

Project Staff Report

CU20-005 Fire Station

Prepared by: Libby Hodges

Hearing Date: November 5, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Fire Station No. 1 Relocation
Applicant	City of North Augusta
Engineer	Johnson, Laschober, and Associates
Address/Location	311 W. Martintown Rd.
Parcel Number	007-07-07-003
Total Development Size	±2.83 ac
Existing Zoning	P, Public Use
Overlay	NP, Neighborhood Preservation Overlay District
Traffic Impact Tier	Tier 1
Proposed Use	Fire Station

SECTION 2: APPLICABLE CODES

Section 5.5 of the North Augusta Development Code (NADC) provides uniform approval procedures for conditional uses.

5.5 CONDITIONAL USE PERMITS

5.5.1 Purpose

The purpose of this section is to establish procedures and standards for the processing and approval of conditional use permits. Conditional use permits provide a form of limited discretionary approval for certain uses which are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration. Conditional uses ensure the appropriateness of the use at a particular location within a given zoning district.

5.5.2 Applicability

Only those uses that are enumerated as conditional uses in a zoning district, as set forth in the Use Matrix, Table 3-2, shall be authorized by the Director.

5.5.3 Approval Procedure

5.5.3.1 No conditional use permit shall be authorized, developed, or otherwise carried out until the applicant has secured approval of the conditional use and approval of a final site plan by the Planning Commission or Director, as applicable.

5.5.3.2 A proceeding for approval of a conditional use shall be initiated by filing an application with the Department. A pre-application meeting with the Department prior to filing is required.

5.5.3.3 Major Site Plans –

(omitted, does not apply in this case)

5.5.3.4 Minor Site Plans –

5.5.3.4.1 Minor site plan applications shall be filed concurrently with conditional use permit applications. The information shall be reviewed concurrently with the review of the minor site plan.

5.5.3.4.2 The Director shall conduct a quasi-judicial administrative hearing and shall deny the request, approve the request, or approve the request with conditions.

5.5.3.4.3 The Director may place conditions on the use as part of the approval to assure that adequate mitigation measures are associated with the use. The conditions shall become a part of the conditional use permit approval and shall be included in the final site plan approval.

5.5.3.4.4 An applicant may appeal a denial of a conditional use permit or any condition applied to the use by the Director to the Planning Commission. The Planning Commission shall conduct a quasi-judicial hearing in accordance with the requirements of §5.1.4.5 prior to making a decision on a conditional use appeal.

5.5.3.5 An application for a conditional use permit that has been denied may be resubmitted only if there has been a substantial change in circumstances, as determined by the Director, or if substantial revisions have been made to the application for development approval. A determination by the Director may be appealed to the Board of Zoning Appeals.

5.5.4 Approval Criteria

The following conditions, restrictions, and limitations shall apply to any conditional use and may be specified in detail as conditions of an approval.

5.5.4.1 The use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;

5.5.4.2 The use or development complies with all required regulations and standards of this Chapter, including all applicable provisions of Article 3, Zoning Districts, and with all other applicable regulations;

5.5.4.3 The use or development is located, designed, and proposed to be operated so as to maintain the value of contiguous property, or that the use or development is a public necessity; and

5.5.4.4 The use or development conforms with the provisions and policies of the Comprehensive Plan.

5.5.4.5 Conditions that may be specified as a requirement for a conditional use permit include:

- a. Relationship of allowable uses.
- b. Protective screening and/or buffering of property perimeter.
- c. Protective screening/location of dumpsters, mechanical systems and loading docks.
- d. Landscaping relative to screening, buffering and ingress/egress control and not solely for beautification purposes.
- e. Lighting.
- f. Height limitations.
- g. Required setbacks.
- h. Parking. The location of parking and in some instances reduction in the amount of parking to be allowed.
- i. Access, circulation, ingress and egress.
- j. Hours of operation for special conditional uses permitted in, or adjacent to, residential zoning districts.
- k. Signage.
- l. Performance standards relative to: air pollution, noise, glare and heat, vibration, noxious odors, toxic and liquid wastes, fire and explosion, radioactivity and electromagnetic radiation.
- m. Building design.

5.5.5 Scope of Approval

5.5.5.1 The approval of a conditional use permit shall authorize the applicant to apply for final site plan approval pursuant to §5.6. All approvals of conditional use permits require approval of the site plan. Any conditional use permit approval shall not be in effect unless a required site plan is approved. No building permit may be issued until the

final site plan and conditional use permits are approved. Approval of a conditional use permit does not authorize any development activity.

5.5.5.2 Minor field alterations or minor revisions to approved conditional uses may be approved by the Director if the conditional use still meets the intent of the standards established within the original approval. Minor alteration/revisions shall be limited to changes that do not increase the intensity, density, or character of the use. If the Director determines that the change is not minor, the applicant shall apply for a revised conditional use permit. The applicant may appeal the decision of the Director to the Board of Zoning Appeals.

5.5.5.3 Violations of any of the conditions applied to a conditional use permit shall be treated in the manner as set forth in §§5.1.6 and 5.11.

5.5.6 Recordation

The department shall certify the approved conditional use permit, and shall record it with the associated site plan in the office of the Register of Mesne Conveyance (RMC) of Aiken County. The conditional use approval is perpetually binding on the property, unless another conditional use permit request is brought and approved or the underlying zoning is changed that establishes the conditional use by right subject to no conditions.

5.5.7 Subsequent Applications

In the event that an application for a conditional use permit is denied by the Director, or the Planning Commission on appeal, or the application is withdrawn after it is advertised, the Department may not accept another application for the same amendment on the same property or any portion of the same property within one (1) year of the original hearing. However, the Department may consider such application within that time if relevant evidence that was not reasonably available at the time of the original hearing is presented.

5.5.8 Expiration and Extension of Approval

A conditional use approval, a site specific development plan for the purposes of this section, and the associated site plan shall expire two (2) years from the date of approval unless a building permit has been issued and construction has commenced or, if no construction is required, the approved conditional use has been initiated. The applicant may apply for and the Planning Commission or Director, as applicable, may grant extensions on such approval for additional periods up to one (1) year each, but not to exceed five (5) extensions. If an amendment to this Chapter is adopted by the City Council subsequent to the conditional use or associated site plan approval that would preclude the initial approval, a request for an extension may not be granted. (Adopt. 8-16-10; Ord. 2010-12)

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, internet only public notice is required for a conditional use permit. A notice for the administrative hearing was placed on the City website, www.northaugusta.net, on October 20, 2020.

SECTION 4: SITE HISTORY

The subject properties are currently vacant. The plat shows a right-of-way for Atlantis Avenue (Tract B) that was formally abandoned in 2017 (Ord. 2017-13). The house shown on the plat has since burned and been demolished.

The properties have been zoned R-14, Large Lot, Single-Family Residential since the adoption of the 2008 North Augusta Development Code (NADC). Prior to the NADC, the properties were zoned R-1, Low Density Single-Family Residential. The property is within the NP, Neighborhood Preservation Overlay.

At the Regular Planning Commission Meeting on December 19, 2019, the Planning Commission, on a vote of 5-2, voted to recommend to City Council the approval of application RZM19-004, a request by the City of North Augusta to rezone ±2.43 acres of land from R-14, Large Lot, Single-Family Residential to P, Public Use.

City Council adopted Ordinance No. 2020-02 amending the zoning map of the City of North Augusta by rezoning ±2.43 acres of land, Tax Parcel 007-07-07-003 from R-14, Large Lot, Single-Family Residential to P, Public Use on February 3, 2020.

A minor site plan, MSP20-005, was submitted on September 16, 2020. Comments for the first review were issued on October 16, 2020.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Low Density Residential	P, Public Use
North	Residential	Low Density Residential	R-14, Large Lot, Single-Family Residential
South	Residential	Low Density Residential	R-14, Large Lot, Single-Family Residential
East	Residential	Low Density Residential	R-14, Large Lot, Single-Family Residential
West	Church/Residential	Mixed Use	R-14, Large Lot, Single-Family Residential

Access – The subject parcel has access from W. Martintown Rd., Observatory Ave., and Clay St., if improved.

Topography – The subject parcel is relatively flat, with the lowest elevations towards the Northeast.

Utilities – Water and sanitary sewer are available. Final capacity analysis will be provided by Engineering and Utilities prior to final permitting.

Floodplain – The subject property does not appear to have any federally designated floodplains or wetlands.

