Design Review Board

Monday, June 6th, 2022
4:30 PM

Department of Planning, Preservation & Sustainability
www.charleston-sc.gov/drb

This meeting is being recorded and livestreamed on YouTube.
MEETING PROTOCOL

• Applicants, staff and Board members are required to give their name whenever speaking.

• Public Comment:
  o The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.

  o All applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.

  o Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.

  o Staff will call on the members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.
MEETING PROTOCOL (continued)

- Board members will be polled by the chair for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nea, not in favor”. The Chairman shall re-read the motion verbatim and the Board member making the motion should correct the Chairman if he has not re-read the motion accurately.

- If a Board member needs to recuse, they leave the meeting and return at the start of the next agenda item.

- Staff will issue meeting results, including staff comments and Board Motion to the applicant following the meeting. Results will also be posted on the City website at www.charleston-sc.gov/drb.

- For additional information:
  - Contact DRB@charleston-sc.gov

- These proceedings are being recorded.
Agenda Item #1

2012 MEETING ST.
466-16-00-012

Request approval for the demolition of a single family home over 50 years of age and damaged by fire.
The South Carolina State Law requires that excavators give a 72-hour notice (3 working days, excluding weekends and holidays) for the locators to get out to mark the area. After a ticket has been processed, you will know when you are legally free to proceed with the digging work and which utilities in the area P.U.P.S. will be notifying for you. Any utilities that P.U.P.S. does not notify, you will be responsible for notifying directly. The utility companies ask that you leave a 2 1/2 feet margin on each side of a marked utility line. Also note that your request is good for 15 working days after it has been processed by our system.

NOTICE:

Considerable effort has been made to determine the location of underground utilities. Some locations are actual field measurements and some are taken from utility records. This plan does not warrant that utilities are shown accurately nor that all utilities are shown. The contractor shall be responsible for determining the exact location of all utilities prior to beginning digging operations. Call Palmetto Utilities Protection Service at 1-888-721-7877 a minimum of 3 working days before digging. Any utilities utilities damaged or disturbed during construction shall be restored to their original condition at the contractor's expense. Additionally, the contractor shall confirm the connection points of new utilities to existing utilities prior to beginning new construction.

NOTES:

1. The property is owned by Tupper Builders Inc. TMS 466-16-00-012. The total area of the property is 0.33 acres per the current survey.
2. According to FEMA Flood Insurance Rate Map TMS 466-16-00-012, this property lies in Zone X. 0.2% Annual Chance Flood Hazard, areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile.
3. This survey does not represent a title search. The easements shown on this survey are referenced by recorded plats. There may be additional existing easements that are not shown on this survey.
4. This plan is not intended to show the existence or non-existence of Army Corps of Engineers jurisdictional wetlands.

SHEET NO. SHEET TITLE
T001 TITLE SHEET
C101 EXISTING CONDITIONS
C201 DEMOLITION PLAN
C301 NEW SITE PLAN
C401 GRADING PLAN
C501 CONSTRUCTION DETAILS
C502 CONSTRUCTION DETAILS
Asbestos Abatement Specifications
2012 Meeting Street Road
Charleston, South Carolina
Project No. 210054A

PREPARED FOR:
Jimmy Tupper
Jimmytupper74@gmail.com

PREPARED BY:
BSE, LLC
775 Highway 261 South
Wedgefield, SC 29168

Performed by:
Bobby McAllister
SCDHEC License PD-000231

November 12, 2021
November 11, 2021

Attention: Mr. Jimmy Tupper
Jimmytupper74@gmail.com

Reference: Asbestos Abatement Specifications
2012 Meeting Street Road
Charleston, South Carolina
Project No. 210054A

Dear Mr. Tupper:

Blue Sky Environmental Consultants, LLC (BSE) is pleased to provide the enclosed report detailing the asbestos abatement specifications for the dwelling located at 2012 Meeting Street Road in Charleston, South Carolina. The purpose of the assessment was to provide asbestos abatement specifications identified in BSE’s Asbestos Assessment Report dated October 30, 2021. Our assessment was conducted in general accordance with our Proposal Number 210054A dated November 12, 2021.

BSE appreciates the opportunity to provide our asbestos assessment services. Please contact us at your convenience if there are questions regarding the information contained in this report.

Sincerely,

BSE, Inc.

Bobby McAllister
Project Manager
bobbymcallister@yahoo.com

November 12, 2021
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## Appendices

Appendix I – Copy of Project Designer’s License
1.0 General

The structure is an approximately 2,500 square feet (SF) vacant one and a half-story structure with a pitched asphalt roof and crawlspace. The walls and ceilings are damaged in various places throughout the structure due to fire. The scope of work includes the removal and disposal of asbestos-containing materials (ACM) which include joint compound associated with the drywall system and spray-applied ceiling texture. A summary of the materials is shown below and are identified in BSE’s Asbestos Assessment Report dated October 30, 2021. During the initial assessment, the structure appeared to be unsafe to enter and our assessment was conducted by visual observations and sample collection that could be done from the exterior of the house or reached from the entrance and main hallway. BSE collected samples of all suspect materials that could be identified but other materials may be present not all areas could be accessed do to fire damage. This specification provides work practices for the removal of ACM. The contractor may select one or multiple work practices to best remove ACM from the site. The following is required as well as other requirements specified elsewhere in this document.

An existing asbestos survey report identified the following materials as asbestos containing:

- **Joint compound associated with drywall material** (2% chrysotile) located throughout the structure. It appears the joint compound material is located on select walls and ceilings of the structure. The walls and ceilings have been damaged due to a fire in the structure and are now located in debris piles on the floor. The asbestos-containing joint compound material has most likely resulted in contaminated floor debris located throughout the structure. The asbestos-containing joint compound is a friable material in significantly damaged condition. Approximately 3,500 square feet is estimated to be present.

- **Spray-applied ceiling texture** located (2% chrysotile) located throughout the structure. It appears spray-applied ceiling texture is located on ceilings of the structure. The ceilings have been damaged due to a fire in the structure and are now located in debris piles on the floor. The spray-applied ceiling texture has most likely resulted in contaminated floor debris located throughout the structure. The asbestos-containing spray-applied ceiling texture is a friable material in significantly damaged condition.

2.0 Scope Of Work

Based on BSE’s Asbestos Assessment Report, it is our understanding that the residential structure is being treated as an exterior friable removal with all contents being considered contaminated by asbestos. The determination of the structure being contaminated by asbestos is based on existing documentation that the joint compound and spray-applied ceiling texture is asbestos containing (greater than one percent asbestos content) and the entire building has been impacted by the collapse of walls and ceilings. The quantity of contaminated materials is above the thresholds for a project design of >656 cubic feet of debris.

The scope of the project is removal and disposal of the identified ACM and cleaning or disposal of all asbestos contaminated materials. This plan does not state all of the requirements of the applicable regulations and is only to be used to supplement applicable regulations. The identified ACMs and contaminated materials are intended to be scheduled for removal by an asbestos abatement contactor licensed by the South Carolina Department of Health and Environmental Control (SCDHEC).
Asbestos activities shall be performed in accordance with applicable State and Federal regulations, to include but not limited to, 40 CFR 61, Subpart M, 29 CFR 1926.1101, and SCDHEC 61-86.1.

The asbestos abatement contractor shall be licensed by SCDHEC, Asbestos Section to perform the appropriate asbestos abatement activities. The Contractor shall submit written notification to SCDHEC regarding the quantity and types of ACMs scheduled for removal and obtain landfill approval to dispose the subject ACMs. A variance for the abatement shall be obtained by the abatement contractor to conduct structural demolition with asbestos materials in place. The Contractor shall assume full responsibility and liability for compliance with all applicable Federal, State and local regulations pertaining to work practices, hauling, disposal, and protection of workers and visitors to the site. The Contractor and Owner shall hold BSE harmless for failure to comply with any applicable work, hauling, disposal, safety, health, regulation, best management practice, on the part of himself, his employees, or his subcontractors.

3.0 General Work Procedures

The significantly damaged residential structure is partially exposed to the outdoors and shall be treated as an outdoor friable removal per SCDHEC. A control zone shall be established along with a remote five-stage decontamination unit.

The Contractor shall be solely responsible for compliance with 40 CFR 61, Subpart M, 29 CFR 1926.1101, SCDHEC regulations 61-86.1 (Standards of Performance for Asbestos Projects), and the Asbestos Hazard Abatement Plan. Personal protective measures for personnel shall comply with the Occupational Safety and Health Administration (OSHA) 29 CFR 1926.1101.

4.0 Control Areas

1. An asbestos control area shall be established in all areas where asbestos is removed as required by SCDHEC and OSHA.
2. Asbestos danger signs in accordance with OSHA 29 CFR 1926.1101 shall be displayed at all approaches to the asbestos abatement areas.
3. Control boundaries shall be established with red, asbestos danger barrier tape.
4. The Contractor shall maintain the site secure once work begins.
5. At least two asbestos abatement personnel including at least one supervisor shall be on site during removal of the asbestos containing debris and its transfer from the structure site to the container.

5.0 Containment Measures For Debris Removal

1. A construction barrier consisting of construction tape or rope shall surround the area of work out to approximately 10 feet from the work area except where the excavator is located.
2. The excavator shall be located outside the work area but the bucket shall reach into the work area. This arrangement allows the operator to remain outside of the asbestos control area. If the operator must enter the control area, then he/she shall be a qualified asbestos abatement worker.
3. Where it is necessary for construction vehicles (track loader, backhoe) to enter or exit the work area, the rope is not required but the work area entrance must be monitored by an asbestos worker stationed near it to control entry.

4. It is anticipated that the dump truck will be set outside the contained area so that the driver will not enter the work area.

5. Appropriate OSHA required asbestos work area signs shall be posted at or on the barrier rope or tape at intervals sufficient to ensure that a sign is visible and legible from all approaches to the work area.

6.0 Decontamination And Equipment Decontamination Stations

1. If required, build and have decontamination units operational before any workers enter work area to disturb structural debris.

2. This is required only if personnel will be required to enter the excavation.

3. Decontamination Units shall consist of a serial arrangement of compartments separated by airlocks.

4. These shall be clean room, airlock, shower room (with heated water), airlock and equipment room.

5. Water shall be collected and either drummed or cleaned through a two stage filter made for the purpose. The final filter shall be a 5 micron filter. Filtered waste may be discharged to the sanitary sewers if allowed by local regulations.

6. Doors shall be of the 3-layer, Z-flap design.

7. The decontamination unit may be located remotely from the site but located as near as feasibly possible to the work area. Any shower or shower facility used for asbestos abatement workers must be reserved exclusively for that purpose until the completion of the job and the cleanup of the shower facility.

8. Prior to exiting the work area or entering the decontamination facility, workers shall HEPA vacuum their disposable suits and remove them. In the event that a remote decontamination unit is used, workers shall clean and remove the outer suit only and proceed directly to the decontamination facility where they will remove the inner suit.

6.1 Equipment Decontamination Units

1. The track hoe or other excavator shall be decontaminated on the site prior to leaving the work area.

2. Decontamination water shall be collected and either filtered through appropriate two stage water filters with a 5 micron final filter or drummed for disposal. If filtered, waste may be discharged to the sanitary sewers or back into the excavation if allowed by local regulations.

7.0 Control Of Pollution

1. A visual inspection shall be conducted by the Owners competent person during and after removal of the asbestos materials included herein.

2. Wet methods shall be used during all abatement actions including bagging or containerizing of waste.

3. No visible dust shall be acceptable. If visible dust is generated, the area shall be immediately wet down to eliminate visible emissions.
8.0 Waste

1. All asbestos-containing waste shall be placed in a lined container.
2. The container shall be placed as near to the work area as practical. 6-mil polyethylene shall be used to cover the path from the excavation to the dumpster in order to prevent additional contamination of surrounding soil during movement of debris from the excavation to the dumpster.
3. Dumpsters used to contain the waste shall be lined with 6-mil polyethylene sheets.
4. Polyethylene shall be draped over the sides, back and front of the container to protect them from contamination. After the container is loaded, the polyethylene shall be used to finish containment of the soil to be transported.
5. Containers shall have the required EPA generator, DOT and OSHA labels.
6. Waste shall be contained in such a manner that it cannot blow out of the transport container during transit to the waste site.
7. Waste shall be disposed of in a properly permitted landfill.
8. After unloading at the landfill, the bed of the container shall be inspected to ensure that all debris and soil is removed. If any remaining dust or debris is present, the truck must be cleaned of the dust and debris before it travels over the road.
9. The Owner’s copy of the waste manifest shall be submitted with post-job submittals within 30 days after the end of the work. The end of the work is the date when the contractor demobilizes from the site.
10. The contractor shall submit a copy of the waste manifest to the owner within 30 days of completion of the work. He shall also submit all required documentation to SCDHEC if the material is to be disposed in South Carolina.

