The City of Spartanburg Design Review Board

AGENDA
May 7, 2024, at 5:30 P.M.
Dr. TK Gregg Community Center
650 Howard 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 April 2, 2024, meeting.

VI. Old Business:

1. DRB-23-020-00008 – The Design Review Board (DRB) has received a request for Full and Final Approval for the proposed Spartanburg County Public Library – Headquarters Expansion and Planetarium located in the DT Zone (Civic District) at 151 S. Church Street (Tax Map Sheet: 7-12-21-074.00). Owner: Spartanburg County Public Library / Applicant: Adam Flynn and Sarah Stevens, McMillan Pazdan Smith.

2. DRB-24-020-00004 – 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.

VII. New Business:

DRB-24-020-00007 – The Design Review Board (DRB) has received a request for Full and Final Approval of the Grain District Parking Garage located at 158 Pollard Street (Tax Map Sheet: 7-12-14-005.00) in the DT-5 (Downtown Code) zoning district. Owner/Applicant: Morgan & Henry JOF ESA II, LLC / Agent: Michael Judice; McMillan Pazdan Smith.

VIII. Staff Announcements:

IX. Adjournment.

For more information, please contact Fredalyn M. Frasier, Planning Director, at (864) 580-5012 or by email at planning@cityofspartanburg.org.

Meeting Minutes of the Design Review Board (DRB)
Tuesday, April 2nd, 2024, at 5:30 PM
Dr. TK Gregg Recreation Center

The Design Review Board (DRB) on Tuesday, April 2nd, 2024, at 5:30pm. The following Board Members were in attendance: **Lucy Lynch, Alexander Newman, Tori Wallace Babcock and Lauren Rogers.** 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
Ms. Rogers: Lauren Rogers (Late arrival)
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. Okay if we could approve tonight's agenda unless there are any changes.

Approval of Agenda

On a motion by Mr. Newman and second by Ms. Babcock, the agenda was approved by a vote of 4 to 0.

Mr. Newman: Motion to approve.
Ms. Babcock: I second
Ms. Lynch: All in favor say aye?
Attendees: Aye.

Ms. Lynch: The motion carries. Okay the minutes from March 5th, 2024, if everyone has had a chance to look through those and would like to approve?

Approval of Meeting Minutes for April 2nd, 2024

On a motion by Ms. Babcock to approved minutes from March 5th meeting and second by Mr. Newman, the minutes was approved by a vote of 4 to 0.

Ms. Babcock: Motion to approve minutes from March 5th meeting.
Mr. Newman: Second.
Ms. Lynch: All in favor of approving the minutes from February 6th?
Attendees: Aye.

Old Business:

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. 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 complete for Final Approval Review

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 subject to design review***

CODE REVIEW

A. Applicability Matrix: This is a substantial modification where the improvements are greater than 50% of appraised value. Full compliance is required to the extent practical. Full compliance is required without exception for expansion areas and landscaping standards.

- **Use Standards:** The proposed use is permitted by right (though not on the street facing side). ***Approved by the DRB subject to design review***

B. 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 Table 1) – applicants have requested an exception to not install any canopy or awning*

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*

E. 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*

F. 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 subject to design review*
- **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 subject to design review*
- **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 but note on plan guarantees compliance*
  - **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 with no replacement – Installation of a canopy/awning is a requirement of the building frontage (3.3.7)*

- **6.4.3 Encroachments:** *Not applicable*
- **6.4.4 Ground Level Detailing:** *Compliant*
- **6.4.5 Materials**: *Compliant*

G. Parking:

- **Not Applicable**

H. 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*

I. 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.

- **Storefront Windows:** The proposed Main Street elevation windows are high-quality but residential-grade and we are not sure whether they are appropriate for a commercial, storefront condition. We have requested that applicants bring samples to the meeting for DRB review.

- **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 proposed recessed is proposed in lieu of the provision of building canopy/awning as required by the building typology. The purpose of this requirement along a main street is two-fold: to provide shelter prior to entry and to provide shelter to pedestrian walking by. The grant of an exception is predicated upon a change necessitated by a site-specific condition, building-specific condition or an innovative manner in which to fulfill the overall design intent of this Code. We do not believe that the application shows a building-specific need to eliminate this requirement nor do we think that it shows an innovative manner in which to fulfill the design intent.

- **Privacy Screening:** The applicants have suggested that the individual residents can use a flexible interior screen as a means to provide natural light while keeping curtains or blinds open to avoid a blank wall condition. We do not think that this solution will provide enough privacy to the unit to preclude this condition. Blank walls and dead spaces simply do not encourage pedestrian activity. Great Main Streets have a continuity of active, ground floor spaces that cast light onto the sidewalk at night and provide visual diversity to a pedestrian. The lack of these ingredients causes a well-documented emotional response that is equivalent to stress or fear which discourages pedestrian

activity. As well-intentioned as an interior screen may be, we do not think that it is sufficient to permanently meet the intent of the code.

RECOMMENDATION

While the application addresses many of the DRB's concerns, we still do not believe that the proposed solution for the Main Street elevation will adequately address the need for the tenant's privacy and the importance of providing an active, ground floor. In addition, we do not think that application has established a building-specific need to eliminate the proposed canopy/awning nor have they provided an innovative solution that addresses the intent. In addition, no accommodation has been made for the required street tree.

Because of these two outstanding issues, we are not able to provide a recommendation for approval with specific exceptions granted by the Board as follows:

That the proposed elevation provides sufficient shelter to pedestrians on the sidewalk for comfort and shelter; and

That the proposed design will prioritize pedestrian activity through the provision of an active, ground floor space; and

That the required street tree is not practical to install due to existing site conditions (need to define what these are).

Applicant:
Meghan Teague, AIA; Teague Studios.

Public Comments:
None.

Discussion:
The proposed project has been improved. Architecturally it is a good proposal. The proposed project fits well with the surrounding businesses and buildings. Because of underground utilities and adjacent light pole, the landscaping in front of the building may not be possible and placement of trees may be in disarray of the surrounding properties. The city may alter the sidewalk at a later point in time.

A motion was made by Ms. Babcock, seconded Mr. Newman for full & final approval with the variances of a tree, canopy and pedestrian walkway requested by a vote of 4-0.

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 the Grain District Parking Garage located at 344 S. Daniel Morgan Avenue (Tax Map Sheet: 7-12-14-005.00) in the DT-5 (Downtown Code) zoning district. Owner/Applicant: Morgan & Henry JOF ESA II, LLC / Agent: Michael Judice; McMillan Pazdan Smith.

GENERAL PROJECT OVERVIEW

The proposed parking garage and surface parking lot is designed to provide parking for the ballpark and a future office building planned along Main Street.

AUTHORITY

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

DETERMINATION OF COMPLETENESS

- Application is missing the following elements but may be sufficient for Preliminary Review:
    - Parking and Loading areas – Please show the drives from Daniel Morgan
    - Material Selections and Colors – Please correct page 14 for consistency with the other drawings (no brick shown) – note that final approval will require cut sheets or manufacturer's photos of the proposed materials
    - Perspective Illustration – *As needed by the DRB to understand the context of the proposal*
    - Description of requested modification/special exceptions including a statement of the unique design considerations that contribute to this request and the proposed design solutions

EXCEPTIONS

- 8.1 Streetscape – Minimum 12 ft zone (preferred 16 ft zone) with trees in wells - proposal is for a 5 foot sidewalk and a 4.5 ft planting strip
    - *Subject to DRB approval*

CODE REVIEW

A. Use Standards: The proposed use is permitted by right. Applicable standards are 3.2.10.b – Parking Structure

- **3.2.10.b.1 Liner Buildings Required:** *Presumed compliant with additional of future office building along Main Street required by development agreement with City*
- **3.2.10.b.2 High-Quality Materials:** *Compliant*
- **3.2.10.b.3 Clear Entries:** *Compliant*
- **3.2.10.b.4 Vents and Utility Openings:** *Assumed compliant – subject to Final Approval review*

B. 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:** *Not applicable*

C. General Standards:
- *Not Applicable*

D. Lot/Site Standards:
- *Not Applicable*

E. Utilities and Trash Containment:
- **5.2.1 Underground Utilities:** Compliance presumed – TBD at Final
- **5.2.2 Solid Waste Storage Areas:** Compliance presumed – TBD at Final
- **5.2.3 Mechanical and Utility Equipment:** Compliance presumed – TBD at Final

F. Building Standards:
- *Not Applicable*

G. Parking:
- **8.2 Parking Area Landscaping (Required Plantings & Parking Area Screening):** *Presumed compliant subject to Final Approval submission*

H. Streetscape and Site Landscaping:
- **8.1 Required Streetscape:** 12 ft streetscape zone (preferred 16 ft zone) with a minimum 8 ft sidewalk and trees planted in wells consistent with downtown standards (40 ft on-center). *– Exception Required*

I. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Substandard Streetscape across frontage of parking lot and parking garage:** The proposed sidewalk zone along the frontage of this site is a 4.5 ft planting strip and a 5 ft sidewalk directly adjacent to the building. The sidewalk along the ballpark edge to the immediate south is an 8 ft planting strip, 6 ft sidewalk and a 2.5 ft foundation planting. At a minimum, the code requires a 12 foot zone with an 8 ft sidewalk zone and trees planted in wells. The approved ballpark sidewalk zone is the appropriate treatment for this entire side of the access road and should be extended along the frontage of the parking deck for continuity. We are concerned about the narrowness of the sidewalk and the fact that it is not consistent with the approved stadium area. There is a primary stair tower exiting onto the access road so it can be assumed that many people will egress onto that sidewalk. In the absence of plans for any other building, it is unclear that an additional 3.5 ft precludes any future development. However, to the pedestrians who will be using it and the trees growing in the planting strip (or in the tree wells), it will be of immense benefit.

RECOMMENDATION

In order to approve this application, at a minimum, the DRB will need to grant the following exceptions:

That the substandard streetscape presented is sufficient to satisfy the intent of the code

Applicant:
Michael Judice; McMillan Pazdan Smith.

Public Comments:
None.

Discussion:
The streetscape presented is sufficient. The Board requested more information on the 3D for the proposed buildings, landscaping around the building and inclusion of the plaza to determine how it affects the building location.

A motion was made by Mr. Newman, seconded Ms. Rogers for preliminary conceptual approval with the exception of the sidewalk by a vote of 3-1.

Staff Announcements:
The following DRB meetings will be held at Dr. TK Gregg Community Center going forward. A new Planning Director, Fredalyn Frasier will be joining Planning Department team on April 22, 2024. Board members whose terms have expired will need to renew their terms with the City Clerk to continue to serve on the Board.

Adjourn meeting at 6:27 PM

_____
Lucy Lynch, Chairperson

Planning Department

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

SUBJECT
DRB-151 S. Church Street

TO
Spartanburg Design Review Board

DATE
5/3/2024

CASE NUMBER
DRB-23-020-00008

COPIES TO
City Departments

STAFF
Martin Livington, Neighborhood Services Director
Fredalyn M. Frasier, Planning Director

GENERAL PROJECT OVERVIEW

The proposed civic building expansion project is on a 4.99 acre parcel at the corner of Broad Street and South Church Street.

AUTHORITY

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

Because of the unique characteristics of the Civic/Landmark Building, it shall be subject to Design Review in accordance with Section 2.4. As part of this review process, the applicant may request modifications from the applicable district standards. However, all such modifications shall otherwise conform to the general principles for Civic/Landmark buildings below:

- If indicated on the Downtown Master Plan, they must comply with the recommendations therein.
- They should be sited to terminate a street vista whenever possible and must incorporate appropriate prominent features, designs, and entrances to celebrate a visual termination.
- They should incorporate detailing and materials that are authentic to the intended style.
- A pedestrian plaza, courtyard, or similar landscaped area may be substituted for a required building frontage and minimum setback line.
- Building entrances for civic buildings may be raised above the street elevation and accessed via a monumental stair.
- They should respect the character of the fronting streets through the provision of a pedestrian-friendly orientation including clear entrances from the street and permeable street walls with adequate windows (no blank walls).

Preliminary Review was issued on August 1, 2023 with the following conditions:

- Resolution of the streetscape along Broad Street
- Presentation of design suggestions to mitigate the blank wall condition along Broad Street

Final Approval was issued on December 5, 2024 with the following condition:

- Presentation of design solution to mitigate the blank wall condition along Broad Street

DETERMINATION OF COMPLETENESS

- Application complete

EXCEPTIONS

- 3.3.2.a Front Building Setback – Maximum setback of 6 ft – *Setbacks range from 7 ft 9 in to 35 ft*
  - *Approval Granted Previously*
- 8.1 Streetscape – Minimum 12 ft zone with trees in wells / preferred 16 ft zone
  - *Modification granted on 12/5/23*

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: *Maximum setback of 6 ft is proposed to be exceeded***
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Not applicable*
- **3.3.6 Building Frontage:** *Shopfront - permitted*

C. General Standards:

- **4.1 Civic/Landmark Buildings:**
  - If indicated on the Downtown Master Plan, they must comply with the recommendations therein. – *Compliant*
  - They should be sited to terminate a street vista whenever possible and must incorporate appropriate prominent features, designs, and entrances to celebrate a visual termination. – *Compliant*
  - They should incorporate detailing and materials that are authentic to the intended style. – *Compliant*
  - A pedestrian plaza, courtyard, or similar landscaped area may be substituted for a required building frontage and minimum setback line. – *Compliant*
  - Building entrances for civic buildings may be raised above the street elevation and accessed via a monumental stair. – *Compliant*
  - They should respect the character of the fronting streets through the provision of a pedestrian-friendly orientation including clear entrances from the street and permeable street walls with adequate windows (no blank walls). – *Conditional Exception Granted*

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. *Compliant*
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. *Compliant*

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**: *Exception Conditionally Granted*
- **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 granted on 12/5/23*
- **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**
  - **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.) - *Compliant*
    - **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 *– Compliant at 64%*
  - **6.4.5 Materials**: *Compliant*

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). *Exception provided on 12/5/23*

I. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Blank Wall Condition along Broad Street:** The brick wall on Broad Street previously exceeded the maximum width of 20 feet and minimum ground floor transparency of 60%. The proposal resolves these minimum code requirements. We estimate it to be 64% at present – see the measurements below:

While the ground floor minimum requirement is satisfied, the proposed treatment still yields a large undifferentiated, multi-story wall area that is visually dominant. Previously suggested various treatments for consideration included:

- Windows in the stairwell (presumably fire-rated) – an irregular pattern combined with LED backlighting could make for a very interesting public art element
- Signage structure on which banners advertising library or community events can be hung
- A vegetative element such as a green screen (vines trained to grow up the wall) or some foundation plantings
- A public art component (e.g., applied sculpture, lighting, mural, video wall)

STAFF RECOMMENDATION

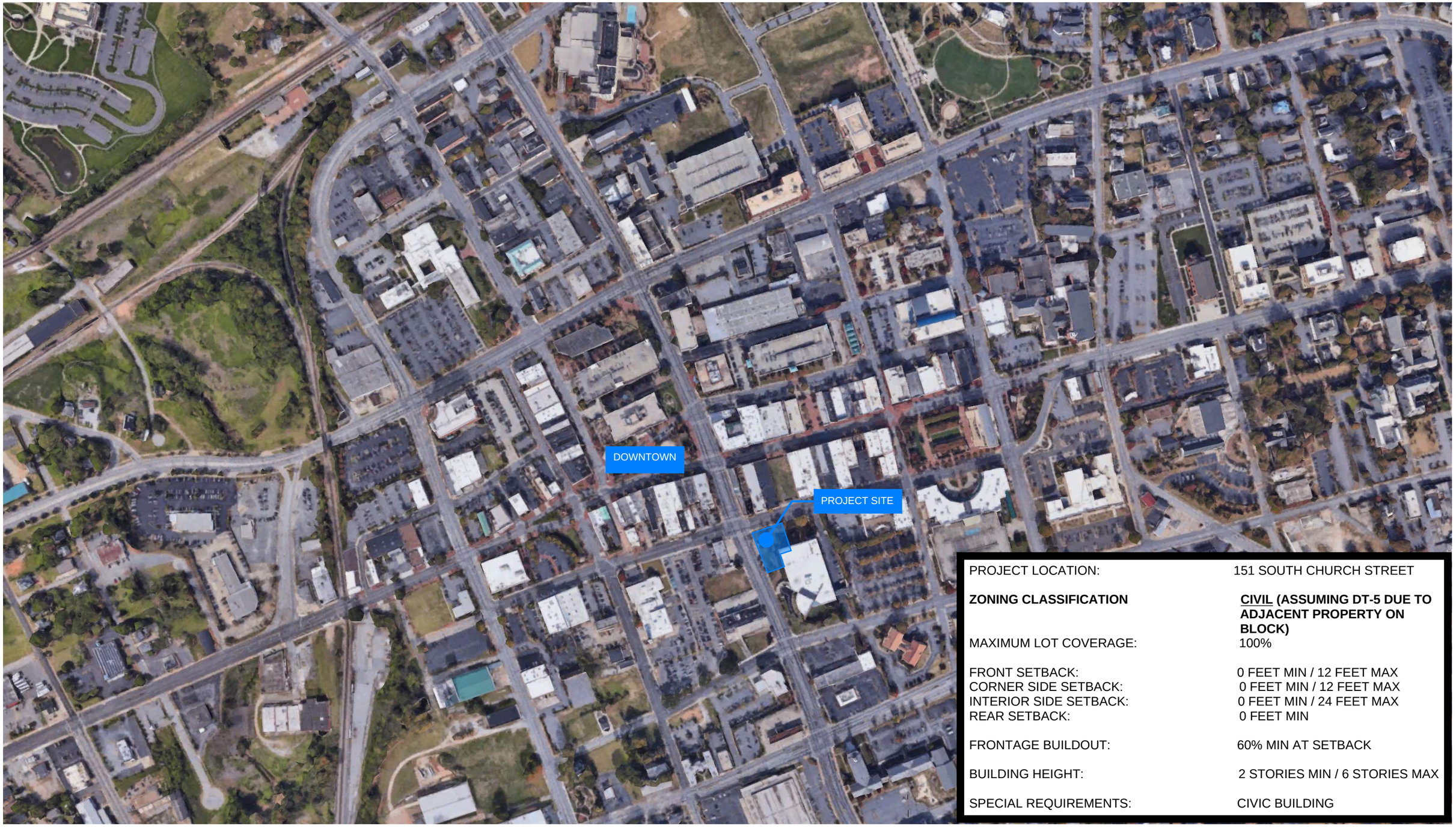
The application satisfies the minimum requirements for ground floor treatment (blank wall and transparency). Staff defers to the Board as to whether the resulting wall detail is satisfactory.

mcmillan | pazdan | smith
architecture

PLANETARIUM EXPANSION AND LEARNING CENTER

SPARTANBURG, SC

12/05/2023



PROJECT LOCATION:	151 SOUTH CHURCH STREET
ZONING CLASSIFICATION	**CIVIL (ASSUMING DT-5 DUE TO ADJACENT PROPERTY ON BLOCK)**
MAXIMUM LOT COVERAGE:	100%
FRONT SETBACK:	0 FEET MIN / 12 FEET MAX
CORNER SIDE SETBACK:	0 FEET MIN / 12 FEET MAX
INTERIOR SIDE SETBACK:	0 FEET MIN / 24 FEET MAX
REAR SETBACK:	0 FEET MIN
FRONTAGE BUILDOUT:	60% MIN AT SETBACK
BUILDING HEIGHT:	2 STORIES MIN / 6 STORIES MAX
SPECIAL REQUIREMENTS:	CIVIC BUILDING

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architecture

PLANETARIUM EXPANSION AND LEARNING CENTER

SPARTANBURG, SC

12/05/2023

PROJECT LOCATION:	151 SOUTH CHURCH STREET
ZONING CLASSIFICATION	**CIVIL (ASSUMING DT-5 DUE TO ADJACENT PROPERTY ON BLOCK)**
MAXIMUM LOT COVERAGE:	100%
FRONT SETBACK:	0 FEET MIN / 12 FEET MAX
CORNER SIDE SETBACK:	0 FEET MIN / 12 FEET MAX
INTERIOR SIDE SETBACK:	0 FEET MIN / 24 FEET MAX
REAR SETBACK:	0 FEET MIN
FRONTAGE BUILDOUT:	60% MIN AT SETBACK
BUILDING HEIGHT:	2 STORIES MIN / 6 STORIES MAX
SPECIAL REQUIREMENTS:	CIVIC BUILDING

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PLANETARIUM EXPANSION AND LEARNING CENTER

SPARTANBURG, SC

12/05/2023

VARIANCE REQUEST

BLANK WALL IN EX... ...-0"

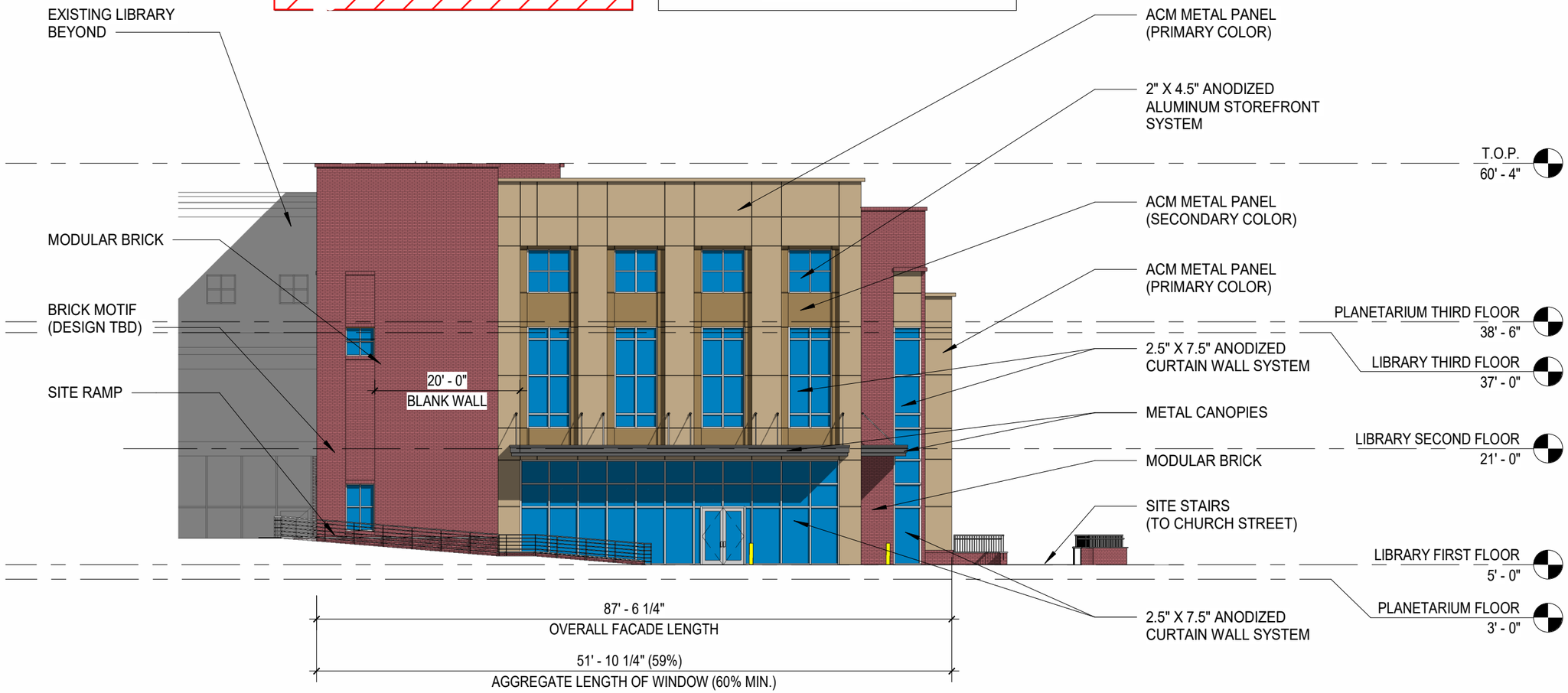
WE ARE PROVID... ...WALL THAT IS 25' - 0" WIDE FAC... ...STREET TO ALLOW FOR LOADIN... ...REQUIRED EGRESS FROM THE UPP... ..., AND TO CONTRAST AND ACCENT ...R CORNER ENTRY SEQUENCE

VARIANCE NO LONGER REQUIRED

VARIANCE REQUEST

GLAZING LESS THAN 60% OF WALL

WE ARE REQUESTING A VARIANCE FOR A LOWER AMOUNT OF GLAZING ON BROAD ST. THIS ALLOWS FOR THE WINDOWS TO FIT WITH THE OVERALL DESIGN STYLE AND SCREEN LOADING AND EGRESS ELEMENTS FROM VIEW



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architecture

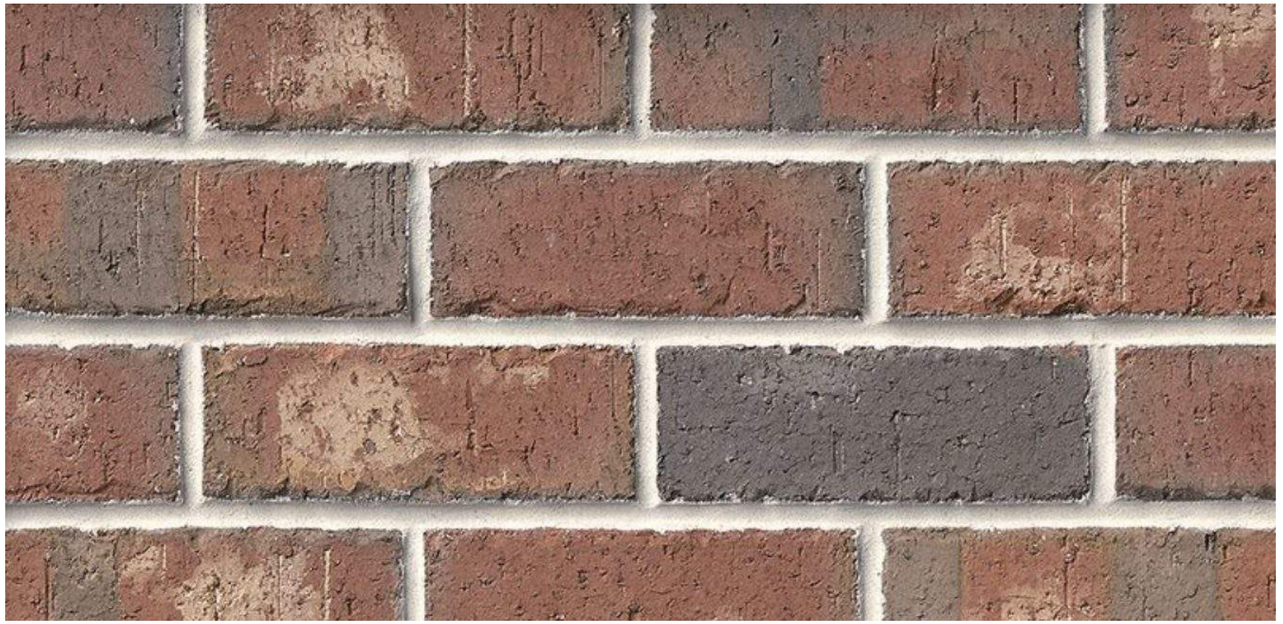
PLANETARIUM EXPANSION AND LEARNING CENTER

SPARTANBURG, SC

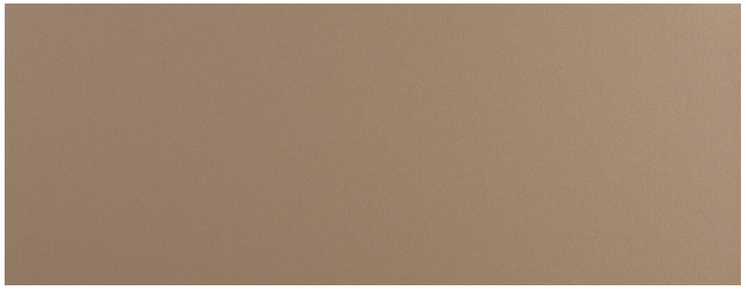
12/05/2023

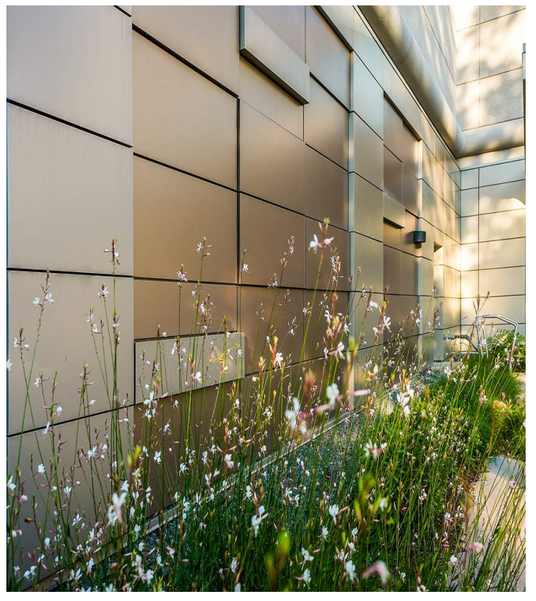
BROAD STREET ELEVATION - 1/16" = 1'-0"

WINDOW FRAMES, DOORS, CANOPY
DARK BRONZE ANODIZED / POLYMER FINISH



MASONRY WALLS
WATSONTOWN BRICK - OLD WILLIAMSBURG





METAL PANEL FIELD AND ACCENT
EPERNAY CHAMPAGNE METALLIC (TOP) / HARVEST GOLD MICA (BOTTOM)

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PLANETARIUM EXPANSION AND LEARNING CENTER

SPARTANBURG, SC

12/05/2023

mcmillan | pazdan | smith
architecture

PLANETARIUM EXPANSION AND LEARNING CENTER

SPARTANBURG, SC

12/05/2023

THANK YOU

mcmillan | pazdan | smith
architecture

PLANETARIUM EXPANSION AND LEARNING CENTER

SPARTANBURG, SC

12/05/2023

Planning Department

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

SUBJECT
DRB-214 Oakland Avenue

TO
Spartanburg Design Review Board

DATE
5/3/2024

CASE NUMBER
DRB-24-020-00004

COPIES TO
City Departments

STAFF
Martin Livington, Neighborhood Services Director
Fredalyn M. Frasier, Planning Director

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, however the ownership type may not be regulated through this process. The project received preliminary approval at the January 2, 2024 meeting. This application requests final approval.

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 is complete

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 and transoms 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. *Compliance presumed*

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 – *Compliant*
  - 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

- **No additional comments**

STAFF RECOMMENDATION

Final approval conditioned on the following exception:

Exception to Section 6.4.4 to the maximum width and setback provision with the proposed mitigating design elements.

OAKLAND AVENUE TOWNHOMES

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

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MAXIMUM LOT COVERAGE:	100%
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REAR SETBACK:	0 FEET MIN
FRONTAGE BUILDOUT:	60% AT SETBACK
BUILDING HEIGHT:	2 STORIES MIN 6 STORIES MAX

Oakland Ave.

E. St. John St.

E. St. John St.
INSURANCE GROUP
864-707-1005
AUTO • HOME • LIFE

E. St. John St.
Oakland Ave.

Oakland Ave.

Oakland Ave.

E. St. John St.

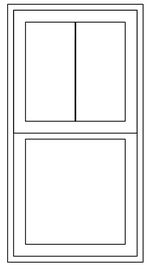
ECO-PRIORA PERMEABLE PAVER SYSTEM (OR EQUIVALENT):

ONLY
ONLY

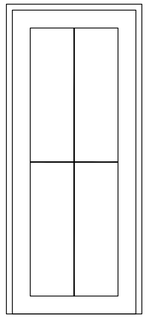
ST. JOHN STREET

OAKLAND AVE

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



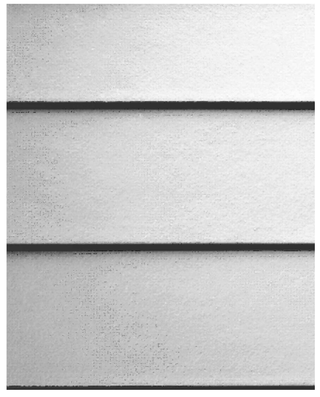
EXTERIOR WINDOW CUSTOM
DOUBLE HUNG (2 OVER 1)
COLOR: MEDIUM GRAY



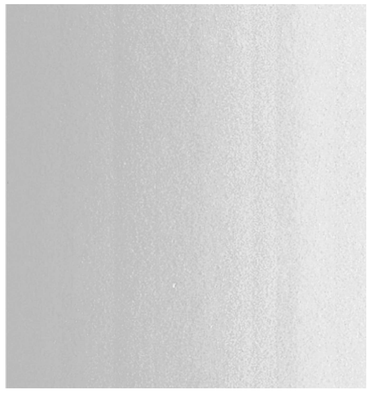
EXTERIOR MAHOGANY DOOR
WITH GLASS
COLOR: STAINED MEDIUM GRAY

INSULATED GARAGE DOOR WITH WINDOWS
COLOR: BLACK

BRICK: PALMETTO BRICK COMPANY
RIVIERA QUEENSIZE



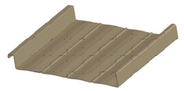
FIBER CEMENT BOARD
PLANK LAP SIDING SMOOTH FINISH

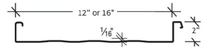


FIBER CEMENT BOARD
PANEL BOARD/BATTEN SIDING SMOOTH FINISH

EXTERIOR PAINT
SHERWIN WILLIAMS: ALABASTER SW 7008

BATTENLOK® HS





BattenLok® HS is a mechanically field-seamed, high strength structural standing seam roof system. The BattenLok® HS panels have a two-inch tall vertical seam and are available in both 12-inch and 16-inch widths. BattenLok® HS can be installed directly over purlins or bar joists and is capable of transitioning from roof to fascia. BattenLok® HS does not require a solid substructure for support.

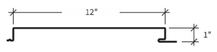
Available in a profile suitable for curving in the field or through a third-party vendor contracted by the customer. Please contact a sales representative for order assistance.

Product Specifications

- **Application:** Roof
- **Coverage Widths:** 12", 16"
- **Minimum Slope:** ½:12
- **Panel Attachment:** Concealed Fastening System, Low, High (fixed or floating), Utility (no insulation clearance)
- **Gauges:** 24 (standard); 22 (optional)
- **Finishes:** Smooth or Embossed; with Striations or Striations with Pencil Ribs (16" only)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

STANDING SEAM METAL ROOF PANELS
MBCI BATTENLOCK HS
COLOR: TURE BLACK

ARTISAN® SERIES



The simplicity of the Artisan® Series panel is its best design feature. Uniform dimensions and a clean appearance allow the designer to plan modules, eliminate complicated pieces and follow wall curvatures. The Artisan® panel can be vertical, horizontal, perpendicular or skewed to the building line, allowing the designer multidimensional freedom to create.

Product Specifications

- **Applications:** Soffits and Interior Liners
- **Coverage Widths:** 12"
- **Panel Attachment:** Concealed Fastening System
- **Gauges:** 24 (standard); 26, 22 (optional)
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

METAL SOFFIT PANELS
MBCI ARTISAN
COLOR: TRUE BLACK

REVISIONS

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DIRECT: 803.730.5864

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

SHEET NO.
A0.0

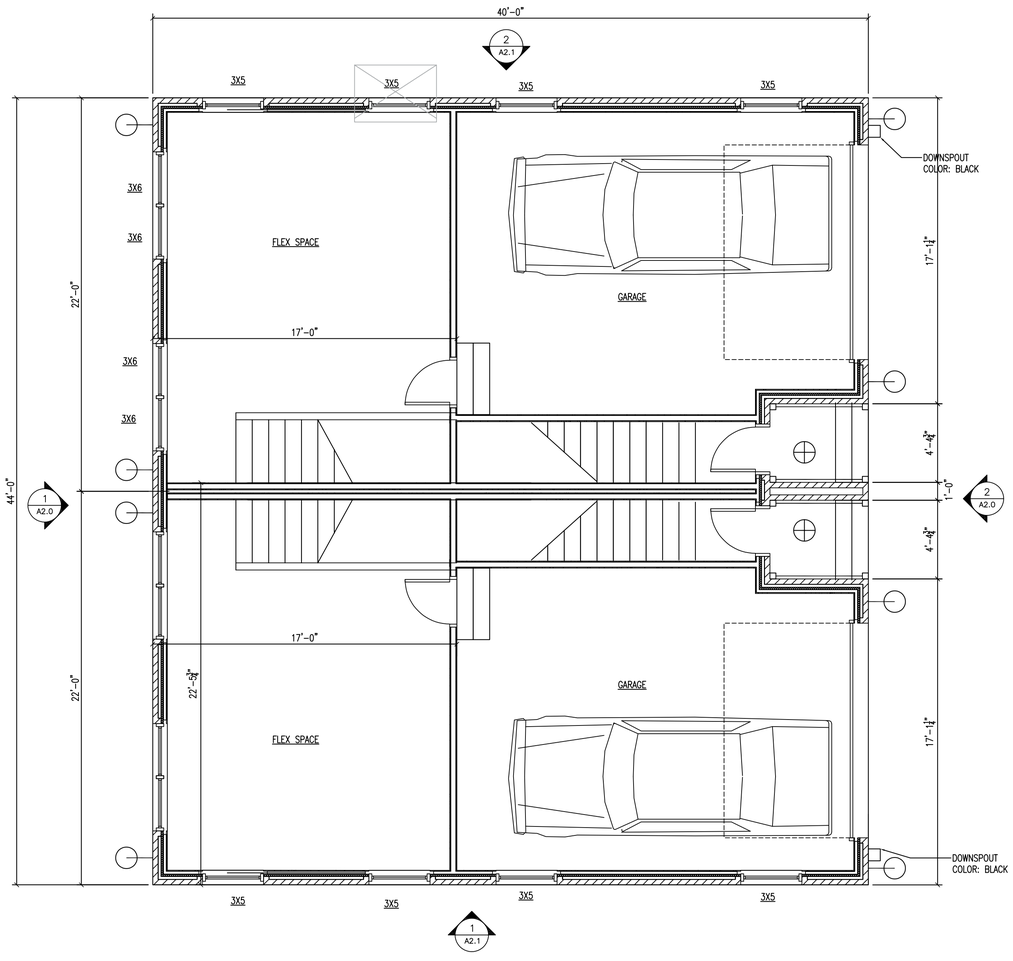
JOB NO.

