



**PLANNING COMMISSION
SITE/SUBDIVISION PLAN REVIEW
CASE SUMMARY**

**5350 RANDALL AVENUE
GABLE OAKS APARTMENTS
THE BANYAN FOUNDATION, INC.**

November 2, 2015 at 5:15pm
City Council Chambers, 3rd Floor, City Hall, 1737 Main Street
Columbia, South Carolina 29201

Subject Property:	5.51 acres, 5350 Randall Avenue, TMS#11705-03-01
Council District:	1
Proposal:	Request site plan review to rebuild an 8-unit apartment building and community building
Applicant:	Jack McKibben, The Banyan Foundation
Proposed Use:	Apartments
Staff Recommendation:	Approval with staff comments.

Detail:	<p>This project entails the reconstruction of an 8-unit apartment building that was demolished due to fire damage. The property is zoned RG-2 (General Residential) and currently contains 80 apartments on ± 5.51 acres. With the proposed apartment building, the total number of apartments on this property will be 88 whereas 95 are permitted. The project also includes the construction of a ± 4,000 community building.</p> <p>The staff comments provided below are generally standard and the proposed site plan largely meets requirements. Should the Commission be inclined to grant approval of the site plan, staff would request that the Commission grant approval subject staff comments.</p>
----------------	--

CITY AGENCY COMMENTS FOR SITE/SUBDIVISION PLAN REVIEW	
John Fellows, Planning	<p>Recommend approval.</p> <ol style="list-style-type: none"> 1. Comprehensive Plan- Transportation Section - calls for future sidewalks along Randall from Ashley to Colleton, Colleton from Main to Cabot, Carteret St. from Randall to Cabot Dr. The plan also calls for a future bike boulevard along Ashley St. The applicant is adding additional internal sidewalks and has existing sidewalks connecting to Randal, which will allow for connectivity in the future when such infrastructure is added. 2. Comprehensive Plan: Calls for Single structures accommodating housing units for more than 4 households. Typically 2-4 stories with a maximum of 8 residential units per structure.
Andrew Livengood, Deputy Zoning Administrator	Recommend approval.
Johnathan Chambers, Land Development Administrator	Recommend approval.
Robert Harkins, Plans Examiner	Recommend approval.

Scott Rogers, Utilities	<p>Recommend approval with conditions:</p> <ol style="list-style-type: none"> 1. Any needed upgrade, extension or relocation of City utilities must be provided by the developer. 2. Any privately owned/maintained utilities or permanent structures cannot be located inside City of Columbia utility easements. 3. Water mains, sewer mains, water meters that are 4" or larger or any privately maintained utilities will not be allowed inside public right-of-ways or under sidewalks without an approved encroachment permit and written approval from the City Engineer. Coordination between the Civil Engineer, Architect and Mechanical Engineer to allow room for these utilities on the developed property is strongly encouraged. 4. If sewer flows for this project result in flows of 4,000 gallons per day or above calculations must be submitted to the City's Engineering department to determine how the proposed project will affect the City's sewer system. Depending upon the effects of the projected flows this project may or may not be approved. If required, these calculations should be submitted to the Engineering department as soon as possible.
David Brewer, Traffic Engineering	Recommend approval.
David Koon, Fire Department	Recommend approval.
Scott Holder, Land Development Planner	Recommend approval.
Sara Hollar, Forestry	Recommend approval.
Michael Jaspers, Stormwater	<p>Recommend approval with condition:</p> <ol style="list-style-type: none"> 1. This project is likely to have greater than 5,000 sq. ft. of land disturbance and City of Columbia land disturbance requirements will apply.
Robert Sweatt, Street	Recommend approval.
John Hooks, Solid Waste	Recommend approval.
John Spade, Parking	Recommend approval.

City of Columbia

Gable Oaks Apartments



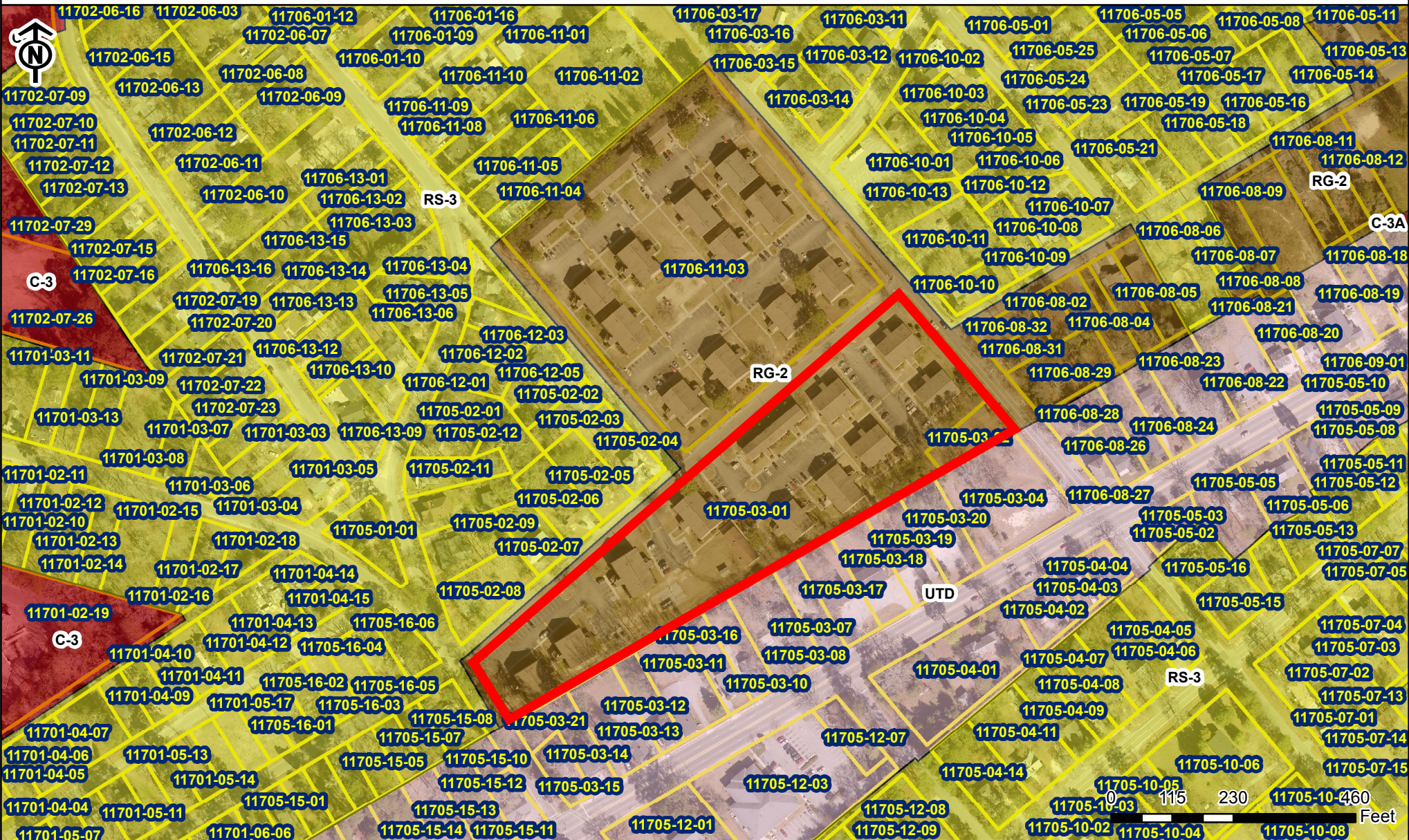
CITY OF COLUMBIA GIS DATA DISCLAIMER

The City of Columbia GIS data represented on this map or plan is the product of the compilation of data produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



City of Columbia

Gable Oaks Apartments



CITY OF COLUMBIA GIS DATA DISCLAIMER

The City of Columbia GIS data represented on this map or plan is the product of the compilation of data produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.





City of Columbia

APPLICATION for

SITE PLAN/SUBDIVISION PLAT REVIEW

OFFICE USE ONLY: Date Received _____ By _____

1) APPLICANT (Please Print)

Name:	JACK McKIBBEN	Company:	THE BANYAN FOUNDATION INC
Tel. #:	334-701-5444	Fax#:	
Mobile #:	334-701-5444	E-mail:	JMCKIBBEN@TBF-INC.ORG

Do you own any of the property affected by this application? YES NO; If NO, provide Letter of Agency

2) THIS APPLICATION IS FOR (Check all that apply)

Group/Individual Commercial Development

Group Residential Development

Residential Subdivision

Planned Unit Development Site Review

3) PROPERTY

Address:	901 Colleton St		
TMS#:	11706-11-03	11705-03-01	Total Acreage: 5.97+5.33 = 11.3 total
Current Use:	Multi-family Apartments		Proposed Use: Multi-family Apartments
Current Zoning:	RG-2		
Number of Lots and/or Units:	8 UNITS-1 Bldg, 1 Comm Bldg	Total Sq. Ft.	6,752 SF + 3,704 SF = 10,456 SF

3) DETAILED PROJECT DESCRIPTION: (Attach additional paper if you need more space)

Multi-family Apartments, 1 Community Building

4) NEIGHBORHOOD CONSULTATION

Prior to the Planning Commission meeting, meet with the adjacent neighbors or neighborhood association to communicate details of the proposed project. Please note that this informational meeting is not required by ordinance, but is strongly encouraged. Contact information may be obtained from Zoning staff.

