

THIS DOCUMENT AND ALL REPRODUCIBLE COPIES OF THIS DOCUMENT ARE THE PROPERTY OF WARD EDWARDS, INC.. REPRODUCTION OR ALTERATIONS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WARD EDWARDS, INC. IS NOT PERMITTED.



Design Team

Geotechnical Engineer:
WSP
319.721.3517

Landscape Architect:
Milling Land Design
843.290.2623

Architect:
Architecture 101
843.790.4101

Land Surveyor:
Atlas Surveying, Inc.
843.645.9277

Developer:
Steven G. Stowers
Architecture 101
23A Market, Suite #1, Beaufort, SC 29906
843.790.4101
steve@a101.design

Site Development Plans
for
New Riverside Village Commercial

Usage (Commercial)

Town of Bluffton, South Carolina

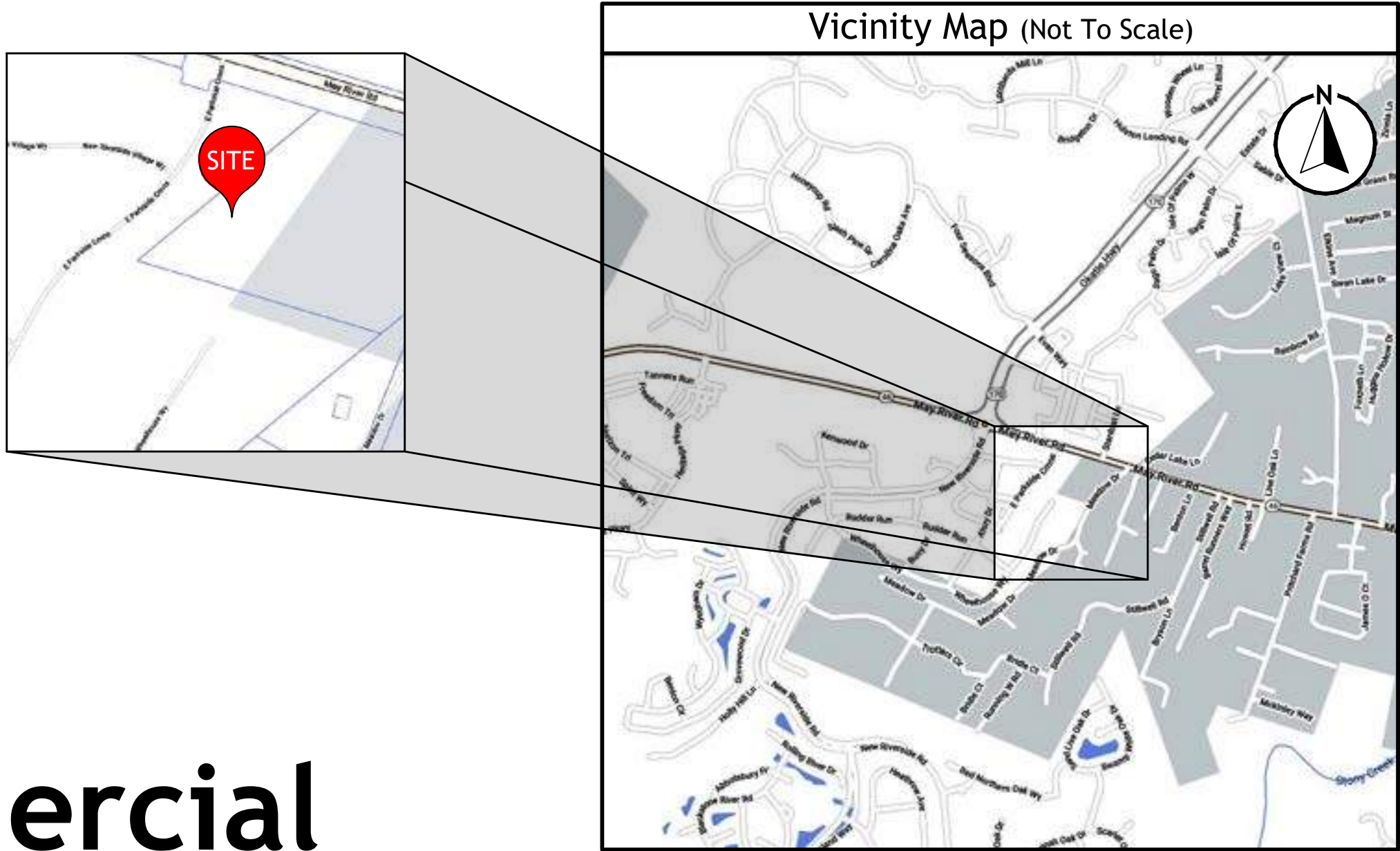
Tax Map #: R610 036 000 3712 0000 & R610 036 000 3710 0000

New Riverside Rd & 395 E Parkside Commons

GIS coord: N32° 14' 23", W80° 58' 41"

Vertical Datum: NAVD88

Horizontal Datum: NAD83



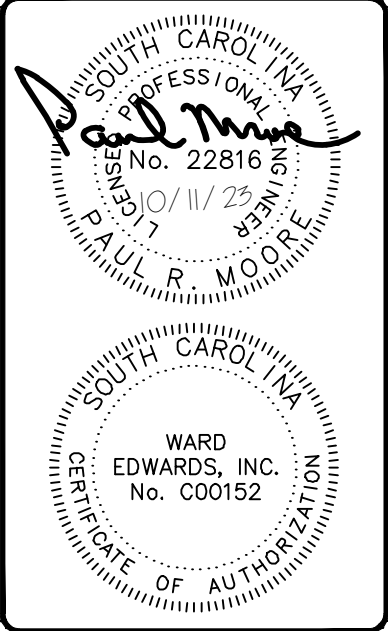
Release Schedule

Rel #	Description	Date
A.	Released for Permitting	05-16-23
B.	Released for Permitting	06-28-23
C.	Released for Permitting	06-30-23
D.	Released for Permitting	07-24-23
E.	Released for Permitting	08-24-23
F.	Released for Permitting	08-25-23
G.	Released for Permitting	09-15-23
H.	Released for Permitting	10-11-23

Schedule of Drawings

Sht No.	Description
C001	Cover Sheet
C002	Construction Notes
C003	Sheet Index
C101-C102	Existing Conditions Plans
C201-C202	Initial Erosion Control Plans
C203	Initial Erosion Control Details
C301-C302	Clearing & Demolition Plans
C401-C402	Site Layout Plans
C501-C502	Grading Plans
C601-C602	Drainage Plans
C603-C604	Drainage Plans Details
C700	Overall Utility Plan
C701-C702	Utility Plans
C703-C704	Utility Details
C801-C802	Intermediate Erosion Control Plans
C803	Intermediate Erosion Control Details
C901-C902	Paving Plans
C903-C904	Paving Details
C1001	ADA Accessible Route Plan

New Riverside Commercial
BJWSA Project #: 2024-003



No.	Description	Date
7		
6		
5		
4		
3		
2		
1		



New Riverside Village Commercial Town of Bluffton, South Carolina
Prepared for Architecture 101
Cover Sheet

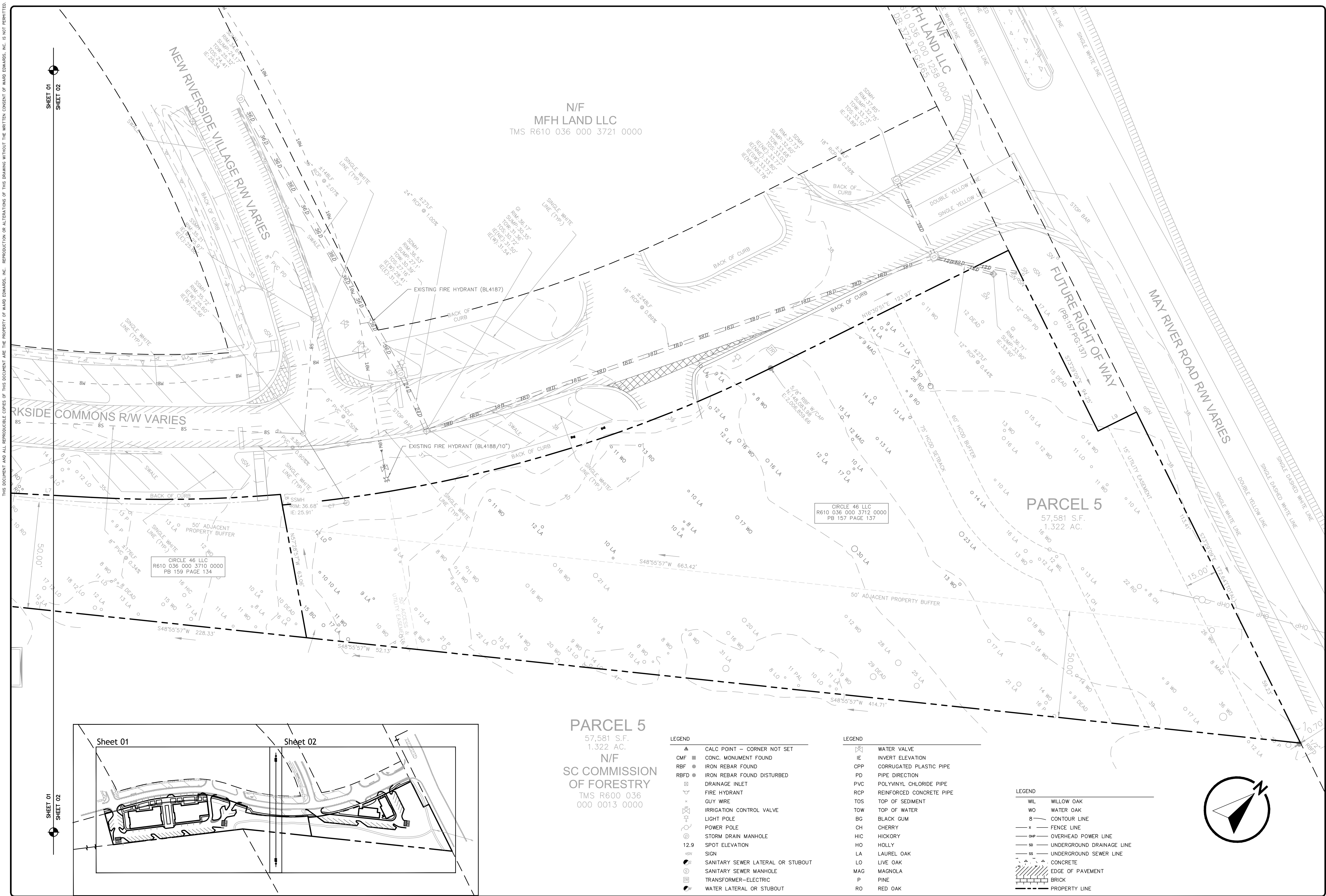
Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Surveyed by:	JWR
Surveyor's PLS:	28139

Project #:	220145
Date:	10/11/23
Designed by:	ASH
Checked by:	PRM

Not to Scale

C001

Permit Set - NOT FOR CONSTRUCTION



South Carolina Professional Engineer
No. 22816
Ward Edwards, Inc.
No. C00152

No.	Description	Date
7		
6		
5		
4		
3		
2		
1		

Ward Edwards
ENGINEERING

119C Palmetto Way
P.O. Box 281, Bluffton
South Carolina 29910

(843) 837-5250
www.WardEdwards.com

New Riverside Village Commercial
Town of Bluffton, South Carolina

Prepared for
Architecture 101

Existing Conditions Plan

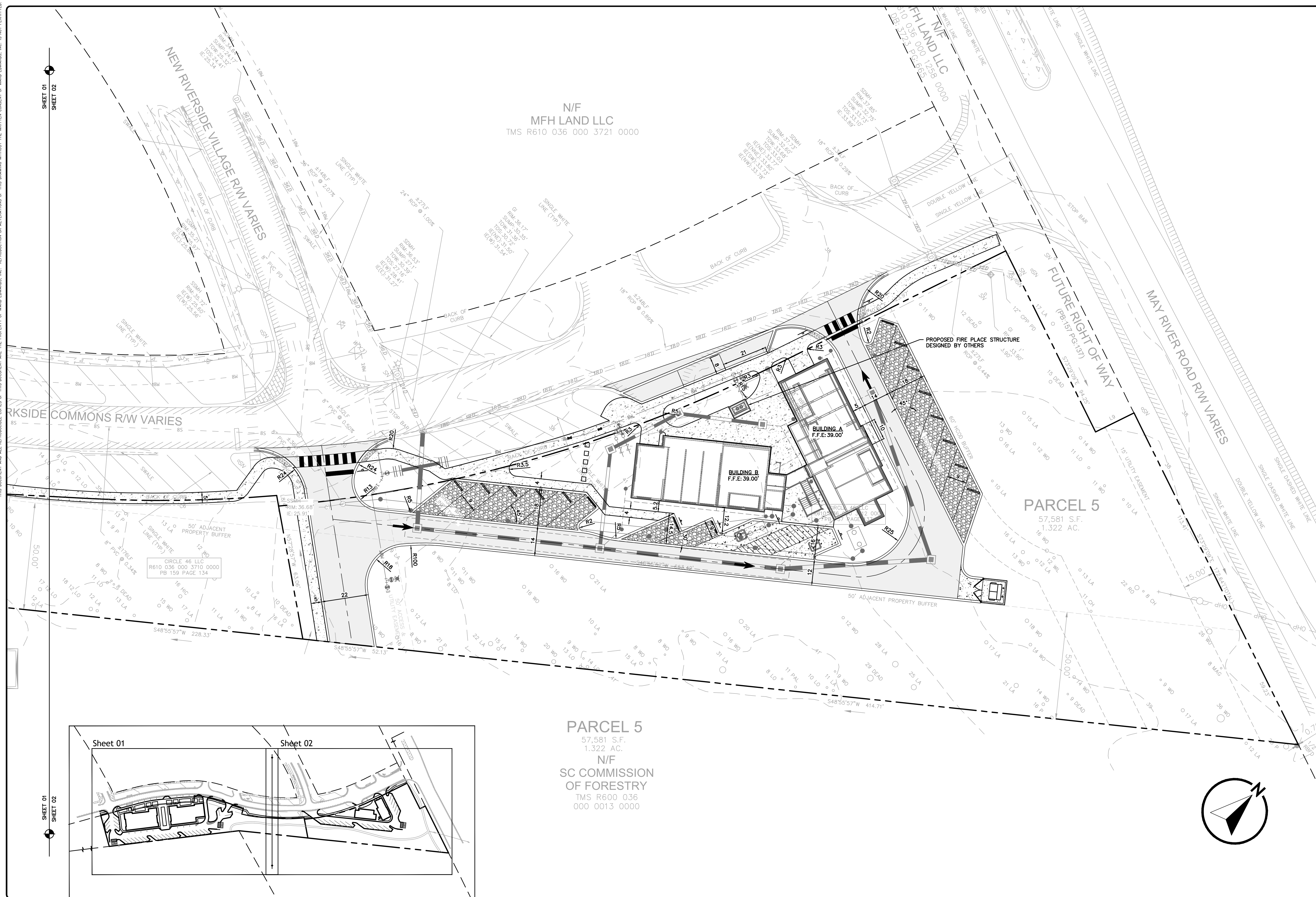
Vert. Datum: NAVD88
Horiz. Datum: NAD83
Surveyed by: JWR
Surveyor's PLS: 28139

