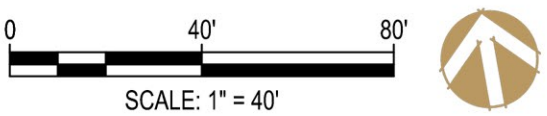




REIDVILLE DOWNTOWN CONCEPTUAL MASTER PLAN



REIDVILLE, SOUTH CAROLINA
02.11.2026



NOTE: THIS EXHIBIT / PLAN IS CONCEPTUAL IN NATURE AND IS BASED ON UNVERIFIED INFORMATION. IT HAS BEEN PREPARED FOR ROUGH CONCEPT ILLUSTRATION ONLY AND IS NOT SUITABLE FOR RELIANCE. THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS AND FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

GENERAL FLOOR PLAN NOTES

- A. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.
- B. DIMENSIONS ARE TO CENTERLINE OF COLUMN LINES, FACE OF INTERIOR STUDS, FACE OF EXTERIOR WALL SHEATHING AND FACE OF MASONRY, UNLESS NOTED OTHERWISE.
- C. THE CONTRACTOR SHALL COORDINATE ALL UNDERGROUND PIPING, MECHANICAL AND ELECTRICAL WORK.
- D. DOOR JAMBS ARE 6" NEAREST PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
- E. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS.
- F. ROOMS ARE DEFINED BY WALLS, FACES OF DOORS AND ROOM CHANGE INDICATORS.
- G. PROVIDE WOOD BLOCKING IN PARTITIONS AT ALL LOCATIONS WHERE WORK SURFACES, SHELVING, BRACKETS, DISPLAYS, GRAB BARS, HANDRAILS AND/OR EQUIPMENT WILL BE MOUNTED OR ATTACHED TO THE FACE OF THE WALL. ALL CONCEALED WOOD SHALL BE FIRE-RETARDANT LUMBER.
- H. LUMBER AND BLOCKING IN CONTACT WITH MASONRY AND CONCRETE SHALL BE PRESSURE TREATED.
- I. USE MOISTURE RESISTANT (TYPE "X" AS REQUIRED) GWB BEHIND ALL SINKS AND WET AREAS.
- J. NON-FIXED FURNITURE AND EQUIPMENT IS SHOWN FOR REFERENCE ONLY. NO NON-FIXED FURNITURE, FURNISHINGS OR EQUIPMENT ARE A PART OF THE CONSTRUCTION CONTRACT UNLESS NOTED OTHERWISE.

Seal

DRAWING NOTES

- 3.01 CONCRETE LANDING. REFER TO CIVIL DRAWINGS.
- 3.02 CAST-IN-PLACE CONCRETE STAIRS. REFER TO CIVIL DRAWINGS.
- 5.22 1-1/2" DIAMETER CONTINUOUS METAL HANDRAIL, FLOOR MOUNTED, PRIMED AND PAINTED.
- 5.24 HANDRAIL EXTENSION AT BOTTOM OF STAIR/RAMP. CONTINUE HANDRAIL AT AN ANGLE THE LENGTH OF ONE TREAD WIDTH PAST THE LEADING EDGE OF THE BOTTOM RISER.
- 6.76 8" X 8" WOOD POST. REFER TO STRUCTURAL DRAWINGS.
- 7.49 PREFINISHED METAL DOWNSPOUT. PROVIDE BOOT AND TIE-IN TO SUBGRADE STORM DRAINAGE. REFER TO CIVIL DRAWINGS.
- 8.25 PROVIDE FROSTED WINDOW FILM. BASIS OF DESIGN: 3M FASARA GLASS FINISHES, SAFU.
- 9.35 RECESSED WALKOFF CARPET. PROVIDE DEPRESSED SLAB. REFER TO FLOOR FINISH LEGEND.
- 10.07 SEMI-RECESSED FIRE EXTINGUISHER CABINET. BASIS OF DESIGN: JI INDUSTRIES, COSMOPOLITAN SERIES, STAINLESS STEEL WITH FULL GLAZING DOOR AND 2 1/2" ROLLED TRIM.
- 10.08 PROVIDE RECESSED KNOX BOX. BASIS OF DESIGN: KNOXBOX 3200, DARK BRONZE. COORDINATE PLACEMENT WITH FIRE MARSHAL.
- 10.19 PRE-FABRICATED 24" DIAMETER FIBERGLASS COLUMN COVER.
- 10.20 PRE-FABRICATED 20" DIAMETER FIBERGLASS COLUMN COVER.
- 11.05 TV. PROVIDED BY OWNER. BLOCKING, POWER, AND DATA TO BE PROVIDED BY G.C. REFER TO ELECTRICAL DRAWINGS, CENTER ON WALL. FINAL HEIGHT A.F.F. TO BE VERIFIED BY OWNER.
- 22.17 MOP SINK. REFER TO PLUMBING DRAWINGS.
- 23.08 CONDENSING UNIT. REFER TO MECHANICAL DRAWINGS.
- 23.11 AIR HANDLING UNIT. REFER TO MECHANICAL DRAWINGS.
- 23.13 LOCATE CONDENSOR DISCONNECTS ALONG WALL. REFER TO MECHANICAL DRAWINGS.
- 26.02 GENERATOR. REFER TO ELECTRICAL DRAWINGS.
- 26.13 ATS. REFER TO ELECTRICAL DRAWINGS.
- 32.05 6'-0" TALL DECORATIVE VINYL PRIVACY SCREEN FENCING WITH 4" POSTS AND SOLID PANEL INFILL.
- 32.25 CONCRETE SIDEWALK. REFER TO CIVIL DRAWINGS.
- 32.26 CONCRETE PAD FOR UTILITY. REFER TO CIVIL AND ELECTRICAL DRAWINGS.
- 32.37 CONCRETE PAD FOR CONDENSING UNITS.
- 40.02 OUTLINE OF ROOF OVERHANG.

