



*City of Charleston*

## **DESIGN REVIEW BOARD**

June 15th, 2020

4:30 PM

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DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

[www.charleston-sc.gov/drb](http://www.charleston-sc.gov/drb)

## MEETING PROTOCOL

- Staff will control the Powerpoint presentation that includes everything submitted by the applicant by the deadline, in accordance with the Submittal Requirements. Applicants simply need to ask staff to advance to the next slide during your presentation.
- Applicants, staff and Board members are required to give their name whenever speaking.
- Video and microphone has been disabled for all attendees. Attendees (not Board members or staff) will only be given the capabilities to speak when they are called on during the public comment period.
- Chat and the Q & A functions have been disabled for everyone.
- Public Comment:
  - 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.
  - Just as in an in-person meeting, 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.
  - Those members of the public that have registered will be called in order by project.
  - Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.
  - Staff will call on the registered members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.
- Board:
  - Board members should open the “Participants” panel so that each Board member can see the status of other Board members’ microphones and cameras.

## **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, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.
- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.
- 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](http://www.charleston-sc.gov/drb) .
- For additional information:
  - Contact [DRB@charleston-sc.gov](mailto:DRB@charleston-sc.gov)
  - Visit [www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar) if you are experiencing technical difficulties during the meeting.
- These proceedings are being recorded.

# Agenda Item #1

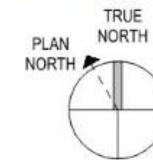
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**986 SAVAGE RD.**  
TMS # 309-00-00-481

Request the preliminary approval for the construction of a new 1-story medical office building.

# NOVO LABS OFFICE BUILDING

## CONCEPTUAL CC DRB SUBMITTAL



### BUILDING SQUARE FOOTAGE

12,681 GROSS SF FOR OFFICE BUILDING  
 6,018 TENANT 1  
 6,164 TENANT 2

OWNER	CONTRACTOR	ARCHITECT	MEP	CIVIL
GUILD BIOSCIENCES 1313 ASHLEY RIVER ROAD SUITE B CHARLESTON, SC 29407	THE CORNERSTONE COMPANY 543 LONG POINT ROAD SUITE 101 MT PLEASANT, SC 29464	NOVUS ARCHITECTS 900 JOHNNIE DODDS BLVD. SUITE 200 MT PLEASANT, SC 29464	EPIC ENGINEERING INC. 447 JESSEN LN. WANDO, SC 29492	CLINE ENGINEERING, INC. 1514 MATHIS FERRY RD, SUITE 209 MT. PLEASANT, SC 29464



### COVER SHEET NOVO LABS OFFICE BUILDING

Date 05-06-2020

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**SHEET INDEX**  
**NOVO LABS OFFICE BUILDING**

Date 05-06-2020

## CONCEPTUAL APPROVAL STAFF COMMENTS

1. Staff had a meeting with the applicant since the last Board meeting with further direction from staff and the Board, to redesign the roof, suggesting a true butterfly roof, or a partial butterfly roof which they have done.
2. We felt the east facing dormers would be more successful if they were all connected, rather than the gaps left between the dormers, but the applicant explained that is not achievable due to roof cricket. They did increase the size of the middle dormer which we feel looks better.
3. Other improvements we feel the applicant made since the last review:
  - A. Eliminating the brick
  - B. Eliminating the columns on the east elevation and increasing the overhangs
  - C. Integration of the canopies
  - D. Addition of wood panels at the entry ways
4. We feel the main entry on the west elevation could still be stronger. Demarcation needs to be strengthened. Although in the perspective image, it's hard to see, and is dark. Maybe when we see a color rendering that shows the wood panels, it may change our opinion.
5. We had asked the applicant to provide an elevation without the screen walls which they did not do. But in closer examination, we ask if the mechanical screen on the north side could be increased in size, and all the mechanical located there. And secondary west elevation door could be added that leads into the receiving room, added where the work room now is.
6. At the last meeting staff had asked the applicant to add a little more landscape on the end of the pond closest to the parking lot which they did, but they also eliminated the small amount of landscape they were showing at the pond edge that was further away from the parking lot which we ask that they add back.
7. We like the roof form on the Savage Rd. side better now. A suggestion to further improve this, could be to create a gap where the two planes come together in the middle, by eliminating a small section of the overhang and adding a scupper and downspout.

### Staff Recommendation: Conceptual approval with conditions



#### CONCEPTUAL REVIEW COMMENTS NOVO LABS OFFICE BUILDING

Date 05-06-2020

G-003

STORMWATER DESIGN STANDARDS MANUAL (SWDSM) VARIANCES			
APPLICABLE SECTION	DESCRIPTION OF THE VARIANCE	SUBMITTAL DATE	APPROVAL DATE

# SITE DEVELOPMENT PLANS FOR

# SAVAGE ROAD COMMERCIAL

## 965 SAVAGE ROAD CHARLESTON, SOUTH CAROLINA

SITE CONTACTS		
<b>CLIENT</b> NOVVO SC PROPERTIES, LLC AUGUSTINE DINOVO 1313B ASHLEY RIVER ROAD CHARLESTON, SC 29407 PHONE (843) 573-0095 EXT. 7001	<b>CIVIL ENGINEER</b> MATTHEW CLINE, P.E. CLINE ENGINEERING P.O. BOX 21204 CHARLESTON, SC 29413 PHONE (843) 991-7239	<b>PROJECT SURVEYOR</b> KNIGHT SURVEYING & MAPPING, LLC P.O. BOX 13885 CHARLESTON, SC 29422 PHONE (843) 789-0850
<b>BUILDING CODES AND INSPECTIONS</b> CITY OF CHARLESTON FRANCHETTA MURRAY 2 GEORGE STREET GROUND FLOOR CHARLESTON, SC 29401 PHONE (843) 937-8670	<b>SOUTH CAROLINA EROSION CONTROL S.C.D.H.E.C. O.C.R.M.</b> RICHARD GEER STORMWATER DIVISION 1362 McMILLAN AVE., SUITE 400 CHARLESTON, SC 29405 PHONE (843) 953-0200	<b>PLANNING AND ZONING</b> CITY OF CHARLESTON ERIC SCHULTZ 2 GEORGE STREET CHARLESTON, SC 29401 PHONE (843) 724-3790
<b>FIRE DEPARTMENT</b> CITY OF CHARLESTON FIRE DEPARTMENT MICHAEL JULIAZADEH, CHIEF FIRE MARSHALL 2 GEORGE STREET STE. 3800 CHARLESTON, SC 29401 PHONE (843) 724-3429	<b>DEPARTMENT OF TRANSPORTATION</b> CHARLESTON TRAFFIC & TRANSPORTATION MICHAEL MATHEIS 180 LOCKWOOD DRIVE CHARLESTON, SC 29403 PHONE (843) 724-7372	<b>CHARLESTON WATER SYSTEM</b> 103 ST. PHILIP STREET CHARLESTON, SC 29403 PHONE (843) 727-6869 PHONE (843) 727-6897 (CONSTRUCTION)

**PROJECT DESCRIPTION**

THIS PROJECT INCLUDES THE REMOVAL OF EXISTING STRUCTURE AND PAVEMENT. ONE NEW MULTI-FAMILY STRUCTURE IS PROPOSED FOR AFFORDABLE HOUSING WITH PARKING, DRIVEWAY, UTILITIES, GRADING AND DRAINAGE.

THE PUBLIC RIGHT-OF-WAY MUST REMAIN ADA COMPLIANT DURING CONSTRUCTION OR AN ALTERNATIVE ROUTE MUST BE PROVIDED

INDEX	
NUMBER	TITLE
G-1	COVER
G-2	GENERAL NOTES
G-3	GENERAL NOTES
V-1	SITE CONDITIONS
C-1	SITE PLAN
C-2	TREE LIST
C-3	DEMOLITION, TREE PROTECTION AND SWPPP
C-4	GRADING AND DRAINAGE PLAN
C-5	UTILITY PLAN
C-6	ADA ACCESSIBLE ROUTE AND FIRE PROTECTION PLAN
C-7	TRANSPORTATION PLAN
C-8	CONSTRUCTION DETAILS
C-9	CONSTRUCTION DETAILS
C-10	CONSTRUCTION DETAILS
C-11	CONSTRUCTION DETAILS
C-12	CONSTRUCTION DETAILS
C-13	CONSTRUCTION DETAILS
X-1	BZA-SO
X-2	BZA-SO
X-2	BZA SITE PLAN
A-7	NORTH & SOUTH ELEVATION
A-8	EAST & WEST ELEVATION
L-100	SITE PLAN
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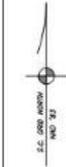


**VICINITY MAP**  
SCALE 1" = 2000'

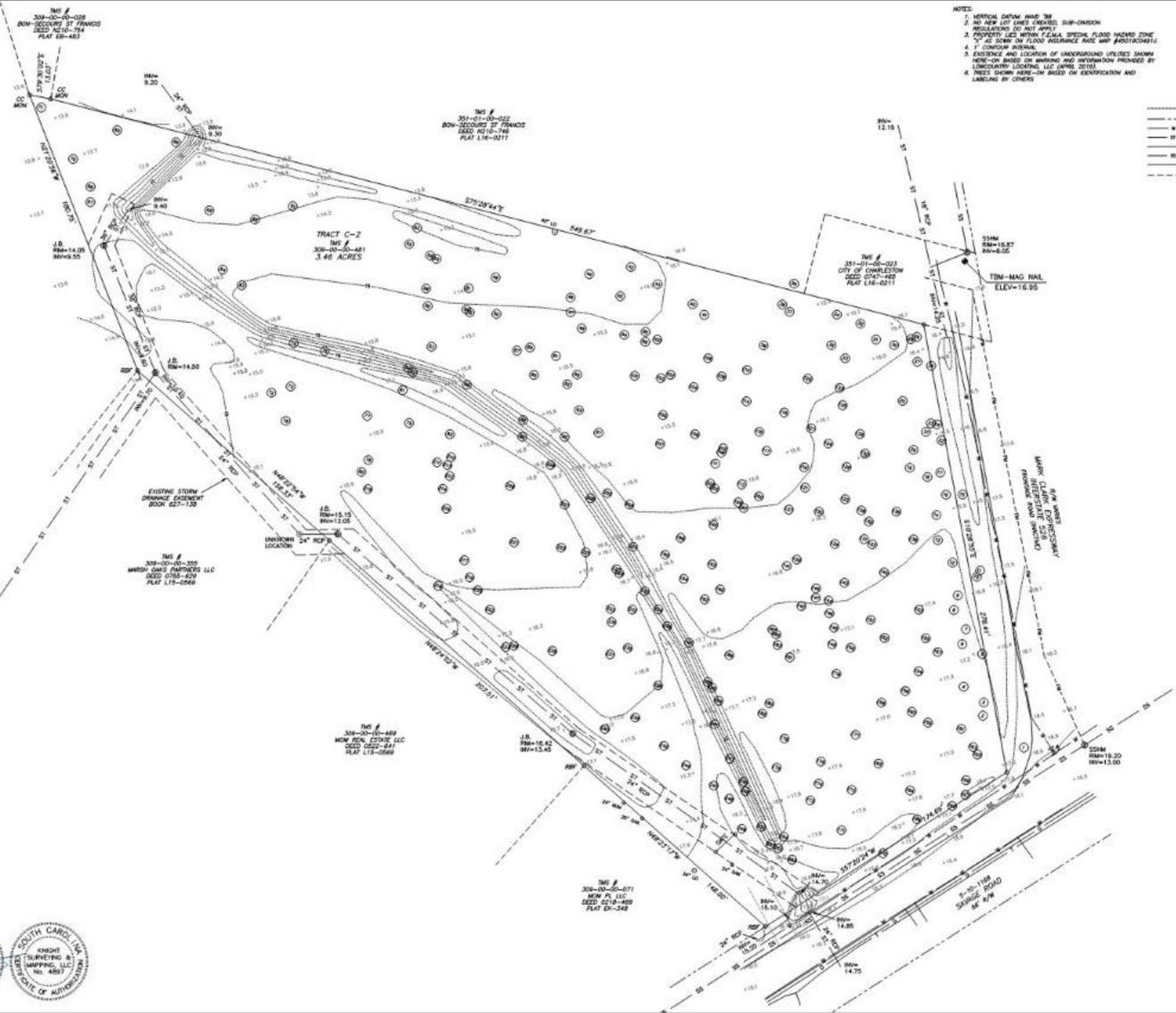
<b>CLINE ENGINEERING</b> PROFESSIONAL DESIGN CONSULTING	
SAVAGE ROAD COMMERCIAL COVER 965 SAVAGE ROAD CHARLESTON, SOUTH CAROLINA	
SHEET NUMBER <b>G-1</b>	SHEET NUMBER (DOWN) APP



PROJECT: 19138.00



NO #  
 330-20-00-038  
 CHALLENGE HEALTH SERVICES  
 DEED 0341-540  
 PLAT 01-011



- NOTES:**
1. VERTICAL DATUM: NAVD 83
  2. NO NEW LOT LINES CHANGES, SUB-DIVISION REGULATIONS DO NOT APPLY
  3. PROPERTY LIES WITHIN FEMA SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP #201804021A
  4. 1" CONTOUR INTERVAL
  5. EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON BASED ON DRAWING AND INFORMATION PROVIDED BY UNDERLYING LOCATING, LLC (APRIL 2018)
  6. STREET SHOWN HEREON BASED ON IDENTIFICATION AND LABELING BY OTHERS
- REF:**
- PLAT FOR NOV SC PROPERTIES, LLC BY THOMAS A. HORTON, 10/02/18  
 DRAINAGE EXCEPT BOOK 027-130

- LEGEND**
- CONTOUR LINE
  - - - RIGHT-OF-WAY
  - WATER LINE
  - STORM DRAIN
  - TELE/COM LINE
  - GRAFTY SERVICE
  - NATURAL GAS LINE
  - SEWER FORCE MAIN
  - STORM DRAIN MANHOLE
  - SEWER MANHOLE
  - + SPOT ELEV.

PLAT OF SITE SURVEY FOR  
**NOVO SC PROPERTIES, LLC**  
 CITY OF CHARLESTON  
 CHARLESTON COUNTY, SOUTH CAROLINA  
 APRIL 18, 2019  
 SCALE: 1"=30'

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL LAND SURVEYOR. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1962 AND THE REGULATIONS THEREUNDER. THE SURVEYING ACT OF 1962 AND THE REGULATIONS THEREUNDER REQUIRE THAT A SURVEYOR SHALL BE LICENSED IN THE STATE OF SOUTH CAROLINA. THE AREA OF SURVEY WAS DETERMINED BY THE COORDINATE METHOD. THE PROPERTY IS NOT SUBJECT TO ANY ENCUMBRANCES OR PROJECTIONS UNLESS OTHERWISE NOTED.



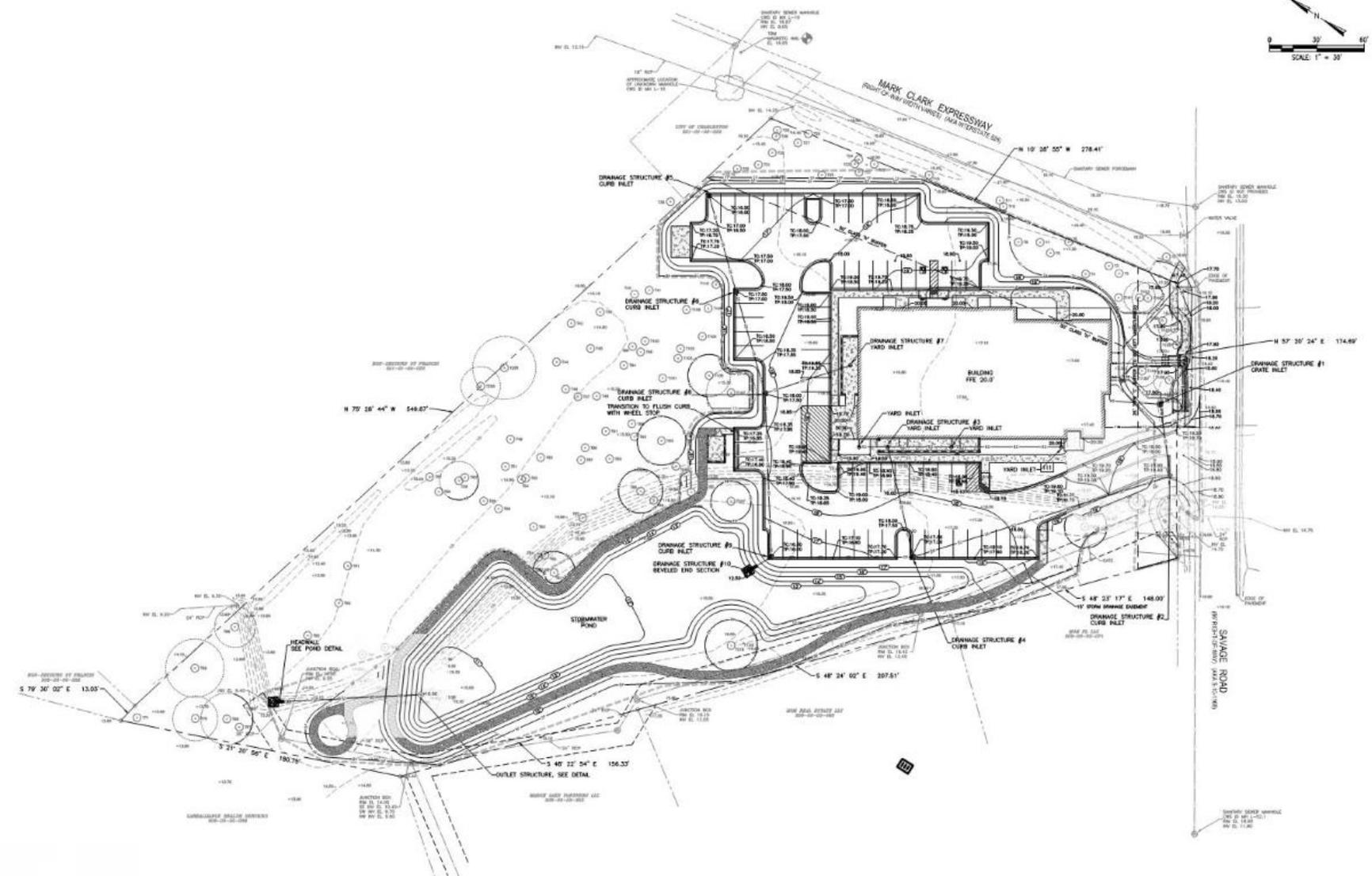






**South Carolina 811**

FOR INFORMATION ONLY: THIS IS A PRELIMINARY PLAN. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



LYONS DATA SHEETS		EVIDENCE	
NO.	DATE	NO.	DATE
1	10/15/2014	1	10/15/2014
2	10/15/2014	2	10/15/2014
3	10/15/2014	3	10/15/2014
4	10/15/2014	4	10/15/2014
5	10/15/2014	5	10/15/2014
6	10/15/2014	6	10/15/2014
7	10/15/2014	7	10/15/2014
8	10/15/2014	8	10/15/2014
9	10/15/2014	9	10/15/2014
10	10/15/2014	10	10/15/2014

REVISIONS	DATE	DESCRIPTION	BY	APP.
1	10/15/2014	ISSUED FOR PERMIT AND APPROVAL	JAC	JAC
2	10/15/2014	ISSUED FOR PERMIT AND APPROVAL	JAC	JAC
3	10/15/2014	ISSUED FOR PERMIT AND APPROVAL	JAC	JAC
4	10/15/2014	ISSUED FOR PERMIT AND APPROVAL	JAC	JAC
5	10/15/2014	ISSUED FOR PERMIT AND APPROVAL	JAC	JAC
6	10/15/2014	ISSUED FOR PERMIT AND APPROVAL	JAC	JAC
7	10/15/2014	ISSUED FOR PERMIT AND APPROVAL	JAC	JAC
8	10/15/2014	ISSUED FOR PERMIT AND APPROVAL	JAC	JAC
9	10/15/2014	ISSUED FOR PERMIT AND APPROVAL	JAC	JAC
10	10/15/2014	ISSUED FOR PERMIT AND APPROVAL	JAC	JAC

**CLINE ENGINEERING**  
PROFESSIONAL DESIGN CONSULTING

SAVAGE ROAD COMMERCIAL  
ONE SAVAGE ROAD  
CHARLESTON, SOUTH CAROLINA

**GRADING AND DRAINAGE PLAN**

SHEET NUMBER  
**C-4**





**TREE ASSESSMENT LEGEND**

	WANTY TREE - GOOD CONDITION
	WANTY TREE - FAIR CONDITION
	WANTY TREE - POOR CONDITION
	TREE TO BE REMOVED
	TREE TO BE REMOVED

**Staff recommendations:**

Approval with conditions:

1. Must plant 40 caliper inches of native canopy trees on the project site.
2. Must use 4' chain link fence as tree protection barricades.
3. Must have a Certified Arborist prune all protected and grand trees within 25' of any construction.



**PROPERTY LOCATION, TRAC NUMBERS AND DESCRIPTION OF REQUEST(S)**

Garage Rd (M Ashley) (TMS4330000481) APP NO. 1911-04-05

Request a variance from Sec. 54-327 to allow the removal of one grand tree.  
Request a special exception from Sec. 54-327 to allow the removal of one grand tree.

Zoned OO

Owner: Nova SC Properties, LLC/Applicant: Clive Engineering

**Order on Special Exception Request**

The Board of Zoning Appeals (BZA) through a public hearing to consider the above, appeal for a special exception which may be permitted by the Board pursuant to the Zoning Ordinance for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of fact and conclusions:

**DENIED:** The Board concludes that the standards in the Zoning Ordinance or Board rules which are applicable to the proposed special exception, have been met, and therefore that the special exception is denied.

**APPROVED:** The Board concludes that the standards in the Zoning Ordinance or Board rules which are applicable to the proposed special exception, have been met, and therefore that the special exception is granted, subject to the following conditions, if any:

Date heard: 11-6-21 Chairman: [Signature]

**Order on Variance Request**

The Board of Zoning Appeals (BZA) through a public hearing to consider an appeal for a variance from the zoning ordinance of the City of Charleston for the property described above. After consideration of the evidence and arguments presented, the Board makes the following findings of fact and conclusions:

**DENIED:** The Board concludes that the requirements for granting a variance have not been met, and therefore that the variance is denied.

**APPROVED:** The Board concludes that the requirements for granting a variance have been met, and therefore that the variance is granted, subject to the following conditions, if any:

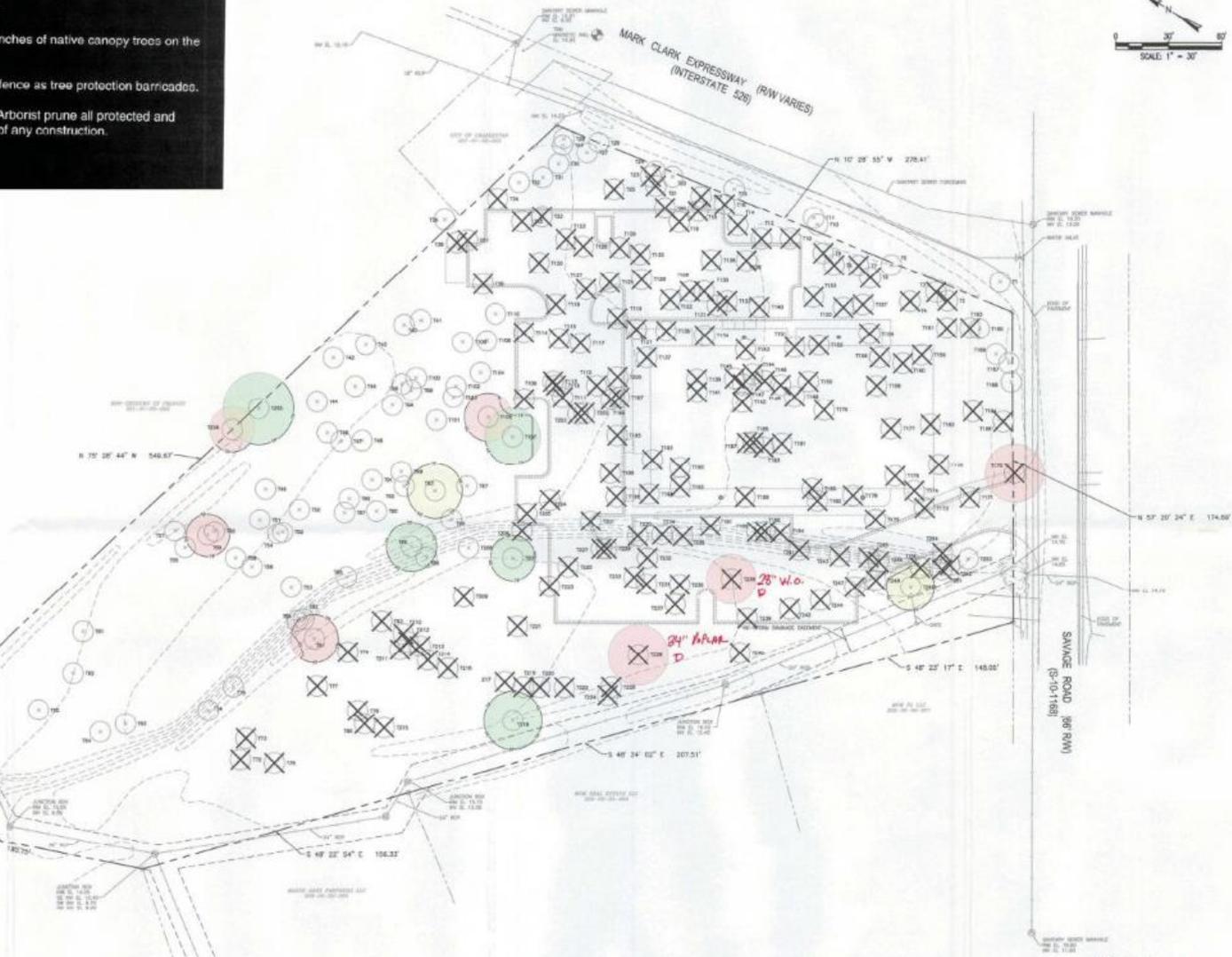
Date heard: 8-4-21 Chairman: [Signature]

Approval of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Section 54-345. Applications may not apply for the same request that has been denied by the Board until a period of six (6) months has passed.



**NOTICE TO CONTRACTORS**

THE CITY OF CHARLESTON HAS A CITY-WIDE UTILITY LOCATING PROGRAM. ANY CONTRACTOR WHOSE PROJECT INVOLVES EXCAVATION OR DISTURBANCE OF THE GROUND MUST CALL 811 AT LEAST 48 HOURS BEFORE THE START OF THE PROJECT TO REPORT THE PROJECT TO THE CITY'S UTILITY LOCATING CENTER. THE CITY WILL THEN CONTACT THE APPROPRIATE UTILITY COMPANIES TO LOCATE THEIR UTILITIES. FAILURE TO CALL 811 MAY RESULT IN DAMAGE TO UTILITIES, DELAYS TO YOUR PROJECT, AND FINES. FOR MORE INFORMATION, VISIT US AT [www.charleston.gov/811](http://www.charleston.gov/811).



**PROTECTED TREE SUMMARY**

	TOTAL	COMMENTS
PRE-DEVELOPMENT	21	ON-SITE
POST-DEVELOPMENT	1	OFF-SITE
TOTAL	22	
TO BE REMOVED	18	ON-SITE
TO BE REMOVED	0	OFF-SITE
TOTAL	18	
POST-DEVELOPMENT	81	ON-SITE, NOT ALL BEING PROPOSED
POST-DEVELOPMENT	1	OFF-SITE, NOT ALL BEING PROPOSED
TOTAL	82	
TREES REQUIRED TO BE PLANTED	140	140 TREES REQUIRED TO BE PLANTED
TREES REQUIRED TO BE PLANTED	140	140 TREES REQUIRED TO BE PLANTED
TOTAL	140	

**GRAND TREE SUMMARY**

	TOTAL	COMMENTS
PRE-DEVELOPMENT	12	ON-SITE
POST-DEVELOPMENT	1	OFF-SITE (SHORT OF WALL)
TOTAL	13	
TO BE REMOVED	2	ON-SITE
TO BE REMOVED	1	OFF-SITE (SHORT OF WALL)
TOTAL	3	
POST-DEVELOPMENT	11	ON-SITE
POST-DEVELOPMENT	0	OFF-SITE
TOTAL	11	

**BOARD OF ZONING APPEALS - SITE DECISION**

RECORDED: *Savage Road*

**RECOMMENDED:**  APPROVED  DENIED  WITHDRAWN

**REASONING:**  PUBLIC SAFETY  PUBLIC INTEREST  PUBLIC WELFARE  OTHER

**APPROVAL:** *UNAPPROVED*

**DATE:** *11/11/21*

**BY:** *[Signature]*

\*THE APPROVAL EXPIRES THREE YEARS FROM THE DATE OF THIS DECISION UNLESS OTHERWISE PROVIDED TO BE IN PERPETUITY.  
\*THIS DOES NOT CONSTITUTE A GUARANTEE.  
\*SEE ATTACHED.

**CLINE ENGINEERING**  
PROFESSIONAL DESIGN CONSULTING

SAVAGE ROAD COMMERCIAL  
BSA-SD  
SAVAGE ROAD  
CHARLESTON, SOUTH CAROLINA

SHEET NUMBER  
**X-1**

REV	DATE	DESCRIPTION	DRAWN	APP'D

REGISTERED PROFESSIONAL ENGINEER  
CLIVE ENGINEERING INC. 8773  
STATE OF SOUTH CAROLINA  
LICENSE NO. 14117

TREE LIST						
TREE	ID#	SPECIES	GRADE	COMMENTS	CONDITION	STATUS
1	8	SWEET GUM	B		GOOD	KEEP
2	10	WATER OAK	B		GOOD	REMOVE
3	13	WATER OAK	B		GOOD	REMOVE
4	23.1	PINE	B		GOOD	REMOVE
5	11.1	WATER OAK	C	SLIGHTLY DAMAGED	FAIR	KEEP
6	14.1	WATER OAK	B		GOOD	REMOVE
7	16.1	POPULAR	B		GOOD	REMOVE
8	18	PINE	C	CRACK	POOR	REMOVE
9	18.1	WATER OAK	C	CRACK	POOR	REMOVE
10	18	POPULAR	D	FORM CRACK	POOR	KEEP
11	18	PINE	C		FAIR	KEEP
12	21	WATER OAK	B		GOOD	REMOVE
13	21.1	PINE	B	HOLLOW	GOOD	REMOVE
14	16.1	POPULAR	C		FAIR	REMOVE
15	26	PINE	C		FAIR	KEEP
16	14.1	PINE	C	CRACK	FAIR	REMOVE
17	16.1	PINE	C	CRACK	FAIR	REMOVE
18	18	PINE	D	SWEEP	POOR	REMOVE
19	8	PINE	C	POOR FORM HOLLOW	POOR	REMOVE
20	8	SWEET GUM	B		GOOD	REMOVE
21	24.1	WATER OAK	D	HOLLOW	POOR	REMOVE
22	18	PINE	C	POOR FORM CRACK	POOR	KEEP
23	18	SWEET GUM	D	POOR FORM	POOR	REMOVE
24	11.1	POPULAR	D	POOR FORM LEARNING	POOR	KEEP
25	18	BIRCH	D	FAIR, POOR FORM	POOR	REMOVE
26	18	WATER OAK	C	LEARNING	FAIR	KEEP
27	18	SWEET GUM	B		GOOD	KEEP
28	8	SWEET GUM	B		GOOD	KEEP
29	8.5	SWEET GUM	D	LEARNING	POOR	KEEP
30	8	BIRCH	D		GOOD	KEEP
31	8	BIRCH	D		GOOD	KEEP
32	10.1	BLACK GUM	C	FORM	FAIR	KEEP
33	14.1	PINE	C		POOR	REMOVE
34	18	PINE	C	SWEEP	POOR	REMOVE
35	17	PINE	C	SWEEP	FAIR	REMOVE
36	18	PINE	C	SWEEP	FAIR	REMOVE
37	14.1	PINE	D	CRACK, STORM DAMAGE	POOR	REMOVE
38	11.1	PINE	D	FORM SWEEP	POOR	REMOVE
39	18	HICKORY	D	HOLLOW	POOR	REMOVE
40	18	WATER OAK	B		GOOD	KEEP
41	17	POPULAR	B		GOOD	KEEP
42	14.1	WATER OAK	B		GOOD	KEEP
43	18.1	PINE	B		GOOD	KEEP
44	18	POPULAR	D	FAIR, POOR FORM	POOR	KEEP
45	15	PINE	C	FAIR	KEEP	KEEP
46	29	PINE	C	SWEEP	POOR	KEEP
47	21	PINE	C	SLIGHTLY DAMAGED	FAIR	KEEP
48	14.1	WATER OAK	B		GOOD	KEEP
49	13	WATER OAK	D	POOR FORM	POOR	KEEP
50	14.1	PINE	B		GOOD	KEEP
51	13.1	PINE	C	SWEEP	FAIR	KEEP
52	19	PINE	D	SWEEP	FAIR	KEEP
53	18	SWEET GUM	D	POOR FORM	POOR	KEEP
54	18	PINE	D	BRONCH TOP, FAIR	POOR	KEEP
55	21	PINE	D	SWEEP, POOR FORM	POOR	KEEP
56	8	WATER OAK	C		FAIR	KEEP
57	8	POPULAR	D	BRONCH TOP, FAIR	POOR	KEEP
58	10	WATER OAK	D	POOR FORM HOLLOW	POOR	KEEP
59	14.1	POPULAR	D	POOR FORM, STORM DAMAGE	POOR	KEEP
60	21.1	PINE	D	LEARNING, CRACK	POOR	KEEP
61	28	SWEET GUM	F	SECURE, VINES	POOR	KEEP
62	14.1	POPULAR	D	POOR FORM, VINES	POOR	KEEP
63	16.1	POPULAR	D	POOR FORM, VINES	POOR	KEEP
64	18	POPULAR	D	POOR FORM, VINES	POOR	KEEP
65	18	POPULAR	D	POOR FORM, VINES	POOR	KEEP
66	28	SWEET GUM	D	POOR FORM	POOR	KEEP
67	16.1	POPULAR	D	POOR FORM	POOR	KEEP
68	28	SWEET GUM	D	POOR FORM	POOR	KEEP
69	27	SWEET GUM	D	POOR FORM	POOR	KEEP
70	26.1	POPULAR	F	HOLLOW, BRONCH TOP	POOR	KEEP
71	11	POPULAR	D	FORM	POOR	KEEP
72	11	POPULAR	D	POOR FORM, VINES	POOR	REMOVE
73	16.1	HICKORY	D	POOR FORM, VINES	POOR	REMOVE
74	18.1	SWEET GUM	D	LEARNING, VINES	POOR	KEEP
75	11.1	SWEET GUM	D	POOR FORM, VINES	POOR	KEEP
76	11	HICKORY	D	LEARNING, POOR FORM	POOR	REMOVE
77	18	SWEET GUM	D		FAIR	REMOVE
78	18	WATER OAK	D		GOOD	REMOVE
79	18	BLACK CHERRY	D	LEARNING	POOR	REMOVE
80	18	SWEET GUM	D	POOR FORM	POOR	REMOVE
81	27	POPULAR	D	POOR FORM	POOR	KEEP
82	9	HICKORY	F	POOR FORM	FAIR	KEEP
83	17	PINE	C	SLIGHTLY DAMAGED	FAIR	REMOVE
84	18	PINE	C	FAIR	KEEP	KEEP
85	18	BIRCH	B		GOOD	KEEP

TREE LIST						
TREE	ID#	SPECIES	GRADE	COMMENTS	CONDITION	STATUS
87	18	PINE	C	SWEEP	FAIR	KEEP
88	18	WATER OAK	F		GOOD	REMOVE
89	18.1	PINE	C	SWEEP	POOR	KEEP
90	18	POPULAR	C		FAIR	KEEP
91	23	POPULAR	C		FAIR	KEEP
92	18	SWEET GUM	C	POOR FORM HOLLOW	POOR	KEEP
93	18	POPULAR	C	V BRANCH CRACK	FAIR	KEEP
94	18	WATER OAK	D	FORM, POOR FORM	POOR	KEEP
95	18	POPULAR	B		GOOD	KEEP
96	18	WATER OAK	D	V BRANCH CRACK	POOR	KEEP
97	11.1	WATER OAK	D	UPROOTED	POOR	KEEP
98	18	WATER OAK	D	UPROOTED	POOR	KEEP
99	18	WATER OAK	B		GOOD	KEEP
100	8	SWEET GUM	B		GOOD	KEEP
101	16.1	SWEET GUM	B		GOOD	KEEP
102	16.1	SWEET GUM	B		GOOD	KEEP
103	18	POPULAR	B		GOOD	KEEP
104	11.1	WATER OAK	D	POOR FORM	FAIR	KEEP
105	14.1	POPULAR	D	UPROOTED	POOR	KEEP
106	21	PINE	C	CRACK	POOR	KEEP
107	18	WATER OAK	B	LEARNING CRACK	POOR	KEEP
108	18	SWEET GUM	B		GOOD	KEEP
109	18	WATER OAK	B		GOOD	KEEP
110	18	WATER OAK	D	HOLLOW	POOR	REMOVE
111	18	WATER OAK	D	HOLLOW	POOR	REMOVE
112	14.1	WATER OAK	D	HOLLOW	POOR	REMOVE
113	18	WATER OAK	D	HOLLOW	POOR	REMOVE
114	18	WATER OAK	D	HOLLOW	POOR	REMOVE
115	18	WATER OAK	D	HOLLOW	POOR	REMOVE
116	18	WATER OAK	D	HOLLOW	POOR	REMOVE
117	14.1	WATER OAK	D	HOLLOW	POOR	REMOVE
118	18	WATER OAK	D	HOLLOW	POOR	REMOVE
119	18	WATER OAK	D	HOLLOW	POOR	REMOVE
120	18	WATER OAK	D	HOLLOW	POOR	REMOVE
121	18	WATER OAK	D	HOLLOW	POOR	REMOVE
122	18	WATER OAK	D	HOLLOW	POOR	REMOVE
123	18	WATER OAK	D	HOLLOW	POOR	REMOVE
124	18	WATER OAK	D	HOLLOW	POOR	REMOVE
125	18	WATER OAK	D	HOLLOW	POOR	REMOVE
126	18	WATER OAK	D	HOLLOW	POOR	REMOVE
127	18	WATER OAK	D	HOLLOW	POOR	REMOVE
128	18	WATER OAK	D	HOLLOW	POOR	REMOVE
129	18	WATER OAK	D	HOLLOW	POOR	REMOVE
130	18	WATER OAK	D	HOLLOW	POOR	REMOVE
131	18	WATER OAK	D	HOLLOW	POOR	REMOVE
132	18	WATER OAK	D	HOLLOW	POOR	REMOVE
133	18	WATER OAK	D	HOLLOW	POOR	REMOVE
134	18	WATER OAK	D	HOLLOW	POOR	REMOVE
135	18	WATER OAK	D	HOLLOW	POOR	REMOVE
136	18	WATER OAK	D	HOLLOW	POOR	REMOVE
137	18	WATER OAK	D	HOLLOW	POOR	REMOVE
138	18	WATER OAK	D	HOLLOW	POOR	REMOVE
139	18	WATER OAK	D	HOLLOW	POOR	REMOVE
140	18	WATER OAK	D	HOLLOW	POOR	REMOVE
141	18	WATER OAK	D	HOLLOW	POOR	REMOVE
142	18	WATER OAK	D	HOLLOW	POOR	REMOVE
143	18	WATER OAK	D	HOLLOW	POOR	REMOVE
144	18	WATER OAK	D	HOLLOW	POOR	REMOVE
145	18	WATER OAK	D	HOLLOW	POOR	REMOVE
146	18	WATER OAK	D	HOLLOW	POOR	REMOVE
147	18	WATER OAK	D	HOLLOW	POOR	REMOVE
148	18	WATER OAK	D	HOLLOW	POOR	REMOVE
149	18	WATER OAK	D	HOLLOW	POOR	REMOVE
150	18	WATER OAK	D	HOLLOW	POOR	REMOVE
151	18	WATER OAK	D	HOLLOW	POOR	REMOVE
152	18	WATER OAK	D	HOLLOW	POOR	REMOVE
153	18	WATER OAK	D	HOLLOW	POOR	REMOVE
154	18	WATER OAK	D	HOLLOW	POOR	REMOVE
155	18	WATER OAK	D	HOLLOW	POOR	REMOVE
156	18	WATER OAK	D	HOLLOW	POOR	REMOVE
157	18	WATER OAK	D	HOLLOW	POOR	REMOVE
158	18	WATER OAK	D	HOLLOW	POOR	REMOVE
159	18	WATER OAK	D	HOLLOW	POOR	REMOVE
160	18	WATER OAK	D	HOLLOW	POOR	REMOVE
161	18	WATER OAK	D	HOLLOW	POOR	REMOVE
162	18	WATER OAK	D	HOLLOW	POOR	REMOVE
163	18	WATER OAK	D	HOLLOW	POOR	REMOVE
164	18	WATER OAK	D	HOLLOW	POOR	REMOVE
165	18	WATER OAK	D	HOLLOW	POOR	REMOVE
166	18	WATER OAK	D	HOLLOW	POOR	REMOVE
167	18	WATER OAK	D	HOLLOW	POOR	REMOVE
168	18	WATER OAK	D	HOLLOW	POOR	REMOVE
169	18	WATER OAK	D	HOLLOW	POOR	REMOVE
170	18	WATER OAK	D	HOLLOW	POOR	REMOVE
171	18	WATER OAK	D	HOLLOW	POOR	REMOVE
172	18	WATER OAK	D	HOLLOW	POOR	REMOVE
173	18	WATER OAK	D	HOLLOW	POOR	REMOVE
174	18	WATER OAK	D	HOLLOW	POOR	REMOVE
175	18	WATER OAK	D	HOLLOW	POOR	REMOVE
176	18	WATER OAK	D	HOLLOW	POOR	REMOVE
177	18	WATER OAK	D	HOLLOW	POOR	REMOVE
178	18	WATER OAK	D	HOLLOW	POOR	REMOVE
179	18	WATER OAK	D	HOLLOW	POOR	REMOVE
180	18	WATER OAK	D	HOLLOW	POOR	REMOVE
181	18	WATER OAK	D	HOLLOW	POOR	REMOVE
182	18	WATER OAK	D	HOLLOW	POOR	REMOVE
183	18	WATER OAK	D	HOLLOW	POOR	REMOVE
184	18	WATER OAK	D	HOLLOW	POOR	REMOVE
185	18	WATER OAK	D	HOLLOW	POOR	REMOVE
186	18	WATER OAK	D	HOLLOW	POOR	REMOVE
187	18	WATER OAK	D	HOLLOW	POOR	REMOVE
188	18	WATER OAK	D	HOLLOW	POOR	REMOVE
189	18	WATER OAK	D	HOLLOW	POOR	REMOVE
190	18	WATER OAK	D	HOLLOW	POOR	REMOVE
191	18	WATER OAK	D	HOLLOW	POOR	REMOVE
192	18	WATER OAK	D	HOLLOW	POOR	REMOVE
193	18	WATER OAK	D	HOLLOW	POOR	REMOVE
194	18	WATER OAK	D	HOLLOW	POOR	REMOVE
195	18	WATER OAK	D	HOLLOW	POOR	REMOVE
196	18	WATER OAK	D	HOLLOW	POOR	REMOVE
197	18	WATER OAK	D	HOLLOW	POOR	REMOVE
198	18	WATER OAK	D	HOLLOW	POOR	REMOVE
199	18	WATER OAK	D	HOLLOW	POOR	REMOVE
200	18	WATER OAK	D	HOLLOW	POOR	REMOVE

TREE LIST						
TREE	ID#	SPECIES	GRADE	COMMENTS	CONDITION	STATUS
175	18.1	WATER OAK	C	V BRANCH CRACK	FAIR	REMOVE
176	18	WATER OAK	B		GOOD	REMOVE
177	18	BIRCH	B		GOOD	REMOVE
178	18	BLACK GUM	B		GOOD	REMOVE
179	21.1	WATER OAK	D	V BRANCH CRACK, BEAK	POOR	REMOVE
180	18	WATER OAK	D	HOLLOW	POOR	REMOVE
181	17	WATER OAK	D		FAIR	REMOVE
182	21.1	WATER OAK	D	V BRANCH CRACK	POOR	REMOVE
183	18	SWEET GUM	C	V BRANCH CRACK	FAIR	REMOVE
184	18	WATER OAK	D	SWEEP	POOR	REMOVE
185	18	WATER OAK	D	SWEEP	POOR	REMOVE
186	18	WATER OAK	D	SWEEP	POOR	REMOVE
187	18	WATER OAK	D	SWEEP	POOR	REMOVE
188	18	WATER OAK	D	SWEEP	POOR	REMOVE
189	18	WATER OAK	D	SWEEP	POOR	REMOVE
190	18	WATER OAK	D	SWEEP	POOR	REMOVE
191	18	WATER OAK	D	SWEEP	POOR	REMOVE
192	18	WATER OAK	D	SWEEP	POOR	REMOVE
193	18	WATER OAK	D	SWEEP	POOR	REMOVE
194	18	WATER OAK	D	SWEEP	POOR	REMOVE
195	18	WATER OAK	D	SWEEP	POOR	REMOVE
196	18	WATER OAK	D	SWEEP	POOR	REMOVE
197	18	WATER OAK	D	SWEEP	POOR	REMOVE
198	18	WATER OAK	D	SWEEP	POOR	REMOVE
199	18	WATER OAK	D	SWEEP	POOR	REMOVE
200	18	WATER OAK	D	SWEEP	POOR	REMOVE
201	18	WATER OAK	D	SWEEP	POOR	REMOVE
202	18	WATER OAK	D	SWEEP	POOR	REMOVE
203	18	WATER OAK	D	SWEEP	POOR	REMOVE
2						

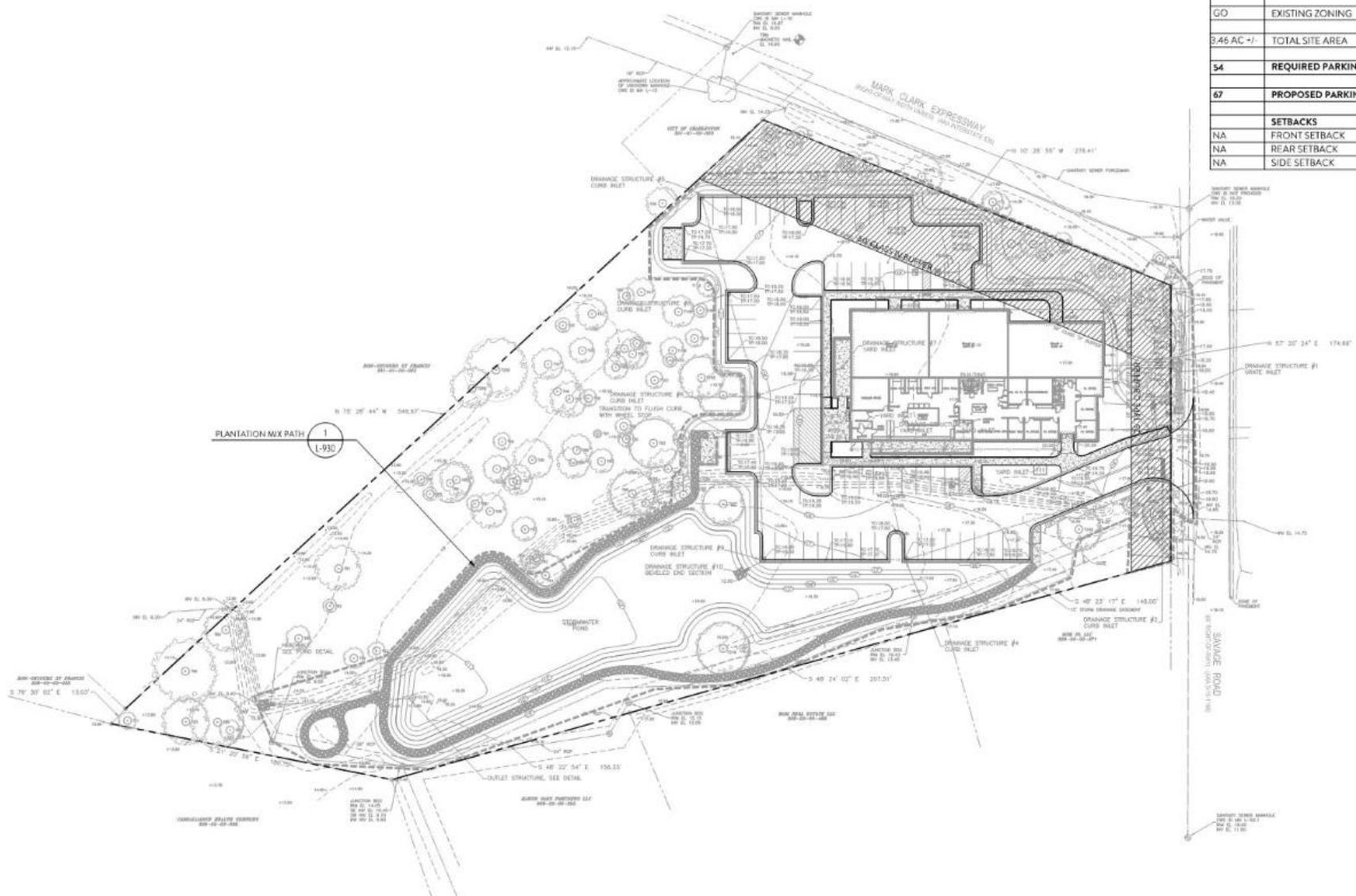




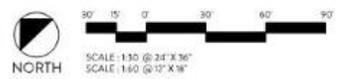
DEVELOPMENT SUMMARY	
0 SAVAGE ROAD	
JURISDICTION: CITY OF CHARLESTON	
TMS#	309-00-00-481
GO	EXISTING ZONING
3.46 AC +/-	TOTAL SITE AREA
54	REQUIRED PARKING
67	PROPOSED PARKING
SETBACKS	
NA	FRONT SETBACK
NA	REAR SETBACK
NA	SIDE SETBACK



Synchronicity Land Architecture, Inc. is a registered professional engineering firm in the State of South Carolina. The design shown on this drawing was prepared by the firm under the supervision of the Professional Engineer shown on this drawing. The design is based on the information provided to the firm by the client. The client is responsible for the accuracy of the information provided. The design is not to be used for any other project without the written consent of Synchronicity Land Architecture, Inc.



OFFICE  
 0 SAVAGE ROAD  
 CHARLESTON  
 SOUTH CAROLINA



NOT FOR CONSTRUCTION

SHEET TITLE  
 SITE PLAN  
 SHEET #  
 L-100  
 JOB #: 00000.00  
 DATE: 05.05.2020  
 RE: DRB SUBMITTAL





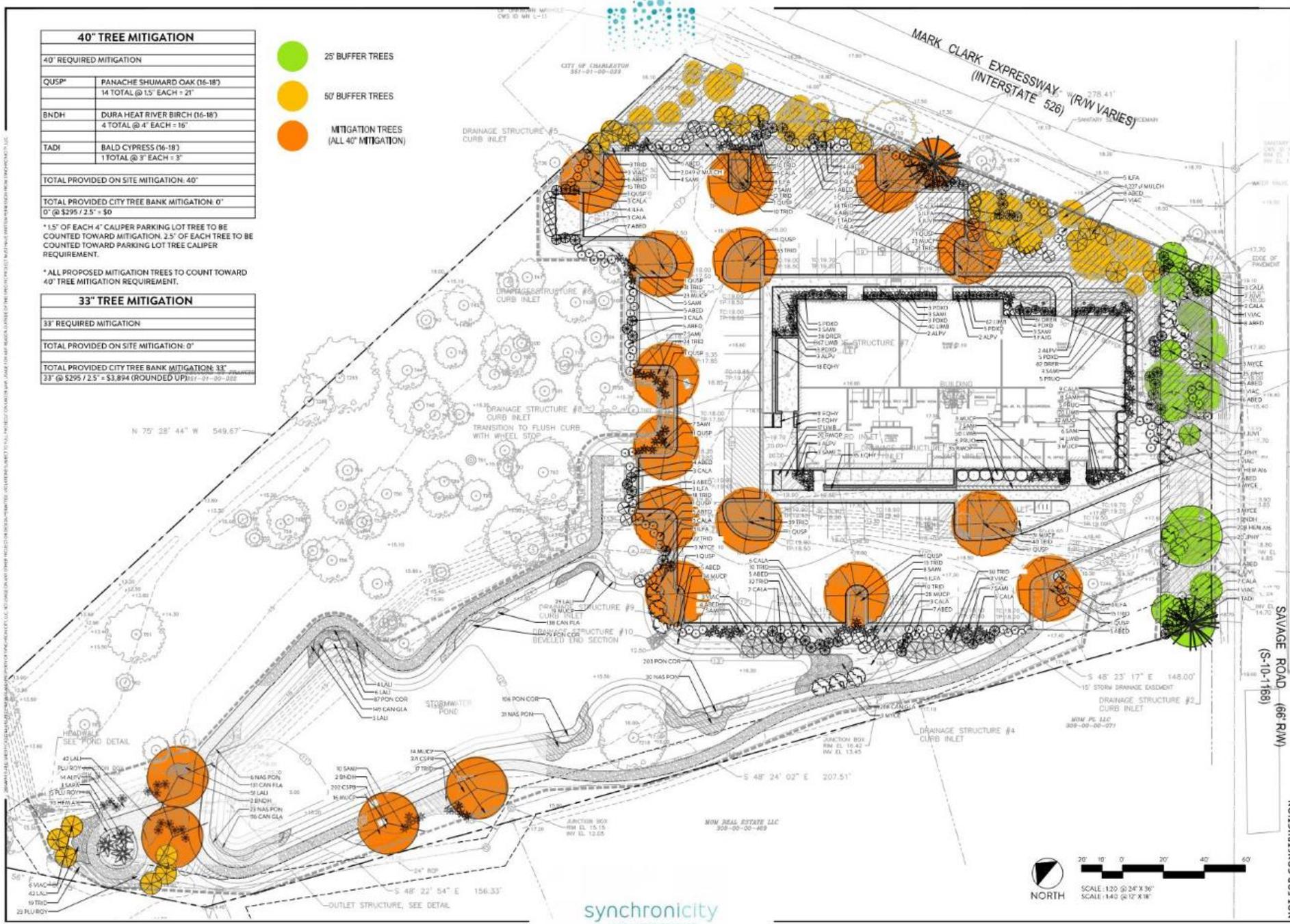
SAVAGE OFFICE  
 SAVAGE ROAD  
 ROSSA  
 CHARLESTON  
 SOUTH CAROLINA

SHEET TITLE  
 TREE  
 MITIGATION &  
 BUFFER PLAN  
 SHEET #  
**L-401**  
 JOB # 00000.00  
 DATE 05.05.2020  
 RE DRB SUBMITAL

40" TREE MITIGATION	
40" REQUIRED MITIGATION	
QUSP*	PANACHE SHUMARD OAK (16-18') 14 TOTAL @ 1.5' EACH = 21'
BNDH	DURA HEAT RIVER BIRCH (16-18') 4 TOTAL @ 4' EACH = 16'
TADI	BALD CYPRESS (16-18') 1 TOTAL @ 3' EACH = 3'
TOTAL PROVIDED ON SITE MITIGATION: 40'	
TOTAL PROVIDED CITY TREE BANK MITIGATION: 0'	
0' @ \$295 / 2.5' = \$0	
* 1.5' OF EACH 4" CALIPER PARKING LOT TREE TO BE COUNTED TOWARD MITIGATION. 2.5' OF EACH TREE TO BE COUNTED TOWARD PARKING LOT TREE CALIPER REQUIREMENT.	
* ALL PROPOSED MITIGATION TREES TO COUNT TOWARD 40' TREE MITIGATION REQUIREMENT.	

