



The City of Spartanburg Design Review Board

AGENDA

November 5th, 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. Roll Call.**
- II.** 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.
- III. Approval of Agenda.**
- IV. Disposition of the Minutes of August 6th, 2024, meeting.**
- V. Old Business:** None.
- VI. New Business:**
 1. DRB-24-020-00009 – The Design Review Board (DRB) has received a request for Full & Final 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 CGRSBG MAZ-SUB, LLC/ Applicant: Hudson Automotive Group.**
 2. DRB-24-020-00010 – The Design Review Board (DRB) has received a request for Full & Final Approval for the proposed Miles 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, AIA.**
 3. DRB-24-020-00011 – The Design Review Board (DRB) has received a request for a Full and Final Approval for the Fidelity Bank located at 305 N Church St. (Tax Map Sheet: 7-12-06-043.00) with a zoning designation of DT-5 Zone (Downtown Urban District). **Owner: Steve McClure – Fidelity Bank / Applicant& Agent: Brian Murdoch.**
 4. DRB-24-020-00014 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed 276 Magnolia Street located in the DT-5 Zone (Downtown Urban District) at 276 Magnolia St (Tax Map Sheet: 7-12-06-015.00). **Owner: Pat Knie / Applicant: Meghan Teague, Studio Teague, LLC.**
 5. DRB-24-020-00015 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the Morgan Square Enhancement Plan. **Owner: City of Spartanburg / Applicant: MKSK.**
(Case deferred)



The City of Spartanburg Design Review Board

6. DRB-24-020-00016 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed building, Shulikov Law Firm, located at 251 Magnolia St (Tax Map Sheet: 7-12-06-041.00) with a zoning designation of DT-5 Zone (Downtown Urban District). **Owner: Tatyana Shulikov / Agent: Amanda Metze.**

VII. Staff Announcements:

VIII. Adjournment.

For more information, please contact the City of Spartanburg Planning Department at planning@cityofspartanburg.org or call (864) 596-2068.

Meeting Minutes of the Design Review Board (DRB)
Tuesday, August 6th, 2024, at 5:30 PM
Dr. TK Gregg Recreation Center

The Design Review Board (DRB) on Tuesday, August 6th, 2024, at 5:30pm. The following Board Members were in attendance: **Jean Crowther, Alexander Newman, Tori Wallace Babcock and Lauren Rogers.** Representing the City of Spartanburg's Planning Department was **Fredalyn Frasier, Planning Director, and Nan Zhou, Planner II.**

Roll Call:

Mr. Newman: Alexander Newman
Ms. Crowther: Jean Crowther
Ms. Rogers: Lauren Rogers
Ms. Babcock: Tori Wallace Babcock

Ms. Rogers: With the Freedom of Information Act Compliance, public notification 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'll begin with the approval of the agenda, we have a quorum, has everyone had an opportunity to review meeting minutes from last month.

Approval of Agenda

On a motion by Ms. Crowther to approve and seconded by Mr. Newman, the minutes were approved by a vote of 4 to 0.

Ms. Crowther: Motion to approve.
Mr. Newman: Second.
Ms. Rogers: All those in favor say aye?
Attendees: Aye. Those opposed?

Approval of Meeting Minutes for July 2nd, 2024

On a motion by Ms. Babcock to approve and seconded by Mr. Newman, the minutes were approved by a vote of 4 to 0.

Mr. Babcock: Motion to approve.
Mr. Newman: Second.
Ms. Rogers: All in favor?
Attendees: Aye.
Ms. Rogers: Those that are opposed?

Old Business:

The Design Review Board (DRB) has received a request for Full and Final Approval for the proposed Spartanburg Subaru located in the DT-5 Zoning (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.
[**Applicant Deferral to September 2024.**](#)

A motion was made by Ms. Babcock, seconded Mr. Newman to defer the case to September’s meeting by a vote of 4-0.

Ms. Babcock: I make a motion to defer.

Mr. Newman: Second.

Ms. Rogers: All those in favor say aye?

Attendees: Aye. Those that are opposed?

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.

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

- a. 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.*
- b. 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.

Applicant:

Brian Murdoch, Fidelity Bank

David McCutchen, Engineering Associates.

Public Comments:

None.

Discussion:

The proposed project preliminary approval stage. The final detail leveling is in a better shape. The form of DT5 orients the site by buildings for people and majority of it is used for car parking drafting. There is not a way around that for this particular building. All other concerns have been addressed.

A motion was made by Ms. Babcock, seconded Mr. Newman to approve the Preliminary Conceptual submittal per staff recommendations as detailed in August 6th agenda package by a vote of 4-0.

The Design Review Board (DRB) has received a request for Full and Final Approval for the proposed Clayton Construction Company Office located in the DT-5 Zone (Downtown Urban District) at 316 W Main St. (Tax Map Sheet: 7-12-13-104.00). Owner: Harry Clayton / Applicant: MPS, Sarah Hammond and Andrew McCall.

GENERAL PROJECT OVERVIEW

The applicant is seeking to renovate an existing one-story commercial building as an office.

AUTHORITY & APPLICABILITY

This project is zoned DT-5. Formal design review and approval by the Design Review Board is required due to the visibility of the rooftop deck access expansion from the right-of-way.

DETERMINATION OF COMPLETENESS

- Application is complete

FINDINGS - EXCEPTIONS

1. **6.4.4.c.2 GROUND LEVEL DETAILING - Transparency Zone:** To permit the lowest level of required glazing to exceed the maximum 4 foot height above the sidewalk.

2. **8.1 REQUIRED STREETSCAPE:** To note require the installation of required street trees due to a lack of area in the sidewalk.

CODE REVIEW

A. Applicability Matrix: Because this is a minor expansion that is less than 25% of the total floor area, the project is required to comply with the following: Solid waste storage areas; Bicycle parking; Streetscaping; and Signage

Use Standards: The proposed use is permitted by right.

B. District Standards:

- **3.3.1 Lot Configuration:** *Compliant*
- **3.3.2 Primary Building Standards:** *Compliant*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Not applicable*
- **3.3.6 Building Frontage:** *Shopfront – permitted*

C. General Standards:

- Not applicable

DRB – August 6, 2024 – Dr. T.K. Gregg Community Center – 650 Howard Street

D. Lot/Site Standards:

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

5.2.2 Solid Waste Storage Areas:

- *All trash containment devices, including compactors and dumpsters, must be located and*

designed so as not to be visible from the view of nearby streets and properties. Screening, where required, must meet the requirements of Section 505.63. If the device is not visible from a public right-of-way or park, then it need not be screened.

Per the plans, solid waste receptacles are proposed to be stored inside the building.

E. Utilities and Trash Containment:

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

F. Building Standards:

- **6.1.2 General Design Principles - Housing:** *Not applicable*
- **6.1.3 General Design Principles – Mixed-Use Infill and Redevelopment:** *Compliant*
- **6.1.4 General Design Principles – Downtown Should be Urban:** *Compliant*
- **6.1.5 General Design Principles - Put People First:** *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 Mixed-use and Commercial Buildings in D-T5 (option b)**
 - **6.4.1 Roof and Eaves:** *Compliant*
 - **6.4.2 Canopies/Awnings:** *Compliant*
 - **6.4.3 Encroachments:** *Compliant*
 - **6.4.4 Ground Level Detailing:** *Exception required. See additional comments.*
 - **6.4.5 Materials:** *Compliant*

G. Parking: 7.2 Bicycle Parking:

- *A minimum of 2 bicycle parking spaces shall be provided.*
Applicant to note Bicycle parking on final plans.

H. Streetscape and Site Landscaping: 8.1 Required Streetscape:

- *12 ft streetscape zone with a minimum 8 ft sidewalk and trees planted in wells consistent with downtown standards (40 ft on-center).*
Exception required. See additional comments.

I. Signage: Not applicable.

DRB – August 6, 2024 – Dr. T.K. Gregg Community Center – 650 Howard Street

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

6.4.4.c.2 GROUND LEVEL DETAILING Transparency Zone:

- *Glazing that is transparent under all lighting conditions must extend from a base of contrasting material (not exceeding four (4) feet in height above the adjacent grade) to at least the height of the door head. However, spandrel or colored glass may be used above the height of the door head.*

Glazing must extend from the corner of the front facade for a depth equal to...at least sixty (60) percent of the length of building along all street side building facades.

The lowest portion of the existing window adjacent to the corner exceeds the maximum 4 foot height but represents an existing condition. Because they are expanding the window height, an exception is required to exceed the maximum sill height of 4 feet.

8.1 REQUIRED STREETSCAPE:

• *All Streets must be planted with trees of species matching the planting on the public frontage as established by the City. Where no frontage detail has been established the following minimum elements shall apply. The City Engineer may grant a reduction in these dimensions subject to the overall context of the block (e.g., lack of opportunity for wider sidewalk on adjacent parcels).*

The current sidewalk is substandard as it lacks a street tree but there is adequate space to plant one that would be outside of a site distance triangle. *An exception is required but is reasonable because there is no practical way to comply with that standard.*

RECOMMENDATION

A Final Approval by the DRB will require the following exceptions:

1) 6.4.4.c.2 GROUND LEVEL DETAILING Transparency Zone:

To permit the lowest level of required glazing to exceed the maximum 4 foot height above the sidewalk.

2) 8.1 REQUIRED STREETSCAPE:

To note require the installation of required street trees due to a lack of area in the sidewalk. In addition, because this is a final approval request, the staff will ensure compliance prior to the issuance of a building permit:

- Bicycle Parking

Applicant:

Sarah Hammond – McMillan Pazdan Smith.

Public Comments:

None.

Discussion:

The proposed project is well put together and meets all requirements.

A motion was made by Mr. Newman, seconded Ms. Rogers for Full and Final Approval per of staff recommendations by a vote of 4-0.

Staff Announcements:

None.

Adjourned meeting at 6:56 P.M.

Lauren Rogers, Vice Chair

ADDRESS/ TAX ID

400 Daniel Morgan Avenue/7-12-06-061.00

DATE

11/05/2024

COPIES TO

City Departments
Applicant

TO

Spartanburg Design Review Board

PROJECT NUMBER

24-020-00009

STAFF

Fredalyn M. Frasier, Planning Director
Nan Zhou, Planner II
Craig Lewis, FAICP – Technical Advisor

OWNER/APPLICANT

Subaru of Spartanburg/Hudson Brothers Automotive

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. This is the 2nd submission and review for this application.

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.

FINDINGS - EXCEPTIONS

There are several deficiencies that will need to be addressed.

- **6.4.5 BUILDING MATERIALS:** To permit the use of metal paneling consistent with the existing building.
- **8.1.1 STREETScape:** To provide a code minimum level of streetscape enhancement
- **8.2.1 REQUIRED PLANTINGS:** To provide a code minimum level of parking area landscaping.

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 not exceed 5 feet in height and 32 square feet in area.*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

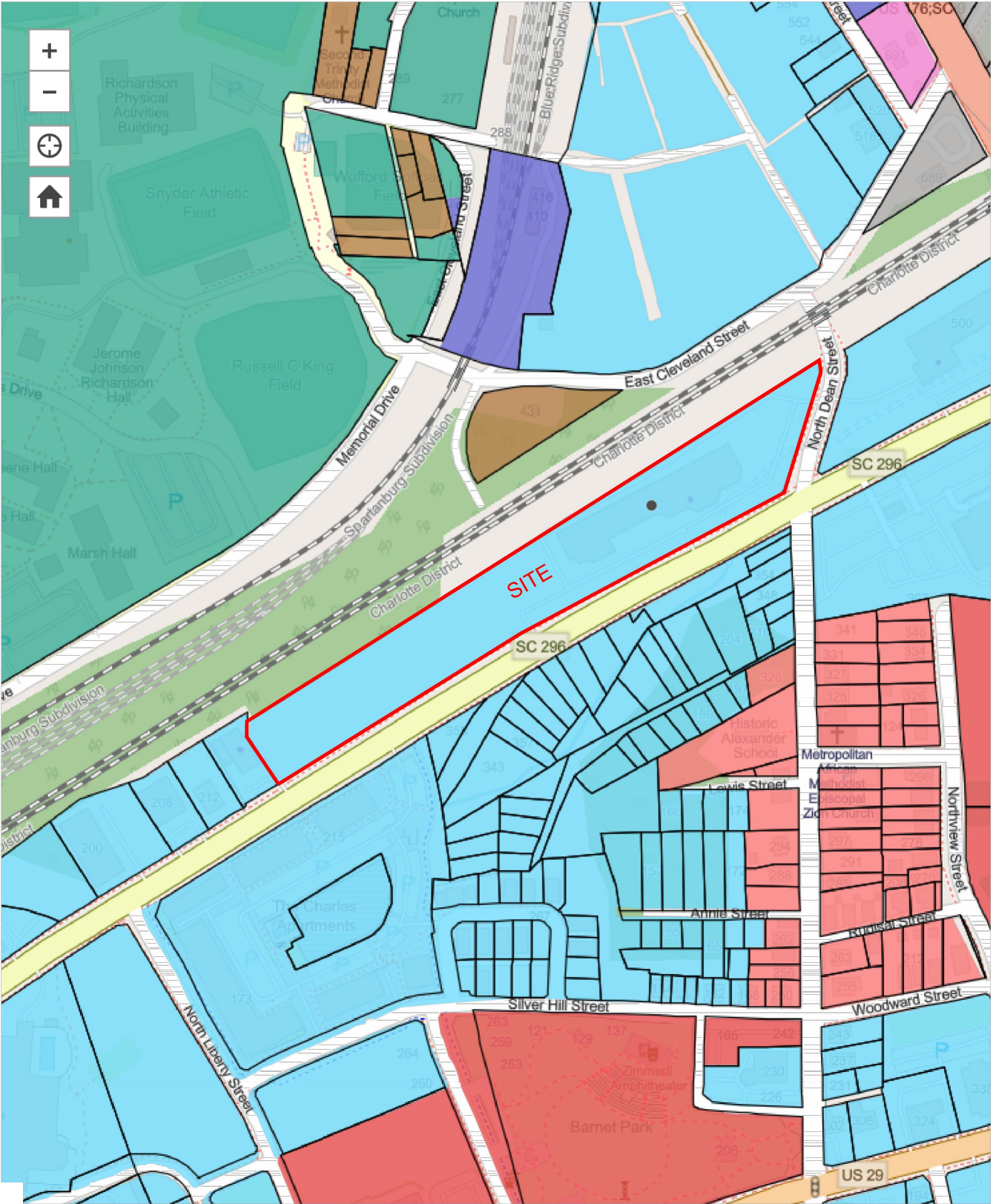
- **6.4.5 BUILDING MATERIALS:** The proposed expansion utilizes a metal paneling system similar to what is on the existing building. It is possible to provide an aesthetically appropriate brick veneer for all or a portion of the proposed expansion while keeping with the overall building style. Given that the overall frontage is quite wide, a change in material would provide a welcome relief to the long expanse.
- **8.1.1 STREETScape:** All streets must be planted with trees of species matching the planting on the public frontage as established by the City. Where no frontage detail has been established the following minimum elements shall apply. The City Engineer may grant a reduction in these dimensions subject to the overall context of the block (e.g., lack of opportunity for wider sidewalk on adjacent parcels). (The standard planting spacing for the City is every 50 ft on-center)
 - No solution to this requirement has been provided.
 - Please remove the grass strip between the sidewalk and the curb to provide a minimum 6 foot wide sidewalk.
- **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.
 - There are approximately 32 spaces across the frontage that are not covered by the minimum 60 foot radius from a canopy tree. Please note that the trees at the corner of North Dean Street are Crepe Myrtles, which are understory trees and do not count towards this requirement. See the image below.

Subaru of Spartanburg
400 E. Daniel Morgan Avenue

Applicant's Summary of Updates to the Nov. 5, 2024 DRB Submittal

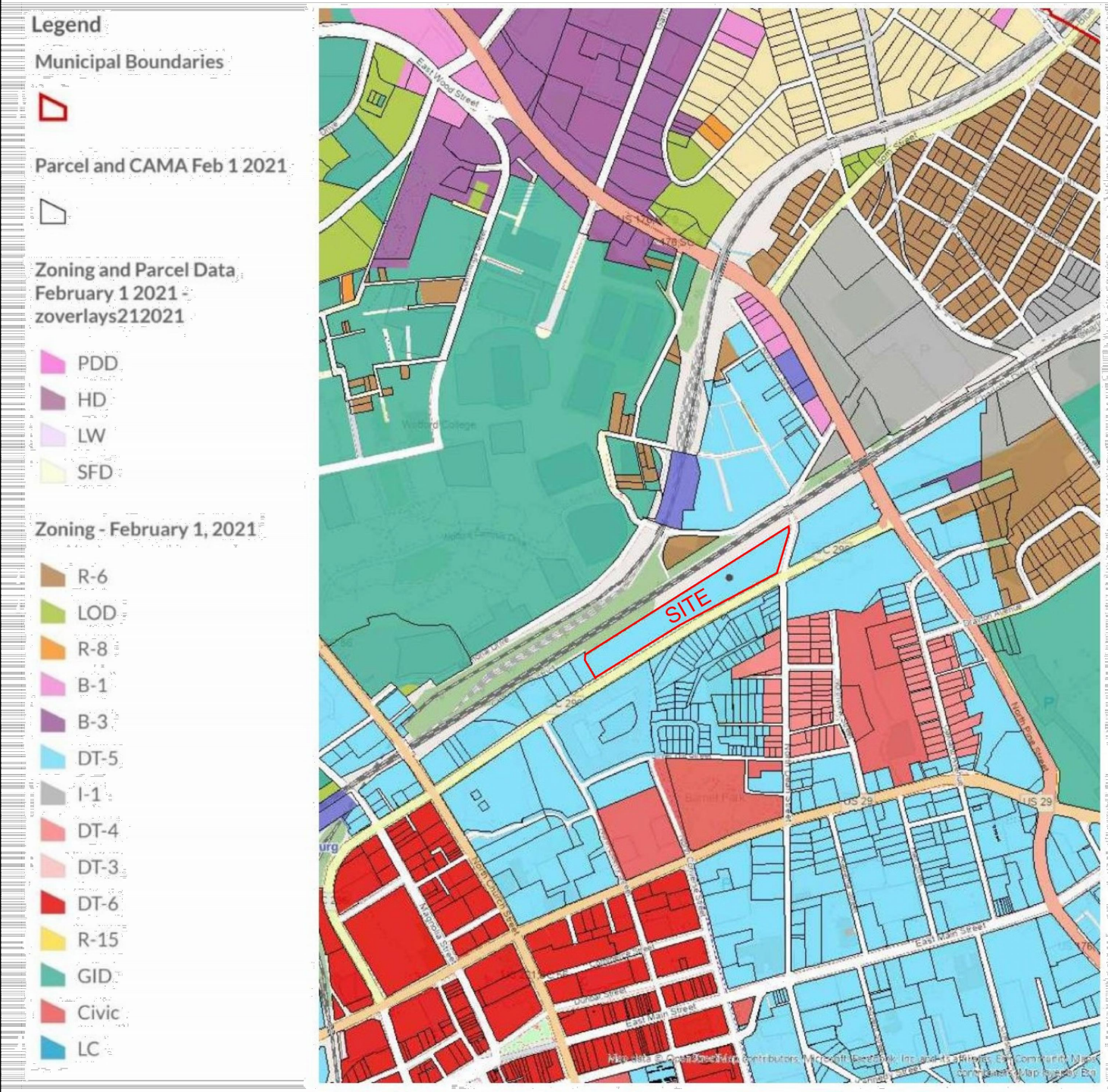
1. Added five landscape islands along East Morgan Daniel/North Dean Street with shrubbery per your latest request.
2. Interior trees provided for parking area coverage.
3. Maintained existing parking in front of building while updating the front facade to be "flat", removing the bump out at the front entry. This was a Subaru request.
4. New smaller building footprint to reduce impact to site (from initial design).
5. Revised ADA ramp at exit on northeast side of building.
6. Revised new car delivery ramp on northeast side of building staying out of the flood plain.
7. Updated landscaping and landscape table and counts for new landscaping islands/areas.

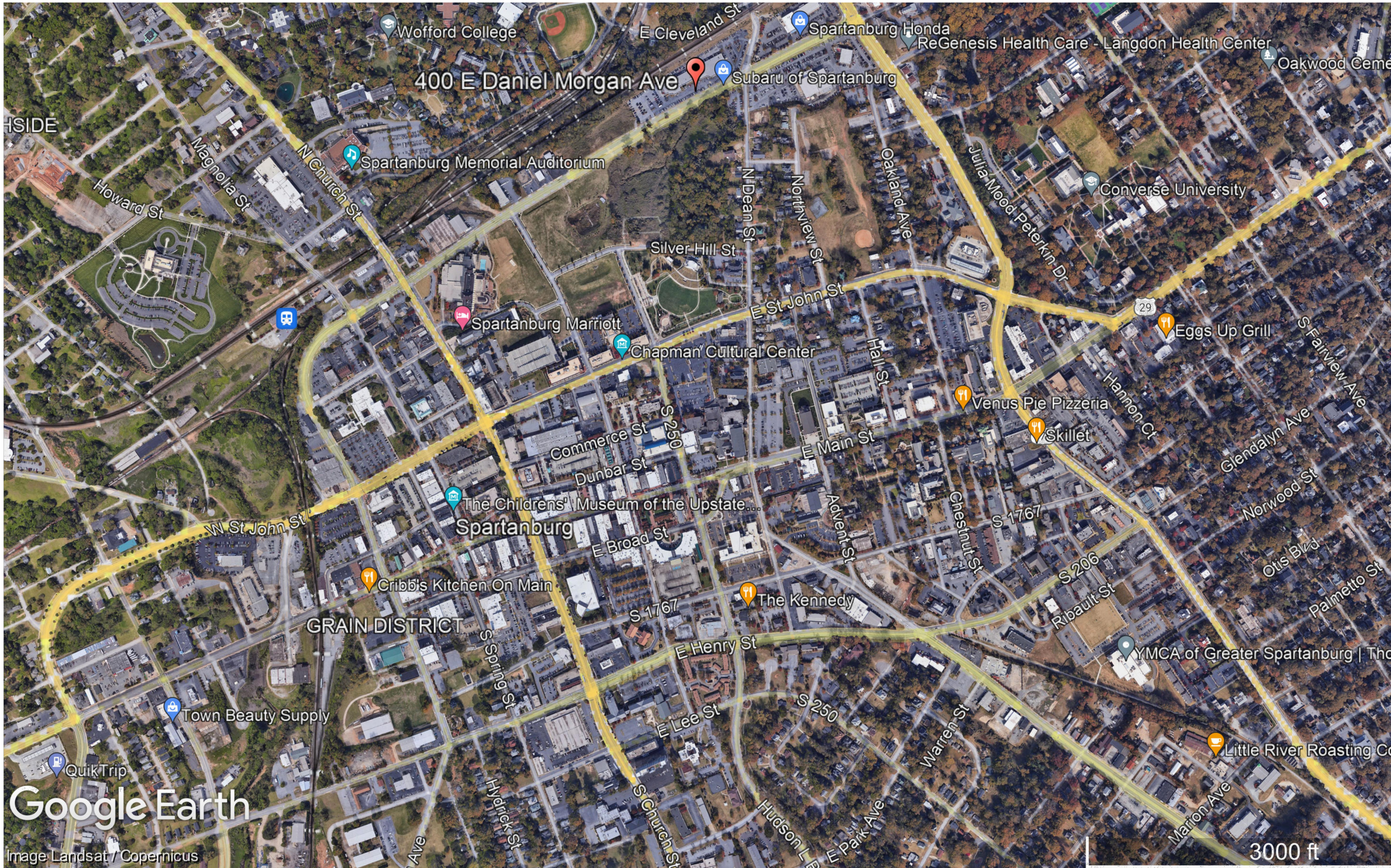
SPARTANBURG SUBARU
ZONING: DT-5



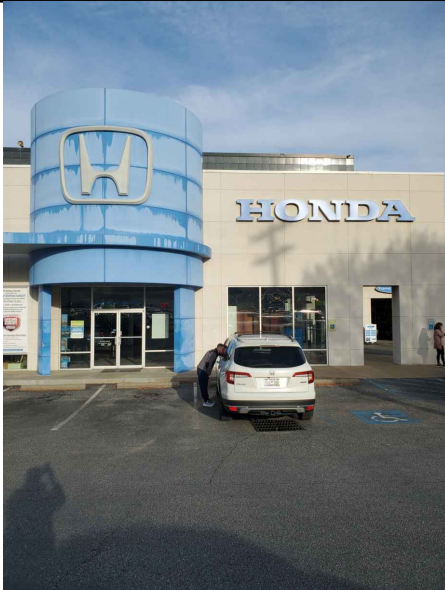
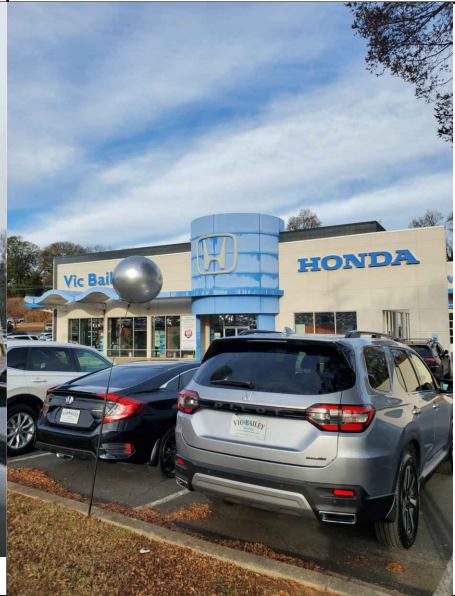
Subaru of Spartanburg DRB presentation
Context plan

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.

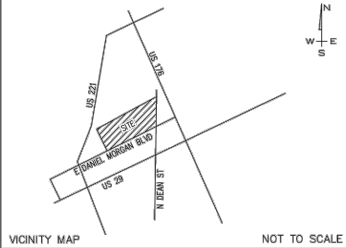
ZONE "AE" DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED

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) 271-0499 www.sitedesign-inc.com							

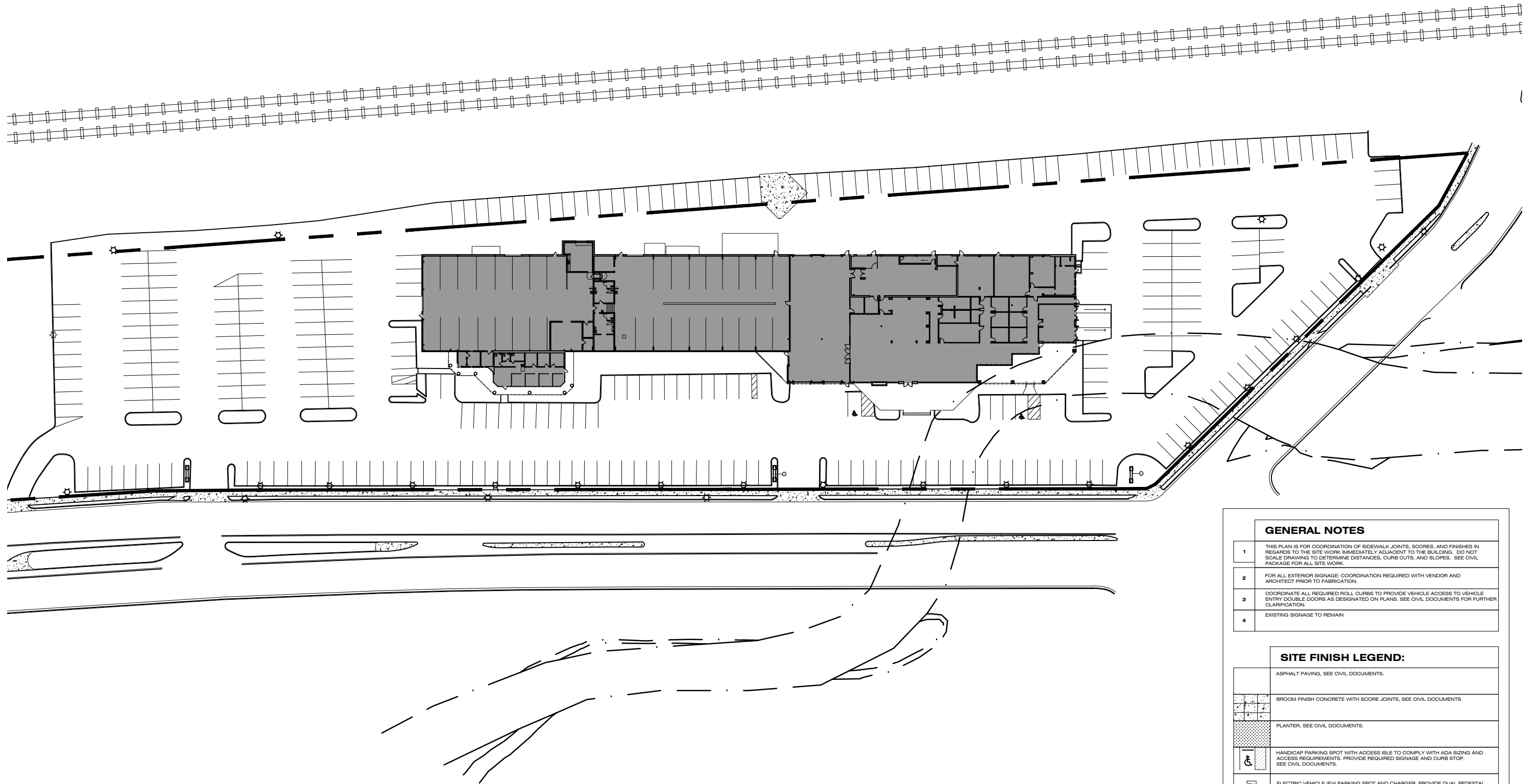
NO.	CLIENT COMMENTS	DATE	REVISION	BY
11-28-23	CLIENT COMMENTS	ORA		
11-27-23	CLIENT COMMENTS	ORA		
DATE	REVISION	BY		



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



SITE DATA TABLE:
SITE ADDRESS: 400 EAST DANIEL MORGAN AVENUE
SPARTANBURG, SC 29302
PARCEL MAP NUMBER: 7-12-06-081.00
TAX PIN NUMBER: 712318608596
ZONING: DT-5 (URBAN CENTER ZONE)
EXISTING USE: AUTOMOTIVE DEALERSHIP

LOT SIZE:
MINIMUM AREA= N/A
EXISTING AREA = 6.694 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 = 37,468 SF
2ND FLOOR = 3,000 SF
TOTAL = 40,468 SF
PROPOSED FLOOR AREA:
1ST FLOOR = 40,468 SF
2ND FLOOR = 2,000 SF
TOTAL = 42,468 SF
INCREASE = 5%

LANDSCAPE SETBACKS/STRIPS:
STREETSCAPE = 12' (14' WITHOUT TREE WELLS)
PROVIDED = +2' EXISTING
SIDEWALK WIDTH = 8'
PROVIDED = ±4.5' SIDEWALK + ±2.5' GRASS STRIP

PARKING ANALYSIS

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

PARKING REQUIRED:
4 SPACES /1,000 SF GFA
4 x 42,468/1,000 = 170 SPACES

EXISTING PARKING:
9' X 18' STALLS 331
9' X 18' STALLS REMOVED 13
TOTAL 344

PROPOSED PARKING:
PARKING REPLACED 0
TOTAL 331

HANDICAP PARKING:
3 EXISTING SPACES

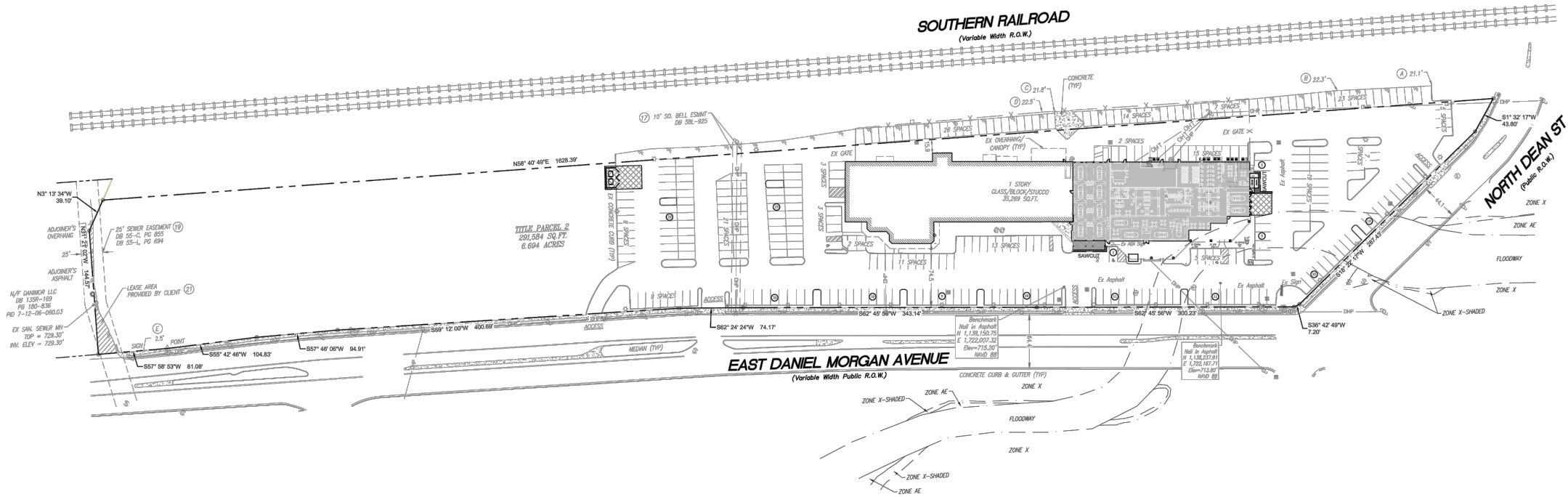
BICYCLE PARKING:
REQUIRED 4 SPACES
PROVIDED 4 SPACES

LEGEND

- CONCRETE SIDEWALK
- DRIVE AISLE PAVEMENT
- HEAVY DUTY CONCRETE
- L/S 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.
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- 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

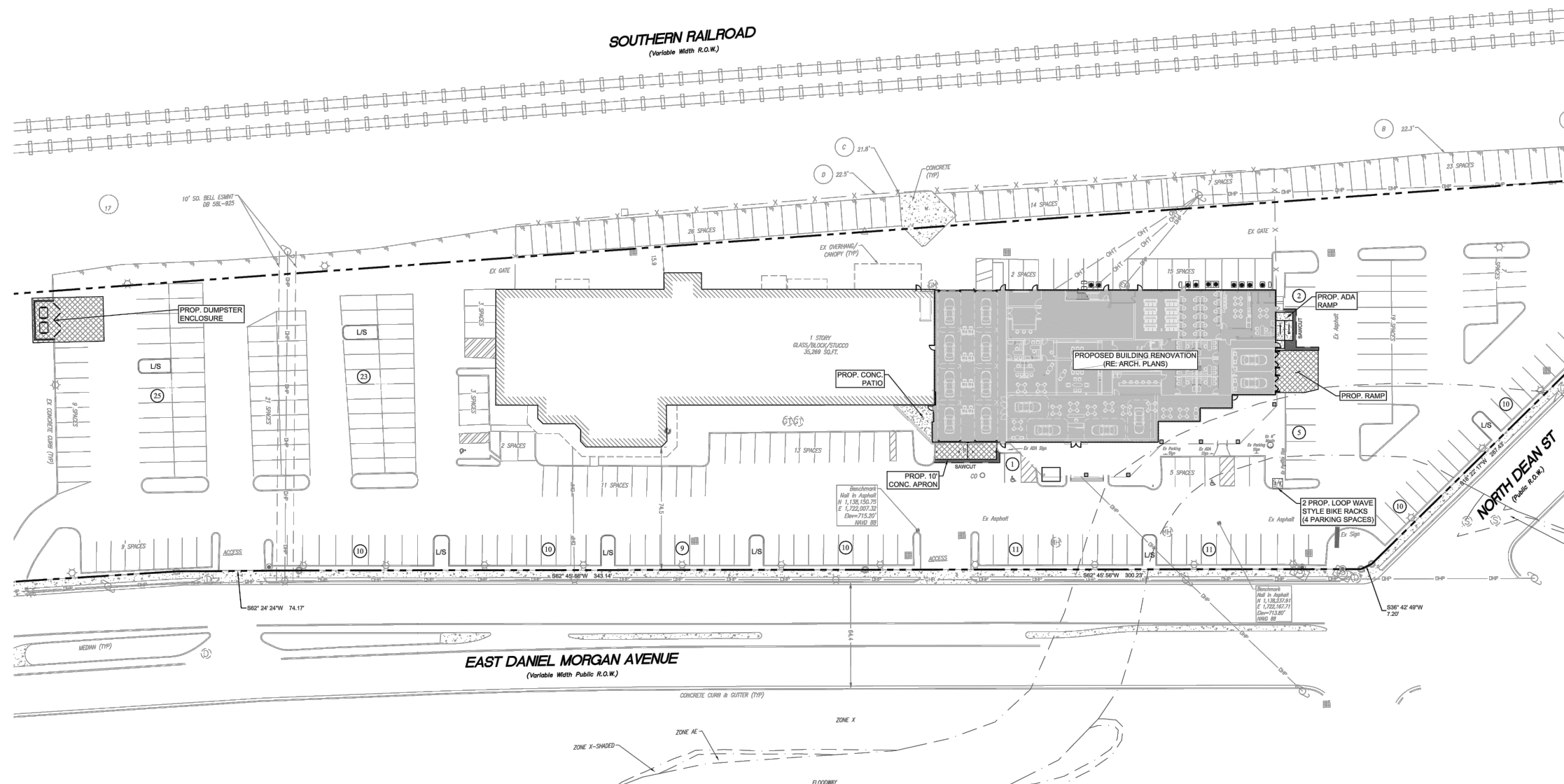


- LEGEND**
- CONCRETE SIDEWALK
 - DRIVE AISLE PAVEMENT
 - HEAVY DUTY CONCRETE
 - L/S LANDSCAPE AREA

* FOR PAVING DETAILS
(SEE SHEET C5.0)

GENERAL NOTES

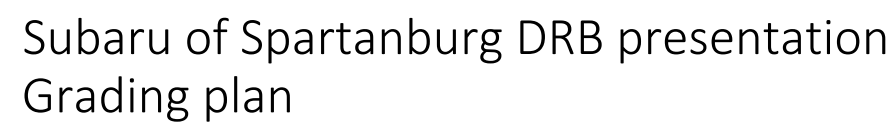
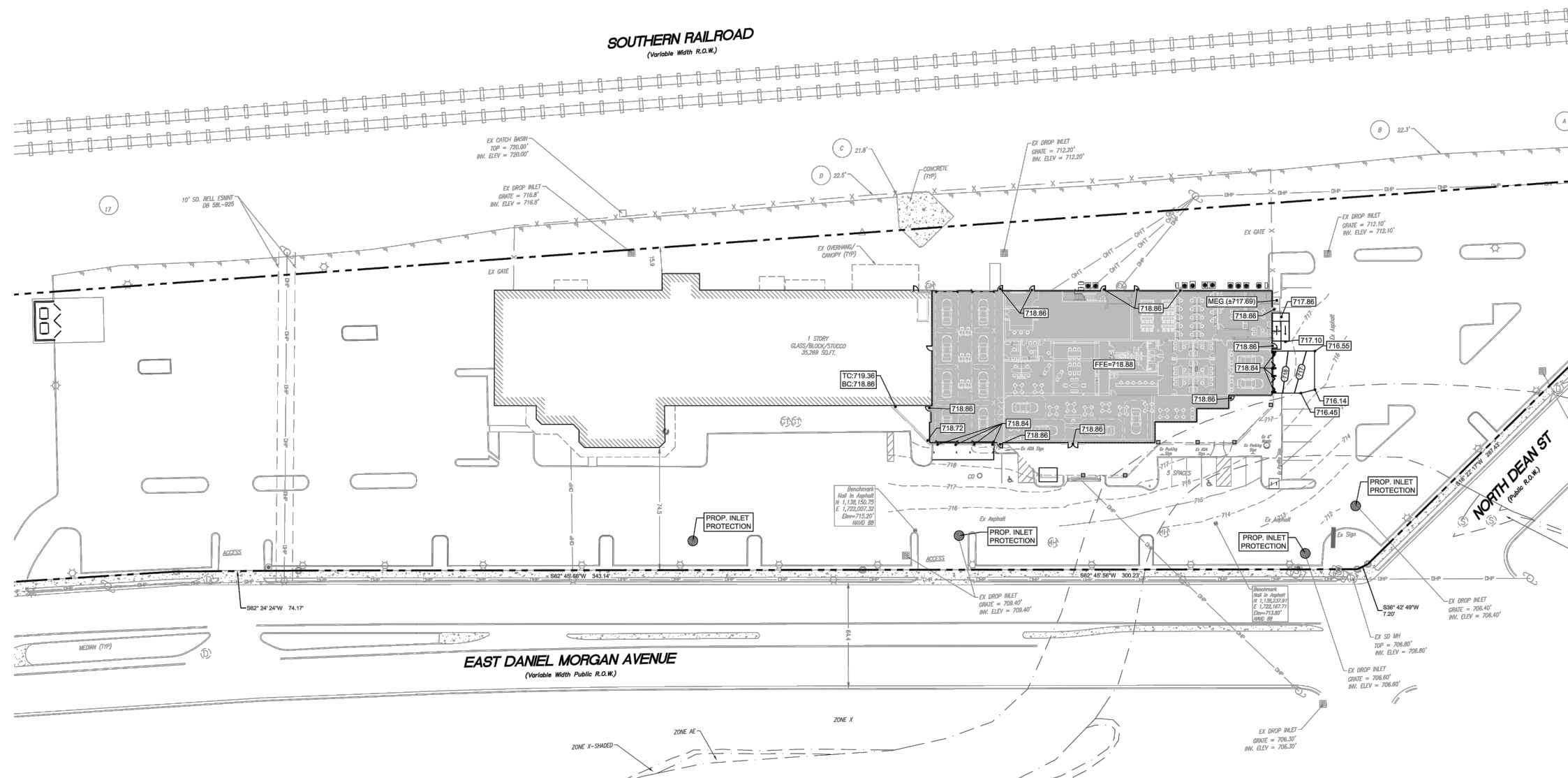
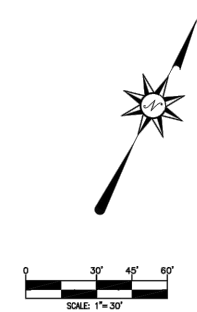
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19. HANDICAP PARKING SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION



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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 18" 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.

