



The City of Spartanburg Design Review Board

AGENDA

March 5, 2024, at 6:00 P.M.

**Spartanburg County Council Chambers
366 N. Church Street – Spartanburg, SC 29303**

(Please Note: Items as they appear on the Docket may or may not be considered in the order as they are presented. The Chairman will announce any changes after the roll call).

- I. Call to Order.**
- II. Roll Call.**
- III. Freedom of Information Act Compliance** – Public notification of the Design Review Board meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance
- IV. Approval of Agenda.**
- V. Disposition of the Minutes of February 6, 2024, meeting.**
- VI. Old Business: None.**
- VII. New Business:**
 - 1. DRB-23-020-00003 – The Design Review Board (DRB) has received a request for Preliminary conceptual approval of the buildings form, massing, and placement on the site for the Arcadia Press Arts, LLC Development located at 251 E. Main Street (Tax Map Sheet: 7-12-19-003.00) in the DT-5 (Downtown Code) zoning district. Owner: Michele Cook / Applicant/Agent: Meghan Teague, AIA; Teague Studios.
 - 2. DRB-23-020-00004 – The Design Review Board (DRB) has received a request for Full and Final Approval for the Oakland Avenue Townhomes Development located at 214 and 218 Oakland Avenue (Tax Map Sheet: 7-12-07-118.00 and 7-12-07-117.00) in the DT-5 and DT-4 (Downtown Code) zoning districts. Owner/Applicant: Roy Smalls / Agent: Zedekiah Heydenburg; Site Design Inc.
 - 3. DRB-23-020-00005 – The Design Review Board (DRB) has received a request for Full and Final Approval for the Spartanburg Ballpark Development located at 300 W. Henry Street (Tax Map Sheet: 7-12-14-005.00, 7-12-14-036.00, 7-12-14-037.00) in the DT-5 (Downtown Code) zoning district. Owner/Applicant: Chris Story; City of Spartanburg / Agent: Eric Miller; Johnson Development.
- VIII. Staff Announcements:**
- IX. Adjournment.**

For more information, please call Martin L. Livingston, Jr., AICP, CPM, Community Development Director at (864) 580-5323 or by email at planning@cityofspartanburg.org.

Meeting Minutes of the Design Review Board (DRB)
Tuesday, February 6th, 2024, at 6:00 PM
County Council Chambers

The Design Review Board (DRB) on Tuesday, February 6th, 2024, at 6:00pm. The following Board Members were in attendance: **Lucy Lynch, Alexander Newman, Lauren Rogers, Tori Wallace Babcock and Lukas Hauser.** Representing the City of Spartanburg's Planning Department was **Martin Livingston, Community Development Director; Oksana Holbrooks, Administrative Assistant and Nan Zhou, Planner II.**

Roll Call:

Mr. Newman: Alexander Newman
Ms. Lynch: Lucy Lynch
Mr. Hauser: Lukas Hauser
Ms. Rogers: Lauren Rogers
Ms. Babcock: Tori Wallace Babcock

Ms. Lynch: Per the Freedom of Information Act, public notice of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance. We have one item on the agenda for new business and no old business.

Approval of Agenda

On a motion by Mr. Newman and second by Ms. Rogers, the agenda was approved by a vote of 5 to 0.

Mr. Newman: Motion to approve.
Mr. Hauser: Second
Ms. Lynch: All in favor of approving the amended agenda say aye?
Attendees: Aye.

Ms. Lynch: Okay tonight's agenda is approved. And now has everyone had a chance to review the meeting minutes from January 2nd, 2024?

Approval of Meeting Minutes for January 2nd, 2024

On a motion by Mr. Newman to approved minutes as amended and second by Ms. Babcock, the minutes was approved by a vote of 5 to 0.

Ms. Lynch: Do we need to add a note about the two units facing the park?
Mr. Newman: Yes, the two units had conditional approval that lots be moved to the front.
Motion to approve?
Ms. Lynch: All in favor of approving the minutes with revisions?
Attendees: Aye.

Old Business: None.

New Business:

The Design Review Board (DRB) has received a request for Preliminary conceptual approval of the buildings form, massing, and placement on the site for a New Residence for Tori Lawing located at 186 Harris Place (Tax Map Sheet: 7-12-23-017.00). Owner: Tori Lawing Applicant: Meghan Teague, AIA; Teague Studios.

GENERAL PROJECT OVERVIEW

The proposed 0.13 single family residential project is located on Harris Place (Kennedy Street extension). This project application is sufficiently complete to issue Final Plan Approval. A similar detached single family home application was approved by the DRB in October, 2021. Since the time of the original approval, the ballpark has since been announced and commenced construction less than one block away.

AUTHORITY

This project is zoned DT-5. Design Review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

- Complete

EXCEPTIONS

- 3.3.5 Permitted Parking Location: Requires discretionary relief – recommended for consistency with adjacent Kennedy Street Sideyard Overlay standards – *approved by the DRB in October, 2021*
- 7.1.2 On-Street Parking: Recommended but Discretionary Relief is suggested given the width of the lot's frontage – *approved by the DRB in October, 2021*
- 7.1.4.b. Parking Area Access - Discretionary Relief is recommended to permit front access given the surrounding site conditions – *approved by the DRB in October, 2021*

CODE REVIEW

Exceptions or deviations required are noted in *blue italics*

A. Use Standards: The proposed use (dwelling-single family) is permitted by right.

B. District Standards:

- **3.3.1 Lot Configuration:** *Not applicable*
- **3.3.2 Primary Building Standards:** *Compliant*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Requires discretionary relief – recommended for consistency with adjacent Kennedy Street Sideyard Overlay standards*
- **3.3.6 Building Frontage:** *Stoop - permitted*

C. General Standards:

- Not applicable

D. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space. – *Compliant*
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. – *Compliant*
- **5.1.4 Setbacks:** Front and side setbacks must be consistent with surrounding buildings. – *Compliant (note: as the adjacent house is the only structure in the block, it does not set a precedent in this case)*
- **5.1.5 Adjacent Lots:** Grading between lots to be sensitively considered. – *Not applicable*

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** *Compliance presumed*
- **5.2.2 Solid Waste Storage Areas:** *Compliance presumed*
- **5.2.3 Mechanical and Utility Equipment:** – *Compliant*

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** *Not applicable*
- **6.1.2 General Design Principles - Housing:** – *Compliant*
- **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment:** *Not applicable*
- **6.1.1 General Design Principles - Downtown Should be Urban:** *Compliant*
- **6.1.5 General Design Principles - Put People First:** Streetscapes should be composed of wide sidewalks for walking, seating, public art, and landscaping. – *Compliant*
- **6.2 Required Building Design Standards:**
 - **6.2.1 Architectural Style:** *Compliant*
 - **6.2.2 Compatibility:** *Compliant*
 - **6.2.3 Proportions:** *Compliant*
 - **6.2.4 Wall Materials:** *Compliant*
 - **6.2.5 Façade Treatment:** *Compliant*
 - **6.2.6 Building Entrances:** *Compliant*
- **6.3 Specific Building Design Standards for all D-T4 and Residential Structures**
 - **6.3.1 Roof and Eaves:** *Compliant*
 - **6.3.2 Façade Design:** *Compliant*
 - **6.3.3 Building Entrances:** *Compliant*
 - **6.4.4 Garages**
 - **a. Garage Setbacks:** *Compliant*
 - **b. Garage Width:** *Compliant*
 - **6.3.5 Materials:** *Compliant*

G. Parking:

- **Parking Area Access:** *Parking is provided via a front-loaded driveway. Previous exception was granted by the DRB*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
 - D-T5: 12 ft/14 ft without tree wells; 8 ft sidewalk; trees in wells – *Compliant*

I. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Color:** While the use of black as an exterior color is “on-trend”, it is not grounded in the vernacular of the region. Black can help to “pop” feature elements, but we think that the use of black as the predominant building color lacks visual interest. In this particular case, we would recommend that the window trim be thickened and painted with a light color (white or stained wood to match lower entry) and consider the use of the lighter stained wood in the rake of the roof overhang. The same consideration could be made with the feature window on the gable-end front façade. We are also concerned with use of black on the board and batten walls and feature window inset panel. Black tends to be very unforgiving and large smooth panels tend to weather differently than lap siding, exposing weather damage sooner. As a south-facing home, this elevation will be exposed to weathering much more so than other elevations.
- **West elevation:** There appears to be an outdoor deck that is surrounded by an extension of the gable end wall using the board and batten treatment. First, it appears the window in this location should actually be a doorway based on the floor plan. And, as an outdoor space, we would recommend a stained cedar treatment similar to the entry area rather than extending the board and batten half wall to allow for air circulation on the patio. At a minimum, we recommend that an appropriate cap be placed on the top of the wall.
- **Wall Trim:** There is wall trim depicted on the front gable-end but not on any other elevation. Please confirm.

RECOMMENDATION

We recommend final approval with the design recommendations noted above.

Applicant:

Meghan Teague, AIA; Teague Studios.

Public Comments:

None.

Discussion:

The proposed residence will complement the surround buildings and area.

A motion was made by Ms. Babcock, seconded Ms. Rogers to do a final approval with a condition that window trim will match front elevation by a vote of 5-0.

The Design Review Board (DRB) has received a request for Full and Final Approval for conversion of residential on the first floor located at 249 E. Main Street (Tax Map Sheet: 7-12-19-002.00). Owner/Applicant: Brandon McKillop.

GENERAL PROJECT OVERVIEW

The applicant is seeking to convert an existing one-story commercial building into a two-unit dwelling along Main Street between Broad Street and Dean Street.

AUTHORITY

This project is zoned DT-5. Formal design review and approval by the Design Review Board is required because of the requested change in use on the ground floor along Main Street from commercial to housing. The Board has previously approved the location of residential on the ground floor facing Main Street at their October, 2023 meeting subject to additional design scrutiny for consistency with the intent of the code.

DETERMINATION OF COMPLETENESS

- Application is partially complete for Preliminary Review. Additional questions have been posed to the applicant and are included at the end for additional material. The application still lacks the following:
 - Site plan showing the rear unit access to a sidewalk
 - Roof plan showing location of rooftop units

EXCEPTIONS REQUIRED FOR APPROVAL

- 6.1.2.B Key Principle: Housing – Housing should not be placed on the ground floor frontage in D-T6 and along Main Street. – *Approved by the DRB*

CODE REVIEW

J. Applicability Matrix: This is presumed to be a substantial modification where the improvements are greater than 50% of appraised value or a minor modification. Compliance is required of the expanded building area only (filling in of the front façade) and the landscaping requirements to the extent practical.

K. Use Standards: The proposed use is permitted by right (though not on the street facing side).

L. District Standards:

- **3.3.1 Lot Configuration:** *Compliant*
- **3.3.2 Primary Building Standards:** *Compliant*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Not applicable*

3.3.6 Building Frontage: *Shopfront – permitted – awning or canopy required*

M. General Standards:

- Not applicable

N. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space. *Compliant*

O. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** *Compliant*
- **5.2.2 Solid Waste Storage Areas:** *No information provided*
- **5.2.3 Mechanical and Utility Equipment:** *No information provided*

P. Building Standards:

- **6.1.2 General Design Principles - Housing:** Housing should not be placed on the ground floor
- frontage in D-T6 and along Main Street. – *DRB previously approved exception*
- **6.1.3 General Design Principles – Mixed-Use Infill and Redevelopment:** *Compliant*
- **6.1.4 General Design Principles – Downtown Should be Urban:** *Compliant*
- **6.1.5 General Design Principles - Put People First:** Ground floor activity is critical to pedestrian comfort and activity. Long expanses of inactivity are strongly discouraged. – *DRB previously approved exception*
- **6.2 Required Building Design Standards:**
 - **6.2.1 Architectural Style:** *Compliant*
 - **6.2.2 Compatibility:** *Compliant*
 - **6.2.3 Proportions:** *Compliant*
 - **6.2.4 Wall Materials:** *Compliant*
 - **6.2.5 Façade Treatment:** *Compliant*
 - **6.2.6 Building Entrances:** *Compliant*
- **6.3 Specific Building Design Standards for Residential Structures/Frontages in D-T5 (option a)**
 - **6.3.1 Roof and Eaves:** *Compliant*
 - **6.3.2 Façade Design:** *Presumed Compliant – Calculation not provided*
 - **6.3.3 Building Entrances: Raised Entries** *Not Compliant – Exception provided by the DRB subject to enhanced design*
 - **6.3.5 Materials:** *Compliant*
- **6.4 Specific Building Design Standards for Mixed-use and Commercial Buildings in D-T5 (option b)**
 - **6.4.1 Roof and Eaves:** *Compliant*
 - **6.4.2 Canopies/Awnings:** *Existing canopy to be removed*
 - **6.4.3 Encroachments:** *Not applicable*
 - **6.4.4 Ground Level Detailing:** *Compliant*
 - **6.4.5 Materials:** *Compliant*

Q. Parking:

- **Not Applicable**

R. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:** 12 ft streetscape zone with a minimum 8 ft sidewalk and trees planted in wells consistent with downtown standards (40 ft on-center). - *One tree is required if there are no conflicts with underground utilities*

S. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Front Unit Entry:** The proposed front façade is consistent with the neighboring commercial properties though we continue to question the direct access entry from the sidewalk into the living space of the unit. The code requires that residential units be elevated to provide a sense of privacy from the sidewalk but no alternate configuration has been provided. We would strongly encourage some type of visual offset or an entry vestibule to provide a more appropriate transition to the private space.
- **Rear Unit:** We remain very concerned about the quality of the space for the rear unit. There is very little natural light into the unit and the stairs from the entry drops to an unfinished landing. Additionally, there is no sidewalk that would provide all-weather access into the unit from the public sidewalk or parking area.
- **Rooftop units:** No rooftop plan was provided and we do not know the location of the rooftop mechanical units and if they will be properly screened.
- **Street Tree required:** Because the application is a change in use, the streetscape is required to be upgraded. Consistent with the downtown standards, one street tree is required, using a tree well.
- **Front Façade Canopy/Awning:** The existing canopy is being removed and no replacement has been provided. It is appropriate to provide some type of covering over a doorway, at a minimum, to provide shelter from the elements before entry. Along Main Street, the canopies and awnings of buildings also provide shelter from sun and rain to pedestrians walking by. It appears that no canopies or awnings have been provided in the renovation of the facades of the neighboring buildings, however, that should not be the precedent. Because this application requires Board approval, we strongly recommend the installation of some type of a canopy or awning that is consistent with the other commercial storefronts along Main Street and with the code requirements.

RECOMMENDATION

We remain very concerned that the quality of the residential units and the renovation of the façade are inconsistent with a Main Street location. While the DRB previously approved the conversion of the space to residential, they were very clear that they wanted to see that the level of investment was consistent with its Main Street location.

At present, we lack details about a rear entry landing and sidewalk as well as the location for rooftop mechanical equipment locations. In addition, we question the interior arrangement of the units to provide a sense of privacy that is consistent with other standards in the code for ground floor residential (e.g., elevated entries, landscape setback, courtyards). We are also very

concerned that the lack of natural light into the rear unit makes for a very substandard living experience. To be clear, we are supportive of a wide diversity of housing affordability throughout the community and do not believe that this needs to be a luxury unit to fit in. However, along Main Street, the expectations are much higher than they would be if they were in a neighborhood setting and to be clear, we would have the same concerns of the quality of the interior space and its lack of natural light in any location.

We believe that the applicant would greatly benefit from design assistance from an architect or housing designer.

Applicant:

Brandon McKillop

Public Comments:

None.

Discussion:

The applicant did not have sufficient amount of specifications or drawings presented. They would greatly benefit from design assistance from an architect or housing designer.

No motion was made, but a recommendation for continuance to next month's meeting until ready to present by a vote of 5-0.

Staff Announcements: None

Adjourn meeting at 7:35 PM

Lucy Lynch, Chairperson

SUBJECT

DRB-251 E. Main Street

DATE

02/01/2024

DEPARTMENT

Community Development

COPIES TO

City Staff

TO

Members of the Spartanburg Design Review Board

TAX ID #

7-12-19-003.00

PROJECT NUMBER

10-210098.00

NAME

Craig Lewis, Urban Design Consultant

craig.lewis@arcadis.com

GENERAL PROJECT OVERVIEW

The applicant is seeking to renovate an existing one-story commercial building as an artist studio along Main Street between Broad Street and Dean Street.

AUTHORITY

This project is zoned DT-5. Formal design review and approval by the Design Review Board is required due to the substantial renovation of the front façade.

DETERMINATION OF COMPLETENESS

- Application is complete

EXCEPTIONS REQUIRED FOR APPROVAL

- 3.3.6 Building Frontage and 6.1.5.A – An awning or canopy is required across the frontage of the façade to provide pedestrian comfort

CODE REVIEW

A. Applicability Matrix: This is presumed to be a substantial modification where the improvements are greater than 50% of appraised value or a minor modification. Compliance is required of the expanded building area only (filling in of the front façade) and the rear entry.

B. Use Standards: The proposed use is permitted by right.

C. District Standards:

- **3.3.1 Lot Configuration:** *Compliant*
- **3.3.2 Primary Building Standards:** *Compliant*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Not applicable*
- **3.3.6 Building Frontage:** *Shopfront – permitted – awning or canopy required (see Additional Comment Below)*

D. General Standards:

- Not applicable

E. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space. *Compliant*

F. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** *Compliant*
- **5.2.2 Solid Waste Storage Areas:** *Not applicable*
- **5.2.3 Mechanical and Utility Equipment:** *Located in rear yard*

G. Building Standards:

- **6.1.2 General Design Principles - Housing:** *Not applicable*
- **6.1.3 General Design Principles – Mixed-Use Infill and Redevelopment:** *Compliant*
- **6.1.4 General Design Principles – Downtown Should be Urban:** *Compliant*
- **6.1.5 General Design Principles - Put People First:** *Need a canopy to provide pedestrian comfort*
- **6.2 Required Building Design Standards:**
 - **6.2.1 Architectural Style:** *Compliant*
 - **6.2.2 Compatibility:** *Compliant*
 - **6.2.3 Proportions:** *Compliant*
 - **6.2.4 Wall Materials:** *Compliant*
 - **6.2.5 Façade Treatment:** *Compliant*
 - **6.2.6 Building Entrances:** *Compliant*
- **6.4 Specific Building Design Standards for Mixed-use and Commercial Buildings in D-T5 (option b)**
 - **6.4.1 Roof and Eaves:** *Compliant*
 - **6.4.2 Canopies/Awnings:** *Compliant but see also additional comments*
 - **6.4.3 Encroachments:** *Compliant*
 - **6.4.4 Ground Level Detailing:** *Compliant*
 - **6.4.5 Materials:** *Compliant*

H. Parking:

- **Not Applicable**

I. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:** 12 ft streetscape zone with a minimum 8 ft sidewalk and trees planted in wells consistent with downtown standards (40 ft on-center). – *Not applicable*

J. Signage: *Not applicable.*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Provision of Canopy or Awning:** Along Main Street, the canopies and awnings of buildings provide shelter from sun and rain to pedestrians walking by. It appears that no canopies or awnings have been provided in the renovation of the facades of the neighboring buildings, however, that should not be the precedent. Because this application requires Board approval, we typically recommend the installation of some type of a canopy or awning that is consistent with the other commercial storefronts along Main Street and with the code requirements. In this case, the client has requested an exception to our standards based on the following request:
 - *There is a desire to maximize the natural light into the building along the frontage and the placement of a canopy or awning across the full frontage would be challenging for this building as it is north facing, short in height and relatively narrow. We believe that the entrance canopy is of sufficient width to ensure pedestrian comfort while providing relief from the elements for both building tenants and passersby.*

251 East Main Street
Spartanburg Design Review Board
2/29/2024

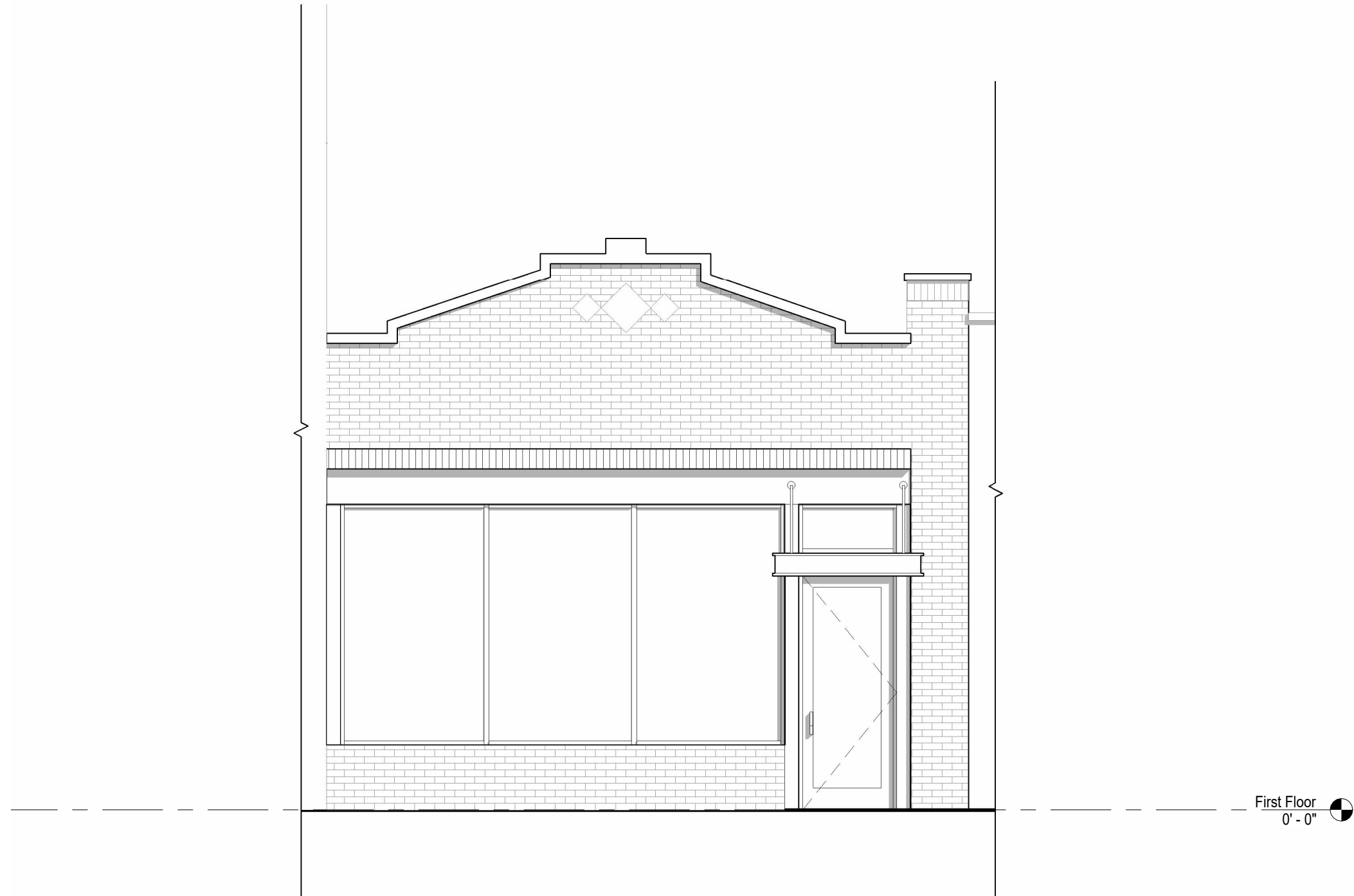
RECOMMENDATION

We recommend final approval of the application including the granting of an exception to minimize the required canopy to span only the entry.

Craig Lewis, FAICP, LEED AP, CNU-A
Phone: 704-609-9841
craig.lewis@arcadis.com

DOWNTOWN STOREFRONT UPFIT

upfitting an existing storefront at 251 E Main Street in downtown Spartanburg.



URBAN CONTEXT



Vicinity Map

URBAN CONTEXT



Proximity Map

URBAN CONTEXT



photographs from north side of E Main Street looking south



photographs from site looking north

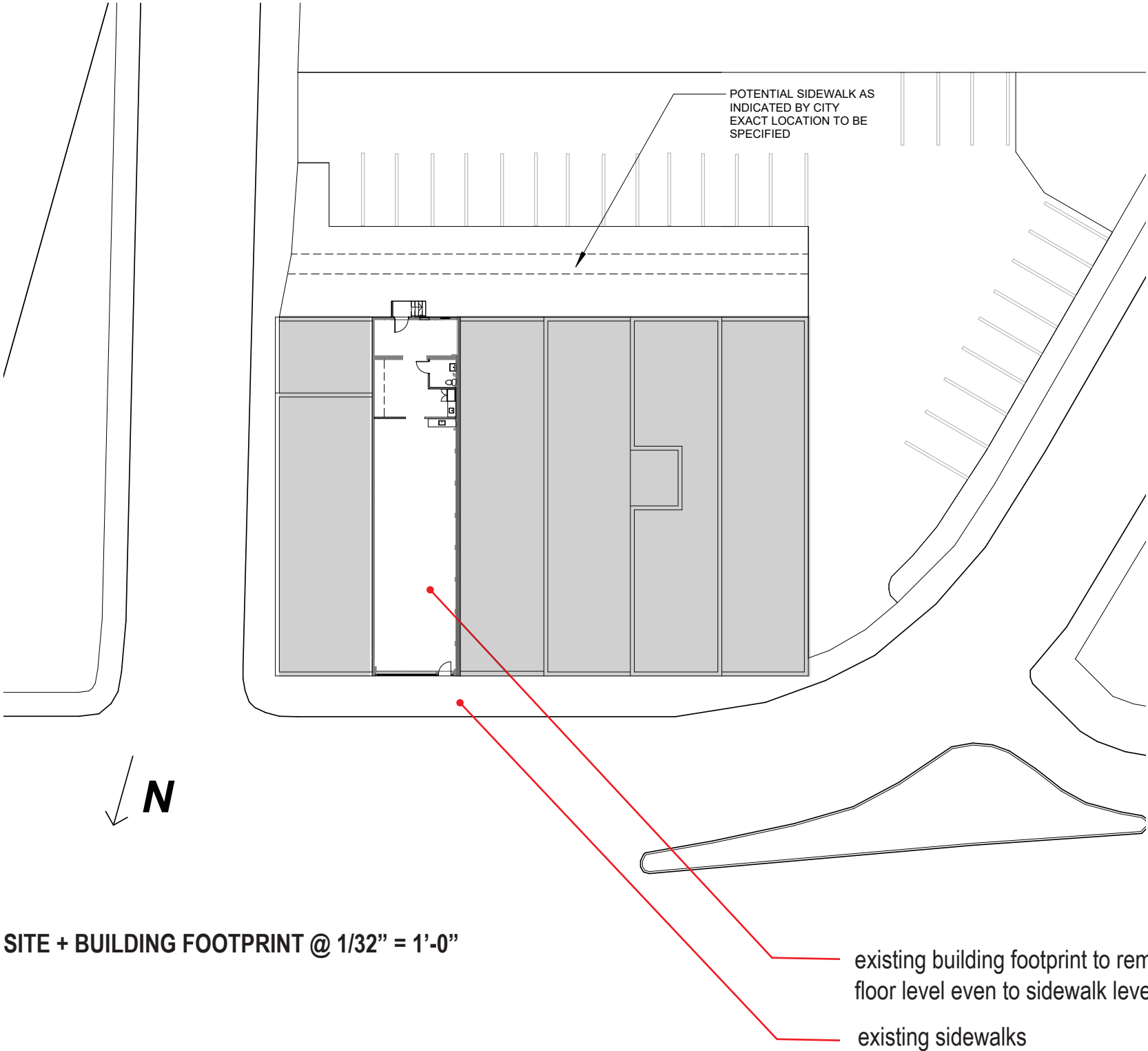


photographs looking at the rear of the building

DOWNTOWN CODE COMPLIANCE

Spartanburg Downtown Code Compliance for 251 E Main Street DT-5 - gateway corridors and blocks surrounding the downtown core

Code Section	Section Title	Requirement	Compliance
3.1.4	Use Standard by Zone	Studio – Art, dance, martial arts, music	✓
3.3	District Standards		
3.3.2	Primary Building Standards	no change	✓
6.4	Specific Building Design Standards		
6.4.1	Roof and Eaves		
	a. flush eaves must be finished by profiled molding or gutters.		✓
	b. All rooftop equipment must be screened from view		
6.4.3	Ground Level Detailing		
	a. Minimize Blank Walls: Expanses of blank walls may not exceed 20 feet in length. (A "blank wall" is a facade that does not contain transparent windows or doors.)		✓
	b. Ground-Level Glazing: Window glazing and doorways must be the predominant features in the street-level facade. Exterior burglar bars, fixed "riot shutters," or similar security devices must not be visible from the public right-of-way. All ground level windows must provide direct views to the building's interior extending a minimum of 6 feet behind the window.		✓



EXISTING STREET ELEVATION

DOWNTOWN CODE COMPLIANCE



Elevations @ 1/8" = 1'-0"

c. Transparency Zone: Glazing that is transparent under all lighting conditions must extend from a base of contrasting material (not exceeding four (4) feet in height above the adjacent grade) to at least the height of the door head. However, spandrel or colored glass may be used above the height of the door head. Glazing must extend from the corner of the front facade for a depth equal to: 1. Shopfront Frontage Transparency per Section 4.2: At least seventy (70) percent of the length of building along all street side building facades.

✓

6.4.4 Materials

Commercial building walls must be brick, pre-cast concrete, cut stone (residential applications such as field stone and ledge stone are prohibited), cementitious fiber board, or wood clapboard. Regular or decorative concrete block and EIFS-type stucco may be used on building walls not visible from a public street or as an accent material only. All accessory buildings must be clad in materials similar in appearance to the principal structure.

✓

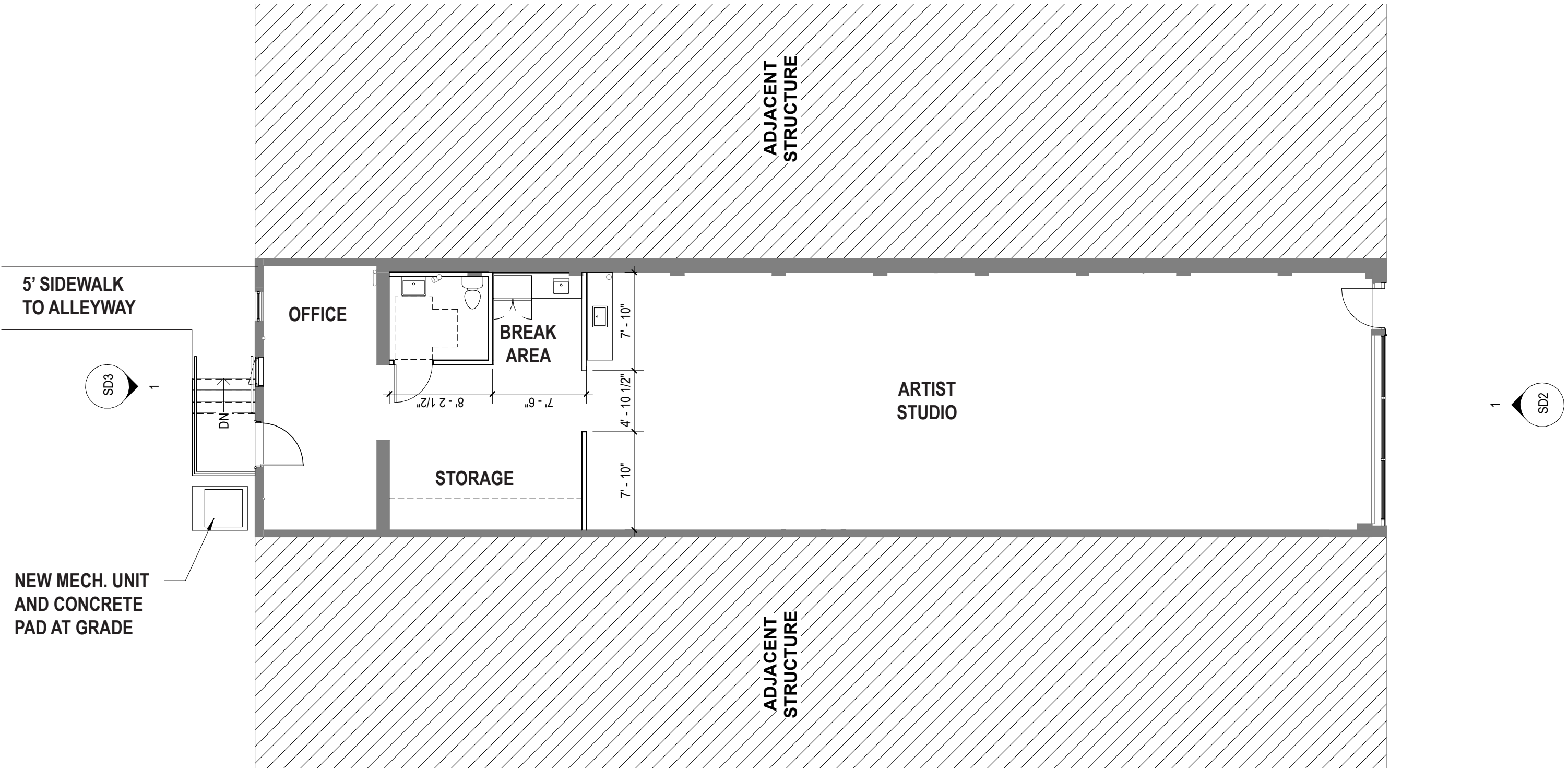
8.1 Required Streetscape

no change

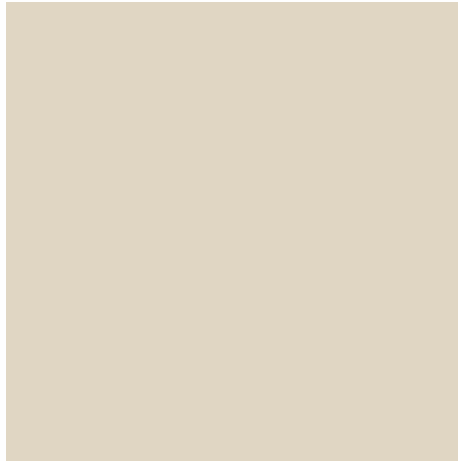
✓

- at least 70% glazing on street frontage
- original brick facade to remain; painted
- existing gutter and downspout to remain

BUILDING DESIGN



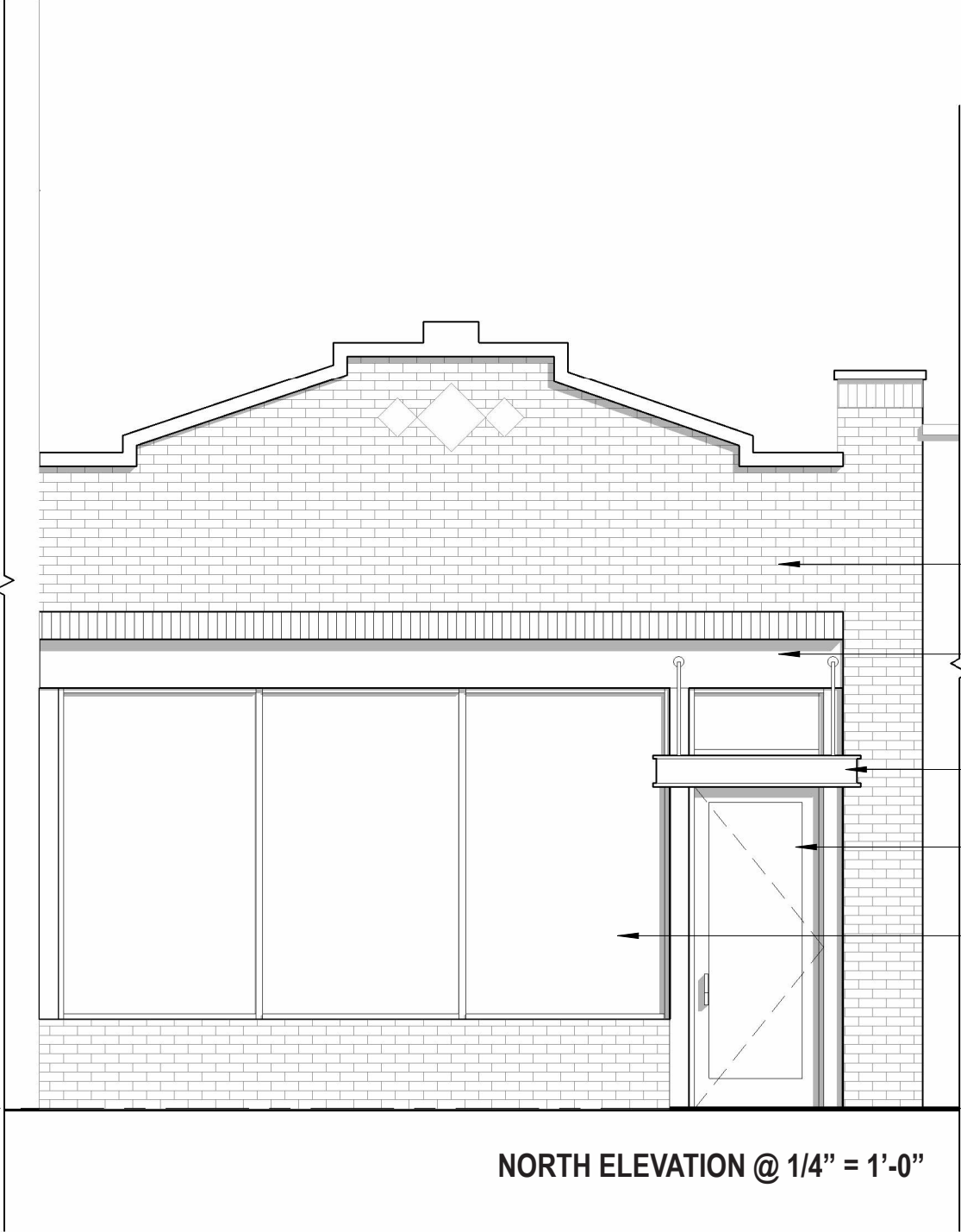
1ST FLOOR @ 1/4" = 1'-0"



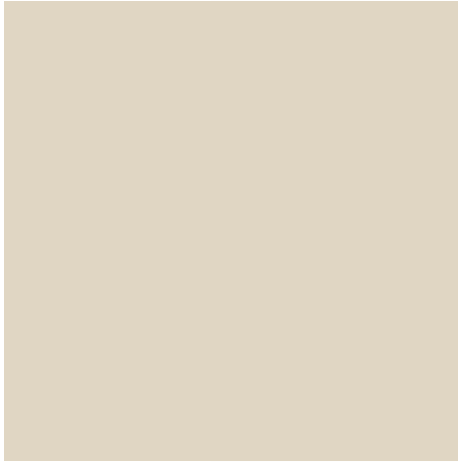
VALSPAR LION OF HADRIAN
8007-9G



EXTERIOR WINDOW FINISH
GUNMETAL



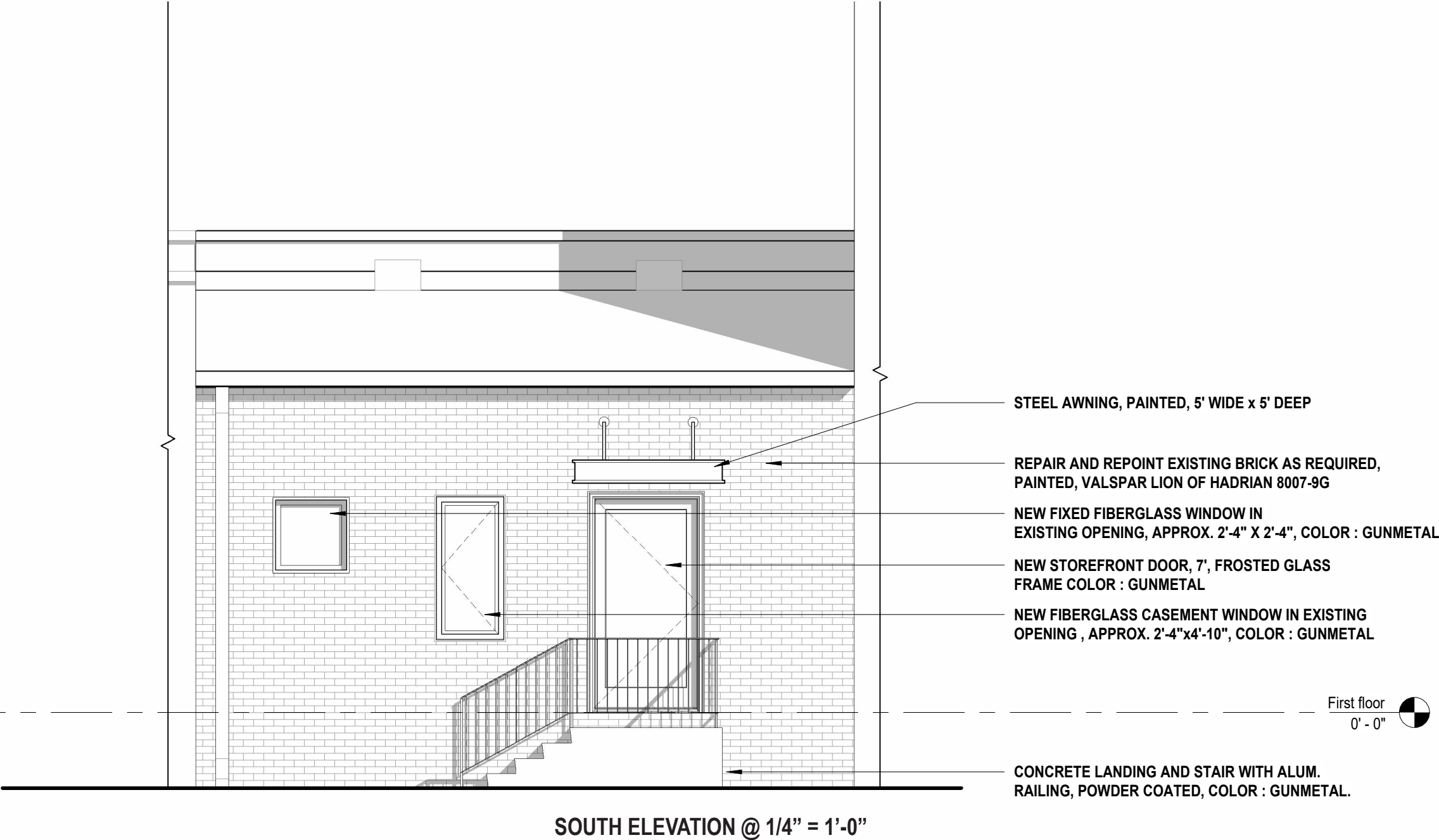
NORTH ELEVATION @ 1/4" = 1'-0"



VALSPAR LION OF HADRIAN
8007-9G



EXTERIOR WINDOW FINISH
GUNMETAL



SUBJECT
DRB-214 Oakland Avenue

DATE
2/29/2024

DEPARTMENT
Community Development

COPIES TO
City Staff

TO
Members of the Spartanburg Design Review Board

OUR REF
7-12-07-118.00 & 117.00

PROJECT NUMBER
10-210098.00

NAME
Craig Lewis, Urban Design Consultant
craig.lewis@arcadis.com

GENERAL PROJECT OVERVIEW

The proposed 10-unit townhome project sits on 0.52 acres across two lots at the corner of Oakland Avenue and East Saint John Street. The southern parcel along East Saint John is an existing parking lot and is nearly completely impervious. There is a 20" water oak tree on the 218 Oakland Avenue parcel located in the front setback area. The proposed units are intended to be for-sale, necessitating a subdivision plat (presumably as a condominium project) prior to final approval. The project received preliminary approval at the January 2, 2024 meeting.