9.0 Project Air Monitoring

1. The Owner shall provide for on-site monitoring if deemed necessary.
2. A project monitor shall collect perimeter air sampling for asbestos, if deemed necessary.
3. The Contractor will cooperate with the project monitor, and should unsafe conditions be identified by the monitor, appropriate corrective actions, including stopping work, shall be instituted.
4. The project monitor will not supervise the remediation work.
5. The Contractor shall be responsible for unsafe conditions that arise out of the work.
6. The on-site monitor is not responsible for collection of OSHA-required personal samples for the Contractor.

10.0 Personal Samples

1. The Contractor shall collect and analyze personal samples as required by OSHA.
11.0 Clearance

1. Upon completion of debris removals, an owner-provided licensed air technician shall visually inspect the site for demolition debris. Any debris found shall be removed and disposed of by the contractor.

2. A minimum of 1" depth of soil under the demolition area shall be removed and disposed of same as other asbestos contaminated materials. If inspection by the air technician reveals additional contamination, the contractor shall remove and dispose of until the site is deemed clear by the air technician.

3. After the contractor certifies that the clearance criteria have been met, consultant (S&ME) shall examine the area and verify that the contractor’s certification appears to be correct. The project is complete when the air technician has passed the area and allowed signage and barrier tape to be removed.

12.0 Submittals

As BSE is not performing additional activities for the responsible parties, the following submittals shall be compiled and maintained by the abatement contractor for their use and distribution as required by project specific contractual terms and obligations.

- SCDHEC Notification;
- SCDHEC worker and supervisor licenses;
- SCDHEC landfill approval letter;
- Medical and respiratory statement of compliance with 29 CFR 1910.134 and 1926.1101

Post-job submittals:
- Daily logs;
- Disposal manifest.

13.0 Interfaces Of Trade

No other contractors or personnel shall enter the abatement area during removal activities until the visual inspection is performed.

End of Plan
Agenda Item #2

829 ST. ANDREWS BLVD.
418-10-00-003

Request preliminary approval for the construction of a new mixed-use development with retail and residential use.
SYCAMORE CENTER
REDEVELOPMENT AREA

HOME OF WEST ASHLEY
FARMERS MARKET

ACKERMAN PARK
SPORTS FIELDS (2 - SOCCER)
DOG PARK
SKATEBOARD PARK

St Andrews Boulevard Panorama
SAINT ANDREWS BOULEVARD
CHASE STREET
ACKERMAN PARK

St Andrews Blvd | LANDSCAPE PLAN
ALUMINUM WINDOWS AND DOORS:
Graham Windows and Doors
Color 1: Charcoal Gray
Color 2: White

ARCHITECTURAL FABRIC MESH:
Facade Screen Serge Ferrari
Frontside Print 371
Custom Image

VINYL WINDOWS:
Viwinco Windows
White

SAPELE RAIN SCREEN:
Nominal 1x6 Vertical Boards
Cabot Bleaching Oil

FIBERCEMENT LAP SIDING AND TRIM:
James Hardie
Hardie Plank Smooth
6" Exposure
Sherwin Williams
Eider White
SW 7014

ACM PANEL:
Charcoal Gray

PRECAST CONCRETE:
Moderate Sandblast Finish

FIBERCEMENT NICKEL GAP SIDING:
Boral
Tru Exterior
1x6
Sherwin Williams
Eider White
SW 7014

BRICK:
Queen Size
General Shale
Oyster Bay
Mortar Color 1: Light Gray
Mortar Color 2: Gray
BRICK: Queen Size General Shale Oyster Bay Mortar Color 1: Light Gray Mortar Color 2: Gray

SAPELE RAINSCREEN: Nominal 1x6 Vertical Boards Cabot Bleaching Oil

ACM PANEL: Charcoal Gray

FIBERCEMENT LAP SIDING AND TRIM: James Hardie Hardie Plank Smooth 6” Exposure Sherwin Williams Eider White SW 7014

ALUMINUM WINDOWS AND DOORS: Graham Windows and Doors Color 1: Charcoal Gray Color 2: White

ARCHITECTURAL FABRIC MESH: Facade Screen Serge Ferrari Frontside Print 371 Custom Image
**BRICK:**
Queen Size
General Shale
Oyster Bay
Mortar Color 1: Light Gray
Mortar Color 2: Gray

**SAPELE RAINSCREEN:**
Nominal 1x6 Vertical Boards
Cabot Bleaching Oil

**ACM PANEL:**
Charcoal Gray

**FIBERCEMENT LAP SIDING AND TRIM:**
James Hardie
Hardie Plank Smooth
6" Exposure
Sherwin Williams
Eider White
SW 7014

**ALUMINUM WINDOWS AND DOORS:**
Graham Windows and Doors
Color 1: Charcoal Gray
Color 2: White
**ACM PANEL:**
Charcoal Gray

**BRICK:**
- Queen Size
- General Shale
- Oyster Bay
- Mortar Color 1: Light Gray
- Mortar Color 2: Gray

**FIBERCEMENT LAP SIDING AND TRIM:**
- James Hardie
- Hardie Plank Smooth 6" Exposure
- Sherwin Williams
- Eider White SW 7014

**ALUMINUM WINDOWS AND DOORS:**
- Graham Windows and Doors
- Color 1: Charcoal Gray
- Color 2: White

**CONCEPTUAL RENDERING**

**PRELIMINARY RENDERING**

**WALL SECTION**

**AXONOMETRIC WALL SECTION**
ACM PANEL: Charcoal Gray

FIBERCEMENT LAP SIDING AND TRIM:
James Hardie
Hardie Plank Smooth
6” Exposure
Sherwin-Williams
Eider White
SW 7014

ALUMINUM WINDOWS AND DOORS:
Graham Windows and Doors
Color 1: Charcoal Gray
Color 2: White

FIBERCEMENT NICKEL GAP SIDING:
Boral
Tru Exterior
1x6
Sherwin-Williams
Eider White
SW 7014

VINYL WINDOWS:
Viwinco Windows
White

BRICK:
Queen Size
General Shale
Oyster Bay
Mortar Color 1: Light Gray
Mortar Color 2: Gray

CONCEPTUAL RENDERING

PRELIMINARY RENDERING
Lifetime limited warranty coverage on insulated glass unit and hardware for as long as you own your home.

For more details about our warranty, see www.Viwinco.com

FIBERCEMENT LAP SIDING AND TRIM:
James Hardie
Hardie Plank Smooth
6” Exposure
Sherwin Williams
Eider White
SW 7014

FIBERCEMENT NICKEL GAP SIDING
Boral
Tru Exterior
1x6
Sherwin Williams
Eider White
SW 7014

VINYL WINDOWS
Viwinco Windows
White

BRICK:
Queen Size
General Shale
Oyster Bay
Mortar Color 1: Light
Gray
Mortar Color 2: Gray

CONCEPTUAL RENDERING
PRELIMINARY RENDERING
WALL SECTION

BRICK:
Queen Size
General Shale
Oyster Bay
Mortar Color 1: Light Gray
Mortar Color 2: Gray

ACM PANEL:
Charcoal Gray

AXONOMETRIC WALL SECTION

FIBERCEMENT LAP SIDING AND TRIM:
James Hardie
Hardie Plank Smooth
6" Exposure
Sherwin Williams
Eider White SW 7014

ALUMINUM WINDOWS AND DOORS:
Graham Windows and Doors
Color 1: Charcoal Gray
Color 2: White

FIBERCEMENT NICKEL GAP SIDING
Boral
Tru Exterior
Tell
Sherwin Williams
Eider White SW 7014

ARCHITECTURAL FABRIC MESH:
Facade Screen Serge Ferrari
Frontside Print 371 Custom Image

CONCEPTUAL RENDERING

PRELIMINARY RENDERING
FIBERCEMENT LAP SIDING AND TRIM:
James Hardie
Hardie Plank Smooth
6” Exposure
Sherwin Williams
Eider White
SW 7014

FIBERCEMENT NICKEL GAP SIDING
Boral
Tru Exterior
1x6
Sherwin Williams
Eider White
SW 7014

VINYL WINDOWS
Viwinco Windows
White

ACKERMAN PARK | CHASE STREET

WALL SECTION
AXONOMETRIC WALL SECTION
PRELIMINARY RENDERING
CONCEPTUAL RENDERING
Example Multi-modal Corridors above:

St Andrews Blvd Cross Sections: Complete Street enhancements may include either separated/buffered bike lanes or shared use paths, parking, and/or streetscape enhancements including planted medians and lighting.

Note: These sections are conceptual and longer term options that could be considered in the future depending on land use, the improvement of other transportation modes, and the increased use of other mobility options. Any future right-of-way changes will require significant analysis and data collection.
HARDSCAPE MATERIALS KEY

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482 Johnnie Dodds Blvd. • Suite 100
Mt. Pleasant, SC 29464 • 843.849.0200
www.thomasandhutton.com
NOTE:
1. FINISHED SURFACE TO BE ALL ACCESSIBLE UNLESS OTHERWISE NOTED. APPROVED CONCRETE TO BE USED FOR 28 DAYS. CONCRETE PAVING TO HAVE A LIGHT BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL. BROOM FINISH TO HAVE A MINIMUM FILL OF 3/8" FIBER EXPANSION JOINT. JOINT LOCATIONS TO BE PER MANUFACTURER'S SPECIFICATIONS, TO HAVE A MIN. 50% ELONGATION AND UV INHIBITOR.
2. CONCRETE PAVING TO HAVE A LIGHT BROOM SURFACE AND SECURED TO CONCRETE BASE WITH ANCHOR BOLTS. CONCRETE PAVERS LAID FLAT W/ 1/8" JOINTS, TYP. ROOT BALL NOT TO EXCEED 5" IN SIZE AND PRESS ABOUT HALF OF THEIR DIAMETER. AVOID VERTICAL STRUCTURES OR ADDITIONAL MATERIALS ON TOP OF THEM INTO THE SURFACE TO A DEPTH OF AT LEAST 3" OF 3/4" AND SMALLER ANGULAR STONE. PLACE CONCRETE SLAB WRAPPED IN FILM, HANG MOLDING-FLUSH, AND SECURE WITH MASON WIRE. INSTALL MASON SAND ON SEALANT FOR 24 HOURS PRIOR TO CONSTRUCTION FOR ACCELERATED SETTING AND TRAFFIC RATED. PAVERS SHALL BE INSTALLED WITHIN 48 HOURS OF POUR. PROVIDE 5'x5' MIN. MOCK-UP SAMPLE FOR APPROVAL. 2) CONTRACTOR TO PROVIDE SAMPLES AND PAVING MATERIALS PLAN FOR MATERIALS OUTSIDE THE WORK AREA. REMOVAL & REPLACE UNSUITABLE MATERIAL. SEE GEOTECHNICAL REPORT FOR SUBGRADE CONDITIONS.

SECTION SCALE: 1" = 1'-0"

MANUFACTURER: RUSSELL CELLULAR CONCRETE
PRODUCT: LOWCOUNTRY PLANTATION PAVER
PATTERN: HERRINGBONE WITH SINGLE HEADER COURSE BORDER SQUARE BRICK AT CORNERS, TYP. MORTAR JOINT TO 1/4 DEPTH OF CONCRETE MIN. - SEE LAYOUT PLANS FOR JOINT LOCATIONS - PROVIDE AT ALL LOCATIONS IN SOIL, GROUND WATER AND SURFACE WATER LOCATIONS ADJACENT TO EXISTING CONCRETE & VERTICAL STRUCTURES. JOINTS TO BE FILLED WITH MORTAR WITH A MIN. 50% ELONGATION AND UV INHIBITOR. JOINT LOCATIONS TO BE PER MANUFACTURER'S SPECIFICATIONS, TO HAVE A MIN. 50% ELONGATION AND UV INHIBITOR.

MADE IN USA
SCIENTIFIC SERVICES
MANUFACTURINGacebook.com/SCIENCECITY
PRODUCT: Cellstone
PATTERN: HERRINGBONE MORTAR JOINT TO 1/4 DEPTH OF CONCRETE MIN. - SEE LAYOUT PLANS FOR JOINT LOCATIONS - PROVIDE AT ALL LOCATIONS IN SOIL, GROUND WATER AND SURFACE WATER LOCATIONS ADJACENT TO EXISTING CONCRETE & VERTICAL STRUCTURES. JOINTS TO BE FILLED WITH MORTAR WITH A MIN. 50% ELONGATION AND UV INHIBITOR. JOINT LOCATIONS TO BE PER MANUFACTURER'S SPECIFICATIONS, TO HAVE A MIN. 50% ELONGATION AND UV INHIBITOR.

