



City of Charleston

DESIGN REVIEW BOARD

October 19th, 2020

4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

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 .
- For additional information:
 - Contact DRB@charleston-sc.gov
 - Visit www.charleston-sc.gov/drb if you are experiencing technical difficulties during the meeting.
- These proceedings are being recorded.

Agenda Item #1

1325 FOLLY RD.

TMS # 334-00-00-150

Request the preliminary approval for a new car wash

AAA FINS CAR WASH

1325 FOLLY RD. / CHARLESTON, SC



FINS CAR WASH
CREATED BY AAA

DRB PRELIM REVIEW

OCTOBER 19TH 2020

BUILDING SQUARE FOOTAGE: 3,285 SF

progressive|ae

CONSTRUCTION DELIVERY ROUTE

I-26E TO SAVANNAH HIGHWAY (US-17 SOUTH) TO LOCKWOOD DRIVE SOUTH TO JAMES ISLAND CONNECTOR (SC 30) TO FOLLY ROAD (SC 171) SOUTH TO THE SITE: 1325 FOLLY ROAD.

CONSTRUCTION SEQUENCE NOTE

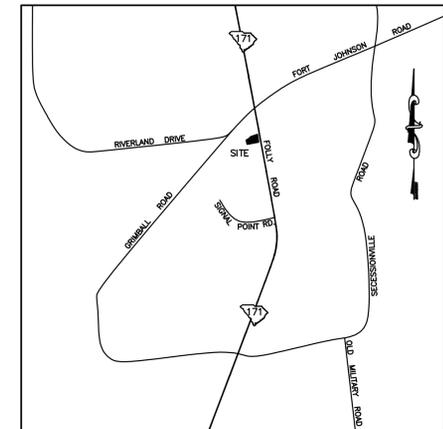
- DRAINAGE ALONG ALL EXISTING ROADWAYS SHALL BE MAINTAINED AT ALL TIMES. EXISTING DITCHES TO REMAIN OPEN, CLEAR AND OPERATIONAL UNTIL PROVISIONS ARE MADE TO HANDLE THE DRAINAGE PER THIS SEQUENCE:
1. ERECT TREE BARRICADE AND SILT FENCE.
 2. INSTALL SECTION OF 34x53 ERCP AT EXISTING DITCH CROSSING AND INSTALL CONSTRUCTION EXIT.
 3. DEMOLITION OF EXISTING FEATURES TO BE REMOVED.
 4. CLEARING & GRUBBING OF ALL EXISTING VEGETATION WITHIN THE CONSTRUCTION LIMITS.
 5. DRAINAGE STRUCTURES AND PIPES TO BE CONSTRUCTED.
 6. BUILDING AND UTILITIES TO BE CONSTRUCTED.
 7. FINAL STABILIZATION OF LANDSCAPED AREAS & PROJECT CLOSEOUT.

GRAND TREE SUMMARY	
TOTAL GRAND TREES ON SITE	1
GRAND TREES TO BE REMOVED	0
GRAND TREES TO REMAIN	1

PROTECTED TREE SUMMARY:

GROSS SITE ACREAGE	0.92 ACRES
AREA OF EXISTING UTILITY AND DRAINAGE EASEMENTS	0.11 ACRES
NET SITE ACREAGE	0.81 ACRES
REQUIRED NUMBER OF TREES TO BE SAVED (15 PER NET ACREAGE)	12 TREES
PROPOSED NUMBER OF TREES TO BE SAVED	16 TREES*

*INCLUDING 3" AND 6" TREES LOCATED WITHIN THE TREE SAVE AREAS OF THE PROPERTY.



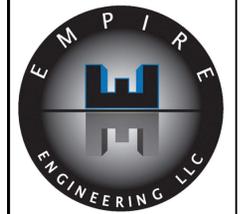
LOCATION MAP
N.T.S.



CIVIL & STRUCTURAL CONSULTING ENGINEERS

4930 RIVERS AVENUE
NORTH CHARLESTON,
SOUTH CAROLINA 29406

PHONE (843)308-0800
FAX (843)308-0806



fins CAR WASH

1325 FOLLY ROAD, CHARLESTON, SC 29412
CITY PROJECT ID: TRC-SP2020-I.B.D.

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL CONSTRUCT ALL TEMPORARY EROSION CONTROL SYSTEMS AS SHOWN ON THE EROSION CONTROL PLAN, DIRECTED BY THE ENGINEER, OR D.H.E.C./O.C.R.M. INSPECTOR TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM EROSION AND SEDIMENTATION.
2. VARIATIONS TO CONDITIONS OR DISCREPANCIES IN ACTUAL FIELD CONDITIONS AS THEY APPLY TO THE DEMOLITION OR SITE DEVELOPMENT WORK ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY SITE WORK.
3. CONTRACTOR SHALL LOCATE AND IDENTIFY ALL EXISTING UTILITIES THAT ARE TO REMAIN AND PROTECT THEM FROM DAMAGE.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REMOVAL AND/OR RELOCATION OF ALL EXISTING ABOVE & BELOW GROUND UTILITIES AS NECESSARY PRIOR TO BEGINNING CONSTRUCTION.
5. NO BURNING SHALL BE ALLOWED ON SITE. ALL TREES, LIMBS, AND BRUSH SHALL BE CHIPPED AND REMOVED FROM SITE, UNLESS A BURNING PERMIT IS OBTAINED FROM THE GOVERNING MUNICIPALITY.
6. CONTRACTOR TO PROTECT TREES, PLANT GROWTH AND FEATURES DESIGNATED TO REMAIN AS FINAL LANDSCAPE MATERIAL. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE TOPSOIL STOCKPILE AREA, IF REQUIRED.
7. CONTRACTOR TO CONDUCT ALL DEMOLITION OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES AND FACILITIES.
8. CONTRACTOR TO PROTECT ALL BENCH MARKS, PROPERTY CORNERS, AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF A MARKER REQUIRES MOVING, IT SHALL BE REFERENCED BY A LICENSED LAND SURVEYOR AND REPLACED.
9. PROVIDE TRAFFIC CONTROL AS REQUIRED IN ACCORDANCE THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND GOVERNING MUNICIPALITY REQUIREMENTS.
10. DEPRESSIONS AND VOID AREAS CAUSED BY DEMOLITION ACTIVITIES ARE TO BE FILLED TO SUBGRADE ELEVATION TO AVOID WATER PONDING.
11. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS.

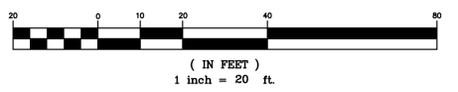
TRAFFIC & TRANSPORTATION NOTES

1. IF TRAFFIC SIGNALS OR TRAFFIC SIGNAL EQUIPMENT IS IMPACTED IN ANY WAY, SHOW EXISTING AND PROPOSED CHANGES. CHANGES OR IMPACTS TO TRAFFIC SIGNAL ITEMS MUST BE COORDINATED WITH TRAFFIC & TRANSPORTATION.
2. IF TRAFFIC SIGNS OR MARKINGS WITHIN THE RIGHT OF WAY ARE IMPACTED, SHOW EXISTING AND PROPOSED RELOCATIONS. RELOCATION OF THESE ITEMS MUST BE COORDINATED WITH TRAFFIC & TRANSPORTATION.
3. IF THE STREET IS BLOCKED OR IMPACTED DURING CONSTRUCTION AT ANY TIME FOR ANY REASON, A STREET BLOCKING PERMIT IS REQUIRED. NO CONSTRUCTION PARKING OR STAGING WILL BE PERMITTED WITHIN THE RIGHT OF WAY WITHOUT PRIOR AUTHORIZATION BY TRAFFIC & TRANSPORTATION.
4. LANE CLOSURES OF ANY TYPE OR DURATION WITHIN THE R/W MUST BE APPROVED BY TRAFFIC & TRANSPORTATION WELL IN ADVANCE OF THE OCCURRENCE. NO CONSTRUCTION PARKING OR STAGING WILL BE ALLOWED WITHIN THE R/W WITHOUT PRIOR AUTHORIZATION BY TRAFFIC & TRANSPORTATION.
5. NO CONSTRUCTION PARKING OR STAGING WILL BE PERMITTED WITHIN THE RIGHT-OF-WAY WITHOUT PRIOR AUTHORIZATION BY TRAFFIC AND TRANSPORTATION.
6. CONSTRUCTION AND DEMOLITION TRAFFIC MUST AVOID RESIDENTIAL STREETS AT ALL TIMES UNLESS THERE ARE NO ALTERNATIVE ROUTES. IF IMPACTS TO RESIDENTIAL STREETS ARE ANTICIPATED, THE CONTRACTOR SHOULD CALL TRAFFIC AND TRANSPORTATION PRIOR TO USING THE ROUTE.

LEGEND	
EXISTING FEATURES	---
EXISTING FENCE	-X-X-X-
EASEMENTS/SETBACKS	- - - - -
PROPOSED FEATURES	---
EXISTING PROPERTY LINES	---
PROPOSED BUILDING LINES	---
CONCRETE SIDEWALK	[Pattern]
ASPHALT MULTI-USE PATH	[Pattern]
CONCRETE PAVEMENT	[Pattern]
SCDOT CONCRETE PAVEMENT	[Pattern]
DECORATIVE CONCRETE PAVERS	[Pattern]
EXISTING UTILITIES	---
EXISTING/PROPOSED STORM SEWER	---18" RCP---
PROPOSED STORM SEWER	---
EXISTING CONTOUR	---10---
PROPOSED CONTOUR	---10---
PROPOSED SPOT ELEV.	+10.75
PROPOSED WATER SERVICES	---1" DW---
PROPOSED SANITARY SEWER SERVICE	---6" DIP SS---
TREE PROTECTION BARRICADE	-TS-TS-
SILT FENCE	-O-O-
LIMITS OF LAND DISTURBANCE	- - - - -
EXISTING FEATURES TO BE REMOVED	[Pattern]

TREE PROTECTION/DEMOLITION PLAN

GRAPHIC SCALE



Know what's below.
CALL before you dig.

NO.	REVISION SCHEDULE	DESCRIPTION	BY	DATE

DESIGNED: T.M.D.
DRAWN: T.M.D.
JOB NUMBER: 2019-125
DATE: OCTOBER 19, 2020
CITY APPROVAL: T.B.D.
SCALE: 1" = 20'

C - 0

SITE DATA	
PROPERTY ADDRESS: 1325 FOLLY ROAD (TMS: 334-00-00-150)	
SITE ACREAGE (TOTAL)	0.918 ACRES
HIGHLAND	0.918 ACRES
CRITICAL AREA	0.00 ACRES
ZONING	G.B. - GENERAL BUSINESS
PROPOSED USE (NO WALK UP SALES OR RETAIL)	CAR WASH
PROPOSED BUILDING SQUARE FOOTAGE	3,500 S.F.
PROPOSED NUMBER OF EMPLOYEES	4 EMPLOYEES
PARKING REQUIRED:	
2/BAY + 1 PER EMPLOYEE	5 SPACES
TOTAL PARKING PROVIDED	19 SPACES
BUILDING HEIGHT (TOP OF PARAPET)	26'-8" (31'-2" FROM ROAD CURB)
BUILDING HEIGHT LIMIT	55 FEET
EXISTING IMPERVIOUS AREA	0.00 AC. (0.0%)
PROPOSED IMPERVIOUS AREA	0.55 AC. (60.0%)

NOTE: FOR ANY PORTION OF THE ADJACENT SCODOT TRAVEL LANE SURFACE THAT IS DAMAGED OR SAW-CUT DURING CONSTRUCTION, THE FULL WIDTH OF THE LANE SHALL BE MILLED 2" AND RESURFACED FOR THE LENGTH OF THE DAMAGE PLUS 10 FEET AT EACH END. NEW ASPHALT PAVEMENT TO MEET SCODOT STDS. SEE DETAIL SHEET FOR SCODOT PAVING SECTION.

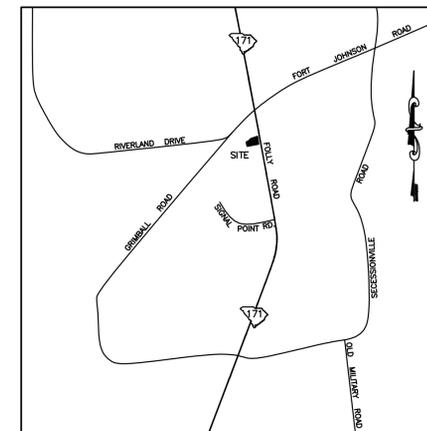
NOTE: CONTRACTOR TO SEE SCODOT STANDARD DRAWING 610-030 & 610-205 FOR NIGHT TIME TRAFFIC CONTROL LANE AND SHOULDER CLOSURES FOR FOLLY ROAD (LANE CLOSURE RESTRICTED TO BETWEEN 10PM AND 6AM).

S.C.D.O.T. NOTES:

- CONTRACTOR TO REFER TO THE MOST CURRENT EDITION OF THE SCODOT STANDARD DRAWINGS (JANUARY 2013) FOR THE LATEST INFORMATION REGARDING ALL WORK WITH THE S.C.D.O.T. RIGHT OF WAY.
- THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (S.C.D.O.T.) SHALL BE GIVEN THE RIGHT TO ATTEND ANY PRE-CONSTRUCTION CONFERENCES.
- S.C.D.O.T. SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF THE DATE AND TIME PERMITTED WORK WILL BEGIN, DURING THE HOURS OF 8:00 AM TO 5:00 PM MONDAY THROUGH FRIDAY. WRITTEN NOTIFICATION IS REQUIRED BEFORE WORK CAN BEGIN.
- CONTRACTOR TO PROVIDE A TRAFFIC CONTROL PLAN FOR ALL LANE CLOSURES AT LEAST 48 HOURS IN ADVANCE OF BEGINNING CONSTRUCTION, TO INCLUDE DATE AND TIME.
- ROADWAY SHOULDERS DISTURBED BY ANY PROPOSED CONSTRUCTION SHALL BE RE-SHAPED AND ROLLED TO THE CROSS SECTION EXISTING PRIOR TO BEGINNING WORK, SEEDED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ANY FIELD CHANGES WITHIN THE SCODOT R/W OR CHANGES THAT WOULD IMPACT SCODOT R/W WILL REQUIRE WRITTEN SCODOT APPROVAL PRIOR TO CHANGES BEING IMPLEMENTED IN THE FIELD (I.E., DRAINAGE, GRADING, ACCESS DESIGN, ETC.).
- UTILITY COMPANIES MUST SUBMIT UTILITY ENCROACHMENTS UNDER SEPARATE PERMITS FOR NEW CONNECTIONS OR RELOCATION OF EXISTING SERVICES. NO WORK CAN BEGIN WITHIN THE R/W WITHOUT AN APPROVED SCODOT ENCROACHMENT PERMIT FOR EACH UTILITY. MINIMUM COVER REQUIRED OVER PIPES WITHIN THE SCODOT R/W IS 42".

SIGHT DISTANCE - FOLLY ROAD	
SPEED LIMIT	45 M.P.H.
SIGHT DISTANCE REQUIRED (TABLE 7-13 SCODOT ARMS MANUAL)	575 FT.
SIGHT DISTANCE PROVIDED (LINE OF SIGHT LOOKING WEST)	1,000+ FT.
SIGHT DISTANCE PROVIDED (LINE OF SIGHT LOOKING EAST)	1,000+ FT.

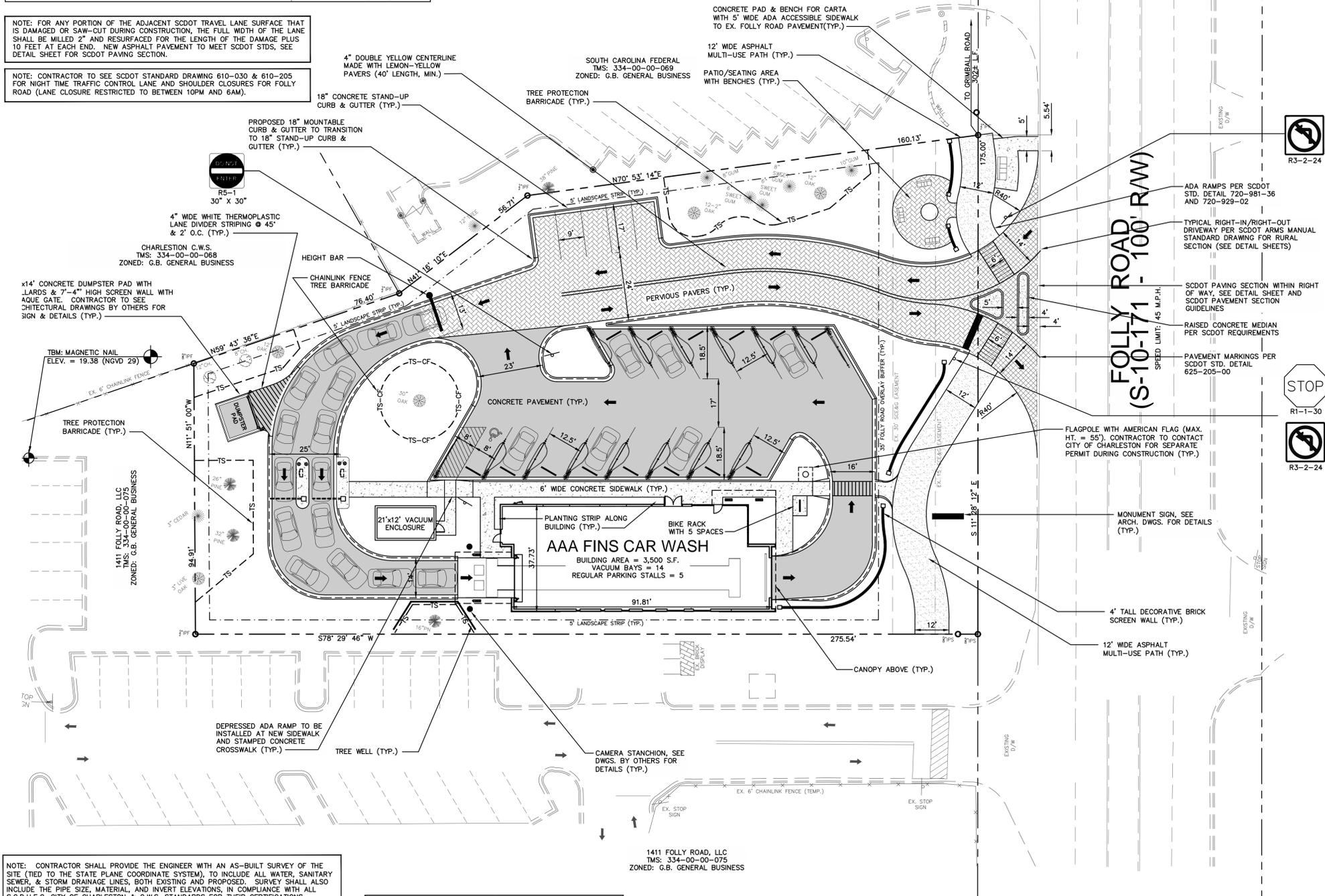
NOTE: ALL TRAFFIC CONTROL DEVICES AND DRIVEWAYS SHOWN ON THIS PLAN SHALL CONFORM TO SCODOT ACCESS & ROADSIDE MANAGEMENT STANDARDS (ARMS MANUAL), LATEST EDITION AS WELL AS BE TO MUTCD STANDARDS (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).



LOCATION MAP
N.T.S.

GENERAL NOTES:

- PROJECT DESCRIPTION: NEW CAR WASH AND SMALL PARKING LOT.
- PERSONS USING THIS DRAWING SHOULD CONTACT THE LOCAL UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES.
- ALL DIMENSIONS ARE TO/FROM EDGE OF PAVEMENT, OUTSIDE FACE OF BUILDING WALL OR FACE OF STAND UP CURB UNLESS NOTED OTHERWISE. MOUNTABLE CURB DIMENSIONS ARE TO BACK OF CURB. ALL RADIUS DIMENSIONS ARE 3', UNLESS NOTED OTHERWISE.
- SITE IS LOCATED AT 1325 FOLLY ROAD (TMS #334-00-00-150), IN THE CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA AND CONTAINS 0.918 ACRES.
- THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE (ELEVATION 12) PER F.E.M.A. MAP COMMUNITY PANEL NUMBER 45019C 0679 J, DATED NOVEMBER 17, 2004.
- PROPERTY ZONING: G.B. - GENERAL BUSINESS DISTRICT.
- BUILDING SETBACKS: FRONT YARD = 0'
SIDE YARD = 0'
REAR YARD = 0'
- BUFFERS: FRONT YARD = 25' CLASS II FOLLY ROAD BUFFER
SIDE YARD = 5' LANDSCAPE STRIP
REAR YARD = 5' LANDSCAPE STRIP
- HORIZONTAL DATUM FOR THIS PROJECT IS BASED ON A SURVEY BY FREELAND SURVEYORS, DATED JANUARY 16, 2020.
- ALL CONSTRUCTION TO CONFORM TO THE CITY OF CHARLESTON STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- NO MATERIALS SHALL BE BURIED ON SITE.
- CONTRACTOR MUST NOTIFY ALL UTILITY COMPANIES, FIRE MARSHALL, AND OWNER'S REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY UTILITY SERVICE. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH AND ADHERENCE TO EACH UTILITY COMPANY'S AND FIRE MARSHALL'S REGULATIONS REGARDING SERVICE INTERRUPTION.
- CONTRACTOR MUST PROTECT ALL LANDSCAPING AND OTHER FEATURES DESIGNATED TO REMAIN AND REPLACE SUCH ITEMS IF DISTURBED DURING CONSTRUCTION.
- CONTRACTOR MUST PROTECT BENCH MARKS, PROPERTY CORNERS, AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF A MARKER MUST BE REMOVED, IT SHALL BE REMOVED BY A LICENSED LAND SURVEYOR AND RELOCATED.
- CONTRACTOR SHALL FIELD LOCATE, MARK AND PROTECT ALL EXISTING UTILITIES.
- UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT SURVEYS OF THE SITE UTILITIES (TIED TO THE STATE PLANE COORDINATE SYSTEM), TO INCLUDE ALL WATER, SANITARY SEWER, & STORM DRAINAGE LINES, BOTH EXISTING AND PROPOSED. SURVEY SHALL ALSO INCLUDE THE PIPE SIZE, MATERIAL, AND INVERT ELEVATIONS, VALVE CARDS AND VIDEO INSPECTIONS IN COMPLIANCE WITH ALL SCDHEC & CHARLESTON WATER SYSTEM (CWS), CHARLESTON ENGINEERING DEPARTMENT STANDARDS FOR THEIR CERTIFICATIONS. DETENTION POND AS-BUILTS SHALL INCLUDE ALL CONTOURS AND SPOT ELEVATION INSIDE THE POND AS WELL AS THE OUTLET STRUCTURE WEIR ELEVATIONS AND SIZES AS REQUIRED BY OCRM AND GOVERNING MS4.



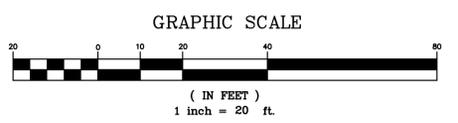
NOTE: CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AN AS-BUILT SURVEY OF THE SITE (TIED TO THE STATE PLANE COORDINATE SYSTEM), TO INCLUDE ALL WATER, SANITARY SEWER, & STORM DRAINAGE LINES, BOTH EXISTING AND PROPOSED. SURVEY SHALL ALSO INCLUDE THE PIPE SIZE, MATERIAL, AND INVERT ELEVATIONS, IN COMPLIANCE WITH ALL S.C.D.H.E.C. CITY OF CHARLESTON & C.W.S. STANDARDS FOR THEIR CERTIFICATIONS. DETENTION POND AS-BUILTS SHALL INCLUDE ALL CONTOURS AND SPOT ELEVATION INSIDE THE POND AS WELL AS THE OUTLET STRUCTURE WEIR ELEVATIONS AND SIZES AS REQUIRED BY OCRM.

NOTE: CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL BUILDINGS, DRIVEWAYS, EXIT PORCHES, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS. ALL DIMENSIONS SHOWN ARE TO OUTSIDE BUILDING WALL, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES WITH EACH UTILITY PROVIDER.

NOTE: ALL SIGNS REQUIRE A SEPARATE SIGN PERMIT, CONTACT ANA HARP - (843) 724-3755.

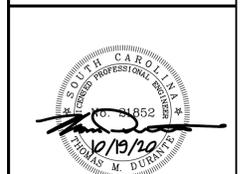
NOTE: CONTRACTOR SHALL CONTACT BRENDA KITTRELL AT THE CITY OF CHARLESTON TO SCHEDULE SILT FENCE AND CONSTRUCTION ENTRANCE INSPECTION PRIOR TO THE RELEASE OF THE BUILDING PERMIT - (843) 724-3782.

SITE PLAN



NOTE: CONTRACTOR TO NOTIFY OWNER IMMEDIATELY IF ANY ARCHEOLOGICAL MATERIALS OR HUMAN SKELETAL REMAINS ARE ENCOUNTERED PRIOR TO OR DURING CONSTRUCTION ON THIS SITE. ARCHEOLOGICAL MATERIALS CONSIST OF ANY ITEMS, FIFTY YEARS OLD OR OLDER, WHICH WERE MADE OR USED BY MAN. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO STONE PROJECTILES POINTS (ARROWHEADS), CERAMIC SHERDS, BRICK SCATTERS, WORKED WOOD, BONE AND STONE, ALONG WITH METAL AND GLASS OBJECTS.

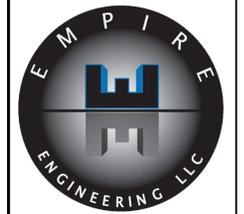
LEGEND	
EXISTING FEATURES	
EXISTING FENCE	---x---
EASEMENTS/SETBACKS	---x---
PROPOSED FEATURES	
EXISTING PROPERTY LINES	---
PROPOSED BUILDING LINES	---
CONCRETE SIDEWALK	---[Pattern]---
ASPHALT MULTI-USE PATH	---[Pattern]---
CONCRETE PAVEMENT	---[Pattern]---
SCODOT CONCRETE PAVEMENT	---[Pattern]---
DECORATIVE CONCRETE PAVERS	---[Pattern]---
EXISTING UTILITIES	---
EXISTING/PROPOSED STORM SEWER	---[Pattern]---
PROPOSED STORM SEWER	---[Pattern]---
EXISTING CONTOUR	---[Pattern]---
PROPOSED CONTOUR	---[Pattern]---
PROPOSED SPOT ELEV.	+10.75
PROPOSED WATER SERVICES	---1" DW---
PROPOSED SANITARY SEWER SERVICE	---6" DIP SS---
TREE PROTECTION BARRICADE	---TS---TS---
SILT FENCE	---[Pattern]---
LIMITS OF LAND DISTURBANCE	---[Pattern]---
EXISTING FEATURES TO BE REMOVED	---[Pattern]---



CIVIL & STRUCTURAL CONSULTING ENGINEERS

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SOUTH CAROLINA 29406

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1325 FOLLY ROAD, CHARLESTON, SC 29412
CITY PROJECT ID: TRC-SP2020-I.B.D.

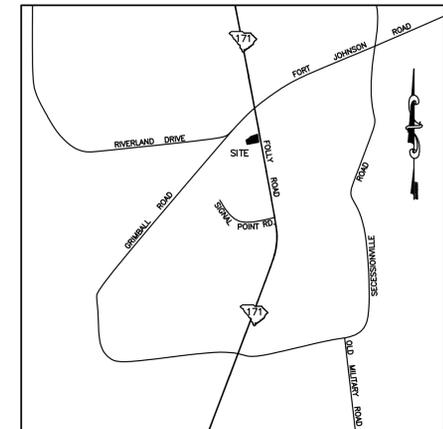
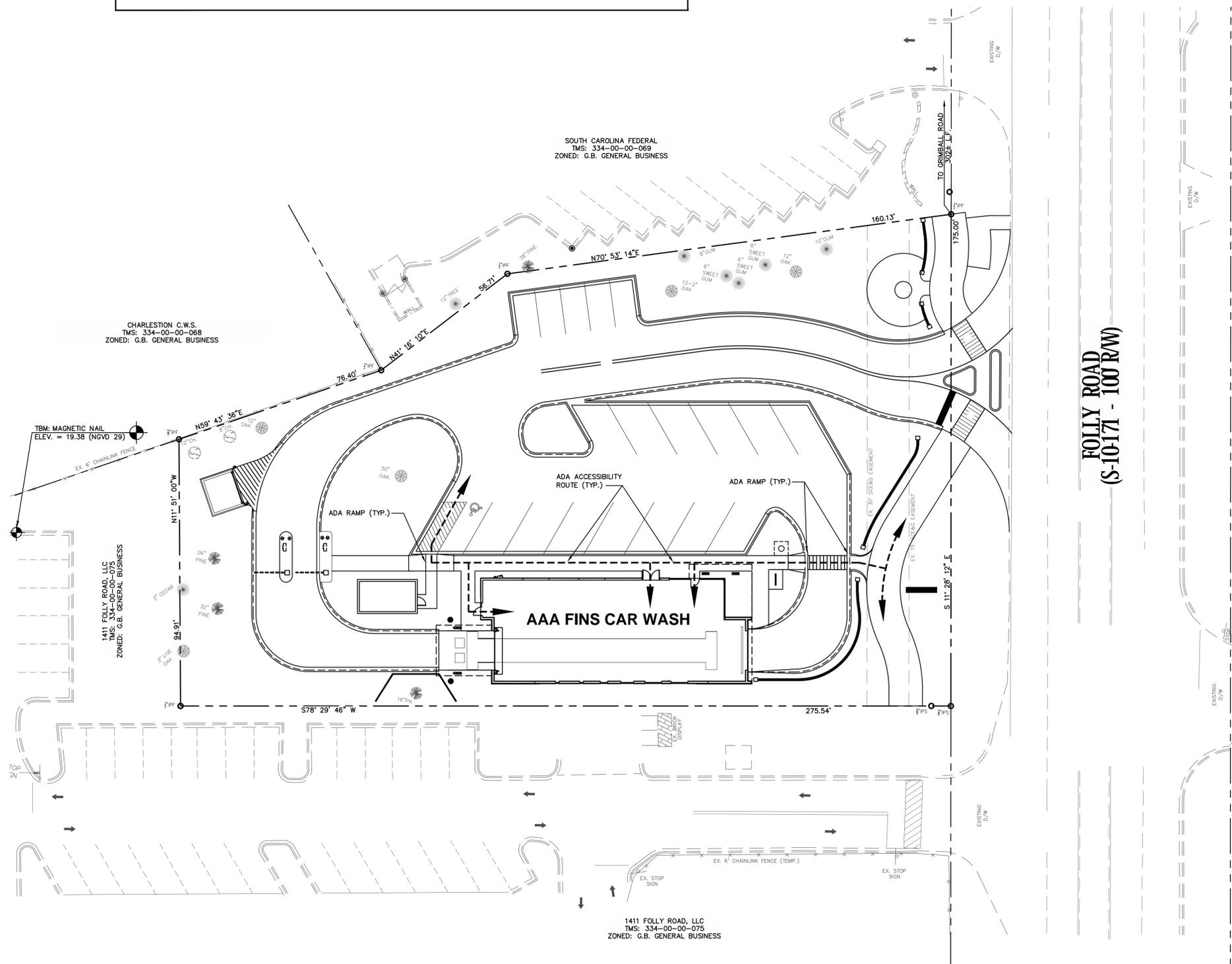
NO.	REVISION	SCHEDULE	BY	DATE

DESIGNED: T.M.D.
DRAWN: T.M.D.
JOB NUMBER: 2019-125
DATE: OCTOBER 19, 2020
CITY APPROVAL: T.B.D.
SCALE: 1" = 20'

C-1A



NOTE: ATLEAST 60% OF ALL ENTRANCES TO THIS BUILDING ARE ADA ACCESSIBLE.



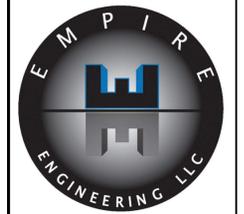
LOCATION MAP
N.T.S.



CIVIL & STRUCTURAL CONSULTING ENGINEERS

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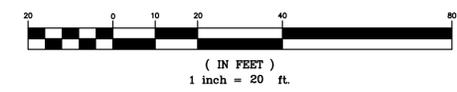
1325 FOLLY ROAD, CHARLESTON, SC 29412
CITY PROJECT ID: TRC-SP2020-I.B.D.

NO.	REVISION SCHEDULE	DESCRIPTION	BY	DATE

DESIGNED: T.M.D.
DRAWN: T.M.D.
JOB NUMBER: 2019-125
DATE: OCTOBER 19, 2020
CITY APPROVAL: T.B.D.
SCALE: 1" = 20'

ADA ACCESSIBILITY PLAN

GRAPHIC SCALE



Know what's below.
CALL before you dig.

C - 1 B

SOUTH CAROLINA FEDERAL
TMS: 334-00-00-069
ZONED: G.B. GENERAL BUSINESS

CHARLESTON C.W.S.
TMS: 334-00-00-068
ZONED: G.B. GENERAL BUSINESS

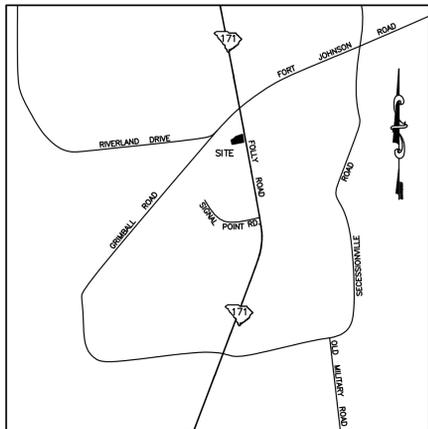
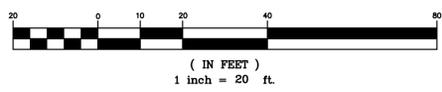
1411 FOLLY ROAD, LLC
TMS: 334-00-00-075
ZONED: G.B. GENERAL BUSINESS

1411 FOLLY ROAD, LLC
TMS: 334-00-00-075
ZONED: G.B. GENERAL BUSINESS

EVEN WITH THE SHORTEST CAR WASH BUILDING LENGTH, AND REDUCED LANE WIDTHS AND TRACK ALIGNMENT DISTANCES, THE PROPERTY IS NOT WIDE ENOUGH TO ALLOW THE BUILDING TO BE PARALLEL TO FOLLY ROAD. THE MINIMUM LENGTHS NEEDED EXCEED THE AVAILABLE PROPERTY FRONTAGE. FURTHERMORE, THERE IS NO ROOM FOR AN ENTRY/EXIT DRIVEWAY TO FOLLY ROAD.

BUILDING ROTATION EXHIBIT

GRAPHIC SCALE



LOCATION MAP
N.T.S.



FOLLY ROAD
(S-10171 - 100' RW)

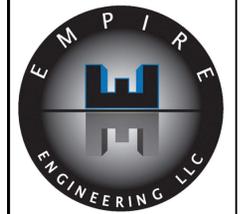
LEGEND	
EXISTING FEATURES	---
EXISTING FENCE	---x---
EASEMENTS/SETBACKS	---x---
PROPOSED FEATURES	---
EXISTING PROPERTY LINES	---
PROPOSED BUILDING LINES	---
CONCRETE SIDEWALK	---[stippled]---
ASPHALT MULTI-USE PATH	---[dotted]---
CONCRETE PAVEMENT	---[solid grey]---
SCDOT CONCRETE PAVEMENT	---[cross-hatched]---
DECORATIVE CONCRETE PAVERS	---[diagonal lines]---
EXISTING UTILITIES	---
EXISTING/PROPOSED STORM SEWER	---[dashed]---
PROPOSED STORM SEWER	---[solid]---
EXISTING CONTOUR	---[dashed]---
PROPOSED CONTOUR	---[solid]---
PROPOSED SPOT ELEV.	+10.75
PROPOSED WATER SERVICES	---[line with dip]---
PROPOSED SANITARY SEWER SERVICE	---[line with dip]---
TREE PROTECTION BARRICADE	---[line with 'TS']---
SILT FENCE	---[line with circles]---
LIMITS OF LAND DISTURBANCE	---[line with circles]---
EXISTING FEATURES TO BE REMOVED	---[cross-hatched]---



CIVIL & STRUCTURAL
CONSULTING ENGINEERS

4930 RIVERS AVENUE
NORTH CHARLESTON,
SOUTH CAROLINA 29406

PHONE (843)308-0800
FAX (843)308-0806



1325 FOLLY ROAD, CHARLESTON, SC 29412
CITY PROJECT ID: TRC-SP2020-I.B.D.

NO.	REVISION SCHEDULE	DESCRIPTION	BY	DATE

DESIGNED: T.M.D.
DRAWN: T.M.D.
JOB NUMBER: 2019-125
DATE: OCTOBER 19, 2020
CITY APPROVAL: T.B.D.
SCALE: 1" = 20'

C-1C



Know what's below.
CALL before you dig.

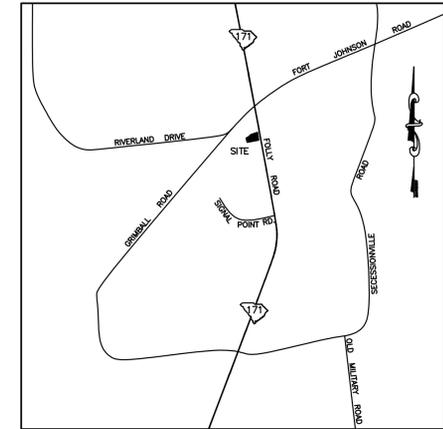
CWS SEWER DEMOLITION NOTES:

- A) ANY SERVICES THAT WILL BE ABANDONED OR CAPPED OFF FROM AN EXISTING OR PREVIOUS STRUCTURE (DURING ANY PHASE OF THE PROJECT, WHETHER PRE-PLANNED OR OTHERWISE) MUST BE IMMEDIATELY BROUGHT TO THE ATTENTION OF CWS WASTEWATER COLLECTION DEPARTMENTS. CWS NEEDS TO RECORD THE EXACT LOCATION AND MEANS OF ABANDONMENT. THE CITY OF CHARLESTON MAY ALSO HAVE A PROCESS THAT IS REQUIRED FOR THE HSE SERVICE AS THEY ARE ABANDONED WITHIN TITS RIGHT OF WAY (ROW). THE CONTRACTOR SHOULD NOTIFY THE CITY SEPARATELY, AND IN ADDITION TO CWS.
- B) ABANDONED SERVICE CONNECTIONS SHALL BE PERMANENTLY PLUGGED AND INSPECTED BY CWS PRIOR TO BACKFILLING.
- C) THE OWNER/DEVELOPER OR APPOINTED CONTRACTOR PERFORMING THE WORK FOR THE OWNER/DEVELOPER SHALL TAKE APPROPRIATE MEASURES TO PROTECT THE CWS WASTEWATER COLLECTION SYSTEM FROM DAMAGE RESULTING FROM ITS OPERATIONS. NO CONSTRUCTION DEBRIS OR SURFACE RUNOFF SHALL BE DIRECTED TO THE WASTEWATER COLLECTION SYSTEM, EITHER DIRECTLY, OR VIA SERVICE LATERALS. PRIVATE PLUMBING CONNECTION SO THE CWS SYSTEM SHAT ARE OUT PENDING RECONNECTION SHALL BE APPROPRIATELY CAPPED.
- D) CWS WASTEWATER COLLECTION DEPARTMENT (WWC) MUST BE NOTIFIED WHEN DEMOLITION COMMENCES. PROVIDE WRITTEN NOTIFICATION BY EMAILING TO wastewaterinspectors@charlestoncws.com AT LEAST 72 HOURS IN ADVANCE OF COMMENCING DEMOLITION. THE OWNER/DEVELOPER MAY BE HELD RESPONSIBLE FOR ANY DAMAGE TO EXISTING INFRASTRUCTURE OR CONSTRUCTION DEBRIS FOUND WITHIN THE SEWER SYSTEM AS A RESULT OF ACTIVITIES ASSOCIATED WITH THIS PROJECT WITHIN 100 FEET OF THE DEMOLITION AREA.

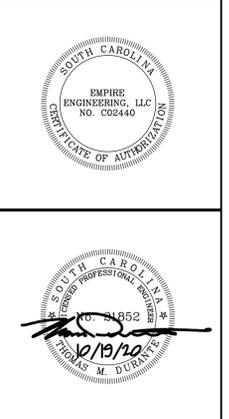
NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE ENGINEER WITH A COMPLETE AS-BUILT SURVEY, VALVE CARDS & VIDEO INSPECTION OF THE WATER AND SEWER SYSTEM, INCLUDING LATERAL AND SERVICE INFORMATION. THE AS-BUILTS AND VALVE CARDS SHALL BE COMPLETED IN ACCORDANCE WITH ALL CHARLESTON WATER SYSTEM AND DHEC REQUIREMENTS AND BE TIED TO THE STATE PLANE COORDINATE SYSTEM.

NOTE: ALL NEW ELECTRICAL, TELEPHONE, CATV AND OTHER SIMILAR UTILITY LINES SHALL BE PLACED UNDERGROUND. ALL JUNCTION AND ACCESS BOXES SHALL BE SCREENED AND OBSCURED FROM VIEW.

NOTE: CONTRACTOR TO BRING THE WATER SERVICES PAST THE METER BOXES TO THE RIGHT OF WAY LINE DURING INSTALLATION AND PRIOR TO ANY SIDEWALKS BEING POURED.



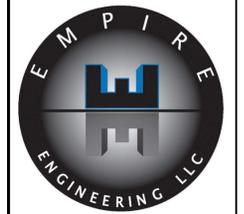
LOCATION MAP
N.T.S.



CIVIL & STRUCTURAL CONSULTING ENGINEERS

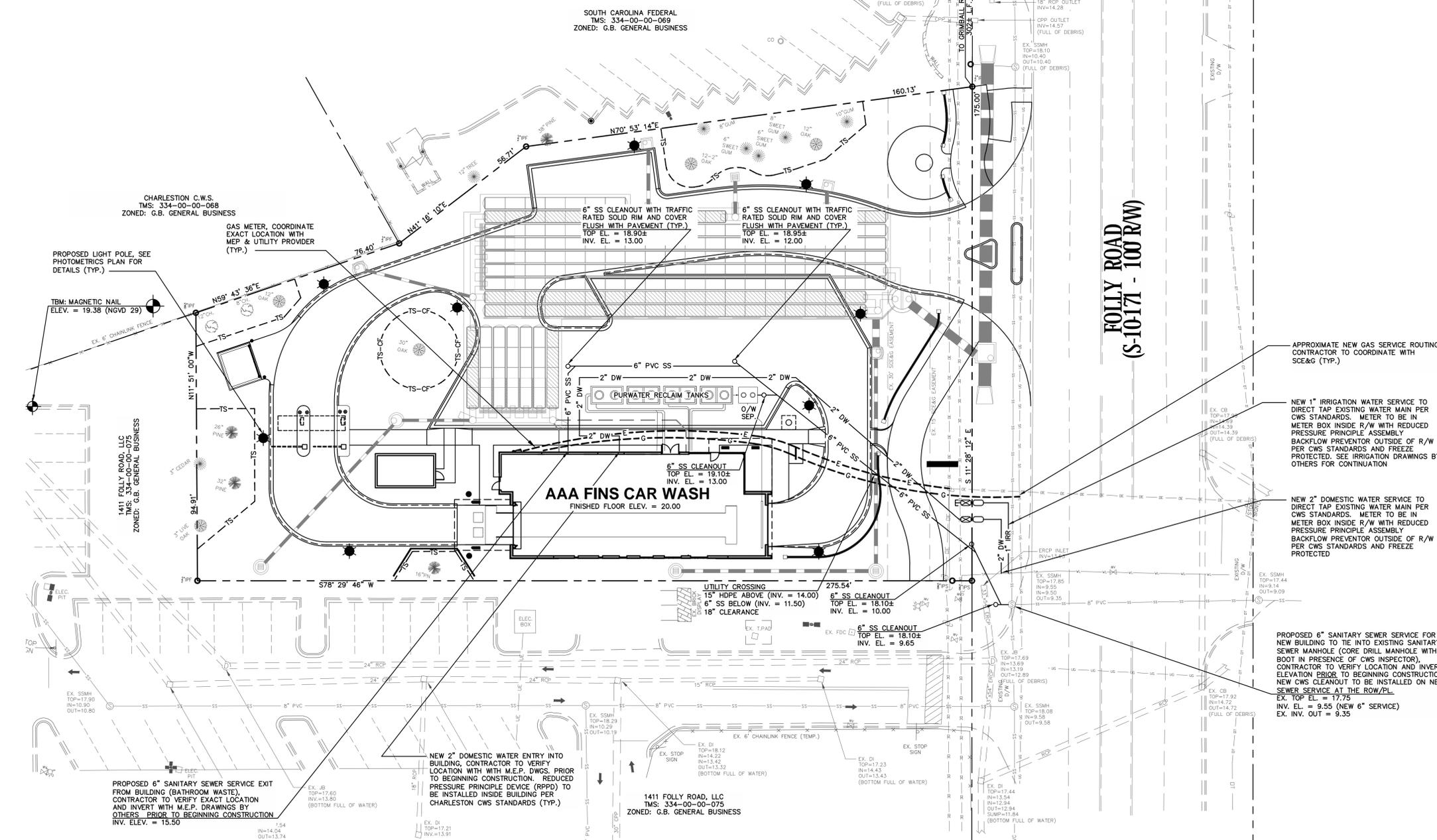
4930 RIVERS AVENUE
NORTH CHARLESTON, SOUTH CAROLINA 29406

PHONE (843)308-0800
FAX (843)308-0806



fins CAR WASH

1325 FOLLY ROAD, CHARLESTON, SC 29412
CITY PROJECT ID: TRC-SP2020-I.B.D.



FOLLY ROAD
(S-10171 - 100' RW)

SOUTH CAROLINA FEDERAL
TMS: 334-00-00-069
ZONED: G.B. GENERAL BUSINESS

AAA FINS CAR WASH
FINISHED FLOOR ELEV. = 20.00

1411 FOLLY ROAD, LLC
TMS: 334-00-00-075
ZONED: G.B. GENERAL BUSINESS

APPROXIMATE NEW GAS SERVICE ROUTING, CONTRACTOR TO COORDINATE WITH SCE&G (TYP.)

NEW 1" IRRIGATION WATER SERVICE TO DIRECT TAP EXISTING WATER MAIN PER CWS STANDARDS. METER TO BE IN METER BOX INSIDE R/W WITH REDUCED PRESSURE PRINCIPLE ASSEMBLY BACKFLOW PREVENTOR OUTSIDE OF R/W PER CWS STANDARDS AND FREEZE PROTECTED. SEE IRRIGATION DRAWINGS BY OTHERS FOR CONTINUATION

NEW 2" DOMESTIC WATER SERVICE TO DIRECT TAP EXISTING WATER MAIN PER CWS STANDARDS. METER TO BE IN METER BOX INSIDE R/W WITH REDUCED PRESSURE PRINCIPLE ASSEMBLY BACKFLOW PREVENTOR OUTSIDE OF R/W PER CWS STANDARDS AND FREEZE PROTECTED

PROPOSED 6" SANITARY SEWER SERVICE FOR THE NEW BUILDING TO TIE INTO EXISTING SANITARY SEWER MANHOLE (CORE DRILL MANHOLE WITH BOOT IN PRESENCE OF CWS INSPECTOR). CONTRACTOR TO VERIFY LOCATION AND INVERT ELEVATION PRIOR TO BEGINNING CONSTRUCTION. NEW CWS CLEANOUT TO BE INSTALLED ON NEW SEWER SERVICE AT THE ROW/PL. EX. TOP EL. = 17.75 INV. EL. = 9.55 (NEW 6" SERVICE) EX. INV. OUT = 9.35

PROPOSED 6" SANITARY SEWER SERVICE EXIT FROM BUILDING (BATHROOM WASTE). CONTRACTOR TO VERIFY EXACT LOCATION AND INVERT WITH M.E.P. DRAWINGS BY OTHERS PRIOR TO BEGINNING CONSTRUCTION. INV. ELEV. = 15.50

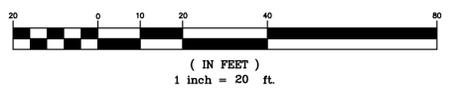
NEW 2" DOMESTIC WATER ENTRY INTO BUILDING. CONTRACTOR TO VERIFY LOCATION WITH M.E.P. DWGS. PRIOR TO BEGINNING CONSTRUCTION. REDUCED PRESSURE PRINCIPLE DEVICE (RPPD) TO BE INSTALLED INSIDE BUILDING PER CHARLESTON CWS STANDARDS (TYP.)

LEGEND

EXISTING FEATURES	
EXISTING FENCE	---x---x---
EASEMENTS/SETBACKS	---
PROPOSED FEATURES	
EXISTING PROPERTY LINES	---
PROPOSED BUILDING LINES	---
CONCRETE SIDEWALK	[Pattern]
ASPHALT MULTI-USE PATH	[Pattern]
CONCRETE PAVEMENT	[Pattern]
SCDOT CONCRETE PAVEMENT	[Pattern]
DECORATIVE CONCRETE PAVERS	[Pattern]
EXISTING UTILITIES	
EXISTING/PROPOSED STORM SEWER	---16" RCP---
PROPOSED STORM SEWER	---
EXISTING CONTOUR	---10---
PROPOSED CONTOUR	---
PROPOSED SPOT ELEV.	+10.75
PROPOSED WATER SERVICES	---
PROPOSED SANITARY SEWER SERVICE	---6" DIP SS---
TREE PROTECTION BARRICADE	---TS---TS---
SILT FENCE	---o---o---
LIMITS OF LAND DISTURBANCE	---
EXISTING FEATURES TO BE REMOVED	[Pattern]

UTILITY PLAN

GRAPHIC SCALE



Know what's below.
CALL before you dig.

NO.	REVISION SCHEDULE	DESCRIPTION	BY	DATE

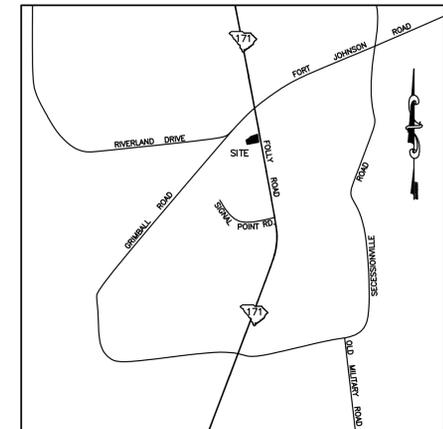
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DRAWN: T.M.D.
JOB NUMBER: 2019-125
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CITY APPROVAL: T.B.D.
SCALE: 1" = 20'

C-2A

FIRE PROTECTION SITE DATA

BASED ON THE 2015 INTERNATIONAL FIRE CODE

CONSTRUCTION TYPE	TYPE VB
COMBUSTIBLE MATERIALS	BUILDING SHELL - NON-COMBUSTIBLE
TOTAL SITE BUILDING SQUARE FOOTAGE	3,500 S.F.
NUMBER OF STORIES	1
BUILDING FIRE SPRINKLER	NO
FIRE SEPARATION WALLS	NO
CLOSEST FIRE HYDRANT	SOUTHEAST CORNER OF SITE
REQUIRED FIRE FLOW	1,500 GPM
AVAILABLE FIRE FLOW THROUGH EXISTING HYDRANT	7,776 GPM
VAULTS OR PITS ON-SITE	UNDERGROUND CONCRETE RECLAIM WATER TANK
GENERATOR OR STORAGE TANKS ON-SITE	NO GENERATORS OR STORAGE TANKS



LOCATION MAP
N.T.S.

SOUTH CAROLINA FEDERAL
TMS: 334-00-00-069
ZONED: G.B. GENERAL BUSINESS

CHARLESTON C.W.S.
TMS: 334-00-00-068
ZONED: G.B. GENERAL BUSINESS

1411 FOLLY ROAD, LLC
TMS: 334-00-00-075
ZONED: G.B. GENERAL BUSINESS

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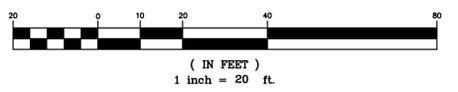
AAA FINS CAR WASH

**FOLLY ROAD
(S-10171 - 100' RW)**

EXISTING FIRE HYDRANT
STATIC = 83 psi
RESIDUAL = 76 psi
FLOW = 2,374 gpm
FLOW @ 20 psi = 7,776 gpm

FIRE PROTECTION PLAN

GRAPHIC SCALE



LEGEND	
EXISTING FEATURES	---
EXISTING FENCE	---x---
EASEMENTS/SETBACKS	---x---
PROPOSED FEATURES	---
EXISTING PROPERTY LINES	---
PROPOSED BUILDING LINES	---
CONCRETE SIDEWALK	---x---
ASPHALT MULTI-USE PATH	---x---
CONCRETE PAVEMENT	---x---
SCOTT CONCRETE PAVEMENT	---x---
DECORATIVE CONCRETE PAVERS	---x---
EXISTING UTILITIES	---
EXISTING/PROPOSED STORM SEWER	---x---
PROPOSED STORM SEWER	---x---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
PROPOSED SPOT ELEV.	+10.75
PROPOSED WATER SERVICES	---x---
PROPOSED SANITARY SEWER SERVICE	---x---
TREE PROTECTION BARRICADE	---x---
SILT FENCE	---x---
LIMITS OF LAND DISTURBANCE	---x---
EXISTING FEATURES TO BE REMOVED	---x---

NO.	REVISION SCHEDULE	DESCRIPTION	BY	DATE

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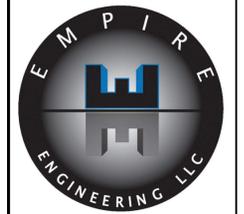
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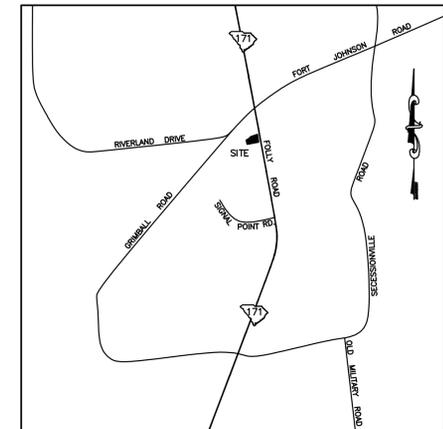


1325 FOLLY ROAD, CHARLESTON, SC 29412
CITY PROJECT ID: TRC-SP2020-I.B.D.

C-2B

GRADING & DRAINAGE NOTES:

- ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS. CONTRACTOR TO SUBTRACT PAVING SECTION, BUILDING SLAB, AND BASE THICKNESS FOR SUBGRADE ELEVATION.
- ALL STORM SEWER PIPE SHALL BE O-RING REINFORCED CONCRETE PIPE, CLASS III IN ACCORDANCE WITH SCDOT 714 & 715 UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE WRAPPED IN A NON-WOVEN FILTER FABRIC. RUBBER GASKETS SHALL MEET AASHTO M315 & ASTM C443.
- ALL DRAINAGE STRUCTURES SHALL BE 4' DIAMETER PRECAST CONCRETE STRUCTURES IN ACCORDANCE WITH SCDOT 719, UNLESS NOTED OTHERWISE. RUBBER GASKETS & RESILIENT FLEXIBLE TYPE CONNECTIONS CONFORMING TO ASTM G923 SHALL BE USED FOR ALL PIPE-TO-BOX CONNECTIONS, INCLUDING ROAD SUBGRADE CONNECTIONS. ALL DRAINAGE GRATES AND LIDS TO BE HEAVY DUTY, H-25 RATED.
- CONTRACTOR TO SEE STORM DRAINAGE PLAN AND PROFILE SHEETS FOR ALL PIPE AND STRUCTURE SIZES, TYPE, MATERIALS AND INVERTS.
- ALL EXISTING STRUCTURES NOT SHOWN TO BE REMOVED OR RELOCATED SHALL REMAIN. CONTRACTOR TO RETAIN AND PROTECT.
- CONTRACTOR TO SEE ARCHITECTURAL DRAWINGS FOR ROOF GUTTER DOWNSPOUT LOCATIONS. ROOF LEADERS MAY BE CONNECTED TO THE UNDERGROUND DRAINAGE SYSTEM IF DESIRED AND ROUTED TO THE POND.
- THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IMMEDIATELY IF HE NOTICES ANY DISCREPANCIES ON THE DRAWINGS OR IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
- MAXIMUM CUT & FILL SLOPES TO BE 2' HORIZONTAL TO 1' VERTICAL, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO SEE GEOTECHNICAL REPORT FOR ALL EARTHWORK, SUBGRADE AND FOUNDATION RECOMMENDATIONS.



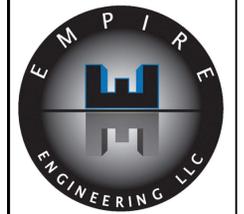
LOCATION MAP
N.T.S.



CIVIL & STRUCTURAL CONSULTING ENGINEERS

**4930 RIVERS AVENUE
NORTH CHARLESTON,
SOUTH CAROLINA 29406**

**PHONE (843)308-0800
FAX (843)308-0806**



1325 FOLLY ROAD, CHARLESTON, SC 29412
CITY PROJECT ID: TRC-SP2020-I.B.D.

PRE/POST DEVELOPMENT RUNOFF RATE SUMMARY

EVENT	PRE-DEVELOPED RATE	POST-DEVELOPED RATE
2 YR.	1.79 C.F.S.	0.39 C.F.S.
10 YR.	3.57 C.F.S.	1.00 C.F.S.
25 YR.	4.70 C.F.S.	2.99 C.F.S.
100 YR.	6.66 C.F.S.	6.60 C.F.S.

NOTE: CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AN AS-BUILT SURVEY OF THE SITE (TIED TO THE STATE PLANE COORDINATE SYSTEM), TO INCLUDE ALL CONSTRUCTED FEATURES, WATER, SANITARY SEWER, & STORM DRAINAGE LINES, BOTH EXISTING AND PROPOSED. SURVEY SHALL ALSO INCLUDE THE PIPE SIZE, MATERIAL, AND INVERT ELEVATIONS, VALVE GARDS AND VIDEO INSPECTION, IN COMPLIANCE WITH ALL SCDHEC, CHARLESTON WATER SYSTEM & MS4 STANDARDS FOR THEIR CERTIFICATIONS. DETENTION POND AS-BUILTS SHALL INCLUDE ALL CONTOURS AND SPOT ELEVATION INSIDE THE POND AS WELL AS THE OUTLET STRUCTURE WEIR ELEVATIONS AND SIZES AS REQUIRED BY OCRM AND THE CITY OF CHARLESTON MS4.

NOTE: PERMANENT MAINTENANCE COVENANTS AND AS-BUILT DRAWINGS FOR STORMWATER FACILITIES IN ACCORDANCE WITH CITY OF CHARLESTON SPECIFICATIONS NEED TO BE RECEIVED AND ACCEPTED BEFORE THE NOTICE OF TERMINATION (N.O.T.) OF THE CONSTRUCTION GENERAL PERMIT (C.G.P.)

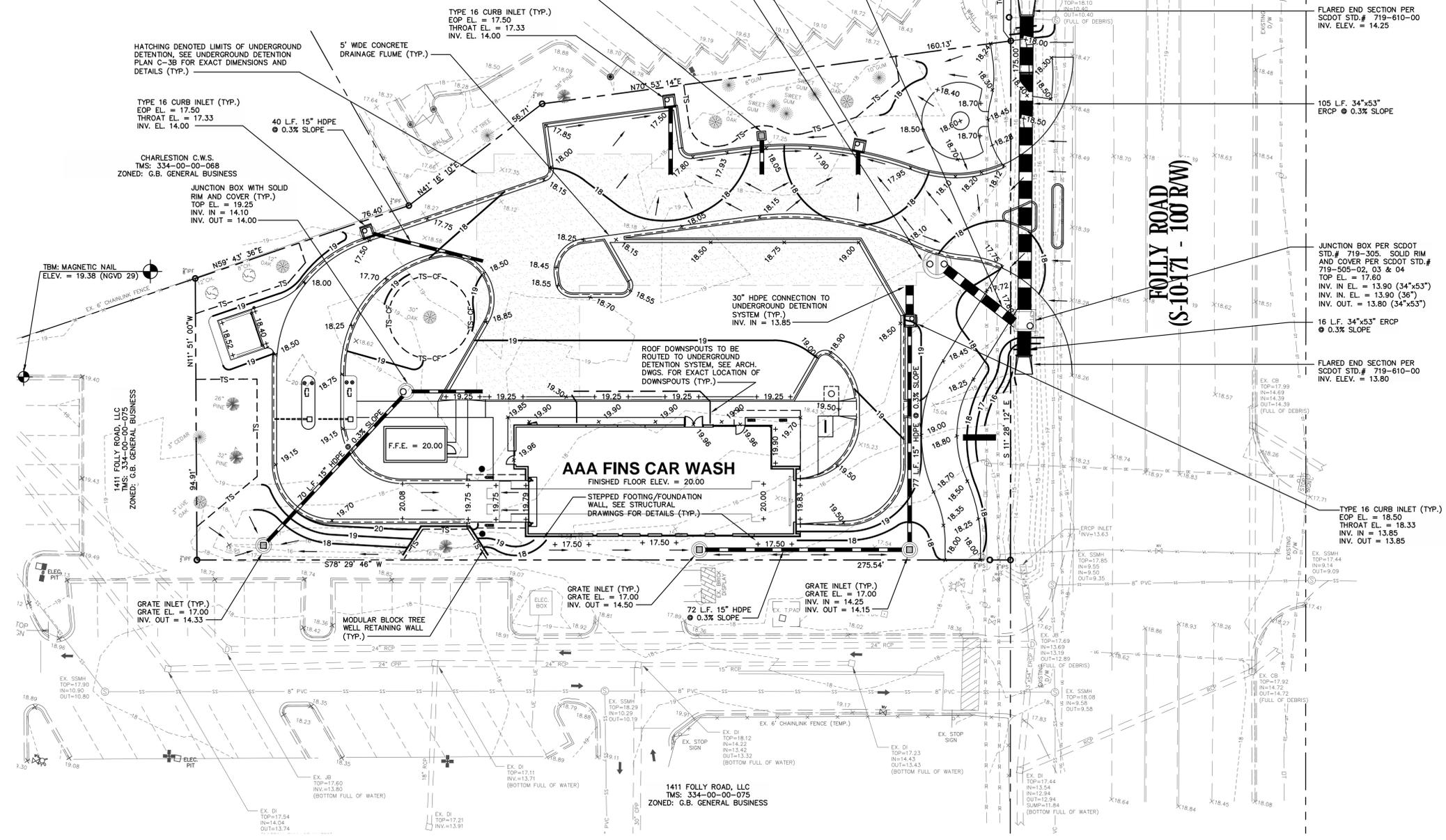
LEGEND

EXISTING FEATURES	
EXISTING FENCE	---X---X---
EASEMENTS/SETBACKS	---
PROPOSED FEATURES	---
EXISTING PROPERTY LINES	---
PROPOSED BUILDING LINES	---
CONCRETE SIDEWALK	---
ASPHALT MULTI-USE PATH	---
CONCRETE PAVEMENT	---
SCDOT CONCRETE PAVEMENT	---
DECORATIVE CONCRETE PAVERS	---
EXISTING UTILITIES	---
EXISTING/PROPOSED STORM SEWER	---
PROPOSED STORM SEWER	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
PROPOSED SPOT ELEV.	+10.75
PROPOSED WATER SERVICES	---1" DW---
PROPOSED SANITARY SEWER SERVICE	---6" DIP SS---
TREE PROTECTION BARRICADE	---TS---TS---
SILT FENCE	---
LIMITS OF LAND DISTURBANCE	---
EXISTING FEATURES TO BE REMOVED	---

NO.	REVISION	SCHEDULE	DESCRIPTION	DATE

DESIGNED: T.M.D.
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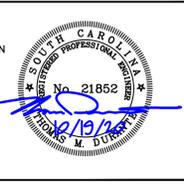
C-3A



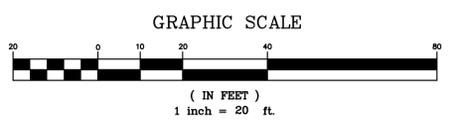
S.C.D.O.T. STATEMENT:

ALL ITEMS IN SECTION 100 OF THE CURRENT ARMS MANUAL FOR BOTH CONSTRUCTION AND POST CONSTRUCTION DESIGN HAVE BEEN STUDIED AND ADDRESSED. ALL NECESSARY BMPs HAVE BEEN IMPLEMENTED FOR BOTH PHASES (CONSTRUCTION AND POST CONSTRUCTION) TO AVOID NEGATIVELY IMPACTING IMPAIRED WATERS OF THE SCDOT SYSTEM AND/OR ITS DISCHARGES. ALL REQUIREMENTS IN SECTION 10B OF THE CURRENT ARMS MANUAL FOR POST DEVELOPMENT RATES HAVE BEEN MET. THERE WILL BE ZERO INCREASE IN RUNOFF TO SCDOT RIGHT OF WAY.

THOMAS M. DURANTE, P.E.
P.E. #21852



GRADING & DRAINAGE PLAN



South Carolina 811
Call 811 Before you Dig
Know what's below.
CALL before you dig.

NOTE: THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

NOTE: EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

NOTE: ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

NOTE: ALL DISTURBED AREAS NOT RECEIVING A PERMANENT GROUND COVER (PAVING, BUILDING, LANDSCAPE SOD, ETC.) SHALL BE STABILIZED WITH TEMPORARY SEEDINGS AND PERMANENT VEGETATION PER THE SEEDING CHART ON THE DETAIL SHEETS.

NOTE: A REPRESENTATIVE OF THE DEPARTMENT OF HEALTH & ENVIRONMENTAL CONTROL AND/OR OCEAN & COASTAL RESOURCE MANAGEMENT SHALL HAVE THE RIGHT TO CONDUCT ON-SITE INSPECTIONS AS THEY DEEM NECESSARY.

NPDES CERTIFICATION STATEMENT:

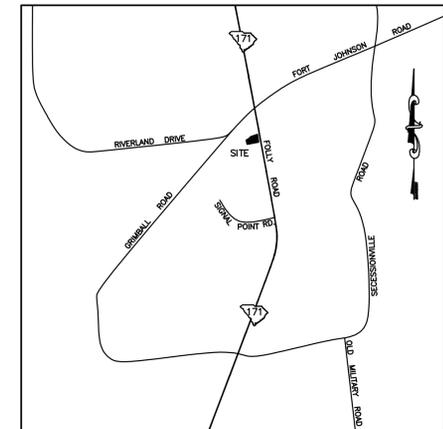
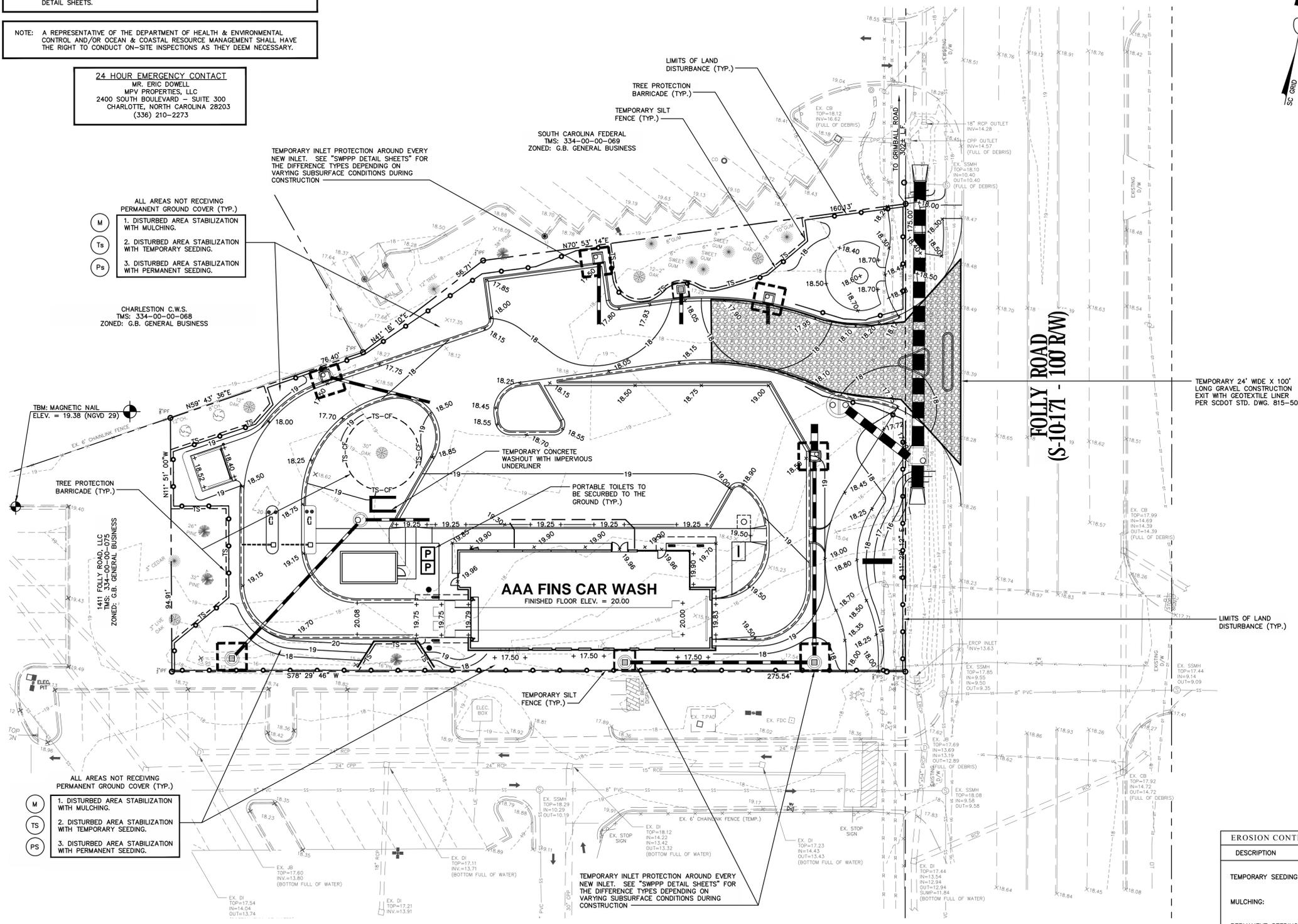
I PLACE MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 et seq. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR10000.

[Signature]
SIGNATURE

24 HOUR EMERGENCY CONTACT
MR. ERIC DOWELL
MPV PROPERTIES, LLC
2400 SOUTH BOULEVARD - SUITE 300
CHARLOTTE, NORTH CAROLINA 28203
(336) 210-2273

- ALL AREAS NOT RECEIVING PERMANENT GROUND COVER (TYP.)
- M 1. DISTURBED AREA STABILIZATION WITH MULCHING.
 - TS 2. DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING.
 - PS 3. DISTURBED AREA STABILIZATION WITH PERMANENT SEEDING.

CHARLESTON C.W.S.
TMS: 334-00-00-068
ZONED: G.B. GENERAL BUSINESS



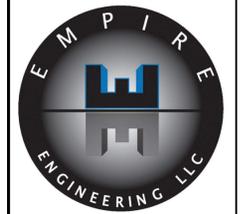
LOCATION MAP
N.T.S.



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4930 RIVERS AVENUE
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fins CAR WASH

1325 FOLLY ROAD, CHARLESTON, SC 29412
CITY PROJECT ID: TRC-SP2020-I.B.D.

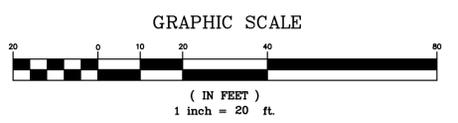


Know what's below.
CALL before you dig.

SOIL TYPE DESCRIPTIONS

SYMBOL	NAME	SOIL GROUP
Do	DAWHOO & RUTLEDGE LOAMY FINE SAND	A/D
Ka	KIAWAH LOAMY FINE SAND	A/D

COMPREHENSIVE SWPPP PLAN



EROSION CONTROL SYMBOLS

DESCRIPTION	SYMBOL
TEMPORARY SEEDING:	TS
MULCHING:	M
PERMANENT SEEDING:	PS
STONE/RIP-RAP	[Pattern]
INLET PROTECTION	[Symbol]
SILT FENCE:	[Symbol]
SEDIMENT TUBE	[Symbol]
LIMITS OF DISTURBANCE:	[Symbol]

LEGEND

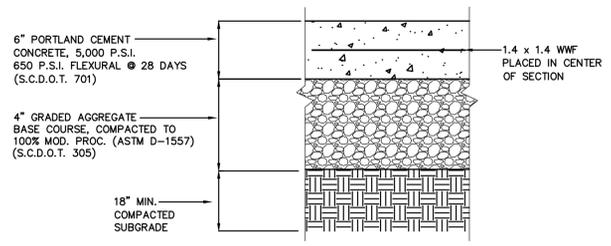
EXISTING FEATURES	[Symbol]
EXISTING FENCE	[Symbol]
EASEMENTS/SETBACKS	[Symbol]
PROPOSED FEATURES	[Symbol]
EXISTING PROPERTY LINES	[Symbol]
PROPOSED BUILDING LINES	[Symbol]
CONCRETE SIDEWALK	[Symbol]
ASPHALT MULTI-USE PATH	[Symbol]
CONCRETE PAVEMENT	[Symbol]
SCDOT CONCRETE PAVEMENT	[Symbol]
DECORATIVE CONCRETE PAVERS	[Symbol]
EXISTING UTILITIES	[Symbol]
EXISTING/PROPOSED STORM SEWER	[Symbol]
PROPOSED STORM SEWER	[Symbol]
EXISTING CONTOUR	[Symbol]
PROPOSED CONTOUR	[Symbol]
PROPOSED SPOT ELEV.	+10.75
PROPOSED WATER SERVICES	1" DW
PROPOSED SANITARY SEWER SERVICE	6" DIP SS
TREE PROTECTION BARRICADE	[Symbol]
SILT FENCE	[Symbol]
LIMITS OF LAND DISTURBANCE	[Symbol]
EXISTING FEATURES TO BE REMOVED	[Symbol]

REVISION SCHEDULE

NO.	DESCRIPTION	BY	DATE

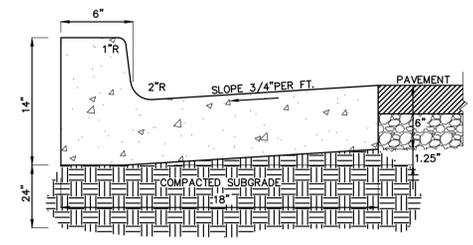
DESIGNED: T.M.D.
DRAWN: T.M.D.
JOB NUMBER: 2019-125
DATE: OCTOBER 19, 2020
CITY APPROVAL: T.B.D.
SCALE: 1" = 20'

C-4A



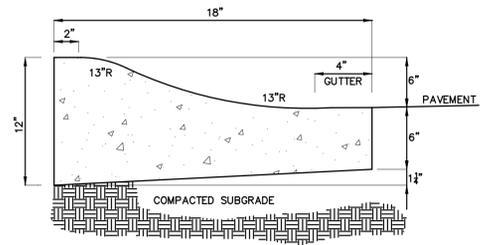
CONCRETE PAVEMENT SECTION
N.T.S.

- NOTE: ALL THICKNESSES SHOWN ARE COMPACTED
- NOTES:
1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION, (S.C.D.O.T.).
 2. CONTROL JOINTS SHALL BE SAWS EVERY 15' O.C.E.W. AND SAWS TO A DEPTH OF 1/4 SLAB THICKNESS
 3. EXPANSION JOINTS SHALL BE USED AT ALL LOCATIONS WHERE PAVEMENT ABUTS A PERMANENT STRUCTURE.
 4. SEE GEOTECHNICAL REPORT BY TERRACON, DATED JANUARY 14, 2020 FOR ALL SUBGRADE AND SITE PREPARATION RECOMMENDATIONS.



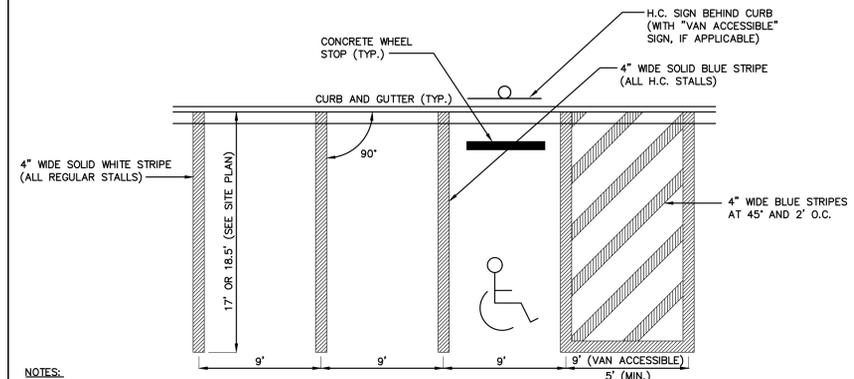
STAND UP CONCRETE CURB & GUTTER
N.T.S.

NOTE: CONCRETE TO HAVE A MIN. 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI



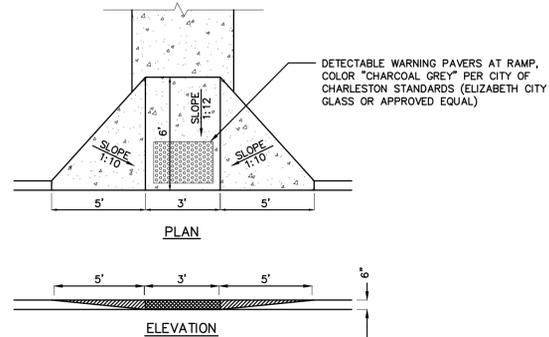
MOUNTABLE CONCRETE CURB & GUTTER
N.T.S.

- NOTES:
1. USE 4,000 P.S.I. PORTLAND CEMENT CONCRETE (28 DAY)
 2. CURB SHALL BE PLACED ON SUBGRADE THAT HAS BEEN SCARIFIED AND RECOMPACTED TO 95% OF OPTIMUM DENSITY.



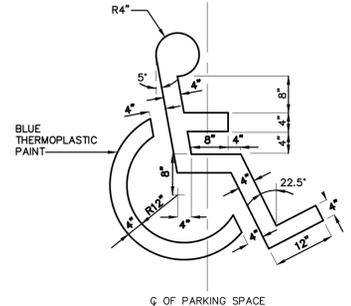
TYPICAL 90° PARKING STALL DETAIL
N.T.S.

- NOTES:
1. A MINIMUM OF 1 VAN ACCESSIBLE PARKING SPACE SHALL BE PROVIDED, AND AN ADDITIONAL 1 VAN ACCESSIBLE PARKING SPACE FOR EVERY 8 H.C. SPACES PROVIDED.



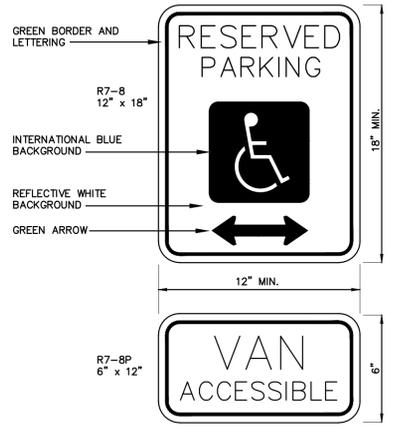
HANDICAPPED RAMP TYP.
N.T.S.

- NOTES:
1. ALL SURFACES ALONG ACCESSIBLE ROUTES SHALL BE SLIP RESISTANT.
 2. BUILT-UP CURB RAMPS SHALL BE LOCATED SO THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES.



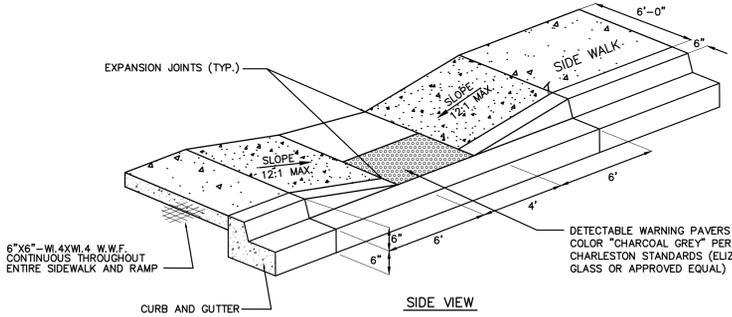
ADA PAVEMENT MARKING SYMBOL
N.T.S.

- NOTES:
1. PAINT COLOR TO BE INTERNATIONAL "BLUE" AND SIZE SHALL MEET ALL REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)
 2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (SCDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION WHERE APPLICABLE.

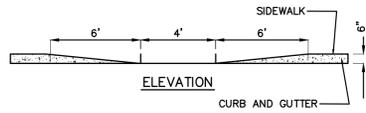


ADA SIGN DETAIL
N.T.S.

- NOTES: SIGNS SHALL MEET ALL THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- SIGN TO BE MOUNTED 6' FROM FINAL GRADE TO BOTTOM OF SIGN, MOUNTED ON A 3" x 3" SQUARE POST (0.125" THICK ALUMINUM, POWDER-COATED SATIN BLACK FINISH)
- VAN ACCESSIBLE SIGN TO BE MOUNTED BELOW H.C. SIGN WHERE SPECIFIED ON THE SITE PLAN. COLORING AND LETTERING TO MATCH H.C. SIGN.



HANDICAP RAMP DETAIL
N.T.S.



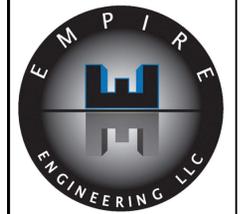
- NOTES:
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 2. BUILT-UP CURB RAMPS SHALL BE LOCATED SO THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES.



CIVIL & STRUCTURAL CONSULTING ENGINEERS

4930 RIVERS AVENUE
NORTH CHARLESTON,
SOUTH CAROLINA 29406

PHONE (843)308-0800
FAX (843)308-0806



fins CAR WASH

1325 FOLLY ROAD, CHARLESTON, SC 29412
CITY PROJECT ID: TRC-SP2020-I.B.D.

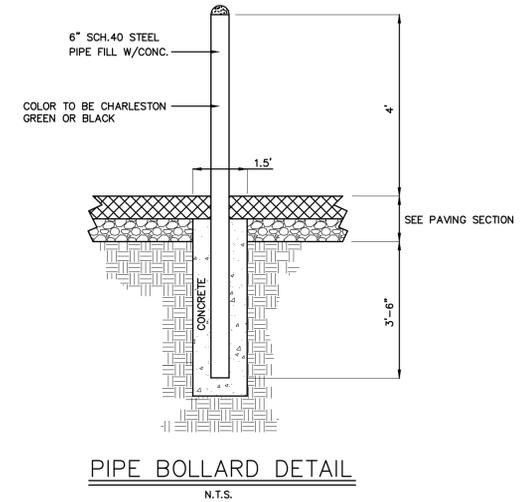
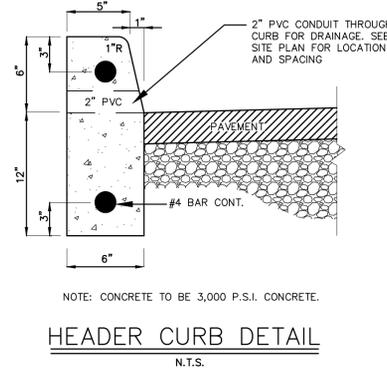
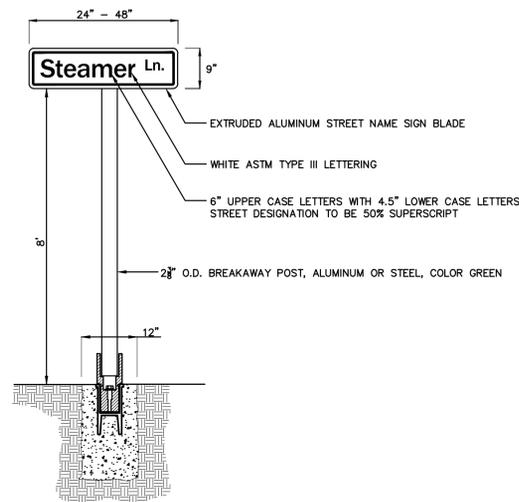
NO.	REVISION SCHEDULE	DESCRIPTION	BY	DATE

DESIGNED: T.M.D.
DRAWN: T.M.D.
JOB NUMBER: 2019-125
DATE: OCTOBER 19, 2020
CITY APPROVAL: T.B.D.
SCALE: N.T.S.