DATE: 11.10.23

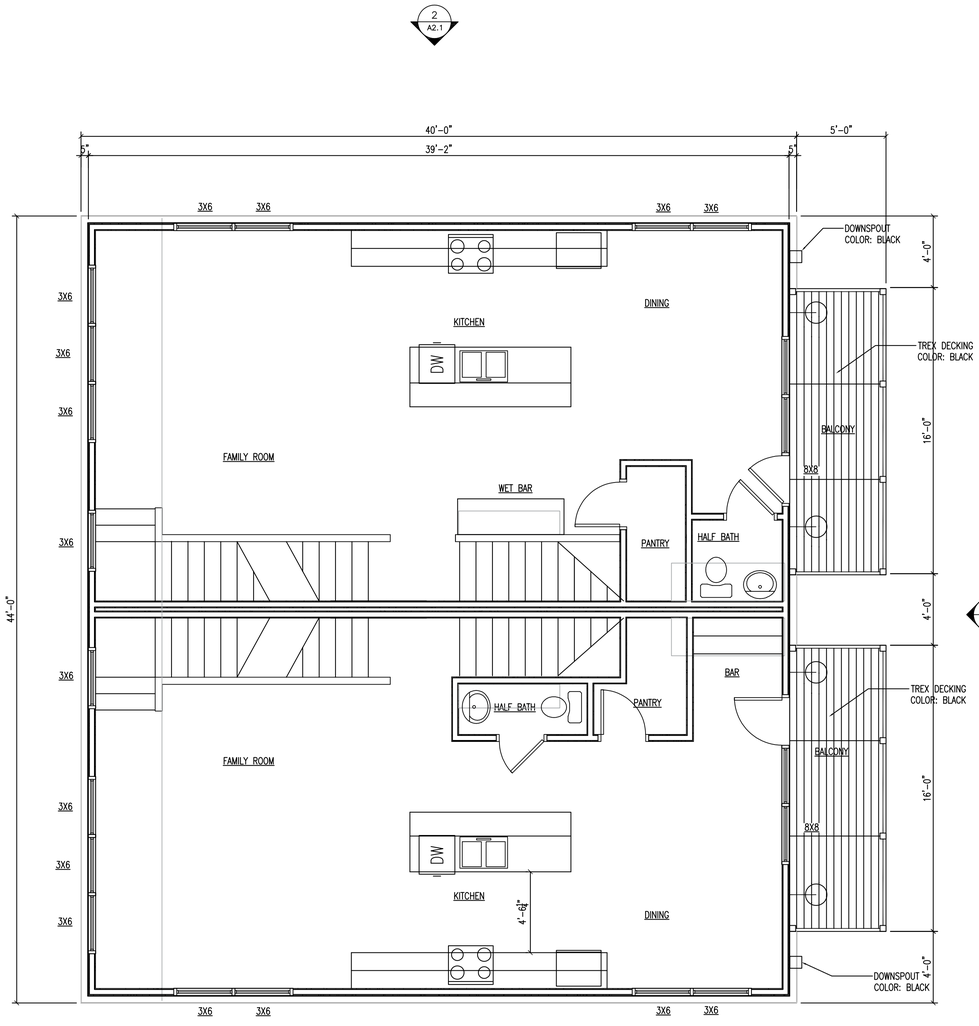
LIGHT FIXTURE SCHEDULE

= EXTERIOR GOOSE NECK WALL MOUNTED LIGHT FIXTURE

= EXTERIOR SURFACE MOUNTED LIGHT FIXTURE



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



2 FIRST FLOOR
1/4" = 1'-0"

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

SHEET NO.
A1.0

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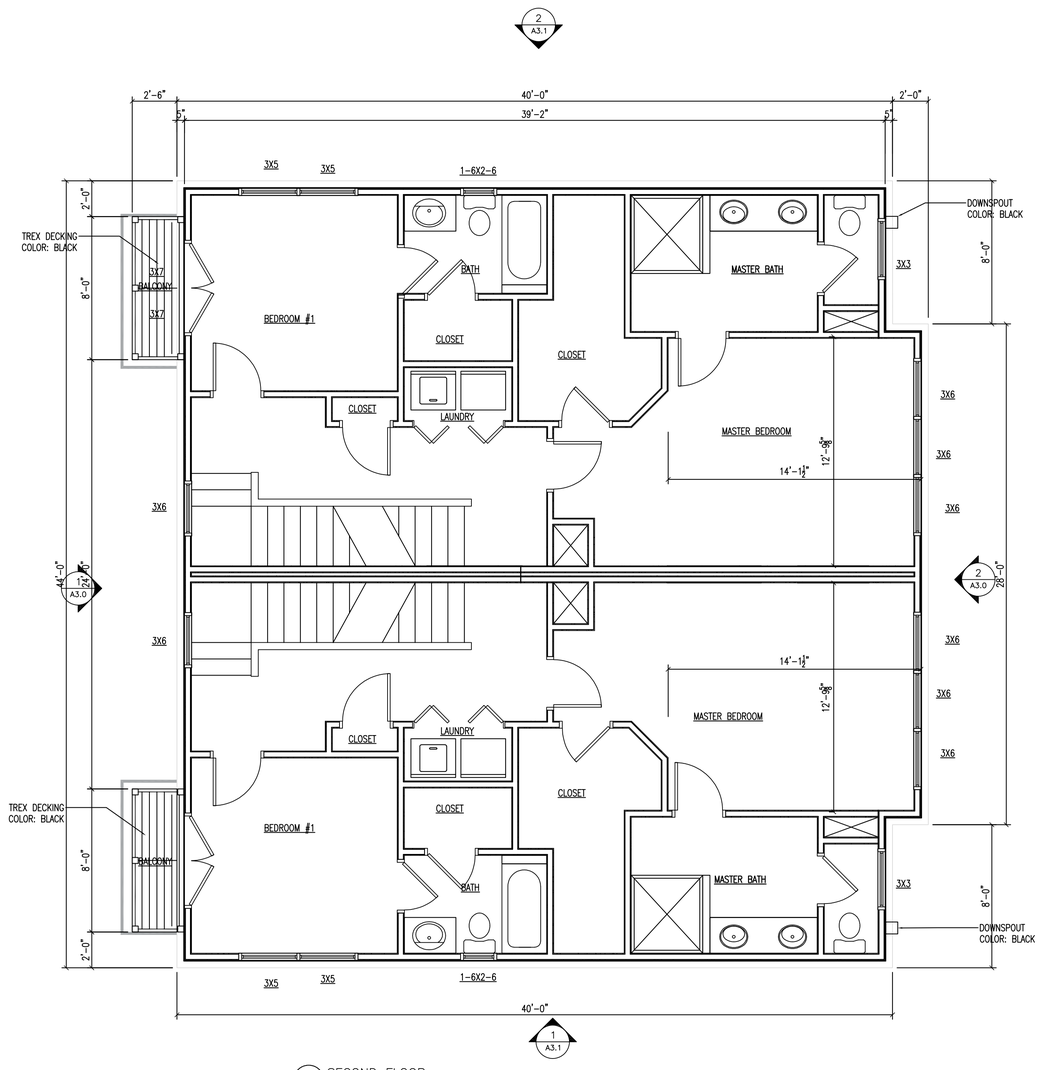
= EXTERIOR SURFACE MOUNTED LIGHT FIXTURE



1 SECOND FLOOR
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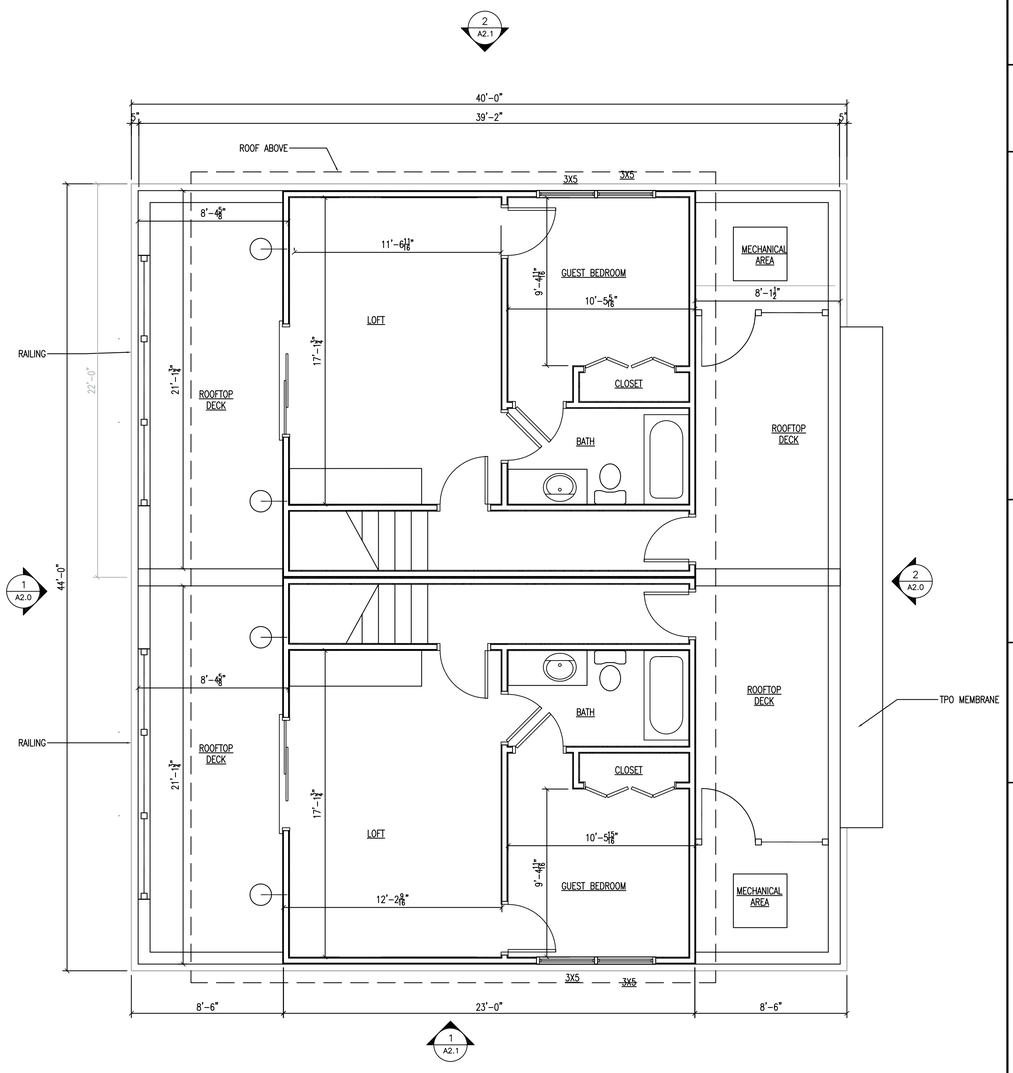

2 ROOFTOP PLAN
1/4" = 1'-0"

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

SHEET NO.
A1.1

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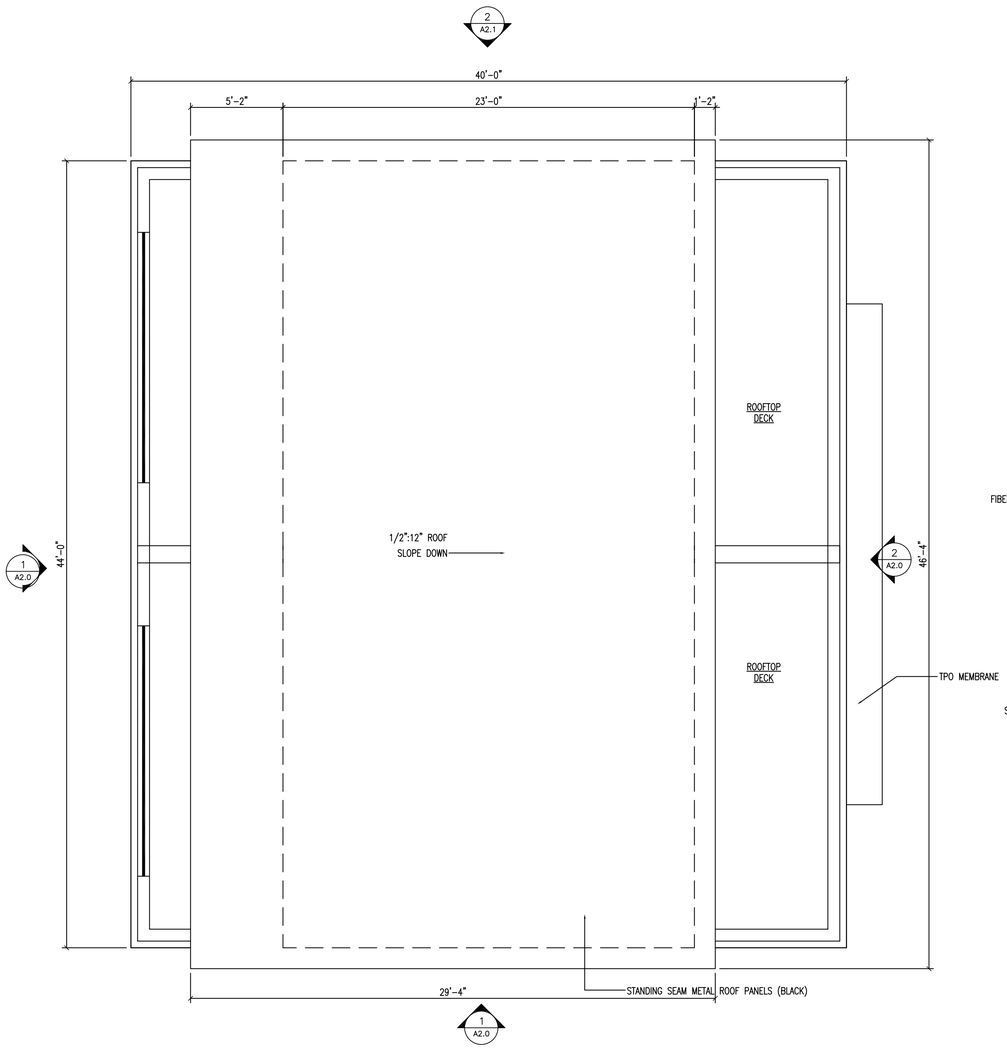
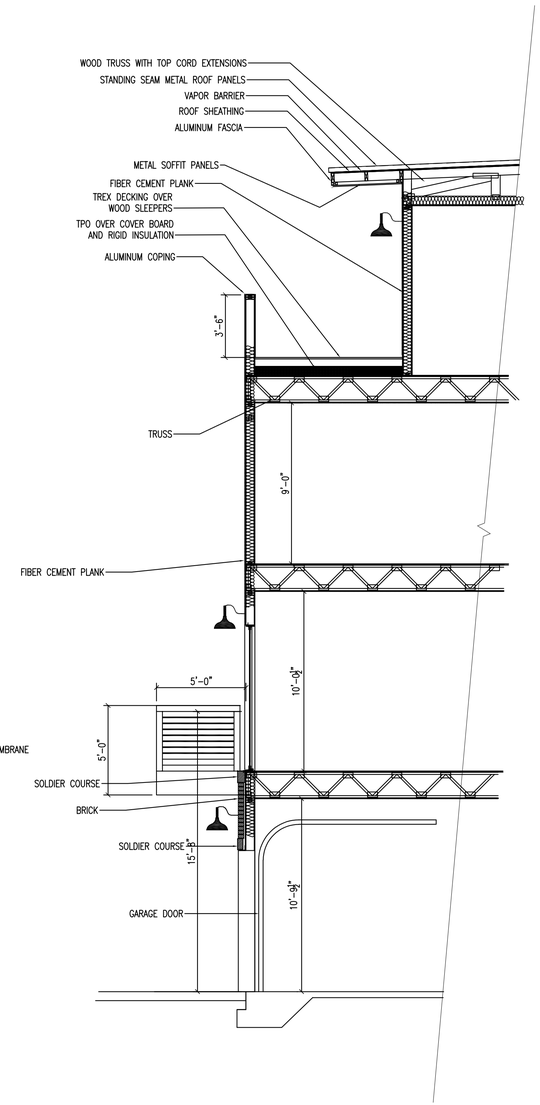
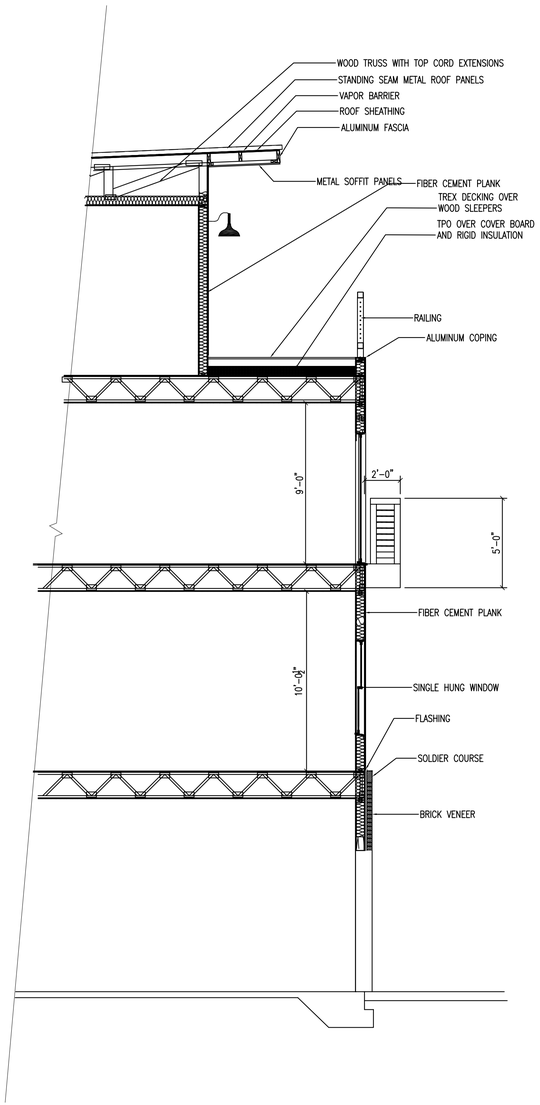


1 ROOF PLAN
1/4" = 1'-0"



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



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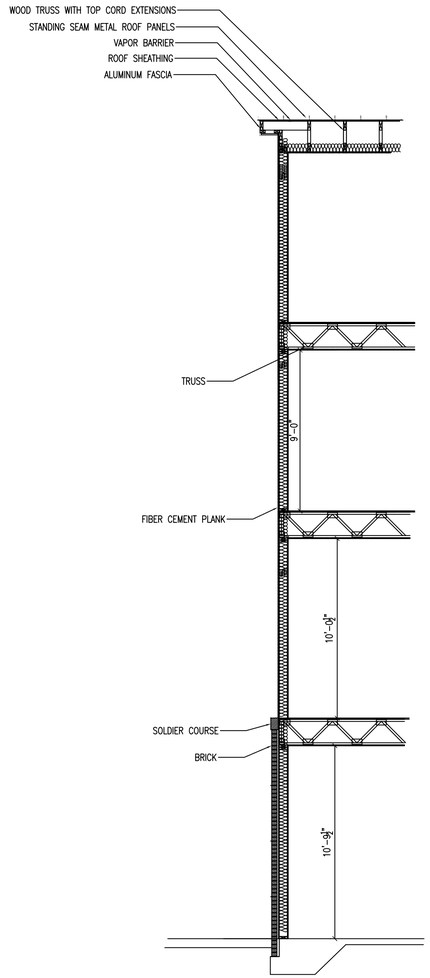
DUPLEX TOWNHOMES (3-6)
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

SHEET NO.
A1.2

JOB NO.

DATE: 11.10.23



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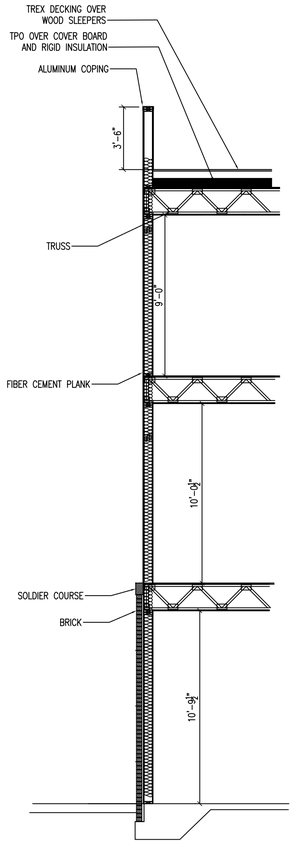
1/4" = 1'-0"



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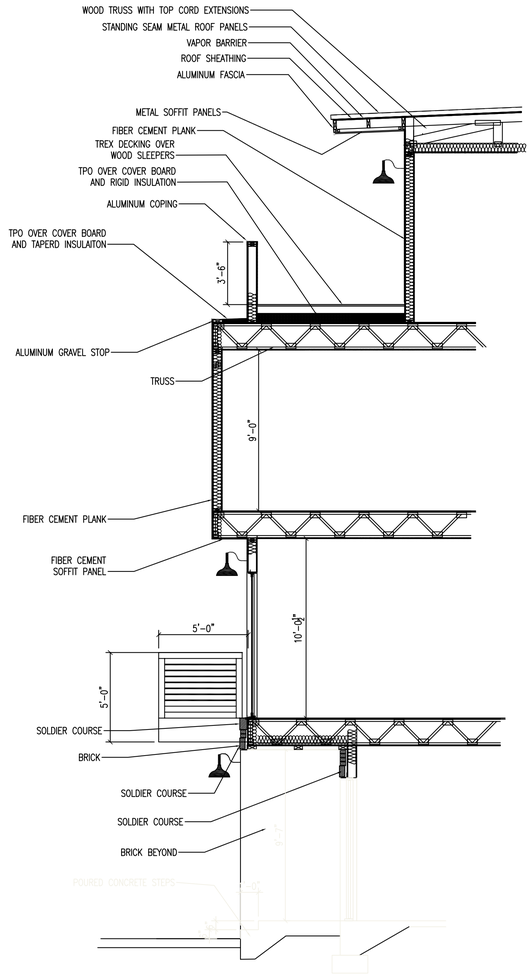
1/4" = 1'-0"



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

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

SHEET NO.
A1.3

JOB NO.

DATE: 11.10.23

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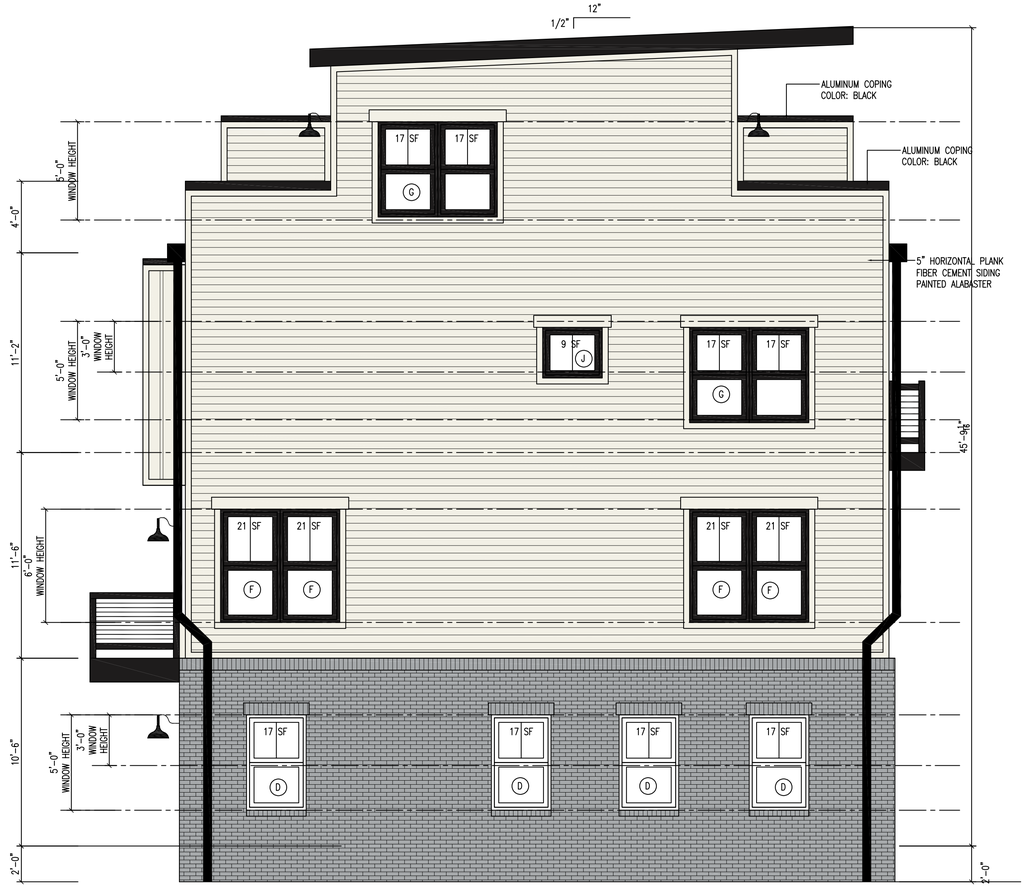
DUPLEX TOWNHOMES (3-6)
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

SHEET NO.
A2.0

JOB NO.

DATE: 11.10.23

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



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

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

SHEET NO.
A2.1

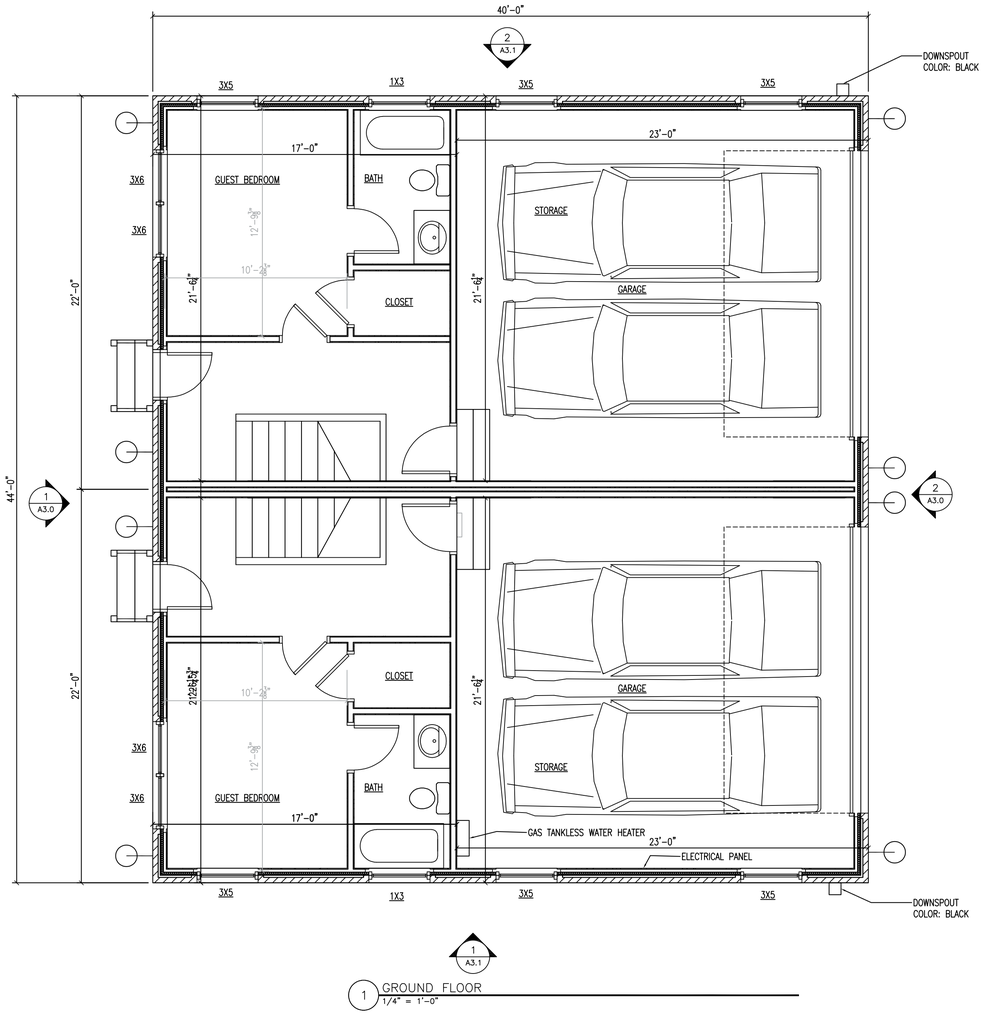
JOB NO.

DATE: 11.10.23

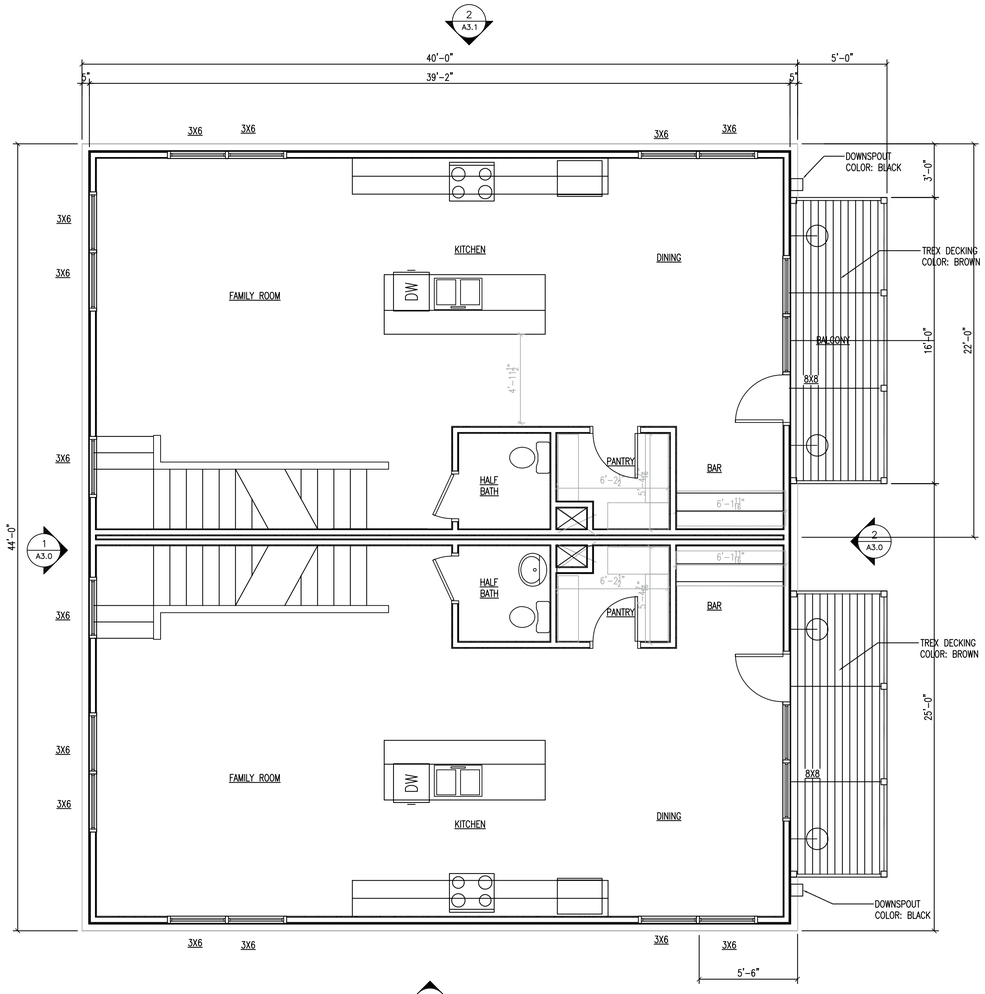
LIGHT FIXTURE SCHEDULE

= EXTERIOR GOOSE NECK WALL MOUNTED LIGHT FIXTURE

= EXTERIOR SURFACE MOUNTED LIGHT FIXTURE



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



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

SHEET NO.
A3.0

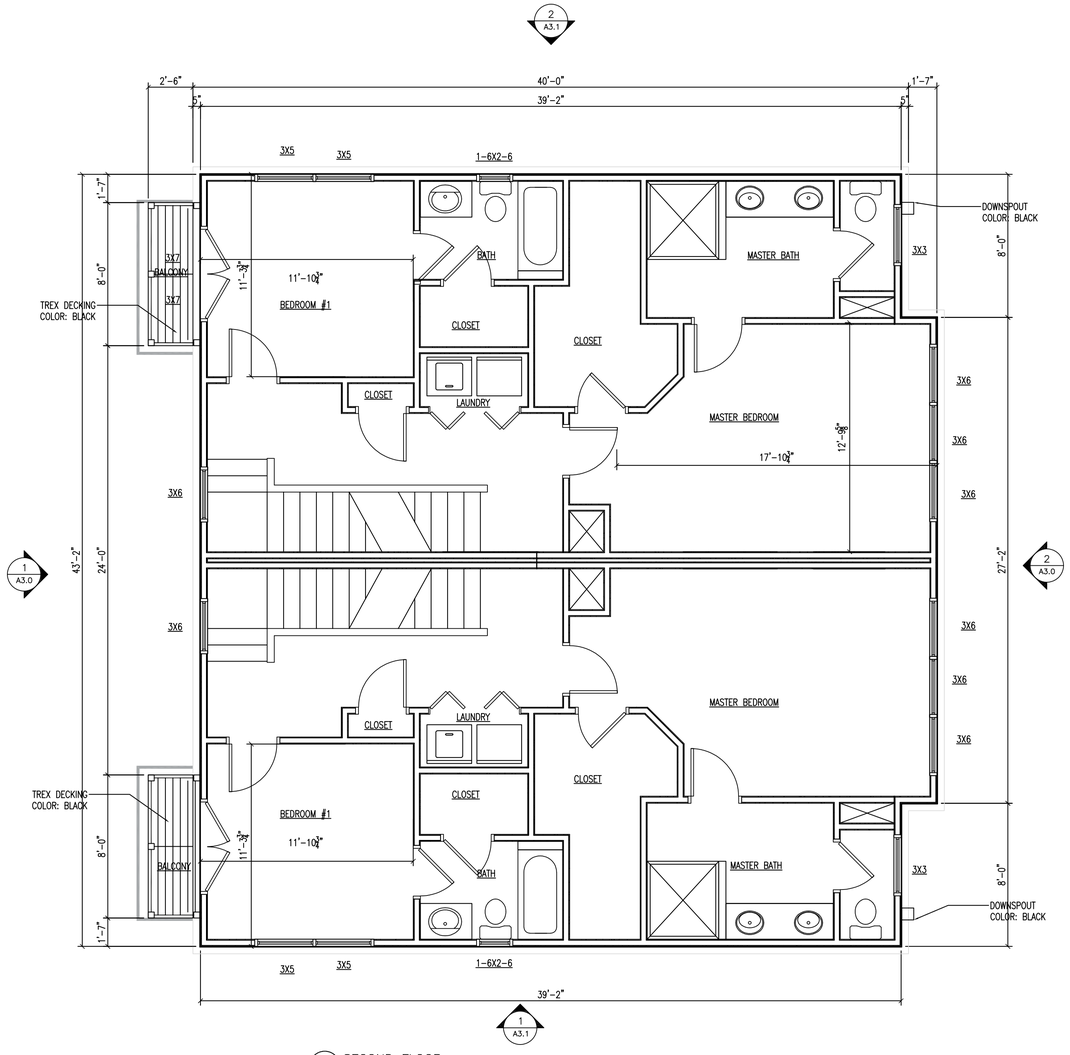
JOB NO.