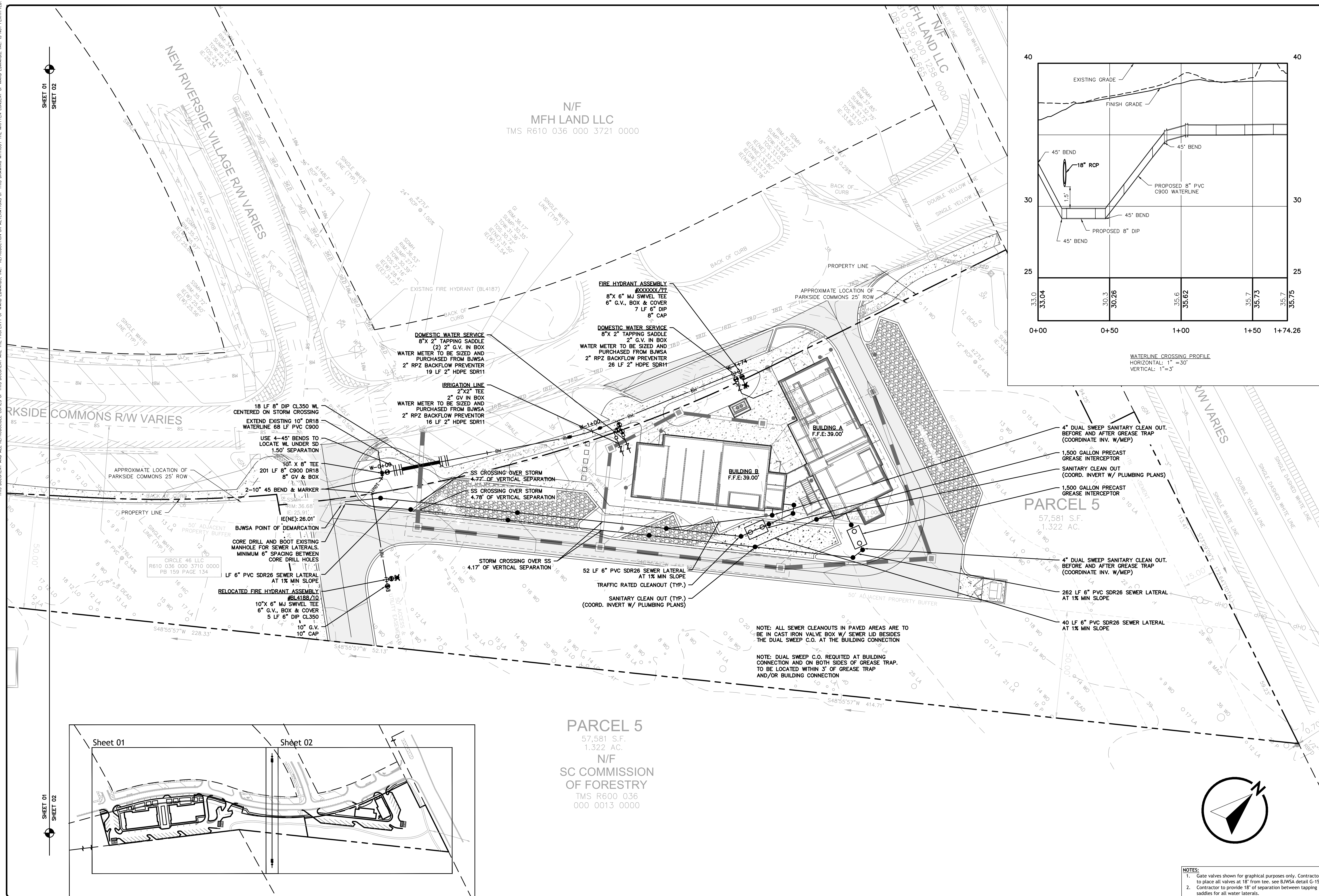
Project #: 220145
Date: 10/11/23
Designed by: ASH
Checked by: PRM

Scale: 1" = 20' Feet

C102

Permit Set - NOT FOR CONSTRUCTION





SOUTH CAROLINA
DEPARTMENT OF TRANSPORTATION
LICENSE TO PURCHASE
No. 22816
10/11/23
PAUL R. MOORE

SOUTH CAROLINA
DEPARTMENT OF TRANSPORTATION
CERTIFICATE OF AUTHORIZATION
WARD
EDWARDS, INC.
No. C000152

7	
6	
5	
4	
3	
2	
1	
No.	Description Plan Revisions Date



**Ward
Edwards**
ENGINEERING

1190C Palmetto Way
P.O. Box 381, Bluffton,
South Carolina 29910
(843) 837-5250
www.WardEdwards.com

New Riverside Village Commercial

Town of Bluffton, South Carolina

Prepared for
Architecture 101

Utility Plan

Vert. Datum:	NAVD88
Horiz. Datum:	NAD83
Surveyed by:	JWR
Surveyor's PLS:	28139

Project #:	220145
Date:	10/11/23
Designed by:	ASH
Checked by:	PRM

Scale: 1"= 20' Feet

C702

[illegible]

This drawing is the property of Architecture 101, LLC and may not be reproduced or copied without written permission. Reference scales as indicated on drawings. Do not scale drawings. Consult the Architect for necessary clarifications.

NOT FOR CONSTRUCTION

GENERAL NOTES

1. All dimensions are to face of stud unless noted otherwise.
2. All door openings are 4" from adjacent wall unless noted otherwise.



BUILDING A & B - FIRST FLOOR PLAN

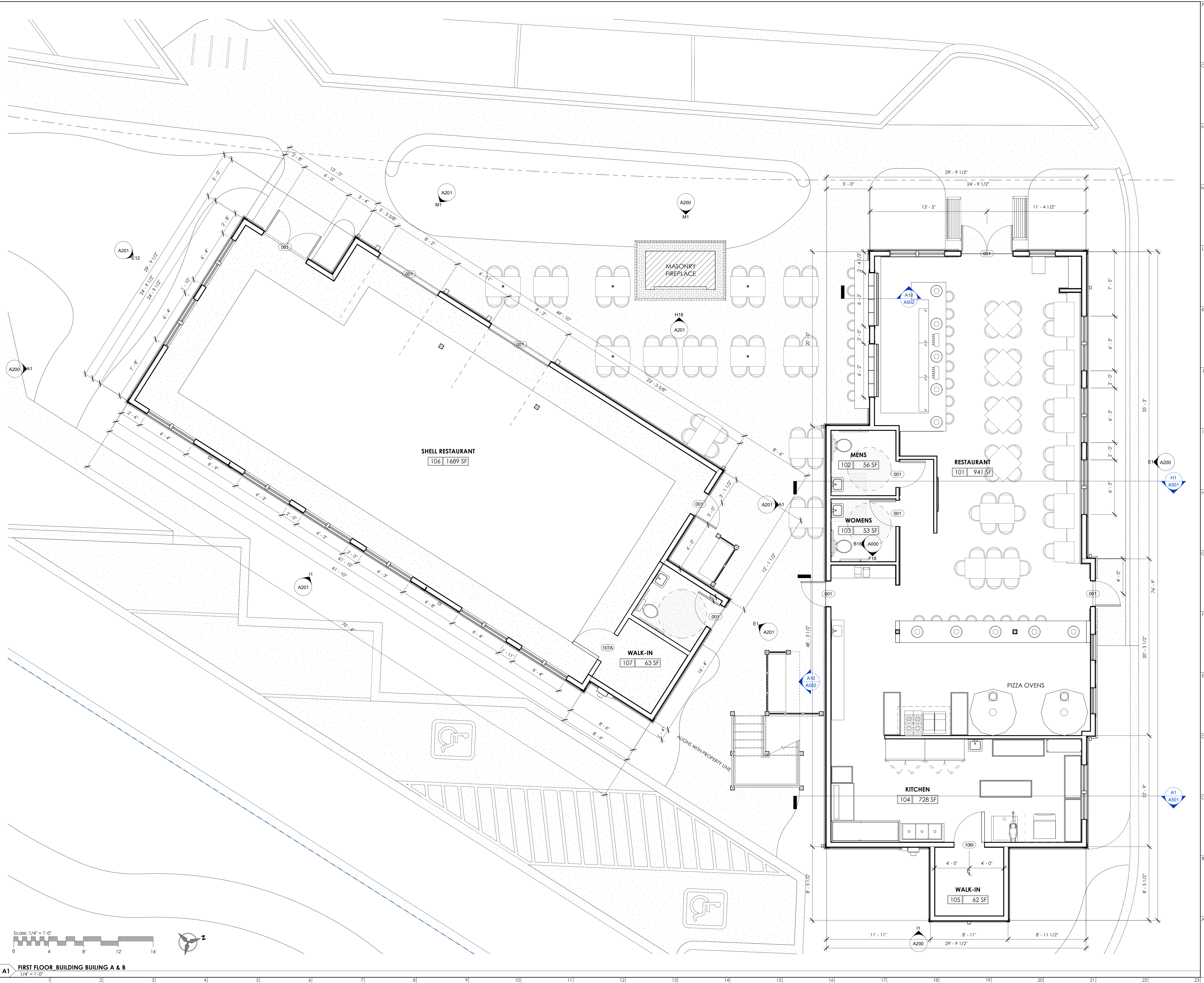
2022-22

11/21/2023

Drawn By	AS
Checked By	SGS

A101

11/22/2023 8:10:02 AM





REV#	DESCRIPTION	DATE

This drawing is the property of Architecture 101, LLC and may not be reproduced or copied without written permission. Reference scales as indicated on drawings. Do not scale drawings. Consult the Architect for necessary clarification.

NOT FOR CONSTRUCTION

GENERAL NOTES

1. All dimensions are to face of stud unless noted otherwise.
2. All door openings are 4" from adjacent wall unless noted otherwise.

