

Design Review Board

Official Agenda



AGENDA

DESIGN REVIEW BOARD – URBAN DESIGN PANEL AGENDA

Regular Meeting
December 3rd, 2020
4:00 PM
Webex Virtual Meeting

Public meetings will be hosted virtually online and can be accessed at greenvillesc.gov/meeting using the password meetnow. Instructions to access the meeting, and information regarding a remote viewing location, are included at the end of this notice.

A remote meeting viewing location has been set up at the Greenville Civic Center at 1 Exposition Drive in Room 202A

- 1. Call to Order**
- 2. Roll Call**
- 3. Welcome and Opening Remarks from the Chair**
- 4. Approval of Minutes – November 5th, 2020**
- 5. Call for Public Notice Affidavit from Applicants**
- 6. Acceptance of Agenda**
- 7. Conflict of Interest Statement**
- 8. Call for Public Comment**
- 9. Old Business (public hearing)**
 - A. None
- 10. New Business (public hearing)**
 - A. CA 20-638
Application by BETH PAUL for a CERTIFICATE OF APPROPRIATENESS for exterior lighting at the Bon Secours Wellness Arena, 650 N. Academy St. (TM# 004100-01-00200).

Documents:

[AGENDA PACKET - CA 20-638 - WELLNESS ARENA LIGHTING.PDF](#)

. . . --

B. CA 20-683

Application by HILTON DISPLAYS for an EXCEPTION TO SIGN STANDARDS for monument signage for 'Carolina Moves' at 455 Congaree Rd. (TM# 054303-01-00502).

Documents:

[AGENDA PACKET - CA 20-683 - CAROLINA MOVES SIGN.PDF](#)

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C. CA 20-684

Application by ADRIAN GRAY for an EXCEPTION TO SIGN STANDARDS for monument signage for 'Echo Park' at 107 Duvall Dr. (TM# 027200-01-01401).

Documents:

[AGENDA PACKET - CA 20-684 - ECHOPARK SIGNAGE.PDF](#)

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D. CA 20-685

Application by ADAM BERRY for a CERTIFICATE OF APPROPRIATENESS for site/exterior changes to the Huguenot Mill building at 101 W. Broad St. (TM# 005800-05-00100).

Documents:

[AGENDA PACKET - CA 20-685 - 101 W. BROAD ST HUGUENOT MILL.PDF](#)

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E. CA 20-686

Application by DAVID MANN/LIGHTHOUSE LIVING for a MODIFICATION TO AN APPROVED CERTIFICATE OF APPROPRIATENESS for site changes to the previously-approved McClaren Clinic site (TM 007100-01-00700).

Documents:

[AGENDA PACKET - CA 20-686 - MCCLAREN CLINIC.PDF](#)

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11. Advice and Comment (Not a Public Hearing)

A. None

12. Other Business (Not a Public Hearing)

A. None

13. Informal Review (Not a Public Hearing)

A. None

14. Adjournment

You are invited to review documents relating to these applications before the public hearing. Application materials are posted online at <http://www.greenvillesc.gov/drb>. You may contact the Planning Office at (864) 467-4476 for more information. Application materials are subject to change.

You will have the opportunity to voice your comments at the public hearing. Each speaker is limited to 3 minutes. Repetitive statements should be avoided; individuals sharing similar concerns are encouraged to appoint a spokesperson to represent their group. Alternatively, you may submit written comments to: Planning & Development Office, PO Box 2207, Greenville, SC 29602, by fax at (864) 467-4510, or by email at planning@greenvillesc.gov.

Written comments must be received by 2PM Monday before the hearing in order to be given adequate time for consideration by the Board before the hearing. Comments received after 2PM Monday will be provided to the Board at the hearing. Please reference the application number and include your name and address on all correspondence. All comments will be made part of the public record.

In some cases the applicant may be required, as part of the application process, to hold a neighborhood meeting before the application is heard by the Board. Property owners within 500' of the application site would then be notified by mail. A property owner that directly abuts the proposed project or owners of 20% of parcels within 500' may also request a meeting. Contact the Planning and Development Office for further instructions.'

Webex Meeting Instructions

Steps for Online Access

1. Visit greenvillesc.gov/meeting. You can also go to greenvillesc.gov and click on ONLINE MEETING.
2. Join Event: Design Review Board Meeting – Urban Panel 12/3/2020

Enter your: First Name
Enter your: Last Name
Enter your: Email Address
Enter the event password: meetnow
Click: Join Now

Steps for Phone Access

1. Dial: +1-415-655-0002
2. Enter Access Code: 173-580-2425

Remote Viewing Location

A remote meeting viewing location has been set up at the Greenville Civic Center at 1 Exposition Drive in Room 202A

The City seeks input from citizens while adhering to public health and safety guidelines. All attendees at the remote viewing location will be subject to a temperature screening with a touch-less forehead thermometer. Anyone with a temperature reading above 100 degrees Fahrenheit will not be admitted.

Attendees will be required to wear a covering over their mouth and nose, unless it violates a religious tenant or belief or causes difficulty breathing.

Procedure for Public Comment during Meeting

1. The Design Review Board Chair will read through each agenda item and call for a list of names who wish to speak during public comment. The public shall communicate directly with the Planning Staff Liaison if they wish to speak on the specific agenda item.
2. The Planning Staff Liaison will take a list of names, which will be called in order at the time of the specific agenda item, to provide public comment.
3. The Planning Staff Liaison will communicate directly with the public during the public portion of each item to provide comments on the specific agenda item.
4. Each member of the public shall provide their comments when their name is called by the Planning Staff Liaison.
5. Each member of the public will have 3 minutes to speak on the specific agenda item. When speaking: Begin by clearly stating your name and address for the record. Please spell your name if it is prone to be misspelled. The 3-minute timer will start after you provide this information. Please do not repeat information already presented by someone else and avoid off-topic statements. Those who wish to share similar concerns are encouraged to appoint a spokesperson to speak on behalf of the group. Direct all comments and questions to the chairperson, who will respond or direct the question to the appropriate party for response.
6. The Planning Staff Liaison will continue through the list of names until all members of the public who wished to speak on the specific agenda item have had an opportunity.
7. Once all names are called and public comment provided, the public portion for that specific agenda item will be closed.



**Planning Staff Report to
Design Review Board - Urban
November 27, 2020**
for the December 3, 2020 Public Hearing

Docket Number:	CA 20-638
Applicant:	Beth Paul
Property Owner:	Greenville Arena District
Property Location:	650 N. Academy St.
Tax Map Number:	004100-01-00200
Zoning:	C-4, Central Business District
Proposal:	CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR BUILDING LIGHTING
Staff Recommendation:	Approve with condition

Staff Analysis:

The applicant proposes to install colored lights within and on the exterior of the Bon Secours Wellness Arena entrance rotunda at the corner of E. North St. and N. Academy St. Per the applicant, the colored lights will be used to increase awareness of various causes and initiatives (e.g. breast cancer awareness, heart health awareness, etc.) and various arena events (e.g. Swamp Rabbit hockey, Furman basketball, etc.).

Current rotunda lighting consists of 5 LED light fixtures along the outer edge ring and 8 LED fixtures at the top of the rotunda, as shown in the graphic below. As proposed, all 13 light fixtures will feature the colored lighting during special events.

Ceiling Lighting (8 total)



Outer Edge Lighting (5 total)



The applicant has provided renderings of the rotunda lit up in red, blue, pink, orange, and purple. As shown in the graphic below, the renderings depict the colored light as it would seep out onto the main staircase and into pedestrian plaza. Per the Downtown Design Guidelines, architectural lighting is generally encouraged in order to accent and complement architectural elements. However, the Design Guidelines clarify that exterior lighting should not have an adverse impact on pedestrian areas, should not trespass onto adjacent properties, and should not contribute to light pollution.

Rotunda Lighting Rendering - Red



Staff is generally supportive of the use of colored lighting within the interior of the rotunda (ceiling fixtures) but finds that use of colored lighting at the outer edge may create undesired light spillage and trespass into the pedestrian plaza. **As such, staff recommends approval of the application with the following condition: colored lighting is only approved for the 8 existing light fixtures at the top ceiling of the rotunda.**

Applicable design guidelines follow below.

PRI 7. Architectural Lighting

- 7.1 Use light fixtures to accent and complement architectural elements.
- 7.2 Enhance building architecture with lighting. Incorporate accent lighting into the building design to create visual interest, depth and shadows. Ensure lighting does not have an adverse impact on adjacent properties and pedestrian areas.
- 7.3 Use shielded fixture housings to direct light distribution to pedestrian areas and to prevent trespass onto adjacent properties. For complex projects, lighting specialists should be retained to ensure light pollution will not adversely affect adjacent properties.

- 7.4 Lighting of building facades is discouraged if the lighting contributes to light pollution and off-site trespass. In ground up-lighting should not shine directly into pedestrian areas.
- 7.5 Safety and security of the building and surrounding area should be enhanced through lighting design.
- 7.6 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.
- 7.7 Nighttime lighting of tall building signs, as well as of distinctive building tops, is encouraged and the two should be integrated. Lighting of tall building signs should include backlighting that creates a 'halo' around the skylight sign. Backlighting may be combined with other types of lighting.



city of greenville

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS URBAN DESIGN PANEL

Contact Planning & Development:
(864) 467-4476

Office Use Only:

Application# 20-638 Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Beth Paul	Beth Paul/Greenville Arena District
*Title:	General Manager	
*Address:	650 N. Academy Street	
*Phone:	864-250-4936	
*Email:	bpaul@bswarena.com	

PROPERTY INFORMATION

*STREET ADDRESS 650 N. Academy Street, Greenville S

*TAX MAP #(S) 004

*SPECIAL DISTRICT _____

DESCRIPTION OF REQUEST

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

Greenville Arena District, owner and operator of Bon Secours Wellness Arena, is seeking to install colored lights on the exterior of the Arena to increase awareness of various causes and initiatives, as well as Arena events, ie. Pink in October for Breast Cancer Awareness, Purple to promote Furman Basketball Games, Orange for Greenville Swamp Rabbit Games, Red in February for Heart Health.

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 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.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.

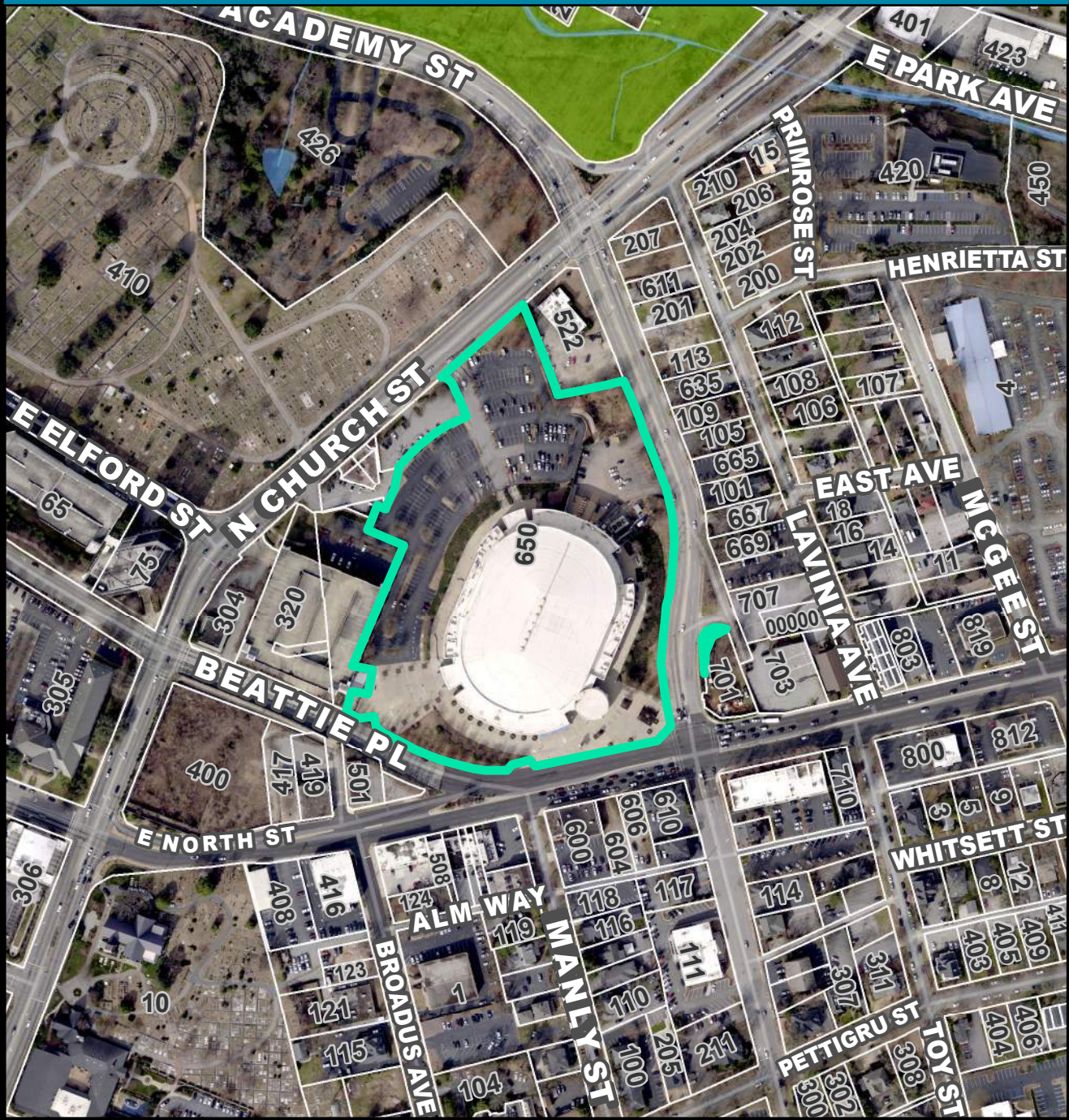
If the Planning & Development office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner or act to have the restriction terminated or waived, the Planning & Development office will 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.

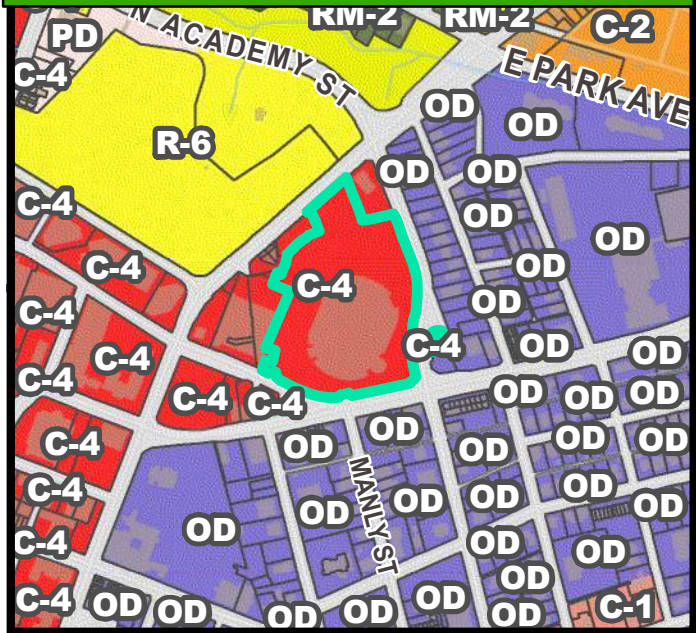
*Signatures	
Applicant	<i>Beth Paul</i>
Date	9/29/2020
Property Owner/Authorized Agent	<i>Beth Paul</i>
Date	9/29/2020
Public Hearing Information	
Public Hearing Signs	

CA 20-638 • 650 N. ACADEMY ST.

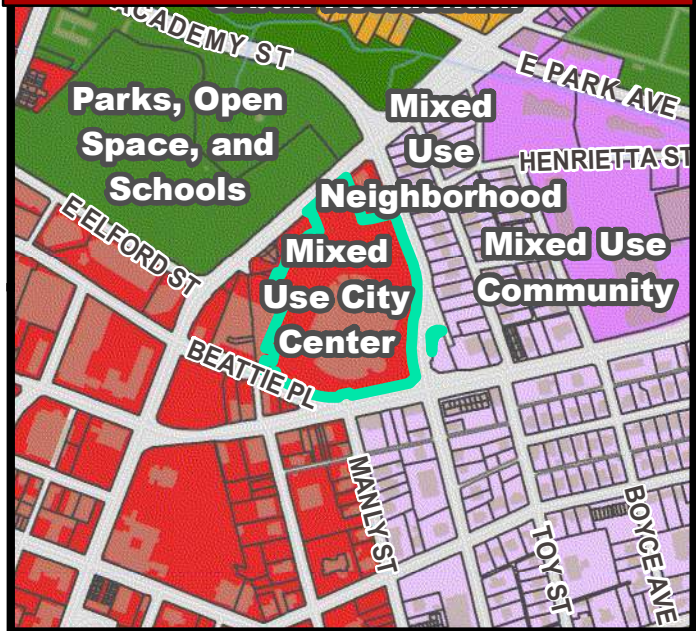
AERIAL VIEW



CURRENT ZONING

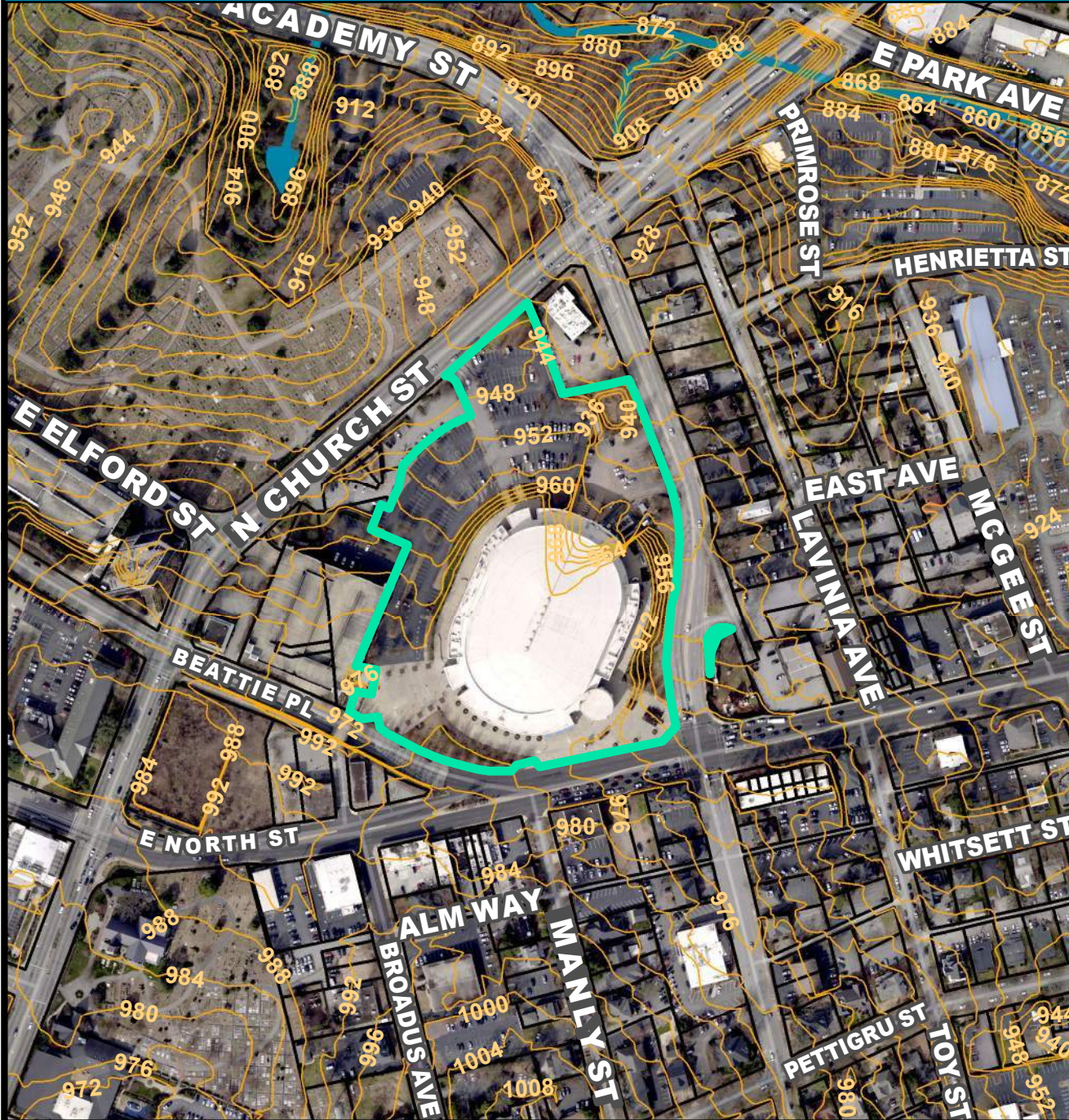


FUTURE LAND USE

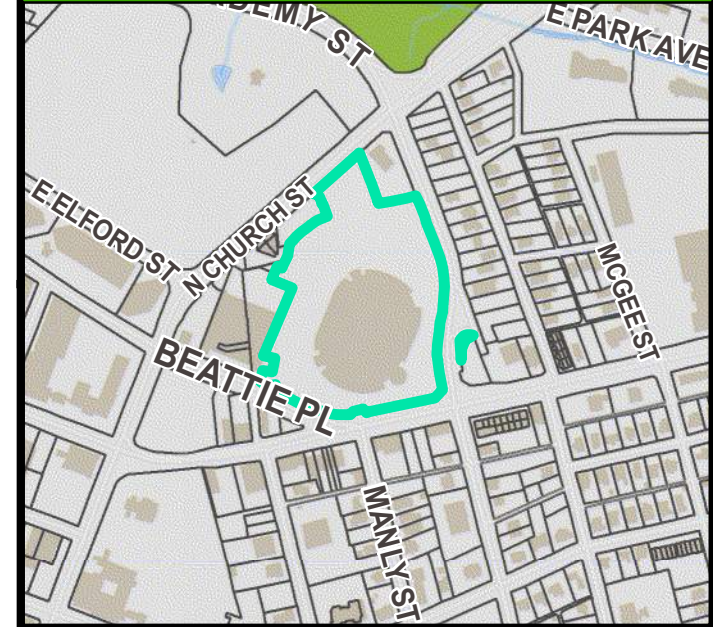


CA 20-638 • 650 N. ACADEMY ST.