DP3
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Project



TOWN OF REIDVILLE
MULTIPURPOSE
BUILDING

Project Number 25278
Drawn By LEB
Checked By MTP
Date 31 JAN 2026

Revisions
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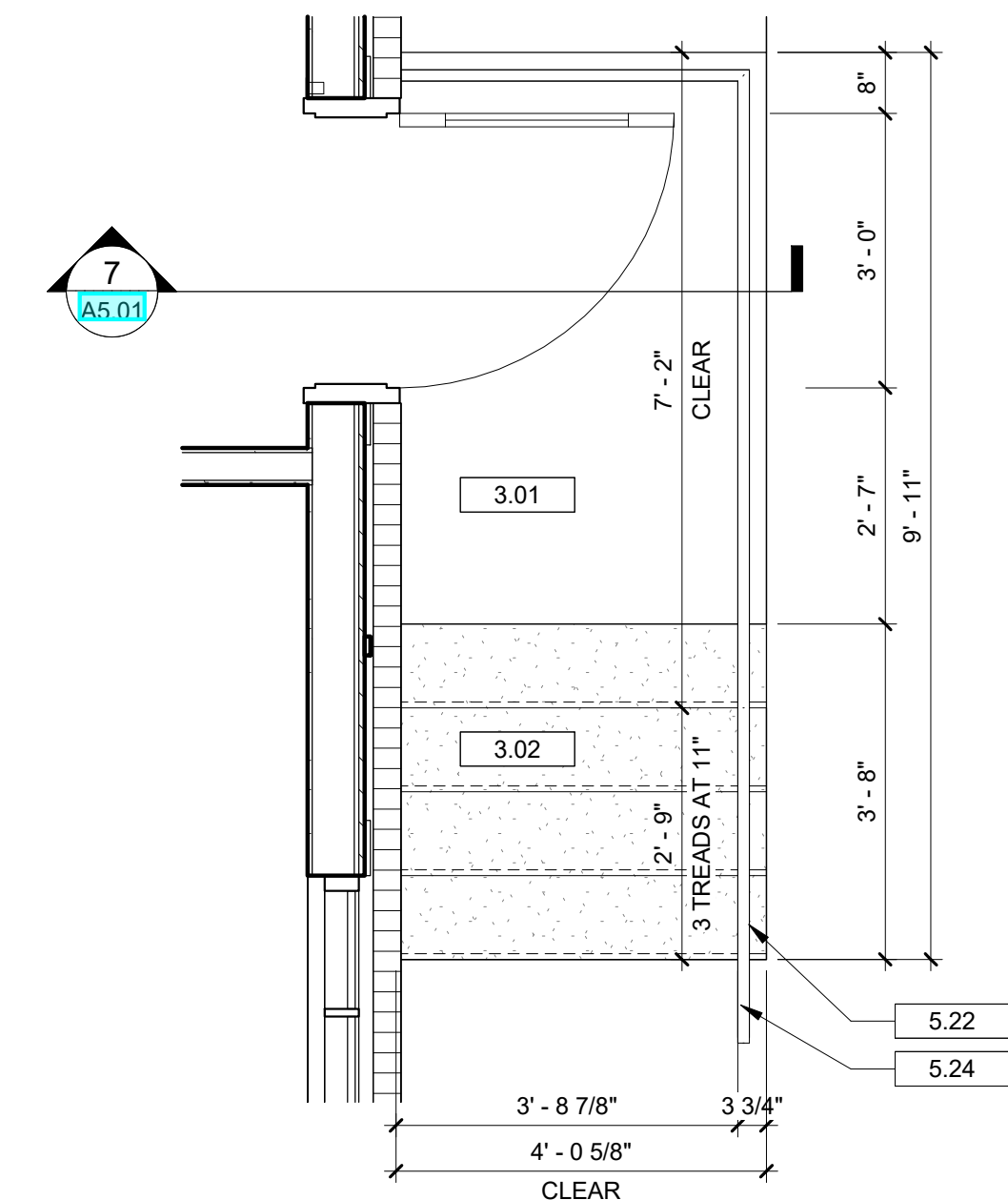
FLOOR PLAN LEGEND

