

Design Review Board

Official Agenda



AGENDA

DESIGN REVIEW BOARD – URBAN DESIGN PANEL

AGENDA

Regular Meeting

February 6, 2020

4:00 PM

10th Floor Council Chambers, City Hall

1.Call to Order

2.Roll Call

3.Welcome and Opening Remarks from the Chair

4.Approval of Minutes – January 2, 2020

5.Call for Public Notice Affidavit from Applicants

6.Acceptance of Agenda

7.Conflict of Interest Statement

8.Old Business (Public Hearing)

A.CA 19-171

Application by Woodfield Investments (Brian Schick) for a REVISED CERTIFICATE OF APPROPRIATENESS for modifications to the previously-approved CA on property located at 356 FIELD ST. (TM#008700-01-00100).

Documents:

[CA 19-171 - AGENDA PACKET - 356 FIELD ST. - MUSEUM ANNEX.PDF](#)

B.CA 17-1026

Application by Stuart R. Stenger for a REVISED CERTIFICATE OF APPROPRIATENESS for modifications to the previously-approved CA on property located at 10 TOY ST. (TM# 004500-01-00700).

Documents:

...

9.New Business (Public Hearing)

A.CA 20-08

Application by William Letourneau for a CERTIFICATE OF APPROPRIATENESS for an exception to sign standards on property located at 175 PATEWOOD DR. (TM# 054302-01-01101).

Documents:

[CA 20-08 - AGENDA PACKET - 175 PATEWOOD - PRISMA SIGN.PDF](#)

--

10.Other Business (Not a Public Hearing)

A.RHP 17-1027

Application by Stuart R. Stenger for a REVISED FINAL HISTORIC PROPERTIES TAX ASSESSMENT on property located at 10 TOY ST. (TM# 004500-01-00700).

11.Advice and Comment (Not a Public Hearing)

A.MD 20-001

Application by Graycliff Capital Development LLC for a MULTI-FAMILY DEVELOPMENT of 268 units on 22.44 acres located at WOODRUFF RD. and SALTERS RD. (TMs# 026100-01-00600 and 026100-01-00900).

12.Informal Review (Not a Public Hearing)

A.Informal review of preliminary design of a new building for First Presbyterian Church located at the intersection of W. Washington St. and N. Academy St.

B.Informal review of preliminary design of entrance and patio canopy addition for Tupelo Honey located at 1 N Main St, Suite T

13.Election of Chair and Vice-Chair

14.Adjournment



**Planning Staff Report to
Design Review Board - Urban
January 27, 2020**
for the February 6, 2020 Public Hearing

Docket Number: 19-171
Applicant: Woodfield Investments (Brian Schick)
Property Owner: Blue Building, LLC and Sam Vardry, LLC
Property Location: 356 Field St
Tax Map Number: 0087000100100, 0087000100301
Acreage: 2.76
Zoning: C-4, Central Business District
Proposal: Architectural elevations for Shoeless Joe Jackson museum annex
Staff Recommendation: **Denial**

Staff recommends **denial** of the museum annex as proposed as it fails to fully satisfy design guideline PRI 11, Existing Architecture.

If the Design Review Board moves to approve the annex elevations, staff recommends the following conditions:

1. Revised elevations, if needed, shall be submitted to staff and a 2-member committee for review.
2. Signage is illustrative in nature; a separate sign package must be submitted prior to sign permitting.

Staff Analysis:

The applicant proposes a modification to the previously-approved mixed-use development known as .408 Jackson, located on property bound by Field Street to the north, Southern Railway right-of-way to the east, Vardry Street to the south and S. Markley Street to the west. The Board previously-approved the relocation of the Shoeless Joe Jackson Museum from its current location to the intersections of Field Street, S. Markely Street and Vardry Street. The Board further approved the location of a new museum plaza and a 500 sq. ft. museum annex; however, architectural elevations of the museum annex were not provided as part of the previous application. The applicant has now provided elevations of the museum annex and requests approval of a modified CA application.

The museum annex is proposed to the south of the relocated museum. The western portion of the annex will be connected to the existing building via a covered landing and ramp while the eastern portion will be separated from the existing building by a plaza space. Proposed building materials include a brick veneer base to match the existing house, fiber cement panels with reveal

reglets, and a metal roof. A brick veneer is proposed for the entire height of the northeast corner of the annex. The applicant proposes a sloped shed-style roof for the annex.

Summary

The annex is designed in a way that differentiates it from the main house. Proposed materials are appropriate in that they complement and respect the materials found on the main structure (e.g. brick veneer) while simultaneously allowing for a visually distinctive appearance (e.g. metal roof). However, staff finds that more should be done with the building form of the annex to respect the building form of the existing house, specifically with regard to roof elements. While staff finds that the sloped shed roof is appropriate for the circulation element that houses the ramp and landing areas along the west elevation, the applicant should consider a gabled roof form for the annex retail area to respect the gabled roof form of the existing house. Further, staff finds that the elevations depict several large blank walls. Additional building transparency should be provided along the west and south elevations, potentially through a continuous glass wall, to highlight and emphasize the circulation area along the south and west wall. Clerestory, potentially with frosted glass, may be appropriate along the south elevation to provide natural light to the back-of-house functions located there.

For these aforementioned reasons, staff recommends **denial** of the museum annex as proposed.

If the Design Review Board moves to approve the elevations, staff recommends the following conditions:

1. Revised elevations, if needed, shall be submitted to staff and a 2-member committee for review.
2. Signage is illustrative in nature; a separate sign package must be submitted prior to sign permitting.

Applicable Design Guidelines:

PRI 5. Articulation

- 5.1 Articulate buildings with dimensions that promote a sense of human scale.
- 5.2 Use horizontal and vertical articulation to help define and differentiate the street level of the building and to express façade widths that are compatible with adjacent context.
- 5.3 Enhance the design and better unify the architectural relationship within an area by complementing the articulation of adjacent buildings.
- 5.4 A design must have a proper balance of articulation. Lack of variety is discouraged. However, design elements and materials must work together to create a unified whole.
- 5.5 Where balconies are used, ensure that they are at a scale that they can be used as open space. False balconies that serve no purpose beyond decoration should not be permitted.
- 5.6 Avoid large, monotonous facades.

PRI 6. Materiality

- 6.1 Use high quality materials that are chosen to be compatible with their surrounding context but also to elevate the existing diversity and character of the area.
- 6.2 Materials used within proximity to pedestrian areas must have durability to withstand heightened activity and wear.
- 6.3 Reuse existing or refurbished materials.
- 6.4 Use materials that convey a sense of human scale; that is, meant to be experienced by the pedestrian, not vehicular, user.
- 6.5 Use authentic materials. When this is not possible, ensure that synthetic materials realistically convey the materials that they represent.
- 6.6 While excessive uniformity and monotony are discouraged, variations in materials and colors must be composed and balanced to create a unified whole.
- 6.7 Use light colored (high albedo) materials for roofing and landscaping to reflect radiant heat.
- 6.8 Brighter, bolder colors (including corporate branding colors) may be applied to areas or elements of the building where they are secondary in application compared to the main body or features of the building (such as signage, canopies, or accent trim), or are otherwise applied in ways that do not dominate the overall color palette or cause the building to look out of place relative to the area. Counteract stronger colors by integrating natural materials and textures in the overall design.

PRI 11. Existing Architecture

- 11.1 Buildings that are considered contributing to the West End Preservation Overlay District, or listed on the National Register of Historic Places are encouraged to consider rehabilitation, restoration, preservation, reconstruction or complementary additions. The National Park Service provides a comprehensive source of material that can assist owners with how to work with historic properties.
- 11.2 Maintain existing features, details and windows that contribute to the existing character of the building and its adjacent area.
- 11.3 Additions and renovations must be respectful of a building's original architectural character.
- 11.4 An addition should not damage or obscure architecturally-important features of the existing building.
- 11.5 Additions must be visually-distinctive from the original building so that new and old elements can be distinguished from one another.
- 11.6 Rooftop additions to existing buildings should be set back from the primary façade so that new and old elements can be distinguished from one another and the scale of the original building can be perceived.
- 11.7 Additions must be subordinate in scale and character to the original building.

- 11.8 An application for building demolition must be accompanied by a post-demolition site plan.
- 11.9 Inappropriate coating treatments are a major cause of damage to historic masonry buildings and should not be permitted. Applying any waterproof coating to existing brick exterior walls can cause interior and exterior damage. The National Park Service provides guidance on coating treatments for historic masonry buildings.



city of greenville

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# 19-171 Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Brian Schick, Woodfield Inv.	Blake Building LLC (a)
*Title:	Development Partner	Sam Vending LLC (b)
*Address:	317 E. Park Lane	
*State:	Charlotte, NC	
*Zip:	28203	
*Phone:	704-506-4692	
*Email:	bschick@wfinvest.net	

PROPERTY INFORMATION

*STREET ADDRESS 356 Fidd Street, Greenville, SC 29601
*TAX MAP #(S) 0087000100100(a) 0087000100301(b)
*PRESERVATION DISTRICT/SPECIAL DISTRICT 21a
*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? ☒ Yes ☐ No

DESCRIPTION OF REQUEST

*SELECT APPLICATION TYPE: ☐ CA Neighborhood New ☐ CA Neighborhood Modification (☐ Major/ ☐ Minor)
☐ CA Urban New ☒ CA Urban Modification (☒ Major/ ☐ Minor)
☐ CAS Staff New (☐ Major/ ☐ Minor) *please see item D. for description
☐ CAS Staff Modification
☐ Informal Review

*ORIGINAL APPLICATION # (put N/A if new application) #19-171

To include: scope of project and response to specific guidelines and special conditions.

-Review of final plans that were approved by DRB
under app #19-171

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

A. URBAN DESIGN PANEL	\$300.00, <i>site plan review</i>
	\$300.00, <i>architectural review</i>
B. SIGNS	\$150.00
C. NEIGHBORHOOD DESIGN PANEL	\$150.00
D. APPLICATION FOR STAFF REVIEW	
<u>Major:</u> All site development activity, roof gardens, decks, or accessory structures; or any project that requires consultation with a member of the DRB.	\$100.00
<u>Minor:</u> Color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features. Also, parking lots, service enclosures, exterior lighting and additions to building that do not exceed 25% of existing building footprint, except the West End Preservation Overlay District.	\$50.00
E. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	½ Original Fee
Minor (requires review by staff)	\$50.00
F. INFORMAL REVIEW	\$50.00

2. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies which must be corrected prior to placing the application on the Design Review Board agenda.

3. **Public Notice Requirements.** Certificate of Appropriateness applications require a design review board public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board hearing date.

(To be filled out at time of application submittal)

 Public Hearing signs are acknowledged as received by the applicant

***APPLICANT SIGNATURE**



1. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1"=20' or 1/4" = 1', etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board's (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).

- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). ***The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.gov/364/Access-GIS-Data>, and is provided as a .skp file. Data is updated monthly.***

ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

4. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

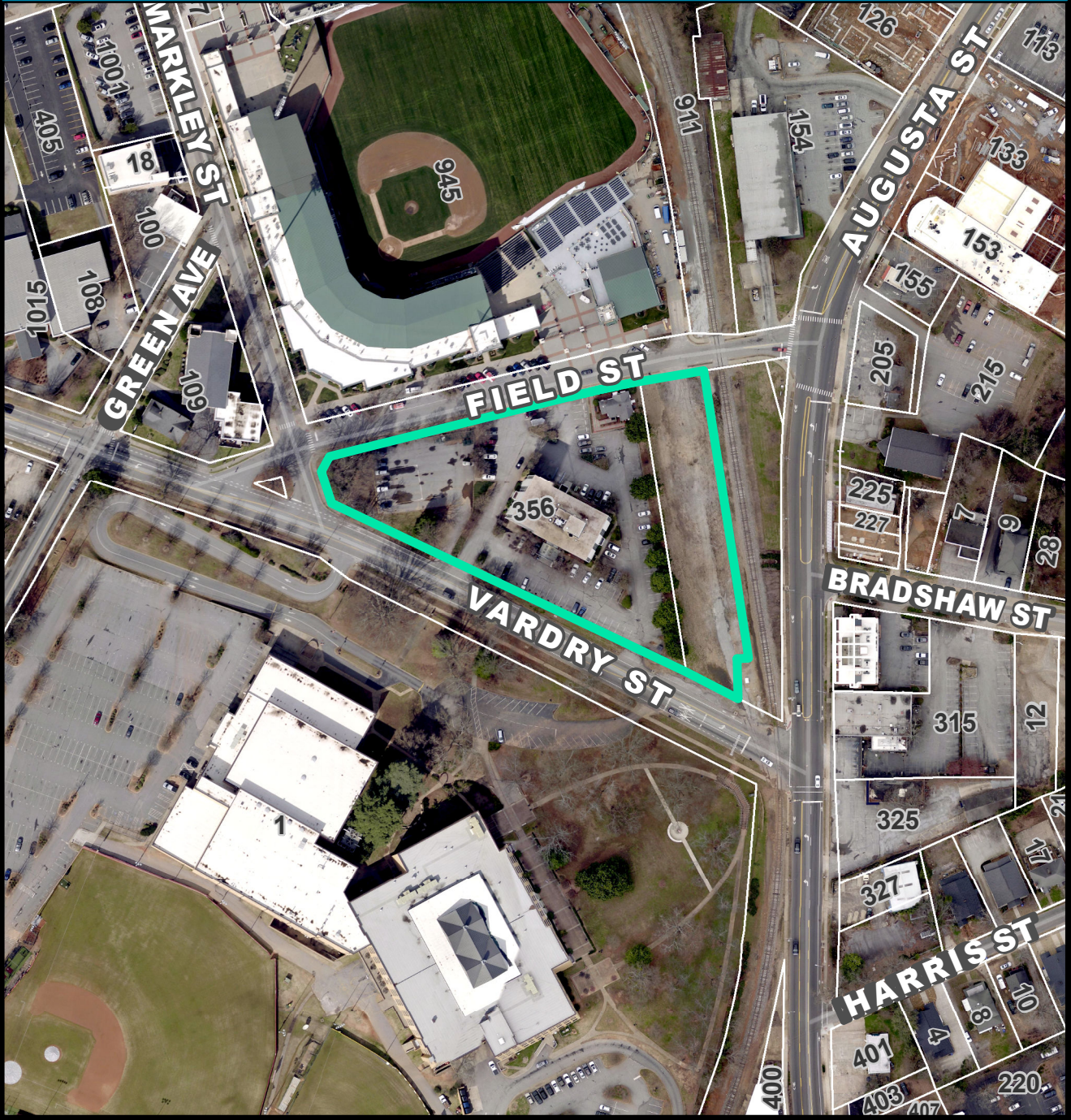
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ____ or is not ____ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

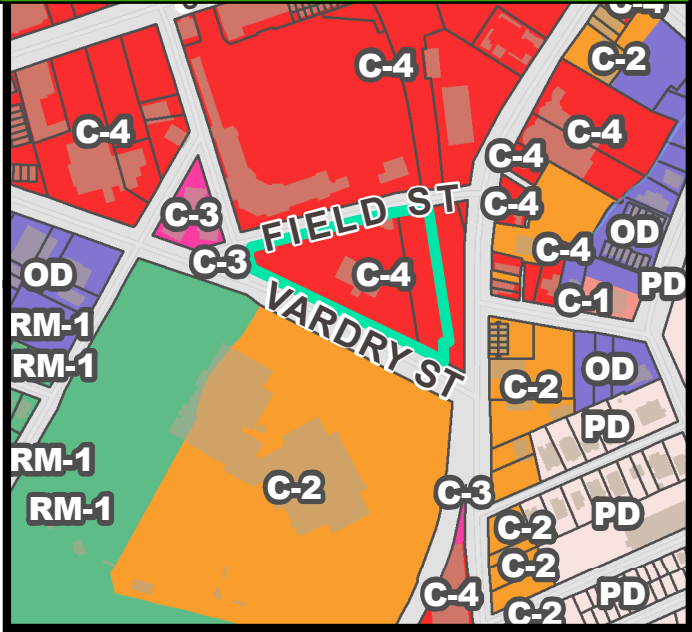
*Signatures	
Applicant	
Date	1/17/20
Property Owner/Authorized Agent	
Date	
Public Hearing information	
Public Hearing signs	

CA 19-171 • 356 FIELD ST.