Drainage Basin – This site is located within the Pretty Run Basin as designated on the City of North Augusta Stormwater Management Drainage Basin Map. The Pretty Run Basin is located within a highly dense residential area, where the stream channel is not effective at transporting stormwater during heavy storm events. The Stormwater Management Department’s baseline assessment reports an overall poor quality. A monitoring and assessment plan for Pretty Run Creek was implemented in 2015 to aid in determining where BMPs can be installed to remove pollutants.

SECTION 6: STAFF EVALUATION AND ANALYSIS

The property is currently zoned P, Public Use. The North Augusta Development Code lists the following uses as permissible with the issuance of a Conditional Use Permit.

§ 3.6.4.3 Permitted Uses – The uses listed in Table 3-7 are permitted in the P, Public Use District, subject to the issuance of a conditional use permit as required by Article 5, Approval Procedures. Public lands that are reserved or designated for environmental protection, open space or other natural state should be zoned in the CR, Critical Areas District, rather than the P, Public Use District.

TABLE 3-7 USES PERMITTED IN THE P, PUBLIC USE DISTRICT

A	B	C	D
Permitted Uses	LBCS Function Code	LBCS Structure Code	NAICS Code
1. Fire, sheriff, and emergency services	6400-6430	4500-4530	922120
2. Government offices or other governmental civic uses or facilities such as courts and city halls	6200 - 6221		92
3. Libraries	4242	4300	519120
4. Museums, galleries			712110
5. Maintenance of government buildings and grounds, including equipment storage	2450		561210
6. Open space, park or active recreational uses operated on a non-commercial basis		5500	712190
7. Post office	6310		491
8. Recreation centers	5380	3200	713940
9. Schools, academic, continuance, alternative, adult, colleges and universities, and technical, trade, and other specialty schools	6124-6140	4220	6113
10. Public utility storage and service yards	2450		2211, 2212, 2213
11. Sewage treatment plant, pump stations, or lift stations	4340	6300-6314 6350-6356	22132
12. Solid waste collection centers, solid waste transfer stations, recyclable materials, yard waste and similar items	4343		562111 562119

	A	B	C	D
	Permitted Uses	LBCS Function Code	LBCS Structure Code	NAICS Code
13.	Water supply facilities including pump stations, dams, levees, culverts, water tanks, wells, treatment plants, reservoirs, and other irrigation facilities		6200-6290	221310
14.	Service providers of water, sewer, electricity, natural gas, telephone, cable and internet and improved or utilized for the delivery of the public service (power generating or transforming stations, transmission and distribution lines and facilities, switching stations, etc.)	4300	6000	221 517

A Fire Station (Item 1 on Table 3-7) is a permitted use with a Conditional Use in the P, Public Use District.

The following narrative discusses the approval criteria as outline in NADC § 5.5.4:

5.5.4.1 The use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;

Generally, Fire Stations exist in order to promote public health, safety and general welfare. With the adoption of City Council Ordinance No. 2020-02, the City Council affirmed that the rezoning is a public necessity. The Station will be operated similarly to other Fire Stations in residential districts to minimize impacts on surrounding properties. The applicant states that the building was sited and designed to minimize effects on adjacent properties.

5.5.4.2 The use or development complies with all required regulations and standards of this Chapter, including all applicable provisions of Article 3, Zoning Districts, and with all other applicable regulations;

The development is designed to meet the requirements of the North Augusta Development Code, specifically the P, Public Use, district. Staff has worked with the project engineers and architects throughout the design process to ensure compliance. Full compliance will be verified prior to final site plan approval. There are no anticipated waivers or variances needed on the site.

5.5.4.3 The use or development is located, designed, and proposed to be operated so as to maintain the value of contiguous property, or that the use or development is a public necessity; and

With the adoption of City Council Ordinance No. 2020-02, the City Council affirmed that the rezoning is a public necessity. The applicant confirms that the site was designed with acknowledgement to adjacent homeowners and with final architectural materials in keeping with the surrounding neighborhood.

5.5.4.4 The use or development conforms with the provisions and policies of the Comprehensive Plan.

While the location of public facilities does not have a specific goal or provision in the 2017 Comprehensive Plan, staff notes that other provisions would view the project favorably. The expansion of fire safety coverage is aligned with Core Principle 2, Efficient, High Quality Services. The project is an infill project in an existing commercial development and generally conforms to encouragement of infill development in Goal and Strategy 6.1.3.

5.5.4.5 Conditions that may be specified as a requirement for a conditional use permit:

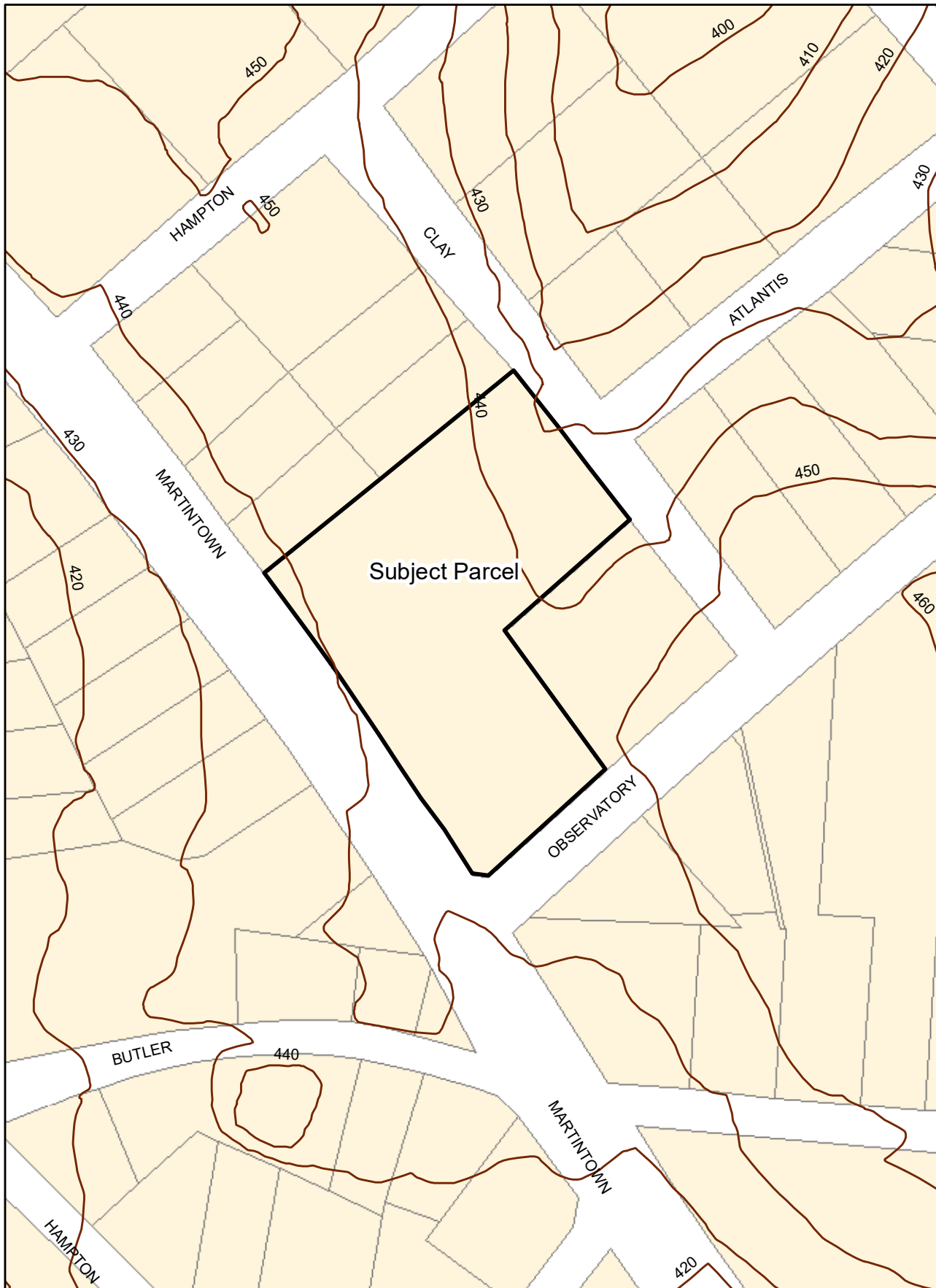
- 1. Lighting fixtures shall use hoods to minimize light pollution to the surrounding neighborhood.*
- 2. Sanitation/Solid Waste will be managed through roll carts.*
- 2. Screening along all property lines shall be accomplished through landscape buffers as required by the Development Code. This may be through the preservation of existing vegetation as is practical and replacement planting as allowed within the Code. Final screening will be verified by the Planning Director.*