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PRODUCT: LOWCOUNTRY PLANTATION PAVER
PATTERN: HERRINGBONE WITH SINGLE HEADER COURSE BORDER SQUARE BRICK AT CORNERS, TYP. MORTAR JOINT TO 1/4 DEPTH OF CONCRETE MIN. - SEE LAYOUT PLANS FOR JOINT LOCATIONS - PROVIDE AT ALL LOCATIONS IN SOIL, GROUND WATER AND SURFACE WATER LOCATIONS ADJACENT TO EXISTING CONCRETE & VERTICAL STRUCTURES. JOINTS TO BE FILLED WITH MORTAR WITH A MIN. 50% ELONGATION AND UV INHIBITOR. JOINT LOCATIONS TO BE PER MANUFACTURER'S SPECIFICATIONS, TO HAVE A MIN. 50% ELONGATION AND UV INHIBITOR.

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1. Contractor to submit color samples for final selections.

2. Locks to be controlled with a Doorking Model 1520 Stand Alone Card Reader.

3. Contractor to install Egress control mechanism in the event of power loss.

4. "Push to Exit" signs shall be installed at exit switches to prevent locking the room.


6. All pool decking joint patterns to be reviewed and coordinated with owner’s representative.

7. Contractor shall coordinate with pool contractor for final connections between pool shell and coping.

8. All pool deck joints are to be reviewed on the materials plan.

9. All pool coping with bullnose edge.

10. Contractor to submit color samples for final selections.


12. Decorative rock.

13. Contractor to install fence per manufacturer’s specifications.

14. Color: Charcoal Ash - Woodgrain

15. Slat orientation: Horizontal w/ min. 1 1/4" gap

16. Height: 4' (48"

17. Post size: 4x4

18. Slat size: 6" x 5/8"

19. Product: Fence System & Gate System

20. Manufacturer: Knotwood


22. Color: Avenue Coarse

23. Size: W 24" L 8' H 27"
CONCRETE PRECAST COUNTERTOP, ±1.5" THICKNESS, BULLNOSE EDGE. COLOR: TBD. FINISH: TBD

BUILT-IN 42" PROPANE GRILL MODEL SUMMIT S-660, BY WEBER, OR APPROVED EQUAL. STAINLESS STEEL FINISH, INSTALLED PER MANUFACTURER'S INSTRUCTIONS

*CONTRACTOR SHALL SUBMIT GRILL BUILT-IN SHOP DRAWINGS WITH ALL REQUIRED GAS VENTILATION VENTS

CONTRACTOR SHALL VERIFY THAT PROPOSED KNOB HEIGHTS DO NOT EXCEED 30" FROM SELECTED MANUFACTURE GAS TIMER SHALL BE INSTALLED 15-48" A.F.F. WITH A MAX 10" HORIZONTAL REACH

PRECAST CONCRETE COUNTERTOP NOTES:
1. PRECAST CONCRETE COUNTERTOP AT 5000 PSI, TO BE FIBER REINFORCED WITH (2) #3 REBAR
2. CAPS TO HAVE "EASED EDGES" AND TO BE FINISHED ON SITE.
3. PRECAST CONCRETE COUNTERTOP SAMPLE TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO FABRICATION.

CMU UNITS AS NEEDED W/ 3/8" MORTAR JOINT. FILL ALL Voids W/ GROUT

Bench by Accent Trust. Contractor will be responsible for any assembly that may be required and installation as shown on detail.

Table (1) and Chairs (4)

1. CONTRACTOR TO CONSULT WITH MANUFACTURER ON DESIGN AND LAYOUT. CONTACT STEELSHADE PERGOLAS® AT 918-283-5296.
2. CONTRACTOR TO CONSULT WITH MANUFACTURER TO ENSURE PROPER INSTALLATION TO MEET REQUIRED SECURITY RATING.
3. CONTRACTOR TO INSTALL PER MANUFACTURER'S SPECIFICATION.
4. CONTRACTOR TO CONSULT WITH MANUFACTURER TO ENSURE PROPER INSTALLATION TO MEET REQUIRED SECURITY RATING.

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Litter Permanences
- 30% of metal, 70% of metal with a depth of 16". Top of post shall be 2" below grade. Bench to be 36" deep.

TRASH RECEPITACLE

TABLE (1) AND CHAIRS (4)

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2. CONTRACTOR TO INSTALL PER MANUFACTURER'S SPECIFICATION.
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LANDSCAPING NOTES:

· All proposed street trees shall be binned prior to installation as per the City of Charleston Department of Parks Street Tree Manual.

· The consultant/developer shall be responsible to obtain all street tree binned permits for street trees and tree lots. These are seen as permits from the City of Charleston Department of Parks. You will receive maintenance partnerships and a permit. Applicants and applicants will be to the name of the City of Charleston by the endorsement of the applicant, and required drainage and information will be the responsibility of the consultant/developer.

· The consultant/developer is responsible for coordinating all electrical energy on all proposed street trees. This includes coordinating and all storm water management consents based on approved utilities plans. Your house owner(s) will manage, and any U/C construction for associated utilities.

· All proposed street-light pole locations shall be staked out in the field and approved by the Department of Parks prior to installation. Contractor shall be responsible for any pole location that are not previously approved.

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· All required street-light pole locations shall be staked out in the field and approved by the Department of Parks prior to any associated U/C construction installation. Contractor is responsible for obtaining all consents in accordance with Department of Parks specifications.

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1. ALL PROPOSED STREET LIGHTING REQUIRES AN APPROVED AND SIGNED LIGHTING PLAN FROM DOMINION ENERGY PRIOR TO ANY ASSOCIATED LIGHTING CONDUIT INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL CONDUIT IN ACCORDANCE WITH DOMINION ENERGY SPECIFICATIONS.

2. ALL CONDUIT MUST BE INSPECTED BY THE PROPER LIGHTING OFFICIALS FROM DOMINION ENERGY BEFORE CONSULT IS BURIED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDUIT IS INSTALLED ACCORDING TO DOMINION ENERGY STANDARDS.

3. ALL PROPOSED STREET LIGHT POLE LOCATIONS SHALL BE STAKED OUT IN THE FIELD AND APPROVED BY THE DEPARTMENT OF PARKS PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY POLE LOCATIONS THAT ARE NOT PREVIOUSLY APPROVED.

4. THE OWNER/DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH DOMINION ENERGY ON ALL REQUIRED STREET LIGHTING. THIS INCLUDES PROVIDING AND INSTALLING ALL STREET LIGHTING CONDUIT BASED ON APPROVED LIGHTING PLANS, POLE BASES (WHERE REQUIRED), AND ANY AID-TO-CONSTRUCTION FEE ASSOCIATED WITH THE PROPOSED LIGHTING.


6. ALL PROPOSED STREET TREES SHALL BE BINDED PRIOR TO INSTALLATION AS PER THE CITY OF CHARLESTON DEPARTMENT OF PARKS STREET TREE MANUAL. ALL REQUIRED STREET TREE PLANTING LOCATIONS SHALL BE FLAGGED IN THE FIELD FOR REVIEW BY DEPT. OF PARKS STAFF AND APPROVED PRIOR TO INSTALL. TREES INSTALLED WITHOUT LOCATION APPROVAL ARE SUBJECT TO RELOCATION AT CONTRACTOR/DEVELOPER EXPENSE AND MAY DELAY RELEASE OF BONDING INSTRUMENTS. PLEASE CONTACT 843.724.7322 TO SCHEDULE A STREET TREE FIELD STAKING REVIEW.
GENERAL NOTES:

1. ALL PROPOSED STREET LIGHTING REQUIRES AN APPROVED AND SIGNED LIGHTING PLAN FROM DOMINION ENERGY PRIOR TO ANY ASSOCIATED LIGHTING CONDUIT INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL CONDUIT IN ACCORDANCE WITH DOMINION ENERGY SPECIFICATIONS.

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30' SHRUBS

REQUIRED BUFFER PLANTINGS FOR 123 L.F. (25' BUFFERYARD)/100 L.F. = 1.23
- 3 x 1.23 = 3.69
- 2 provided canopy trees
- 4 provided understory trees
- 38 shrubs provided

EXISTING DETENTION SWALE

PLANT MATERIAL TO BE ADJUSTED IN THE FIELD AS NEEDED TO CREATE A FULL BUFFER AMONG THE EXISTING VEGETATION

GENERAL NOTES:
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TREE PLANTING DETAIL

URBAN PALM TREE WELL DETAIL

URBAN COBBLESTONE TREE WELL DETAIL

CITY OF CHARLESTON STREET

TREE NOTES:

1. Trees planted in the right of way must meet all site, nursery stock, and species selection standards, as approved by the Department of Parks. The City of Charleston Department of Parks reserves the right to reject any trees deemed to be unacceptable.
LANDSCAPING SPECIFICATION

PART 1 - GENERAL

1.0 DESCRIPTION

A. The work occasioned in the sections consists of soil preparation, fine grading, berm, tree, shrub and ground cover plantings, their staking, and such maintenance of all plantings as will be necessary to protect and preserve them in a healthy growing condition.

1.1 RELATED WORK

A. Soil types and landscapes plans and specifications.

1.2 QUALIFICATIONS OF WORKMANSHIP

A. Qualifications of Warrantor: Contractor shall provide at least one person present all time during execution of work that is qualified to inspect and control all aspects of the work.

1.3 QUALIFICATION OF MATERIALS

A. All materials furnished to the work shall be of the quality, type and grade specified for their use or shall be deemed to be acceptable to contractor and owner by mutual agreement.

PART 2 - MATERIALS

2.0 SOIL

A. Prior to any planting action, a soil test of the proposed planting bed shall be completed, and the report or results shall be in the possession of the contractor and owner.

2.1 EXISTING TOPSOIL

A. The planting season for trees, shrubs and groundcovers is between October 1st and June 1st of the following year. Do not plant if noticeable weed infestations in the final planting beds. Imported topsoil shall meet the following physical and chemical standards:

B. The soil desirability level for grassing and mulching:

C. Topsoil to be used. The sample shall be a mixture of the random samples taken around the source stockpile or field.

PART 3 - EXECUTION

3.0 PLANTING HOLES

A. Prior to excavating planting holes, contractor shall determine the exact location of electrical, phone, television cables or any other obstructions in the planting area. All plants shall be measured when branches are in their normal position. Height and spread dimensions specified refer to the main body of plant and not from branch tip to tip. Plants larger in size and habit for the species shall be estimated.

B. In the event rock, underground construction work, or other obstructions are encountered in any plant hole excavation under this contract, the contractor shall notify the owner immediately, and the owner or his representative shall determine the course of action to be taken. Should any plant hole be found to be incomplete or incorrect, the owner or his agent shall give the contractor written notice of the work that must be done to complete the planting.

C. Earth saucers shall be constructed around the perimeter of planting holes of all trees and all single planted shrubs. Earth saucers shall be made of soil from the hole, and compacted around the base of the tree or shrub. After the plant is set, earth saucer shall be backfilled with soil from the excavation. If necessary, the contractor shall use any soil amendments as specified in the plans.

D. The planting season for trees, shrubs and groundcovers is between October 1st and June 1st of the following year. Do not plant if noticeable weed infestations in the final planting beds. Imported topsoil shall meet the following physical and chemical standards:

3.1 EARTH SAUCERS

A. All plants shall be mulched with an evenly thick layer of clean mulch immediately after planting. Mass plant beds shall be mulched with an evenly thick layer of clean mulch immediately after planting.

3.2 SEEDING METHOD

A. Commercial fertilizer shall be slow release 5-10-10 or 6-12-12 (or as recommended by soil test), uniform in composition, free flowing, and shall include phosphorus and potassium as part of the actives. The contractor shall follow the plans and specifications for the seed protection.

3.3 SEEDING

A. All plant materials shall be disease or insect free upon arrival to the site, however, should any plants show signs of insect or disease infestation, the contractor shall immediately provide the material or plant for replacement. Should the infestation be widespread and uncontrollable, plants affected shall be removed from the site and replaced.

3.4 WRIGHTS

A. All plant materials shall be disease or insect free upon arrival to the site, however, should any plants show signs of insect or disease infestation, the contractor shall immediately provide the material or plant for replacement. Should the infestation be widespread and uncontrollable, plants affected shall be removed from the site and replaced.

3.5 RIMMERS

A. All fertilizers shall be contained in a specific type of fertilizer that is suitable for the local climate and soil conditions. These fertilizers shall be uniform in composition, free flowing, and shall include phosphorus and potassium as part of the actives. The contractor shall follow the plans and specifications for the seed protection.

3.6 FERTILIZER

A. Shall be per existing soils on site with recommended amendments from soils test.

3.7 FERTILIZER

A. Shall be per existing soils on site with recommended amendments from soils test.

3.8 ROOF MOUNTED SYSTEMS

A. See grassing specification.

3.9 PLANTING HOLES

A. Prior to excavating planting holes, contractor shall determine the exact location of electrical, phone, television cables or any other obstructions in the planting area. All plants shall be measured when branches are in their normal position. Height and spread dimensions specified refer to the main body of plant and not from branch tip to tip. Plants larger in size and habit for the species shall be estimated.