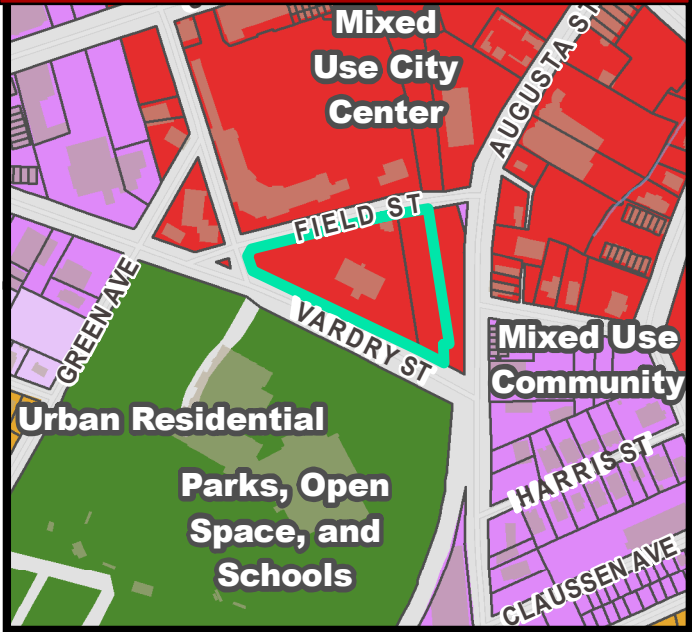
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



CA 19-171 • 356 FIELD ST.

NATURAL / ENVIRONMENTAL FEATURES

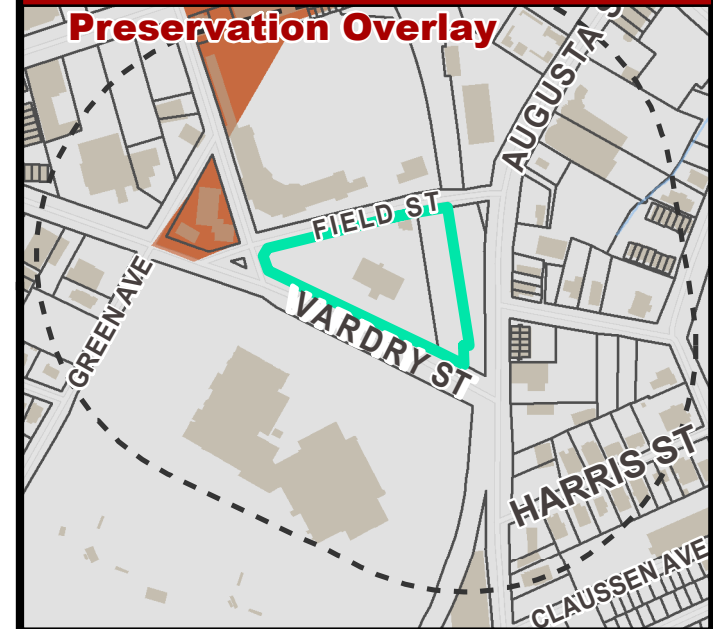


SPECIAL EMPHASIS NEIGHBORHOODS

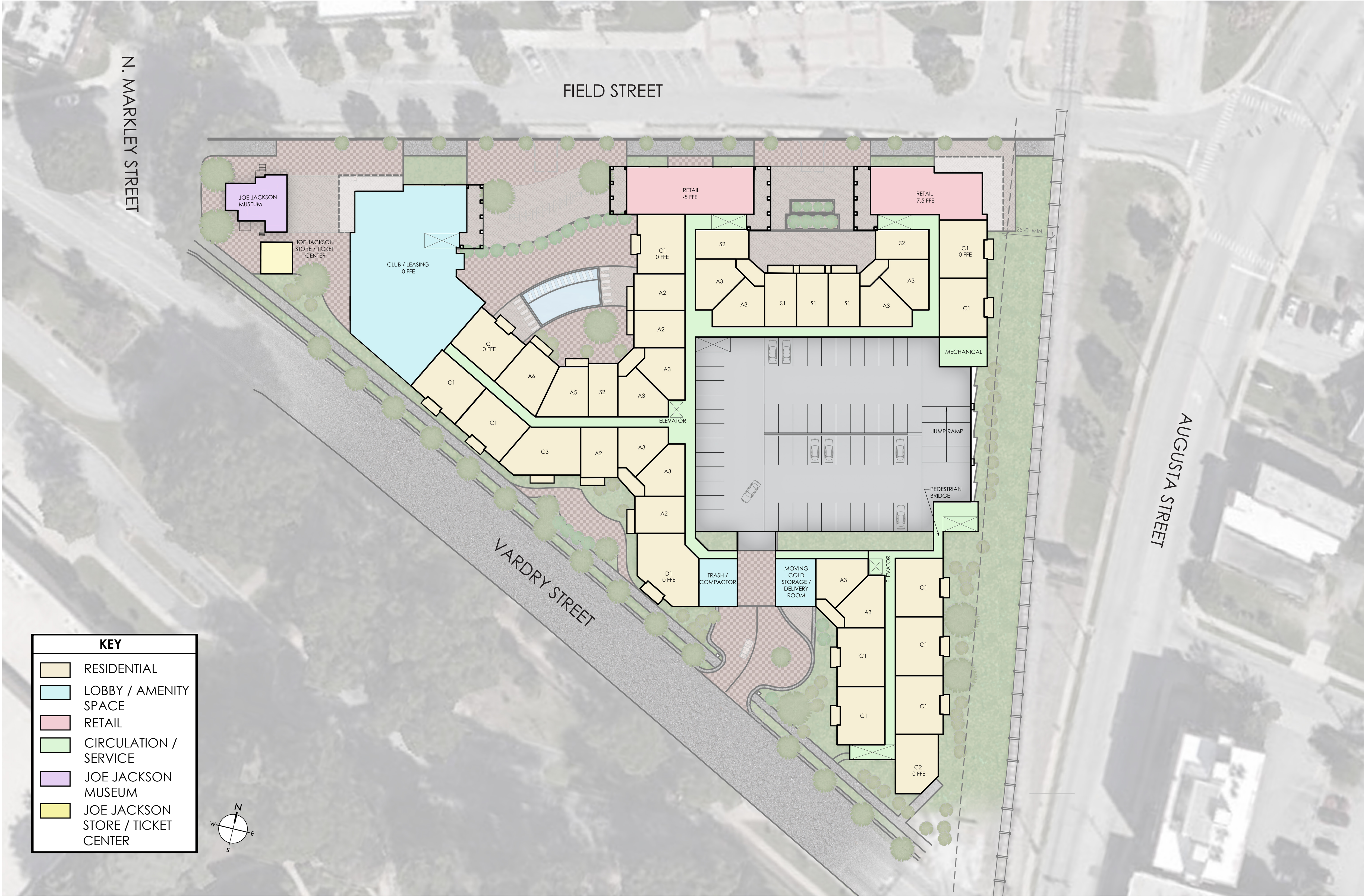


PRESERVATION OVERLAYS

Preservation Overlay



WOODFIELD DEVELOPMENT
.408 JACKSON | HOUSING



LEVEL 1 PLAN

1/64"=1'-0"



LEVEL 1 PLAN
DESIGN REVIEW BOARD
GREENVILLE SC
MARCH 1, 2019

A-011
SHEET
16 / 44

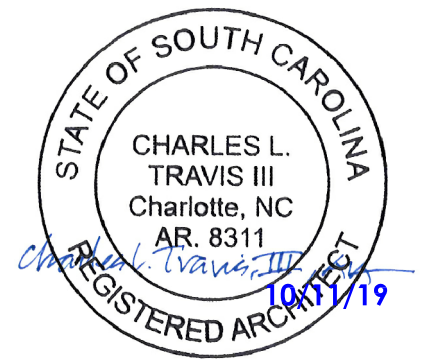


HOUSING
STUDIO

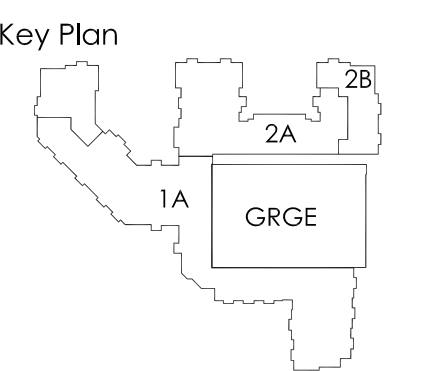
333 West Trade Street, Suite 300
Charlotte, NC 28202
T: 704.333.7862 F: 704.343.9380

WOODFIELD
DEVELOPMENT

408 JACKSON
FIELD STREET
GREENVILLE, SC

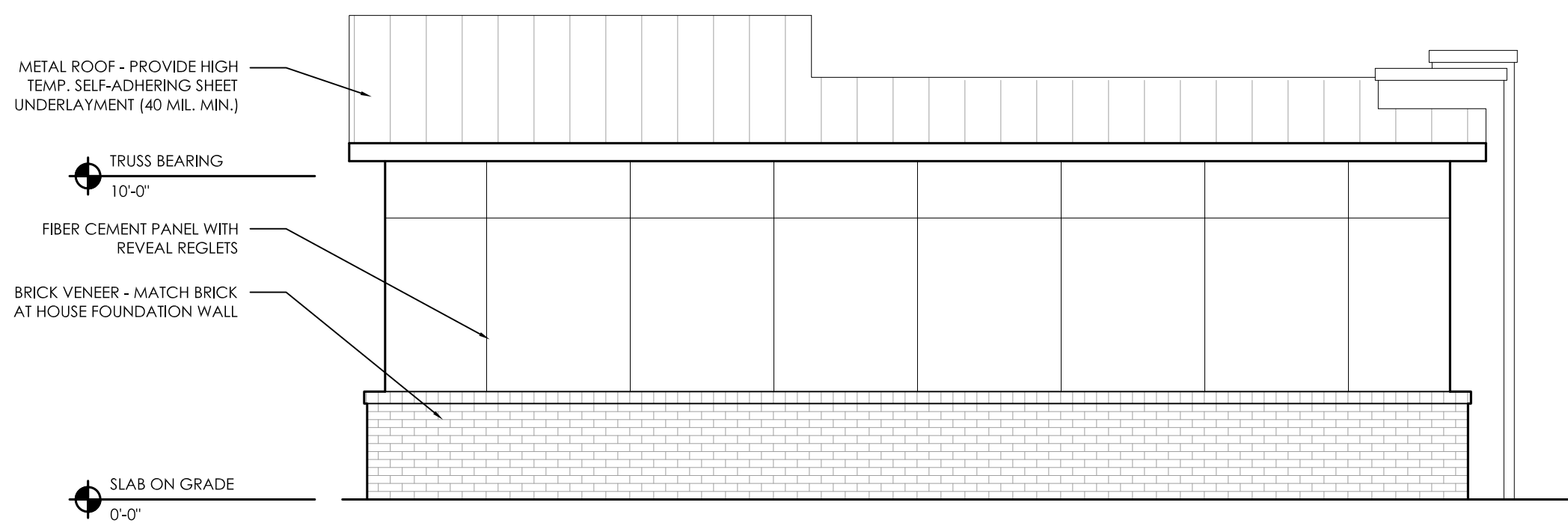


Project No: 1902
Issue Date: October 11, 2019
Issued For: 100% Construction Documents