AUTHORITY

This project is split zoned with the northern parcel (218 Oakland) zoned D-T4 and the parcel along East Saint John Street (214 Oakland) zoned D-T5. Without a rezoning to consolidate the zoning across the entire site, each parcel will have to express compliance individually. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

- Application complete however the following required supplemental information
 - Buildings elevations do not show elevation details
 - Landscape plan lacks information on the side and back of Units 3-6

EXCEPTIONS

- 6.4.4 Garage Access: Units 3-6 have front loaded garages that are not recessed and exceed 50% of the façade
 - *Applicants have provided a decorative garage door with a dark bronze color to minimize its visual impact as an alternative to this requirement.*

CODE REVIEW

Exceptions or deviations required are noted in *blue italics*

A. Use Standards: The proposed use (dwelling-multi-family) is permitted by right in both districts.

B. District Standards:

- **3.3.1 Lot Configuration:** *Not applicable*
- **3.3.2 Primary Building Standards:** Lots 1 & 2 are subject to D-T4 standards and the remaining are subject to D-T5. – *Exception Approved 1/2/2024*

- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Compliant for Lots 1-2 and 7-10*
- **3.3.6 Building Frontage:** *Stoop - permitted*

C. General Standards:

- *Not applicable*

D. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space. - *Lots 3-6 front the interior court/alley - Exception Approved 1/2/2024*
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. *Non-compliant for Lots 3-6 - Exception Approved 1/2/2024*
- **5.1.4 Setbacks:** Front and side setbacks must be consistent with surrounding buildings. *Non-compliant for Lots 1-2 - Exception Approved 1/2/2024*
- **5.1.5 Adjacent Lots:** Grading between lots to be sensitively considered. *Non-compliant for Lots 3-6*

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** *Compliance presumed*
- **5.2.2 Solid Waste Storage Areas:** *Sutera location shown on plan - compliant*
- **5.2.3 Mechanical and Utility Equipment:** *Compliance to be confirmed with final approval*

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** *Not applicable*
- **6.1.2 General Design Principles - Housing:** *Not applicable*
- **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment:** *Not applicable*
- **6.1.1 General Design Principles - Downtown Should be Urban:** *Compliant*
- **6.1.5 General Design Principles - Put People First:** Streetscapes should be composed of wide sidewalks for walking, seating, public art, and landscaping. - *Exception Approved 1/2/2024– note that the current drawings do not show the correct streetscape improvements along both street frontages in the building elevation and model drawings. The landscape plan shall be the prevailing document.*
- **6.2 Required Building Design Standards:**
 - **6.2.1 Architectural Style:** *Compliant*
 - **6.2.2 Compatibility:** *Compliant*
 - **6.2.3 Proportions:** *Compliant*
 - **6.2.4 Wall Materials:** *Compliant – See Additional Comments*
 - **6.2.5 Façade Treatment:** *Compliant*
 - **6.2.6 Building Entrances:** *Non-compliant for Lots 3-6 - Exception Approved 1/2/2024*
- **6.4 Specific Building Design Standards for all D-T4 and Residential Structures**
 - **6.3.1 Roof and Eaves:** *Flat roofs in D-T4 - Exception Approved 1/2/2024*
 - **6.3.2 Façade Design:** *Compliance presumed but needs to be confirmed with measurements*
 - **6.3.3 Building Entrances:** *Model depicts intended compliance.*
 - **6.4.4 Garages**
 - **a. Garage Setbacks:** *Garages on Lots 3-6 are not recessed a minimum of 5 ft – Exception Required*
 - **b. Garage Width:** *Garages on Lots 3-6 may not exceed 50% of the façade width – Exception Required*
 - **6.3.5 Materials:** *Compliant*

G. Parking:

- **Parking Area Access:** *Parking is provided via a rear court/alley*

H. Streetscape and Site Landscaping:

• **8.1 Required Streetscape:**

- D-T4: 11 ft zone with 6 foot planting strip; trees every 50 ft; and a 5 ft sidewalk – *The landscape plan (this is the prevailing document) shows compliance with the following changes – replace the two Redbuds along Oakland with Nuttall Oaks*
- D-T5: 12 ft/14 ft without tree wells; 8 ft sidewalk; trees in wells – *The landscape plan (this is the prevailing document) show compliance with the following changes – replace the Nuttall Oak along East Saint John with a Redbud (may be in sight distance triangle either way – please confirm)*

I. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Elevation Details:** The submitted elevation drawings lack some of the usual detail required for final approval. We recommend approval subject to inclusion of the following notes on the plan:
 - *All changes in materials shall terminate at inside corners.*
 - *Windows shall be inset from the exterior wall material and shall have a sill.*
 - *All casing shall be a minimum of 3 ½ inches in width.*
- **Landscape Plan:** Please provide landscape plan detail for the side and rear of Units 3-6 (e.g., vegetation, ground cover, fences, retaining walls)
- **Façade Materials:** There seems to be an unnecessary variety of façade treatments and we would recommend some simplification. Specifically, we strongly urge consistent spacing for all board and batten elements with battens spaced 10-12" apart. Traditionally horizontal lap siding, when used, is the predominant façade material with b&b utilized for bays, gable ends, and other notable façade elements. On your façade, we recommend the use of b&b on the upper story and lap siding for the rest of the building. This provides a balanced "verticals over horizontals" which tends to be more visually pleasing. Alternatively, if you wish to keep the current arrangement, we recommend a standard batten width of 10-12". There is a practical element to this recommend, in addition to the design aesthetic. It's been our observation that maintaining a smooth finish paint across a large uninterrupted area is difficult. These areas tend to show wear much quicker because they don't have the shadow lines of battens to conceal the wear.

RECOMMENDATION

We recommend final approval conditioned on the modifications noted above.

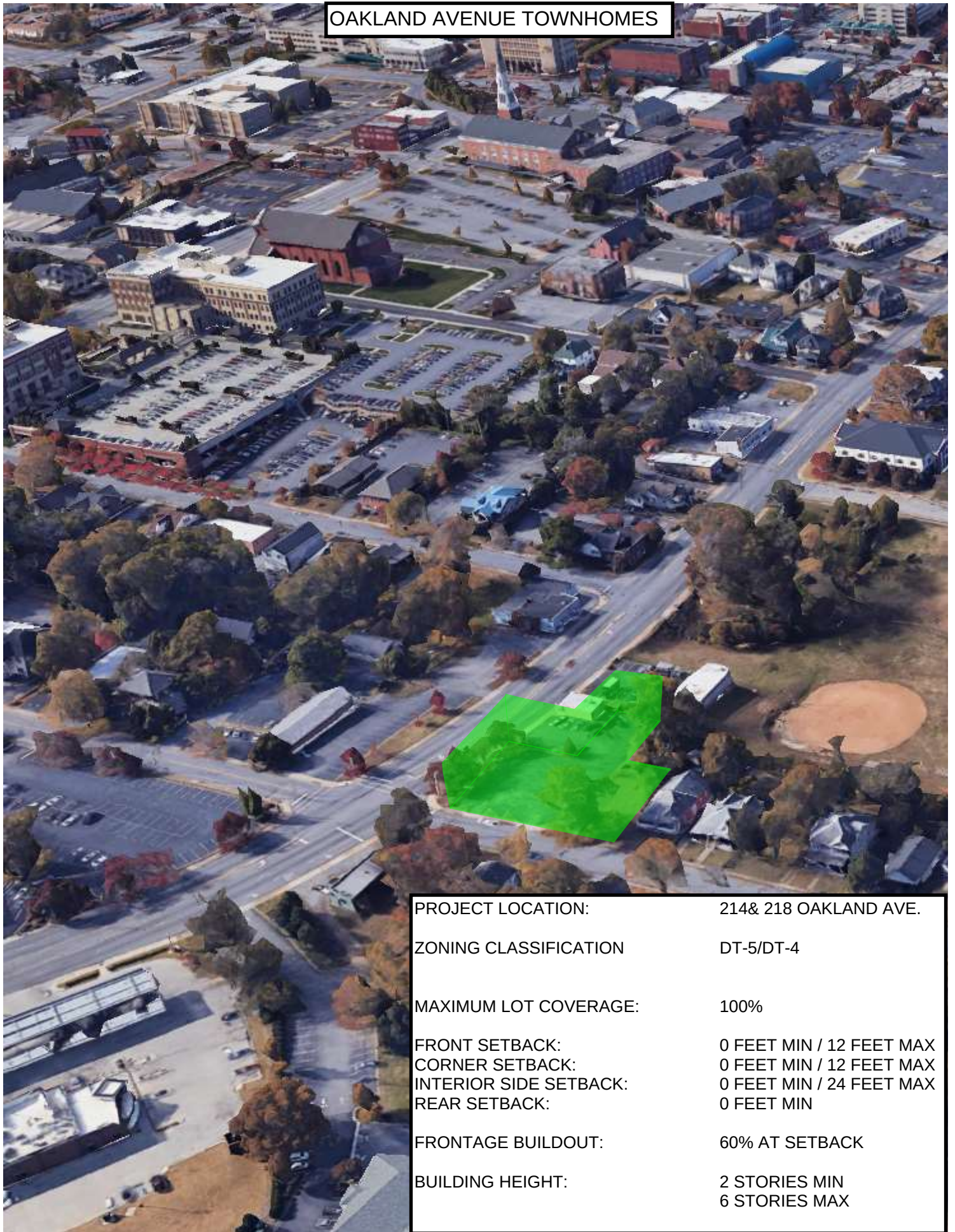
Craig Lewis, FAICP, LEED AP, CNU-A
Phone: 704-609-9841
craig.lewis@arcadis.com

OAKLAND AVENUE TOWNHOMES

PROJECT SITE

PROJECT LOCATION:	214& 218 OAKLAND AVE.
ZONING CLASSIFICATION	DT-5/DT-4
MAXIMUM LOT COVERAGE:	100%
FRONT SETBACK:	0 FEET MIN / 12 FEET MAX
CORNER SETBACK:	0 FEET MIN / 12 FEET MAX
INTERIOR SIDE SETBACK:	0 FEET MIN / 24 FEET MAX
REAR SETBACK:	0 FEET MIN
FRONTAGE BUILDOUT:	60% AT SETBACK
BUILDING HEIGHT:	2 STORIES MIN 6 STORIES MAX

OAKLAND AVENUE TOWNHOMES



PROJECT LOCATION:	214& 218 OAKLAND AVE.
ZONING CLASSIFICATION	DT-5/DT-4
MAXIMUM LOT COVERAGE:	100%
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OAKLAND AVENUE TOWNHOMES



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OAKLAND AVENUE TOWNHOMES



OAKLAND AVENUE TOWNHOMES



OAKLAND AVENUE TOWNHOMES



ECO-PRIORA PERMEABLE PAVER SYSTEM (OR EQUIVALENT):





SHADE FOR EXTERIOR GOOSENECK
WALL-MOUNTED LIGHT FIXTURE AND
CEILING-MOUNTED PENDANT
COLOR: SATIN BLACK



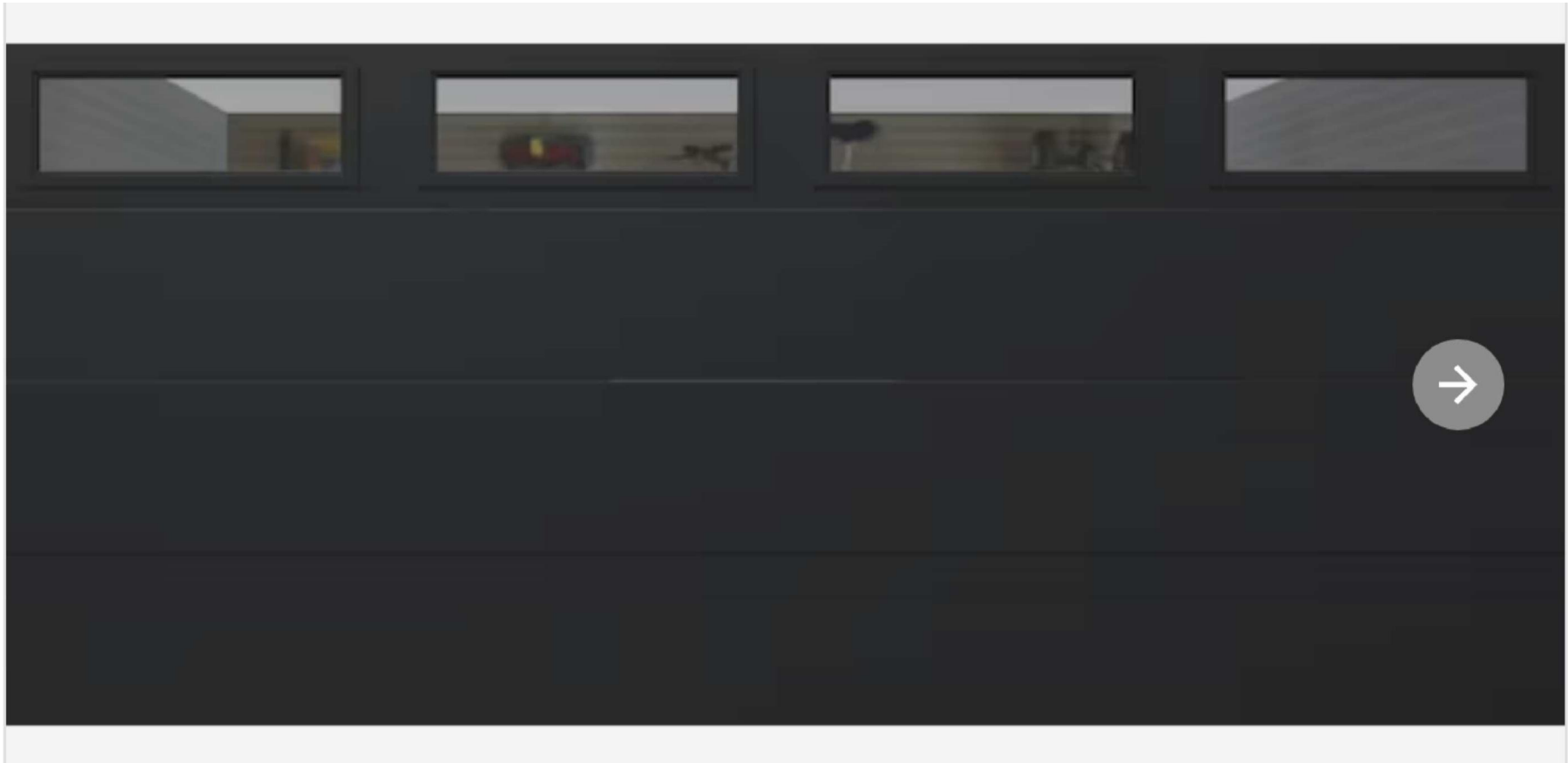
EXTERIOR MAHOGANY DOOR
WITH GLASS
COLOR: STAINED MEDIUM GRAY



EXTERIOR WINDOW CUSTOM
DOUBLE HUNG (2 OVER 2)
COLOR: MEDIUM GRAY



STONE VENEER: MDM STONWORKS
GLACIER BLUFF: CHARLESTON COBBLE
COLOR: MEDIUM GRAY



INSULATED GARAGE DOOR WITH WINDOWS
COLOR: BLACK



FIBER CEMENT BOARD
PLANK LAP SIDING SMOOTH FINISH



FIBER CEMENT BOARD
PANEL BOARD/BATTEN SIDING SMOOTH FINISH



EXTERIOR PAINT
SHERWIN WILLIAMS: ALABASTER SW 7008

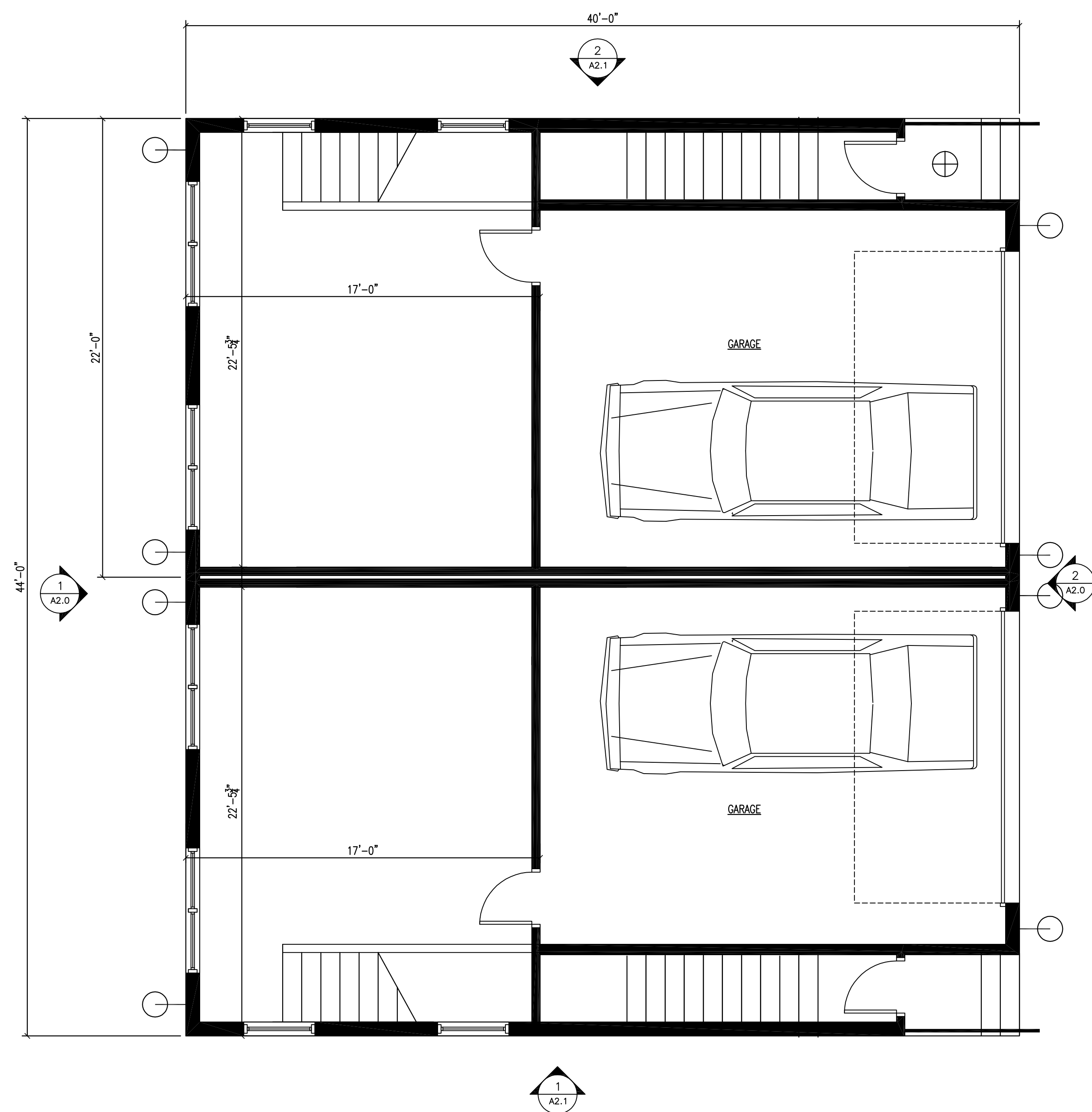
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DIRECT: 803.730.5864

DUPLEX TOWNHOMES (3-6)
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

SHEET NO.
A0.0
JOB NO.
DATE: 11.10.23



Architectural floor plan of a two-story residential building, showing two identical units (top and bottom) separated by a central corridor. The plan includes room labels, dimensions, and section cut symbols.

Top Unit:

- Family Room:** Located on the left side of the unit.
- Kitchen:** Located in the center of the unit, featuring a double window (DW) and a sink.
- Dining:** Located to the right of the kitchen, with a width of 9'-11 1/8".
- Half Bath:** Located on the right side of the unit, containing a toilet and a sink.
- Balcony:** Located on the far right side of the unit.

Bottom Unit:

- Family Room:** Located on the left side of the unit.
- Kitchen:** Located in the center of the unit, featuring a double window (DW) and a sink.
- Dining:** Located to the right of the kitchen, with a width of 9'-11 1/8".
- Half Bath:** Located on the right side of the unit, containing a toilet and a sink.
- Balcony:** Located on the far right side of the unit.

Dimensions and Section Cuts:

- Overall Width:** 40'-0" (top) and 44'-0" (left).
- Overall Height:** 5'-0" (top), 15'-0" (right), and 24'-0" (bottom).
- Room Dimensions:**
 - Kitchen width: 4'-7 1/2"
 - Dining width: 9'-11 1/8"
 - Half Bath width: 10'-5 3/8"
 - Balcony width: 5'-0"
 - Bottom unit width: 5'-6"
- Section Cuts:**
 - A2.0:** Indicated by circular symbols with arrows pointing left (top) and right (bottom).
 - A2.1:** Indicated by circular symbols with arrows pointing up (top) and down (bottom).

[illegible]

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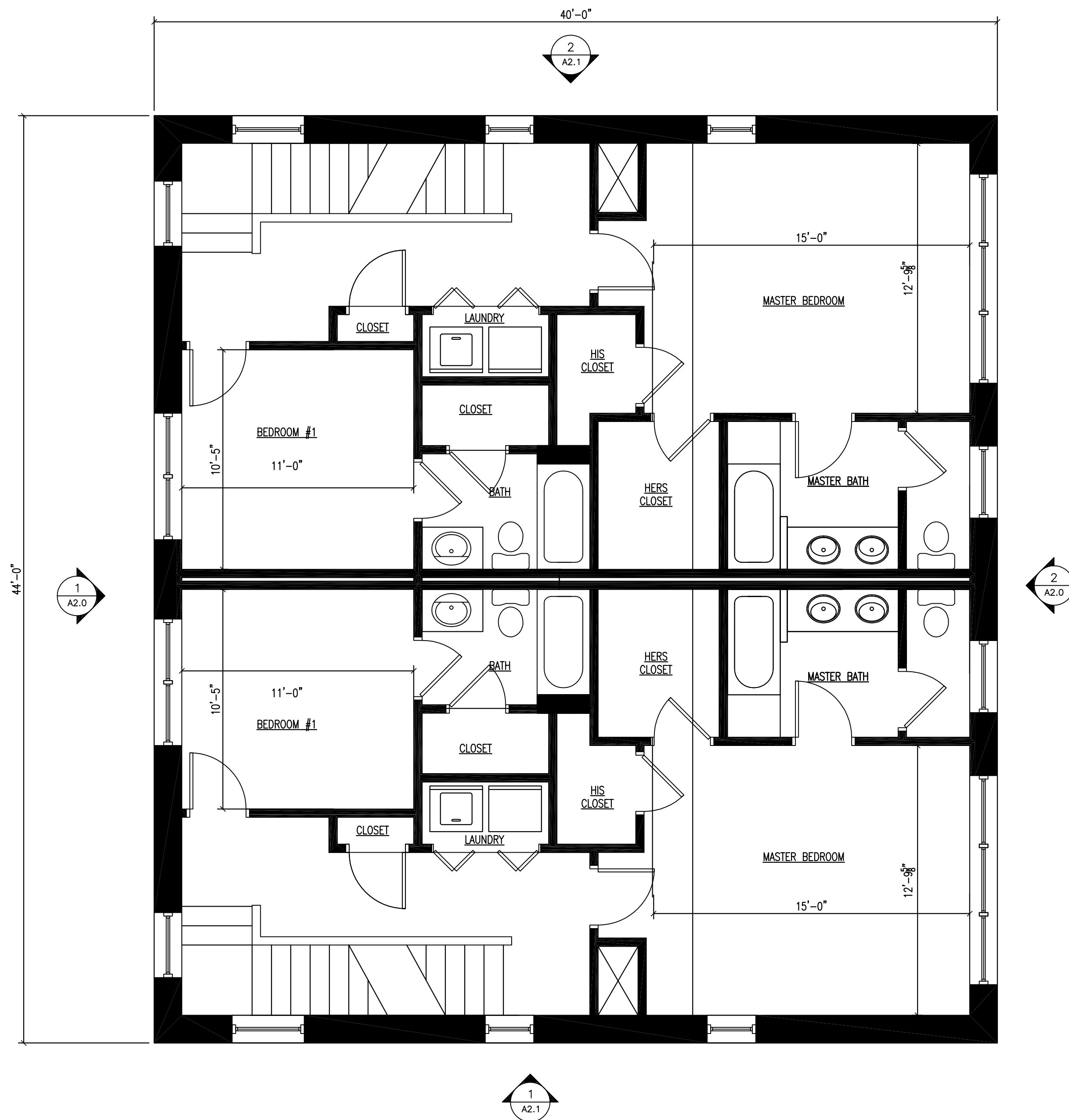
DUPLEX TOWNHOMES (3-6)
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

SHEET NO.

A1.0

JOB NO.

DATE: 11.10.23



Architectural floor plan of a two-story residential building, showing two identical units. The overall dimensions are 40'-0" wide by 44'-0" deep.

Unit Details:

- Loft:** 11'-6 1/8" x 17'-5 3/4"
- Guest Bedroom:** 9'-10 1/8" x 9'-8 3/8"
- Bath:** 9'-10 1/8" x 9'-8 3/8"
- Rooftop Deck:** 20'-10 1/2" x 8'-1 1/8"
- Mechanical Area:** 8'-0 1/8" x 8'-0 1/8"

The plan includes dimensions for all rooms and overall building footprint. The building is oriented with North at the top.

DUPLEX TOWNHOMES (3-6)
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

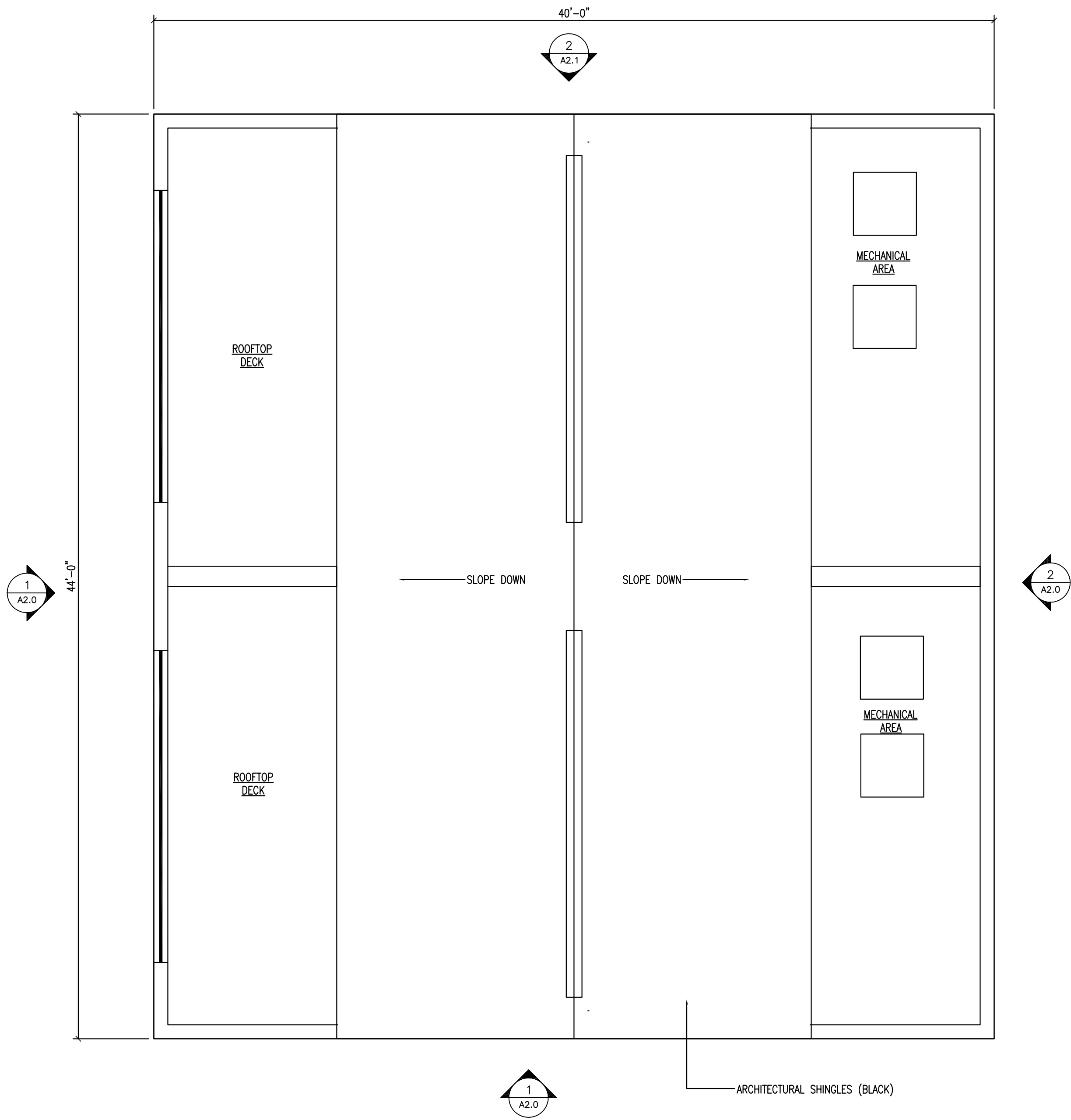
A1.1

DATE: 11.10.23

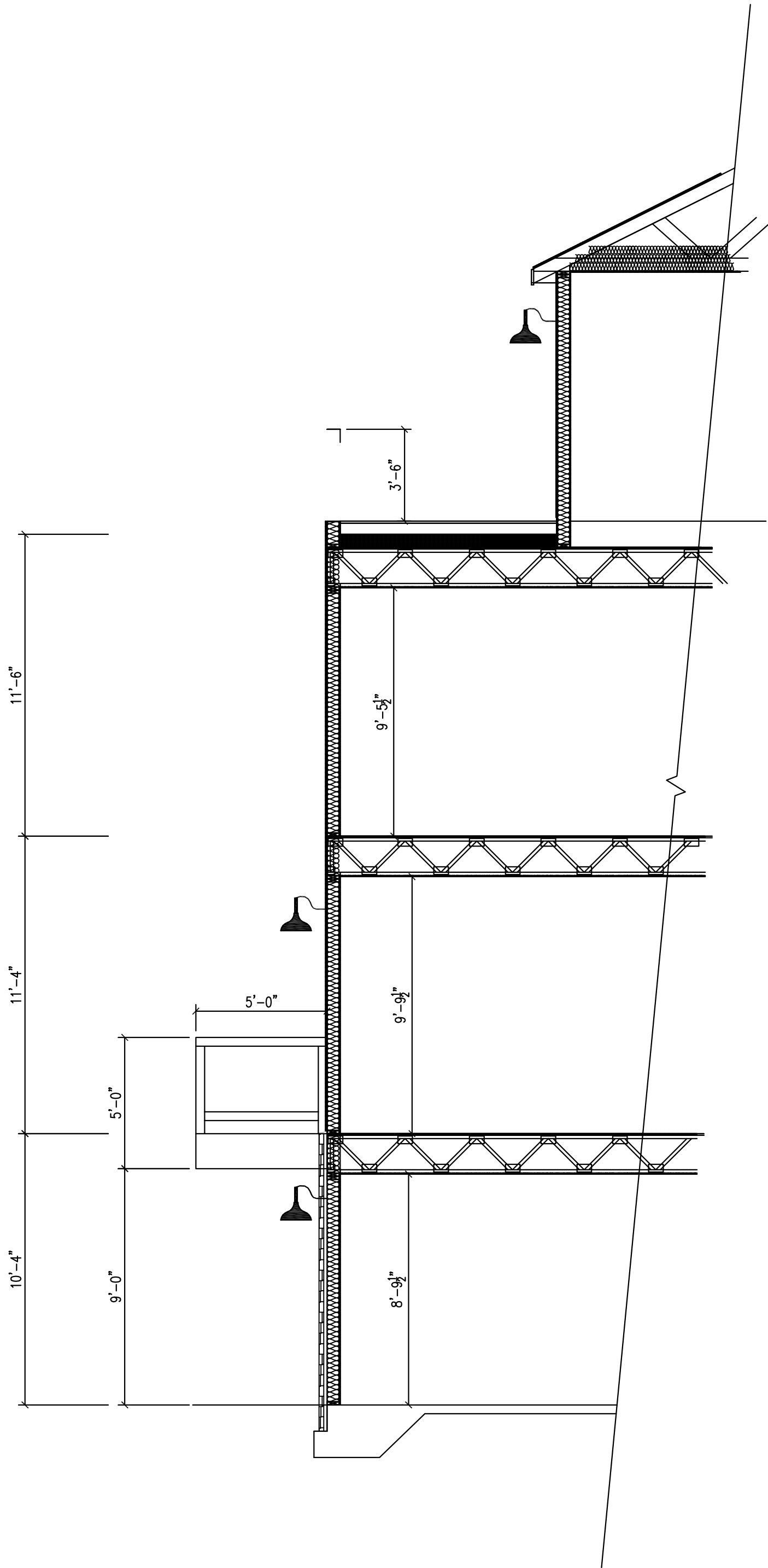
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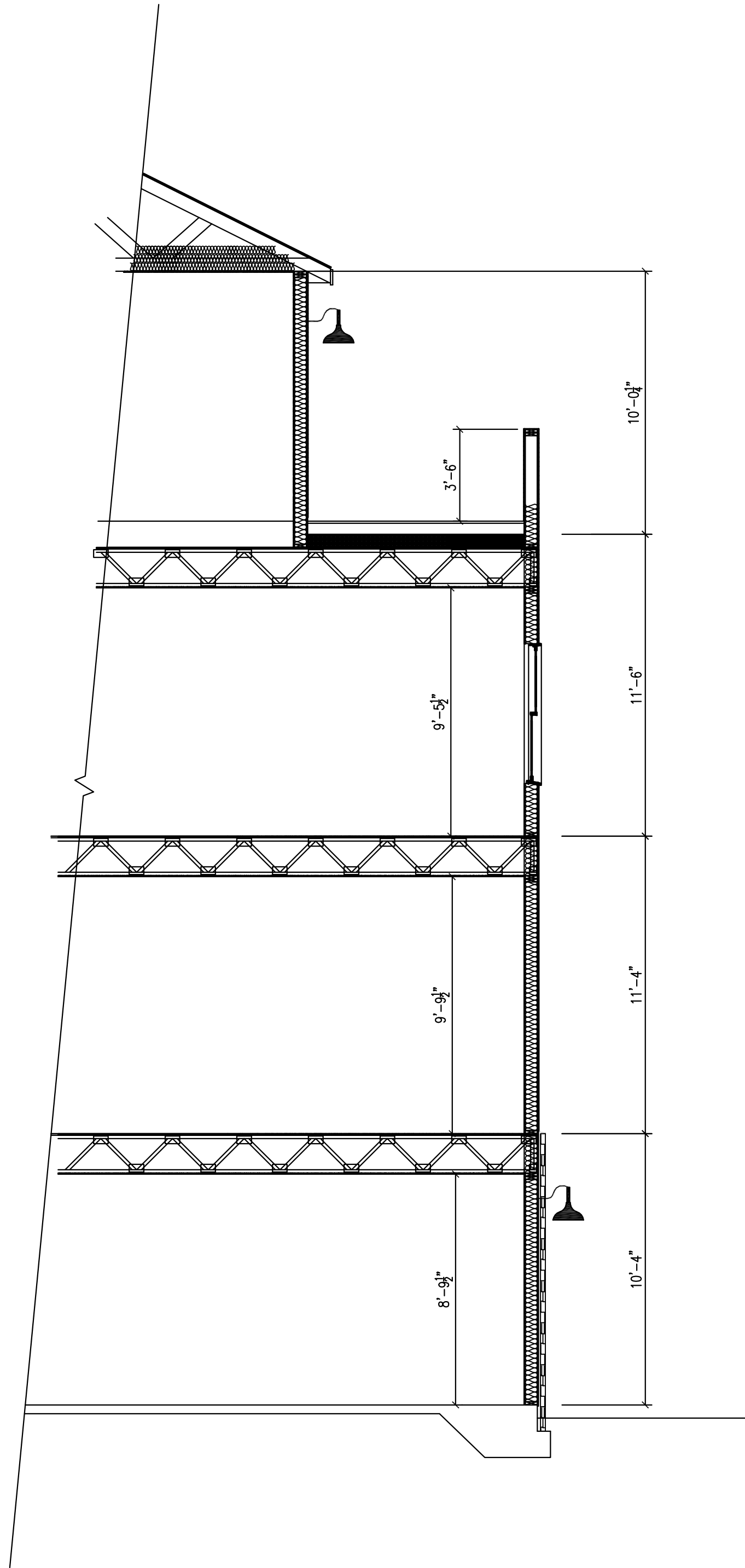
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1 ROOF PLAN
1/4" = 1'-0"



2 WALL SECTION
1/4" = 1'-0"



3 WALL SECTION
1/4" = 1'-0"

DUPLEX TOWNHOMES (3-6)
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

SHEET NO.
A1.2
JOB NO.
DATE: 11.10.23

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▲ = EXTERIOR GOOSE NECK WALL MOUNTED LIGHT FIXTURE

TRANSPARENCY CALCULATION
ELEVATION = 1,924 SF
TOTAL GLAZING = 462 SF (WINDOWS) + 120 SF (GLASS DOORS) = 582 SF
PERCENTAGE = 30%

1 STREET ELEVATION
1/4" = 1'-0"



TRANSPARENCY CALCULATION
ELEVATION = 1,924 SF
TOTAL GLAZING = 190 SF (WINDOWS) + 120 SF (GLASS DOORS) = 310 SF
PERCENTAGE = 16%

2 INTERIOR DRIVE ELEVATION
1/4" = 1'-0"

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DUPLEX TOWNHOMES (3-6)
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

SHEET NO.

A2.0

JOB NO.

DATE: 11.10.23



TRANSPARENCY CALCULATION
ELEVATION = 1,600 SF
TOTAL GLAZING = 160 SF (WINDOWS)
PERCENTAGE = 10%

1 SIDE ELEVATION
1/4" = 1'-0"



TRANSPARENCY CALCULATION
ELEVATION = 1,600 SF
TOTAL GLAZING = 160 SF (WINDOWS)
PERCENTAGE = 10%

2 SIDE ELEVATION
1/4" = 1'-0"

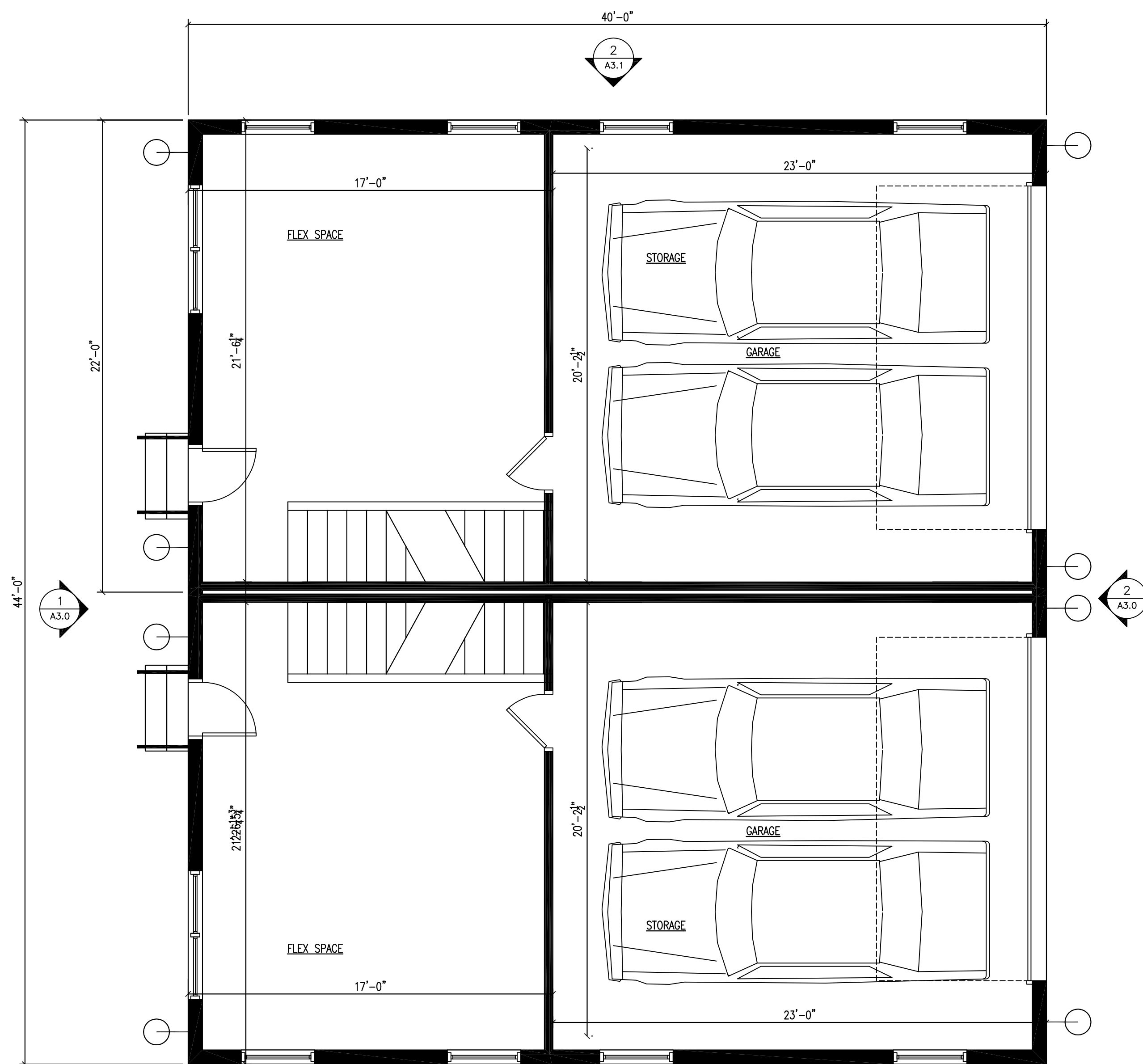
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DUPLEX TOWNHOMES (3-6)
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

SHEET NO.
A2.1
JOB NO.
DATE: 11.10.23



This floor plan shows a two-story house with overall dimensions of 44'-0" in width and 40'-0" in depth. The layout is symmetrical around a central horizontal corridor.

- Top Floor:**
 - Family Room:** Located on the left side of the top floor.
 - Kitchen:** Located in the center of the top floor, featuring a double window (DW) and a sink.
 - Dining:** Located on the right side of the top floor.
 - Half Bath:** Located on the right side of the top floor, containing a toilet and a sink.
 - Balcony:** Attached to the right side of the top floor.
 - Stairs:** A set of stairs is located on the left side of the top floor, leading down to the first floor.
- Bottom Floor:**
 - Family Room:** Located on the left side of the bottom floor.
 - Kitchen:** Located in the center of the bottom floor, featuring a double window (DW) and a sink.
 - Dining:** Located on the right side of the bottom floor.
 - Half Bath:** Located on the right side of the bottom floor, containing a toilet and a sink.
 - Stairs:** A set of stairs is located on the left side of the bottom floor, leading up to the second floor.

Dimensions and annotations include:

- Overall width: 44'-0"
- Overall depth: 40'-0"
- Top floor depth: 3'-0"
- Bottom floor depth: 22'-0"
- Top floor width: 5'-0"
- Bottom floor width: 5'-6"
- Room labels: FAMILY ROOM, KITCHEN, DINING, HALF BATH, BALCONY.
- Window labels: DW (Double Window).
- Door labels: 1 A3.0, 2 A3.1, 2 A3.0.

