

Design Review Board



AGENDA

DESIGN REVIEW BOARD – URBAN DESIGN PANEL

AGENDA

Special Meeting

October 13th, 2021

4:00 PM

The City of Greenville Design Review Board – Urban Design Panel will hold a virtual Informal Review on Wednesday, October 13th, 2021 at 4:00 PM. This is not a public hearing and no comments will be accepted.

Citizens may view the meeting at the following web address:

[HTTPS://GREENVILLESC.GOV/CALENDAR.ASPX?EID=9894](https://greenvillesc.gov/calendar.aspx?EID=9894)

1. Call to Order
2. Roll Call
3. Informal Review (Not a Public Hearing)
 - A. MD-21-658

Application by MHK Architecture for a MULTI-FAMILY DEVELOPMENT on approximately 0.97 acre located at MAYBERRY STREET AND DELANO DRIVE for 70 apartment units ("The Delano") (TM# 0055000200115).

Documents:

[21-658 MD-21-658 PUBLIC NOTICE POSTING.PDF](#)

4. Adjournment



APPLICATION FOR MULTIFAMILY DEVELOPMENT

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:	MHK Architecture & Planning, LLC / Matthew Kragh	KPWT No Limit, LLC Krish Patel / William Timmons
*Title:	President	Owners
*Address:	816 S. Main Street, Suite 100	105 E. North Street, Suite 100
*State:	South Carolina	South Carolina
*Zip:	29601	29601
*Phone:	(864) 603-3260	(864) 275-5605
*Email:	mkragh@mhkap.com	krish.patel@thewcinc.com

PROPERTY INFORMATION

*STREET ADDRESS No 911 Designation for street address at this time / Mayberry

*TAX MAP # 0055000200115

*CURRENT ZONING DESIGNATION RDV Unity Park Overlay District

*TOTAL ACREAGE 0.97 Acres

PROPOSED DEVELOPMENT INFORMATION

*TYPE OF APPLICATION: ☒ New ☐ Modification – Major ☐ Modification – Minor

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

*NUMBER OF UNITS 70 Units (14 of the 70 or 20% designated as Affordable Housing)

*MULTIFAMILY DEVELOPMENT TYPE 8 Floor / Highrise

*AGE RESTRICTED HOUSING (Y / N) No

NUMBER OF UNITS AND/OR PERCENTAGE OF AGE RESTRICTED UNITS (If applicable) _____

INSTRUCTIONS

1. The applicant is **required** to schedule a pre-application meeting according to the dates outlined on the Board calendar. Call (864) 467-4476 to schedule an appointment.

*PREAPPLICATION MEETING DATE Previously held June 7, 2021 (4:00 PM)

2. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.
3. All applications and fees (made payable to the City of Greenville) for designation as a Multifamily Development must be received by **no later than 2:00 pm** of the date reflected on the Board schedule.

- A. Multifamily development - New \$550.00 – public hearing required
- B. Multifamily development – Major Modification \$275.00 – public hearing required
- C. Multifamily development – Minor Modification \$150.00 – administrative review

4. Staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will go back into the queue for review. Please refer to **section 19-2.3.13 (D), Multifamily residential development** for additional information.
5. **Public Notice Requirements.** Multifamily development applications require a Planning Commission public hearing. There is also an informal review from the Design Review Board required prior to the planning commission hearing.
6. The applicant is responsible for sign posting the subject property. Instructions will be provided at the time of submission.
7. Multifamily development applications also **require** a developer-led neighborhood meeting which is to be held at least eight (8) days prior to the scheduled Planning Commission hearing (Sec. 19-2.2.4, Neighborhood meetings). Information will be emailed within a few days of submittal to the listed applicant email provided on page one of this application.
8. Upon planning commission recommendation, the application item will be scheduled for city council hearing.

To be filled out at time of application submittal

- ☒ Public Hearing signs are acknowledged as received by the applicant
- ☒ Posting sign instructions and affidavit are acknowledged as received by the applicant

***APPLICANT SIGNATURE**

9. Please verify that all required information is reflected on the plan(s), and **submit one (1) paper copy and one (1) electronic version** of the application submittal package.
10. **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.

***APPLICANT ACKNOWLEDGEMENT SIGNATURE**

***DATE**

11. Per acknowledgement and understanding of item #8, 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	8/16/21
*Property Owner/Authorized Agent	
*Date	

APPLICATION REQUIREMENTS

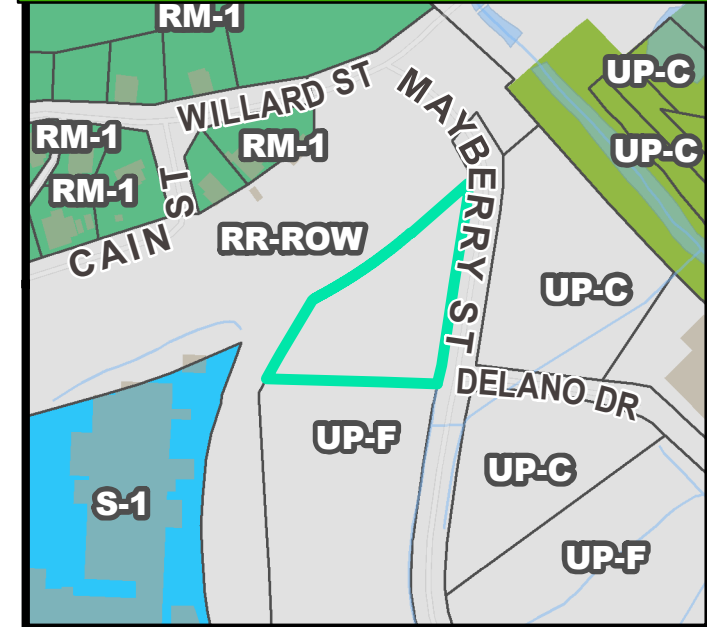
1. Multifamily development format and content requirements are reflected in the City of Greenville Administrative Manual at Appendix 'H'.
2. The submitted information shall include at a minimum:
 - a. Completed application for Multifamily development;
 - b. Context map, showing relationship of proposed development to the surrounding neighborhood;
 - c. Photographs of surrounding area;
 - d. Site plan, showing building(s) footprint, parking lot layout, pedestrian and vehicular access, internal walkways, amenities (i.e. pool, playground, picnic area, etc.), and service areas (i.e. dumpster pad/trash collection area, HVAC units, car wash area, etc.);
 - e. Grading plan, showing existing and proposed topographic contours, storm drainage collection facilities, existing and proposed retaining walls (with top-of-wall and bottom-of-wall elevations for at least the ends of the walls and the high point of the walls);
 - f. Building elevations, of all sides of the building(s), with exterior materials and colors indicated;
 - g. Plan showing elevation of proposed buildings in relation to adjoining structures;
 - h. Building floor plans;
 - i. Landscape plan, showing existing vegetation that will remain and the new plants to be added;
 - j. Lighting plan, showing location of light fixtures (on the site and on the building), cut sheets of the proposed light fixtures, and wattage; and
 - k. Materials board.
3. Please refer to **Section 19-6.8, Design standards for multifamily residential development** for additional information.