3.10 PLANTING TREES AND SHRUBS

A. See grassing specification.

3.11 CLEAN UP

A. See grassing specification.

3.12 WATERING

A. See grassing specification.

3.13 WARRANTY

A. See grassing specification.

3.14 SOILS

A. See grassing specification.

3.15 SEEDS

A. See grassing specification.

3.16 SOD

A. See grassing specification.

3.17 ROCKS AND GRAVELS

A. See grassing specification.

3.18 MULCH

A. See grassing specification.

3.19 CLEAN UP

A. See grassing specification.

3.20 GRASSING

A. See grassing specification.

3.21 PLANTING HOLES

A. See grassing specification.

3.22 SEEDS

A. See grassing specification.

3.23 SOILS

A. See grassing specification.

3.24 SEEDS

A. See grassing specification.

3.25 FERTILIZER

A. See grassing specification.

3.26 WATERING

A. See grassing specification.

3.27 WARRANTY

A. See grassing specification.

3.28 SOILS

A. See grassing specification.

3.29 SEEDS

A. See grassing specification.
PART I - GENERAL

1.1 SECTIONS
A. Seeding, planting, and fertilizing graded areas, seasonal buildings, churches, school fields and
adjacent areas and other special surfaces.
B. Seed protection.
C. Maintaining grassed areas and the appearance.

1.2 INCLUDED WORK
A. Contouring or soil erosion control measures.
B. Disease, pest and insect control measures.
C. Deterring the awakening of dormant grass seeds by the use of special surface treatments.
D. Prohibiting the use of manure or fertilizer on the treated areas.

1.3 STORAGE, HANDLING, AND PACKAGING
A. Grass seed in original containers showing analysis of seed mixture, percentage of pure seed,
and weight. Seed shall be in clean, dry condition and properly stored.
B. Grass seed shall be protected from contaminants such as insects, rodents, and weed seed.

1.4 PLANTING DATES

PART 2 - EXECUTION

2.1 SOIL
A. Contractor shall prepare the soil to a depth of 8 inches by using such mechanical equipment and
workmanship as shall be necessary to ensure a uniform seedbed.

2.2 SEEDS
A. Seeds shall be planted at the rate as specified in section 2.4, not more than 10 days after seeding.

2.3 SPRING SEEDING
A. Before acceptance of seeding or sprigging is performed for the establishment of permanent
vegetation, Contractor shall be required to perform seedling or sodding planting to establish a
minimum depth of 3 inches before further seedling, fertilizing or sprigging operations.

2.4 SPRIGGING
A. Seeding and sprigging shall be performed during periods when the soil moisture content is
sufficiently high to ensure good seedling or sod growth. Sodding shall not be performed when
the soil moisture content is less than 15% of the soil's water-holding capacity. Sodding
shall be performed in a single operation, with the sprigs being placed in the soil to a
minimum depth of 3 inches after the soil has been thoroughly wetted.

3.1 SEEDING
A. Seeds shall be sown in rows at the rate as specified in section 2.2, not more than 10 days after
seeding. Seed shall be placed in the soil to a minimum depth of 1 inch, not to exceed 1 inch.

3.2 STAND OF GRASS
A. Seeding and sprigging shall be performed during periods when the soil moisture content is
sufficiently high to ensure good seedling or sod growth. Sodding shall not be performed when
the soil moisture content is less than 15% of the soil's water-holding capacity. Sodding
shall be performed in a single operation, with the sprigs being placed in the soil to a
minimum depth of 3 inches after the soil has been thoroughly wetted.

3.3 SPRING SPRIGGING
A. Sodding shall be performed during periods when the soil moisture content is
sufficiently high to ensure good seedling or sod growth. Sodding shall not be performed when
the soil moisture content is less than 15% of the soil's water-holding capacity. Sodding
shall be performed in a single operation, with the sprigs being placed in the soil to a
minimum depth of 3 inches after the soil has been thoroughly wetted.

4.1 WARRANTY
A. The Contractor shall provide planting and establishment warranty for a period of at least one
year from the date of substantial completion. The warranty shall cover any area where
seeded, sprigged or sodded vegetation has failed to establish as specified in the
warranted period.

4.2 WARRANTY
A. The Contractor shall provide planting and establishment warranty for a period of at least one
year from the date of substantial completion. The warranty shall cover any area where
seeded, sprigged or sodded vegetation has failed to establish as specified in the
warranted period.

4.3 PLANTING DATES
A. Seeding shall be performed during periods and at rates specified in their respective
warranties, subject to the discretion of the Contractor and the owner.

4.4 CONSIDERATION
A. Consideration shall be given to soil analysis results before selecting the proper grass seed
mixture, grade and rate for the project.

4.5 APPROPRIATION
A. Appropriation shall be made for the establishment of permanent vegetation.

4.6 PLANTING DATES
A. Planting dates shall be established for the establishment of permanent vegetation.

4.7 SEEDING
A. Seeding shall be performed during periods when the soil moisture content is
sufficiently high to ensure good seedling growth. Seeding shall not be performed when
the soil moisture content is less than 15% of the soil's water-holding capacity. Seeding
shall be performed in a single operation, with the seed being placed in the soil to a
minimum depth of 0.5 inches after the soil has been thoroughly wetted.

4.8 SPRIGGING
A. Sprigging shall be performed during periods when the soil moisture content is
sufficiently high to ensure good seedling growth. Sprigging shall not be performed when
the soil moisture content is less than 15% of the soil's water-holding capacity. Sprigging
shall be performed in a single operation, with the sprigs being placed in the soil to a
minimum depth of 3 inches after the soil has been thoroughly wetted.

4.9 SODDING
A. Sodding shall be performed during periods when the soil moisture content is
sufficiently high to ensure good seedling growth. Sodding shall not be performed when
the soil moisture content is less than 15% of the soil's water-holding capacity. Sodding
shall be performed in a single operation, with the sprigs being placed in the soil to a
minimum depth of 3 inches after the soil has been thoroughly wetted.

5.1 WIDESPREAD MULCHING
A. WidESPREAD mulching shall be performed during periods when the soil moisture content is
sufficiently high to ensure good seedling growth. WidESPREAD mulching shall not be performed when
the soil moisture content is less than 15% of the soil's water-holding capacity. WidESPREAD
mulching shall be performed in a single operation, with the mulch being placed in the soil to a
minimum depth of 3 inches after the soil has been thoroughly wetted.

5.2 PLANT PROTECTION
A. Plant protection shall be provided during periods when the soil moisture content is
sufficiently high to ensure good seedling growth. Plant protection shall not be provided when
the soil moisture content is less than 15% of the soil's water-holding capacity. Plant
protection shall be performed in a single operation, with the seed being placed in the soil to a
minimum depth of 0.5 inches after the soil has been thoroughly wetted.

5.3 CONTROLLING DISEASES
A. Controlling disease shall be performed during periods when the soil moisture content is
sufficiently high to ensure good seedling growth. Controlling disease shall not be performed when
the soil moisture content is less than 15% of the soil's water-holding capacity. Controlling
disease shall be performed in a single operation, with the sprigs being placed in the soil to a
minimum depth of 3 inches after the soil has been thoroughly wetted.

5.4 CONSERVATION
A. Conservation shall be performed during periods when the soil moisture content is
sufficiently high to ensure good seedling growth. Conservation shall not be performed when
the soil moisture content is less than 15% of the soil's water-holding capacity. Conservation
shall be performed in a single operation, with the sprigs being placed in the soil to a
minimum depth of 3 inches after the soil has been thoroughly wetted.
Request conceptual approval for the construction of a new Valvoline auto shop.
SITE CONSTRUCTION DRAWINGS
FOR
VALVOLINE SAVANNAH HIGHWAY

LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SC

PROJECT NARRATIVE:
The owner of the subject lot proposes to construct a 3,076 sq. ft. Valvoline oil change service with service bays, employee parking, utility, and drainage systems at a currently undeveloped lot located on the southeast corner of Carrillo Street and Savannah Highway.

ADA NOTES:
1. The public right-of-way must remain ADA compliant during construction or an alternative route must be provided.
2. All access points to building are planned to be ADA compliant.
3. Minimum 6’-0” vertical clearance must be provided at ADA van parking parking space, accessible, and on vehicular route to and from van space.

SITE SUMMARY
PROJECT NAME: VALVOLINE CHARLESTON
PIG: 3100300001
EXISTING ZONING: GB (GENERAL BUSINESS)
PROPOSED ZONING: GB (GENERAL BUSINESS)
OVERLAY: DRB
FLOOD ZONE: #45019C 0491K (1/29/2021)
SETBACKS:
FRONT: N/A
SIDE: N/A
REAR: N/A
MAX BUILDING HEIGHT: 55’
BUILDING HEIGHT: 25’ - 4”
PARKING:
REQUIRED: 2 (1 SP / 2 EMPLOYEES X 4 EMPLOYEES), 7 (1 SP / 150 SF OF REPAIR SPACE X 1,024 SF)
TOTAL SPACES: 9
PROPOSED: 8 STANDARD SPACES, INCLUDING 1 ACC. SPACE, 2 STACKING SPACES (SEE GENERAL NOTE A21 ON SHEET C-200)
TOTAL SPACES: 11
EXISTING IMPERVIOUS: 9 SF
PROPOSED IMPERVIOUS: 10,382 SF
TOTAL IMPERVIOUS: 10,391 SF

VICTIM MAP
SCALE: 1” = 500’

LIST OF APPROVALS

OWNER/DEVELOPER
ANDUJAR CONSTRUCTION
3013 GRIFTH STREET
CHARLOTTE, NC 28203
CONTACT: SUZANNE LAMBERT
PHONE: (704) 247-5318
EMAIL: s.lambert@interiorarchitects.com

ARCHITECT
IA INTERIOR ARCHITECTS
615 S. COLLEGE STREET, SUITE 275
CHARLOTTE, NC 28202
CONTACT: BRIAN CRUTCHFIELD
PHONE: (704) 376-1073
EMAIL: brian.crutchfield@timmons.com

CIVIL/landscape
TIMMONS GROUP
610 EAST MOREHEAD STREET, SUITE 250
CHARLOTTE, NORTH CAROLINA 28202
CONTACT: PAUL THOMPSON
PHONE: (704) 376-1073

MUNICIPALITIES AND UTILITIES

CITY OF CHARLESTON PLANNING
GRC SCHULTZ
843.734.3769

CITY OF CHARLESTON ENGINEERING
KENTON HOLTON
843.734.3777

CHARLESTON WATER SYSTEMS
LYDIA OWENS
843.737.6899

SC DHEC
PAUL WOOLLS
843.734.3224

SCCE
PAUL THOMPSON
843.737.6891

TRAFFIC AND TRANSPORTATION
LEE KIDD
843.734.7383

COVER SHEET
C-000
PLANTING PLAN

SEE SHEET L-101 FOR LANDSCAPE NOTES AND PLANTING DETAILS

PLANTING NOTES:

1. All trees and shrubs listed are full sun. Shall be spaced at least 5 feet apart.
2. The planting of the trees and shrubs shall be made in accordance with the planting schedule and the existing tree schedule.
3. Trees shall be planted at least 5 feet from any structure or utility pole.
4. Trees shall be planted at least 5 feet from any driveway or sidewalk.
5. Trees shall be planted at least 5 feet from any existing tree.
6. Trees shall be planted at least 5 feet from any existing tree.
7. Trees shall be planted at least 5 feet from any existing tree.
8. Trees shall be planted at least 5 feet from any existing tree.
9. Trees shall be planted at least 5 feet from any existing tree.
10. Trees shall be planted at least 5 feet from any existing tree.

WATERING SCHEDULE FOR LANDSCAPING:

1. Water the new plants at least once a week for the first month.
2. Water the new plants at least once a week for the second month.
3. Water the new plants at least once a week for the third month.
4. Water the new plants at least once a week for the fourth month.

PLANT BED LINES:

1. Plant bed lines are not to be obstructed (even by existing trees).
2. Bed lines must maintain a minimum distance of 5 feet from any structure or utility pole.
3. Bed lines must maintain a minimum distance of 5 feet from any driveway or sidewalk.
4. Bed lines must maintain a minimum distance of 5 feet from any existing tree.
5. Bed lines must maintain a minimum distance of 5 feet from any existing tree.
6. Bed lines must maintain a minimum distance of 5 feet from any existing tree.
7. Bed lines must maintain a minimum distance of 5 feet from any existing tree.
8. Bed lines must maintain a minimum distance of 5 feet from any existing tree.
9. Bed lines must maintain a minimum distance of 5 feet from any existing tree.
10. Bed lines must maintain a minimum distance of 5 feet from any existing tree.