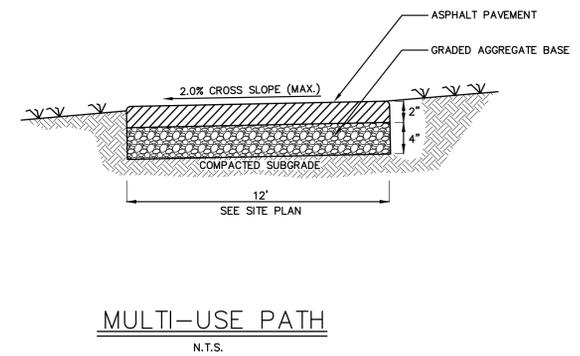
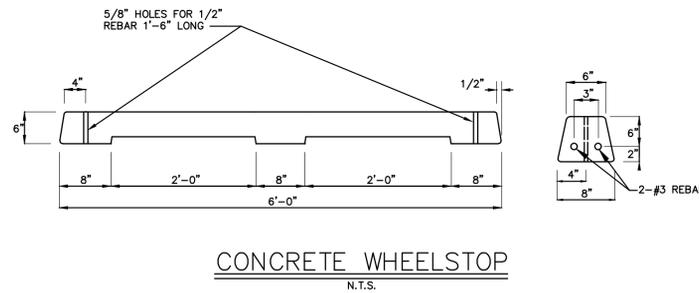
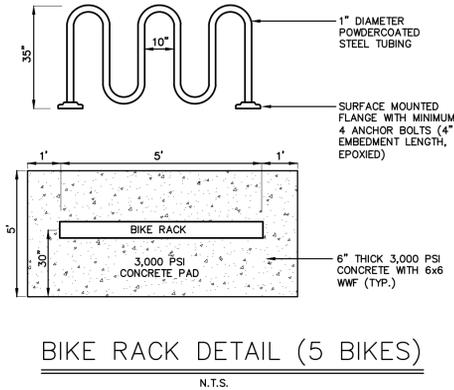
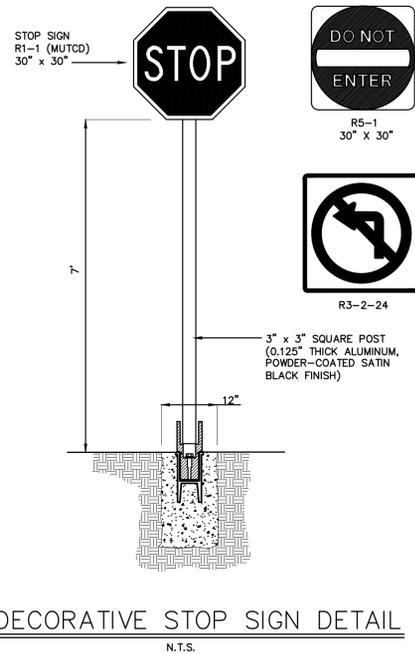
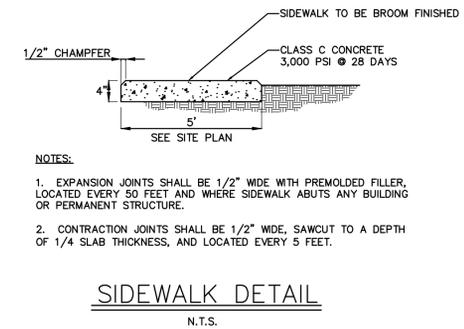
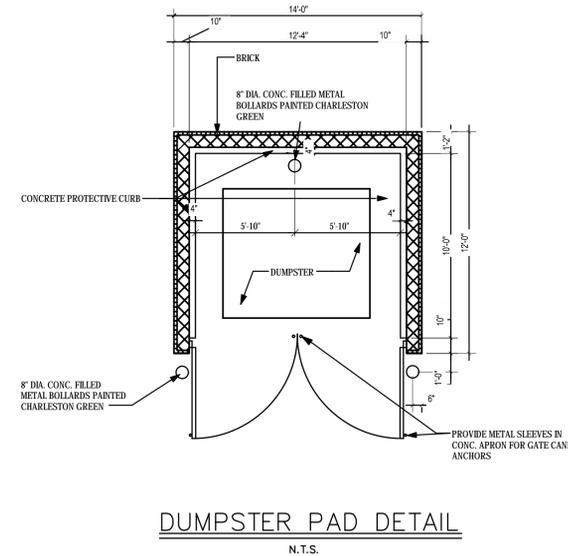
CONSTRUCTION DETAILS

**CITY OF CHARLESTON
TRAFFIC & STREET NAME SIGN STANDARDS**

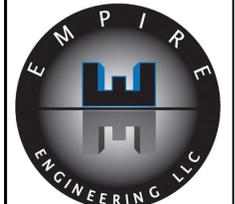
1. TRAFFIC SIGNS SHOULD BE DESIGNED AND PLACED IN ACCORDANCE WITH THE LATEST REVISION OF THE 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION.
2. NON-TRAFFIC RELATED SIGNS SHOULD BE APPROVED BY THE DEPARTMENT OF TRAFFIC AND TRANSPORTATION.
3. REGULATORY, WARNING, AND GUIDE SIGNS SHALL BE FABRICATED WITH ASTM INTERNATIONAL, FORMERLY AMERICAN SOCIETY FOR TESTING AND MATERIALS, TYPE III (HIGH INTENSITY) OR GREATER RETROREFLECTIVE SHEETING. UPON APPROVAL BY THE DEPARTMENT OF TRAFFIC AND TRANSPORTATION PARKING SIGNS AND NON-TRAFFIC RELATED SIGNS MAY BE FABRICATED WITH ASTM TYPE I (ENGINEER GRADE) OR GREATER MATERIAL.
4. STREET NAME SIGNS SHALL BE FABRICATED USING EXTRUDED ALUMINUM BLADES 9" IN HEIGHT. THE MINIMUM LENGTH IS 24" WITH 48" AS THE MAXIMUM. THE ACTUAL LENGTH OF THE BLADE WILL BE DICTATED BY THE NUMBER OF LETTERS IN THE NAME.
5. THE STREET NAME COLOR SCHEME SHOULD BE WHITE ASTM TYPE III LETTERING.
6. THE STREET NAME LETTER FONT (OR TYPEFACE) SHOULD BE FHWA SERIES "C"; COMMONLY KNOWN AS HIGHWAY GOTHIC "C".
7. ALL STREET NAMES ARE TO CONSIST OF 6" UPPER-CASE LETTERS WITH 4.5" LOWER-CASE LETTERS. THE STREET DESIGNATIONS, E.G., ST, RD, DR, CIR, PKWY, AVE, BLVD ARE TO BE 50% SUPERSCRIPIT.
8. THE STREET NAME, INCLUDING THE SUPERSCRIPIT DESIGNATION, SHALL BE CENTERED VERTICALLY AND HORIZONTALLY ON THE BLADE.
9. THE SPACING FROM THE BLADE EDGE TO THE BEGINNING AND END OF THE STREET NAME, INCLUDING THE SUPERSCRIPIT DESIGNATION, SHOULD BE A MINIMUM OF 2".
10. STREET NAME SIGNS SHOULD BE MOUNTED WITH A VERTICAL CLEARANCE OF AT LEAST 8' MEASURED FROM THE BOTTOM OF THE SIGN TO THE NEAR EDGE OF THE PAVEMENT. ALL OTHER SIGNS SHALL BE MOUNTED AT LEAST 7' FROM THE BOTTOM OF THE SIGN TO THE NEAR EDGE OF THE PAVEMENT, EXCEPT WHEN A SUPPLEMENTAL PLAQUE OR SECONDARY SIGN IS PERMITTED.
11. IF A SUPPLEMENTAL PLAQUE OR SECONDARY SIGN IS PERMITTED TO BE MOUNTED ON THE SAME ASSEMBLY AS ANOTHER SIGN, THE MAJOR (MOST IMPORTANT) SIGN SHALL BE INSTALLED ABOVE THE SUPPLEMENTAL PLAQUE OR SECONDARY SIGN. THE MINIMUM HEIGHT FROM THE BOTTOM OF THE SUPPLEMENTAL PLAQUE OR SECONDARY SIGN TO THE NEAR EDGE OF THE PAVEMENT SHALL BE 6'.
12. THE MINIMUM LATERAL OFFSET FOR INSTALLED SIGNS SHOULD BE 2' MEASURED FROM THE NEAREST SIGN EDGE TO THE PAVEMENT EDGE (OR THE FACE OF CURB). A MINIMUM OFFSET OF 1' FROM THE FACE OF THE CURB MAY BE USED IN AREAS WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING POLES ARE CLOSE TO THE CURB.
13. ALL TRAFFIC SIGN POSTS SHOULD BE SECURELY INSTALLED AT LEAST 2' IN THE GROUND. TRAFFIC SIGN POSTS SHOULD BE GREEN, 3 LBS/FT STEEL U-CHANNEL POSTS, BREAKAWAY, AND 12" IN LENGTH EXCEPT FOR STREET NAME SIGN POSTS.
14. ALL STREET NAME POSTS SHOULD BE ROUND, 2 3/8" OD, BREAKAWAY, ALUMINUM OR STEEL, AND AT LEAST 10' IN LENGTH.



**CITY OF CHARLESTON
TRAFFIC & STREET NAME STANDARD DETAILS**
N.T.S.



CIVIL & STRUCTURAL
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SOUTH CAROLINA 29406
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fins CAR WASH
1325 FOLLY ROAD, CHARLESTON, SC 29412
CITY PROJECT ID: TRC-SP2020-I.B.D.

NO.	REVISION SCHEDULE	DESCRIPTION	BY	DATE

DESIGNED: T.M.D.
DRAWN: T.M.D.
JOB NUMBER: 2019-125
DATE: OCTOBER 19, 2020
CITY APPROVAL: T.B.D.
SCALE: N.T.S.

CONSTRUCTION DETAILS

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GENERAL NOTES:

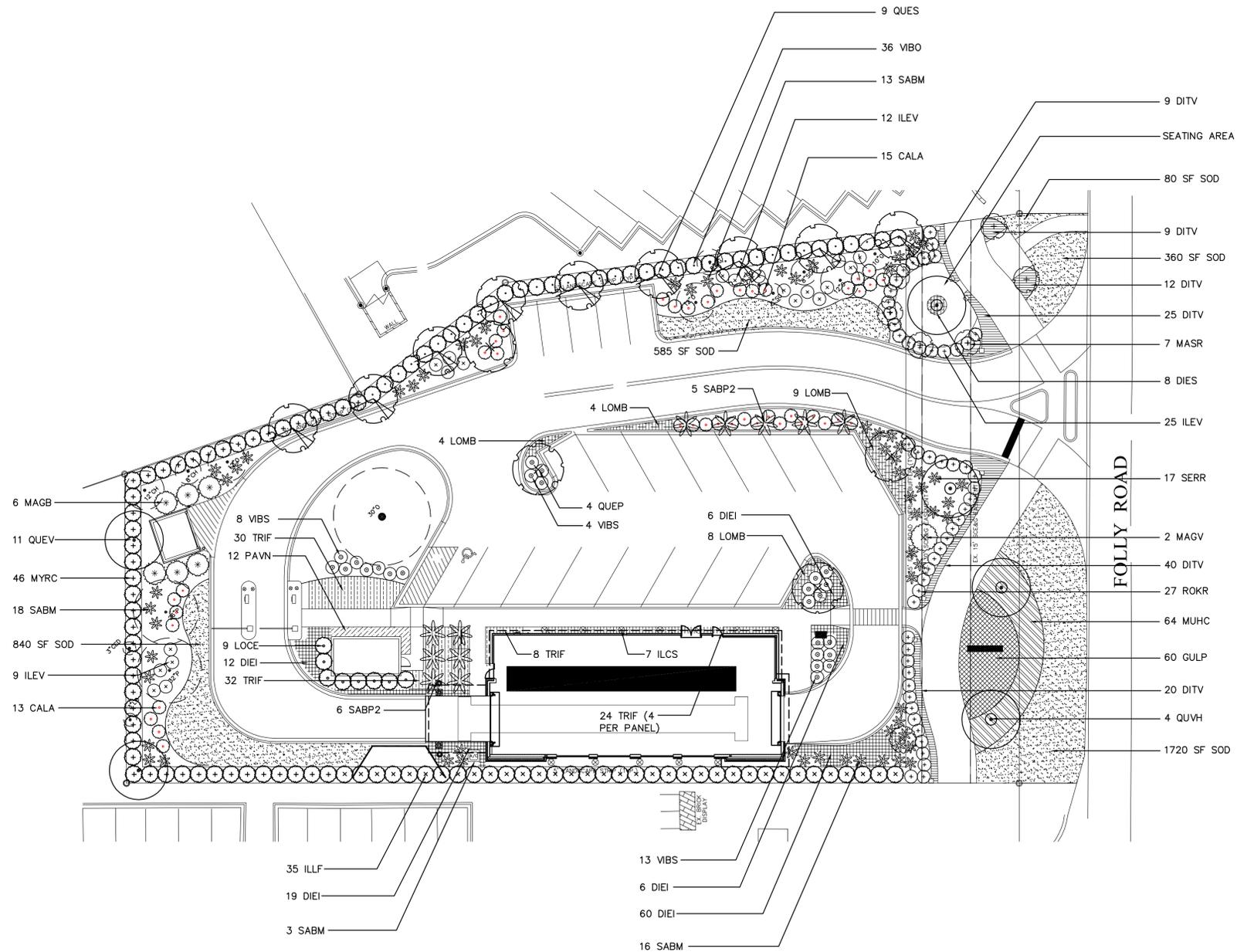
1. Base information including streets, right-of-ways, lot lines, underground utilities and topography obtained from site survey by Empire Engineering, LLC titled "AAA Go Clean Car Wash, 1325 Folly Road, City of Charleston, Charleston County, South Carolina for MPV Properties, LLC" dated May 6, 2020. PointSouth Planning & Design, LLC assumes no responsibility for the accuracy of this information.
2. Base information is approximate. The location of all site elements to be verified in field prior to commencement of work.
3. The Contractor is responsible for contacting the cable locator service, (888) 721-7877 to locate all existing underground electrical and telephone utilities prior to construction. Contractor to have these lines located and marked prior to beginning work.
4. The Contractor shall use extreme caution in areas where additional underground utilities may exist. The Contractor shall be responsible for all damage to existing utilities, both known and unknown. Contractor shall exercise industry standard safety practices while working near vehicular traffic.
5. The Contractor shall verify plans in the field and notify landscape architect of any discrepancies prior to beginning construction.
6. The Contractor is responsible for providing all necessary licenses and insurance to complete work.
7. All areas disturbed by construction inside or outside the Limit of Work Line shall be repaired, graded and sodded.
8. Limit of Work Line is property line unless otherwise noted.
9. All existing trees to be saved shall have tree barricades installed around them prior to commencement of work. All work inside tree barricades to be performed by hand. Barricades to be maintained and kept in place at all times.
10. Provide erosion control where slopes are greater than 3:1 and where erosion continues to re-occur.
11. The Contractor is to install silt-fence or hay bale barricade around all existing drainage structures prior to commencement of work.

PLANTING NOTES

1. Tree plantings and bedlines shall be staked in field by Landscape Contractor for Landscape Architect's approval prior to installation. Landscape Architect reserves the right to make adjustments to planting locations as necessary.
2. Add hardwood mulch to all planting beds at a depth of 4 inches.
3. See details indicating planting methods and Plant Schedule on Sheet L-2.
4. Landscape Contractor is responsible for maintaining all installed plants and lawn areas until issuance of Written Certificate of Final Completion.
6. Apply weed germination inhibitor ("Preen or equal) to all planting bed areas.
7. All tree, shrub & groundcover material shall be planted within 24 hours after delivery.
8. Landscape Contractor shall make all arrangements for temporary irrigation system services, permits, and fees as needed.
9. Irrigation system to include spray heads for all lawn areas. Drip irrigation to be provided for all plant beds and installed trees (see Watering Schedule notes below).
10. Landscape Contractor to submit shop drawings of proposed irrigation system to Landscape Architect for review and approval prior to construction.
11. Plant material list is prepared for estimating purposes only. Contractors to prepare own quantity takeoffs using drawings to their satisfaction, reporting any discrepancies which may affect bidding to Landscape Architect.
12. Nursery tags to remain on plant material is approved by Landscape Architect.
13. Contractor to provide adequate protection for all grand trees located on site.
14. One Sabal Palm to count as replacement for existing Sabal Palm to be removed.

ADDITIONAL NOTES

1. Mitigation Notes:
 - The Department of Parks requires an "inch for inch" mitigation for approved canopy street tree removals. Approved removals of palmettos will be "tree for tree". Trees should be planted in accordance with the City's Street Tree Manual.
 - The Department of Parks requires a "three to one" mitigation for unapproved canopy street tree and palmetto street tree removals. Trees should be planted in the same development if possible and should be planted in accordance with the City's Street Tree Manual. If all inches cannot be planted within the same development then a contribution to the street tree mitigation fund will suffice.
2. Guarantee Statement:
 - Trees with a caliper of 2" to 3.5" will be required to have a one (1) year warranty
 - Trees with a caliper of 4" to 6" will be required to have a two (2) year warranty
 - Trees with a caliper larger than 6" will be required to have a three (3) year warranty
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 - Palmettos:
 - Watering is based on the average daily temperatures and soil type at the location. Water tree by flooding saucer and allowing water to perk in and then flood again, or put a hose on slow drip and saturate soil completely.
 - Temperature:
 - 0-55 = no watering needed
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4. Trees planted in the right-of-way must meet the ANLA Nursery Stock Standards, and species selection must be approved by the Department of Parks. The City reserves the right to reject any street tree deemed to be unacceptable.

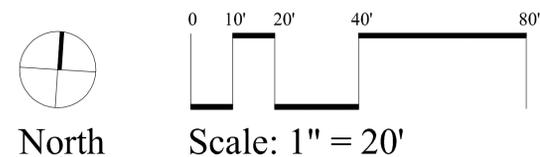


BUFFERYARD REQUIREMENT TABLE

LOCATION/BUFFER TYPE	PLANTS REQ.	PLANTS PROVIDED
Folly Road.: (175 LF): Class II, 25' Width	Canopy Trees: 4 Understory Trees: 9 Shrubs: 105	Canopy Trees: 4 Understory Trees: 9 Shrubs: 105
Perimeter Buffer (664 LF): 5' Width, 1 Shade Tree per 25', Continuous Hedge	Canopy Trees: 27 Understory Trees: N/A Shrubs: Continuous	Canopy Trees: 20 (Balance in Ex.) Understory Trees: N/A Shrubs: Continuous

PREVIOUS SUBMISSION

PLANTING PLAN



PointSouth
Planning & Design, LLC
1632 Grey Marsh Rd.
Mt. Pleasant, SC 29466
Phone: (843) 530-6300

Prepared for:
MPV Properties, LLC

Landscape Enhancements for:
AAA GO CLEAN CAR WASH
1325 Folly Road
Charleston, South Carolina

Date: April 28, 2020
 Drawn by: _____
 Checked by: _____

Revision	Date
Rev. per TRC	8/25/20

AAA Go Clean Car Wash
Planting Plan
Project No: 020119.00

L-1

Sheet 1 of 2

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GENERAL NOTES:

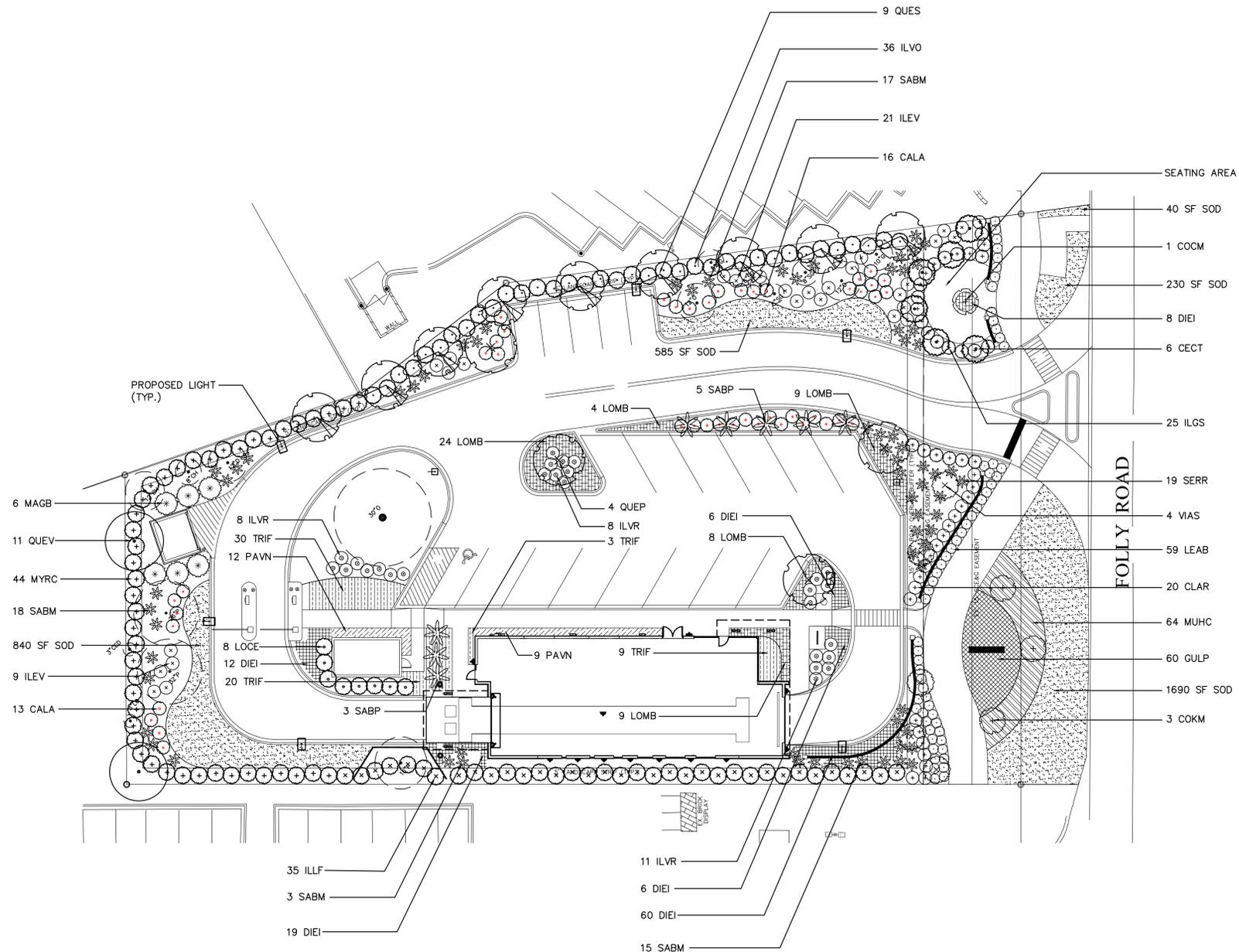
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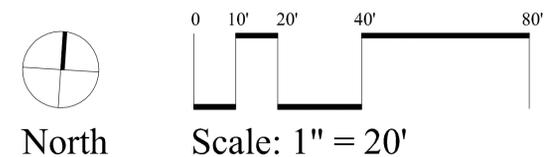
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PLANTING PLAN



PointSouth
Planning & Design, LLC
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Mt. Pleasant, SC 29466
Phone: (843) 530-6300

Prepared for:
MPV Properties, LLC

Landscape Enhancements for:
AAA GO CLEAN CAR WASH
1325 Folly Road
Charleston, South Carolina

Date: April 28, 2020
 Drawn by: _____
 Checked by: _____

Revision	Date
Rev. per TRC	8/25/20
Rev. per OCRM	9/10/20
Rev. per DRB	10/5/20

AAA Go Clean Car Wash
Planting Plan
Project No: 020119.00

L-1
Sheet 1 of 2

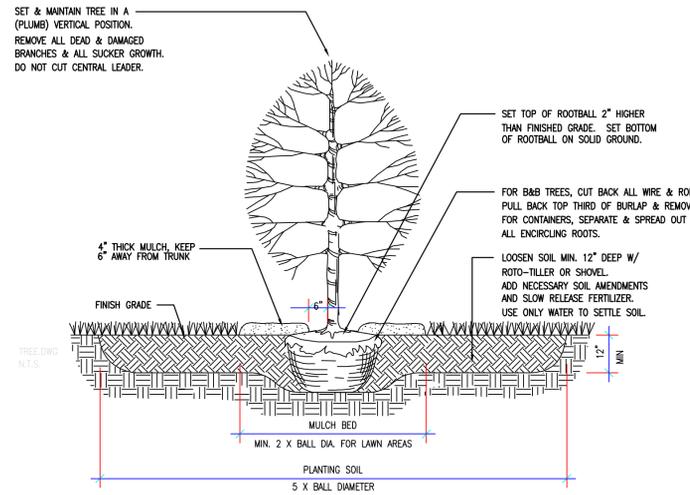
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PLANT SCHEDULE

SYM	QTY	ABBRV	BOTANICAL/COMMON	HEIGHT	SPREAD	CONT.	CAL/SPACING	NOTES
TREES								
6	MAGB		Magnolia grandiflora 'Brackens Brown' Brackens Brown Magnolia	10'	4-6'	B&B	-	Full & well-formed, branched to ground
2	MAGV		Magnolia virginiana Sweetbay Magnolia	8'	4-6'	B&B	-	Full & well-formed, multi-stemmed
7	MASR		Magnolia soulangiana 'Rustica Rubra' Saucer Magnolia	8'	4-6'	B&B	-	Full & well-formed, multi-stemmed
3	QUEP		Quercus phellos Willow Oak	8-10'	6-8	B&B	2.5" Cal.	Full & well-formed
9	QUES		Quercus shumardii Shumard Oak	8-10'	6-8	B&B	2.5" Cal.	Full & well-formed
11	QUEV		Quercus virginiana Live Oak	8-10'	6-8	B&B	2.5" Cal.	Full & well-formed
4	QUVH		Quercus virginiana 'Highrise' High Rise Live Oak	8-10'	6-8	B&B	2.5" Cal.	Full & well-formed
11	SABP		Sabal palmetto Sabal Palm	12'	-	B&B	-	Booted
SHRUBS								
28	CALA		Callicarpa americana American Beautyberry	2-3'	2-3'	3 Gal.		
25	ILVE		Ilex verticillata 'Red Sprite' Red Sprite Winterberry Holly	2-3'	2-3'	3 Gal.		
21	ILVO		Ilex vomitoria Yaupon Holly	2-3'	2-3'	3 Gal.		
35	ILLF		Illicium floridanum Florida Anise Tree	2-3'	2-3'	3 Gal.		
7	ILCS		Ilex crenata 'Sky Pencil' Sky Pencil Holly	4-5'	2-3'	15 Gal.		
9	LOCE		Loropetalum chinensis 'Ever Red' Ever Red Loropetalum	2-3'	2-3'	3 Gal.		Pink flower
46	MYRC		Myrica cerifera Wax Myrtle	2-3'	2-3'	3 Gal.		
27	ROKR		Rosa knockout 'Red' Red Knockout Rose	2-3'	2-3'	3 Gal.		Red flower
50	SABM		Sabal minor Dwarf Palmetto	2-3'	2-3'	3 Gal.		
17	SERR		Serenoa repens Saw Palm	2-3'	2-3'	3 Gal.		
25	VIBS		Viburnum suspensum Sandankwa Viburnum	2-3'	2-3'	3 Gal.		
36	VIBO		Viburnum odoratissimum Sweet Viburnum	2-3'	2-3'	3 Gal.		
GROUNDCOVER / ORNAMENTAL GRASSES								
111	DIET		Diets iridoides African Lily	-	-	1 Gal.	24" o.c.	
115	DITV		Dianella tasmanica 'Variegata' African Lily	-	-	1 Gal.	24" o.c.	
60	GULP		Guara lindheimeri 'Pink' Pink Guara	-	-	1 Gal.	-	Pink flower
25	LOMB		Lomandra 'Breeze' Lomandra Breeze Grass	-	-	1 Gal.	36" o.c.	
64	MUHC		Muhlenbergia capalaris Gulf Pink Sweet Grass	-	-	1 Gal.	36" o.c.	
12	PAVN		Panicum varigatum 'Northwind' Northwind Switch Grass	-	-	1 Gal.	36" o.c.	
94	TRIF		Tripsacum floridanum Dwarf Fakahatchee Grass	-	-	1 Gal.	36" o.c.	
LAWN								
3585	SF	SOD	Eremochloa ophiuroides Centipede Grass					

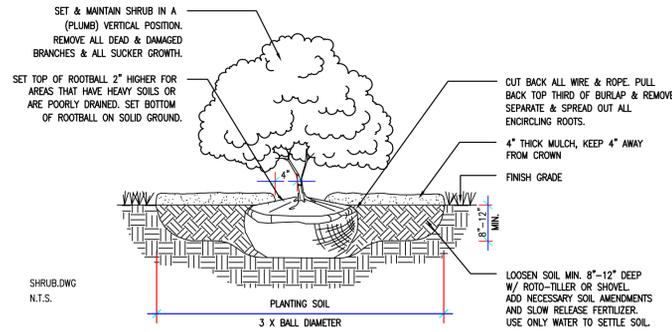
Contractor Notes: 1. Plant material list was prepared for estimating purposes only. All contractors to make their own quantity takeoffs using drawings to determine quantities to their satisfaction, reporting promptly any discrepancies which may affect bidding.

SET & MAINTAIN TREE IN A (PLUMB) VERTICAL POSITION. REMOVE ALL DEAD & DAMAGED BRANCHES & ALL SUCKER GROWTH. DO NOT CUT CENTRAL LEADER.



1 TREE PLANTING DETAIL
L-2 Not to Scale

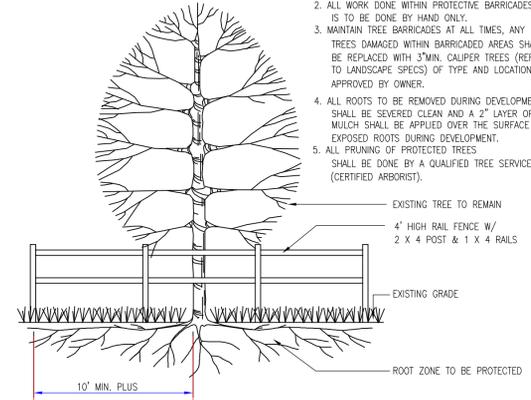
SET & MAINTAIN SHRUB IN A (PLUMB) VERTICAL POSITION. REMOVE ALL DEAD & DAMAGED BRANCHES & ALL SUCKER GROWTH.



3 SHRUB PLANTING DETAIL
L-2 Not to Scale

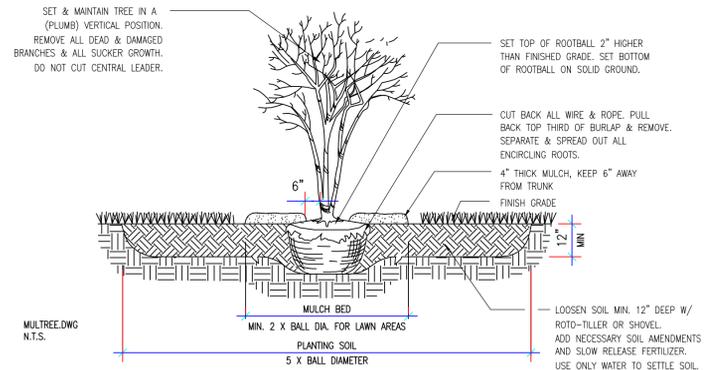
NOTES:

- PROTECTIVE TREE BARRICADE TO BE PLACED A MINIMUM OF 10' FROM BASE OF TREE PLUS AN ADDITIONAL 1" FOR EACH ADDITIONAL 1" DBH GREATER THAN 10" DBH.
- ALL WORK DONE WITHIN PROTECTIVE BARRICADES IS TO BE DONE BY HAND ONLY.
- MAINTAIN TREE BARRICADES AT ALL TIMES, ANY TREES DAMAGED WITHIN BARRICADED AREAS SHALL BE REPLACED WITH 3" MIN. CALIPER TREES (REFER TO LANDSCAPE SPECS) OF TYPE AND LOCATION TO BE APPROVED BY OWNER.
- ALL ROOTS TO BE REMOVED DURING DEVELOPMENT SHALL BE SEVERED CLEAN AND A 2" LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS DURING DEVELOPMENT.
- ALL PRUNING OF PROTECTED TREES SHALL BE DONE BY A QUALIFIED TREE SERVICE (CERTIFIED ARBORIST).



2 PROTECTIVE TREE BARRICADE
L-2 Not to Scale

SET & MAINTAIN TREE IN A (PLUMB) VERTICAL POSITION. REMOVE ALL DEAD & DAMAGED BRANCHES & ALL SUCKER GROWTH. DO NOT CUT CENTRAL LEADER.



4 ORNAMENTAL TREE PLANTING DETAIL
L-2 Not to Scale

PREVIOUS SUBMISSION

PLANT SCHEDULE & DETAILS



Point South
Planning & Design, LLC
1632 Grey Marsh Rd.
Mt. Pleasant, SC 29466
Phone: (843) 530-6300

Prepared for:
MPV Properties, LLC

Landscape Enhancements for:
AAA GO CLEAN CAR WASH
1325 Folly Road
Charleston, South Carolina

Date: April 28, 2020

Drawn by:

Checked by:

Revision Date

Rev. per TRC 8/25/20

AAA Go Clean Car Wash
Plant Schedule / Details
Project No: 020119.00

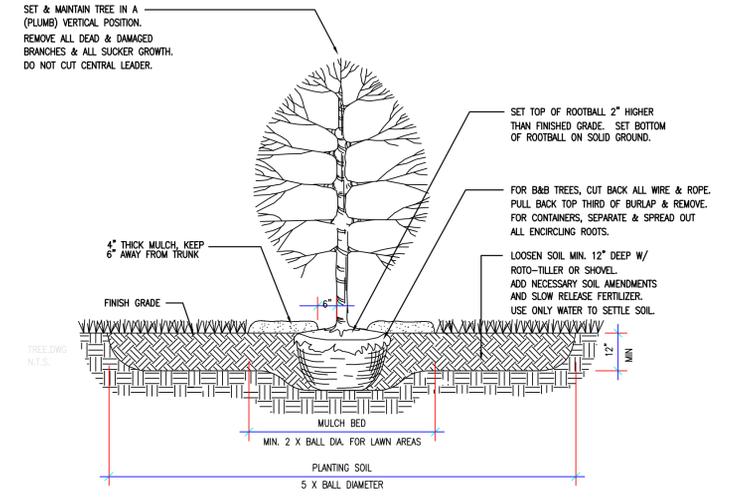
L-2
Sheet 2 of 2

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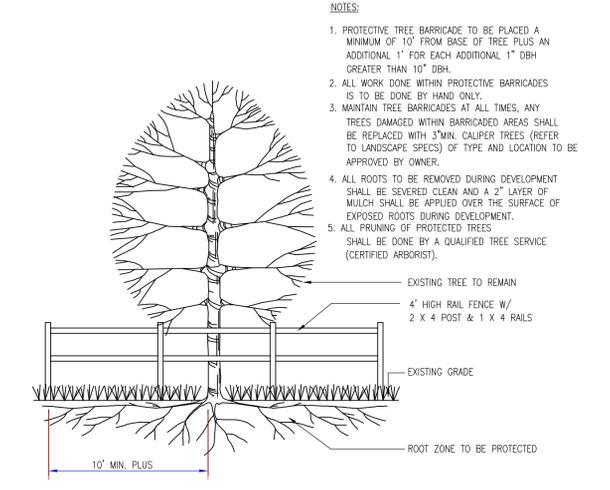
PLANT SCHEDULE

SYM	QTY	ABBRV	BOTANICAL/COMMON	HEIGHT	SPREAD	CONT.	CAL/SPACING	NOTES
TREES								
6	CECT		<i>Cercis canadensis</i> 'Tennessee Pink' Tennessee Pink Redbud	8'	4-6'	B&B	-	Full & well-formed, pink flowers
3	COKM		<i>Cornus kousa</i> 'Milky Way Select' Milky Way Select Kousa Dogwood	8'	4-6'	B&B	-	Full & well-formed, white flowers
6	MAGB		<i>Magnolia grandiflora</i> 'Brackens Brown' Brackens Brown Magnolia	10'	4-6'	B&B	-	Full & well-formed, branched to ground
4	QUEP		<i>Quercus phellos</i> Willow Oak	8-10'	6-8	B&B	2.5" Cal.	Full & well-formed
9	QUES		<i>Quercus shumardii</i> Shumard Oak	8-10'	6-8	B&B	2.5" Cal.	Full & well-formed
11	QUEV		<i>Quercus virginiana</i> Live Oak	8-10'	6-8	B&B	2.5" Cal.	Full & well-formed
8	SABP		<i>Sabal palmetto</i> Sabal Palm	12'		B&B		Booted
4	VIAS		<i>Vitex agnus-castus</i> 'Shoals Creek' Shoals Creek Chaste Tree	8-10'	6-8	B&B		Full & well-formed, purple-blue flowers
SHRUBS								
29	CALA		<i>Callicarpa americana</i> American Beautyberry	2-3'	2-3'	3 Gal.		
20	CLAR		<i>Clethra alnifolia</i> 'Ruby Spice' Ruby Spice Summersweet	2-3'	2-3'	3 Gal.		
30	ILEV		<i>Ilex verticillata</i> Winterberry Holly	2-3'	2-3'	3 Gal.		
25	ILGS		<i>Ilex glabra</i> 'Shamrock' Shamrock Inkberry	2-3'	2-3'	3 Gal.		
27	ILVR		<i>Ilex verticillata</i> 'Red Sprite' Red Sprite Winterberry Holly	2-3'	2-3'	3 Gal.		
36	ILVO		<i>Ilex vomitoria</i> Yaupon Holly	2-3'	2-3'	3 Gal.		
35	ILFL		<i>Illicium floridanum</i> Florida Anise Tree	2-3'	2-3'	3 Gal.		
59	LEAB		<i>Leucothoe axillaris</i> 'Burning Love' Burning Love Leucothoe	2-3'	2-3'	3 Gal.		
8	LOCE		<i>Loropetalum chinensis</i> 'Ever Red' Ever Red Loropetalum	2-3'	2-3'	3 Gal.		Pink flower
44	MYRC		<i>Myrica cerifera</i> Wax Myrtle	2-3'	2-3'	3 Gal.		
53	SABM		<i>Sabal minor</i> Dwarf Palmetto	2-3'	2-3'	3 Gal.		
19	SERR		<i>Serenoa repens</i> Saw Palm	2-3'	2-3'	3 Gal.		
GROUND COVER / ORNAMENTAL GRASSES								
111	DIEI		<i>Diets iridoides</i> African Lily	-	-	1 Gal.	24" o.c.	
60	GULP		<i>Guara lindheimeri</i> 'Pink' Pink Guara	-	-	1 Gal.	-	Pink flower
54	LOMB		<i>Lomandra</i> 'Breeze' Lomandra Breeze Grass	-	-	1 Gal.	36" o.c.	
64	MUHC		<i>Muhlenbergia capalaris</i> Gulf Pink Sweet Grass	-	-	1 Gal.	36" o.c.	
21	PAVN		<i>Panicum varigatum</i> 'Northwind' Northwind Switch Grass	-	-	1 Gal.	36" o.c.	
62	TRIF		<i>Tripsacum floridanum</i> Dwarf Fakahatchee Grass	-	-	1 Gal.	36" o.c.	
LAWN								
3385	SF	SOD	<i>Eremochloa ophiuroides</i> Centipede Grass					

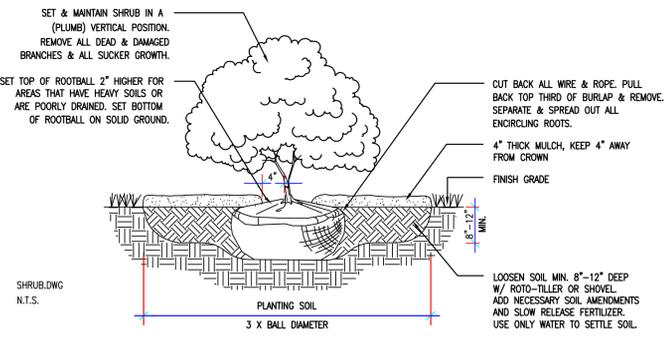
Contractor Notes: 1. Plant material list was prepared for estimating purposes only. All contractors to make their own quantity takeoffs using drawings to determine quantities to their satisfaction, reporting promptly any discrepancies which may affect bidding.



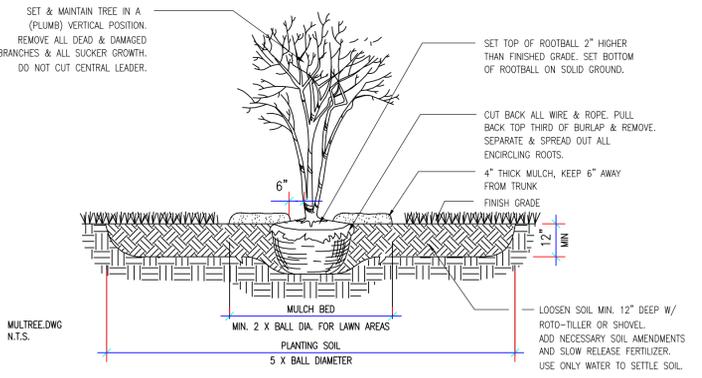
1 TREE PLANTING DETAIL
L-2 Not to Scale



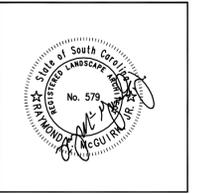
2 PROTECTIVE TREE BARRICADE
L-2 Not to Scale



3 SHRUB PLANTING DETAIL
L-2 Not to Scale



4 ORNAMENTAL TREE PLANTING DETAIL
L-2 Not to Scale



Point South
Planning & Design, LLC
1632 Grey Marsh Rd.
Mt. Pleasant, SC 29466
Phone: (843) 530-6300

Prepared for:
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AAA GO CLEAN CAR WASH
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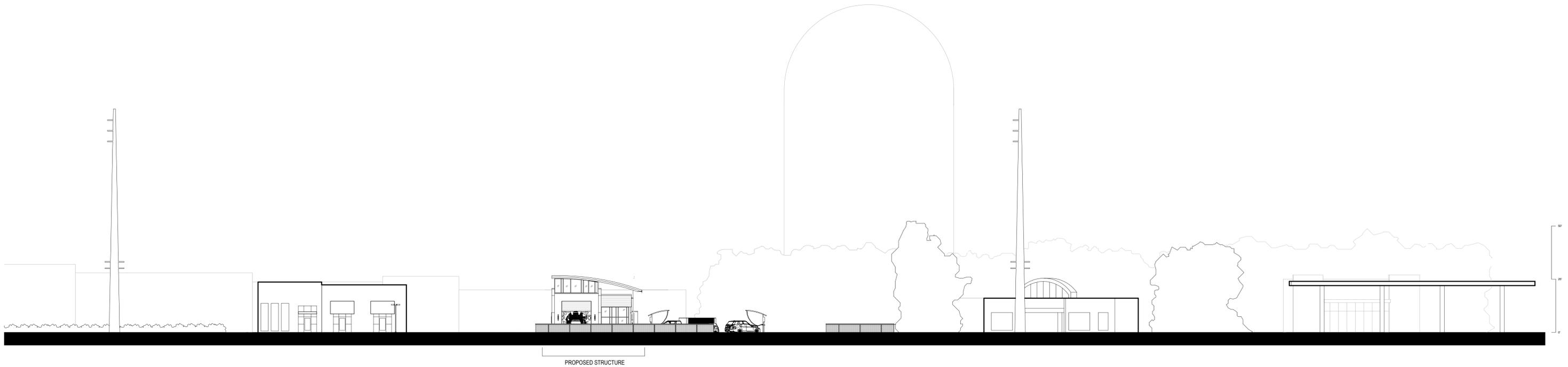
Date: April 28, 2020
 Drawn by: _____
 Checked by: _____

Revision	Date
Rev. per TRC	8/25/20
Rev. per OCRM	9/10/20
Rev. per DRB	10/5/20

AAA Go Clean Car Wash
Plant Schedule / Details
Project No: 020119.00



ACROSS THE STREET (EAST)

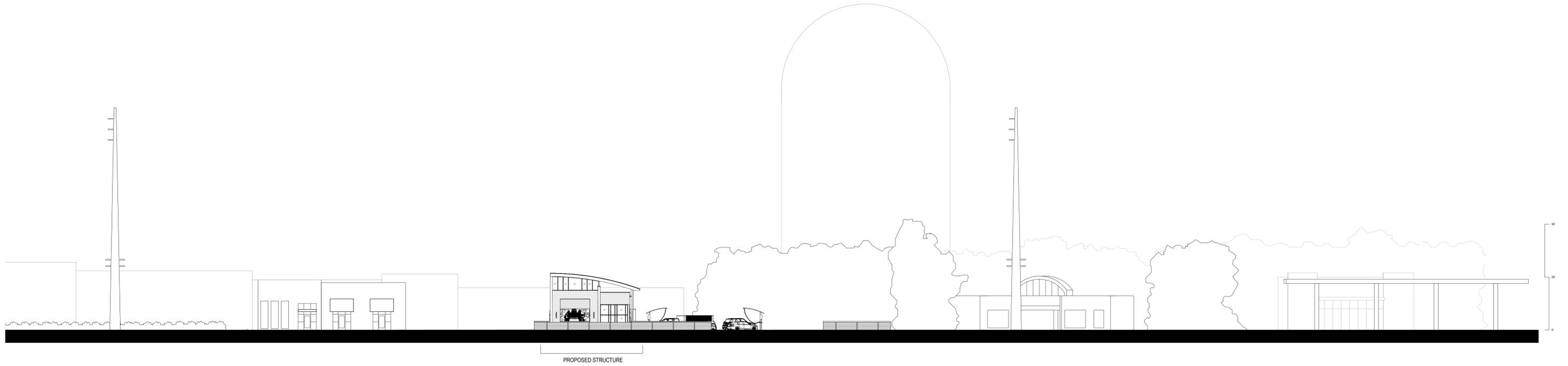


ADJACENT STRUCTURES (WEST)

PREVIOUS SUBMISSION



ACROSS THE STREET (EAST)



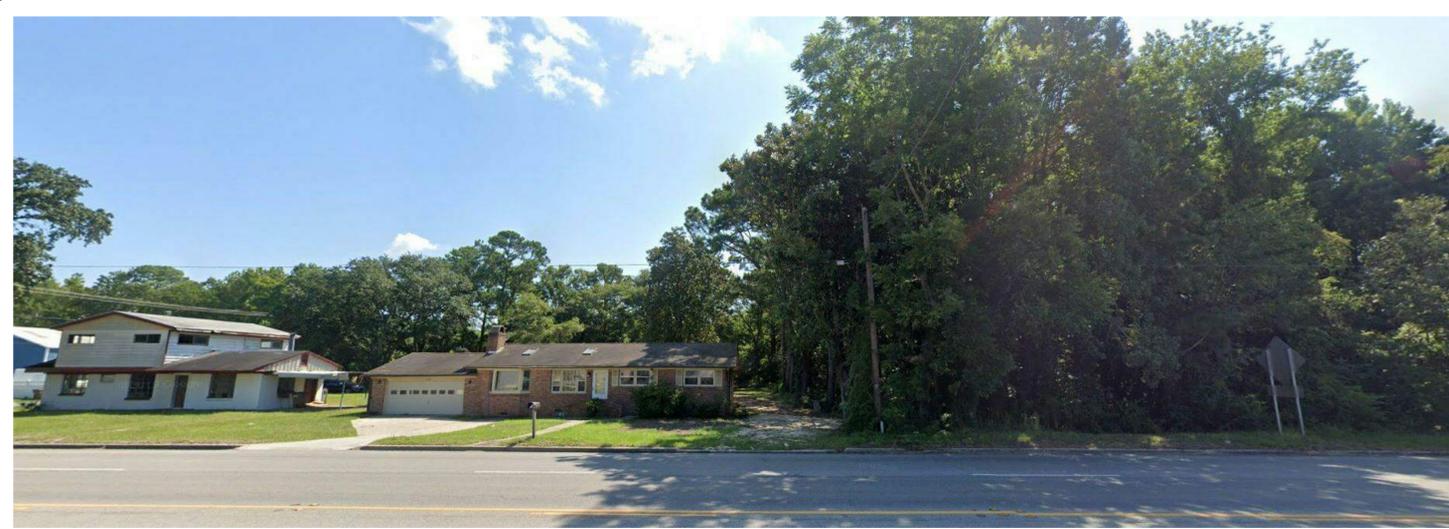
ADJACENT STRUCTURES (WEST)



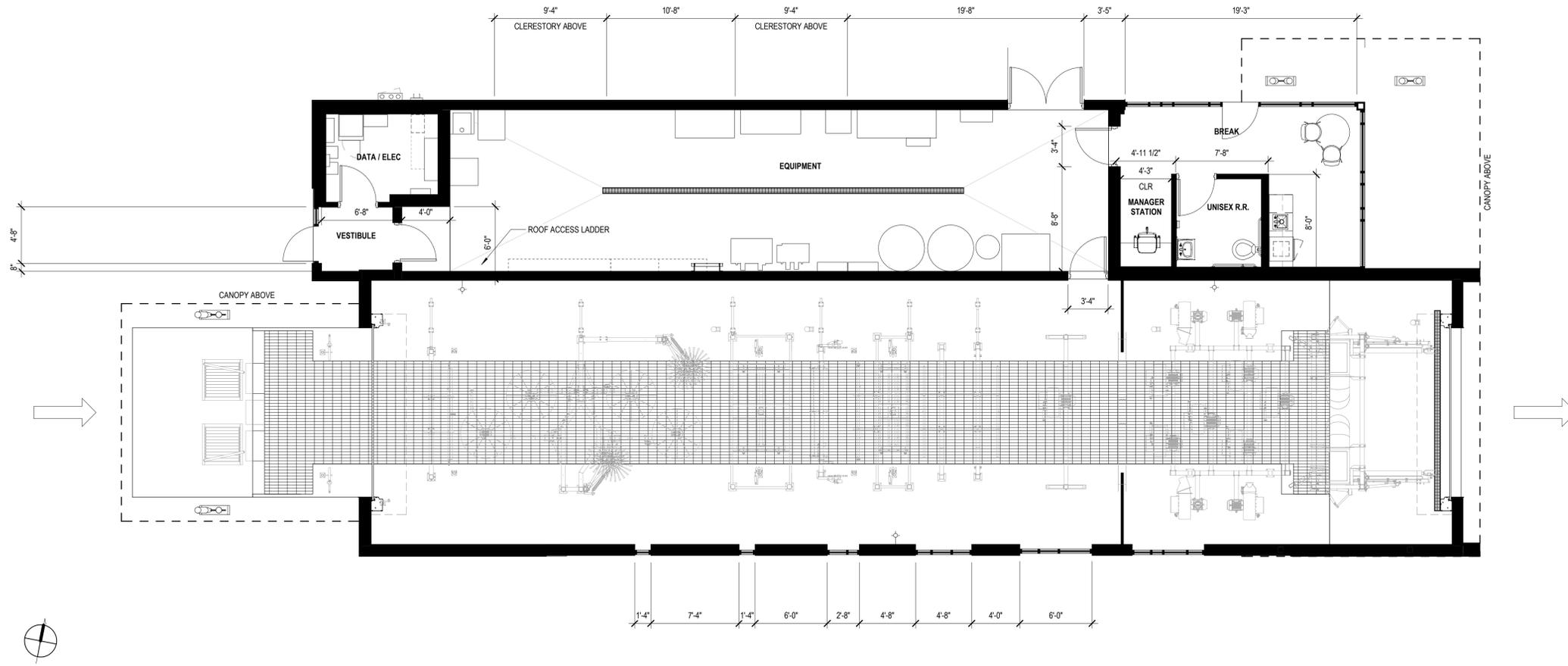
East



West





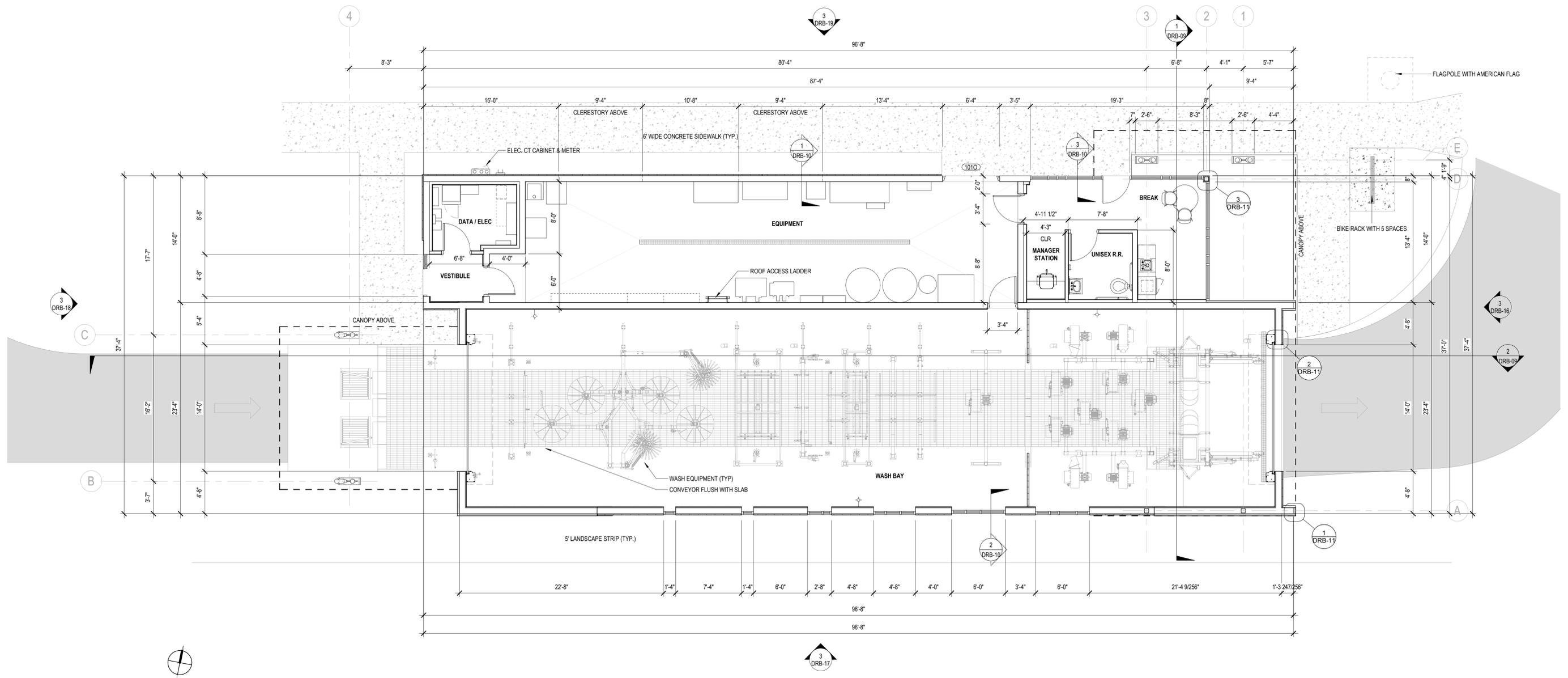


1 PROPOSED BUILDING FLOOR PLAN
SCALE: 3/16" = 1'-0"

3285 SF

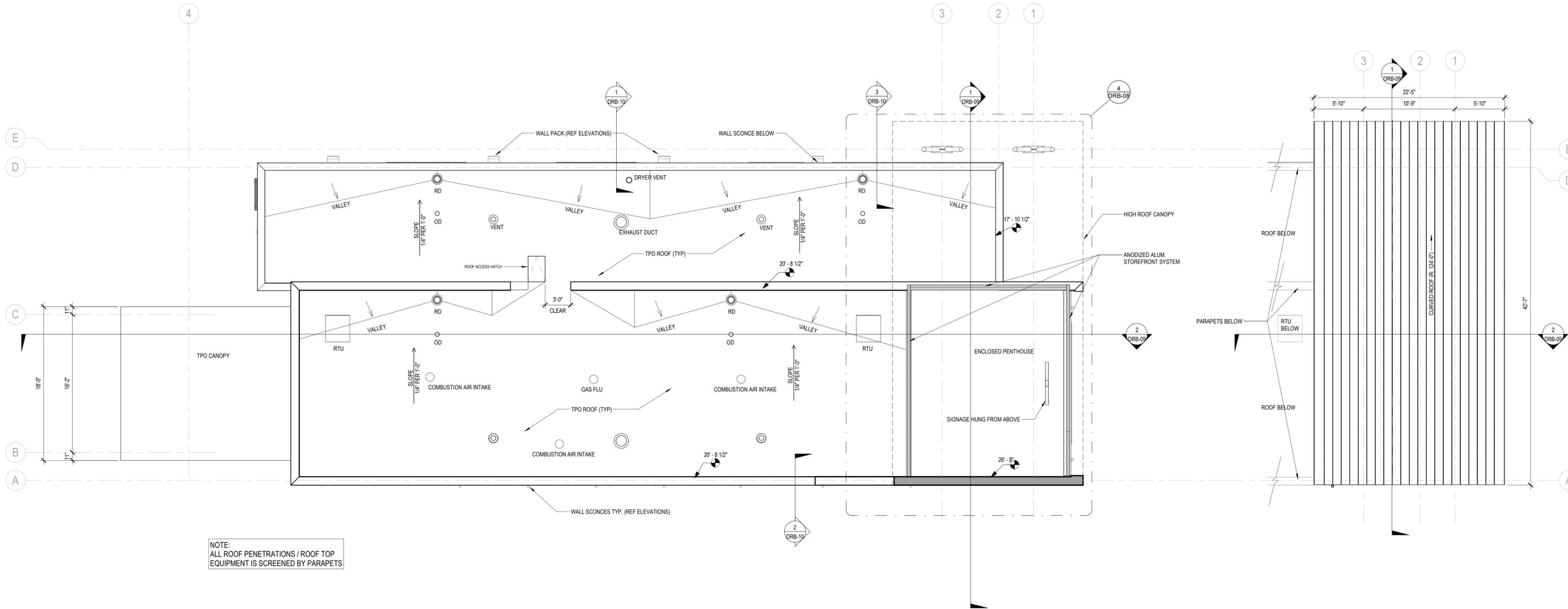
PREVIOUS SUBMISSION

BUILDING FLOOR PLAN - PREV



1 BUILDING FLOOR PLAN DRB
SCALE: 3/16" = 1'-0"

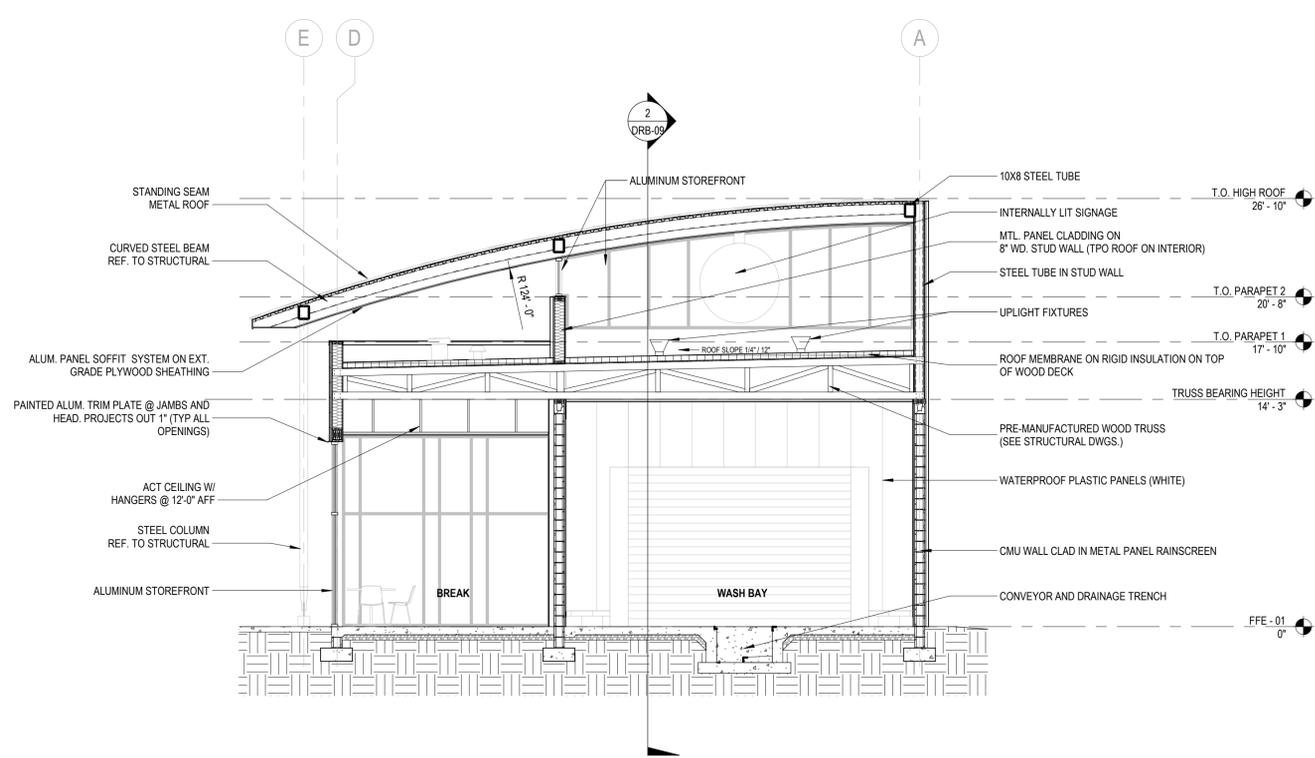
3285 SF



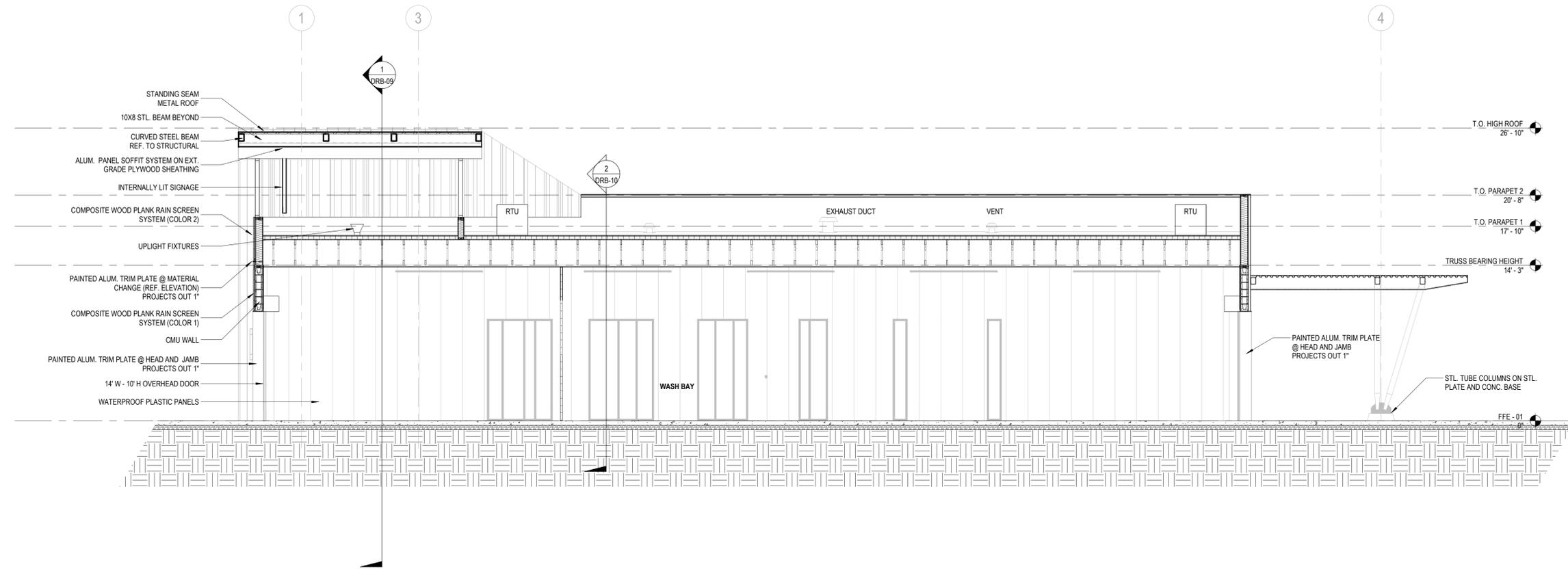
NOTE:
ALL ROOF PENETRATIONS / ROOF TOP
EQUIPMENT IS SCREENED BY PARAPETS

3 ROOF PLAN - MAIN
SCALE: 3/16" = 1'-0"

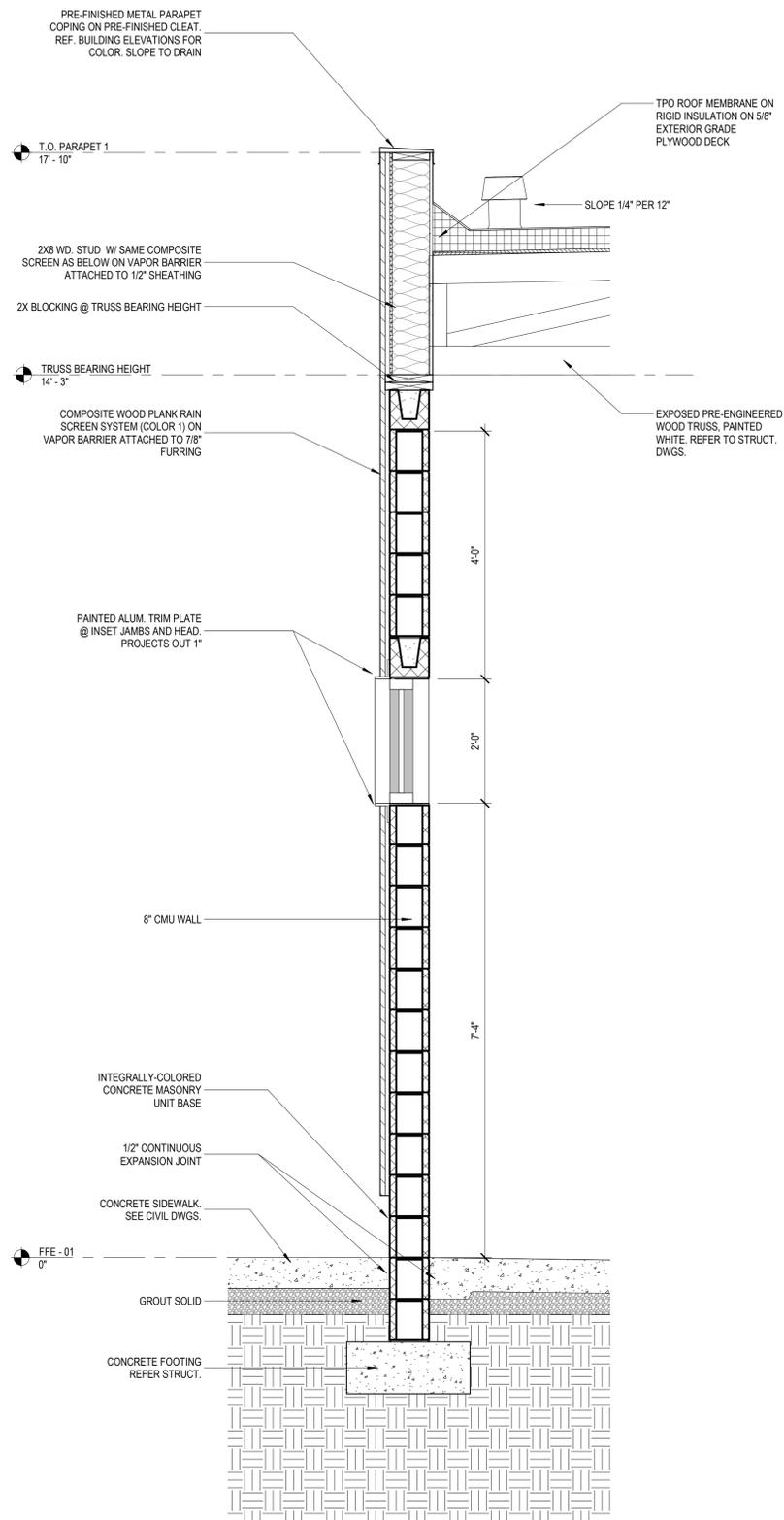
4 ROOF PLAN - CANOPY
SCALE: 3/16" = 1'-0"



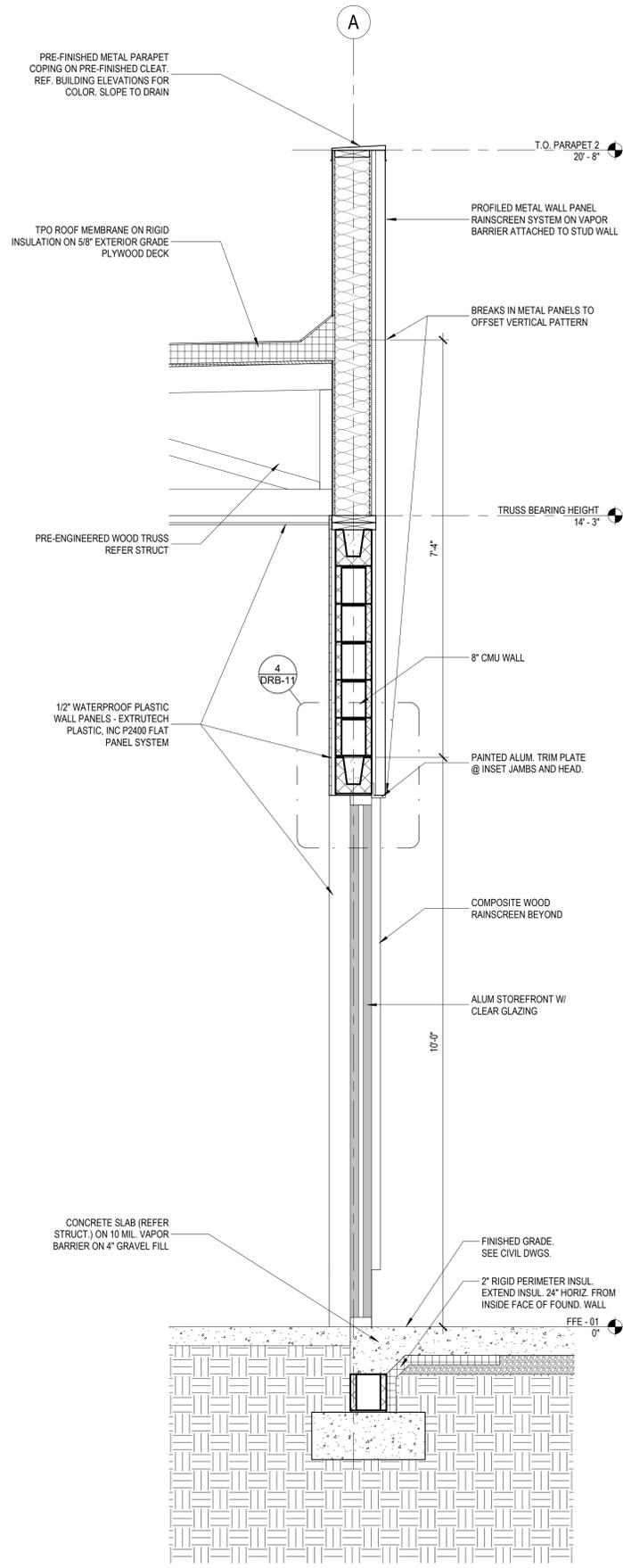
1 Section 1
SCALE: 3/16" = 1'-0"



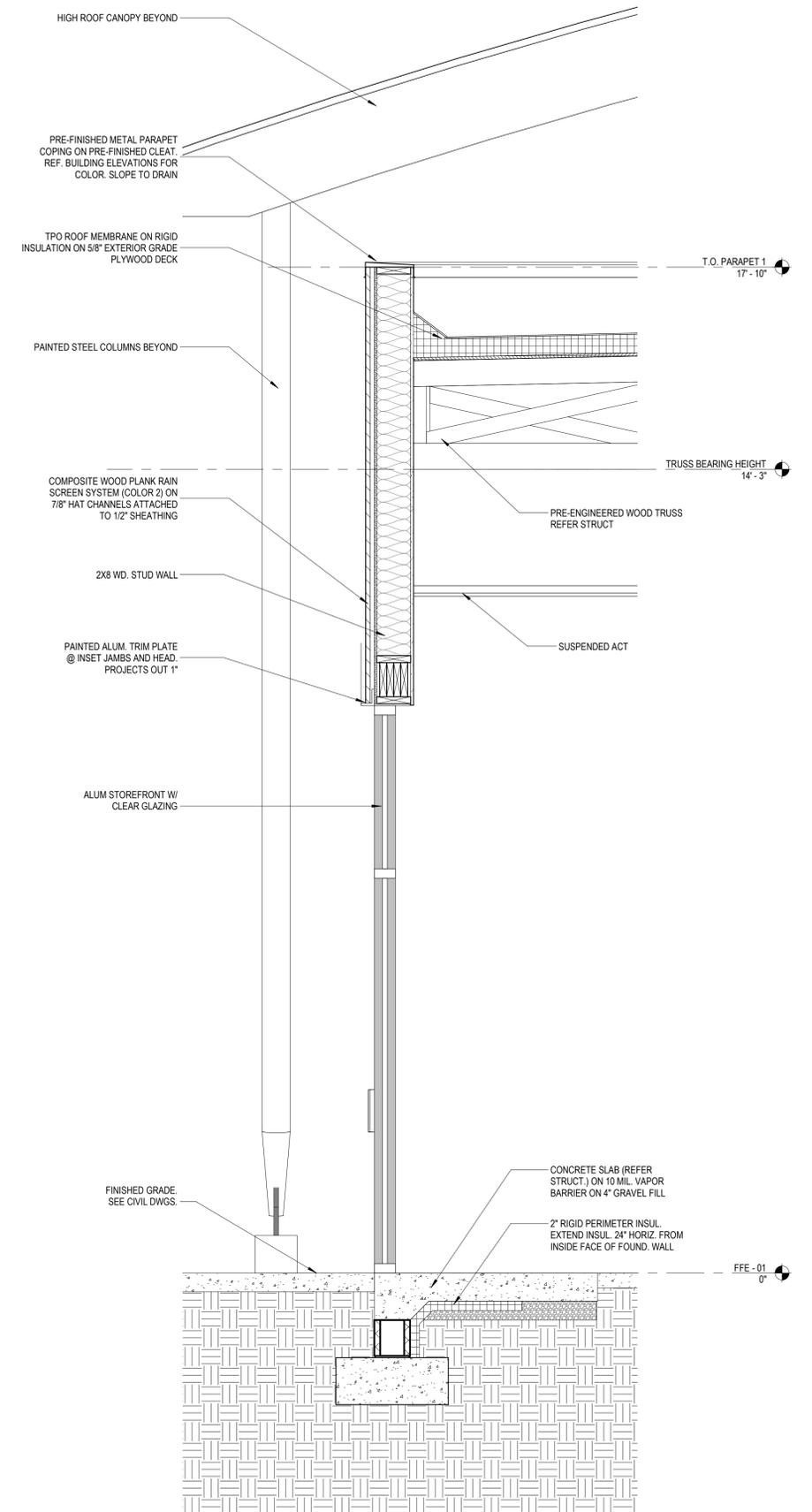
2 Section 3
SCALE: 3/16" = 1'-0"



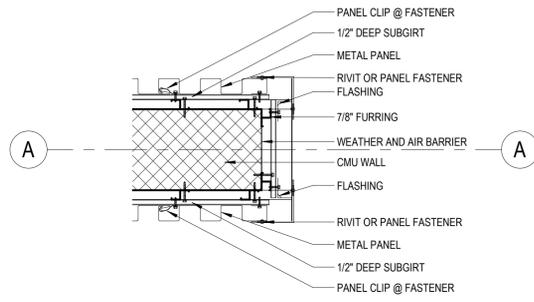
1 CLERESTORY @ EQUIP. ROOM
SCALE: 3/4" = 1'-0"



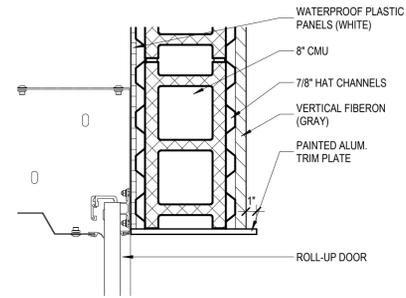
2 STOREFRONT @ WASH BAY
SCALE: 3/4" = 1'-0"



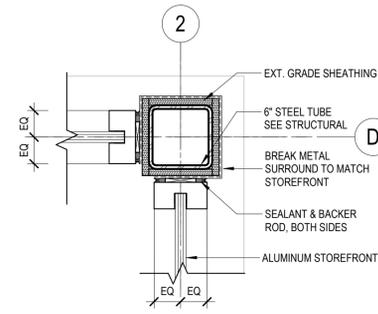
3 STOREFRONT @ BREAK ROOM
SCALE: 3/4" = 1'-0"



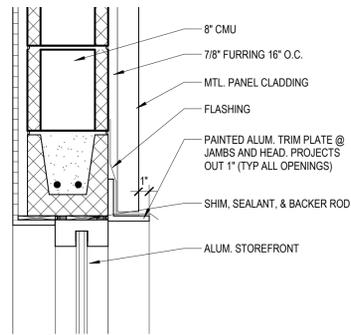
1 CORNER DETAIL OF METAL PANELS
SCALE: 1 1/2" = 1'-0"



2 JAMB DETAIL @ ROLL-UP DOOR
SCALE: 1 1/2" = 1'-0"



3 CORNER COLUMN @ BREAK ROOM
SCALE: 1 1/2" = 1'-0"



4 STOREFRONT HEAD DETAIL @ WASH BAY
SCALE: 1 1/2" = 1'-0"



PREVIOUS SUBMISSION



PREVIOUS SUBMISSION





- PRE-FINISHED MTL COPING
- ANODIZED ALUM. STOREFRONT SYSTEM
- ANODIZED ALUM. STOREFRONT SYSTEM
- PAINTED ALUM. TRIM PLATE @ JAMBS AND HEAD. PROJECTS OUT 1" (TYP. ALL OPENINGS)
- COMPOSITE WOOD PLANK RAIN SCREEN SYSTEM (COLOR 1)
- COMPOSITE WOOD PLANK RAIN SCREEN SYSTEM (COLOR 2)
- ARCHITECTURAL WALL SCONCE
- INTEGRALLY-COLORED CONCRETE MASONRY UNIT BASE

- INTERNALLY ILLUMINATED SIGNAGE BEHIND STOREFRONT
- ANODIZED ALUM. STOREFRONT SYSTEM
- CLEAR GREEN VINYL FILM ON INSIDE FACE OF GLASS

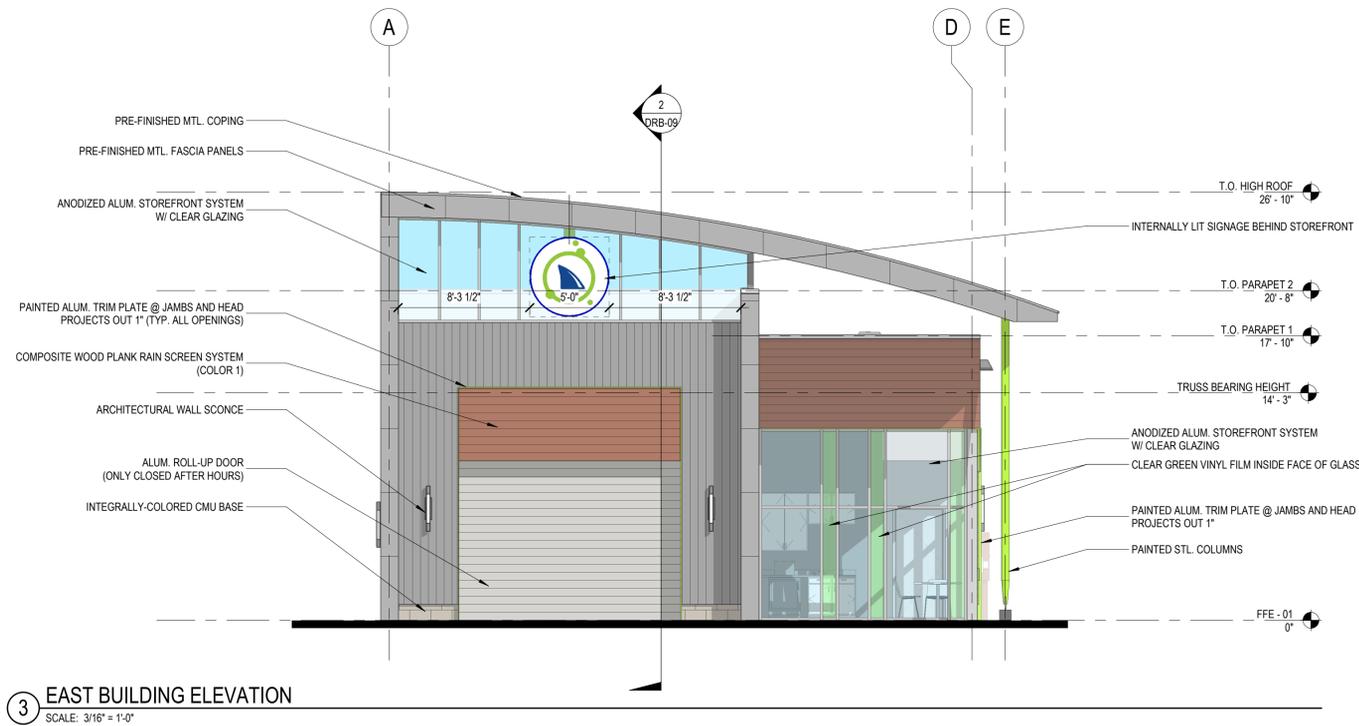
- PAINTED ALUM. TRIM PLATE @ JAMBS AND HEAD. PROJECTS OUT 1"
- PAINTED STL. COLUMNS

- VACUUM ARCHES (BEYOND)
- 4'-0" HIGH MASONRY SCREEN WALL (DASHED FOR CLARITY)
- DUMPSTER ENCLOSURE (BEYOND)