MD-21-658 • MAYBERRY ST. AND DELANO DR.

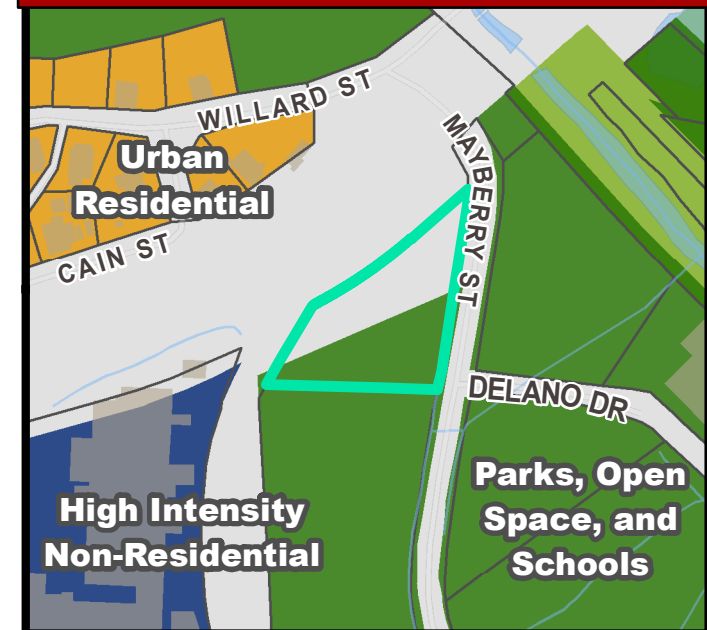
AERIAL VIEW



CURRENT ZONING

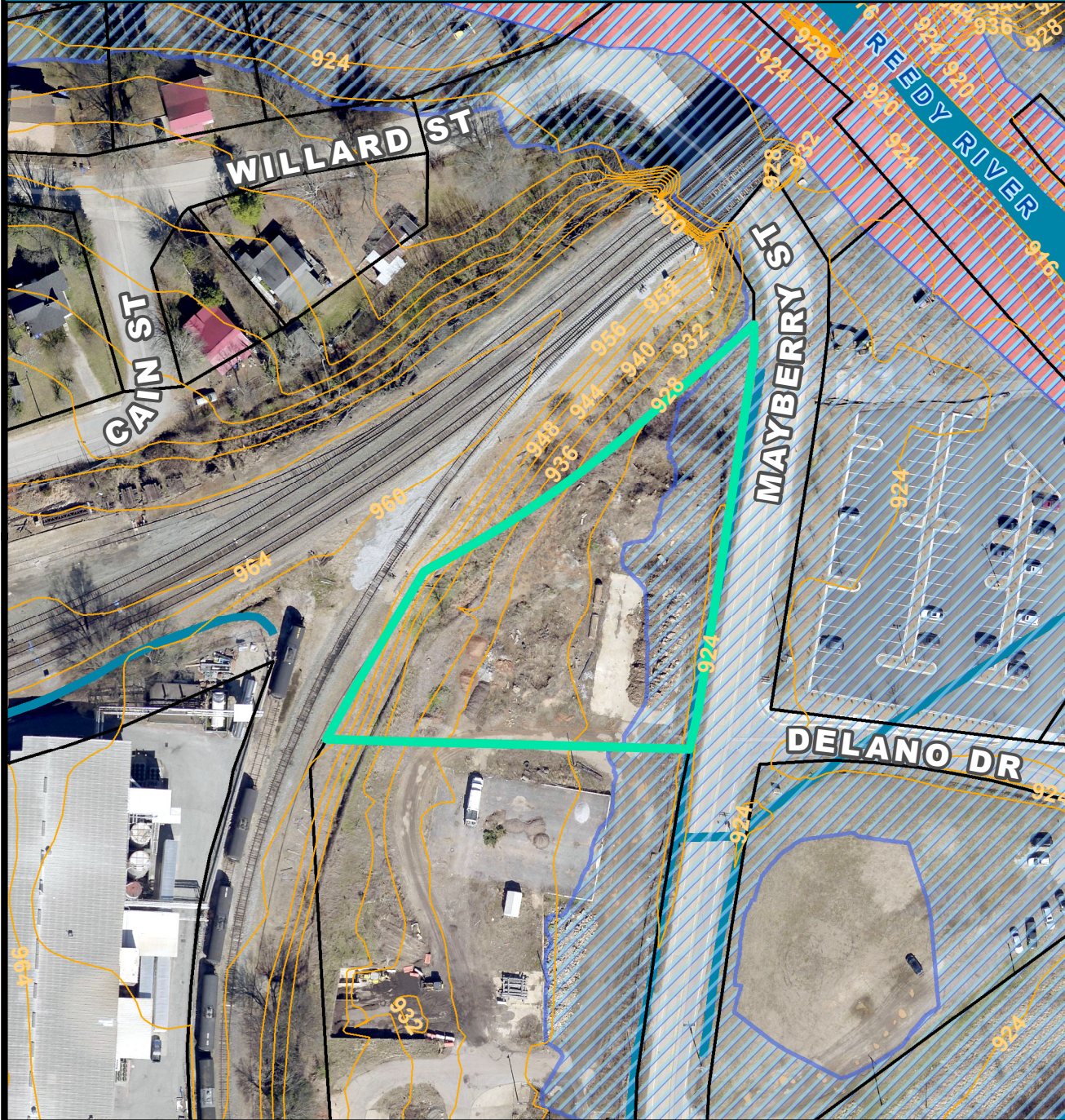


FUTURE LAND USE

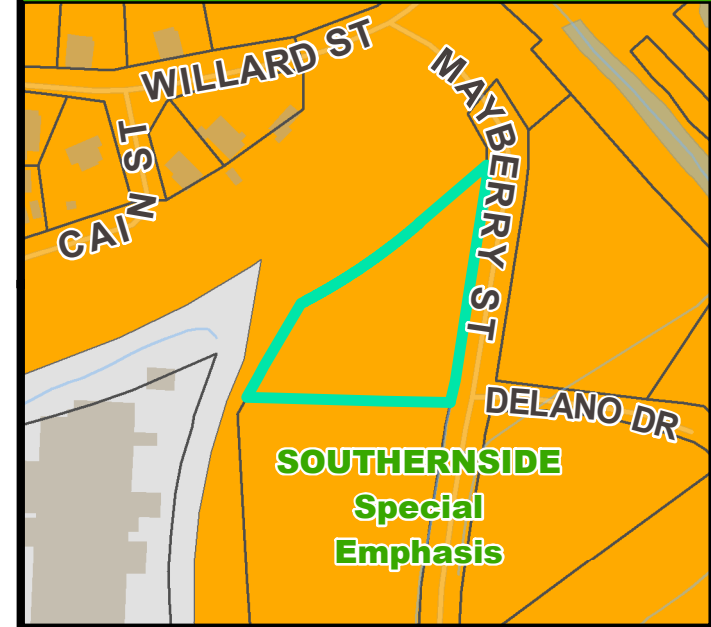


MD-21-658 • MAYBERRY ST. AND DELANO DR.

