BOTTOM TYPICAL.
- REFER TO PLANS FOR LOCATION OF PARTITION TYPES.
- FIRE RESISTANT, RATED PARTITIONS TO BE INSTALLED WITH FIRESTOP SEALANT, UNLESS NOTED OTHERWISE.

HOW TO READ PARTITION TAGS

NOTE: PARTITION TAGS ARE READ LEFT TO RIGHT.

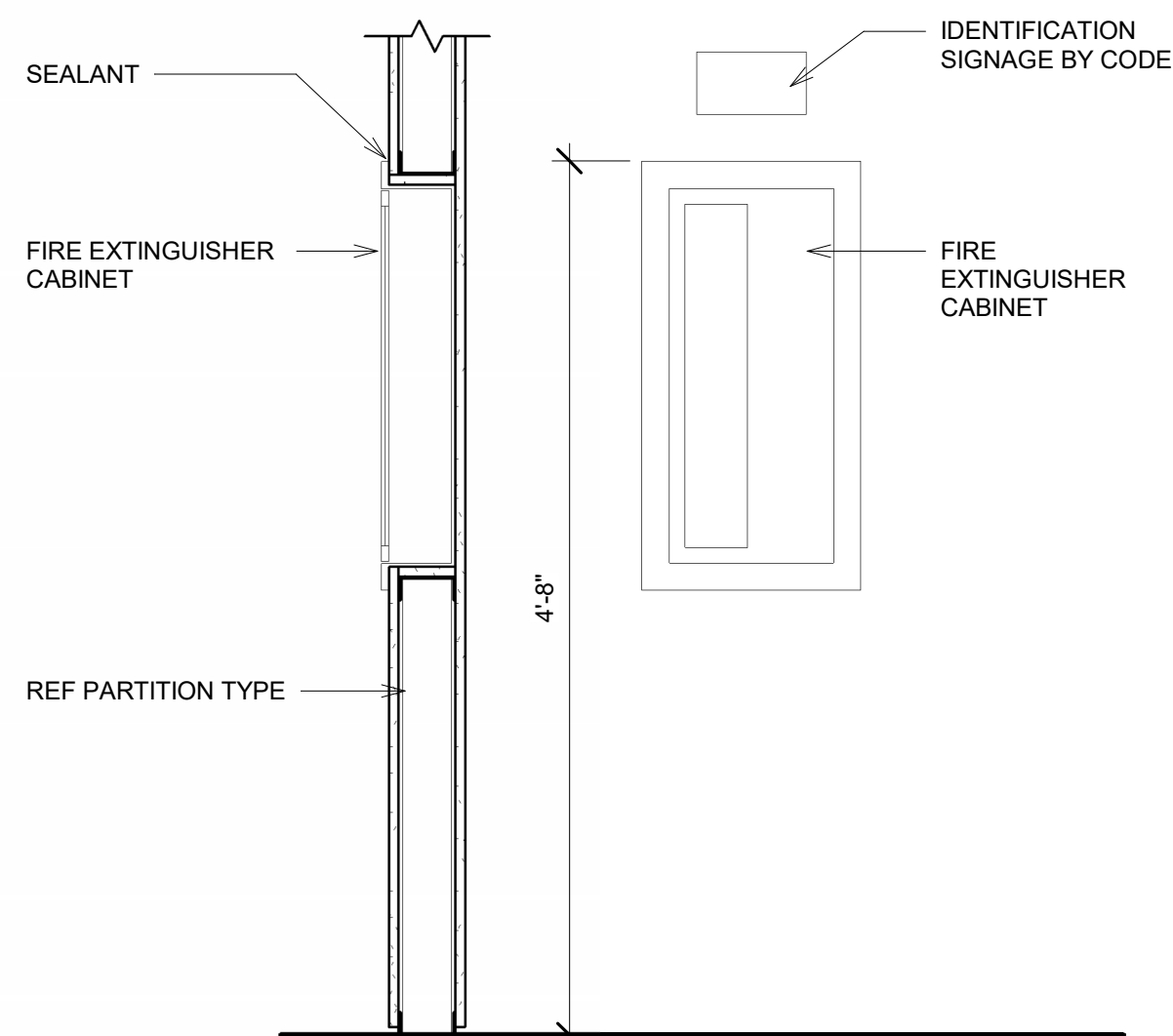
	1 2 3 4
FIRST AND SECOND CHARACTERS TOGETHER ARE "TYPE" IN THE PARTITION TYPE DETAILS	1. THE FIRST CHARACTER IN THE TAG INDICATES WHICH DETAIL TO REFERENCE FOR THE PARTITION CONSTRUCTION.
	2. THE SECOND CHARACTER IN THE TAG INDICATES A REFERENCE FOR THE STRUCTURAL MEMBER (METAL STUD OR CMU) THICKNESS.
	3. THE THIRD CHARACTER IN THE TAG INDICATES: "A" - FOR ACOUSTIC PARTITION "R" - FOR FIRE RATED PARTITION "S" - FOR SMOKE PARTITION "T" - FOR FIRE RATED/ACOUSTIC PARTITION "V" - FOR FIRE RATED/SMOKE PARTITION "W" - FOR ACOUSTIC/SMOKE PARTITION "Z" - FOR FIRE RATED/ACOUSTIC/SMOKE PARTITION
	4. THE FOURTH CHARACTER IS HEAD PARTITION DETAILS: "1" - FOR PARTITION TO METAL DECK/STRUCTURE ABOVE "2" - FOR PARTITION TO CONCRETE DECK "3" - FOR PARTITION TERMINATED 6" ABOVE CEILING "4" - FOR PARTITION TERMINATED AT CEILING