RIDGE LINE
 SAWCUT LINE
 DRAINAGE SLOPE AND DIRECTION
 SPOT ELEVATIONS:
 MATCH EXISTING
 GUTTER/TOF 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

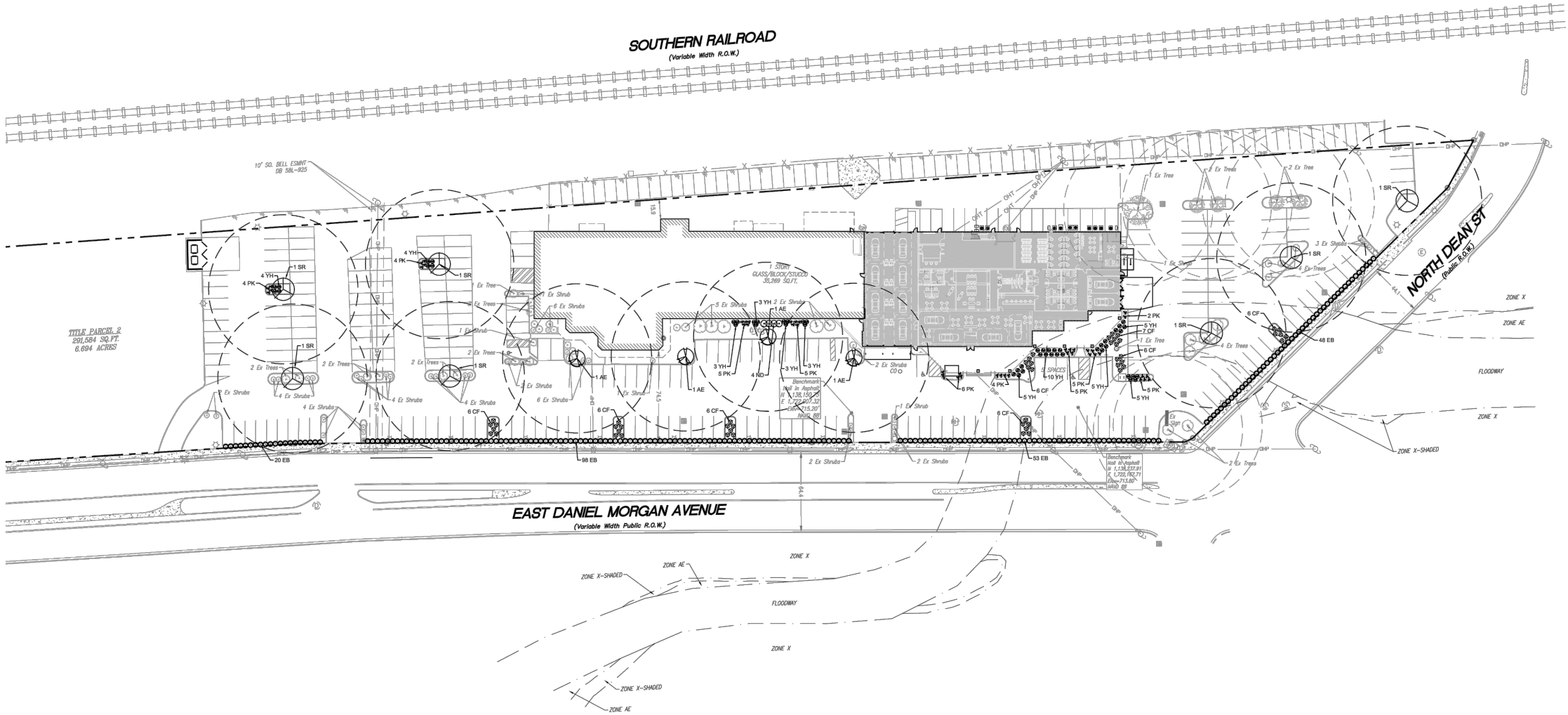


PLANT LIST					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	4	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	2" CALIPER,	AS SHOWN
	7	QUERCUS FALCATA	SOUTHERN RED OAK	12" HT. MIN. 2" CALIPER MIN.	AS SHOWN
	4	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY	12" HT. MIN.	48" O.C.
	45	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL.	36" O.C.
	50	ILEX VOMITORA 'NANA'	DWARF YAUPON HOLLY	1 GAL.	36" O.C.
	219	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	1 GAL.	48" O.C.
	49	DARUMA DWARF LOROPETALUM	CHINESE FRINGE	1 GAL.	48" O.C.

REQUIREMENTS	
REQUIRED	PROVIDED
PARKING AREA LANDSCAPING: 1 SHADE TREE + 8 SHRUBS PER 10 PARKING SPACES 1 TREE + 331 SPACES/10 SPACES = 33 TREES 8 SHRUBS + 331 SPACES/10 SPACES = 265 SHRUBS	26 EXISTING TREES (5 SHADE / 21 UNDERSTORY) 11 PROPOSED SHADE TREES 52 EXISTING SHRUBS 307 PROPOSED SHRUBS
PARKING SPACES WITHIN 80' OF SHADE TREE	11 PROPOSED SHADE TREES
PARKING AREA AND STREET SCREENING	219 SHRUBS PROVIDED FOR SCREENING MAINTAINED @ 2' HIGH

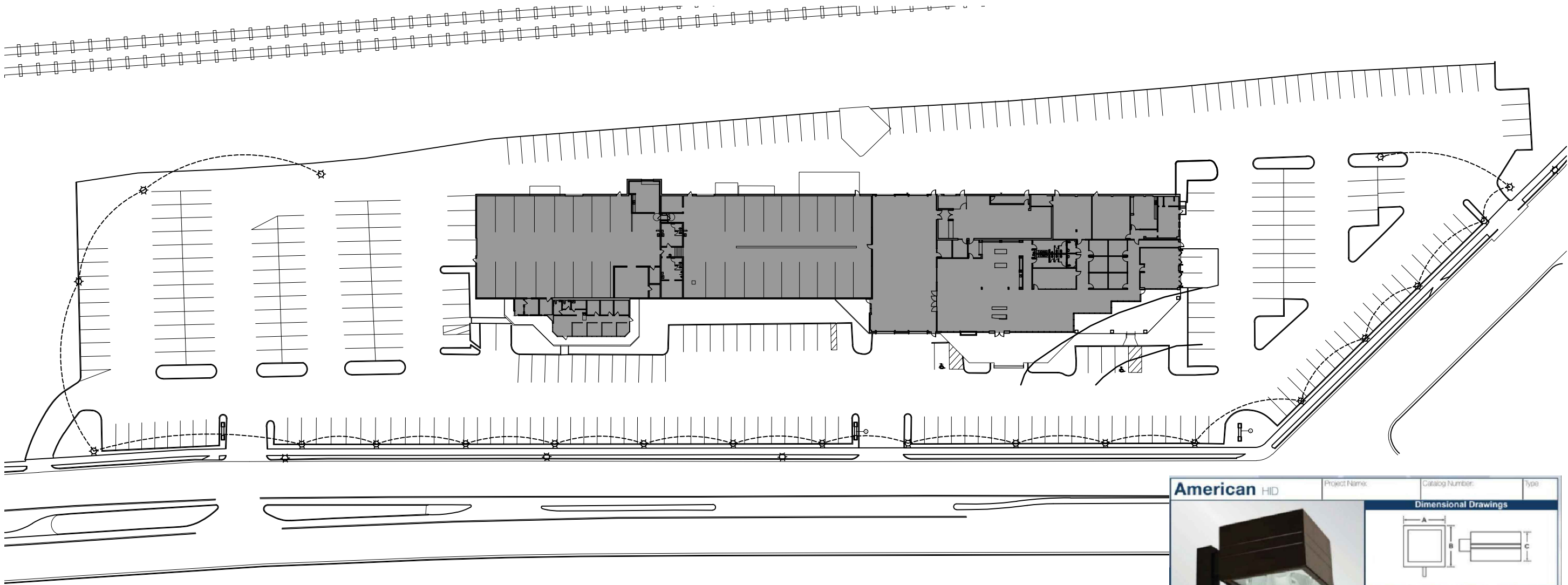
IRRIGATION NOTE

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.



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PROFESSIONAL ENGINEERING SERVICES



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.

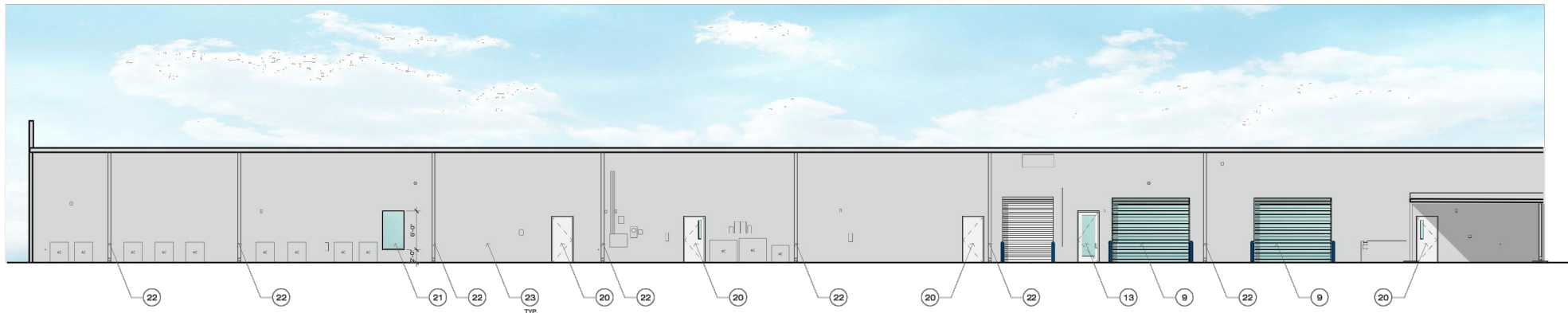
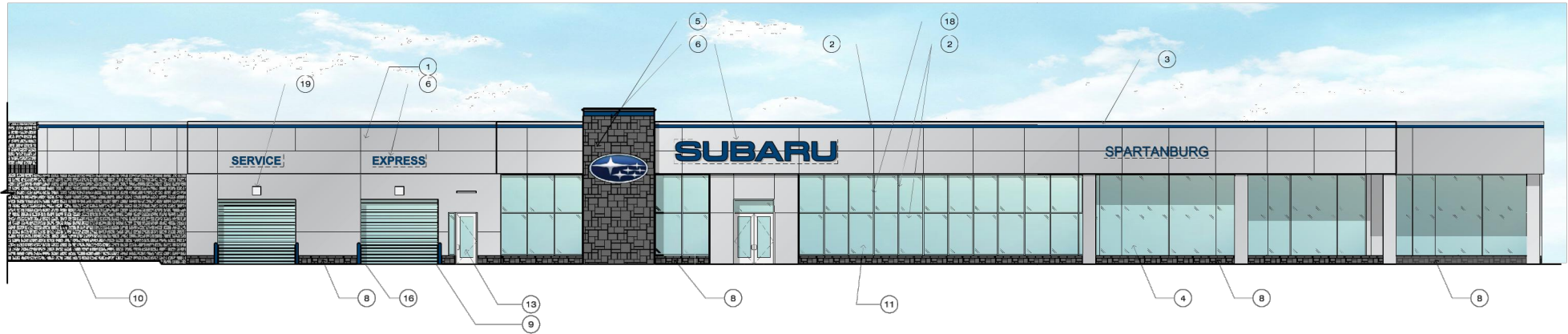
American is offered in four enclosure sizes and five distribution patterns, including a special forward throw T4A reflector for auto dealership front line lighting. Vision™ Reflector System allows the use of fewer fixtures and poles with wider spacings, providing substantial equipment, installation and 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) M-Tap (M) (P) (S)	Wall Mount (WMT) Round Pole Plate Adaptor (RPP)	Silver Metallic (SL) Custom Color (CC)	Quartz Restrike (QR) Eyesafe (SF120) (SF277) (DF208) (DF240) (DF480)
AME-4 Flat Glass Only	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)	Stripe Color (SC) Blue Metallic (B4) Red Opague (R8) Silver Metallic (S8) Gold Metallic (G4) White Opague (W8) Black Metallic (B8) Charcoal Metallic (C8)	House Side Light Shield (LS) Internal Light Shield (ILS) Convex Glass Lens (VLCG) Round Pole Plate Adaptor (RPP) Cast Wall Plate (BAWP)

Min. Metal Halide
(MH) - Pulse Start Metal Halide
HPS - High Pressure Sodium

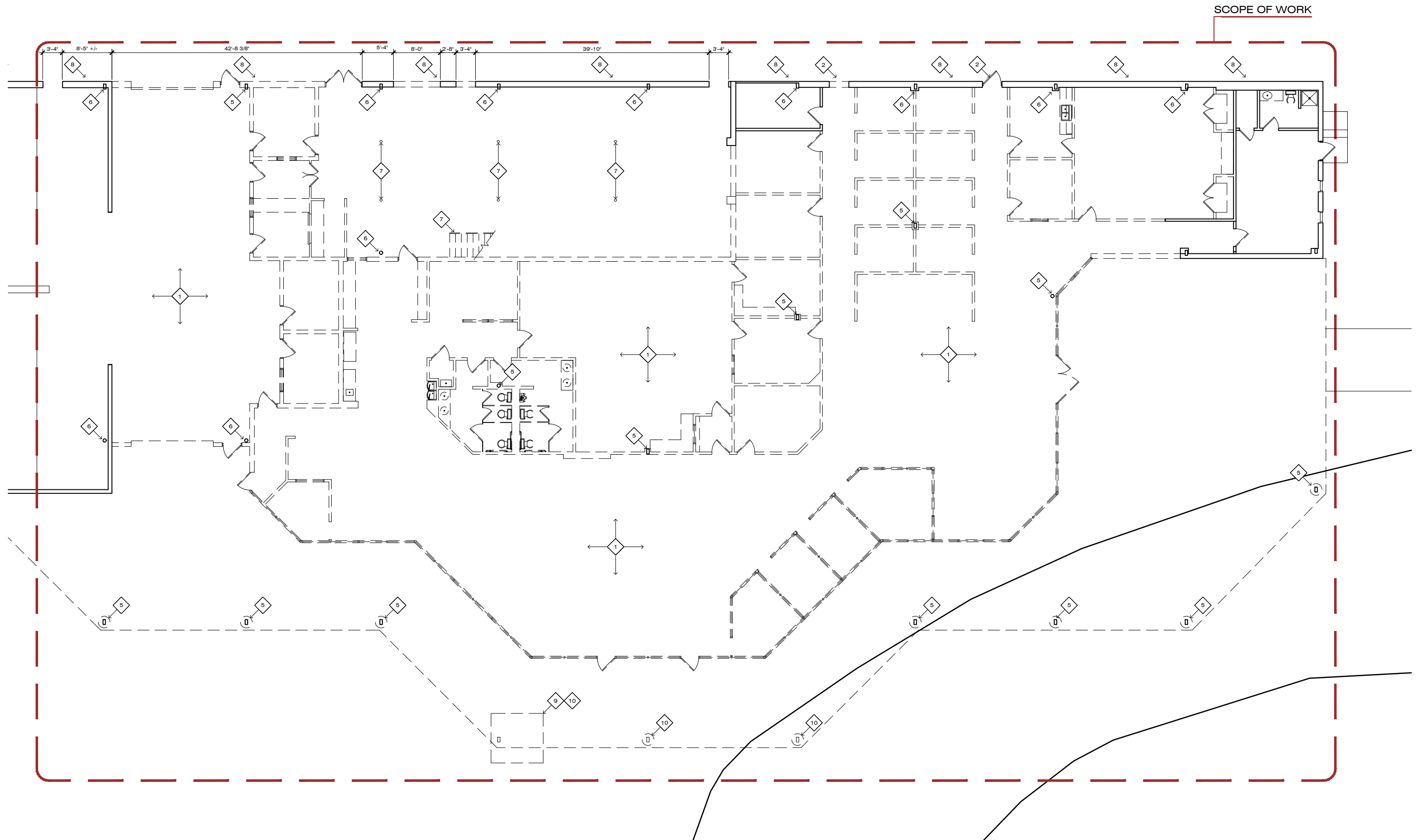
AME-1 uses 4" tall arm.
Round Pole Plate Adaptor
(RPP) can be selected
separately.

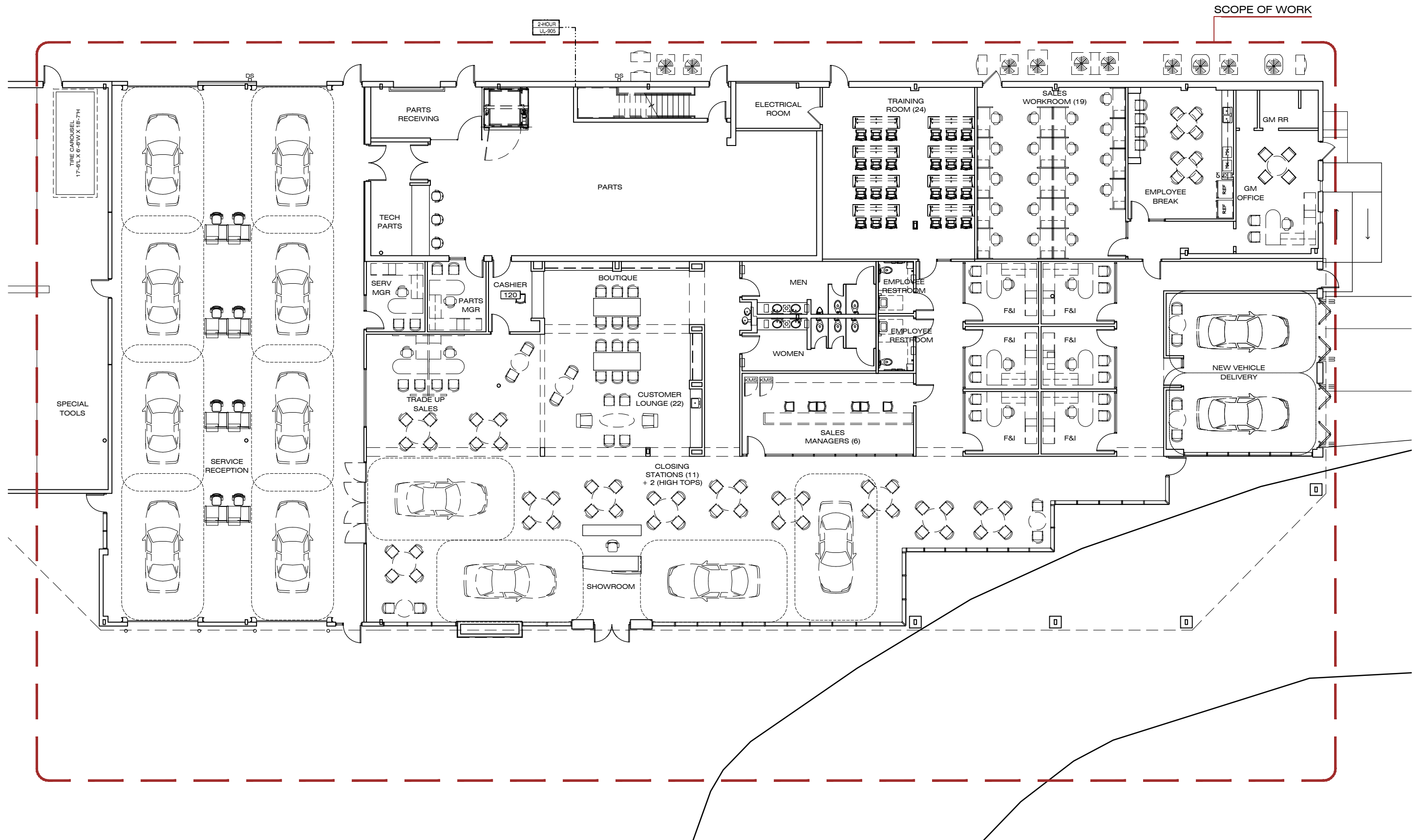


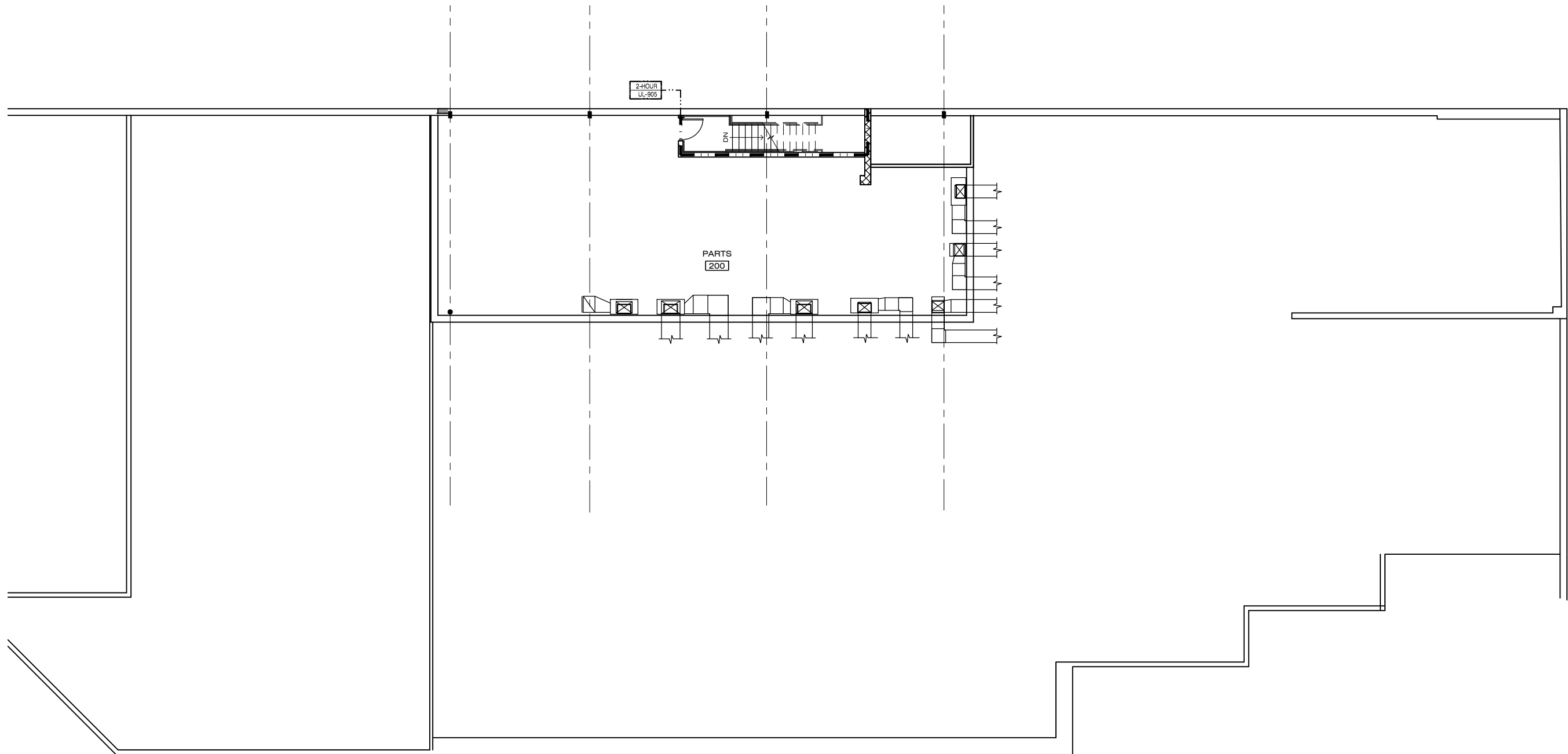
EXT. ELEVATION KEY NOTES	
1	ALUMINUM COMPOSITE PANEL SYSTEM (ACM-1) PANEL BY ALCOA OR APPROVED EQUAL, DRY JOINT SYSTEM, COLOR: SILVER METALLIC
2	ENTRY SURROUND AND CANOPY ALUMINUM COMPOSITE METAL (ACM-1)
3	PRE-FORMED METAL CAP, SILVER PROFILE WITH BLUE VERTICAL FACE BELOW
4	CURTAIN WALL SYSTEM, CLEAR ANODIZED ALUMINUM FINISH WITH 1" NOMINAL INSULATED GLAZING
5	SUBARU BRAND ICON TOWER WITH SLATE & PRE-FORMED METAL CAP, METAL CAP AT ICON TOWER TO BE SILVER METALLIC (NO BLUE AT ICON TOWER CAP ONLY)
6	SIGNAGE BY OTHERS, CONTRACTOR TO PROVIDE BLOCKING AND COORDINATE WITH SIGNAGE 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 SWING DOOR WITH FULL HARDWARE AND CLOSERS TYP.
8	SLATE BASE W/HOON TOWER PATTERN. SEE EXTERIOR FINISH SCHEDULE AND WALL SECTIONS.
9	FULL VISION GLAZED SPIRAL PV OVERHEAD RAPID COILING DOOR BY RYTEC CORP, ANODIZED ALUMINUM FINISH AND CLEAR GLAZING, TYPICAL
10	(B) SPLIT FACED CMU TO REMAIN. PAINT WHERE NOTED.
11	FULL GLASS MEDIUM STYLE ALUMINUM ENTRY DOORS W/1" INSULATED GLAZING, PROVIDE IN CURTAIN WALL SYSTEM.
12	CLEAR ANODIZED ALUMINUM INFOLDING VEHICLE DOORS WITH 1" IGL. SEE FLOOR PLAN AND DOOR SCHEDULE.
13	ALUMINUM ENTRY DOORS IN EXTERIOR WALL
14	U.N.O. ALIGN VERTICAL ACM JOINTS WITH CENTERLINE OF MULLION.
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	PREFINISHED ALUMINUM CAP FLASHING, COLOR TO MATCH ADJACENT CONCRETE BLOCK.
18	
19	LED LANE 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	PREFINISHED 6"x6" ALUMINUM GUTTER AND DOWNSPOUT.
23	PREP AND PAINT EXISTING PEMB PANELS, COLOR TO MATCH EP-1.

GENERAL EXT. ELEVATION NOTES	
1	EJ - INDICATES LOCATION OF MASONRY EXPANSION JOINTS. COORDINATE WITH STRUCTURAL DRAWINGS. COLOR OF EXPANSION JOINT TO MATCH ADJACENT FINISH (INT/EXT).
2	DS - INDICATES LOCATION OF DOWNSPOUT. COORDINATE WITH CIVIL DRAWINGS TO DETERMINE WHETHER OR NOT THE DOWNSPOUTS DUMP OUT ONTO GRADE OR TIE INTO THE STORM DRAIN SYSTEM.
3	ALL PARAPET COPING SHALL BE RYKAR 500 FINISH ON 34 GA GALVANIZED STEEL. COLOR SHALL BE PER THE FINISH SCHEDULE. COPING DETAIL EQUAL TO PAC-CLAD "PAC-CONTINUOUS CLEAT COPING" W/ INTERNAL BRIDGE PLATES.
4	ALL DOWNSPOUTS SHALL BE BOX CONSTRUCTION WITH RYKAR 500 FINISH ON 34 GA GALVANIZED STEEL. COLOR SHALL BE PER THE FINISH SCHEDULE. PROVIDE P/VG 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 TAPED/FLASHED TO PREVENT WATER INFILTRATION INTO THE BUILDING.
6	UNO, ALL EXTERIOR GLAZING SHALL BE CONSIDERED TEMPERED.
7	UNO, ALL EXTERIOR STOREFRONT/CURTAIN WALL SYSTEMS SHALL HAVE A CLEAR ANODIZED FINISH. GULLY JOINTS ALONG THESE LOCATIONS SHALL BE A MEDIUM GREY COLOR TO MATCH THE STOREFRONT/CURTAIN WALL SYSTEM. PROVIDE SAMPLES.
8	GO SHALL ENSURE THAT THE ENTIRE STRUCTURE IS "DRIED-IN" PRIOR TO INSTALLATION OF INSULATION AND DRYWALL.
9	ALL EXTERIOR EXPOSED PAINTED STEEL SHALL RECEIVE INDUSTRIAL GRADE URETHANE AUTO ENAMEL (SEM-GLOSS). COLOR SHALL BE PER EXT. FINISH SCHEDULE.
10	GO SHALL ENSURE POSITIVE SLOPE AWAY FROM BUILDING PERIMETER FOR PROPER DRAINAGE. GO SHALL TAKE MEASURES TO PROTECT NEW EXTERIOR MATERIALS FROM DIRT MIGRATION DURING RAINS @ PERIMETER (STRAW, DRAINAGE MATTING, ETC.)

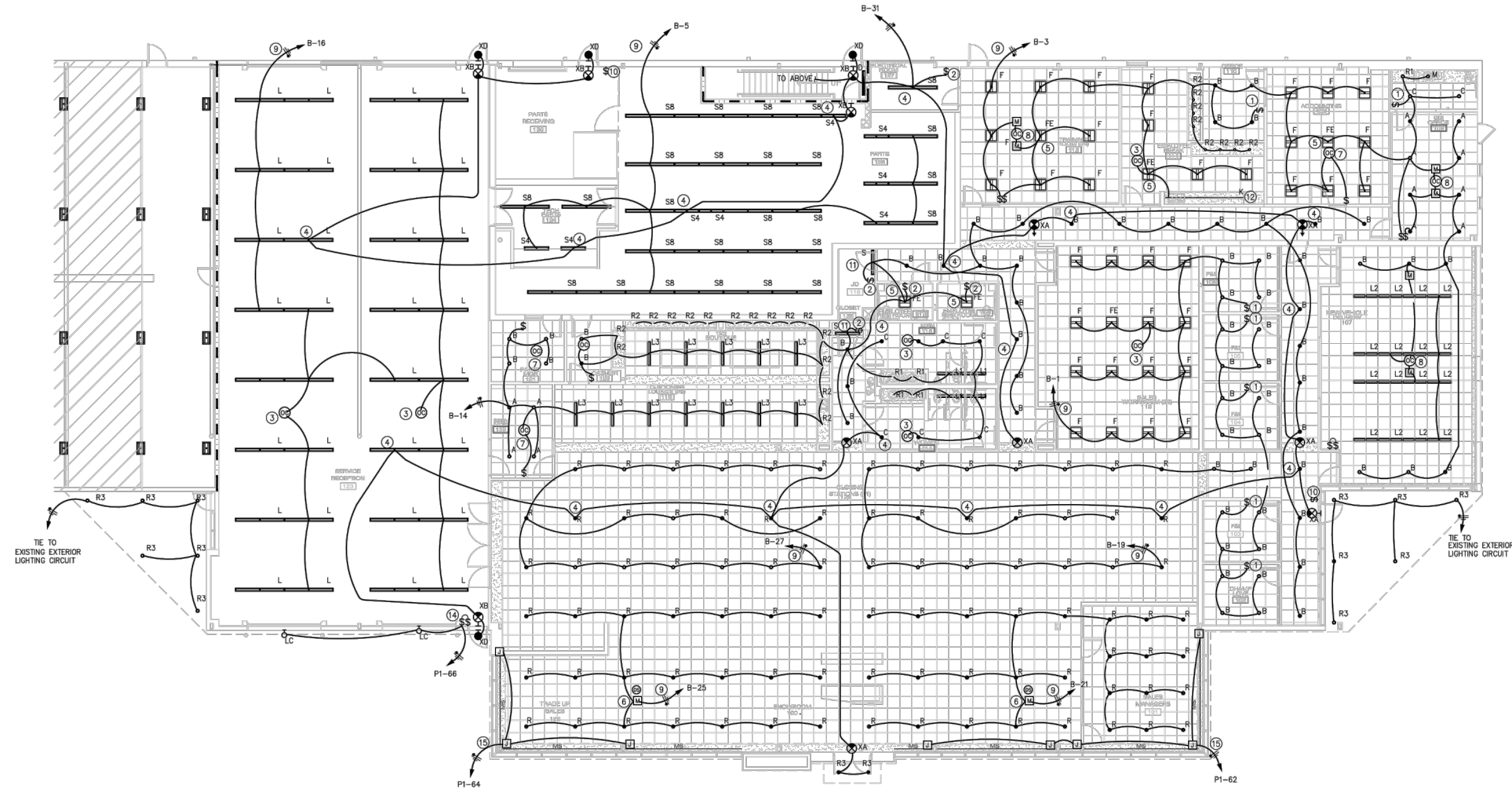
EXT. ELEVATIONS LEGEND	
	EXISTING SPLIT FACED CMU TO REMAIN. PAINT WHERE NOTED ON ELEVATIONS
	CURTAIN WALL / STOREFRONT - CLEAR ANODIZED ALUMINUM, EQUAL TO KAWNEER
	ALUMINUM COMPOSITE METAL PANEL BY ALCOA OR EQUAL/ APPROVED EQUAL, DRY JOINT SYSTEM, COLOR: SILVER METALLIC
	STONE VENEER SYSTEM (CUT SLATE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



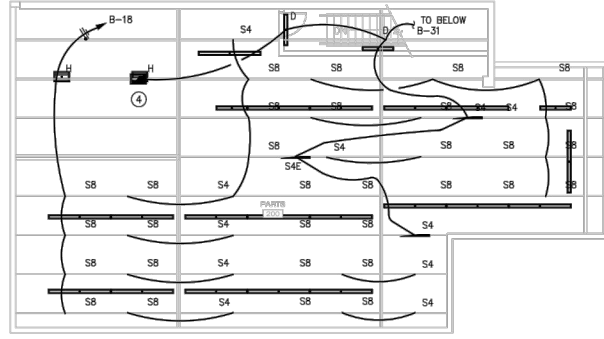








1 FLOOR PLAN – LIGHTING
SCALE: 3/32" = 1'-0"



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-OP58M2-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.
 - (4) ELECTRICAL CONTRACTOR SHALL WIRE NIGHT LIGHT/EGRESS LUMINAIRE FROM EMERGENCY BATTERY BACK-UP INVERTER CIRCUIT, UNSWITCHED. (SEE DETAIL #2 THIS SHEET)
 - (5) 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.
 - (9) 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, 1.8AMP. 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 WHEAVE 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 AUTO AUTO OFF AFTER PRESET TIME.
	AREA LIGHTING CONTROL PHOTOELECTRIC SWITCH.
	TIME CLOCK - ELECTRONIC 24 HOUR-7 DAY
	LIGHTING CONTROL LIGHTING CONTACTOR.
	DAYLIGHT SENSOR CONTROL.
	HIGH 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
	EMG-GPO 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 AND DOES NOT IMPEDIE THE INSTALLATION OF THE REFRIGERATOR.
	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 IMPEDIE 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 IN COLOR. DEVICE SHALL BE PASS & SENSOR #F2025B30GCT1.
	120V, 20A SINGLE RECEPTACLE WALL MOUNTED AT 18" AFF. ABOVE, UNLESS OTHERWISE NOTED
	120V, 20A DUPLEX RECEPTACLE WITH BOTTOM OF BOX 2" ABOVE COUNTER BACKSPLASH
	120V, 20A DUPLEX RECEPTACLE UNDER COUNTER COVER
	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 IN. DEEP.
	COMBINATION DATA/TELEPHONE OUTLET WITH BOTTOM OF BOX 2" ABOVE THE COUNTER, BACKSPLASH OR AT COUNTER HEIGHT. EXTEND 1" TO AN ACCESSIBLE LOCATION ABOVE THE CEILING. OUTLET TO BE 4 x 2 IN. 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 BOX OR SURFACE MOUNTED BOX. RUN 1" EMT DASH CHANGED FROM BACK BOXES TO 4" BACK.
	OUTLET BOX FOR CAMERA. MOUNT ALL CAMERA BRACKET. RUN 1" EMT TO MIF ROOM.
	OUTLET BOX FOR CARD READER. MOUNT OUTLET BOX AT 48" AFF. AND RUN 1" CONDUIT TO 4" SQUARE, 4-BOX ABOVE CEILING. SEE DETAILS.
	4-COMPARTMENT RECESSED FLOOR BOX WITH TWO DUPLEX RECEPTABLES AND TWO SECTIONS FOR OWNERS COMMUNICATIONS REQUIREMENTS. (SEE DETAIL).
	2-COMPARTMENT RECESSED FLOOR BOX WITH TWO DUPLEX RECEPTABLES AND ONE SECTION FOR OWNERS COMMUNICATIONS REQUIREMENTS.
	3-COMPARTMENT RECESSED FLOOR BOX WITH TWO DUPLEX RECEPTABLES AND ONE DUPLEX RECEPTABLE AND ONE SECTION FOR OWNERS COMMUNICATIONS REQUIREMENTS.
	FIRE RATED FLUSH TYPE POKE THRU DEVICE

NOTES:

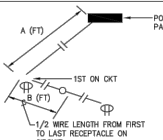
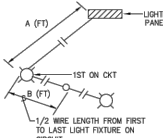
1. PROVIDE A BLANK COVERPLATE ON TELEPHONE OUTLETS.
2. THE DEVICE ADDRESS NUMBER IS SHOWN NEXT TO EACH DETECTION/NOTIFYING DEVICE ON THE SPECIAL SYSTEMS FLOOR PLANS.
3. SEE DETAILS FOR ELEVATION REPRESENTATION OF DEVICE MOUNTING HEIGHTS. ALL DETECTION AND/OR NOTIFYING DEVICES SHALL BE DIRECTED TO THE PROJECT ARCHITECT AND ENGINEER PRIOR TO ROUGH-IN.
4. THESE ARE STANDARD SYMBOLS AND ALL MAY NOT APPEAR ON THE 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.
	AUDIBLE & 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.
	AUDIBLE & VISUAL SIGNAL STROBE LIGHT MOUNTED 80" 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.
	GAS 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 DOOR HOLD-OPEN DEVICE.
	WEATHERPROOF AUDIBLE & VISUAL SIGNAL STROBE LIGHT MOUNTED 80" AFF.
	CONNECTION TO THE DOOR HARDWARE CONTACTS. DOORS SHALL UNLOCK UPON ACTIVATION OF ALARM SYSTEM.
	TAMP 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	LC	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	MCB	MINIMUM CIRCUIT BREAKER
BB	BACKBOARD	MCC	MOTOR CONTROL CENTER
CB	CONDUIT	MPS	MAXIMUM FUSE SIZE
CB	CIRCUIT BREAKER	MLO	MAIN LUGS ONLY
CO	COULDSING UNIT	MOP	MAXIMUM OVER-CURRENT PROTECTION
CP	DOUBLE POLE DOUBLE THROW	NAC	NATIONAL ELECTRICAL CODE
ED	EMPTY CONDUIT	NEMA	NATIONAL ELECTRICAL MFG. ASSOC.
EG	EQUIPMENT GROUNDING CONDUCTOR	NIC	NOT IN CONTRACT
EGC	EMERGENCY	NIGHT	NIGHT LIGHT
EM	ELECTRICAL METAL TUBING	OP	OVER CURRENT PROTECTION DEVICE
EXIST	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	FUSE	SPO	SURGE PROTECTIVE DEVICE
F	FUSE	SPE	SINGLE POLE DOUBLE THROW
F	FUSE	SPST	SINGLE POLE SINGLE THROW
F	FUSE	SQ	SQUARE
F	FUSE	SW	SWITCH
F	FUSE	SWB	SWITCHBOARD
F	FUSE	TB	TELEPHONE TERMINAL BACKBOARD
F	FUSE	UL	UNDERGROUND
F	FUSE	UH	UNIT HEATER
F	FUSE	UL	UNDERWRITER'S LABORATORIES
F	FUSE	UNO	UNLESS NOTED OTHERWISE
F	FUSE	UNO	UNLESS OTHERWISE NOTED
F	FUSE	UPS	UNINTERRUPTIBLE POWER SUPPLY
F	FUSE	V	VOLT
F	FUSE	VA	VOLT-AMPERE
F	FUSE	W	WATER
F	FUSE	WP	WEATHER PROOF
F	FUSE	XP	EXPLOSION PROOF
F	FUSE	XP	EXPLOSION PROOF