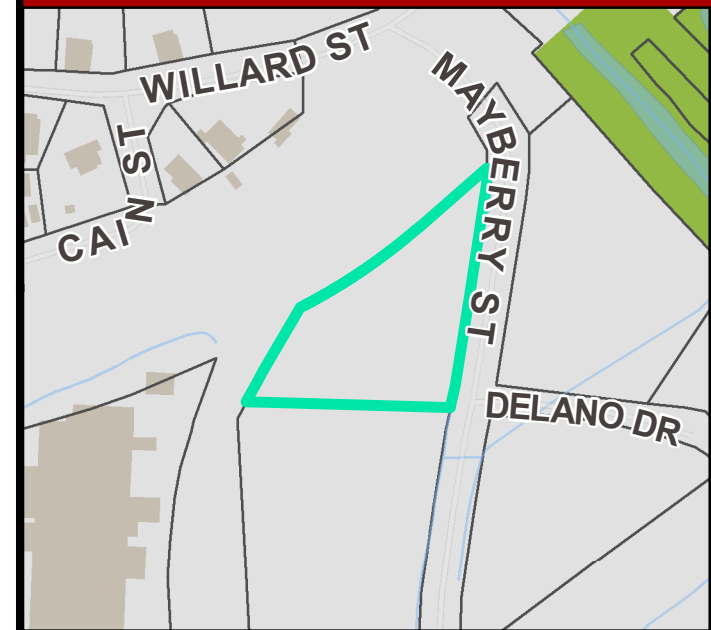
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



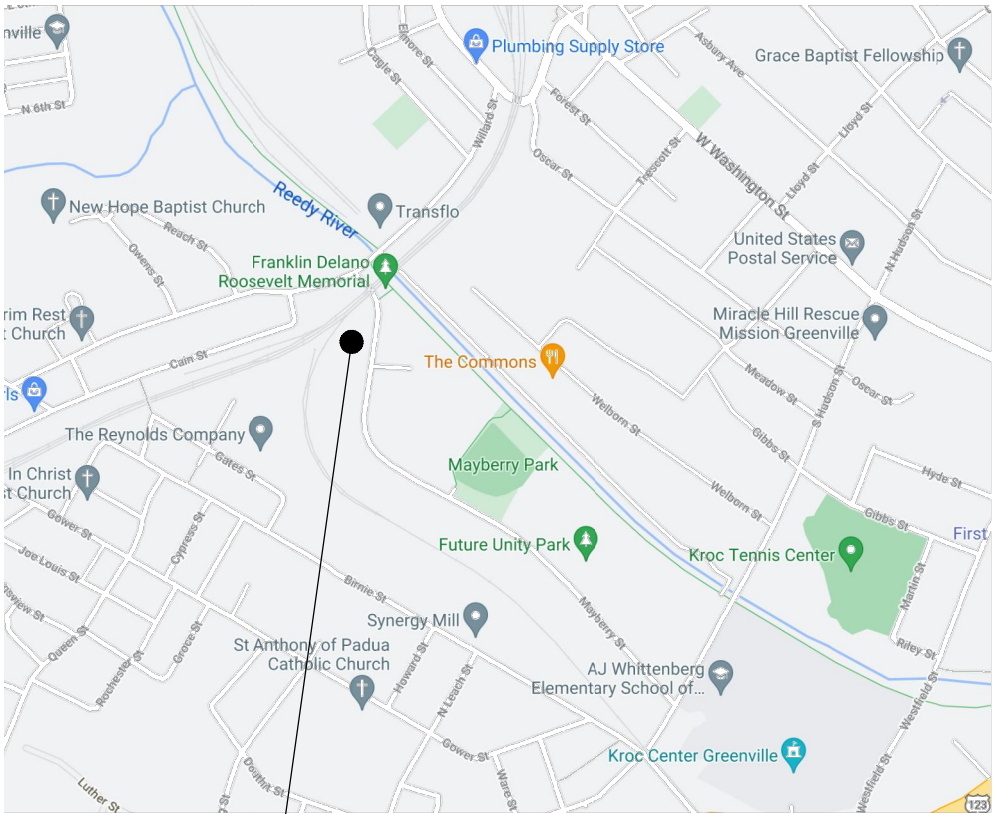
PRESERVATION OVERLAYS



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SHEET #SK3	PROPOSED 3RD FLOOR PLAN
SHEET #SK4	PROPOSED 4TH FLOOR PLAN
SHEET #SK5	PROPOSED 5TH FLOOR PLAN
SHEET #SK6	PROPOSED 6TH FLOOR PLAN
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SHEET #SK32	LIGHTING FIXTURES
SHEET #SK33	LIGHTING FIXTURES
SHEET #SK34	BUILDING MATERIALS AND COLORS

PROJECT NOTES:

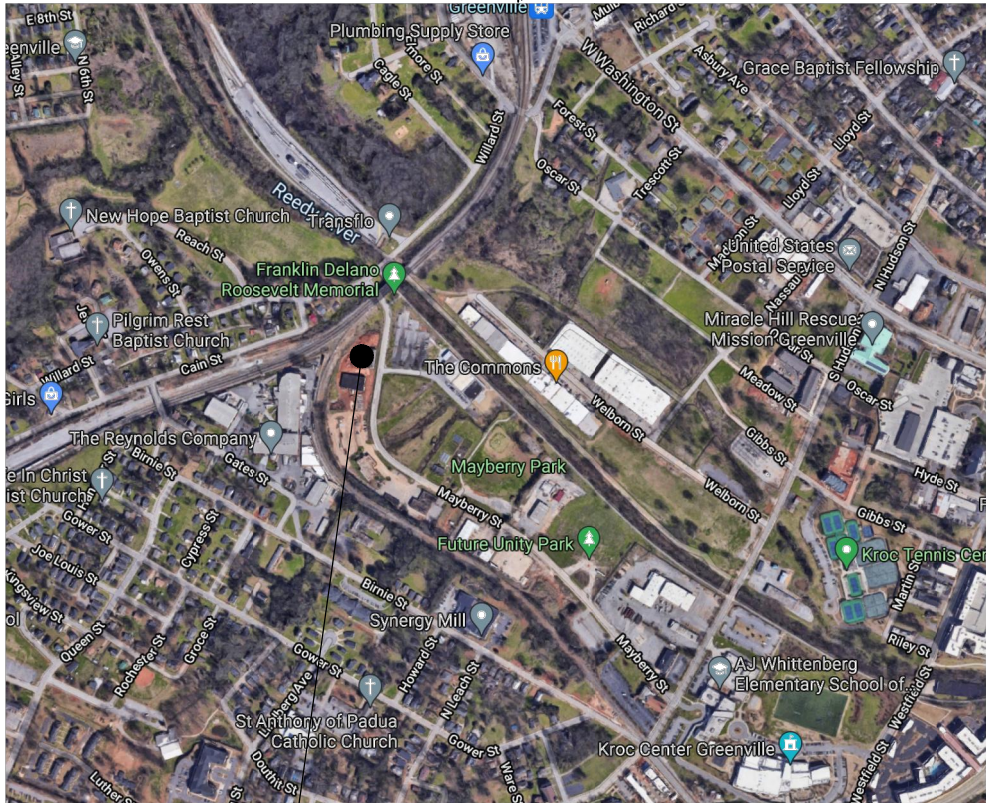


PROJECT SITE



PROJECT LOCATION MAP

SCALE: N.T.S.