33" TREE MITIGATION	
33' REQUIRED MITIGATION	
TOTAL PROVIDED ON SITE MITIGATION: 0'	
TOTAL PROVIDED CITY TREE BANK MITIGATION: 33'	
33' @ \$295 / 2.5' = \$3,894 (ROUNDED UP) 05/21/21-00-002	

- 25' BUFFER TREES
- 50' BUFFER TREES
- MITIGATION TREES (ALL 40" MITIGATION)



NOT FOR CONSTRUCTION



PLANT SCHEDULE OVERALL SITE							
TREES	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
BDDH	BUTELA nigra 'SMIT'	Queen Anne Sycamore	4' Cal.	10'-18'	PER PLAN	4	UPRIGHT, SYMMETRICAL, DENSELY FOLIATED, 3 CANES, LWB UP TO 6'
OLUP	QUERCUS laevis 'OPTIC'	Parade Shumard Oak	4' Cal.	10'-18'	PER PLAN	4	UPRIGHT, SYMMETRICAL, SINGLE STRAIGHT LEADER, DENSELY FOLIATED, LWB UP TO 6'
IAOI	IMMORTINUS bicoloris	Ball Cypress	7' Cal.	14'-30'	PER PLAN	1	UPRIGHT, SYMMETRICAL, SINGLE STRAIGHT LEADER, DENSELY FOLIATED, FULL TO GROUND
VIAC	VITEX agave-ovata	Chain Tree	10' gal.	5'-8'	PER PLAN	6	UPRIGHT, SYMMETRICAL, DENSELY FOLIATED, SINGLE STRAIGHT LEADER UP TO 48", LWB UP TO 42"
PALMS							
SPAL	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
SPAL	SABAL palmetto	Swamp Palmetto	1' Cal.	2'-3'	PER PLAN	37	DENSELY FOLIATED, MIN 24" SPREAD
SAPA	SABAL palmetto	Palmetto	---	11-30'	PER PLAN	3	UPRIGHT, SYMMETRICAL, SINGLE STRAIGHT LEADER, DENSELY FOLIATED
SHRUBS							
ARB	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
ARB	ABUTILON grandiflorum 'Edward Goucher'	Glossy Abutilon	1' gal.	2'-4'	PER PLAN	48	DENSELY FOLIATED, MIN 24" SPREAD
ALPV	Alphitonia americana 'Youngblood'	Variegated Shell Ginger	2' gal.	2'-3'	24'-30'	36	DENSELY FOLIATED, MIN 18" SPREAD
CALA	CALLICARPUS americanus	American Beautyberry	7' gal.	3'-4'	PER PLAN	36	DENSELY FOLIATED, MIN 30" SPREAD
LEA	LEUCOM. floridanum	Florida Anemone	7' gal.	4'-5'	PER PLAN	9	DENSELY FOLIATED, MIN 30" SPREAD
NYCE	NYCTICA caerulea	Blue Nightshade	10' gal.	3'-7'	PER PLAN	6	DENSELY FOLIATED, MIN 48" SPREAD
PSCO	Phoradendron. Ohio Lycopodium	Ohio Lycopodium	7' gal.	3'-4'	PER PLAN	16	DENSELY FOLIATED, MIN 30" SPREAD
SMALL SHRUBS - EVERGREEN							
SPAL	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
SPAL	ARBORETUM japonicum 'Giganteum'	Giant Fatsia	2' gal.	2'-3'	PER PLAN	1	DENSELY FOLIATED, MIN 18" SPREAD
PSHO	PHILODENDRON axillare	Florida Philodendron	1' gal.	1'-2'	PER PLAN	28	DENSELY FOLIATED, MIN 12" SPREAD
GROUND COVERS							
CARFLA	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
CARFLA	Carex flacca	Yellow Carex	1' gal.	24'-30'	24'-30'	144	DENSELY FOLIATED, 6"-12" SPREAD, SOME EVERGREEN
CANOLA	Carex gracilis longepedunculata 'Etnicola'	Pink Carex	1' gal.	24'-30'	24'-30'	144	DENSELY FOLIATED, 6"-12" SPREAD, SOME EVERGREEN
UMB	UMBRELLA pinnatifida 'Big Blue'	Big Blue Umbrella	1' gal.	12'-18'	18'-24'	432	DENSELY FOLIATED, MIN 9" SPREAD
WSPOR	Woodsia procumbens 'Pony Tail'	Mountain Footmoss	1' gal.	1'-2'	30'-42'	96	DENSELY FOLIATED, MIN 12" SPREAD
PLUPOY	Plantago virginica 'Manx's TM'	Royal Cape Plantain	1' gal.	2'-3'	18'-40'	36	DENSELY FOLIATED, MIN 18" SPREAD
POPCOR	Populus cordata	Populus Weir	1' gal.	1'-2'	12'	475	DENSELY FOLIATED, MIN 6" SPREAD
GROUND COVERS - EVERGREEN							
CYSP	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
CYSP	CYPERUS tenuis 'Lungwort'	Swamp Plantain	4' POT	2'-12'	1'-1'	174	DENSELY FOLIATED, MIN 6" SPREAD
DEBI	DIENERSIA aegyptiaca	African Fan	1' gal.	17'-24'	18'-32'	81	DENSELY FOLIATED, MIN 12" SPREAD
COPI	COLEOPHORUM bursale	Hoarweed	1' gal.	17'-24'	18'	60	DENSELY FOLIATED, MIN 9" SPREAD
LAU	LANTANA canescens 'White Lightness TM'	Trailing Lantana	1' gal.	6'-12'	12'-24'	174	DENSELY FOLIATED, MIN 9" SPREAD
MONCP	MONARDELLA phloxica 'Shirley'	Cheering Beautyberry	1' gal.	3'-12'	24'-30'	96	DENSELY FOLIATED, MIN 12" SPREAD
PERENNIAL GRASSES							
MUCP	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
MUCP	MUNDTHERIA capillaris	Pink Mums	1' gal.	1'-2'	30'-42'	108	DENSELY FOLIATED, MIN 12" SPREAD
TRD	Trifolium arvense var. repens	Swamp Faba	1' gal.	2'-3'	30'	432	DENSELY FOLIATED, MIN 18" SPREAD
PERENNIALS							
HEMICALS	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
HEMICALS	HEMIPICALLIS 'Always Attraction'	Always Attraction Diglyc	4' POT	2'-2'	18'	33	DENSELY FOLIATED, MIN 6" SPREAD

PLANT SCHEDULE 25' BUFFER							
TREES	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
BDDH	BUTELA nigra 'SMIT'	Queen Anne Sycamore	4' Cal.	10'-18'	PER PLAN	1	UPRIGHT, SYMMETRICAL, DENSELY FOLIATED, 3 CANES, LWB UP TO 6'
EVU	EVONYMUS alagnus	Eastern Red Cedar	10' gal.	9'-10'	PER PLAN	5	UPRIGHT, SYMMETRICAL, SINGLE STRAIGHT LEADER, DENSELY FOLIATED, FULL TO GROUND
IAOI	IMMORTINUS bicoloris	Ball Cypress	7' Cal.	14'-30'	PER PLAN	1	UPRIGHT, SYMMETRICAL, SINGLE STRAIGHT LEADER, DENSELY FOLIATED, FULL TO GROUND
VIAC	VITEX agave-ovata	Chain Tree	10' gal.	5'-8'	PER PLAN	4	UPRIGHT, SYMMETRICAL, DENSELY FOLIATED, SINGLE STRAIGHT LEADER UP TO 48", LWB UP TO 42"
SHRUBS							
ARB	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
ARB	ABUTILON grandiflorum 'Edward Goucher'	Glossy Abutilon	1' gal.	2'-3'	PER PLAN	23	DENSELY FOLIATED, MIN 24" SPREAD
CALA	CALLICARPUS americanus	American Beautyberry	7' gal.	3'-4'	PER PLAN	16	DENSELY FOLIATED, MIN 30" SPREAD
NYCE	NYCTICA caerulea	Blue Nightshade	10' gal.	3'-7'	PER PLAN	8	DENSELY FOLIATED, MIN 48" SPREAD
GROUND COVERS							
SPAL	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
SPAL	ARBORETUM japonicum 'Youngblood'	Swamp Palmetto	1' gal.	2'-3'	12'	31	DENSELY FOLIATED, MIN 12" SPREAD
PERENNIALS							
HEMICALS	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
HEMICALS	HEMIPICALLIS 'Always Attraction'	Always Attraction Diglyc	4' POT	2'-2'	18'	33	DENSELY FOLIATED, MIN 6" SPREAD

PLANT SCHEDULE 50' BUFFER							
TREES	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
EVU	EVONYMUS alagnus	Eastern Red Cedar	10' gal.	4'-10'	PER PLAN	3	UPRIGHT, SYMMETRICAL, SINGLE STRAIGHT LEADER, DENSELY FOLIATED, FULL TO GROUND
VIAC	VITEX agave-ovata	Chain Tree	10' gal.	4'-8'	PER PLAN	20	UPRIGHT, SYMMETRICAL, DENSELY FOLIATED, SINGLE STRAIGHT LEADER UP TO 48", LWB UP TO 42"
PALMS							
SPAL	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
SPAL	SABAL palmetto	Swamp Palmetto	1' gal.	2'-3'	PER PLAN	11	DENSELY FOLIATED, MIN 24" SPREAD
SHRUBS							
ARB	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
ARB	ABUTILON grandiflorum 'Edward Goucher'	Glossy Abutilon	1' gal.	2'-3'	PER PLAN	33	DENSELY FOLIATED, MIN 24" SPREAD
CALA	CALLICARPUS americanus	American Beautyberry	7' gal.	3'-4'	PER PLAN	13	DENSELY FOLIATED, MIN 30" SPREAD
LEA	LEUCOM. floridanum	Florida Anemone	7' gal.	4'-5'	PER PLAN	16	DENSELY FOLIATED, MIN 48" SPREAD
GROUND COVERS							
MULCH	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
MULCH	CYPERUS MULCH	CYPERUS MULCH	---	---	---	1,376.8	---
PERENNIAL GRASSES							
MUCP	BOTANICAL NAME	COMMON NAME	SIZE	HT	SPACING	QTY	REMARKS
MUCP	MUNDTHERIA capillaris	Pink Mums	1' gal.	1'-2'	30'-42'	23	DENSELY FOLIATED, MIN 12" SPREAD
TRD	Trifolium arvense var. repens	Swamp Faba	1' gal.	2'-3'	30'	37	DENSELY FOLIATED, MIN 24" SPREAD

### EXISTING TREE SCHEDULE - 25' BUFFER

TREES	CODE	COMMON NAME	DBH	LEADING	COMMENTS
T1		Sweet Gum	8"	as shown	EXISTING BUFFER PLANTINGS
T64		Water Oak	10.5"	as shown	EXISTING BUFFER PLANTINGS
T63		Water Oak	10"	as shown	EXISTING BUFFER PLANTINGS
T64		Pine	20.5"	as shown	EXISTING BUFFER PLANTINGS
T65		Water Oak	12.5"	as shown	EXISTING BUFFER PLANTINGS
T66		Sweet Gum	20"	as shown	EXISTING BUFFER PLANTINGS
T67		Sweet Gum	18.5"	as shown	EXISTING BUFFER PLANTINGS
T68		Pine	36.5"	as shown	EXISTING BUFFER PLANTINGS
T69		Water Oak	15"	as shown	EXISTING BUFFER PLANTINGS

### EXISTING TREE SCHEDULE - 50' BUFFER

TREES	CODE	COMMON NAME	DBH	LEADING	COMMENTS
T5		Water Oak	13"	as shown	EXISTING BUFFER PLANTINGS
T22		Pine	15"	as shown	EXISTING BUFFER PLANTINGS
T24		Pagoda	1.5"	as shown	EXISTING BUFFER PLANTINGS
T26		Water Oak	10"	as shown	EXISTING BUFFER PLANTINGS
T27		Sweet Gum	15"	as shown	EXISTING BUFFER PLANTINGS
T28		Sweet Gum	9"	as shown	EXISTING BUFFER PLANTINGS
T29		Sweet Gum	8.5"	as shown	EXISTING BUFFER PLANTINGS
T30		Beech	8"	as shown	EXISTING BUFFER PLANTINGS
T31		Bush	1.5"	as shown	EXISTING BUFFER PLANTINGS
T43		Black Gum	12.5"	as shown	EXISTING BUFFER PLANTINGS



SAVAGE OFFICE  
 SOUTH CAROLINA  
 CHARLESTON

SHEET TITLE  
**PLANT SCHEDULE**  
 SHEET #  
**L-600**  
 JOB #: 00000.00  
 DATE: 05.05.2020  
 RE: DRB SUBMITTAL

10/20/2020 10:48 AM - PROJECT: 2020-00000.00 - SHEET: L-600 - PLANT SCHEDULE - DRB SUBMITTAL - 10/20/2020 10:48 AM - PROJECT: 2020-00000.00 - SHEET: L-600 - PLANT SCHEDULE - DRB SUBMITTAL





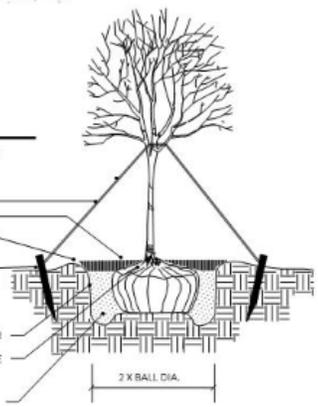
CHARLES SAVAGE OFFICE  
SOUTH CAROLINA

**PLANTING NOTES:**

1. SITE CONDITIONS MAY REQUIRE FIELD ADJUSTMENTS OF PLANT MATERIALS. COORDINATE ANY NECESSARY MODIFICATIONS WITH LANDSCAPE ARCHITECT.
2. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THEM.
3. THE CONTRACTOR SHALL MULCH ALL PLANT BEDS TO A MINIMUM DEPTH OF 3".
4. ALL AREAS DISTURBED AS A RESULT OF CONSTRUCTION SHALL BE REGRADED, GRASSED AND PROTECTED FROM EROSION.
5. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES. ANY DISCREPANCIES SHALL BE ADDRESSED WITH THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK.
6. IF TREES INSTALLED PRIOR TO IRRIGATION, CONTRACTOR TO INSTALL OOZE TUBES DURING THE INTERIM.

**NOTES:**

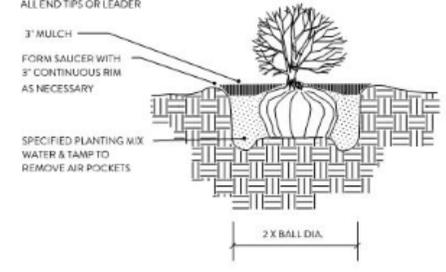
- STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT



**TREE**  
NOT TO SCALE

**NOTES:**

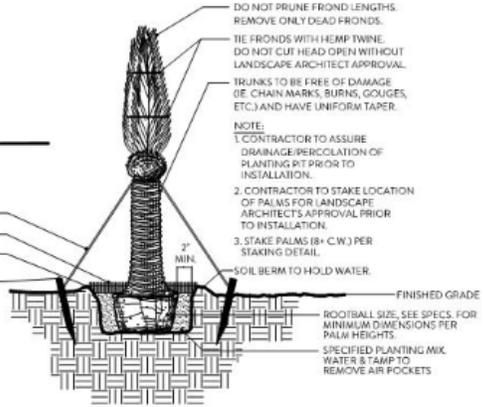
- SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUS EXISTING GRADE
- FOR BBB SHRUBS ONLY: THIN BRANCHES AND FOLIAGE BY 1/3. RETAIN SHAPE OF SHRUB. ALL END TIPS OR LEADER



**SHRUB**  
NOT TO SCALE

**NOTES:**

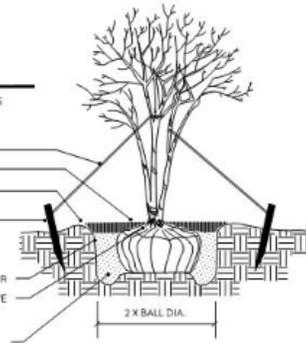
- STAKE TO TRUNK AS NECESSARY FOR FIRM SUPPORT



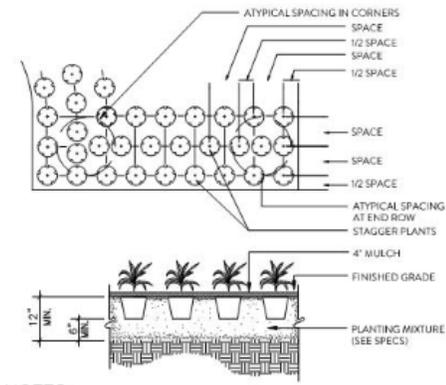
**PALM TREE**  
NOT TO SCALE

**NOTES:**

- STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT



**MULTI-TRUNK TREE**  
NOT TO SCALE



**NOTES:**

1. PLACE PLANTS IN BED AS SHOWN, SPACING AS SPECIFIED IN PLANT SCHEDULE.
2. GROUND COVER SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO STRAIGHT EDGES AND SHALL BE EVENLY SPACE IN ROWS PARALLEL TO CURVE EDGES.

**GROUNDCOVER**  
NOT TO SCALE

DRAWINGS AND SPECIFICATIONS ARE PREPARED BY SAVAGE OFFICE OF ARCHITECTURE, L.L.C. 40 DUNN DRIVE, GREENVILLE, SOUTH CAROLINA 29615. PHONE: 864.636.8888. FAX: 864.636.8889. WWW.SAVAGEOFFICE.COM



SYNCHRONICITY LAND ARCHITECTURE 10000 W. CENTRAL EXPRESSWAY SUITE 1000 FORT WORTH, TEXAS 76131 TEL: 817.336.6666 FAX: 817.336.6667 WWW.SYNCHRONICITYLANDARCHITECTURE.COM



S A V A G E O F F I C E  
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**LANDSCAPE IRRIGATION**

**PART 1 - GENERAL**

**1.01 WORK INCLUDES**

- A. The work covered by this Section includes furnishing all labor, equipment, and materials required to design, furnish and install an irrigation system as specified herein.
- B. The system shall be designed to provide full coverage to all graded open areas and parking islands, as well as, all plant bed areas and planters indicated on the Drawings.
- C. The irrigation contractor shall be responsible for determining all drainage and coordinating all materials and services necessary for connecting the irrigation system to the tap and meter provided by the owner.
- D. In his bid, the Irrigation Contractor shall provide a written list of all material and product quantities.
- E. The Irrigation Contractor shall completely familiarize himself with the site conditions and the requirements of the Contract prior to bidding the work in this Section.
- F. All work specified in this Section shall be performed by a qualified Irrigation Contractor.
- G. All work and materials shall be in accordance with applicable codes.
- H. The Irrigation Contractor shall alert the Landscape Contractor of all line, splitter and head locations. The Landscape Contractor shall use due caution so the Irrigation System is not damaged during landscape installation operations. The Landscape Contractor shall be responsible for any damage incurred during landscape operations.
- I. The entire irrigation system shall be fully operational prior to any planting.

**1.02 RELATED WORK SPECIFIED ELSEWHERE**

- A. Related Sections:
  - Section 02920 - Soil Preparation
  - Section 02940 - Lawns
  - Section 02940 - Landscape Planting
  - Section 02990 - Trees, Shrubs, Vines and Groundcovers

**1.03 QUALITY ASSURANCE**

- A. Requirements of Regulatory Agencies:
  - 1. All work and materials shall be in full accordance with the latest rules and regulations of the SBCCI and other applicable laws or regulations, including any local Plumbing Code.
- B. Testing:
  - 1. Preliminary review of completed installation will be made prior to backfilling of trenches and during hydrostatic testing.
  - 2. Final review shall be made in conjunction with the final review of lawns, shrubs, and tree planting.
- C. Permits and Inspections:
  - 1. Any permits for the installation or construction of any work included under this contract, which are required by any of the legally constituted authorities having jurisdiction, shall be obtained and paid for by the Contractor, each at the proper time.
  - 2. The Contractor shall also arrange for and pay all costs in connection with any inspection or examination required by these authorities.

**1.04 JOB CONDITIONS**

- A. Examination of the Site: The bidder acknowledges that he has examined the site, Construction Documents, and specifications and the submission of a quotation shall be considered evidence that examinations have been made.
- B. Field Conditions:
  - 1. The Contractor shall verify actual field conditions and inspect related work and adjacent surfaces. The Contractor shall report to the Owner's Construction Representative all conditions which prevent proper execution of his work.
  - 2. The exact location of all existing utilities, structures, and underground utilities, which may not be indicated on the Construction Documents, shall be determined by the Contractor, and he shall conduct his work so as to prevent interruption of service or damage to them. The Contractor shall protect existing structures and utility services and be responsible for their replacement if damaged by him.
  - 3. The Contractor shall verify the correctness of all finish grades within the work area to insure the proposed coverage of the sprinkler system pipes.
- C. Coordination:
  - 1. The Irrigation Contractor shall coordinate the schedule of his activities with the Owner's Construction Representative prior to commencing operations.
  - 2. The Irrigation Contractor shall familiarize himself with other work and shall coordinate his activities with those of other Contractors in or adjacent to landscape work areas.
  - 3. The Irrigation Contractor shall give notice to and obtain approval from the Owner's Construction Representative prior to proceeding with any site work covered under this contract.
- D. Discrepancies and Unresolvable Conditions:
  - 1. Prior to the start date of any operations, the Irrigation Contractor shall inspect the site to determine its suitability for the work under this Contract. In addition, the Contractor shall verify that the work of other Contractors is sufficiently complete to permit the work under this Contract to be started properly.
  - 2. The Irrigation Contractor shall notify the Owner's Construction Representative of any discrepancies or unsatisfactory conditions and shall not commence operations until they have been corrected.

**1.05 MATERIALS STORAGE AND CLEAN-UP**

- A. The Contractor shall keep the premises free from rubbish and all debris at all times and shall arrange his material storage so as not to interfere with the operation of the project. All unused materials, rubbish, and debris shall be removed from the site.

**1.06 COMPLETION AND ACCEPTANCE**

- A. The completion of the contract will be accepted and Notice of Completion recorded only when the entire contract is completed to the satisfaction of the Owner's Construction Representative.
- B. Within ten (10) days of the Contractor's notification that the installation is complete, Owner's Construction Representative will inspect the installation and, if final acceptance is not given, will prepare a punch list.
- C. Final Acceptance: Work under this section will be accepted by Owner's Construction Representative upon satisfactory completion of all work including "punch list" items.

**1.07 WARRANTY**

- A. The entire sprinkler system will be conditionally guaranteed by the Contractor as to material and workmanship, including cutting of backfill to existing grade for a period of one (1) year following the date of final acceptance of work and he hereby agrees to repair or replace any such defect occurring within that year at his expense.
- B. It shall be the Irrigation Contractor's responsibility to insure complete coverage as specified herein of the areas to be irrigated. During the warranty period the Irrigation Contractor shall make any adjustments as necessary to maintain proper coverage.
- C. If, within one year from the date of completion, settlement occurs, and adjustments in pipes, valves, and sprinkler heads, boom areas or piping are necessary to bring the system, grade, or piping to the proper level of the permanent grass, the Contractor, in part of the work under this Contract, shall make all adjustments without extra cost to the owner, including restoration of all damaged planting, paving or other improvements of any kind.

Should any operational difficulties in connection with the sprinkler system develop within the specified guarantee period, which in the opinion of Owner may be due to either material and/or workmanship, cost of materials shall be immediately corrected by the Contractor to the satisfaction of the Owner at no additional cost to the Owner, including any and all other damages caused by such defects.

**1.08 OPERATION AND MAINTENANCE - IRRIGATION SYSTEM**

- A. The entire irrigation system shall be fully operational in at least three (3) days prior to any planting.
- B. Operation of the irrigation system shall be confined to hours between 12 midnight and 7 a.m.
- C. Important: It is the Landscape Contractor's responsibility to determine water application rates and timer cycling. The Irrigation Contractor will instruct the Landscape Contractor in the operation and programming of the controller and will assist the Landscape Contractor as necessary in such operations throughout the one year maintenance period. Any adjustments, repairs, etc., other than programming are the total responsibility of the Irrigation Contractor.

**PART 2 - PRODUCTS**

**2.01 MATERIALS**

- A. All materials to be incorporated in this system shall be new and without flaws or defects and of quality and performance as specified and meeting the requirements of this system.

**2.02 WATER METERS**

- A. Water meter shall be provided and installed by the water district in accordance with their requirements. Cost will be paid by Owner.

**2.03 BACK FLOW PREVENTER**

- A. Backflow Preventer to be provided by Irrigation Contractor.
- B. Shall be manufactured by Watts Regulator Company, Model 909-3, or approved equal.

**2.04 PIPE**

- A. All piping shall be from virgin parent material. The pipe shall be homogeneous throughout and free from visible cracks, holes, foreign materials, blisters, deleterious inclusions, and defects. All pipe shall be National Sanitation Foundation (NSF) approved.

- B. Piping on pressure side of irrigation control valves:
  - 1. Shall be Polyvinyl Chloride (PVC) 1120 with a minimum class rating of 210, sized to maintain a flow velocity of less than five feet (5) per second (FPS).
  - 2. Type 1, Grade 1, Pressure Rated Pipe.
  - 3. Materials shall meet the requirements set forth in 784-501.
  - 4. Outside diameter of pipe shall be the same size as iron pipe.
  - 5. Pipe shall be marked at intervals (not to exceed 5') with the following information: Manufacturer's name or trade mark, nominal pipe size schedule, PVC type and grade (i.e., PVC 1120), SDR rating class, working pressure in PSI (log P and (NPS) approval.
  - 6. PVC Type 1 shall not be threaded.
  - 7. Caution should be utilized in handling Type 1 pipe due to the possibility of cracking or splitting when dropped or handled carelessly.
  - 8. When connection is plastic to metal, male adapter shall be used. The male adapter shall be hand tightened, plus one turn with a strap wrench.
  - 9. Piping on non-pressure side of irrigation control valves shall be: Polyvinyl Chloride (PVC) 1120 with a minimum class rating of 160 psi, NSF approved, used to maintain a flow velocity of less than five feet (5) per second (FPS).
  - 10. Pipe for sloeking: High impact pipe polyvinyl chloride (PVC) 2110, minimum Schedule 40.

**2.05 SOLVENT**

- A. Solvent for PVC Pipe: Shall be #705 Gray NSF approved as manufactured by Industrial Polychemical Services, Gardena, California, or approved equal.

**2.06 FITTINGS**

- A. Fittings for Solvent-Weld PVC Pipe: Schedule 40 or 80, polyvinyl chloride (PVC), Type 1 to meet ASTM D2466-73 and D-2467-73 NSF approval. Manufactured by one of the following:
  - Loxco, Anaheim, CA (714) 993-1220
  - Sporn, Sylmar, CA (818) 354-1618. Threaded PVC nipples shall be Schedule 80.

**2.07 SHUT OFF VALVES**

- A. Up to three inches (3") size: 125 pound bronze construction, non-rising stem type, sized to line. "Nitor" #1183 or approved equal.

**2.08 QUICK COUPLING VALVES (If applicable)**

- A. Valve and key shall be: "Ray-Bird", K3D and K3DK or equivalent.
- B. Furnish two valve keys fitted with three-quarter inch (3/4") brass hex ends.
- C. All quick coupling valve keys and hose nozzles shall be of the same manufacturer as the quick couplers.

**2.09 VALVE BOXES**

- A. To be injection-molded of polyesters and fibrous inorganic temperature resistant, components. Box and lid to be green, manufactured by one of the following, or approved equal:
  - Ametek, Sheboygan, WI (424) 457-3425
  - Carson Industries, Inc., Los Angeles, CA (818) 332-6225 B
- B. For Remote Control Valve: Shall be rectangular or round in shape and sized to provide adequate clearance to operate and service valve.
- C. For Shut-Off Valves and Quick Coupler Valves: Shall be round, approximately nine inches (9") inside diameter by ten inches (10") high.

**2.10 MANUAL DRAIN VALVE**

- A. Manual drain valve to be provided by Irrigation Contractor and installed according to local codes and the manufacturer's latest printed instructions.

**2.11 SPRINKLER HEADS**

- A. All sprinkler heads shall be pop-up type heads. Acceptable manufacturers listed below:
  - Toro - Riverside, CA (714) 688-9221
  - Rain Bird - Glendora, CA (818) 953-9311
- B. Spray nozzles for sprinkler heads, if required, shall be the same manufacturer as the sprinkler head.

**2.12 AUTOMATIC CONTROLLER**

- A. A fully automatic controller manufactured by either Rain Bird, Toro, or Weather Master. Controller must have the following features:
  - 1. Master on/off switch that permits system shutdown with programming maintained.
  - 2. Independent station programming.
  - 3. Independent station timing.
  - 4. Manual operation option.
  - 5. Variable day cycle.
  - 6. Battery powered mode/kit not permitted.
  - 7. Weather and wind proof housing.

**2.13 RAIN SHUT-OFF DEVICES**

- A. Shall be provided on each project. Acceptable manufacturer's listed below:
  - Rain Bird, Rain Check
  - Weather-Master, Rain-Stop

**2.14 ELECTRIC CONDUIT AND FITTINGS**

- A. Underground plastic conduit: Class B, F5 W-C1094.

**2.15 CONTROL WIRE**

- A. Wire: Solid copper wire, ULL approved for direct burial in ground. Minimum gauge: #14 UL. Control ground wire shall be white.

**2.16 SPLICING MATERIALS**

- A. Splicing Materials:
  - 3M Dwyer Bury (DBT) splice kits by 3M Corporation, Austin, Texas (512) 984-5657
  - "Snap-Splice" connector by Imperial, Lenexa, KS (913) 469-5200

**2.17 REMOTE CONTROL VALVES**

- A. Remote controlled valves shall be electrically operated, normally closed, 24 Volt AC, 1 Ampere, constructed of corrosion resistant cyclic and stainless steel, capable of manual operation and shall be self-flushing. The valve shall have a throttling device for system balancing and shall comply with all code and permitting requirements.



**SHEET TITLE**  
LANDSCAPE SPECIFICATIONS  
**SHEET #**  
**L-942**  
JOB #: 00000.00  
DATE: 05.05.2020  
RE: DRB SUBMITTAL



**PART 3 - EXECUTION**

**3.01 GENERAL**

- A. The Irrigation Contractor shall carefully schedule his work with the Landscape Contractor and all other site developments.
- B. Sleeves are required whenever piping or electrical wires are placed under paved surfaces. Install sleeves prior to commencement of paving. Irrigation Contractor shall coordinate sleeve placement with General Contractor. See Civil Engineering Drawings for Sleeve Plan.
- C. No consideration will be given to any design changes. Should any changes be deemed necessary after award of contract, for proper installation and operation of the system, such changes shall be negotiated by the Owner's Construction Representative.
- D. Provide cover with As-Built drawing of irrigation system. As-Built drawings may be diagnostic to the extent that they show (QVC), offsets and all fittings are not shown.
- E. Full and complete coverage is required. Contractor shall make any necessary minor adjustments to layout as required to achieve full coverage of irrigated areas at no additional cost to the Owner.
- F. Where the piping is shown on Construction Documents beneath paved areas, running parallel and/or adjacent to planted areas, the intent is to install piping within planted areas. Piping shall not be installed directly over areas or lines within the same trench.
- G. It shall be the Contractor's responsibility to establish the location of all sprinkler heads in order to ensure proper coverage of all areas. All pipe damaged or rejected because of defects shall be removed from the site at the time of said rejection.
- H. Install sprinkler system after completion of site grading; the irrigation system shall be installed and completely operational three days prior to installation of any planting operations.

**3.02 TRENCHING**

- A. Perform all excavations as required for installation of work included under this Section, including shoring of earth banks. Necessary. Restore all surfaces, existing underground installation, etc., damaged or cut as a result of the excavations, to their original condition.
- B. Should utilities not shown on the construction documents be found during excavation, Contractor shall promptly notify Owner's Construction Representative and the Authority of Jurisdiction for instructions as to further action. Failure to do so will make Contractor liable for any and all damages thereon arising from his operations subsequent to discovery of such utilities. Indicate such utility coverage on the record drawings promptly.
- C. Trenches shall be open, vertical sided construction wide enough to provide free working space around work installed and to provide ample space for backfilling and compacting.
- D. When two pipes are to be placed in the same trench, a six inch (6") space is to be maintained between the pipes. The contractor shall not install two (2) pipes with one directly over the other.
- E. Trenches located under paving shall be back-filled with sand (4 layer six inch (6") below the pipe and three inches (3") above the pipe and compacted in layers of 95% compaction. Depth of trenches shall be sufficient to provide a minimum cover above the top of the pipe as follows:  
 \* 12" over non-pressure lateral lines  
 \* 18" over non-pressure lateral lines under paving  
 \* 18" over control wires  
 \* 18" over sprinkler main line  
 \* 24" over sprinkler main line under paving
- F. The Contractor shall cut trenches for pipe to required grade lines and compact trench bottom to provide accurate grade and uniform bearing for the full length of the line.
- G. All laterals and mains shall be sufficiently sloped to provide a positive drainage through drain valves.
- H. The Contractor shall be held responsible for any damages caused by these operations and shall immediately repair or replace damaged parts.

**3.03 BACKFLOW PREVENTION DEVICE**

- A. Backflow prevention device to be provided by Irrigation Contractor.
- B. Backflow prevention device shall be installed in accordance with local codes and manufacturer's listed proof instructions.

**3.04 PIPE LINE ASSEMBLY**

- A. General:
  - 1. Install pipes and fittings in accordance with manufacturer's latest instructions.
  - 2. Clean all pipes and fittings of dirt, scales and moisture before assembly.
  - 3. Pipes shall be bedded in at least two inches (2") of finely divided material with no rocks or clods over one inch (1") diameter to provide a uniform bearing.
  - 4. All lateral connections to be the mainline as well as other connections shall be made to the side of the mainline pipe. No connections shall be made to the top of the line.
- B. Soldered joints to PVC pipes:
  - 1. Use solvents and methods of pipe and solvent manufacturers.
  - 2. Cure joints for a minimum of one hour before applying any external stress on the piping and at least leaving four hours before placing the joint under water pressure unless otherwise specified by manufacturer.
- C. Threaded Joints for PVC Pipes:
  - 1. Use Teflon tape on all threaded PVC fittings.
  - 2. Use strap type friction wrench only. Do not use metal jipped wrench.
  - 3. When connection is plastic to metal, make a tapered seal. The male adapter shall be hand tightened plus one turn with strap wrench.
- D. Laying of Pipes:
  - 1. Pipes shall be bedded in at least two inches of finely divided material with no rocks or clods over one inch (1") in diameter to provide a uniform bearing.
  - 2. Pipes shall be snaked from side to side of trench bottom to allow for expansion and contraction. One additional foot per 200 feet of pipe is the minimum allowance for snaking.
  - 3. Do not lay PVC pipe when there is water in the trench.
  - 4. Plastic pipe shall be cut with PVC pipe cutter or hacksaw, or in a manner so as to ensure a square cut. Burrs at cut ends shall be removed prior to installation as to a smooth unobstructed flow will be obtained.
  - 5. All plastic to plastic joints will be solvent welded joints or slip-on joints. All plastic pipe and fittings shall be installed as advised and instructed by the pipe manufacturer, and it shall be the Contractor's responsibility to make arrangements with the pipe manufacturer for any field assistance that may be necessary. The Contractor shall assume full responsibility for the correct installation.

**E. PVC Sleeves and Electrical Conduit:**

- 1. PVC sleeves shall be a minimum of twice (2x) the diameter of the pipe to be sleeved.
  - 2. All PVC sleeved wire conduit shall be of sufficient size to hold the required quantity of control and common wires.
- F. Thrust Blocks:**
- 1. Concrete thrust blocks must be provided on the thrust side of the mainline pipe whenever the pipe fits:
    - a. Are larger than 2.5" in diameter and changes direction as at tees or bends, or dead ends.
    - b. Are larger than 2.5" in diameter.
    - c. Changes direction, as at tees or bends, or dead ends.

**3.05 IRRIGATION CONTROL VALVES**

- A. Install control valves in valve boxes grouping together where practical. Place no closer than twelve inches (12") to wall edges, buildings, or walls.
- B. Pressure regulating remote control valves shall be adjusted so that most remote sprinkler heads operate at the pressure specified.
- C. Valves shall be installed as shown in details and in accordance with manufacturer's instructions and the specifications.

**3.06 QUICK COUPLING VALVES (Where Applicable)**

- A. Shall be set a minimum of twelve inches (12") from walls, curbs, or paved areas where applicable or as otherwise noted. Quick coupling valves shall be housed in valve boxes.
- B. Valves shall be installed on a three (3) above PVC Schedule 80 using joint assembly.

**3.07 VALVE BOXES**

- A. Valve boxes shall be set flush with finish grade in lawn areas and one half inch (1/2") above finish grade in ground cover and shrub bed areas.

**3.08 SPRINKLER HEADS**

- A. All sprinkler heads within a zone shall have matched precipitation rates.
- B. All heads operating on one valve (zone) shall do so at the same pressure.
- C. Do not mix different types of heads within a zone.
- D. Shrub beds and lawn areas are to be on separate valves (zones).
- E. Place part-circle pop-up sprinkler heads six inches (6") at edge of adjacent walks, curbs, and mowing banks, or paved areas at time of installation.
- F. All sprinkler nozzles shall be adjusted for the proper radius of direction of spray pattern. Make adjustments where possible to prevent over spraying onto walks, pavement, or buildings.
- G. Sprinkler heads and quick coupling valves shall be set perpendicular to finished grade unless otherwise designated on the plans.

**3.09 DRAIN VALVES**

- A. The mainline and laterals shall be drained with manual Drain valves.
- B. Drain valves are to be provided at sufficient intervals to provide drainage of all piping.

**3.10 AUTOMATIC CONTROLLER**

- A. The automatic controller shall be mounted to the HVAC screen wall on the west side of the bank building (see planting plan for graphic location).
- B. All local and other applicable codes shall take precedence in connecting the ITO with electrical service to the Controller.
- C. Install per local code, manufacturer's latest printed instructions, and as detailed.
- D. Connect remote control valves to controller in sequence to correspond with station setting beginning with Stations 1, 2, 3, etc.
- E. Affix controller name inside of controller cabinet door with letters maximum of one inch (1") high. Affix a new copy of irrigation diagram to cabinet door below name of system. Irrigation diagram shall be produced copy of the as-built drawing and shall show clearly all valve operated by the Controller, showing station number, valve size, and type of planting irrigated.

**3.11 CONTROL WIRING**

- A. All electrical equipment and wiring shall comply with local and state codes and be installed by those skilled and licensed in the trade.
- B. Wiring that occupy the same trench and shall be installed along the same route as resource supply or lateral lines whenever possible, and shall have a maximum of eighteen inch (18") cover. Control wire shall be installed to the side of the main line whenever possible. Placement over pipes is not permitted.
- C. Where more than one (1) wire is placed in a trench, the wiring shall be taped together at intervals of four feet (4').
- D. An extension cord shall be provided within three feet (3') of each wire connection and at least every one hundred feet (100') of wire length or more of more than one hundred feet (100') in length. Extension cord shall be formed by wrapping at least five (5) turns of wire around a one inch (1") diameter pipe, then withdrawing pipe.
- E. Control wire splices at remote control valves to be crimped and sealed with specified splicing materials. Line splices will be allowed only on runs of more than 500 feet (500') and they must be installed in two inch (2") round splice boxes which are green in color. The contractor shall be SMD by Splice Kit by 3M Corporation, or "Snap-Spaz" connector by Inprotek. Use one splice per connector adding point.
- F. The main line shall have two (2) spare wires installed to correct length and to the automatic controller. Label each and "spare wire".

**3.12 CLOSING OF PIPE AND FLUSHING OF LINES**

- A. All testing shall be done under the supervision of the Owner's Construction Representative. Submit written requests for inspections to the Owner's Construction Representative at least three (3) days prior to anticipated inspection date.
  - 1. Thoroughly flush all water lines under a full head of water before installing heads, valves, quick-coupler assemblies, etc. Minimum flushing for a minimum of three (3) minutes at the valve located farthest from water supply.
  - 2. After flushing, cap or plug all openings to prevent entrance of materials that would obstruct the pipe or clog heads. Leave in place until removal is necessary for completion of installation.
  - 3. Test as specified below.
  - 4. Upon completion of testing, complete assembly and adjust sprinkler heads for proper distribution.
  - 5. All sprinkler heads and quick coupling valves shall be set perpendicular to finished grade unless otherwise designed on the drawings, or otherwise specified. Sprinkler heads, adjuster to existing walks, curbs, and other paved areas shall be set to grade. Sprinkler heads, which are to be installed in lawn areas where the turf has not yet been established shall be set one inch (1") above the prepared finish grade. Heads installed in this manner will be lowered to grade when the turf is sufficiently established to allow walking on without appreciable destruction. Such lowering of heads shall be done by this contractor, as part of the original contract with no additional cost to the Owner.

**3.13 TESTING**

- A. Making hydrostatic test when welded PVC joints have cured as per manufacturer's instructions.
  - 1. Pressurized Main:
    - a. Completely install water meter, mains, isolation valves and control valves. Do not install laterals.
    - b. Oper all isolation valves.
    - c. Fill all lines with water and shut off at meter.
    - d. Pressurize the main with air to 70 psi. Monitor gauge for pressure loss for four (4) hours.
    - e. Leave lines and fittings exposed throughout testing period.
    - f. Leaks resulting from test shall be repaired and tests repeated until the system passes.
    - g. Test all isolation valves for leaks.
  - 2. Non-Pressure Laterals: Testing piping after laterals and risers are installed and the system is operational. Leave trenches open to detect possible leaks.

**3.14 INSPECTION**

- A. The Contractor shall maintain proper facilities and provide safe access for inspection to all parts of the work.
- B. Negative inspection shall consist of a minimum of:
  - 1. Mainline Pressure Test.
  - 2. Coverage Test.
  - 3. Final Irrigation Inspection.
- C. If the specifications, the Owner's Representative's instructions, laws, ordinances, or any public authority require work to be specifically tested or approved, the Contractor shall give the Owner's Representative three (3) days notice of his readiness for inspection.
- D. The Contractor shall be solely responsible for notifying Owner's Construction Representative where and when such work is in readiness for testing.
- E. If any work should be covered up without approval of Owner's Construction Representative, it must be uncovered, if required, for examination at Contractor's expense.
- F. No inspection will commence without "As-built" drawings and without completing previously noted corrections or without repairing the system for inspection.

**3.14 BACKFILL AND COMPACTING**

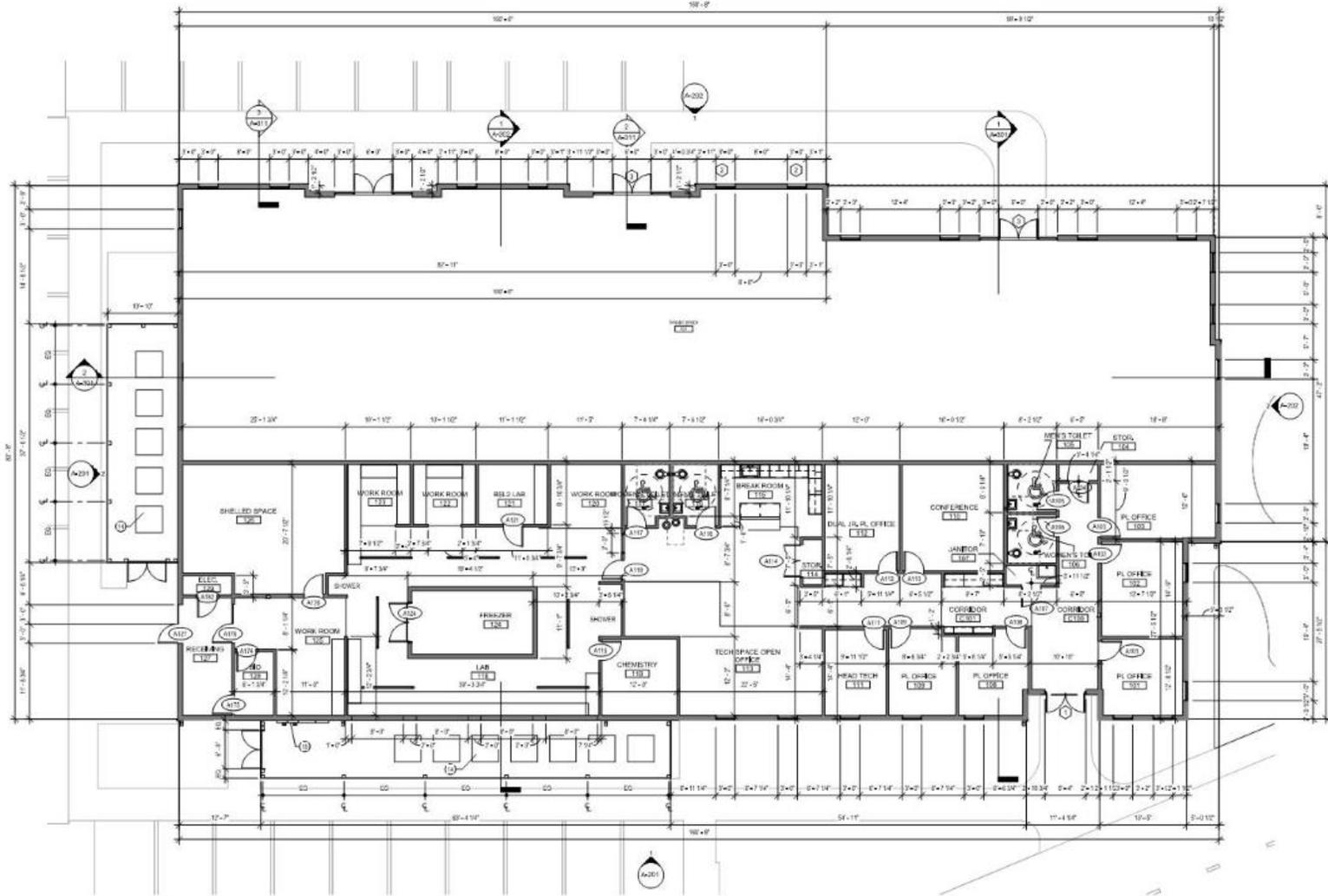
- A. After system is operating and required tests and inspections have been made, backfill excavations and trenches.
- B. Backfill for all trenches, regardless of the type of pipe covered, shall be compacted to minimum 95% density under pavements, 85% under planted areas.
- C. Backfill material shall be approved soil. Unsuitable material, including clods and rocks over two inches (2") in size shall be removed from the site.
- D. A fine granular material shall be placed initially on all lines with a minimum of three inches (3") cover. No foreign matter larger than one-half inch (1/2") in size shall be permitted in the initial backfill.
- E. Trenches located under paving shall be backfilled with sand (4 layer six inches (6") below the pipe and three inches (3") above the pipe and compacted in layers of 95% compaction.
- F. Compact trenches in areas to be planted, by thoroughly flooding the backfill.
- G. Within all planting and lawn areas the existing six inch (6") layer of topsoil shall be restored to its original condition and finish grade.
- H. The Contractor shall dispose of surplus earth remaining after backfilling off-site.

**PART 4 - CONCLUSION**

It has been our purpose in preparing these specifications to provide the Irrigation Contractor with all information necessary to design and install a sprinkler system which is complete in every detail, meets the criteria of the Owner and local authorities and is consistent with good irrigation design and installation practice.

Please call to the Owner's attention any discrepancies in the specifications as they relate to actual on-site conditions. Discrepancies of any sort shall not be taken advantage of and construction shall be pursued efficiently and rapidly in the letter and spirit of these specifications.

SYNCHRONICITY LAND ARCHITECTURE 1000 W. HUNTER STREET, SUITE 100, CHARLOTTE, NORTH CAROLINA 28202 (704) 375-1100 WWW.SYNCHRONICITYLANDARCHITECTURE.COM



DIMENSION KEYNOTES	
10	SCHEMATIC MECHANICAL UNIT
11	ELECTRICAL SERVICE VENTERS, SEE 902

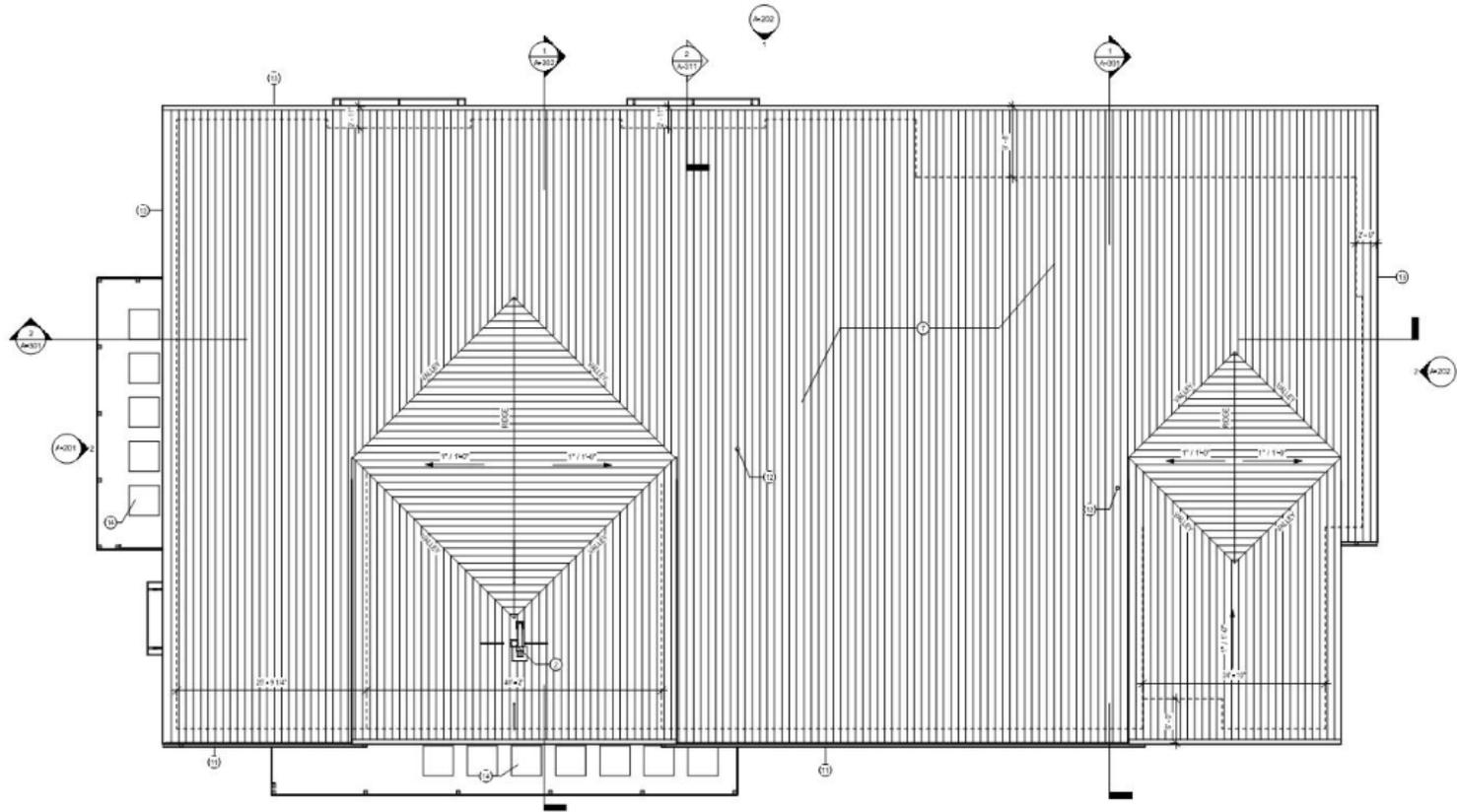
1 DRIB - FIRST FLOOR DIMENSION PLAN  
10'-10"



FLOOR PLAN  
NOVO LABS OFFICE BUILDING

Date 05-06-2020





GENERAL ROOF NOTES	
1	1'-12" TYP ROOF OVERHANG
2	1'-12" TYP ROOF SAGE

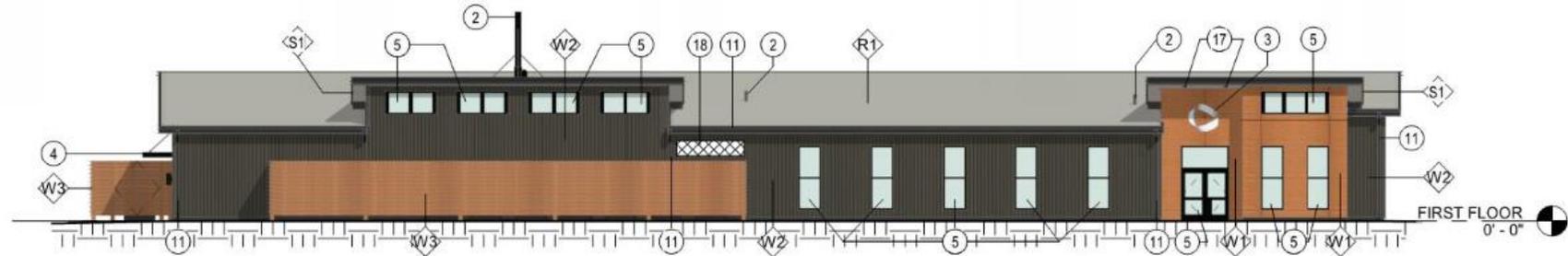
ROOF KEYNOTES	
1	GENERAL HOOD ROOF PENETRATION
2	STANDARD SPAN METAL ROOF
3	ANGLED METAL GUTTER AND DOWNSPOUT
4	PLUS 1/2" OVER ROOF PENETRATION
5	ANGLED METAL ROOF EDGE WITH DRAIN LEDGE
6	SCREENED MECHANICAL UNIT

1 DRB - ROOF PLAN  
1/8" = 1'-0"

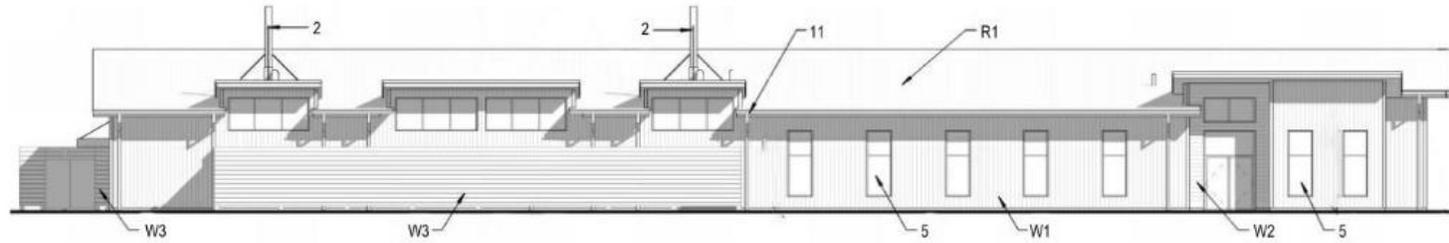


ROOF PLAN  
NOVO LABS OFFICE BUILDING

Date 05-06-2020

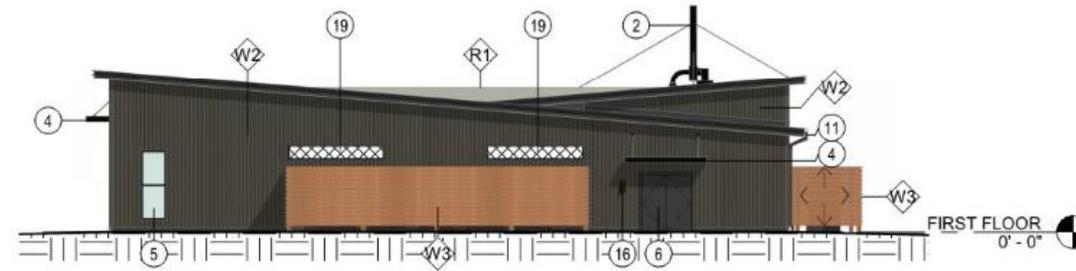


**1** PRELIMINARY WEST ELEVATION  
A-201 1/16" = 1'-0"

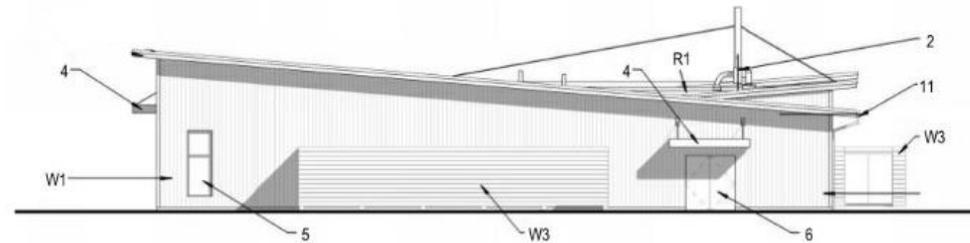


CONCEPTUAL DRB WEST ELEVATION

EXTERIOR FINISHES				
	WALL OR ROOF	FINISH	NOTES	
W1	METAL SIDING PANEL	BURNISHED SLATE		
W2	EXTERIOR RESIN PANEL	FUNDERMAX; LIGHT AFRO		
W3	WOOD SCREENING	STAINED TO MATCH RESIN PANELING	#1 SELECT PINE, TREATED AND KILN DRIED	
S1	EXTERIOR ALUM SOFFIT	OLD TOWN GREY		
R1	METAL ROOFING	OLD TOWN GREY		
OPENINGS				
	OPENING	BASE MATERIAL	FINISH	NOTES
5	ALUM STOREFRONT	ALUMINUM	DARK GREY	
6	HOLLOW METAL DOOR	STEEL	DARK GREY	
MISC				
		BASE MATERIAL	FINISH	NOTES
2	ROOF PENETRATION	-	DARK GREY	MATERIAL BASED ON TYPE OF ROOF PENETRATION
3	SIGNAGE	-	-	
4	METAL AWNING	ALUMINUM	DARK GREY	
11	GUTTERS & DOWNSPOUTS	ALUMINUM	DARK GREY	
16	WALL SCONCE	ALUMINUM	BRONZE MATTE	
17	EXTERIOR SOFFIT LIGHT	ALUMINUM	-	
18	MECH EXHAUST ZONE	-	-	
19	MECH INTAKE ZONE	-	-	