GENERAL NOTES

- TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF THE DESIGN OF THE PROJECT COMPLIES WITH THE APPLICABLE PROVISIONS OR REQUIREMENTS OF LOCAL CODES AND STANDARDS.
- THESE DRAWINGS ARE FOR USE IN CONSTRUCTING THE FACILITY MENTIONED ON THE COVER SHEET ONLY.
- WORK SHALL BE DONE IN A PROFESSIONAL MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION INDUSTRY STANDARDS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
- WORK TO BE DONE IN COMPLIANCE WITH ALL BUILDING CODES, ORDINANCES AND REGULATIONS OF ALL CONSTITUTED AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OR AS OTHERWISE REQUIRED IN THE SPECIFICATIONS OR CONTRACT.
- UNLESS INDICATED OTHERWISE, ALL MATERIAL FURNISHED AND INCORPORATED INTO THE WORK SHALL BE NEW, UNUSED AND OF QUALITY STANDARD TO THE INDUSTRY FOR FIRST CLASS WORK OF SIMILAR NATURE AND CHARACTER.
- INSTALL ALL MATERIALS AND PRODUCTS IN EXACT CONFORMANCE WITH MANUFACTURER'S LATEST SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS.
- CLEAN SITE AT COMPLETION OF PROJECT. REMOVE DUST, DEBRIS, OILS, STAINS, FINGERPRINTS AND LABELS FROM EXPOSED FINISHED SURFACES. VERIFY DIMENSIONS WITH FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCY BETWEEN DRAWINGS AND ACTUAL JOB CONDITIONS.
- ALL DIMENSIONS ARE TO CENTERLINE OF COLUMN, TO FACE OF STUD, OR TO FACE OF CMU UNLESS NOTED OTHERWISE.
- IF DISCREPANCIES OR CONFLICTS IN DIMENSIONS, ALIGNMENT NOTES, OR CENTERLINE NOTES APPEAR ON THESE DRAWINGS, NOTIFY ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
- NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT.
- THESE DRAWINGS SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE FROM THE ARCHITECT THROUGH WRITTEN CLARIFICATION ONLY.
- GYPSUM BOARD TO BE INSTALLED PER MANUFACTURER'S STANDARD SPECIFICATIONS AND INCLUDE CONTROL JOINTS EVERY 30'-0" MAXIMUM BOTH VERTICAL AND HORIZONTAL.
- PROVIDE WOOD BLOCKING IN PARTITIONS AT ALL LOCATIONS WHERE WORK SURFACES, SHELVING, BRACKETS, DISPLAYS, GRAB BARS AND/OR EQUIPMENT WILL BE MOUNTED OR ATTACHED TO FACE OF WALL FOR STRUCTURAL STABILITY. SEE FLOOR PLANS AND INTERIOR ELEVATIONS FOR LOCATIONS.
- WOOD BLOCKING SHALL BE FIRE-TREATED LUMBER WHEN REQUIRED BY THE BUILDING CODE.
- ALL PENETRATIONS THROUGH FIRE RATED PARTITIONS, FIRE RATED CEILING ASSEMBLIES SHALL BE INSTALLED ACCORDING TO U.L. STANDARDS AND PER APPLICABLE CODES FOR REQUIRED HOUR FIRE RATED CONSTRUCTION.
- ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.
- ALL MATERIALS USED SHALL BE EQUAL TO OR EXCEED ALL APPLICABLE STATE OR LOCAL CODES AND REQUIREMENTS.
- LOCATE ALL INTERIOR DOOR FRAMES IN STUD WALLS 6" FROM HINGE JAMB TO ADJACENT WALL UNLESS NOTED OTHERWISE.
- THESE PLANS HAVE BEEN PREPARED IN CONFORMITY WITH ANSI STANDARD A117.1 FOR MAKING BUILDINGS ACCESSIBLE FOR THE PHYSICALLY HANDICAPPED TO THE BEST OF OUR KNOWLEDGE.
- PROVIDE HANDICAP ACCESSIBLE PLUMBING FIXTURES AND ACCESSORIES WHERE INDICATED. INSULATE EXPOSED PLUMBING.
- CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
- EXISTING ALONG A REQUIRED EXIT PATH SHALL NOT REQUIRE THE USE OF A KEY FOR EXIT OPERATION FROM THE INSIDE OF THE BUILDING.
- TIGHTLY SEAL AND FIRESTOP PENETRATIONS THROUGH FIRE RATED ASSEMBLIES USING AN APPROVED AND LISTED FIRESTOPPING MATERIAL.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL BUILDING MANAGEMENT SYSTEMS, SECURITY SYSTEMS, AND LOCKING HARDWARE WITH THE OWNER PRIOR TO INSTALLATION. SECURITY SYSTEM EQUIPMENT FURNISHED BY OWNER. ALL CONDUIT AND BOXES BY ELECTRICAL SUBCONTRACTOR.
- VERIFY FLOOR OUTLET LOCATIONS WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION.

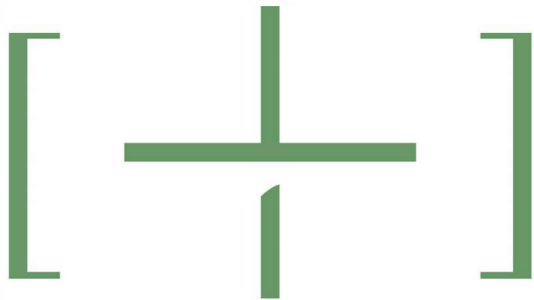
DEMO NOTES

- THE PURPOSE OF THESE DEMOLITION DRAWINGS, AS MADE PART OF THE CONTRACT DOCUMENTS, IS TO GENERALLY DEFINE THE SCOPE OF DEMOLITION WORK REQUIRED. THESE DRAWINGS ARE NOT MEANT TO IDENTIFY ALL DEMOLITION WORK REQUIRED, NOR DO THEY NECESSARILY ACCURATELY REFLECT ALL EXISTING CONDITIONS. CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY EVALUATE THE EXISTING SITE CONDITIONS TO ARRIVE AT THE SCOPE OF DEMOLITION WORK REQUIRED TO ACHIEVE THE INTENDED RESULTS. COORDINATE THIS DRAWING WITH OTHER DOCUMENTS INCLUDING STRUCTURAL, FIRE PROTECTION, PLUMBING, MECHANICAL AND ELECTRICAL THAT COULD AFFECT THE DEMOLITION WORK.
- PROVIDE DEMOLITION WORK AS REQUIRED BY THE ENTIRE SET OF CONSTRUCTION DOCUMENTS. LIMIT REMOVAL AND DEMOLITION WORK TO THAT SPECIFICALLY CALLED FOR IN THE CONSTRUCTION DOCUMENTS OR AS REQUIRED FOR THE INSTALLATION OF NEW WORK.
- DEMOLITION IS TO BE DONE IN A CAREFUL AND ORDERLY MANNER SO AS NOT TO DAMAGE FINISHES OR EQUIPMENT TO REMAIN.
- THE OWNER HAS THE FIRST RIGHT OF REFUSAL ON ALL REMOVED ITEMS. OWNER WILL MEET WITH THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK AND PROVIDE A WRITTEN OR VERBAL LIST OF ITEMS THEY WANT TO BE SALVAGED AND RETURNED TO THEM.
- REMOVE ONLY NON-LOAD BEARING CONSTRUCTION AND PARTITIONS. CONTRACTOR TO VERIFY, PRIOR TO REMOVAL, THAT NO STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, ETC. SUPPORTING FLOOR, ROOF OR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. CONTRACTOR'S NON-CONTACT OF ARCHITECT PRIOR TO REMOVAL OF ANY WORK INDICATES HIS COMPLETE UNDERSTANDING THAT NO LOAD BEARING OR STRUCTURAL WORK IS BEING ALTERED UNDER THIS CONTRACT.
- CHECK AND VERIFY ALL NOTES AND DIMENSIONS BEFORE PROCEEDING WITH WORK.
- VERIFY LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- ANY DAMAGE TO THE EXISTING BUILDING NOT INDICATED TO BE DEMOLISHED SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF INDICATED UTILITIES. THE CONTRACTOR SHALL COORDINATE, CAP AND REMOVE ALL WATER AND SANITARY LINES SERVING THE BUILDING TO BE DEMOLISHED.
- EXISTING CONCRETE SLABS SHALL BE PREPARED TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, OR LEVELING AS REQUIRED.
- OPENINGS CREATED IN, OR CUTTINGS OF, ANY EXISTING SURFACES DURING CONSTRUCTION OR DAMAGED DURING CONSTRUCTION SHALL BE PATCHED SUCH THAT THE MATERIAL DOES NOT APPEAR TO HAVE BEEN DAMAGED, OR THE MATERIAL SHALL BE REPLACED.