PROJECT SITE



PROJECT AERIAL PHOTO

SCALE: N.T.S.



PROJECT SUMMARY:

THE MAYBERRY MIXED USE BUILDING PROJECT IS A MIXED USE DEVELOPMENT THAT INCLUDES AN APPROXIMATELY 3,200 S.F. OF UNDEFINED COMMERCIAL SPACE ON THE SECOND FLOOR WITH RESIDENTIAL UNITS ON THE 3RD THROUGH 8TH FLOORS AND ROOF TOP RESTAURANT. PARKING IS PROVIDED ENTIRELY UNDER THE BUILDING ON THE GROUND LEVEL AND SECOND LEVEL. THE PROJECT REQUIRES A TOTAL OF 121 PARKING SPACES WHERE 113 PARKING SPACES ARE PROVIDED ON SITE.



EASTERN VIEW DOWN MAYBERRY (FRONTAGE)



MAYBERRY AND DELANO INTERSECTION

ACROSS MAYBERRY (CENTER OF SITE)



VIEW DOWN MAYBERRY (FROM WEST)



THU 16 SEP 2021 4:07:56:10PM EST \\MP\AC\PUBLISH_21646\MHK-MA\BERRY-1310WC



VIEW FROM RAILWAY TO ADJACENT PARKING (SHARED PARKING)



VIEW FROM RAILWAY TO MAYBERRY AND BRIDGE OVERPASS

VIEW TO NORTH (FROM RAILWAY)



WESTERN EDGE OF PROPERTY (RAILWAY OVERPASS)



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Delano at Unity Park Mixed Use Development
Greenville, South Carolina
SURROUNDING AREA PHOTOS

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MHK ARCHITECTURE & PLANNING

P2

SEPTEMBER 20, 2021

DEVELOPMENT STANDARDS:
SITE AREA: 42,191 SQUARE FEET / 0.97 ACRES
MAXIMUM DENSITY: 13 UNITS PER ACRE = 10 UNITS
PROPOSED DENSITY: 10 UNITS

PARKING CALCULATION:		PARKING
1ST FLOOR COMMERCIAL:	3,200 S.F. (1-200)	16.00 SPACES
3RD- 7TH FLOOR UNITS:	10 UNITS (1.5 PER)	105.00 SPACES
TOTAL PARKING REQUIRED.....		121 SPACES
TOTAL PARKING PROVIDED.....		113 SPACES

NOTE: ROOFTOP RESTAURANT PARKING NEEDS TO BE DETERMINED

DEVELOPMENT SETBACKS:
FRONT AND REAR..... 0'
INTERNAL SIDE YARD..... 0'
EXTERNAL SIDE YARD..... 10'

MAXIMUM BUILDING HEIGHT..... 100'
TOTAL UNITS..... 10 UNITS
AFFORDABLE HOUSING UNITS..... 14 UNITS
20 %



1ST LEVEL GARAGE PLAN
SCALE: 1" = 30'-0"

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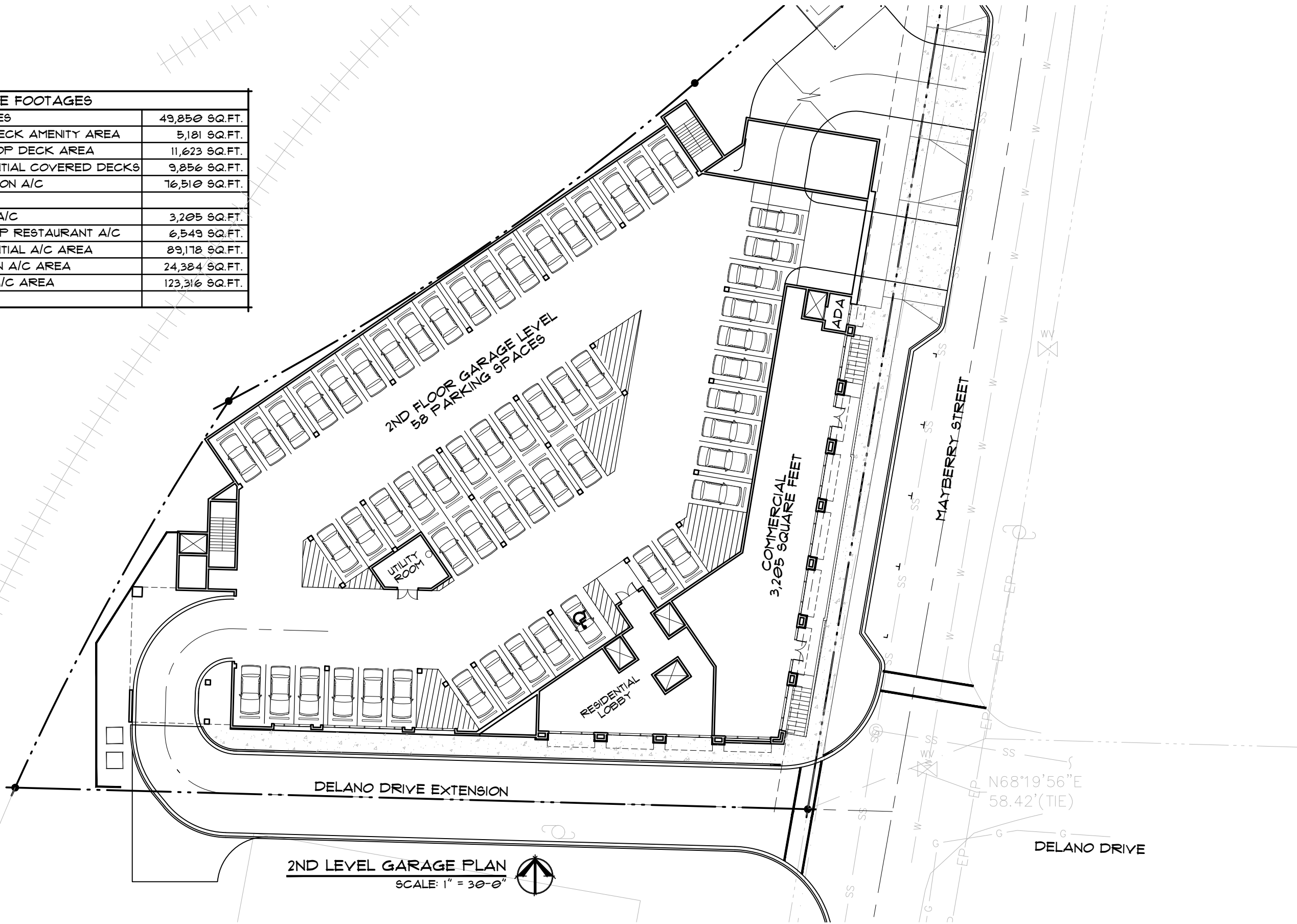
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Greenville, South Carolina