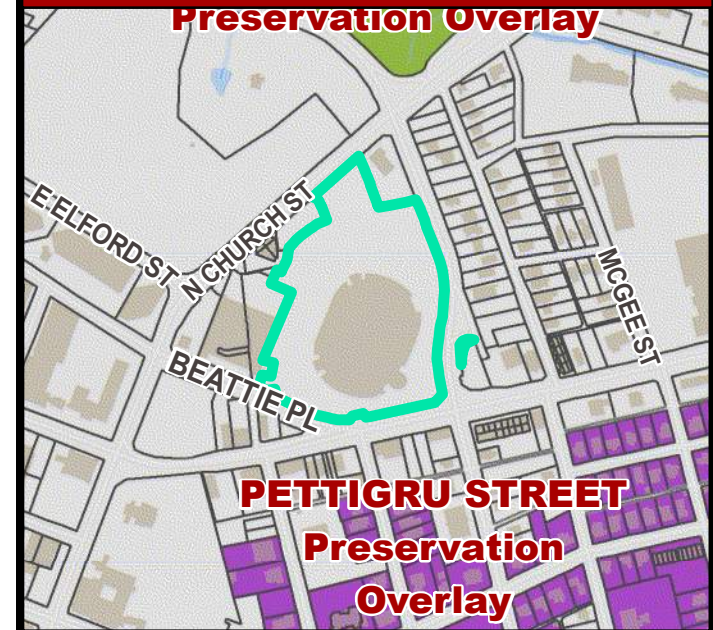
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS Preservation Overlay







PROPOSED COLOR EXTERIOR LIGHTS AND SWAMP RABBITS BRANDING AT ROTUNDA ENTRANCE

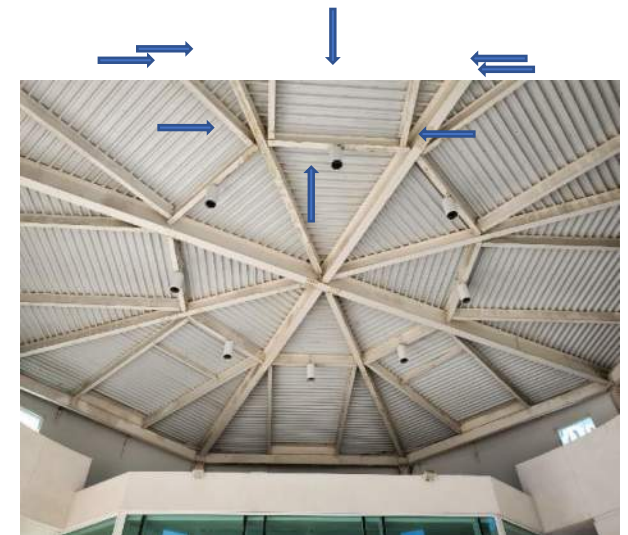
November 2nd, 2020

Existing Lighting at Rotunda Entrance



The current lighting consists of 5 white LED lights along the outer edge ring, and 8 white LED lights at the top of the rotunda. The lights are illuminated every night from dusk till dawn.

The use of colored lights on the exterior will bring greater awareness to certain causes, community events, and/or events at the Bon Secours Wellness Arena. Standard white lighting will be the primary setting, and colored lighting will be used for appropriate occasions.



RENDERINGS OF NEW COLOR LIGHTING AT ROTUNDA ENTRANCE





Blue for Autism
Awareness



Pink for Breast Cancer
Awareness



Orange for Swamp Rabbit games.



Purple for Furman University games

Note: Rendering is done with no other external lights on inside or outside of the building. All other exterior lights would remain white.



**Planning Staff Report to
Design Review Board - Urban
November 27, 2020**
for the December 3, 2020 Public Hearing

Docket Number:	CA 20-683
Applicant:	Hilton Displays
Property Owner:	455 Congaree, LLC
Property Location:	455 Congaree Rd.
Tax Map Number:	054303-01-00502
Zoning:	C-3, Regional Commercial District
Proposal:	CERTIFICATE OF APPROPRIATENESS FOR EXCEPTION TO SIGN STANDARDS
Staff Recommendation:	Deny

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-6.6.4(C) Freestanding Signs
Sec. 19-6.6.4(C)(4) Electronic Message Boards
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 construct a 25 ft.-tall freestanding sign at 455 Congaree Rd. within a C-3 zoned district. The proposed sign features an approximately 78 sq. ft. sign face and a 61 sq. ft. electronic message board. The Sign Ordinance allows staff to approve signs up to 10 ft. tall and 36 sq. ft. in area. Taller signs, up to 25 ft. in height, and additional sign area must be approved by the Design Review Board as an exception to sign standards.

The freestanding sign is proposed along the eastern property line adjacent to I-385. The proposed sign features a standard aluminum base, faux wood aluminum panels, an electronic message board, and an aluminum sign face, painted blue, with illuminated push-through channel letters and logo. Small shrubs are depicted at the sign base.

Section 19-6.6.4(C)(7) of the Land Management Ordinance provides the findings needed for the DRB to review and grant exceptions to sign standards. This section lists *‘frontage on an interstate highway’* as an exceptional or unusual circumstance to which an exception may be appropriate or justified. The subject property’s eastern property line abuts I-385.

The Design Review Board must make an additional finding that, *“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.”* To assist with this determination, the *Administrative Sign Standards and Design Guidelines* document (Appendix J) contains design incentives for additional sign height/area. These design incentives include, but are not limited to, the use of native or natural materials on at least 75% of the sign face/structure and incorporation of unique architectural features, materials, and colors of the development site appropriately into the sign design.

In addition, per Section 19-6.6.4(C), the area of the electronic sign face shall not exceed 30 percent of the overall sign face. The proposed triangular sign area (painted blue) is approximately 78 sq. ft., whereas the proposed electronic message board is 61 sq. ft. (85% of total). The proposed electronic message board does not meet Sign Ordinance standards.

While the proposed sign incorporates architectural features of the principal building, staff finds that the proposed design, increased height, increased size and the electronic message board would likely result in a perception of visual clutter along the I-385 frontage. Further, the area of the proposed electronic message board exceeds the maximum permitted per the Sign Ordinance; staff finds that there are no other electronic message boards of this size *within the city limits* along this stretch of I-385. Staff finds that the requested exception to sign standards, as proposed, is not consistent with the intent and purpose of the sign regulations, does not result in a superior design, and would result in visual clutter along the I-385 frontage. **As such, staff recommends denial of the requested exception to sign standards.**

Applicable sign standards and 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.

- (4) *Electronic messages boards.* Electronic message boards shall incorporate a phot cell, or similar technology, that adjusts brightness of the sign relative to outdoor ambient light, and may be included on monument and pylon signs, subject to the following conditions
 - (A) When signs are to be located within the OD, C-1, C-2, C-3, C-4, S-1, RDV or I-1 districts, the area of the electronic sign face shall not exceed 30 percent of the overall sign face, and the electronic message shall maintain a static message for at least six seconds, and shall not utilize any of the techniques prohibited by subsection 19-6.6.2(B).
- (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.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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:	Chris Grubbs (Hilton Displays)	455 Congaree LLC
*Title:	Project Manager	
*Address:	125 Hillside Dr Greenville	330 Pelham Rd Suite 200 Greenville
*State:	SC	SC
*Zip:	29607	29615
*Phone:	864-238-8866	864-475-1234
*Email:	chrisgrubbs@hiltondisplays.com	cy@carolinamoves.com

PROPERTY INFORMATION

*STREET ADDRESS 455 S Congaree Rd Greenville

*TAX MAP #(S) 0543030100502

*PRESERVATION DISTRICT/SPECIAL DISTRICT No

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? ☒ Yes ☐ No Building only. No Signage

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) N/A

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

20' Tall x 15' wide monument with EMC. Monument will be placed facing I-385.

Seeking design exception.

INSTRUCTIONS

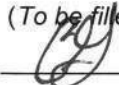
1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

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	
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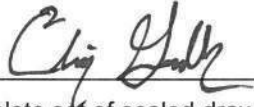
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(To be filled out at time of application submittal)

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***APPLICANT SIGNATURE**



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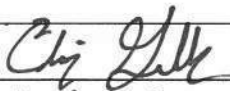
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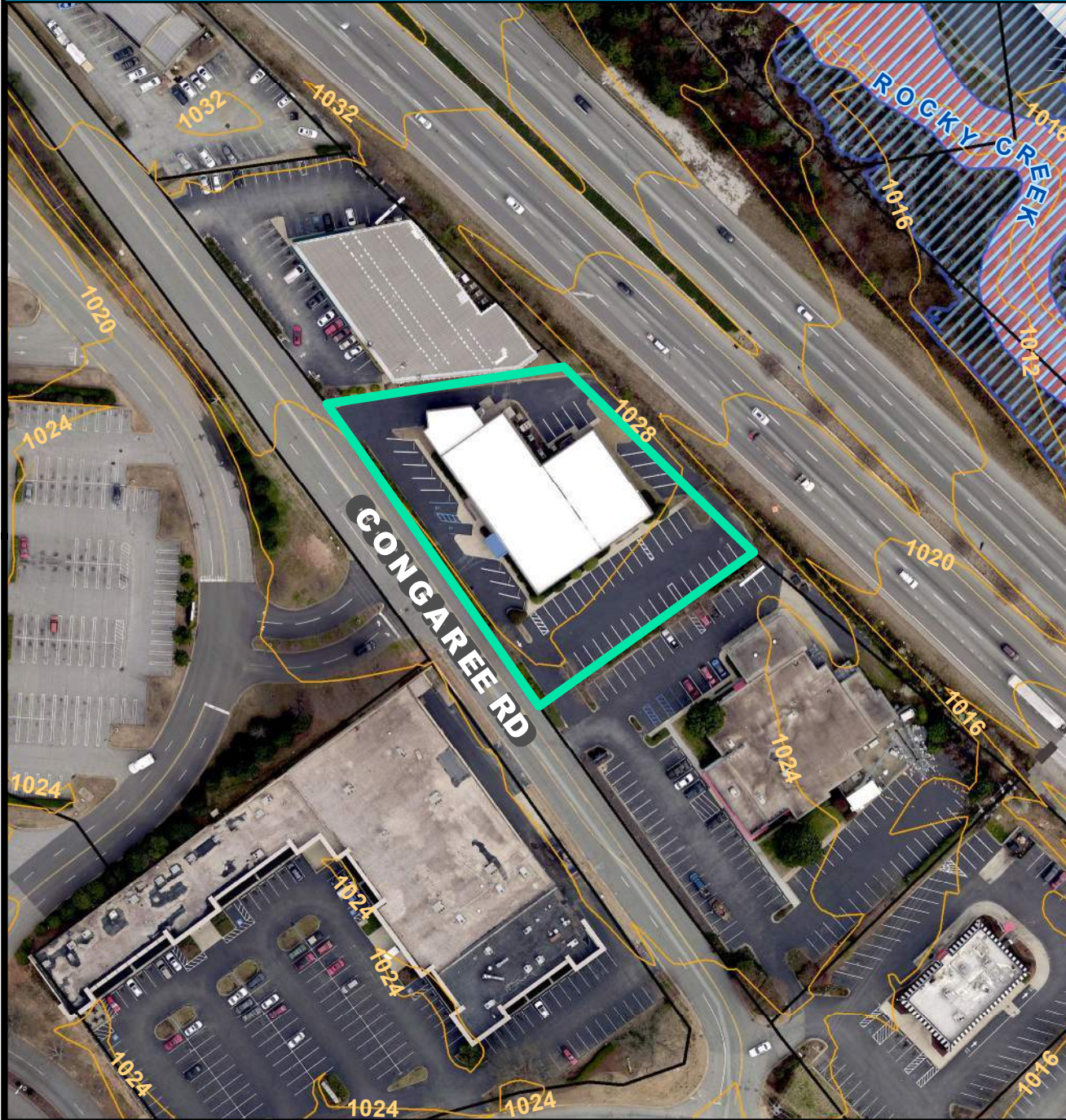
*Signatures	
Applicant	
Date	10/30/2020
Property Owner/Authorized Agent	DocuSigned by:  Cyrus Bagheri
Date	10/30/2020
Public Hearing information	
Public Hearing signs	

[illegible]

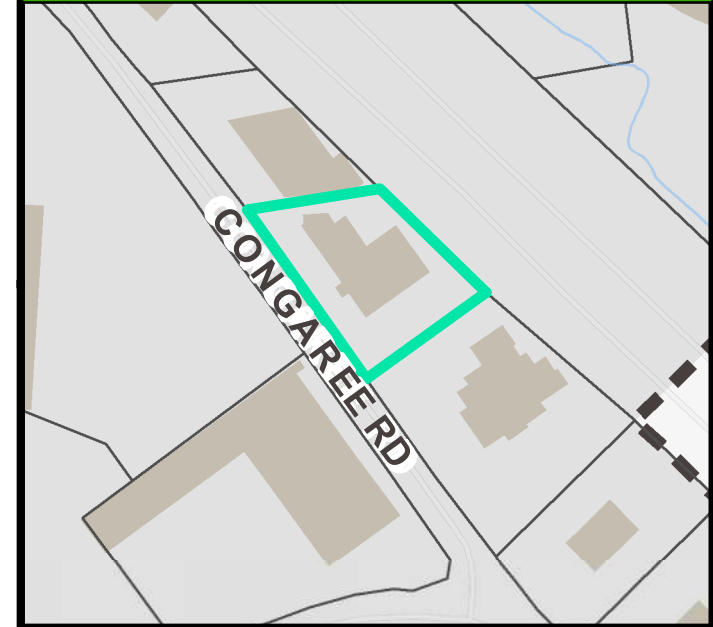
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 FRPSLRPHHGHG GHGGV SODWVFRQVGHV KHIUMKXVQFSDULHGL 0DS6FDI
 DLRPHQWLRQHGSXEOLF SDFVDFKRLXQGLFDFWRQXVPHUG IRU YHULILFDWLR
 LQIRUPDWLRQ FRQWDLQHGOLOHVRXQVDFVSRQPHV LQVWHUFDWLRQ WKH
 LQIRUPDWLRQDLQHG LQ WKLV PDS

CA 20-683 • 455 CONGAREE RD.

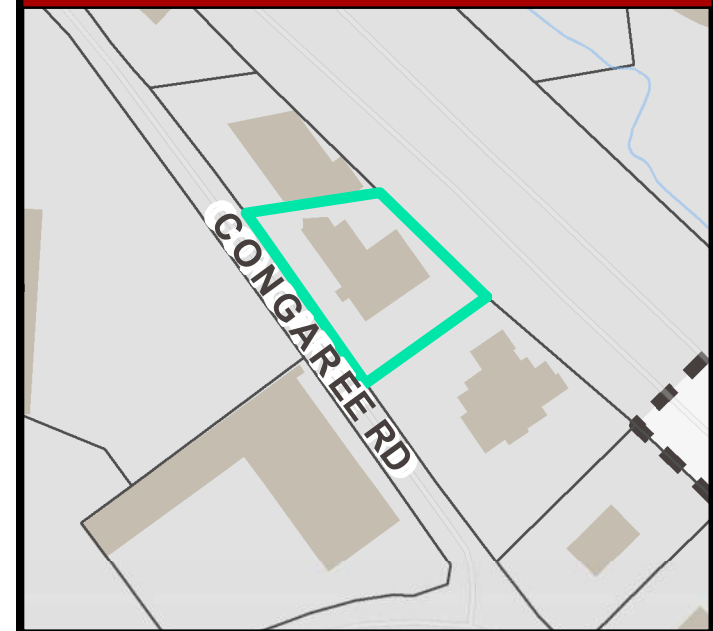
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS

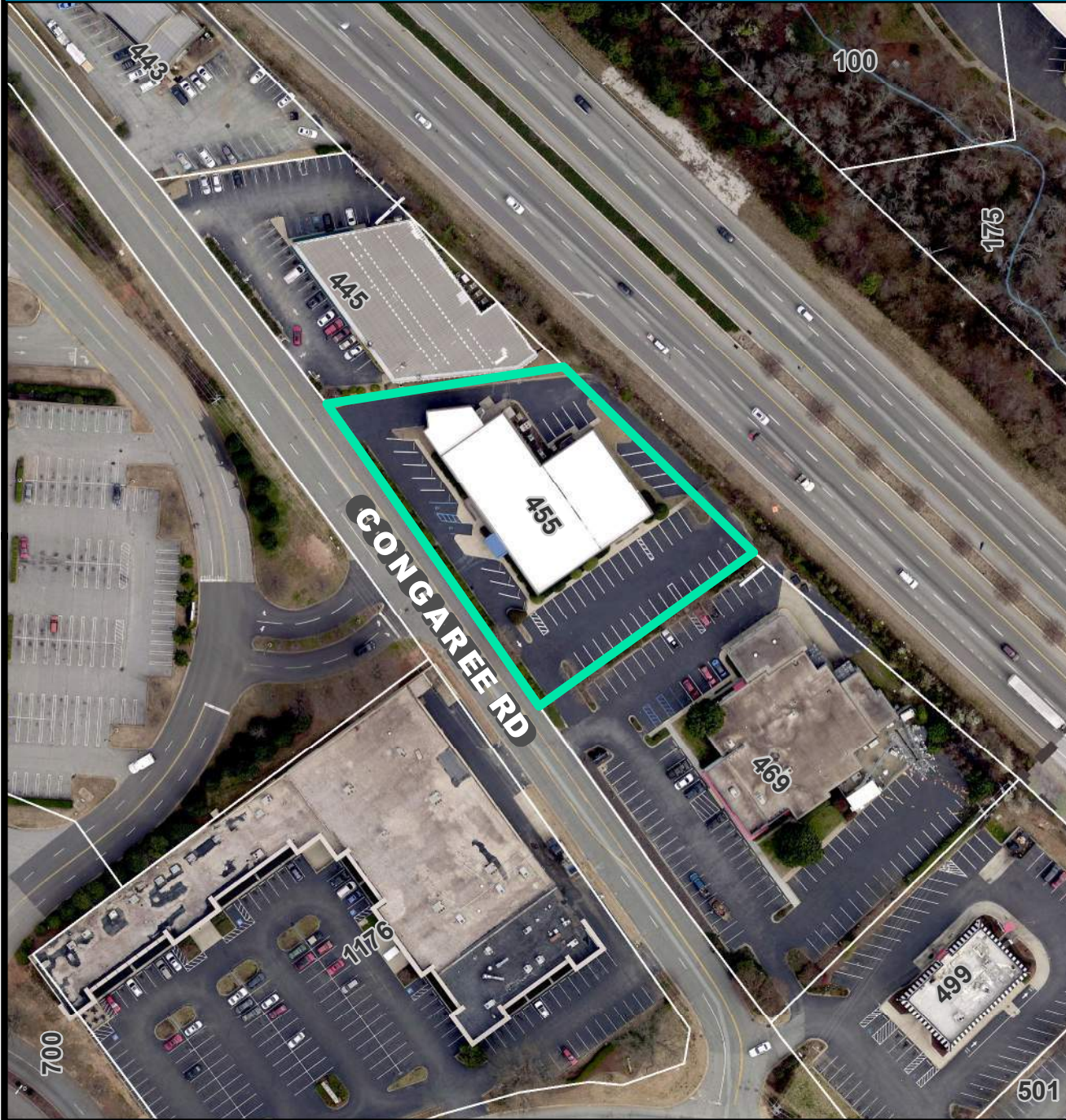


PRESERVATION OVERLAYS

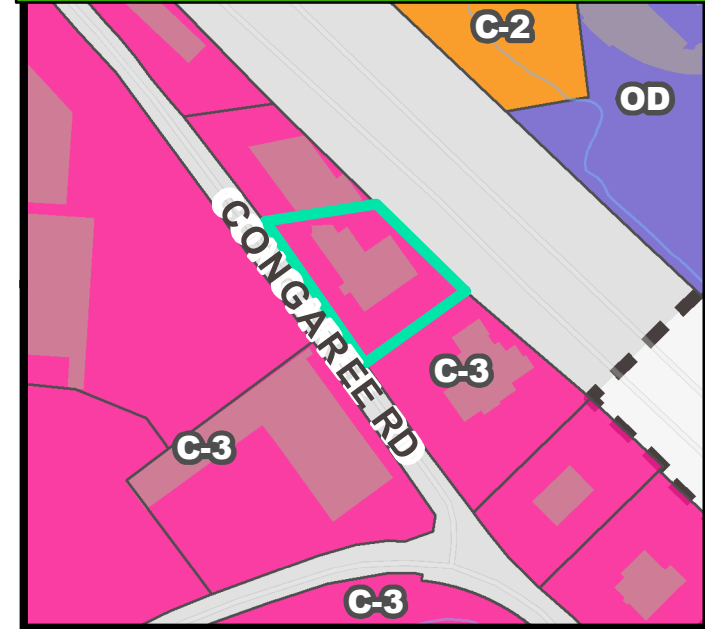


CA 20-683 • 455 CONGAREE RD.