PLANTING ENLARGEMENT:

SCALE: 1"=10'

PLANTING SCHEDULE:

1.萱草
2. 萱草
3. 萱草
4. 萱草
5. 萱草
6. 萱草
7. 萱草
8. 萱草
9. 萱草
10. 萱草

PLANTING ENLARGEMENT:

SCALE: 1"=10'
GENERAL LANDSCAPE NOTES:
1. LANDSCAPE CONTRACTOR SHALL NOT USE ANY PROPOSED PLANTING OR SITE APPEARANCE PLANNED OR CONTRACTED TO BE USED IN THE LANDSCAPE PROJECTS OTHER THAN AS SPECIFIED, OR PERMITTED IN WRITING BY TIMMONS GROUP.
2. LANDSCAPE CONTRACTOR SHALL NOT USE ANY GRADING, GRAVEL, OR SOIL MATERIALS OTHER THAN THOSE SPECIFIED OR PERMITTED IN WRITING BY TIMMONS GROUP.
3. LANDSCAPE CONTRACTOR SHALL NOT USE ANY CONSTRUCTION OR MATERIAL NOT SPECIFIED OR PERMITTED IN WRITING BY TIMMONS GROUP.
4. LANDSCAPE CONTRACTOR SHALL NOT USE ANY CONSTRUCTION OR MATERIALS OTHER THAN THOSE SPECIFIED OR PERMITTED IN WRITING BY TIMMONS GROUP.
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10. LANDSCAPE CONTRACTOR SHALL NOT USE ANY CONSTRUCTION OR MATERIALS OTHER THAN THOSE SPECIFIED OR PERMITTED IN WRITING BY TIMMONS GROUP.

LANDSCAPE DETAILS:

CONIFEROUS TREE PLANTING DETAIL

GALVANIZED WIRE GUY
12 GAUGE
2X2 HARDWOOD STAKE
BACKFILL WITH EXISTING SOIL. IN SANDY LOAM SOILS, ADD 20% MAXIMUM (BY VOLUME) COMPOSTED ORGANIC MATERIAL TO THE EXISTING SOIL. PARTIALLY BACKFILL, WATER TO SETTLE SOIL, FINISH BACKFILLING TAMP SOIL AROUND ROOTBALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOTBALL DOES NOT SHIFT.

CUT AWAY ALL BALLING ROPES
REMOVE BURLAP OR WIRE BASKET FROM TOP 1/3 OF BALL, OR REMOVE CONTAINER AND CUT CIRCLING ROOTS IF CONTAINER-GROWN, OR AS MUCH BURLAP AS POSSIBLE IF FIELD-GROWN.

6" SAUCER TWICE ROOTBALL DIAMETER
1'-0" MIN. SHREDDED HARDWOOD MULCH, (MIN. 3" DEPTH) KEEP AWAY FROM TRUNK 2'-6" MIN.

RUBBER HOSE MARK THE NORTH SIDE OF TREE IN NURSERY & ROTATE TREE TO FACE NORTH AT THE SITE, WHENEVER POSSIBLE REMOVE TAGS, LABELS, AND PLASTIC SLEEVING DO NOT STAKE UNLESS SPECIFIED (SEE COMMENTS) DO NOT WRAP TRUNK SET TOP OF ROOTBALL FLUSH TO GRADE OR 1-2" HIGHER IN SLOWLY DRAINING SOILS. DO NOT COVER THE TOP OF THE ROOTBALL WITH SOIL PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL PRUNE SUCKERS SCARIFY SIDES BEFORE PLANTING 1:1 SLOPE ON SIDES OF PLANTING HOLE UNLESS SPECIFIED.

NOTES:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. SAUCER SHALL BE FLOODED TWICE DURING THE FIRST 24 HOURS AFTER PLANTING.
3. AMENDED BACKFILL TO CONSIST OF BUILDERS SAND, COMPOST AND SCREENED TOPSOIL, AS NECESSARY.
4. WHERE SHRUBS ARE PLANTED IN BEDS, MULCH TO COVER ENTIRE BED. REPLACE AMENDED BACKFILL IN 3-4" LIFTS. TAMP AND WATER BETWEEN LIFTS.
5. TREE PLANTING SHALL BE STAGED BY CONTRACTOR TO AVOID CONGESTION, OR TO CONDUCT LANDSCAPE REVIEW PRIOR TO INSTALLATION.
6. CONTRACTOR TO PROVIDE A ESSENTIAL WALLS OF BUILDING, SIDEWALKS, BUSHES AND ANY IMPROVEMENTS TECHNICAL BASED ON THE DESIGNER'S DETERMINATION, APPLICATION.
7. CONTRACTOR TO PROVIDE A ESSENTIAL WALLS OF BUILDING, SIDEWALKS, BUSHES AND ANY IMPROVEMENTS TECHNICAL BASED ON THE DESIGNER'S DETERMINATION, APPLICATION.
8. CONTRACTOR TO PROVIDE A ESSENTIAL WALLS OF BUILDING, SIDEWALKS, BUSHES AND ANY IMPROVEMENTS TECHNICAL BASED ON THE DESIGNER'S DETERMINATION, APPLICATION.
9. CONTRACTOR TO PROVIDE A ESSENTIAL WALLS OF BUILDING, SIDEWALKS, BUSHES AND ANY IMPROVEMENTS TECHNICAL BASED ON THE DESIGNER'S DETERMINATION, APPLICATION.
10. CONTRACTOR TO PROVIDE A ESSENTIAL WALLS OF BUILDING, SIDEWALKS, BUSHES AND ANY IMPROVEMENTS TECHNICAL BASED ON THE DESIGNER'S DETERMINATION, APPLICATION.
11. CONTRACTOR TO PROVIDE A ESSENTIAL WALLS OF BUILDING, SIDEWALKS, BUSHES AND ANY IMPROVEMENTS TECHNICAL BASED ON THE DESIGNER'S DETERMINATION, APPLICATION.
1. ALL INTERIOR FINISHES SHALL COMPLY WITH THE REFERENCED DEVELOPED RATINGS AS WELL AS TOXICITY.

2. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S FORM CLEARLY IDENTIFIED AS A "REQUEST FOR SUBSTITUTION". CONTRACTOR SHALL ALSO LIST MANUFACTURER'S RECOMMENDED EQUIPMENT AND MATERIALS IN ANY REQUEST FOR SUBSTITUTION.

3. TYPICAL" OR "TYP." MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, U.O.N.

4. THE CONTRACTOR TO NOTIFY ARCHITECT, IN WRITING, OF ANY DISCREPANCIES FOR APPROVAL PRIOR TO START OF CONSTRUCTION IN THAT AREA.

5. AS BUILT DRAWINGS WILL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER SATISFACTORY MANNER AND NO REQUEST FOR ADDED COST OR EXTENSION OF TIME WILL BE CONSIDERED.

6. ASSEMBLY.

7. CONTRACT DOCUMENTS

8. 2018 SOUTH CAROLINA FUEL GAS CODE

9. 2017 NATIONAL ELECTRICAL CODE (NFPA 70)

10. 2018 SOUTH CAROLINA FIRE CODE

11. CONTRACTOR’S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING THE CONTRACTOR'S PORTION OF THE ASSEMBLY.

12. DEFECTIVE MATERIALS.

13. THE CONTRACTOR TO NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES FOR APPROVAL PRIOR TO START OF CONSTRUCTION IN THAT AREA.

14. THE WORK TO BE DONE UNDER THIS CONTRACT SHALL BE EXECUTED IN A WORKMANLIKE MANNER, AND DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND SPECIFICATIONS.

15. THE CONTRACTOR'S FAILURE TO MAKE SUCH REQUEST, WORK MUST BE PERFORMED IN A SATISFACTORY MANNER AND NO REQUEST FOR ADDED COST OR EXTENSION OF TIME WILL BE CONSIDERED.

16. THE WORK TO BE DONE UNDER THIS CONTRACT SHALL BE EXECUTED IN A WORKMANLIKE MANNER, AND NO REQUEST FOR ADDED COST OR EXTENSION OF TIME WILL BE CONSIDERED.

17. THE CONTRACTOR FAILS TO MAKE SUCH REQUEST, WORK MUST BE PERFORMED IN A SATISFACTORY MANNER AND NO REQUEST FOR ADDED COST OR EXTENSION OF TIME WILL BE CONSIDERED.

18. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW ALL SUBMITTALS AND SHOP DRAWINGS PRIOR TO START OF CONSTRUCTION IN THAT AREA.

19. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW ALL SUBMITTALS AND SHOP DRAWINGS PRIOR TO START OF CONSTRUCTION IN THAT AREA.

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55. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW ALL SUBMITTALS AND SHOP DRAWINGS PRIOR TO START OF CONSTRUCTION IN THAT AREA.
8" CMU WALL. SEE STRUCTURAL DRAWINGS FOR REINFORCING TOP OF MASONRY FIN. SLAB EL. 0'-0" SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

8" CMU W/ CONT. HORIZ. JOINT REINF. AT 16" OC TWO #4 CONT. IN KNOCK-OUT WEB BOND BM. @ 48" OC #5 VERT. REINF. @ 24" OC MAX. SPACING, PROVIDE BARS @ CORNERS, JAMBS AND ENDS OF WALLS, CENTER IN CMU W/ REBAR POSITIONERS & GROUT REINF. CELLS SOLID SEE ARCH. FOR STONE VENEER CLADDING ONE #4 CONT. IN KNOCK-OUT WEB BOND BM.

GROUT CMU CELLS SOLID BELOW F.F.E.

4'-10 11/16" BRICK RUNNING BOND COLOR B SOLID BRICK HEADER BOND COLOR C

4'-0" BRICK RUNNING BOND COLOR A SOLID BRICK HEADER BOND COLOR A

4'-0" BRICK RUNNING BOND COLOR B SOLID BRICK HEADER BOND COLOR B

37'-3 5/8" BRICK TOWER BEYOND

5/19/2022 3:12:07 PM

© 2022 INTERIOR ARCHITECTS, A NEW YORK PROFESSIONAL SERVICES CORPORATION, dba INTERIOR ARCHITECTS, PROFESSIONAL CORPORATION. ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

A-805
AND SIMILAR SYSTEMS AND ITEMS, ADJUSTING ANY AND ALL OTHER FIELD CONDITIONS REQUIRED TO FIT PLANS.

ALL SCREWS OR OTHER ATTACHMENT DEVICES SHALL BE PATCHED AND NOT VISIBLE. PATCH AND REPAIR SURFACES TO MATCH ALL DIMENSIONS TO THE EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF WINDOW FRAME ASSEMBLY, U.O.N.

17. CEILING HEIGHT PARTITIONS - CEILING HEIGHT PARTITIONS SHALL BE INSTALLED TIGHT TO FINISHED CEILING; WITH NO

21. PATCH AND REPAIR - AT ALL PERIMETER CONDITIONS WHERE DEMO OCCURS SHALL BE PATCHED AND REPAIRED. ALL

11. NOTES AND REFERENCES - REFER TO SHEET A-1.0 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, AND

ELEVATION EXIST, DOORS SHALL BE ORDERED WITH BOTTOM STILE SIZED TO ACCOMMODATE THESE UNDERCUT CONDITIONS.

PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.

THESE ITEMS PRIOR TO PURCHASING.

8.  ALIGNMENT - ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.

18. DOOR DIMENSIONS - DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N. REFER TO ACCESIBILITIES

EXISTING WALLS DAMAGED SHALL BE REPAIRED AS REQUIRED TO RECEIVE SCHEDULED FINISH.

4. FIXTURE LOCATIONS - LIGHT FIXTURES, EXIT SIGNS, SPRINKLERS, AND OTHER CEILING ELEMENTS SHALL BE LOCATED IN

FIXTURES, SWITCH LOCATIONS, AND ASSOCIATED ITEMS. REFER TO ENGINEERING DRAWING (LIGHTING PLAN) FOR CIRCUITING,

MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER AND FINISHED WITH ONE COVER PLATE, U.O.N.

CENTER OF INDIVIDUAL CEILING TILE, U.O.N.

1. DOOR SCHEDULE

5. DOOR OPENINGS

1. DOOR SCHEDULE

1. DOOR SCHEDULE

4. WORK AREA CLEAN UP - UPON COMPLETION, REMOVE ALL PAINT FROM WHERE IT HAS SPILLED, SPLASHED, OR SPLATTERED

EXCEED THE REQUIREMENTS OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGULATION 8, RULE 51.

RECEIVE ONE (1) PRIME COAT AND (2) FINISH COATS (MIN) OF PAINT IN COLOR SPECIFIED BY ARCHITECT." PROVIDE ADDITIONAL

REGULATIONS TITLE 17 FOR AEROSOL ADHESIVES (CALGREEN 5.504.4.1). ALL SEALANTS USED AS FILLERS MUST MEET OR

18. ADHESIVES & SEALANTS: - THE VOC CONTENT OF ADHESIVES AND SEALANTS USED SHALL BE LESS THAN THE CURRENT VOC

03/17/2022
1.3 DEFINITIONS

1.5 BUILDING MANAGEMENT REQUIREMENTS

A. General Submittal Procedure Requirements for Project Data and Shop Drawings: Prepare and submit required submittals required by individual Specification Sections. Types of submittals are indicated in individual Specification Sections.