- X WALL TYPE
- (X) WINDOW TYPE
- (101) DOOR TYPE

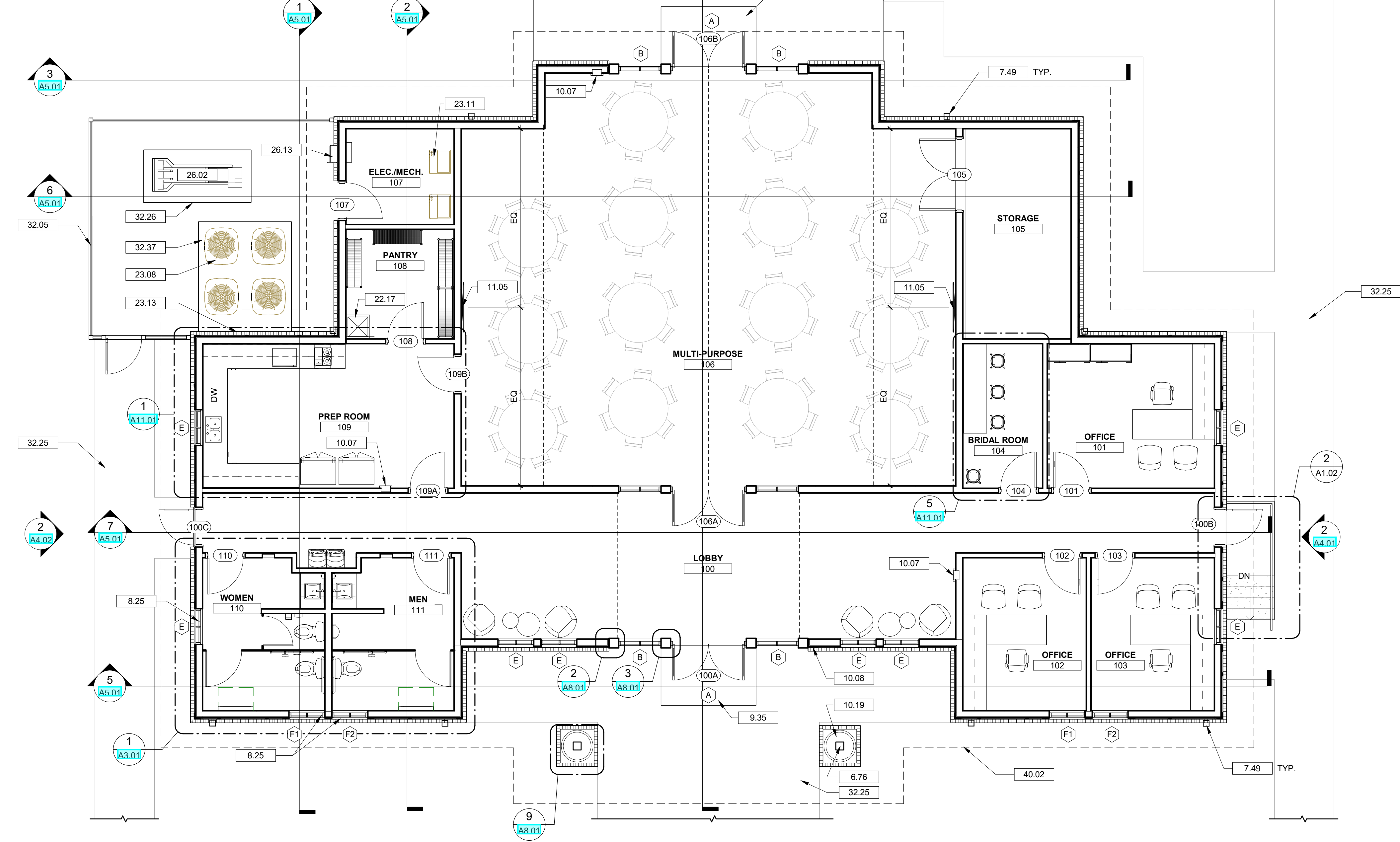
Drawing

NOTED FLOOR PLAN

A1.02



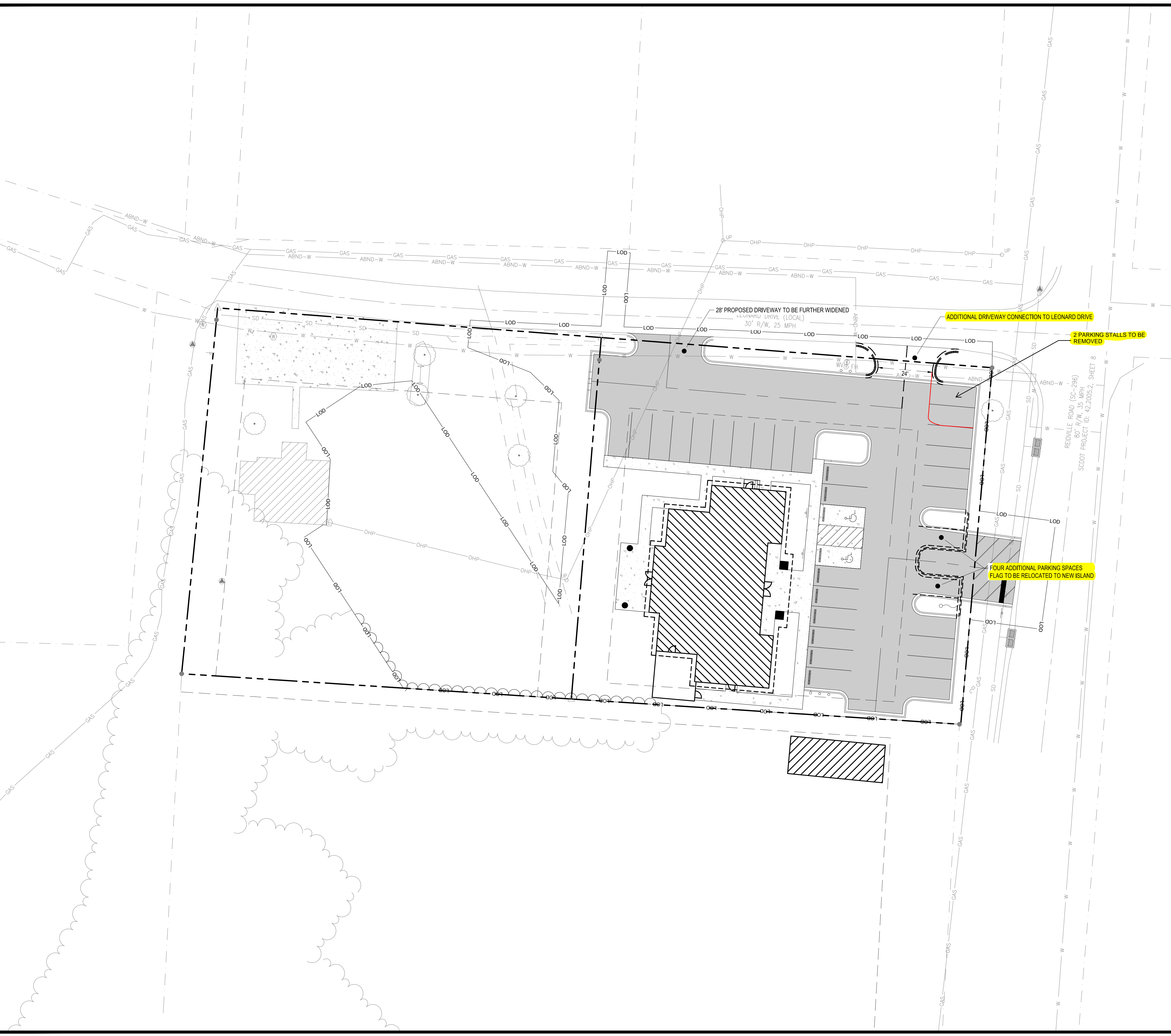
2 ENLARGED PLAN - EXTERIOR STAIR
A1.02 1/2" = 1'-0"