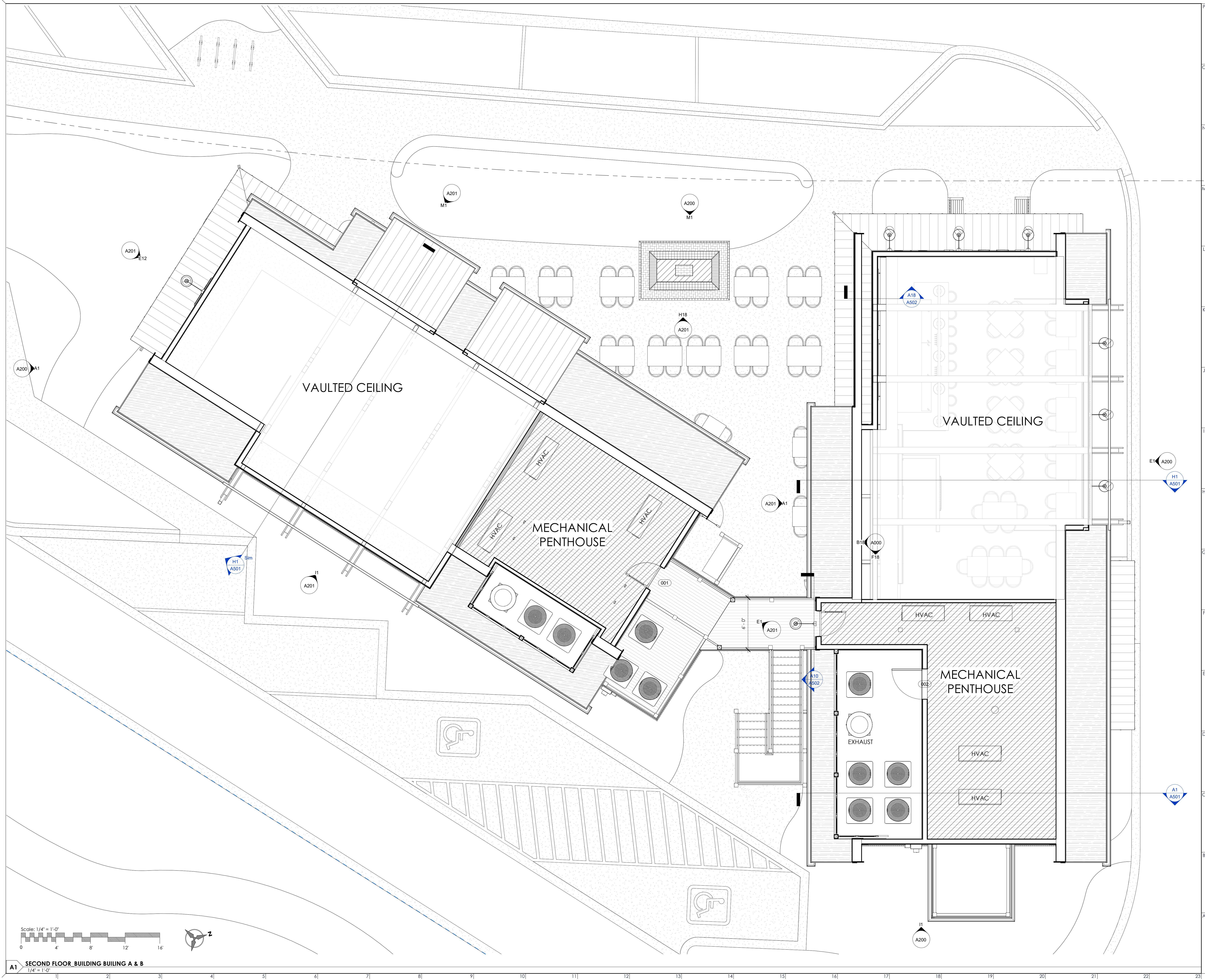


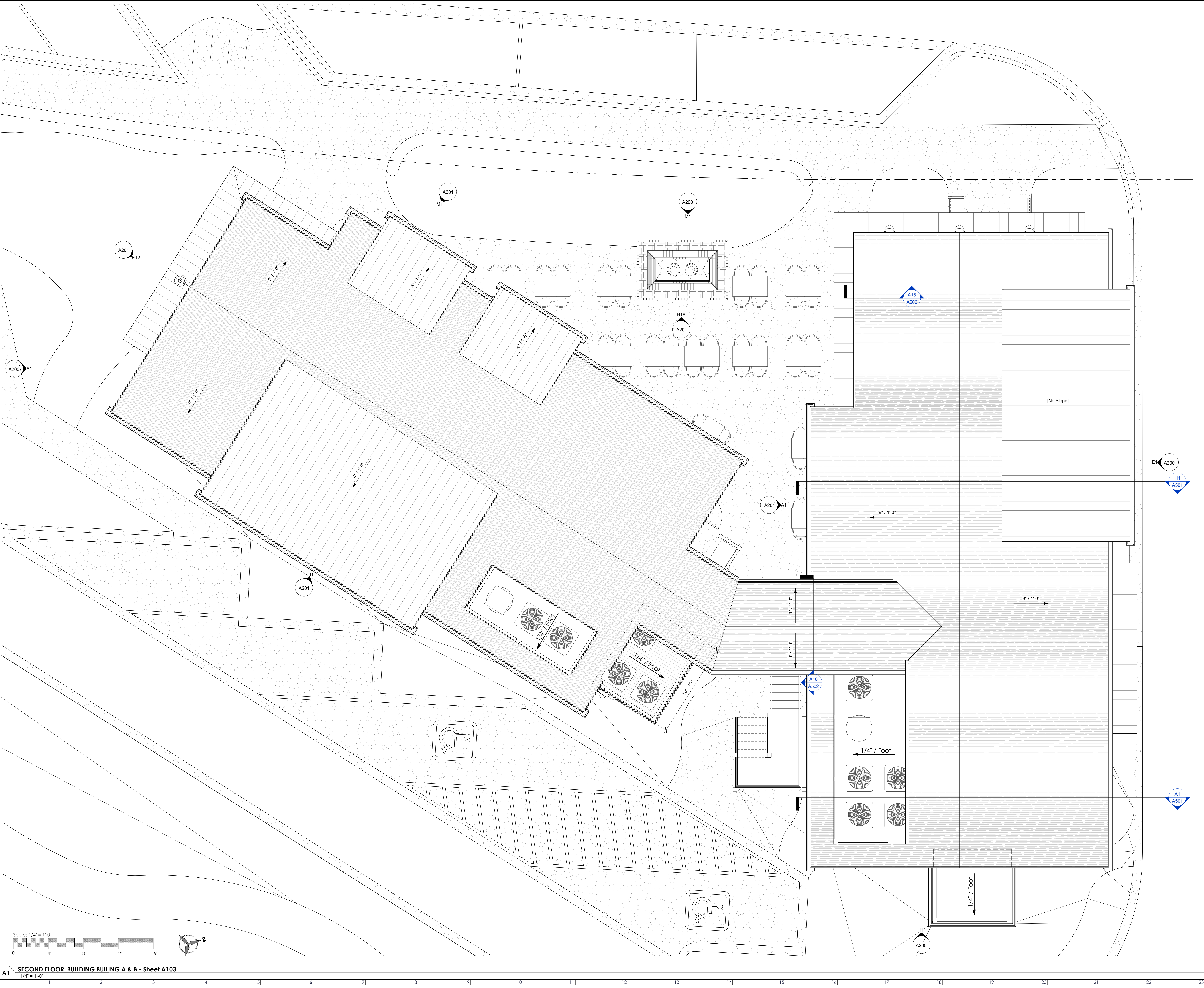
BUILDING A & B -
SECOND FLOOR
PLAN

2022-22	
11/21/2023	
Drawn By	AS
Checked By	SGS

A102

11/22/2023 8:10:09 AM





Compass Commons
at
New Riverside Village

the richardson group

REV#	DESCRIPTION	DATE

This drawing is the property of Architecture 101, LLC and may not be reproduced or copied without written permission. Reference scales as indicated on drawings. Do not scale drawings. Consult the Architect for necessary clarification.

NOT FOR CONSTRUCTION

GENERAL NOTES

1. All dimensions are to face of stud unless noted otherwise.

2. All door openings are 4" from adjacent wall unless noted otherwise.

ARCHITECTURE
A101
BEAUFORT - SAVANNAH

23A Market, Suite 1 - Beaufort, South Carolina - www.A101.Design

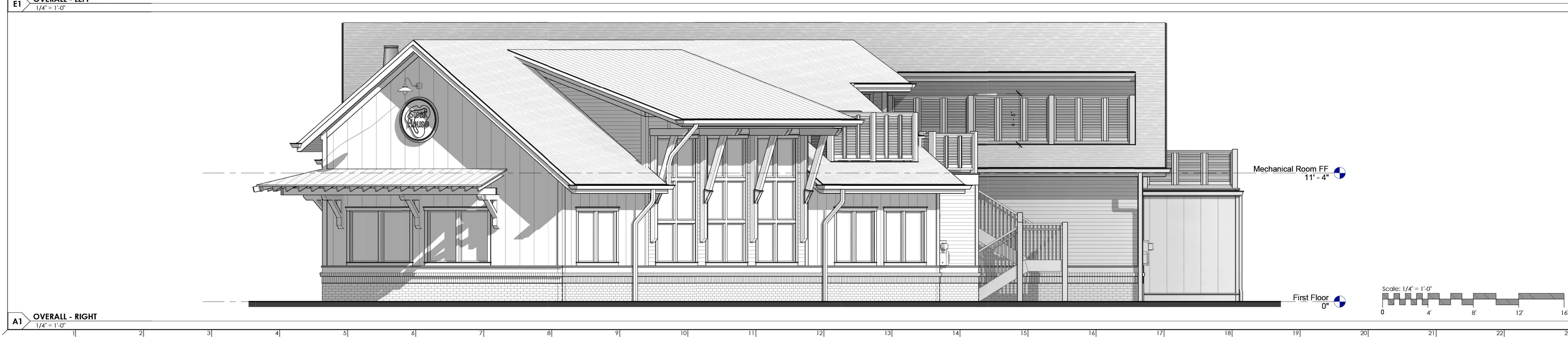
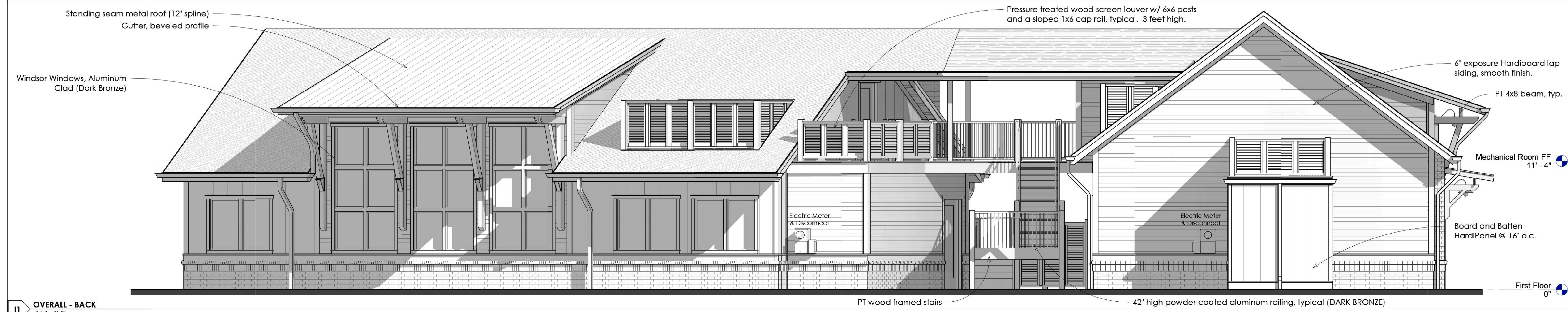
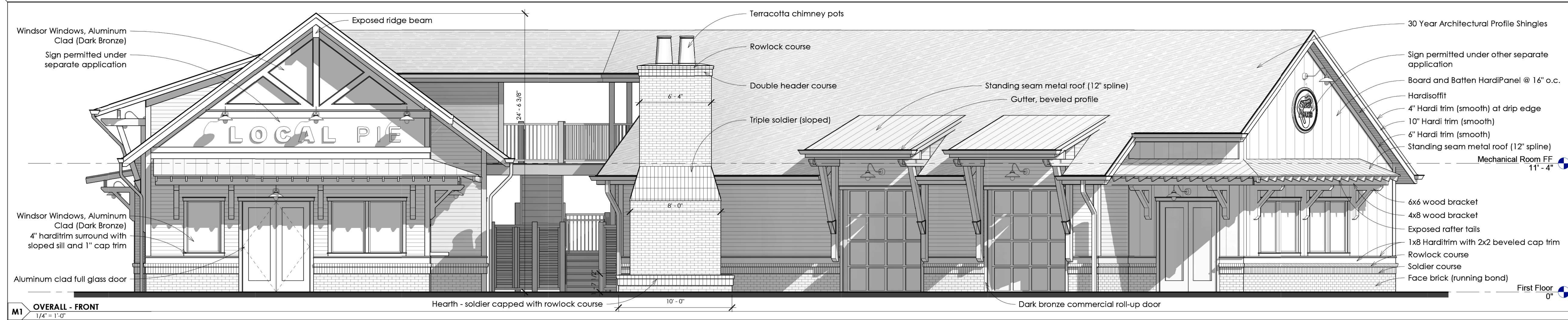
BUILDING A & B -
ROOF PLAN

2022-22
11/21/2023

Drawn By AS
Checked By SGS

A103

11/22/2023 8:10:14 AM



	REV#	DESCRIPTION	DATE
M			

This drawing is the property of Architecture 101, LLC and may not be reproduced or copied without written permission.
Reference scales as indicated on drawings. Do not scale drawings. Consult the Architect for necessary clarifications.

NOT FOR CONSTRUCTION



BUILDING A & B ELEVATIONS

A	2022-22		A200
	11/21/2023		
	Drawn By	AS	
	Checked By	SGS	

3 11/22/2023 8:10:28 AM

Compass Commons
at
New Riverside Village

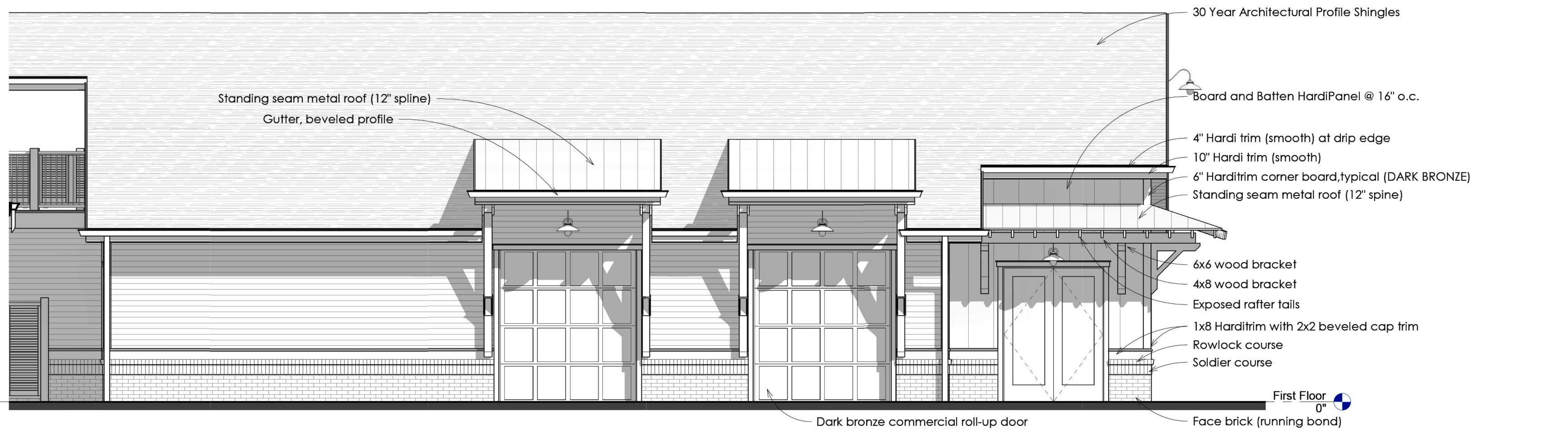
the richardson
group

REV#	DESCRIPTION	DATE

This drawing is the property of Architecture 101, LLC and may not be reproduced or copied without written permission. Reference scales as indicated on drawings. Do not scale drawings. Consult the Architect for necessary clarifications.

NOT FOR CONSTRUCTION

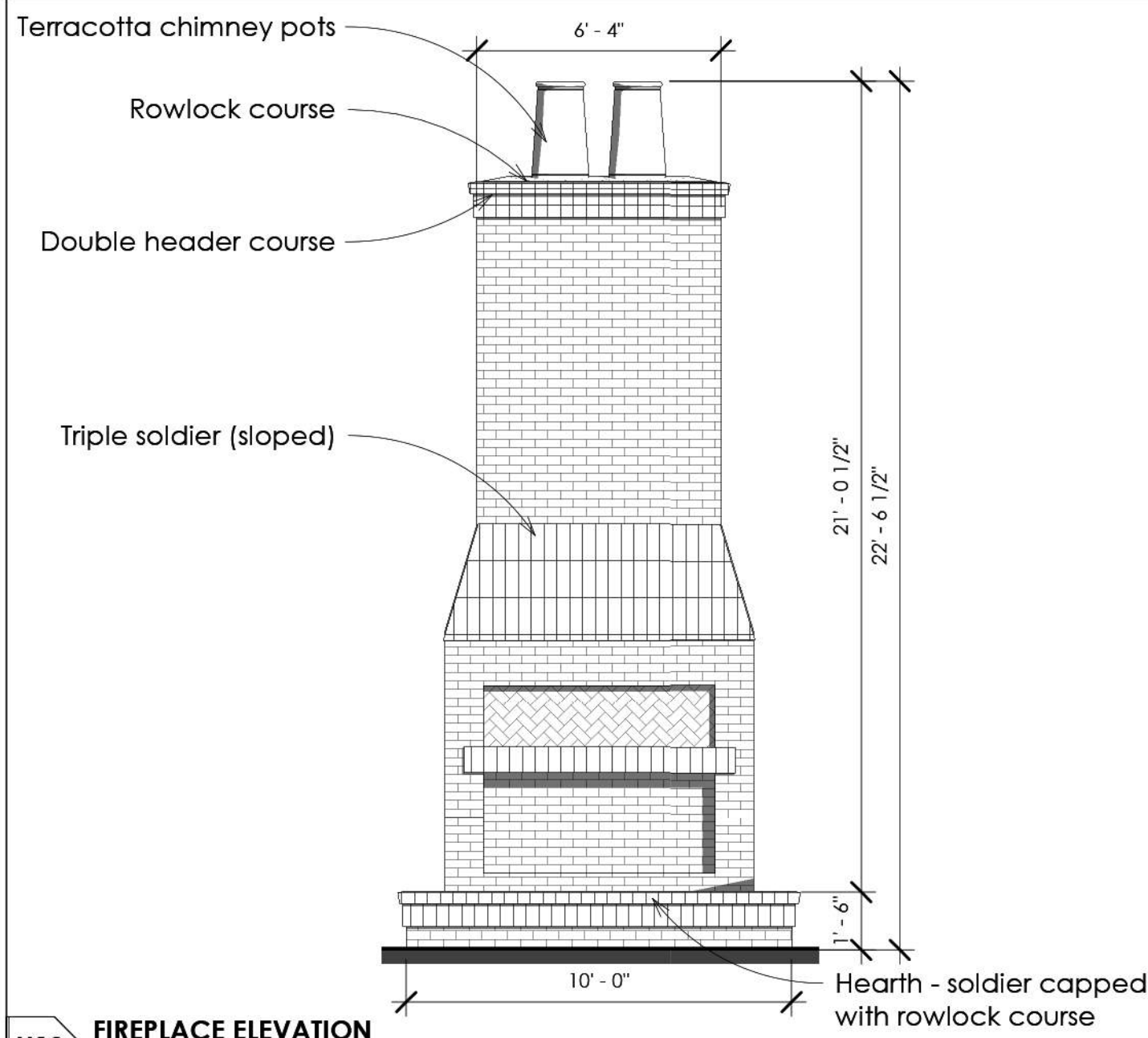
M1 BLDG B - FRONT
1/4" = 1'-0"