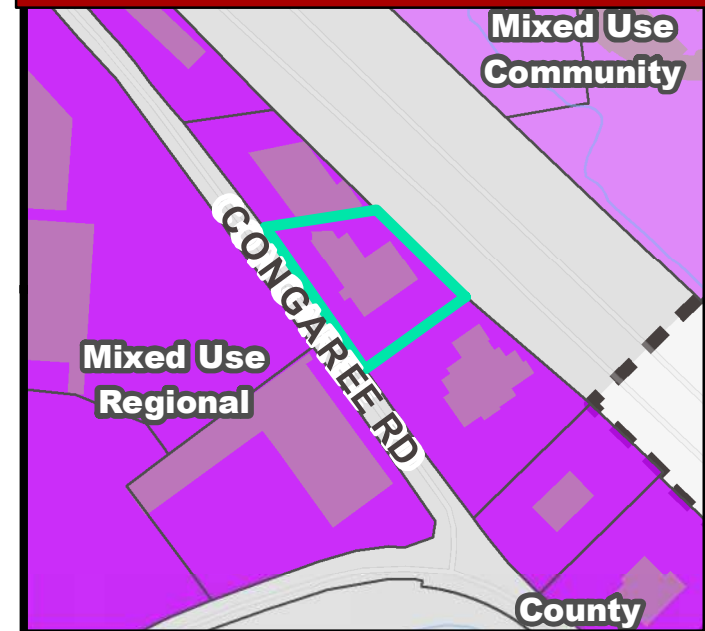
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



2020



Site Recommendation Book

455 Congaree Rd.
Greenville SC 29615

QID# 20-51753

Designer:
Chad Wike

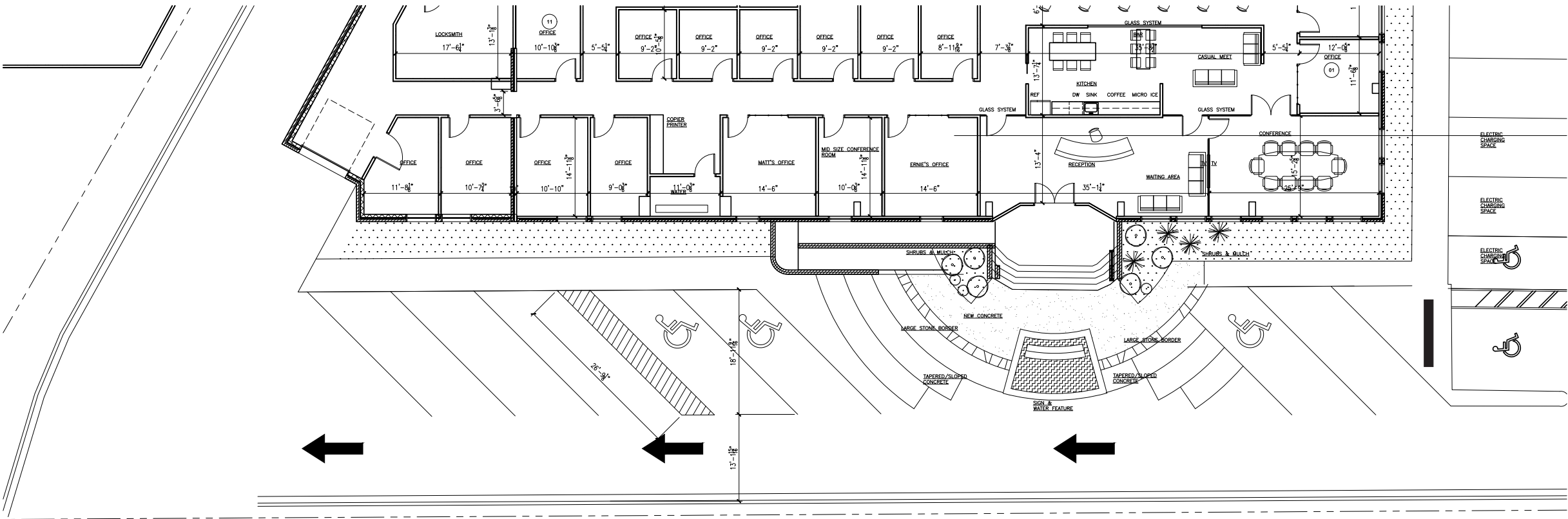
Date:
9-4-2020

Rev.# - Date - Initials

SITE PLAN

E MONUMENT

E



D1 FLOOR PLAN

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 20-51753

JOB NAME

Carolina Moves

LOCATION

455 Congaree Rd.
Greenville SC

CUSTOMER CONTACT

SALESMAN / PM

Chris Grubbs

DESIGNER

Chad Wike

DWG. DATE

9-4-2020

REV. DATE / REVISION

9-9-2020 CW

9-22-2020 CW

10-20-2020 CW

10-26-2020 CW

SCALE

FILE

2020/Carolina Moves/
Greenville SC/20-51753/
CM Greenville SC 20-51753

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



ELEVATION(S)

- A

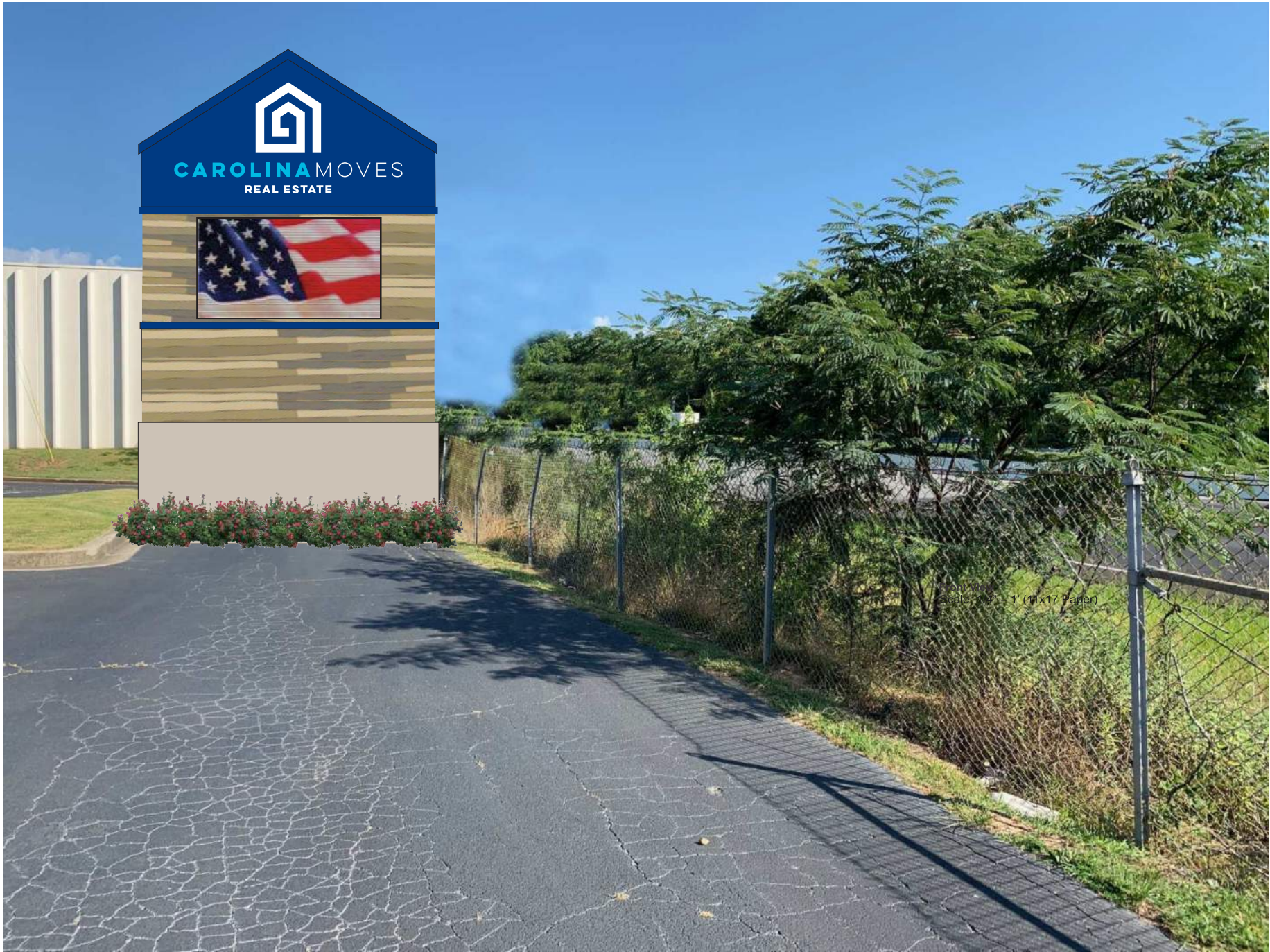
REVERSE CHANNEL LETTERS - LINEAR
- B

FCO LETTERS
- C

REVERSE CHANNEL LETTERS - STACKED
- D

MONUMENT
- E

MONUMENT



PYLON LOCATION

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

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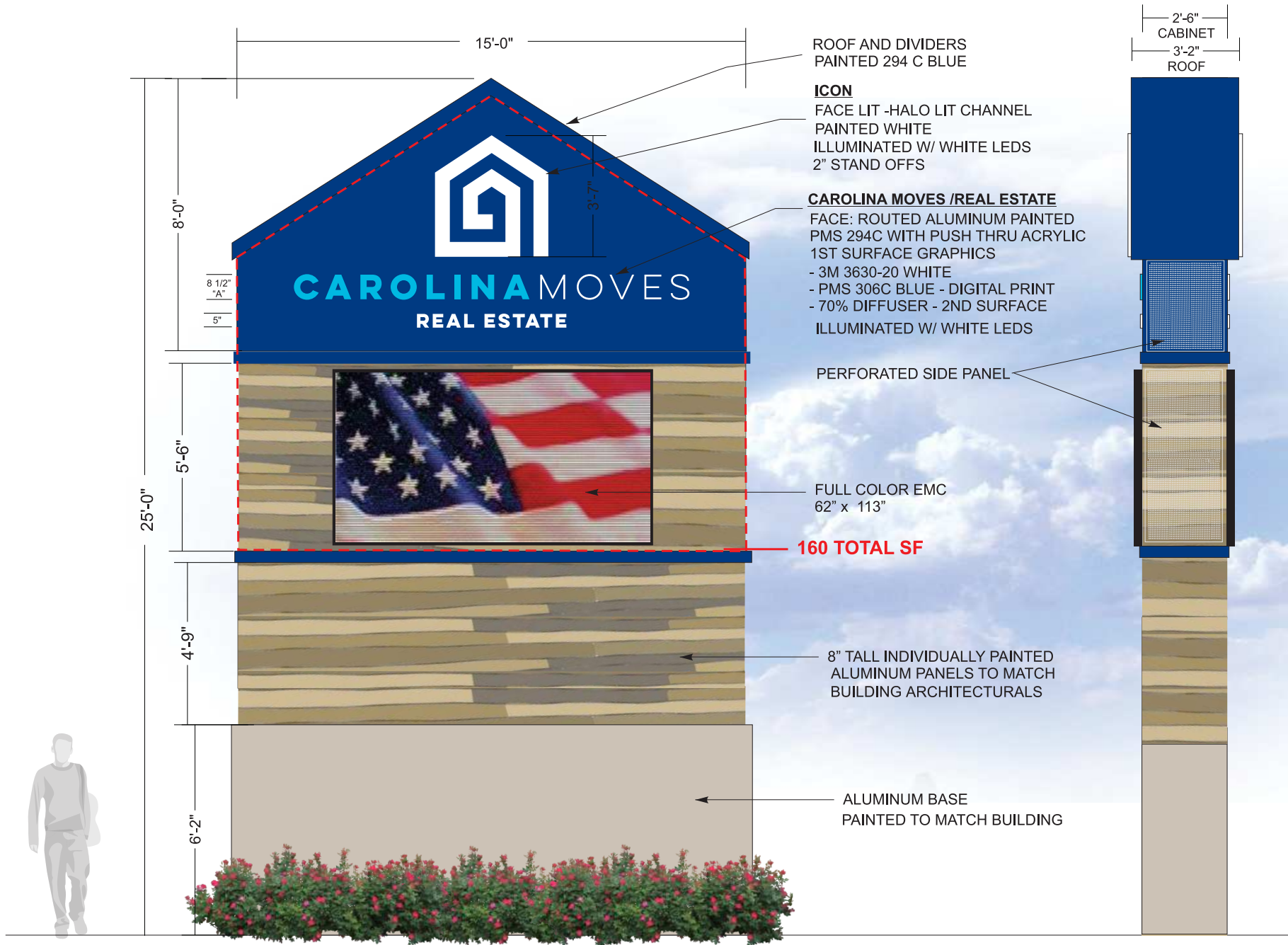


D/F MONUMNET

HD PART #

Qty. 1

E



Front View
Scale: 1/4" = 1' (11x17 Paper)

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 294C	
	PMS 306C	



HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
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**Planning Staff Report to
Design Review Board - Urban
November 27, 2020**
for the December 3, 2020 Public Hearing

Docket Number: CA 20-684
Applicant: Adrian Gray
Property Owner: Sonic Automotive
Property Location: 107 Duvall Dr.
Tax Map Number: 027200-01-01401
Zoning: C-3, Regional Commercial District
Proposal: **CERTIFICATE OF APPROPRIATENESS FOR EXCEPTION TO SIGN STANDARDS**
Staff Recommendation: Deny

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 construct a 20 ft.-tall freestanding sign at 107 Duvall Dr. within a C-3 zoned district. The Sign Ordinance allows staff to approve signs up to 10 ft. tall. Taller signs, up to 25 ft. in height, must be approved by the Design Review Board as an exception to sign standards.

The freestanding sign is proposed along the southern property line adjacent to I-85. The proposed sign features an aluminum monument, painted green, and an aluminum sign face with illuminated push-thru channel letters.

Section 19-6.6.4(C)(7) of the Land Management Ordinance provides the findings needed for the DRB to review and grant exceptions to sign standards. This section lists *‘frontage on an interstate highway’* as an exceptional or unusual circumstance to which an exception may be appropriate or justified. The subject property’s southern property line does front I-85.

The Design Review Board must make an additional finding that, *“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.”* To assist with this determination, the *Administrative Sign Standards and Design Guidelines* document (Appendix J) contains design incentives for additional sign height/area.

These design incentives include, but are not limited to, the use of native or natural materials on at least 75% of the sign face/structure and incorporation of unique architectural features, materials, and colors of the development site appropriately into the sign design.

While the proposed green color is consistent with the Echo Park branding package, staff finds that the plain green monument base and aluminum construction does not go far enough to exhibit a superior sign design, as required under Section 19-6.6.4(C)(7) – *Exceptions to Sign Standards*. Further, staff finds that the proposed monument sign design incorporates only the bare minimum of the design incentives listed in Appendix J. **As such, staff recommends denial of the requested exception to sign standards.**

Applicable sign standards and 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.



**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

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:	ADRIAN K. GRAY	Sonic Automotive- Melissa Furrer
*Title:	PERMIT COORDINATOR	Project Manager
*Address:	4700 WESTINGHOUSE BLVD	4401 Colwick Road
*State:	NORTH CAROLINA	North Carolina
*Zip:	28273	28211
*Phone:	(704) 588-5000 x114	980-308-7589
*Email:	adrian.gray@southwoodcorp.com	Melissa.furrer@sonicautomotive.com

PROPERTY INFORMATION

*STREET ADDRESS 107 DUVALL DRIVE

*TAX MAP #(S) 027200010140

*PRESERVATION DISTRICT/SPECIAL DISTRICT N/A

*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) N/A

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

TO RECEIVE APPROVAL ON THE PROPOSED 20-FOOT PYLON
MAIN ID FOR ECHO PARK AUTOMOTIVE- GREENVILLE
BY USE OF NATURAL MATERIALS AND SIGNIFICANT
LANDSCAPING TO SOFTEN THE BASE OF THE SIGN.
FOR REVIEW AND APPROVAL BY THE DESIGN REVIEW BOARD.

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	
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(To be filled out at time of application submittal)

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Jason K. Gray

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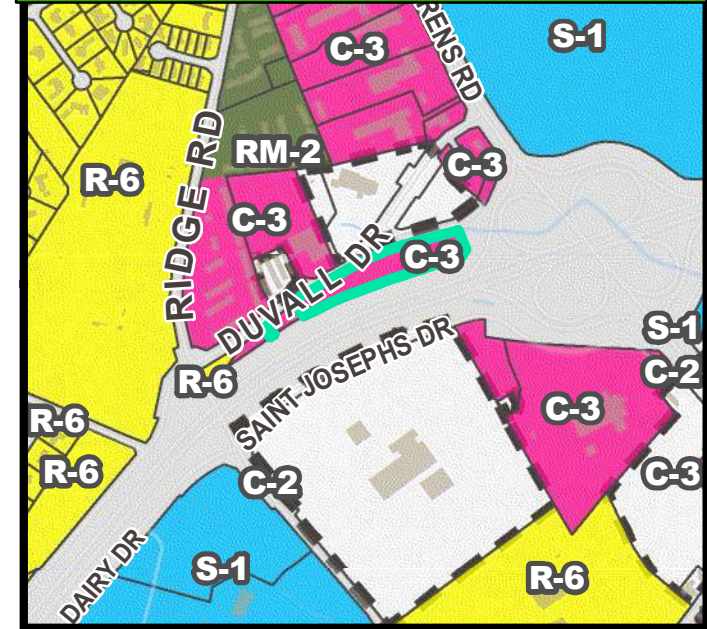
*Signatures	
Applicant	<i>Corrian K Gray</i>
Date	<i>October 20, 2020</i>
Property Owner/Authorized Agent	<i>Melissa Furrer</i>
Date	10/20/2020
Public Hearing information	
Public Hearing signs	

CA 20-684 • 107 DUVALL DR.