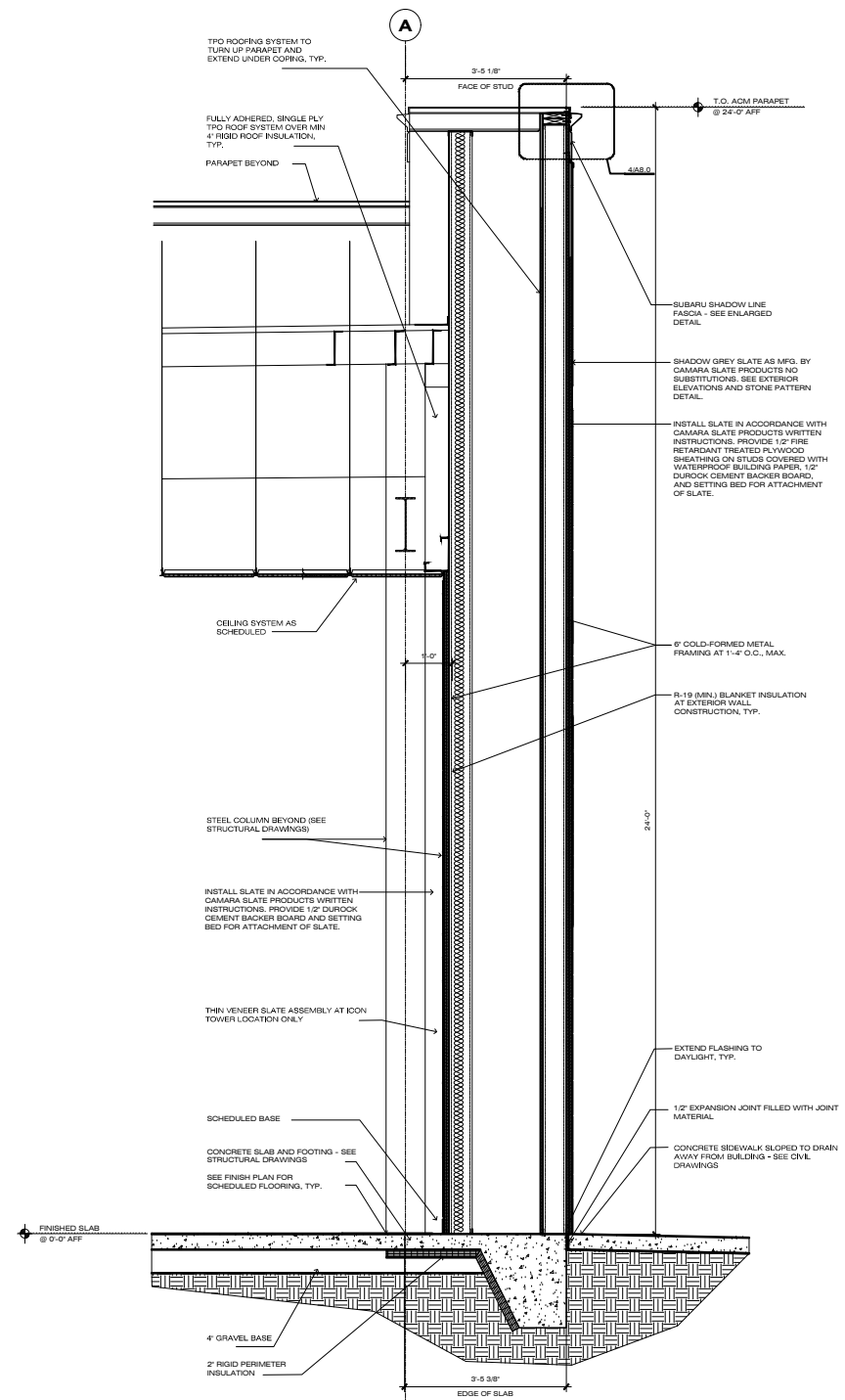
CIRCUIT HOMERUN SYMBOL SCHEDULE	
A-1 → ONE CIRCUIT HOMERUN TO PANEL "A", CIRCUIT #1. A-1,3 → TWO CIRCUIT HOMERUN TO PANEL "A", CIRCUIT #1 & 3. (REQUIRES MULTI-POLE CIRCUIT BREAKER.) A-1,3,5 → THREE CIRCUIT HOMERUN TO PANEL "A", CIRCUIT #1, 3 & 5. (REQUIRES MULTI-POLE CIRCUIT BREAKER.) A-1(,3,5) → ONE CIRCUIT HOMERUN TO PANEL "A", 208 VOLT OR 480 VOLT-1 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 MARK INDICATES QUANTITY OF CONDUCTORS OTHER THAN TWO. TWO INDICATES NEUTRAL.  INDICATES HOT. NOTE: TWO WIRE CIRCUITS DO NOT SHOW SLASH MARKS.  SLASH MARK INDICATES EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE 250-132.	
CONDUCTOR SIZING TABLE	
FOR 120V-20A BRANCH CIRCUITS ONLY, UNLESS OTHERWISE NOTED	
IF DISTANCE A + B IN FEET IS: (SEE DIAGRAM AT RIGHT) 0' to 100' 100' to 150' 150' to 200' 200' to 450'	USE COPPER WIRE IN METALLIC CONDUIT, AND SIZE AS FOLLOWS ON ENTIRE CIRCUIT AND SIZE CONDUIT ACCORDINGLY: #12 (MIN.) #10 #8 #6 (MAX.)
	POWER PANEL A (FT) B (FT) 1ST ON OKT 1/2" WIRE LENGTH FROM FIRST TO LAST RECEPTACLE ON CIRCUIT
FOR 277V-20A BRANCH CIRCUITS ONLY, UNLESS OTHERWISE NOTED	
IF DISTANCE A + B IN FEET IS: (SEE DIAGRAM AT RIGHT) 0' to 250' 250' to 400' 400' to 700' 700' to 1000'	USE COPPER WIRE IN METALLIC CONDUIT, AND SIZE AS FOLLOWS ON ENTIRE CIRCUIT AND SIZE CONDUIT ACCORDINGLY: #12 (MIN.) #10 #8 #6 (MAX.)
	LIGHTING PANEL A (FT) B (FT) 1ST ON OKT 1/2" WIRE LENGTH FROM FIRST TO LAST LIGHT FIXTURE ON CIRCUIT
THESE TABLES ARE BASED ON AN EVENLY DISTRIBUTED LOAD ALLOWING A 3% VOLTAGE DROP AT LAST OUTLET. APPLY CORRECTION.	

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

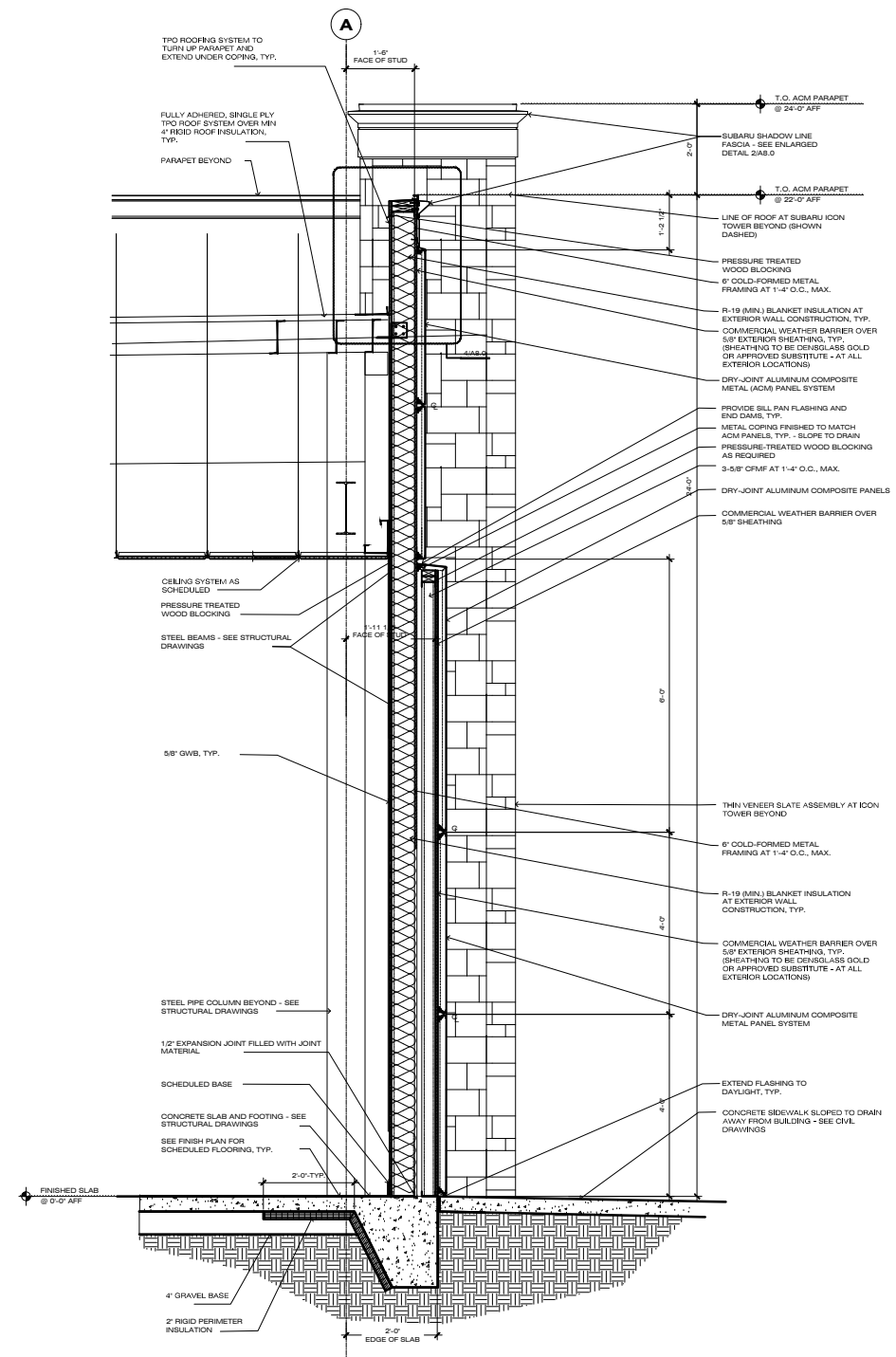
LIGHTING NOTES

1. LED COLOR TEMPERATURE SHALL BE 4000 DEGREE K. UGR.
2. LED DRIVERS MUST LIMIT THE INRUSH CURRENT AND MUST EXCEED THE "NEMA 410" DRIVER INRUSH STANDARDS MUST BE ABLE TO WITHSTAND UP TO 100% VOLTAGE FLUCTUATION WITHOUT IMPAIRMENT OF PERFORMANCE, HAVE LESS THAN HARMFUL DISTORTION AND BE "CLASS" RECOGNIZED. DRIVERS SHALL HAVE A FIVE YEAR WARRANTY. LED LUMINAIRES SHALL BE "CLASS" RECOGNIZED.
3. THIS LIGHTING FIXTURE SCHEDULE IS INTENDED TO BE PROPRIETARY. THE CATALOG NUMBERS SHOWN SHALL DENOTE THE LUMINAIRE REQUIRED.
4. THE LIGHTING FIXTURE CATALOG NUMBERS IDENTIFY THE SERIES OF LIGHTING FIXTURES THAT PROVIDE ALL THE FEATURES OR QUALITIES OF THE ACCESSORIES AND OPTIONS REQUIRED TO ADAPT TO THE CONDITIONS AND MEET THE REQUIREMENTS OF THE PROJECT ARCHITECT/ENGINEER.
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 STABLE CURRENT THROUGHOUT THE LIFE OF THE LUMINAIRE. ENVIRONMENTAL AND TEMPERATURE CONDITIONS IN WHICH THE FIXTURES ARE OPERATING SHALL BE WITHIN THE MANUFACTURER'S SPECIFICATIONS.
9. RECESSED LIGHTING FIXTURES SHALL HAVE THERMAL PROTECTION.
10. DOWNLIGHTS IN INACCESSIBLE CEILINGS 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 MAIN STRUCTURE THROUGH THE CEILING SYSTEM.
12. DOWNLIGHT FIXTURES AND EXIT SIGNS IN SUSPENDED CEILINGS SHALL NOT BE SUPPORTED BY THE GRID SYSTEM AND SHALL BE SUPPORTED FROM THE MAIN STRUCTURE THROUGH THE CEILING SYSTEM. A HANGING FOR SUSPENDED SIGNS SHALL NOT BE MOUNTED ABOVE 12'-0" AFF.
13. LIGHTING FIXTURES IN NET LOCATIONS SHALL BE "NET LOCATION" LISTED. LIGHTING FIXTURES IN DAMP LOCATIONS SHALL BE "DAMP LOCATIONS" LISTED. LIGHTING FIXTURES IN WET LOCATIONS SHALL BE "WET LOCATIONS" LISTED.
14. PROVIDE 10% 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 LIGHTING FIXTURES SHALL HAVE BATTERY BACK-UP OR UNBATTERY.
16. SUBMIT AT ONE TIME, ONE (1) SET OF PRO SHOP DRAWINGS, INCLUDING ALL LUMINAIRES AND EMERGENCY BACK-UP BATTERIES FOR APPROVAL. ACCEPTABLE FOR CONSTRUCTION. ONE (1) SET OF PRO SHOP DRAWINGS, INCLUDING TWO (2) OF MORE MANUFACTURER'S NAMES LISTED, PROVIDE ONE (1) OF THE NAMES LISTED, FOR APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE RESPONSIBILITY TO ACCEPT OR REJECT ANY LUMINAIRE REMAINS THE PROPERTY OF THE PROJECT ARCHITECT/ENGINEER. THE CONTRACTOR, PRIOR TO BID, MAY IN HIS JOINTED PROJECT THE USE OF ANY PRODUCT OR DEVICE WHICH IN THE ASSUMPTION OF THE ARCHITECT/ENGINEER EXCEEDED IN WRITING ARE EQUAL TO THAT SPECIFIED.
17. COORDINATE THE MOUNTING HEIGHT OF ALL SERVICE AREA LUMINAIRES AND DOWNLIGHTS TO BE WITHIN THE RANGE OF THE LUMINAIRE AND SHALL NOT INTERFERE WITH THE DISTRIBUTION OF LIGHT.

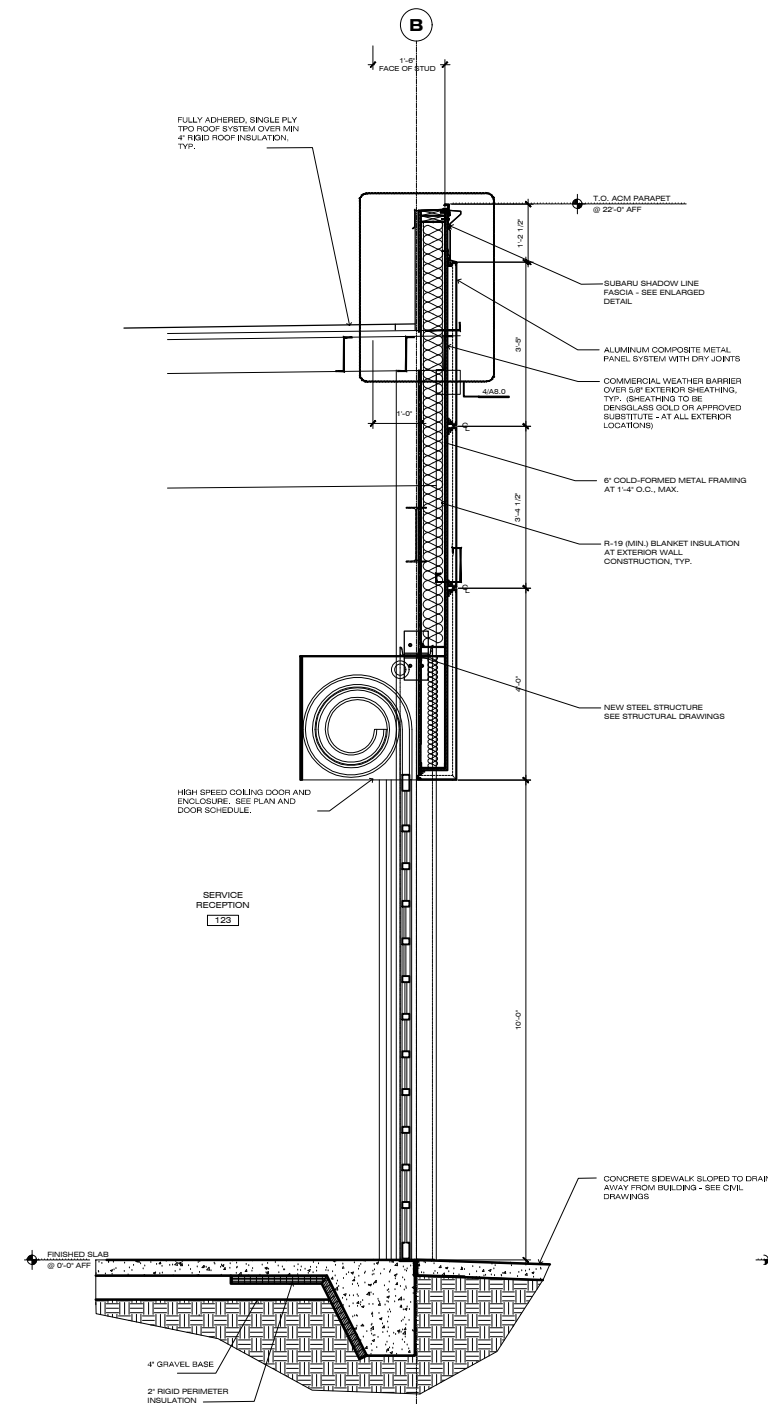
INTERIOR LIGHTING FIXTURE SCHEDULE									
SYMBOL & TYPE	MANUFACTURER & CATALOG NUMBER	DESCRIPTION	LAMP TYPE & QUANTITY	VOLTS/BALLAST	MOUNTING	INPUT WATTS	TOTAL WATTS		
A 	CREE #F-DL-34L PRESICUTTE #C04L LITHONIA #JLNG	6" RECESSED HORIZONTAL LED LENSED DOWNLIGHT, LOW BRIGHTNESS SEM-OFFSHUE CLEAR ALZAK 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 #F-DL-34L PRESICUTTE #C04L LITHONIA #JLNG	6" RECESSED HORIZONTAL LED LENSED DOWNLIGHT, LOW BRIGHTNESS SEM-OFFSHUE 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 #F-DL-34L PRESICUTTE #C04L LITHONIA #JLNG	6" RECESSED HORIZONTAL LED LENSED DOWNLIGHT, LOW BRIGHTNESS SEM-OFFSHUE CLEAR ALZAK ALUMINUM REFLECTOR, MEDIUM DISTRIBUTION, WHITE FLANGE, BAR HANGERS, UL LISTED DAMP LOCATION.	1800 LUMENS, 90 CR, 3500K	UNV ELECTRONIC DIMMING	CEILING RECESSED	23			
D 	COLUMBIA #E34-40W PROXODIAL #M414 AREY-THOMPSON #B1S	48" WALL MOUNT LED 8-BAY FIXTURE, TEXTURED MATTE WHITE FINISH, 0.125" THICK ALUMINUM A12 PATTERN ACRYLIC LENS, UNV. VOLTAGE, OCCUPANCY SENSING, NIGHT LIGHT, EMERGENCY BACK-UP CONNECTED UNDERBUILT, VIA BATTERY INVERTER RATED FOR 90 MINUTE STANDBY, FULL OUTPUT, UL DAMP LOCATION LISTED.	1500/3100 LUMENS, 4000K	120/277 ELECTRONIC DIMMING DRIVER	SURFACE/ WALL MTD AT 78" AFF	31			
F 	CREE #FJ22Z COLUMBIA #CA72Z LITHONIA #JAL2Z LS #FCC	2'X2' LED LAY-IN FIXTURE, 22-GAUGE COLD 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 GRO CEILING	30			
FE 	CREE #FJ22Z COLUMBIA #CA72Z LITHONIA #JAL2Z LS #FCC	2'X2' LED LAY-IN FIXTURE, 22-GAUGE COLD 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 GRO CEILING	30			
H 	LAMORE #E450S-A1 LS #JAL4	17 1/2" 24" LED HIGH-BAY LUMINAIRE, STEEL HOUSING, ALUMINUM HEATING, GLOSS WHITE WIDE BEAM REFLECTOR, PAINTED AFTER FABRICATION, FROSTED ACRYLIC LENS, UP-LIGHT, CABLE HANGERS, 10X SURGE PROTECTION, MULTI-LEVEL OCCUPANCY SENSOR SET TO 30S DM AFTER 30 MINUTES OF NO MOVEMENT, UL LISTED DAMP LOCATION.	17,295 LUMENS, 90 CR, 5000K	UNV ELECTRONIC DIMMING	SUSPEND MULTI-LEVEL AFF	122			
K 	AREY-THOMPSON #J3L MUSCON #JC RE WILLIAMS #J5F	18" UNDER CABINET LUMINAIRE, 1/4" DEEP, SOLID 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 DIMMING DRIVER	SURFACE UNDER CABINET	5			
L 	CORONET #E33-UP-8 LITHONIA #JAL2Z LIGHTCONTROL #J3PD LS #J30B-08	3" WIDE, 96" PENDANT MOUNTED LED DIRECT/INDIRECT LINEAR LUMINAIRE, EXTRUDED ALUMINUM HOUSING, DIECAST ALUMINUM TWO CAPS, ACRYLIC CLEAR LENS, 20 CA SEM-SPECULAR STEEL REFLECTOR, FINISH COLOR BY ARCHITECT, MOUNTED WITH FIELD ADJUSTABLE AIRCRAFT CABLES, UL LISTED DAMP LOCATION.	2800 LU UP & 8000 LU DOWN FOR EACH 8" AFF DIMMING DRIVER, 90 CR, 4000K	120/277V ELECTRONIC DIMMING DRIVER	PENDANT MOUNTED 8" AFF	78			
L1 	LITECONTO #E1-R-D LITHONIA #JAL2Z CORONET #B1S	6" X 48" LAY-IN DIRECT LED FIXTURE, 5" DEEP WITH WHITE PROSTED ACRYLIC LENS, EXTRUDED ALUMINUM FRAME, PAINTED AFTER FABRICATION, INTEGRAL DRIVER, UL LISTED DAMP LOCATION.	1600 LUMENS, 90 CR, 3000K	UNV ELECTRONIC DIMMING	RECESSED CEILING FLUSH MOUNTED	17			
L2 	CORONET #E494 PINNACLE #V4D LIGHTCONTROL #J4L-R-D LS #J4LS-04	4" X 48" LAY-IN DIRECT LED FIXTURE, 5" DEEP WITH WHITE PROSTED ACRYLIC LENS, EXTRUDED ALUMINUM FRAME, PAINTED AFTER FABRICATION, INTEGRAL DRIVER, UL LISTED DAMP LOCATION.	4000 LUMENS, 90 CR,4000K	UNV ELECTRONIC DIMMING DRIVER	RECESSED CEILING FLUSH MOUNTED	35			
L3 	CORONET #E494 PINNACLE #V4D LIGHTCONTROL #J4L-R-D LS #J4LS-04	4" X 48" LAY-IN DIRECT LED FIXTURE, 5" DEEP WITH WHITE PROSTED ACRYLIC LENS, EXTRUDED ALUMINUM FRAME, PAINTED AFTER FABRICATION, INTEGRAL DRIVER, UL LISTED DAMP LOCATION.	2800 LUMENS, 90 CR,4000K	UNV ELECTRONIC DIMMING DRIVER	RECESSED CEILING FLUSH MOUNTED	23			
M 	BARNITE #JELC-12-400-	12" CORD HUNG PENDANT MOUNTED LED LUMINAIRE DOWNLIGHT, LOW BRIGHTNESS FROSTED GLASS GLOBE, ALUMINUM SHADE WITH UP-LIGHT, WITH SOVAC 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, 4000K	120/277 ELECTRONIC DIMMING DRIVER	MOUNT TO WALL ABOVE TOP OF DOOR	50			
S4 	LITHONIA #J3X-4 CREE #J3C COLUMBIA #M54 LS #J3L4	48" LED STRIP, ROUND ACRYLIC LENS, STEEL HOUSING, WHITE POWDER COAT FINISH PAINTED AFTER FABRICATION, CONTINUOUS ROW MOUNTING WHERE REQUIRED, UL LISTED DAMP LOCATION.	4000 LUMENS, 80 CR, 4000K	120/277 ELECTRONIC DIMMING DRIVER	MOUNT TO BOTTOM OF STRUCTURE 8" AFF	30			
S8 	LITHONIA #J3X-8 CREE #J3C COLUMBIA #M58 LS #J3L4	96" LED STRIP, ROUND ACRYLIC LENS, DIE FORMED STEEL HOUSING, WHITE POWDER COAT FINISH PAINTED AFTER FABRICATION, CONTINUOUS ROW MOUNTING WHERE REQUIRED, UL LISTED DAMP LOCATION.	8000 LUMENS, 80 CR, 4000K	120/277 ELECTRONIC DIMMING DRIVER	MOUNT TO BOTTOM OF STRUCTURE 8" AFF	54			
R 	CREE #F-DL-34L PRESICUTTE #C04L LITHONIA #JLNG	6" RECESSED HORIZONTAL LED LENSED DOWNLIGHT, LOW BRIGHTNESS SEM-OFFSHUE 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 #F-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 #F-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, 4000K	UNV ELECTRONIC DIMMING	CEILING RECESSED	13			
R3 	VANTAGE LITE #H4VECLD PRESICUTTE #JLR-6RD	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			
IN 	PHILES #E-2 OTA #B5N DUALITE #M LITHONIA #JAL2Z	1,600 WATT 90 MINUTE BATTERY BACK-UP INVERTER, NEMA 1 ENCLOSURE WITH LOCKABLE DOORS, AC VOLTAGE IN & OUT, 20 AMP, 1-PHASE 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 #24.	277 VOLT INPUT 277V INVERT	WALL/MOUNTED NFC LENS / 7" AFF	<30				
IC 	DIRECTIONAL, SYSTEMS MODEL #5492	12x12 RED/GREEN TRAFFIC CONTROLLER WITH BRIGHT RED VIEWING ANGLE LED, ALUMINUM HOUSING, BURANODIC 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 #E2P EXNITE #50N LITHONIA #JAL2Z	EXIT SIGN, SINGLE FACE, EDGE-LIGHTED CLEAR ALUM PLADIC ACRYLIC PANEL, 4" RED LETTERS, CEILING/WALL RECESSED MOUNTING, DE-CAST ALUMINUM CANOPY, WHITE TRIM, EMERGENCY 90 MINUTE BATTERY SYSTEM, ARROWS WHERE ILLUSTRATED.	LED	277V	WALL/CEILING RECESSED MOUNTED 8" AFF	<5			
XB 	DUAL-LITE #E2P EXNITE #50N LITHONIA #JAL2Z	EXIT SIGN, SINGLE FACE, DE 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 8" AFF	<5			
XC 	DUAL-LITE #E2P EXNITE #50N LITHONIA #JAL2Z	EXIT SIGN, DE-CAST ALUMINUM HOUSING, CORROSION RESISTANT, GASKEITED, BLACK HOUSING, RED LETTERS, POLYCARBONATE SHIELD, SELF-DIAGNOSTIC, 90 MINUTE BATTERY BACK-UP SYSTEM, INTERNAL HEATER, ARROWS WHERE ILLUSTRATED, UL LISTED NET LOCATION, ALUMINA 4X.	LED INCLUDED	UNV VOLTAGE	WALL SURFACE MOUNTED 8" AFF	<5			
XD 	DUAL-LITE #P0F1 EXNITE #6L LITHONIA #JAL2Z	EMERGENCY LIGHT, AC ONLY, SURFACE WALL, BANK SKY COMPLAINT, PHOTO CELL CONTROL, BATTERY HEATER, 7-JED LAMPS, PLATINUM SILVER FINISH, SELF-TEST DIGNOSTICS, UL 1598 LISTED, NET LOCATION LISTED.	LED 1000 LUMENS, 4000K	277V	WALL- SURFACE MOUNTED 8" AFF	17			



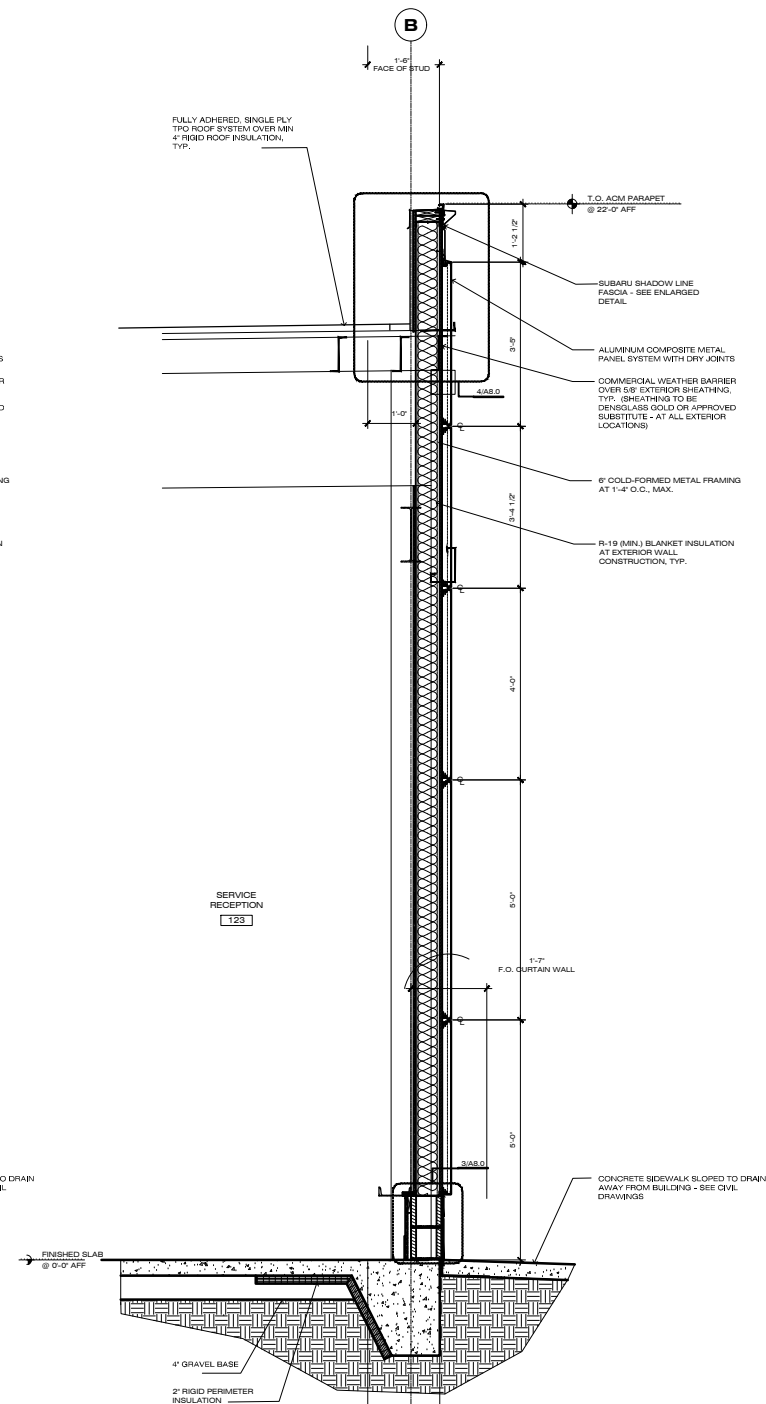
1 WALL SECTION - SUBARU ICON TOWER
SCALE: 3/4" = 1'-0"



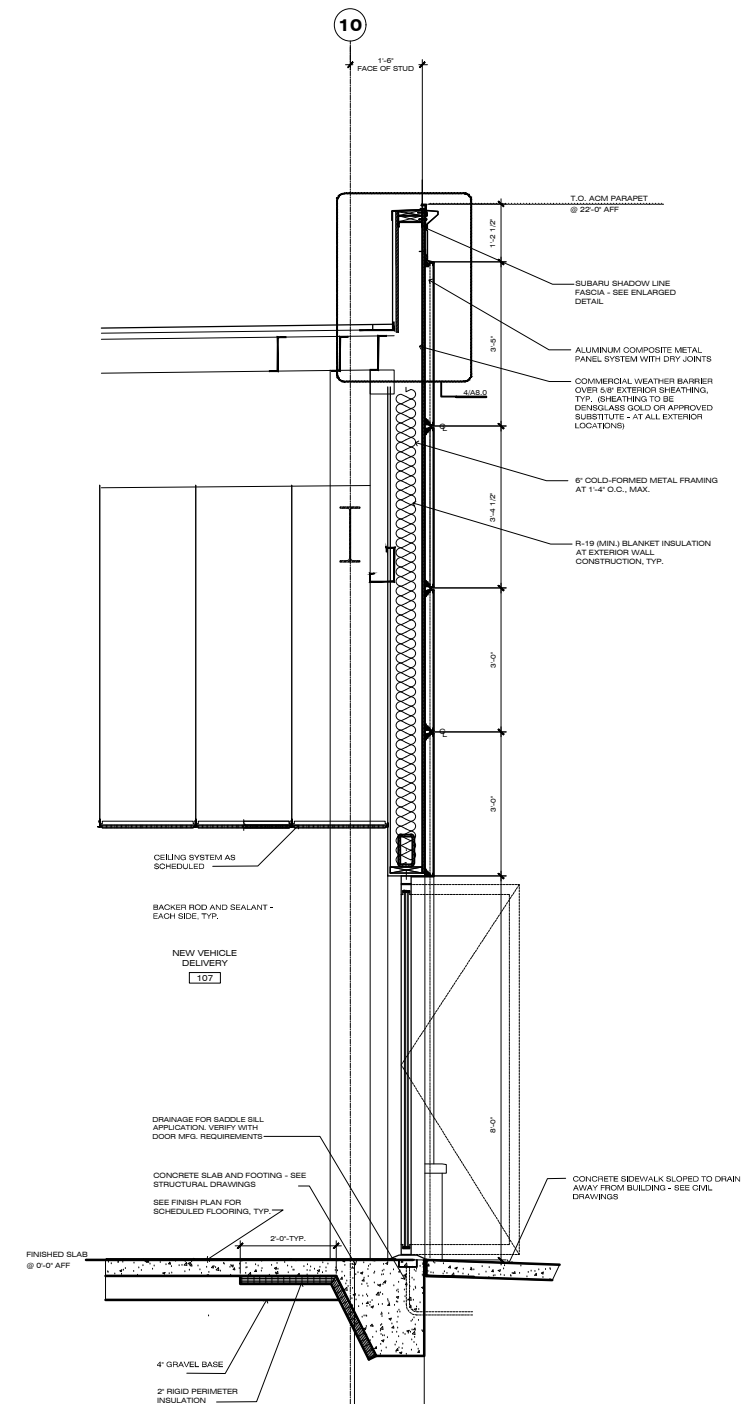
2 WALL SECTION - ENTRY CANOPY
SCALE: 3/4" = 1'-0"



1 WALL SECTION - OVERHEAD DOOR AT SERVICE RECEPTION 123
SCALE: 3/4\"/>



2 WALL SECTION - SERVICE RECEPTION 123
SCALE: 3/4\"/>



3 WALL SECTION - CURTAIN WALL AND CMU AT NEW VEHICLE DELIVERY
SCALE: 3/4\"/>





ADDRESS/ TAX ID

142 Oakland Avenue

DATE

11/05/2024

COPIES TO

City Departments
Applicant

TO

Spartanburg Design Review Board

PROJECT NUMBER

24-020-00010

STAFF

Fredalyn M. Frasier, Planning Director
Nan Zhou, Planner II
Craig Lewis, FAICP – Technical Advisor

OWNER/APPLICANT

Pat Knie/Meghan Teague, AIA

GENERAL PROJECT OVERVIEW

Final Review - 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. The project received Preliminary Approval at the July, 2024 meeting.

AUTHORITY & APPLICABILITY

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

DETERMINATION OF COMPLETENESS

- Application is complete.

FINDINGS - 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) – granted with Preliminary Approval

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 Granted*

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.- Exception granted*

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 site to provide a solution that provides a minimum 5 foot wide sidewalk prior to Final Approval. – The proposed sidewalk is 7 ft in width.*

I. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

None

RECOMMENDATION

The proposed application is consistent with the approved exceptions/changes granted with Preliminary Review. Staff recommends Final approval.