**2** PRELIMINARY NORTH ELEVATION  
A-201 1/16" = 1'-0"

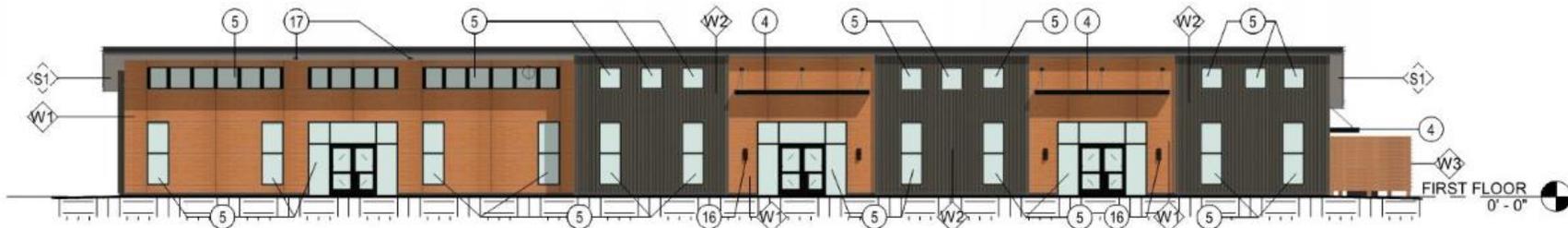


CONCEPTUAL DRB NORTH ELEVATION

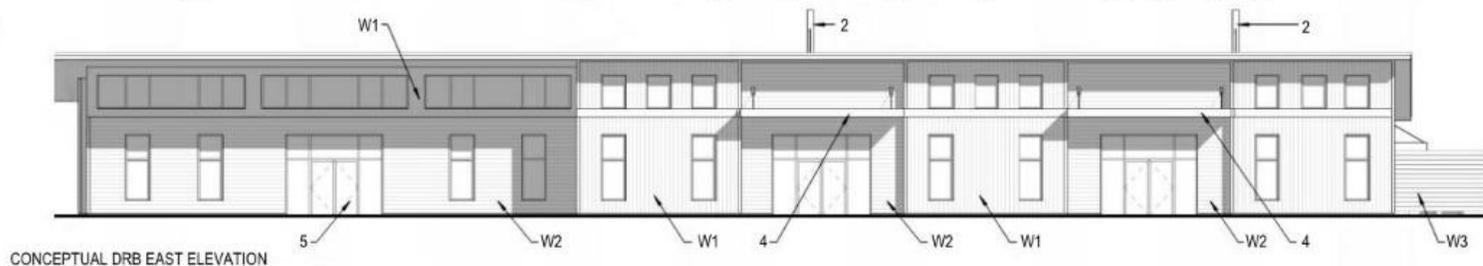


**NORTH AND WEST ELEVATIONS  
NOVO LABS OFFICE BUILDING**

Date 05-06-2020

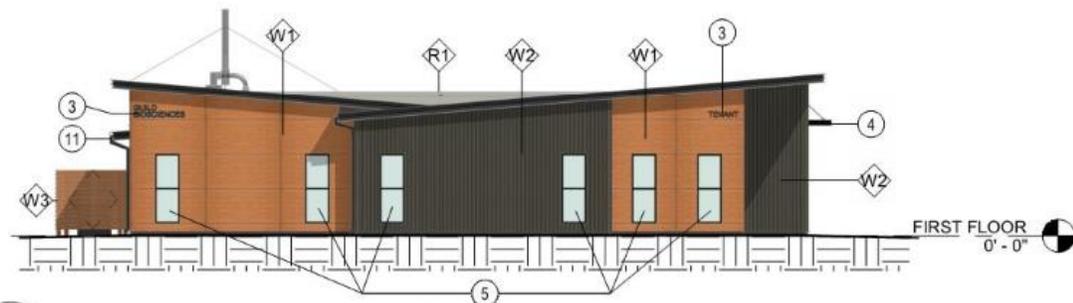


1 PRELIMINARY EAST ELEVATION  
A-202 1/16" = 1'-0"

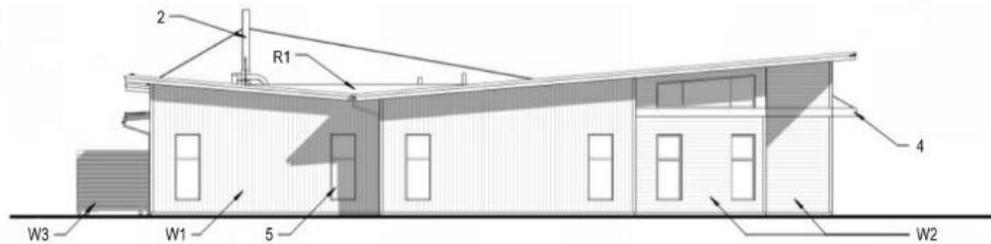


CONCEPTUAL DRB EAST ELEVATION

EXTERIOR FINISHES				
	WALL OR ROOF	FINISH	NOTES	
	W1	METAL SIDING PANEL	BURNISHED SLATE	
	W2	EXTERIOR RESIN PANEL	FUNDERMAX; LIGHT AFRO	
	W3	WOOD SCREENING	STAINED TO MATCH RESIN PANELING	#1 SELECT PINE, TREATED AND KILN DRIED
	S1	EXTERIOR ALUM SOFFIT	OLD TOWN GREY	
	R1	METAL ROOFING	OLD TOWN GREY	
OPENINGS				
	OPENING	BASE MATERIAL	FINISH	NOTES
	5	ALUM STOREFRONT	ALUMINUM	DARK GREY
	6	HOLLOW METAL DOOR	STEEL	DARK GREY
MISC				
		BASE MATERIAL	FINISH	NOTES
	2	ROOF PENETRATION	-	DARK GREY MATERIAL BASED ON TYPE OF ROOF PENETRATION
	3	SIGNAGE	-	-
	4	METAL AWNING	ALUMINUM	DARK GREY
	11	GUTTERS & DOWNSPOUTS	ALUMINUM	DARK GREY
	16	WALL SCONCE	ALUMINUM	BRONZE MATTE
	17	EXTERIOR SOFFIT LIGHT	ALUMINUM	-
	18	MECH EXHAUST ZONE	-	-
	19	MECH INTAKE ZONE	-	-



2 PRELIMINARY SOUTH ELEVATION  
A-202 1/16" = 1'-0"



CONCEPTUAL DRB SOUTH ELEVATION



SOUTH AND EAST ELEVATIONS  
NOVO LABS OFFICE BUILDING

Date 05-06-2020

A-202



1 GUILD BIOSCIENCES - SOUTHWEST PERSPECTIVE  
A-203 12" = 1'-0"



2 TENANT PARKING LOT - NORTHEAST PERSPECTIVE  
A-203 12" = 1'-0"



3 526 VIEW  
A-203 12" = 1'-0"



4 SAVAGE RD - SOUTHEAST PERSPECTIVE  
A-203 12" = 1'-0"



EXTERIOR RENDERINGS  
NOVO LABS OFFICE BUILDING

Date 05-06-2020

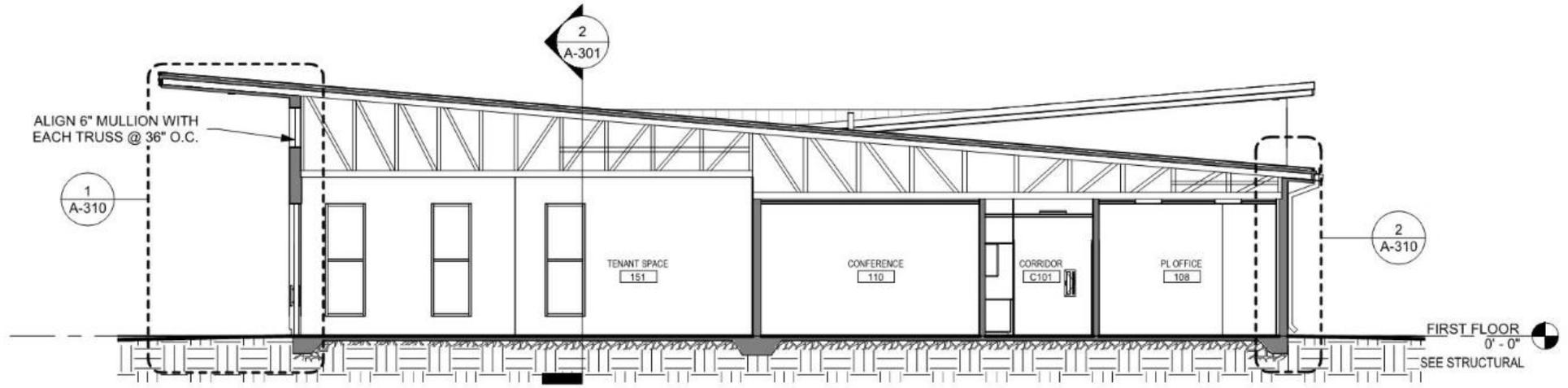




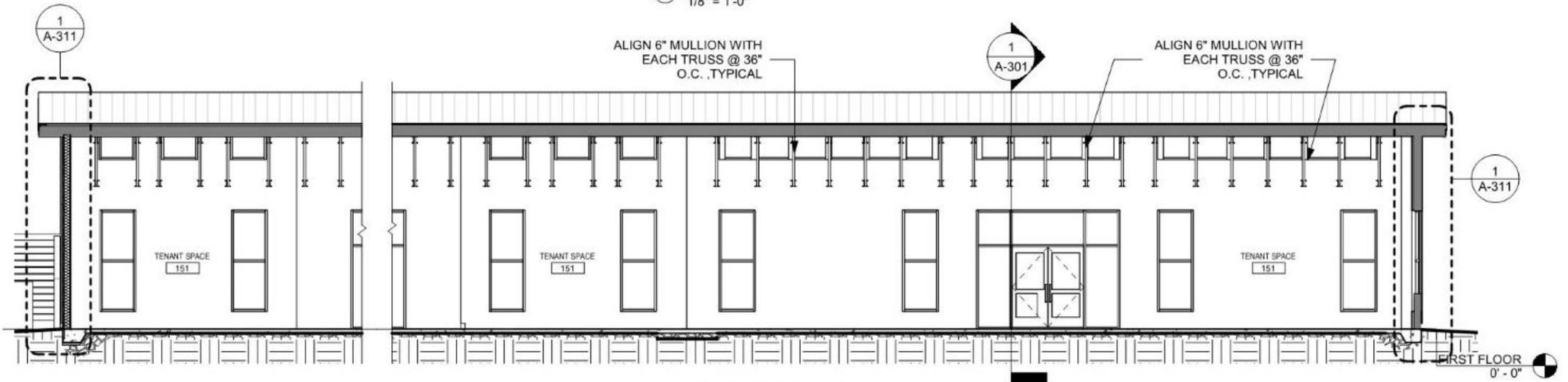


TENANT





1 BUILDING SECTION 1  
1/8" = 1'-0"

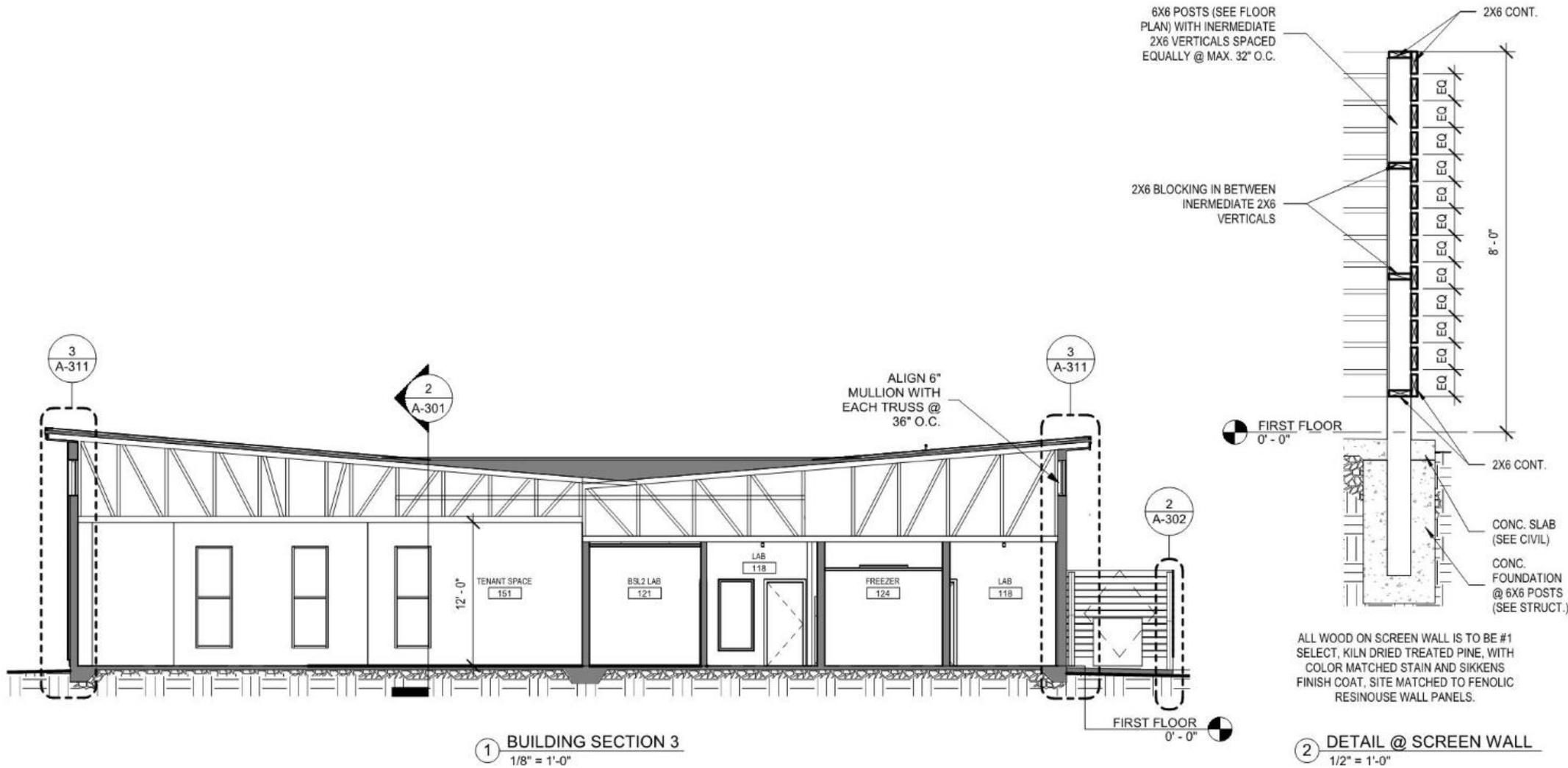


2 BUILDING SECTION 2  
1/8" = 1'-0"



BUILDING SECTIONS  
NOVO LABS OFFICE BUILDING

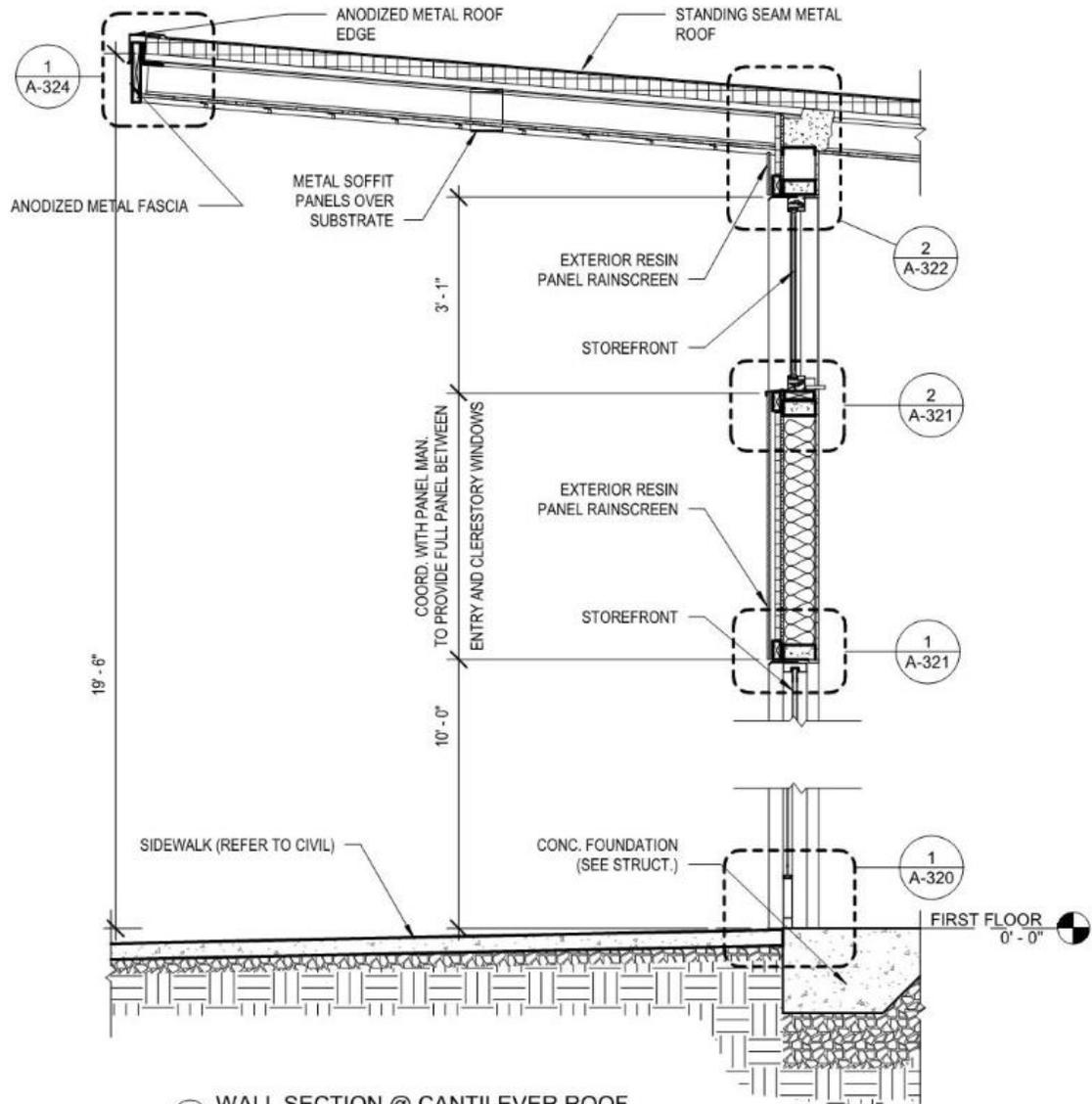
Date 05-06-2020



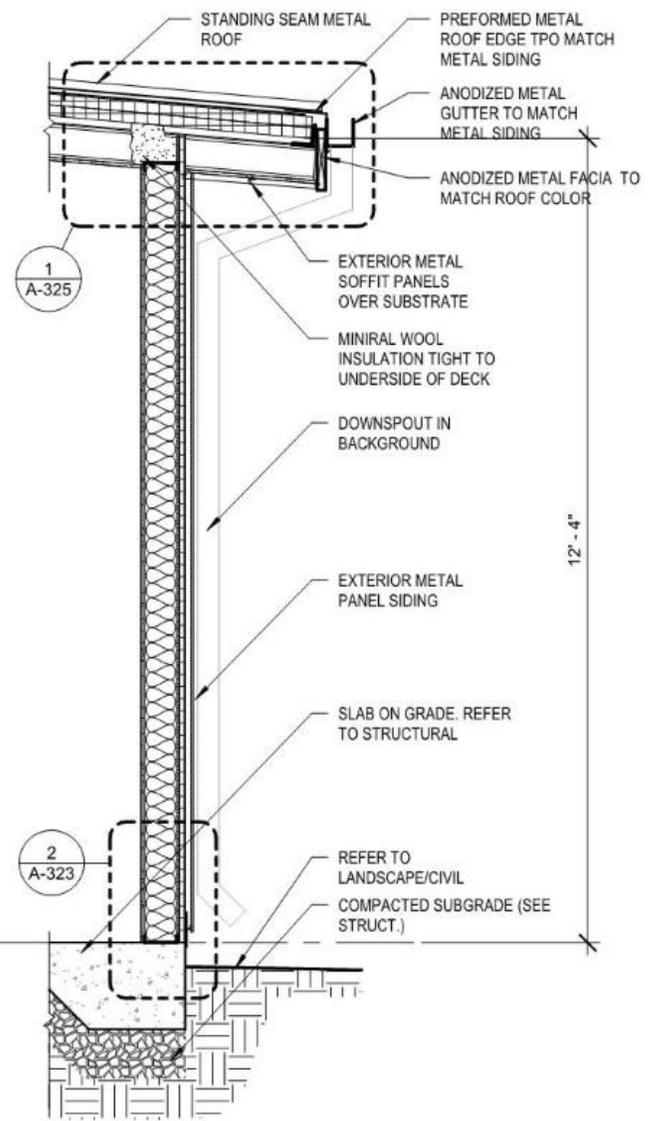
**BUILDING SECTIONS  
NOVO LABS OFFICE BUILDING**

Date 05-06-2020

A-302



1 WALL SECTION @ CANTILEVER ROOF  
1/2" = 1'-0"

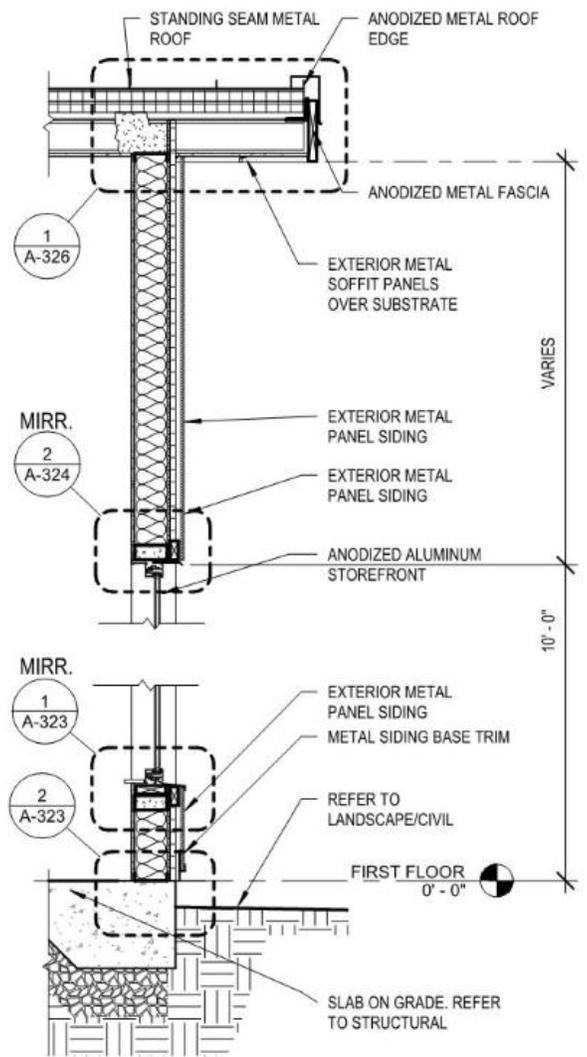


2 LOW ROOF WALL SECTION  
1/2" = 1'-0"

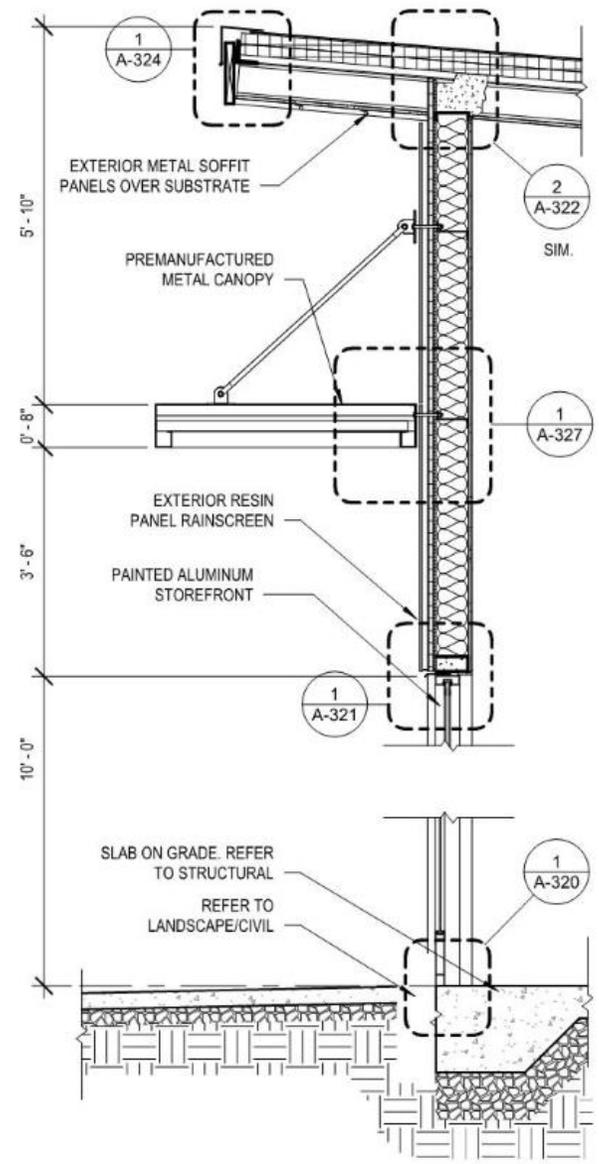


WALL SECTIONS  
NOVO LABS OFFICE BUILDING

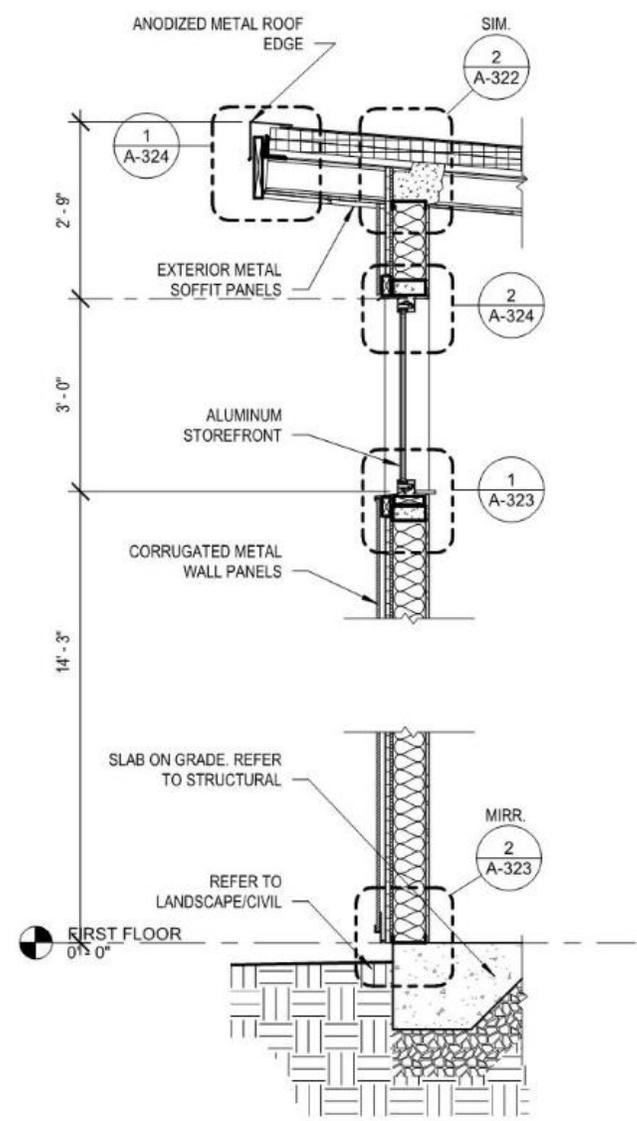
Date 05-06-2020



1 WALL SECTION @ METAL SIDING / RAKE  
1/2" = 1'-0"



2 WALL SECTION @ ENTRY W/ AWNING  
1/2" = 1'-0"

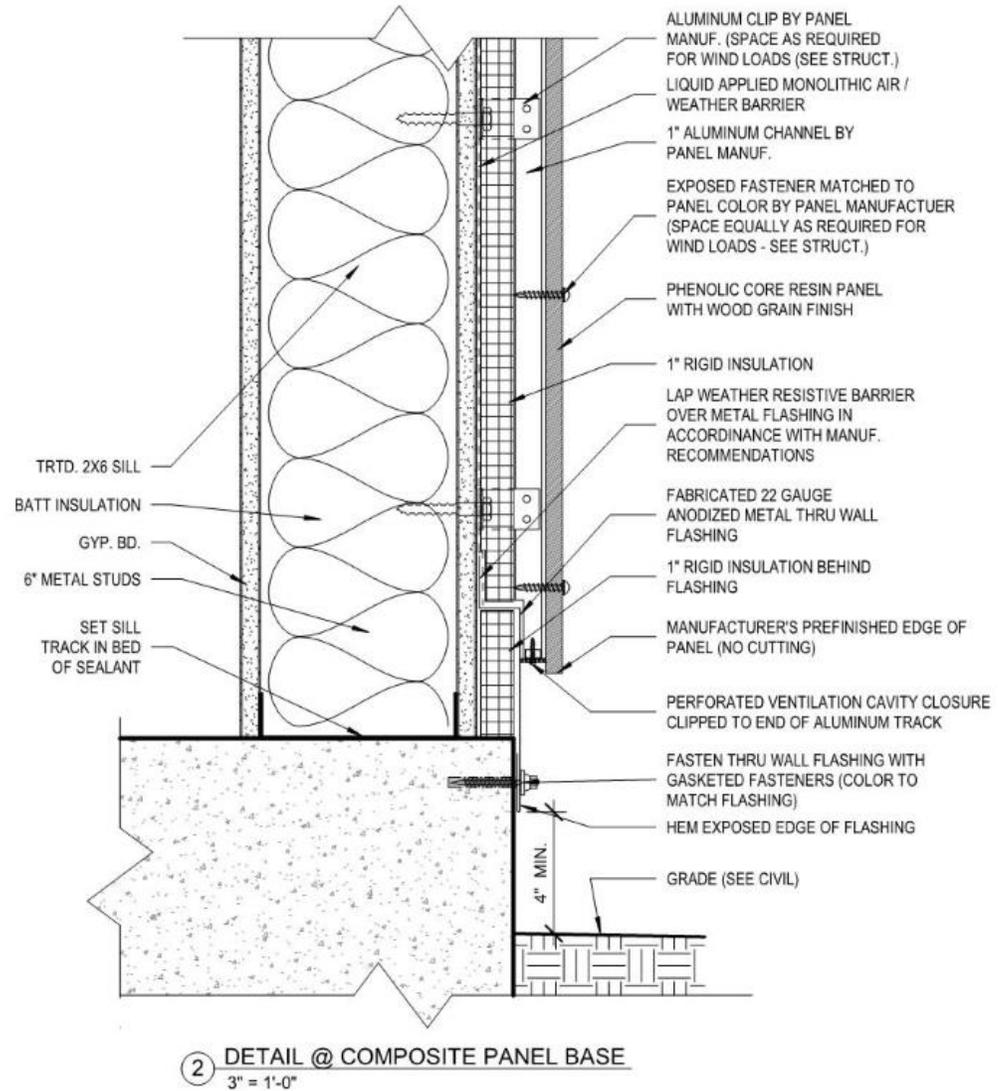
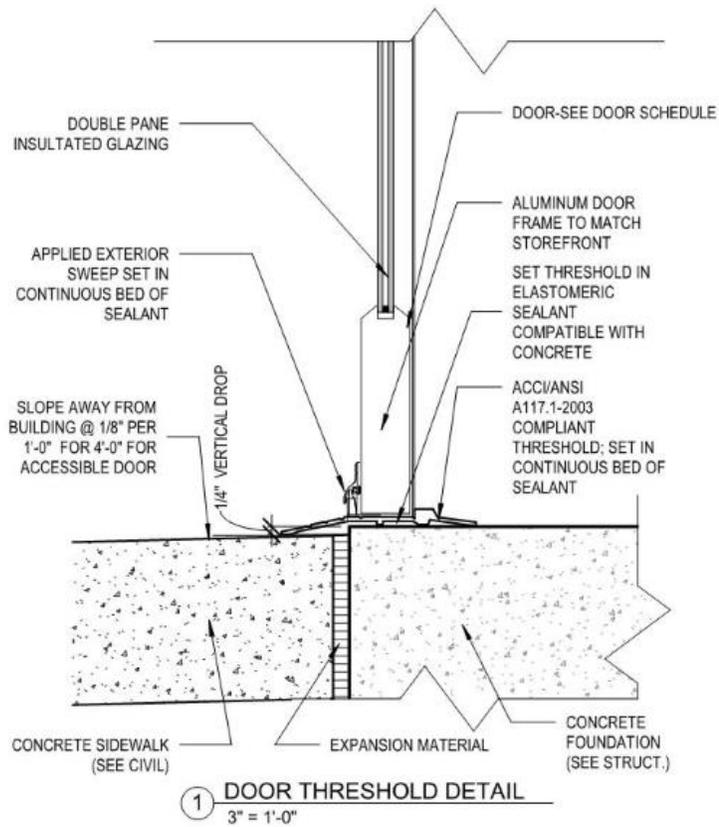


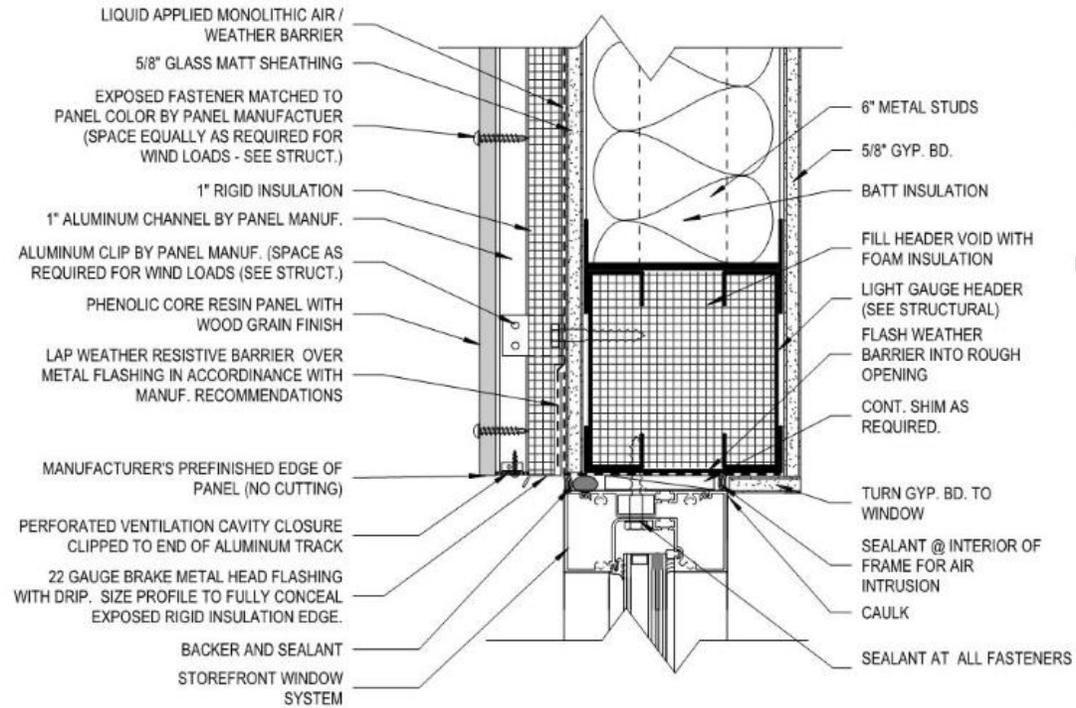
3 WALL SECTION @ METAL SIDING W/  
CLERESTORY WINDOW  
1/2" = 1'-0"



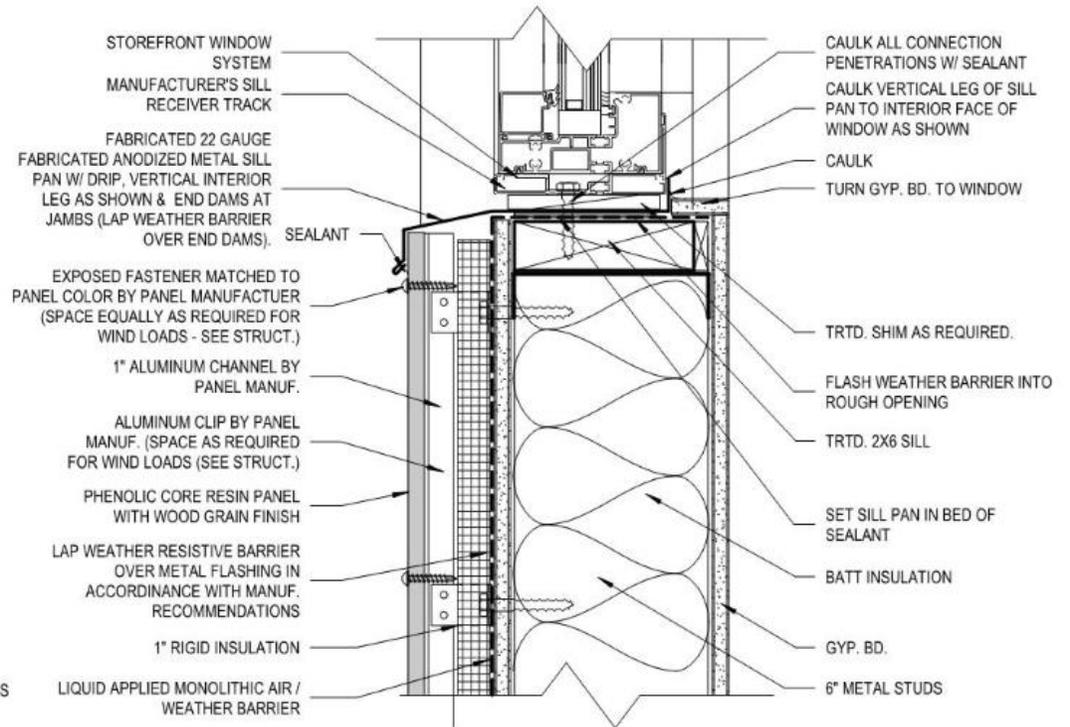
WALL SECTIONS  
NOVO LABS OFFICE BUILDING

Date 05-06-2020

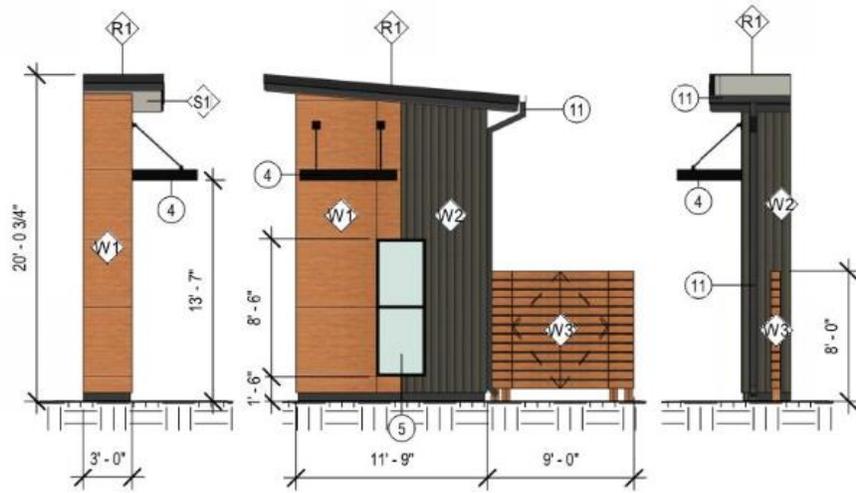




① WINDOW HEAD DETAIL - RESIN PANEL  
3" = 1'-0"



② WINDOW SILL DETAIL - RESIN PANEL  
3" = 1'-0"

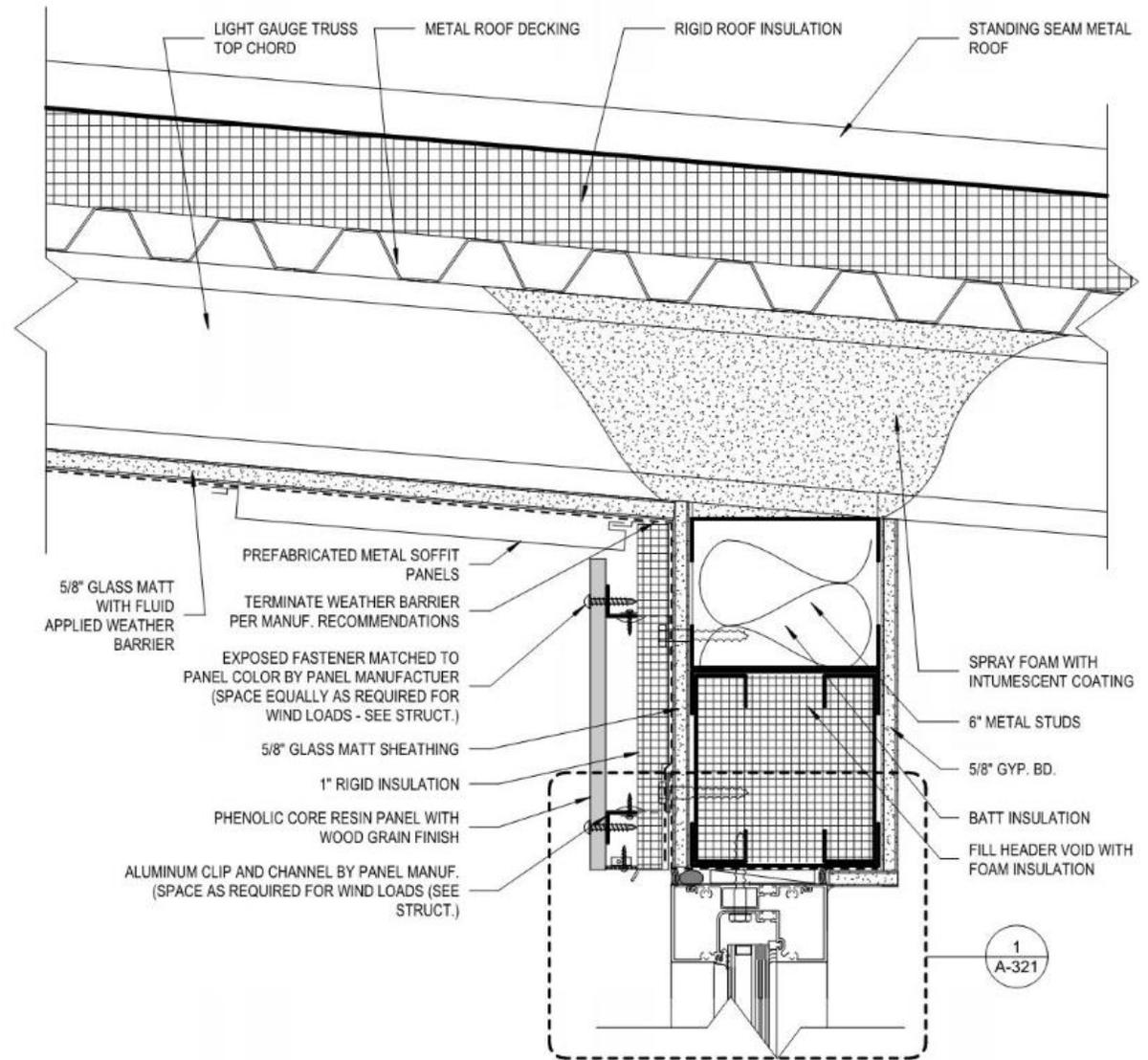


1 MOCK UP WALL ELEVS  
1/8" = 1'-0"

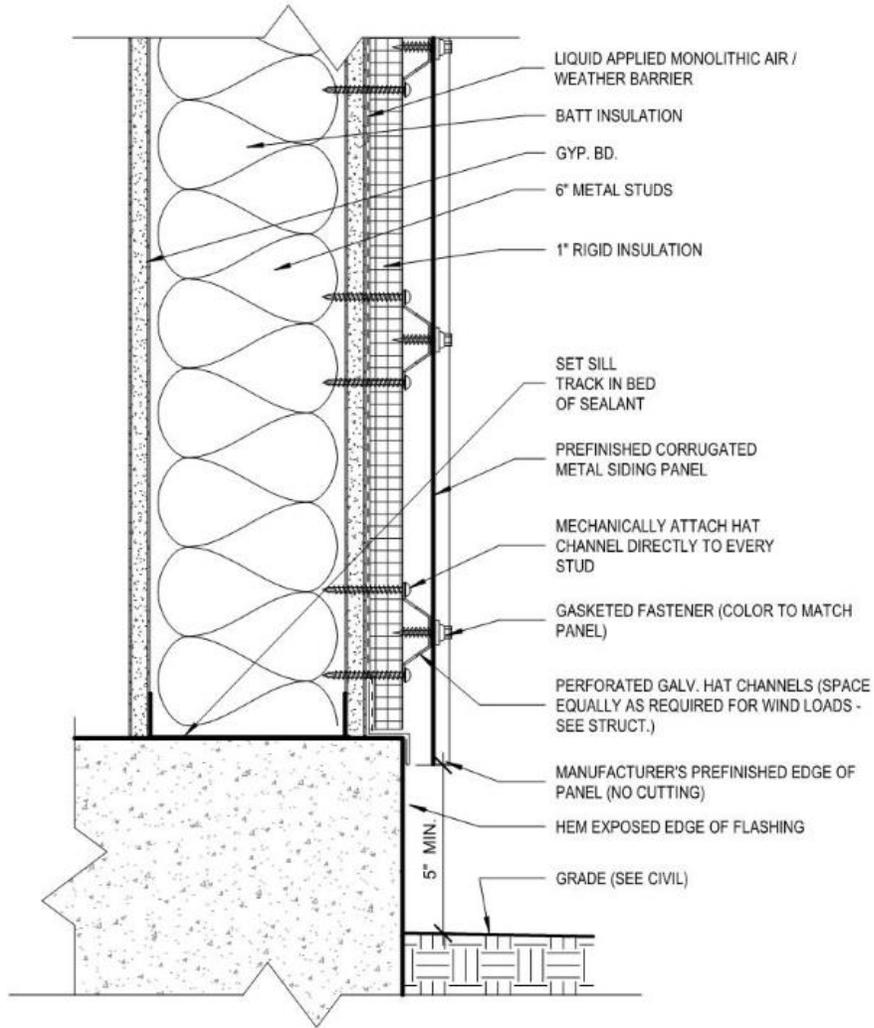
EXTERIOR FINISHES			
	WALL OR ROOF	FINISH	NOTES
W1	METAL SIDING PANEL	BURNISHED SLATE	
W2	EXTERIOR RESIN PANEL	FUNDERMAX; LIGHT AFRO	
W3	WOOD SCREENING	STAINED TO MATCH RESIN PANELING	#1 SELECT PINE, TREATED AND KILN DRIED
S1	EXTERIOR ALUM SOFFIT	OLD TOWN GREY	
R1	METAL ROOFING	OLD TOWN GREY	

OPENINGS				
	OPENING	BASE MATERIAL	FINISH	NOTES
5	ALUM STOREFRONT	ALUMINUM	BURNISHED SLATE	

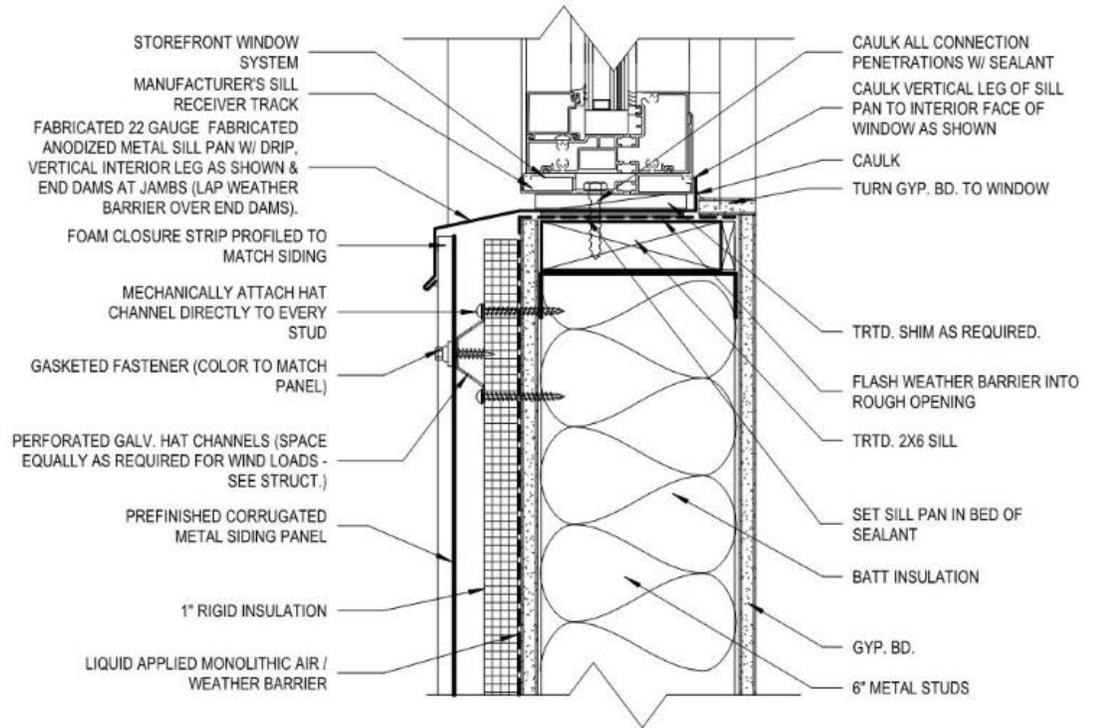
MISC				
		BASE MATERIAL	FINISH	NOTES
-				
11	GUTTERS & DOWNSPOUTS	ALUMINUM	DARK GREY	
4	METAL AWNING	ALUMINUM	DARK GREY	



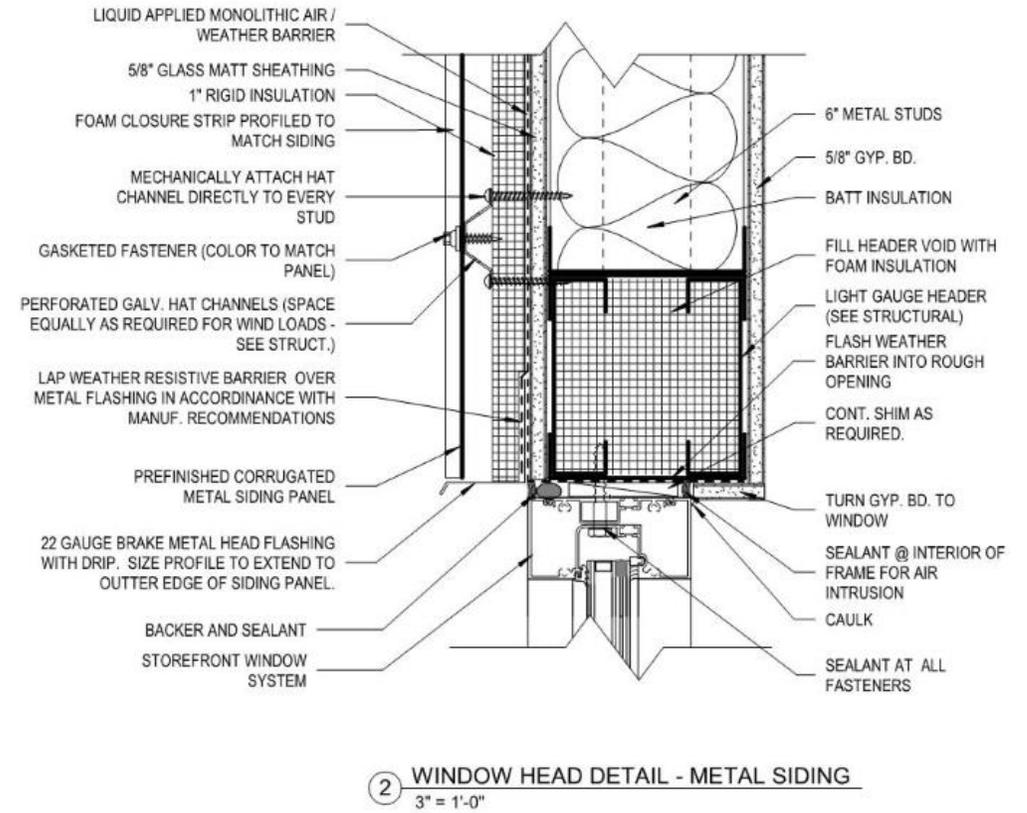
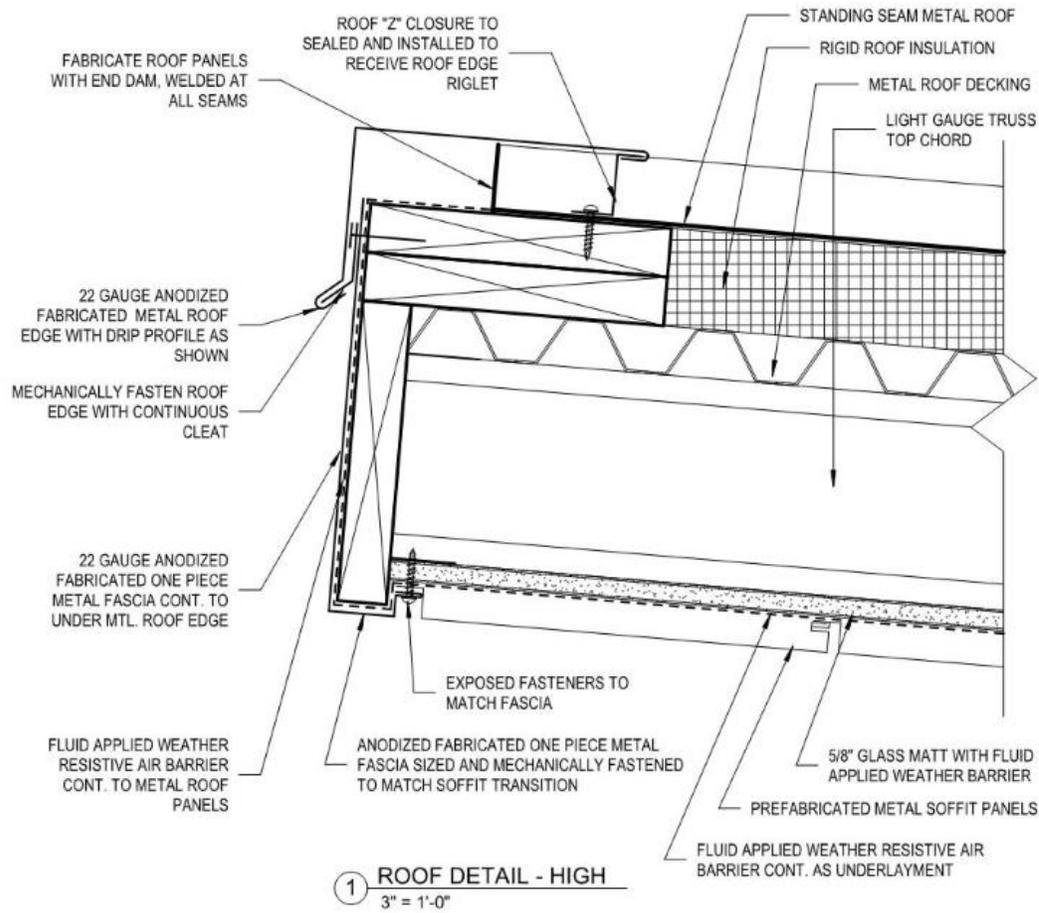
2 WINDOW / SOFFIT DETAIL - RESIN PANEL  
3" = 1'-0"