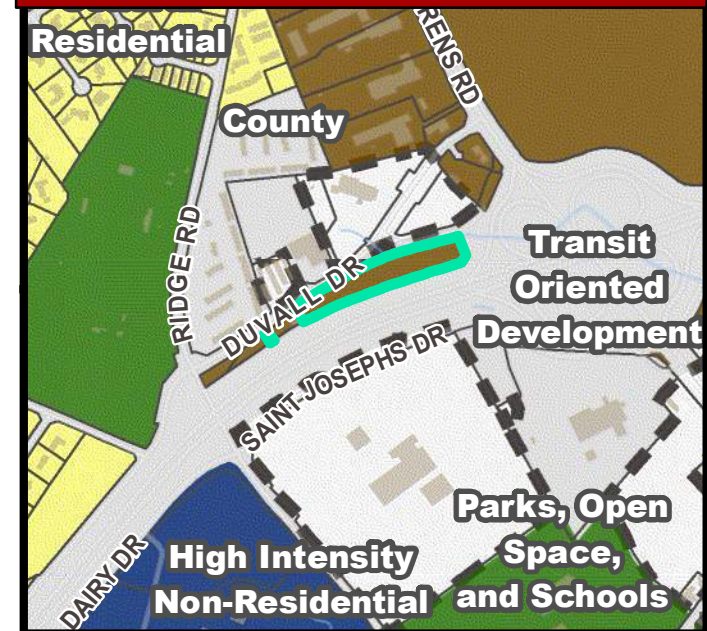
AERIAL VIEW



CURRENT ZONING

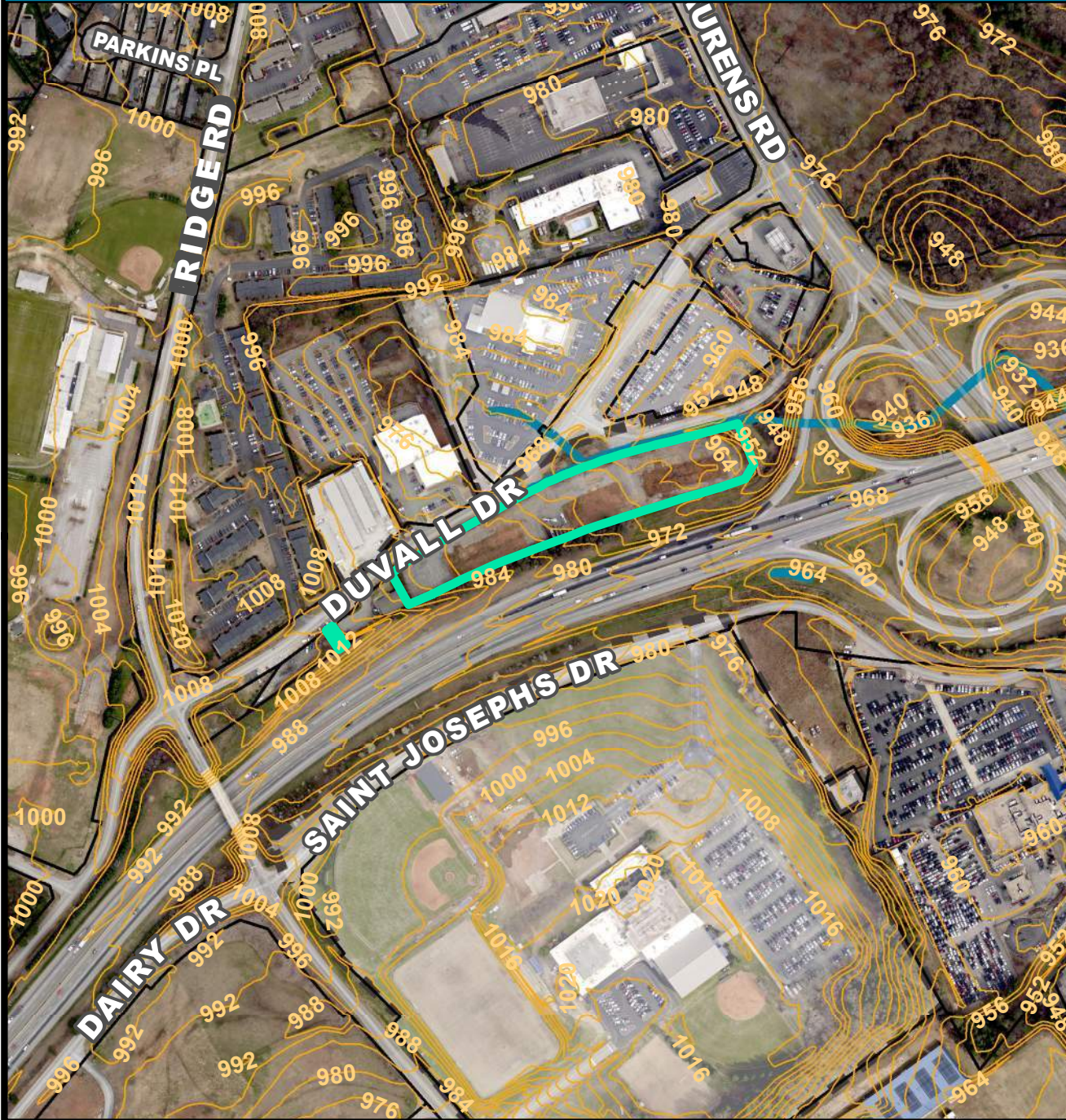


FUTURE LAND USE



CA 20-684 • 107 DUVALL DR.

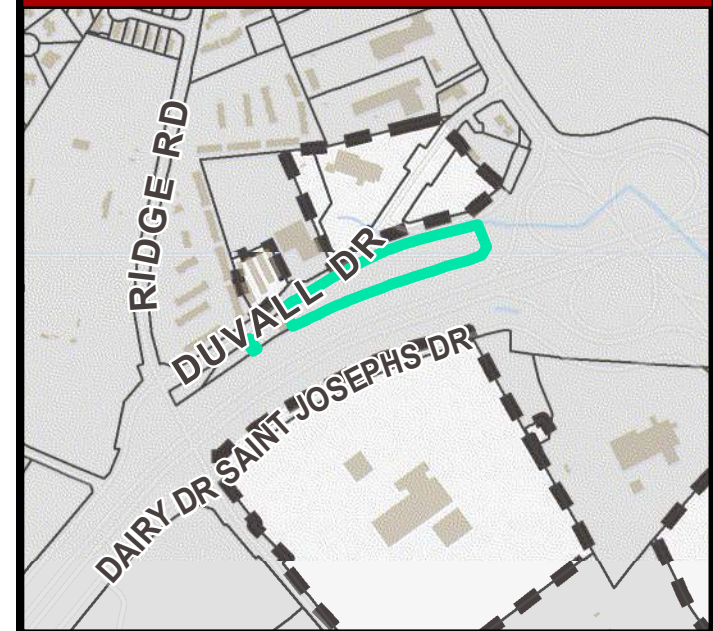
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





COLORS & FINISHES:

- Pantone 369 C / MP00477 (Green)**
Channel Letter Returns,
- Pantone 432 C / MP52982 (Navy Blue)**
Channel Letter Returns, Push Thru Letters
- White**
Cabinet
- PMS 432 / MP52982**
Poles

DIGITAL PRINT COLORS:

- Pantone 370 C (Green)**
Channel Letter Faces
- Pantone 432 C / MP52982 (Navy Blue)**
Channel Letter Faces

CONSTRUCTION SPECIFICATIONS:

- Graphics:**
Trimless face-lit channel letters
 - internal LED light system, power supply & surge protection (120V to sign)
 - Push-Thru, Back-Lit
- Cabinet:**
Aluminum construction
- Twin Post:**
(2x) 6" x 6" x 3/8 Thk. Steel Tubes
- Hardware:**
--



PO Box 38900 • Charlotte, NC 28278
P: 704.588.5000 • F: 704.588.5017
southwoodcorp.com

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ISSUE DATE:

08.18.2020

DRAWN BY: JER

REVISION:

1

1 - 10.16.20 / jeb

CLIENT: Sonic Automotive

PROJECT:

Echo Park - Greenville Delivery System
Greenville, SC

JOB #:

46224

ACCOUNT REP:

EEB

REF: - 45472

DESCRIPTION:

ITEM #:

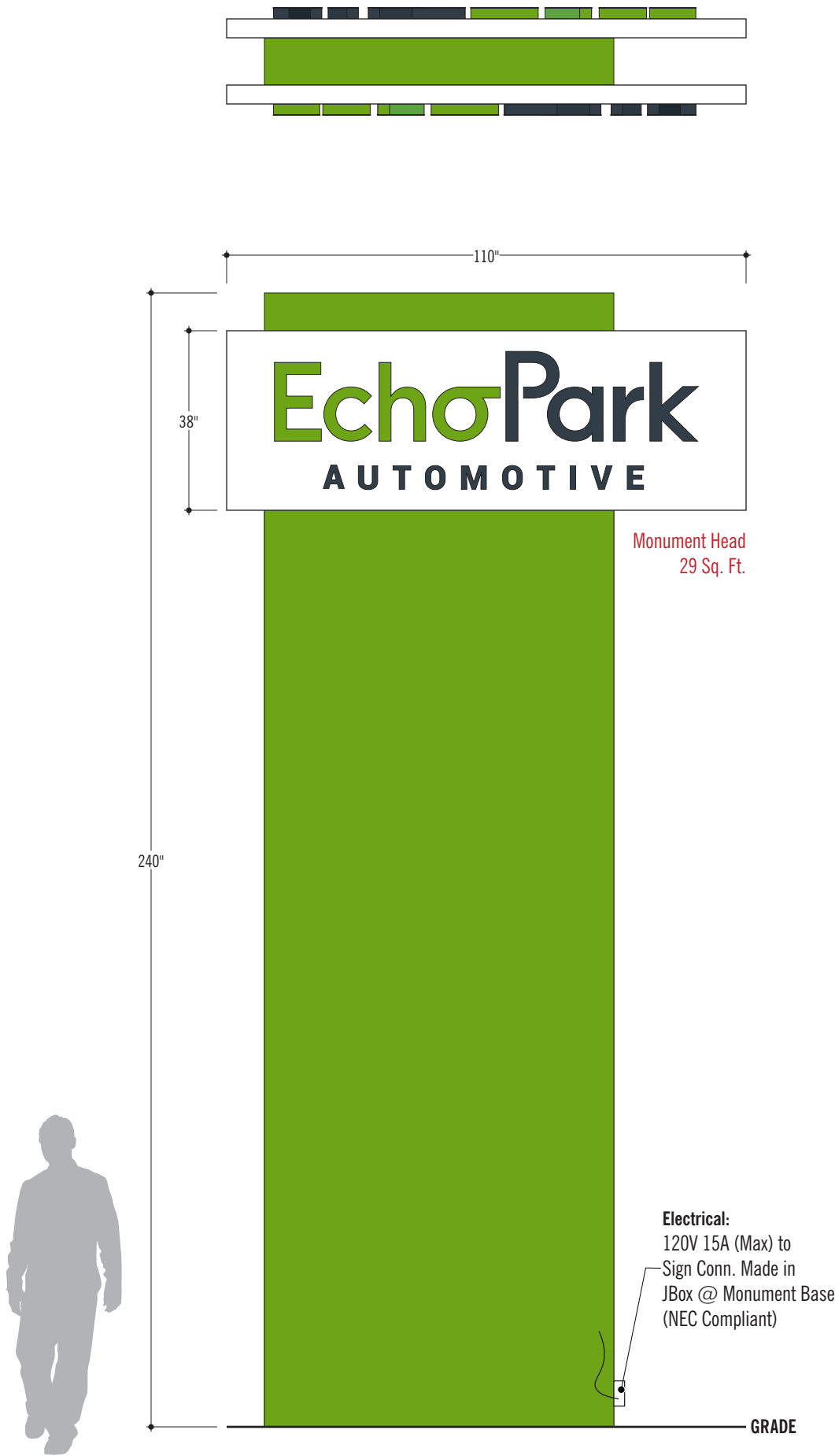
01

QUANTITY:

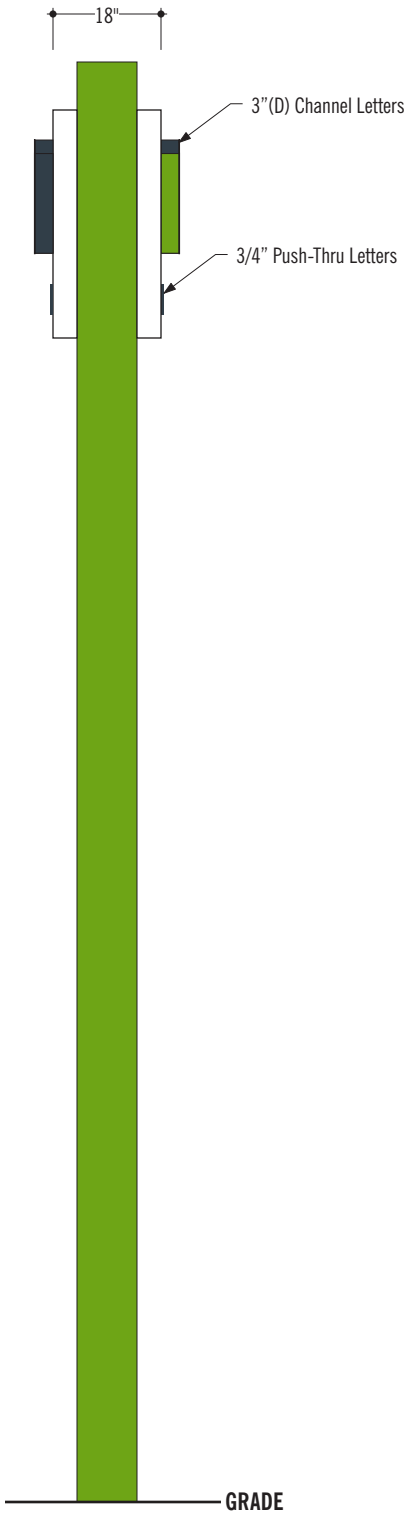
1 - DF

CS DI SO SI CP SD

1.0



1 MOUNUMENT ID
3/8" = 1'-0"



SIDE VIEW
3/8" = 1'-0"

COLORS & FINISHES:

- Pantone 369 C / MP00477 (Green)**
Channel Letter Returns, Monument
- Pantone 432 C / MP52982 (Navy Blue)**
Channel Letter Returns, Push Thru Letters
- White**
Pans

DIGITAL PRINT COLORS:

- Pantone 370 C (Green)**
Channel Letter Faces
- Pantone 432 C / MP52982 (Navy Blue)**
Channel Letter Faces

CONSTRUCTION SPECIFICATIONS:

- Graphics:**
Ttrimless face-lit channel letters
- internal LED light system, power supply & surge protection (120V to sign)
- Push-Thru, Back-Lit
- Pans:**
Aluminum construction
- Monument :**
Aluminum Construction
- (2x) 6" x 6" x 3/8 Thk. Steel Tubes
- Hardware:
--



PO Box 38900 • Charlotte, NC 28278
P: 704.588.5000 • F: 704.588.5017
southwoodcorp.com

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ISSUE DATE:

08.18.2020

DRAWN BY: JER

REVISION:

- | | |
|---|--|
| 2 | 1 - 10.16.20 / jeb
2 - 10.23.20 / RML |
|---|--|

CLIENT: Sonic Automotive

PROJECT:

**Echo Park - Greenville
Delivery System**
Greenville, SC

JOB #:

46224

ACCOUNT REP:

EEB

REF: - 45472

DESCRIPTION:

Monument ID

ITEM #:

01

QUANTITY:

1 - DF

- | | | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
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| CS | DI | SO | SI | CP | SD |

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**Planning Staff Report to
Design Review Board - Urban
November 27, 2020**
for the December 3, 2020 Public Hearing

Docket Number:	CA 20-685
Applicant:	Adam Berry
Property Owner:	Peace Center/ City of Greenville
Property Location:	101 W. Broad St.
Tax Map Number:	005800-05-00100
Zoning:	C-4, Central Business District
Proposal:	CERTIFICATE OF APPROPRIATENESS FOR SITE/EXTERIOR BUILDING CHANGES
Staff Recommendation:	Approve with condition

Staff Analysis:

The applicant proposes to renovate and expand the recessed entry plaza area in front of the Huguenot Mill building at 101 W. Broad St. and install a new entry door and glass canopies. The Peace Center currently operates administrative offices out of the building. The proposed new entry door will provide direct access to the administrative offices.

Entry Plaza

The applicant proposes to replace the existing brick veneer wall, adjacent to the entry plaza, with a stone veneer wall capped with blue stone. Blue stone pavers are proposed for the plaza. Landscape, within the planters adjacent to the sidewalk and building, is owned and maintained by the City of Greenville. Per the submitted drawings, the City of Greenville will design, purchase, install and maintain the new landscape.

Doors and Canopies

A new aluminum storefront door is proposed at the west end of the entry plaza. Access to the door is proposed via a new stone paver walkway. The existing entry door, at the east end of the plaza, is proposed to be replaced with a similar storefront system. Fritted glass canopies are proposed over the existing entry door and new door (two in total). New light fixtures are proposed adjacent to the entry doors, but details have not yet been submitted.

Staff finds the proposed modifications are consistent with the applicable design guidelines and will create an improved entry area for the Huguenot Mill building. **As such, staff recommends**

approval of the application with the following condition: the applicant shall submit specifications of the light fixtures to staff for review and approval.

Applicable design guidelines follow below.

PUB 2. Pedestrian Realm

- 2.4 Provide expanded sidewalk areas or 'plazas' where conditions permit. Work within existing extended rights of way or consider expansions to existing sidewalks at strategic locations. These expanded areas also provide space for clustering street furniture.

PUB 5. Planting Zone

- 5.5 Encourage selection of species native to the South Carolina Piedmont region that have been proven to thrive in an urban condition.
- 5.7 Prioritize species rich with human interest. The Downtown Streetscape Master Plan provides tree selections for streetscapes in downtown.

PUB 6. Building Transition Zone

- 6.3 Scale the building transition zone so that it does not encroach upon the minimum sidewalk width.
- 6.8 Maintain access to the building entry. The building entry must be kept clear of obstructions.

PRI 3. Entry

- 3.1 Locate entrances at active locations that enable and promote pedestrian walkability and connectivity.
- 3.2 All public entrances that face the public realm must be designed to accommodate all levels of physical ability.
- 3.4 Entry glass must be highly transparent using non-reflective and minimally tinted glass.
- 3.6 For retail building uses, recess or cover entrances to provide shelter and articulate the point of entry.

PRI 4. Activated Ground Floor

- 4.1 Maximize the transparency of the ground floor to the street level to allow views of the use and activity within the building.
- 4.2 Use of darkly tinted and/or reflective glass is prohibited.

- 4.5 Provide ground floor design elements that promote pedestrian activity; for example, windows, retail displays, art, landscaping, canopy covering, etc.

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 the durability to withstand heightened activity and wear.
- 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 into the overall design.

PRI 8. Private Outdoor Spaces

- 8.3 Private outdoor spaces must complement and enhance the design of the building(s) to which they are associated

PRI 11. Existing Architecture

- 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.



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:	Adam Berry	Scott Clark
*Title:	Architect	Peace Center, Chief Financial Officer
*Address:	19 Washington Park, Greenville, SC 29601	101 W. Broad Street, Greenville, SC 29601
*Phone:	864.242.0761	864.679.9204
*Email:	aberry@cgdarch.com	sclark@peacecenter.org

PROPERTY INFORMATION

*STREET ADDRESS 101 W Broad Street, Greenville, SC _____

*TAX MAP #(S) 0058000500100 _____

*SPECIAL DISTRICT _____

DESCRIPTION OF REQUEST

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

Renovation of the Huguenot Mill Entry to include:

- New door for Peace Center Administration (to be located in existing window opening)
- New glass canopies over entry doors.
- Renovated and expanded entry plaza.

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).

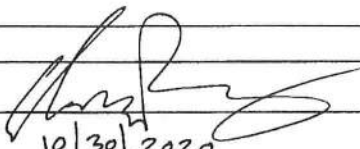
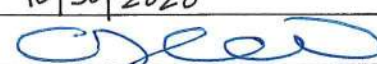
6. Please read carefully:

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.