7 FEC CABINET METAL
1" = 1'-0"

REVISION SCHEDULE		
NO	DESCRIPTION	DATE



Project Plus

123 WELBORN STREET, SUITE 201
GREENVILLE, SC 29601
WWW.PROJECTPLUSSC.COM

REVISION SCHEDULE

NO	DESCRIPTION	DATE
0	CONCEPT PACKAGE	11/14/23

ROAR CLEMSON

HECTOR AND ALEX WEBBER

376 COLLEGE AVE, CLEMSON, SC 29631

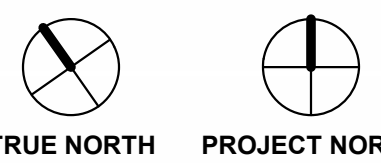
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PROJECT: 22137

GREENVILLE, SC

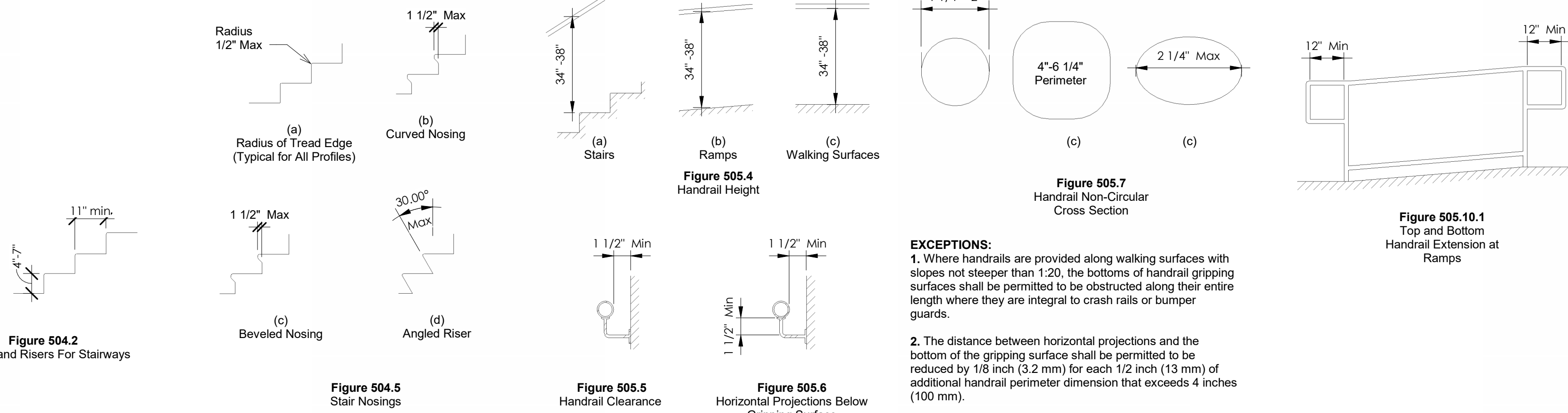
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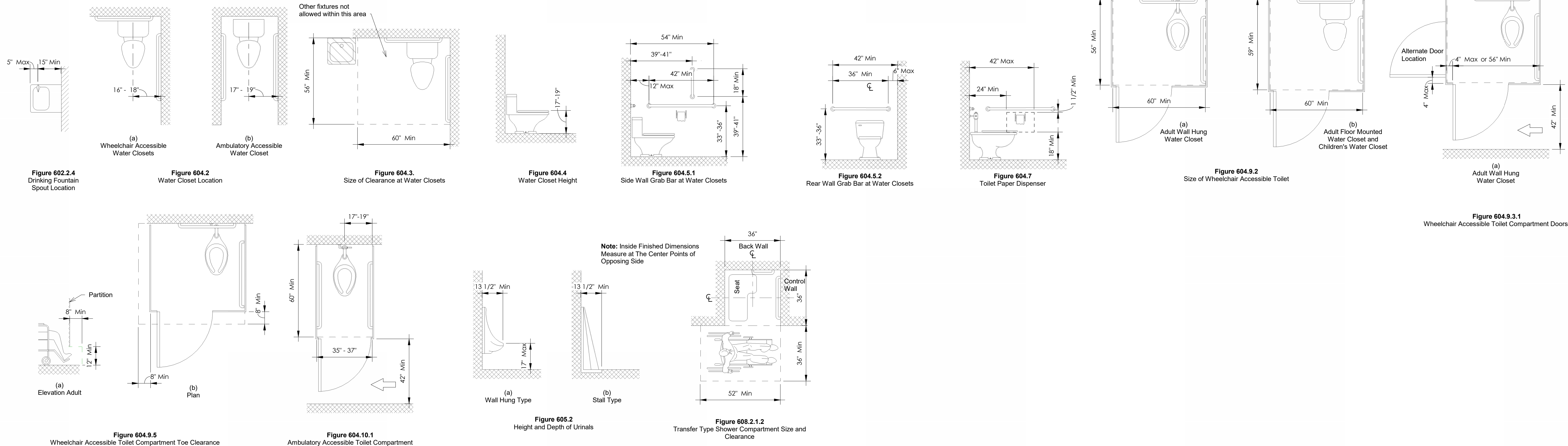
ACCESSIBILITY
STANDARDS