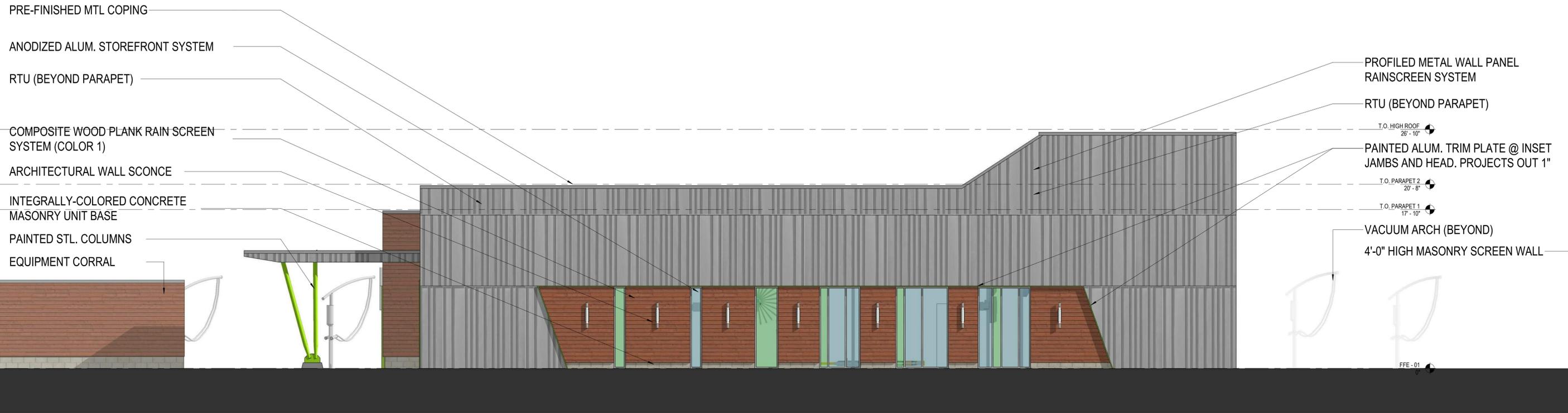


1 EAST
SCALE: 3/16" = 1'-0"

PREVIOUS SUBMISSION



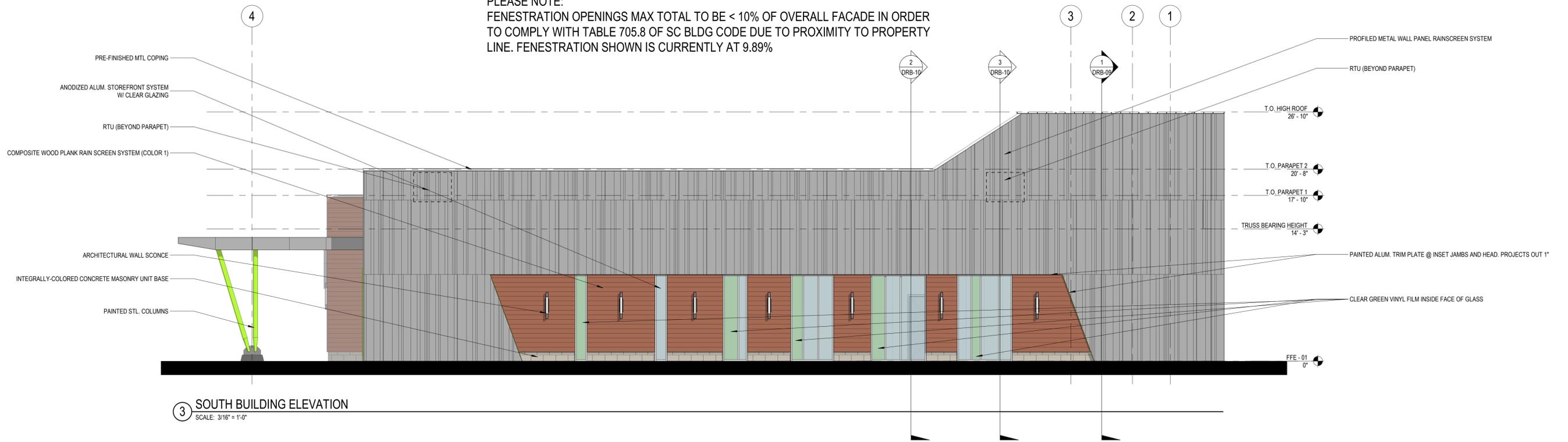
3 EAST BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



1 SOUTH
SCALE: 3/16" = 1'-0"

PREVIOUS SUBMISSION

PLEASE NOTE:
FENESTRATION OPENINGS MAX TOTAL TO BE < 10% OF OVERALL FACADE IN ORDER TO COMPLY WITH TABLE 705.8 OF SC BLDG CODE DUE TO PROXIMITY TO PROPERTY LINE. FENESTRATION SHOWN IS CURRENTLY AT 9.89%

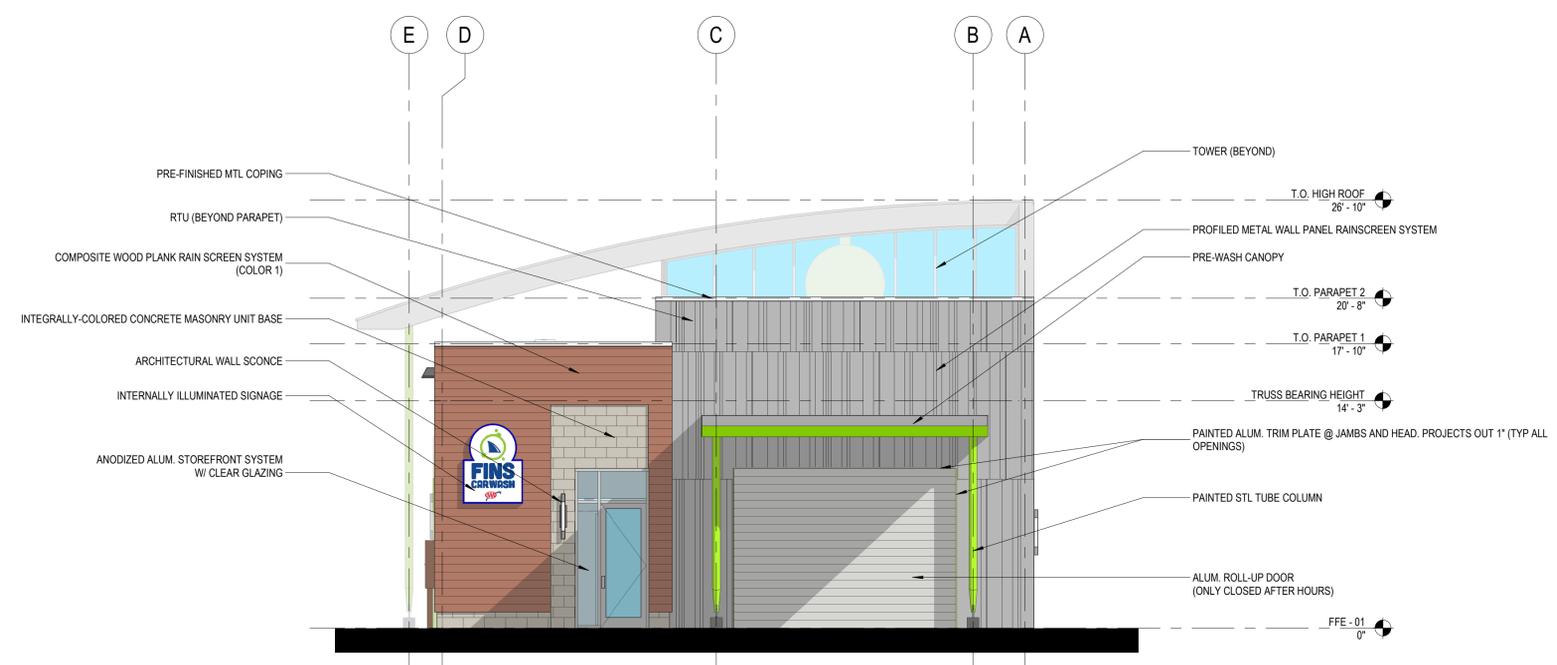


3 SOUTH BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



1 WEST
SCALE: 3/16" = 1'-0"

PREVIOUS SUBMISSION

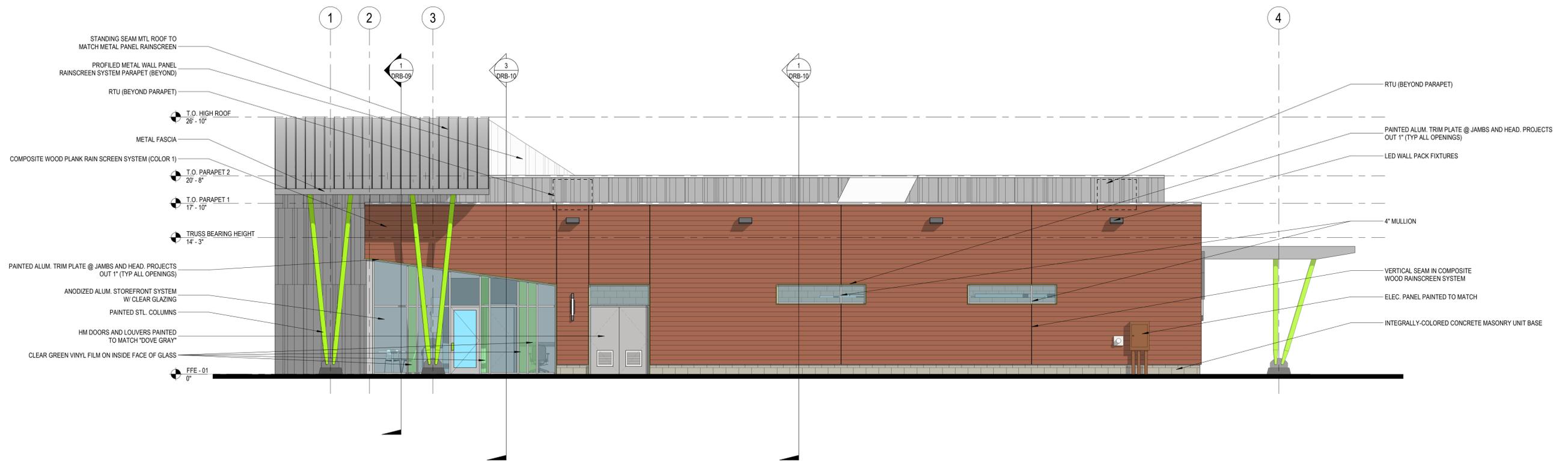


3 WEST BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



1 NORTH
SCALE: 3/16" = 1'-0"

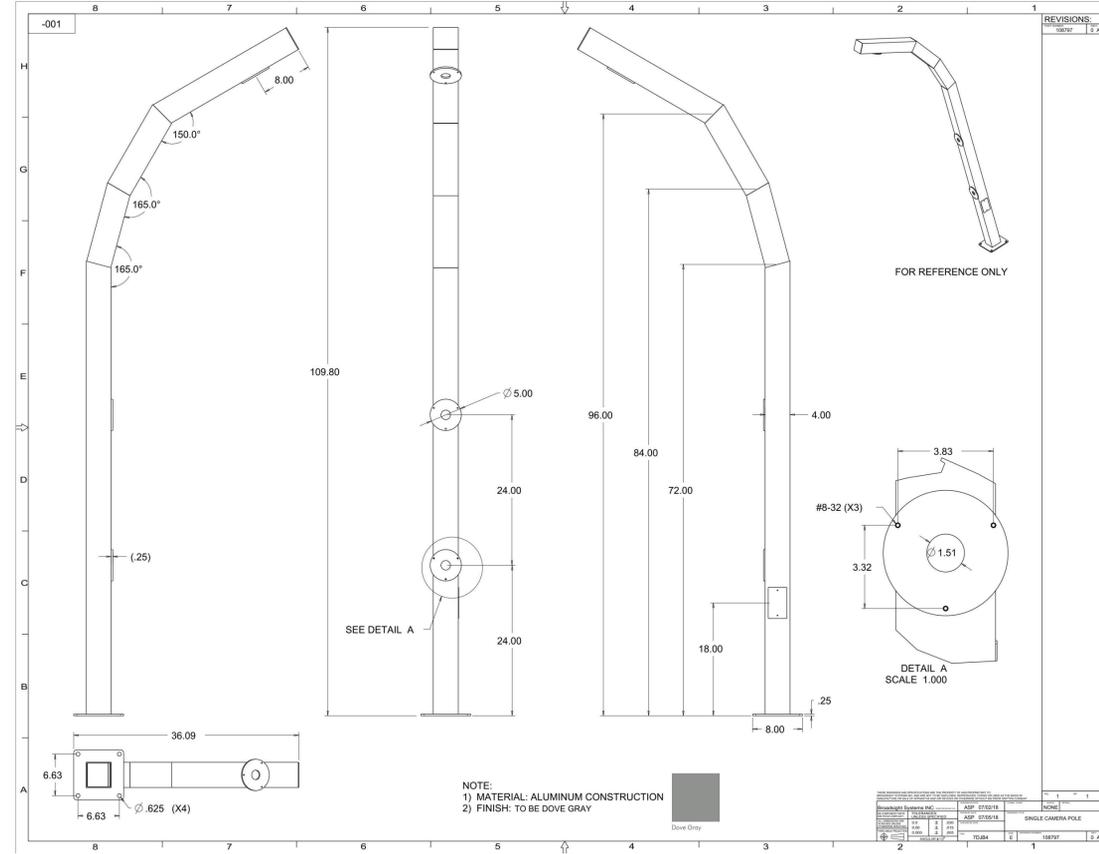
PREVIOUS SUBMISSION



3 NORTH BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



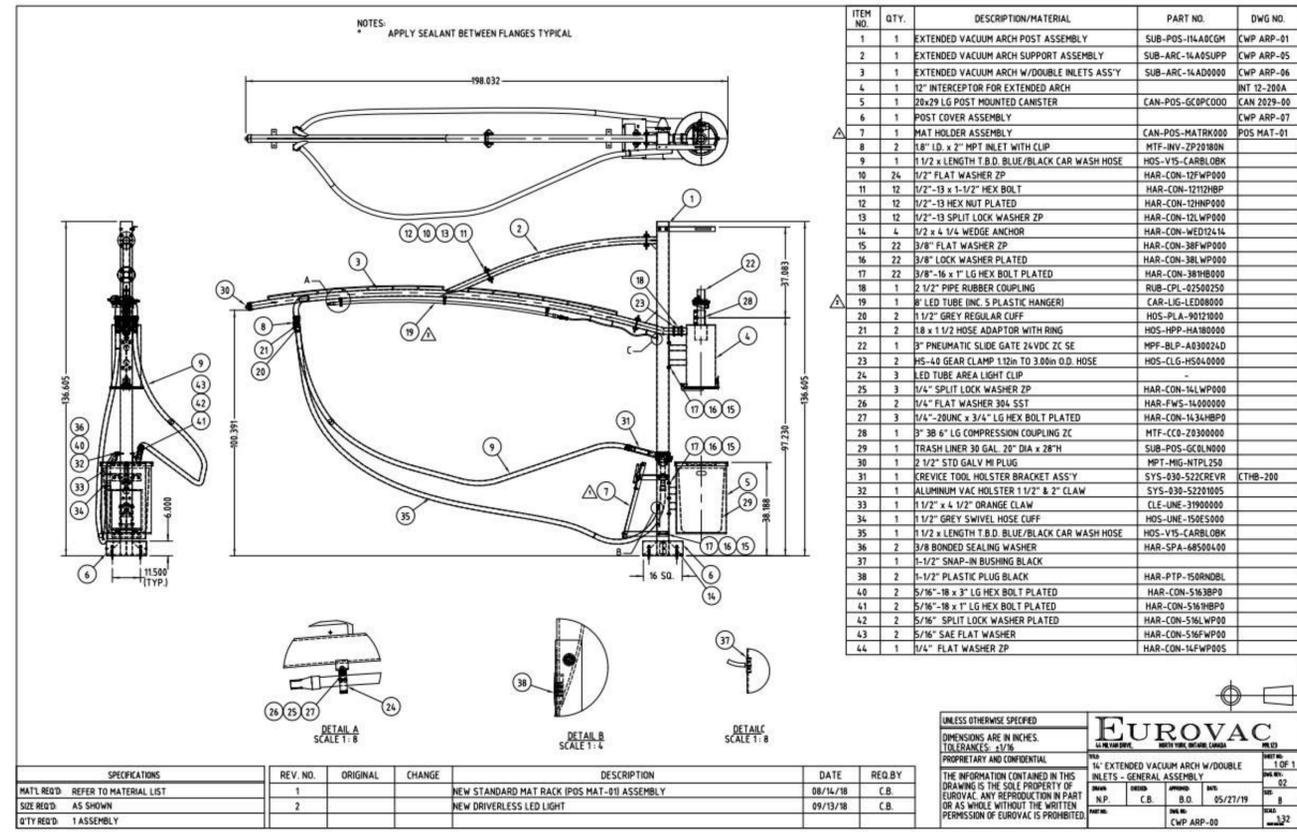
PAY STATIONS (REF. CIVIL PLANS FOR LOCATION)



CAMERA STANCHIONS (REF. CIVIL PLANS FOR LOCATION)



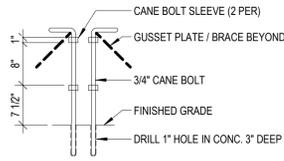
VACUUM ARCHES (REF. CIVIL PLANS FOR LOCATIONS)



PLEASE NOTE:
 IMAGES ARE FOR REFERENCE ONLY. ACTUAL COLOR TO MATCH KYNAR 500 "DOVE GRAY" SR:0.70 E:0.86 SRI:85

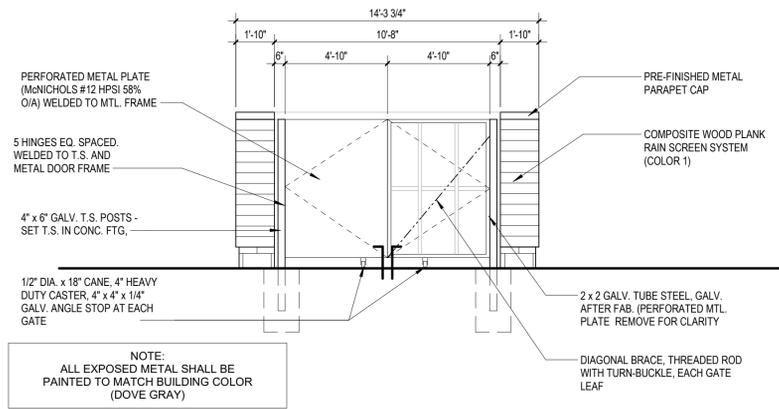


NOTE:
PROVIDE TWO TABS: ONE TO PREVENT THE CANE BOLT FROM DRAGGING WHILE THE GATES ARE BEING OPENED AND ANOTHER TO PREVENT THE CANE BOLT FROM BEING PULLED OUT AND STOLEN. ONE TAB MAY BE ABLE TO PERFORM BOTH FUNCTIONS.



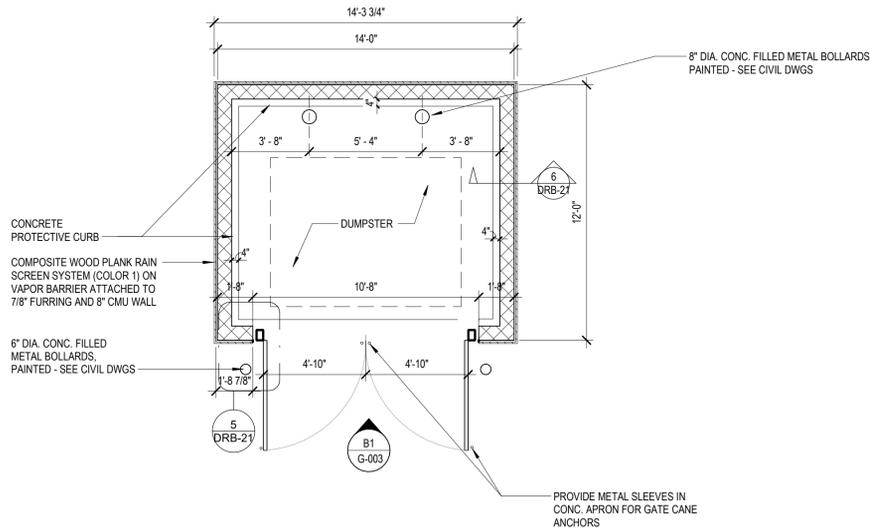
8 CANE BOLT DETAIL

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



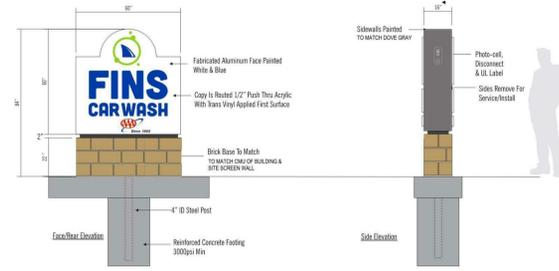
1 DUMPSTER ELEVATION

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



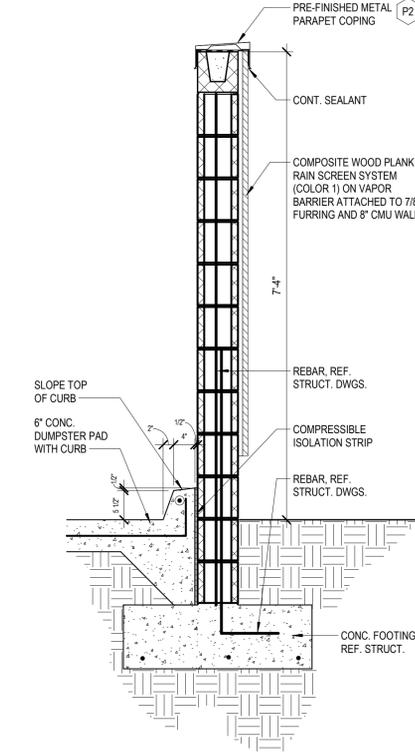
2 DUMPSTER ENCLOSURE PLAN

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



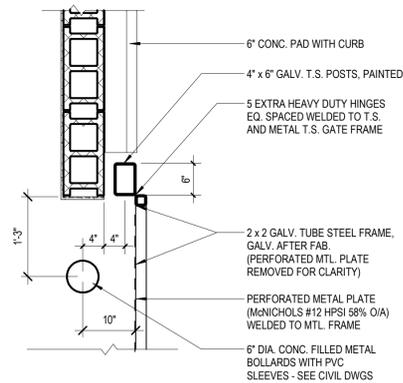
11 MONUMENTAL SIGNAGE

SCALE: NTS



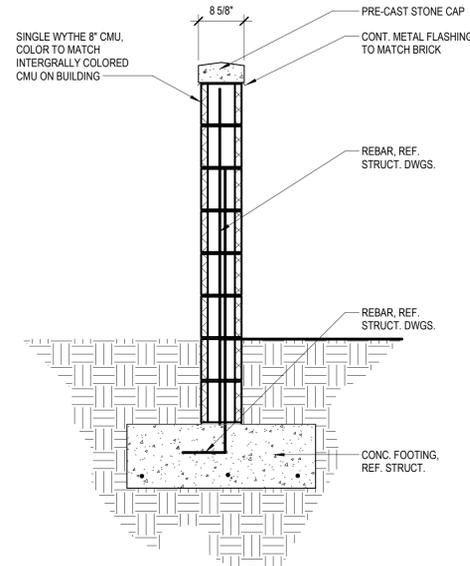
6 DUMPSTER WALL SECTION

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



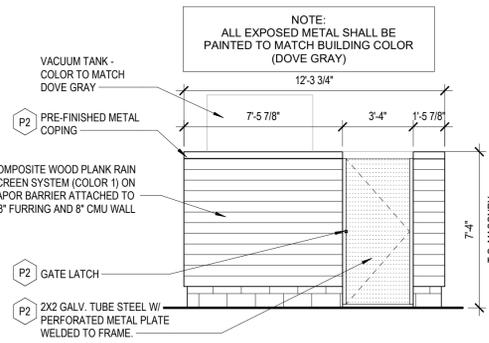
5 DUMPSTER GATE DETAIL

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



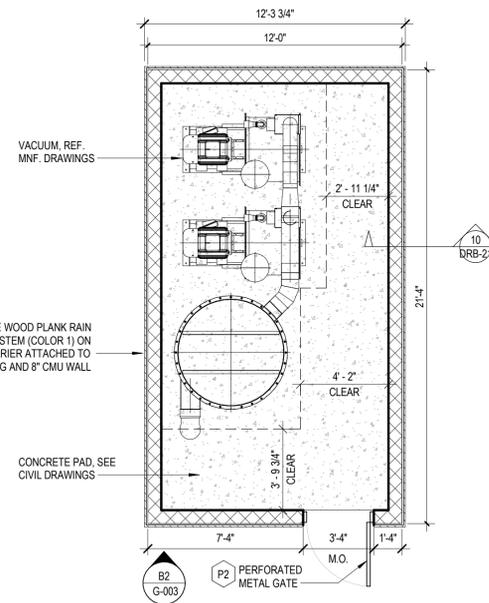
12 SITE SCREEN WALL SECTION

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



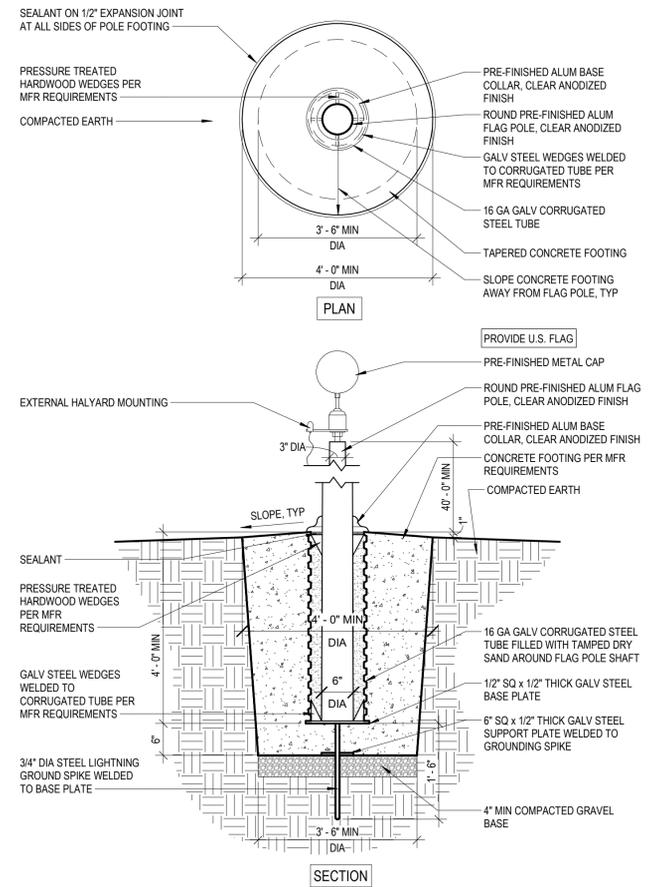
3 VACUUM ENCLOSURE ELEVATION

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



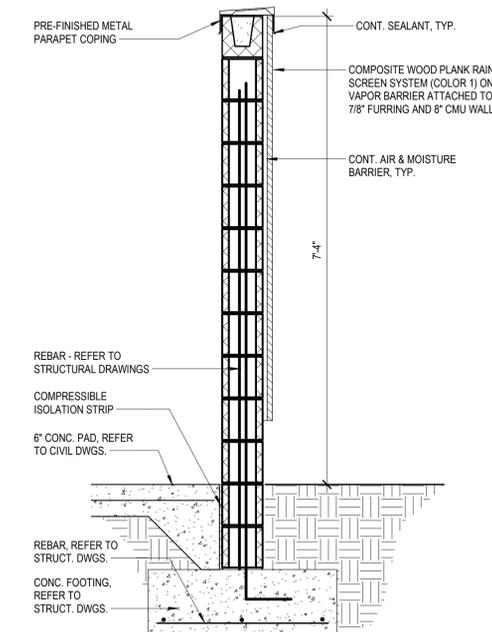
4 VACUUM ENCLOSURE PLAN

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



9 FLAGPOLE DETAILS

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



10 VACUUM WALL SECTION

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

COMPOSITE WOOD PLANK RAINSCREEN

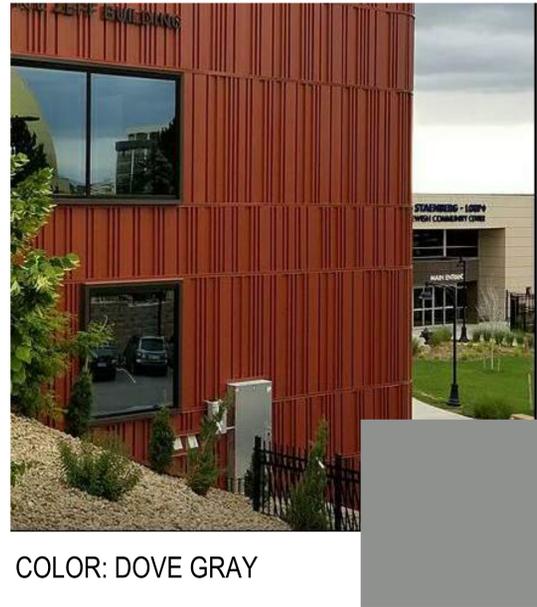


COLOR 1: IPE
(COPING TO MATCH "CHROMIUM GRAY"
OF METAL PANELS)



COLOR 1: CASTLE GRAY
(COPING TO MATCH "CHROMIUM GRAY"
OF METAL PANELS)

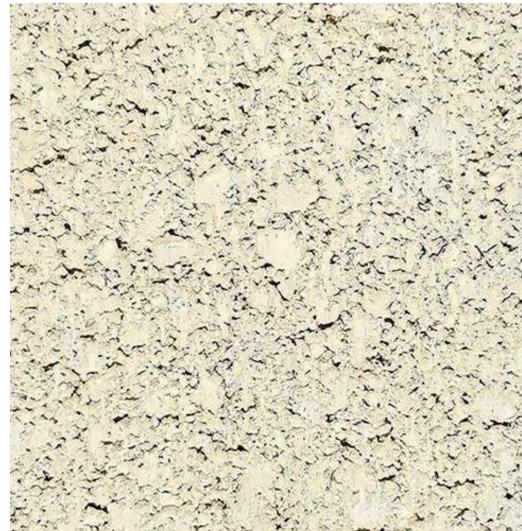
PROFILED METAL WALL PANEL RAINSCREEN



COLOR: DOVE GRAY
(COPING TO MATCH)



INTEGRALLY
COLORED CONCRETE
MASONRY UNITS



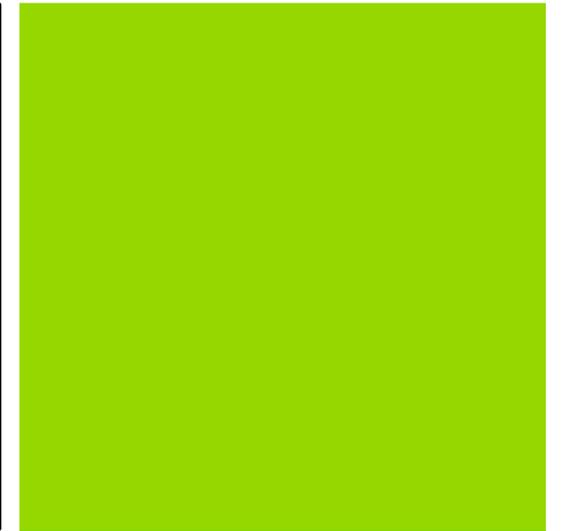
8 X 16
SMOOTH FACE
COLOR: LUMINOUS SEA SALT

ALUMINUM
STOREFRONT
SYSTEM



COLOR: CLEAR ANODIZED
GLASS: CLEAR

ALUMINUM TRIM +
PAINTED STEEL



COLOR: PMS #375 GREEN

ARCHITECTURAL
WALL SCONCES



BROWNLEE LIGHTING
"BEAM" FIXTURE 34"
COLOR:"GUNMETAL"

Agenda Item #2

161 SEVEN FARMS DR.
TMS # 275-00-00-078, 183

Request the conceptual approval for a renovation to the Volvo Car stadium, including additional seating, the addition of a cover stage, additional restrooms, suites and food service, and exterior material modifications.

19 OCTOBER 2020
ROSSETTI

An architectural rendering of the Volvo Car Stadium, showing the stadium's structure, seating, and surrounding urban environment. The image is overlaid with large, bold, white text. A sign on the stadium facade reads "Volvo Car Open".

VOLVO CAR STADIUM



ROSSETTI

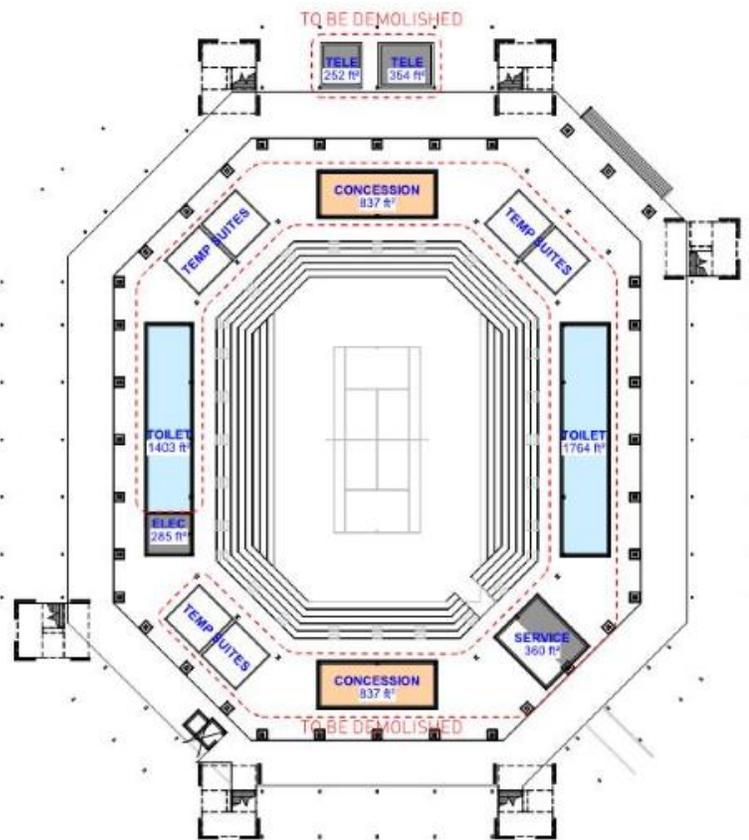
BASIS OF DESIGN



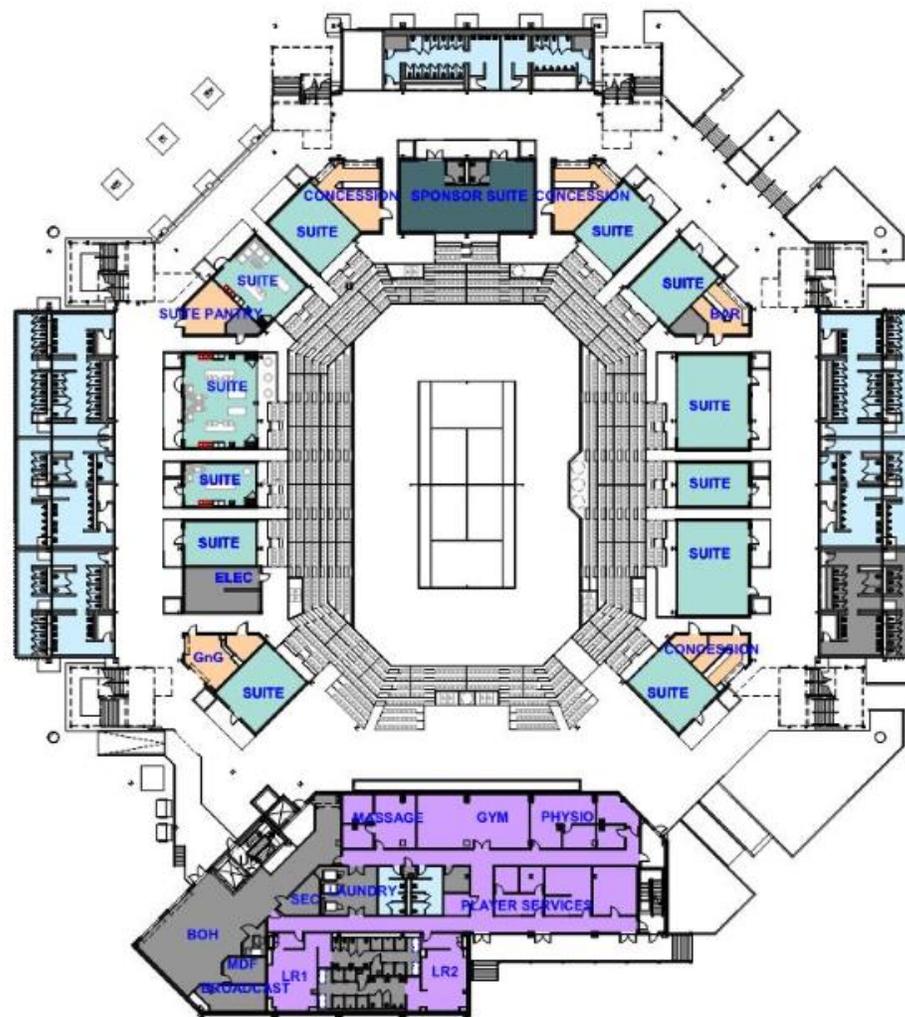
BASIS OF DESIGN



STADIUM PLANNING STADIUM COMPARISON



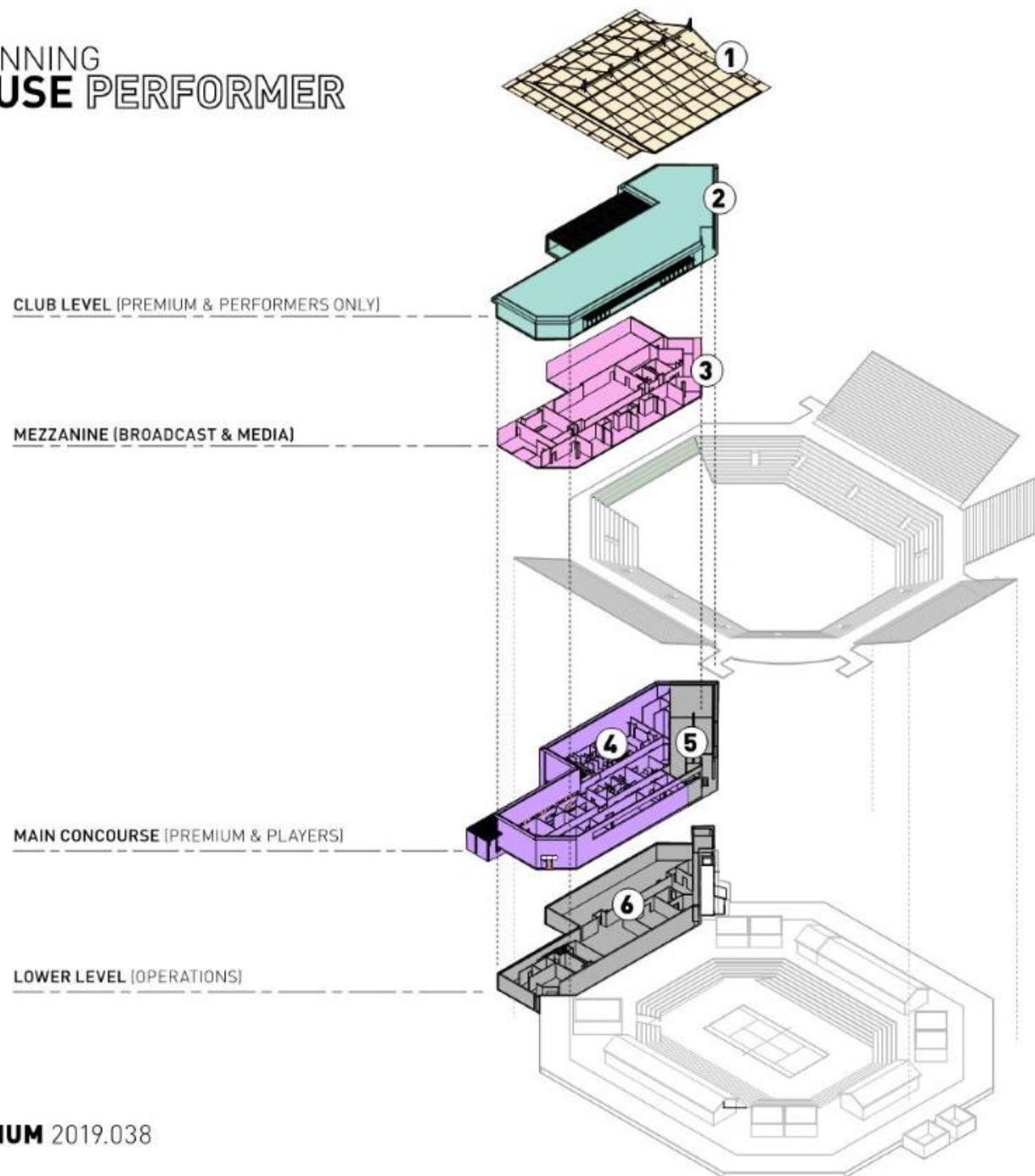
EXISTING (2020)



PROPOSED (2022)

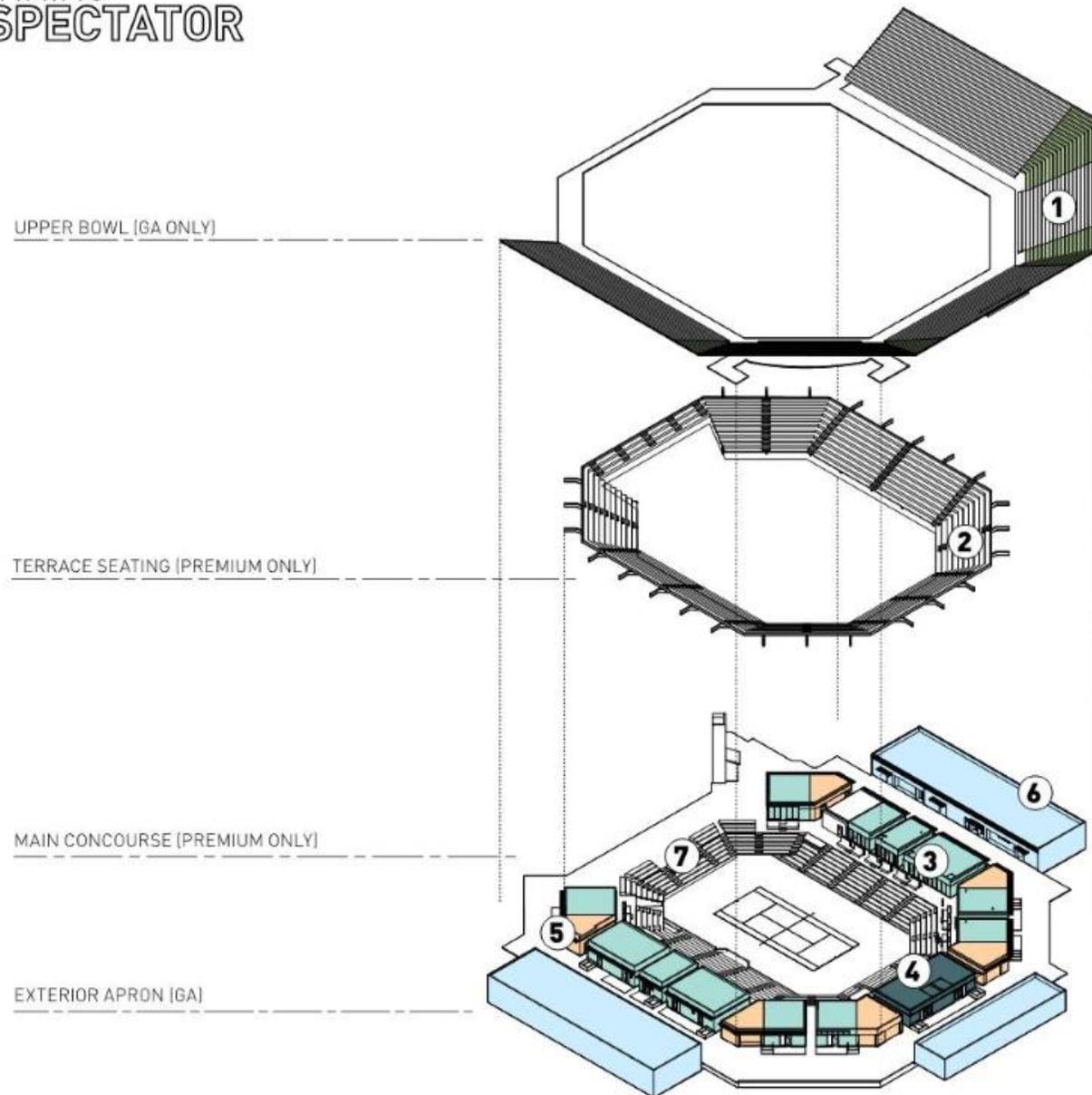
STADIUM PLANNING

STAGE HOUSE PERFORMER



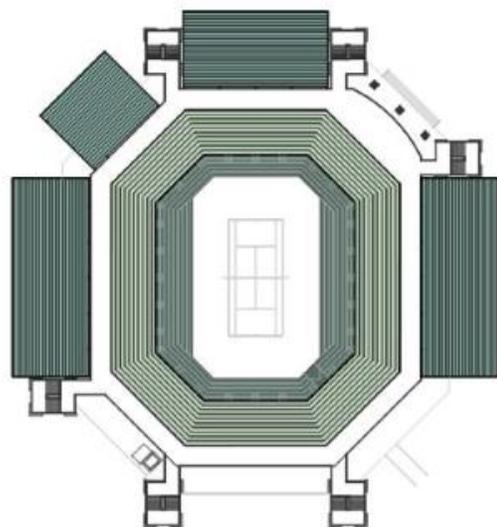
- 1 CANOPY**
 - DUAL PURPOSE CANOPY WITH CONCERT RIGGING
- 2 SKY CLUB**
 - 120 SEATS
 - 6,700 SF
 - ROOF DECK
- 3 BROADCAST AND MEDIA**
 - 5 BOOTHS, MAIN INTERVIEW RM
 - 10,000 SF
- 4 PLAYER / PERFORMER**
 - 3,900 SF
 - PLAYER LOCKER RM
 - INTERVIEW ROOMS
- 5 BOH/ LOADING**
 - 3,700 SF
 - LAUNDRY
 - TWO TRUCK DOCKS
 - STAGING AND STORAGE
 - CONCERT UTILITY INFRASTRUCTURE
- 6 COMMISSARY**
 - 8,800 SF

STADIUM PLANNING STADIUM SPECTATOR

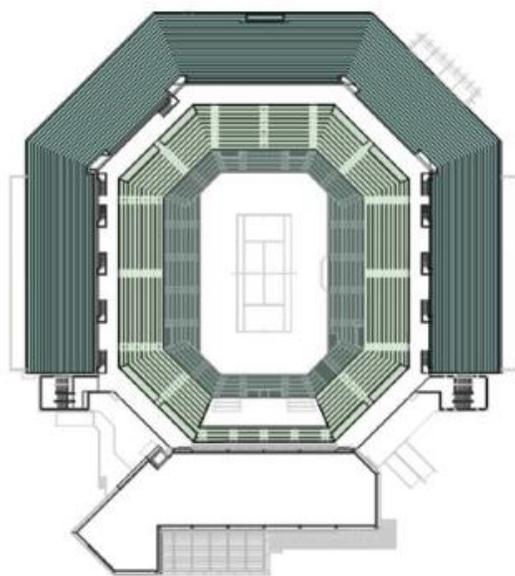


- 1 UPPER BOWL**
 - FILLED IN CORNERS W/
BENCH SEATING
 - 6,494 SEATS
- 2 MID-BOWL ACCESS**
 - 2,385 SEATS
- 3 THEATER BOX/ CLUB**
 - 24 BOXES
 - 156 SEATS
- 4 SPONSOR SUITE**
 - 20 SEATS
 - 1,300 SF
- 5 FOOD AND BEVERAGE**
 - 71 POS
- 6 TOILET ROOMS**
 - W: 87WC - 36 LAV
 - M: 52 WC - 13 LAV
- 7 LOWER BOWL**
 - 1,144 SEATS

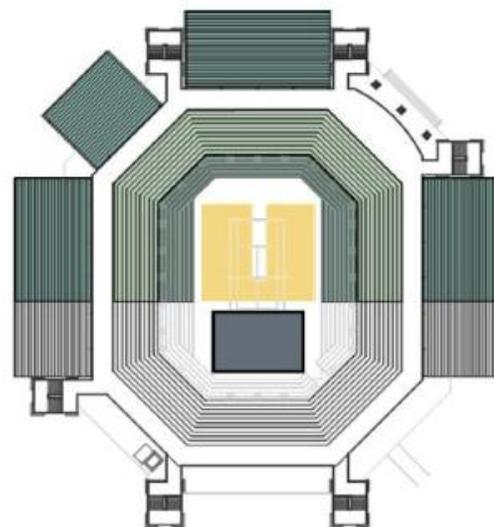
STADIUM PLANNING SEATING COMPARISON



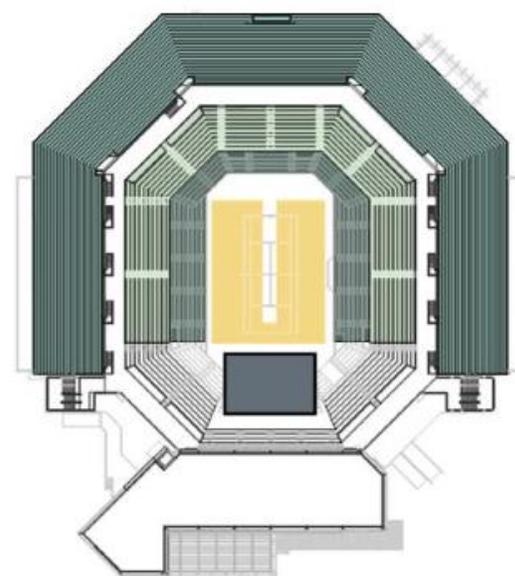
EXISTING TENNIS
9,873



PROPOSED TENNIS
11,247



EXISTING CONCERT
7,316



PROPOSED CONCERT
10,370

STAGE HOUSE MATERIAL PALETTE



Fiber Cement Wall Panel
fibreC - Sahara



Stucco
Sto Powerwall - Fine



Aluminum Storefront
Kawneer - #18 Champagne



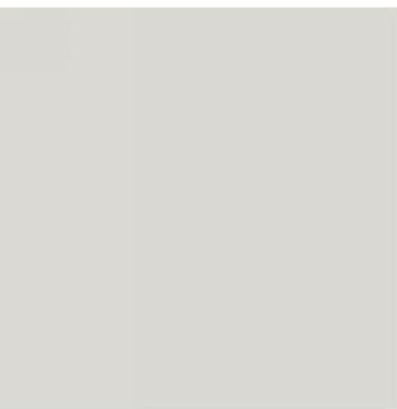
Metal Panel
Morin - W-12 & Z-12 - Weathered Zinc



Vegetated Screen
Living Wall - custom selection



Concrete Paving
Tabby Exposed Aggregate



Painted Steel
Benjamin Moore - Shoreline



Painted Steel
Benjamin Moore - Wool Peacoat



Louver Screen
White Oak



Welded Wire Mesh
Stainless Steel, 1/4", 1"x1"



Steel Connections



Painted Metal Deck
Painted to match structural steel

STAGE HOUSE
PLAYER ENTRY



STAGE HOUSE
PLAYERS ENTRY MATERIAL KEY



A
**FIBER CEMENT WALL
 PANEL**
 fibreC - SAHARA



B
STUCCO
 STO POWERWALL -
 FINE



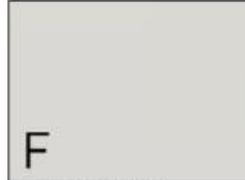
C
ALUMINUM STOREFRONT
 KAWNEER #18
 CHAMPAGNE



D
METAL PANEL
 MORIN - W12 & Z12
 WEATHERED ZINC



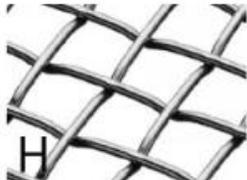
E
VEGETATED SCREEN
 LIVING WALL - CUSTOM
 SELECTION



F
PAINTED STEEL
 BENJAMIN MOORE -
 SHORELINE



G
PAINTED STEEL
 BENJAMIN MOORE -
 WOOL PEACOCK



H
METAL WIRE MESH
 1/4, 2"X2" OPENING,
 STAINLESS STEEL



I
LOUVER SCREEN
 WHITE OAK



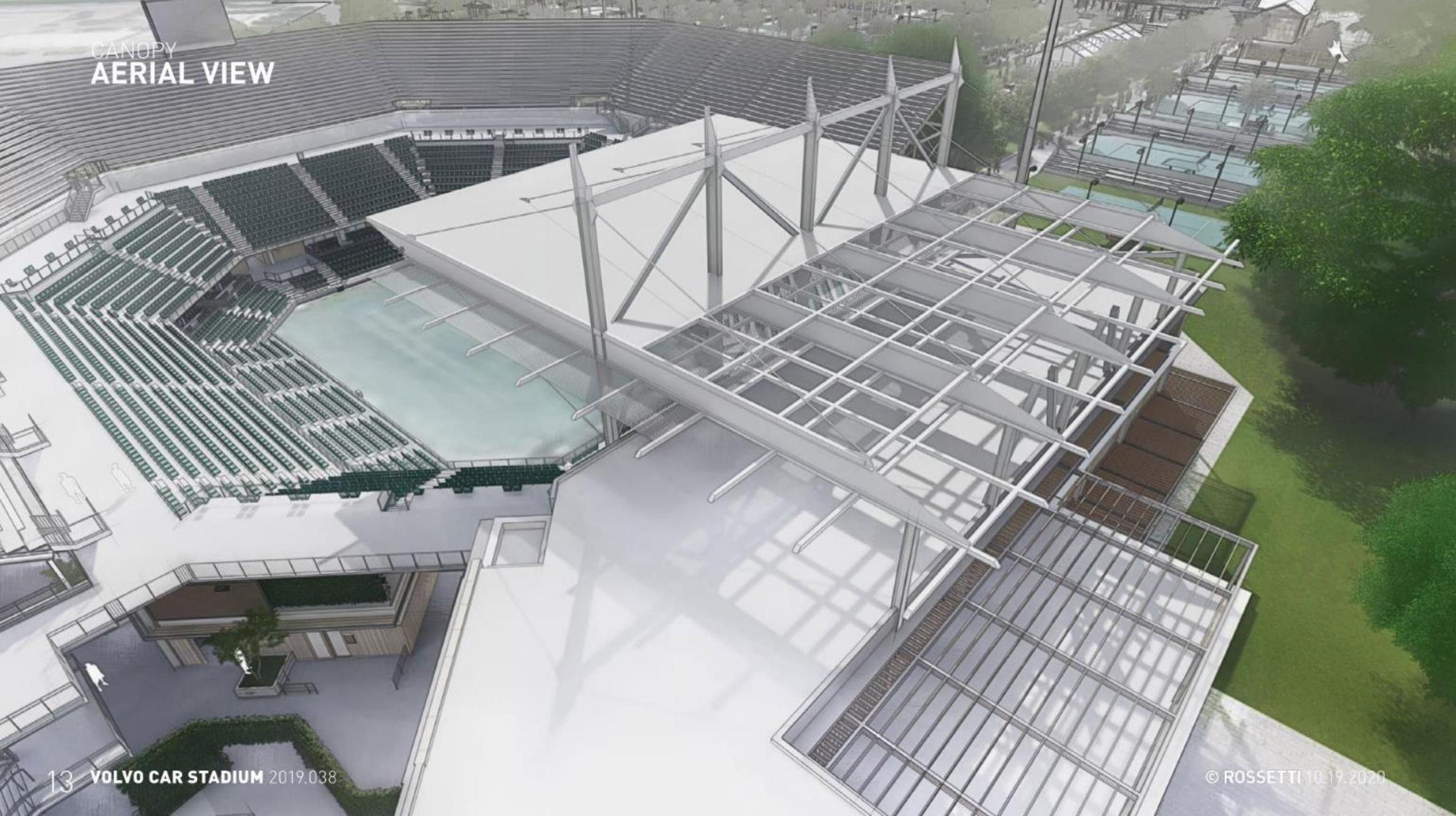
J
CONCRETE PAVING
 TABBY EXPOSED AGGREGATE



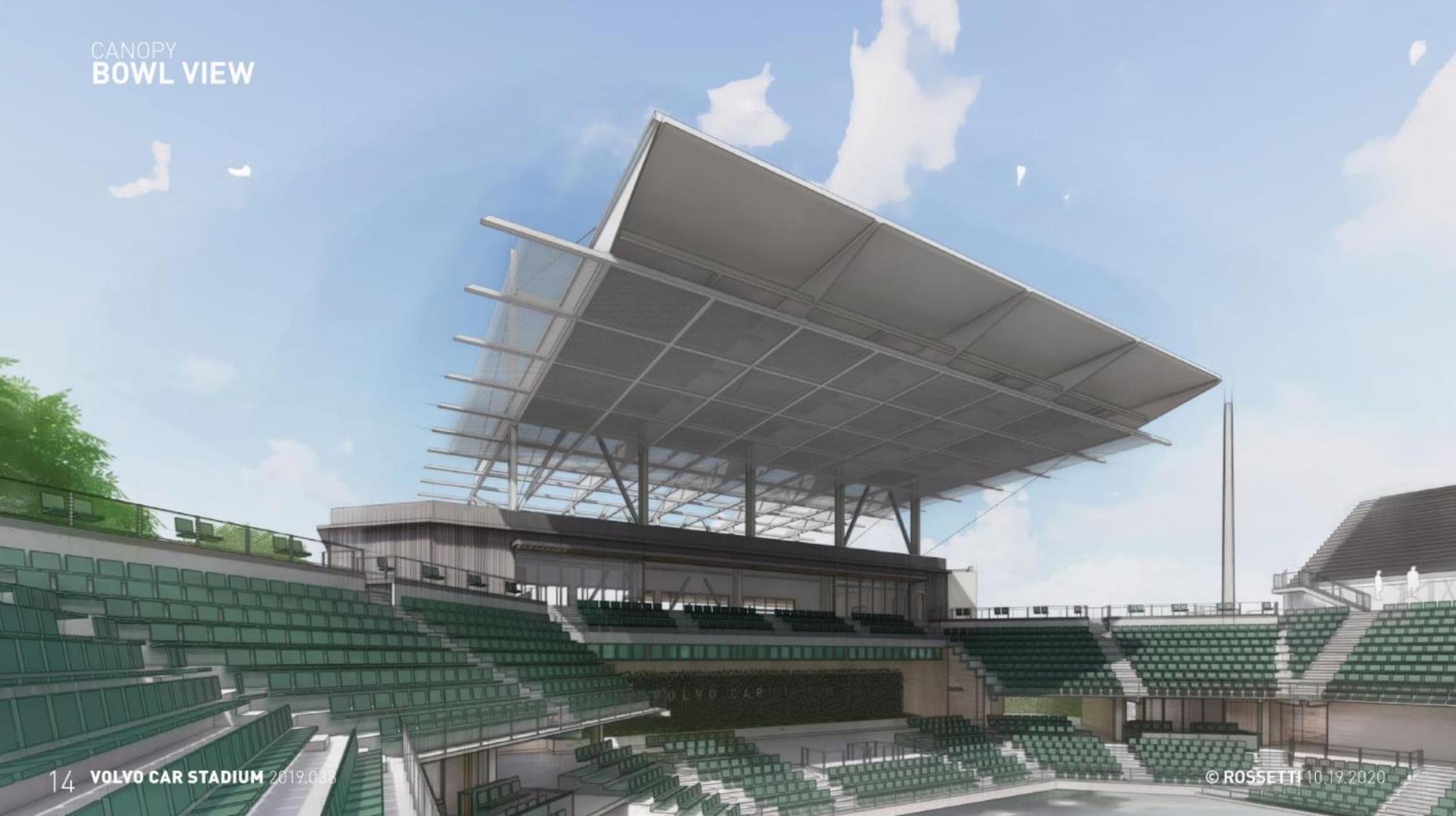
STAGE HOUSE
SERVICE SIDE



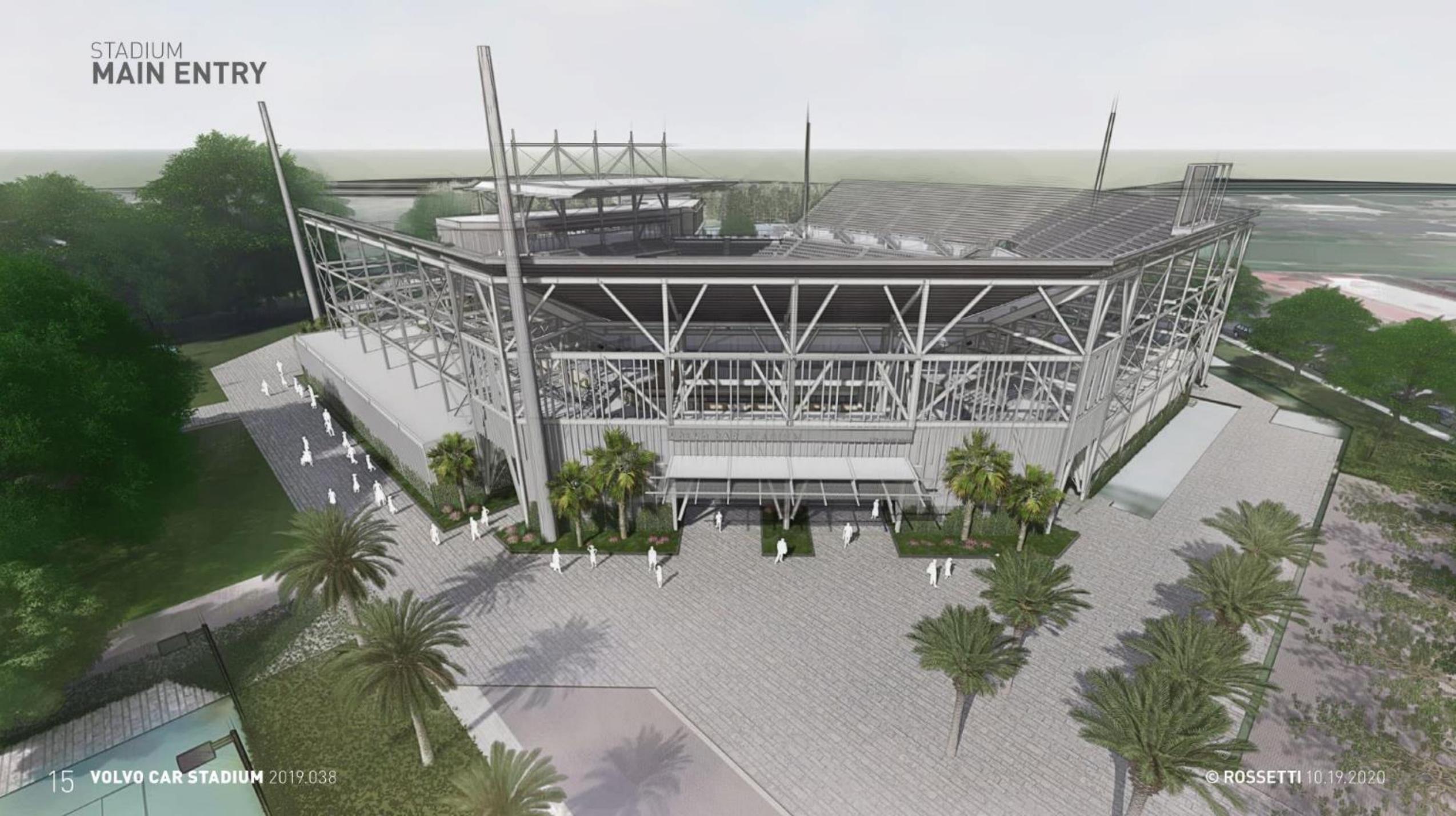
CANOPY
AERIAL VIEW



CANOPY
BOWL VIEW



STADIUM
MAIN ENTRY



STADIUM
MAIN ENTRY



CONCOURSE
INNER CONCOURSE VIEW



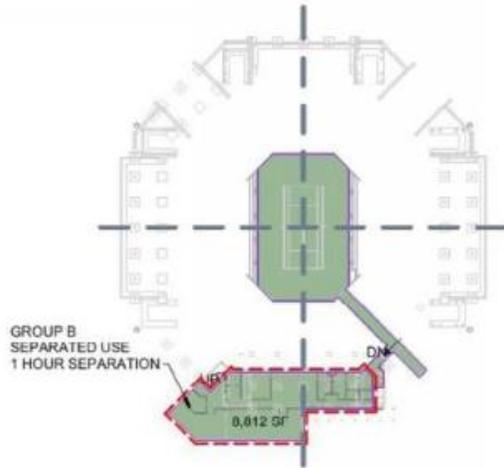
CONCOURSE
OUTER CONCOURSE VIEW



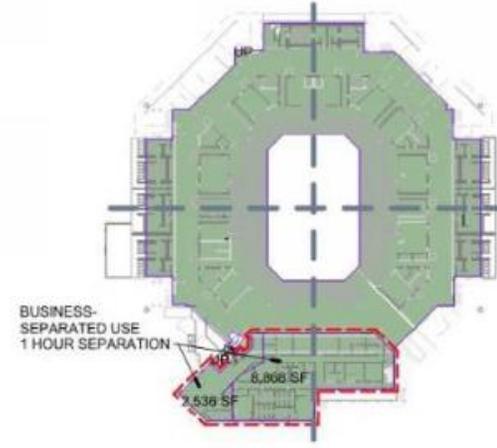
CONCOURSE
CONCESSION VIEW



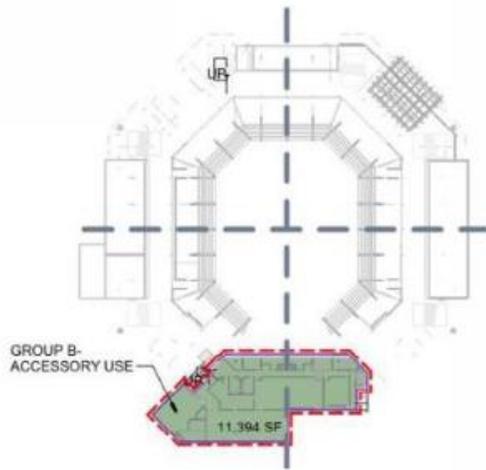
STADIUM AREA DIAGRAMS



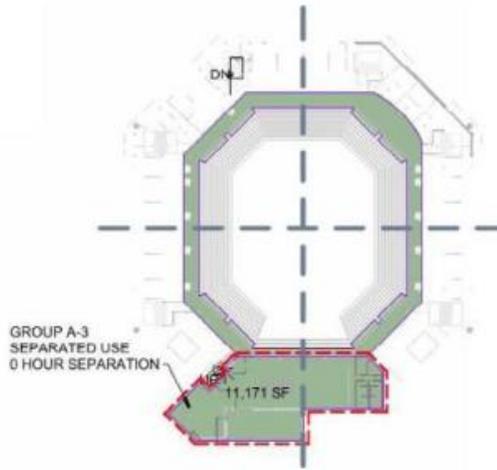
D2 Area Plan LV-00 - Commissary_Regulatory
DR-004 SCALE: 1" = 100'-0"



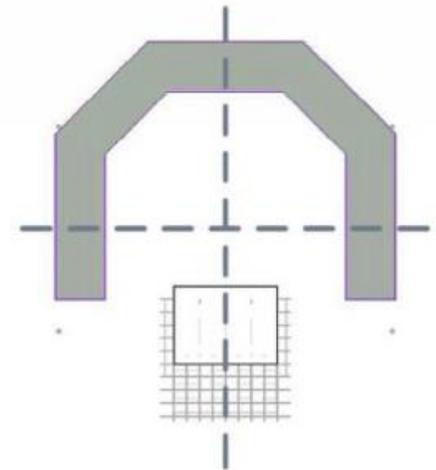
D3 Area Plan LV-01 - Main Concourse_Regulatory
DR-004 SCALE: 1" = 100'-0"



D5 Area Plan LV-02 - Mezzanine_Regulatory
DR-004 SCALE: 1" = 100'-0"

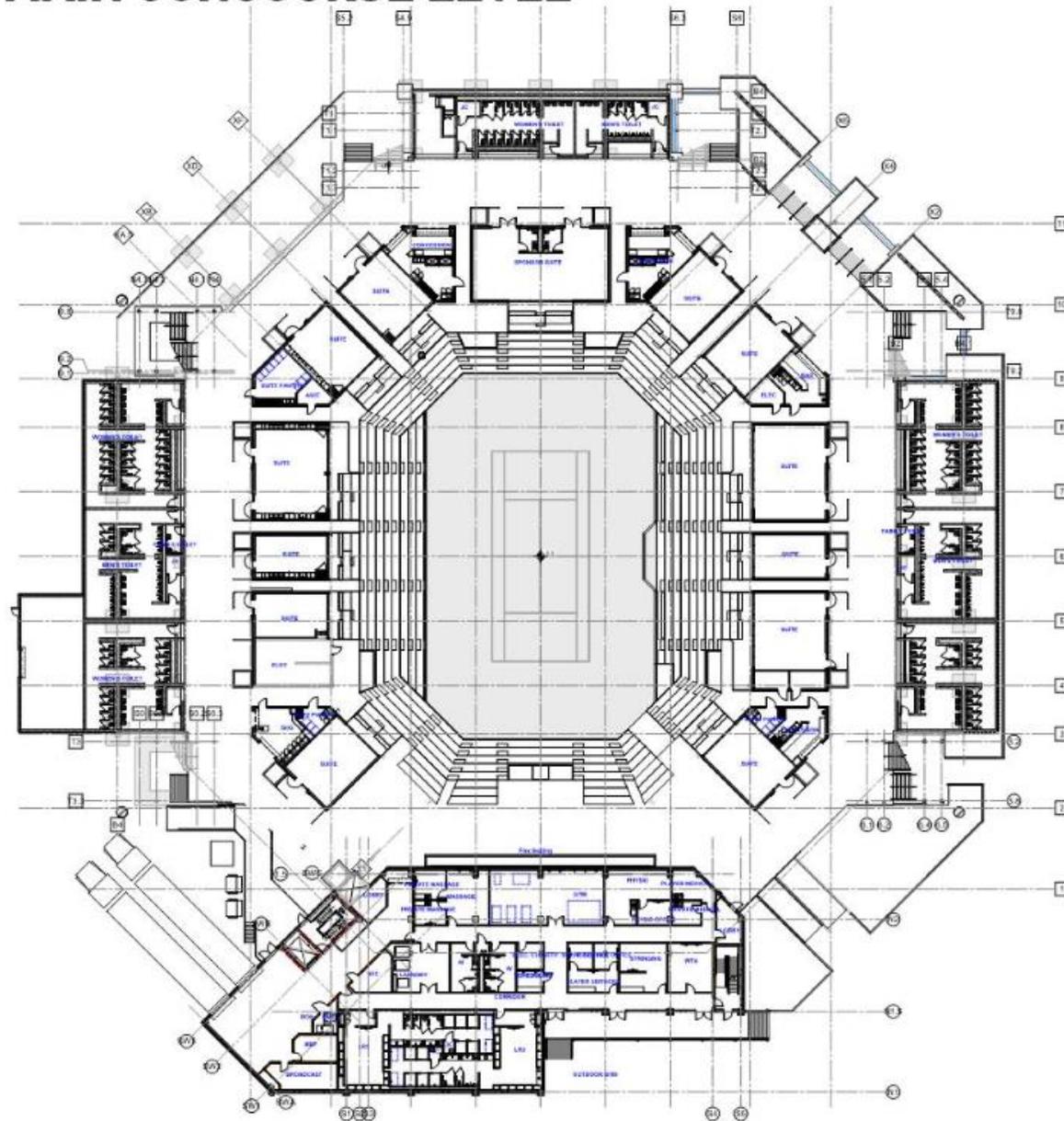


D7 Area Plan LV-03 - Upper Concourse_Regulatory
DR-004 SCALE: 1" = 100'-0"

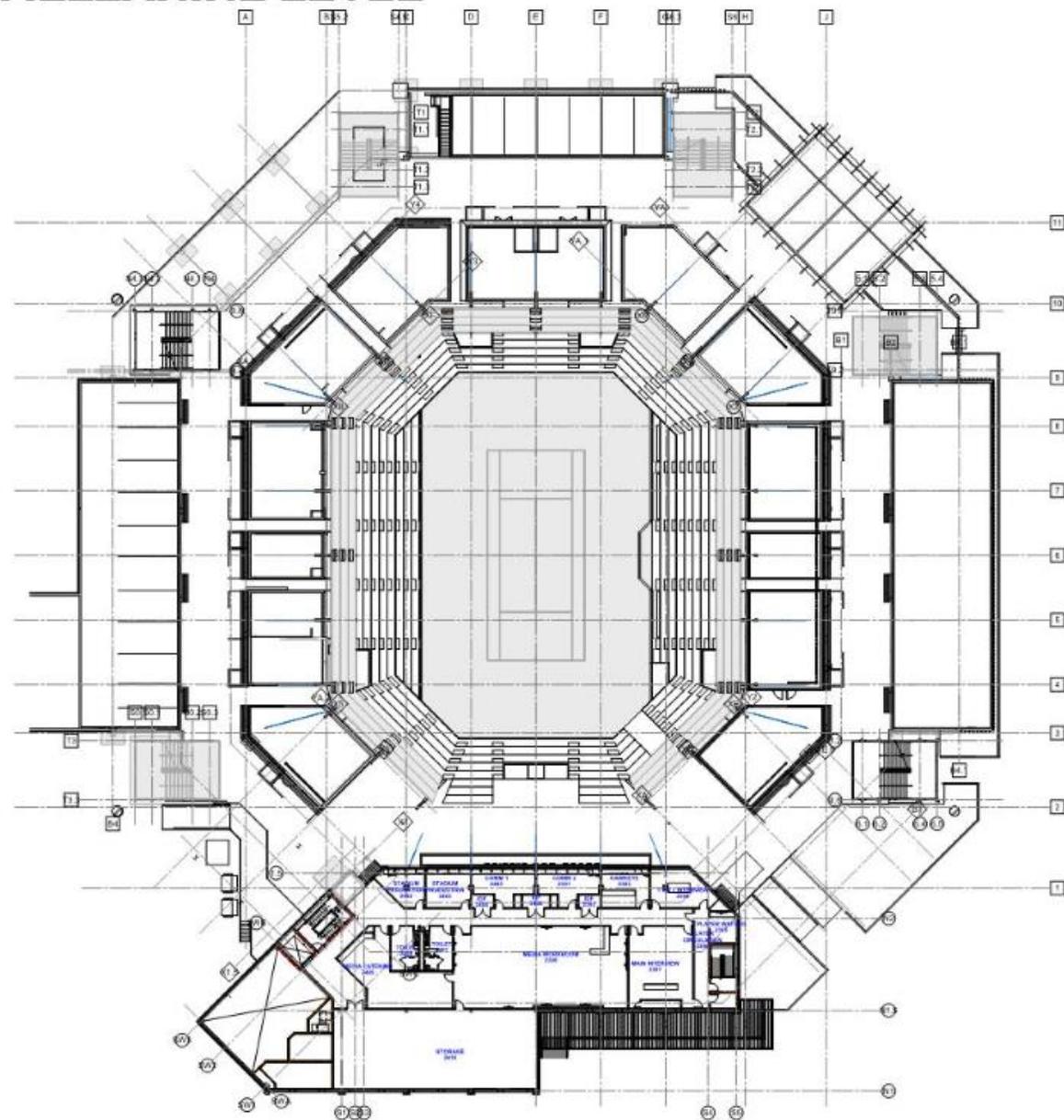


D8 Area Plan LV-05 - Top of Bowl_Regulatory
DR-004 SCALE: 1" = 100'-0"

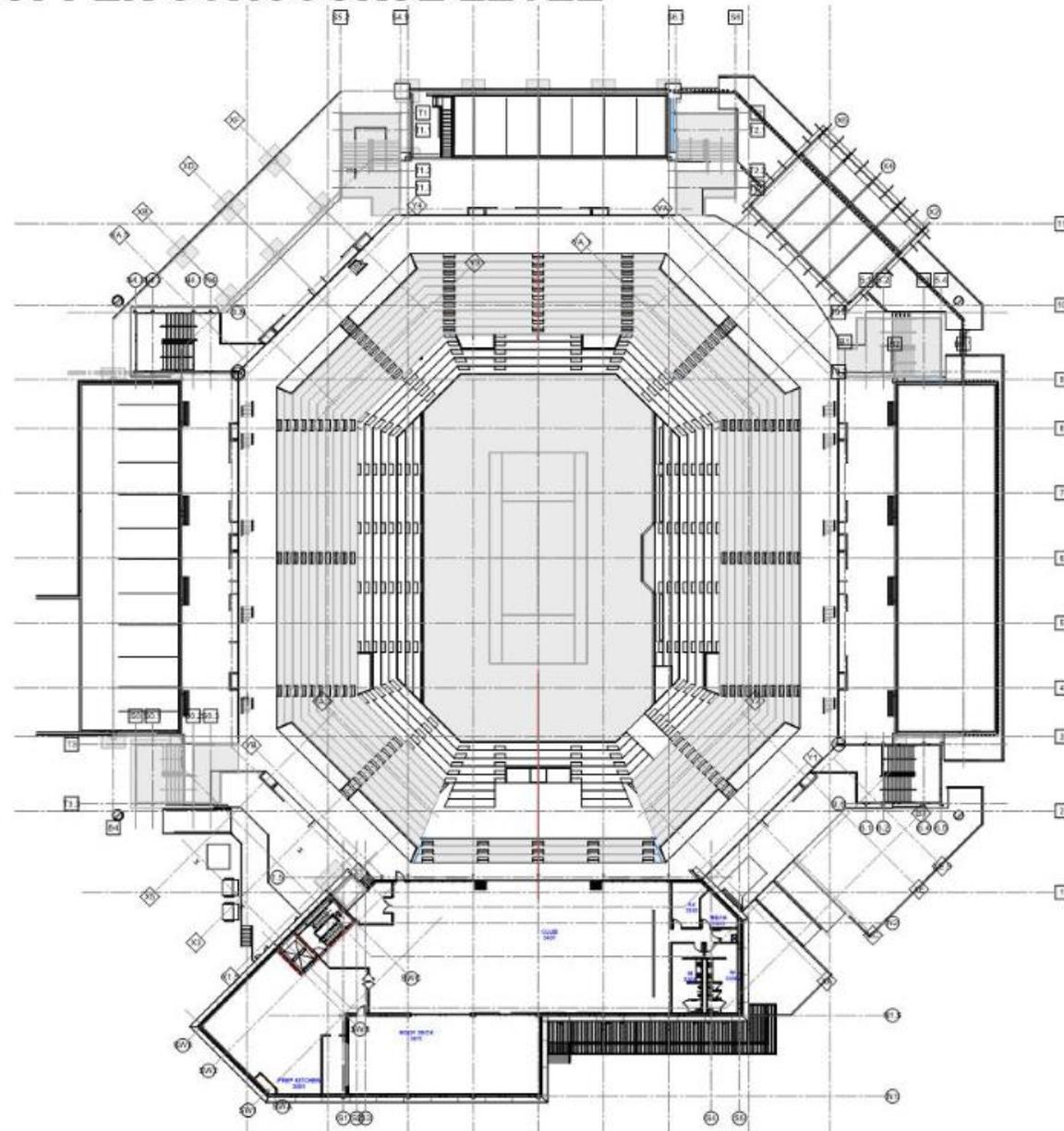
STADIUM
ARCHITECTURAL PLANS MAIN CONCOURSE LEVEL



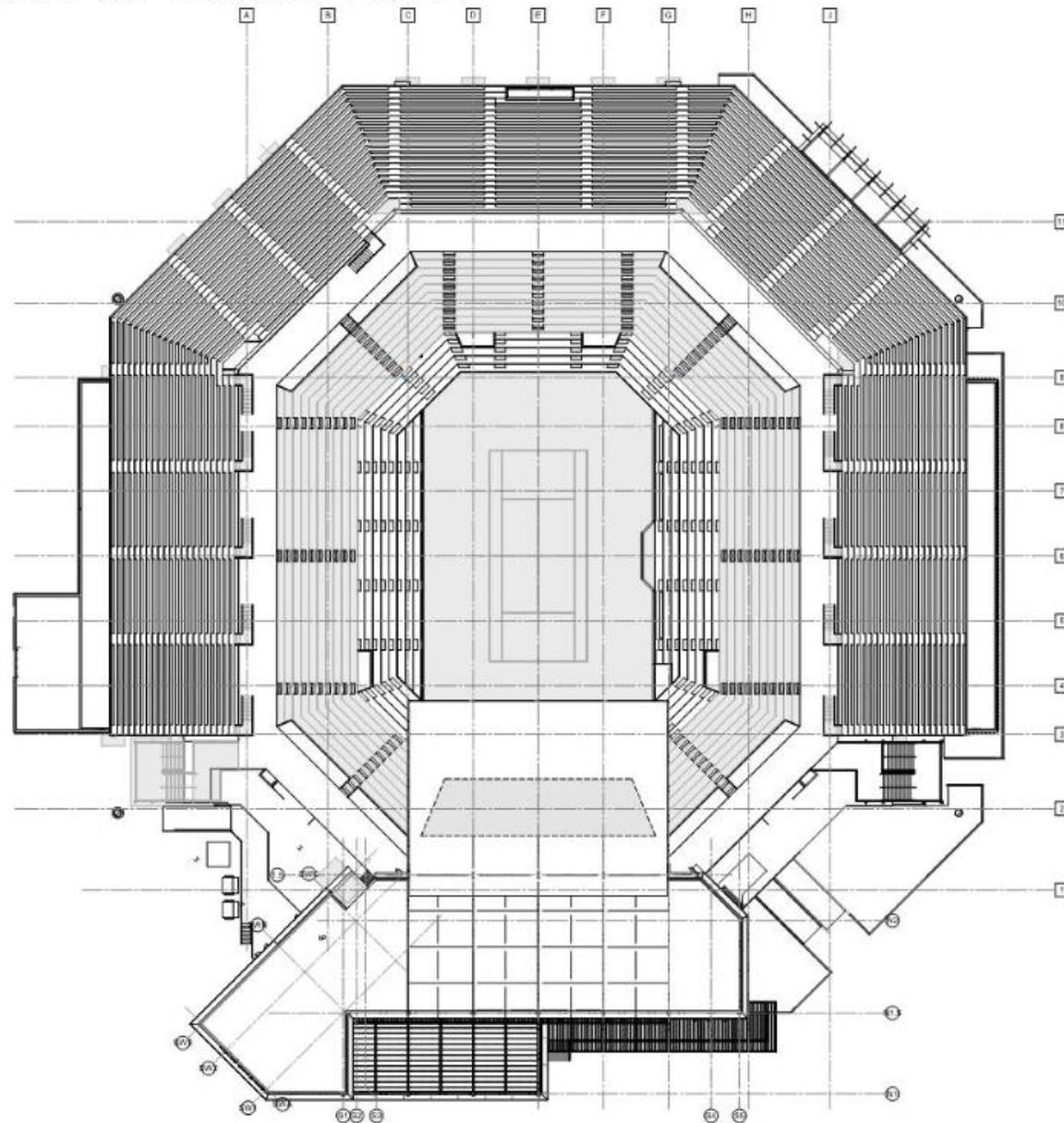
STADIUM
ARCHITECTURAL PLANS MEZZANINE LEVEL



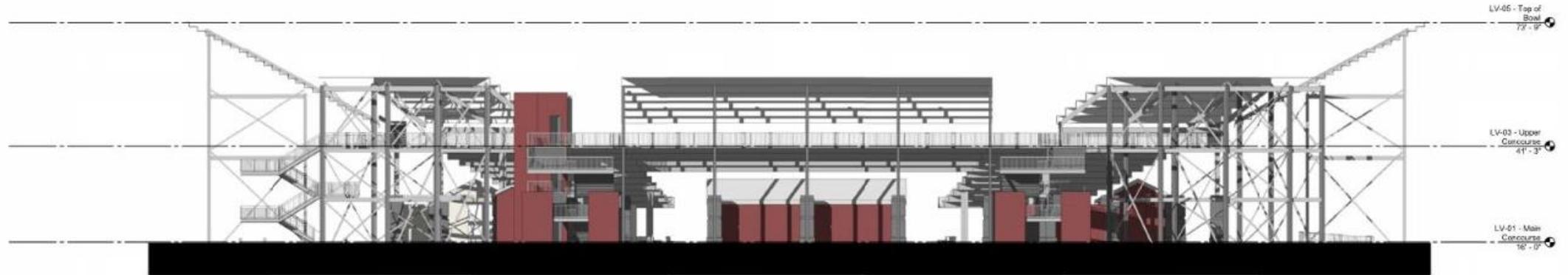
STADIUM
ARCHITECTURAL PLANS UPPER CONCOURSE LEVEL



STADIUM
ARCHITECTURAL PLANS TOP OF BOWL LEVEL



STADIUM EXTERIOR ELEVATIONS COMPARISON

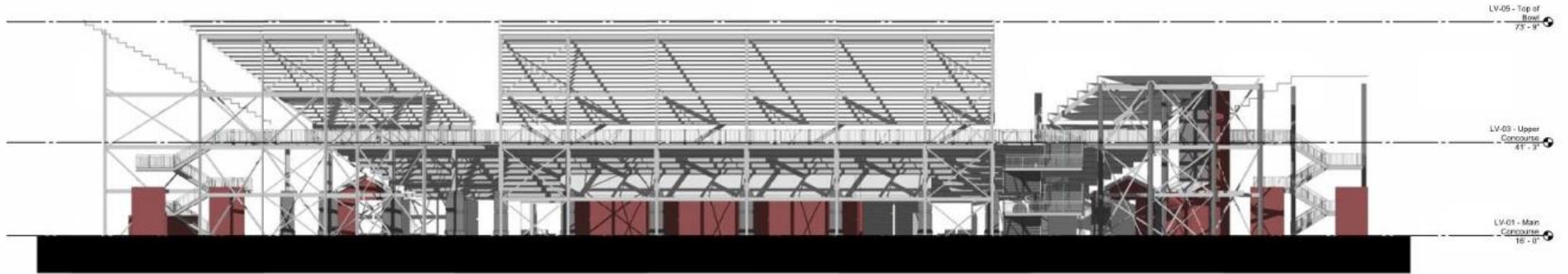


B2 Existing Exterior Elevation - South
DR-200 SCALE: 1/16" = 1'-0"