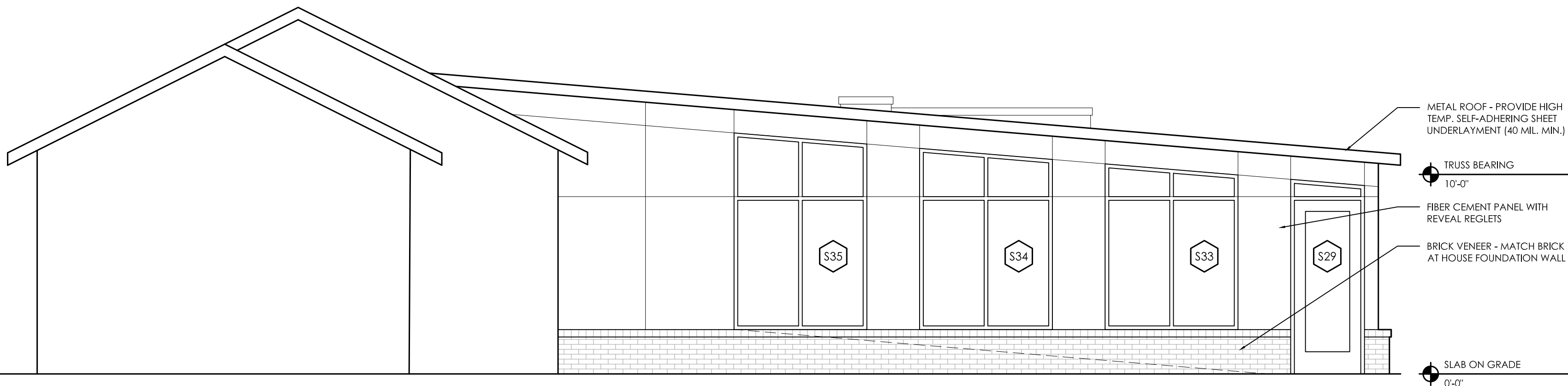


MUSEUM GIFTSHOP

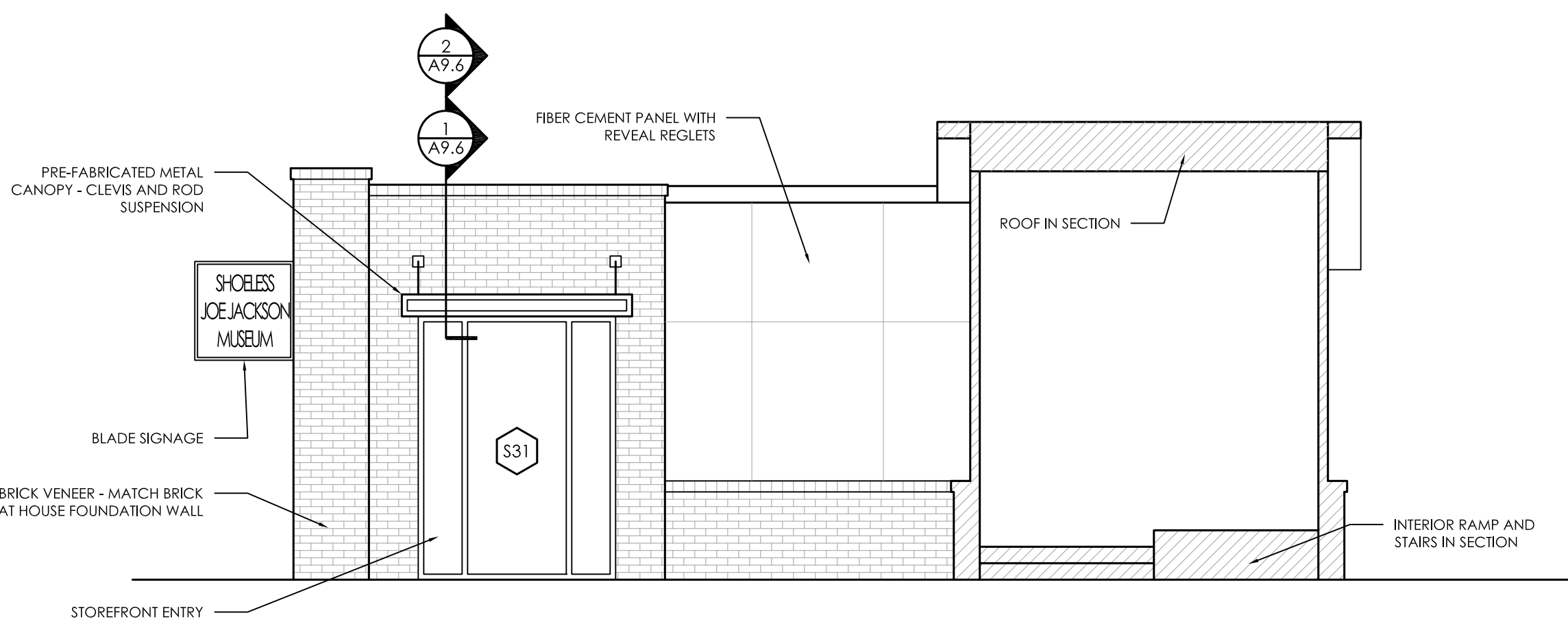
A4.M1



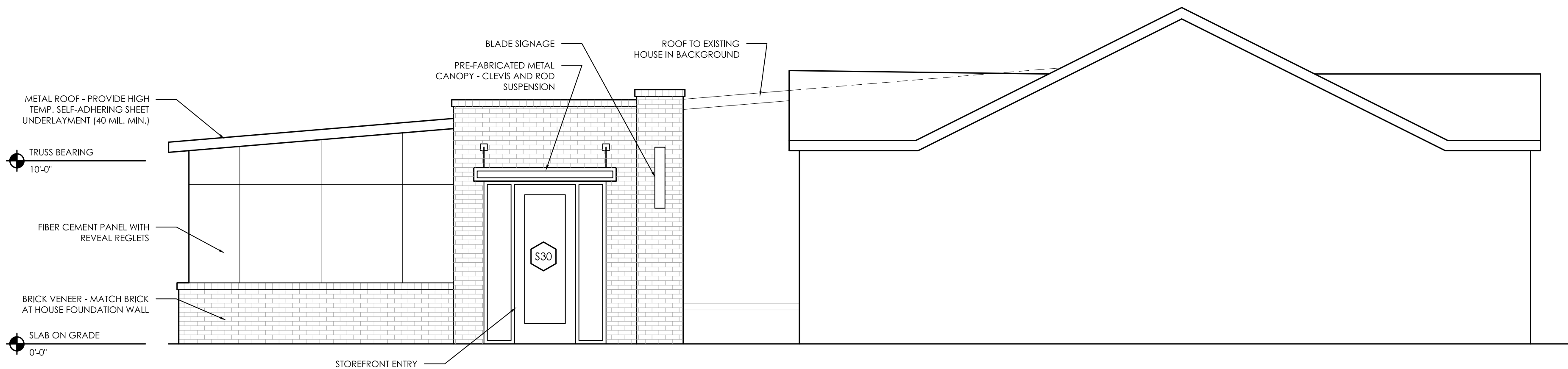
5 MUSEUM GIFT SHOP SOUTH ELEVATION
1/4" = 1'-0"



4 MUSEUM GIFT SHOP WEST ELEVATION
1/4" = 1'-0"



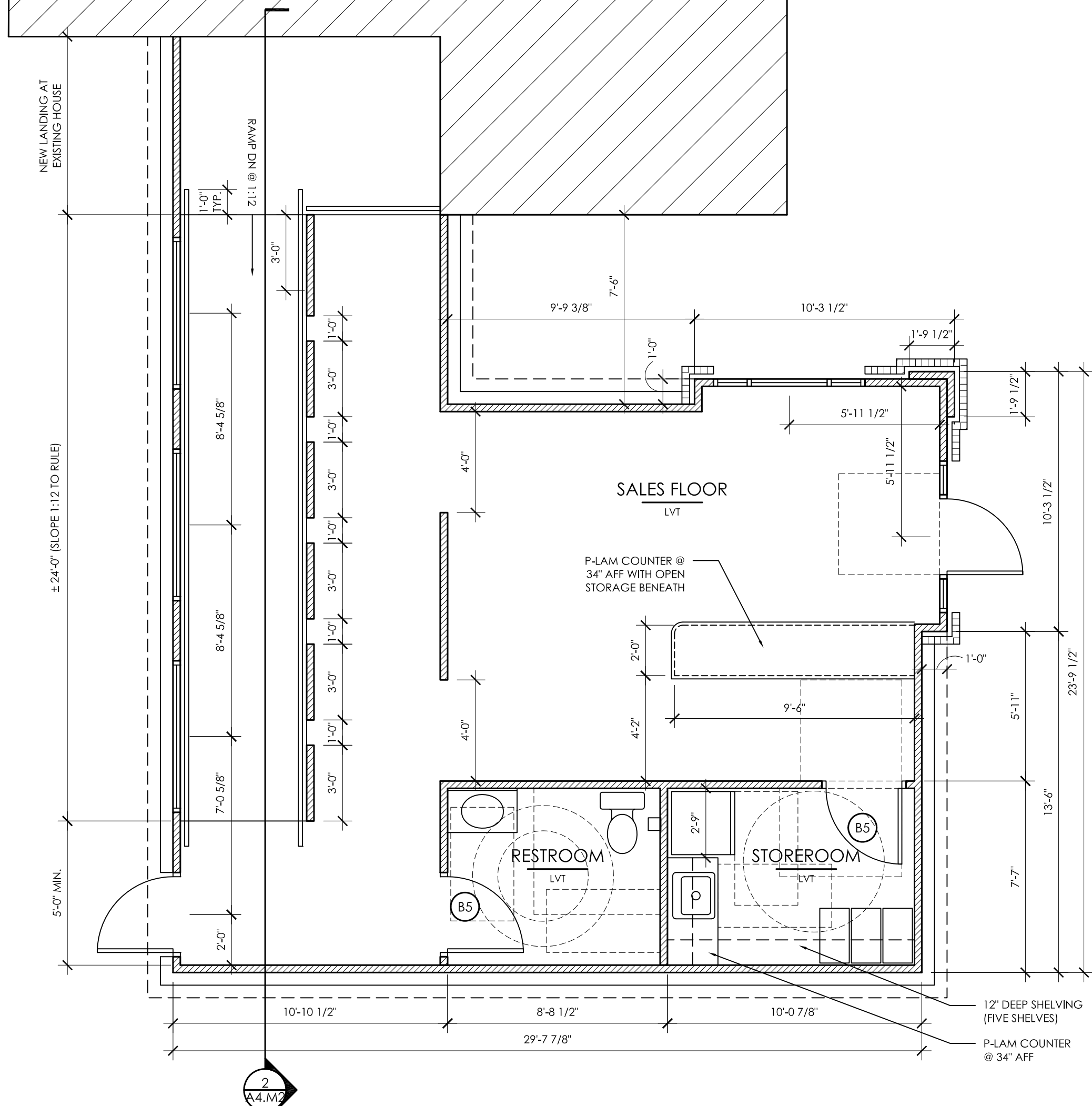
3 MUSEUM GIFT SHOP NORTH ELEVATION
1/4" = 1'-0"



2 MUSEUM GIFT SHOP EAST ELEVATION
1/4" = 1'-0"

SCOPE OF WORK NOTES FOR EXISTING HOUSE:
• PROVIDE NEW ARCHITECTURAL SHINGLE ROOF.
• PROVIDE NEW HVAC (HEAT PUMP AND CONDENSER) - UTILIZE EXISTING DUCTWORK.
• PATCH AND PAINT INTERIOR.

EXISTING HOUSE RELOCATED TO NEW LOCATION - RELOCATION DESIGN EFFORT BY OTHERS
CURRENT USE - MUSEUM
NO CHANGE OF USE



1 MUSEUM GIFT SHOP PLAN
1/4" = 1'-0"



**Planning Staff Report to
Design Review Board - Urban
January 27, 2020**
for the February 6, 2020 Public Hearing

Docket Number: 20-23
Applicant: STUART R. STENGER (CRAIG GAULDEN DAVIS
ARCHITECTS)
Property Owner: VOLITION, LLC
Property Location: 10 TOY ST.
Tax Map Number: 004500-01-00700
Zoning: OD, Office & Institutional District
Proposal: Addition of a two-story structural steel-framed terrace and
indoor/outdoor kitchen at rear of building.
Staff Recommendation: **Approve with conditions**

Staff recommends that the application be **approved with the following conditions:**

The proposed design shall be reviewed and approved by Staff and two members of the Design Review Board - Urban Panel to address the following concerns and any additional comments noted by the Urban Panel at large:

- a. Revise the color of the stained wood screen wall to be more in line with the darker tone of the terrace additions/brick feature wall.
- b. EIFS is proposed on the new kitchen addition. The use of synthetic stucco material is not permitted. Submit alternative materials for the siding. Refer to guideline AR.8, below.
- c. Provide an existing condition/demolition plan denoting existing architectural features to be removed/modified.
- d. Clarify how the main level sunshade feature is to be structurally supported; the sunshade feature should not be structurally attached the historic brick façade.

Staff Analysis:

The subject building, historically known as the Hayne School, was constructed circa 1919. The school contributes to the Pettigru Street Preservation Overlay and National Register Historic District, which primarily maintains a residential character. The two-story brick building has a central pavilion with a stepped parapet above a corbelled cornice. A rear addition was constructed in the 1980s and is clad in brick of similar color to the original building. Former applicants have obtained several previous approvals to improve the structure and overall property for commercial office uses.

The applicant proposes the following as part of this CA application:

- Construct an exterior, two-story steel-framed terrace at the rear of the building.
- Construct a three-story brick feature wall at the rear of building.
- Construct an indoor/outdoor kitchen addition at the rear of the upper level.
- Construct a sunshade feature on the main level terrace and a trellis on the upper level terrace.
- Construct a stained wood screen wall around the staircase on the lower level

In addition to the new terrace, the applicant proposes a new indoor/outdoor kitchen on the upper level of the building addition. A three-story staircase is proposed to provide access from the lower level; a stained wood screen wall is proposed around the lower level of staircase. The three-story brick wall, painted a dark charcoal, is proposed to screen the east end of the upper level terrace. Additionally, a sunshade feature is proposed on the main level terrace while a dark-grey trellis feature is proposed on the upper level terrace.

Staff finds that the proposed additions are subordinate to the original historic structure and feature design elements that differentiate it from the historic rear brick façade. Simultaneously, the shape of the openings on the brick feature wall appear to respect the window pattern on the historic structure, satisfying the intent of the *Design Guidelines for Historic Resources*.

Staff is generally supportive of the proposed additions. However, based on the renderings and elevations, it appears that windows, sunshade features, and awning elements constructed as part of previous CA approvals are proposed to be removed to accommodate the new terrace. An existing conditions/demolition plan should be provided to denote the existing architectural features to be removed/modified. Further, the color of the stained wood screen wall appears too bright and out of character with the remainder of the terrace additions; a darker color should be utilized for the wood screen wall.

Staff recommends that the application be **approved with the following conditions:**

The proposed design, with the following DRB revisions, shall be reviewed and approved by Staff and two members of the Design Review Board - Urban Panel to address the following concerns and any additional comments noted by the Urban Panel at large:

- a. Revise the color of the stained wood screen wall to be more in-line with the darker tone of the terrace additions/brick feature wall.
- b. EIFS is proposed on the new kitchen addition. The use of synthetic stucco material is not permitted. Submit alternative materials for the siding. Refer to guideline AR.8, below.
- c. Provide an existing conditions/demolition plan denoting existing architectural features to be removed/modified.
- d. Clarify how the main level sunshade feature is to be structurally supported; the sunshade feature should not be structurally attached the historic brick façade.

Previous approvals related to the property:

- October 2017 – Staff approved minor site improvements to landscaping and parking for office use.
- December 2017 – Staff approved minor alterations to the 1980's building addition, consisting of adding upper level windows and a metal canopy, as well as a ground-level addition of an elevator equipment room.
- December 2017 – The Design Review Board approved a new, second office building on the site with conditions regarding window height and site buffering from neighboring properties.
- December 2017 – The Design Review Board approved Preliminary Certification for Special Tax Assessment for interior improvements to the historic structure.
- March 2018 – The Design Review Board approved window replacements and new sunshades on the rear building addition.
- November 2019 – The Design Review Board approved Final Certification for Special Tax Assessment for interior improvements the rehabilitated structure.

Applicable Design Guidelines:

HR.21 Some additions may have developed significance in their own right and should be preserved.

- A. *Preserve an older addition that has achieved historic significance in its own right.*
- B. *A more recent addition that is not historically-significant may be removed.*

AR.8 Building materials for new construction should be similar to materials seen historically.

- A. *Maintain the existing range of exterior wall materials found in the historic district.*
- B. *Exterior wood finishes should appear similar to those used historically.*
- C. *Masonry should appear similar to that used historically.*
- D. *Materials should be applied in a manner similar to that used historically.*
- E. *Newer, synthetic materials may be considered for a new structure, if they appear similar in character and detailing to traditional building materials.*
- F. *Roof materials should be composite shingles and convey a scale and texture similar to that used traditionally.*

AR.12 Design an addition to be compatible with the primary building

- A. *Design a new addition such that the original character can be clearly seen.*
- B. *Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.*
- C. *Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.*
- D. *An addition should be compatible in scale, materials and character with the main building.*
- E. *An addition should be set back from any primary, character-defining façade.*
- F. *The roof form of a new addition should be in character with that of the primary building.*



city of greenville

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS URBAN DESIGN PANEL

Contact Planning & Development:
(864) 467-4476

Office Use Only:

Application# 20-23 Fees Paid \$150
Date Received 1/13/20 Accepted By MDL
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Stuart R. Stenger	Volition, LLC
*Title:	Principal Architect / Craig Gaulden Davis	contact: Kylie Felker
*Address:	19 Washington Park	10 S. Academy Street, Suite 250
*Phone:	864.242.0761	864.720.2000
*Email:	sstenger@cgdarch.com	kfelker@fostervictorwa.com

PROPERTY INFORMATION

*STREET ADDRESS 10 Toy Street

*TAX MAP #(S) 0045000100700

*SPECIAL DISTRICT Pettigru Historic District

DESCRIPTION OF REQUEST

To include scope of project and justification or response to specific guidelines and special conditions.

Renovations to an existing office building that also include exterior addition of a two-story structural steel framed terraces on the rear of the building.

INSTRUCTIONS

1. Preliminary meeting with staff is required prior to application submittal.
2. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the Planning & Development office no later than 2:00 p.m. on the date reflected on the attached schedule.

A. URBAN DESIGN PANEL	Site plan review	\$300.00
	Architectural review	\$300.00
B. SIGNS		
		\$150.00
C. APPLICATION FOR STAFF REVIEW		
Major (all site development activity, roof gardens, decks or accessory structures; or any project that requires consultation with a member of the DRB).		\$100.00
Minor (color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features).		\$ 50.00
D. INFORMAL REVIEW		
E. MODIFICATION TO AN APPROVED PROJECT		
Major (requires review by DRB)		½ original fee
Minor (requires review by staff)		\$ 50.00
F. REVISIONS (multiple required revisions may be subject to additional fees).		
3. The staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies, which must be corrected prior to placing the application on the Design Review Board agenda.
4. If the application requires review by the Urban Design Panel, public hearing signs must be posted on the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
5. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1”=20’ or ¼” = 1’, etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board’s (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).
- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). ***The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.sharefile.com/d-s4197849a61943358>, and is provided as a .skp file.***
Data is updated monthly.

ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

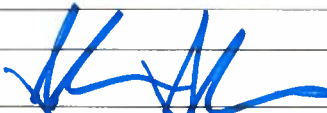
6. Please read carefully:

The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the Planning & Development office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner or act to have the restriction terminated or waived, the Planning & Development office will indicate in its report to the Design Review Board that granting the requested change would not likely result in the benefit the applicant seeks.

7. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with or prohibits the requested activity.

