



The City of Spartanburg Design Review Board

AGENDA

July 2, 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 Chairperson will announce any changes after the roll call).

- I. Call to Order and announcement of new board member Jean Crowther**
- 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 May 7, 2024, meeting.**
- VI. New Business:**
 1. DRB-24-020-00009 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed Spartanburg Subaru located in the DT-5 Zone (Downtown Urban District) at 400 E Daniel Morgan Ave (Tax Map Sheet: 7-12-06-061.00). Owner: RP CGR SBG MAZ-SUB, LLC / Applicant: Hudson Automotive Group.
 2. DRB-24-020-00010 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed Mile Residence located in the DT-5 Zone (Downtown Urban District) at 142 Oakland Ave (Tax Map Sheet: 7-12-11-069.00). Owner: James E and Kimberly Miles / Applicant: Meghan Teague, Teague Studio.
 3. DRB-24-020-00011 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed Fidelity Bank located in the DT-5 Zone (Downtown Urban District) at 305 N Church St (Tax Map Sheet: 7-12-06-043.00). Owner: Steve McClure, Fidelity Bank / Applicant: Brian Murdoch, Fidelity Bank.
- VII. Election of new Chair and Vice Chair for the Board.**
- VIII. Staff Announcements:**
- IX. Adjournment.**

For more information, please contact the Planning Department, at (864) 580-5269 or by email at planning@cityofspartanburg.org.

Meeting Minutes of the Design Review Board (DRB)
Tuesday, May 7th, 2024, at 5:30 PM
Dr. TK Gregg Recreation Center

The Design Review Board (DRB) on Tuesday, May 7th, 2024, at 5:30pm. The following Board Members were in attendance: **Lucy Lynch, Alexander Newman, Lukas Hauser, Tori Wallace Babcock and Lauren Rogers**. Representing the City of Spartanburg's Planning Department was **Martin Livingston, Community Development Director, Fredalyn Frasier, Planning Director, Oksana Holbrooks, Administrative Assistant and Nan Zhou, Planner II**.

Roll Call:

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

Ms. Lynch: Per the Freedom of Information Act, public notice of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance. We need to approve tonight's agenda unless there are any changes.

Approval of Agenda

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

Mr. Newman: Motion to approve.
Mr. Hauser: Second
Ms. Lynch: All in favor say aye?
Attendees: Aye.

Ms. Lynch: The agenda is approved. And we have minutes from April 2nd, 2024, that we also need to approve unless anyone has any concerns with those or would like to approve.

Approval of Meeting Minutes for April 2nd, 2024

On a motion by Ms. Rogers to approve and seconded by Mr. Hauser, the minutes were approved by a vote of 5 to 0.

Ms. Babcock: Motion to approve.
Mr. Hauser: Second.
Ms. Lynch: All in favor?
Attendees: Aye.
Ms. Lynch: Any opposed? The motion carries from the April 2nd meeting minutes are approved.

Old Business:

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.

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 REQUIRED FOR APPROVAL

- 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

- 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.

Applicant:

Adam Flynn and Sarah Stevens, McMillan Pazdan Smith.

Public Comments:

None.

Discussion:

The proposed project meets all requirements.

A motion was made by Ms. Babcock, seconded Ms. Rogers for full & final approval by a vote of 5-0.

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.

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

- o 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
 - o *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*
 - o **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 Parking:**

G. Parking Area Access:

- *Parking is provided via a rear court/alley*

I. 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*

G. **Signage:** Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **No additional comments**

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.

Applicant:

Roy Smalls/Agent: Zedekiah Heydenburg; Site Design Inc.

Public Comments:

None.

Discussion:

The proposed project has been improvement ad meets all necessary requirement.

A motion was made by Ms. Rogers, seconded Mr. Newman for full & final approval by a vote of 4-1.

New Business:

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.

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:
 - o Cut sheets or specifications for wall lighting (non-recessed)
 - o 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**
 - o *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:

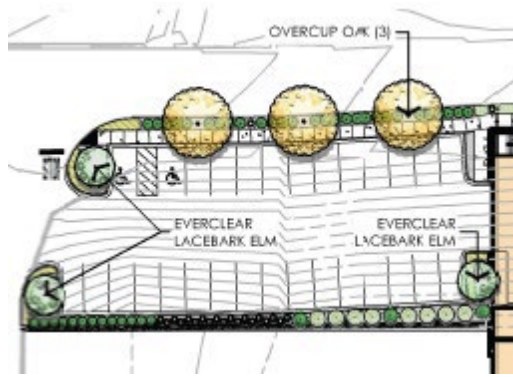
- *Not Applicable*

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.

Applicant:

Michael Judice; McMillan Pazdan Smith.
Morgan & Henry JOF ESA II, LLC

Public Comments:

None.

Discussion:

Overall well proposed project.

A motion was made by Ms. Rogers, seconded Mr. Newman for full & final approval by a vote of 4-1.

Staff Announcements:

Welcoming the new Planning Director, Fredalyn Frasier to the City of Spartanburg.

Adjourn meeting at 7:22 PM

Lucy Lynch, Chairperson

Design Review Board Application

Pre-Application Meeting highly recommended.

Name of Development: Spartanburg Subaru _____

Street Address: 400 E Daniel Morgan Ave _____

Zoning District: DT-5 _____ Overlay: _____ Tax Map Number: 7-12-D6-061.00 _____

Owner: RP CGR SBG MAZ-SUB, LLC _____ Phone: 252-531-3878 _____

Address: 100 Coastal Drive suite 400 _____ Email: rbrothers@hudsonauto.com _____

City: Daniel Island _____ State: SC _____ Zip: 29492 _____

Applicant: Hudson Automotive Group _____ Phone: 252-531-3878 _____

Address: 100 Coastal Drive Suite 400 _____ Email: rbrothers@hudsonauto.com _____

City: Daniel Island _____ State: SC _____ Zip: 29492 _____

Agent: _____ Phone: _____

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Action Requested:

☐ Preliminary conceptual approval of the building's form, massing, and placement on the site (see attached submittal checklist).

☒ Full and Final Approval (see attached submittal checklist).

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant / Owner Signature:  _____

Date: June 6, 2024 _____

Staff Use Only / Received by: _____

Date Received: _____

Time: _____
13 of 109

Permit Number: _____

PRELIMINARY REVIEW - REQUIRED DOCUMENTS		☒
Completed Design Review Board (DRB) Application Form		
Packaged PDF Documents (All documents to be submitted as a packaged PDF in 11X17 or 18X24 formats with consistent page sizes and scaled drawings with common increments)		
1. Existing Conditions Analysis		
a. Context Plan/Map (Identifying Site Context and Zoning District of Proposed Site)		
b. Aerial Image of Site/Context (Google Earth, ArcGIS or similar)		
c. Comprehensive Site Photos (showing adjacent buildings and area context)		
2. Site Plan (Schematic Level)		
a. Layout of all structures (showing north arrow, graphic drawing scale, cardinal directions, property lines, dimensions and adjacent streets labeled)		
b. Footprints of adjacent structures (if applicable)		
c. Site elements (including sidewalks, paths, and landscape areas)		
d. Parking and loading areas		
e. Conceptual site grading (indicating any expected retaining walls and stormwater management/site drainage features)		
f. Site Sections (as appropriate, to illustrate unique grade configurations)		
3. Elevations and Floor Plans for all buildings (Schematic Level)		
a. Proposed Finished Floor Elevation(s)		
b. Building Elevations (in color, with proposed material call-outs)		
c. Floor Plans		
d. Roof Plan		
e. Expected locations of mechanical equipment (ground and roof mounted)		
f. Material Selections and Colors (image and manufacturer product name/number)		
4. Perspective Illustrations (Minimum of 2)		
a. Proposed view on project side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk abutting the property)		
b. Proposed view on opposite side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk across the street from the property)		
c. A bird's eye view of the block bounded by the surrounding streets (as applicable)		
d. Additional renderings/views (recommended)		
5. Modification of Standards and/or Special Exceptions (if necessary)		
a. Description of Requested Modifications/Special Exceptions including a statement of the unique design considerations that contribute to this request and the proposed design solutions		
b. Additional drawings that depict the applicant's proposed design, configuration, or material modifications		

PRELIMINARY REVIEW SCHEDULE:

- Initial Package Submitted to City – 3 weeks prior to DRB meeting
- Review by Design Manager – 2 weeks prior to DRB Meeting
- Final Submission of Preliminary Design Package – 1 week prior to DRB Meeting
- Note: An additional meeting may be necessary for the DRB to consider any requested Modification of Standards or Special Exceptions.

FULL and FINAL REVIEW - REQUIRED DOCUMENTS		☒
Completed Design Review Board (DRB) Application Form		
Packaged PDF Documents (All documents to be submitted as a packaged PDF in 11X17 or 18X24 formats with consistent page sizes and scaled drawings with common increments)		
1. Existing Conditions Analysis		
a. Context Plan/Map (Identifying Site Context and Zoning District of Proposed Site)		X
b. Aerial Image of Site/Context (Google Earth, ArcGIS or similar)		X
c. Comprehensive Site Photos (showing adjacent buildings and area context)		X
2. Site Plan (Construction Drawing Level)		
a. Layout of all structures (showing north arrow, graphic drawing scale, cardinal directions, property lines, dimensions and adjacent streets labeled)		X
b. Footprints of adjacent structures (if applicable)		
c. Hardscape elements (including sidewalks, paths, and other paved surfaces)		X
d. Landscape Plan (showing all required tree preservation, tree planting, screening, and foundation plantings)		X
e. Site Lighting Plan (with locations and type of all proposed fixtures)		X
f. Parking and Loading Areas		X
g. Site Grading (indicating any retaining walls and stormwater management/site drainage features)		X
h. Site Utilities and Solid Waste Management Plan		
i. Preliminary Plat (as appropriate)		X
3. Elevations and Floor Plans for all buildings (Design Development or Construction Drawing Level)		
a. Building Elevations (in color, with proposed material call-outs)		X
b. Floor Plans		X
c. Roof Plan		X
d. Locations of mechanical equipment (ground and roof mounted)		X
e. Material selections (image and manufacturer product name/number)		X
f. Building Lighting Plan (with locations and type of all proposed fixtures)		X
g. Location of Signage		X
h. Existing Grade and Proposed Grade (with finished floor elevations and building height, measured from the highest curb elevation adjacent to the site)		X
i. Wall Sections that depict the various construction systems and materials specific to the proposed area of the building (i.e., not simply a "typical" wall section)		X
j. Material Selections and Colors (image and manufacturer product name/number AND material sample/color board) for all exterior materials, finishes, windows, awnings/canopies, and fixtures		
4. Perspective Illustrations (Minimum of 2)		
a. Proposed view on project side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk abutting the property)		X
b. Proposed view on opposite side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk across the street from the property)		
c. A bird's eye view of the block bounded by the surrounding streets (as applicable)		
d. Additional renderings/views (recommended)		X

FINAL REVIEW SCHEDULE:

- Initial Package Submitted to City – 3 weeks prior to DRB meeting
- Review by Design Manager – 1 week

SUBJECT/ADDRESS
DRB - 400 E. Daniel Morgan Avenue

TO
Spartanburg Design Review Board

DATE
6/28/2024

PROJECT NUMBER
24-020-00009

COPIES TO
City Departments

STAFF
Fredalyn M. Frasier, Planning Director
Nan Zhou, Planner II

GENERAL PROJECT OVERVIEW

The existing Subaru dealership is proposing to increase the existing floor area from 35,269 square feet to ~41,325 square feet, an increase of approximately 17%. The additional space is proposed to infill existing roof overhangs but not otherwise increase impervious space.

AUTHORITY & APPLICABILITY

This project is zoned D-T5 and the proposed project is considered a minor expansion in accordance with Section 2.2. The following elements are required to come into full compliance: Solid Waste Storage Areas; Bicycle Parking; and Signage. Full streetscape and site landscaping and building design elements related only to the building expansion are required for compliance. Formal design review and approval by the Design Review Board is required. A special exception is required in accordance with Section 3.1.3 (Use Table).

DETERMINATION OF COMPLETENESS

- Application is complete

EXCEPTIONS

- No exceptions were requested but there are several deficiencies that will need to be addressed.

CODE REVIEW

Exceptions or deviations required are noted in *blue italics*

- A. Use Standards:** The proposed use (vehicle/heavy equipment rental/sales) requires a Special Exception and is subject to the additional standards in 3.2.11.

3.2.11 VEHICLE SALES

- a. All renovations or substantial modifications to the existing showroom shall not have to meet the maximum setbacks requirements or minimum height restrictions. – *Compliant*

However, all physical lot expansions to any existing Vehicle Sales site shall require all such expansions on the new parcel only to come into full compliance. – *Not applicable*

b. Areas for vehicle displays shall be limited to the 2nd and 3rd Layers only. Parking areas may not be expanded into any 1st layer zone. – *Not applicable*

B. District Standards:

- **3.3.1 Lot Configuration:** *Not applicable*
- **3.3.2 Primary Building Standards:** Per 3.2.11, Minimum height does not apply – *All other standards are compliant*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Existing non-conformity – no expansion requested*
- **3.3.6 Building Frontage:** *Shopfront/Awning – but setback behind a parking lot – legal non-conformity*

C. General Standards:

- Not applicable

D. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space - *Compliant*
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. - *Compliant*
- **5.1.4 Setbacks:** Front and side setbacks must be consistent with surrounding buildings. - *Compliant*
- **5.1.5 Adjacent Lots:** Grading between lots to be sensitively considered. – *Not Applicable*

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** - *Compliant*
- **5.2.2 Solid Waste Storage Areas:** - *Full screening of all solid waste enclosures required*
- **5.2.3 Mechanical and Utility Equipment:** *Compliance to be confirmed with final approval*

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** *Compliant*
- **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:** *Existing Non-conformity – The proposed building expands the building towards the street in conformance with this principle.*
- **6.1.5 General Design Principles - Put People First:** *Compliant*
- **6.2 Required Building Design Standards:**
 - **6.2.1 Architectural Style:** *Compliant*
 - **6.2.2 Compatibility:** *Compliant*
 - **6.2.3 Proportions:** *Compliant*

- 6.2.4 Wall Materials: *Compliant*
- 6.2.5 Façade Treatment: *Compliant*
- 6.2.6 Building Entrances: *Compliant*
- 6.4 Specific Building Design Standards for all D-T5 Mixed-Use and Commercial Buildings
 - 6.4.1 Roof and Eaves: *Compliant; Rooftop equipment screening to be confirmed with Final Approval*
 - 6.4.2 Canopies/Awnings: *Not Applicable*
 - 6.4.3 Encroachments: *Not Applicable*
 - 6.4.4 Façade Design: *Compliant*
 - 6.4.5 Materials: *Exception Required – See Additional Comments*

G. Parking:

- 7.1 Parking Area Access: *Existing front yard parking is a non-conformity*
- 7.2 Bicycle Parking: *Compliance Required*

H. Streetscape and Site Landscaping:

- 8.1 Required Streetscape:
 - D-T5: 12 ft zone with 6 foot planting strip; trees every 50 ft; and a 8 ft sidewalk – *Compliance required*
- 8.2 Parking Area Landscaping: *Compliance Required*

8.2.1 REQUIRED PLANTINGS

One (1) Shade Tree and eight (8) shrubs per 10 parking spaces. No parking space shall be further than 60 feet from the trunk of a canopy tree.

8.2.2 PARKING AREA SCREENING

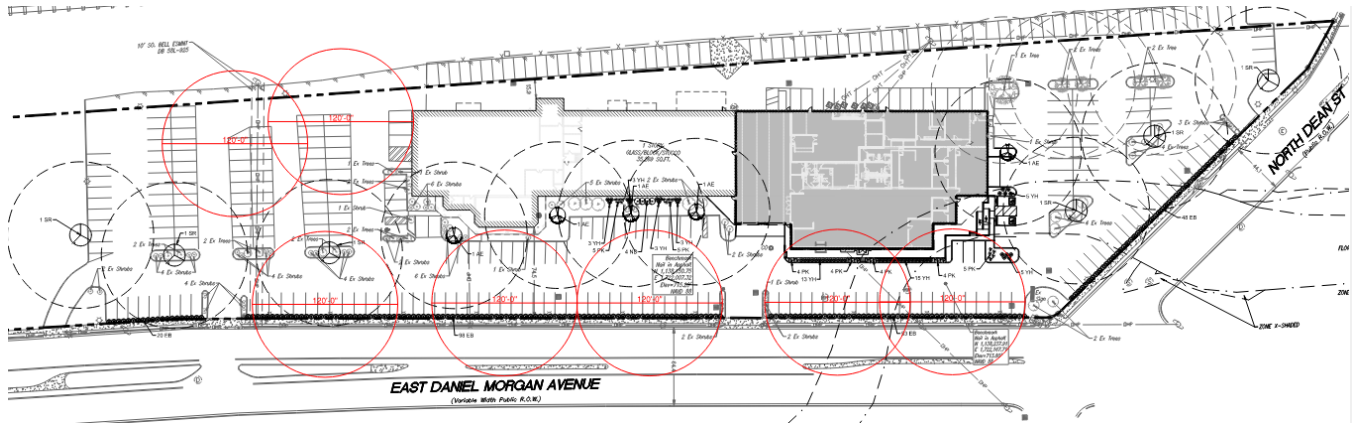
All parking areas visible from the right-of-way should be screened from view. Parking areas in the side yard must have a 3 foot high screen along the street side located in the side yard only (behind the building line) Shrubs, brick walls (using brick that matches the adjacent building), wrought iron 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: *Freestanding Sign is non-compliant. Existing pole sign would need to be modified to not exceed 5 feet in height and 32 square feet in area.*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Building Materials:** The existing building utilizes a metal paneling system similar to what is proposed for the expansion. While it would be possible to incorporate a different building material as a compatible contrast to the existing building (e.g., brick), the presence of the building back from the street doesn't necessary warrant an investment that provides permanence to its location. The DRB will need to decide if this investment warrants an upgrade of the proposed wall material.

- **Site Landscaping:** With the proposed expansion, the lack of site landscape will need to be brought into compliance. The image below represents the additional trees required for compliance. It does appear that at least 7 parking spaces will need to be converted to planting areas to accommodate canopy trees.



- **Streetscaping:** The current sidewalk and tree planting area is substandard with a lack of street trees and a narrow sidewalk. Striping for on-street parking in the outside lane of Daniel Morgan was recently installed and is being utilized. Also, there are overhead utilities which will preclude the installation of canopy streets in the streetscape but would permit understory trees such as Crepe Myrtles however, there does not appear to be adequate soil area to support their installation without losing a substantial amount of parking across the frontage. As an alternative, we encourage the exploration of curb extensions into the pavement of Daniel Morgan in order to install the trees. (See image below)

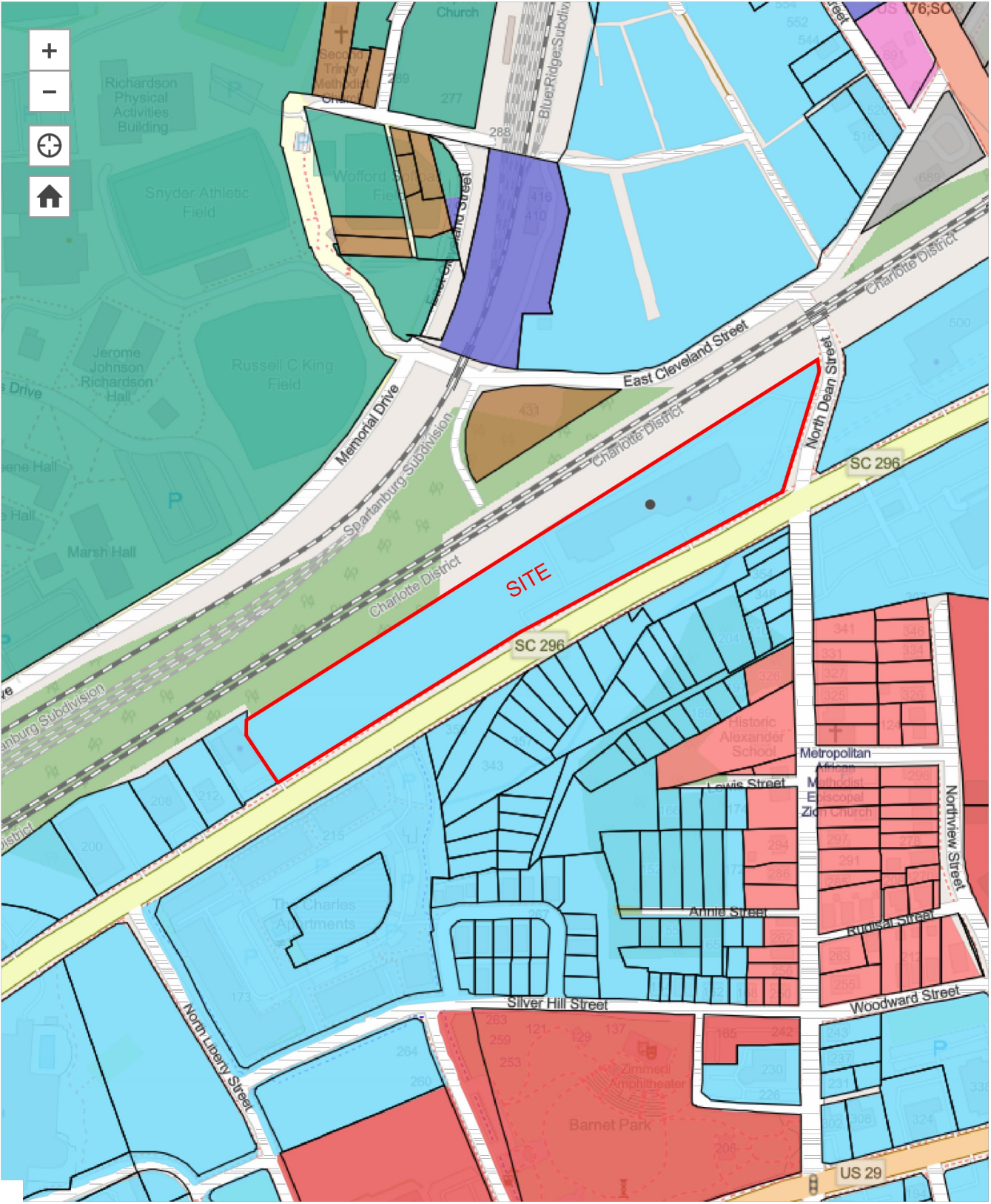


RECOMMENDATION

Because this is an expansion of a non-confirming building, there are several items that are required to come into compliance as noted above and we do not recommend the issuance of any exceptions except as follows:

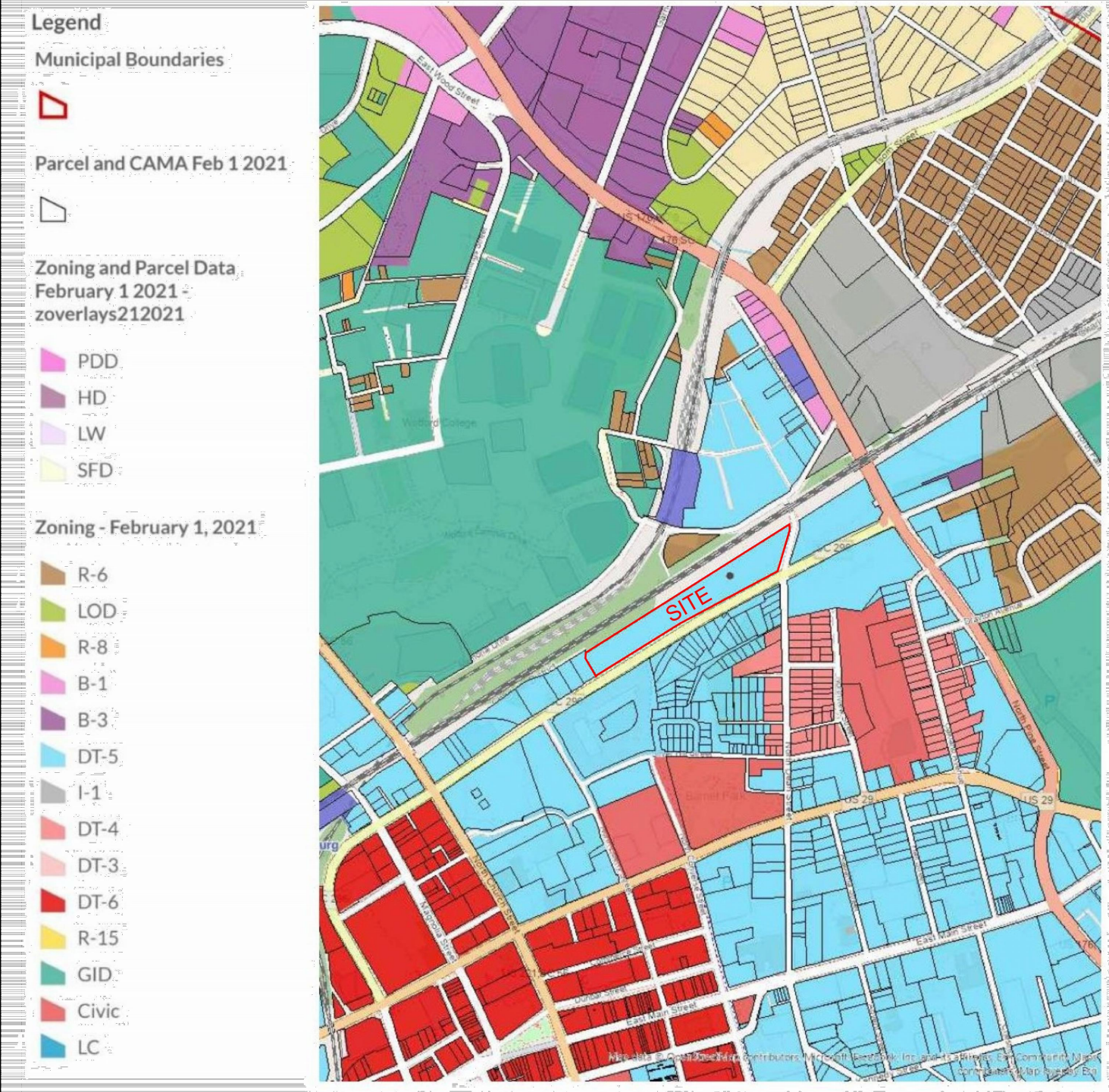
- Exception to Section 6.4.5 to permit the continued use of metal paneling consistent with the rest of the facade.

SPARTANBURG SUBARU
ZONING: DT-5



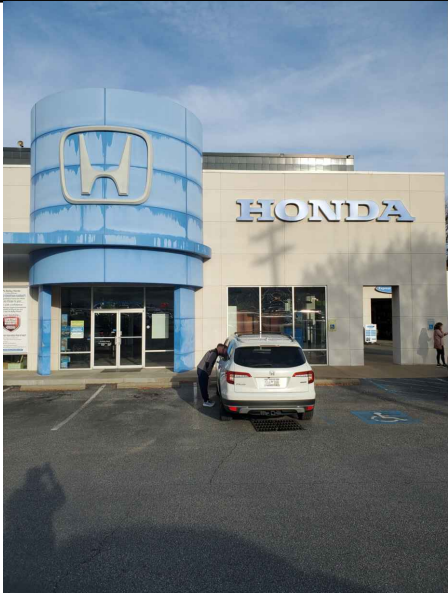
Subaru of Spartanburg DRB presentation
Context plan

SPARTANBURG SUBARU
ZONING: DT-5









SITE AREA	
291,584 SQ.FT. 6.694 ACRES	
PARKING TABLE	
TYPE OF SPACES	NO. OF SPACES
REGULAR	343
COMPACT	0
HANDICAP	3
TOTAL	346

SOURCE OF DATA

ZONING REPORT PREPARED BY:
ZONING-INFO, INC.
SITE # 83859
CLIENT REF # 619627.22
DATED NOVEMBER 22, 2023

PARKING REQUIREMENTS

AUTO BODY SHOP/AUTO REPAIR:
1 PARKING SPACE PER SERVICE BAY AND MECHANIC
(10 SERVICE BAYS AND 12 MECHANICS = 22 PARKING SPACES)

AUTO MAINTENANCE CENTER:
1 PARKING SPACE PER 250 SQ.FT.
(6,700 SQ.FT. / 250 = 26.8 OR 27 PARKING SPACES)
PLUS STACKING FOR TWO VEHICLES FOR EACH BAY
(20 STACKING SPACES)

AUTO SALES: 4 PARKING SPACES PER 1,000 SQ.FT. OF GROSS FLOOR AREA
(3,500 SQUARE FEET / 1,000 = 3.5 X 4 = 14.21 OR 38 PARKING SPACES)

AUTO STORAGE AREAS: 1 PARKING SPACE PER 5,000 SQ.FT. OF LOT AREA
(43,040 SQUARE FEET / 5,000 = 8.608 OR 9 PARKING SPACES)
PLUS A MINIMUM OF 2 SPACES OUTSIDE ANY PERIMETER FENCE OR SECURE AREA
(2 PARKING SPACES)

TOTAL PARKING REQUIRED:
116 PARKING SPACES

ACCESS NOTE

ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT OF WAY OF E DANIEL MORGAN AVE AND N DEAN ST.

ENCROACHMENTS/PROJECTIONS

- A CURB PROJECTS INTO RR R/W 21.1'
- B ASPHALT & PARKING PROJECTS INTO RR R/W 22.3'
- C CONCRETE PROJECTS INTO RR R/W 21.8'
- D FENCE PROJECTS INTO RR R/W 22.5'
- E CITY SIGN ENCROACHES 2.5'

REFERENCE PLAT

PB 105, PG 506

TAX ASSESSOR PARCEL NO.

7-12-06-061.00

BASIS OF BEARINGS

THE BEARING SOUTH 59°12'00" WEST ON THE NORTHWESTERN RIGHT OF WAY OF E. DANIEL MORGAN AVE PER REF. PLAT NOTED BELOW, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

CURRENT OWNER

AUTOMOTIVE PARTS WAREHOUSE LIMITED PARTNERSHIP

SURVEYOR'S NOTES

- THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE LOCATED ON SUBJECT PROPERTY.
- NO GAPS OR OVERLAPS OBSERVED.
- THERE IS NO OBSERVED EVIDENCE OF THE LOCATION OF CEMETERIES AND/OR BURIAL GROUNDS.
- ALL DRIVES/PARKING AREAS ARE ASPHALT UNLESS OTHERWISE LABELED.
- ALL PROPERTY CORNERS ARE IPS 1/2" REBAR UNLESS NOTED OTHERWISE.
- CURRENT OWNER: AUTOMOTIVE PARTS WAREHOUSE LIMITED PARTNERSHIP

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, SPARTANBURG COUNTY, STATE OF SOUTH CAROLINA WITH AN EFFECTIVE DATE OF 01/06/2011, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONES "X", "X-SHADED", "AE" & "FLOODWAY" PER COMMUNITY MAP NO. 45083C0258D.

ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

ZONE "X-SHADED" DEFINED AS AREAS OF FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

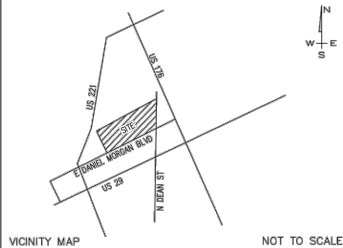
ZONE "AE" DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED

THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

TITLE COMMITMENT LEGAL DESCRIPTION

PARCEL 2 - 400 E. DANIEL MORGAN AVENUE - TMS 7-12-06-061.00.

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND WITH ALL IMPROVEMENTS THEREON LYING, BEING AND SITUATE IN THE CITY AND COUNTY OF SPARTANBURG, STATE OF SOUTH CAROLINA, LOCATED ON THE NORTHWEST CORNER OF NORTH DEAN STREET AND DANIEL MORGAN AVENUE, CONTAINING 6.70 ACRES, MORE OR LESS, AND SHOWN ON PLAT OF SURVEY FOR DANIEL MORGAN ASSOCIATES, PREPARED BY BLACKWOOD ASSOCIATES INC., ENGINEERS, DATED AUGUST 11, 1988, AND RECORDED IN PLAT BOOK 105 AT PAGE 506 IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY, REFERENCE TO SAID PLAT BEING MADE FOR A MORE ACCURATE AND COMPLETED DESCRIPTION.



SURVEYOR'S CERTIFICATE

TO: RP CGR SBG MAZ-SUB, LLC; REAL ESTATE HOLDCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY; TRUIST BANK, IN ITS CAPACITY AS ADMINISTRATIVE AGENT, ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR AND WCSR TITLE, LLC THROUGH CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 24, 2023.

DATE OF PLAT OR MAP: OCTOBER 31, 2023

BY: DANA R. AUGUSTINE, P.L.S.



Dana R. Augustine
SC REG. NO 30293
STATE OF SOUTH CAROLINA

THIS BEING THE SAME PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY OFFICE FILE NO. 86959.0041.5 TLH - PARCEL 2, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2023.



EXCEPTIONS

NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
CHICAGO TITLE INSURANCE COMPANY
OFFICE FILE NO. 86959.0041.5 TLH
DATED: SEPTEMBER 26, 2023

PARCEL 2 - 400 E. DANIEL MORGAN AVENUE - TMS NO. 7-12-06-061.00.

- RIGHT-OF-WAY AND EASEMENT GIVEN TO SOUTHERN BELL AS RECORDED IN THE ROD OFFICE FOR SPARTANBURG COUNTY IN BOOK 58L AT PAGE 925. AS PLOTTED/NOTED HEREON.
- EASEMENT TO DUKE POWER COMPANY RECORDED IN THE ROD OFFICE FOR SPARTANBURG COUNTY IN BOOK 52F AT PAGE 771. BLANKET IN NATURE.
- SANITARY SEWER EASEMENT AS RECORDED IN THE ROD OFFICE FOR SPARTANBURG COUNTY IN BOOK 55C AT PAGE 855 AND IN BOOK 55L AT PAGE 694. AS PLOTTED/NOTED HEREON.
- COVENANTS AND RESTRICTION AS SET FOR IN THAT DEED FROM THE CITY OF SPARTANBURG TO DANIEL MORGAN ASSOCIATES, RECORDED ON OCTOBER 15, 1985 IN THE ROD OFFICE FOR SPARTANBURG COUNTY IN BOOK 51S AT PAGE 660, EXCLUDING, HOWEVER, THOSE COVENANTS RELEASED IN A RELEASE OF COVENANTS EXECUTED BY THE CITY OF SPARTANBURG RECORDED JULY 7, 1989, IN BOOK 55P AT PAGE 69. BLANKET IN NATURE.
- RIGHTS OF THE PUBLIC AND OTHERS TO USE THAT PORTION OF THE SUBJECT PROPERTY FOR RIGHTS OF ACCESS AS DESCRIBED IN THAT LEASE AGREEMENT BY AND BETWEEN AUTOMOTIVE PARTS WAREHOUSE LIMITED PARTNERSHIP AND DANIMOR, LLC DATED MAY 1, 2022. AS PLOTTED/NOTED HEREON FROM DOCUMENT PROVIDED BY CLIENT.
- MATTERS AS SHOWN ON PLAT RECORDED IN THE ROD OFFICE FOR SPARTANBURG COUNTY IN PLAT BOOK 105 AT PAGE 506. NO PLOTTABLE ITEMS.
- MATTERS AS SHOWN ON PLAT RECORDED IN THE ROD OFFICE FOR SPARTANBURG COUNTY IN PLAT BOOK 95 AT PAGE 171 AND 171A. DOCUMENT ILLEGIBLE AS PROVIDED.
- MATTERS AS SHOWN ON PLAT RECORDED IN THE ROD OFFICE FOR SPARTANBURG COUNTY IN PLAT BOOK 180 AT PAGE 836, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
SANITARY SEWER LINE; AS SHOWN HEREON;
SEWER MANHOLE; AS SHOWN HEREON;
FLOODWAY; FORMER LOCATION; NOT OBSERVED
ASPHALT FROM ADJOINING OWNER PROJECTS ONTO PROPERTY; COVERED BY LEASE AGREEMENT AS SHOWN HEREON.

AS-MEASURED WRITTEN DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF SPARTANBURG, COUNTY OF SPARTANBURG, STATE OF SOUTH CAROLINA, WITH THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN IRON PIN SET 1/2" REBAR LOCATED ON THE NORTHWESTERN RIGHT OF WAY OF EAST DANIEL MORGAN AVENUE AT ITS INTERSECTION WITH NORTH DEAN STREET; THENCE RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: S 62°-45'-56" W 300.23 FEET TO AN IRON PIN OLD 1/2" REBAR; THENCE S 62°-45'-56" W 343.14 FEET TO AN IRON PIN OLD 1/2" REBAR; THENCE S 62°-24'-24" W 74.17 FEET TO AN IRON PIN OLD 1/2" REBAR; THENCE S 59°-12'-00" W 400.69 FEET TO AN IRON PIN OLD 1/2" REBAR (BENT); THENCE S 57°-46'-06" W 94.91 FEET TO AN IRON PIN OLD 1/2" REBAR (BENT); THENCE S 55°-42'-46" W 104.83 FEET TO A POINT; THENCE S 57°-58'-53" W 81.08 23 FEET TO A MAG NAIL SET; THENCE TURNING AND LEAVING SAID RIGHT OF WAY AND RUNNING THE FOLLOWING COURSES AND DISTANCES: N 31°-21'-02" W 144.57 FEET TO A MAG NAIL SET; THENCE N 03°-13'-34" W 39.10 FEET TO AN IRON PIN OLD 1/2" REBAR IN TREE; THENCE N 58°-40'-49" E 1628.39 FEET TO AN IRON PIN SET 1/2" REBAR LOCATED ON THE WESTERN RIGHT OF WAY OF NORTH DEAN STREET; THENCE TURNING AND RUNNING ALONG SAID RIGHT OF WAY, THE FOLLOWING COURSES AND DISTANCES: S 01°-32'-17" W 43.80 FEET TO FEET TO AN IRON PIN OLD 3/8" REBAR; THENCE S 18°-22'-17" W 287.43 FEET TO AN IRON PIN SET 1/2" REBAR; THENCE S 38°-42'-49" W 7.20 FEET TO THE POINT AND PLACE OF BEGINNING.