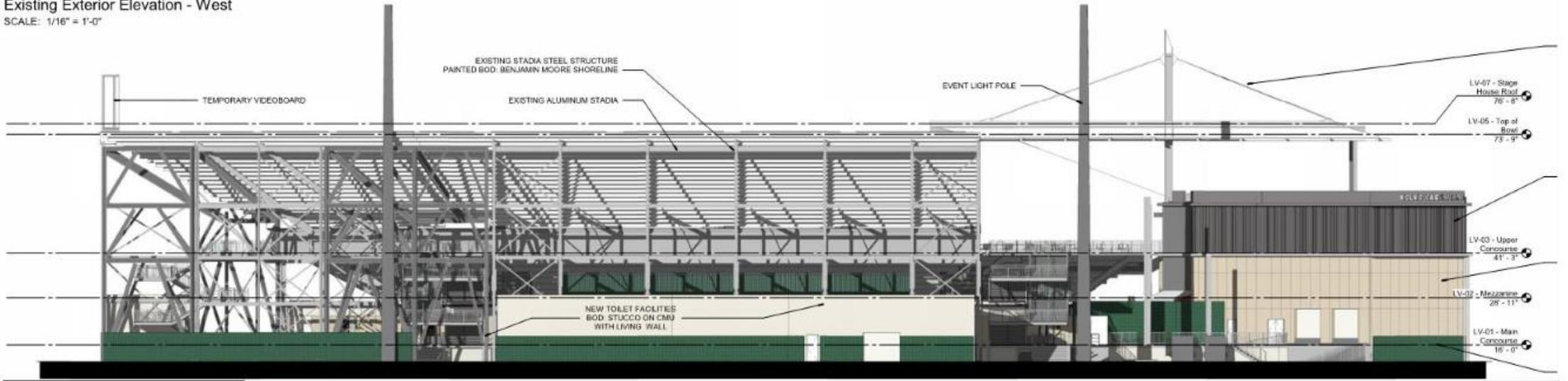


B4 Exterior Elevation - South
DR-200 SCALE: 1/16" = 1'-0"

STADIUM EXTERIOR ELEVATIONS COMPARISON

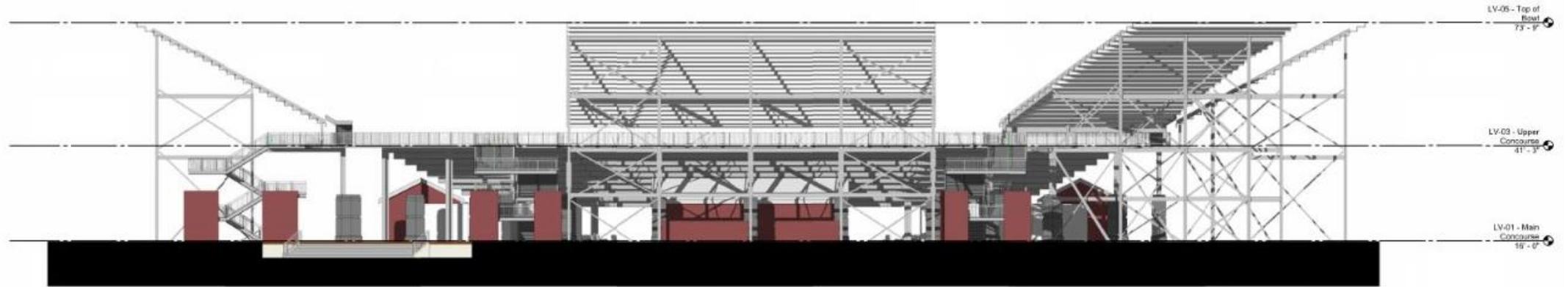


B6 Existing Exterior Elevation - West
DR-200 SCALE: 1/16" = 1'-0"

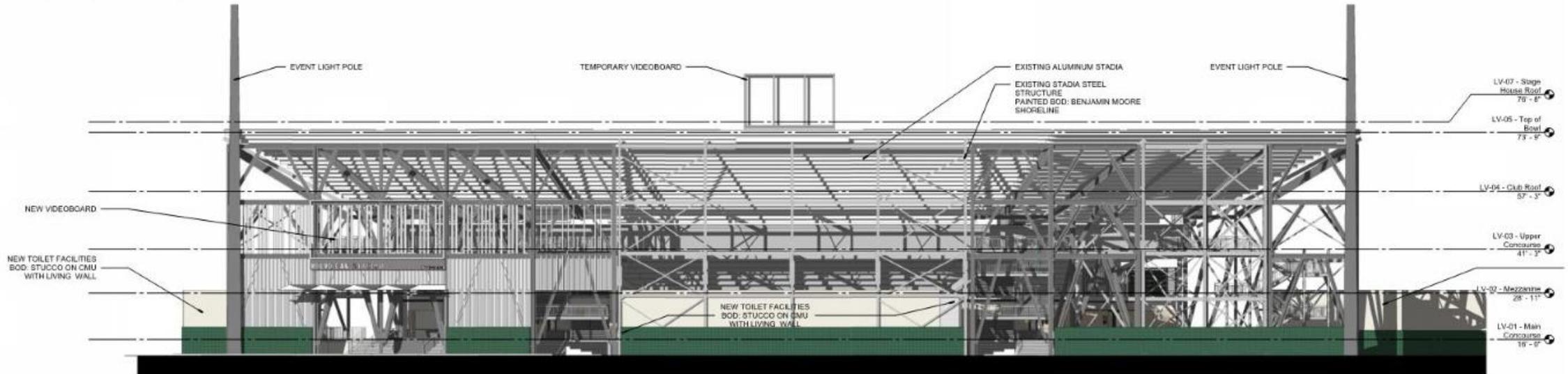


B8 Exterior Elevation - West
DR-200 SCALE: 1/16" = 1'-0"

STADIUM EXTERIOR ELEVATIONS COMPARISON

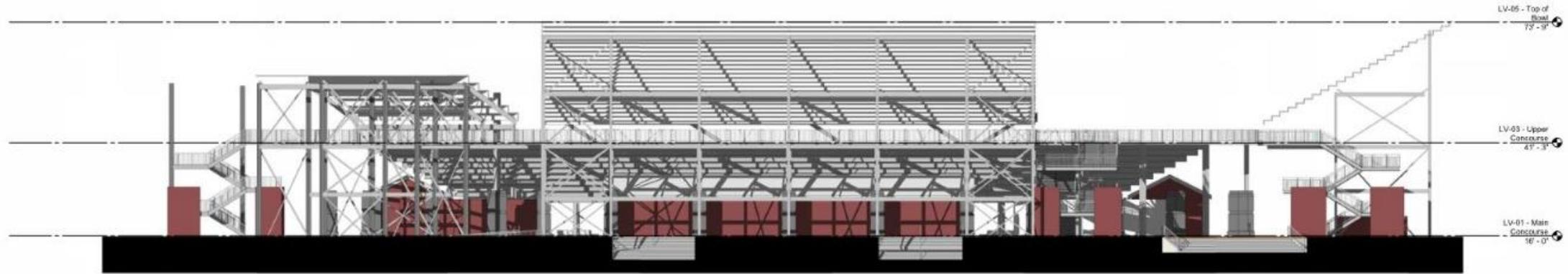


B2 Existing Exterior Elevation - North
DR-201 SCALE: 1/16" = 1'-0"

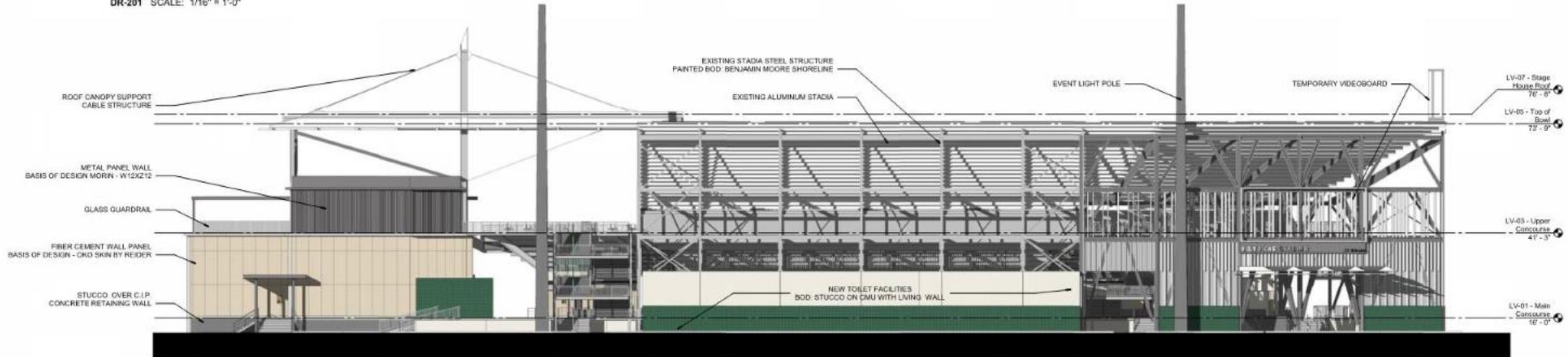


B4 Exterior Elevation - North
DR-201 SCALE: 1/16" = 1'-0"

STADIUM EXTERIOR ELEVATIONS COMPARISON

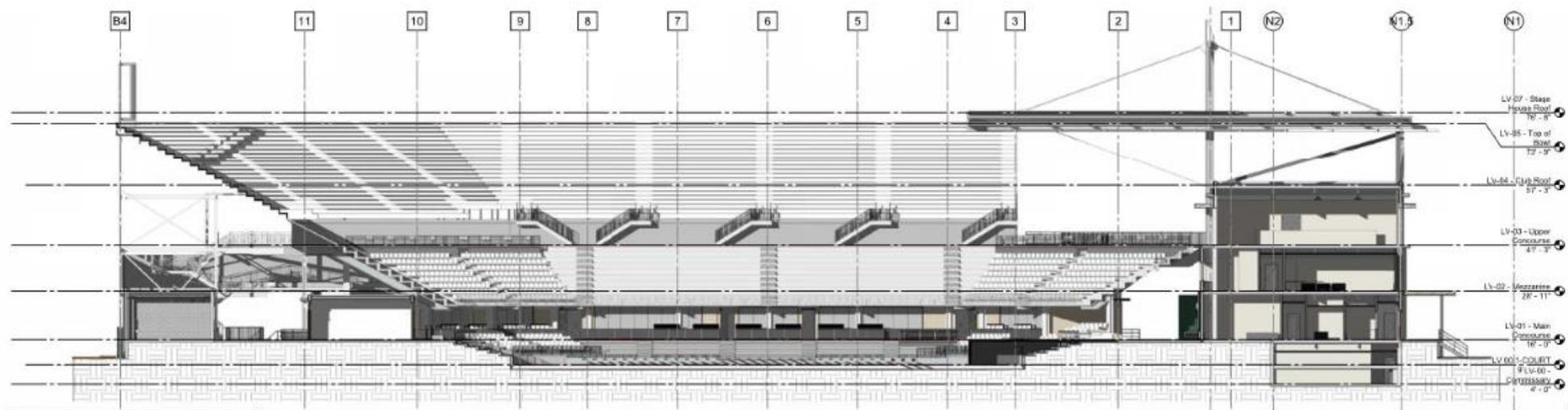


B6 Existing Exterior Elevation - East
DR-201 SCALE: 1/16" = 1'-0"

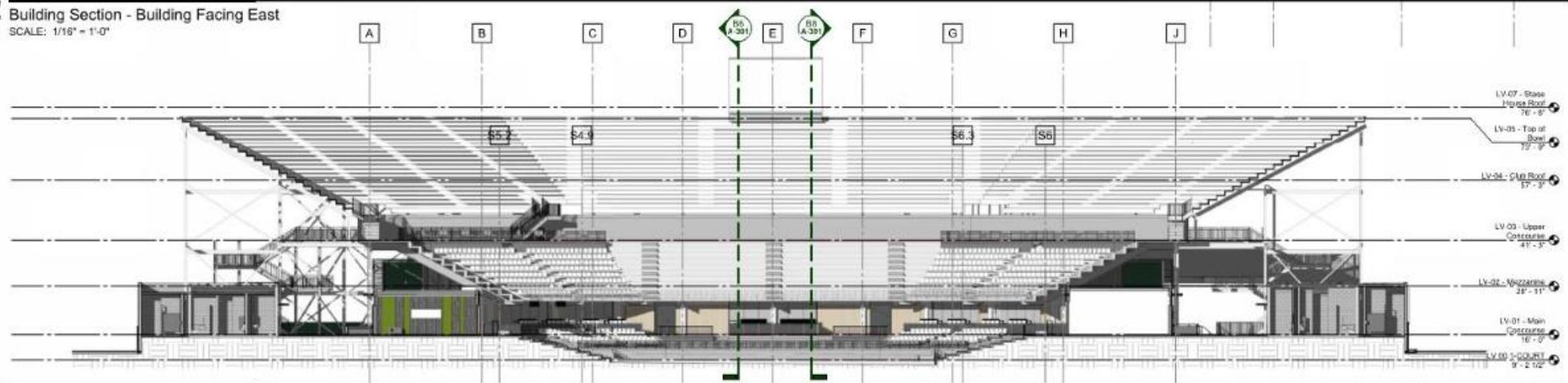


B8 Exterior Elevation - East
DR-201 SCALE: 1/16" = 1'-0"

STADIUM ARCHITECTURAL SECTIONS

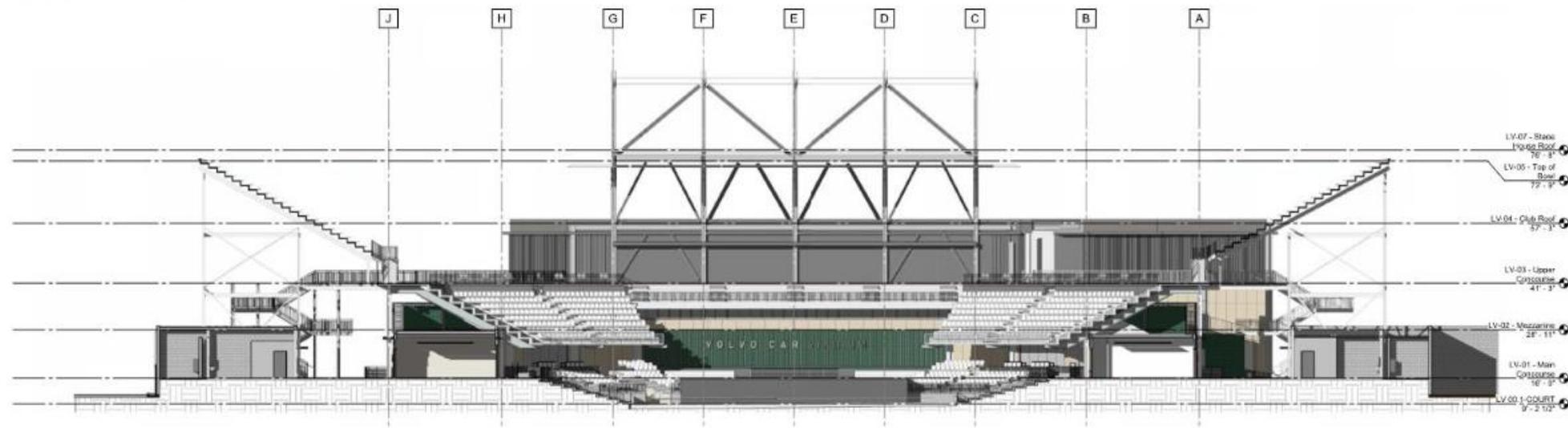


B2 Building Section - Building Facing East
DR-301 SCALE: 1/16" = 1'-0"

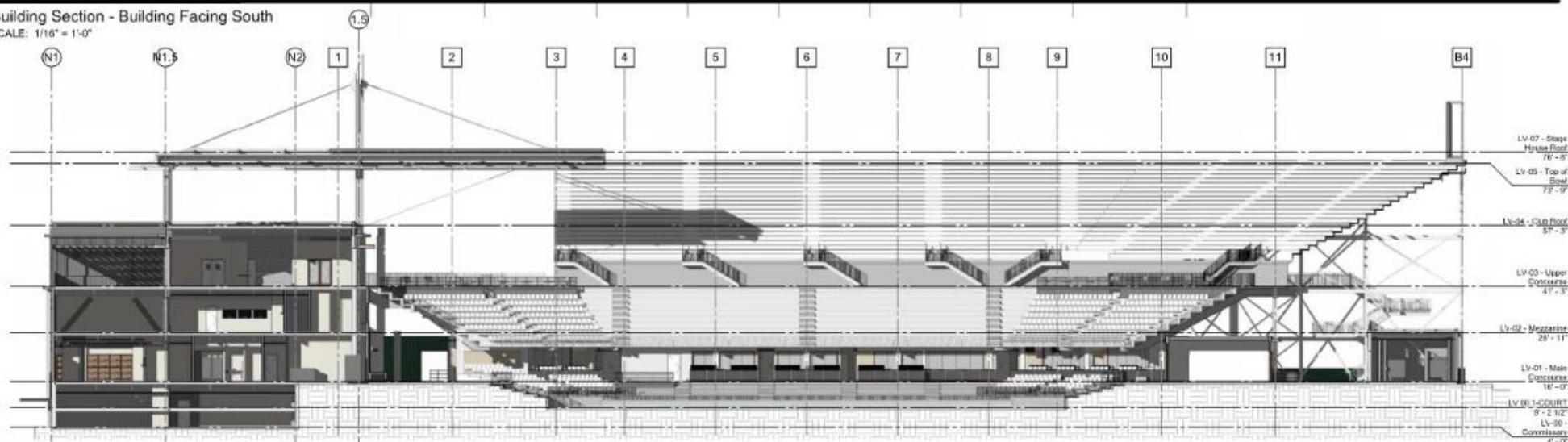


B4 Building Section - Building Facing North
DR-301 SCALE: 1/16" = 1'-0"

STADIUM ARCHITECTURAL SECTIONS



B6 Building Section - Building Facing South
DR-301 SCALE: 1/16" = 1'-0"

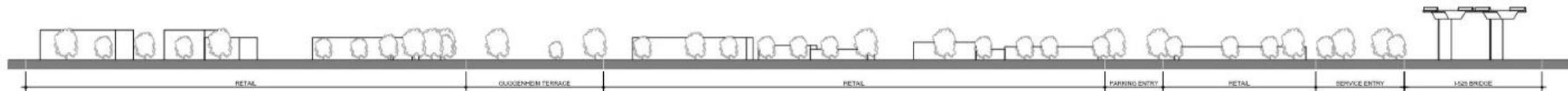


B8 Building Section - Building Facing West
DR-301 SCALE: 1/16" = 1'-0"

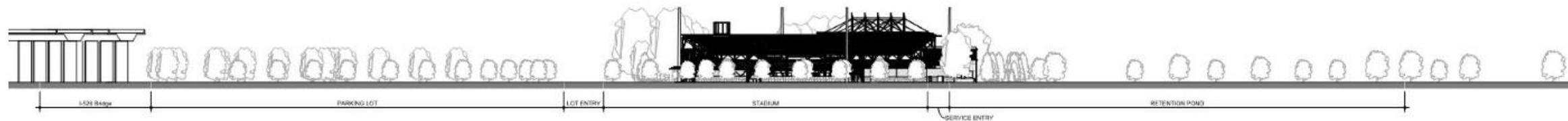
STADIUM STREET ELEVATIONS



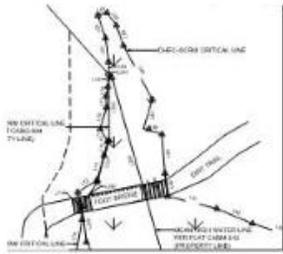
F6 Section Key
DR-302 SCALE: 3" = 1'-0"



A7 Seven Farms Drive - North Section B
DR-302 SCALE: 1" = 60'-0"



A8 Seven Farms Drive - South Section A
DR-302 SCALE: 1" = 60'-0"



- NOTES**
1. ANYTHING SHOWN WITHIN THE BOUNDARY OF THIS PLAN IS FOR INFORMATION PURPOSES ONLY.
 2. AREA IS BOUNDARY BY COORDINATE SURVEYING.
 3. THE PUBLIC RECORD INFORMATION ON THIS PLAN ARE ONLY THOSE USED AND NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND NEED NOT CONSTITUTE A TITLE SEARCH.
 4. BOUNDARY SURVEY IS TO BE CONDUCTED IN ACCORDANCE WITH THE PUBLIC RECORD ACT.
 5. ELEVATIONAL DATA IS BASED ON NAVD83.
 6. PROPERTY IS LOCATED IN ZONE 18N UTM, 17° 45' 00" WEST, 36° 00' 00" NORTH, 17 M PERIOD, DATUM: NAD83, EFFECTIVE DECEMBER 31, 2011.
 7. PROPERTY IS TO BE SURVEYED AND SETBACKS SHALL BE REVIEWED BY THE APPLICABLE AGENCY BEFORE ANY DESIGN OR CONSTRUCTION.
 8. THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS THAT ARE NOT SHOWN ON THE REFERENCES PLATS. THE UTILITIES SHOWN REPRESENT THE SHOWN OR SUPPOSED LOCATIONS AND ARE NOT GUARANTEED TO BE ACCURATE. DRAMA/STADIUM THIS SUBJECT DOES NOT SHOW SUBTERRANEAN CONDITIONS.

REFERENCES

PLAT BOOK	PAGE
CARD	24
CARD	25
TWO ACRES 10.00 183	
TWO ACRES 10.00 183	



BEY STATE TO THE BEST OF MY KNOWLEDGE, BELIEVE AND BELIEF THE SURVEY DATA HEREIN WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS REQUIREMENTS FOR A CLASS "C" SURVEY AS SET THEREIN.



P. A. SPYRIS, JR. S.C.P.L.S. No. 38827

THIS DRAWING ON THIS PLAN IS A REPRESENTATION OF INFORMATION RECEIVED FROM A PROPERTY OWNER OR THE SUBJECT PROPERTY OWNER, AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION RECEIVED FROM ANY OTHER SOURCE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE INFORMATION RECEIVED FROM THE PROPERTY OWNER.

DATE: _____
 WHERE SHOWN ON THIS PLAN IS A REPRESENTATION OF INFORMATION RECEIVED FROM A PROPERTY OWNER OR THE SUBJECT PROPERTY OWNER, AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE INFORMATION RECEIVED FROM THE PROPERTY OWNER.

SCALE: _____
 WHERE SHOWN ON THIS PLAN IS A REPRESENTATION OF INFORMATION RECEIVED FROM A PROPERTY OWNER OR THE SUBJECT PROPERTY OWNER, AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE INFORMATION RECEIVED FROM THE PROPERTY OWNER.

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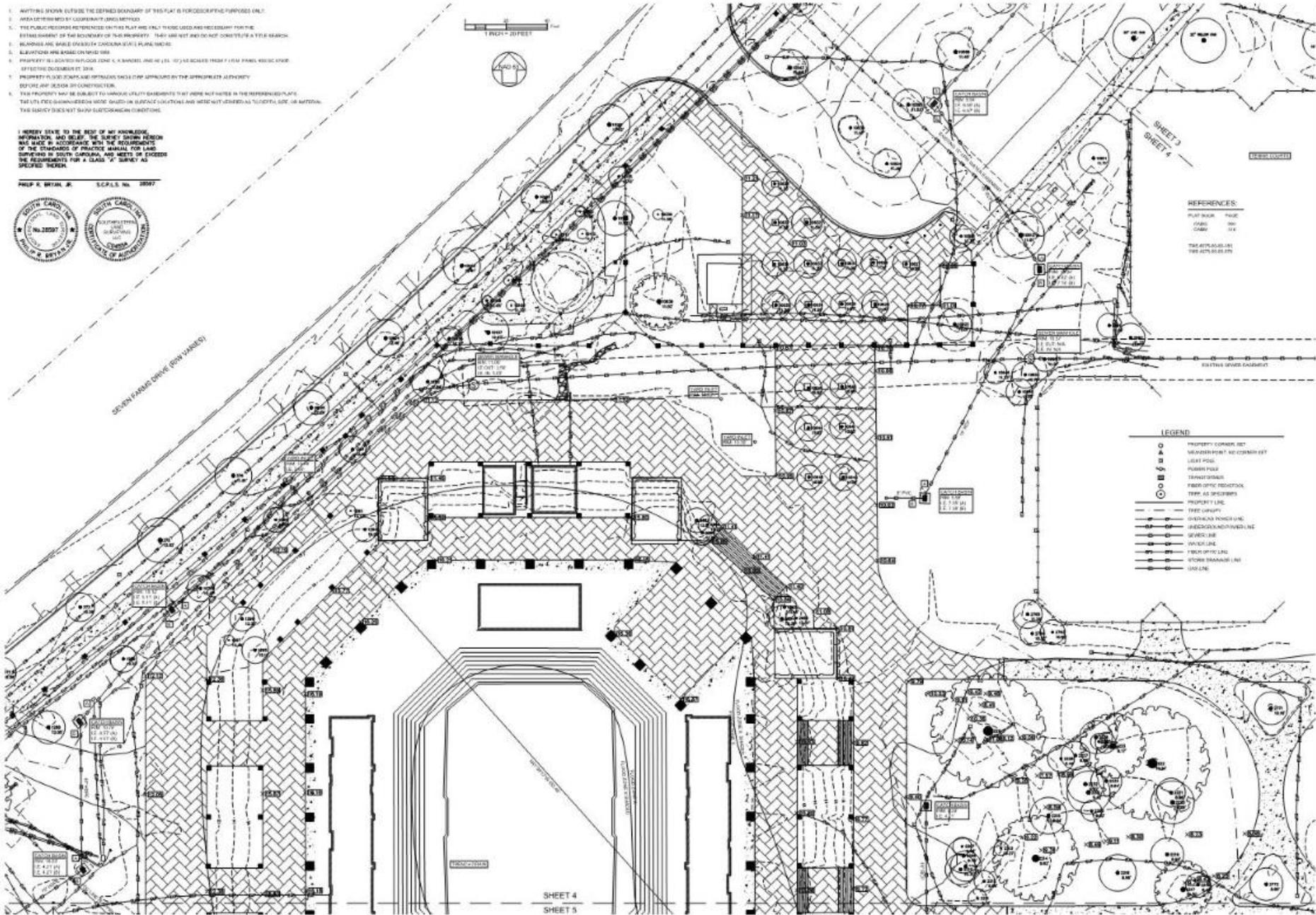
PARCEL LINE TABLE

LINE #	BEARING	LENGTH									
1.1	S87°34'21"E	11.00	1.2	S20°10'02"E	28.67	1.3	S89°10'00"E	10.00	1.4	S89°10'00"E	10.00
1.5	S89°10'00"E	10.00	1.6	S89°10'00"E	10.00	1.7	S89°10'00"E	10.00	1.8	S89°10'00"E	10.00
1.9	S89°10'00"E	10.00	1.10	S89°10'00"E	10.00	1.11	S89°10'00"E	10.00	1.12	S89°10'00"E	10.00
1.13	S89°10'00"E	10.00	1.14	S89°10'00"E	10.00	1.15	S89°10'00"E	10.00	1.16	S89°10'00"E	10.00
1.17	S89°10'00"E	10.00	1.18	S89°10'00"E	10.00	1.19	S89°10'00"E	10.00	1.20	S89°10'00"E	10.00
1.21	S89°10'00"E	10.00	1.22	S89°10'00"E	10.00	1.23	S89°10'00"E	10.00	1.24	S89°10'00"E	10.00
1.25	S89°10'00"E	10.00	1.26	S89°10'00"E	10.00	1.27	S89°10'00"E	10.00	1.28	S89°10'00"E	10.00
1.29	S89°10'00"E	10.00	1.30	S89°10'00"E	10.00	1.31	S89°10'00"E	10.00	1.32	S89°10'00"E	10.00
1.33	S89°10'00"E	10.00	1.34	S89°10'00"E	10.00	1.35	S89°10'00"E	10.00	1.36	S89°10'00"E	10.00
1.37	S89°10'00"E	10.00	1.38	S89°10'00"E	10.00	1.39	S89°10'00"E	10.00	1.40	S89°10'00"E	10.00
1.41	S89°10'00"E	10.00	1.42	S89°10'00"E	10.00	1.43	S89°10'00"E	10.00	1.44	S89°10'00"E	10.00
1.45	S89°10'00"E	10.00	1.46	S89°10'00"E	10.00	1.47	S89°10'00"E	10.00	1.48	S89°10'00"E	10.00
1.49	S89°10'00"E	10.00	1.50	S89°10'00"E	10.00	1.51	S89°10'00"E	10.00	1.52	S89°10'00"E	10.00
1.53	S89°10'00"E	10.00	1.54	S89°10'00"E	10.00	1.55	S89°10'00"E	10.00	1.56	S89°10'00"E	10.00
1.57	S89°10'00"E	10.00	1.58	S89°10'00"E	10.00	1.59	S89°10'00"E	10.00	1.60	S89°10'00"E	10.00
1.61	S89°10'00"E	10.00	1.62	S89°10'00"E	10.00	1.63	S89°10'00"E	10.00	1.64	S89°10'00"E	10.00
1.65	S89°10'00"E	10.00	1.66	S89°10'00"E	10.00	1.67	S89°10'00"E	10.00	1.68	S89°10'00"E	10.00
1.69	S89°10'00"E	10.00	1.70	S89°10'00"E	10.00	1.71	S89°10'00"E	10.00	1.72	S89°10'00"E	10.00
1.73	S89°10'00"E	10.00	1.74	S89°10'00"E	10.00	1.75	S89°10'00"E	10.00	1.76	S89°10'00"E	10.00
1.77	S89°10'00"E	10.00	1.78	S89°10'00"E	10.00	1.79	S89°10'00"E	10.00	1.80	S89°10'00"E	10.00
1.81	S89°10'00"E	10.00	1.82	S89°10'00"E	10.00	1.83	S89°10'00"E	10.00	1.84	S89°10'00"E	10.00
1.85	S89°10'00"E	10.00	1.86	S89°10'00"E	10.00	1.87	S89°10'00"E	10.00	1.88	S89°10'00"E	10.00
1.89	S89°10'00"E	10.00	1.90	S89°10'00"E	10.00	1.91	S89°10'00"E	10.00	1.92	S89°10'00"E	10.00
1.93	S89°10'00"E	10.00	1.94	S89°10'00"E	10.00	1.95	S89°10'00"E	10.00	1.96	S89°10'00"E	10.00
1.97	S89°10'00"E	10.00	1.98	S89°10'00"E	10.00	1.99	S89°10'00"E	10.00	2.00	S89°10'00"E	10.00
2.01	S89°10'00"E	10.00	2.02	S89°10'00"E	10.00	2.03	S89°10'00"E	10.00	2.04	S89°10'00"E	10.00
2.05	S89°10'00"E	10.00	2.06	S89°10'00"E	10.00	2.07	S89°10'00"E	10.00	2.08	S89°10'00"E	10.00
2.09	S89°10'00"E	10.00	2.10	S89°10'00"E	10.00	2.11	S89°10'00"E	10.00	2.12	S89°10'00"E	10.00
2.13	S89°10'00"E	10.00	2.14	S89°10'00"E	10.00	2.15	S89°10'00"E	10.00	2.16	S89°10'00"E	10.00
2.17	S89°10'00"E	10.00	2.18	S89°10'00"E	10.00	2.19	S89°10'00"E	10.00	2.20	S89°10'00"E	10.00
2.21	S89°10'00"E	10.00	2.22	S89°10'00"E	10.00	2.23	S89°10'00"E	10.00	2.24	S89°10'00"E	10.00
2.25	S89°10'00"E	10.00	2.26	S89°10'00"E	10.00	2.27	S89°10'00"E	10.00	2.28	S89°10'00"E	10.00
2.29	S89°10'00"E	10.00	2.30	S89°10'00"E	10.00	2.31	S89°10'00"E	10.00	2.32	S89°10'00"E	10.00
2.33	S89°10'00"E	10.00	2.34	S89°10'00"E	10.00	2.35	S89°10'00"E	10.00	2.36	S89°10'00"E	10.00
2.37	S89°10'00"E	10.00	2.38	S89°10'00"E	10.00	2.39	S89°10'00"E	10.00	2.40	S89°10'00"E	10.00
2.41	S89°10'00"E	10.00	2.42	S89°10'00"E	10.00	2.43	S89°10'00"E	10.00	2.44	S89°10'00"E	10.00
2.45	S89°10'00"E	10.00	2.46	S89°10'00"E	10.00	2.47	S89°10'00"E	10.00	2.48	S89°10'00"E	10.00
2.49	S89°10'00"E	10.00	2.50	S89°10'00"E	10.00	2.51	S89°10'00"E	10.00	2.52	S89°10'00"E	10.00
2.53	S89°10'00"E	10.00	2.54	S89°10'00"E	10.00	2.55	S89°10'00"E	10.00	2.56	S89°10'00"E	10.00
2.57	S89°10'00"E	10.00	2.58	S89°10'00"E	10.00	2.59	S89°10'00"E	10.00	2.60	S89°10'00"E	10.00
2.61	S89°10'00"E	10.00	2.62	S89°10'00"E	10.00	2.63	S89°10'00"E	10.00	2.64	S89°10'00"E	10.00
2.65	S89°10'00"E	10.00	2.66	S89°10'00"E	10.00	2.67	S89°10'00"E	10.00	2.68	S89°10'00"E	10.00
2.69	S89°10'00"E	10.00	2.70	S89°10'00"E	10.00	2.71	S89°10'00"E	10.00	2.72	S89°10'00"E	10.00
2.73	S89°10'00"E	10.00	2.74	S89°10'00"E	10.00	2.75	S89°10'00"E	10.00	2.76	S89°10'00"E	10.00
2.77	S89°10'00"E	10.00	2.78	S89°10'00"E	10.00	2.79	S89°10'00"E	10.00	2.80	S89°10'00"E	10.00
2.81	S89°10'00"E	10.00	2.82	S89°10'00"E	10.00	2.83	S89°10'00"E	10.00	2.84	S89°10'00"E	10.00
2.85	S89°10'00"E	10.00	2.86	S89°10'00"E	10.00	2.87	S89°10'00"E	10.00	2.88	S89°10'00"E	10.00
2.89	S89°10'00"E	10.00	2.90	S89°10'00"E	10.00	2.91	S89°10'00"E	10.00	2.92	S89°10'00"E	10.00
2.93	S89°10'00"E	10.00	2.94	S89°10'00"E	10.00	2.95	S89°10'00"E	10.00	2.96	S89°10'00"E	10.00
2.97	S89°10'00"E	10.00	2.98	S89°10'00"E	10.00	2.99	S89°10'00"E	10.00	3.00	S89°10'00"E	10.00
3.01	S89°10'00"E	10.00	3.02	S89°10'00"E	10.00	3.03	S89°10'00"E	10.00	3.04	S89°10'00"E	10.00
3.05	S89°10'00"E	10.00	3.06	S89°10'00"E	10.00	3.07	S89°10'00"E	10.00	3.08	S89°10'00"E	10.00
3.09	S89°10'00"E	10.00	3.10	S89°10'00"E	10.00	3.11	S89°10'00"E	10.00	3.12	S89°10'00"E	10.00
3.13	S89°10'00"E	10.00	3.14	S89°10'00"E	10.00	3.15	S89°10'00"E	10.00	3.16	S89°10'00"E	10.00
3.17	S89°10'00"E	10.00	3.18	S89°10'00"E	10.00	3.19	S89°10'00"E	10.00	3.20	S89°10'00"E	10.00
3.21	S89°10'00"E	10.00	3.22	S89°10'00"E	10.00	3.23	S89°10'00"E	10.00	3.24	S89°10'00"E	10.00
3.25	S89°10'00"E	10.00	3.26	S89°10'00"E	10.00	3.27	S89°10'00"E	10.00	3.28	S89°10'00"E	10.00
3.29	S89°10'00"E	10.00	3.30	S89°10'00"E	10.00	3.31	S89°10'00"E	10.00	3.32	S89°10'00"E	10.00
3.33	S89°10'00"E	10.00	3.34	S89°10'00"E	10.00	3.35	S89°10'00"E	10.00	3.36	S89°10'00"E	10.00
3.37	S89°10'00"E	10.00	3.38	S89°10'00"E	10.00	3.39	S89°10'00"E	10.00	3.40	S89°10'00"E	10.00
3.41	S89°10'00"E	10.00	3.42	S89°10'00"E	10.00	3.43	S89°10'00"E	10.00	3.44	S89°10'00"E	10.00
3.45	S89°10'00"E	10.00	3.46	S89°10'00"E	10.00	3.47	S89°10'00"E	10.00	3.48	S89°10'00"E	10.00
3.49	S89°10'00"E	10.00	3.50	S89°10'00"E	10.00	3.51					

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAN IS FOR INFORMATION PURPOSES ONLY.
2. AREA OF THIS JOB BY CONVENTIONAL SURVEY METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAN ARE ONLY THOSE USED AND NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. BOUNDARIES AND MARKS DERIVED BY CONVENTIONAL SURVEY METHODS.
5. ELEVATIONS ARE BASED ON THE 1988 NAVD83 DATUM.
6. PROPERTY IS LOCATED ON PLOT 204, K. H. MARSH AND CO. (S.) 10-1/2" AS SHOWN FROM A PLAN PANEL 18000-0000-0000 DATED DECEMBER 17, 2014.
7. PROPERTY IS TO BE CONVEYED BY RECORDING DEEDS TO BE APPROVED BY THE APPROPRIATE AGENCIES BEFORE ANY DESIGN OR CONSTRUCTION.
8. THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS THAT ARE NOT SHOWN IN THE REFERENCED PLANS. THE UTILITIES SHOWN ARE BASED ON SURFACE LOCATIONS AND WERE NOT JEREMED TO THE FULL SIZE OR MATTER. THIS SURVEY DOES NOT SHOW SUBSURFACE CONDITIONS.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYORS IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

PREP. K. BYRAN, JR. S.C.P.L.S. No. 20077



REFERENCES:

PLAN NUMBER	DATE
PLAN 18000-0000-0000	12/17/14
PLAN 18000-0000-0000	12/17/14
PLAN 18000-0000-0000	12/17/14

LEGEND:

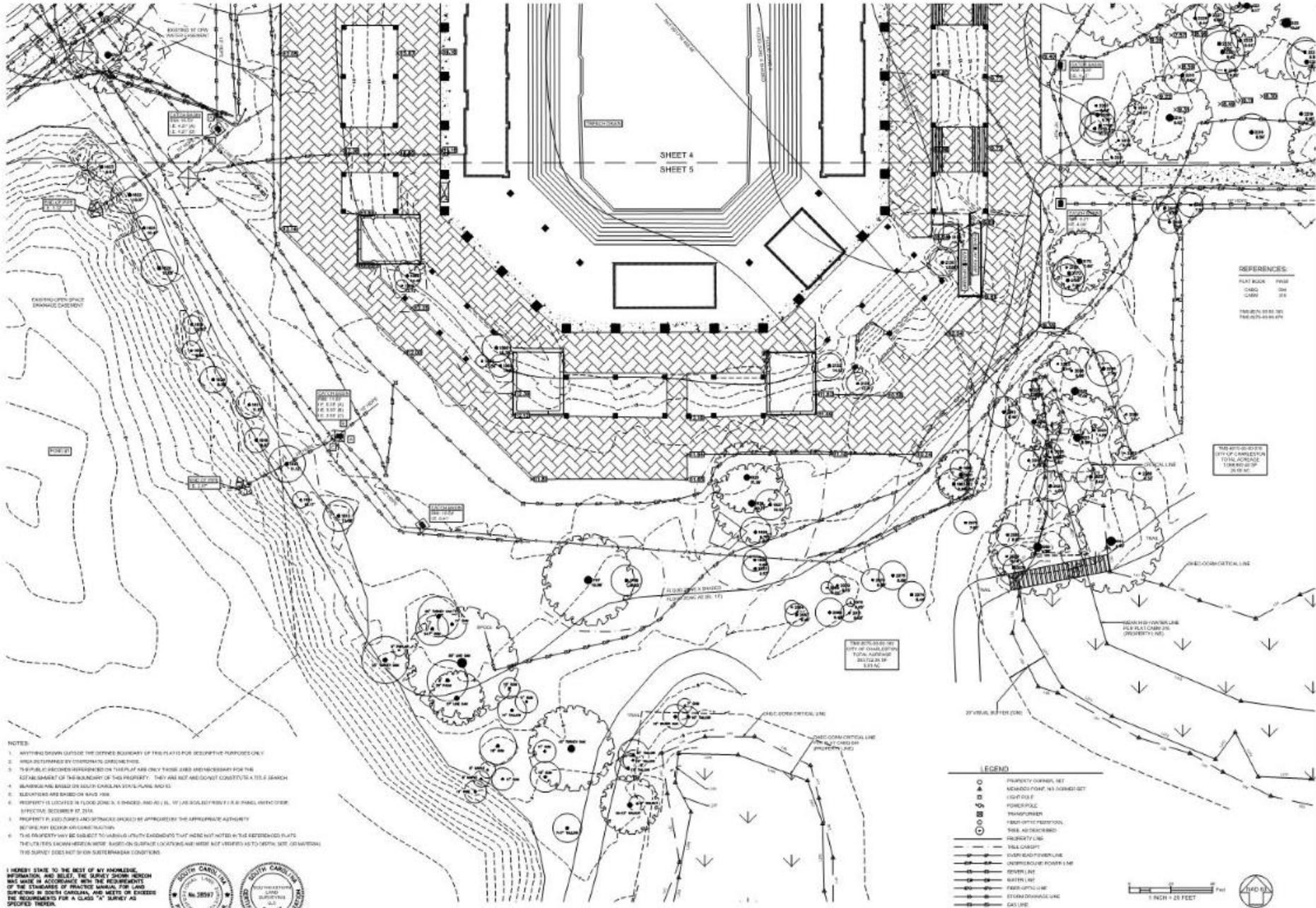
○	PROPERTY CORNER, NOT
●	WATER POINT, NO CORNER SET
○	LEAST POINT
○	PLASTER POLE
○	CONCRETE GRAVE
○	FRONT OPTIC REDUCTION
○	TRIP, AS SHOWN
○	PROPERTY LINE
---	FREE CANTY
---	OVERHEAD POWER LINE
---	UNDERGROUND POWER LINE
---	SEWER LINE
---	WATER LINE
---	FRONT OPTIC LINE
---	WATER TRANSMISSION LINE
---	W/O LINE



**SOUTHEASTERN
LAND SURVEYING LLC**
10304 JENKINS ROAD
CHARLOTTE, NC 28213
(704) 754-8320

A TOPOGRAPHICAL SURVEY OF A PORTION OF
TMS #275-00-00-183 & TMS #275-00-00-078
VOLVO CAR STADIUM
OWNED BY THE CITY OF CHARLESTON
LOCATED IN THE CITY OF CHARLESTON
BERKELEY COUNTY, SOUTH CAROLINA

DATE: AUGUST 04, 2020
DRAWN: M. SCHNEIDER
CHECK: P. BYRAN
C.E.: S. SPACKS
JOB: 20044
DWG: VOLVO STADIUM



- NOTES:
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 2. BOUNDARIES DETERMINED BY CONDOMINIUM DOCUMENTS.
 3. THE BOUNDARY LOCATION AND DIMENSIONS SHOWN THEREON ARE ONLY THOSE USED AND NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND SHOULD CONSTITUTE A TITLE SEARCH.
 4. BOUNDARIES ARE BASED ON SOUTH CAROLINA STATE PLAT MAPS.
 5. ELEVATIONS ARE SHOWN ON BENCH MARKS.
 6. PROPERTY IS LOCATED IN FLOOD ZONE X-1 SHADING AND ALL UTILITIES SHOWN ARE IN ACCORDANCE WITH EFFECTIVE DECEMBER 8, 2016.
 7. PROPERTY IS ZONED ZONES AND SPACING SHOULD BE APPROVED BY THE APPROPRIATE AUTHORITY BEFORE ANY BEGIN CONSTRUCTION.
 8. THE PROPERTY MAY BE SUBJECT TO AIRBORNE QUALITY EXAMINATIONS THAT WERE NOT NOTED IN THE REFERENCED PLATS. THE UTILITIES SHOWN HEREON WERE BASED ON SURFACE LOCATIONS AND WERE NOT VERIFIED AS TO DEPTH, SIZE, OR MATERIALS. THIS SURVEY DOES NOT SHOW SUBTERRANEAN CONDITIONS.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

PHILIP R. SPYVA, JR. L.C.P.L. No. 28997



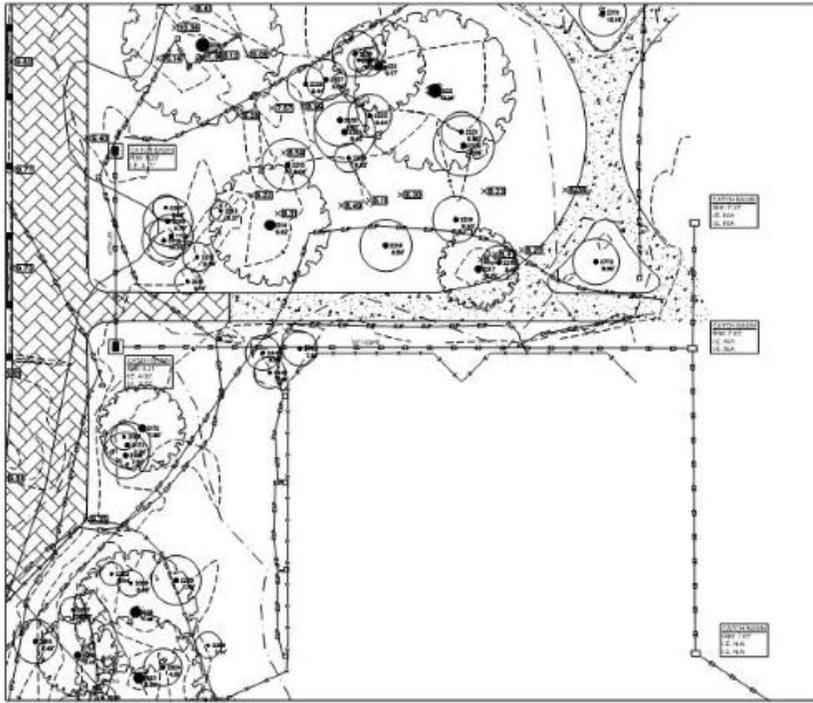
NO.	DATE	DESCRIPTION

SOUTHEASTERN
LAND SURVEYING LLC
10504 JAMES BRIDGES ROAD
CHARLOTTE, NC 28226
(704) 754-8320

A TOPOGRAPHICAL SURVEY OF A PORTION OF
TMS #275-00-00-183 & TMS #275-00-00-078
VOLVO CAR STADIUM
OWNED BY THE CITY OF CHARLESTON
LOCATED IN THE CITY OF CHARLESTON
BERKELEY COUNTY, SOUTH CAROLINA

DATE	AUGUST 04, 2020
DRAWN	MR. SCHNEIDER
CHECKED	PH. SPYVA
C.E.	5. SPYVA
JOB	20044
DWG.	VOLVO STADIUM
SHEET	5 OF 6

STADIUM CIVIL



REFERENCES:

PLAT BOOK	PAGE
1480	104
1480	104

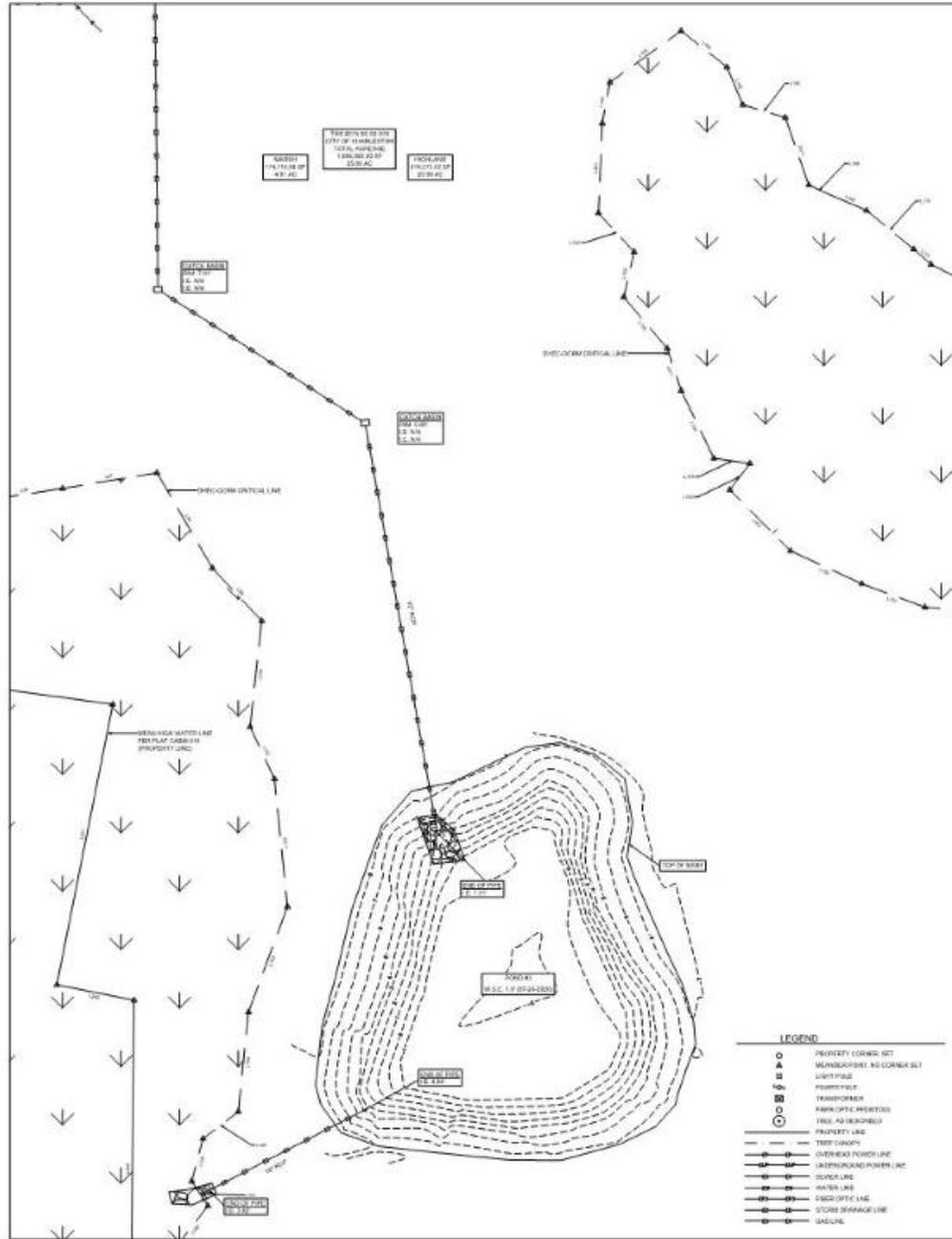
TMS #275-00-00-183
TMS #275-00-00-078

NOTES:

1. ANYTHING SHOWN OUTSIDE THE BOUNDARY OF THIS PLAN IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA ESTIMATED BY COORDINATE (AREA) METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAN ARE ONLY THOSE USED AND NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT TO BE CONSIDERED A TITLE GUARANTEE.
4. BOUNDING AND DIMENSIONS ON DIMENSIONAL PLANS, NOTES.
5. ELEVATIONS ARE BASED ON NAVD 83.
6. BOUNDARY LINES SHOWN ON THIS PLAN ARE BASED ON A SURVEY CONDUCTED BY THE SURVEYOR AND HIS ASSISTANTS.
7. PROPERTY LINES, DIMENSIONS AND UTILITIES SHOULD BE APPROVED BY THE APPROPRIATE AUTHORITY BEFORE ANY DESIGN OR CONSTRUCTION.
8. THIS SURVEY MAY BE SUBJECT TO VARIOUS UTILITY SUBMITTALS THAT WERE NOT NOTED IN THE REFERENCES PLATS. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS NOT INTERFERED AS TO THE POSITION, SIZE OR MATERIALS OF ANY UTILITIES SHOWN ON THESE PLANS.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

PHILIP R. SPYVA, JR. L.C.P.L.S. No. 28997



LEGEND

(Symbol)	PROPERTY LINE (SEE TMS #275-00-00-183 & TMS #275-00-00-078)
(Symbol)	MANHOLE (SEE TMS #275-00-00-183 & TMS #275-00-00-078)
(Symbol)	UTILITY POLE
(Symbol)	POWER LINE
(Symbol)	TRANSFORMER
(Symbol)	FIBER OPTIC NETWORK
(Symbol)	TREE, AS SHOWN
(Symbol)	PROPERTY LINE
(Symbol)	TERRAIN ELEVATION
(Symbol)	OVERHEAD POWER LINE
(Symbol)	UNDERGROUND POWER LINE
(Symbol)	SEWER LINE
(Symbol)	STORM DRAINAGE LINE
(Symbol)	GASLINE

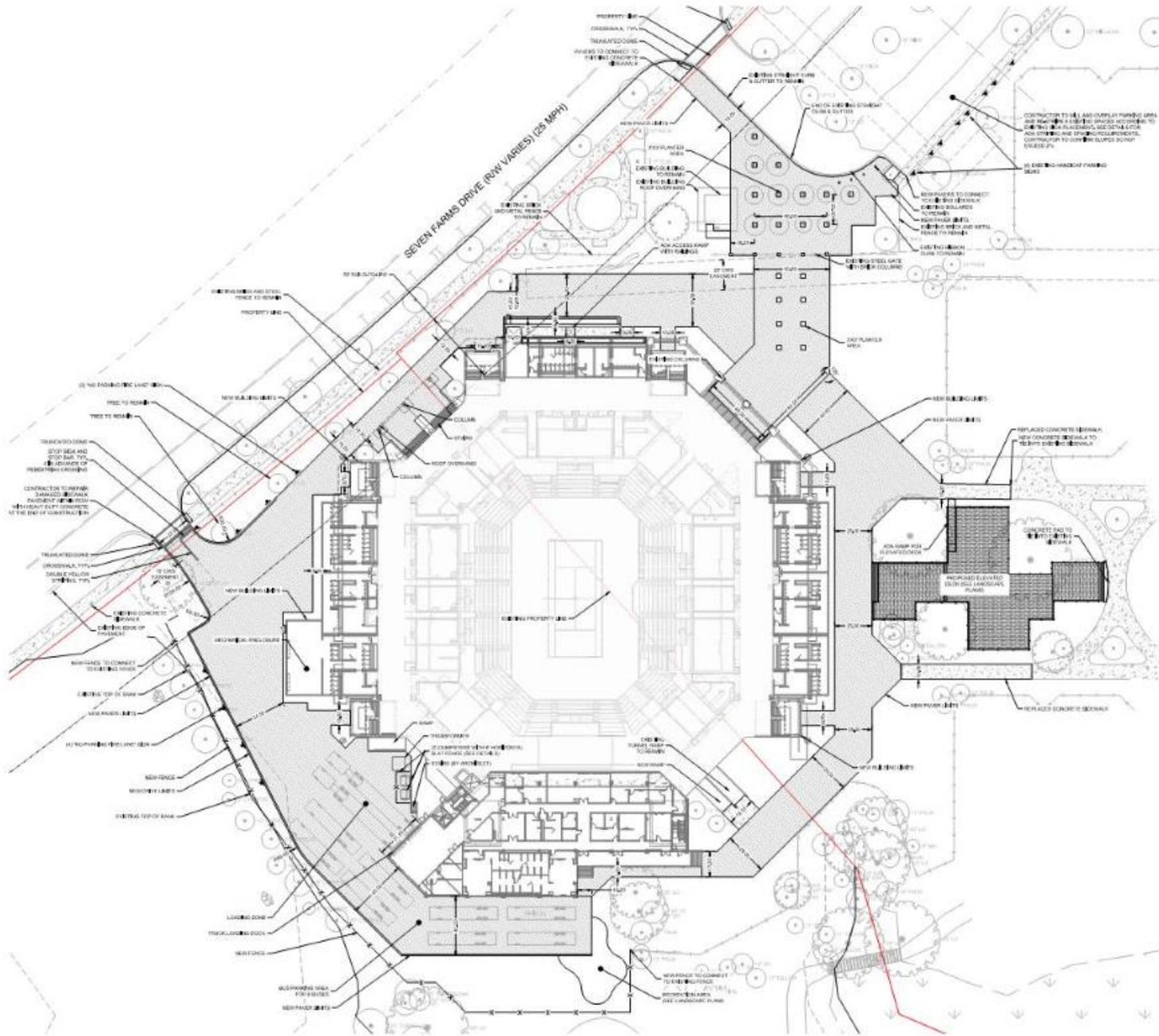
NO.	DATE	DESCRIPTION



A TOPOGRAPHICAL SURVEY OF A PORTION OF
TMS #275-00-00-183 & TMS #275-00-00-078
VOLVO CAR STADIUM
OWNED BY THE CITY OF CHARLESTON
LOCATED IN THE CITY OF CHARLESTON
BERKELEY COUNTY, SOUTH CAROLINA

DATE	AUGUST 04, 2020
DRAWN	BY SCHEIDTNER
CHECKED	BY SPYVA
L.C.	S. SPYVA
JOB	20044
DWG	VOLVO STADIUM

SHEET 1 OF 1



TRAFFIC SIGNS SHOULD BE DESIGNED AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE 2009 MUTCD, FOR STREETS AND HIGHWAYS, PUBLISHED BY THE U.S.D.O.T.

NON-TRAFFIC RELATED SIGNS SHOULD BE APPROVED BY THE DEPT. OF TRAFFIC AND TRANSPORTATION.

REGULATORY, WARNING, AND GUIDE SIGNS SHALL BE FABRICATED WITH ASTM INTERNATIONAL, FORMERLY AMERICAN SOCIETY FOR TESTING AND MATERIALS, TYPE II (HIGH INTENSITY) OR GREATER RETROREFLECTIVE SHEETING, UPON APPROVAL BY THE DEPARTMENT OF TRAFFIC AND TRANSPORTATION. PARKING SIGNS AND NON-TRAFFIC RELATED SIGNS MAY BE FABRICATED WITH ASTM TYPE I (ENGINEER GRADE) OR GREATER MATERIALS.

STREET NAME SIGNS SHALL BE FABRICATED USING EXTRUDED ALUMINUM BLADES 6" IN HEIGHT. THE MINIMUM LENGTH IS 24" WITH 48" AS THE MAXIMUM. THE ACTUAL LENGTH OF THE BLADE WILL BE DICTATED BY THE NUMBER OF LETTERS IN THE NAME.

THE STREET NAME COLOR SCHEME SHOULD BE WHITE ASTM TYPE II LETTERING ON A GREEN BACKGROUND.

THE STREET NAME LETTER FONT (OR TYPEFACE) SHOULD BE PINK SERIF 'C'.

ALL STREET NAMES ARE TO CONSIST OF 6 UPPER-CASE LETTERS WITH 4.5" LOWER-CASE LETTERS. THE STREET DESIGNATIONS, E.G., ST, RD, BL, CR, PKWY, AVE, BLVD ARE TO BE 5/8" SUPERSCRIPT.

THE STREET NAME, INCLUDING THE SUPERSCRIPT DESIGNATION, SHALL BE CENTERED VERTICALLY AND HORIZONTALLY ON THE BLADE.

THE SPACING FROM THE BLADE EDGE TO THE BEGINNING AND END OF THE STREET NAME, INCLUDING THE SUPERSCRIPT DESIGNATION, SHOULD BE A MINIMUM OF 2".

STREET NAME SIGNS SHOULD BE MOUNTED WITH A VERTICAL CLEARANCE OF AT LEAST 8' MEASURED FROM THE BOTTOM OF THE SIGN TO THE NEAR EDGE OF THE PAVEMENT. ALL OTHER SIGNS SHALL BE MOUNTED AT LEAST 7' FROM THE BOTTOM OF THE SIGN TO THE NEAR EDGE OF THE PAVEMENT, EXCEPT WHEN A SUPPLEMENTAL PLAQUE OR SECONDARY SIGN IS PERMITTED.

IF A SUPPLEMENTAL PLAQUE OR SECONDARY SIGN IS PERMITTED TO BE MOUNTED ON THE SAME ASSEMBLY AS ANOTHER SIGN, THE MAJOR (MOST IMPORTANT) SIGN SHALL BE INSTALLED ABOVE THE SUPPLEMENTAL PLAQUE OR SECONDARY SIGN. THE MINIMUM HEIGHT FROM THE BOTTOM OF THE SUPPLEMENTAL PLAQUE OR SECONDARY SIGN TO THE NEAR EDGE OF THE PAVEMENT SHALL BE 6'.

THE MINIMUM LATERAL OFFSET FOR INSTALLED SIGNS SHOULD BE 2' MEASURED FROM THE NEAREST SIGN EDGE TO THE PAVEMENT EDGE (OR THE FACE OF CURB). A MINIMUM OFFSET OF 1' FROM THE FACE OF THE CURB MAY BE USED IN AREAS WHERE SIDEWALK WIDTH IS LIMITED OR WHERE EXISTING POLES ARE CLOSE TO THE CURB.

ALL TRAFFIC SIGN POSTS SHOULD BE SECURELY INSTALLED AT LEAST 2' IN THE GROUND. TRAFFIC SIGN POSTS SHOULD BE 3" DIA. 1 1/2" STEEL U-CHEMEL POSTS, BREAKAWAY, AND 12' IN LENGTH EXCEPT FOR STREET NAME SIGN POSTS.

ALL STREET NAME POSTS SHOULD BE ROUND, 2 3/8" DIA. BREAKAWAY, ALUMINUM OR STEEL, AND AT LEAST 10' IN LENGTH.

GENERAL SITE NOTES:

1. THE SIGHT DISTANCE VISIBILITY AT ALL ENDS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCOTS, ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUALS.
2. ALL TRAFFIC CONTROL DEVICES MUST BE MUTCD STANDARDS.
3. IF TRAFFIC SIGNS OR MARKINGS WITHIN THE RIGHT-OF-WAY ARE IMPACTED, RELOCATION OF THESE ITEMS MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
4. IF THE STREET IS BLOCKED OR IMPACTED DURING CONSTRUCTION AT ANY TIME FOR ANY REASON A STREET BLOCKING PERMIT WILL BE REQUIRED. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
5. NO CONSTRUCTION PARKING OR STAGING WILL BE PERMITTED WITHIN THE RIGHT-OF-WAY WITHOUT PRIOR AUTHORIZATION BY TRAFFIC AND TRANSPORTATION.
6. LANE CLOSURES OF ANY TYPE OR DURATION WITHIN THE RIGHT-OF-WAY MUST BE APPROVED BY TRAFFIC AND TRANSPORTATION WELL IN ADVANCE OF OCCURRENCE. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
7. CONSTRUCTION AND DEMOLITION TRAFFIC MUST AVOID RESIDENTIAL STREETS AT ALL TIMES UNLESS THERE ARE NO ALTERNATIVE ROUTES. IF IMPACTS TO RESIDENTIAL STREETS ARE ANTICIPATED, THE CONTRACTOR SHOULD CALL TRAFFIC AND TRANSPORTATION PRIOR TO USING THE ROUTE.
8. REMOVAL OR CHANGES TO ON-STREET PARKING/LOADING ZONES MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
9. IF ON-STREET PARKING SPACES THAT ARE NOT APPROVED FOR REMOVAL ARE BLOCKED OR IMPACTED DURING DEMOLITION OR CONSTRUCTION AT ANY TIME FOR ANY REASON A CONSTRUCTION PARKING PERMIT WILL BE REQUIRED. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.

SUBMITTALS:
BUILDING ADDITIONS ARE AN ACCESSORY TO THE STADIUM. SEE ARCHITECTURAL PLANS FOR DETAILED INFORMATION.

HATCH LEGEND

	ELEVATED DECK		NEW SIGNAGE
	PRESERVATION FROM SITE LANDSCAPE PLANS		CONCRETE TO PAVEMENT



SWH
SEAMONWHITESID

MOUNT PLEASANT, SC
GREENVILLE, SC
SUMMERVILLE, SC
SPARTANBURG, SC
CHARLOTTE, NC



**VOLVO CAR STADIUM
MODIFICATIONS**
PERMIT SET

DANIEL ISLAND, CITY OF CHARLSTON, SC

REVISION HISTORY

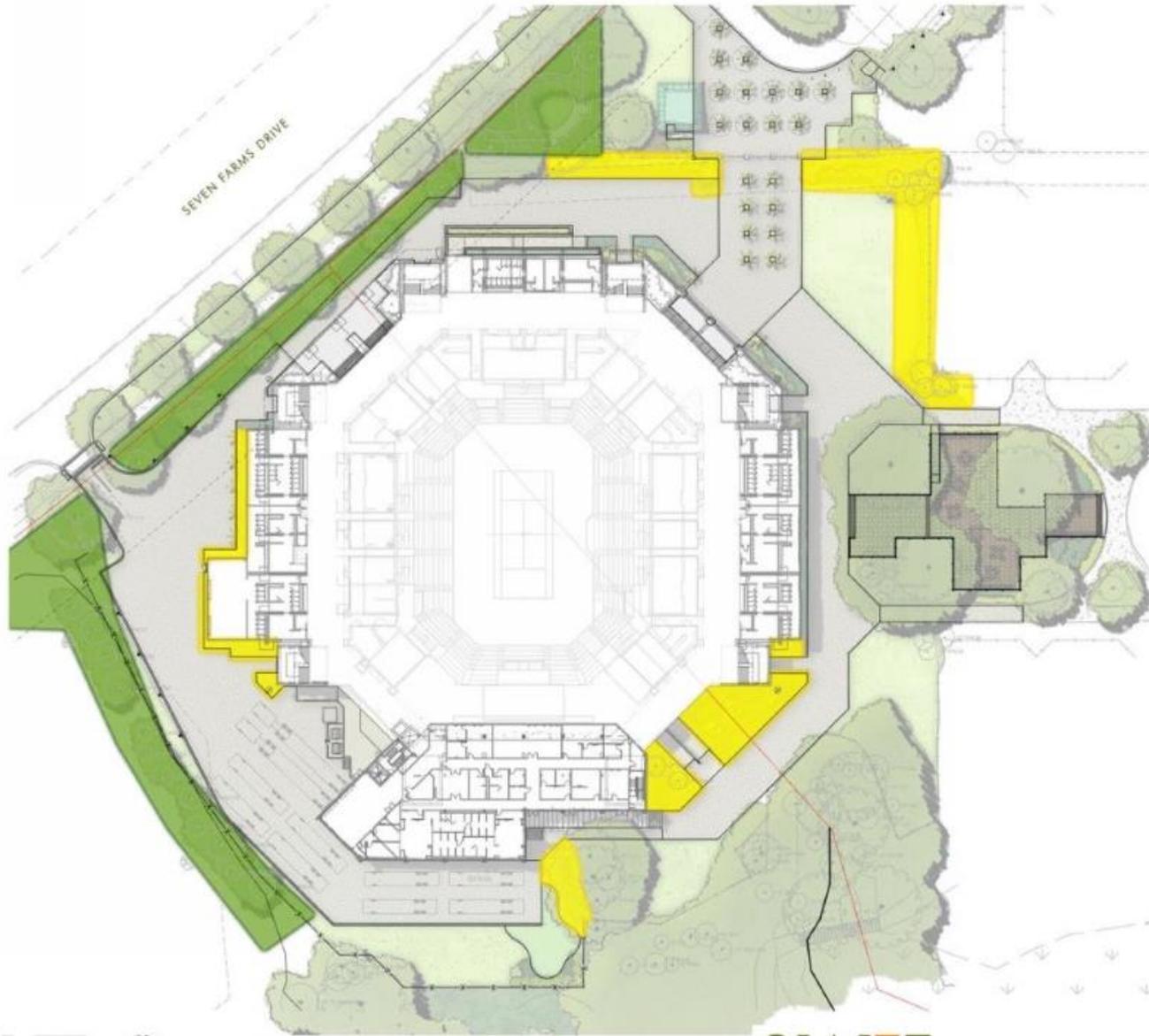
NO.	DATE	DESCRIPTION
1	01/20	ISSUE FOR PERMIT
2	04/20	REVISED PERMIT
3	05/20	REVISED PERMIT

SITE PLAN

C4.0

© ROSSETTI 10.19.2020

STADIUM LANDSCAPE



CONCEPTUAL LANDSCAPE PLAN SUN PLANTS

- LEGEND**
- SUN / PART-SUN TOLERANT PLANTING AREAS
 - ENHANCED PLANTINGS / POTENTIAL TO FILL IN GAPS

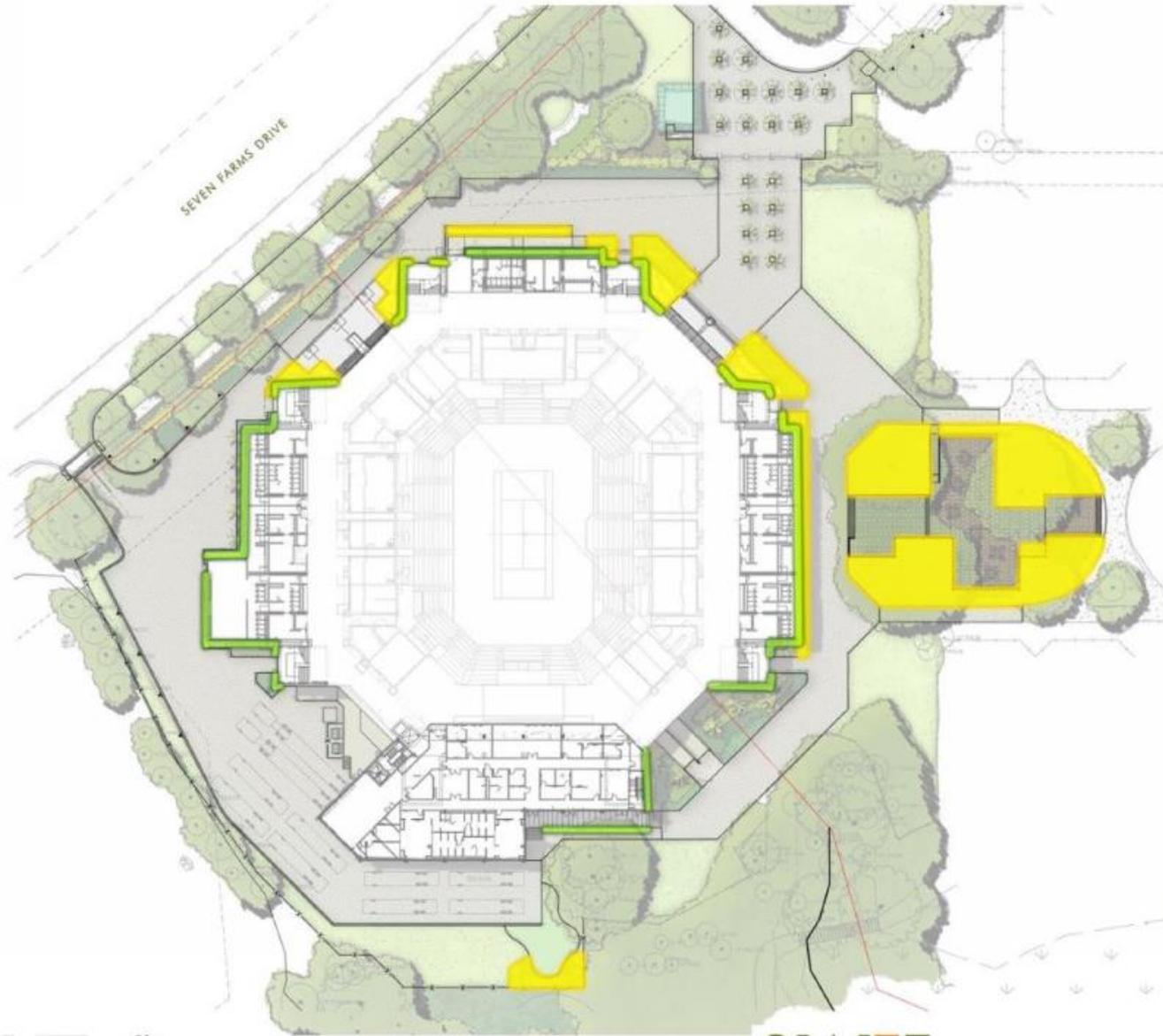


NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



VOLVO CAR STADIUM
CITY OF CHARLESTON CONCEPTUAL DRB SUBMITTAL
DANIEL ISLAND, CITY OF CHARLESTON, SOUTH CAROLINA
8431 | 10.07.2020

STADIUM LANDSCAPE



CONCEPTUAL LANDSCAPE PLAN SHADE PLANTS

- LEGEND**
- SHADE / PART-SHADE TOLERANT PLANTINGS AREAS
 - CREEPING FIG ALONG PROPOSED STADIUM EXPANSION AREAS



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



VOLVO CAR STADIUM
CITY OF CHARLESTON CONCEPTUAL DRB SUBMITTAL
DANIEL ISLAND, CITY OF CHARLESTON, SOUTH CAROLINA
8431 | 10.07.2020

STADIUM
LANDSCAPE



HARDSCAPE PRECEDENT IMAGES
CONCEPTUAL DRB



VOLVO CAR STADIUM
CITY OF CHARLESTON CONCEPTUAL DRB SUBMITTAL
CHARLESTON, SOUTH CAROLINA
#431 | 10.07.2020

STADIUM
LANDSCAPE



ELEVATED DECK PRECEDENT IMAGES
CONCEPTUAL DRB



VOLVO CAR STADIUM
CITY OF CHARLESTON CONCEPTUAL DRB SUBMITTAL
CHARLESTON, SOUTH CAROLINA
04211 - 10.07.2019

CHEERS

A wide-angle photograph of a tennis stadium filled with spectators. The stands are packed with people, and the court is visible in the center. The word "CHEERS" is superimposed in large, white, semi-transparent capital letters across the middle of the image. In the background, there are stadium lights and a large screen displaying a tennis player. The sky is overcast, and several birds are flying in the upper right corner. The overall atmosphere is one of a lively sports event.

Agenda Item #3

829 ST. ANDREWS BLVD.

TMS # 418-10-00-033

Request the conceptual approval for a new 4 to 5-story, mixed use residential building.

829 SAINT ANDREW'S BOULEVARD

Conceptual DRB Presentation

Conceptual DRB - Submittal
23 September 2020 (5 October 2020 Meeting)



DOWNTOWN
CHARLESTON

WEST
ASHLEY

ST ANDREWS BLVD

SAVANNAH HIGHWAY

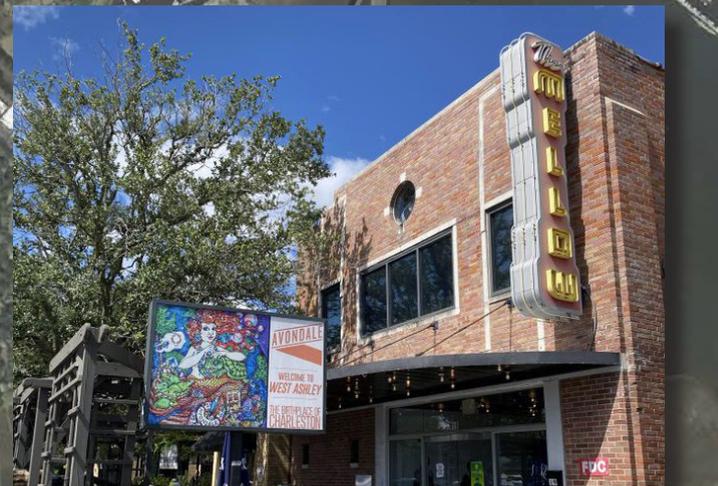
SHLEY RIVER

WAPPOO CREEK

NEIGHBORHOODS

AVONDALE; MAGNOLIA; ASHLEY FOREST

WEST
ASHLEY



SAINT ANDREWS TRANSFORMATION WEST ASHLEY



SAVANNAH HIGHWAY

SHLEY RIVER



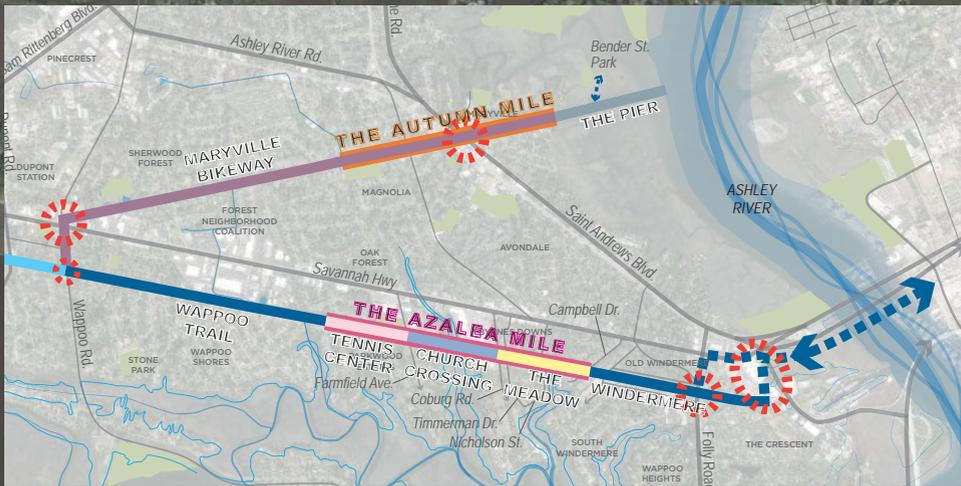
Extra Space Storage



St Andrew's Medical Center



Doctors Care



The Autumn Mile (complete) - West Ashley Greenway + Bikeway

REDEVELOPMENT SITE

CHASE STREET TO BECOME PARK ACCESS

+/- 180' OF ST ANDREWS FRONTAGE

EXTRA SPACE STORAGE IS +/- 290'
EXISTING RETAIL CENTER IS OVER 300'



Approach from South



Approach from North

ACKERMAN PARK

SPORTS FIELDS (2 - SOCCER)

DOG PARK

SKATEBOARD PARK

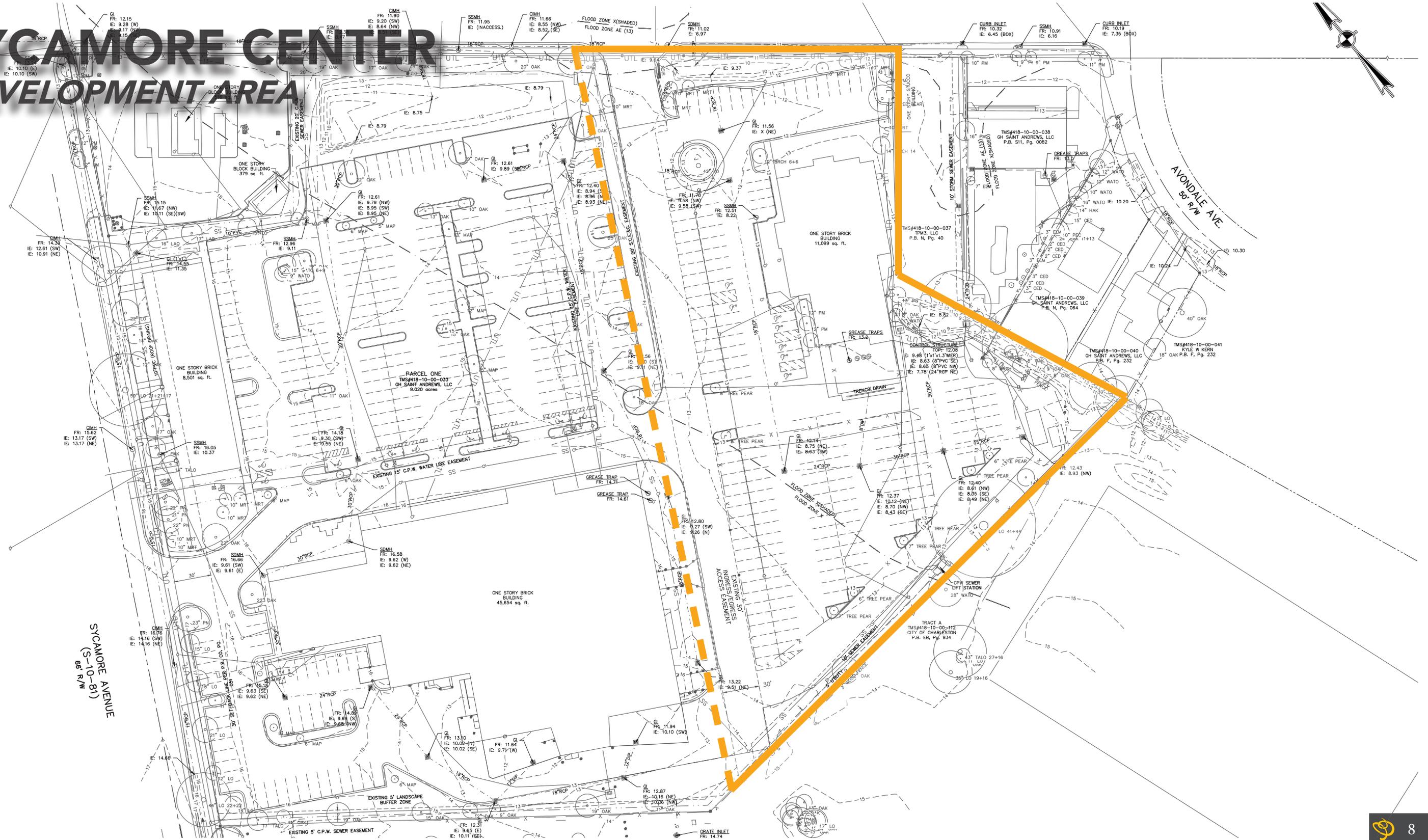
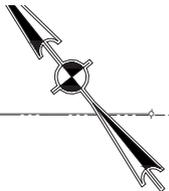


Panorama of park from site

SAINT ANDREWS SYCAMORE SHOPPING CENTER



SYCAMORE CENTER DEVELOPMENT AREA



SYCAMORE AVENUE
(S-10-81)
60' R/W

FARMERS MARKET

SYCAMORE SHOPPING CENTER

CHASE STREET

ACKERMAN PARK

SPORTS FIELDS

AVONDALE AVE.