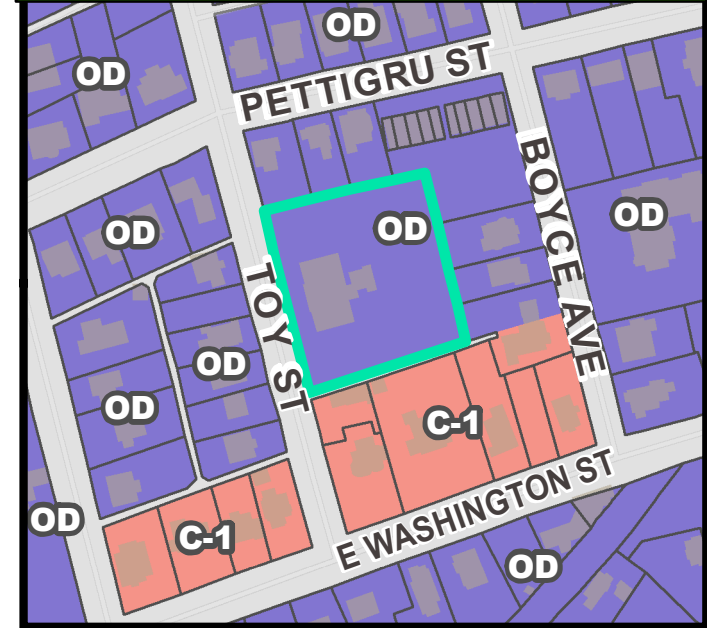
*Signatures	
Applicant	
Date	01.07.2020
Property Owner/Authorized Agent	Kyli Katel Felt, Vice President
Date	1/7/2020
Public Hearing Information	
Public Hearing Signs	

CA 20-23 10 TOY ST.

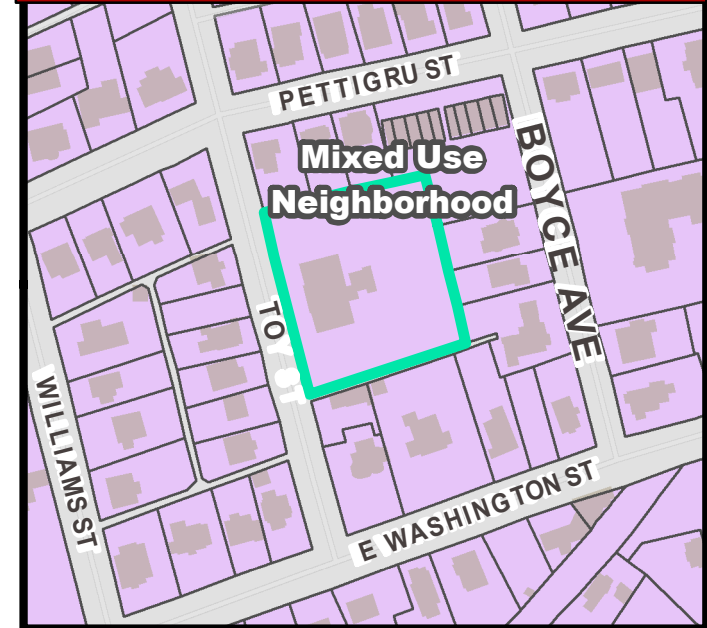
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

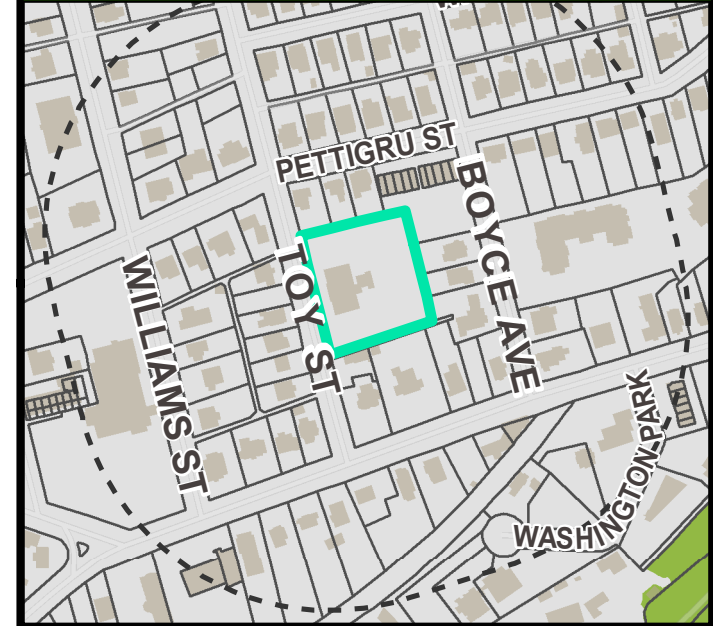


CA 20-23 • 10 TOY ST.

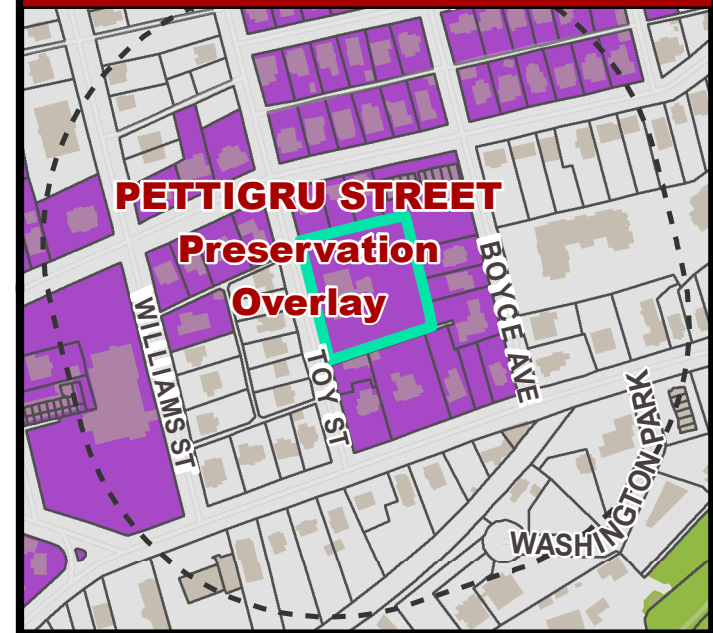
NATURAL / ENVIRONMENTAL FEATURES

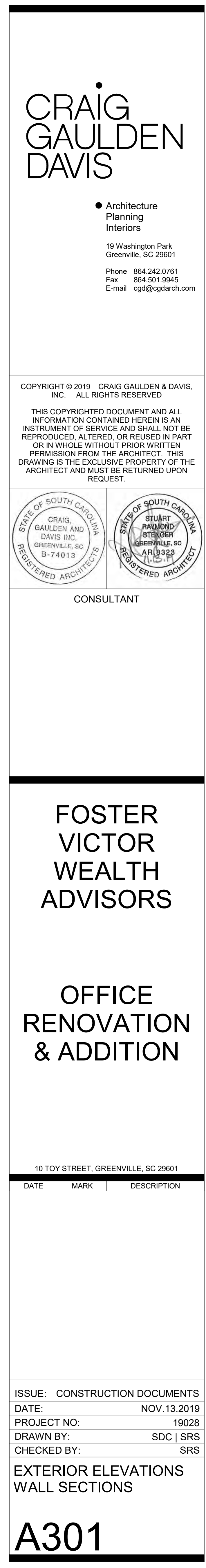


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS















SIGN POSTING PHOTO(S)





**Planning Staff Report to
Design Review Board - Urban
January 24, 2020**
for the February 6, 2020 Public Hearing

Docket Number:	CA 20-08
Applicant:	William Letourneau (on behalf of Image Resource Group)
Property Owner:	Prisma Health
Property Location:	175 Patewood Dr.
Tax Map Number:	054302-01-01101
Zoning:	C-3, Regional Commercial District
Proposal:	CERTIFICATE OF APPROPRIATENESS FOR EXCEPTION TO SIGN STANDARDS
Staff Recommendation:	Approve with conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-6.6.4(C) Freestanding Signs

Sec. 19-6.6.4(C)(7) Exception to Sign Standards

Table 19-6.6-3 Freestanding Signs

Administrative Manual Appendix J – Sign Standards and Design Guidelines

Staff Analysis:

The applicant proposes to install one (1) cabinet monument sign on a precast concrete base at the Prisma Health medical offices and Patewood Hospital located at 175 Patewood Dr. The proposed sign exceeds the maximum sign face area and sign height permitted by right per the Sign Ordinance. As proposed, the monument sign features a face area of approximately 57 sq. ft. and a height of 12 ft. 2 in. The Sign Ordinance allows staff to approve signs up to 10 ft. tall and no more than 36 sq. ft. in area; larger signs must be approved by the Design Review Board as an exception to sign standards.

In addition to maximum area and height standards, the sign ordinance only allows for logos and lettering to light. The applicant requests that the illuminated fin on the side of the sign be considered as an extension of the color gradient intrinsic to their logo and be allowed to light. Staff is not opposed to the illuminated fin due to the unique use as a medical facility. However, staff believes that the design of the sign base should be improved in order to meet the exception to sign standards. The base could be improved by using more natural materials or by providing a landscape plan that softens its appearance.

A final consideration is that the entire cabinet of the monument sign is proposed to be internally illuminated. For certain medical facilities (e.g. hospitals, emergency rooms, urgent care), staff recognizes the need for the entire sign to be visible during darkness. Given the location of the sign at the intersection of Patewood Dr. and Orchard Park Dr., staff is not opposed to the internal illumination as it will aid motorists to more easily locate the property at night under emergency conditions.

Staff recommends **approval** of the exception to sign standards to permit additional sign face area, height and internal illumination **with the following conditions**:

- 1) *The applicant improve the base of the sign with natural materials and/or provide a landscaping plan that softens the blank base of the sign; and*
- 2) *The illuminated fin be allowed to light as the application is presenting it as an extension of the logo.*

Due to the size of the development parcel, staff believes the proposed sign design, if modified as recommended above, would be consistent with the intent and purpose of the sign regulations and will not constitute a grant of special privilege. The proposal will not result in visual clutter in accordance with the exceptions to sign standards. Applicable guidelines follow below.

Freestanding signs: Subsection 19-6.6.4(C)

Freestanding signs. Freestanding signs are those types of signs that are supported by a structure secured to the ground and are wholly independent of any building, other than a sign structure, for support. Freestanding signs include monument signs, decorative post signs, freestanding suspended signs, and pylon or pole signs. Allowances for the number and size of freestanding signs are provided in table 19-6.6-3, freestanding signs. Applicants are encouraged to submit sign plans for evaluation during the site plan permit review process.

- (1) *Lighting.* Freestanding signs may be illuminated internally, provided the background is opaque allowing only the letters and logo to light, or with a shielded spot light located at the base of the sign.
- (2) *Address.* The address of the property shall be displayed on the freestanding signs oriented to the street on which the address is assigned. The address shall be displayed using a character size of at least six inches tall.
- (3) *Landscaping.* It is the intent of this section to ensure that freestanding signs are an integral part of the overall built and landscaped environment of a site. Landscaping around the base of a freestanding sign may be used to soften a blank base of a sign and to help integrate a sign into its surroundings. Guidelines for the use of landscaping around a sign base are provided in the administrative manual. General landscape requirements are listed in subsection 19-6.2.2, landscaping requirements.
- (5) *Standards for group development.* For group developments where multi-tenant freestanding signs are used, the number of tenant panels on each sign shall be limited to five, plus the name of the development; provided, however, that each tenant which occupies at least 10,000 square feet of space in the development

shall be allowed a panel on one of the development's multi-tenant signs on each street frontage of the development.

Exceptions to sign standards: Subsection 19-6.6.4(C)(7)

Exceptions to sign standards. Unusual site conditions or other design factors may warrant signs not otherwise permitted by these regulations. The design review board, through an application for a certificate of appropriateness, is authorized to grant an exception to allow an increase in sign area and or sign height, up to 25 feet, or other design-related modifications based on the following findings:

- (a) There are exceptional or unusual circumstances associated with the property involved, such as, but not limited to:
 - 1. Size of the development parcel.
 - 2. Frontage on an interstate highway.
 - 3. Visual obstructions.
 - 4. Unusual building location on-site.
 - 5. Certain uses which are primarily for entertainment, recreation, conference, or exhibition venues, which are open to the public and which have regularly-changing events, such as convention and exhibition halls, theaters and cinemas, sports stadiums and arenas.
- (b) The exception is consistent with the intent and purpose of the sign regulations and will not constitute a grant of special privilege or entitlement inconsistent with limitations applied to other properties in the vicinity with the same zoning.
- (c) The sign exception is for superior design that will not result in visual clutter and is consistent with the intent and purpose of these sign regulations.

Table 19-6.3-3: Freestanding Signs

Zoning District	Sign Type	Number ¹	Height	Size	Applicable Standards
All nonresidential districts, all nonresidential uses permitted in residential districts, multifamily residential developments, and single-family residential subdivisions	Monument Sign	Two per street front for group development or one per street front for freestanding business or use ²	5 feet ^{3, 4}	16 square feet ^{3, 4}	Downtown Design Guidelines in C-4 and Preservation Overlay Districts, plus standards in subsection 19-6.6.4(C) and administrative manual
NOTES: ¹ Allowed number of signs includes all freestanding sign types.					

² Group development is a building or group of buildings which consists of more than one business functioning as a unit, and which are inter-dependent on required site amenities such as parking, site access, landscaping and trash collection, regardless of the number of parcels the group development may be separated into. A freestanding business is a single business or use on a single parcel that is not dependent on another parcel for compliance with required site amenities.

³ Sign height may be increased up to a ten foot height and size may be increased up to 36 square feet based on standards described in subsection 19-6.6.4(C), and the administrative manual, and approval of the administrator.

⁴ Sign height may be increased up to 25 feet and size may be increased based on standards described in subsection 19-6.6.4(C), and the administrative manual, and compliance with exceptions described in subsection 19-6.6.4(C) and approval by the design review board.

Administrative Manual Appendix J – Sign Standards and Design Guidelines

Incentives: Additional height or size may be allowed by incorporating one or more of the following features

- Use of back-lighted (halo) lettering, or carved, routed, or sandblasted signs with a three-dimensional textured surface integral to the design.
- Use of native or natural materials on at least 75% of the sign face and structure.
- Incorporation of unique architectural features, materials, and colors of the development site appropriately into the sign design.
- Landscaping designed to soften any blank base of the sign.
- Reduction in the total number of signs allowed on a site.
- Removal of nonconforming signs existing on the site.



city of greenville

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS URBAN DESIGN PANEL

Contact Planning & Development:
(864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	William Letourneau	Sam Sims- Prisma Health
*Title:	SR. Project Manager	Project Manager
*Address:	130 Pinnacle Point Ct Columbia Sc	
*Phone:	803-586-4218	864-918-2571
*Email:	bj.letourneau@irgpm.com	Sam.sims@prismahealth.org

PROPERTY INFORMATION

*STREET ADDRESS 175 patewood Dr Greenville Sc 29615

*TAX MAP #(S) 0543020101101

*SPECIAL DISTRICT

DESCRIPTION OF REQUEST

To include scope of project and justification or response to specific guidelines and special conditions.
Please see attached

INSTRUCTIONS

1. Preliminary meeting with staff is required prior to application submittal.
2. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the Planning & Development office no later than 2:00 p.m. on the date reflected on the attached schedule.
 - A. URBAN DESIGN PANEL Site plan review \$300.00
 Architectural review \$300.00
 - B. SIGNS \$150.00
 - C. APPLICATION FOR STAFF REVIEW
Major (all site development activity, roof gardens, decks or accessory structures; or any project that requires consultation with a member of the DRB). \$100.00
Minor (color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features). \$ 50.00
 - D. INFORMAL REVIEW
 - E. MODIFICATION TO AN APPROVED PROJECT
Major (requires review by DRB) ½ original fee
Minor (requires review by staff) \$ 50.00
 - F. REVISIONS (multiple required revisions may be subject to additional fees).
3. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies, which must be corrected prior to placing the application on the Design Review Board agenda.
4. If the application requires review by the Urban Design Panel, public hearing signs must be posted on the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
5. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1"=20' or ¼" = 1', etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board's (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).
- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). ***The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.sharefile.com/d-s4197849a61943358>, and is provided as a .skp file. Data is updated monthly.***

ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

6. Please read carefully:

The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the Planning & Development office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner or act to have the restriction terminated or waived, the Planning & Development office will indicate in its report to the Design Review Board that granting the requested change would not likely result in the benefit the applicant seeks.

7. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with or prohibits the requested activity.