A-003

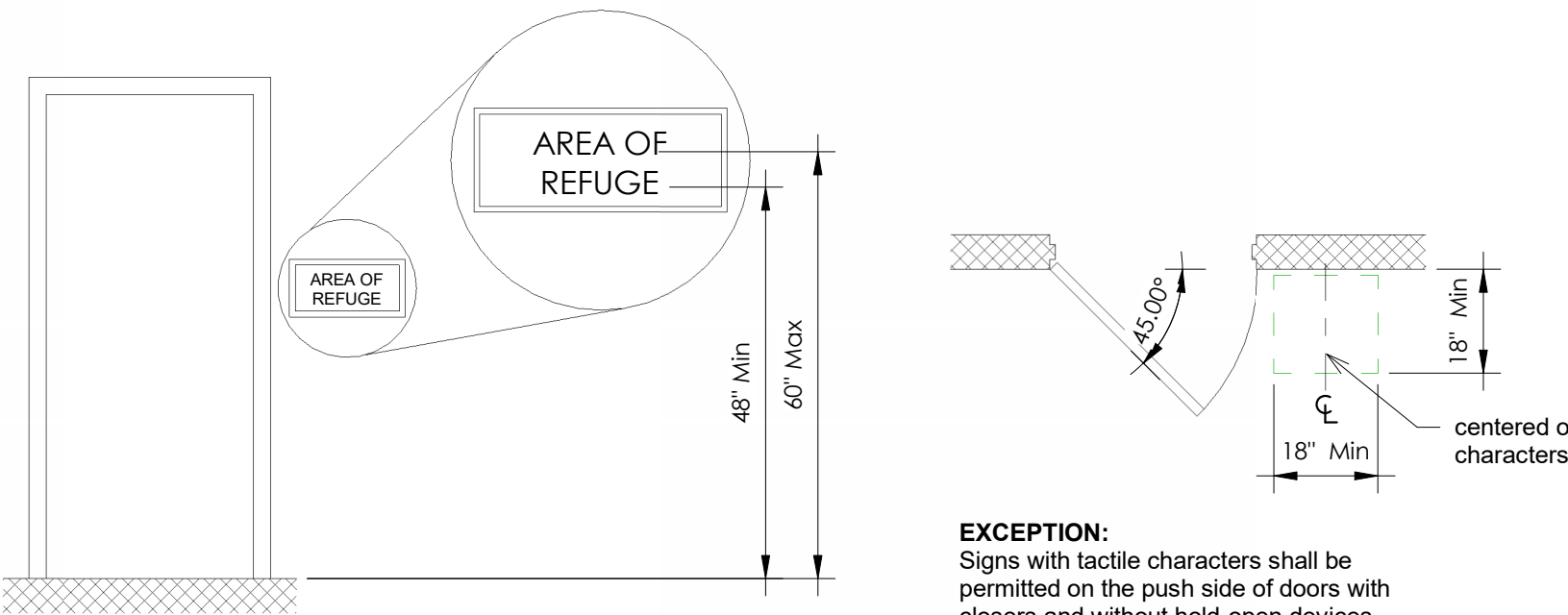


EXCEPTIONS:
1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards.
2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8 inch (3.2 mm) for each 1/2 inch (13 mm) of additional handrail perimeter dimension that exceeds 4 inches (100 mm).

Note:
"X" = Tread Depth



Note: Inside Finished Dimensions
Measure at The Center Points of
Opposing Side



Height to Finish Floor or Ground From Baseline of Character	Horizontal Viewing Distance	Minimum Character Height
40 inches (1015 mm) to less than or equal to 70 inches (1780 mm)	less than 72 inches (1830 mm)	5/8" inch (16mm)
	72 inches (1830 mm) and greater	5/8" inch (16 mm), plus 1/8" (3.2 mm) per foot (305 mm) of viewing distance above 72 inches (1830 mm)
Greater than 70 inches (1780 mm) to less than or equal to 120 inches (3050mm)	less than 180 inches (4570 mm)	2 inches (51 mm)
	180 inches (4570 mm) and greater	2 inches (51 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 180 inches (4570 mm)
Greater than 120 inches (3050 mm)	less than 21 feet (6400 mm)	3 inches (75 mm)
	21 feet (6400 mm) and greater	3 inches (75 mm), plus 1/8 inch (3.2 mm) per foot (305 mm) of viewing distance above 21 feet (6400 mm)

Table 703.2.4
Visual Character Height

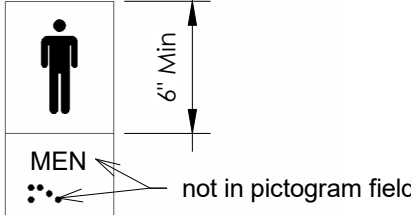


Figure 703.5
Pictogram Field

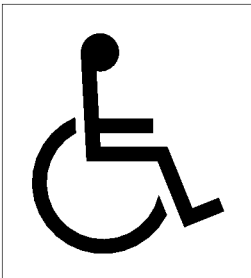


Figure 703.6.3.1
International
Symbol of
Accessibility

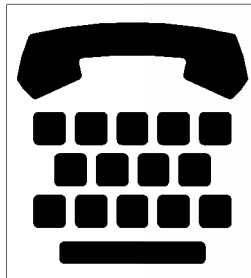


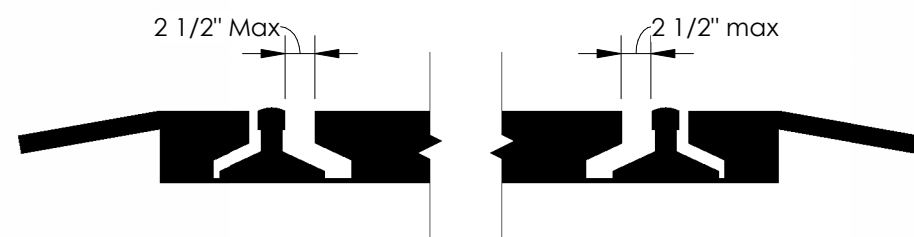
Figure 703.6.3.2
International
Symbol of TTY



Figure 703.6.3.4
Volume Control
Telephone



Figure 703.6.3.3
International Symbol of
Access for Hearing
Loss



EXCEPTION:
Openings for wheel flanges shall be permitted to be 2 1/2 inches (64 mm) maximum

Figure 805.10
(Exception) Track Crossings



23 WELBORN STREET, SUITE 201
GREENVILLE, SC 29601
WWW.PROJECTPLUSSC.COM

REVISION SCHEDULE	
DESCRIPTION	DATE
CONCEPT PACKAGE	11/14/23

1. EXISTING MEASUREMENTS ARE PULLED FROM
2. FACE OF INTERIOR FINISH.
3. NEW INTERIOR PARTITIONS ARE DIMENSIONED
4. TO FACE OF STUD. UNLESS NOTED OTHERWISE
5. (N.O.)
6. ALL INTERIOR PARTITIONS ARE ASSUMED TO BE
7. 2X4 CONSTRUCTION U.N.O.
8. WALLS, INCLUDING PLUMBING STACKS,
9. RADON VENTS, OR POCKET DOORS SHALL BE
10. 2X6 CONSTRUCTION.
11. DOOR ROOF OPENINGS SHALL BE MINIMUM
12. OF 6" FROM CORNER TO ALLOW TRIM
13. APPLICATION
14. ALL DRYWALL TO BE 1/2"
15. PROVIDE MINIMUM OF 1/4" FT. SLOPE AT ANY
16. BUILT-IN SHOWER BENCHES, SLOPE ALL
17. WALLS TO MINIMUM OF 1/4" FT TO DRAIN
18. OWNER / CONTRACTOR RESPONSIBLE FOR ALL
19. FINISHES AND APPROPRIATE CONSTRUCTION
20. PER MANUFACTURERS RECOMMENDATIONS
21. CONTRACTOR RESPONSIBLE FOR ALL
22. LIGHTING, RECEPTACLE, AND SWITCH
23. LOCATIONS

EXISTING WALL

DEMO; DASHED LINES FOR DOOR

NEW WALL

ROAR CLEMSON

HECTOR AND ALEX WEBBER

376 COLLEGE AVE, CLEMSON, SC 29631

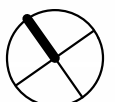
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PROJECT: 22137