DATE: 11.10.23

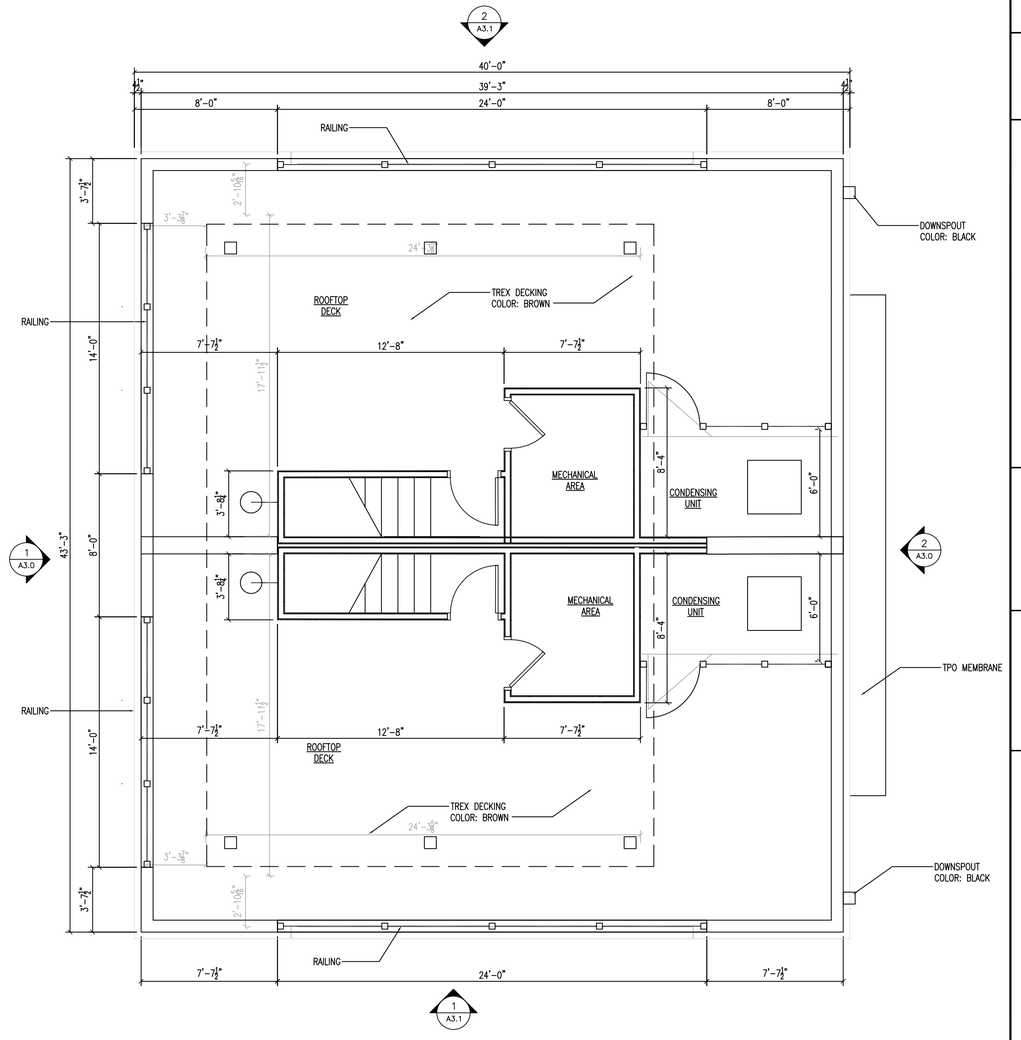
LIGHT FIXTURE SCHEDULE

= 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"

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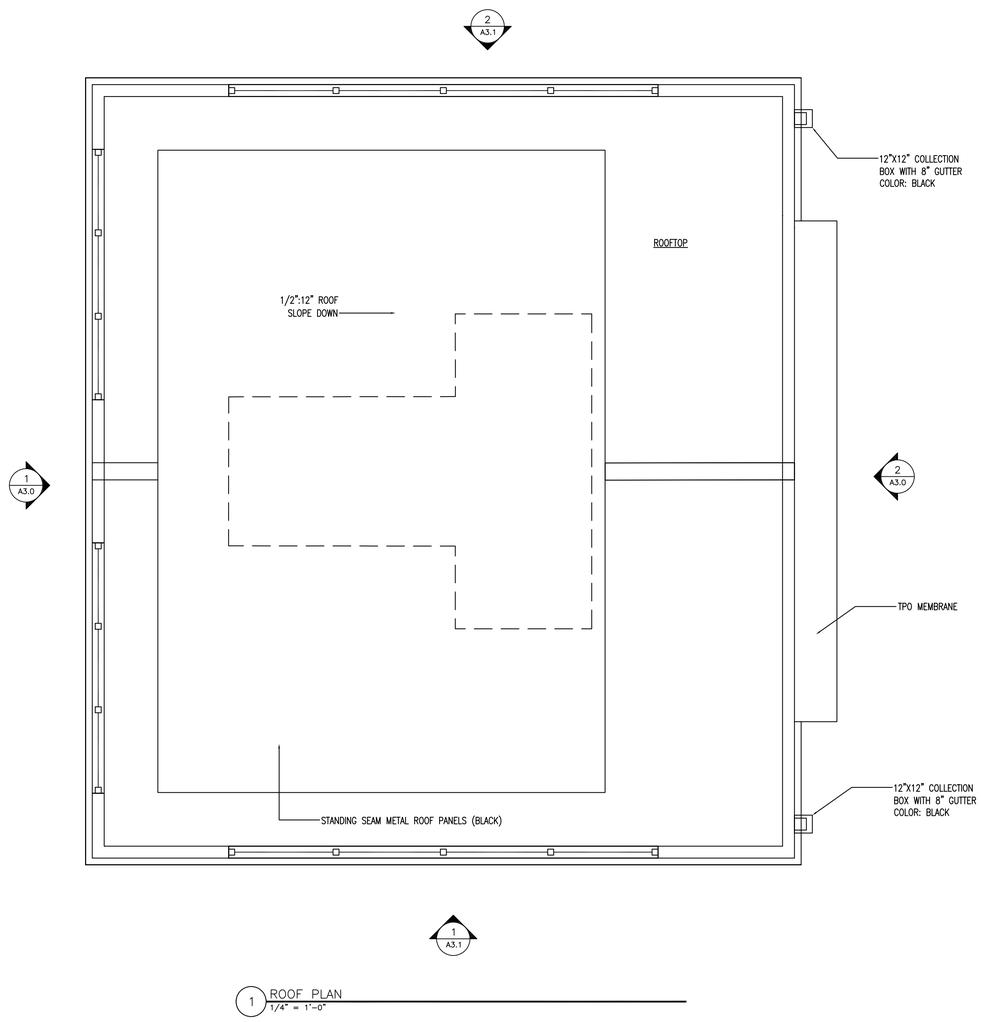
DIRECT: 803.730.5864

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

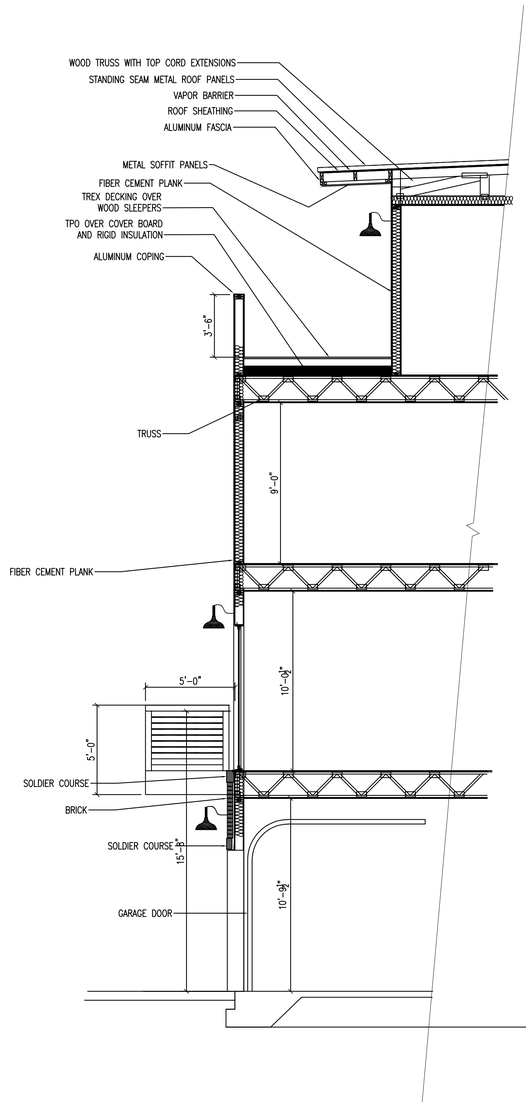
SHEET NO.
A3.1

JOB NO.

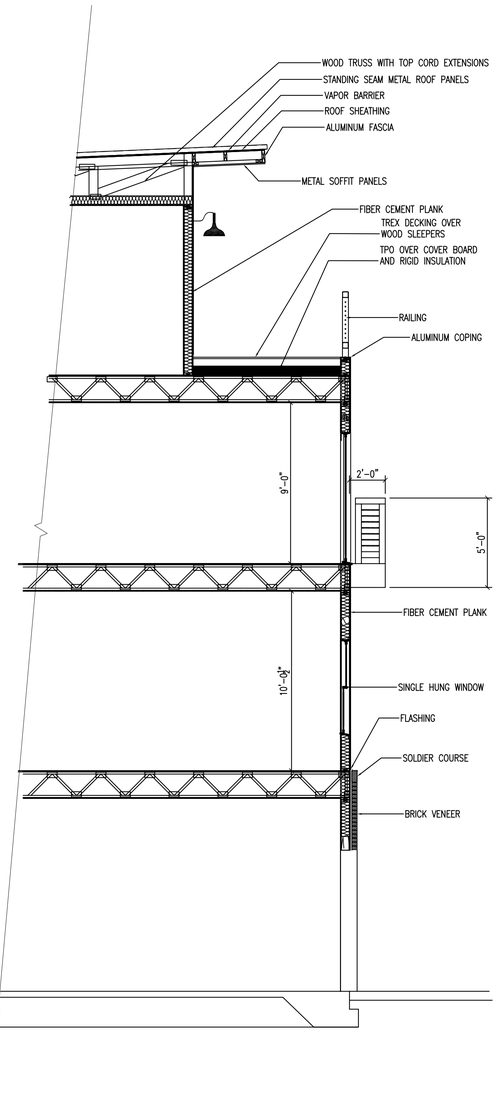
DATE: 11.10.23



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



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



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

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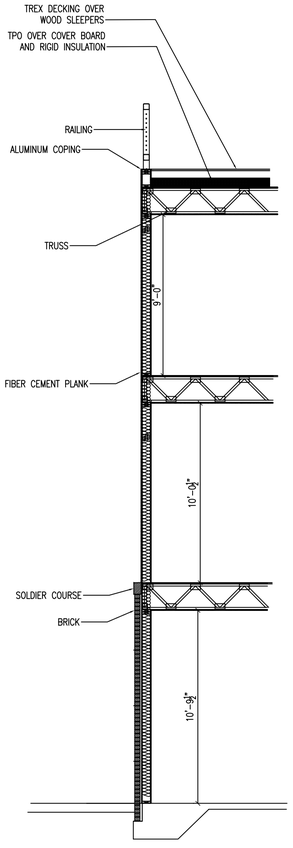
DUPLEX TOWNHOMES
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

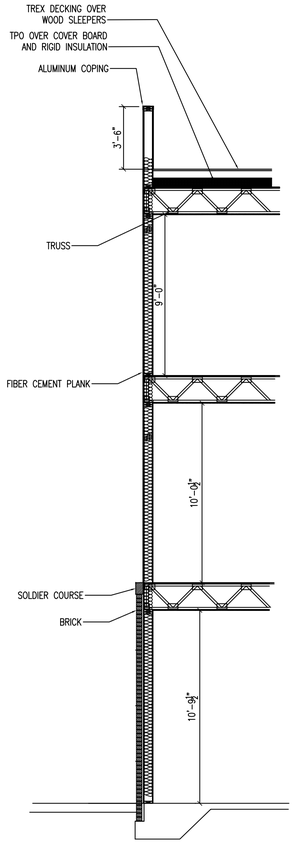
SHEET NO.
A3.2

JOB NO.

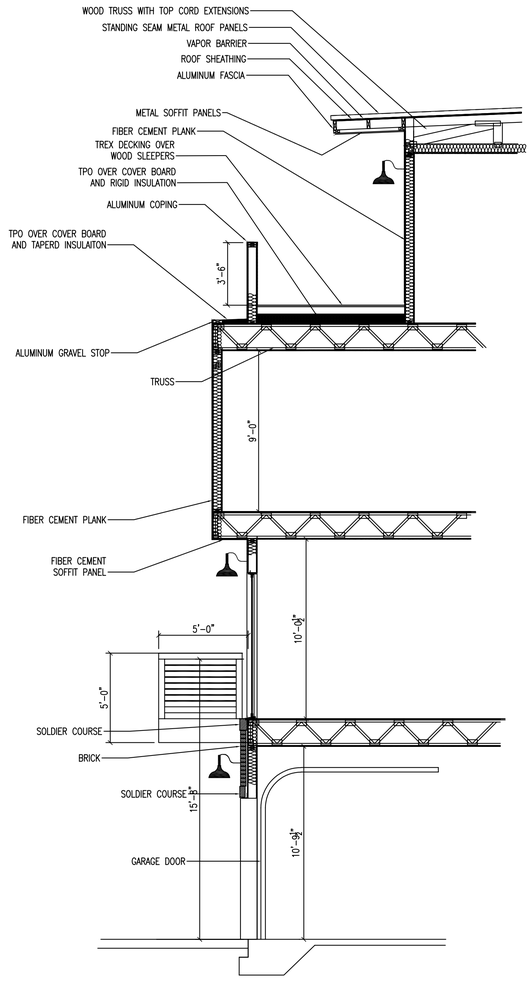
DATE: 11.10.23



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



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



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

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DUPLEX TOWNHOMES
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

SHEET NO.
A3.3

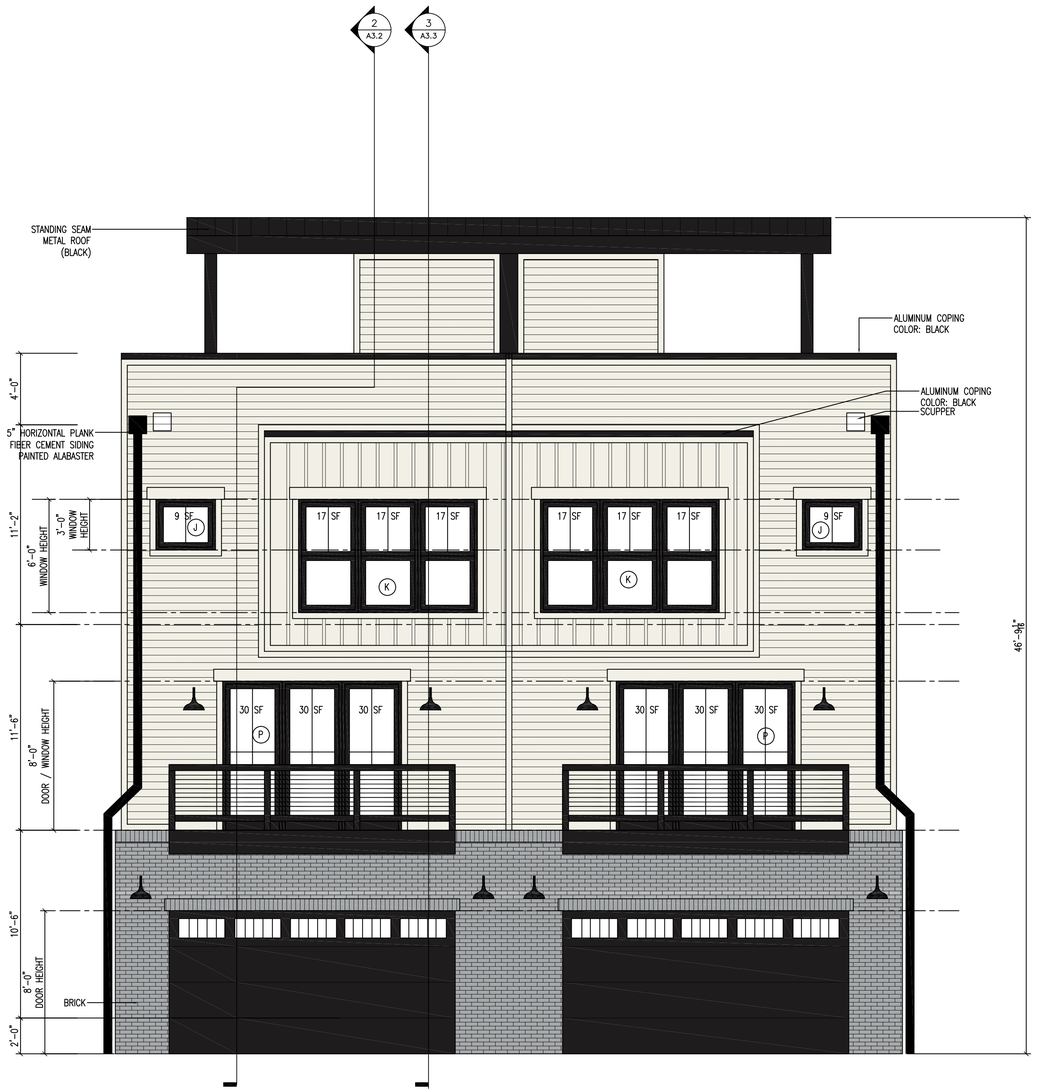
JOB NO.

DATE: 11.10.23

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"



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"

REVISIONS

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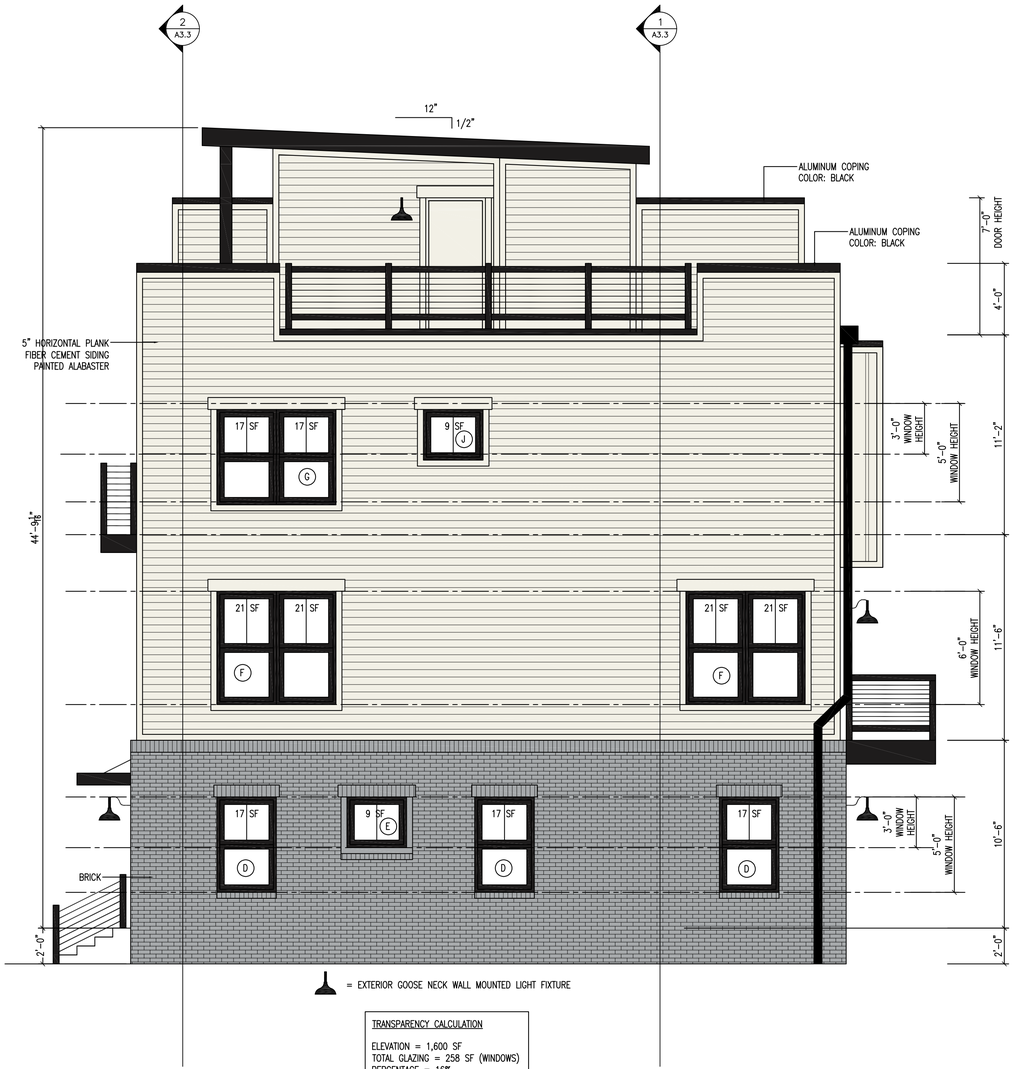
DUPLEX TOWNHOMES (1,2,7-10)
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

SHEET NO.
A4.0

JOB NO.

DATE: 11.10.23



TRANSPARENCY CALCULATION

ELEVATION = 1,600 SF
TOTAL GLAZING = 258 SF (WINDOWS)
PERCENTAGE = 16%

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

TRANSPARENCY CALCULATION

ELEVATION = 1,600 SF
TOTAL GLAZING = 258 SF (WINDOWS)
PERCENTAGE = 16%

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

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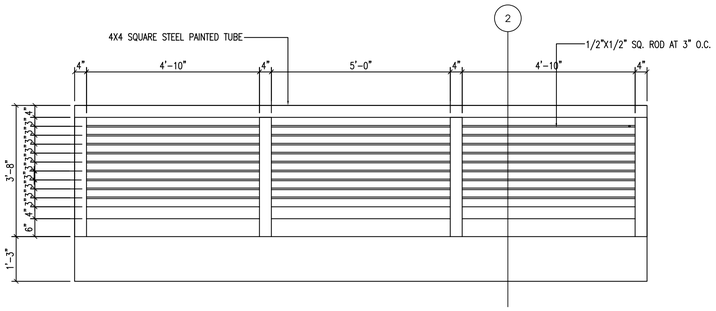
DUPLEX TOWNHOMES (1,2,7-10)
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

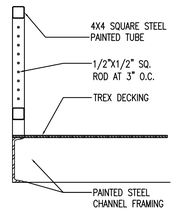
SHEET NO.
A4.1

JOB NO.

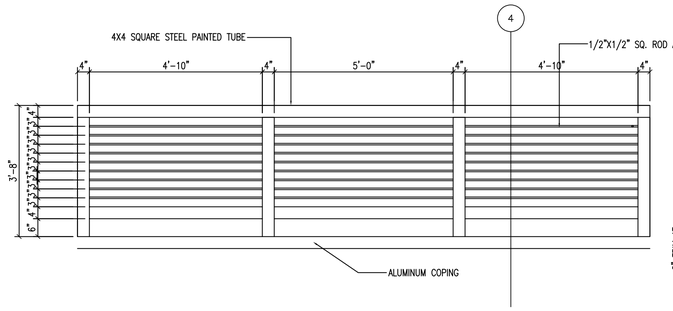
DATE: 11.10.23



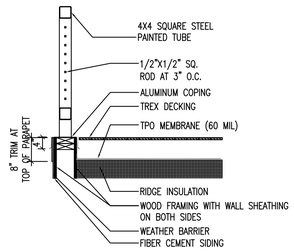
1 BALCONY RAILING ELEVATION
1/2" = 1'-0"



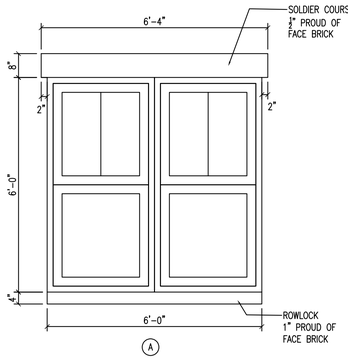
2 RAILING SECTION
1/2" = 1'-0"



3 RAILING ELEVATION AT ROOF DECK
1/2" = 1'-0"



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



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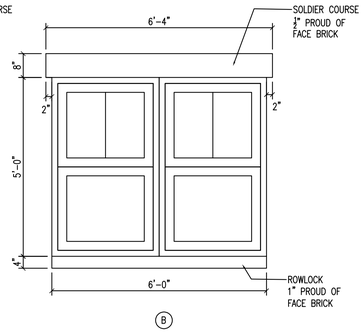

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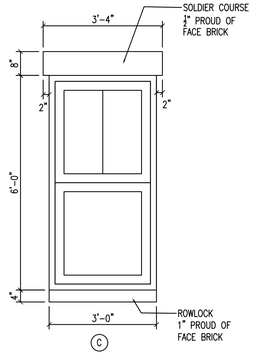

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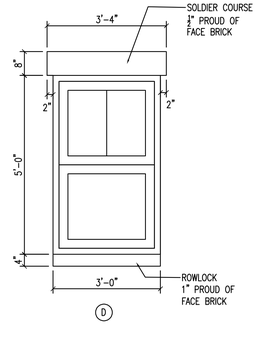

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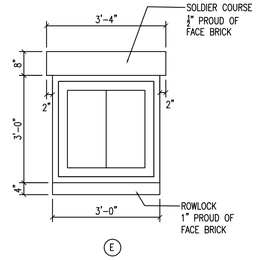

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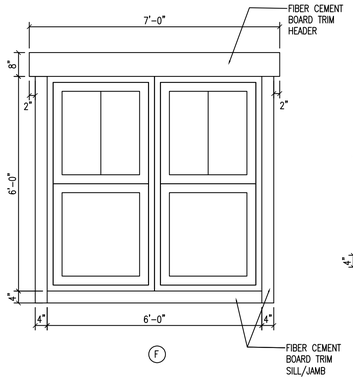

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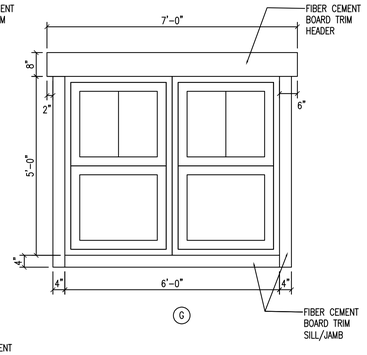

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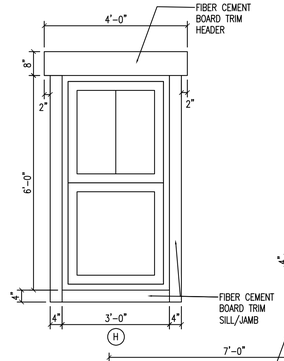

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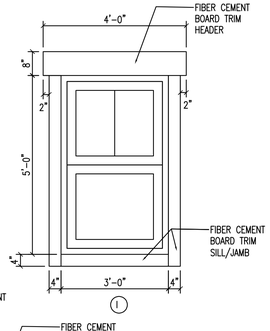

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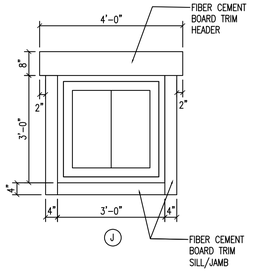

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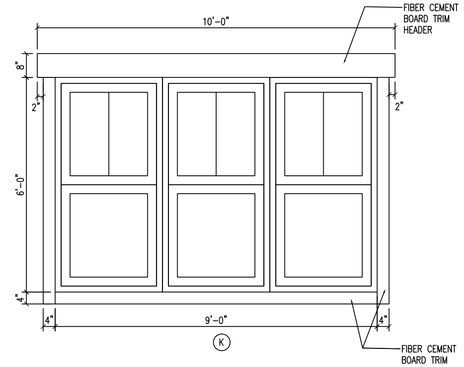

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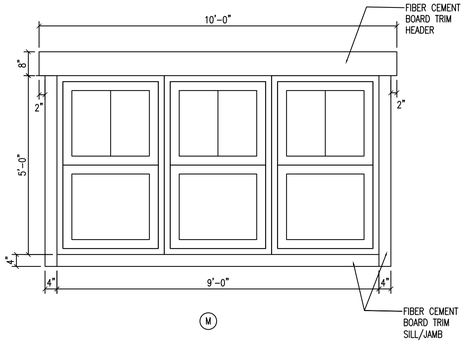

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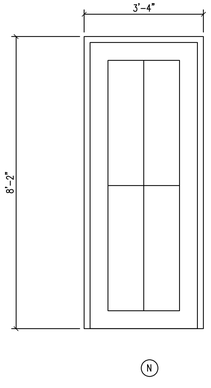

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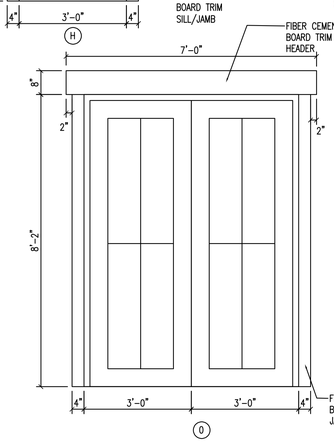

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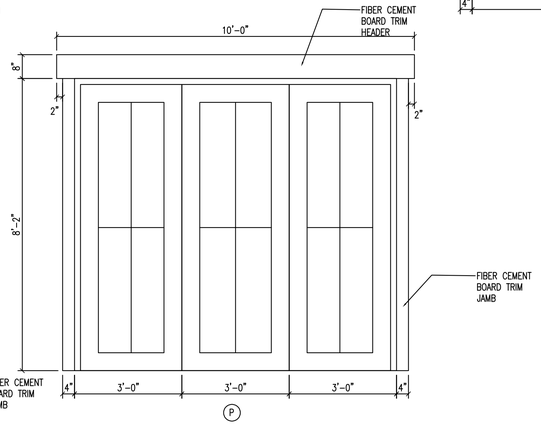

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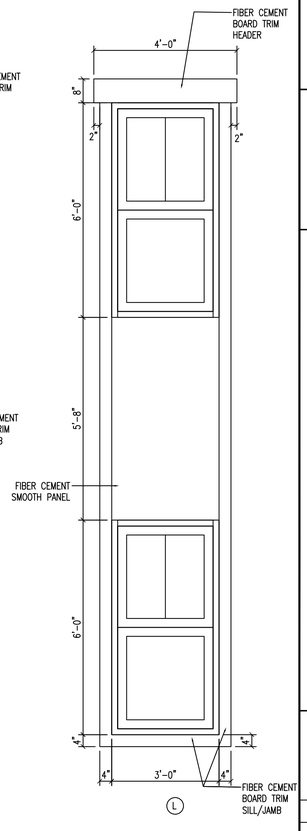

L

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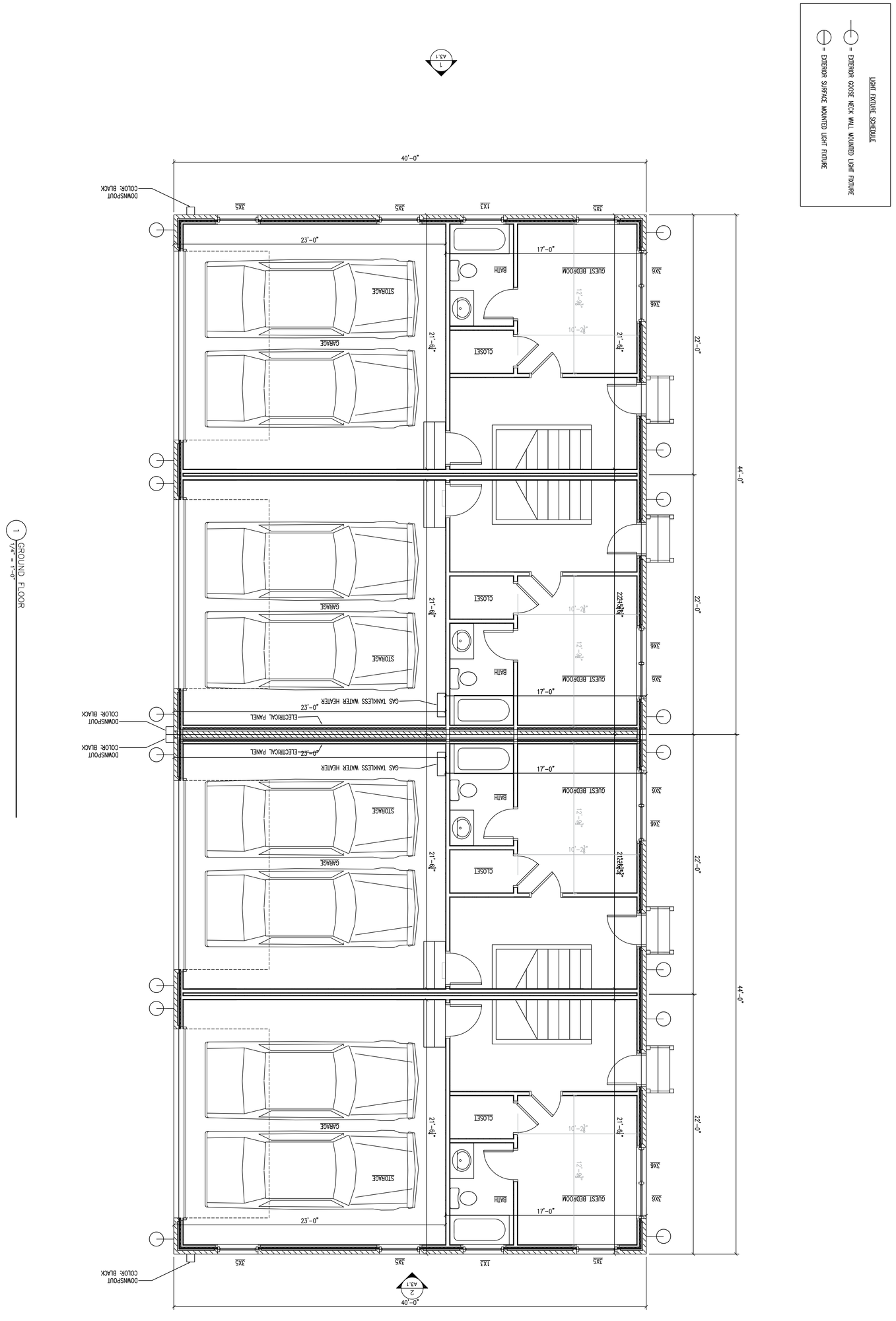
DUPLEX TOWNHOMES (3-6)
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

SHEET NO.
A5.0

JOB NO.

DATE: 11.10.23



DATE: 11.10.23	JOB NO.	SHEET NO. A6.0	DUPLEX TOWNHOMES (1,2,7-10) OAKLAND AVENUE SPARTANBURG, SOUTH CAROLINA		

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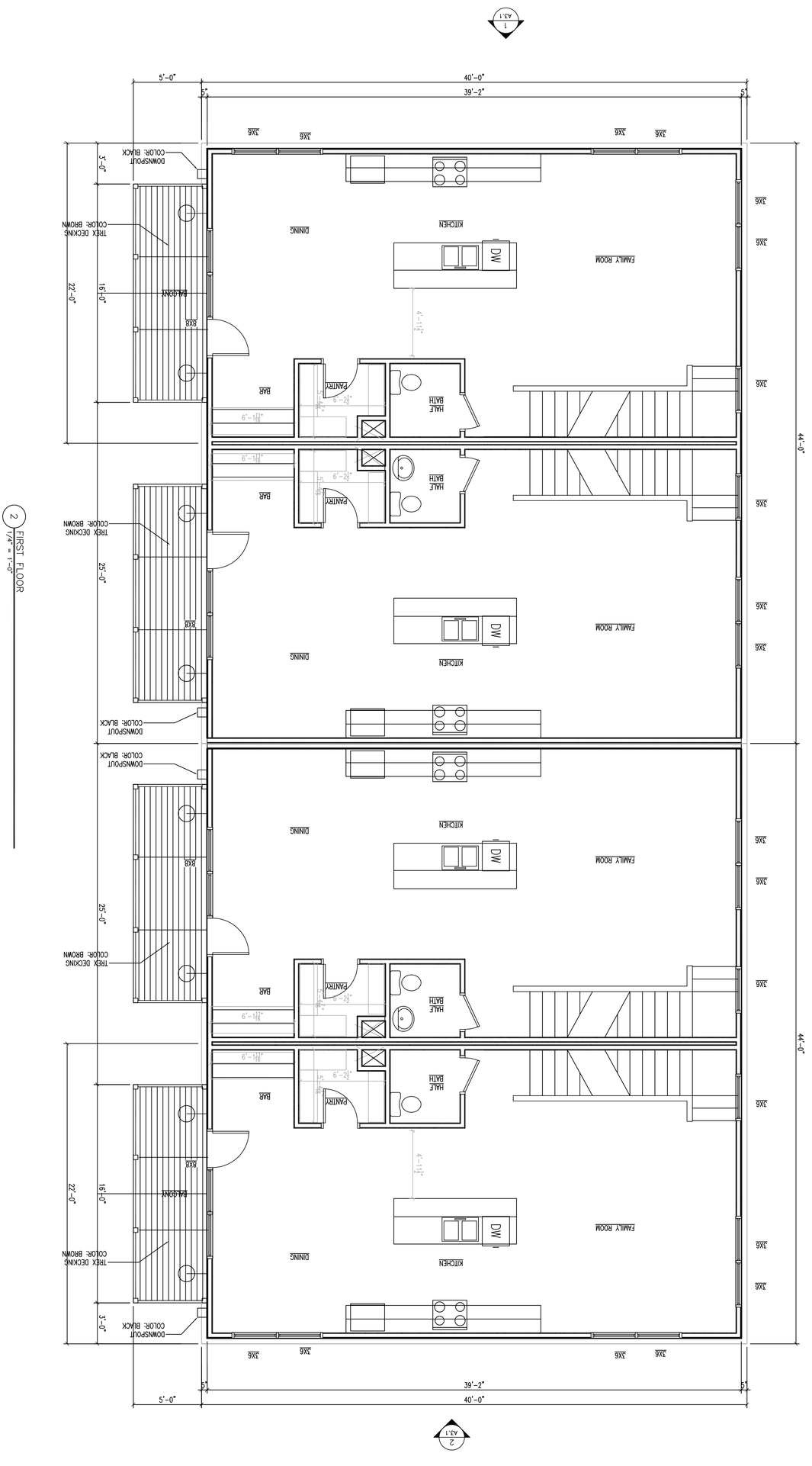

DUPLEX TOWNHOMES (1,2,7-10)
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

SHEET NO. A6.1
JOB NO.
DATE: 11.10.23

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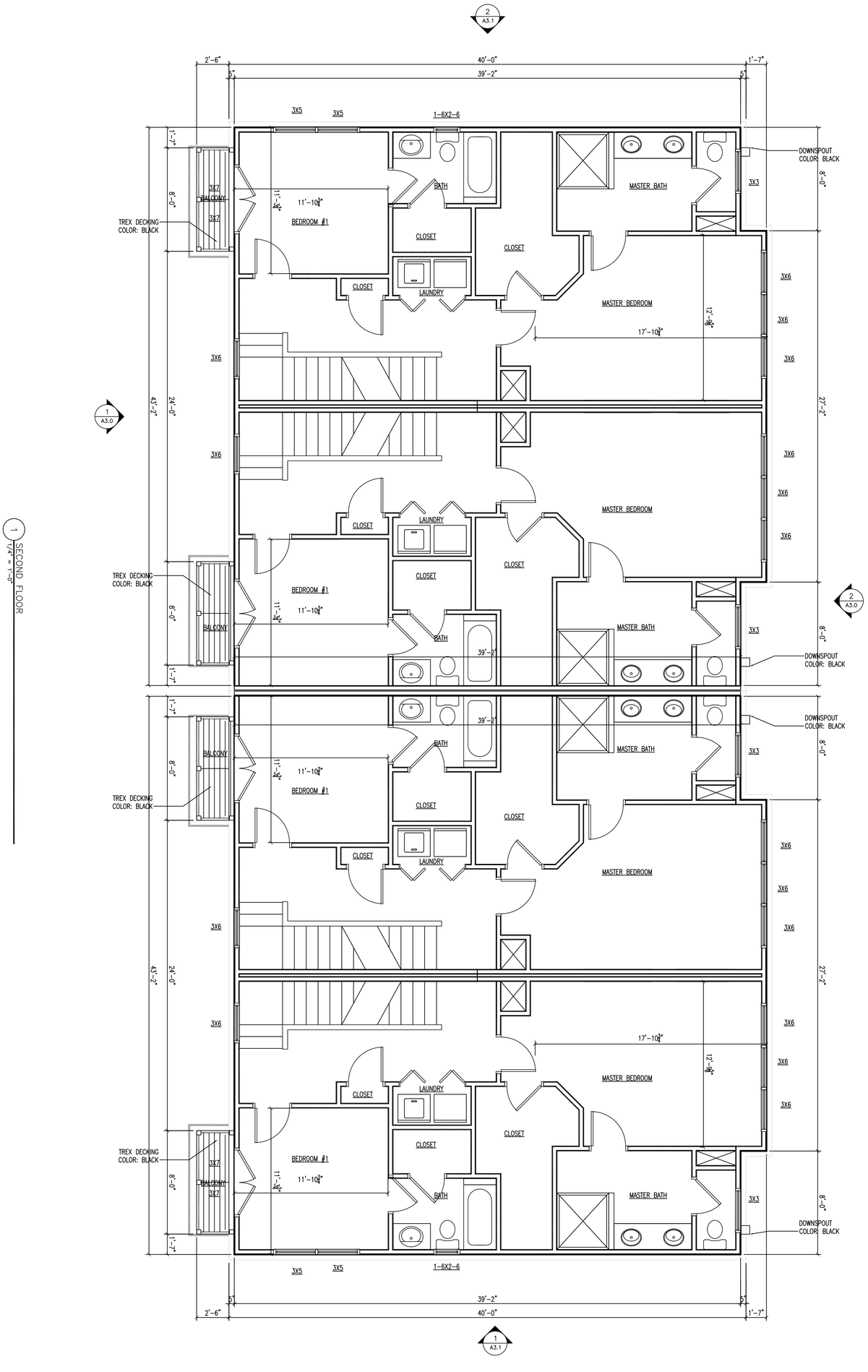