DUPLEX TOWNHOMES (1,2,7-10)
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

DATE: 11.10.23

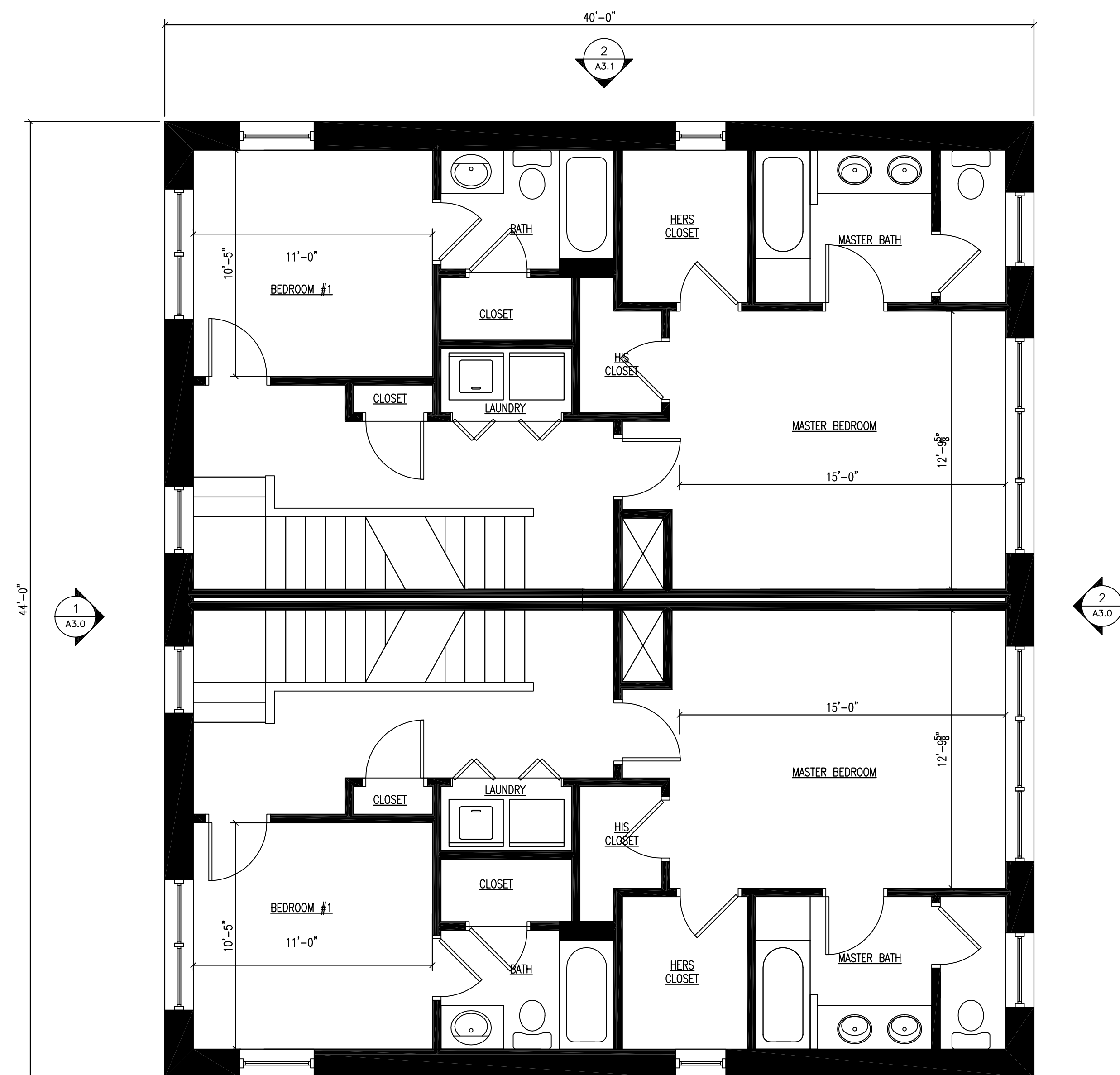
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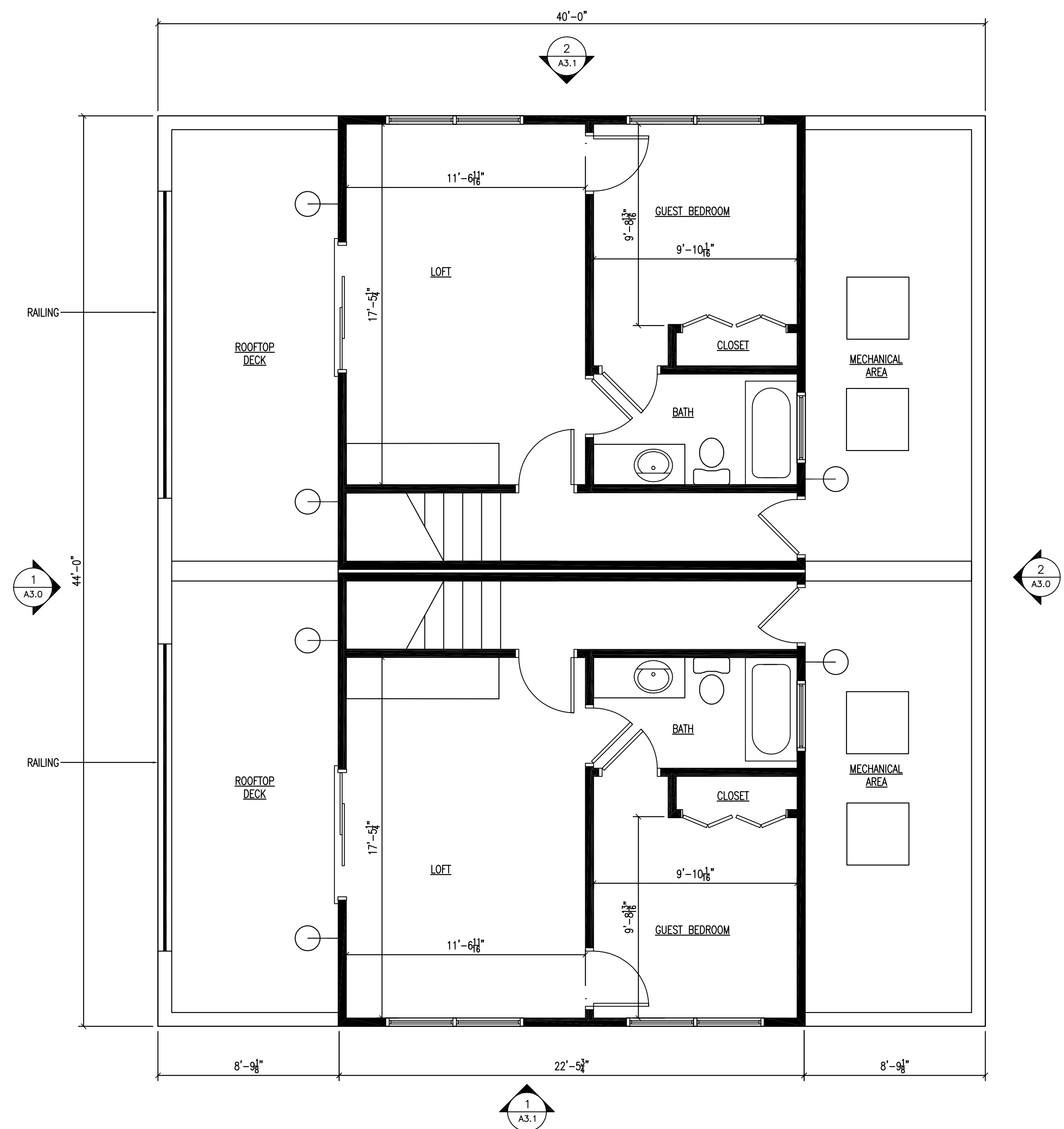
LIGHT FIXTURE SCHEDULE

—○ = EXTERIOR GOOSE NECK WALL MOUNTED LIGHT FIXTURE

 = EXTERIOR SURFACE MOUNTED LIGHT FIXTURE



1 SECOND FLOOR
1/4" = 1'-0"



2 ROOFTOP PLAN
1/4" = 1'-0"

[illegible]

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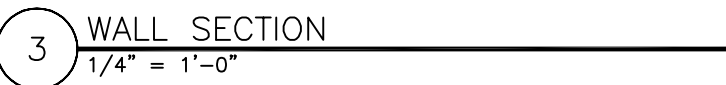
DUPLEX TOWNHOMES (1,2,7-10)
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

SHEET NO.

A3.1

OB NO.

DATE: 11.10.23



DUPLEX TOWNHOMES
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA



 = EXTERIOR GOOSE NECK WALL MOUNTED LIGHT FIXTURE

TRANSPARENCY CALCULATION
ELEVATION = 1,924 SF
TOTAL GLAZING = 336 SF (WINDOWS) + 120 SF (GLASS DOORS) = 456 SF
PERCENTAGE = 24%

1 STREET ELEVATION
1/4" = 1'-0"

METAL RAILING PAINTED BLACK
BOARD AND BATTEN
FIBER CEMENT SIDING
PAINTED ALABASTER

BOARD AND BATTEN
FIBER CEMENT SIDING
PAINTED ALABASTER

STONE



5" HORIZONTAL
FIBER CEMENT SIDING
PAINTED ALABASTER

BOARD AND BATTEN
FIBER CEMENT SIDING
ALABASTER

BOARD AND BATTEN
FIBER CEMENT SIDING
PAINTED ALABASTER

STONE

TRANSPARENCY CALCULATION
ELEVATION = 1,924 SF
TOTAL GLAZING = 242 SF (WINDOWS) + 60 SF (GLASS DOORS) = 302 SF
PERCENTAGE = 16%

2 INTERIOR DRIVE ELEVATION
1/4" = 1'-0"

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DUPLEX TOWNHOMES (1,2,7-10)
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

SHEET NO.

A4.0

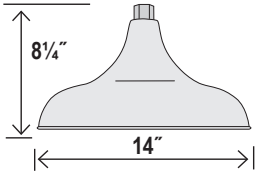
JOB NO.

DATE: 11.10.23

RMWHS14 - R SERIES 14" MODIFIED WAREHOUSE SHADE

This item can be converted to a pendant or wall sconce with purchase of separate compatible downrod or goose neck. Please see compatible downrods and goose neck below:

- Compatible with AL- Aluminum downrods: RS1, RS2, and RS3
- Compatible with AL- Aluminum goose necks: RGN10, RGN12, RGN13, RGN15, RGN22, RGN23, RGN24, RGN30, and RGN41



Accepts 3/4" stem

Note: All finishes on outdoor lighting must be properly maintained and treated. Therefore, we suggest cleaning with a regular application of finish preserving & renewing products such as Rejuvenate.

Dimensions

Width	14"
Height	8 1/4"
Wire	100"

Finish & Material

Finishes	SB - Satin Black
----------	------------------

Material	Metal
----------	-------

Wattage

Bulbs	1-Medium A21
Watts per Bulb	200W
Voltage	120V
Bulbs Included	No

Certification

UL Listed	Wet Location
-----------	--------------

Item Number

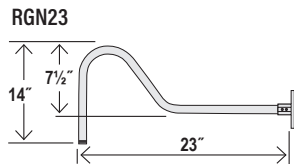
SKU	RMWHS14
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R SERIES OPTIONS

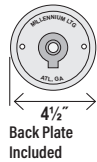
GOOSE NECKS - (WALL MOUNT)

ID: 3/4"

FINISHES



SB - Satin Black



STEMS AND CANOPY KITS - (CEILING MOUNT)



ID: 3/4"

FINISHES

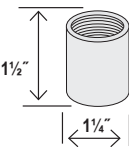
SB - Satin Black

STEM CONNECTORS

RC

Accepts 3/4" stem

FINISHES

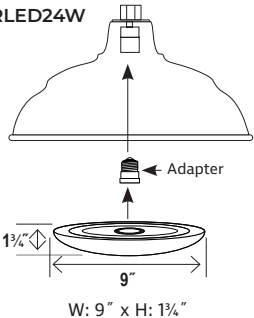


SB - Satin Black

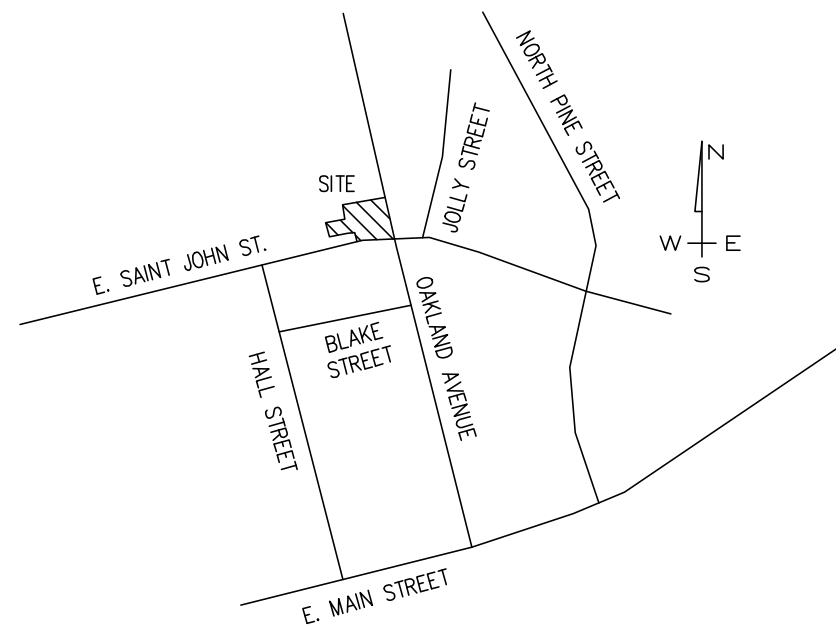
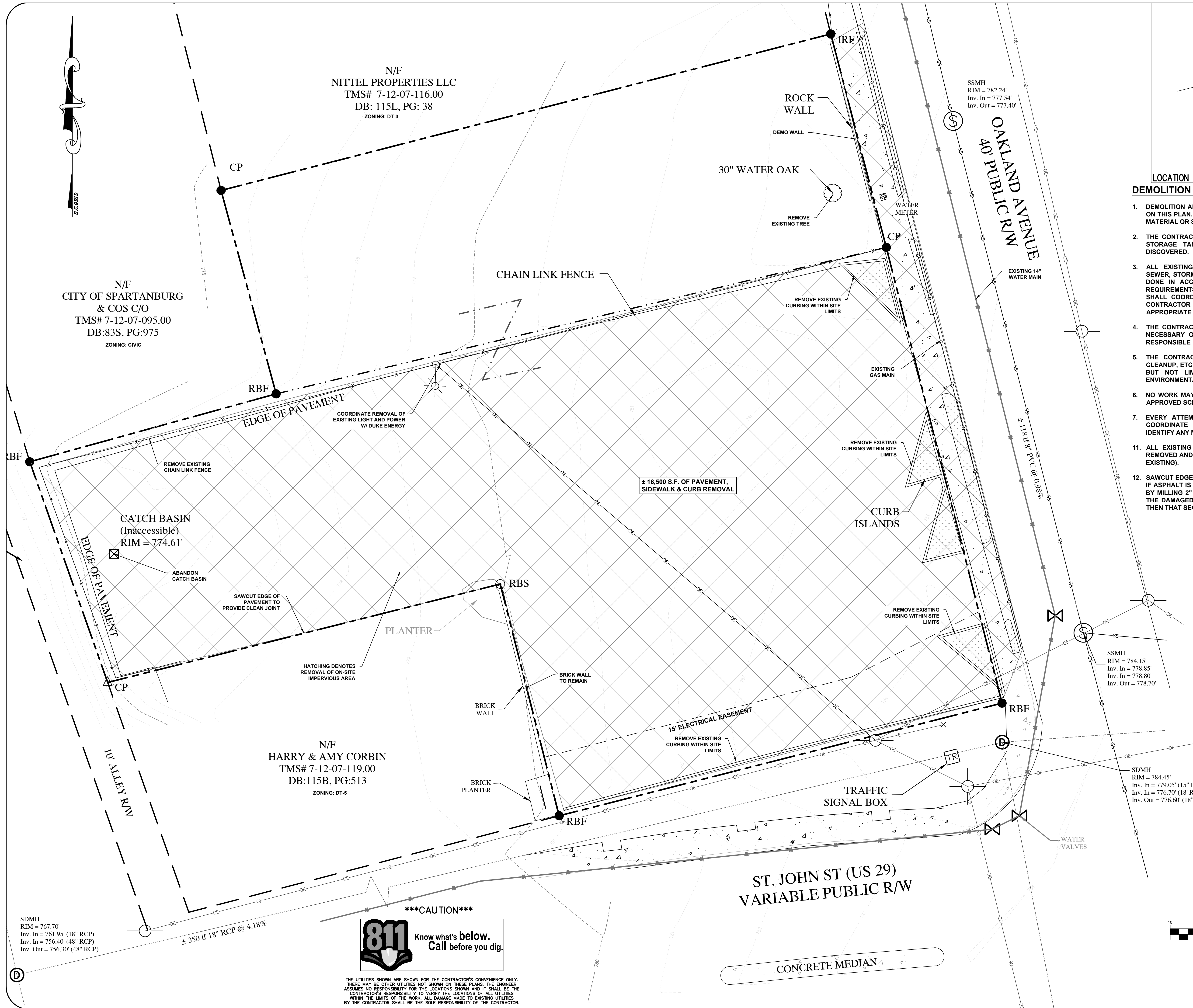
LED MODULE RLED24W

This accessory is only compatible for the Warehouse Shade (i.e. RWHS14 & RWHS17).

RLED24W



1920 Lumens
3000K
CRI 90
Dimmable



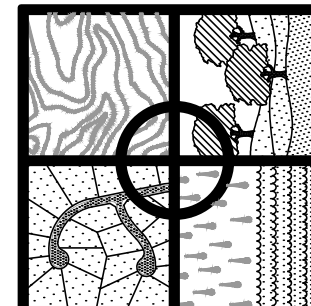
LOCATION MAP

NOT TO SCALE

DEMOLITION NOTES

- DEMOLITION AND REMOVAL IS NOT NECESSARILY LIMITED TO THE ITEMS SHOWN ON THIS PLAN. CONTRACTOR SHALL REMOVE ADDITIONAL EXISTING UNSUITABLE MATERIAL OR STRUCTURES WITHIN THE CONSTRUCTION AREA AS NECESSARY.
- THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF UNDERGROUND STORAGE TANKS OR OTHER EQUIPMENT IS UNEARTHED OR OTHERWISE DISCOVERED.
- ALL EXISTING UTILITY DEMOLITION, REMOVAL, OR ABANDONMENT (WATER, SEWER, STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE, ETC.) SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS, RULES, REGULATIONS, AND REQUIREMENTS OF THE APPLICABLE GOVERNING UTILITY ENTITY. CONTRACTOR SHALL COORDINATE UTILITY WORK WITH THE APPROPRIATE UTILITY ENTITY. CONTRACTOR TO VERIFY USEFULNESS OF EXISTING SITE UTILITIES WITH THE APPROPRIATE UTILITY ENTITY.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS FROM CITY OF SPARTANBURG NECESSARY OR REQUIRED TO PERFORM DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF DEMOLITION DEBRIS.
- THE CONTRACTOR SHALL CONDUCT ALL DEMOLITION, REMOVAL, STORAGE, CLEANUP, ETC. IN ACCORDANCE WITH ALL REGULATING AUTHORITIES INCLUDING BUT NOT LIMITED TO CITY OF SPARTANBURG, SCDHEC, AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY.
- NO WORK MAY BE PERFORMED WITHIN THE STATE RIGHT-OF-WAY WITHOUT AN APPROVED SCDOT ENCROACHMENT PERMIT.
- EVERY ATTEMPT TO RECYCLE DEMOLISHED MATERIALS SHOULD BE MADE. COORDINATE WITH ON-SITE CONSTRUCTION MATERIALS TESTING FIRM TO IDENTIFY ANY MATERIAL TO BE RECYCLED.
- ALL EXISTING DRIVEWAYS AND CURB CUTS THAT ARE NOT USED SHALL BE REMOVED AND REPLACED WITH A CONCRETE CURB, GUTTER, AND/OR SIDEWALK (IF EXISTING).
- SAWCUT EDGE OF ALL PAVEMENT TYPES WHERE CONNECTIONS ARE TO BE MADE. IF ASPHALT IS DAMAGED AT POINT OF CONNECTION, A PATCH WILL BE REQUIRED BY MILLING 2" DEPTH AT A MINIMUM WIDTH OF 6.5' FOR THE ENTIRE LENGTH OF THE DAMAGED SECTION. IF ADJACENT SIDEWALK IS DAMAGED AT CONNECTION, THEN THAT SECTION WILL BE REMOVED AND REPLACED FROM JOINT TO JOINT.

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NO. C00122
DATE: 11/28/2023

SC. REG. NO. 23536

OAKLAND AVENUE TOWNHOMES

CITY OF SPARTANBURG
SOUTH CAROLINA

HORIZ. SCALE:	1" = 10'
VERT. SCALE:	N/A
DESIGNED BY:	ZMH
DRAWN BY:	ZMH
CHECKED BY:	CSW
DATE:	11/28/2023

S230343_SHEETS.DWG

EXISTING CONDITIONS
AND DEMOLITION

SHEET 1 OF 5

C100



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



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S.C. REG NO 23536

OAKLAND AVENUE TOWNHOMES

CITY OF SPARTANBURG SOUTH CAROLINA

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VERT. SCALE:	N/A
DESIGNED BY:	ZMH
DRAWN BY:	ZMH
CHECKED BY:	CSW
DATE:	11/28/2023

S230343_SHEETS.DWG

SITE PLAN

SHEET 2 OF 5

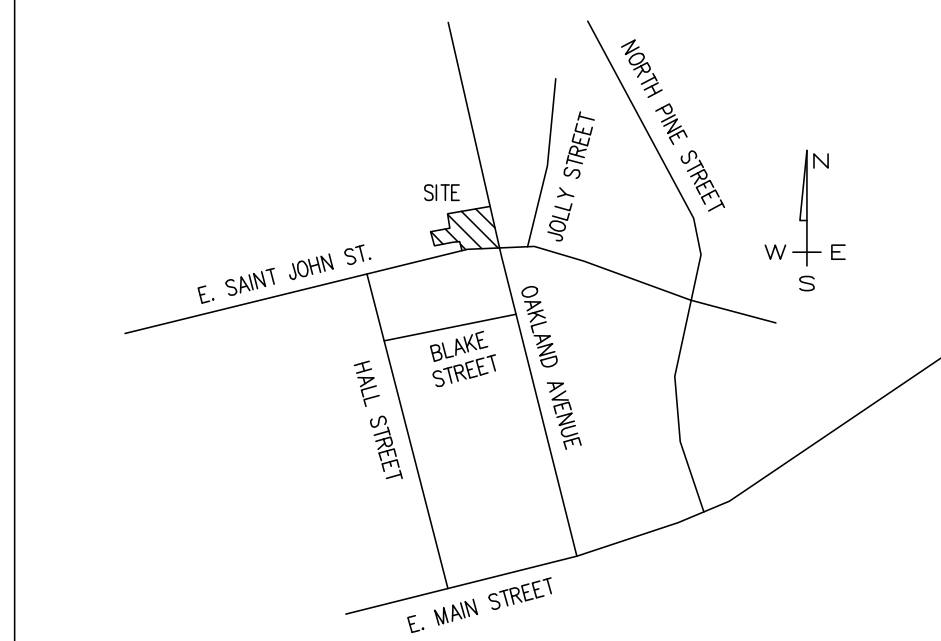
C200



N/F
CITY OF SPARTANBURG
& COS C/O
TMS# 7-12-07-095.00
DB:83S, PG:975

N/F
NITTEL PROPERTIES LLC
TMS# 7-12-07-116.00
DB: 115L, PG: 38

N/F
HARRY & AMY CORBIN
TMS# 7-12-07-119.00
DB:115B, PG:513



LOCATION MAP

NOT TO SCALE

GRADING NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR A REVIEW SHOULD ANY DISCREPANCIES BE DISCOVERED AT THE SITE OR ON THE DRAWINGS.
3. PROOFROLLING AND COMPACTION TESTS SHALL BE ACCOMPLISHED IN THE FIELD TO TEST FILLED AREAS. INITIAL COMPACTION TESTS WILL BE CONDUCTED AT OWNER'S EXPENSE. RETESTING REQUIRED BECAUSE OF POOR COMPACTION SHALL BE CONDUCTED AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL SUPPLY RESULTS TO THE ENGINEER BEFORE ANY PRELIMINARY AND/OR FINAL APPROVALS.
4. THE GRADING CONTRACTOR SHALL PROOFROLL THE CONSTRUCTION AREA WITH HEAVY RUBBER-TIRED EQUIPMENT. ALL SOFT SPOTS SHALL BE STABILIZED BY FURTHER COMPACTIVE EFFORT OR UNDERCUT AND BACKFILLED WITH COMPACTED STRUCTURAL FILL MATERIAL.
5. EARTHWORK SHALL BE TO THE GRADES AND LINES SHOWN. EXISTING AND PROPOSED CONTOUR INTERVALS ARE AT 1'.
6. ALL NEW ELEVATIONS SHOWN ARE FINISH ELEVATIONS. THE GRADING CONTRACTOR SHALL DEDUCT THE APPROPRIATE AMOUNT TO ESTABLISH SUBGRADE ELEVATION.
7. WALL ELEVATIONS WHERE NOTED ARE TOP OF WALL AND FINISH GRADE AT BOTTOM OF WALL. SEE RETAINING WALL PLANS FOR DETAILED CONSTRUCTION INFORMATION.
8. CONTRACTOR SHALL REMOVE TOPSOIL AS NECESSARY (MINIMUM OF 4") TO PROVIDE ADEQUATE SUBGRADE FOR ROADWAYS.
9. ALL EXCAVATION SHALL BE "UNCLASSIFIED EXCAVATION". ALL NEW FILL AND UTILITY TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698). IN ADDITION, THE UPPER 18" OF ALL FILL MATERIALS BENEATH FLOOR SLABS AND PAVEMENTS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY (ASTM D-698).
10. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
11. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS III, UNLESS OTHERWISE NOTED, AND SHALL CONFORM TO SCODOT SPECIFICATIONS. ALL JOINTS SHALL BE TONGUE AND GROOVE WITH MASTIC MATERIAL.
12. CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE DRAINAGE BOX WITH SOLID WALL PER SCODOT STANDARD DRAWING 719-17A OR APPROVED EQUAL.
13. ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAYS, INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
14. STANDING GRASS MUST BE EVIDENT IN AREAS THAT WERE SEEDED.
15. AN AS-BUILT CERTIFICATION OF THE STORMWATER MANAGEMENT SYSTEM WILL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE SITE. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR THE DELAYS RESULTING FROM NON-COMPLIANCE WITH THE DESIGN DRAWINGS.
16. CONTRACTOR TO CONFIRM ALL ELEVATIONS AND ADA COMPLIANCE PRIOR TO INSTALLING CURB, SIDEWALK, OR PAVEMENT AND BRING ANY DISCREPANCIES TO THE ENGINEER'S ATTENTION.

LEGEND

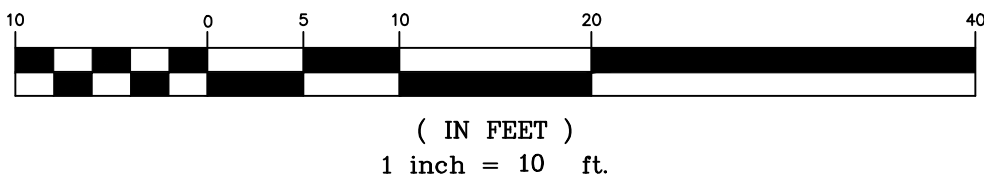
- | | | |
|--|--|---|
| BL BUILDING LINE
CL CENTERLINE
CMP CORRUGATED METAL PIPE
CT CRIMP TOP
DE DRAINAGE EASEMENT
EP EDGE OF PAVEMENT
FFE FINISHED FLOOR ELEVATION
FG FINISHED GRADE
IE INVERT ELEVATION
IPO IRON PIN OLD-O
IPS IRON PIN SET-O
N&C NAIL & CAP
OT OPEN TOP
RB REBAR
RCP REINFORCED CONC PIPE
R/W RIGHT OF WAY
SD STORM DRAIN
SS SANITARY SEWER
SSE SS EASEMENT | TEL TELEPHONE PEDESTAL
CATV CABLE TV
CVP CATCH BASIN
DI DROP INLET
ELEC TRUNKS
x90.0 ELEVATION
FIRE HYDRANT
GAS METER
GVL GAS VALVE
LP LIGHT POLE
PP POWER POLE
GP GUY ANCHOR
SMH SD MANHOLE
SSMH SS MANHOLE
TMH TELEPHONE MANHOLE
CO CLEAN OUT | GREASE TRAP MANHOLE
TOP/BOTTOM CURB
TOP/BOTTOM WALL
VCP VITRIFIED CLAY PIPE
WATER METER
WATER VALVE
POST INDICATOR VALVE
STORMWATER FLOW
TRAFFIC FLOW |
|--|--|---|
- LINETYPES
- | | |
|---|---|
| CTV CABLE TV
X CHAIN LINK FENCE (PROPOSED)
X CHAIN LINK FENCE (EXISTING)
-680- CONTOURS - EXIST. GRADE
-(678)- CONTOURS - FINISHED GRADE
FIBER OPTIC
FORCE MAIN
GAS LINE
OVERHEAD POWER
OVERHEAD TELEPHONE
ROOF DRAIN - NEW | SS SANITARY SEWER - EXIST.
SS SANITARY SEWER - NEW
SF SILT FENCE
SD STORM SEWER - EXIST.
SD STORM SEWER - NEW
UG UNDERGROUND POWER
UG UNDERGROUND TEL
W WATER LINE - EXIST.
W WATER - NEW
WOOD FENCE
NPDS LIMITS OF DISTURBANCE |
|---|---|

NOTES:

1. SLOPES WITHIN ADA PARKING AREAS CANNOT EXCEED 2% IN ANY DIRECTION. ALL ADA PARKING AREAS ARE TO BE CONSTRUCTED WITH CONCRETE.
2. SIDEWALK CROSS SLOPES ARE NOT TO EXCEED 2%.
3. ANY SIDEWALK EXCEEDING 5% RUNNING SLOPE IS CONSIDERED A RAMP. ANY RAMP RISING GREATER THAN 6" MUST HAVE AN ADA APPROVED HANDRAIL ON BOTH SIDES. RAMPS MUST NOT EXCEED 8% RUNNING SLOPE.
4. ANY EXCESS SOIL HAULED OFF-SITE MUST BE TO AN APPROVED PERMITTED SITE.
5. SPOT ELEVATIONS SHOWN DENOTE BOTTOM OF CURB, TOP OF ASPHALT, OR GROUND SURFACE ELEVATION UNLESS OTHERWISE NOTED.
6. TC = TOP OF CURB / BC = BOTTOM OF CURB.
7. TW = TOP OF WALL / BW = BOTTOM OF WALL.
8. BUILDING ROOF DRAINAGE WILL TIE TO UNDERGROUND STORMWATER DRAINAGE SYSTEM. COORDINATE WITH MEP PLANS.

I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of Title 48, Chapter 14 of the Code of Laws of SC, 1976 as amended, pursuant to Regulation 72-300 et seq. (if applicable), and in accordance with the terms and conditions of SCR100000

GRAPHIC SCALE



CAUTION



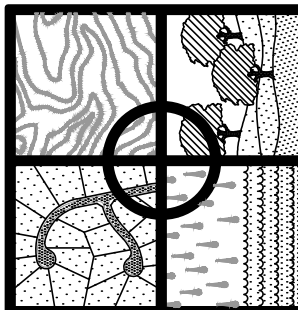
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ST. JOHN ST (US 29)
VARIABLE PUBLIC R/W

CONCRETE MEDIAN

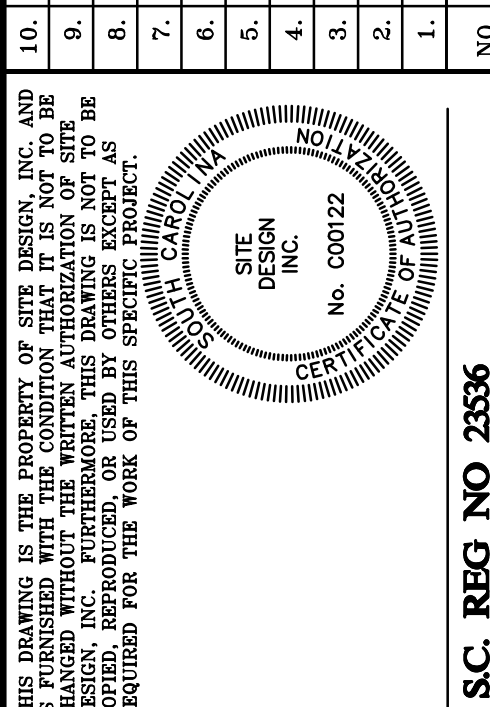
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SC. REG. NO. 25536

OAKLAND
AVENUE
TOWNHOMES

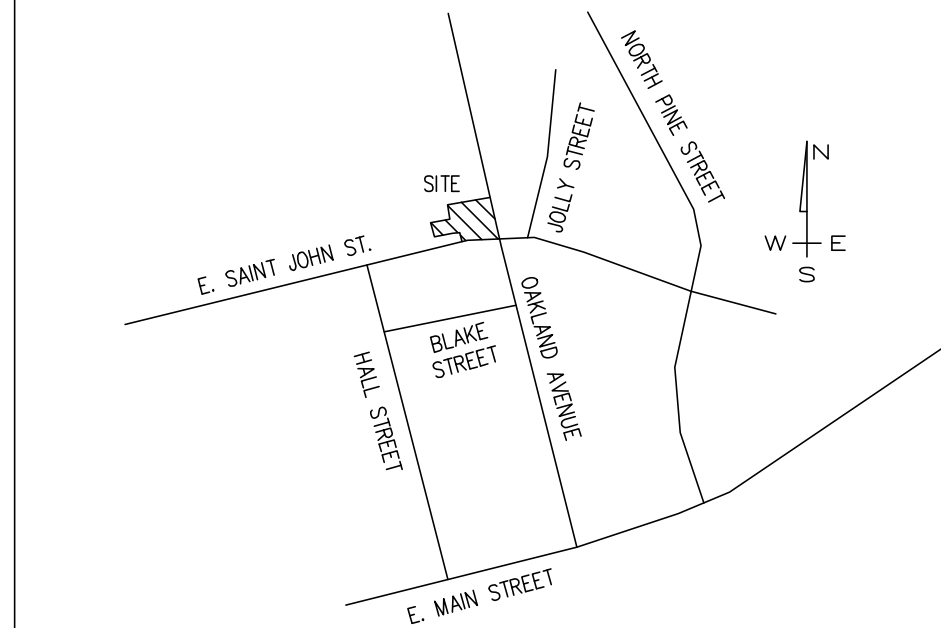
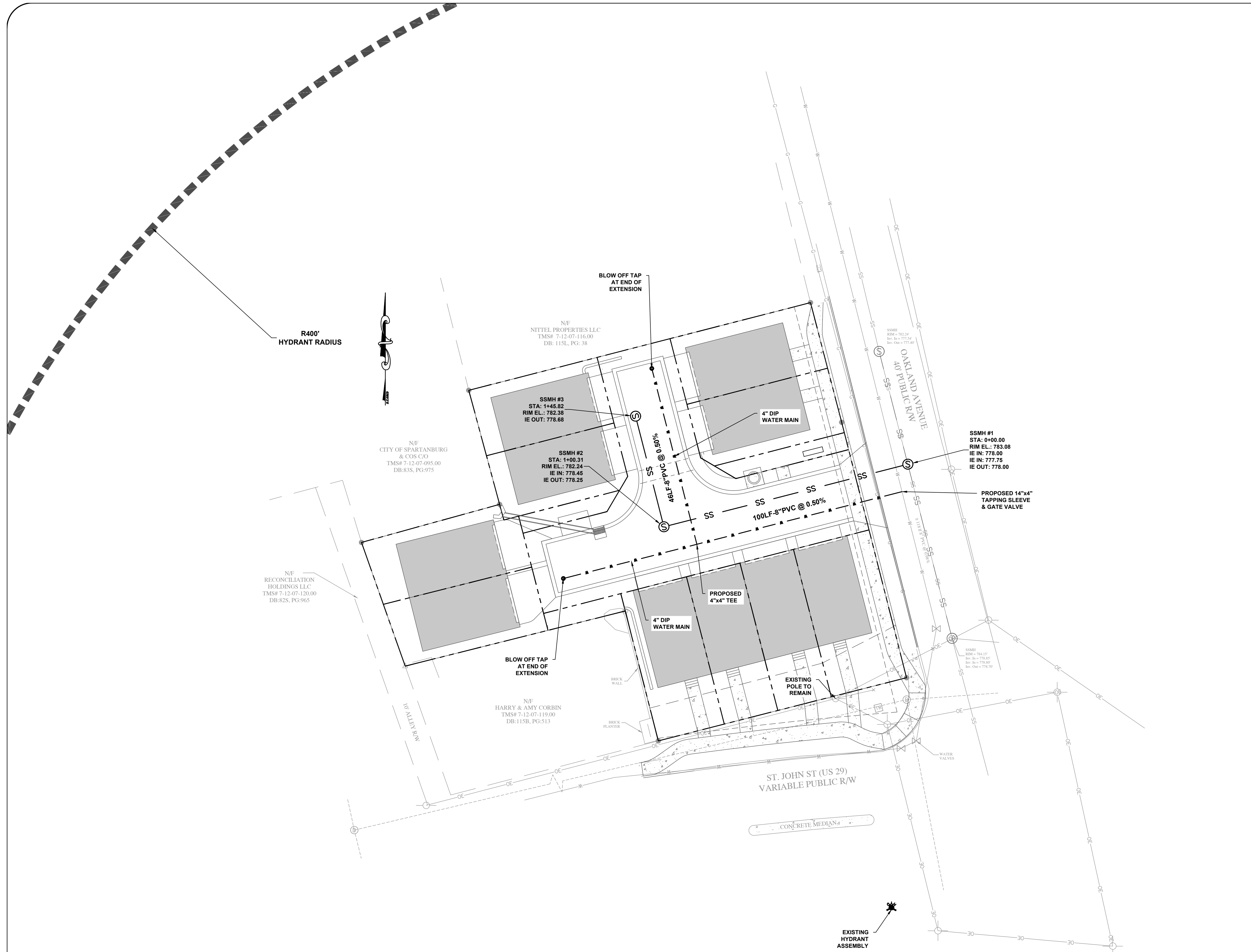
CITY OF SPARTANBURG
SOUTH CAROLINA

HORIZ. SCALE:	1" = 10'
VERT. SCALE:	3
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S230343_SHEETS.DWG	

GRADING
PLAN

SHEET 2 OF 5

C400



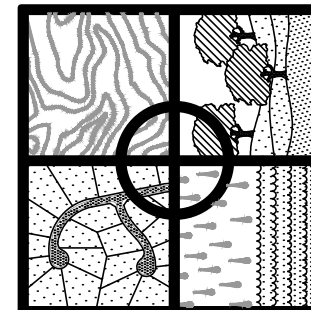
LOCATION MAP

NOT TO SCALE

UTILITY NOTES:

- ALL UTILITIES LOCATED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL COORDINATE LOCATION OF UNDERGROUND UTILITIES WITH THE UTILITY LOCATING SERVICE, BY CALLING 811 THREE (3) DAYS PRIOR TO CONSTRUCTION, AND UTILITY PROVIDERS.
- CONTRACTOR SHALL NOTIFY THE ENGINEER FOR A REVIEW SHOULD ANY DISCREPANCIES BE DISCOVERED AT THE SITE OR ON THE DRAWINGS.
- NEW UTILITY TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D-698). IN ADDITION, THE UPPER 18" OF ALL FILL MATERIALS BENEATH FLOOR SLABS AND PAVEMENTS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DRY DENSITY (ASTM D-698).
- CONTRACTOR SHALL CONSTRUCT DOMESTIC WATER SERVICE TO BUILDINGS SHOWN ON DRAWING. EXACT LINE SIZE, TYPE AND LOCATION TO BE COORDINATED WITH MEP PLANS AND THE GOVERNING UTILITY AUTHORITY. TAPS TO BE INSTALLED TO THE SPECIFICATIONS OF THE GOVERNING UTILITY AUTHORITY.
- CONTRACTOR SHALL CONSTRUCT SANITARY SEWER SERVICE TO BUILDINGS. EXACT SIZE, TYPE AND LOCATION TO BE COORDINATED WITH MEP PLANS AND THE GOVERNING UTILITY AUTHORITY. SERVICE TO BE INSTALLED TO THE SPECIFICATIONS OF THE GOVERNING UTILITY AUTHORITY. INSTALL CLEAN OUTS AT 75' INTERVALS (MAX) AND AT ALL DEFLECTIONS.
- CONTRACTOR SHALL COORDINATE ALL OTHER UTILITY CONNECTIONS WITH LOCAL PROVIDERS. CONTRACTOR SHALL INSTALL ALL UTILITIES TO THE SPECIFICATIONS AND REQUIREMENTS OF THE ACCEPTING UTILITY AUTHORITY.
- THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY UTILITY SCREENING TO MEET THE REQUIREMENTS OF THE CITY OF SPARTANBURG.
- OWN/ER/DEVELOPER TO CONTACT SPARTANBURG WATER NEW CONNECTIONS AT 864-583-7361 TO SETUP SMALL METER CONNECTION.
- OWNER/DEVELOPER TO CONTACT SPARTANBURG WATER NEW CONNECTIONS AT 864-583-7361 TO COORDINATE CONNECTION OF SEWER LATERAL

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SC. REG. NO. 23536

OAKLAND AVENUE TOWNHOMES

CITY OF SPARTANBURG
SOUTH CAROLINA

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UTILITY PLAN

SHEET 4 OF 5

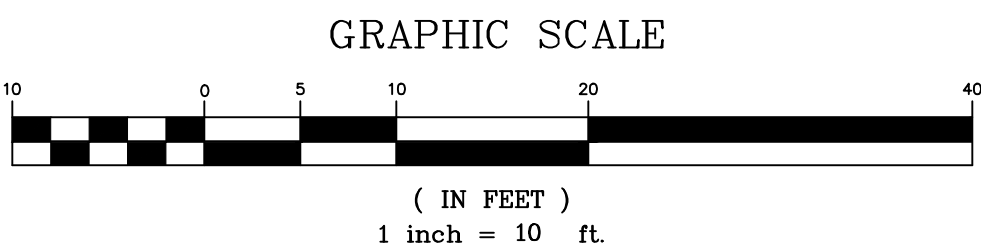
C500

LEGEND	
BL BUILDING LINE CL CENTERLINE CMP CORRUGATED METAL PIPE CT CURB TOP DE DRAINAGE EASEMENT EP EDGE OF PAVEMENT FE FINISHED FLOOR ELEVATION FG FINISHED GRADE IE INVERT ELEVATION IPO IRON PIN OLD- IPS IRON PIN SET- N&C NAIL & CAP OT OPEN TOP RB REBAR RCP REINFORCED CONC PIPE R/W RIGHT OF WAY SD STORM DRAIN SS SANITARY SEWER SSE SS EASEMENT	TEL TELEPHONE PEDESTAL CATV CABLE TV PEDESTAL ELECTRIC METER CATCH BASIN DRAINAGE EASEMENT ELEC TRANS ELEVATION FIRE HYDRANT GAS METER GAS VALVE LIGHT POLE POWER POLE GUY ANCHOR SD MANHOLE SS MANHOLE TELEPHONE MANHOLE CLEAN OUT
TC/BC TOP/BOTTOM CURB TW/BW TOP/BOTTOM WALL VCP VITRIFIED CLAY PIPE WATER METER WATER VALVE POST INDICATOR VALVE STORMWATER FLOW TRAFFIC FLOW	GREASE TRAP MANHOLE TOP/BOTTOM CURB TOP/BOTTOM WALL VITRIFIED CLAY PIPE WATER METER WATER VALVE POST INDICATOR VALVE STORMWATER FLOW TRAFFIC FLOW
LINETYPES	
CTV CABLE TV X CHAIN LINK FENCE (PROPOSED) X CHAIN LINK FENCE (EXISTING) -680- EXIST. GRADE (678) FINISHED GRADE FOC FIBER OPTIC FM FORCE MAIN GAS GAS LINE OHP OVERHEAD POWER OHT OVERHEAD TELEPHONE RD ROOF DRAIN - NEW	SS SANITARY SEWER - EXIST. SS SANITARY SEWER - NEW SF SILT FENCE SD STORM SEWER - EXIST. SD STORM SEWER - NEW UGP UNDERGROUND POWER UGT UNDERGROUND TEL W WATER LINE - EXIST. W WATER LINE - NEW WF WOOD FENCE NPS LIMITS OF DISTURBANCE

CAUTION



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PLANT SCHEDULE SUPPLEMENTAL PLANTINGS

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS						
	BUGV	12	Buxus x 'Green Velvet'	Green Velvet Boxwood	3 gal	18" Ht. Min.
	DIBC	16	Distylium x 'PIDIST-II'	Blue Cascade® Distylium	3 gal	18" Ht. Min.
	GAKH	9	Gardenia jasminoides 'Kleim's Hardy'	Kleim's Hardy Gardenia	3 gal	18" Ht. Min.

CAUTION



Know what's below.
Call before you dig.

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ZONING: DT-3

REAR OF UNITS 3-6
TO BE SODDED

ZONING: CIVIC

REAR OF UNITS 3-6
TO BE SODDED

ZONING: DT-5

STREET FRONTAGE BUFFER:
REQUIRED PER 100
1 CANOPY
2 ORNAMENTAL
4 LARGE OR 8 SMALL EVERGREEN SHRUBS
100'/100'
1 CANOPY REQUIRED
1 CANOPY PROVIDED
2 ORNAMENTAL REQUIRED
2 ORNAMENTAL PROVIDED
8 SMALL EVERGREEN REQUIRED
8 SMALL EVERGREEN PROVIDED

ST. JOHN ST (US 29)
VARIABLE PUBLIC R/W

STREET FRONTAGE BUFFER:
REQUIRED PER 100
1 CANOPY
2 ORNAMENTAL
4 LARGE OR 8 SMALL EVERGREEN SHRUBS
121.2'/100'
1.2 CANOPY REQUIRED
2 CANOPY PROVIDED
2.4 ORNAMENTAL REQUIRED
3 ORNAMENTAL PROVIDED
9.7 SMALL EVERGREEN REQUIRED
10 SMALL EVERGREEN PROVIDED

LOCATION MAP

NOT TO SCALE

LANDSCAPE NOTES:
1. PLANT SCHEDULE, GENERAL
NOTES, DETAILS ON PAGE L200
2. NO BUFFER REQUIRED

SITE DATA:

TM#: 7-12-07-118.00
TM#: 7-12-07-117.00

PROPOSED ZONE: D-T5

OAKLAND AVE: LOCAL
E. SAINT JOHN ST: SCDOT ROAD

TOTAL SITE = 0.52 AC
OPEN SPACE = 0.079 AC (15.2%)

TOTAL NUMBER OF UNITS: 10

SETBACKS - (MINIMUM REQUIREMENTS)

FRONT - 0'
REAR - 0'
SIDES - N/A

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES						
	POMA	5	Podocarpus macrophyllus 'Maki'	Maki Yew Podocarpus	4' Ht.	
	QUNU	5	Quercus nuttallii	Nuttall Oak	2 1/2" cal, 14' ht	6' Clear Trunk
ORNAMENTAL TREE						
	CCME	5	Cercis canadensis 'Merlot'	Merlot Redbud	2" Cal. 10' Ht. Min.	5' Clr Trunk
SHRUBS						
	BUGV	21	Buxus x 'Green Velvet'	Green Velvet Boxwood	3 gal	18" Ht. Min.
	DIBC	18	Distylium x 'PIDIST-II'	Blue Cascade® Distylium	3 gal	18" Ht. Min.
	GAKH	18	Gardenia jasminoides 'Kleim's Hardy'	Kleim's Hardy Gardenia	3 gal	18" Ht. Min.