SAINT ANDREWS BOULEVARD



PARK TRANSITION | RESIDENTIAL

URBAN TRANSITION | RESIDENTIAL

PARK | RESIDENTIAL

URBAN EDGE | RETAIL

PARK TRANSITION | RESIDENTIAL

CHASE STREET

SAINT ANDREWS BOULEVARD

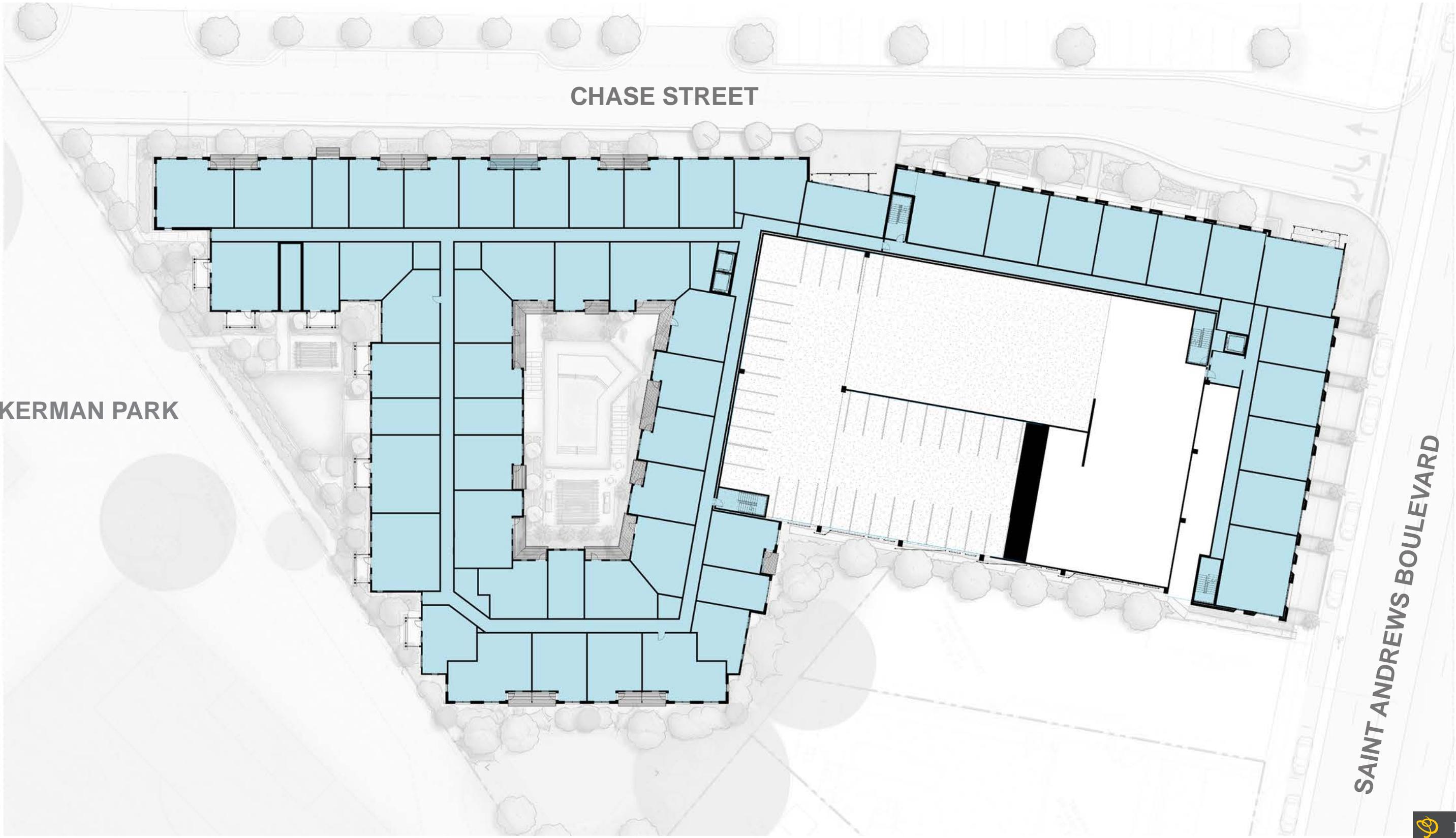
ACKERMAN PARK



CHASE STREET

ACKERMAN PARK

SAINT ANDREWS BOULEVARD

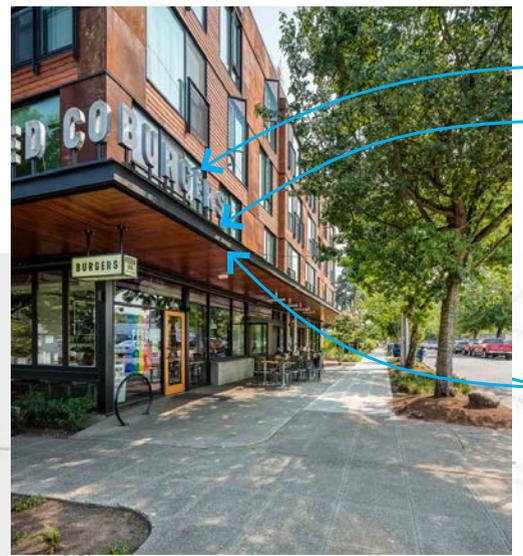




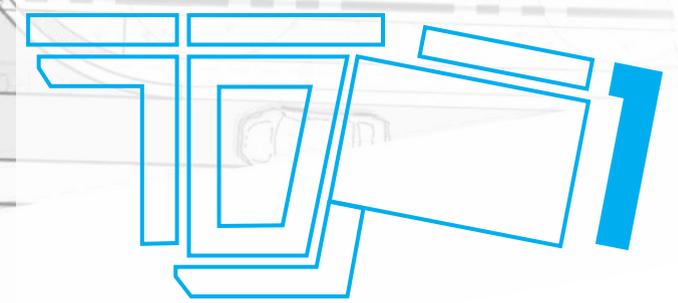
EAST ELEVATION



RETAIL EXPERIENCE



- SIGNAGE
- VISUAL BARRIER BETWEEN STREET AND UNITS
- SHADE

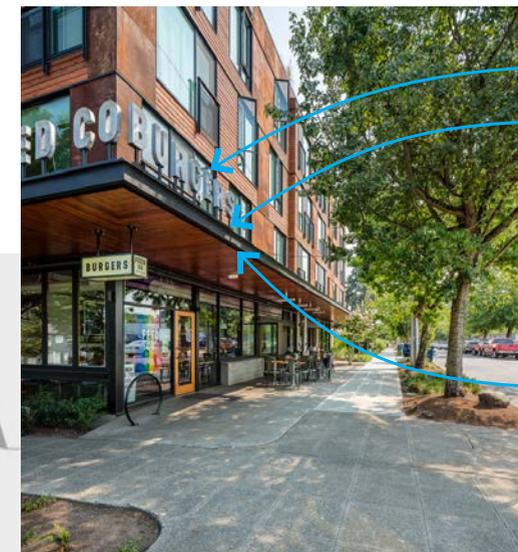




EAST ELEVATION | PERSPECTIVE



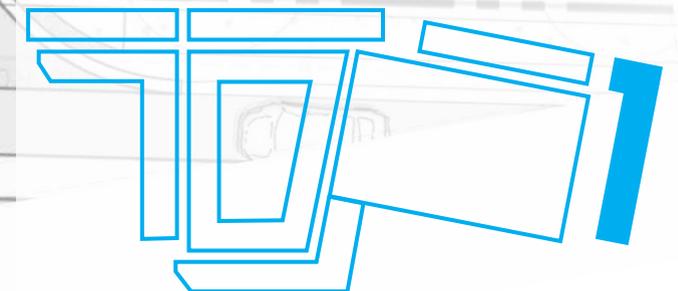
RETAIL EXPERIENCE



SIGNAGE

VISUAL BARRIER BETWEEN STREET AND UNITS

SHADE



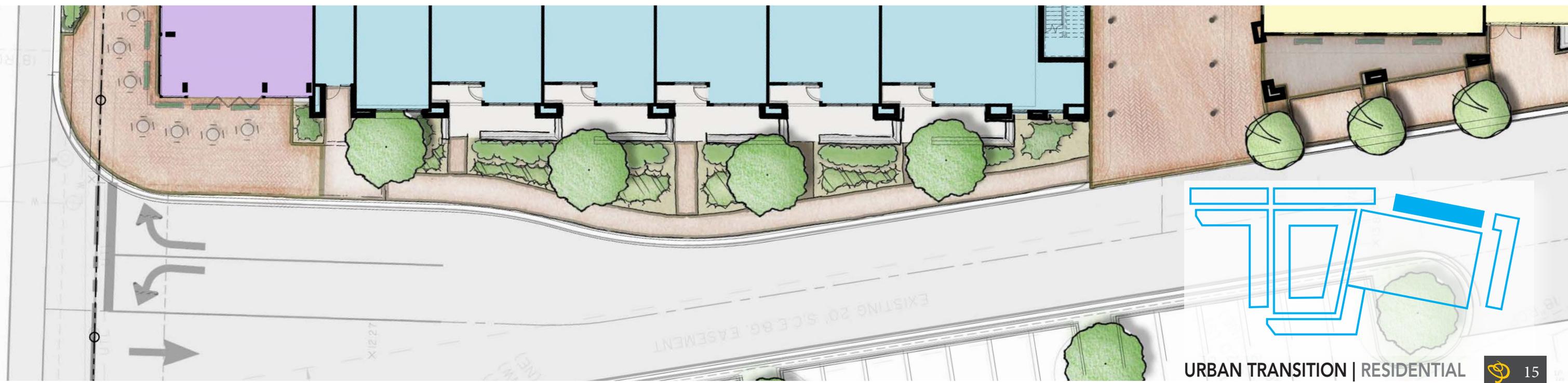
URBAN EDGE | RETAIL

ZONING HEIGHT
55'-0"



NORTH ELEVATION

LEVEL 1





NORTH ELEVATION | PERSPECTIVE



NORTH ELEVATION | PRIVATE GARDEN



- GROUND FLOOR PATIO
- VISUAL BARRIER FOR UNITS
- VEGETATED BUFFER



NORTH ELEVATION | ENTRANCES



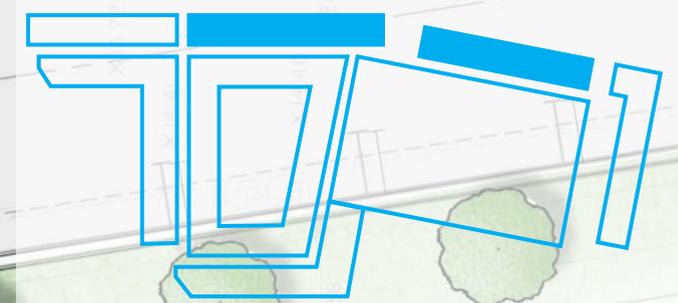
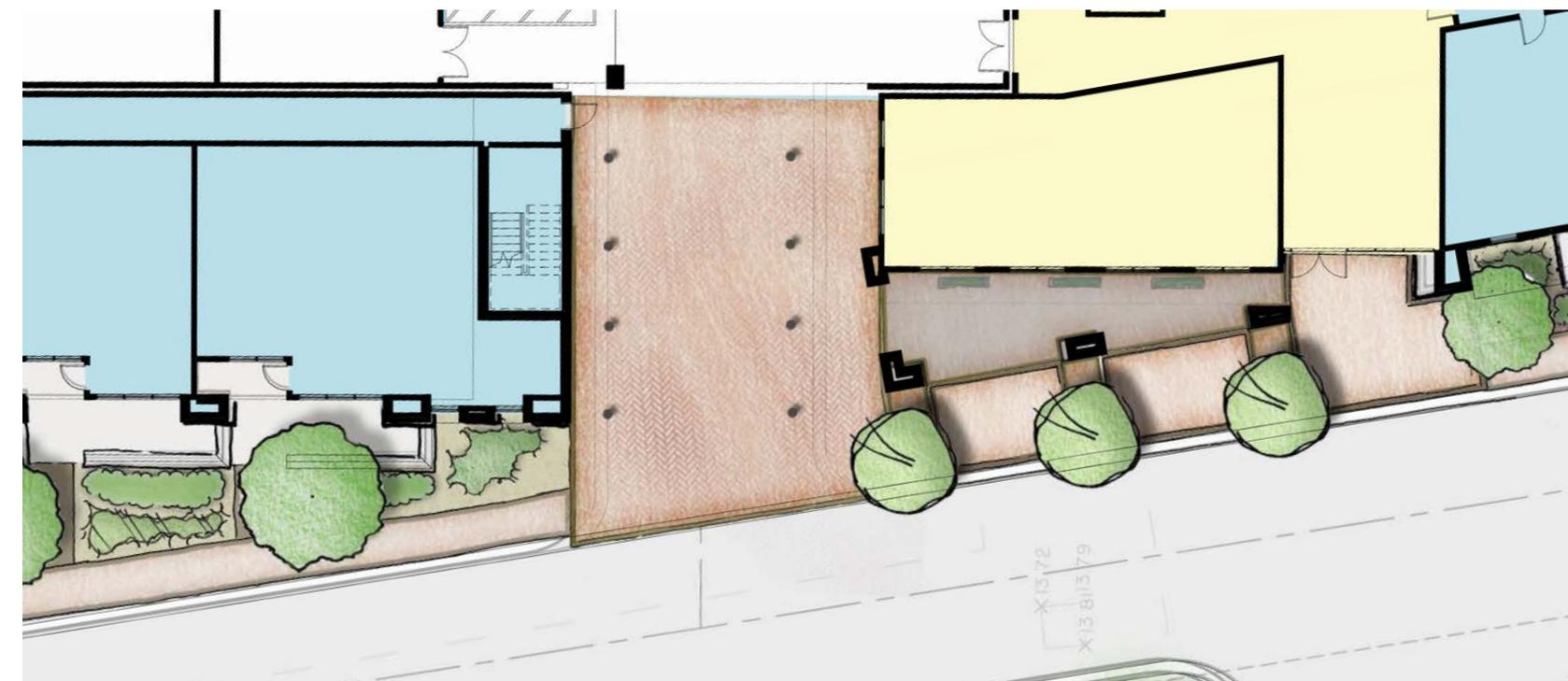
SCREEN | MURAL STUDIES



TRIANGLE MURALS



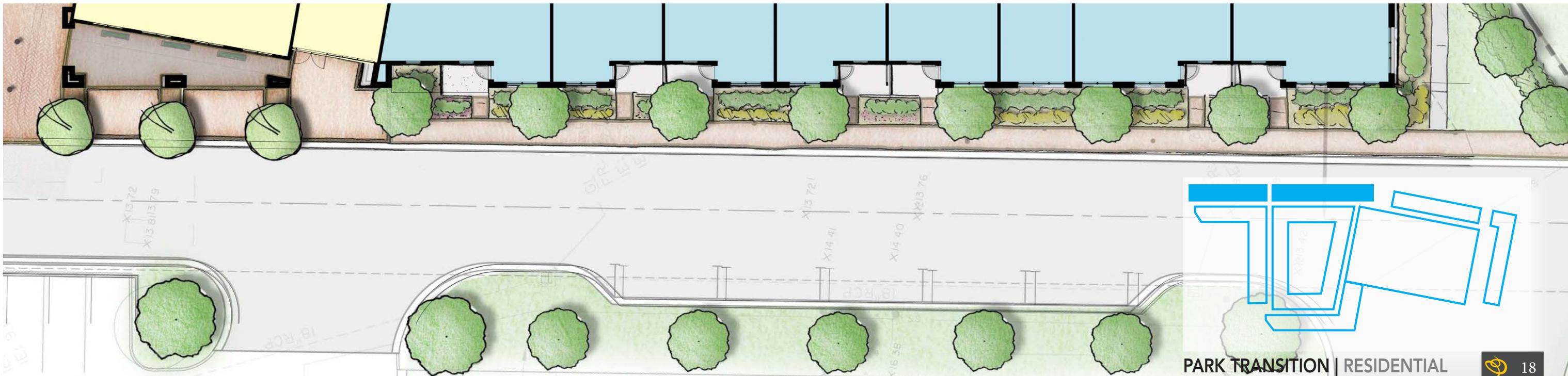
SCREEN WALLS



URBAN TRANSITION | ENTRY



NORTH ELEVATION

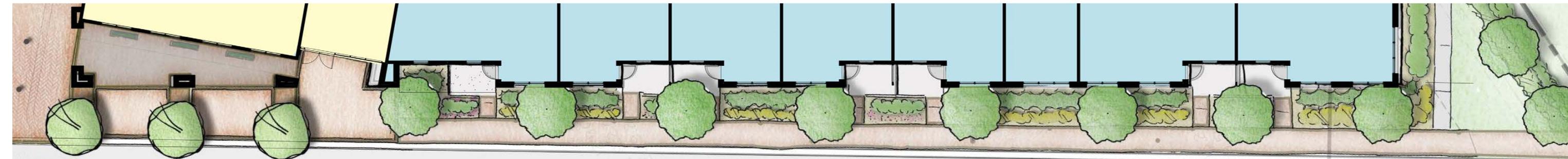




NORTH ELEVATION | PERSPECTIVE



NORTH ELEVATION | RESIDENTIAL LOBBY + LEASING OFFICE



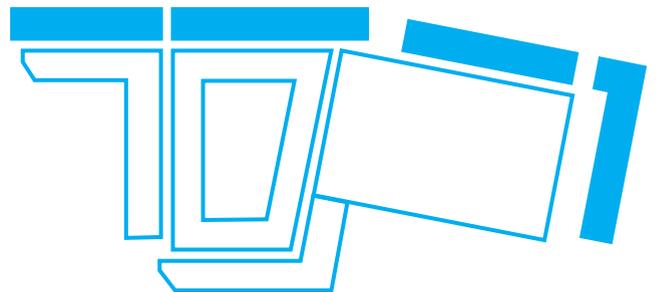
PARK TRANSITION | RESIDENTIAL



ARRIVAL | PERSPECTIVE



ARRIVAL | EXISTING





ACKERMAN PARK

TRACI A
TMS#418-10-00-112
CITY OF CHARLESTON
P.B. EB. Pg. 934



WEST ELEVATION



POCKET PARK

INTIMATE SPACE

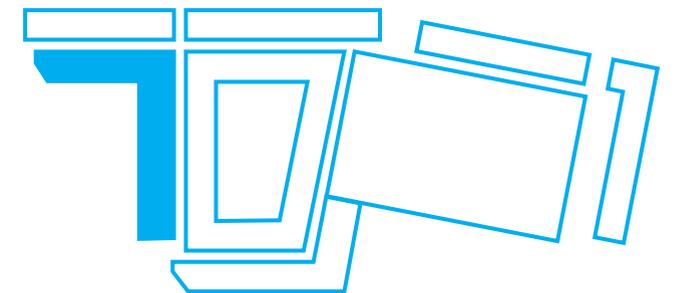


ACTIVE SPACE

LEVEL 1



WEST ELEVATION | PORTAL PERSPECTIVE

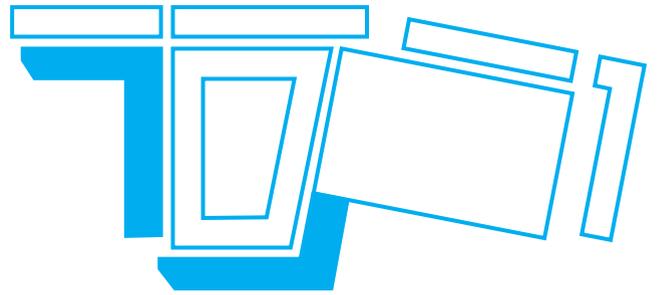




ZONING HEIGHT
56'-0"

LEVEL 1

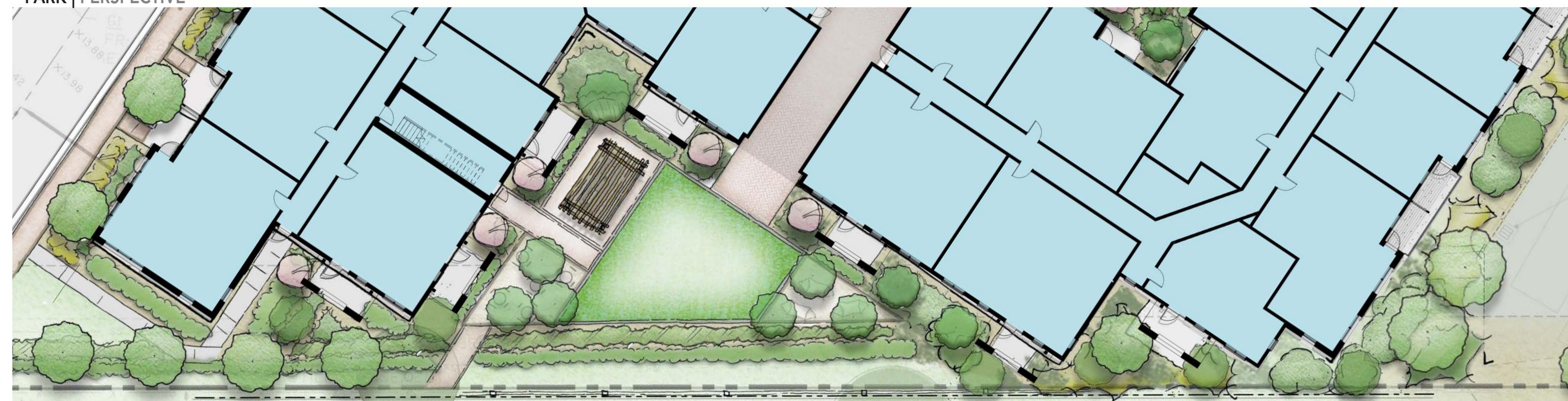
SOUTH ELEVATION

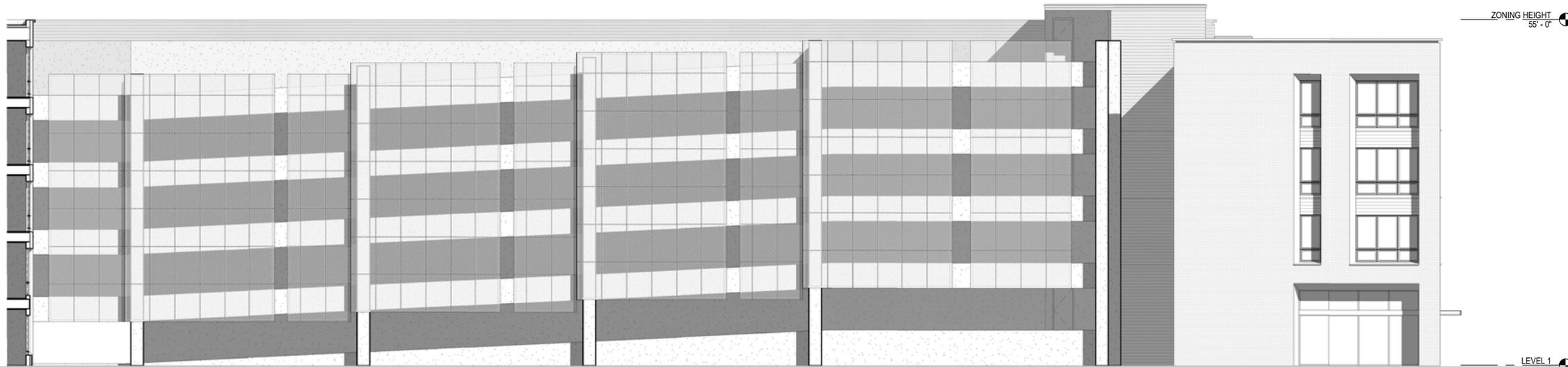


SOUTH ELEVATION | PARK PERSPECTIVE



PARK | PERSPECTIVE





ZONING HEIGHT
55'-0"

LEVEL 1

SOUTH ELEVATION | PARKING STRUCTURE

MURAL INSPIRATION



SPORTS

Sports Mural for Wessington Springs by tmacla



Becky Hotchhalters mural proposal on recreation

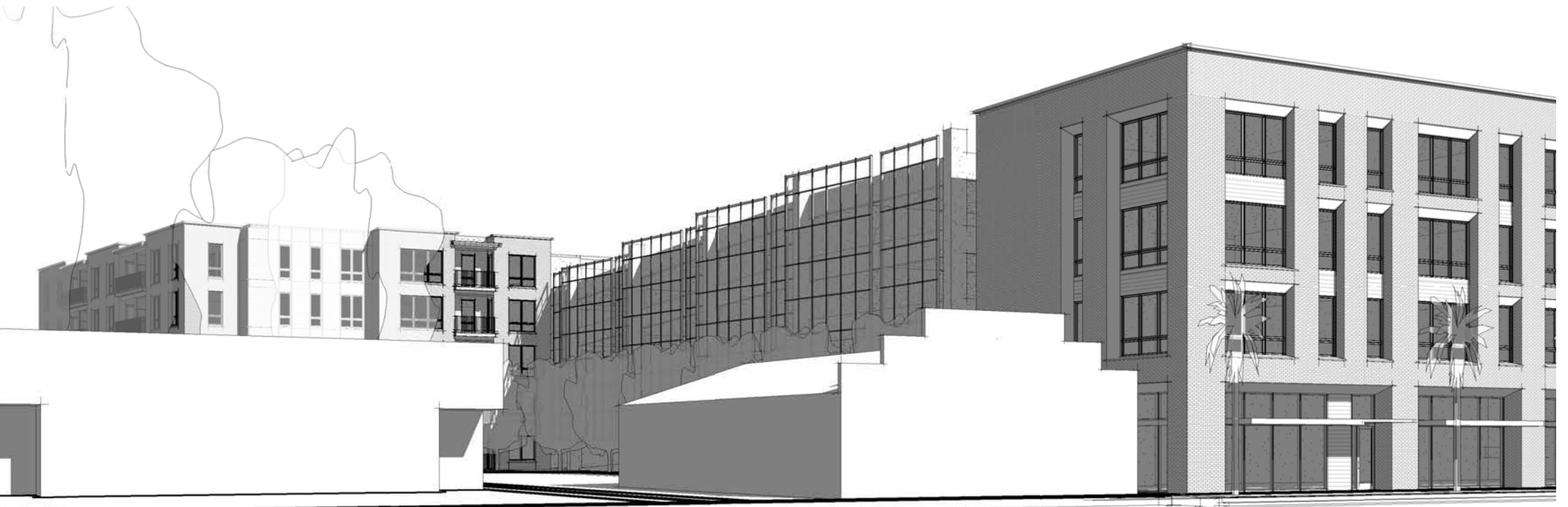


MARKET

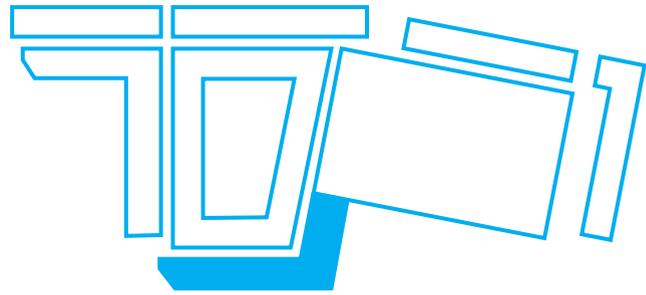


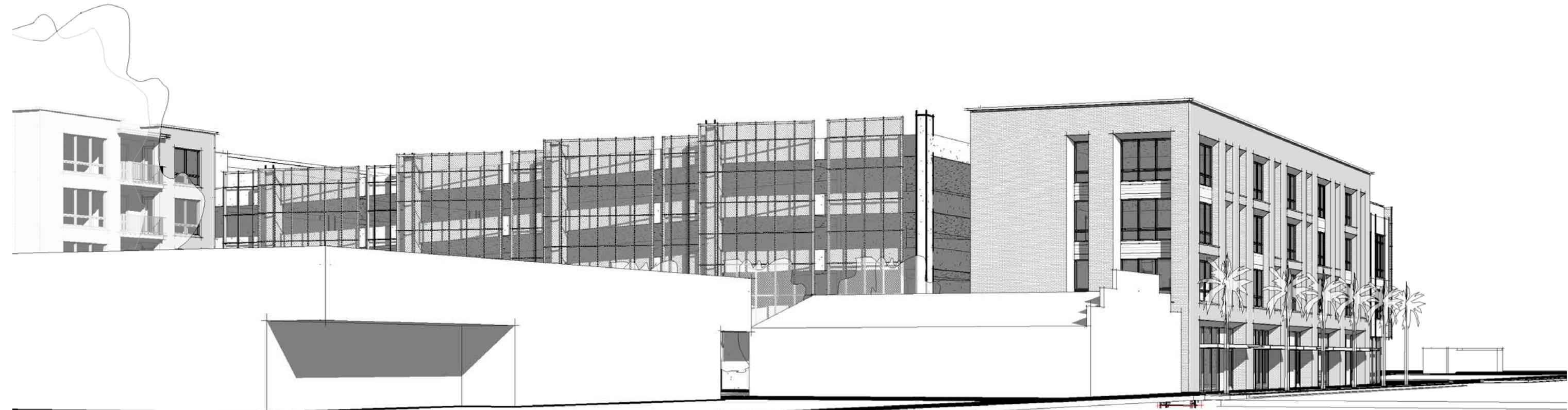
Megan Jefferson's mural proposal on agriculture

GARDEN WALL



SOUTH ELEVATION | MURAL SCREEN

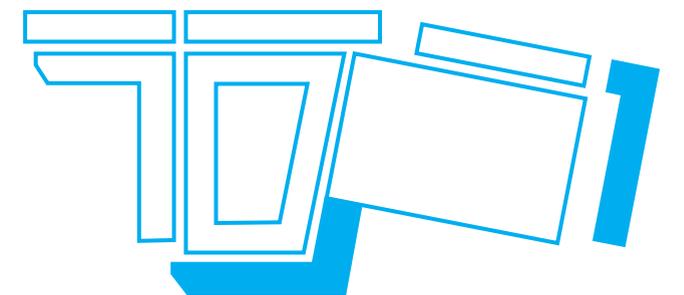




SOUTHERN APPROACH | PERSPECTIVE



SOUTHERN APPROACH || EXISTING





THANK YOU



GRAMLING BROTHERS REAL ESTATE & DEVELOPMENT, INC.

SAINT ANDREWS MIXED USE DEVELOPMENT

ST. ANDREWS BLVD. AND SYCAMORE AVE.
CHARLESTON, SC



CONSULTANT LOGO

SEALS

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MHARPER@GRAMLINGBROTHERS.COM
MR. MIKELL HARPER

GENERAL CONTRACTOR

TBD

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RCOUCH@MCMILLANPAZDANSMITH.COM
MR. ROB COUCH

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THOMAS AND HUTTON
682 JOHNNIE DODDS BLVD, SUITE 100
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843-725-5258
JONES.D@TANDH.COM
MR. DOMONIC JONES

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THOMAS AND HUTTON
682 JOHNNIE DODDS BLVD, SUITE 100
MT PLEASANT, SC, 29464
843-725-5246
WINTERS.J@TANDH.COM
MR. JOHN WINTERS

PLUMBING

TBD

MECHANICAL

TBD

ELECTRICAL

TBD

FIRE PROTECTION

TBD

DRAWING INDEX	
SHEET NO	SHEET NAME
CIVIL	
C1.1	EXISTING CONDITIONS
C1.2	DEMOLITION PLAN
C1.3	SITE PLAN
LANDSCAPE	
EX	LANDSCAPE SITE PLAN
ARCHITECTURAL	
A101	OVERALL LEVEL 1 FLOOR PLAN
A102	OVERALL LEVEL 2 FLOOR PLAN
A103	OVERALL LEVEL 3 FLOOR PLAN
A104	OVERALL LEVEL 4 FLOOR PLAN
A105	OVERALL LEVEL 5 FLOOR PLAN
A106	OVERALL ROOF PLAN
A300	OVERALL EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS
A303	EXTERIOR ELEVATIONS
A304	STREETSCAPE ELEVATIONS

GENERAL INFO

GROSS BUILDING AREA:
BUILDING A (MIXED USE): 53,870 SF
BUILDING B (MULTIFAMILY): 195,750 SF
BUILDING C (PARKING GARAGE): 119,300 SF
TOTAL: 868,920 SF
DWELLING UNITS: 249 TOTAL

GRAMLING BROTHERS REAL ESTATE & DEVELOPMENT, INC.

SAINT ANDREWS MIXED USE DEVELOPMENT

ST. ANDREWS BLVD. AND SYCAMORE AVE.
CHARLESTON, SC

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	09/23/20	CONCEPTUAL DRB	MPS

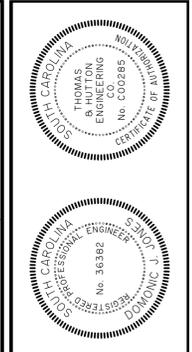
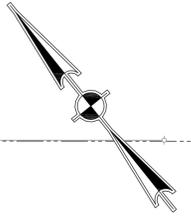
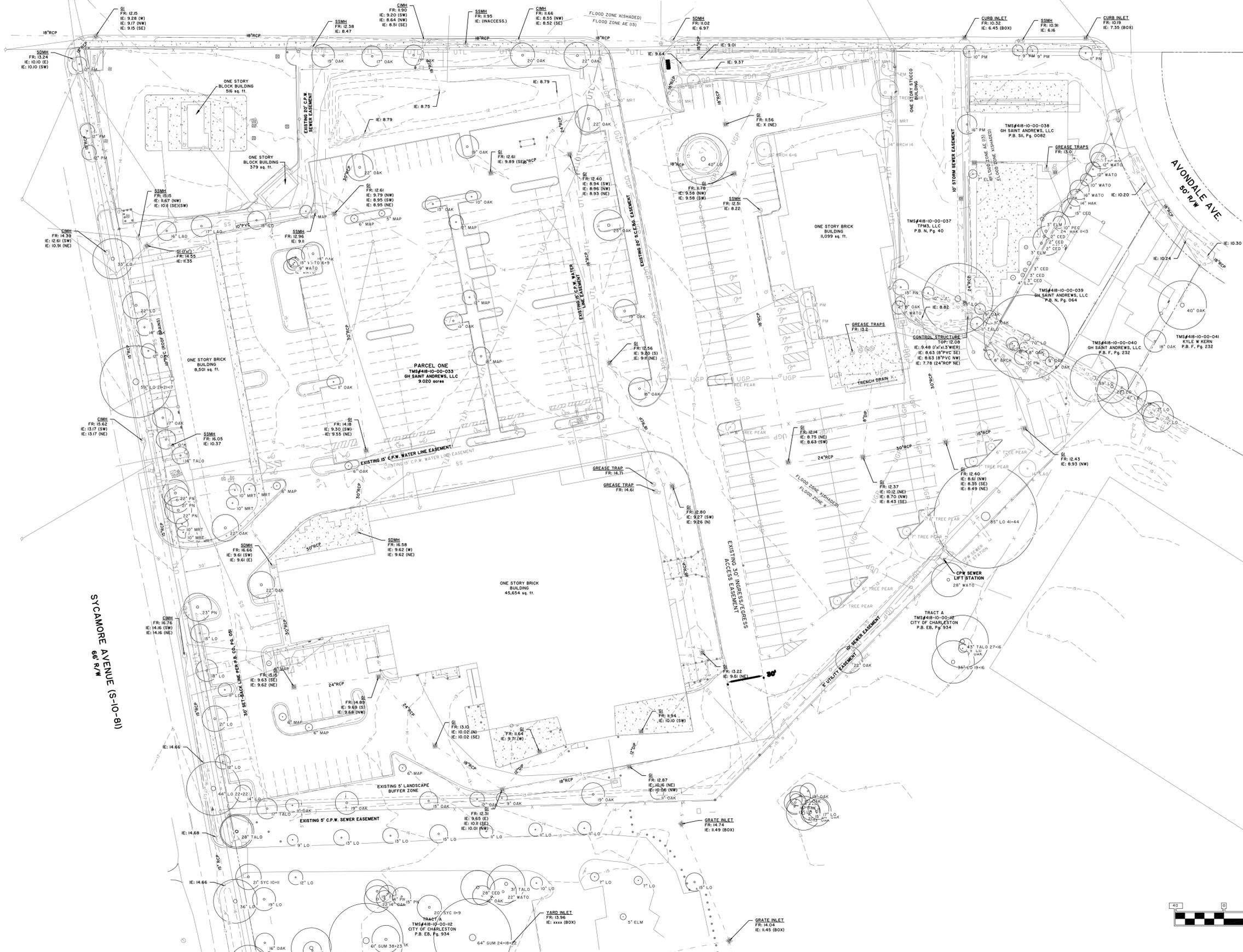
PRINCIPAL IN CHARGE: NS
PROJECT ARCHITECT: RC
DRAWN BY: DT

SHEET TITLE:
COVER SHEET

SHEET NO. PROJ. NO.
019310.01

G000 28

ST. ANDREWS BOULEVARD
(S.C. HIGHWAY 61)
100' R/W

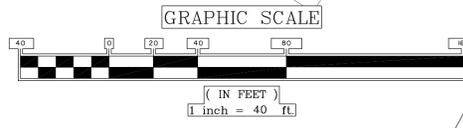


NO.	REVISIONS	BY	DATE

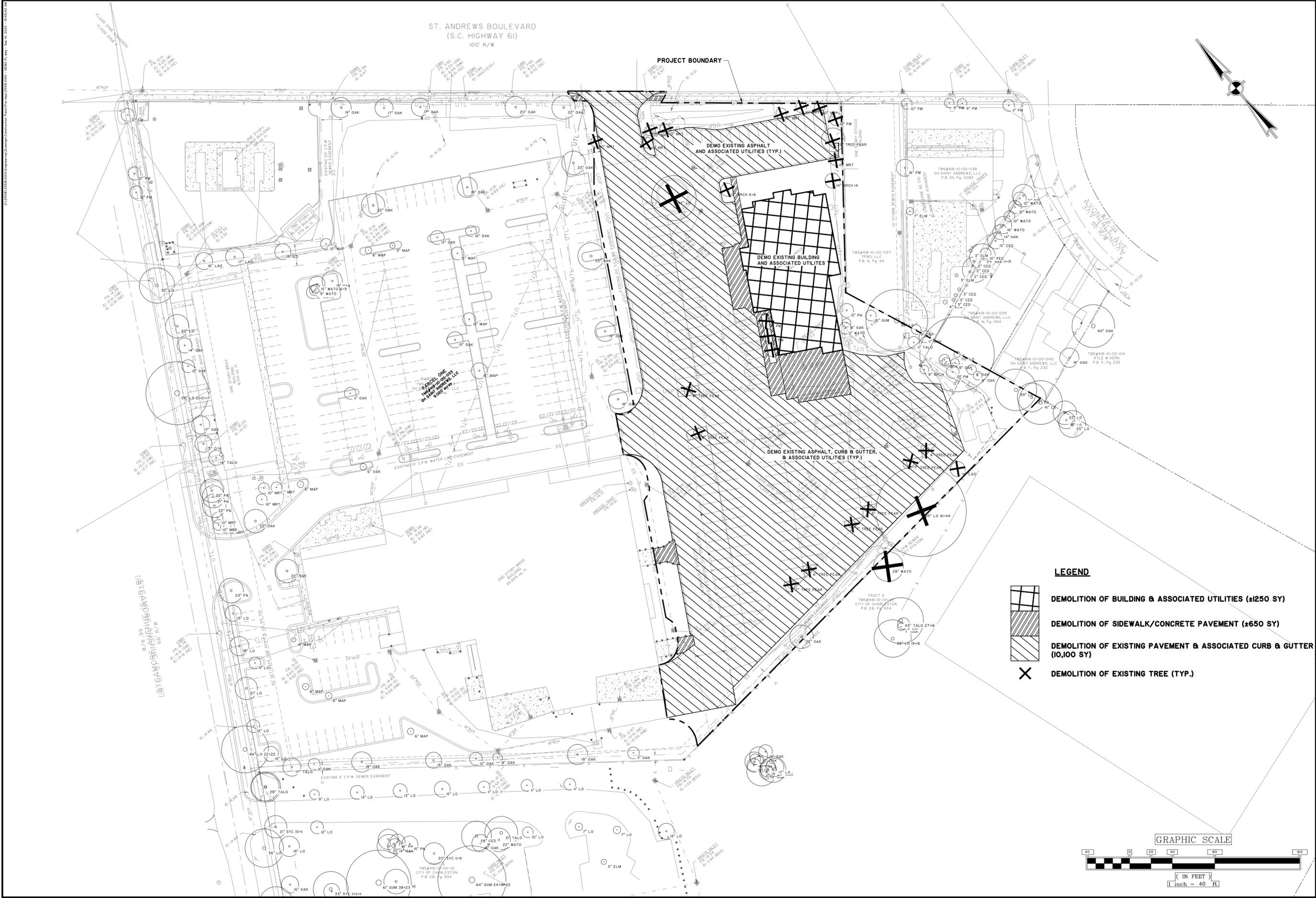
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682 Johnnie Dodds Blvd. • Suite 100
Mt. Pleasant, SC 29564 • 843.649.0200
www.thomasandhutton.com

GRAMLING BROTHERS REAL ESTATE & DEVELOPMENT, INC.
CITY OF CHARLESTON, SOUTH CAROLINA
SAINT ANDREWS MIXED USE DEVELOPMENT
EXISTING CONDITIONS

JOB NO:	J-25518.0010
DATE:	09/02/2020
DRAWN:	KAA
DESIGNED:	DJJ
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	1" = 40'

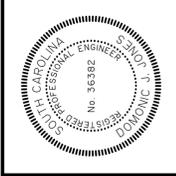
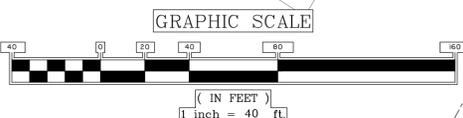


PERMIT SET - FOR REVIEW PURPOSES ONLY



LEGEND

-  DEMOLITION OF BUILDING & ASSOCIATED UTILITIES (±250 SY)
-  DEMOLITION OF SIDEWALK/CONCRETE PAVEMENT (±650 SY)
-  DEMOLITION OF EXISTING PAVEMENT & ASSOCIATED CURB & GUTTER (10,100 SY)
-  DEMOLITION OF EXISTING TREE (TYP.)



NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
 682 Johnnie Dodds Blvd. • Suite 100
 Mt. Pleasant, SC 29464 • 843.849.0200
 www.thomasandhutton.com

GRAMLING BROTHERS REAL ESTATE & DEVELOPMENT, INC.
 CITY OF CHARLESTON, SOUTH CAROLINA
 SAINT ANDREWS MIXED USE DEVELOPMENT
 DEMOLITION PLAN

JOB NO:	J-25518.0010
DATE:	09/02/2020
DRAWN:	KAA
DESIGNED:	DJJ
REVIEWED:	DJJ
APPROVED:	DJJ
SCALE:	1" = 40'

C1.2

GRAMLING BROTHERS REAL ESTATE & DEVELOPMENT, INC.

SAINT ANDREWS MIXED USE DEVELOPMENT

ST. ANDREWS BLVD. AND SYCAMORE AVE.
CHARLESTON, SC

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	09/23/20	CONCEPTUAL DRB	MPS

PRINCIPAL IN CHARGE: NS
PROJECT ARCHITECT: RC
DRAWN BY: DT/CN/RC

SHEET TITLE:
**OVERALL LEVEL 1
FLOOR PLAN**

SHEET NO. PROJ. NO.
A101 019310.01

A101 33



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OVERALL FLOOR PLAN - LEVEL 1
1/16" = 1'-0"

GRAMLING BROTHERS REAL ESTATE & DEVELOPMENT, INC.

SAINT ANDREWS MIXED USE DEVELOPMENT

ST. ANDREWS BLVD. AND S CUMORE AVE.
CHARLESTON, SC

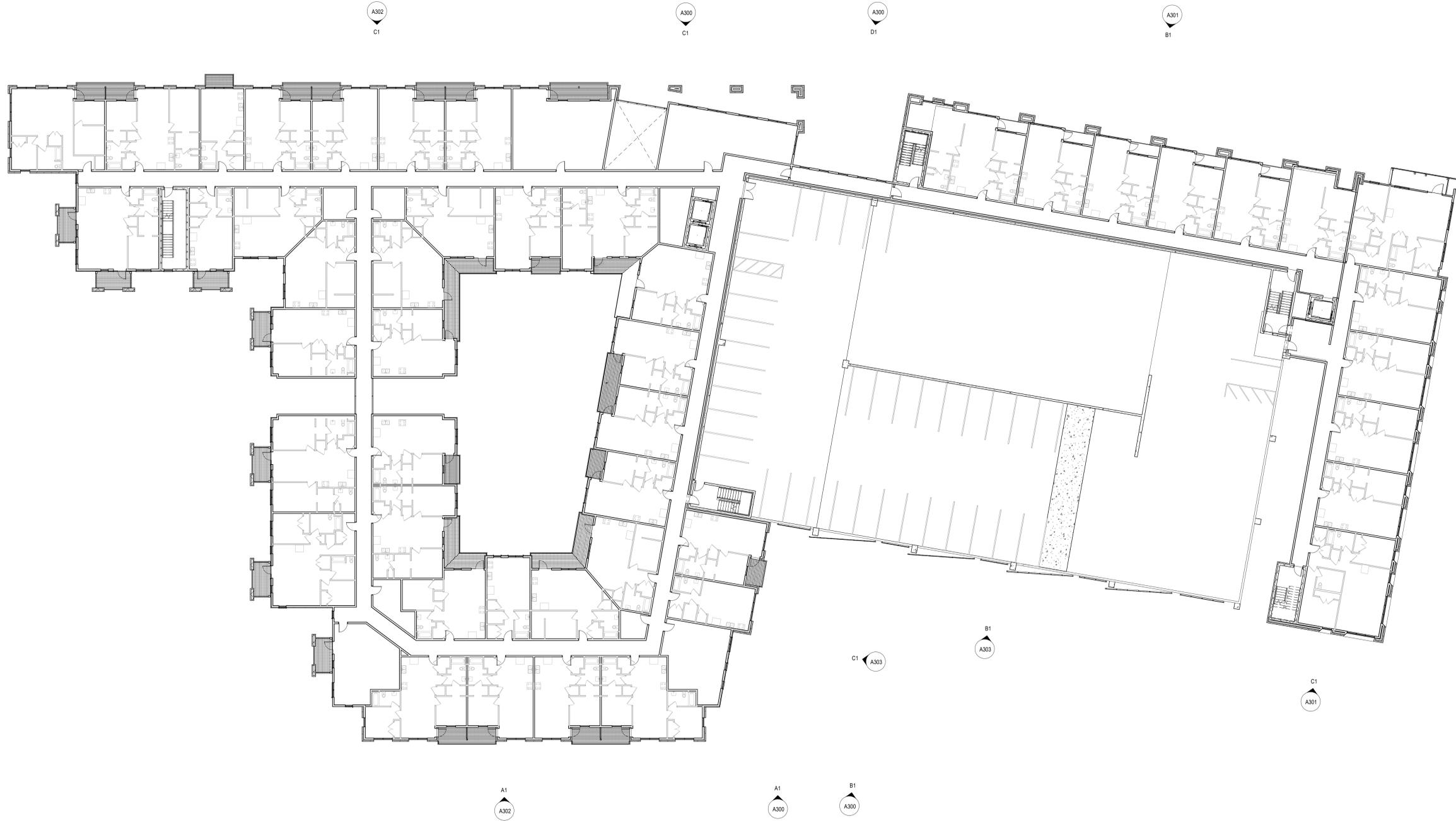
SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	09/23/20	CONCEPTUAL DRB	MPS

PRINCIPAL IN CHARGE: NS
PROJECT ARCHITECT: RC
DRAWN BY: DT/CN/RC

SHEET TITLE:
**OVERALL LEVEL 2
FLOOR PLAN**

SHEET NO. PROJ. NO.
A102 019310.01

A102 34



OVERALL FLOOR PLAN - LEVEL 2
1/16" = 1'-0"

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SAINT ANDREWS MIXED USE DEVELOPMENT

ST. ANDREWS BLVD. AND S CUMORE AVE.
CHARLESTON, SC

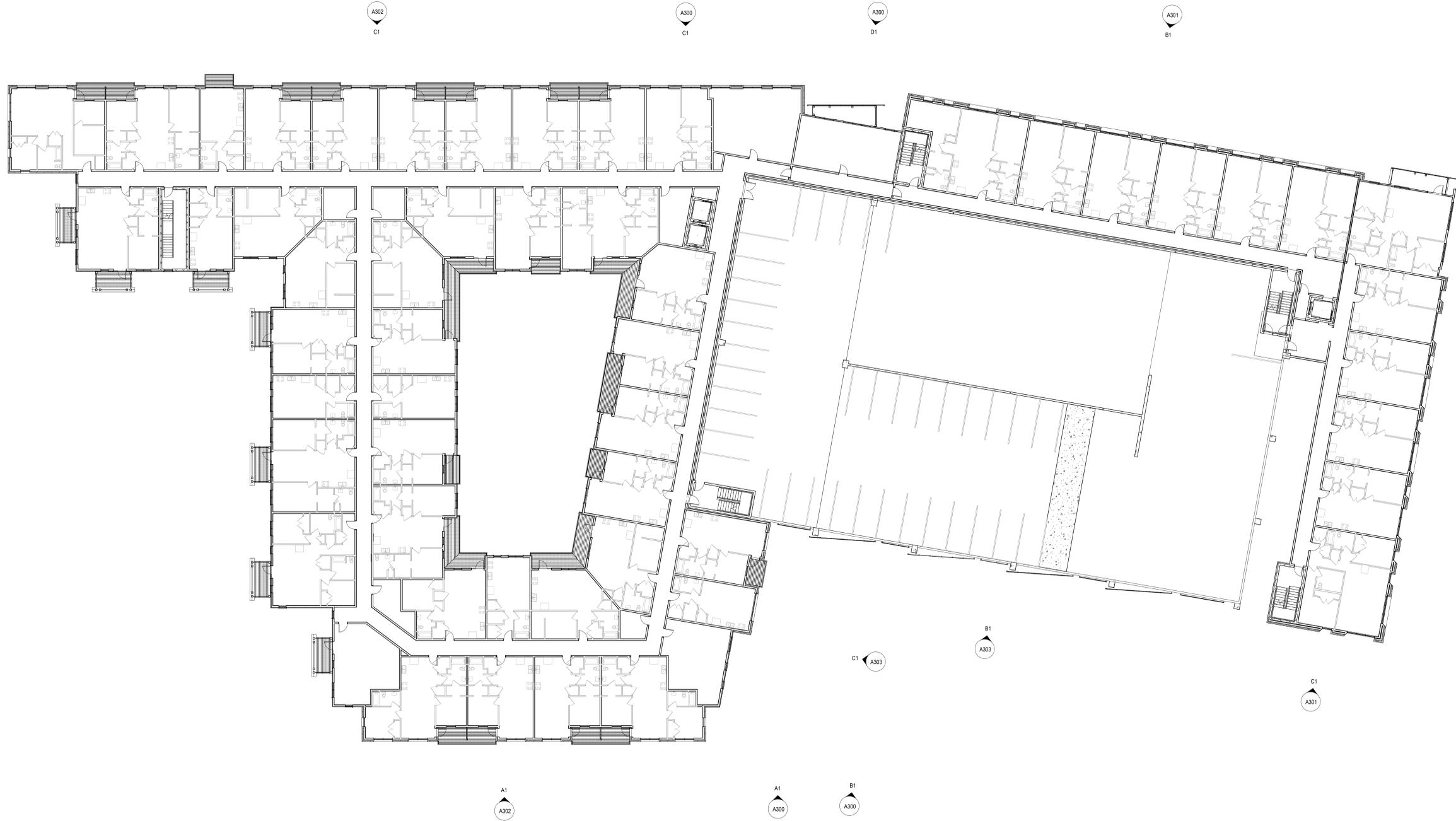
SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	09/23/20	CONCEPTUAL DRB	MPS

PRINCIPAL IN CHARGE: NS
PROJECT ARCHITECT: RC
DRAWN BY: DT/CN/RC

SHEET TITLE:
**OVERALL LEVEL 3
FLOOR PLAN**

SHEET NO. PROJ. NO.
A103 019310.01

A103 35



OVERALL FLOOR PLAN - LEVEL 3
1/16" = 1'-0"

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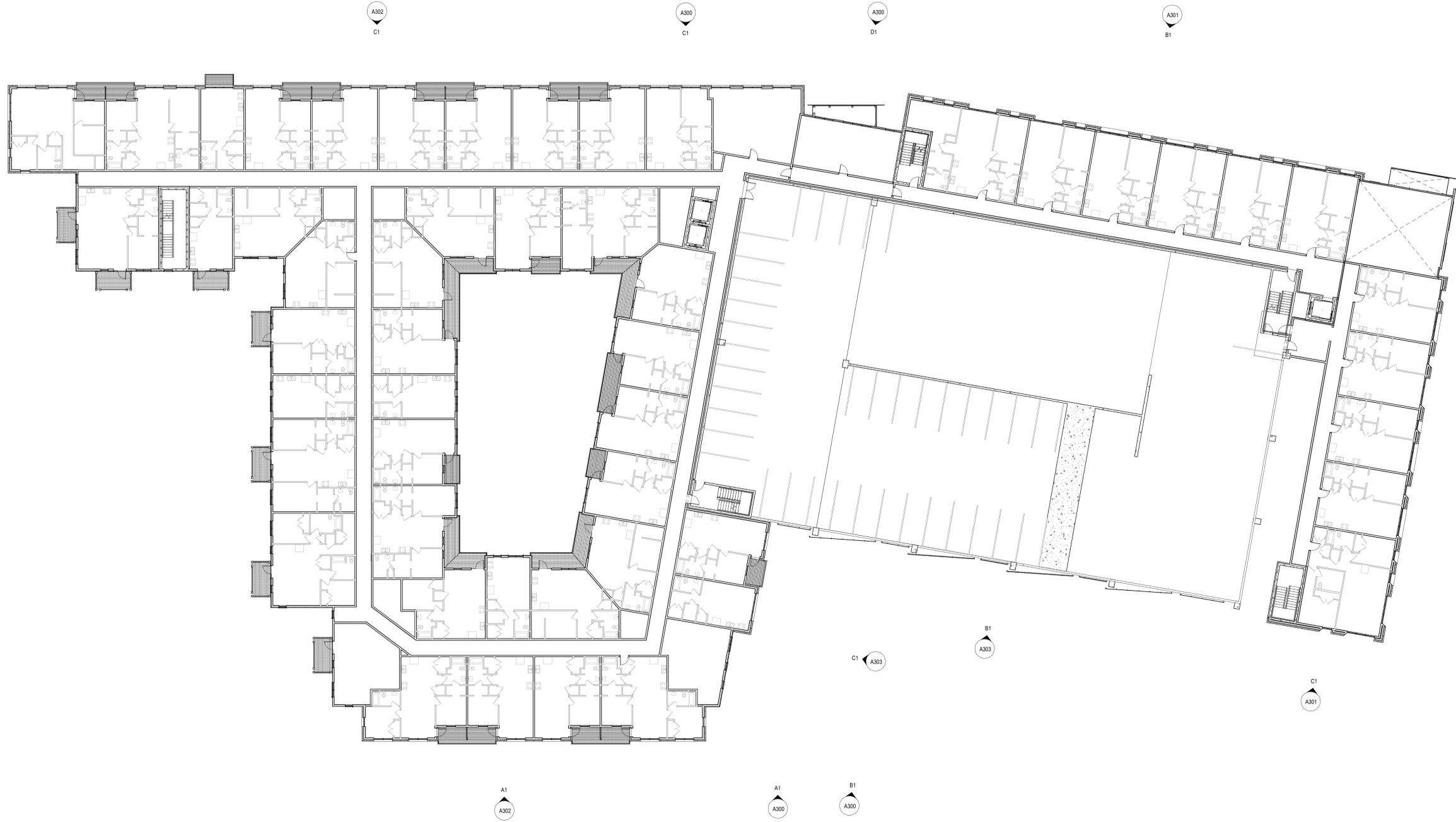
SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	09/23/20	CONCEPTUAL DRB	MPS

PRINCIPAL IN CHARGE:	NS
PROJECT ARCHITECT:	RC
DRAWN BY:	DT/CN/RC

SHEET TITLE:
**OVERALL LEVEL 4
FLOOR PLAN**

SHEET NO.	PROJ. NO.
A104	019310.01

A104 **36**



OVERALL FLOOR PLAN - LEVEL 4
1/16" = 1'-0"

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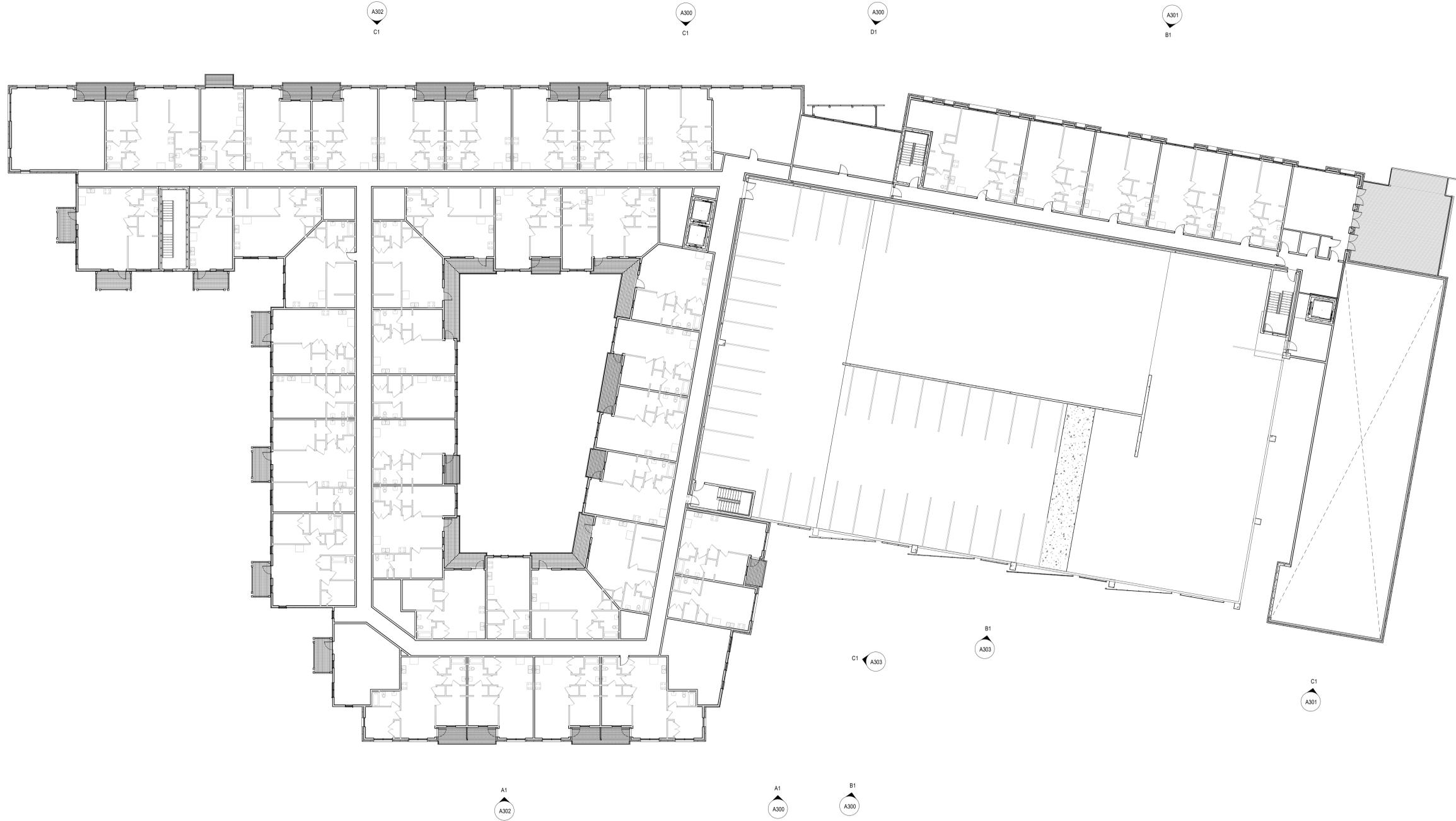
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NO.	DATE	DESCRIPTION	BY	
A	09/23/20	CONCEPTUAL DRB	MPS	

PRINCIPAL IN CHARGE: NS
PROJECT ARCHITECT: RC
DRAWN BY: Author

SHEET TITLE:
**OVERALL LEVEL 5
FLOOR PLAN**

SHEET NO. PROJ. NO.
A105 019310.01

A105 37



OVERALL FLOOR PLAN - LEVEL 5
1/16" = 1'-0"

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ST. ANDREWS BLVD. AND SYCAMORE AVE.
CHARLESTON, SC

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	09/23/20	CONCEPTUAL DRB	MPS

PRINCIPAL IN CHARGE: NS
PROJECT ARCHITECT: RC
DRAWN BY: DT/CN/RC

SHEET TITLE:
**OVERALL ROOF
PLAN**

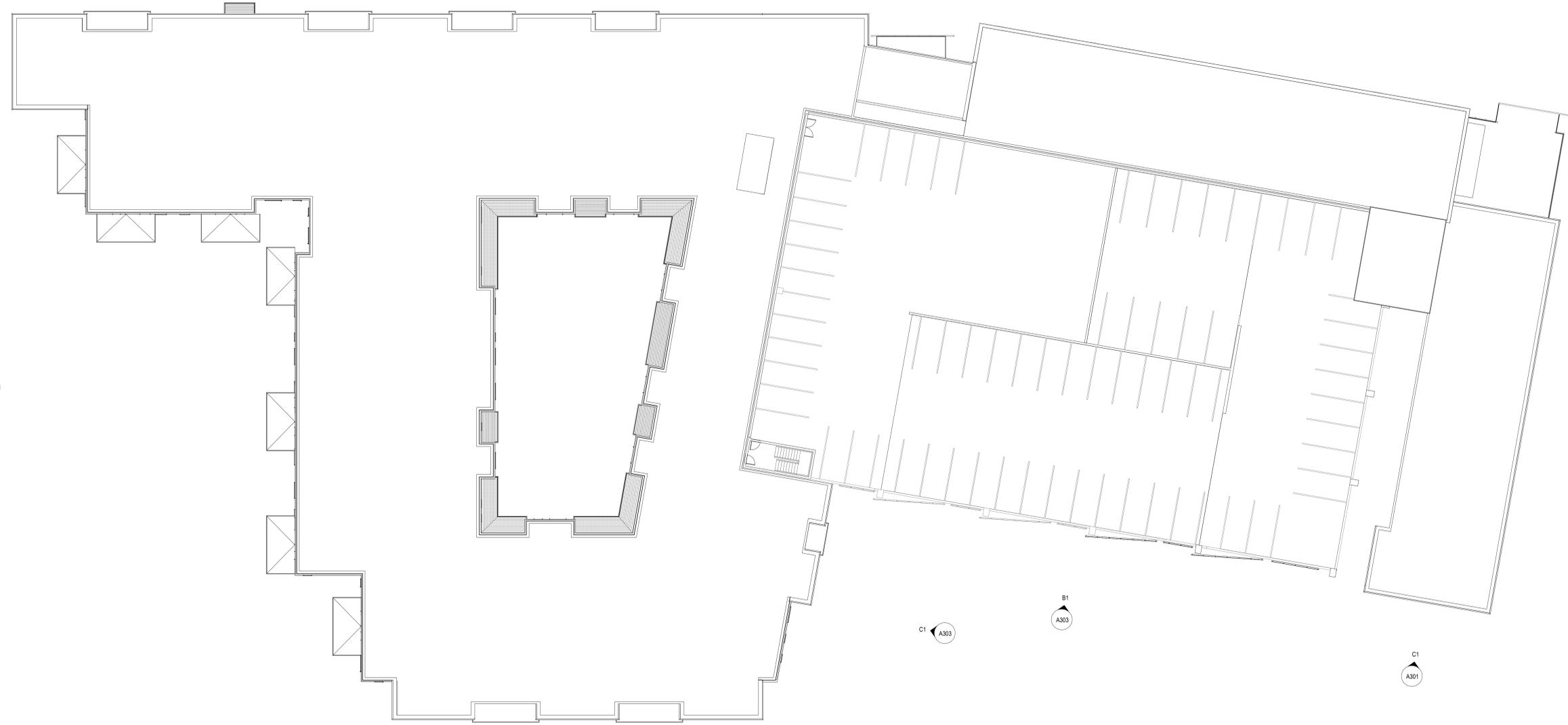
SHEET NO. PROJ. NO.
A106 019310.01

A106 38

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OVERALL ROOF PLAN
1/16" = 1'-0"



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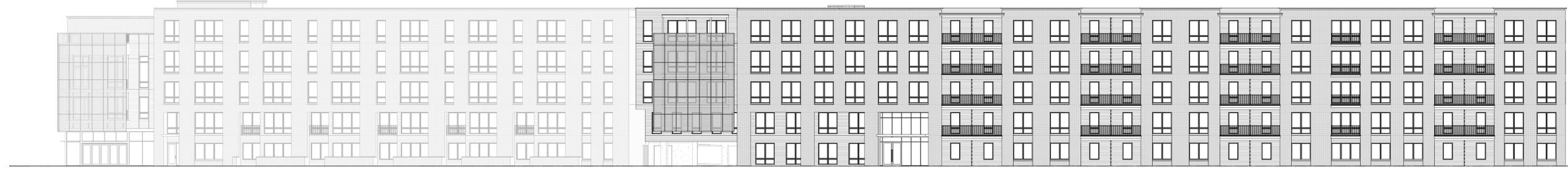
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D1
OVERALL EXTERIOR ELEVATION - BUILDING A NORTH
A300 1/16" = 1'-0"



C1
OVERALL EXTERIOR ELEVATION - BUILDING B NORTH
A300 1/16" = 1'-0"



B1
OVERALL EXTERIOR ELEVATION - BUILDING A SOUTH
A300 1/16" = 1'-0"



A1
OVERALL EXTERIOR ELEVATION - BUILDING B SOUTH
A300 1/16" = 1'-0"

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SAINT ANDREWS MIXED USE DEVELOPMENT

ST. ANDREWS BLVD. AND S CUMMERS AVE.
CHARLESTON, SC

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
A	09/23/20	CONCEPTUAL DRB	MPS

PRINCIPAL IN CHARGE: NS
 PROJECT ARCHITECT: RC
 DRAWN BY: DT/CNRC

SHEET TITLE:
**OVERALL
EXTERIOR
ELEVATIONS**

SHEET NO. PROJ. NO.
 A300 019310.01

A300 39

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SEALS

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ST. ANDREWS BLVD. AND S CUMORE AVE.
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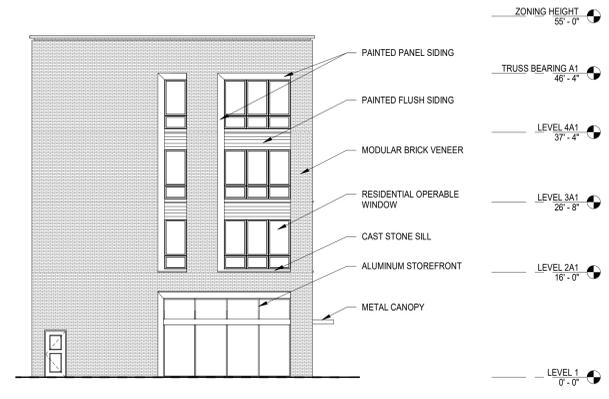
NO.	DATE	DESCRIPTION	BY
A	09/23/20	CONCEPTUAL DRB	MPS

PRINCIPAL IN CHARGE: NS
 PROJECT ARCHITECT: RC
 DRAWN BY: DT/CNRC

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO. PROJ. NO.
 A301 019310.01

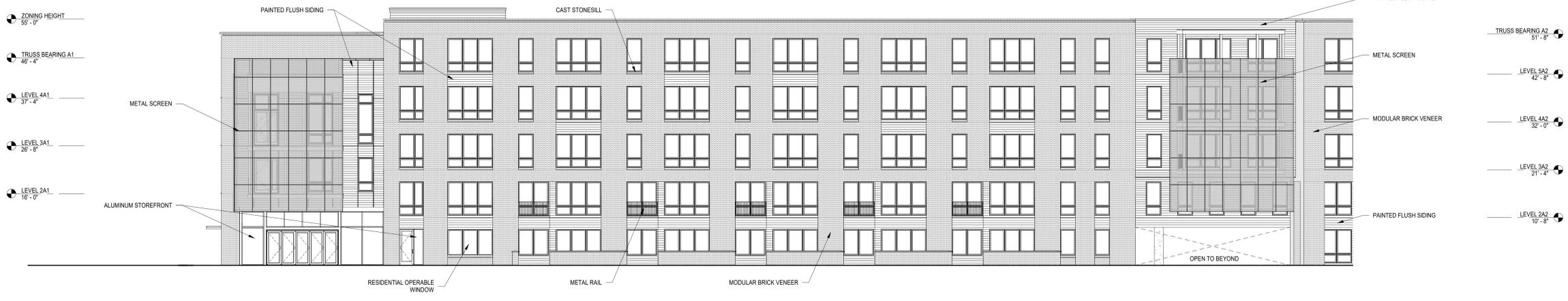
A301
40



C1 EXTERIOR ELEVATION - BUILDING A SOUTH
 A301 3/32" = 1'-0"



C3 EXTERIOR ELEVATION - BUILDING A EAST
 A301 3/32" = 1'-0"



B1 EXTERIOR ELEVATION - BUILDING A NORTH
 A301 3/32" = 1'-0"



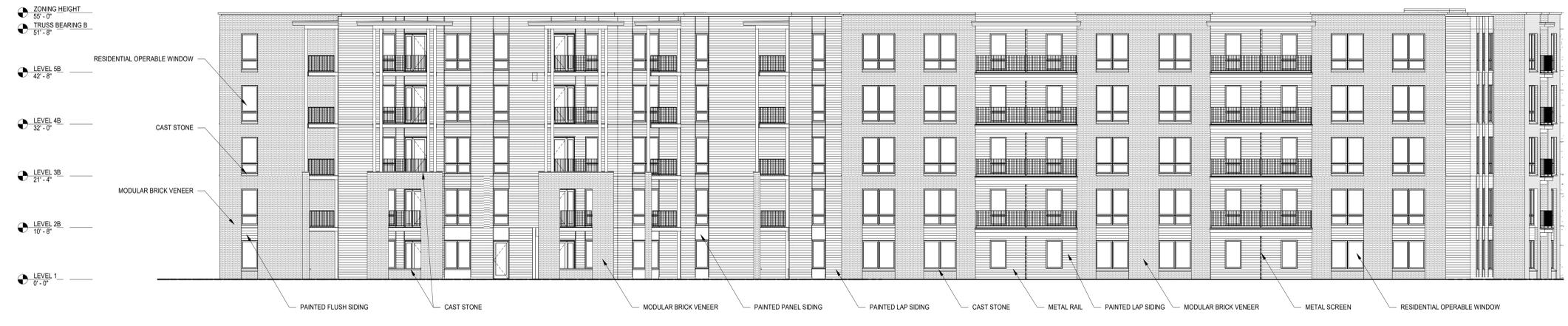
- ZONING HEIGHT 55'-0"
- TRUSS BEARING B 51'-8"
- LEVEL 5B 42'-8"
- LEVEL 4B 32'-0"
- LEVEL 3B 21'-4"
- LEVEL 2B 10'-8"
- LEVEL 1 0'-0"

C1 EXTERIOR ELEVATION - BUILDING B NORTH
 3/32" = 1'-0"



- ZONING HEIGHT 55'-0"
- TRUSS BEARING B 51'-8"
- LEVEL 5B 42'-8"
- LEVEL 4B 32'-0"
- LEVEL 3B 21'-4"
- LEVEL 2B 10'-8"
- LEVEL 1 0'-0"

B1 EXTERIOR ELEVATION - BUILDING B WEST
 3/32" = 1'-0"



- ZONING HEIGHT 55'-0"
- TRUSS BEARING B 51'-8"
- LEVEL 5B 42'-8"
- LEVEL 4B 32'-0"
- LEVEL 3B 21'-4"
- LEVEL 2B 10'-8"
- LEVEL 1 0'-0"

A1 EXTERIOR ELEVATION - BUILDING B SOUTH
 3/32" = 1'-0"

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 SAINT ANDREWS MIXED USE DEVELOPMENT
 ST. ANDREWS BLVD. AND S CUMMERS AVE.
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SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
A	09/23/20	CONCEPTUAL DRB	MPS

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 PROJECT ARCHITECT: RC
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SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO. PROJ. NO.
 A302 019310.01

A302 41

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ST. ANDREWS BLVD. AND Sycamore AVE.
CHARLESTON, SC

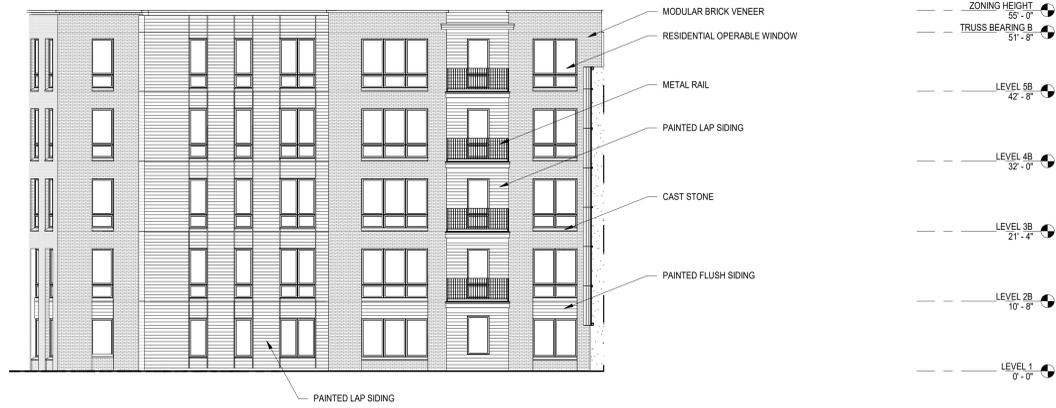
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NO.	DATE	DESCRIPTION	BY	
A	09/23/20	CONCEPTUAL DRB	MPS	

PRINCIPAL IN CHARGE: NS
PROJECT ARCHITECT: RC
DRAWN BY: DT/CNRC

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

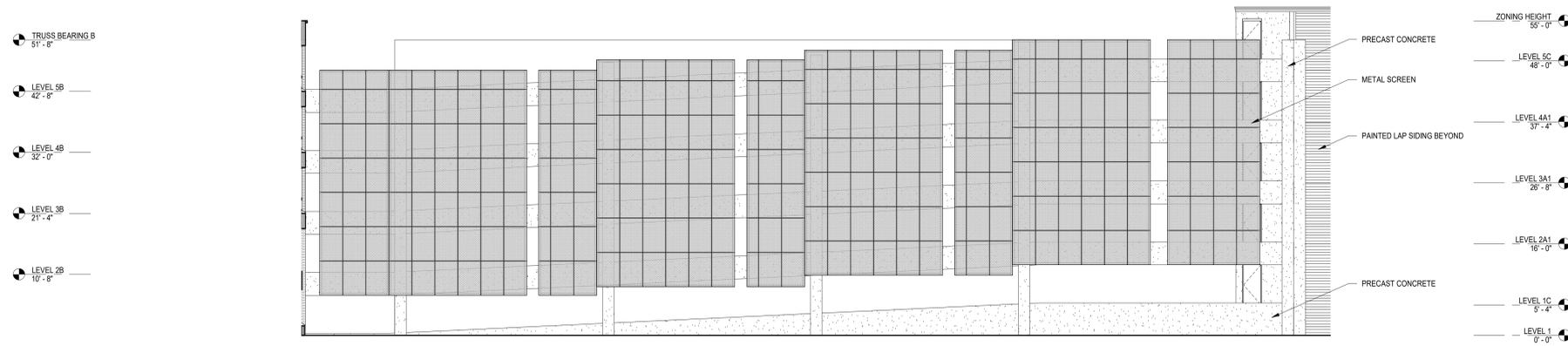
SHEET NO. PROJ. NO.
A303 019310.01

A303 42



C1 EXTERIOR ELEVATION - BUILDING B SOUTH EAST

A303 3/32" = 1'-0"



B1 ELEVATION - BUILDING C - SOUTH

A303 3/32" = 1'-0"

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ST. ANDREWS BLVD. AND SYCAMORE AVE.
CHARLESTON, SC

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	09/23/20	CONCEPTUAL DRB	MPS

PRINCIPAL IN CHARGE: NS
PROJECT ARCHITECT: RC
DRAWN BY: DT

SHEET TITLE:
**STREETSCAPE
ELEVATIONS**

SHEET NO. PROJ. NO.
A304 019310.01

A304 43

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B1 NORTH ST ANDREWS BLVD STREETSCAPE
A304 1/32" = 1'-0"



A1 SOUTH ST ANDREWS BLVD STREETSCAPE
A304 1/32" = 1'-0"

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Agenda Item #4

2280 HERY TECKLENBURG DR.

TMS # 309-00-00-467

Request the conceptual approval for a new 1 story Dialysis medical building.

SEPTEMBER 24, 2020

DIALYSIS CLINIC INCORPORATED WEST ASHLEY FACILITY

HENRY TECKLENBURG DRIVE

CHARLESTON, SOUTH CAROLINA



ARCHITECT / ENGINEER CONTACTS

ARCHITECT

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CONTACT: RANDALL DOVER

MPE ENGINEER

QUEST DESIGN GROUP
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SUITE 108
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PHONE: (615) 309-9926
CONTACT: NICK PERRY

STRUCTURAL ENGINEER

EMC STRUCTURAL ENGINEERS, P.C.
4525 TROUSDALE DRIVE
NASHVILLE, TENNESSEE 37204
PHONE: (615) 781-8199
CONTACT: DAN BORSOS

CIVIL ENGINEER

JOHNSON, LASCHOBER & ASSOCIATES, P.C.
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CHARLESTON, SOUTH CAROLINA 29403
PHONE: (843) 619-4656
CONTACT: HERBERT W GILLIAM

OWNER

DIALYSIS CLINIC INCORPORATED
1633 CHURCH STREET
NASHVILLE, TENNESSEE 37203
PHONE: (615) 327-0361
CONTACT: PAUL PASSMAN

LIST OF DRAWINGS

ARCHITECTURAL & CIVIL

COVER COVER SHEET
CV001 SITE SURVEY - EXISTING CONDITIONS
CD001 DEMOLITION PLAN
L-DIL LANDSCAPING DESIGN INTENT LETTER
L-101 LANDSCAPE PLAN
L-102 LANDSCAPE PLAN WITH BUILDING PLAN
A0.0 ARCHITECTURAL SITE PLAN
A0.1 ARCHITECTURAL SITE DETAILS
A1.0 FLOOR PLAN - DIMENSIONED
A3.0 BUILDING ROOF PLAN
A4.0 BUILDING ELEVATIONS
A4.1 BUILDING ELEVATIONS
A4.2 EXISTING SITE PHOTO & STREET ELEVATIONS
A4.3 BUILDING RENDERINGS
A4.4 CONTEXTUAL INSPIRATION
A4.5 COLORED ELEVATIONS
A4.6 COLORED ELEVATIONS
A4.7 OLD AND NEW DESIGN STREETScape COMPARISONS
A4.8 OLD AND NEW DESIGN ELEVATION COMPARISONS

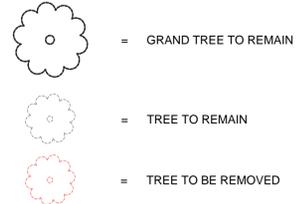


RANDALL DOVER
ARCHITECT

4121 HILLSBORO ROAD • SUITE 303 • NASHVILLE, TN 37215 • (615) 251-3388

NOTES:

TOTAL TREES WITHIN PROPERTY BOUNDARY: 216
 TOTAL GRAND TREES WITHIN PROPERTY BOUNDARY: 8
 TOTAL TREES REMOVED: 175
 TOTAL GRAND TREES REMOVED: 1
 TOTAL TREES SAVED: 41
 TOTAL GRAND TREES SAVED: 7



DEMOLITION NOTES:

1. ALL TREES TO BE REMOVED ARE SHOWN IN RED
2. CONTRACTOR TO VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO DEMOLITION & CONSTRUCTION WORK.
3. ALL DEMOLISHED ITEMS TO BE REMOVED FROM SITE & DISPOSED OF IN LEGAL MANNER OR UPON OWNER'S DISCRETION.



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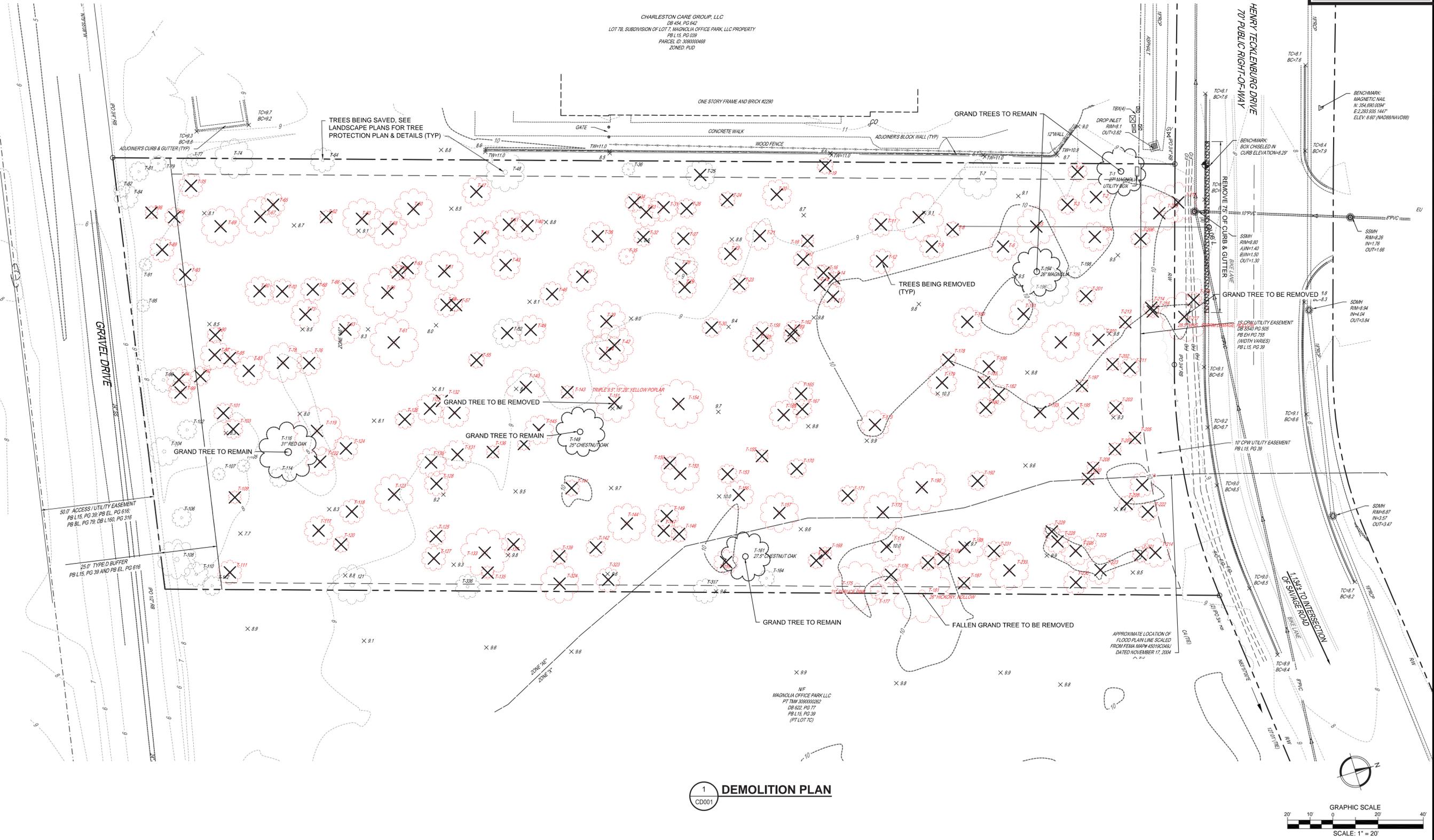
Date / Issue
 SEPTEMBER 23, 2020
 DESIGN REVIEW

W. ASHLEY FACILITY
 (2280) HENRY TECKLENBURG DR
 CHARLESTON, SOUTH CAROLINA 29414

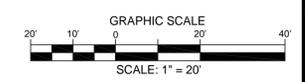
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JLA Project Number
 1042.2001
 Sheet Title
 DEMOLITION PLAN
 Sheet Number
CD001



1 DEMOLITION PLAN
 CD001



Landscape Design Intent Statement

The plant palette for the planned DCi West Ashley Dialysis Clinic complements the surrounding developed and natural landscape while having select elements that distinguish the site from neighboring properties. Street trees are Live Oaks which match the neighboring Charleston ENT Office and Ashley Gardens properties to provide a consistent street tree along Henry Tecklenburg Drive.