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SK1
SEPTEMBER 20, 2021

SQUARE FOOTAGES	
GARAGES	49,850 SQ.FT.
POOL DECK AMENITY AREA	5,181 SQ.FT.
ROOF TOP DECK AREA	11,623 SQ.FT.
RESIDENTIAL COVERED DECKS	9,856 SQ.FT.
TOTAL NON A/C	76,510 SQ.FT.
RETAIL A/C	3,205 SQ.FT.
ROOFTOP RESTAURANT A/C	6,549 SQ.FT.
RESIDENTIAL A/C AREA	89,178 SQ.FT.
COMMON A/C AREA	24,384 SQ.FT.
TOTAL A/C AREA	123,316 SQ.FT.



2ND LEVEL GARAGE PLAN
SCALE: 1" = 30'-0"

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SK2
SEPTEMBER 20, 2021

UNIT #13
B-3
2 BDRM
1,520 S.F.

UNIT #12
A-1
1 BDRM
1,080 S.F.

UNIT #11
A-1
1 BDRM
1,080 S.F.

UNIT #10
A-1
1 BDRM
1,080 S.F.

UNIT #09
A-5
1 BDRM
1,017 S.F.

PRIVATE
BALCONY

PRIVATE
BALCONY

PRIVATE
BALCONY

PRIVATE
BALCONY

PRIVATE
BALCONY

DOG
GROOM

UNIT #01
A-2
1 BDRM
1,035 S.F.

UNIT #02
A-3
1 BDRM
1,024 S.F.

UNIT #03
A-4
1 BDRM
904 S.F.

UNIT #04
A-6
1 BED/DEN
1,334 S.F.

UNIT #05
B-6
2 BED/DEN
1,138 S.F.

UNIT #06
B-5
2 BDRM
1,415 S.F.

UNIT #07
L-1
STUDIO
600
UNIT #8
B-2
2 BEDROOM
1,145 S.F.

3RD LEVEL FLOOR PLAN
SCALE: 1" = 20'-0"



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SK3
SEPTEMBER 20, 2021

UNIT #15
B-3
2 BDRM
1,520 S.F.

UNIT #14
A-1
1 BDRM
1,080 S.F.

UNIT #13
A-1
1 BDRM
1,080 S.F.

UNIT #12
A-1
1 BDRM
1,080 S.F.

UNIT #11
B-4
2 BDRM
1,485 S.F.

UNIT #01
A-2
1 BDRM
1,035 S.F.

UNIT #02
A-3
1 BDRM
1,024 S.F.

UNIT #03
A-4
1 BDRM
904 S.F.

UNIT #04
A-6
1 BED/DEN
1,334 S.F.

UNIT #05
B-1
2 BDRM
1,488 S.F.

UNIT #06
B-1
2 BDRM
1,488 S.F.

UNIT #07
B-6
2 BED/DEN
1,738 S.F.

UNIT #08
B-5
2 BDRM
1,415 S.F.

UNIT #09
L-1
STUDIO
600
UNIT #10
B-2
2 BEDROOM
1,145 S.F.

4TH LEVEL FLOOR PLAN
SCALE: 1" = 20'-0"



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SK4
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UNIT #14
B-3
2 BDRM
1,520 S.F.

UNIT #13
A-1
1 BDRM
1,080 S.F.

UNIT #12
A-1
1 BDRM
1,080 S.F.

UNIT #11
A-1
1 BDRM
1,080 S.F.

UNIT #10
B-4
2 BDRM
1,485 S.F.

UNIT #01
1 BDRM
1,035 S.F.

UNIT #02
1 BDRM
1,024 S.F.

UNIT #03
1 BDRM
904 S.F.

UNIT #04
A-6
1 BED/DEN
1,334 S.F.

UNIT #05
B-1
2 BDRM
1,488 S.F.

UNIT #06
B-1
2 BDRM
1,488 S.F.

UNIT #07
B-6
2 BED/DEN
1,738 S.F.

UNIT #08
2 BDRM
1,415 S.F.

UNIT #09
3 BEDROOM
1,738 S.F.

5TH LEVEL FLOOR PLAN
SCALE: 1" = 20'-0"



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Greenville, South Carolina

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SK5
SEPTEMBER 20, 2021

UNIT #14
B-3
2 BDRM
1,520 S.F.

UNIT #13
A-1
1 BDRM
1,080 S.F.

UNIT #12
A-1
1 BDRM
1,080 S.F.

UNIT #11
A-1
1 BDRM
1,080 S.F.

UNIT #10
B-4
2 BDRM
1,485 S.F.

UNIT #01
1 BDRM
1,035 S.F.

UNIT #02
1 BDRM
1,024 S.F.

UNIT #03
1 BDRM
904 S.F.

UNIT #04
A-6
1 BED/DEN
1,334 S.F.

UNIT #05
B-1
2 BDRM
1,488 S.F.

UNIT #06
B-1
2 BDRM
1,488 S.F.

UNIT #07
B-6
2 BED/DEN
1,738 S.F.

UNIT #08
2 BDRM
1,415 S.F.

UNIT #09
3 BEDROOM
1,738 S.F.

6TH LEVEL FLOOR PLAN
SCALE: 1" = 20'-0"



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SK6
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UNIT #14
B-3
2 BDRM
1,520 S.F.

UNIT #13
A-1
1 BDRM
1,080 S.F.

UNIT #12
A-1
1 BDRM
1,080 S.F.

UNIT #11
A-1
1 BDRM
1,080 S.F.

UNIT #10
B-4
2 BDRM
1,485 S.F.

UNIT #01
A-2
1 BDRM
1,035 S.F.

UNIT #02
A-3
1 BDRM
1,024 S.F.

UNIT #03
A-4
1 BDRM
904 S.F.

UNIT #04
A-6
1 BED/DEN
1,334 S.F.

UNIT #05
B-1
2 BDRM
1,488 S.F.

UNIT #06
B-1
2 BDRM
1,488 S.F.

UNIT #07
B-6
2 BED/DEN
1,738 S.F.

UNIT #08
B-5
2 BDRM
1,415 S.F.

UNIT #09
OWNER'S SUITE
1,738 S.F.