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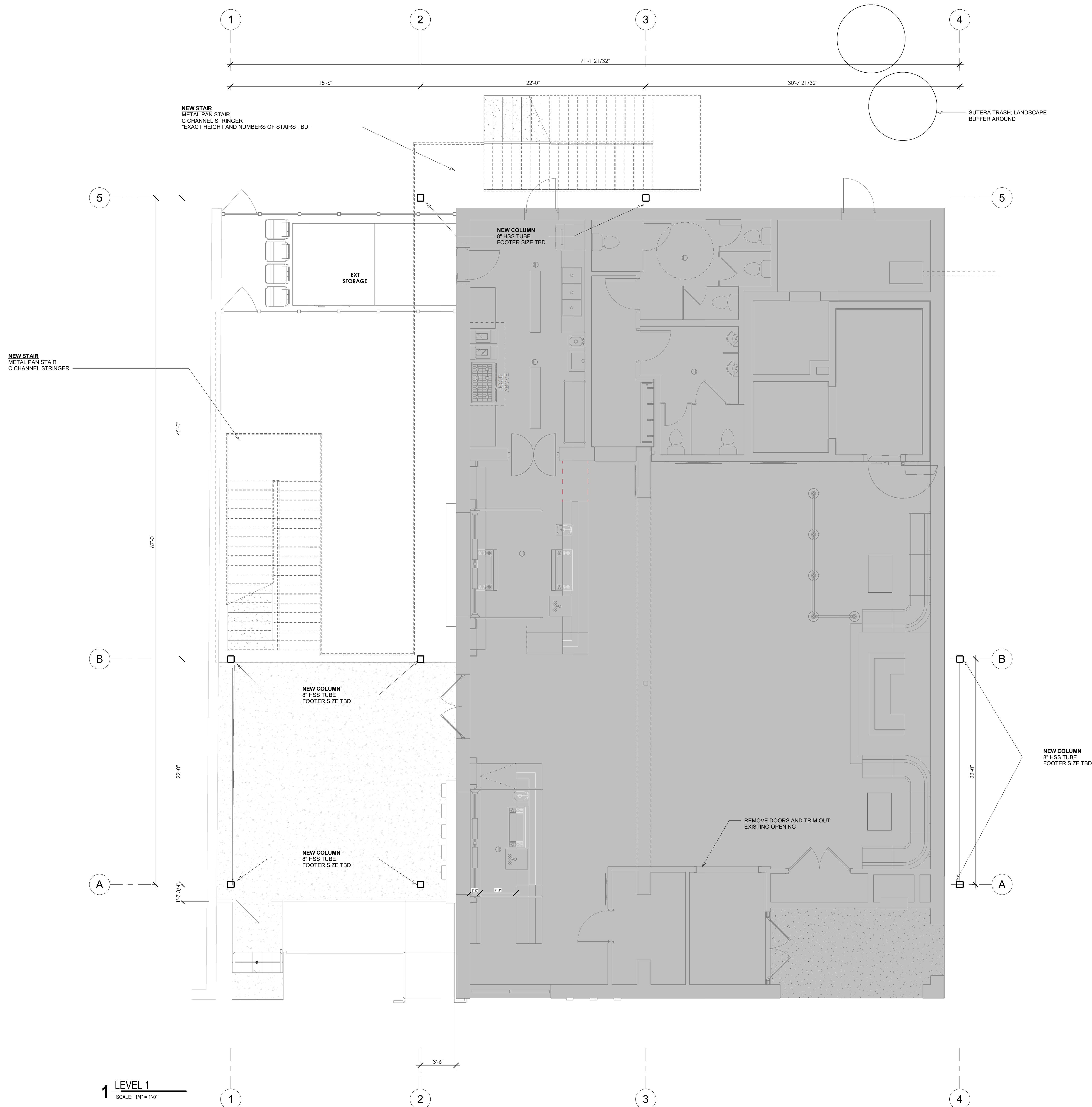


PROJECT NORTH



FLOOR PLANS

A-101





Project Plus

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NO	DESCRIPTION	DATE
0	CONCEPT PACKAGE	11/14/23

ROAR CLEMSON

HECTOR AND ALEX WEBBER

376 COLLEGE AVE, CLEMSON, SC 29631

TMS: 4044-20-72-7091
PROJECT: 22137

GREENVILLE, SC

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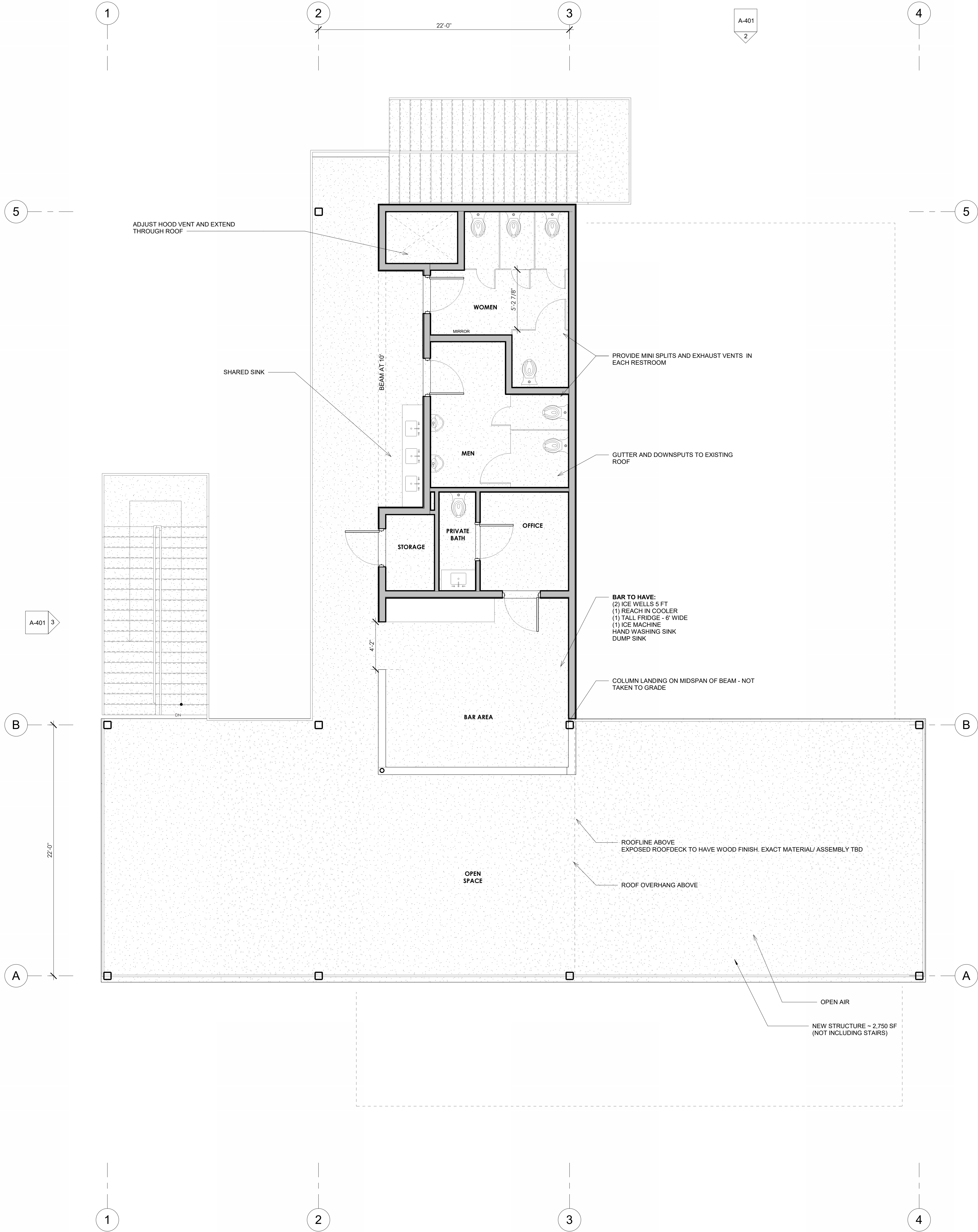