SECTION 7: ATTACHMENTS

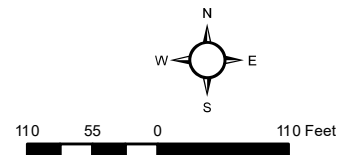
Site Maps
Public Notice
Application Materials

Cc: Jim Clifford, City Administrator
Rachelle Moody, Assistant City Administrator
Rett Harbeson, Architect/Engineer, JLA, rharbeson@thejlagroup.com

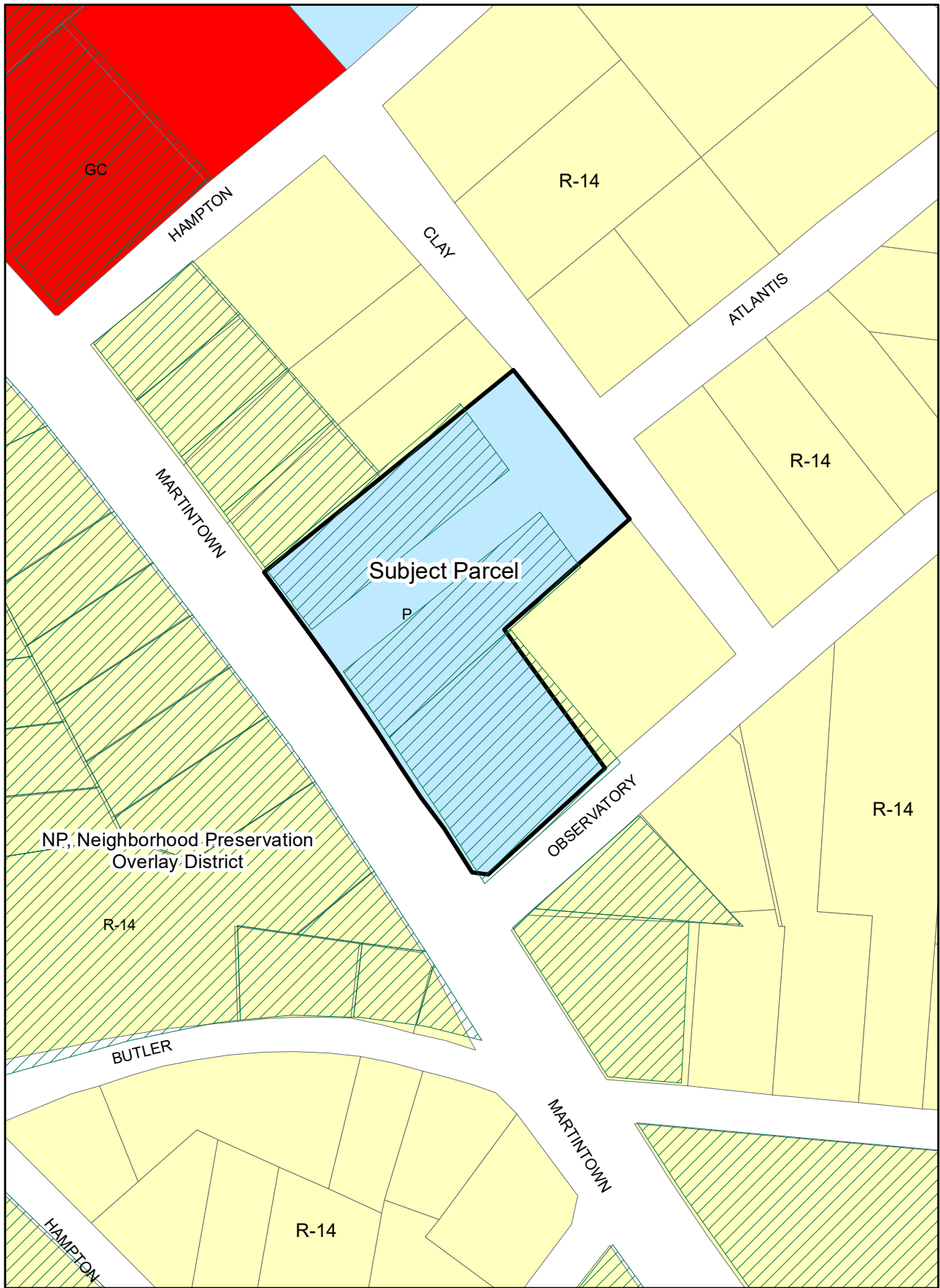




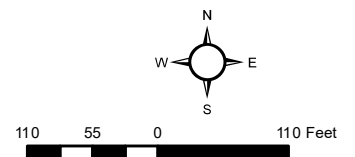
Topography Map
Application CU20-005
311 W. Martintown Rd.
TPN 007-07-07-003
Approx 2.83 ac



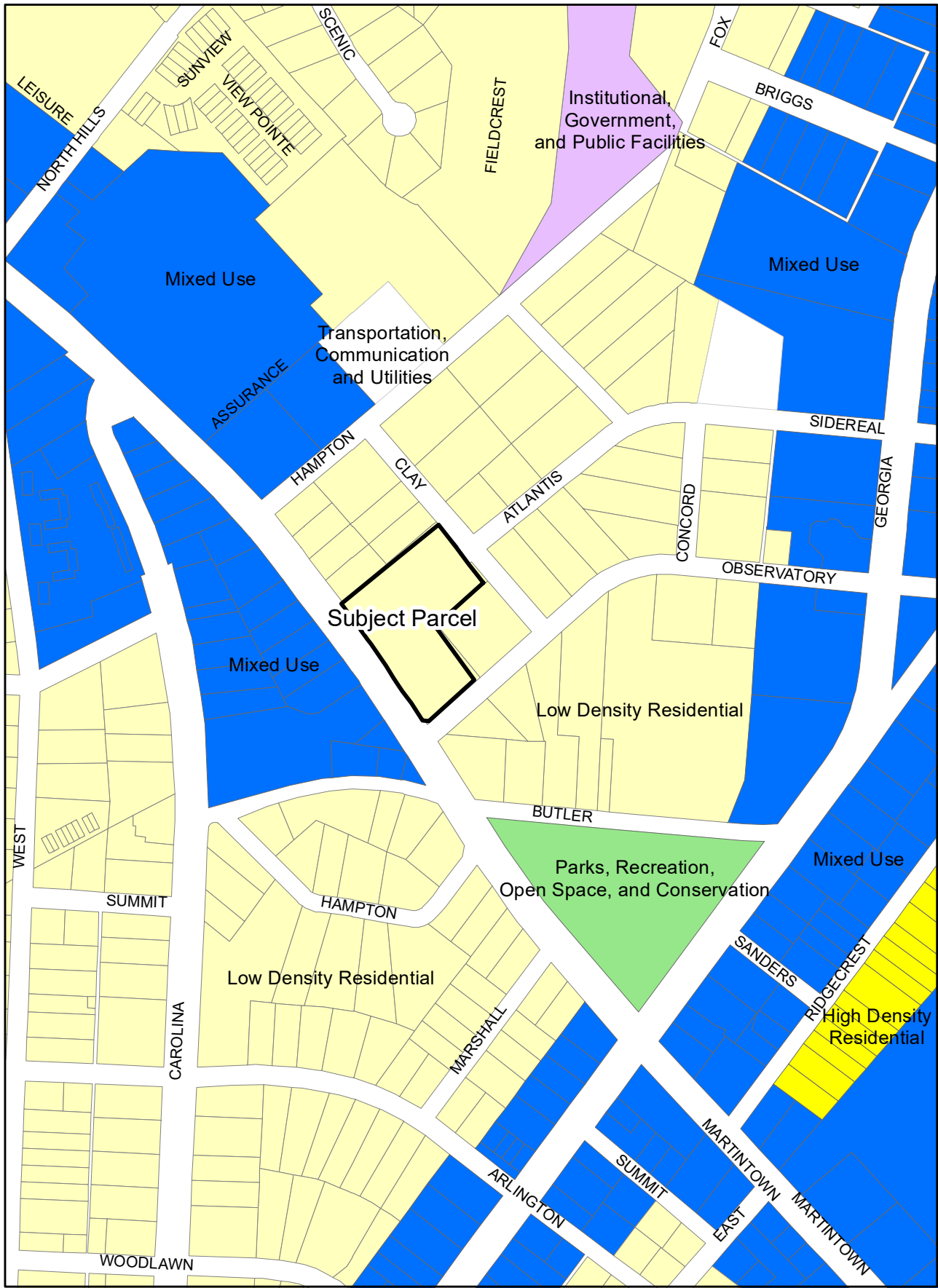
Date: 10/28/2020



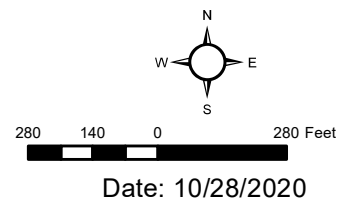
Zoning Map
 Application CU20-005
 311 W. Martintown Rd.
 TPN 007-07-07-003, Approx 2.83 ac
 Zoned P, Public Use
 NP, Neighborhood Preservation
 Overlay District



Date: 10/28/2020



Future Land Use Map
 Application CU20-005
 311 W. Martintown Rd.
 TPN 007-07-07-003, Approx 2.83 ac



City of North Augusta, South Carolina
PUBLIC NOTICE
Conditional Use Administrative Hearing

In accordance with §5.5 of the North Augusta Development Code, the Director of Planning and Development will hold an administrative hearing for a Conditional Use Permit at **4:00 p.m. on Thursday, November 5, 2020** via teleconference to consider the following application:

CU20-005 – A request by the City of North Augusta for a Conditional Use Permit to allow for a fire station located on ±2.81 acres at 311 W. Martintown Rd., Tax Parcel Number 007-07-07-003, zoned, P, Public Use in the Neighborhood Preservation Overlay District.