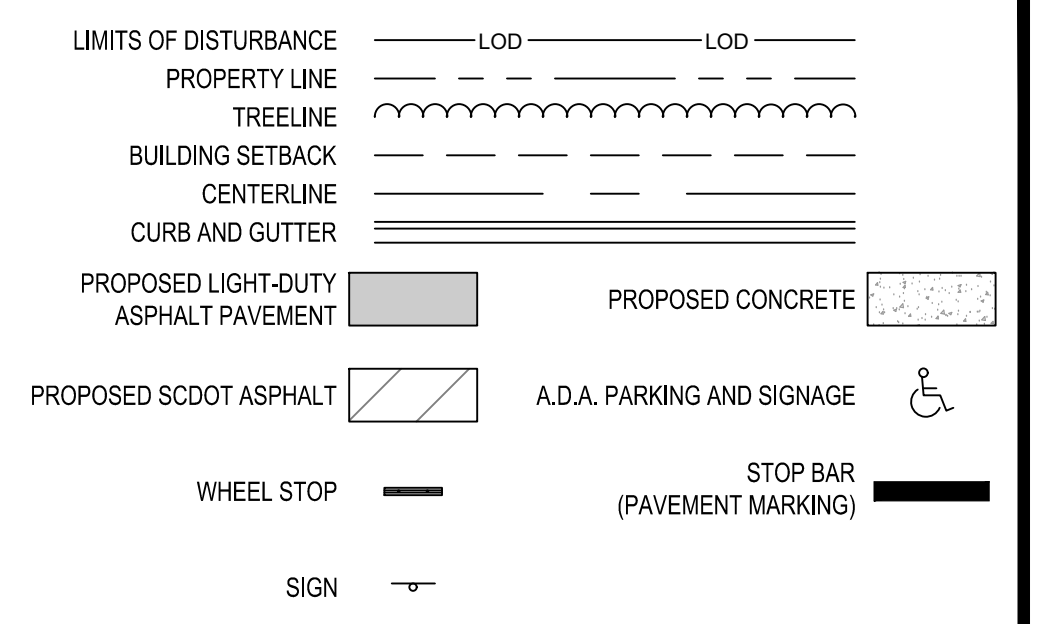
1 NOTED PLAN FURNITURE SHOWN FOR REFERENCE ONLY. N.I.C.
A1.02 3/16" = 1'-0"

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K:\Jobserver\14138-08\Production\Drawings\014138-08-SITE.dwg, 4/22/2026 11:14:29 AM, sean.goggins, et al. THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER, ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.