B. Architect will return annotated file. Annotate and retain one copy of file as an electronic Project Presentation.

C. Portable Document Format (PDF): An open standard file format licensed by Adobe Systems used for representing documents in a device-independent and display resolution-independent fixed-layout document format. PDF files are commonly used for sharing information, including workflows, and can be generated from almost any program or device.

D. The term "Substantially Complete" as used in this document shall be understood to include the conditions of the IA version of AIA Document A201.

2. Archival Submittals:

A. Architect reserves the right to withhold action on a submittal requiring coordination with other disciplines or facilities. Such submittals may be returned to the Contractor for resubmittal.

B. "Approved": When used to convey Architect's action on Contractor's submittals, applications, and documents, shall mean that the information or work performed has been accepted by the Architect, subject to the conditions specified by the Architect.

C. "Incorporate": A direct instruction to the Contractor to make a change, which shall include acceptable changes as stated in the document.

D. "Revised": When used to convey Architect's action on Contractor's submittals, applications, and documents, shall mean that the information or work performed has been corrected or amended, in whole or in part, to conform with the requirements of the Building Management. Such requirements include, but are not limited to:

1. Building access, delivery, use of loading dock.
2. Site work.
3. Security requirements.
4. Electrical requirements.
5. Heating, ventilation, and air conditioning (HVAC) systems.
6. Plumbing systems.
7. Site work.
8. Structural requirements.
9. Plumbing systems.
10. Electrical systems.
11. HVAC systems.
12. Site work.
13. Security requirements.

E. "Wait": When used to convey Architect's action on Contractor's submittals, applications, and documents, shall mean that the information or work performed is pending receipt of additional information or review or action by another discipline or facility.

F. "Close": When used to convey Architect's action on Contractor's submittals, applications, and documents, shall mean the information or work performed is complete and has been accepted by the Architect.

NOTE: All drawings and written materials herein constitute the original and unpublished work of the Architect, and the same may not be duplicated, used, or disclosed without the prior written consent of the Architect. The Architect reserves all rights in and to all such drawings and written materials.

1.4 ACTION SUBMITTALS

D. The following digital data files will be furnished for each appropriate discipline:

1. Architect will furnish Contractor one set of digital data drawing files of the Contract Drawings for use in the Project. The data submitted shall be plotted to a scale of 1/4" = 1'-0". Data shall be on the standard paper stock of the Architect.

2. Site work.
3. Security requirements.
4. Electrical requirements.
5. Plumbing systems.
6. Structural requirements.
7. HVAC systems.
8. Site work.
10. Electrical systems.
11. HVAC systems.
12. Site work.
13. Security requirements.

E. No contractual adjustments shall be due contractors or subcontractors, or both become exigent as a result of a submittal failure or delay on the part of the Contractor.

1. ARCHITECT’S RESPONSIBILITY

A. In addition to the Material Safety and Data Sheets listed in conjunction with LEED credits, provide the following information to the Architect prior to start of work, but it is recognized that the Contractor's review is made in appearance to correct any deficiencies.

B. Architect’s responsive action. Submittals may be rejected for not complying with requirements. Informational requirements associated with LEED credits are not to be used for the purpose of discovering errors, omissions, or inconsistencies in the drawings. If the Architect determines that any condition at the site affects it. Such obligations are for the purpose of facilitating construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the drawings. If the Architect determines that such condition may affect the Contractor's ability to meet the requirements and conditions at the site affecting it. Such obligations are for the purpose of facilitating construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the drawings.
PART 1 - GENERAL
   A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

PART 3 - EXECUTION
   1.4 DELIVERY, STORAGE, AND HANDLING
      A. Product Data: For each type of process and factory-fabricated product, indicate component materials and specifically endorse by manufacturer to Owner.
      B. Do not install finish carpentry materials that are wet, moisture damaged, or mold damaged.
      C. Identify fire-retardant-treated wood with appropriate classification marking of testing and inspecting agency acceptable to authorities having jurisdiction.
      D. Adherence for Glue Spotted for Concrete in Ordinary Concrete Construction conforming with ASTM C 907 that is approved by testing and inspecting agency.

PART 2 - PRODUCTS
   2.2 PLYWOOD BACKING PANELS
      A. Typical: 5/8 in. by 4 ft. by 8 ft. nominal measurements.
      B. Acceptable: 5/8 in. by 4 ft. by 8 ft. nominal measurements.
      C. Reject: Any plywood that is not consistent with the above dimensions.

CHARLOTTE, NC 28202

PART 1 - GENERAL
   A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

PART 3 - EXECUTION
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VALMYNCE - CHARLOTTES, SC
2160 SAVANNA HWAY CHARLOTTES, SC

PARTS 1 - GENERAL
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061000 - ROUGH CARPENTRY

PART 1 - GENERAL
   A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

PART 3 - EXECUTION
   1.4 DELIVERY, STORAGE, AND HANDLING
      A. Product Data: For each type of process and factory-fabricated product, indicate component materials and specifically endorse by manufacturer to Owner.
      B. Do not install finish carpentry materials that are wet, moisture damaged, or mold damaged.
      C. Identify fire-retardant-treated wood with appropriate classification marking of testing and inspecting agency acceptable to authorities having jurisdiction.
      D. Adherence for Glue Spotted for Concrete in Ordinary Concrete Construction conforming with ASTM C 907 that is approved by testing and inspecting agency.

PART 2 - PRODUCTS
   2.2 PLYWOOD BACKING PANELS
      A. Typical: 5/8 in. by 4 ft. by 8 ft. nominal measurements.
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      C. Reject: Any plywood that is not consistent with the above dimensions.

060223 - INTERIOR FINISH CARPENTRY

PART 1 - GENERAL
   A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

PART 3 - EXECUTION
   1.4 DELIVERY, STORAGE, AND HANDLING
      A. Product Data: For each type of process and factory-fabricated product, indicate component materials and specifically endorse by manufacturer to Owner.
      B. Do not install finish carpentry materials that are wet, moisture damaged, or mold damaged.
      C. Identify fire-retardant-treated wood with appropriate classification marking of testing and inspecting agency acceptable to authorities having jurisdiction.
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   2.2 PLYWOOD BACKING PANELS
      A. Typical: 5/8 in. by 4 ft. by 8 ft. nominal measurements.
      B. Acceptable: 5/8 in. by 4 ft. by 8 ft. nominal measurements.
      C. Reject: Any plywood that is not consistent with the above dimensions.

SPECIFICATIONS

A-006
Do not use materials that are unsound, warped, improperly treated or finished, inadequately seasoned, too small to fabricate with proper jointing arrangements, or with defective surfaces, sizes, or patterns. (33-mm-) diameter, chrome-plated-steel tubes.

Identify fire-retardant-treated wood with appropriate classification marking of testing and inspecting easements, and splices with rail bolts and glue.

Remove and replace finish carpentry materials that are wet, moisture damaged, and mold damaged. Doors may be repaired or refinished if Work on backs of mirrors.

A. Do not use materials that are unsound, warped, improperly treated or finished, inadequately seasoned, too small to fabricate with proper jointing arrangements, or with defective surfaces, sizes, or patterns.

A. Do not use materials that are unsound, warped, improperly treated or finished, inadequately seasoned, too small to fabricate with proper jointing arrangements, or with defective surfaces, sizes, or patterns.

Indications that materials are mold damaged include, but are not limited to, fuzzy or splotchy surface sagging, or irregular shape.

Indications that materials are mold damaged include, but are not limited to, fuzzy or splotchy surface sagging, or irregular shape.

Do not install (permanently) gasketed gaskets and isolation areas are not exposed and can disconnect.


3.2 PREPARATION

A. General: For trim with back flanges intended for fasteners, attach to framing with same fasteners used for framing members, blocking, or metal backing, or use toggle bolts or hollow wall anchors. Space fasteners 0.062023 - INTERIOR FINISH CARPENTRY

2.4 SHELVING

2.3 SHOP PRIMING

B. Shop Drawings: Include mirror elevations, edge details, mirror hardware, and attachment details. 4.2 MIRRORS

2.5 MIRRORS

1. Shop Drawings: Include mirror elevations, edge details, mirror hardware, and attachment details.

2. Dimensions and locations of mortises and holes for hardware.

1. Fire-Resistance-Rated Assemblies: For fire-resistance-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 119 by an independent contractor, and as indicated.

1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration,

Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface sagging, or irregular shape.

1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.

2.3 SHOP PRIMING

Coat edges of doors, edges of cutouts, and mortises after fitting and machining.

A. Fabricate mirrors in the shop to greatest extent possible. Fabricate cutouts for notches and holes in mirrors and touch up factory-applied finishes, if any.

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1. ALIGN SMOKE DETECTORS, MOTION SENSORS AND RELATED CEILING MOUNTED DEVICES WITH LIGHTING FIXTURE CENTERLINES AND CENTER OF CEILING PANEL/TILE. LOCATE HVAC DIFFUSERS IN GYP BD CEILINGS AS SHOW.

2. LOCATE EXIT SIGNS VERTICALLY ABOVE THE FINISH FLOOR TO INSURE SIGHT LINES ARE NOT BLOCKED BY LIGHT FIXTURES, BEAMS, SOFFITS, DROPPED CEILINGS, DUCTWORK, CONDUIT BANKS, PIPING AND RELATED OVERHEAD WORK.

RCP LEGEND

RCP GENERAL NOTES

1. REFER TO ALIGNED REFLECTED CEILING PLAN FOR EXACT DIMENSIONS.
2. REFER TO SITE PLAN FOR DRAWING SCALE.
3. REFER TO THE EXHIBIT SCHEDULE FOR TAILORING THE DESIGN.
4. REFER TO THE EXHIBIT SCHEDULE FOR EXACT PRODUCTS.
5. REFER TO SITE PLANS FOR EXACT EXISTING CONDITIONS.
6. REFER TO SITE PLANS FOR EXACT EXISTING CONDITIONS.
7. REFER TO SITE PLANS FOR EXACT EXISTING CONDITIONS.
8. REFER TO SITE PLANS FOR EXACT EXISTING CONDITIONS.
9. REFER TO SITE PLANS FOR EXACT EXISTING CONDITIONS.
10. REFER TO SITE PLANS FOR EXACT EXISTING CONDITIONS.
11. REFER TO SITE PLANS FOR EXACT EXISTING CONDITIONS.
12. REFER TO SITE PLANS FOR EXACT EXISTING CONDITIONS.
13. REFER TO SITE PLANS FOR EXACT EXISTING CONDITIONS.
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23. REFER TO SITE PLANS FOR EXACT EXISTING CONDITIONS.
24. REFER TO SITE PLANS FOR EXACT EXISTING CONDITIONS.
25. REFER TO SITE PLANS FOR EXACT EXISTING CONDITIONS.
26. REFER TO SITE PLANS FOR EXACT EXISTING CONDITIONS.
27. REFER TO SITE PLANS FOR EXACT EXISTING CONDITIONS.
28. REFER TO SITE PLANS FOR EXACT EXISTING CONDITIONS.
29. REFER TO SITE PLANS FOR EXACT EXISTING CONDITIONS.
30. REFER TO SITE PLANS FOR EXACT EXISTING CONDITIONS.
### Room Finish Schedule

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Subroom</th>
<th>Type</th>
<th>Width</th>
<th>Height</th>
<th>Material</th>
<th>Finish</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lobby</td>
<td>Lobby</td>
<td>1</td>
<td>12'</td>
<td>12'</td>
<td>Solid</td>
<td>Wood</td>
<td>Open</td>
</tr>
<tr>
<td>Lobby</td>
<td>Lobby</td>
<td>2</td>
<td>12'</td>
<td>12'</td>
<td>Solid</td>
<td>Wood</td>
<td>Open</td>
</tr>
<tr>
<td>Lobby</td>
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<td>12'</td>
<td>12'</td>
<td>Solid</td>
<td>Wood</td>
<td>Open</td>
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</table>

### Door Schedule

<table>
<thead>
<tr>
<th>No.</th>
<th>Room Name</th>
<th>Config.</th>
<th>Width</th>
<th>Height</th>
<th>Material</th>
<th>Finish</th>
<th>remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Lobby</td>
<td>1</td>
<td>12'</td>
<td>12'</td>
<td>Solid</td>
<td>Wood</td>
<td>Open</td>
</tr>
<tr>
<td>2</td>
<td>Lobby</td>
<td>2</td>
<td>12'</td>
<td>12'</td>
<td>Solid</td>
<td>Wood</td>
<td>Open</td>
</tr>
<tr>
<td>3</td>
<td>Lobby</td>
<td>3</td>
<td>12'</td>
<td>12'</td>
<td>Solid</td>
<td>Wood</td>
<td>Open</td>
</tr>
</tbody>
</table>

### Door Types

<table>
<thead>
<tr>
<th>Door Type</th>
<th>Configuration</th>
<th>Width</th>
<th>Height</th>
<th>Material</th>
<th>Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lobby</td>
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<tr>
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<td>12'</td>
<td>12'</td>
<td>Solid</td>
<td>Wood</td>
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<tr>
<td>Lobby</td>
<td>Lobby</td>
<td>12'</td>
<td>12'</td>
<td>Solid</td>
<td>Wood</td>
</tr>
</tbody>
</table>

### Window Frame Types

<table>
<thead>
<tr>
<th>Window Type</th>
<th>Configuration</th>
<th>Width</th>
<th>Height</th>
<th>Material</th>
<th>Finish</th>
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<td>12'</td>
<td>Solid</td>
<td>Wood</td>
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<tr>
<td>Lobby</td>
<td>Lobby</td>
<td>12'</td>
<td>12'</td>
<td>Solid</td>
<td>Wood</td>
</tr>
</tbody>
</table>

### Stair Plan

<table>
<thead>
<tr>
<th>Stair Type</th>
<th>Configuration</th>
<th>Width</th>
<th>Height</th>
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</thead>
<tbody>
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</tr>
<tr>
<td>Lobby</td>
<td>Lobby</td>
<td>12'</td>
<td>12'</td>
</tr>
</tbody>
</table>
UNISEX RESTROOM

5/19/2022 2:51:49 PM

AREA. REFER TO SERVICE INFORMATION

INSULATED GLASS

MORE SCHEDULE FOR FINISH

CLEAR TEMPERED OVER PLY BOTH GYP. BOARD.