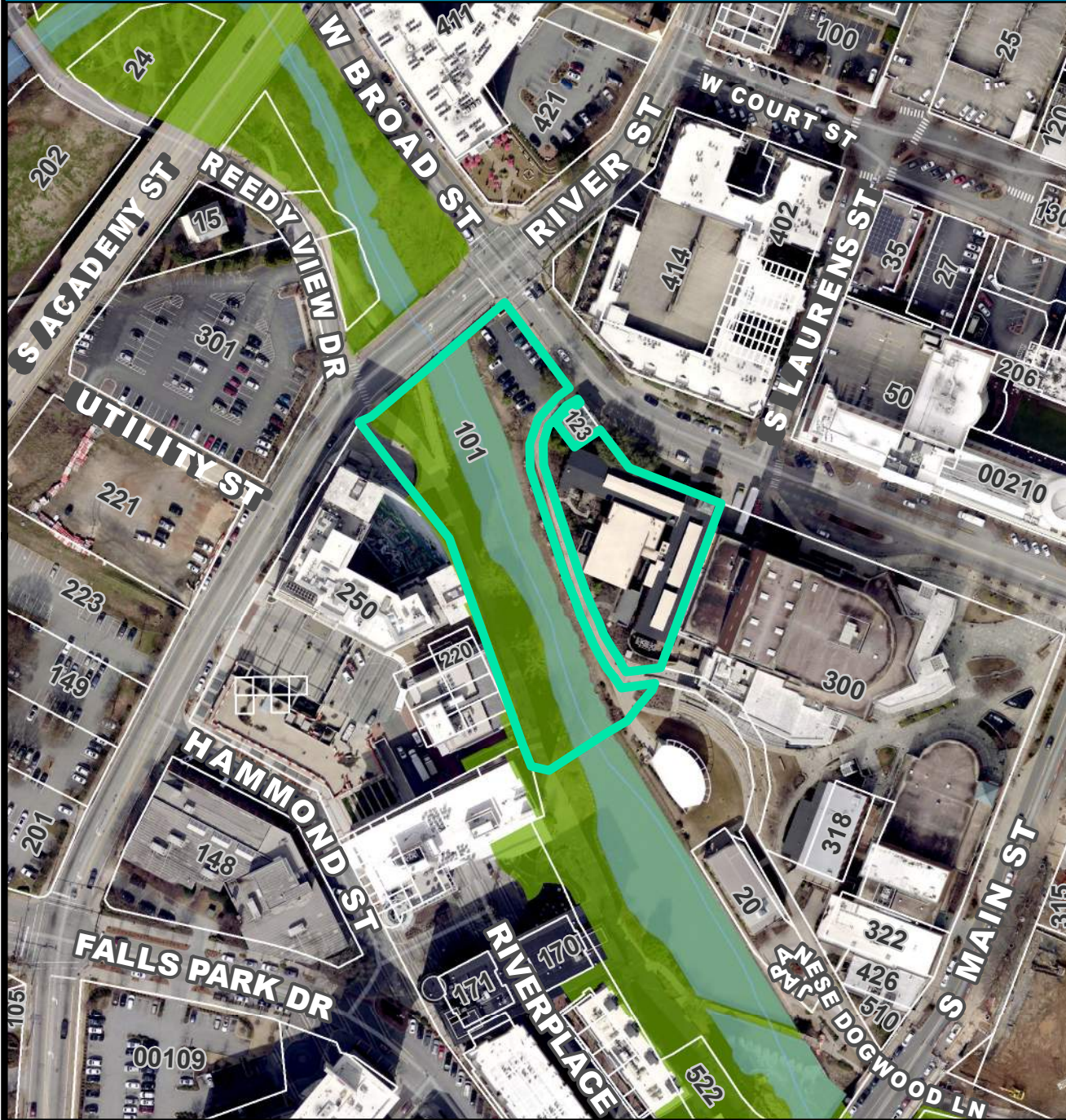
If the Planning & Development office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner or act to have the restriction terminated or waived, the Planning & Development office will 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	10/30/2020
Property Owner/Authorized Agent	
Date	10/30/2020
Public Hearing Information	
Public Hearing Signs	

CA 20-685 • 101 W. BROAD ST.

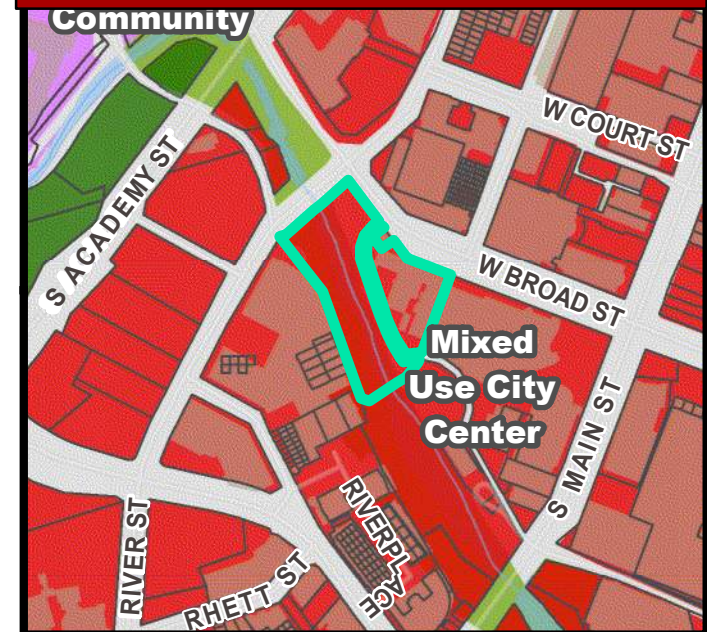
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

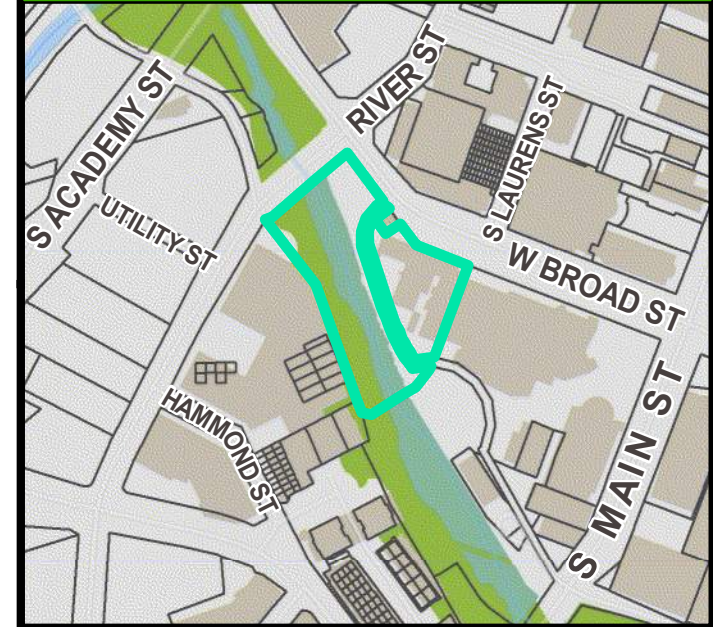


CA 20-685 • 101 W. BROAD ST.

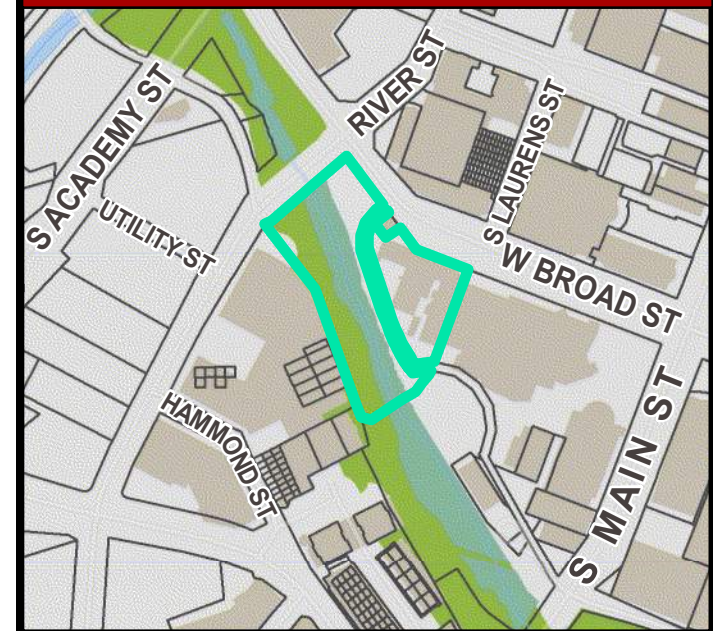
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





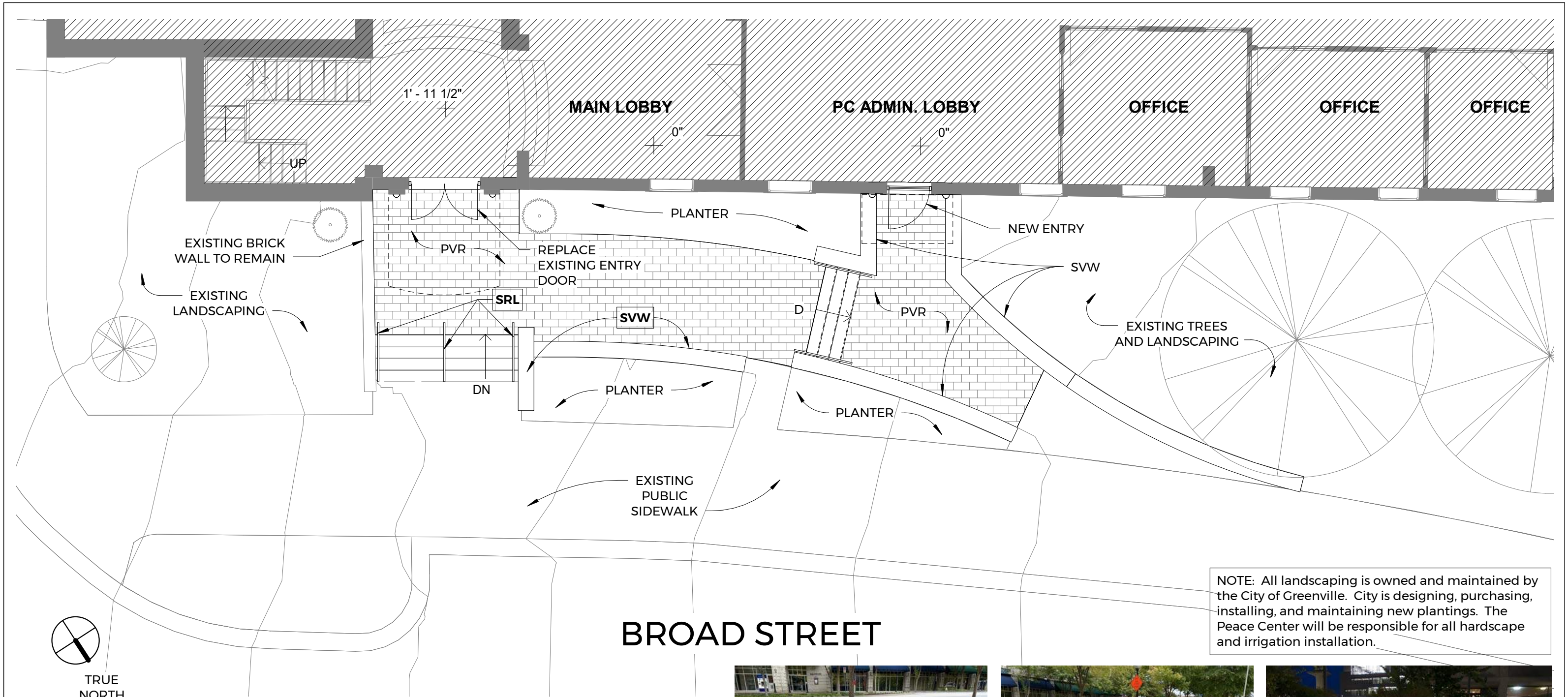
HUGUENOT MILL ENTRY RENOVATIONS

SUBMITTED FOR:
DESIGN REVIEW BOARD
NOVEMBER 2, 2020

LIST OF DRAWINGS

- DRB-1 TITLE SHEET
- DRB-2 SITE LOCATION & EXISTING PHOTOS
- DRB-3 ARCHITECTURAL SITE PLAN
- DRB-4 BIRD'S EYE VIEW
- DRB-5 NORTH ELEVATION
- DRB-6 BROAD STREET VIEW
- DRB-7 ENTRY PLAZA VIEW
- DRB-8 ENTRY DOOR VIEW

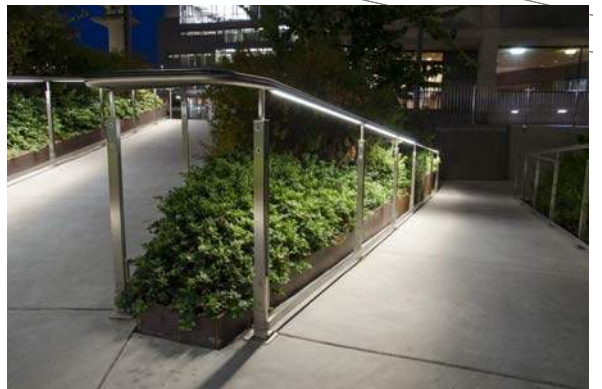




SVW STONE VENEER WALL
BLUE STONE CAP



PVR BLUE STONE PAVERS

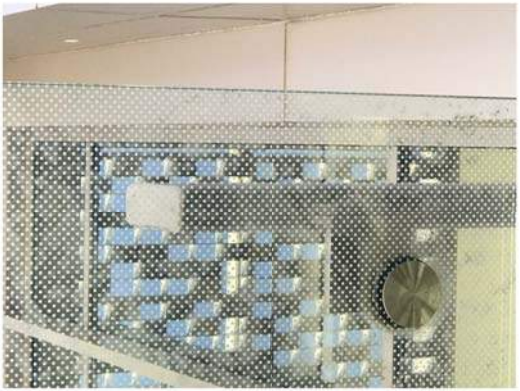


SRL STAINLESS RAIL (LIGHTED)

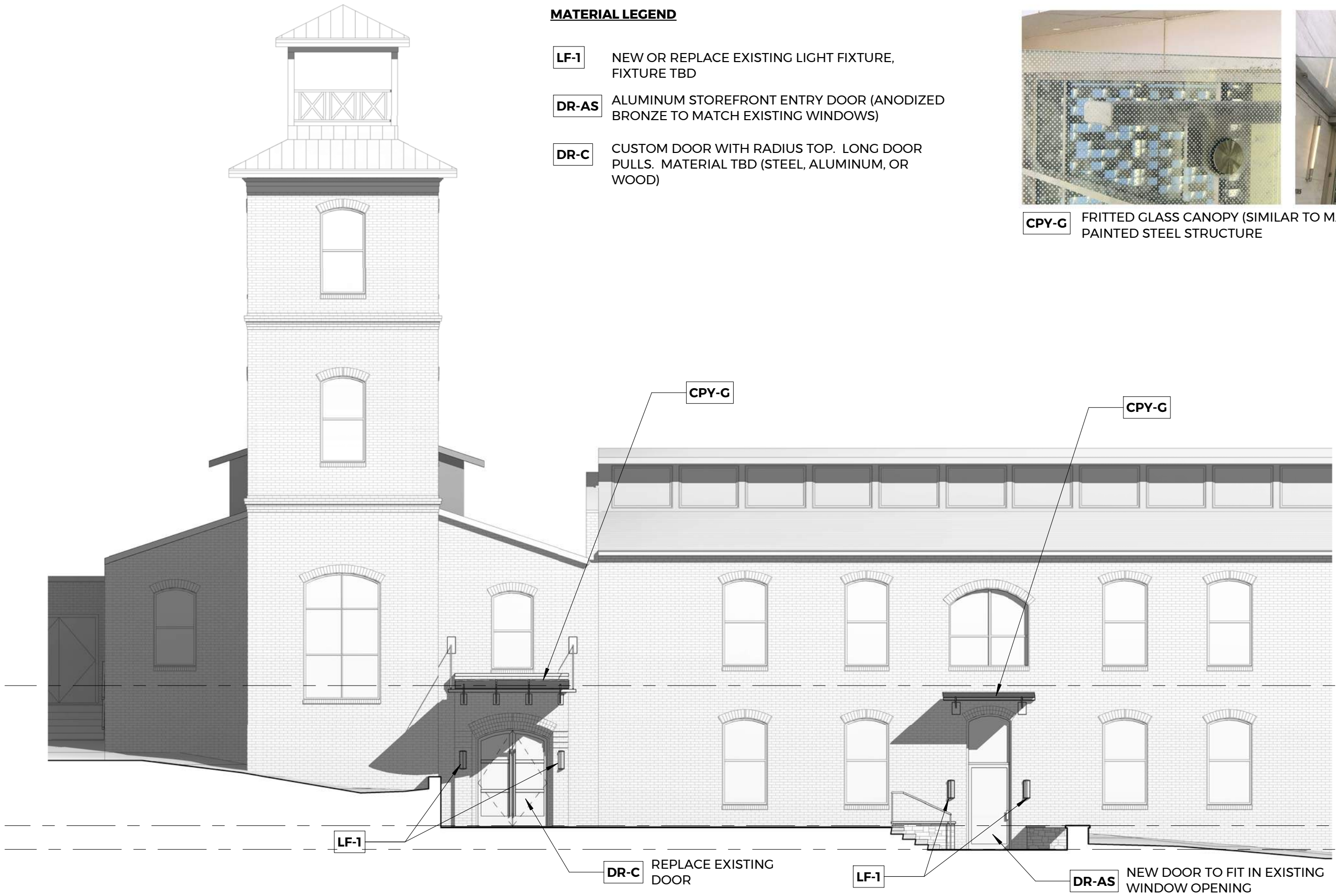


MATERIAL LEGEND

- LF-1** NEW OR REPLACE EXISTING LIGHT FIXTURE, FIXTURE TBD
- DR-AS** ALUMINUM STOREFRONT ENTRY DOOR (ANODIZED BRONZE TO MATCH EXISTING WINDOWS)
- DR-C** CUSTOM DOOR WITH RADIUS TOP. LONG DOOR PULLS. MATERIAL TBD (STEEL, ALUMINUM, OR WOOD)



CPY-G FRITTED GLASS CANOPY (SIMILAR TO MAIN CONCERT HALL)
PAINTED STEEL STRUCTURE



LEVEL 2
(HUGUENOT)
13' - 6"

ENTRY LANDING
1' - 11 1/2"

LEVEL 1
(HUGUENOT)
0"



CRAIG
GAULDEN
DAVIS

CRAIG
GAULDEN
DAVIS



101 WEST BROAD ST, GREENVILLE, SC 29601

BROAD STREET VIEW

DRB-6
Huguenot Mill Entry Renovation
CGD#: 16044.01
DATE: 11/02/2020



ENTRY PLAZA VIEW



CRAIG
GAULDEN
DAVIS

CRAIG
GAULDEN
DAVIS



101 WEST BROAD ST, GREENVILLE, SC 29601

ENTRY DOOR VIEW

DRB-8
Huguenot Mill Entry Renovation
CGD#: 16044.01
DATE: 11/02/20



**Planning Staff Report to
Design Review Board - Urban
November 27, 2020**
for the December 3, 2020 Public Hearing

Docket Number:	CA 20-686
Applicant:	David Mann/Lighthouse Living
Property Owner:	Lighthouse Greenville, LLC/ City of Greenville
Property Location:	110 Wardlaw St.
Tax Map Number:	007100-01-00700
Zoning:	C-4, Central Business District
Proposal:	CERTIFICATE OF APPROPRIATENESS FOR SITE MODIFICATIONS
Staff Recommendation:	Approve with conditions

Staff Analysis:

The applicant requests site and landscaping modifications to the previously-approved McClaren Clinic site. The DRB – Urban Panel approved the site plan for the relocated McClaren clinic and the adjacent mixed-use/multi-family development under CA 19-93 in July, 2019. The site modifications are proposed in order to accommodate and screen building transformers for the adjacent mixed-use development and to allow for emergency fire truck access to the rear of the clinic structure. Proposed site modifications include a reduction in the number of retaining seat-walls, the addition of transformer screening, and revised landscaping.

The originally-approved site plan featured a meandering sidewalk adjacent to Academy St., street trees, and a terraced lawn area at the rear of the clinic featuring three retaining seat-walls. The proposed modifications are primarily focused within the rear terrace area and the landscape strip adjacent to Academy Street. The street trees, adjacent to Academy Street, have been shifted and clustered toward the western portion of the site to allow for emergency fire truck access. Minor modifications are proposed for the rear terraced lawn area to accommodate three transformers adjacent to the larger mixed-use building. An architectural perforated screen is proposed around the transformers to provide a visual screen from the terrace and from Academy Street. Additional landscaping is proposed at the front of the site adjacent to Wardlaw Street.