5) PLAN SUBMITTAL

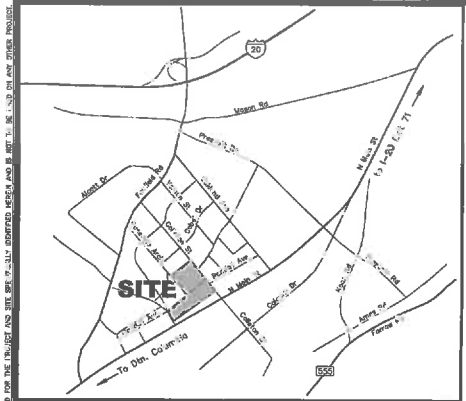
Please refer to the Checklist for Site Plan Review for materials required for submittal with this application

6) SIGNATURE

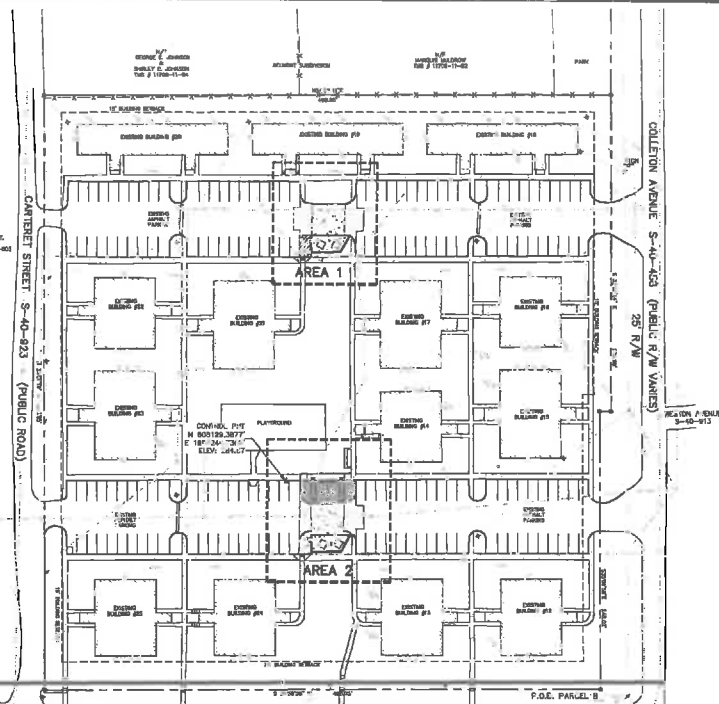
Applicant Signature:	<i>Jack McKibben</i>
Print Name:	JACK McKIBBEN
Date:	10-14-15

PC Date: _____

Action: _____



VICINITY MAP
SCALE: 1" = 1,000'



PAVEMENT NOTES:

- EXISTING CURB, CONCRETE, AND ASPHALT PAVEMENT SHALL BE SAWCUT FOR CLEAN EDGES.
- ALL PAVING SHALL BE SET IN CLOSE CONFORMITY TO THOSE INDICATED IN THE PLANS AND DETAILS. TOLERANCES SHALL MEET THOSE LISTED IN THE CONTRACT DOCUMENTS OR D.T.
- ALL NEW PAVEMENT ABUTTING EXISTING PAVEMENTS SHALL MATCH THE ELEVATIONS OF THE EXISTING.
- PAVEMENTS SHALL BE UNIFORM IN GRADE WITH SMOOTH TRANSITIONS AT CHANGES IN SLOPE.
- BIRD-BATHS OR DEPRESSIONS WILL NOT BE ACCEPTED. AREAS WHICH EXHIBIT POHLING DEEPER THAN THE PRESCRIBED TOLERANCES WILL BE REMOVED AND RECONSTRUCTED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO FEATHER THE EDGES OF ASPHALTIC SURFACES WHERE REQUIRED.
- COMPACTION OF SUBGRADE MATERIAL TO BE VERIFIED AND ACCEPTED BY PAYING CONTRACTOR PRIOR TO START OF CONSTRUCTION.
- ALL SURFACES SHOULD BE CLEAN AND DRY BEFORE PAINTING. METAL SURFACES SHOULD BE FREE OF HEAVY RUST.
- ITEMS REQUIRING BLUE PAINT INCLUDE: HANDICAP PARKING STALLS AND SYMBOLS, ALL STRIPED ISLES ADJACENT TO HANDICAP PARKING SPACES, AISLE TO BE STRIPED 24" ON CENTER AT 45 DEGREES.

SITE LAYOUT NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF ALL WORK AS ILLUSTRATED ON PLANS. IF EXISTING CONDITIONS DIFFER FROM THOSE ILLUSTRATED ON PLANS, NOTIFY THE ENGINEER IMMEDIATELY.
- DIMENSIONS AND RADIUS LENGTHS ARE TO THE EDGE OF CURB UNLESS SHOWN OTHERWISE.
- ALL PROJECT STAKEOUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR TO BE PAID BY THE CONTRACTOR. FOR STAKEOUT, DO NOT RELY SOLELY ON THE PHYSICAL SCALE AS SHOWN ON THE DRAWINGS. REFER TO GIVEN DIMENSIONS, SYMBOL LEGEND, KEYNOTES, AND REFERENCED DETAILS.
- THE CONTRACTOR SHALL REFER TO SURVEY INFORMATION FOR MONUMENTS, BENCHMARKS, AND CONTROL POINTS. THE CONTRACTOR SHALL ESTABLISH A TEMPORARY MONUMENT IN THE FIELD, WHICH WILL BE MAINTAINED FOR LAYOUT OPERATIONS.

PLANNING & ZONING NOTES:

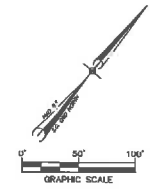
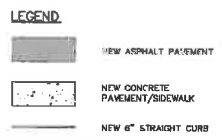
- TOTAL ACREAGE: 11.3
- PARCEL A IS ZONED R2-2 (RESIDENTIAL-GENERAL)
MINIMUM YARD REQUIREMENTS
FRONT YARDS = 25 FEET
SECONDARY FRONT YARDS = 13 FEET
REAR YARDS = (PRINCIPAL STRUCTURES) 15 FEET
MAXIMUM STRUCTURE HEIGHT = 35 FEET
- PARCEL B IS ZONED R2-2 (RESIDENTIAL-GENERAL)
MINIMUM YARD REQUIREMENTS
FRONT YARDS = 25 FEET
SECONDARY FRONT YARDS = 13 FEET
REAR YARDS = (PRINCIPAL STRUCTURES) 15 FEET
MAXIMUM STRUCTURE HEIGHT = 35 FEET

NEW CONSTRUCTION DESCRIPTION:

- BUILDING B - 8 PLEX APARTMENT - 2 FLOORS
2 2 BEDROOM APTS EACH @: 842 SF X 7 = 5,894 SF
1 HC 2 BEDROOM APT @: 842 SF
DESIGNED GROSS AREA: 6,736 SF
CONSTRUCTION TYPE: TYPE IV SPRINKLED
OCCUPANCY TYPE: R2 (APARTMENT)
MAX ALLOWABLE AREA: 12,000 SF
- OFFICE & COMMUNITY FACILITY
OCCUPANCY TYPE: BUSINESS "B"
CONSTRUCTION TYPE: V UNSPRINKLED
MAX ALLOWABLE AREA: 8,653 SF
DESIGNED AREA: 7,704 SF

THIS DRAWING IS THE PROPERTY OF AECOM CORPORATION, AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF AECOM CORPORATION.

10/15/2015 7:53:30 AM



FOR AGENCY REVIEW
THESE DOCUMENTS ARE PRELIMINARY AND ARE NOT FOR USE FOR CONSTRUCTION

REVISION	DATE	BY

APPROVALS

PROJECT ENG	DATE
PROJECT MGR	DATE
PROJECT SUPERVISOR	DATE
CHECKED BY	DATE
DATE	10/15/15



AECOM
101 Research Drive
Columbia, South Carolina 29203
Telephone (803) 351-4400; Fax (803) 771-6676
www.aecom.com

OVERALL SITE PLAN

SHEET TITLE

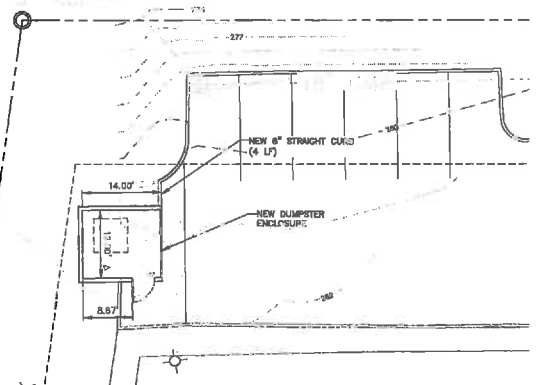
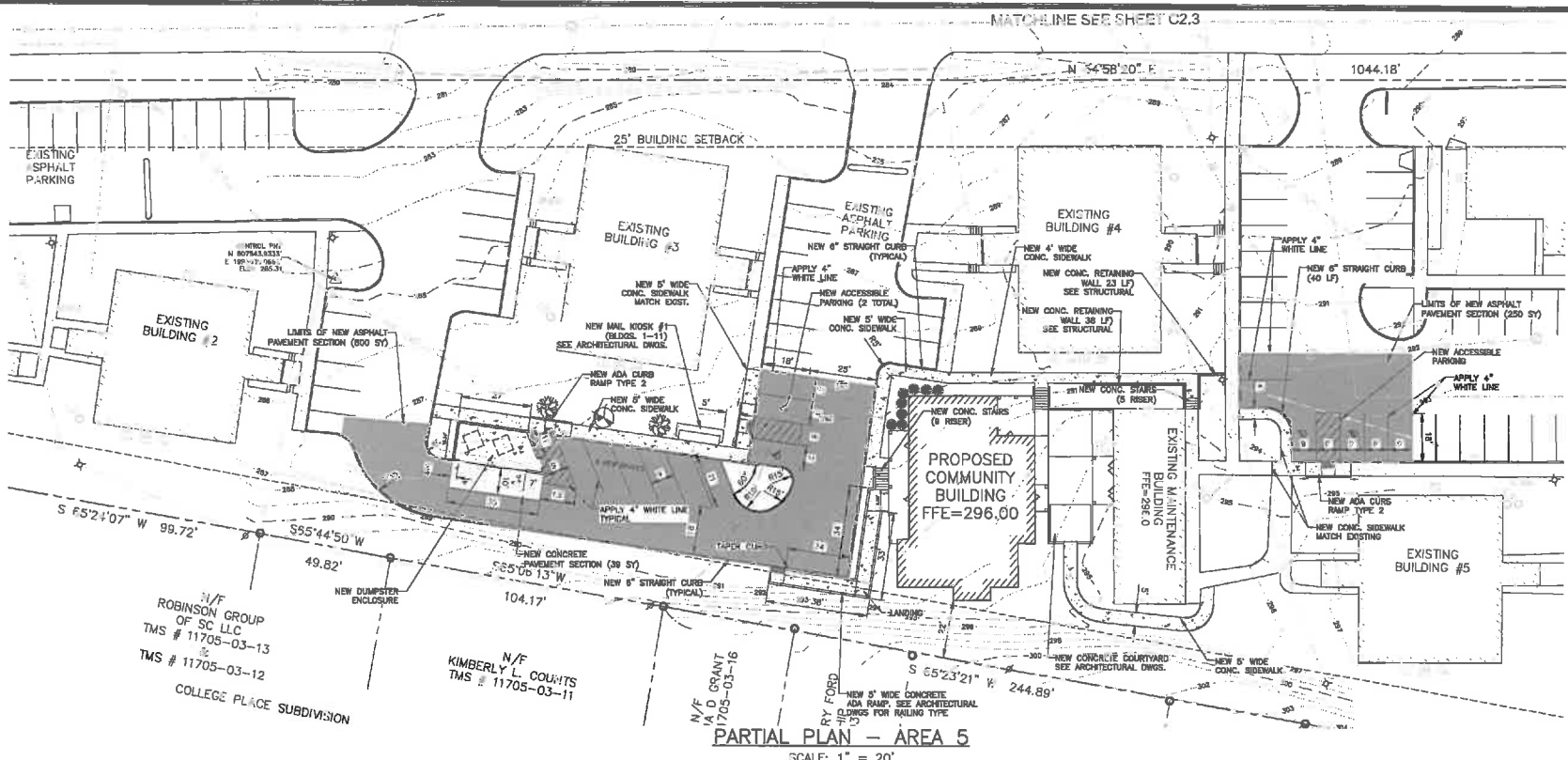
DATE: AUG 23, 2016 SCALE: 1" = 50'