1TH LEVEL FLOOR PLAN
SCALE: 1" = 20'-0"

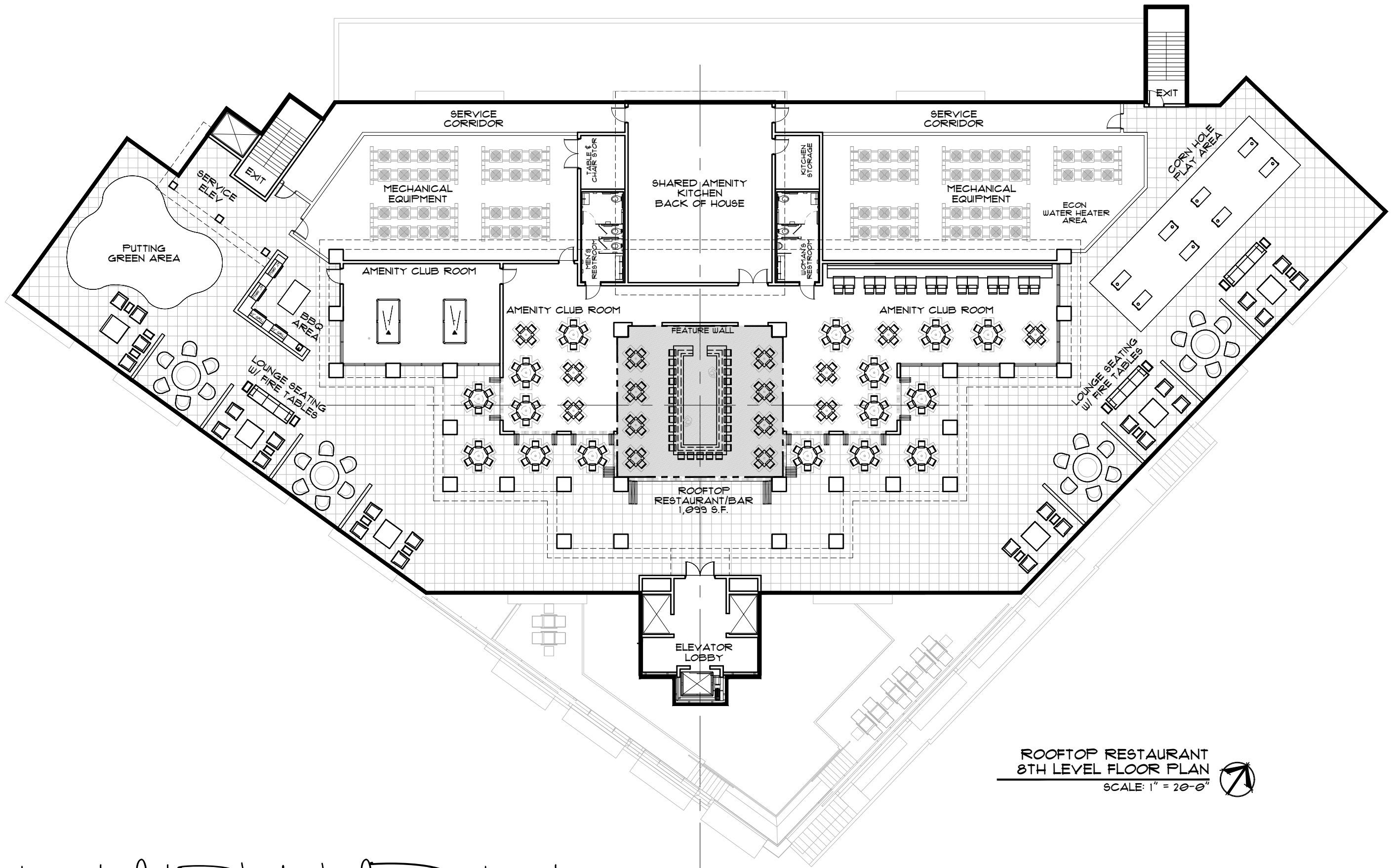


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SK1
SEPTEMBER 20, 2021



ROOFTOP RESTAURANT
8TH LEVEL FLOOR PLAN
SCALE: 1" = 20'-0"

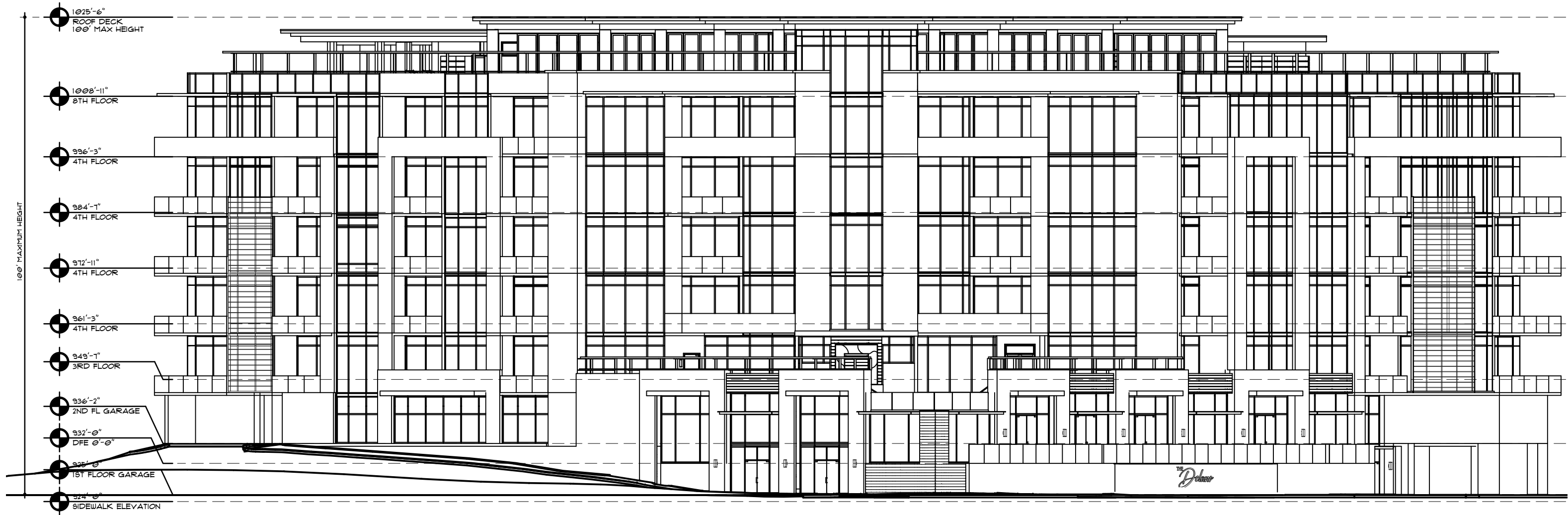
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Greenville, South Carolina

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SK8
SEPTEMBER 20, 2021



S.E. MAIN FRONT ELEVATION

SCALE: 1" = 20'-0"