Staff is generally supportive of the proposed site modifications and appreciates the applicants' efforts to screen the generators from view. However, staff notes that the proposed street trees, adjacent to Academy Street, are within the right-of-way. As Academy Street is a state road, all proposed landscaping within this right-of-way is subject to SCDOT approval. In the event that SCDOT does not approve the proposed street trees, the applicant must submit an alternative landscape plan to show the street trees within the boundaries of the subject parcel but within ten

(10) feet of the Academy Street right-of-way. An alternative landscape plan, if needed, must be approved by staff and a 2-member DRB panel and will be utilized to satisfy the street tree requirement and to meet the intent of the Downtown Design Guidelines.

As such, staff recommends approval of the proposed site modifications with the following condition:

- **In the event that SCDOT does not approve street trees within the right-of-way, the applicant shall submit an alternative landscape plan for review and approval by staff and a 2-member DRB panel. The alternative landscape plan, if needed, shall depict the required street trees adjacent to Academy Street within the boundaries of the subject property and within ten (10) feet of the Academy Street right-of-way.**

Applicable design guidelines follow below.

PUB 2. Pedestrian Realm

- 2.4 Provide expanded sidewalk areas or 'plazas' where conditions permit. Work within existing extended rights of way or consider expansions to existing sidewalks at strategic locations. These expanded areas also provide space for clustering street furniture.

PUB 5. Planting Zone

- 5.5 Encourage selection of species native to the South Carolina Piedmont region that have been proven to thrive in an urban condition.
- 5.7 Prioritize species rich with human interest. The Downtown Streetscape Master Plan provides tree selections for streetscapes in downtown.

PUB 6. Building Transition Zone

- 6.3 Scale the building transition zone so that it does not encroach upon the minimum sidewalk width.
- 6.8 Maintain access to the building entry. The building entry must be kept clear of obstructions.

PUB 8. Publicly Accessible Parks and Plazas

- 8.1 Maintain visual and physical access between public parks and plazas, including interior courtyards and the surrounding pedestrian network.
- 8.3 Provide entry into publicly-accessible parks and plazas from the primary adjacent sidewalk.
- 8.6 Populate publicly accessible parks and plazas with vegetation that both provides shade and has rich human interest, including seasonal variety, multi-sensory appeal, or distinctive physical characteristics.
- 8.7 Strategically incorporate programmable elements to enhance users' experience of public parks or plazas. These elements could include public art, vending, or retail opportunities, and interactive elements such as water features.

PUB 10. Walls, Fencing and Screening

- 10.1 Design walls that occur in areas of high pedestrian usage so that they can comfortably provide seating for Downtown users. Seats should generally be between 16-20 inches in height, and 18 9nches in depth.
- 10.4 Design walls and fences to complement the architectural character of adjacent buildings and appear as extensions of building walls and bases.

PRI 8. Private Outdoor Spaces

- 8.1 Thoughtfully locate building equipment and utilities. Avoid placing building elements that will be interpreted as clutter, such as utilities, in private outdoor spaces that are within the public view including spaces that are at ground level as well as rooftop areas.
- 8.2 Screen building equipment and utilities from view with built or landscaped buffering in a manner that contributes to the quality of the existing landscaping, building and public streetscape. This screening requirement applies to mechanical equipment on rooftops, such as HVAC units.
- 8.3 Private outdoor spaces must complement and enhance the design of the building(s) to which they are associated



**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:	David Mann / Lighthouse Living	
*Title:	President	
*Address:	5 Waller Ave, Suite 301 White Plains NY	
*Phone:	914-840-2530	
*Email:	david@lighthouseliving.com	

PROPERTY INFORMATION

*STREET ADDRESS 322 Rhett St Greenville SC 29601 _____

*TAX MAP #(S) 0071000100900 _____

*SPECIAL DISTRICT _____

DESCRIPTION OF REQUEST

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

Applicant is requesting modifications to previously approved McClaren Clinic site. Modifications include number and size of retaining walls, addition of transformer screening, and enhanced landscape. These modifications are necessary to screen transformers and to meet Historic Preservation requirements for the relocated McClaren Clinic 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
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 Minor (requires review by staff) \$ 50.00
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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.).
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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).
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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.

David Mann

0

CA 20-686 • MCCLAREN CLINIC

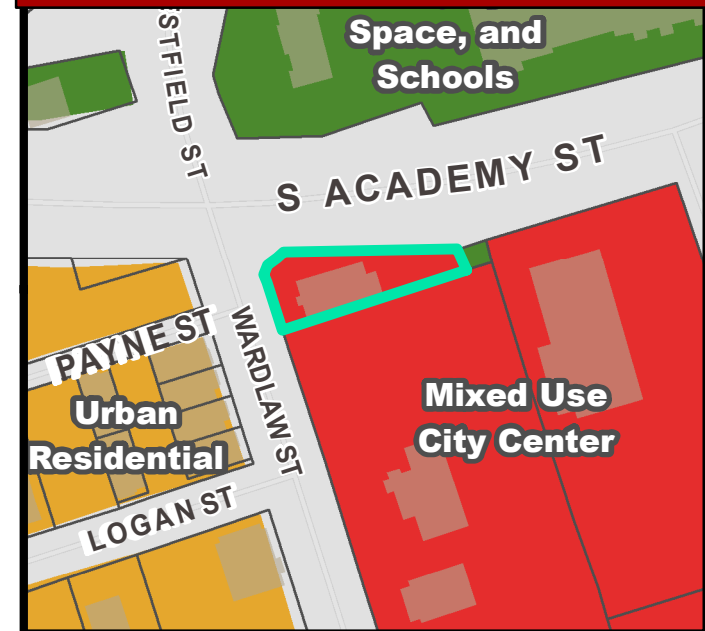
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