PROJECT: **CABLE OAKS APARTMENTS SITE IMPROVEMENTS FOR THE BANYAN FOUNDATION, INC.**

LOCATION: **COLUMBIA SOUTH CAROLINA**

DRW NAME	SHEET
NO. NO.	C2.1
REV.	OF
PROJECT NO.	21
60440711	
FILE NO. 36585-B92	

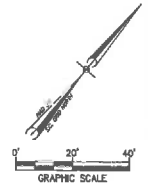
THIS DRAWING IS THE PROPERTY OF AECOM CONSULTANTS, AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF AECOM CONSULTANTS. ANY UNAUTHORIZED REPRODUCTION IS SUBJECT TO LEGAL ACTION.



- LEGEND**
- NEW ASPHALT PAVEMENT
 - NEW CONCRETE PAVEMENT/SIDEWALK
 - NEW 6" STRAIGHT CURB

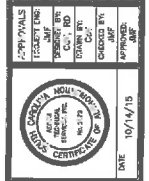
LANDSCAPE LEGEND

- LARGE SHADE TREE - 3
VALLEY OAK OR CHINESE PISTACHE
MIN 10' HIGH AND 2" IN CALIPER
(CALIPER MEASURED 1/2' FROM GROUND)
- SMALL EVERGREEN SHADE TREE - 2
WAX MYRTLE OR HELIX TREEMING HOLLY
MIN 8' HIGH AND 1" IN CALIPER
(CALIPER MEASURED 1/2' FROM GROUND)
- SMALL DECIDUOUS FLOWERING TREE - 4
DOGWOOD OR REDBUD
MIN 8' HIGH AND 2" IN CALIPER
(CALIPER MEASURED 1/2' FROM GROUND)
- SMALL EVERGREEN TREE - 1
TEA OLIVE OR MAGNOLIA "LITTLE GEM"
MIN 8' HIGH AND 2" IN CALIPER
(CALIPER MEASURED 1/2' FROM GROUND)
- 24" SHRUB - 8
HANDMA AND/OR AZALEA



FOR AGENCY REVIEW
THESE DOCUMENTS ARE PRELIMINARY AND ARE NOT FOR USE FOR CONSTRUCTION

REVISIONS		DATE	BY
NO.	DESCRIPTION		



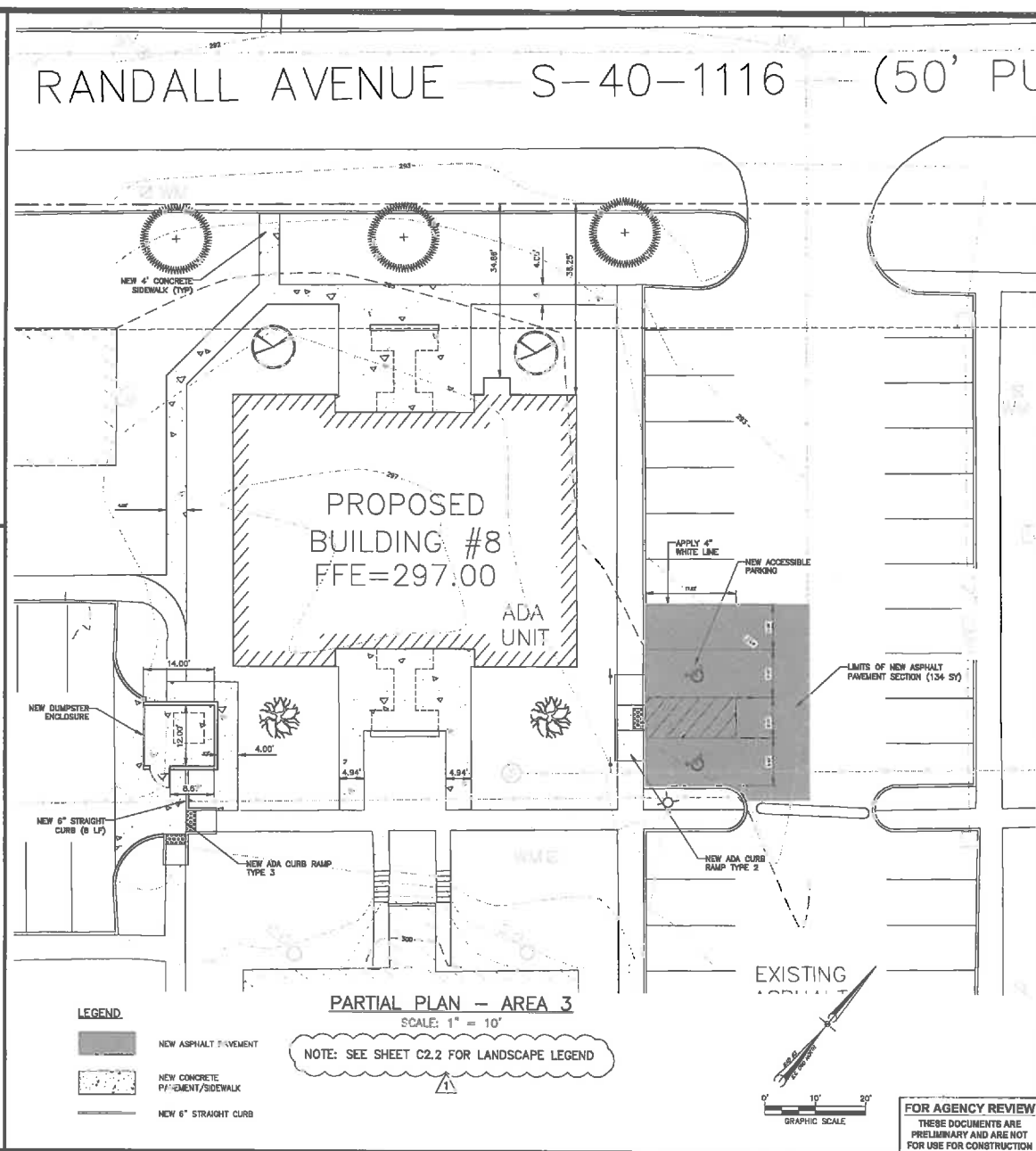
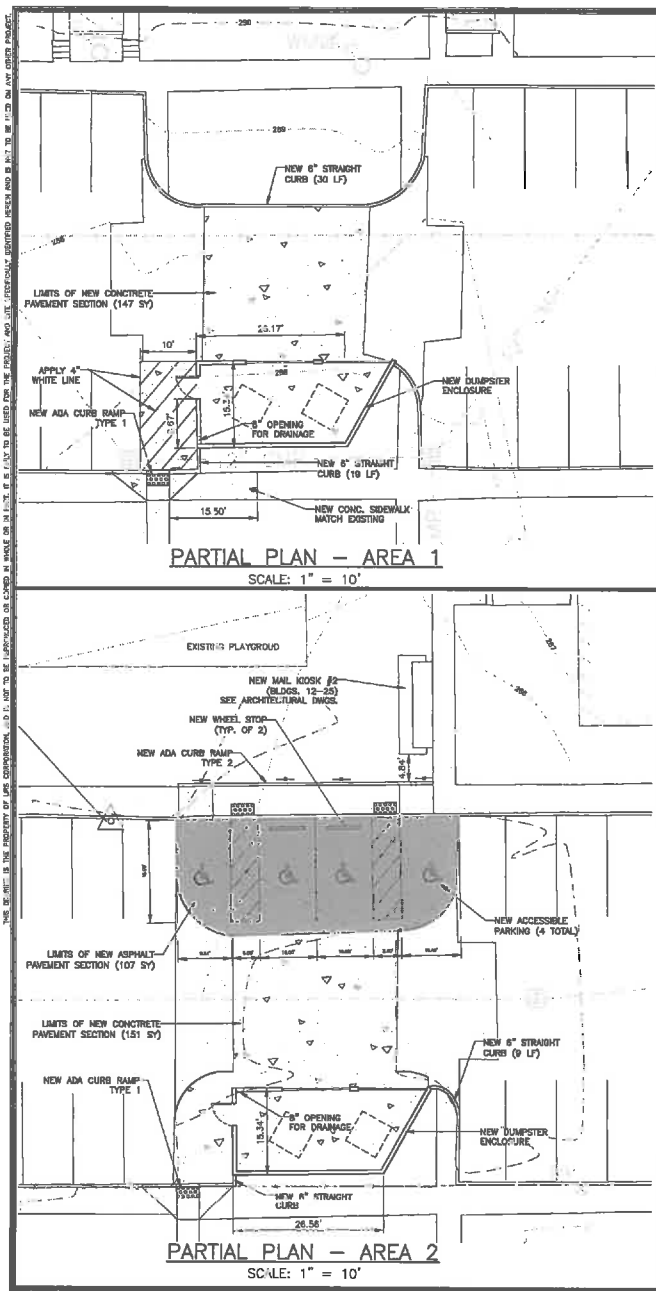
AECOM
101 Research Drive
Columbia, South Carolina 29203
Telephone (803) 354-4000 Fax (803) 771-6716
www.AECOM.com

**SITE PLAN
& LANDSCAPE LAYOUT**

DATE: AUG 23, 2014 SCALE: AS SHOWN

PROJECT: **GABLE OAKS APARTMENTS
SITE IMPROVEMENTS**
FOR
THE BANYAN FOUNDATION, INC.
COLUMBIA SOUTH CAROLINA

DESIGN NAME	SHEET
R/S: WL	C2.2
REV:	OF
PROJECT NO. 804407.1	21
FILE NO. 36689-892	



REVISIONS NO. DESCRIPTION DATE BY 10/10/15	
APPROVALS PROJECT MGR: [Signature] DATE: 10/14/15 DESIGNER: [Signature] DATE: [] CHECKED BY: [Signature] DATE: [] IN CHARGE: [Signature] DATE: []	
AECOM 101 Research Drive Columbia, South Carolina 29203 Telephone (803) 254-4000 Fax (803) 771-6576 www.aecom.com	
SITE PLAN & LANDSCAPE LAYOUT	
PROJECT: CABLE OAKS APARTMENTS SITE IMPROVEMENTS FOR THE BANYAN FOUNDATION, INC. SHEET: C2.3 OF: 21 PROJECT NO: 60440711 FILE NO: 36889-892	

LEGAL DESCRIPTION - PARCEL A

ALL THAT CERTAIN PEECE, PARCEL OR LOT OF LAND, WITH IMPROVEMENTS THEREON, LYING AND BEING IN RICHLAND COUNTY, STATE OF SOUTH CAROLINA, AND BEING MORE FULLY SHOWN AND ORIGINATED ON THAT CERTAIN SURVEY OF PARCELS A AND PARCELS B, PREPARED FOR SURVEYOR DAN ATLAS, ASHLEY LIMITED PARTNERSHIP, INC., DATED MARCH 18, 1998 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN RECORD BOOK 17, AT 105, IS AS DESCRIBED AS FOLLOWS: ...