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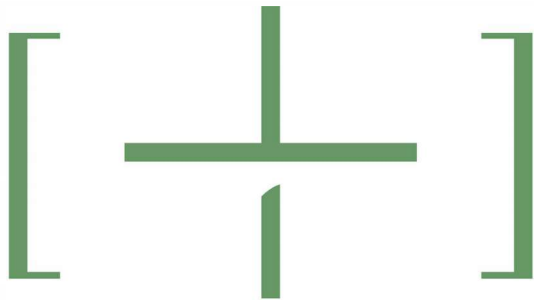


FLOOR PLANS-
ROOFTOP

A-103



1 ROOF DECK 2
1/4" = 1'-0"



Project Plus

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ROAR CLEMSON

HECTOR AND ALEX WEBBER

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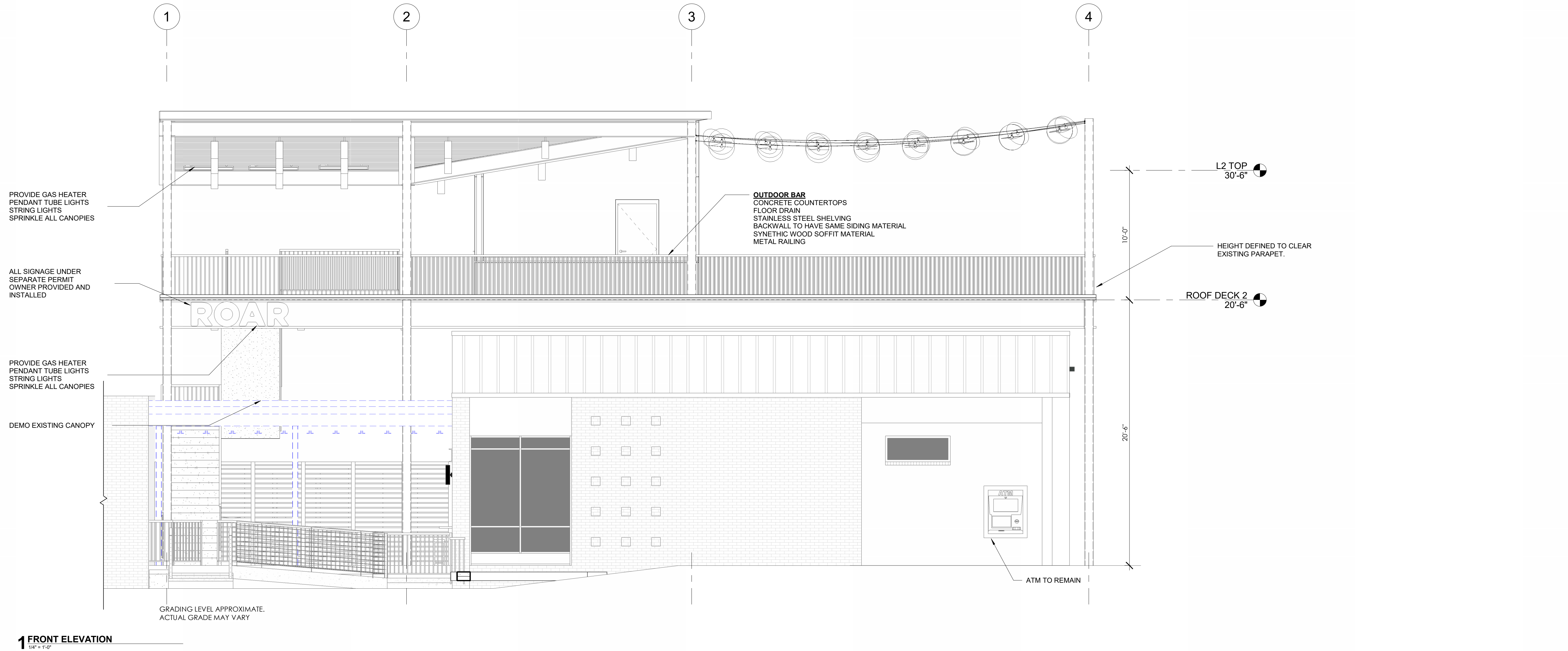
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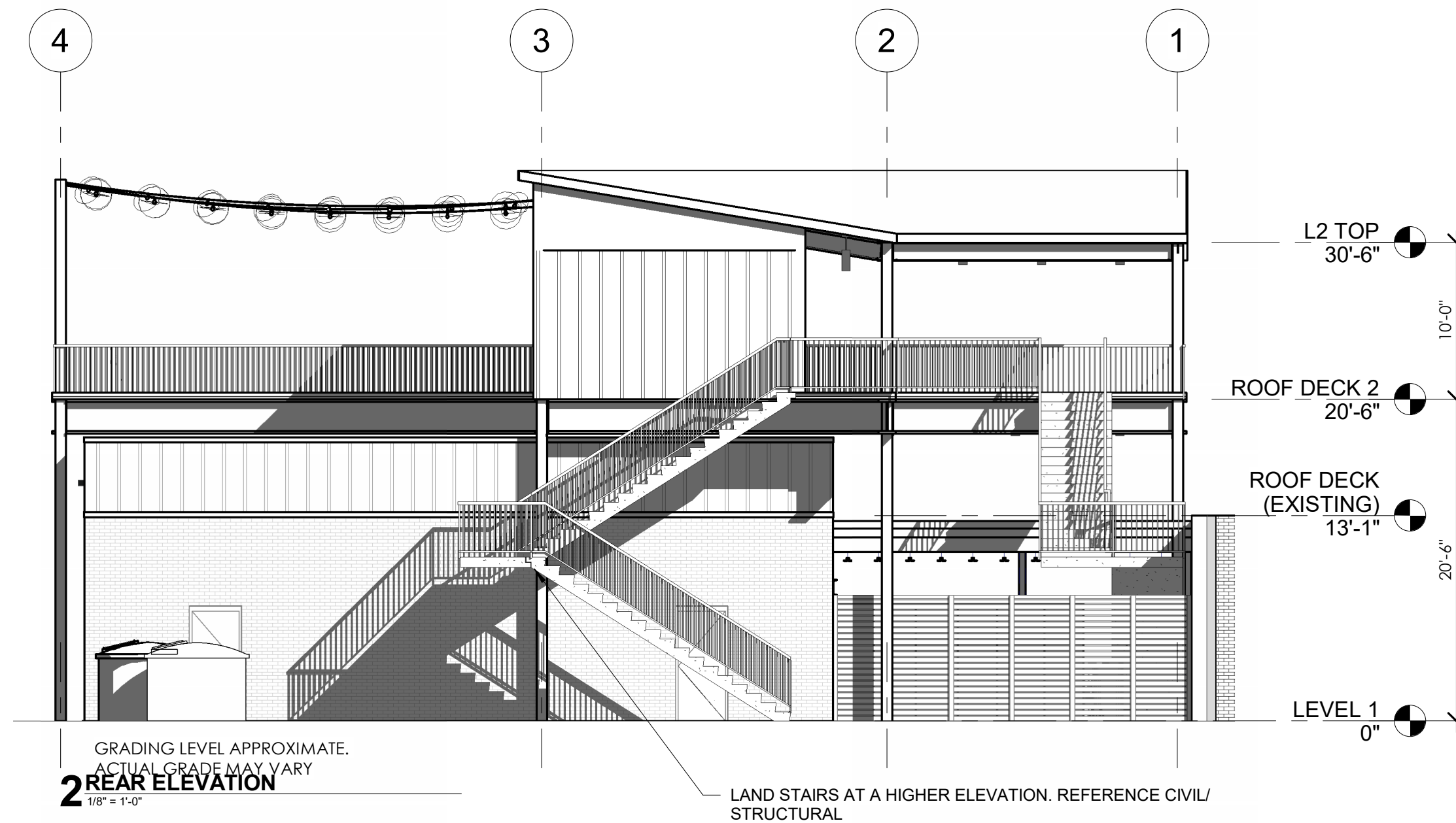