SITE LEGEND



SITE ANALYSIS

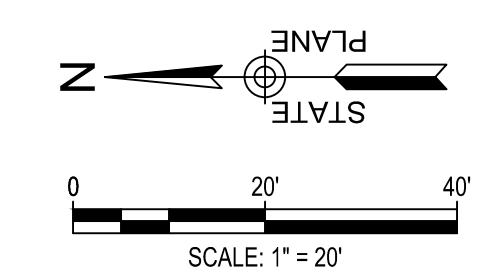
TAX MAP NUMBERS	5-36-08-007.00 & 5-36-08-007.01
TOTAL ACREAGE	+/- 1.3 AC.
PHYSICAL ADDRESS	7304 REIDVILLE RD., REIDVILLE, SC 29375
ZONING (TMS# 5-36-08-007.00)	AB (AREA-WIDE BUSINESS)
FRONT SETBACK (LEONARD DR.)	30'
SIDE SETBACK	15'
REAR SETBACK	0'
ZONING (TMS# 5-36-08-007.01)	R-1 (LOW-DENSITY RESIDENTIAL)
FRONT SETBACK (REIDVILLE RD. & LEONARD DR.)	30'
SIDE SETBACK	8'
REAR SETBACK	15'
TOTAL PROPOSED BUILDING	+/- 3,800 SQ. FT.
ASSEMBLY ROOM WITHIN BUILDING	+/- 1,400 SQ. FT.
TOTAL PARKING REQUIRED	14 SPACES
PLACES OF PUBLIC ASSEMBLY OR RECREATION NOT CONTAINING FIXED SEATS IN THE MAIN ASSEMBLY ROOM	ONE (1) SPACE PER EACH 100 SQ. FT. OF GROSS FLOOR AREA IN THE MAIN ASSEMBLY ROOM
TOTAL PARKING PROVIDED	30 SPACES
TOTAL HANDICAP REQUIRED	2 SPACES
TOTAL HANDICAP PROVIDED	2 SPACES

SITE PLAN NOTES

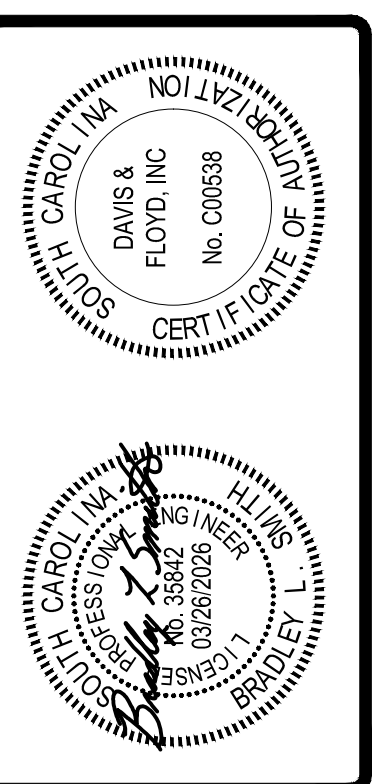
- REFER TO GENERAL NOTES, SPECIFICATIONS, AND CONTRACT DOCUMENTS.
- ALL WORK WITHIN THE SCDOT RIGHT-OF-WAY SHALL BE CONDUCTED IN ACCORDANCE WITH SCDOT STANDARDS AND SHALL BE IN ACCORDANCE WITH AN APPROVED SCDOT ENCROACHMENT PERMIT.
- ALL ADA PARKING AREAS SHALL CONFORM TO ADA STANDARDS WITH THE SLOPE NOT TO EXCEED 2% MAX. IN ANY DIRECTION.
- ALL ADA ACCESSIBLE ROUTES SHALL CONFORM TO ADA STANDARDS WITH CROSS SLOPE NOT TO EXCEED 2% MAX. AND HORIZONTAL SLOPE NOT TO EXCEED 5% MAX.
- REFER TO LANDSCAPE PLANS FOR HARDSCAPE, FENCING, AND PLANTING DETAILS.
- ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT.
- ALL PARKING SPACES ARE 9' X 20'.
- SEE SHEET C820 FOR SITE DETAILS.
- ALL CURB AND GUTTER TO BE SPILL.

SCDOT NOTES

- ALL MARKINGS WITHIN THE SCDOT RIGHT OF WALL SHALL BE THERMOPLASTIC OR APPROVED PERMANENT EQUIVALENT.
- PROVIDE 24" WHITE STOP BAR IN THE EXIT LANE OF THE PROPOSED DRIVE AS SHOWN. SEE DETAIL ON SHEET C820.
- PROVIDE R1-1-30 STOP SIGN ON BREAKAWAY POST FOR THE EXIT LANE OF THE PROPOSED DRIVE AS SHOWN. SEE DETAIL ON SHEET C820.
- THE CONTRACTOR SHALL PERFORM WORK WITHIN THE ROAD RIGHT OF WAY IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF THE ENCROACHMENT PERMITS AND OTHER LEGAL DOCUMENTS AS THOUGH THE DOCUMENTS WERE ISSUED IN THE CONTRACTOR'S NAME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE RIGHT OF WAY WITHIN THE WORK LIMITS OF CONSTRUCTION FOR THE LIFE OF THE PROJECT.
- IRRIGATION VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTORS, RAIN SENSORS, AND OTHER IRRIGATION APPURTENANCES ARE NOT ALLOWED IN THE SCDOT RIGHT OF WAY.
- SEE TRAFFIC CONTROL DETAILS ON SHEET C980.
- ALL PROPOSED SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH SECTION 650-000 AND INSTALLED ON SCDOT APPROVED BREAKAWAY SIGN SUPPORTS AS DETAILED IN SECTION 654-000 IN THE SCDOT STANDARD DRAWINGS.
- SEE SHEET C980 FOR SCDOT DETAILS.