BEGINNING AT A 1/2" IRON PIPE AT THE INTERSECTION OF SOUTHERLY MARGIN OF THE RIGHT-OF-WAY OF RANDALL AVENUE AND THE WESTERLY MARGIN OF THE RIGHT-OF-WAY OF COLLEGE PLACE, ...

LEGAL DESCRIPTION - PARCEL B

ALL THAT CERTAIN PEECE, PARCEL OR LOT OF LAND, WITH IMPROVEMENTS THEREON, LYING AND BEING IN RICHLAND COUNTY, STATE OF SOUTH CAROLINA, AND BEING MORE FULLY SHOWN AND ORIGINATED ON THAT CERTAIN SURVEY OF PARCELS A AND PARCELS B, PREPARED FOR SURVEYOR DAN ATLAS, ASHLEY LIMITED PARTNERSHIP, INC., DATED MARCH 18, 1998 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN RECORD BOOK 17, AT 105, IS AS DESCRIBED AS FOLLOWS: ...

BEGINNING AT A 1/2" IRON PIPE AT THE INTERSECTION OF THE WESTERLY MARGIN OF THE RIGHT-OF-WAY OF COLLEGE PLACE AND THE SOUTHERLY MARGIN OF THE RIGHT-OF-WAY OF RANDALL AVENUE, ...

PARCEL A 232,218 SQ. FT. 5.33 ACRES TMS # 11705-03-001

PARCEL B 280,021 SQ. FT. 5.97 ACRES TMS # 11705-11-003

REFERENCES

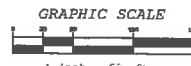
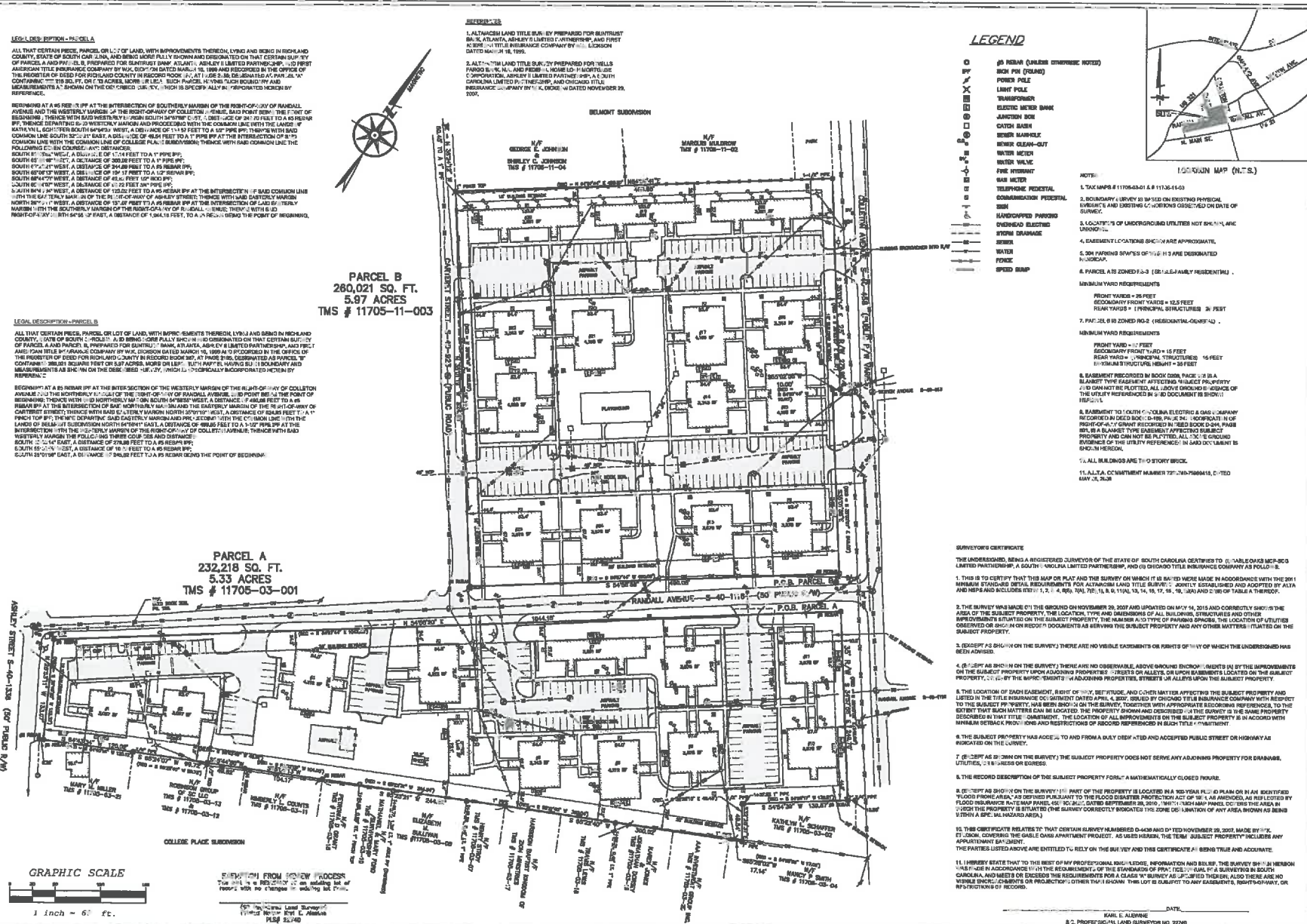
- 1. ATLANTIC LAND TITLE SURVEY PREPARED FOR SURVEYOR DAN ATLAS, ASHLEY LIMITED PARTNERSHIP, INC., DATED MARCH 18, 1998.
2. ATLANTIC LAND TITLE SURVEY PREPARED FOR SURVEYOR DAN ATLAS, ASHLEY LIMITED PARTNERSHIP, INC., DATED MARCH 18, 1998.
3. ATLANTIC LAND TITLE SURVEY PREPARED FOR SURVEYOR DAN ATLAS, ASHLEY LIMITED PARTNERSHIP, INC., DATED MARCH 18, 1998.

LEGEND

- IRON PIPE (REAR SURVEY POINT)
IRON PIPE (FRONT)
POWER POLE
LIGHT POLE
ELECTRIC METER BOX
JUNCTION BOX
CATCH BASIN
SEWER MANHOLE
SEWER CLEAN-OUT
WATER METER
WATER VALVE
PUMP HYDRANT
GAS METER
TELEPHONE PEDestal
COMMUNICATION PEDestal
SIGN
LANDSCAPED PERIOD
UNDERGROUND ELECTRIC
STORM DRAINAGE
SEWER
WATER
FENCE
SPED RAMP



- NOTE:
1. TAX MAPS # 11705-03-01 & # 11705-11-03
2. BOUNDARY SURVEY IS BASED ON EXISTING PHYSICAL SURVEYS AND EXISTING CONDITIONS OBSERVED ON DATE OF SURVEY.
3. LOCATIONS OF UNDERGROUND UTILITIES NOT SHOWN, ARE UNKNOWN.
4. EXISTENCE LOCATIONS SHOWN ARE APPROXIMATE.
5. NEW MARKING SPACES OF THE HIGHWAY ARE DESIGNATED BY ROADWAY.
6. PARCELS ARE ZONED R-2 (SINGLE-FAMILY RESIDENTIAL).
MINIMUM YARD REQUIREMENTS:
FRONT YARD = 35 FEET
SECONDARY FRONT YARD = 10 FEET
REAR YARD = 10 FEET (MINIMUM STRUCTURES 15 FEET)
SIDE YARD = 10 FEET (MINIMUM STRUCTURES 15 FEET)
MINIMUM STRUCTURE HEIGHT = 35 FEET
8. EASEMENT RECORDED IN BOOK 2048, PAGE 18 IS A BLANKET TYPE EASEMENT AFFECTING SUBJECT PROPERTY TO BE PLANNED. ALL ABOVE EASEMENTS ARE SUBJECT TO THE UTILITY REQUIREMENTS OF A RECORD DOCUMENT IS SHOWN HEREON.
9. EASEMENT RECORDED IN BOOK 2048, PAGE 18 IS A BLANKET TYPE EASEMENT AFFECTING SUBJECT PROPERTY TO BE PLANNED. ALL ABOVE EASEMENTS ARE SUBJECT TO THE UTILITY REQUIREMENTS OF A RECORD DOCUMENT IS SHOWN HEREON.
10. ALL BUILDINGS ARE 1-1 1/2 STORY BLDG.
11. ALL TAX COMMITMENT NUMBER 720-740-750-0001, DATED MAY 14, 2008.



