

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF JEFF LEWIS, AIA. THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT OF JEFF LEWIS AIA IS PROHIBITED AND INFRINGEMENTS WILL BE SUBJECT TO LEGAL ACTION.

OWNER:  
SANDHILLS MEDICAL FOUNDATION, INC.  
P.O. BOX 366  
MCBEE, SC 29101  
843.335.6762

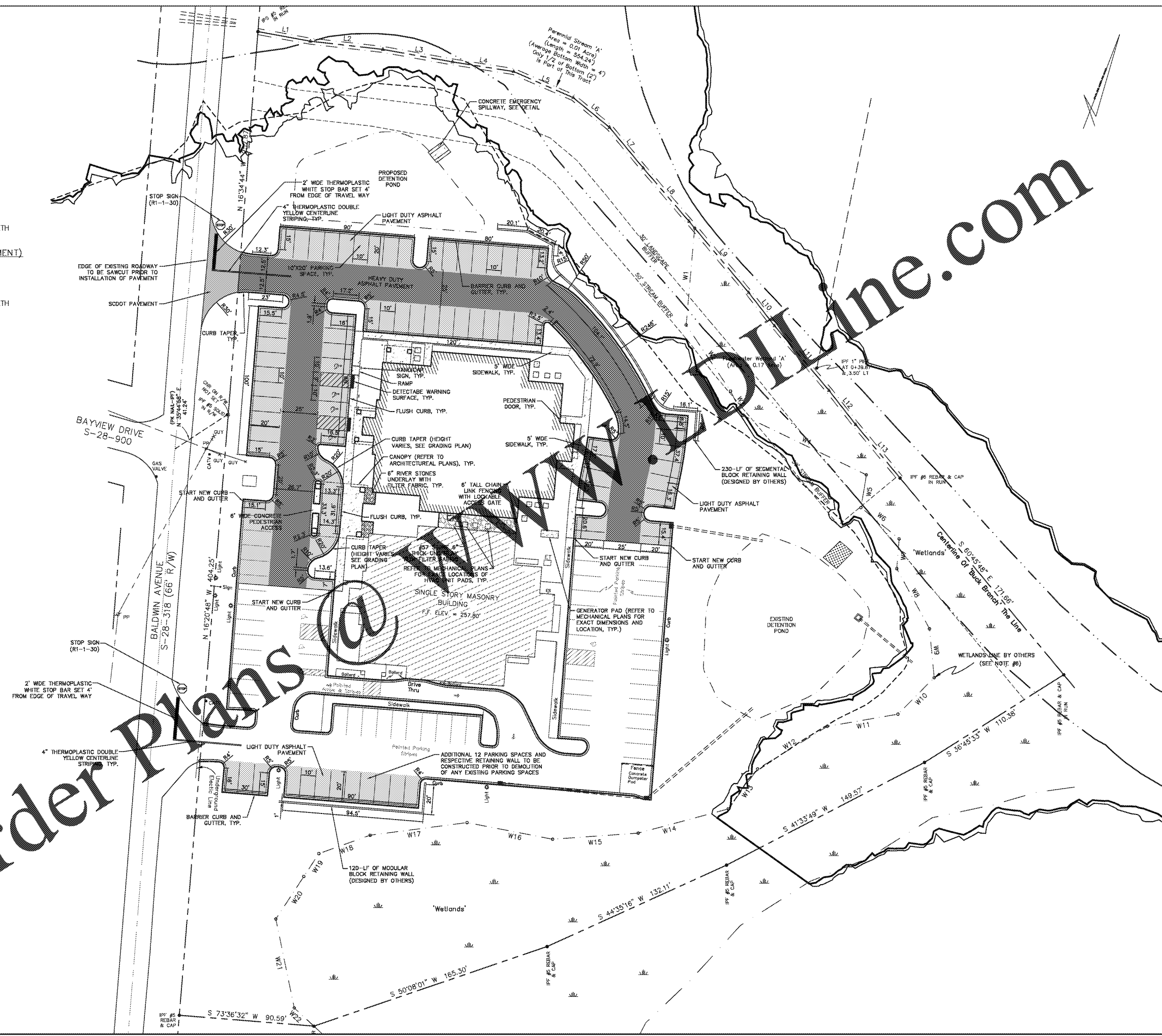
ENGINEER:  
THE LANDPLAN GROUP SOUTH, INC.  
1206 SCOTT STREET  
COLUMBIA, SC 29201  
803.256.0562

PROPERTY INFORMATION:  
TAX MAP NUMBER: 296-00-00-071, 296-00-00-191  
TOTAL AREA: 5.75 ACRES  
ZONING: B-2 (GENERAL BUSINESS DISTRICT)  
EXISTING LAND USE: VACANT  
PROPOSED LAND USE: MEDICAL OFFICE  
PROPOSED BUILDING SIZE: 13,150 SF  
PROPOSED BUILDING HEIGHT: 32'  
PROPOSED PARKING PROVIDED: 84 SPACES  
(4 HANDICAP SPACES)  
REQUIRED PARKING SPACES:  
1 SPACES/200 SF: 66 SPACES  
\*REQUIRED PARKING BASED ON OFFICE OF PHYSICIANS, HEALTH PRACTITIONERS DISTRICT ZONING REGULATIONS BY USE

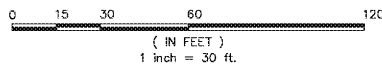
OVERALL SITE (EXISTING AND PROPOSED DEVELOPMENT)  
TOTAL BUILDING SIZE: 25,400 SF  
TOTAL PARKING PROVIDED: 141 SPACES  
(7 HANDICAP SPACES)  
REQUIRED PARKING SPACES:  
1 SPACES/200 SF: 127 SPACES  
\*REQUIRED PARKING BASED ON OFFICE OF PHYSICIANS, HEALTH PRACTITIONERS DISTRICT ZONING REGULATIONS BY USE

SEWER DISPOSAL: KERSHAW COUNTY UTILITIES  
WATER DISTRIBUTION: KERSHAW COUNTY UTILITIES

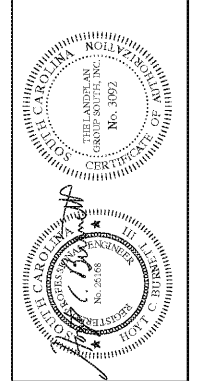
B-2 ZONING REQUIREMENTS:  
FRONT BUILDING SET BACK: 35'  
SIDE BUILDING SETBACK: 40'  
REAR BUILDING SETBACK: 40'  
HEIGHT STANDARDS: 4 STORIES  
MINIMUM LOT AREA: 6,000 SF  
MINIMUM LOT WIDTH: 40'



Order Plans @ [www.dilline.com](http://www.dilline.com)



561 JACOBS MILL POND ROAD  
ELGIN, SOUTH CAROLINA 29945  
803.960.5026 / jeff@jefflewis.com



LUGOFF FACILITY EXPANSION  
SANDHILLS MEDICAL FOUNDATION  
28 BALDWIN AVENUE  
LUGOFF, SOUTH CAROLINA 29078

REV.	DATE	DESCRIPTION
1	8/29/18	Added heavy duty asphalt per fire marshal
2	11/22/19	Revised based on changes to FEMA flood maps.
3	8/11/20	Big Set

JOB # 16-039-1 07.15.2019  
TLPGS NO. 803-A

LAYOUT PLAN  
**C3.0**