"ALTA / NSPS LAND TITLE SURVEY" FOR

VIC BAILEY MAZDA SUBARU

400 EAST DANIEL MORGAN AVENUE
SPARTANBURG COUNTY
SPARTANBURG, SOUTH CAROLINA

DATE	10/24/23	FIELD CREW	EM/SS	DRAWN BY	GCC	CHECKED BY	JFG
SCALE	1" = 80'						
SITE DESIGN, INC. CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS							
225 ROCKY CREEK ROAD, GREENVILLE, SC 29615 Ph: (864) 271-0699 www.sitedesign-inc.com							

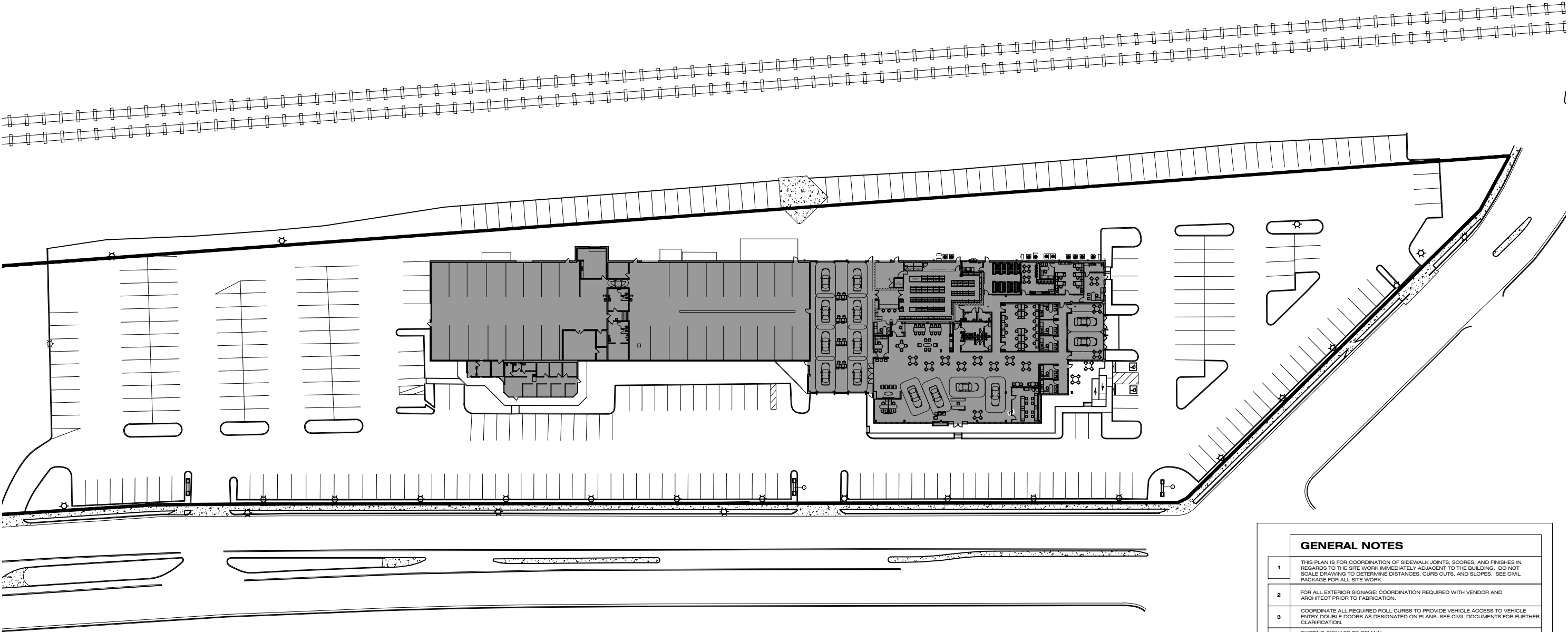
71-28-23	CLIENT COMMENTS	ORA
71-27-23	CLIENT COMMENTS	ORA
DATE	REVISION	BY



COOL BREEZE CONSULTANTS LLC
1314 Avenue A, Suite A
Katy, TX 77493
Phone: 832-349-4018
Email: admin@coolbreezeconsultants.com
www.coolbreezeconsultants.com
SC COA # 6384

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Subaru of Spartanburg DRB presentation
Survey



GENERAL NOTES	
1	THIS PLAN IS FOR COORDINATION OF SIDEWALK JOINTS, SCORES, AND FINISHES IN REGARDS TO THE SITE WORK IMMEDIATELY ADJACENT TO THE BUILDING. DO NOT SCALE DRAWING TO DETERMINE DISTANCES, CURB CUTS, AND SLOPES. SEE CIVIL PACKAGE FOR ALL SITE WORK.
2	FOR ALL EXTERIOR SIGNAGE: COORDINATION REQUIRED WITH VENDOR AND ARCHITECT PRIOR TO FABRICATION.
3	COORDINATE ALL REQUIRED ROLL CURBS TO PROVIDE VEHICLE ACCESS TO VEHICLE ENTRY DOUBLE DOORS AS DESIGNATED ON PLANS. SEE CIVIL DOCUMENTS FOR FURTHER CLARIFICATION.
4	EXISTING SIGNAGE TO REMAIN

SITE FINISH LEGEND:	
	ASPHALT PAVING, SEE CIVIL DOCUMENTS.
	BROOM FINISH CONCRETE WITH SCORE JOINTS, SEE CIVIL DOCUMENTS.
	PLANTER, SEE CIVIL DOCUMENTS.
	HANDICAP PARKING SPOT WITH ACCESS ISLE TO COMPLY WITH ADA SIZING AND ACCESS REQUIREMENTS. PROVIDE REQUIRED SIGNAGE AND CURB STOP. SEE CIVIL DOCUMENTS.
	ELECTRIC VEHICLE (EV) PARKING SPOT AND CHARGER, PROVIDE DUAL PEDESTAL CHARGING STATION AND POWER AS REQUIRED - SEE ELECTRICAL DWG.

SITE DATA TABLE:	
SITE ADDRESS: 400 EAST DANIEL MORGAN AVENUE	
SPARTANBURG, SC 29302	
PARCEL MAP NUMBER: 7-12-06-061.00	
TAX PIN NUMBER: 7123186036586	
ZONING: DT-5 (URBAN CENTER ZONE)	
EXISTING USE: AUTOMOTIVE DEALERSHIP	
LOT SIZE:	
MINIMUM AREA= N/A	
EXISTING AREA = 6.894 AC	
MINIMUM LOT WIDTH = N/A	
LOT COVERAGE:	
MAXIMUM = 100%	
BUILDING HEIGHT:	
MINIMUM = 2 STORIES	
MAXIMUM = 6 STORIES	
PROPOSED = 2 STORIES	
BUILDING SETBACKS:	
FRONT = 0' / 12' MAXIMUM	
CORNER SIDE = 0' / 12' MAXIMUM	
INTERIOR SIDE = 0' / 24' MAXIMUM	
REAR = 0'	
BUILDING IS EXISTING WITH PROPOSED MINOR EXPANSION	
BUILDING EXPANSION:	
EXISTING FLOOR AREA:	
1ST FLOOR = 37,488 SF	
2ND FLOOR = 3,000 SF	
TOTAL = 40,488 SF	
PROPOSED FLOOR AREA:	
1ST FLOOR = 45,642 SF	
2ND FLOOR = 3,000 SF	
TOTAL = 48,642 SF	
INCREASE = 20%	
LANDSCAPE SETBACKS/STRIPS:	
STREETSCAPE = 12' (14' WITHOUT TREE WELLS)	
PROVIDED = 42' EXISTING	
SIDEWALK WIDTH = 8'	
PROVIDED = 34.5' SIDEWALK + 32.5' GRASS STRIP	

PARKING ANALYSIS

PARKING LOCATIONS ARE EXISTING IN FRONT, SIDE AND REAR YARDS.

EXISTING PARKING:	330
9' X 18' STALLS	14
9' X 18' STALLS REMOVED	344
TOTAL	

PROPOSED PARKING:	7
PARKING REPLACED	337
TOTAL	

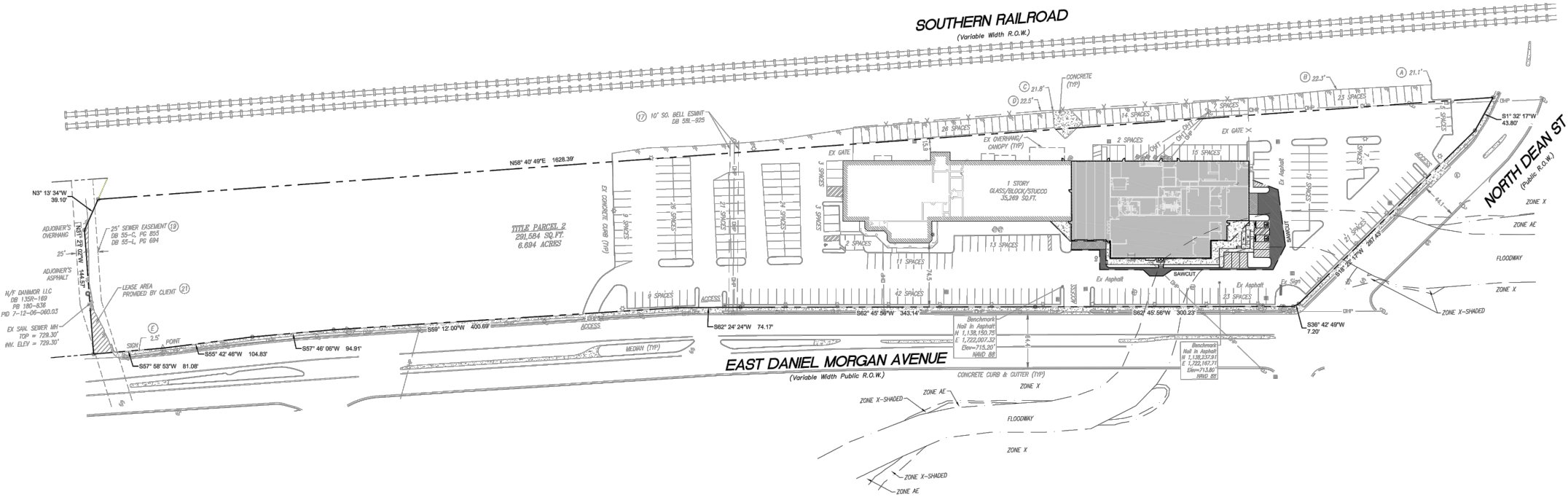
LEGEND

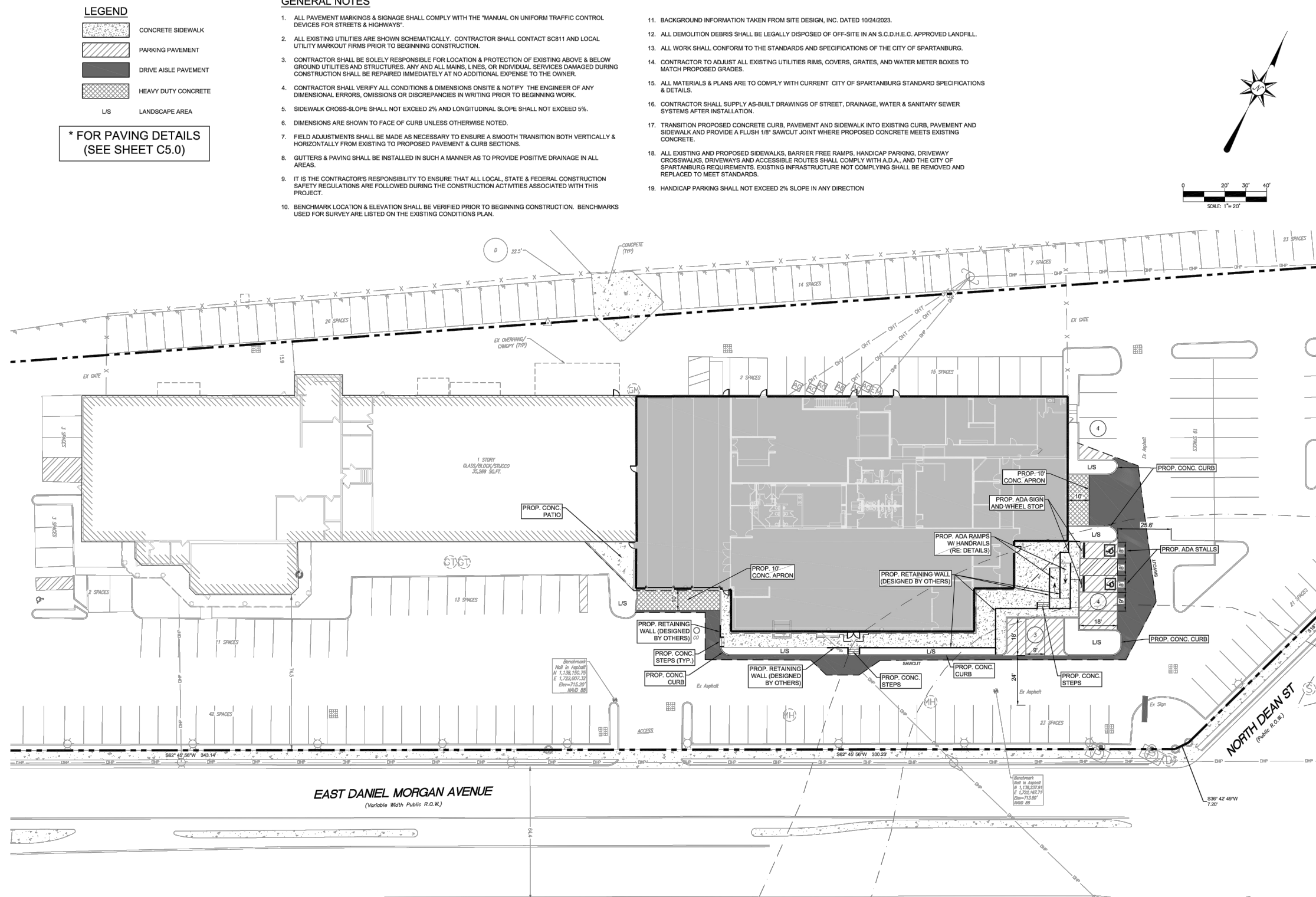
	CONCRETE SIDEWALK
	PARKING PAVEMENT
	DRIVE AISLE PAVEMENT
	HEAVY DUTY CONCRETE
	LANDSCAPING AREA

GENERAL NOTES

- ALL PAVEMENT MARKINGS & SIGNAGE SHALL COMPLY WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS".
- ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL CONTACT SC811 AND LOCAL UTILITY MARKOUT FIRMS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE & BELOW GROUND UTILITIES AND STRUCTURES, ANY AND ALL MAINS, LINES, OR INDIVIDUAL SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS ONSITE & NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK.
- SIDEWALK CROSS-SLOPE SHALL NOT EXCEED 2% AND LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
- DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
- FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO ENSURE A SMOOTH TRANSITION BOTH VERTICALLY & HORIZONTALLY FROM EXISTING TO PROPOSED PAVEMENT & CURB SECTIONS.
- GUTTERS & PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE & FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
- BENCHMARK LOCATION & ELEVATION SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. BENCHMARKS USED FOR SURVEY ARE LISTED ON THE EXISTING CONDITIONS PLAN.

- BACKGROUND INFORMATION TAKEN FROM SITE DESIGN, INC. DATED 10/24/2023.
- ALL DEMOLITION DEBRIS SHALL BE LEGALLY DISPOSED OF OFF-SITE IN AN S.C.D.H.E.C. APPROVED LANDFILL.
- ALL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF SPARTANBURG.
- CONTRACTOR TO ADJUST ALL EXISTING UTILITIES RIMS, COVERS, GRATES, AND WATER METER BOXES TO MATCH PROPOSED GRADES.
- ALL MATERIALS & PLANS ARE TO COMPLY WITH CURRENT CITY OF SPARTANBURG STANDARD SPECIFICATIONS & DETAILS.
- CONTRACTOR SHALL SUPPLY AS-BUILT DRAWINGS OF STREET, DRAINAGE, WATER & SANITARY SEWER SYSTEMS AFTER INSTALLATION.
- TRANSITION PROPOSED CONCRETE CURB, PAVEMENT AND SIDEWALK INTO EXISTING CURB, PAVEMENT AND SIDEWALK AND PROVIDE A FLUSH 1/8" SAWCUT JOINT WHERE PROPOSED CONCRETE MEETS EXISTING CONCRETE.
- ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., AND THE CITY OF SPARTANBURG REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.
- HANDICAP PARKING SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION





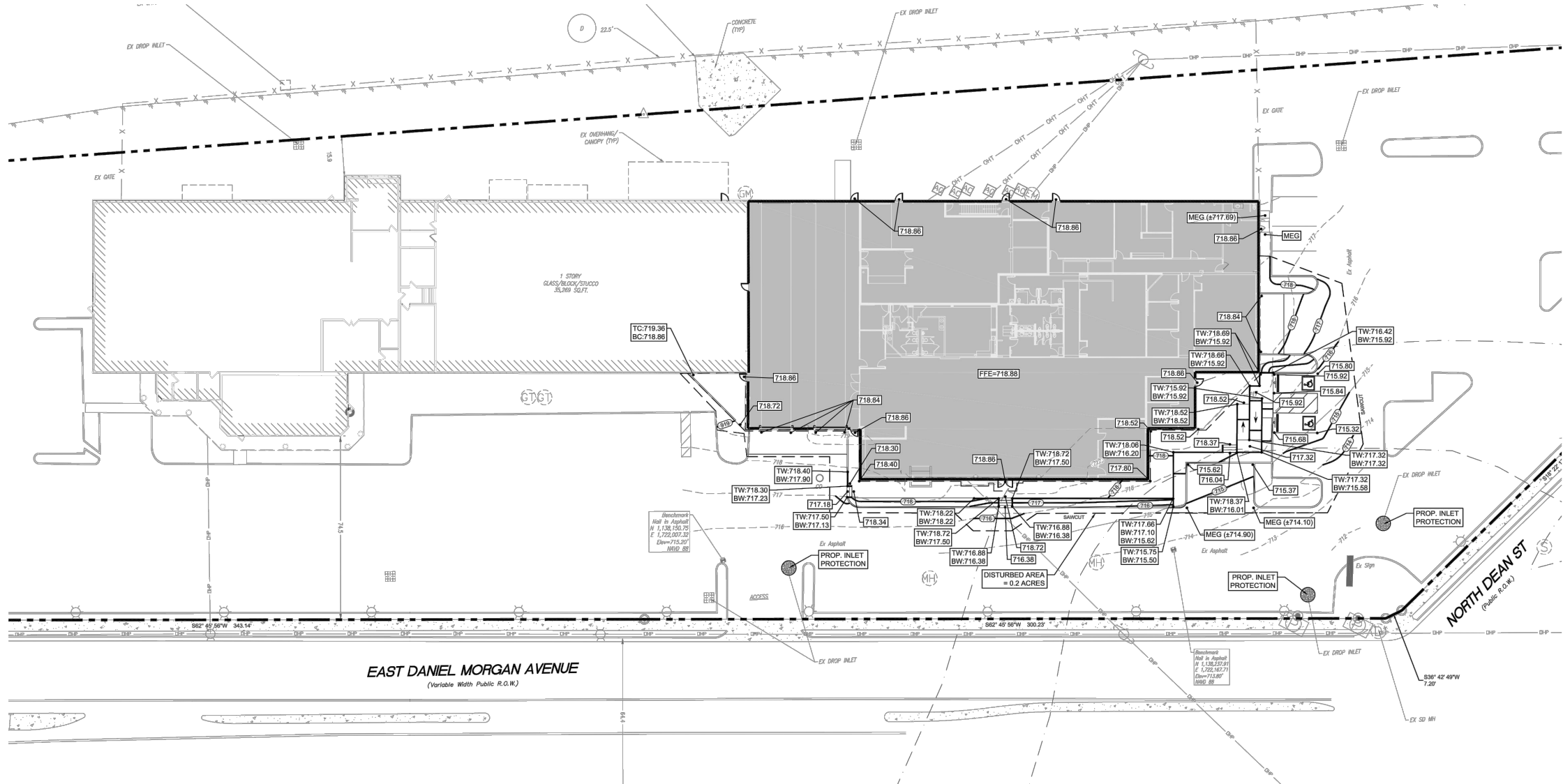
GENERAL NOTES

1. ALL PAVEMENT MARKINGS & SIGNAGE SHALL COMPLY WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS".
2. ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL CONTACT SC811 AND LOCAL UTILITY MARKOUT FIRMS PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE & BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS, LINES, OR INDIVIDUAL SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS ONSITE & NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK.
5. SIDEWALK CROSS-SLOPE SHALL NOT EXCEED 2% AND LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
6. DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO ENSURE A SMOOTH TRANSITION BOTH VERTICALLY & HORIZONTALLY FROM EXISTING TO PROPOSED PAVEMENT & CURB SECTIONS.
8. GUTTERS & PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE & FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
10. BENCHMARK LOCATION & ELEVATION SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. BENCHMARKS USED FOR SURVEY ARE LISTED ON THE EXISTING CONDITIONS PLAN.

11. BACKGROUND INFORMATION TAKEN FROM SITE DESIGN, INC. DATED 10/24/2023.
12. ALL DEMOLITION DEBRIS SHALL BE LEGALLY DISPOSED OF OFF-SITE IN AN S.C.D.H.E.C. APPROVED LANDFILL.
13. ALL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF SPARTANBURG.
14. CONTRACTOR TO ADJUST ALL EXISTING UTILITIES RIMS, COVERS, GRATES, AND WATER METER BOXES TO MATCH PROPOSED GRADES.
15. ALL MATERIALS & PLANS ARE TO COMPLY WITH CURRENT CITY OF SPARTANBURG STANDARD SPECIFICATIONS & DETAILS.
16. CONTRACTOR SHALL SUPPLY AS-BUILT DRAWINGS OF STREET, DRAINAGE, WATER & SANITARY SEWER SYSTEMS AFTER INSTALLATION.
17. TRANSITION PROPOSED CONCRETE CURB, PAVEMENT AND SIDEWALK INTO EXISTING CURB, PAVEMENT AND SIDEWALK AND PROVIDE A FLUSH 1/8" SAWCUT JOINT WHERE PROPOSED CONCRETE MEETS EXISTING CONCRETE.
18. ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., AND THE CITY OF SPARTANBURG REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.
19. ADA PARKINGS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.

LEGEND

- RIDGE LINE
- SAWCUT LINE
- DRAINAGE SLOPE AND DIRECTION
- SPOT ELEVATIONS:
 - MATCH EXISTING
 - GUTTER/TOP OF PAVEMENT
 - TOP OF ISLAND
 - TOP OF SIDEWALK
 - FLUSH
- CURB INLET
- GRATE INLET
- PROPOSED CONTOUR
- PROPOSED STORM PIPE
- SURVEYED MINOR CONTOUR
- SURVEYED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR BY OTHERS
- PROPOSED MAJOR CONTOUR BY OTHERS
- PROPOSED INLET PROTECTION



Subaru of Spartanburg DRB presentation
Grading plan

COOL BREEZE CONSULTANTS LLC
1314 Avenue A, Suite A
Katy, TX 77493
Phone: 832-349-4018
Email: admin@coolbreezeconsultants.com
www.coolbreezeconsultants.com
SC COA # 6384

PROFESSIONAL ENGINEERING SERVICES

PLANT LIST

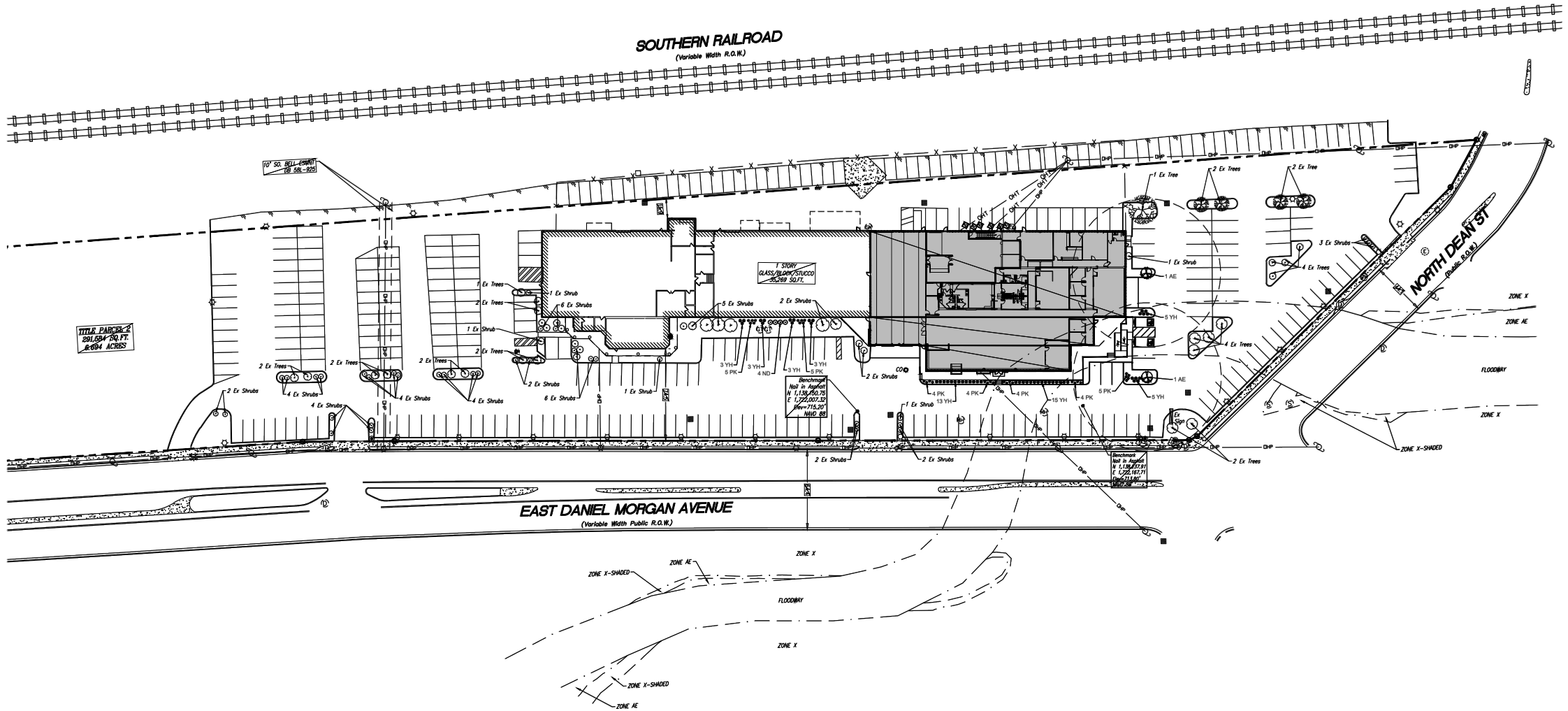
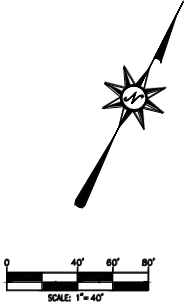
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	2	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	2" CALIPER	AS SHOWN
	4	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	12" HT. MIN.	48" O.C.
	31	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL.	36" O.C.
	50	ILEX VOMITORIA 'NANA'	DWARF YAUAPON HOLLY	3 GAL.	36" O.C.

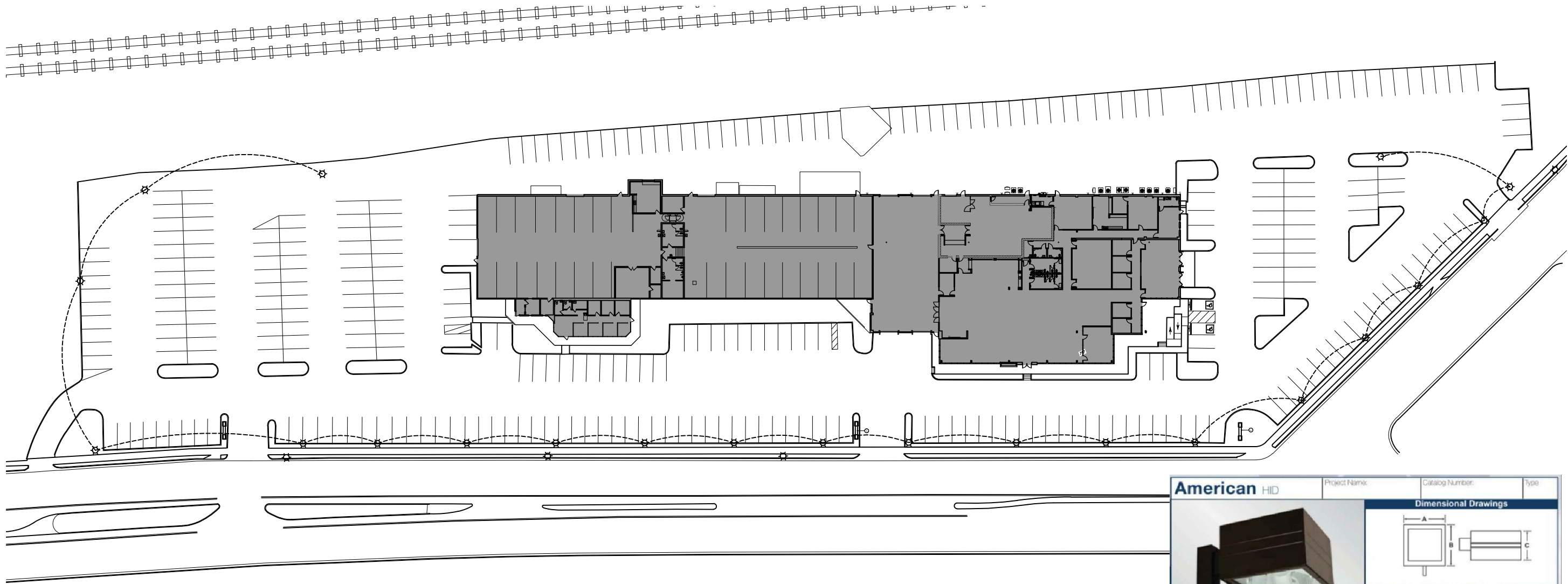
REQUIREMENTS

REQUIRED	PROVIDED
EXISTING PARKING AREA LANDSCAPING: 1 SHADE TREE = 8 SHRUBS PER 10 PARKING SPACES 1 TREE x 330 SPACES/10 SPACES = 33 TREES 8 SHRUBS x 330 SPACES/10 SPACES = 264 SHRUBS PROPOSED PARKING AREA LANDSCAPING: 1 SHADE TREE = 8 SHRUBS PER 10 PARKING SPACES 1 TREE x 7 SPACES/10 SPACES = 1 TREE 8 SHRUBS x 7 SPACES/10 SPACES = 8 SHRUBS PARKING SPACES WITHIN 60' OF SHADE TREE PARKING AREA SCREENING STREETSCREEN	28 EXISTING TREES (8 SHADE / 21 ORNAMENTAL) 52 EXISTING SHRUBS 2 PROPOSED ALLEE ELM 10 PROPOSED DWARF YAUAPON HOLLY 9 PROPOSED PINK MUHLY NEW PARKING WITHIN 60' OF SHADE TREE EXISTING PARKING AREAS NOT SCREENED (EXISTING LANDSCAPE AREA LESS THAN 4') NO EXISTING STREETSCREEN

IRRIGATION NOTE

1. NO IRRIGATION EQUIPMENT SHALL BE INSTALLED IN THE RIGHT-OF-WAY. EQUIPMENT INCLUDES BUT IS NOT LIMITED TO VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, RAIN SENSORS, ETC.





American HID

Project Name:

Catalog Number:

Type

Dimensional Drawings

Fixture	A	B	C	Stripe	Max. Watts	Lbs
AME-1	14"	14"	10"	2"	175 W	35
AME-2	19"	19"	12"	2"	400 W	50
AME-3	23"	23"	13"	2"	1000 W	70
AME-4	23"	23"	15"	2"	1000 W	65

The American series features the most advanced lighting reflector system available today. Vision™ is a patented, revolutionary reflector system unlike any other. The flat lens, vertical lamp, IES full cutoff luminaire is Dark-Sky certified to restrict light trespass, glare and light pollution for neighborhood-friendly outdoor lighting. Convex glass lens is available when required.

The clean, compact housing style features a decorative reveal available in complementary or contrasting colors. Computerized precision machinery and quality materials ensure manufacturing to the highest industry standards.

American is offered in four enclosure sizes and five distribution patterns, including a special forward throw T4A reflector for auto dealership front line lighting. Vision™ Reflector System allows the use of fewer fixtures and poles with wider spacings, providing substantial equipment, installation and energy cost savings.

American is a proven performer for auto dealerships, shopping centers, parking lots and general area lighting. A wide selection of light sources from 100 through 1000 watts are offered in Metal Halide, High Pressure Sodium and Pulse Start Metal Halide lamp which provides excellent efficiency, lumen maintenance and color.

Model	Optics	Wattage	Source	Voltage	Mounting	Finish/Stripe	Options
AME-1 Flat Glass Only	Type II (T2)	100 (100) 150 (150) 175 (175)	PS HPS PS HPS PS	120 (1) 208 (2)	Bolt-On Arm 6" (BOA6)	Bronze (BZ) Black (BK)	Photocell & Receptacle (PCR120) (PCR208) (PCR248) (PCR277) (PCR480)
AME-2 Flat Glass (Convex Glass Optional)	Type III (T3)	200 (200) 250 (250) 320 (320) 400 (400)	PS HPS PS HPS PS PS HPS	240 (3) 277 (4)	Bolt-On Arm 10" (BOA10) Spider Mount (SM)	White (WH) Forest Green (FG) Grey (GY)	Photo Receptacle (PER) Button Type Photocell (PC120) (PC208) (PC248) (PC277)
AME-3 Convex Glass Only	Type IV (T4)	400 (400) 750 (750) 1000 (1000)	PS HPS PS HPS MH PS HPS	480 (5)	Wall Mount (WM) M-Tap (MT)	Silver Metallic (SL) Custom Color (CC)	Quartz Restrike (QR) Eyes (SF120) (SF277) (DF208) (DF240) (DF480)
AME-4 Flat Glass Only	Type IV-A (T4A) Type V (T5)	575 (575) 750 (750) 775 (775) 1000 (1000)	PS HPS PS HPS PS HPS MH PS HPS	347 (8)	Round Pole Plate Adaptor (RPP)	House Side Light Shield (LS) Internal Light Shield (ILS) Convex Glass Lens (VLCG) Round Pole Plate Adaptor (RPP) Cast Wall Plate (BAWP)	

Min. Mount Height
(1) - Pulse Start Metal Halide
(HPS) - High Pressure Sodium

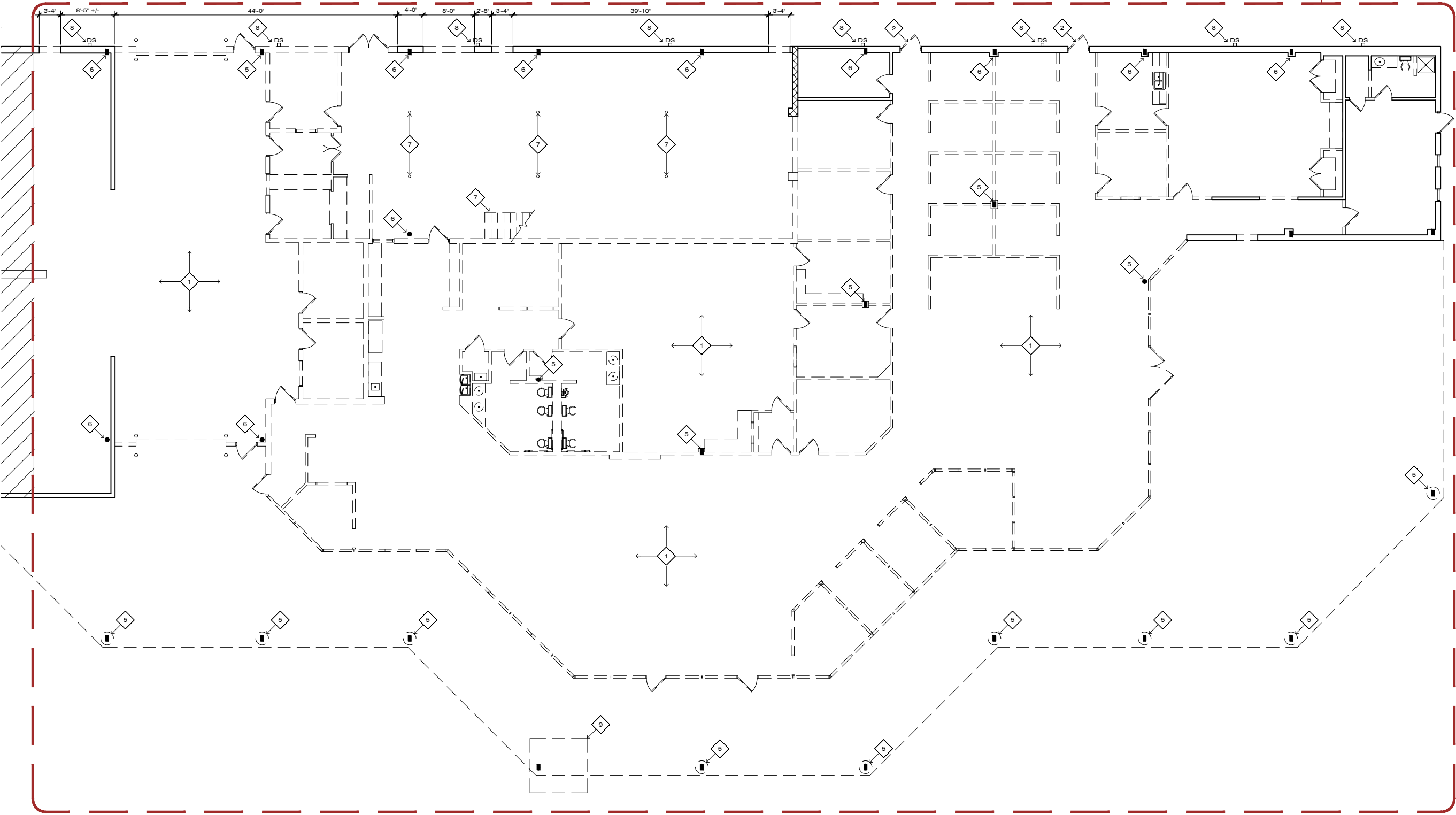
AME-1 uses 4" tall arm.
Round Pole Plate Adaptor
(RPP) can be selected
separately.