ELEVATION FROM BENCHMARK
FOR THE SURVEY PROCESS
THE SURVEY IS BASED ON THE BENCHMARK OF THE SURVEYOR DAN ATLAS, ASHLEY LIMITED PARTNERSHIP, INC., DATED MARCH 18, 1998.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF SOUTH CAROLINA, CERTIFIES TO THE FOLLOWING:
1. THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARDS FOR ALPHABETIC LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ASLA AND NPS AND COMPLY WITH 1.2, 4.009, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

WALTON SURVEYING & CONSULTING, INC.
Transportation & Water Resources
Urban Development & Reuse
1200 Main P. Box 499
Columbia, South Carolina
29201
(803) 734-4201
(803) 734-4202
www.walton.com



GABLE OAKS APARTMENTS
CABLE OAKS MOBILE HOMES LIMITED PARTNERSHIP, INC.
CABLE OAKS SOUTH CAROLINA LIMITED PARTNERSHIP, INC.
AND CABLE OAKS TITLE INSURANCE COMPANY
CITY OF COLUMBIA, 222 SOUTH COLLEGE STREET, SOUTH CAROLINA

1 OF 1
Plot No. 20150070.00.CA



ALTERATIONS & ADDITIONS TO THE
GABLE OAKS SUBDIVISION
COLUMBIA, SOUTH CAROLINA

COMMUNITY BUILDING DOOR SCHEDULE

NUMBER	DOOR SIZE	TYPE	FRAME	H/W/DWARE	LITE	THRESHOLD	REMARKS	FINISH
101A	3'-0" X 7'-0" X 1'-11"	C	HM	EN	HALF	METAL		
101B	3'-0" X 7'-0" X 1'-11"	C	HM	EN	HALF	METAL		
102A	3'-0" X 7'-0" X 1'-3/4"	C	HM	EN	HALF	METAL		
102B	3'-0" X 7'-0" X 1'-3/8"	B	HM	PR	HALF			STPICE
101A	3'-0" X 7'-0" X 1'-0"	A	HM	PAS				FILES
104A	3'-0" X 7'-0" X 1'-0"	B	HM	FA				MANAGER
105A	3'-0" X 7'-0" X 1'-3/4"	A	HM	PR		METAL	2.	LOCK GUARD
106A	3'-0" X 7'-0" X 1'-0"	B	HM	PAS			PAF.1.	STORAGE
107A	3'-0" X 7'-0" X 1'-3/4"	B	HM	PR				JANIT. J.
108A	3'-0" X 7'-0" X 1'-3/4"	B	HM	PR			PAIR 1.	STORAGE
109A	3'-0" X 7'-0" X 1'-3/8"	B	HM	PR		HALF		KITCHEN
109B	3'-0" X 3'-4"	PER MFR.	-	-	-	-	-	ROLL UP SHUTTER
110A	3'-0" X 7'-0" X 1'-0"	B	HM	PAS				
111A	3'-0" X 7'-0" X 1'-0"	C	HM	FA		FULL		COMPUTER
113A	3'-0" X 7'-0" X 1'-3/8"	B	HM	PAS				WOMEN
114A	3'-0" X 7'-0" X 1'-3/4"	B	HM	PR				MEN

NOTE: SEE HARDWARE SECTION FOR MFR. MODEL NUMBERS FOR HARDWARE SETS.

HARDWARE LEGEND:
EN - ENTRY LIT
PR - PRIVACY SET
PAS - PASSAGE SET
1. HEADY FOOT BOLT ON INACTIVE LEAF
2. LOCK GUARD

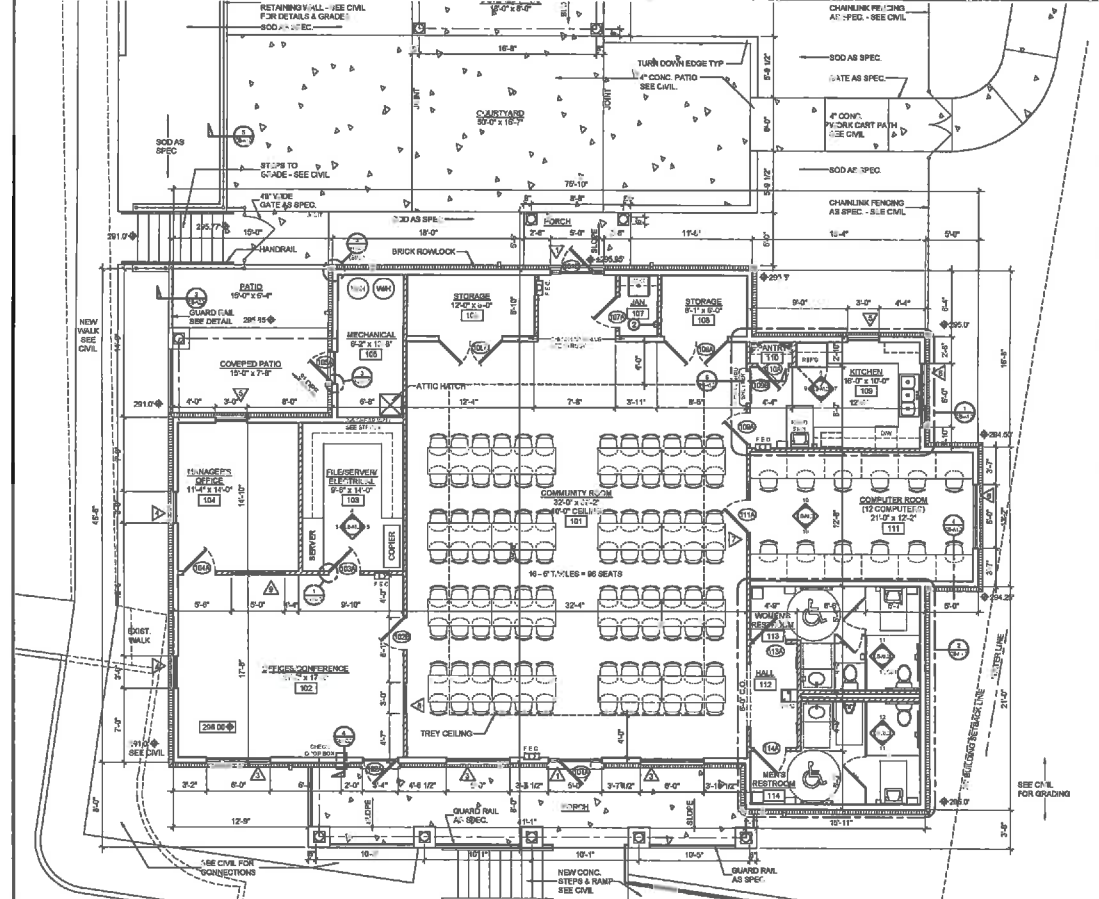
COMMUNITY BUILDING FINISH SCHEDULE

SPACE NUMBER	SPACE NAME	FLOOR	BASE	NORTH	EAST	SOUTH	WEST	CEILING	HEIGHT	REMARKS
101	COMMUNITY ROOM	LVT	W	PS	PS	PS	PS	T-9	9'-10"	W/TREY CEILING
102	OFFICE/CONFERENCE	LVT	W	PS	PS	PS	PS	T-9	9'-10"	
104	MANAGER'S OFFICE	LVT	W	PS	PS	PS	PS	T-9	9'-10"	SEE NOTE
105	MECHANICAL	EC	-	PS	PS	PS	PS	PS	MAX	
108	STORAGE	LVT	R	PS	PS	PS	PS	T-9	9'-10"	
107	JANITOR	LVT	W	PS	PS	PS	PS	PS	MAX	
106	STORAGE	LVT	R	PS	PS	PS	PS	PS	MAX	
109	KITCHEN	LVT	W	PS	PS	PS	PS	PS	9'-0"	
110	PANTRY	LVT	W	PS	PS	PS	PS	PS	9'-0"	
111	COMPUTER ROOM	LVT	W	PS	PS	PS	PS	PS	9'-0"	
112	HALL	LVT	W	PS	PS	PS	PS	PS	9'-0"	
113	WOMEN'S RESTROOM	PT	PT	PS	PS	PS	PS	PS	9'-0"	
114	MEN'S RESTROOM	PT	PT	PS	PS	PS	PS	PS	9'-0"	

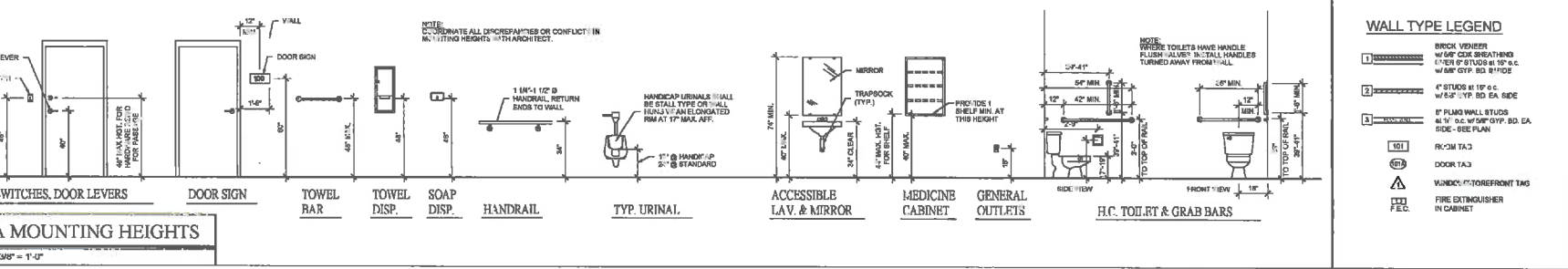
FINISH LEGEND

FLOOR	CEILING	NOTES
LVT: LUXURY VINYL TILE	PS: PAINTED SHEETROCK	1. L.V. PROFILE THRESHOLDS AT ALL EXTERIOR DOORS 18" X 10"
PT: PORCELAIN TILE	PG: PAINTED GREEN BOARD	ETR: EXISTING TO REMAIN
C: CARPET		EXP: EXPOSED TO CEILING ABOVE
W: WOOD		
EC: EXPOSED CONCRETE		
BASE	WALLS	
W: WOOD	PS: PAINTED SHEETROCK	
R: RUBBER	PG: PAINTED GREEN BOARD	
PT: PORCELAIN TILE		

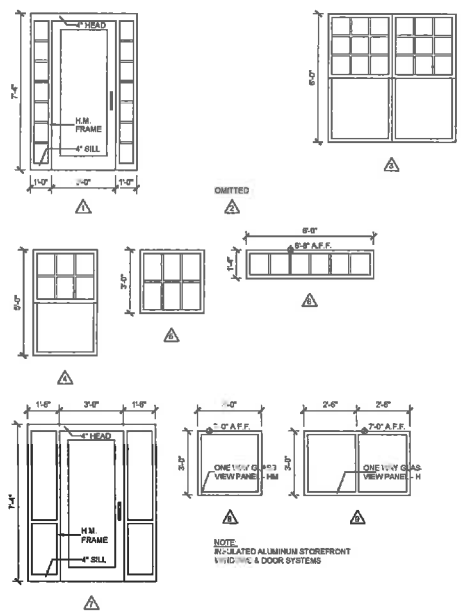
NOTE:
1. WHERE PORCELAIN TILE IS CALLED, INSTALL AN ANTI-FRACTURE WATER-PROOF MEMBRANE UNDER TILE. TURN DRAINAGE UP 1/4" AND 1/2" DIA. INSTALL PER TCA BEST PRACTICE.