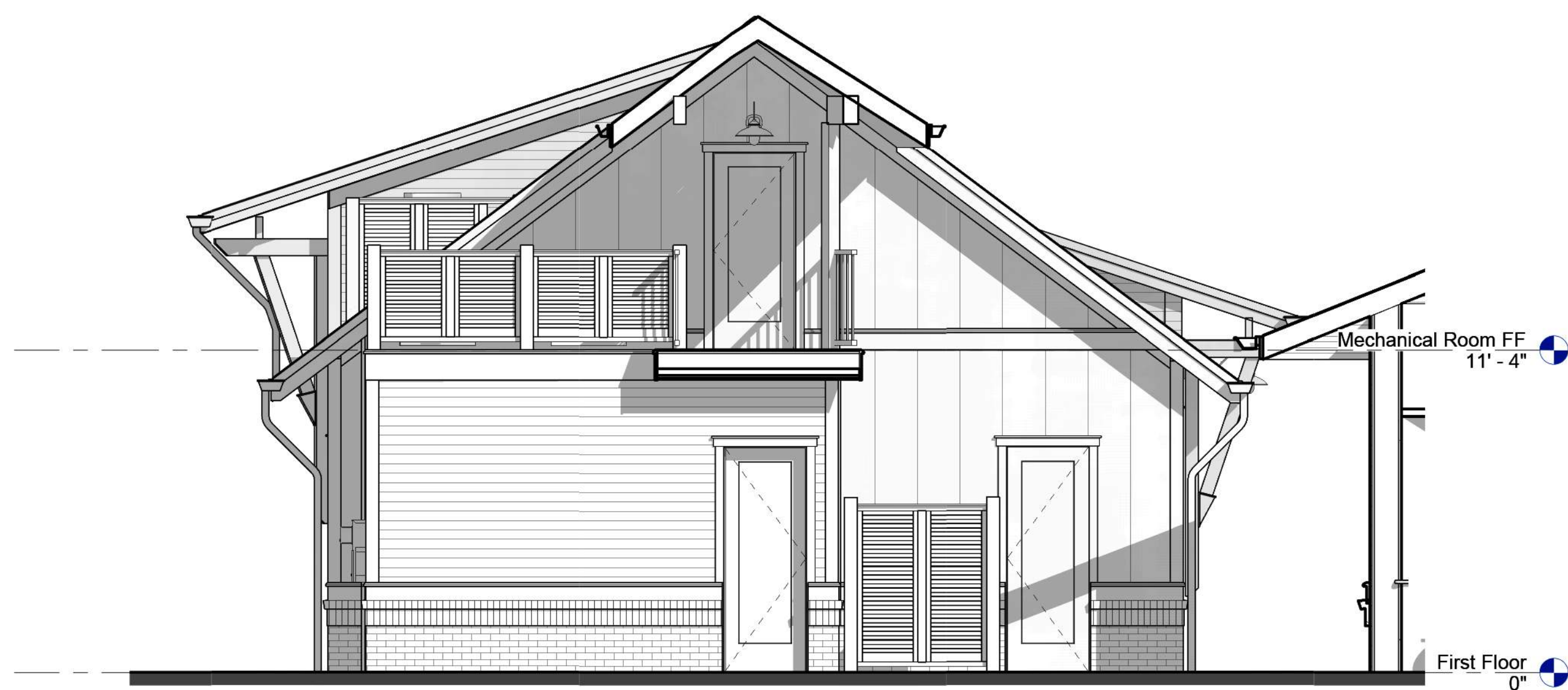
I1 BLDG B - BACK
1/4" = 1'-0"



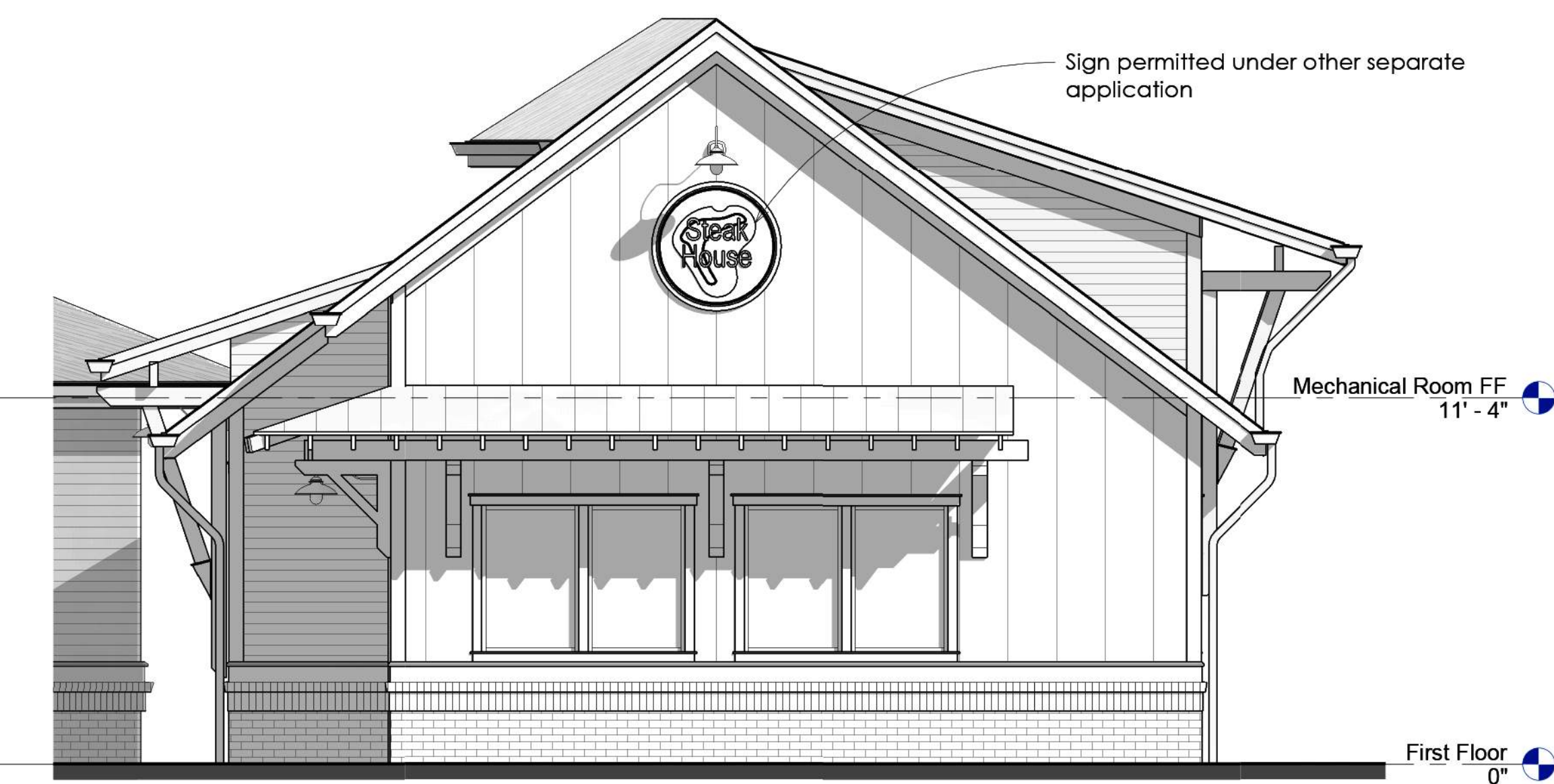
H18 FIREPLACE ELEVATION
1/4" = 1'-0"



E1 BLDG B - LEFT
1/4" = 1'-0"



E12 BLDG B - RIGHT
1/4" = 1'-0"



A1 BLDG A - RIGHT
1/4" = 1'-0"



ARCHITECTURE
A101

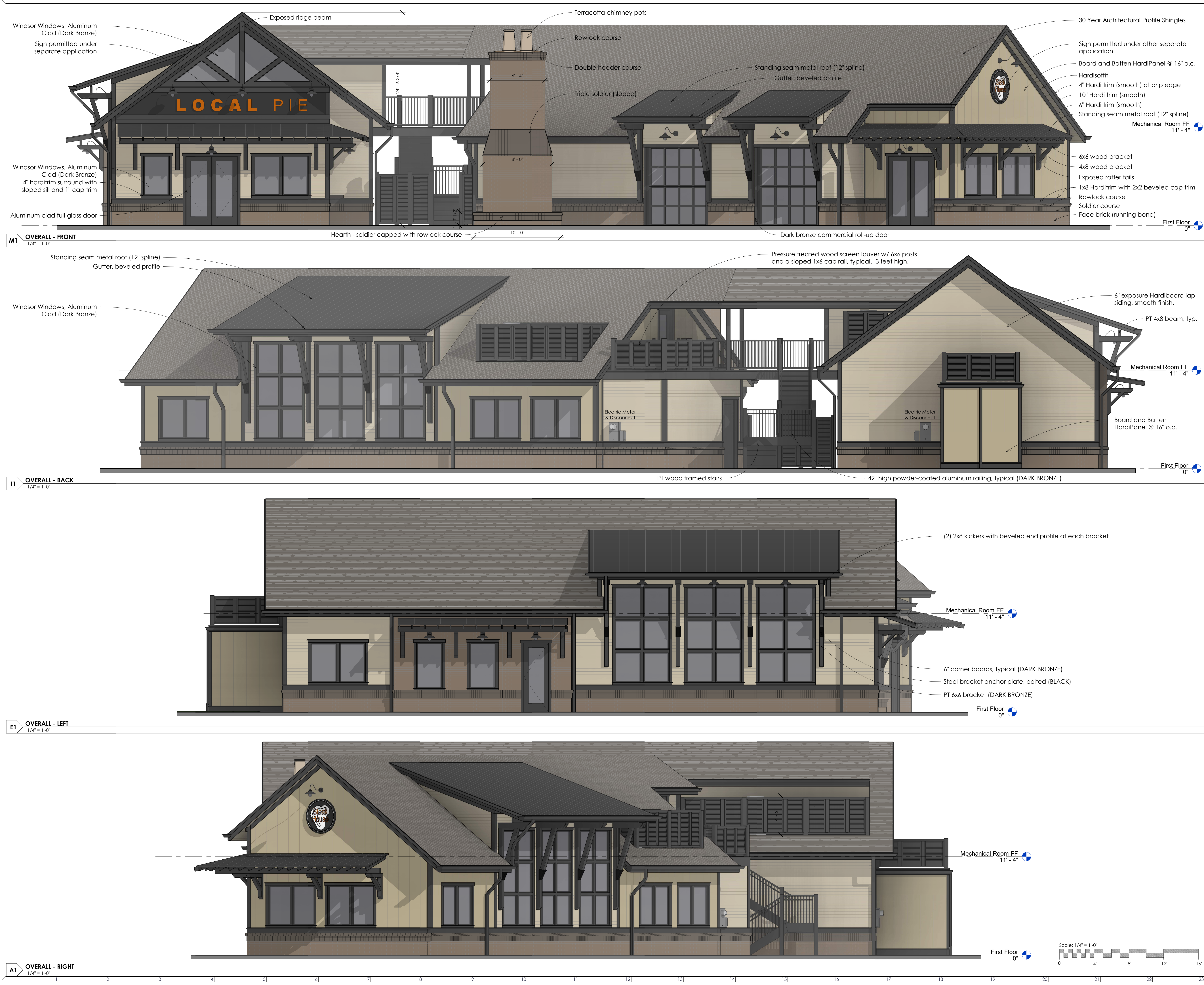
BEAUFORT - SAVANNAH

23A Market, Suite 1 - Beaufort, South Carolina - www.A101.Design

BUILDING B
ELEVATIONS

2022-22	A201
11/21/2023	
Drawn By AS	
Checked By SGS	

11/22/2023 8:10:35 AM



Compass Commons
at
New Riverside Village

the richardson group

REV#	DESCRIPTION	DATE

This drawing is the property of Architecture 101, LLC and may not be reproduced or copied without written permission. Reference notes as indicated on drawings. Do not scale drawings. Consult the Architect for necessary clarifications.

NOT FOR CONSTRUCTION

Peace of Mind

Full Details >

UNL 01 01

NEW 10/1/2023

NEW VALUE 10/1/2023

Available in Workcenter

Color Collection: Canyon Sunset 2023

Color Family: Neutral

"TAN"

Caviar

Full Details >

UNL 01 01

NEW 10/1/2023

NEW VALUE 10/1/2023

Available in Workcenter

Color Collection: Canyon Sunset 2023

Color Family: Neutral

"DARK BRONZE"

Old Irvington - Pine Hall Brick

GAF TIMBERLINE HDZ - WEATHERED WOOD

Midnight Bronze

PAC-CLAD Standard Colors

PAC-CLAD METAL ROOF PANELS - MIDNIGHT BRONZE

ARCHITECTURE
A101
BEAUFORT - SAVANNAH
23A Market, Suite 1 - Beaufort, South Carolina - www.A101.Design

**BUILDING A & B
ELEVATIONS**

2022-22
11/21/2023

Drawn By AS

Checked By SGS

11/22/2023 8:14:30 AM

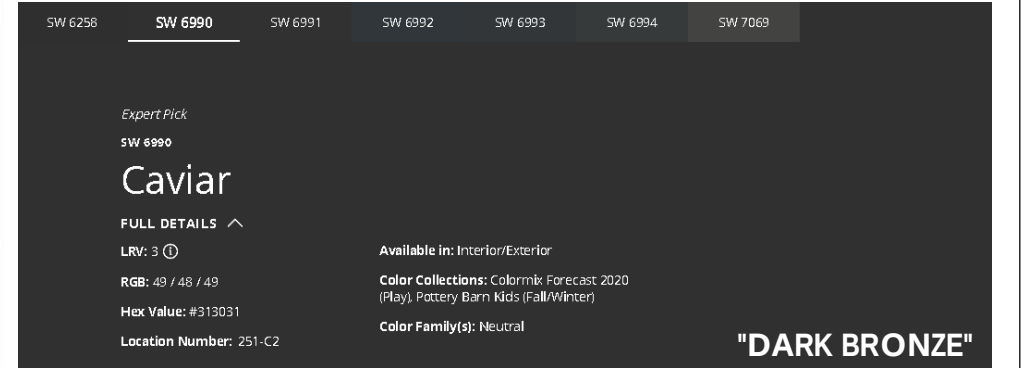
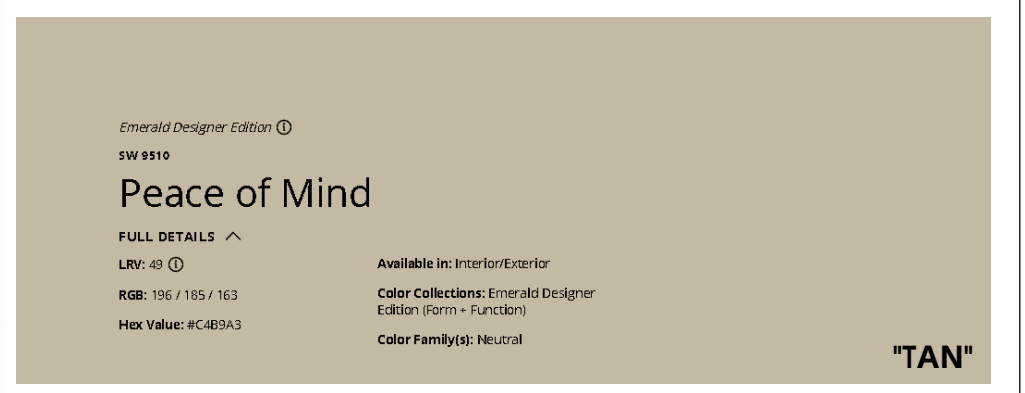
A200



REV#	DESCRIPTION	DATE

This drawing is the property of Architecture 101, LLC and may not be reproduced or copied without written permission. Reference scales as indicated on drawings. Do not scale drawings. Consult the Architect for necessary clarifications.