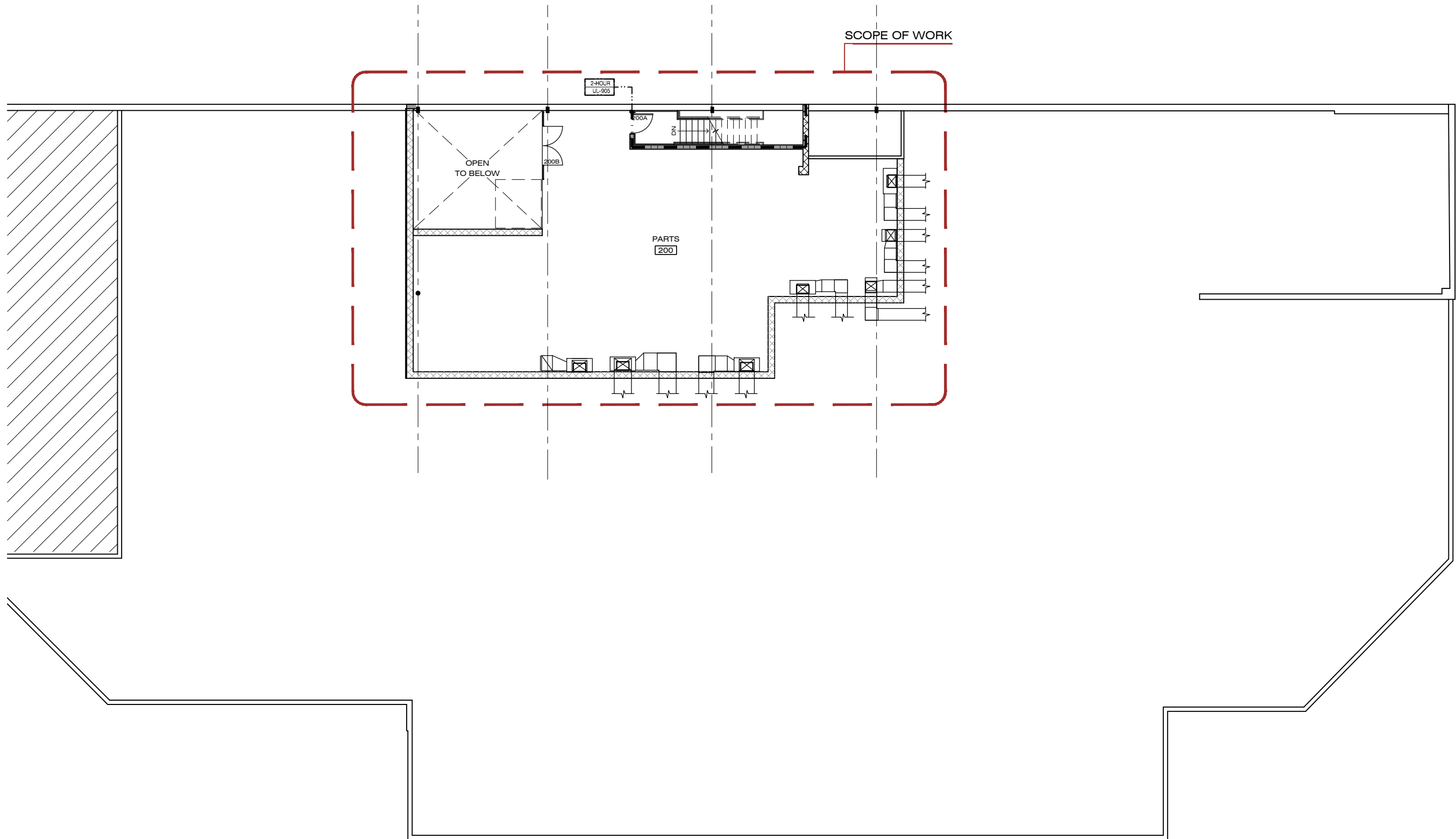


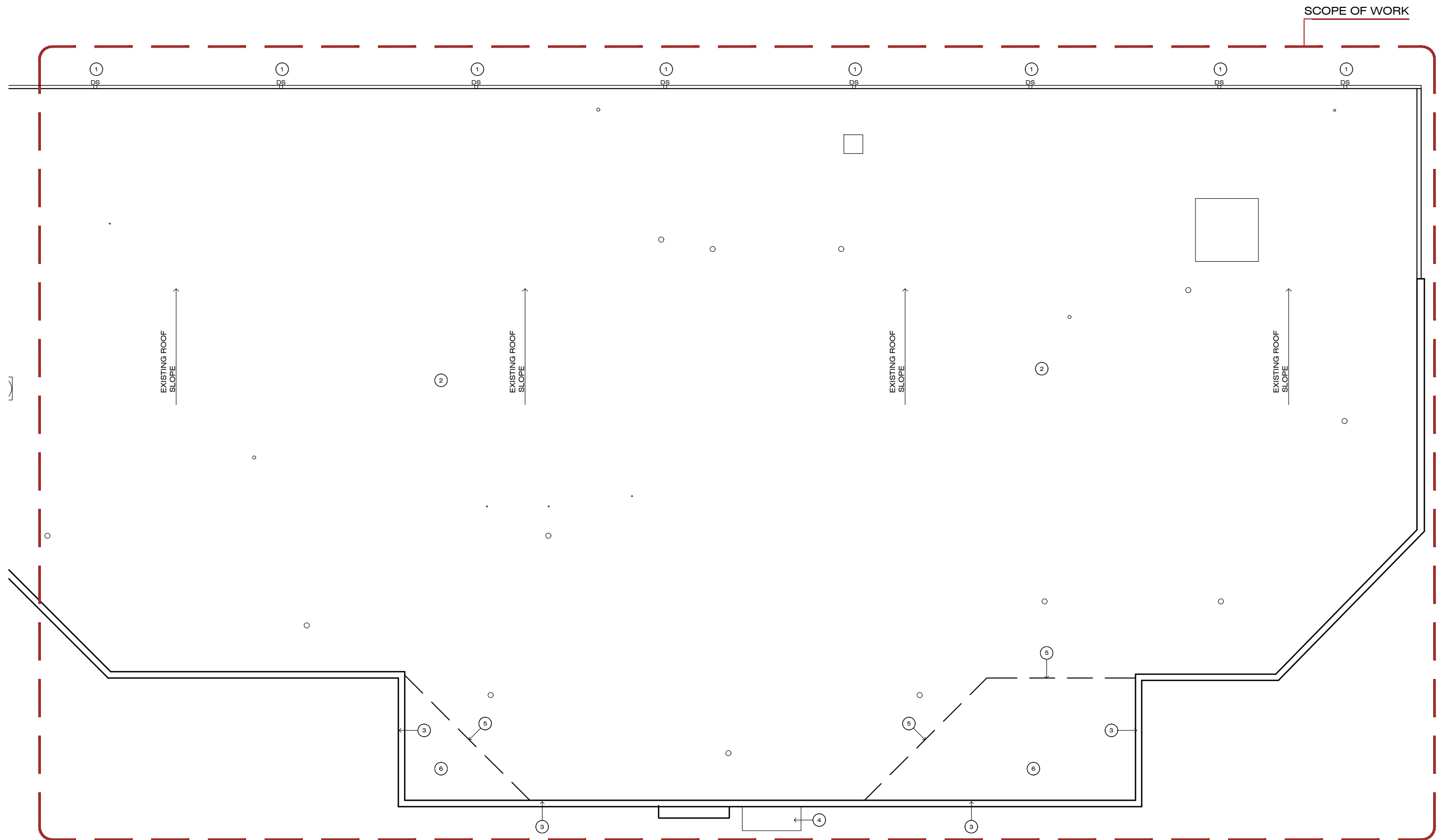
EXT. ELEVATION KEY NOTES	
1	ALUMINUM COMPOSITE PANEL SYSTEM (ACM-T) PANEL BY ALCOA OR APPROVED EQUAL, DRY-JOINT SYSTEM, COLOR: SILVER METALLIC.
2	ENTRY BURROUND AND CANOPY, ALUMINUM COMPOSITE METAL (ACM-T).
3	PRE-FORMED METAL CAP, SILVER PROFILE WITH BLUE VERTICAL PAUSE BELOW.
4	CURTAIN WALL SYSTEM, CLEAR ANODIZED ALUMINUM FINISH WITH 1" NOMINAL INSULATED GLAZING.
5	SUBARU BRAND SIGN TOWER WITH SLATE & PRE-FORMED METAL CAP, METAL CAP AT SIGN TOWER TO BE SILVER METALLIC (NO BLUE AT SIGN TOWER CAP ONLY).
6	SHRAGE BY OTHERS, CONTRACTOR TO PROVIDE BLOCKING AND COORDINATE WITH SHRAGE VENDOR, COORDINATE ELECTRICAL REQUIREMENTS WITH ELECTRICAL ENGINEER.
7	ANODIZED ALUM. CAR ENTRY DOORS W/ 1" INSULATED GLAZING AND LOW PROFILE SADDLE BILL TRACK, PROVIDE ONE PASSAGE BAYING DOOR WITH RAIL HARDWARE AND CLOSERS TYS.
8	SLATE BASE WOOD TOWER PATTERN, SEE EXTERIOR FINISH SCHEDULE AND WALL SECTIONS.
9	PULL VISION GLAZED SPIRAL P/V OVERHEAD RAMP DOORING DOOR BY RYTO CORP, ANODIZED ALUMINUM FINISH AND CLEAR GLAZING, TYPICAL.
10	(B) BRIT FACED CHAL TO REMAIN, PAINT WHERE NOTED.
11	PULL GLASS MEDIUM SILE ALUMINUM ENTRY DOORS W/ 1" INSULATED GLAZING, PROVIDE IN CURTAIN WALL SYSTEM.
12	CLEAR ANODIZED ALUMINUM FOLDING VEHICLE DOORS WITH 1" GL, SEE FLOOR PLAN AND DOOR SCHEDULE.
13	ALUMINUM ENTRY DOORS IN EXTERIOR WALL.
14	U.A.O. ALIGN VERTICAL ACM JOINTS WITH CENTERLINE OF MALLON.
15	INSULATED EXTERIOR HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH ADJACENT.
16	8" DIA. STEEL PIPE BOLLARD, CONCRETE FILLED AND PAINTED TO MATCH BUILDING COLOR.
17	PREPARED ALUMINUM CAP FLASHING, COLOR TO MATCH ADJACENT CONCRETE BLOCK.
18	CANOPY, ACM-T, INTEGRAL ROOF DRAIN WITH ROOF LEADER.
19	LED LINE CONTROL LIGHT, MOUNTED TO EXTERIOR WALL OVER SERVICE RECEPTION VEHICLE ENTRY DOORS, SEE ELECTRICAL.
20	INSULATED HOLLOW METAL DOOR AND FRAME, PAINTED, SEE FLOOR PLAN AND DOOR SCHEDULE.
21	EXTERIOR ALUMINUM STOREFRONT WITH INSULATED GLAZING.
22	PREPARED EXF ALUMINUM GUTTER AND DOWNSPOUT.
23	PREP AND PAINT EXISTING REUB PANELS, COLOR TO MATCH EXF.

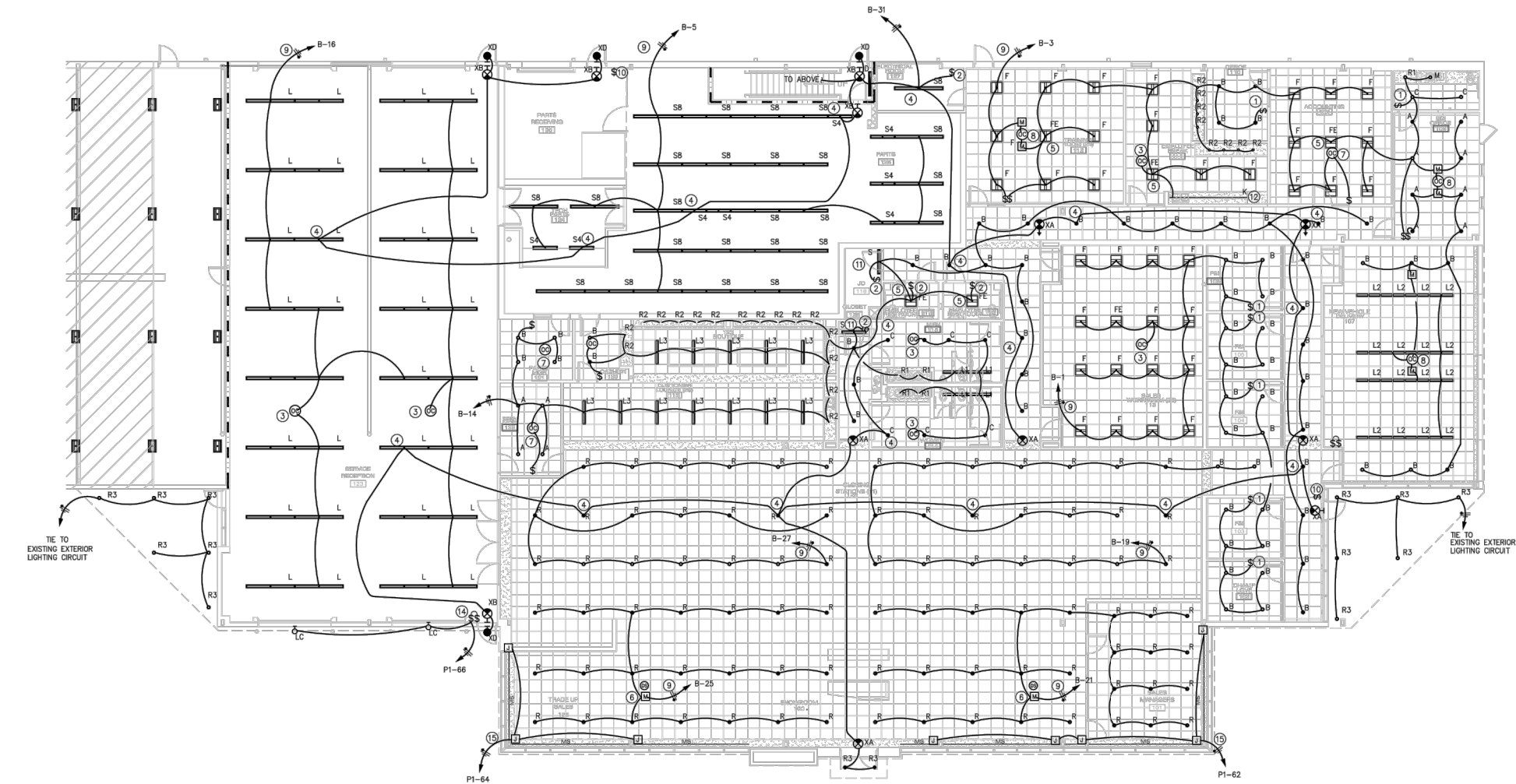
GENERAL EXT. ELEVATION NOTES	
1	EX - INDICATES LOCATION OF MASONRY EXPANSION JOINTS, COORDINATE WITH STRUCTURAL DRAWINGS, COLOR OR EXPANSION JOINT TO MATCH ADJACENT FINISH (EXTER).
2	DE - INDICATES LOCATION OF DOWNSPOUT, COORDINATE WITH CIVIL DRAWINGS TO DETERMINE WHETHER OR NOT THE DOWNSPOUTS DRAIN OUT OF TO GRADE OR TIE INTO THE STORM SEWER SYSTEM.
3	ALL PARAPET CORING SHALL BE KYNAR 500 FINISH ON 24 GA. GALVANIZED STEEL, COLOR SHALL BE PER THE FINISH SCHEDULE, CORING DETAIL EQUAL TO RAG-GLAD TAG-CONTINUOUS CLEAR CORING, ALL EXTERIOR, SEE PLATE.
4	ALL DOWNSPOUTS SHALL BE BOX CONSTRUCTION WITH KYNAR 500 FINISH ON 24 GA. GALVANIZED STEEL, COLOR SHALL BE PER THE FINISH SCHEDULE, PROVIDE PVC ROUND-TO-SQUARE TRANSITION AT GRADE TO STORM SYSTEM SET 4" ABOVE GRADE.
5	GENERAL CONTRACTOR TO ENSURE THAT OPENINGS WITHIN EXTERIOR WALLS ARE PROPERLY TAPERED/FLASHED TO PREVENT WATER INFILTRATION INTO THE BUILDING.
6	UNO, ALL EXTERIOR GLAZING SHALL BE CONSIDERED THERMED.
7	UNO, ALL EXTERIOR STOREFRONT/CURTAIN WALL SYSTEMS SHALL HAVE A CLEAR ANODIZED FINISH, GASKET JOINTS ALONG THESE LOCATIONS SHALL BE A MEDIUM GREY COLOR TO MATCH THE STOREFRONT/CURTAIN WALL SYSTEM, PROVIDE SAMPLES.
8	GC SHALL ENSURE THAT THE EXISTING STRUCTURE IS DRYED-OUT PRIOR TO INSTALLATION OF INSULATION AND DRYWALL.
9	ALL EXTERIOR EXPOSED PAINTED STEEL SHALL RECEIVE INDUSTRIAL GRADE URETHANE AUTO ENAMEL (SEE SCHEDULE), COLOR SHALL BE PER EXT. FINISH SCHEDULE.
10	GC SHALL ENSURE POSITIVE SLOPE AWAY FROM BUILDING, REINFORCE FOR ROOF DRAINAGE, GC SHALL TAKE MEASURES TO PROTECT NEW EXTERIOR MATERIALS FROM DIRT MIGRATION DURING RAIN & PERIMETER STRAIN, DRAINAGE MATTING, ETC.

EXT. ELEVATIONS LEGEND	
	EXISTING BRIT FACED CHAL TO REMAIN, PAINT WHERE NOTED ON ELEVATIONS.
	CURTAIN WALL / STOREFRONT - CLEAR ANODIZED ALUMINUM, EQUAL TO KAWNEER.
	ALUMINUM COMPOSITE METAL PANEL BY ALCOA OR EQUAL APPROVED EQUAL, DRY-JOINT SYSTEM, COLOR: SILVER METALLIC.
	STONE VENEER SYSTEM (OUT SLATE IN RANDOM, JABULUS PATTERN BY GAMMA SLATE PRODUCTS, SHADOW GRAY MIN. 1/4" THICKNESS, NATURAL CLEFT FACE, GLAZED BACK).
	EX-1: EXTERIOR PAINT, SHERWIN WILLIAMS SW7071 GRAY SAGEHILL, PRO-INDUSTRIAL ZERO VOC ACRYLIC PAINT.

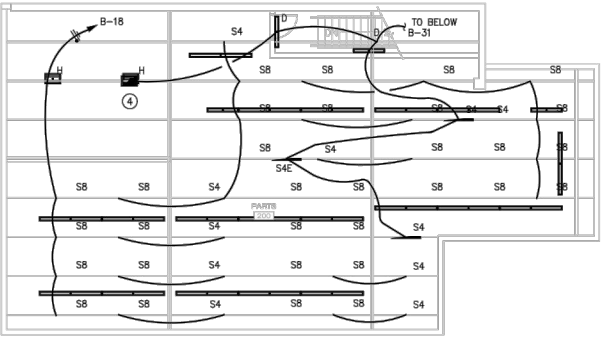








1 FLOOR PLAN – LIGHTING
SCALE: 3/32" = 1'-0"



2 SECOND FLOOR PLAN – LIGHTING
SCALE: 3/32" = 1'-0"

NOTES THIS SHEET

- (N1) ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A WALL BOX MOUNTED VACANCY SENSOR SWITCH, LUTRON MODEL #MS-2101-GR WITH MANUAL-ON, DIMMING OF LUMINAIRE LIGHTING LEVEL AND AUTO-OFF WITH MAXIMUM DELAY SET FOR 15 MINUTES. PROVIDE SWITCH CONTROL TO LUMINAIRES AS SHOWN. SENSOR SWITCH SHALL RETAIN PREVIOUS SETTING.
- (N2) ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A WALL BOX MOUNTED VACANCY SWITCH, LUTRON MODEL #MS-CP58M2-DV-GR WITH MANUAL-ON AND AUTO OFF WITH MAXIMUM DELAY SET FOR 15 MINUTES. PROVIDE SWITCH CONTROL TO LUMINAIRES AS SHOWN.
- (N3) ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A CEILING MOUNTED "DUAL TECHNOLOGY" OCCUPANCY SENSOR, LUTRON MODEL #LOS-CDT-2000-WH AND POWER PAK MODEL #PP-DV TO PROVIDE AUTO-ON AND AUTO OFF CONTROL TO CONTROL LUMINAIRES WITH MAXIMUM DELAY SET FOR 15 MINUTES. PROVIDE CONTROL TO LUMINAIRES AS SHOWN.
- ELECTRICAL CONTRACTOR SHALL WIRE NIGHT LIGHT/EGRESS LUMINAIRE FROM EMERGENCY BATTERY BACK-UP INVERTER CIRCUIT, UNSWITCHED. (SEE DETAIL #2 THIS SHEET)
- ELECTRICAL CONTRACTOR SHALL WIRE LUMINAIRE WITH INTERNAL EMERGENCY BATTERY BACK-UP UNIT WIRED SO THAT THE BATTERY UNIT IS AHEAD OF THE LOCAL SWITCH.
- (N4) ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A CEILING MOUNTED WIRELESS CONTROLLED DAYLIGHT SENSOR DEVICE, LUTRON MODEL #RF2-DCRB-WH FOR DIMMING LUMINAIRE LIGHTING LEVEL. PROVIDE DIMMING CONTROL MODULE LUTRON MODEL #RMS-BT-DV-B TO LUMINAIRES AS SHOWN. WHEN DAYLIGHT ILLUMINANCE REACHES 100% OF DESIGN LIGHT LEVEL, THE LUMINAIRES SHALL DIM TO MAINTAIN SET POINT LEVEL AND AS DAYLIGHT DECREASES LIGHTING OUTPUT POWER SHALL INCREASE TO MAINTAIN THE SET POINT LEVEL.
- (N5) ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A WIRELESS CONTROLLED CEILING MOUNTED OCCUPANCY SENSOR, LUTRON MODEL #LRS2-OCR2B-P-WH, (1) ONE MODEL #RMS-BT-DV-B DIMMING MODULE MOUNTED ABOVE CEILING AND (1) ONE MODEL #PJ2-ZBR6-GR-PICQ-MEX-ADAPT DIMMER SET TO MANUAL-ON SWITCH CONTROL AND AUTO OFF WITH MAXIMUM DELAY SET FOR 15 MINUTES. PROVIDE CONTROL TO LUMINAIRES AS SHOWN.
- (N6) ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A WIRELESS CONTROLLED CEILING MOUNTED OCCUPANCY SENSOR, LUTRON MODEL #LRS2-OCR2B-P-WH, (2) TWO OF MODEL #RMS-BT-DV-B DIMMING MODULES MOUNTED ABOVE CEILING AND (2) TWO MODEL #PJ2-ZBR6-GR-PICQ-MEX-ADAPT DIMMERS SET TO MANUAL-ON SWITCH CONTROL AND AUTO OFF WITH MAXIMUM DELAY SET FOR 15 MINUTES. PROVIDE CONTROL TO LUMINAIRES AS SHOWN.
- CIRCUIT TO BE CONTROLLED VIA LIGHTING CONTACTOR. CIRCUIT TO BE ON DURING NORMAL BUSINESS OPERATING HOURS AND OFF AFTER 15 MINUTES OF CLOSING. SEE CONTACTOR SCHEDULE ON SHEET E3.1 AND PANEL SCHEDULE FOR CIRCUIT CONTROLS.
- (N7) ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL NEW LIGHTING CONTACTOR OVER-RIDE SWITCH. SWITCH TO HAVE A TWO (2) HOUR MAXIMUM OVERRIDE, LOCATION OF SWITCH SHALL BE COORDINATED WITH OWNER/ARCHITECT. (INTERMATIC MODEL #1235)
- ELECTRICAL CONTRACTOR SHALL MOUNT LUMINAIRE ON THE VERTICAL SECTION OF WALL CENTERED BETWEEN CEILING AND TOP OF DOOR HEADER.
- CONNECT UNDER CABINET LIGHTS, 277 VOLT, 0.2 AMPS. TIE TO LIGHTING CIRCUIT. PROVIDE 20 AMP SPST SWITCH FOR OPERATION. (SEE DETAIL #7, SHEET E0.4).
- ELECTRICAL CONTRACTOR SHALL PROVIDE CONNECTION FOR BUILDING MOUNTED 120V LOGO SIGN. PROVIDE 20 AMP MOTOR RATED SPST SWITCH AT EACH CONNECTION. SEE DETAIL #8 ON SHEET E0.4. CONTRACTOR SHALL COORDINATE WITH SIGN VENDOR FOR EXACT REQUIREMENTS.
- ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL A FIBER OPTIC LANE CONTROL (OPEN-CLOSED) SIGN (DIRECT-VIEW LED TRAFFIC CONTROLLER) WITH A TWO POSITION TOGGLE SWITCH HAVING UP-GREEN, DOWN-RED AND CENTER-OFF. 120 VOLTS. SEE DETAIL #13 SHEET E0.5. VERIFY EXACT REQUIREMENTS WITH ARCHITECT PRIOR TO ROUGH-IN.
- ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL 4-BOX MOUNTED ABOVE WINDOW WITH 120 VOLT, 20A RATED HD DUPLEX RECEPTACLE, 1.8 AMP. FOR PLUG-IN CONNECTION FOR MECHOSYSTEMS SHADE CONTROLLER. DAISY CHAIN OUTLETS AS SHOWN ON DRAWINGS. CONTRACTOR SHALL COORDINATE WITH G.C. AND SHADE INSTALLER PRIOR TO INSTALLATION.

SYMBOLS

GENERAL SYMBOLS

	HOMERUN TO PANELBOARD. SEE "CIRCUIT HOMERUN AND CONDUCTOR LOGIC".
	CONDUIT RUN CONCEALED OVERHEAD ABOVE CEILING AND IN WALLS OR IN CABLE WHEM PERMITTED. USE SURFACE RACEWAY SYSTEM EXPOSED ON INACCESSIBLE EXISTING CONSTRUCTION.
	CONDUIT RUN EXPOSED.
	CONDUIT RUN CONCEALED BELOW FLOOR.
	FLEXIBLE CONDUIT WITH CONNECTION TO EQUIPMENT SERVED.
	GROUND SIZED PER NEC 250.
	120/208 VOLT PANELBOARD. SEE PANEL SCHEDULE.
	277/480 VOLT PANELBOARD. SEE PANEL SCHEDULE.
SWITCHES	
	SWITCH RATED 120/277 VOLTS AND 20 AMPERES. SUBSCRIPTS FOR BASIC SYMBOL.
	BLANK SINGLE POLE
	2-DOUBLE POLE
	3-THREE WAY
	4-FOUR WAY
	2-DIMMER WITH SILICON CONTROLLED RECTIFIER
	P-PILOT LIGHT
	TWO SWITCHES IN COMMON OUTLET BOX AT 48" AFF.
	SWITCH RATED 120/277 VOLTS AND 20 AMPERES WITH OCCUPANT SENSOR FOR MANUAL OR ON AND AUTO OFF AFTER PRESET TIME.
	AREA LIGHTING CONTROL PHOTOELECTRIC SWITCH.
	TIME CLOCK - ELECTRONIC 24 HOUR-7 DAY
	LIGHTING CONTROL LIGHTING CONTACTOR.
	DAYLIGHT SENSOR CONTROL.
	DUAL TECHNOLOGY CEILING MOUNTED OCCUPANT SENSOR, PROVIDE LOW-VOLTAGE WIRING PER MANUFACTURER'S RECOMMENDATIONS.
	HIGH BAY CEILING MOUNTED OCCUPANT SENSOR. SUSPEND DEVICE TO JUST BELOW LAP OF SURROUNDING LIGHTING FIXTURES.
	LIGHTING CONTROL LIGHT CONTROL.

WIRING DEVICES

	120V, 20A DUPLEX RECEPTACLE WALL MOUNTED AT 18" AFF UNLESS OTHERWISE NOTED
	ENCL-6PO TYPE RECEPTACLE SERVING ELECTRIC WATER COOLER. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT WITH PLUMBING CONTRACTOR AND INSTALL RECEPTACLE SO THAT IT IS CONCEALED FROM VIEW
	R-RECEPTACLE SERVING REFRIGERATOR. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT WITH EQUIPMENT CONTRACTOR AND INSTALL RECEPTACLE SO THAT IT IS CONCEALED FROM VIEW AND DOES NOT IMPED THE INSTALLATION OF THE REFRIGERATOR.
	GFI-20 AMP RECEPTACLE WITH BUILT-IN GROUND FAULT INTERRUPTING MECHANISM.
	S- SAFETY TYPE RECEPTACLE.
	WP- WEATHERPROOF COVER.
	PROVIDE 120 VOLT, 30 AMP RATED SELF GROUNDING DUPLEX RECEPTACLE WITH TWO USB PORTS, TAMPER RESISTANT, DECORATOR STYLE AND GRAY OR COLOR, DEVICE SHALL BE PASS & SENSOR #F2023B30GCT.
	120V, 20A SINGLE RECEPTACLE WALL MOUNTED AT 18" AFF ABOVE, UNLESS OTHERWISE NOTED
	120V, 20A DUPLEX RECEPTACLE WITH BOTTOM OF BOX 2" ABOVE COUNTER BACKSLASH
	120V, 20A DUPLEX RECEPTACLE WITH BOTTOM OF BOX 2" ABOVE COUNTER BACKSLASH
	TWO 120V, 20A DUPLEX RECEPTABLES UNDER COMMON COVER
	TWO 120V, 20A DUPLEX RECEPTABLE UNDER COMMON COVER WITH COUNTER HEIGHT
	120V, 20A DUPLEX RECEPTACLE WITH ISOLATED GROUND TERMINAL-COLORED ORANGE
	120V, 20A DUPLEX RECEPTACLE FLUSH MOUNTED IN CEILING
	SPECIAL EQUIPMENT RECEPTACLE. (SEE NOTES)
	SPECIAL EQUIPMENT RECEPTACLE, 30A, 250V, NEMA 14-30R.
	SPECIAL EQUIPMENT RECEPTACLE, 30A, 250V, NEMA 14-30R.

LIGHTING (SEE LIGHTING FIXTURE SCHEDULE)

EQUIPMENT CONNECTIONS

	CONNECTION TO 120 VOLT MOTOR.
	CONNECTION TO 3-PHASE MOTOR.
 HEAVY DUTY SAFETY SWITCH. (NON-FUSED) SEE "EQUIPMENT DISCONNECT SCHEDULE".	HEAVY DUTY SAFETY SWITCH. (NON-FUSED) SEE "EQUIPMENT DISCONNECT SCHEDULE".
 HEAVY DUTY SAFETY SWITCH. (FUSED) SEE "EQUIPMENT DISCONNECT SCHEDULE".	HEAVY DUTY SAFETY SWITCH. (FUSED) SEE "EQUIPMENT DISCONNECT SCHEDULE".
	JUNCTION BOX WITH CONNECTION TO EQUIPMENT SERVED.
	CONNECTION TO HVAC, PLUMBING OR OTHER EQUIPMENT AS NOTED.
	CONNECTION TO WATER HEATER.
	CONNECTION TO OVERHEAD DUCT. PROVIDE SAFETY SWITCH AT CONNECTION POINT. RUN POWER WIRING THROUGH DOOR CONTROLS. CONNECT ALL DOOR CONTROLS (UP/DOWN CONTROL, STATION, LIMIT SWITCHES, OBSTRUCTION SAFETY SWITCHES, ETC.) TO MOTOR CONTROLLER.
	MOTOR CONTROLLER
* NOTE: PROVIDE A DISCONNECT ON ALL FANS, UNIT HEATERS, FAN COILS, PUMPS, AIR HANDLERS, UNIT VENTILATORS, ETC.	

COMMUNICATIONS SYMBOLS

	COMBINATION DATA/TELEPHONE CABLEING OUTLET 18" AFF, EXTEND 1" TO AN ACCESSIBLE LOCATION ABOVE THE CEILING, OUTLET TO BE 4 x 2 1/4 DEEP.
	COMBINATION DATA/TELEPHONE OUTLET WITH BOTTOM OF BOX 2" ABOVE THE COUNTER BACKSLASH OR AT COUNTER HEIGHT, EXTEND 1" TO AN ACCESSIBLE LOCATION ABOVE THE CEILING, OUTLET TO BE 4 x 2 1/4 DEEP.
	PUSH BUTTON DOOR BELL OUTLET 48" AFF OR AT COUNTER HEIGHT, EXTEND 1" TO AN ACCESSIBLE LOCATION ABOVE THE CEILING OR INTO BUILDING.
	CHIME OR BELL MOUNTED ABOVE DOOR FRAME, EXTEND 1" TO AN ACCESSIBLE LOCATION ABOVE THE CEILING OR INTO BUILDING STRUCTURE.
	TV OUTLET BOX WITH DUPLEX RECEPTACLE.
	FLUSH MOUNTED SPEAKER IN RECESSED ATLAS SOUND ENCLOSURE BACK OR SURFACE MOUNTED BOX, RUN 1" EMT DASH CHANGED FROM BACK BOXES TO AV TRACK.
	OUTLET BOX FOR CAMERA, MOUNT ALL CAMERA BRACKET'S. RUN 1" CONDUIT TO MIF ROOM.
	OUTLET BOX FOR CARD READER, MOUNT OUTLET BOX AT 48" AFF AND RUN 1" CONDUIT TO 4" SQUARE, J-BOX ABOVE CEILING. (SEE DETAILS)
	4-COMPARTMENT RECESSED FLOOR BOX, WITH TWO DUPLEX RECEPTABLE AND TWO SECTIONS FOR OWNERS COMMUNICATIONS REQUIREMENTS. (SEE DETAIL)
	2-COMPARTMENT RECESSED FLOOR BOX, WITH ONE DUPLEX RECEPTACLE AND ONE SECTION FOR OWNERS COMMUNICATIONS REQUIREMENTS.
	3-COMPARTMENT RECESSED FLOOR BOX, WITH ONE DUPLEX RECEPTACLE, ONE IS DUPLEX RECEPTACLE AND ONE SECTION FOR OWNERS COMMUNICATIONS REQUIREMENTS.
	FIRE RATED FLUSH TYPE POKE THRU DEVICE

NOTES:

1. PROVIDE A BLANK COVERPLATE ON TELEPHONE OUTLETS.
2. THE DEVICE ADDRESS NUMBER IS SHOWN NEXT TO EACH DETECTION/NOTING DEVICE ON THE SPECIAL SYSTEMS FLOOR PLANS.
3. SEE DETAILS FOR ELEVATION REPRESENTATION OF FIVE MOUNTING HEIGHTS. ON ALL QUESTIONS ABOUT MOUNTING HEIGHTS SHALL BE DIRECTED TO THE PROJECT ARCHITECT AND ENGINEER PRIOR TO ROUGH-IN.
4. THESE ARE STANDARD SYMBOLS AND ALL MAY NOT APPEAR ON PROJECT DRAWINGS. HOWEVER THE SYMBOLS ON THE PROJECT OCCURS, THE ITEM SHALL BE PROVIDED AND INSTALLED.

FIRE ALARM SYMBOLS

	CONTROL, PANEL.
	REMOTE ANNUNCIATOR 66" AFF TO MODE OF DEVICE.
	MANUAL PULL STATION 48" AFF.
	AIDIBLE & VISUAL SIGNAL STROBE LIGHT MOUNTED @ 80" AFF, OR 6" BELOW CEILING WHICHEVER IS LOWER.
	SPEAKER & VISUAL SIGNAL STROBE LIGHT MOUNTED @ 80" AFF, OR 6" BELOW CEILING WHICHEVER IS LOWER.
	AIDIBLE & VISUAL SIGNAL STROBE LIGHT MOUNTED 48" AFF, OR 6" BELOW CEILING WHICHEVER IS LOWER.
	VISUAL SIGNAL STROBE LIGHT MOUNTED @ 80" AFF OR 6" BELOW CEILING WHICHEVER IS LOWER.
	PHOTO-ELECTRIC TYPE SMOKE DETECTOR.
	THERMAL TYPE DETECTOR.
	GUE DETECTOR.
	DUCT MOUNTED SMOKE DETECTOR WITH RELAY BASE IN AIR DUCT.
	ADDRESSABLE CONTROL MODULE.
	REMOTE TEST SWITCH WITH INDICATOR LAMP FOR DUCT MOUNTED SMOKE DETECTOR
	ELECTROMAGNETIC DUCT HOLD-OPEN DEVICE.
	WEATHERPROOF AIDIBLE & VISUAL SIGNAL STROBE LIGHT MOUNTED @ 80" AFF
	CONNECTION TO THE DOOR HARDWARE CONTACTS, DOORS SHALL UNLOCK UPON ACTIVATION OF ALARM SYSTEM.
	TAMPER SWITCH CONNECTED TO SPRINKLER VALVE.
	WATER FLOW SWITCH CONNECTED TO SPRINKLER PIPING.