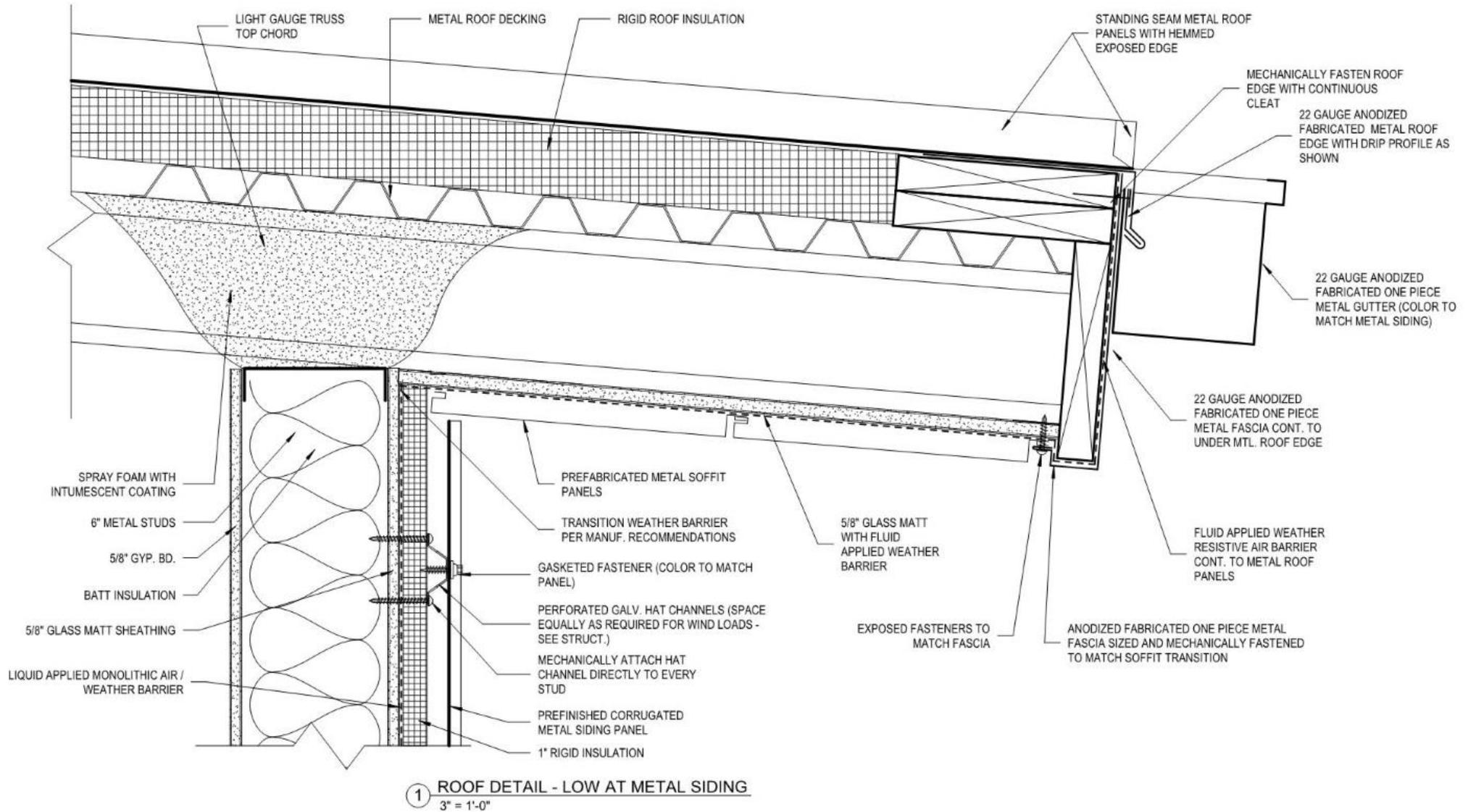


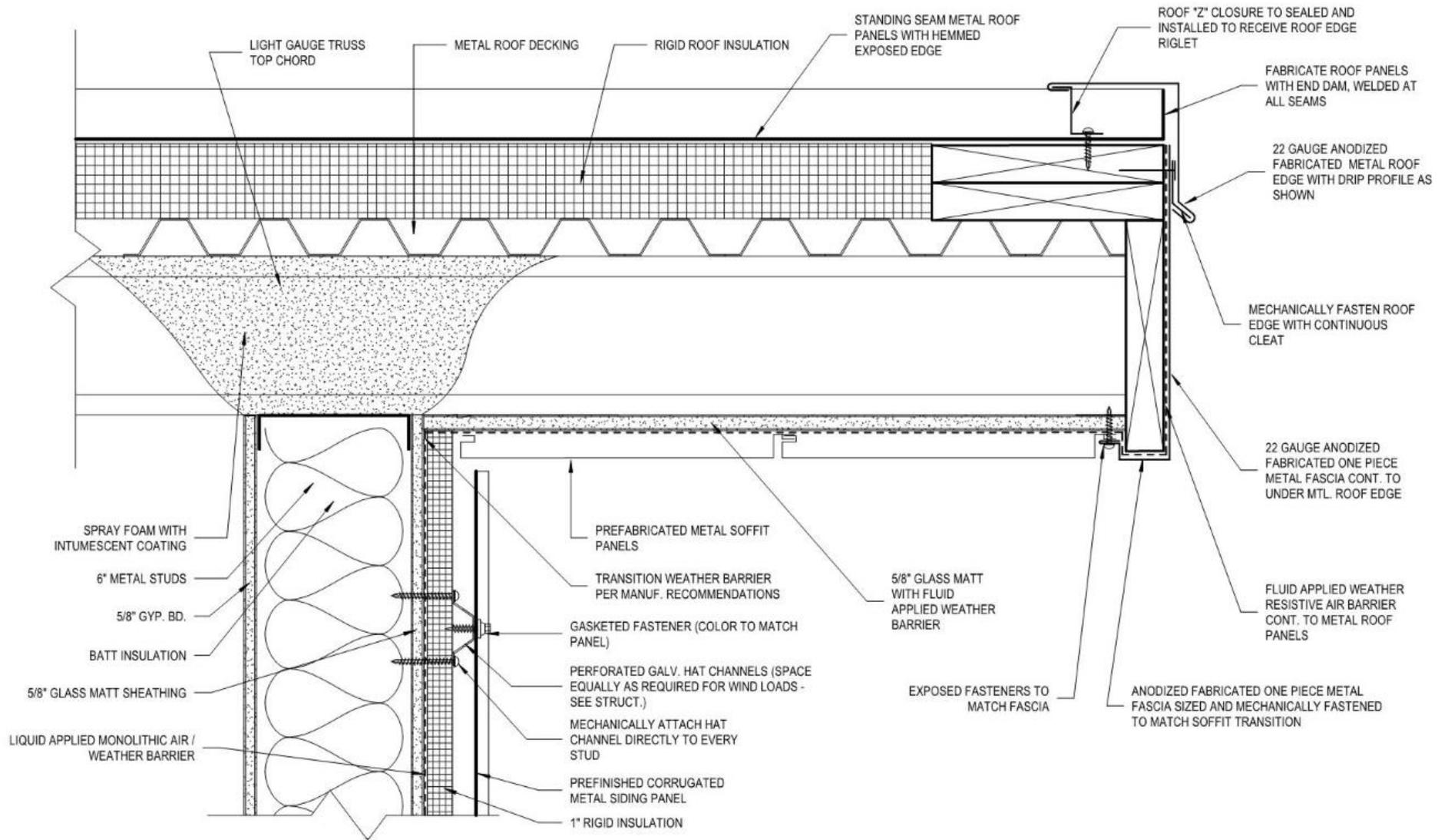
② **DETAIL @ METAL SIDING BASE**  
3" = 1'-0"



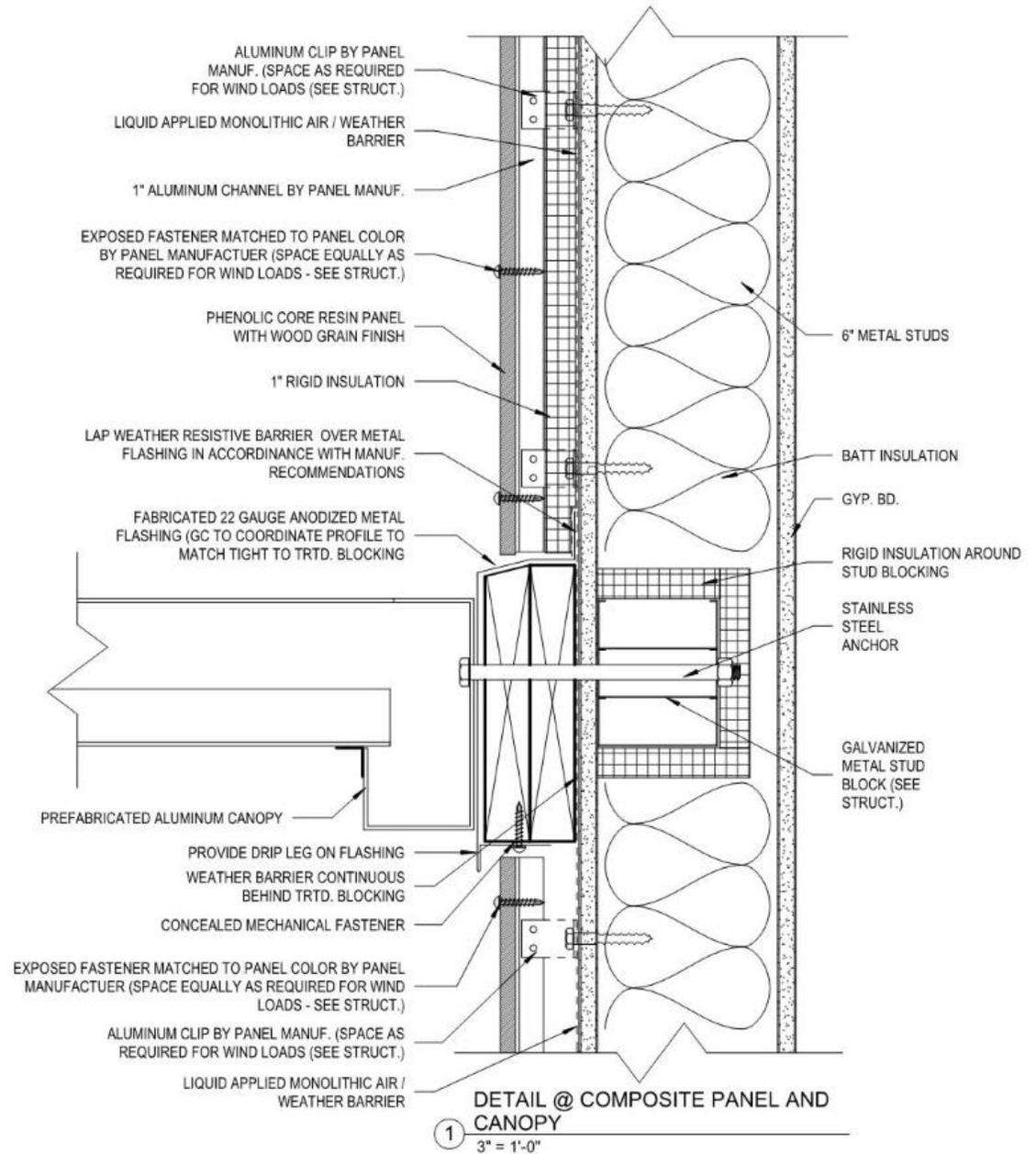
① **WINDOW SILL DETAIL @ METAL SIDING**  
3" = 1'-0"







1 ROOF DETAIL - RAKE AT METAL SIDING  
3" = 1'-0"



①  
 DETAIL @ COMPOSITE PANEL AND CANOPY  
 3" = 1'-0"



**BUILDING DETAILS**  
**NOVO LABS OFFICE BUILDING**

Date 05-06-2020

FUNDERMAX;  
RESIN RAINSCREEN PANEL;  
LIGHT AFRO



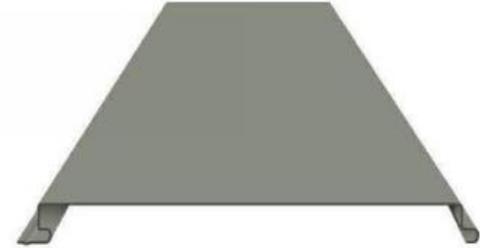
METAL SALES MANUFACTURING CORPORATION;  
VERTICAL METAL SIDING;  
BURNISHED SLATE



METAL SALES MANUFACTURING CORPORATION;  
METAL ROOF;  
OLD TOWN GREY



METAL SALES MANUFACTURING CORPORATION;  
SOFFIT PANEL;  
OLD TOWN GREY



**OW2209 – PLG™**  
4 Round Accents



Type: \_\_\_\_\_ Project: \_\_\_\_\_ [Visalighting.com/products/PLg](http://Visalighting.com/products/PLg)

Order Code: **OW2209** MODEL **1** Uplight SOURCE **2** Downlight SOURCE **3** VOLTAGE **4** Uplight OPTIC **5** Downlight OPTIC **6** FINISH **7** FINISH  
Canopy and Housing Accent Plate

Fill in shaded boxes using information listed below



From the welcoming glow for the entry to the functional façade lighting, in a durable, attractive wall mounted fixture yielding both dramatic accent lighting and functional area lighting without sacrificing efficiency.

**DIMENSIONS**

Depth is measured from wall to front of fixture  
W = Width H = Height D = Depth

W	8"	(203 mm)
H	18"	(457 mm)
D	10.5/8"	(270 mm)



**1 2 3 SOURCE [Select one]** **4 VOLTAGE** **5 6 OPTICAL DISTRIBUTION [Select one]**

MVOLT fixture accepts 120 through 277 input voltage  
White LED Sources are dimmable (0-10V to 10% not available with pencil beam optic)  
White LED Sources are 93CRI, within 3-step MacAdam  
White Pencil Beam Sources are 82CRI within 3-step MacAdam

1 2 3 Source	4 Voltage	5 6 Optic	CCT	per direction (up/down)		
				Delivered Lumens	Med	Power (Watts)
L30K	MVOLT	MED (50° beam)	3000K	2200	1600	29
L35K		NEW (23° beam)	3500K			
L40K			4000K			
AMB	MVOLT	P (Pencil Beam) Not dimmable		P		
BLU			670			
GRN			230			
RED			530			
L30K			400	12		
L35K			3000K	730		
L40K			3500K	750		
		4000K	790			

**6 7 FINISHES [Select one finish for Canopy and Housing and one finish for Accent Plate]** See page 2 for color chart

**Powder Coat Painted Finishes (Standard)**

AG7038	Agate Grey	CVBL	Cove Blue	GW9002	Grey White	PB1035	Pearl Beige
BMAT	Bronze Matte	CW9001	Cream White	HTHR	Hearth	RUST	Rust
BRNZ	Bronze	GLIM	Glimmer	JB9005	Jet Black	SUNG	Sungold
BSIL	Blade Silver	OSIL	Graphite Silver	OBRZ	Old Bronze	TW9016	Traffic White

**ACCESSORIES - Order Separately**

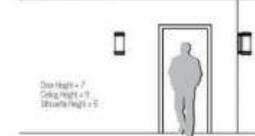
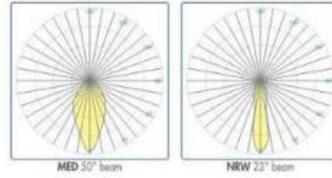
**Remote emergency line voltage inverter – Surface or cabinet mount**  
**PS-EMYL** Can supply a single fixture up to 20W at 120V or 277V for 90 minutes  
**PS-EMVM** Can supply multiple fixtures up to a combined 125W at 120V or 277V for 90 minutes  
**PS-EMVH** Can supply multiple fixtures up to a combined 375W at 120V or 277V for 90 minutes



**OW2209 – PLG™**  
4 Round Accents



Photometrics (per direction - up/down) Relative Scale Drawing

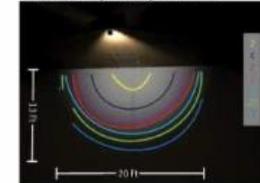


**Technical Information**

- Integral high power factor electronic power supply with MVOLT operation in wall bracket canopy
- Modular design for replacement of LED source and power supply
- IP65 rated
- Bracket mounting system simplifies installation and maintenance
- Mounts over 4" junction box
- Tamper resistant fasteners
- Meets seismic guidelines for weight
- Cast and fabricated aluminum
- No VOC powder coat paint finish

**Path of Egress**

L35K, 50 degree beam spread, downlight only, mounted 16" above grate, 70 light loss factor used



Specify color code when ordering. For accurate color matching, individual paint and finish samples are available upon request. For additional information see [Visalighting.com/materials/finishes](http://Visalighting.com/materials/finishes)

**Painted Finishes (Standard)**



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**SCONCE CUT SHEET**  
**NOVO LABS OFFICE BUILDING**

Date 05-06-2020

A-902

**Nailor Industries Inc.**

**EXTRUDED ALUMINUM STATIONARY LOUVER**  
**6" (152) DEEP • DUAL DRAINABLE BLADE**  
**MODEL: 1606DD**

Nailor Model 1606DD combines exceptional weather protection during the most enduring non-wind driven rain conditions, great air performance through a large free area and a clean free look that will enhance the exterior of any structure. Complemented by a drainable head, the dual drainable blade design features double rain gutters that divert cascading water running down the building's face down concealed side downspouts and out through the sill, preventing water from infiltrating the space. Blades are reinforced with full length integral bosses for superior strength. Suitable for use in exhaust and medium to high velocity intake applications where water penetration concerns are a top priority. Available in channel, flanged, or plating adapter type, the 6" (152) deep frame installs easily in most common wall configurations. Nailor Model 1606DD is AMCA Licensed for Water Penetration and Air Performance.

**STANDARD CONSTRUCTION:**  
**FRAME:** 6" (152) deep, Type 6063-T5 extruded aluminum, .080" (2.03) nominal wall thickness. Integral downspouts and caulking slot provided.  
**BLADES:** Type 6063-T5 extruded aluminum, .080" (2.03) nominal wall thickness, with reinforcing bosses.  
**BLADE ANGLE:** Fixed at 37 degrees.  
**BLADE SPACING:** Approx. 6" (152) on centers.  
**BLADE SUPPORT BRACKETS:** Concealed type, factory installed on rear of louver on maximum 60" (1524) centers. Reinforced with 1 1/2" x 2" (38 x 51) angle (adds approx. 2" (51) to overall louver depth).  
**MULLIONS:** Concealed type allowing continuous line appearance up to 120" (3048) wide. Larger assemblies require separate visible frames with downspouts.  
**SCREEN:** 3/4" x .051 (19 x 1.3) expanded, fluted aluminum field screen in removable frame, inside (rear) mount (adds approximately 3/8" (10) to louver depth).  
**FINISH:** Mill.  
**MINIMUM SIZE:** 12" W x 12" H (305 x 305).  
**MAX. SINGLE SECTION SIZE:** 120" W x 94" H (3048 x 2134) or 84" W x 120" H (2134 x 3048). 70 sq. ft. (6.5m<sup>2</sup>). Larger louvers will require field assembly of smaller sections.  
**OPTIONS:**  
 FL Flanged Frame.  ESI Extended Sill.  
 BSSS Type 304 S.S. Bird Screen.  FR1 1" (25) Filter Rack.  
 BSW No Bird Screen.  FR2 2" (51) Filter Rack.  
 ISA Aluminum Insect Screen.  PAC Perimeter Anchor Clips.  
 ISSS Type 304 S.S. Insect Screen.  Other: \_\_\_\_\_  
 WE Welded Construction.  
**OPTIONAL FINISHES:**  
 PC3 Powder Coat AAMA 2603, Color: \_\_\_\_\_  
 PC4 High Performance Powder Coat AAMA 2604 (Equivalent to 50% Kynar®), Color: \_\_\_\_\_  
 PC5 Fluoropolymer Powder Coat AAMA 2605 (Equivalent to 70% Kynar®), Color: \_\_\_\_\_  
 PCC Prime Coat.  
 ANR4 Clear Anodized 204-R1.  
 ANR5 Clear Anodized 215-R1.  
**Color Anodize:**  
 ANLB Light Bronze.  ANMB Medium Bronze.  
 ANDB Dark Bronze.  ANBK Black.  
**OPTIONAL W x H SIZING (1/4" [6.5] Undersize standard):**  
 U00 Exact Size.  
 U38 Undersize 3/8" (9.5).  
 U50 Undersize 1/2" (12.7).

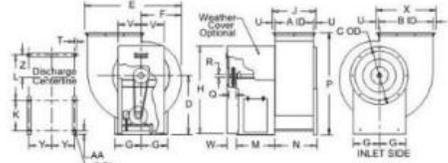
Page 1 of 3  
 Dimensions are in inches (mm).

PROJECT:	DATE:	8 SERIES:	SUPERSEDES:	DRAWING NO.:
ENGINEER:	7-11-13	1600	2-2-11	1606DD
CONTRACTOR:				

Nailor Industries Inc. reserves the right to change any information concerning product or pricing without notice. 1606DD August, 2013.



**CPA**  
**Flat Blade Centrifugal Blower**  
**Clockwise Up-Blast**  
**Arrangement 10, Class I**



Performance (\*Erip includes 9% drive loss)

Catagory Qty	Flow Number	Flow (CFM)	SP (inwc)	Fan RPM	Fan Power (HP)	FEQ
1	123 CPA	1300	3.50	2579	1.08	80

Altitude (ft): 39 Temperature (F): 70  
 Motor Information

HP	RPM	Volts/Ph/Hz	Enclosure	Mounted
1-1/2	1725	230/1/60	TEFC -SE	Yes

Fan Information

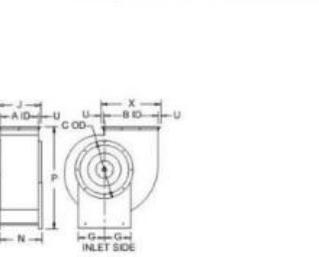
Class	Oval(ftpm)	Rotation	Discharge	Access
I	1552	CW	Upblast	3:00

Sound Data Inlet Sound Power by Octave Band

1	2	3	4	5	6	7	8	LWA dBA
89	93	92	87	82	79	73	68	89 77

Accessories:  
 DRIVES (1 & SF) @ 2579 RPM  
 STD DISCONNECT PREWIRED  
 ALUMINUM DRAIN  
 OSHA SIGW/ W ACCDOOR  
 BELT TENSION-ROTARY  
 ISOLATION RAILS-SPRG  
 HP-120 SET(4) - ISOLATORS

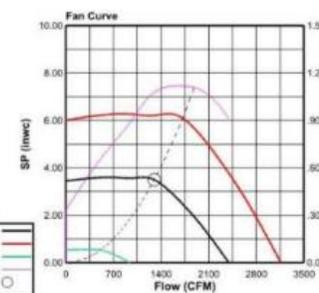
MARK: EF-1  
 PROJECT: MUHA ONCOLOGY CPA  
 DATE: 12/17/2013



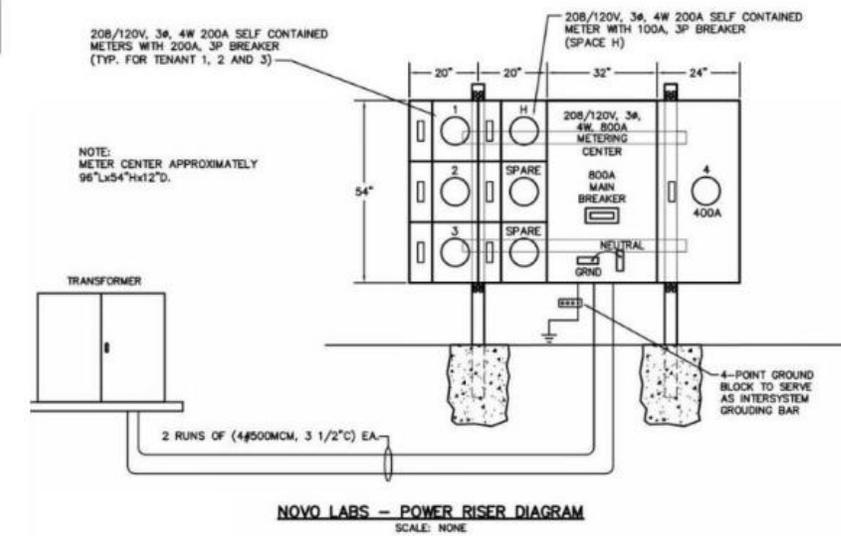
Dimensions (inches)

A	L	W	4
9-3/16	11-7/8	13-1/8	16-5/16
13-1/8	13-1/8	11	8-5/8
10-1/8	N 11	Y 8-5/8	
18	P 31-3/8	Z 5-7/16	
22-13/16	Q 3	AA 1-1/2	
9-3/4	R 1		
9-3/8	S 9/16		
26-1/4	T 3/4		
12-3/8	U 1-5/8		
10	V 8		

Shipping Weight (lbs) 269



Fan Curve Legend  
 CFM vs SP (2579)  
 Max RPM (3404)  
 Min RPM (1016)  
 CFM vs HP  
 Point of Operation  
 System Curve



**LOUVER CUT SHEET, EXHAUST CUT SHEET, & ELEC PANEL DIAGRAM**  
**NOVO LABS OFFICE BUILDING**

Date 05-06-2020

A-903

## Agenda Item #2

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**1 LEILA LN.**

TMS # 346-00-00-076,796

(Removed from the agenda by staff)

Request the conceptual approval for the construction of a new pool house to replace the already demolished previous pool house.

## **Agenda Item #3**

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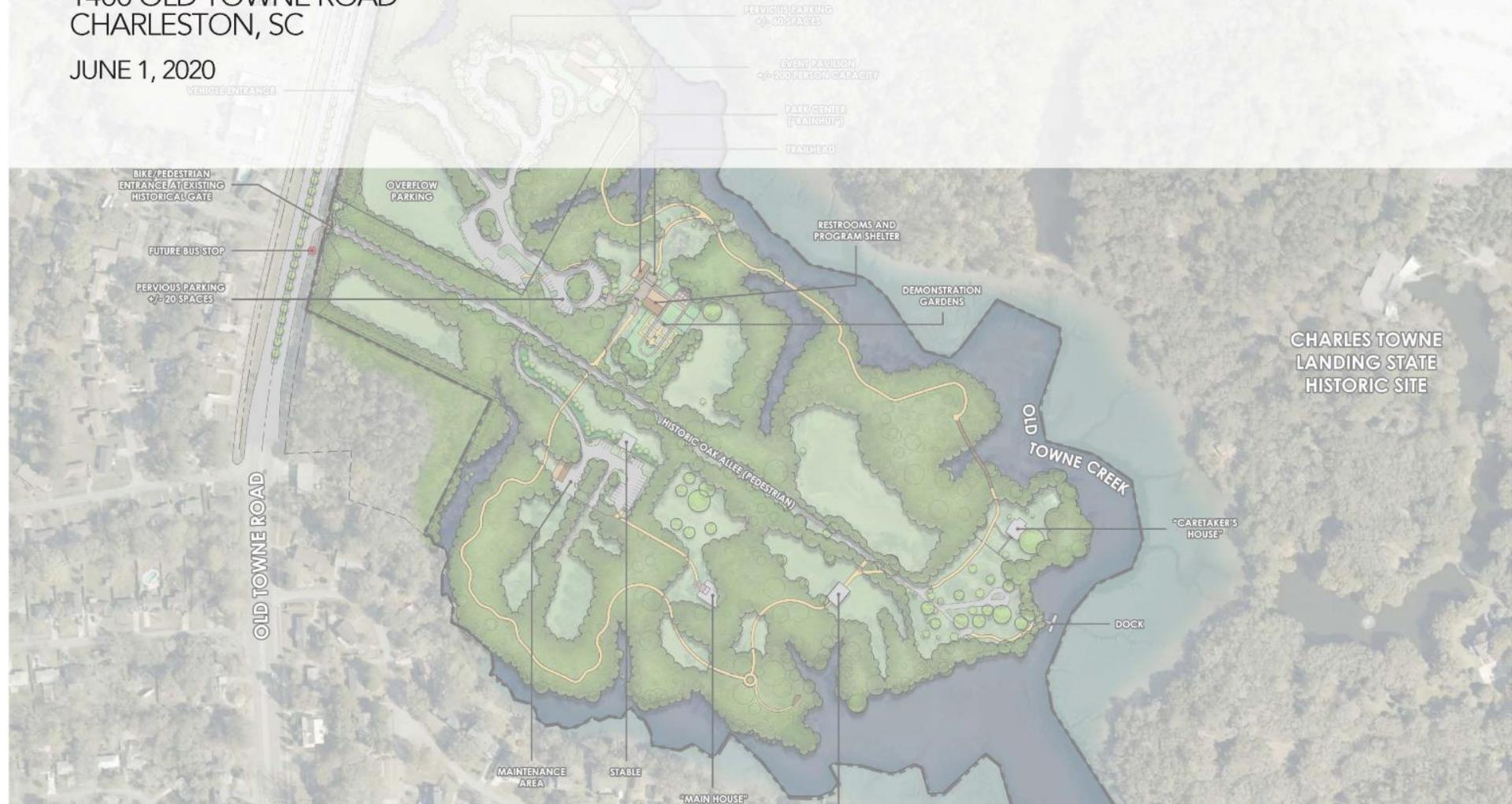
**1400 OLD TOWNE RD.**  
TMS # 415-00-00-051, 002

Request preliminary approval for the construction of a new event pavilion building at the future Old Towne Creek County Park.

# OLD TOWNE CREEK COUNTY PARK EVENT PAVILION

1400 OLD TOWNE ROAD  
CHARLESTON, SC

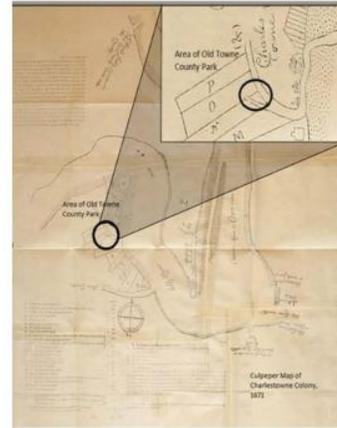
JUNE 1, 2020



# Event Pavilion

03	Masterplan
04	History
05	Context   Images
06	Context   Images
07	Summary of Comments & Changes
08	Context   Site Plan
09	Event Pavilion   Site Demo Plan
10	Event Pavilion   Site Plan
11	Event Pavilion   Grading Plan
12	Event Pavilion   Site Details
13	Event Pavilion   Landscape Plan
14	Event Pavilion   Technical Planting Plan
15	Event Pavilion   Context
16	Event Pavilion   Floor Plan
17	Event Pavilion   Current Floor Plan
18	Event Pavilion   Roof Plan
19	Event Pavilion   Current Roof Plan
20	Event Pavilion   Materials
21	Event Pavilion   SE Elevations
22	Event Pavilion   SW Elevations
23	Event Pavilion   NW Elevations
24	Event Pavilion   NE Elevations
25	Event Pavilion   Building Section A
26	Event Pavilion   Building Section B
27	Event Pavilion   Building Section C
28	Event Pavilion   Building Section D
29	Event Pavilion   Wall Sections
30	Event Pavilion   Wall Sections
31	Event Pavilion   Wall Sections
32	Event Pavilion   Details
33	Event Pavilion   Perspective







ALLÉE LOOKING TOWARD OLD TOWNE ROAD



OLD TOWNE CREEK VIEW FROM PIER



GRAND TREE OAK



PIER VIEW FROM PATH

## DRB CONCEPTUAL COMMENTS - 2/19/2019

1. The landscape conceptual plan looks good. Start to develop and detail the plan much further at the next review. Include the entries.
2. Label the buildings on every site plan. Be consistent with the names.
3. The masterplan is different than the blow-up site plans.
4. The layout for the new park entrance is a little underwhelming with just a rail fence and monument signs on the fence. Further study the entries.
5. For the blow up site plans, the applicant is highlighting each different building per section, Check for the correct highlighted buildings on all sheets.
6. Staff would like to see details for the butterfly arbor at the next submittal.
7. Show the extents of the H/C ramp at the rain hut in the plan views.
8. **At the preliminary review: delineate between various paving types.**
9. Show all at grade or slightly raised mechanical on the plans and provide screen fencing and details for all.
10. Study water management plan for the buildings and study plants under roof lines
11. Provide details of how the existing gate will be restricted.
12. Study wayfinding system.
13. Center entry at Rain Hut on the gable.
14. Detail barn door at learning center.
15. Study and develop the building trim and window depth on the new buildings.

Note:  
Comments in grey  
will be addressed in  
separate applications  
for this project.

## DESIGN UPDATES

1. **Landscape Plan Refined.** Entries to be addressed in forthcoming DRB Preliminary Landscape Application.
2. Comment to be addressed in forthcoming DRB Preliminary Landscape Application to provide clarity.
3. Comment to be addressed in forthcoming DRB Preliminary Landscape Application.
4. Comment to be addressed in forthcoming DRB Preliminary Landscape Application provide refined entry.
5. Comment to be addressed in forthcoming DRB Preliminary Landscape Application to provide clarity.
6. Comment to be addressed in forthcoming DRB Preliminary Landscape Application to show the removal of the Butterfly Arbor.
7. Comment to be addressed in the following "Hub" submittal to show the extents of the entry ramp.
8. **Landscape and Hardscape Types Refined**
9. **Mechanical Screens and Platforms Refined**
10. **Water Management Refined**
11. Comment to be addressed in forthcoming DRB Preliminary Landscape Application provide refined gate
12. Comment to be addressed in forthcoming DRB Preliminary Landscape Application
13. Entry at the Rain Hut Centered
14. Barn Door Removed and Replaced
15. **Building Trim Refined**



**LEGEND**

- NEW BUILDING
- EXISTING BUILDING - EXTERIOR IMPROVEMENTS
- EXISTING BUILDING - INTERIOR IMPROVEMENTS

**SITE PLAN DATA:**

TWSP 415-00-00-051  
 PARCEL ACREAGE = 13.2 AC  
 NON-RESTRICTED

TWSP 415-00-00-002  
 PARCEL ACREAGE = 54.2 AC  
 RESTRICTED - PER COVENANT

COMBINED ACREAGE = 67.4 AC

**ZONING**  
 051: SR-1 (SINGLE-FAMILY RESIDENTIAL)  
 002: SR-1 (SINGLE-FAMILY RESIDENTIAL)

**BUILDING HEIGHT LIMIT**  
 36' (2 1/2 STORIES)

**HIGHGROUND / OCRM CRITICAL AREA / FRESHWATER WETLAND**

051: HIGHGROUND - 87.1%  
 OCRM CRITICAL AREA - 11.4%  
 FRESHWATER WETLAND - 1.5%

002: HIGHGROUND - 70.4%  
 OCRM CRITICAL AREA - 29.2%  
 FRESHWATER WETLAND - 0.4%

**PERCENTAGE OF LOT OCCUPIED BY BUILDING**

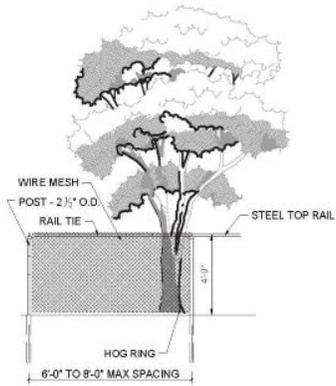
051: EVENT PAVILION - 0.18 AC  
 0.18 AC / 13.2 AC = 1.4% COVERAGE

002: LEARNING CENTER, RAIN/HUT, CARETAKER'S HOUSE, STABLE 1, STABLE 2, MAIN HOUSE AND MAINTENANCE BUILDING - 0.35 AC  
 0.35 AC / 54.2 AC = 0.6% COVERAGE

**BUFFER REQUIREMENTS**  
 WEST/FRONT: OLD TOWNIE RD ADJACENT - 15' TYPE 'A' LANDSCAPE BUFFER  
 75' NATURAL LANDSCAPE BUFFER PRESERVED AS PER THE COVENANT  
 NORTH: NONE  
 EAST: NONE  
 SOUTH: NONE

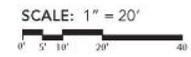
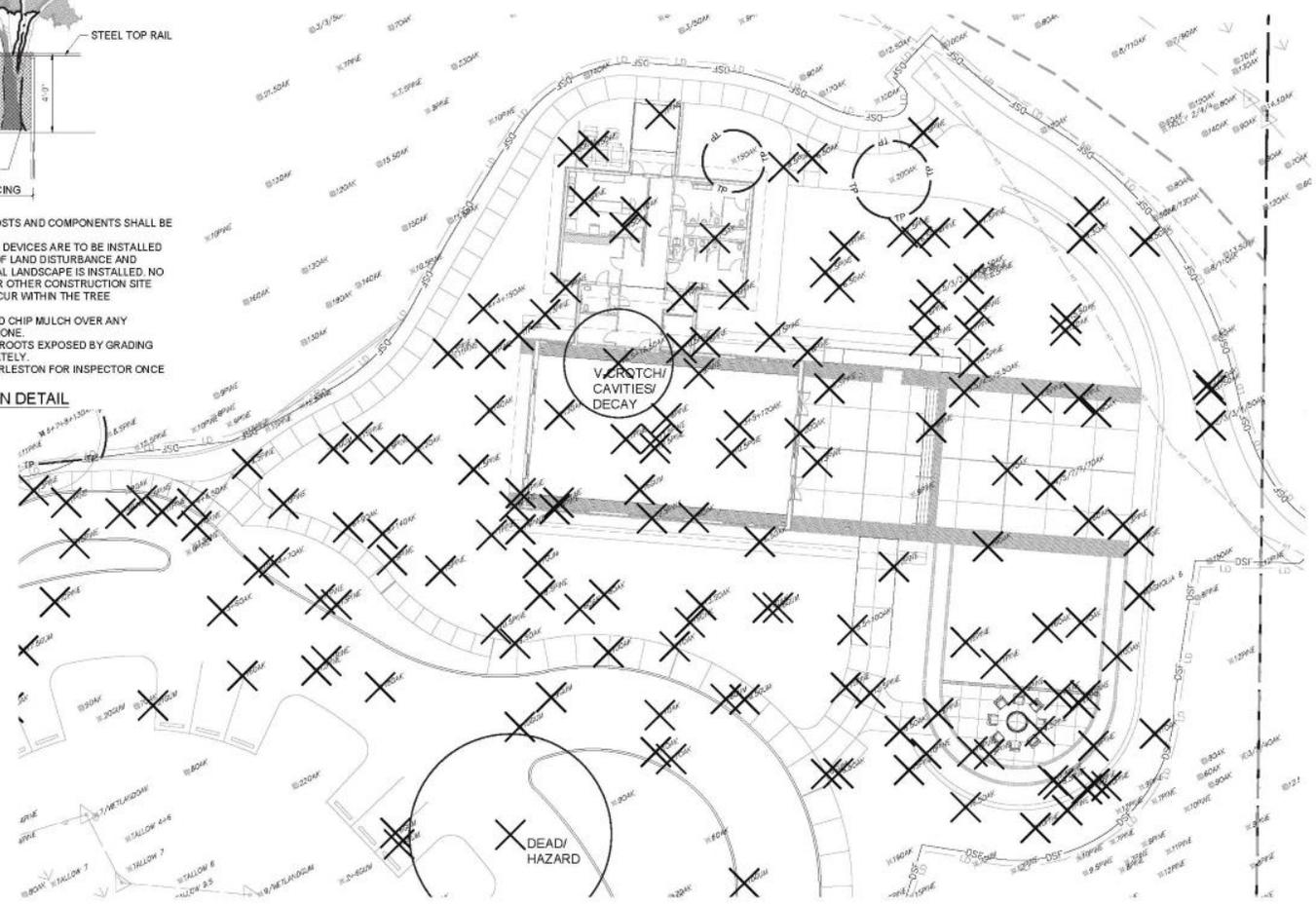
**PARKING**  
 REQUIREMENTS: 1 SPACE PER 4 PATRONS  
 TOTAL NUMBER OF PATRONS (BASED ON BUILDING CAPACITIES): 532  
 532 PATRONS / 4 = 133 PARKING SPACES  
 TOTAL PARKING SPACES REQUIRED: 133 PARKING SPACES  
 TOTAL PARKING SPACES PROVIDED: 136 PARKING SPACES  
 (132 STANDARD SPACES AND 7 ADA SPACES)

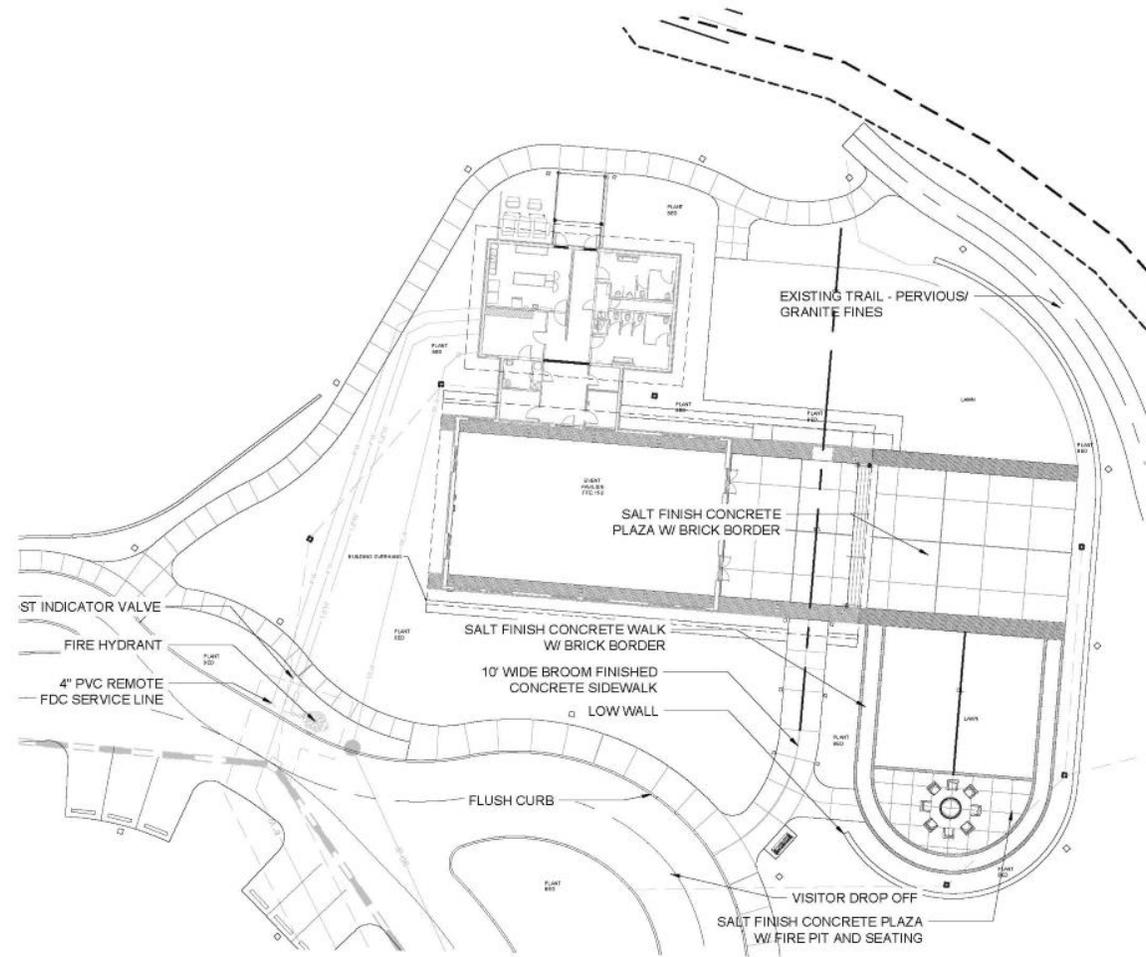
**PERVIOUS / IMPERVIOUS**  
 TOTAL PERVIOUS  
 TOTAL IMPERVIOUS



- NOTES:
1. ALL FENCING RAILS, POSTS AND COMPONENTS SHALL BE GALVANIZED
  2. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPE IS INSTALLED. NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN THE TREE PROTECTION AREA.
  3. PROVIDE 3" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE
  4. MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
  5. CONTACT CITY OF CHARLESTON FOR INSPECTOR ONCE INSTALLED.

**TREE PROTECTION DETAIL**



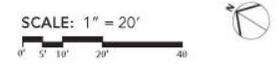


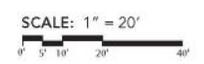
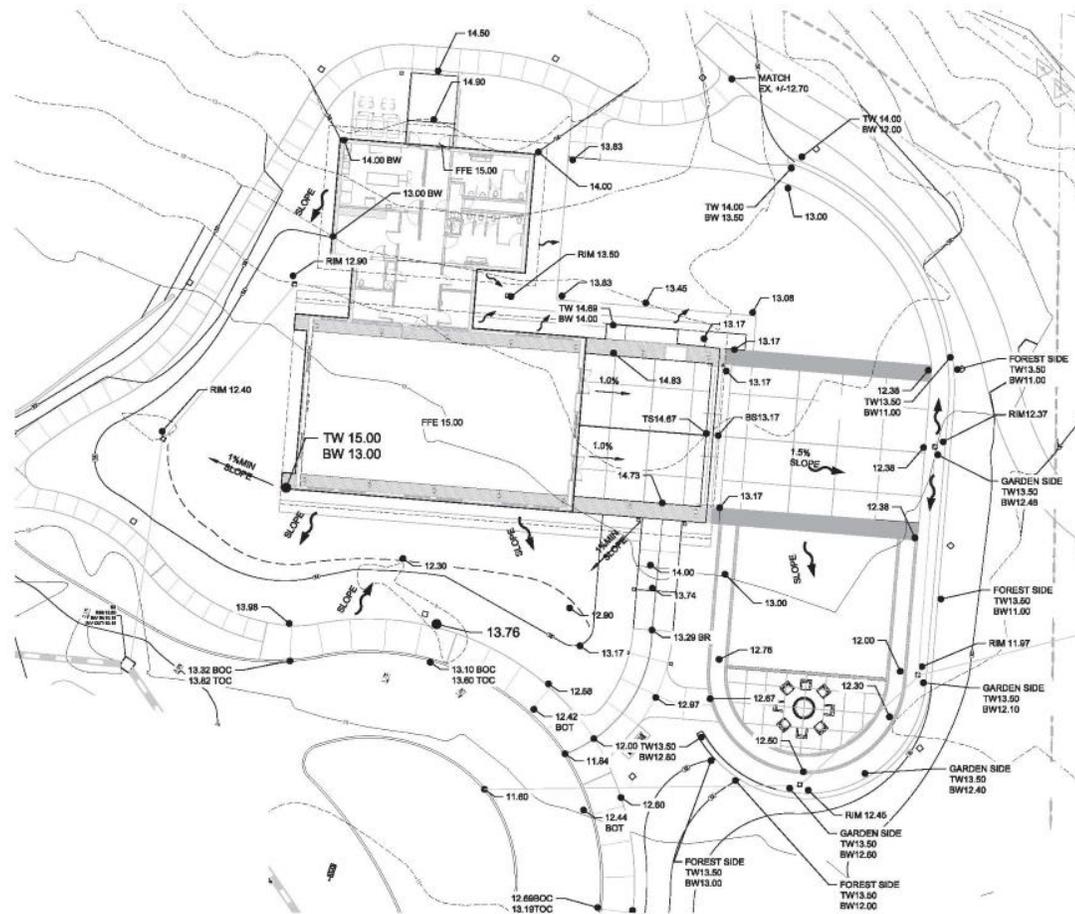
**NOTES:**

1. ....
2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO THE UTILITIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR
3. THE CONTRACTOR SHALL REVIEW THE EXISTING SITE CONDITIONS PRIOR TO BIDDING AND IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT
4. THE LIMIT OF WORK IS CONFINED TO AREAS WITHIN THE CLEARING LIMITS UNLESS OTHERWISE INDICATED.
5. THE CONTRACTOR SHALL USE THIS DRAWING FOR STAKE OUT OF ALL SITE ELEMENTS IN THE FIELD AND SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND PROVIDING A SMOOTH TRANSITION INTO EXISTING GRADES. GRADE TO PREVENT PONDING AND TO PROVIDE POSITIVE DRAINAGE FROM STRUCTURES.

**LEGEND:**

PB	PLANTING BED	EJ	EXPANSION JOINT
FC	FACE OF CURB	BOW	BACK OF WALL
BC	BACK OF CURB	FOW	FACE OF WALL
EOP	EDGE OF PAVEMENT		







ECOLOGICAL PLANTINGS

FORMAL PLANTINGS FOR EVENT SPACE

SUPPLEMENTAL EVERGREEN CANOPY & UNDERSTORY PLANTINGS

NATURALIZED UNDERSTORY PLANTINGS & SHRUB MASSINGS



LIVE OAK



LONGLEAF PINE



BALD CYPRESS



ILEX CASSINE - DAHOON HOLLY



MAGNOLIA VIRGINIANA - SWEETBAY MAGNOLIA



CAMELLIA SASANQUA 'YULETIDE'



MUHLENBERGIA CAPILLARIS - PINK MUHLY



AZALEA 'GEORGE TABOR'



FATSIA JAPONICA - FATSIA



LOROPETALUM 'EMERALD SNOW'



HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'



CALYCANTHUS X 'VENUS' - CAROLINA ALLSPICE



SABAL MINOR - DWARF PALMETTO



PLUMBAGO AURICULATA - BLUE PLUMBAGO



GARDENIA JASMINOIDES 'DOUBLE MINT'



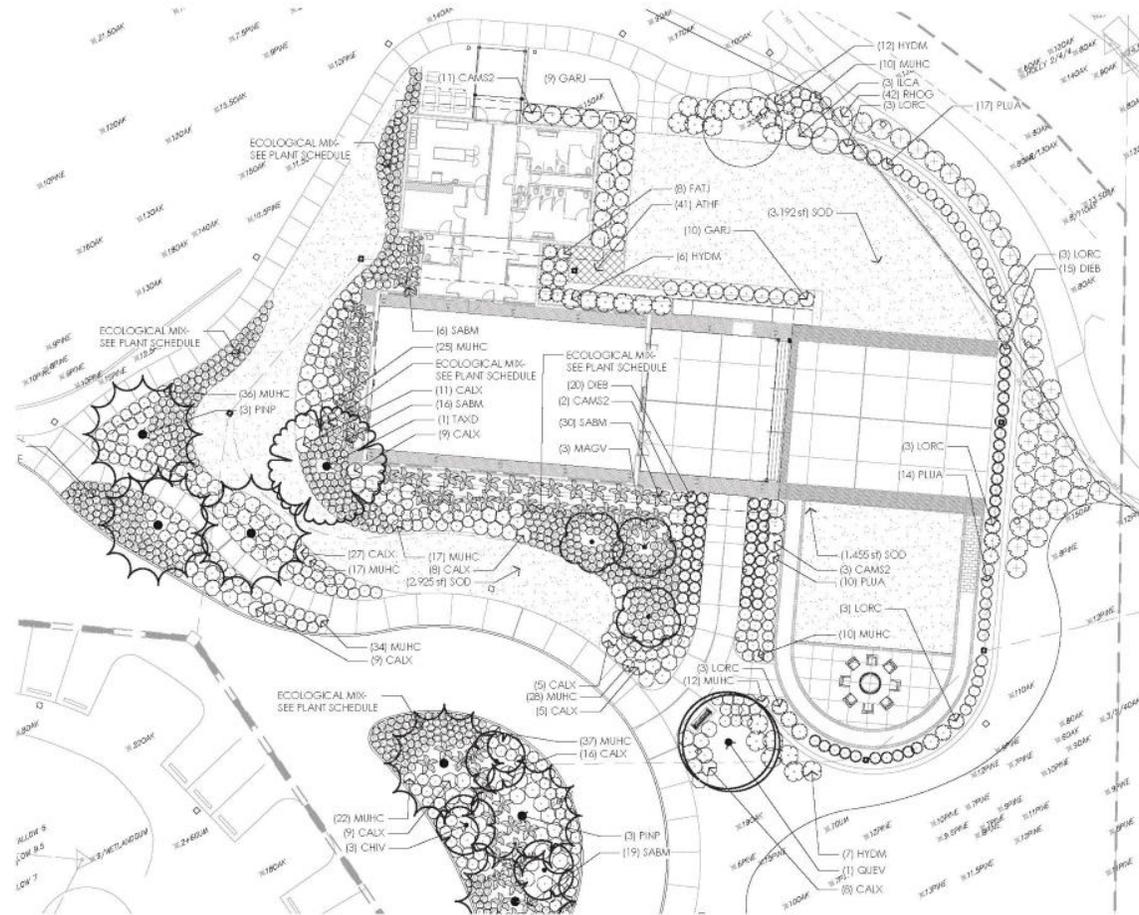
DIETES BICOLOR - FORTNIGHT LILY



COMMON LADY FERN

SCALE: 1" = 20'  
0' 5' 10' 20' 40'





*Pennisetum alopecuroides* - Little Bunny Fountain Grass



*Echinacea purpurea* - Purple Coneflower



*Baptisia alba* - Wild Indigo



*Asclepias tuberosa* - Butterfly Milkweed



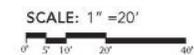
*Rudbeckia hirta* - Black Eyed Susans



*Eryngium yuccifolium* - Rattlesnake Master



*Coreopsis lanceolata* - Lanceleaf Tickseed





EVENT PAVILION CREEK VIEW



EVENT PAVILION PROPOSED SITE

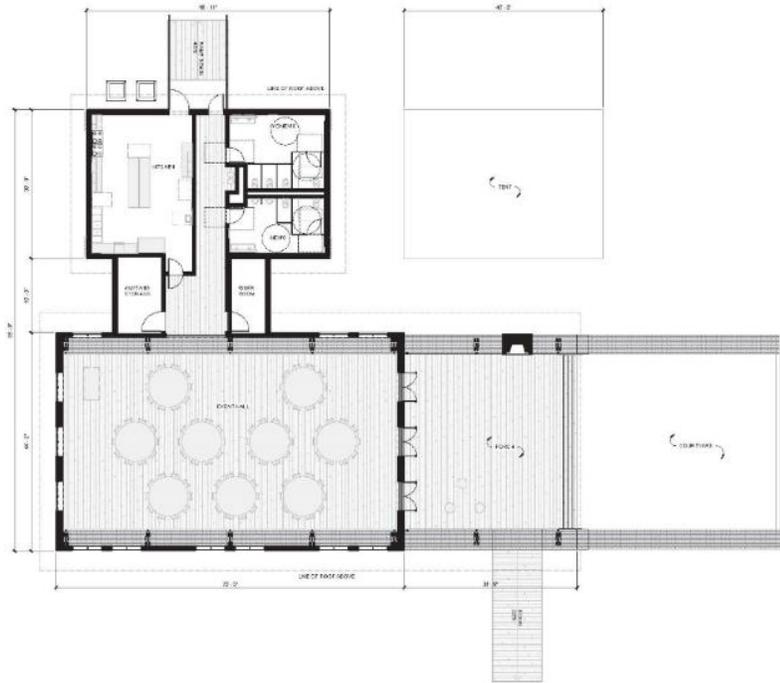


EVENT PAVILION CREEK VIEW

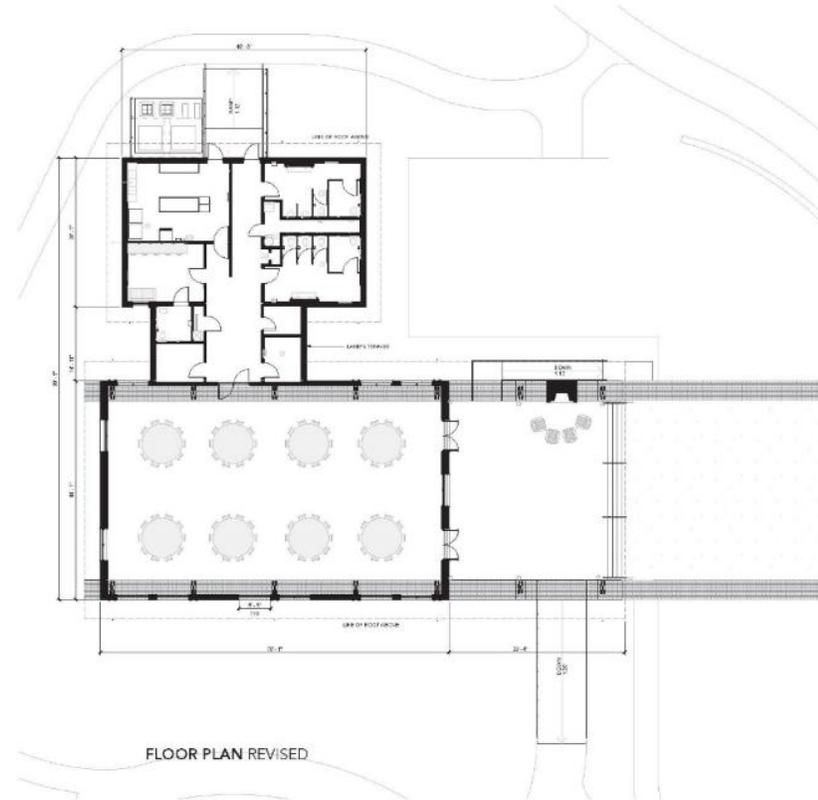


EVENT PAVILION SITE FROM HORSE TRAIL

Previous Plan  
 SF: 5,028 Conditioned  
 Current Plan:  
 SF: 5,028 Conditioned  
 Plan Changes:  
 Removed the center entry door  
 Removed lower rear window in event hall  
 Covered porch and associated ramps changed to salt-finished concrete  
 Additional handicapped ramp added  
 Catering kitchen revised  
 Bridal suite added  
 Mechanical, AV, and Riser Room added  
 Mechanical Units and Screen wall refined



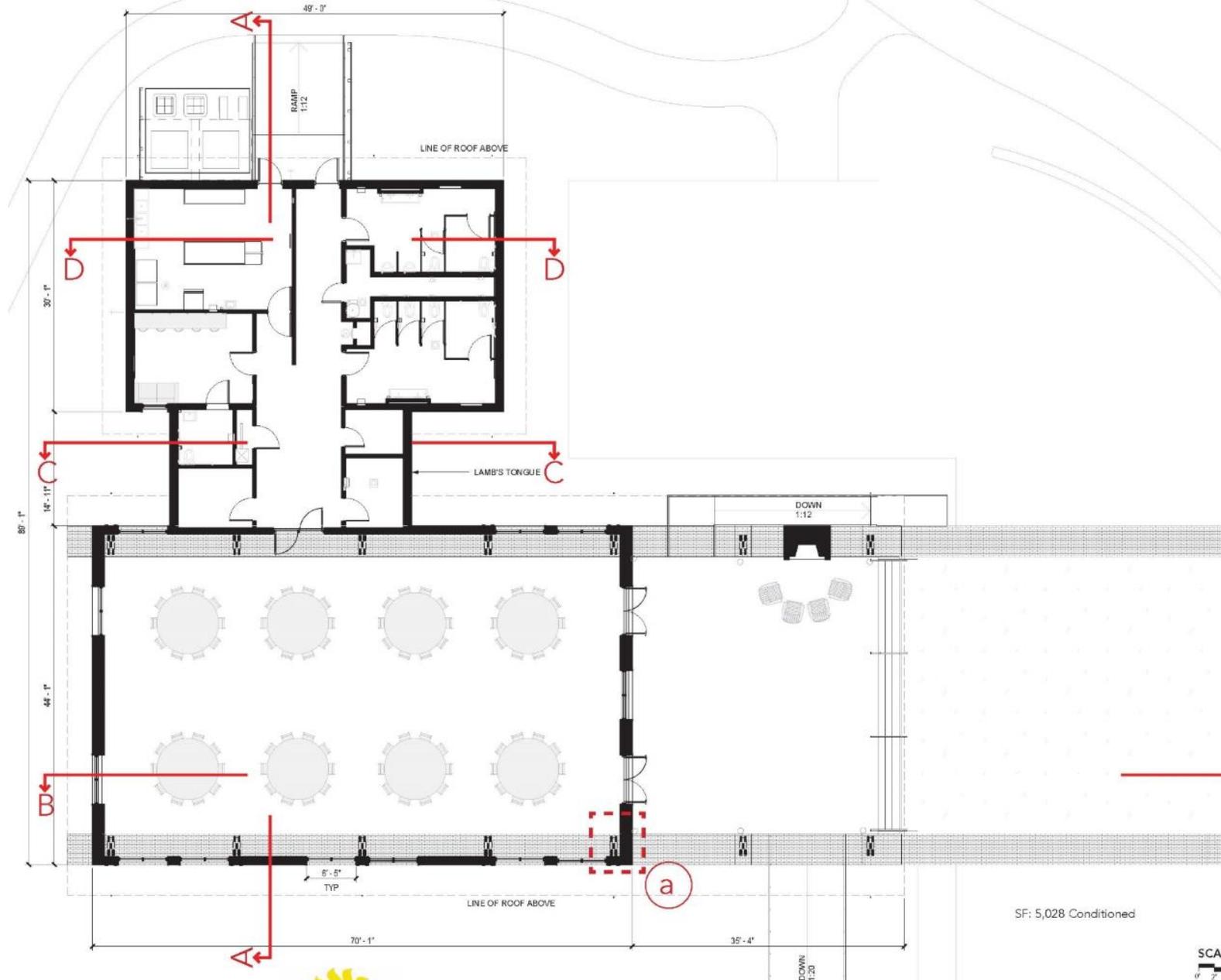
FLOOR PLAN PREVIOUS



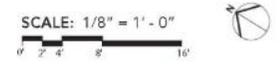
FLOOR PLAN REVISED

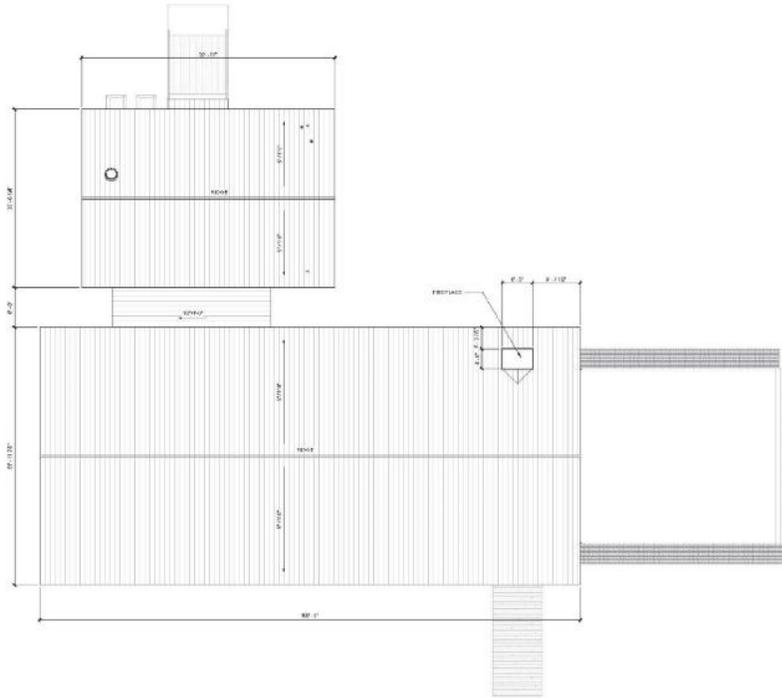
SCALE: 1/16" = 1' - 0"