DATE: 11.10.23	JOB NO.	SHEET NO. A6.2	DUPLEX TOWNHOMES (7-10) OAKLAND AVENUE SPARTANBURG, SOUTH CAROLINA		

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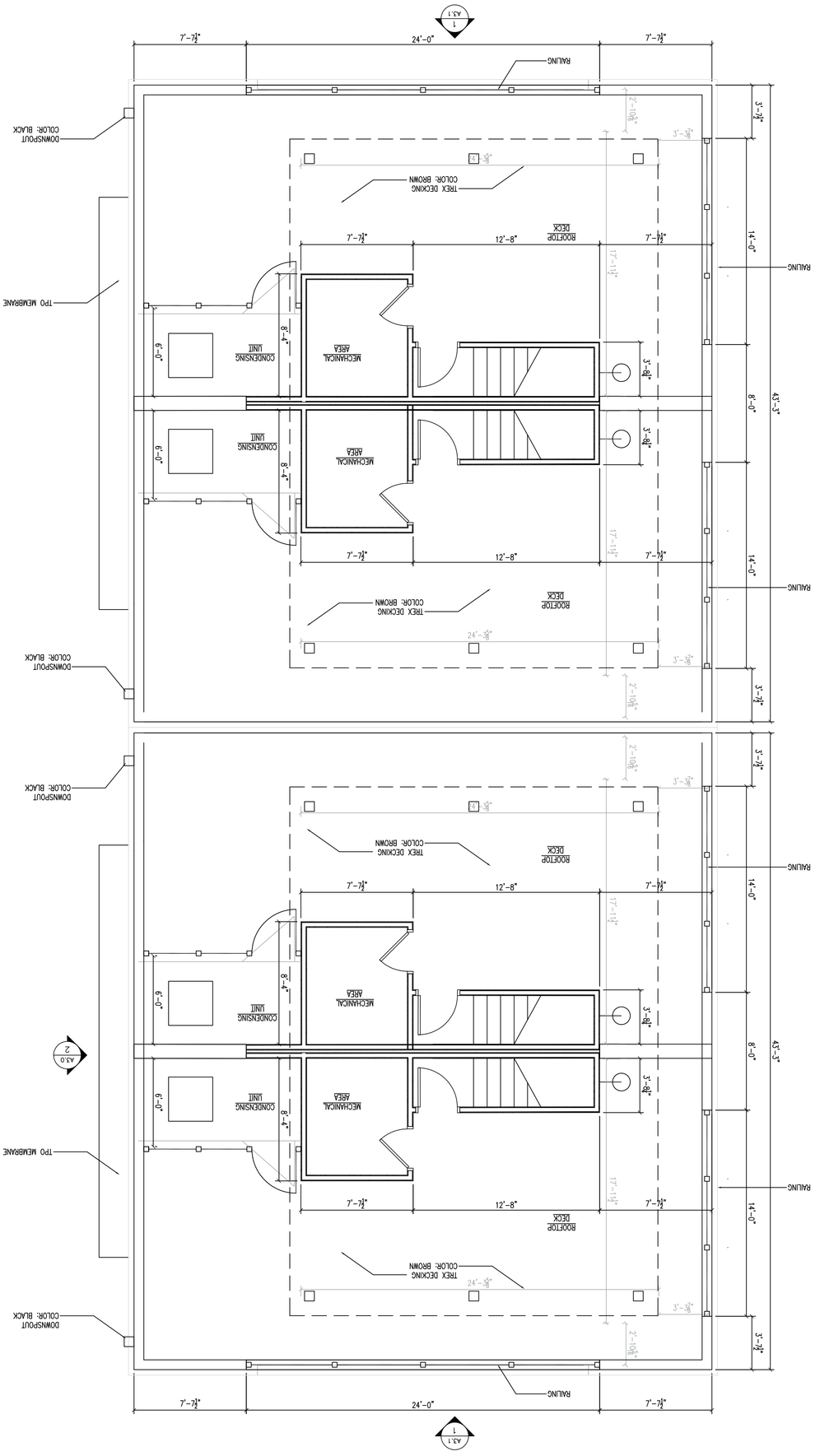

2 ROOFTOP PLAN
1/4" = 1'-0"

DATE: 11.10.23	JOB NO.	SHEET NO. A6.3	DUPLEX TOWNHOMES (1,2,7-10) OAKLAND AVENUE SPARTANBURG, SOUTH CAROLINA			REVISIONS

ISAIAH DUNLAP, ARCHITECT
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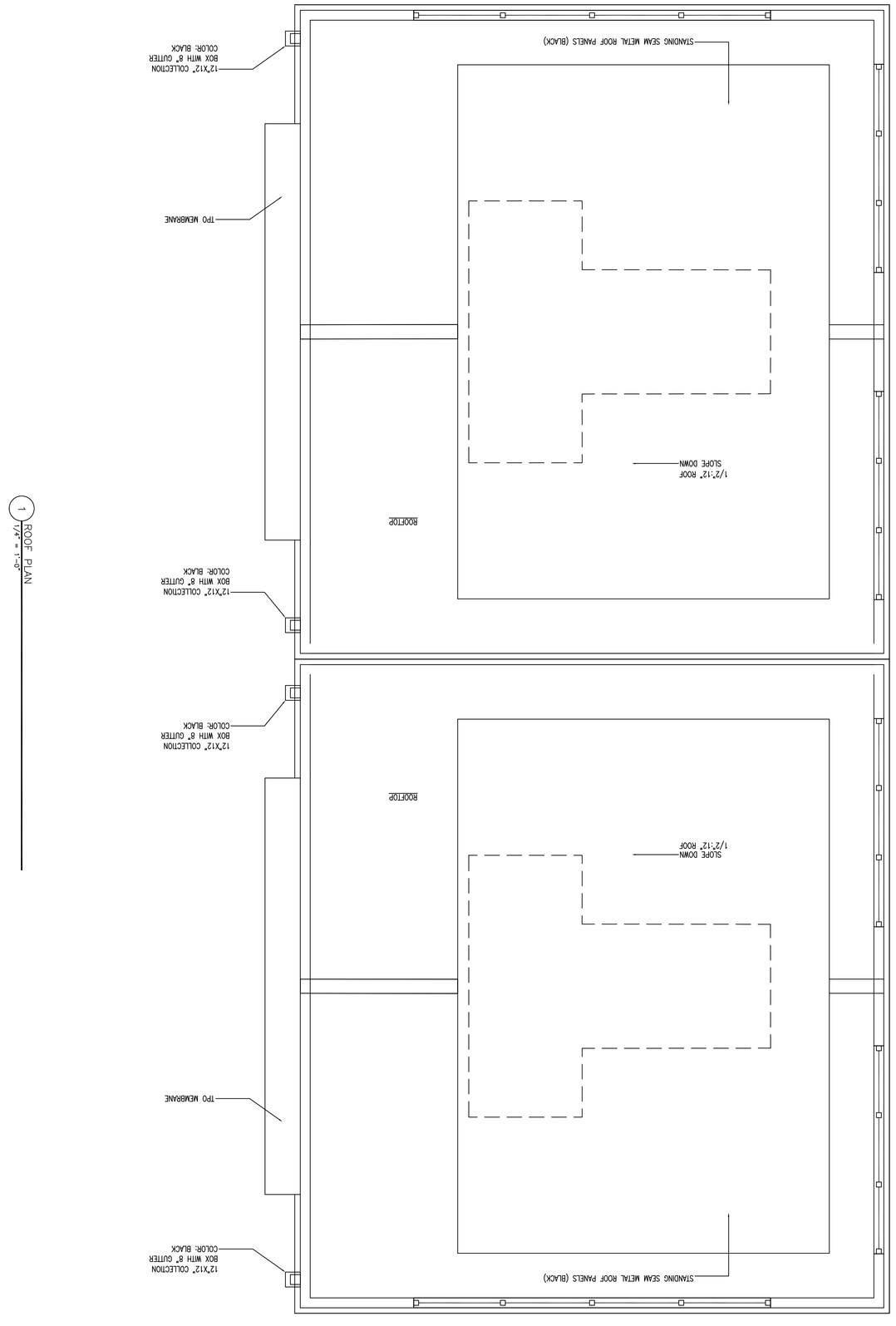

1 ROOF PLAN
1/4" = 1'-0"

DATE: 11.10.23	JOB NO.	SHEET NO. A6.4	DUPLEX TOWNHOMES (1,2,7-10) OAKLAND AVENUE SPARTANBURG, SOUTH CAROLINA		ISAIAH DUNLAP, ARCHITECT DESIGNEDGE, LLC PO BOX 9681, GREENVILLE, S.C. 29604 EMAIL: IDUNLAP@IDESIGNEDGE.COM WEBSITE: WWW.IDESIGNEDGE.COM DIRECT: 803.730.5864	This drawing and the design shown thereon are the property of DesignEDGE, LLC. The reproduction, copying, or other use of this drawing without the written consent of DesignEDGE, LLC. is prohibited and any infringement will be subject to legal action.

REVISIONS

TRANSPARENCY CALCULATION

ELEVATION = 3,848 SF
TOTAL GLAZING = 912 SF
PERCENTAGE = 24%

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

REVISIONS

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

SHEET NO.
A6.5

JOB NO.

DATE: 11.10.23

TRANSPARENCY CALCULATION

ELEVATION = 3,848 SF
TOTAL GLAZING = 604 SF
PERCENTAGE = 16%

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

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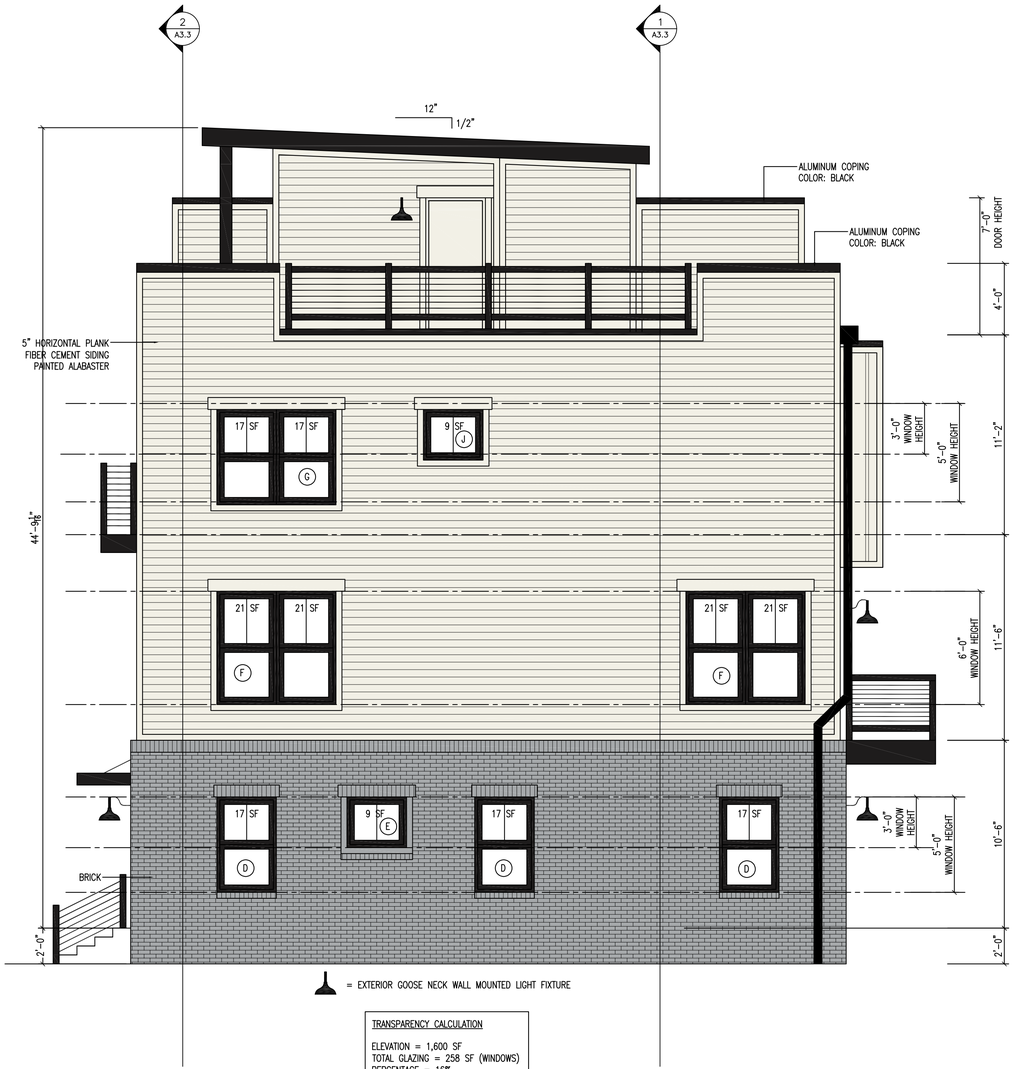
DUPLEX TOWNHOMES (7-10)
OAKLAND AVENUE
SPARTANBURG, SOUTH CAROLINA

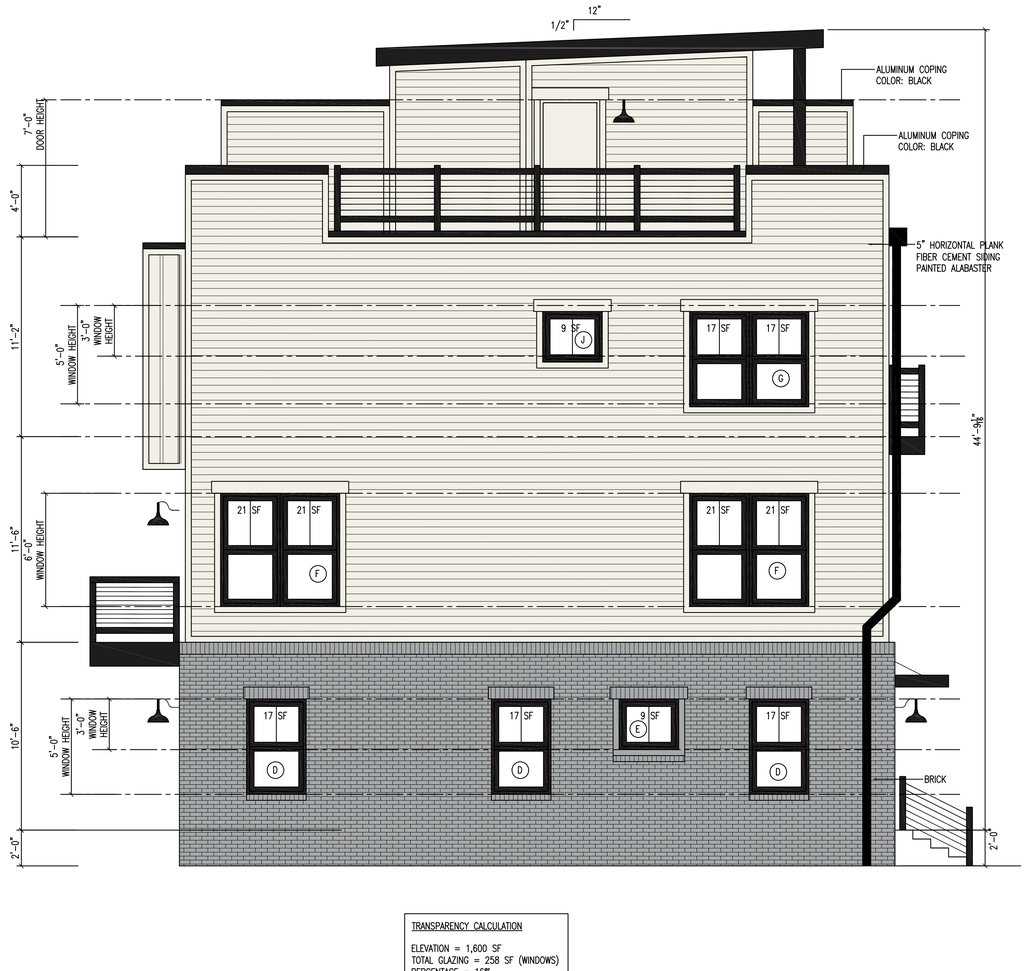
SHEET NO.
A6.6

JOB NO.

DATE: 11.10.23



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



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

REVISIONS

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EMAIL: IDUNLAP@IDESIGNEDGE.COM
WEBSITE: WWW.IDESIGNEDGE.COM
DIRECT: 803.730.5864

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

SHEET NO.
A6.7

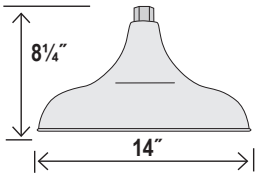
JOB NO.

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	8¼″
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

R SERIES

"Making the Desirable Affordable"

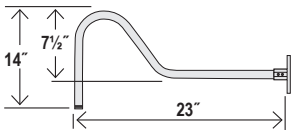
R SERIES OPTIONS

GOOSE NECKS - (WALL MOUNT)

ID: 3/4˝

FINISHES

RGN23



SB - Satin Black

Back Plate Included

STEMS AND CANOPY KITS - (CEILING MOUNT)

RSCM

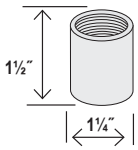
ID: 3/4˝

FINISHES

SB - Satin Black

STEM CONNECTORS

RC



Accepts 3/4˝ stem

FINISHES

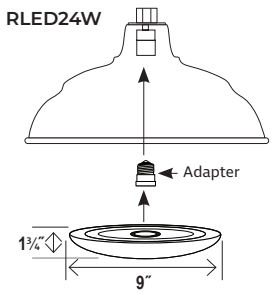
SB - Satin Black

LED MODULE

RLED24W

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

RLED24W



W: 9˝ x H: 1¾˝

1920 Lumens
3000K
CRI 90
Dimmable

R SERIES

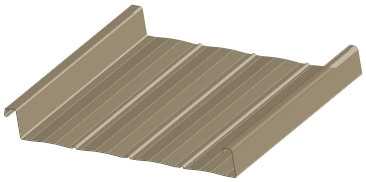
"Making the Desirable Affordable"

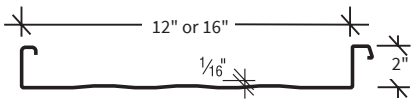
MBCI®

PRODUCT BROCHURE

PROJECT: *Owens Community College* **LOCATION:** *Fredericktown, OH* **PANEL PROFILE:** *Curved BattenLok®* **COLOR:** *Colonial Red*

BATTENLOK® HS





BattenLok® HS is a mechanically field-seamed, high strength structural standing seam roof system. The BattenLok® HS panels have a two-inch tall vertical seam and are available in both 12-inch and 16-inch widths. BattenLok® HS can be installed directly over purlins or bar joists and is capable of transitioning from roof to fascia. BattenLok® HS does not require a solid substructure for support.

Available in a profile suitable for curving in the field or through a third-party vendor contracted by the customer. Please contact a sales representative for order assistance.

Product Specifications

- **Application:** Roof
- **Coverage Widths:** 12", 16"
- **Minimum Slope:** ½:12
- **Panel Attachment:** Concealed Fastening System, Low, High (fixed or floating), Utility (no insulation clearance)
- **Gauges:** 24 (standard); 22 (optional)
- **Finishes:** Smooth or Embossed; with Striations or Striations with Pencil Ribs (16" only)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

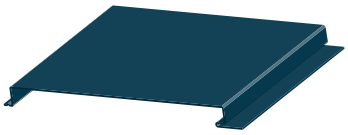
SOFFITS

MBCI offers two separate panel profiles to be used as soffits. The Artisan® Series is simplistic and offers uniform dimensions and a clean appearance. The FlexLoc® panel system combines a clean, flat appearance with an easy-to-engage seam.

PROJECT: *Champions Academy and Childcare* **LOCATION:** *Cypress, TX* **PANEL PROFILE:** *Artisan® Series* **COLOR:** *Burnished Slate*

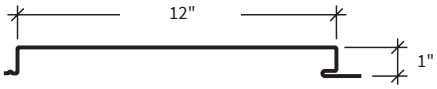
ARTISAN® SERIES

The simplicity of the Artisan® Series panel is its best design feature. Uniform dimensions and a clean appearance allow the designer to plan modules, eliminate complicated pieces and follow wall curvatures. The Artisan® panel can be vertical, horizontal, perpendicular or skewed to the building line, allowing the designer multidimensional freedom to create.



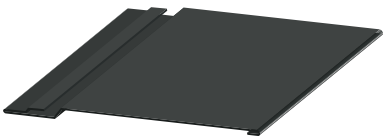
Product Specifications

- **Applications:** Soffits and Interior Liners
- **Coverage Widths:** 12"
- **Panel Attachment:** Concealed Fastening System
- **Gauges:** 24 (standard); 26, 22 (optional)
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic



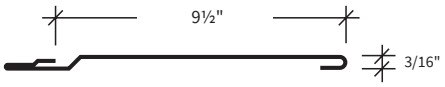
FLEXLOC®

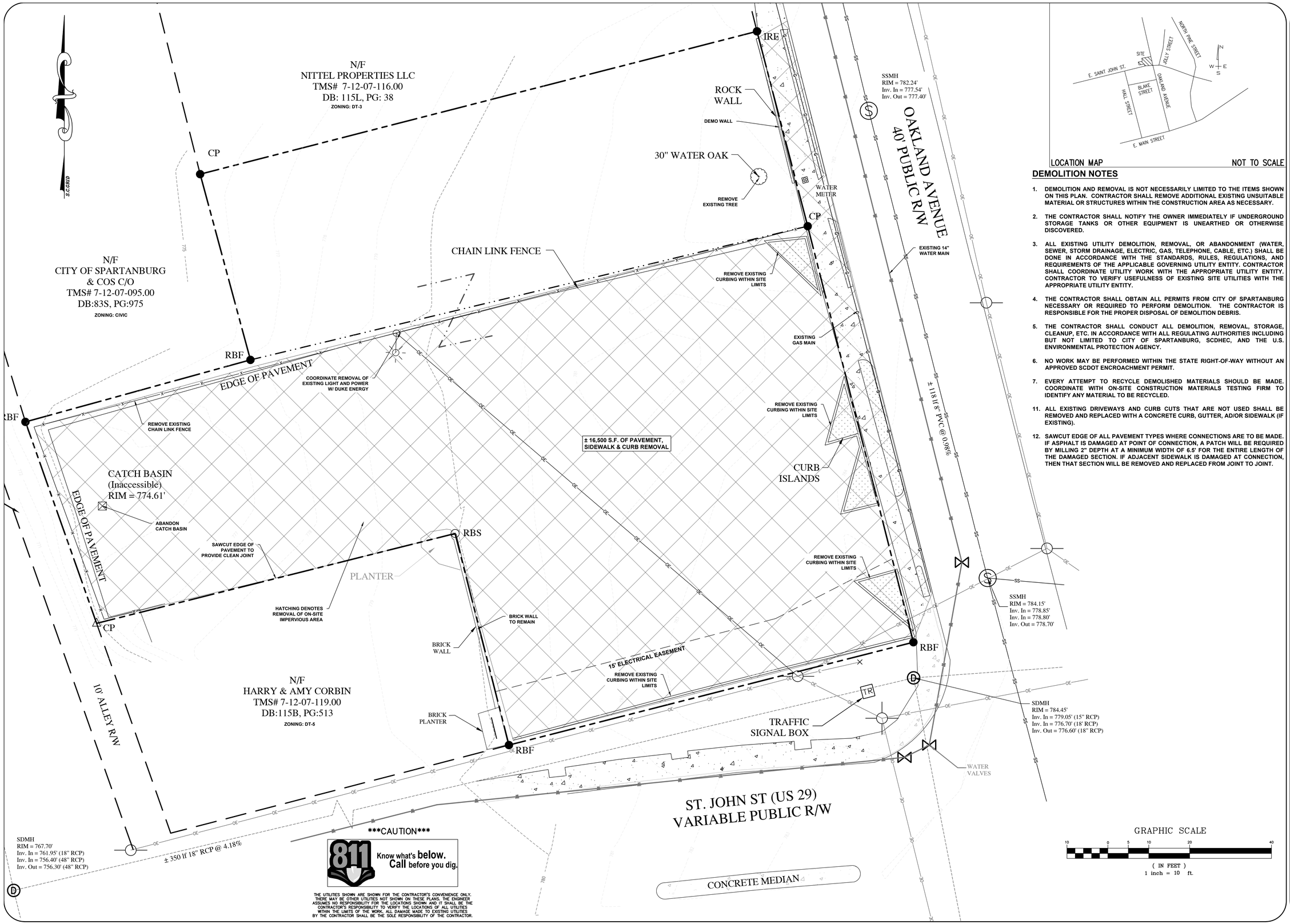
Available in 9½-inch widths, the FlexLoc® panel is clipped down to a waterproofed solid substrate when used in roof applications.



Product Specifications

- **Applications:** Soffits and Curved Applications
- **Coverage Widths:** 9½"
- **Panel Attachment:** Concealed Fastening System
- **Gauges:** 24 (standard); 22 (optional)
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic





LOCATION MAP NOT TO SCALE

DEMOLITION NOTES

1. 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.
2. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF UNDERGROUND STORAGE TANKS OR OTHER EQUIPMENT IS UNEARTHED OR OTHERWISE DISCOVERED.
3. 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.
4. 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.
5. 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.
6. NO WORK MAY BE PERFORMED WITHIN THE STATE RIGHT-OF-WAY WITHOUT AN APPROVED SCDOT ENCROACHMENT PERMIT.
7. EVERY ATTEMPT TO RECYCLE DEMOLISHED MATERIALS SHOULD BE MADE. COORDINATE WITH ON-SITE CONSTRUCTION MATERIALS TESTING FIRM TO IDENTIFY ANY MATERIAL TO BE RECYCLED.
11. ALL EXISTING DRIVEWAYS AND CURB CUTS THAT ARE NOT USED SHALL BE REMOVED AND REPLACED WITH A CONCRETE CURB, GUTTER, AD/OR SIDEWALK (IF EXISTING).
12. 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.

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.

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
www.sitedesign-inc.com
1074 ASHEVILLE HWY UNIT B
SPARTANBURG, SC 29303
PH: (864)585-0618

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SITE DESIGN INC. No. C00122 NORTH CAROLINA CERTIFICATE OF AUTHORIZATION

S.C. REG NO 23536

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OAKLAND AVENUE TOWNHOMES

CITY OF SPARTANBURG
SOUTH CAROLINA

HORZ. SCALE:	1" = 10'
VERT. SCALE:	N/A
DESIGNED BY:	ZMH
DRAWN BY:	ZMH
CHECKED BY:	CSW
DATE:	11/28/2023
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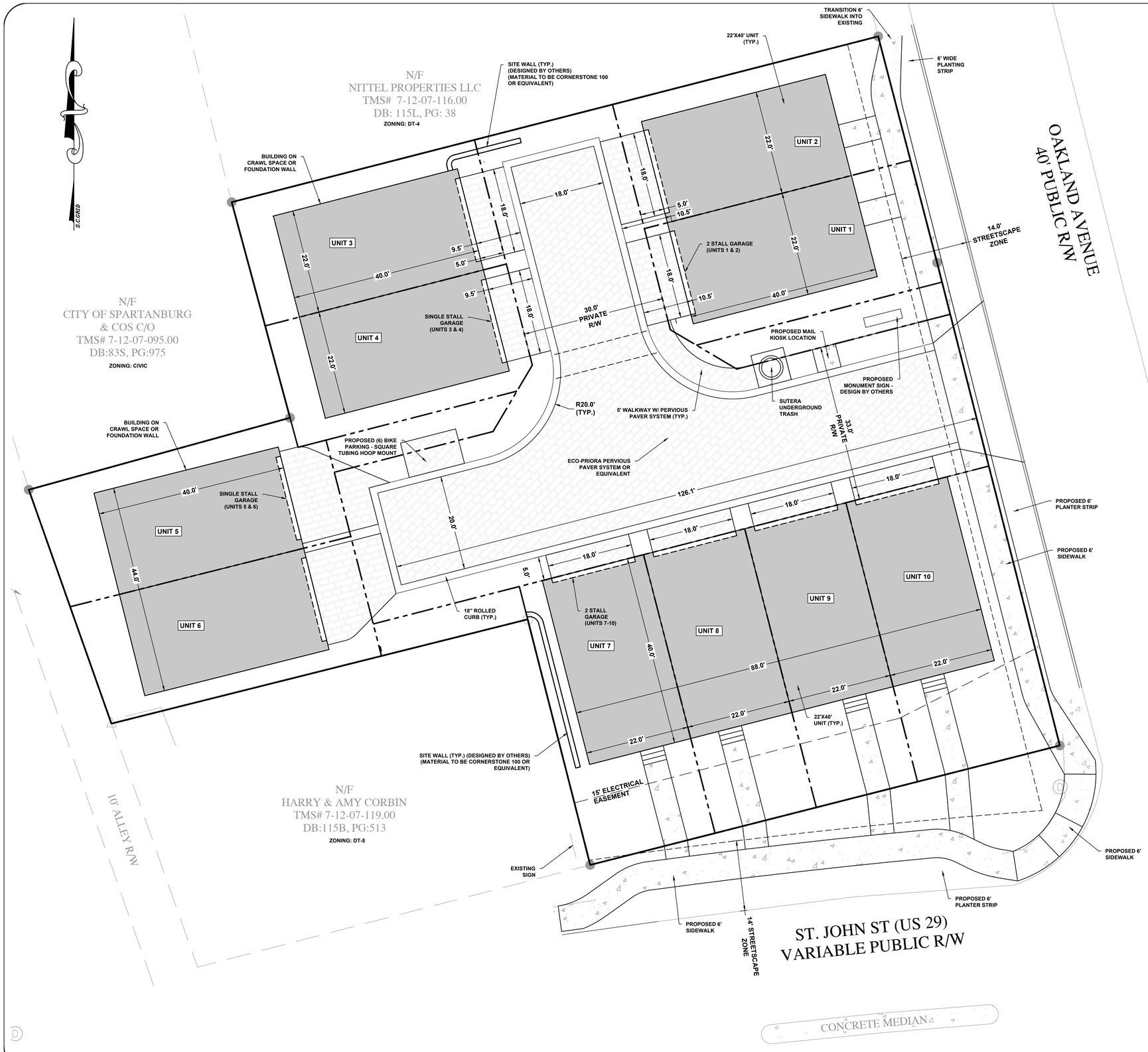
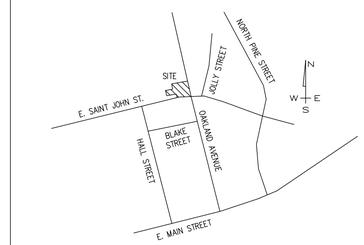
EXISTING CONDITIONS AND DEMOLITION

SHEET 1 OF 5

C100





LOCATION MAP NOT TO SCALE

SITE DATA:

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

PROPOSED ZONE: DT-5/DT-4

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

CAUTION

811 Know what's below. Call before you dig.

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.

LEGEND

BL	BUILDING LINE	TEL	TELEPHONE PEDESTAL	GT	GREASE TRAP MANHOLE
CL	CENTERLINE	CATV	CABLE TV PEDESTAL	TC/BC	TOP/BOTTOM CURB
CMP	CORRUGATED METAL PIPE	EM	ELECTRIC METER	TW/BW	TOP/BOTTOM WALL
CT	CRIMP TOP	CB	CATCH BASIN	VCP	VITRIFIED CLAY PIPE
DE	DRAINAGE EASEMENT	DI	DROP INLET	WM	WATER METER
EP	EDGE OF PAVEMENT		ELEC TRANS	WV	WATER VALVE
FFE	FINISHED FLOOR ELEVATION	x 90.0	ELEVATION	PIV	POST INDICATOR VALVE
FG	FINISHED GRADE		FIRE HYDRANT		STORMWATER FLOW
IE	INVERT ELEVATION	GM	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	SDMH	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	SS EASEMENT				

LINETYPES

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		WOOD FENCE
RD	ROOF DRAIN – NEW	NPDES	LIMITS OF DISTURBANCE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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SPARTANBURG, SC 29303
PH: (864)585-0618

NO.	DATE
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SITE DESIGN INC. No. C00122 CERTIFICATE OF AUTHORIZATION SOUTH CAROLINA

S.C. REG NO 23536

OAKLAND AVENUE TOWNHOMES

CITY OF SPARTANBURG SOUTH CAROLINA

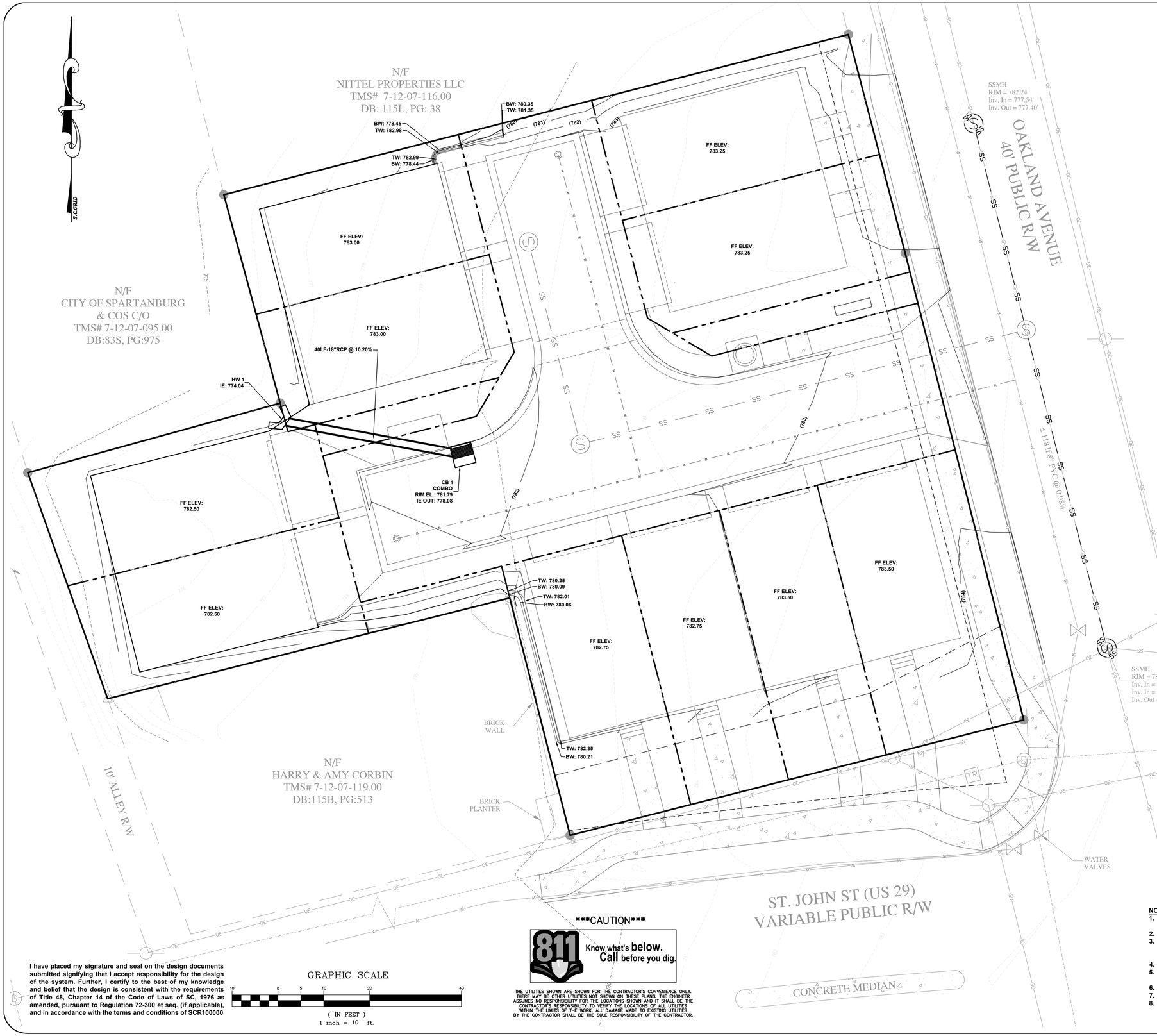
HORZ. SCALE:	1" = 10'
VERT. SCALE:	N/A
DESIGNED BY:	ZMH
DRAWN BY:	ZMH
CHECKED BY:	CSW
DATE:	11/28/2023

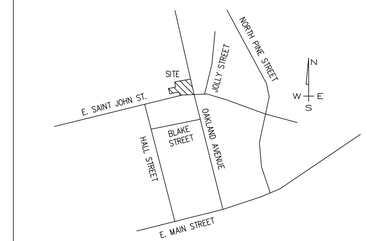
S230343_SHEETS.DWG

SITE PLAN

SHEET 2 OF 5

C200





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 SCDOT SPECIFICATIONS. ALL JOINTS SHALL BE TONGUE AND GROOVE WITH MASTIC MATERIAL.
12. CATCH BASINS SHALL BE PRECAST R.EINFORCED CONCRETE DRAINAGE BOX WITH SOLID WALL PER SCDOT 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	TEL	TELEPHONE PEDESTAL	GM	GREASE TRAP MANHOLE
CL	CENTERLINE	CATV	CABLE TV PEDESTAL	TC/BC	TOP/BOTTOM CURB
CMP	CORRUGATED METAL PIPE	EM	ELECTRIC METER	TW/BW	TOP/BOTTOM WALL
CT	CRIMP TOP	CB	CATCH BASIN	VCP	VITRIFIED CLAY PIPE
DE	DRAINAGE EASEMENT	DI	DROP INLET	WM	WATER METER
EP	EDGE OF PAVEMENT		ELEC TRANS	WV	WATER VALVE
FFE	FINISHED FLOOR ELEVATION	x 90.0	ELEVATION	PIV	POST INDICATOR VALVE
FG	FINISHED GRADE		FIRE HYDRANT		STORMWATER FLOW
IE	INVERT ELEVATION	GM	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	SDMH	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	SS EASEMENT				

LINETYPES

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		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		WOOD FENCE
RD	ROOF DRAIN – NEW	NPDES	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

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

CAUTION

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SITE DESIGN INC. No. C00122 NORTH CAROLINA CERTIFICATE OF AUTHORIZATION

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S.C. REG NO 23536

OAKLAND AVENUE TOWNHOMES

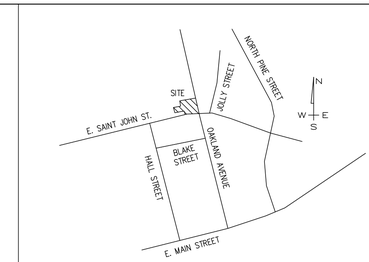
CITY OF SPARTANBURG SOUTH CAROLINA

HORZ. SCALE:	1" = 10'
VERT. SCALE:	3
DESIGNED BY:	ZMH
DRAWN BY:	ZMH
CHECKED BY:	CSW
DATE:	11/28/2023
S230343_SHEETS.DWG	

GRADING PLAN

SHEET 2 OF 5

C400



LOCATION MAP NOT TO SCALE

UTILITY NOTES:

1. 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.
2. CONTRACTOR SHALL NOTIFY THE ENGINEER FOR A REVIEW SHOULD ANY DISCREPANCIES BE DISCOVERED AT THE SITE OR ON THE DRAWINGS.
3. 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).
4. 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.
5. 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.
6. 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.
7. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY UTILITY SCREENING TO MEET THE REQUIREMENTS OF THE CITY OF SPARTANBURG.
9. OWN/ER/DEVELOPER TO CONTACT SPARTANBURG WATER NEW CONNECTIONS AT 864-583-7361 TO SETUP SMALL METER CONNECTION.
10. OWNER/DEVELOPER TO CONTACT SPARTANBURG WATER NEW CONNECTIONS AT 864-583-7361 TO COORDINATE CONNECTION OF SEWER LATERAL