ABBREVIATIONS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
AB	AMPERE	JB	JUNCTION BOX
AC	AIR CONDITIONING	LB	LIGHTING CONTACTOR
ADA	AMERICAN WITH DISABILITIES ACT	LED	LED LIGHTING
AFB	ABOVE FINISHED FLOOR	LFMC	LIQUID TIGHT FLEXIBLE METAL CONDUIT
AFS	ABOVE FINISHED GRADE	LT	LIGHT
AHJ	AIR HANDLING UNIT	LTD	LIGHTING
AC	AMPERE INTERRUPTING CAPACITY	LRA	LOCK ROTOR AMPS
AL	ALUMINUM	MIN	MINIMUM
AMP	AMPERE	MAX	MAXIMUM
AT	AUTOMATIC TRANSFER SWITCH	MCA	MINIMUM CIRCUIT AMPERES
AW	AMERICAN WIRE GAUGE	MIB	MINIMUM CIRCUIT BREAKER
BB	BACKBOARD	MCC	MOTOR CONTROL CENTER
CB	CONDUIT	MPS	MAXIMUM FUSE SIZE
CB	CIRCUIT BREAKER	MLO	MAIN LUGS ONLY
CD	DOUBLE POLE DOUBLE THROW	MOP	MAXIMUM OVER-CURRENT PROTECTION
CPD	EMERGENCY LIGHT	NAC	NATIONAL ELECTRICAL CODE
CPD	EMERGENCY LIGHT	NEMA	NATIONAL ELECTRICAL FIXTURES ASSOC.
EGC	EQUIPMENT GROUNDING CONDUCTOR	NIC	NOT IN CONTRACT
EM	EMERGENCY	NIGHT	NIGHT LIGHT
EXT	ELECTRICAL METAL TUBING	OP	OVER CURRENT PROTECTION DEVICE
E	EXISTING	P	POLE
E OR EX	EXISTING TO BE REMOVED	PR	PULL BOX
EN	EXISTING TO REMAIN	PE	PHOTO-ELECTRIC SWITCH
ETR	ELECTRIC WATER COOLER	PWC	POLYVINYL CHLORIDE CONDUIT
F	FUSE	PANEL	PANEL
F	FUSE	RMC	RIGID METAL CONDUIT
F	FUSE	RTU	ROOF TOP UNIT
F	FUSE	SF	SUPPLY FAN
F	FIRE ALARM CONTROL PANEL	SPO	SURGE PROTECTIVE DEVICE
F	FIRE ALARM CONTROL PANEL	SPE	SINGLE POLE DOUBLE THROW
F	FIRE ALARM CONTROL PANEL	SPST	SINGLE POLE SINGLE THROW
F	FIRE ALARM CONTROL PANEL	SQ	SQUARE
F	FIRE ALARM CONTROL PANEL	SW	SWITCH
F	FIRE ALARM CONTROL PANEL	SWBD	SWITCHBOARD
F	FIRE ALARM CONTROL PANEL	TBS	TELEPHONE TERMINAL BACKBOARD
F	FIRE ALARM CONTROL PANEL	UL	UNDERGROUND
F	FIRE ALARM CONTROL PANEL	UH	UNIT HEATER
F	FIRE ALARM CONTROL PANEL	UL	UNDERWRITER'S LABORATORIES
F	FIRE ALARM CONTROL PANEL	UNO	UNLESS NOTED OTHERWISE
F	FIRE ALARM CONTROL PANEL	UNO	UNLESS OTHERWISE NOTED
F	FIRE ALARM CONTROL PANEL	UPS	UNINTERRUPTIBLE POWER SUPPLY
F	FIRE ALARM CONTROL PANEL	V	VOLT
F	FIRE ALARM CONTROL PANEL	VA	VOLT-AMPERE
F	FIRE ALARM CONTROL PANEL	W	WATER
F	FIRE ALARM CONTROL PANEL	WP	WEATHER PROOF
F	FIRE ALARM CONTROL PANEL	XPBR	TRANSFORMER
F	FIRE ALARM CONTROL PANEL	XP	EXPLOSION PROOF

INTERIOR LIGHTING FIXTURE SCHEDULE									
SYMBOL & TYPE	MANUFACTURER & CATALOG NUMBER	DESCRIPTION	LAMP TYPE & QUANTITY	VOLTS/BALLAST	MOUNTING	INPUT WATTS	TOTAL WATTS		
A 	CREE #5-DL-54L PRESCOLITE #C6M, LITHONIA #L50	4" RECESSED HORIZONTAL LED LENSED DOWNLIGHT, LOW BRIGHTNESS SEM-DIFFUSE CLEAR ALZAK ALUMINUM REFLECTOR, MEDIUM DISTRIBUTION, WHITE FLANGE, BAR HANGERS, UL LISTED DAMP LOCATION.	2700 LUMENS, 90 CR, 4000K	UNV ELECTRONIC DIMMING	CEILING RECESSED	34			
B 	CREE #5-DL-54L PRESCOLITE #C6M, LITHONIA #L50	6" RECESSED HORIZONTAL LED LENSED DOWNLIGHT, LOW BRIGHTNESS SEM-DIFFUSE CLEAR ALZAK ALUMINUM REFLECTOR, MEDIUM DISTRIBUTION, WHITE FLANGE, BAR HANGERS, UL LISTED DAMP LOCATION.	1800 LUMENS, 90 CR, 4000K	UNV ELECTRONIC DIMMING	CEILING RECESSED	23			
C 	CREE #5-DL-54L PRESCOLITE #C6M, LITHONIA #L50	6" RECESSED HORIZONTAL LED LENSED DOWNLIGHT, LOW BRIGHTNESS SEM-DIFFUSE CLEAR ALZAK ALUMINUM REFLECTOR, MEDIUM DISTRIBUTION, WHITE FLANGE, BAR HANGERS, UL LISTED DAMP LOCATION.	1800 LUMENS, 90 CR, 3000K	UNV ELECTRONIC DIMMING	CEILING RECESSED	23			
D 	COLUMBIA #E34L-40W PROSODITA #W4L3 AIREY-THOMPSON #R15	48" WALL MOUNT LED B-LINE FIXTURE, TEXTURED MATTE WHITE FINISH, 0.125" THICK MINIMUM A12 PATTERN ACRYLIC LENS, UNV. VOLTAGE, OCCUPANCY SENSOR, HIGH LIGHT, EMERGENCY BACK-UP CONNECTED UNDERSEAL, WA BATTERY INVERTER RATED FOR 90 MINUTE STANDBY, FULL OUTPUT, UL DAMP LOCATION LISTED.	1500/3100 LUMENS, 4000K	120/277V ELECTRONIC DRIVER	SURFACE/ WALL MTD AT 78" AFF	31			
F 	CREE #FUEZ2 COLUMBIA #CA722 LITHONIA #AL52 LS #FCC	27x2" LED LAY-IN FIXTURE, 22-GAUGE GOLD ROLLED STEEL HOUSING, SMOOTH ACRYLIC CENTER BASKET DIFFUSING LENS, CENTER MOUNTED DIRECT LED STRIP, 1-BAR CLIPS, PRE-PAINTED, 10 YEAR WARRANTY, UL LISTED DAMP LOCATION.	3000 LUMENS, 90 CR, 4000K	UNV ELECTRONIC DIMMING	RECESSED GRID CGLING	30			
FE 	CREE #FUEZ2 COLUMBIA #CA722 LS #FCC	27x2" LED LAY-IN FIXTURE, 22-GAUGE GOLD ROLLED STEEL HOUSING, SMOOTH ACRYLIC CENTER BASKET DIFFUSING LENS, CENTER MOUNTED DIRECT LED STRIP, 1-BAR CLIPS, PRE-PAINTED, 10 YEAR WARRANTY, UL LISTED DAMP LOCATION.	3000 LUMENS, 90 CR, 4000K	UNV ELECTRONIC DIMMING	RECESSED GRID CGLING	30			
H 	LAMORE #E40S-A1 LS #AL4	11"x 24" LED HIGH-BAY LUMINAIRE, STEEL HOUSING, ALUMINUM HEATSINK, GLOSS WHITE WIDE BEAM REFLECTOR, PAINTED AFTER FABRICATION, FROSTED ACRYLIC LENS, UP-LIGHT, CABLE HANGERS, 10K SURGE PROTECTION, MULTI-LEVEL OCCUPANCY SENSOR SET TO 30S ON AFTER 30 MINUTES OF NO MOVEMENT, UL LISTED DAMP LOCATION.	17,295 LUMENS, 80 CR, 5000K	UNV ELECTRONIC MULTI-LEVEL	SUSPEND H4-6" AFF	122			
K 	AIREY-THOMPSON #R3L MUSCON #BC NE WILLIAMS #5F	LED UNDER CABINET LUMINAIRE, 19" DEEP, SOLD FRONT, FROSTED LENS, ALUMINUM HOUSING, WHITE POWDER COAT FINISH, LENGTH AS REQUIRED FOR CONTINUOUS RUN, UL LISTED.	500 LUMENS PER FOOT, 4000K	120/277V ELECTRONIC 3-10V DIM.	SURFACE UNDER CABINET	5			
L 	CORONET #E33-UPDN-8 PRIMAAL #D30N LIGHTCONTROL #3PJD LS #39H-08	3" WIDE, 96" PENDANT MOUNTED LED DIRECT/INDIRECT LINEAR LUMINAIRE, EXTRUDED ALUMINUM HOUSING, DIECAST ALUMINUM END CAPS, ACRYLIC CLEAR COVER, 20 GA. SEM-SPECULAR STEEL REFLECTOR, FINISH COLOR BY ARCHITECT, MOUNTED WITH FIELD ADJUSTABLE AEROFIT CABLES, UL LISTED DAMP LOCATION.	2800 LU UP & 8000 LU DOWN FOR EACH 8" SECTION, 90 CR, 4000K	120/277V ELECTRONIC DIMMING 10V	PENDANT CEILING MOUNTED H4'-6" AFF	78			
L 	LITECONTO #R1C-R-D MARK L35 #R40 CORONET #R40	6"x 48" LAY-IN DIRECT LED FIXTURE, 6" DEEP WITH WHITE FROSTED ACRYLIC LENS, EXTRUDED ALUMINUM FRAME, PAINTED AFTER FABRICATION, INTEGRAL DRIVER, UL LISTED DAMP LOCATION.	1600 LUMENS, 90 CR, 3000K	UNV ELECTRONIC DIMMING DRIVER	CEILING FLUSH MOUNTED	20			
L 	CORONET #R494 PINACLOVE #4C-R-D LS #R4LS-04	4"x 48" LAY-IN DIRECT LED FIXTURE, 5" DEEP WITH WHITE FROSTED ACRYLIC LENS, EXTRUDED ALUMINUM FRAME, PAINTED AFTER FABRICATION, INTEGRAL DRIVER, UL LISTED DAMP LOCATION.	4000 LUMENS, 90 CR,4000K	UNV ELECTRONIC DIMMING DRIVER	CEILING FLUSH MOUNTED	35			
L3 	CORONET #R494 PINACLOVE #4C-R-D LS #R4LS-04	4"x 48" LAY-IN DIRECT LED FIXTURE, 5" DEEP WITH WHITE FROSTED ACRYLIC LENS, EXTRUDED ALUMINUM FRAME, PAINTED AFTER FABRICATION, INTEGRAL DRIVER, UL LISTED DAMP LOCATION.	2600 LUMENS, 90 CR,4000K	UNV ELECTRONIC DIMMING DRIVER	RECESSED CEILING FLUSH MOUNTED	23			
O 	BARNITE #REC-12-400-	12" CORD HUNG PENDANT MOUNTED LED LUMINAIRE DOWNLIGHT, LOW BRIGHTNESS FROSTED GLASS GLOBE, ALUMINUM SHADE WITH UP-LIGHT, WITH 50VAC TRANSFORMER 120/277V, UL LISTED DAMP LOCATION.	1600 LUMENS, 90 CR, 4000K	UNV ELECTRONIC DIMMING	CEILING PENDANT MOUNTED	20			
S 	CREE #E54	48" LED STRIP, ACRYLIC SQUARE LENS, STEEL HOUSING, WHITE POWDER COAT FINISH PAINTED AFTER FABRICATION, UL LISTED DAMP LOCATION.	6000 LUMENS, 90 CR, 3000K	120/277 ELECTRICAL DIMMING DRIVER	MOUNT TO WALL AND/OR TOP OF DOOR	50			
S4 	LITHONIA #R3-L-4 CREE #E40C COLUMBIA #P54 LS #E0L4	48" LED STRIP, ROUND ACRYLIC LENS, STEEL HOUSING, WHITE POWDER COAT FINISH PAINTED AFTER FABRICATION, CONTINUOUS RUN MOUNTING WHERE REQUIRED, UL LISTED DAMP LOCATION.	4000 LUMENS, 80 CR, 4000K	120/277 ELECTRONIC DIMMING DRIVER	MOUNT TO BOTTOM OF STRUCTURE H4'-2" AFF	30			
S8 	LITHONIA #R3-L-8 CREE #E40C COLUMBIA #P58 LS #E0L8	96" LED STRIP, ROUND ACRYLIC LENS, DIE FORMED STEEL HOUSING, WHITE POWDER COAT FINISH PAINTED AFTER FABRICATION, CONTINUOUS RUN MOUNTING WHERE REQUIRED, UL LISTED DAMP LOCATION.	8000 LUMENS, 80 CR, 4000K	120/277 ELECTRICAL DIMMING DRIVER	MOUNT TO BOTTOM OF STRUCTURE H4'-2" AFF	54			
R 	CREE #R6-60L PRESCOLITE #C6M, LITHONIA #L50	6" RECESSED HORIZONTAL LED LENSED DOWNLIGHT, LOW BRIGHTNESS SEM-DIFFUSE CLEAR ALZAK ALUMINUM REFLECTOR, MEDIUM DISTRIBUTION, WHITE FLANGE, BAR HANGERS, UL LISTED DAMP LOCATION.	5000 LUMENS, 90 CR, 4000K	UNV ELECTRONIC DIMMING	CEILING RECESSED	58			
R1 	CREE #5-DL4	4" RECESSED HORIZONTAL LED OPEN DOWNLIGHT, LOW BRIGHTNESS SEM-SPECULAR, CLEAR ALZAK ALUMINUM REFLECTOR, 15 BEAM ANGLE, WHITE PAINTED FLANGE, BAR HANGERS, UL LISTED DAMP LOCATION.	900 LUMENS, 90 CR, 3000K	UNV ELECTRONIC DIMMING	CEILING RECESSED	13			
R2 	CREE #5-DL4	4" RECESSED HORIZONTAL LED OPEN DOWNLIGHT, LOW BRIGHTNESS SEM-SPECULAR, CLEAR ALZAK ALUMINUM REFLECTOR, 15 BEAM ANGLE, WHITE PAINTED FLANGE, BAR HANGERS, UL LISTED DAMP LOCATION.	900 LUMENS, 90 CR,	UNV ELECTRONIC DIMMING	CEILING RECESSED	13			
R3 	VANTAGE ITO #H4VELED PRESCOLITE #R-TR-80D	4" RECESSED HORIZONTAL LED LENSED DOWNLIGHT, LOW BRIGHTNESS SEM-SPECULAR, CLEAR ALZAK ALUMINUM REFLECTOR, 30° BEAM ANGLE, MOUNTING FRAME, WHITE PAINTED FLANGE, BAR HANGERS, UL LISTED NET LOCATION.	1300 LUMENS, 90 CR, 4000K	UNV ELECTRONIC DIMMING	CEILING RECESSED	13			
I 	WELLS #EM-2 OTA #B01 EVALITE #E0W DUALITE #H4 ISOLITE #H4	1,600 WATT 90 MINUTE BATTERY BACK-UP INVERTER, NEMA 1 ENCLOSURE WITH LOCKABLE DOORS, AC VOLTAGE IN & OUT, 20 AMP, 1-HOLE CIRCUIT BREAKER NORMALLY ON FOR IN & OUT DISCONNECT, AUTOMATIC BATTERY ALARM FOR LOW BATTERY, TEST BUTTON, TIME DELAY FOR RE-TRANSFERS, INTERNAL MAINTENANCE #P-PASS, STATUS MONITORING, REMOTE SUMMARY ALARM, WALL BRACKET, FACTORY START-UP, 10 YEAR WARRANTY, UL LISTED 924.	277 VOLT IN/OUT	277 VOLT	WALL/MOUNTED H4'-12" AFF MAX.	<30			
I 	DIRECTIONAL SYSTEMS MODEL #9402	12V/2 LED GREEN TRAFFIC CONTROLLER WITH BRIGHT WHITE VIEWING ANGLE LED, ALUMINUM HOUSING, BURANOKO BRONZE FINISH, IMPACT RESISTANT, SMOKE TINTED POLYCARBONATE 0.125 THICK LENS, SINGLE FACE, INTEGRATED SOLID STATE POWER SUPPLY.	LED	120V ELECTRONIC	SURFACE/ WALL	<1			
XA 	DUAL-LITE #E2S EVALITE #E0W ISOLITE #H4 ISOLITE #H4	EXIT SIGN, SINGLE FACE, EDGE-LIGHTED CLEAR OVAL PLASQUE ACRYLIC PANEL, 4" RED LETTERS, CEILING/WALL, RECESSED MOUNTING, DIE-CAST ALUMINUM CANOPY, WHITE TRIM, EMERGENCY 90 MINUTE BATTERY SYSTEM, ARROWS WHERE ILLUSTRATED.	LED	277V	WALL/CEILING RECESSED MOUNTED H4'-12" AFF, MAX.	<5			
XB 	DUAL-LITE #E2S EVALITE #E0W LITHONIA #R4 ISOLITE #H2	EXIT SIGN, SINGLE FACE, DIE CAST ALUMINUM CONSTRUCTION, 4" RED LETTERS, BLACK HOUSING WITH BRUSHED ALUMINUM FACE, WALL MOUNTING, EMERGENCY 90 MINUTE BATTERY SYSTEM, ARROWS WHERE ILLUSTRATED.	LED	UNV VOLTAGE	WALL SURFACE MOUNTED H4'-12" AFF, MAX.	<5			
XC 	DUAL-LITE #E2S EVALITE #E0W LITHONIA #R4 ISOLITE #H4	EXIT SIGN, DIE-CAST ALUMINUM HOUSING, CORROSION RESISTANT, GASKETED, BLACK HOUSING, RED LETTERS, POLYCARBONATE LENS, SELF-DIAGNOSTIC, 90 MINUTE BATTERY BACK-UP SYSTEM, INTERNAL HEATER, ARROWS WHERE ILLUSTRATED, UL LISTED NET LOCATION, ALUMA 4X.	LED INCLUDED	UNV VOLTAGE	WALL SURFACE MOUNTED H4'-12" AFF, MAX.	<5			
XD 	DUAL-LITE #P01 EVALITE #E0W LITHONIA #R7 ISOLITE #H2D	EMERGENCY LIGHT, AC ONLY, SURFACE WALL, DARK SKY COMPLIANT, PHOTO CELL CONTROL, BATTERY HEATER, 7-LED LAMPS, PLATINUM SILVER FINISH, SELF-TEST DIAGNOSTICS, UL 1598 LISTED, NET LOCATION LISTED.	LED	277V LED 1000 LUMENS, 4000K	WALL SURFACE MOUNTED H4'-12" AFF, MAX.	17			

CIRCUIT HOMERUN SYMBOLS

A-1	←	ONE CIRCUIT HOMERUN TO PANEL "A", CIRCUIT #1.
A-1,3	←←	TWO CIRCUIT HOMERUN TO PANEL "A", CIRCUITS #1 & 3. (REQUIRES MULTI-POLE CIRCUIT BREAKER.)
A-1,3,5	←←←	THREE CIRCUIT HOMERUN TO PANEL "A", CIRCUITS #1, 3, & 5. (REQUIRES MULTI-POLE CIRCUIT BREAKER.)
A-(1,3)	←←	ONE CIRCUIT HOMERUN TO PANEL "A", 208 VOLT OR 480 VOLT-3 PHASE CIRCUIT TO POLES #1 & 3.
A-(1,3,5)	←←←	ONE CIRCUIT HOMERUN TO PANEL "A", 208 VOLT OR 480 VOLT-3 PHASE CIRCUIT TO POLES #1, 3, & 5.
	— —	SLASH MARKS INDICATE QUANTITY OF CONDUCTORS OTHER THAN TWO. — INDICATES NEUTRAL.
	— —	— INDICATES NOTE. TWO CIRCUITS DO NOT SHOW SLASH MARKS.
	—+—	SLASH MARK INDICATES EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE 250-122.

CONDUCTOR SIZING TABLE

FOR 120V-20A BRANCH CIRCUITS ONLY, UNLESS OTHERWISE NOTED

IF DISTANCE A + B IN FEET IS: (SEE DIAGRAM AT RIGHT)	USE COPPER WIRE IN METALLIC CONDUIT, AND SIZE AS FOLLOWS ON ENTRY CIRCUIT AND SIZE CONDUIT ACCORDINGLY:	
0' to 100'	#12 (MIN.)	
100' to 175'	#10	
175' to 300'	#8	
300' to 450'	#6 (MAX.)	

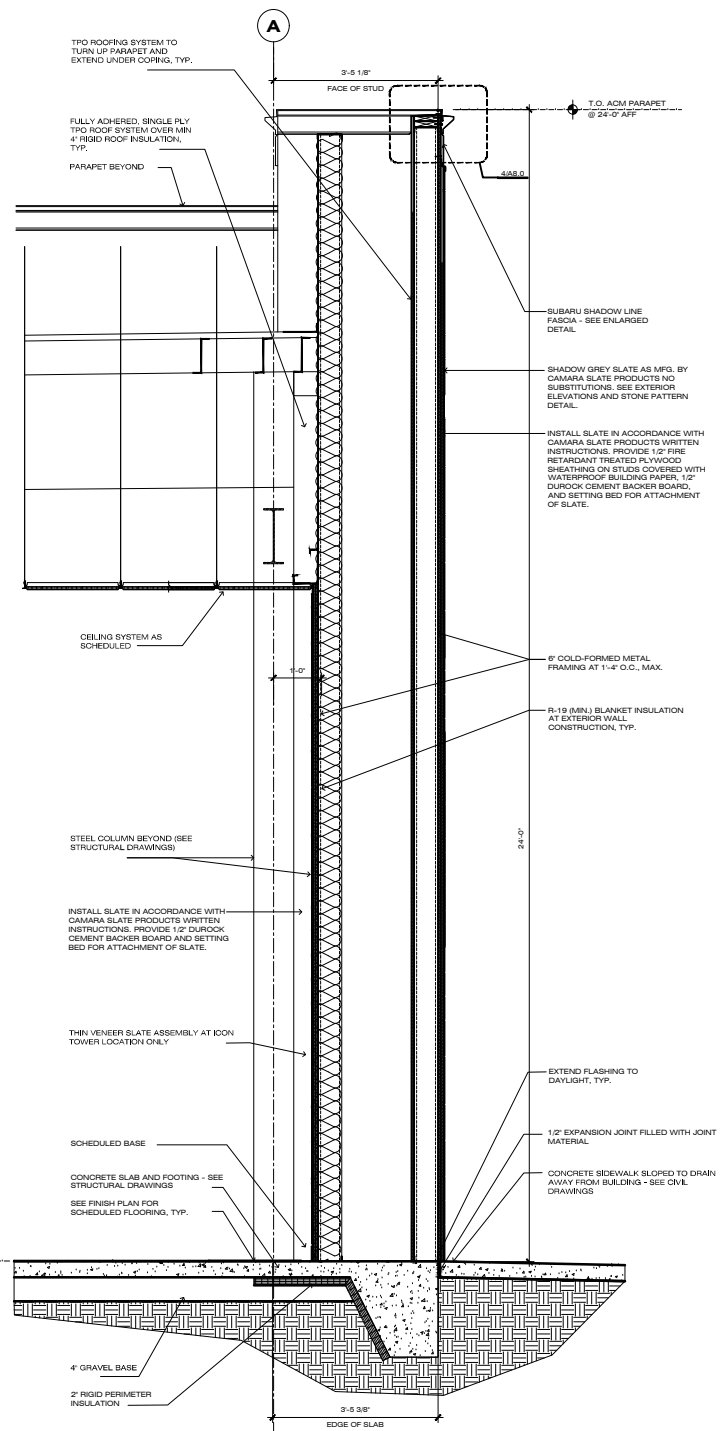
FOR 277V-20A BRANCH CIRCUITS ONLY, UNLESS OTHERWISE NOTED

IF DISTANCE A + B IN FEET IS: (SEE DIAGRAM AT RIGHT)	USE COPPER WIRE IN METALLIC CONDUIT, AND SIZE AS FOLLOWS ON ENTRY CIRCUIT AND SIZE CONDUIT ACCORDINGLY:	
0' to 250'	#12 (MIN.)	
250' to 400'	#10	
400' to 700'	#8	
700' to 1000'	#6 (MAX.)	

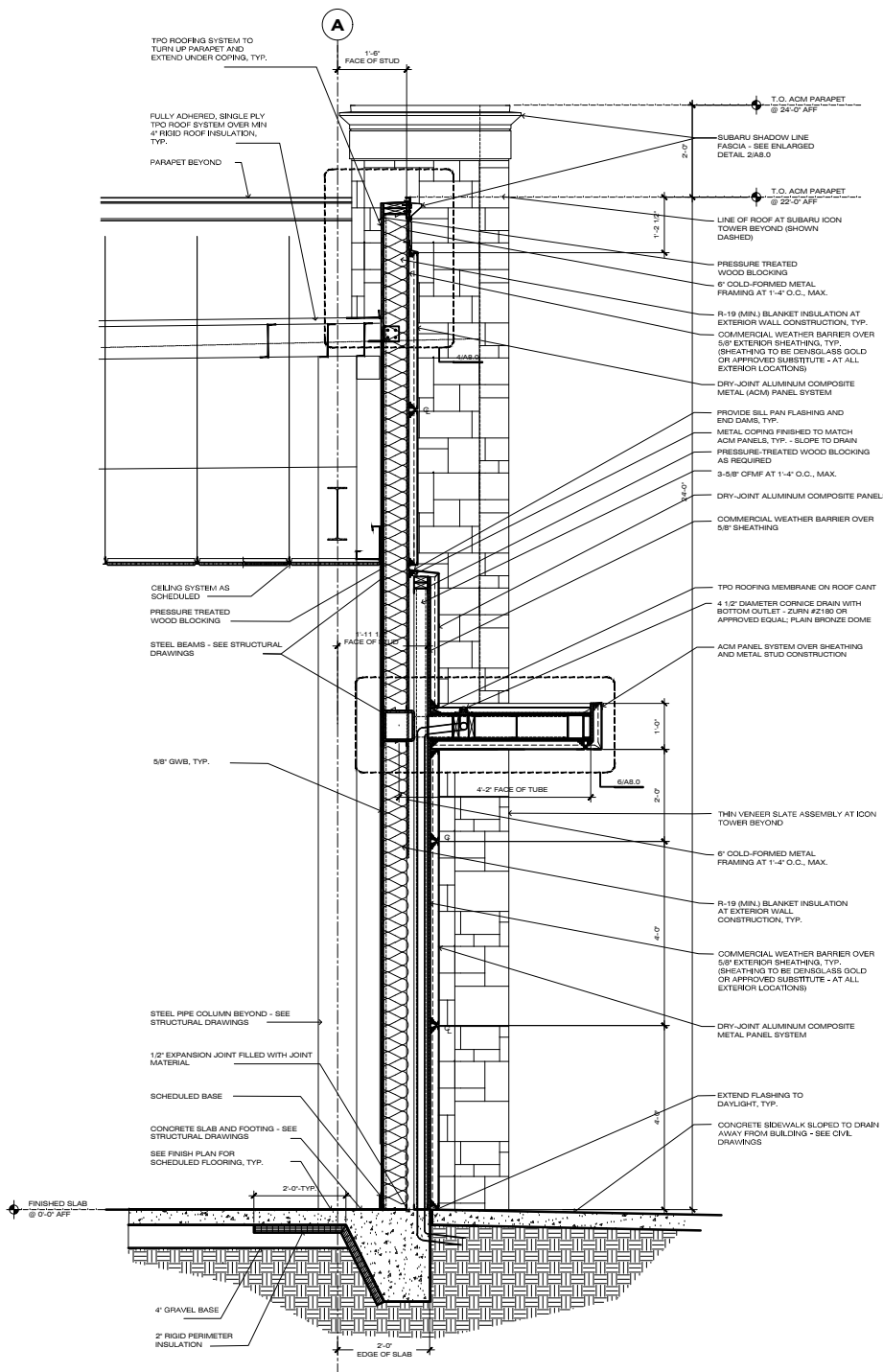
THESE TABLES ARE BASED ON AN EVENLY DISTRIBUTED LOAD ALLOWING A 3% VOLTAGE DROP AT LAST OUTLET. APPLY ACCORDINGLY.

	LIGHTING NOTES
	1. LED COLOR TEMPERATURE GENERAL SHALL BE 4000 DEGREE K. UOLN. 2. LED DRIVERS MUST LIMIT THE INRUSH CURRENT AND MEET OR EXCEED THE "NEMA A40" DRIVER INRUSH STANDARDS. MUST BE ABLE TO WITHSTAND UP TO A 1,000 MILE SURGE WITHOUT IMPAIRMENT OF PERFORMANCE. HAVE LESS THAN HARMONIC DISTORTION AND BE "UL" RECOGNIZED. DRIVERS SHALL HAVE A FIVE YEAR WARRANTY PERIOD FROM DATE OF INSTALLATION. 3. THIS LIGHTING FIXTURE SCHEDULE IS INTENDED TO BE PROPRIETARY. THE CATALOG NUMBERS GIVEN SHALL DENOTE THE LUMINAIRE REQUIRED. 4. THE LIGHTING FIXTURE CATALOG NUMBERS IDENTIFY THE SERIES OF LIGHTING FIXTURE ONLY. PROVIDE ALL FIELD FABRICATION, MOUNTING HARDWARE, ACCESSORIES AND OPTIONS REQUIRED TO ADAPT TO THE CONDITIONS AND MEET THE INTENT OF THE FIXTURE DESCRIPTION. 5. COORDINATE FIXTURE OPERATING VOLTAGES WITH THAT PROVIDED BY THE CIRCUITRY. 6. COORDINATE FIXTURE TRIMS WITH THE CEILING TYPE. 7. DRIVERS SHALL HAVE THE QUIETEST SOUND RATING AVAILABLE. 8. DRIVERS SHALL BE CONSTANT CURRENT TYPE DESIGNED TO START AND MAINTAIN PROPER OPERATION OF THE LAMP(S) OR DIODE(S) IN THE ENVIRONMENTAL AND TEMPERATURE CONDITIONS IN WHICH THE FIXTURES ARE INSTALLED. 9. RECESSED LIGHTING FIXTURES SHALL HAVE THERMAL PROTECTION. 10. DOWNLIGHTS IN INACCESSIBLE CEILING(S) SHALL HAVE BOTTOM ACCESS. 11. LAY-IN TYPE AND RECESSED FIXTURES SHALL BE SUPPORTED FROM THE STRUCTURE INDEPENDENT FROM THE CEILING SYSTEM AND BE CLIPPED TO THE GRID WITH EARTHQUAKE/HAIRCRANE CLIPS. 12. DOWNLIGHT FIXTURES AND EXIT SIGNS IN SUSPENDED CEILING(S) SHALL NOT BE SUPPORTED BY THE GRID SYSTEM AND SHALL BE SUPPORTED FROM THE STRUCTURE AND NOT RELY ON THE CEILING SYSTEM ALONE FOR SUPPORT. EXIT SIGNS SHALL NOT BE MOUNTED ABOVE 12'-0" AFF. 13. LIGHTING FIXTURES IN WET LOCATIONS SHALL BE "WET LOCATION" LISTED. LIGHTING FIXTURES IN DAMP LOCATIONS SHALL BE "DAMP LOCATION" LISTED. 14. PROVIDE FIVE SPARE LAMPS OF EACH TYPE TO BE TURNED OVER TO THE OWNER'S REPRESENTATIVE AFTER ACCEPTANCE OF THE PROJECT. 15. ALL BATTERY UNITS IN EXIT AND EMERGENCY EGRESS LIGHT FIXTURES SHALL BE CONNECTED FOR UNINTERRUPTED OPERATION. UOLN. 16. SUBMIT AT ONE TIME, ONE (1) SET OF PDF SHOP DRAWINGS INCLUDING ALL LUMINAIRES AND EMERGENCY BACK-UP BATTERIES FOR APPROVAL. ACCEPTABLE MANUFACTURERS ARE ONLY AS LISTED ON THIS LUMINAIRE SCHEDULE. TWO OR MORE MANUFACTURERS NAMES LISTED, PROVIDE ONE OF THE NAMES LISTED. IF ONLY ONE NAMED, PROVIDE THAT LUMINAIRE. NO SUBSTITUTIONS SHALL BE ACCEPTED. THE RESPONSIBILITY TO ACCEPT OR REJECT ANY LUMINAIRE REMAINS WITH THE PROJECT ARCHITECT/ENGINEER. THE CONTRACTOR, PRIOR TO BID, MAY IN HIS DOCUMENT PROPOSE THE USE OF ANY PRODUCT OR DEVICE WHICH IN THE ASSESSMENT OF THE ARCHITECT/ENGINEER EXPRESSED IN WRITING ARE EQUAL TO THAT SPECIFIED. 17. COORDINATE THE MOUNTING HEIGHT OF ALL SERVICE AREA LUMINAIRES AND "BIP" HEATING SHALL NOT BE WITHIN 12" OF THE LUMINAIRE AND SHALL NOT INTERFERE WITH THE DISTRIBUTION OF LIGHT.

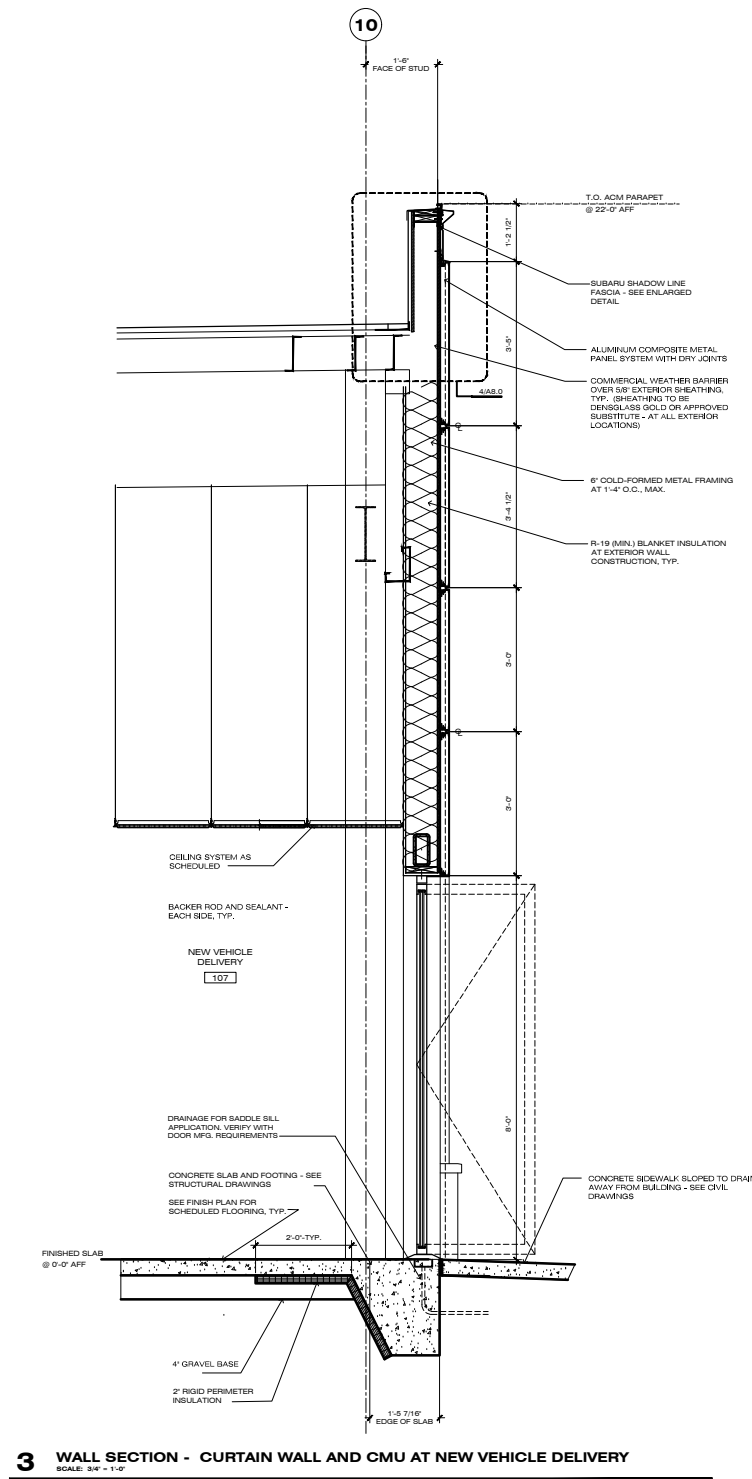
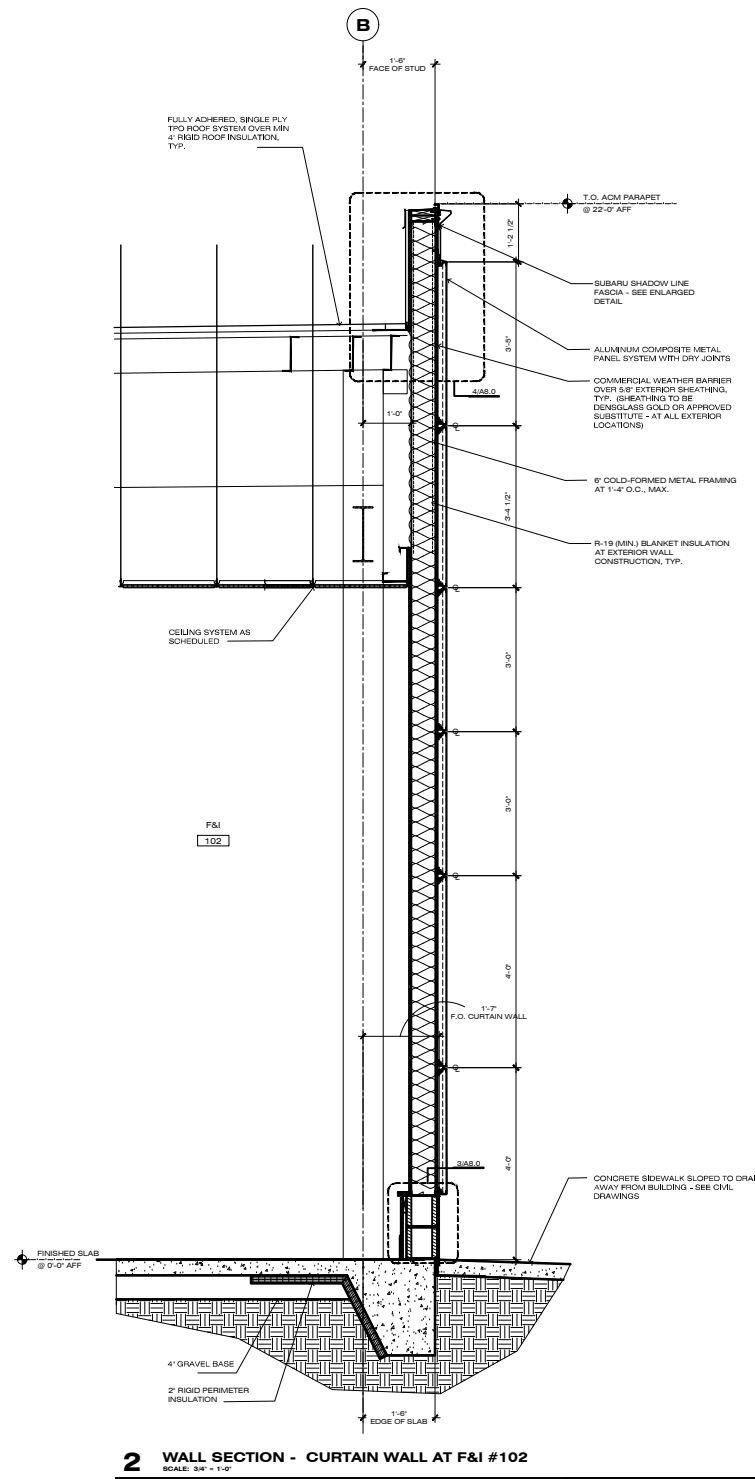
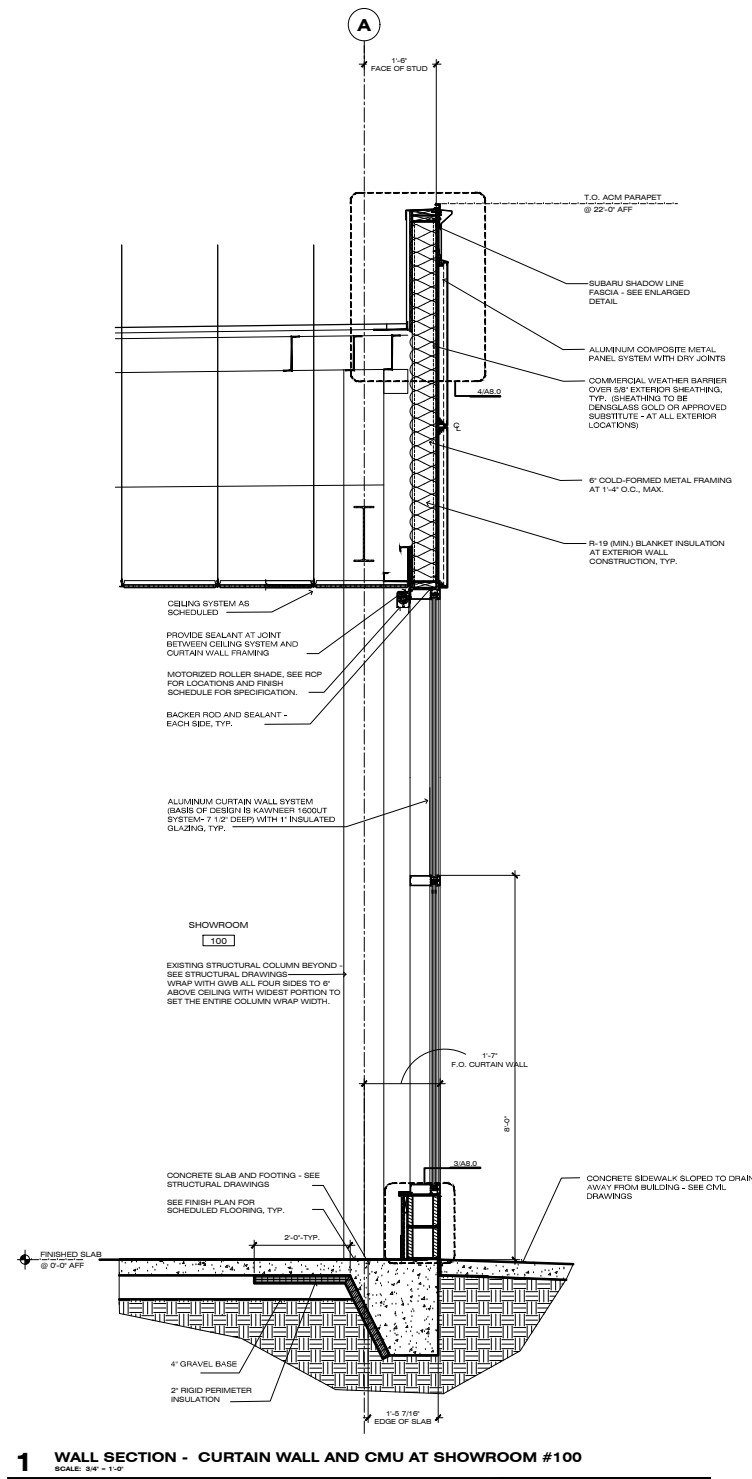
LINE TYPE LEGEND	
	SOLID LINE TYPE INDICATES NEW CONSTRUCTION.
	DASHED LINE TYPE INDICATES EXISTING CONSTRUCTION TO REMAIN.
	DASH-DOT LINE TYPE INDICATES FUTURE CONSTRUCTION.