NEW DOWNTOWN RESIDENCE

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

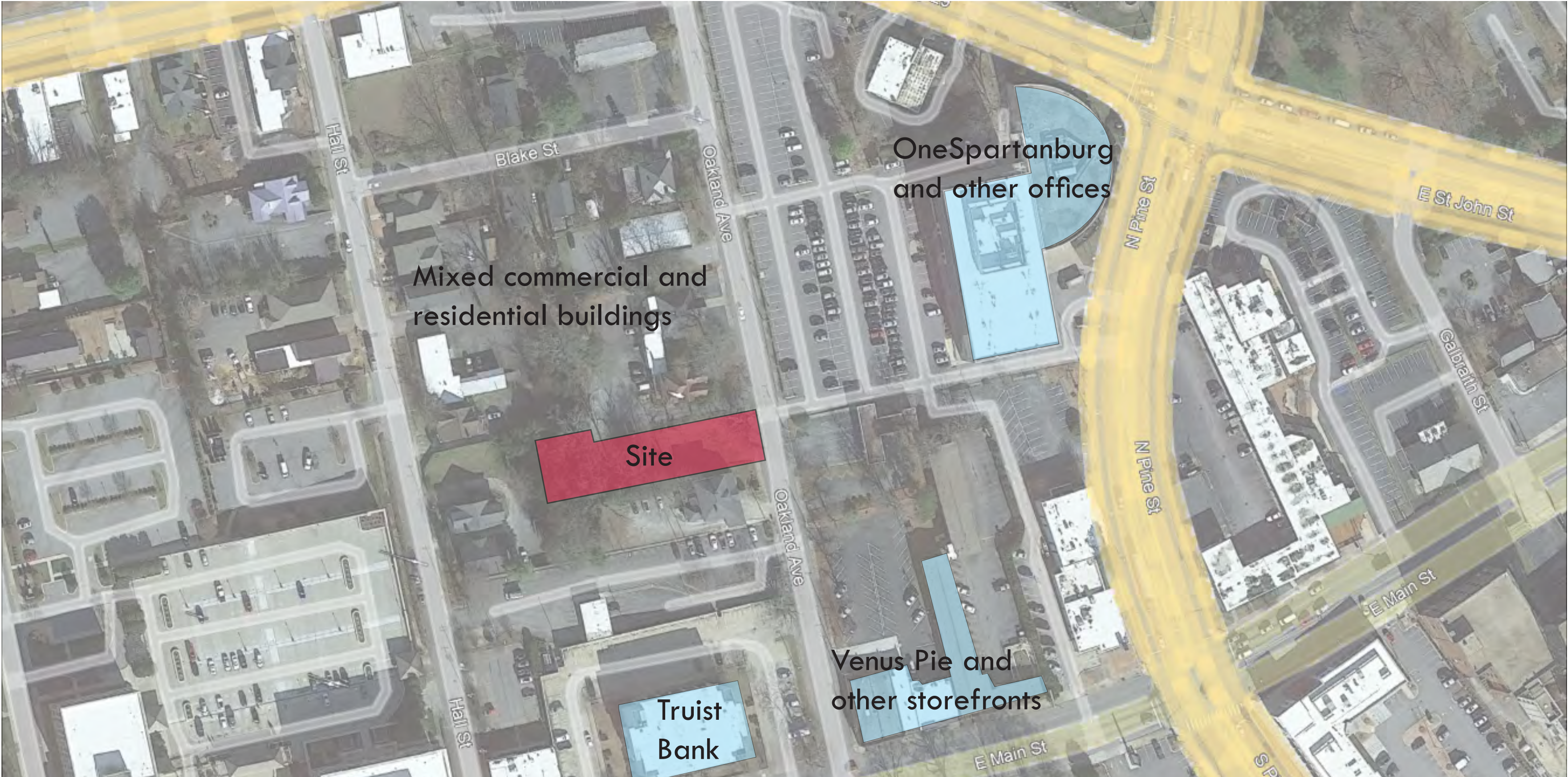


URBAN CONTEXT



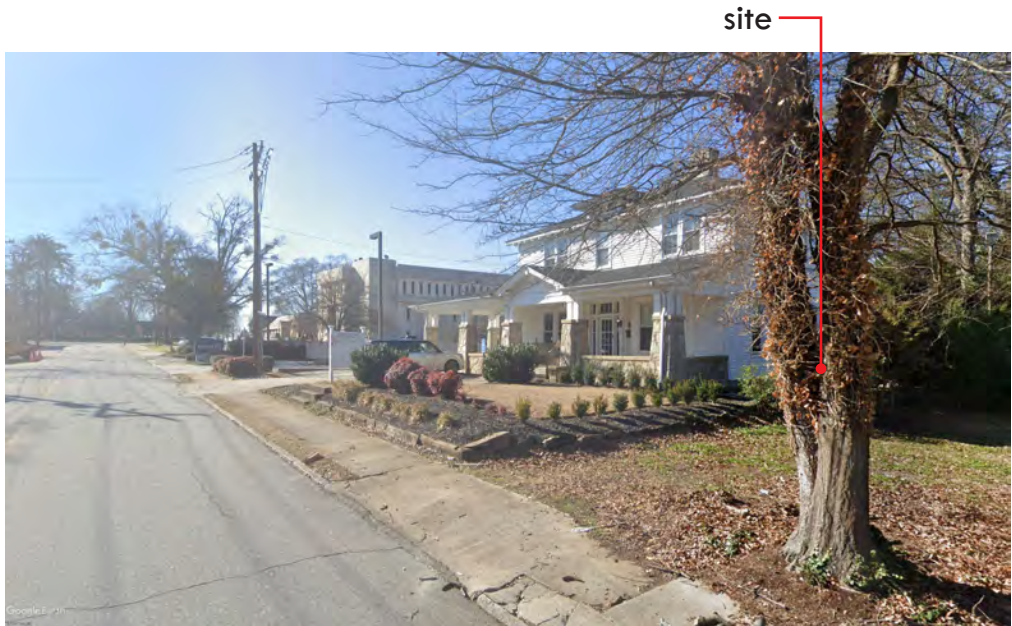
ViaMap

URBAN CONTEXT



Proximity Map

URBAN CONTEXT



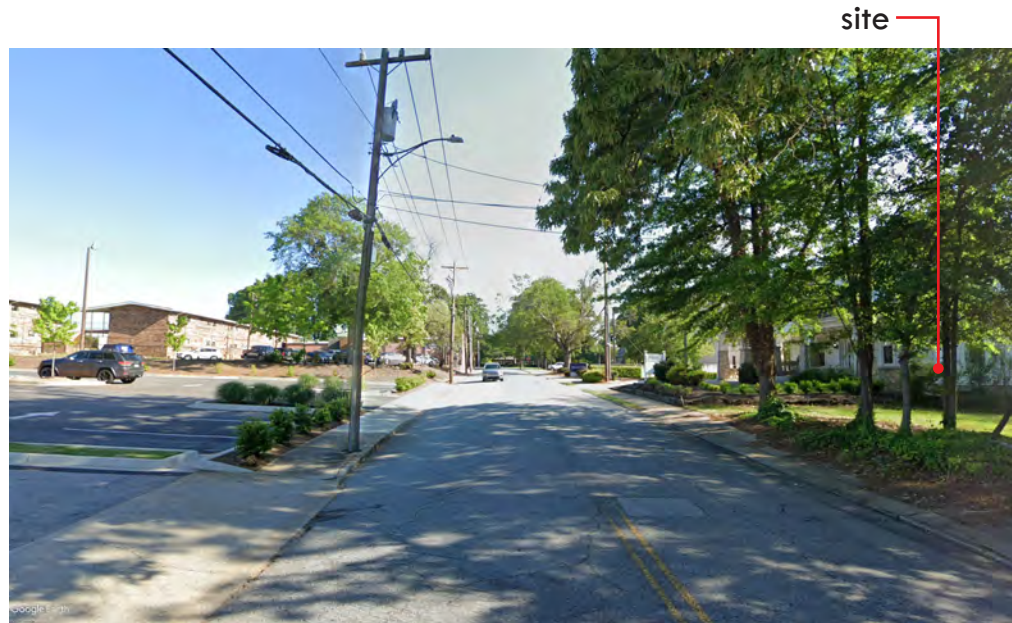
looking south from project site along Oakland Ave



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

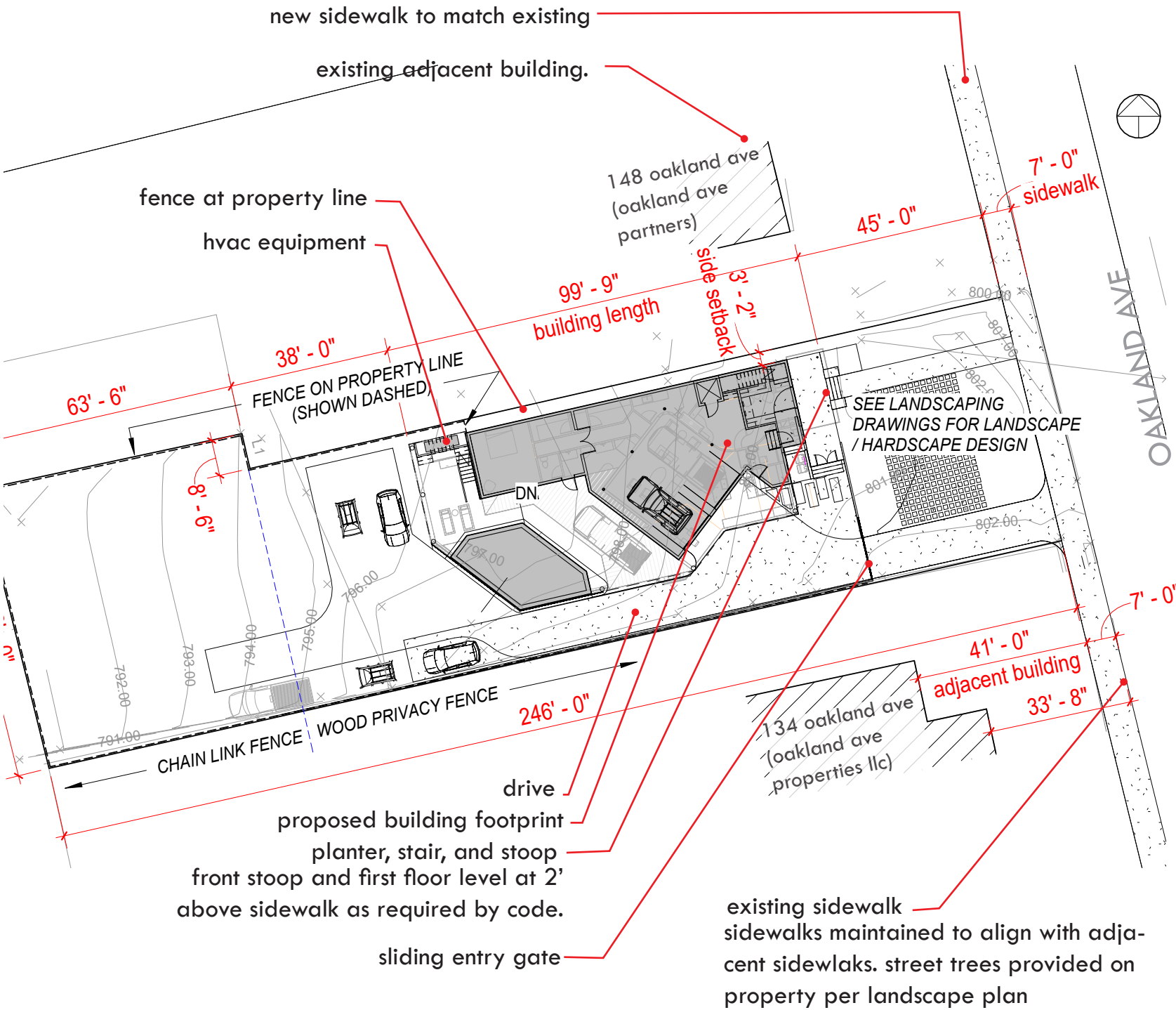


looking north to the intersection of Oakland Ave and E St John St

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



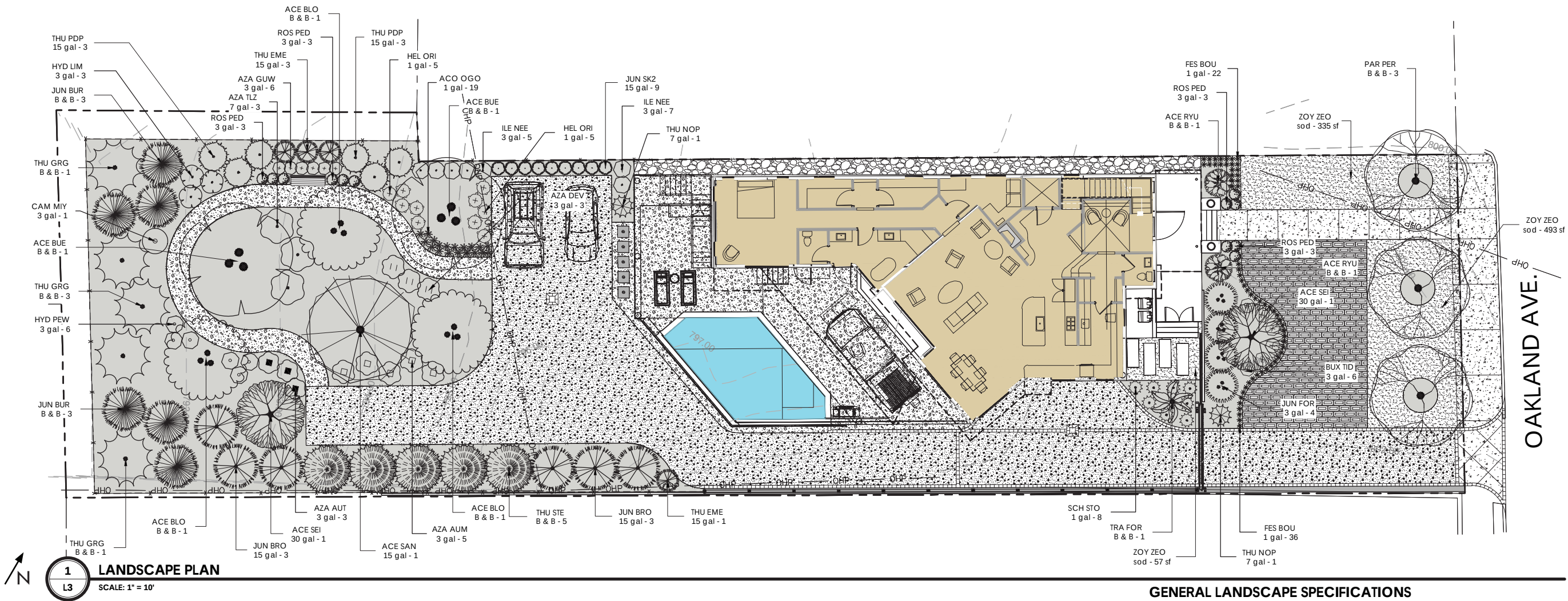
Code Section	Section Title	Requirement	Compliance
3.1.4	Use Standard by Zone	Single Family Dwelling Permitted	✓
3.3	District Standards		
3.3.2	Primary Building Standards		
a. Front Setback **		0ft min, 12ft max	✓
c. Interior Side Setback		0ft min, 24ft max	✓
g. frontage buildout		60%	✓
3.3.3	Accessory 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		

Site Survey + Building Footprint @ 1" = 20'

TEAGUE STUDIO
ARCHITECTURE + DESIGN

142 Oakland Ave
Spartanburg, SC
46 of 110

DRB Preliminary Review 10/01/2024
pg. 5



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES						
	ACE BUE	2	ACER BUERGERIANUM "MULTI-STEM" / MULTI-STEM TRIDENT MAPLE	B & B	3"	CAL
	ACE BLO	3	ACER PALMATUM "BLOODGOOD" / BLOODGOOD JAPANESE MAPLE	B & B		9' MIN.
	ACE RYU	2	ACER PALMATUM "RYUSEN" / RYUSEN JAPANESE MAPLE	B & B		7-8'
	ACE SEI	2	ACER PALMATUM "SEIRYU" / SEIRYU JAPANESE MAPLE	30 GAL		
	ACE SAN	1	ACER PALMATUM "SANGO-KAKU" / CORAL BARK JAPANESE MAPLE	15 GAL		
	JUN SK2	9	JUNIPERUS SCOPULORUM "SKYROCKET" / SKYROCKET JUNIPER	15 GAL		
	JUN BRO	6	JUNIPERUS VIRGINIANA "BRODIE" / BRODIE RED CEDAR	15 GAL		

	JUN BUR	6	JUNIPERUS VIRGINIANA "BURKII" / BURKII RED CEDAR	B & B	8' MIN.
	PAR PER	3	PARROTIA PERSICA (MULTI-STEM) / PERSIAN IRONWOOD	B & B	16' MIN.
	THU EME	4	THUJA OCCIDENTALIS "EMERALD" / EMERALD ARBORVITAE	15 GAL	
	THU PDP	6	THUJA OCCIDENTALIS "HETZ WINTERGREEN" / HETZ WINTERGREEN ARBORVITAE	15 GAL	
	THU STE	5	THUJA STANDISHII X "STEEPLECHASE" / STEEPLECHASE ARBORVITAE	B & B	8'-10' HEIGHT
	THU GRG	5	THUJA STANDISHII X PLICATA "GREEN GIANT" / GREEN GIANT ARBORVITAE	B & B	10' MIN.
	TRA FOR	1	TRACHYCARPUS FORTUNEI / WINDMILL PALM	B & B	12' MIN.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
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GROUND COVERS

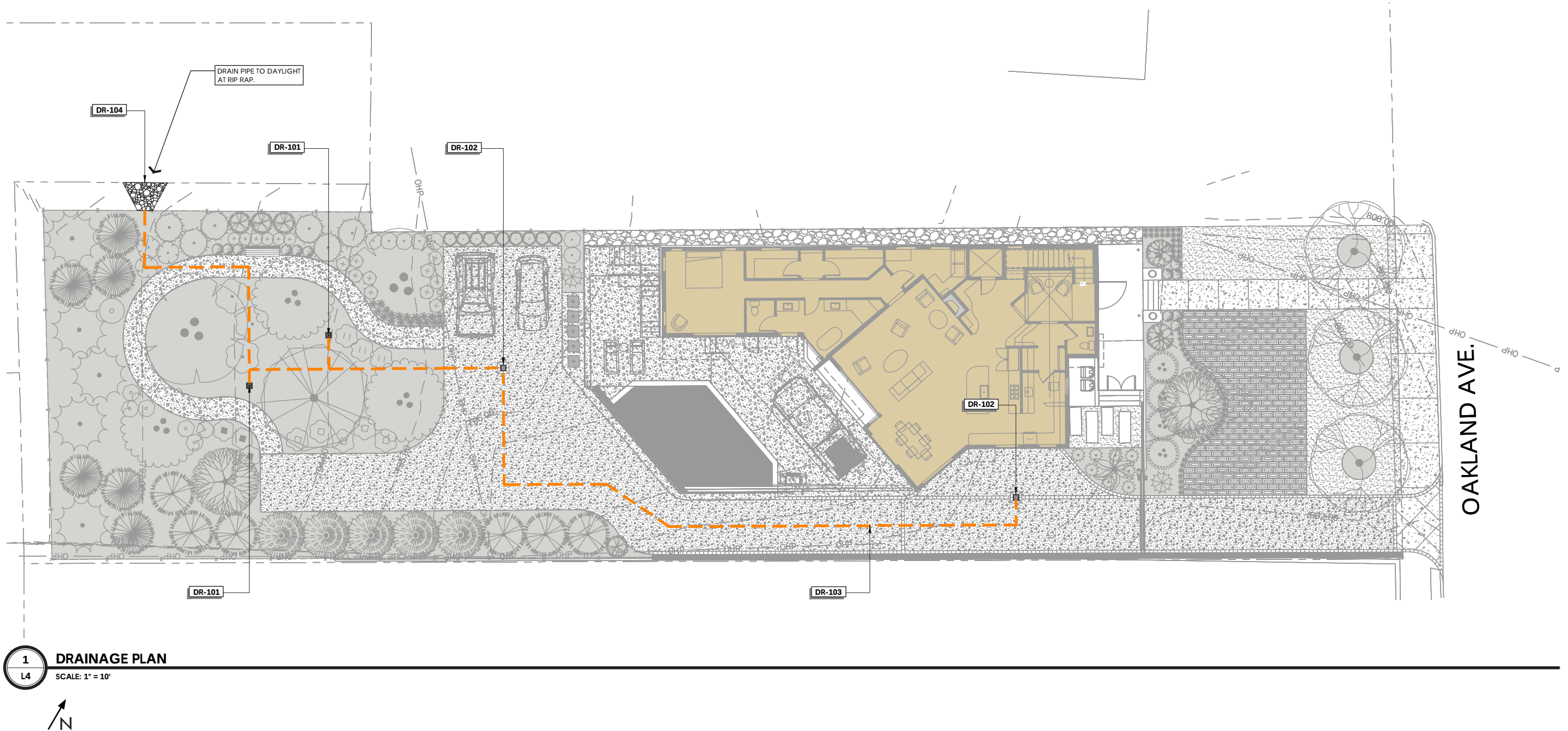
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32 EXTERIOR IMPROVEMENTS SCHEDULE

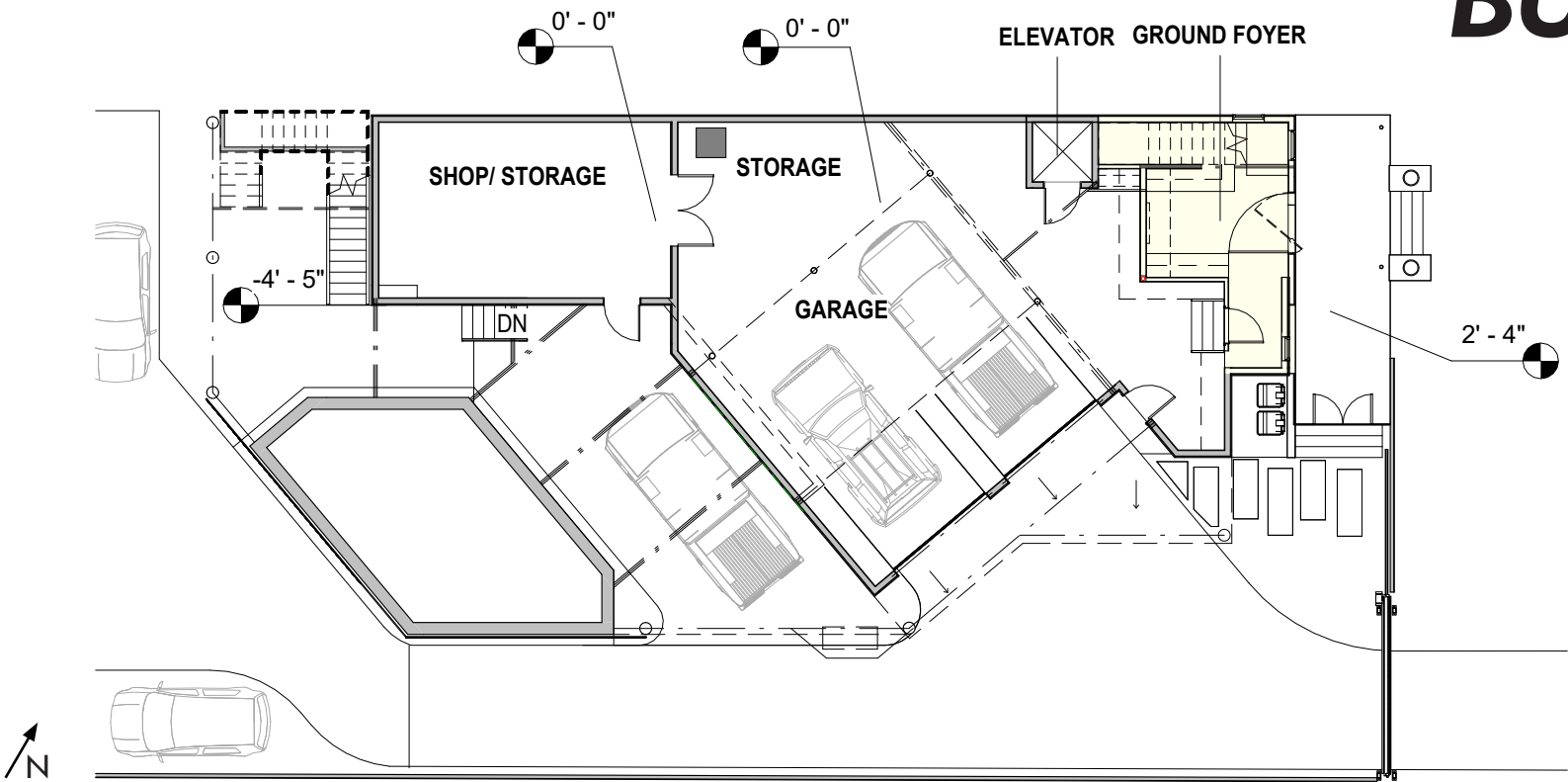
SYMBOL	CODE	DESCRIPTION	QTY
	32-01	TRIPLE HAMMERED HARDWOOD MULCH (3" THICK)	41.5 CY

GENERAL LANDSCAPE SPECIFICATIONS

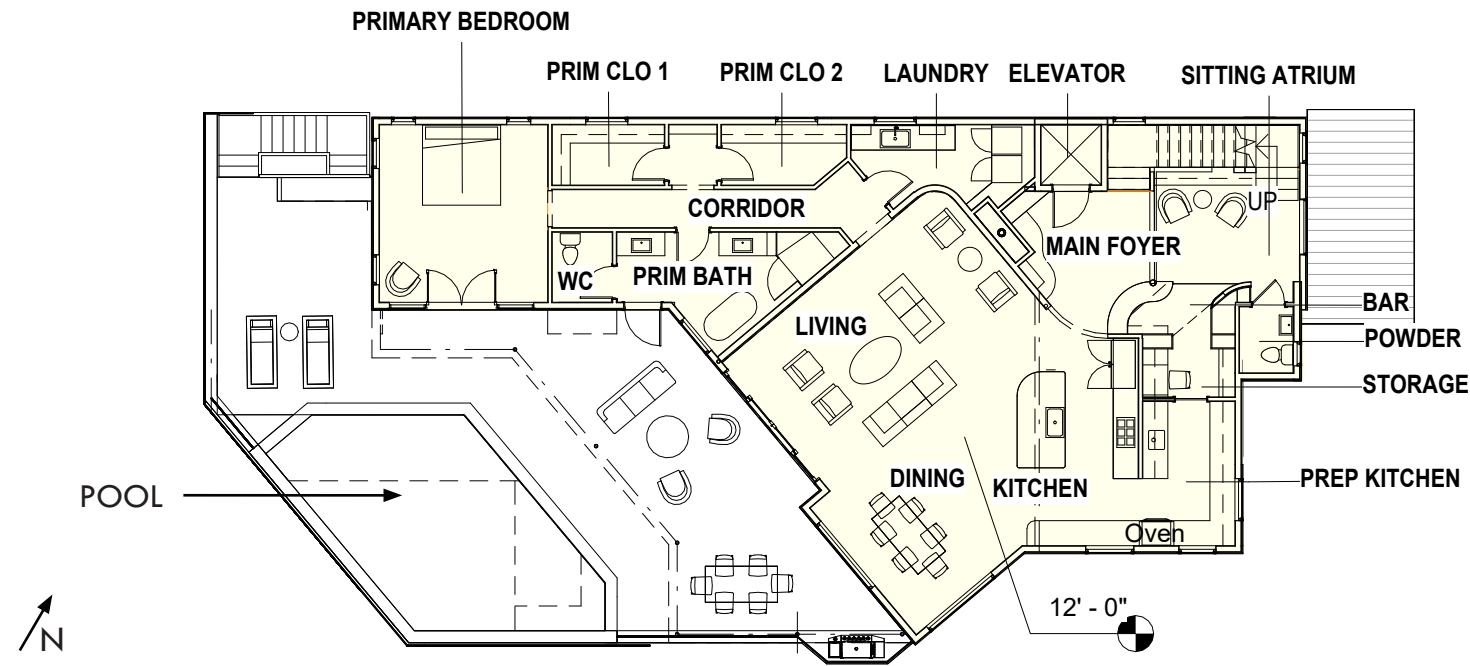
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
SHRUBS				
	ACO OGO	19	ACORUS GRAMINEUS "OGON" / OGO SWEETFLAG	1 GAL
	AZA AUM	5	AZALEA ENCORE "AUTUMN MOONLIGHT" TM / ENCORE AZALEA	3 GAL
	AZA AUT	3	AZALEA ENCORE "AUTUMN TWIST" TM / AUTUMN TWIST AZALEA	3 GAL
	AZA GUW	6	AZALEA SATSUKI HYBRID "GUMPO WHITE" / SATSUKI AZALEA	3 GAL
	AZA DEV	3	AZALEA X "DELAWARE VALLEY WHITE" / VALLEY WHITE AZALEA	3 GAL
	AZA TLZ	3	AZALEA X "GEORGE L. TABER" / GEORGE L. TABER SOUTHERN INDICA AZALEA	7 GAL
	BUX TID	6	BUXUS MICROPHYLLA KOREANA "TIDEHILL" / TIDEHILL KOREAN BOXWOOD	3 GAL
	CAM MIY	1	CAMELLIA SASANQUA "MINE NO YUKI" / WHITE CAMELLIA	3 GAL
	FES BOU	58	FESTUCA GLAUCA "BOULDER BLUE" / BOULDER BLUE FESCUE	1 GAL
	HEL ORI	10	HELLEBORUS ORIENTALIS / LENTEN ROSE	1 GAL
	HYD LIM	3	HYDRANGEA PANICULATA "LIMELIGHT PRIME" TM / LIMELIGHT PRIME HYDRANGEA	3 GAL
	HYD PEW	6	HYDRANGEA QUERCIFOLIA "PEE WEE" / OAKLEAF HYDRANGEA	3 GAL
	ILE NEE	7	ILEX CORNUTA "NEEDLEPOINT" / NEDDLEPOINT HOLLY	3 GAL
	JUN FOR	4	JUNIPERUS CHINENSIS "SEA GREEN" / SEA GREEN JUNIPER	3 GAL
	ROS PED	12	ROSA MEIDILAND SERIES "PEACH DRIFT" / PEACH DRIFT ROSE	3 GAL
	SCH STO	8	SCHIZACHYRIUM SCOPARIUM "STANDING OVATION" / LITTLE BLUESTEM GRASS	1 GAL



BUILDING DESIGN

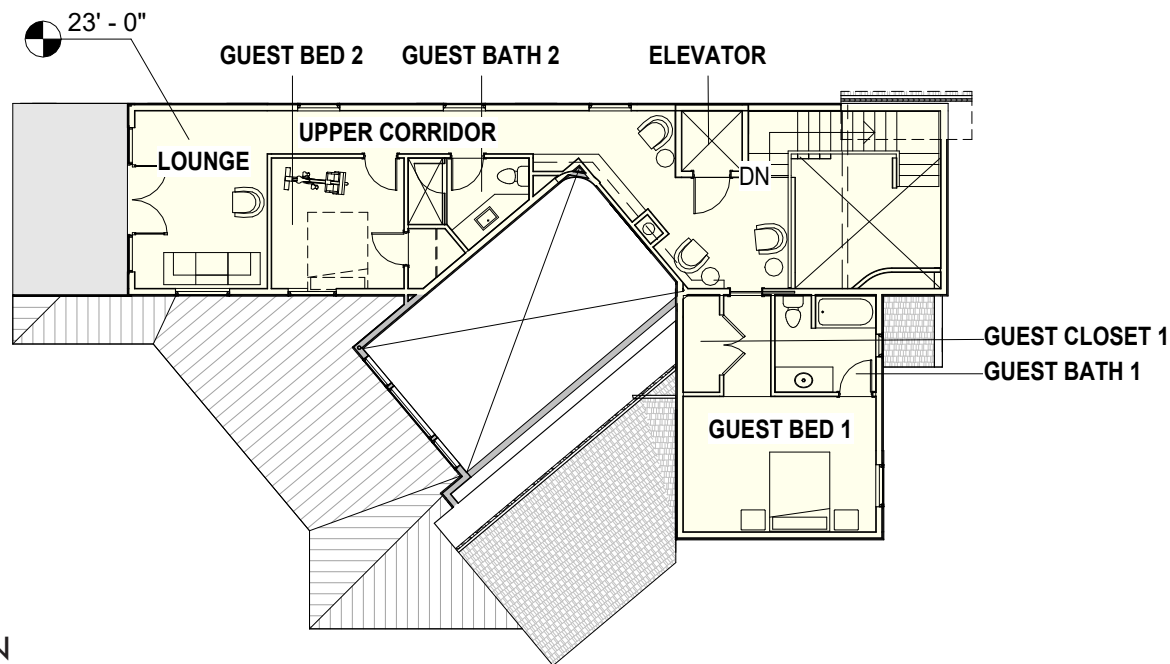


Ground Floor Plan @ 1/16" = 1'-0"

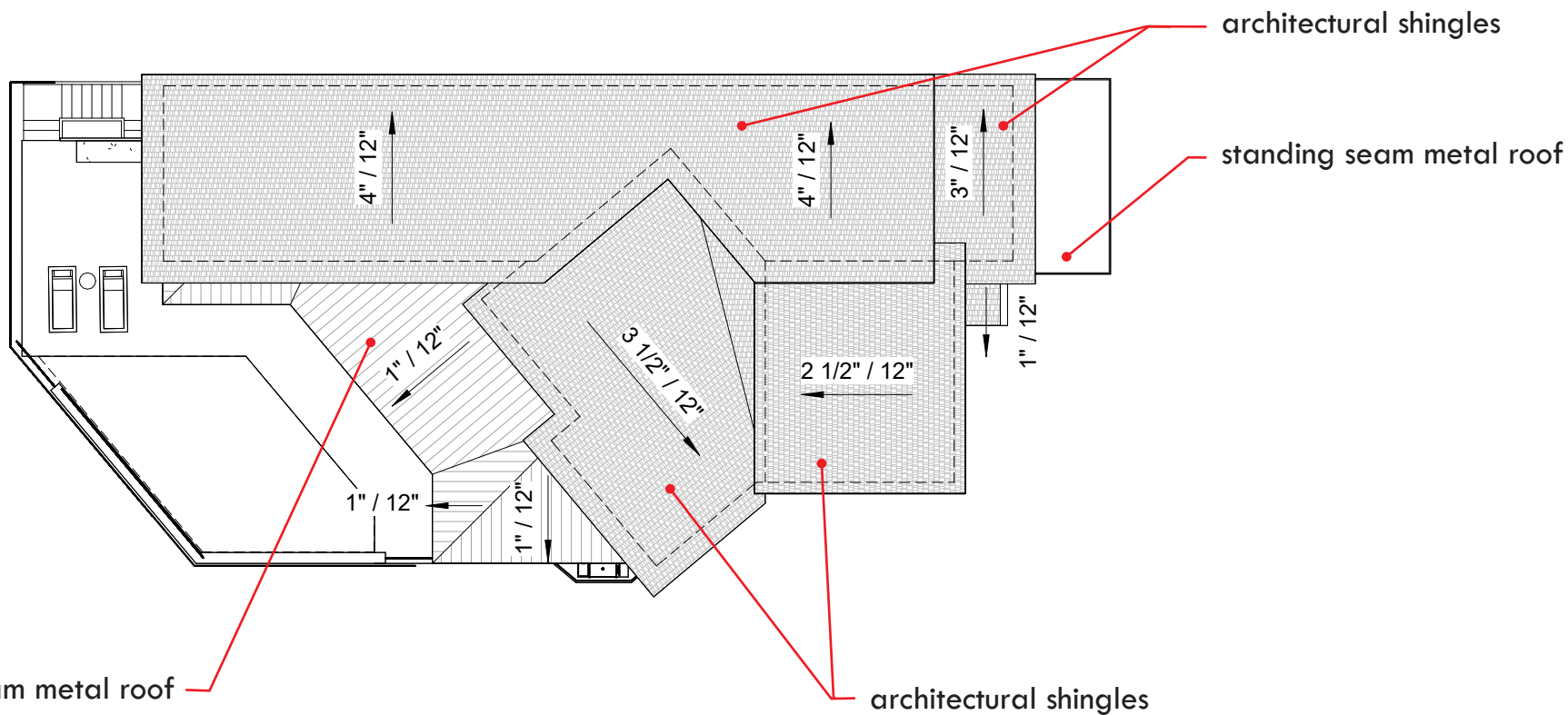


Main Floor Plan @ 1/16" = 1'-0"

BUILDING DESIGN



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



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

standing seam metal roof

architectural shingles

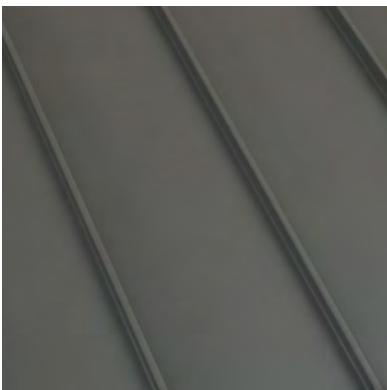
BUILDING DESIGN



hardcoat stucco, gray



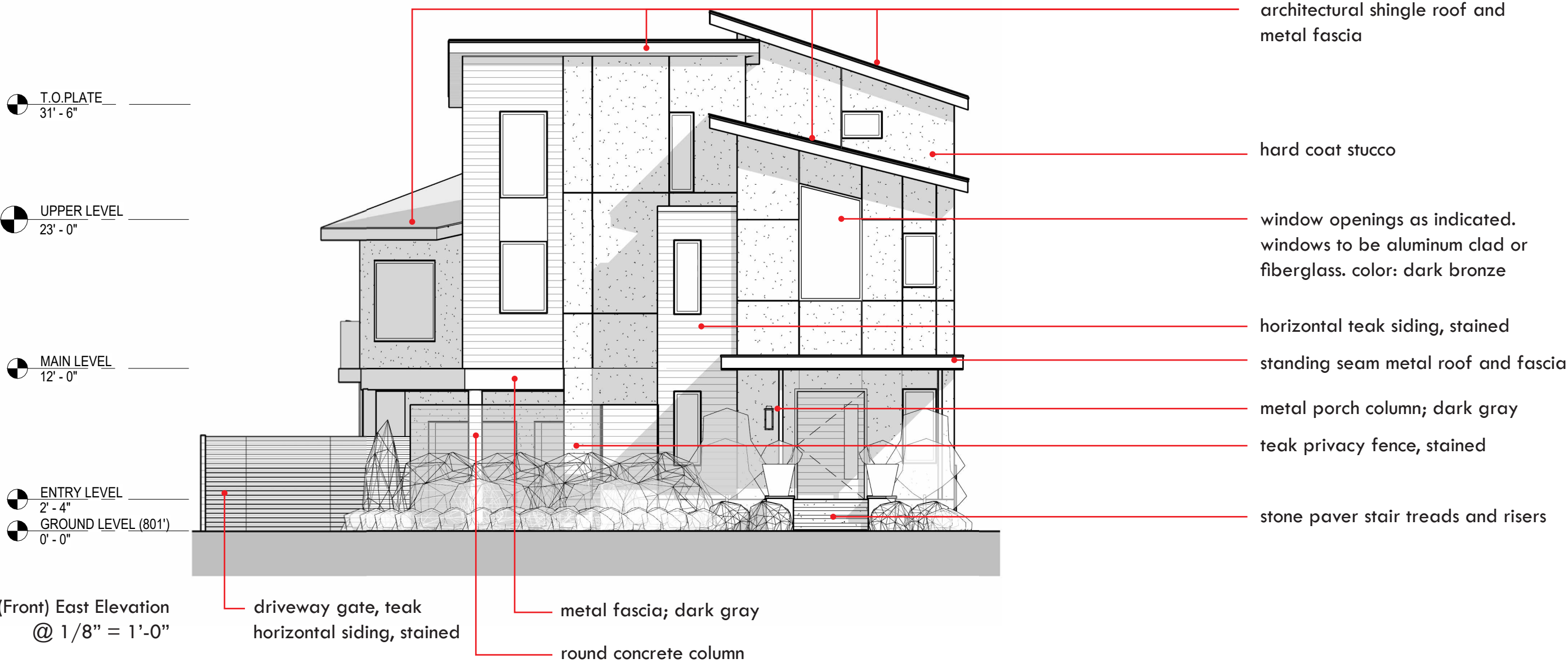
teak siding, natural stain



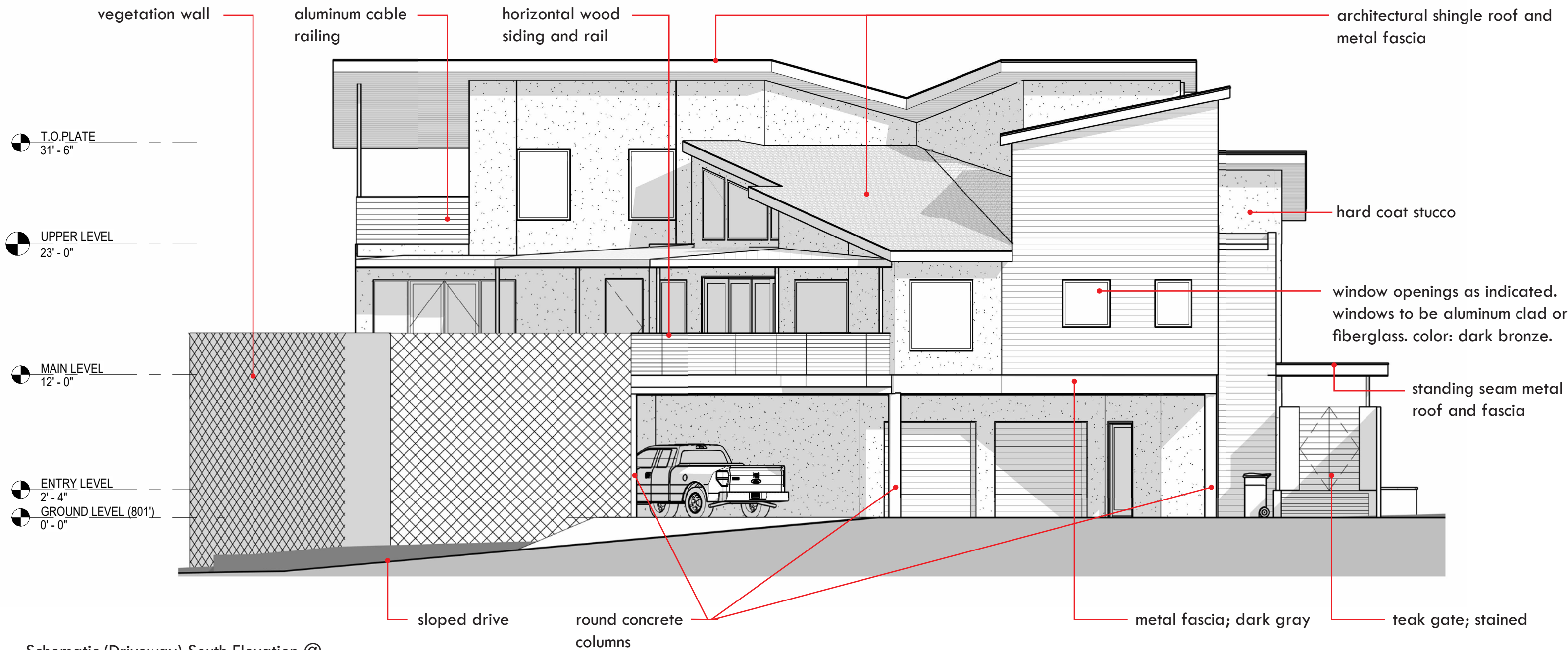
standing seam roof +
fascia, gray



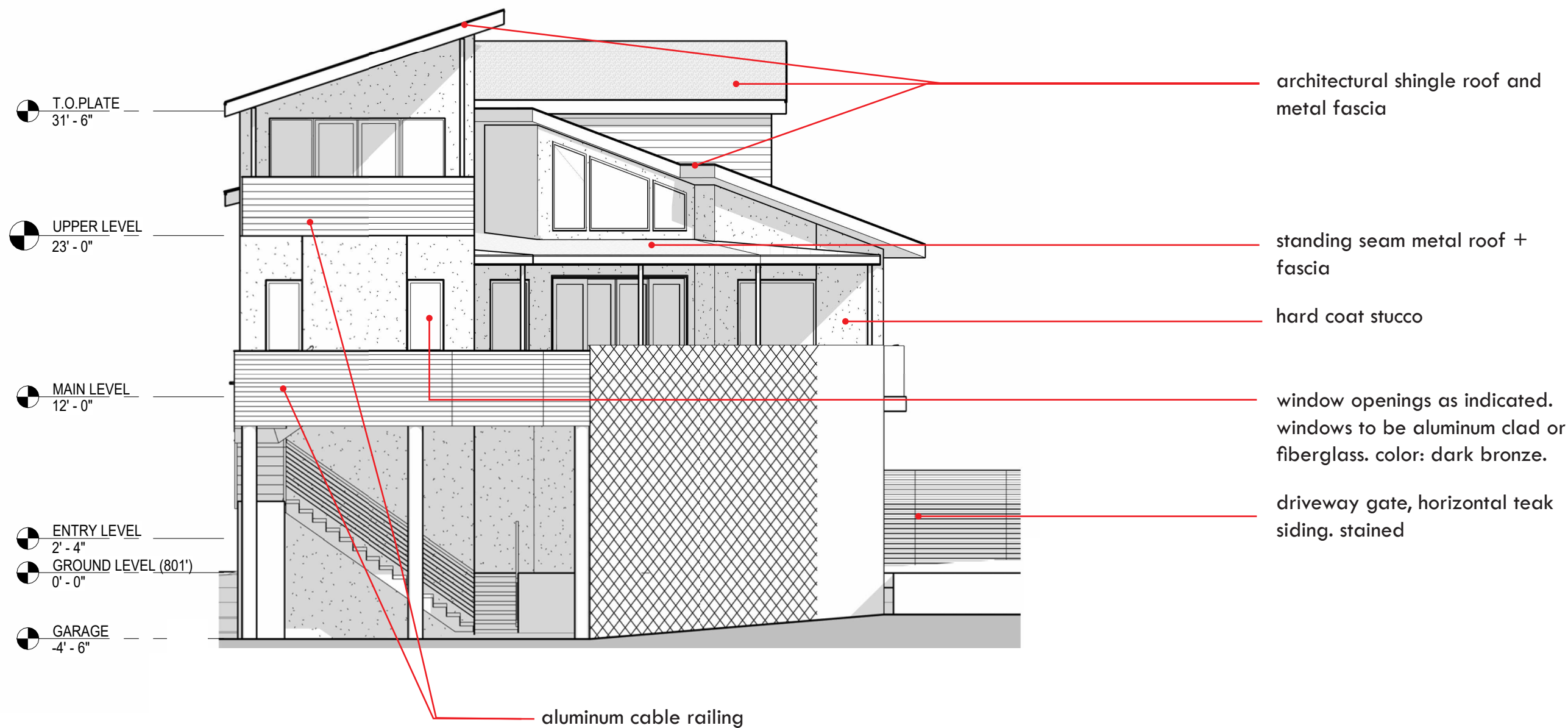
architectural shingles, sliver
birch



BUILDING DESIGN



BUILDING DESIGN



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

BUILDING DESIGN



View of front facade across
Oakland Ave

BUILDING DESIGN



View from Oakland Ave
looking North

ADDRESS/ TAX ID

316 W. Main Street/7-12-13-104.00

DATE

11.05.24

COPIES TO

City Departments
Applicant

TO

Spartanburg Design Review Board

PROJECT NUMBER

24-021

STAFF

Fredalyn M. Frasier, Planning Director
Nan Zhou, Planner II
Craig Lewis, FAICP, Technical Advisor

OWNER/APPLICANT

Fidelity Bank - Brian Murdoch/ David McCutchen, McCutchen Engineering Associates, PC

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. The DRB granted Preliminary Approval at their August, 2024 meeting. This application is for Final Approval.