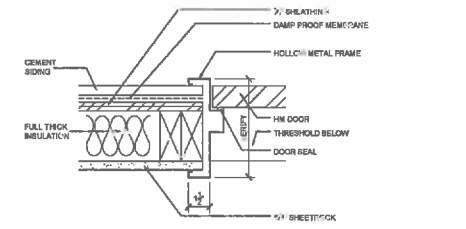
COMMUNITY BUILDING FLOOR PLAN
SCALE: 3/16" = 1'-0"
TOTAL UNDER ROOF: 7,704 S.F.
HEAT/COOLING: 3,133 S.F. MECHANICAL - UNHEATED (W/ BRICK), COVERED PORCHES: 478 S.F.
1. LIME INTERIOR 1/2" FILE ROOM WITH 3/4" CDX BR/SD SHEETROCK
2. MDP RACK 1/2" CDX
3. RIGID 1/2" SHEET
NOTE: COORDINATE R/W TALLNESS OF CHIEF'S DROP BOX WITH ADJ. MOUNTING HEIGHTS



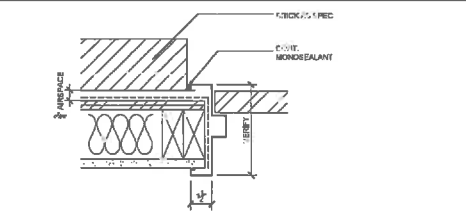
ADA MOUNTING HEIGHTS
SCALE: 3/8" = 1'-0"



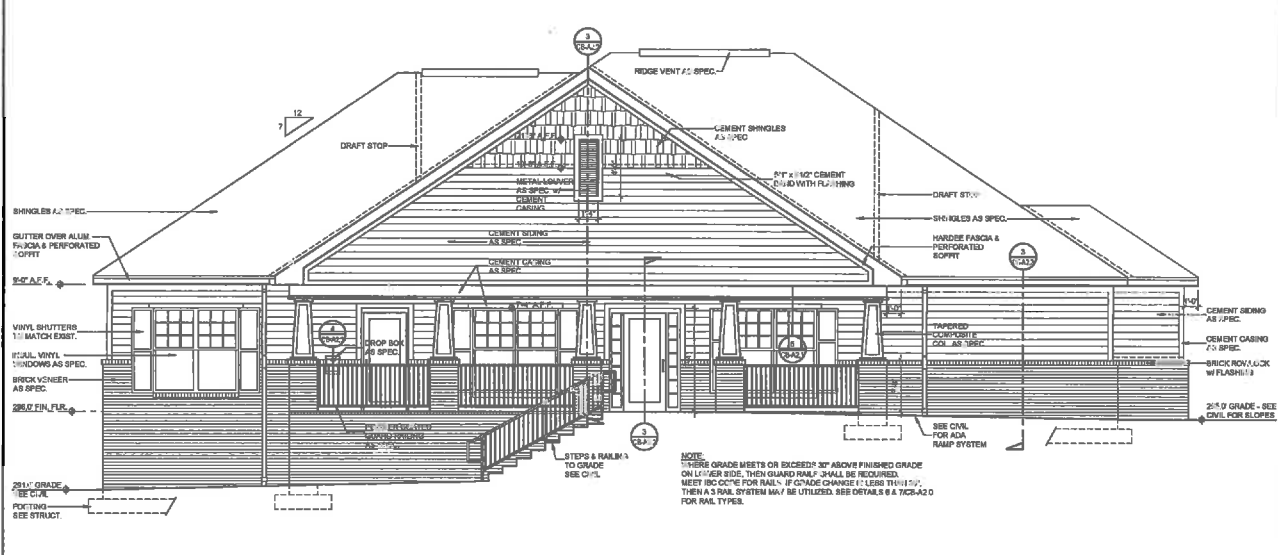
3 WINDOW TYPES
SCALE: 3/8" = 1'-0"



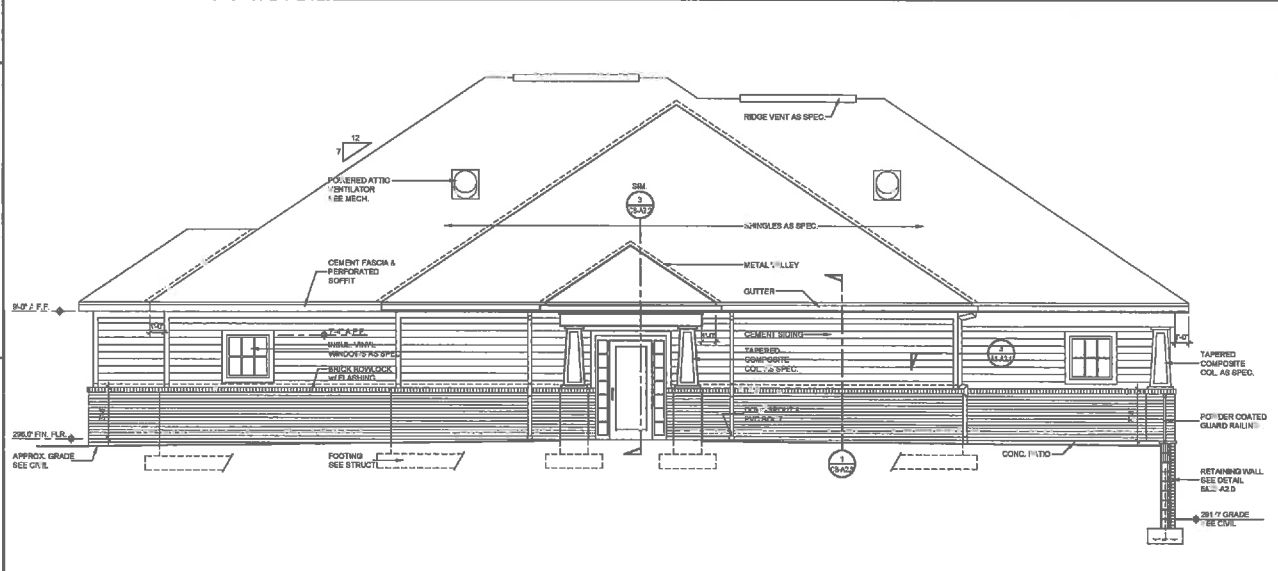
4 HM FRAME at SIDING
SCALE: 3" = 1'-0"



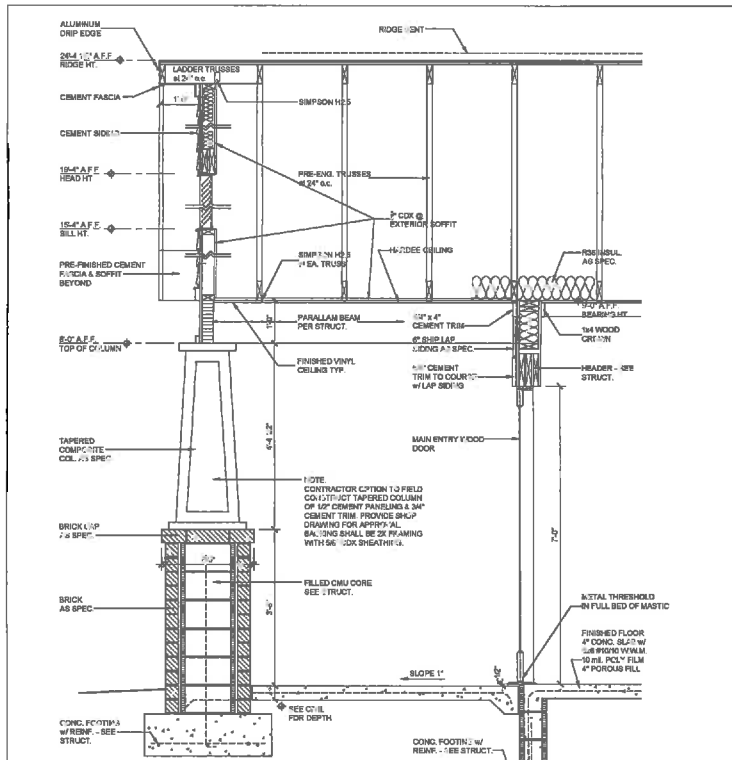
5 HM FRAME at BRICK
SCALE: 3" = 1'-0"



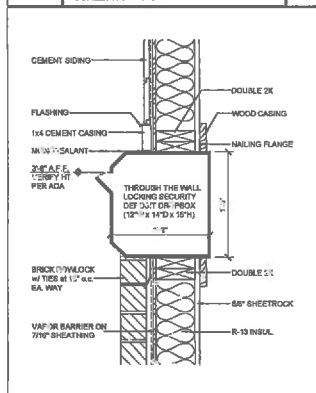
1 FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



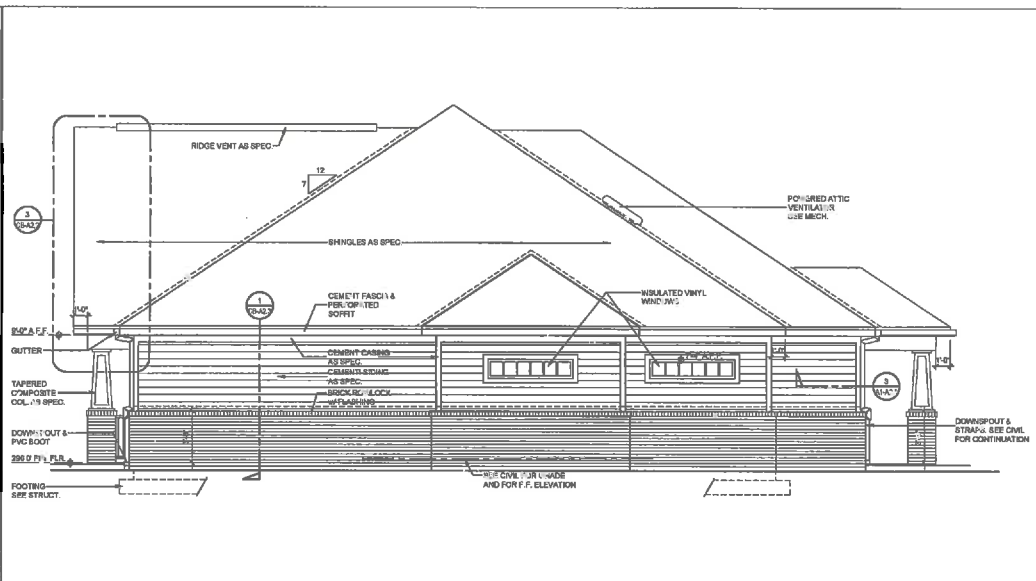
2 REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 PORCH SECTION
SCALE: 3/4" = 1'-0"