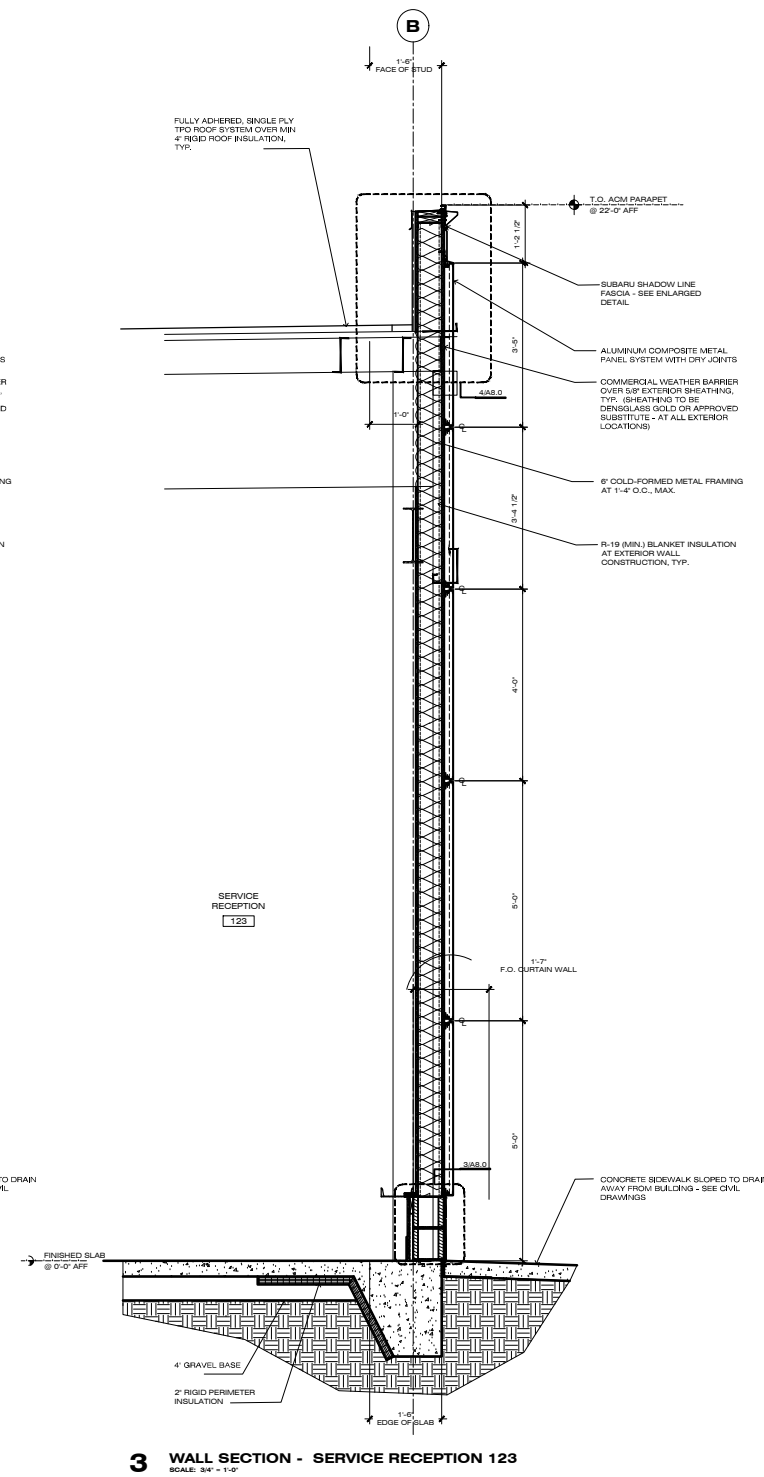
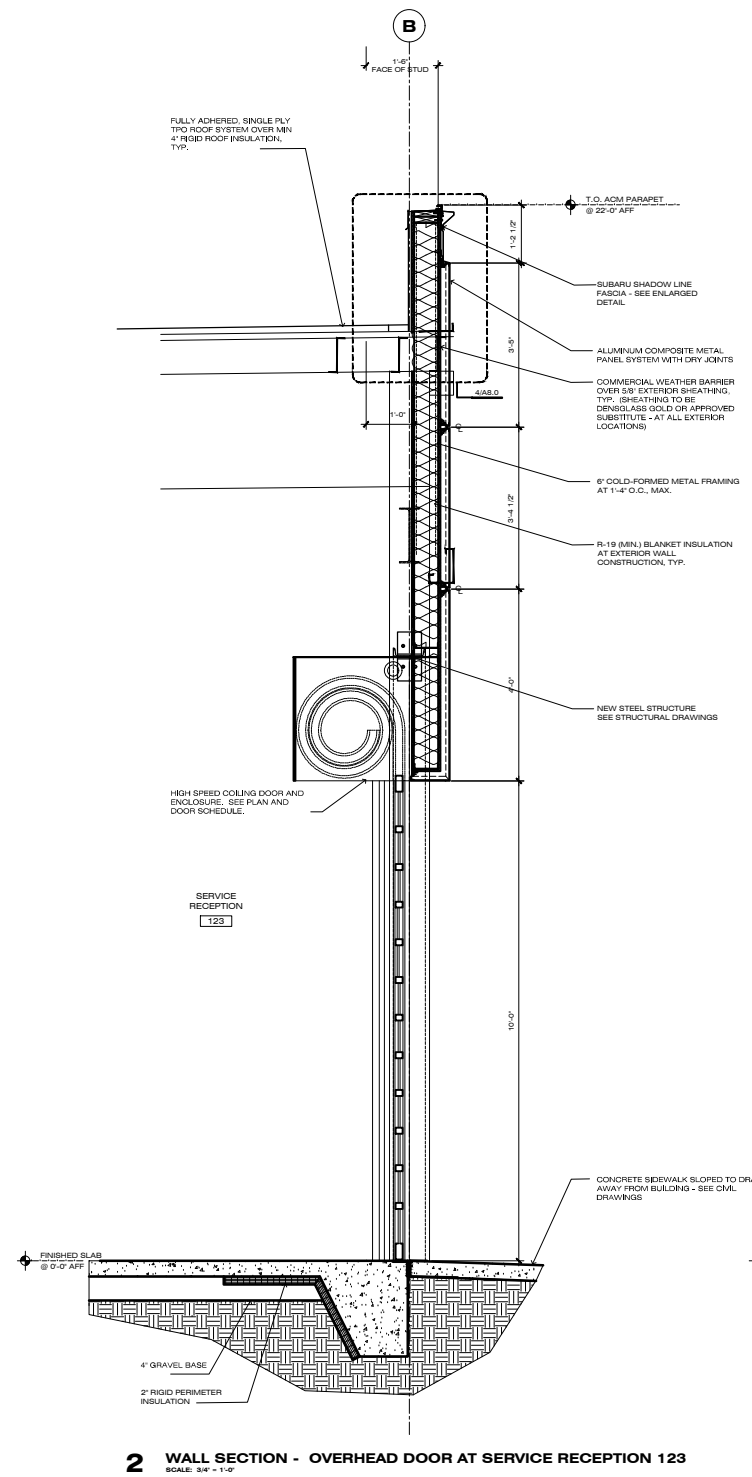
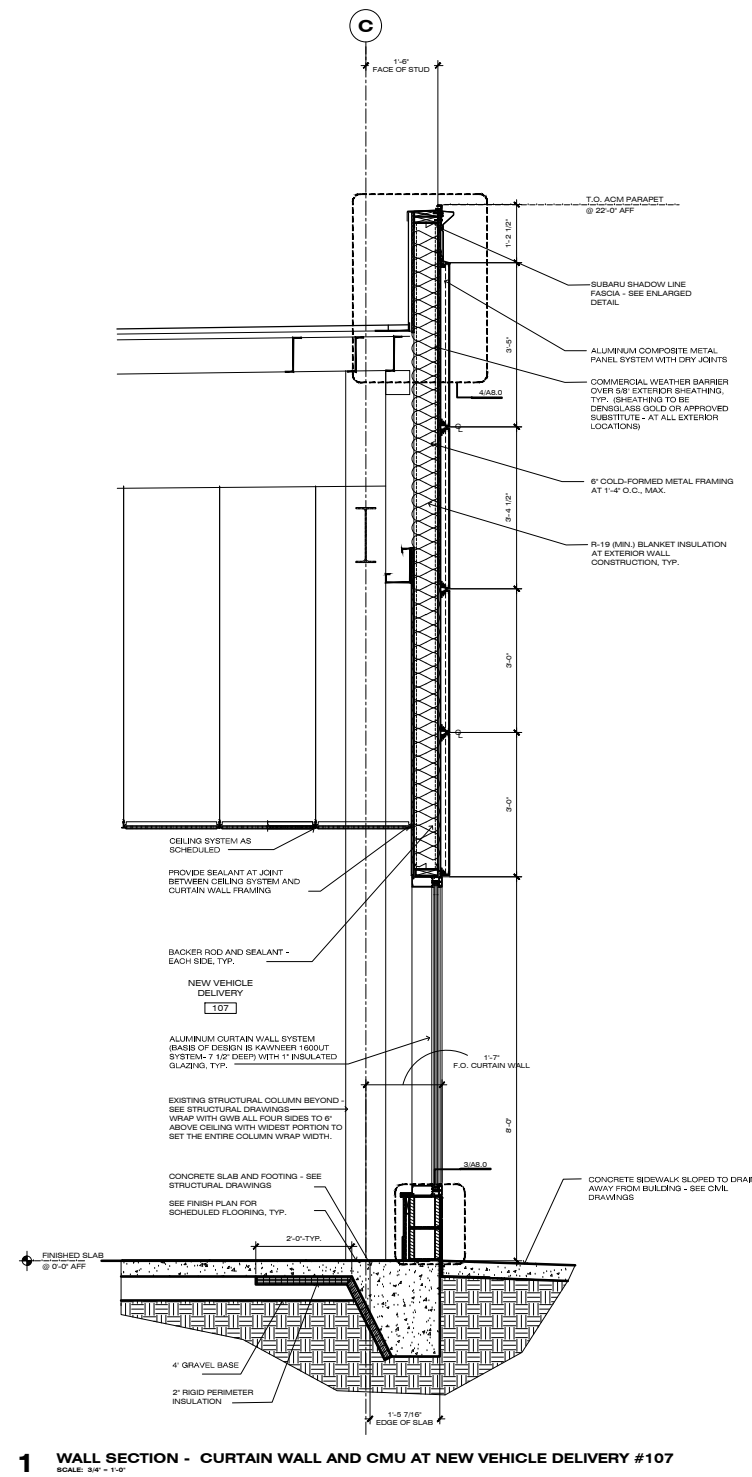


1 WALL SECTION - SUBARU ICON TOWER
SCALE: 3/4" = 1'-0"



2 WALL SECTION - ENTRY CANOPY
SCALE: 3/4" = 1'-0"



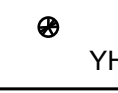
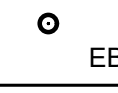








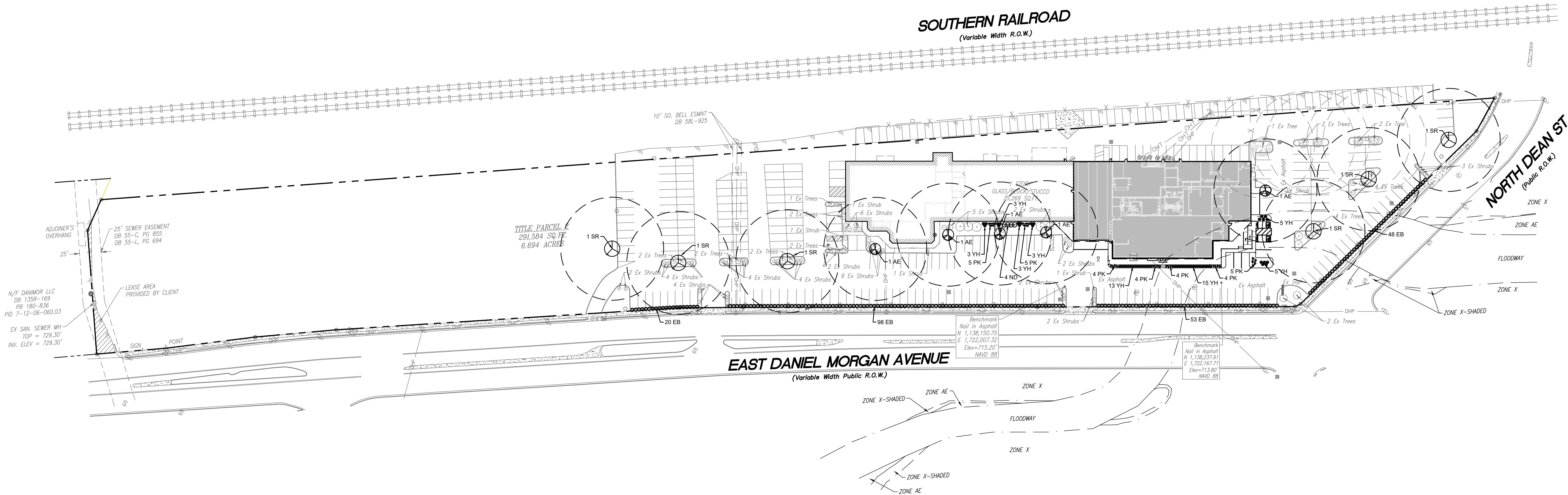
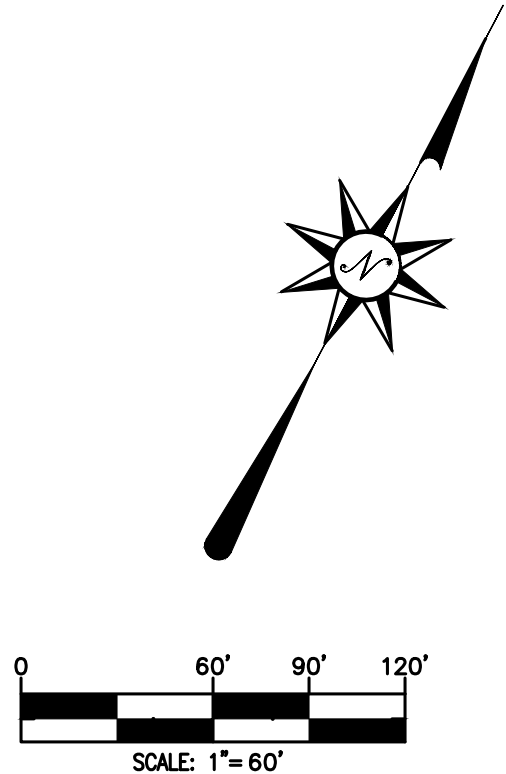
PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
 AE	5	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	2" CALIPER,	AS SHOWN
 SR	6	QUERCUS FALCATA	SOUTHERN RED OAK	12" HT. MIN. 2" CALIPER MIN.	AS SHOWN
 ND	4	ILEX CORNUATA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	12" HT. MIN.	48" O.C.
 PK	31	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL.	36" O.C.
 YH	50	ILEX VOMITORA 'NANA'	DWARF YAUAPON HOLLY	1 GAL.	36" O.C.
 EB	219	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	1 GAL.	48" O.C.

REQUIREMENTS	
REQUIRED	PROVIDED
EXISTING PARKING AREA LANDSCAPING: 1 SHADE TREE + 8 SHRUBS PER 10 PARKING SPACES 1 TREE x 330 SPACES/10 SPACES = 33 TREES 8 SHRUBS x 330 SPACES/10 SPACES = 264 SHRUBS	26 EXISTING TREES (5 SHADE / 21 ORNAMENTAL) 10 PROPOSED TREES 52 EXISTING SHRUBS
PROPOSED PARKING AREA LANDSCAPING: 1 SHADE TREE + 8 SHRUBS PER 10 PARKING SPACES 1 TREE x 7 SPACES/10 SPACES = 1 TREE 8 SHRUBS x 7 SPACES/10 SPACES = 8 SHRUBS	1 PROPOSED ALLEE ELM 10 PROPOSED DWARF YAUAPON HOLLY 5 PROPOSED PINK MUHLY
PARKING SPACES WITHIN 60' OF SHADE TREE	11 PROPOSED SHADE TREES
PARKING AREA AND STREET SCREENING	219 SHRUBS PROVIDED FOR SCREENING MAINTAINED @ 2' HIGH

IRRIGATION NOTE

1. NO IRRIGATION EQUIPMENT SHALL BE INSTALLED IN THE RIGHT-OF-WAY. EQUIPMENT INCLUDES BUT IS NOT LIMITED TO VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, RAIN SENSORS, ETC.



COOL BREEZE CONSULTANTS LLC
1311 Avenue A
Knox, TN 37603
Phone: 832-349-4018
Email: admin@coolbreezeconsultants.com
www.coolbreezeconsultants.com
SC COA # 6384

CBC

PROFESSIONAL ENGINEERING SERVICES

NO.	DESCRIPTION	DATE	INT.

OVERALL LANDSCAPE PLAN

SPARTANBURG SUBARU
400 EAST DANIEL MORGAN AVENUE
SPARTANBURG COUNTY
CITY OF SPARTANBURG, SOUTH CAROLINA, 29302

PROJECT NO: 24-006
DATE: 6/25/24
SCALE: 1"= 60'
DRAWN: ML
CHECKED: RSM
APPROVED: GM

Seal

Rogan Martin

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
ROGAN MARTIN
No. 23151
6/25/24

6384

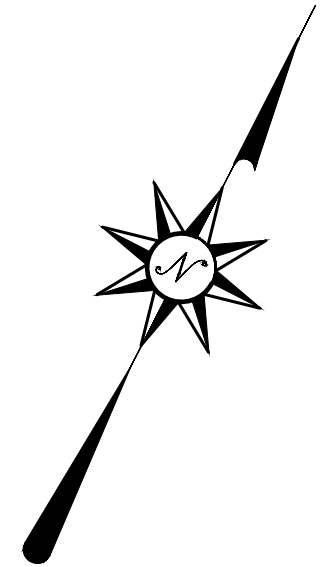
Sheet No.

L1

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
AE	5	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	2" CALIPER,	AS SHOWN
SR	6	QUERCUS FALCATA	SOUTHERN RED OAK	12" HT. MIN. 2" CALIPER MIN.	AS SHOWN
ND	4	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	12" HT. MIN.	48" O.C.
PK	31	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL.	36" O.C.
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EB	219	BUXUS SEMPERVIRENS 'SUFRUTICOSA'	DWARF ENGLISH BOXWOOD	1 GAL.	48" O.C.

REQUIREMENTS	
REQUIRED	PROVIDED
EXISTING PARKING AREA LANDSCAPING: 1 SHADE TREE + 8 SHRUBS PER 10 PARKING SPACES 1 TREE x 330 SPACES/10 SPACES = 33 TREES 8 SHRUBS x 330 SPACES/10 SPACES = 264 SHRUBS PROPOSED PARKING AREA LANDSCAPING: 1 SHADE TREE + 8 SHRUBS PER 10 PARKING SPACES 1 TREE x 7 SPACES/10 SPACES = 1 TREE 8 SHRUBS x 7 SPACES/10 SPACES = 6 SHRUBS PARKING SPACES WITHIN 60' OF SHADE TREE PARKING AREA AND STREET SCREENING	26 EXISTING TREES (5 SHADE / 21 ORNAMENTAL) 10 PROPOSED TREES 52 EXISTING SHRUBS 1 PROPOSED ALLEE ELM 10 PROPOSED DWARF YAUPOIN HOLLY 5 PROPOSED PINK MUHLY 11 PROPOSED SHADE TREES 218 SHRUBS PROVIDED FOR SCREENING MAINTAINED @ 2' HIGH

1. NO IRRIGATION EQUIPMENT SHALL BE INSTALLED IN THE RIGHT-OF-WAY. EQUIPMENT INCLUDES BUT IS NOT LIMITED TO VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, RAIN SENSORS, ETC.



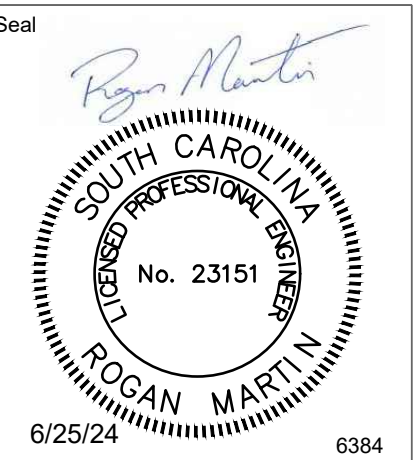
COOL BREEZE CONSULTANTS LLC
1314 Avenue A, Suite A
Katy, TX 77493
Phone: 832-349-0018
Email: turningcoolbreezeconsultants.com
www.cbc-so.com
SC COA # 6394

PROFESSIONAL ENGINEERING SERVICES

[illegible]

SPARTANBURG SUBARU
400 EAST DANIEL MORGAN AVENUE
SPARTANBURG COUNTY
CITY OF SPARTANBURG, SOUTH CAROLINA, 29302

PROJECT NO.	24-006
DATE:	6/25/24
SCALE:	1" = 40'
DRAWN:	ML
CHECKED:	RSM
APPROVED:	GM



L2

Design Review Board Application

Pre-Application Meeting highly recommended.

Name of Development: Miles Residence

Street Address: 142 Oakland Ave.

Zoning District: DT-5 Overlay: _____ Tax Map Number: 7-12-11-069.00

Owner: James E. and Kimberly Miles Phone: 864.590.4814
Address: 633 Crystal Dr. Email: ed@rocketlaundry.net
City: Spartanburg State: SC Zip: 29302

Applicant: Teague Studio, Meghan Teague Phone: 864.506.0606
Address: 708 E Main St Email: meghan@studioteague.com
City: Spartanburg State: SC Zip: 29302

Agent: Teague Studio, Meghan Teague Phone: 864.506.0608
Address: 708 E Main St. Email: meghan@studioteague.com
City: Spartanburg State: SC Zip: 29302

Action Requested:

- ☒ Preliminary conceptual approval of the building's form, massing, and placement on the site (see attached submittal checklist).
☐ Full and Final Approval (see attached submittal checklist).

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant / Owner Signature: 

Date: 6/10/24

PRELIMINARY REVIEW - REQUIRED DOCUMENTS		☒
Completed Design Review Board (DRB) Application Form		X
Packaged PDF Documents (All documents to be submitted as a packaged PDF in 11X17 or 18X24 formats with consistent page sizes and scaled drawings with common increments)		X
1. Existing Conditions Analysis		
a. Context Plan/Map (Identifying Site Context and Zoning District of Proposed Site)		X
b. Aerial Image of Site/Context (Google Earth, ArcGIS or similar)		X
c. Comprehensive Site Photos (showing adjacent buildings and area context)		X
2. Site Plan (Schematic Level)		
a. Layout of all structures (showing north arrow, graphic drawing scale, cardinal directions, property lines, dimensions and adjacent streets labeled)		X
b. Footprints of adjacent structures (if applicable)		X
c. Site elements (including sidewalks, paths, and landscape areas)		X
d. Parking and loading areas		X
e. Conceptual site grading (indicating any expected retaining walls and stormwater management/site drainage features)		X
f. Site Sections (as appropriate, to illustrate unique grade configurations)		n/a
3. Elevations and Floor Plans for all buildings (Schematic Level)		
a. Proposed Finished Floor Elevation(s)		X
b. Building Elevations (in color, with proposed material call-outs)		X
c. Floor Plans		X
d. Roof Plan		X
e. Expected locations of mechanical equipment (ground and roof mounted)		X
f. Material Selections and Colors (image and manufacturer product name/number)		X
4. Perspective Illustrations (Minimum of 2)		
a. Proposed view on project side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk abutting the property)		
b. Proposed view on opposite side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk across the street from the property)		X
c. A bird's eye view of the block bounded by the surrounding streets (as applicable)		
d. Additional renderings/views (recommended)		X
5. Modification of Standards and/or Special Exceptions (if necessary)		
a. Description of Requested Modifications/Special Exceptions including a statement of the unique design considerations that contribute to this request and the proposed design solutions		n/a
b. Additional drawings that depict the applicant's proposed design, configuration, or material modifications		n/a

PRELIMINARY REVIEW SCHEDULE:

- Initial Package Submitted to City – 3 weeks prior to DRB meeting
- Review by Design Manager – 2 weeks prior to DRB Meeting
- Final Submission of Preliminary Design Package – 1 week prior to DRB Meeting
- Note: An additional meeting may be necessary for the DRB to consider any requested Modification of Standards or Special Exceptions.

FULL and FINAL REVIEW - REQUIRED DOCUMENTS		☒
Completed Design Review Board (DRB) Application Form		
Packaged PDF Documents (All documents to be submitted as a packaged PDF in 11X17 or 18X24 formats with consistent page sizes and scaled drawings with common increments)		
1. Existing Conditions Analysis		
a. Context Plan/Map (Identifying Site Context and Zoning District of Proposed Site)		
b. Aerial Image of Site/Context (Google Earth, ArcGIS or similar)		
c. Comprehensive Site Photos (showing adjacent buildings and area context)		
2. Site Plan (Construction Drawing Level)		
a. Layout of all structures (showing north arrow, graphic drawing scale, cardinal directions, property lines, dimensions and adjacent streets labeled)		
b. Footprints of adjacent structures (if applicable)		
c. Hardscape elements (including sidewalks, paths, and other paved surfaces)		
d. Landscape Plan (showing all required tree preservation, tree planting, screening, and foundation plantings)		
e. Site Lighting Plan (with locations and type of all proposed fixtures)		
f. Parking and Loading Areas		
g. Site Grading (indicating any retaining walls and stormwater management/site drainage features)		
h. Site Utilities and Solid Waste Management Plan		
i. Preliminary Plat (as appropriate)		
3. Elevations and Floor Plans for all buildings (Design Development or Construction Drawing Level)		
a. Building Elevations (in color, with proposed material call-outs)		
b. Floor Plans		
c. Roof Plan		
d. Locations of mechanical equipment (ground and roof mounted)		
e. Material selections (image and manufacturer product name/number)		
f. Building Lighting Plan (with locations and type of all proposed fixtures)		
g. Location of Signage		
h. Existing Grade and Proposed Grade (with finished floor elevations and building height, measured from the highest curb elevation adjacent to the site)		
i. Wall Sections that depict the various construction systems and materials specific to the proposed area of the building (i.e., not simply a "typical" wall section)		
j. Material Selections and Colors (image and manufacturer product name/number AND material sample/color board) for all exterior materials, finishes, windows, awnings/canopies, and fixtures		
4. Perspective Illustrations (Minimum of 2)		
a. Proposed view on project side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk abutting the property)		
b. Proposed view on opposite side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk across the street from the property)		
c. A bird's eye view of the block bounded by the surrounding streets (as applicable)		
d. Additional renderings/views (recommended)		

FINAL REVIEW SCHEDULE:

- Initial Package Submitted to City – 3 weeks prior to DRB meeting
- Review by Design Manager – 1 week

SUBJECT/ADDRESS
DRB-142 Oakland Avenue

TO
Spartanburg Design Review Board

DATE
6/28/2024

PROJECT NUMBER
24-020-00010

COPIES TO
City Departments

STAFF
Fredalyn M. Frasier, Planning Director
Nan Zhou, Planner II

GENERAL PROJECT OVERVIEW

The proposed 3200 square foot single family is on infill lot along Oakland Avenue approximately 360 feet from Main Street. Oakland Avenue is a transitional residential street with some residential occupancy in addition to commercial occupancy of residential structures and commercial structures. The neighboring structures are traditional residential vernacular and it is across the street from modern commercial structures that are set back from the street with parking across their frontage.

AUTHORITY

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

DETERMINATION OF COMPLETENESS

- Complete

EXCEPTIONS

- 7.1.4.b – Parking Area Access: Parking must be accessed from a rear alley or a secondary frontage unless approved as a Discretionary Review. (D-T5 & D-T6)

CODE REVIEW

Noted deficiencies, exceptions or deviations required are noted in *blue italics*

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

B. District Standards:

- **3.3.1 Lot Configuration:** *Compliant*
- **3.3.2 Primary Building Standards:** *Non-Compliant but Compliant with Section 5.1.4 that requires that “front and side setback be consistent with those of the surrounding buildings. Buildings on infill lots should generally setback a distance equal to an average of buildings on either side of the proposed development on the same side of the street.”*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Compliant*
- **3.3.6 Building Frontage:** *Common Yard – Exception Required*

C. General Standards:

- Not applicable

D. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space. – *Compliant*
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. – *Compliant*
- **5.1.4 Setbacks:** Front and side setbacks must be consistent with surrounding buildings. – *Compliant – consistent with surrounding buildings*
- **5.1.5 Adjacent Lots:** Grading between lots to be sensitively considered. – *Not applicable*

E. Utilities and Trash Containment:

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

F. Building Standards:

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

G. Parking:

- **Parking Area Access:** *Parking is provided via a front-loaded driveway. An exception is required for access to parking on lots less than 60 feet in width.*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**

- D-T5: 12 ft/14 ft without tree wells; 8 ft sidewalk; trees in wells – *The existing sidewalk is substandard and crumbling. Please work with the side to provide a solution that provides a minimum 5 foot wide sidewalk prior to Final Approval.*

I. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

None

RECOMMENDATION

We recommend Preliminary approval with the following Exceptions/Changes:

- Exception to utilize a Common Yard frontage consistent with the surrounding buildings.
- Exception to utilize the existing driveway to site access.
- Improvement of the existing sidewalk to a minimum of 5 feet in width.

NEW DOWNTOWN RESIDENCE

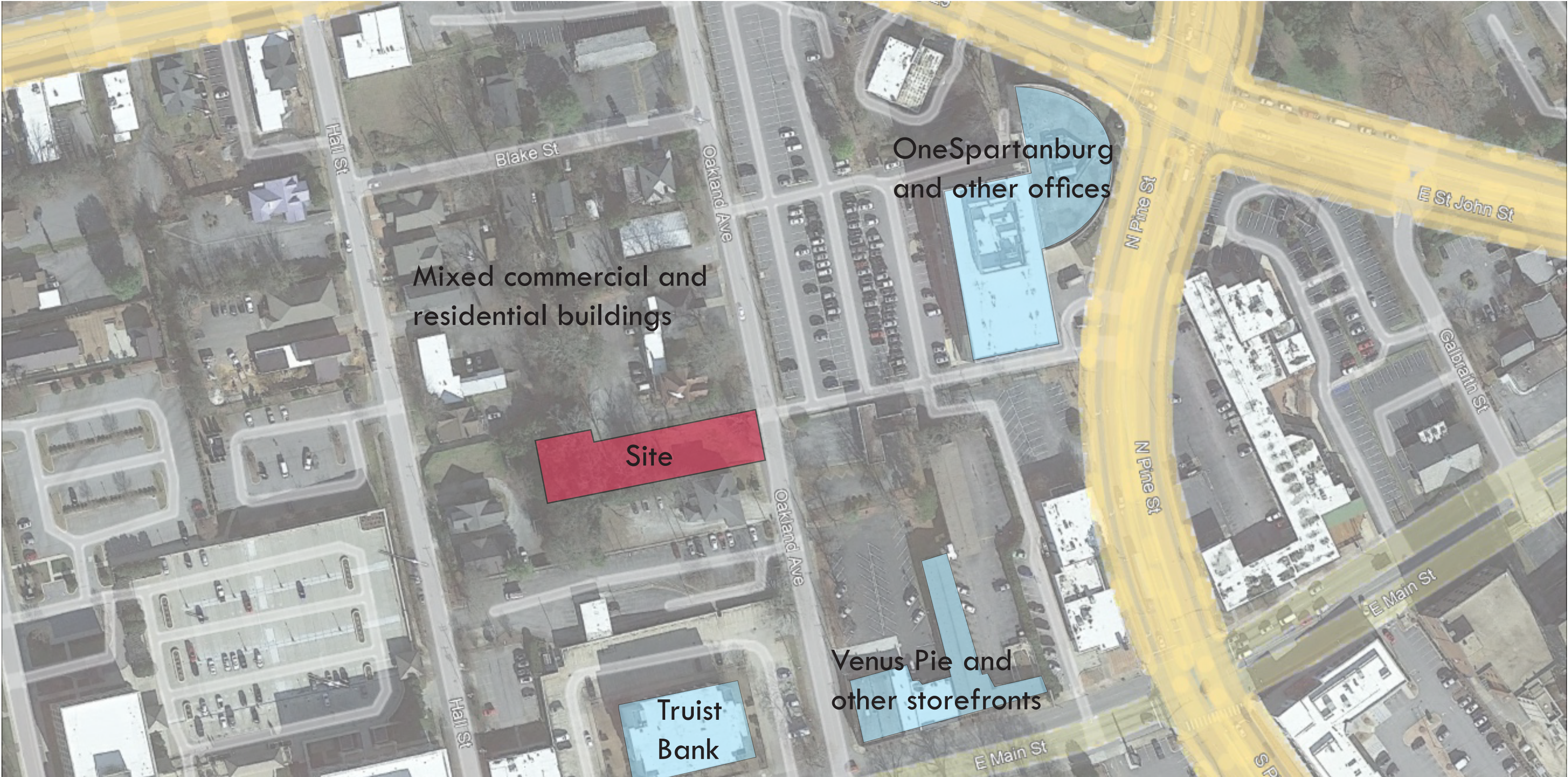
a new 3200 square foot 2-story single family residence at 142 Oakland Ave in downtown Spartanburg.



URBAN CONTEXT



URBAN CONTEXT



Proximity Map

URBAN CONTEXT



looking south from project site along Oakland Ave



project site from Oakland Ave



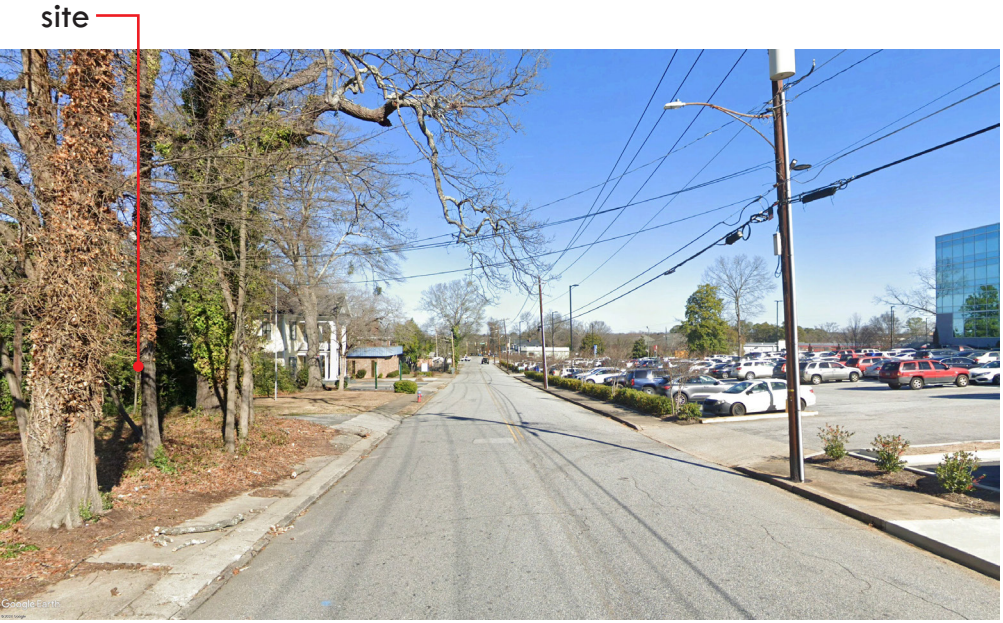
looking north from project site along Oakland Ave



looking south to the intersection of Oakland Ave and E Main St



looking west towards site from parking lot of OneSpartanburg

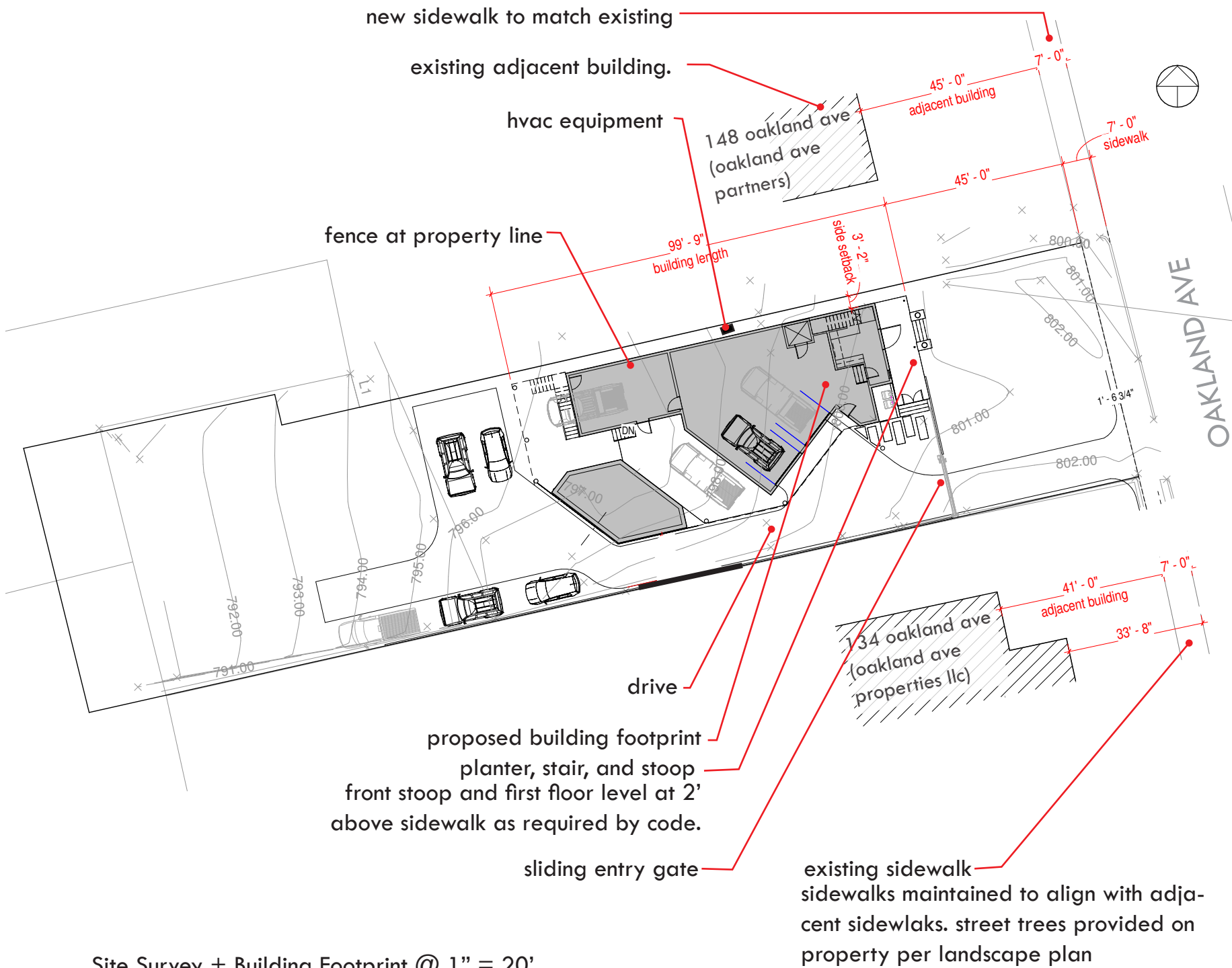


looking north to the intersection of Oakland Ave and E St John St

5.1.4 **Setbacks:** Front and side setbacks must be consistent with those of surrounding buildings. Buildings on infill lots should generally setback a distance equal to an average of buildings on either side of the proposed development on the same side of the street. Setbacks may be otherwise adjusted by Discretionary Review. A building may be set back to create an “outdoor room” where the building serves as a termination of a pedestrian street.