LEGEND

BL	BUILDING LINE	TEL	TELEPHONE PEDESTAL	GT	GREASE TRAP MANHOLE
CL	CENTERLINE	CATV	CABLE TV PEDESTAL	TC/BC	TOP/BOTTOM CURB
CMP	CORRUGATED METAL PIPE	EM	ELECTRIC METER	TW/BW	TOP/BOTTOM WALL
CT	CRIMP TOP	CB	CATCH BASIN	VCP	VITRIFIED CLAY PIPE
DE	DRAINAGE EASEMENT	DI	DROP INLET	WM	WATER METER
EP	EDGE OF PAVEMENT		ELEC TRANS	WV	WATER VALVE
FFE	FINISHED FLOOR ELEVATION	x90.0	ELEVATION		POST INDICATOR VALVE
FG	FINISHED GRADE		FIRE HYDRANT		STORMWATER FLOW
IE	INVERT ELEVATION	GM	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	SDMH	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	SS EASEMENT				

LINETYPES

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		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		WOOD FENCE
RD	ROOF DRAIN – NEW	NPDES	LIMITS OF DISTURBANCE

CAUTION

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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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NORTH CAROLINA SOUTH CAROLINA NATIONAL
SITE DESIGN INC. No. C00122 CERTIFICATE OF AUTHORIZATION

S.C. REG NO 23536

OAKLAND AVENUE TOWNHOMES

CITY OF SPARTANBURG SOUTH CAROLINA

HORZ. SCALE:	1" = 40'
VERT. SCALE:	N/A
DESIGNED BY:	ZMH
DRAWN BY:	ZMH
CHECKED BY:	CSW
DATE:	11/28/2023
S230343_SHEETS.DWG	

UTILITY PLAN

SHEET 4 OF 5

C500

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 'PIIDIST-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

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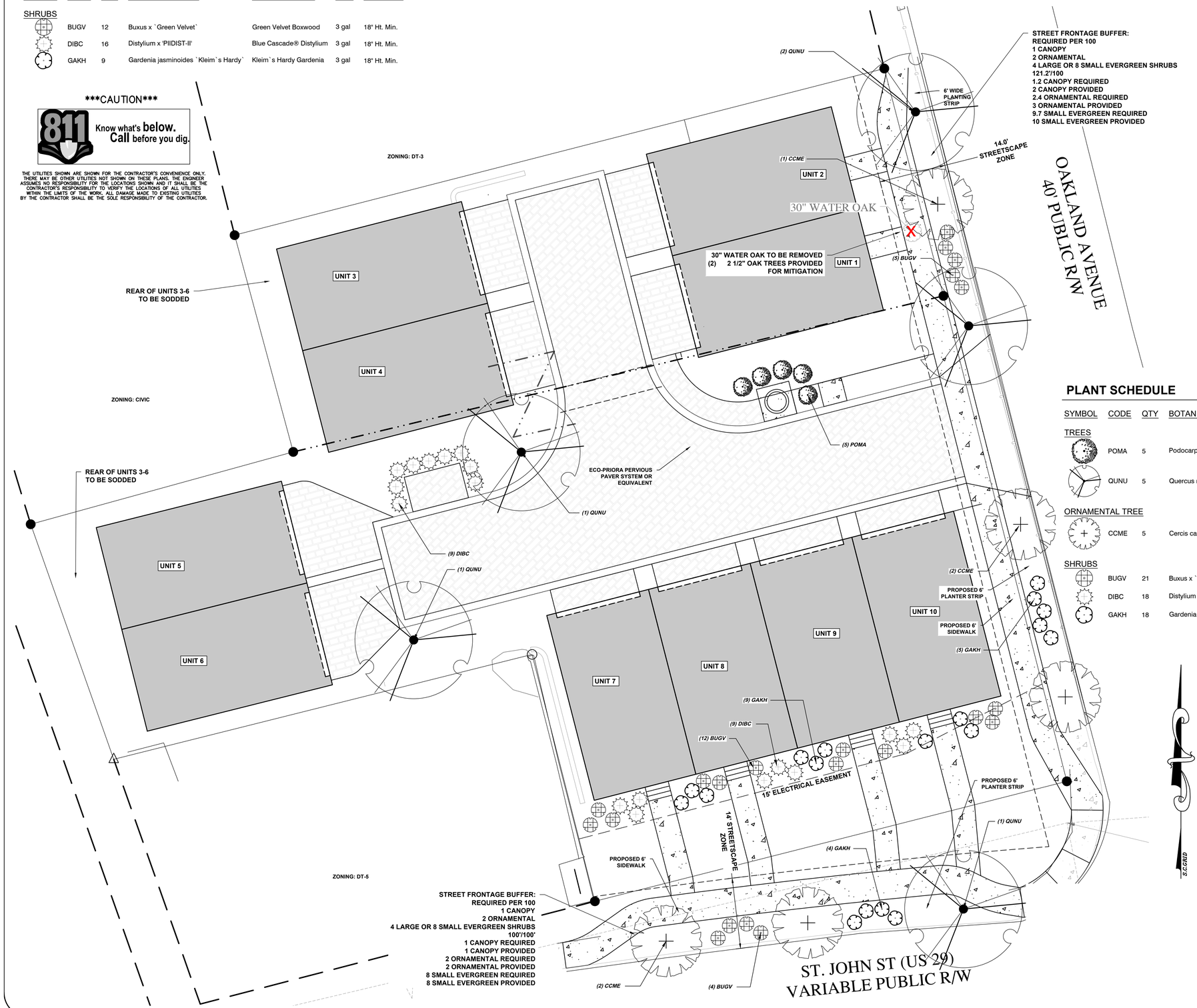
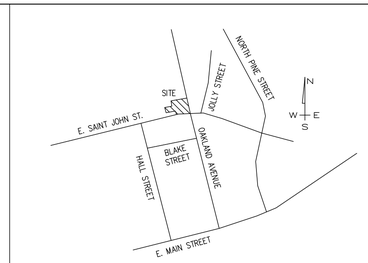


STREET FRONTAGE BUFFER:
REQUIRED PER 100
1 CANOPY
2 ORNAMENTAL
4 LARGE OR 8 SMALL EVERGREEN SHRUBS
121.2'/100
1.2 CANOPY REQUIRED
2 CANOPY PROVIDED
2.4 ORNAMENTAL REQUIRED
3 ORNAMENTAL PROVIDED
9.7 SMALL EVERGREEN REQUIRED
10 SMALL EVERGREEN PROVIDED

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



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 'PIIDIST-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

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CL CENTERLINE	CATV CABLE TV PEDESTAL	TC/BC TOP/BOTTOM CURB
CMP CORRUGATED METAL PIPE	EM ELECTRIC METER	TW/BW TOP/BOTTOM WALL
CT CRIMP TOP	CB CATCH BASIN	VCP VITRIFIED CLAY PIPE
DE DRAINAGE EASEMENT	DI DROP INLET	WM WATER METER
EP EDGE OF PAVEMENT	ET ELEC TRANS	WV WATER VALVE
FFE FINISHED FLOOR ELEVATION	x90.0 ELEVATION	PIV POST INDICATOR VALVE
FG FINISHED GRADE	FIRE HYDRANT	STORMWATER FLOW
IE INVERT ELEVATION	GM 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	SDMH 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 SS EASEMENT		

LINETYPES

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	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	WOOD FENCE
RD ROOF DRAIN – NEW	NPDES LIMITS OF DISTURBANCE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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SITE DESIGN INC. No. C00122 LICENSED LANDSCAPE ARCHITECT CERTIFICATE OF AUTHORIZATION NO. LF1001 SOUTH CAROLINA

SEAL OF REGISTERED LANDSCAPE ARCHITECT No. 552 SOUTH CAROLINA

S.C. REG NO 552

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.*

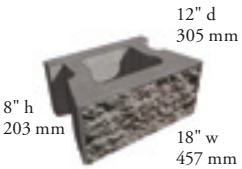
Issued by:

Unit Specifications

for more technical information, visit cornerstonewallsolutions.com

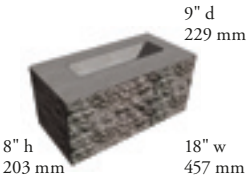
CORNERSTONE® 100 STRAIGHT FACE

Weight 75 lb (34 kg)



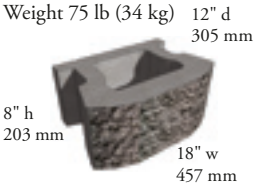
CORNERSTONE® 100 CORNER UNIT

Weight 65 lb (29kg)



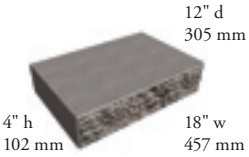
CORNERSTONE® 100 ROCK FACE

Weight 75 lb (34 kg)



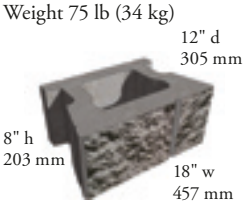
CORNERSTONE® 100 CAP UNIT

Weight 67 lb (30 kg)



CORNERSTONE® 100 RANDOM FACE

Weight 75 lb (34 kg)

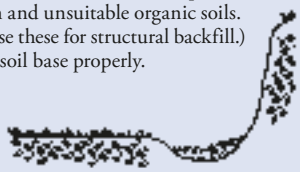


CORNERSTONE® UNIT ASSEMBLY

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.

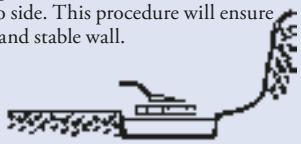


2. PREPARE LEVELING PAD

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

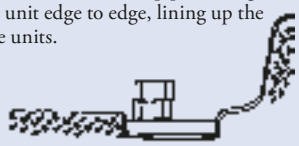
3. LEVEL THE BASE

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



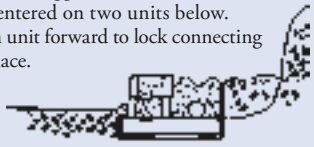
4. LAY YOUR FIRST COURSE

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.



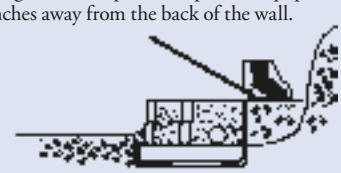
5. BUILD YOUR WALL

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

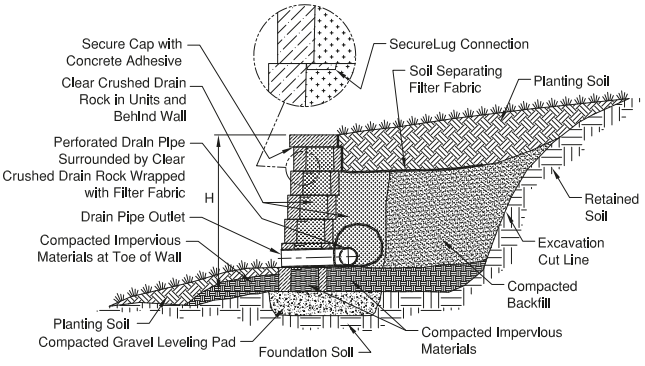
Place the geosynthetics on top and as close to the front of the units as possible. Lock the next course of units into place. Gently tension the geosynthetics toward the back of the compacted backfill. Repeat the backfilling steps. Always work from the back of the wall toward the end of the reinforced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

8. CAP YOUR WALL

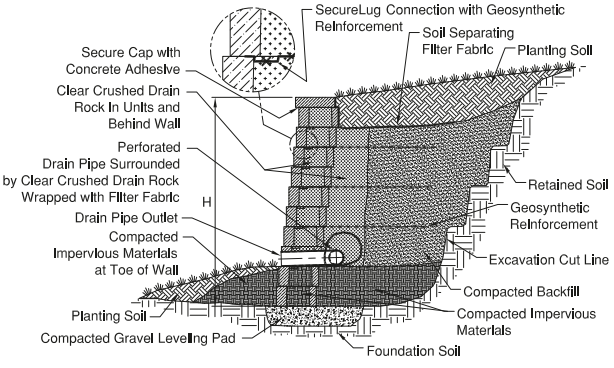
Sweep off the top course of units. Secure caps to the top of the wall using an approved concrete adhesive. Use a level piece of string to properly align the capping. Place filter soil separation fabric on top of the backfill and drainage materials as well as the back side of the wall. Cover with top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

FOR MORE INSTALLATION INFORMATION VISIT **CORNERSTONEWALLSOLUTIONS.COM**

TYPICAL GRAVITY CROSS SECTION



TYPICAL GEOSYNTHETIC REINFORCED CROSS SECTION



Face texture may vary from one producer to another. Weights and dimensions are nominal. Specifications may change without notice. Verify exact information from your local CornerStone® 100 producer. CornerStone® 100 trademark and CornerStone® is a registered trademark of CornerStone Wall Solutions Inc. Patents Pending.

City of SPARTANBURG south carolina

Planning Department

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

SUBJECT
DRB-158 Pollard Street - Garage

TO
Spartanburg Design Review Board

DATE
5/3/2024

CASE NUMBER
DRB-24-020-00007

COPIES TO
City Departments

STAFF
Martin Livington, Neighborhood Services Director
Fredalyn M. Frasier, Planning Director

GENERAL PROJECT OVERVIEW

The proposed parking garage and surface parking lot is designed to provide parking for the ballpark and a future office building planned along Main Street.

AUTHORITY

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

DETERMINATION OF COMPLETENESS

- Application is missing the following elements but may be sufficient for Final Review:
  - Cut sheets or specifications for wall lighting (non-recessed)
  - Detail for Site Landscaping

EXCEPTIONS

- 8.1 Streetscape – Minimum 12 ft zone (preferred 16 ft zone) with trees in wells - proposal is for a 5 foot sidewalk and a 4.5 ft planting strip
  - *DRB approval granted on 4/2/24*

CODE REVIEW

A. Use Standards: The proposed use is permitted by right. Applicable standards are 3.2.10.b – Parking Structure

- **3.2.10.b.1 Liner Buildings Required:** *Presumed compliant with additional of future office building along Main Street required by development agreement with City*
- **3.2.10.b.2 High-Quality Materials:** *Compliant*
- **3.2.10.b.3 Clear Entries:** *Compliant*
- **3.2.10.b.4 Vents and Utility Openings:** *Compliant*

B. 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:** *Not applicable*

C. General Standards:

- *Not Applicable*

D. Lot/Site Standards:

- *Not Applicable*

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** Compliant
  5.2.3 Mechanical and Utility Equipment: *Screening, where required, must meet the code requirement. If the device is not visible from a public right-of-way or park, then it need not be screened.*

F. Building Standards:

- *Not Applicable*

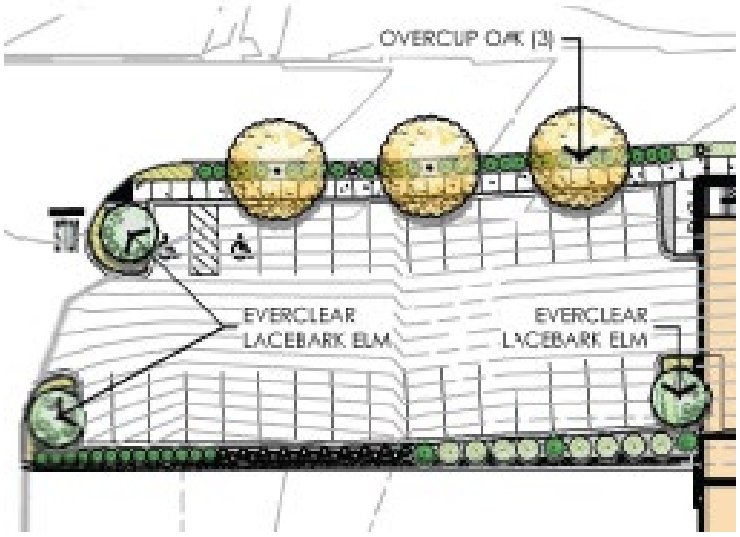
G. Parking:

- **8.2 Parking Area Landscaping (Required Plantings & Parking Area Screening):** *Non-Compliant – See note below*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:** 12 ft streetscape zone (preferred 16 ft zone) with a minimum 8 ft sidewalk and trees planted in wells consistent with downtown standards (40 ft on-center). *– Exception Granted on 4/2/24*

- **8.2 Parking Area Landscaping:** *More detail required to determine compliance. Please provide dimensions to determine compliance with maximum distance from a tree for each parking space. Please provide detail to determine compliance with parking area screening. The conceptual illustration shows landscaping, but no detail is provided.*



All parking areas visible from the right-of-way should be screened from view. Parking areas in the side yard must have a 3-foot-high screen along the street side located in the side yard only (behind the building line) Shrubs, brick walls (using brick that matches the adjacent building), wrought iron fencing, or any combination thereof may be used. If landscaping is used, the minimum planting area width should not be less than 4 feet.

I. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Street Tree Selection:** The proposed Overcup Oaks in the streetscape in front of the surface parking lot may not be suitable for that narrow a planting strip. Please have the landscape architect confirm that the selected species can be sustained in the space and not unduly heave sidewalks. The provision of a tree pit detail is appropriate.
- **Parking Lot Design:** Because the proposed sidewalk is at the back of the parking space curb, we highly recommend the installation of wheel stops to ensure that no vehicles overhang what is already a substandard sidewalk.

RECOMMENDATION

The final application is consistent with the approved preliminary application. We recommend final approval subject to the satisfactory provision of the missing parking area landscaping and building lighting detail to ensure compliance, and the inclusion of wheel stops for the surface spaces adjacent to the sidewalk.

GRAIN DISTRICT PARKING GARAGE

158 Pollard St.
Spartanburg, SC 29306

05/07/2024

DESIGN REVIEW BOARD REVIEW

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ARCHITECTURE

DAVID M. SCHWARZ ARCHITECTS

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GRAIN DISTRICT PARKING GARAGE

158 Pollard St.
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VICINITY MAP VIEW

VICINITY MAP VIEW

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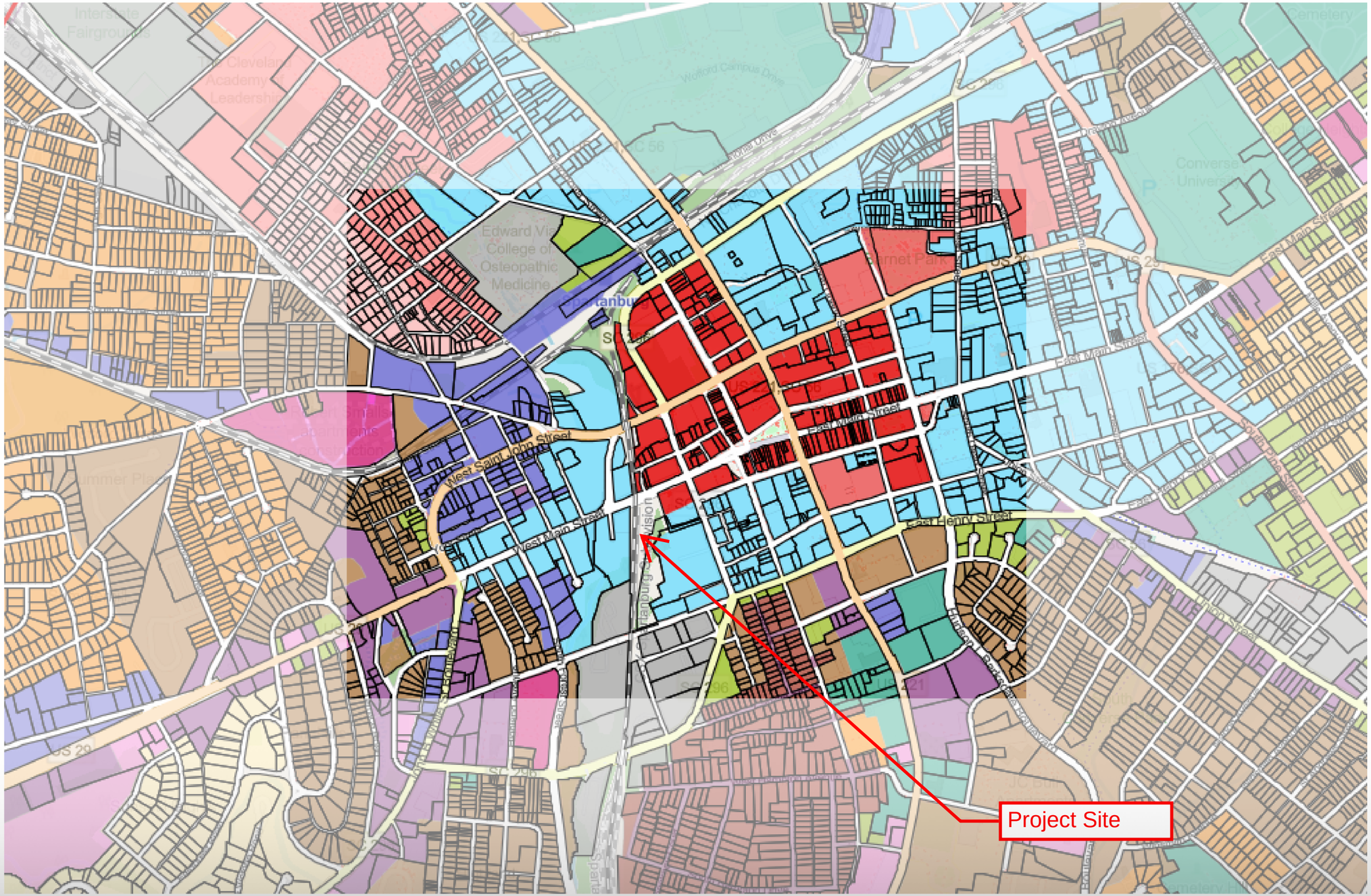

GRAIN DISTRICT PARKING GARAGE

158 Pollard St.
Spartanburg, SC 29306

05/07/2024

ZONING MAP

ZONING MAP

GRAIN DISTRICT PARKING GARAGE

158 Pollard St.
Spartanburg, SC 29306

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SITE PHOTOS

GRAIN DISTRICT PARKING GARAGE

158 Pollard St.
Spartanburg, SC 29306

05/07/2024

SITE PHOTOS

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ARCHITECTURE

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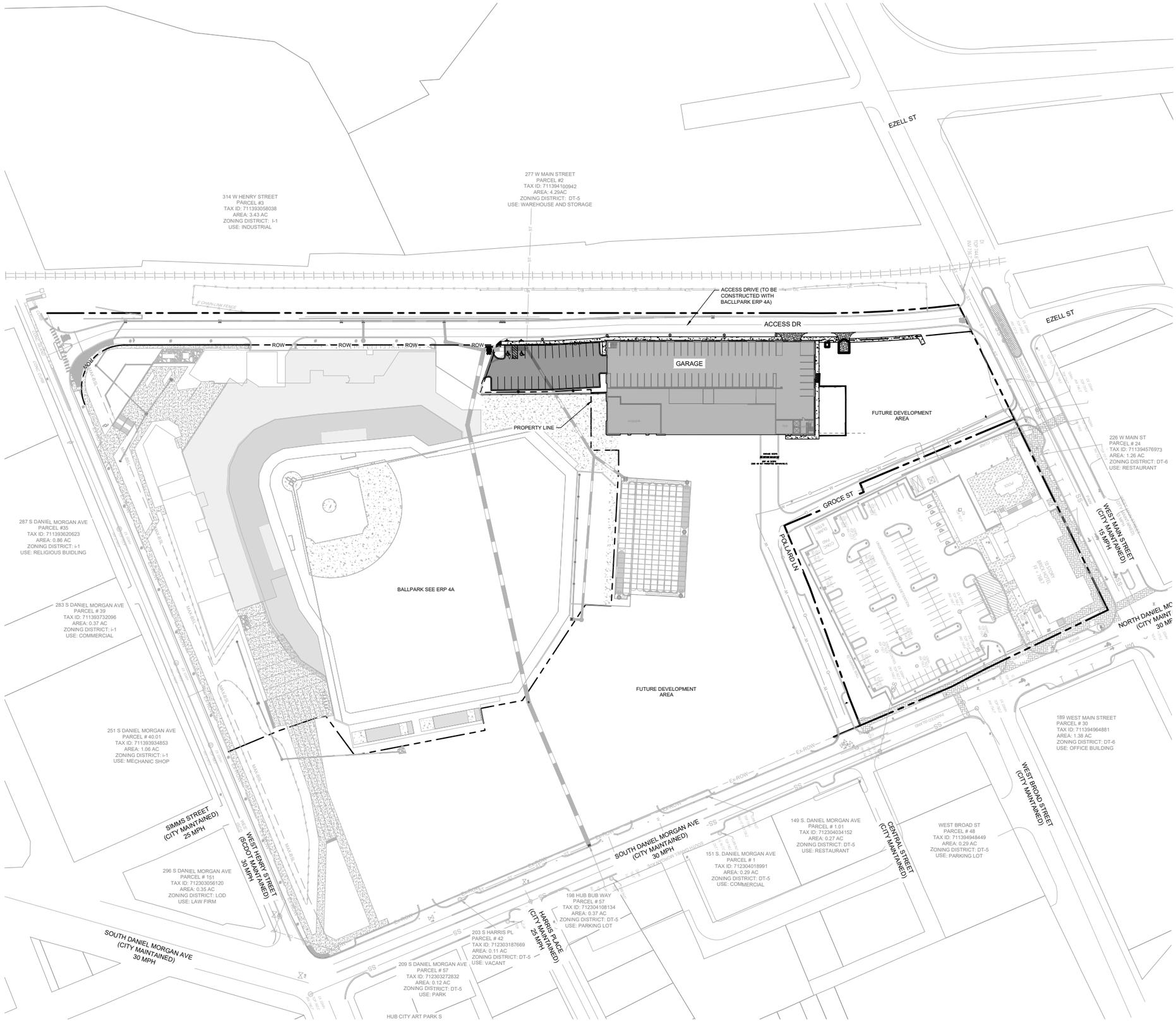

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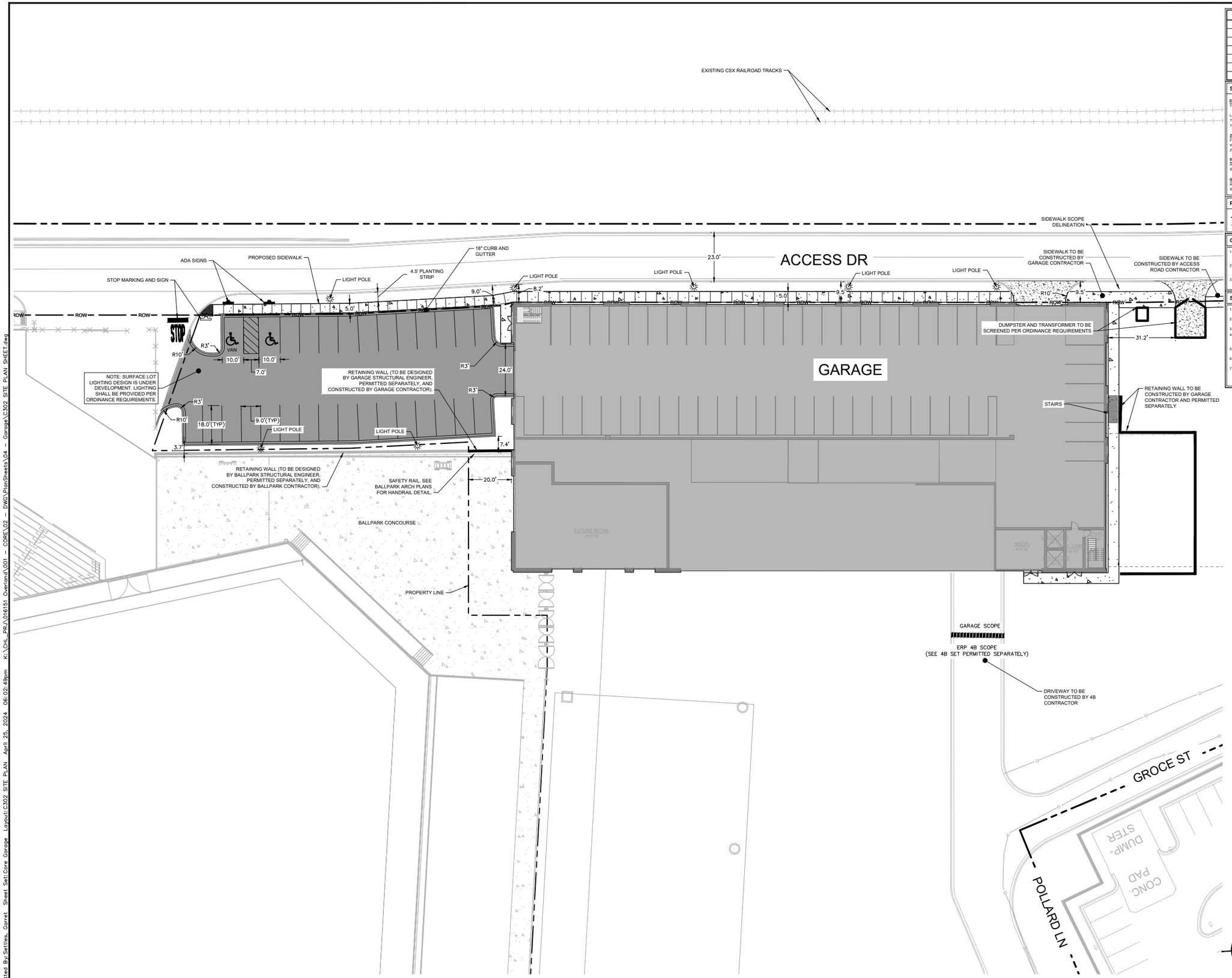

SITE LEGEND

	PROPOSED BUILDING
	HEAVY DUTY CONCRETE
	STANDARD DUTY CONCRETE
	STANDARD DUTY ASPHALT
	STOP BAR, "STOP" MARKING & SIGN
	SAFETY RAIL (SEE ARCH PLANS FOR DETAILS)
	RETAINING WALL (BY OTHERS)

SITE DATA TABLE

DEVELOPMENT DATA	
TAX PARCEL ID:	7113937956222
LAND USE:	MIXED USE
TOTAL SITE AREA:	1.41 AC
TOTAL DISTURBED AREA:	1.41 AC
ZONING DATA	
FEMA FLOOD PANEL	3710459400K
WATERSHED:	REEDY
ZONING DISTRICT:	DOWNTOWN URBAN DISTRICT (DT-5)
SURFACE LOT PARKING	
ADA SPACES PROVIDED:	2
STANDARD SPACES PROVIDED:	27
GARAGE PARKING	
ADA SPACES PROVIDED:	N/A
STANDARD SPACES PROVIDED:	650

PROPERTY LEGEND

	EXISTING PROPERTY LINE
ROW	EXISTING RIGHT-OF-WAY

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 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.

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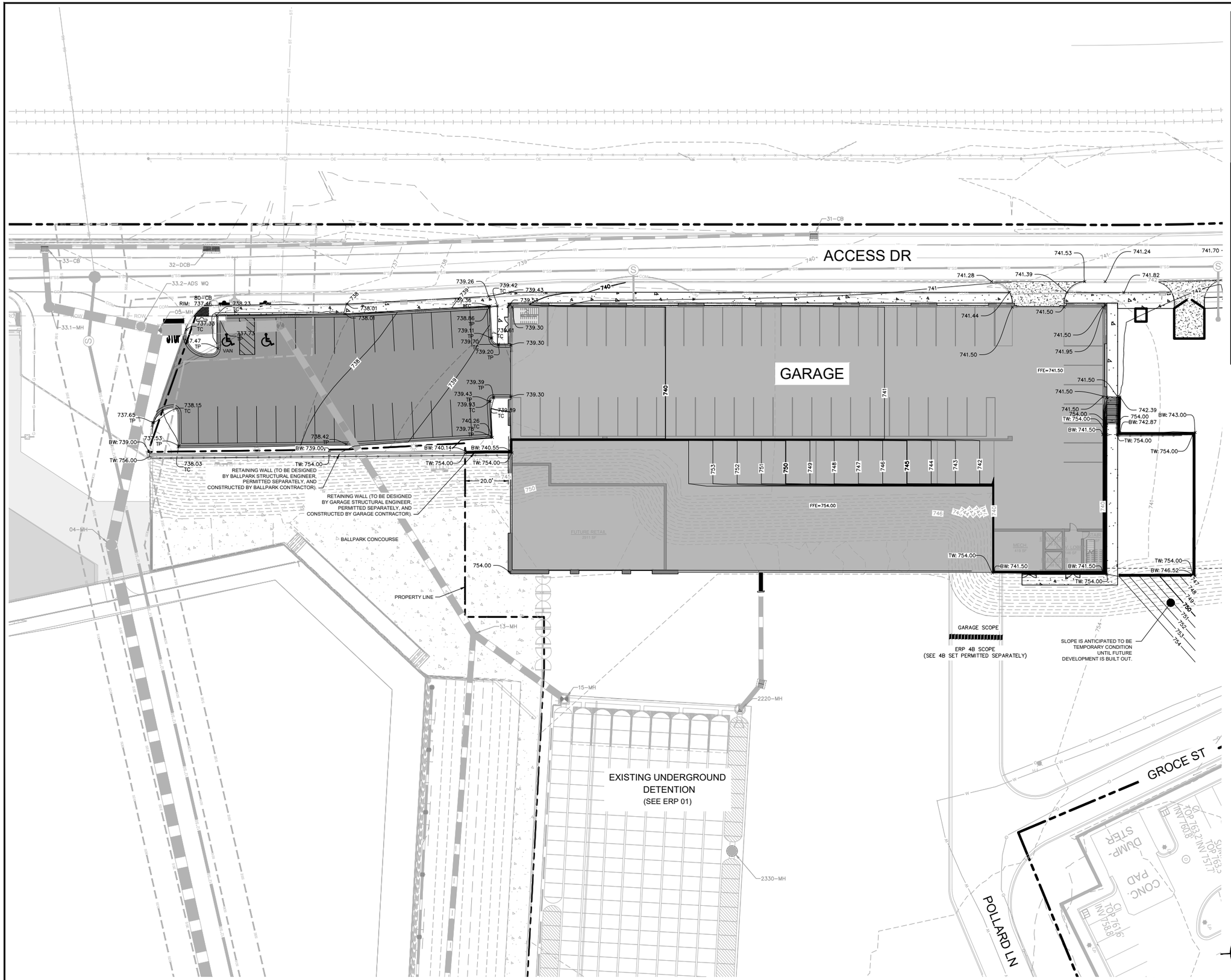

STORM WATER & DRAINAGE LEGEND

MH	MANHOLE (SOLID LID)
CB	CATCH BASINS
DI	DROP INLETS
	STORM WATER PIPE
JB	JUNCTION BOX, (SOLID LID)
CO	CLEANOUT
YI	YARD INLET
RD	ROOF DRAIN
00-CB	STRUCTURE LABEL
SDE	EXISTING STORM DRAINAGE EASEMENT
SSE	EXISTING SANITARY SEWER EASEMENT
TW	TOP OF WALL
BW	BOTTOM OF WALL
TS	TOP OF STAIRS
BW	BOTTOM OF STAIRS
FFE	FINISHED FLOOR ELEVATION
TC	TOP OF CURB
TP	TOP OF PAVEMENT

GRADING NOTES

1. REFER TO THE GENERAL NOTES SHEET FOR NOTES PERTAINING TO PAVING, GRADING, ACCESSIBILITY, AND STORM DRAINAGE.
2. EXISTING AND PROPOSED GRADE CONTOURS INTERVALS SHOWN AT 1 FOOT.
3. ALL SPOT ELEVATIONS IN THE ROAD REPRESENTS THE FACE OF CURB AT THE GUTTER LINE UNLESS OTHERWISE NOTED. (ADD 0.50' FOR TOP OF CURB.)
4. ALL SPOT ELEVATIONS WITH TC. REPRESENTS THE TOP OF CURB ELEVATION. (SUBTRACT 0.50' FOR PAVEMENT OR ELEVATION OF GUTTER AT CURB LINE.)
5. RIM ELEVATIONS OF CATCH-BASINS (CURB INLETS) EQUALS THE FLOW LINE OF THE GUTTER PAN. RIM ELEVATIONS OF DROP INLETS, MANHOLES, AND CLEANOUTS EQUALS THE CENTER OF GRATE OR LID ELEVATION.
6. "TW" REPRESENTS FINISH GRADE AT TOP OF WALL AND "BW" REPRESENTS FINISH GRADE AT BOTTOM OF WALL.
7. ALL STRUCTURES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH FINAL PAVEMENT.
8. MANHOLES WITHIN NON PAVED AREAS SHALL BE 6" ABOVE ADJACENT GRADES. UNLESS OTHERWISE SHOWN.
9. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION BETWEEN PROPOSED PAVEMENT AND EXISTING PAVEMENT AND STORM STRUCTURES
10. DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.

ADA COMPLIANCE:

A. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
B. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH OF THE CURB RAMP. NOT INCLUDING FLARES.
C. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
D. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ACCESSIBLE SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA COMPLIANCE ISSUES.