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.

FINDINGS - EXCEPTIONS

The following Exceptions were granted at the August 2024 DRB Meeting

1. **3.2.2 DRIVE-THRU RETAIL/RESTAURANT/SERVICE USES:** To permit a drive-thru facility within 500 feet of another drive-thru facility. – *Granted at the August, 2024 meeting.*
2. **3.3.1.6 PRIMARY BUILDING STANDARDS:** To permit a frontage build-out of 53% (60% is required) – *Granted at the August, 2024 meeting.*
3. **3.3.5.b PERMITTED PARKING LOCATION:** To permit parking in the sideyard – *Granted at the August, 2024 meeting.*
4. **6.4.4.c.2 GROUND LEVEL DETAILING:** To permit a reduction in the required transparency zone from 60% to ~51%. – *Granted at the August, 2024 meeting.*
5. **7.1.4.b PARKING AREA ACCESS:** To permit access from a fronting street (Church Street). – *Granted at the August, 2024 meeting.*
6. **8.1 REQUIRED STREETScape:** To permit the street trees to be setback behind the sidewalk to avoid the site distance triangle. – *Granted at the August, 2024 meeting.*
7. In addition, the City plans to pursue with SCDOT a wholistic traffic treatment for the Daniel Morgan corridor and requests the DRB issue support for the installation of a median in Daniel Morgan Avenue in lieu of the right-in/right-out driveway.

New Exception

1. **3.3.6 BUILDING FRONTAGE - SHOPFRONT:** To permit an entry from the frontage that is not at-grade.

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

- a. 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. – *Exception granted at the August, 2024 meeting.*
- b. 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*
- 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. This driveway width is presumed to apply to a driveway from the fronting street, not the side or rear.*
- 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:** Frontage Build-Out: 60% except in Side Yard Parking Overlay – *Exception granted at the August, 2024 meeting.*
- **3.3.2 Primary Building Standards:** *Compliant*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** – *Exception granted at the August, 2024 meeting.*
- **3.3.6 Building Frontage:** Shopfront – *Non-compliant – Primary entrance is not at the sidewalk grade.*

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. See additional notes.*
- **6.4 Specific Building Design Standards for all D-T5 Mixed-Use and Commercial Buildings**
 - **6.4.1 Roof and Eaves:** *Compliant*
 - **6.4.2 Canopies/Awnings:** *Not Applicable*
 - **6.4.3 Encroachments:** *Not Applicable*
 - **6.4.4 Ground Level Detailing:** 60% Glazing in Transparency Zone – Compliant along Daniel Morgan frontage. – *Exception granted at the August, 2024 meeting.*
 - **6.4.5 Materials:** *Compliant*

G. Parking:

- **7.1 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) – *Exception granted at the August, 2024 meeting.*
- **7.2 Bicycle Parking:** *Compliant*

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 – *Compliant*
- **8.2 Parking Area Landscaping:** *Compliant*

I. Signage: *Staff level approval*

Additional Comments and Suggestions for Board Consideration

3.3.6 Building Frontage - Shopfront: The proposed stairs along the frontage to the primary entrance are in violation of the requirement that building entries be at sidewalk grade. While appropriate for residential buildings to provide a sense of privacy for the building occupants, stairs for commercial structure entries are generally inappropriate.

It is possible the overall grading of the site dictated the change in the plan, staff requires more information regarding specifics of any alternatives that could correct this very important detail. Cost savings for grading by avoiding the cut or fill of any site material is not a justification for non-compliance, other significant circumstances must exist and justification provided.

RECOMMENDATION

A Final Approval by the DRB will require the following exceptions:

3.3.6 Building Frontage - Shopfront: To permit an entry from the frontage that is not at-grade.



		<u>BOTANICAL / COMMON NAME</u>		<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
<u>TREES</u>						
ACE AER	2	ACER BUERGERIANUM 'ABMTF' / AERYN® TRIDENT MAPLE		B & B	2" CAL	
ACE TK5	2	ACER PALMATUM 'TSUKASA SILHOUETTE' / TSUKASA SILHOUETTE JAPANESE MAPLE		B & B		12' MIN.
CHI TRE	3	CHIONANTHUS VIRGINICUS 'PRODIGY' / PRODIGY FRINGETREE		B & B		9'-10'
MAG AL2	7	MAGNOLIA X SOULAI-GEANA 'DARK ALEXANDRINA' / ALEXANDRINA SAUCER MAGNOLIA MULTI-STEM		B & B		8' MIN.
QUE HIG	4	QUERCUS PHELLOS 'HIGHTOWER' / HIGHTOWER WILLOW OAK		B & B	3" CAL	16' MIN.
QUE PAN	2	QUERCUS SHUMARDII 'QSFTC' / PANACHE® SHUMARD OAK		B & B	3" CAL	16' MIN.
<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>		<u>CONT</u>	<u>SIZE</u>	
<u>SHRUBS</u>						
CEP PRO	6	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA' / PROSTRATE PLUM YEW		3 GAL		
CRY GLO	7	CRYPTOMERIA JAPONICA 'GLOBOSA NANA' / DWARF JAPANESE CEDAR		3 GAL		
HYD LY3	3	HYDRANGEA PANICULATA 'LIMELIGHT' TM 'TREE FORM' / LIMELIGHT HYDRANGEA		7 GAL		
HYD LIL	6	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME HYDRANGEA		3 GAL		
ILE SCD	25	ILEX VOMITORIA 'SCHILLINGS DWARF' / DWARF YAUPON HOLLY		7 GAL		
JUN TA2	1	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN RED CEDAR		5 GAL		
LIR SBL	103	LIRIOPE MUSCARI 'SUPER BLUE' / SUPER BLUE LILY TURF		3 GAL		
LOR SNO	12	LOROPETALUM CHINENSE 'SNOWMOUND' / SNOW MUFFIN® FRINGE FLOWER		3 GAL		
MUH CAP	6	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS		3 GAL		
NAN MFT	30	NANDINA DOMESTICA 'MURASAKI' / FLIRT™ HEAVENLY BAMBOO		3 GAL		
OSM F5S	13	OSMANthus HETEROPHYLLUS 'KAORI HIME' / FRAGRANT PRINCESS DWARF HOLLY OLIVE		3 GAL		
RCS PED	3	ROSA MEIDLAND SERIES 'PEACH DRIFT' / PEACH DRIFT ROSE		3 GAL		
SCH STO	8	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' / LITTLE BLUESTEM GRASS		1 GAL		
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>		
<u>GROUND COVERS</u>						
	CYN NOT	7,974 SF	CYNODON DACTYLON 'OKC 1131' / TAHOMA 31 BERMUDAGRASS	SOD		



BASED ON SECTION 5158 CITY OF SPARTANBURG DOWNTOWN CODE
STREETSCAPE AND SITE LANDSCAPING REQUIREMENTS

- DT-5 12' LANDSCAPE ZONE; MIN. 8' SIDEWALK
- 14' MIN. STREETSCAPE ZONE; 160" SIDEWALK TO MATCH EXISTING PROVIDED

8.2.1 REQUIRED PLANTINGS:

- **31 PARKING SPACES**
- 1 SHADE TREE AND 8 SHRUBS PER 10 PARKING SPACES REQUIRED
- ALL SPACES SHOULD BE WITHIN 60' OF A CANOPY TREE
 - 4 SHADE TREES AND 25 SHRUBS REQUIRED
 - **4 SHADE TREES AND 28 SHRUBS PROVIDED**

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
- **128 LF OF PARKING VISIBLE, LESS ACCESS CURB CUTS**
 - **128 LF OF 4' LANDSCAPE SCREENING PROVIDED**

BASED ON SECTION 515.7.2 CITY OF SPARTANBURG DOWNTOWN CODE
BICYCLE PARKING REQUIREMENTS

- 5 BICYCLE PARKING PER 100 VEHICLE PARKING SPACES
- 31 VEHICLE SPACES; 2 BICYCLE RACKS REQUIRED
- **4 BICYCLE RACKS PROVIDED**

BASED ON SECTION 505.53 CITY OF SPARTANBURG
TREE REPLACEMENT FOR TREES APPROVED TO BE REMOVED

12"-24" D.B.H.
(4) 12"-24" TREES REPLACED = 4 TREES
 24"-36" D.B.H.
(0) 24"-36" TREES REPLACED = 0 TREES
 $\geq 36"$ D.B.H.
(2) $\geq 36"$ TREES REPLACED = 6 TREES

TOTAL = 10 TREES TO BE REPLACED
20 TREES PROVIDED

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

A. PRIOR TO PLANT MATERIAL ACCEPTANCE, SUBMIT WRITTEN MAINTENANCE INSTRUCTIONS RECOMMENDING ADEQUATE AND REASONABLE PROCEDURES FOR MAINTENANCE OF PLANT MATERIALS.

B. PROVIDE PLANT MATERIAL RECORD DRAWINGS:

1. LEGIBLY MARK DRAWINGS TO RECORD ACTUAL CONSTRUCTION.
2. INDICATE HORIZONTAL LOCATIONS, REFERENCED TO PERMANENT SURFACE IMPROVEMENTS.
3. IDENTIFY FIELD CHANGES OF DIMENSION AND DETAIL AND CHANGES MADE BY CHANGE ORDER.

A. UTILITY VERIFICATION: CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO ANY UNMARKED UTILITY.

1. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITY LINES IN THE AREA OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM NEGLIGENCE OR FAILURE TO COMPLY WITH THIS REQUIREMENT.

B. SOIL CONDITIONING:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR A SOIL TEST REPORT BEFORE CONSTRUCTION START; PROVIDE REPORT TO OWNER, GENERAL CONTRACTOR, AND LANDSCAPE ARCHITECT.

2. COORDINATE AND PROVIDE ALL SOIL CONDITIONING REQUIREMENTS BASED ON THE SOIL TESTING.

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

NOTE: PROPER PLANTING DEPTH REQUIRES THE ROOT FLARE TO BE AT OR SLIGHTLY ABOVE THE FINISHED GRADE. IT IS ESSENTIAL TO DETERMINE THE ROOT FLARE IS AT THE BALL BEFORE IT IS PLACED IN THE PLANTING HOLE. SOMETIMES THE TOP OF THE BALL MAY NEED TO BE RAISED UNTIL THE ROOT FLARE IS AT THE PROPER PLANTING DEPTH AND/OR SOIL MUST BE REMOVED FROM THE TOP OF THE BALL.

1. DETERMINE THE ELEVATION OF THE ROOT FLARE AND ENSURE THAT IT IS PLANTED AT GRADE. THIS MAY REQUIRE THAT THE TREE BE SET HIGHER THAN THE GRADE IN THE NURSERY.
2. IF POSSIBLE, DETERMINE HOW THE SOIL LEVEL OF THE ROOT BALL, PLANT AT THE TREE THE APPROPRIATE LEVEL ABOVE THE GRADE TO SET THE FLARE EVEN WITH THE GRADE. IF THE FLARE IS MORE THAN 50 MM (2 IN.) AT THE CENTER OF THE ROOT BALL THE TREE SHALL BE REJECTED.

A. THE OWNER OF FEETITLE TO ANY PROPERTY ON WHICH PLANT MATERIAL HAS BEEN ESTABLISHED IN ACCORDANCE WITH AN APPROVED LANDSCAPE / PLANTING PLAN, SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THE APPROVED PLANT MATERIAL, AS SPECIFIED IN THE ORIGINAL LANDSCAPE / PLANTING PLAN.

B. THE GUARANTEE PERIOD FOR TREES AND SHRUBS SHALL BEGIN AT THE DATE OF ACCEPTANCE.

C. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL TO BE IN HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.

D. WHEN WORK IS ACCEPTED IN PARIS, THE GUARANTEE PERIODS EXTEND FROM EACH OF THE PARTIAL ACCEPTANCES TO THE END OF THE GUARANTEE PERIOD. ACCEPTANCE, THUS, ALL GUARANTEE PERIODS TERMINATE AT ONE TIME.

E. THE CONTRACTOR SHALL REPLACE, WITHOUT COST, AS SOON AS WEATHER CONDITIONS PERMIT, AND WITHIN A SPECIFIED PLANTING PERIOD, ALL PLANTS DETERMINED BY THE LANDSCAPE ARCHITECT TO BE DEAD OR IN AN UNACCEPTABLE CONDITION DURING AND AT THE END OF THE GUARANTEE PERIOD, TO BE CONSIDERED ACCEPTABLE, PLANTS SHALL BE FREE OF DEAD OR DYING BRANCHES AND BRANCH TIPS AND SHALL BEAR FOLIAGE OF NORMAL DENSITY, SIZE, AND COLOR.

F. REPLACEMENTS SHALL BE CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES. REPLACEMENTS SHALL BE SUBJECT TO ALL REQUIREMENTS STATED IN THIS SPECIFICATION.

G. THE GUARANTEE OF ALL REPLACEMENT PLANTS SHALL EXTEND FOR AN ADDITIONAL PERIOD OF ONE YEAR FROM THE DATE OF THEIR ACCEPTANCE AFTER REPLACEMENT. IN THE EVENT THAT A REPLACEMENT PLANT IS NOT ACCEPTABLE DURING OR AT THE END OF SAID EXTENDED GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT MAY ELECT SUBSEQUENT REPLACEMENT OR CREDIT FOR THE SAME.

H. AT THE END OF THE GUARANTEE, THE CONTRACTOR SHALL RESET GRASSES THAT HAVE SETTLED BELOW THE PROPOSED GRADES ON THE DRAWINGS.

I. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS, AT NO EXTRA COST, DURING THE GUARANTEE PERIOD TO DETERMINE WHAT CHANGES, IF ANY, SHOULD BE MADE IN THE MAINTENANCE PROGRAM, IF CHANGES ARE RECOMMENDED, THEY SHALL BE SUBMITTED IN WRITING TO THE LANDSCAPE ARCHITECT. CLAIMS BY THE CONTRACTOR THAT THE OWNERS MAINTENANCE PROGRAM LACKS OR IS INADEQUATE RESULTING IN DEAD OR DYING PLANTS WILL NOT BE CONSIDERED IF SUCH CLAIMS HAVE NOT BEEN MADE DURING THE GUARANTEE PERIOD.

NOTE: THE BASE INFORMATION FOR THIS DRAWING HAS BEEN COMPILED FROM A VARIETY OF SOURCES AT VARIOUS TIMES AND AS SUCH IS INTENDED TO BE USED ONLY AS A CONCEPTUAL GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND DESCRIPTIONS ARE FOR GRAPHIC PURPOSES ONLY; AS AN AID TO SITE LOCATION A NOT POSSIBLE POINT OF BEGINNING FOR ANY PERSON DESIRING TO DETERMINE ACTUAL PROPERTY BOUNDARIES SHOULD EXAMINE THE APPROPRIATE PLATS, DEED RESTRICTIONS, COVENANTS, AND PLANNING AND ZONING REGULATIONS APPLICABLE TO SPECIFIC PORTIONS OF THE PROPERTY.

<u>CODE</u>	<u>DESCRIPTION</u>	<u>QTY</u>
03 CONCRETE		
03-01	CONCRETE BROOM FINISHED WALKS - PEDESTRIAN	4,794 SF
32 EXTERIOR IMPROVEMENTS		
32-02	TRIPLE HAMMERED HARDWOOD MULCH (3" THICK)	27.0 CY
DEMOLITION		
D-101	TREE REMOVAL	7
ROCK		
K-101	TAN CREEK STCNE - 2-4" SIZE	3.49 CY
PAVING		
P-101	PAVER BAND - PINEHALL BRICK PAYER - AUTUMN EDGE FULL RANGE	304 LF
P-102	PINEHALL BRICK PAYER - AUTUMN EDGE FULL RANGE HERRINGBONE PATTERN	169 SF
SITE FURNISHINGS		
S-103	ANOVA CIRCLEBR CIRCLE POWDER COATED BIKE RACK, SURFACE MOUNT. 32IN.H X 6IN.W X 36IN.LXN BIKE RACK: BLACK GLOSS	4
S-104	LONGSHADOW OAK PARK 54 (FINISH: NATURAL DRY CAST LIMESTONE, LS 0009)	2

2. ALL LANDSCAPED AREAS WILL BE DELINEATED BY CURBING.
3. ALL PLANTING AREAS SHALL BE MECHANICALLY IRRIGATED. CONTRACTOR TO PROVIDE 100% COVERAGE TO LANDSCAPED AREAS SEE IRRIGATION NOTES ON L5-2).
4. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF SPARTANBURG ZONING ORDINANCE.
5. GARAGE SIGNS WILL BE 6' HIGH, ROLL CART SERVICE. ROLL CARTS WILL BE STORED IN THE MECHANICAL SPACES AREA.
6. ALL HANDICAP SCENES WILL BE MARKED WITH A FREESTANDING OR WALL MOUNTED SIGN. THE HANDICAP SIGN SHALL BE 7 FT. IN HEIGHT FROM THE BOTTOM OF THE SIGN OR ABOVE THE DRIVING SURFACE.
7. ALL EXISTING DRIVEWAYS AND CURB CUTS THAT ARE NOT USED SHALL BE REMOVED AND REPLACED WITH A CONCRETE CURB, CUTTER, AND/OR SIDEWALK (IF EXISTING).
8. PRIOR TO GRADING, THE ZONING ENFORCEMENT OFFICER WILL BE CONTACTED TO ENSURE THAT ALL TREES MARKED FOR RETENTION IN THE LANDSCAPE PLAN ARE PROPERLY IDENTIFIED AND FENCED OFF.

MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE OWN QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION. REPORTING PROMPTLY ANY DISCREPANCY WITHIN 14 DAY AFTER BIDDING.

ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLAPPED OR CONTAINER GROWN. ALL PLANT MATERIAL MUST ADHERE TO ANSI Z601-1:2004 (AMERICAN STANDARD FOR NURSERY STOCK) SPECIFICATIONS FOR ROOT AND BALL SPECIFICATIONS.

CONTRACTOR TO VERIFY THAT ALL PLANT MATERIALS ARE AVAILABLES AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED. UNLESS SPECIFICALLY NOTED, ALL PLANTS SHALL BE OF SPECIMEN QUALITY. EXCEPTIONALLY HEAVY, SYMMETRICAL, AND SO TRAINED OR FAVORED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY AND OUTSTANDINGLY SUPERIOR IN QUALITY. PLANTS MUST BE FULLY ACCLIMATED TO LOCAL CLIMATE, FREE OF VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF; FREE OF DISEASE AND INSECTS, EGGS OR LARVAE; AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PRESENT A HAZARD TO THE USER.

SUBSTITUTIONS OF PLANT MATERIALS MUST NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. IF PROOF IS SUBMITTED IN WRITING THAT A PLANT SPECIFIED IS NOT OBTAINABLE, CONSIDERATION WILL BE GIVEN TO THE NEAREST AVAILABLE SIZE OR SIMILAR VARIETY, WITH A CORRESPONDING ADJUSTMENT OF THE CONTRACT PRICE.

PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. IF LARGER PLANTS ARE APPROVED, THE ROOT BALL SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

ROOT LEAF OF PLANT MATERIAL MUST BE AT OR SLIGHTLY HIGHER THAN EXISTING GRADE. FULL MULCH BACK 6 IN. ON ROOT LEAF.

TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED, WILL BE REJECTED. TREES WITH A DAMAGED OR CROOKED LEADER, BARK ABRASIONS, UNSCALD, DISFIGURING KNOTS, INSECT DAMAGE, CUPS OF LIMBS OVER 20 MM (3/4") IN DIAMETER THAT ARE NOT COMPLETELY CLOSED OR FLUSH PRUNING CUTS THAT DO NOT PRESERVE THE COLLAR AT THE BRANCH WILL BE REJECTED.

TREE PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING MUST NOT BE FOLLOWED.

CONTRACTOR SHALL TEST SOIL pH AND CONDITIONS FOR ALL SOI AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR PLANTING. TESTS SHALL BE OBTAINED FOR ALL SOI AREAS AS INDICATED BY SOI TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOI CONDITIONS.

ALL PLANT BEDS TO RECEIVE 3" DEEP HARDWOOD MULCH, PULLED 6" AWAY FROM THE TRUNK.

CONTRACTOR SHALL MAINTAIN PROPER MOISTURE AND CONTROL WEEDS IN ALL PLANT AREAS THROUGH THE DURATION OF CONSTRUCTION UNTIL AFINAL ACCEPTANCE.

PLANT BED AND SEED/SOI AREAS TO RECEIVE 100% IRRIGATION COVERAGE.

CONTRACTOR SHALL SUPPLY AN AS-BUILT IRRIGATION PLAN TO THE OWNER BEFORE FINAL ACCEPTANCE OF THE PROJECT.

CONTRACTOR SHALL MAINTAIN RECORDS OF ALL PLANTING AND IRRIGATION. THE LANDSCAPE ARCHITECT MAY REQUEST NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED "TO THE LANDSCAPE ARCHITECT FOR APPROVAL. PREEMERGENT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.

ALL PLANT BEDS SHALL BE TESTED FOR pH AND AMENDED PRIOR TO INSTALLATION.

ALL PLANT MATERIAL SHALL CONFORM TO STANDARD SET FORTH BY "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z601-1:2004 PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.

ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING.

ALL TREES MUST BE STRAIGHT TRUNK, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.

PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSESSING ALL TO ANY UTILITIES, NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE AT CONTRACTOR'S EXPENSE.

ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODES REQUIREMENTS.

CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.

BALLED AND BURLAP MATERIAL SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP AND STRAPS REMOVED.

CONTRACTORS SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANTS LISTS, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.

CONTRACTOR TO PROVIDE SOI CERTIFICATION BEFORE ANY PLANTING.

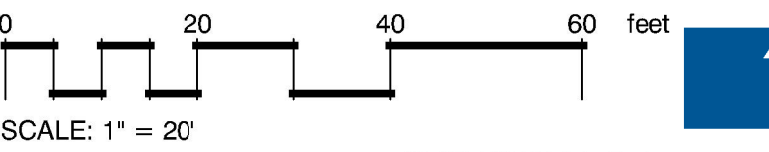
TURF GRASS SHALL BE PLANTED AFTER ALL PLANTS ARE INSTALLED AND MULCHED. SEED AND/OR SOI BED PREPARATIONS BY MEANS OF PULVERIZATION TO LOOSEN SOI. SMOOTH AND FINE GRADE AREA REMOVING ANY ROCKS, REBAR, TRASH, AND CLOSOS OVER ENTIRE AREA.

THE CONTRACTOR SHALL MAINTAIN IN FULL ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) UNTIL THE OWNER AND LANDSCAPE ARCHITECT ACCEPT CONSTRUCTION IN FULL. A FINAL PUNCH LIST COMPLETED & ACCEPTED IN WRITING.

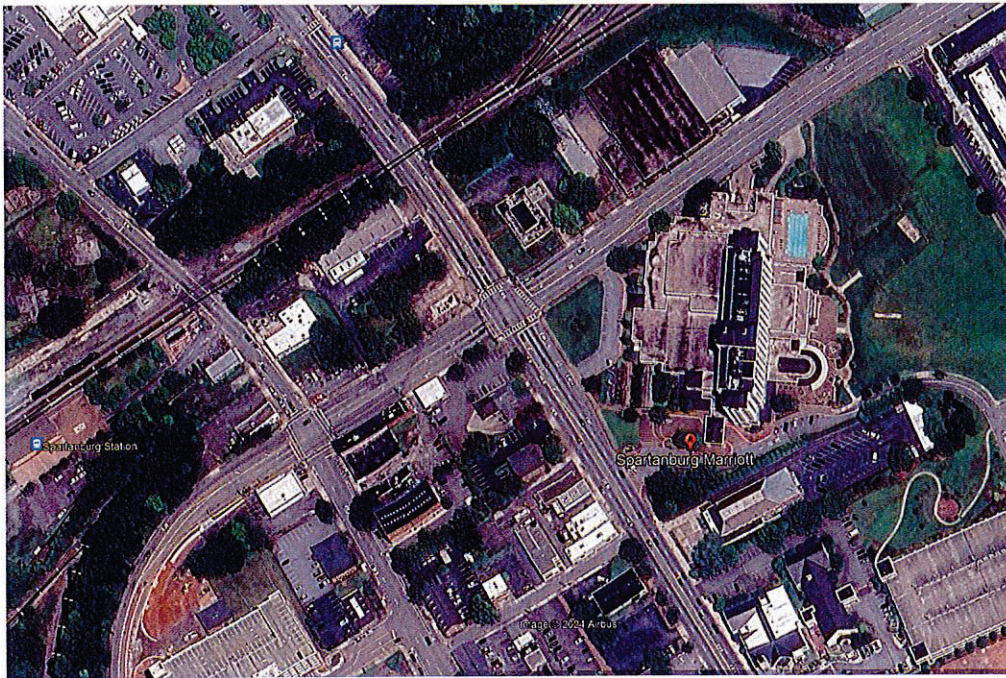
CONTRACTOR SHALL MAINTAIN THE PLANT MATERIAL FOR A 12 MONTH PERFORMANCE PERIOD BEGINNING AT THE OWNER'S FINAL ACCEPTANCE OF THE PROJECT.

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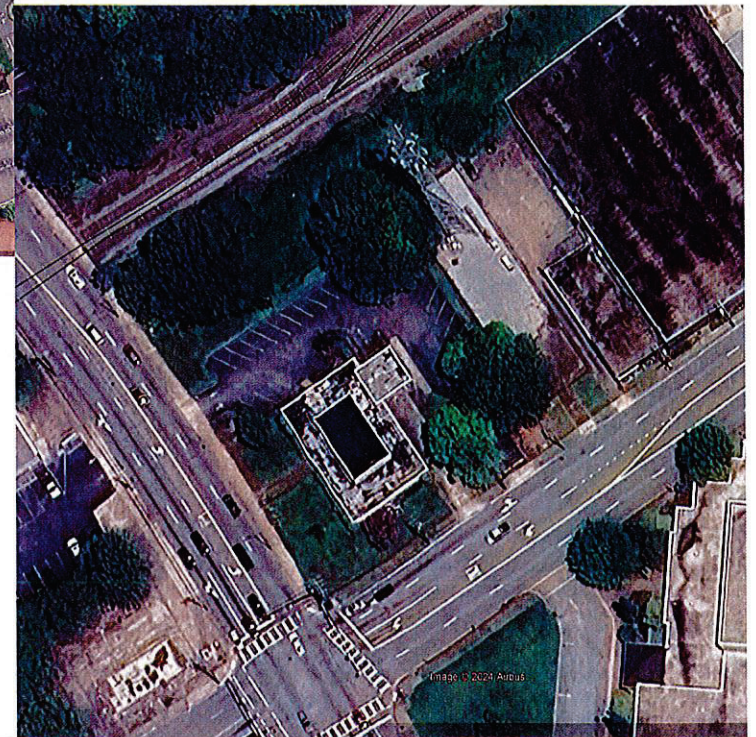
Tipton Pitts, ASLA
tip@landartdesigngroup.com







AERIAL VIEW OF CONTEXT



CLOSER AERIAL VIEW OF THE EXISTING BUILDING

FIDELITY BANK—EXISTING BUILDING AND CONTEXT
 305 N. CHURCH ST.
 61 of 60 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

Ron Cox architecture

Spartanburg, SC
62 of 110 / 10/2024



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



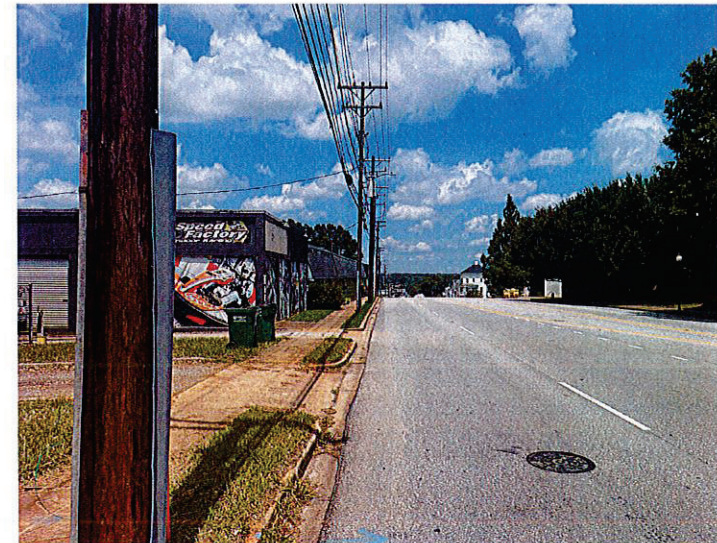
VIEW FROM N. CHURCH STREET LOOKING TOWARD E. DANIEL MORGAN AVE.



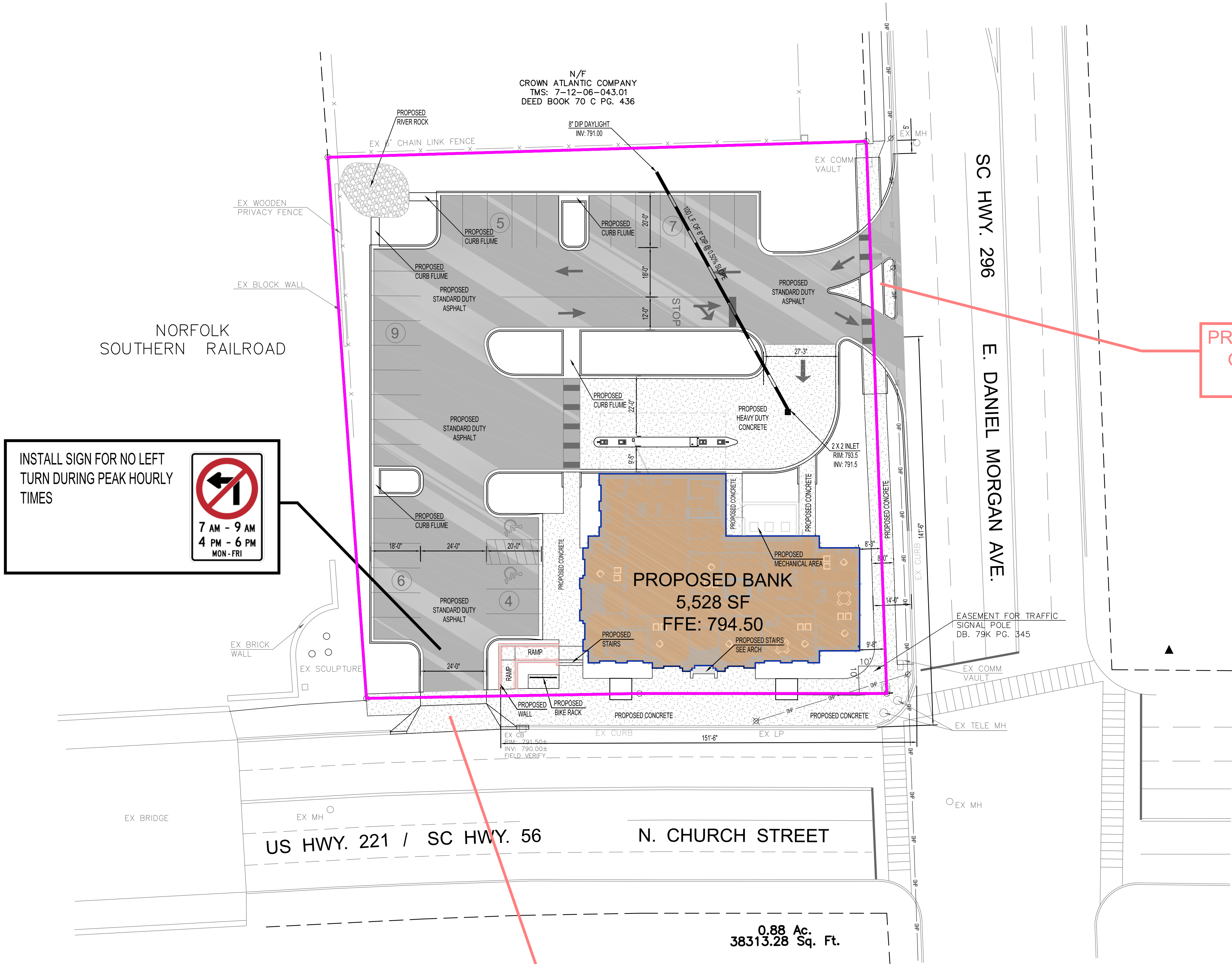
VIEW FROM N. CHURCH STREET LOOKING TOWARD THE MARRIOTT



VIEW FROM N. CHURCH STREET SIDEWALK LOOKING ACROSS THE STREET



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



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

PROPOSED RIGHT IN/RIGHT OUT WITH PEDESTRIAN REFUGE ISLAND

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

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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

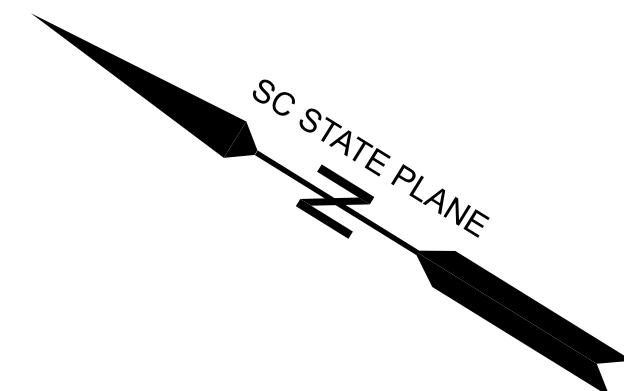
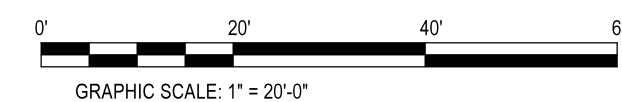
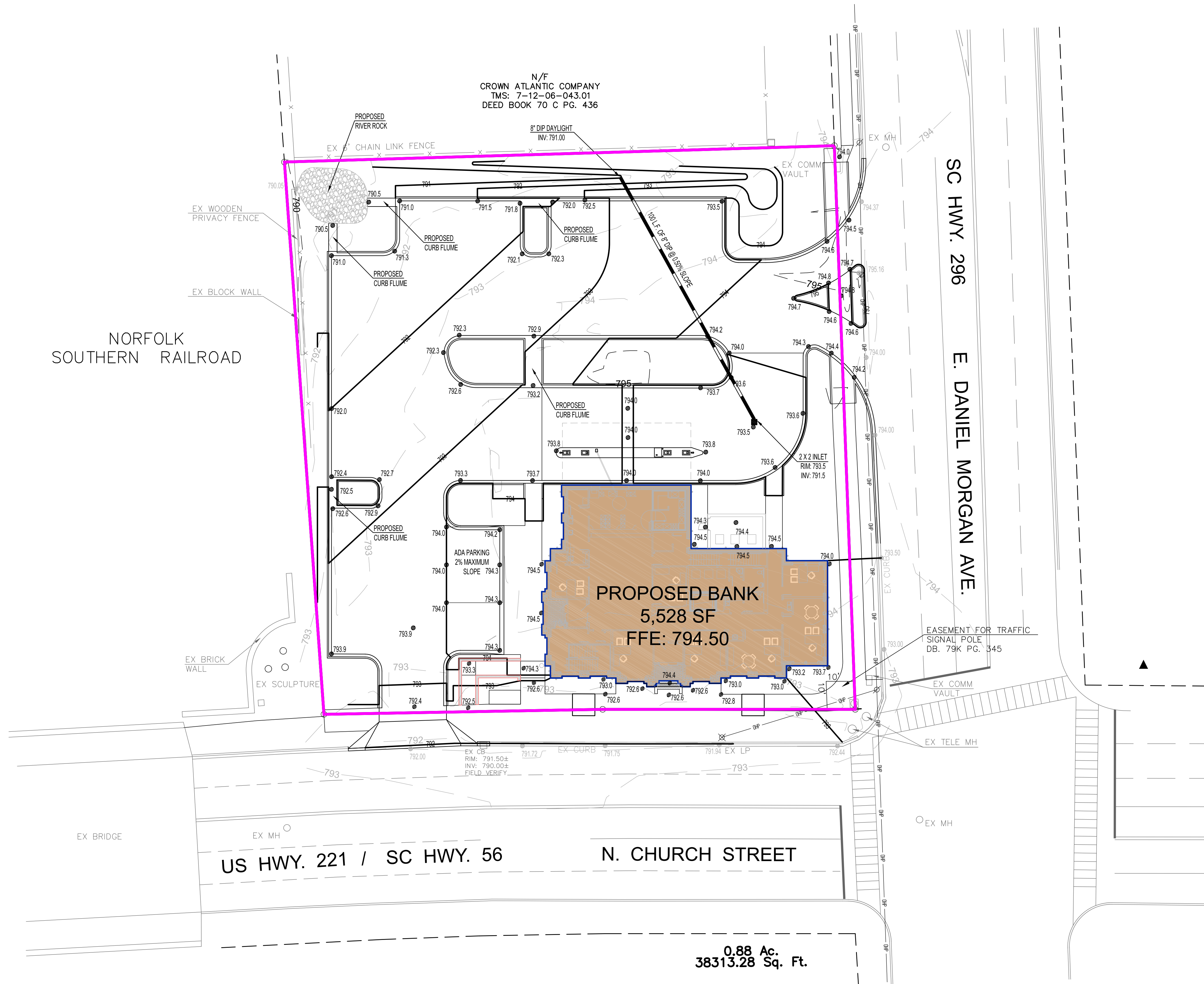
SITE LAYOUT AND UTILITY PLAN