DOWNTOWN CODE COMPLIANCE

Spartanburg Downtown Code Compliance for 142 Oakland Ave
DT-5 - gateway corridors and blocks surrounding the downtown core



Code Section	Section Title	Requirement	Compliance
3.1.4	Use Standard by Zone	Single Family Dwelling Permitted	✓
3.3	District Standards		
3.3.2	Primary Building Standards		
a. Front Setback **		0ft min, 12ft max	✓
c. Interior Side Setback		0ft min, 24ft max	✓
g. frontage buildout		60%	✓
3.3.3	Accessory Building Standards		
a. placement		rear yard	n/a
c. Interior Side Setback		0 or 3 ft min	n/a
** See section 5.1.4 for supplemental information; top left corner of sheet			
	d. rear setback	15ft	✓
3.3.4	Building Height		
a. Primary Building Height		2 Stories Min, 6 Stories max	✓
b. Accessory Building Height		2 Stories Max	n/a
3.3.5	Permitted Parking Location		
c. rear yard		Permitted	✓
3.3.6	e. Stoop	Permitted	✓
6.3	Specific Building Design Standards		
6.3.1	b. Flat roofs permitted	DT-5 & DT-6	✓
6.3.2	Façade Design: At least 15% of the total wall area of each façade that face a public street must be transparent windows (excluding glass block) or doorways (egress only doorway excluded).		✓
6.3.3	Building Entrances		
a. Raised Entries: To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the finished grade (at the building line) a minimum of 2 feet.			✓
6.3.5	Materials		

PLANT SCHEDULE

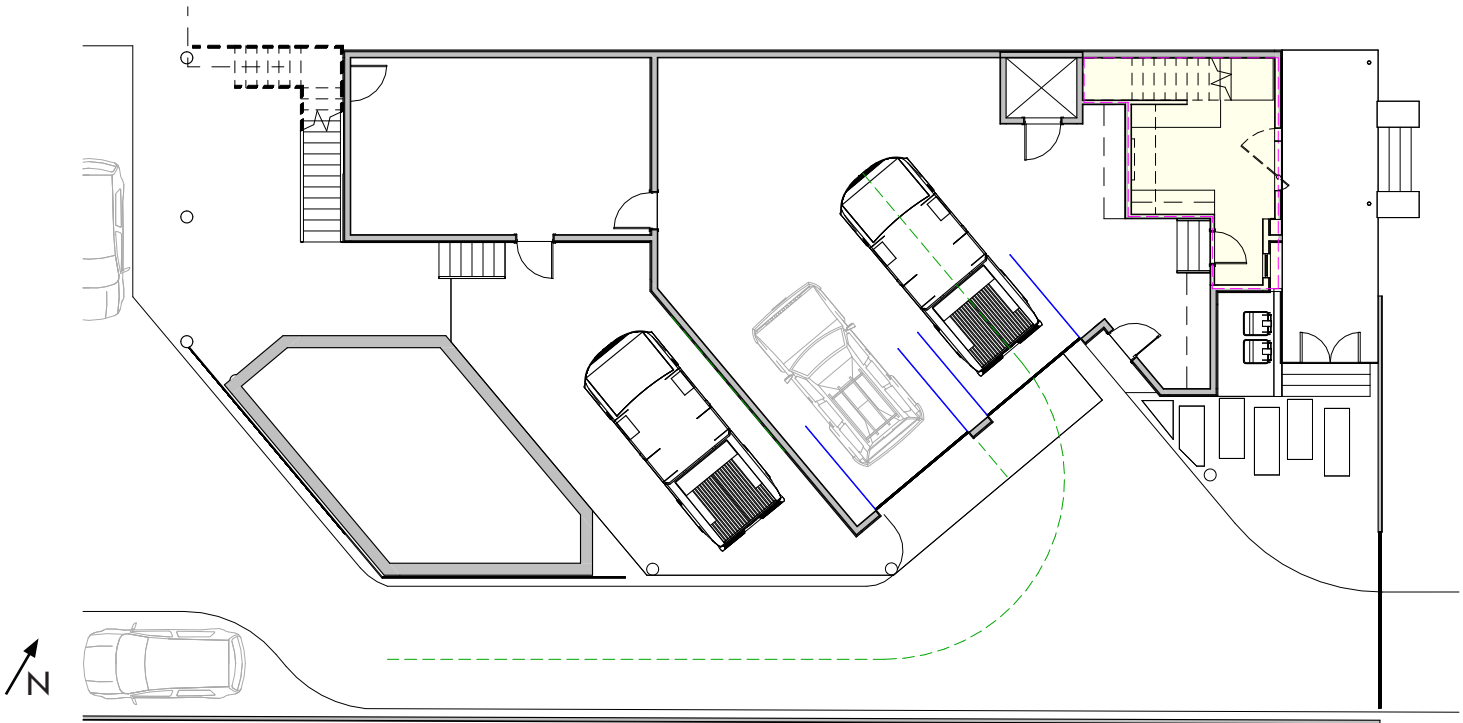
PLANT SCHEDULE

PLANT SCHEDULE

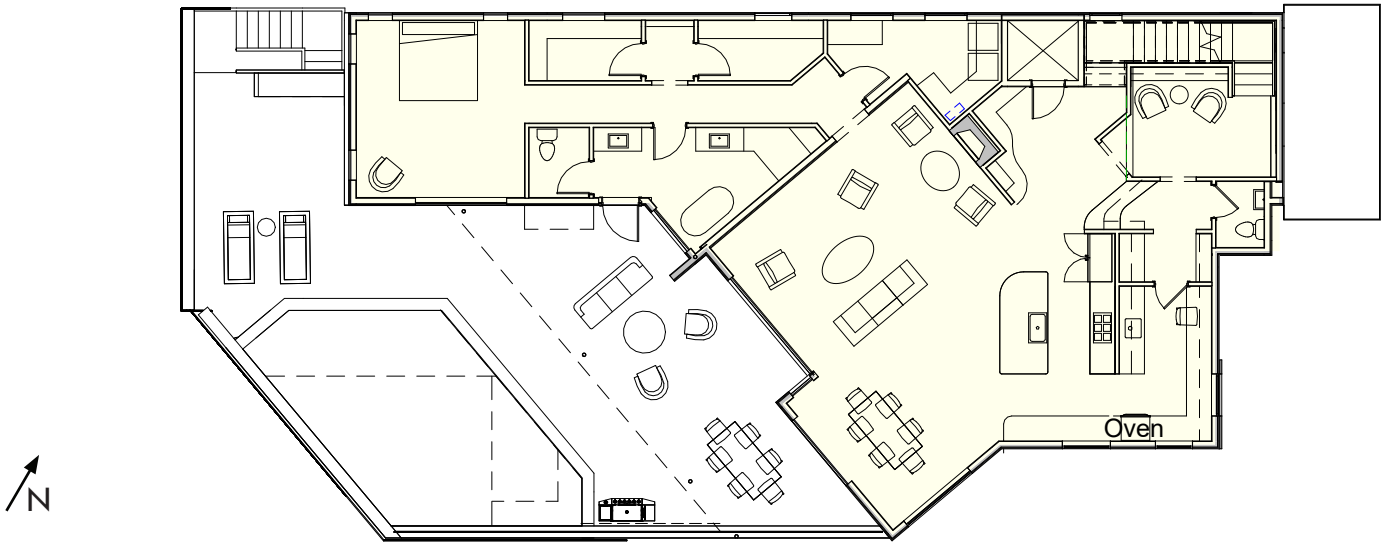
REFERENCE NOTES SCHEDULE

	<u>SYMBOL</u>	<u>03 CONCRETE</u> <u>DESCRIPTION</u>	<u>QTY</u>
	03-01	CONCRETE DRIVE	3,816 SF
	32-01	<u>32 EXTERIOR IMPROVEMENTS</u> <u>DESCRIPTION</u>	<u>QTY</u>
		TRIPLE HAMMERED HARDWOOD MULCH (3" THICK)	27.86 CY
	32-02	<u>32 EXTERIOR IMPROVEMENTS</u> <u>DESCRIPTION</u>	<u>QTY</u>
		1PE DECKING	900 SF
	K-101	<u>ROCK</u> <u>DESCRIPTION</u>	<u>QTY</u>
		TAN CREEK STONE	509 SF
	P-102	<u>PAVING</u> <u>DESCRIPTION</u>	<u>QTY</u>
		TECHO-BLOC, INC. AQUASTORM 02 AQUASTORM PAVER WITH A SMOOTH FINISH, LINEAR PATTERN, (100%), FOR PEDESTRIAN, VEHICULAR AND PERMEABLE APPLICATIONS.	495 SF

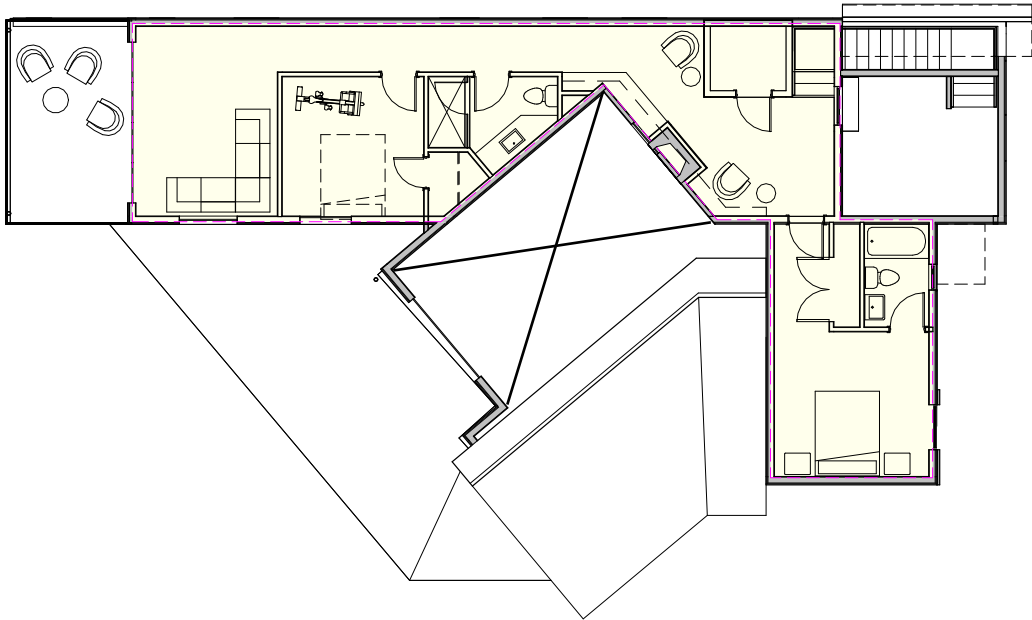
BUILDING DESIGN



Ground Floor Plan @ 1/16" = 1'-0"

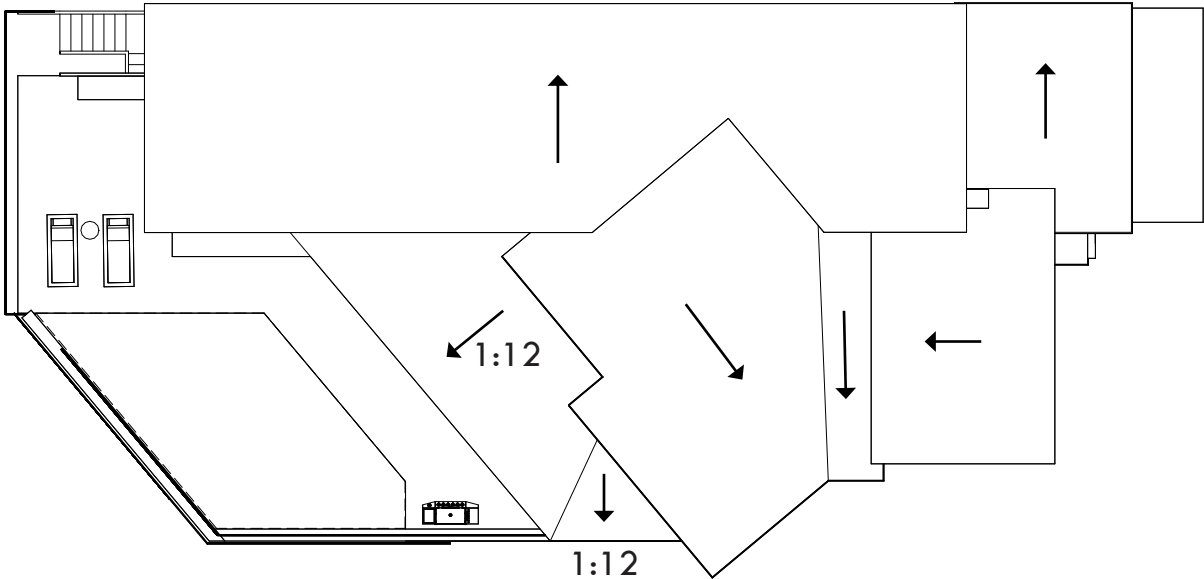


Main Floor Plan @ 1/16" = 1'-0"



Upper Floor Plan @ 1/16" = 1'-0"

Roof to be standing seam metal; all
sloopes 3:12 unless noted otherwise



Roof Plan @ 1/16" = 1'-0"

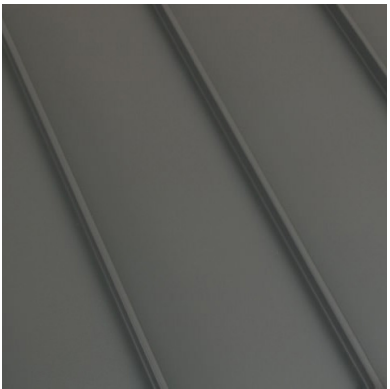
BUILDING DESIGN



hardcoat stucco, gray



cedar siding, natural stain



standing seam roof +
fascia, gray

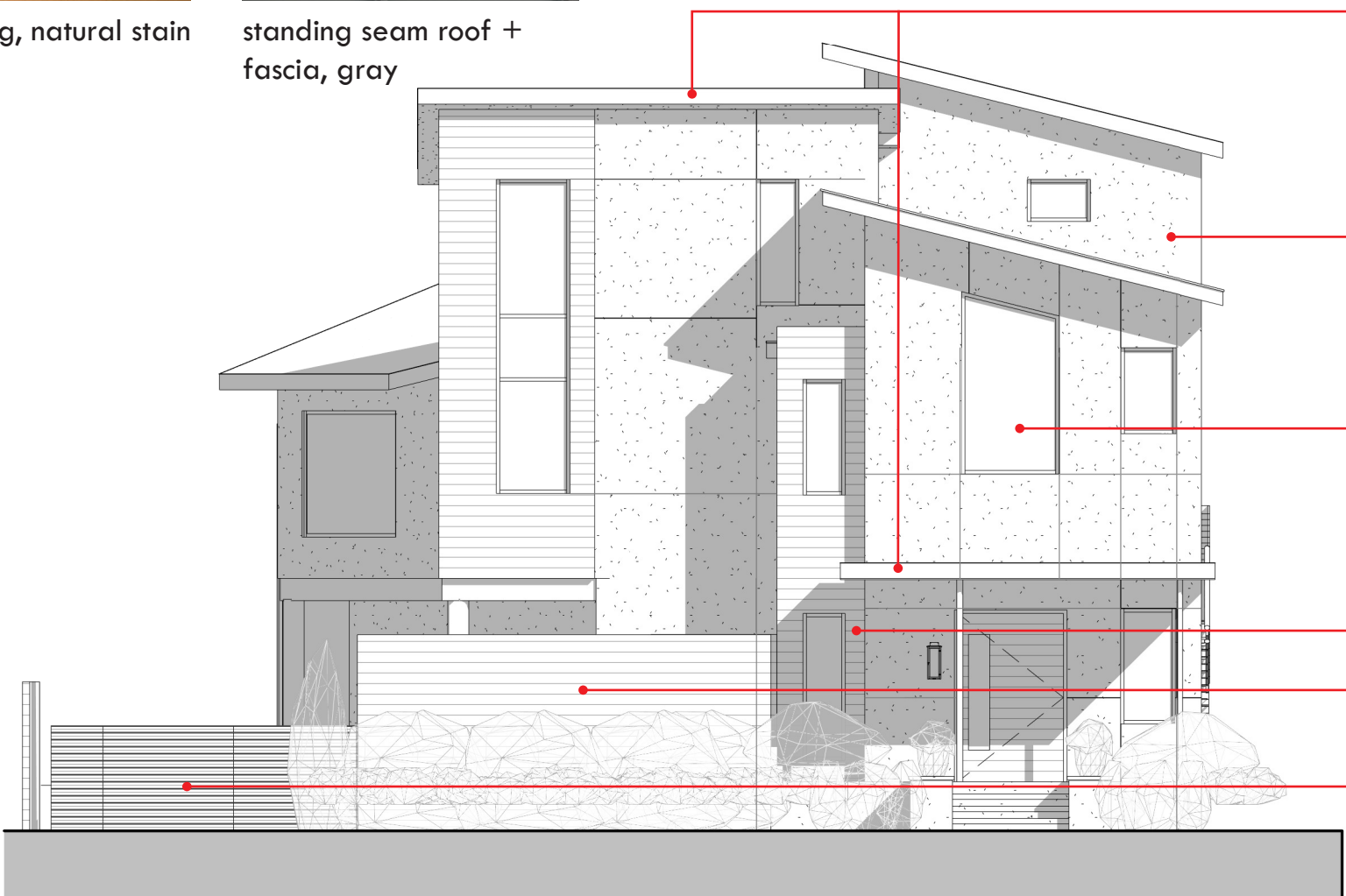
T.O.PLATE
31' - 0"

UPPER LEVEL
23' - 0"

MAIN LEVEL
12' - 0"

ENTRY LEVEL
2' - 4"

GROUND LEVEL (801')
0' - 0"



standing seam metal roof +
fascia

hard coat stucco

window openings as indicated.
windows to be aluminum clad or
fiberglass. color: dark bronze

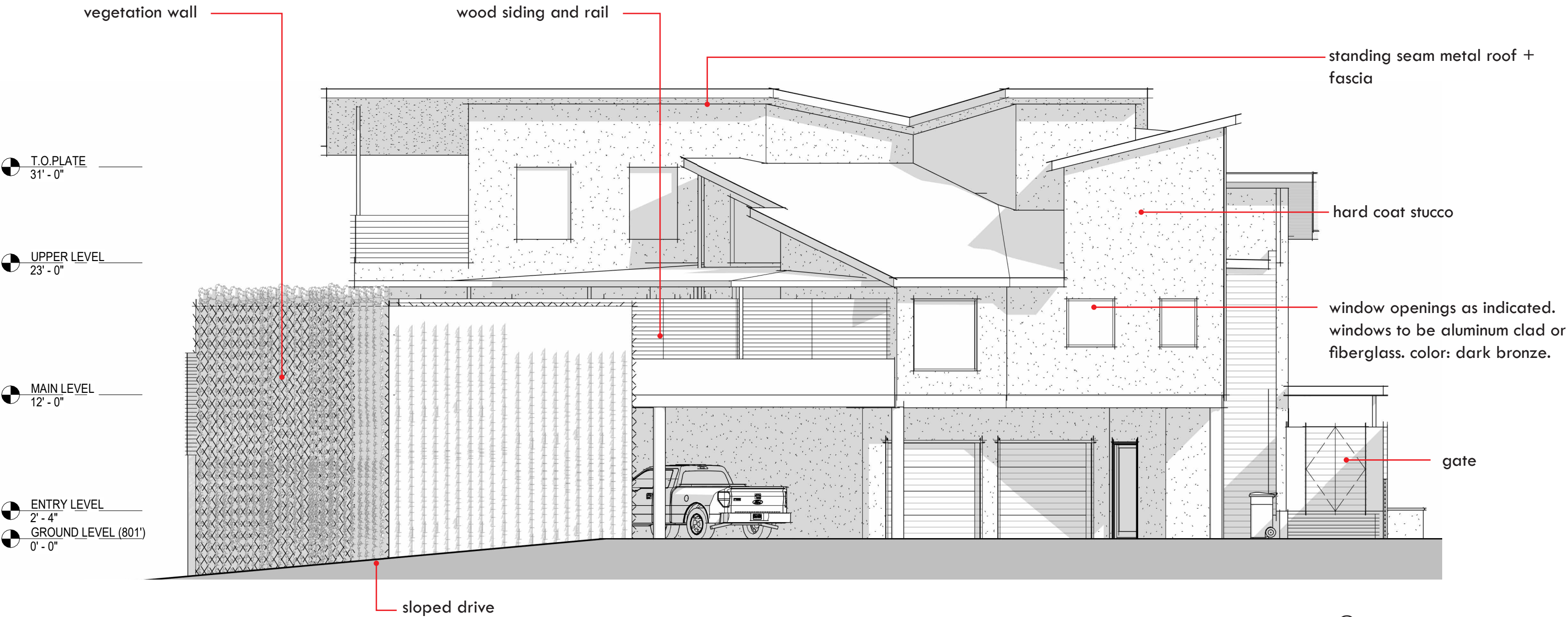
horizontal siding, stained

privacy fence, stained

driveway gate to match
horizontal siding, stained

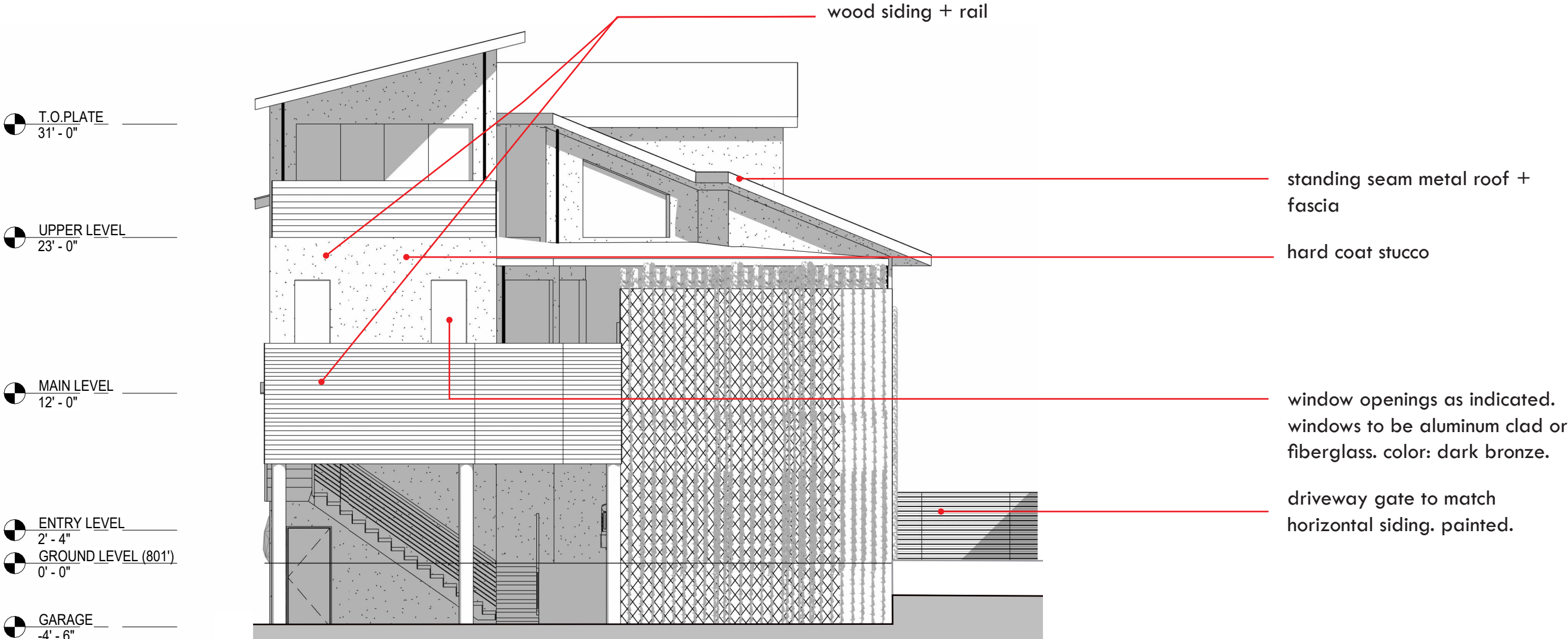
Schematic (Front) East Elevation
@ 1/8" = 1'-0"

BUILDING DESIGN



Schematic (Driveway) South Elevation @
1/8" = 1'-0"

BUILDING DESIGN

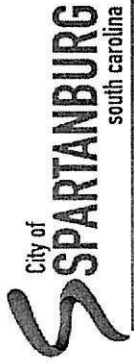


Schematic (Back) West Elevation @ 1/8"
= 1'-0"

BUILDING DESIGN



View of front facade across
Oakland Ave



Planning Department

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

Design Review Board Application

Pre-Application Meeting highly recommended.

Name of Development: Fidelity Bank
Street Address: 305 N. Church Street
Zoning District: D-T5 Overlay: _____ Tax Map Number: 711397905344

Owner: Fidelity Bank; Steve McClure Phone: 919-557-4543
Address: 100 S. Main St Email: steve.mcclure@fidelitybanknc.com
City: Fuquay Varina State: NC Zip: 27526

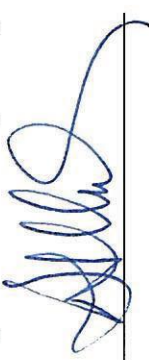
Applicant: Brian Murdoch Phone: 864-208-9793
Address: 101 Lafayette St Suite D Email: brian.murdoch@fidelitybanknc.com
City: Spartanburg State: SC Zip: 29302

Agent: Brian Murdoch Phone: 864-208-9793
Address: 101 Lafayette St Suite D Email: brian.murdoch@fidelitybanknc.com
City: Spartanburg State: SC Zip: 29302

Action Requested:

- ☒ Preliminary conceptual approval of the building's form, massing, and placement on the site (see attached submittal checklist).
☐ Full and Final Approval (see attached submittal checklist).

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant / Owner Signature:  Date: 6/10/2024

Date Received: _____ Staff Use Only / Received by: _____ Time: _____ Permit Number: _____

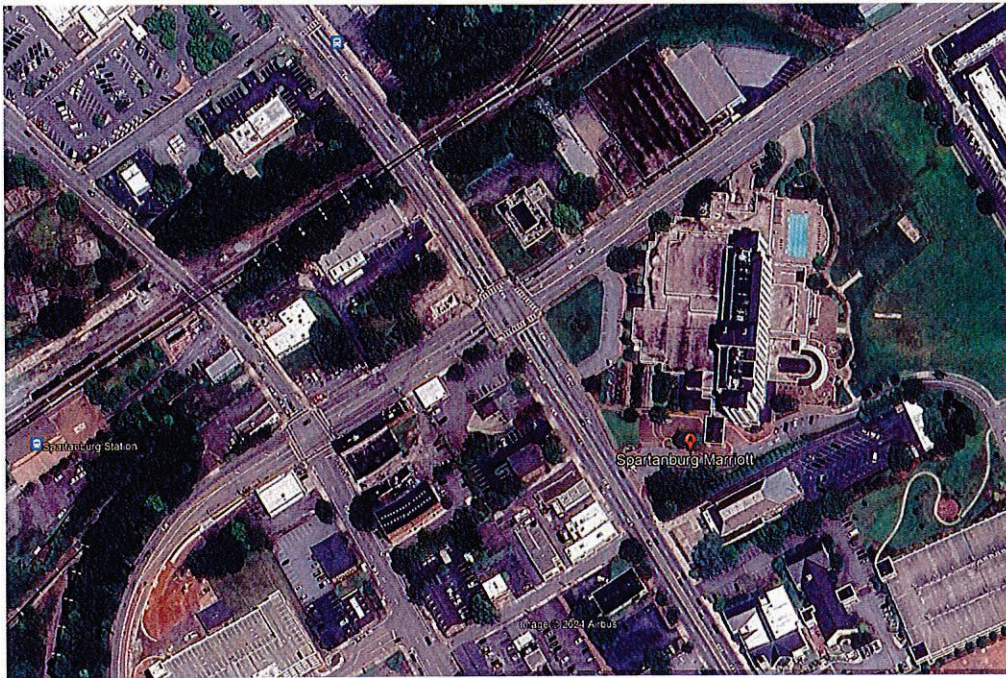
PRELIMINARY REVIEW - REQUIRED DOCUMENTS		☒
Completed Design Review Board (DRB) Application Form		X
Packaged PDF Documents (All documents to be submitted as a packaged PDF in 12X17 or 18X24 formats with consistent page sizes and scaled drawings with common increments)		X
1. Existing Conditions Analysis		
a.	Context Plan/Map (Identifying Site Context and Zoning District of Proposed Site)	X
b.	Aerial Image of Site/Context (Google Earth, ArcGIS or similar)	X
c.	Comprehensive Site Photos (showing adjacent buildings and area context)	X
2. Site Plan (Schematic Level)		
a.	Layout of all structures (showing north arrow, graphic drawing scale, cardinal directions, property lines, dimensions and adjacent streets labeled)	X
b.	Footprints of adjacent structures (if applicable)	na
c.	Site elements (including sidewalks, paths, and landscape areas)	X
d.	Parking and loading areas	X
e.	Conceptual site grading (indicating any expected retaining walls and stormwater management/site drainage features) (site will generally maintain existing drainage patterns)	na
f.	Site Sections (as appropriate, to illustrate unique grade configurations)	na
3. Elevations and Floor Plans for all buildings (Schematic Level)		
a.	Proposed Finished Floor Elevation(s)	X
b.	Building Elevations (in color, with proposed material call-outs)	X
c.	Floor Plans	X
d.	Roof Plan	X
e.	Expected locations of mechanical equipment (ground and roof mounted)	X
f.	Material Selections and Colors (image and manufacturer product name/number)	X
4. Perspective Illustrations (Minimum of 2)		
a.	Proposed view on project side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk abutting the property)	X
b.	Proposed view on opposite side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk across the street from the property)	X
c.	A bird's eye view of the block bounded by the surrounding streets (as applicable)	X
d.	Additional renderings/views (recommended)	X
5. Modification of Standards and/or Special Exceptions (if necessary)		
a.	Description of Requested Modifications/Special Exceptions including a statement of the unique design considerations that contribute to this request and the proposed design solutions	**
b.	Additional drawings that depict the applicant's proposed design, configuration, or material modifications	X

PRELIMINARY REVIEW SCHEDULE:

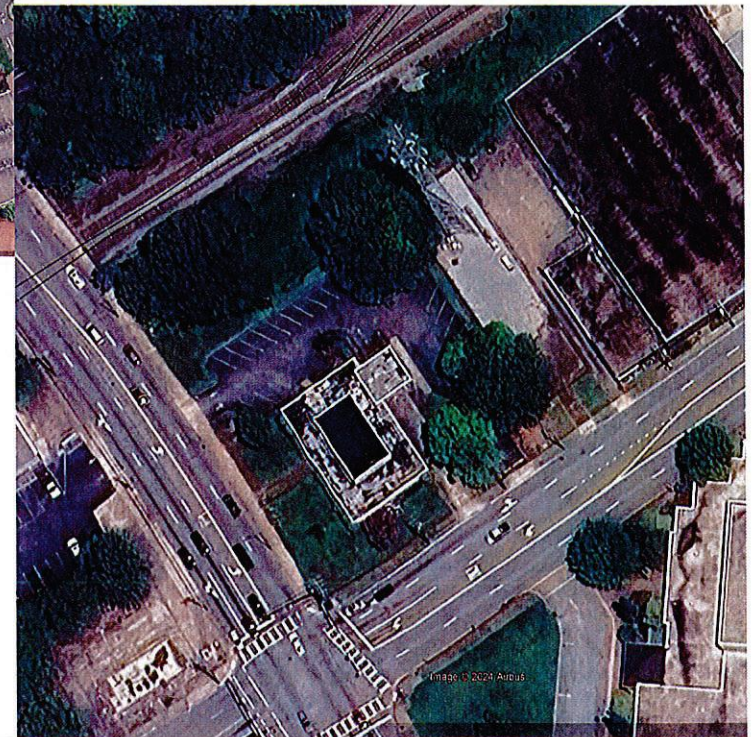
- Initial Package Submitted to City – 3 weeks prior to DRB meeting
- Review by Design Manager – 2 weeks prior to DRB Meeting
- Final Submission of Preliminary Design Package – 1 week prior to DRB Meeting
- Note: An additional meeting may be necessary for the DRB to consider any requested Modification of Standards or Special Exceptions.

****** deviation from the transparency requirements per 6.4.3 is being requested to maintain consistency with Fidelity Bank Corporate standards and precedents.

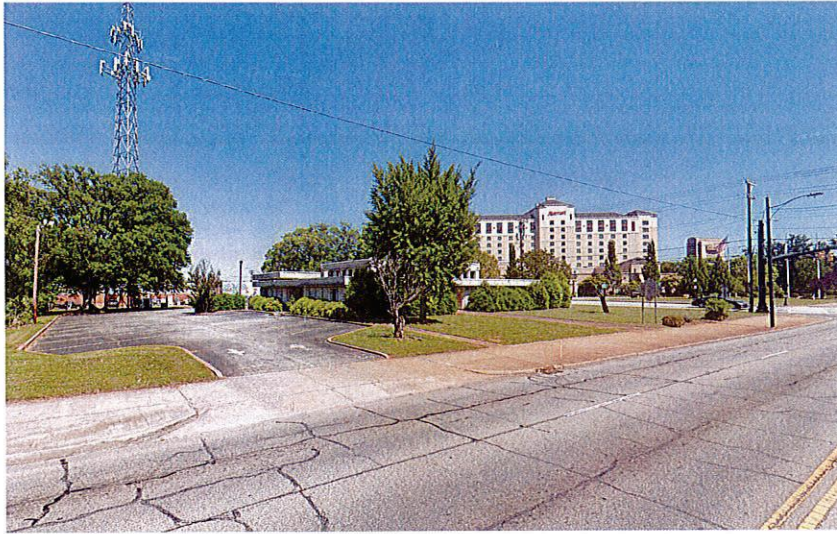




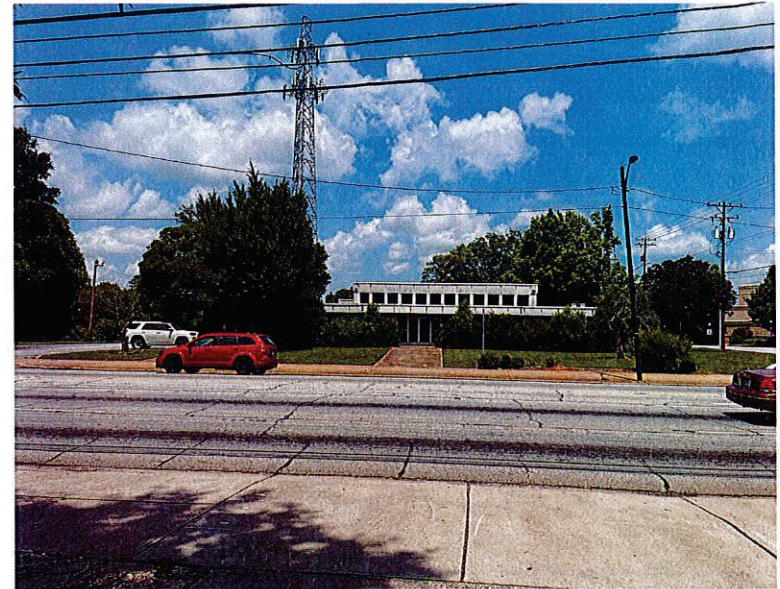
AERIAL VIEW OF CONTEXT



CLOSER AERIAL VIEW OF THE EXISTING BUILDING



VIEW FROM N. CHURCH STREET LOOKING TOWARD E. DANIEL MORGAN AVE.



VIEW FROM N. CHURCH STREET LOOKING TOWARD THE EXISTING BUILDING



VIEW FROM E. DANIEL MORGAN AVE. LOOKING TOWARD THE EXISTING BUILDING



VIEW FROM STREET E. DANIEL MORGAN AVE.

FIDELITY BANK—EXISTING BUILDING AND CONTEXT



VIEW FROM N. CHURCH STREET SIDEWALK LOOKING TOWARD E. DANIEL MORGAN



VIEW FROM E. DANIEL MORGAN AVE SIDEWALK



VIEW FROM ACROSS THE STREET— E. DANIEL MORGAN AVE.



VIEW FROM PARKING LOT LOOKING TOWARD THE EXISTING BUILDING



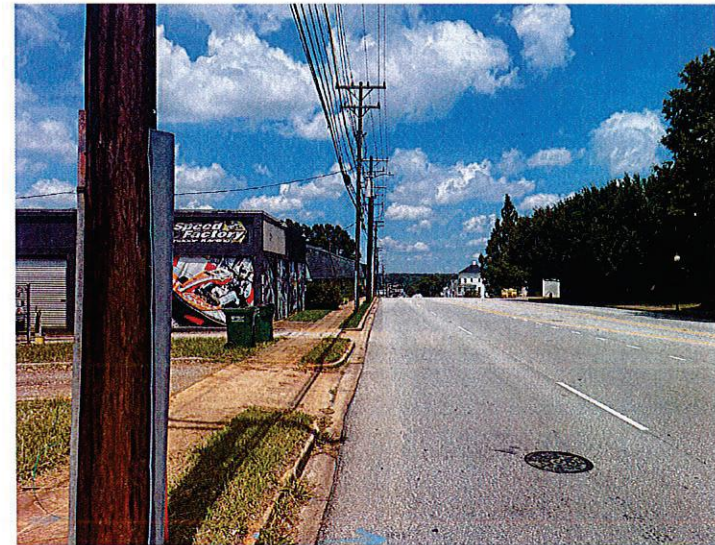
VIEW FROM N. CHURCH STREET LOOKING TOWARD E. DANIEL MORGAN AVE.