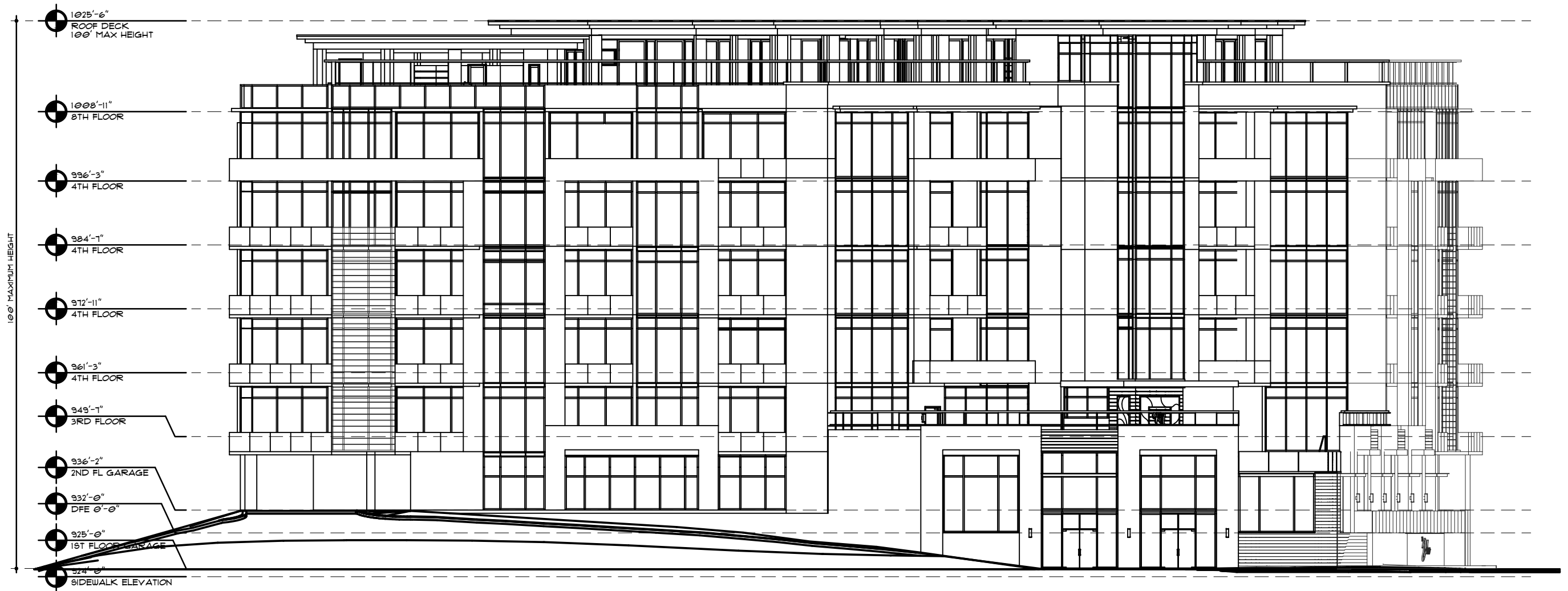
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MHK ARCHITECTURE & PLANNING

SK9
SEPTEMBER 20, 2021



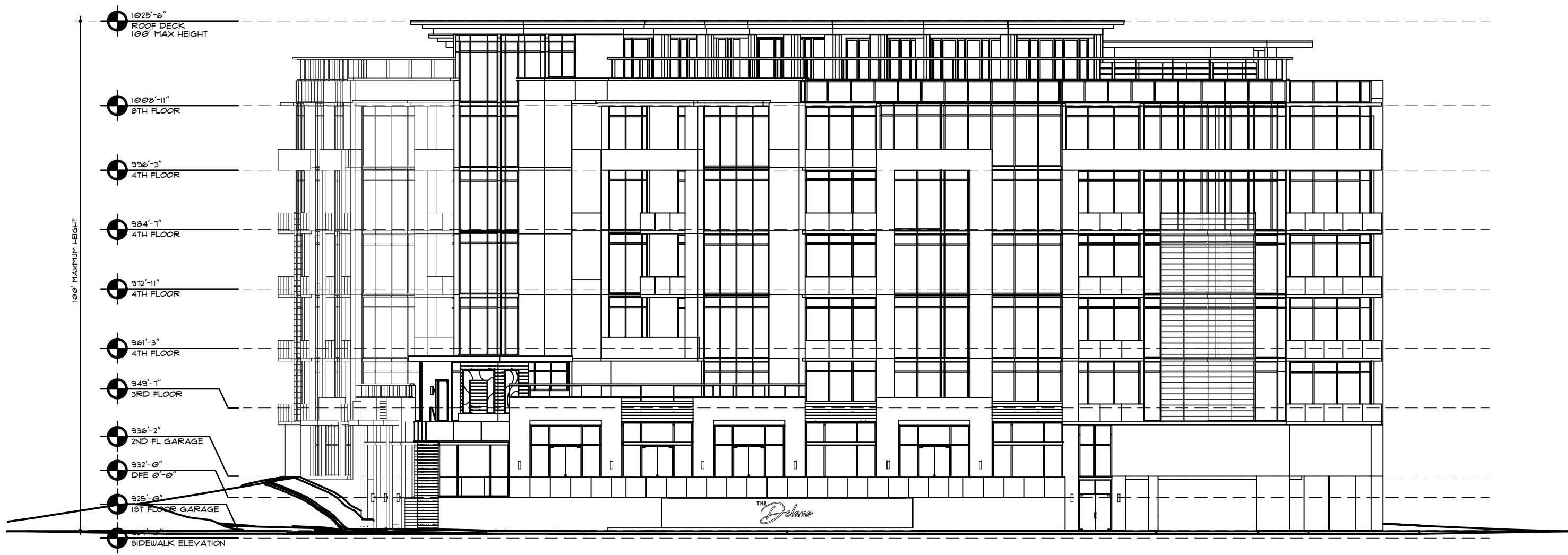
WEST ELEVATION

SCALE: 1" = 20'-0"



Delano at Unity Park Mixed Use Development
Greenville, South Carolina

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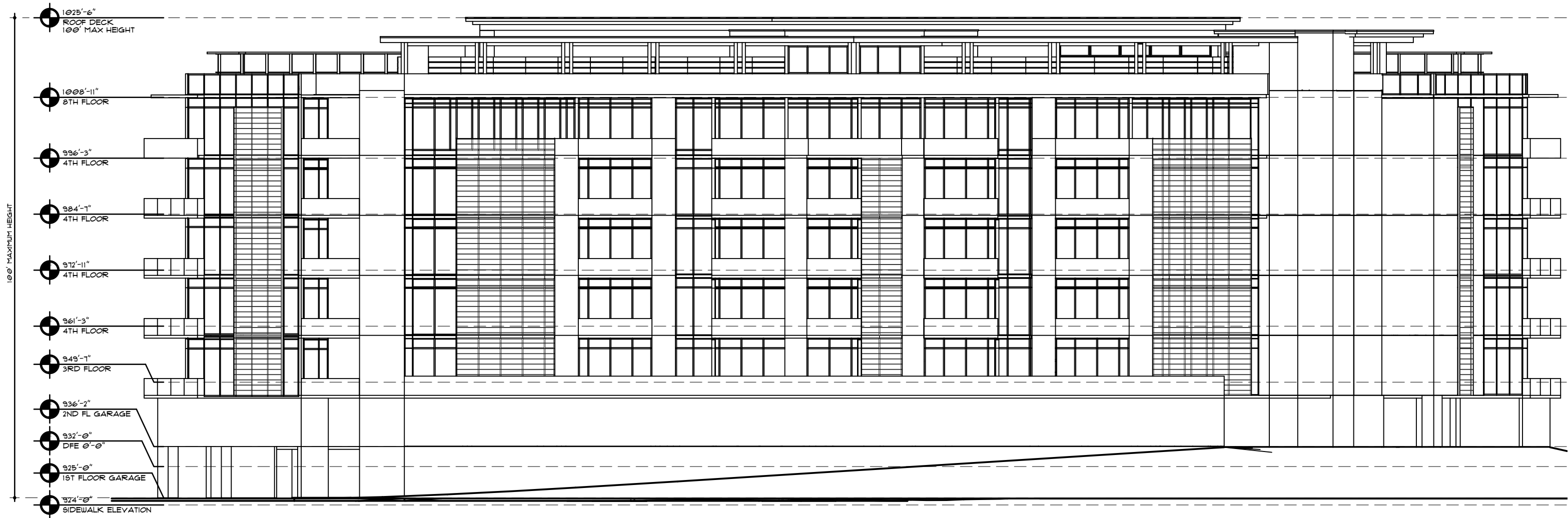
EAST ELEVATION
SCALE: 1" = 20'-0" 