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UTILITY PLAN NOTES

1. SEE "GENERAL NOTES" SHEET FOR SITE GENERAL NOTES AND ZONING NOTES.
7. REFER TO GENERAL NOTES SHEET FOR GENERAL, WATER UTILITY, AND SANITARY SEWER, NOTES, MATERIALS, AND REQUIREMENTS.
8. SEE "EXISTING CONDITIONS" FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE, AND EXISTING UTILITY LOCATIONS AND SIZES.
4. PIPE LENGTHS SHOWN ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES ROUNDED TO THE NEAREST FOOT.
5. 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.
6. 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.
7. 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.
8. 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

SS	SANITARY SEWER
	STORM
G G	GAS LINE
W	DOMESTIC WATER
FW	FIRE WATER
	TELECOM

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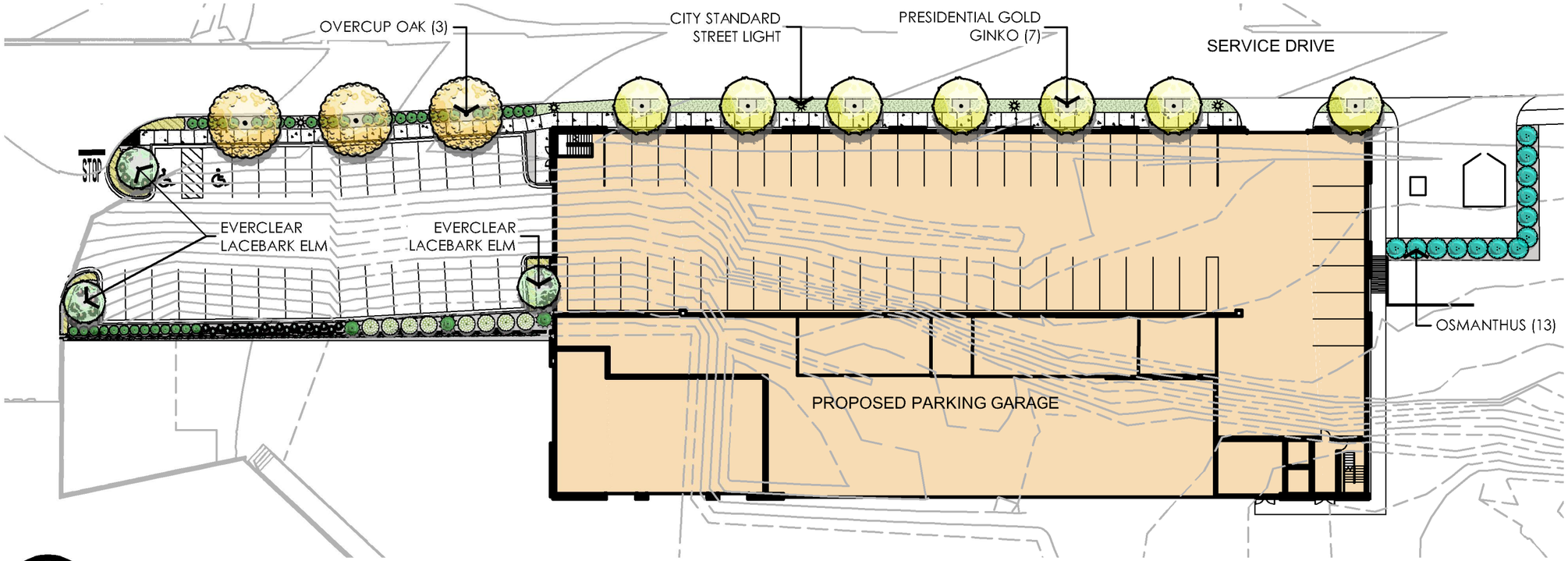

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L1

LANDSCAPE PLAN

SCALE: 1" = 40'

0 40 80 feet

SCALE: 1" = 40'

GRAIN DISTRICT PARKING GARAGE

158 Pollard St.
Spartanburg, SC 29306

05/07/2024

LANDSCAPE PLAN

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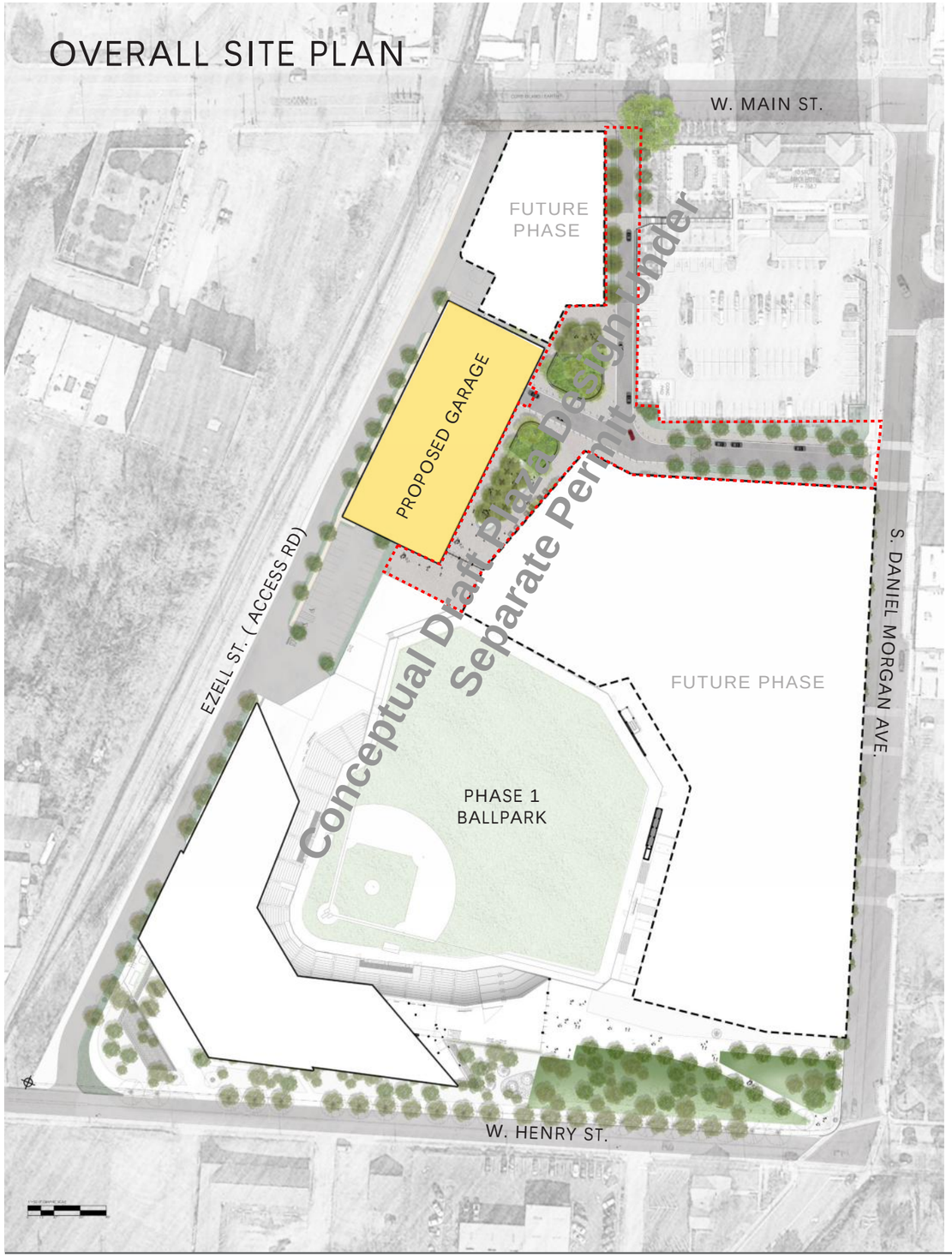
OVERALL SITE PLAN



FOR ILLUSTRATIVE PURPOSES ONLY

plaza area under separate permit

GRAIN DISTRICT PARKING GARAGE

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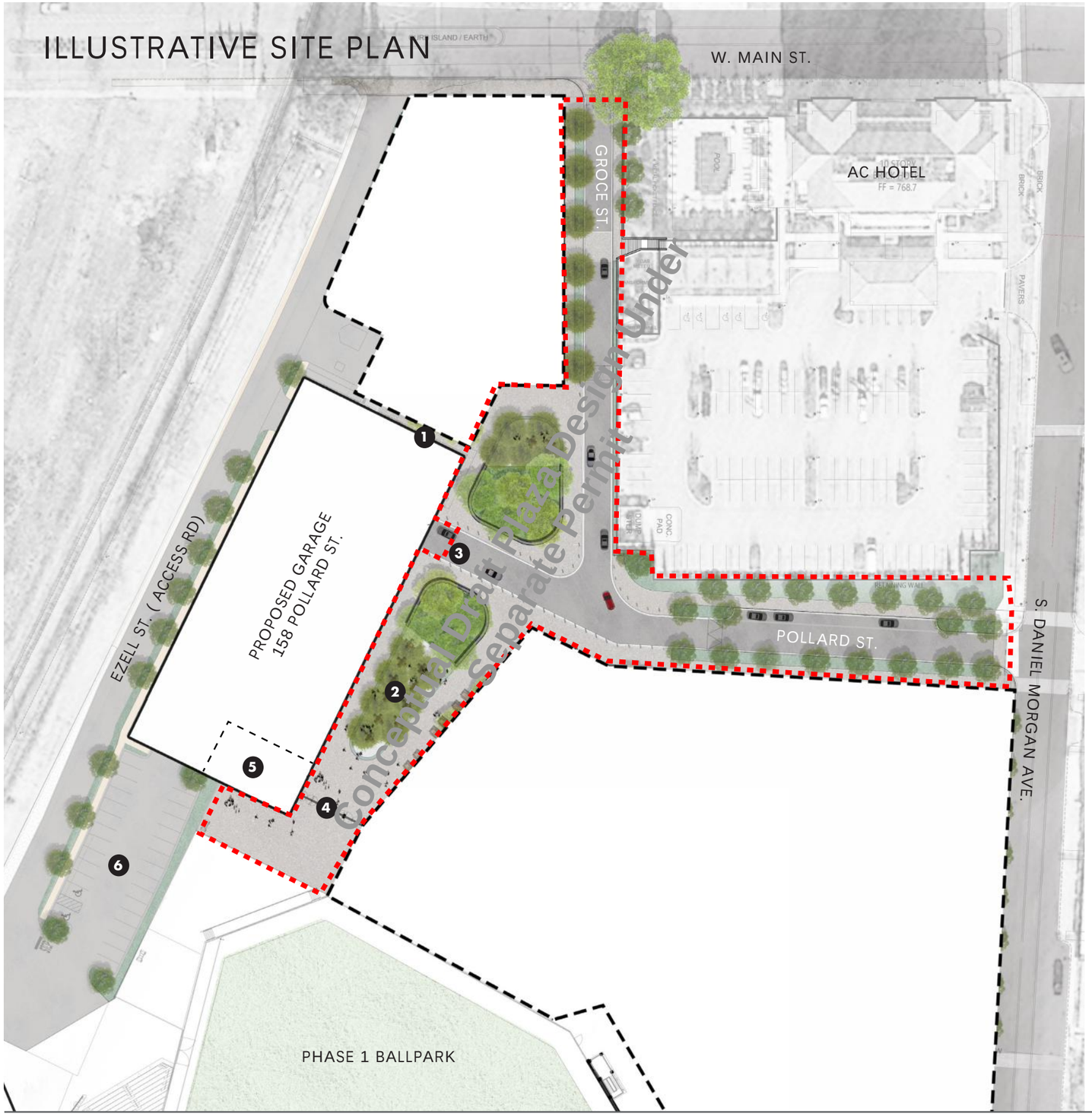
OVERALL SITE PLAN

N

0 150

ILLUSTRATIVE SITE PLAN



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PLAZA PLAN

1. ACCESS STAIR
2. PLAZA
3. LEVEL 1 GARAGE ENTRANCE
4. STADIUM LEFT FIELD GATES
5. TEAM STORE
6. SURFACE PARKING LOT

N

0 80

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plaza area under separate permit

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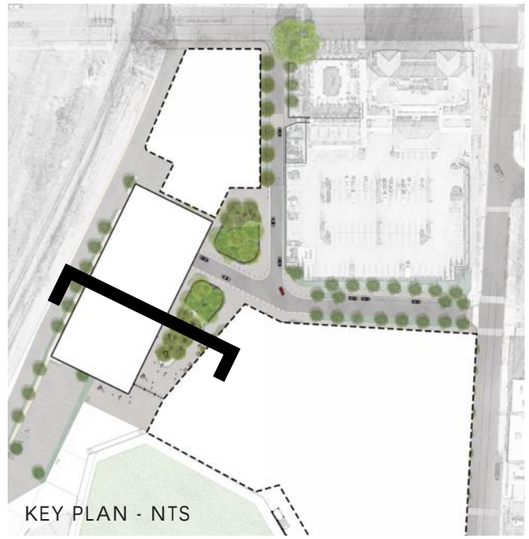
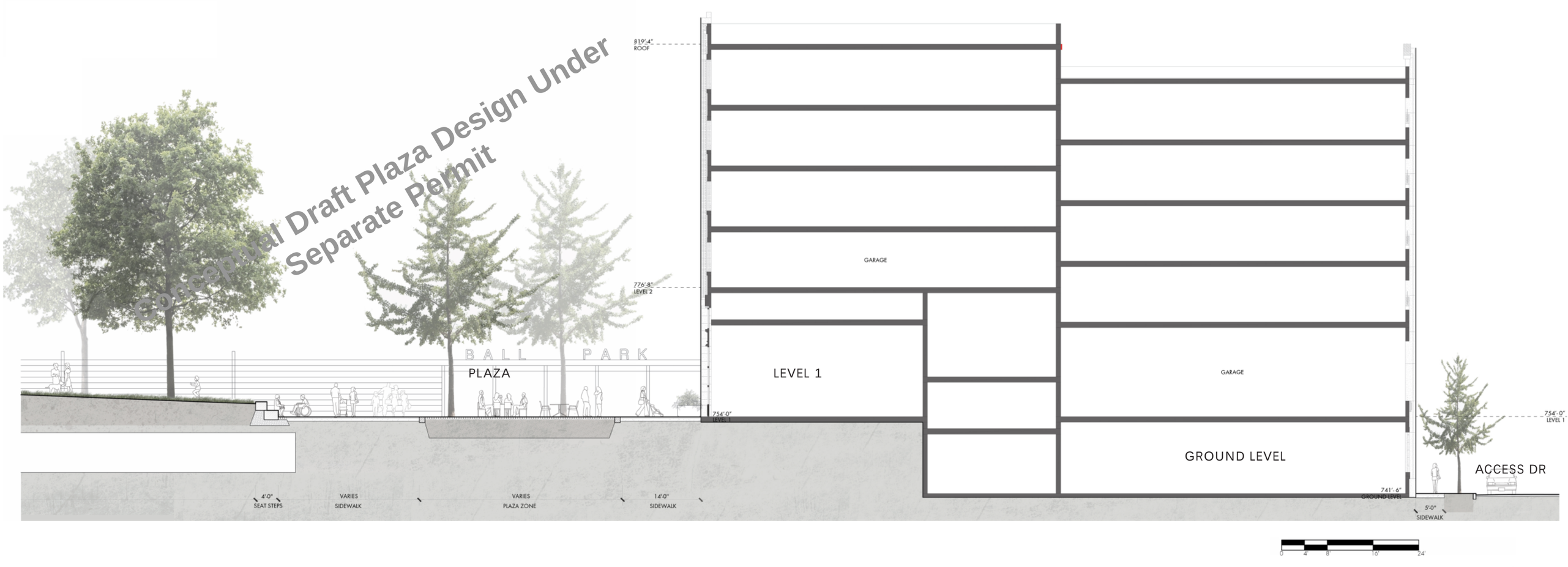
LANDSCAPE SECTION



OVERALL SITE SECTION



PLAZA LANDSCAPE SECTION

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plaza area under separate permit

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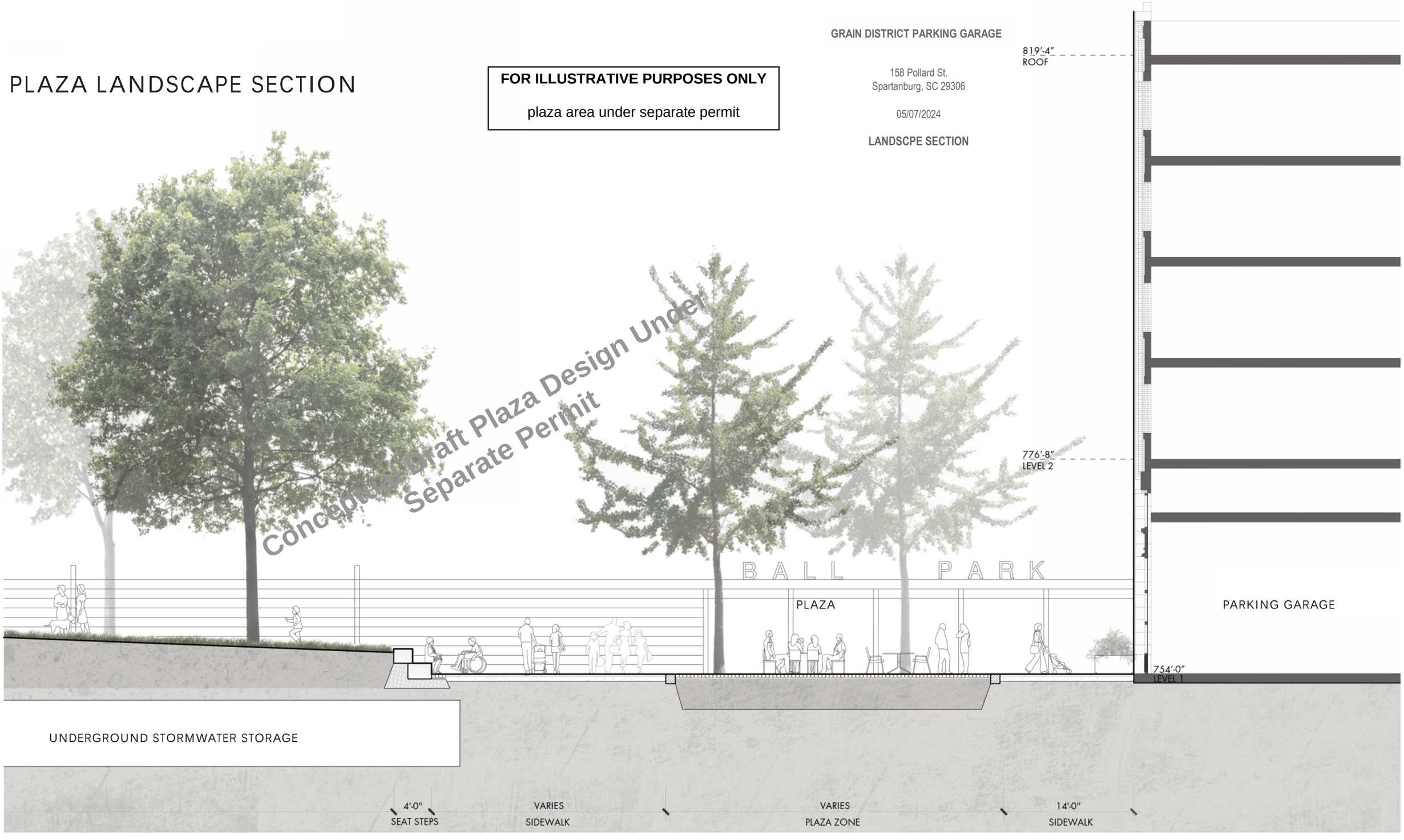
LANDSCPE SECTION



Conceptual Draft Plaza Design Under Separate Permit

GRAIN DISTRICT PARKING GARAGE

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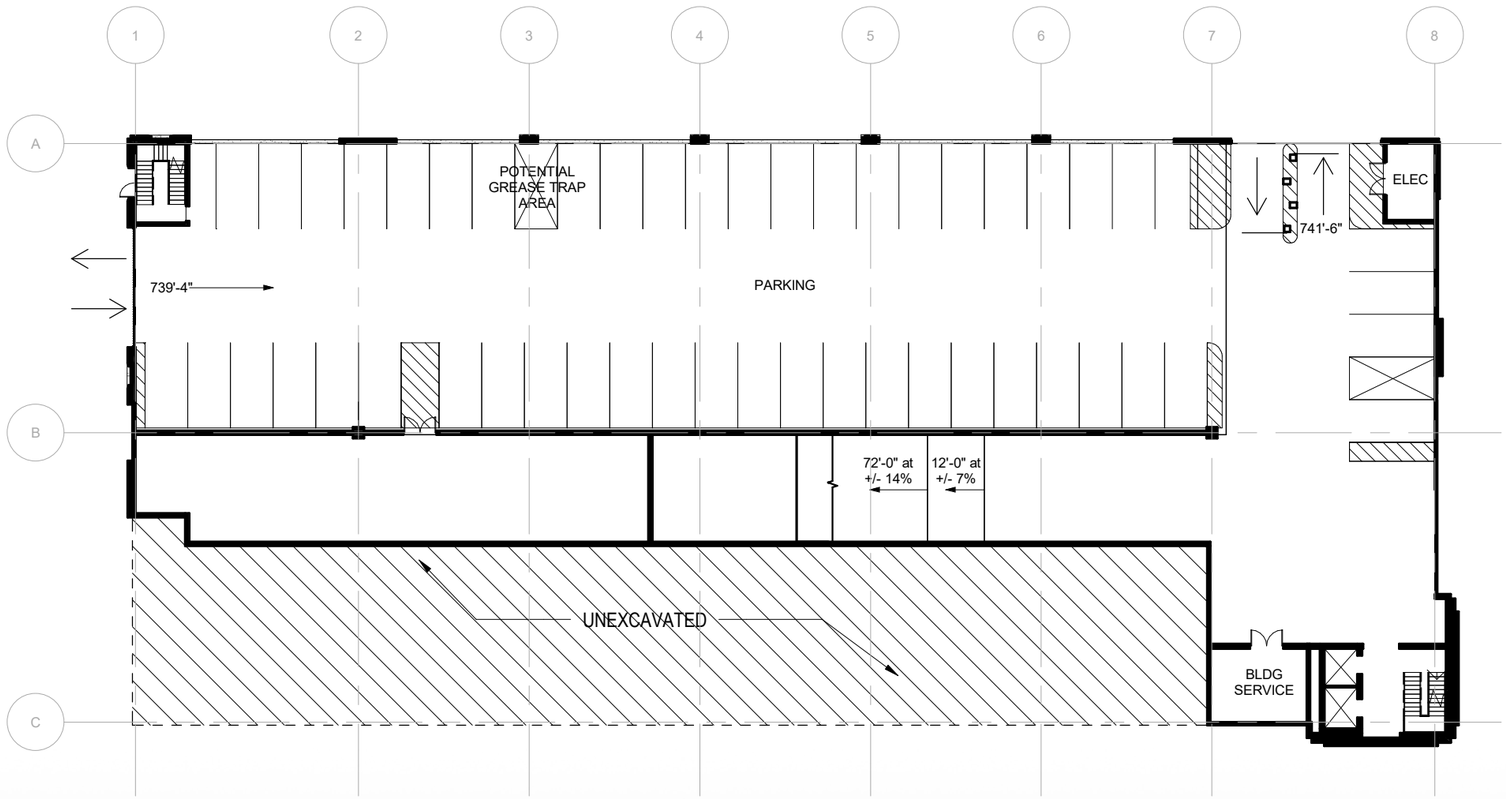
GROUND LEVEL



GROUND LEVEL

SCALE: 1/32" = 1'-0"

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GRAIN DISTRICT PARKING GARAGE

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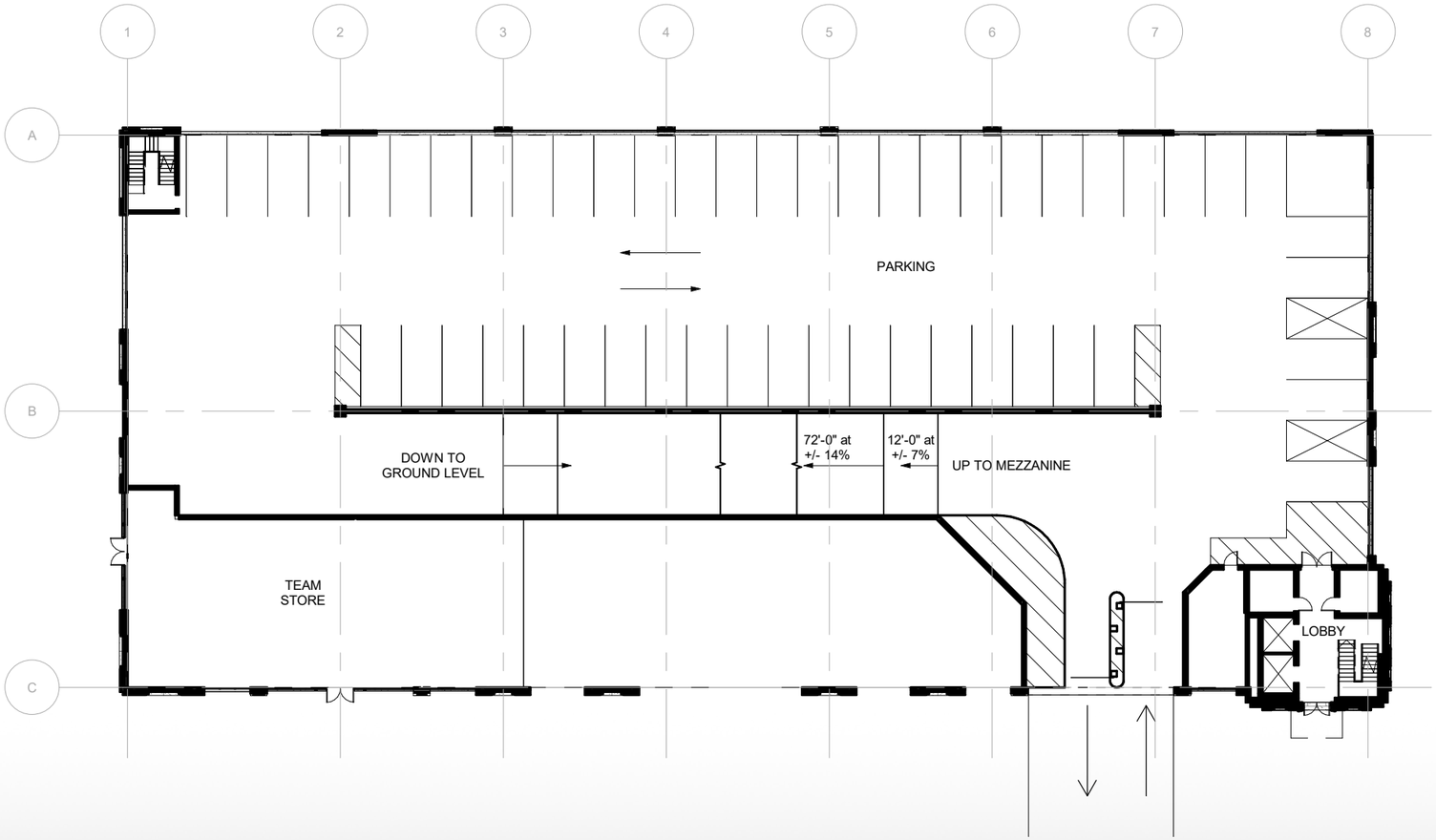
LEVEL 1



LEVEL 1

SCALE: 1/32" = 1'-0"

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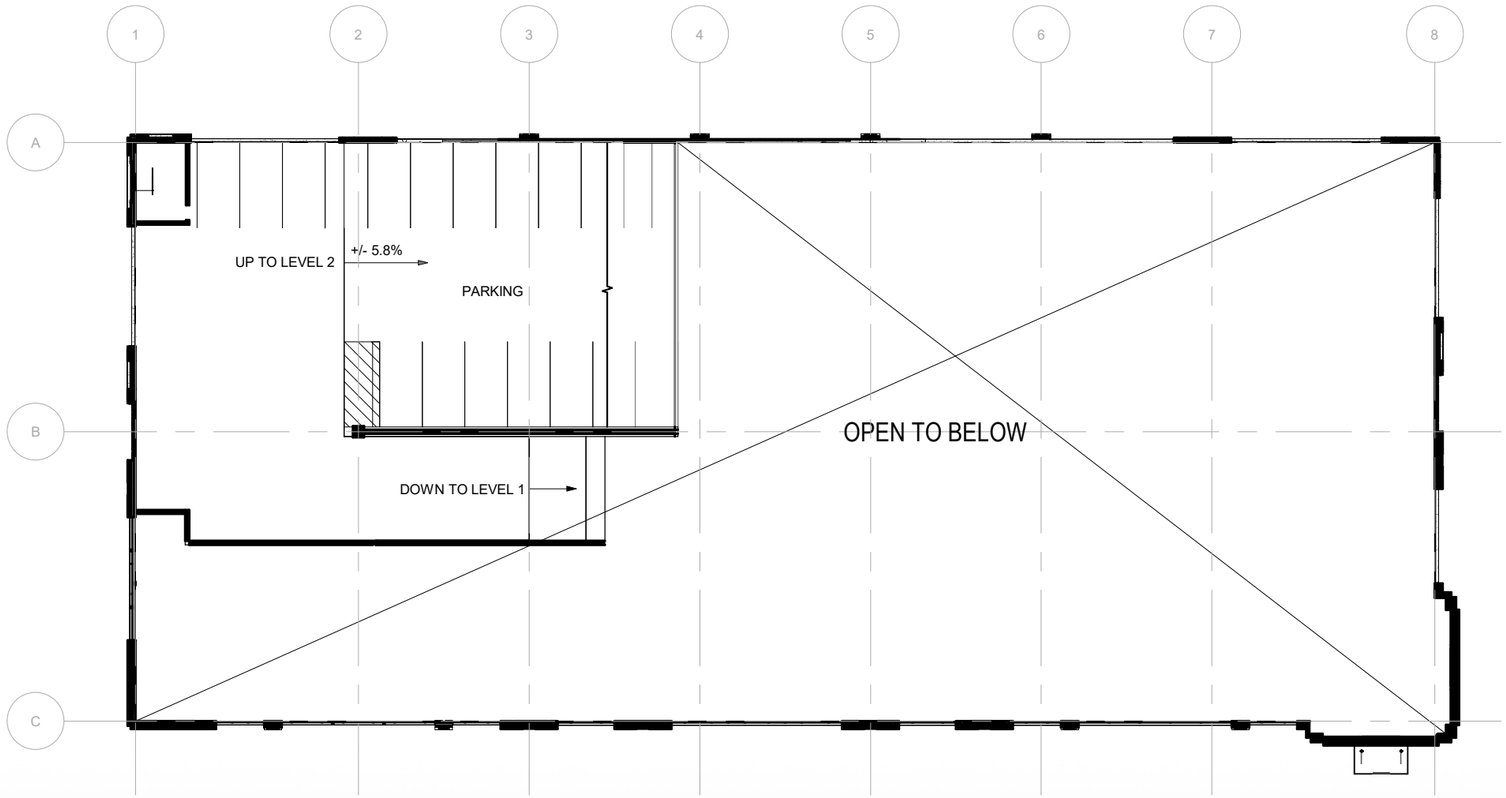
LEVEL 1.5 - MEZZANINE



LEVEL 1.5 - MEZZANINE

SCALE: 1/32" = 1'-0"

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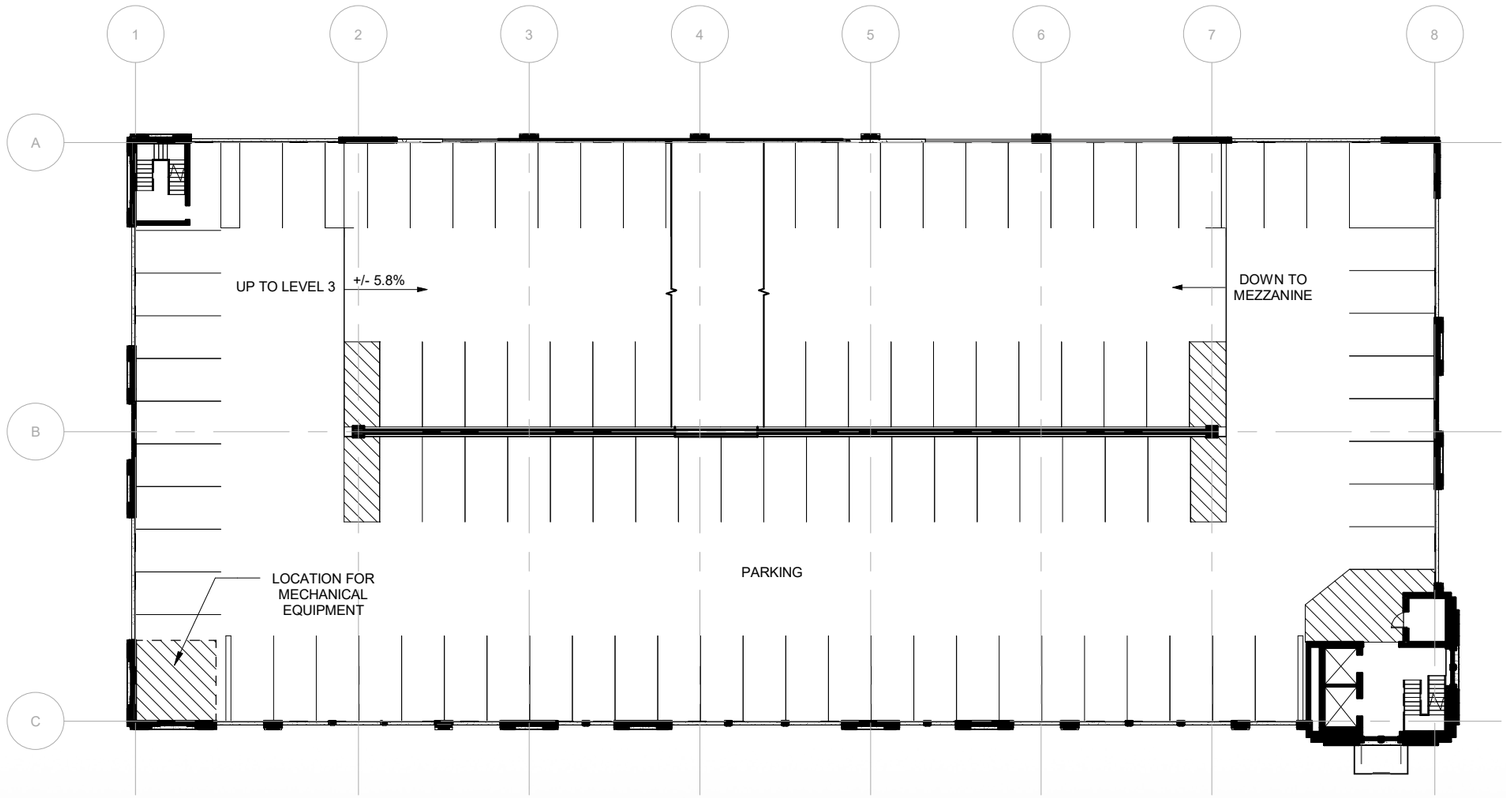
TYPICAL LEVEL (LEVELS 2 - 5)



TYPICAL LEVEL (LEVELS 2-5)

SCALE: 1/32" = 1'-0"

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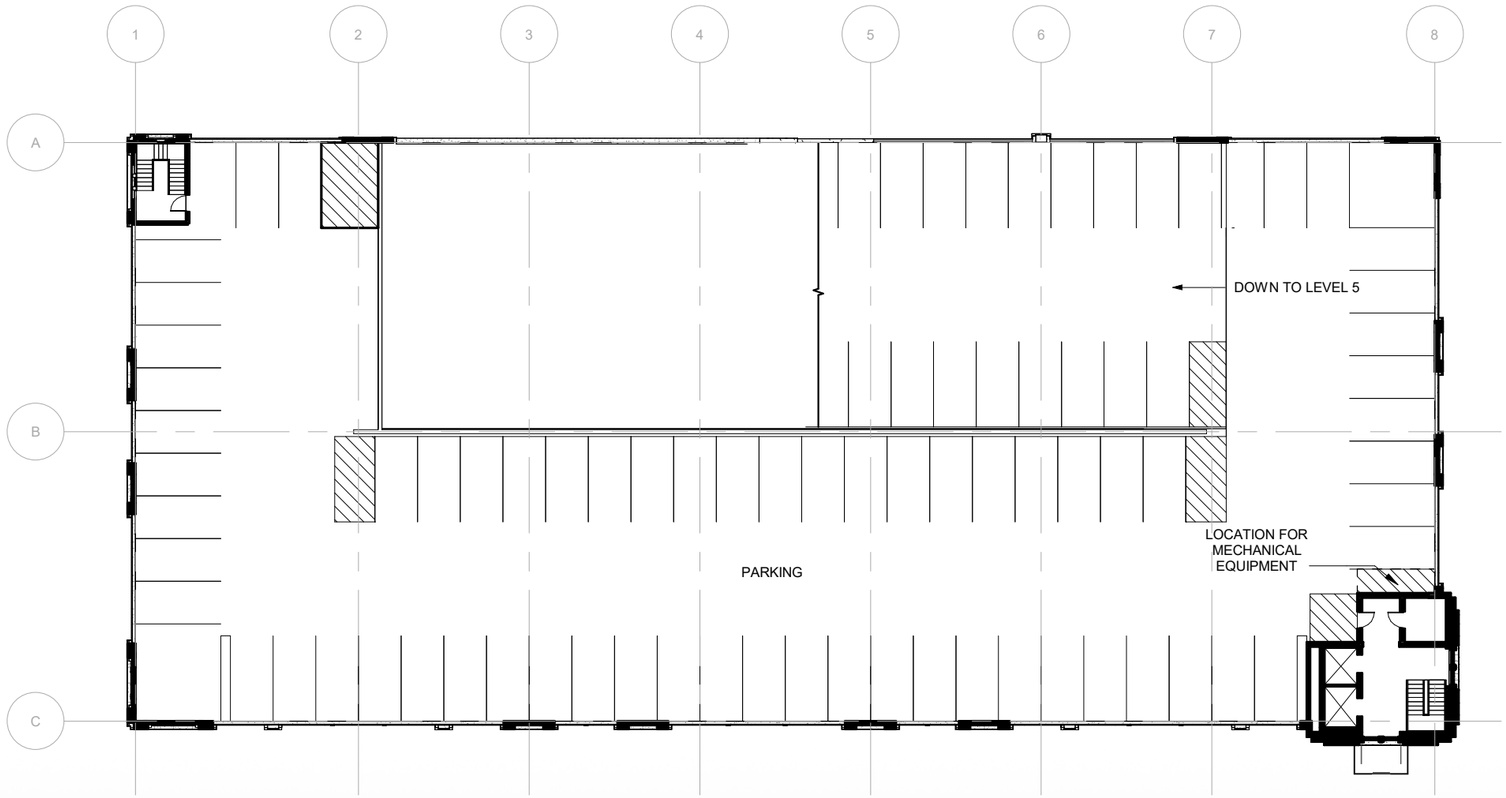
ROOF LEVEL



ROOF LEVEL

SCALE: 1/32" = 1'-0"