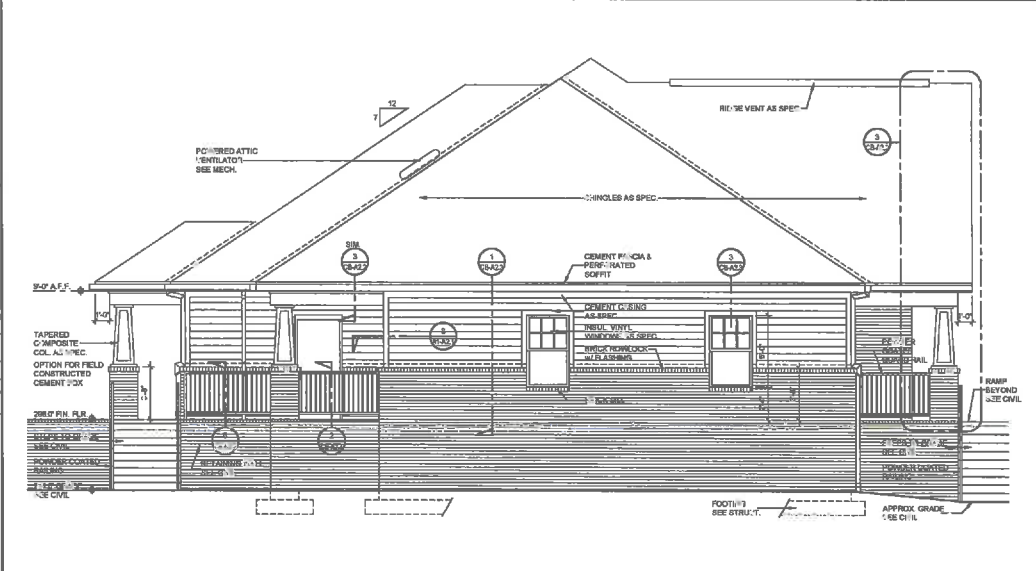


4 DROP BOX SECTION
SCALE: 1-1/2" = 1'-0"



1 RIGHT EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: WHERE HARDER IS REFERENCED INSTALL EQUAL CEMENT PANEL SIDING PRODUCT.



2 LEFT EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: WHERE HARDER IS REFERENCED INSTALL EQUAL CEMENT PANEL SIDING PRODUCT.

donofro
architectural
planning
eco/energy
solutions



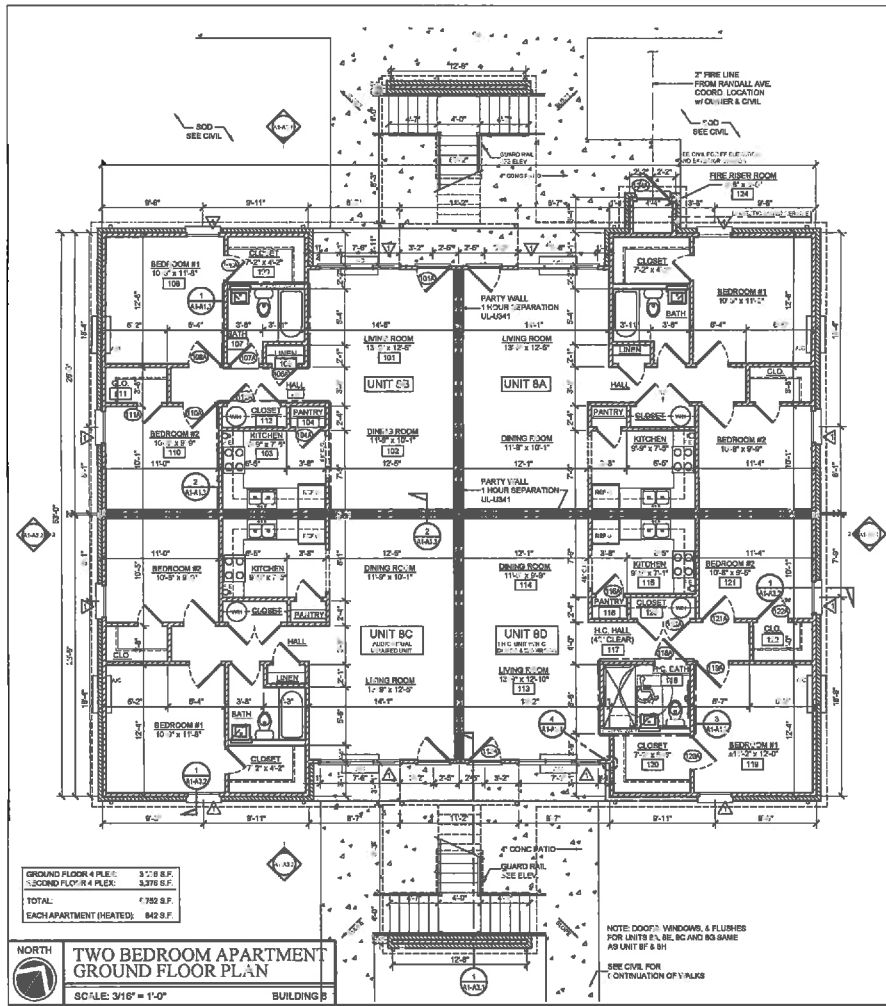
LICENSE NAME: Joseph H. Donofro
LICENSE NO.: 22196
PROJECT:

ALTERATIONS & ADDITIONS TO THE
GABLE OAKS SUBDIVISION
COLUMBIA, SOUTH CAROLINA

ISSUED FOR
SEPTEMBER 22, 2015
FINAL SET

1515
SHEET NAME
COMMUNITY BUILDING
EXTERIOR ELEVATIONS
AND SECTIONS

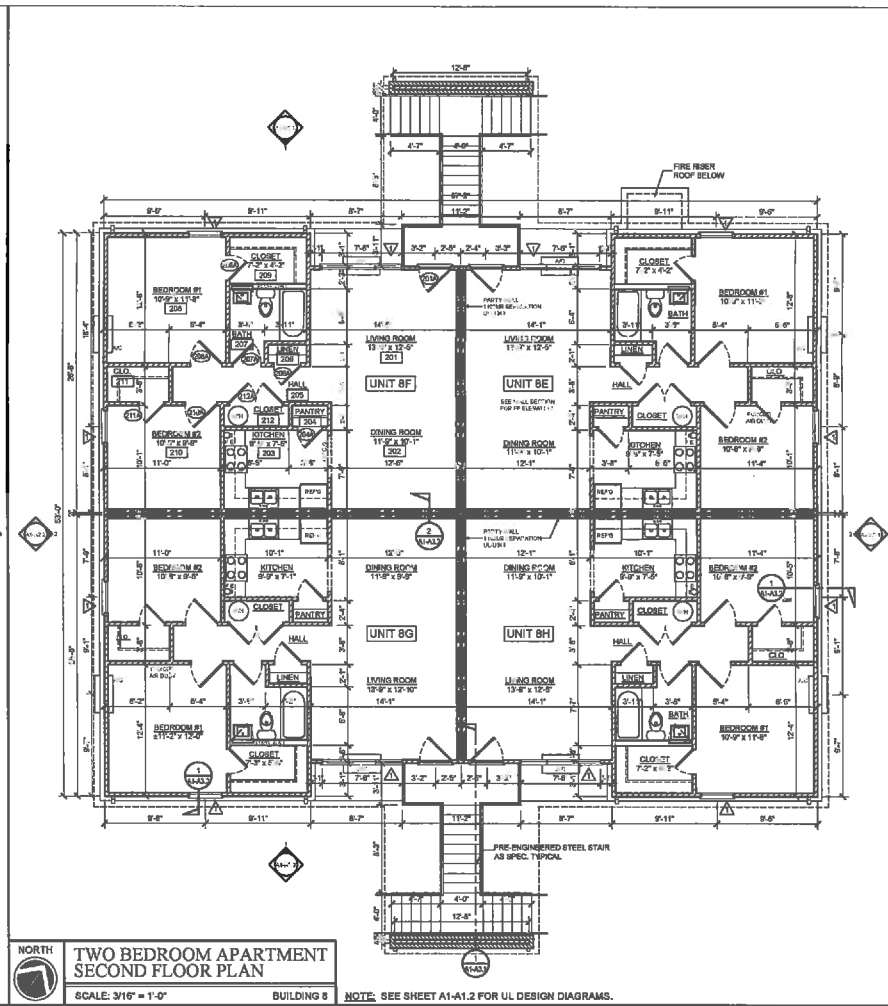
SHEET NUMBER
CB-A2.2



GROUND FLOOR 4 PLEX: 578 S.F.
 SECOND FLOOR 4 PLEX: 378 S.F.
 TOTAL: 956 S.F.
 EACH APARTMENT HEATED: 842 S.F.

**TWO BEDROOM APARTMENT
 GROUND FLOOR PLAN**
 SCALE: 3/16" = 1'-0" BUILDING B

NOTE: DOOR, WINDOWS & FLASHES
 FOR UNITS A, B, C, D AND G3 SAME
 AS UNIT B7 & B1
 SEE CIVIL FOR
 CONTINUATION OF WALLS



**TWO BEDROOM APARTMENT
 SECOND FLOOR PLAN**
 SCALE: 3/16" = 1'-0" BUILDING B

NOTE: SEE SHEET A1-A1.2 FOR UL DESIGN DIAGRAMS.