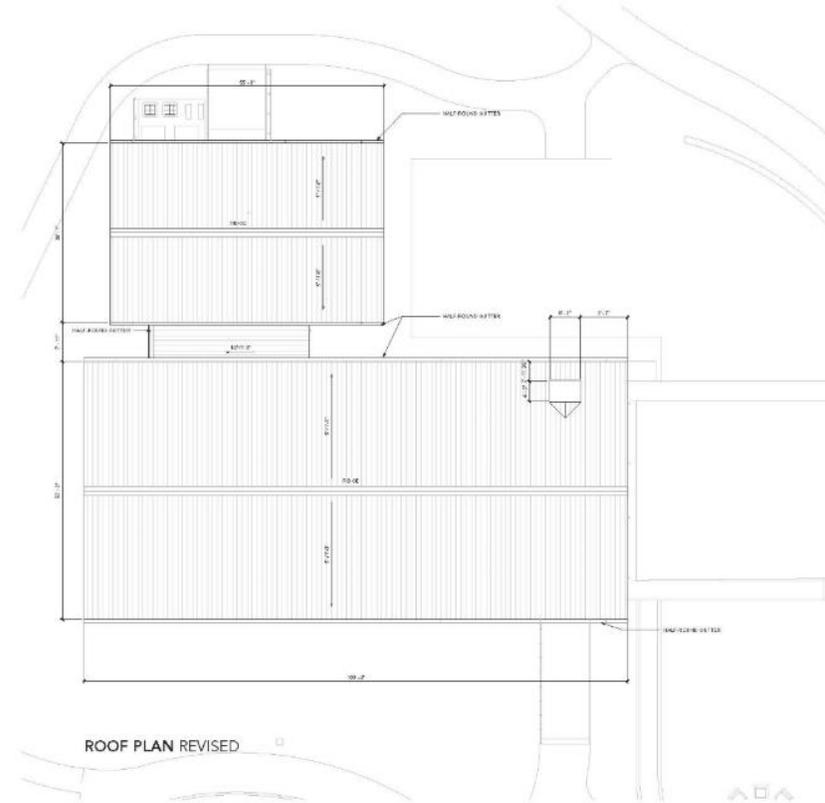


SF: 5,028 Conditioned





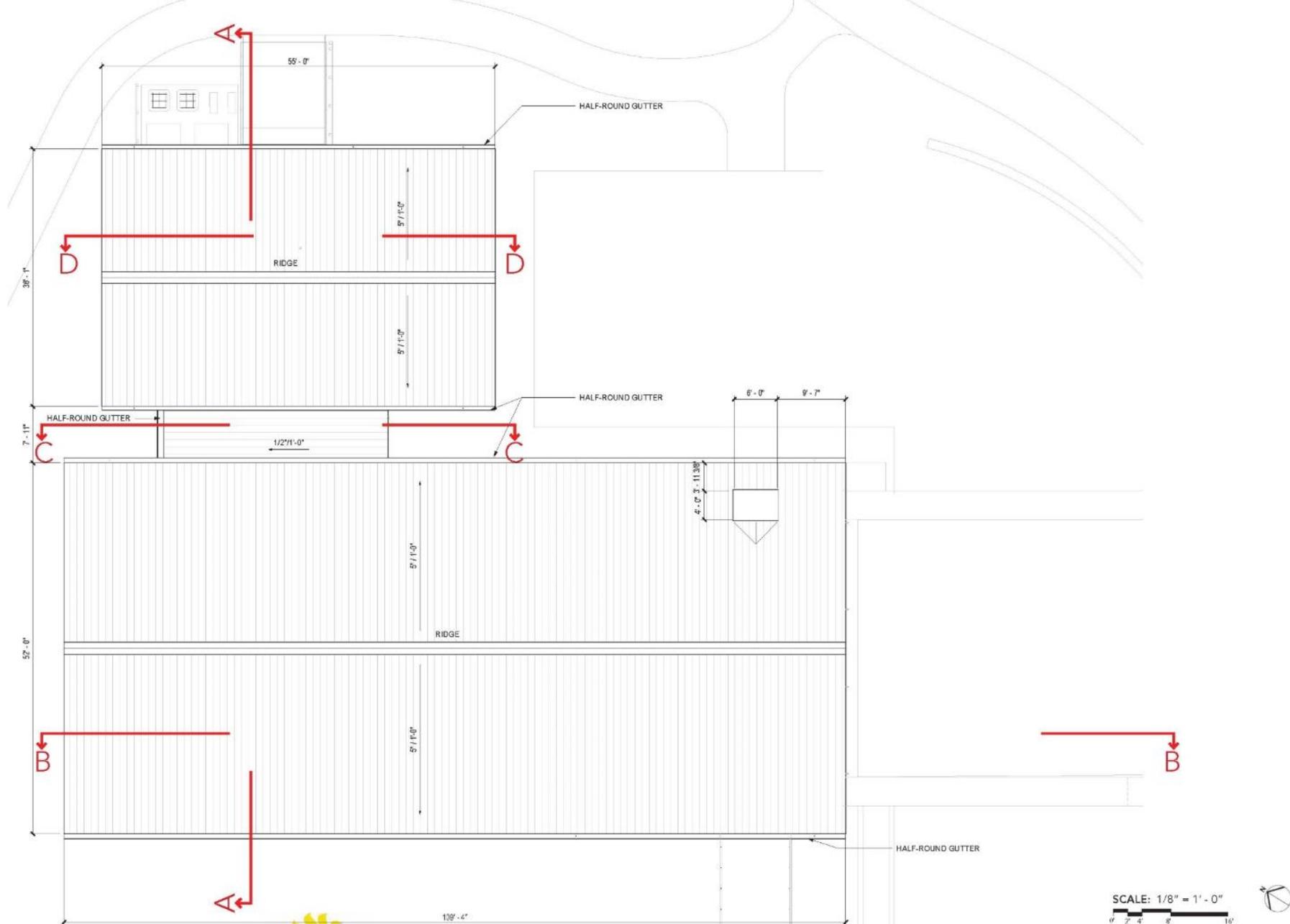
ROOF PLAN PREVIOUS SUBMITTAL

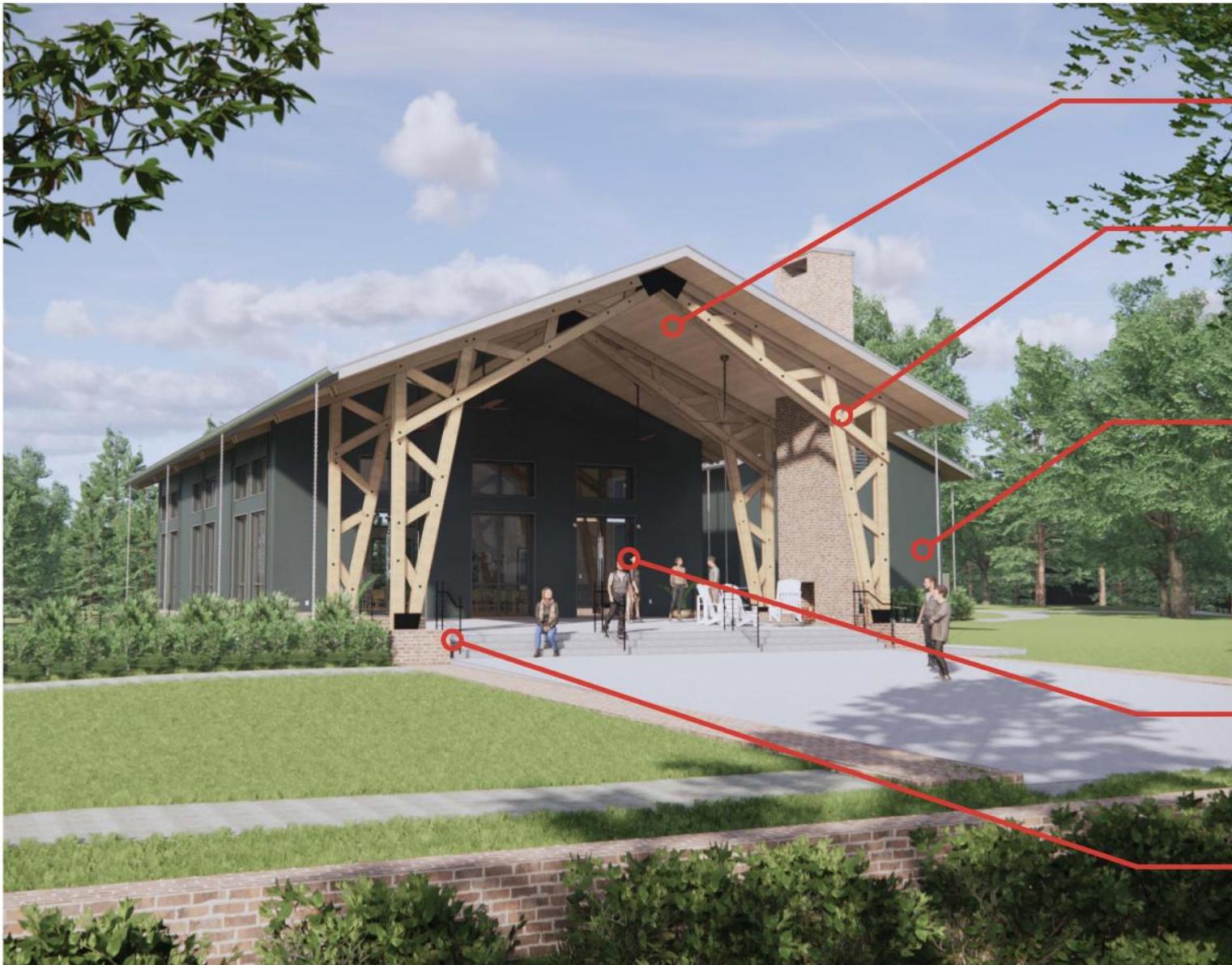


ROOF PLAN REVISED

SCALE: 1/16" = 1' - 0"







CLT PANELS ROOF DECK



TIMBER TRUSSES



CEMENTITIOUS LAP SIDING



ALUMINUM STOREFRONT



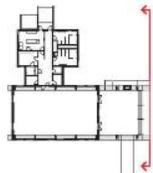
BRICK FOUNDATION WALLS



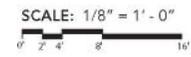
SOUTHEAST PREVIOUS



SOUTHEAST CURRENT



Elevation Changes:  
 Added gutter and rain chains to the gable roofs  
 Mechanical area revised



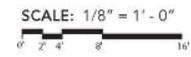


SOUTHWEST PREVIOUS



SOUTHWEST CURRENT

Elevation Changes:  
 Added gutter and rain chains to the gable roofs  
 Siding revised to express trusses

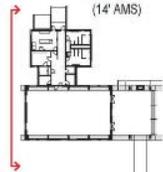




NORTHWEST PREVIOUS

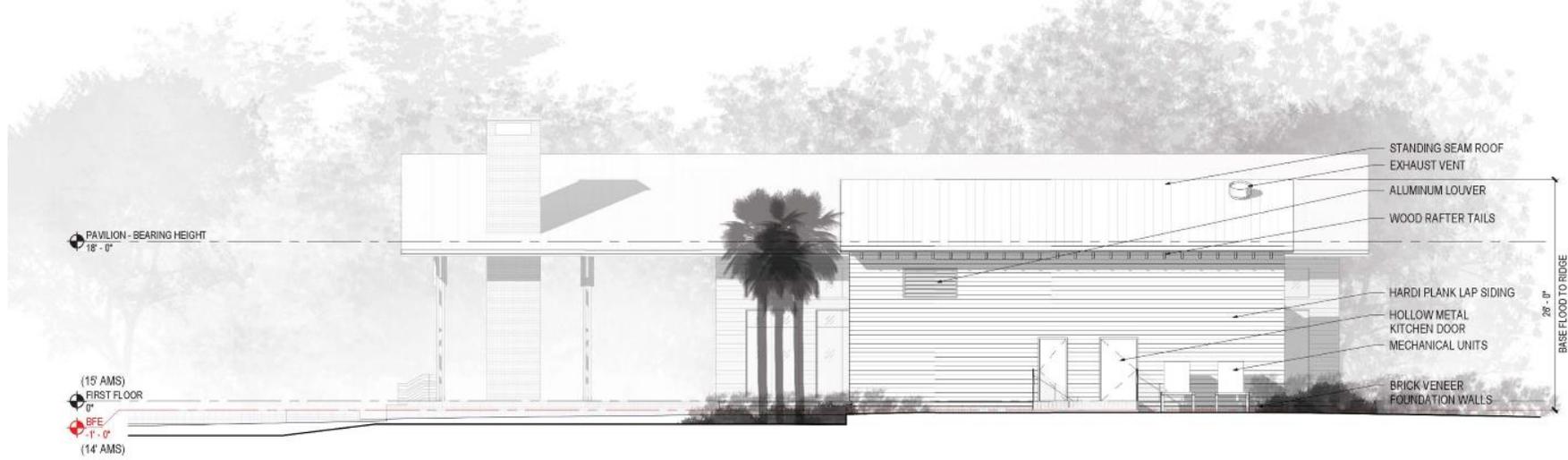


NORTHWEST CURRENT



Elevation Changes:  
 Added gutter and rain chains to the gable roofs  
 Gutter at hyphen revised  
 Windows at Event Hall Revised  
 Mechanical Area Revised

SCALE: 1/8" = 1' - 0"  
 0' 2' 4' 8' 16'



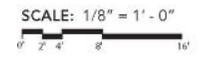
NORTHEAST PREVIOUS

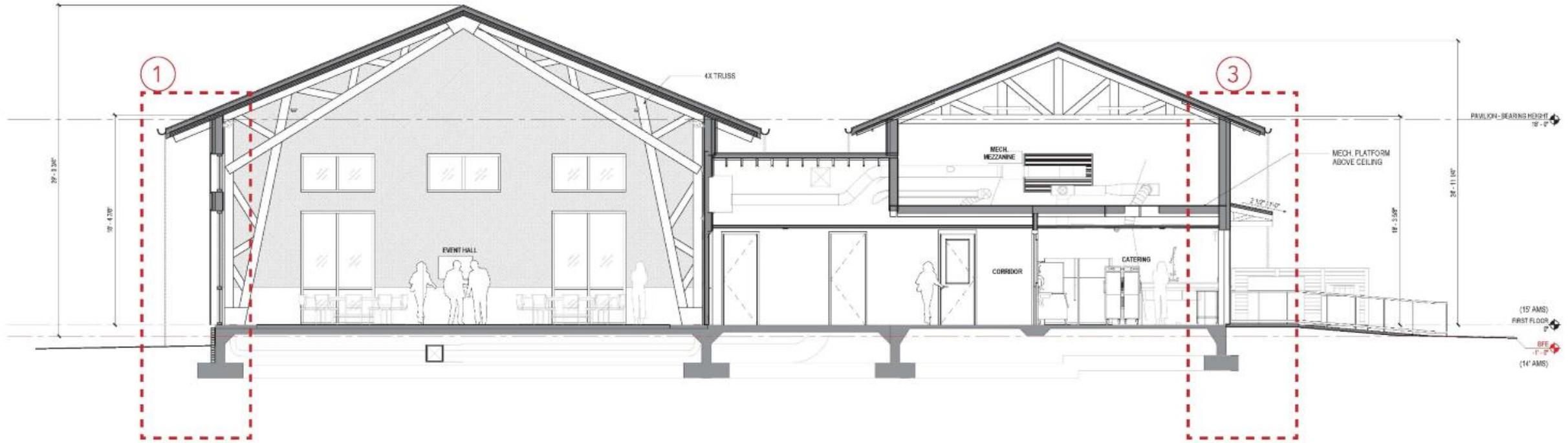


NORTHEAST CURRENT

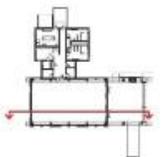
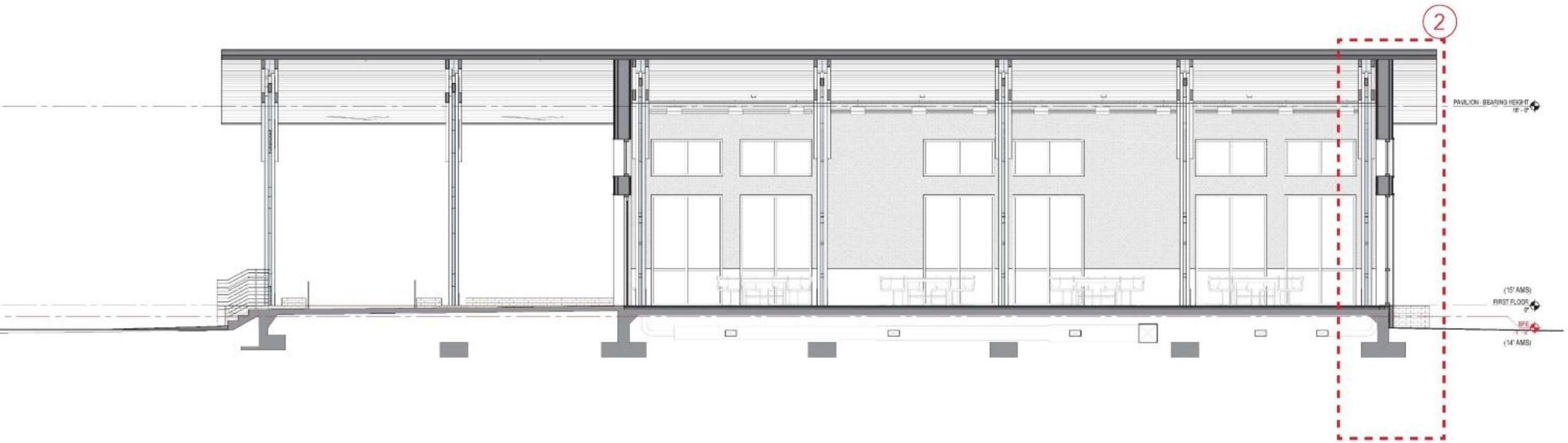
- ROOF VENT
- STANDING SEAM ROOF
- ALUMINUM LOUVER
- HALF-ROUND GUTTER & RAIN CHAINS
- CEMENTITIOUS LAP SIDING
- HOLLOW METAL KITCHEN DOOR
- MECHANICAL UNITS
- MECHANICAL SCREEN WALL
- BRICK VENEER FOUNDATION WALLS

Elevation Changes:  
 Added gutter and rain chains to the gable roofs  
 Additional ramp and rail added  
 Service Entrance Revised





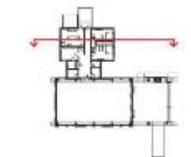
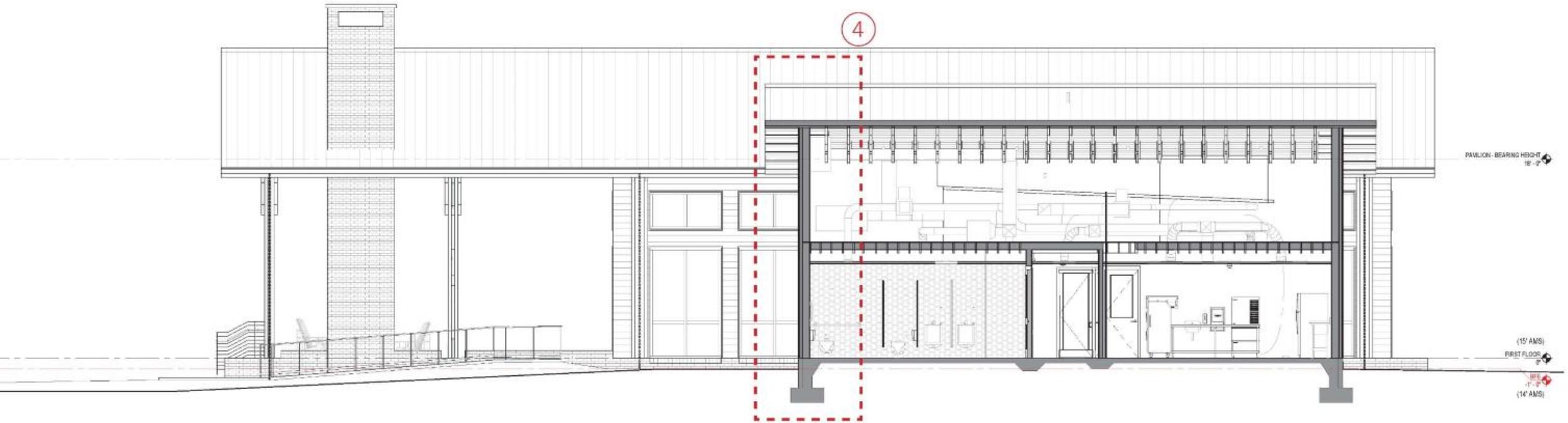
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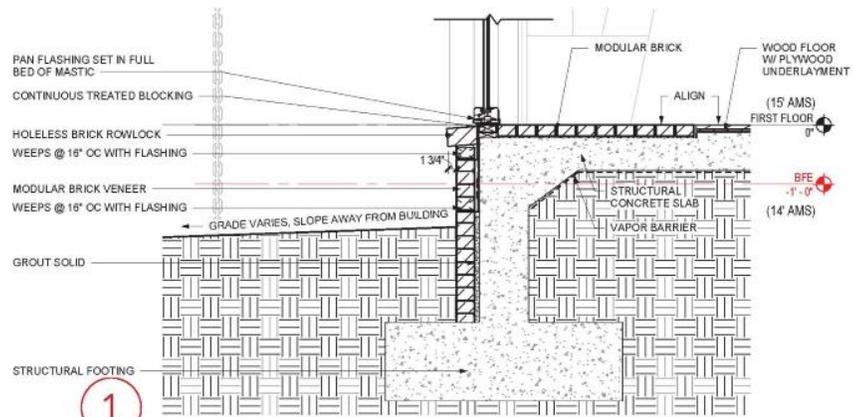
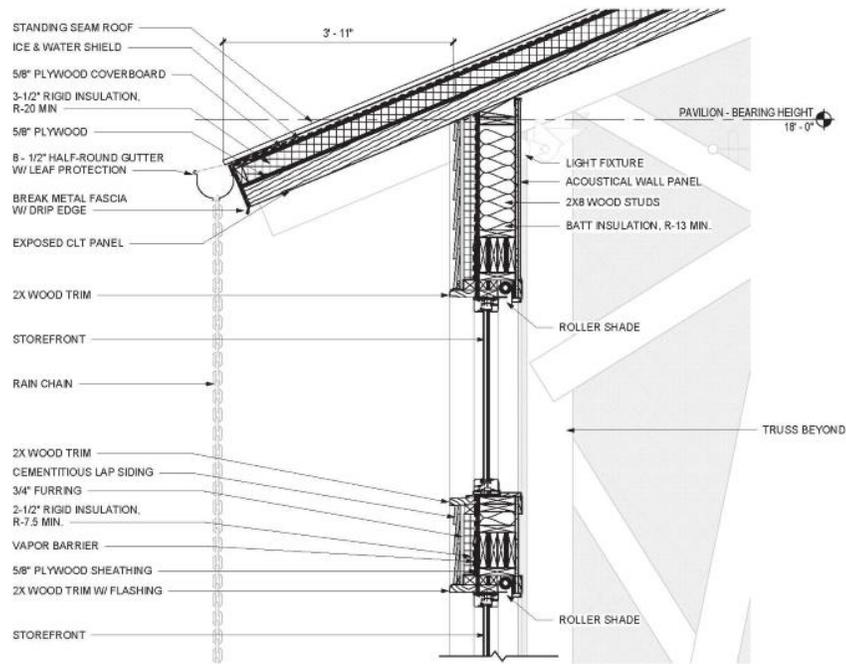
SCALE: 1/4" = 1'-0"



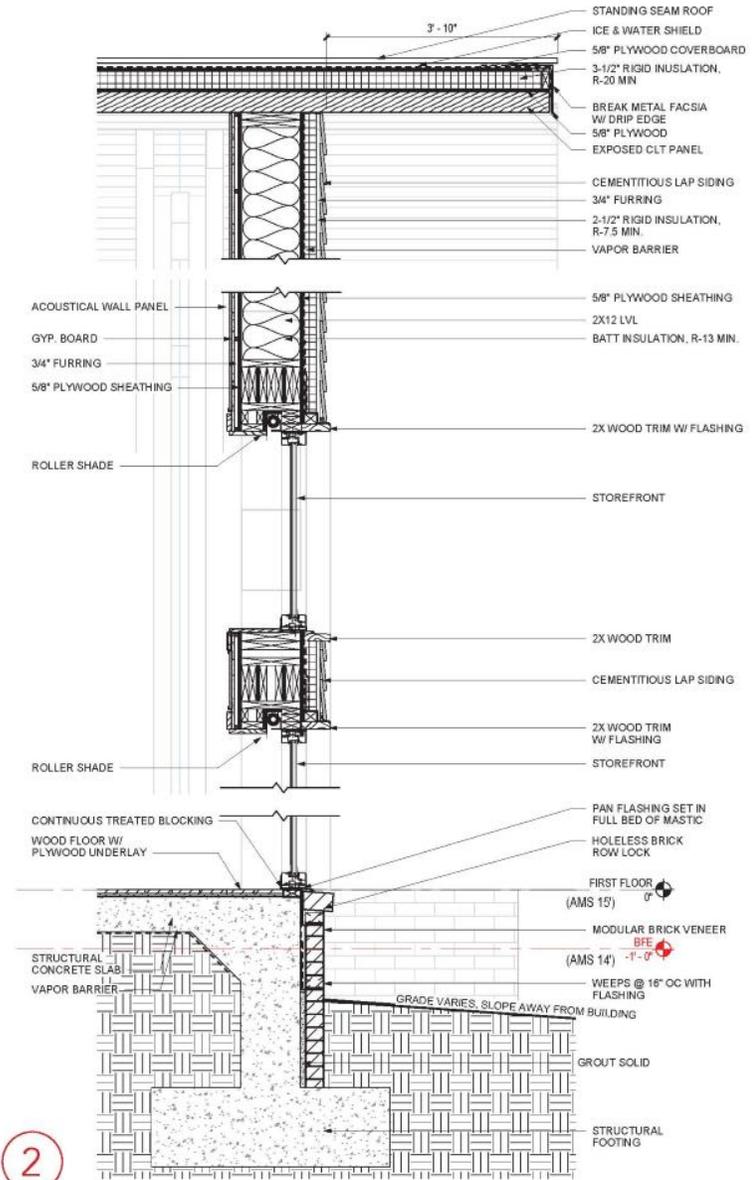
SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

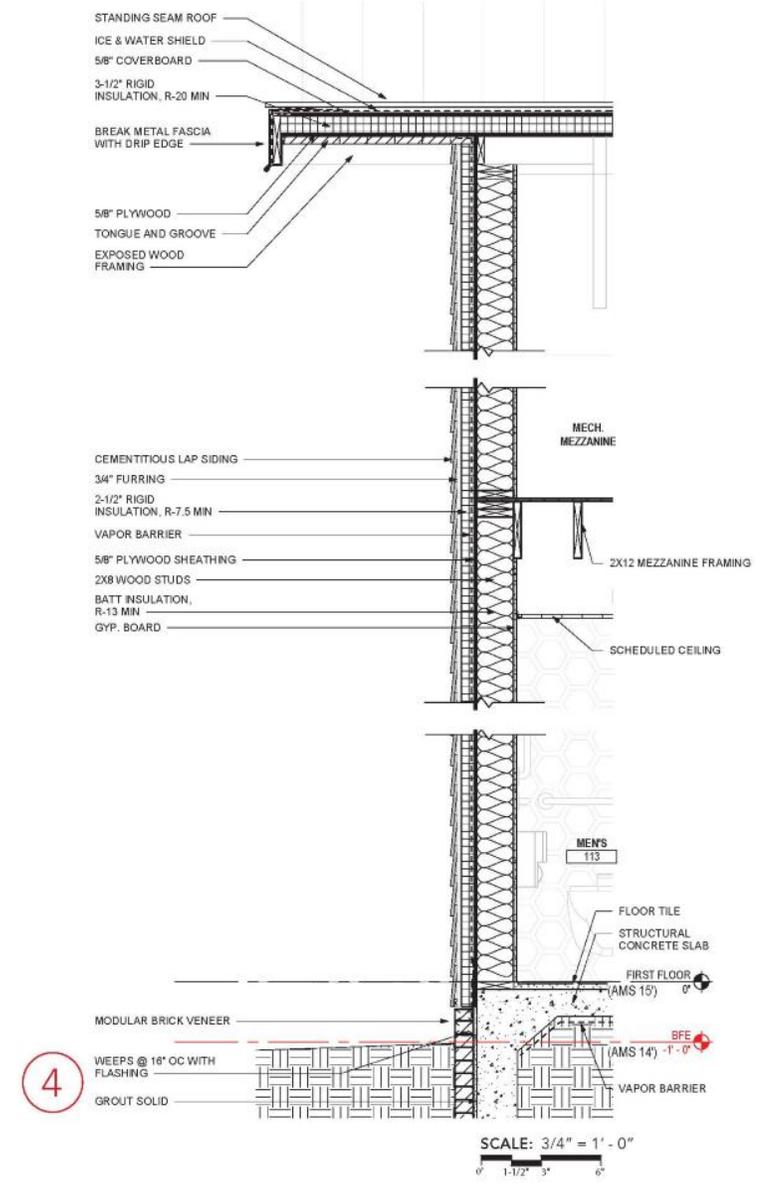
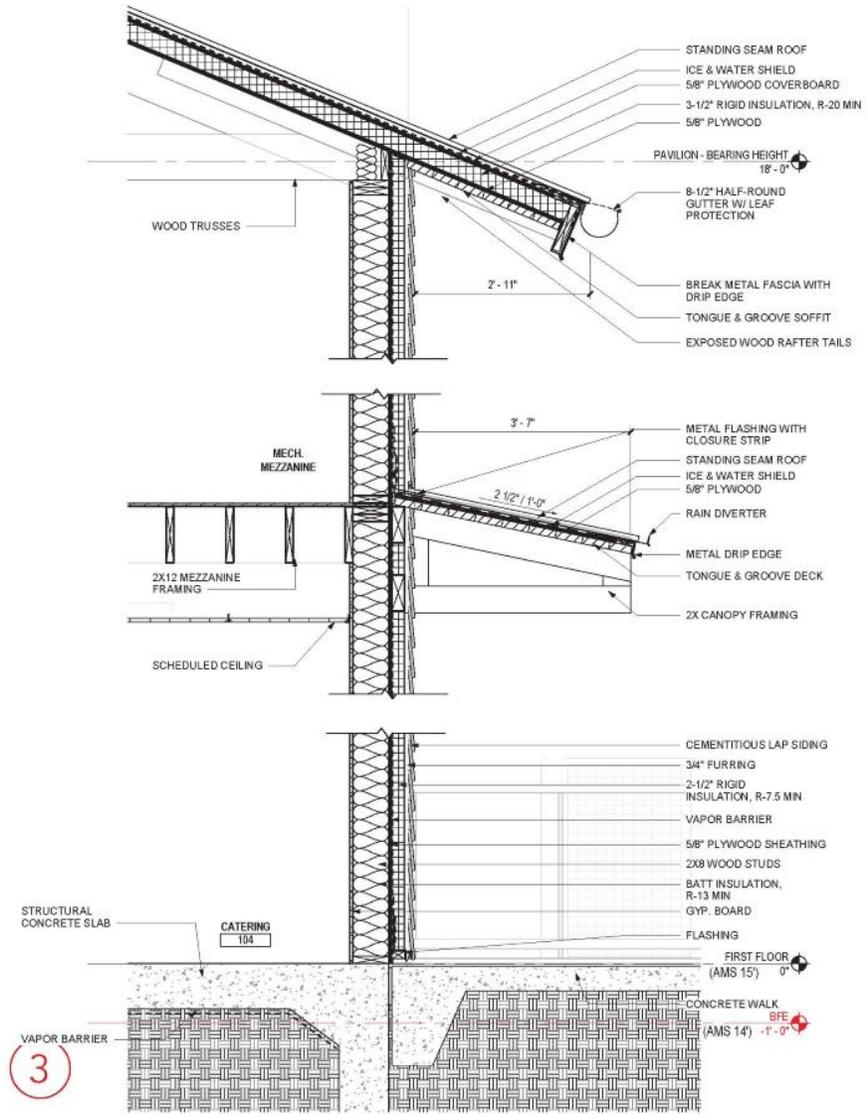


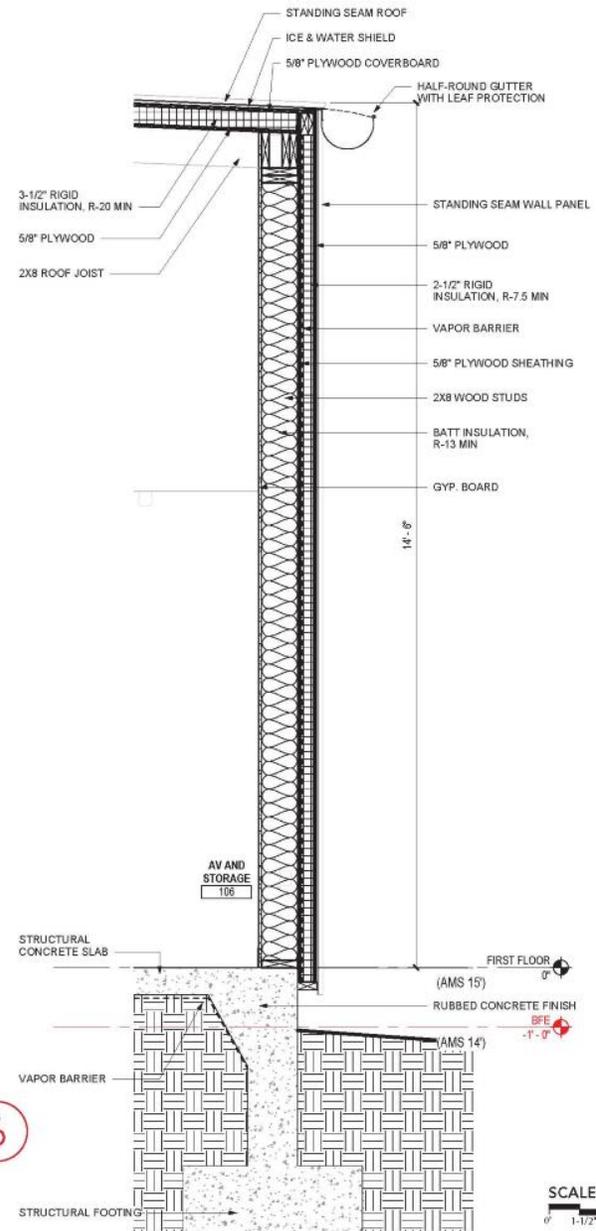
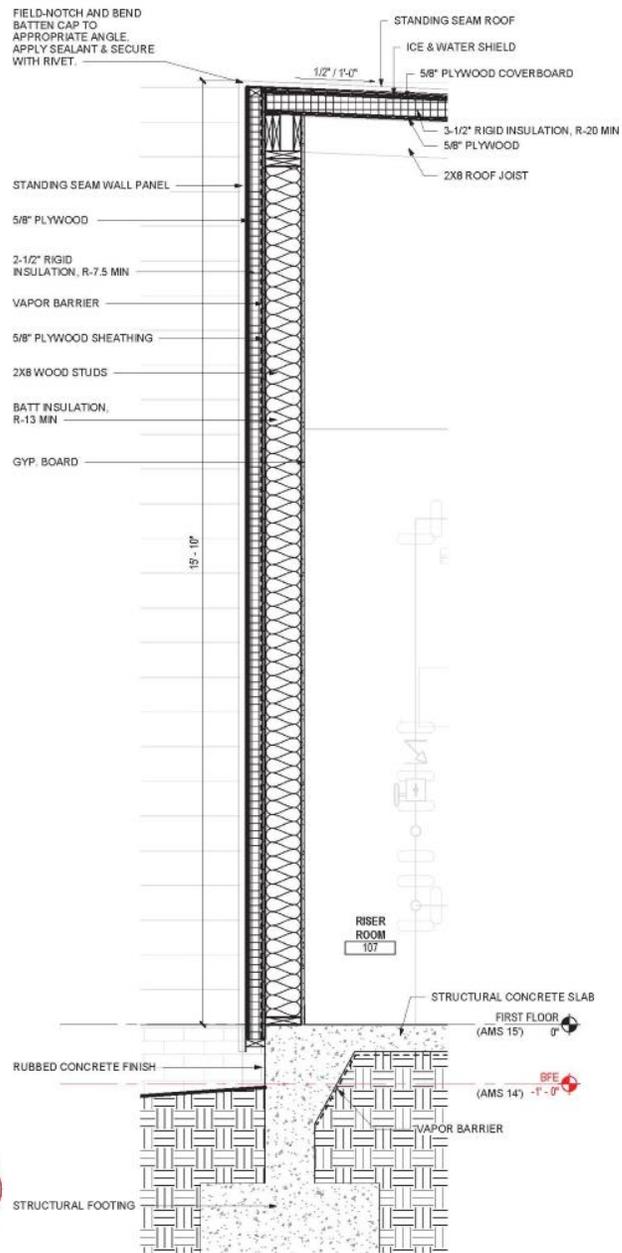
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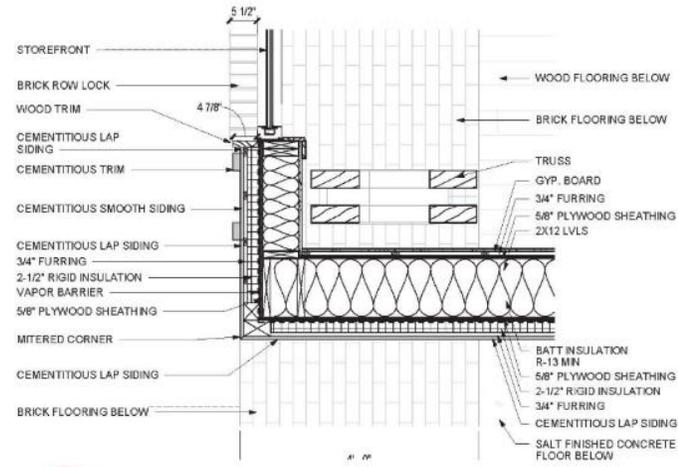


2

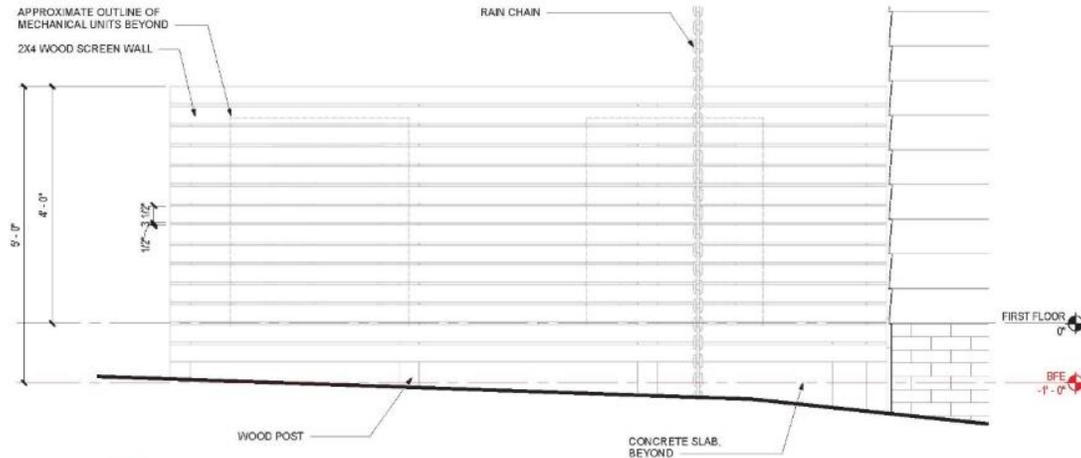
SCALE: 3/4" = 1' - 0"  
0' 1-1/2' 3' 6'







**a** PLAN DETAIL BUILDING CORNER, WINDOW TRIM, & ACCENT SIDING



**b** ENLARGED ELEVATION MECHANICAL SCREEN WALL

SCALE: 3/4" = 1' - 0"  
 0' 1-1/2' 3' 6'



## **Agenda Item #4**

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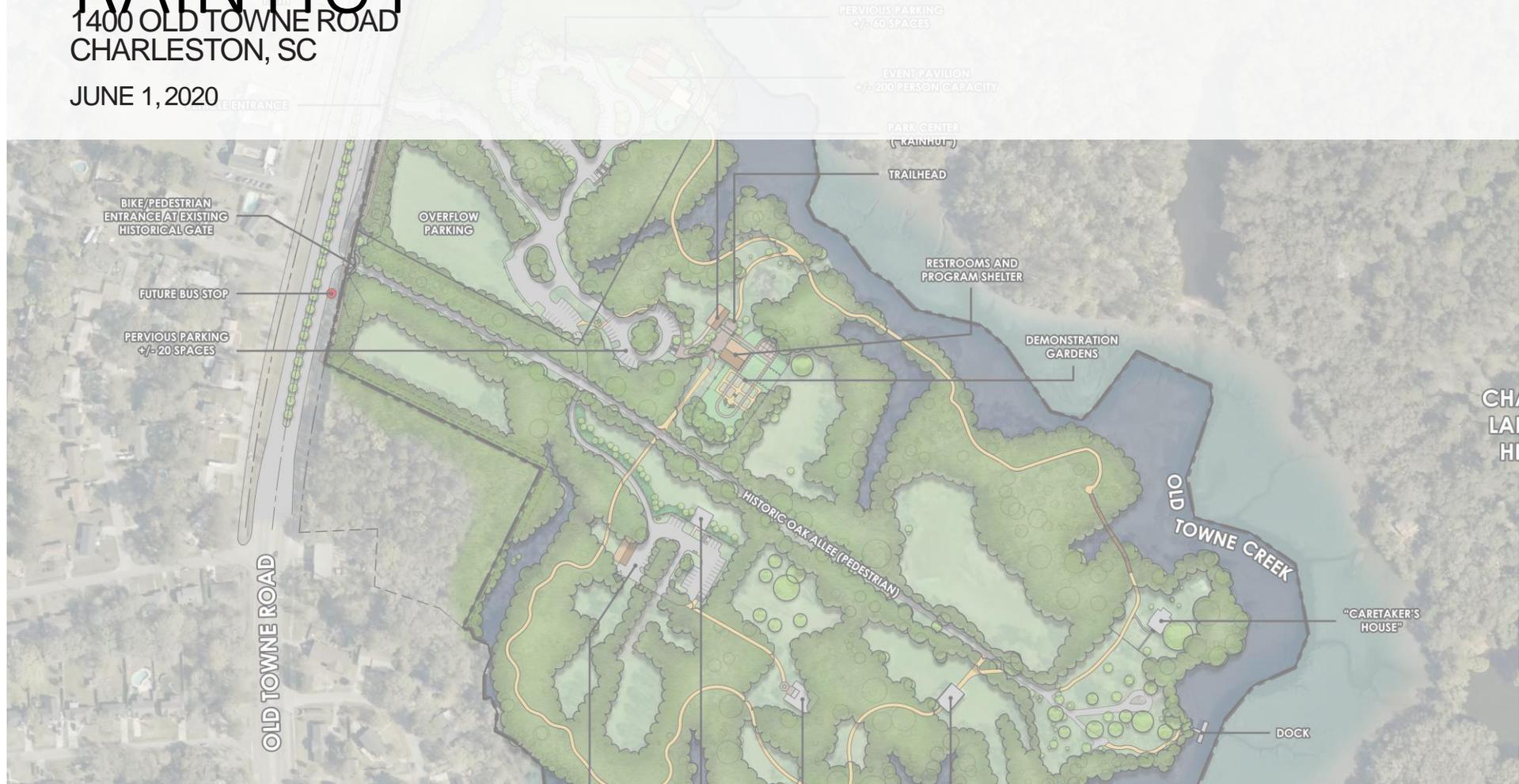
**1400 OLD TOWNE RD.**  
TMS # 415-00-00-051, 002

Request preliminary approval for the construction of a new learning center building at the future Old Towne Creek County Park.

# COUNTY PARK VISITOR HUB LEARNING CENTER & RAIN HUT

1400 OLD TOWNE ROAD  
CHARLESTON, SC

JUNE 1, 2020



## Visitor Hub

- 3. Masterplan
- 4. Summary of Comments & Changes
- 5. Visitor Hub | Site Context
- 6. Overall Site Context
- 7. Visitor Hub | Site Plan
- 8. Visitor Hub | Grading Plan
- 9. Visitor Hub | Demo Plan
- 10 Visitor Hub | Landscape Plan
- 11 Visitor Hub | Landscape Plan

## Rain Hut

- 13 Rain Hut | Existing Photos
- 14 Rain Hut | Existing Photos
- 15 Rain Hut | Floor Plan
- 16 Rain Hut | SE Elevation
- 17 Rain Hut | SW Elevations
- 18 Rain Hut | NW Elevations
- 19 Rain Hut | Wall Sections
- 20 Rain Hut | Typical Details

## Learning Center

- 22 Learning Center | Context
- 23 Learning Center | Floor Plan
- 24 Learning Center | Current Floor Plan
- 25 Learning Center | Roof Plan
- 26 Learning Center | Current Roof Plan
- 27 Learning Center | Materials
- 28 Learning Center | SE Elevations
- 29 Learning Center | NE Elevations
- 30 Learning Center | NW Elevations
- 31 Learning Center | SW Elevations
- 32 Learning Center | Building Section A
- 33 Learning Center | Building Sections B & C
- 34 Learning Center | Wall Sections
- 35 Learning Center | Wall Sections
- 36 Learning Center | Perspective



# DRB CONCEPTUAL COMMENTS - 2/19/2019

## • DESIGN UPDATES

1. Landscape conceptual plan looks good. Start to develop and detail the plan much further at the next review. Include the entries.
  2. Label the buildings on every site plan. Be consistent with the names.
  3. The masterplan is different than the blow-up site plans.
  4. The layout for the new park entrance is a little underwhelming with just a rail fence and monument signs on the fence. Further study the entries.
  5. For the blow up site plans, the applicant is highlighting each different building per section, Check for the correct highlighted buildings on all sheets.
  6. Show all at grade or slightly raised mechanical on the plans and provide screen fencing and details for all.
  7. Show the extents of the H/C ramp at the rain hut in the plan views.
  8. At the preliminary review: delineate between various paving types.
  9. Show all at grade or slightly raised mechanical on the plans and provide screen fencing and details for all.
  10. Study water management plan for the buildings and study plants under roof lines
  11. Provide details of landscape existing and proposed.
  12. Study wayfinding system.
  13. Center entry at Rain Hut on the gable.
  14. Detail barn door at learning center.
  15. Study and develop the building trim and window depth on the new buildings.
1. Landscape Plan Refined. Entries to be addressed in forthcoming DRB Preliminary Landscape Application.
2. Comment to be addressed in forthcoming DRB Preliminary Landscape Application to show the removal of the Butterfly Arbor.
3. Comment to be addressed in forthcoming DRB Preliminary Landscape Application to show the removal of the Butterfly Arbor.
4. Comment to be addressed in forthcoming DRB Preliminary Landscape Application to show the removal of the Butterfly Arbor.
5. Comment to be addressed in forthcoming DRB Preliminary Landscape Application to show the removal of the Butterfly Arbor.
6. Comment to be addressed in forthcoming DRB Preliminary Landscape Application to show the removal of the Butterfly Arbor.
7. Plan adjusted to show extents of the entry ramp.
8. Landscape and Hardscape Types Refined
9. Mechanical Screens and Platforms Refined
10. Water Management Refined
11. Comment to be addressed in forthcoming DRB Preliminary Landscape Application provide refined gate
12. Comment to be addressed in forthcoming DRB Preliminary Landscape Application
13. Entry at the Rain Hut Centered
14. Barn Door Removed and Replaced
15. Building Trim Refined

Note:  
Comments in grey  
will be addressed in  
separate applications  
for this project.

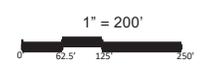


- 6. Overall Site Context
- 7. Hub | Site Plan
- 8. Hub | Grading Plan
- 9. Hub | Demo Plan
- 10. Hub | Landscape Plan
- 11. Hub | Landscape Plan



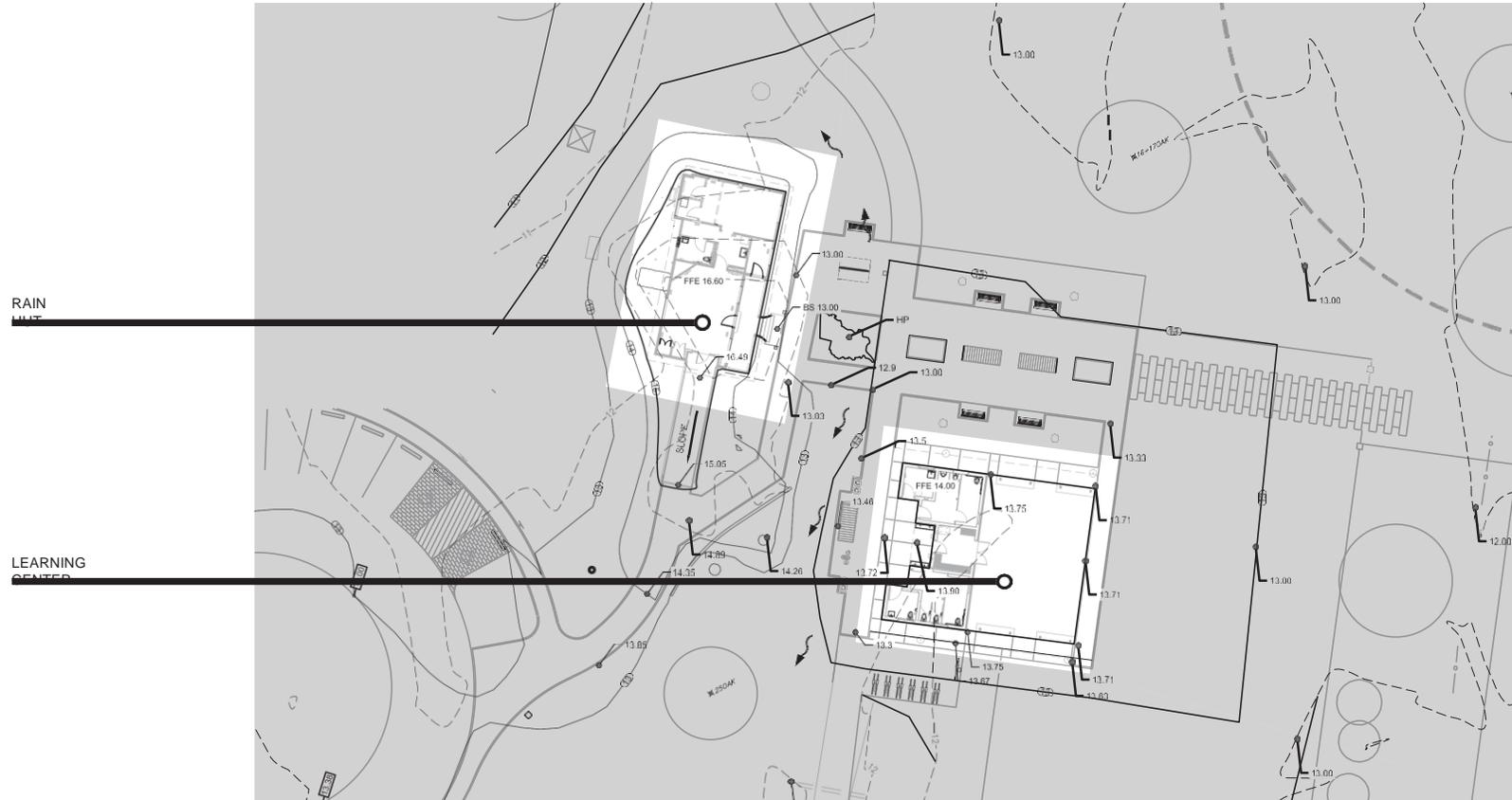
LEGEND	
<span style="color: green;">■</span>	NEW BUILDING
<span style="color: blue;">■</span>	EXISTING BUILDING - EXTERIOR IMPROVEMENTS
<span style="color: orange;">■</span>	EXISTING BUILDING - INTERIOR IMPROVEMENTS

SITE PLAN DATA:	
TMS# 415-00-00-051	PARCEL ACREAGE = 13.2 AC
NON-RESTRICTED	
TMS# 415-00-00-002	PARCEL ACREAGE = 54.2 AC
RESTRICTED - PER COVENANT	
COMBINED ACREAGE = 67.4 AC	
ZONING	
051: SR-1 (SINGLE-FAMILY RESIDENTIAL)	
002: SR-1 (SINGLE-FAMILY RESIDENTIAL)	
BUILDING HEIGHT LIMIT	
35' / 2 1/2 STORIES	
HIGHGROUND / OCRM CRITICAL AREA / FRESHWATER WETLAND	
051: HIGHGROUND - 87.1%	OCRM CRITICAL AREA - 11.4%
	FRESHWATER WETLAND - 1.5%
002: HIGHGROUND - 70.4%	OCRM CRITICAL AREA - 29.2%
	FRESHWATER WETLAND - 0.4%
PERCENTAGE OF LOT OCCUPIED BY BUILDING	
051: EVENT PAVILION - 0.18 AC	0.18 AC / 13.2 AC = 1.4% COVERAGE
002: LEARNING CENTER, RAINHUT, CARETAKER'S HOUSE, STABLE 1, STABLE 2, MAIN HOUSE AND MAINTENANCE BUILDING - 0.35 AC	0.35 AC / 54.2 AC = 0.6% COVERAGE
BUFFER REQUIREMENTS	
WEST/FRONT: OLD TOWNE RD ADJACENT - 15' TYPE 'A' LANDSCAPE BUFFER	
75' NATURAL LANDSCAPE BUFFER PRESERVED AS PER THE COVENANT	
NORTH: NONE	
EAST: NONE	
SOUTH: NONE	
PARKING	
REQUIREMENTS: 1 SPACE PER 4 PATRONS	
TOTAL NUMBER OF PATRONS (BASED ON BUILDING CAPACITIES): 532	
532 PATRONS / 4 = 133 PARKING SPACES	
TOTAL PARKING SPACES REQUIRED: 133 PARKING SPACES	
TOTAL PARKING SPACES PROVIDED: 139 PARKING SPACES	
(132 STANDARD SPACES AND 7 ADA SPACES)	
PERVIOUS / IMPERVIOUS	
TOTAL PERVIOUS	
TOTAL IMPERVIOUS	

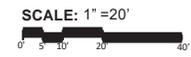




Note:  
Areas in grey will be  
addressed in a separate site  
applications for this project.



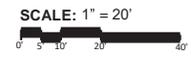
AREA IN GREY TO BE SUBMITTED IN SEPARATE SITE  
PACKAGE



Note:  
Areas in grey will be  
addressed in a separate site  
applications for this project.