VIEW FROM N. CHURCH STREET LOOKING TOWARD THE MARRIOTT



VIEW FROM N. CHURCH STREET SIDEWALK LOOKING ACROSS THE STREET



VIEW UP E. DANIEL MORGAN AVE.—MARRIOTT ON THE RIGHT

FIDELITY BANK—EXISTING BUILDING AND CONTEXT

305 N. CHURCH ST.

71 of 89 Spartanburg, SC

NORFOLK - SOUTHERN RAILROAD

CROWN ATLANTIC COMPANY, LLC
DEED BOOK 70 C, PAGE 436
TAX MAP 7-12-06-043.01

SC HWY. 296
E. DANIEL MORGAN AVE.

PROPOSED RIGHT
IN/RIGHT OUT

ZONING: DT-5
PARKING PROVIDED: 32 SPACES
TMS #: 7-12-06-043.00
ADDRESS: 305 N. CHURCH STREET

OWNER:
FIDELITY BANK
100 S MAIN ST
FUQUAY VARINA NC 27526

ENGINEER:
McCUTCHEN ENGINEERING ASSOCIATES, PC
898 W. SAINT JOHN STREET
SPARTANBURG SC 29301

PROPOSED FULL
SERVICE DRIVEWAY

3.3 DISTRICT STANDARDS

	D-13	D-14	D-15	D-16
3.3.1 LOT CONFIGURATION				
a. Lot Width at Front Setback	40 ft min	n/a	n/a	n/a
b. Lot Size	2500 sq ft	n/a	n/a	n/a
c. Maximum Lot Coverage	70%	70%	100%	100%
3.3.2 PRIMARY BUILDING STANDARDS				
a. Front Setback	12 ft min	6 ft min 18 ft max	6 ft min 12 ft max	6 ft min 6 ft max
b. Corner Lot Side Setback	6 ft min	6 ft min	6 ft min 12 ft max	6 ft min 6 ft max
c. Interior Side Setback	6 ft min	0 ft	0 ft min 24 ft max	0 ft min 24 ft max
d. Rear Setback	20 ft min	3 ft min	0 ft	0 ft
e. Rear Setback from Alley	3 ft min	3 ft min	0 ft	0 ft
f. Attached Garage Setback (from front facade)	5 ft min	Access not permitted from frontage	Access not permitted from frontage	Access not permitted from frontage
g. Frontage Buildout	n/a	n/a	60% except in Side Yard Parking Overlay	80% min at setback
3.3.3 ACCESSORY BUILDING STANDARDS				
a. Placement	Side or Rear Yard	Rear Yard Only	Rear Yard Only	Rear Yard Only
b. Corner Lot Side Setback	6 ft min	6 ft min	0 ft	0 ft
c. Interior Side Setback	6 ft min	0 ft or 3 ft min	0 ft	0 ft
d. Rear Setback	5 ft min	5 ft min	15 ft min	0 ft
e. Rear Setback from Alley	3 ft min	3 ft min	3 ft min	0 ft
3.3.4 BUILDING HEIGHT				
a. Primary Building Height	2 1/2 stories max	4 stories max	2 stories min 6 stories max	2 stories min 10 stories max
b. Accessory Building Height	2 stories max	2 stories max	2 stories max	n/a
3.3.5 PERMITTED PARKING LOCATION				
a. Front Yard	Permitted	Prohibited	Prohibited	Prohibited
b. Side Yard	Permitted	Permitted	Prohibited in Sideyard Parking Overlay only	Prohibited
c. Rear Yard	Permitted	Permitted	Permitted	Permitted

THIS DRAWING IS THE PROPERTY OF MCCUTCHEN ENGINEERING ASSOCIATES, PC AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE FOR WHICH IT WAS PREPARED. IT IS TO BE RETURNED UPON REQUEST.

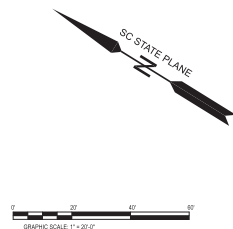


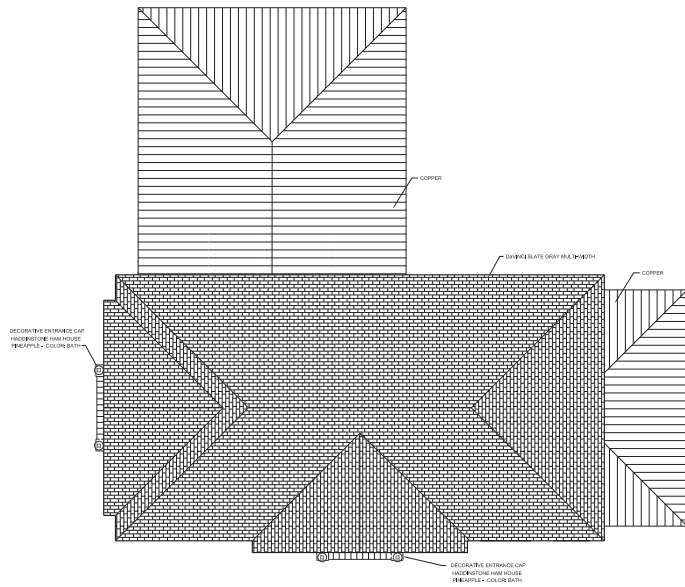
McCutchen Engineering Associates, PC
898 W. Saint John St., Spartanburg, S.C. 29301
Phone: 803.582.0565 | Fax: 803.582.0561

NEW BUILDING FOR
THE FIDELITY BANK
305 N. CHURCH STREET, SPARTANBURG, SOUTH CAROLINA
SITE LAYOUT AND UTILITY PLAN

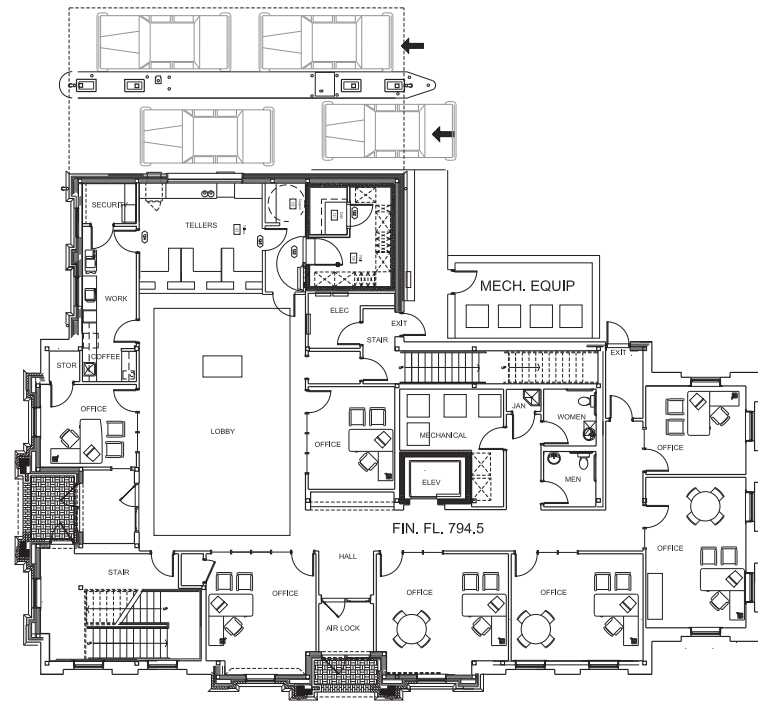
Project
Engineer
Drawn By
CWJ
Date
MAY 2024
Revisions
A. DBS SUBMITTAL 6.10.24

Project Number
TBD
Sheet
C100

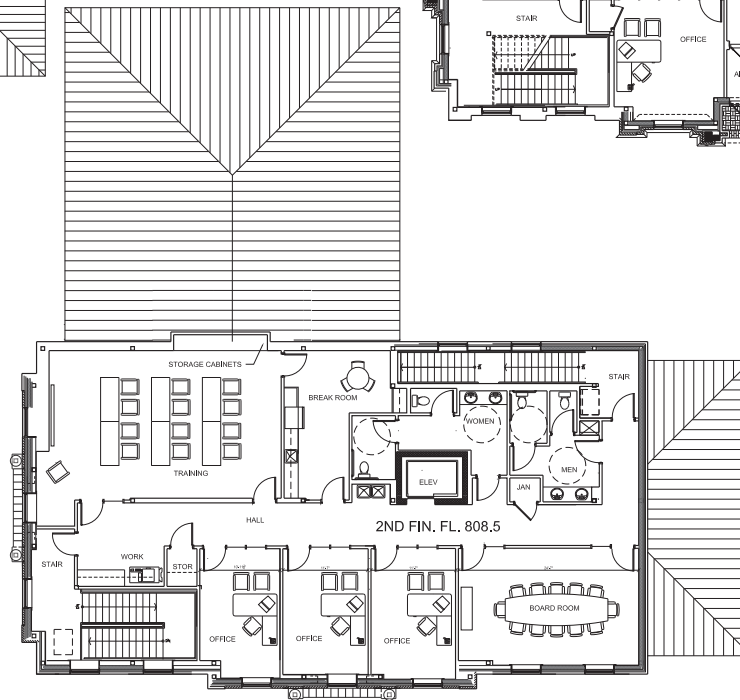




3 Roof Plan
1:10



1 First Floor Plan
1/8" = 1'-0"



2 Second Floor Plan
1/8" = 1'-0"

aRChitecture
Plan Cox architecture pc

1026 Boathouse Court, Raleigh, NC 27615
(919) 675-0075 mco@coxarchitecture.com



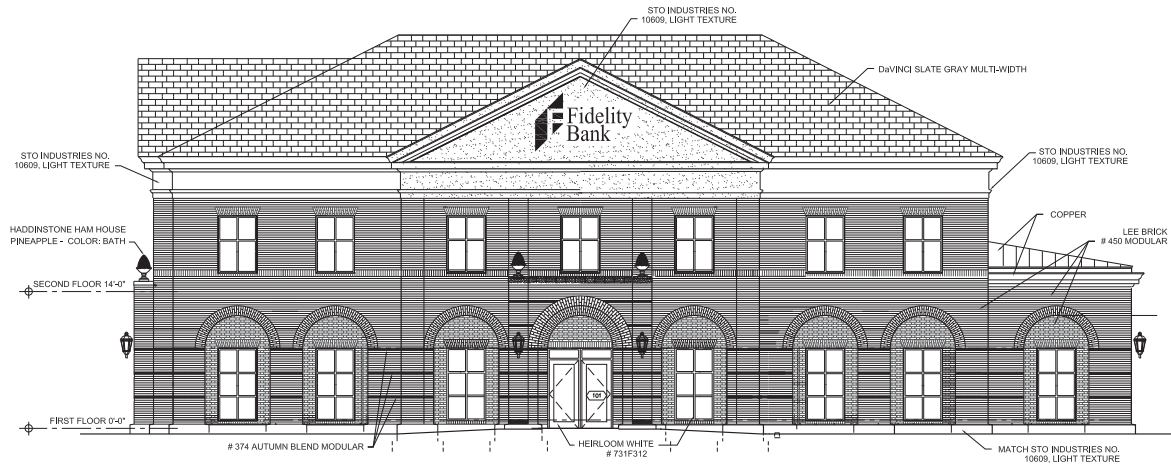
The Fidelity Bank
305 N. Church Street
Spartanburg, South Carolina

REV.	DESCRIPTION
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DRAWN BY:	RPC
CHECKED BY:	RPC
SHEET TITLE:	

Floor Plans

A1.1

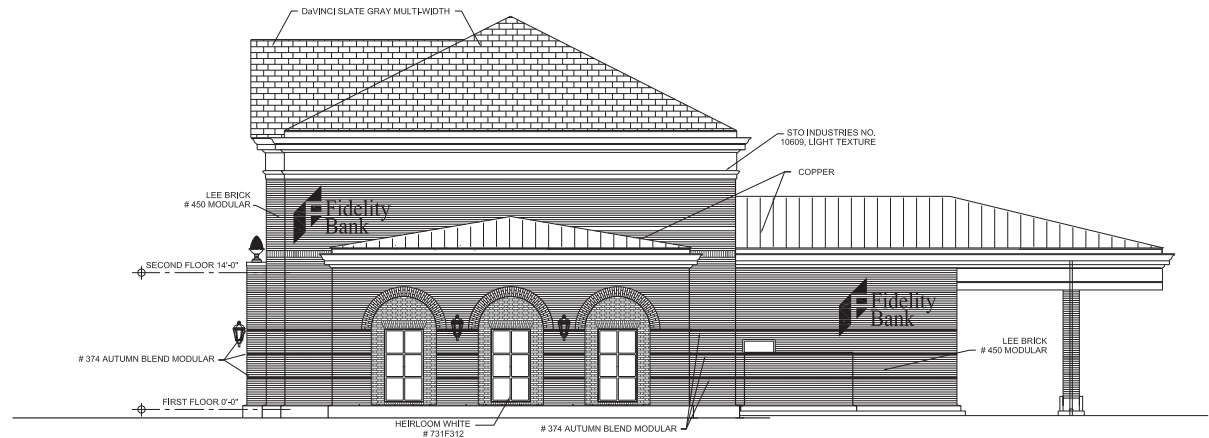
6.6.24



2 N. Church Street Elevation
3/16" = 1'-0"

EXTERIOR COLOR SCHEDULE
(*INTERIOR COLOR SCHEDULE BY OWNER)

CONCRETE	NATURAL GRAY EXCEPT CONC. @ DRIVE-THRU PAVING - BLACK	EFF TRIM (OFF WHITE)	MATCH STO INDUSTRIES NO. 10609, LIGHT TEXTURE 1.0 AGGREGATE SIZE	PRECAST COPING AND DECORATIVE PINEAPPLES	HADDINSTONE HAM HOUSE PINEAPPLE - COLOR: BATH	WALL MOUNTED EQUIPMENT	PART TO MATCH ADJACENT WALL COLOR BEN MOORE 1225 OR SHERWIN WILLIAMS ASBEY BROWN	COURTYARD GATE	
BRICK VENEER (BRICK "X") (ALSO FOR MECH. EQUIP. WALL)	LEE BRICK # 450 MODULAR	ALUM. WINDOWS	KWAMEER HEIRLOOM WHITE # 731F312	ROOFING DAVINCI SLATE GRAY MULTI-WIDTH		WALL MOUNTED LIGHTS	DARK BRONZE TRIM	GATE FRAME AND HARDWARE ARE TO HAVE SHOP APPLIED FINISH BY CRYSTAL FINISHING SYSTEMS, INC. PEARL WHITE HOFT 1281 - TRIMAR ULTRA SEE SHEET A1.3	
MORTAR JOINTS IN BRICK VENEER	TYPE S BRIMMENT BUFF- APPROVE FROM SAMPLE PANEL	ALUM. STOREFRONT ENTRANCE DOORS	KWAMEER HEIRLOOM WHITE # 731F312	PVC TRIM	EFF TRIM (OFF WHITE)	GLASS	LEFT GRAY TINTED	STEEL EDGE AT MOVING STRIP	BLACK
BRICK "Y" BRICK ACCENT COURSE BRICK RECESS ACCENT	TAYLOR CLAY PRODUCTS # 374 AUTUMN BLEND MODULAR	SHEET METAL METAL ROOFING, GUTTERS & DOWNSPOUTS	COPPER	CMU PLINTH W/ ACRYLIC STUCCO FINISH	EFF TRIM (OFF WHITE) MATCH STO INDUSTRIES NO. 10609, LIGHT TEXTURE	SEALANT IN PLINTH CONTROL JOINTS	MATCH COLOR OF ADJACENT EFF SURFACES	PEA GRAVEL FOR MOVING STRIP	WHITE TO BUFF 1/4" - 1/2" IN DIAMETER



1 Daniel Morgan Elevation
3/16" = 1'-0"



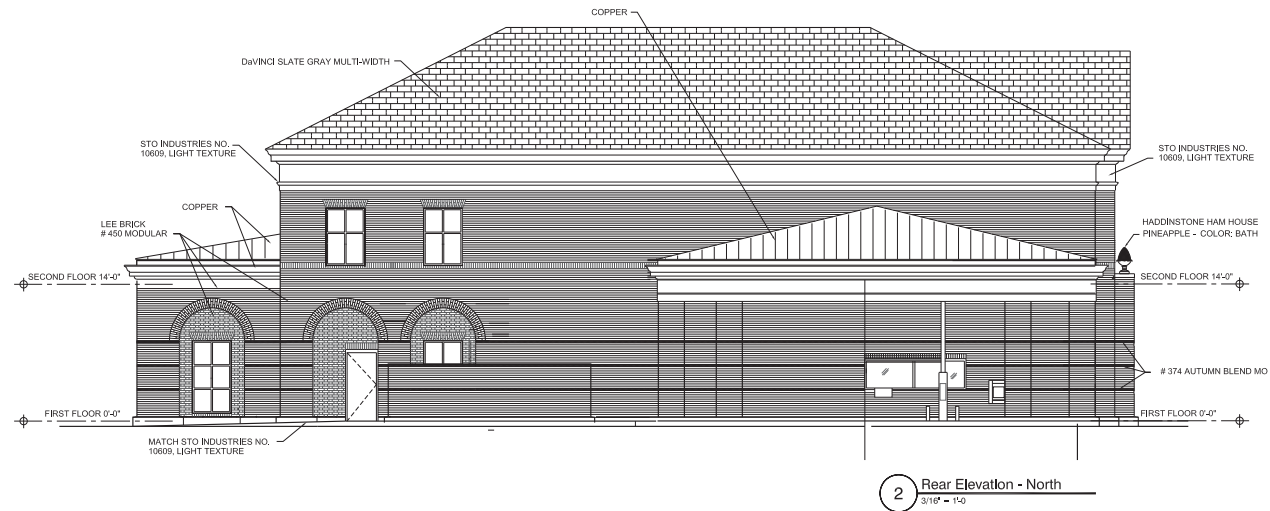
The Fidelity Bank
305 N. Church Street
Spartanburg, South Carolina

REV. DESCRIPTION

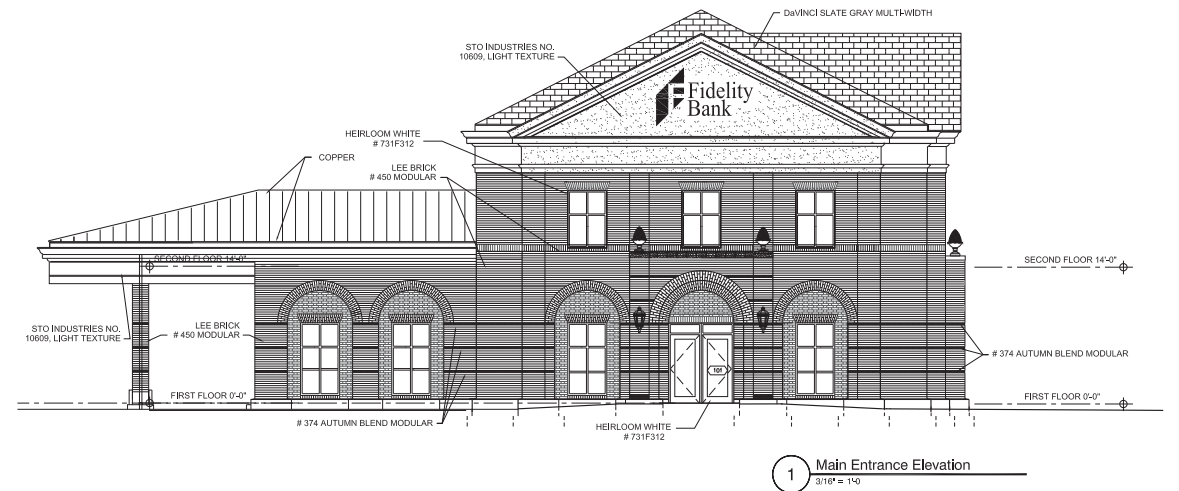
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DRAWN BY: RPC
CHECKED BY: RPC
SHEET TITLE:

ELEVATIONS

A2.1



EXTERIOR COLOR SCHEDULE (*REFER TO COLOR SCHEDULE BY OWNER)							
CONCRETE	EXCEPT CONC. @ DRIVE-THRU PAVING - BLACK	NATURAL GRAY	EFF TRIM (OFF WHITE)	MATCH STO INDUSTRIES NO. 10609, LIGHT TEXTURE TO AGGREGATE REE	PRECAST COPING AND DECORATIVE FINISHES	HADDINSTONE HAM HOUSE PINEAPPLE - COLOR: BATH	WALL MOUNTED EQUIPMENT
BRICK VENEER (BRICK "K") (ALSO FOR MCK. EQUIP. WALL)	LEE BRICK # 450 MODULAR	ALUM. WINDOWS	HEIRLOOM WHITE # 731F312	ROOFING	DAVINCI SLATE GRAY MULTIWIDTH	WALL MOUNTED LIGHTS	GLASS
MORTAR JOINTS IN BRICK VENEER	TYPE 3 BRONZED BUFF. APPROVE FROM SAMPLE PANEL	ALUM. STOREFRONT, ENTRANCE DOORS	HEIRLOOM WHITE # 731F312	PVC TRIM	EFF TRIM (OFF WHITE)	SEALANT IN PLINTH CONTROL JOINTS	MATCH COLOR OF ADJACENT EPF SURFACES
BRICK "K" BRICK ACCENT COURSE (BRICK RECESS ACCENT)	TAYLOR CLAY PRODUCTS # 374 AUTUMN BLEND MODULAR	SHEET METAL, METAL ROOFING, GUTTERS & DOWNSPOUTS	COPPER	CMU PLINTH W/ ACRYLIC STUCCO FINISH	EFF TRIM (OFF WHITE) MATCH STO INDUSTRIES NO. 10609, LIGHT TEXTURE	SEALANT FOR CONTROL JOINTS IN BRICK VENEER	SOMMERBORN MP-1 REDWOOD TAN
							COURTYARD GATE GATE, FRAME AND HARDWARE ARE TO HAVE SHOP APPLIED FINISH BY CRYSTAL FINISHING SYSTEMS, INC. PEARL WHITE 10271281 - TRINAR ULTRA SEE SHEET AL.3
							STEEL EDGE AT MOVING STRIP
							BLACK
							FEA GRAVEL FOR MOVING STRIP
							WHITE TO BUFF 1/4" - 1/2" IN DIAMETER

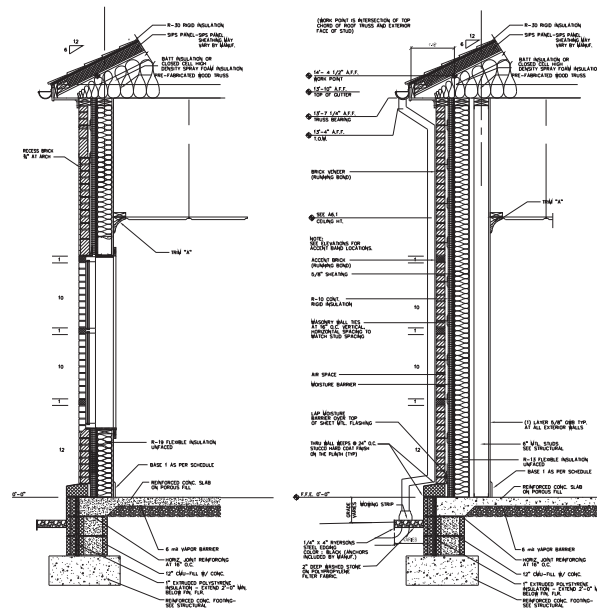


The Fidelity Bank
305 N. Church Street
Spartanburg, South Carolina

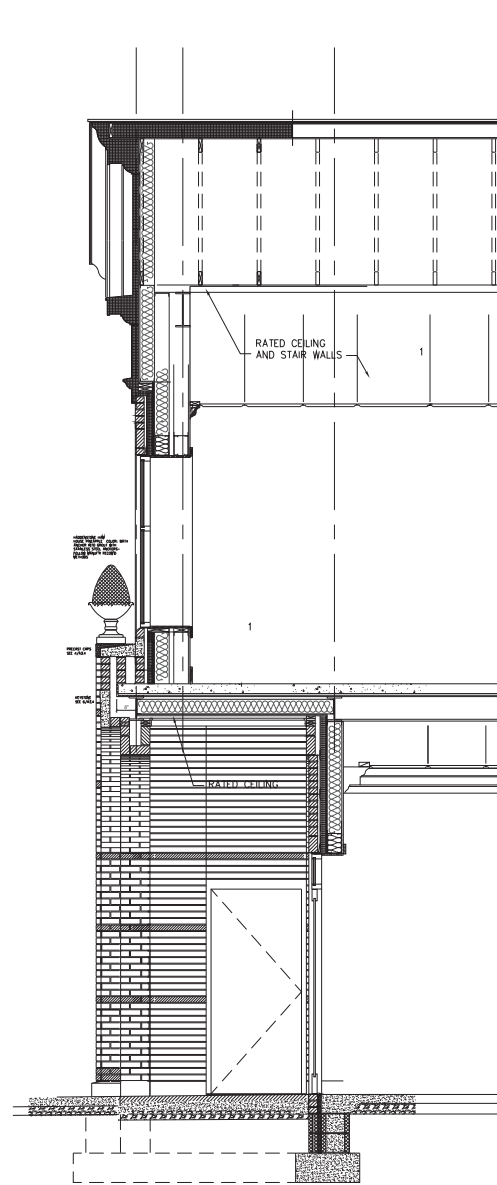
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DRAWN BY:	RPC
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SHEET TITLE:	

ELEVATIONS

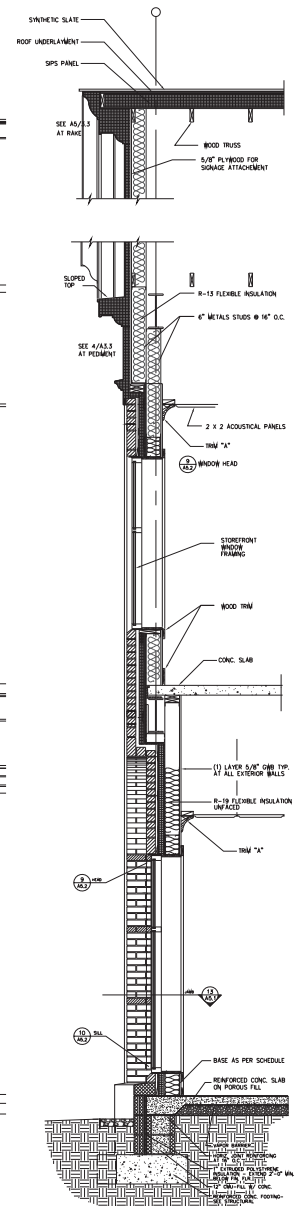
A2.2



3 TYPICAL WALL SECTIONS- ONE STORY
1/2" = 1'-0"



2 SECTION @ ENTRY
1/2" = 1'-0"



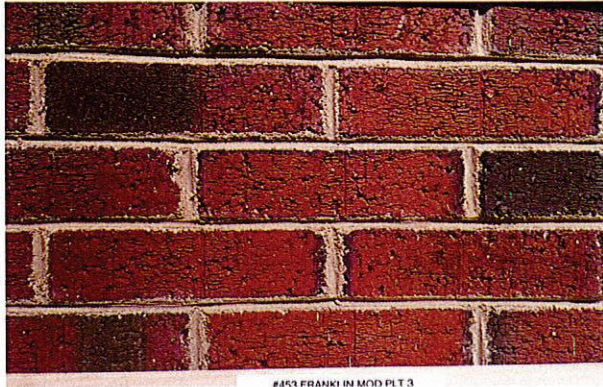
1 TYPICAL 2 STORY SECTION
1/2" = 1'-0"



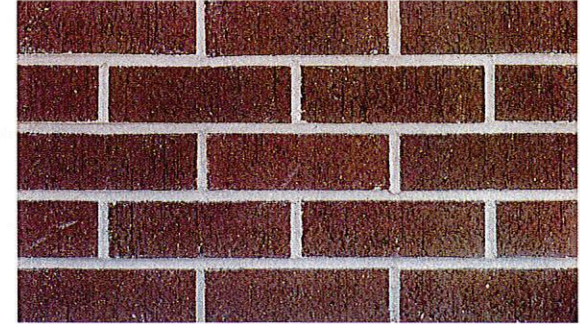
The Fidelity Bank
305 N. Church Street
Spartanburg, South Carolina

REV.	DESCRIPTION
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DRAWN BY:	RPC
CHECKED BY:	RPC
SHEET TITLE:	WALL SECTIONS

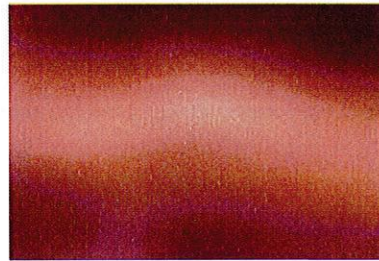
A3.1



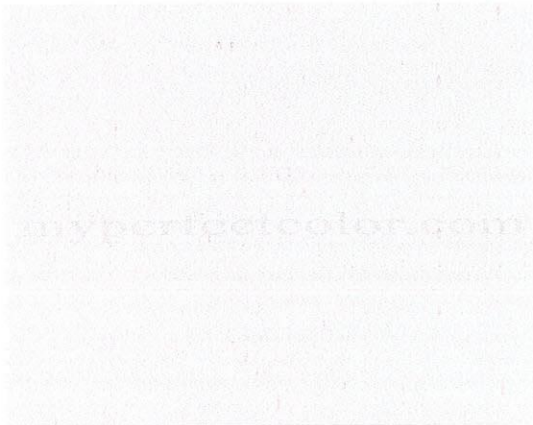
LEE BRICK #453 WITH BUFF MORTAR



TAYLOR CLAY #373 ACCENT BRICK



COPPER GUTTERS, DOWNSPOUTS AND LOW SLOPE ROOF



HEIRLOOM WHITE STOREFRONT AND MATCHING STUCCO COLOR—STO 10609



DA VINCI GRAY SLATE—MAIN ROOF

FIDELITY BANK—EXTERIOR COLORS AND MATERIALS

305 N. CHURCH ST.

77 of 100 Spartanburg, SC

6.5.2024



FIDELITY BANK SOUTHERN PINES NC WITH SIMILAR DETAILS













SUBJECT/ADDRESS
DRB – 305 North Church Street

DATE
7/1/2024

COPIES TO
City Departments

TO
Spartanburg Design Review Board

PROJECT NUMBER
24-020-000011

STAFF
Fredalyn M. Frasier, Planning Director
Nan Zhou, Planner II

GENERAL PROJECT OVERVIEW

The proposed 8400 square foot building is located at the corner of East Daniel Morgan Avenue and North Church Street directly across from the Marriott. It is a redevelopment of an existing single-story structure and presently has driveways on both frontages. The proposed use is a bank that includes a drive-thru service.

AUTHORITY & APPLICABILITY

This project is zoned D-T5 and is a full site redevelopment. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

- Application is complete

EXCEPTIONS

- 3.2.2 Drive Thru Spacing
- 6.4.4.c.2 Ground Level Detailing – Transparency Zone.

CODE REVIEW

Deficiencies noted, or exceptions or deviations required, are noted in *blue italics*

- A. Use Standards:** The proposed use (bank) is permitted by right in D-T5. The Drive-Thru Service is permitted subject to additional standards in 3.2.2.

3.2.2 DRIVE-THRU RETAIL/RESTAURANT/SERVICE USES

- In the D-T5 or D-T6 district, a restaurant or business with drive-thru service may not be closer than 500 feet from another business with drive-thru service. – *Non Compliant when measured from building edge to building edge.*
- An application for a business with a drive-thru service must submit a site plan showing, the following, but not limited to: the parking and circulation plan, curb

- cuts, the location of any audible equipment, landscaping, pole lights, signs and trash enclosures. – *Compliance presumed prior to Final approval*
- c. Drive-thru service canopies must be pitched at an angle and use materials matching the roof of the primary building. – *Compliant*
- d. Drive-thru facilities should be located at the rear of the primary building, but if that is not feasible, may be located at the side. – *Compliant, technically located in the side yard but recessed. Landscape screening will be required.*
- e. Access to the drive-thru service should be from mid-block or the rear to avoid disrupting pedestrian traffic. If a driveway is necessary it must be no more than 10 feet wide and conform to SCDOT 2008 Access and Roadside Management Standards, or as amended. – *Compliant*
- f. No drive thru window or its associated signage (other than directional) is permitted within the first or second layer (see Table 2d). – *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:** - *Exception required for sideyard parking along Church Street*
- **3.3.6 Building Frontage:** *Unclear – Most likely it is Common Yard – Not Permitted*

C. General Standards:

- Not applicable

D. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space - *Compliant*
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. - *Compliant*
- **5.1.4 Setbacks:** Front and side setbacks must be consistent with surrounding buildings. - *Compliant*
- **5.1.5 Adjacent Lots:** Grading between lots to be sensitively considered. – *Not Applicable*

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** *Compliant*
- **5.2.2 Solid Waste Storage Areas:** *Compliance to be confirmed with final approval*
- **5.2.3 Mechanical and Utility Equipment:** *Compliance to be confirmed with final approval*

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** *Compliant*
- **6.1.2 General Design Principles - Housing:** *Not applicable*
- **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment:** *Compliant*

- **6.1.1 General Design Principles - Downtown Should be Urban:** *Existing Non-conformity – The proposed building expands the building towards the street in conformance with this principle.*
- **6.1.5 General Design Principles - Put People First:** *Compliant*
- **6.2 Required Building Design Standards:**
 - **6.2.1 Architectural Style:** *Compliant*
 - **6.2.2 Compatibility:** *Compliant*
 - **6.2.3 Proportions:** *Compliant*
 - **6.2.4 Wall Materials:** *Compliant*
 - **6.2.5 Façade Treatment:** *Compliant*
 - **6.2.6 Building Entrances:** *Compliant*
- **6.4 Specific Building Design Standards for all D-T5 Mixed-Use and Commercial Buildings**
 - **6.4.1 Roof and Eaves:** *Compliant; Rooftop equipment screening to be confirmed with Final Approval*
 - **6.4.2 Canopies/Awnings:** *Not Applicable*
 - **6.4.3 Encroachments:** *Not Applicable*
 - **6.4.4 Ground Level Detailing:** *Non-compliant with 60% transparency along all street sides – exception requested*
 - **6.4.5 Materials:** *Compliant*

G. Parking:

- **7.1 Parking Area Access:** *Compliant*
- **7.2 Bicycle Parking:** *Compliance Required*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
 - D-T5: 14 ft zone with 6 foot planting strip; trees every 50 ft; and a 8 ft sidewalk – *Compliance to be confirmed with Final approval*
- **8.2 Parking Area Landscaping:** *Compliance Required*

8.2.1 REQUIRED PLANTINGS

One (1) Shade Tree and eight (8) shrubs per 10 parking spaces. No parking space shall be further than 60 feet from the trunk of a canopy tree. - *Compliance to be confirmed with Final approval*

8.2.2 PARKING AREA SCREENING

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. - *Compliance to be confirmed with Final approval*

I. Signage: Staff level approval

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

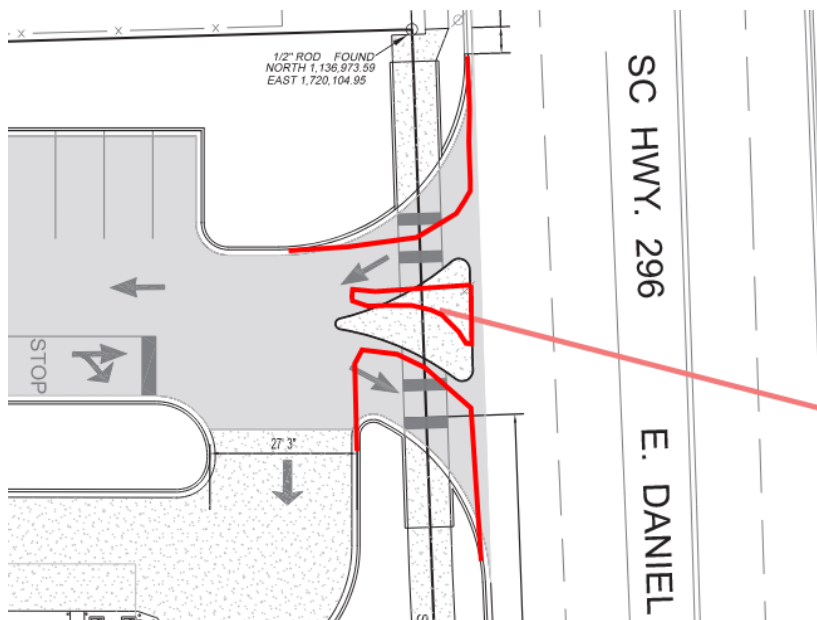
- **Ground Level Transparency:** The applicants have requested an exception to the minimum transparency. No calculations have been provided as to what is in the current proposal so it's difficult to determine what mitigating elements can be provided. The reasons for the exception provided was so that they could keep to the brand but as buildings in the city often have many lives beyond the initial tenant, and the context of this site being at a prominent entry to the downtown, we do not think that should be an adequate reason to deviate from one of the key design standards that promotes pedestrian activity in the downtown.

At a minimum we would encourage a design adaptation of the one-story secondary element along Daniel Morgan Avenue. As the overall design aesthetic draws from a residential colonial revival vernacular, it would not be uncommon to see this secondary element designed as a sunroom with more extensive windows. As a corner element, it would contribute to the overall porosity of both facades, while also being complimentary to the overall architectural brand of the bank.





Excessive Curb Radii for Daniel Morgan Driveway: The proposed driveway onto Daniel Morgan is proposed as a right-in/right-out with a splitter island to enforce that maneuver. The radii are excessive and designed for high-speed access – far greater than a typical driveway. The right-in radius is only appropriate for high-speed roadways with high traffic volume. This is not the case for Daniel Morgan. These radii make it a conflict for pedestrians trying to cross the driveway apron. A “porkchop” would be much less impeding for a pedestrian while still enforcing the “no left turns out” maneuver that the presumably required by SCDOT. We recommend a redesign of this driveway prior to Final Approval.