DIAMOND PLATE

1 LAYER OF 5/8"

SCHEDULE FOR MORE

WAITING TO 4'-0" AFF.

DIAMOND PLATE AT SERVICE AREA.

SCHEDULE FOR MORE

DWHGS.

FINISH SCHEDULE STRUCTURAL PLATE AT REFER TO SHEATHING TO HAVE DIAMOND

W05A WALL TYPE

1 1/2" = 1'-0"

W06 - 2 X 6 INTERIOR WALL (2 SIDE PLY)

W05 - 2 X 6 INTERIOR WALL (1 SIDE PLY)

NOTE: LOCATE BRACING BETWEEN SUSPENDED GRID

NOTE: LOCATE BRACING BETWEEN SUSPENDED GRID

CONTINUOUS ACOUSTIC BATT INSULATION, R-19 MIN.

1 LAYER OF 5/8" GYP. BOARD, STRUCTURE ABOVE

ATTACH TO STRUCTURE ABOVE UNDERSIDE OF STRUCTURE

ATTACH TO STRUCTURE ABOVE UNDERSIDE OF STRUCTURE

FLOOR COVERING, TYP.

LAY-IN ACCOUSTICAL CEILING - REFER TO FINISH SCHEDULE

ABOVE

SEALANT, TYP. BOTH SIDES

CONTINUOUS ACOUSTIC SEALANT, TYP.

BATT INSULATION, R-19 MIN.

1/2" SHEATHING REFER CLG. - REFER TO FINISH SCHEDULE SIDE. REFER TO DIAMOND PLATE

W01A WALL TYPE TO HAVE DIAMOND PLATE

W04A WALL TYPE

W02A WALL TYPE

W01 - 2 X 6 INTERIOR WALL

W02 - 2 X 4 INTERIOR WALL

W04 - 2 X 4 FURRING WALL

1 1/2" = 1'-0"

1 1/2" = 1'-0"

1 1/2" = 1'-0"

W03 - NOISE REDUCING WALL

1 1/2" = 1'-0"

1/2" WOOD STUD.

SOUND BATT INSULATION EACH SIDE OF WOOD STUDS

SEALANT, TYP. BOTH SIDES

FLOOR COVERING, TYP.

LAY-IN ACCOUSTICAL CEILING - REFER TO FINISH SCHEDULE

ABOVE

SEALANT, TYP. BOTH SIDES

CONTINUOUS ACOUSTIC SEALANT, TYP.

BATT INSULATION, R-19 MIN.

1 LAYER OF 5/8" GYP. BOARD, STRUCTURE ABOVE

ATTACH TO STRUCTURE ABOVE UNDERSIDE OF STRUCTURE

UNDERSIDE OF STRUCTURE

CONTINUOUS ACOUSTIC SEALANT, TYP.

LAY-IN ACCOUSTICAL CEILING - REFER TO FINISH SCHEDULE

ABOVE

SEALANT, TYP. BOTH SIDES

CONTINUOUS ACOUSTIC SEALANT, TYP.

BATT INSULATION, R-19 MIN.

1 LAYER OF 5/8" GYP. BOARD, STRUCTURE ABOVE

ATTACH TO STRUCTURE ABOVE UNDERSIDE OF STRUCTURE

UNDERSIDE OF STRUCTURE

CONTINUOUS ACOUSTIC SEALANT, TYP.
VALVOLINE - CHARLESTON, SC
2160 SAVALH HWY
CHARLESTON, SC

INTERIOR ARCHITECTS
615 S. COLLEGE ST. SUITE 725
CHARLOTTE, NC 28202
TEL 704-908-1540

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TRASH ENCLOSURE PLAN, ELEVATIONS & DETAIL
A-803

As indicated

3/4" = 1'-0" 3 WALL SECTION
3/8" = 1'-0" 4 DUMPSTER ENCLOSURE - FRONT ELEVATION
3/8" = 1'-0" 5 DUMPSTER ELEVATION - LEFT ELEVATION
3/8" = 1'-0" 6 DUMPSTER ELEVATION - REAR ELEVATION
3/8" = 1'-0" 7 DUMPSTER ELEVATION - RIGHT ELEVATION
3/4" = 1'-0" 2 SECTION AT GATE

1 ISSUED FOR CONSTRUCTION 03/17/2022

DELTA ISSUE DATE DESCRIPTION
Job No. 27 ANDU.006.000

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© INTERIOR ARCHITECTS, P.C., A NEW YORK PROFESSIONAL SERVICES CORPORATION, dba INTERIOR ARCHITECTS, PROFESSIONAL CORPORATION.
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8" CMU WALL. SEE STRUCTURAL DRAWINGS FOR REINFORCING TOP OF MASONRY FIN. SLAB EL. 0'-0" SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

8" CMU W/ CONT. HORIZ. JOINT REINF. AT 16" OC TWO #4 CONT. IN KNOCK-OUT WEB BOND BM. @ 48" OC MAX. SPACING, PROVIDE BARS @ CORNERS, JAMBS AND ENDS OF WALLS, CENTER IN CMU W/ REBAR POSITIONERS & GROUT REINF. CELLS SOLID

SEE ARCH. FOR STONE VENEER CLADDING

ONE #4 CONT. IN KNOCK-OUT WEB BOND BM. GROUT CMU CELLS SOLID BELOW F.F.E.

4'-10 11/16" BRICK RUNNING BOND COLOR B

SOLID BRICK HEADER BOND COLOR C

SOLID BRICK HEADER BOND COLOR B

SOLID BRICK HEADER BOND COLOR C

BRICK RUNNING BOND COLOR A

BRICK SCREEN COLOR B

BRICK TOWER BEYOND 1'-3 5/8" 10'-8 3/8" 1'-3 5/8" 10'-8 3/8" 1'-3 5/8" 37'-3 5/8" 1'-3 5/8"

BRICK VENEER. ALL MATERIALS TO MATCH BUILDING

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

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

1/2" = 1'-0" 1 SCREEN WALL - PLAN

1/2" = 1'-0" 2 SCREEN WALL - ELEVATION

SOLID BRICK HEADER BOND COLOR A

SOLID BRICK HEADER BOND COLOR C

SOLID BRICK HEADER BOND COLOR B

SOLID BRICK SCREEN COLOR B

SOLID BRICK HEADER BOND COLOR B

SOLID BRICK HEADER BOND COLOR C

1 ISSUED FOR CONSTRUCTION 03/17/2022

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1000 FLOYD DR.
301-00-00-805

Request conceptual approval for the construction of a new car wash and a separate retail/restaurant building.
EXISTING CONDITIONS, DEMOLITION & INITIAL SWPPP

LIMITS OF DISTURBANCE = 2.40 ACRES

TREE TABULATION

EXISTING

NEW

EXEMPTED

TOTAL

TREE TABULATION

EXISTING

NEW

EXEMPTED

TOTAL

TREE TABULATION

EXISTING

NEW

EXEMPTED

TOTAL

TREE TABULATION

EXISTING

NEW

EXEMPTED

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TREE TABULATION

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EXISTING

NEW

EXEMPTED

TOTAL

TREE TABULATION

EXISTING

NEW

EXEMPTED

TOTAL
SCREEN WALLS AND MONUMENT SIGN

1. DUMPSTER SCREEN
   - Scale: 1/4" = 1'-0"

2. SCREEN WALL AT PARKING
   - Scale: 1/4" = 1'-0"

3. CAR WASH MONUMENT SIGN
   - Scale: 1/4" = 1'-0"

4. VACUUM SCREEN
   - Scale: 1/4" = 1'-0"
1. This project is designed in accordance with the International Building Code 2018 Edition.
2. Dimensions are to the outside face of exterior metal studs, structural steel components, centerline of doors and window openings, and to the centerline of interior walls unless noted otherwise (*).
3. Contractor shall take reasonable precautions for the safety of workers and others affected persons.
4. Contractor shall notify architect of proposed field changes or modifications prior to construction of modifications.
5. The intent of the contract drawings is to include all items necessary for the completion of the work; specifically, work reasonably inferable to produce the intended results.
6. Refer to structural drawings for control and expansion joint locations in slabs.
7. Location of fire extinguishers shown are for general requirements only - the local fire Marshall shall have jurisdiction over the number and location of all portable fire extinguishers. Fire extinguishers shall be selected, installed, and maintained in accordance with Section 906 and NFPA 10.
8. Coordinate all equipment with owner. Provide blocking in wall as required. See electrical.

**GENERAL NOTES**

**FLOOR PLAN SYMBOL LEGEND**

- Room Name
- Door Number
- Wall Partition Type
- Window Type
- Exterior Elevation Tag
- Building or Wall Section Set/Tag
- Interior Elevation
- Column Grid Tag
- IF SX/LB (Fire System Location)

**FLOOR PLAN SYMBOL LEGEND**

- Room Name
- Door Number
- Wall Partition Type
- Window Type
- Exterior Elevation Tag
- Building or Wall Section Set/Tag
- Interior Elevation
- Column Grid Tag
- IF SX/LB (Fire System Location)
ROOF NOTES

1. REFER TO SPECIFICATION FOR DETAILS ON MATERIALS & CONSTRUCTION.

2. ROOFING SUB CONTRACTOR TO COORDINATE LOCATION OF HVAC UNITS AND ROOF TOP EQUIPMENT AND ACCESSORIES WITH STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR PLACEMENT AND TAPERED RIGID BOARD INSULATION LAYOUT AND SUBSEQUENT INSTALLATION IN ORDER TO AVOID PONDING WATER CONDITIONS ATTRIBUTABLE TO LAYOUT ISSUES.

3. ROOF SYSTEMS SPECIFIED SHALL BE APPLIED ONLY BY MANUFACTURER APPROVED APPLICATOR IN ORDER TO MEET GUARANTEE REQUIREMENTS.

4. ALL CURBS AND PIPE PENETRATIONS SHALL HAVE A MINIMUM OF 16" CLEAR FROM EACH OTHER FOR ROOF FLASHING PURPOSES. ALL EQUIPMENT SHALL HAVE A MIN. 16" CLEAR FROM ALL ADJACENT PARAPETS.

5. AT ROOF DRAIN:
   A. HOLE IN MEMBRANE SHOULD EXTEND A MAX OF 1/2" BEYOND CLAMPING RING AND SHOULD NOT BE SMALLER THAN THE DIAMETER OF THE LEADER PIPE.
   B. WATERBLOCK MIN OF 1/2 OF 10 OZ TUBE PER 4" DRAIN. USE ADDITIONAL WATERBLOCK FOR LARGER DRAINS.
   C. IF FIELD SEAM IS WITHIN 9" OF DRAIN CLAMPING RING, TARGET PATCH REQUIRED.
   D. FLASHING MUST EXTEND 3" BEYOND EDGE OF SUMP.

6. WOOD NAILERS TO BE TREATED AND MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES.
SOUTHEAST EXTERIOR ELEVATION

NORTHWEST EXTERIOR ELEVATION
OVERALL SITE - VIEW FROM INTERSECTION OF BEES FERRY ROAD & WEST ASHLEY CIRCLE LOOKING SOUTH
RETAIL SHOPS - VIEW FROM WEST ASHLEY CIRCLE LOOKING NORTHWEST, TOWARDS BEES FERRY ROAD
CAR WASH - VIEW FROM FLOYD DRIVE LOOKING NORTHEAST
VACUUM EQUIPMENT
VACUUM LINE

NOTE: CONNECTIONS SHOWN IN THE ELEVATION VIEW ARE SCHEMATIC ONLY. REFER TO PLAN VIEWS FOR PLACEMENT.

World's Best Selling!

12,000 Parts in Stock!