NOT FOR CONSTRUCTION



PAC-CLAD METAL ROOF PANELS - MIDNIGHT BRONZE



BUILDING B ELEVATIONS

2022-22	A201
11/21/2023	
Drawn By AS	
Checked By SGS	

11/22/2023 8:14:36 AM

	REV#	DESCRIPTION	DATE
N			
M			

This drawing is the property of Architecture 101, LLC and may not be reproduced or copied without written permission. Reference scales as indicated on drawings. Do not scale drawings. Consult the Architect for necessary clarifications.

NOT FOR CONSTRUCTION

GENERAL NOTES

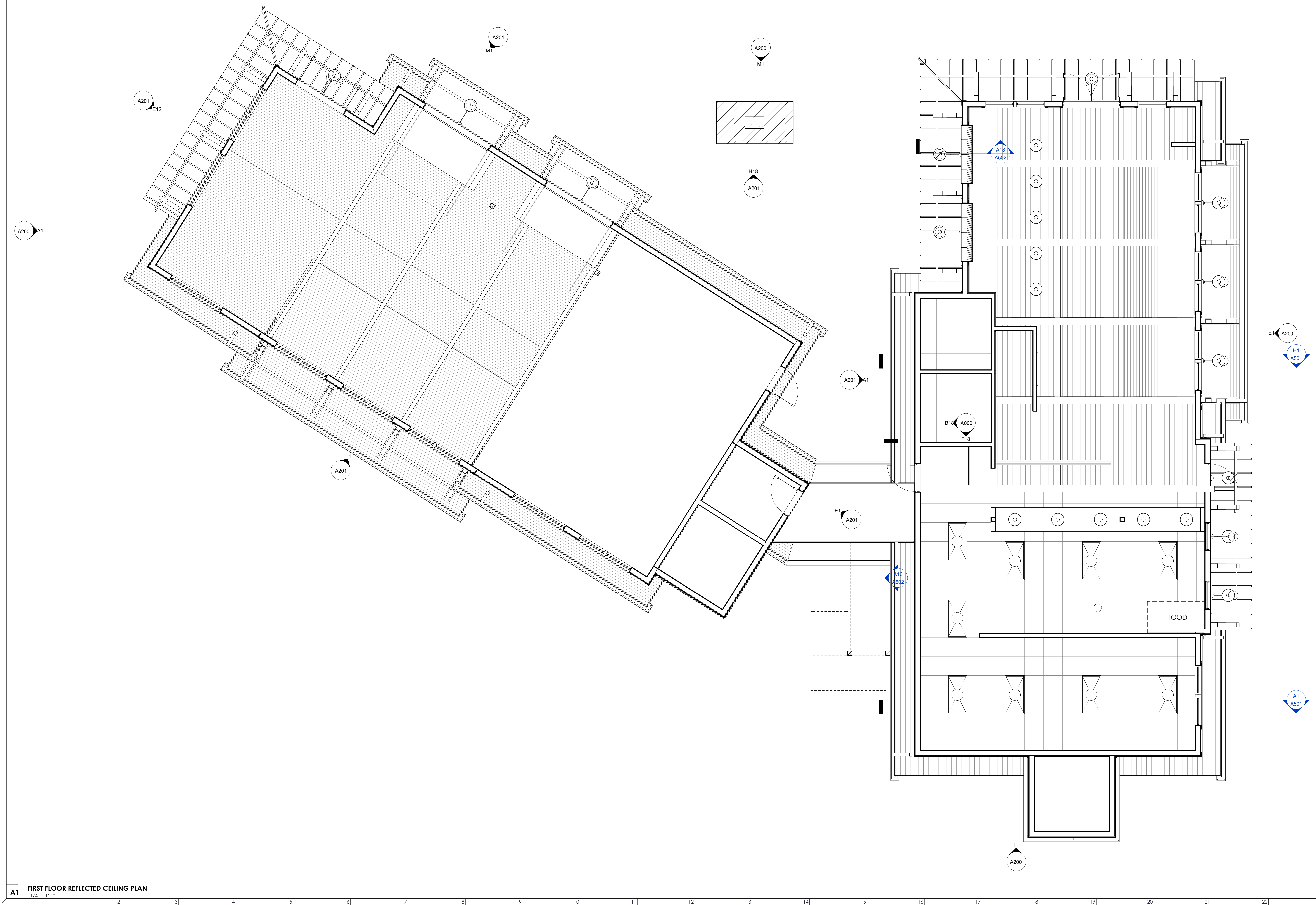
1. All dimensions are to face of stud unless noted otherwise.
2. All door openings are 4" from adjacent wall unless noted otherwise.

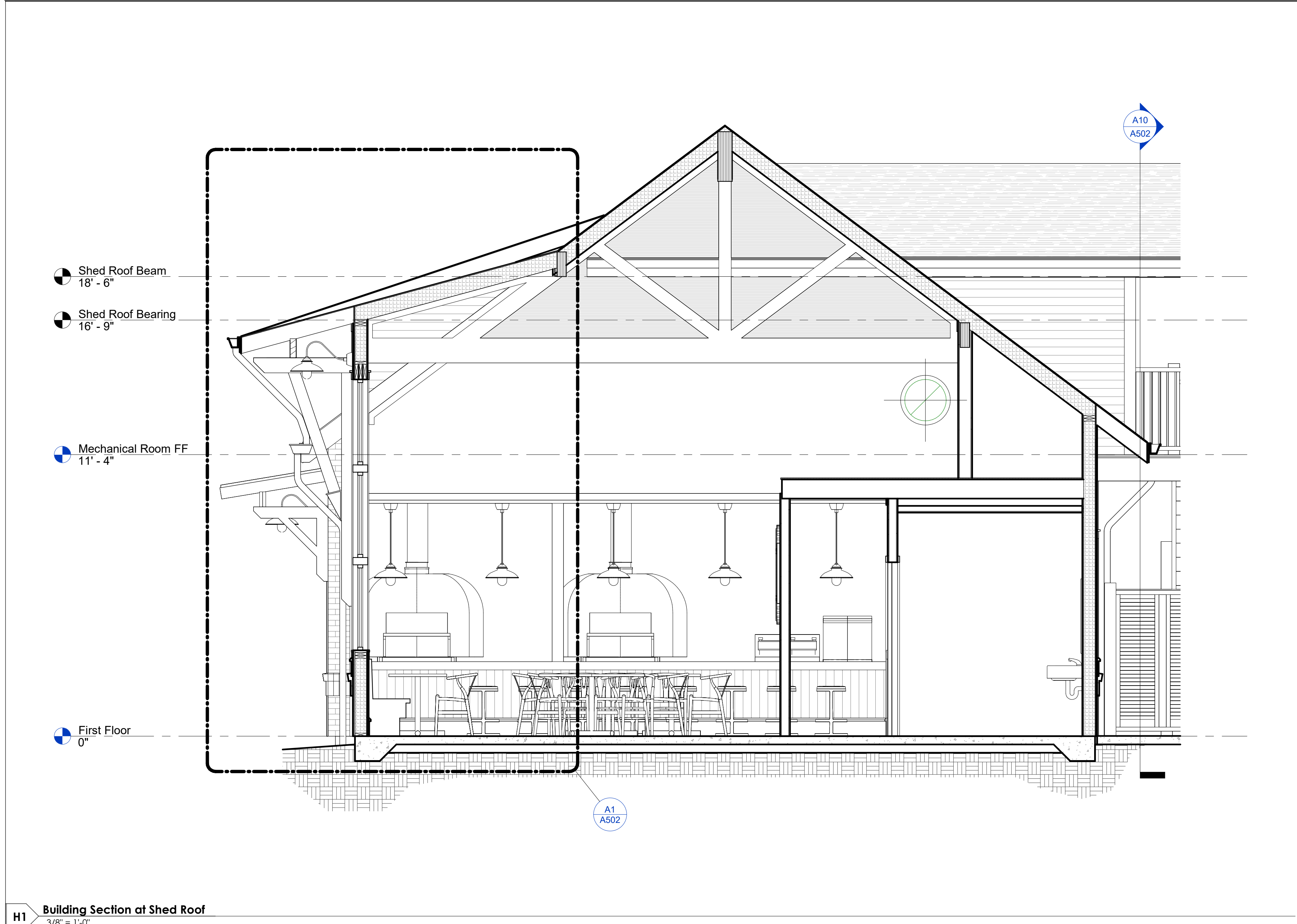


BUILDING A & B - FIRST FLOOR RCP

A	2022-22		A401
	11/21/2023		
	Drawn By	AS	
	Checked By	SGS	

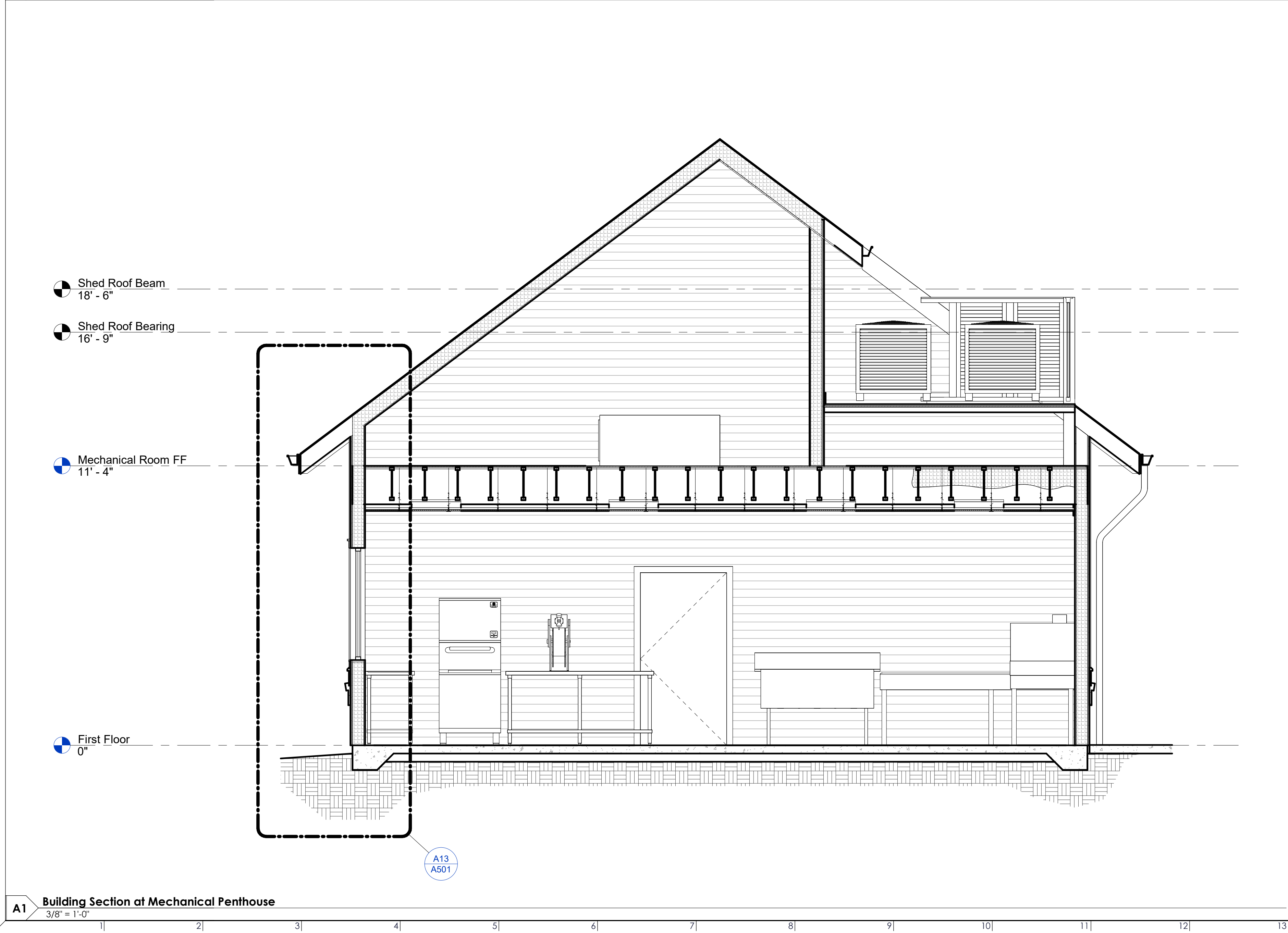
11/22/2023 8:10:37 AM





H1 Building Section at Shed Roof

3/8" = 1'-0"



A1 Building Section at Mechanical Penthouse

3/8" = 1'-0"



A13 Typical Wall Section

3/4" = 1'-0"

Compass Commons
at
New Riverside Village

the richardson group

REV#	DESCRIPTION	DATE

This drawing is the property of Architecture 101, LLC and may not be reproduced or copied without written permission. Reference scales as indicated on drawings. Do not scale drawings. Consult the Architect for necessary clarifications.