Residents and Property Owners interested in expressing a view on the request are encouraged to submit comments. Comments will be collected via email at planning@northaugusta.net or voicemail at 803-441-4221 until 5 p.m. on Wednesday, November 4, 2020. Documents related to the application will be available after October 29, 2020 at <https://www.northaugusta.net/government/city-departments/planning-development>.

Application for Development Approval

Please type or print all information



Staff Use	
Application Number <u>CU 20-005</u>	Date Received <u>10/13/2020</u>
Review Fee <u>/</u>	Date Paid <u>/</u>

1. Project Name NORTH AUGUSTA FIRE STATION #1 RELOCATION
Project Address/Location 311 W. MARTINTOWN RD North Augusta, SC 29841
Total Project Acreage 2.81 Current Zoning P-PUBLIC USE
Tax Parcel Number(s) 007-07-07-003
2. Applicant/Owner Name RACHELLE MOODY Applicant Phone (803) 441-4345
Mailing Address 100 GEORGIA AVE
City NORTH AUGUSTA ST SC Zip 29841 Email R.MOODY@northaugusta.net
3. Is there a Designated Agent for this project? Yes No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)
4. Engineer/Architect/Surveyor RETT HARRISON, PLA License No. SC 1173
Firm Name JOHNSON, LACROIX & ASSOC. Firm Phone 706-724-5756
Firm Mailing Address 1296 BROAD ST
City AUGUSTA ST GA Zip 30901 Email RHARRISON@theJLAgroup.com
Signature [Signature] Date 10/9/2020
5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
(Check one.) yes no
6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all required documents must be correct and complete to initiate the compliance review process.
7. [Signature] 10/9/2020
Applicant or Designated Agent Signature Date
EVERETT D HARRISON
Print Applicant or Agent Name

Designation of Agent

Please type or print all information



This form is required if the property owner is not the applicant.

Staff Use Only	
Application Number <u>CU 20-005</u>	Date Received <u>10/13/2020</u>

1. Project Name North Augusta Fire Station #1 Relocation
Project Address/Location 311 W. MARTINTOWN RD. NORTH AUGUSTA, SC 29841
Project Parcel Number(s) 007-07-07-003

2. Property Owner Name CITY OF NORTH AUGUSTA RACHELLE MOODY Owner Phone (803) 441-4345
Mailing Address 100 GEORGIA AVE.
City North Augusta ST SC Zip 29841 Email R.MOODY@northaugusta.net

3. Designated Agent RETT HARBESON
Relationship to Owner ARCHITECT/ENGINEER
Firm Name JOHNSON, LAMBERT, + ASSOC. Phone 706-724-5756
Agent's Mailing Address 1296 BROAD ST
City AUGUSTA ST GA Zip 30901 Email R.HARBESON@theJLGroup.com
Agent's Signature [Signature] Date 10/9/2020

4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

Owner Signature [Signature] Date 10-9-2020

5. Sworn and subscribed to before me on this 9th day of October, 2020.

Cindy M. Hall
Notary Public

3-10-23
Commission Expiration Date

CINDY M. HALL
NOTARY PUBLIC
McDUFFIE COUNTY
STATE OF GEORGIA
My Commission Expires March 10, 2023



ARCHITECTS ♦ ENGINEERS ♦ LANDSCAPE ARCHITECTS

MEMO

Memo No: 001 **Date:** 10/12/2020
To: Libby Hodges, AICP **Job #:** 3057.2003
From: Everett (Rett) Harbeson, III, PLA
Subject: NA Fire Station #1 Conditional Use Permit Application

The city of North Augusta plans to build a new Fire Station at 311 W. Martintown Rd, tax parcel number 007-07-07-003. The property is currently zoned P, Public Use. JLA, on behalf of the owner, is requesting a Conditional Use Permit as required for all properties zoned "P -Public Use".

The new Fire Station is located, designed, and proposed to be operated so as to maintain and promote the health, safety and general welfare of the public. This was accomplished by including the public and adjacent neighbors during the planning process, as well as addressing concerns brought up by citizens of North Augusta.

Fire Station #1 adheres to all required regulations of the North Augusta Development Code. Consideration of the code, and a close partnership with the City of North Augusta was applied during the preliminary design phase and carried throughout the design process to ensure all requirements were addressed.

The development is located, designed, and proposed to be continuous with the surrounding neighborhood fabric through using similar building materials as the surrounding neighborhood architecture. Coordination with the adjacent neighbors regarding views and buffers was a priority during the design process and helped shape the final design.

While this project was not originally a part of the Comprehensive Plan, it is a public necessity; the location of Fire Station #1 was strategically picked by the City of North Augusta to have minimal impact on the surrounding area while also being in a central location so as to provide efficient response times for the City.

The final design intention of Fire Station #1 is to be sensitive to the surrounding neighborhood. This was accomplished through screening and buffering of surrounding properties (to be finalized with Planning Director to ensure maximum screening), adhering to setback and building height restrictions, and lighting hoods to minimize light pollution. Ingress/egress and parking lot screening is provided on Observatory Avenue by the design of a curvilinear driveway, as well as landscape screening elements. To keep with the neighborhood feel the site currently has, there will be roll-off trash pickup rather than dumpsters and there will not be a site monument sign.

Mechanical, electrical, and all other exterior utility structures are designed to current acceptable performance standards and will provide minimum interruption to neighborhood life. While neighborhood sensitivity is important for this project, Fire Station #1 is an emergency service provided by the City, and the health and safety of the general public will be considered top priority when responding to calls. Responders will be respectful to the best of their ability when entering and exiting the site as they see fit.

The items above are a summary of the design intent and planning process applied to the Fire Station #1. We hope the description of this development will suffice for Conditional Use approval. Please let us know if there is anything else JLA can provide.



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FAX (706) 724-3955
WWW.THEJLAGROUP.COM

CLIENT: CITY OF NORTH AUGUSTA, SC
100 GEORGIA AVENUE, NORTH AUGUSTA, SC 29841

PROJECT NAME:
**NORTH AUGUSTA
FIRE STATION 1 RELOCATION**

PROJECT LOCATION:
3111 W. MARTINTOWN ROAD, NORTH AUGUSTA, SC 29861

NOT FOR
CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
1	08/04/20	KCN	DESIGN DEVELOPMENT

PROJECT NO. 3057.2003 (1578)
DRAWN BY: GYS
CHECKED BY: KCN
DATE: 08/04/2020

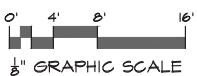
SHEET TITLE:

**FRONT ELEVATION
REAR ELEVATION
EXTERIOR FINISHES
and KEY PLAN**

SCALE: AS NOTED

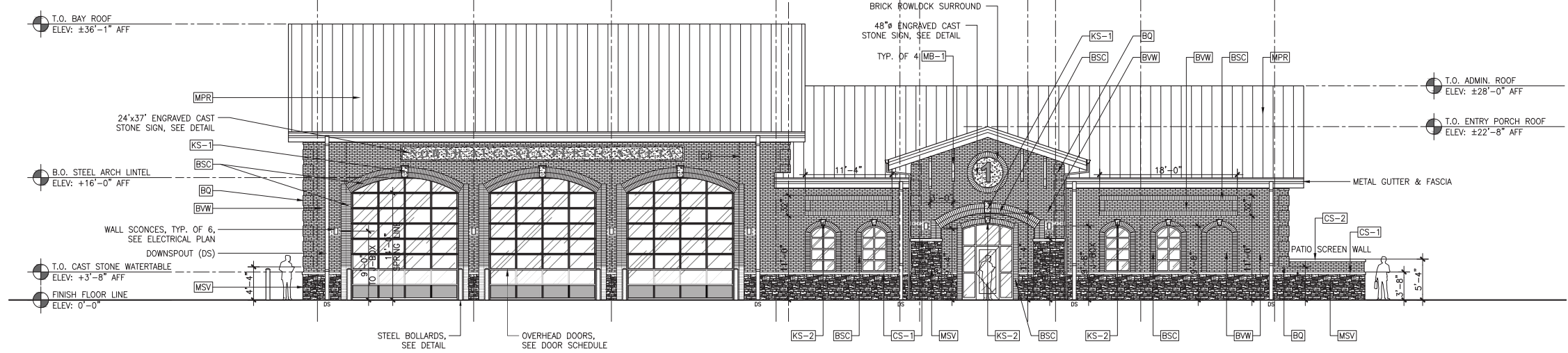
DRAWING NO. **A201**

REV. **A**

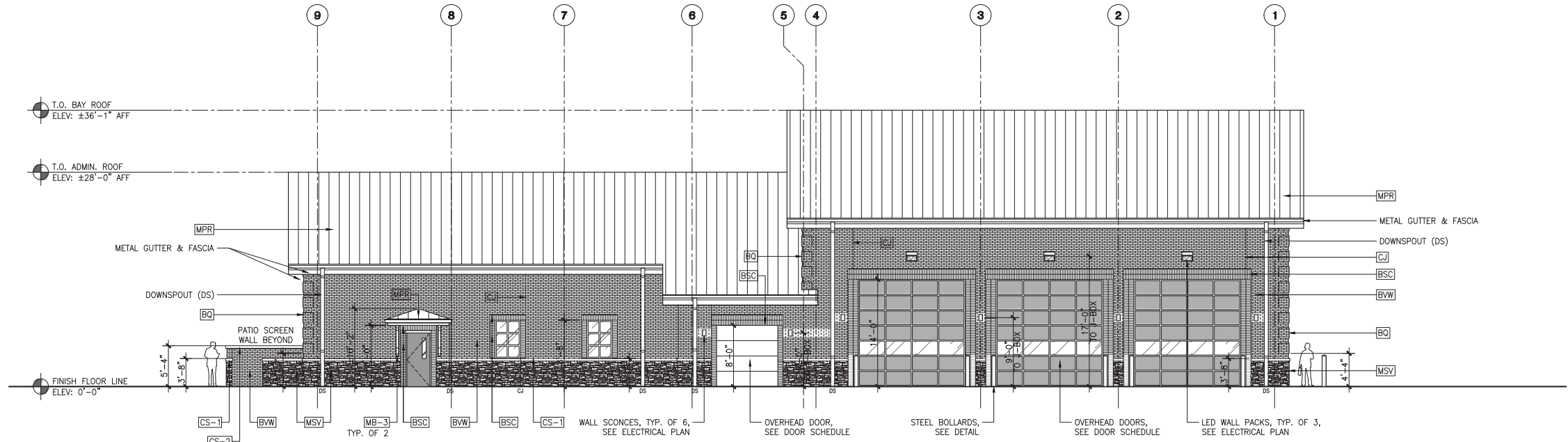


Stewart-Cooper-Nowell
Architects

704.865.6311
www.scn-architects.com



1 FRONT ELEVATION (SOUTH-WEST)
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION (NORTH-EAST)
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

BRICK VENEER WALLS

BWV BRICK VENEER WALLS, (FIELD BRICK) TRIANGLE BRICK, NORTH HAMPTON, MODULAR-WIRECUT.

BSC BRICK SOLDIER COURSE, TRIANGLE BRICK, NORTH HAMPTON, MODULAR-WIRECUT (1/2" PROTRUSION FROM THE BWV).

BO BRICK QUOIN, 16"x16" (with 8" APART), TRIANGLE BRICK, NORTH HAMPTON, MODULAR-WIRECUT (1" PROTRUSION FROM THE BWV).

MANUFACTURED STONE VENEER

MSV CENTURION, PENNSYLVANIA LEDGE (#15080025)

PRE-CAST STONES

CS-1 WATER TABLE CAST STONE
CS-2 WINDOW SILL CAST STONE

KS-1 KEY STONE CAST STONE-1
KS-2 KEY STONE CAST STONE-2

MORTAR - TYPE 'S'

FOR BWV & BSC, STANDARD NATURAL GRAY MORTAR.
FOR MSV, STANDARD NATURAL GRAY MORTAR.
FOR ALL CAST STONES, MORTAR JOINT COLOR TO MATCH CAST STONE COLOR.
MORTAR JOINTS - CONCAVE ROUND TOOLED JOINTS.

METAL PANEL ROOF (Standing Seam)

MPR MBCI, BATTENLOK-HS METAL PANEL ROOF, 16" WIDE, 22ga., SMOOTH FINISH WITH STRIATIONS (COLOR: MEDIUM BRONZE, SIGNATURE 300).

METAL PANEL SOFFIT

MPS MBCI, ARTISAN SERIES L-8 (8" WIDE) METAL SOFFIT PANELS WITH CONCEALED FASTENERS, 24ga., SMOOTH FINISH (COLOR: TO MATCH MPR, SIGNATURE 300), PROVIDE PERFORATED VENTED SOFFIT @ EVERY 5TH LAYER OF PANELS.

METAL FASCIA & ROOF FLASHING

COLOR AND THICKNESS TO MATCH MPR (METAL PANEL ROOF)

METAL GUTTERS & DOWNSPOUTS

COLOR & THICKNESS TO MATCH MPR METAL PANEL ROOF (DOWNSPOUT SIZES: 3"x6"x22ga & 3"x3" IN THE 4-SMALL CANOPIES AROUND THE ROOF PLAN A103)
PROVIDE PERFORATED ALUMINUM LEAF GUARD FOR ALL GUTTERS.

METAL BRACKETS (MB)

MB-1 METAL BRACKET-1
MB-2 METAL BRACKET-2
MB-3 METAL BRACKET-3

SEMI-GLOSS EPOXY PAINT: COLOR TO MATCH HOLLOW METAL DOORS & FRAMES

NOTE:
PAINT ALL EXPOSED STEEL LINTELS TO MATCH HOLLOW METAL DOORS & FRAMES FINISH.

CJ CONTROL JOINT, CAULK COLOR TO MATCH ADJACENT MATERIAL, SEE DETAIL.

STOREFRONT (Doors & Windows)

ALUMINUM STOREFRONT, KAWNEER (COLOR: #28 MEDIUM BRONZE, ANODIZED)

LOUVERS (FOR BAY EXHAUST and INTAKE)

AIROLITE K638 EXTRUDED ALUMINUM LOUVERS WITH INSECT SCREEN (COLOR: MEDIUM BRONZE SRI-10, AL237)

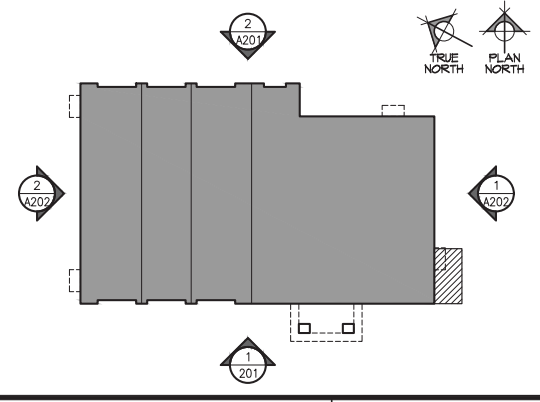
OVERHEAD DOORS (Roof Pitch)

CLOPAY OVERHEAD DOORS OR APPROVED EQUAL.
(ALUMINUM INSULATED GLASS AND POWDER COATED INSULATED FLAT STEEL PANELS IN STANDARD RED COLOR) SEE DOOR SCHEDULE.

HOLLOW METAL DOORS & FRAMES

SEMI-GLOSS EPOXY PAINT:
SHERWIN WILLIAMS, SW-7020 (BLACK FOX), EXTERIOR SIDE ONLY. SEE A601 FOR INTERIOR.

KEY PLAN



GENERAL NOTES:

ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.