EXTERIOR
ELEVATIONS

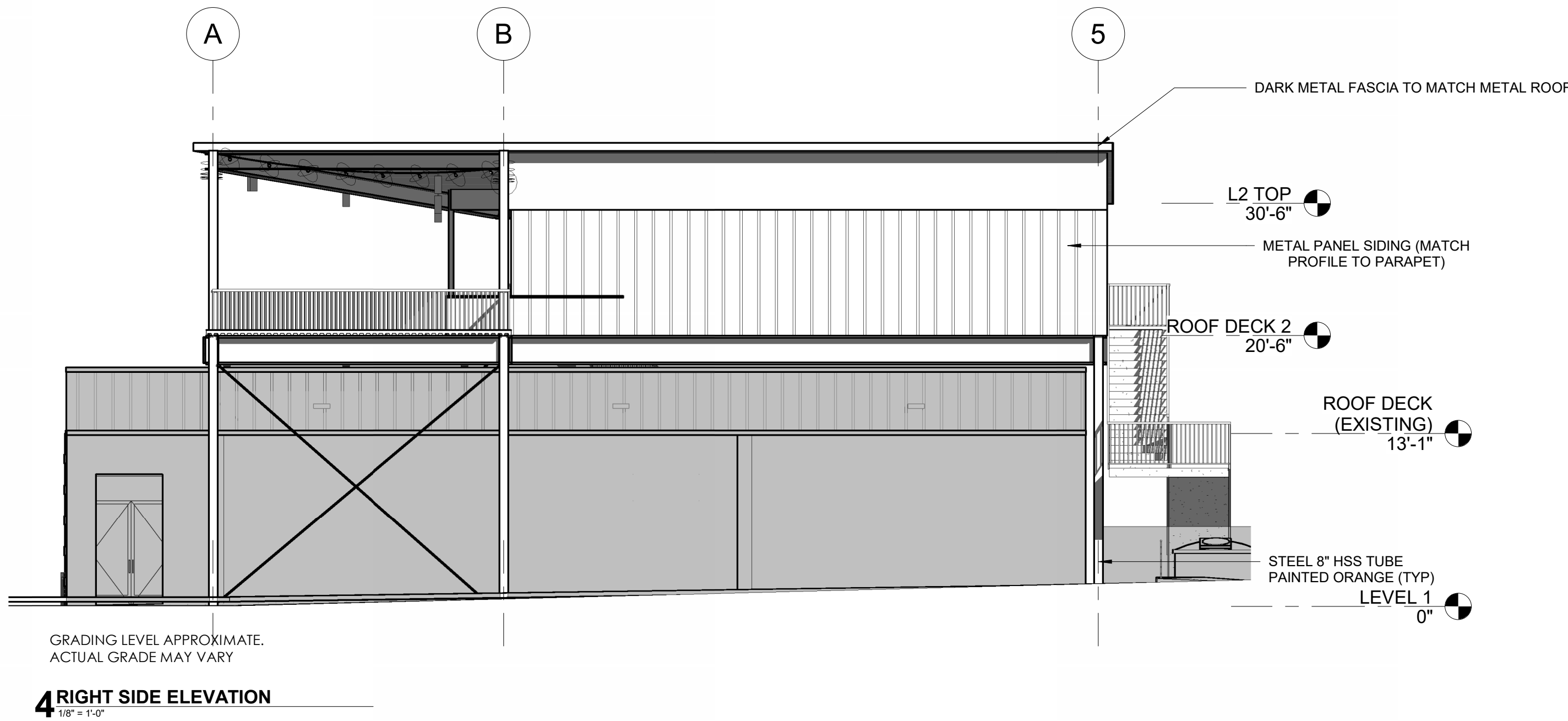
A-401



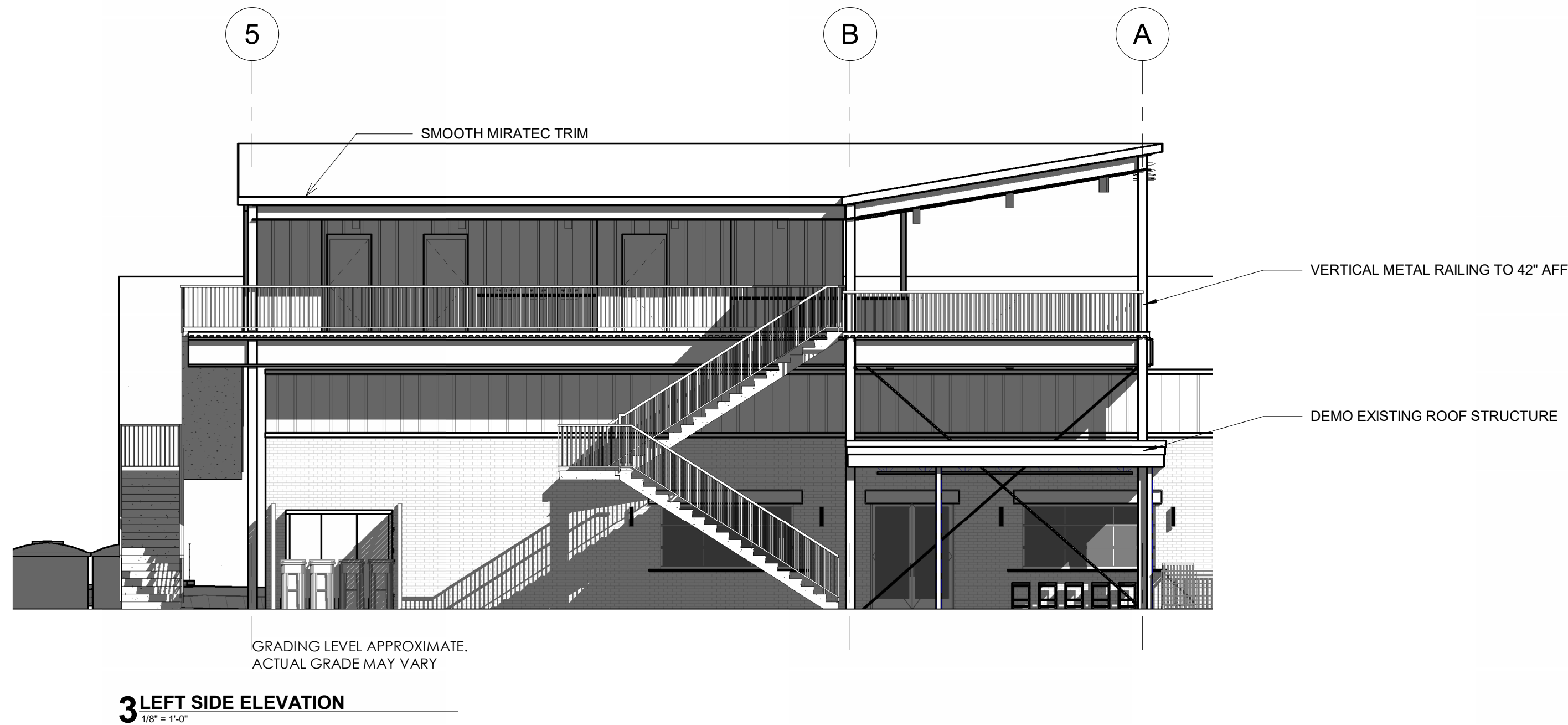
1 FRONT ELEVATION
1/8" = 1'-0"