*Signatures 	
Applicant	
Date	
Property Owner/Authorized Agent	
Date	
Public Hearing Information	
Public Hearing Signs	

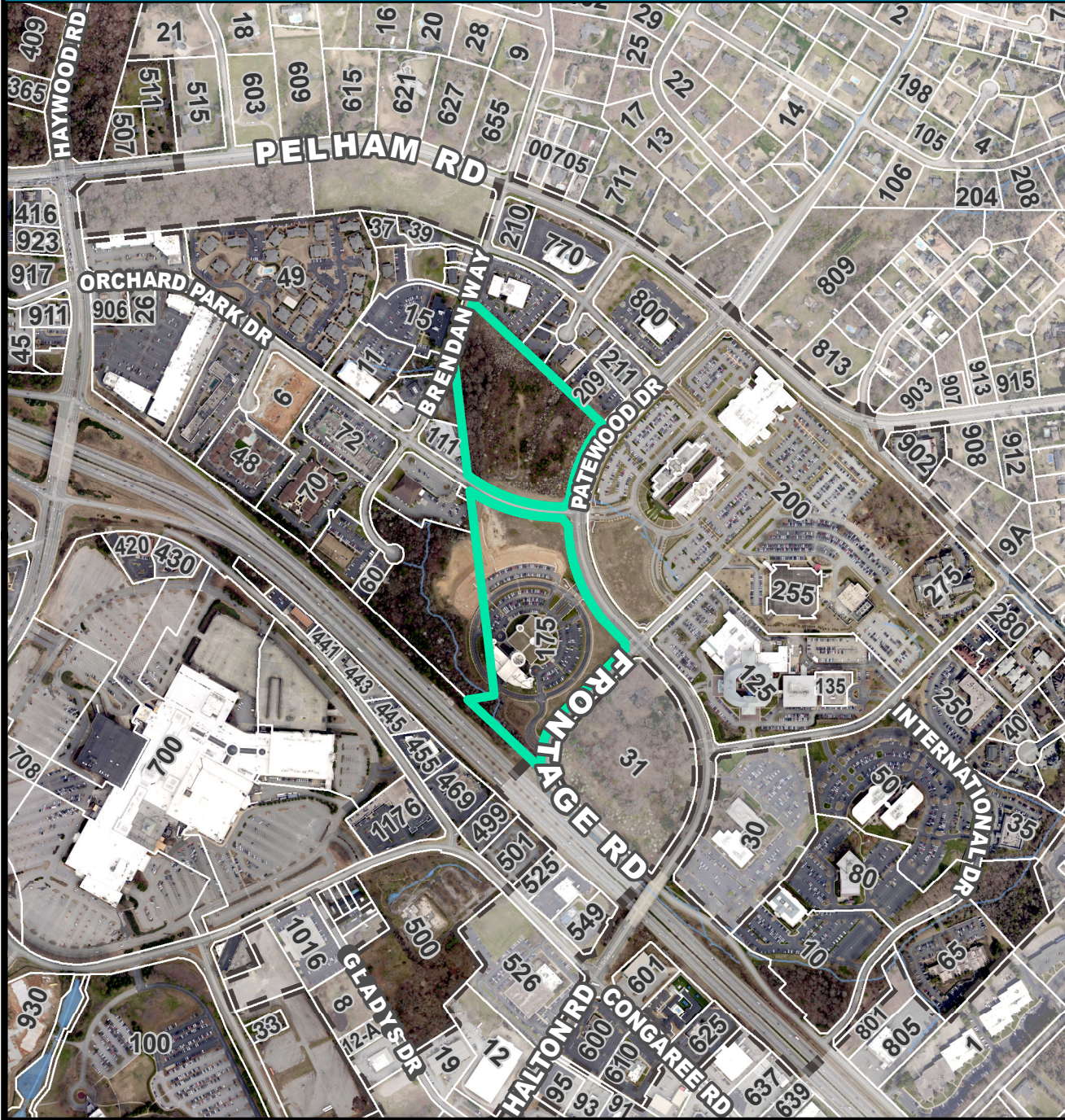
Patients/guest arrive at our medical campus by 3 primary routes. Pelham Road, Frontage Road from Roper Mountain Road & Orchard Park from Haywood Road. The largest majority of traffic approaching our medical campus seem to be coming from the 385/Haywood Road direction. This specifically brings them down Orchard Park to the traffic signal in front of the campus.

The proposed sign at corner of 175 Patewood Drive & Orchard Park is required for optimal wayfinding of patients/guest. More specifically it is to direct those arriving to the surgery and medical offices buildings across Patewood Drive from the hospital. We have been experiencing a very large majority of patients/guest entering the hospital only to find out they are to be across the street in one of the surgery & medical office buildings. The heightened risk is they are then attempting to cross traffic without the assistance of the traffic lights. This further adds to the congestion along Patewood Drive, and even negatively impacts appointment times, parking, and their associated anxieties.

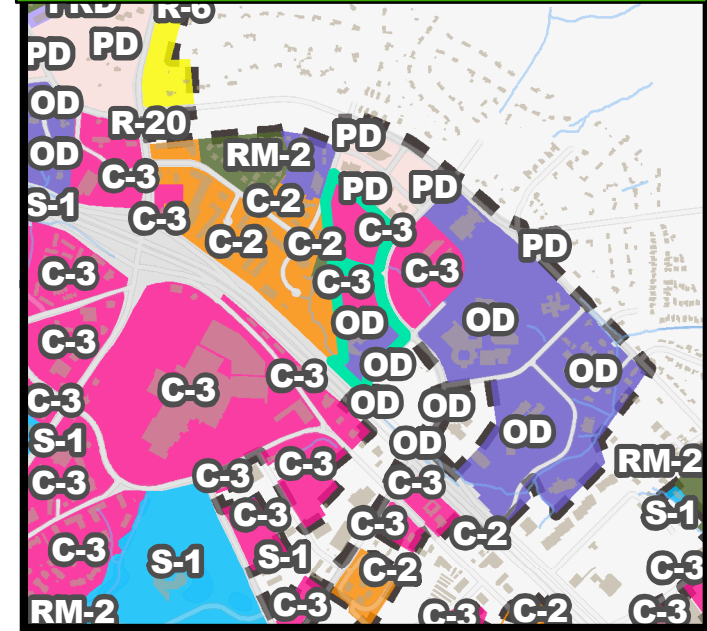
Our goal with the strategically located sign is to catch those patients/guest and direct them immediately as they approach the intersection controlled by the traffic light.

CA 20-08 • 175 PATEWOOD DR.

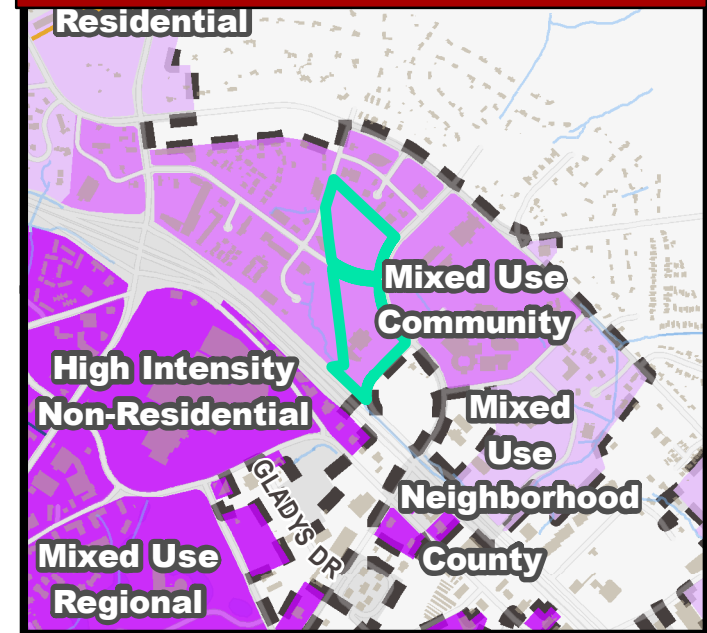
AERIAL VIEW



CURRENT ZONING

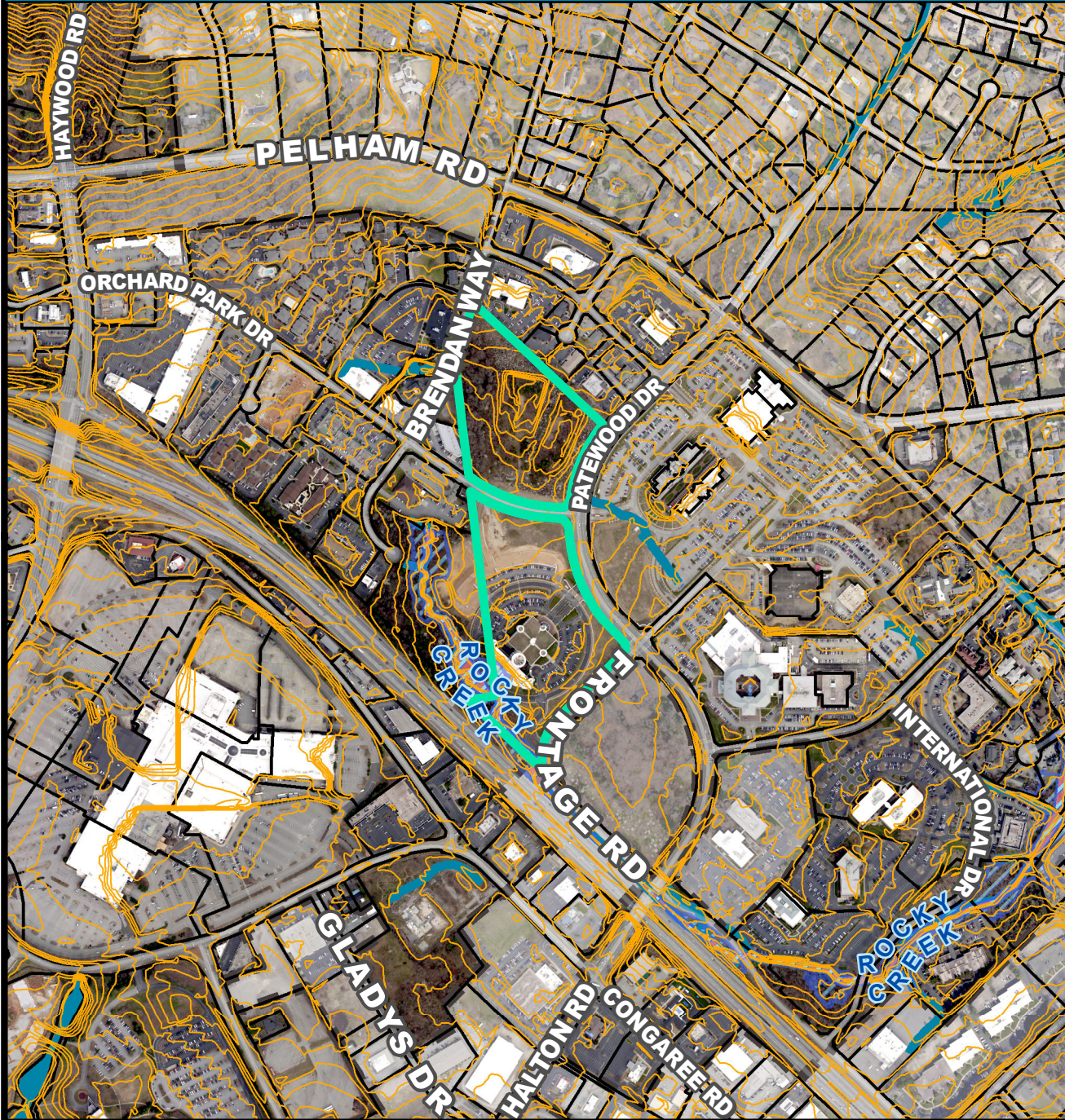


FUTURE LAND USE



CA 20-08 • 175 PATEWOOD DR.

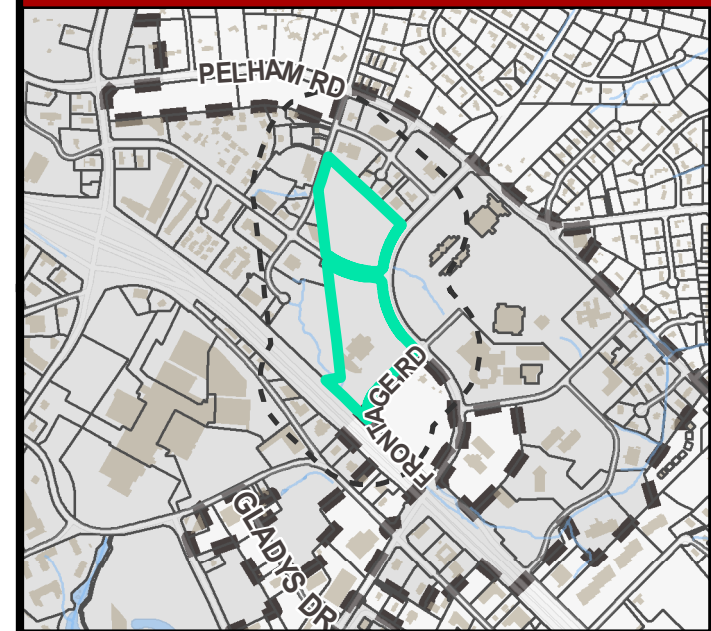
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





EXISTING SITE PHOTOGRAPH

PRISMA HEALTH SM

Site Recommendation Book

Patewood Hospital ID #: GHS_B-001
200 Patewood Drive
Greenville, SC

Preliminary Recommendations

March 27, 2019

Revision

April 10, 2019

May 8, 2019

May 14, 2019

May 21, 2019

July 12, 2019

July 29, 2019

July 30, 2019

(Technical Survey Ground Signs Only) August 12, 2019

(E04.11 Update Copy) October 7, 2019

(Technical Survey Lettersets) October 9, 2019

(E02.10, E02.15, E08.08 Update Copy) October 11, 2019

(E02.10, E02.15, Ophthalmology Update) November 20, 2019

(E03.11, E04.11 Update Copy) December 23, 2019

December 31, 2019

Sign Type Legend

MAIN EXTERIOR SIGNAGE

- E WAYFINDING LARGE
- E WAYFINDING SMALL
- E BUILDING SIGNS LARGE
- E BUILDING SIGNS SMALL

SECONDARY SIGNAGE

- L LEGAL NOTICE SIGNS
- P PARKING SIGNS
- T TRAFFIC
- V VINYL GRAPHICS / DOOR FRONTS
- I (INTERIOR) LOBBY / WAITING
- S SPECIALTY