Project: JDM
Engineer: JDM
Drawn By: CWJ
Date: MAY 2024

Revisions:
A. DRB SUBMITTAL 6.10.24
B. PRELIM DRB COMMENTS 6.26.24
C. DRB COMMENTS 7.12.24
D. FINAL DRB 10.11.24

Project Number: TBD

Sheet: C100



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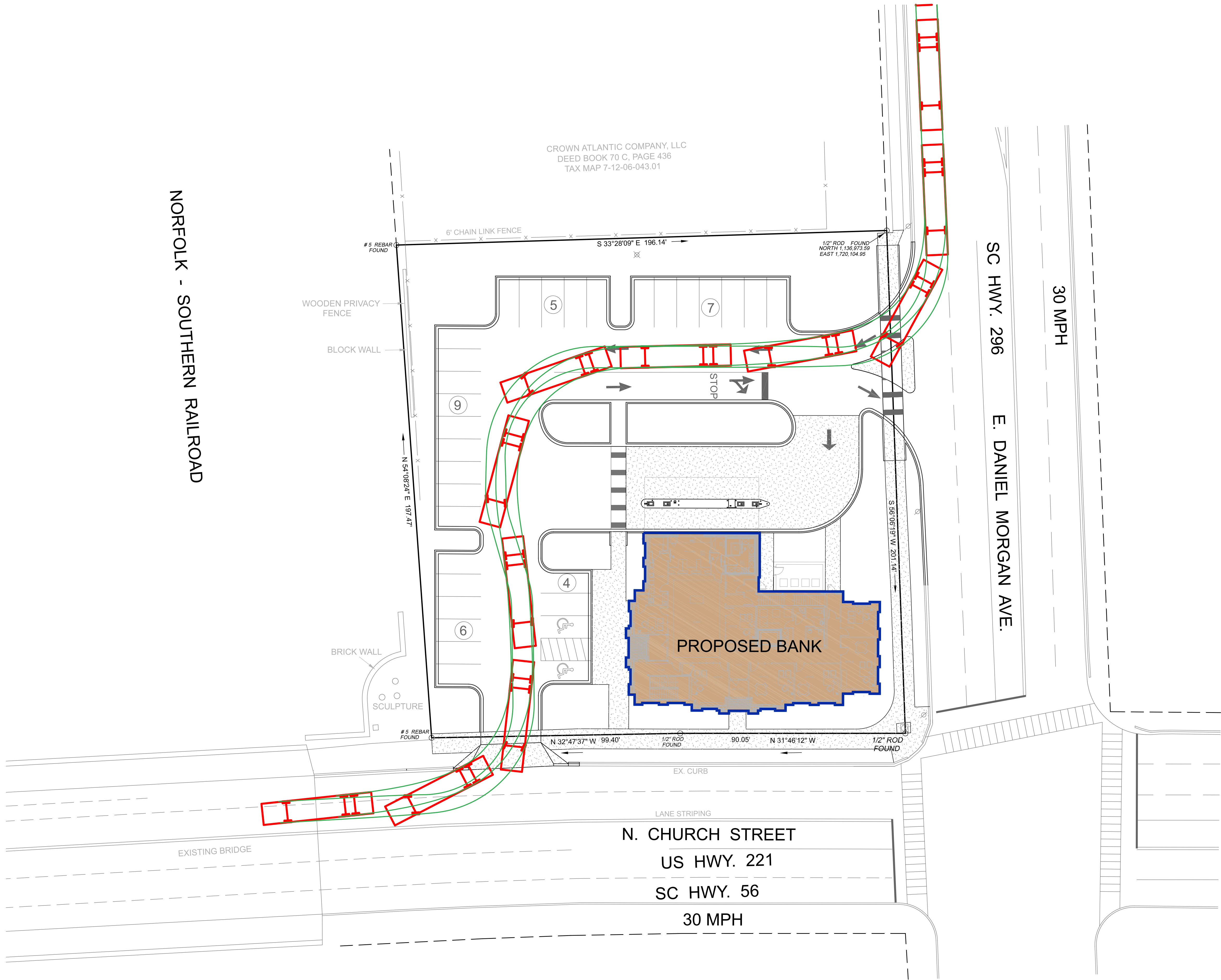
NEW BUILDING FOR THE FIDELITY BANK
305 N. CHURCH STREET, SPARTANBURG, SOUTH CAROLINA

GRADING AND DRAINAGE PLAN

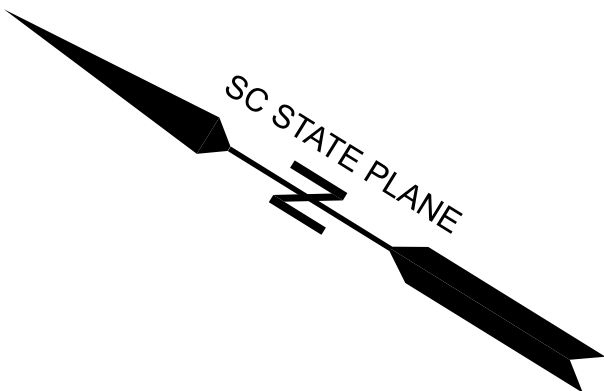
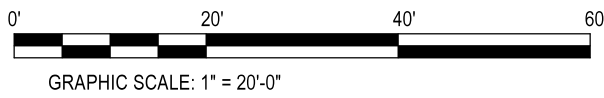
Project Engineer
JDM
Drawn By
CWJ
Date
MAY 2024
Revisions
A FINAL DRB 10.11.24

Project Number
TBD

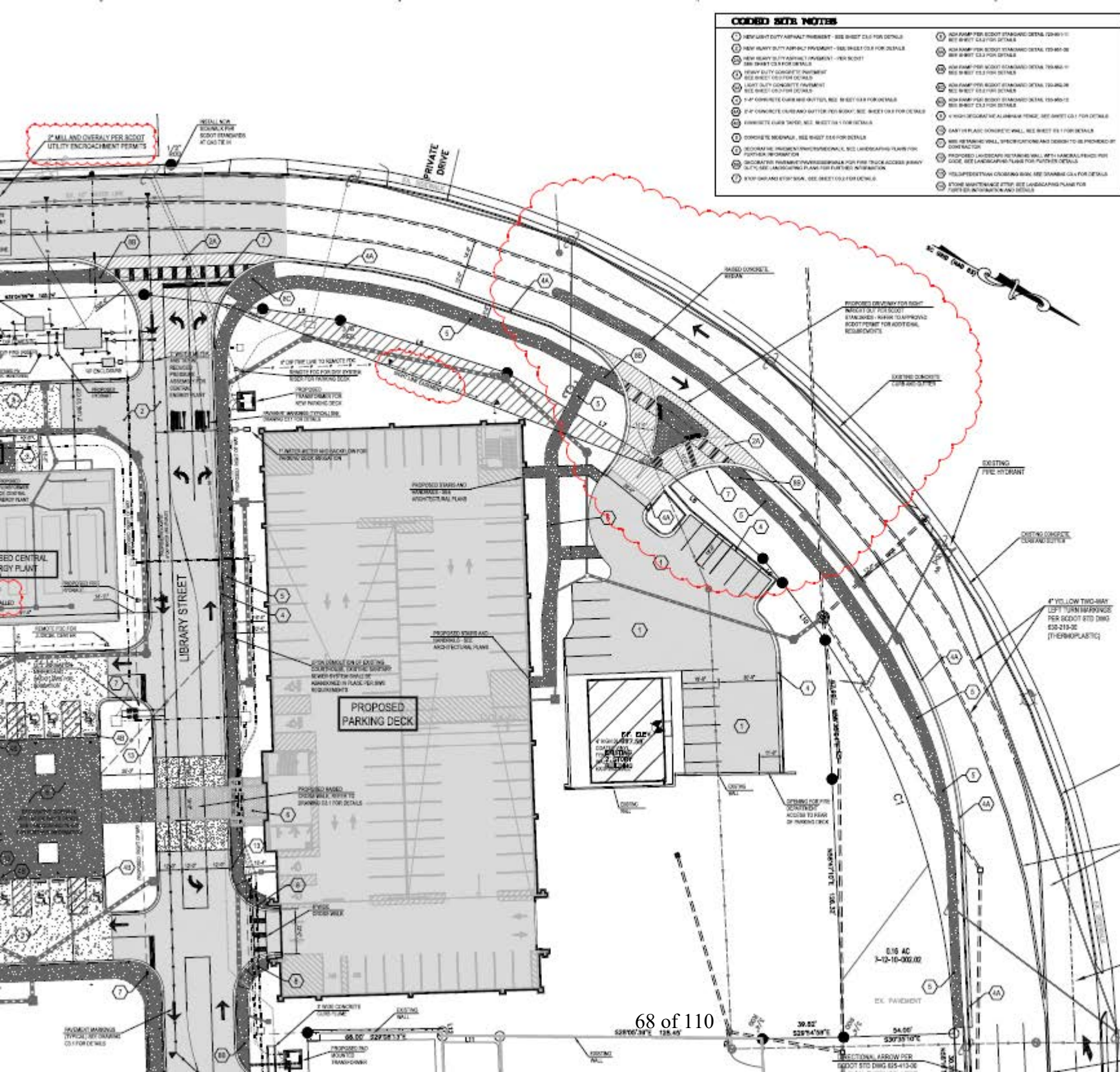
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C200



NORFOLK - SOUTHERN RAILROAD



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NEW BUILDING FOR THE FIDELITY BANK 305 N. CHURCH STREET, SPARTANBURG, SOUTH CAROLINA	
FIRE TRUCK TURNING TEMPLATE	
Project Engineer JDM Drawn By CWJ Date MAY 2024 Revisions	
Project Number TBD	
Sheet TEMPLATE	



- COORDINATE NOTES**
- 1. NEW LIGHT DUTY ASPHALT PAVEMENT - SEE SHEET C-10 FOR DETAILS
 - 2. NEW HEAVY DUTY ASPHALT PAVEMENT - SEE SHEET C-10 FOR DETAILS
 - 3. NEW HEAVY DUTY ASPHALT PAVEMENT - OVER EXISTING - SEE SHEET C-10 FOR DETAILS
 - 4. NEW LIGHT DUTY CONCRETE PAVEMENT - SEE SHEET C-10 FOR DETAILS
 - 5. NEW LIGHT DUTY CONCRETE PAVEMENT - OVER EXISTING - SEE SHEET C-10 FOR DETAILS
 - 6. 4\"/>

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SPARTANBURG COUNTY
JUDICIAL CENTER
 180 N. MAGNOLIA STREET - SPARTANBURG - SC - 29306

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	07/25/18	ISSUED FOR PERMIT REVIEW	JMK
2	08/08/18	ISSUED FOR PERMIT REVIEW	JMK
3	08/08/18	ISSUED FOR PERMIT REVIEW	JMK
4	08/08/18	ISSUED FOR PERMIT REVIEW	JMK
5	08/08/18	ISSUED FOR PERMIT REVIEW	JMK
6	08/08/18	ISSUED FOR PERMIT REVIEW	JMK
7	08/08/18	ISSUED FOR PERMIT REVIEW	JMK
8	08/08/18	ISSUED FOR PERMIT REVIEW	JMK
9	08/08/18	ISSUED FOR PERMIT REVIEW	JMK
10	08/08/18	ISSUED FOR PERMIT REVIEW	JMK

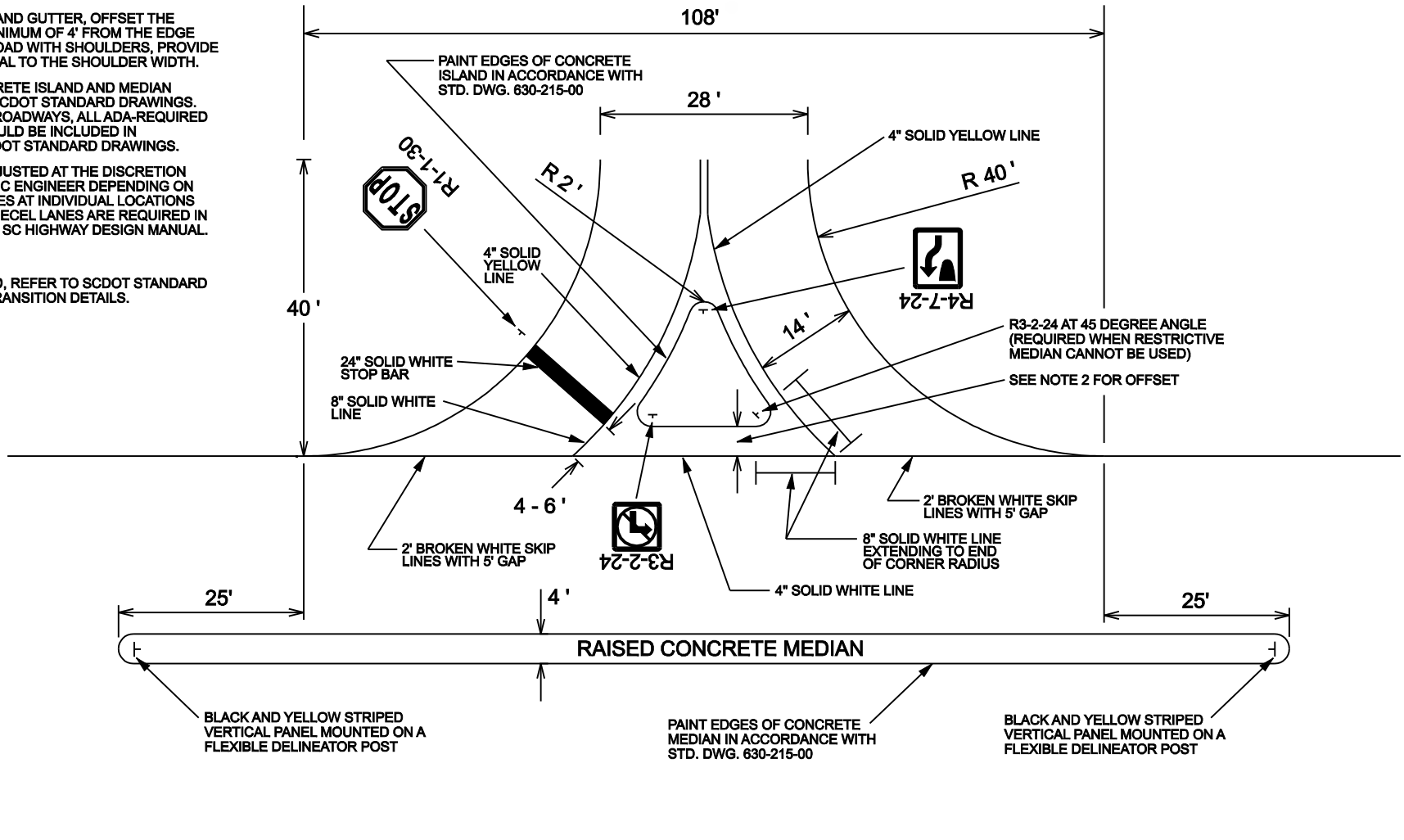
REVISIONS

NO.	DATE	DESCRIPTION	BY
1	07/25/18	ISSUED FOR PERMIT REVIEW	JMK
2	08/08/18	ISSUED FOR PERMIT REVIEW	JMK
3	08/08/18	ISSUED FOR PERMIT REVIEW	JMK
4	08/08/18	ISSUED FOR PERMIT REVIEW	JMK
5	08/08/18	ISSUED FOR PERMIT REVIEW	JMK
6	08/08/18	ISSUED FOR PERMIT REVIEW	JMK
7	08/08/18	ISSUED FOR PERMIT REVIEW	JMK
8	08/08/18	ISSUED FOR PERMIT REVIEW	JMK
9	08/08/18	ISSUED FOR PERMIT REVIEW	JMK
10	08/08/18	ISSUED FOR PERMIT REVIEW	JMK

NOTES

1. 100 S.F. MINIMUM AREA OF CONCRETE ISLAND.
150 S.F. MINIMUM AREA OF CONCRETE ISLAND WHERE PEDESTRIAN ACCOMMODATIONS ARE REQUIRED.
MINIMUM 12' SIDES AFTER ROUNDING OF CORNERS.
2. ON A ROAD WITH CURB AND GUTTER, OFFSET THE CONCRETE ISLAND A MINIMUM OF 4' FROM THE EDGE OF TRAVELWAY. ON A ROAD WITH SHOULDERS, PROVIDE A MINIMUM OFFSET EQUAL TO THE SHOULDER WIDTH.
3. CONSTRUCT THE CONCRETE ISLAND AND MEDIAN IN ACCORDANCE WITH SCDOT STANDARD DRAWINGS. ON CURB AND GUTTER ROADWAYS, ALL ADA-REQUIRED DESIGN ELEMENTS SHOULD BE INCLUDED IN ACCORDANCE WITH SCDOT STANDARD DRAWINGS.
4. THIS DESIGN MAY BE ADJUSTED AT THE DISCRETION OF THE DISTRICT TRAFFIC ENGINEER DEPENDING ON VARYING CIRCUMSTANCES AT INDIVIDUAL LOCATIONS SUCH AS WHEN ACCEL/DECEL LANES ARE REQUIRED IN ACCORDANCE WITH THE SC HIGHWAY DESIGN MANUAL.

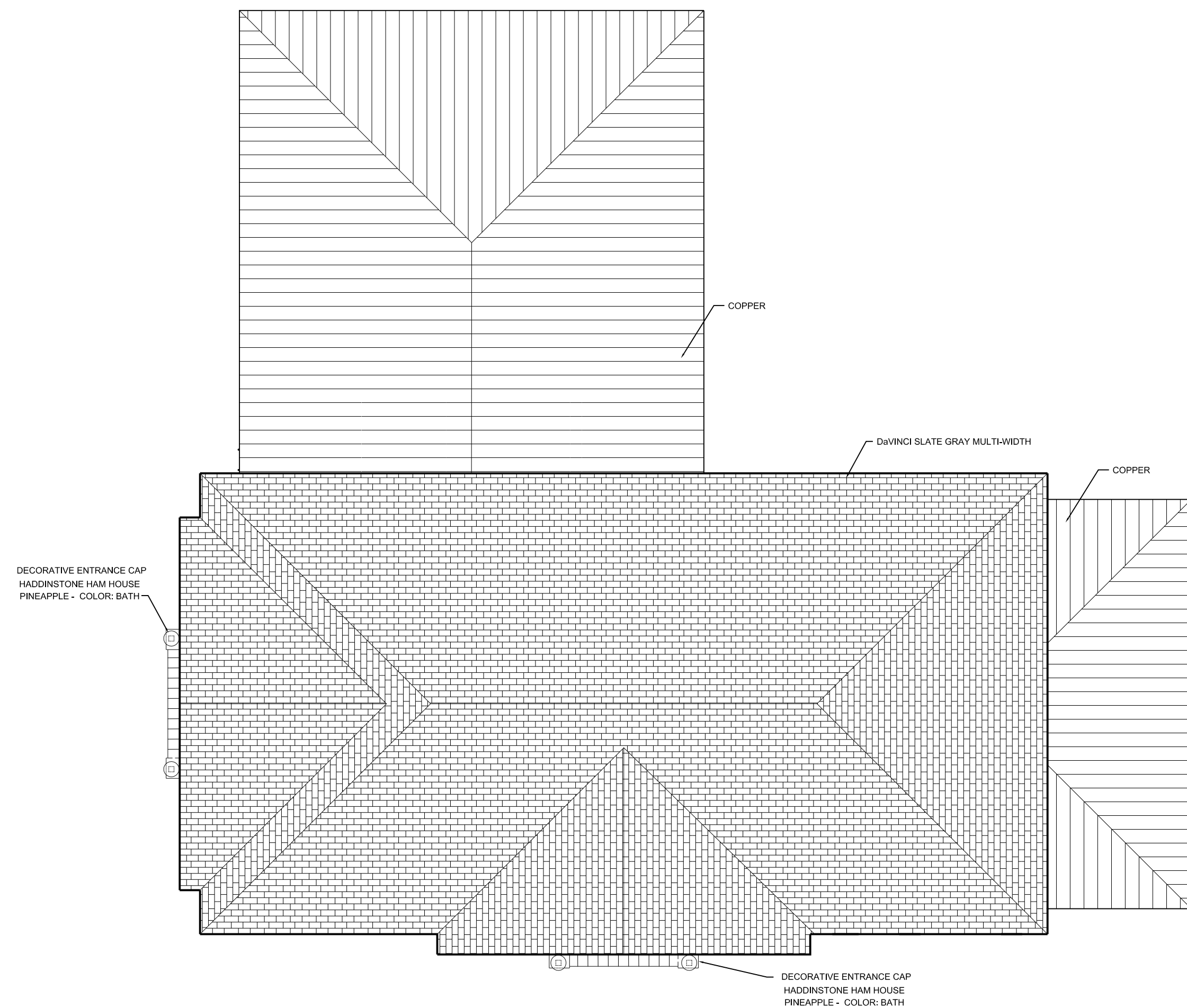
WHEN CURB IS DROPPED, REFER TO SCDOT STANDARD DRAWINGS FOR CURB TRANSITION DETAILS.



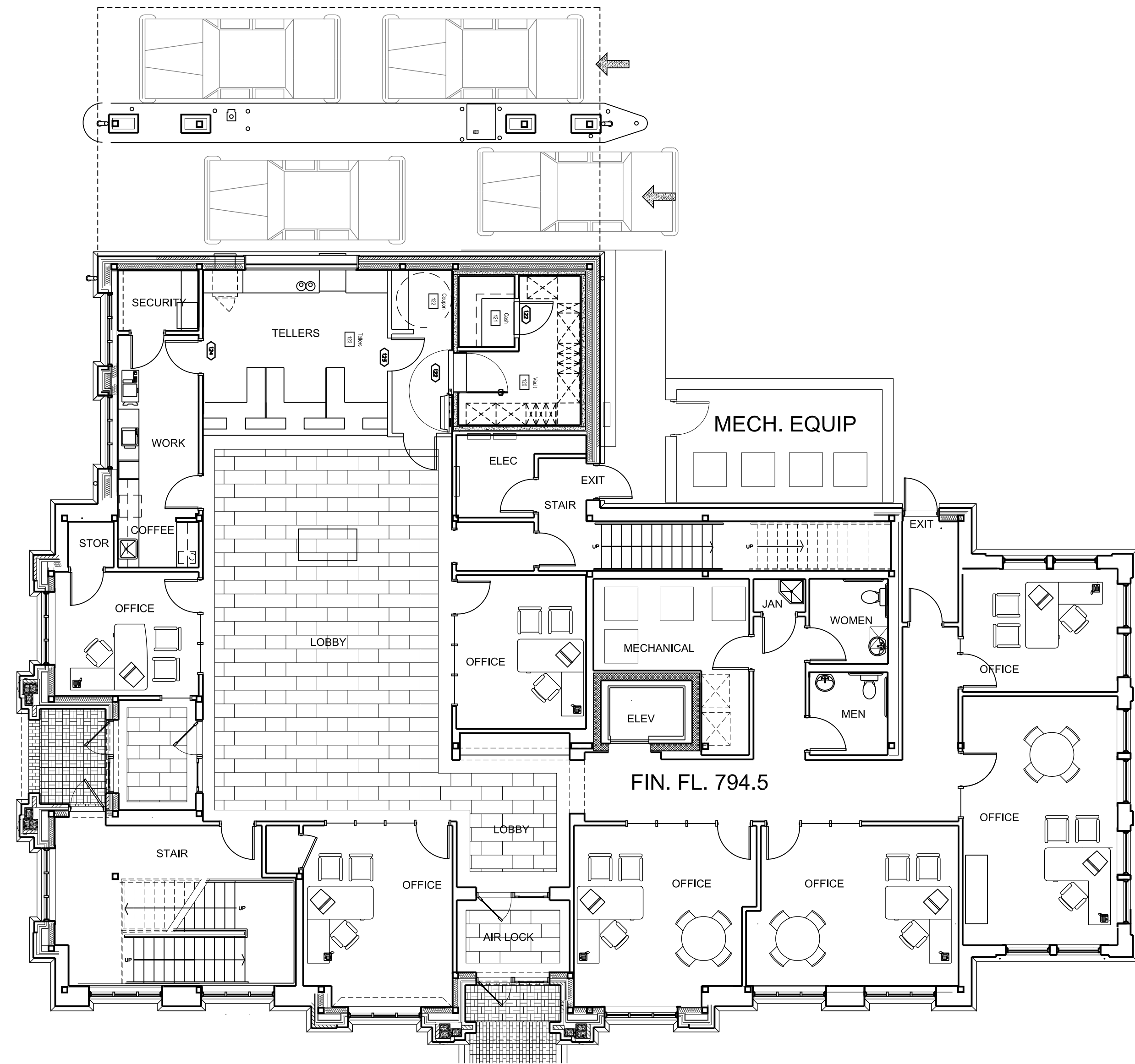
TYPICAL RIGHT-IN RIGHT-OUT DRIVEWAY DESIGN



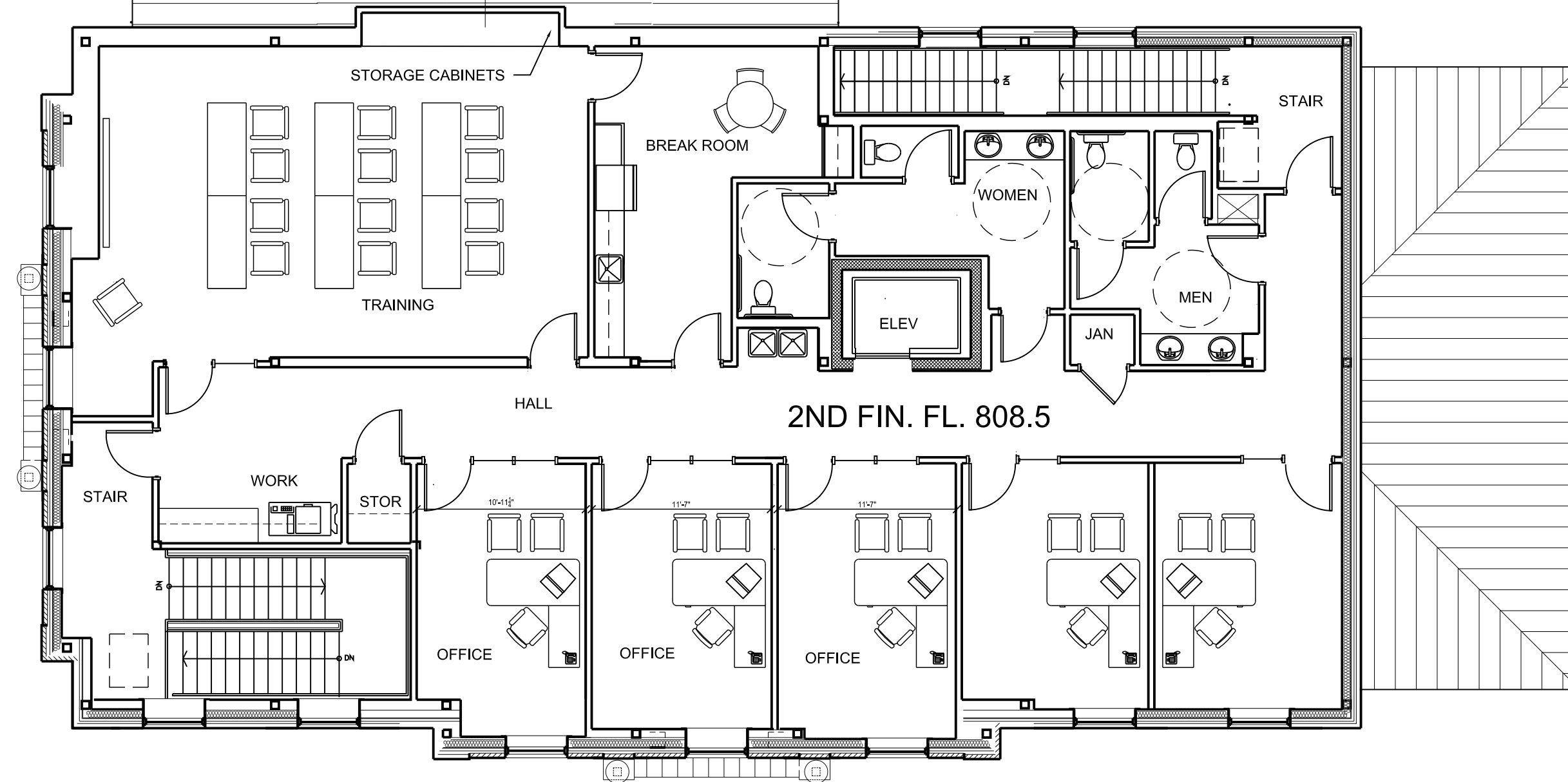




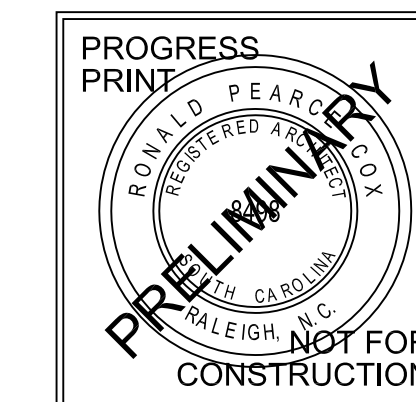
3 Roof Plan
1:10



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



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



Fidelity Bank
305 N. Church Street
Spartanburg, South Carolina

△ Town Comments 7.1.24

REV. DESCRIPTION

PROJECT NO: FBS.24

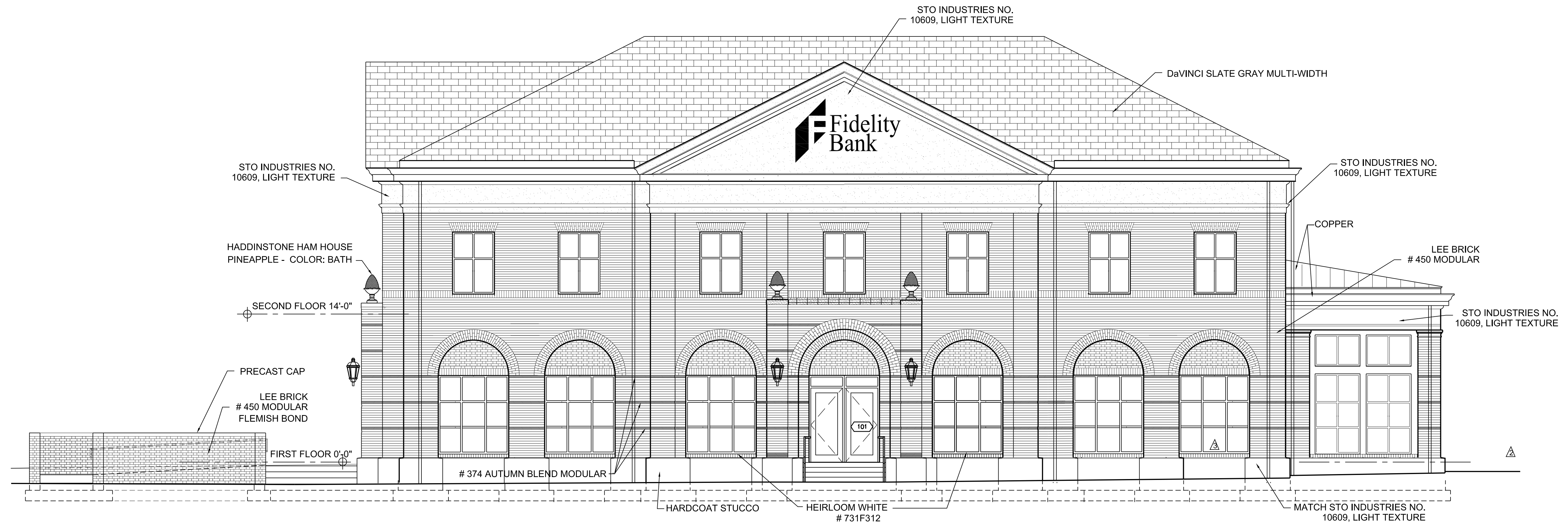
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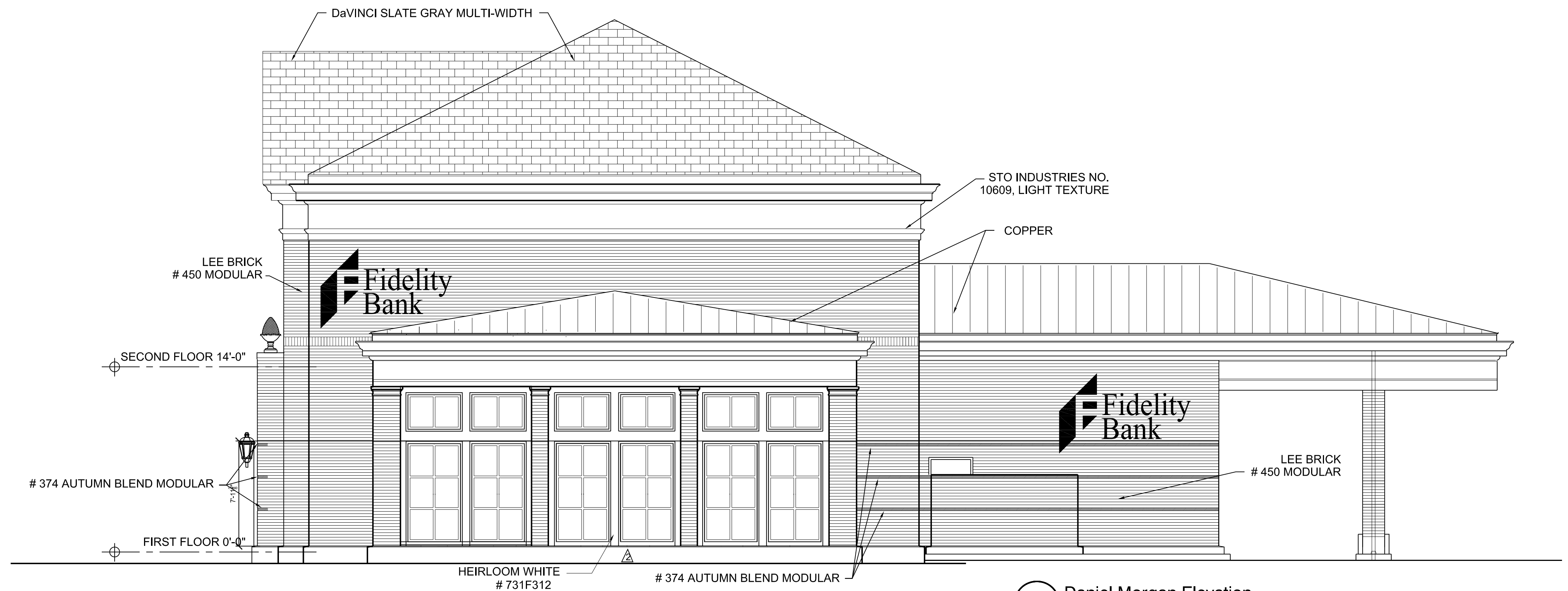
Floor Plans

A1.1

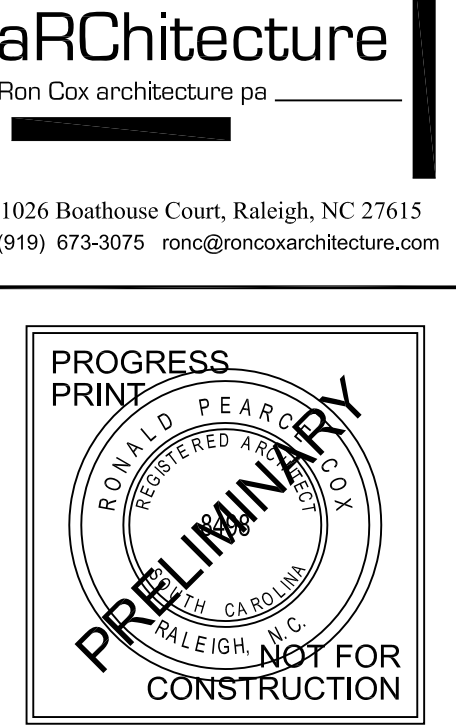


2 N. Church Street Elevation
3/16" = 1'-0"

EXTERIOR COLOR SCHEDULE (*INTERIOR COLOR SCHEDULE BY OWNER)								
CONCRETE EXCEPT CONC. @ DRIVE-THRU PAVING - BLACK	NATURAL GRAY	EPF 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 BEN MOORE 1225 OR SHERWIN WILLIAMS ABBEY BROWN	PAIN'T TO MATCH ADJACENT WALL COLOR	COURTYARD GATE GATE, FRAME AND HARDWARE ARE TO HAVE SHOP APPLIED FINISH BY CRYSTAL FINISHING SYSTEMS, INC.
BRICK VENEER (BRICK "A") (ALSO FOR MECH. EQUIP. WALL)	LEE BRICK # 450 MODULAR	ALUM. WINDOWS	KAWNEER HEIRLOOM WHITE # 731F312	ROOFING DaVINCI SLATE GRAY MULTI-WIDTH		WALL MOUNTED LIGHTS	DARK BRONZE FINISH	"PEARL WHITE" #CFT1281 - TRINAR ULTRA SEE SHEET A1.3
MORTAR JOINTS IN BRICK VENEER	TYPE S BRICKMNT BUFF- APPROVE FROM SAMPLE PANEL	ALUM. STOREFRONT, ENTRANCE DOORS	KAWNEER HEIRLOOM WHITE # 731F312	PVC TRIM	EPF TRIM (OFF WHITE)	GLASS	LIGHT GRAY TINTED	
BRICK "B" BRICK ACCENT COURSE BRICK RECESS ACCENT	TAYLOR CLAY PRODUCTS # 374 AUTUMN BLEND MODULAR	ALUM. STOREFRONT, ENTRANCE DOORS	KAWNEER HEIRLOOM WHITE # 731F312	PVC TRIM	EPF TRIM (OFF WHITE)	SEALANT IN PLINTH CONTROL JOINTS	MATCH COLOR OF ADJACENT EPF SURFACES	STEEL EDGE AT MOWING STRIP BLACK
		SHEET METAL, METAL ROOFING, GUTTERS & DOWNSPOUTS	COPPER	CMU PLINTH W/ ACRYLIC STUCCO FINISH	EPF TRIM (OFF WHITE) MATCH STO INDUSTRIES NO. 10609, LIGHT TEXTURE	SEALANT FOR CONTROL JOINTS IN BRICK VENEER	SONNEBORN NP-1 REDWOOD TAN	PEA GRAVEL WHITE TO BUFF 1/4"- 1/2" IN DIAMETER FOR MOWING STRIP



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



1026 Boathouse Court, Raleigh, NC 27615
(919) 673-3075 roncox@roncoxarchitecture.com

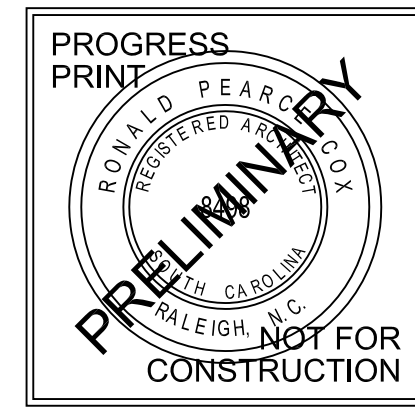
305 N. Church Street
Spartanburg, South Carolina

Fidelity Bank
305 N. Church Street
Spartanburg, South Carolina

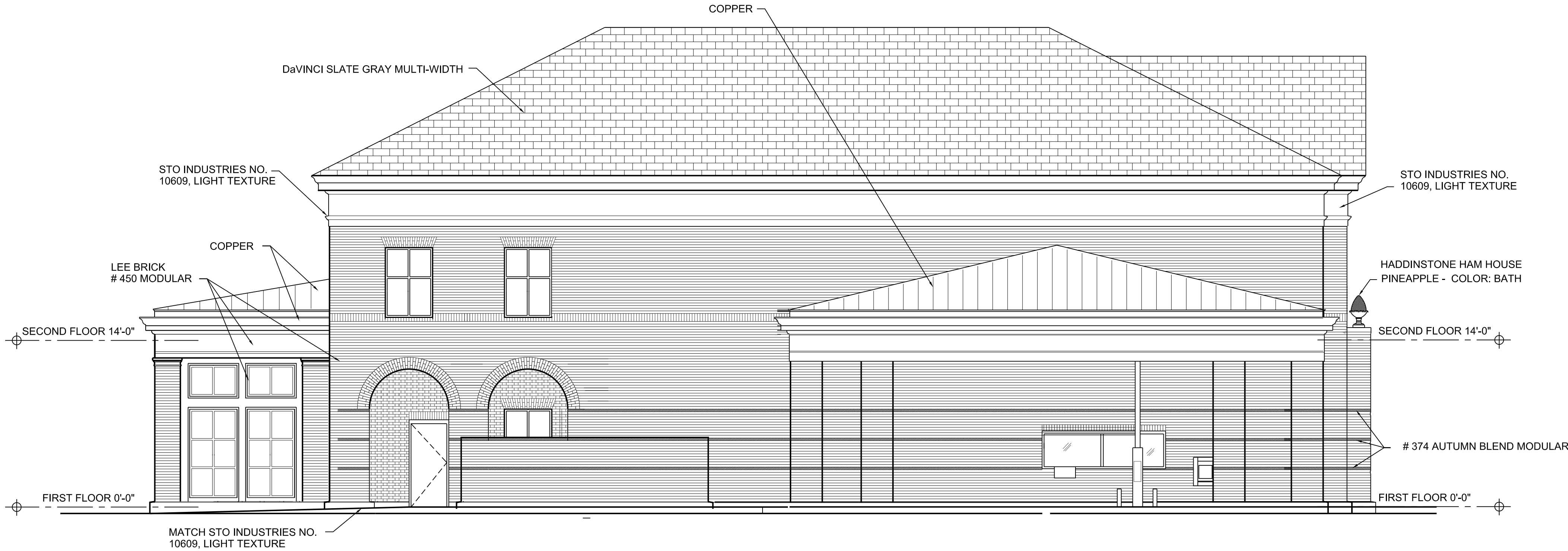
△	Town Comments 7.29.24
△	Town Comments 7.1.24
△	Town Comments 6.24.24
REV.	DESCRIPTION
PROJECT NO:	FBS.24
DRAWN BY:	RPC
CHECKED BY:	RPC
SHEET TITLE:	

