

# 82 CANAL STREET LOFTS

GRANITEVILLE, SC

SITE INFORMATION:

- BUILDINGS: (1) 3-STORY APARTMENT REMODELED EXISTING SCHOOL BUILDING  
(1) 1-STORY APARTMENT REMODELED CAFETERIA BUILDING  
(1) 2-STORY TOWNHOUSE STYLE APARTMENT REMODELED GYMNASIUM  
(1) NEW 4-STORY APARTMENT BUILDING
- SPRINKLERS: 13R
- PARKING SPACES: 185 SPACES REQUIRED  
@ 1 SPACE PER STUDIO UNIT  
@ 1 SPACE PER 1-BR UNIT  
@ 1.5 SPACES PER 2-BR UNIT  
@ 2 SPACES PER 3-BR UNIT  
185 SPACES PROVIDED

UNIT INFORMATION:

STUDIO UNITS	=	35 UNITS
ONE BEDROOMS	=	7 UNITS
TWO BEDROOMS	=	42 UNITS
THREE BEDROOM UNITS	=	40 UNITS
TOTAL UNITS	=	124 UNITS

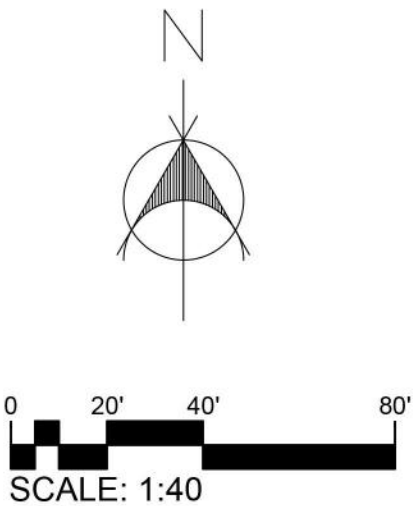
SITE & BUILDING AMENITIES:

- 1 COMMUNITY MULTI-PURPOSE ROOM
- 2 KITCHENETTE
- 3 EXERCISE ROOM w/ (MIN. 3 MACHINES)
- 4 TENANT COMPUTER ROOM
- 5 PLAYGROUND
- 6 LAUNDRY ROOM (MIN. 4 WASHERS AND 4 DRYERS)
- 7 POSTAL FACILITIES
- 8 OFFICE
- 9 MAINTENANCE ROOM
- 10 SITE DEVELOPMENT SIGN
- 11 SCREENED-IN DUMPSTER AND RECYCLING

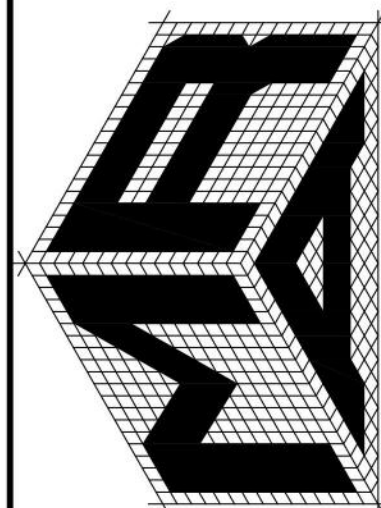
VICINITY MAP



1 CONCEPTUAL SITE PLAN  
1" = 40'-0"



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
100 CRESCENT CENTRE PARKWAY, SUITE 220 TUCKER, GA 30084  
82 CANAL STREET LOFTS  
GRANITEVILLE, SC



SA.1

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DRAWN BY	
CHECKED BY	MRL

SHEET REVISION LOG





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GENERAL NOTES:  
- NO WETLANDS OR STATE WATERS INDICATED ON PROPOSED SITE

### SITE INFORMATION:

SITE ACREAGE: +/- 8 ACRES

EXISTING WATER LINE IN ROW — W — W — W —  
EXISTING SANITARY SEWER LINE IN ROW — SD — SD —  
EXISTING POWER LINE IN ROW — UGE — UGE — UGE —



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EXISTING CONDITIONS PLAN



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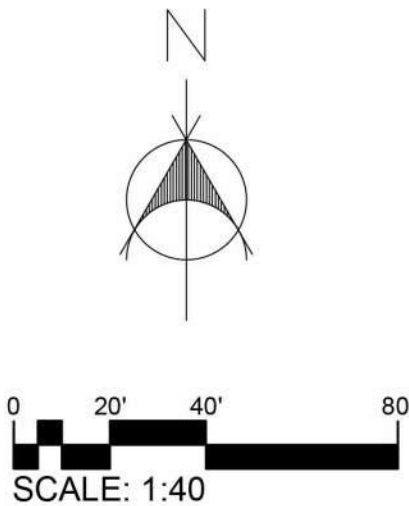
SITE DRAINAGE INFORMATION:

CMP FOR DETENTION

DOUBLE 5' CMP FOR  
DETENTION BELOW  
RE-PAVED PRIVATE  
STREET

NEW 4' RETAINING AT BACK OF  
SIDEWALK WITH DECORATIVE  
FENCING (FALL PROTECTION)  
TO MATCH EXISTING

1 PROPOSED GRADING AND DRAINAGE PLAN  
1" = 40'-0"

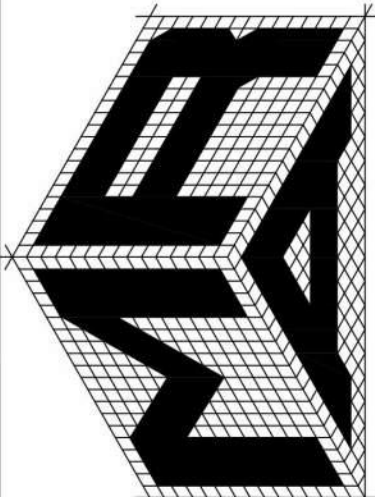


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PROPOSED GRADING AND DRAINAGE PLAN

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GRANITEVILLE, SC

GENERAL NOTES:  
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SITE INFORMATION:

SITE ACREAGE: +/- 8 ACRES

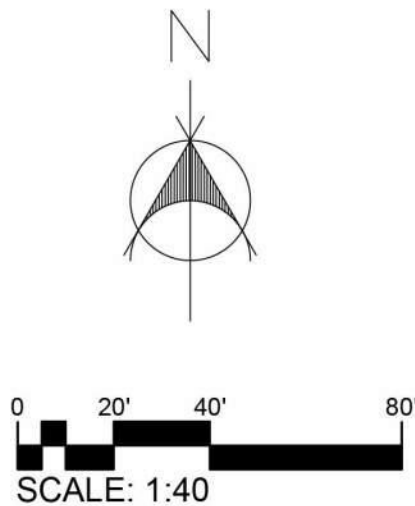
EXISTING WATER LINE IN ROW

EXISTING SANITARY SEWER LINE IN ROW

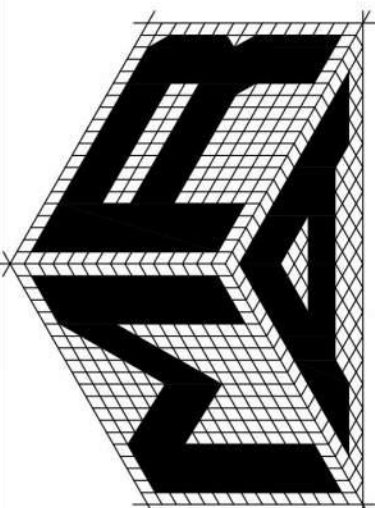
EXISTING POWER LINE IN ROW



1 PROPOSED UTILITY PLAN  
1" = 40'-0"



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PROPOSED UTILITY PLAN