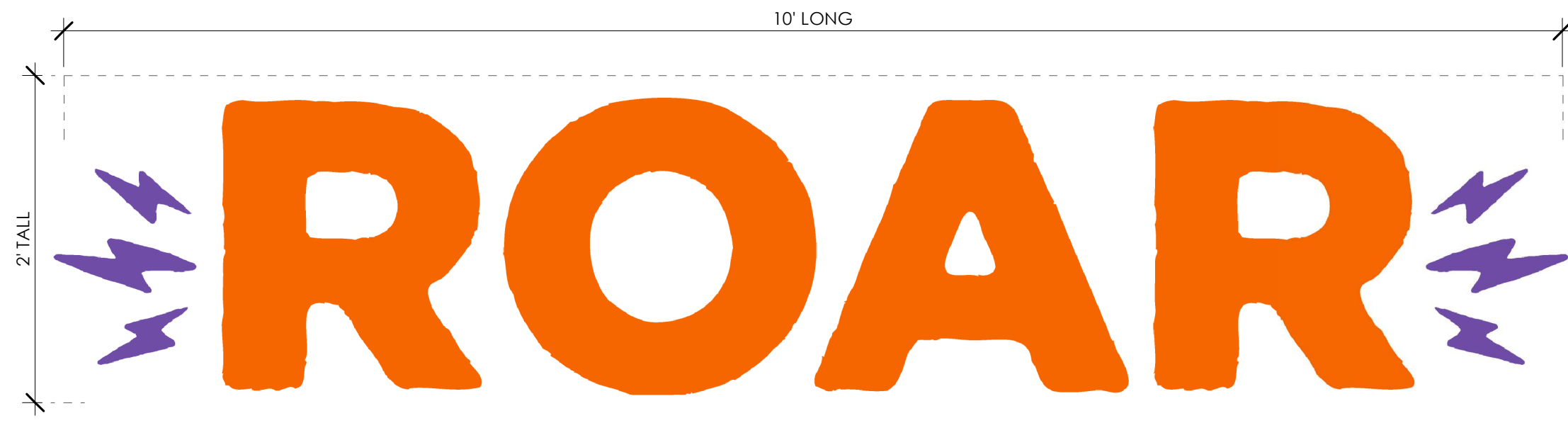
2 REAR ELEVATION
1/8" = 1'-0"



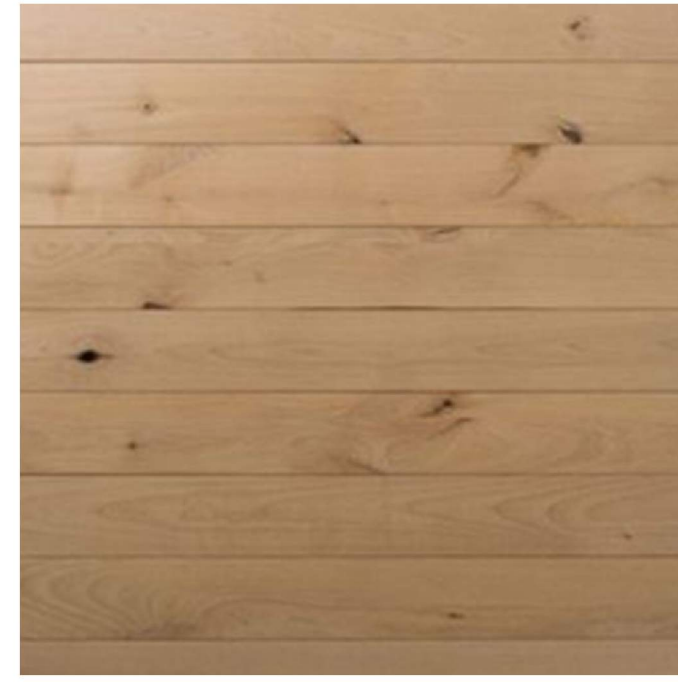
4 RIGHT SIDE ELEVATION
1/8" = 1'-0"



3 LEFT SIDE ELEVATION
1/8" = 1'-0"



SIGNAGE
BACK-LIT ALUMINUM
TO BE DESIGNED BY OTHERS



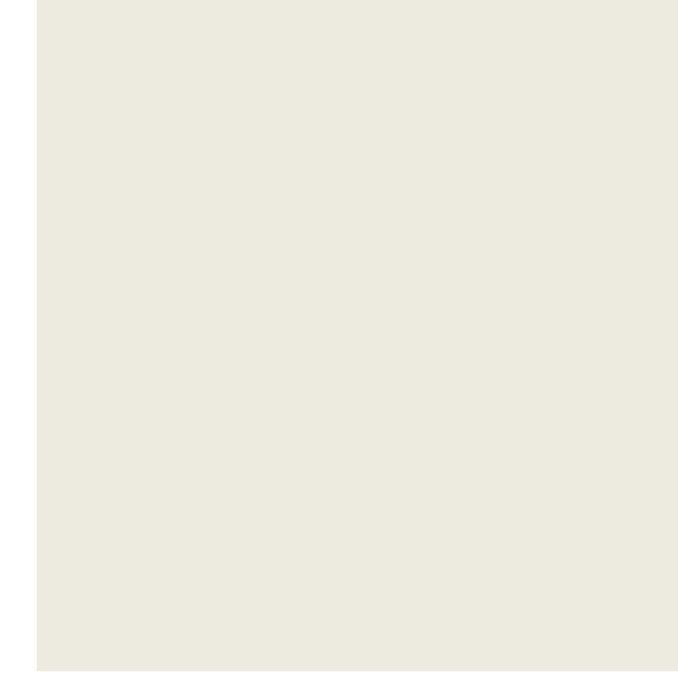
TONGUE AND GROOVE
CEILING
NATURAL STAIN



IRON ORE
SHERWIN WILLIAMS
(SW-7069)



CITYSCAPE
SHERWIN WILLIAMS
(SW-7067)



ALABASTER
SHERWIN WILLIAMS
(SW-7008)



TIGEREYE
SHERWIN WILLIAMS
(SW-6362)



METAL RAILING
VERTICAL
COLOR: BLACK



CYLINDER PENDENT (OR APPROVED SIMILAR)
MANUFACTURER: ALCON LIGHTING
COLOR: BLACK
LED 4" ROUND TALL



SUTURA TRASH
SEMI IN-GROUND
PLASTIC LID
CONCRETE BASE



ELECTRIC INFRARED HEATER
CEILING MOUNTED
FINISH: BLACK