AREA IN GREY TO BE SUBMITTED IN SEPARATE SITE  
PACKAGE



NATURALIZED UNDERSTORY PLANTINGS & SHRUB MASSINGS

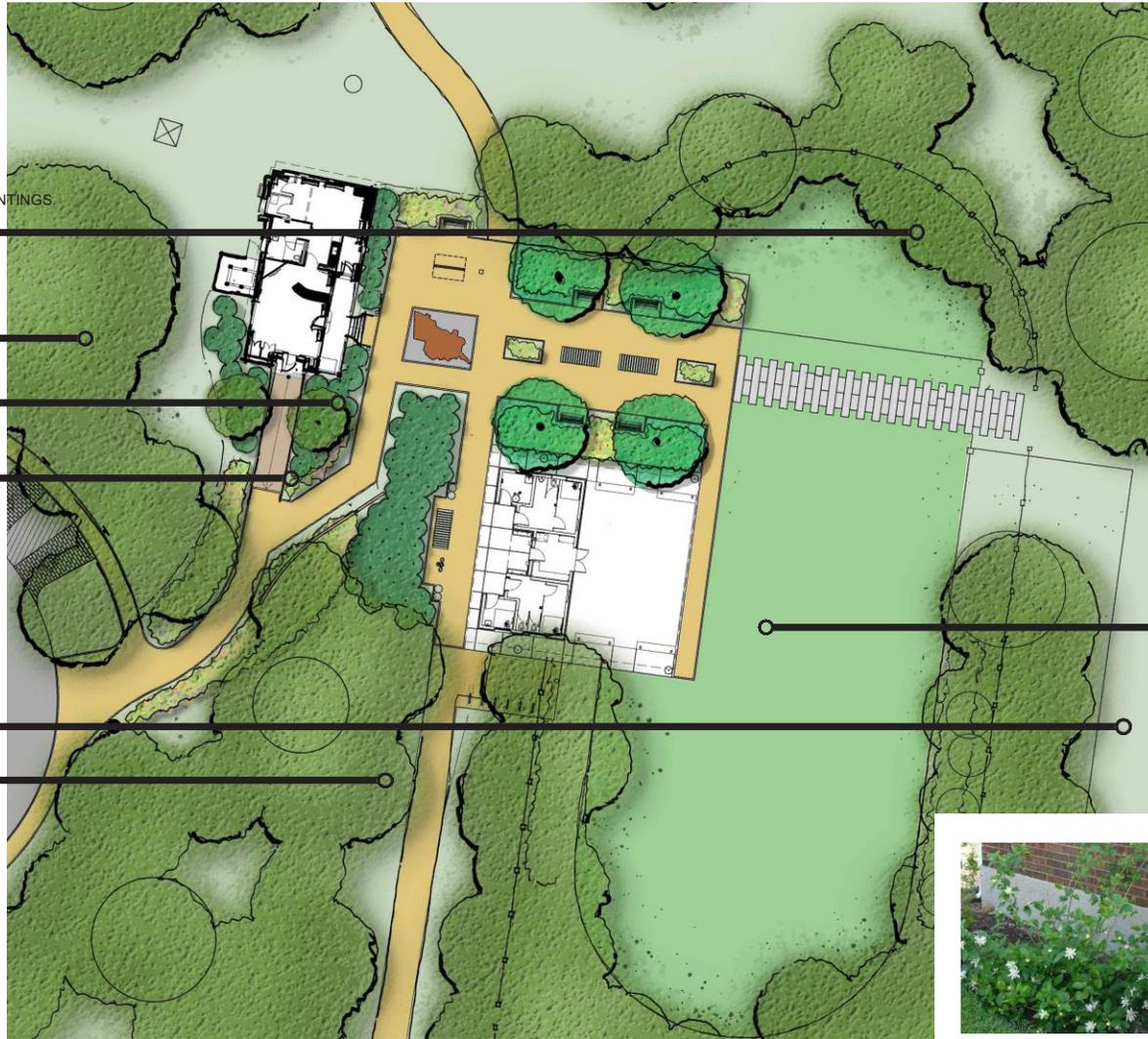
EXISTING TREE CANOPY

MIX OF EVERGREEN & DECIDUOUS FOUNDATION PLANTINGS

NATIVE GRASSES & PERENNIAL PLANTINGS

EXISTING OPEN MEADOW

EXISTING TREE CANOPY



NATCHEZ CRAPE MYRTLE



MINE NO YUKI CAMELLIA



VIBURNUM



CALYCANTHUS 'VENUS'



GEORGE TABOR AZALEA

SCALE: 1" = 20'  
0 5 10 20 40'







- 13 Rain Hut | Existing Photos
- 14 Rain Hut | Existing Photos
- 15 Rain Hut | Floor Plan
- 16 Rain Hut | SE Elevation
- 17 Rain Hut | SW Elevations
- 18 Rain Hut | NW Elevations
- 19 Rain Hut | Wall Sections
- 20 Rain Hut | Typical Details



RAIN HUT VIEW FROM  
NORTH



RAIN HUT VIEW FROM  
SOUTH



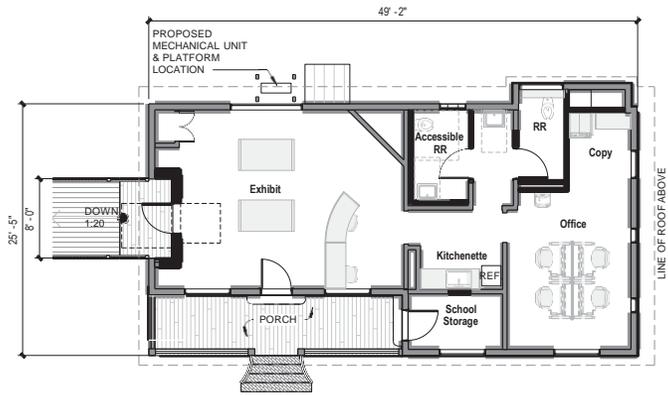
RAIN HUT  
SOUTHEAST



RAIN HUT  
NORTHWEST

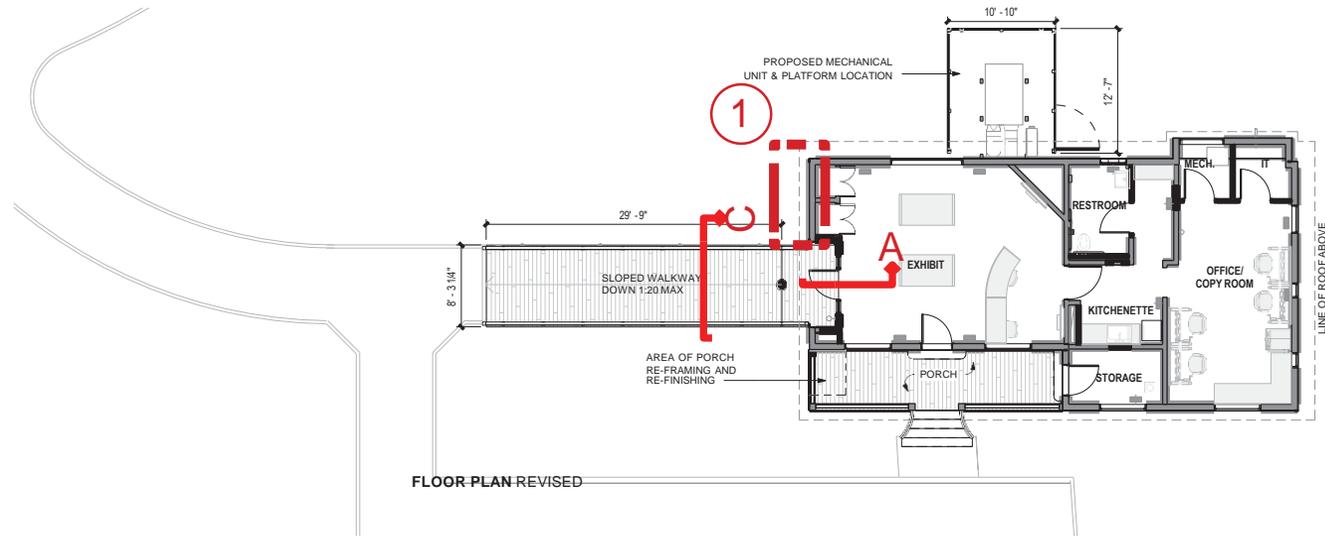


RAIN HUT  
SOUTHWEST

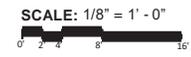


FLOOR PLAN PREVIOUS

Previous Plan  
SF: 1,266 SF  
Current Plan:  
SF: 1,266 SF  
Plan Changes:  
Centered entry door  
Revised Office Layout and Restrooms  
Mechanical and IT Room added  
Mechanical Units and Screen wall refined

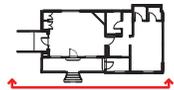


FLOOR PLAN REVISED





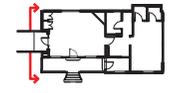
SOUTHEAST  
PREVIOUS



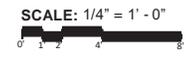
SOUTHEAST  
CURRENT

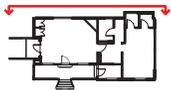
Elevation Changes:  
*Ramp rail design adjusted*  
*Existing siding mis-represented as horizontal previously, vertical T1-11 is existing siding*  
*Re-clad structure with Vertical Hardie Siding*

SCALE: 1/4" = 1' - 0"  
 0 1 2 4 8



Elevation Changes:  
 Ramp rail design adjusted  
 Existing siding mis-represented as horizontal previously, vertical T1-11 is existing siding  
 Re-clad structure with Vertical Hardie Siding  
 Mechanical Screening refined  
 Changed new door to storefront and centered on the gable

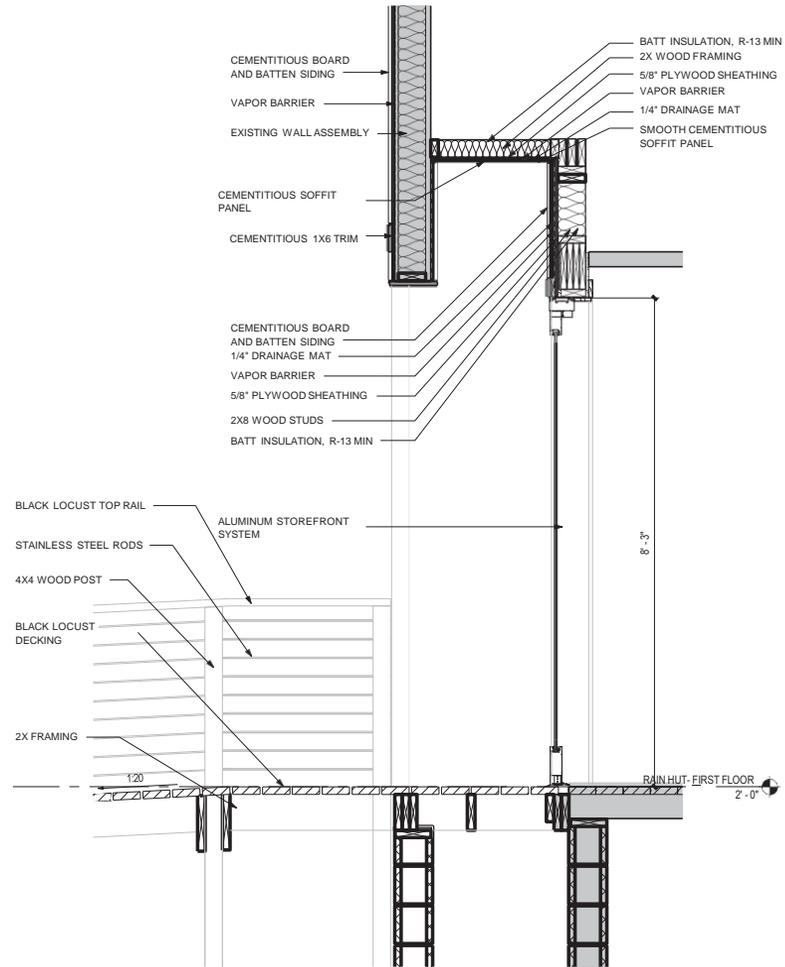




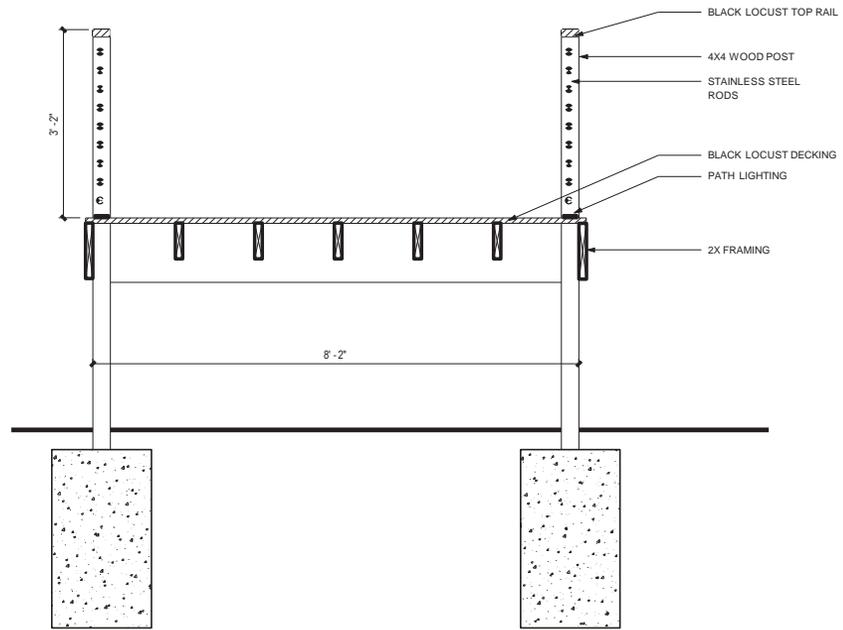
NORTHWEST  
CURRENT

Elevation Changes:  
 Ramp rail design adjusted  
 Existing siding mis-represented as horizontal previously, vertical T1-11 is existing siding  
 Re-clad structure with Vertical Hardie Siding  
 Mechanical Screening refined

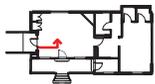
SCALE: 1/4" = 1' - 0"  
 0 1 2 4 8



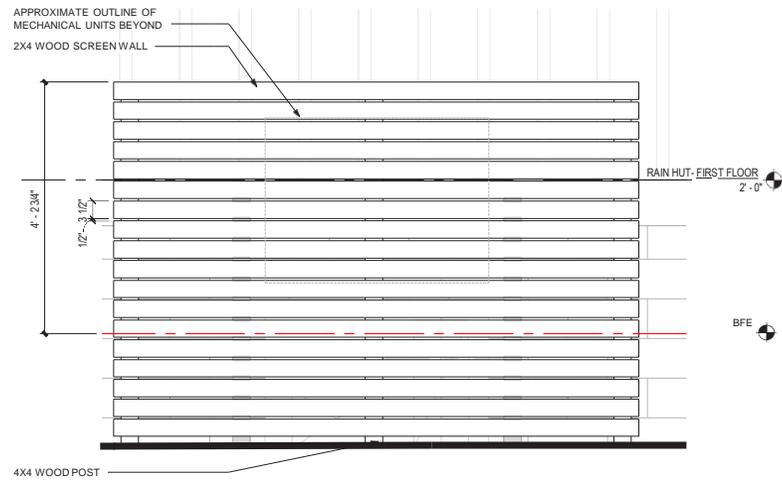
**A** WALL SECTION ENTRY DOOR & RAMP



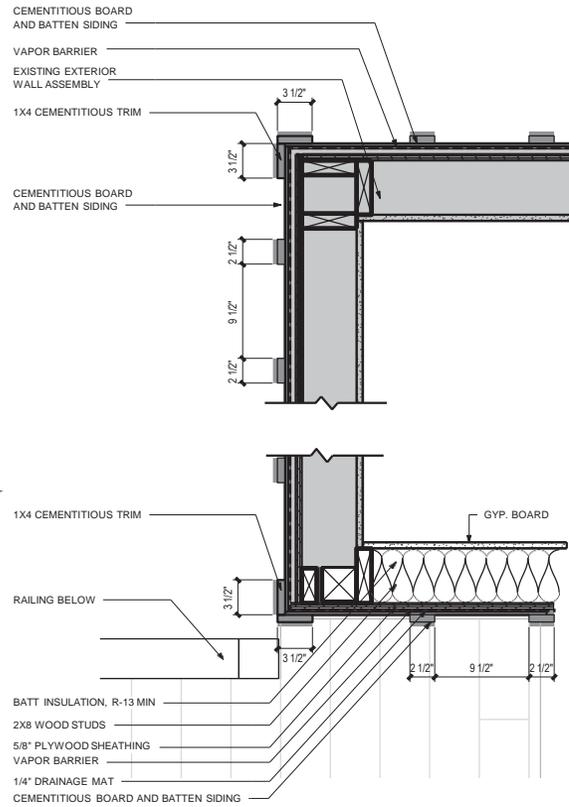
**B** SECTION RAMP & RAILING



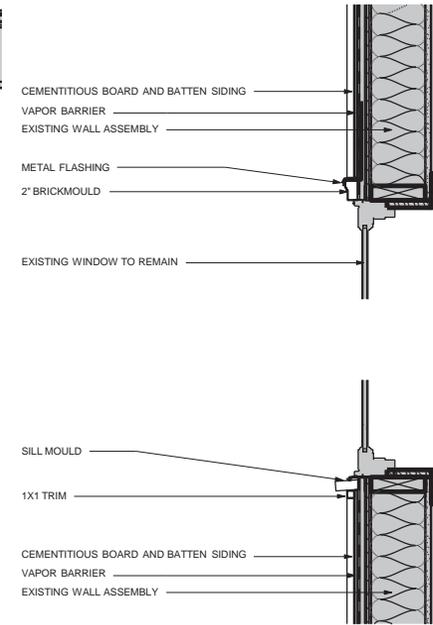
SCALE: 3/4" = 1' - 0"  
 0' 1-1/2" 3" 6"



**C** SECTION MECHANICAL SCREEN  
 SCALE: 3/4" = 1' - 0"  
 0' 1-1/2" 3" 6"



**1** PLAN DETAIL OUTSIDE CORNER

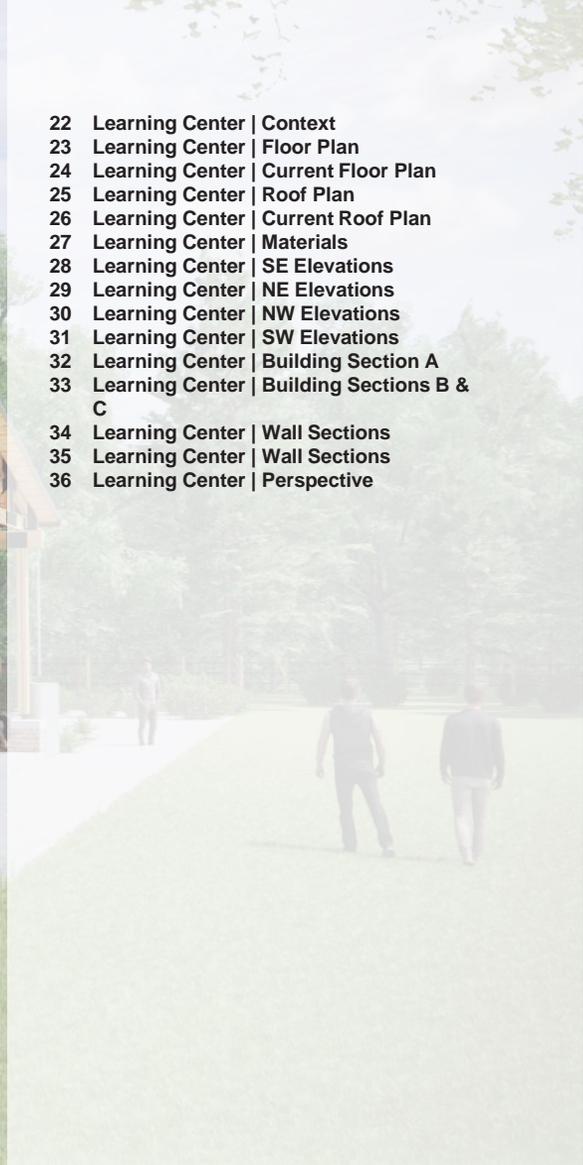


**2** EXISTING WINDOW TRIM DETAILS

SCALE: 1 - 1/2" = 1' - 0"  
 0' 3" 6" 1'



- 22 Learning Center | Context
- 23 Learning Center | Floor Plan
- 24 Learning Center | Current Floor Plan
- 25 Learning Center | Roof Plan
- 26 Learning Center | Current Roof Plan
- 27 Learning Center | Materials
- 28 Learning Center | SE Elevations
- 29 Learning Center | NE Elevations
- 30 Learning Center | NW Elevations
- 31 Learning Center | SW Elevations
- 32 Learning Center | Building Section A
- 33 Learning Center | Building Sections B & C
- 34 Learning Center | Wall Sections
- 35 Learning Center | Wall Sections
- 36 Learning Center | Perspective





HORSE RING LOOKING NORTH



HORSE RING LOOKING WEST

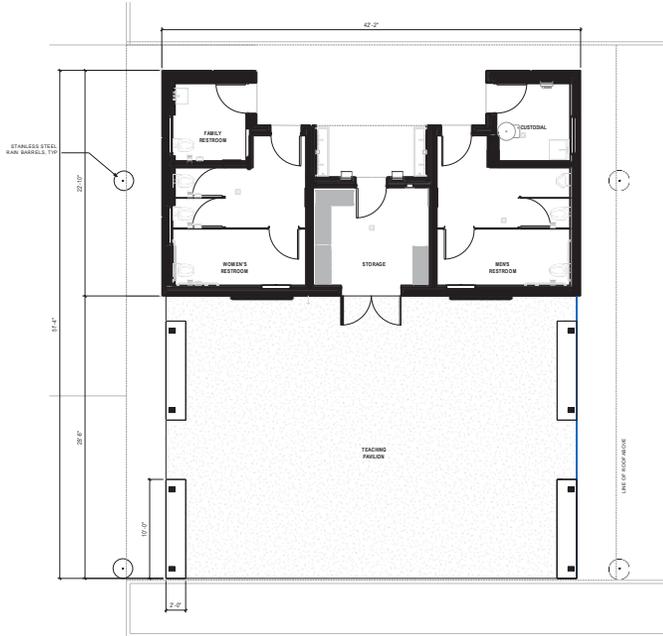


LEARNING CENTER LOOKING WEST

Previous Plan  
 SF: 2,740 GSF  
 Current Plan:  
 SF: 2,740 GSF  
 Plan Changes:  
*Revised storage room door*  
*Reduced brick pier size*  
*Added rain barrels*



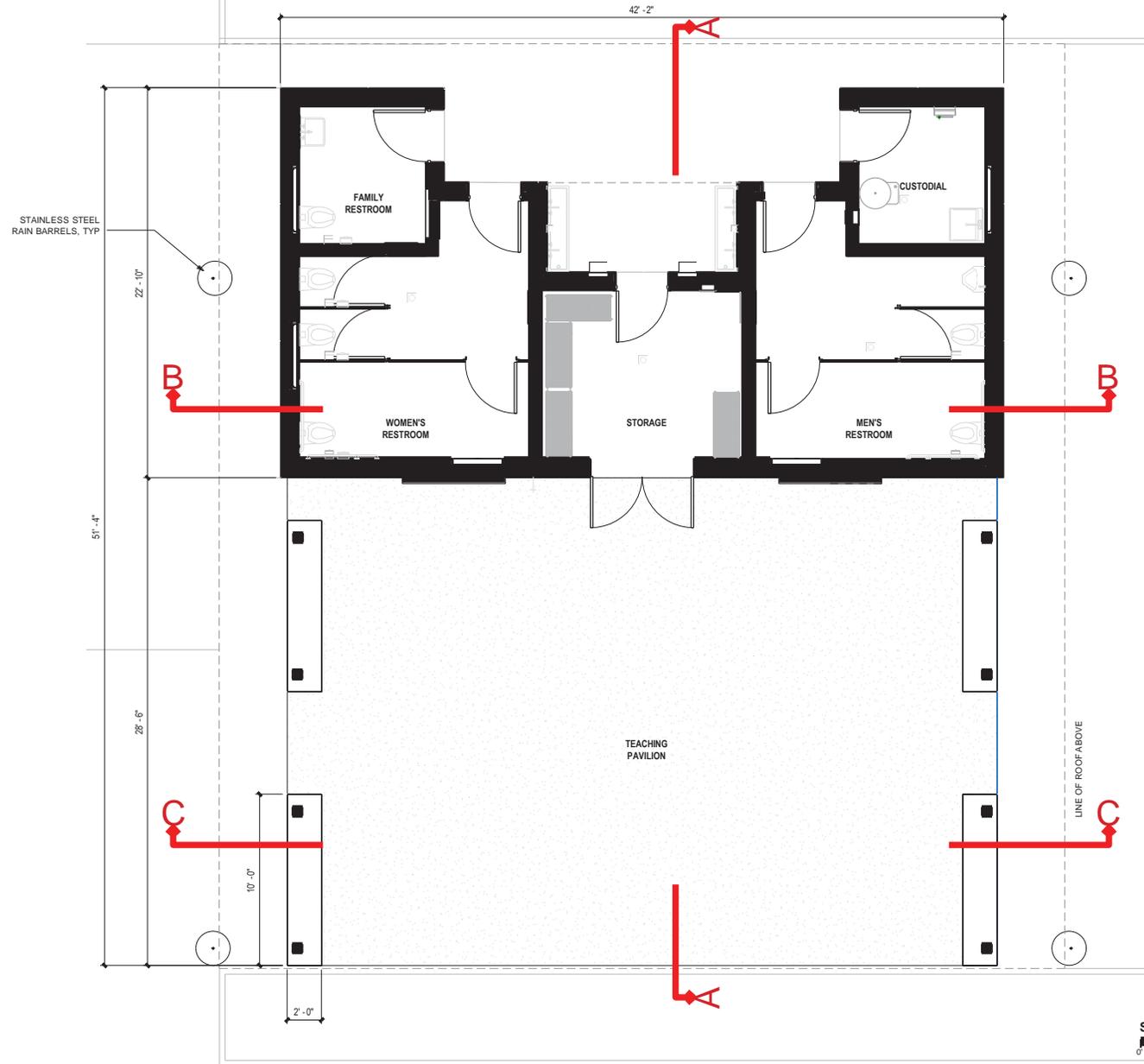
FLOOR PLAN  
 PREVIOUS



FLOOR PLAN  
 REVISED

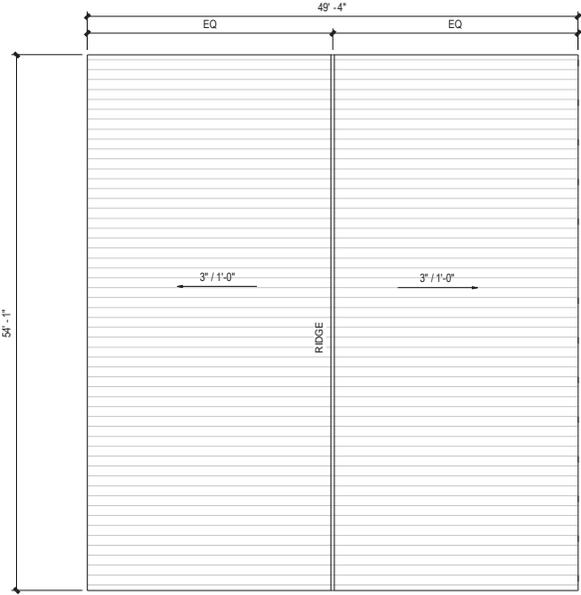
SCALE: 1/8" = 1' - 0"  
 0 2 4 8 16'



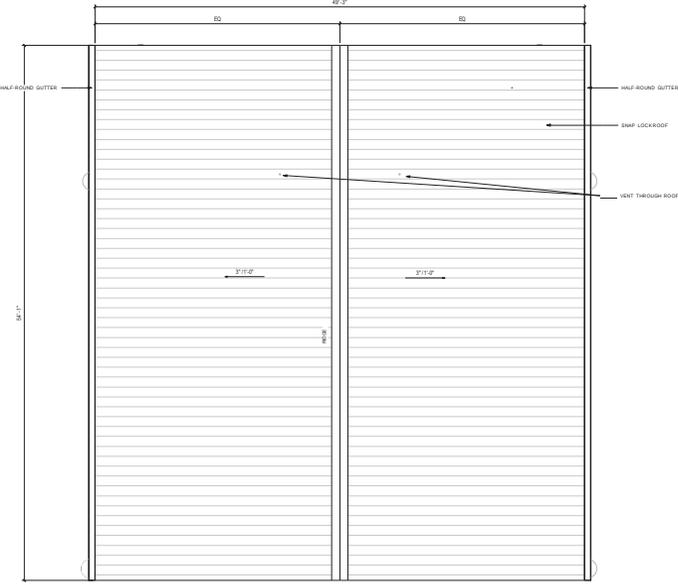


LEARNING CENTER | CURRENT FLOOR PLAN 24

Plan Changes:  
Changed to 5V roof  
Added gutters and rainchains



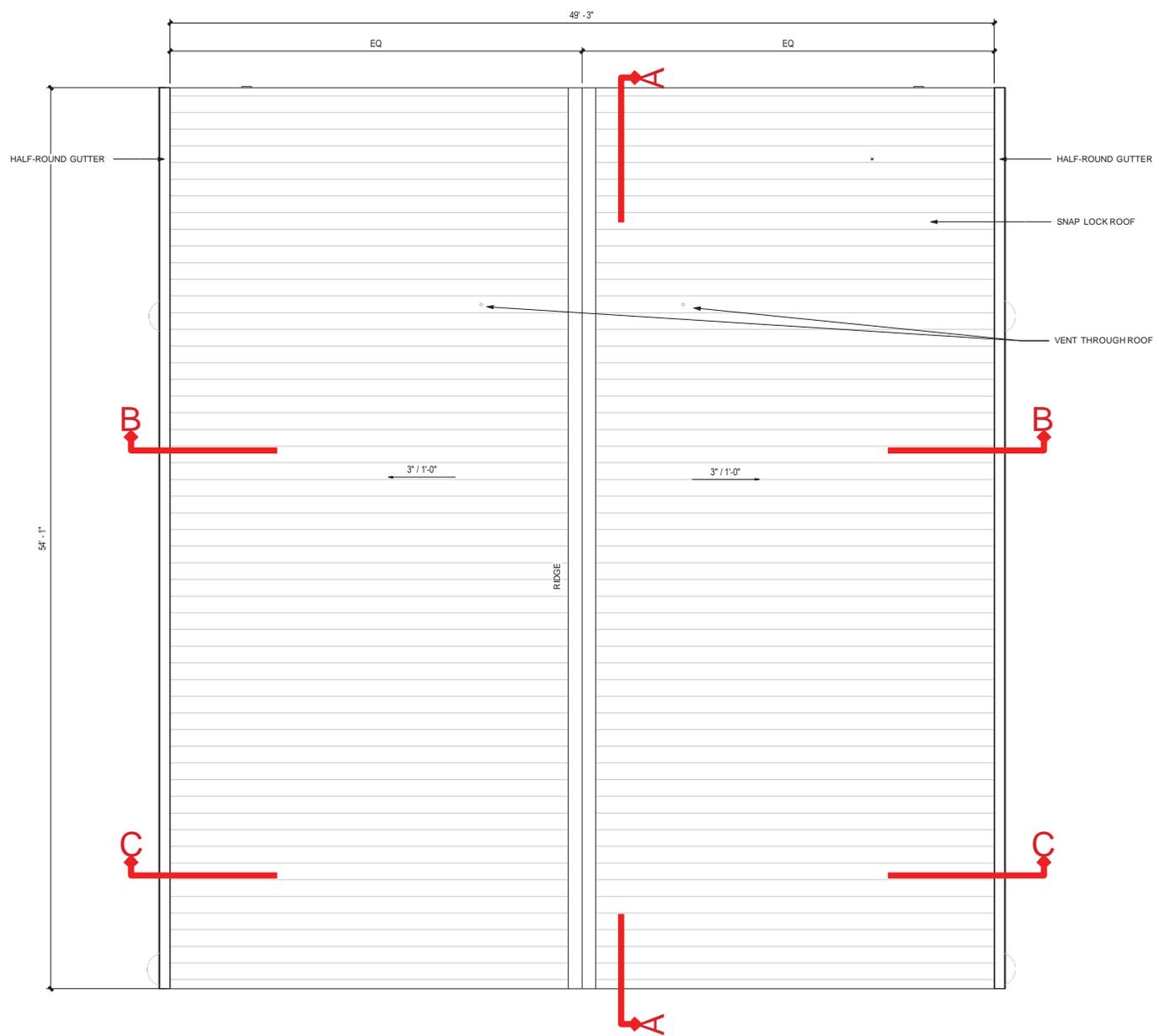
FLOOR PLAN  
PREVIOUS



FLOOR PLAN  
REVISED

SCALE: 1/8" = 1' - 0"  
0 2 4 8 16





SCALE: 1/4" = 1' - 0"

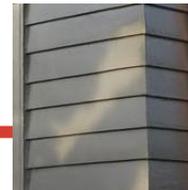




**SNAP LOCK  
ROOF**



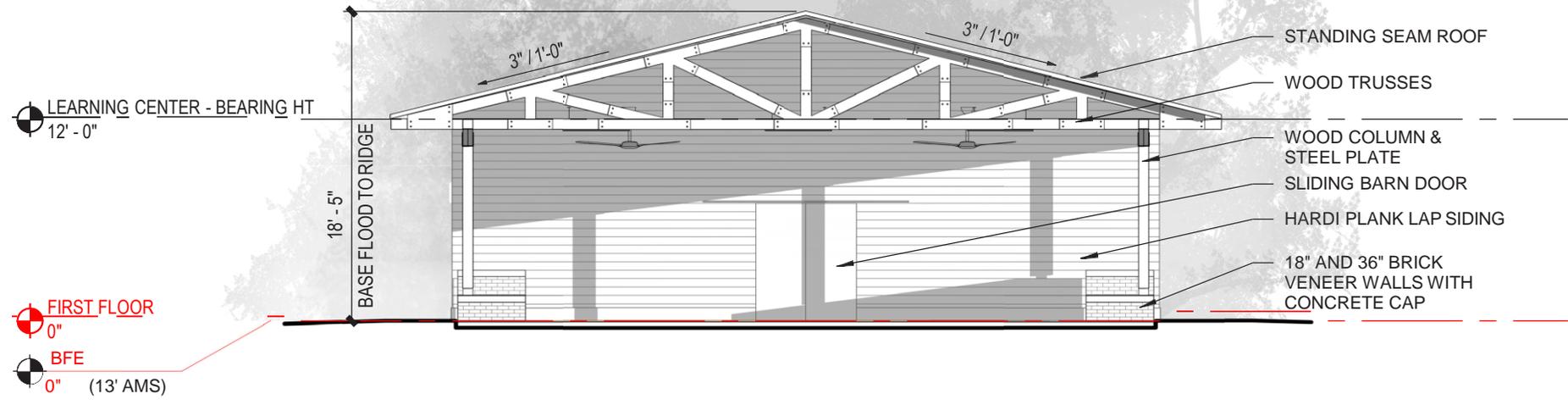
**TIMBER  
TRUSSES**



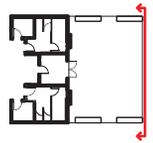
**CEMENTITIOUS V-  
GROOVE  
SIDING**



**BRICK FOUNDATION  
WALLS**

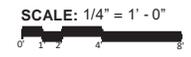


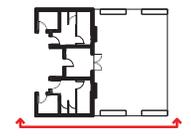
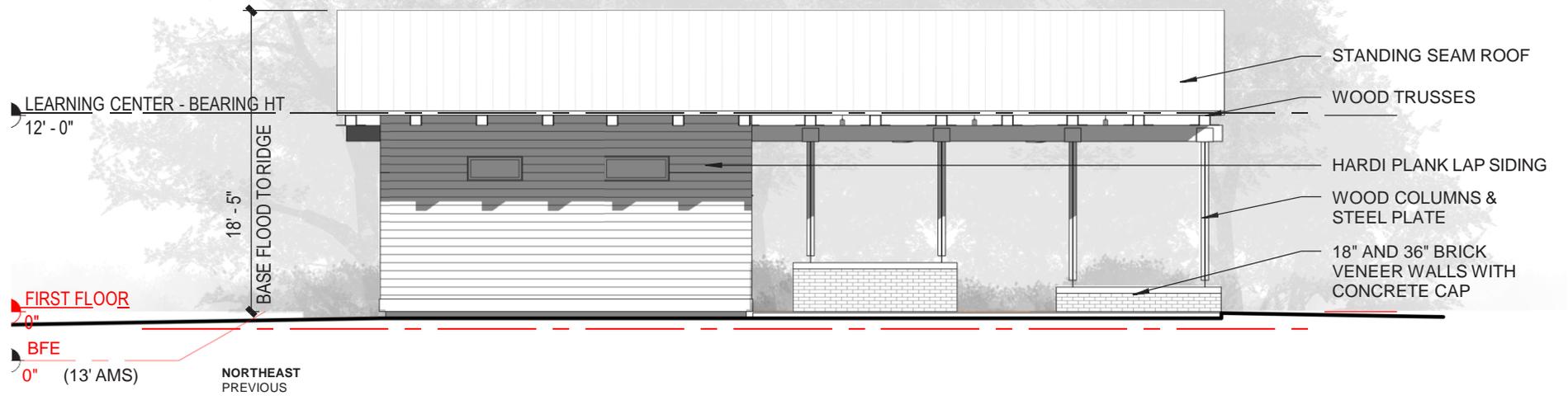
SOUTHEAST  
PREVIOUS



SOUTHEAST  
CURRENT

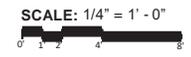
Elevation Changes:  
 Changed storage door  
 Reduced width of the brick walls  
 Moved mechanical louver to this elevation from NW  
 Changed roof to 5V

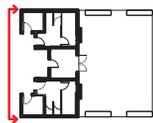




NORTHEAST CURRENT

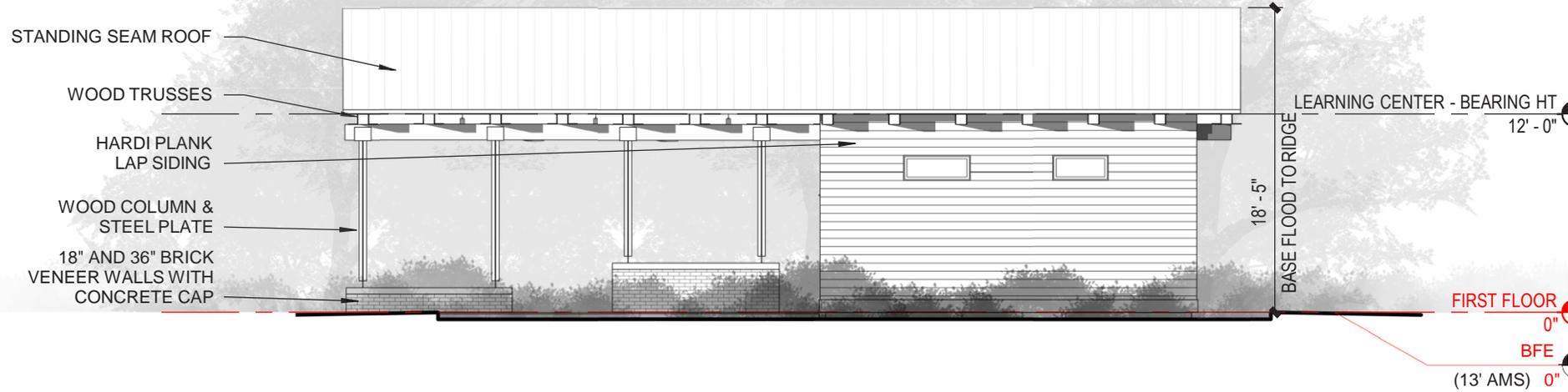
Elevation Changes:  
 Added sidewall vents  
 Changed roof to 5V Added gutter & rain chains



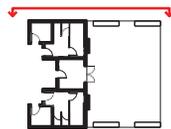


Elevation Changes:  
 Removed mechanical louvers  
 Added plumbing accessories  
 Changed roof to 5V





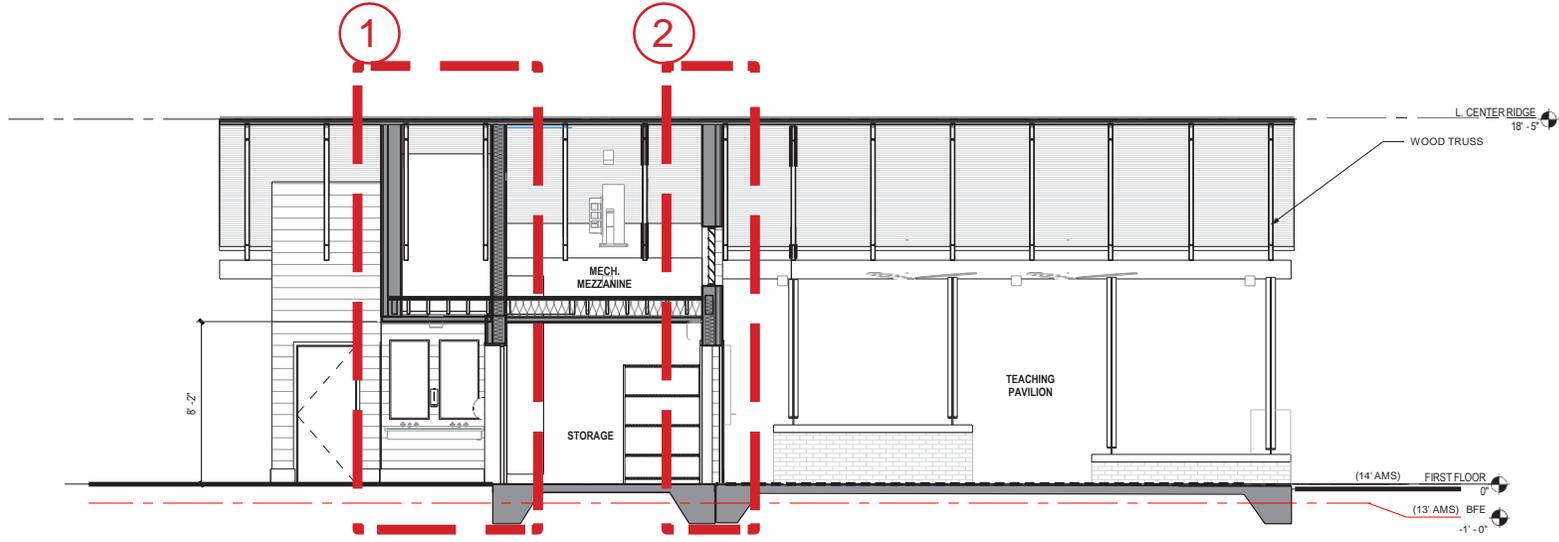
SOUTHWEST  
PREVIOUS



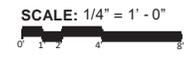
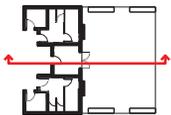
SOUTHWEST  
CURRENT

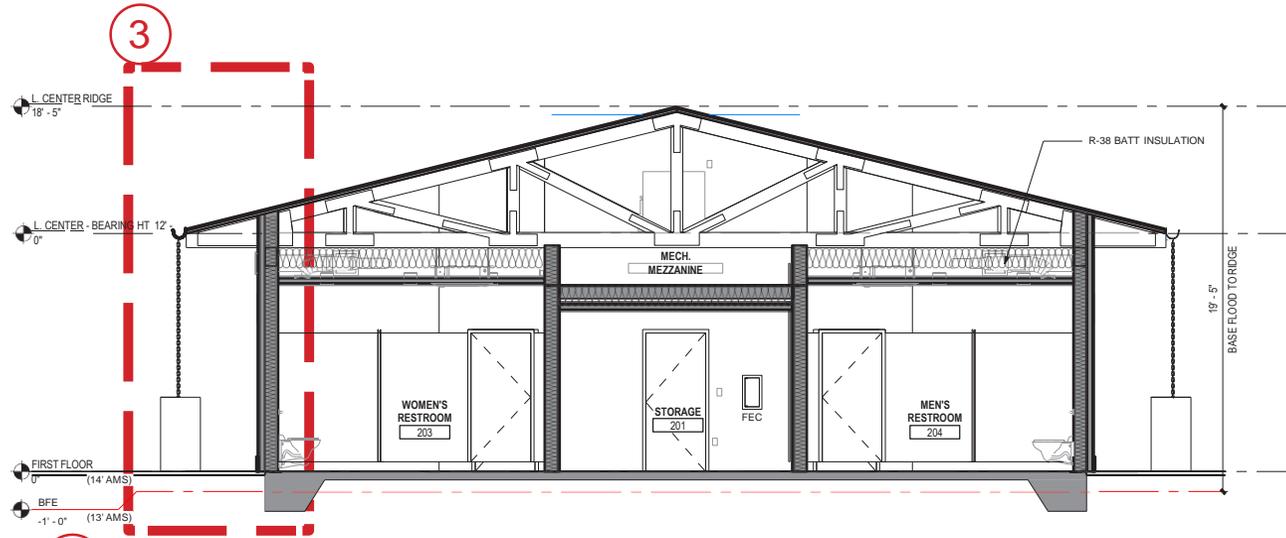
Elevation Changes:  
*Added sidewall vents  
 Changed roof to 5V  
 Added gutter & rain chains*





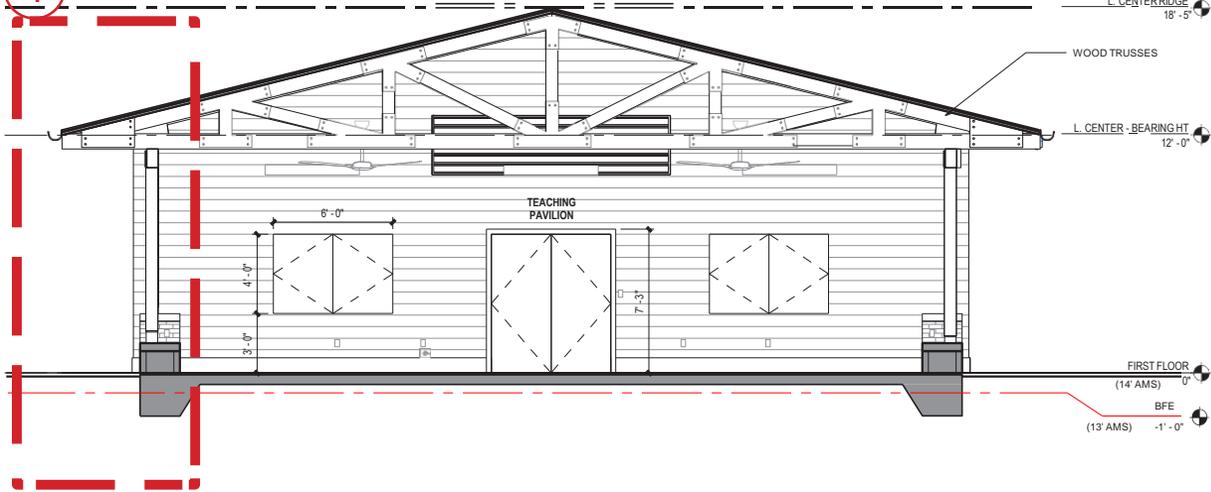
A



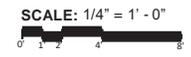
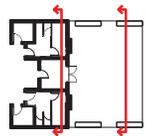


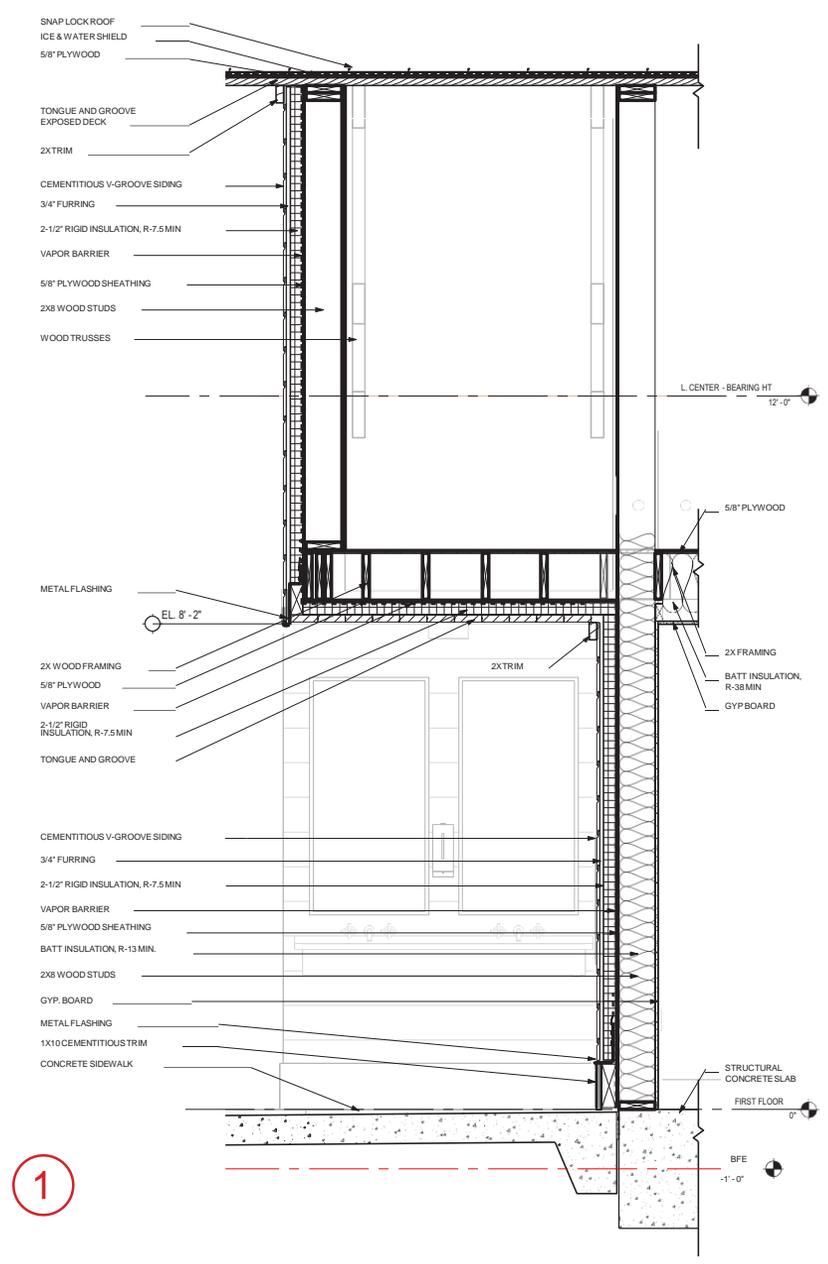
B

4

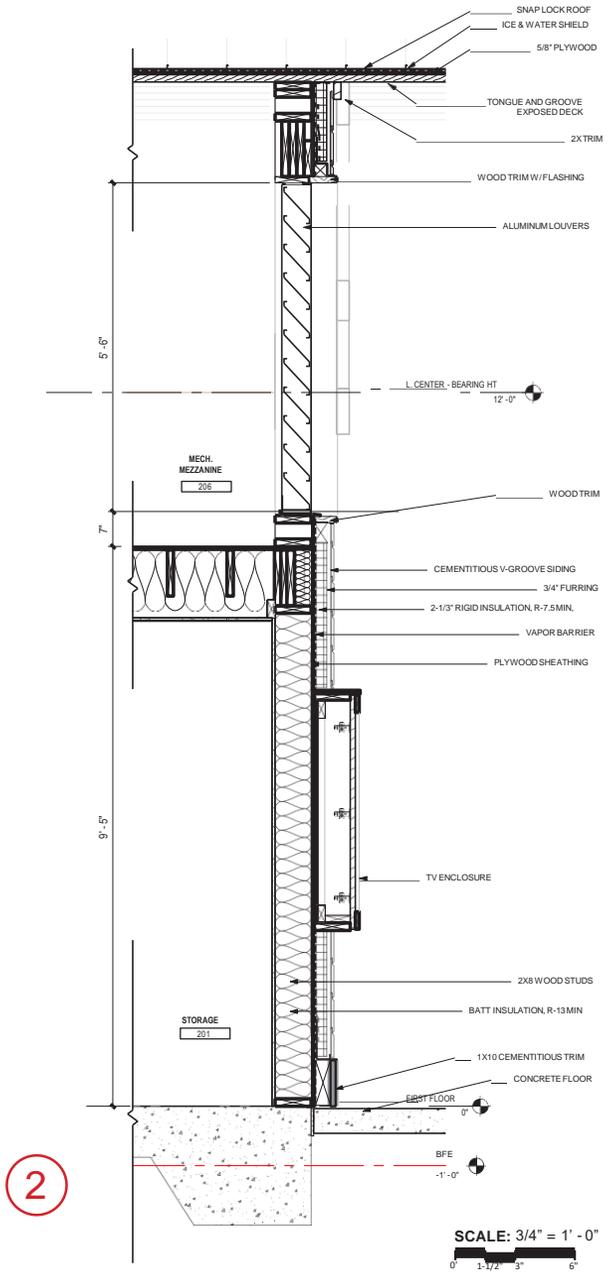


C

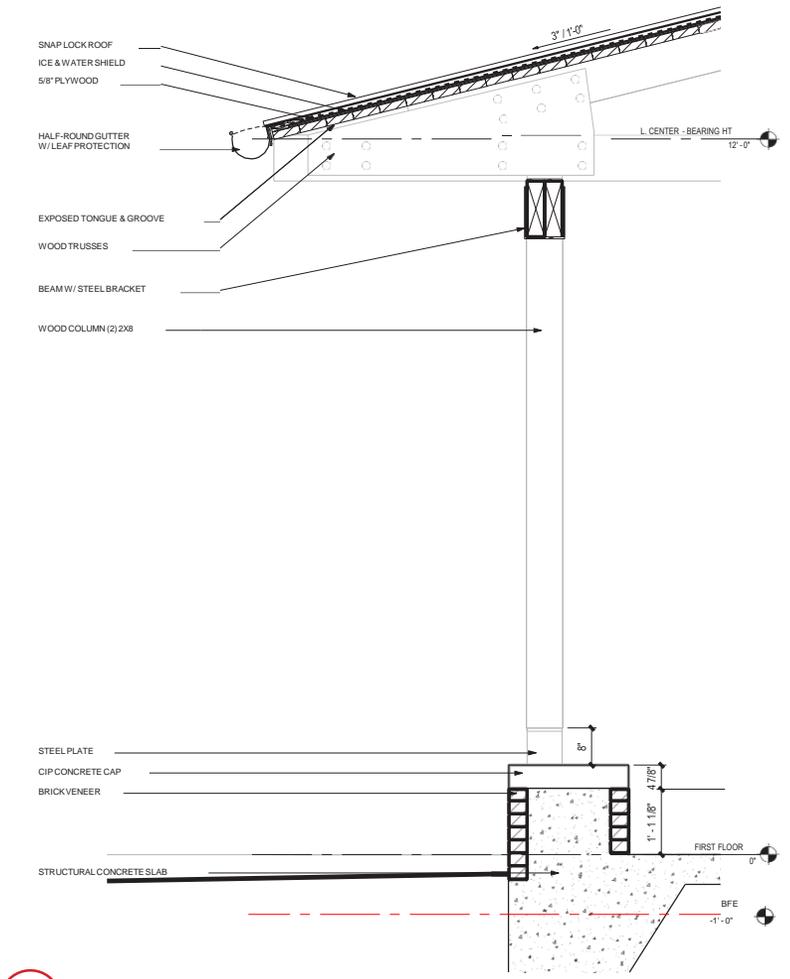




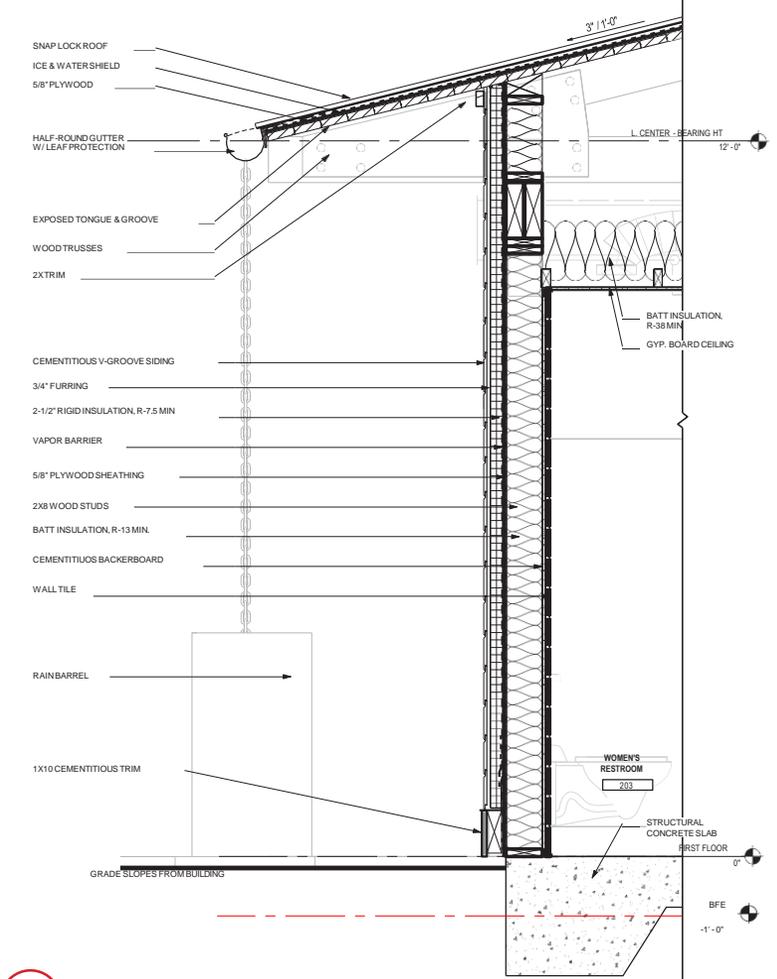
1



2



3



4

SCALE: 3/4" = 1' - 0"



LEARNING CENTER | PERSPECTIVE 36

## **Agenda Item #5**

---

**1400 OLD TOWNE RD.**  
TMS # 415-00-00-051, 002

Request preliminary approval for the construction of a new maintenance building at the future Old Towne Creek County Park.