Sign Type Code

Campus

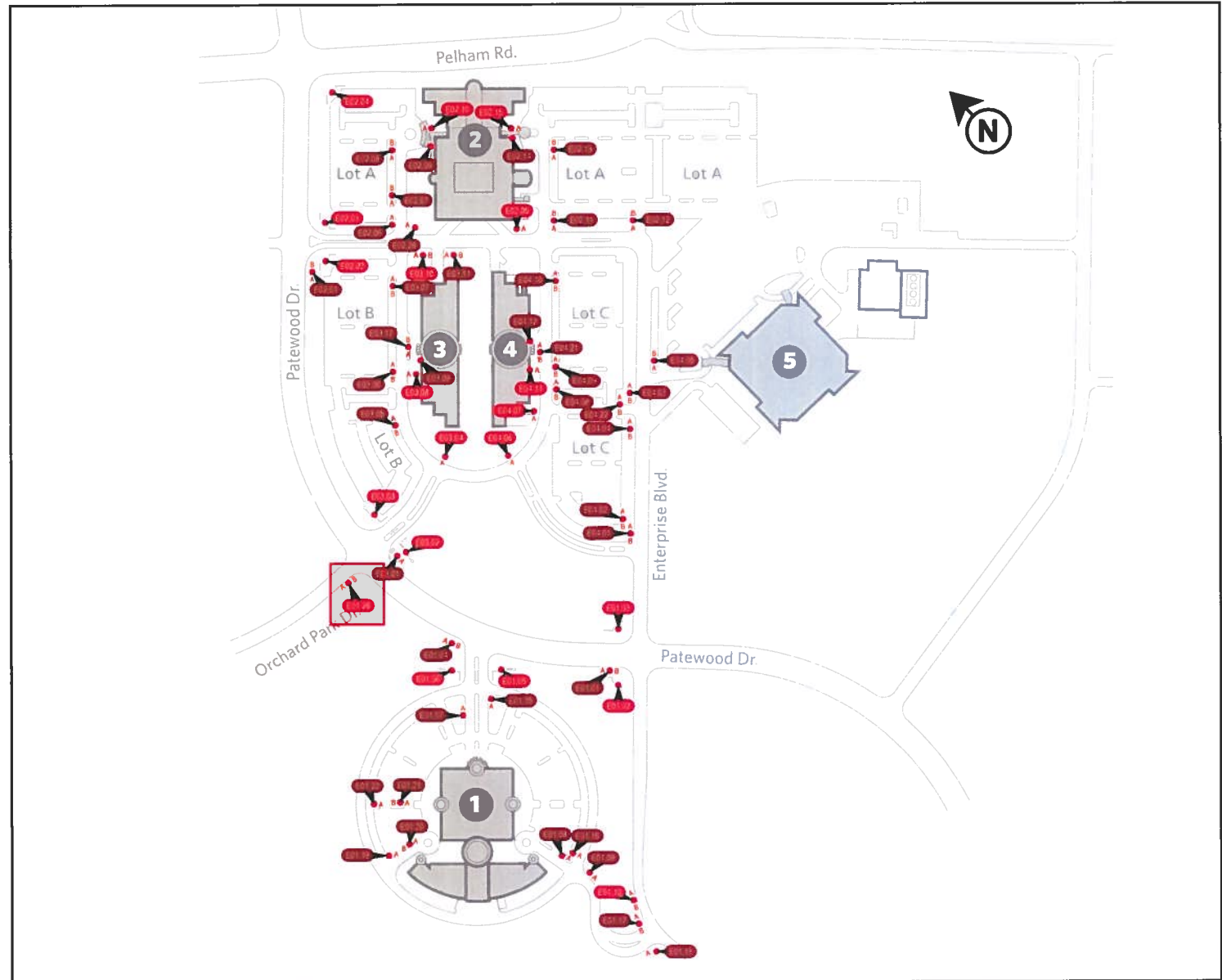


Buildings and Locations

- 1:** Patewood Hospital
- 2:** Building 200A
- 3:** Building 200B
- 4:** Building 200C

Individual Site (Not in Rec)

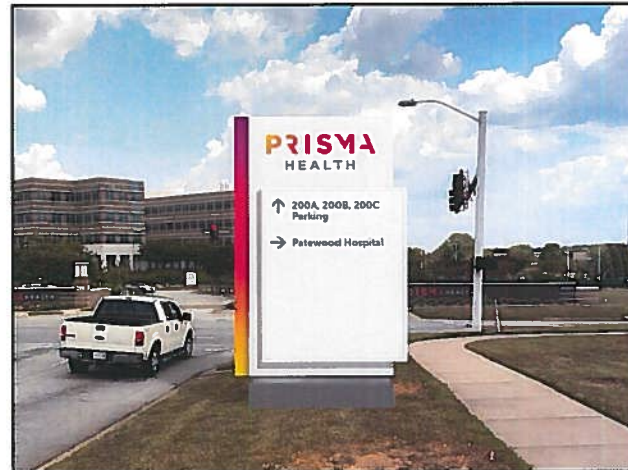
- 5:** Patewood Administration Building



WAYFINDING PLOT PLAN



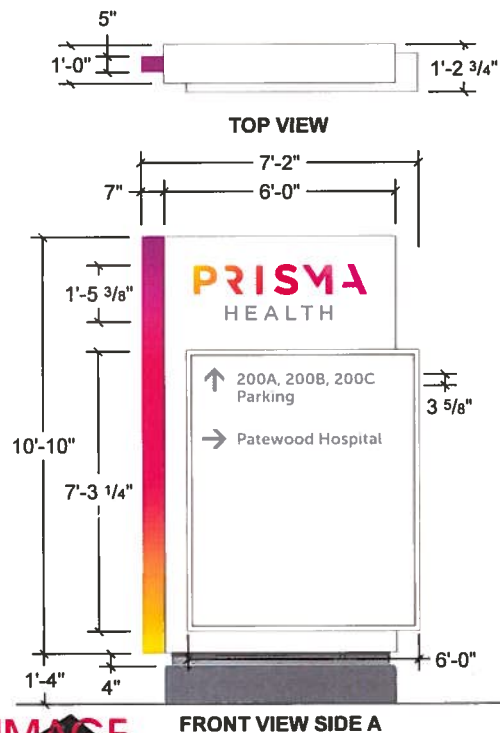
ORIGINAL PHOTOGRAPH - SIDE A



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

E01.26

Existing Signage:
None.



PRH_PYL-SF_80

80.03 sq.ft.

S/F LED Face Illuminated Pylon to be a fabricated aluminum cabinet painted Matthews "White Wonder" with Pearl Topcoat, Satin Finish. "Prisma Health" routed out and pushed thru 3/4" clear acrylic with first surface applied vinyl graphics. Secondary cabinet to hold clear acrylic face with first surface applied vinyl graphics.

3 SIDE ILLUMINATED FIN TO BE WHITE POLYCARBONATE WITH DIGITALLY PRINTED TRANSLUCENT VINYL

"PRISMA HEALTH" TO BE ILLUMINATED WITH 3/4" ROUTED OUT AND PUSHED THRU COPY

SECONDARY CABINET TO ILLUMINATE WHITE AT NIGHT WITH OPAQUE VINYL GRAPHICS

6'-0" WIDE x 1'-2" DEEP PRECAST CONCRETE BASE 18" TALL. 6" TO BE INSTALLED BELOW GRADE.

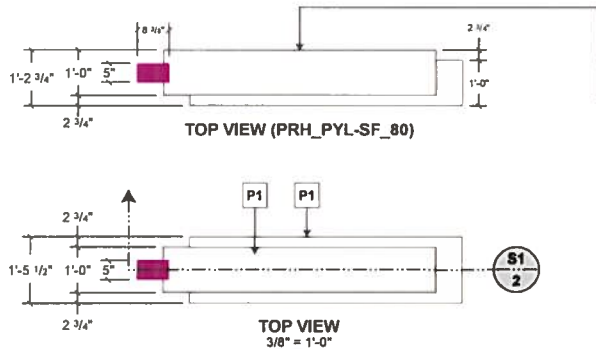
SPECIAL CONDITIONS

New foundation, pole, and cladding to be fabricated/installed by sign vendor.

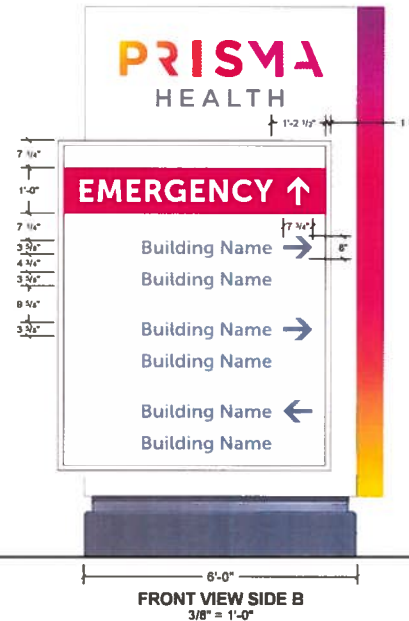
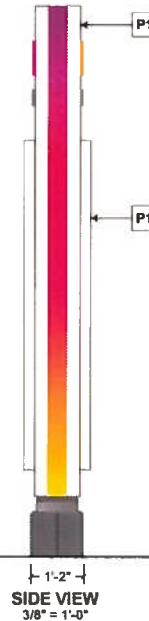
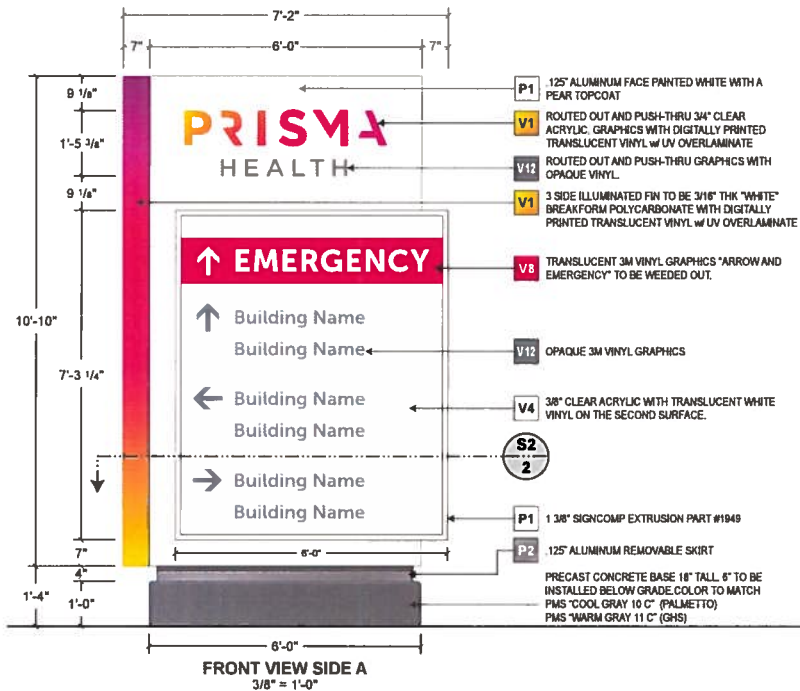
Electrician required to run new primary circuit to Signage location.



ORIGINAL PHOTOGRAPH - SIDE B



FABRICATION NOTES FOR: (PRH_PYL-SF_80)
THE SINGLE FACE VERSION OF THIS SIGN IS FABRICATED WITHOUT ANY GRAPHICS OR SECONDARY CABINET ON SIDE B.



Signage Description

D/F OR S/F LED FACE ILLUMINATED PYLON TO BE A FABRICATED ALUMINUM CABINET PAINTED MATTHEWS "WHITE WONDER" WITH PEARL TOPCOAT, SATIN FINISH. "PRISMA HEALTH" ROUTED OUT AND PUSHED THRU 3/4" CLEAR ACRYLIC WITH FIRST SURFACE APPLIED VINYL GRAPHICS. SECONDARY CABINET TO HOLD CLEAR ACRYLIC FACE WITH FIRST SURFACE APPLIED VINYL GRAPHICS.

Paint & Vinyl Specifications

- P1 Matthews Paint "White Wonder" with Pearl Topcoat, Satin Finish
- P2 Matthews Paint MP18249 LRV15.3 "Dark Pewter Metallic", Satin Finish
- V1 Digitally Printed "PRISMA" Translucent 3M White Vinyl w/ UV Overlaminate 8 Pass Color on "PRISMA" 12 Pass Color on "FIN"
- V4 3M Translucent Vinyl "White" 3830-20
- V8 3M Translucent Vinyl "Scarlet" 3830-183
- V12 3M Opaque Vinyl "Dark Gray" 7725-41

Electrical Specifications

Power SUPPLIES: 60W Power Supply
AMPS: Total AMPS
Circuits: 20 Amp Circuit
Volts: 120 Volts 277 Volts

Wind Design Data

Design in accordance with 2016 International Building Code using ASCE 7-16 Minimum Design Loads for Buildings and Other Structures:

Ultimate Design Wind Speed (3-second gust) = Vult = 125 mph
Nominal Design Wind Speed = Vnom = 97 mph
Risk Category II
Wind Exposure C

- ALL ELECTRICAL COMPONENTS ARE TO BE U.L. LISTED AND APPROVED AS PER NEC 5 201.
 - ALL TRANSFORMERS GROUND FAULT PROTECTED & COMPLY WITH NEC-600-23
 - ALL SECONDARY WIRING INSIDE SIGN IS TO BE HIGH TENSION GTO AS PER NEC-600-31
 - ALL PRIMARY WIRING TO BE #12 THWN AS PER NEC-60-5
 - GROUNDING AND BONDING AS PER NEC 250
 - INSTALLATION WILL COMPLY WITH ALL OF THE REQUIREMENTS OF NEC 600 & FBC.505.2.4
- SIGNS WILL BE CONTROLLED BY A PHOTOCELL OR ASTRONOMICAL TIME CLOCK.



130 PINNACLE POINT CT., SUITE 101
COLUMBIA, SC 29223
PHONE 803-790-2121
FAX 803-790-2125
www.imageresourcegroup.com

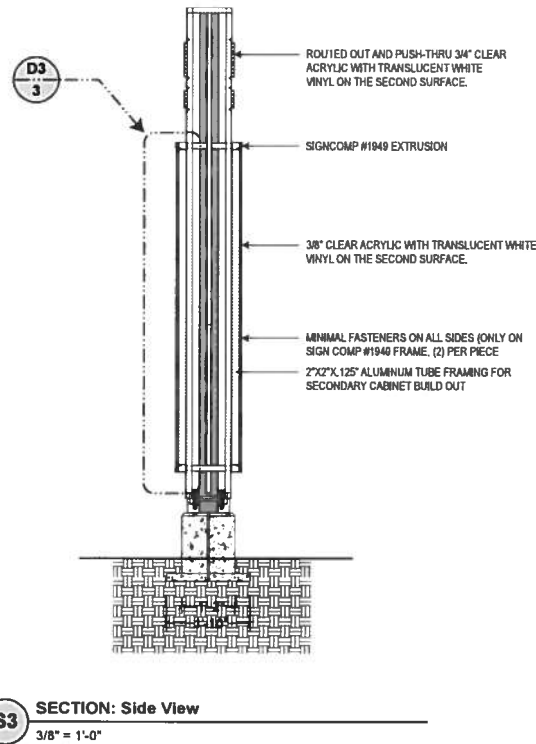
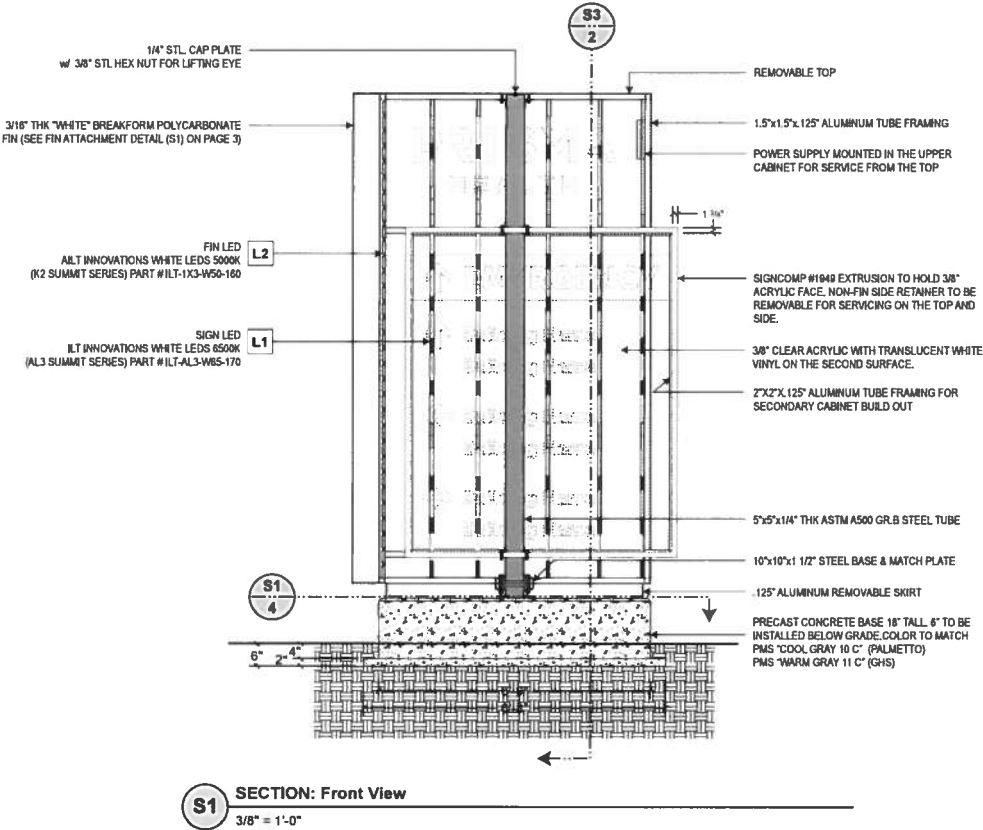
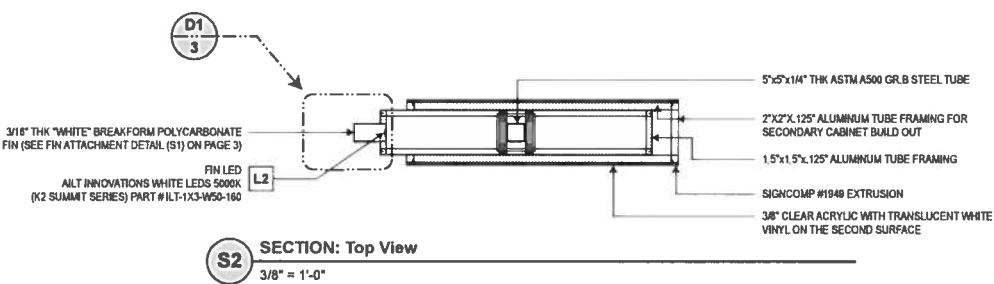
THIS IS AN UNPUBLISHED DESIGN OFFERED BY IRO, INC. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT PLANNED FOR YOU BY IRO, INC. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WHATSOEVER. ALL OR ANY PART OF THIS DESIGN (EXCEPTING REGISTERED TRADEMARKS) REMAINS THE PROPERTY OF IRO, INC.