PROJECT DATUM INFORMATION:
 HORIZONTAL DATUM: SC83IF
 VERTICAL DATUM: NAVD83



DAVIS & FLOYD
 PLAN | DESIGN | ENGINEER
 DAVISFLOYD.COM

MARSH BELL
 CONSTRUCTION COMPANY

OWNER
TOWN OF REIDVILLE
 7304 REIDVILLE ROAD, REIDVILLE, SOUTH CAROLINA 29375
 PROJECT TITLE
REIDVILLE MUL TIPURPOSE BUILDING

SITE PLAN

NO.	DATE	DESCRIPTION	BY	CHECKED
1	01/14/2026	ISSUED FOR TOWN OF REIDVILLE PERMIT REVIEW	BSL	BSL
2	03/10/2026	ISSUED FOR PERMITTING	BSL	BSL
3	03/10/2026	ISSUED FOR LAND RESUBMITTAL	BSL	BSL
4	03/10/2026	ISSUED FOR LAND RESUBMITTAL	BSL	BSL

FOR NO. 014138-08
 DATE MARCH 2026
 DRAWN SJC
 CHECKED BSL
 DESIGNED BSL

C200

PAGE 4 OF 22



MARSH BELL
CONSTRUCTION COMPANY

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GENERAL EXTERIOR NOTES

- A. PROVIDE CONCEALED BLOCKING BEHIND LOCATIONS OF ALL ATTACHED BUILDING SIGNAGE.
- B. COORDINATE EXTERIOR ELEVATIONS WITH ELECTRICAL AND MECHANICAL DRAWINGS.

DRAWING NOTES

- 4.11 BRICK VENEER ROWLOCK SILL COURSE. STYLE AND TYPE TO MATCH ADJACENT SURFACE UNLESS NOTED OTHERWISE.
- 6.69 7 1/4" CEMENTITIOUS TRIM FASCIA BOARD. SMOOTH FINISH.
- 6.70 5 1/2" CEMENTITIOUS TRIM. SMOOTH FINISH.
- 6.71 7 1/4" CEMENTITIOUS TRIM. SMOOTH FINISH.
- 6.73 WOOD TRELLIS STRUCTURE. REFER TO STRUCTURAL DRAWINGS FOR SIZING AND WOOD SPECIES.
- 6.77 PROVIDE BLOCKING FOR EXTERIOR SIGNAGE, AS REQUIRED. SIGNAGE PROVIDED BY OWNER. COORDINATE REQUIREMENTS WITH SIGNAGE PROVIDER FOR BLOCKING.
- 6.78 BATTENS NOT TO BE PROVIDED IN PORTICO INSET.
- 7.22 30 YEAR ARCHITECTURAL FIBERGLASS ROOFING SHINGLES OVER ROOFING FELT.
- 7.30 CEMENTITIOUS PANEL SIDING. SMOOTH. PAINT.
- 7.47 PREFINISHED METAL GUTTER AND DOWNSPOUT SYSTEM.
- 7.49 PREFINISHED METAL DOWNSPOUT. PROVIDE BOOT AND TIE-IN TO SUBGRADE STORM DRAINAGE. REFER TO CIVIL DRAWINGS.
- 7.55 SHINGLE OVER RIDGE VENT.
- 10.08 PROVIDE RECESSED KNOX BOX. BASIS OF DESIGN: KNOXBOX 3200. DARK BRONZE. COORDINATE PLACEMENT WITH FIRE MARSHAL.
- 10.19 PRE-FABRICATED 24" DIAMETER FIBERGLASS COLUMN COVER.
- 26.09 EGRESS WALL PACK LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
- 26.10 EXTERIOR DECORATIVE WALL SCIENCE.
- 32.05 6'-0" TALL DECORATIVE VINYL PRIVACY SCREEN FENCING WITH 4" POSTS AND SOLID PANEL INFILL.

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Project



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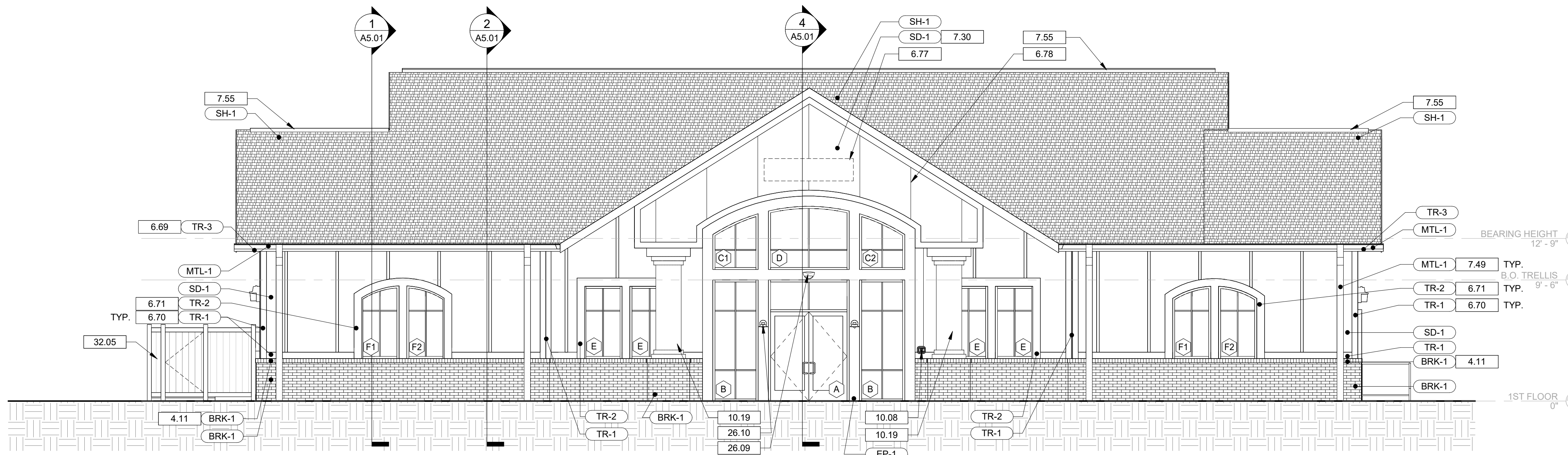
Drawing