Affordable Controls!

Hands-On Training!
MENU BOARDS, KIOSK, & CANOPY
Other Photos

Dual Post Curved Pay Station Canopy

Protects your expensive and sensitive electronics
• Each unit comes with a clearance bar, a custom cut message that is mounted to the top of the
UNLIMITED Monthly Washes

BEST WAY TO SAVE

LAVA SHIELD & SHINE

OUR BEST WASH!

$29.99

PER MONTH

HOT WAX & SHINE

$26.99

PER MONTH

Time To Shine

CAR WASH

TYPICAL MENU BOARD AND KIOSK
Agenda Item #5

1133 SAVANNAH HWY.
349-08-00-009

Request preliminary approval for the construction of Phase II of the West Ashley Station project which will include 4 new retail buildings.
PROJECT DATA OVERALL

RETAIL BUILDINGS

- EXISTING BUILDING 100
  - 45,000 SF

- MINI BUILDING 500
  - 10,000 SF

- SHOP 600
  - 6,264 SF

- SHOP 200
  - 5,041 SF

- SHOP 300
  - 5,418 SF

- SHOP 400
  - 5,648 SF

TOTAL PROJECT AREA: 79,392 SF

RETAIL PARKING

- FIRST 20,000 SF PARKING REQ'D (1/200 SF): 100 SPACES
- 20,000 SF - 140,000 SF PARKING REQ'D (1/250 SF): 238 SPACES
- TOTAL PARKING REQUIRED: 338 SPACES
- TOTAL PARKING PROVIDED: 394 SPACES
- PARKING RATIO PROVIDED: 4.96/1,000 SF
EXISTING BUILDING 100
45,000 SF

EXISTING SHOPS 150
2,000 SF

MINI BUILDING 500
10,000 SF

SHOPS 600
6,264 SF

SHOPS 200
5,041 SF

SHOPS 300
5,418 SF

EXISTING PATIO

SAVANNAH HIGHWAY

EXISTING TRAFFIC SIGNAL

EXISTING MONUMENT SIGN

EXISTING TRAFFIC SIGNAL

FARMFIELD AVENUE

EXISTING MONUMENT SIGN

EXISTING TRAFFIC SIGNAL

EXISTING MONUMENT SIGN
**FINISH SCHEDULE**

<table>
<thead>
<tr>
<th>Description</th>
<th>Color</th>
<th>Notes</th>
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<tr>
<td>MV-1</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>PS-1</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>BR-1</td>
<td>MODULAR</td>
<td>*</td>
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<tr>
<td>BR-2</td>
<td>MODULAR</td>
<td>P-1</td>
</tr>
<tr>
<td>BR-3</td>
<td>BRICK VENEER</td>
<td>FIELD BRICK</td>
</tr>
<tr>
<td>MV-1</td>
<td>METAL ROOF EDGE</td>
<td>PAC CLAD, FINISH: &quot;MATTE BLACK&quot;</td>
</tr>
<tr>
<td>BR-4</td>
<td>BRICK VENEER</td>
<td>FIELD BRICK</td>
</tr>
<tr>
<td>AW-2</td>
<td>ALUMINUM FRAMED AWNING W/ 7/8&quot; CORRUGATED METAL CANOPY</td>
<td>COLOR: STREET SCAPE &quot;VINTAGE&quot;</td>
</tr>
<tr>
<td>P-2</td>
<td>PAINT</td>
<td>COLOR TO MATCH SHERWIN WILLIAMS SW 6082 &quot;COBBLE BROWN&quot;</td>
</tr>
<tr>
<td>BR-5</td>
<td>BRICK VENEER</td>
<td>FIELD BRICK</td>
</tr>
<tr>
<td>GUTTER</td>
<td>COLOR TO MATCH ADJACENT WALL SURFACE</td>
<td></td>
</tr>
<tr>
<td>DEFS SYSTEM</td>
<td>EQUAL TO SOUTHERN WALLS SYSTEM</td>
<td></td>
</tr>
<tr>
<td>E-1</td>
<td>LIGHT</td>
<td>DECORATIVE OUTDOOR LIGHT</td>
</tr>
<tr>
<td>AW-3</td>
<td>MTL CANOPY</td>
<td>METAL CANOPY W/ FLAT FASCIA</td>
</tr>
<tr>
<td>AW-4</td>
<td>MTL CANOPY</td>
<td>METAL CANOPY W/ C-CHANNEL FASCIA</td>
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**DRAWING INFORMATION**

- **DRAWING TITLE:** BUILDING 200: COLORED SOUTH ELEVATION
- **DRAWING SCALE:** PRELIMINARY PHASE
- **DRAWING NUMBER:** DRB.09
- **ISSUE DATE:** 03.28.22
- **CLIENT:** WEST ASHLEY STATION
- **PROJECT:** CHARLESTON, SC
- **DRAWN BY:** SJC VENTURES
- **CHECKED BY:** PHILLIPS JOB NUMBER
- **ISSUE & REVISION RECORD:**
  - # DATE DESCRIPTION
  - 1 05/25/22 DRB FINAL PHASE
  - 2 05/27/22 DRB.10
  - 2 05/28/22 DRB.11
  - 2 06/09/22 DRB.12
- **CONSULTANT:** PHILLIPS Partnership, PC
- **SEAL:**
**FINISH SCHEDULE**

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<th>DESCRIPTION</th>
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<tr>
<td>BR-1</td>
<td>MODULAR METAL CANOPY WITH C-CHANNEL FASCIA. COLOR: BLACK. AW-1</td>
</tr>
<tr>
<td>BR-2</td>
<td>METAL ROOF EDGE - PAC CLAD, FINISH: &quot;MATTE BLACK&quot;</td>
</tr>
<tr>
<td>BR-3</td>
<td>BRICK VENEER - FIELD BRICK - RUNNING BOND - WATSONTOWN BRICK: &quot;BROWN WIRECUT&quot; W/ HOLCIM &quot;DANDELION&quot; MORTAR</td>
</tr>
<tr>
<td>BR-4</td>
<td>BRICK VENEER - FIELD BRICK - HERRINGBONE - WATSONTOWN BRICK: &quot;OLD WILLIAMSBURG&quot; W/ HOLCIM &quot;OLD LIME PUTTY&quot; MORTAR - FLUSH MORTAR JOINT</td>
</tr>
<tr>
<td>BR-5</td>
<td>BRICK VENEER - FIELD BRICK - CUSTOM CAST STONE - SILLS SL-4S - &quot;OLIVE BUFF&quot; LIGHT - DECORATIVE OUTDOOR LIGHT - BASELITE CORPORATION - RADIAL R924 W/ GOOSENECK ARM EXTENSION E1 - 22 &quot;OLD PEWTER&quot;</td>
</tr>
<tr>
<td>AW-1</td>
<td>ALUMINUM FRAMED AWNING W/ 7/8&quot; CORRUGATED METAL CANOPY BY AWNINGS ABOVE. FINISH: STREET SCAPE &quot;VINTAGE&quot;</td>
</tr>
<tr>
<td>AW-2</td>
<td>METAL CANOPY - METAL CANOPY W/ FLAT FASCIA - COLOR: BLACK. AW-3</td>
</tr>
<tr>
<td>AW-3</td>
<td>METAL CANOPY - METAL CANOPY W/ C-CHANNEL FASCIA AND HANGER RODS. COLOR: BLACK.</td>
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PHILLIPS
CONSULTANT

WEST
ASHLEY
STATION
CHARLESTON, SC

SJC VENTURES

PHILLIPS JOB NUMBER
329

DRAWN
11.17.22

ISSUE DATE
05/25/22

PHASE II - DRB PACKAGE
EXISTING CONDITIONS
DOSCHER'S

DRAWN BY/CHECKED BY
ISSUE & REVISION RECORD
DATE
# DESCRIPTION

WEST ASHLEY
STATION

03.28.22

DRB.23A

05/25/22

DRB FINAL PHASE

05/25/22

DRB FINAL PHASE
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PHILLIPS
CONSULTANT

CHARLESTON, SC

WEST ASHLEY STATION
CHARLESTON, SC

SHEET NUMBER
DRAWING TITLE
DRAWN BY/CHECKED BY
ISSUE DATE
PHILLIPS JOB NUMBER
CLIENT
PROJECT

ISSUE & REVISION RECORD

DATE
# DESCRIPTION

SEAL
CONSULTANT

FINISH SCHEDULE

FINISH SCHEDULE

PHASE II - DRB PACKAGE
BLDG 500 & 600
COLORED WEST ELEV.

SCALE:
PRELIMINARY PHASE
COLORED WEST ELEVATION
DRB.27
1/8" = 1'-0"

SCALE:
FINAL PHASE
COLORED WEST ELEVATION
DRB.27
1/8" = 1'-0"

COLORED WEST ELEVATION

L-1
STOREFRONT - KAWNEER IR 501T - CLEAR ANODIZED

SF-1
FINISH SCHEDULE

BR-1
MODULAR METAL CANOPY - METAL CANOPY WITH C-CHANNEL FASCIA. COLOR: BLACK.

MV-1
PLASTER PANEL SYSTEM - TEXTON - PRECAT FINISH

BR-2
METAL ROOF EDGE - PAC CLAD, FINISH: "MATTE BLACK"

PS-1
PAINT - COLOR TO MATCH SHERWIN WILLIAMS SW 2854 "CARIBBEAN CORAL"

BR-3
PAINT - COLOR TO MATCH SHERWIN WILLIAMS SW 6082 "COBBLE BROWN"

GUTTER - COLOR TO MATCH ADJACENT WALL SURFACE

E-1
AWNING - ALUMINUM FRAMED AWNING W/ 7/8" CORRUGATED METAL CANOPY BY AWNINGS ABOVE. FINISH: STREET SCAPE "VINTAGE"

AW-1
AWNING - ALUMINUM FRAMED AWNING W/ FLAT FASCIA - COLOR: BLACK.

AW-2
METAL CANOPY - METAL CANOPY W/ FLAT FASCIA - COLOR: BLACK.

AW-3
METAL CANOPY - METAL CANOPY W/ C-CHANNEL FASCIA AND HANGER RODS. COLOR: BLACK.

AW-4
METAL CANOPY - METAL CANOPY W/ C-CHANNEL FASCIA AND HANGER RODS. COLOR: BLACK.

MV-1
PLASTER PANEL SYSTEM - TEXTON - PRECAT FINISH

BRICK VENEER - FIELD BRICK - RUNNING BOND - WATSONTOWN BRICK: "OLD WILLIAMSBURG" W/ HOLCIM "OLD LIME PUTTY" MORTAR - FLUSH MORTAR JOINT

STONE SILL PIECE - CUSTOM CAST STONE - "OLIVE BUFF"

DECORATIVE OUTDOOR LIGHT - BASELITE CORPORATION - RADIAL R924 W/ GOOSENECK ARM EXTENSION E1 - 22 "OLD PEWTER"

MC-1
METAL ROOF EDGE - PAC CLAD, FINISH: "MATTE BLACK"

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DECORATIVE OUTDOOR LIGHT - BASELITE CORPORATION - RADIAL R924 W/ GOOSENECK ARM EXTENSION E1 - 22 "OLD PEWTER"

MC-1
METAL ROOF EDGE - PAC CLAD, FINISH: "MATTE BLACK"
FINISH GRADE
4" THICK MULCH, KEEP 6" AWAY FROM TRUNK

FINISH GRADE

PALM TREE PLANTING DETAIL
MIN. 2 X BALL DIA. FOR LAWN AREAS

TREE DETAIL
5 X BALL DIAMETER

PLANTING SOIL
MULCH BED

N.T.S. 6"

USE ONLY WATER TO SETTLE SOIL.
AND SLOW RELEASE FERTILIZER.
ADD NECESSARY SOIL AMENDMENTS
LOOSEN SOIL MIN. 12" DEEP W/ ROTO-TILLER OR SHOVEL.
SEPARATE & SPREAD OUT BACK TOP THIRD OF BURLAP & REMOVE.
CUT BACK ALL WIRE & ROPE. PULL OF ROOTBALL ON SOLID GROUND.
ARE POORLY DRAINED. SET BOTTOM AREAS THAT HAVE HEAVY SOILS OR FINISH GRADE OR 2" HIGHER FOR SET TOP OF ROOTBALL FLUSH W/ (1) YEAR.
STAKES, STRAPS, AND GUYS AFTER OF THE MULCH BED. REMOVE ALL WITH WOOD STAKES PLACED OUTSIDE GUY WIRES INTO GROUND SECURELY TREE W/ A FABRIC TREE STRAP. ANCHOR TEMPORARILY BRACE TREE DO NOT CUT CENTRAL LEADER. BRANCHES & ALL SUCKER GROWTH. REMOVE ALL DEAD & DAMAGED (PLUMB) VERTICAL POSITION.
SET & MAINTAIN TREE IN A CLEAR TRUNK.
Agenda Item #6

Approval of minutes from the 5/16/22 meeting