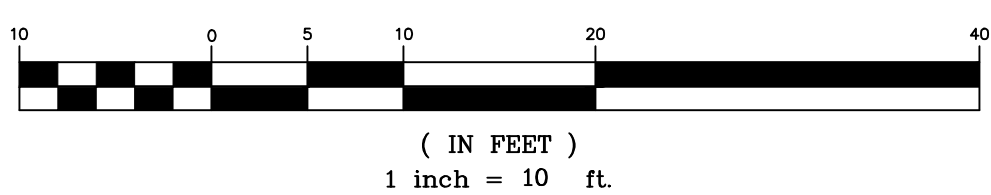
LEGEND

BL BUILDING LINE	TEL ☐ TELEPHONE PEDESTAL	☑ GREASE TRAP MANHOLE
CL CENTERLINE	CATV ☐ CABLE TV PEDESTAL	TO/BFC TOP/BOTTOM CURB
CMP CORRUGATED METAL PIPE	☑ ELECTRIC METER	TW/BW TOP/BOTTOM WALL
CT CRIMP TOP	CB ☐ CATCH BASIN	VCP VITRIFIED CLAY PIPE
DE DRAINAGE EASEMENT	DI ☐ DROP INLET	☑ WATER METER
EP EDGE OF PAVEMENT	☑ ELEC TRANS	WV ☐ WATER VALVE
FEE FINISHED FLOOR ELEVATION	x 90.0 ELEVATION	☑ POST INDICATOR VALVE
FG FINISHED GRADE	x FIRE HYDRANT	☑ STORMWATER FLOW
IE INVERT ELEVATION	☑ GAS METER	☑ TRAFFIC FLOW
IPO IRON PIN OLD-☐	GV ☐ GAS VALVE	
IPS IRON PIN SET-☐	LP ☐ LIGHT POLE	
N&C NAIL & CAP	PP ☐ POWER POLE	
OT OPEN TOP	GP ☐ GUY ANCHOR	
RB REBAR	SMH ☐ SD MANHOLE	
RCP REINFORCED CONC PIPE	SSMH ☐ SS MANHOLE	
R/W RIGHT OF WAY	TMH ☐ TELEPHONE MANHOLE	
SD STORM DRAIN	CO ☐ CLEAN OUT	
SS SANITARY SEWER		
SSE EASEMENT		

LINE TYPES

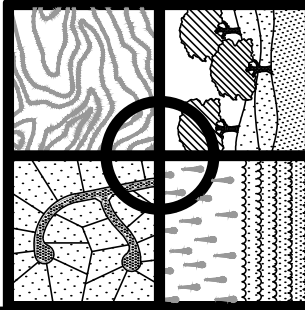
— CTV — CABLE TV	— SS — SANITARY SEWER — EXIST.
— X — CHAIN LINK FENCE (PROPOSED)	— SS — SANITARY SEWER — NEW
— X — CHAIN LINK FENCE (EXISTING)	— SF — SILT FENCE
— 680 — CONTOURS — EXIST. GRADE	— SD — STORM SEWER — EXIST.
— (678) — CONTOURS — FINISHED GRADE	— SD — STORM SEWER — NEW
— FOC — FIBER OPTIC	— UGP — UNDERGROUND POWER
— FM — FORCE MAIN	— UGT — UNDERGROUND TEL
— GAS — GAS LINE	— W — WATER LINE — EXIST.
— OHP — OVERHEAD POWER	— W — WATER — NEW
— OHT — OVERHEAD TELEPHONE	— W — WOOD FENCE
— RD — ROOF DRAIN — NEW	— NPDES — LIMITS OF DISTURBANCE

GRAPHIC SCALE



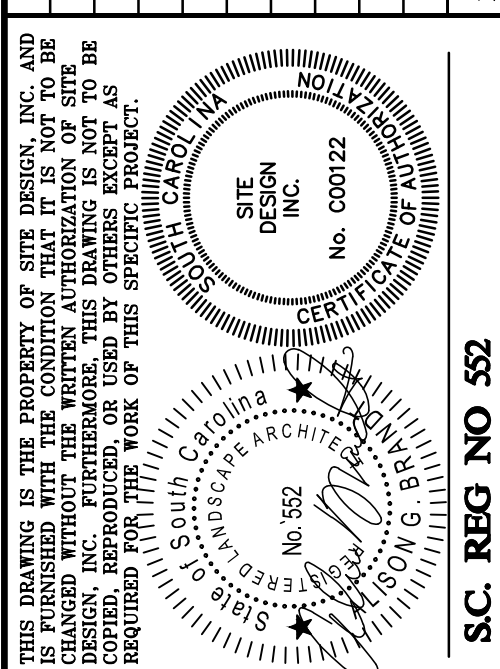
SITE DESIGN, INC.

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS



www.sitedesign-inc.com
1074 ASHEVILLE HWY UNIT B
ASHEVILLE, NC 28615
PH: (864) 285-0018

NO.	DATE
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SC. REG. NO. 52

OAKLAND
AVENUE
TOWNHOMES

CITY OF SPARTANBURG
SOUTH CAROLINA

HORZ. SCALE: 1" = 10'

VERT. SCALE: N/A

DESIGNED BY: JAW

DRAWN BY: JAW

CHECKED BY: AGB

DATE: 11/28/2023

S230343_LANDSCAPE.DWG

LANDSCAPE
PLAN

SHEET 5 OF 5

L100



Estimate

Andrew Gehrt (Owner)
(864) 397-0462
(843) 384-4045
andrew@hubcitytreecompany.com
www.HubCityTreeCompany.com

ESTIMATE #: 11613 ISSUE DATE: Feb 16, 2024

FROM

Hub City Tree Company
574 Boyd Street
Spartanburg SC 29302
United States

License No.: 85-2581265

TO

Roy Smalls
214 Oakland Ave
Spartanburg SC
United States

Hub City Tree Company is a proud member of the International Society of Arboriculture. We abide by all ANSI A300 & Z133 Standards for Ethical Tree Care Operations & Safety.

DESCRIPTION

Tree Assessment Notes:

- Tree in question is a mature water oak.
- This tree shows signs of interior rot and decay as well as mistletoe growth in the canopy which is a semi-parasitic organism for oak trees.
- the root flare is exposed and above the soil line.
- The tree's root system is very close to the road and directly adjacent to a water meter.
- This water oak has reached full maturation.
- A removal is recommended, especially if construction will be occurring.

•We will gladly provide a certificate of insurance upon request.

Issued by:

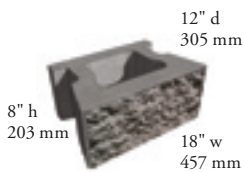


Unit Specifications

for more technical information, visit cornerstonewallsolutions.com

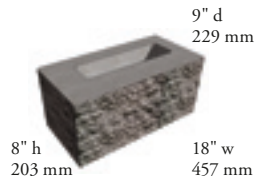
CORNERSTONE® 100 STRAIGHT FACE

Weight 75 lb (34 kg)



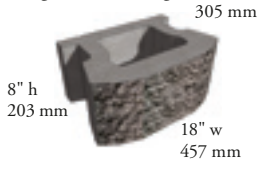
CORNERSTONE® 100 CORNER UNIT

Weight 65 lb (29 kg)



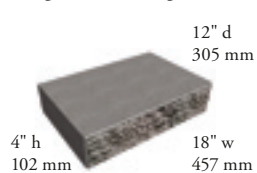
CORNERSTONE® 100 ROCK FACE

Weight 75 lb (34 kg)



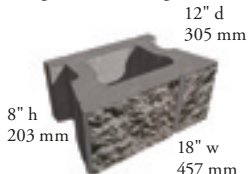
CORNERSTONE® 100 CAP UNIT

Weight 67 lb (30 kg)



CORNERSTONE® 100 RANDOM FACE

Weight 75 lb (34 kg)



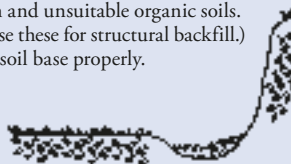
CORNERSTONE® UNIT ASSEMBLY



HOW TO INSTALL

1. EXCAVATE

Dig a base trench 24 inches to 36 inches wide and a minimum of 12 inches deep. Remove all vegetation and unsuitable organic soils. (Do not use these for structural backfill.) Compact soil base properly.



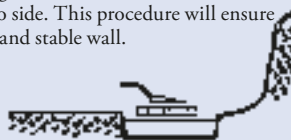
2. PREPARE LEVELING PAD

Fill trench with 6 inches of well graded gravel and compact firmly with vibrating compaction equipment.



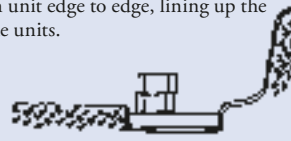
3. LEVEL THE BASE

Level the gravel base from front to back and side to side. This procedure will ensure a straight and stable wall.



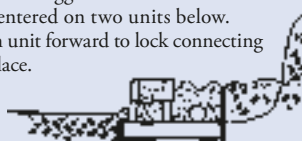
4. LAY YOUR FIRST COURSE

Use a string line to align the first row of units. For smooth curves, use a flexpipe as the guide. Place each unit edge to edge, lining up the back of the units.



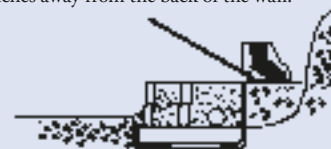
5. BUILD YOUR WALL

Sweep the top of each course of units to clear debris. Half-stagger the next course so each unit is centered on two units below. Pull each unit forward to lock connecting lugs in place.



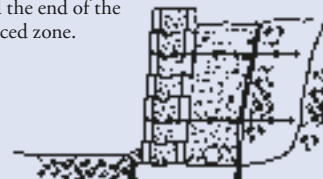
6. INSTALL BACKFILL

Place perforated drainage pipe behind the base of the wall. Add 12 inches of free-draining gravel behind the wall. Fill the hollow core of the units with the same materials. Place the backfill materials in layers of no more than 12 inches deep. Compact each layer well, making sure to keep the compaction equipment 12 inches away from the back of the wall.



7. REINFORCE WALL

Place the geosynthetics on top and as close to the front of the units as possible. Lock the next course of units into place. Gently tension the geosynthetics toward the back of the compacted backfill. Repeat the backfilling steps. Always work from the back of the wall toward the end of the reinforced zone.



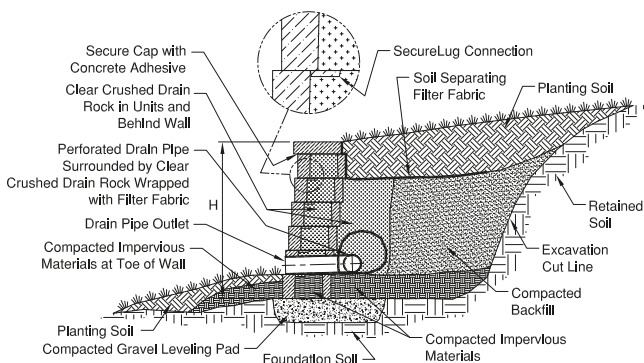
8. CAP YOUR WALL

Sweep off the top course of units. Secure caps to the top of the wall using an approved concrete adhesive. Use a level piece of string to properly align the capping. Place filter soil separation fabric on top of the backfill and drainage materials as well as the back side of the wall. Cover with top soil.

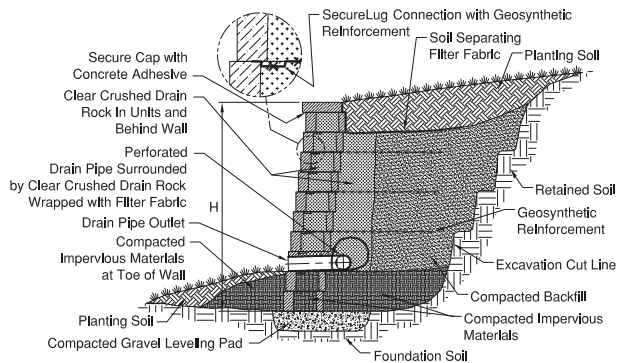


FOR MORE INSTALLATION INFORMATION VISIT [CORNERSTONEWALLSOLUTIONS.COM](http://cornerstonewallsolutions.com)

TYPICAL GRAVITY CROSS SECTION



TYPICAL GEOSYNTHETIC REINFORCED CROSS SECTION



SUBJECT
DRB-Fifth Third Ballpark-300 West Henry Street

TO
Members of the Spartanburg Design Review Board

DATE
03/03/2024

OUR REF
7-12-14-005/036/037.00

DEPARTMENT
Community Development

PROJECT NUMBER
10-210098.00

COPIES TO
City Staff

NAME
Craig Lewis, Urban Design Consultant
craig.lewis@arcadis.com

GENERAL PROJECT OVERVIEW

The proposed 3500+ seat, Single-A baseball stadium is located on approximately 14.5 acres at the intersection of West Henry Street and South Daniel Morgan Avenue. This project received preliminary approval on 11/7/2024.

AUTHORITY

This project is zoned DT-5. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

- Application is complete

EXCEPTIONS

- 3.3.2.a Front Building Setback – Maximum setback of 6 ft
 - *Approval for setbacks granted at 11/7/2024 meeting*
- 6.4.4.a Minimize Blank Walls – Expanses of blank walls may not exceed 20 feet in length – *Proposed blank wall along Henry Street is 273 feet*
 - *Approval granted at 11/7/2024 meeting subject to final review*
- 6.4.4.c Transparency Zone – Glazing (transparent windows or doors) must extend at least 60% of the total façade width – *Proposed glazing along Broad Street is less than 60% (primarily due to the 28 ft blank wall)*
 - *Approval granted at 11/7/2024 meeting subject to final review*
- 8.1 Streetscape – Minimum 16 ft zone with trees in wells
 - *Now reflected in plans along Henry – Daniel Morgan Avenue will require improvement as well*

CODE REVIEW

A. Use Standards: The proposed use is permitted by right.

B. District Standards:

- **3.3.1 Lot Configuration:** *Compliant*
- **3.3.2 Primary Building Standards:** *Additional setback approved at 11/7/24 meeting*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Not applicable*
- **3.3.6 Building Frontage:** *Shopfront - permitted*

C. General Standards:

Not applicable

D. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space. **Compliant**
- **5.1.2 Corner Lots:** Buildings located at street intersections must place the main building, or part of the building, at the corner. *The primary corner is at West Henry and Daniel Morgan. It is presumed that the corner entry at the access road and West Henry is a function of the ballpark orientation.*
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. **Compliant** – *primary entry is at the corner of West Henry and the Access Road*

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** Compliant
- **5.2.2 Solid Waste Storage Areas:** Compliant
- **5.2.3 Mechanical and Utility Equipment:** Compliant

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** Compliant with the exception of the blank wall that creates a visual gap along the street frontage. *Exception approved at 11/7/24 meeting*
- **6.1.1 General Design Principles - Downtown Should be Urban:** Compliant
- **6.1.5 General Design Principles - Put People First:** (B) Ground floor activity is critical to pedestrian comfort and activity. Long expanses of inactivity are strongly discouraged. *Exception approved at 11/7/24 meeting*
- **6.2 Required Building Design Standards:**
 - **6.2.1 Architectural Style:** *Not applicable*
 - **6.2.2 Compatibility:** *Not applicable*
 - **6.2.3 Proportions:** *Compliant*
 - **6.2.4 Wall Materials:** **Non-compliant:** *Exception approved at 11/7/24 meeting*
 - **6.2.5 Façade Treatment:** *Compliant*
 - **6.2.6 Building Entrances:** *Compliant*
- **6.4 Specific Building Design Standards for Mixed-Use and Commercial Buildings in D-T5**
 - **6.4.1 Roof and Eaves:** *Compliant*
 - **6.4.2 Canopies/Awnings:** *Compliant*
 - **6.4.3 Encroachments:** *Compliant*
 - **6.4.4 Ground Level Detailing**
 - **a. Minimize Blank Walls:** Expanses of blank walls may not exceed 20 feet in length. (A “blank wall” is a facade that does not contain transparent windows or doors.) – *The proposed blank wall along Henry Street is 273 ft - Exception approved at 11/7/24 meeting*
 - **c. Transparency Zone:** Glazing must extend from the corner of the front facade for a depth equal to 60% of the length of the building *Exception approved at 11/7/24 meeting*
 - **6.4.5 Materials:** *The proposed metal siding is not a permitted material and requires a Discretionary Review. Exception approved at 11/7/24 meeting*

G. Parking:

- **Not Applicable**

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:** 16 ft streetscape zone with a minimum 16 ft sidewalk and trees planted in wells consistent with downtown standards (40 ft on-center). **Compliant**

I. **Signage:** Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Substandard Streetscape along Daniel Morgan Avenue Street:** The current plans do not show an upgraded streetscape along Daniel Morgan Avenue. Given the expectation of heavy foot traffic from the ballpark to Morgan Square, this street should be upgraded at the same time. The streetscape should be consistent with the streetscape plan for the renovated Morgan Square.



- **Future Development Along Daniel Morgan:** As noted in the plans, the area in between the ballpark is slated for future development. It is presumed that this future development will be placed between the stadium and Daniel Morgan Avenue, effectively screening that side of the stadium. The DRB may want to consider an interim measure such as supplemental landscaping along that frontage in case those buildings are not delivered in the near term – next five years.
- **Brick Detail on Upper Story:** The inlaid brick pattern on the three panels noted below seems to conflict with the sign. We recommend eliminating the detail for these three sections for a clean sign panel. Additionally, we recommend converting the current square in each remaining panel to two vertical rectangles that more closely mimic the window patterns at the main entry from Henry Street.



RECOMMENDATION

We recommend final approval of this approval subject to the following conditions:

- The improvement of the streetscape along Daniel Morgan Avenue (this needs to be shown on the final plans and may be noted as "by the city" if approved by the City Manager
- The consideration of supplemental landscape as a temporary screening element on the Daniel Morgan Avenue frontage.
- The adjustment of the brick details on the upper story to more closely mimic the window patterns near the main entrance.

Craig Lewis, FAICP, LEED AP, CNU-A
Phone: 704-609-9841
craig.lewis@arcadis.com



Spartanburg Ballpark

Spartanburg, SC



PROJECT LOCATION:
300 West Henry Street
Corner of West Henry Street and CSX Railroad

ZONING DISTRICT:
DT-5

SETBACKS:
Front Setback (West Henry): 34'-0"
Access Road Setback: 35'-2"
Interior Side Setback: 0 to 24 ft max
Rear Setback: 0 ft

FRONTAGE BUILDOUT:
60% Except in Side Yard

BUILDING HEIGHT:
Primary Building: 2 to 6 stories max
Actual: 3 stories
Accessory Building: 2 stories max
Actual: 1 story

BUILDING CONSTRUCTION:
Construction Type: Type II-B

OCCUPANCY CLASSIFICATION(S):
A-2, A-3, A-5, B, M & S-1

Aerial Image per Bing Maps - NTS

Site Context Map & Zoning Analysis



IMAGE A



IMAGE B



IMAGE C



IMAGE D



IMAGE E



IMAGE F

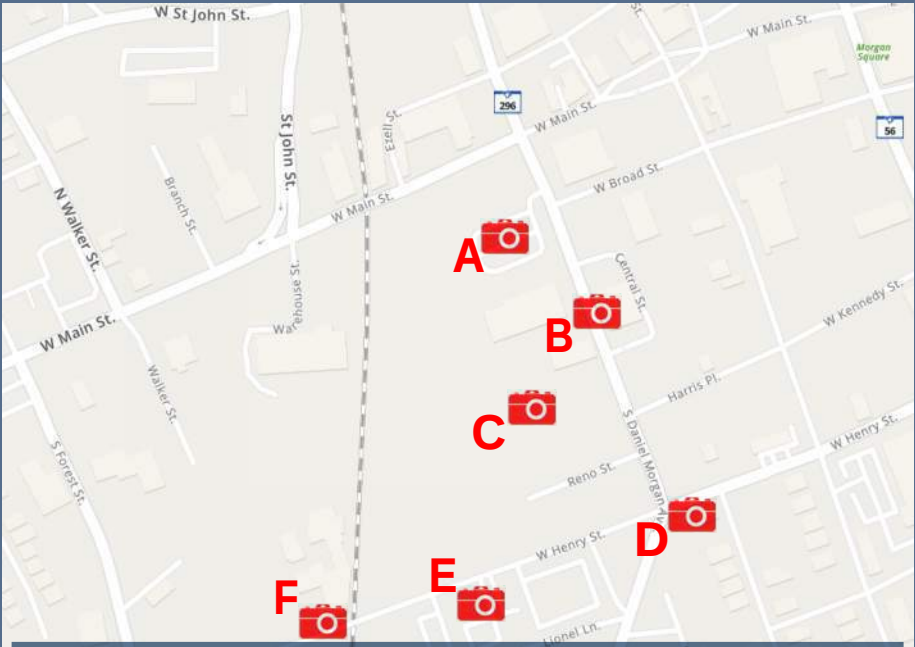


IMAGE A:
View from existing Marriott AC Hotel parking lot - Looking south-west

IMAGE B:
View from east side of S Daniel Morgan Avenue (El Paso Restaurant) - Looking west

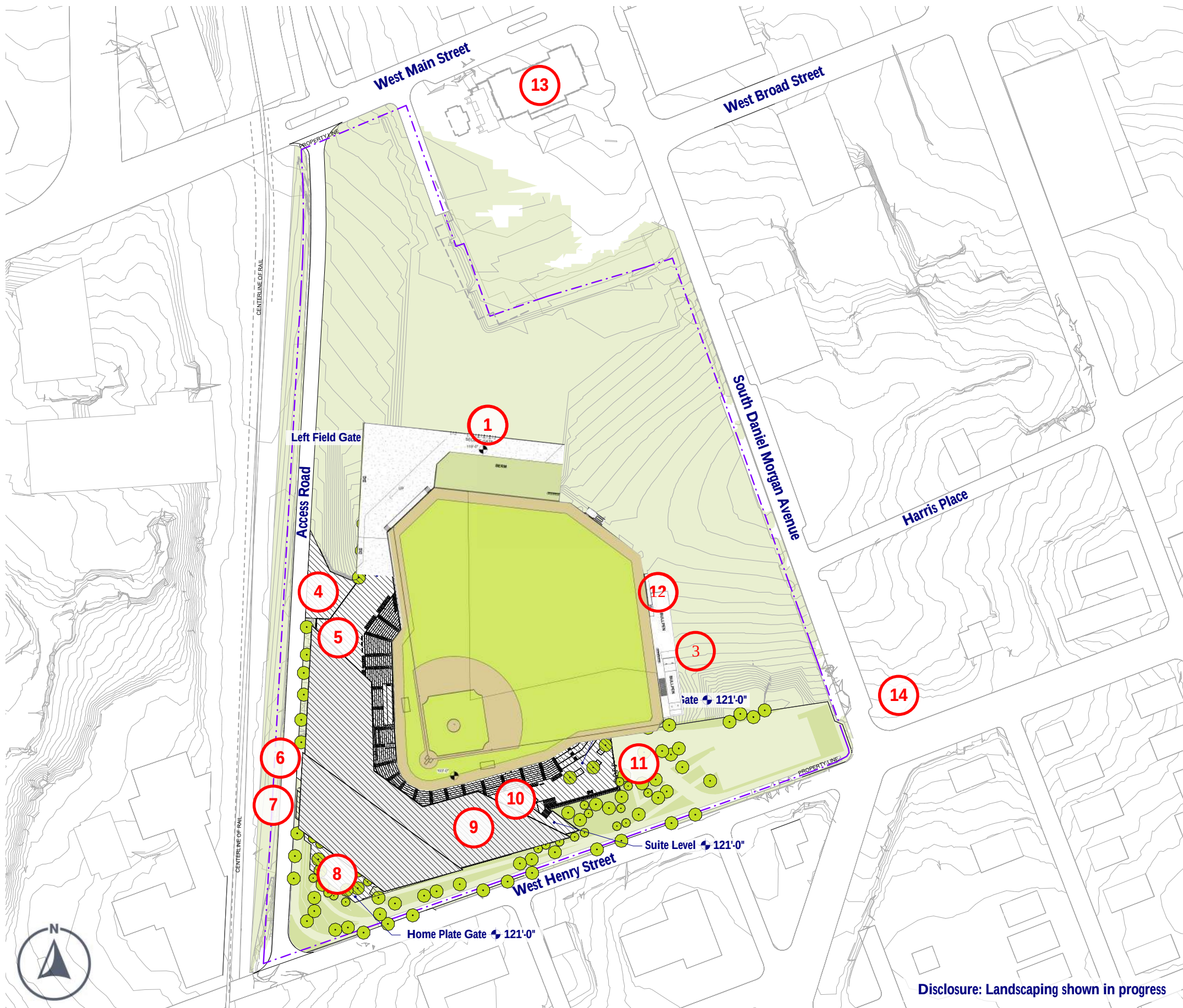
IMAGE C:
View from within the Grain Site - Looking south-west

IMAGE D:
View from south-east side of S Daniel Morgan and W Henry Street intersection - Looking west

IMAGE E:
View from south side of W Henry Street - Looking north-west

IMAGE F:
View from south-west side of W Henry Street and CSX railroad intersection - Looking north-east

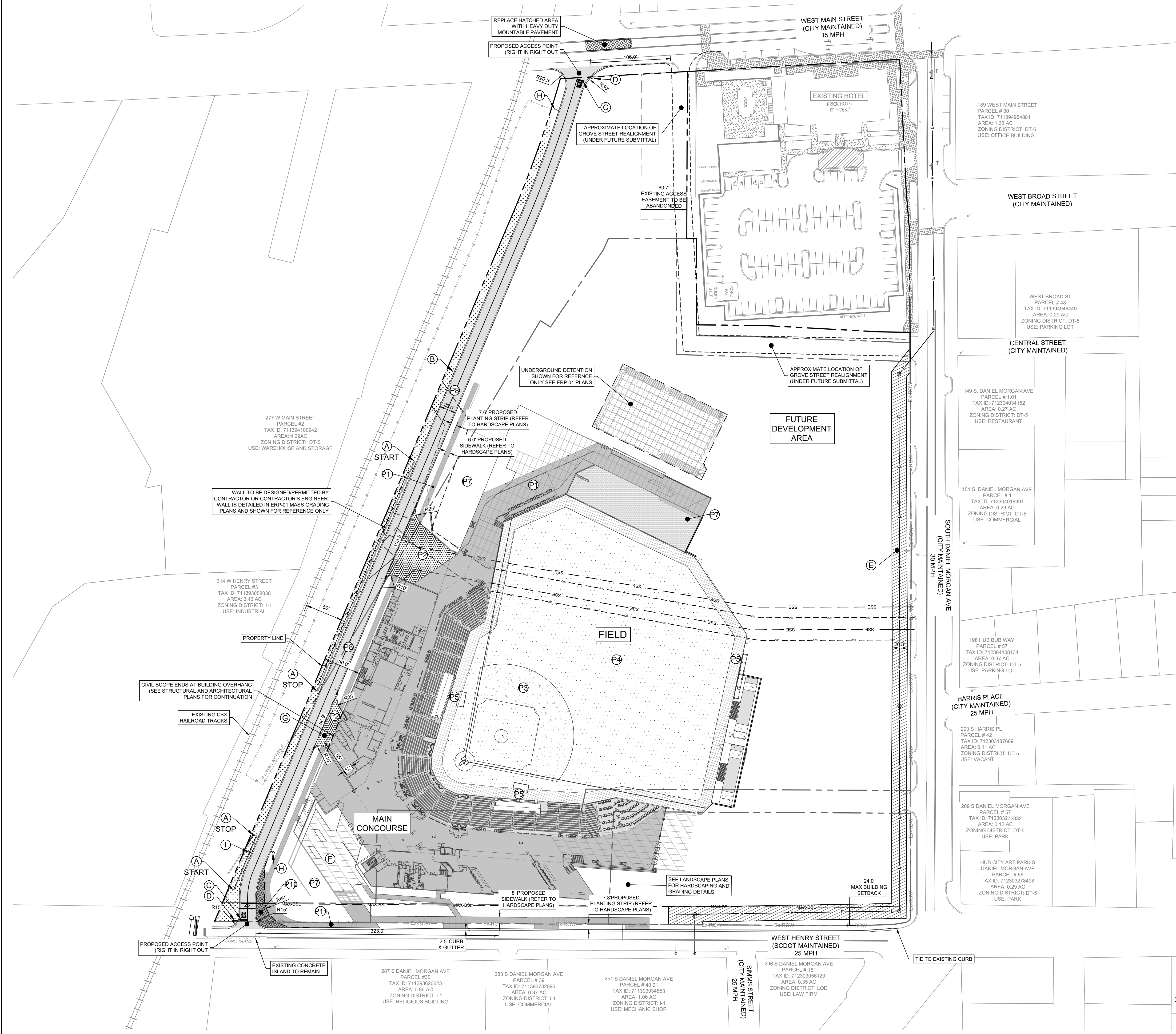
Existing Site & Context Photographs



- 1 Left Field Gate
- 2 Team Store
- 3 Bullpens (Home & Visitor)
- 4 Field Access
- 5 Kid Zone
- 6 Loading Dock
- 7 Transformer & Generator
- 8 Home Plate Gate
- 9 Club
- 10 Club Deck
- 11 Right Field Gate
- 12 Video Board
- 13 Marriott AC Hotel
- 14 Hub City Art Park

Scale: 1"=156"

Site Plan



SITE PLAN NOTES	
1.	SEE "GENERAL NOTES" SHEET FOR SITE GENERAL CONSTRUCTION NOTES, PAVING, STRIPING, GRADING, AND ZONING NOTES.
2.	SEE "EXISTING CONDITIONS" FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE.
3.	SEE "SITE DETAILS" SHEETS FOR DETAILS REFERENCED ON THE SITE PLANS.
4.	ALL DIMENSIONS SHOWN ARE MEASURED FROM THE FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS LABELED "EOP" ARE MEASURED FROM LIP OF GUTTER TO LIP OF GUTTER.
5.	DIMENSIONS TO THE BUILDING ARE MEASURED TO THE EXTERIOR OF THE FOUNDATION WALL UNLESS OTHERWISE SHOWN.
6.	BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE. REFER TO RECORDED PLATS AND SURVEYS FOR ADDITIONAL PROPERTY INFORMATION.
7.	CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

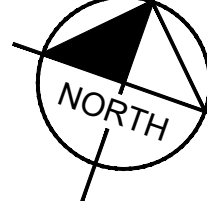
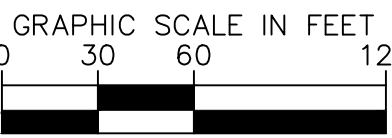
CITY OF SPARTANBURG NOTES	
1.	ALL EXISTING DRIVEWAYS AND CURB CUTS THAT ARE NOT USED SHALL BE REMOVED AND REPLACED WITH A CONCRETE CURB, GUTTER, AND/OR SIDEWALK (IF EXISTING)." (FROM SECTION 5-743).
2.	THE DUMPSTER PAD AND SCREENING SHALL COMPLY WITH CITY STANDARDS AS FOUND IN SECTIONS 504.6 AND 505.63 OF THE CITY OF SPARTANBURG ZONING ORDINANCE.
3.	ALL SIGNAGE SHALL COMPLY WITH THE CITY OF SPARTANBURG ZONING ORDINANCE.

SITE DATA TABLE	
DEVELOPMENT DATA	
TAX PARCEL ID:	711393652174, 711393967418, 711393798222, 711394725889, 711393798222
LAND USE:	MIXED USE
TOTAL SITE AREA:	18 AC
TOTAL DISTURBED AREA:	18 AC
NUMBER OF LOTS:	4
ZONING DATA	
FEMA FLOOD PANEL:	3710459400K
WATERSHED:	REEDY
ZONING DISTRICT:	DOWNTOWN URBAN DISTRICT (DT-5)
SETBACKS	
FRONT:	0' MIN, 12' MAX
INTERIOR SIDE:	0' MIN, 24' MAX
CORNER LOT SIDE:	0' MIN, 24' MAX
REAR YARD:	0' MIN, 0' MAX
PARKING	
REQUIRED:	
PROVIDED:	ALL PARKING TO BE PROVIDED OFFSITE AND/OR IN ADJACENT PARKING GARAGE (UNDER SEPARATE SUBMITTAL)
LOADING	
REQUIRED:	(1) SPACES
PROVIDED:	(3) SPACES
BUILDING SF	
EVENT LEVEL:	CONDITIONED SPACE: 27,798 SF UNCONDITIONED SPACE: 28,666 SF FIELD & BULLPEN: 133,346 SF
MAIN CONCOURSE LEVEL:	CONDITIONED SPACE: 10,039 SF UNCONDITIONED SPACE: 92,040 SF
SUITE LEVEL:	CONDITIONED SPACE: 25,457 SF UNCONDITIONED SPACE: 25,625 SF

PROPOSED IMPROVEMENTS LEGEND	
	PROPOSED BUILDING/MAIN CONCOURSE LEVEL
	HEAVY DUTY CONCRETE
	INFIELD SKIN (SEE PLAYING FIELD PLANS)
	NATURAL TURF (SEE PLAYING FIELD PLANS)
	WARNING TRACK (SEE PLAYING FIELD PLANS)
	SYNTHETIC TURF (BULLPEN) (SEE PLAYING FIELD PLANS)
	LANDSCAPE/HARDSCAPE (SEE HARDSCAPE PLANS BY OTHERS)
	STANDARD DUTY ASPHALT
	OPEN SPACE WITH GRASS COVER (SEE LANDSCAPE PLANS BY OTHERS FOR SEED MIX)
	MOUNTABLE AREA FOR TRUCK ACCESS (SEE HARDSCAPE PLANS BY OTHERS FOR MATERIAL)
	SIDEWALK
	POTENTIAL UNDERGROUND DUKE DISTRIBUTION DUCT BANK AND EASEMENT
	STOP BAR, "STOP" MARKING & SIGN
	FENCE/SAFETY RAIL
	RETAINING WALL

PROPERTY LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	MAXIMUM BUILDING SETBACK LINE
	EXISTING EASEMENT

SITE KEYNOTE LEGEND	
	RETAINING WALL
	18" CURB AND GUTTER (SEE SITE DETAIL SHEET)
	STOP BAR (SEE SITE DETAIL SHEET)
	STOP SIGN (SEE SITE DETAIL SHEET)
	POTENTIAL DUKE UTILITY EASEMENT
	HARDSCAPE DESIGN BY OTHERS
	LOADING DOCK
	SPEED LIMIT SIGN
	SAFETY RAIL



PROJECT CORE
ERP 4A: BALLPARK
PREPARED FOR
JOHNSON DEVELOPMENT
ASSOCIATES

SHEET NUMBER
C301

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH TRYON ST., SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
SC LICENSE #C00166

SOUTH CAROLINA
KIMLEY-HORN
AND
ASSOCIATES, INC.
No. C00166
REGISTERED PROFESSIONAL ENGINEER
STATE OF SOUTH CAROLINA

SOUTH CAROLINA
KIMLEY-HORN
AND
ASSOCIATES, INC.
No. 38378
REGISTERED PROFESSIONAL ENGINEER
STATE OF SOUTH CAROLINA

KHA PROJECT
016151001

DATE
12/01/2023

SCALE
AS SHOWN

DESIGNED BY
PC

DRAWN BY
PC

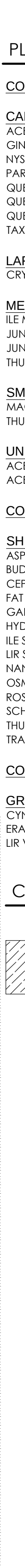
CHECKED BY
MP

REVISIONS

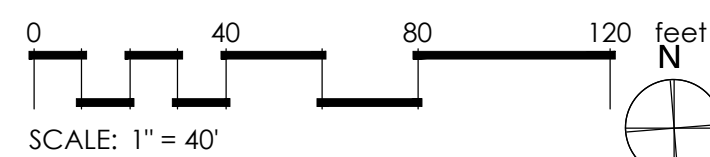
DATE

BY

Page 65 of 95



L1



75% CD SET 2024.02.2

PRINCIPAL IN CHARGE: T
PROJECT ARCHITECT: T
DRAWN BY: TP/BB/EV/K

SHEET TITLE:
**OVERALL
LANDSCAPE PLAN**

SHEET NO.

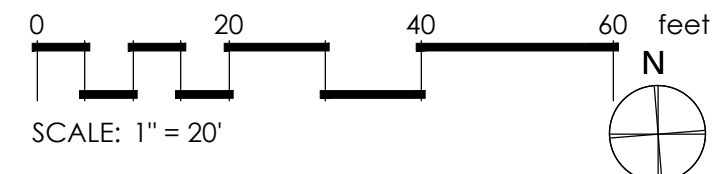
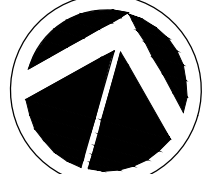
PROJ. NO.
20085-00

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LANDSCAPE PLAN 1

SCALE: 1" = 20'

NOTE:
THE BASE INFORMATION FOR THIS DRAWING HAS BEEN COMPILED FROM A VARIETY OF SOURCES AT VARIOUS TIMES AND AS SUCH IS INTENDED TO BE USED ONLY AS A CONCEPTUAL GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND DESCRIPTIONS ARE FOR GRAPHIC PURPOSES ONLY. AS AN AID TO SITE LOCATION AND POSSIBLE POTENTIAL LAND USE, ANY PERSON DESIRING TO DETERMINE ACTUAL COMMITMENTS SHOULD EXAMINE THE APPROPRIATE PLATS, DEED RESTRICTIONS, COVENANTS, AND PLANNING AND ZONING REGULATIONS APPLICABLE TO SPECIFIC PORTIONS OF THE PROPERTY.



GENERAL LANDSCAPE NOTES

1. MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION. REPORTING PROMPTLY ANY DISCREPANCIES WHICH MAY EFFECT BIDDING.
2. ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN. ALL PLANT MATERIAL MUST ADHERE TO ANSI Z60.1-2004 (AMERICAN STANDARD FOR NURSERY STOCK) SPECIFICATIONS FOR ROOT BALLS AND CONTAINER SIZES.
3. CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED.
4. UNLESS SPECIFICALLY NOTED, ALL PLANTS SHALL BE OF SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, SYMMETRICAL, AND SO TRAINED OR FAVORED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY AND OUTSTANDINGLY SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS, EGGS OR LARVAE, AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
5. SUBSTITUTIONS OF PLANT MATERIALS WILL BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. IF PROOF IS SUBMITTED IN WRITING THAT A PLANT SPECIFIED IS NOT OBTAINABLE, CONSIDERATION WILL BE GIVEN TO THE NEAREST AVAILABLE SIZE OR SIMILAR VARIETY, WITH A CORRESPONDING ADJUSTMENT OF THE CONTRACT PRICE.
6. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. IF LARGER PLANTS ARE APPROVED, THE ROOT BALL SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
7. ROOT FLARE OF PLANT MATERIAL MUST BE AT OR SLIGHTLY HIGHER THAN EXISTING GRADE. PULL MULCH BACK 6 IN. FROM ROOT FLARE.
8. TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED, WILL BE REJECTED. TREES WITH A DAMAGED OR CROOKED LEADER, BARK ABRASIONS, SURFACING, DISFIGURING KNOTS, INSECT DAMAGE, CUTS OR WOUNDS OVER 20 MM (3/4") IN DIAMETER THAT ARE NOT COMPLETELY CLOSED OR FLUSH PRUNING CUTS THAT DO NOT PRESERVE THE COLLAR AT THE BRANCH WILL BE REJECTED.
9. TREE PLANTING DETAILS AND SPECIAL PROVIDING FOR PLANTING MUST BE FOLLOWED.
10. CONTRACTOR SHALL TEST SOIL pH AND CONDITIONS FOR ALL SOD AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR THE SODDED LAWN. SOIL SHALL BE AMENDED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.
11. ALL PLANT BEDS TO RECEIVE 3" DEEP HARDWOOD MULCH, PULLED 4" AWAY FROM THE TRUNK.
12. CONTRACTOR TO MAINTAIN THE PLANTINGS AND CONTROL WEEDS IN MULCH AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL FINAL ACCEPTANCE.
13. ALL PLANT BED AND SEED/SOD AREAS TO RECEIVE 100% IRRIGATION COVERAGE.
14. CONTRACTOR SHALL SUPPLY AN AS-BUILT IRRIGATION PLAN TO THE OWNER BEFORE FINAL ACCEPTANCE OF THE PROJECT.
15. IN THE PLANT SCHEDULE, PLANTS NOTED AS "SPECIMEN" SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT AT THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
16. PREEMERGENT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
17. PLANT BED SHALL BE TESTED FOR pH AND AMENDED PRIOR TO INSTALLATION.
18. ALL PLANT MATERIAL SHALL CONFORM TO STANDARD SET FORTH BY "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1-2004 PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
19. ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
20. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING CAN BEGIN.
21. ALL TREES MUST BE STRAIGHT TRUNK, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
22. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND MARKING ALL UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE AT CONTRACTOR'S EXPENSE.
23. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODES REQUIREMENTS.
24. CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
25. BALLED AND BURLAP MATERIAL SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP AND STRAPS REMOVED.
26. CONTRACTOR TO PROVIDE SOIL CONDITIONING BEFORE INSTALLATION.
27. TYPICAL GRASS SHALL BE PLANTED AFTER ALL PLANTS ARE INSTALLED AND MULCHED. SEED AND/OR SOD BED PREPARATIONS BY MEANS OF PULVERIZATION TO LOOSEN SOIL, SMOOTH AND FINE GRADE AREA REMOVING ANY ROCKS, ROOTS, TRASH, AND CLODS OVER ENTIRE AREA. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANTING AREAS, INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) UNTIL THE OWNER AND LANDSCAPE ARCHITECT ACCEPT CONSTRUCTION IN FULL. FINAL PUNCH LIST COMPLETED / ACCEPTED IN WRITING.
30. CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR A 12 MONTH ESTABLISHMENT PERIOD BEGINNING AT THE OWNER'S FULL ACCEPTANCE OF THE PROJECT.

GENERAL LANDSCAPE SPECIFICATIONS

LANDSCAPE PLANTING AND RELATED WORK SHALL BE PERFORMED BY A FIRM WITH A MINIMUM OF FIVE YEARS EXPERIENCE SPECIALIZING IN THIS TYPE OF WORK. ALL CONTRACTORS AND THEIR SUB-CONTRACTORS WHO WILL BE PERFORMING ANY LANDSCAPE WORK INCLUDED IN THIS SECTION OF THE SPECIFICATION SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

CONTRACT CLOSE-OUT SUBMITTALS:

- A. PRIOR TO PLANT MATERIAL ACCEPTANCE, SUBMIT WRITTEN MAINTENANCE INSTRUCTIONS RECOMMENDING ADEQUATE AND REASONABLE PROCEDURES FOR MAINTENANCE OF PLANT MATERIALS.
- B. PROVIDE PLANT MATERIAL RECORD DRAWINGS:
 1. LEGIBLY MARK DRAWINGS TO RECORD ACTUAL CONSTRUCTION.
 2. INDICATE HORIZONTAL LOCATIONS, REFERENCED TO PERMANENT SURFACE IMPROVEMENTS.
 3. IDENTIFY FIELD CHANGES OF DIMENSION AND DETAIL AND CHANGES MADE BY CHANGE ORDER.

PREPARATION:

- A. UTILITY VERIFICATION: CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO ANY UNMARKED UTILITY.
 1. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITY LINES IN THE AREA OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM NEGLECT OR FAILURE TO COMPLY WITH THIS REQUIREMENT.
- B. SOIL CONDITIONING:
 1. CONTRACTOR SHALL BE RESPONSIBLE FOR A SOIL TEST REPORT BEFORE CONSTRUCTION START. PROVIDE REPORT TO OWNER, GENERAL CONTRACTOR, AND LANDSCAPE ARCHITECT.
 2. COORDINATE AND PROVIDE ALL SOIL CONDITIONING REQUIREMENTS BASED ON THE SOIL TESTING.

INSTALLATION:

- A. PLANTS SHALL BE SET ON FLAT-TAMPED OR UNEXCAVATED PADS AT THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY WERE TO THE GROUND FROM WHICH THEY WERE DUG. UNLESS OTHERWISE NOTED ON THE DRAWINGS, PLANTS MUST BE SET PLUMB AND BRACED IN POSITION UNTIL TOPSOIL OR PLANTING MIX HAS BEEN PLACED AND TAMPED AROUND THE BASE OF THE ROOT BALL. IMPROPER COMPACTING OF THE SOIL AROUND THE ROOT BALL MAY RESULT IN THE TREE SETTLING OR LEANING. PLANTS SHALL BE SET SO THAT THEY WILL BE AT THE SAME DEPTH AND SO THAT THE ROOT BALL DOES NOT SHIFT OR MOVE LATERALLY ONE YEAR LATER.

NOTE: PROPER PLANTING DEPTH REQUIRES THE ROOT FLARE TO BE AT OR SLIGHTLY ABOVE THE FINISHED GRADE. IT IS IMPORTANT TO DETERMINE HOW DEEP THE ROOT FLARE IS IN THE BALL BEFORE IT IS PLACED IN THE PLANTING HOLE. SOMETIMES THE TOP OF THE BALL MAY NEED TO BE RAISED UNTIL THE ROOT FLARE IS AT THE PROPER PLANTING DEPTH AND/OR SOIL MUST BE REMOVED FROM THE TOP OF THE BALL.
1. DETERMINE THE ELEVATION OF THE ROOT FLARE AND ENSURE THAT IT IS PLANTED AT GRADE. THIS MAY REQUIRE THAT THE TREE BE SET HIGHER THAN THE GRADE IN THE NURSERY.
2. IF THE ROOT FLARE IS LESS THAN 50 MM (2 IN.) BELOW THE SOIL LEVEL OF THE ROOT BALL, PLANT AT THE TREE THE APPROPRIATE LEVEL ABOVE THE GRADE TO SET THE FLARE EVEN WITH THE GRADE. IF THE FLARE IS MORE THAN 50 MM (2 IN.) AT THE CENTER OF THE ROOT BALL THE TREE SHALL BE REJECTED.