WHENEVER THERE ARE DISCREPANCIES BETWEEN DRAWINGS, OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR CONFLICTS WITHIN THE SPECIFICATIONS AND/OR DRAWINGS, AND SUCH DISCREPANCY IS NOT CALLED TO THE ARCHITECT'S ATTENTION IN TIME TO PERMIT CLARIFICATION BY ADDENDUM, THE CONTRACTOR SHALL BASE HIS BID UPON PROVIDING THE BETTER QUALITY OR GREATER WORK OR MATERIAL CALLED FOR, SHALL SUBMIT A WRITTEN STATEMENT WITH HIS PROPOSAL NOTING SUCH DISCREPANCIES, AND SHALL SO FINISH AND INSTALL SUCH BETTER QUALITY OR GREATER QUALITY UNLESS OTHERWISE ORDERED IN WRITING.

DATE PLOTTED: 08/04/2020 11:56 AM BY: GARY SANDEZ



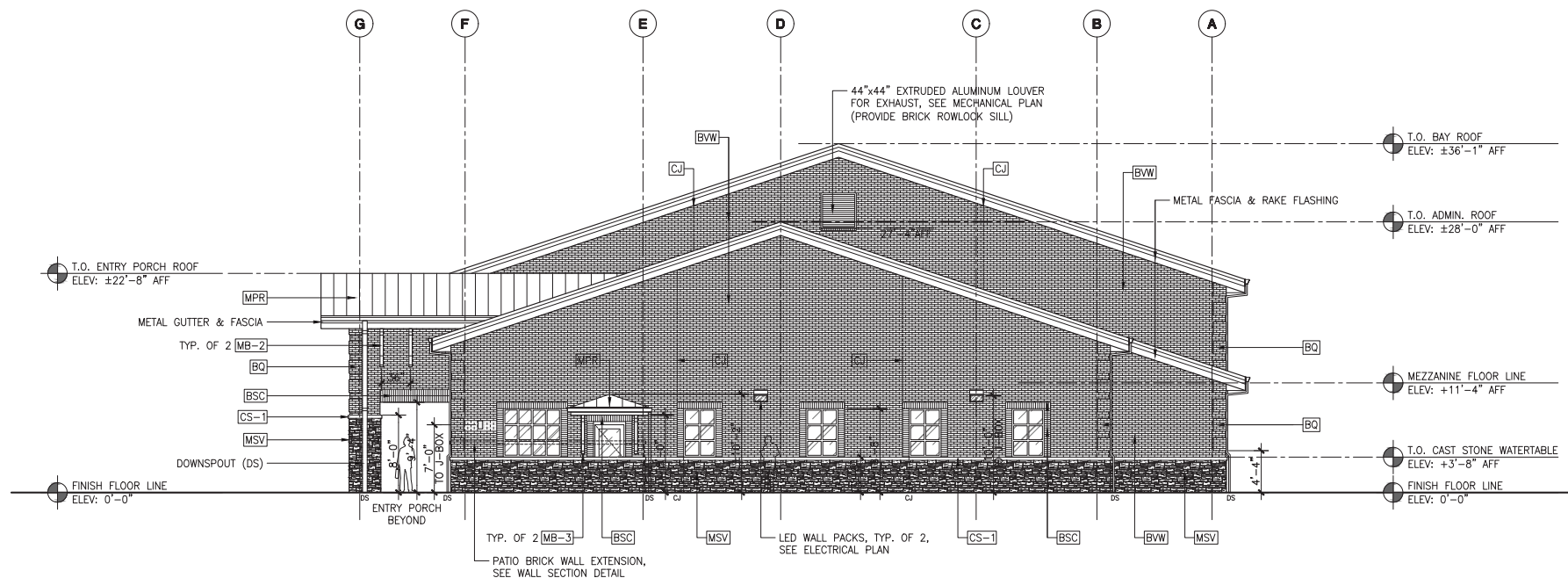
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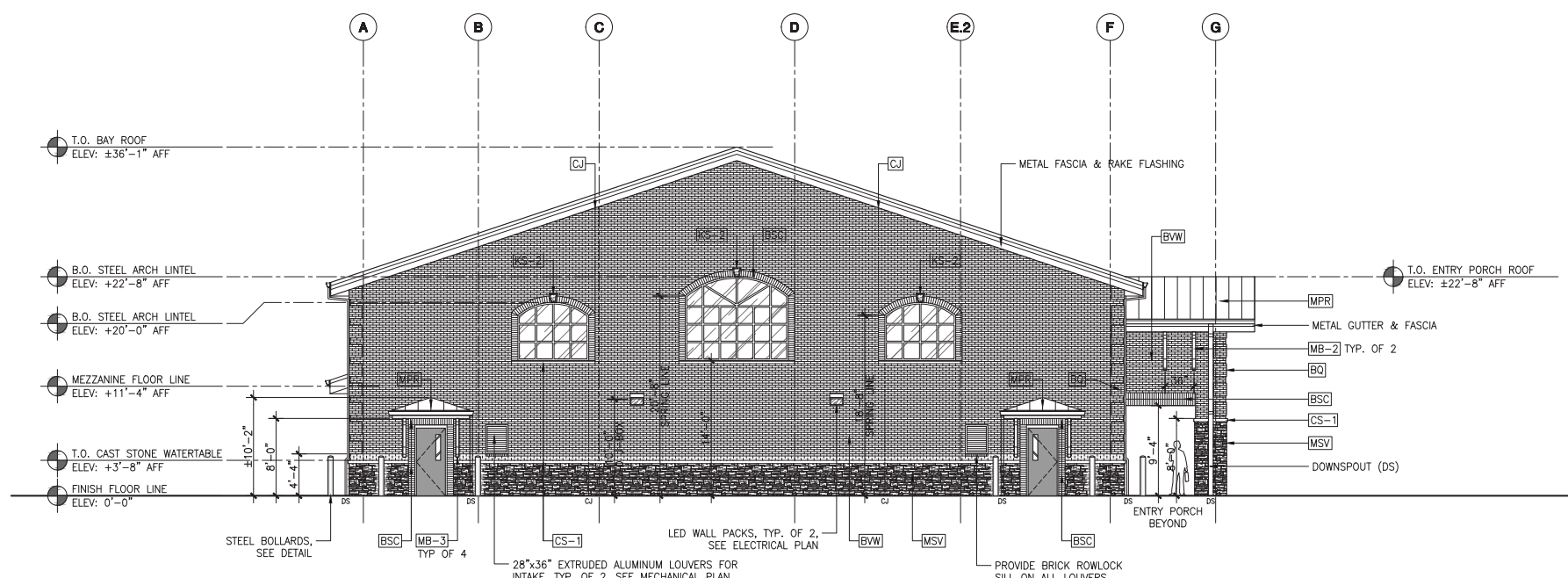
**NORTH AUGUSTA
 FIRE STATION 1 RELOCATION**

PROJECT LOCATION:
 3111 W. MARTINTOWN ROAD, NORTH AUGUSTA, SC 29861

NOT FOR
 CONSTRUCTION



1 RIGHT-SIDE ELEVATION (SOUTH-EAST)
 SCALE: 1/8" = 1'-0"



2 LEFT-SIDE ELEVATION (NORTH-WEST)
 SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

BRICK VENEER WALLS

- BSW** BRICK VENEER WALLS, (FIELD BRICK) TRIANGLE BRICK, NORTH HAMPTON, MODULAR-WIRECUT.
- BSC** BRICK SOLDIER COURSE, TRIANGLE BRICK, NORTH HAMPTON, MODULAR-WIRECUT (1/2" PROTRUSION FROM THE BSW).
- BO** BRICK QUOIN, 16"x16" (with 8" APART), TRIANGLE BRICK, NORTH HAMPTON, MODULAR-WIRECUT (1" PROTRUSION FROM THE BSW).

MANUFACTURED STONE VENEER

- MSV** CENTURION, PENNSYLVANIA LEDGE (#15080025)

PRE-CAST STONES

- CS-1** WATER TABLE CAST STONE
- CS-2** WINDOW SILL CAST STONE
- KS-1** KEY STONE CAST STONE-1
- KS-2** KEY STONE CAST STONE-2

MORTAR - TYPE 'S'

FOR BSW & BSC, STANDARD NATURAL GRAY MORTAR.
 FOR MSV, STANDARD NATURAL GRAY MORTAR.
 FOR ALL CAST STONES, MORTAR JOINT COLOR TO MATCH CAST STONE COLOR.
 MORTAR JOINTS - CONCAVE ROUND TOOLED JOINTS.

METAL PANEL ROOF (Standing Seam)

- MPR** MBCI, BATTENLOK-HS METAL PANEL ROOF, 16" WIDE, 22ga., SMOOTH FINISH WITH STRIATIONS (COLOR: MEDIUM BRONZE, SIGNATURE 300).