CLIENT: PRISMA HEALTH
LOCATION: VARIOUS
DRAFTED BY: MHC
PROJECT MANAGER: BJ Letourneau

REVISIONS:

DRAWING NUMBER: PRH_PYL_80
SHEET: 1 **OF:** 8
DATE: 04-03-19 **PAGE:** 1

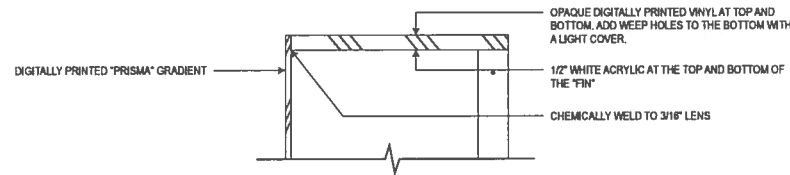
Sign Frame Sections
PRH_PYL_80



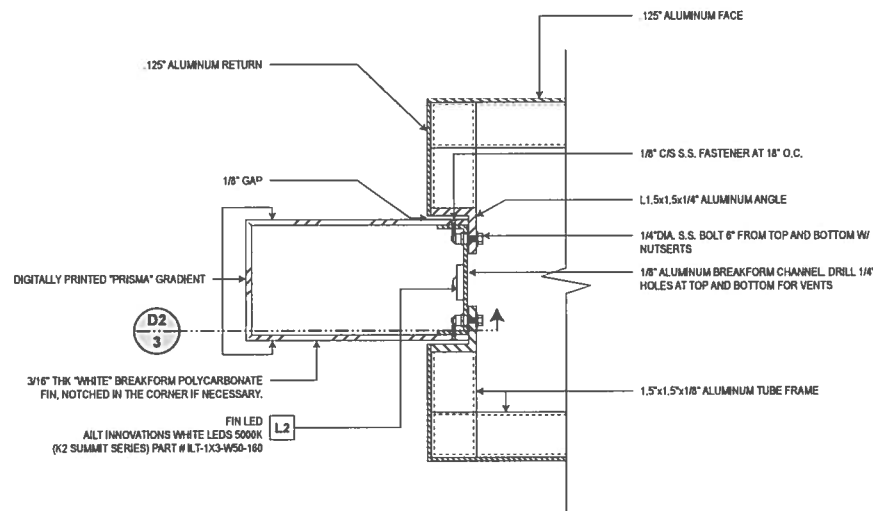
 BRINGING DESIGN TO REALITY	130 PINNACLE POINT CT, SUITE 101 COLUMBIA, SC 29223 PHONE: 803-790-2121 FAX: 803-790-2125 www.imageresourcegroup.com	THIS IS AN UNPUBLISHED DESIGN OFFERED BY IRO, INC. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT PLANNED FOR YOU BY IRO, INC.. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WHATSOEVER. ALL OR ANY PART OF THIS DESIGN (EXCEPTING REGISTERED TRADEMARKS) REMAINS THE PROPERTY OF IRO, INC.	CLIENT: PRISMA HEALTH		REVISIONS:	DRAWING NUMBER: PRH_PYL_80	
			LOCATION: VARIOUS			SHEET: 2	OF: 8
			DRAFTED BY: MHC/JB	PROJECT MANAGER: BJ Letourneau		DATE: 04-03-19	PAGE: 2

Sign Frame Details

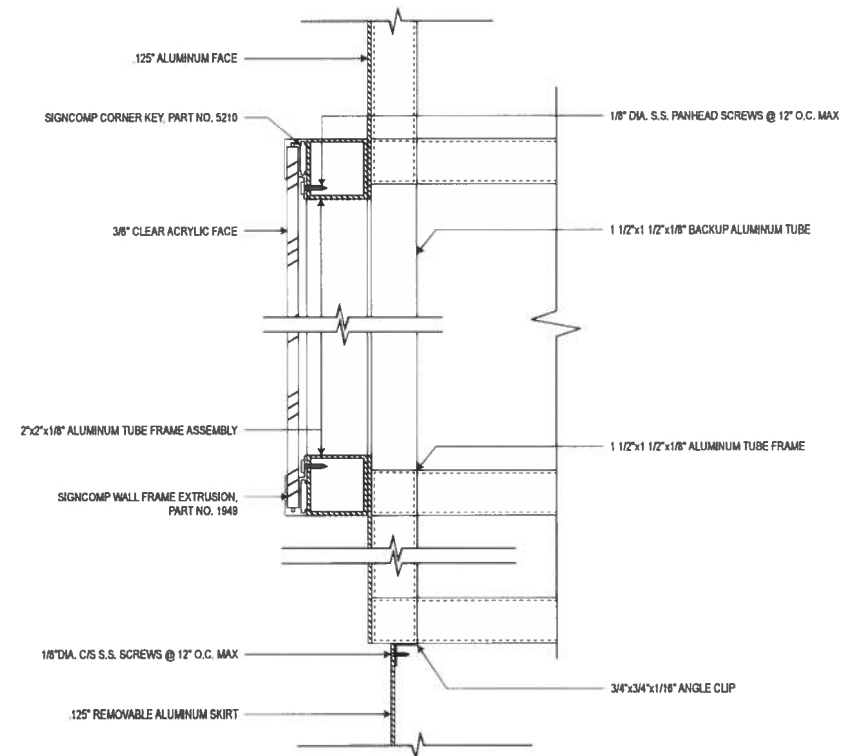
PRH_PYL_80



D2 DETAIL: Illuminated Fin Cap / Attachment Detail - Side View
3" = 1'-0"



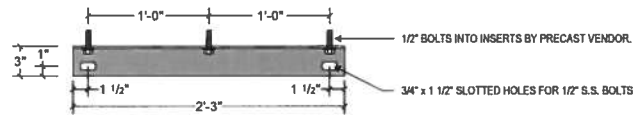
D1 DETAIL: Illuminated Fin Attachment to Sign Frame
3" = 1'-0"



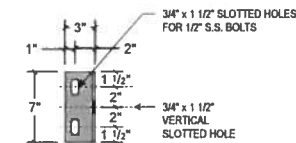
D3 DETAIL: Sign Face Secondary Cabinet w 3/8" Clear Acrylic Face
3" = 1'-0"

 130 PINNACLE POINT CT., SUITE 101 COLUMBIA, SC 29223 PHONE 803-790-2121 FAX 803-790-2125 www.imageresourcegroup.com	THIS IS AN UNPUBLISHED DESIGN OFFERED BY IRG, INC. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT PLANNED FOR YOU BY IRG, INC. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WHATSOEVER. ALL OR ANY PART OF THIS DESIGN (EXCEPTING REGISTERED TRADEMARKS) REMAINS THE PROPERTY OF IRG, INC.	CLIENT: PRISMA HEALTH		REVISIONS:		DRAWING NUMBER: PRH_PYL_80	
		LOCATION: VARIOUS				SHEET: 3 OF: 8	
		DRAFTED BY: MHC/JB		PROJECT MANAGER: BJ Letourneau		DATE: 04-03-19 PAGE: 3	

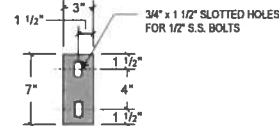
Precast Concrete Base Sections Connection to New Foundation PRH_PYL_80



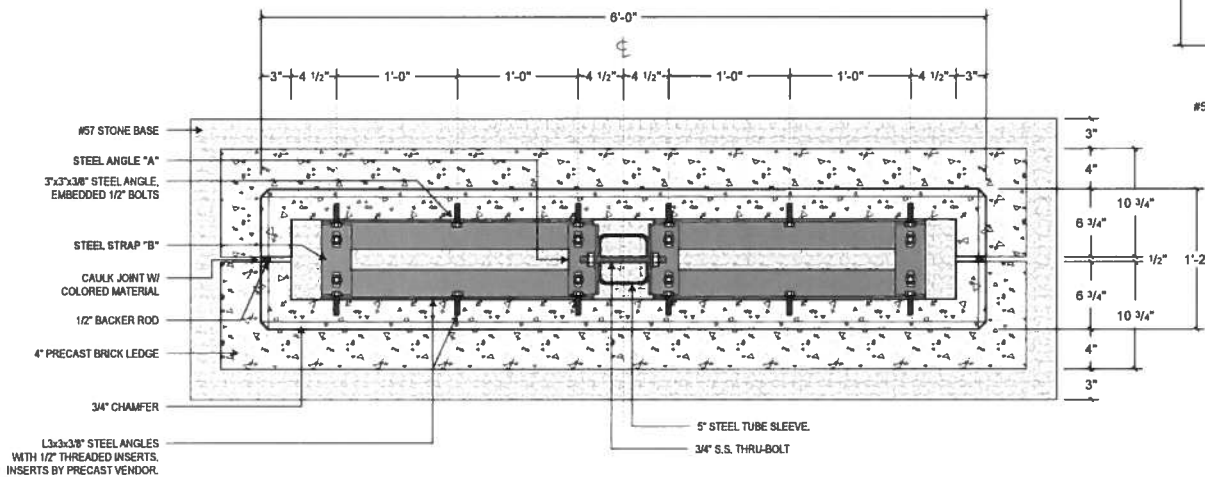
L3"x3"x3/8" STEEL PICKUP ANGLE
QTY. - 4



3"x7"x3/8" STEEL ANGLE "A"
QTY. - 2



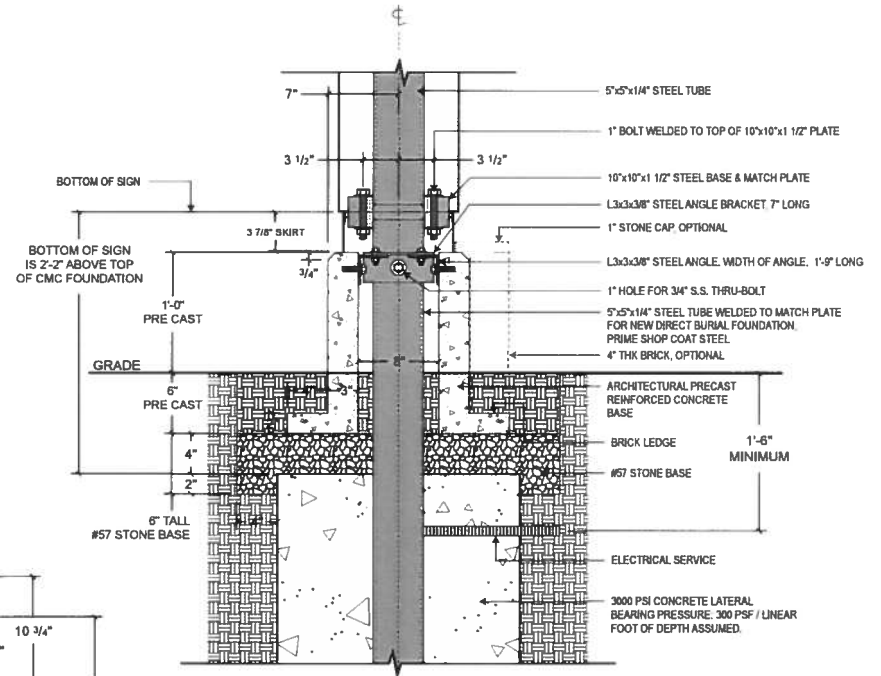
3"x7"x3/8" STEEL STRAP "B"
QTY. - 2



S1 SECTION: Precast Concrete Base - Top View
1" = 1'-0"

PRECAST COLORS
PMS "COOL GRAY 10 C" (PALMETTO)
PMS "WARM GRAY 11 C" (GHS)

* SHOP PRIME ALL STEEL ANGLES AND POSTS



S2 SECTION: Precast Concrete Base - Side View
1" = 1'-0"

* SHOP PRIME ALL STEEL ANGLES AND POSTS



130 PINNACLE POINT CT., SUITE 101
COLUMBIA, SC 29223
PHONE 803-790-2121
FAX 803-790-2125
www.imageresourcegroup.com

THIS IS AN UNPUBLISHED DESIGN OFFERED BY IRG, INC. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT PLANNED FOR YOU BY IRG, INC. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER WHATSOEVER. ALL OR ANY PART OF THIS DESIGN (EXCEPTING REGISTERED TRADEMARKS) REMAINS THE PROPERTY OF IRG, INC.

CLIENT: **PRISMA HEALTH**
LOCATION: **VARIOUS**
DRAFTED BY: **MHC/JB** PROJECT MANAGER: **BJ Letourneau**

REVISIONS:

DRAWING NUMBER: **PRH_PYL_80**
SHEET: **4** OF: **8**
DATE: **04-03-19** PAGE: **4**

PRH_PYL_80



D2

* SHOP PRIME ALL STEEL POSTS AND PLATES

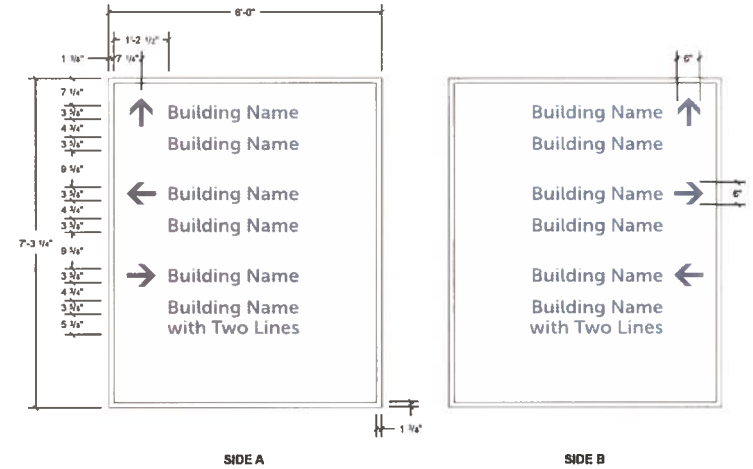
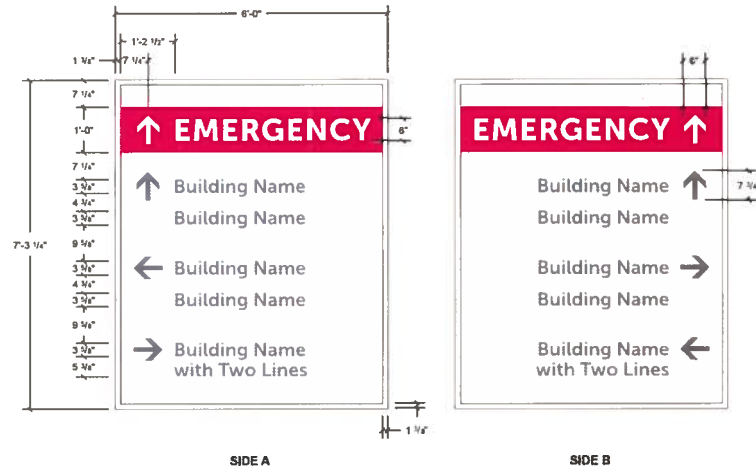
D1

*** SHOP PRIME ALL STEEL POSTS AND PLATES**

DRAWING NUMBER:		PRH_PYL_80	
SHEET:	5	OF:	8
DATE:	04-03-19	PAGE:	5

Vinyl Layout Guidelines

PRH_PYL_80



 130 PINNACLE POINT CT., SUITE 101 COLUMBIA, SC 29223 PHONE: 803-790-2121 FAX: 803-790-2125 www.imageresourcegroup.com	THIS IS AN UNPUBLISHED DESIGN OFFERED BY IRG, INC. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT PLANNED FOR YOU BY IRG, INC. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WHATSOEVER. ALL OR ANY PART OF THIS DESIGN (EXCEPTING REGISTERED TRADEMARKS) REMAINS THE PROPERTY OF IRG, INC.	CLIENT: PRISMA HEALTH		REVISIONS:		DRAWING NUMBER: PRH_PYL_80	
		LOCATION: VARIOUS				SHEET: 7 OF: 8	
		DRAFTED BY: MHC/JB		PROJECT MANAGER: BJ Letourneau		DATE: 04-03-19 PAGE: 7	

Digital Prints

PRH_PYL_80

Signage Description
 DIGITALLY PRINTED TRANSLUCENT GRAPHICS WITH UV OVERLAMINATE.
 OPAQUE VINYL USED FOR THE TOP AND BOTTOM FIN.