The road face of the building is landscaped with Gardenia and Hameln Fountain Grass, both of which complement the ENT Office kitty corner to the site. The Fountain Grass complements the Muhly Grass in front of the ENT Office by being a grassy element but producing compact white blooms instead of predominant purple airy blooms like the Muhly Grass. The Gardenias provide an evergreen element along the pilasters of the building which complements the evergreen boxwoods of the ENT Office.

The trees along the entrance to the building are Sabal Palms which match both neighboring developed sites. The building entrance faces away from the road and features Orange Daylilies, Dwarf Yaupon Hollies, and Drift Roses. The Drift Roses and Daylilies provide color to the building entry. The Yaupon Hollies provide an evergreen element that complements the Gardenias on the site and the boxwoods on the ENT building across the street.

The east side of the building will be the shadiest area on the site. As such, shade tolerant plants were selected for this area. Itea and Anise are both listed as recommended species in The City of Charleston's Tree and Landscape Ordinances Appendix B.

The parking lot landscape palette is composed of Chinese Elm, Bald Cypress, Cleyera, Anise, and Liriope. The Cleyera and Anise will provide an evergreen buffer between the parking area and the surrounding properties and the Liriope will provide an evergreen groundcover. Bald Cypresses and Chinese Elms will provide shade in the summer months. All trees and shrubs were selected from The City of Charleston's Tree and Landscape Ordinances Appendix A.

The landscape buffer at the rear of the property had its plant palette selected to create diversity and a strong visual buffer to screen the retention pond from the neighboring apartments. Wax Myrtles are placed facing the apartments to create an evergreen hedge that will screen the retention pond from view year round. Sweetbay Magnolias are used to provide additional vertical evergreen screening of the pond. Arrowwood Viburnum are planted along the inside of the evergreen hedge to provide fruit to sustain wildlife and add autumn foliage color to the rear of the property. All three of the plants used in the landscape buffer are listed as recommended species in The City of Charleston's Tree and Landscape Ordinances Appendix B.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Mv	Magnolia virginiana	Sweet Bay	6-8"	B&B	8	
	QvH	Quercus virginiana 'QVTIA'	Highrise Live Oak	3" Cal.	B&B	3	
	Sp	Sabal palmetto	Cabbage Palm	12" Ht.	B&B	13	
	Td	Taxodium distichum	Bald Cypress	3" Cal.	B&B	15	
	UpD	Ulmus parvifolia 'Drake'	Drake Chinese Elm	3" Cal.	B&B	8	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	GjAB	Gardenia jasminoides 'August Beauty'	Gardenia	7 gal.	Pot	26	
	IvN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 gal.	Pot	15	
	If	Illicium floridanum	Florida Anise	3 gal.	Pot	24	7' OC
	IvHG	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	3 gal.	Pot	25	
	Mc	Myrica cerifera	Wax Myrtle	7 gal.	Pot	46	6' OC
	PaH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	3 gal.	Pot	39	2.5' OC

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	SEED	Cynodon dactylon x transvaalensis	Hybrid Bermudagrass	---	---	18,350 sf	
	SOD	Cynodon dactylon x transvaalensis	Hybrid Bermudagrass	---	---	6,739 sf	
	Es	Eragrostis spectabilis	Purple Love Grass	1 gal.	Pot	735	2' OC
	Hf	Hemerocallis fulva	Orange Daylily	1 gal.	Pot	16	2' OC
	Ls	Liriope spicata	Creeping Lily Turf	flat	Plug	1,451	18" OC

CONTRACTOR RESPONSIBLE FOR THEIR OWN QUANTITY TAKE-OFFS



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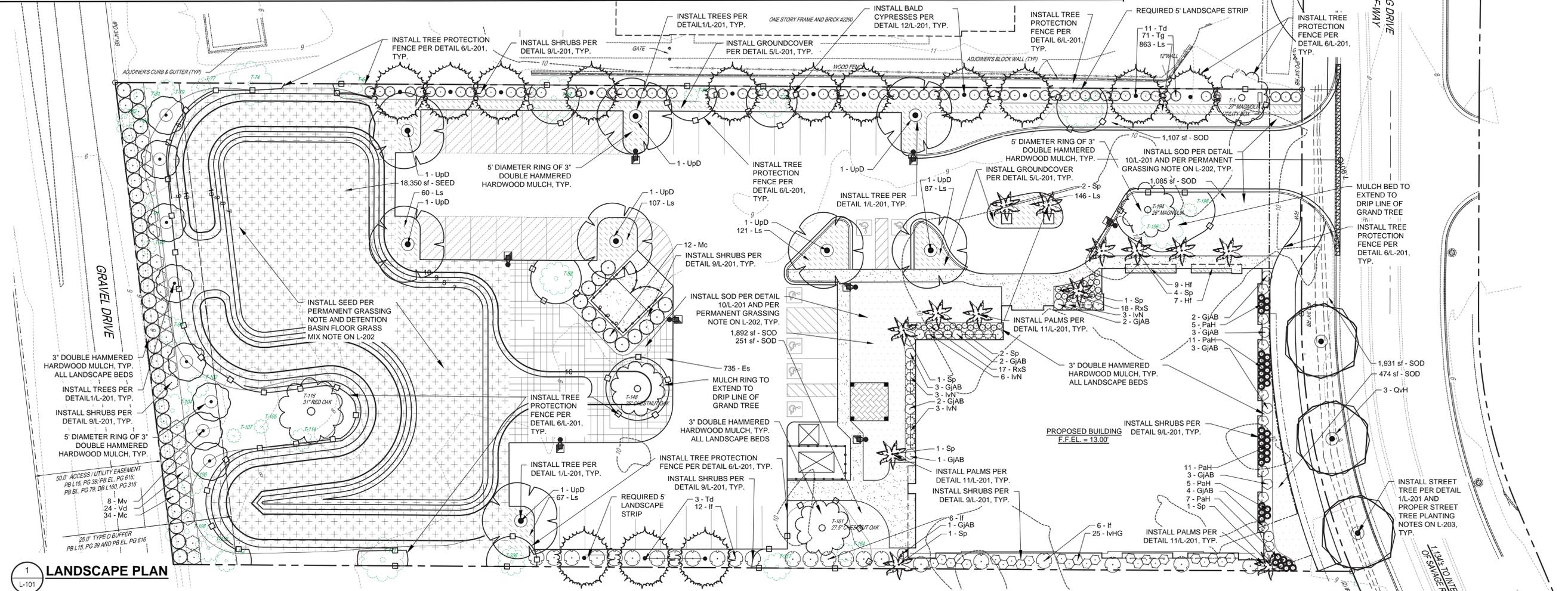
Date / Issue
 SEPTEMBER 23, 2020
 DESIGN REVIEW

W. ASHLEY FACILITY
 (2280) HENRY TECKLENBURG DR
 CHARLESTON, SOUTH CAROLINA 29414

RANDALL DOVER
 ARCHITECT
 4121 HILLSBORO ROAD • SUITE 303 • NARVINVILLE, TN 37216 • (615) 261-3388



JLA Project Number
 1042.2001
 Sheet Title
 LANDSCAPE PLAN
 Sheet Number
L-101



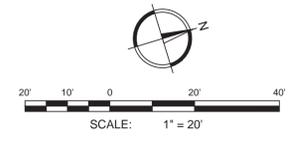
CITY OF CHARLESTON LANDSCAPE ORDINANCE REQUIREMENTS

SEC. 54-343: PERIMETER LANDSCAPING REQUIREMENTS
 - SURFACE PARKING LOTS OR OTHER VEHICULAR USE AREAS SHALL INCLUDE LANDSCAPING WHERE SUCH AREAS ABUT A PUBLIC RIGHT OF WAY OR NEIGHBORING PARCEL
 - BUFFER SHALL BE AT LEAST 5' IN DEPTH
 - REQUIRED PER 25 LF: 1 RECOMMENDED TREE, 3' EVERGREEN HEDGE OR DURABLE LANDSCAPE MATERIAL
 - PORTIONS NOT COVERED BY TREES OR SHRUBS SHOULD HAVE GROUNDCOVER
 WESTERN PROPERTY BOUNDARY:
 372 LINEAR FEET OF PARKING LOT AND VEHICULAR USE AREA
 15 RECOMMENDED TREES REQUIRED
 5 EXISTING TREES LIE IN THE 5' BUFFER
 11 ADDITIONAL TREES ARE PROVIDED
 16 TOTAL TREES ARE PRESENT

SEC. 54-343: INTERIOR LANDSCAPE FOR PARKING LOTS
 - LANDSCAPE ISLANDS TO HAVE A MINIMUM AREA OF 18' X 9'
 - 1 RECOMMENDED TREE/ LANDSCAPE ISLAND
 - 1 LANDSCAPE ISLAND / 5 PARKING SPACES
 - EACH ROW SHALL TERMINATE WITH A LANDSCAPE ISLAND
 - NO MORE THAN 12 CONTINUOUS SPACES WITHOUT AN ISLAND
 41 PARKING SPACES = 9 LANDSCAPE ISLANDS REQUIRED
 9 LANDSCAPE ISLANDS ARE PROVIDED

SEC. 54-347: LANDSCAPE BUFFER REQUIREMENTS
 BUFFER TYPE D IS REQUIRED AT THE SOUTH BOUNDARY OF THE PROPERTY
 BUFFER TYPE D REQUIRES A 25' DEPTH WITH 3 RECOMMENDED TREES, 4 UNDERSTORY TREES, AND 30 BUFFER SHRUBS PER 100'
 THE SOUTHERN PROPERTY BOUNDARY IS 191'
 REQUIRED LANDSCAPE ELEMENTS: 6 RECOMMENDED TREES, 8 UNDERSTORY TREES, AND 58 SHRUBS
 13 EXISTING TREES WITHIN THE 25' BUFFER WILL REMAIN
 ADDITIONAL PROVIDED LANDSCAPE ELEMENTS:
 8 UNDERSTORY TREES, 58 SHRUBS

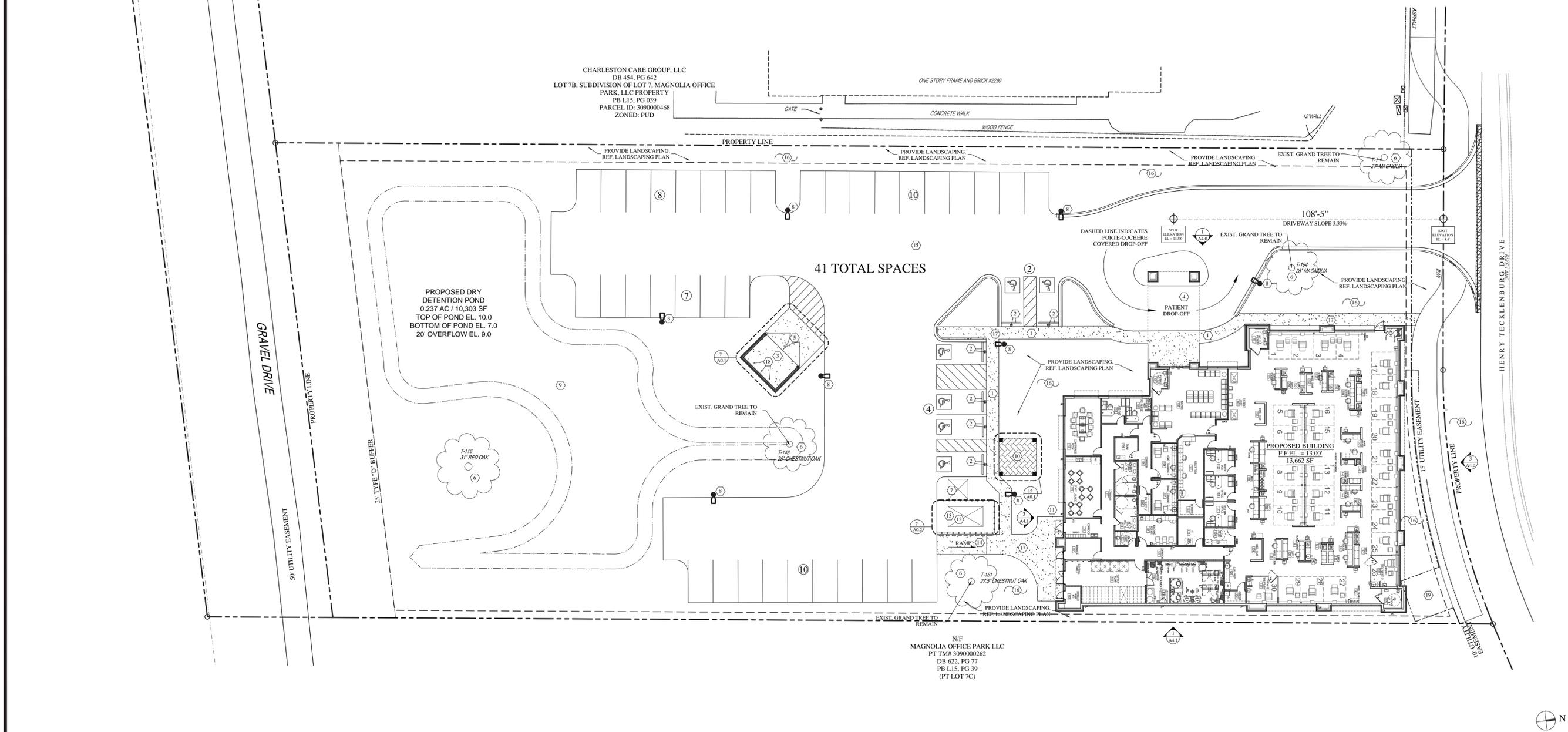
SEC. 54-327: TREE REMOVAL RESTRICTIONS
 a. THE REMOVAL, RELOCATION, DESTRUCTION OR ABUSE IN ANY MANNER OF ANY GRAND TREE (24" OR GREATER, EXCLUDING PINE AND SWEETGUM TREES) IS PROHIBITED UNLESS A VARIANCE, SPECIAL EXCEPTION OR STAFF APPROVAL HAS BEEN OBTAINED
 5 GRAND TREES WILL REMAIN (T-1, T-116, T-148, T-161, T-194)
 3 GRAND TREES (T-151, T-181, T-217) WERE GRANTED PERMISSION TO BE REMOVED DUE TO HEALTH ISSUES
 c. FOR PARCELS OF LAND PROPOSED FOR DEVELOPMENT, A MINIMUM NUMBER OF PROTECTED TREES ON THE ENTIRE PARCEL EQUAL TO 15 PROTECTED TREES PER ACRE WILL BE SAVED
 2 ACRES X 15 REQUIRES PROTECTED TREES PER ACRE = 30 TREES PROTECTED TREES REQUIRED TO REMAIN
 30 PROTECTED TREES REMAIN ON SITE (T-7, T-25, T-36, T-48, T-52, T-64, T-74, T-77, T-79, T-81, T-82, T-84, T-91, T-95, T-96, T-102, T-104, T-105, T-106, T-107, T-108, T-110, T-112, T-114, T-121, T-164, T-196, T-198, T-317, T-336)



- | | |
|--|--|
| <ul style="list-style-type: none"> ① SIDEWALK FLUSH W/ PARKING @ HANDICAP SPACES & DROP-OFF. SEE CIVIL. ② HANDICAPPED PARKING SPACE, SIGN AND BOLLARD, & WHEEL STOP ③ PROVIDE DUMPSTER ENCLOSURE. SEE A0.1 FOR PLAN AND DETAILS ④ DRIVE UNDER PORTE COCHERE TO RAMP UP TO SIDEWALK ⑤ PROVIDE 8" THICK CONCRETE APRON AT DUMPSTER PAD ⑥ GRAND TREE TO REMAIN- SEE CIVIL ⑦ PROVIDE 8'-0" X 8'-0" CONCRETE TRANSFORMER PAD ⑧ POLE LIGHT LOCATED WHERE INDICATED. SEE LANDSCAPING PLAN & ELECTRICAL SITE PLAN ⑨ PROPOSED DETENTION POND ⑩ 15'-0" X 15'-0" COVERED SEATING AREA SEE A0.1 FOR PLAN AND DETAILS ⑪ GAS METER LOCATION ⑫ PROVIDE FENCING ENCLOSURE AROUND GENERATOR PAD- SEE DETAIL A0.2 ⑬ PROVIDE 12'-8" X 22'-8" CONCRETE PAD FOR GENERATOR ⑭ CONCRETE RAMP- SEE CIVIL FOR DETAILS ⑮ STORM DRAINS - SEE CIVIL. | <ul style="list-style-type: none"> ⑯ LANDSCAPED AREA - SEE LANDSCAPING PLANS ⑰ BRUSHED CONCRETE ON SIDEWALKS ⑱ PROVIDE CONCRETE BOLLARDS AT BACK OF DUMPSTER SEE DETAIL 1/A0.1 ⑲ SEE CIVIL FOR SEWER AND WATER EASEMENT ⑳ PROVIDE PARKING LOT STRIPING AS SHOWN |
|--|--|

12 NOTES TO SHEET

4



SITE PLAN

SCALE: 1" = 20'-0" 1

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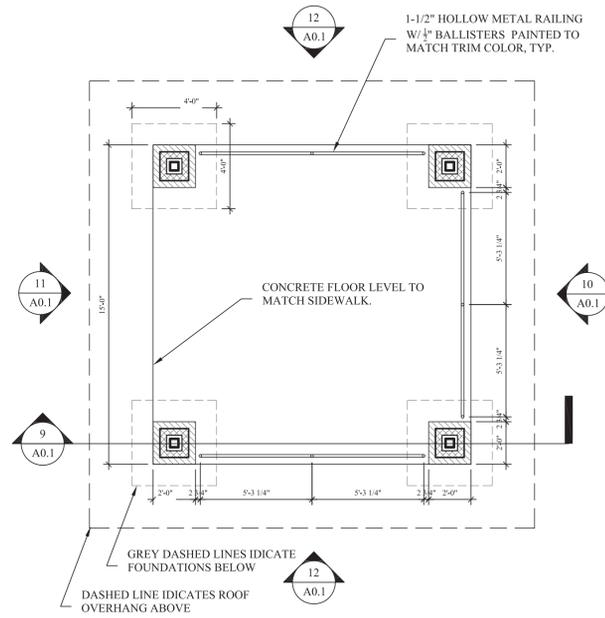
RANDALL DOVER
 ARCHITECT

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Project Number
 19019.0

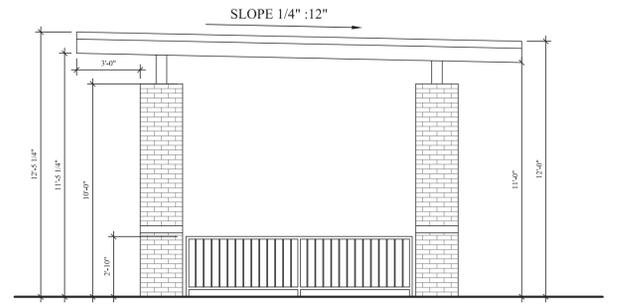
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 ARCHITECTURAL
 SITE PLAN

Sheet Number
A0.0



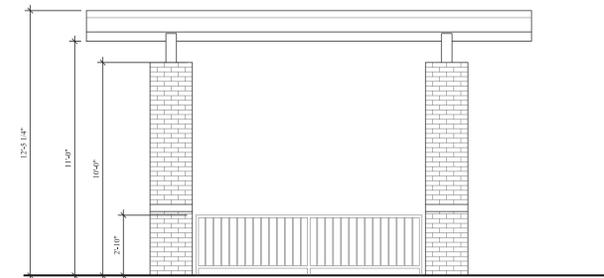
PAVILION PLAN DETAIL

SCALE: 1/4" = 1'-0" 15



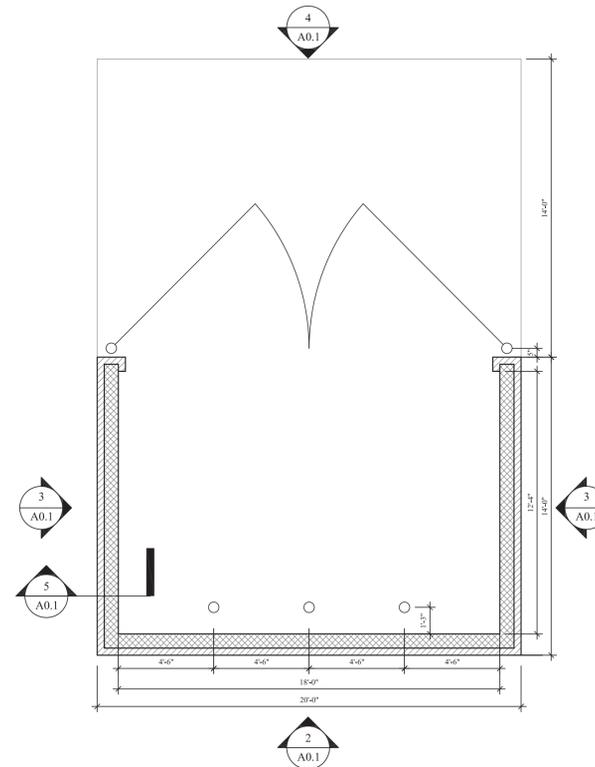
EAST/WEST PAVILION ELEVATION

SCALE: 1/4" = 1'-0" 12



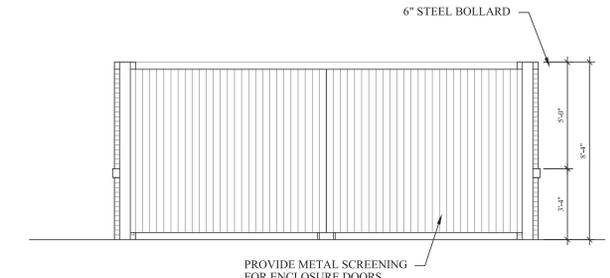
SOUTH PAVILION ELEVATION

SCALE: 1/4" = 1'-0" 11



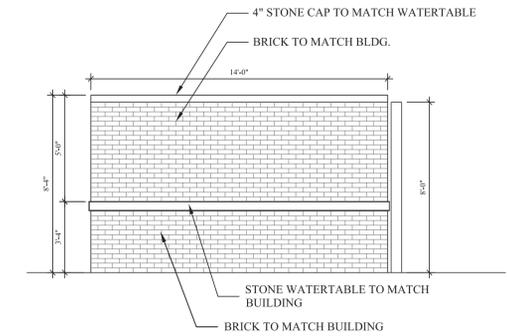
DUMPSTER PLAN DETAIL

SCALE: 1/4" = 1'-0" 7



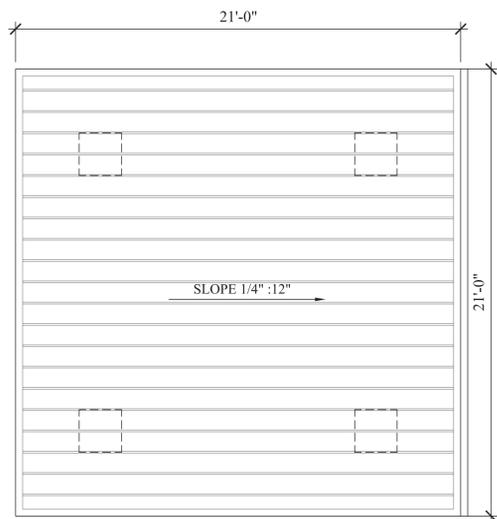
DUMPSTER ENCL. ELEVATION

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



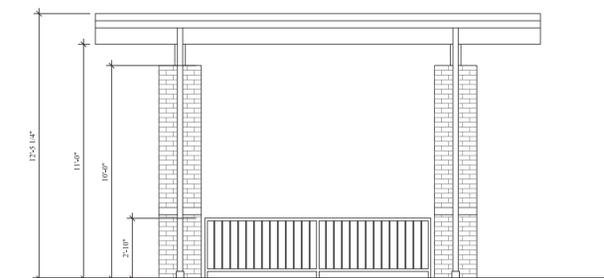
DUMPSTER ENCL. ELEVATION

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



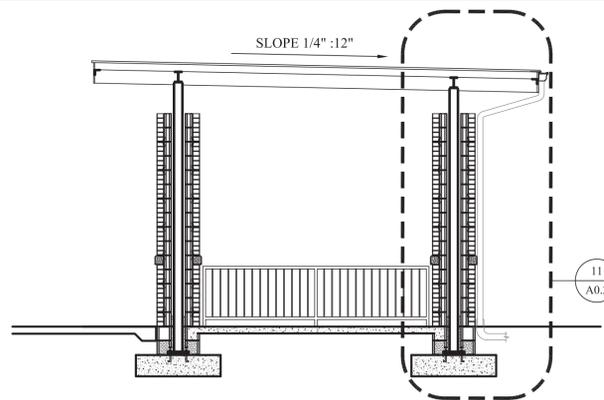
PAVILION ROOF PLAN

SCALE: 1/4" = 1'-0" 13



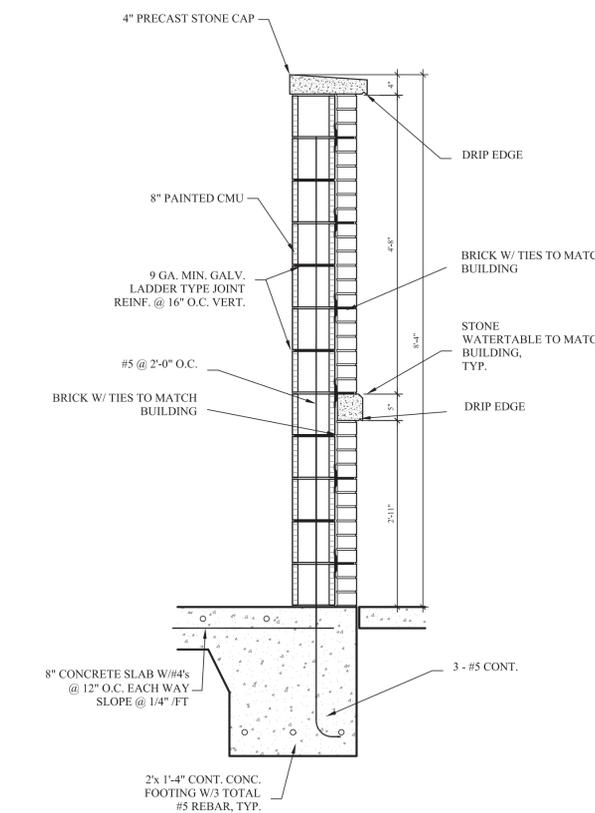
NORTH PAVILION ELEVATION

SCALE: 1/4" = 1'-0" 10



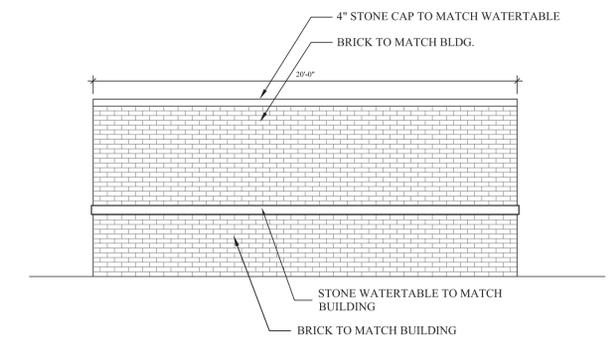
PAVILION SECTION

SCALE: 1/4" = 1'-0" 9



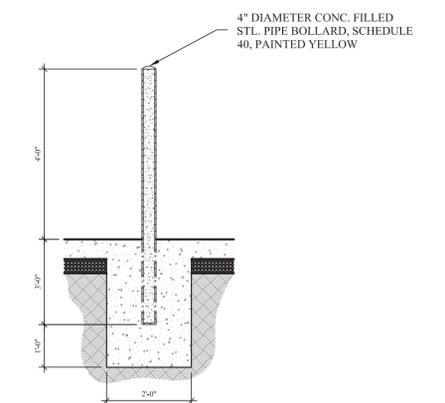
DUMPSTER ENCL. WALL SECTION

SCALE: 3/4" = 1'-0" 5



DUMPSTER ENCL. ELEVATION

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



DUMPSTER BOLLARD DETAIL

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

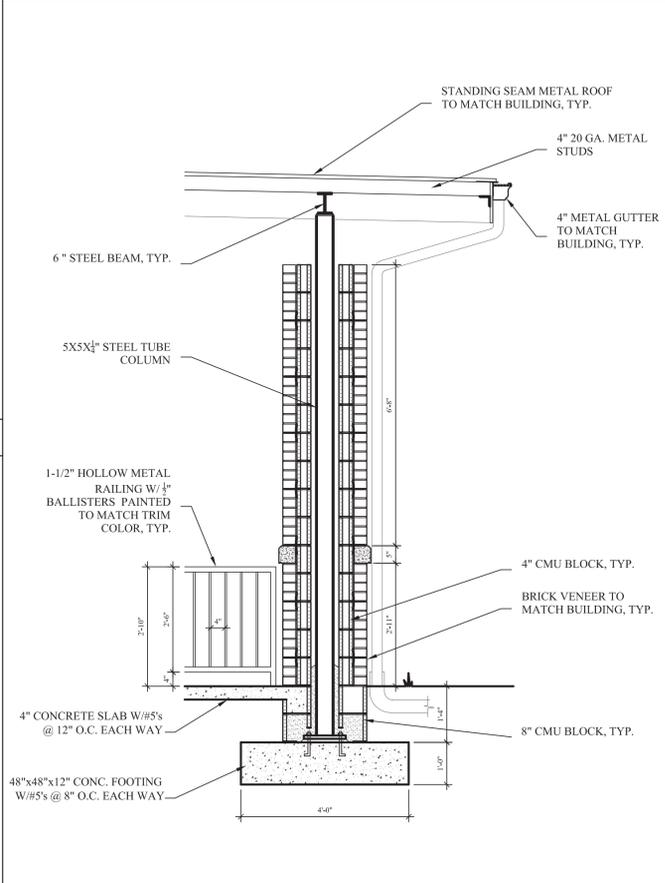
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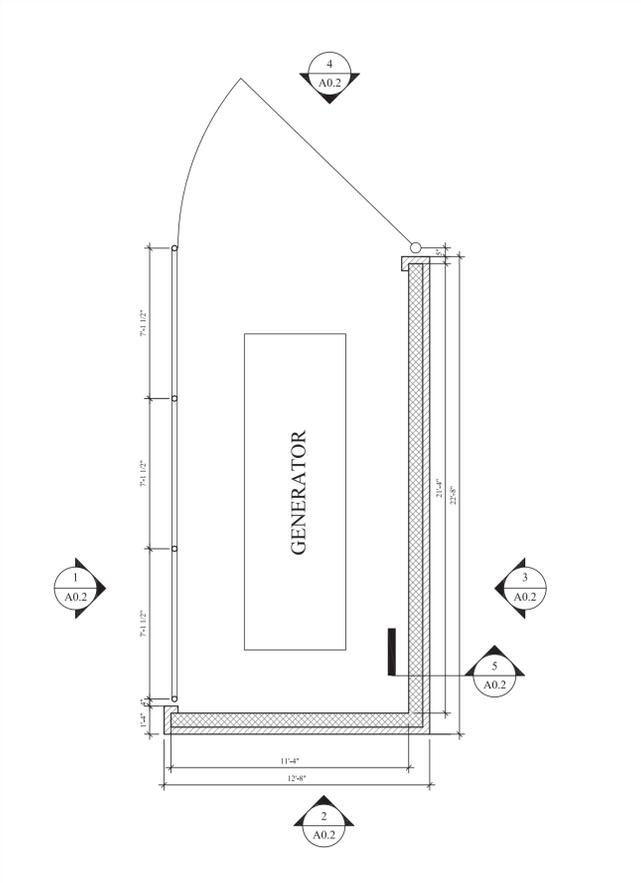
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Sheet Title
 ARCHITECTURAL
 SITE DETAILS

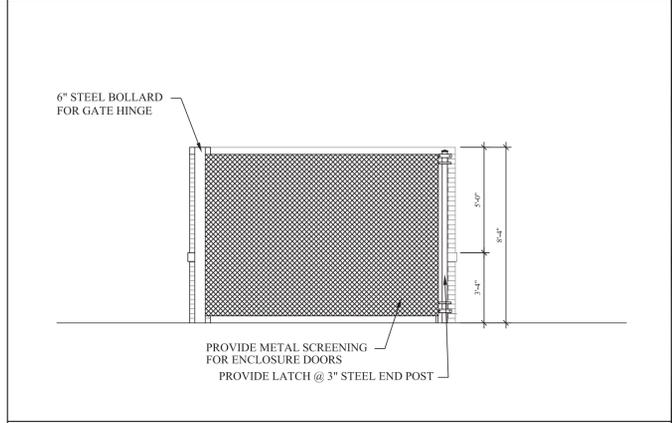
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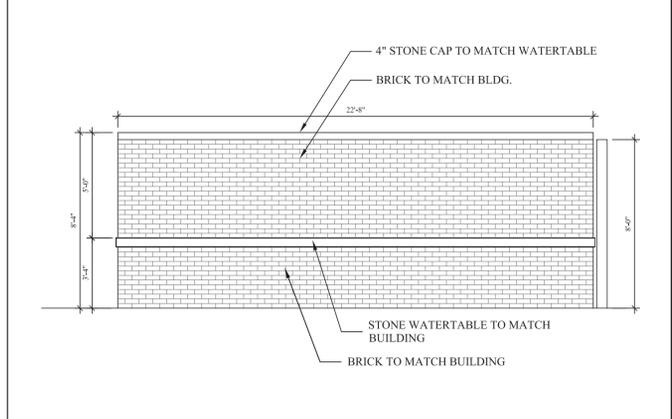
15 PAVILION COLUMN DETAIL SCALE: 1/2" = 1'-0" 11



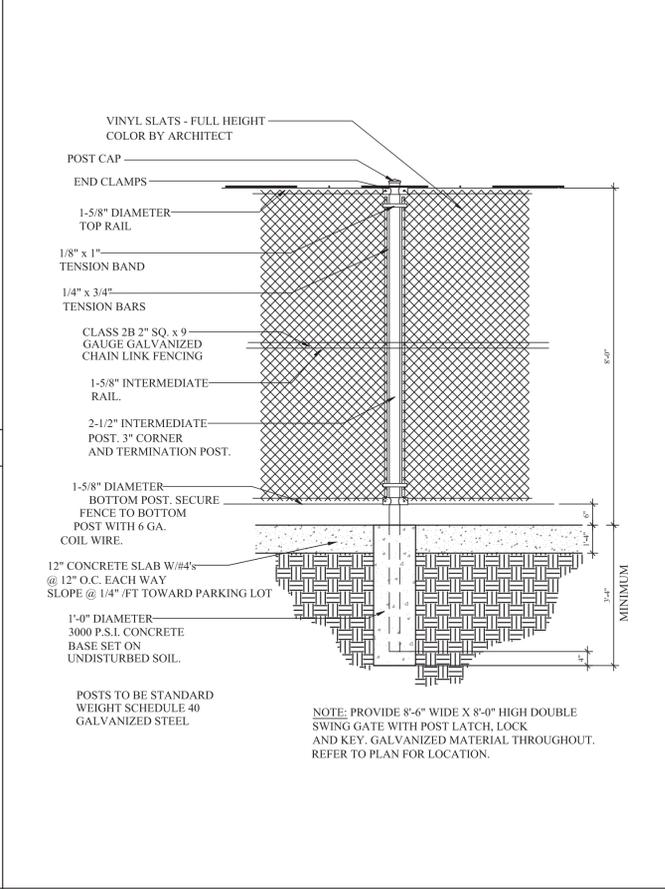
GENERATOR ENCL. PLAN DETAIL SCALE: 1/4" = 1'-0" 7



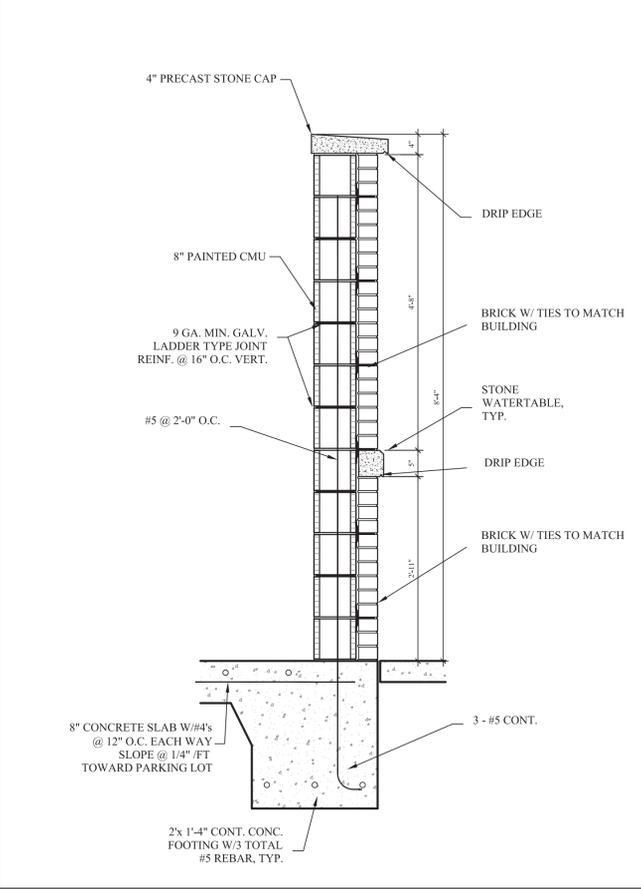
GENERATOR ENCL. ELEVATION SCALE: 1/4" = 1'-0" 4



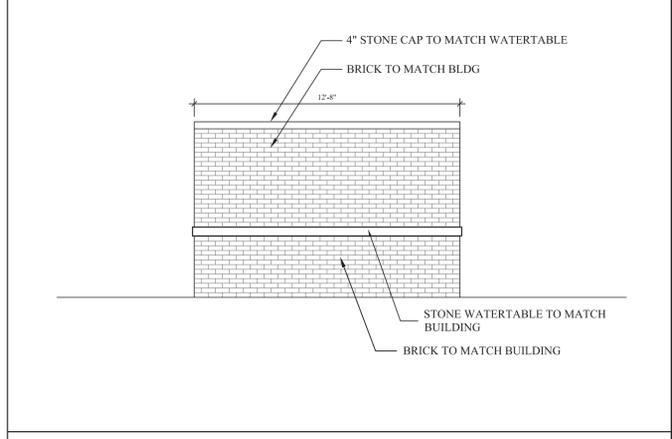
GENERATOR ENCL. ELEVATION SCALE: 1/4" = 1'-0" 3



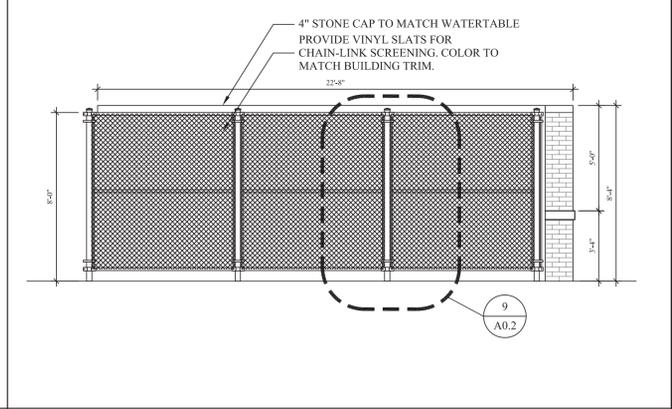
13 GENERATOR ENCL. ELEVATION SCALE: 1/2" = 1'-0" 9



GENERATOR ENCL. WALL SECTION SCALE: 3/4" = 1'-0" 5



GENERATOR ENCL. ELEVATION SCALE: 1/4" = 1'-0" 2



GENERATOR ENCL. ELEVATION SCALE: 1/4" = 1'-0" 1

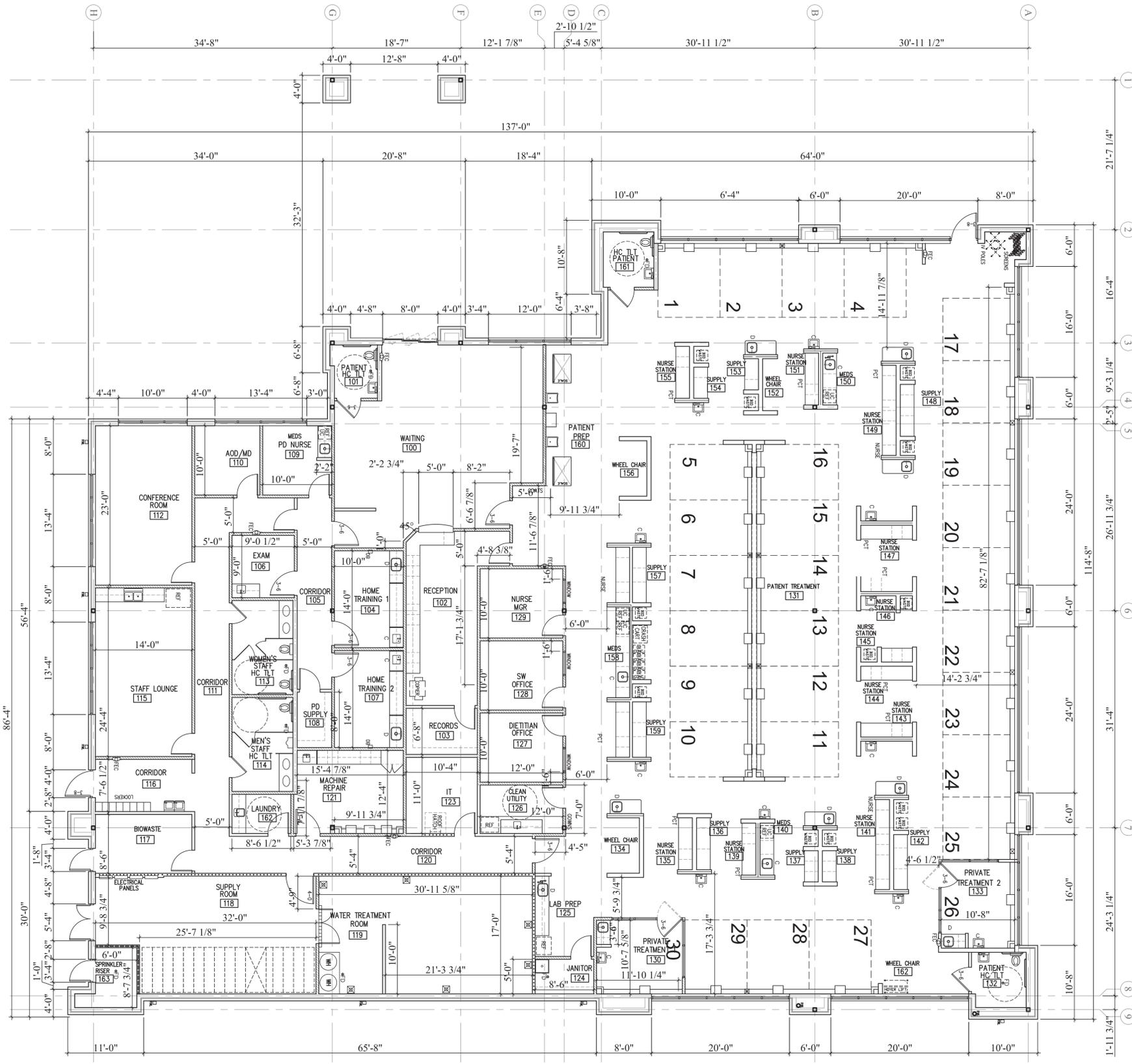
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Sheet Title
 ARCHITECTURAL
 SITE DETAILS

Sheet Number
A0.2



NOTE:
TOTAL SQUARE FOOTAGE
13,662 SF



- ① PROVIDE FLOOR DRAINS AND FLOOR SINKS AS REQUIRED. SEE PLUMBING DWGS.
- ② PROVIDE WOOD SHELVING WHERE INDICATED.
- ③ PROVIDE STEEL THRESHOLD AT RECEIVING AND SHIPPING
- ④ PROVIDE TRENCH DRAIN AT DOOR OF WATER TREATMENT ROOM SEE DETAIL 10/A7.8
- ⑤ WATER HEATER LOCATION, PROVIDE 3'-6" x 6' x 4" CONCRETE PAD
- ⑥ PROVIDE PURPLE BD AND PLYWOOD AROUND WALLS IN WATER TREATMENT ROOM. SEE DETAILS G1.1
- ⑦ RECESSED MOUNTED ELECTRICAL PANEL LOCATION, SEE ELECTRICAL DRAWINGS
- ⑧ SLOPE WATER TREATMENT FLOOR 1/4" PER 1'-0" TOWARD DRAIN.
- ⑨ ROOF HATCH ACCESS AND LADDER LOCATION SEE DETAIL A1.6 PROVIDE WALL TO DECK
- ⑩ DOWNSPOUT LOCATIONS, SEE A3.0 & A4.1

NOTES TO SHEET 4

Date / Issue
SEPTEMBER 24, 2020
DESIGN REVIEW

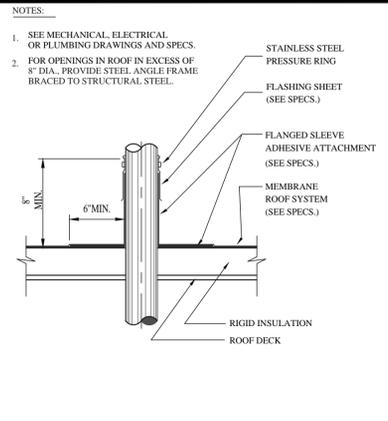
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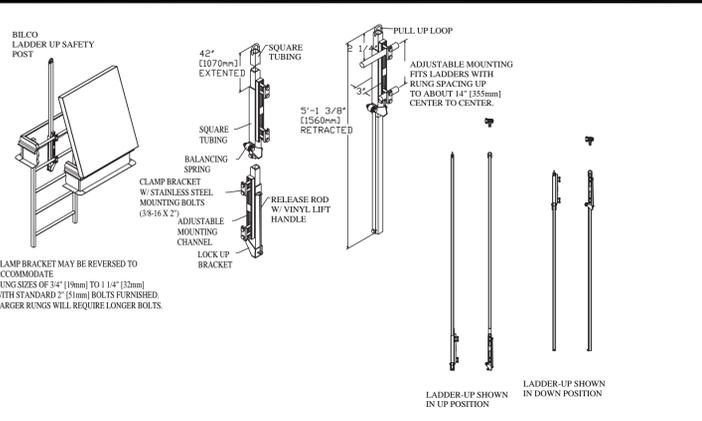
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19019.0
Sheet Title
FLOOR PLAN - DIMENSIONED
Sheet Number
A1.0

FLOOR PLAN - DIMENSIONED

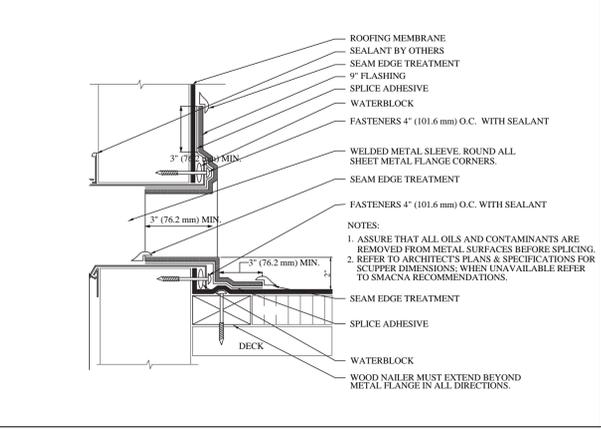
SCALE: 1/8" = 1'-0" 5



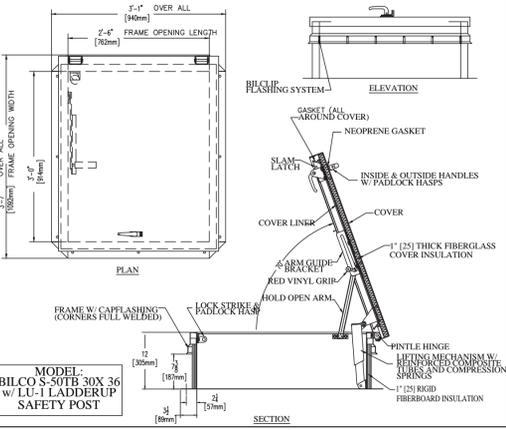
TUBULAR PENETRATION DETAIL 16



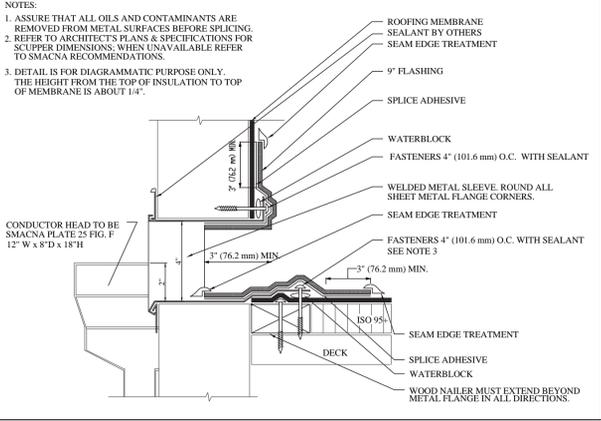
ROOF LADDER UP DETAIL 12



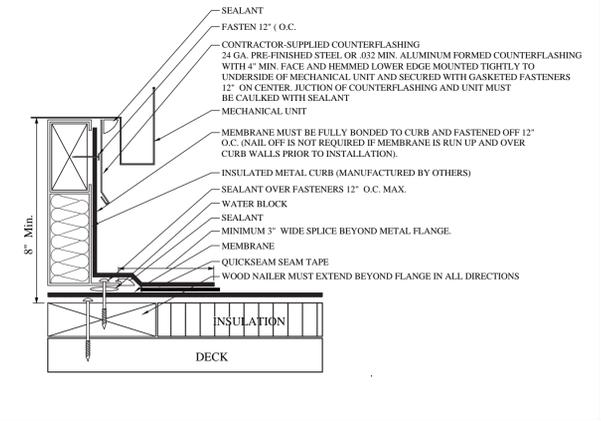
SECTION THRU OVERFLOW 15



ROOF HATCH DETAIL 11



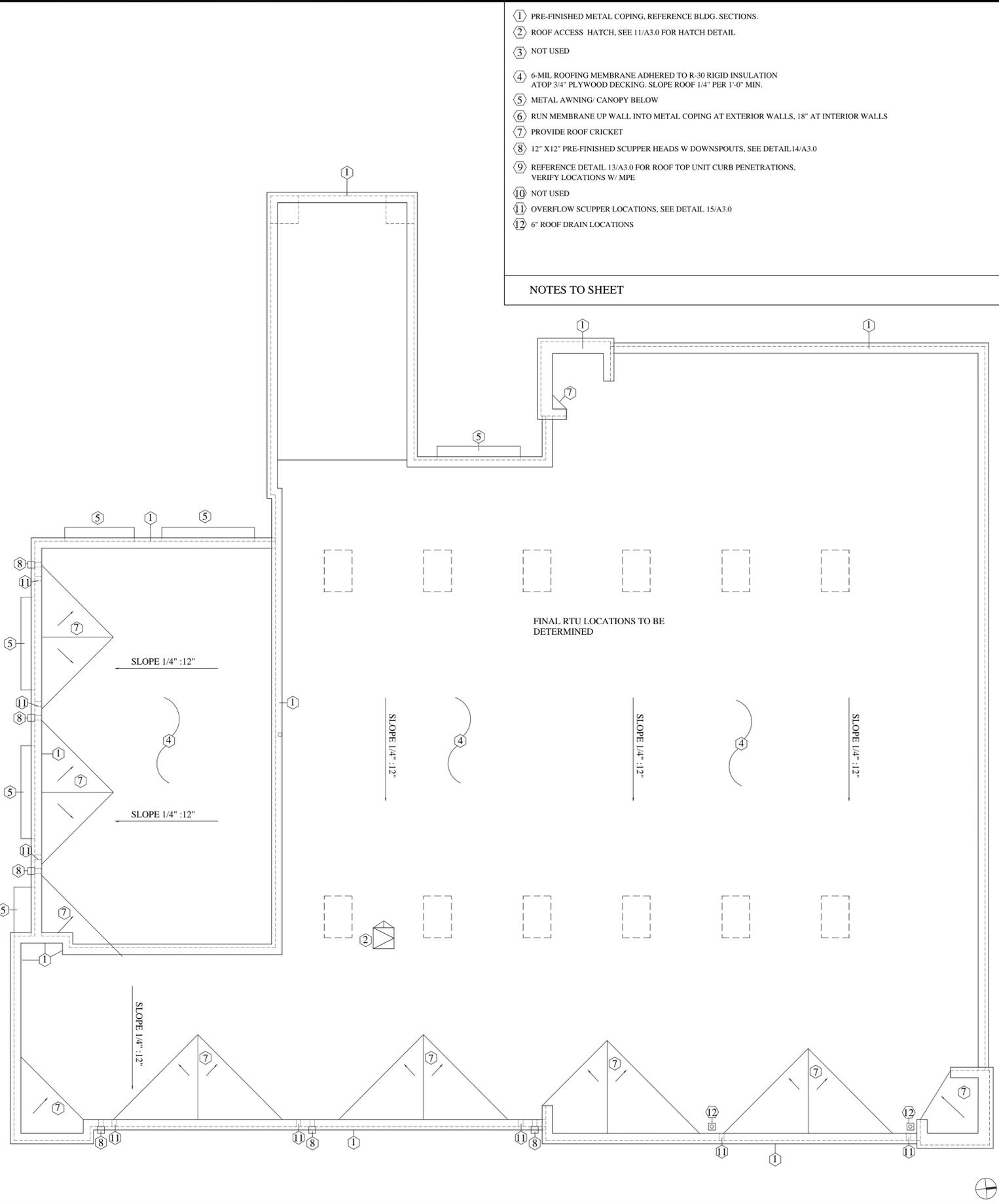
SECTION THRU SCUPPER/CONDUCTOR HEAD N.T.S. 14.



ROOF MOUNTED MECH. UNIT CURB DETAIL 13

- ① PRE-FINISHED METAL COPING, REFERENCE BLDG. SECTIONS.
- ② ROOF ACCESS HATCH, SEE 11/A3.0 FOR HATCH DETAIL
- ③ NOT USED
- ④ 6-MIL ROOFING MEMBRANE ADHERED TO R-30 RIGID INSULATION ATOP 3/4" PLYWOOD DECKING. SLOPE ROOF 1/4" PER 1'-0" MIN.
- ⑤ METAL AWNING/ CANOPY BELOW
- ⑥ RUN MEMBRANE UP WALL INTO METAL COPING AT EXTERIOR WALLS, 18" AT INTERIOR WALLS
- ⑦ PROVIDE ROOF CRICKET
- ⑧ 12" X12" PRE-FINISHED SCUPPER HEADS W/ DOWNSPOUTS, SEE DETAIL 14/A3.0
- ⑨ REFERENCE DETAIL 13/A3.0 FOR ROOF TOP UNIT CURB PENETRATIONS, VERIFY LOCATIONS W/ MPE
- ⑩ NOT USED
- ⑪ OVERFLOW SCUPPER LOCATIONS, SEE DETAIL 15/A3.0
- ⑫ 6" ROOF DRAIN LOCATIONS

NOTES TO SHEET 4



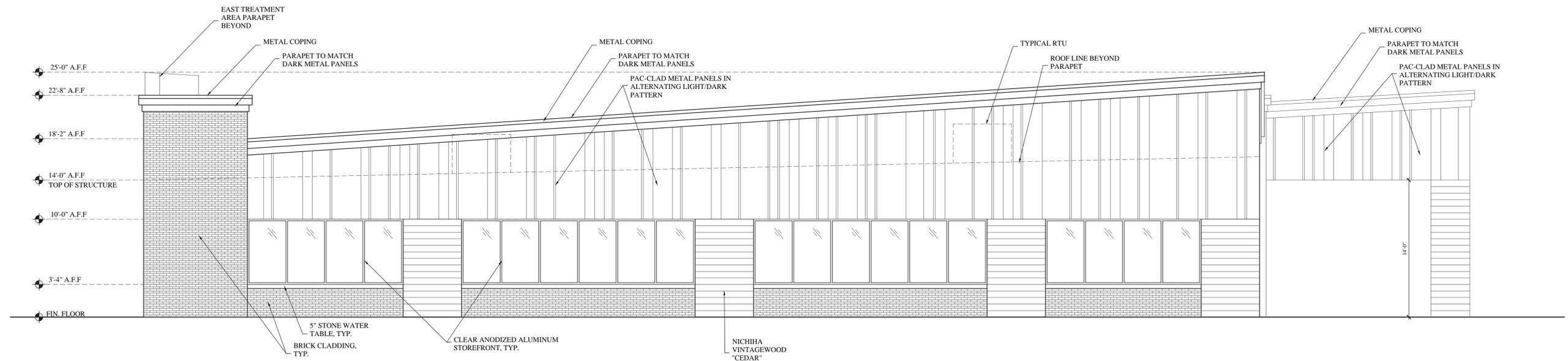
ROOF PLAN SCALE: 1/8" = 1'-0" 1

Date / Issue
 SEPTEMBER 24, 2020
 DESIGN REVIEW

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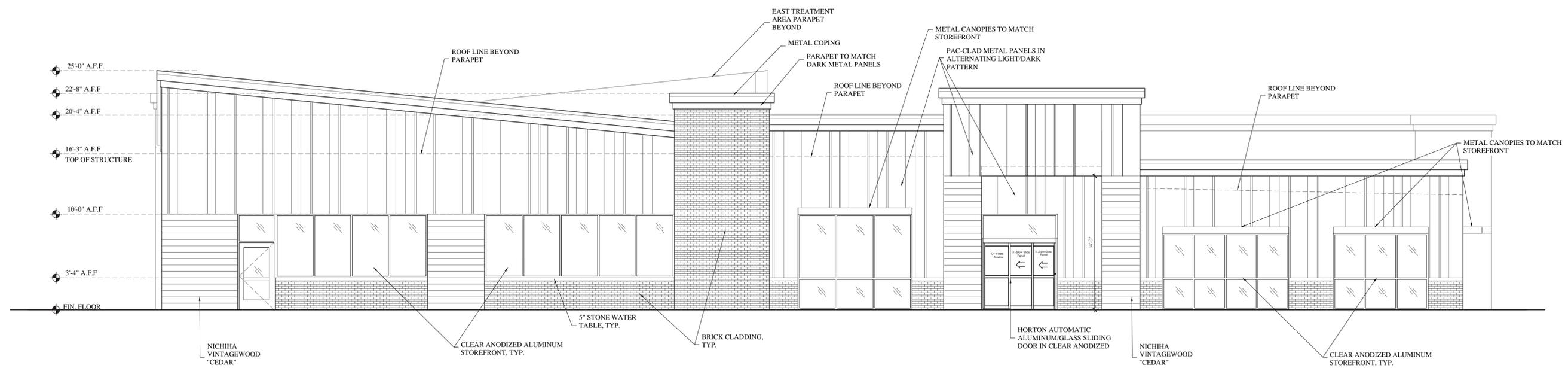
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 19019.0
 Sheet Title
 ROOF PLAN
 Sheet Number
A3.0



NORTH ELEVATION

SCALE: 3/16" = 1'-0" 3

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WEST ELEVATION

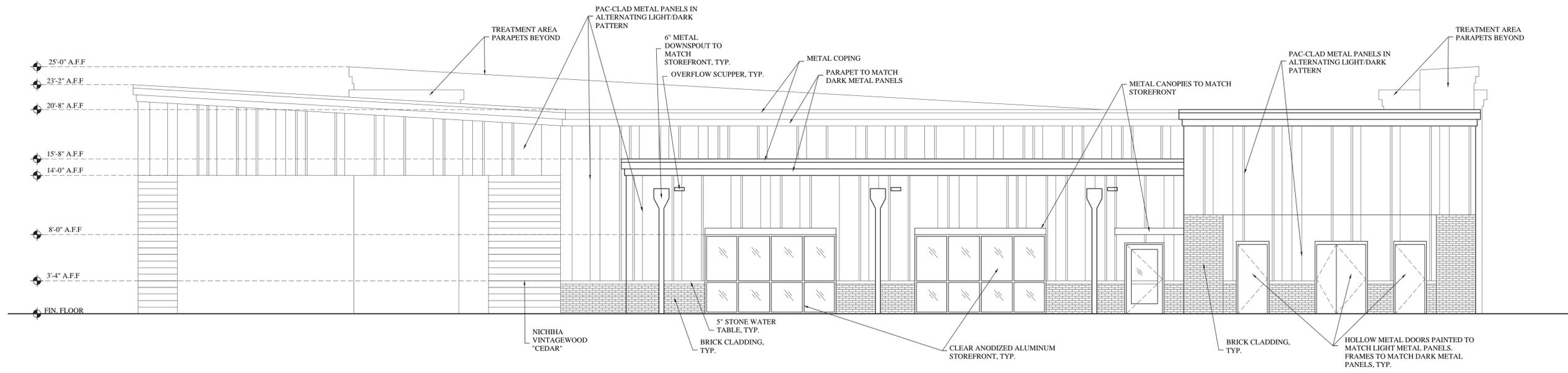
SCALE: 3/16" = 1'-0" 1

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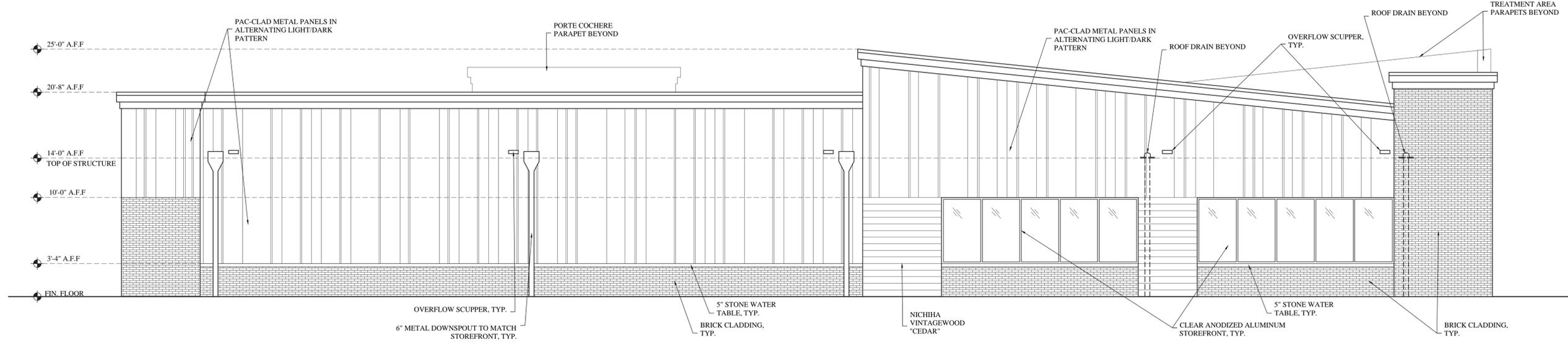
Sheet Title
 EXTERIOR ELEVATIONS

Sheet Number
A4.0



SOUTH ELEVATION

SCALE: 3/16" = 1'-0" 3



EAST ELEVATION

SCALE: 3/16" = 1'-0" 1

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 19019.0
 Sheet Title
 EXTERIOR ELEVATIONS
 Sheet Number
A4.1



EXISTING STREETScape



STREETScape ELEVATION WITH PROPOSED LANDSCAPING



STREETScape ELEVATION WITH PROPOSED LANDSCAPING HIDDEN

Date / Issue
 SEPTEMBER 24, 2020
 DESIGN REVIEW

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Project Number
 19019.0
 Sheet Title
 EXISTING SITE
 PHOTO &
 STREETScape
 ELEVATIONS

Sheet Number
A4.2



ISOMETRIC VIEW



VIEW FROM STREET



ENTRANCE FROM PARKING LOT



SIDEWALK VIEW


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Project Number
19019.0

Sheet Title

BUILDING
RENDERINGS

Sheet Number

A4.3

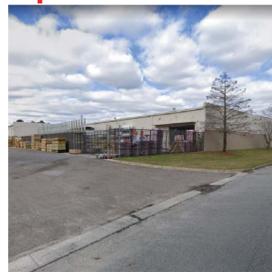
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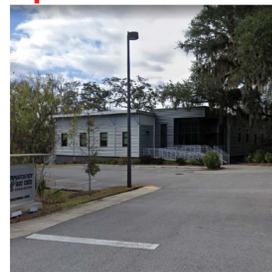
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Sheet Title
CONTEXTUAL
INSPIRATION

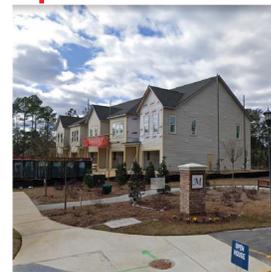
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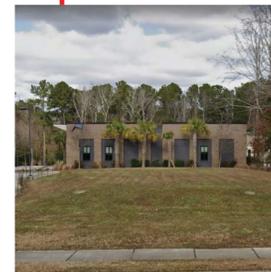
• USE OF SUBTLY DIFFERENT EARTH COLORS



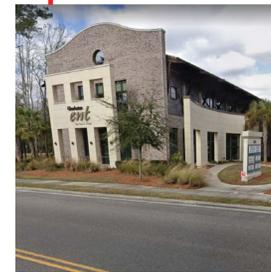
• USE OF METAL CLADDING
• LANDSCAPING PALETTE



• USE OF HORIZONTAL SIDING ELEMENTS
• LANDSCAPING PALETTE



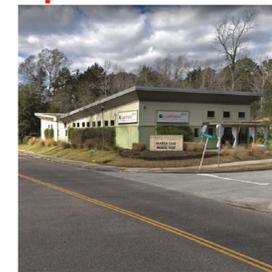
• USE OF SIMILAR BRICK COLOR
• ESTABLISHMENT OF RHYTHM USING PIERS/WINDOWS
• USE OF PARAPET
• LANDSCAPING PALETTE



• USE OF SIMILAR BRICK COLOR
• USE OF MULTIPLE MATERIALS
• CLOSE PROXIMITY TO STREET
• SCALED TO STREET
• SIDE ENTRANCE
• USE OF PARAPETS
• LANDSCAPING PALETTE



• USE OF VERTICAL METAL PANELS OF ALTERNATING COLORS
• SLOPED ROOF PORTE-COCHERE
• LANDSCAPING PALETTE



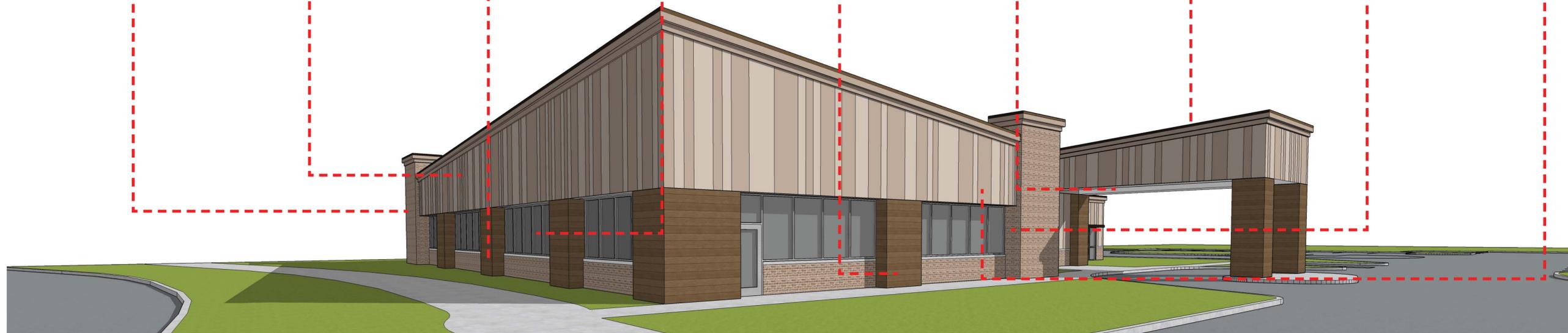
• SLOPING ROOFLINES
• USE OF VERTICAL PANELING
• USE OF HORIZONTAL SIDING
• USE OF SUBTLY DIFFERENT COLORS THROUGHOUT
• LANDSCAPING PALETTE



• USE OF EARTHY BRICK TONES



• USE OF EARTHY BRICK AND VERTICAL METAL PANELING





NORTH ELEVATION



WEST ELEVATION


W. ASHLEY FACILITY
(2280) HENRY TECKLEBURG DR
CHARLESTON, SOUTH CAROLINA 29414


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Project Number
19019.0

Sheet Title

COLORED
ELEVATIONS

Sheet Number
A4.5



SOUTH ELEVATION



EAST ELEVATION


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Sheet Title

COLORED
ELEVATIONS

Sheet Number
A4.6



THIRD DESIGN STREETSCAPE ELEVATION WITH PROPOSED LANDSCAPING



SECOND DESIGN STREETSCAPE ELEVATION WITH PROPOSED LANDSCAPING



FIRST DESIGN STREETSCAPE ELEVATION WITH PROPOSED LANDSCAPING

Date / Issue

SEPTEMBER 24, 2020
DESIGN REVIEW


W. ASHLEY FACILITY
 (2280) HENRY TECKLENBURG DR
 CHARLESTON, SOUTH CAROLINA 29414

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Project Number
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Sheet Title
OLD & NEW DESIGN
STREETSCAPE
COMPARISONS

Sheet Number

A4.7



FIRST DESIGN NORTH ELEVATION



SECOND DESIGN NORTH ELEVATION



THIRD DESIGN NORTH ELEVATION



FIRST DESIGN WEST ELEVATION



SECOND DESIGN WEST ELEVATION



THIRD DESIGN WEST ELEVATION



FIRST DESIGN SOUTH ELEVATION



SECOND DESIGN SOUTH ELEVATION



THIRD DESIGN SOUTH ELEVATION



FIRST DESIGN EAST ELEVATION



SECOND DESIGN EAST ELEVATION



THIRD DESIGN EAST ELEVATION


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Project Number
19019.0

Sheet Title

OLD & NEW DESIGN
ELEVATION
COMPARISONS

Sheet Number

A4.8

Agenda Item #5

2363 ASHLEY RIVER RD.

TMS # 354-04-00-003

Request the conceptual approval for a new 1 story storage building within an existing storage unit site.

SYMBOLS LEGEND	
SECTION HATCHES & SYMBOLS	
	SAND OR GROUT
	EARTH OR NATURAL GROUND
	POROUS FILL (GRAVEL)
	STONE
	CONCRETE
	BRICK (PLAN & SECTION)
	CONCRETE MASONRY UNIT (PLAN & SECTION)
	STEEL
	NON-FERROUS ALUMINUM
	PLYWOOD
	WOOD (FINISH)
	CONTINUOUS NOMINAL LUMBER
	DISCONTINUOUS NOMINAL LUMBER & WOOD BLOCKING (INTERRUPTED MEMBER)
	INSULATION (LOOSE OR BATT)
	RIGID INSULATION
	GLAZING (LARGE SCALE)
	GYPSUM WALL BOARD
	PLASTER WITH LATH
	ACOUSTICAL TILE
ELEVATION HATCHES & SYMBOLS	
	STONE
	BRICK OR CONCRETE BLOCK
	WOOD (FINISHED)
	GLASS
CONSTRUCTION SYMBOLS	
	COLUMN GRID
	PARTITION TAG
	ELEVATION DATUM POINT
	ROOM TAG
	UNIT TAG
	DOOR TAG
	ALIGN WITH ESTABLISHED SURFACES
	SHEET KEYNOTE
	WINDOW MARK
	REVISION REFERENCE
	SECTION IDENTIFIER
	DETAIL IDENTIFIER
	FIRE EXTINGUISHER WITHOUT CABINET
	FIRE EXTINGUISHER CABINET ON WALL
	CENTERLINE
	EXTERIOR ELEVATION
	INTERIOR ELEVATION
	GLAZING ELEVATION
	FINISH TAG
	KEYNOTE TAG
	KEYNOTE TAG
	ELEVATION LEVEL
	DETAIL REFERENCE
	WALL TAG
	WINDOW TAG

PUBLIC STORAGE GENERAL NOTES	
1. THESE DRAWINGS ARE THE PROPERTY OF THE OWNER & THE ARCHITECT & SHALL NOT BE USED WITHOUT THE OWNER'S OR ARCHITECT'S CONSENT.	32. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY. SPECIAL KNOWLEDGE OR EFFORT. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED. APPLIES ALSO TO EXIT GATES.
2. THE CONSTRUCTION DOCUMENTS (I.E. DRAWINGS, SPECIFICATIONS) SHALL NOT BE USED FOR ISSUANCE OF BUILDING PERMITS UNLESS SIGNED & SEALED BY THE ARCHITECT.	33. POST A SIGN ADJACENT TO THE REQUIRED MAIN EXIT DOOR WITH 1" LETTERING STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS." MAIN EXIT ONLY.
3. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF WORK.	34. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR WATER, DRAIN, & GAS CONNECTIONS TO ALL EQUIPMENT.
4. CHANGES TO THE PLANS BY THE OWNER AND / OR THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE PERSONS MAKING SUCH CHANGES, & NOT THAT OF THE ARCHITECT.	35. THE CITY BUILDING INSPECTOR HAS THE AUTHORITY TO REQUEST FULLY REVISED PLAN SHEETS WITH ALL FIELD CHANGES CLOUDED WITH DELTAS TO BE SUBMITTED FOR CITY PLAN REVIEW WHEN HE OR SHE DETERMINES THE NUMBER OF FIELD REVISIONS WARRANT SUCH A REQUEST.
5. THE ARCHITECT WILL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THE DRAWINGS.	36. APPROVED TEMPORARY SANITARY FACILITIES (I.E. CHEMICAL TOILETS) SHALL BE ON THE CONSTRUCTION SITE PRIOR TO REQUEST FOR FIRST INSPECTION). (HEALTH & SAFETY CODE, SECTION 5416)
6. CONSTRUCTION SHOWN & SPECIFIED SHALL CONFORM TO ALL APPLICABLE BUILDING CODES. WHERE CODES CONFLICT WITH THESE DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IN WRITING, & THE CODE REQUIREMENTS SHALL TAKE PRECEDENCE. ALL WORK & MATERIALS SHALL ALSO MEET THE REQUIREMENTS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS & NFPA.	37. CONTRACTOR AND / OR OWNER SHALL PROVIDE A TRASH BIN TO INSURE PROPER CLEAN-UP OF ALL BUILDING MATERIALS.
7. THE INTENTION OF THE DOCUMENTS IS TO DESCRIBE, IN GENERALITY, SYSTEMS & FINISHES. THE CONTRACTOR SHALL PROVIDE & INSTALL COMPLETE SYSTEMS IN ACCORDANCE WITH APPLICABLE CODES, MANUFACTURERS & ASSOCIATIONS REQUIREMENTS & RECOMMENDATIONS, OR ACCEPTABLE BUILDING PRACTICE, WHICHEVER IS MORE STRINGENT.	38. STORAGE OF BUILDING MATERIALS OR DEBRIS SHALL BE CONFINED TO THE LOT FOR WHICH THE PERMIT IS ISSUED. ADJACENT VACANT PROPERTIES MAY NOT BE UTILIZED FOR THIS PURPOSE UNLESS WRITTEN PERMISSION OF THE OWNER IS ON FILE WITH PUBLIC STORAGE & THE GENERAL CONTRACTOR. THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED IN A CLEAR CONDITION AT ALL TIMES.
8. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT & EXTENT OF THE WORK. AS THE WORK TO MAKE PARTS ALIGN & FUNCTION PROPERLY PROGRESSES THE OWNER & THE CONTRACTOR, AT NO EXTRA COST, SHALL MAKE MODIFICATIONS.	39. ALL TOILET ROOMS SHALL BE VENTILATED WITH 5 AIR CHANGES PER HOUR BY MECHANICAL MEANS. REFER TO APPLICABLE DRAWINGS.
9. RECHECK MEASUREMENTS & DIMENSIONS BEFORE STARTING EACH INSTALLATION. INSPECT BOTH THE SUBSTRATE & THE CONDITIONS FOR EACH MAJOR COMPONENT. DO NOT PROCEED UNTIL ANY UNSATISFACTORY CONDITION(S) HAVE BEEN CORRECTED IN AN ACCEPTABLE MANNER.	40. ALL PENETRATIONS AT FIRE RESISTIVE CONSTRUCTION SHALL BE PROTECTED WITH APPROVED FIRE ASSEMBLIES.
10. COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS & RECOMMENDATIONS TO THE EXTENT THAT THOSE INSTRUCTIONS & RECOMMENDATIONS ARE MORE EXPLICIT OR STRINGENT THAN REQUIREMENTS CONTAINED IN CONTRACT DOCUMENTS.	41. PROVIDE PEDESTRIAN OR VEHICULAR PROTECTION BARRICADES, TEMPORARY GUARD RAILS, AND / OR CANOPIES AS REQUIRED BY LOCAL AUTHORITIES OR AS NECESSARY FOR PEDESTRIAN & VEHICULAR SAFETY.
11. PROVIDE ATTACHMENTS & CONNECTION DEVICES & METHODS NECESSARY FOR SECURING WORK. SECURE WORK TRUE TO LINE & LEVEL. ALLOW FOR EXPANSION & BUILDING MOVEMENT.	42. EXIT SIGNS WHERE NOTED OR REQUIRED SHALL BE WORDED "EXIT" IN LETTERS HAVING THE PRINCIPAL STROKE OF NOT LESS THAN 3/4" WIDE & AT LEAST 6" HIGH & SHALL CONFORM TO CODES AND / OR APPLICABLE REGULATIONS.
12. PROVIDE UNIFORM JOINT WIDTHS IN EXPOSED WORK. ARRANGE JOINTS IN EXPOSED WORK TO OBTAIN THE BEST VISUAL EFFECT. REFER QUESTIONABLE CHOICES TO OWNER FOR FINAL DECISION.	43. CONTRACTOR SHALL COORDINATE ALL SLEEVING FOR CONDUITS UNDER SIDEWALKS, DRIVEWAYS, ETC., PRIOR TO POURING CONCRETE OR LAYING ASPHALT PAVING.
13. ANY OMISSIONS FROM THE DOCUMENTS WHICH WOULD CUSTOMARILY BE PART OF THE SYSTEM OR FINISHES SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, & WRITTEN NOTICE OF THE OMISSION SHALL BE GIVEN TO THE ARCHITECT.	44. THE GENERAL CONTRACTOR SHALL PROVIDE & INSTALL THE ADDRESS AND / OR SUITE UNIT NUMBERS PER CITY & FIRE DEPARTMENT REQUIREMENTS. VERIFY SIZE, COLOR & LOCATIONS PRIOR TO PROCEEDING.
14. REMOVE FROM SITE EXCESS EXCAVATED MATERIALS, TRASH, DEBRIS, & WASTE MATERIALS DISPOSAL SHALL BE IN A MANNER APPROVED BY STATE & LOCAL AUTHORITIES.	45. ALL ROOF WORK PENETRATION TO BE COORDINATED WITH OR COMPLETED BY OWNERS' / LANDLORDS' ROOFING CONTRACTOR TO AVOID VOIDING ROOF WARRANTY.
15. ALL WASTE MATERIALS SHALL BE REMOVED IN A MANNER WHICH PREVENTS INJURY OR DAMAGE TO PERSONS, SURROUNDING PRIVATE / PUBLIC PROPERTIES, & PUBLIC RIGHT OF WAY.	
16. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A CLEAN & SAFE WORK AREA & IS RESPONSIBLE FOR SAFETY AT THE SITE.	
17. CONTRACTOR SHALL PROVIDE ANY REQUIRED PROTECTION OF WORK. NOTHING HEREIN CONTAINED SHALL BE CONSTRUED TO NULLIFY ANY RULES, REGULATIONS OR STATUTES OF STATE OR FEDERAL AGENCIES GOVERNING THE PROTECTION OF THE PUBLIC OR WORKERS FROM HEALTH OR OTHER HAZARDS INVOLVED IN THE OPERATIONS REQUIRED TO PERFORM THIS WORK.	
18. CONSTRUCT & INSTALL TEMPORARY PROTECTION MEASURES PRIOR TO START OF CONSTRUCTION TEMPORARY PROTECTION SHALL BE REMOVED WHEN WORK IS COMPLETE. THE CONTRACTOR SHALL AT ALL TIMES PRESERVE & PROTECT THE SITE, BUILDING OR STRUCTURE FROM DAMAGE OR INJURY.	
19. ALL CONSTRUCTION EQUIPMENT & SAFEGUARDS SHALL BE CONSTRUCTED, INSTALLED & MAINTAINED IN A SUBSTANTIAL MANNER & SHALL BE SO OPERATED AS TO INSURE PROTECTION TO THE WORKERS ENGAGED THEREON & TO THE GENERAL PUBLIC. ALL EXISTING & ADJOINING IMPROVEMENTS SHALL BE PROTECTED FROM DAMAGE INCIDENTAL TO CONSTRUCTION OPERATIONS.	
20. PROTECT EXISTING ROADWAYS, WALKWAYS & ADJOINING PROPERTY. ENCLOSE STAGING EQUIPMENT & STORAGE AREAS WITH BARRICADES TO PREVENT ENTRY OF UNAUTHORIZED PERSONS. THE CONTRACTOR SHALL AT ALL TIMES PRESERVE & PROTECT THE SITE, EXISTING BUILDINGS OR STRUCTURES, & CUSTOMERS FROM DAMAGE OR INJURY.	
21. MATERIALS & EQUIPMENT REQUIRED IN CONSTRUCTION OPERATIONS SHALL BE STORED & PLACED SO AS NOT TO ENDANGER OR OBSTRUCT THE PUBLIC, THE WORKERS OR THE ADJOINING SPACES.	
22. ALL ABANDONED PIPING, CONDUITS, & DEBRIS SHALL BE REMOVED OR CAPPED.	
23. PROTECT & CAP ALL EXISTING OR NEW UTILITIES. OBTAIN REQUIRED PERMITS & LAYOUTS BEFORE STARTING WORK.	
24. THE GENERAL CONTRACTOR SHALL PROVIDE COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEMS PER THE CODE STUDY. THE CONTRACTOR SHALL PREPARE ALL NECESSARY DRAWINGS & OBTAIN APPROVALS FROM THE INSURANCE SERVICE OFFICE (ISO), WHEN REQUIRED BY OWNER, BUILDING DEPARTMENT, FIRE DEPARTMENT, & OTHER GOVERNING AGENCIES PRIOR TO SUBMITTING TO THE ARCHITECT FOR REVIEW, PRIOR TO INSTALLATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FOR A COMPLETE SYSTEM FROM CONNECTION OF SITE WATER MAIN TO INTERIOR OF BUILDING.	
25. WHEN BUILDINGS ARE FIRE SPRINKLERED THROUGHOUT, EXTEND THE FIRE SPRINKLER SYSTEM TO ALL AREAS OF THE BUILDING. PROVIDE PLANS FOR FIRE SPRINKLER WORK TO THE FIRE DEPARTMENT & TO THE PLUMBING DIVISION FOR APPROVAL PRIOR TO INSTALLATION. PROVIDING PLANS FOR FIRE SPRINKLER WORK SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY. THE GENERAL CONTRACTOR SHALL PROVIDE A CERTIFICATE OF COMPLETION ISSUED BY THE SPRINKLER CONTRACTOR A SEPARATE PERMIT IS REQUIRED FOR FIRE SPRINKLER SYSTEM MODIFICATIONS, PRIOR TO START OF INSTALLATION.	
26. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK AMONG ALL TRADES TO ASSURE A SMOOTH & HARMONIOUS FLOW OF THE JOB.	
27. PROVIDE SECURITY BARRICADES AS REQUIRED.	
28. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF CONTROLS & SWITCHES INTENDED TO BE USED BY OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING & RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING & VENTILATING EQUIPMENT SHALL NOT BE MORE THAN 48" ABOVE THE FLOOR OR WORKING PLATFORM.	
29. EXIT SIGNS SHALL BE ILLUMINATED. PROVIDE EXIT SIGNS WITH EMERGENCY BACK-UP POWER SUPPLY.	
30. GLASS DOORS, ADJACENT PANELS & ALL GLAZED OPENING WITHIN 18" OF ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD.	
31. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER & BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING; WHEN APPLICABLE OR GAS IS USED.	