EXTERIOR
ELEVATIONS

A4.01

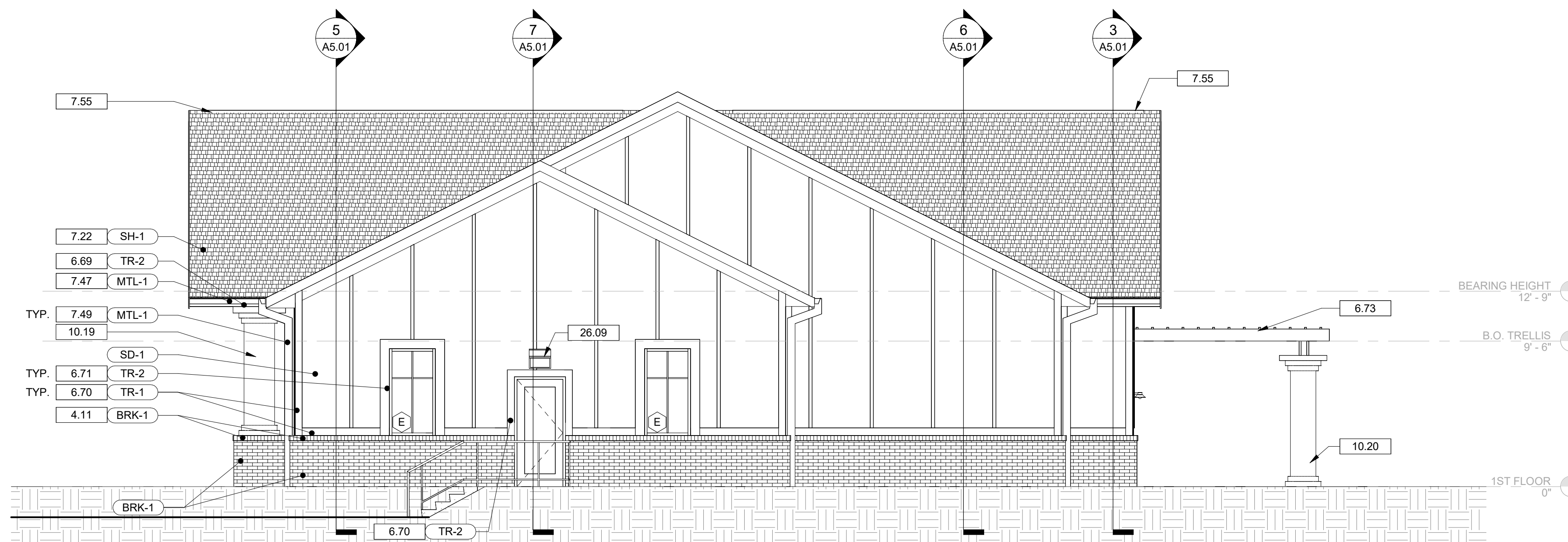
TAG	MANUFACTURER	STYLE	DESCRIPTION	COMMENTS
BRK-1		BRICK VENEER	RED/BROWN BRICK	
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT	WHITE	
EP-2	SHERWIN WILLIAMS	EXTERIOR PAINT	FINISH TO MATCH SF-1	
MTL-1	SENTRICLAD	GUTTERS AND DOWNSPOUTS	FINISH: SLATE GREY	
SD-1	JAMES HARDIE	CEMENTITIOUS PANEL SIDING AND TRIM	SMOOTH, 4'-0" WIDE PANELS WITH 2 1/2" BATTENS U.N.O., PAINT EP-1	
SH-1	GAF	ARCHITECTURAL FIBERGLASS SHINGLES	TIMBERLINE HDZ, COLOR: TBD	
TR-1	JAMES HARDIE	5 1/2" CEMENTITIOUS TRIM	SMOOTH, ARTIC WHITE	
TR-2	JAMES HARDIE	7 1/4" CEMENTITIOUS TRIM	SMOOTH, ARTIC WHITE	
TR-3	JAMES HARDIE	7 1/4" CEMENTITIOUS FASCIA BOARD	SMOOTH, ARTIC WHITE	

ALL EXTERIOR FINISHES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING.



3 SOUTH ELEVATION

A4.01 3/16" = 1'-0"