Paint & Vinyl Specifications

- V1** Digitally Printed "PRISMA" Translucent
 3M White Vinyl w/ UV Overlamine
 8 Pass Color on "PRISMA"
 12 Pass Color on "FIN"
- V3** Digitally Printed "PRISMA" Opaque
 3M White Vinyl w/ UV Overlamine
 8 Pass Color on "PRISMA"
 12 Pass Color on "FIN"



FRONT AND SIDES
PRISMA FIN (Qty 1)
 23.01 sq.ft
 SCALE: 3/4" = 1'-0"

PRISMA LOGO (Qty 2)
 3.63 sq.ft. Each
 SCALE: 3" = 1'-0"

 IMAGE RESOURCE GROUP BRINGING DESIGN TO REALITY www.imageresourcegroup.com	130 PINNACLE POINT CT. SUITE 101 COLUMBIA, SC 29223 PHONE 803-790-2121 FAX 803-790-2125	THIS IS AN UNPUBLISHED DESIGN OFFERED BY IRG, INC. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH THE PROJECT PLANNED FOR YOU BY IRG, INC. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION NOR IS IT TO BE USED, REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WHATSOEVER. ALL OR ANY PART OF THIS DESIGN (EXCEPTING REGISTERED TRADEMARKS) REMAINS THE PROPERTY OF IRG, INC.	CLIENT: PRISMA HEALTH		REVISIONS:	DRAWING NUMBER: PRH_PYL_80	
			LOCATION: VARIOUS			SHEET: 8	OF: 8
			DRAFTED BY: MHC/JB			DATE: 04-03-19	PAGE: 8
			PROJECT MANAGER: BJ Letourneau				

Sign Type Legend

MAIN EXTERIOR SIGNAGE

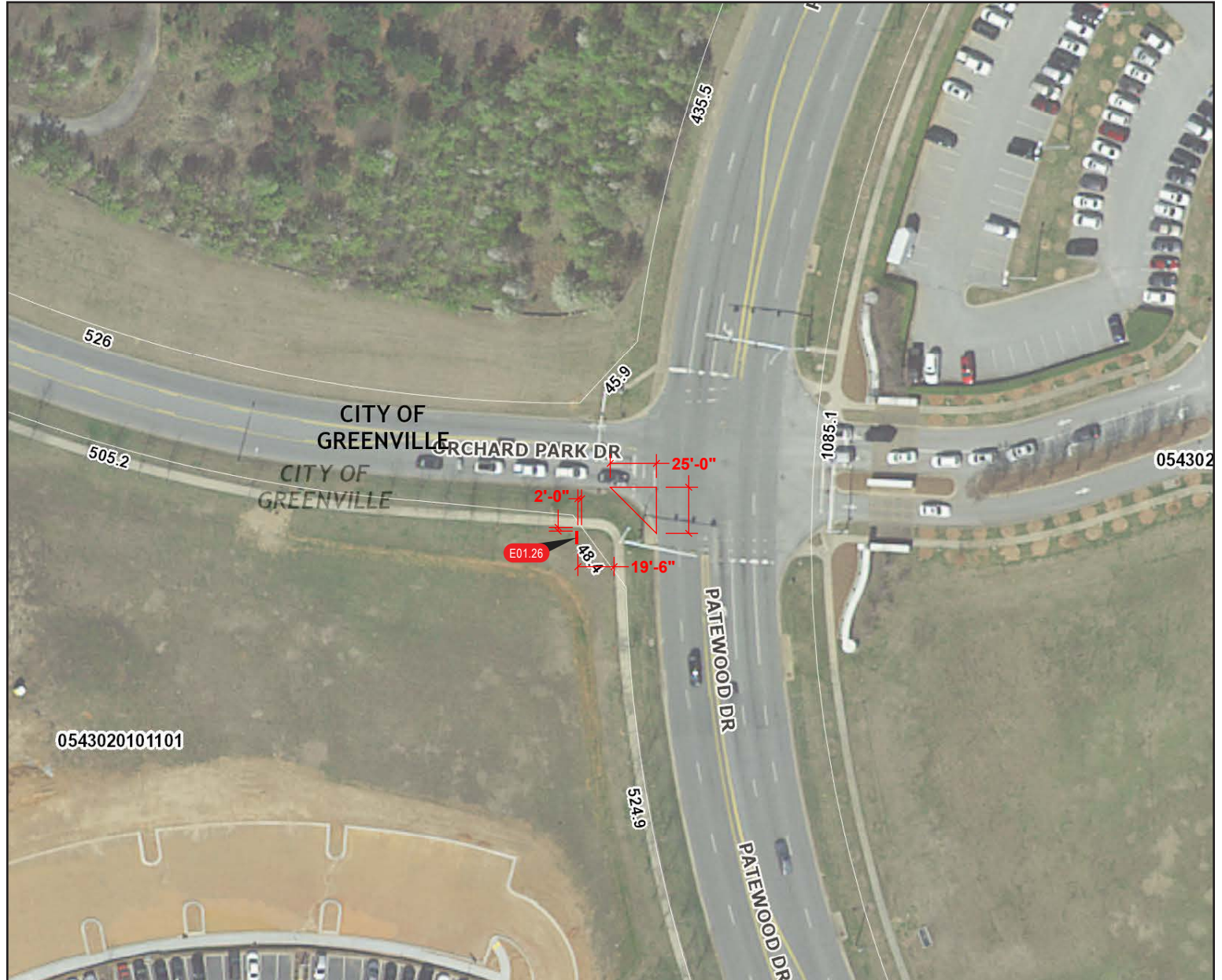
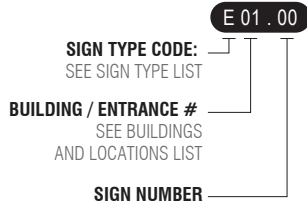
- E WAYFINDING LARGE
- E WAYFINDING SMALL
- E BUILDING SIGNS LARGE
- E BUILDING SIGNS SMALL

SECONDARY SIGNAGE

- L LEGAL NOTICE SIGNS
- P PARKING SIGNS
- T TRAFFIC
- V VINYL GRAPHICS / DOOR FRONTS
- I (INTERIOR) LOBBY / WAITING
- S SPECIALTY

Sign Type Code

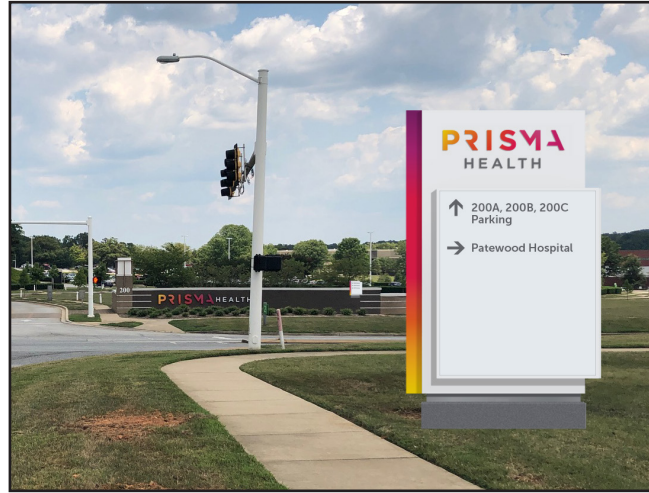
Campus



E01.26 PLOT VIEW



ORIGINAL PHOTOGRAPH - SIDE A



COMPOSITE PHOTOGRAPH with PROPOSED SIGNAGE

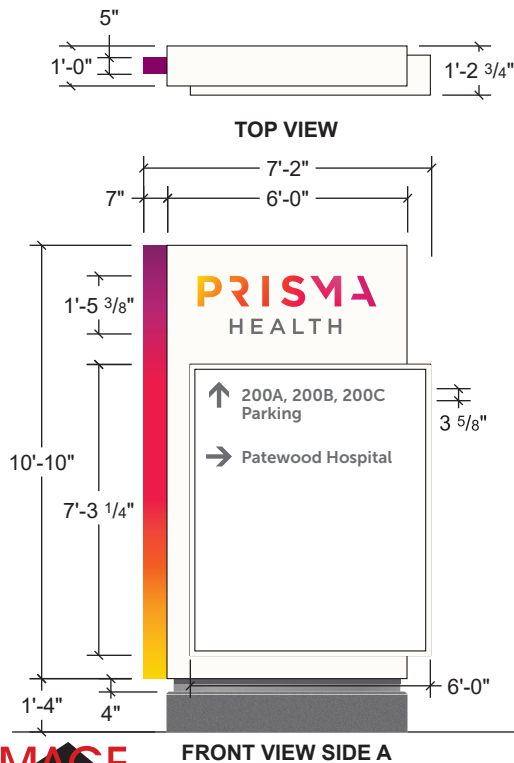
E01.26

Existing Signage:
None.

SPECIAL CONDITIONS

New foundation, pole, and cladding to be fabricated/installed by sign vendor.

Electrician required to run new primary circuit to Signage location.



PRH_PYL-SF_80

80.03 sq.ft.

S/F LED Face Illuminated Pylon to be a fabricated aluminum cabinet painted Matthews "White Wonder" with Pearl Topcoat, Satin Finish. "Prisma Health" routed out and pushed thru 3/4" clear acrylic with first surface applied vinyl graphics. Secondary cabinet to hold clear acrylic face with first surface applied vinyl graphics.

3 SIDE ILLUMINATED FIN TO BE WHITE POLYCARBONATE WITH DIGITALLY PRINTED TRANSLUCENT VINYL

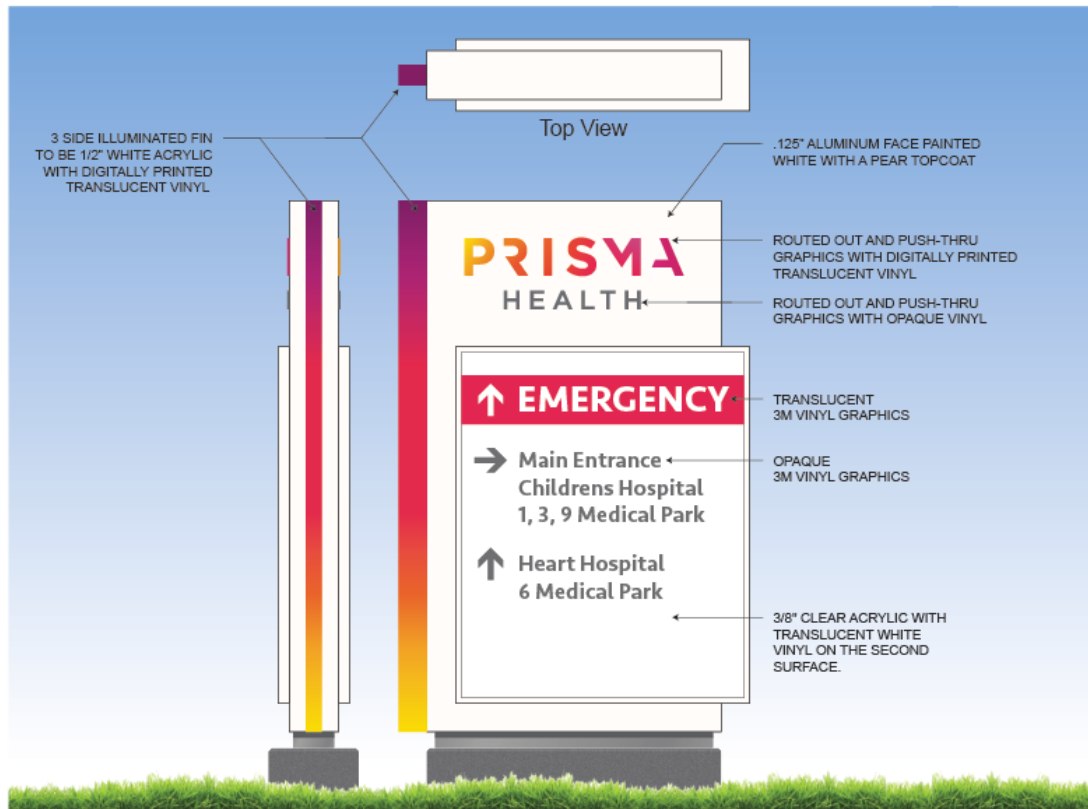
"PRISMA HEALTH" TO BE ILLUMINATED WITH 3/4" ROUTED OUT AND PUSHED THRU COPY

SECONDARY CABINET TO ILLUMINATE WHITE AT NIGHT WITH OPAQUE VINYL GRAPHICS

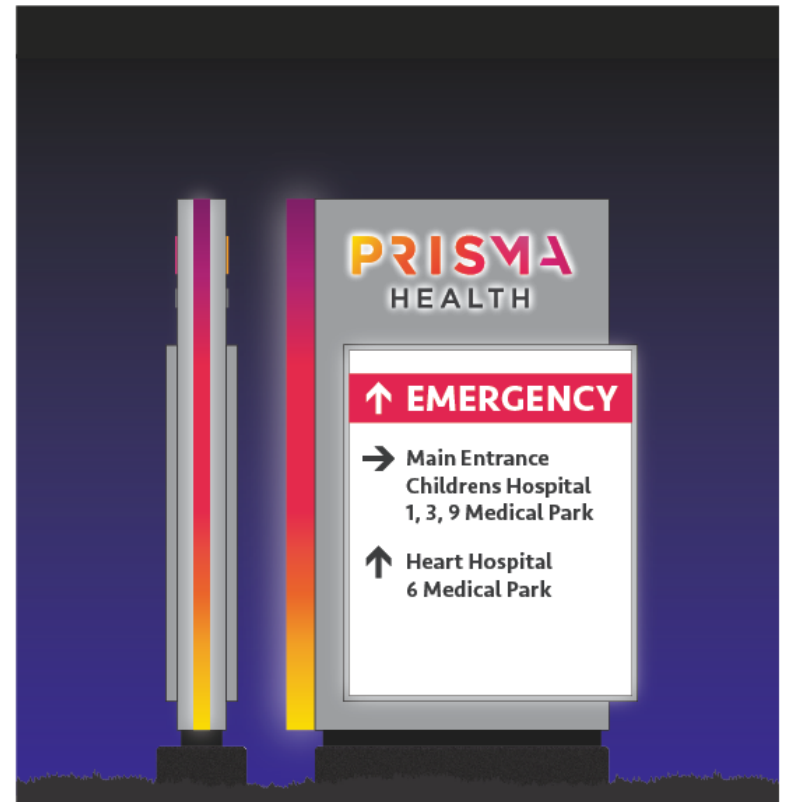
6'-0" WIDE x 1'-2" DEEP PRECAST CONCRETE BASE 18" TALL. 6" TO BE INSTALLED BELOW GRADE.



ORIGINAL PHOTOGRAPH - SIDE B



Example Sign Day Illustration



Example Sign Night Illustration