GENERAL NOTES	
1. COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.	1. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, & ADDITIONAL EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.
2. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.	2. PROVIDE EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, & ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES.
3. REVIEW DOCUMENTS. VERIFY DIMENSIONS & FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.	3. PROVIDE EMERGENCY LIGHTING OF ONE-FOOT CANDLE AT FLOOR LEVEL. COMPLY WITH BUILDING CODES.
4. CENTER ELECTRICAL RECEPTACLE OUTLETS NOT LESS THAN 18" ABOVE THE FLOOR OR WORKING PLATFORM.	4. MAINTAIN AISLES AT LEAST 44" WIDE AT PUBLIC AREAS
5. OWNER WILL PROVIDE WORK NOTED AS "BY OTHERS" OR "NIC" (NOT IN CONTRACT) UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE & COORDINATE TO ASSURE AN ORDERLY SEQUENCE OF INSTALLATION.	5. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL DOORS SHALL HAVE APPROVED LEVER HANDLES.
6. PROVIDE EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, & ALARMS IN CONFORMANCE WITH CODES & ORDINANCES.	6. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GAS & HAZARDOUS SUBSTANCES SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
7. MAINTAIN WORK AREAS TO BE SECURE & LOCKABLE DURING CONSTRUCTION.	7. WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.
8. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT.	8. EMERGENCY WARNING SYSTEMS SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.
9. PARTITIONS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR." ALLOW FOR APPROPRIATE THICKNESS OR FINISHES.	9. KNOX BOX FOR FIRE DEPARTMENT RAPID ENTRY SHALL BE INSTALLED PER JURISDICTION.
10. COORDINATE & PROVIDE BLOCKING / BACKING FOR MILLWORK & ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.	
FIRE DEPARTMENT NOTES	
NOTE: IF A FIRE ALARM MONITORING SYSTEM IS REQUIRED. LOCATIONS OF FIRE ALARM PANEL & STROBES ARE TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.	
POWER & COMMUNICATION NOTES	
1. PRIOR TO CORING SLAB, REVIEW LOCATIONS WITH ARCHITECT & IF NECESSARY, COORDINATE LOCATIONS WITH OWNER.	
2. VERIFY EQUIPMENT SPECIFICATIONS, POWER, & INSTALLATION REQUIREMENTS WITH MANUFACTURER TO ENSURE PROPER FIT & FUNCTION. COORDINATE WITH ELECTRICAL ENGINEER AS REQUIRED.	
3. VERIFY MOUNTING REQUIREMENTS OF ELECTRICAL, TELEPHONE & OTHER EQUIPMENT.	
4. IDENTIFY DEDICATED OR ISOLATED GROUND ELECTRICAL OUTLETS WITH A RED DOT.	
5. MOUNT STANDARD WALL OUTLETS, SWITCHES & THERMOSTATS AT HEIGHTS REQUIRED BY ADA / TAS GUIDELINES, UNLESS NOTED OTHERWISE. WHEN THERMOSTAT & LIGHT SWITCH OCCUR TOGETHER, INSTALL BOTH ALIGNED HORIZONTALLY WITH CENTER LINE AT 3' - 2" ABOVE FINISHED FLOOR.	
6. INDICATED DIMENSIONS ARE TO THE CENTER LINE OF OUTLET OR SWITCH, OR GROUP OF OUTLETS OR SWITCHES, UNLESS NOTED OTHERWISE.	
7. PROVIDE MATCHING COVER PLATES, RECEPTACLES & RELATED ITEMS. PROVIDE ONE-PIECE TYPE GANG COVER PLATES, UNLESS OTHERWISE NOTED.	

ABBREVIATIONS			
A	AC ACCESS ACQUIS	AIR CONDITION(ING) ACCESSORY ACOUSTICAL	KIT KITCHEN
	AL AL	ALUMINUM	LAV LAVATORY
	ALT ALTERNATE		LB POUND
	ANUNC ANNUNCIATOR		£ BRITISH POUND (CURRENCY)
	ANOD ANODIZED		LT LIGHT
	APPL APPLIANCE		LVLG LEVELING LOUVER
	ARCH ARCHITECT(URAL)		
	AUTO AUTOMATIC		
	AVG AVERAGE		
	& AND		
B	BLDG BUILDING		M
	BOLL BOLLARD		MAX MAXIMUM
	BD BOARD		MFR MANUFACTURED
	BLKG BLOCKING		MCH MECHANICAL
	BRDLM BROADLOOM BUILT UP		MTL METAL
			MEM MEMBRANE
			MEZZ MEZZANINE
			MIN MINIMUM
			MISC MISCELLANEOUS
			MLWK MILLWORK
			MOIST MOISTURE
			MOT MOTOR(IZED)
			MTD MOUNTED
C	CAB CABINET		N
	CFT CARPET		NIC NOT IN CONTRACT
	CEM CEMENT(ITIOUS)		NO (#) NUMBER
	CER CERAMIC		NTS NOT TO SCALE
	CLG CEILING		
	COATG COATING		
	COILG COILING		
	CONC CONCRETE		O
	CONST CONSTRUCTION		OH OPPOSITE HAND
	CONT CONTINUOUS(ATION)		ORNA ORNAMENTAL
	CONTR CONTRACT(OR)		OVFL OVERFLOW
	COV COVER		OVHD OVERHEAD
	CMU CONCRETE MASONRY UNIT		OPNG OPENING(S)
			OPR OPERABLE
D	DBL DOUBLE		P
	DEPT DEPARTMENT		PTN PARTITION
	DES DESIGN(ED)		PED PEDESTRIAN
	DET DETAIL		PBD PARTICLE BOARD
	DF DRINKING FOUNTAIN		PNL PANEL
	DIA DIAMETER		POLYST POLYSTYRENE
	DIFF DIFFUSER		PORT PORTABLE
	DIM DIMENSION		PREFIN PREFINISHED
	DISP DISPENSER		PREFAB PREFABRICATED
	DIV DIVISION		PLAM PLASTIC LAMINATE
	DN DOWN		PLAS PLASTER
	\$ DOLLAR (US CURRENCY)		PLSTC PLASTIC
	DR DISCONNECT		PLYWD PLYWOOD
	DSCON DISCONNECT		PRTECN PROTECTION
	DWR DRAWER		
E	EJ EXPANSION JOINT		R
	ELAST ELASTOMERIC		RDR READER
	ELEC ELECTRICAL		RECES RECESSED
	EMBED EMBED(D)(ING)		RECP RECEPTACLE
	ENGR ENGINEER(ED)		REF REFERENCE
	ENTR ENTRANCE		REFL REFLECTED
	EQ EQUAL		REFR REFRIGERATOR
	EQUIP EQUIPMENT		REQ REQUIRED
	EXIST EXISTING		RESIS RESIST(ANT)(IVE)
	EXP JT EXPANDED JOINT		REIN REINFORCE(D)(ING)
	EXPS EXPOSE(D)		(MENT)
	EXT EXTERIOR		RESIL RESILIENT
			ROOFG ROOFING
			RM ROOM
			ROU ROUGH OPENING
F	FAB FABRICATION		S
	FD FLOOR DRAIN		SCR SCRIBE
	FE FIRE EXTINGUISHER		SECUR SECURITY
	FEC FIRE EXTINGUISHER		SF SQUARE FEET
	FHC FIRE HOSE CABINET		SGL SINGLE
	FIN FINISH		SHORG SHORING
	FLDG FOLDING		SIM SIMILAR
	FPLC FIREPLACE		SS STAINLESS STEEL
	FR FIRE RAT(ING)(ED)		STD STANDARD
	FR.G FRAMING		STL STEEL
	FXD FIXED		STRFR STOREFRONT
	FXTR FIXTURE		STRUCT STRUCTURAL
	FLR FLOOR(ING)		SURF SURFACE
	FURN FURNITURE		SUSP SUSPENDED
	FWC FABRIC WALL		SYST(S) SYSTEM(S)
	COVERING COVERING		
G	GA GAUGE		T
	GD GRADE(ING)		THK THICK
	GFRC GLASS FIBER		TLT TOILET
	REINFORCED REINFORCED		TRAF TRAFFIC
	GFRG CONCRETE		TRANS TRANSPARENT
	REINFORCED GLASS FIBER		TRTD TREATED
	GFRF GYPSUM		T&G TONGUE & GROOVE
	REINFORCED GLASS FIBER		TYP TYPICAL
	GFRC REINFORCED PLASTER		
	GL GLASS		U
	GR GRADE(ING)		UNDRLAY UNDERLAYMENT
	GYP GYPSUM		UTIL UTILITY
			UNO UNLESS NOTED
			UNLESS OTHERWISE
			UNLESS OTHERWISE
			NOTED
			V
			VEH VEHICLE
			VERT VERTICAL
			VIF VERIFY IN FIELD
			W
			WI WITH
			WC WATER CLOSET
			WD WOOD
			WDW WINDOW
			WIO WITHOUT
			WT WEIGHT
			WTRPRF WATERPROOFING
J	JAN JANITOR		
	JT JOINT		

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merri man anderson
architecture - planning
interior design
300 N. FIELD ST.
DALLAS, TEXAS 75202
214.987.1299
214.987.2138 (FAX)

35% CD

NOT FOR CONSTRUCTION

Public Storage

PS ASHLEY ROAD
2363 Ashley River Rd
Charleston, South Carolina 29414

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REVISIONS:
PROJECT NUMBER:
maa2020143
ISSUE DATE:
10/07/2020
SHEET NAME:
GENERAL NOTES, SYMBOLS, & ABBREVIATIONS
SHEET NUMBER:
GO.01

Chapter 3 - Building Blocks
302 Floor or Ground Surfaces

Section 302.1 General. Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

EXCEPTIONS:

1. Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant.
2. Areas of sport activity shall not be required to comply with 302.

302.2 Carpet. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.

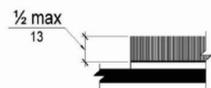


Figure 302.2 Carpet Pile Height

302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

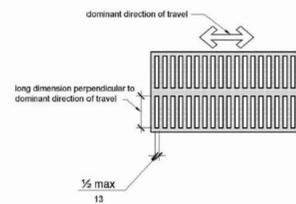


Figure 302.3 Elongated Openings in Floor or Ground Surfaces

303 Changes in Level

303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.

EXCEPTIONS:

1. Animal containment areas shall not be required to comply with 303.
2. Areas of sport activity shall not be required to comply with 303.
- 303.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

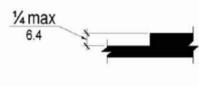


Figure 303.2 Vertical Change in Level

303.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

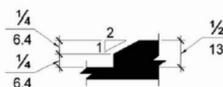


Figure 303.3 Beveled Change in Level

304 Turning Space

304.1 General. Turning space shall comply with 304.

304.2 Floor or Ground Surfaces. Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

304.3 Size. Turning space shall comply with 304.3.1 or 304.3.2.

304.3.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.

304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.

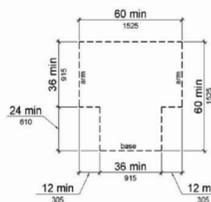


Figure 304.3.2 T-Shaped Turning Space

304.4 Door Swing. Doors shall be permitted to swing into turning spaces.

305 Clear Floor or Ground Space

305.1 General. Clear floor or ground space shall comply with 305.

305.2 Floor or Ground Surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

305.3 Size. The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.

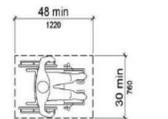


Figure 305.3 Clear Floor or Ground Space

305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306.

305.5 Position. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

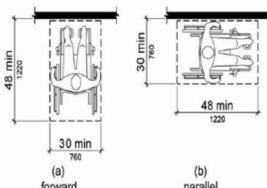


Figure 305.4 Clear Floor or Ground Space

305.6 Approach. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space.

305.7 Maneuvering Clearance. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2.

305.7.1 Forward Approach. Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).

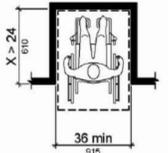


Figure 305.7.1 Maneuvering Clearance in an Alcove, Forward Approach

305.7.2 Parallel Approach. Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm).

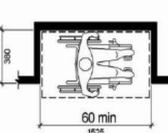


Figure 305.7.2 Maneuvering Clearance in an Alcove, Parallel Approach

306.1 General. Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

306.2 Toe Clearance.

306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2.

306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.

306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance.

306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum.

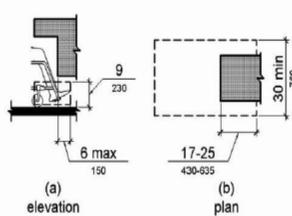


Figure 306.2 Toe Clearance

306.3 Knee Clearance.

306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height.

306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum.

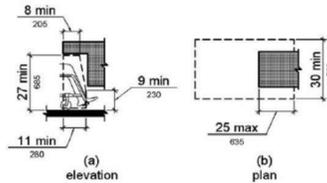


Figure 306.3 Knee Clearance

307 Protruding Objects

307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

EXCEPTION: Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

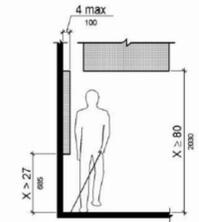


Figure 307.2 Limits of Protruding Objects

307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

EXCEPTION: Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

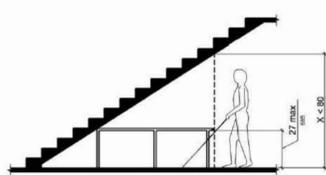


Figure 307.4 Vertical Clearance

307.5 Required Clear Width. Protruding objects shall not reduce the clear width required for accessible routes.

308 Reach Ranges

308.1 General. Reach ranges shall comply with 308.

308.2 Forward Reach.

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

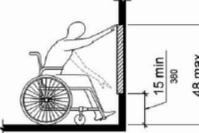


Figure 308.2.1 Unobstructed Forward Reach

308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

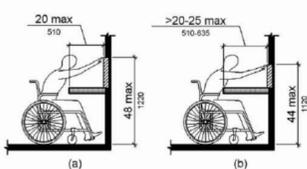


Figure 308.2.2 Obstructed High Forward Reach

308.3 Side Reach.

308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

EXCEPTIONS:

1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10 inches (255 mm) maximum.
2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.

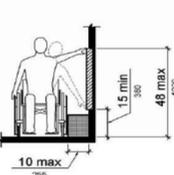


Figure 308.3.1 Unobstructed Side Reach

308.3.2 Obstructed High Side Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.

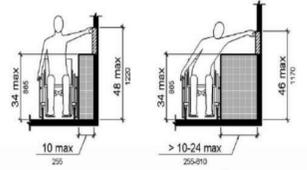


Figure 308.3.2 Obstructed High Side Reach

Chapter 4 Accessible Routes

403 Walking Surfaces

403.1 General. Walking surfaces that are a part of an accessible route shall comply with 403.

403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302.

403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

403.4 Changes in Level. Changes in level shall comply with 303.

403.5 Clearances. Walking surfaces shall provide clearances complying with 403.5.

EXCEPTION: Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

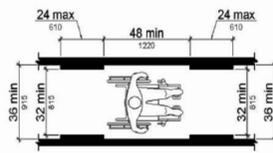


Figure 403.5.1 Clear Width of an Accessible Route

403.5.2 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.

EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

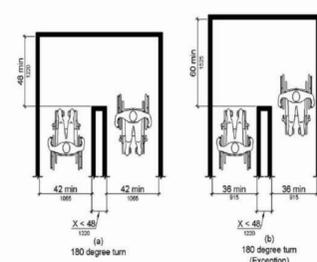


Figure 403.5.2 Clear Width at Turn

403.5.3 Passing Spaces. An accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of 200 feet (61 m) maximum. Passing spaces shall be either: a space 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum; or, an intersection of two walking surfaces providing a T-shaped space complying with 304.3.2 where the base and arms of the T-shaped space extend 48 inches (1220 mm) minimum beyond the intersection.

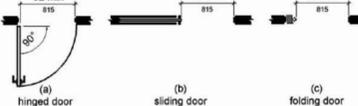
403.6 Handrails. Where handrails are provided along walking surfaces with running slopes not steeper than 1:20 they shall comply with 505.

404 Doors, Doorways, and Gates

404.2.3 Clear Width. Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening with lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

EXCEPTIONS:

1. In alterations, a projection of 5/8 inch (16 mm) maximum into the required clear width shall be permitted for the latch side stop.
2. Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.



404.2.4 Maneuvering Clearances. Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

404.2.4.1 Swinging Doors and Gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm) ¹
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Push	54 inches (1370 mm)	42 inches (1065 mm)
From latch side	Push	42 inches (1065 mm) ²	22 inches (560 mm) ²
From latch side	Pull	48 inches (1220 mm) ¹	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm) ¹	24 inches (610 mm)

1. Add 12 inches (305 mm) if closer and latch are provided.
2. Add 6 inches (150 mm) if closer and latch are provided.
3. Beyond hinge side.
4. Add 6 inches (150 mm) if closer is provided.

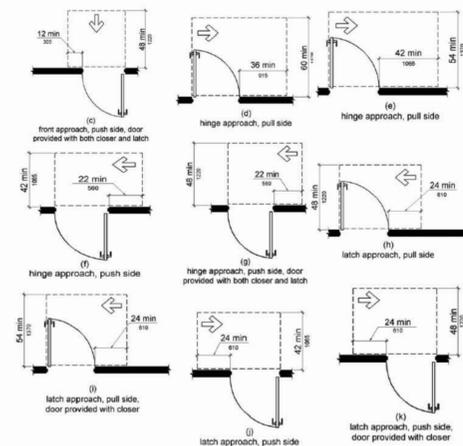
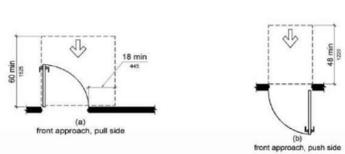


Figure 404.2.4.1 Maneuvering Clearance at Manual Swinging Doors and Gates

404.2.4.2 Doorways without Doors or Gates, Sliding Doors, and Folding Doors. Doorways less than 36 inches (915 mm) wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 404.2.4.2.

EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

Approach Direction	Minimum Maneuvering Clearance	
	Perpendicular to Doorway	Parallel to Doorway (beyond stop/latch side unless noted)
From front	48 inches (1220 mm)	0 inches (0 mm)
From side ¹	42 inches (1065 mm)	0 inches (0 mm)
From pocket/hinge side	42 inches (1065 mm)	22 inches (560 mm) ²
From stop/latch side	42 inches (1065 mm)	24 inches (610 mm)

1. Doorway with no door only.
2. Beyond pocket/hinge side.

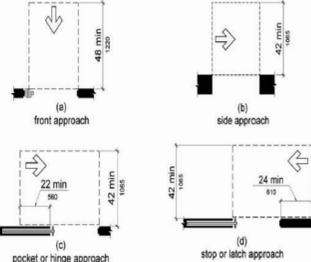


Figure 404.2.4.2 Maneuvering Clearances at Doorways without Doors, Sliding Doors, Gates, and Folding Doors

404.2.4.3 Recessed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.

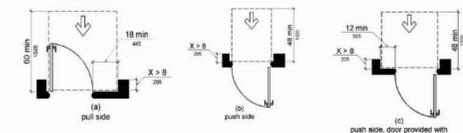


Figure 404.2.4.3 Maneuvering Clearances at Recessed Doors and Gates

404.2.6 Doors in Series and Gates in Series. The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

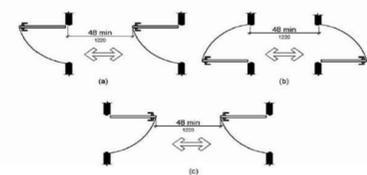


Figure 404.2.6

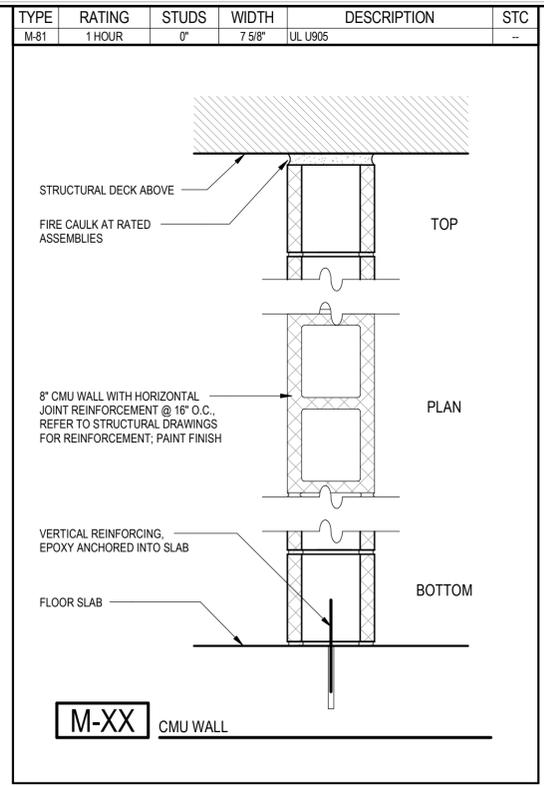
404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

404.2.8.1 Door Closers and Gate Closers. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

404.2.9 Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:

1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum.
2. Sliding or folding doors: 5 pounds (22.2 N) maximum.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.



- ### GENERAL NOTES
- REFER TO FLOOR PLANS FOR PARTITION LOCATIONS.
 - PROVIDE WATER RESISTANT GYPSUM BOARD AT RESTROOMS, BREAKROOM, & JANITOR'S CLOSET; IF USED.
 - REFER TO THE STRUCTURAL DRAWINGS FOR THE STUD SPACING OF ALL LOAD BEARING WALLS. APPLY THIS SPACING TO NON-LOAD BEARING WALLS AS WELL.
 - EXTERIOR STUD SPACING SHALL BE 24" O.C.
 - METAL PANELS SHALL EXTEND FROM FLOOR TO 8' - 4" AT DISPLAY AREAS.
 - ALL WOOD BLOCKING SHALL BE NON-COMBUSTABLE TREATED WOOD, IF USED

LEGEND

WALL CATEGORY	STUD OR MASONRY SIZE	INDICATOR	FIRE RATING	ABBREVIATIONS
				G = GYPSUM
				F = FURRING
				M = MASONRY
				1 = 1-5/8"
				2 = 2-1/2"
				3 = 3-5/8"
				4 = 4"
				6 = 6"
				8 = 8"

THROUGH-PENETRATION FIRESTOP SYSTEMS

SYSTEMS LISTED USING ALPHA-NUMERIC IDENTIFICATION ARE FROM THE U.L. FIRE RESISTANCE DIRECTORY, VOLUME 2

TYPE OF PENETRANT	FLOOR PENETRATION SYSTEMS		WALL PENETRATION SYSTEMS	
	CONCRETE FLOORS WITH THICKNESS LESS THAN OR EQUAL TO 5 INCHES	FRAMED FLOORS	CONCRETE OR MASONRY WALLS WITH THICKNESS LESS THAN OR EQUAL TO 8 INCHES	FRAMED WALLS
NO PENETRATING ITEMS	C-AJ-0000-0999 OR F-A-0000-0999	F-C-0000-0999	C-AJ-0000-0999 OR W-J-0000-0999	W-L-0000-0999
METALLIC PIPE, CONDUIT, OR TUBING	C-AJ-1000-1999 OR F-A-1000-1999	F-C-1000-1999	C-AJ-1000-1999 OR W-J-1000-1999	W-L-1000-1999
NON-METALLIC PIPE, CONDUIT, OR TUBING	C-AJ-2000-2999 OR F-A-2000-2999	F-C-2000-2999	C-AJ-2000-2999 OR W-J-2000-2999	W-L-2000-2999
ELECTRICAL CABLES	C-AJ-3000-3999 OR F-A-3000-3999	F-C-3000-3999	C-AJ-3000-3999 OR W-J-3000-3999	W-L-3000-3999
CABLE TRAYS WITH ELECTRICAL CABLES	C-AJ-4000-4999 OR F-A-4000-4999	F-C-4000-4999	C-AJ-4000-4999 OR W-J-4000-4999	W-L-4000-4999
INSULATED PIPES	C-AJ-5000-5999 OR F-A-5000-5999	F-C-5000-5999	C-AJ-5000-5999 OR W-J-5000-5999	W-L-5000-5999
MISC. ELECTRICAL PENETRANTS	C-AJ-6000-6999 OR F-A-6000-6999	F-C-6000-6999	C-AJ-6000-6999 OR W-J-6000-6999	W-L-6000-6999
MISC. MECHANICAL PENETRANTS	C-AJ-7000-7999	F-C-7000-7999	C-AJ-7000-7999 OR W-J-7000-7999	W-L-7000-7999
GROUPINGS OF PENETRANTS	C-AJ-8000-8999 OR F-A-8000-8999	F-C-8000-8999	C-AJ-8000-8999 OR W-J-8000-8999	W-L-8000-8999

FOR PENETRATIONS OF FIRE-RESISTANCE-RATED FLOOR OR WALL ASSEMBLIES, PROVIDE UL-LISTED THROUGH-PENETRATION FIRESTOP SYSTEM FROM APPLICABLE UL NUMBER RANGE LISTED ABOVE THAT COMPLIES WITH SECTION 07840-FIRESTOPPING AND IS SUITABLE FOR PENETRATION CONDITIONS.

GENERAL NOTES

- REFER TO SHEET G0.01 FOR GENERAL NOTES & ABBREVIATIONS.
- REFER TO ELECTRICAL FOR EMERGENCY LIGHTING & EMERGENCY SIGN LOCATIONS.
- THE BUILDING IS TO BE FULLY SPRINKLERED.
- CONTRACTOR SHALL INSTALL AUTOMATIC FIRE SPRINKLER SYSTEM TO COMPLY WITH ALL STATE AND LOCAL CODES.
- ALL FIRE RATED WALLS TO EXTEND TO THE UNDERSIDE OF DECK ABOVE.
- ALL FIRE RATED WALLS TO HAVE SEALS AT THE FINISH FLOOR AND UNDERSIDE OF DECKING ABOVE.
- PROVIDE FIRE EXTINGUISHER CABINETS IN LOCATIONS AS SHOWN AND COMPLYING WITH NFPA 13.
- MAXIMUM TRAVEL DISTANCE TO PORTABLE FIRE EXTINGUISHERS/FIRE EXTINGUISHER CABINETS - 75 FEET. MINIMUM RATING SHALL BE ONE-2A:10B-C RATED EXTINGUISHER FOR EACH 1500 SQ. FT. OF FLOOR SPACE. THE FIRE EXTINGUISHER(S) SHALL HAVE A CURRENT INSPECTION/SERVICE TAG FROM A LICENSED FIRE EXTINGUISHER COMPANY. FIRE MARSHALL SHALL HAVE FINAL DETERMINATION OF ALL FIRE EXTINGUISHER CABINET & EXIT SIGN LOCATIONS.
- HEIGHT OF PORTABLE FIRE EXTINGUISHER SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 4'-4" FEET ABOVE THE FLOOR.
- REFER TO ELECTRICAL DRAWINGS FOR QUANTITY & LOCATION OF SMOKE DETECTORS.
- REFER TO ELECTRICAL DRAWINGS FOR LOCATION OF FIRE ALARM SIGNALS (VISUAL AND AUDIBLE).
- TACTILE EXIT SIGN SHALL BE PROVIDED AT ALL EXIT DOORS, EXIT STAIRS, EXIT RAMPS & EXIT ROUTES AS REQUIRED BY CODE.
- EXIT DOORS SHALL OPEN OVER A LANDING NOT MORE THAN 1/2' BELOW THE THRESHOLD.

DOOR & STAIR MINIMUM WIDTHS

17,500 SF MAXIMUM TABULAR VALUE
 + 35,000 SF AREA INCREASE FOR SPRINKLING
 = 52,500 SF MAXIMUM AREA INCREASE WITH 100% FRONTAGE
 65,625 SF MAXIMUM ALLOWABLE AREA PER FLOOR BY CODE

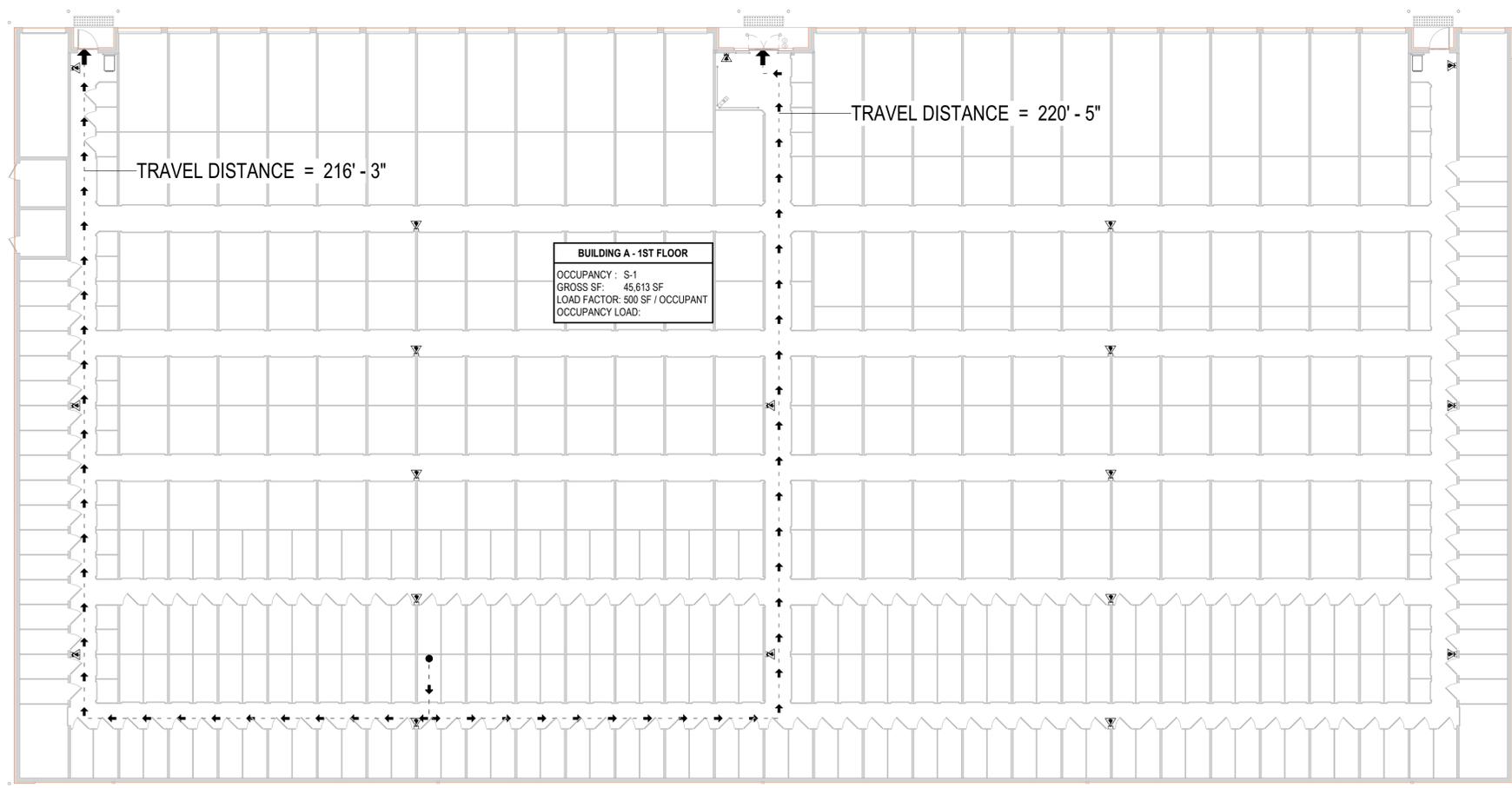
132 MAXIMUM OCCUPANT LOAD = 65,625 SF / 500 SF PER OCCUPANT

27" MINIMUM REQUIRED DOOR WIDTH CALCULATION = 132 * 0.2"
 36" MINIMUM DOOR WIDTH PROVIDED

40" MINIMUM REQUIRED STAIR WIDTH CALCULATION = 132 * 0.3"
 44" MINIMUM REQUIRED STAIR WIDTH PER CODE
 48" MINIMUM STAIR WIDTH PROVIDED

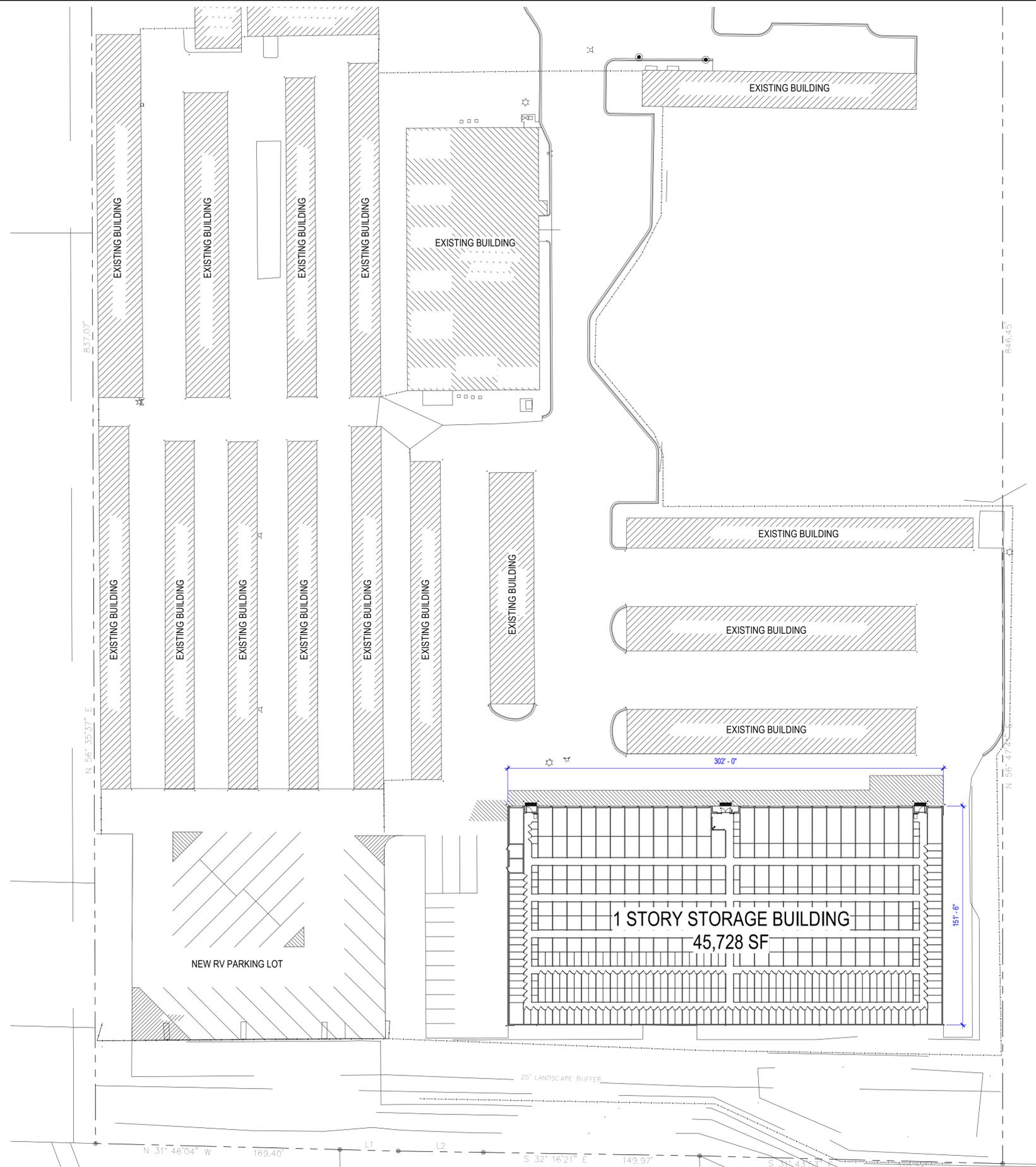
LIFE SAFETY LEGEND

-  FIRE EXTINGUISHER
-  EXIT SIGN
-  TRAVEL DISTANCE

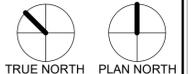


BUILDING A - 1ST FLOOR
 OCCUPANCY: S-1
 GROSS SF: 45,613 SF
 LOAD FACTOR: 500 SF / OCCUPANT
 OCCUPANCY LOAD:

1 LIFE SAFETY PLAN - 1ST FLOOR
 1/16" = 1'-0"



1 SITE PLAN
1" = 40'-0"



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**NOT FOR
CONSTRUCTION**



PS ASHLEY ROAD
2363 Ashley River Rd
Charleston, South Carolina 29414

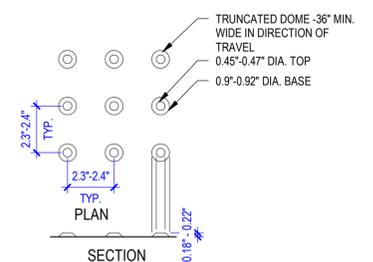
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REVISIONS:

NO.	DESCRIPTION

PROJECT NUMBER:
maa2020143
ISSUE DATE:
10/07/2020
SHEET NAME:
SITE PHOTOGRAPHS

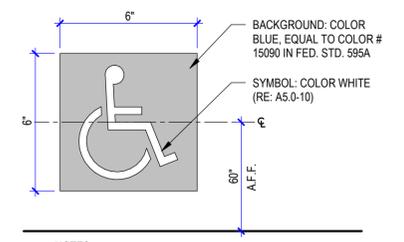
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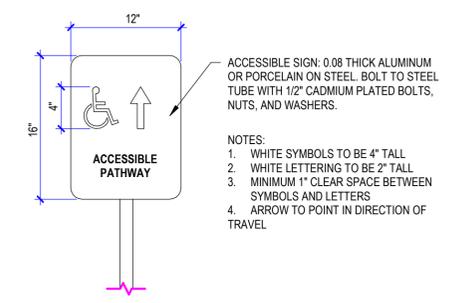
TRUNCATED DOME DETECTABLE WARNING LAYOUT
* TRUNCATED DOMES TO CONFORM WITH SECTION 11B-705 CALIFORNIA BUILDING.
** CONTRACTOR TO FURNISH AND INSTALL WAUSAU TILE TRUNCATED DOMES PRODUCT WITH THICK MORTAR METHOD.

6 TRUNCATED DOME DETAILS
1/2" = 1'-0"



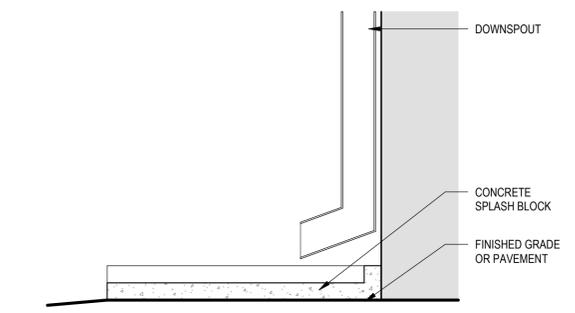
NOTES:
1. PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN ON ALL EXTERIOR ENTRANCE DOORS AS LOCATED ON THE FLOOR PLAN.
2. FINISH AND CONTRAST: PROVIDE CONTRASTING COLORS OF CHARACTERS AGAINST BACKGROUND. SIGNS SHALL BE NON-GLARE FINISH.
3. MOUNTING HEIGHT SHALL BE 60" A.F.F. TO CENTER LINE OF THE SIGN. LOCATE AT LATCH SIDE OF A SINGLE-LEAF DOOR, AND ON THE RIGHT SIDE OF A DOUBLE-LEAF PANEL ON THE ADJACENT WALL.

3 ACCESSIBILITY SIGN @ ENTRANCE
12" = 1'-0"

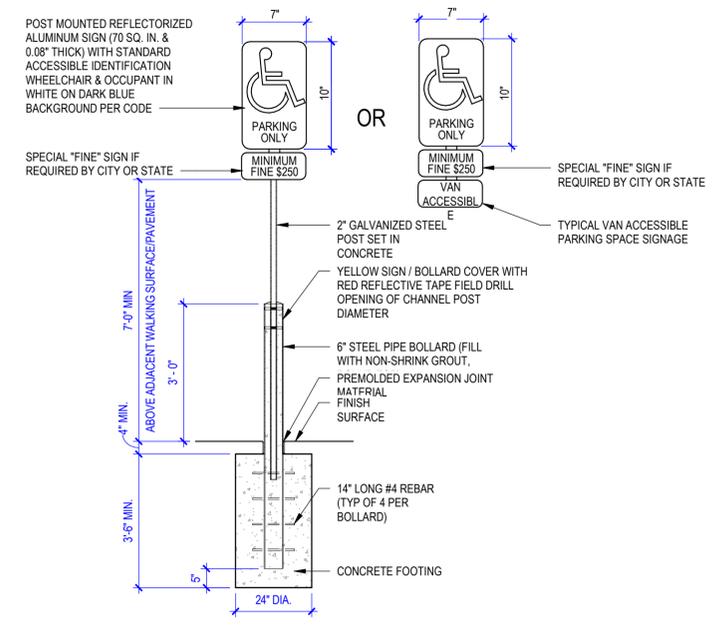


ACCESSIBLE SIGN: 0.08 THICK ALUMINUM OR PORCELAIN ON STEEL. BOLT TO STEEL TUBE WITH 1/2" CADMIUM PLATED BOLTS, NUTS, AND WASHERS.
NOTES:
1. WHITE SYMBOLS TO BE 4" TALL
2. WHITE LETTERING TO BE 2" TALL
3. MINIMUM 1" CLEAR SPACE BETWEEN SYMBOLS AND LETTERS
4. ARROW TO POINT IN DIRECTION OF TRAVEL

5 ACCESSIBLE PATH SIGN
1/2" = 1'-0"

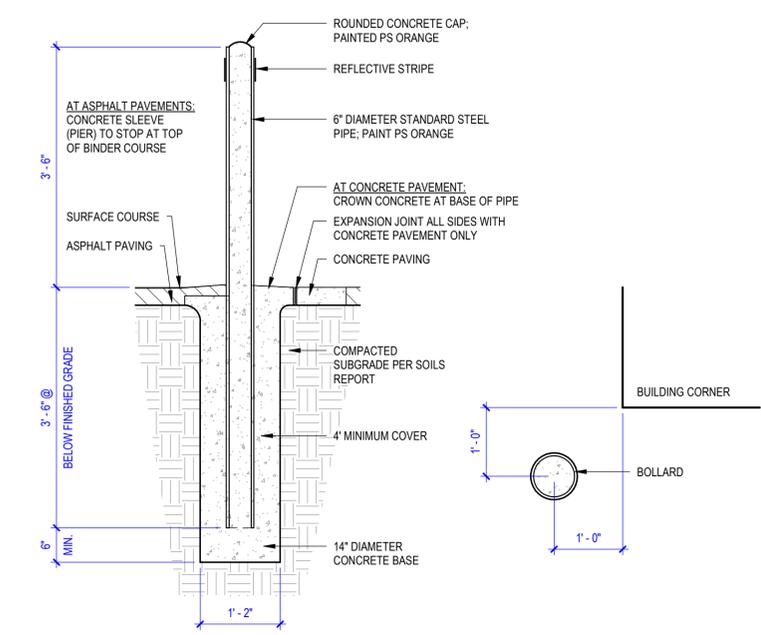


2 DOWNSPOUT SPLASH BLOCK DETAIL
1 1/2" = 1'-0"



NOTES:
1. CONTRACTOR SHALL COORDINATE INSTALLATION OF BOLLARD COVER PRIOR TO SIGNAGE INSTALLATION.
2. LETTERING, SYMBOL AND BORDER SHALL BE REFLECTIVE WHITE ON BLUE BACKGROUND.

4 ACCESSIBLE PARKING SIGN
1/2" = 1'-0"



1 BOLLARD TYPICAL
3/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

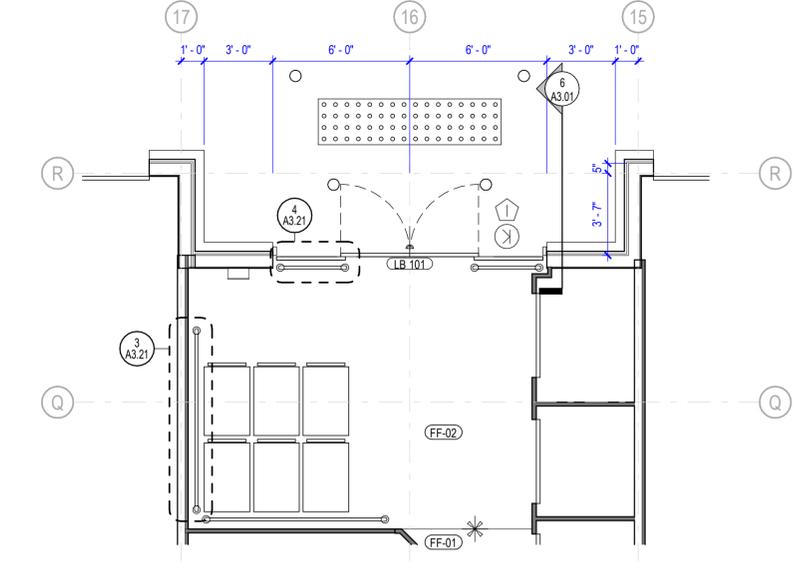
- REFER TO SHEET G0.01 FOR ADDITIONAL GENERAL NOTES.
- REFER TO LIFE SAFETY SHEET(S) FOR THE GRAPHIC REPRESENTATION OF THE EXTENTS OF FIRE RATED PARTITIONS.
- REFER TO LINER PLANS FOR WALL PROTECTION LOCATIONS.
- REFER TO SHEET G2.00 FOR PARTITION TYPES.
- ALL EXTERIOR WALLS ARE DIMENSIONED TO THE FINISHED FACE OF MASONRY & EDGE OF SLAB, UNLESS NOTED OTHERWISE.
- ALL EXTERIOR OPENING DIMENSIONS ARE TO THE ROUGH OPENING, UNLESS NOTED OTHERWISE.
- ALL INTERIOR PARTITIONS THAT ARE NOT IN THE STORAGE AREA ARE TYPE "G-40", UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING & GROUNDS IN WALLS AS REQUIRED FOR WALL MOUNTED TOILET ACCESSORIES, CASEWORK, MILLWORK, SHELVING, EQUIPMENT, & SIGNAGE.
- MOUNT ALL SINKS & LAVATORIES WITH AT LEAST 1'-3" FROM THE CENTERLINE OF THE FIXTURE TO THE FINISHED FACE OF AN ADJACENT WALL.
- PROVIDE A MINIMUM CLEAR FLOOR SPACE OF 1'-0" AT THE PUSH SIDE OF EVERY DOOR EQUIPPED WITH A CLOSER & LATCH, UNLESS DIMENSIONED OTHERWISE.
- PROVIDE A MINIMUM CLEAR FLOOR SPACE OF 1'-6" AT THE PULL SIDE OF EVERY DOOR EQUIPPED WITH A CLOSER, UNLESS DIMENSIONED OTHERWISE.
- MANEUVERING CLEARANCES AT EXTERIOR ENTRANCE DOORS SHALL MEET ADA STANDARDS & SHALL NOT EXCEED A 2% OR 1:50 SLOPE FOR A MINIMUM DISTANCE OF 5'-0" FROM THE FACE OF THE DOOR. AT A SINGLE LEAF DOOR, THE MINIMUM LANDING SHALL BE THE WIDTH OF THE DOOR PLUS 2'-0" ON THE LATCH SIDE OF THE DOOR. AT A DOUBLE LEAF DOOR, THE MINIMUM LANDING SHALL BE THE WIDTH OF THE PAIR OF DOORS.
- GRIDLINE DIMENSIONS ARE TO THE CENTERLINE OF FRAMING UNLESS INDICATED OTHERWISE.
- LOCATE ALL SLAB CONTROL JOINTS WITHIN STORAGE UNITS. JOINTS SHALL NOT RUN THE LENGTH OF CORRIDORS. SEE STRUCTURAL DRAWINGS FOR JOINT SPACING.
- ALL DRYWALL OCCURRING WITHIN THE STORAGE UNITS & CORRIDORS SHALL BE COVERED WITH METAL PANEL UP TO 8'-4". REFER TO LINER PLAN.
- ALL SHARP OR UNFINISHED EDGES SHALL BE PROTECTED BY HEMMING OR A PROTECTIVE COVER.
- ALL EXPOSED SCREW TIPS SHALL BE COVERED WITH "MOCAPS" PLASTIC PROTECTION.
- ALL METAL STUD FRAMING SHALL BE PROVIDED BY THE G.C. REFER TO LINER PLANS FOR PARTITION PANELS WITHOUT FRAMING.
- PROTECT SHAFT ENCLOSURES, WHICH ARE PERMITTED TO BE PENETRATED BY DUCTS & AIR TRANSFER OPENINGS, WITH APPROVED FIRE & SMOKE DAMPERS AS REQUIRED.

LEGEND

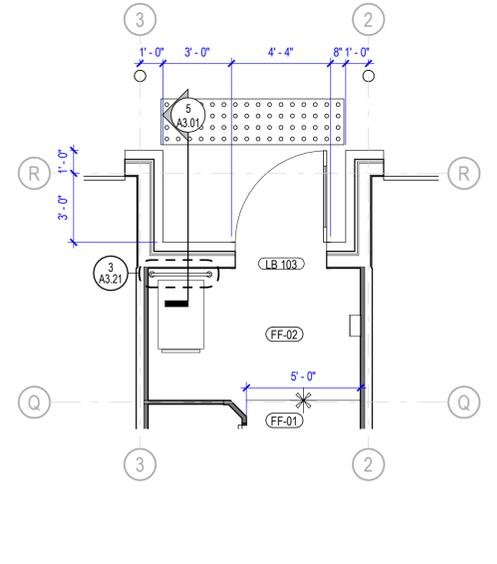
- FIRE EXTINGUISHER CABINET
- KEYPAD
- INTERCOM
- ACCESSIBLE UNIT
- SECURITY CAMERA
- MOTION DETECTOR
- FINISH TAG
- WALL TAG

UNIT MIX

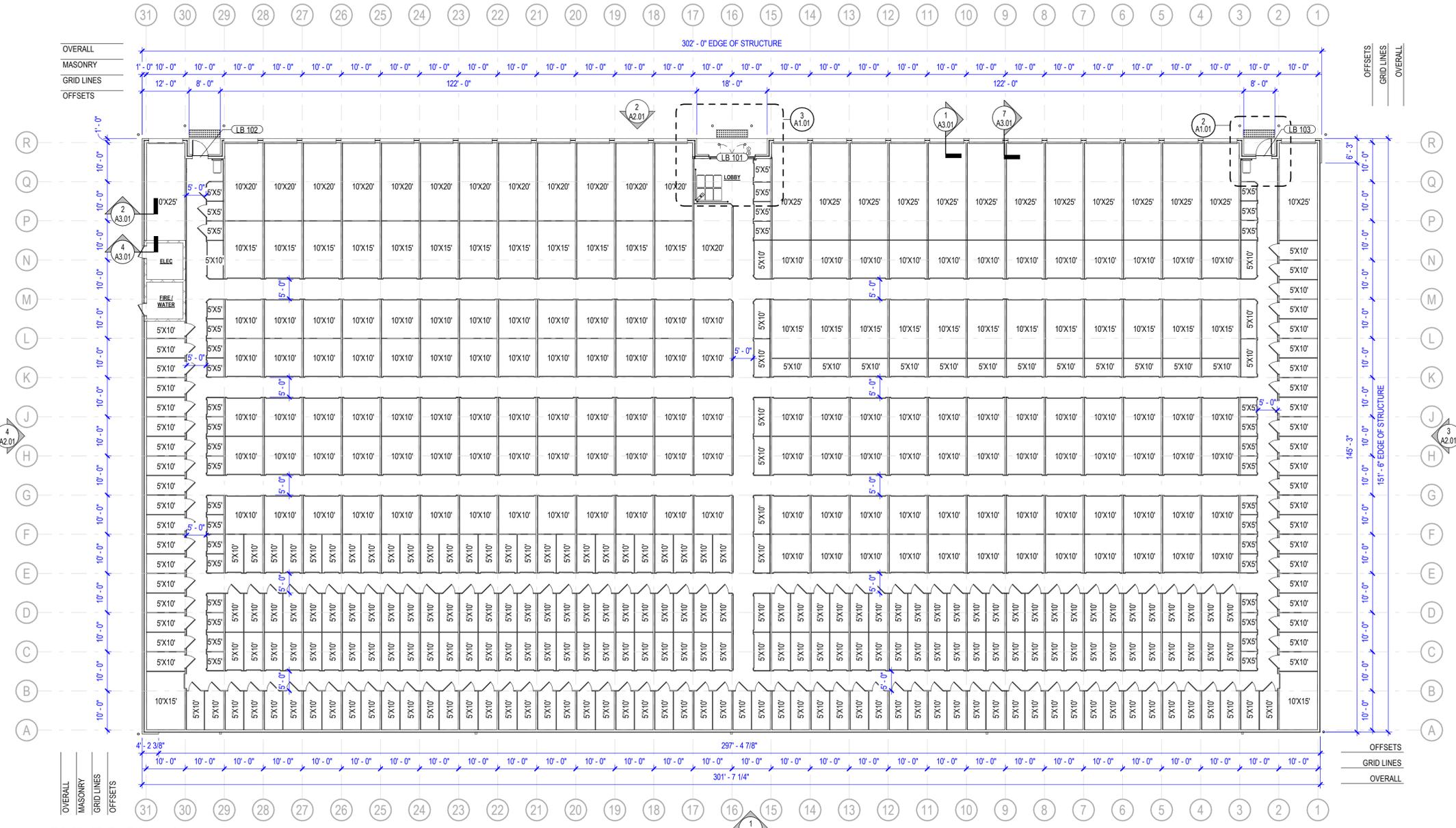
5'X5'	38
5'X10'	247
10'X10'	125
10'X15'	26
10'X20'	13
10'X25'	14
TOTAL UNITS ON THIS FLOOR:	463



3 LOBBY ENLARGED PLAN
 1/4" = 1'-0"



2 SMALL LOBBY ENLARGED PLAN
 1/4" = 1'-0"



1 FLOOR PLAN
 1/16" = 1'-0"



#	DESCRIPTION
E1	SPLIT FACE CMU; BORAL BRICK; HEADWATERS 'WALGREEN BROWN' #721 WITH SPECTRUM CEMENT MORTAR COLOR 'AUSTIN TANK'
E2	EXTERIOR ROLL UP DOOR - PS ORANGE
E3	METAL ROOF BY BETCO
E4	METAL PANEL: ORANGE TO MATCH PAINT P-03
E5	METAL PANEL: MATCH PAINT 'WINTER MOOD'
E6	COLLECTOR & DOWNSPOUT: PREFINISHED
E7	BUILDING SIGNAGE: REFER TO SIGNAGE PACKAGE FROM OWNER
E8	STEEL PIPE BOLLARDS; REFERENCE DETAILS & SPECS.

35% CD
 NOT FOR CONSTRUCTION

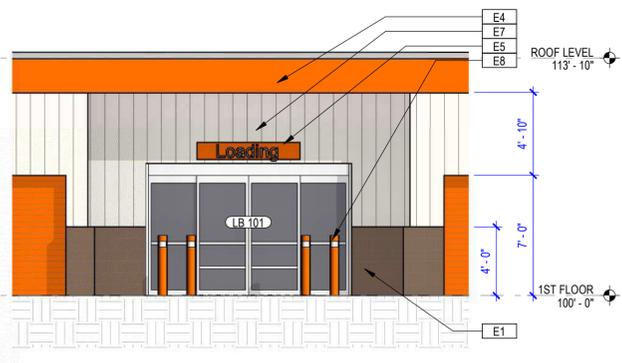
Public Storage

PS ASHLEY ROAD
 2363 Ashley River Rd
 Charleston, South Carolina 29414

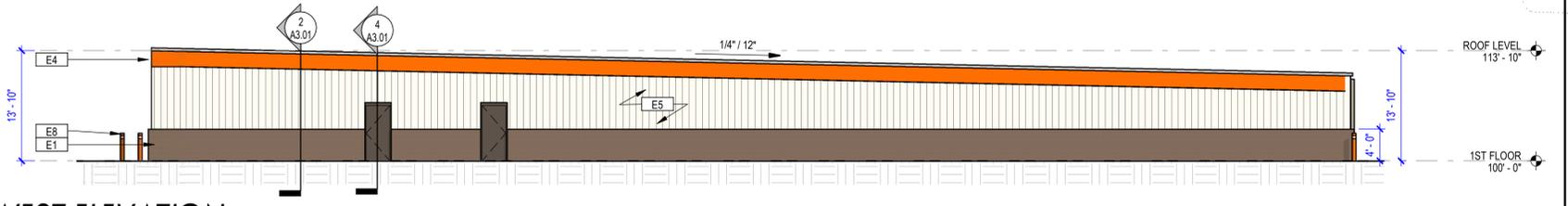
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PROJECT NUMBER:
 maa2020143
 ISSUE DATE:
 10/07/2020
 SHEET NAME:
 EXTERIOR ELEVATIONS

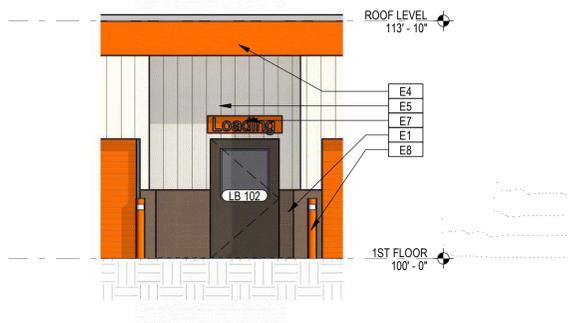
SHEET NUMBER:
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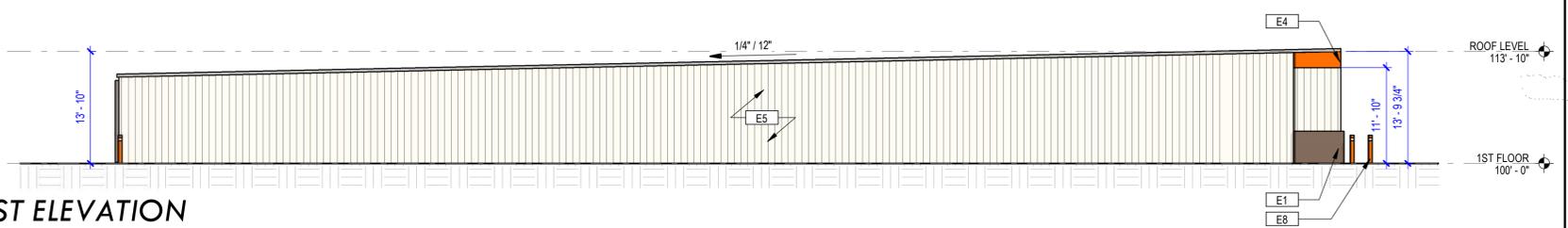
5 ENLARGED ELEVATION
 3/16" = 1'-0"



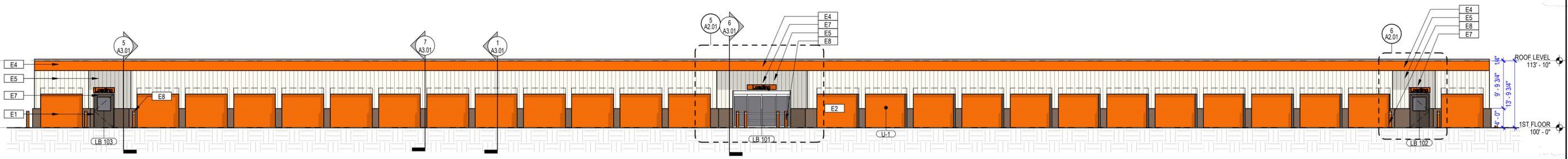
4 WEST ELEVATION
 3/32" = 1'-0"



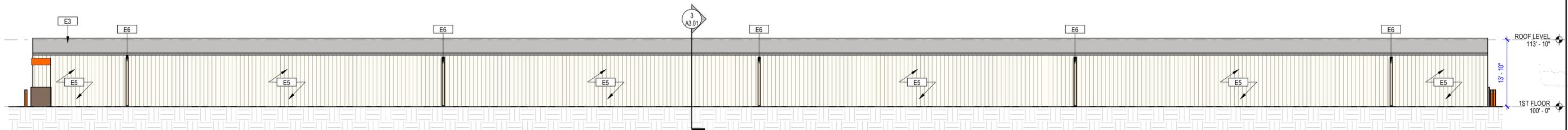
6 ENLARGED ELEVATION
 3/16" = 1'-0"



3 EAST ELEVATION
 3/32" = 1'-0"

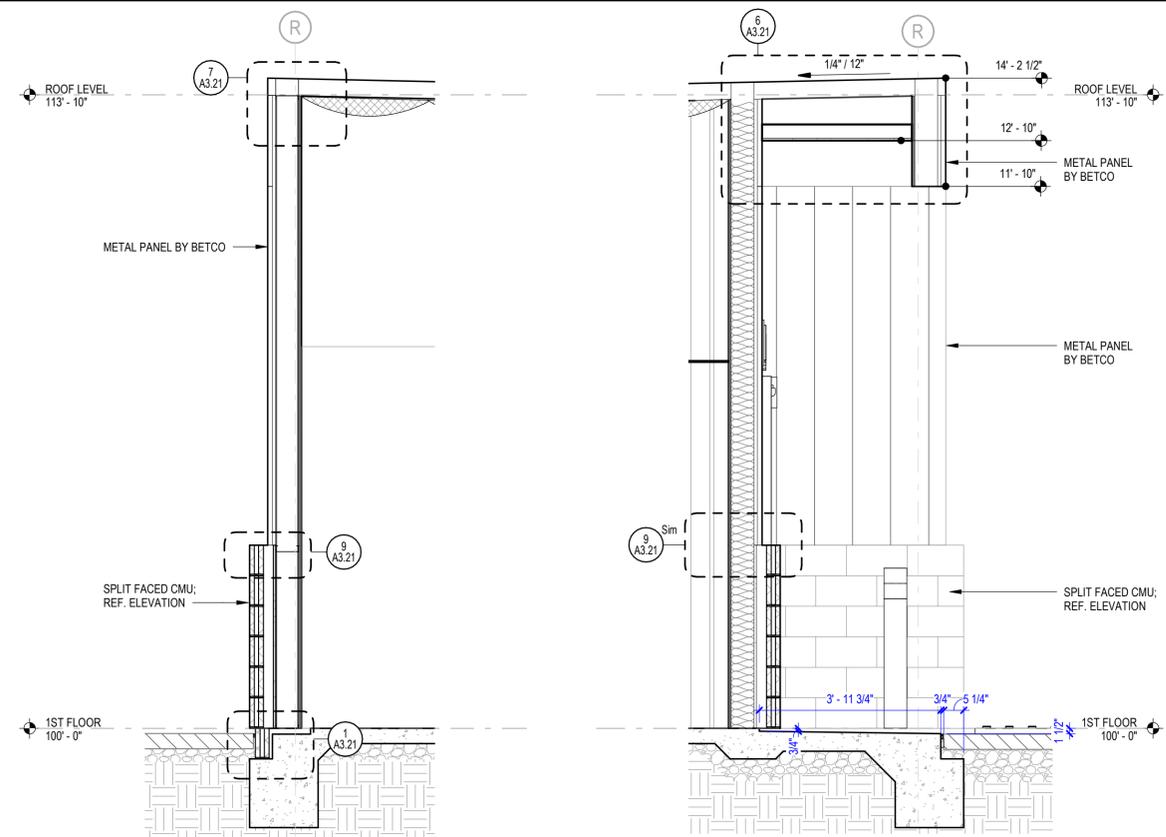


2 NORTH ELEVATION
 3/32" = 1'-0"

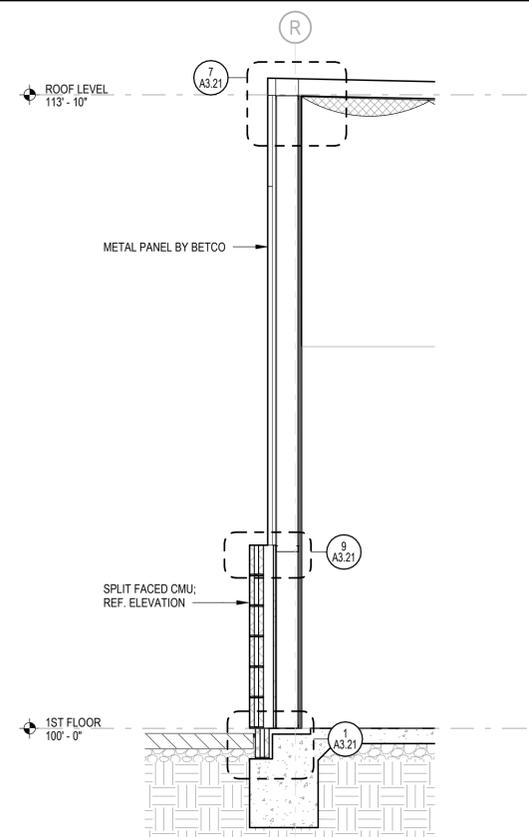


1 SOUTH ELEVATION
 3/32" = 1'-0"

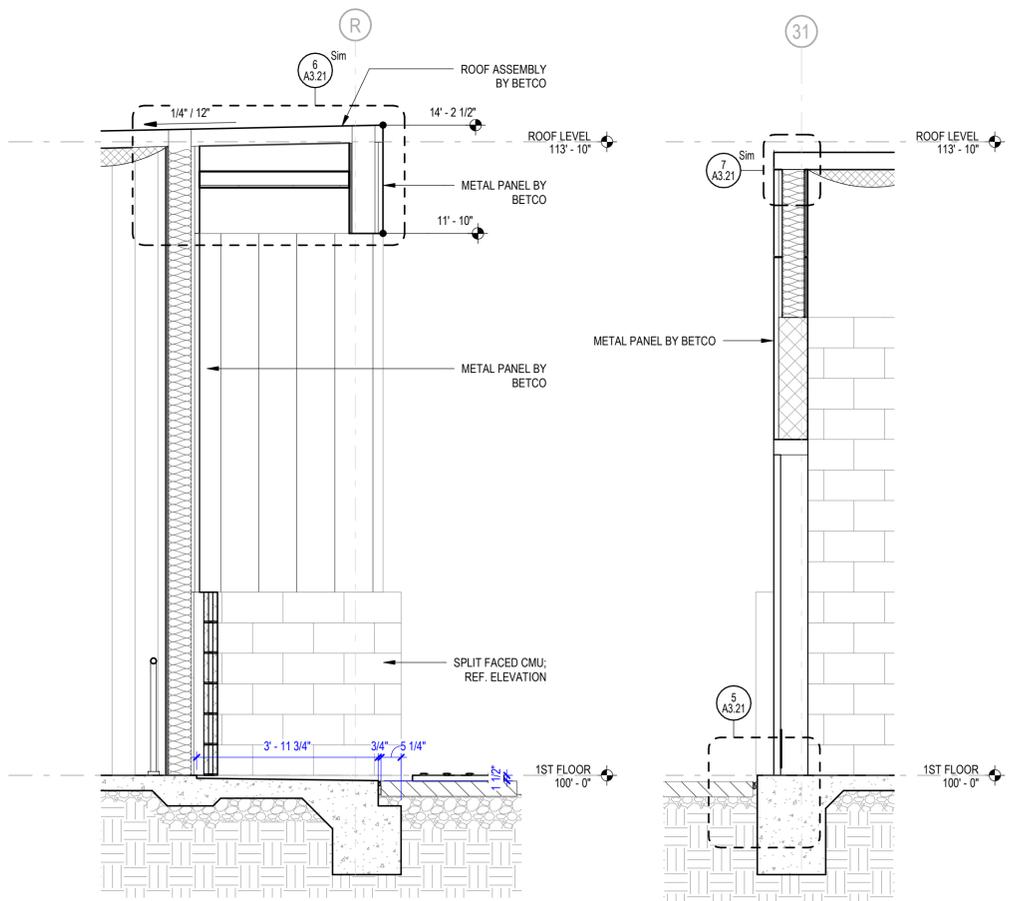
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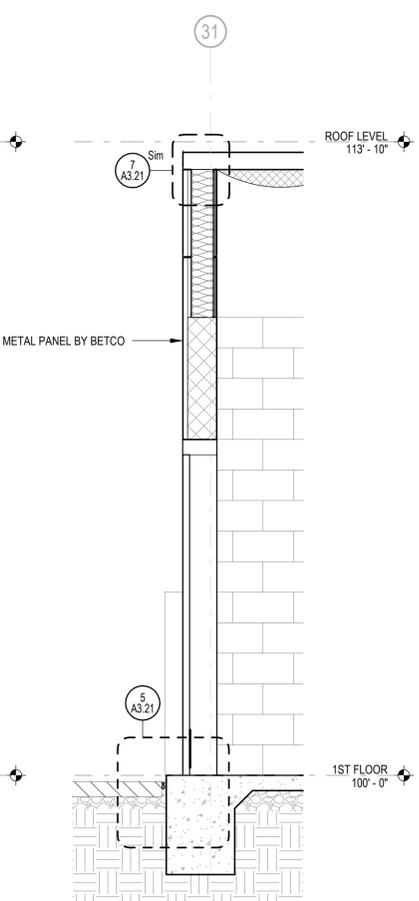
6 WALL SECTION
1/2" = 1'-0"



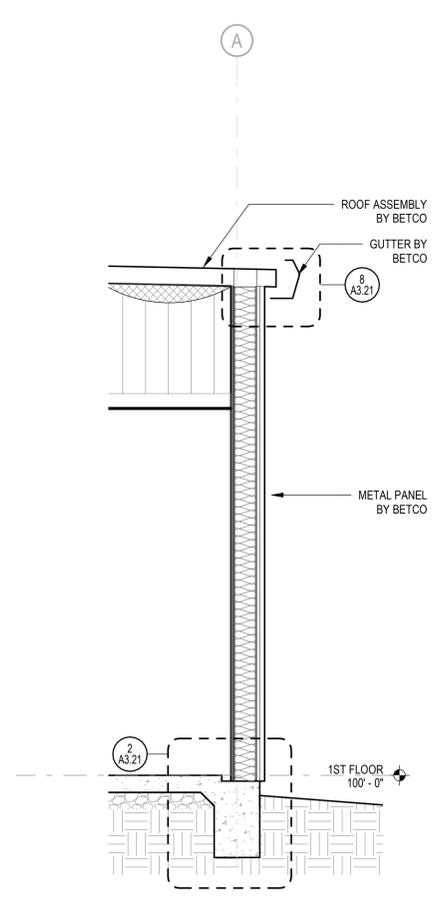
7 WALL SECTION
1/2" = 1'-0"



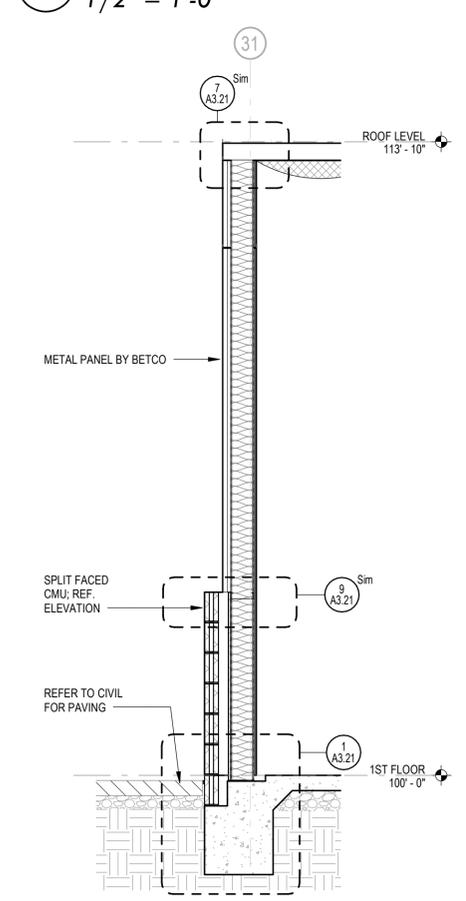
5 WALL SECTION
1/2" = 1'-0"



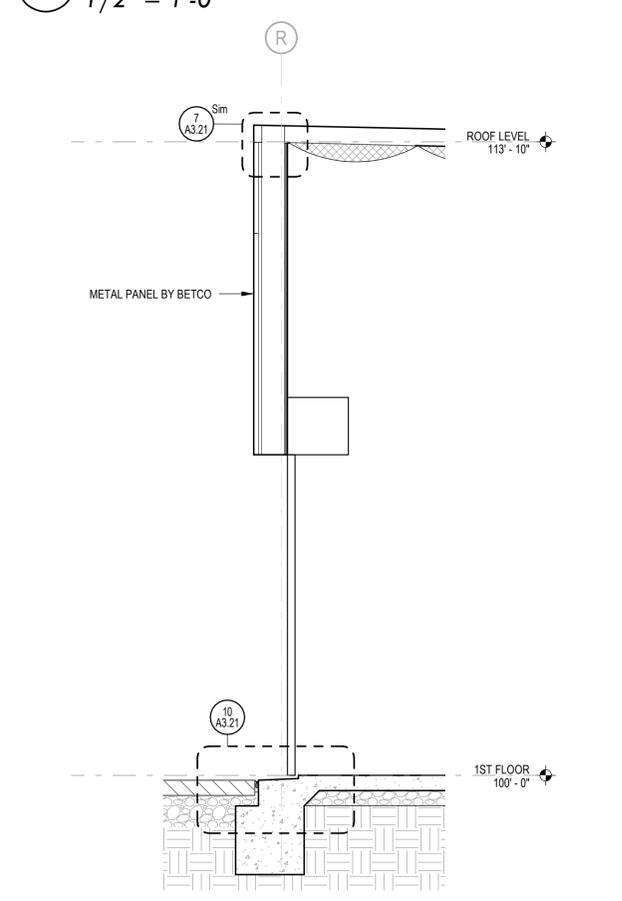
4 WALL SECTION
1/2" = 1'-0"



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



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



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

35% CD

NOT FOR CONSTRUCTION

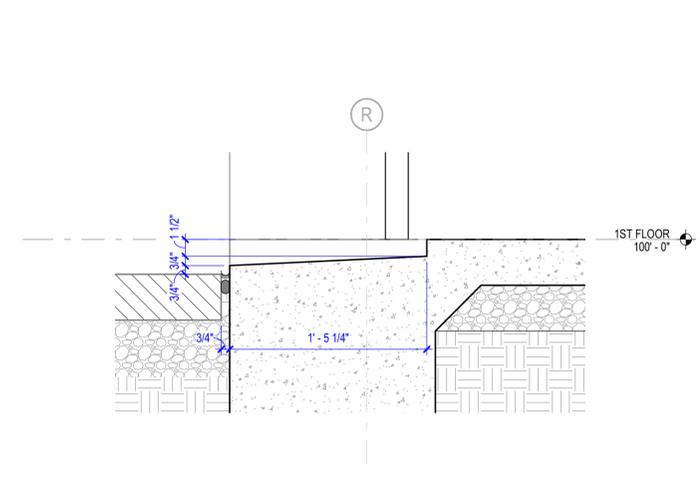
Public Storage

PS ASHLEY ROAD
 2363 Ashley River Rd
 Charleston, South Carolina 29414

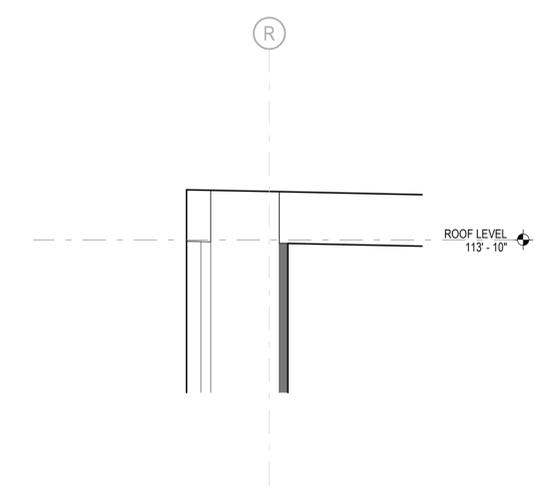
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PROJECT NUMBER:
 maa2020143
 ISSUE DATE:
 10/07/2020
 SHEET NAME:
 DETAILS

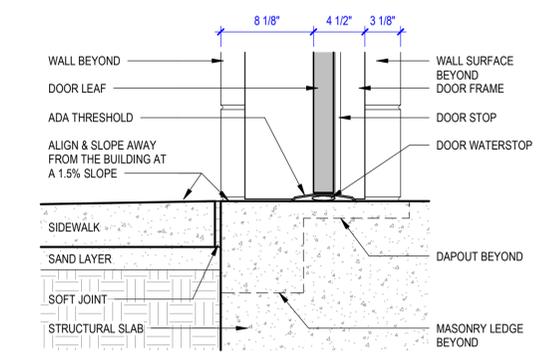
SHEET NUMBER:
A3.21



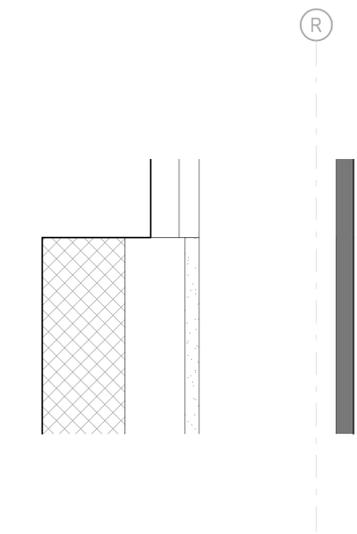
10 SLAB EDGE - DRIVEUP
 1 1/2" = 1'-0"



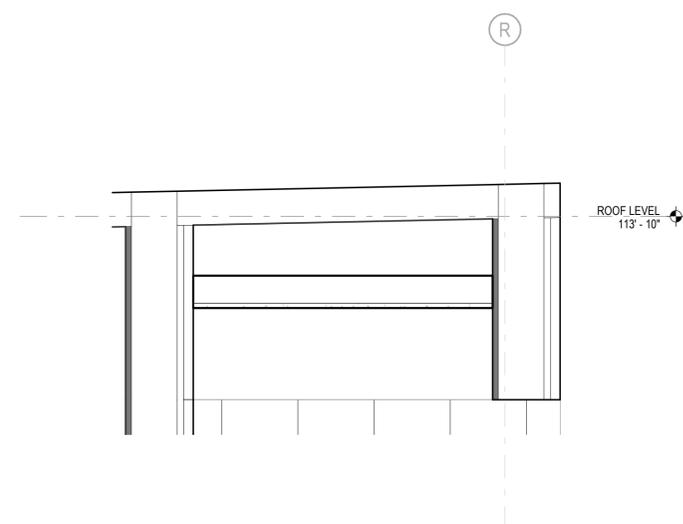
7 SECTION AT EXTERIOR STUDWALL CAP
 1 1/2" = 1'-0"



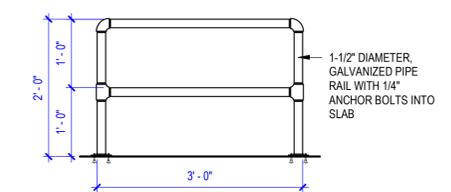
5 EXTERIOR THRESHOLD DETAIL
 1 1/2" = 1'-0"



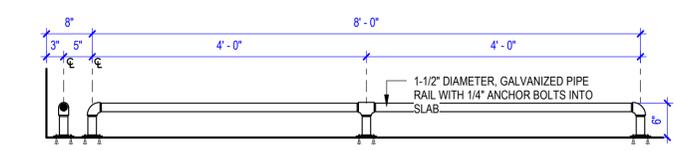
9 MASONRY TO METAL PANEL TRANS.
 3" = 1'-0"



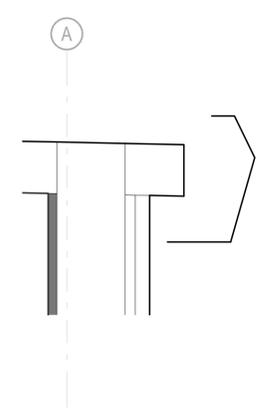
6 TYPICAL ALCOVE SECTION
 1" = 1'-0"



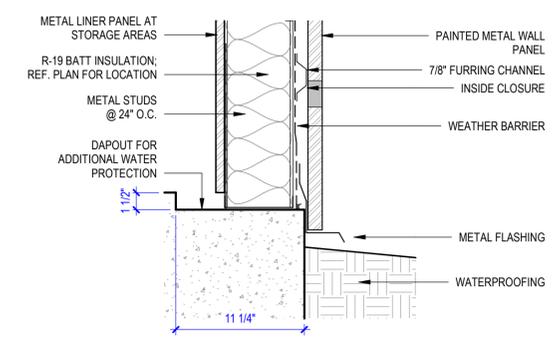
4 SLIDING DOOR PROTECTION
 3/4" = 1'-0"



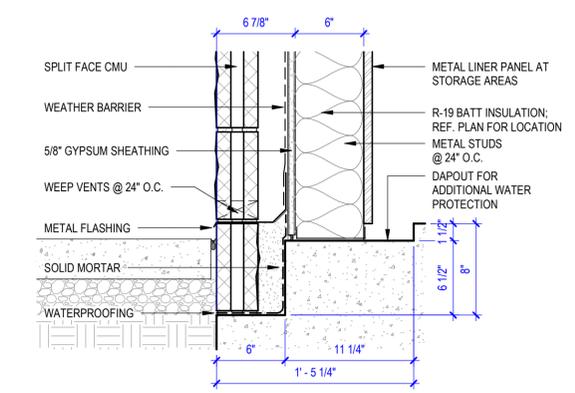
3 CART STORAGE RAILS
 3/4" = 1'-0"



8 GUTTER DETAIL
 1 1/2" = 1'-0"



2 SLAB EDGE - METAL PANEL SIDEWALL
 1 1/2" = 1'-0"



1 SLAB EDGE - BLOCK
 1 1/2" = 1'-0"

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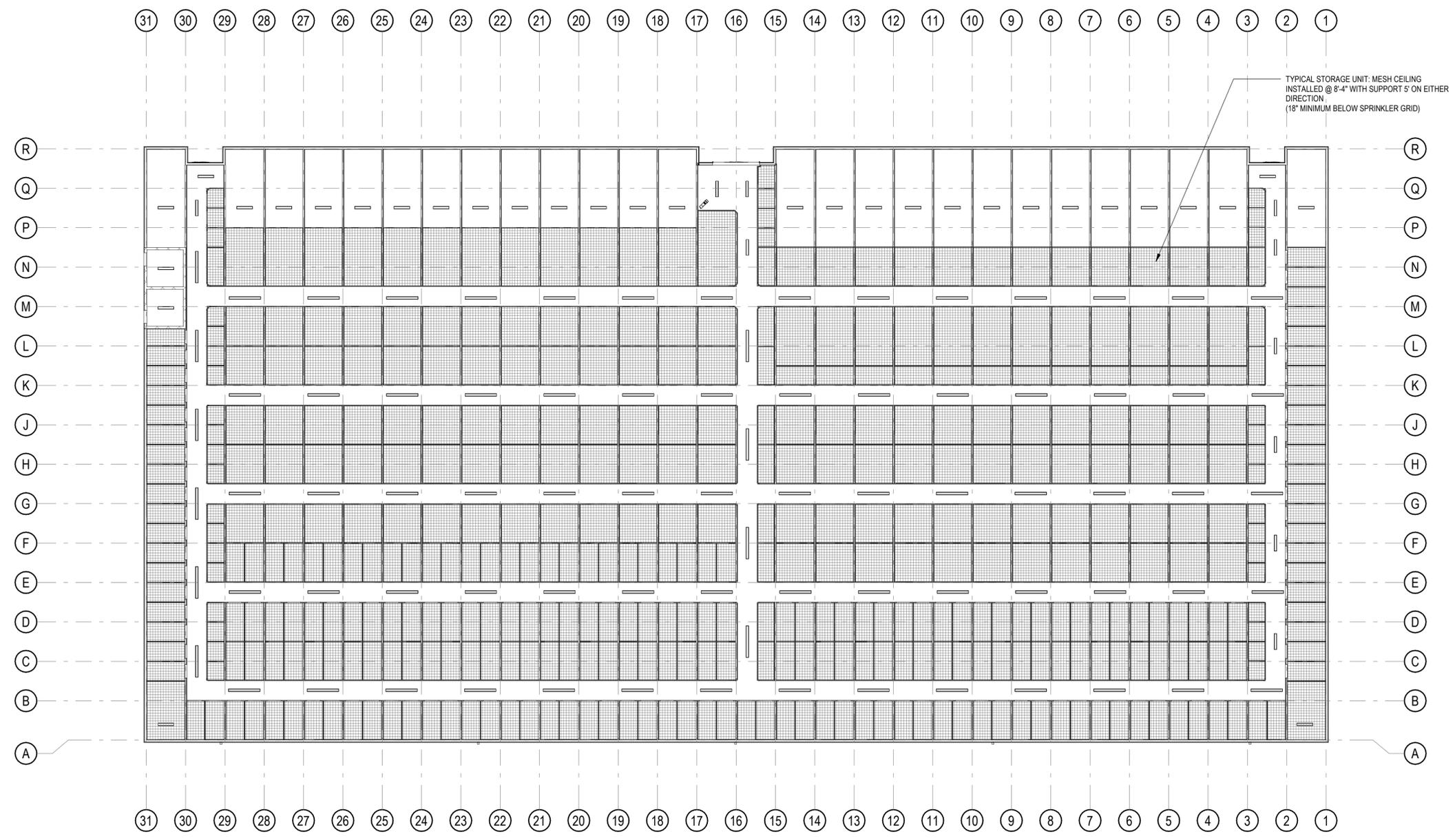
GENERAL CEILING NOTES

1. SPRINKLER GRID SHALL BE PLACED AT 10'-0", SO THAT THE PIPES ARE 1'-6" ABOVE THE THE SECURITY MESH AT THE CEILINGS OF THE STORAGE UNITS. SUPPORTS FOR THE WIRE MESH SHALL BE ON A MAXIMUM 5'-0" GRID.
2. PLUMBING LINES, SPRINKLER LINES, SPRINKLER MAINS, & HVAC DUCTWORK SHOULD AVOID RUNNING DOWN CORRIDORS. LIGHTING FIXTURES SHALL BE CENTERED ON CORRIDORS.
3. WHEN REQUIRED BY LOCAL CODE, SPRINKLER LINES SHALL BE PAINTED RED.
4. AT GROUND FLOOR LOBBY & OFFICE AREAS, EXPOSED METAL DECK, STRUCTURAL STEEL, CONDUIT, DUCTWORK & OTHER MISCELLANEOUS EQUIPMENT SHALL BE PAINTED BLACK (P-07).
5. METAL DECK & STRUCTURAL STEEL CONCEALED ABOVE A CEILING SHALL REMAIN UNFINISHED.
6. IN GENERAL LOCATE LIGHT FIXTURES IN THE CENTERS OF THE SPACES WHERE THEY ARE LOCATED. ALL LIGHT FIXTURES IN CORRIDORS SHALL BE CENTERED WITHIN THE WIDTH OF CORRIDOR & SHALL BE SPACED EVENLY DOWN THE LENGTH OF THE CORRIDOR. IN THE STORAGE AREA, MOUNT LIGHT FIXTURES TO THE BOTTOM SURFACE OF THE DECK, UNLESS THE TOP OF DECK EXCEEDS 11'-0", THEN SUSPEND THE FIXTURE WITH A CHAIN SO THAT THE BOTTOM OF THE FIXTURE IS AT 9'-6".
7. WIRE SECURITY MESH ABOVE ALL STORAGE UNITS BY STORAGE UNIT VENDOR. GC TO COORDINATE WITH VENDOR.
8. LOCATE REGISTERS & LIGHTING FIXTURES WITHIN GRID LINES. CENTER SPEAKERS, RECESSED FIXTURES, & SIMILAR CEILING ELEMENTS IN ACOUSTICAL UNITS, UNLESS OTHERWISE NOTED.
9. THE FINISH OF HVAC DIFFUSERS, DRAPERY POCKETS, & SPEAKER GRILLES SHALL MATCH THEIR ADJACENT FINISH, UNLESS OTHERWISE NOTED.
10. EXIT SIGNS SHALL BE WALL MOUNTED TO UNIT WHEN SIGN IS PARALLEL TO UNIT WALL; IN-LINE ABOVE WALL PANEL.
11. EXIT SIGNS SHALL BE PENDANT MOUNTED TO FLOOR STRUCTURE ABOVE WHEN PERPENDICULAR TO UNIT WALL & AT CROSS CORRIDOR LOCATIONS.
12. FIXTURES TO BE MOUNTED NO LOWER THAN 8' - 4" A.F.F., EXCEPT EXT SIGNS, WHICH MAY BE MOUNTED AS LOW AS 7' - 0" A.F.F. IF NOT VISIBLE WHEN MOUNTED AT 8' - 4".
13. CONTRACTOR TO CLEAN ALL CONCRETE DRIPS FROM UNDERSIDE OF METAL DECK.
14. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CEILING OR WALL PANELS (OR ACCESS DOORS) AS REQUIRED BY GOVERNING AGENCIES FOR AIR CONDITIONING, PLUMBING FIRE SPRINKLER & ELECTRICAL SYSTEMS. PROVIDE APPROVED ASSEMBLIES WITH SELF-CLOSING DEVICES IN ONE (1) HOUR RATED CONSTRUCTION.