# OLD TOWNE CREEK COUNTY PARK MAINTENANCE HUB STABLE & PREFABRICATED MAINTENANCE BUILDING

1400 OLD TOWNE ROAD  
CHARLESTON, SC

JUNE 1, 2020



## Maintenance Hub

- 03 Masterplan
- 04 Context | Site
- 05 Maintenance Hub | Site Demo Plan
- 06 Maintenance Hub | Site Plan
- 07 Landscape Plan

## Stable

- 09 Stable | Existing Photos
- 10 Stable | Floor Plan & Roof Plan
- 11 Stable | Elevations
- 12 Stable | Elevations
- 13 Stable | Elevations
- 14 Stable | Elevations
- 15 Stable | Building Section A & Detail
- 16 Stable | Wall Section B
- 17 Stable | Perspective

## Prefabricated Maintenance Building

- 19 Prefab. Maintenance Building | Context
- 20 Prefab. Maintenance Building | Floor Plan
- 21 Prefab. Maintenance Building | Roof Plan
- 22 Prefab. Maintenance Building | Elevations
- 23 Prefab. Maintenance Building | Elevations
- 24 Prefab. Maintenance Building | Building Sections
- 25 Prefab. Maintenance Building | Wall Sections
- 26 Prefab. Maintenance Building | Perspective





**LEGEND**

<span style="color: green;">■</span>	NEW BUILDING
<span style="color: blue;">■</span>	EXISTING BUILDING - EXTERIOR IMPROVEMENTS
<span style="color: yellow;">■</span>	EXISTING BUILDING - INTERIOR IMPROVEMENTS

**SITE PLAN DATA:**

TWSP 415-00-00-051  
 PARCEL ACREAGE = 13.2 AC  
 NON-RESTRICTED

TWSP 415-00-00-002  
 PARCEL ACREAGE = 54.2 AC  
 RESTRICTED - PER COVENANT

COMBINED ACREAGE = 67.4 AC

**ZONING**  
 051: SR-1 (SINGLE-FAMILY RESIDENTIAL)  
 002: SR-1 (SINGLE-FAMILY RESIDENTIAL)

**BUILDING HEIGHT LIMIT**  
 36' (2 1/2) STORIES

**HIGHGROUND / OCRM CRITICAL AREA / FRESHWATER WETLAND**

051: HIGHGROUND - 87.1%  
 OCRM CRITICAL AREA - 11.4%  
 FRESHWATER WETLAND - 1.5%

002: HIGHGROUND - 70.4%  
 OCRM CRITICAL AREA - 29.2%  
 FRESHWATER WETLAND - 0.4%

**PERCENTAGE OF LOT OCCUPIED BY BUILDING**

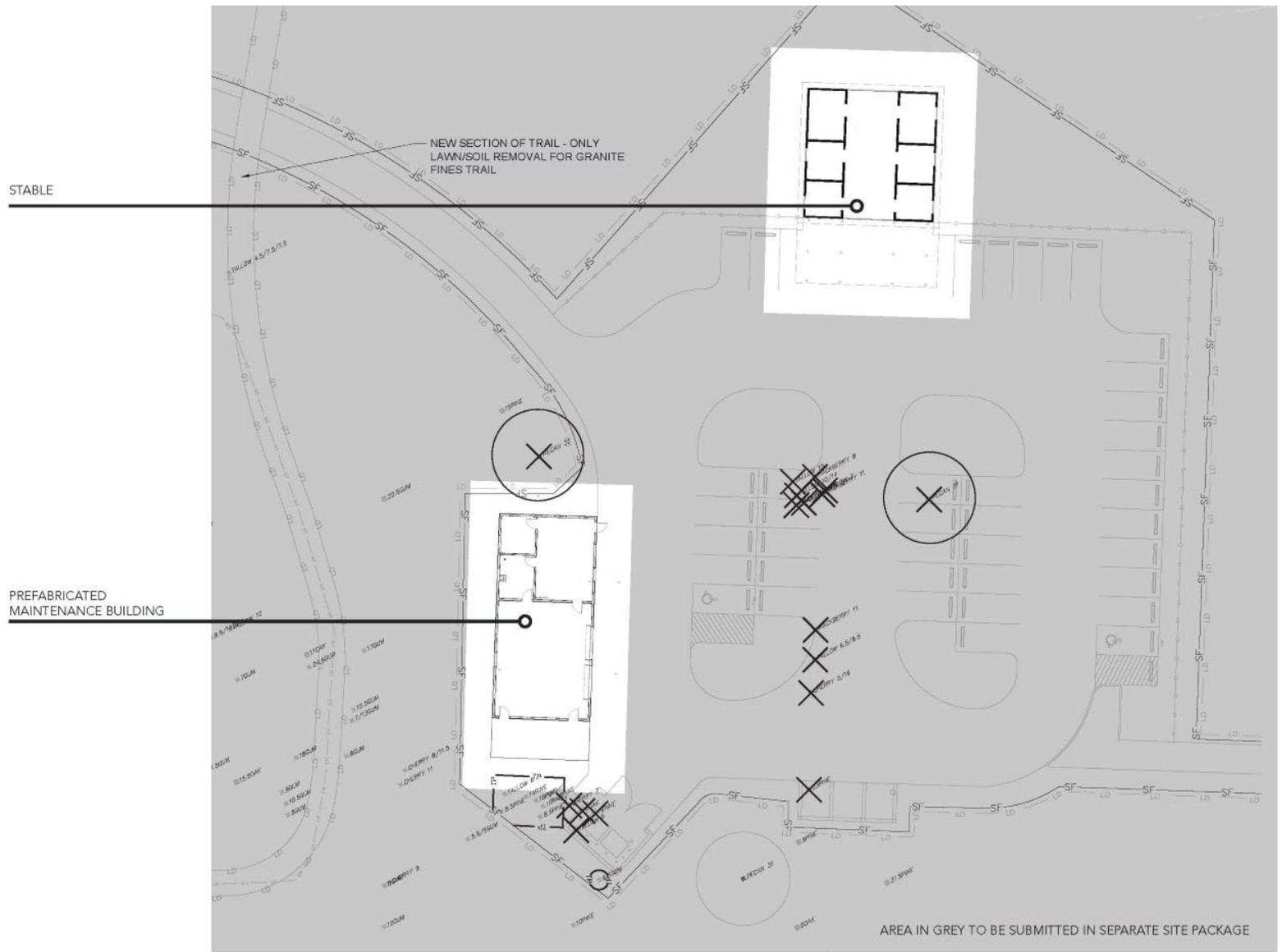
051: EVENT PAVILION - 0.18 AC  
 0.18 AC / 13.2 AC = 1.4% COVERAGE

002: LEARNING CENTER, RAIN HUT, CARETAKER'S HOUSE, STABLE 1, STABLE 2, MAIN HOUSE AND MAINTENANCE BUILDING - 0.35 AC  
 0.35 AC / 54.2 AC = 0.6% COVERAGE

**BUFFER REQUIREMENTS**  
 WEST/FRONT: OLD TOWNIE RD ADJACENT - 15' TYPE 'A' LANDSCAPE BUFFER  
 75' NATURAL LANDSCAPE BUFFER PRESERVED AS PER THE COVENANT  
 NORTH: NONE  
 EAST: NONE  
 SOUTH: NONE

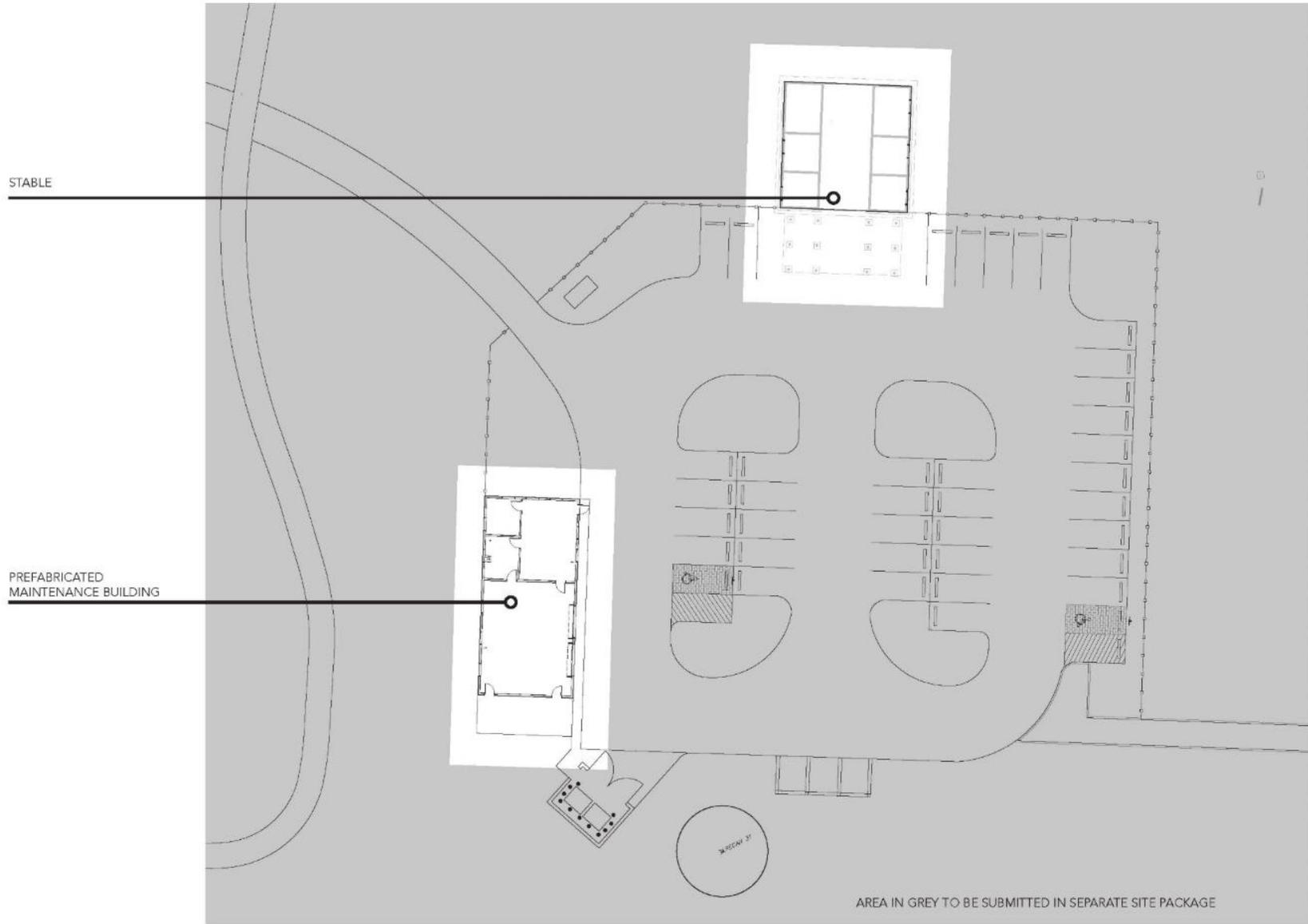
**PARKING**  
 REQUIREMENTS: 1 SPACE PER 4 PATRONS  
 TOTAL NUMBER OF PATRONS (BASED ON BUILDING CAPACITIES): 632  
 632 PATRONS / 4 = 158 PARKING SPACES  
 TOTAL PARKING SPACES REQUIRED: 158 PARKING SPACES  
 TOTAL PARKING SPACES PROVIDED: 136 PARKING SPACES  
 (132 STANDARD SPACES AND 7 ADA SPACES)

**PERVIOUS / IMPERVIOUS**  
 TOTAL PERVIOUS  
 TOTAL IMPERVIOUS



SCALE: 1" = 20'-0"





SCALE: 1" = 20'-0"





EXISTING TREE CANOPY

VEGETATIVE SCREEN WITH FENCE



SHUMARD OAK



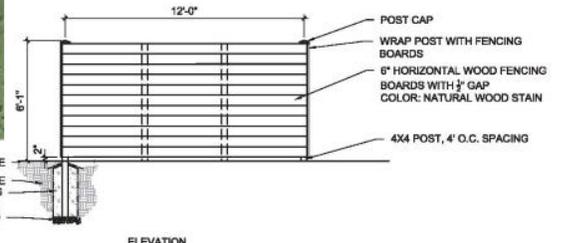
BURFORD HOLLY



VIBURNUM

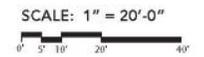
CANOPY TREES

AREA IN GREY TO BE SUBMITTED IN SEPARATE SITE PACKAGE



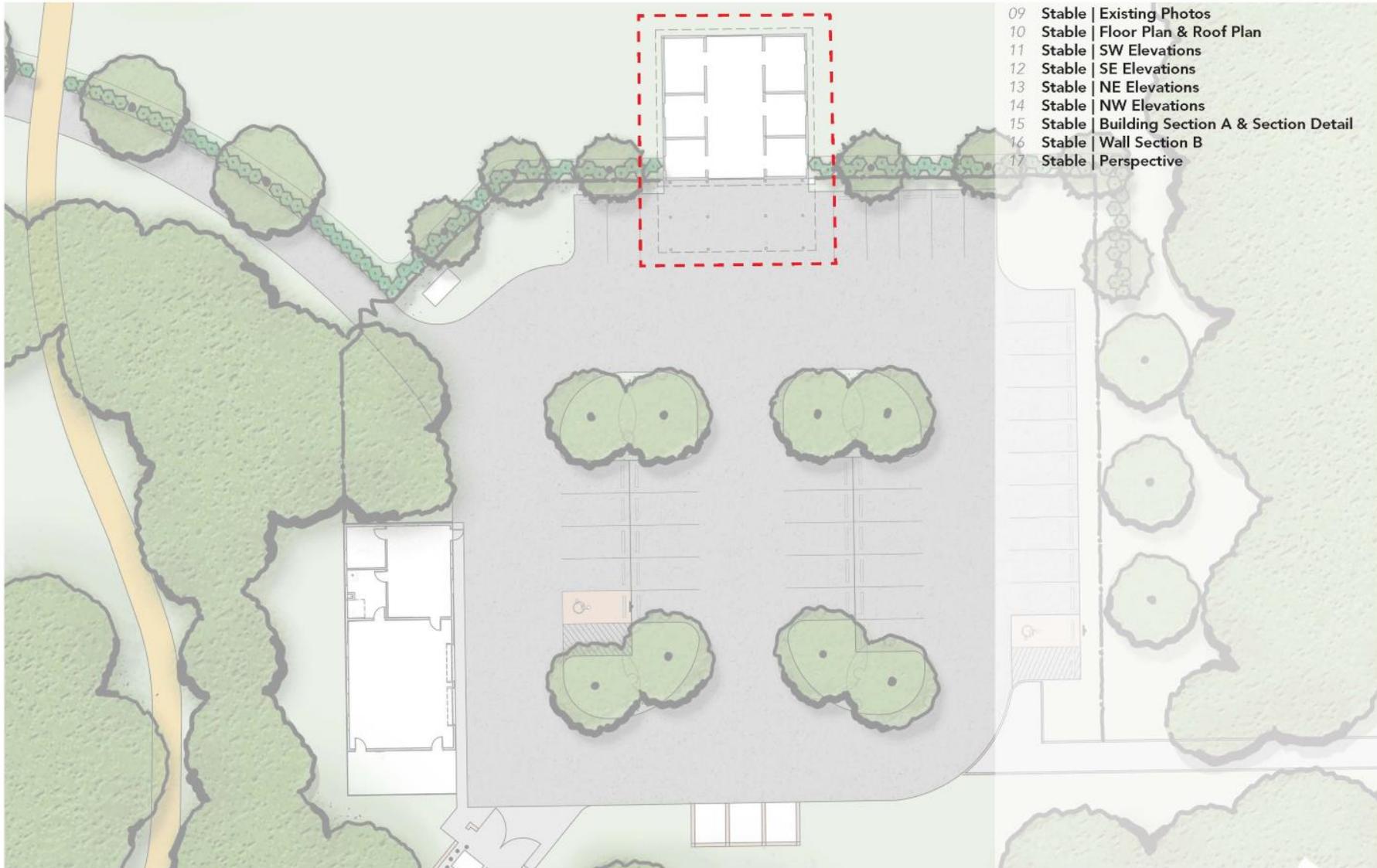
FINISH GRADE  
 COMPACTED SUBGRADE  
 CONCRETE FOOTING  
 3000 PSI @ 28 DAYS  
 3" COMPACTED GRAVEL

ELEVATION  
 SCALE: 1/4" = 1'-0"



SCALE: 1" = 20'-0"





09	Stable	Existing Photos
10	Stable	Floor Plan & Roof Plan
11	Stable	SW Elevations
12	Stable	SE Elevations
13	Stable	NE Elevations
14	Stable	NW Elevations
15	Stable	Building Section A & Section Detail
16	Stable	Wall Section B
17	Stable	Perspective



STABLE SOUTHEAST



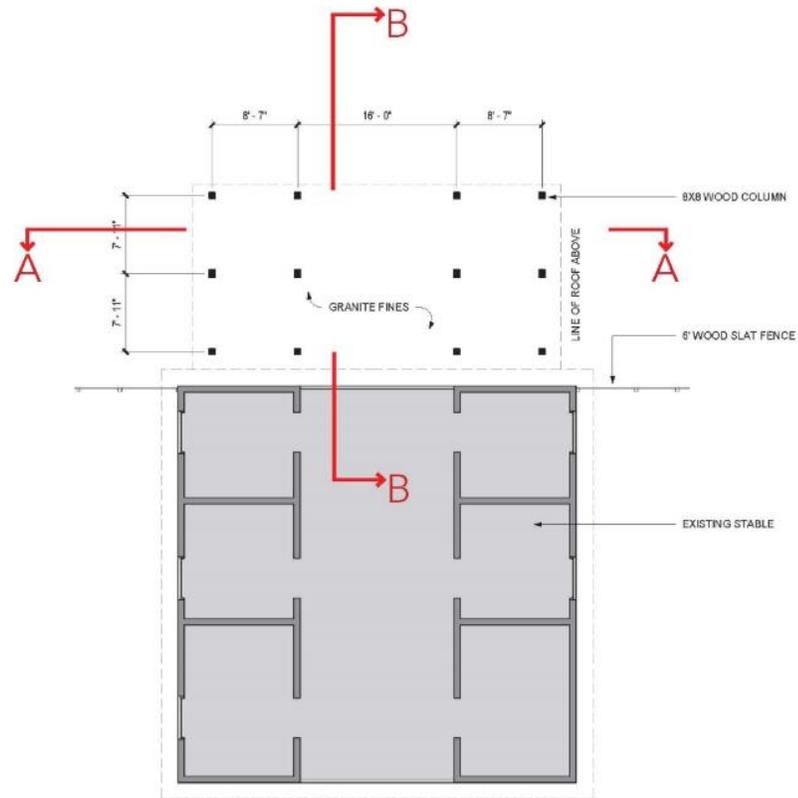
STABLE NORTHEAST



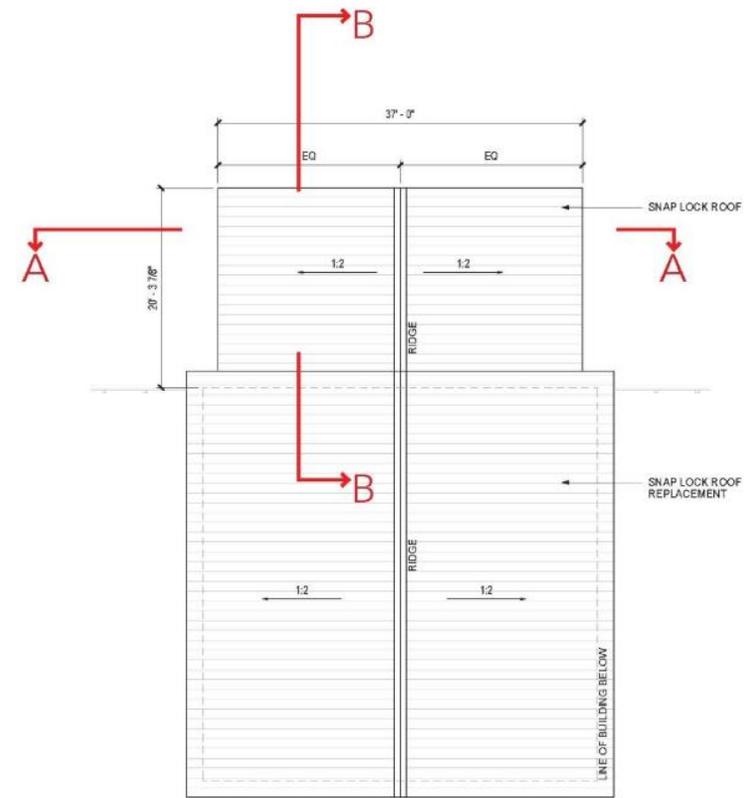
STABLE NORTHWEST

LEGEND:

EXISTING BUILDING



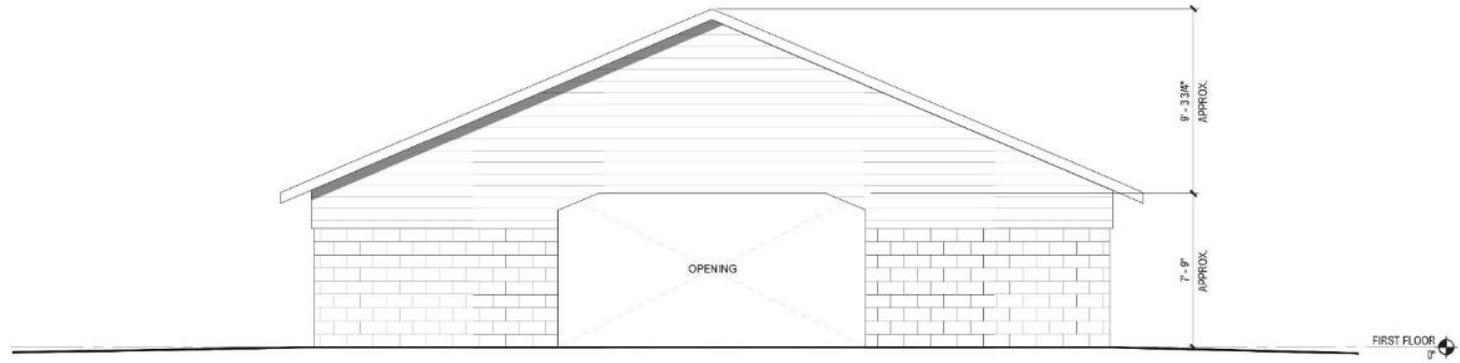
FLOOR PLAN



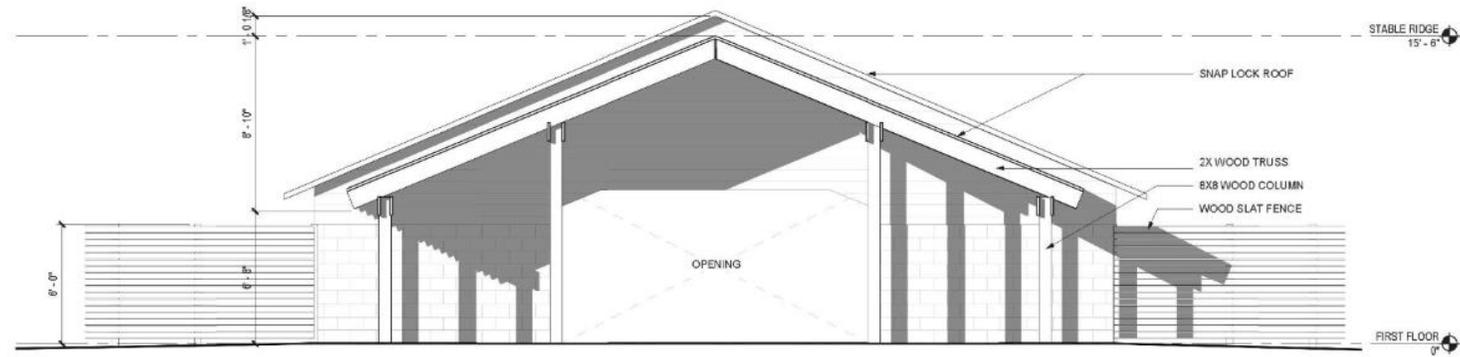
ROOF PLAN

SCALE: 1/8" = 1'-0"

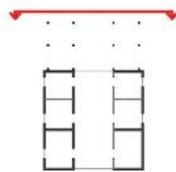




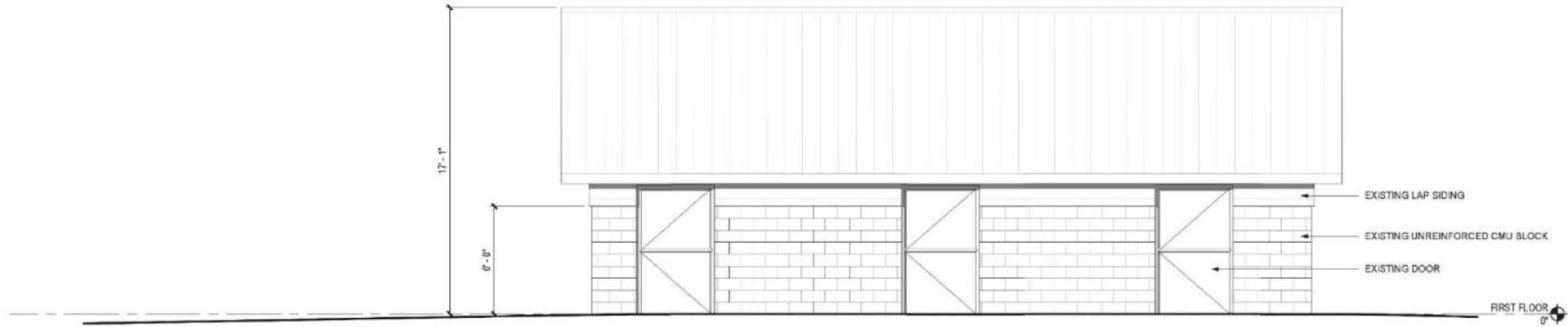
SOUTHWEST EXISTING



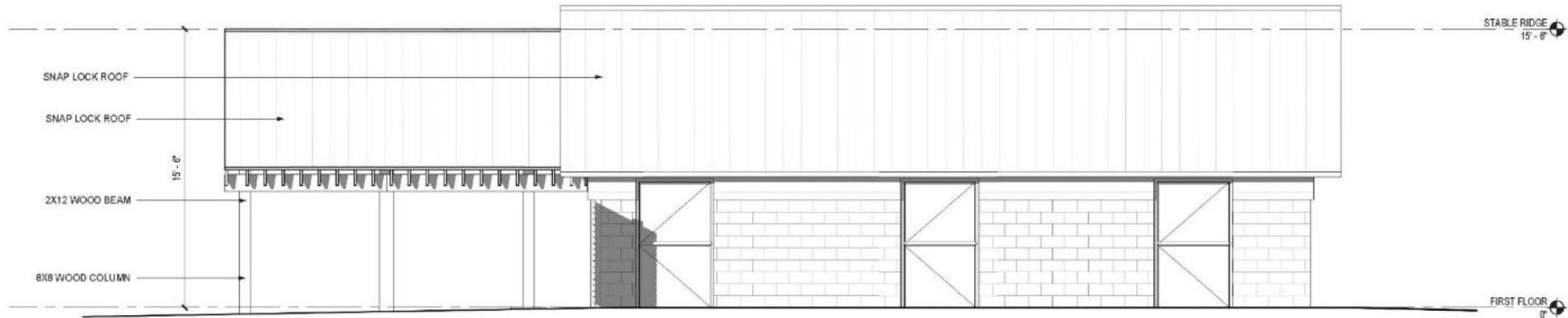
SOUTHWEST PROPOSED



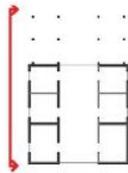
SCALE: 1/4" = 1'-0"  
 0 1' 2' 4' 8'

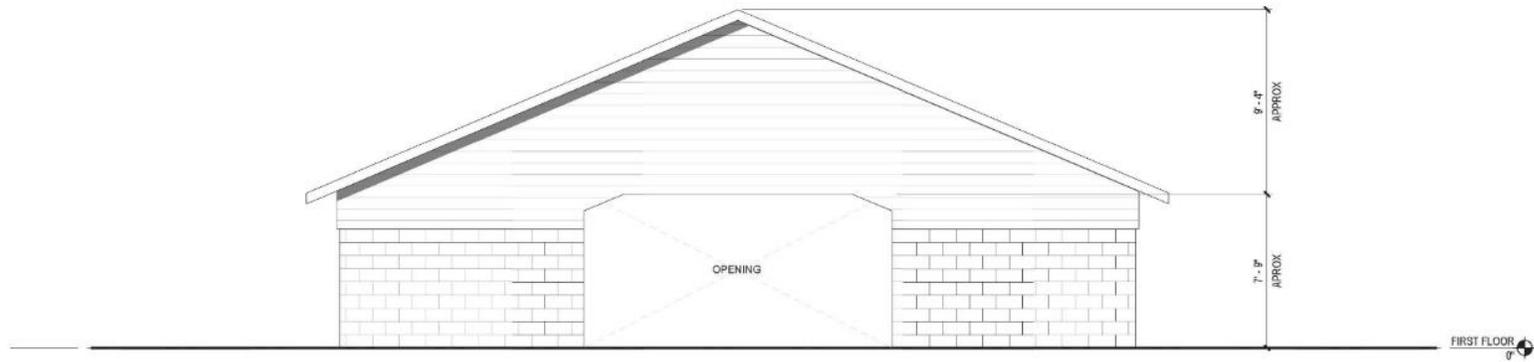


SOUTHEAST EXISTING

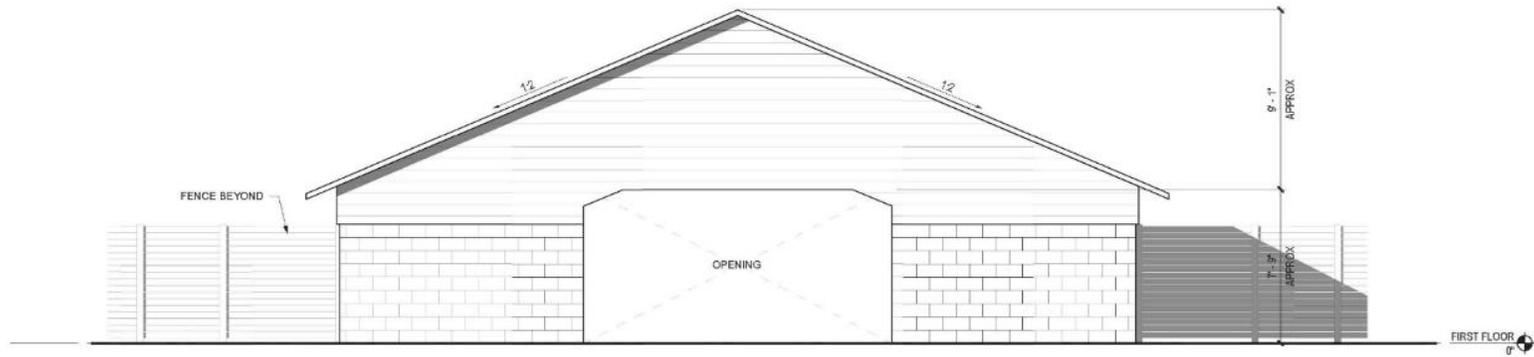


SOUTHEAST PROPOSED

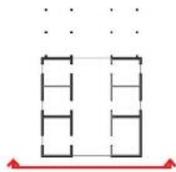




NORTHEAST EXISTING



NORTHEAST PROPOSED

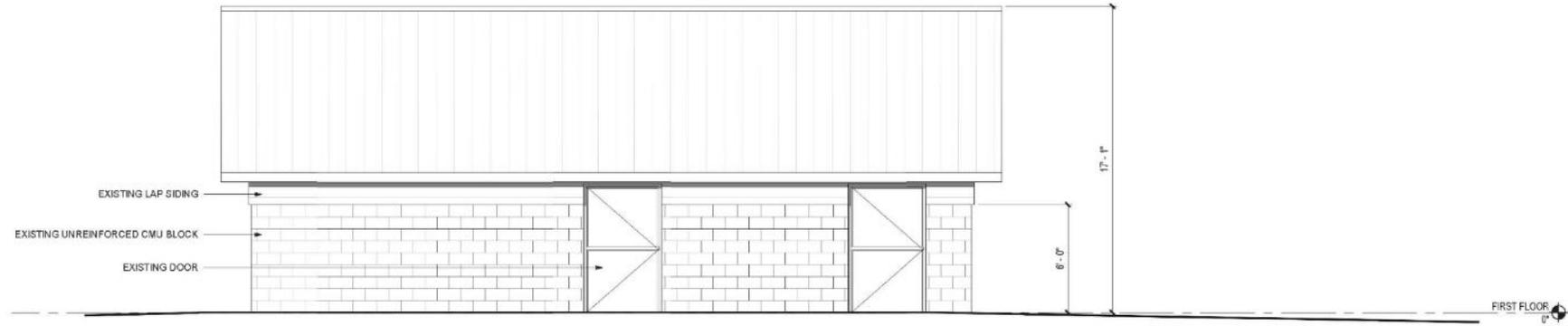


liollo  
architecture

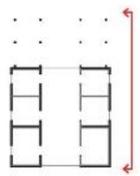
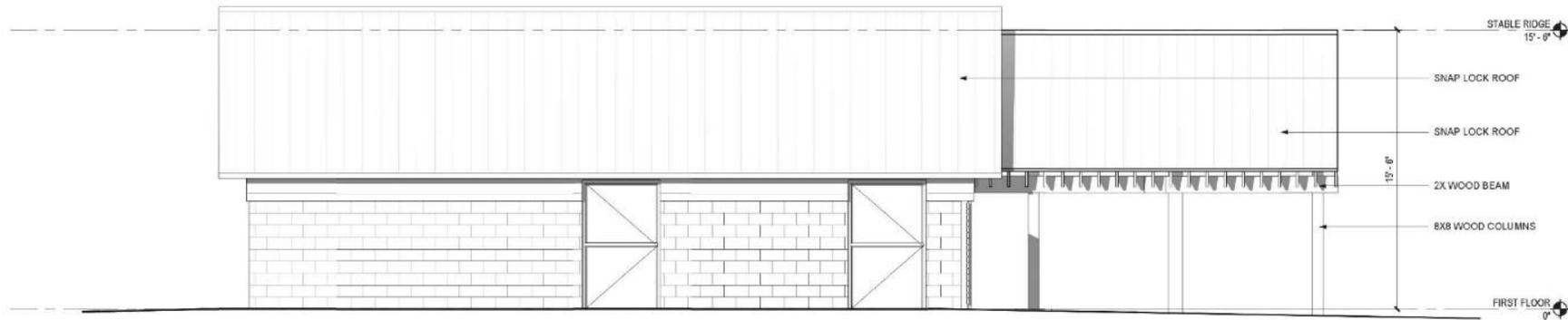
Stantec



SCALE: 1/4" = 1'-0"  
0 1' 2' 4' 8'

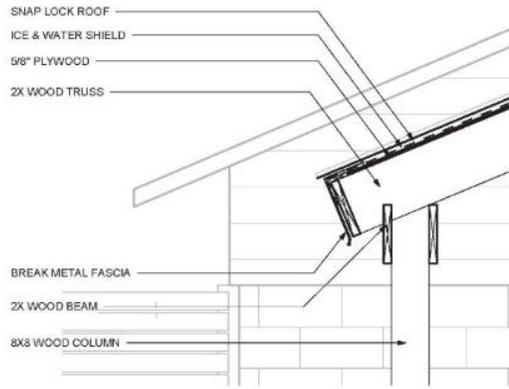


NORTHWEST EXISTING

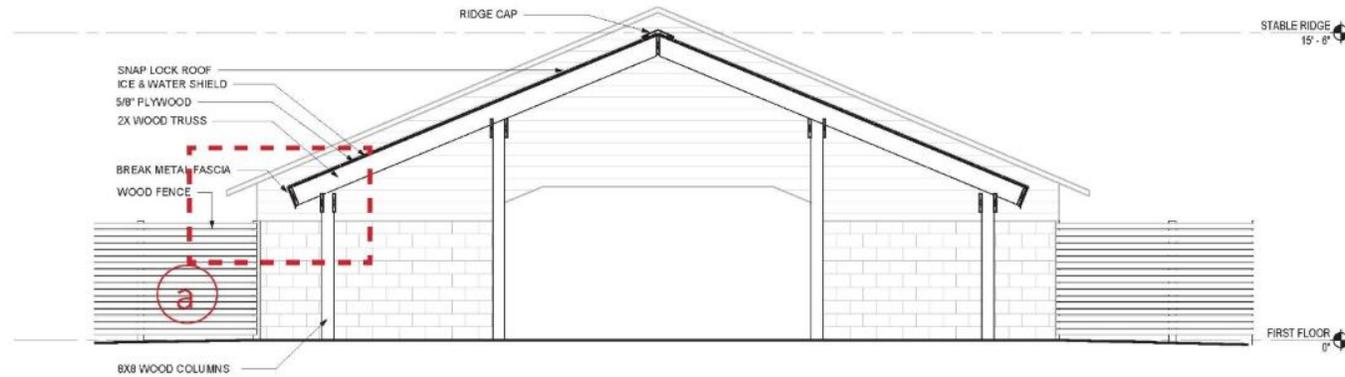


NORTHWEST PROPOSED

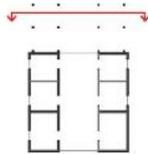
SCALE: 1/4" = 1'-0"  
 0 1' 2' 4' 8'



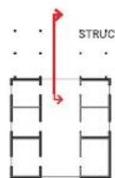
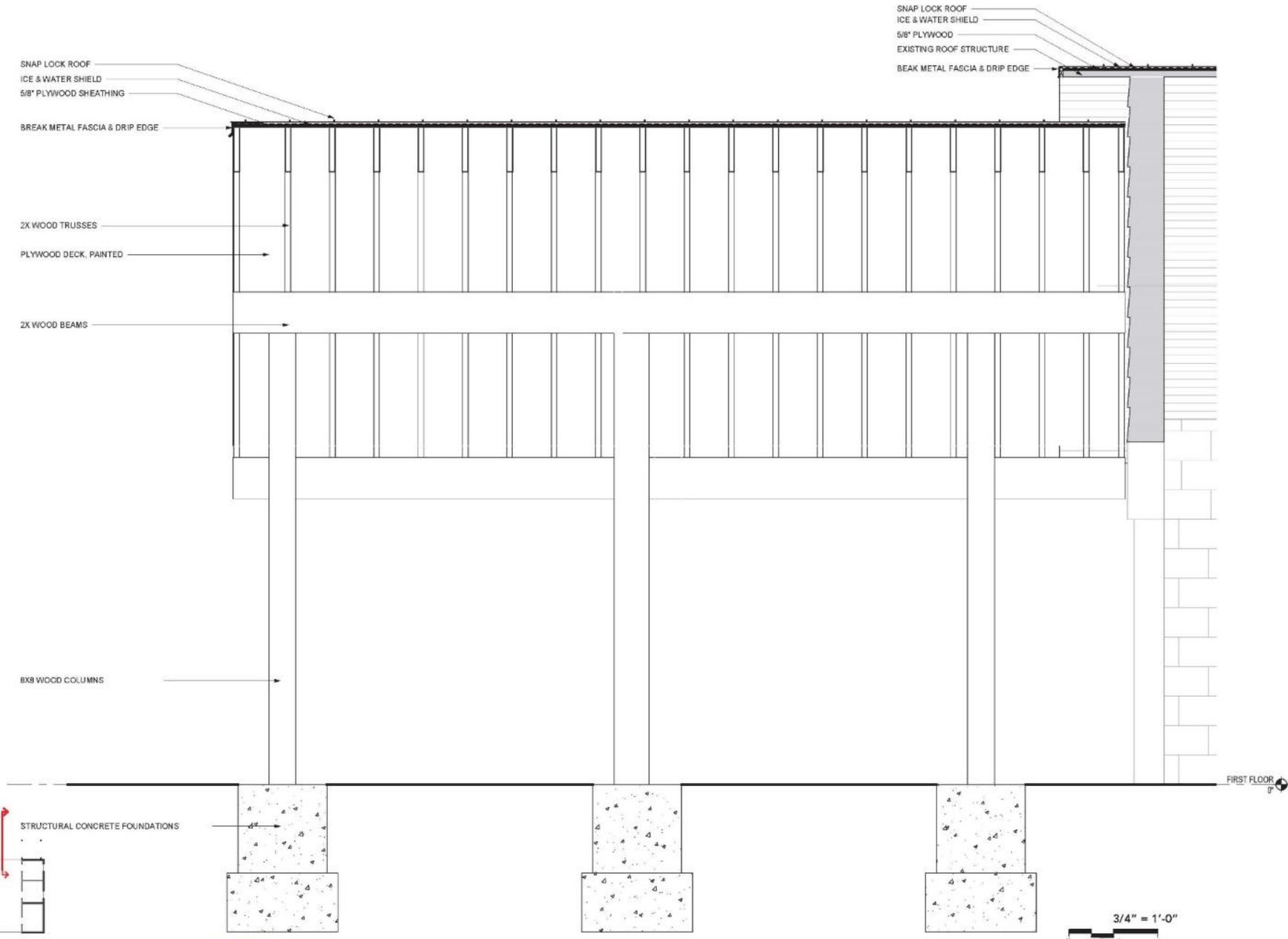
**a** ENLARGED SECTION DETAIL ROOF EDGE SCALE: 3/4" = 1'-0"



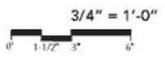
BUILDING SECTION A

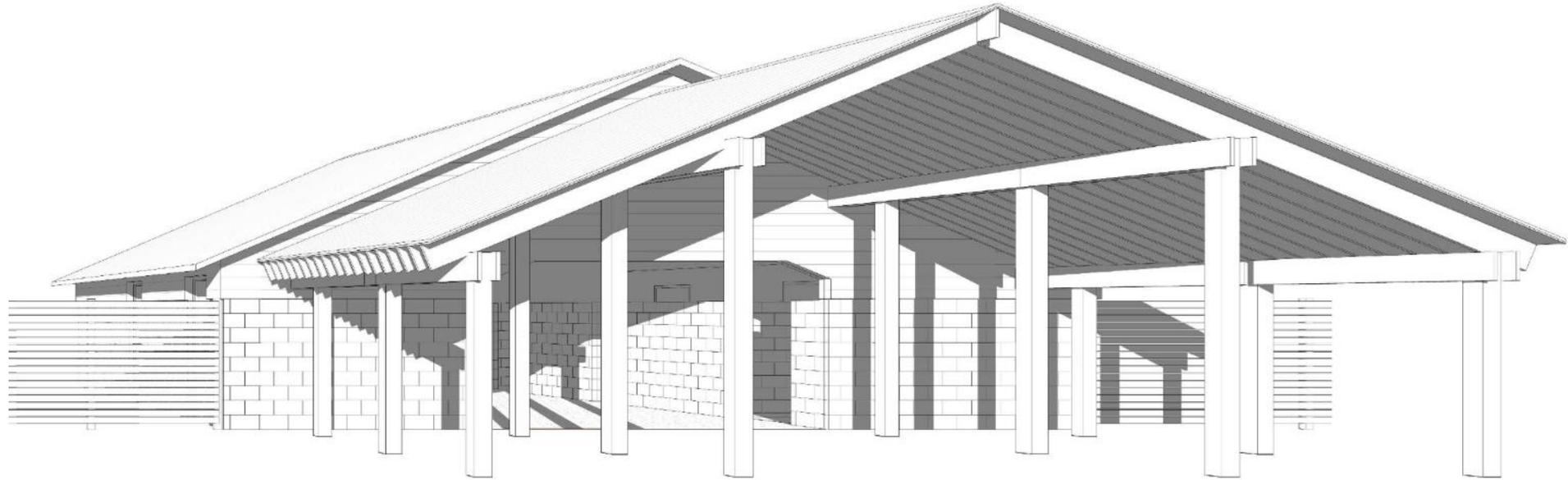


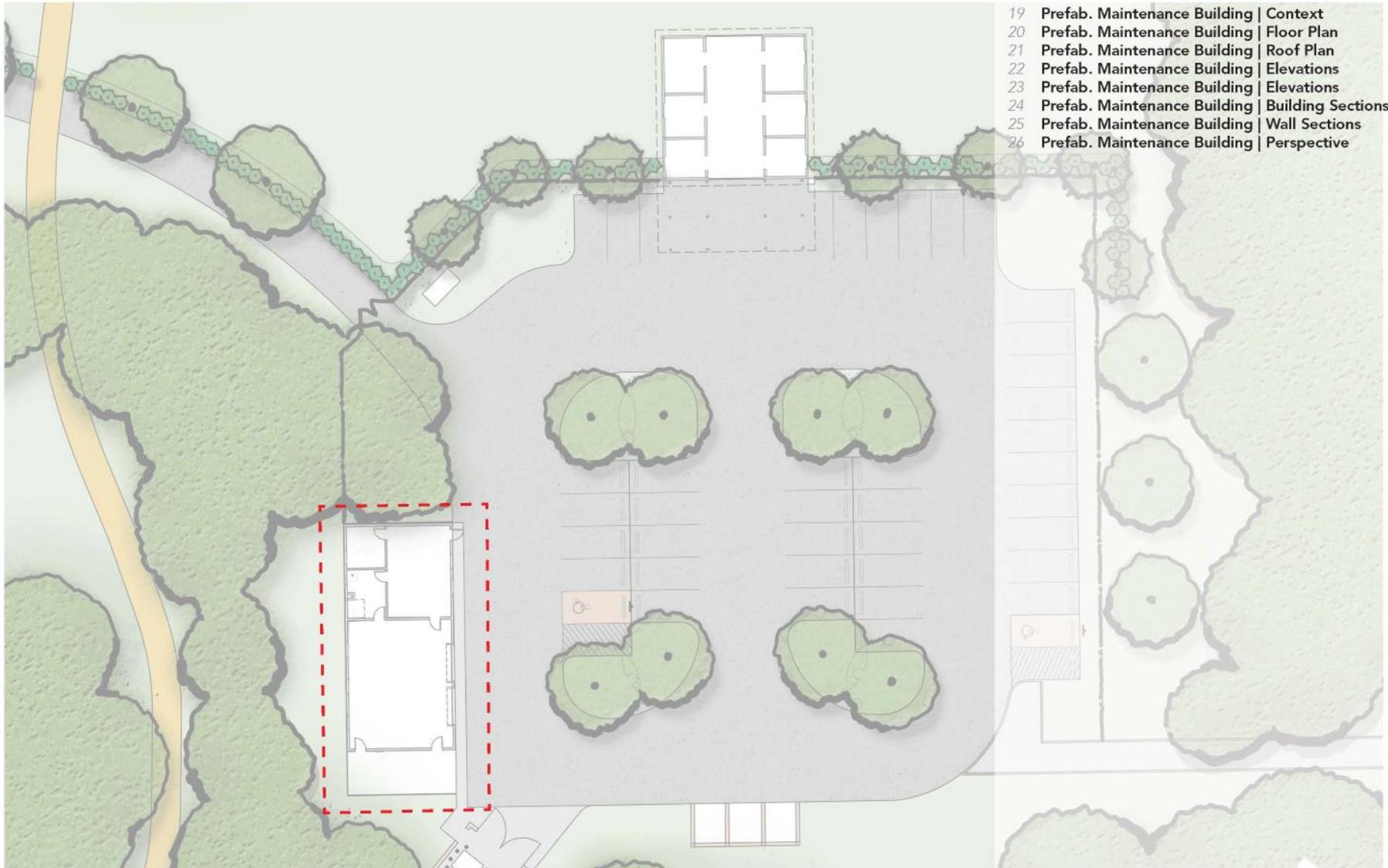
SCALE: 1/4" = 1'-0"



STRUCTURAL CONCRETE FOUNDATIONS







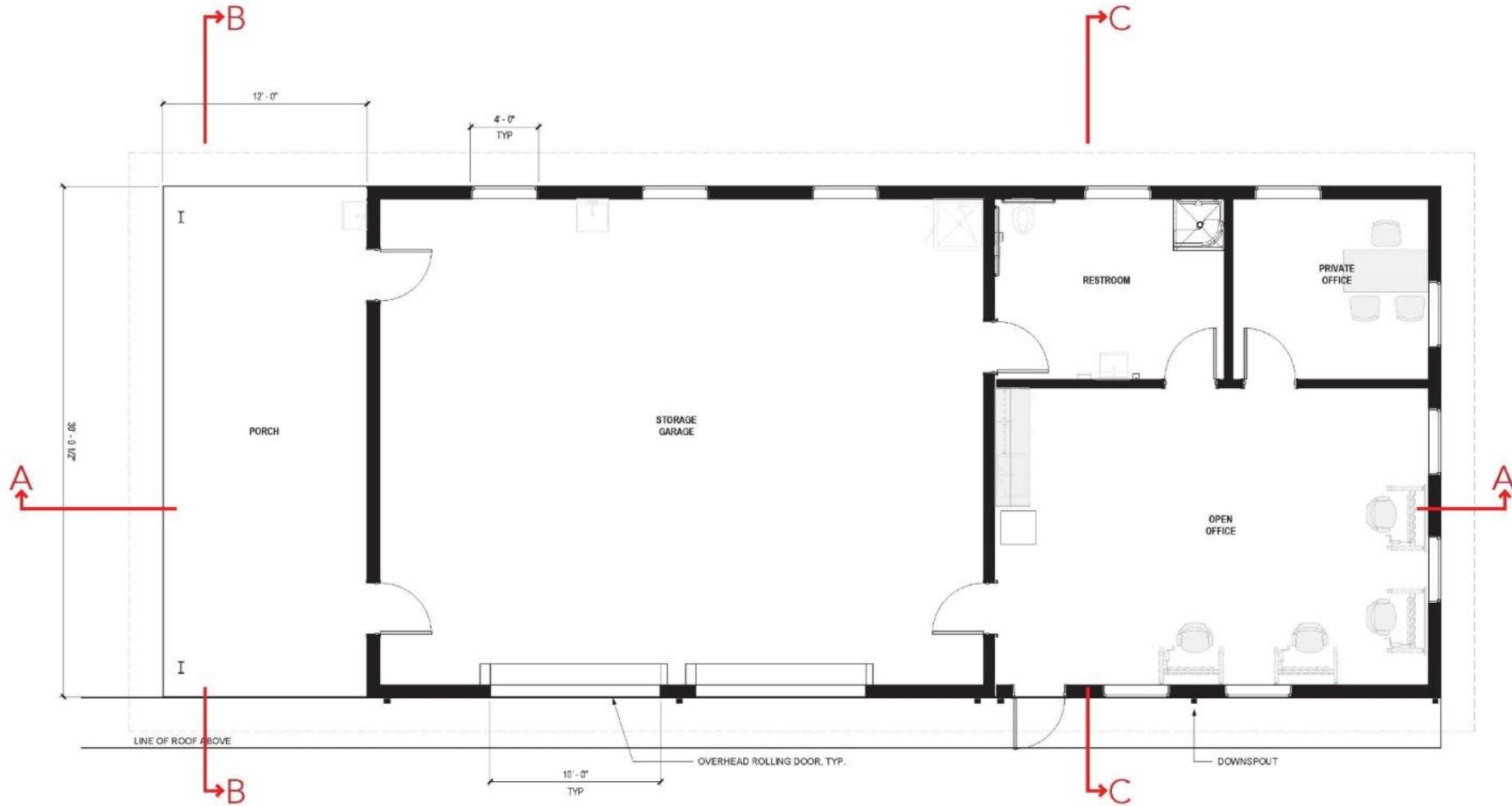
19	Prefab. Maintenance Building	Context
20	Prefab. Maintenance Building	Floor Plan
21	Prefab. Maintenance Building	Roof Plan
22	Prefab. Maintenance Building	Elevations
23	Prefab. Maintenance Building	Elevations
24	Prefab. Maintenance Building	Building Sections
25	Prefab. Maintenance Building	Wall Sections
26	Prefab. Maintenance Building	Perspective



PREFABRICATED MAINTENANCE BUILDING VIEW FROM NORTH

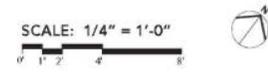
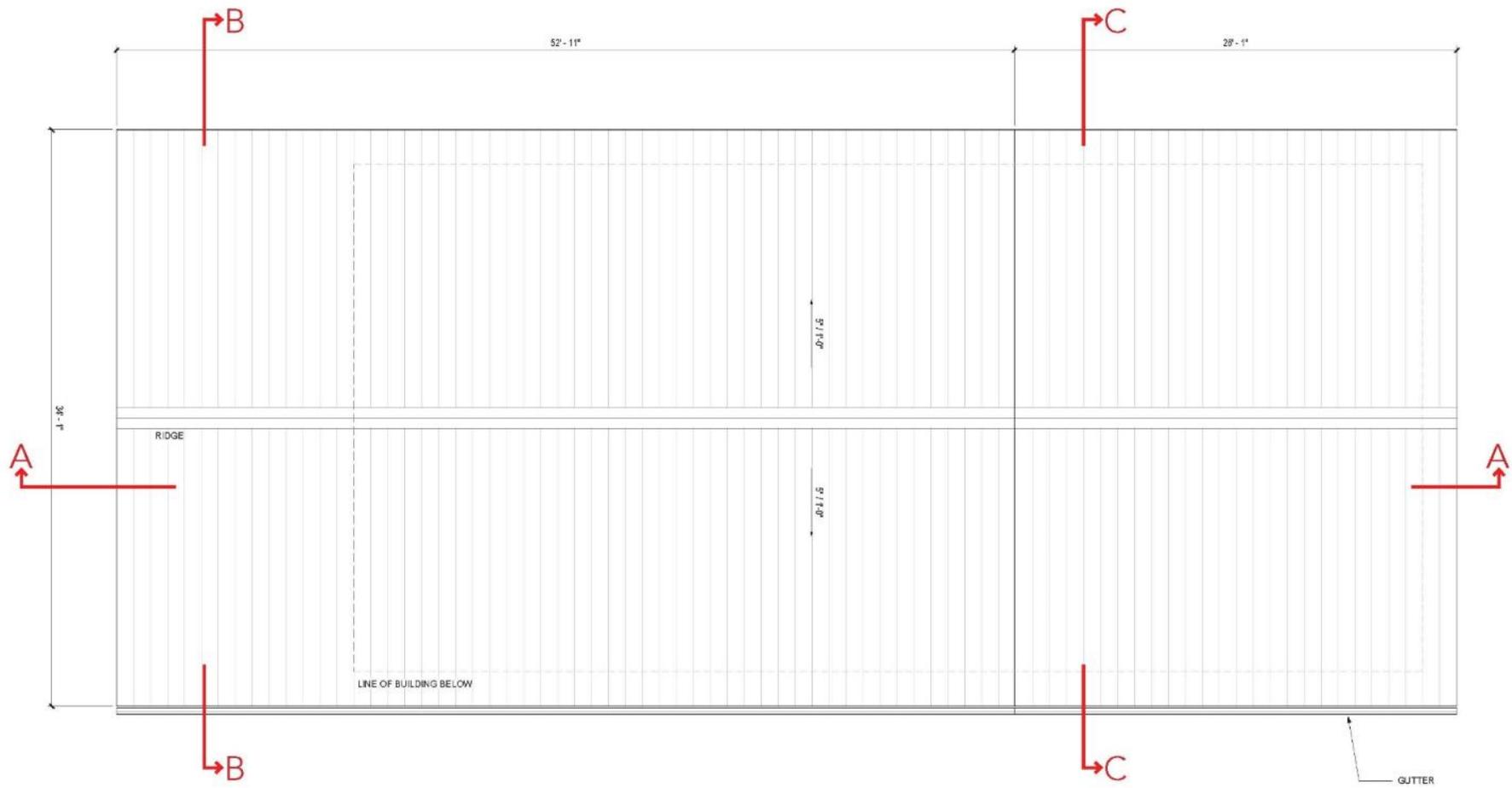