GUARANTEE PERIOD AND REPLACEMENT:

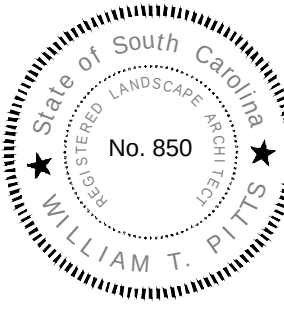
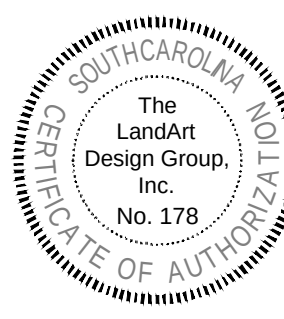
- A. THE OWNER OF FEE TITLE TO ANY PROPERTY ON WHICH PLANT MATERIAL HAS BEEN ESTABLISHED IN ACCORDANCE WITH AN APPROVED LANDSCAPE / PLANTING PLAN, SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THE APPROVED PLANT MATERIAL, AS REQUIRED BY THE ORDINANCE.
- B. THE GUARANTEE PERIOD FOR TREES AND SHRUBS SHALL BEGIN AT THE DATE OF ACCEPTANCE.
- C. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL TO BE IN HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- D. WHEN WORK IS ACCEPTED IN PARTS, THE GUARANTEE PERIODS EXTEND FROM EACH OF THE PARTIAL ACCEPTANCES TO THE TERMINAL DATE OF THE GUARANTEE OF THE LAST ACCEPTANCE. THUS, ALL GUARANTEE PERIODS TERMINATE AT ONE TIME.
- E. THE CONTRACTOR SHALL REPLACE, WITHOUT COST, AS SOON AS WEATHER CONDITIONS PERMIT, AND WITHIN A SPECIFIED PLANTING PERIOD, ALL PLANTS DETERMINED BY THE LANDSCAPE ARCHITECT TO BE DEAD OR IN AN UNACCEPTABLE CONDITION DURING AND AT THE END OF THE GUARANTEE PERIOD. TO BE CONSIDERED ACCEPTABLE, PLANTS SHALL BE FREE OF DEAD OR DYING BRANCHES AND BRANCH TIPS AND SHALL BEAR FOLIAGE OF NORMAL DENSITY, SIZE, AND COLOR. REPLACEMENTS SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES. REPLACEMENTS SHALL BE SUBJECT TO ALL REQUIREMENTS STATED IN THIS SPECIFICATION.
- F. THE GUARANTEE OF ALL REPLACEMENT PLANTS SHALL EXTEND FOR AN ADDITIONAL PERIOD OF ONE YEAR FROM THE DATE OF THEIR ACCEPTANCE AFTER REPLACEMENT. IN THE EVENT THAT A REPLACEMENT PLANT IS NOT ACCEPTABLE DURING OR AT THE END OF SAID EXTENDED GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT MAY ELECT SUBSEQUENT REPLACEMENT OR CREDIT FOR THAT ITEM.
- G. AT THE END OF THE GUARANTEE, THE CONTRACTOR SHALL RESET GRADES THAT HAVE SETTLED BELOW THE PROPOSED GRADES ON THE DRAWINGS.
- H. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS, AT NO EXTRA COST, DURING THE GUARANTEE PERIOD TO DETERMINE WHAT CHANGES, IF ANY, SHOULD BE MADE IN THE MAINTENANCE PROGRAM. IF CHANGES ARE RECOMMENDED, THEY SHALL BE SUBMITTED IN WRITING TO THE LANDSCAPE ARCHITECT. CLAIMS BY THE CONTRACTOR THAT THE OWNER'S MAINTENANCE PRACTICES OR LACK OF MAINTENANCE RESULTED IN DEAD OR DYING PLANTS WILL NOT BE CONSIDERED IF SUCH CLAIMS HAVE NOT BEEN DOCUMENTED BY THE CONTRACTOR DURING THE GUARANTEE PERIOD.



CONSULTANT LOGO



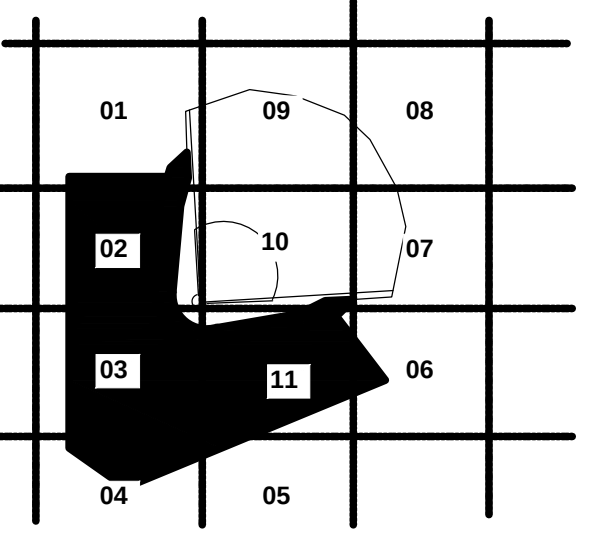
SEALS



JOHNSON DEVELOPMENT ASSOCIATES, INC.

PROJECT CORE

300 WEST HENRY STREET
SPARTANBURG, SC 29306



SHEET ISSUE:

DATE	DESCRIPTION	BY
A 2024.01.26	50% CD SET	MP
B 2024.02.23	75% CD SET	MP

75% CD SET

2024.02.23

PRINCIPAL IN CHARGE: TP
PROJECT ARCHITECT: TP
DRAWN BY: TP/BB/EV/KK

SHEET TITLE:

LANDSCAPE PLAN 1

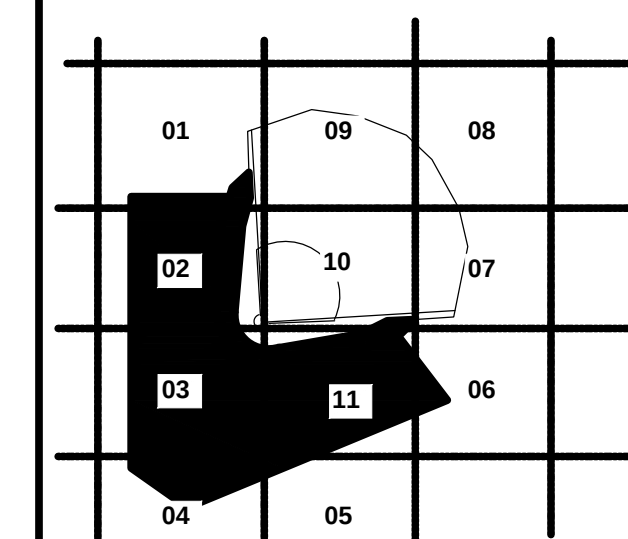
SHEET NO.

PROJ. NO.
20085-00

L2

NOT FOR CONSTRUCTION

800 WEST HENRY STREET
SPARTANBURG, SC 29306



SHEET ISSUE:			
	DATE	DESCRIPTION	BY
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B	2024.02.23	75 CD SET	MPS

75% CD SET 2024.02.23

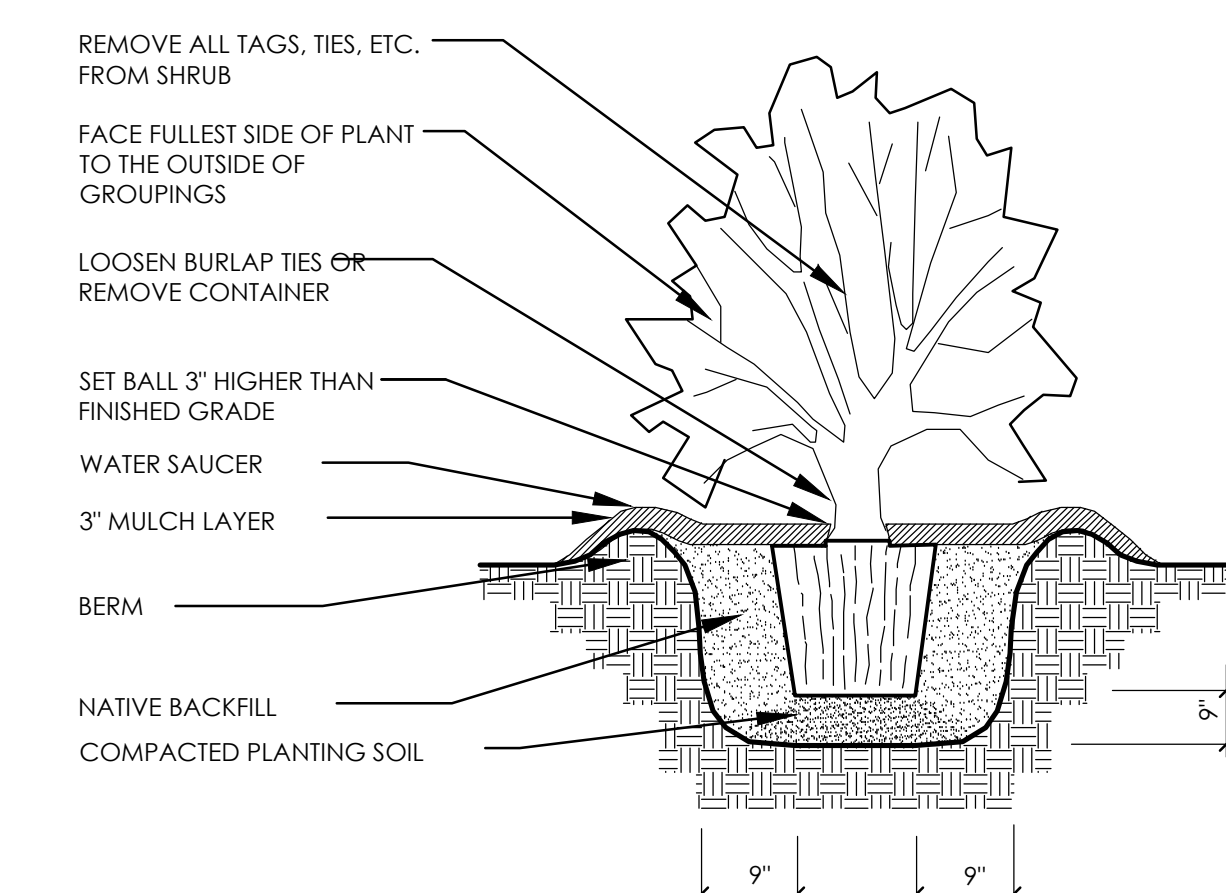
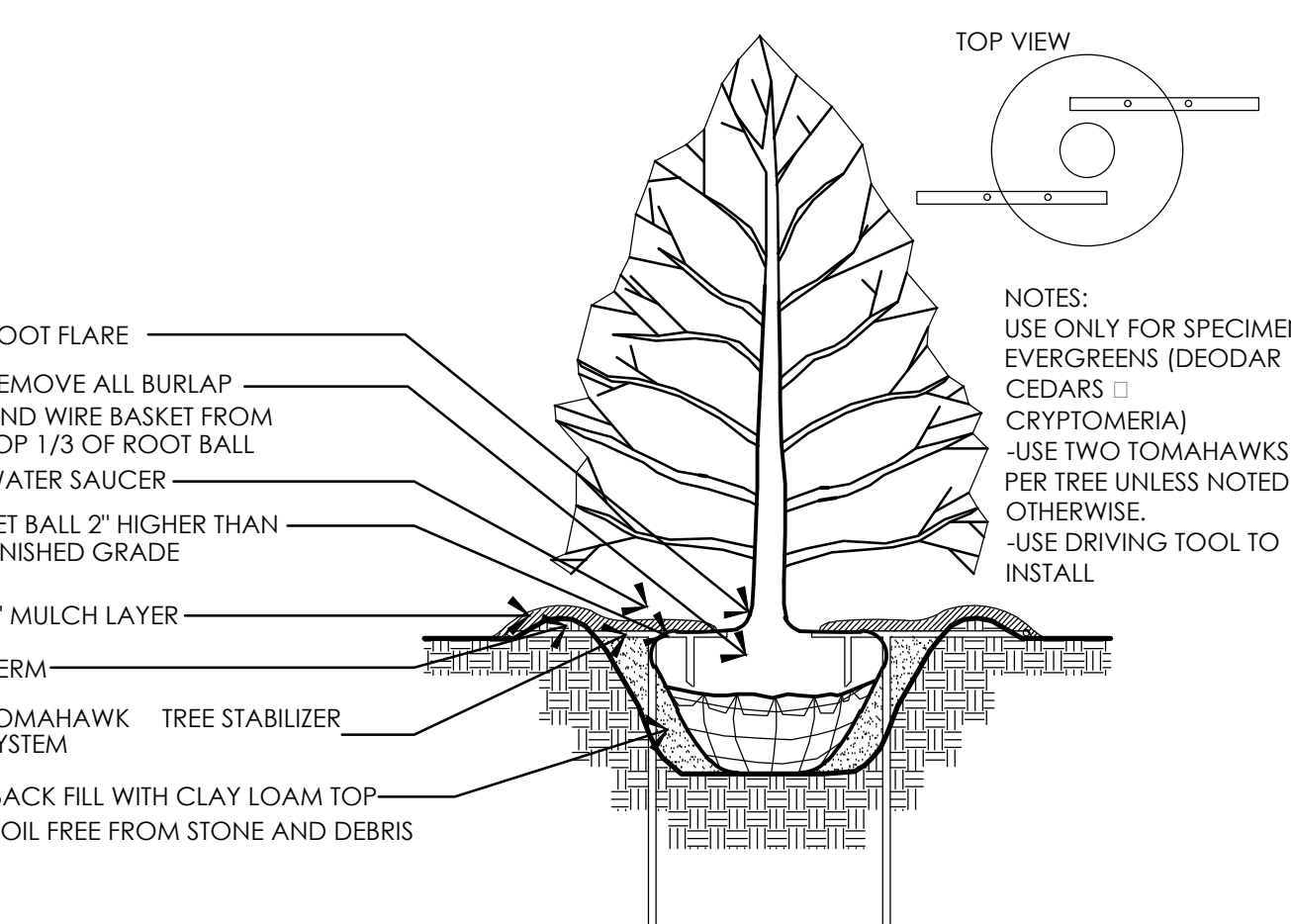
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PROJECT ARCHITECT: T
DRAWN BY: TP/BB/EV/K

SHEET TITLE:
LANDSCAPE PLAN 2

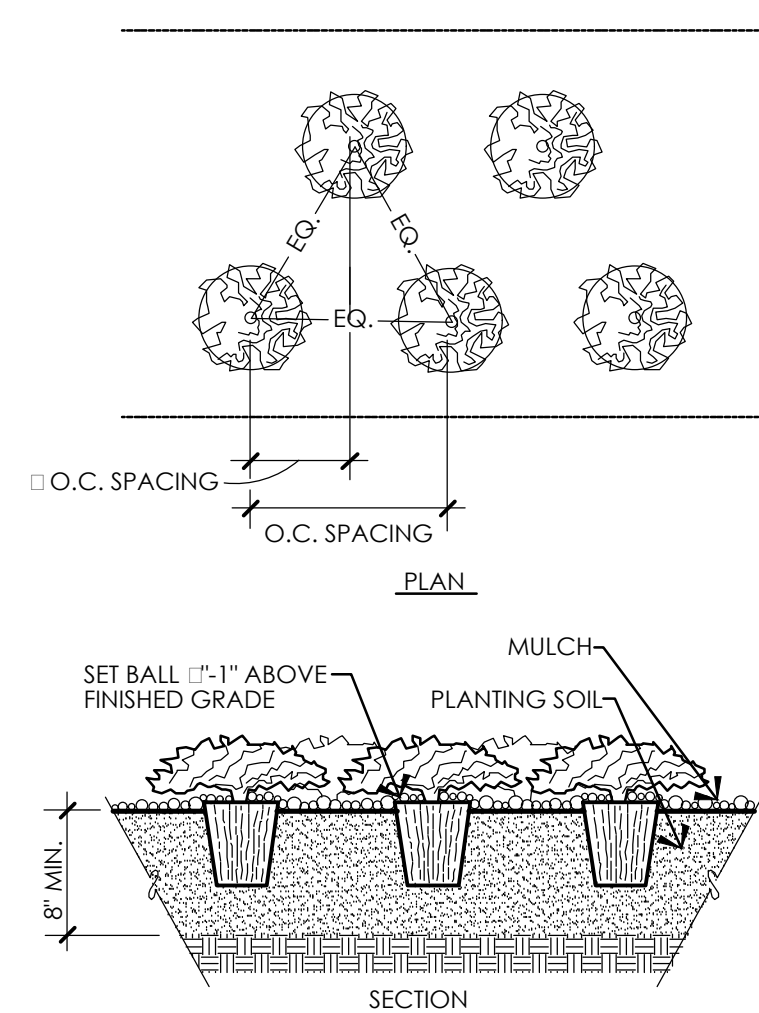
SHEET NO.

PROJ. NO.
20085-00

L3



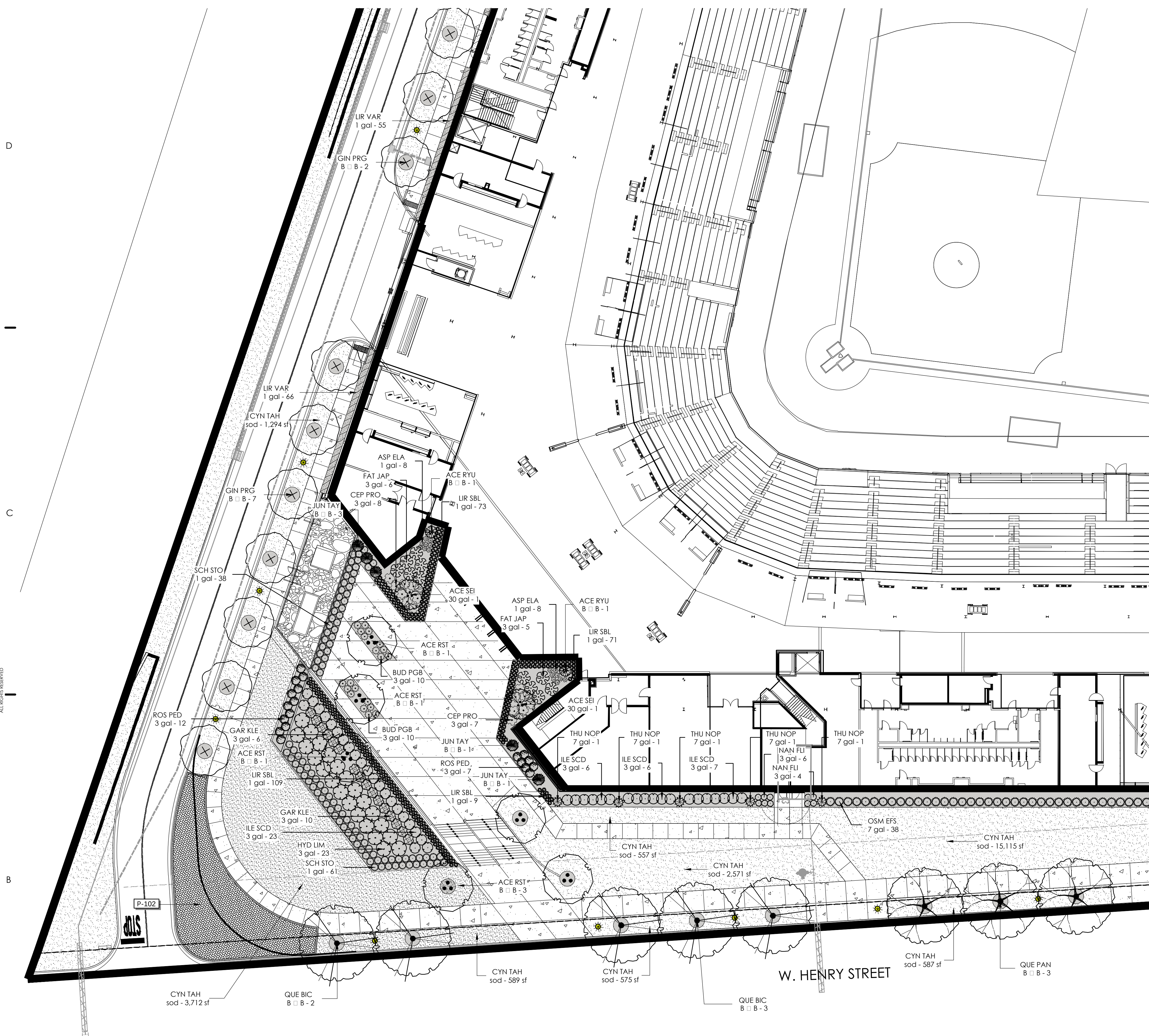
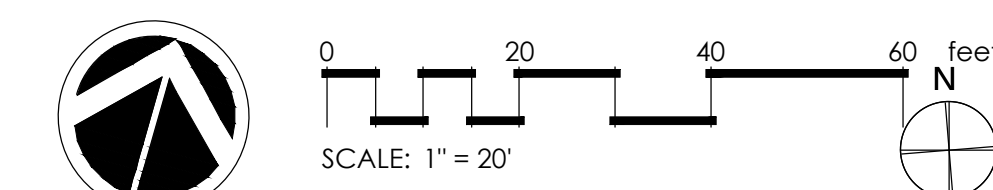
2 PLANTING DETAILS
L3 SCALE: NTS



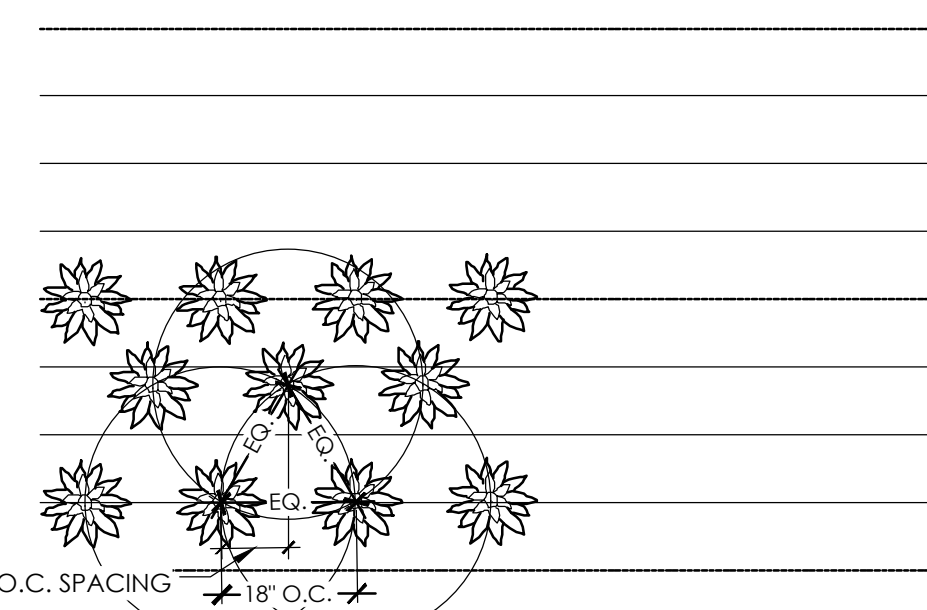
NOTES:

1. PREPARE PLANTING BED WITH 8" LAYER OF PLANT SOIL MIXTURE.
2. PLACE PLANTS IN PREPARED BEDS, SPACING AS SPECIFIED.
3. LIGHTLY ROUGHEN ROOT BALLS PRIOR TO PLANTING. ROOT BOUND PLANTS WILL NOT BE ALLOWED.

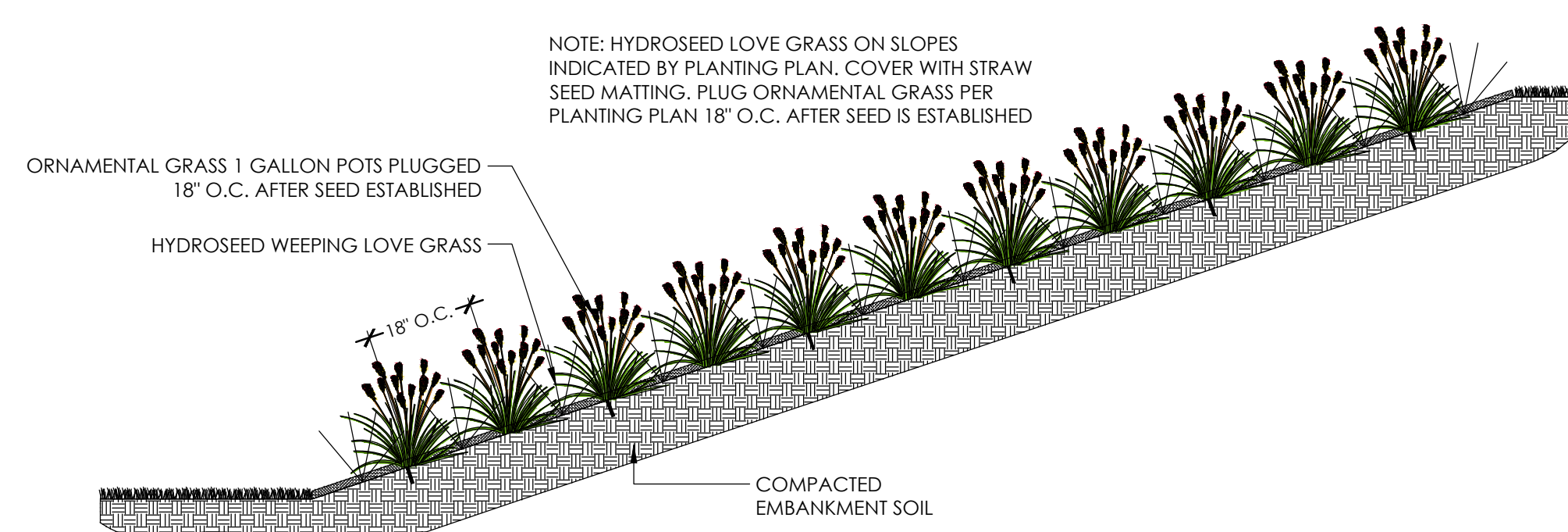
NOTE:
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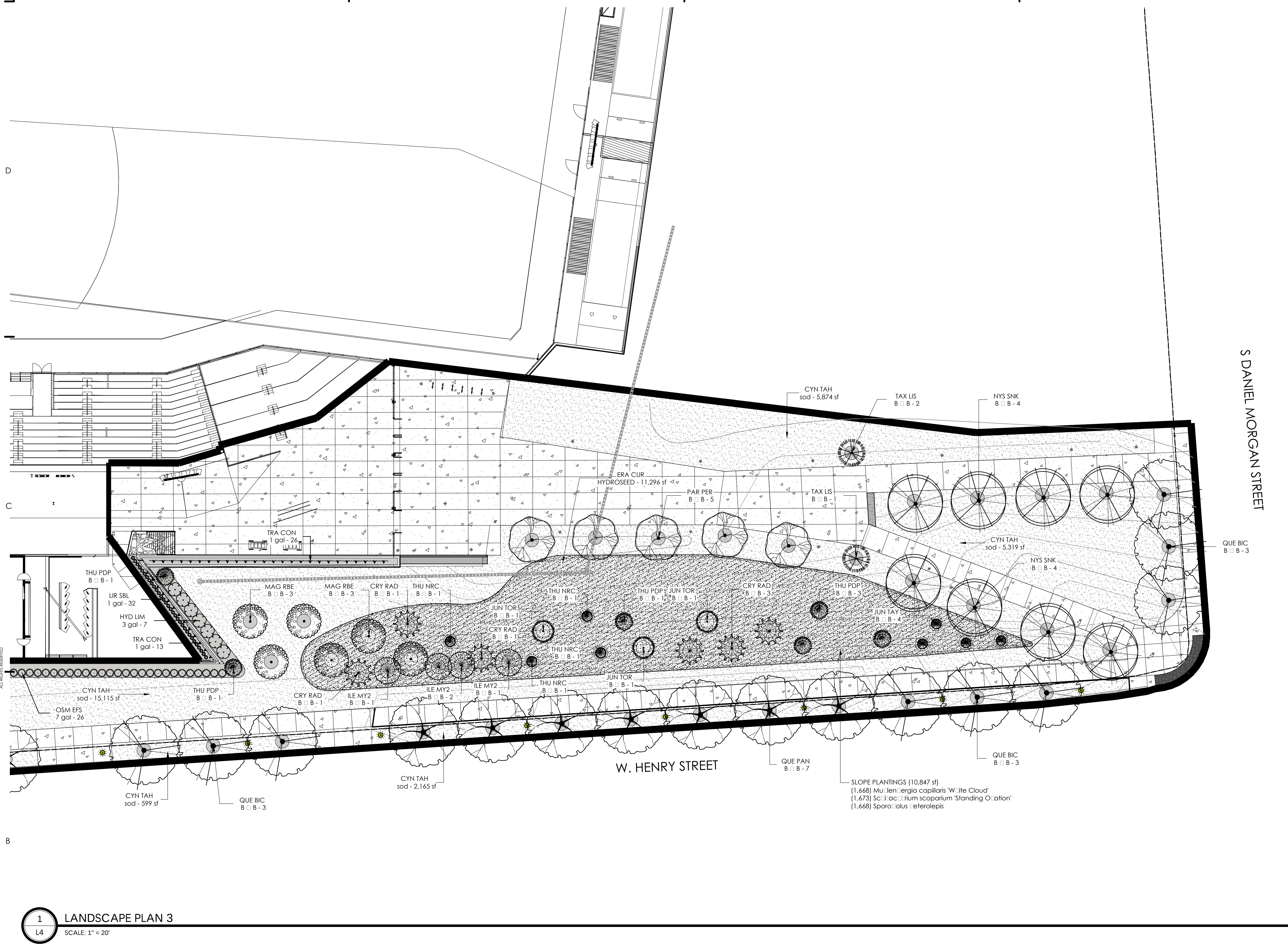
1 LANDSCAPE PLAN 2
L3 SCALE: 1" = 20'



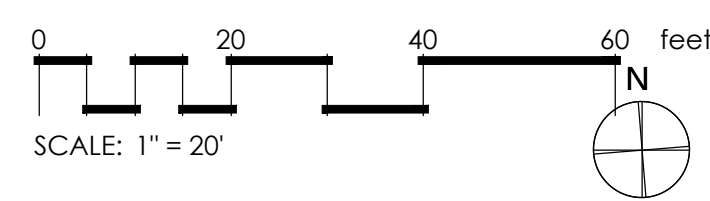
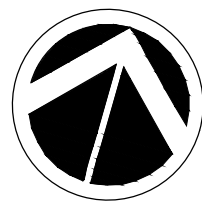
3 SLOPE & GROUND COVER PLANTING DETAILS
L3 SCALE: NTS



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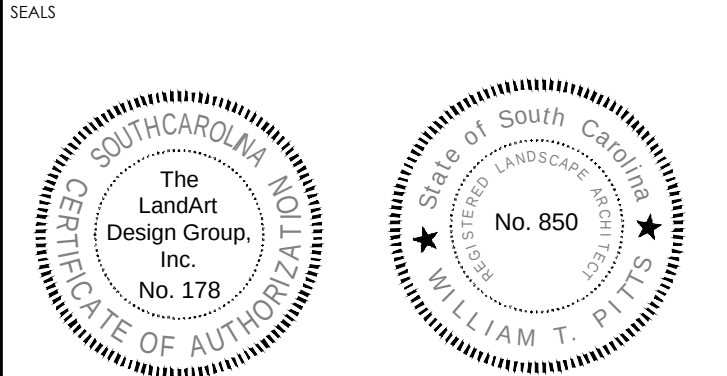
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mcmillan pazdan smith
ARCHITECTURE

LANDART
landscape architecture

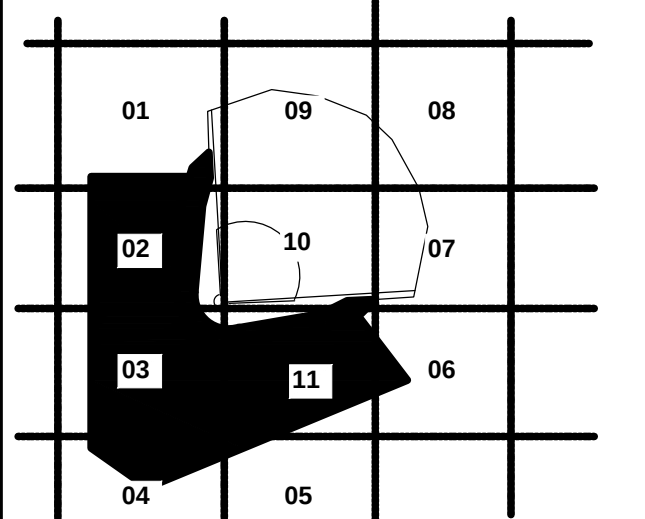
647 E. Main St. / Spartanburg, SC 29302
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LandArtDesignGroup.com / info@landartdesigngroup.com



JOHNSON DEVELOPMENT ASSOCIATES, INC.

PROJECT CORE

300 WEST HENRY STREET
SPARTANBURG, SC 29306



SHEET ISSUE:		
DATE	DESCRIPTION	BY
A 2024.01.26	50% CD SET	MP
B 2024.02.23	75% CD SET	MP

NOT FOR CONSTRUCTION

75% CD SET

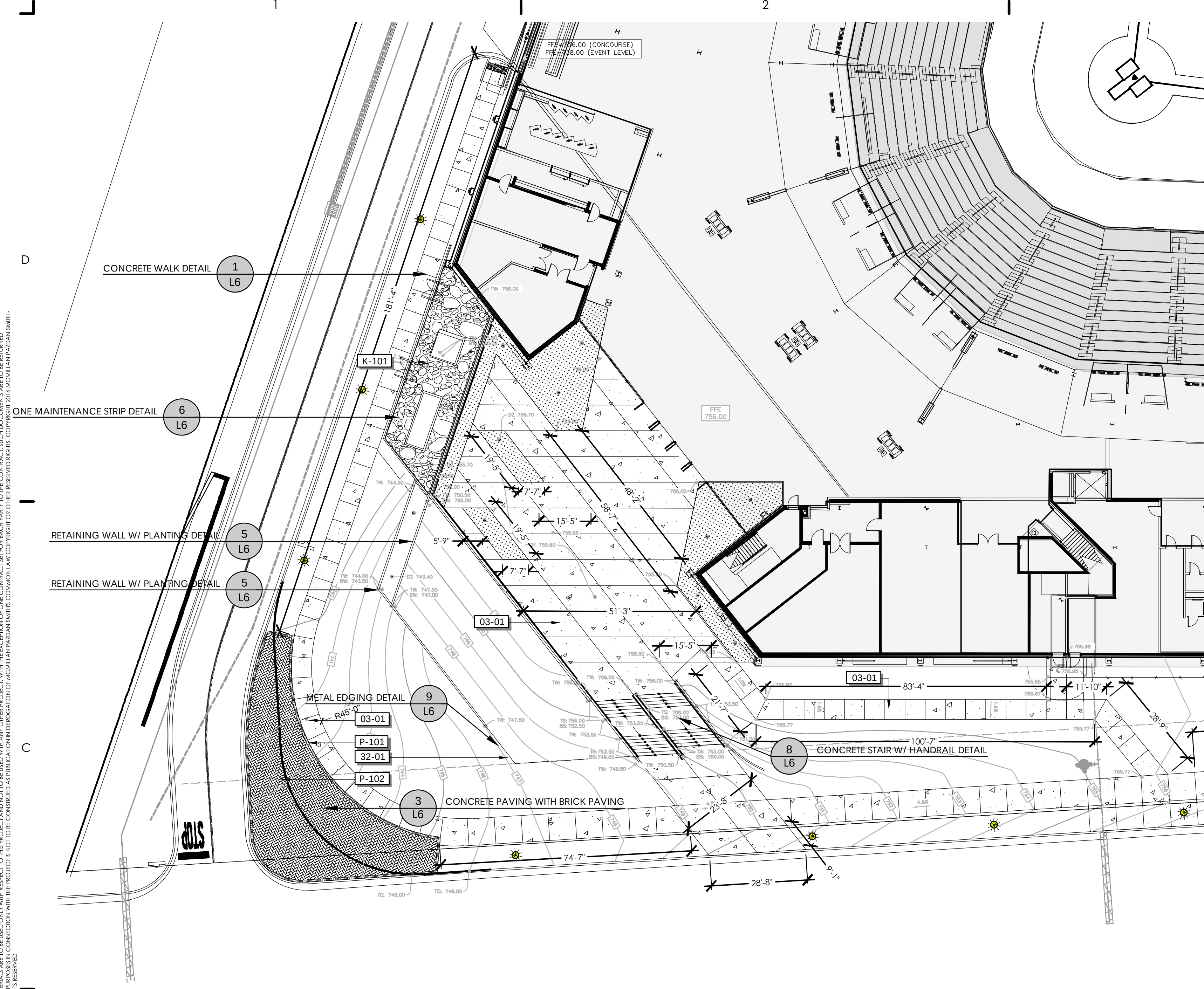
2024.02.23

PRINCIPAL IN CHARGE: TP
PROJECT ARCHITECT: TP
DRAWN BY: TP/BB/EV/KK

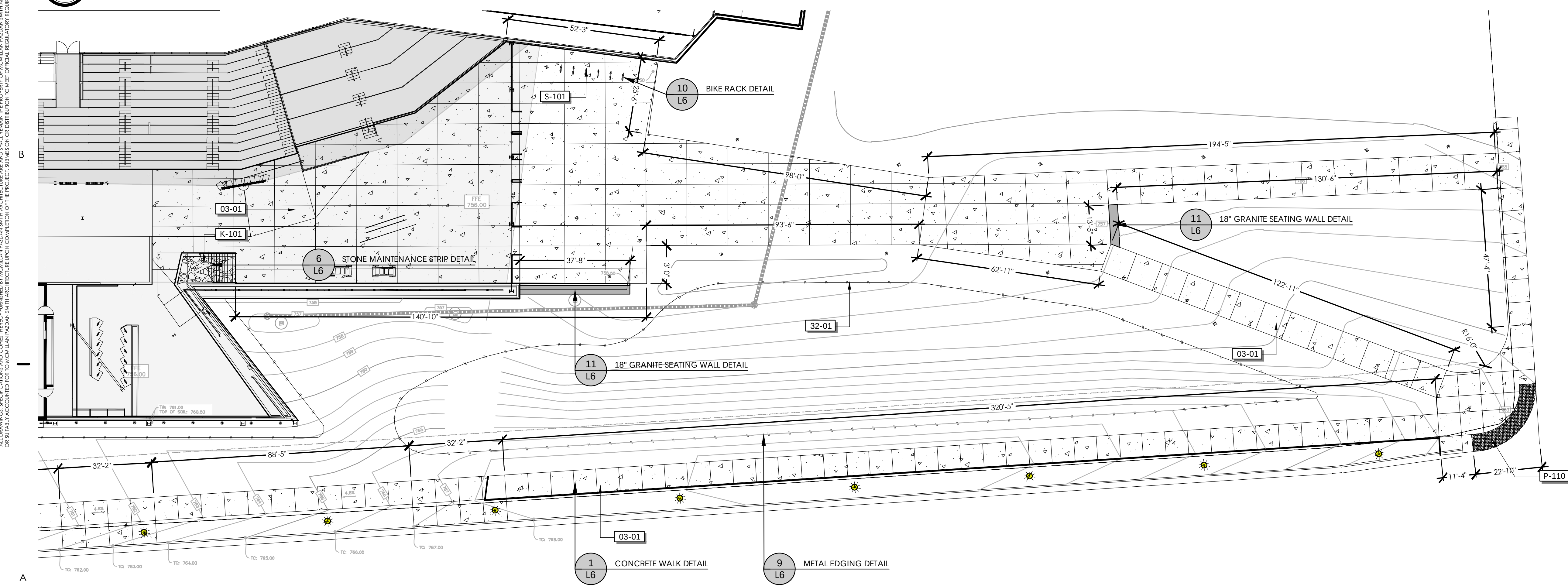
SHEET TITLE:
LANDSCAPE PLAN 3

SHEET NO. PROJ. NO.
20085-00

L4



1 WEST HENRY ST. AND GROVE ST. PLAZA LAYOUT
SCALE: 1" = 20'



2 WEST HENRY ST. AND S. DANIEL MORGAN AVE. PLAZA LAYOUT
SCALE: 1" = 20'

CONSTRUCTION NOTES:

1. INITIATE EROSION CONTROL SEQUENCE BEFORE BEGINNING CLEARING AND GRADING OPERATIONS.
2. CLEAR AREAS TO BE GRADED OF ALL VEGETATION. PROTECT VEGETATION BEYOND CLEARING LIMITS.
3. STRIP REMAINING TOPSOIL TO FULL DEPTH IN AREAS TO BE GRADED AND STOCKPILE. COMPACT ALL FILL AREAS TO 95% OF MAXIMUM DENSITY.
4. ALL AREAS ARE TO BE GRADED SO THAT NO AREAS OF STANDING WATER OCCUR. PROPOSED SPOT ELEVATIONS ARE SHOWN AT FINISHED GRADE (BACK OF CURB ELEVATION, WHERE APPLICABLE).
5. OPERATOR SHALL FIELD VERIFY EXISTING TOPOGRAPHY IN RELATION TO THE PROPOSED GRADES TO ENSURE DRAINAGE IN THE DIRECTIONS INDICATED ON THE PLAN.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH SCDOT STANDARDS AND SPECIFICATIONS.
7. THE SURVEY INDICATES NO PRESENCE OF 100-YEAR FLOOD ZONES WITHIN THE CONSTRUCTION LIMITS OF THIS PROJECT SITE.
8. ANY SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
9. WHEN APPROPRIATE, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET.
10. CONTRACTOR SHALL STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY THE LANDART DESIGN GROUP, INC. IMMEDIATELY OF ANY DISCREPANCIES.
11. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING OR CENTERLINE UNLESS OTHERWISE NOTED.
12. ALL DETAILS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
13. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
14. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION.
15. ALL EARTHWORK MUST CONFORM TO 2007 SCDOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

EARTHWORK NOTES:

TOPSOIL:

1. NATURAL, FRIABLE, LOAMY SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN VICINITY. IT SHALL BE REASONABLY FREE OF STONES LARGER THAN 1 INCH, CLAY LUMPS, ROOTS, TOXIC SUBSTANCES, DEBRIS, AND OTHER FOREIGN MATERIAL HARMFUL TO PLANT GROWTH.
2. SHALL CONTAIN NOT LESS THAN 15 PERCENT NOR MORE THAN 40 PERCENT ORGANIC MATTER BY VOLUME AS DETERMINED BY LOSS ON IGNITION OF SAMPLES OVEN DRIED TO CONSTANT WEIGHT AT 212 F.
3. PH RANGE - COORDINATE PH REQUIREMENTS WITH PLANT REQUIREMENTS DESCRIBED IN SECTION 32 92 00 AND SECTION 32 93 00. IMPORTED TOPSOIL SHALL HAVE A PH RANGE OF 6.0 TO 7.0.
4. COMPOSITION OF SOIL PASSING NO. 10 SIEVE:
 - i. SAND: 20 TO 80 PERCENT
 - ii. SILT: 10 TO 75 PERCENT
 - iii. CLAY: 5 TO 40 PERCENT

2. PROVIDE IMPORTED TOPSOIL MATERIAL AS REQUIRED TO COMPLETE THE WORK. OBTAIN RIGHTS AND PAY ALL COSTS FOR IMPORTED MATERIALS.
3. OBTAIN SOIL AMENDMENT AND FERTILIZATION RECOMMENDATIONS FROM TESTING AGENCY FOR THE PLANT MATERIALS SPECIFIED FOR THE PROJECT.

PREPARATION:

A. PROTECTION OF EXISTING UTILITIES:

1. BEFORE STARTING GRADING AND EXCAVATION, ESTABLISH THE LOCATION AND EXTENT OF UNDERGROUND UTILITIES IN WORK AREA. PROTECT EXISTING UTILITIES DURING EARTHWORK. PERFORM EXCAVATION WORK NEAR UTILITIES BY HAND.
2. REMOVE ABANDONED UTILITY SERVICE LINES FROM AREAS OF EXCAVATION. CONSULT UTILITY COMPANY PRIOR TO REMOVAL TO DETERMINE IF SPECIFIC DIRECTIONS ARE REQUIRED. CAP, PLUG, OR SEAL ABANDONED LINES AND IDENTIFY TERMINATION POINTS AT GRADE LEVEL WITH MARKERS.
3. ACCURATELY LOCATE AND RECORD ABANDONED AND ACTIVE UTILITY LINES REROUTED OR EXTENDED ON PROJECT RECORD DOCUMENTS.
4. PROTECTION OF PERSONS AND PROPERTY:
 - i. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.
5. EXCESS WATER CONTROL:
 - i. PROVIDE BERMS OR CHANNELS TO PREVENT FLOODING OF SUBGRADE. PROMPTLY REMOVE ALL WATER COLLECTING IN DEPRESSIONS.
 - ii. REPLACE SOIL SOFTENED OR ERODED BY WATER AND RECOMPACT.
 - iii. PROVIDE AND MAINTAIN DEWATERING SYSTEM COMPONENTS TO CONVEY WATER AWAY FROM EXCAVATIONS.