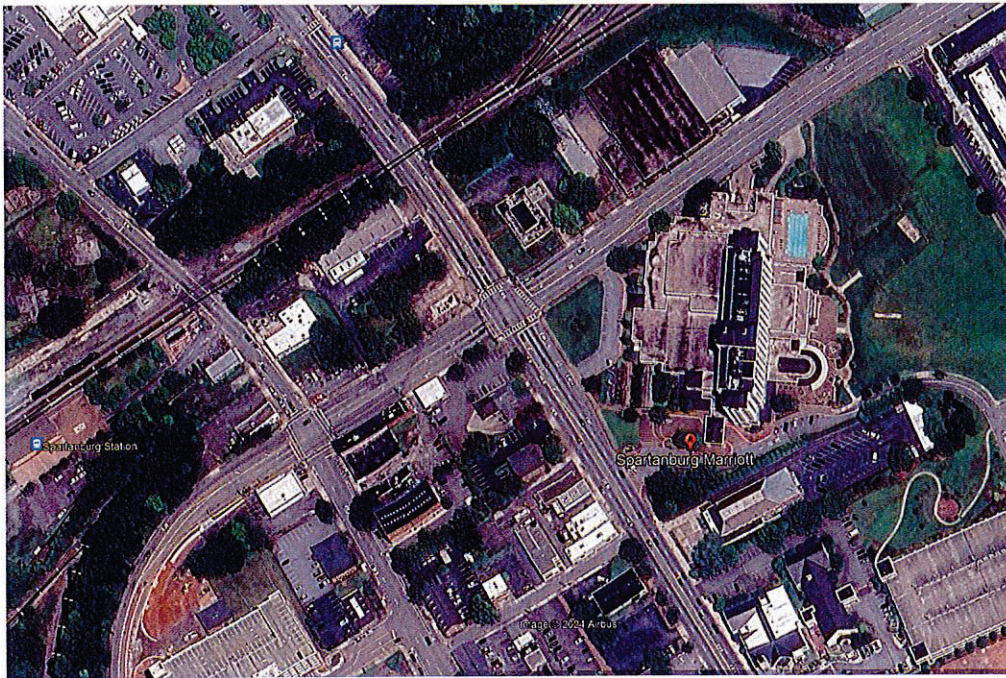
Drive Thru Spacing: The proposed building and lot are less than 500 feet from the closest drive-thru. Section 3.2.2.a requires a minimum spacing, though it doesn’t mention whether this is from drive-thru to drive-thru or from lot to lot. Regardless, because this area is at the edge of the most walkable part downtown and is across from the porte cochere of the Marriott, a type of drive-thru, an exception would be appropriate. The integrity of Church Street as a pedestrian route is maintained with the drive-thru taking primary access to the rear of the building. The site utilizing the existing driveways along both Church Street and Daniel Morgan Avenue which will further lessen the impact on either corridor.

RECOMMENDATION

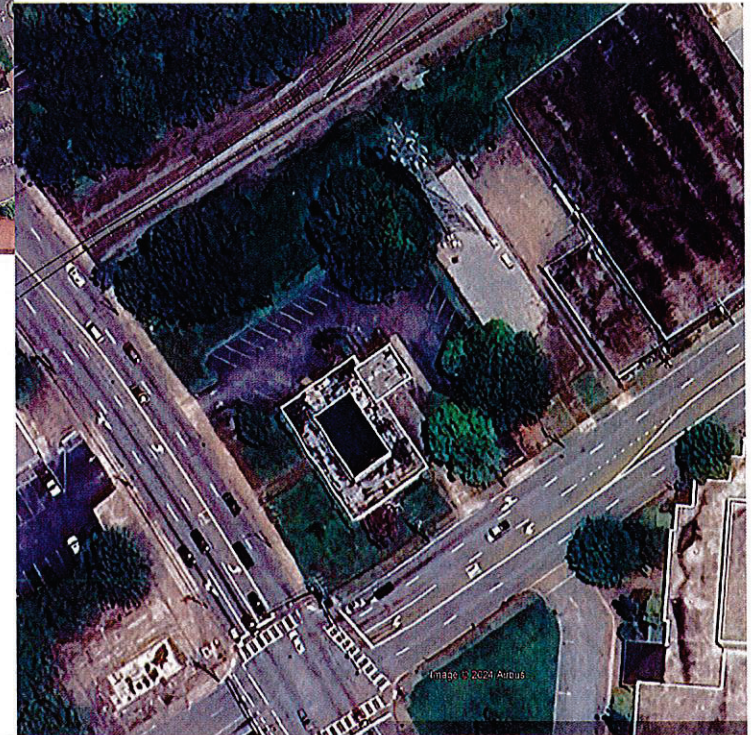
We recommend the Preliminary Approval application with the following exceptions:

- The use of a Common Yard frontage be permitted subject to the inclusion of landscaping around the perimeter of the building; and
- The minimum ground floor transparency be reduced below the required 60% with a mitigation that considers the design of the one-story corner element as a “sunroom” feature to expand the use of windows along the ground floor or a similar mitigating design element.
- The redesign of the driveway onto Daniel Morgan Avenue as a pedestrian-friendly crossing through reduction the overall radii and reduction of the splitter island.
- An exception granted by the DRB, permitting a second drive-thru facility less than 500 feet from an existing one, only subject to the change in the driveway configuration on Daniel Morgan Avenue.





AERIAL VIEW OF CONTEXT



CLOSER AERIAL VIEW OF THE EXISTING BUILDING

FIDELITY BANK—EXISTING BUILDING AND CONTEXT
305 N. CHURCH ST.
92 of 99 Spartanburg, SC



VIEW FROM N. CHURCH STREET LOOKING TOWARD E. DANIEL MORGAN AVE.



VIEW FROM N. CHURCH STREET LOOKING TOWARD THE EXISTING BUILDING



VIEW FROM E. DANIEL MORGAN AVE. LOOKING TOWARD THE EXISTING BUILDING



VIEW FROM STREET E. DANIEL MORGAN AVE.

FIDELITY BANK—EXISTING BUILDING AND CONTEXT



VIEW FROM N. CHURCH STREET SIDEWALK LOOKING TOWARD E. DANIEL MORGAN



VIEW FROM E. DANIEL MORGAN AVE SIDEWALK



VIEW FROM ACROSS THE STREET— E. DANIEL MORGAN AVE.



VIEW FROM PARKING LOT LOOKING TOWARD THE EXISTING BUILDING



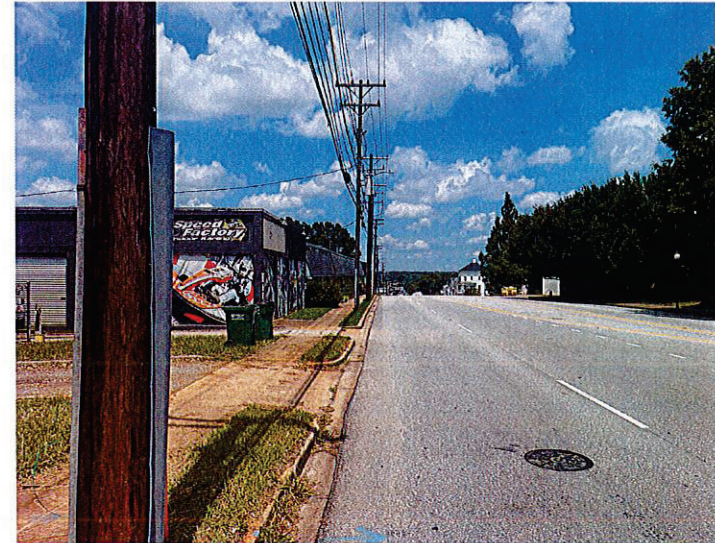
VIEW FROM N. CHURCH STREET LOOKING TOWARD E. DANIEL MORGAN AVE.



VIEW FROM N. CHURCH STREET LOOKING TOWARD THE MARRIOTT



VIEW FROM N. CHURCH STREET SIDEWALK LOOKING ACROSS THE STREET



VIEW UP E. DANIEL MORGAN AVE.—MARRIOTT ON THE RIGHT

FIDELITY BANK—EXISTING BUILDING AND CONTEXT

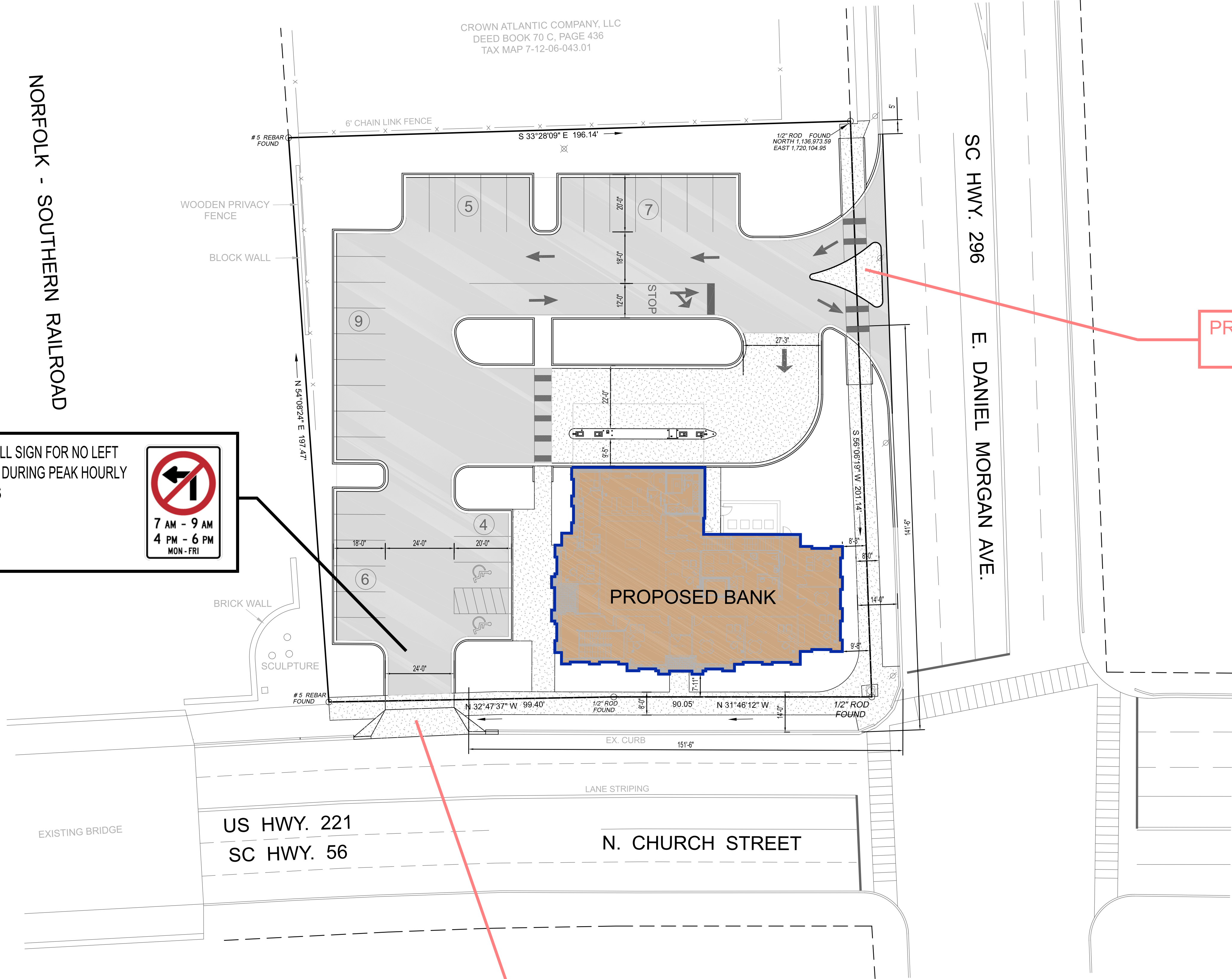
305 N. CHURCH ST.

95 of 100 Spartanburg, SC

NORFOLK - SOUTHERN RAILROAD

INSTALL SIGN FOR NO LEFT TURN DURING PEAK HOURLY TIMES

7 AM - 9 AM
4 PM - 6 PM
MON - FRI



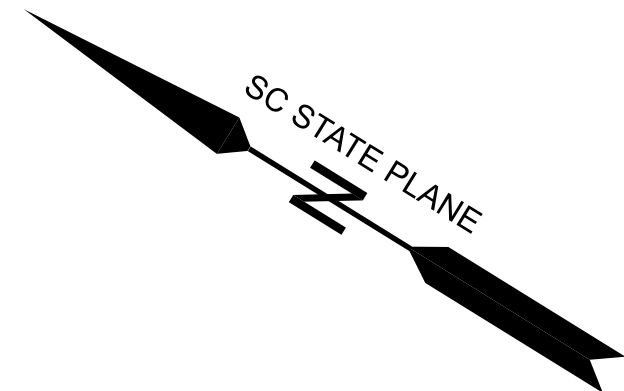
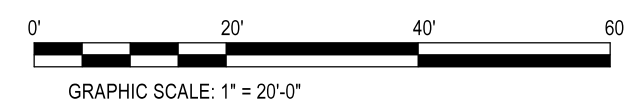
PROPOSED FULL
SERVICE DRIVEWAY

PROPOSED RIGHT
IN/RIGHT OUT

ZONING: DT-5
PARKING PROVIDED: 31 SPACES
TMS #: 7-12-06-043.00
ADDRESS: 305 N. CHURCH STREET

OWNER:
FIDELITY BANK
100 S MAIN ST
FUQUAY VARINA NC 27526

ENGINEER:
McCUTCHEN ENGINEERING ASSOCIATES, PC
898 W. SAINT JOHN STREET
SPARTANBURG SC 29301



3.3 DISTRICT STANDARDS

	D-T3	D-T4	D-T5	D-T6
3.3.1 LOT CONFIGURATION				
a. Lot Width at Front Setback	40 ft min	n/a	n/a	n/a
b. Lot Size	2500 sq ft	n/a	n/a	n/a
c. Maximum Lot Coverage	70%	70%	100%	100%
3.3.2 PRIMARY BUILDING STANDARDS				
a. Front Setback	12 ft min	6 ft min 18 ft max	0 ft min 12 ft max	0 ft min 6 ft max
b. Corner Lot Side Setback	6 ft min	6 ft min	0 ft min 12 ft max	0 ft min 6 ft max
c. Interior Side Setback	6 ft min	0 ft	0 ft min 24 ft max	0 ft min 24 ft max
d. Rear Setback	20 ft min	3 ft min	0 ft	0 ft
e. Rear Setback from Alley	3 ft min	3 ft min	0 ft	0 ft
f. Attached Garage Setback (from front façade)	5 ft min	Access not permitted from frontage	Access not permitted from frontage	Access not permitted from frontage
g. Frontage Buildout	n/a	n/a	60% except in Side Yard Parking Overlay	80% min at setback
3.3.3 ACCESSORY BUILDING STANDARDS				
a. Placement	Side or Rear Yard	Rear Yard Only	Rear Yard Only	Rear Yard Only
b. Corner Lot Side Setback	6 ft min	6 ft min	0 ft	0 ft
c. Interior Side Setback	6 ft min	0 ft or 3 ft min ⁽¹⁾	0 ft or 3 ft min ⁽¹⁾	0 ft
d. Rear Setback	5 ft min	5 ft min	15 ft min	0 ft
e. Rear Setback from Alley ⁽²⁾	3 ft min	3 ft min	3 ft min	0 ft
3.3.4 BUILDING HEIGHT				
a. Primary Building Height	2 1/2 stories max	4 stories max	2 stories min 6 stories max ⁽³⁾	2 stories min 10 stories max ⁽⁴⁾
b. Accessory Building Height	2 stories max	2 stories max	2 stories max	n/a
3.3.5 PERMITTED PARKING LOCATION				
a. Front Yard	Permitted	Prohibited	Prohibited	Prohibited
b. Side Yard	Permitted	Permitted	Permitted in Sideyard Parking Overlay only	Prohibited
c. Rear Yard	Permitted	Permitted	Permitted	Permitted

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SOUTH CAROLINA
McCUTCHEN
ENGINEERING
ASSOCIATES, PC
No. C02894
STATE OF AUTHORITY

McCUTCHEN Engineering Associates, PC
898 W. Saint John St., Spartanburg, S.C. 29301
Phone: 864 582 0585 | Fax: 864 582 0581

NEW BUILDING FOR
THE FIDELITY BANK
305 N. CHURCH STREET, SPARTANBURG, SOUTH CAROLINA

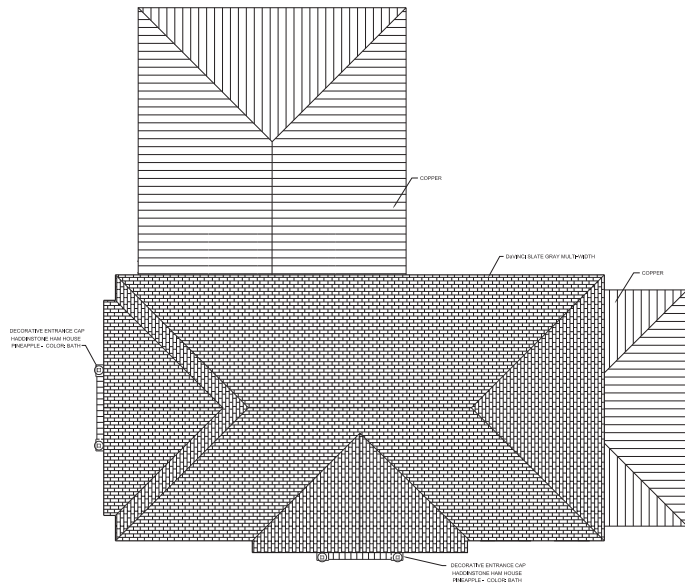
SITE LAYOUT AND UTILITY PLAN

Project
Engineer
JDM
Drawn By
CWJ
Date
MAY 2024
Revisions
A DBB SUBMITTAL 6.10.24
B PRELIM DBB COMMENTS 6.26.24

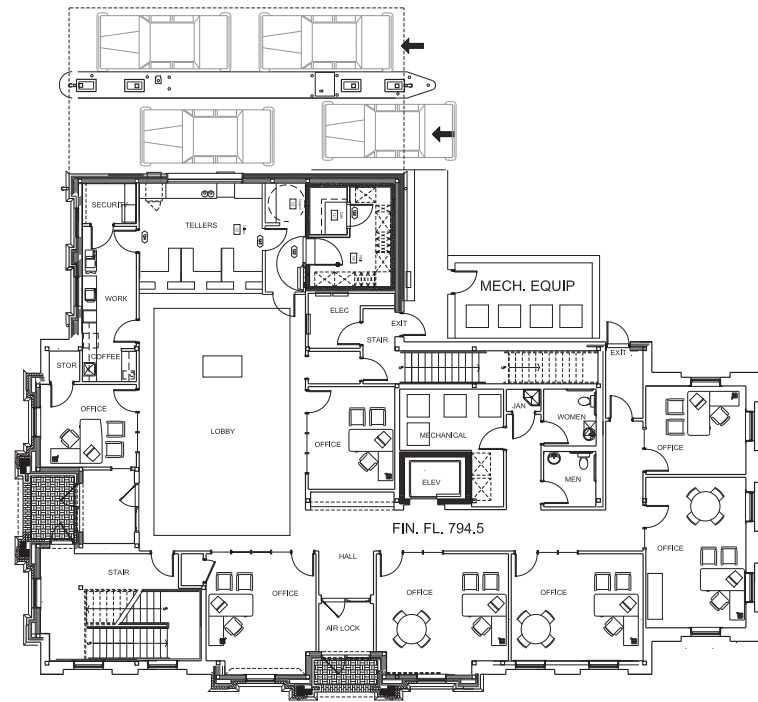
Project Number
TBD

Sheet
C100

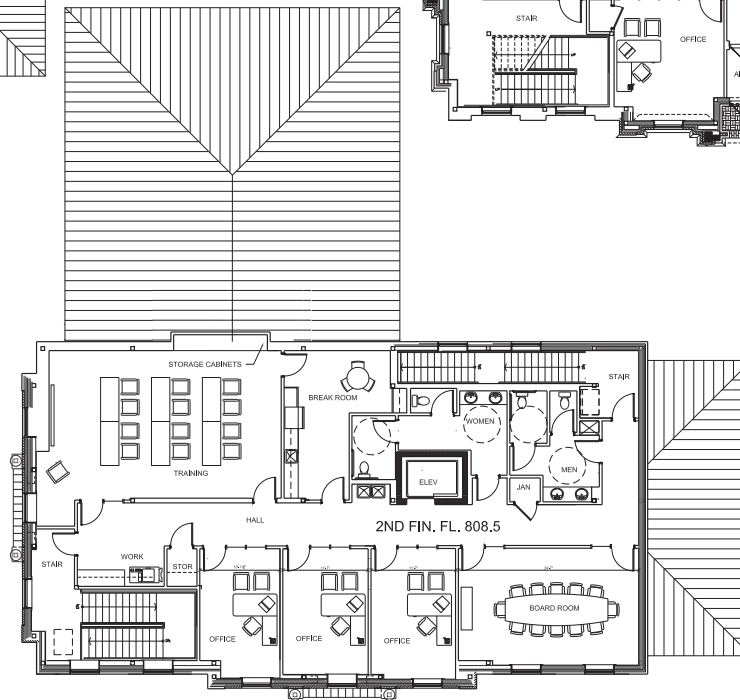
96 of 109



3 Roof Plan
1/10



1 First Floor Plan
1/8" = 1'-0"



2 Second Floor Plan
1/8" = 1'-0"

aRChitecture
Plan Cox architecture pc

1026 Boathouse Court, Raleigh, NC 27615
(919) 875-8075 mco@coxarchitecture.com



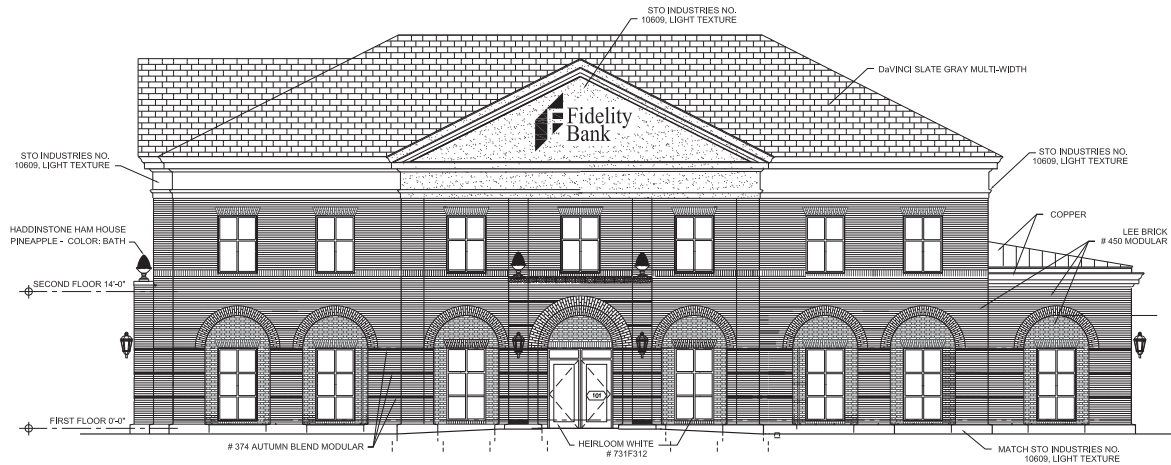
The Fidelity Bank
305 N. Church Street
Spartanburg, South Carolina

REV.	DESCRIPTION
PROJECT NO:	FBS.23
DRAWN BY:	RPC
CHECKED BY:	RPC
SHEET TITLE:	

Floor Plans

A1.1

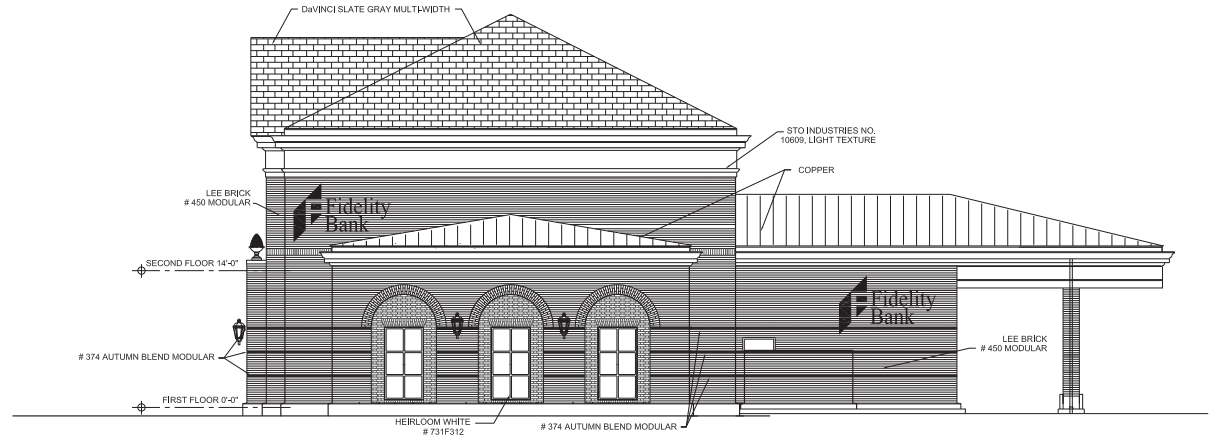
6.6.24



2 N. Church Street Elevation
3/16" = 1'-0"

EXTERIOR COLOR SCHEDULE
(*INTERIOR COLOR SCHEDULE BY OWNER)

CONCRETE	NATURAL GRAY EXCEPT CONC. @ DRIVE-THRU PAVING - BLACK	EFF TRIM (OFF WHITE)	MATCH STO INDUSTRIES NO. 10609, LIGHT TEXTURE, 1:0 AGGREGATE SIZE	PRECAST COPING AND DECORATIVE PINEAPPLES	HADDINSTONE HAM HOUSE PINEAPPLE - COLOR: BATH	WALL MOUNTED EQUIPMENT	PART TO MATCH ADJACENT WALL COLOR BEN MOORE 1225 OR SHERWIN WILLIAMS ASBEY BROWN	COURTYARD GATE	
BRICK VENEER (BRICK "X") (ALSO FOR MECH. EQUIP. WALL)	LEE BRICK # 450 MODULAR	ALUM. WINDOWS	KWAMEER HEIRLOOM WHITE # 731F312	ROOFING DAVINCI SLATE GRAY MULTI-WIDTH		WALL MOUNTED LIGHTS	DARK BRONZE TRIM	GATE FRAME AND HARDWARE ARE TO HAVE SHOP APPLIED FINISH BY CRYSTAL FINISHING SYSTEMS, INC. PEARL WHITE HOFT1281 - TRIMAR ULTRA SEE SHEET A1.3	
MORTAR JOINTS IN BRICK VENEER	TYPE S BRIMMENT BUFF- APPROVE FROM SAMPLE PANEL	ALUM. STOREFRONT ENTRANCE DOORS	KWAMEER HEIRLOOM WHITE # 731F312	PVC TRIM	EFF TRIM (OFF WHITE)	GLASS	LEFT GRAY TINTED	STEEL EDGE AT MOVING STRIP	BLACK
BRICK "Y" BRICK ACCENT COURSE BRICK RECESS ACCENT	TAYLOR CLAY PRODUCTS # 374 AUTUMN BLEND MODULAR	SHEET METAL METAL ROOFING, GUTTERS & DOWNSPOUTS	COPPER	CMU PLINTH W/ ACRYLIC STUCCO FINISH	EFF TRIM (OFF WHITE) MATCH STO INDUSTRIES NO. 10609, LIGHT TEXTURE	SEALANT IN PLINTH CONTROL JOINTS	MATCH COLOR OF ADJACENT EFF SURFACES	PEA GRAVEL FOR MOVING STRIP	WHITE TO BUFF 1/4" - 1/2" IN DIAMETER



1 Daniel Morgan Elevation
3/16" = 1'-0"

aRChitecture
Ron Cox architecture pc

1026 Boathouse Court, Raleigh, NC 27615
(919) 675-0075 ron@roncoxarchitecture.com



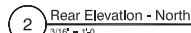
The Fidelity Bank
305 N. Church Street
Spartanburg, South Carolina

REV.	DESCRIPTION
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DRAWN BY:	RPC
CHECKED BY:	RPC
SHEET TITLE:	

ELEVATIONS

A2.1

6.6.24

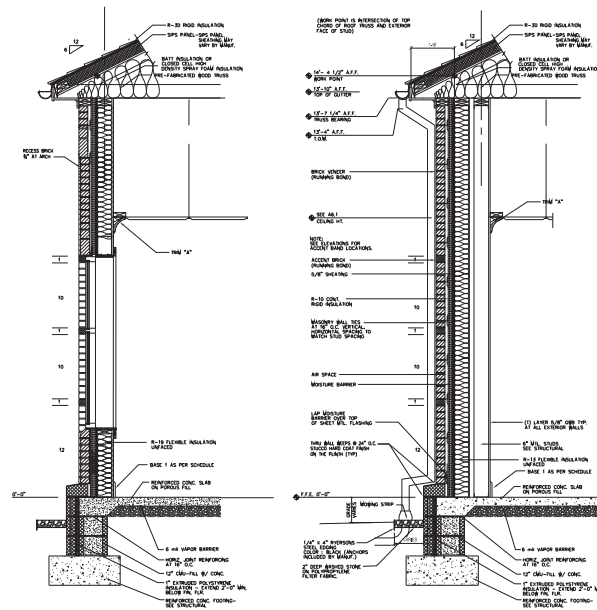


EXTERIOR COLOR SCHEDULE (EXTERIOR COLOR SCHEDULE BY OWNER)									
CONCRETE EXCEPT CONC. @ DRIVE/ENTRY PAVING - BLACK	NATURAL GRAY LE BRICK (ALSO FOR MECH. EQUIP. WALL)	EPF TRIM (OFF WHITE)	MATCH TO INDUSTRIES INC. 1000, LIGHT 1/2 AUGERATE SIZE	PRECAST COPING AND DECORATIVE FINPLEINES	HARDSTONE 1-HAM HOUSE FINPLEINE - L; COLOR: BATH	WALL MOUNTED EQUIPMENT WALL COLOR BEN MOORE 1225 OR SHERWIN WILLIAMS ABIES BROWN	PAINT TO MATCH ADJACENT WALL COLOR BEN MOORE 1225 OR SHERWIN WILLIAMS ABIES BROWN	COURTYARD GATE GATE, FRAME AND HARDWARE ARE TO HAVE SHOP APPLIED FINISH BY COLOR MATCH FINISHING SYSTEMS, INC. "PEARL WHITE" #P711281 - TRIMAR ULTRA SEE SHEET A1.3	
MORTAR JOINTS IN BRICK VENER	TYPE S BIRMINGHAM BUFF- APPROVE FROM SAMPLE PANEL	ALUM. WINDOWS	KAWNEER HERLUM WHITE #737312	ROOFING DURHILL SLATE GRAY MULTITHANE	PVC TRIM	WALL MOUNTED LIGHTS GLASS	DARK BRONZE FINISH LIGHT GRAY TRIMTED	STEEL EDGE AT MOVING STRIP	BLACK
BRICK "D" BRICK ACCENT COLOR BRICK ACCESS CAGE	TAYLOR CLAY PRODUCTS # 374 ATLANTIAN BRICK	ALUM. STOREFRONT, ENTRANCE COORDS	KAWNEER HERLUM WHITE #737312	PVC TRIM	EPF TRIM (OFF WHITE)	SEALANT IN PLUMB, CONTROL JOINTS	MATCH COLOR OF ADJACENT SURFACES	PEA GRAVEL FOR MOVING STRIP	WHITE TEXTURE TO HAVE 1/4" X 1/2" IN DIAMETER
		SHEET METAL, METAL ROOFING, GUTTERS & DOWNPOUTS	COPPER	CMU PLINTH W/ ACTIVUE STUCCO FINISH	EPF TRIM (OFF WHITE) MATCH TO INDUSTRIES INC. 1000, LIGHT	SEALANT FOR CONTROL JOINTS IN BRICK VENER	SOMMERBORN NP-1 REDWOOD TAN		

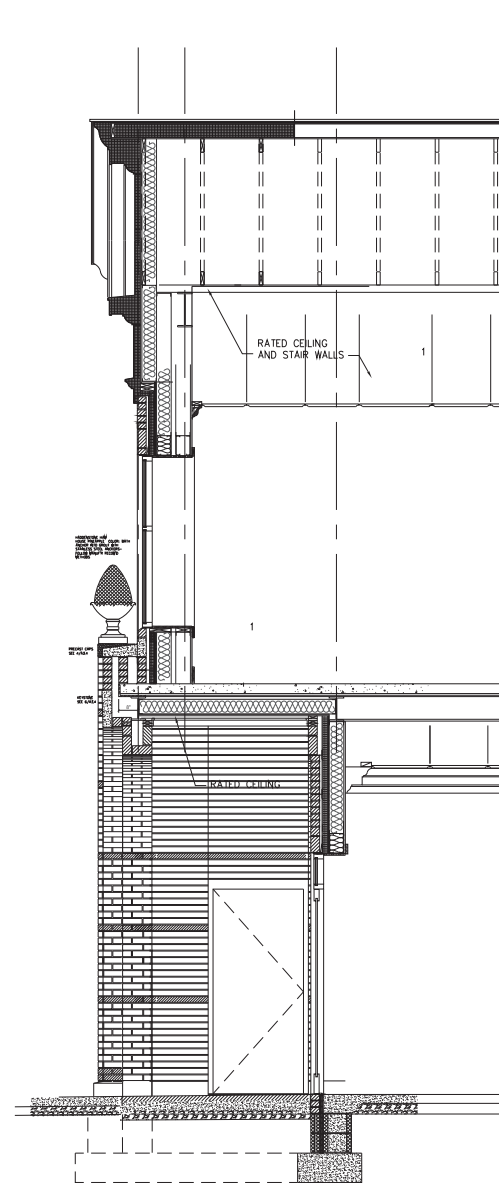


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DRAWN BY:	RPC
CHECKED BY:	RPC
SHEET TITLE:	
ELEVATIONS	

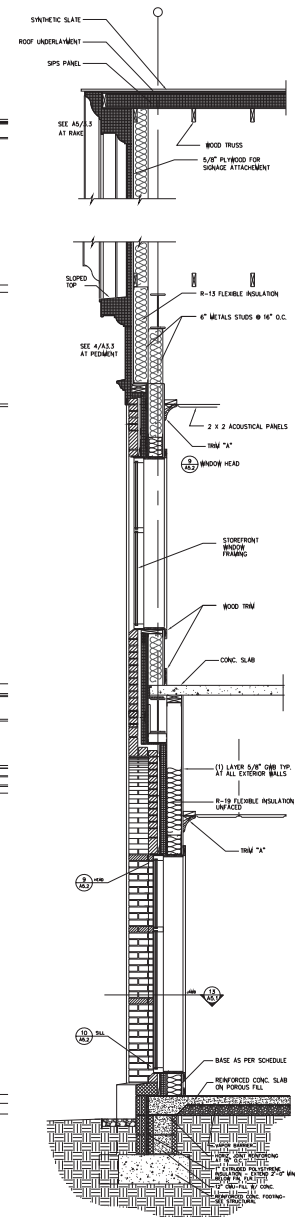
A2.2



3 TYPICAL WALL SECTIONS- ONE STORY
1/2" = 1'-0"



2 SECTION @ ENTRY
1/2" = 1'-0"



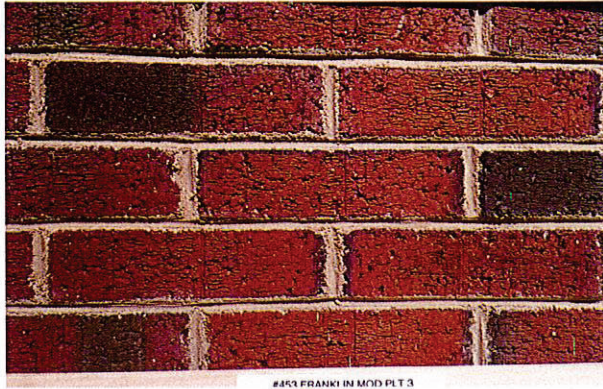
1 TYPICAL 2 STORY SECTION
1/2" = 1'-0"



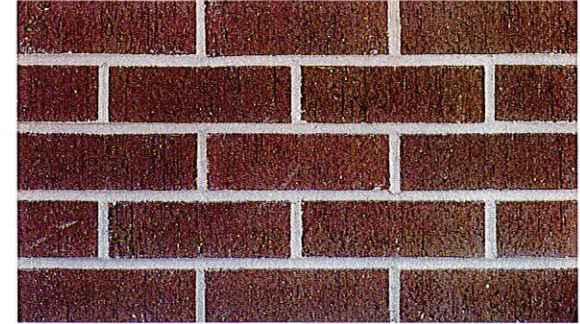
The Fidelity Bank
305 N. Church Street
Spartanburg, South Carolina

REV.	DESCRIPTION
PROJECT NO:	FBS.23
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SHEET TITLE:	WALL SECTIONS

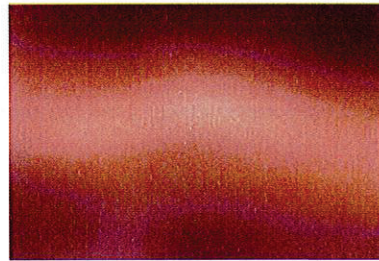
A3.1



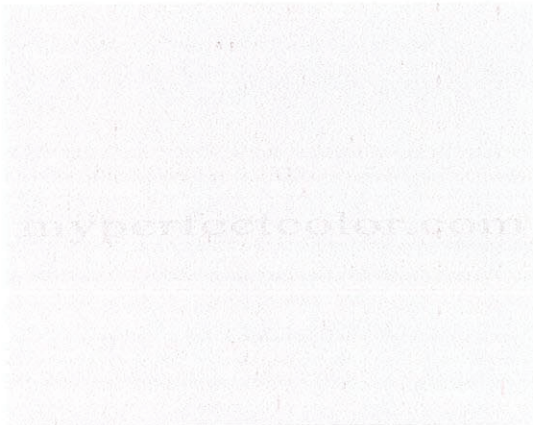
LEE BRICK #453 WITH BUFF MORTAR



TAYLOR CLAY #373 ACCENT BRICK



COPPER GUTTERS, DOWNSPOUTS AND LOW SLOPE ROOF



HEIRLOOM WHITE STOREFRONT AND MATCHING STUCCO COLOR—STO 10609



DA VINCI GRAY SLATE—MAIN ROOF

FIDELITY BANK—EXTERIOR COLORS AND MATERIALS

305 N. CHURCH ST.

101 of 101 Spartanburg, SC



FIDELITY BANK SOUTHERN PINES NC WITH SIMILAR DETAILS













305 N. Church St. – New Fidelity Bank

Design Notes and Points of Discussion re: Street Façade Transparency

Building Facade Articulation as an Alternative means of compliance for transparency.

The percentages for **various means of articulation** of the street facade are as follows:

Glass Area: 31%

Recessed Facade Area with special brickwork adjacent to windows (Flemish Bond) 19%

Rustication with accent brick 3%

Brick Jack Arches above windows 4%

Brick Segmented Arches above windows including Double Segmented Arches at Entrance Element 14%

Total Facade Articulation: 71%

Other Embellishments, details and features:

Cast Ornamental Pineapple Finials

Deep Recessed Entrance

Brick Pilasters supporting Pediment

Plinth Articulation with contrasting material

We have looked at the option of increasing the glass area and have found the following problems or limitations:

1. The internal layout will be compromised
2. Portions of the increased glass area will need to be spandrel glass which will not be transparent and will not match the appearance of the vision glass
3. Increasing the glass vertically will conflict with the ceiling heights, structure and HVAC ductwork