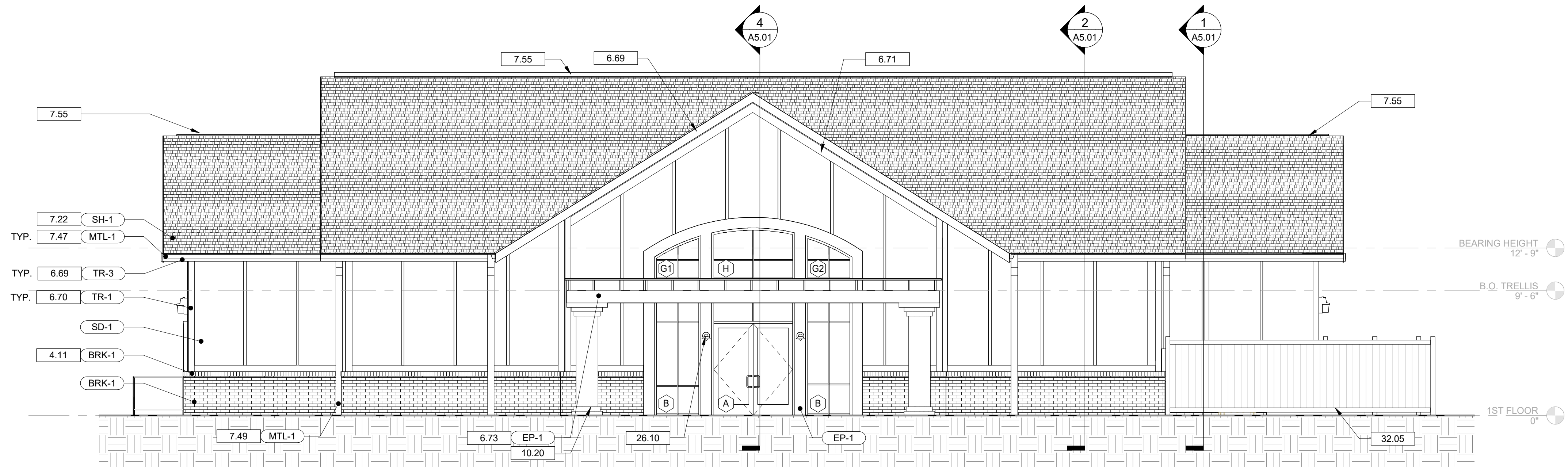


2 EAST ELEVATION

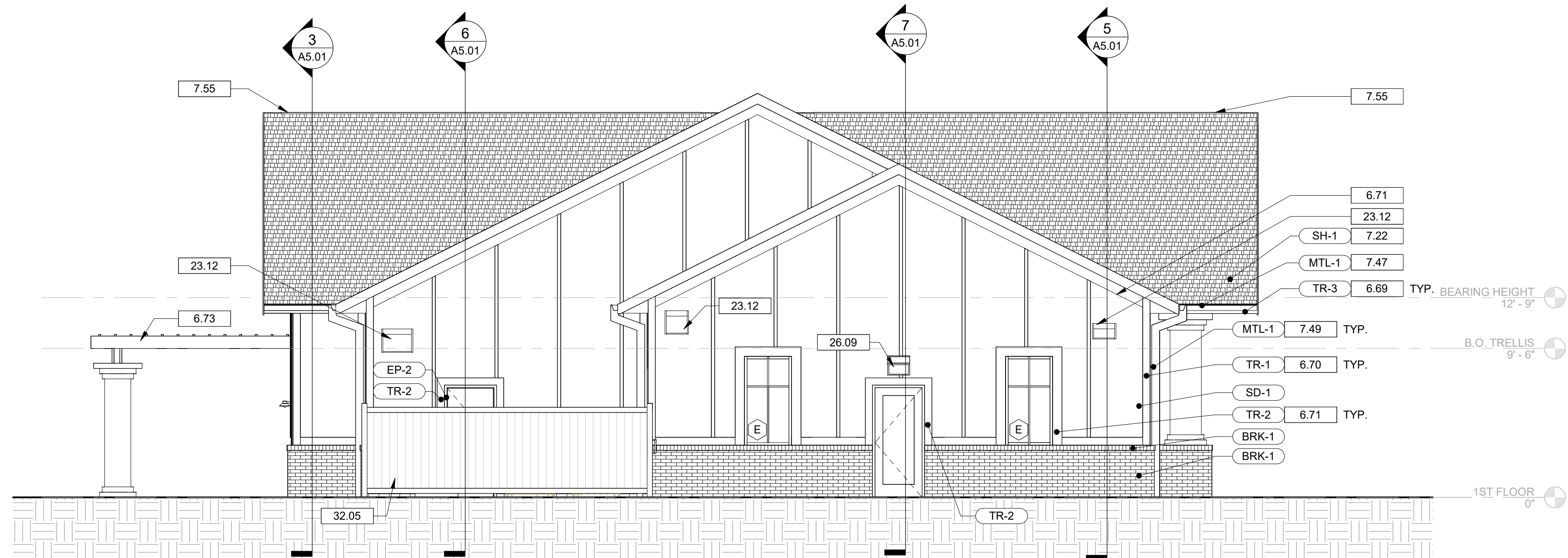
A4.01 3/16" = 1'-0"

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1 NORTH ELEVATION
A4.02 3/16" = 1'-0"



2 WEST ELEVATION
A4.02 3/16" = 1'-0"

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- 7.49 PREFINISHED METAL DOWNSPOUT. PROVIDE BOOT AND TIE-IN TO SUBGRADE STORM DRAINAGE. REFER TO CIVIL DRAWINGS.
- 7.55 SHINGLE OVER RIDGE VENT.
- 10.20 PRE-FABRICATED 20" DIAMETER FIBERGLASS COLUMN COVER.
- 23.12 MECHANICAL MAKEUP AIR LOUVER. REFER TO MECHANICAL DRAWINGS. PAINT TO MATCH EXTERIOR WALL.
- 26.09 EGRESS WALL PACK LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
- 26.10 EXTERIOR DECORATIVE WALL SCONCE.
- 32.05 6'-0" TALL DECORATIVE VINYL PRIVACY SCREEN FENCING WITH 4" POSTS AND SOLID PANEL INFILL.



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**EXTERIOR
ELEVATIONS**

A4.02