ROUGH GRADING:

- A. PERFORM GRADING WITHIN CONTRACT LIMITS TO NEW ELEVATIONS, LEVELS, PROFILES, AND CONTOURS INDICATED. PROVIDE SUBGRADE SURFACES PARALLEL TO PROPOSED FINISHED SURFACE GRADES. PROVIDE UNIFORM LEVELS AND SLOPES BETWEEN NEW ELEVATIONS AND EXISTING GRADES.
- B. GRADE SURFACES TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE.
- C. PROVIDE SUBGRADE SURFACES FREE FROM IRREGULAR SURFACE CHANGES. PROVIDE THE:
 - i. UNPAVED AREAS: PLUS OR MINUS 0.10 FEET. MAXIMUM 0.10 FEET VARIATION IN 10 FEET.
 - ii. PAVED AREAS: PLUS 0 AND MINUS 0.04 FEET. MAXIMUM 0.04 FEET VARIATION IN 10 FEET.
- D. FOLLOWING SUBGRADE TOLERANCES:

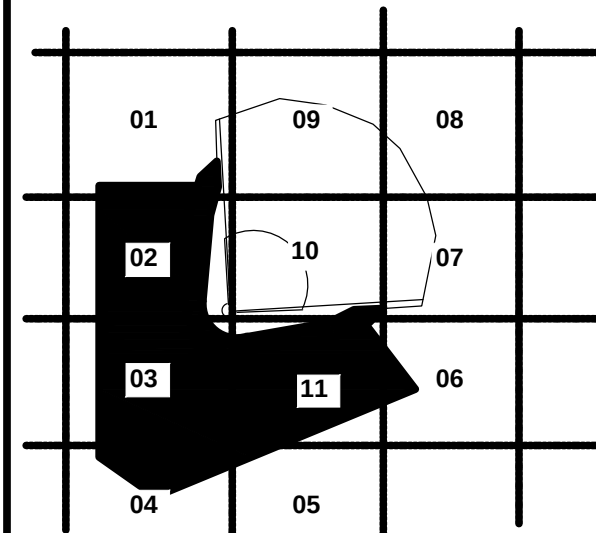
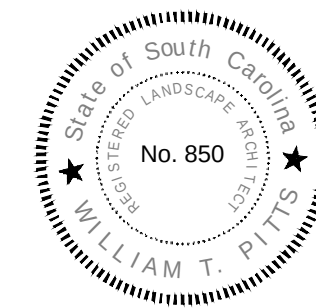
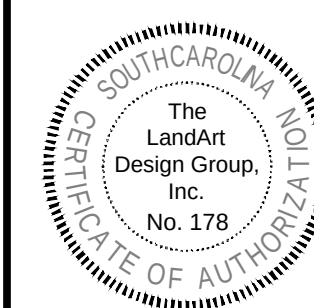
LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	CITY STANDARD DECORATIVE STREET LIGHT	21	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	CONCRETE BROOM FINISHED WALKS	57,021 SF	
	SURE-LOC STEEL EDGING 1/4" X 5" X 16" - BROWN	1,273 LF	
	TAN CREEK STONE - 2-4" SIZE	17.84 CY	
	PAVER BAND - PINEHALL BRICK PAVER - AUTUMN EDGE FULL RANGE	224 LF	
	PINEHALL BRICK PAVER - AUTUMN EDGE FULL RANGE HERRINGBONE PATTERN	1,778 SF	
	PINEHALL FULL RANGE DRUNCTED PAVER	184 SF	
	ANOVA CIRCLEB CIRCLE POWDER COATED BIKE RACK, SURFACE MOUNT, 32IN.H X 4IN.W X 36IN.L IN BIKE RACK: BLACK GLOSS	6	
	GRANITE SEATING WALL ELBERTON GA GREY ROUGH CUT FINISH	52 LF	

NOTE:
THE BASE INFORMATION FOR THIS DRAWING HAS BEEN COMPILED FROM A VARIETY OF SOURCES AT VARIOUS TIMES AND AS SUCH IS INTENDED TO BE USED ONLY AS A CONCEPTUAL GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND DESCRIPTIONS ARE FOR GRAPHIC PURPOSES ONLY. AS AN AID TO SITE LOCATION AND POSSIBLE POTENTIAL LAND USE. ANY PERSON DESIRING TO DETERMINE ACTUAL COMMITMENTS SHOULD EXAMINE THE APPROPRIATE PLATS, DEED RESTRICTIONS, COVENANTS, AND PLANNING AND ZONING REGULATIONS APPLICABLE TO SPECIFIC PORTIONS OF THE PROPERTY.



SHEET ISSUE:

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B 2024.02.23	75% CD SET	MPS

75% CD SET 2024.02.23

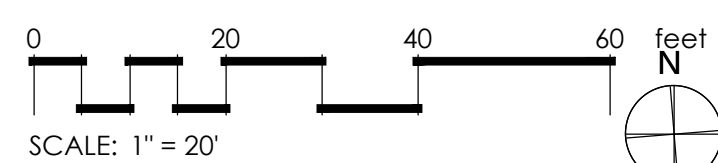
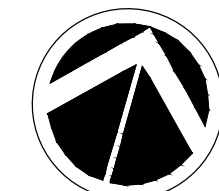
PRINCIPAL IN CHARGE: TP
PROJECT ARCHITECT: TP
DRAWN BY: TP/BB/EV/KK

SHEET TITLE:
LAYOUT PLAN

SHEET NO.

PROJ. NO.
20085-00

L5





PLANT SCHEDULE		
SYMBOL	QTY	BOTANICAL / COMMON NAME
CANOPY TREE		
	6	ACER BUERGERIANUM 'RUSTY ALLEN' (MULTI-STEM) / BLOOD MOON® TRIDENT MAPLE MULTI-STEM
	17	GINKGO BILOBA 'THE PRESIDENT' / PRESIDENTIAL GOLD® GINKGO
	8	NYSSA SYLVATICA 'NSMTF' / RED SPYNDOR® TUPELO
	5	PARROTIA PERSICA (MULTI-STEM) / PERSIAN IRONWOOD
	14	QUERCUS BICOLOR 'GREEN NOVA' PP 28,342 / SUN BREAKER SWAMP WHITE OAK
	5	QUERCUS LYRATA 'QLFTB' / HIGHBEAM® OVERCUP OAK
	10	QUERCUS SHUMARDII 'QSFTC' / PANACHE® SHUMARD OAK
	2	TAXODIUM DISTICHUM 'LINDSEY'S SKYWARD' / LINDSEY'S SKYWARD BALD CYPRESS
LARGE MATURING EVERGREEN		
	9	CRYPTOMERIA JAPONICA 'RADICANS' / RADICANS CRYPTOMERIA
MEDIUM MATURING EVERGREEN		
	4	ILEX X 'HOMEFIRE' / HOMEFIRE HOLLY
	5	JUNIPERUS CHINENSIS 'TORULOSA' / HOLLYWOOD JUNIPER
	14	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN RED CEDAR
	7	THUJA OCCIDENTALIS 'AMERICAN PILLAR' / AMERICAN PILLAR ARBORVITAE
SMALL MATURING EVERGREEN		
	6	MAGNOLIA VIRGINIANA 'MVMTF' (SINGLE STEM) / KELTYK® SWEETBAY MAGNOLIA
	9	THUJA OCCIDENTALIS 'HETZ WINTERGREEN' / HETZ WINTERGREEN ARBORVITAE
UNDERSTORY TREE		
	2	ACER PALMATUM 'RYUSEN' / RYUSEN JAPANESE MAPLE
	2	ACER PALMATUM 'SEIRYU' / SEIRYU JAPANESE MAPLE

PROJECT INFORMATION

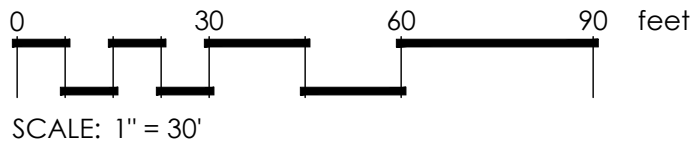
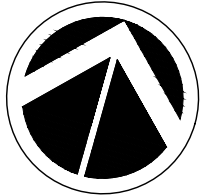
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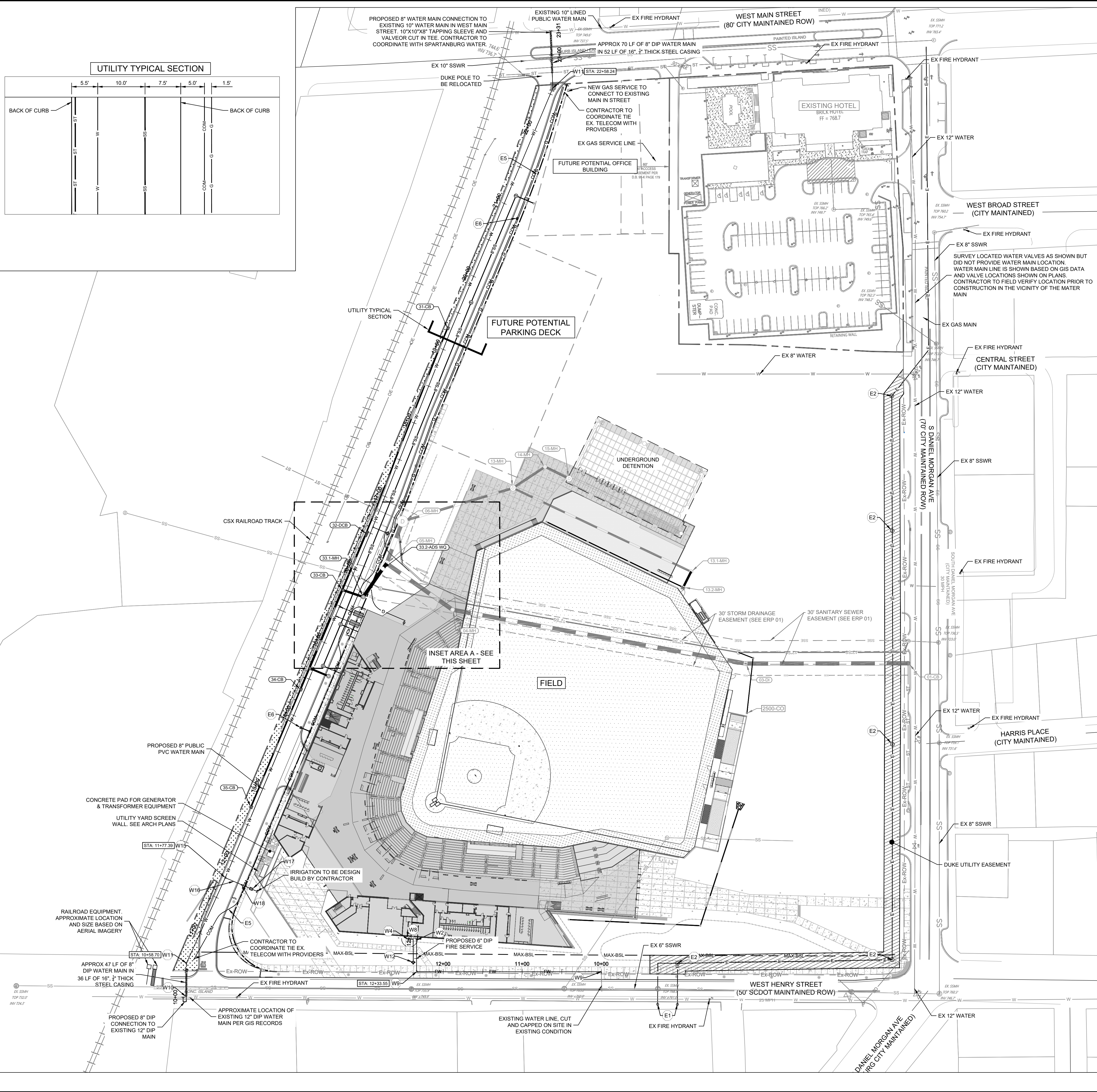
mcmillan
pazdan
smith
ARCHITECTURE

LANDSCAPE ARCHITECT:

LANDART
landscape architecture
647 E. Main St. / Spartanburg, SC 29302
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LandArtDesignGroup.com / info@landartdesigngroup.com
Tipton Pitts, ASLA
tip@landartdesigngroup.com

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SANITARY SEWER KEYNOTE LEGEND

- 8" OIL-WATER SEPARATOR CONNECTION. LATERAL AT MIN 1% SEE MEP PLANS FOR EXACT LOCATION.
- 8" SANITARY CONNECTION. LATERAL AT MIN 1% SEE MEP PLANS FOR EXACT LOCATION.
- 6" SANITARY CONNECTION. LATERAL AT MIN 1% SEE MEP PLANS FOR EXACT LOCATION.
- PROPOSED OIL-WATER SEPARATOR. REFER TO MEP PLUMBING PLANS FOR DETAILS.

WATER KEYNOTE LEGEND

- 4" DOMESTIC SERVICE CONNECTION. BACKFLOW TO BE LOCATED INSIDE BUILDING. SEE MEP PLANS FOR EXACT LOCATION.
- 6" FIRE SERVICE CONNECTION. BACKFLOW TO BE LOCATED INSIDE BUILDING. SEE FIRE PROTECTION PLANS FOR EXACT LOCATION.
- 4" COMPOUND METER IN VAULT PER SPARTANBURG WATER STANDARDS. BACKFLOW TO BE INSIDE BUILDING. SEE MEP PLANS FOR BACKFLOW DETAILS.
- BUILDING MOUNTED FDC. SEE FIRE PROTECTION PLANS FOR EXACT LOCATION.
- PROPOSED 8" x 8" x 4' TEE
- 10' CLEAR ZONE AROUND FDC
- PROPOSED 6" GATE VALVE
- FIRE PUMP ROOM
- PROPOSED 6" 90° BEND
- 12" x 8" TAPPING SLEEVE AND VALVE
- PROPOSED 8" 22.5° BEND
- PROPOSED 6" PRIVATE FIRE HYDRANT ASSEMBLY
- PROPOSED PUBLIC FIRE HYDRANT
- 4" IRRIGATION SERVICE CONNECTION. BACKFLOW TO BE LOCATED INSIDE BUILDING. SEE MEP PLANS FOR EXACT LOCATION.
- PROPOSED 8" x 8" x 2' TEE
- PROPOSED 2" PVC IRRIGATION LINE
- PROPOSED 1.5" IRRIGATION METER
- PROPOSED 2" x 1.5" REDUCER

GAS KEYNOTE LEGEND

- PROPOSED 2" NATURAL GAS SERVICE TO BUILDING. SEE MEP PLANS FOR GAS LOADS. COORDINATE WITH PIEDMONT NATURAL GAS.
- GAS METER. COORDINATE SIZE AND LOCATION WITH PIEDMONT NATURAL GAS.

ELECTRIC/TELECOM KEYNOTE LEGEND

- DUKE ENERGY RISER POLES (SEE PLANS BY DUKE ENERGY)
- DUKE ENERGY MANHOLE
- 15-WAY DUCT BANK (SEE PLANS BY DUKE ENERGY)
- TELECOM HANDHOLE. SEE TECHNOLOGY PLANS
- (4) 4" CONDUITS, 3 MAXCELL MESH INNER SLEEVES IN (1) CONDUIT
- TRAFFIC RATED TELECOM HANDHOLE

CONTRACTOR SHALL REFER TO ARCH / MEP PLANS FOR EXACT UTILITY ENTRANCE LOCATIONS.

FIRE, AND DOMESTIC BACKFLOW DEVICES LOCATED INSIDE BUILDING (REFERENCE ARCH/MEP PLANS)

ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SYSTEM ARE PROHIBITED

UTILITY PLAN NOTES

- SEE "GENERAL NOTES" SHEET FOR SITE "GENERAL NOTES" AND ZONING NOTES.
- REFER TO GENERAL NOTES SHEET FOR GENERAL, WATER UTILITY, AND SANITARY SEWER, NOTES, MATERIALS, AND REQUIREMENTS.
- SEE "EXISTING CONDITIONS" FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE, AND EXISTING UTILITY LOCATIONS AND SIZES.
- PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES ROUNDED TO THE NEAREST FOOT.
- ADJUSTMENTS OF EXISTING MANHOLE CASTINGS TO GRADE TO A MAXIMUM OF 12 INCHES SHALL BE MADE USING PRECAST CONCRETE ADJUSTING RINGS PROVIDED THE TOTAL HEIGHT OF EXISTING AND NEW ADJUSTING RINGS DOES NOT EXCEED 12 INCHES.
- ADJUSTMENTS OF CASTINGS WHERE THE TOTAL HEIGHT OF ADJUSTING RINGS WOULD EXCEED 12 INCHES SHALL BE MADE BY REPLACING THE CONE AND/OR BARREL SECTION OF THE STRUCTURE.
- PRIVATE HYDRANTS SHALL BE PAINTED YELLOW, PUBLIC HYDRANTS SHALL BE PAINTED RED. ALL HYDRANTS SHALL HAVE THE BONNET AND CAPS COLOR CODED IN ACCORDANCE WITH NFPA 291 AFTER VERIFICATION FLOW TESTING HAS BEEN COMPLETED.
- ALL CARRIER PIPE INSTALLED IN CASING SHALL BE SUPPORTED BY SPACERS PER SPARTANBURG WATER TECHNICAL SPECIFICATIONS.

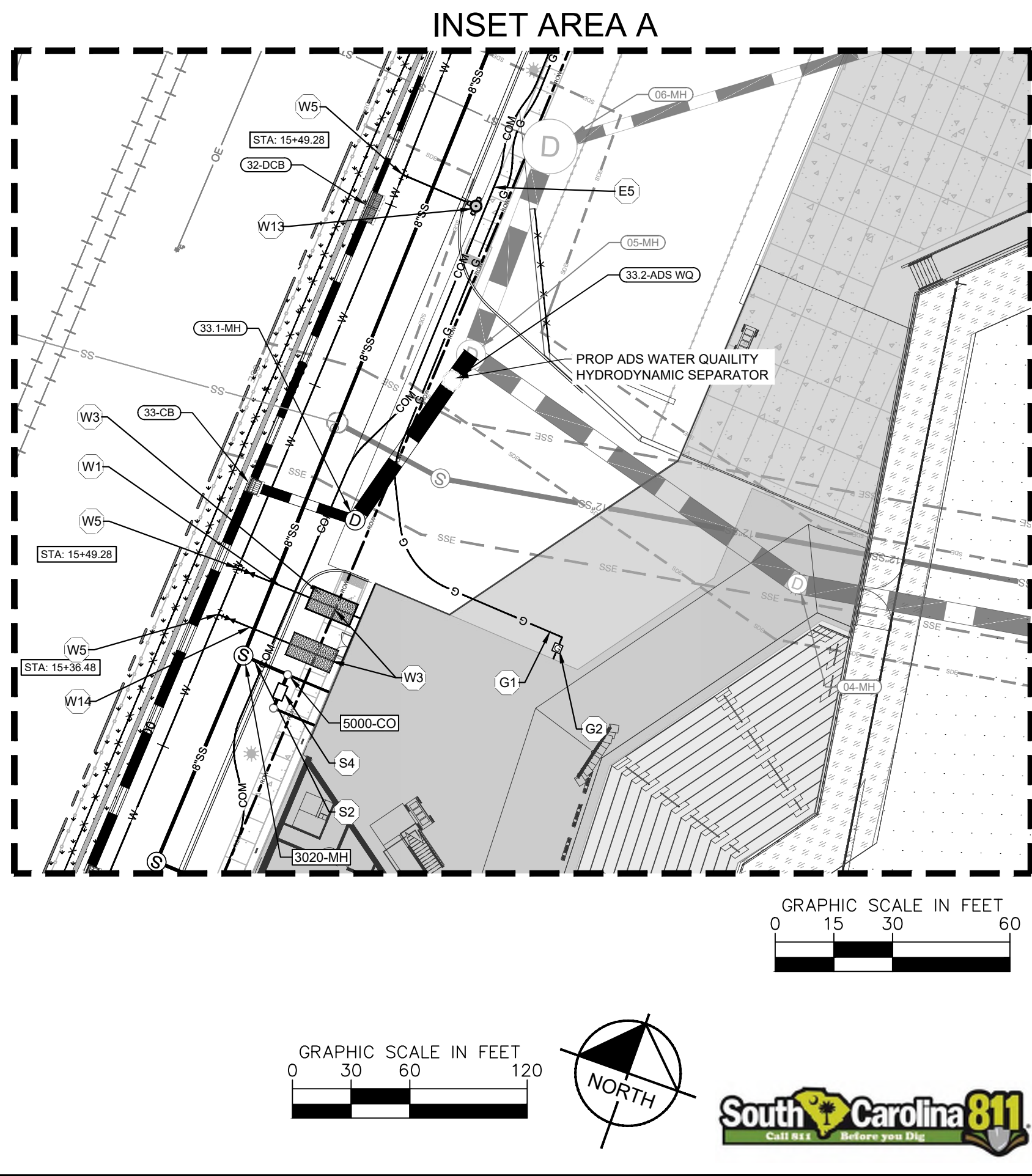
ALERT TO CONTRACTOR:

- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEC AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEC AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- CONTRACTOR SHALL TAKE EXTREME CARE WHEN WORKING AROUND EXISTING UTILITIES. CONTRACTOR SHALL REPAIR ANY DAMAGED FEATURES/UTILITIES TO THAT OF EXISTING OR BETTER CONDITION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPAIRS TO ANY DAMAGED ROADWAYS, SIDEWALKS, CURB AND GUTTER, ASPHALT, ETC.

UTILITY LEGEND

E	POWER UNDERGROUND
OE	POWER OVERHEAD
SS	SANITARY SEWER
S	STORM
G	GAS LINE
W	DOMESTIC WATER
FW	FIRE WATER
COM	CONDUIT DUCT BANK
+	GATE VALVE

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



PROJECT CORE

ERP 4A: BALLPARK

PREPARED FOR

JOHNSON DEVELOPMENT

ASSOCIATES

SC

SPARTANBURG

DATE

01/23/2024

SCALE

AS SHOWN

DESIGNED BY

PC

DRAWN BY

PC

CHECKED BY

MP

75% CDs

2/23/24

2/23/2024 PC

2/20/2024 PC

1/29/2024 PC

1/10/2024 PC

4

3

2

1

75% CD'S

ERP 4A PERMIT COMMENTS

ERP 4A REVISION 2

ERP 4A REVISION 1

No.

REVISIONS

DATE

BY

Kimley»Horn

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807 PENDELTON STREET, SUITE 100, GREENVILLE, SC 29601

PHONE: 704-333-5131

WWW.KIMLEY-HORN.COM

SC LICENSE #C00166

SOUTH CAROLINA

CERTIFICATE OF PROFESSIONAL REGISTRATION

Kimley-Horn and Associates, Inc.

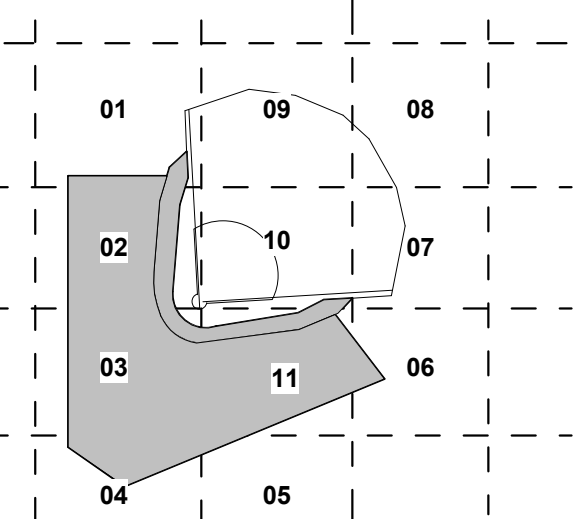
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Exp. 12/31/2025

SHEET NUMBER

C501

Page 73 of 95



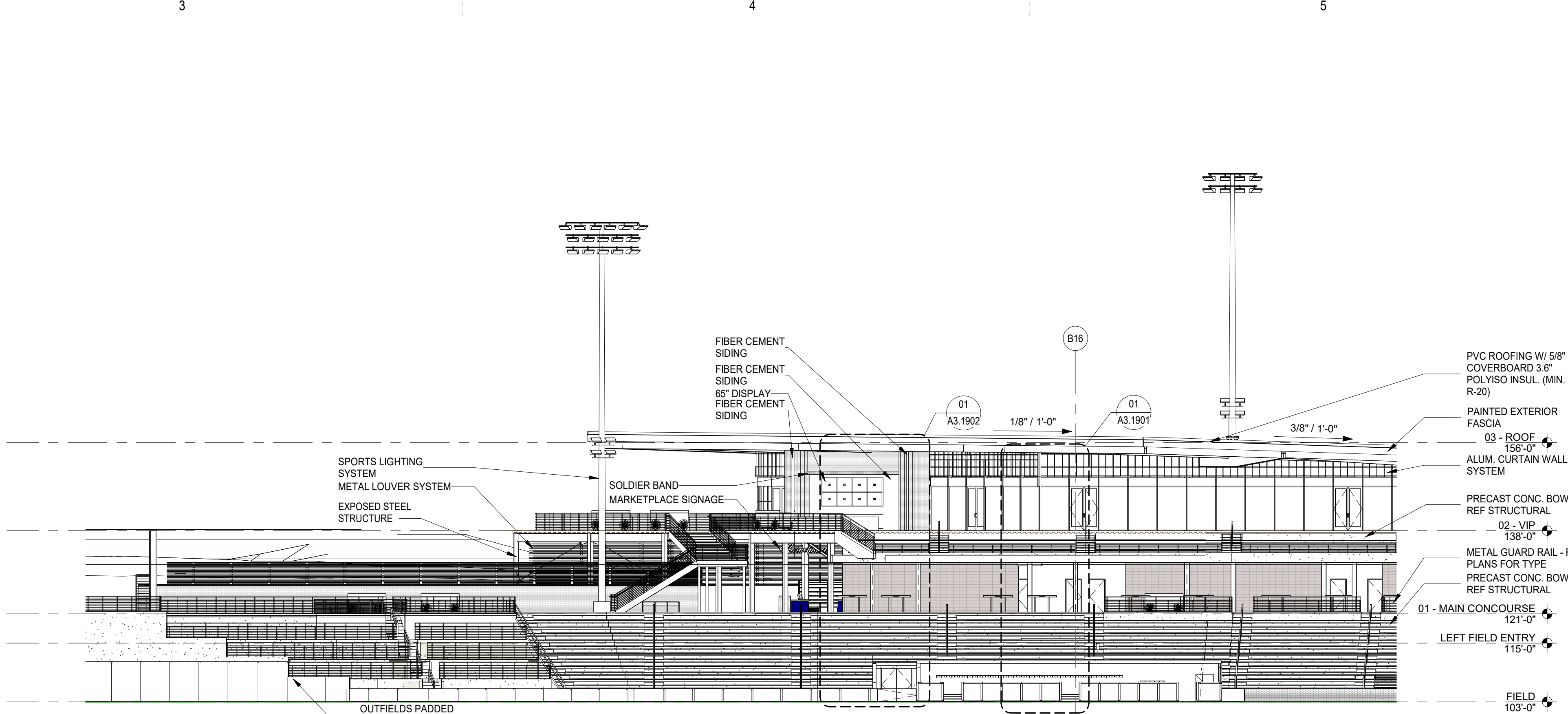
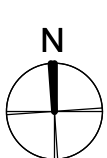
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B	2024.02.23	75% CD SET	MPS

75% CD SET 2024.02.23

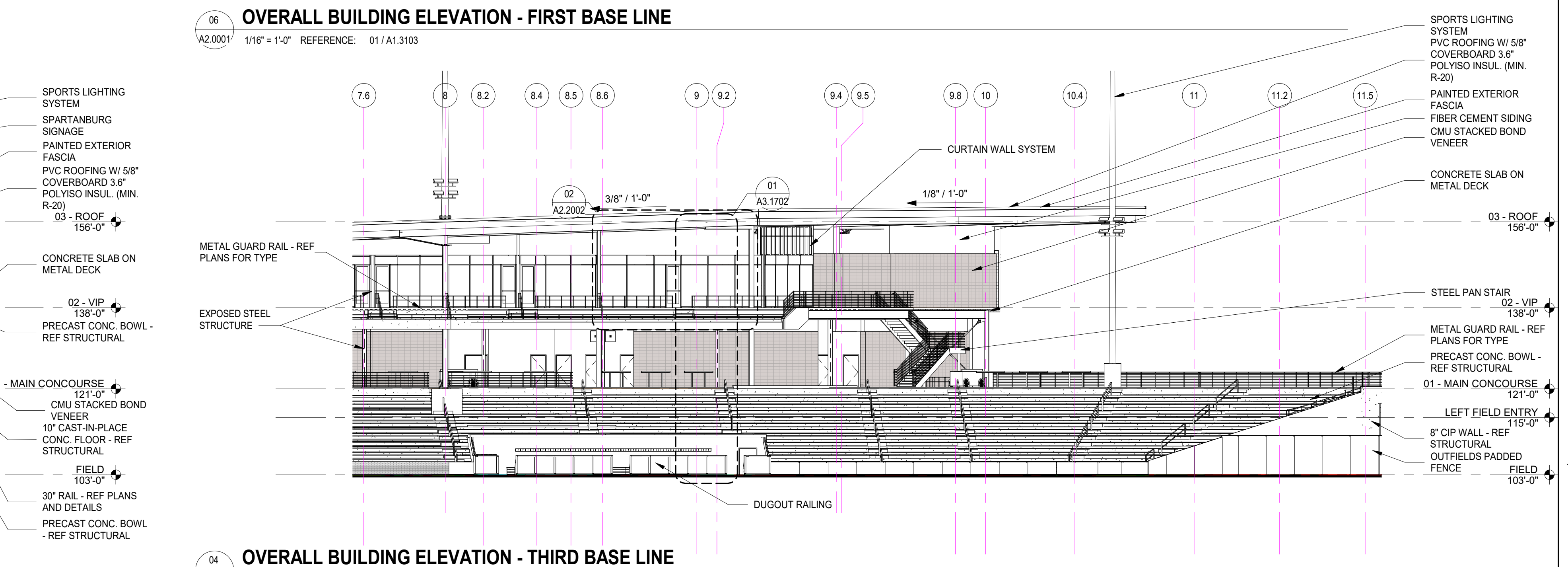
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OVERALL
ELEVATIONS

SHEET NO. PROJ. NO.
023413.00

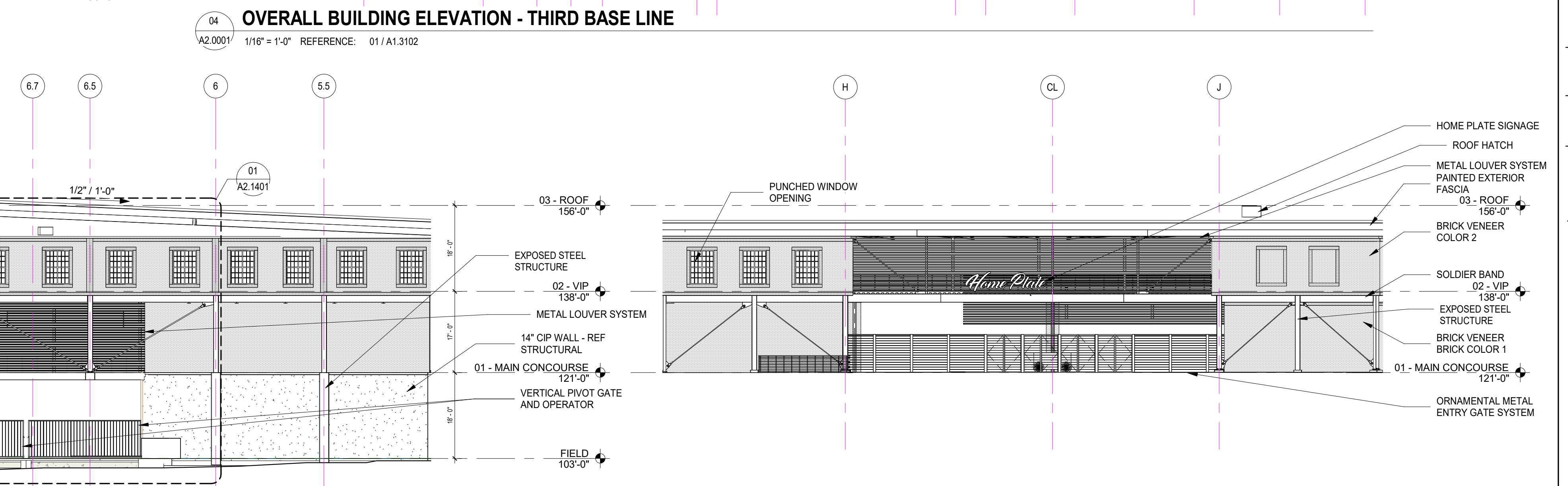
A2.0001



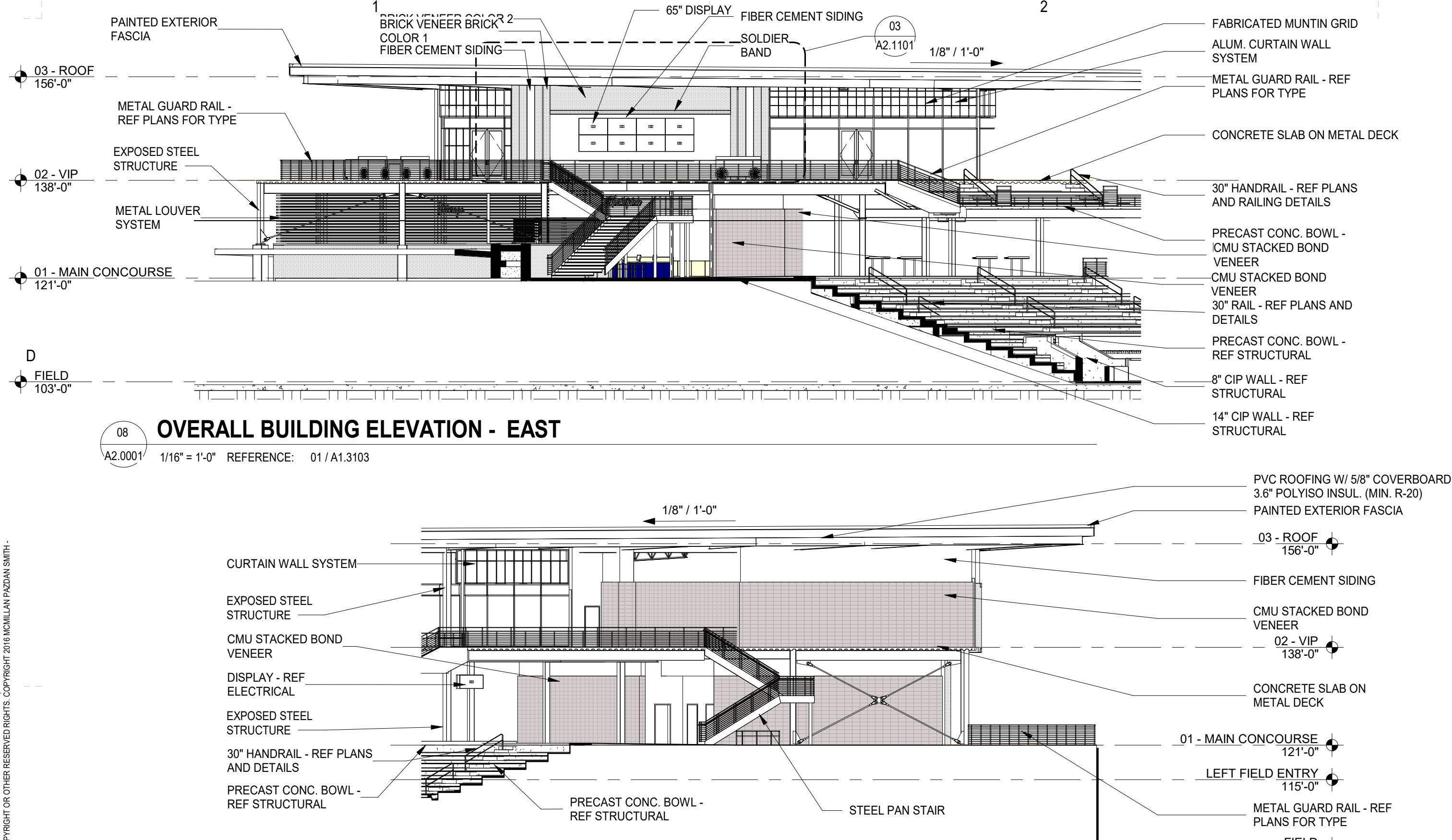
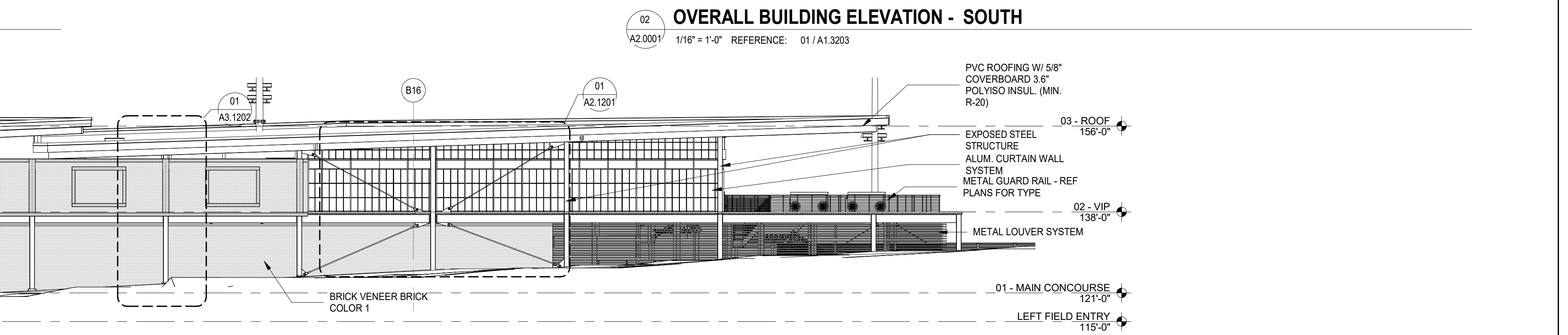
06 OVERALL BUILDING ELEVATION - FIRST BASE LINE
A2.0001 1/16" = 1'-0" REFERENCE: 01 / A1.3103



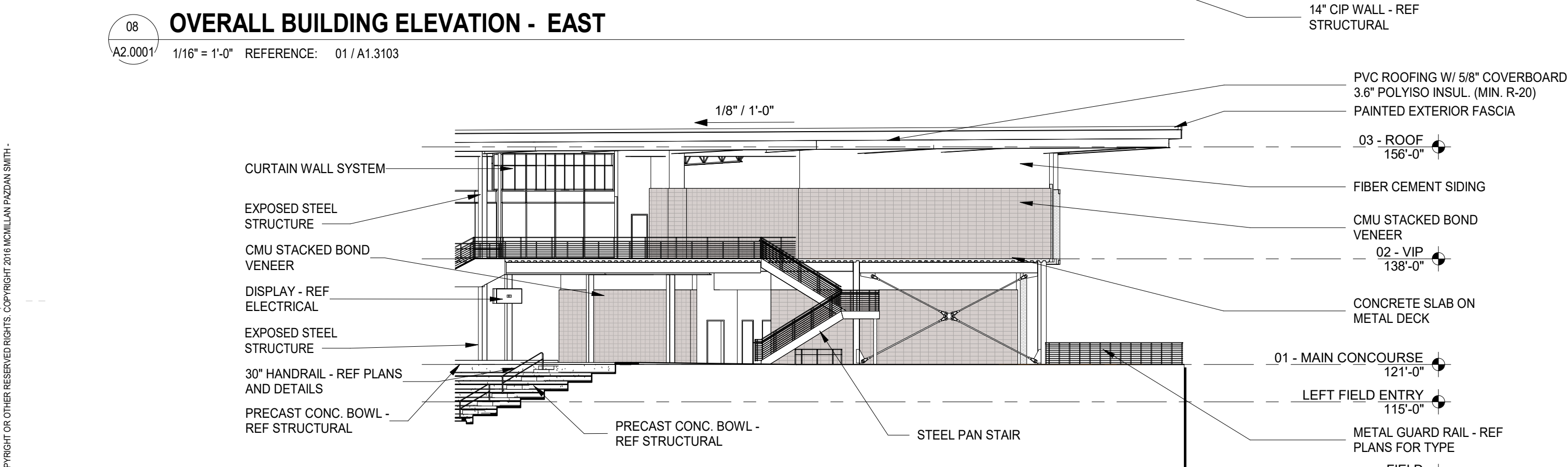
04 OVERALL BUILDING ELEVATION - THIRD BASE LINE
A2.0001 1/16" = 1'-0" REFERENCE: 01 / A1.3102



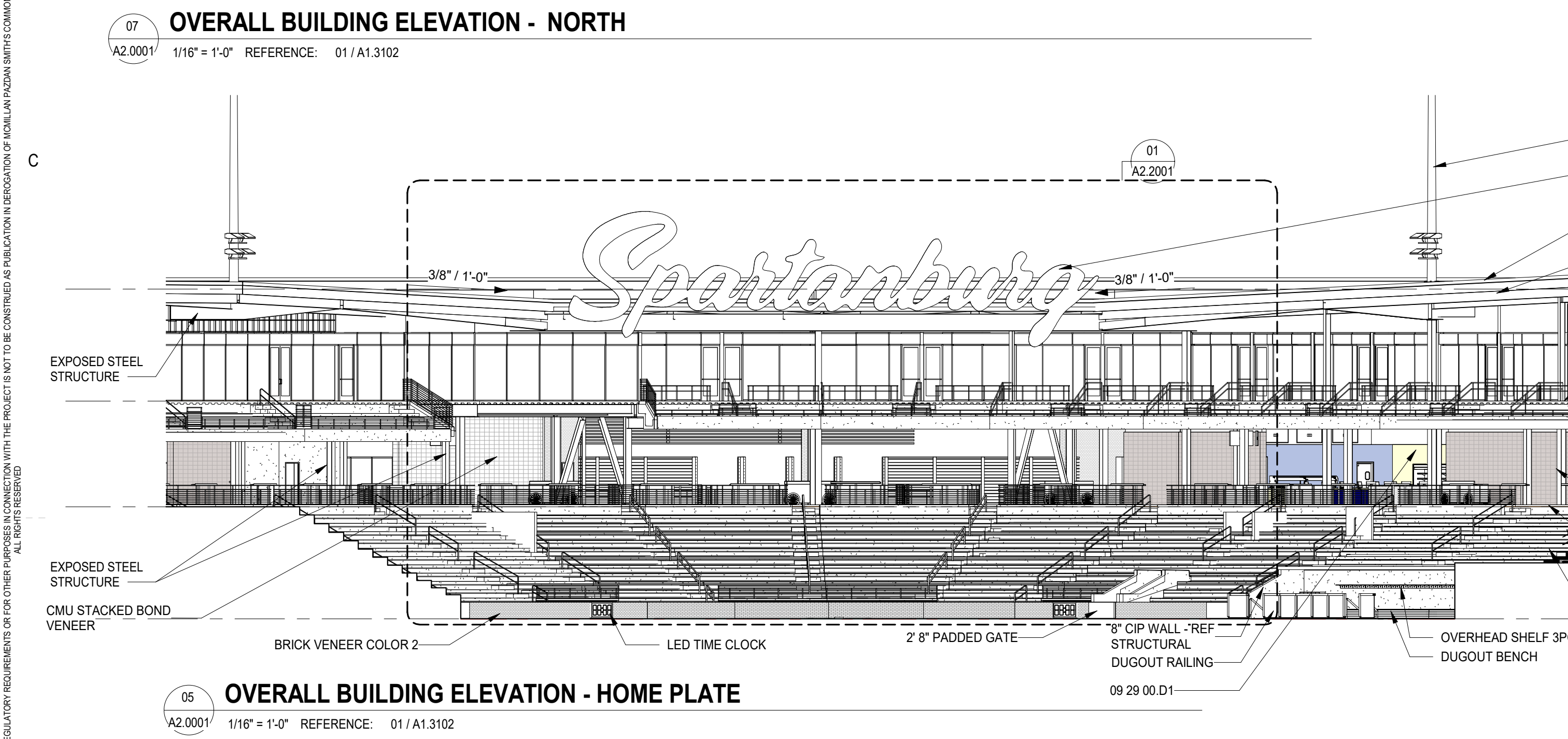
02 OVERALL BUILDING ELEVATION - SOUTH
A2.0001 1/16" = 1'-0" REFERENCE: 01 / A1.3203



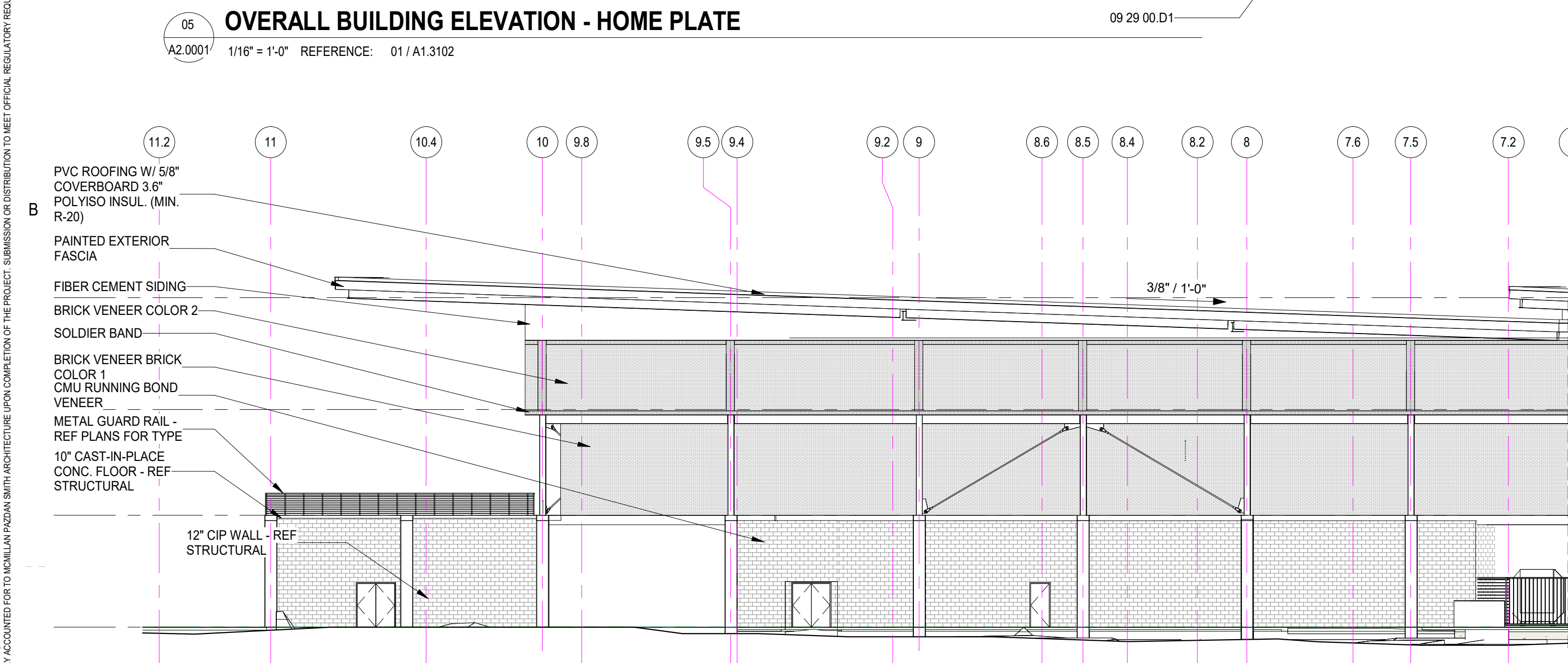
08 OVERALL BUILDING ELEVATION - EAST
A2.0001 1/16" = 1'-0" REFERENCE: 01 / A1.3103