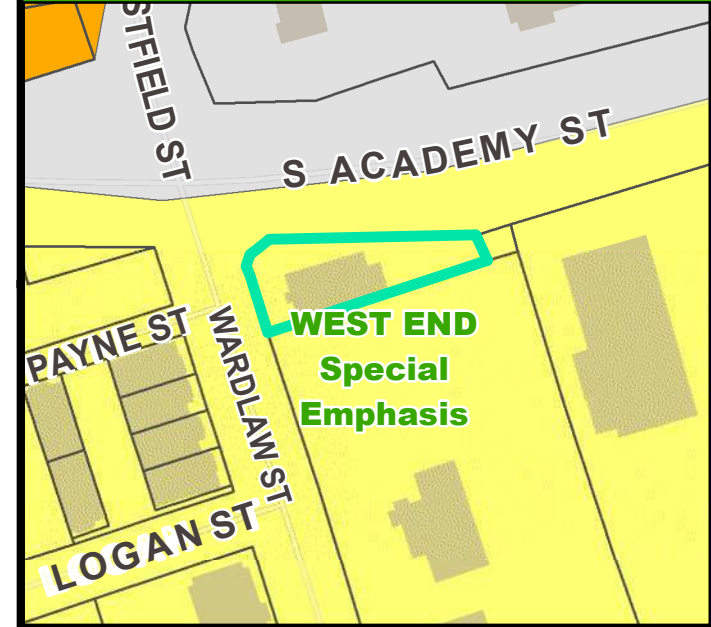


CA 20-686 • MCCLAREN CLINIC

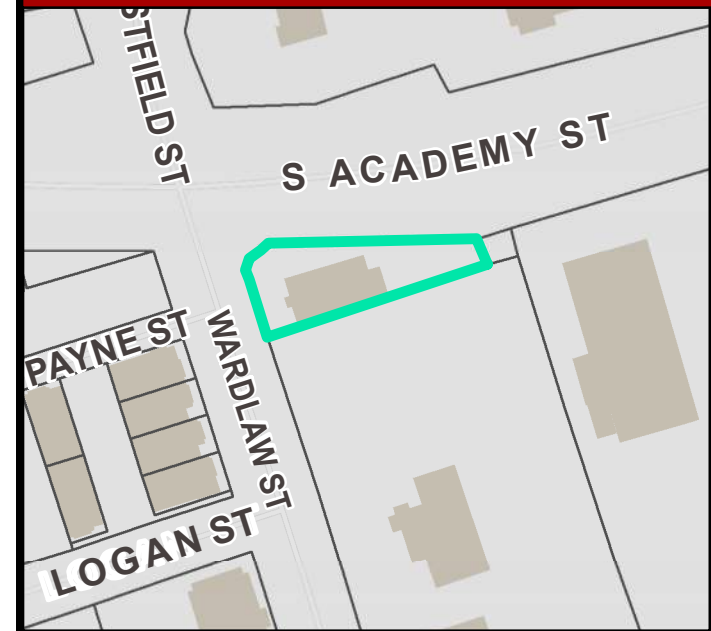
NATURAL / ENVIRONMENTAL FEATURES



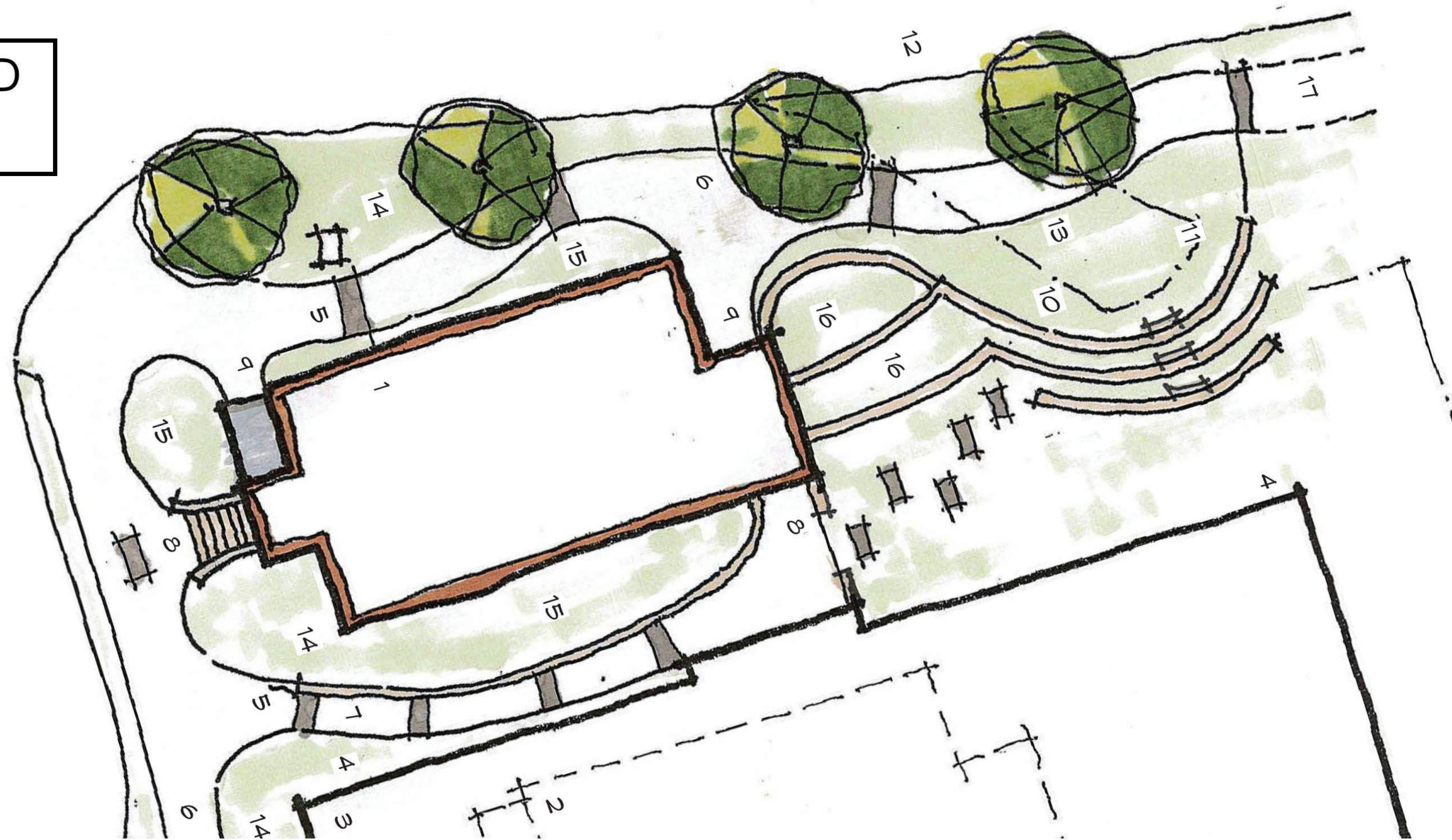
SPECIAL EMPHASIS NEIGHBORHOODS



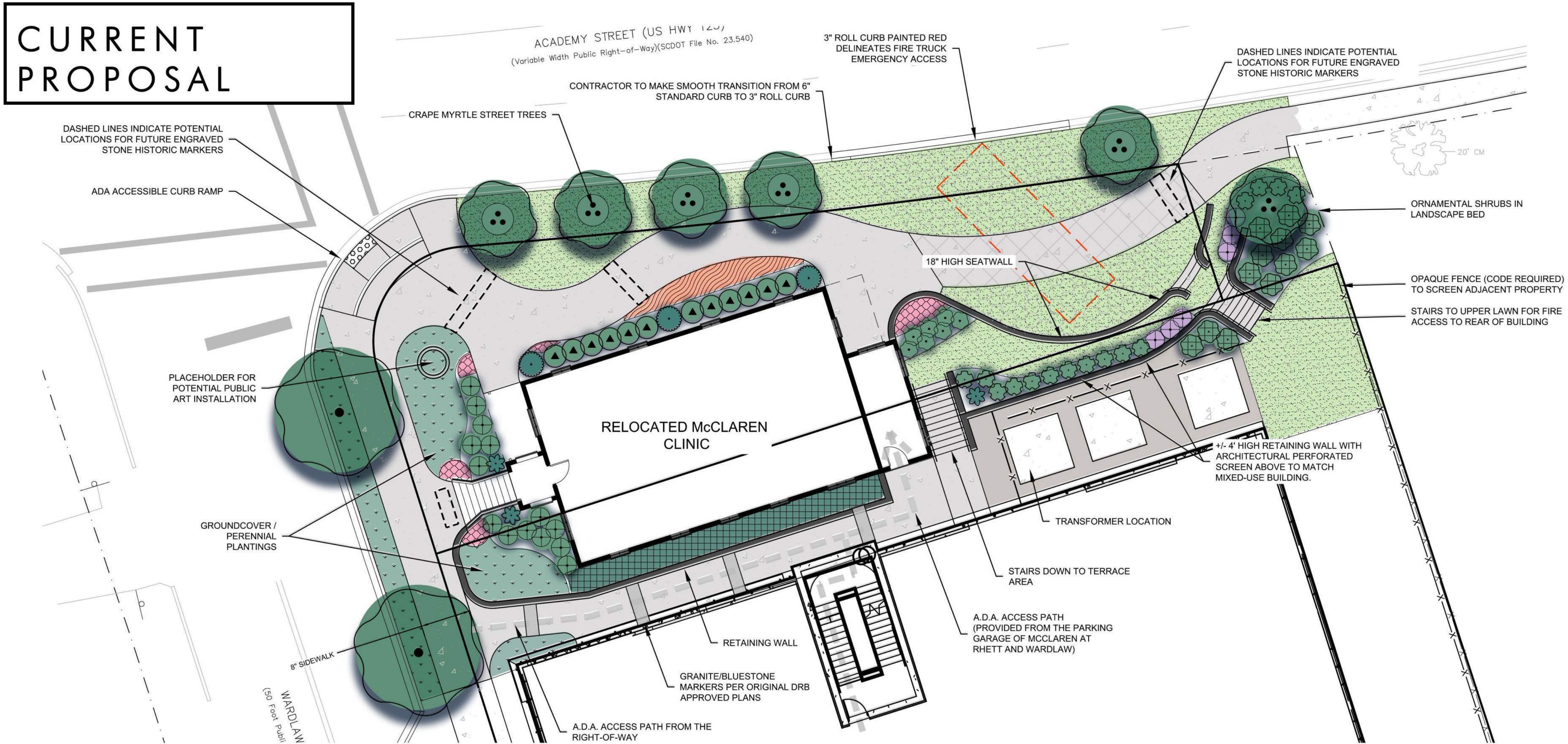
PRESERVATION OVERLAYS



DRB APPROVED
JULY 2019



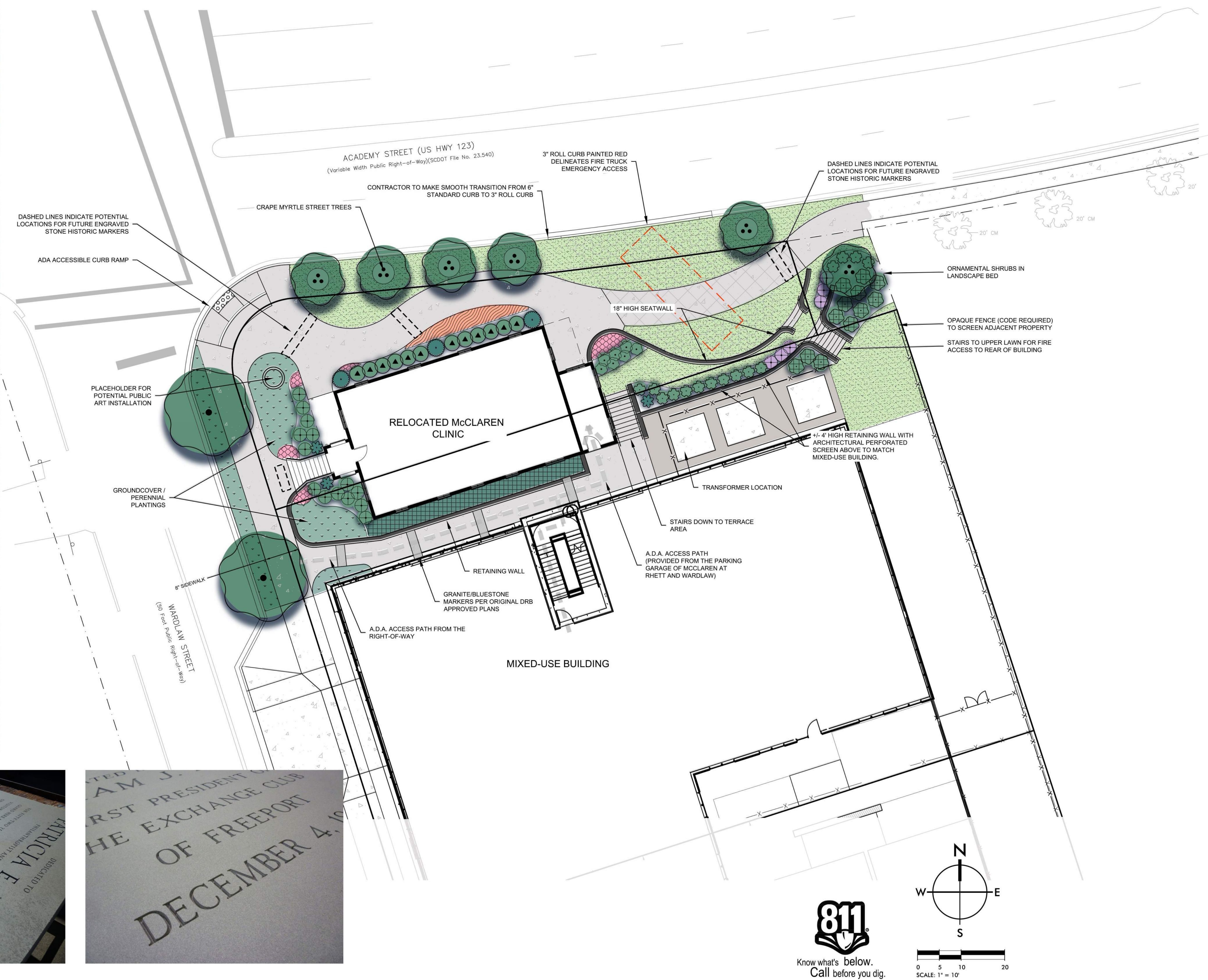
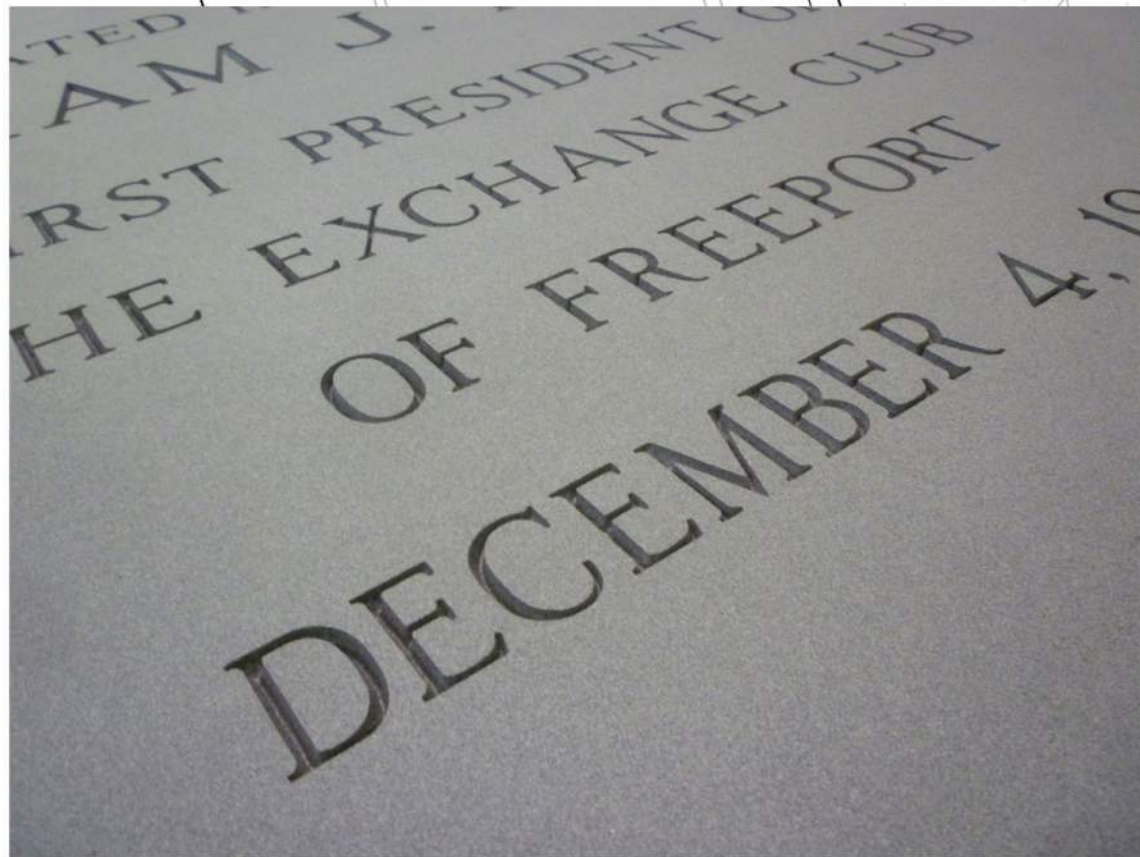
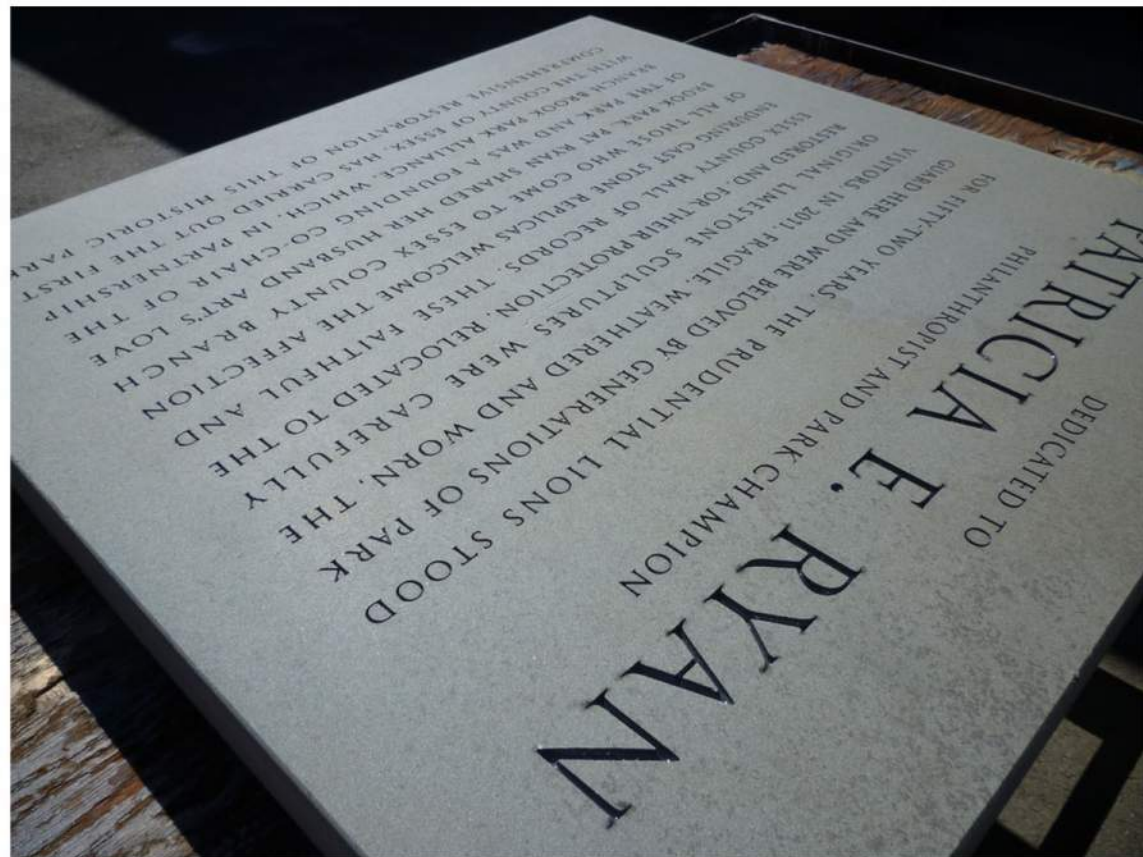
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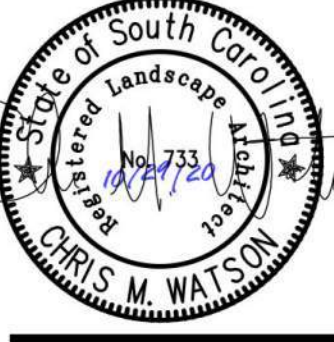
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MCCLAREN CLINIC
WARDLAW STREET
GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: GR2998
DATE: 11/8/2018
DRAWN BY: MB/AH
CHECKED BY: JB

REVISION HISTORY

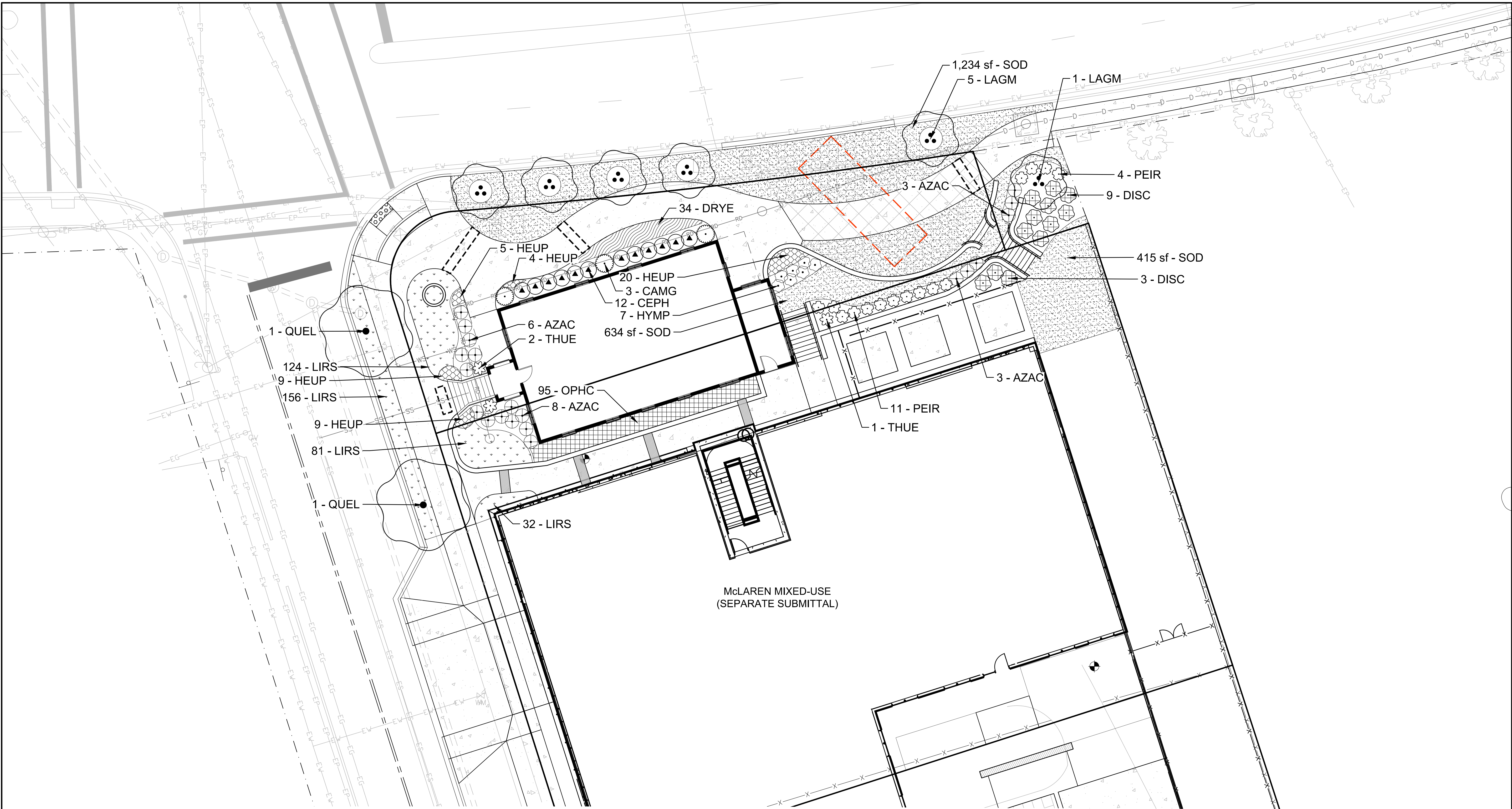
NO.	DESCRIPTION

DRB SITE PLAN

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CITY OF GREENVILLE TREE CREDITS				
THE CITY OF GREENVILLE REQUIRES 15 TREE CREDITS PER ACRE, EXCLUDING BUILDING FOOTPRINTS				
TOTAL SITE				
ACRES	0.11 ACRES			
BUILDING ACRES	0.04 ACRES			
SUBJECT CREDIT AREA	0.07 ACRES			
REQUIRED CREDITS	1.05 TREE CREDITS			
TREES SAVED				
Quantity	0	Tree Species	0	Tree Caliper
			Choose Caliper	Credit Units
				0
				Total Credits
				0
TREES PLANTED				
Quantity	1	Tree Species	Crape Myrtle	Tree Caliper
				3 in
				Credit Units
				0.9
				Total Credits
				0.9
Existing Credits	0			
Planted Credits	0.9			
Post Development Credits	0.9 TREE CREDITS			
Required Credits	1.05 TREE CREDITS			

STREET TREES:

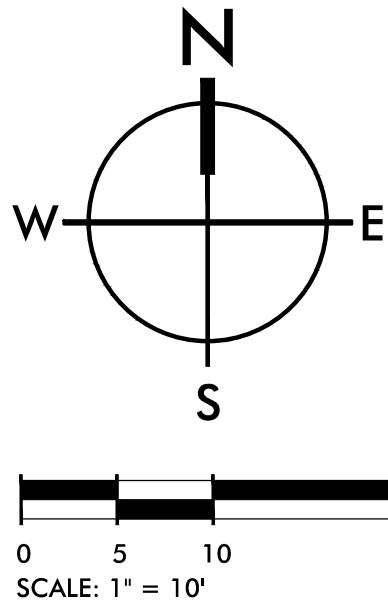
ACADEMY STREET (130 LF)
6 STREET TREES REQUIRED (1 TREE/20 LF)(OVERHEAD POWER LINES)
0 STREET TREES EXISTING
6 STREET TREES PROVIDED

WARDLAW STREET (60 LF)
2 STREET TREES REQUIRED (1 TREE/40 LF)
2 STREET TREES PROVIDED

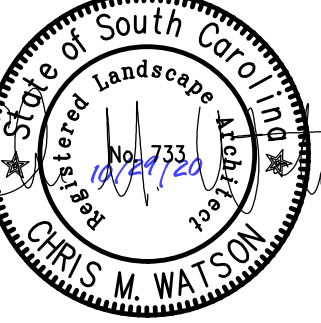
FOR NOTES AND LEGEND,
SEE SHEET C1.1



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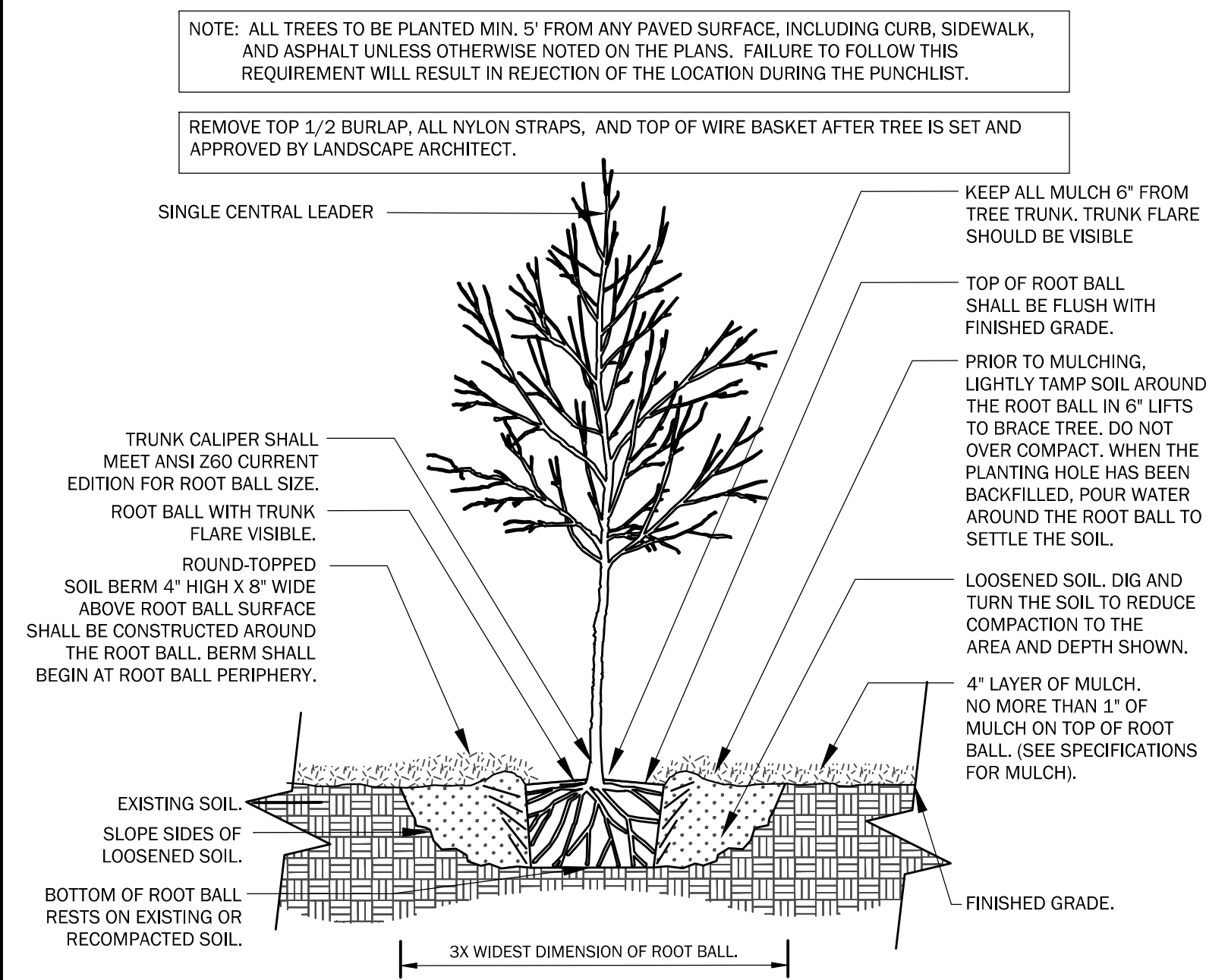
MCCLAREN CLINIC
WARDLAW STREET
GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: GR2998
DATE: 11/8/2018
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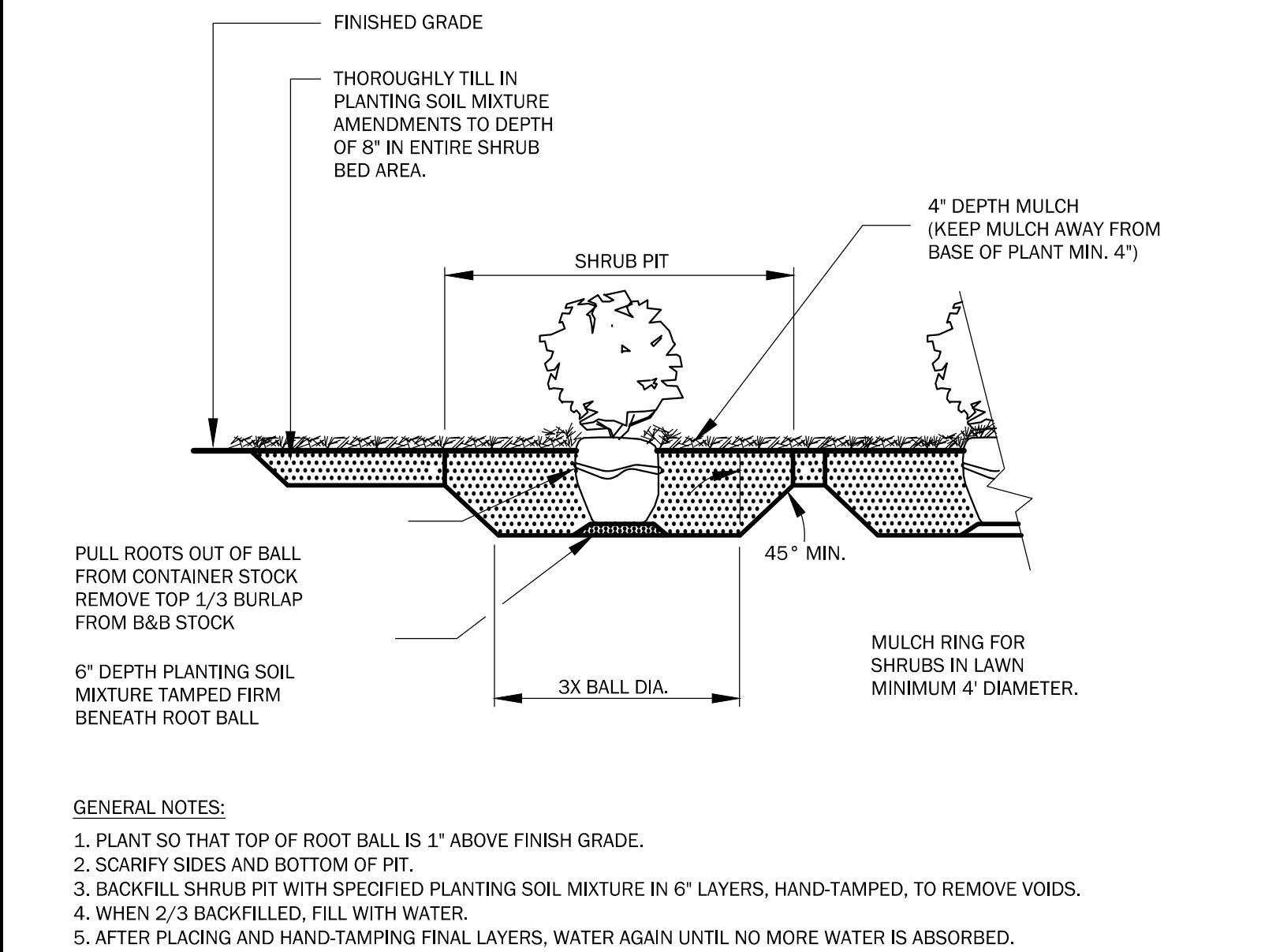
REVISION HISTORY