METAL PANEL SOFFIT

- MPS** MBCI, ARTISAN SERIES L-8 (8" WIDE) METAL SOFFIT PANELS WITH CONCEALED FASTENERS, 24ga., SMOOTH FINISH (COLOR: TO MATCH MPR, SIGNATURE 300), PROVIDE PERFORATED VENTED SOFFIT @ EVERY 5TH LAYER OF PANELS.

METAL FASCIA & ROOF FLASHING

COLOR AND THICKNESS TO MATCH MPR (METAL PANEL ROOF)

METAL GUTTERS & DOWNSPOUTS

COLOR & THICKNESS TO MATCH MPR METAL PANEL ROOF (DOWNSPOUT SIZES: 3"x6"x22ga & 3"x3" IN THE 4-SMALL CANOPIES AROUND THE BUILDING, SEE ROOF PLAN A103)
 PROVIDE PERFORATED ALUMINUM LEAF GUARD FOR ALL GUTTERS.

METAL BRACKETS (MB)

- MB-1** METAL BRACKET-1
- MB-2** METAL BRACKET-2
- MB-3** METAL BRACKET-3

SEMI-GLOSS EPOXY PAINT: COLOR TO MATCH HOLLOW METAL DOORS & FRAMES

NOTE:
 PAINT ALL EXPOSED STEEL LINTELS TO MATCH HOLLOW METAL DOORS & FRAMES FINISH.

- CJ** CONTROL JOINT, CAULK COLOR TO MATCH ADJACENT MATERIAL, SEE DETAIL.

STOREFRONT (Doors & Windows)

ALUMINUM STOREFRONT, KAWNEER (COLOR: #28 MEDIUM BRONZE, ANODIZED)

LOUVERS (FOR BAY EXHAUST and INTAKE)

AIRROLITE K638 EXTRUDED ALUMINUM LOUVERS WITH INSECT SCREEN (COLOR: MEDIUM BRONZE SRI-10, AL237)

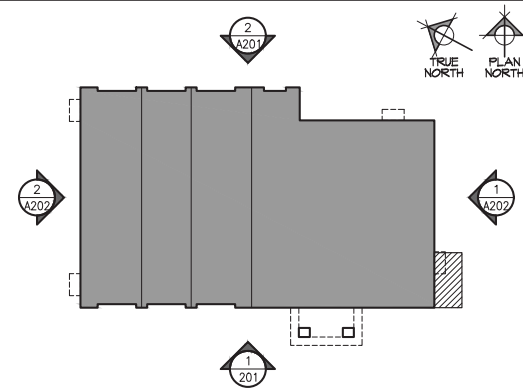
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HOLLOW METAL DOORS & FRAMES

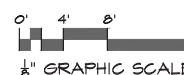
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KEY PLAN



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1/8" GRAPHIC SCALE



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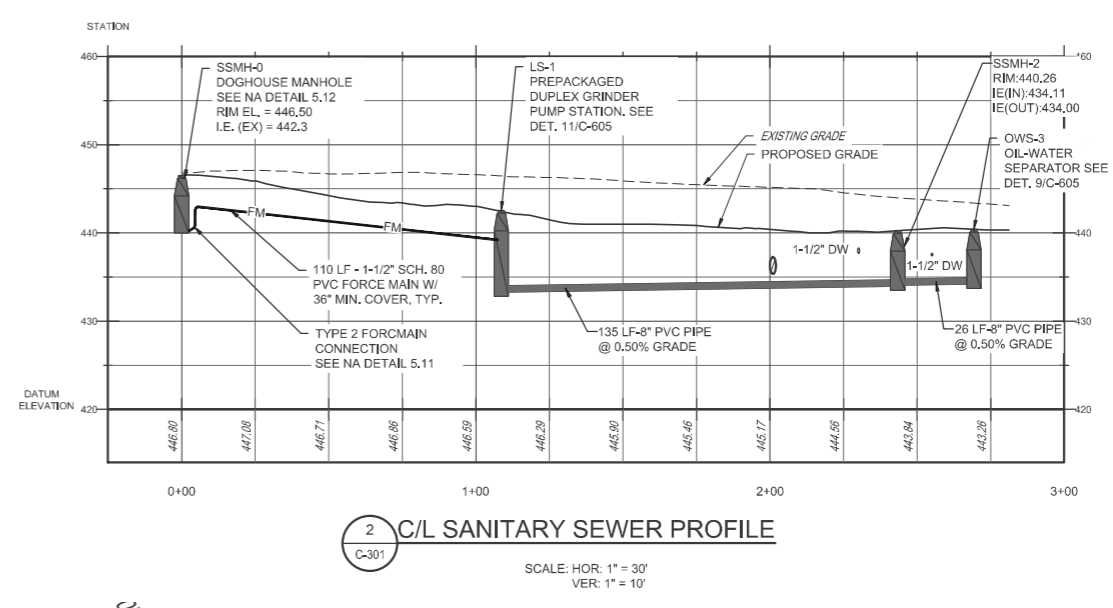
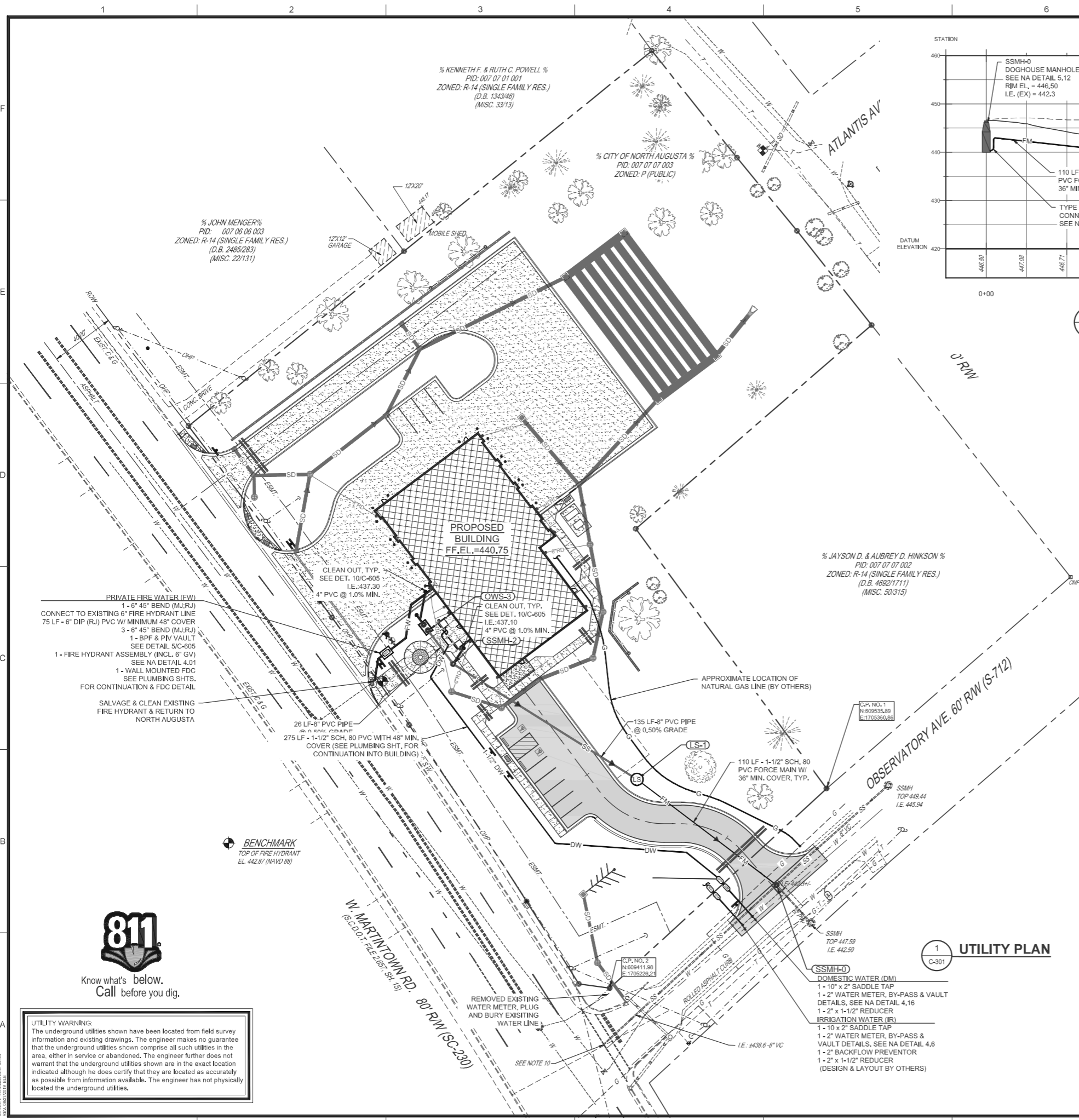
PROJECT NO. 3057.2003 (1578)
 DRAWN BY: GYS
 CHECKED BY: KCN
 DATE: 08/04/2020