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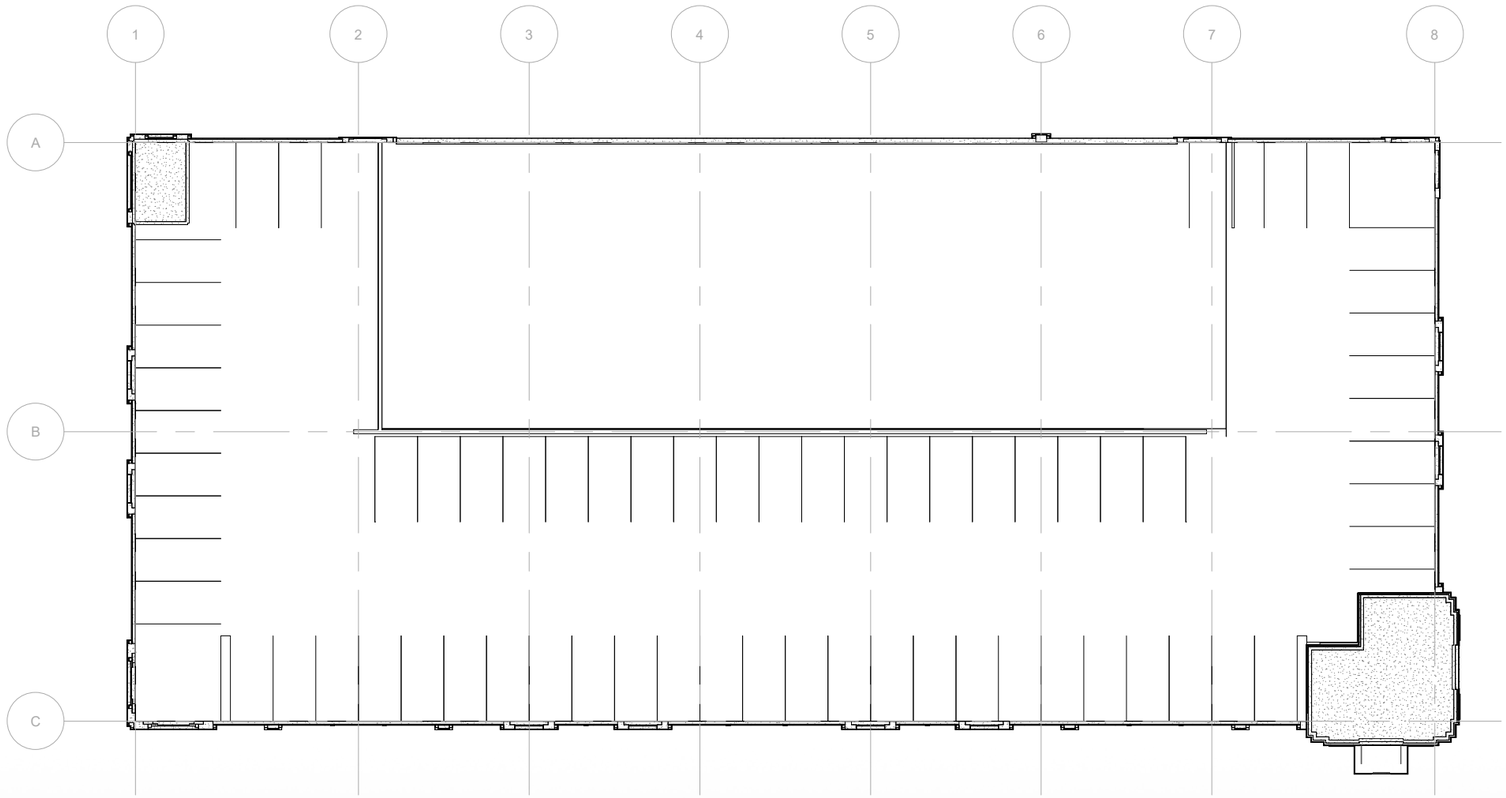
05/07/2024

PENTHOUSE ROOF LEVEL



PENTHOUSE ROOF LEVEL

SCALE: 1/32" = 1'-0"

GRAIN DISTRICT PARKING GARAGE

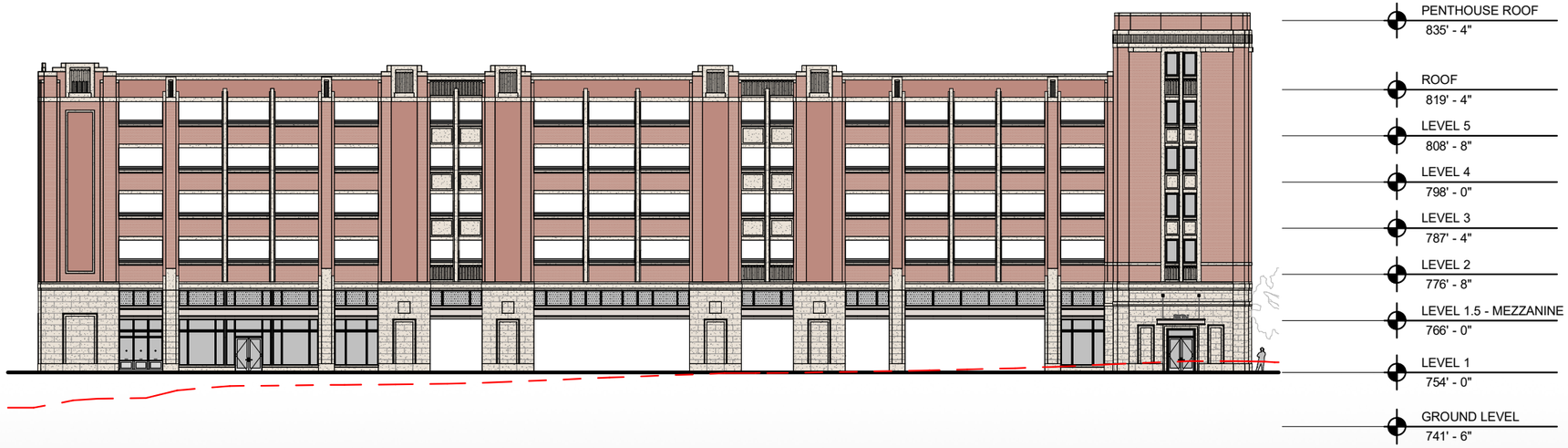
158 Pollard St.
Spartanburg, SC 29306

05/07/2024

EAST AND SOUTH ELEVATIONS

SOUTH ELEVATION

SCALE: 1/32" = 1'-0"



EAST ELEVATION

SCALE: 1/32" = 1'-0"

GRAIN DISTRICT PARKING GARAGE

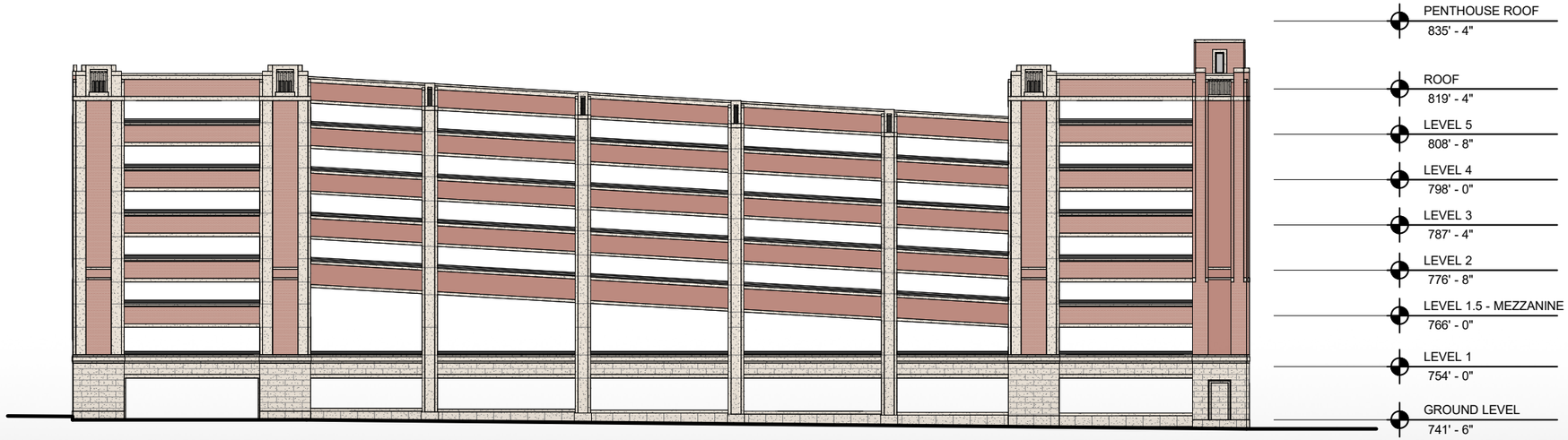
158 Pollard St.
Spartanburg, SC 29306

05/07/2024

WEST AND NORTH ELEVATIONS

NORTH ELEVATION

SCALE: 1/32" = 1'-0"



WEST ELEVATION

SCALE: 1/32" = 1'-0"

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ARCHITECTURE

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GRAIN DISTRICT PARKING GARAGE

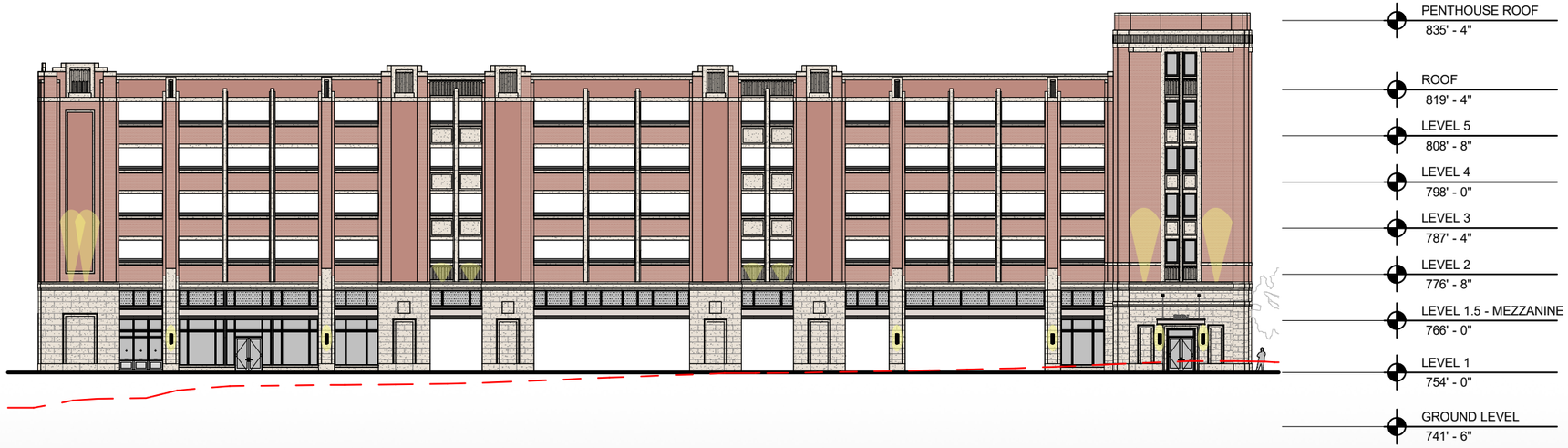
158 Pollard St.
Spartanburg, SC 29306

05/07/2024

EAST AND SOUTH ELEVATIONS - LIGHTING

SOUTH ELEVATION

SCALE: 1/32" = 1'-0"



EAST ELEVATION

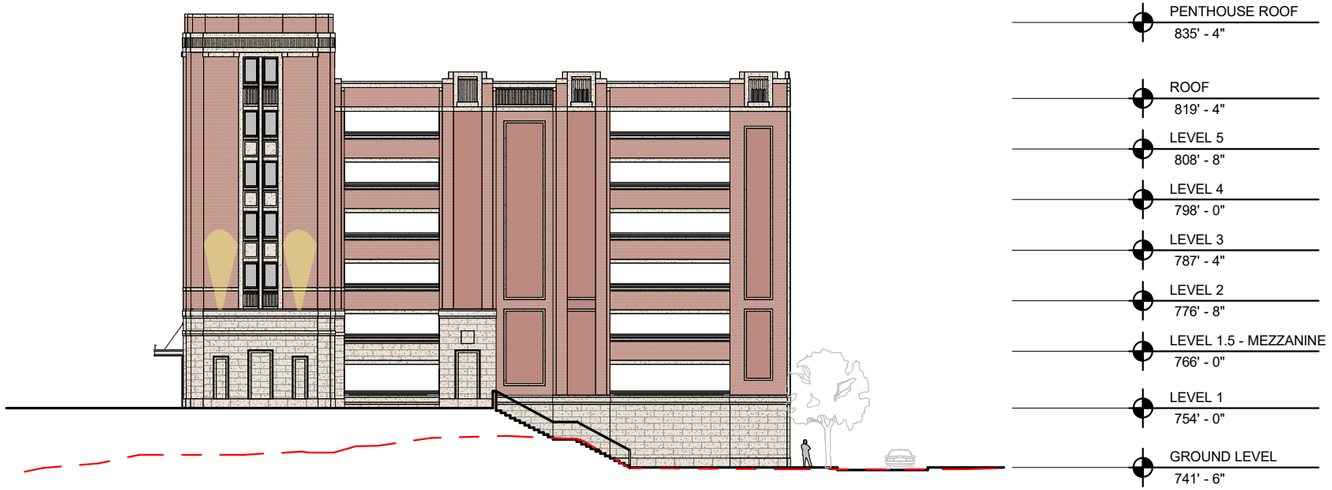
SCALE: 1/32" = 1'-0"

GRAIN DISTRICT PARKING GARAGE

158 Pollard St.
Spartanburg, SC 29306

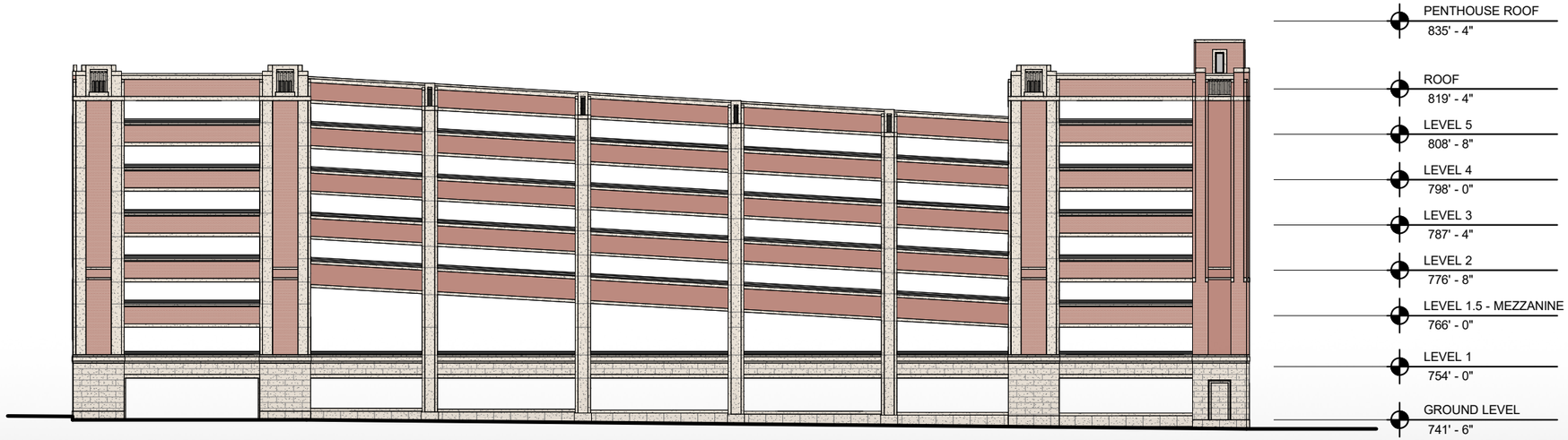
05/07/2024

WEST AND NORTH ELEVATIONS - LIGHTING



NORTH ELEVATION

SCALE: 1/32" = 1'-0"



WEST ELEVATION

SCALE: 1/32" = 1'-0"

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GRAIN DISTRICT PARKING GARAGE

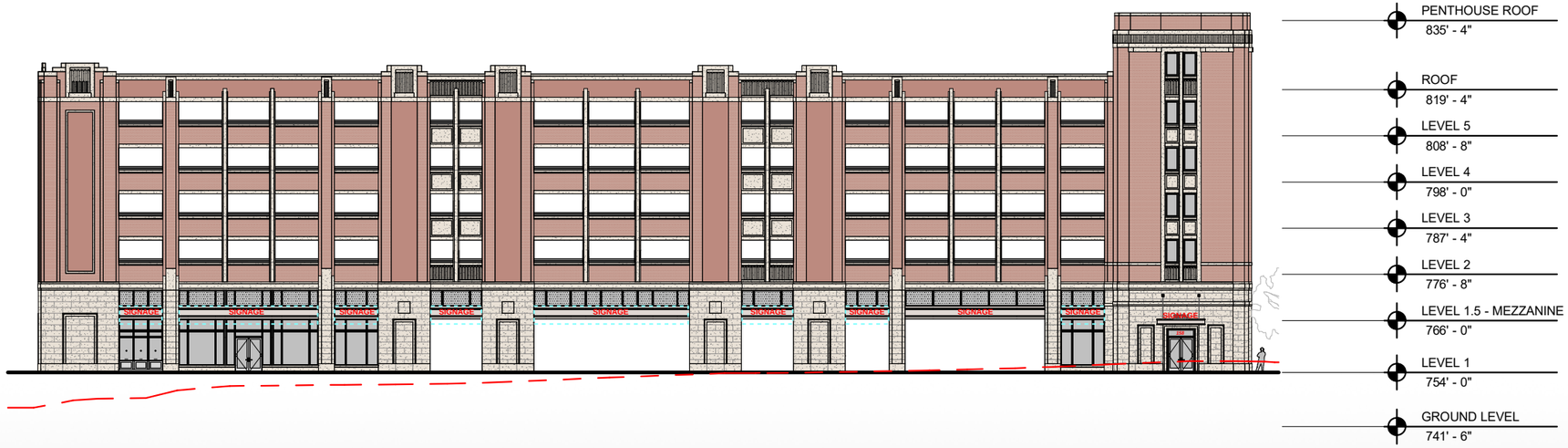
158 Pollard St.
Spartanburg, SC 29306

05/07/2024

EAST AND SOUTH ELEVATIONS - SIGNAGE

SOUTH ELEVATION

SCALE: 1/32" = 1'-0"



EAST ELEVATION

SCALE: 1/32" = 1'-0"

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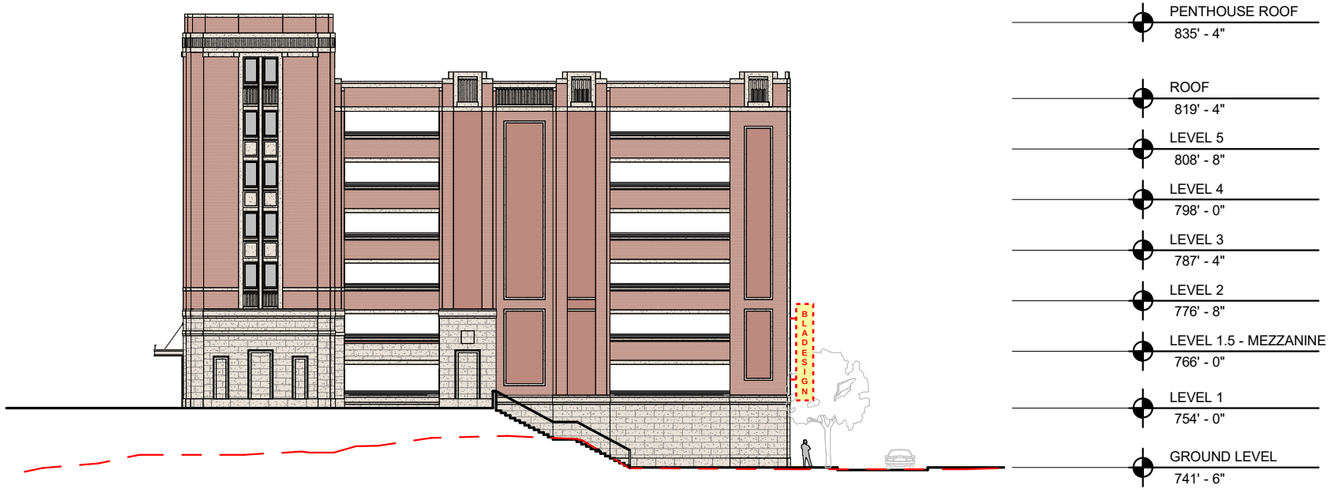
GRAIN DISTRICT PARKING GARAGE

158 Pollard St.
Spartanburg, SC 29306

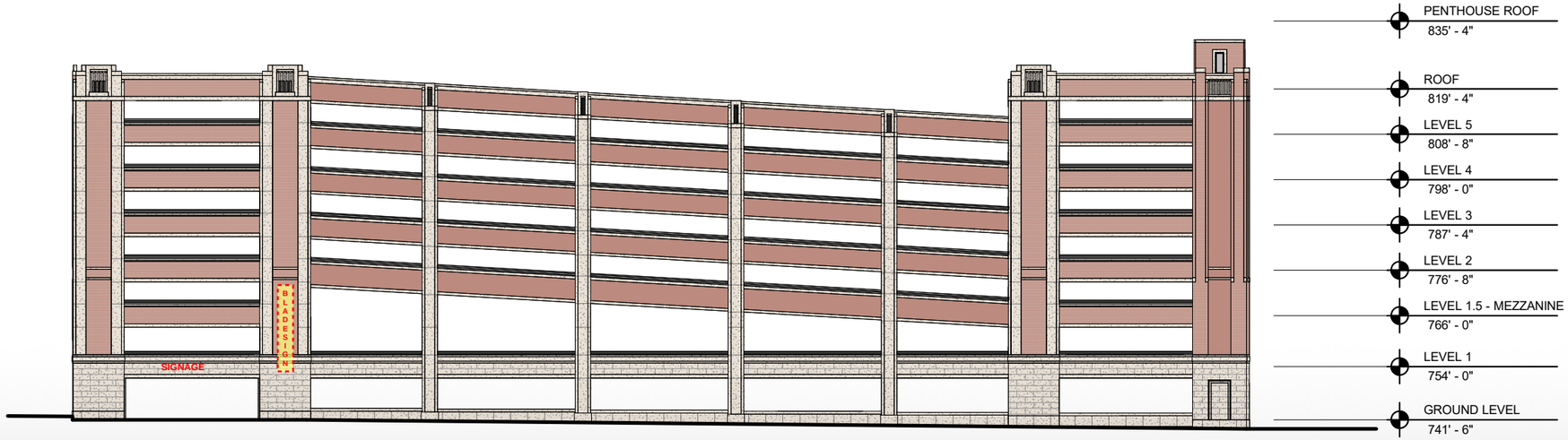
05/07/2024

WEST AND NORTH ELEVATIONS - SIGNAGE



NORTH ELEVATION

SCALE: 1/32" = 1'-0"



WEST ELEVATION

SCALE: 1/32" = 1'-0"

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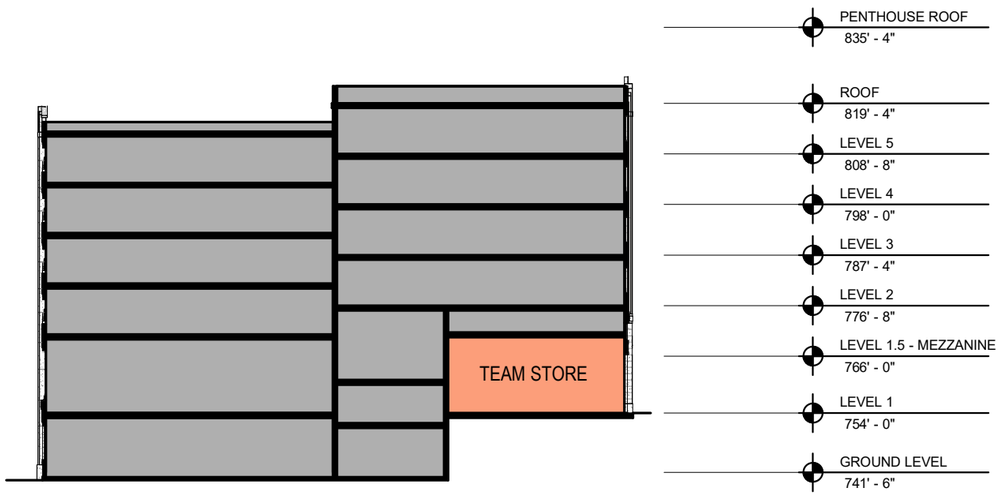
GRAIN DISTRICT PARKING GARAGE

158 Pollard St.
Spartanburg, SC 29306

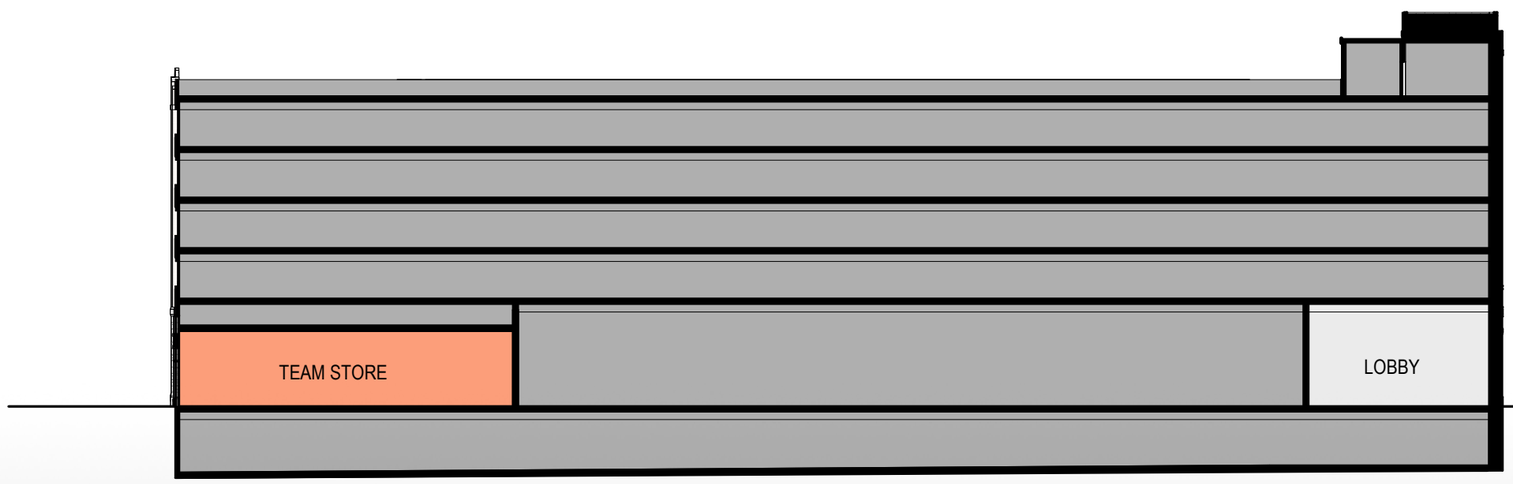
05/07/2024

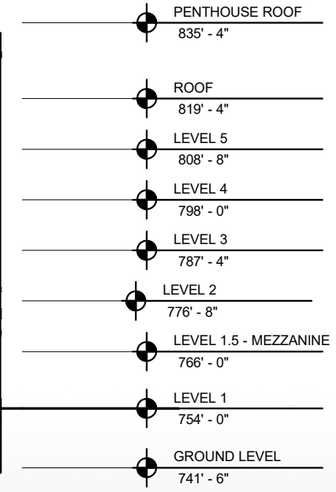
SITE SECTIONS



TRANSVERSE SITE SECTION

SCALE: 1/32" = 1'-0"





SITE SECTION

SCALE: 1/32" = 1'-0"

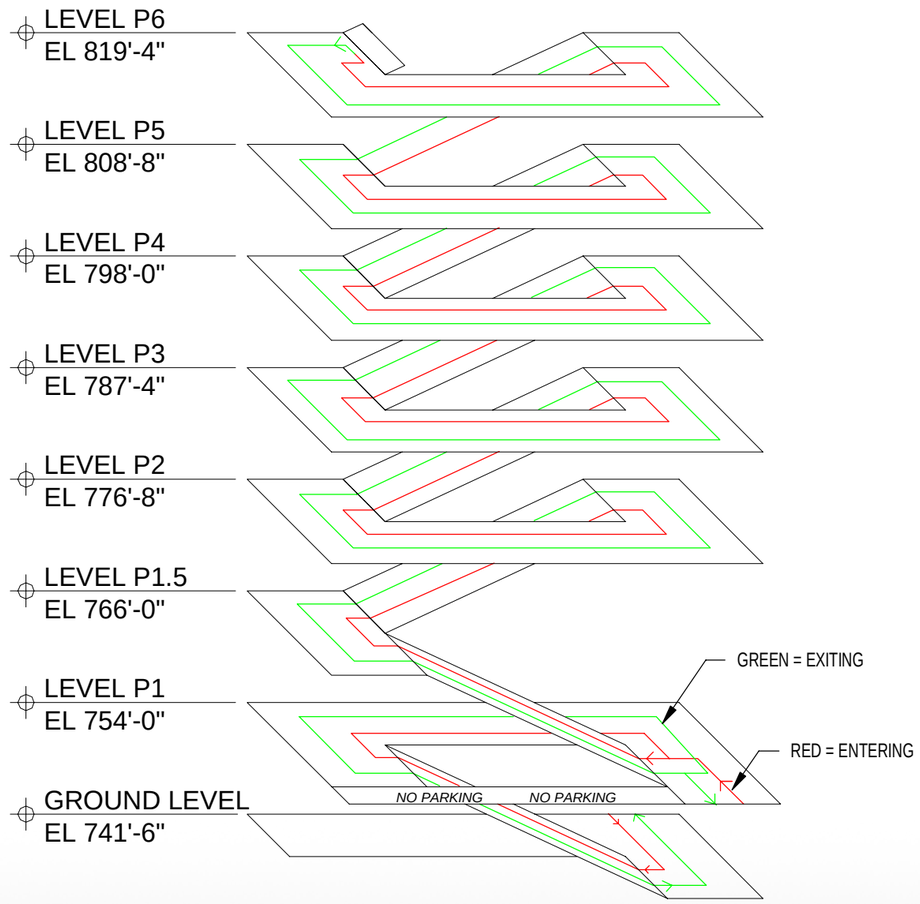
GRAIN DISTRICT PARKING GARAGE

158 Pollard St.
Spartanburg, SC 29306

05/07/2024

ISOMETRIC

FUNCTIONAL CIRCULATION ISOMETRIC



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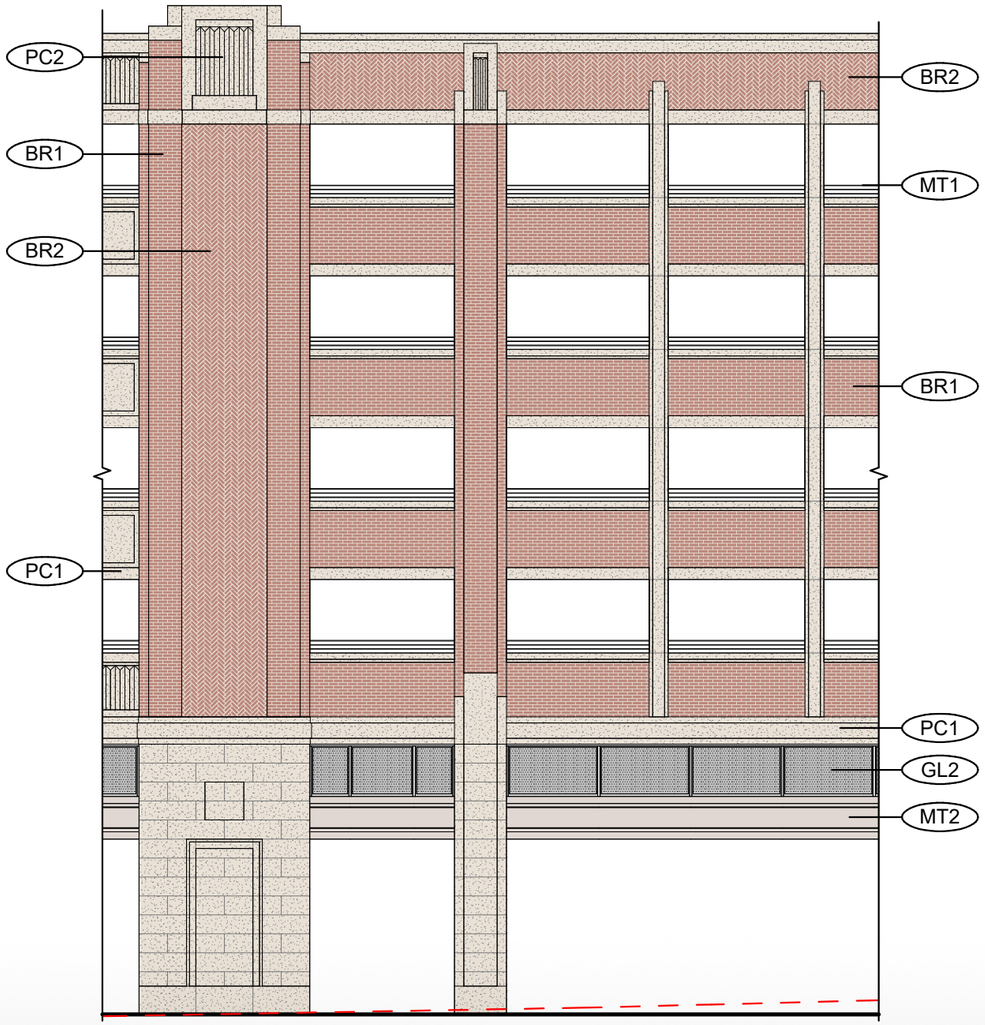
GRAIN DISTRICT PARKING GARAGE

158 Pollard St.
Spartanburg, SC 29306

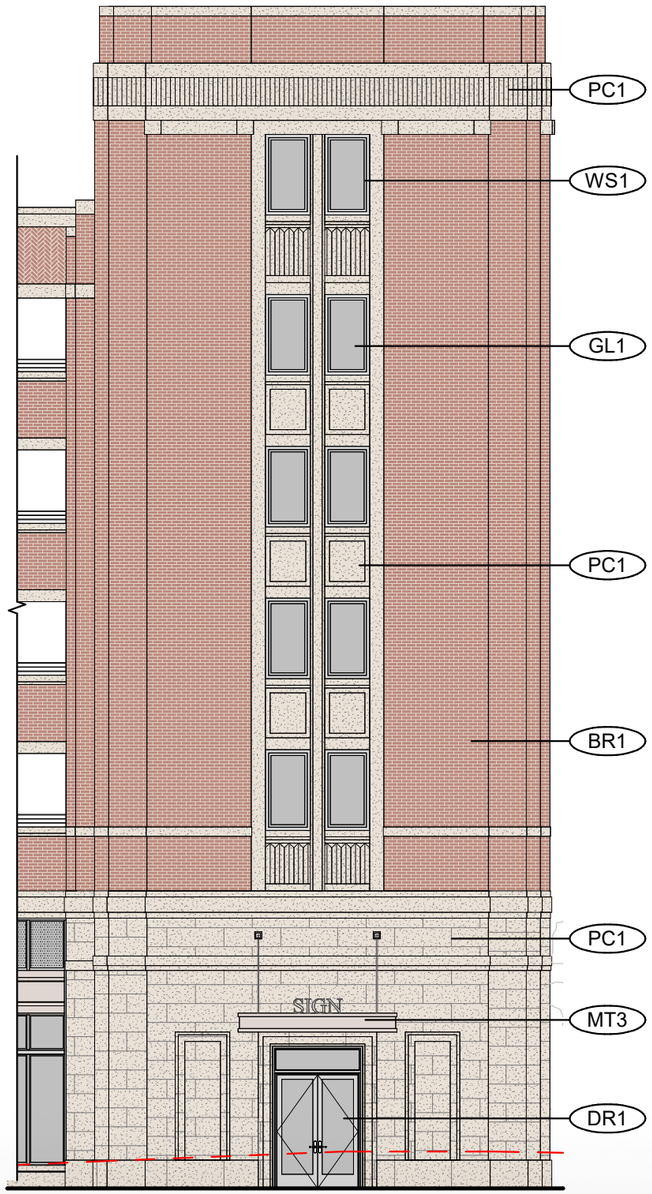
05/07/2024

ENLARGED ELEVATIONS



ENLARGED ELEVATION - TYP BAY - EAST FACADE

SCALE: 3/32" = 1'-0"



ENLARGED ELEVATION - TOWER

SCALE: 3/32" = 1'-0"

MATERIALS LEGEND

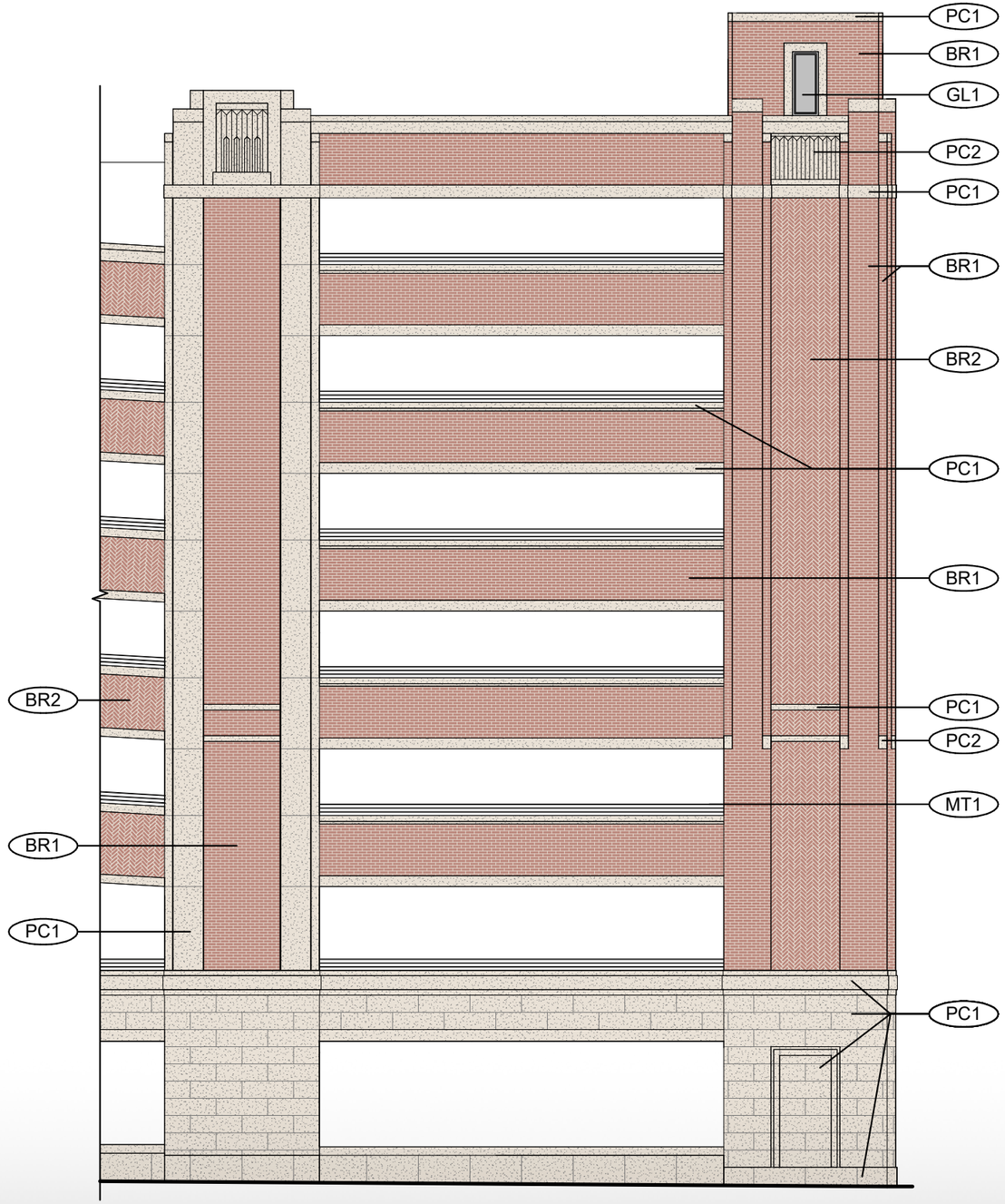
MATERIALS ID	MATERIAL DESCRIPTION
PC1	Precast, Wall and Band, Sand Finish (Sim to Cast Stone)
PC2	Precast, Detail, Sand Finish (Sim to Cast Stone)
BR1	Thin Brick Over Precast - Type 1
BR2	Think Brick Over Precast - Type 2
MT1	Metal Railing of Standard Pipe Section, Painted
MT2	Metal Sign Band Painted to Match Storefront
MT3	Decorative Metal Canopy
DR1	Aluminum Storefront Door with Glass Panel
DR2	Sectional Overhead Aluminum or Steel Door, Painted to Match Storefront
SF1	Aluminum Storefront, Painted Frame
WS1	Fixed Window, Painted Aluminum Frame
GL1	Vision Glass (1" Insulated Low-E Glazing Unit)
GL2	Spandrel Glass (Warm Gray Frit on Surface #4)
LF1	Decorative Wall Sconce, Painted Metal and Glass
LF2	Decorative Uplight / Downlight, Painted Metal

GRAIN DISTRICT PARKING GARAGE

158 Pollard St.
Spartanburg, SC 29306

05/07/2024

ENLARGED ELEVATIONS



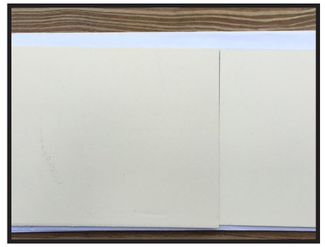
ENLARGED ELEVATION - WEST FACADE

SCALE: 3/32" = 1'-0"

MATERIALS LEGEND	
MATERIALS ID	MATERIAL DESCRIPTION
PC1	Precast, Wall and Band, Sand Finish (Sim to Cast Stone)
PC2	Precast, Detail, Sand Finish (Sim to Cast Stone)
BR1	Thin Brick Over Precast - Type 1
BR2	Think Brick Over Precast - Type 2
MT1	Metal Railing of Standard Pipe Section, Painted
MT2	Metal Sign Band Painted to Match Storefront
MT3	Decorative Metal Canopy
DR1	Aluminum Storefront Door with Glass Panel
DR2	Sectional Overhead Aluminum or Steel Door, Painted to Match Storefront
SF1	Aluminum Storefront, Painted Frame
WS1	Fixed Window, Painted Aluminum Frame
GL1	Vision Glass (1" Insulated Low-E Glazing Unit)
GL2	Spandrel Glass (Warm Gray Frit on Surface #4)
LF1	Decorative Wall Sconce, Painted Metal and Glass
LF2	Decorative Uplight / Downlight, Painted Metal

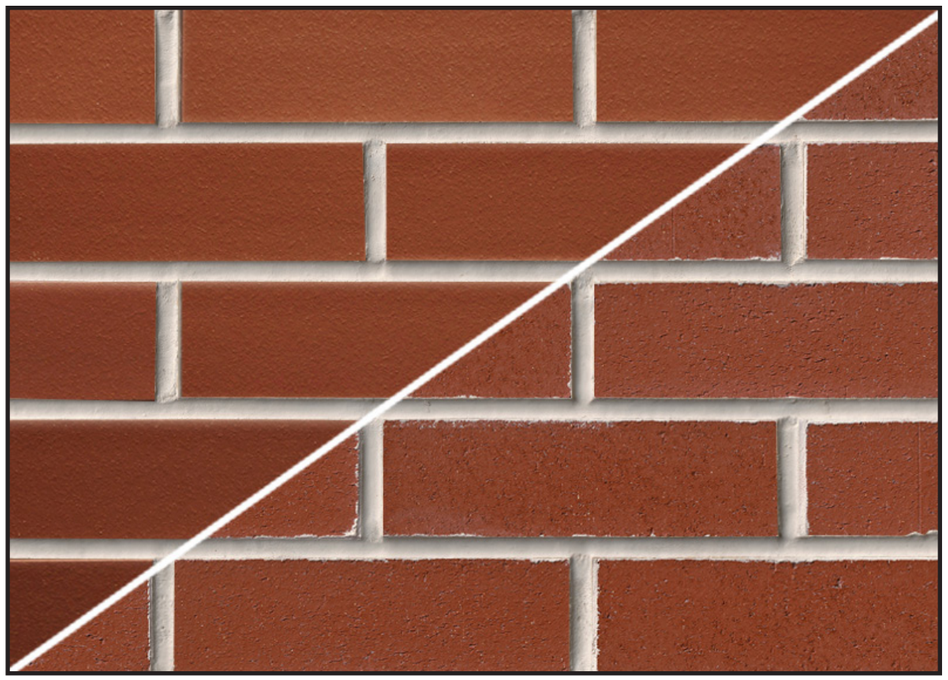
INSULATED GLAZING UNIT
VITRO: SOLARBAN 60 LOW-E ON CLEAR GLASS

SPANDREL GLAZING
VITRO: SOLARBAN 60 LOW-E ON CLEAR GLASS
WITH WARM GREY FRIT ON SURFACE #4



STOREFRONT:
PAINTED METAL FRAME
“SANDSTONE”

GUARDRAIL/RAILING:
PAINTED METAL RAILING
“BLACK”



BRICK:
METROBRICK THINBRICK RANGE
“SCHOOLHOUSE RED
SMOOTH AND WIRECUT FINISH”

PRECAST/”MORTAR”:
BUFF COLOR, SANDBLAST FINISH

DAVID M. SCHWARZ ARCHITECTS
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Kimley»Horn Expect More. Experience Better.