A	08/02/19

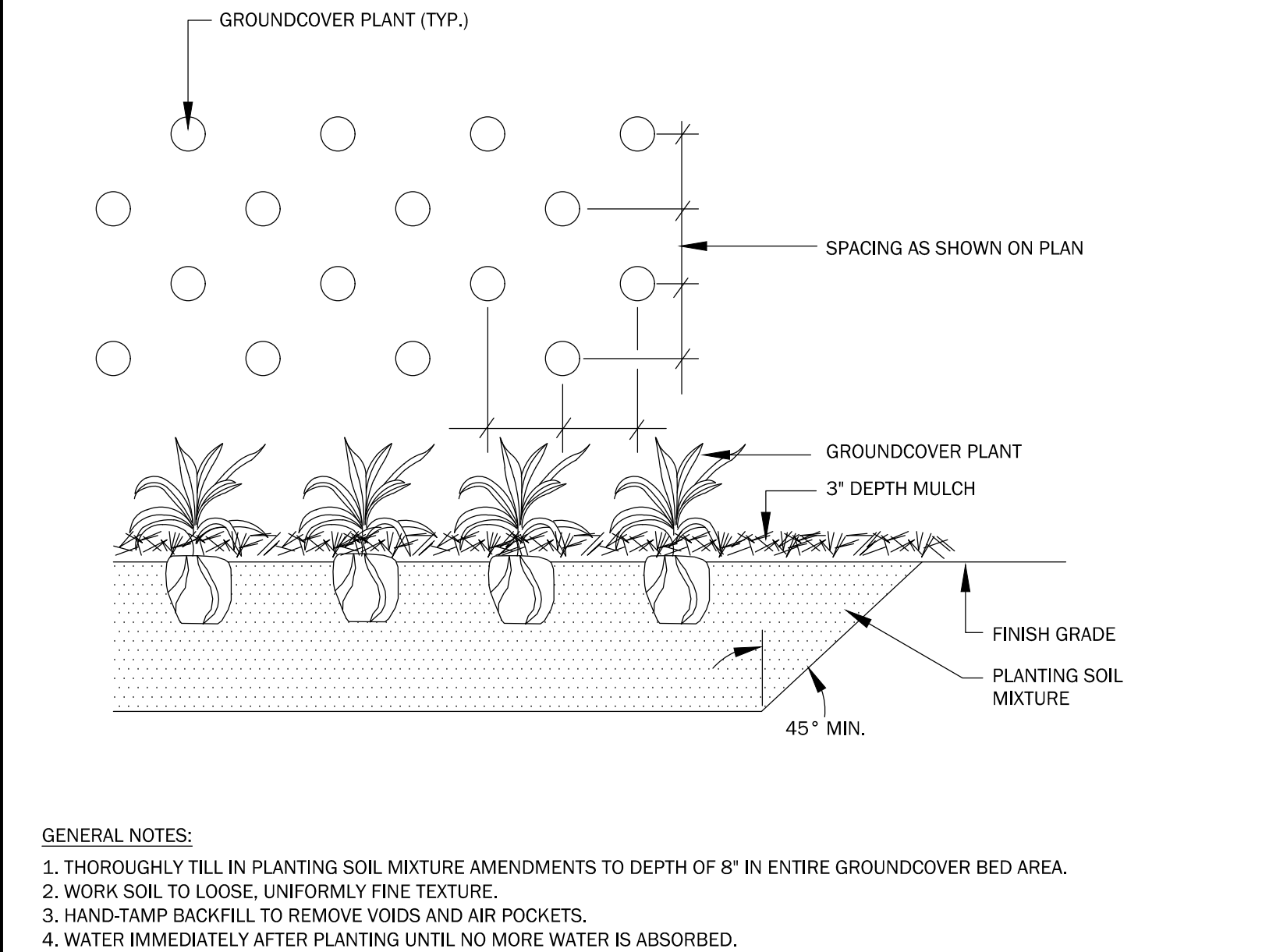
LANDSCAPE
PLAN



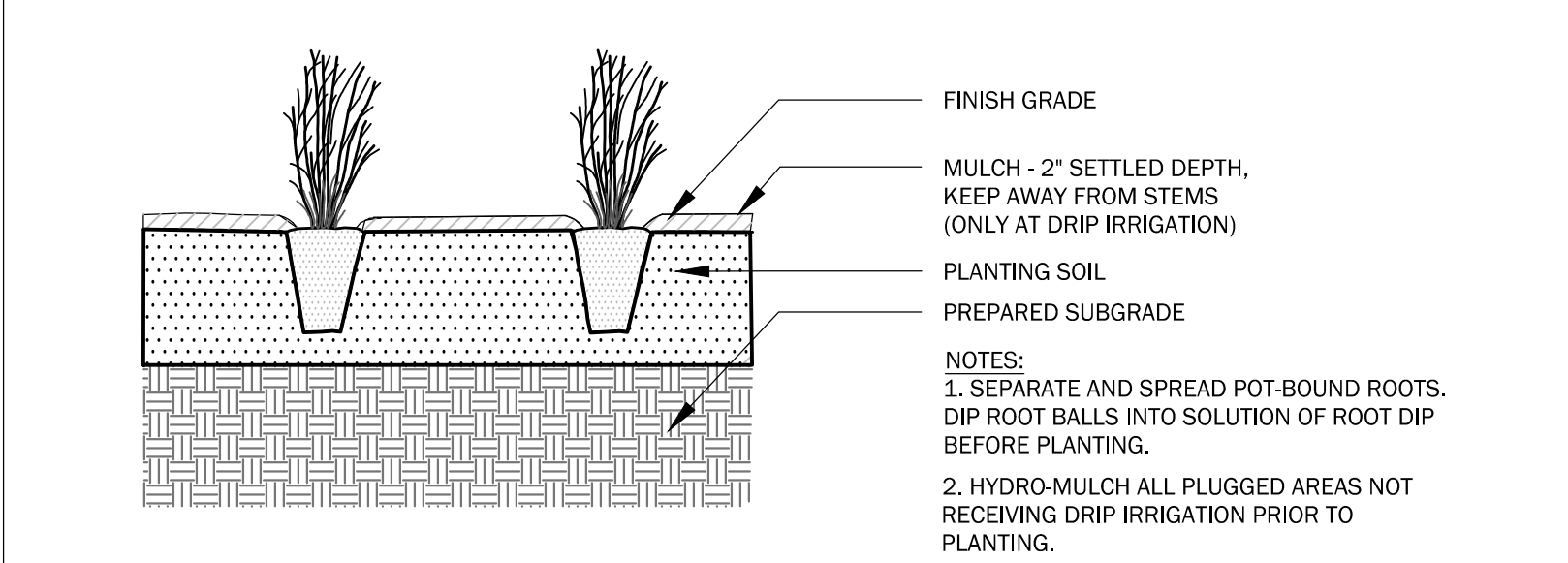
1 TREE PLANTING



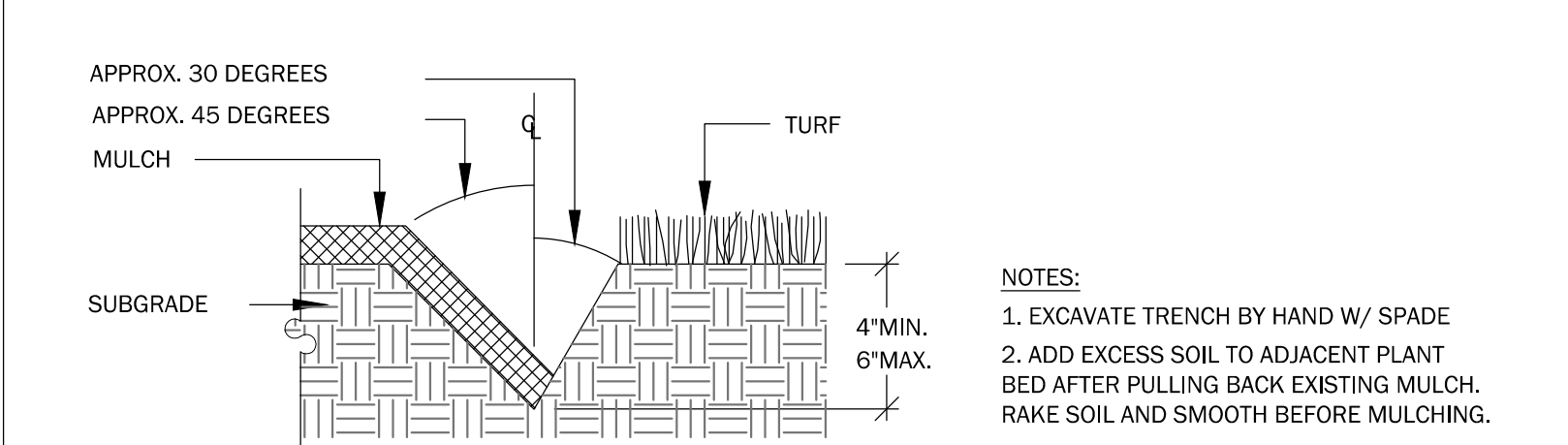
2 SHRUB PLANTING



3 GROUND COVER PLANTING



4 HERBACEOUS PLUG PLANTING



5 HORTICULTURAL TRENCH AT LAWN EDGE

- SOIL NOTES**
1. FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; SODIUM ABSORPTION RATIO; DELETERIOUS MATERIAL; BUFFER PH LEVELS; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL.
 2. A MINIMUM OF THREE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM VARIED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR PLANTING PURPOSES.
 3. SUBMIT TO LANDSCAPE ARCHITECT THE LAB RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED. INDICATE LAB RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. OR VOLUME PER CU. YD. FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND ORGANIC AND INORGANIC SOIL AMENDMENTS TO BE ADDED TO PRODUCE PLANTING SOIL, SUITABLE FOR HEALTHY, VIABLE PLANTS.
 4. ALL SOILS USED FOR PLANTING SHALL BE PREPARED AS NECESSARY USING ORGANIC AND INORGANIC SOIL AMENDMENTS AND FERTILIZERS IN THE QUANTITIES RECOMMENDED IN THE SOIL ANALYSIS REPORT TO PRODUCE SATISFACTORY PLANTING SOIL FOR HEALTHY, VIABLE PLANTS. PLANTING SOILS SHALL HAVE A PH LEVEL BETWEEN 6.0 AND 7.0.
 5. IN ALL PLANTING AREAS, SPREAD PLANTING SOIL TO A DEPTH OF 8 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT.
- LANDSCAPE NOTES**
1. CONTRACTOR TO PHOTO DOCUMENT PROGRESS OF WORK ON A WEEKLY BASIS AND SEND PHOTOS TO LANDSCAPE ARCHITECT AND OWNER ALONG WITH BRIEF SUMMARY OF WORK THAT HAS TAKEN PLACE.
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
 3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING OR CONTINUING WORK.
 4. THERE WILL BE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
 5. SIZE OF PLANT MATERIALS SHALL CONFORM WITH THE CURRENT EDITION OF AMERICAN STANDARD FOR NURSERY STOCK FOR NUMBER ONE GRADE NURSERY STOCK AS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND AMERICAN NATIONAL STANDARDS INSTITUTE.
 6. CONTRACTOR SHALL MEET WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK SO THAT THERE IS A CLEAR UNDERSTANDING OF PROJECT REQUIREMENTS. FAILURE TO DO SO JEOPARDIZES FINAL ACCEPTANCE OF WORK.
 7. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
 8. LANDSCAPE ARCHITECT TO INSPECT QUALITY OF PLANT MATERIAL UPON ARRIVAL AT JOB SITE AND LAYOUT OF HARDSCAPE ELEMENTS AND PLANT MATERIAL PRIOR TO INSTALLATION.
 9. DOUBLE SHREDDED HARDWOOD MULCH TO BE INSTALLED PER PLANTING DETAILS. MULCH ALL DISTURBED AREAS NOT COVERED BY PAVEMENT OR SEEDING. SEE PLAN FOR OTHER MULCH MATERIALS REQUIRED.
 10. PROTECT EXISTING TREES TO REMAIN FROM DAMAGE.
 11. THIS PLAN IS SCHEMATIC AND, DUE TO THE NATURE OF CONSTRUCTION, SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT THIS PLAN.
 12. SHAPE AND HEIGHT OF BERMS AS NOTED ON PLANS TO BE APPROVED BY LANDSCAPE ARCHITECT IN FIELD PRIOR TO PLANTING AND IRRIGATION CONSTRUCTION.
- IRRIGATION PERFORMANCE SPECIFICATIONS**
1. ALL IRRIGATION SYSTEMS SHALL INCLUDE AUTOMATIC RAIN SENSORS.
 2. ALL RAIN SENSORS SHALL BE ADJUSTED AND SET SO THAT THEY AUTOMATICALLY SHUT OFF THE IRRIGATION SYSTEM AFTER MORE THAN ONE-FOURTH INCH OR RAINFALL HAS OCCURRED. ALL RAIN SENSORS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS IN A LOCATION THAT WILL PROVIDE FULL EXPOSURE TO RAINFALL SUCH THAT ACCURACY OF OPERATION IS ENSURED AND SHALL BE MAINTAINED IN GOOD WORKING COMPLETION. NO PERSON SHALL, WITH THE INTENT OF CIRCUMVENTING THE PURPOSE OF THIS SECTION, ADJUST EITHER THE RAIN SENSOR OR IRRIGATION SYSTEM SO THAT THE RAIN SENSOR IS NOT ABLE TO OVERRIDE AND TURN OFF THE IRRIGATION SYSTEM AFTER ONE-FOURTH INCH OF RAIN HAS FALLEN.
 3. CONTRACTOR TO INSTALL HIGH EFFICIENCY, FULLY CONTROLLED AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR PER IRRIGATION DRAWINGS AND SPECIFICATIONS AND PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECTS REVIEW.
 4. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE SURE THAT ALL EQUIPMENT CONFORMS TO REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION AND MAKE ALL NECESSARY APPLICATIONS AND OBTAIN APPROVALS.
 5. DESIGN STATISTICS: 60 P.S.I. MAXIMUM. IF NEEDED DUE TO EXISTING LINE PRESSURE, INSTALL A REDUCTION VALVE. IN ADDITION, ZONES THAT OPERATE SPRAY SPRINKLERS AND MP ROTATOR SPRINKLERS SHOULD HAVE A PRESSURE REGULATING DEVICE ADDED TO THE ZONE CONTROL VALVE TO FURTHER REDUCE THE PRESSURE ON THESE ZONES TO 35-40 P.S.I.
 6. ALL IRRIGATION HEADS THAT ARE LOCATED NEXT TO DRIVES AND ROADWAYS SHALL BE MOUNTED ON SWING JOINTS OR ON 200 P.S.I. RATED FLEXIBLE PIPE. POSITION HEADS A MINIMUM 3" FROM CURB OR PAVEMENT.
 7. ADJUST ALL HEADS FOR COMPLETE COVERAGE WITH MINIMUM OVERSPRAY BEYOND LANDSCAPE AREAS.
 8. WHERE NOT OTHERWISE INDICATED, HEADS IN LAWN AREAS SHALL BE 4" POP-UP AND SHRUB AND GROUND COVER AREAS SHALL BE DRIP IRRIGATED.
 9. SYSTEM PIPE SHALL BE CLASS 160 P.V.C. SIZE OF MAIN PIPE IS AS NOTED ON PLANS. SIZE ALL OTHER PIPE AS FOLLOWS:
0-17 G.P.M.: 1"
18-28 G.P.M.: 1-1/4"
29-35 G.P.M.: 1-1/2"
36-62 G.P.M.: 2"
63+ G.P.M.: 2-1/2"
 10. WHERE POSSIBLE, COMBINE MAIN AND LATERAL PIPES IN SAME TRENCH.
 11. ALL CONTROL WIRES SHALL BE 14 GAUGE.
 12. CONTROLLER LOCATION AND MOUNTING TO BE APPROVED BY LANDSCAPE ARCHITECT. WHEN USED AS A MOUNT FOR THE CONTROL PANEL AND OTHER DEVICES, ALL LUMBER SHALL BE PRESSURE TREATED FOR GROUND CONTACT USE. ALL HARDWARE AND FASTENERS SHALL BE GALVANIZED.
 13. WHEN A MUNICIPAL WATER SUPPLY IS USED FOR IRRIGATION, WATER METER AND CONNECTION TO MAIN SHALL BE PROVIDED BY PERTINENT WATER AUTHORITY. CONTRACTOR SHALL BEGIN HIS WORK AT THE METER. OWNER WILL ASSUME THE COST OF THE TAP TO MUNICIPAL WATER SUPPLY AND IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE METER.
 14. IF SYSTEM IS CONNECTED TO POTABLE WATER SUPPLY, PROVIDE BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. IF INSTALLED ABOVE GROUND, LOCATION OF DEVICE SHALL BE INCONSPICUOUS AND DEVICE SHALL BE PAINTED 'FLAT BLACK'.
 15. PROTECT EXISTING TREES TO REMAIN FROM DAMAGE. NOT MACHINE TRENCHING IS ALLOWED WITHIN THE DRIP LINE OF ANY TREE. WHERE PIPING IS REQUIRED WITHIN THE DRIP LINE, POSITION PIPES TO MINIMIZE DISTURBANCE OF ROOTS AND PERFORM ALL EXCAVATION BY HAND. DO NOT CUT ANY ROOTS LARGER THAN 3" DIAMETER.
 16. IRRIGATION PIPING, SPRINKLERS, AND OTHER EQUIPMENT MAY BE SHOWN OUTSIDE OF LANDSCAPE AREAS ON DRAWING FOR GRAPHIC CLARITY. ALL VALVE BOXES AND EQUIPMENT VAULTS SHALL BE LOCATED IN MULCH BEDS.

NOTES

FWF	FULL WELL FORMED	MS	MULTI-STEMMED TRUNK	EGG	EGG CAN CONTAINER	CON	CONTAINERIZED MATERIAL
SP	SPECIMEN MATERIAL	CAL	TRUNK CALIPER	B&B	BALLED AND BURLAPPED MATERIAL	BR	BARE ROOT MATERIAL
TF	TREE FORM HABIT	GAL	GALLON CONTAINER			ESP	ESPALIER

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	HEIGHT		REMARKS
	LAGM	6	Lagerstroemia fauriei 'Sara's Favorite' / Sara's Favorite Crape Myrtle	B & B	2"Cal	12'		FWF, SP, 3-5 STEMS, NO CROSSING CANES. CLEAR TRUNK TO 5'
	QUEL	2	Quercus lyrata 'QLSTK' / Stalagmite Overcup Oak	B & B	3"Cal	14'-16'		FWF, SP, CLEAR TRUNK TO 6'. SOURCE: SELECT TREES
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	HEIGHT	SPACING	REMARKS
	AZAC	20	Azalea Encore 'Autumn Chiffon' TM / Encore Azalea	3 gal			36" o.c.	FWF, SP, CON
	CAMG	3	Camellia sasanka 'Shishi Gashira' / Shishi Gashira Camellia	7 gal			48" o.c.	FWF, SP, CON
	CEPH	12	Cephalotaxus harringtonia 'Duke Gardens' / Duke Gardens Plum Yew	3 gal			42" o.c.	FWF, SP, CON
	DISC	12	Distylium X 'PIIDIST-V' TM / Cinnamon Girl Distylium	3 gal			42" o.c.	FWF, SP, CON
	HYMP	7	Hydrangea macrophylla 'Mini Penny' / Mini Penny Hydrangea	3 gal			33" o.c.	FWF, SP, CON
	PEIR	15	Pieris japonica 'White Pearl' / White Lily of the Valley Bush	7 gal			33" o.c.	FWF, SP, CON
	THUE	3	Thuja occidentalis 'Emerald' / Emerald Arborvitae	B & B		4'	36" o.c.	FWF, SP, FULL TO GROUND
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
	DRYE	34	Dryopteris erythrosora 'Brilliance' / Autumn Fern	Quart			20" o.c.	FWF, SP, CON
	HEUP	47	Heuchera micrantha 'Palace Purple' / Palace Purple Coral Bells	Quart			15" o.c.	FWF, SP, CON
	LIRS	393	Liriope spicata 'Big Blue' / Creeping Lily Turf	flat			15" o.c.	FWF, SP, CON
	OPHC	95	Ophiopogon jaburan 'Crystal Falls' TM / Crystal Falls Mondo Grass	Quart			18" o.c.	FWF, SP, CON
	SOD	2,283 sf	/ Tall Fescue	sod				SUBMIT VARIETY TO LANDSCAPE ARCHITECT FOR APPROVAL

PLANT SCHEDULE



