**RIGHT ELEVATION
 LEFT ELEVATION
 EXTERIOR FINISHES
 and KEY PLAN**

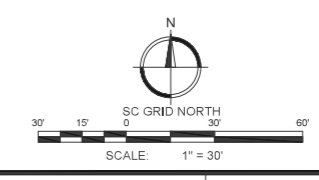
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 DRAWING NO. **A202**
 SHEET TITLE: **A**

REVISIONS: A 08/04/20 KCN BY DESCRIPTION

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1 UTILITY PLAN
C-301



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PROJECT NAME:
NORTH AUGUSTA
FIRE STATION 1 RELOCATION

PROJECT LOCATION:
311 W. MARTINTOWN ROAD, NORTH AUGUSTA, SC 29861

CLIENT:
CITY OF NORTH AUGUSTA, SC

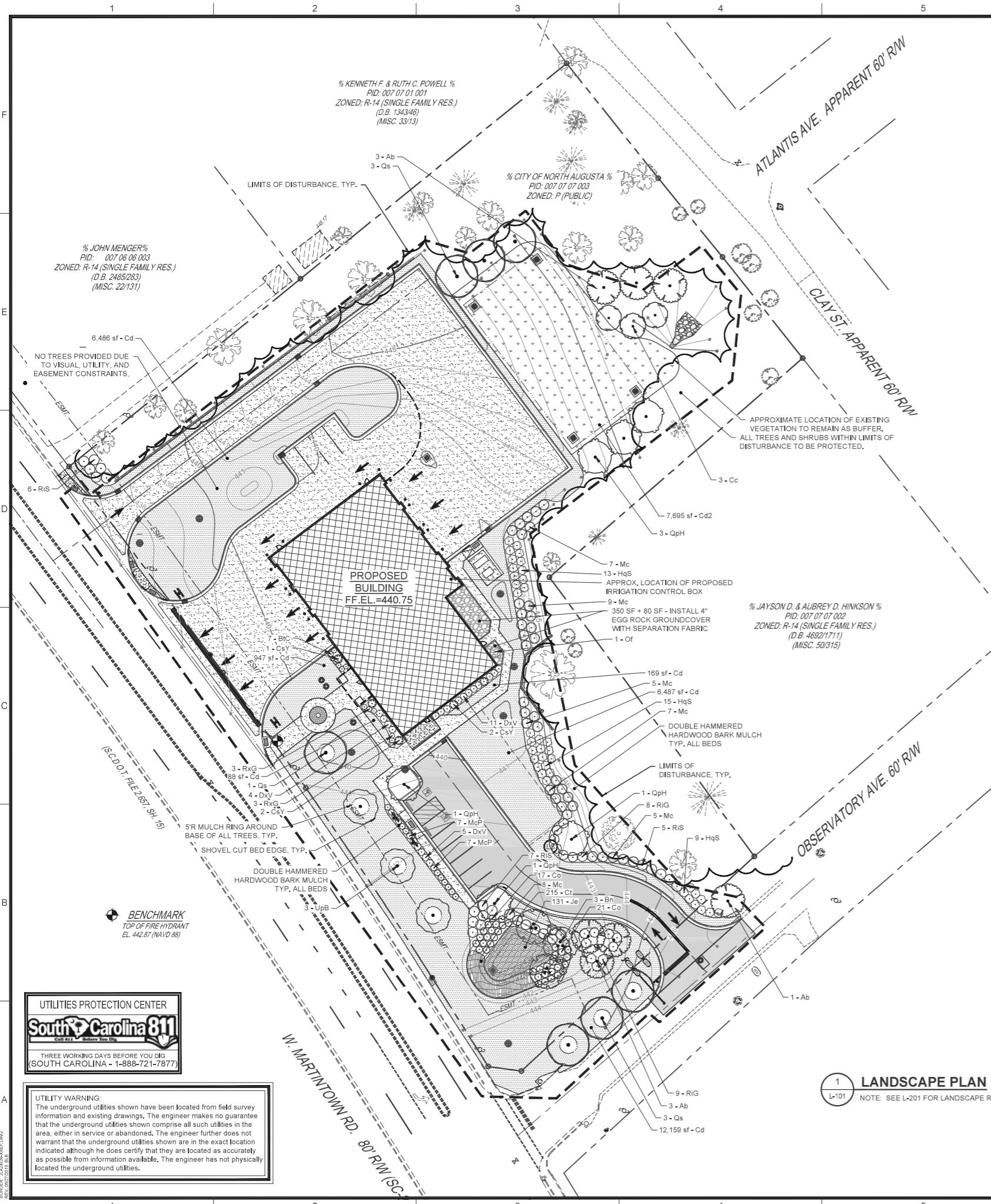
PROJECT NO.: 3057.2003
DRAWN BY: JNR
CHECKED BY: WTB
DATE: 08/04/2020
SHEET TITLE: UTILITY PLAN

SCALE: 1" = 30'
DRAWING NO.: C-301
REV.: B

REV. DATE BY DESCRIPTION

B	08/05/20	WTB	ISSUED FOR PERMIT
A	08/04/20	WTB	DESIGN DEVELOPMENT

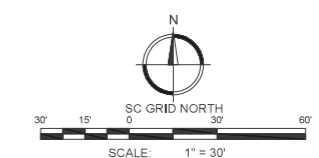
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PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY CREDIT	QTY
	Ab	Acer barbatum	Southern Sugar Maple	14' - 16' Ht.	400 pts	7
	Bn	Betula nigra	River Birch Multi-Trunk	14' - 16' Ht.	400 pts	3
	Cc	Carpinus caroliniana	American Hornbeam	3" Cal.	200 pts	3
	QpH	Quercus phellos 'QPSTA' TM	Hightower Willow Oak	14' - 16' Ht.	400 pts	6
	Qs	Quercus shumardii	Shumard Red Oak	14' - 16' Ht.	400 pts	7
	UpB	Ulmus parvifolia 'UPMTF' TM	Bosque Lacebark Elm	3" Cal.	400 pts	3
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	BtC	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	3 gal.	7	
	CsY	Camellia sasanqua 'Yuletide'	Yuletide Camellia	7 gal.	5	
	Co	Cephalanthus occidentalis	Buttonbush	3 gal.	38	
	DxV	Distylium x 'Vintage Jade'	Vintage Jade Distylium	3 gal.	20	
	HqS	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	3 gal.	37	
	McP	Muhlenbergia capillaris 'Pink Cloud'	Pink Muhly	3 gal.	14	
	Mc	Myrica cerifera	Wax Myrtle	3 gal.	41	
	Of	Osmanthus fragrans	Sweet Olive	7 gal.	1	
	RIG	Rhododendron indicum 'George L. Taber'	George L. Taber Indica Azalea	3 gal.	17	
	RIS	Rhododendron indicum 'Southern Charm'	Southern Charm Indica Azalea	3 gal.	18	
	RxG	Rhododendron x 'Gumpo White'	Gumpo White Azalea	3 gal.	6	
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	Ct	Coreopsis tinctoria	Dwarf Tickseed	1 gal.	18" o.c.	215
	Je	Juncus effusus	Soft Rush	1 gal.	30" o.c.	131
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	Cd2	Cynodon dactylon	Bermuda Grass	seed		7,695 sf
	Cd	Cynodon dactylon	Bermuda Grass	sod		26,338 sf

1 LANDSCAPE PLAN
NOTE: SEE L-201 FOR LANDSCAPE REQUIREMENTS, NOTES AND DETAILS.



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**NORTH AUGUSTA
FIRE STATION 1 RELOCATION**

PROJECT LOCATION:
311 W. MARTINTOWN ROAD, NORTH AUGUSTA, SC 29861

REV	DATE	BY	DESCRIPTION
B	09/05/20	WTB	ISSUED FOR PERMIT
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PROJECT NO.	3057.2003
DRAWN BY:	JNR
CHECKED BY:	EDH
DATE:	08/04/2020
SHEET TITLE:	LANDSCAPE PLAN
SCALE:	1" = 30'
DRAWING NO.	L-101
REV.	B

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The underground utilities shown have been located from field survey information and existing drawings. The engineer makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The engineer further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The engineer has not physically located the underground utilities.

BONDIE, JUANCARNE/REV.DWG
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