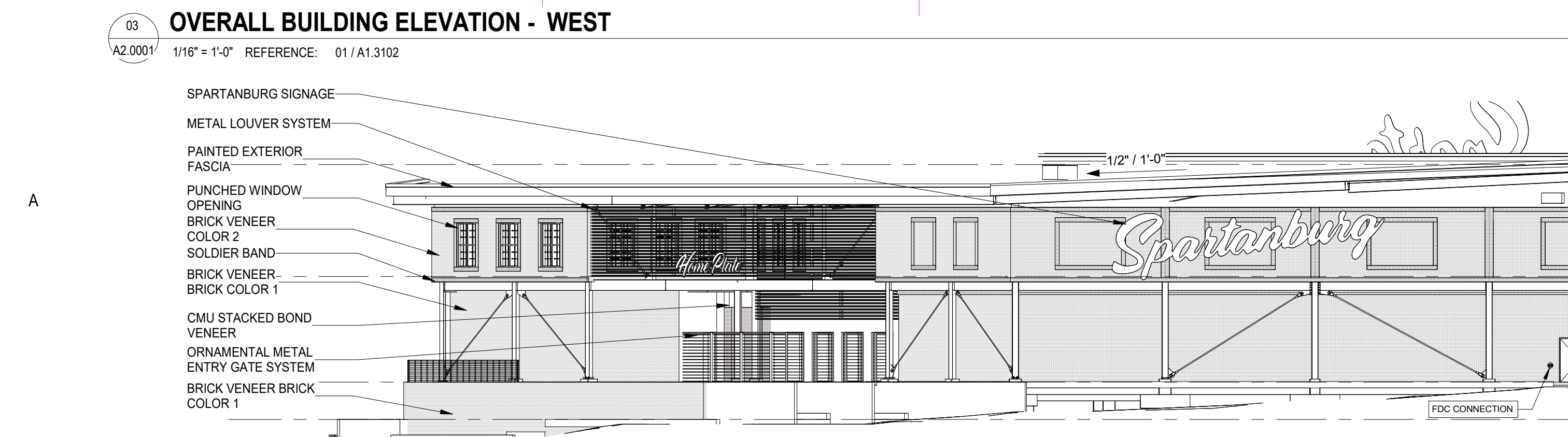
07 OVERALL BUILDING ELEVATION - NORTH
A2.0001 1/16" = 1'-0" REFERENCE: 01 / A1.3102



05 OVERALL BUILDING ELEVATION - HOME PLATE
A2.0001 1/16" = 1'-0" REFERENCE: 01 / A1.3102

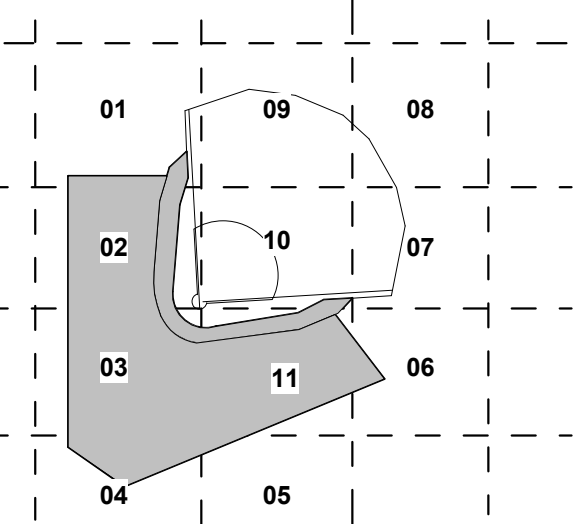


03 OVERALL BUILDING ELEVATION - WEST
A2.0001 1/16" = 1'-0" REFERENCE: 01 / A1.3102



01 OVERALL BUILDING ELEVATION - SOUTH
A2.0001 1/16" = 1'-0" REFERENCE: 01 / A1.3103





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NOT FOR CONSTRUCTION

75% CD SET 2024.02.23

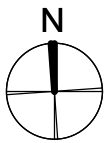
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EVENT LEVEL
OVERALL FLOOR
PLAN

SHEET NO. PROJ. NO.
023413.00

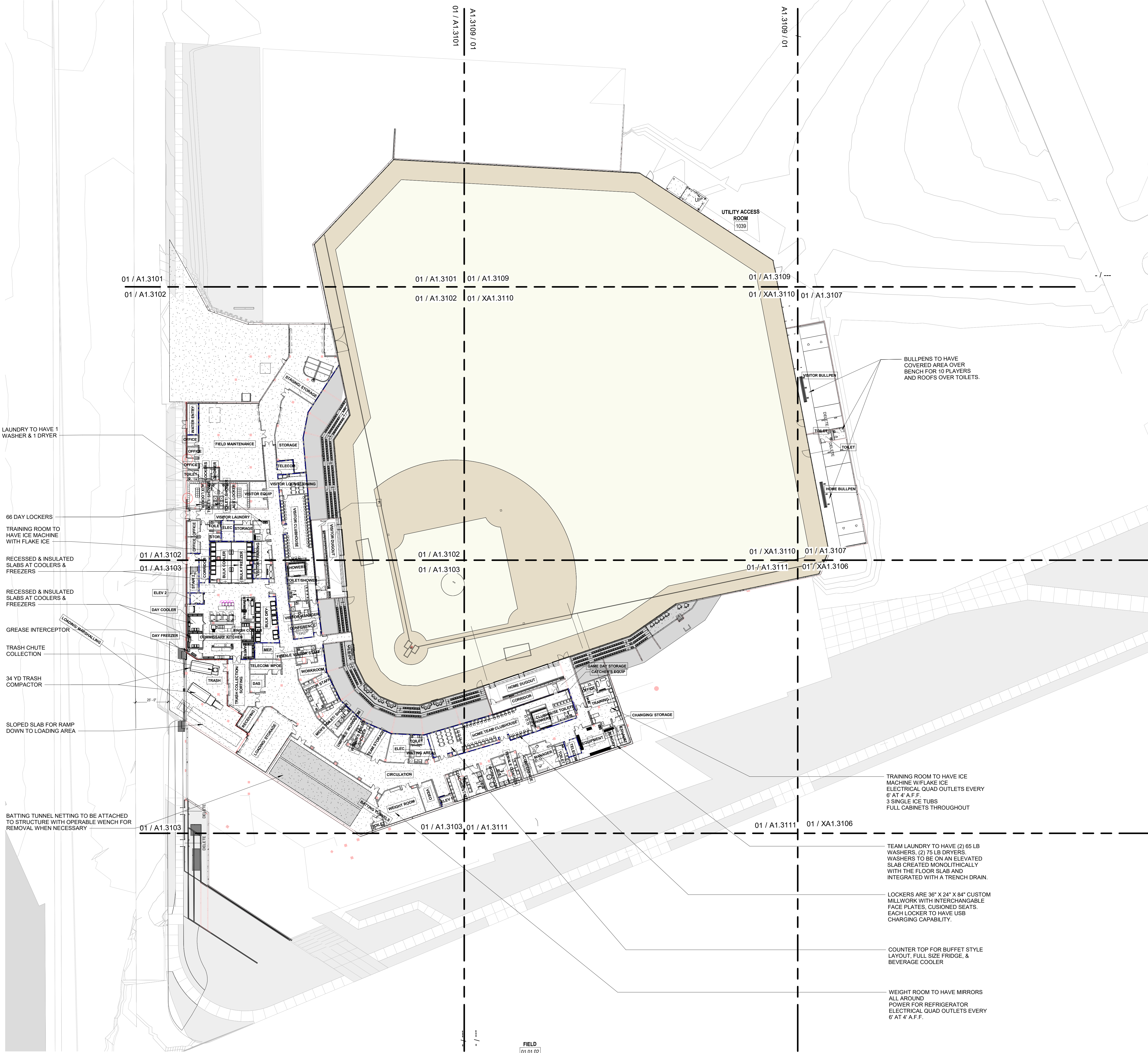
A1.2100

01
A1.2100
1/32" = 1'-0"

EVENT LEVEL - OVERALL FLOOR PLAN



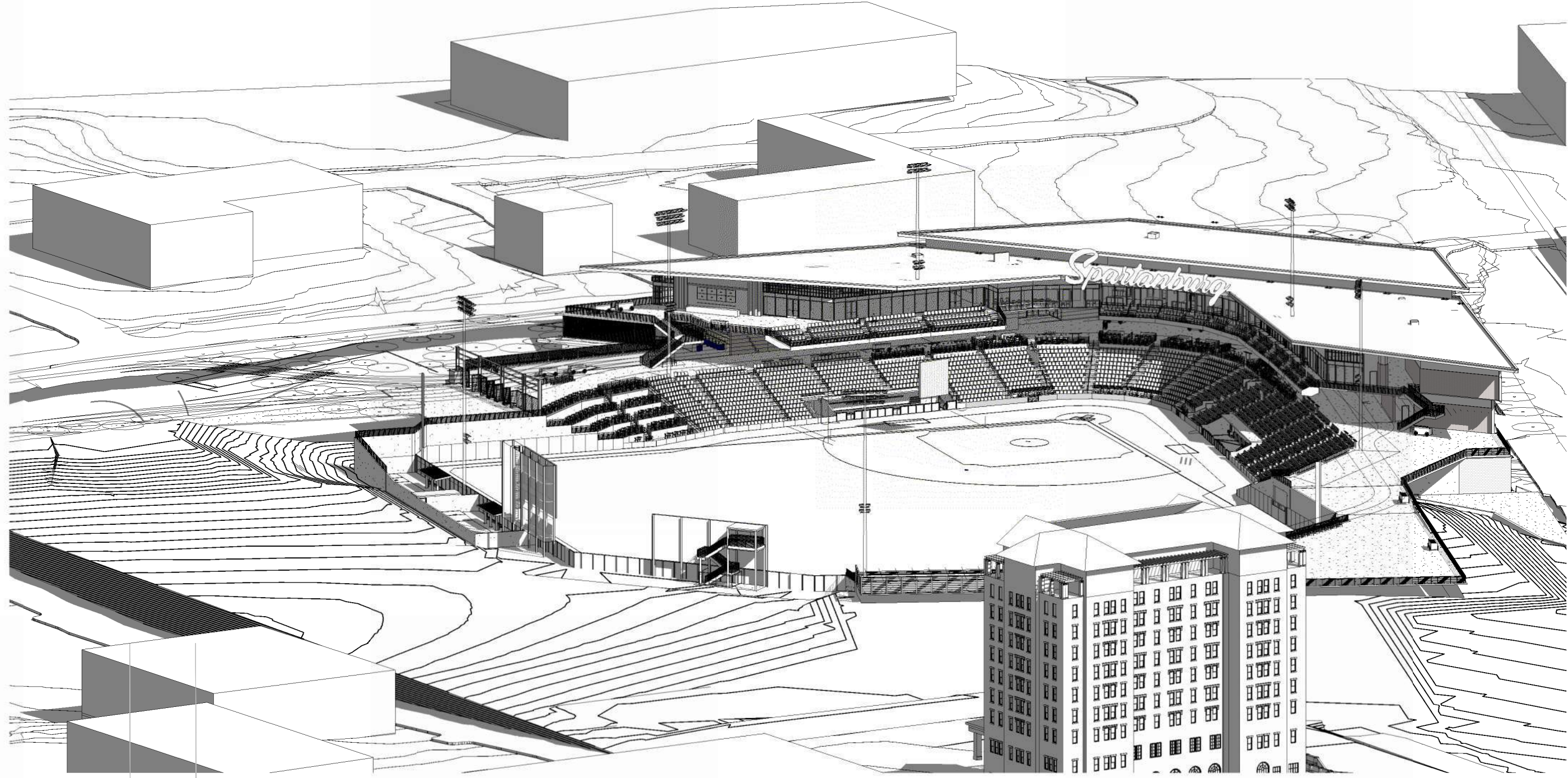
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FIELD
01.01.02



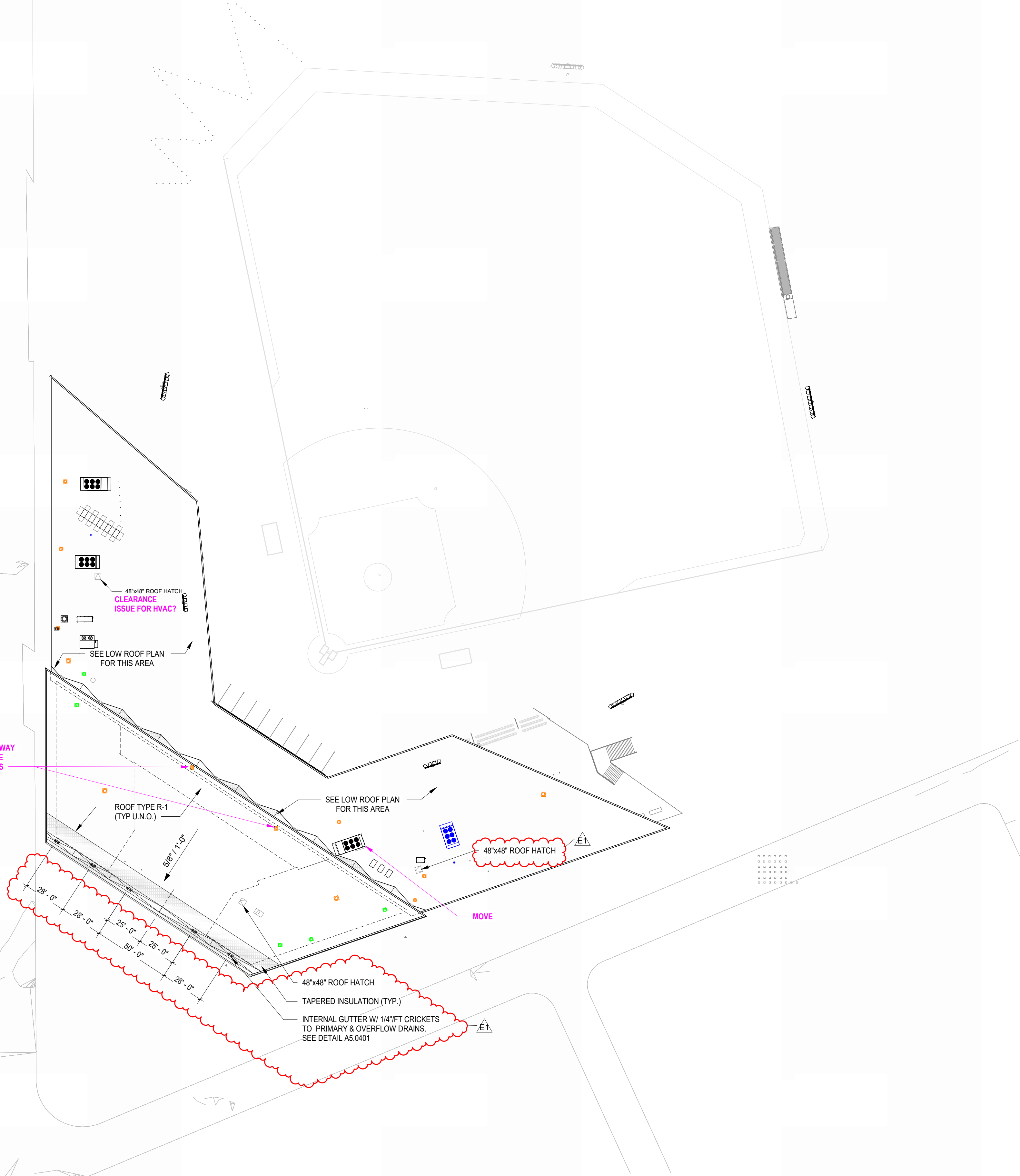
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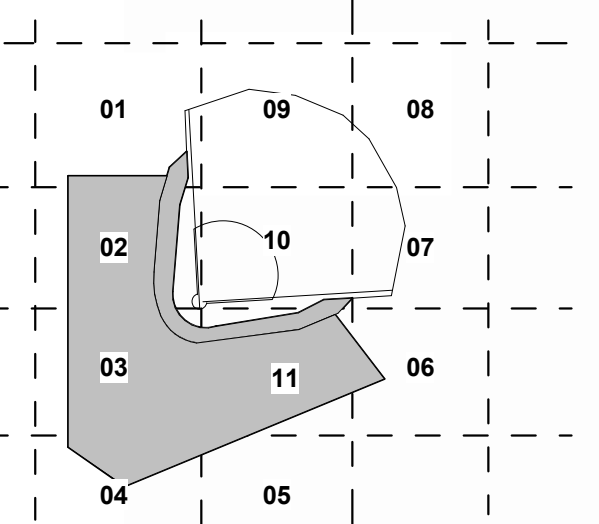
02 ROOF AXON
A1.2400



03 LOW ROOF PLAN
A1.2400 1" = 40'-0"



01 HIGH ROOF PLAN
A1.2400 1" = 40'-0"



SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
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75% CD SET 2024.02.23

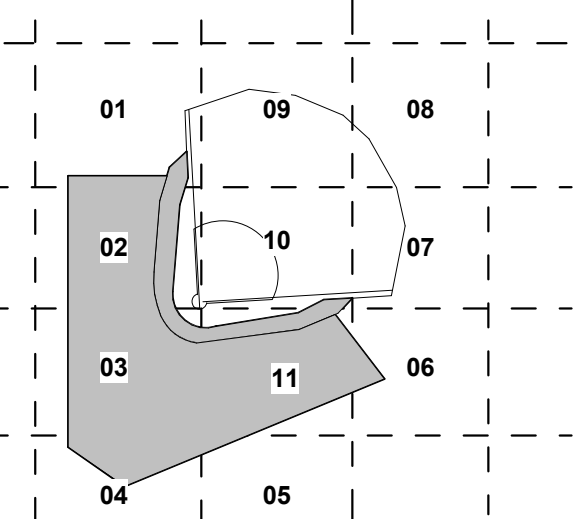
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SHEET TITLE:
ROOF PLAN
OVERALL

SHEET NO. PROJ. NO.
023413.00

A1.2400

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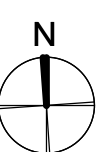
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75% CD SET 2024.02.23

SHEET TITLE:
WALL SECTIONS -
SOUTH

SHEET NO. PROJ. NO.
023413.00

A3.1201



NOT FOR CONSTRUCTION

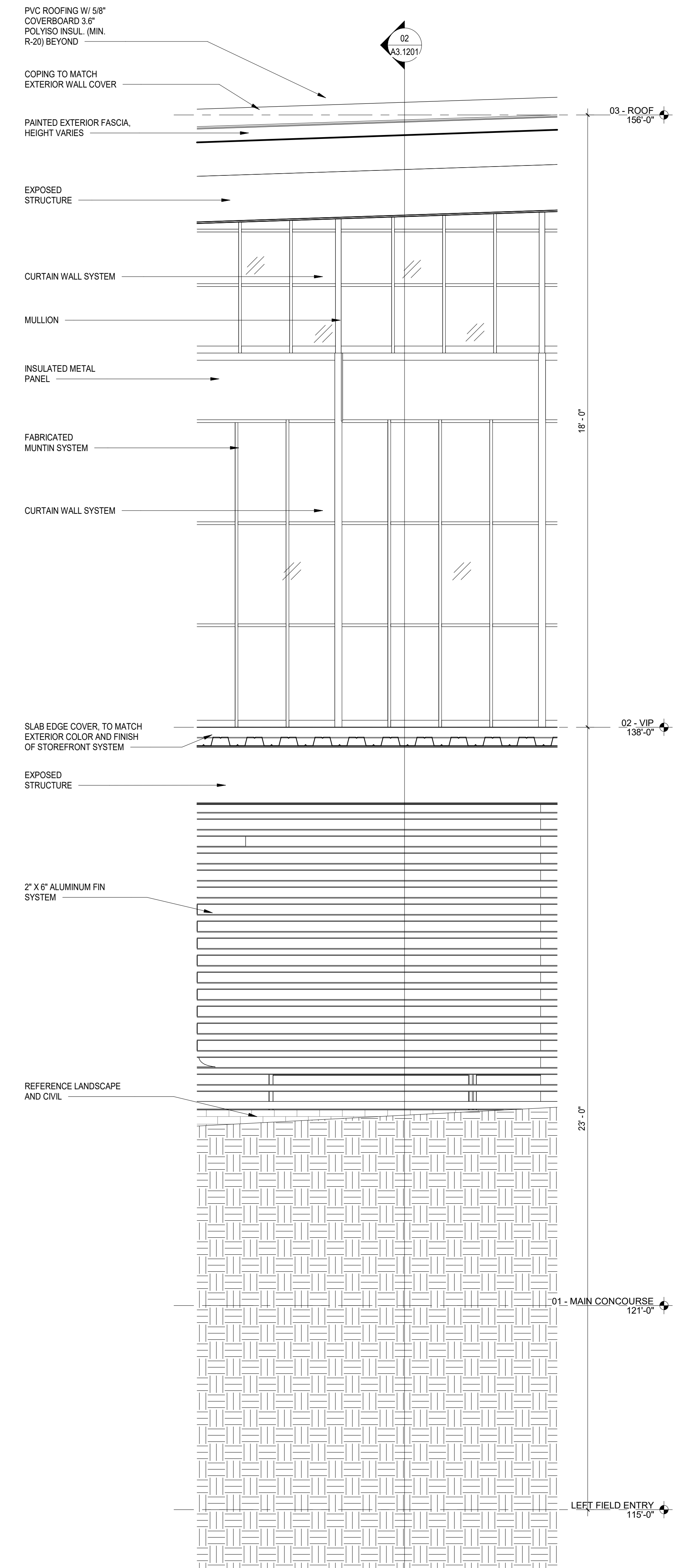
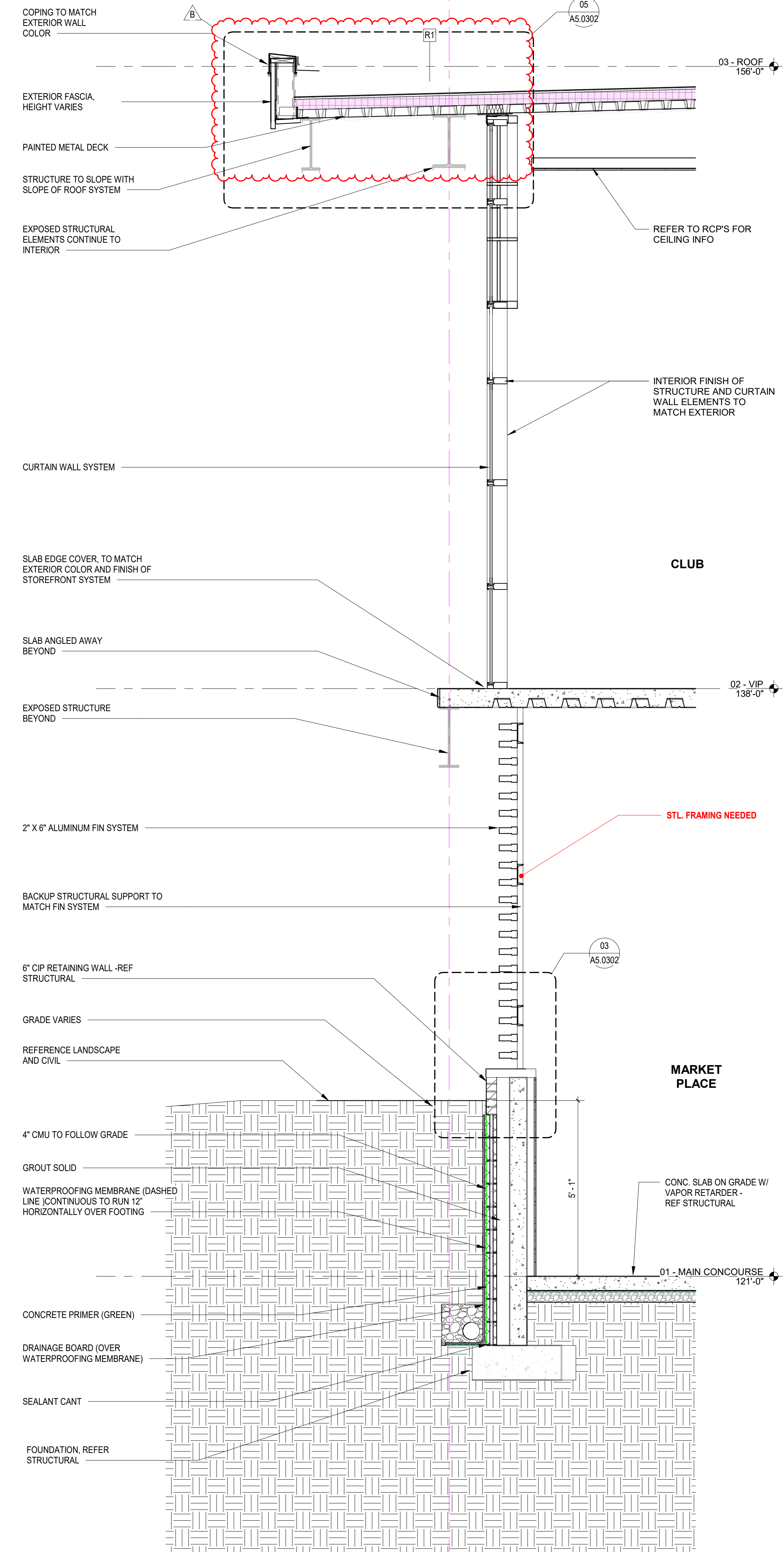
03 SOUTH WALL SECTION - 3D 01

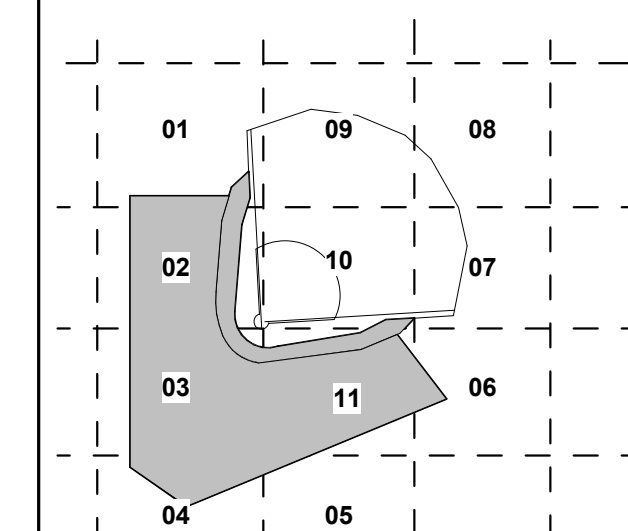
02 SOUTH_WALL_01

A3.1201 1/2" = 1'-0" REFERENCE: 01 / A1.3211

01 SOUTH EXTERIOR WALL ENLARGED ELEVATION 01

A3.1201 1/2" = 1'-0" REFERENCE:





SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	2024.01.26	50% CD SET	MP
E0	2024.01.26	ERP5	MP
E1	2024.02.22	ERP5 - REVISION 1	MP
B	2024.02.23	75% CD SET	MP

NOT FOR CONSTRUCTION

75% CD SET

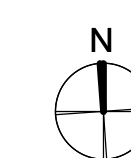
2024.02.23

SHEET TITLE:
WALL SECTIONS -
SOUTH

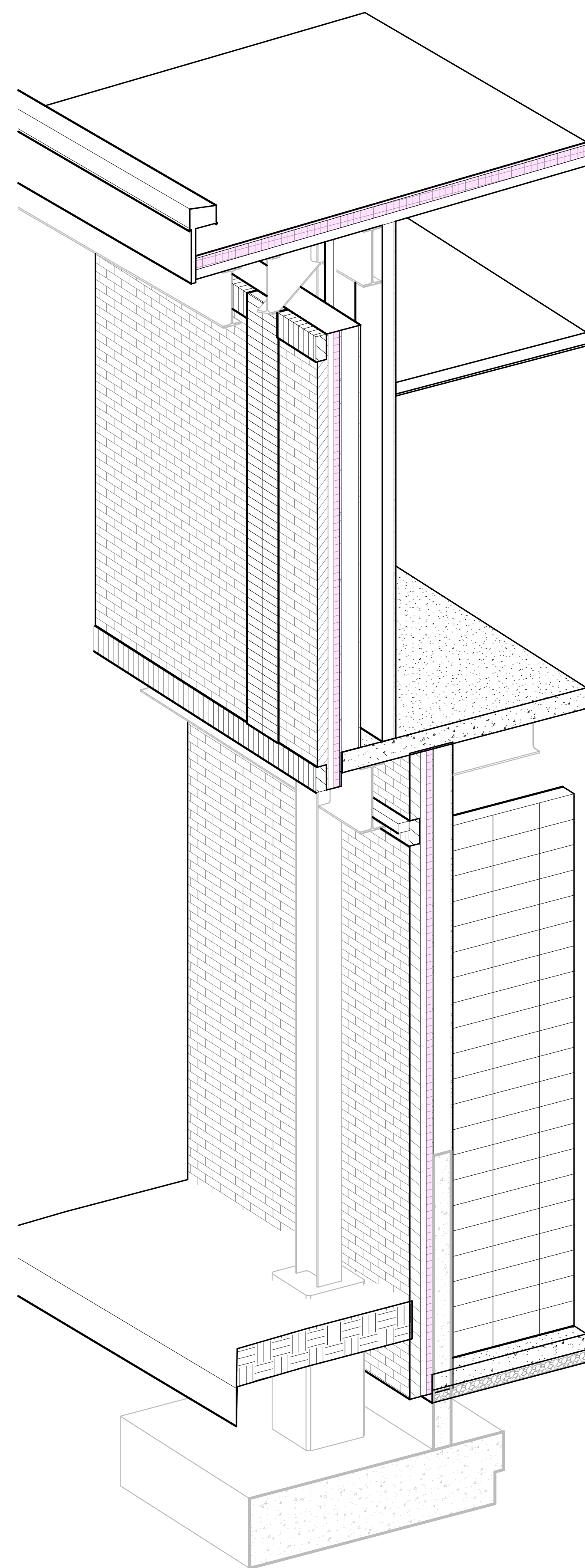
SHEET NC

PROJ. NO.
023413.00

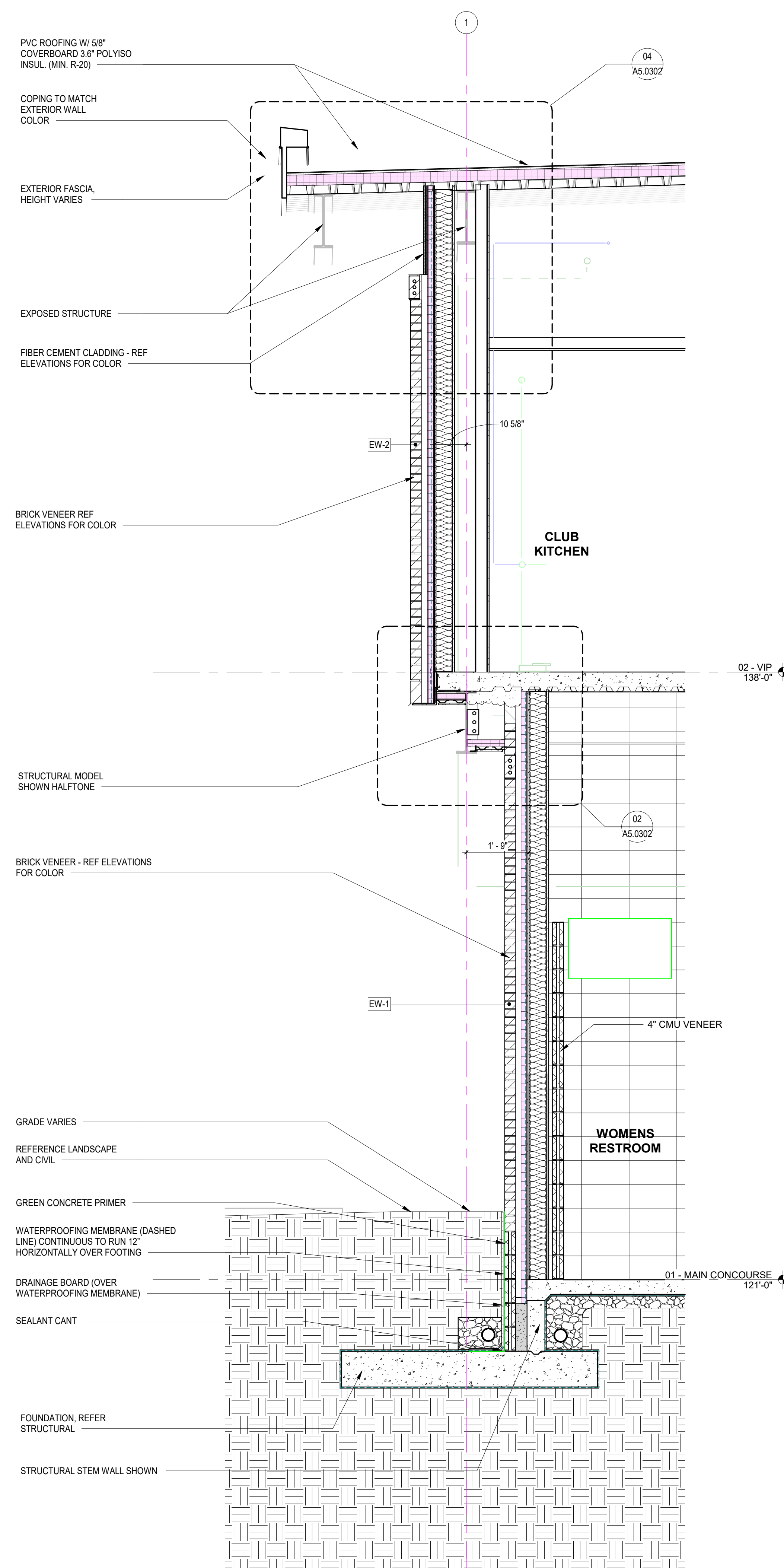
A3.1202



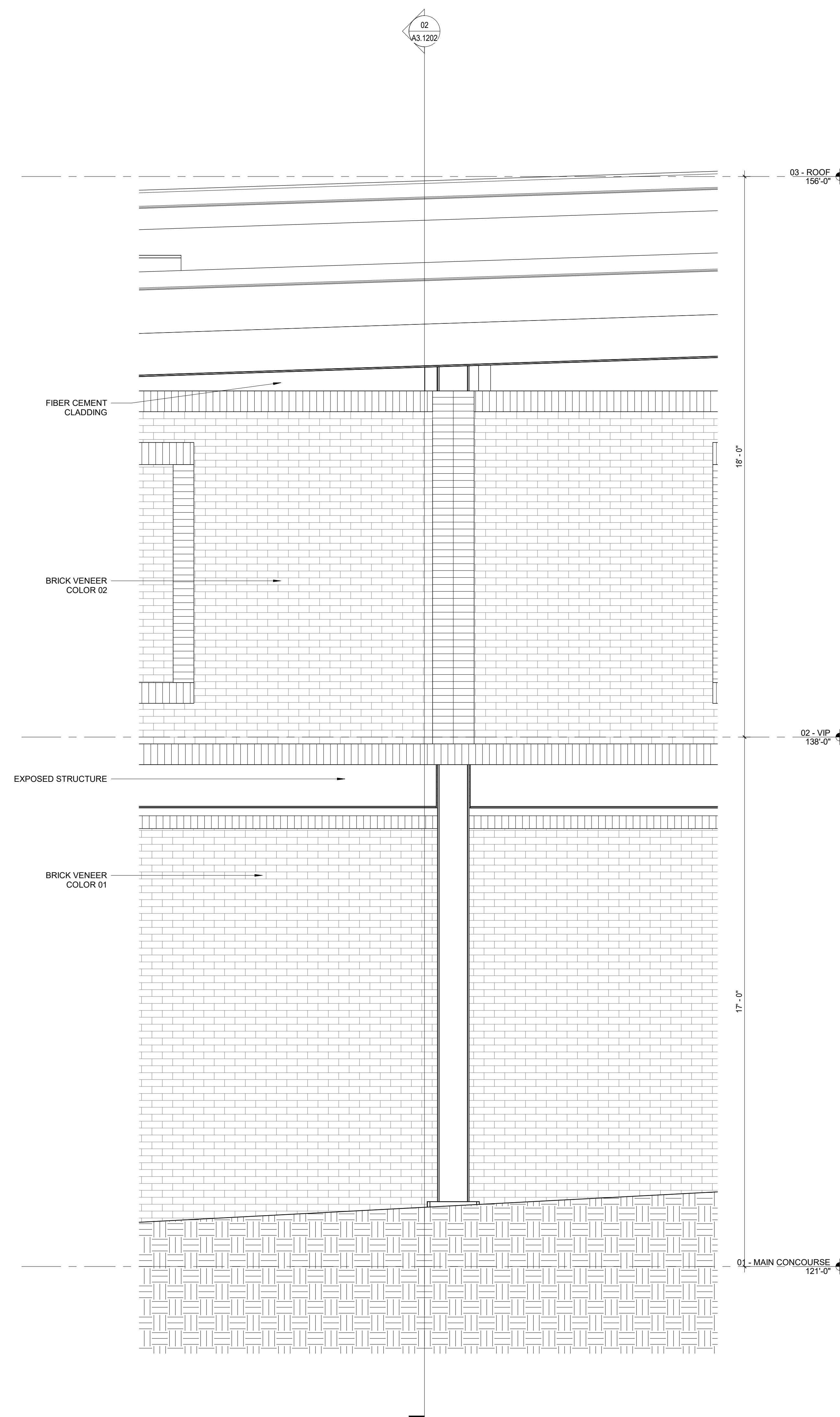
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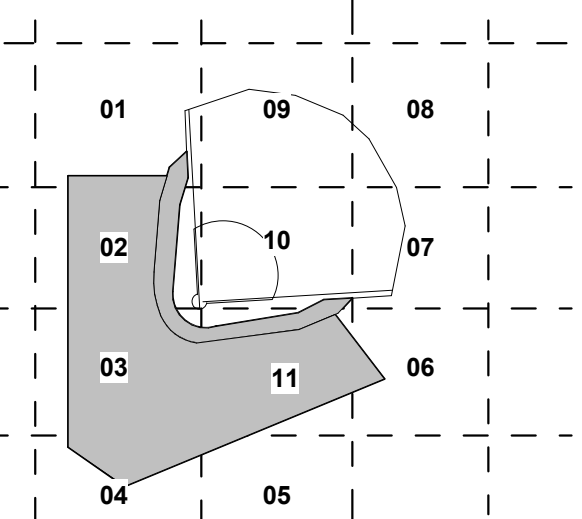
03 SOUTH WALL SECTION - 3D 02



02 SOUTH_WALL_02
A3.1202 1/2" = 1'-0" REFERENCE: 01 / A1.3205



01 **OVERALL BUILDING ELEVATION - SOUTH - Callout 1**
A3.1202 1/2" = 1'-0" REFERENCE: 01 / A2.0001



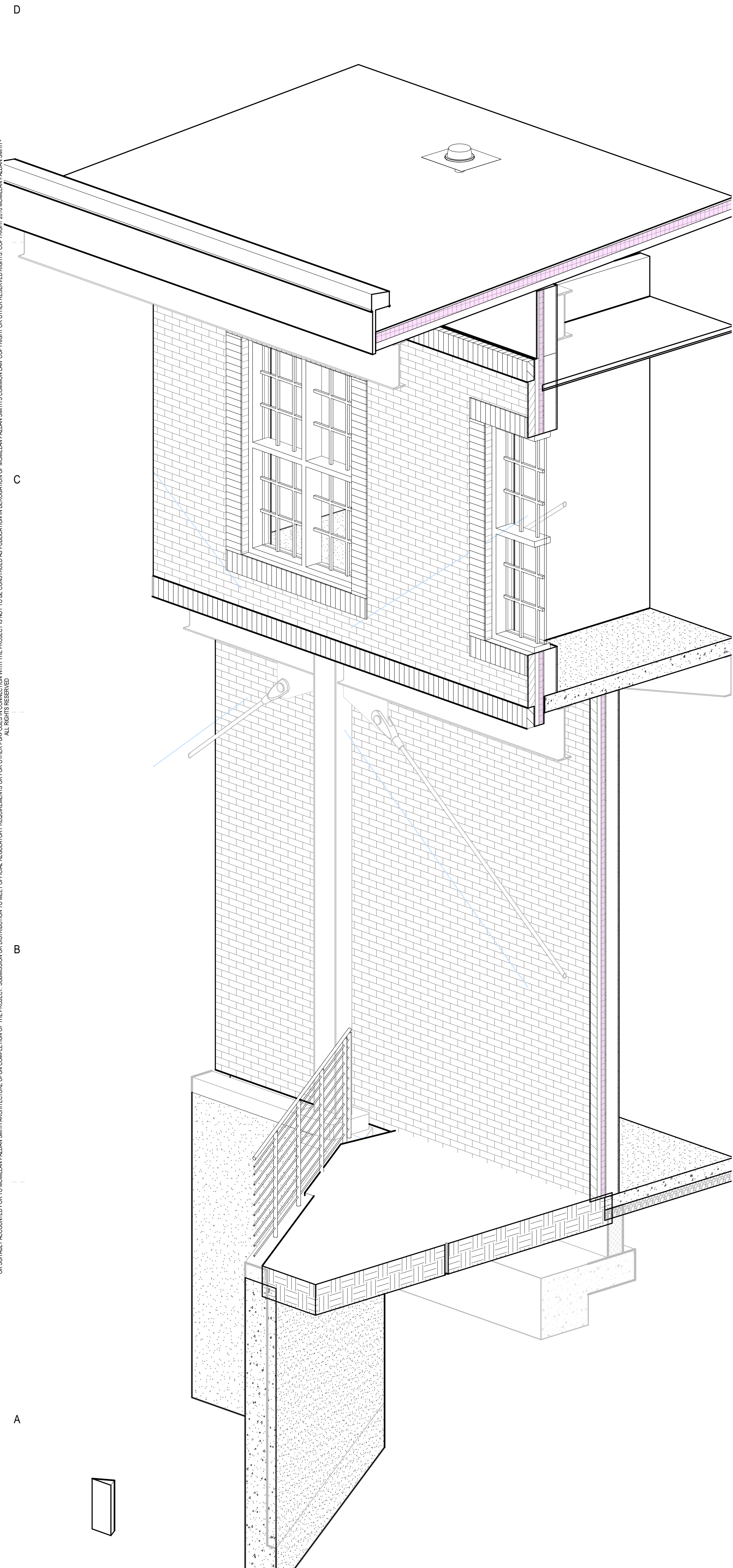
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NO.	DATE	DESCRIPTION	BY
A	2024.01.26	50% CD SET	MPS
E0	2024.01.26	ERP5	MPS
E1	2024.02.22	ERP5 - REVISION 1	MPS
B	2024.02.23	75% CD SET	MPS