CEILING PLAN SYMBOLS

SYMBOL	DESCRIPTION
	8' FIXTURE
	4' FIXTURE
	2X4 LIGHT FIXTURE
	RECESSED 6 INCH DOWN LIGHT
	2'-0" SURFACE MOUNTED FIXTURE
	2 LAMP, CHROME WITH FROSTED GLASS, FLUSH MOUNT FIXTURE
	6' x 4' WALL MOUNTED DISPLAY FIXTURE
	HVAC SUPPLY DIFFUSER
	HVAC RETURN REGISTER
	ALARM STROBE
	ALARM STROBE WITH HORN & PULL STATION
	EXIT SIGN
	SECURITY CAMERA
	INFRARED LONG RANGE OCCUPANCY SENSOR
	PASSIVE INFRARED SENSOR
	ULTRASONIC OCCUPANCY SENSOR

REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE INFORMATION.



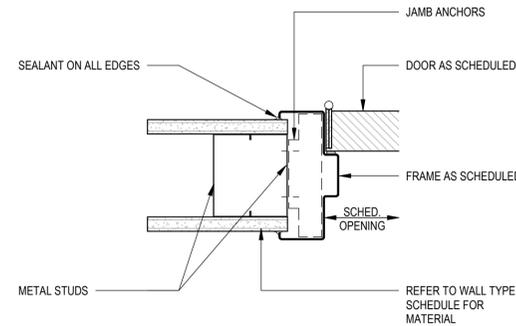
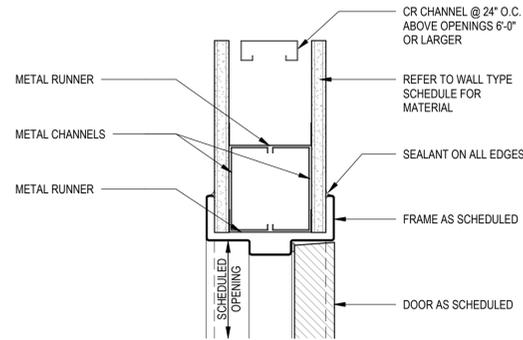
1 1ST FLOOR RCP
 1/16" = 1'-0"

GENERAL DOOR NOTES

1. INSTALL DOORS & FRAMES PLUMB, LEVEL, & FREE FROM WARPING OR TWISTING.
2. IF FIELD CUTTING FOR HEIGHT ADJUSTMENT IS NECESSARY, ONLY CUT A MAXIMUM OF 3/4" FROM THE BOTTOM OF THE DOOR. THE MAXIMUM UNDERCUT IS 1/2".
3. ENSURE ALL DOORS OPERATE FREELY AFTER INSTALLATION & FINISHING.
4. MAXIMUM DIAGONAL TOLERANCE IS 1/4" MEASURED FROM CORNER TO OPPOSITE DIAGONAL CORNER.
5. FABRICATE FRAME TO PERMIT INSTALLATION OVER METAL STUDS FACED WITH GYPSUM WALL BOARD.
6. FRAME FASTENERS SHALL NOT BE EXPOSED.
7. PROVIDE INTERNAL REINFORCEMENT FOR DOOR HARDWARE.
8. RIGIDLY ATTACH FRAMES USING FASTENERS BEST SUITED FOR THE APPLICATION.
9. FIT FRAME CORNERS & INTERSECTIONS TO BE FLUSH WITH HAIRLINE JOINTS.
10. INSTALL DOOR HARDWARE AS SPECIFIED & IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. COORDINATE HARDWARE FUNCTIONS WITH THE OWNER.
11. TOUCH-UP ANY SCRATCHES & ABRASIONS TO MATCH THE ORIGINAL FINISH.
12. INSTALL LOCKSETS, CLOSERS, & TRIM AFTER PAINTING FINAL FINISHES.
13. MOUNT ALL CLOSERS SO THAT THE CLOSER OR ARM ARE NOT VISIBLE ON THE CORRIDOR SIDE OF THE DOOR.
14. ADJUST ALL DOOR CLOSERS TO OPERATE WITH A MAXIMUM OPENING FORCE OF 5LB.
15. PROVIDE SIGNAGE AT ALL PUBLIC ENTRY DOORS ACCORDING TO THE SIGNAGE PLANS & INTERIOR ELEVATIONS.
16. FOR UNITS 10' WIDE BUT ONLY 5' DEEP: THE TYPICAL DOOR SHALL BE A NOMINAL 8' WIDE ROLL-UP DOOR, UNLESS SHOWN OTHERWISE.
17. USE ROLL-UP DOORS IN LIEU OF SWINGING DOORS WHERE SWINGING DOORS CONFLICT WITH CORRIDOR EGRESS REQUIREMENTS.
18. SCHEDULED STORAGE UNIT DOOR OPENINGS MAY VARY PER STORAGE UNIT SYSTEM MANUFACTURER.
19. ALL INTERIOR HOLLOW METAL DOORS SHALL BE ANSI / SDI / 100, GRADE III, EXTRA HEAVY DUTY, MODEL 2, WITH MINIMUM 18 GAUGE COLD ROLLED SHEET STEEL FACES. PAINT BOTH FACES.
20. ALL EXTERIOR HOLLOW METAL DOORS SHALL BE ANSI / SDI / 100, GRADE I, EXTRA HEAVY DUTY, MODEL 2, MINIMUM 16 GAUGE GALVANIZED STEEL FACES, INSULATED WITH A POLYSTYRENE CORE & SNAP-IN TOP CAP. PAINT BOTH FACES.
21. KEYING: ALL LOCKS SHALL HAVE REMOVABLE CORES & SHALL BE KEYED ALIKE. ALL KEYS SHALL BE LABELED & HAND DELIVERED TO THE OWNER. THERE SHALL BE SIX KEYS FOR GENERAL ACCESS.
22. CORES: ALL CORES SHALL BE REMOVABLE CORES. G.C. SHALL REPLACE ALL CONSTRUCTION CORES WITH FINAL BEFORE DELIVERING KEYS TO OWNER.
23. DOOR SILENCERS: DRILL STOPS TO RECEIVE THREE SILENCERS ON STRIKE JAMBS OF SINGLE LEAF DOORS & TWO SILENCERS AT THE HEADS OF EACH LEAF ON DOUBLE LEAF DOORS. SILENCERS SHALL BE IVES SR64 GRAY - OR - TRIMCO 1229A GRAY.
24. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHED BY 1/4 INCH, UNLESS OTHERWISE NOTED.
25. ALL GLAZING IN DOORS SHALL BE TEMPERED & SIZED IN ACCORDANCE WITH ADAAG & LOCAL FIRE CODES.

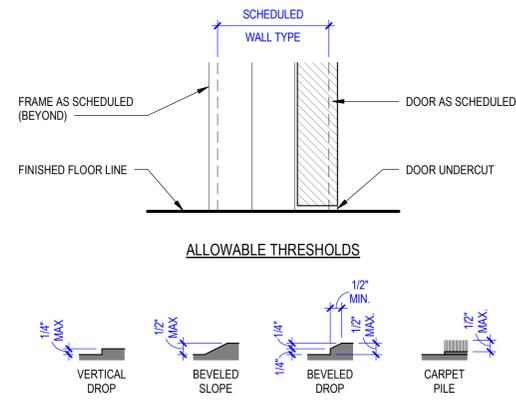
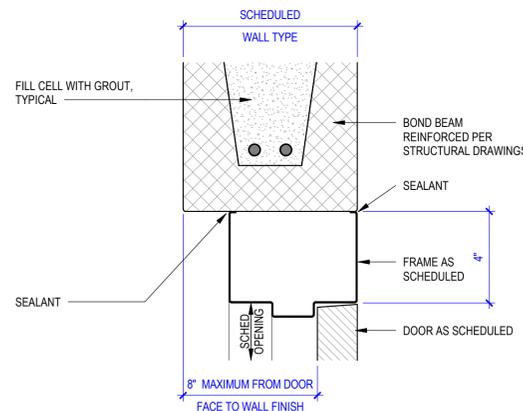
DOOR SCHEDULE											HDWR SET		
MARK	TYPE	#	SIZE			MATERIAL	FIRE RATING	FRAME					
			WIDTH	HEIGHT	THK.			FRAME TYPE	MATERIAL	HEAD		JAMB	SILL
LB 101	S			7'-0"	1 3/4"	ALUMINUM & GLAZING	None		ALUMINUM				
LB 102	HG	1	4'-0"	7'-0"	1 3/4"	HOLLOW METAL	--		HOLLOW METAL				
LB 103	HG	1	4'-0"	7'-0"	1 3/4"	HOLLOW METAL	--		HOLLOW METAL				
UT 101	F	1	3'-0"	7'-0"	1 3/4"	HOLLOW METAL	--	F2	HOLLOW METAL				10
UT 102	F	1	3'-0"	7'-0"	1 3/4"	INSULATED METAL	--	F2	HOLLOW METAL				10

STORAGE UNIT DOOR SCHEDULE											HDWR SET	COMMENTS		
MARK	TYPE	#	SIZE			MATERIAL	FINISH	FIRE RATING	FRAME					
			WIDTH	HEIGHT	THK.				FRAME TYPE	MATERIAL			HEAD	JAMB
U-1	U	1	8'-8"	7'-0"		METAL COILING DOOR		--						EXTERIOR DOOR @ DRIVE-UP BUILDINGS
U-3	U	1	8'-8"	7'-0"		METAL COILING DOOR		--						INTERIOR STORAGE UNIT DOOR
U-4	U	1	3'-8"	7'-0"		METAL COILING DOOR		--						INTERIOR STORAGE UNIT DOOR
U-6	X	1	3'-2"	7'-0"		METAL SWINGING DOOR		--						INTERIOR HANDICAP ACCESSIBLE UNIT



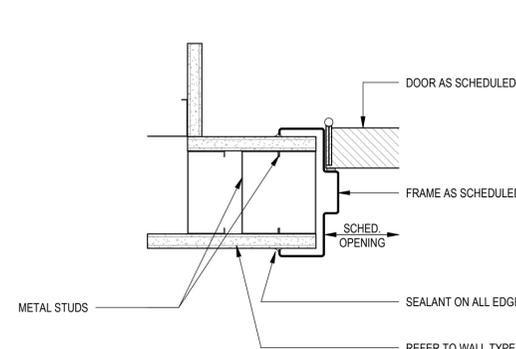
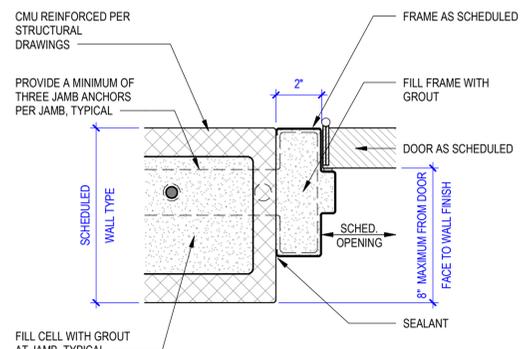
16 Typical Interior Head Detail
3" = 1'-0"

15 Typical Interior Jamb Detail
3" = 1'-0"



18 Interior Head Detail at CMU
3" = 1'-0"

14 Typical Interior Sill Detail
3" = 1'-0"

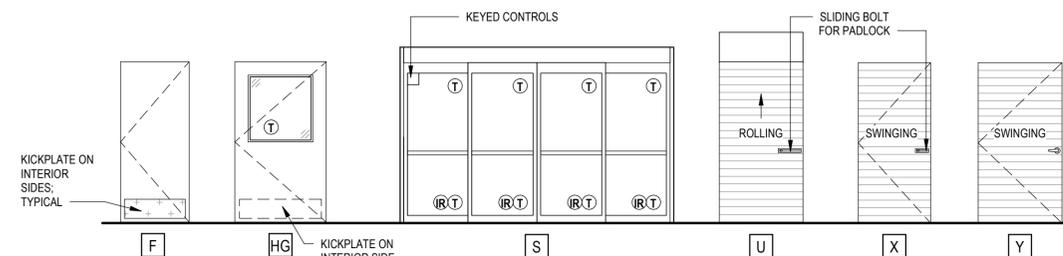


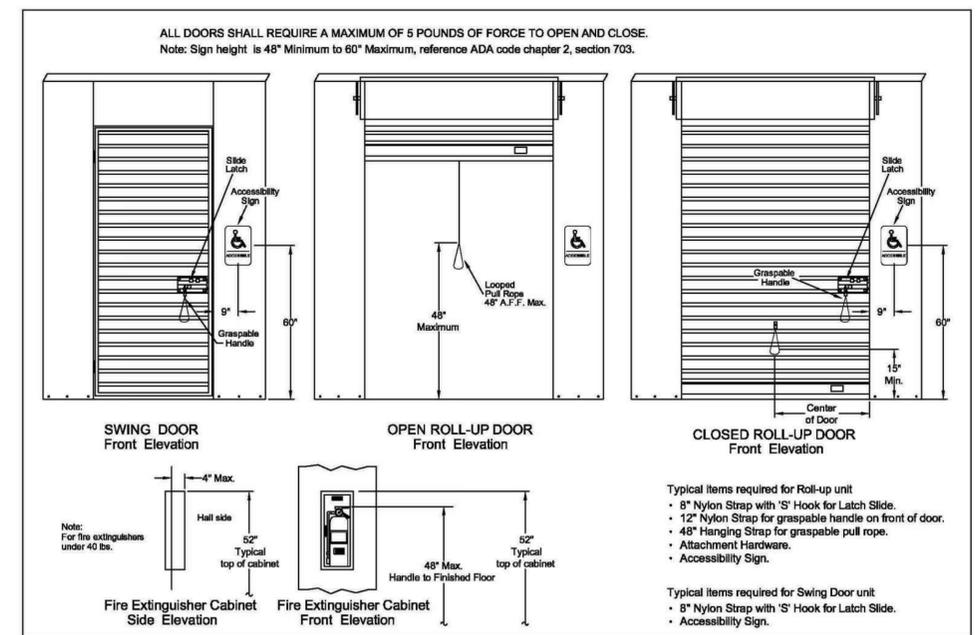
17 Interior Jamb Detail at CMU
3" = 1'-0"

13 Typical Interior Corner Detail
3" = 1'-0"

Door Types
1/4" = 1'-0"

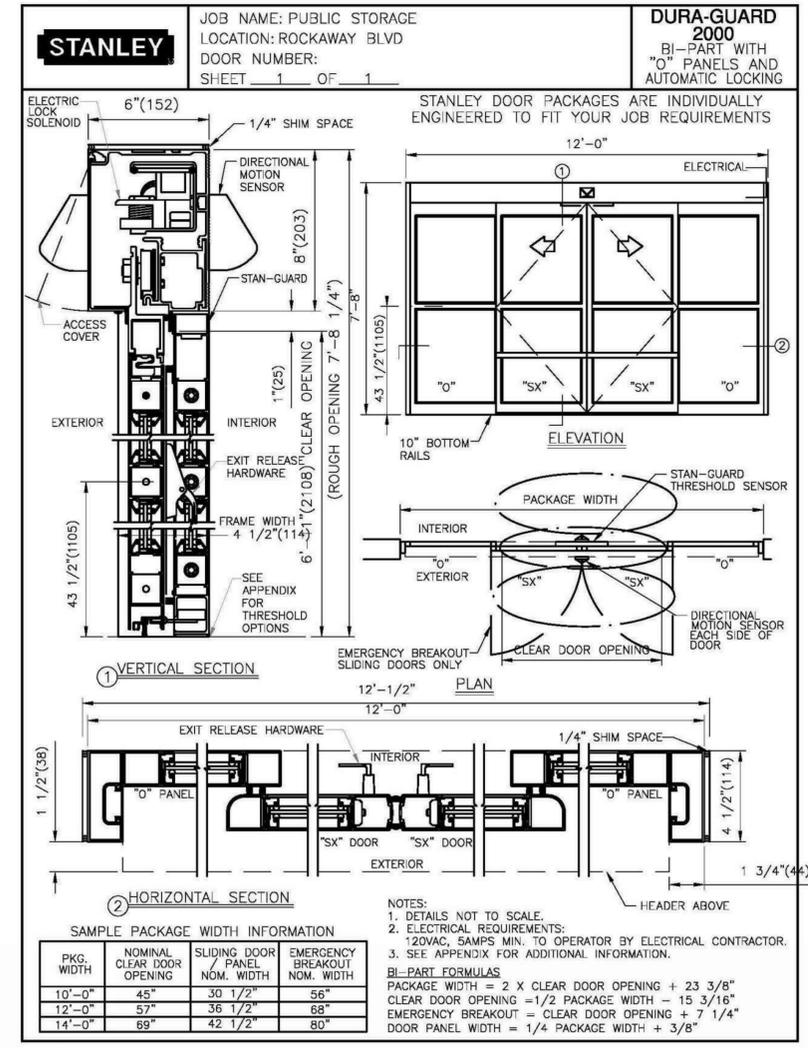
1 Door Frame Types
1/4" = 1'-0"





2 ADA COMPLIANT STORAGE UNIT ROLL-UP DOOR DETAILS
 12" = 1'-0"

NOTE: SENSOR PROTECTOR CAGES TO BE INSTALLED BY MANUFACTURERS (ASSA ABLOY/ OPTEX) FOR ALL SLIDING DOORS.



1 SLIDING DOOR SPEC SHEET
 12" = 1'-0"

ROOM FINISHES

	FLOOR	BASE	WALLS	CEILING	INTERIOR DOORS, FRAMES, & TRIM	REMARKS
ELEVATOR LOBBY - 1ST FLOOR	FF-02	ADP	P-07	CLG-3	P-06	4" - 0" HIGH DIAMOND PLATE WAINSCOT. PAINTED GYPSUM WALL BOARD ABOVE.
FIRE / WATER ROOM	-	-	-	CLG-4		FIRE RATED CEILING (MATCH RATING FOR SHAFT ENCLOSURE)
ELECTRICAL ROOM	-	-	-			ROLL-UP DOORS BY JANUS TO BE GLOSSY "PS ORANGE"
TYPICAL STORAGE CORRIDOR	FF-01	-	-			

CMU NOTE: THE OUTSIDE PERIMETER OF CMU SHALL RECEIVE A WHITE BLOCK-FILLER COATING & SHALL BE PAINTED P-06.

WALL FINISHES

ID	MANUFACTURER: DESCRIPTION: STYLE: COLOR: REMARKS:	DESCRIPTION:
P-01	PPG PRINCIPAL EXTERIOR PAINT SATIN WINTER MOOD #14-16 EXTERIOR BODY	
P-02	PPG PRINCIPAL EXTERIOR PAINT SATIN MOTH GRAY #14-29 INTERGRAL COLOR	
P-03	PPG PRINCIPAL PUBLIC STORAGE ORANGE GLOSS PUBLIC STORAGE MASONRY GRAPHIC STRIPPING EXTERIOR DOORS & BOLLARDS	
P-04		
P-05		
P-06	PPG PRINCIPAL INTERIOR PAINT SEMI-GLOSS COMMERCIAL WHITE PPG 1025-1 INT. DOORS & CASINGS	
P-07	PPG PRINCIPAL INTERIOR PAINT EGGHELL COMMERCIAL WHITE PPG 1025-1 INT. OFFICE WALLS, INT. HALLWAYS & CLGS.	
P-08	PPG PRINCIPAL EXTERIOR PAINT SEMI-GLOSS ROLLER COASTER PPG 1008-5 EXT. FACE OF EXT. DOORS & FRAMES	
FRP	MARLITE FIBER REINFORCED PANEL (FRP) PEBBLE P100 WHITE	
ADP	JANUS INTERNATIONAL GROUP DIAMOND PLATE ALUMINUM CLEAR	

CEILING FINISHES

ID	REMARKS:	DESCRIPTION:
CLG-1		EXPOSED TO DECK ABOVE & PAINTED BLACK MAGIC (PPG 1001-7), FLAT.
CLG-2		EXPOSED TO DECK ABOVE & UNFINISHED. CLEAN ALL DRIPS FROM CONCRETE.

FLOOR FINISHES

ID	REMARKS:	DESCRIPTION:
FF-01		SEALED CONCRETE PER SPECIFICATIONS
FF-02		ARCHITECTURAL POLISHED CONCRETE PER SPECIFICATIONS

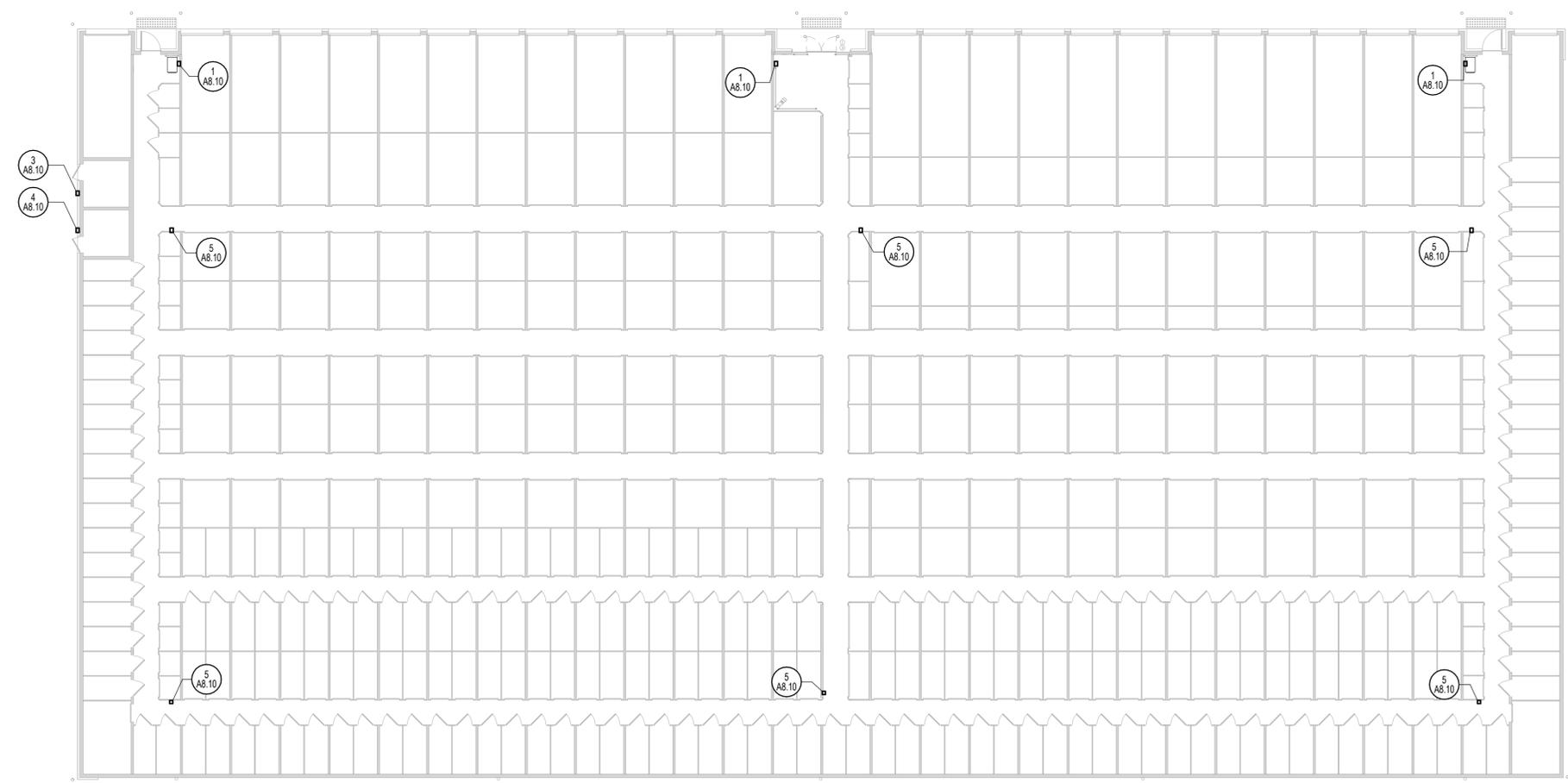
SIGNAGE & LINER PLAN NOTES

1. METAL PANELS SHALL EXTEND FROM FLOOR TO BOTTOM OF DECK AT DISPLAY AREAS & AT ALL EXTERIOR WALLS WHICH ARE TO RECEIVE METAL PANELS.
2. METAL PANELS SHALL EXTEND FROM FLOOR TO BOTTOM OF DECK AT WALLS WHICH ARE SEPARATING A PUBLIC SPACE FROM THE STORAGE AREA, SUCH AS AN OFFICE, LOBBY OR RESTROOM.
3. THE METAL HALLWAY SYSTEM SHALL EXTEND FROM FLOOR TO THE HEIGHT OF THE METAL SECURITY MESH, USUALLY 8'-4" A.F.F.
4. METALS PANELS WITHIN INDIVIDUAL STORAGE UNITS SHALL EXTEND TO THE METAL SECURITY MESH.

LEGEND

- METAL LINER PANELS
- CORRIDOR PANEL SYSTEM
- ALUMINUM DIAMOND PLATE BY JANUS;
INSTALL AT CORRIDORS WITHIN 25' RADIUS OF ENTRY POINT
- DEMISING PANEL SYSTEM (ONLY BETWEEN STORAGE UNITS)

REFER TO DETAIL 7 OF G4.00 FOR METAL PANEL & LINER RESPONSIBILITY DETAIL.



1 1ST FLOOR - LINER PLAN
 1/16" = 1'-0"

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Legend

- LD SF LIMITS OF DISTURBANCE & SILT FENCE
- CW CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- F TYPE E INLET PROTECTION
- DC DUST CONTROL
- M MULCH
- TS TEMPORARY SEEDING
- PS PERMANENT STABILIZATION
- o-o-o TREE PROTECTION FENCE

Notes

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Revision	By	Appd.	YY.MM.DD

TRC Resubmittal	AB	JP	10/05/2020
Courtesy TRC Submittal	JLL	JLL	07/06/2020
Courtesy TRC Submittal	JLL	JLL	03/02/2020

Issued	By	Appd.	YY.MM.DD

File Name:	Drawn:	Checked:	Design:	YY.MM.DD

Permit-Seal

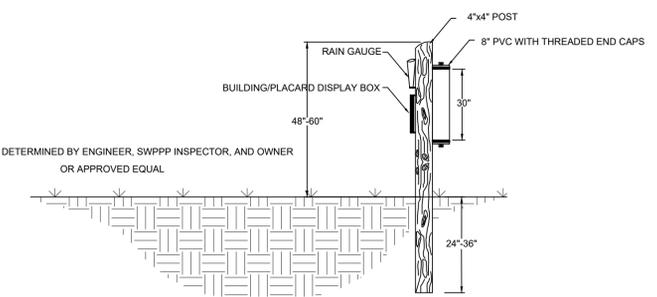


Client/Project
Storage Trust Properties, LP
PUBLIC STORAGE RENOVATIONS - ASHLEY RIVER ROAD
Charleston, SC

Title
EROSION CONTROL PLAN

Project No.	Scale	
178420868		
Drawing No.	Sheet	Revision

C3.0 0



SWPPP MOUNTING POST
N.T.S.

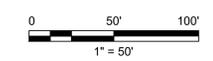
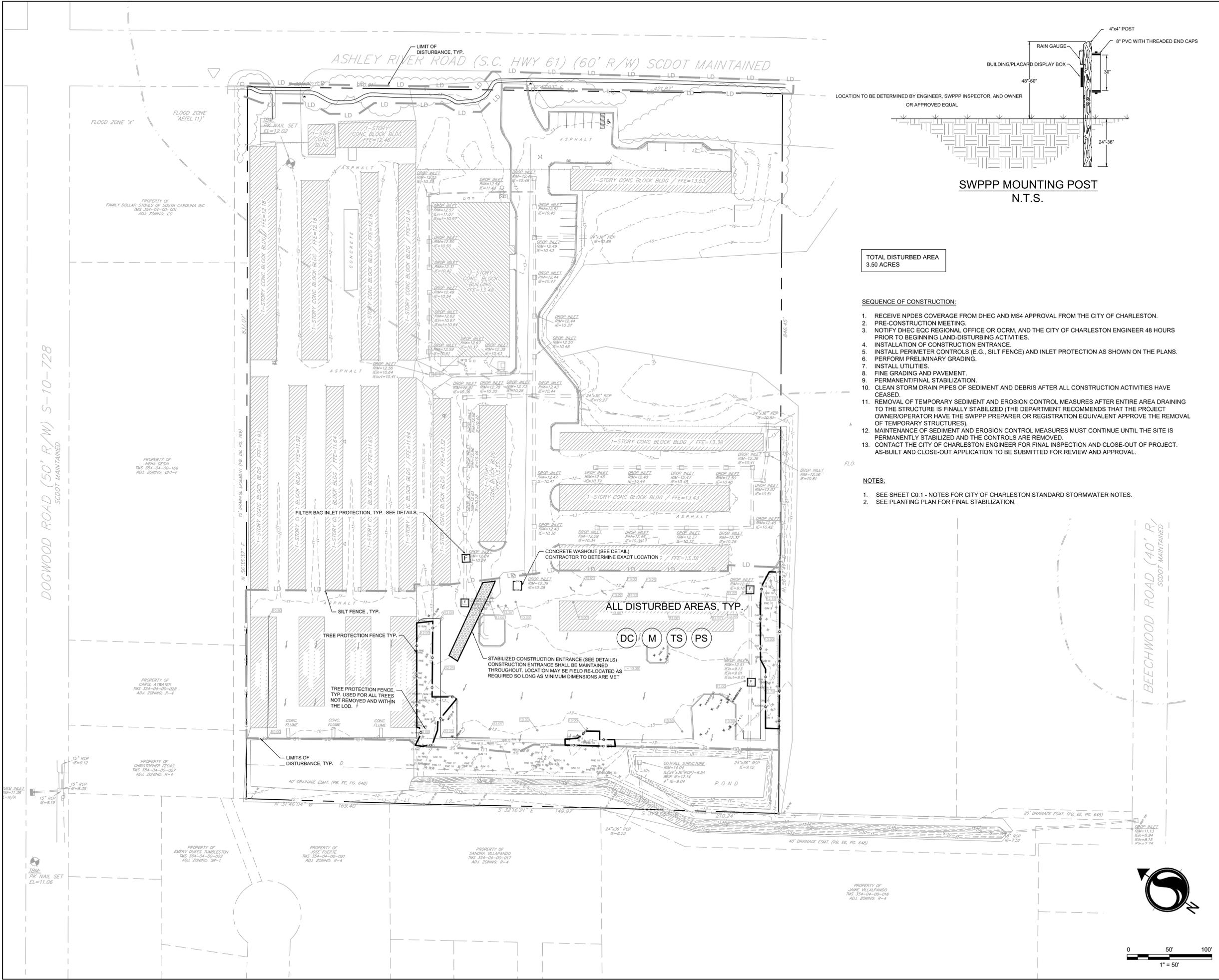
TOTAL DISTURBED AREA
3.50 ACRES

SEQUENCE OF CONSTRUCTION:

- RECEIVE NPDES COVERAGE FROM DHEC AND MS4 APPROVAL FROM THE CITY OF CHARLESTON.
- PRE-CONSTRUCTION MEETING.
- NOTIFY DHEC EOC REGIONAL OFFICE OR OCRM, AND THE CITY OF CHARLESTON ENGINEER 48 HOURS PRIOR TO BEGINNING LAND-DISTURBING ACTIVITIES.
- INSTALLATION OF CONSTRUCTION ENTRANCE.
- INSTALL PERIMETER CONTROLS (E.G., SILT FENCE) AND INLET PROTECTION AS SHOWN ON THE PLANS.
- PERFORM PRELIMINARY GRADING.
- INSTALL UTILITIES.
- FINE GRADING AND PAVEMENT.
- PERMANENT/FINAL STABILIZATION.
- CLEAN STORM DRAIN PIPES OF SEDIMENT AND DEBRIS AFTER ALL CONSTRUCTION ACTIVITIES HAVE CEASED.
- REMOVAL OF TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AFTER ENTIRE AREA DRAINING TO THE STRUCTURE IS FINALLY STABILIZED (THE DEPARTMENT RECOMMENDS THAT THE PROJECT OWNER/OPERATOR HAVE THE SWPPP PREPARER OR REGISTRATION EQUIVALENT APPROVE THE REMOVAL OF TEMPORARY STRUCTURES).
- MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES MUST CONTINUE UNTIL THE SITE IS PERMANENTLY STABILIZED AND THE CONTROLS ARE REMOVED.
- CONTACT THE CITY OF CHARLESTON ENGINEER FOR FINAL INSPECTION AND CLOSE-OUT OF PROJECT. AS-BUILT AND CLOSE-OUT APPLICATION TO BE SUBMITTED FOR REVIEW AND APPROVAL.

NOTES:

- SEE SHEET C0.1 - NOTES FOR CITY OF CHARLESTON STANDARD STORMWATER NOTES.
- SEE PLANTING PLAN FOR FINAL STABILIZATION.



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Legend

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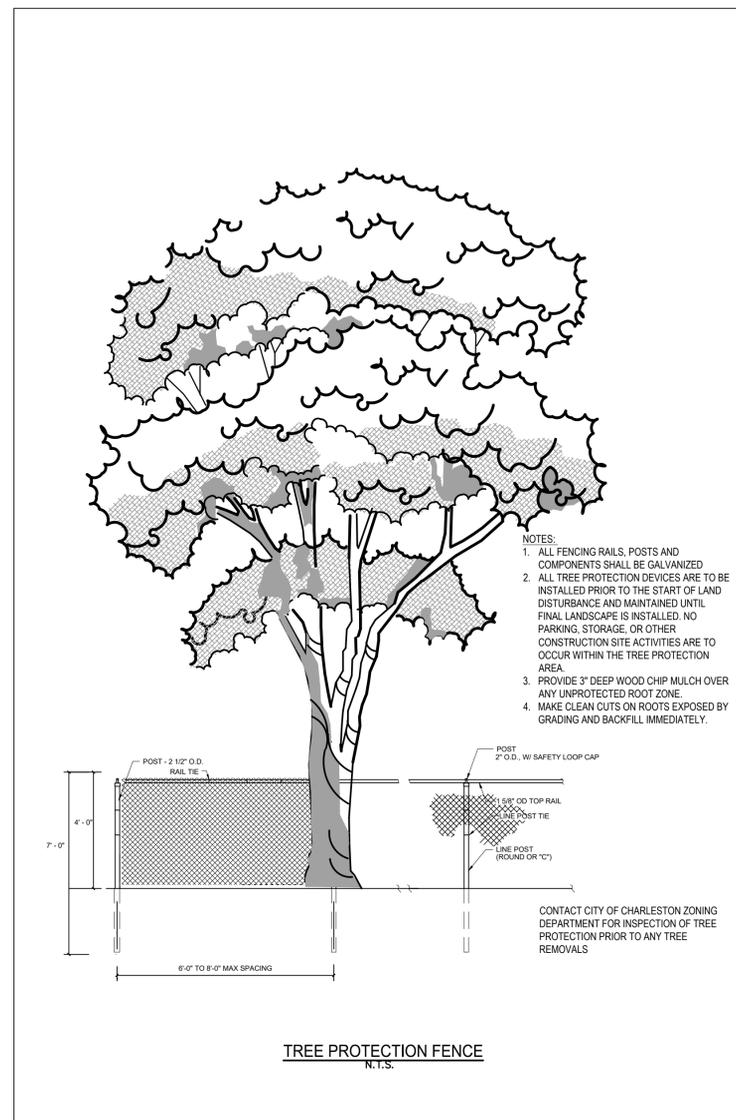
NOT FOR CONSTRUCTION

TEMPORARY VEGETATION SCHEDULE

SPECIES	RATE (LBS/AC)	OPTIMUM DATES TO PLANT	REMARKS
BROWNTOP MILLET (ALONE)	40	APRIL 20 - AUGUST 15	QUICK, DENSE COVER
BROWNTOP MILLET (MIX)*	10	APRIL 20 - AUGUST 15	QUICK, DENSE COVER
RYE GRAIN (ALONE)	56	FEBRUARY - MARCH, AUGUST 15 - NOVEMBER 20	QUICK COVER
RYE GRAIN (MIX)*	10	FEBRUARY - MARCH, AUGUST 15 - NOVEMBER 20	QUICK COVER
RYE GRASS (ALONE)	50	AUGUST 10 - OCTOBER 10	COMPETITIVE, DENSE
RYE GRASS (MIX)*	8	AUGUST 10 - OCTOBER 10	COMPETITIVE, DENSE

* FOR DETAILS ON MIXES CONSULT THE CHARLESTON SOIL AND WATER CONSERVATION DISTRICT

CHARLESTON COUNTY SEEDING SCHEDULE



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2020/10/05 11:27 AM By: jforbeck_john

Revision	By	Appd.	YY.MM.DD
TRC Resubmittal	AB	JP	10/05/2020
Courtesy TRC Submittal	J.J.L.	J.J.L.	07/06/2020
Courtesy TRC Submittal	J.J.L.	J.J.L.	03/02/2020

File Name:	Dwn.	Chkd.	Dsgn.	YY.MM.DD

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Client/Project
Storage Trust Properties, LP

PUBLIC STORAGE RENOVATIONS - ASHLEY RIVER ROAD
Charleston, SC

EROSION CONTROL DETAILS

Project No.	Scale	
178420868		
Drawing No.	Sheet	Revision

Legend

Notes

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Revision	By	Appd.	Y/M/AM/DD
TRC Resubmittal	AB	JP	10/05/2020
Courtesy TRC Submittal	JLL	JLL	07/04/2020
Courtesy TRC Submittal	JLL	JLL	03/02/2020
Issued	By	Appd.	Y/M/AM/DD

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Client/Project

Storage Trust Properties, LP

PUBLIC STORAGE RENOVATIONS - ASHLEY RIVER ROAD
Charleston, SC

Title

SITE LAYOUT PLAN

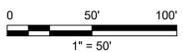
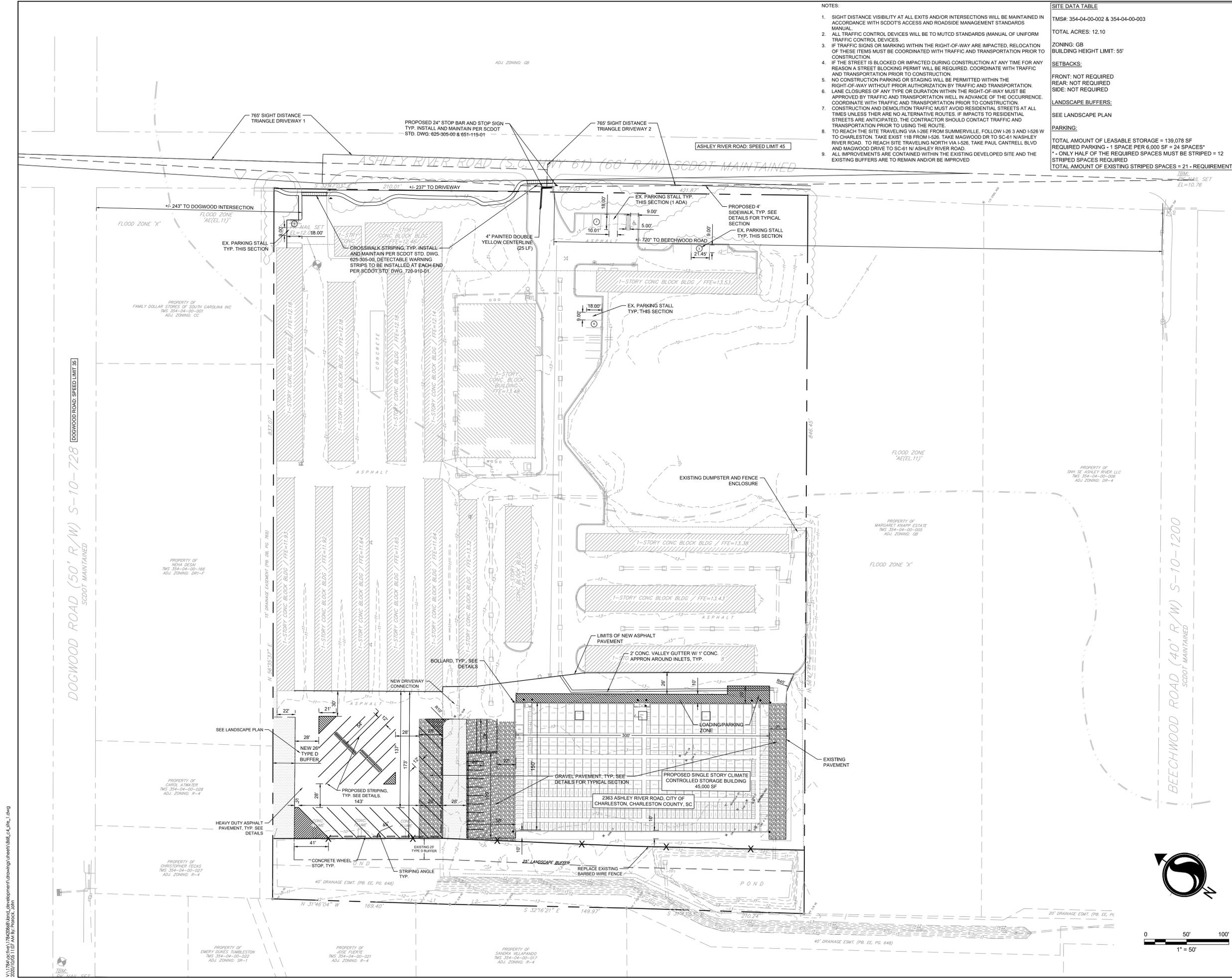
Project No.	Scale	
178420868		
Drawing No.	Sheet	Revision
C4.0		0

NOTES:

- SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCDOT'S ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL.
- ALL TRAFFIC CONTROL DEVICES WILL BE TO MUTCD STANDARDS (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).
- IF TRAFFIC SIGNS OR MARKING WITHIN THE RIGHT-OF-WAY ARE IMPACTED, RELOCATION OF THESE ITEMS MUST BE COORDINATED WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
- IF THE STREET IS BLOCKED OR IMPACTED DURING CONSTRUCTION AT ANY TIME FOR ANY REASON A STREET BLOCKING PERMIT WILL BE REQUIRED. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
- NO CONSTRUCTION PARKING OR STAGING WILL BE PERMITTED WITHIN THE RIGHT-OF-WAY WITHOUT PRIOR AUTHORIZATION BY TRAFFIC AND TRANSPORTATION.
- LANE CLOSURES OF ANY TYPE OR DURATION WITHIN THE RIGHT-OF-WAY MUST BE APPROVED BY TRAFFIC AND TRANSPORTATION WELL IN ADVANCE OF THE OCCURRENCE. COORDINATE WITH TRAFFIC AND TRANSPORTATION PRIOR TO CONSTRUCTION.
- CONSTRUCTION AND DEMOLITION TRAFFIC MUST AVOID RESIDENTIAL STREETS AT ALL TIMES UNLESS THERE ARE NO ALTERNATIVE ROUTES. IF IMPACTS TO RESIDENTIAL STREETS ARE ANTICIPATED, THE CONTRACTOR SHOULD CONTACT TRAFFIC AND TRANSPORTATION PRIOR TO USING THE ROUTE.
- TO REACH THE SITE TRAVELING VIA I-26 FROM SUMMERVILLE, FOLLOW I-26 S AND I-526 W TO CHARLESTON, TAKE EXIST 11B FROM I-526, TAKE MAGWOOD DR TO SC-61 NASHLEY RIVER ROAD. TO REACH SITE TRAVELING NORTH VIA I-526, TAKE PAUL CANTRELL BLVD AND MAGWOOD DRIVE TO SC-61 N ASHLEY RIVER ROAD.
- ALL IMPROVEMENTS ARE CONTAINED WITHIN THE EXISTING DEVELOPED SITE AND THE EXISTING BUFFERS ARE TO REMAIN AND/OR BE IMPROVED.

SITE DATA TABLE

TMS#: 354-04-00-002 & 354-04-00-003
TOTAL ACRES: 12.10
ZONING: GB
BUILDING HEIGHT LIMIT: 55'
SETBACKS:
FRONT: NOT REQUIRED
REAR: NOT REQUIRED
SIDE: NOT REQUIRED
LANDSCAPE BUFFERS:
SEE LANDSCAPE PLAN
PARKING:
TOTAL AMOUNT OF LEASABLE STORAGE = 139,078 SF
REQUIRED PARKING = 1 SPACE PER 6,000 SF = 24 SPACES*
* - ONLY HALF OF THE REQUIRED SPACES MUST BE STRIPED = 12 STRIPED SPACES REQUIRED
TOTAL AMOUNT OF EXISTING STRIPED SPACES = 21 - REQUIREMENT MET



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 2020/10/05 1:07 AM By: Proctor, John

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 SEE LANDSCAPE PLAN
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 * - ONLY HALF OF THE REQUIRED SPACES MUST BE STRIPED = 12 STRIPED SPACES REQUIRED
 TOTAL AMOUNT OF EXISTING STRIPED SPACES = 21 - REQUIREMENT MET

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Revision	By	Appd.	YY.MM.DD
TRC Resubmittal	AB	JP	10/05/2020
Courtesy TRC Submittal	J.J.L.	J.J.L.	07/06/2020
Courtesy TRC Submittal	J.J.L.	J.J.L.	03/02/2020
Issued	By	Appd.	YY.MM.DD

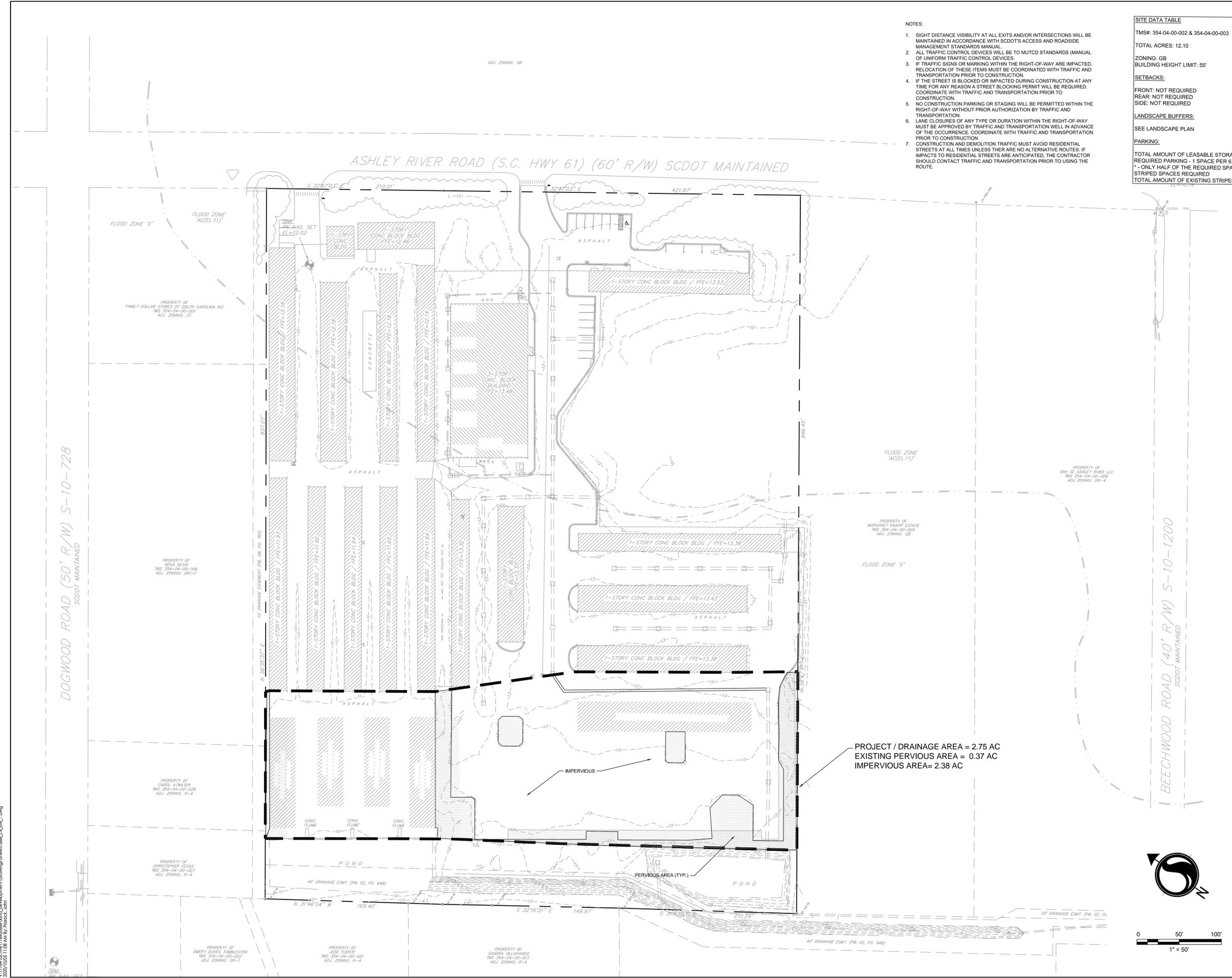
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Client/Project
 Storage Trust Properties, LP
 PUBLIC STORAGE RENOVATIONS - ASHLEY RIVER ROAD
 Charleston, SC

Title
PRE-DEVELOPMENT PERVIOUS-IMPERVIOUS AREA EXHIBIT

Project No.	Scale	
178420868		
Drawing No.	Sheet	Revision
C4.0		0



PROJECT / DRAINAGE AREA = 2.75 AC
 EXISTING PERVIOUS AREA = 0.37 AC
 IMPERVIOUS AREA = 2.38 AC

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Revision	By	Appd.	YYMMDD
TRC Resubmittal	AB	JP	10/05/2020
Courtesy TRC Submittal	JLL	JLL	07/06/2020
Courtesy TRC Submittal	JLL	JLL	03/02/2020
Issued	By	Appd.	YYMMDD

File Name: _____
Dwn. Chkd. Dgn. YYMMDD

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October 5, 2020

Client/Project
Storage Trust Properties, LP

PUBLIC STORAGE RENOVATIONS - ASHLEY RIVER ROAD
Charleston, SC

Title

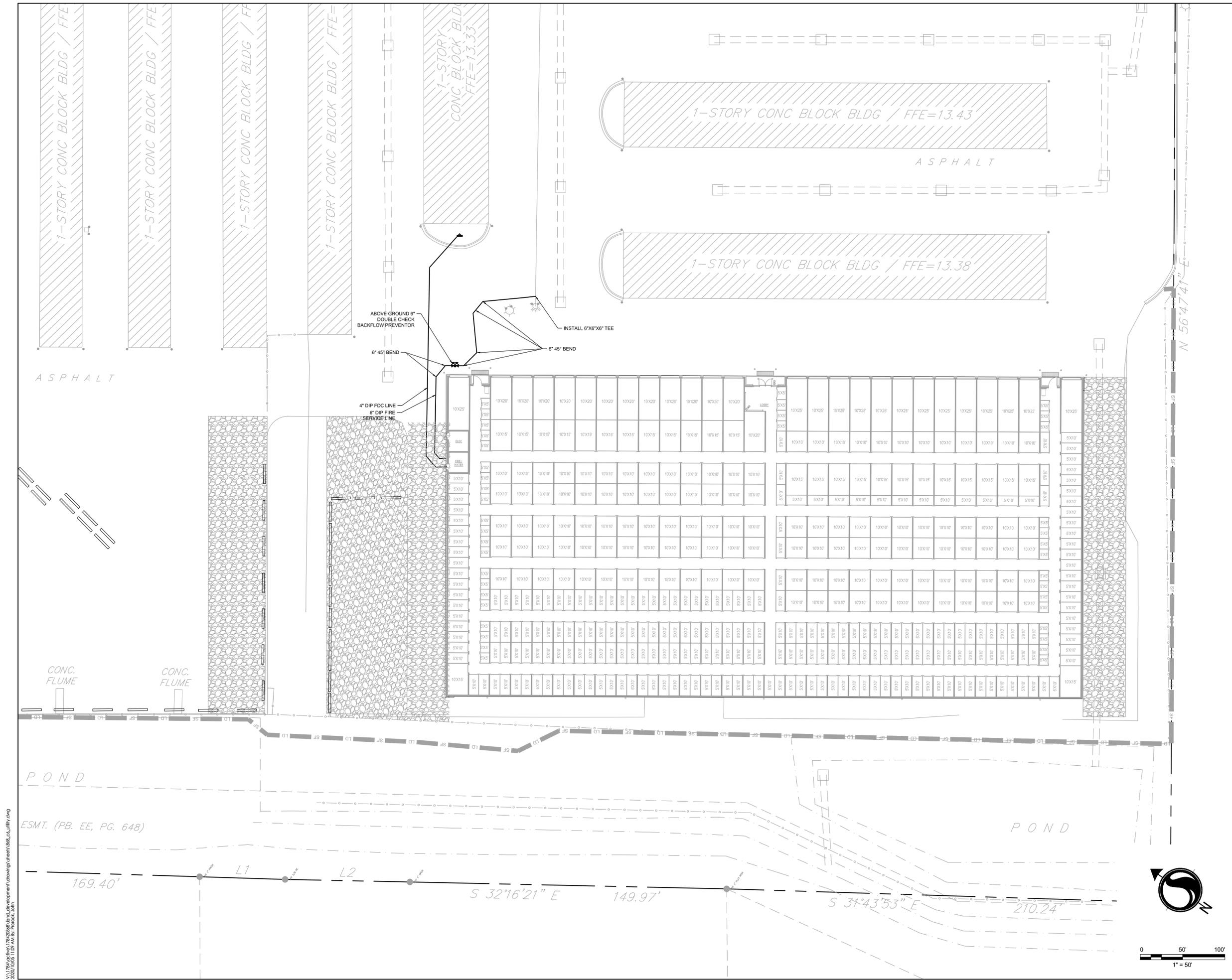
UTILITY PLAN

Project No. 178420868
Scale

Drawing No. _____ Sheet _____ Revision _____

C6.0

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 2020/10/05 11:29 AM By: Proctor, John
 ORIGINAL SHEET - ARCHD

Legend

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Revision	By	Appd.	YY.MM.DD
TRC Resubmittal	AB	JP	10/05/2020
Courtesy TRC Submittal	JLL	JLL	07/06/2020
Courtesy TRC Submittal	JLL	JLL	03/02/2020
Issued	By	Appd.	YY.MM.DD

File Name:	Drawn:	Checked:	Design:	YY.MM.DD

Permit-Seal



Client/Project

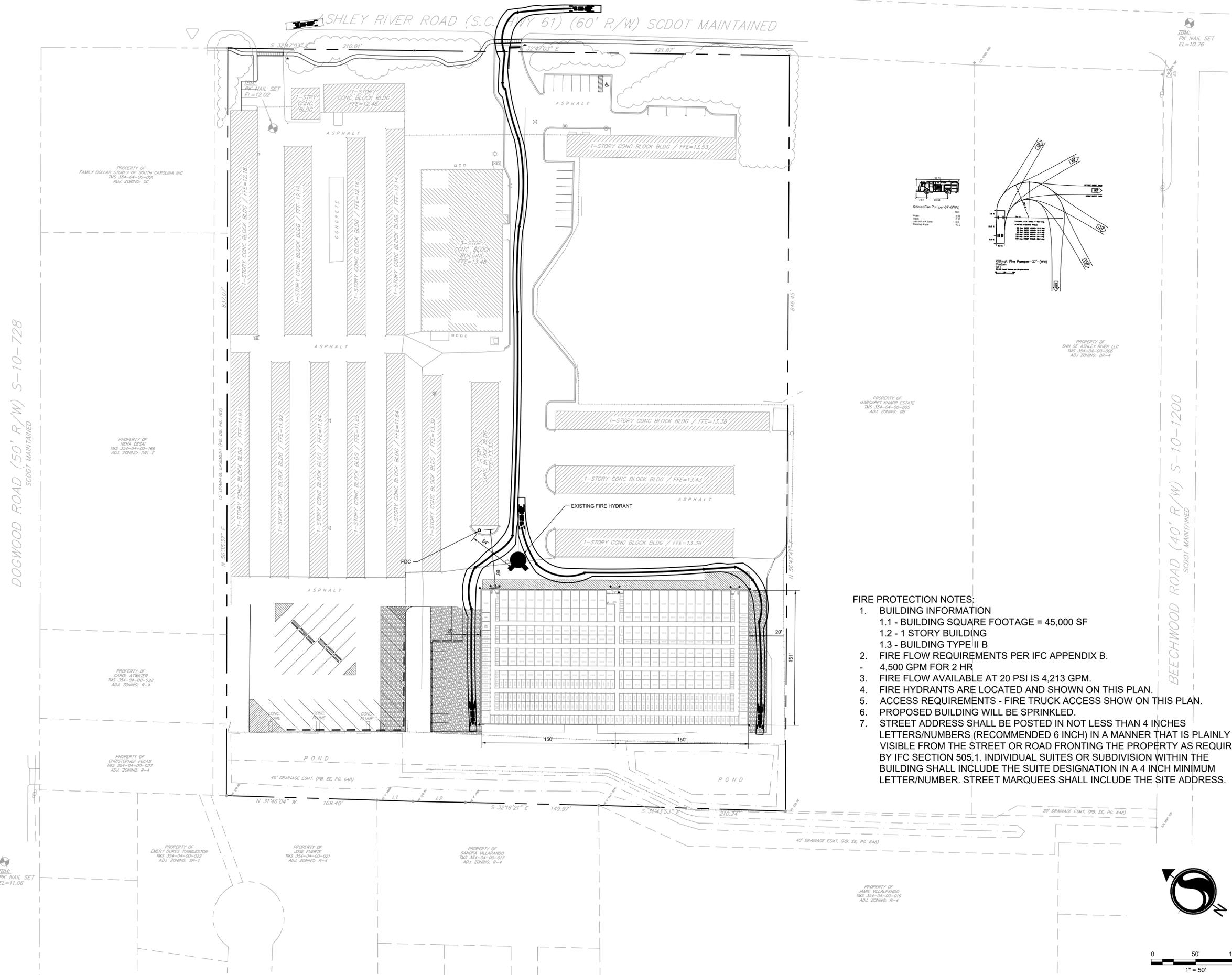
Storage Trust Properties, LP

PUBLIC STORAGE RENOVATIONS - ASHLEY RIVER ROAD
Charleston, SC

Title

FIRE PROTECTION PLAN

Project No.	Scale	
178420868		
Drawing No.	Sheet	Revision
C7.0		0



FIRE PROTECTION NOTES:

- BUILDING INFORMATION
 - 1.1 - BUILDING SQUARE FOOTAGE = 45,000 SF
 - 1.2 - 1 STORY BUILDING
 - 1.3 - BUILDING TYPE II B
- FIRE FLOW REQUIREMENTS PER IFC APPENDIX B.
 - 4,500 GPM FOR 2 HR
- FIRE FLOW AVAILABLE AT 20 PSI IS 4,213 GPM.
- FIRE HYDRANTS ARE LOCATED AND SHOWN ON THIS PLAN.
- ACCESS REQUIREMENTS - FIRE TRUCK ACCESS SHOW ON THIS PLAN.
- PROPOSED BUILDING WILL BE SPRINKLED.
- STREET ADDRESS SHALL BE POSTED IN NOT LESS THAN 4 INCHES LETTERS/NUMBERS (RECOMMENDED 6 INCH) IN A MANNER THAT IS PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY AS REQUIRED BY IFC SECTION 505.1. INDIVIDUAL SUITES OR SUBDIVISION WITHIN THE BUILDING SHALL INCLUDE THE SUITE DESIGNATION IN A 4 INCH MINIMUM LETTER/NUMBER. STREET MARQUEES SHALL INCLUDE THE SITE ADDRESS.

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 2020/10/05 11:10 AM By: Proctor, John
 ORIGINAL SHEET - ARCHD

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Revision	By	Appd.	YY.MM.DD
TRC Resubmittal	AB	JP	10/05/2020
Courtesy TRC Submittal	J.J.L.	J.J.L.	07/06/2020
Courtesy TRC Submittal	J.J.L.	J.J.L.	03/02/2020

File Name:	Drawn:	Checked:	Design:	YY.MM.DD

Permit-Seal



October 5, 2020

Client/Project
Storage Trust Properties, LP

PUBLIC STORAGE RENOVATIONS - ASHLEY RIVER ROAD
Charleston, SC

Title
LANDSCAPE PLAN

Project No.	Scale	
178420868	1" = 50'-0"	
Drawing No.	Sheet	Revision

L1.0

0

LANDSCAPE BUFFER REQUIREMENTS:

NORTH - ADJACENT ZONING - DR-1F AND SR-4

TYPE 'D' BUFFER AREA REQUIRED
TOTAL LINEAR FEET - 174.27 LF
25' MIN BUFFER AREA WIDTH REQUIRED

- 3 CANOPY TREES: 5 TREES
(3 PER 100' - 3 X 1.74 = 5.2)
- 4 UNDERSTORY TREES: 7 TREES
(4 PER 100' - 4 X 1.74 = 6.9)
- 30 SHRUBS: 52 SHRUBS
(30 PER 100' - 30 X 1.74 = 52.2)

SOUTH - ADJACENT ZONING - GB

NO BUFFER REQUIRED

WEST - ADJACENT ZONING - SR-4

TYPE 'D' BUFFER AREA REQUIRED
TOTAL LINEAR FEET - 629.09 LF
25' MIN BUFFER AREA WIDTH REQUIRED

- 3 CANOPY TREES: 19 TREES
(3 PER 100' - 3 X 6.29 = 18.9)
- 4 UNDERSTORY TREES: 25 TREES
(4 PER 100' - 4 X 6.29 = 25.2)
- 30 SHRUBS: 189 SHRUBS
(30 PER 100' - 30 X 6.29 = 188.7)

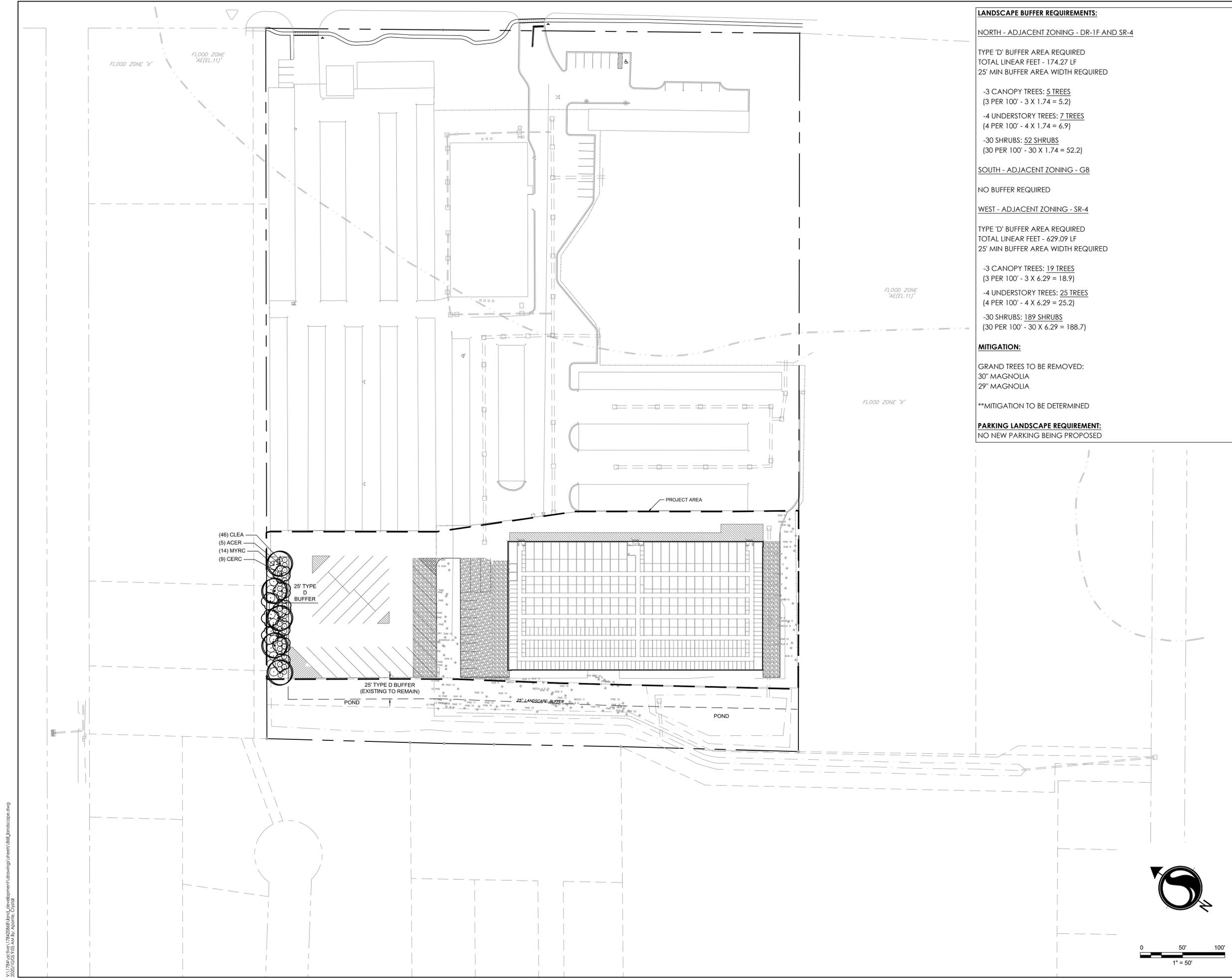
MITIGATION:

GRAND TREES TO BE REMOVED:
30" MAGNOLIA
29" MAGNOLIA

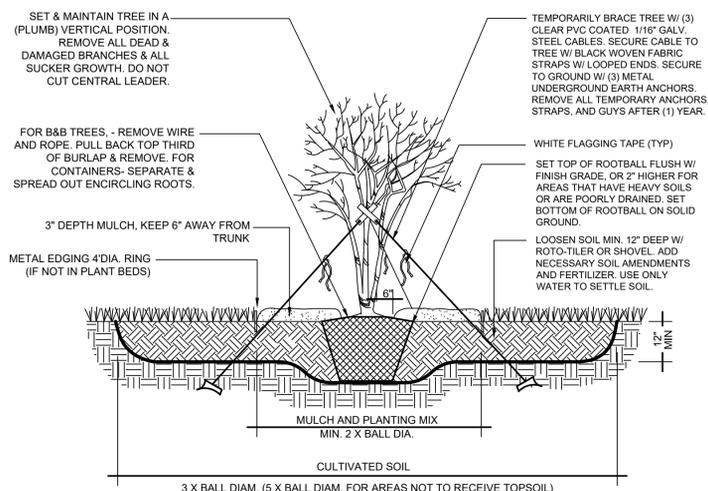
**MITIGATION TO BE DETERMINED

PARKING LANDSCAPE REQUIREMENT:

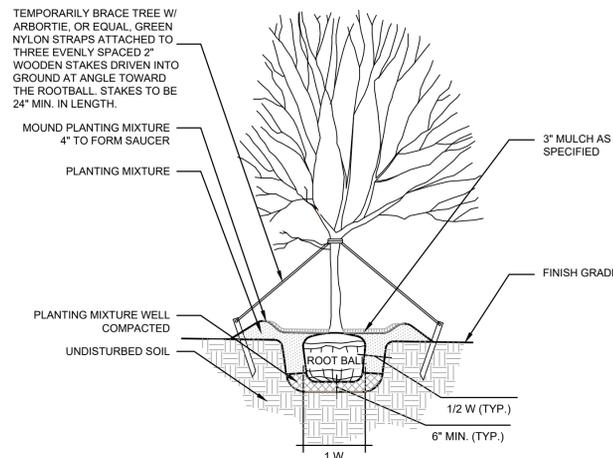
NO NEW PARKING BEING PROPOSED



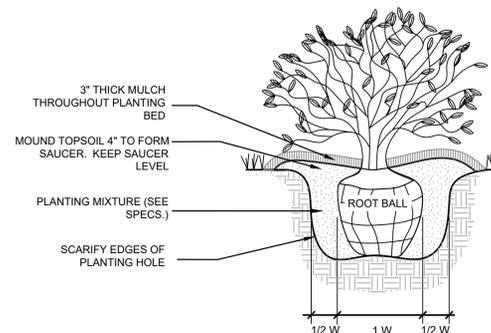
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2020/10/05 9:05 AM by: Aporne, Crystal



- NOTES:
1. LOCATE GUYS WITHIN PLANT BED.
2. ALL CABLE CLAMPS & BOLTS SHALL BE RUST RESISTANT.



- NOTES:
1. NEVER CUT A CENTRAL LEADER. PRUNE BRANCHES ONLY IF BROKEN OR DAMAGED
2. REMOVE TOP 1/4 OF BURLAP, TWINE, ROPE, AND LOOSEN TOP OF BASKET FROM ROOT BALL
3. TOP OF ROOT BALL TO BE 2\"/>



- NOTES:
1. REMOVE CONTAINERIZED PLANTS FROM THEIR CONTAINER.
2. REMOVE BURLAP, TWINE, ROPE AND BASKET FROM 1/3 TOP OF ROOTBALL IF BOUND IN BURLAP.
3. PRUNE ROOTS IF ROOTBOUND.
4. REMOVE ALL CONTAINERS AND NON-BIODEGRADABLE BURLAP.
5. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.

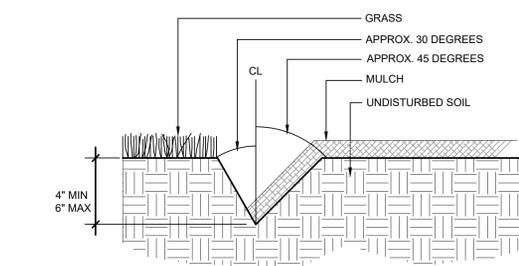
1 MULTI-STEM TREE PLANTING DETAIL
NTS

2 TREE PLANTING DETAIL
NTS

3 SHRUB PLANTING DETAIL
NTS

GENERAL LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL VISIT SITE, INSPECT EXISTING CONDITIONS, AND REVIEW PROPOSED PLANTINGS AND RELATED WORK. LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS ON PROPERTY WITH THE GENERAL CONTRACTOR AND BY CALLING LOCAL ONE-CALL OR DIG-RITE PRIOR TO STAKING PLANT LOCATIONS.
- IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES, CONTACT LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WITH ANY CONCERNS.
- LANDSCAPE CONTRACTOR TO COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
- WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUB MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWING OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED. ANY QUESTIONS REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL NEWLY INSTALLED MATERIALS UNTIL TIME OF OWNER ACCEPTANCE. ANY ACTS OF VANDALISM OR DAMAGE WHICH MAY OCCUR PRIOR TO OWNER ACCEPTANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WARRANTY FOR LANDSCAPE MATERIALS SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE AFTER THE COMPLETION OF PLANTING OF ALL LANDSCAPE MATERIALS. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED. LANDSCAPE CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR THE OWNER'S ACCEPTANCE INSPECTION. REMOVE AND REPLACE DEAD PLANT MATERIAL (25% + DEAD) IMMEDIATELY UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON. A LIMIT OF ONE REPLACEMENT OF EACH TREE AND SHRUB WILL BE REQUIRED, EXCEPT FOR LOSSES CAUSED BY CONTRACTOR'S ERRORS.
- CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL DEPTH IN ALL LAWN AREAS. BACKFILL AND CROWN PARKING LOT ISLANDS 6" ABOVE ADJACENT CURBS WITH TOPSOIL. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTILING.
- ACCEPTANCE OF GRADING AND SOD SHALL BE BY LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY UNTIL FINAL ACCEPTANCE HAS BEEN RECEIVED. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENT OF WASH-OUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOD IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE, THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF OWNER'S ACCEPTANCE WITH ALL REPLACEMENTS TO BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
- PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD AS REQUIRED. CONTRACTOR TO VERIFY QUANTITIES SHOWN ON PLAN.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- OWNER OR OWNER'S REPRESENTATIVE SHALL INSPECT LANDSCAPE INSTALLATION AND HAVE THE RIGHT TO REJECT AND WITHHOLD PAYMENT ON ANY PLANT MATERIAL(S) OF DAMAGED OR POOR QUALITY OR NOT MEETING SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL, EROSION, AND DUST CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION. THE LANDSCAPE CONTRACTOR SHALL PREVENT EROSION OF SOIL AND ENTRY OF SOIL-BEARING WATER AND AIRBORNE DUST ONTO ADJACENT PROPERTIES AND INTO THE PUBLIC STORM WATER FACILITIES.
- ALL LANDSCAPE BEDS AND TREE RINGS TO BE MULCHED WITH MULCH TO A DEPTH OF NO LESS THAN 3".
- NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- IF THE LANDSCAPE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS (TO BE PROTECTED) ACCORDING TO THE TREE PROTECTION DETAIL AND MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS WITHOUT APPROVAL.
- ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. PLANT MATERIALS ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. IF WET, CLAY SOILS OR POOR DRAINING SOILS ARE EVIDENT, PLANT HIGHER. REMOVE ALL TWINE, WIRE AND BURLAP FROM TOP 1/3 OF ROOT BALL AND FROM TREE TRUNKS.
- ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
- SEED AND/OR SOD ALL AREAS DISTURBED DUE TO GRADING AND CONSTRUCTION ACTIVITIES. WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND.
- PRUNE, THIN AND SHAPE TREES AND SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. APPLY MINIMUM 3" MULCH CUP AT ALL TREES NOT PLANTED IN PLANTING BEDS.
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING AROUND TREES AND SHRUBS.
- IMMEDIATELY MULCH WITH PINE STRAW AND WATER ALL PLANTS AND TREES OR COMPLETE WITHIN 16 HOURS AFTER INSTALLATION
- SOIL MIXTURE SHALL BE 40% TOPSOIL, 40% PEAT MOSS AND 20% SANDY LOAM.
- MAINTENANCE OF REQUIRED LANDSCAPED AREAS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL SUCH AREAS SHALL BE PROPERLY MAINTAINED SO AS TO ASSURE THE SURVIVAL AND AESTHETIC VALUE OF THE LANDSCAPING AND SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM OR A READILY AVAILABLE WATER SUPPLY. FAILURE TO MONITOR SUCH AREAS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE REMEDIED IN THE MANNER PRESCRIBED FOR OTHER VIOLATIONS.



- NOTES:
1. EXCAVATE TRENCH BY HAND WITH SPADE. ADD EXCESS SOIL TO ADJACENT PLANT BED AFTER PULLING BACK EXISTING MULCH. RAKE SOIL AND SMOOTH BEFORE MULCHING.

4 TRENCH EDGE DETAIL
NTS

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD	REMARKS
	ACER	5	ACER RUBRUM / RED MAPLE	B & B	2.5'-3" CAL	12'-14'	4-5'	
	CERC	9	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	B & B	2.5'-3" CAL	10'-12'	3'-4'	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPREAD	REMARKS	
	CLEA	46	CLETHRA ALNIFOLIA 'RUBY SPICE' / RUBY SPICE CLETHRA	3 GAL	2'-3'	2'-2.5'		
	MYRC	14	MYRICA CERIFERA / WAX MYRTLE	7 GAL	3.5'-4'	2'-2.5'		

Notes

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Courtesy TRC Submittal	JLL	JLL	07/06/2020
Courtesy TRC Submittal	JLL	JLL	03/02/2020
Issued	By	Appd.	Y/M/M/DD

File Name:	Drawn:	Checked:	Design:	Y/M/M/DD

Permit-Seal



Client/Project
Storage Trust Properties, LP

PUBLIC STORAGE RENOVATIONS - ASHLEY RIVER ROAD
Charleston, SC

Title
LANDSCAPE SCHEDULE & DETAILS

Project No.	Scale	
178420868	AS NOTED	
Drawing No.	Sheet	Revision