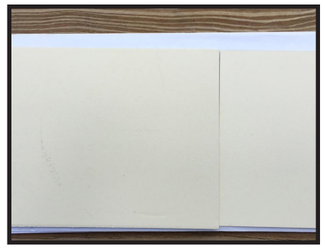
Selected Exterior Materials & Colors

Grain District Parking Garage, Spartanburg, South Carolina

JOHNSON DEVELOPMENT ASSOCIATES, INC.

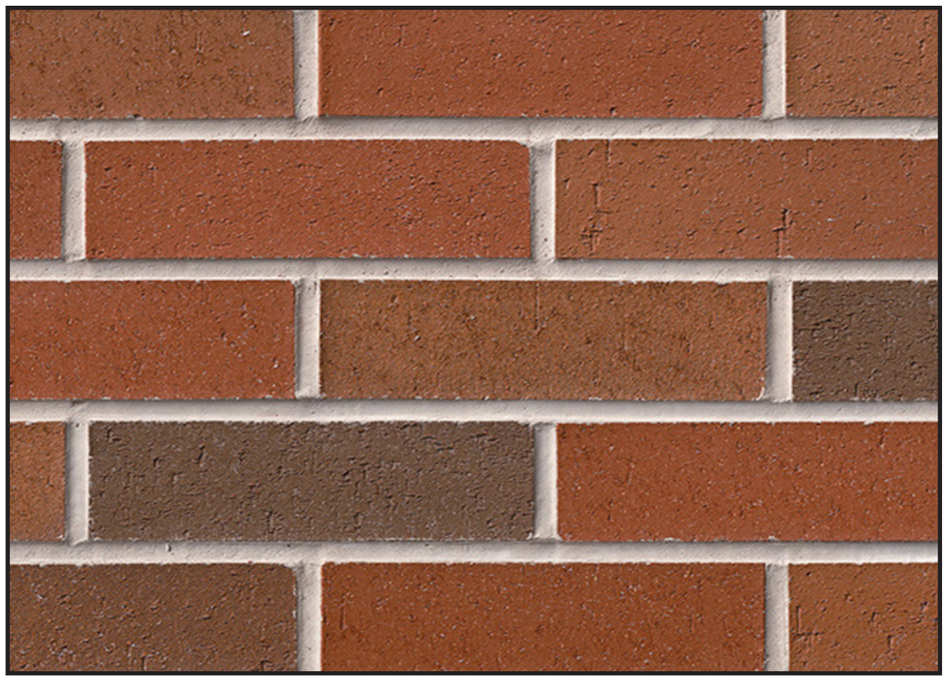
INSULATED GLAZING UNIT
VITRO: SOLARBAN 60 LOW-E ON CLEAR GLASS

SPANDREL GLAZING
VITRO: SOLARBAN 60 LOW-E ON CLEAR GLASS
WITH WARM GREY FRIT ON SURFACE #4



STOREFRONT:
PAINTED METAL FRAME
“SANDSTONE”

GUARDRAIL/RAILING:
PAINTED METAL RAILING
“BLACK”



BRICK:
METROBRICK THINBRICK RANGE
“350 MAINSTREET FLASHED,
310 MAINSTREET IRONSPOT,
458 BROWNSTONE FLASHED”

PRECAST/”MORTAR”:
BUFF COLOR, SANDBLAST FINISH

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Kimley»Horn Expect More. Experience Better.

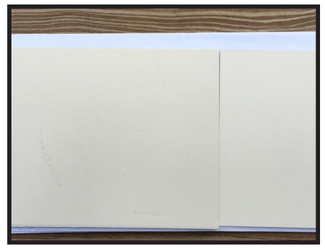
Selected Exterior Materials & Colors

Grain District Parking Garage, Spartanburg, South Carolina

JOHNSON DEVELOPMENT ASSOCIATES, INC.

INSULATED GLAZING UNIT
VITRO: SOLARBAN 60 LOW-E ON CLEAR GLASS

SPANDREL GLAZING
VITRO: SOLARBAN 60 LOW-E ON CLEAR GLASS
WITH WARM GREY FRIT ON SURFACE #4



STOREFRONT:
PAINTED METAL FRAME
“SANDSTONE”

GUARDRAIL/RAILING:
PAINTED METAL RAILING
“BLACK”

BRICK:
METROBRICK THINBRICK RANGE
“COPPER IRONSPOT”

PRECAST/”MORTAR”:
BUFF COLOR, SANDBLAST FINISH

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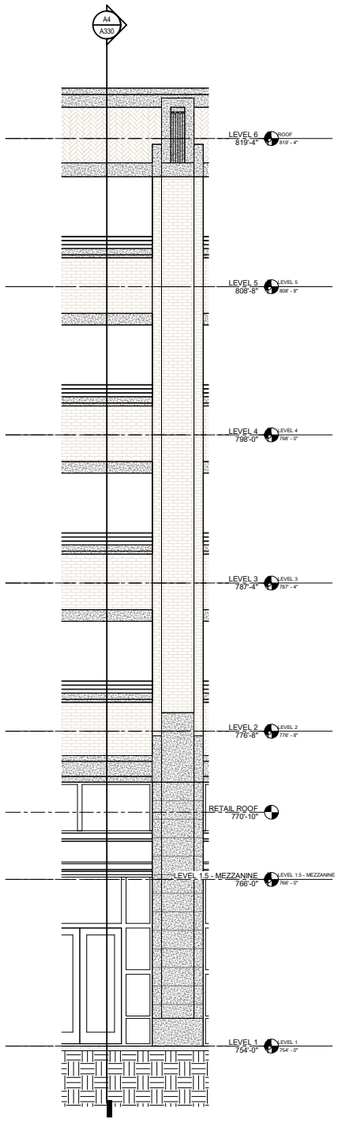
Kimley»Horn Expect More. Experience Better.

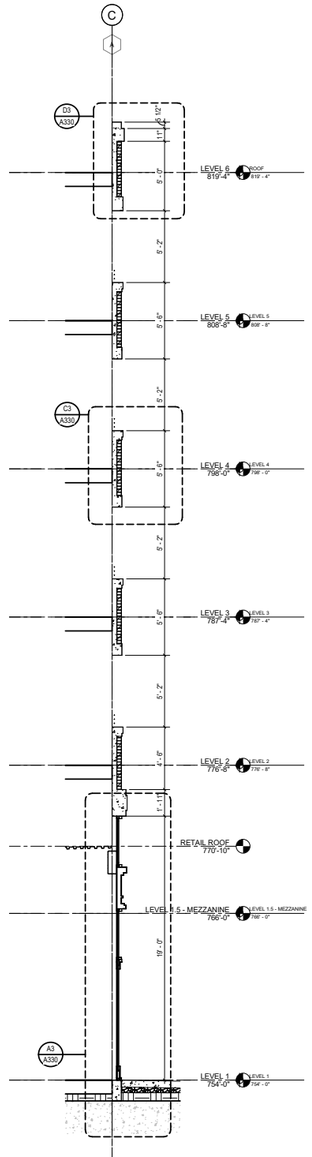
Selected Exterior Materials & Colors

Grain District Parking Garage, Spartanburg, South Carolina

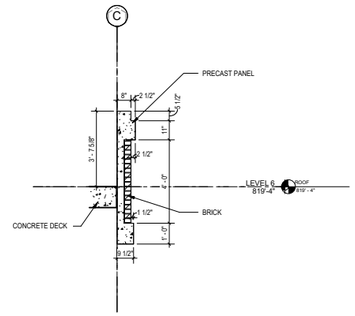
JOHNSON DEVELOPMENT ASSOCIATES, INC.



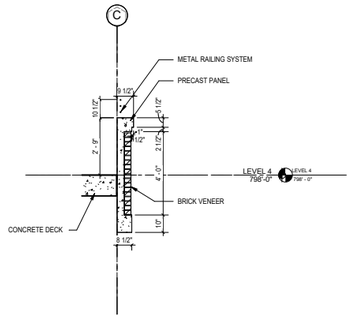
A5 A330 **EXTERIOR ELEVATION - EAST - Callout 2**
1/4" = 1'-0"



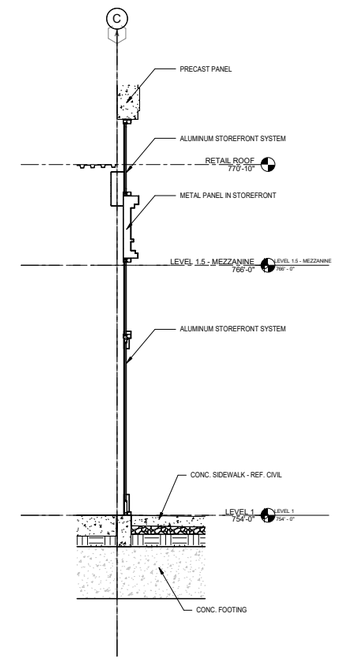
A4 A330 **Section 3**
1/4" = 1'-0"



D3 A330 **Section 3 - Callout 1**
3/8" = 1'-0"



C3 A330 **Section 3 - Callout 3**
3/8" = 1'-0"



A3 A330 **Section 3 - Callout 2**
3/8" = 1'-0"

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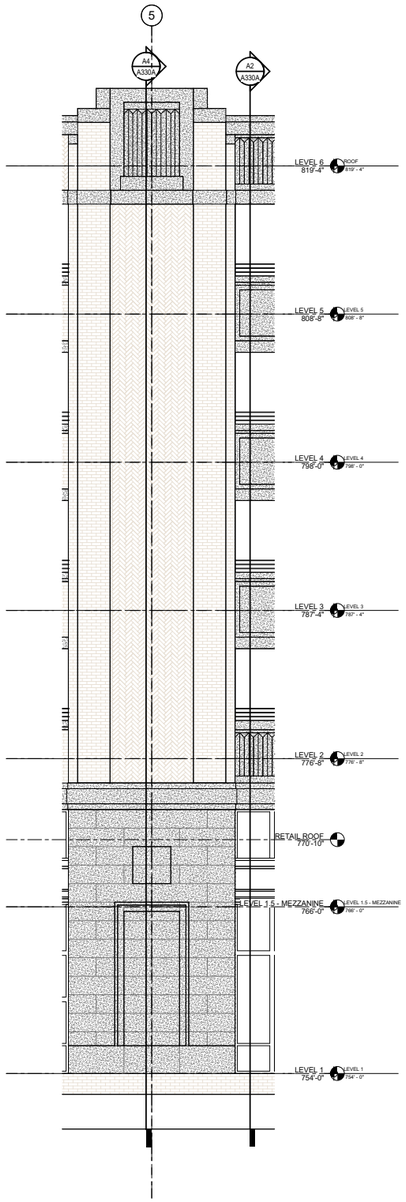
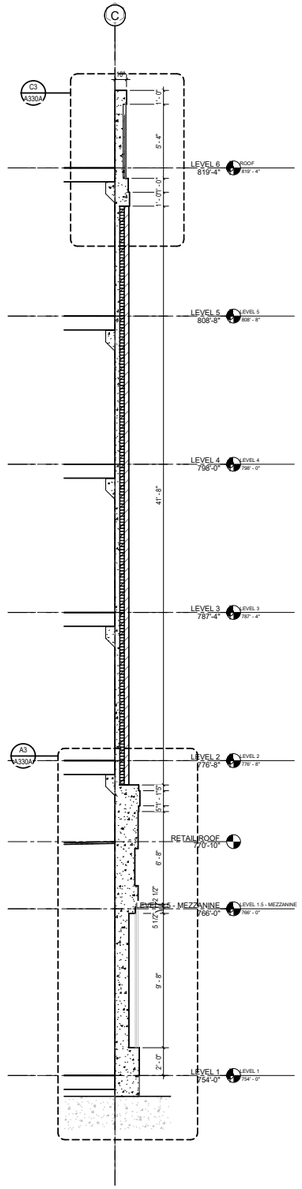


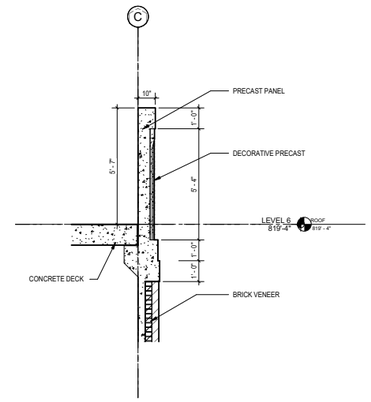
A5 A330A **EXTERIOR ELEVATION - EAST - Callout 1**
1/4" = 1'-0"

5

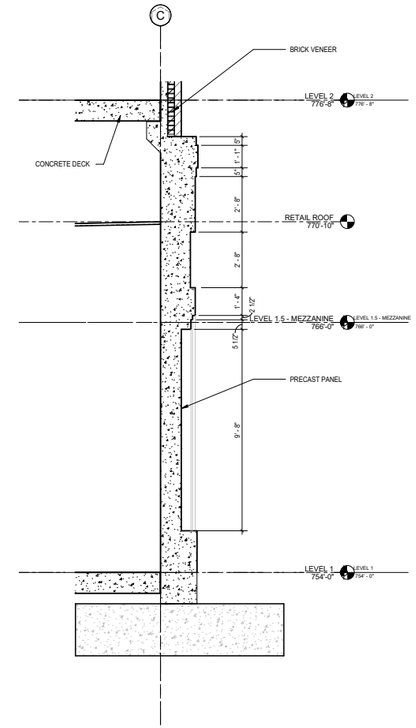


A4 A330A **Section 1**
1/4" = 1'-0"

4

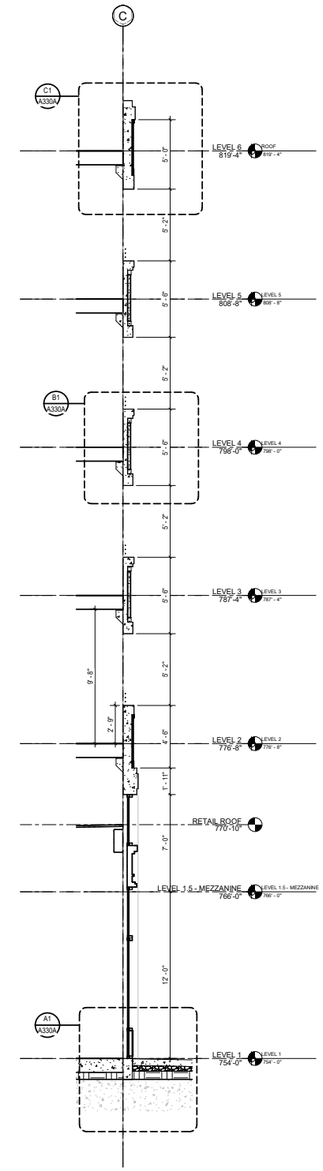


C3 A330A **ENLARGED DETAIL**
3/8" = 1'-0"



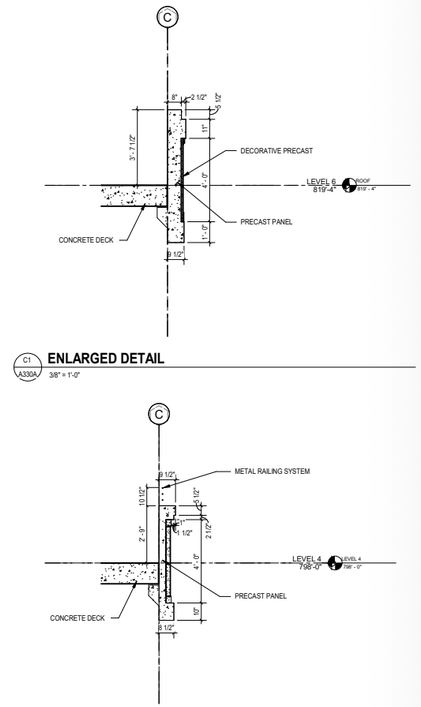
A3 A330A **ENLARGED DETAIL**
3/8" = 1'-0"

3



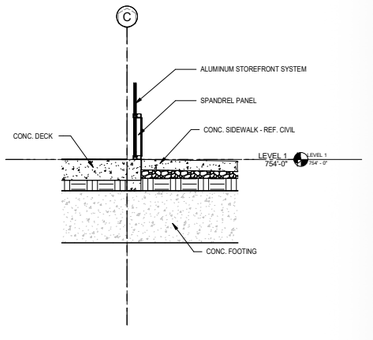
A2 A330A **Section 2**
1/4" = 1'-0"

2



C1 A330A **ENLARGED DETAIL**
3/8" = 1'-0"

B1 A330A **ENLARGED DETAIL**
3/8" = 1'-0"



A1 A330A **ENLARGED DETAIL**
3/8" = 1'-0"

1

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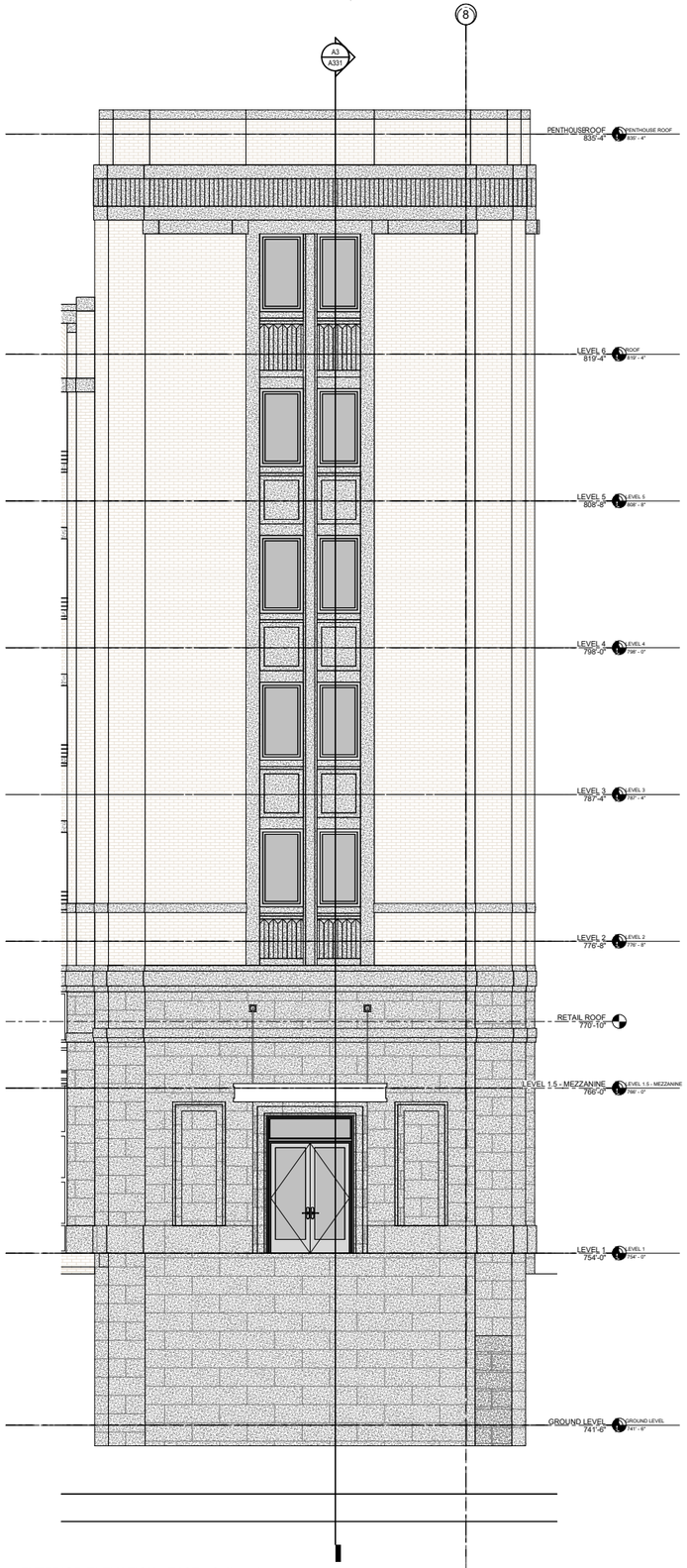
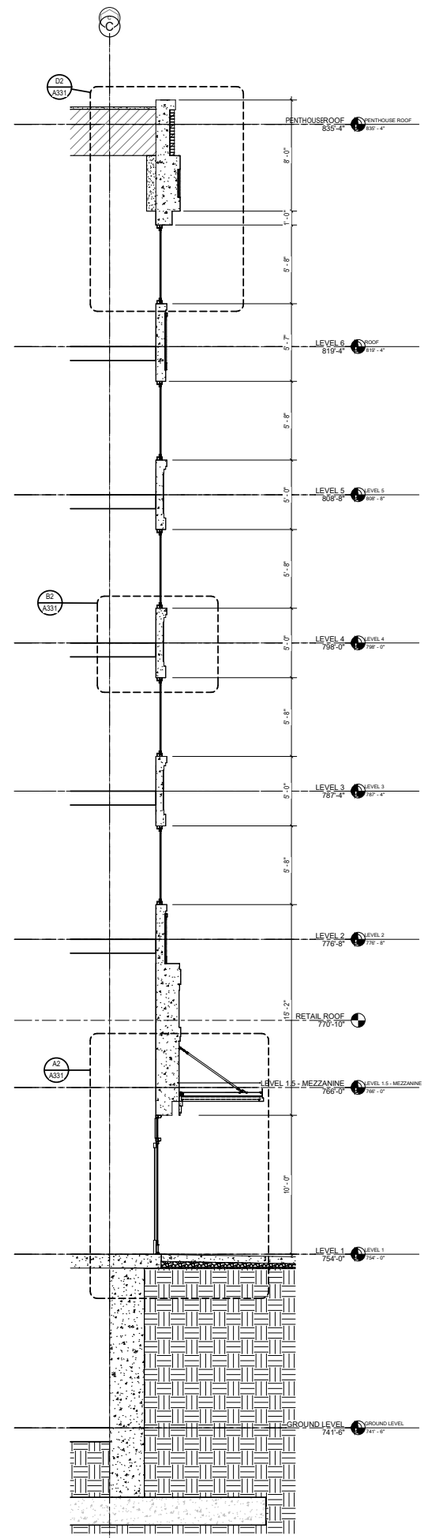
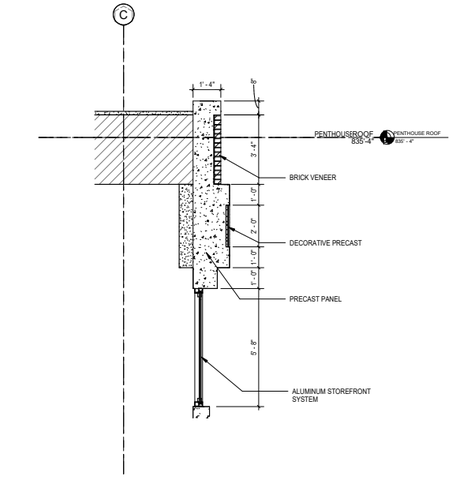
ARCHITECTURE



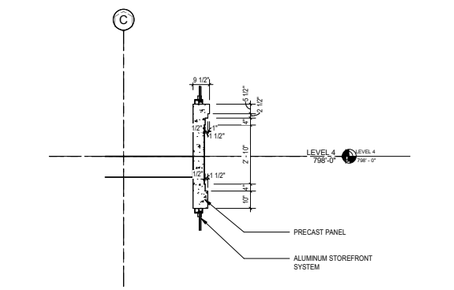
A5 A331 **EXTERIOR ELEVATION - EAST - Callout 3**
1/4" = 1'-0"



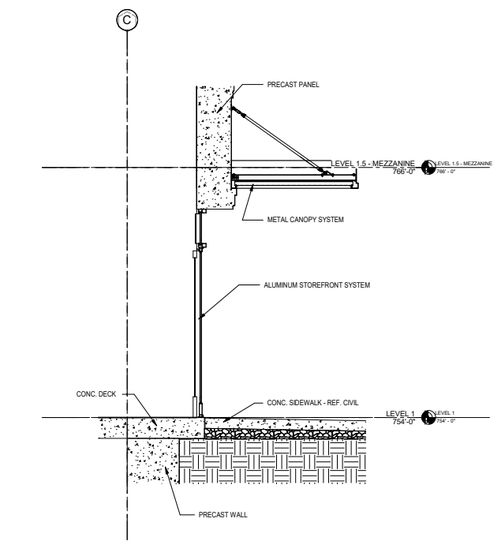
A3 A331 **Section 12**
1/4" = 1'-0"



D2 A331 **Section 12 - Callout 1**
3/8" = 1'-0"



B2 A331 **Section 12 - Callout 3**
3/8" = 1'-0"



A2 A331 **Section 12 - Callout 2**
3/8" = 1'-0"

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A5 / A332 **EXTERIOR ELEVATION - NORTH - Callout 1**

1/4" = 1'-0"

A4 / A332 **Section 6**

1/4" = 1'-0"

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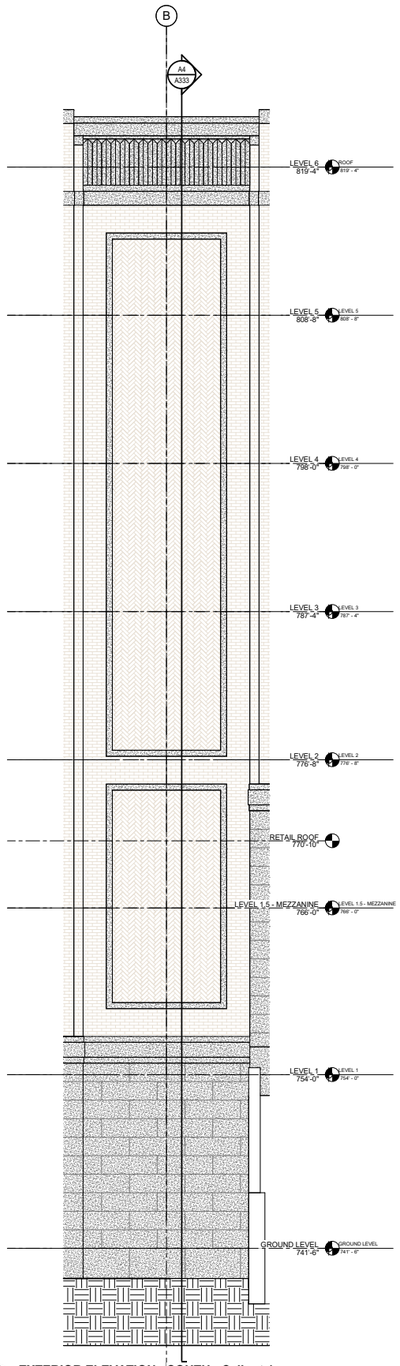
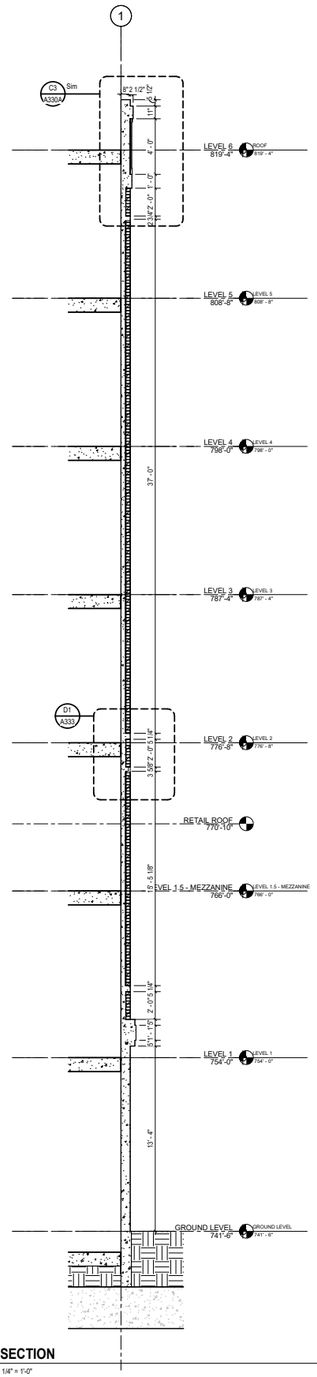
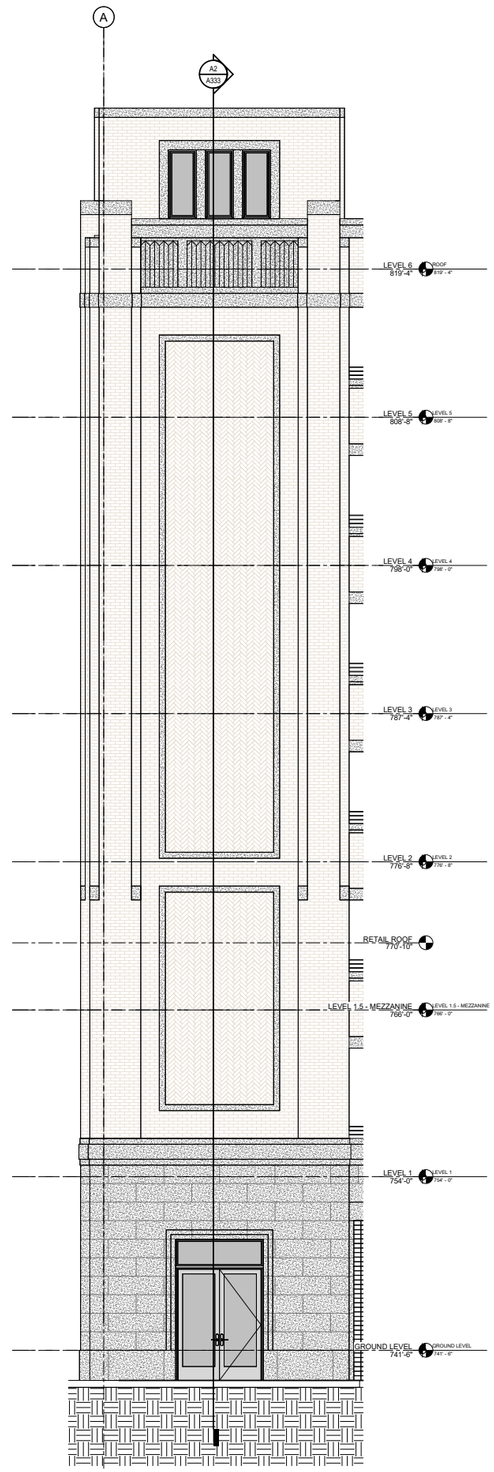


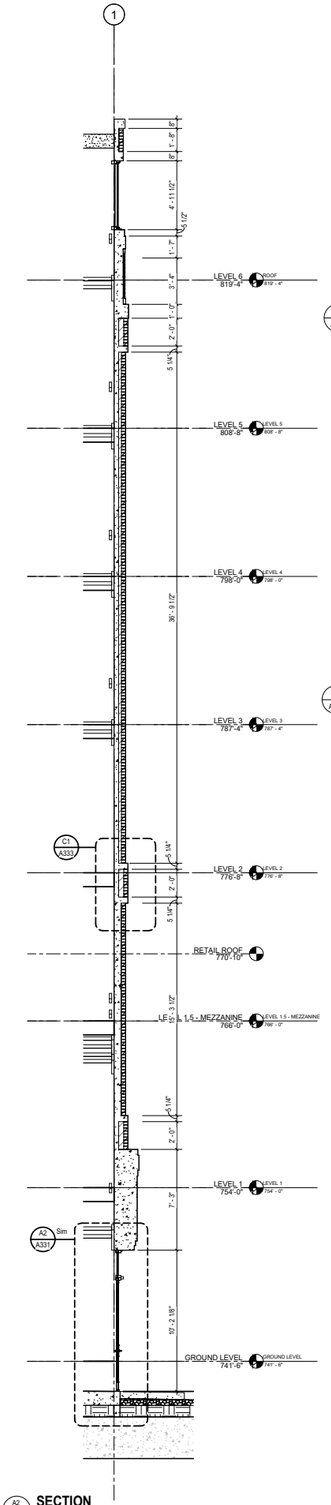
A5 A333 **EXTERIOR ELEVATION - SOUTH - Callout 1**
1/4" = 1'-0"



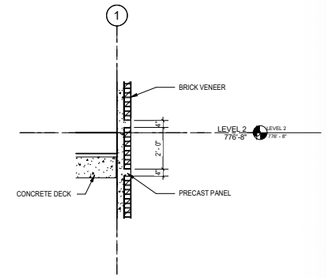
A4 A333 **SECTION**
1/4" = 1'-0"



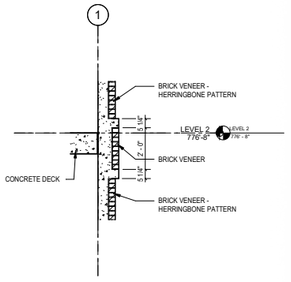
A3 A333 **EXTERIOR ELEVATION - SOUTH - Callout 2**
1/4" = 1'-0"



A2 A333 **SECTION**
1/4" = 1'-0"



D1 A333 **ENLARGED DETAIL**
3/8" = 1'-0"



C1 A333 **ENLARGED DETAIL**
3/8" = 1'-0"

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A5 A334 **EXTERIOR ELEVATION - WEST - Callout 1**

1/4" = 1'-0"

A4 A334 **Section 4**

1/4" = 1'-0"

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05/07/2024

PERSPECTIVE ILLUSTRATION - NORTHEAST

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PERSPECTIVE ILLUSTRATION - SOUTHWEST

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PERSPECTIVE ILLUSTRATION - NORTHWEST

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