75% CD SET 2024.02.23

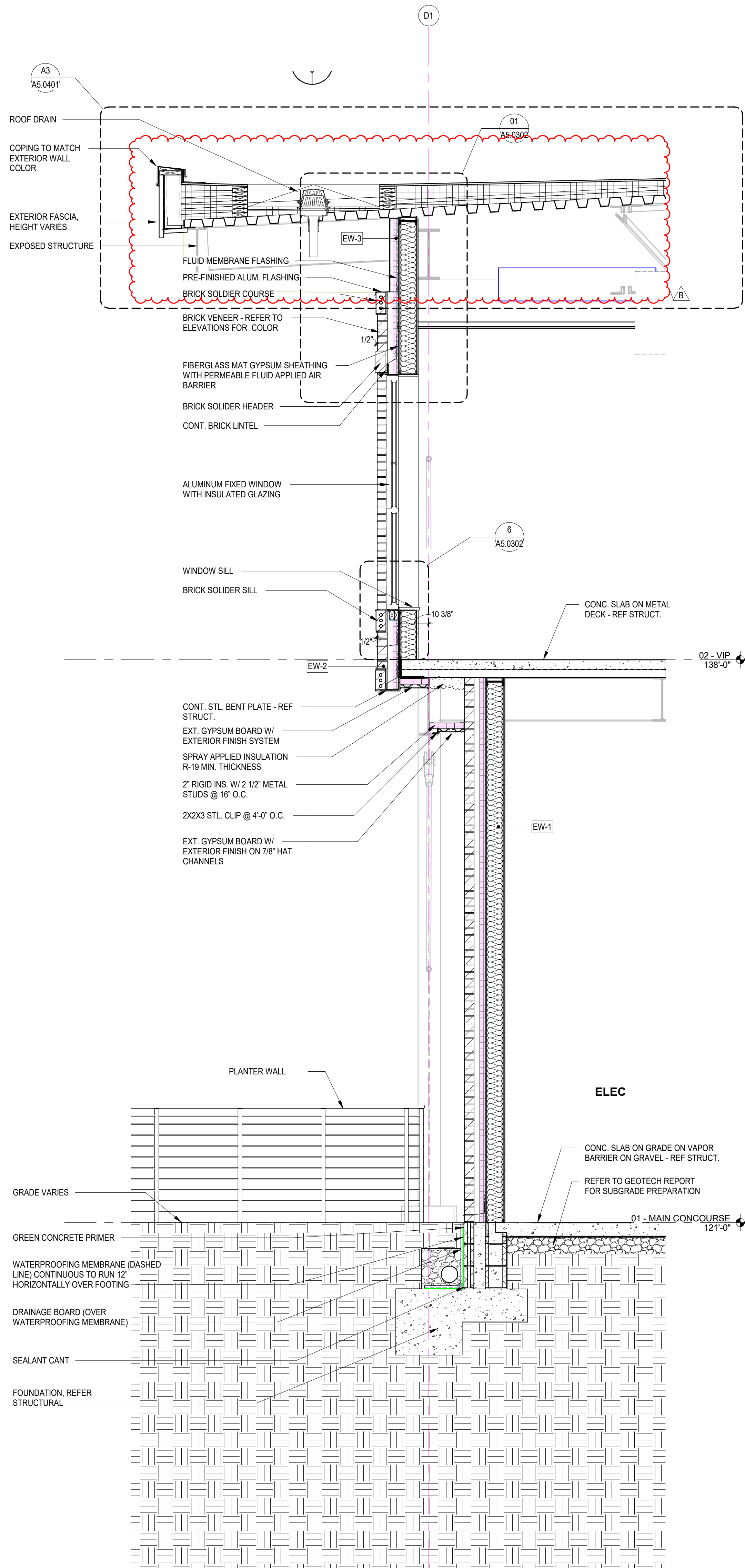
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WALL SECTIONS -
HOME PLATE
ENTRY

SHEET NO. PROJ. NO.
023413.00

A3.1301

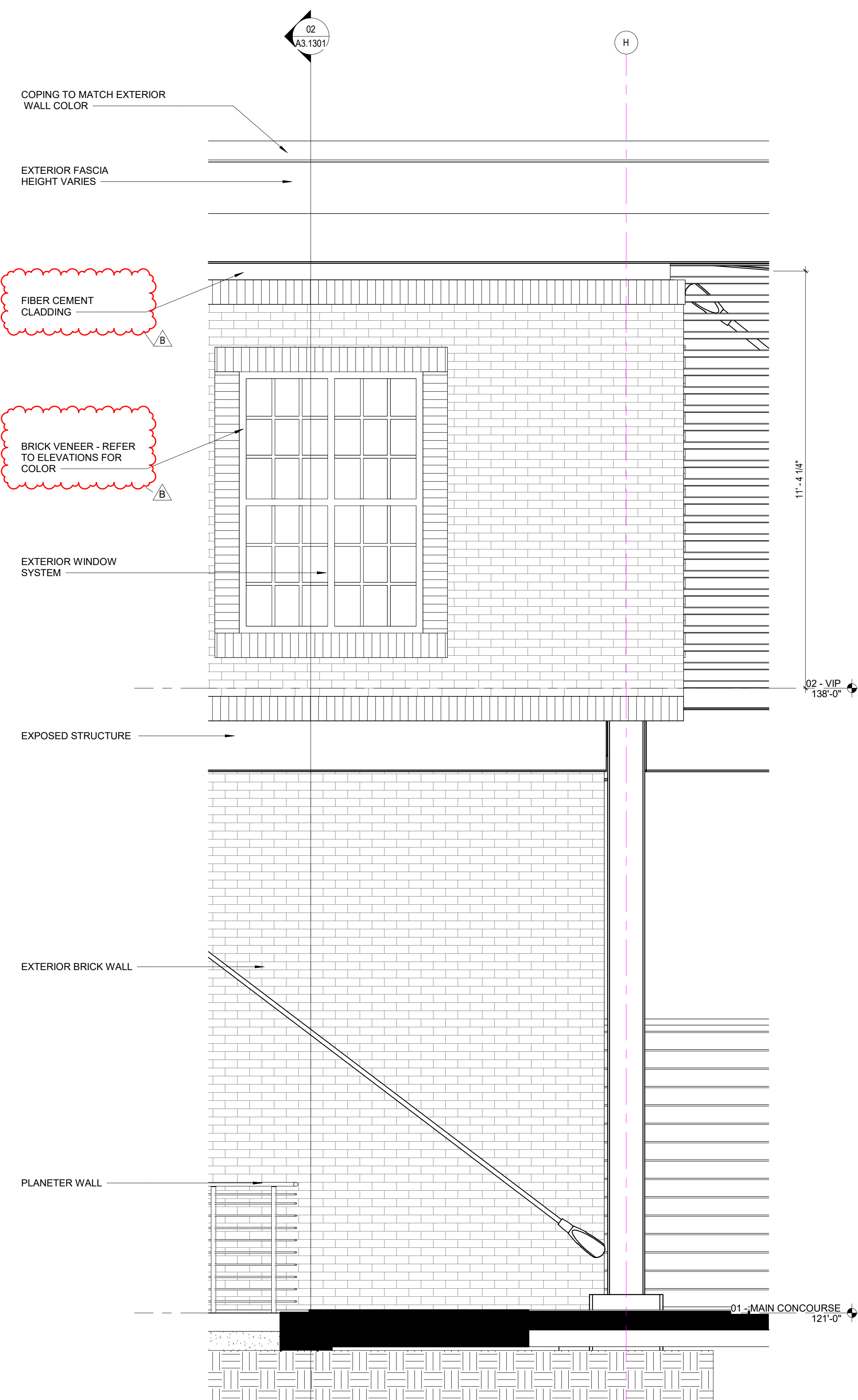


03 HOME PLATE ENTRY SECTION 01 AXON



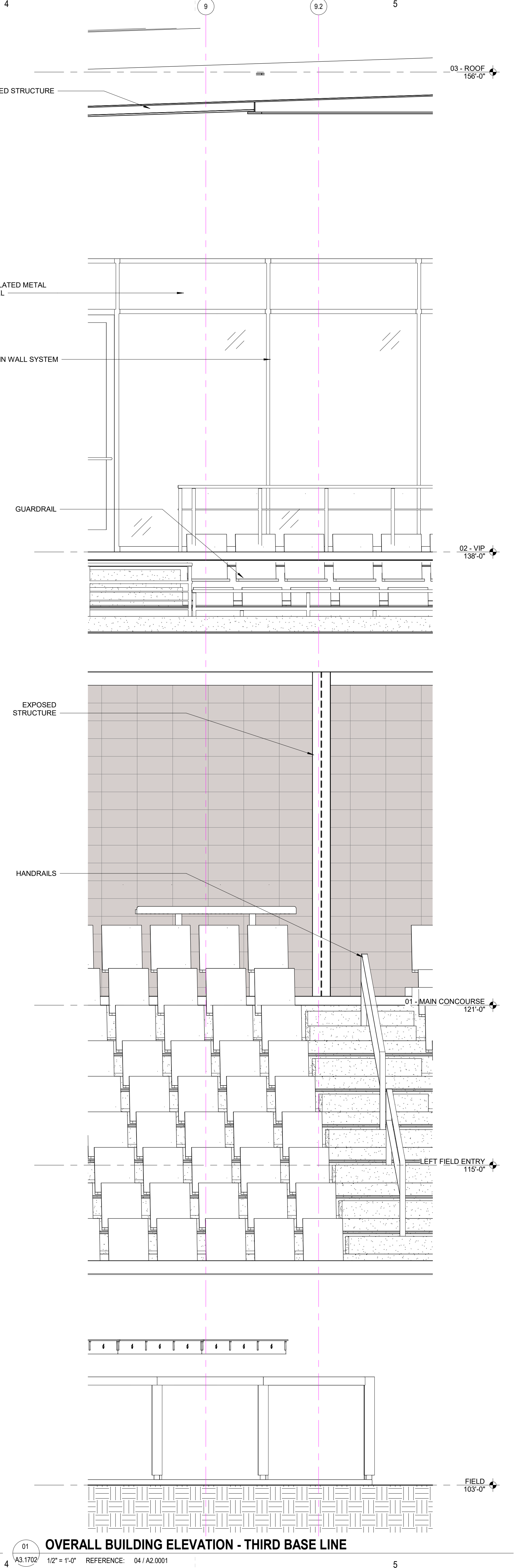
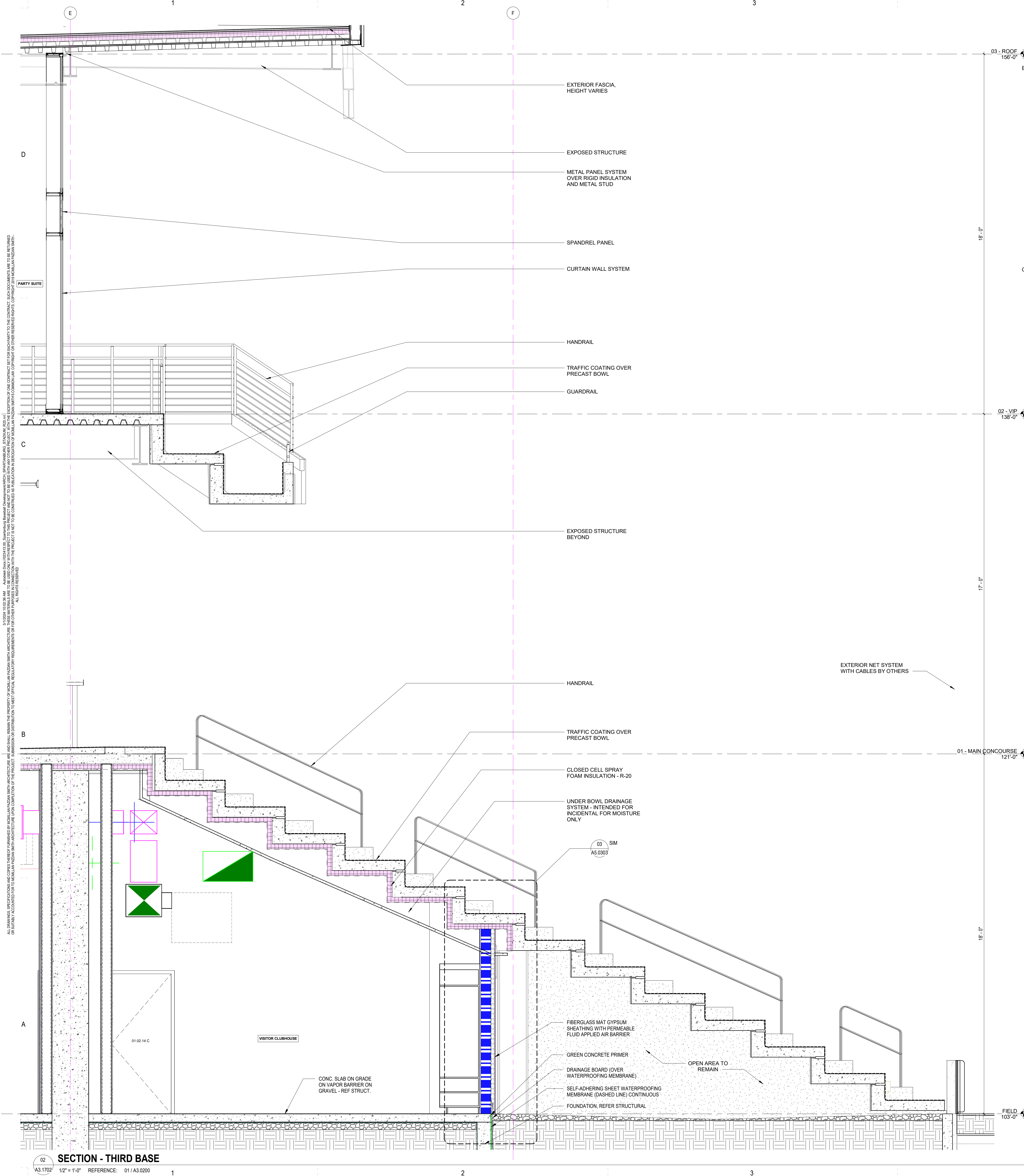
02 HOME PLATE ENTRY_WALL_01

1/2" = 1'-0" REFERENCE: 01 / A1.3203



01 HOME PLATE ENLARGED ELEVATION - Callout 1

1/2" = 1'-0" REFERENCE: 01 / A2.1301



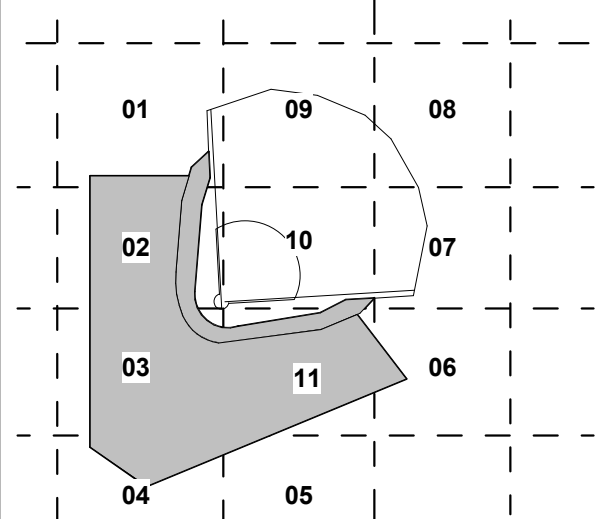
CONSULTANT LOGO

SEALS

JOHNSON DEVELOPMENT ASSOCIATES, INC.

PROJECT CORE

300 WEST HENRY STREET
SPARTANBURG, SC 29306



SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	2024.01.26	50% CD SET	MPS
E0	2024.01.26	ERP5	MPS
E1	2024.02.22	ERP5 - REVISION 1	MPS
B	2024.02.23	75% CD SET	MPS

75% CD SET 2024.02.23

SHEET TITLE:
**WALL SECTIONS -
WEST THIRD BASE
BOWL**

SHEET NO. PROJ. NO.
023413.00

A3.1702

NOT FOR CONSTRUCTION

02
A3.1702 1/2" = 1'-0" REFERENCE: 01 / A3.0200

01
A3.1702 1/2" = 1'-0" REFERENCE: 04 / A2.0001

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Project Location
Spartanburg, South Carolina

Owner
JDA

Architect
McMillan | Pazdan | Smith

Electrical Engineer
Smith Seckman Reid

[illegible]

Project Phase

Submission
75% Construction Documentation

Architect's Issuance Date
02/23/24

Date: 02/16/24

ARCHITECTURAL LIGHTING

MAIN CONCOURSE OVERALL
LIGHTING FLOOR PLAN

Scale
As indicated

2/16/2024 2:27:42 PM

LIGHTING CONTROL NOTES
1. PROVIDE ZONING CONTROL BY SPACE, AREA AND FIXTURE TYPE UNLESS OTHERWISE NOTED BY KEYED NOTE. 2. DEFER TO E.E. ON ANY ADDITIONAL LIGHTING ZONES REQUIRED FOR DAYLIGHT CONTROL, EMERGENCY EGRESS, OR OTHER LOCAL OR NATIONAL CODE REQUIREMENTS. 3. ALL ZONES, INCLUDING EMERGENCY ZONES, ARE TO BE DIMMABLE. PROVIDE LIGHTING CONTROL HARDWARE AS NEEDED AND COORDINATE WITH LOCAL CODE REQUIREMENTS.
LIGHTING KEYNOTES
1. FIXTURE TYPE YS10 HANDRAIL MOUNTED DOWNLIGHT TO RUN ONE FIXTURE EVERY 2'-0" ALONG ENTIRE LENGTH OF NOTED RAILING. COORDINATE EXACT LOCATIONS WITH ARCHITECTURAL DRAWINGS AND RAILING SPECIFICATIONS



TYPE: _____ QUANTITY: _____ PROJECT: _____

CATALOG NUMBER:

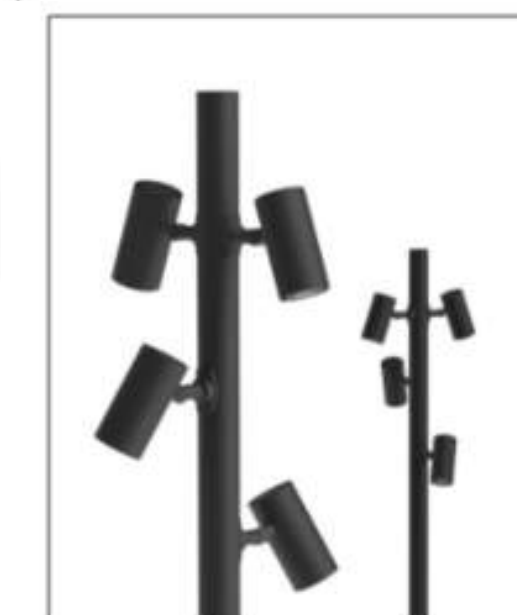
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FIXTURE SUFFIX REFLECTOR VOLTAGE FINISH OPTION OPTION OPTION



- 1- Extruded aluminum cylindrical housing.
 - 2- Sealed cast aluminum light assembly.
 - 3- Sealed cast aluminum lens frame.
 - 4- Clear tempered glass lens.
 - 5- Faceted specular aluminum reflector.
 - 6- Pivoting arm allows forward/back adjustability.
 - 7- Pole mounting plate.
- All stainless steel hardware.

Scopo light module is designed with a pivoting arm allowing forward and back light adjustability. The 130° adjustment allows the light beam to be aimed in a desired direction. Scopo also rotates 350° without disturbing the luminaire mounting.



*For reference only



2840 N Brookfield Rd, Suite 3
Brookfield, WI 53045



Project Name:	Location:
Specifier:	Rep Agency:
Fixture Type:	Product Code:

Description

Discrete, seamless point source LED fixture for use in all code-compliant handrail, especially curving ramps and helical stairs as well as long runs on bridges and pedestrian paths. Asymmetric optic allows mounting at rail nadir, eliminating uncomfortable glare issues.

Housing

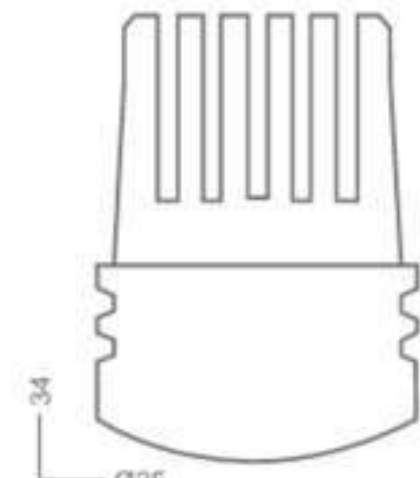
Clear anodized aluminum body as standard. Color-match anodized or bronze body as options, consult factory.

Aluminum body has a fine 25-micron finish and is then hard-coat anodized, thus preventing galvanic corrosion. Silicone gasket seals the installation from water ingress and provides added means of electrical isolation to minimize potential for galvanic reaction.

Mounting

Patented attachment method offers unparalleled security and ease of mounting. Requires only a simple drilled hole in railing material, eliminates threading, gluing or exposed fasteners common among other handrail fixtures. All conductors remain internal to railing to provide secure and safe wiring. IK10 Impact rating ensures vandal resistance. Tamperproof anti-theft option available for extreme environments; consult factory.

- Tube Size: Ø 1.75" - 2.00", Max. wall .22" Other sizes available upon request
- Cut Out: 25mm
- Weight: 0.16 LBS

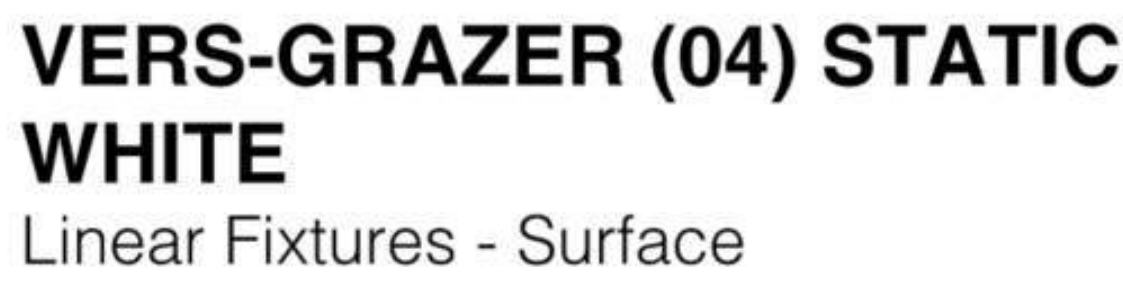


HUME LED		YG16	Lam										
DATE _____	PROJECT _____	TYPE _____											
CATALOG NUMBER LOGIC:													
CATALOG NUMBER LOGIC Example: HU - LED - TR - XT13 - FL - BLP - 12 - II - A - 2 - INC - MT MATERIAL Aluminum SERIES HU - Hume Floodlight SOURCE LED - Cold Phosphor Technology HOUSING TR - Integral Driver													
LED TYPE <table border="1"> <thead> <tr> <th>Available with Narrow Spot Optic</th> <th>Available with NFL, FL, and WFL Optics</th> </tr> </thead> <tbody> <tr> <td>x105 - 36W/2.7K/80CRI x109 - 36W/2.7K/90CRI</td> <td>x113 - 34W/2.7K/80CRI x117 - 34W/2.7K/90CRI</td> </tr> <tr> <td>x106 - 36W/3K/80CRI x110 - 36W/3K/90CRI</td> <td>x114 - 34W/3K/80CRI x118 - 34W/3K/90CRI</td> </tr> <tr> <td>x107 - 36W/3.5K/80CRI x111 - 36W/3.5K/90CRI</td> <td>x115 - 34W/3.5K/80CRI x119 - 34W/3.5K/90CRI</td> </tr> <tr> <td>x108 - 36W/4K/80CRI x112 - 36W/4K/90CRI</td> <td>x116 - 34W/4K/80CRI x120 - 34W/4K/90CRI</td> </tr> </tbody> </table>				Available with Narrow Spot Optic	Available with NFL, FL, and WFL Optics	x105 - 36W/2.7K/80CRI x109 - 36W/2.7K/90CRI	x113 - 34W/2.7K/80CRI x117 - 34W/2.7K/90CRI	x106 - 36W/3K/80CRI x110 - 36W/3K/90CRI	x114 - 34W/3K/80CRI x118 - 34W/3K/90CRI	x107 - 36W/3.5K/80CRI x111 - 36W/3.5K/90CRI	x115 - 34W/3.5K/80CRI x119 - 34W/3.5K/90CRI	x108 - 36W/4K/80CRI x112 - 36W/4K/90CRI	x116 - 34W/4K/80CRI x120 - 34W/4K/90CRI
Available with Narrow Spot Optic	Available with NFL, FL, and WFL Optics												
x105 - 36W/2.7K/80CRI x109 - 36W/2.7K/90CRI	x113 - 34W/2.7K/80CRI x117 - 34W/2.7K/90CRI												
x106 - 36W/3K/80CRI x110 - 36W/3K/90CRI	x114 - 34W/3K/80CRI x118 - 34W/3K/90CRI												
x107 - 36W/3.5K/80CRI x111 - 36W/3.5K/90CRI	x115 - 34W/3.5K/80CRI x119 - 34W/3.5K/90CRI												
x108 - 36W/4K/80CRI x112 - 36W/4K/90CRI	x116 - 34W/4K/80CRI x120 - 34W/4K/90CRI												



MAIN CONCOURSE OVERALL LIGHTING
FLOOR PLAN
1/32" = 1'-0"

Not for bidding or construction unless fully incorporated into contract documents by Architect and/or Engineer.



- Optically enhanced VERSatille fixture with narrow grazing properties ranging from 12° to 36°
- The high-quality lens features a proprietary diffusing agent for superior beam control and clean edges
- Features integrated metal endcaps
- Mounting options include a concealed or magnetic clip
- With an internal White Optics coating, the fixture achieves greater lumen output
- Durable anodized aluminum housings
- Consult factory for field assembly options

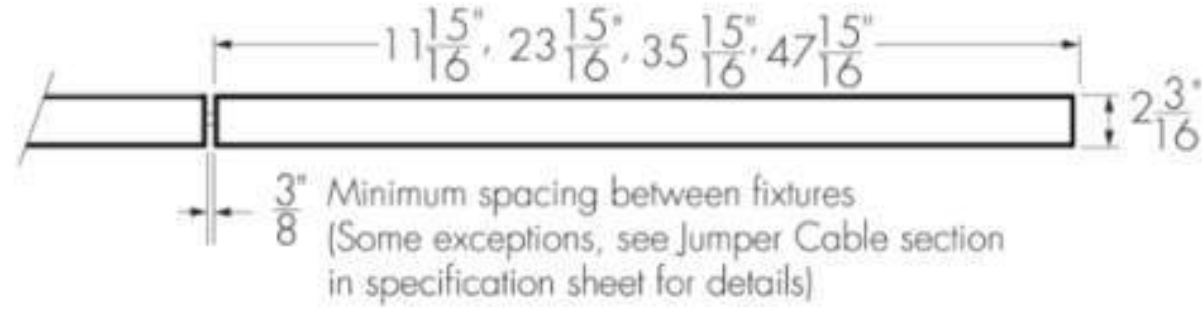
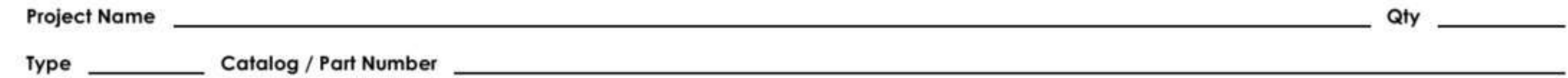
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Sample Part Number: **VERS-04-SW-5.0-30-DRY-GZR-L1-BK-P1-BW-BW-BK-CL2-CC-BK-48"-E**

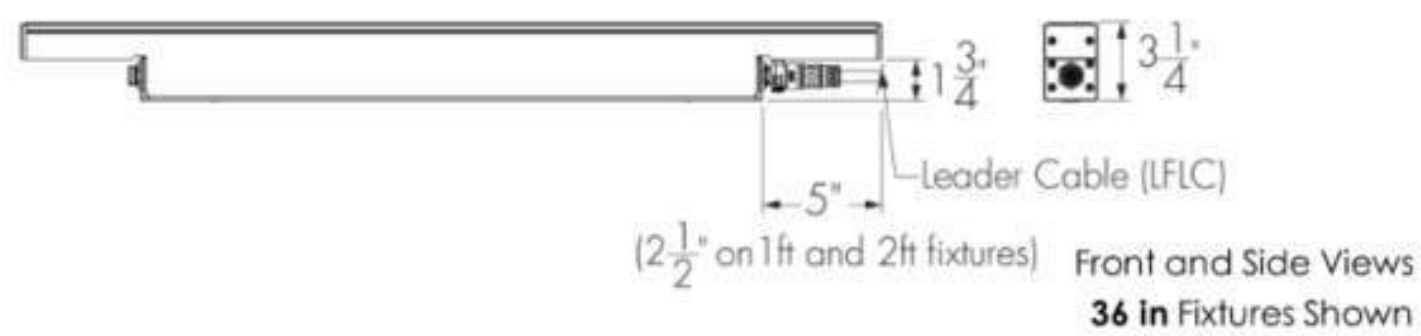


VIP LEVEL OVERALL LIGHTING FLOOR
PLAN
1/32" = 1'-0"

Specification Sheet



Top View



Front and Side Views
36 in Fixtures Shown

LIGHTING CONTROL NOTES
1. PROVIDE ZONING CONTROL BY SPACE, AREA AND FIXTURE TYPE UNLESS OTHERWISE NOTED BY KEYED NOTE.
2. DEFER TO E.E. ON ANY ADDITIONAL LIGHTING ZONES REQUIRED FOR DAYLIGHT CONTROL, EMERGENCY EGRESS, OR OTHER LOCAL OR NATIONAL CODE REQUIREMENTS.
3. ALL ZONES, INCLUDING EMERGENCY ZONES, ARE TO BE DIMMABLE. PROVIDE LIGHTING CONTROL HARDWARE AS NEEDED AND COORDINATE WITH LOCAL CODE REQUIREMENTS.

LIGHTING KEYNOTES
1. (10) TEN TYPE S1 FIXTURES OCCUR IN THE SAME LOCATION IN PLAN. FIXTURES SHALL BE LOCATED THE TOP AND BOTTOM OF EACH PORTION OF OPENING. FIXTURES RUN VERTICALLY ALONG SHELF MILLWORK. REFER TO SECTION 01 ON LAM-DTL-02.



Lam Partners Project #	23051
Lam Partners PIC:	JP
Lam Partners PM:	OE
Lam Partners Designer:	RM
Lam Partners BIM Leader:	OE

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PROJECT CORE

Project Location:
Spartanburg, South Carolina

Owner:
JDA

Architect:
McMillan | Pazdan | Smith

Electrical Engineer:
Smith Seckman Reid

[illegible]

Project Phase
CD

Submission
75% Construction Documentation

Architect's Issuance Date
02/23/24

Date
02/16/24

ARCHITECTURAL LIGHTING

VIP LEVEL OVERALL LIGHTING
FLOOR PLAN

LAM PLAN-02

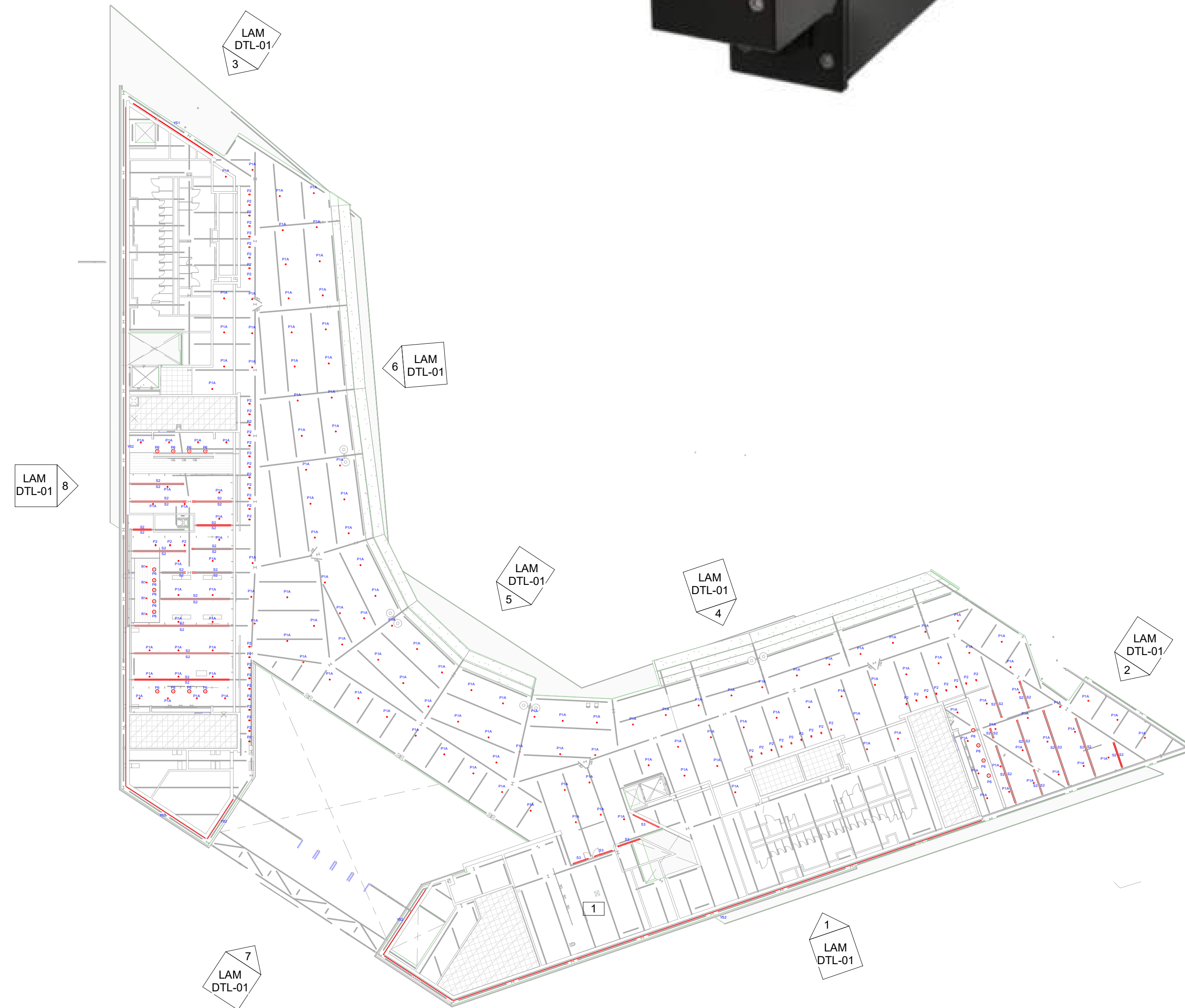
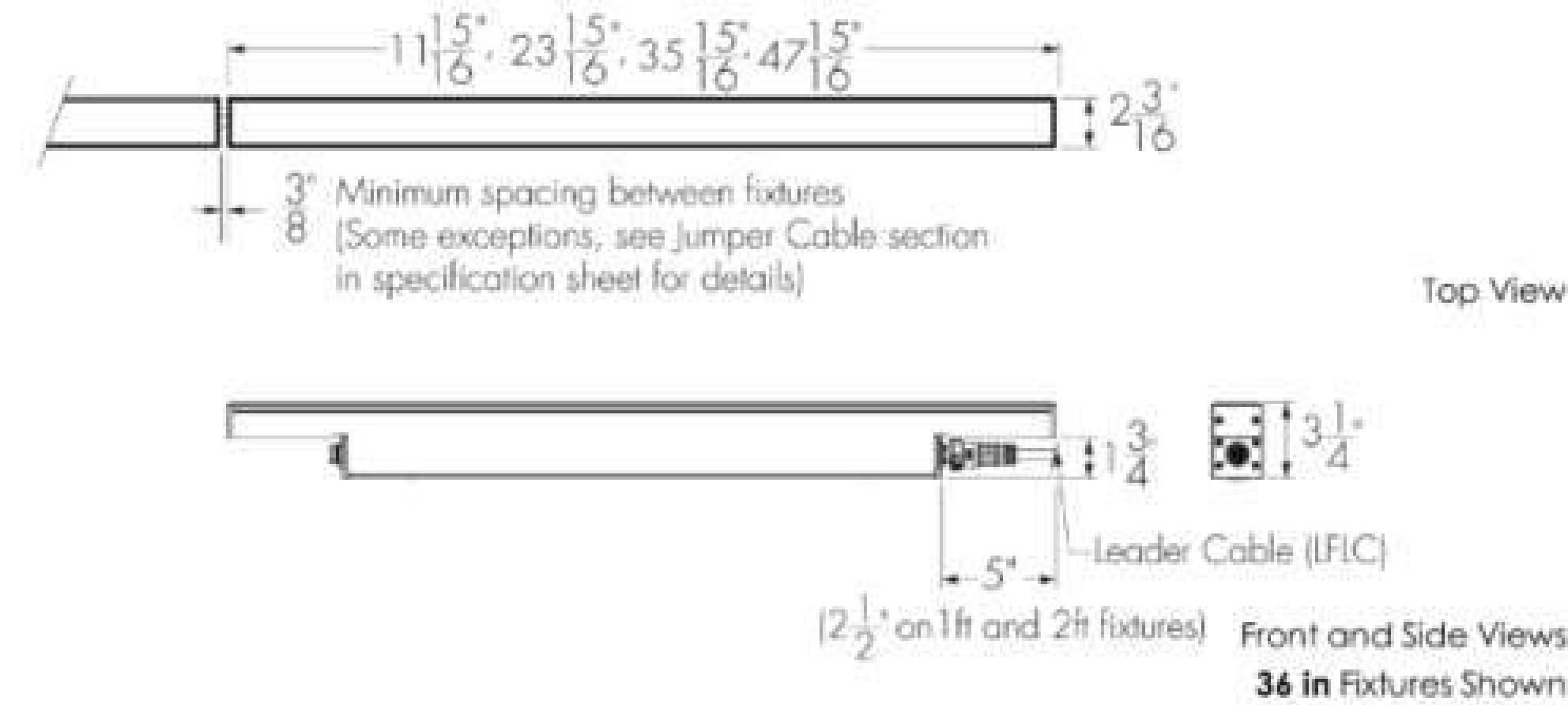
Scale
As indicated

Not for bidding or construction unless fully incorporated into contract documents by Architect and/or Engineer.

Specification Sheet



Project Name _____ Qty _____
Type _____ Catalog / Part Number _____



1 MAIN CONCOURSE OVERALL LIGHTING
RCP
 $1/32" = 1'-0"$



VERS-GRAZER (04) STATIC WHITE
Linear Fixtures - Surface



- Optically enhanced VERSatile fixture with narrow grazing properties ranging from 12° to 36°
- The high-quality lens features a proprietary diffusing agent for superior beam control and clean edges
- Features integrated metal endcaps
- Mounting options include a concealed or magnetic clip
- With an internal White Optics coating, the fixture achieves greater lumen output
- Durable anodized aluminum housings
- Consult factory for field assembly options

[illegible]

Sample Part Number: **VERS-04-SW-5.0-30-DRY-GZR-L1-BK-P1-BW-BW-BK-CL2-CC-BK-48"-E**

Lam
Partners

Lam Partners Project #	23051
Lam Partners PIC:	JP
Lam Partners PM:	OE
Lam Partners Designer:	RM
Lam Partners BIM Leader:	OE

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PROJECT
CORE

Project Location:
Spartanburg, South Carolina

Owner:
JDA

Architect:
McMillan | Pazdan | Smith

Electrical Engineer:
Smith Seckman Reid

[illegible]

Project Phase	CD
Submission	75% Construction Documentation
Architect's Issuance Date	02/23/24
Date	02/16/24

ARCHITECTURAL LIGHTING

MAIN CONCOURSE OVERALL
LIGHTING RCP

LAM RCP-01

Scale
As indicated
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Project Name _____ Qty _____

Type _____ Catalog / Part Number _____



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Project Location
Spartanburg, South Carolina

Owner
JDA

Architect
McMillan | Pazdan | Smith

Electrical Engineer
Smith Seckman Reid

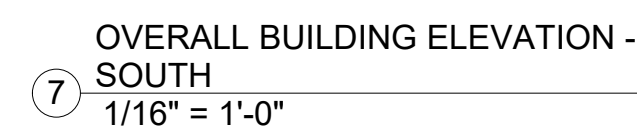
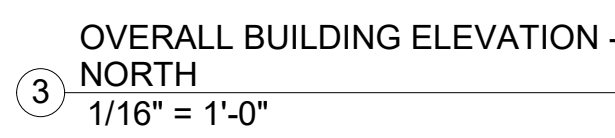
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VIP LEVEL OVERALL LIGHTING RCP

Scale

2/16/2024 2:01:32 PM

2/16/2024 2:01:32 PM

Not for bidding or construction unless fully incorporated into contract documents by Architect and/or Engineer



Ham Partners Project #	2305
Ham Partners PIC:	JR
Ham Partners PM:	OB
Ham Partners Designer:	RM
Ham Partners BIM Leader:	OB

PROJECT CORE

Architect
McMillan | Pazdan | Smith

Electrical Engineer
Smith Seckman Reid

[illegible]

Date: 16/24

LAM DTL-01

16/2024 2:02:48 PM

Not for bidding or construction unless fully incorporated into contract documents by Architect and/or Engineer.



Curtainwall & Glass Sample

Exposed Structure to Match



CLASSIC BRONZE



CHARCOAL





Brick Samples - Option 1
Custom blend of 3 types

Ground floor proposed blend
Medium Red - 50%
Dark Red - 30%
Chocolate - 20%

Second floor proposed blend
Medium Red - 20%
Dark Red - 30%
Chocolate - 50%



Brick Samples - Option 2

Watson Town Brick - Dark Grey

Watson Town Brick - Old Lexington

ARCHITECTURAL SCREENS

PS.VBS.0423

Vision Barrier Screens

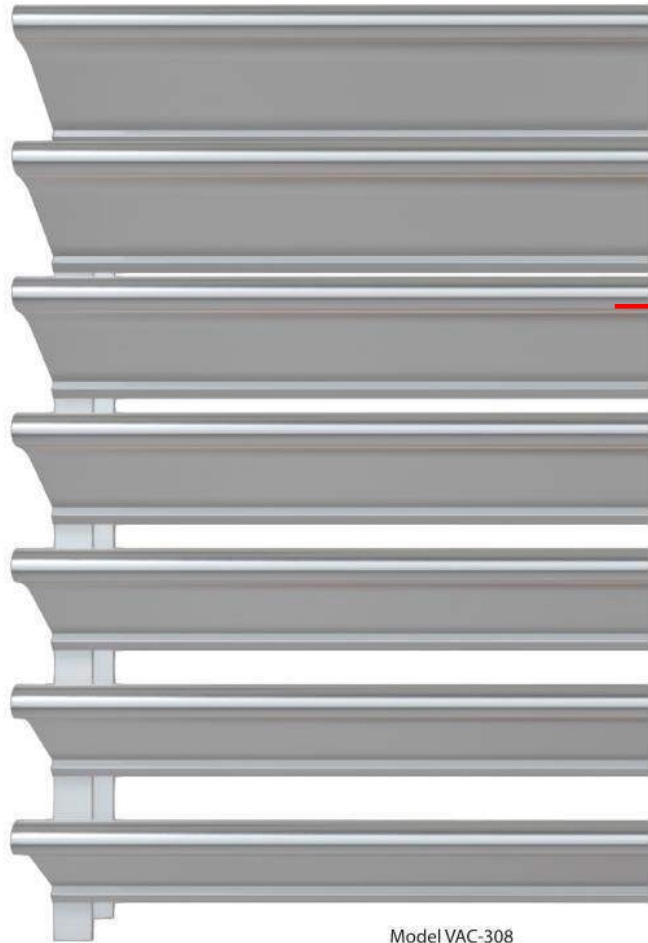
From rooftops and equipment enclosures to parking garages—nothing transforms a facade better than adding the textures, shapes, and colors of architectural screens. They offer the practical solution of a decorative facade while allowing air and light to pass through, taking your space from eyesore to landmark.

Advantages

- Provides up to 100% sight cutoff
- Hidden supports and frames
- Varying height, width, and blade spacing provide unlimited options for optimal sight cutoff
- Easy to install
- Blades ship in long lengths to minimize joints
- Fully engineered

Applications

- Parking garages
- Mechanical screening
- Horizontal or vertical accent walls
- Rooftop equipment enclosures



Model VAC-308



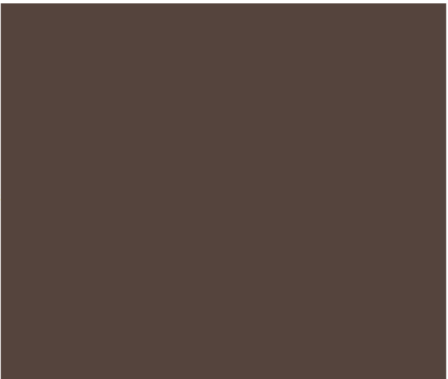
View 3D Model →



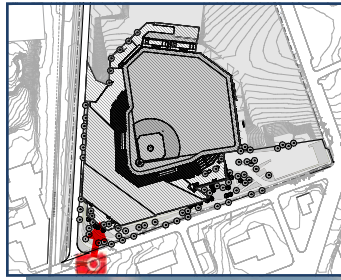
Louvers



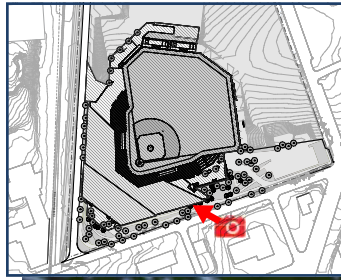
#549 Charcoal



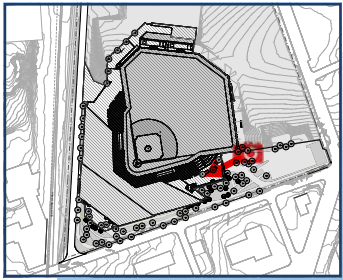
#546 Dark Bronze



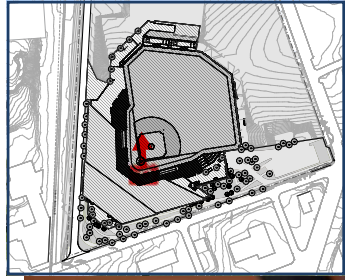
Proposed rendering from intersection of West Henry Street and access road Looking north-east



Proposed rendering from south side of West Henry Street
Looking north-west



Proposed rendering from the right field gate looking south towards the main concourse.



Proposed rendering from the main bowl looking up third base line (north).