LEGEND

1	6" FLK VENEER W/ 2" x 2" GYP BREATHING OVER 1/2" x 1/2" x 1/2" GYP. ED. INSIDE
2	VINYL SIDING ON DAMP PROOF MEMBRANE & 5/8" OSB BREATHING OVER 4" STUDS @ 16" o.c. W/ GYP. ED. INSIDE
3	4" STUDS @ 16" o.c. W/ GYP. ED. EX. SIDE
4	6" PLG 1/2" WALL STUDS @ 16" o.c. W/ GYP. ED. BA. SIDE - SEE S-101
5	PARTY WALL 1 HOUR SEPARATION UL-1011 - SEE SHEET A1-A1.2
6	ROOM TAG
7	DOOR TAG
8	W/NDW/ST (REPRINT TAG)
9	WALL MOUNTED FIRE EXTINGUISHER

donofro
 architects
 planning
 eco/energy
 interiors

137 N. ST. ANDREWS ST. STE 1
 COLUMBIA, ALABAMA 37103
 704.783.1331

LICENSE NAME: JOHN S. DONOFR
 LICENSE NO. 01-0004



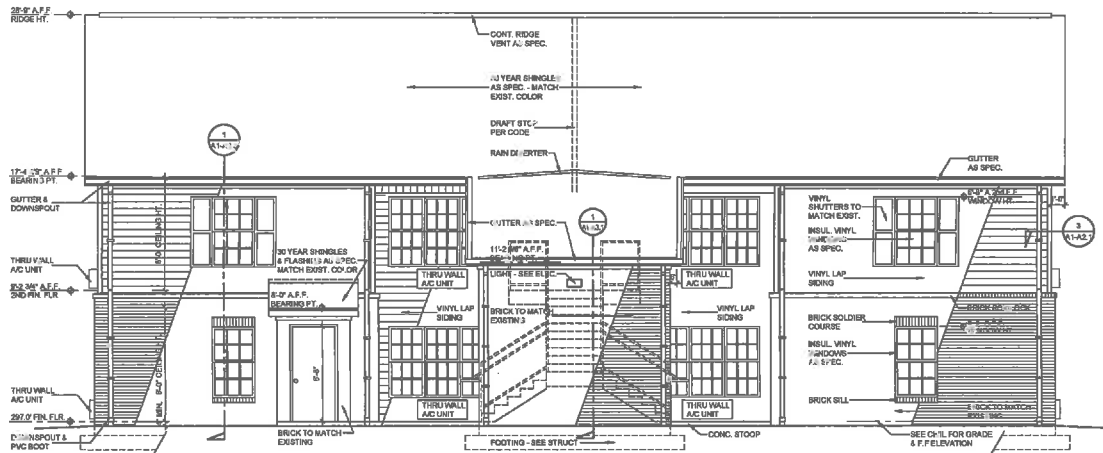
LICENSE NAME:
 LICENSE I.D.
 PROJECT:

**ALTERATIONS & ADDITIONS TO THE
 CABLE OAKS SUBDIVISION
 COLUMBIA, SOUTH CAROLINA**

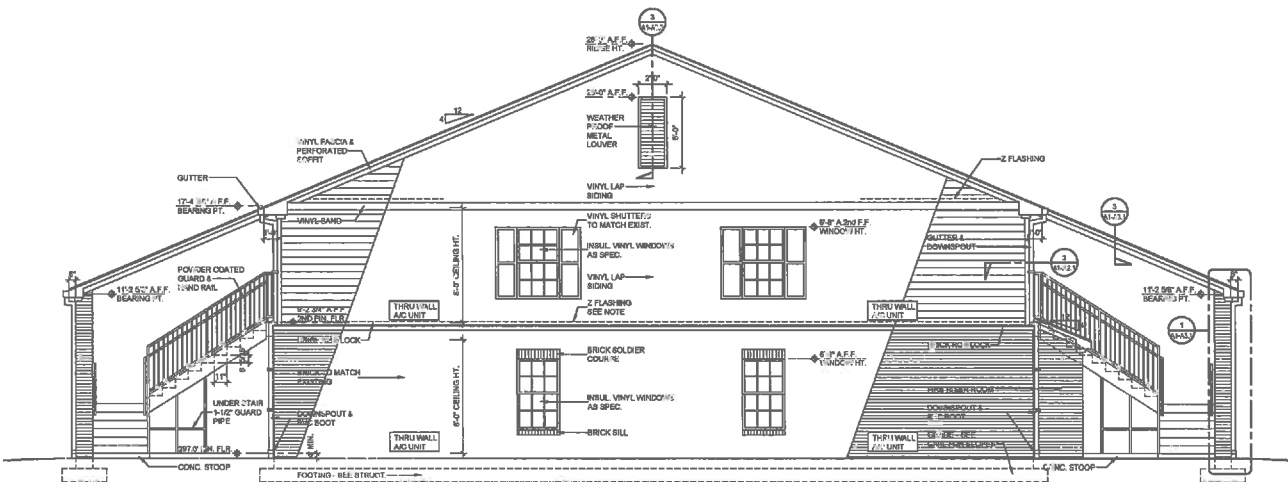
ISSUED FOR:
 SEPTEMBER 22, 2015
 FINAL SET

1515
 SHEET NAME
 BUILDING B - TWO BEDROOM
 APARTMENT FLOOR PLANS

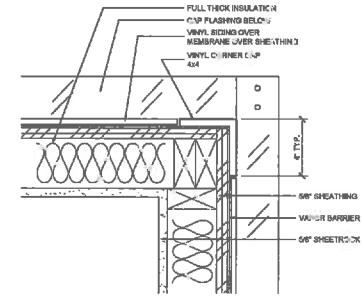
A1-A1.1
 SHEET NUMBER



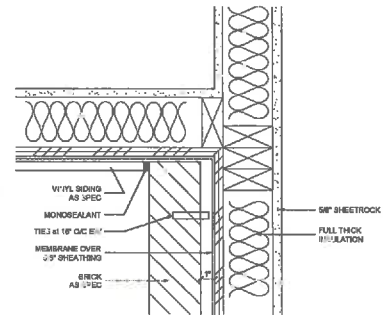
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 DETAIL - CORNER/ EXTERIOR
SCALE: 3" = 1'-0"



4 DETAIL - CORNER/ EXTERIOR
SCALE: 3" = 1'-0"

donofro
architecture
planning
& energy
interiors

137 N. ST. ANDREW ST. STE 1
COLUMBIA, ALABAMA 36103
334.763.3333

LICENS. NAME: Joseph B. Donofro

LICENSE NO.: 8012414



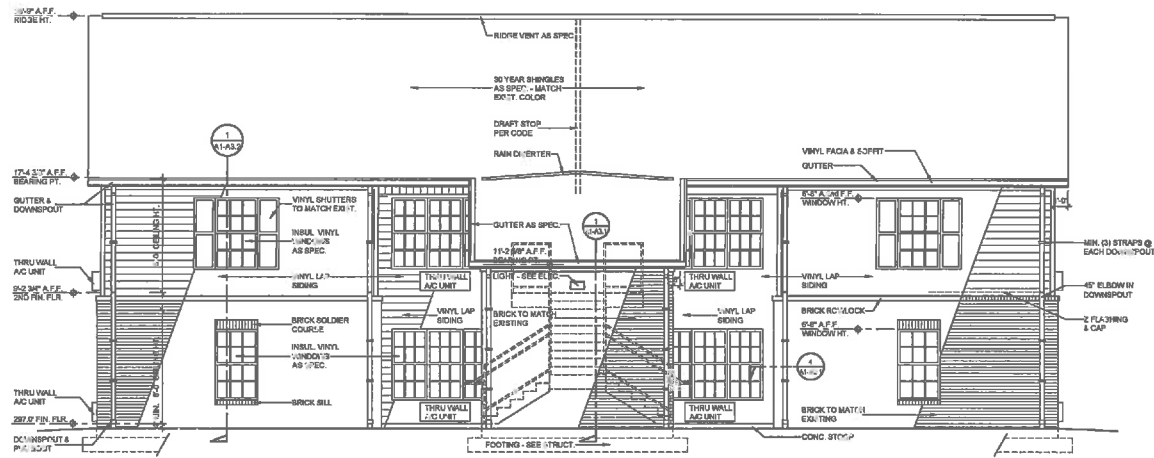
LICENSE NAME
LICENSE NO.
PROJECT

ALTERATIONS & ADDITIONS TO THE
GABLE OAKS SUBDIVISION
COLUMBIA, SOUTH CAROLINA

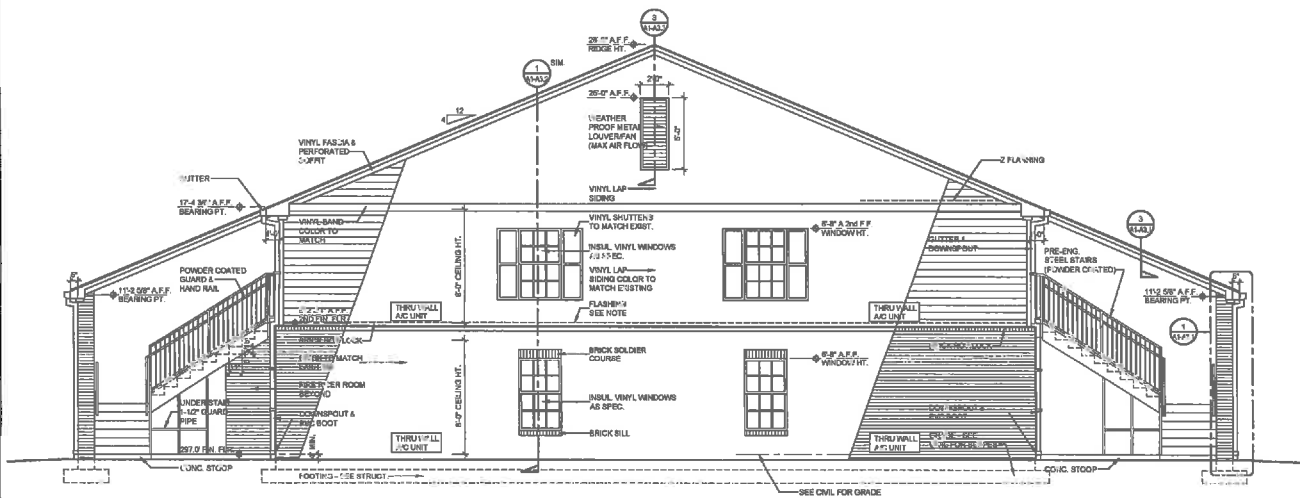
1515
SHEET NUMBER

BUILDING 8 - TWO-BEDROOM
APARTMENT EXTERIOR
ELEVATIONS AND WALL
DETAILS

A1-A2.1
SHEET NUMBER



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

donofro
architecture
planning
eco/energy
interiors

137 N. ST. ANDREW ST. STE 1
COLUMBIA, ALABAMA 35413-3333

LICENSURE NAME: Joseph R. Donofro
LICENSE NO. SC 66924

LICENSE NAME:
LICENSE NO.
PROJECT

**ALTERATIONS & ADDITIONS TO THE
GABLE OAKS SUBDIVISION
COLUMBIA, SOUTH CAROLINA**

DESIGNED FOR
SEPTEMBER 22, 2015
FINAL SET

1515
SHEET NAME
BUILDING - TWO BEDROOM
APARTMENT EXTERIOR
ELEVATIONS

SHEET NUMBER
A1-A2.2

DATE: NOVEMBER 2015