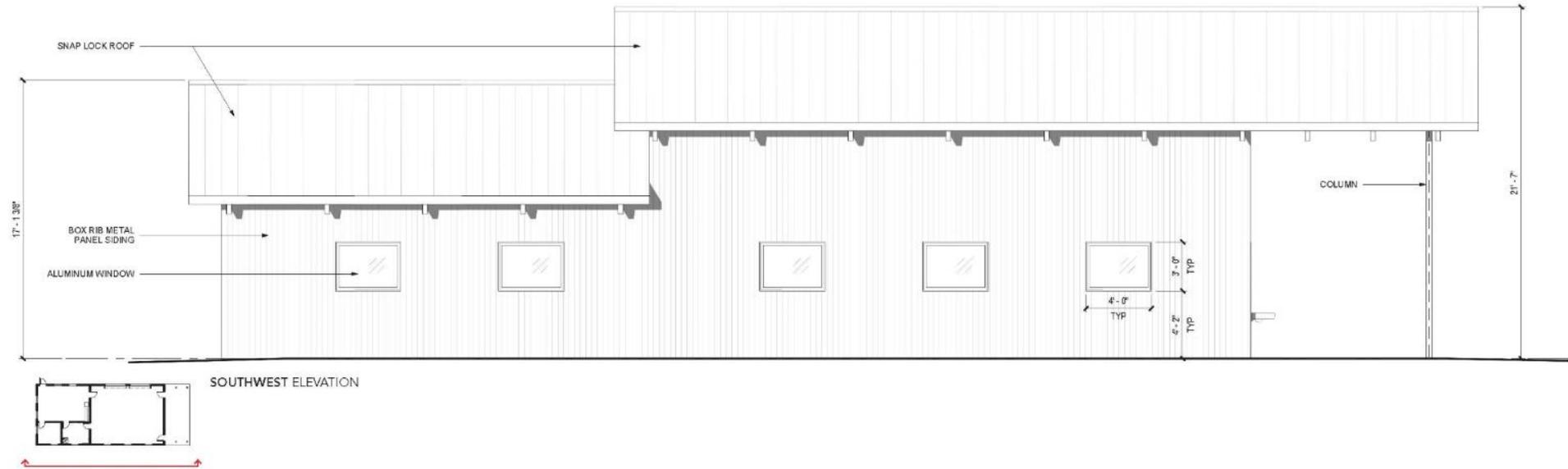
PREFABRICATED MAINTENANCE BUILDING VIEW FROM SOUTH



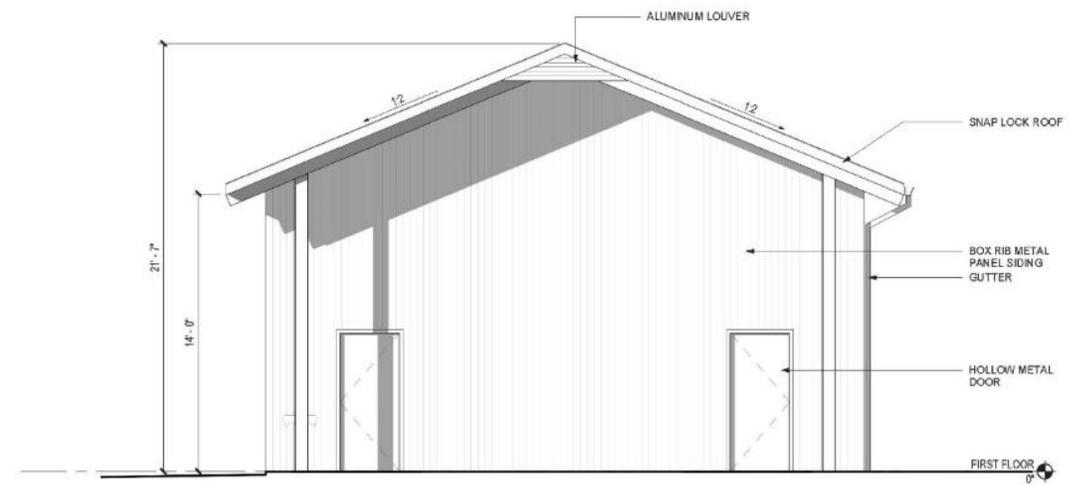
SCALE: 1/4" = 1'-0"



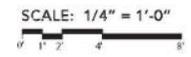


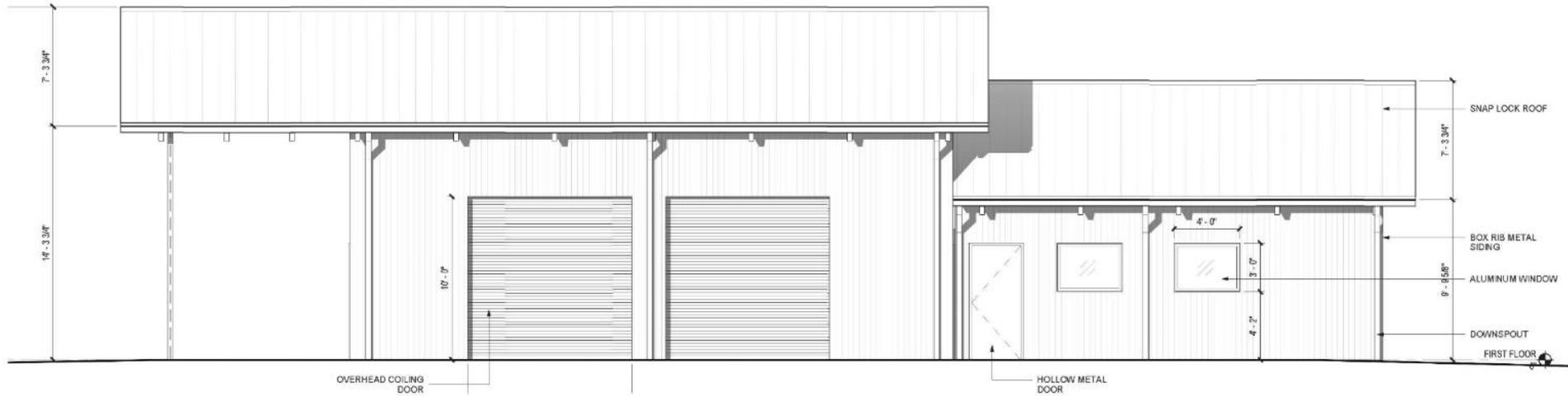


SOUTHWEST ELEVATION

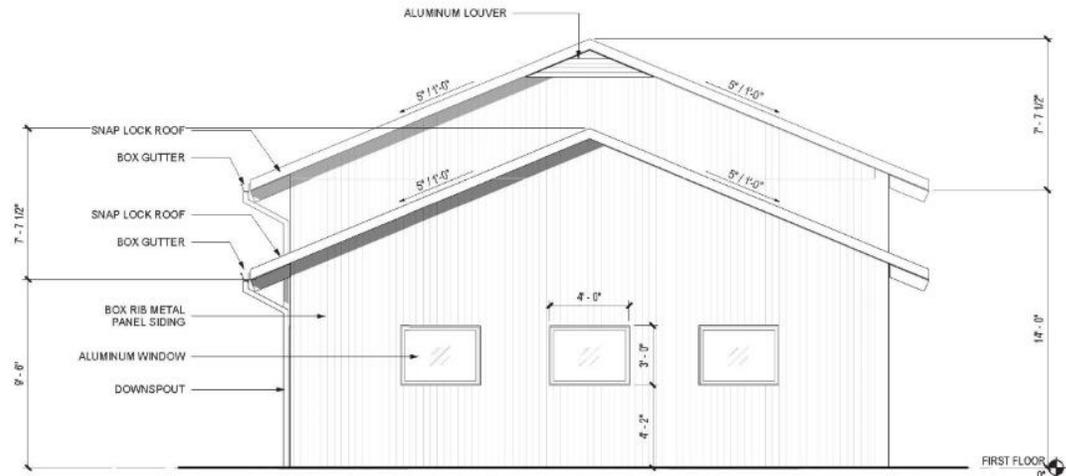


SOUTHEAST ELEVATION

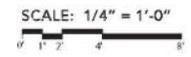
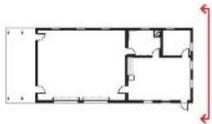


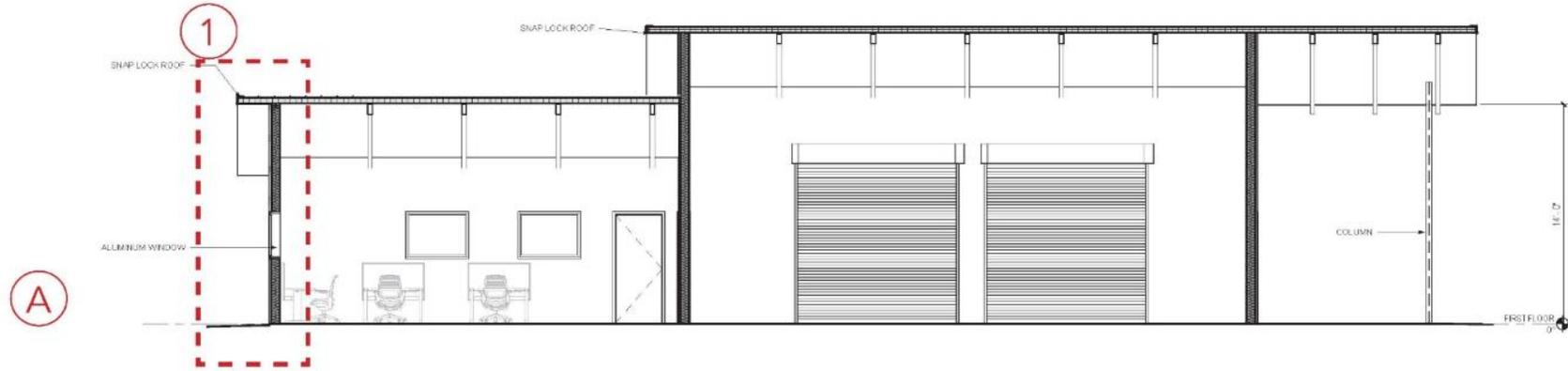


NORTHEAST ELEVATION

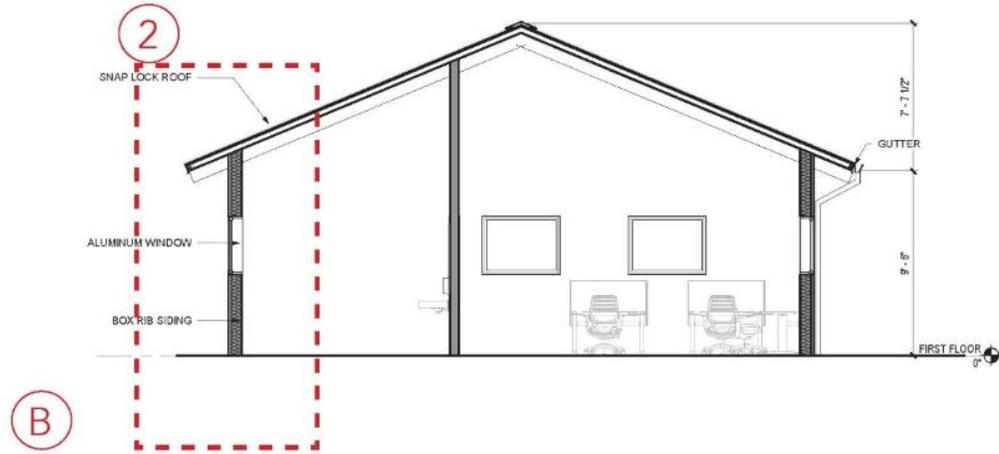
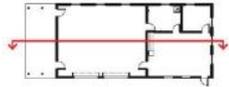


NORTHWEST ELEVATION

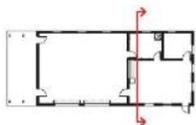




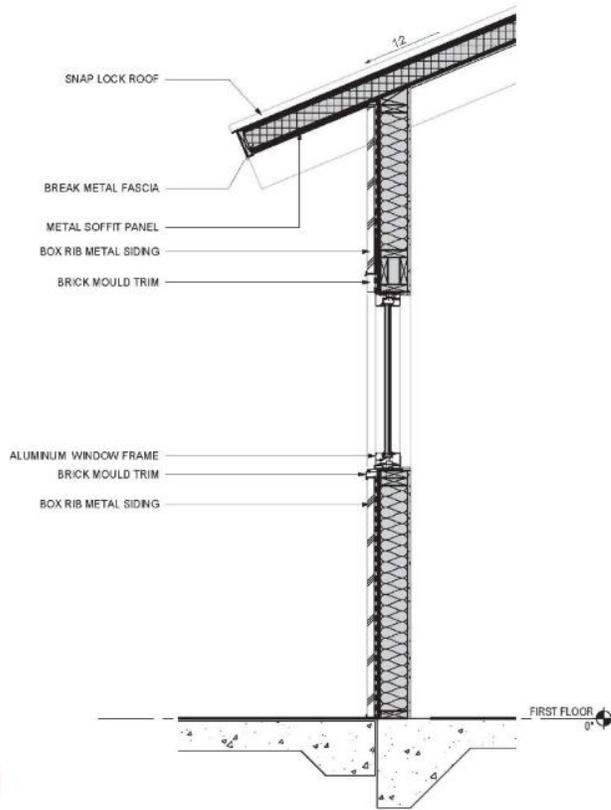
BUILDING SECTION



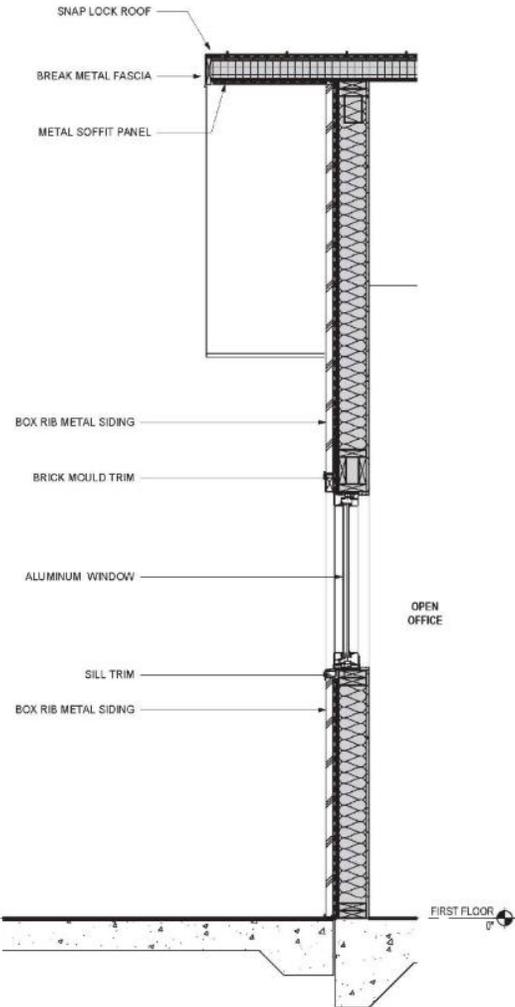
BUILDING SECTION



SCALE: 1/4" = 1'-0"  
 0 1' 2' 4' 8'

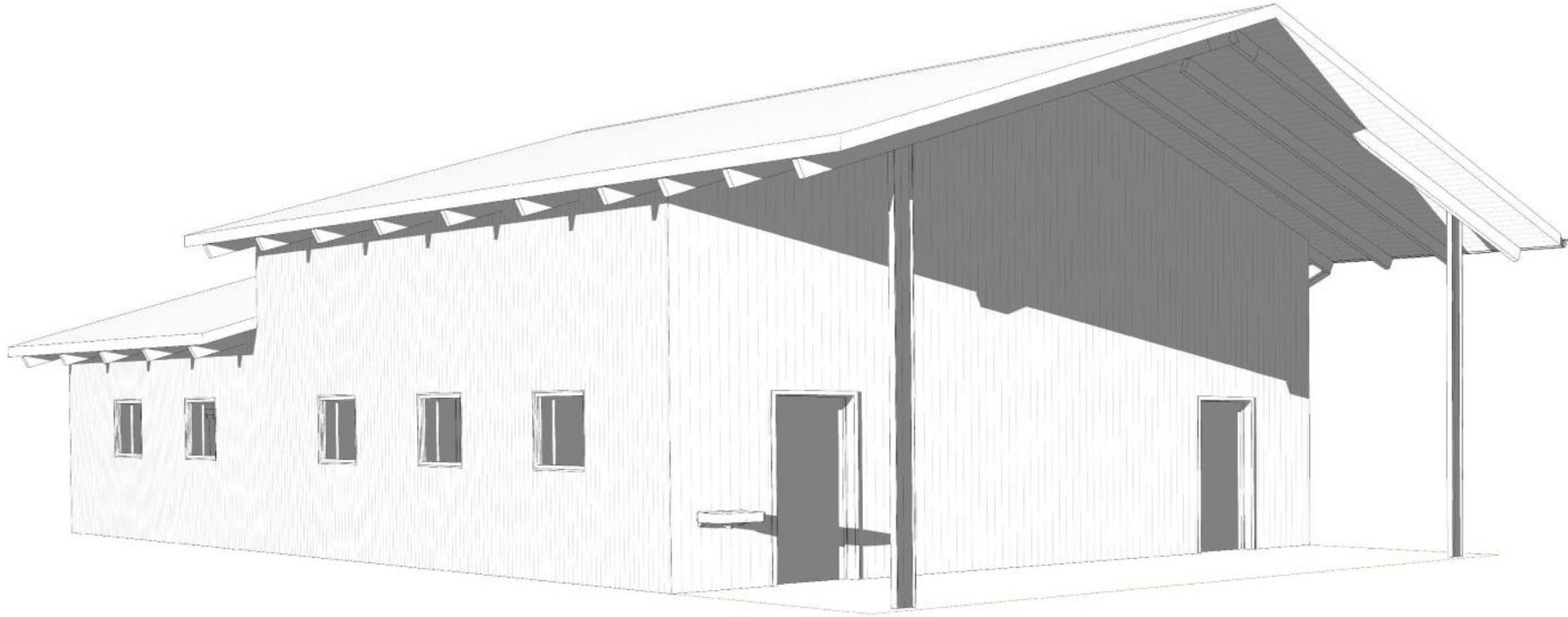


1



2

SCALE: 3/4" = 1'-0"



## **Agenda Item #6**

---

**162 SEVEN FARMS DR.**

TMS # 275-00-00-158

Request conceptual approval for the addition and renovation to an existing Publix grocery store.

# Publix super markets, inc.

STORE #0846  
 DANIEL ISLAND TOWN CENTER  
 162 SEVEN FARMS DRIVE STE 100  
 DANIEL ISLAND, SC 29492

EXPANSION / INTERIOR REMODEL  
 EXISTING SF: 29,030 + EXPANSION SF: 21,368=  
 TOTAL SF: 50,398



VICINITY MAP



DRAWING INDEX

CV1	COVER SHEET	A3.6	ADDITIONAL RENDERINGS
L1	CONCEPTUAL LANDSCAPE PLAN	A3.7	VIEW FROM I-526 RENDERING
L2	PARK SPACE PLAN	A4.1	MATERIAL INSPIRATION
A1.1	EXISTING IMAGES	A5.1	RENDERED VIEW-SOUTH WEST/ STREETSCAPE
A1.2	EXISTING SURROUNDING CONTEXT PHOTOS	A5.2	RENDERED VIEW-NORTH WEST
A1.3	EXISTING SITE PHOTOS	A5.3	RENDERED VIEW-NORTH EAST
A1.4	EXISTING BUILDING PHOTOS	A5.4	RENDERED VIEW- SOUTH EAST
A2.1	EXISTING DEMO FLOOR PLAN	A6.1	SOUTH WEST EXTERIOR ELEVATION
A2.2	PROPOSED FLOOR PLAN	A6.2	NORTH WEST EXTERIOR ELEVATION
A3.1	INSPIRATION/ PRECEDENTS	A6.3	NORTH EAST EXTERIOR ELEVATION
A3.2	ISLAND PARK DRIVE ENTRY RENDERING	A6.4	SOUTH EAST EXTERIOR ELEVATION
A3.3	FRONT FACADE RENDERING- SOUTH CORNER	C1	EXISTING CONDITIONS PLAN
A3.4	FRONT FACADE RENDERING- WEST CORNER	C2	CONCEPTUAL DEMOLITION PLAN
A3.5	ISLAND PARK DRIVE RENDERING	C3	CONCEPTUAL SITE PLAN
			DANIEL ISLAND ARB: CONCEPTUAL APPROVAL LETTER



PUBLIX  
 REMODEL/EXPANSION  
 CITY OF CHARLESTON  
 DRB REVIEW

CONCEPTUAL REVIEW	PUBLIX 0846 Remodel Daniel Island Town Center 162 Seven Farms Dr. Ste 100, Daniel Island SC 29492 (445-9)
06/15/2020	
Tim Morrison, AIA	COVER SHEET
Miguel Vasquez-Heather Nkong	
BY:	

CV1



SAUCER MAGNOLIA



VARIEGATED PITOSPORIUM



LITTLE GEM MAGNOLIA



PINK DRIFT ROSE



CHASTE TREE



NEEDLEPOINT HOLLY



SABAL PALM



DWARF YAUPON HOLLY



FORMOSA AZALEA



COCKLE



ANISE



PINK MUHLY GRASS



FRAGRANT TEA OLIVE



PUBLIX  
REMODEL/EXPANSION  
CITY OF CHARLESTON  
DRB REVIEW

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN



PROJECT: PUBLIX 0846 Remodel  
 REVIEW DATE: 06/15/2020  
 REVIEWER: AIA  
 DESIGNER: Miguel Velazquez/Heather Wilcox  
 DRAWING NO: L1



**PUBLIX  
REMODEL/EXPANSION  
CITY OF CHARLESTON  
DRB REVIEW**

**LEGEND**

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN



PROJECT: <b>CONCEPTUAL REVIEW</b> DATE: 08/15/2020 PREPARED BY: The Richards, AIA Miguel Velazquez/Heather Niles REV:	PROJECT: <b>PUBLIX 0846 Remodel</b> 100 North Main St. Charleston, SC 29401 REVISION: <b>PARK SPACE PLAN</b> DRAWN BY: <b>L2</b>
--	---



EXISTING ISLAND PARK DRIVE VIEW



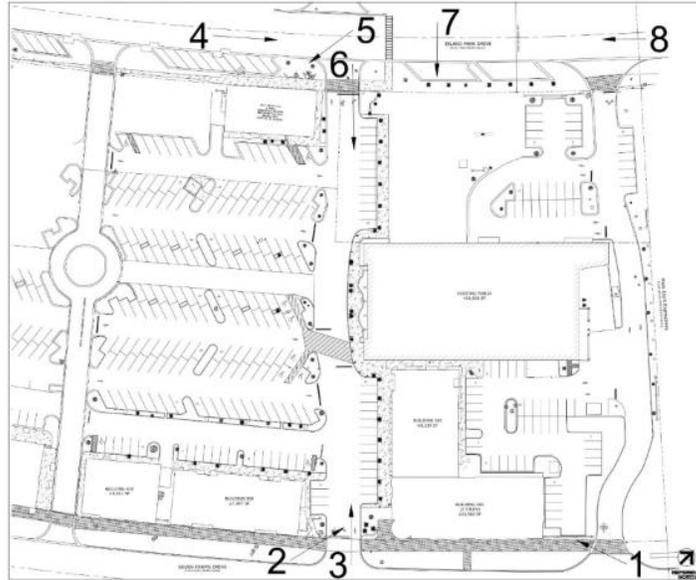
EXISTING AERIAL VIEW



**PUBLIX  
REMODEL/EXPANSION  
CITY OF CHARLESTON  
DRB REVIEW**

CONCEPTUAL REVIEW	PUBLIX 0840 Remodel
06/15/2020	Daniel Island Town Center
	102 Sylvan Farms Dr.
	Site 100, Daniel Island
	Site 29492 (45.9)
Prepared by: Tim Morrison, AIA	EXISTING IMAGES
Digitally created by: Dagmar Trübsch/Hochhaus HIRSH	
	<b>A1.1</b>

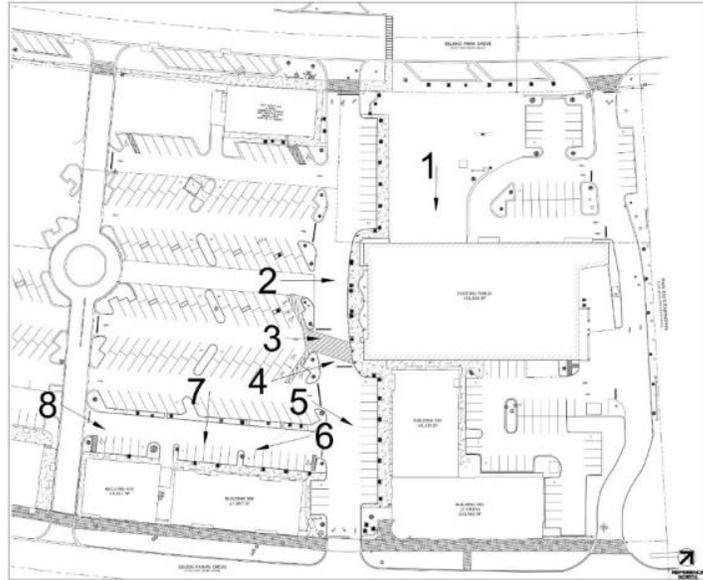
EXISTING SITE PLAN



PUBLIX  
REMODEL/EXPANSION  
CITY OF CHARLESTON  
DRB REVIEW

CONCEPTUAL REVIEW	PUBLIX 0846 Remodel
06/15/2020	Daniel Island Town Center
	102 Sylvan Farms Dr.
	Site 100, Daniel Island
	SC 29402 (45.9)
Prepared by:	EXISTING SURROUNDING CONTEXT PHOTOS
Tom Morrison, AIA	
Digital: Ylvisach/Hochstetler	
1/20	
A1.2	

EXISTING SITE PLAN



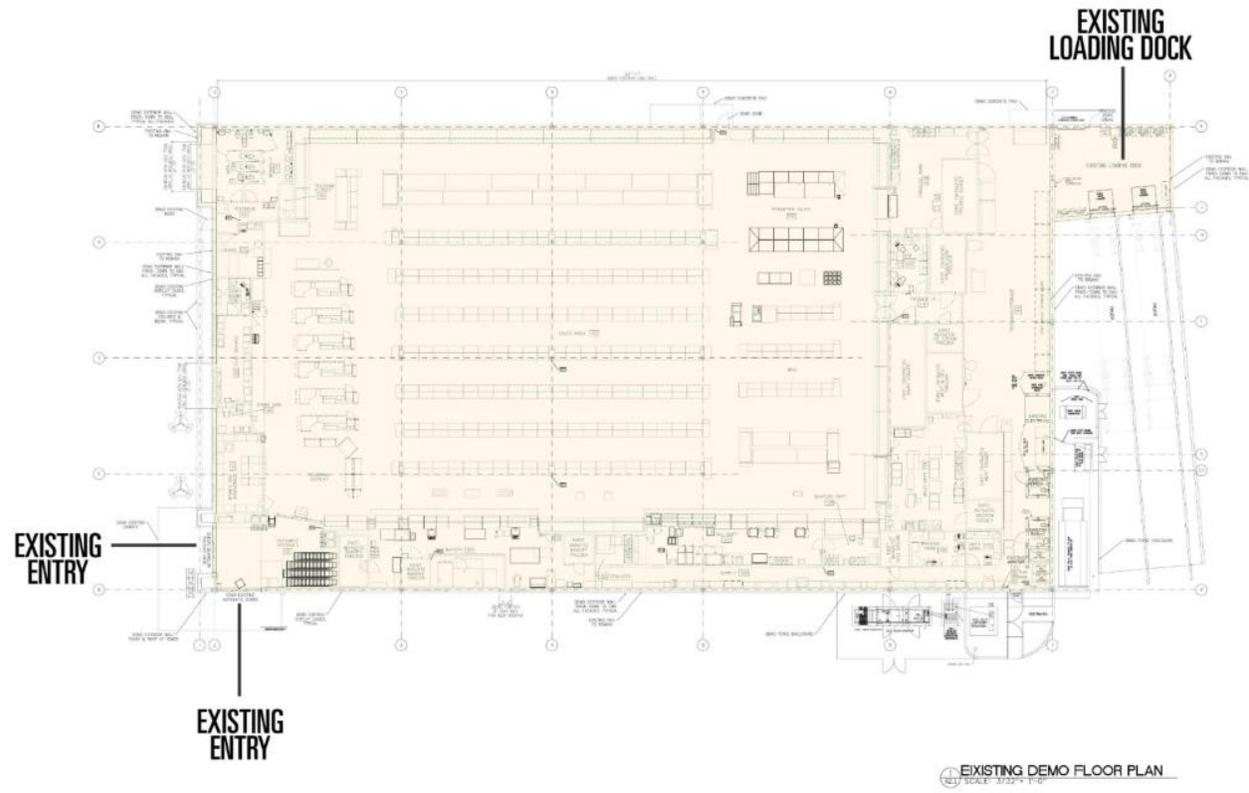
PUBLIX  
REMODEL/EXPANSION  
CITY OF CHARLESTON  
DRB REVIEW

CONCEPTUAL REVIEW	PUBLIX 0846 Remodel
06/15/2020	Daniel Island Town Center
	102 Sylvan Farms Dr.
	Site 100, Daniel Island
	SC 29402 (45.9)
Prepared by:	EXISTING SITE PHOTOS
Tim Morrison, AIA	
Digital: Ylvisacoski/Hester	
City:	



**PUBLIX  
REMODEL/EXPANSION  
CITY OF CHARLESTON  
DRB REVIEW**

CONCEPTUAL REVIEW	PUBLIX 0846 Remodel
06/15/2020	Daniel Island Town Center
	102 Sycamore Farms Dr.
	Site 100, Daniel Island
	SC 29492 (45.9)
Prepared by:	EXISTING BUILDING PHOTOS
Tim Morrison, AIA	
Digital: Yikrazoach/Hector Hinton	
	<b>A1.4</b>

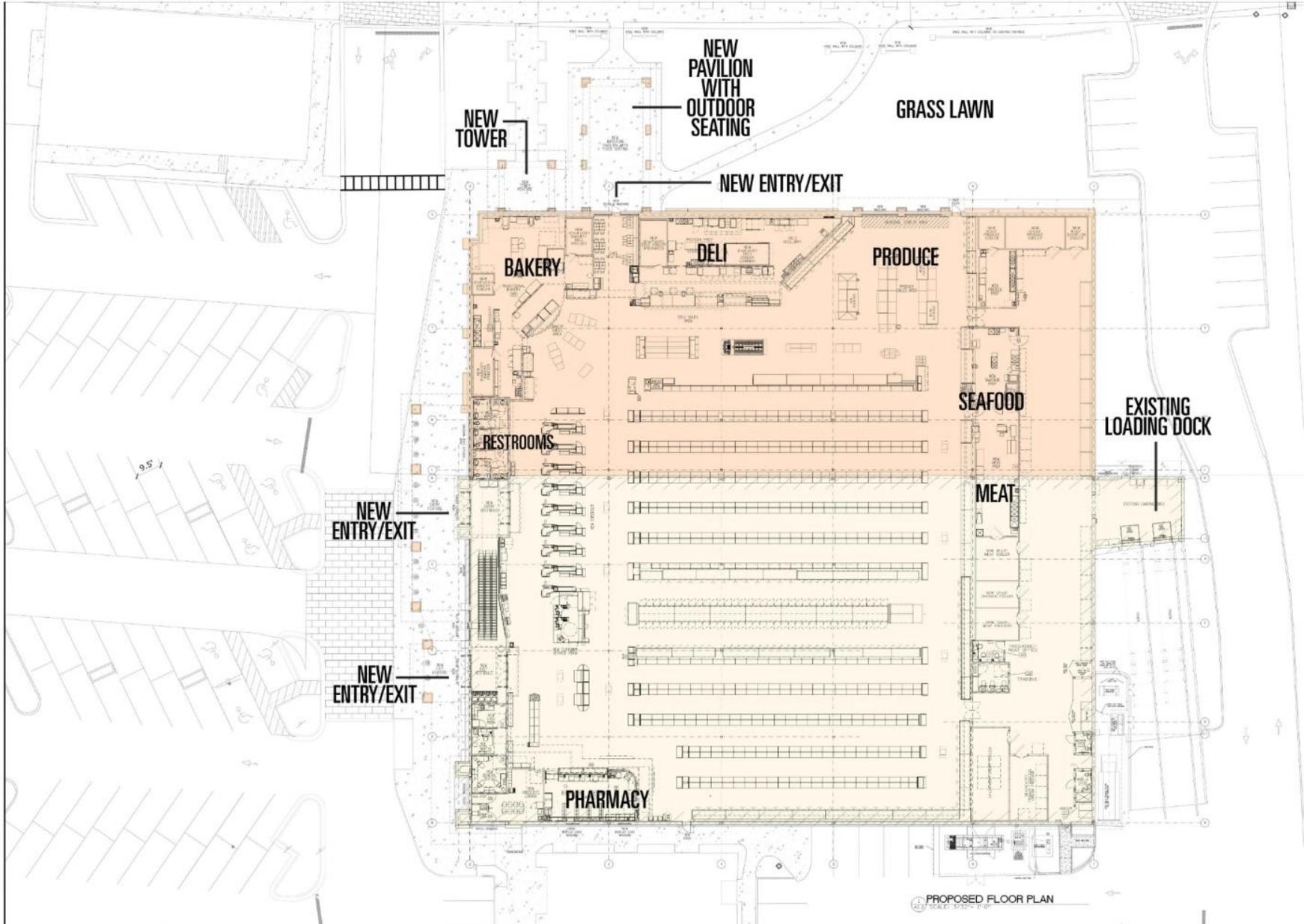


EXISTING DEMO FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**PUBLIX  
REMODEL/EXPANSION  
CITY OF CHARLESTON  
DRB REVIEW**

CONCEPTUAL REVIEW	PUBLIX 0846 Remodel
06/15/2020	Daniel Island Town Center
	112 Sylvan Farms Dr.
	Ste 100, Daniel Island
	SC 29402 (45.9)
Tim Morrison, AIA	EXISTING DEMO FLOOR PLAN
Digital: Tilt/Coast/Hochstetler	
	A2.1



PROPOSED FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**PUBLIX  
REMODEL/EXPANSION  
CITY OF CHARLESTON  
DRB REVIEW**

CONCEPTUAL REVIEW	PUBLIX 0846 Remodel
06/15/2020	Daniel Island Town Center
	112 Sylvan Farms Dr.
	Site 100, Daniel Island
	SC 29402 (45.9)
Tim Morrison, AIA	PROPOSED FLOOR PLAN
Digital Visualization	
Digital Visualization	

**NORTH**

**A2.2**



PUBLIX  
REMODEL/EXPANSION  
CITY OF CHARLESTON  
DRB REVIEW

CONCEPTUAL REVIEW	PUBLIX 0846 Remodel
06/15/2020	Daniel Island Town Center
	112 Sycamore Farms Dr.
	Site 100, Daniel Island
	SC 29402 (45.9)
Tim Morrison, AIA	INSPIRATION/ PRECEDENTS
Digital Visualization by	
2020	
	A3.1



PROPOSED ISLAND PARK DRIVE ENTRY RENDERING



PREVIOUS DESIGN ISLAND PARK DRIVE ENTRY RENDERING



EXISTING ISLAND PARK DRIVE ENTRY



PROPOSED FRONT FACADE RENDERING- SOUTH CORNER



PREVIOUS DESIGN FRONT FACADE RENDERING-- SOUTH CORNER



EXISTING FRONT FACADE- SOUTH CORNER



**PUBLIX  
REMODEL/EXPANSION  
CITY OF CHARLESTON  
DRB REVIEW**

CONCEPTUAL REVIEW	PUBLIX 0846 Remodel
06/15/2020	Daniel Island Town Center
	112 Sycora Farms Dr.
	Site 100, Daniel Island
	SC 29492 (45.9)
Prepared by: Tim Morrison, AIA	FRONT FACADE RENDERING- SOUTH CORNER
Checked by: Dagmar Vaischedt-Recher, AIA	
06/15/2020	
	<b>A3.3</b>



PROPOSED FRONT FACADE RENDERING- WEST CORNER



EXISTING FRONT FACADE - WEST CORNER



**PUBLIX  
REMODEL/EXPANSION  
CITY OF CHARLESTON  
DRB REVIEW**

CONCEPTUAL REVIEW	PUBLIX 0848 Remodel
06/15/2020	Daniel Island Town Center
	112 Sylvan Farms Dr.
	Site 100, Daniel Island
	SC 29402 (45.9)
Prepared by: Tim Morrison, AIA	FRONT FACADE RENDERING- WEST CORNER
Digital Filepath/Project Name: 0848	
	<b>A3.4</b>



PROPOSED ISLAND PARK DRIVE RENDERING



EXISTING VIEW FROM ISLAND PARK DRIVE



**PUBLIX  
REMODEL/EXPANSION**  
**CITY OF CHARLESTON  
DRB REVIEW**

CONCEPTUAL REVIEW	PUBLIX 0846 Remodel
06/15/2020	Daniel Island Town Center 112 Sylvan Farms Dr. Ste 100, Daniel Island
Tim Morrison, AIA Digital Visualization Artist	SC 29402 (45.9)
	<b>ISLAND PARK DRIVE RENDERING</b>
	<b>A3.5</b>



PROPOSED PUBLIX ENTRY RENDERING



PROPOSED PAVILION RENDERING



**PUBLIX  
REMODEL/EXPANSION  
CITY OF CHARLESTON  
DRB REVIEW**

CONCEPTUAL REVIEW	PUBLIX 0848 Remodel
06/15/2020	Daniel Island Town Center 112 Sylvan Farms Dr. Ste 100, Daniel Island
Tom Morrison, AIA Digital Visualization Artist	SC 29402 (45.9)
	<b>ADDITIONAL RENDERINGS</b>
	<b>A3.6</b>



PROPOSED I-526 RENDERING

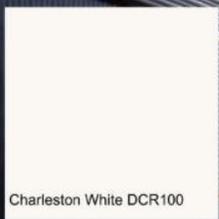
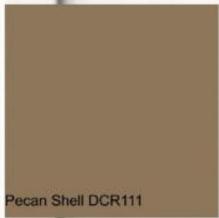


EXISTING VIEW FROM I-526



**PUBLIX  
REMODEL/EXPANSION  
CITY OF CHARLESTON  
DRB REVIEW**

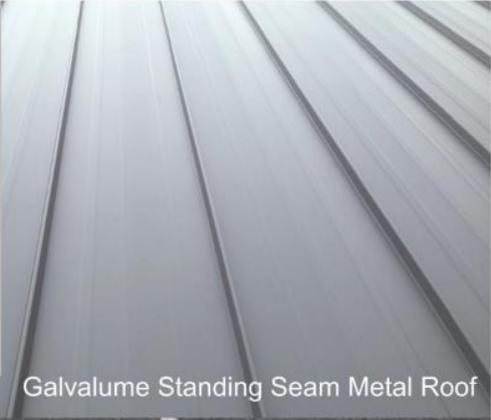
CONCEPTUAL REVIEW	PUBLIX 0840 Remodel
06/15/2020	Daniel Island Town Center
	102 Sylvan Farms Dr.
	Site 100, Daniel Island
	SC 29492 (45.9)
VIEW FROM I-526 RENDERING	
	<b>A3.7</b>



Board and Batten



Signage Lighting Fixture in Black



Galvalume Standing Seam Metal Roof



Hardie Plank Accent



Concrete Roof Tile at Awnings



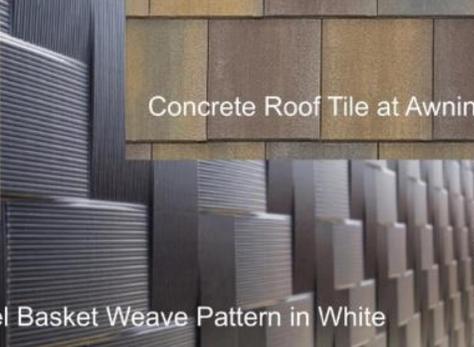
Medium Gray Accent Brick



Clear Anodized Aluminum at Automatic Doors & Windows



Matte Black Metal at Canopy



3D Textural Panel Basket Weave Pattern in White



White Brick at Water-Table



PUBLIX REMODEL/EXPANSION CITY OF CHARLESTON DRB REVIEW

CONCEPTUAL REVIEW	PUBLIX 0840 Remodel
06/15/2020	Daniel Island Town Center
	102 Guyton Farms Dr.
	Ste 100, Daniel Island
	SC 29402 (45.9)
Tim Morrison, AIA	MATERIAL INSPIRATION
Digital Fabricator/Architect	
	A4.1



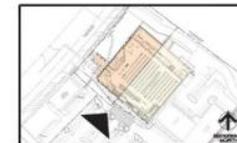
PROPOSED DESIGN - SOUTH WEST EXTERIOR ELEVATION



PREVIOUS DESIGN - SOUTH WEST EXTERIOR ELEVATION

### DESIGN IMPROVEMENTS

- LOW COUNTRY AESTHETIC
- PROMINENT ENTRY ARCADE
- BASKET WEAVE ACCENT + AWNINGS AT ENTRY AND EXIT FEATURES
- ADDITIONAL GLAZING AT ENTRY ARCADE
- NEW SECONDARY TOWER PROVIDING A NODE AT PEDESTRIAN PATHWAYS
- NEW METAL CANOPY TO PROVIDE CONTINUOUS COVER FOR CUSTOMERS



**PUBLIX  
REMODEL/EXPANSION**  
**CITY OF CHARLESTON  
DRB REVIEW**

CONCEPTUAL REVIEW	PUBLIX 0848 Remodel
06/15/2020	Daniel Island Town Center
	112 Sycamore Farms Dr.
	Site 100, Daniel Island
	SC 29402 (45.9)
Prepared by: Tim Morrison, AIA	RENDERED VIEW - SOUTH WEST/ STREETSCAPE
Digitally signed by Tim Morrison, DN: cn=Tim Morrison, o=Little Architecture, email=tim@littlearch.com	
	<b>A5.1</b>



PROPOSED DESIGN - NORTH WEST EXTERIOR ELEVATION



PREVIOUS DESIGN - NORTH WEST EXTERIOR ELEVATION

### DESIGN IMPROVEMENTS

- LOW COUNTRY AESTHETIC
- PARK + NEW PAVILION THAT ENGAGES ISLAND PARK DRIVE
- NEW CORNER TOWER ANCHOR THAT ENGAGES THE PEDESTRIAN
- ADDITIONAL GLAZING AT PRODUCE DEPARTMENT
- CHANGES IN PARAPET HEIGHT AND MATERIALITY TO PROVIDE DEPTH + HIERARCHY
- ARCHITECTURE FEATURES AND PARK ELEMENTS BREAKING DOWN BOX TO A MORE HUMAN SCALE



**PUBLIX  
REMODEL/EXPANSION**  
**CITY OF CHARLESTON  
DRB REVIEW**

CONCEPTUAL REVIEW	PUBLIX 0848 Remodel
06/15/2020	Daniel Island Town Center
	112 Sylvan Farms Dr.
	Site 100, Daniel Island
	SC 29492 (45.9)
Prepared by: Tom Morrison, AIA	RENDERED VIEW - NORTH WEST
Digitally signed by Tom Morrison, DN: cn=Tom Morrison, o=Little Architecture, ou=Little Architecture, email=tmorrison@littlearch.com	
	<b>A5.2</b>



PROPOSED DESIGN - NORTH EAST EXTERIOR ELEVATION



PREVIOUS DESIGN - NORTH EAST EXTERIOR ELEVATION

### DESIGN IMPROVEMENTS

- CONTINUE LOW COUNTRY AESTHETIC





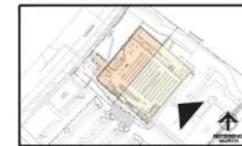
PROPOSED DESIGN - SOUTH EAST EXTERIOR ELEVATION



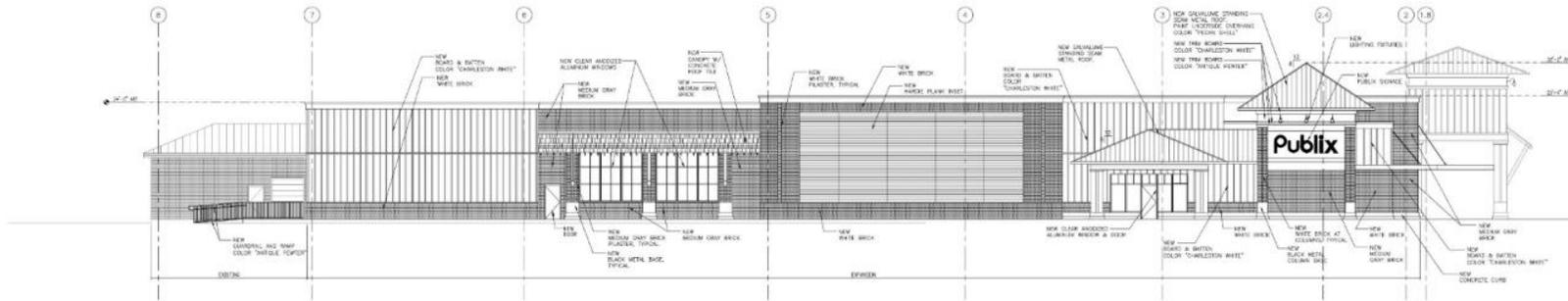
PREVIOUS DESIGN - SOUTH EAST EXTERIOR ELEVATION

### DESIGN IMPROVEMENTS

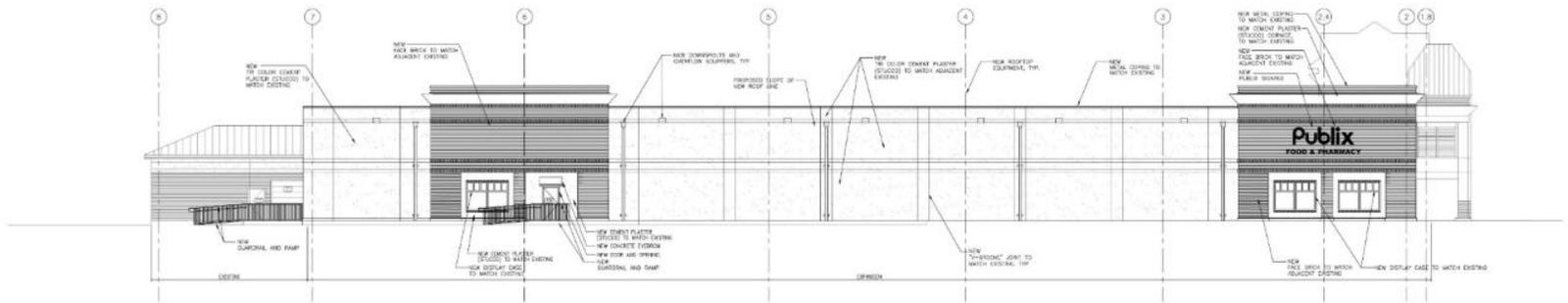
- CONTINUE LOW COUNTRY AESTHETIC
- SIMPLIFIED EXISTING TOWER TO GIVE PROMINENCE TO THE ENTRY ARCADE
- ADDED CANOPY FEATURE AT NEW EGRESS DOOR





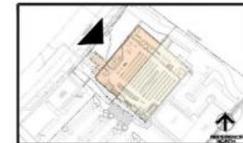


PROPOSED DESIGN - NORTH WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



PREVIOUS DESIGN - NORTH WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

REV. NO. 07 (1/17) PER REV. (10/7/2020)

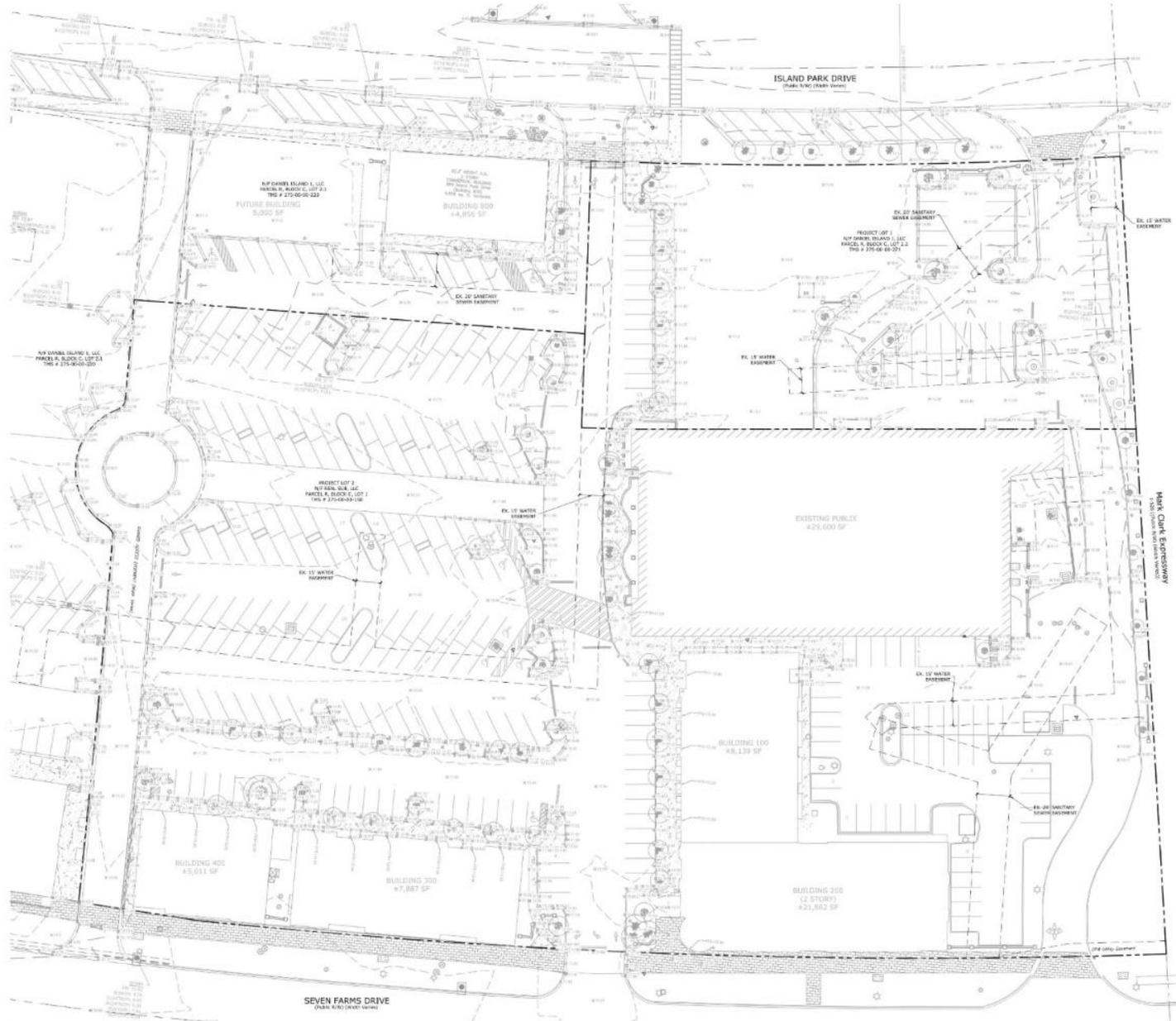


**PUBLIX  
REMODEL/EXPANSION  
CITY OF CHARLESTON  
DRB REVIEW**

CONCEPTUAL REVIEW	PUBLIX 0849 Remodel
06/15/2020	Daniel Island Town Center
	102 Sylvan Farms Dr.
	Ste 100, Daniel Island
	SC 29492 (45.9)
Tim Morrison, AIA	PUBLIX
Digital Fabricator/Architect	
	NORTH WEST EXTERIOR ELEVATION
	A6.2

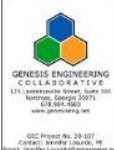






**EXISTING SITE DATA**

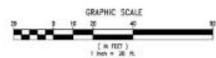
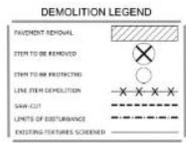
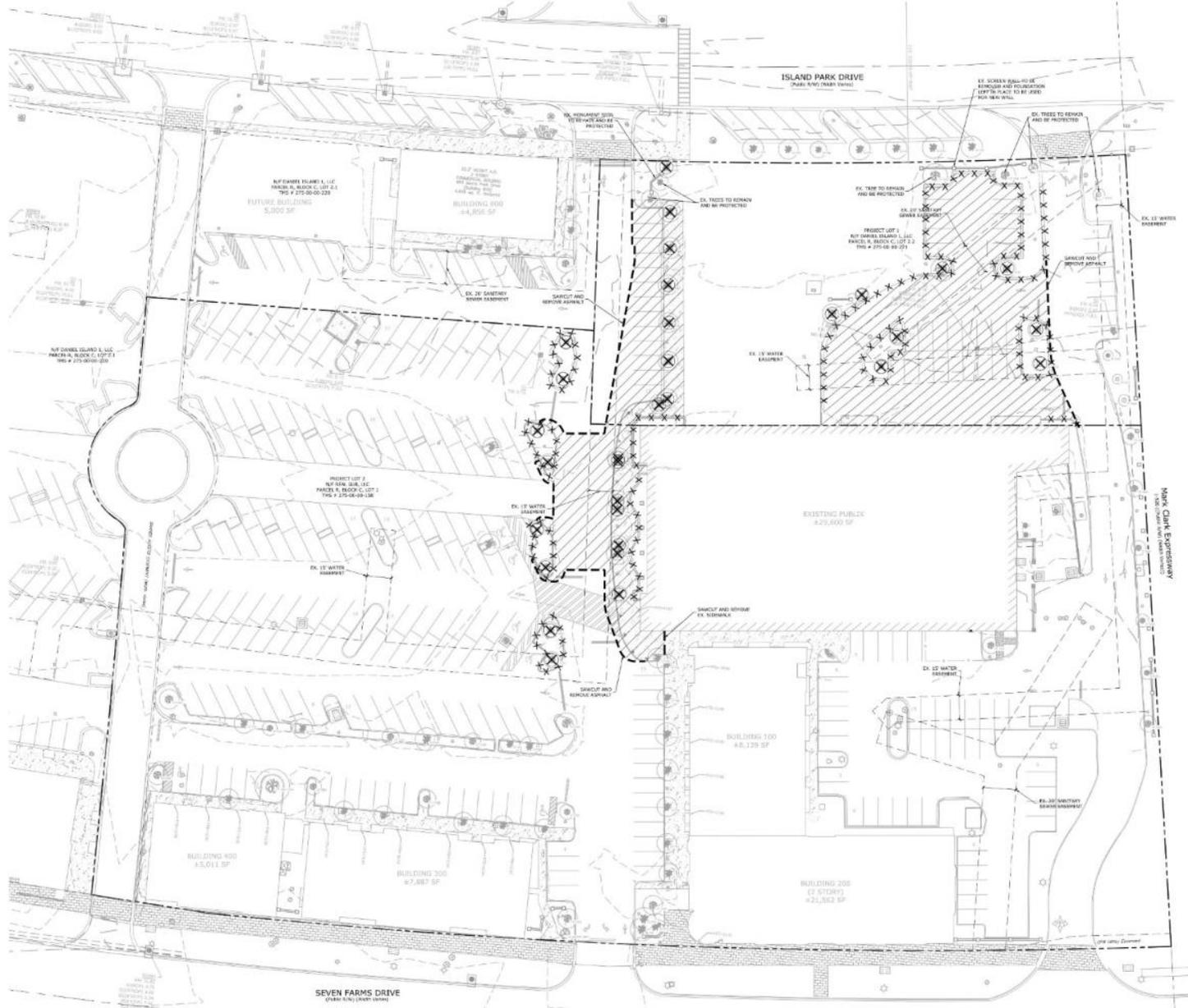
PROJECT LOT 1	1.11 ACRES
PROJECT LOT 2	3.086 ACRES
TOTAL SITE AREA	4.196 ACRES
ZONING	PD-C
EXISTING BUILDING AREA	477,099 SF
PARKS	433,600 SF
BUILDING 100	44,139 SF
BUILDING 200	421,952 SF
BUILDING 300	17,887 SF
BUILDING 400	43,611 SF
EXISTING PARKING	290 SPACES (1,022,000 SQ FT) INCLUDING 7 HANDICAPPED



**PUBLIX  
REMODEL/EXPANSION  
CITY OF CHARLESTON  
DRB REVIEW**



DATE: 06/15/2020	PROJECT: PUBLIX 0646 Remodel
REVISION: 06/15/2020	LOCATION: Daniel Island Town Center
PROJECT: 06/15/2020	ADDRESS: 602 Seven Farms Dr.
PROJECT: 06/15/2020	PARCEL: Site 100, Daniel Island
PROJECT: 06/15/2020	PROJECT: SC 29402 (45.9)
PROJECT: 06/15/2020	SCALE: EXISTING CONDITIONS PLAN
PROJECT: 06/15/2020	PROJECT: C1



**PUBLIX  
REMODEL/EXPANSION**

**CITY OF CHARLESTON  
DRB REVIEW**

CONCEPTUAL REVIEW	PUBLIX 0846 Remodel
DATE	Daniel Island Town Center
06/15/2020	602 Seven Farms Dr.
	Site 100, Daniel Island
	SC 29402 (45.9)
	SCALE
Tom Morrison, AIA	CONCEPTUAL DEMOLITION PLAN
Miguel Viquecillo/Author, NARE	
Publix	
	<b>C2</b>





May 22, 2020

Via: Heather Nifong [hnifong@littleonline.com](mailto:hnifong@littleonline.com)

**Re: Publix Expansion Conceptual Design Review**

The ARB has reviewed and **approved** the proposed Conceptual Design. We look forward to seeing this progress.

Please let me know if you have any questions.

Sincerely,

Carson Jackson  
Daniel Island ARB Associate

Cc: ARB Case Files  
ARB Board Members

*Any approval by the Architectural Review Board (ARB) relates to the external design and site design only. The ARB does not assume liability for structural design or material sufficiency. Board approval does not constitute any opinion or representation by the Board or Staff that the design plans comply with any Municipal, State or Federal laws.*

## **Agenda Item #7-17**

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**APPROVAL OF MINUTES FROM THE 8/6/18 DRB MEETING**  
**APPROVAL OF MINUTES FROM THE 12/2/19 DRB MEETING**  
**APPROVAL OF MINUTES FROM THE 11/18/19 DRB MEETING**  
**APPROVAL OF MINUTES FROM THE 11/4/19 DRB MEETING**  
**APPROVAL OF MINUTES FROM THE 10/21/19 DRB MEETING**  
**APPROVAL OF MINUTES FROM THE 10/7/19 DRB MEETING**  
**APPROVAL OF MINUTES FROM THE 9/23/19 DRB MEETING**  
**APPROVAL OF MINUTES FROM THE 9/9/19 DRB MEETING**  
**APPROVAL OF MINUTES FROM THE 6/4/20 DRB MEETING**  
**APPROVAL OF MINUTES FROM THE 1/6/20 DRB MEETING**  
**APPROVAL OF MINUTES FROM THE 1/21/20 DRB MEETING**