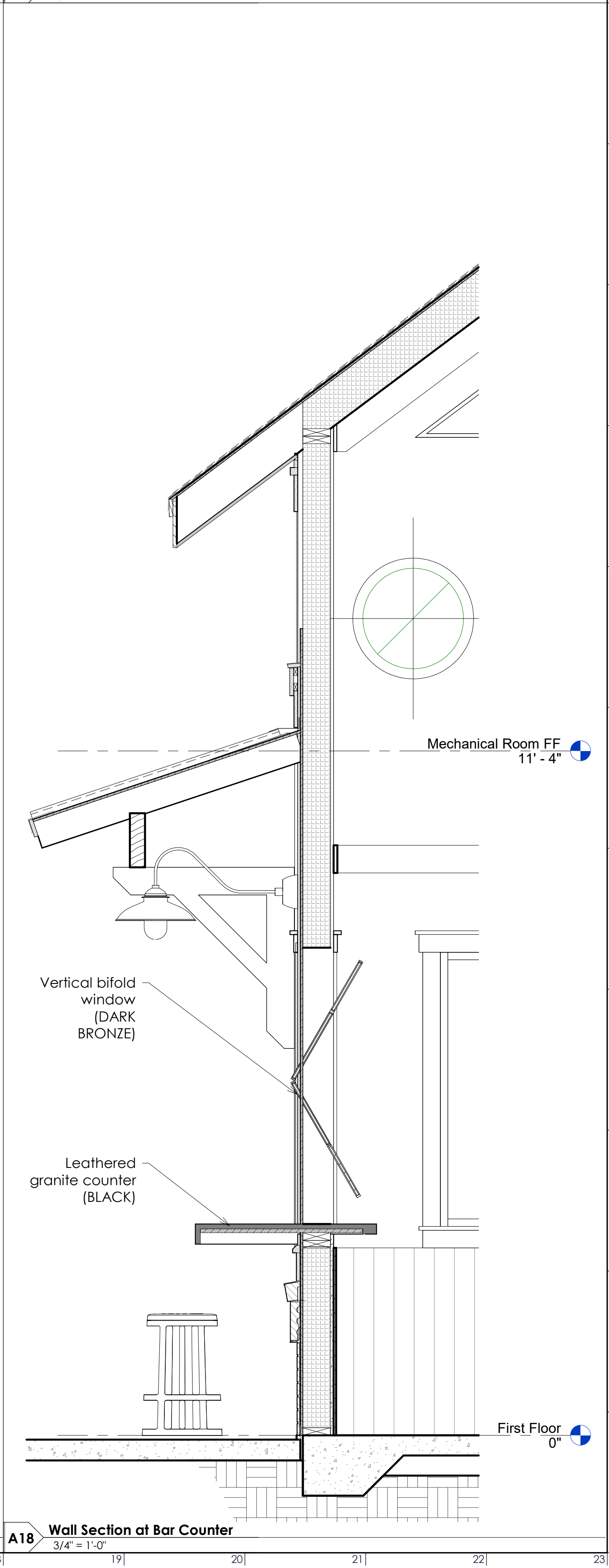
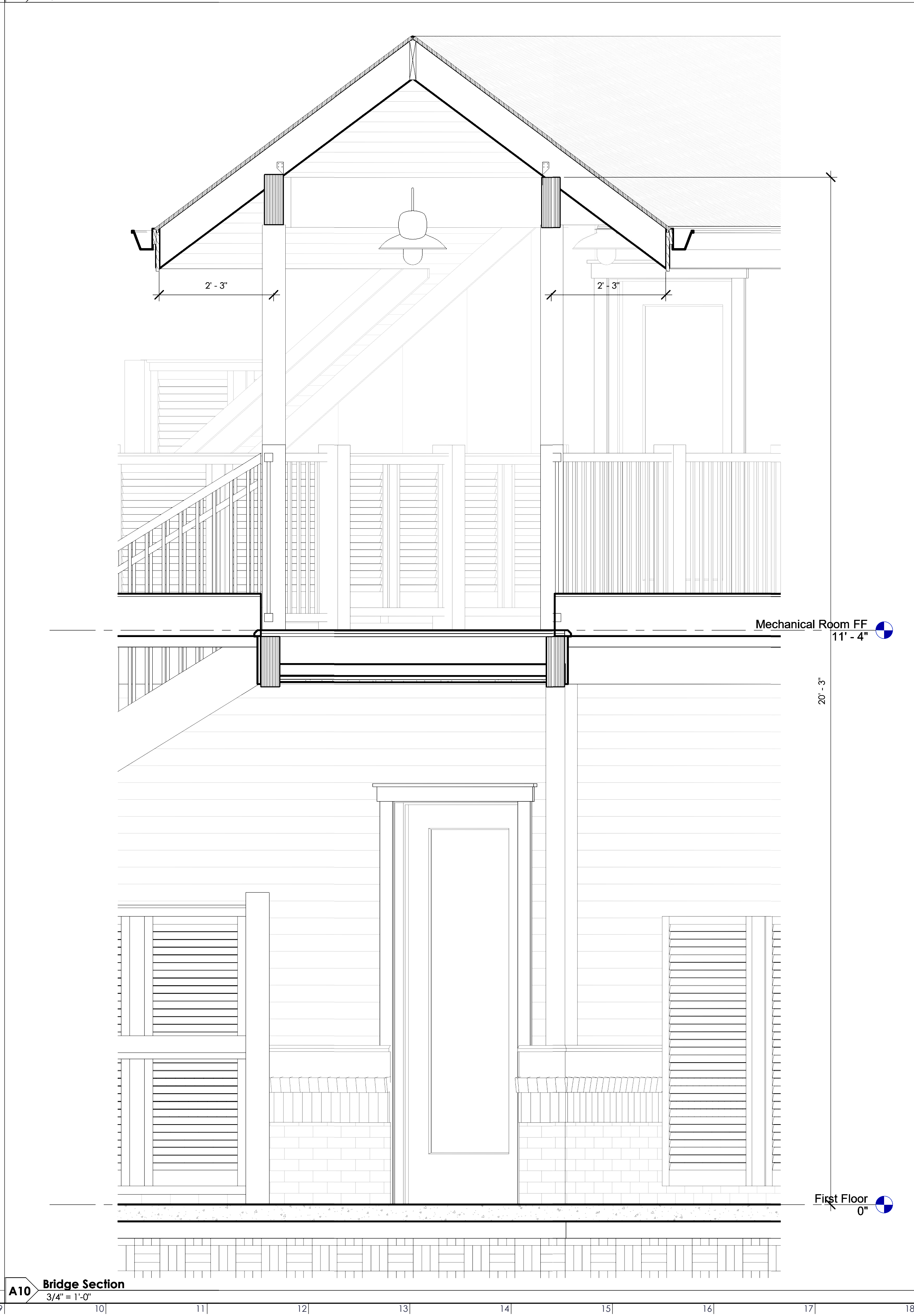
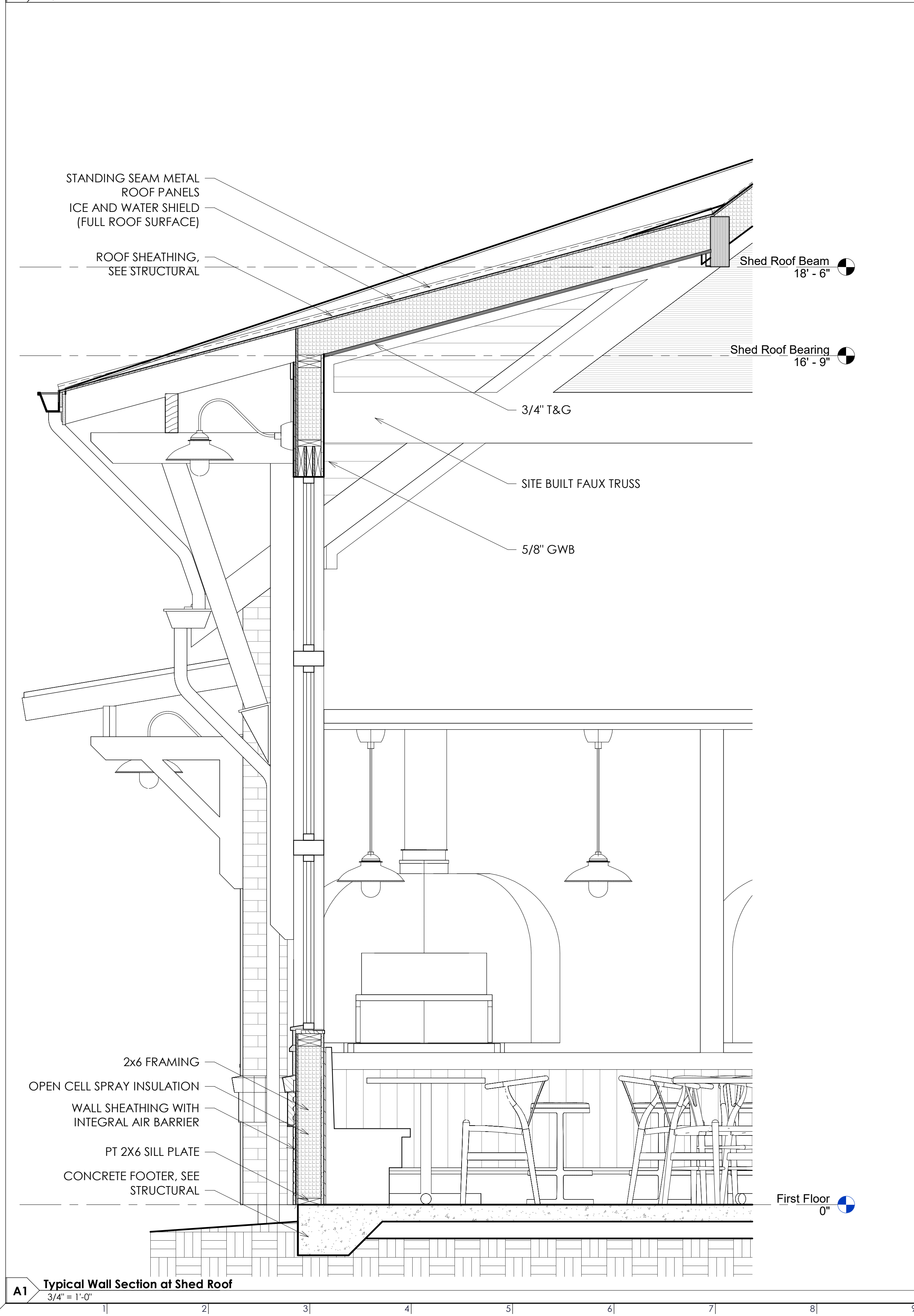
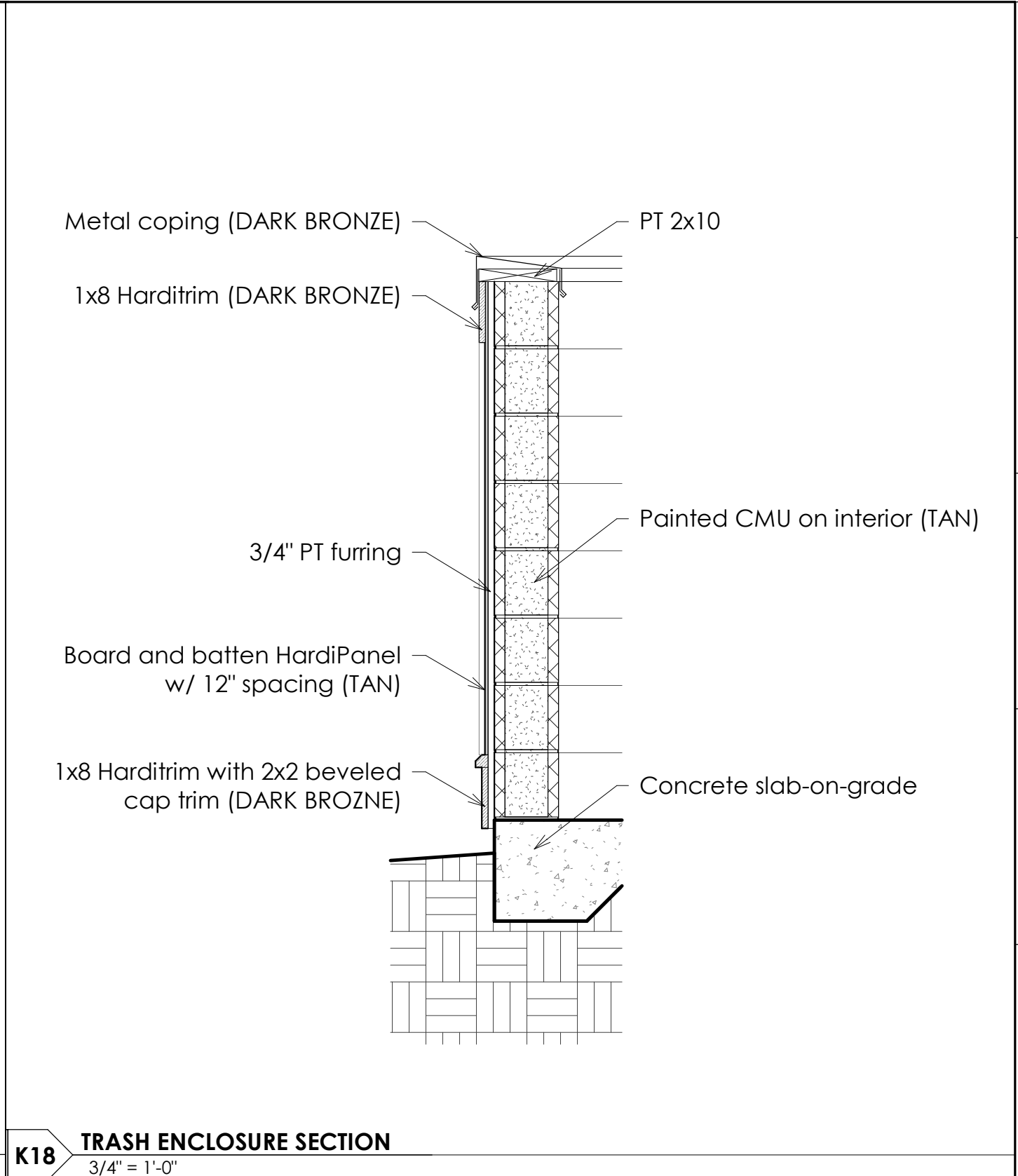
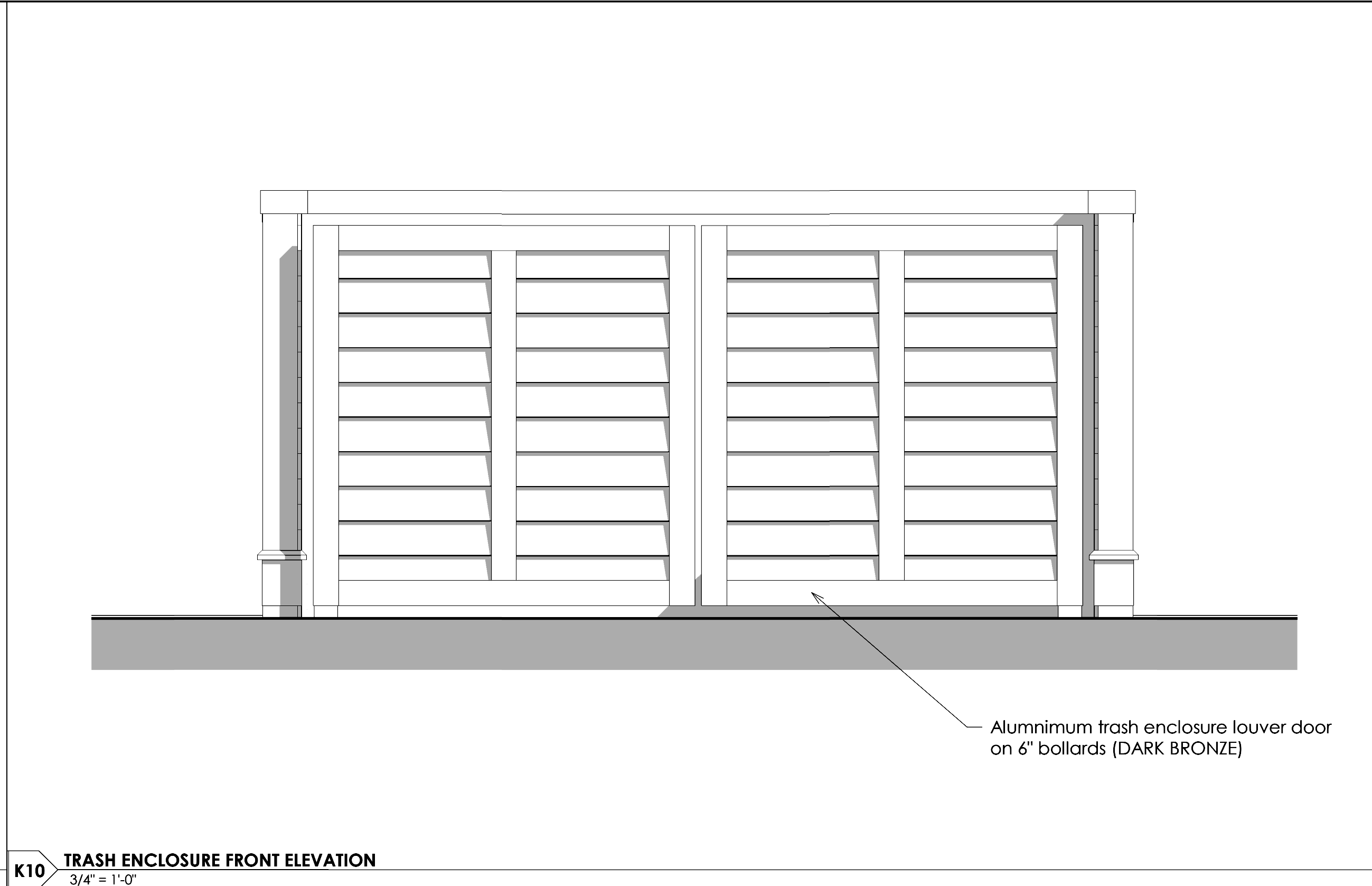
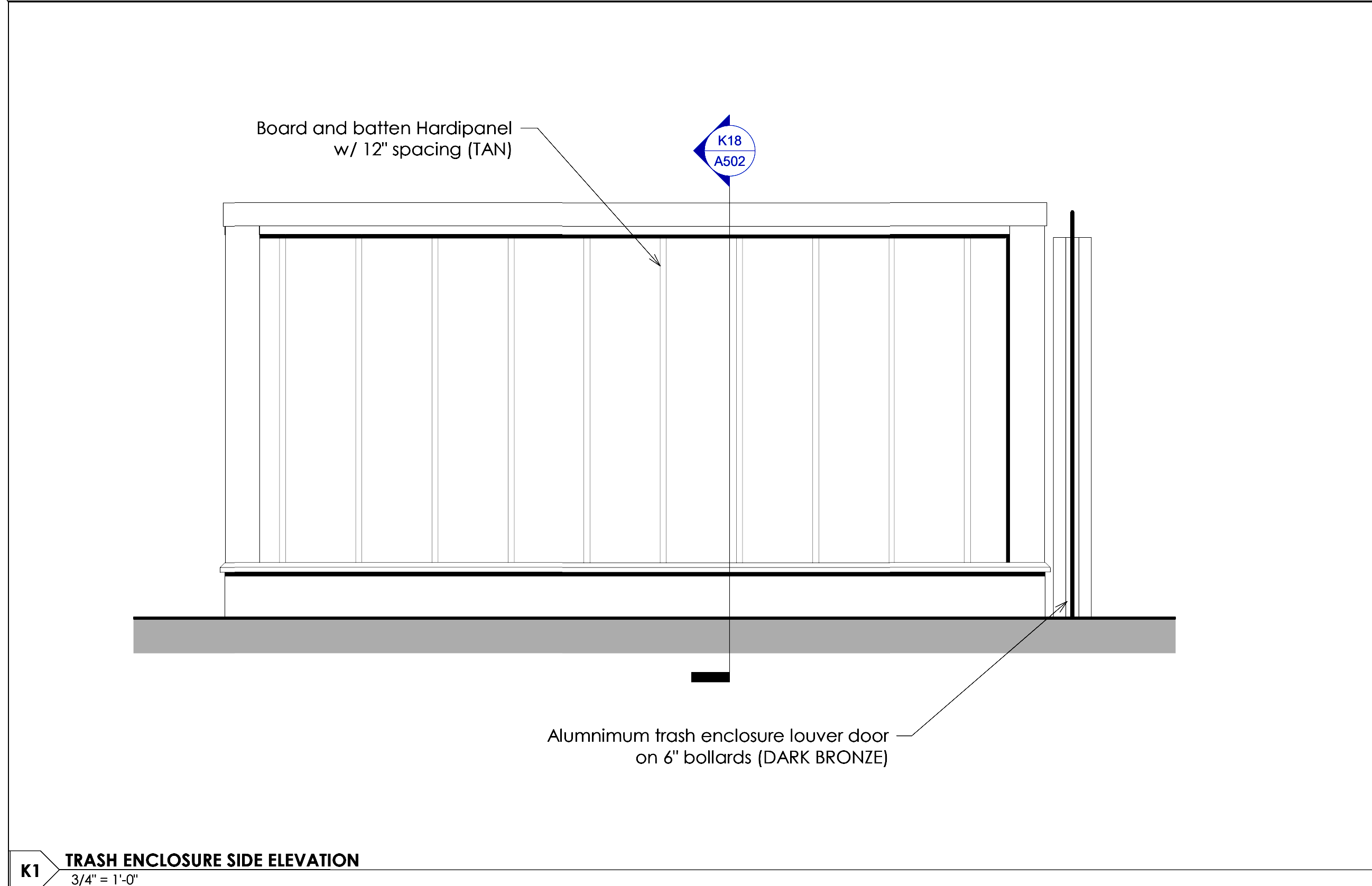
NOT FOR CONSTRUCTION