ELEVATIONS

A2.1
10.7.24



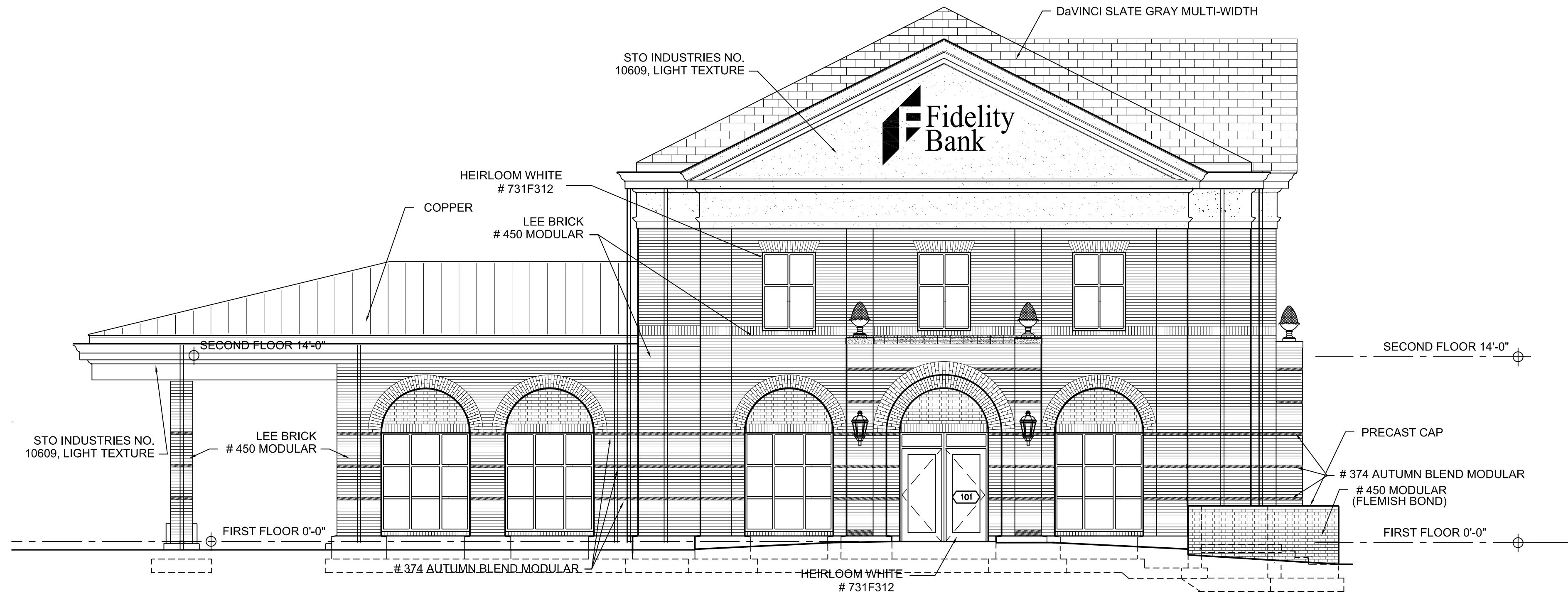
Fidelity Bank
305 N. Church Street
Spartanburg, South Carolina



2 Rear Elevation - North
3/16" = 1'-0"

EXTERIOR COLOR SCHEDULE
(*INTERIOR COLOR SCHEDULE BY OWNER)

CONCRETE EXCEPT CONC. @ DRIVE-THRU PAVING - BLACK	NATURAL GRAY	EPF 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 BEN MOORE 1225 OR SHERWIN WILLIAMS ABBEY BROWN	PAINT TO MATCH ADJACENT WALL COLOR	COURTYARD GATE GATE, FRAME AND HARDWARE ARE TO HAVE SHOP APPLIED FINISH BY CRYSTAL FINISHING SYSTEMS, INC. "PEARL WHITE" #CFT1281 - TRINAR ULTRA SEE SHEET A1.3
BRICK VENEER (BRICK "A") (ALSO FOR MECH. EQUIP WALL)	LEE BRICK # 450 MODULAR	ALUM. WINDOWS	KAWNEER HEIRLOOM WHITE # 731F312	ROOFING DaVINCI SLATE GRAY MULTI-WIDTH		WALL MOUNTED LIGHTS	DARK BRONZE FINISH	
MORTAR JOINTS IN BRICK VENEER	TYPE S BRICKMNT BUFF- APPROVE FROM SAMPLE PANEL	ALUM. STOREFRONT, ENTRANCE DOORS	KAWNEER HEIRLOOM WHITE # 731F312	PVC TRIM	EPF TRIM (OFF WHITE)	GLASS	LIGHT GRAY TINTED	
BRICK "B" 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	EPF TRIM (OFF WHITE) MATCH STO INDUSTRIES NO. 10609, LIGHT TEXTURE	SEALANT IN PLINTH CONTROL JOINTS	MATCH COLOR OF ADJACENT EPF SURFACES	STEEL EDGE AT MOWING STRIP BLACK
						SEALANT FOR CONTROL JOINTS IN BRICK VENEER	SONNEBORN NP-1 REDWOOD TAN	PEA GRAVEL WHITE TO BUFF 1/4"- 1/2" IN DIAMETER FOR MOWING STRIP



1 Main Entrance Elevation
3/16" = 1'-0"

REV. DESCRIPTION

PROJECT NO: FBS.24

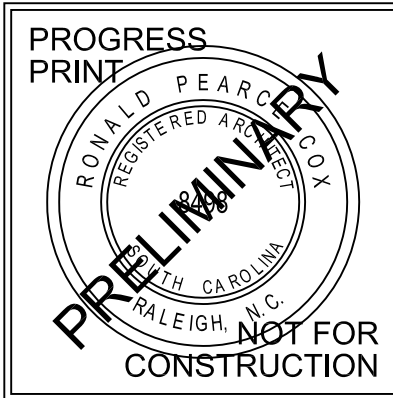
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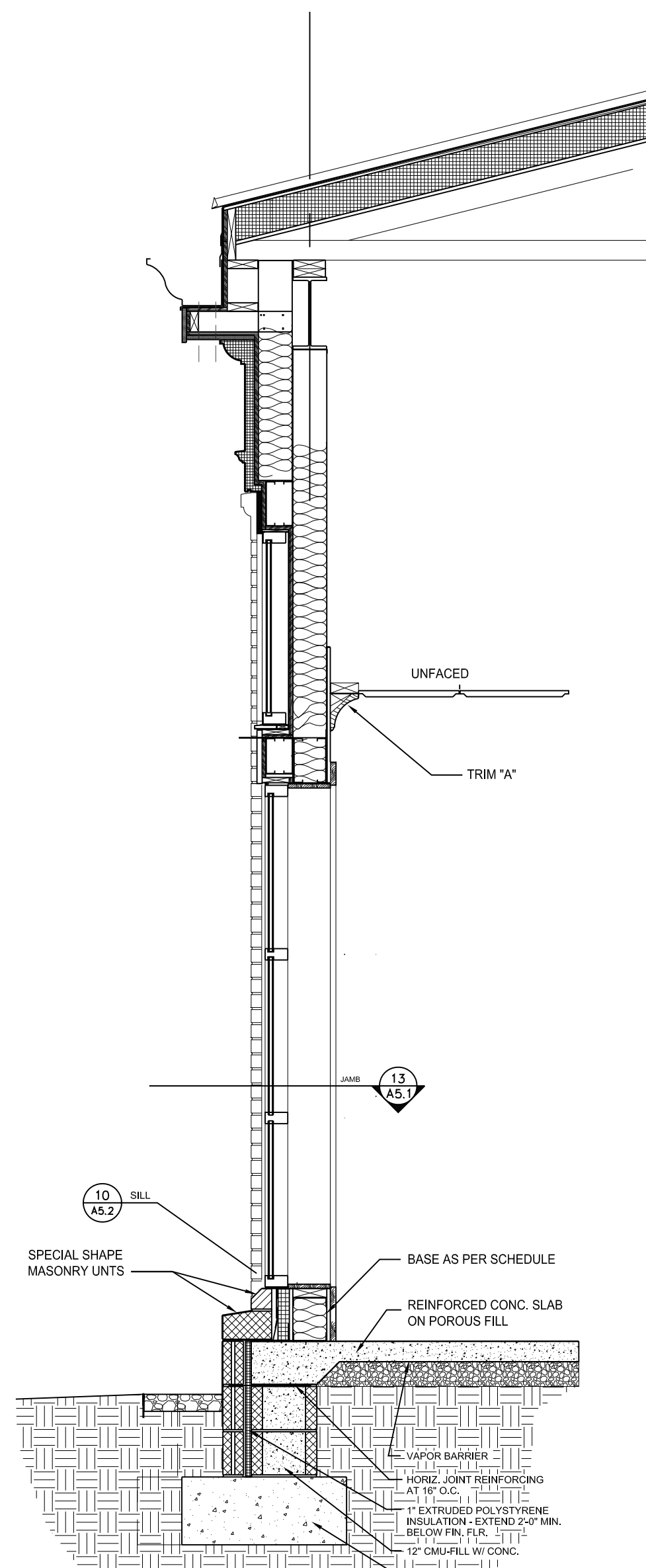
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ELEVATIONS

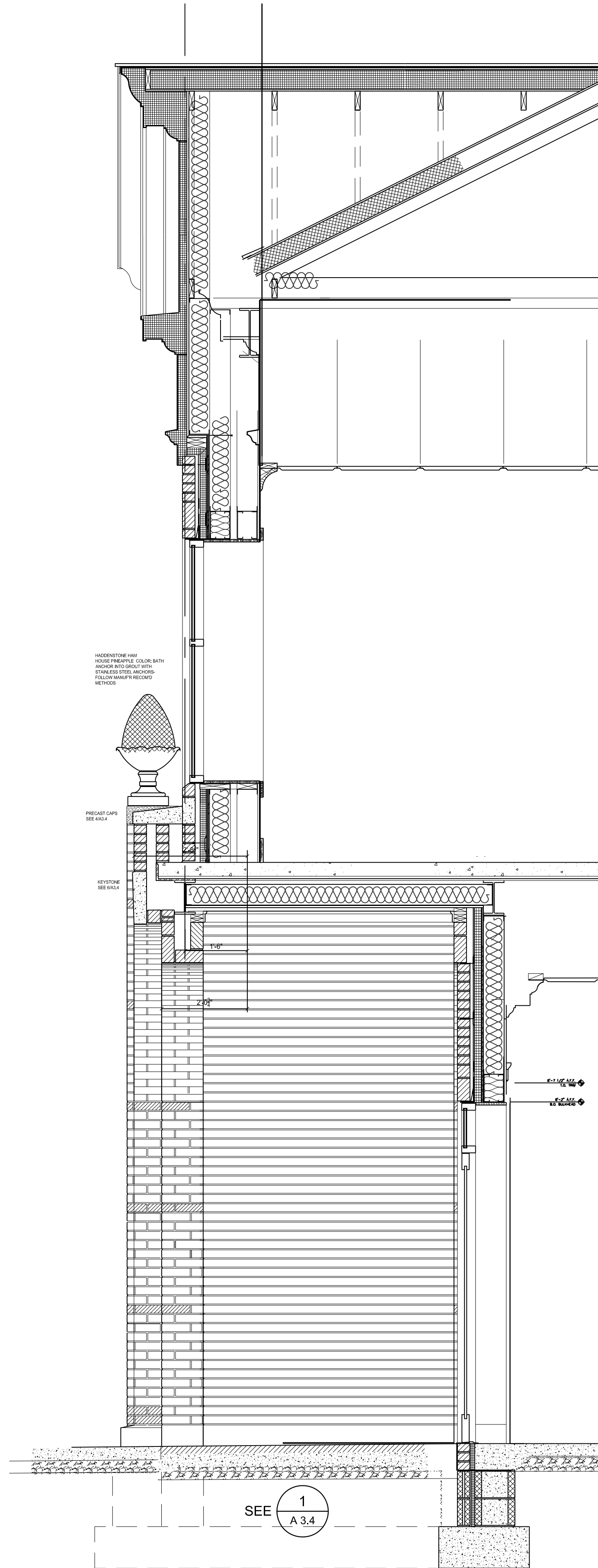
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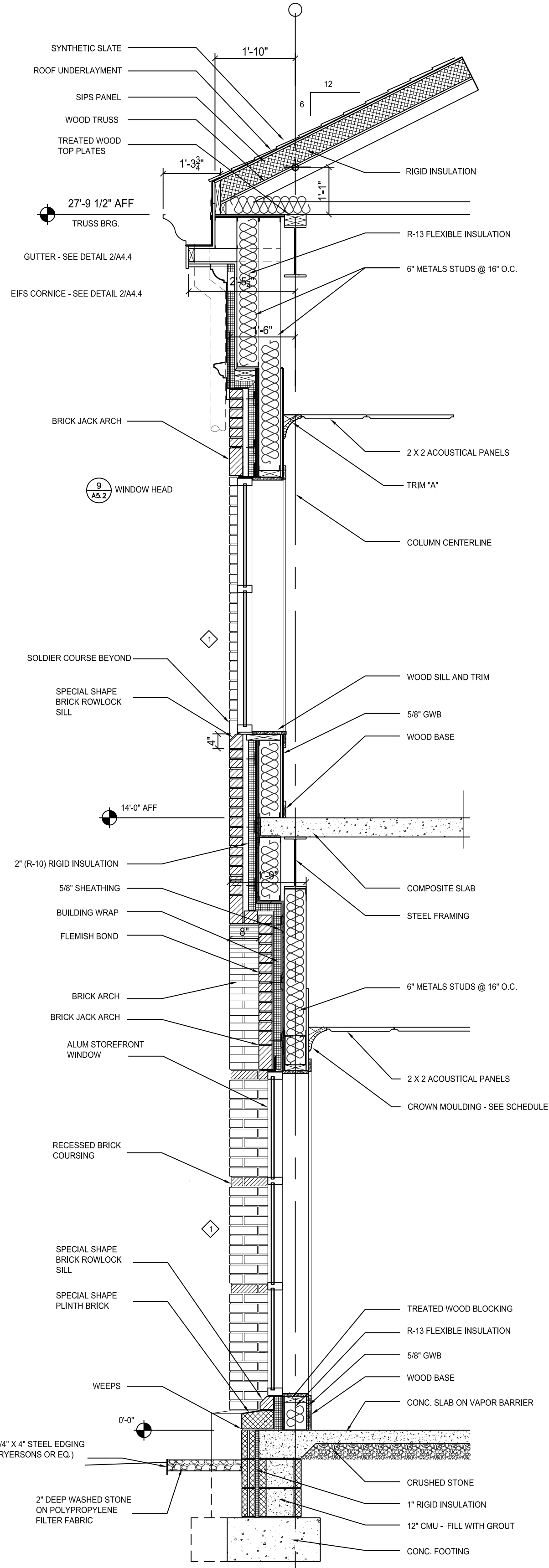
Fidelity Bank
305 N. Church Street
Spartanburg, South Carolina



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



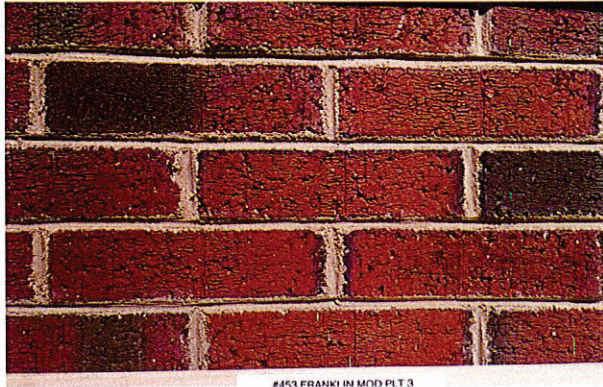
2 SECTION @ ENTRY
1/2" = 1'-0"



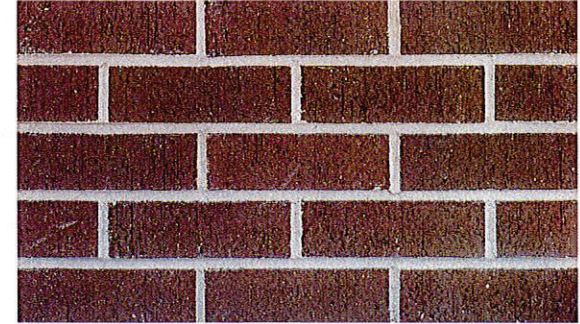
1 TYP. 2 STORY WALL SECTION
1/2" = 1'-0"

REV.	DESCRIPTION
PROJECT NO:	FBS.24
DRAWN BY:	RPC
CHECKED BY:	RPC
SHEET TITLE:	
Wall Sections	

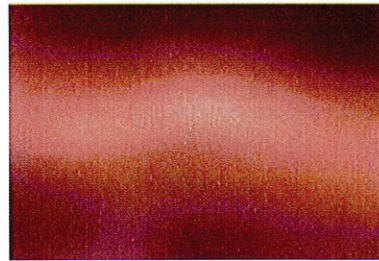
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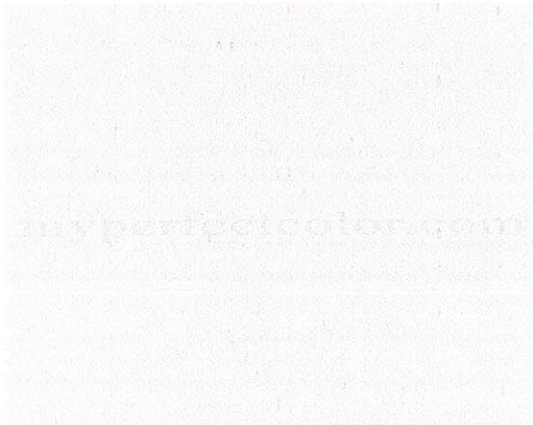
LEE BRICK #453 WITH BUFF MORTAR



TAYLOR CLAY #373 ACCENT BRICK



COPPER GUTTERS, DOWNSPOUTS AND LOW SLOPE ROOF



HEIRLOOM WHITE STOREFRONT AND MATICHING STUCCO COLOR—STO 10609



DA VINCI GRAY SLATE—MAIN ROOF

FIDELITY BANK—EXTERIOR COLORS AND MATERIALS

305 N. CHURCH ST.

76 of Spartanburg, SC



FIDELITY BANK SOUTHERN PINES NC WITH SIMILAR DETAILS



DO NOT
ENTER

Fidelity
Bank

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78 of 110

Google Earth

35°43'08.93" N 79°09'36.40" W elev 10 ft eye alt 8 ft











	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>
TREES					
	ACE AER	2	ACER BUERGERIANUM 'ABMTF' / AERYN® TRIDENT MAPLE	B & B	2" CAL
	ACE TKS	2	ACER PALMATUM 'TSUKASA SILHOUETTE' / TSUKASA SILHOUETTE JAPANESE MAPLE	B & B	12' MIN.
	CHI TRE	3	CHIONANTHUS VIRGINICUS 'PRODIGY' / PRODIGY FRINGETREE	B & B	9'-10'
	MAG AL2	7	MAGNOLIA X SOULAGEANA 'DARK ALEXANDRIA' / ALEXANDRIA SAUCER MAGNOLIA MULTI-STEM	B & B	8' MIN.
	QUE HIG	4	QUERCUS PHELLOS 'HIGHTOWER' / HIGHTOWER WILLOW OAK	B & B	3" CAL 16' MIN.
	QUE PAN	2	QUERCUS SHUMARDI 'QSFTC' / PANACHE® SHUMARD OAK	B & B	3" CAL 16' MIN.
	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>
SHRUBS					
	CEP PRO	6	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA' / PROSTRATE PLUM YEW	3 GAL	
	CRY GLO	7	CRYPTOMERIA JAPONICA 'GLOBOSA NANA' / DWARF JAPANESE CEDAR	3 GAL	
	HYD U3	3	HYDRANGEA PANICULATA 'LIMELIGHT' TM 'TREE FORM' / LIMELIGHT HYDRANGEA	7 GAL	
	HYD UIL	6	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME HYDRANGEA	3 GAL	
	ILE SCD	25	ILEX VOMITORIA 'SCHILLINGS DWARF' / DWARF YAUPOH HOLLY	7 GAL	
	JUN TA2	1	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR	5 GAL	
	LIR SBL	103	LIRIOPE MUSCARI 'SUPER BLUE' / SUPER BLUE LILYTURF	3 GAL	
	LOR SNO	12	LOREPETALUM CHINENSE 'SNOWMOUND' / SNOW MUFFIN® FRINGE FLOWER	3 GAL	
	MUH CAP	6	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	3 GAL	
	NAN MFT	30	NANDINA DOMESTICA 'MURASAKI' / FLIRT™ HEAVENLY BAMBOO	3 GAL	
	OSM EFS	13	OSMANTHUS HETEROPHYLLUS 'KAORI HIME' / FRAGRANT PRINCESS DWARF HOLLY OLIVE	3 GAL	
	ROS PED	3	ROSA MEIDLAND SERIES 'PEACH DRIFT' / PEACH DRIFT ROSE	3 GAL	
	SCH STO	8	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' / LITTLE BLUESTEM GRASS	1 GAL	
	<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	
GROUND COVERS					
	CYN NOT	7,974 SF	CYNODON DACTYLOLON 'OKC 1131' / TA-HOMA 31 BERMUDAGRASS	SOD	



BASED ON SECTION 5158 CITY OF SPARTANBURG DOWNTOWN CODE
STREETSCAPE AND SITE LANDSCAPING REQUIREMENTS

- DT-5 12' LANDSCAPE ZONE; MIN. 8' SIDEWALK
- 14' MIN. STREETSCAPE ZONE; 160" SIDEWALK TO MATCH EXISTING PROVIDED

8.2.1 REQUIRED PLANTINGS:

- 31 PARKING SPACES
- 1 SHADE TREE AND 8 SHRUBS PER 10 PARKING SPACES REQUIRED
- ALL SPACES SHOULD BE WITHIN 60' OF A CANOPY TREE
 - 4 SHADE TREES AND 25 SHRUBS REQUIRED)
 - **4 SHADE TREES AND 28 SHRUBS 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
- 128 LF OF PARKING VISIBLE, LESS ACCESS CURB CUTS
 - 128 LF OF 4' LANDSCAPE SCREENING PROVIDED

BASED ON SECTION 515.7.2 CITY OF SPARTANBURG DOWNTOWN CODE
BICYCLE PARKING REQUIREMENTS

- 5 BICYCLE PARKING PER 100 VEHICLE PARKING SPACES
- 31 VEHICLE SPACES; 2 BICYCLERACKS REQUIRED
- **4 BICYCLE RACKS PROVIDED**

BASED ON SECTION 505.53 CITY OF SPARTANBURG
TREE REPLACEMENT FOR TREES APPROVED TO BE REMOVED

12"-24" D.B.H.
(4) 12"-24" TREES REPLACED = 4 TREES
 24"-36" D.B.H.
(0) 24"-36" TREES REPLACED = 0 TREES
 ≥ 36" D.B.H.
(2) ≥ 36" TREES REPLACED = 6 TREES
TOTAL = 10 TREES TO BE REPLACED
20 TREES PROVIDED

GENERAL NOTES:

1. ALL LANDSCAPED AREAS WILL BE DELINEATED BY CURBING.
2. ALL PLANTING AREAS SHALL BE MECHANICALLY IRRIGATED. CONTRACTOR TO PROVIDE 100% COVERAGE TO LANDSCAPED AREAS (SEE IRRIGATION NOTES ON L5-2).
3. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF SPARTANBURG ZONING ORDINANCE.
4. GARBAGE WILL BE VIA ROLL CART SERVICE. ROLL CARTS WILL BE STORED IN THE REAR SCREENING AREA.
5. ALL HANDICAP SPACES WILL BE MARKED WITH A FREESTANDING OR WALL MOUNTED SIGN. THE HANDICAP SIGN SHALL BE 7 FT. IN HEIGHT FROM THE BOTTOM OF THE SIGN OR ABOVE THE DRIVING SURFACE.
6. ALL EXISTING DRIVEWAYS AND CURB CUTS THAT ARE NOT USED SHALL BE REMOVED AND REPLACED WITH A CONCRETE CURB, GUTTER, AND/OR SIDEWALK (IF EXISTING).
7. PRIOR TO GRADING, THE ZONING ENFORCEMENT OFFICER WILL BE CONTACTED TO ENSURE THAT ALL TREES MARKED FOR RETENTION IN THE LANDSCAPE PLAN ARE PROPERLY IDENTIFIED AND FENCED OFF.

PLANTING MATERIALS LIST WAS PREPARED FOR ESTIMATING PURPOSES. CONTRACTOR SHALL MAKE MAXIMUM QUANTITY TAKE-OFF USING DRAWINGS AND SPECIFICATIONS TO DETERMINE QUANTITIES TO HIS SATISFACTION. REPORTING PROMPTLY ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

ROOT TYPES MAY BE FREELY SUBSTITUTED IN CASE OF BALLED AND BURLIAPPED OR CONTAINER GROWN. ALL PLANT MATERIAL MUST ADDRESS TO ANSI Z60.1-2004 (AMERICAN STANDARD FOR NURSERY STOCK) SPECIFICATIONS FOR ROOT BALLS AND CONTAINER SIZES.

CONTRACTOR TO GUARANTEE THAT ALL PLANTING MATERIALS ARE AVAILABLE AS SPECIFIED WHEN BID/PROPOSAL IS SUBMITTED. UNLESS SPECIFICALLY NOTED, ALL PLANTS SHALL BE OF SPECIMEN QUALITY, EXCEPTIONALLY HEALTHY, SYMMETRICAL, AND SO TRAINED OR FAVORED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY AND OUTSTANDINGLY SUPERIOR TO NORMAL GROWN STOCK. PLANTS SHALL BE FULLY DEVELOPED, FREE OF GROWTH DEFECTS, WELL BRANDED AND DENSELY FOLIATED WHEN IN LEAF; FREE OF DISEASE AND INSECTS, EGGS OR LARVAE; AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD REQUIRE SPECIAL PREPARATION FOR PLANTING.

SUBSTITUTIONS OF PLANT MATERIALS SHALL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT. IF PROPOSED SUBSTITUTION IN WRITING THAT A PLANT SPECIFIED IS NOT OBTAINABLE, CONSIDERATION WILL BE GIVEN TO THE NEAREST AVAILABLE SIZE OR SIMILAR VARIETY, WITH A CORRESPONDING ADJUSTMENT OF THE CONTRACT PRICE.

PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED. EXCEPT PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED IF APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. IF LARGER PLANTS ARE APPROVED, THE ROOT BALL SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

ROOT FLARE OF PLANT MATERIAL MUST BE AT OR SLIGHTLY HIGHER THAN EXISTING GRADE. FILL MULCH BACK IN.

ALL ROOTS SHALL BE PROTECTED BY BURLAP.

TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED, WILL BE REJECTED. TREES WITH A DAMAGED OR CRACKED LEADER, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, INSECT DAMAGE, CUTS OF LIMBS OVER 20 MM (3/4") IN DIAMETER THAT ARE NOT COMPLETELY CLOSED OR FLUSH PRUNING CUTS THAT DO NOT PRESERVE THE COLLAR AT THE BRANCH WILL BE REJECTED.

THREE PLANTING DETAILS AND SPECIAL PROVISIONS FOR PLANTING MUST BE FOLLOWED.

CONTRACTOR SHALL TEST SOIL pH AND CONDITIONS FOR ALL SOIL AREAS TO INSURE THAT PROPER SOIL REQUIREMENTS ARE MET FOR THE PLANTING. SOIL TESTING SHALL BE REQUIRED AND APPROVED BY CONTRACTOR AS INDICATED BY SOIL TEST AND SPECIFICATIONS TO ACHIEVE PROPER SOIL CONDITIONS.

ALL PLANT BEDS TO RECEIVE 3" DEEP HARDWOOD MULCH, PULLED 6" AWAY FROM THE TRUNK.

CONTRACTOR SHALL PROVIDE DRAINAGE AND CONTROL WEEDS IN MULCH AREAS THROUGHOUT THE DURATION OF CONSTRUCTION UNTIL PLANT ACCEPTANCE.

ALL PLANT BEDS AND SEED/SOD AREAS TO RECEIVE 100% IRRIGATION COVERAGE.

CONTRACTOR SHALL APPLY AN AS-BUILT IRRIGATION PLAN TO THE OWNER BEFORE FINAL ACCEPTANCE OF THE PROJECT.

CONTRACTOR SHALL SUBMIT A LANDSCAPE INSTALLATION PLAN TO THE LANDSCAPE ARCHITECT FOR REVIEW. THE NURSERY OR PHOTOS OF THE PLANTING STOCK SHALL BE SUBMITTED "TO THE LANDSCAPE ARCHITECT FOR APPROVAL. PERMURGENT HERBICIDE SHALL BE APPLIED TO PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND MAINTENANCE.

ALL PLANT BEDS SHALL BE TESTED FOR PH AND AMENDED PRIOR TO INSTALLATION.

ALL PLANT MATERIAL SHALL CONFORM TO STANDARD SET FORTH BY "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1-2004 (AMERICAN STANDARD FOR NURSERY STOCK).

ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.

ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING.

ALL TREES MUST BE STRAIGHT TRUNK, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.

PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAUSE DAMAGE TO ANY UTILITIES. NECESSARY REPAIRS SHALL BE MADE AS QUICKLY AS PRACTICABLE AT CONTRACTOR'S EXPENSE.

ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODES (SLOPE, EROSION, ETC.).

CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF PLANTING PITS PRIOR TO INSTALLATION OF PLANTING MATERIAL. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.

BALLED AND BURLIAP PLANTING SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP AND STRAPS REMOVED.

CONTRACTORS SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANTS LISTS, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.

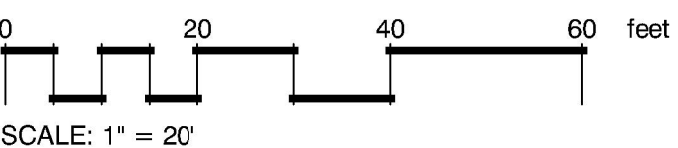
CONTRACTOR TO PROVIDE SOIL CERTIFICATION BEFORE PLANTING.

TURF GRASS SHALL BE PLANTED AFTER ALL PLANTS ARE INSTALLED AND MULCHED. SEED AND/OR SOD BED PREPARATIONS BY MEANS OF PULVERIZATION TO LOOSEN SOIL. SMOOTH AND FINE GRADE AREA REMOVING ANY ROCKS, ROOTS, ETC.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING IN FULL ALL PLANTING AREAS [INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.] UNTIL THE OWNER AND LANDSCAPE ARCHITECT ACCEPT CONSTRUCTION IN FULL & FINAL PUNCH LIST COMPLETED / ACCEPTED IN WRITING.

CONTRACTOR TO GUARANTEE THAT ALL PLANTING MATERIAL FOR A 12 MONTH ESTABLISHMENT PERIOD BEGINNING AT THE OWNER'S FULL ACCEPTANCE OF THE PROJECT.

Tipton Pitts, ASLA
tip@landartdesigngroup.com



Fidelity Bank - 305 N. Church St.

FINAL Design Review Board

Items of Note and Actions taken prior to Preliminary DRB Approval

1. A detailed landscape plan has been developed as requested.
2. A sixteen (16) foot wide plaza space containing street (shade) trees has been designed along N. Church St. Decorative brick pavers also extend into the main entry to enhance the public street space. The continuous planting strip was removed.
3. The front entry lobby has been widened and tile flooring extended out into the airlock to the street to provide a more open feel to the entry.
4. The one-story corner element has been revised to “sunroom” type feature as requested in the staff report.
5. The ground floor windows size have been increased along N. Church St.
6. The transparency along Daniel Morgan is 60% with total façade articulation of 63%. The transparency along N. Church is 55% with total façade articulation of 74%.
7. Three (3) existing drive-through/canopies within 500’. The staff report has addressed this exception and given the site and vicinity context and design concealment of the drive-through, no detriment to pedestrian travel is noted.
8. The common lawn has been removed.
9. Bike racks have been provided.
10. The “pork chop” associated with the RIRO on Daniel Morgan is required by SCDOT with no exception. The design contains smaller radii than SCDOT commercial minimum and contains the typical pedestrian refuge design within the island. Fire truck access is more difficult with RIRO entry, and the design has been minimized to still maintain this access.
11. The side yard parking has been screened as recommended in the staff report. 128 LF of 4’ landscape screening has been provided.
12. The frontage buildout is 53%, slightly less than the required 60%. Given the “isolation” of this site and acknowledging that there will never be adjoining neighbors, we feel this exception is appropriate. The building frontage could not be made any wider without compromising the required on-site parking for operations.
13. The building is sited at the corner of the lot (streets). Two comparable main public entries are provided: one on N. Church and the second from the parking area to the north.
14. There is no storefront design criteria since the building is a stand-alone structure. This corner lot that can never be part of any shop front since it will never have adjoining neighbors.
15. No other more intensive uses could be developed at this site as SCDOT would mandate RIRO for any entrances and the site would lack the required on-site or nearby parking. This project will provide a dramatic enhancement to this prominent corner that otherwise has extremely limited development options.

305 N. Church St. – New Fidelity Bank

Design Notes and Points of Discussion re: Street Façade Transparency

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

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

Daniel Morgan Avenue

Glass Area: 60%

Rustication with accent brick 3%

Total Façade Articulation: 63%

Other Embellishments, details and features:

Plinth Articulation with contrasting material

N. Church Street

Glass Area: 55%

Rustication with accent brick 3%

Brick Jack Arches above windows 4%

Brick Segmented Arches above windows including Double Segmented Arches at
Entrance Element 12%

Total Façade Articulation: 74%

Other Embellishments, details and features:

Cast Ornamental Pineapple Finials

Deep Recessed Entrance

Brick Pilasters supporting Pediment

Plinth Articulation with contrasting material

Ornamental Lights

- We increased the size of the ground level windows along N. Church Street and the north entry elevation.
- We have incorporated additional glass on the one-story corner element as “sunroom” type feature as suggested in the staff report.

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 Street Email: steve.mcclure@fidelitybanknc.com

City: Fuquay Varina State: NC Zip: 27526

Applicant: Brian Murdoch Phone: 864-208.9793

Address: 101 Lafayette Street, Suite D Email: brian.murdoch@fidelitybanknc.com

City: Spartanburg State: SC Zip: 29302

Agent: Brian Murdoch Phone: 864-208-9793

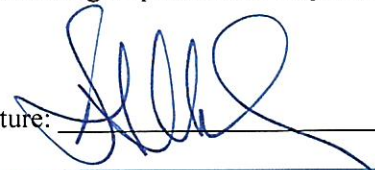
Address: 101 Lafayette Street, Suite D Email: brian.murdoch@fidelitybanknc.com

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: 10/10/2024

Staff Use Only / Received by: _____

Date Received: _____

Time: _____

Permit Number: _____

FULL and FINAL 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 (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)		X
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		X
i. Preliminary Plat (as appropriate)		NA
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		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)		

FINAL REVIEW SCHEDULE:

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

ADDRESS/ TAX ID

276 Magnolia Street/711396462090

DATE

11/05/2024 – (deferred from Oct. 2024)

COPIES TO

City Departments
Applicant

TO

Spartanburg Design Review Board

PROJECT NUMBER

24-020-00010

STAFF

Fredalyn M. Frasier, Planning Director
Nan Zhou, Planner II
Craig Lewis, FAICP – Technical Advisor

OWNER/APPLICANT

James and Kimberly Miles/ Meghan Teague/Teague Studios

GENERAL PROJECT OVERVIEW

The applicant is seeking to renovate an existing two-story commercial building as a ground-floor office and an upper story apartment. This is the Final Review for approval.

AUTHORITY & APPLICABILITY

This project is zoned DT-5. Formal design review and approval by the Design Review Board is required due to the new addition of the elevator core to the side and the riser room to the rear.

DETERMINATION OF COMPLETENESS

Application is complete.

FINDINGS - EXCEPTIONS

- None Requested

CODE REVIEW

- A.** Applicability Matrix: Because this is a minor expansion that is less than 25% of the total floor area, the project is required to comply with the following: Solid waste storage areas, Bicycle parking, Streetscaping, and Signage; and Site Landscaping to the greatest extent possible.
- B.** Use Standards: The proposed use is permitted by right.
- C.** District Standards:
 - 3.3.1 Lot Configuration: *Compliant*
 - 3.3.2 Primary Building Standards: *Compliant*
 - 3.3.4 Building Height: *Compliant*
 - 3.3.5 Permitted Parking Location: *Not applicable*
 - 3.3.6 Building Frontage: Shopfront – *permitted*
- D.** General Standards:
 - Not applicable

E. Lot/Site Standards:

- 5.1.1 Lot Frontage: All lots must front on a street, square, or common open space. *Compliant*
- 5.2.2 Solid Waste Storage Areas: All trash containment devices, including compactors and dumpsters, must be located and designed so as not to be visible from the view of nearby streets and properties. Screening, where required, must meet the requirements of Section 505.63. If the device is not visible from a public right-of-way or park, then it need not be screened. –
 - *The location of the trash containers has not been noted on the plans. We presume the use of standard roll-outs.*

F. Utilities and Trash Containment:

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

G. Building Standards:

- 6.1.2 General Design Principles - *Housing: Not applicable*
- 6.1.3 General Design Principles – Mixed-Use Infill and Redevelopment: *Compliant*
- 6.1.4 General Design Principles – Downtown Should be Urban: *Compliant*
- 6.1.5 General Design Principles - Put People First: *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 Mixed-use and Commercial Buildings in D-T5 (option b)
 - 6.4.1 Roof and Eaves: *Compliant*
 - 6.4.2 Canopies/Awnings: *Compliant*
 - 6.4.3 Encroachments: *Compliant*
 - 6.4.4 Ground Level Detailing: *Compliant*
 - 6.4.5 Materials: *Compliant*

H. Parking:

- 7.2 Bicycle Parking: A minimum of 2 bicycle parking spaces shall be provided. *Bicycle parking is not shown on the submitted plans. Please provide.*

I. Streetscape and Site Landscaping:

- 8.1 Required Streetscape: 12 ft streetscape zone with a minimum 8 ft sidewalk and trees planted in wells consistent with downtown standards (40 ft on-center) – Not Applicable due to the placement of the building and the existing sidewalk.
- 8.2 Site Landscaping: 1 shade tree and eight shrubs per 10 parking spaces. No parking space shall be further than 60 from a canopy tree. *Please note compliance for Final Approval.*

J. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

NONE.

RECOMMENDATION

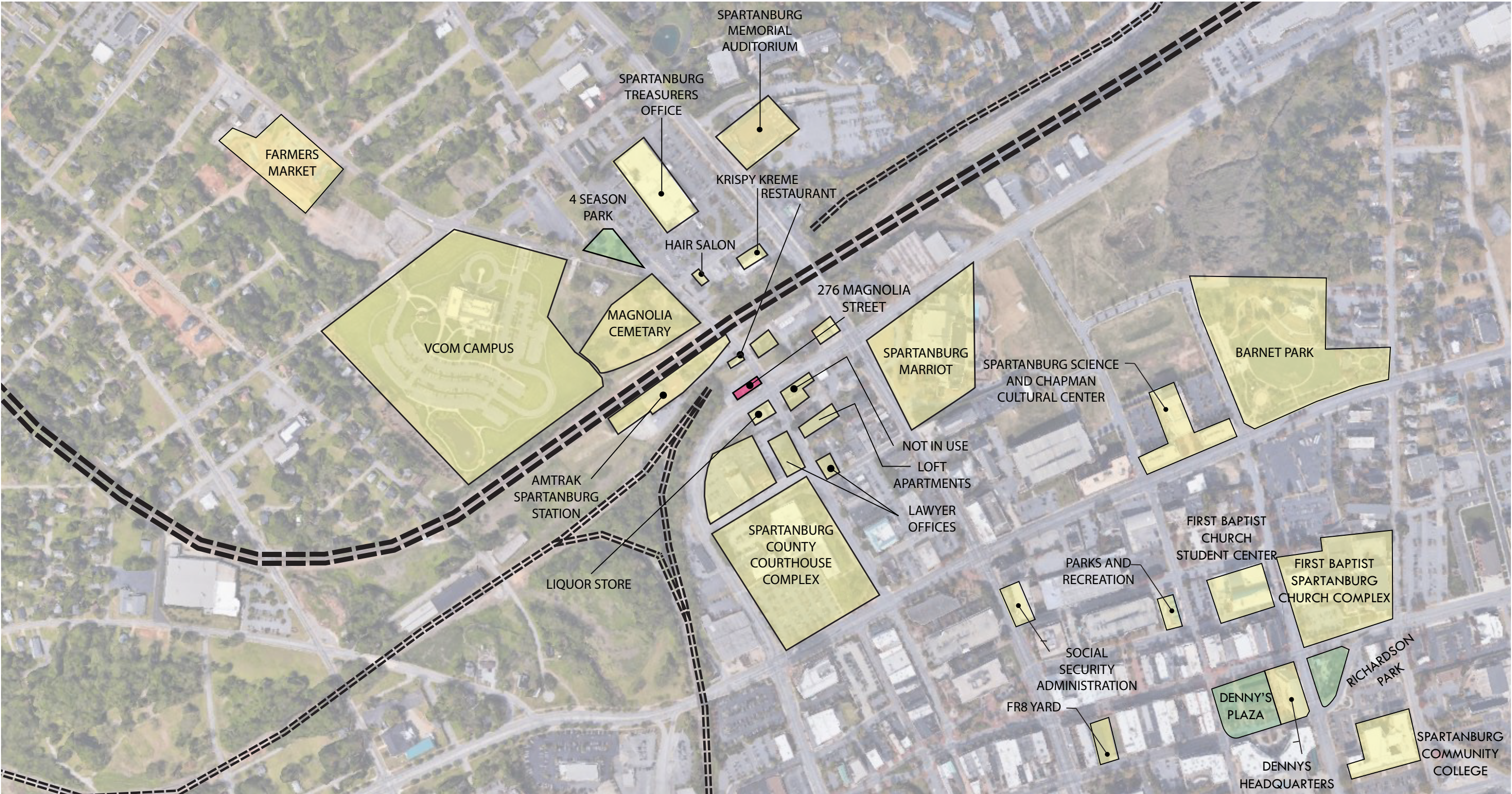
The application has provided sufficient compliance detail for a Preliminary Approval. There are certain noted deficiencies that may be addressed at the Final Approval stage.