ARCHITECTURE
A101
BEAUFORT - SAVANNAH
23A Market, Suite 1 - Beaufort, South Carolina - www.A101.Design

BUILDING SECTIONS

2022-22	A501
11/21/2023	
AS	
Drawn By	SGS
Checked By	SGS

11/22/2023 8:10:42 AM



Compass Commons
at
New Riverside Village

the richardson
group

REV#	DESCRIPTION	DATE

This drawing is the property of Architecture 101, LLC and may not be reproduced or copied without written permission. Reference scales as indicated on drawings. Do not scale drawings. Consult the Architect for necessary clarifications.

NOT FOR CONSTRUCTION

ARCHITECTURE
A101
BEAUFORT - SAVANNAH
23A Market, Suite 1 - Beaufort, South Carolina - www.A101.Design

WALL SECTIONS

2022-22
11/21/2023

Drawn By AS
Checked By SGS

A502

11/22/2023 8:10:45 AM

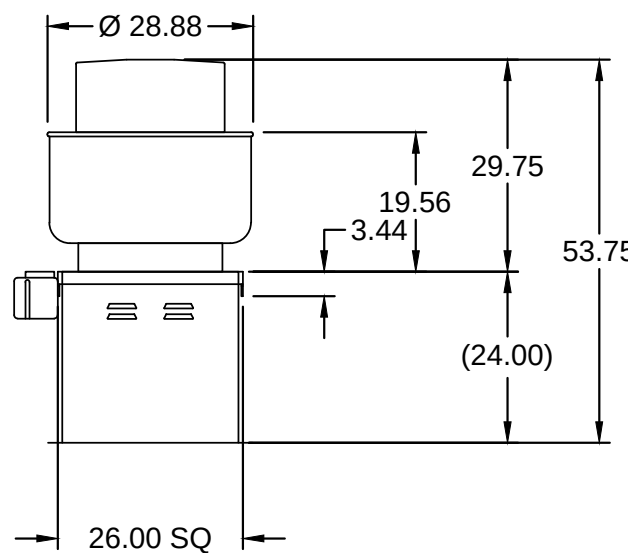
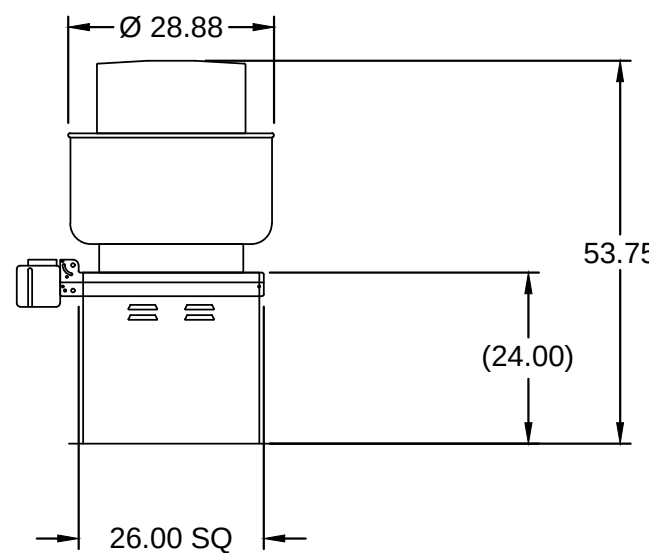
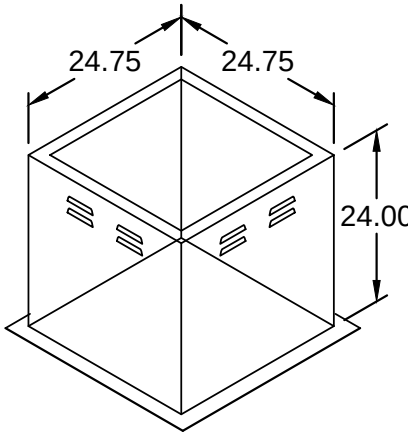
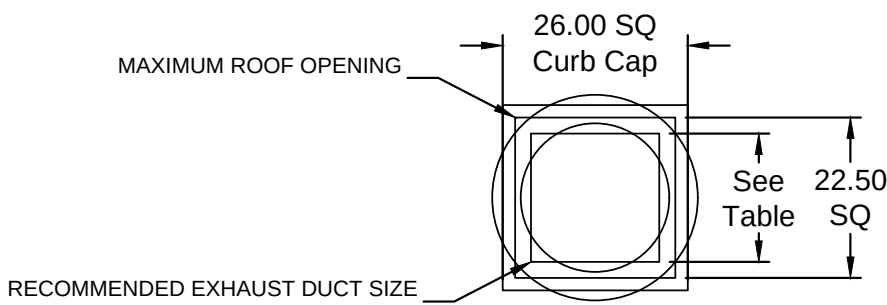
Direct Drive Upblast Centrifugal Roof Exhaust Fan

MARK INFORMATION			FAN INFORMATION					MOTOR INFORMATION					
QTY	MARK	MODEL	VOLUME (CFM)	TOTAL EXTERNAL SP (IN WG)	FAN RPM	OPERATING POWER (HP)	WEIGHT (LB.)	SIZE (HP)	V/C/P	ENCLOSURE	MOTOR RPM	WINDINGS	NEC FLA*
1	KEF-3	XCUE-160-VG	2,500	1.049	1,262	0.77	122	2	208/60/1	TF	1725	1	13.2

*NEC FLA - Based on table 430.250 or 430.248 of National Electrical Code 2020. Actual motor FLA may vary for sizing thermal overload, consult factory"

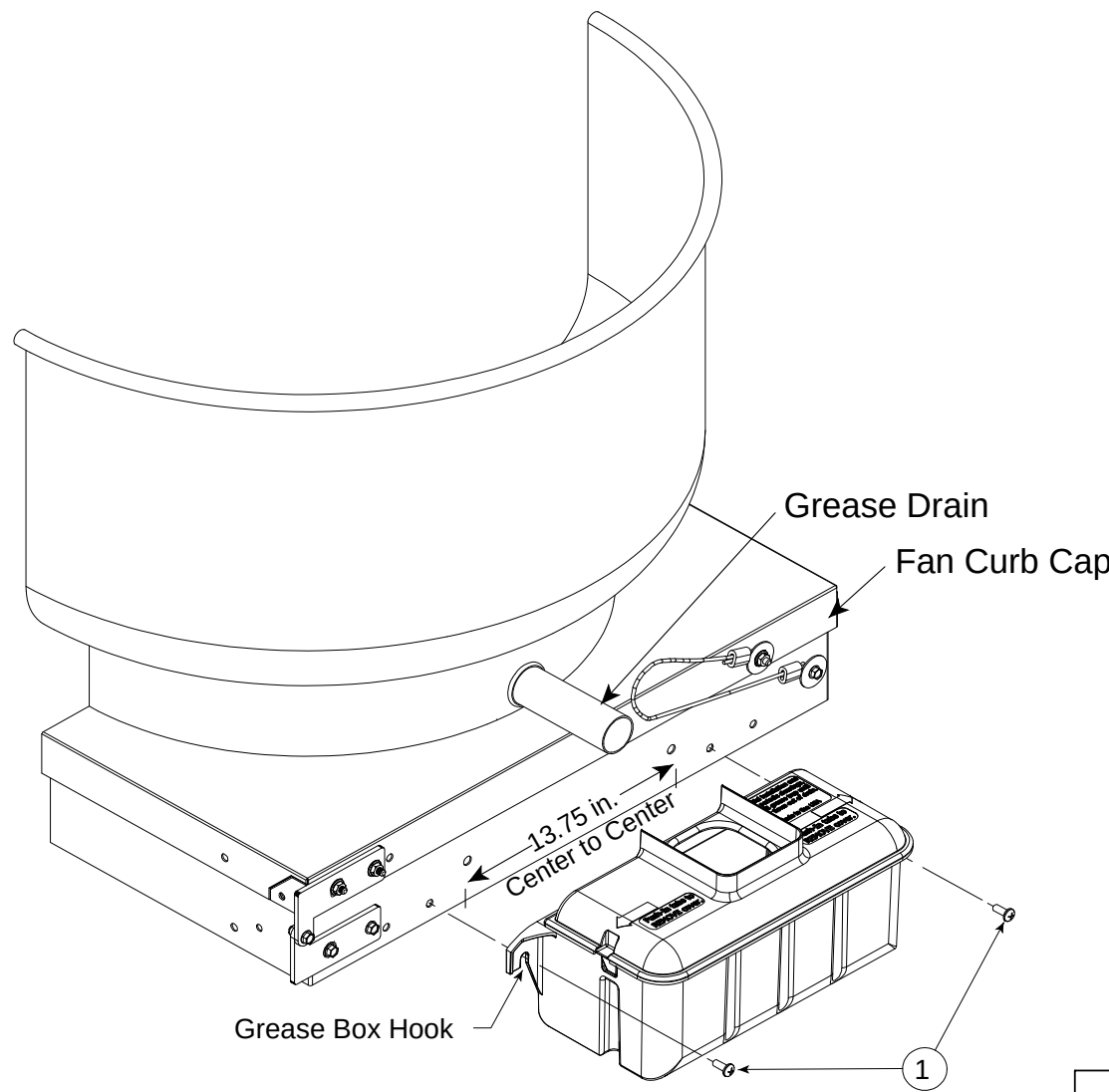
KEF-3 : SELECTED OPTIONS AND ACCESSORIES

One piece fully welded windband
Tapered bushing wheel hub
Breather tube outlet area min. 4.4 sq. in. (sizes 99-480), 2.0 sq. in. (sizes 60-95)
Min. windband material thickness: 0.051" aluminum (060-240), 0.064" aluminum (240HP, 240XP), 0.080" aluminum (sizes 300-480)
Larger Curb Cap Size - 26 Square
UL/cUL 705 Listed - Supplement SC - "Power Ventilators for Restaurant Exh. Appliances" (Formerly UL 762)
Switch, NEMA-3R, Toggle,
Hinge, Factory Installed
High Temp Curb Seal Rated for Continuous Duty at 1500 F (Factory Attached)
Grease Trap (PN 475538)
Conduit Chase Qty 1



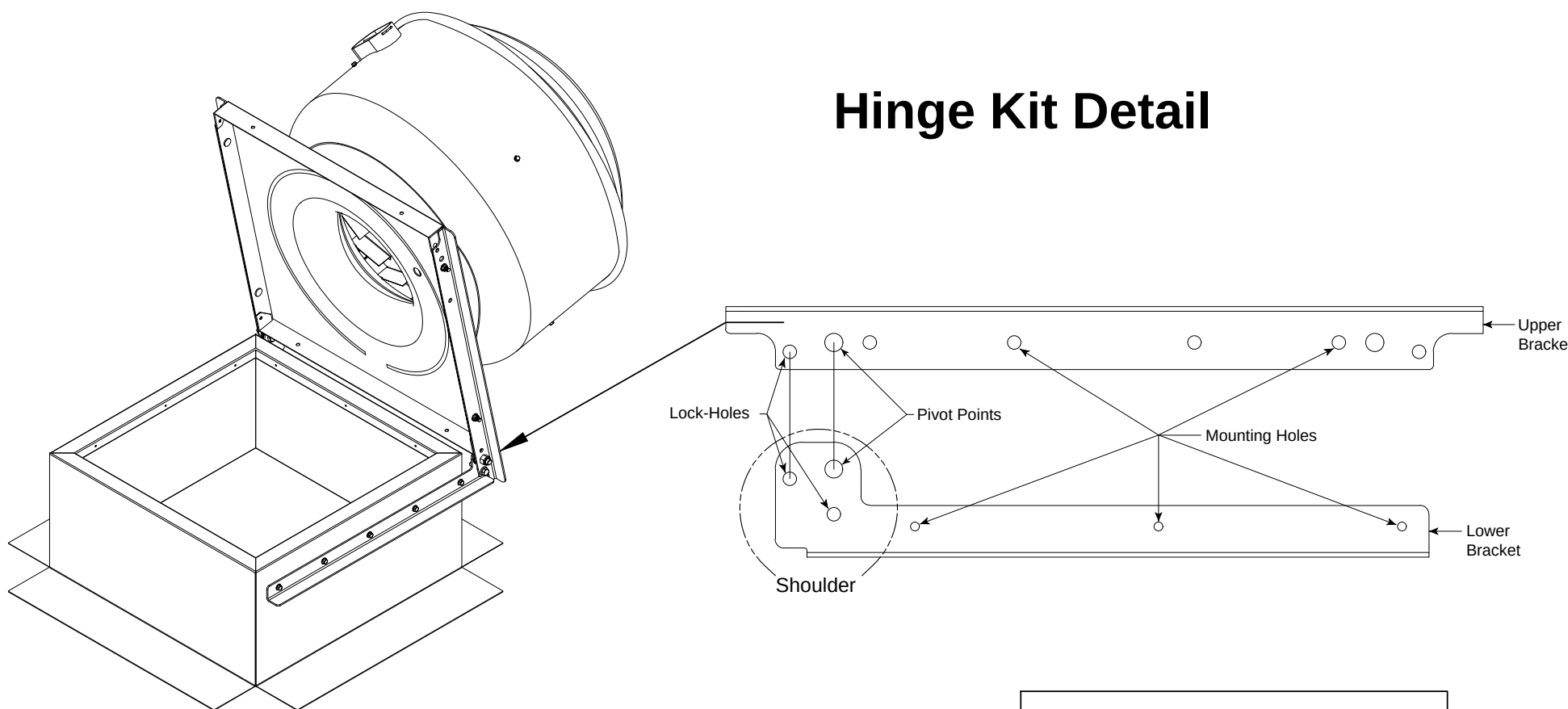
DUCT DIMENSIONS ARE LARGEST POSSIBLE DUCT TO FIT THROUGH CURB.
CONSULT SYSTEM DESIGN ENGINEER FOR RECOMMENDED DUCT SIZE.

OVERALL HEIGHT MAY BE GREATER DEPENDING ON
MOTOR, ADAPTER, AND/OR HINGE BASE.



Grease Trap Detail

NOTE: GREASE TRAP
REQUIRED FOR UL762
FANS PER IMC 506.5.3.



Hinge Kit Detail

Final assembly view with hinge in hold open position.

NOTE: HINGE KIT REQUIRED
FOR MAINTENANCE PER
IMC 506.5.4.

PROJECT

MARK

ACCUREX GA - 2922
FELIPE ALVAREZ
FELIPE.ALVAREZ@ACCUREX.COM
(404)521-6063

UL NSF
CONSULTING DESIGN
NEW YORK, NY

ACCUREX

CDDC

CONSULT
DESIGN
DRAFT
CONSTRUCT

P.O. BOX 2869 BLUFFTON, S.C. 29910
ph. 843-384-4731 fx. 843-837-3577

NEW RIVERSIDE VILLAGE
COMMERCIAL BUILDINGS A & B
BLUFFTON, SC 29910

Revisions	
DATE	
XXX	
XXX	
XXX	
XXX	
XXX	
Submittal	
Drawn By	Checked By
RMY	RMY
Date	
Scale	
AS SHOWN	
Project Number	
2393-MS-E1	
Sheet	

COMPASS COMMONS RESTAURANTS A & B



REV#	DESCRIPTION	DATE

This drawing is the property of Architecture 101, LLC and may not be reproduced or copied without written permission. Reference scales as indicated on drawings. Do not scale drawings. Consult the Architect for necessary clarification.

NOT FOR CONSTRUCTION

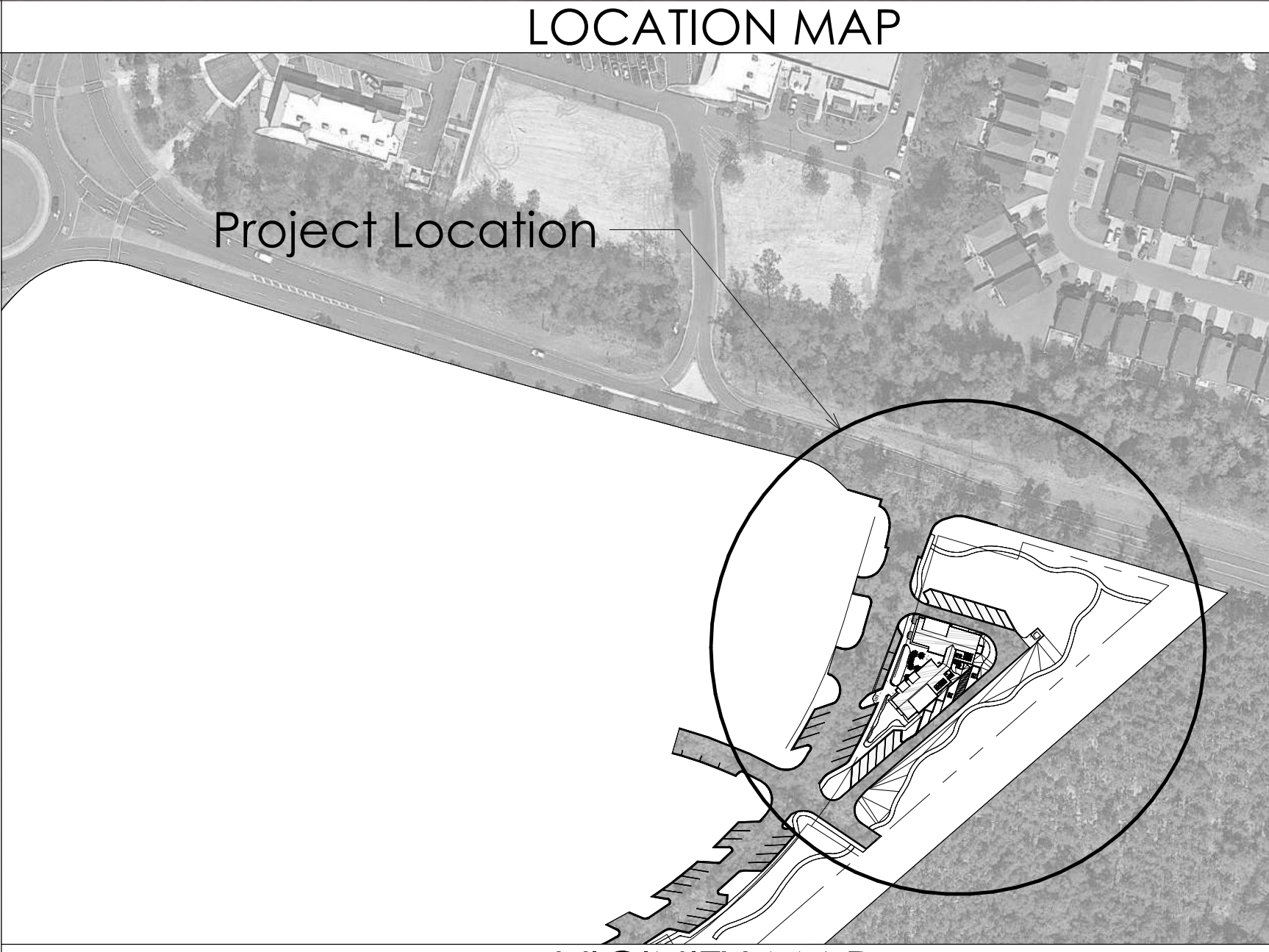
PROPERTY INFORMATION

ADDRESS:
395 E. Parkside Commons

PIN: R600 036 000 3712 0000

ZONING: PUD

DRAWING INDEX		
Sheet Number	Sheet Name	Sheet Issue Date
General		
G000	COVER SHEET	08/30/2023
Architectural		
A100	BUILDING A & B - SITE PLAN	08/30/2023
A101	BUILDING A & B - FIRST FLOOR PLAN	08/30/2023
A102	BUILDING A & B - SECOND FLOOR PLAN	08/30/2023
A103	BUILDING A & B - ROOF PLAN	08/30/2023
A200	BUILDING A & B ELEVATIONS	08/30/2023
A201	BUILDING B ELEVATIONS	08/30/2023
A501	BUILDING SECTIONS	08/30/2023
A502	WALL SECTIONS	08/30/2023



CONTACT INFORMATION

ARCHITECT - Architecture 101
Contact: Alex Silva
Role: Project Manager
Phone: 386-212-0599
Email: alex@a101.design

MEP - CDDC
Contact: Ryan Yocco, P.E.

GC - Fraser Construction
Contact: Jay Fraser



ABBREVIATIONS			
APC	ACOUSTICAL PANEL CEILING	MAX	MAXIMUM
AFF	ABOVE FINISH FLOOR	MFR	MANUFACTURER
AVC	AIR CONDITIONING	MIN	MINIMUM
AHU	AIR HANDLING UNIT	MISC	MISCELLANEOUS
CJ	CONTROL JOINT	MO	MASONRY OPENING
CL	CENTERLINE	N/A	NOT APPLICABLE
CLG	CEILING	NIC	NOT IN CONTRACT
CMU	CONCRETE MASONRY UNIT	NIS	NOT TO SCALE
CONT	CONTINUOUS	OC	ON CENTER
CT	CERAMIC TILE	OPH	OPPOSITE HAND
DIA	DIAMETER	OSB	ORIENTED STRAND BD.
DIM	DIMENSION	PERF	PERFORATED
DN	DOWN	PT	PRESSURE TREATED
DS	DOWNSPOUT	REQ'D	REQUIRED
DW	DISHWASHER	SF	SQUARE FEET
EA	EACH	SIM	SIMILAR
EQ	EQUAL	SPEC	SPECIFICATION
EQUIP	EQUIPMENT	STD	STANDARD
EXT	EXTERIOR	TSD	TO BE DETERMINED
FD	FLOOR DRAIN	T&G	TONGUE & GROOVE
FF	FINISH FLOOR	TEMP	TEMPORARY
FFE	FINISH FLOOR ELEV.	TV	TELEVISION
FIN	FINISH	TYP	TYPICAL
FI	FEET	U/C	UNDER COUNTER
GA	GAUGE	W/D	WASHER/DRYER
GWB	GYPSUM WALLBOARD	WD	WOOD
HB	HOSE BIBB	WH	WATER HEATER
INT	INTERIOR		



COVER SHEET	
2022-22	G000
11/21/2023	
Drawn By AS	
Checked By SGS	



K1 RENDER - BLDG A & B SITE PLAN
1/2" = 1'-0"



K12 RENDER - BLDG A & B - BLDG A ENTRANCE CLOSE-UP
1/2" = 1'-0"



F1 RENDER - BLDG A & B BACK
1/2" = 1'-0"



F12 RENDER - BLDG A & B BACK OF ALL FROM CORNER
1/2" = 1'-0"



A1 RENDER - BLDG A & B FRONT COURTYARD CLOSER
1/2" = 1'-0"



A12 RENDER - BLDG A & B FRONT COURTYARD LOOKING LEFT
1/2" = 1'-0"

Compass Commons
at
New Riverside Village
the richardson
group

REV#	DESCRIPTION	DATE

This drawing is the property of Architecture 101, LLC and may not be reproduced or copied without written permission. Reference scales as indicated on drawings. Do not scale drawings. Consult the Architect for necessary clarifications.

NOT FOR CONSTRUCTION

ARCHITECTURE
A101
BEAUFORT - SAVANNAH
23A Market, Suite 1 - Beaufort, South Carolina - www.A101.Design

3D RENDER VIEWS

2022-22	G001
11/21/2023	
Drawn By AS	
Checked By SGS	

11/22/2023 8:09:27 AM



K1 RENDER - BLDG A & B UPSTAIRS LOOKING DOWN TO BAR
1/2" = 1'-0"



K12 RENDER - BLDG A HIGHWAY FACING ELEV FROM RIGHT ANGLE LOOKING UP
1/2" = 1'-0"



F1 RENDER - BLDG A HIGHWAY FACING ELEVATION
1/2" = 1'-0"



F12 RENDER - BLDG A HIGHWAY SIDE FROM LEFT CORNER
1/2" = 1'-0"



A1 RENDER - BLDG A HIGHWAY SIDE FROM RIGHT CORNER
1/2" = 1'-0"



A12 RENDER - BLDG B RIGHT ELEVATION
1/2" = 1'-0"

Compass Commons
at
New Riverside Village

the richardson group

REV#	DESCRIPTION	DATE

This drawing is the property of Architecture 101, LLC and may not be reproduced or copied without written permission. Reference scales as indicated on drawings. Do not scale drawings. Consult the Architect for necessary clarifications.

NOT FOR CONSTRUCTION



3D RENDER VIEWS

2022-22	G002
11/21/2023	
Drawn By AS	
Checked By SGS	

11/22/2023 8:09:28 AM