DOWNTOWN OFFICE MIXED-USE

renovating an existing office building at 276 Magnolia Street in downtown Spartanburg.



URBAN CONTEXT



Vicinity Map

URBAN CONTEXT



Proximity Map

URBAN CONTEXT



project site

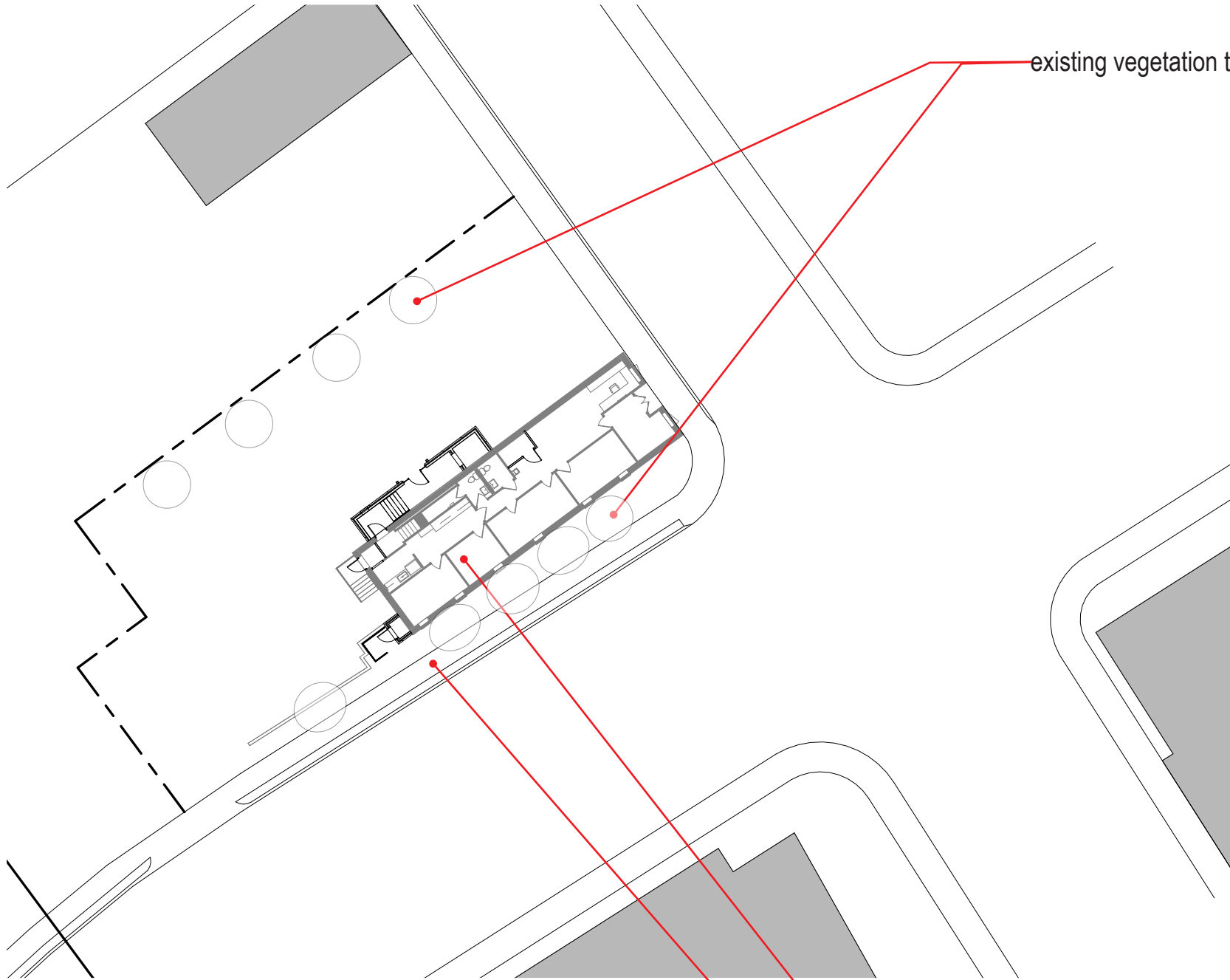


photographs from north side of Magnolia Street looking south



photographs from site looking north

DOWNTOWN CODE COMPLIANCE



SITE + BUILDING FOOTPRINT @ 1/32" = 1'-0"

existing building footprint to remain;
floor level even to sidewalk level

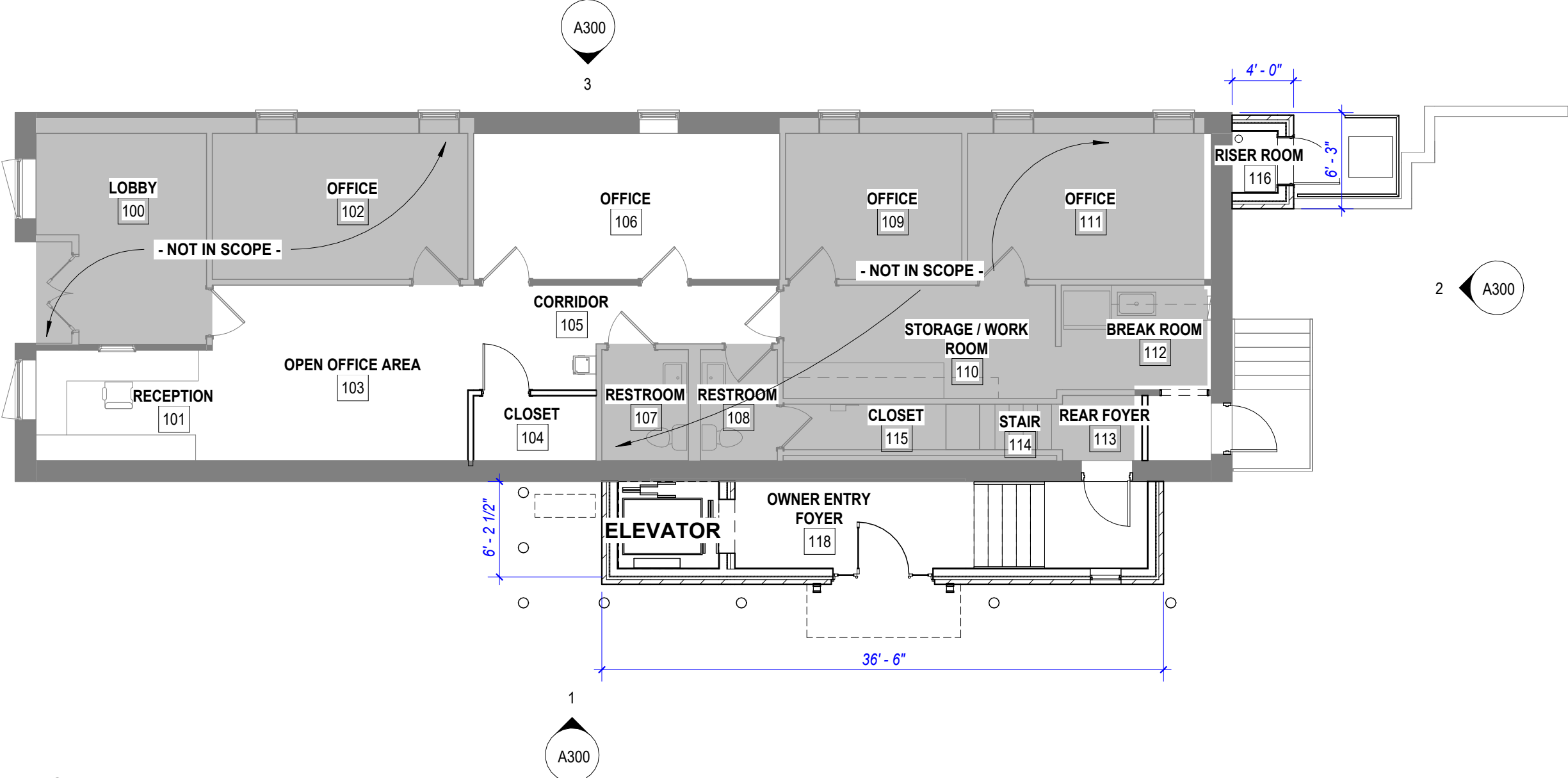
existing sidewalks

Spartanburg Downtown Code Compliance for 276 Magnolia

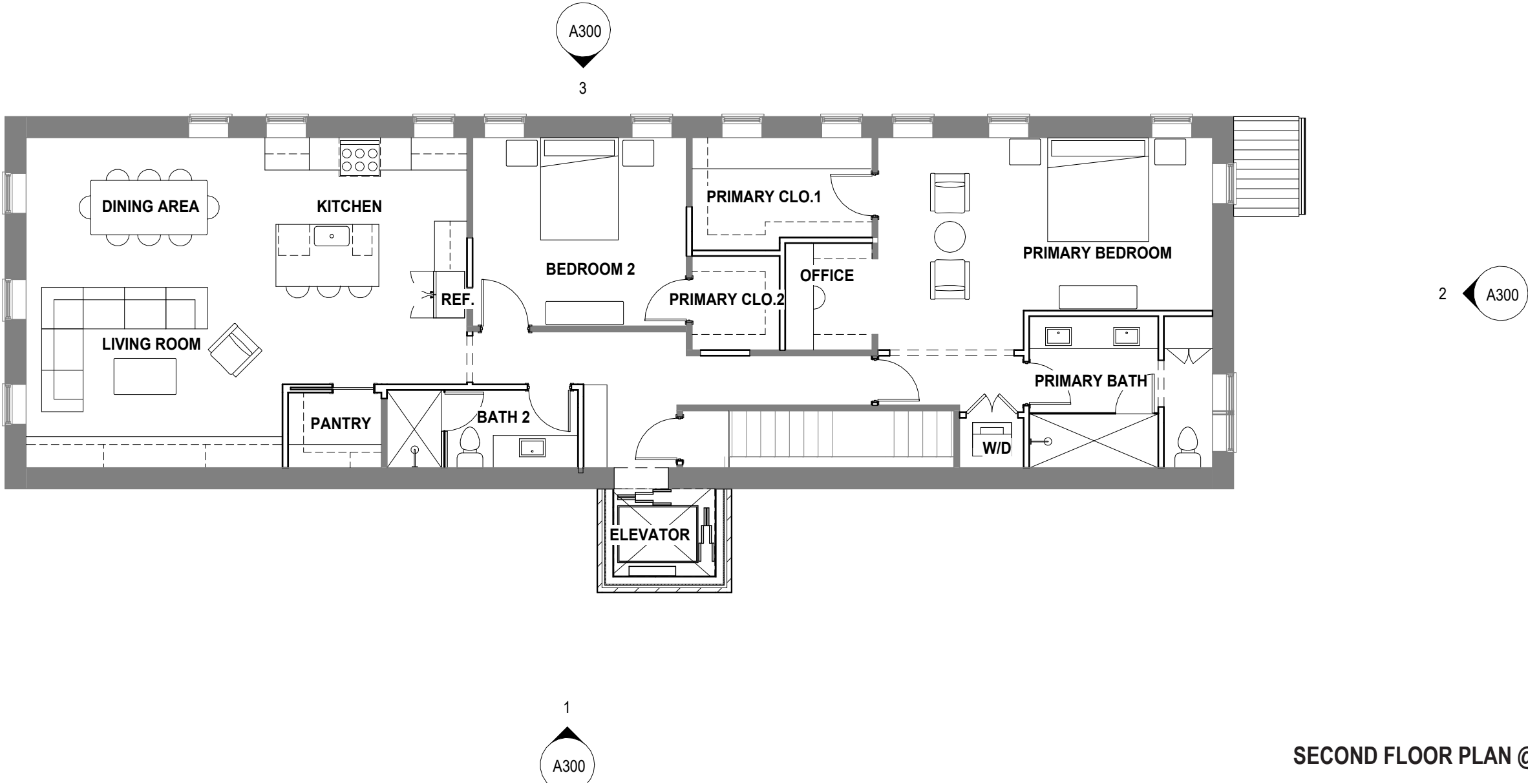
DT-5 - gateway corridors and blocks surrounding the downtown core

Code Section	Section Title	Requirement	Compliance
3.1.4	Use Standard by Zone	BUSINESS / DWELLING	✓
3.3	District Standards		
3.3.2	Primary Building Standards	0 - 24'	✓
6.4	Specific Building Design Standards		
6.4.1	Roof and Eaves		
	a. flush eaves must be finished by profiled molding or gutters.		✓
	b. All rooftop equipment must be screened from view		✓
6.4.3	Ground Level Detailing		
	a. Minimize Blank Walls: Expanses of blank walls may not exceed 20 feet in length. (A "blank wall" is a facade that does not contain transparent windows or doors.)	NO CHANGE	✓
	b. Ground-Level Glazing: Window glazing and doorways must be the predominant features in the street-level facade. Exterior burglar bars, fixed "riot shutters," or similar security devices must not be visible from the public right-of-way. All ground level windows must provide direct views to the building's interior extending a minimum of 6 feet behind the window.	NO CHANGE	✓
	c. Transparency Zone: Glazing that is transparent under all lighting conditions must extend from a base of contrasting material (not exceeding four (4) feet in height above the adjacent grade) to at least the height of the door head. However, spandrel or colored glass may be used above the height of the door head. Glazing must extend from the corner of the front facade for a depth equal to: 1. Shopfront Frontage Transparency per Section 4.2: At least seventy (70) percent of the length of building along all street side building facades.	NO CHANGE	✓
6.4.4	Materials		
	Commercial building walls must be brick, pre-cast concrete, cut stone (residential applications such as field stone and ledge stone are prohibited), cementitious fiber board, or wood clapboard. Regular or decorative concrete block and EIFS-type stucco may be used on building walls not visible from a public street or as an accent material only. All accessory buildings must be clad in materials similar in appearance to the principal structure.		✓
8.1	Required Streetscape	NO CHANGE	✓

BUILDING DESIGN



1ST FLOOR @ 1/8" = 1'-0"



SECOND FLOOR PLAN @ 1/8" = 1'-0"

BUILDING DESIGN



EXISTING FRONT ELEVATION



NORTH ELEVATION @ 1/8" = 1'-0"

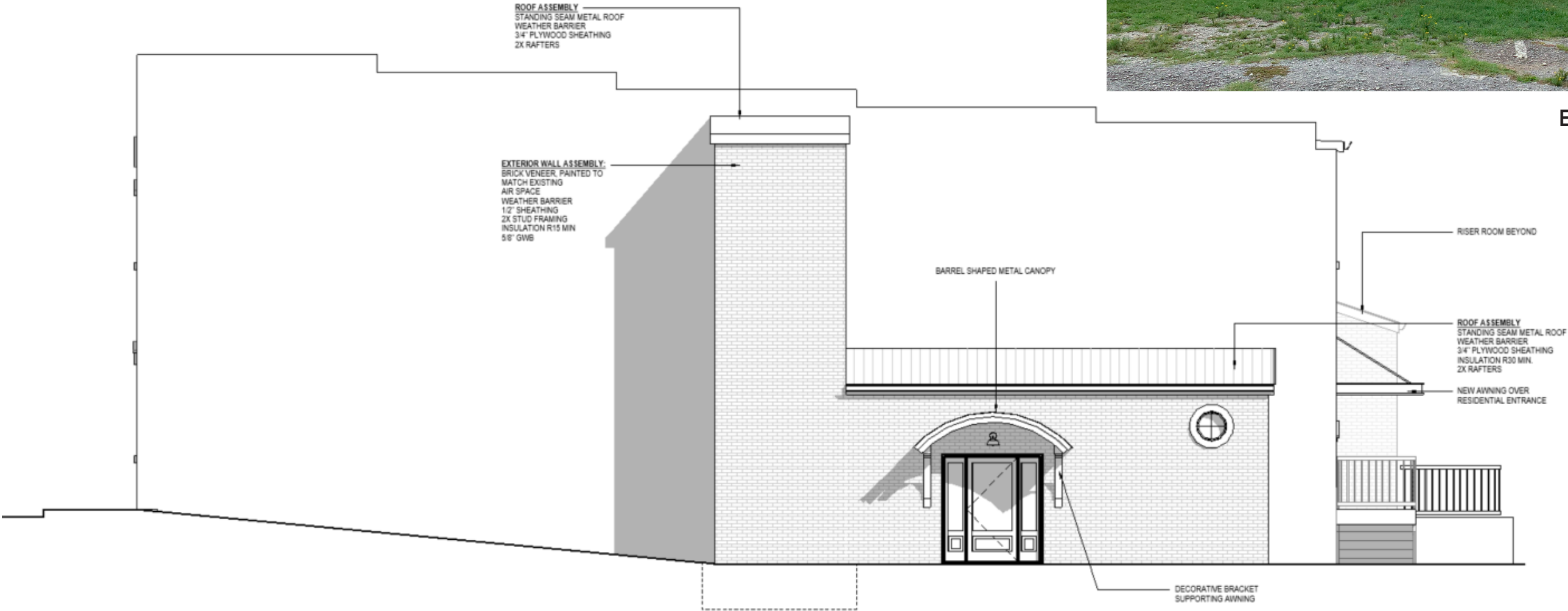


NORTH PERSPECTIVE
VIEW FROM STREET

BUILDING DESIGN



EXISTING EAST ELEVATION IMAGE

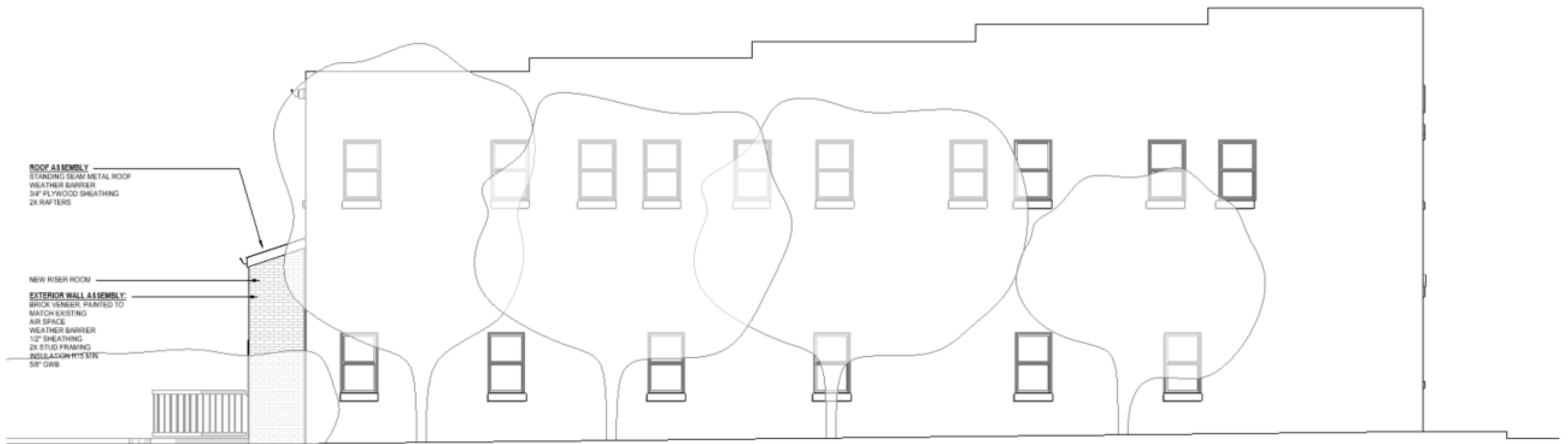


WEST ELEVATION @ 1/8" = 1'-0"

BUILDING DESIGN



EXISTING EAST ELEVATION IMAGE



EAST ELEVATION @ 1/8" = 1'-0"

BUILDING DESIGN



EXISTING REAR IMAGE



SOUTH ELEVATION @ 1/8" = 1'-0"

ADDRESS/ TAX ID

251 Magnolia Street/711396744858

DATE

11/05/2024

COPIES TO

City Departments
Applicant

TO

Spartanburg Design Review Board

PROJECT NUMBER

24-020-00016

STAFF

Fredalyn M. Frasier, Planning Director
Nan Zhou, Planner II
Craig Lewis, FAICP – Technical Advisor

OWNER/APPLICANT

Tayana Shulikov/Amanda Metze-Studio Teague

GENERAL PROJECT OVERVIEW

Preliminary Review - The applicant is seeking to renovate and install new windows into a single-story mid-century modern building.

AUTHORITY & APPLICABILITY

This project is zoned DT-6. Formal design review and approval by the Design Review Board is required due to the installation of new windows in the first layer (front of the building).

DETERMINATION OF COMPLETENESS

- Application is complete

FINDINGS - EXCEPTIONS

- None Requested

CODE REVIEW

-
- A. **Applicability Matrix:** Because this an exterior alteration in the first or second layer without an expansion, the project is required to comply with the following: Solid waste storage areas and Signage.
- B. **Use Standards:** The proposed use is permitted by right.
- C. **District Standards:**
- 3.3.1 Lot Configuration: *Compliant*
 - 3.3.2 Primary Building Standards: *Compliant*
 - 3.3.4 Building Height: *Compliant*
 - 3.3.5 Permitted Parking Location: *Not applicable*
 - 3.3.6 Building Frontage: *Shopfront – permitted*
- D. **General Standards:**
- Not applicable

E. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space. *Compliant*
- **5.2.2 Solid Waste Storage Areas:** All trash containment devices, including compactors and dumpsters, must be located and designed so as not to be visible from the view of nearby streets and properties. Screening, where required, must meet the requirements of Section 505.63. If the device is not visible from a public right-of-way or park, then it need not be screened. –
 - *The location of the trash containers has not been noted on the plans. We presume the use of standard roll-outs.*

F. Utilities and Trash Containment:

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

G. Building Standards:

- **6.1.2 General Design Principles - Housing:** Not applicable
- **6.1.3 General Design Principles – Mixed-Use Infill and Redevelopment:** *Compliant*
- **6.1.4 General Design Principles – Downtown Should be Urban:** *Compliant*
- **6.1.5 General Design Principles - Put People First:** *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 Mixed-use and Commercial Buildings in D-T5 (option b)**
 - **6.4.1 Roof and Eaves:** *Compliant*
 - **6.4.2 Canopies/Awnings:** *Compliant*
 - **6.4.3 Encroachments:** *Compliant*
 - **6.4.4 Ground Level Detailing:** *64% transparent - Compliant*
 - **6.4.5 Materials:** *Compliant*

H. Parking:

- **7.2 Bicycle Parking:** A minimum of 2 bicycle parking spaces shall be provided. *Bicycle parking is not shown on the submitted plans. Please provide.*

I. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:** 12 ft streetscape zone with a minimum 8 ft sidewalk and trees planted in wells consistent with downtown standards (40 ft on-center) –
 - *Not Applicable due to the placement of the building and the existing sidewalk however the current sidewalk is too narrow across a portion of the frontage between the tree and the existing shrubs.*

- **8.2 Site Landscaping:** 1 shade tree and eight shrubs per 10 parking spaces. No parking space shall be further than 60 from a canopy tree. - *Not applicable.*

J. **Signage:** Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Brick Painting:** The existing buff-colored brick and its unique, non-offset coursing is a common detail for mid-century modern buildings. The style itself is one that is intended to reflect the authenticity of the materials and to evoke a more horizontal feel to the façade. In addition, because brick is itself a porous material, painting it, according to the Brick Association, creates a barrier that can trap moisture inside. For most structures, painted brick requires more frequent maintenance and for some structures, painting it can cause mold and mildew growth on the interior and exterior.
 - For these reasons, [Staff recommends that the applicant consider cleaning and repointing the existing brick in lieu of painting.](#)
- **Landscaping:** In general, evergreen shrubs in a street-fronting landscape bed in a downtown environment are not appropriate. They are a suburban application that tends to collect trash and reduce the pedestrian space of the sidewalk. Because the sidewalk area between the street tree and the building is quite narrow, we are concerned that simply replacing the existing shrubs with new material will only lead to the same outcome.
 - [Staff suggests removing the existing shrubs and installing pavers between the existing sidewalk area and the building. Facing-left, the use of oversize planters with annuals and perennials to add seasonal color is recommended. Facing-right, it is recommended maintaining a more open area to provide a wider pedestrian passageway and further enhance the building entrance.](#)

RECOMMENDATION

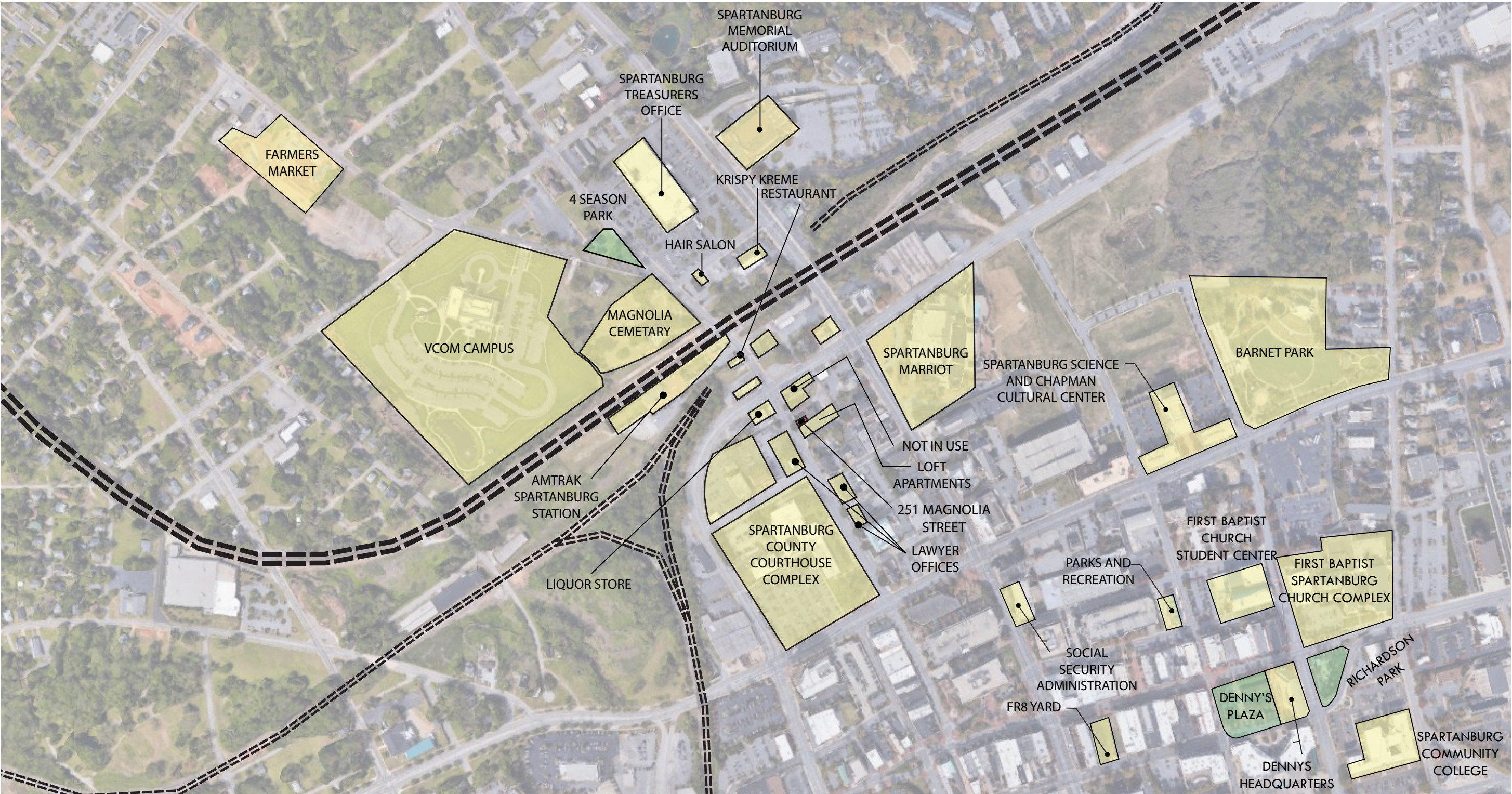
The application has provided sufficient compliance detail for a Preliminary Approval. Staff strongly recommends consideration of the suggestions regarding brick painting and landscaping.

DOWNTOWN OFFICE

RENOVATION OF AN EXISTING OFFICE BUILDING AT 251 MAGNOLIA STREET IN DOWNTOWN SPARTANBURG.



URBAN CONTEXT



VICINITY MAP

URBAN CONTEXT



project site

PHOTOGRAPHS FROM SOUTH SIDE OF MAGNOLIA ST LOOKING NORTH

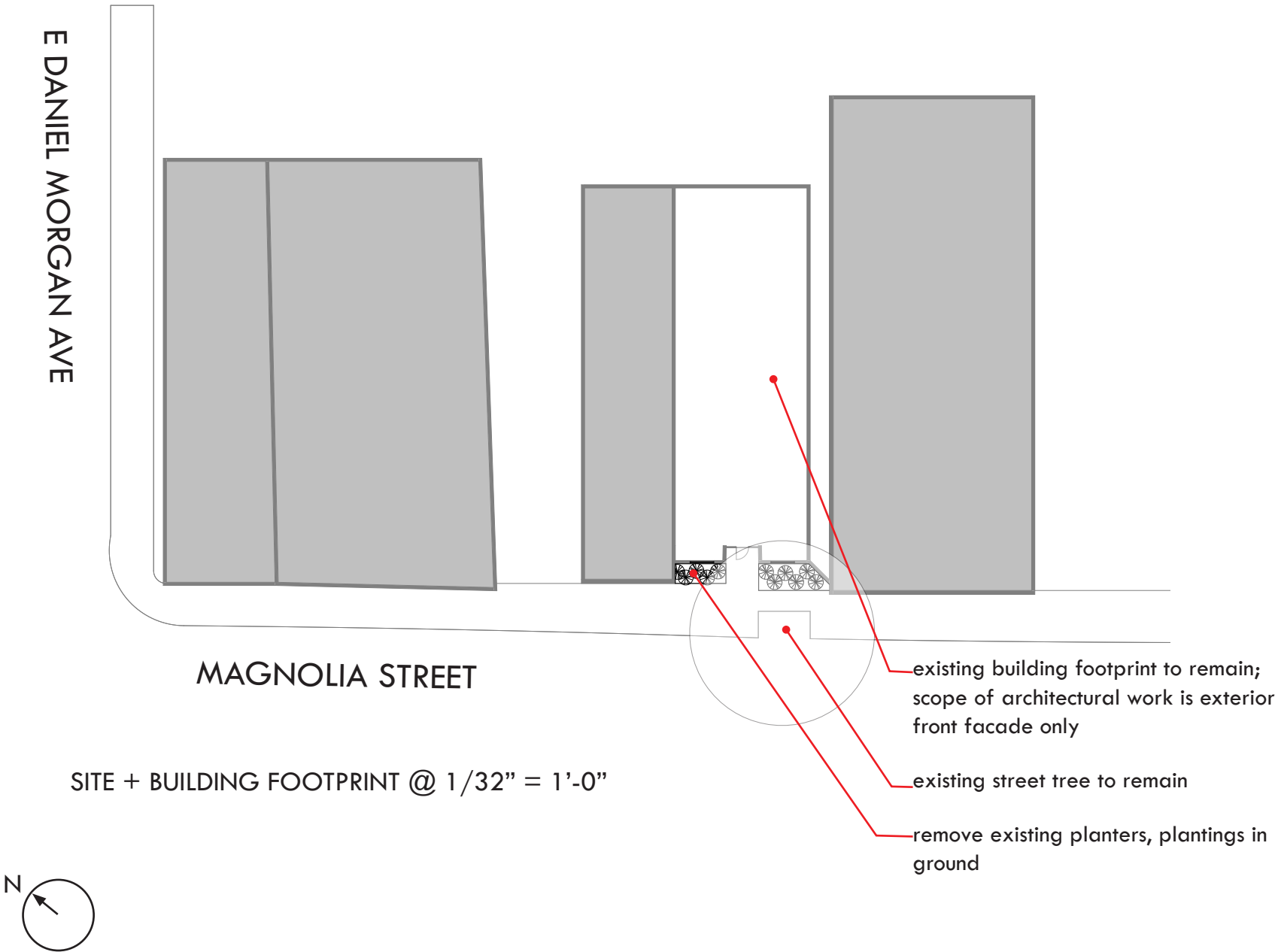


PHOTOGRAPHS FROM SITE LOOKING SOUTH ALONG MAGNOLIA ST

DOWNTOWN CODE COMPLIANCE

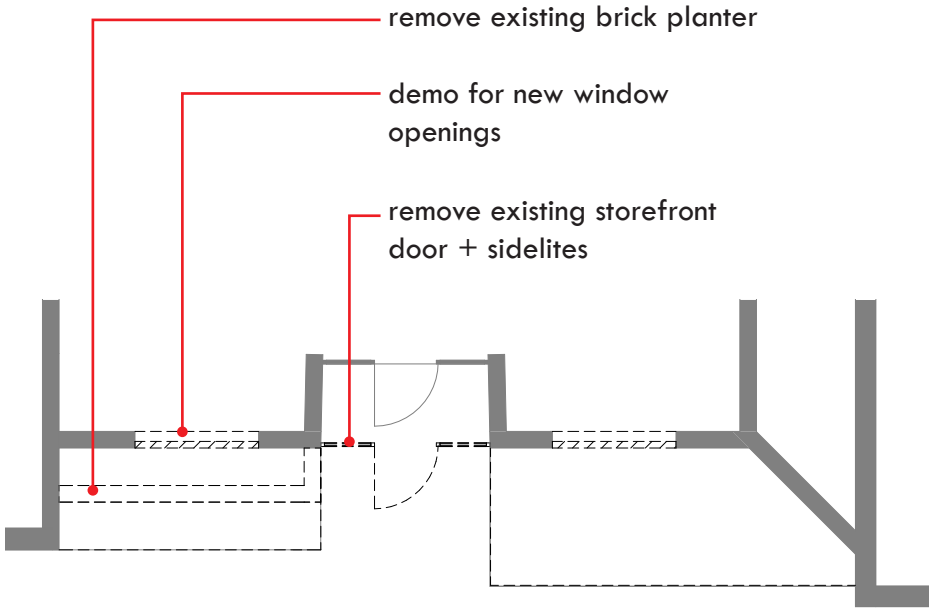
Spartanburg Downtown Code Compliance for 276 Magnolia DT-5 - gateway corridors and blocks surrounding the downtown core

Code Section	Section Title	Requirement	Compliance
3.1.4	Use Standard by Zone	BUSINESS / DWELLING	✓
3.3	District Standards		
3.3.2	Primary Building Standards	NO CHANGE	✓
6.4	Specific Building Design Standards		
6.4.1	Roof and Eaves	NO CHANGE	
	a. flush eaves must be finished by profiled molding or gutters.	NO CHANGE	✓
	b. All rooftop equipment must be screened from view	NO CHANGE	✓
6.4.3	Ground Level Detailing		
	a. Minimize Blank Walls: Expanses of blank walls may not exceed 20 feet in length. (A "blank wall" is a facade that does not contain transparent windows or doors.)	WINDOWS ADDED	✓
	b. Ground-Level Glazing: Window glazing and doorways must be the predominant features in the street-level facade. Exterior burglar bars, fixed "riot shutters," or similar security devices must not be visible from the public right-of-way. All ground level windows must provide direct views to the building's interior extending a minimum of 6 feet behind the window.	WINDOWS ADDED	✓
	c. Transparency Zone: Glazing that is transparent under all lighting conditions must extend from a base of contrasting material (not exceeding four (4) feet in height above the adjacent grade) to at least the height of the door head. However, spandrel or colored glass may be used above the height of the door head. Glazing must extend from the corner of the front facade for a depth equal to: 1. Shopfront Frontage Transparency per Section 4.2: At least seventy (70) percent of the length of building along all street side building facades.		✓
6.4.4	Materials		
	Commercial building walls must be brick, pre-cast concrete, cut stone (residential applications such as field stone and ledge stone are prohibited), cementitious fiber board, or wood clapboard. Regular or decorative concrete block and EIFS-type stucco may be used on building walls not visible from a public street or as an accent material only. All accessory buildings must be clad in materials similar in appearance to the principal structure.	NO CHANGE	✓
8.1	Required Streetscape		✓



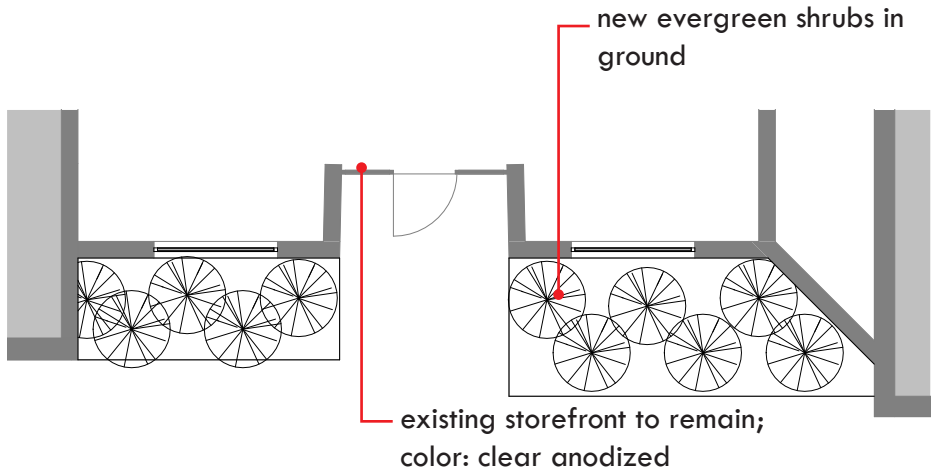


EXISTING FRONT ELEVATION

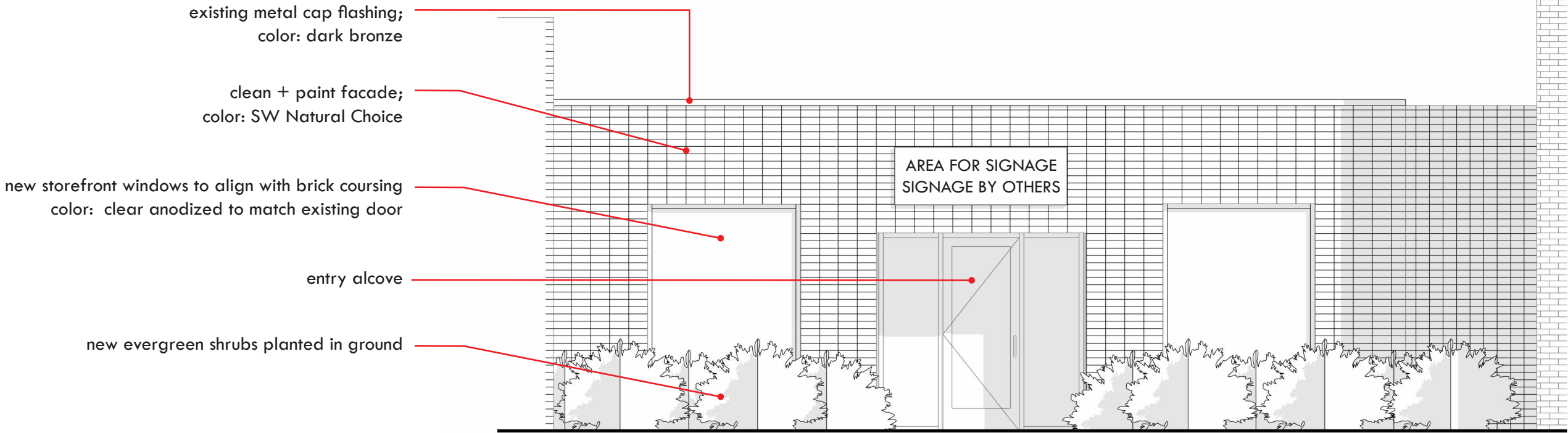


FRONT FACADE DEMO PLAN @ 1/8" = 1'-0"

BUILDING DESIGN



FRONT FACADE PROPOSED PLAN @ 1/8" = 1'-0"



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

BUILDING DESIGN



PROPOSED FACADE CHANGES - RENDER