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SK11
SEPTEMBER 20, 2021



N.W. REAR ELEVATION

SCALE: 1" = 20'-0"



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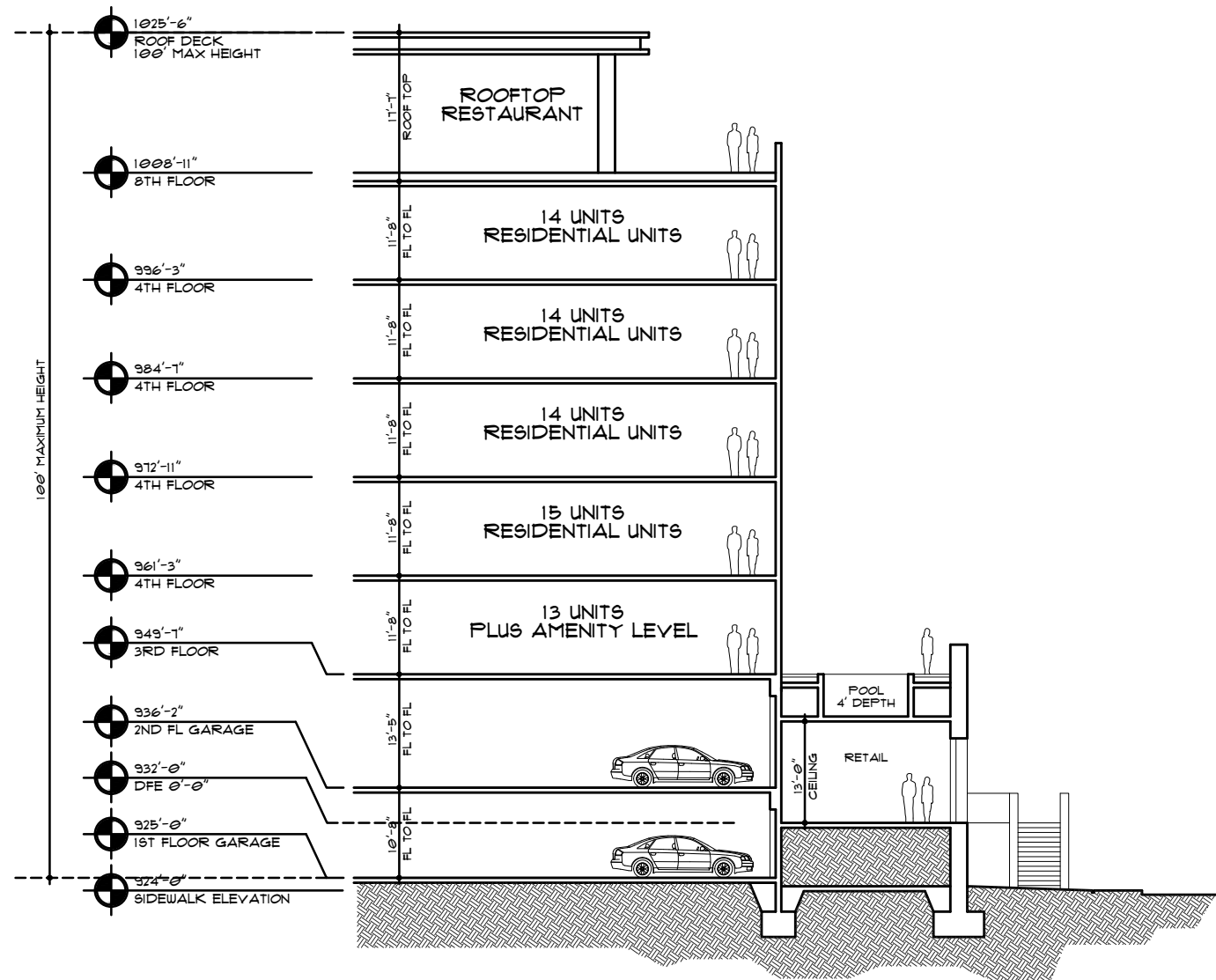
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SCHEMATIC BLD SECTION

SCALE: 1" = 20'-0"



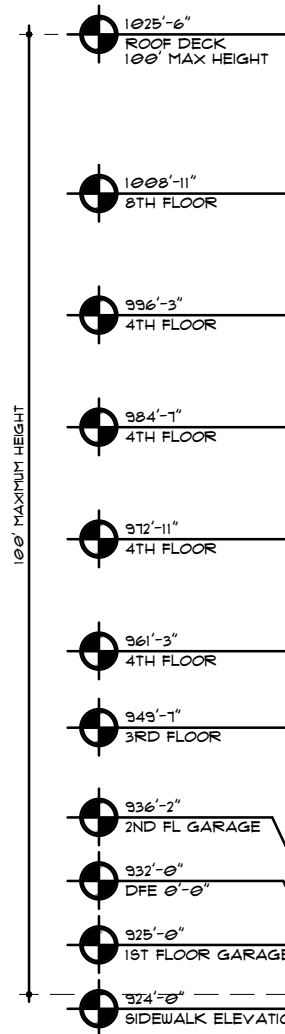
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SK14
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1025'-6"
ROOF DECK
100' MAX HEIGHT

1008'-11"
8TH FLOOR

996'-3"
4TH FLOOR

984'-1"
4TH FLOOR

972'-11"
4TH FLOOR

961'-3"
4TH FLOOR

949'-1"
3RD FLOOR

936'-2"
2ND FL GARA

932'-0"
DFE 0'-0"

925'-0"
1ST FLOOR G

924'-0"
SIDEWALK EL

100' MAXIMUM HEIGHT



WEST ELEVATION

SCALE: 1" = 20'-0"



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SK15
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1025'-6"
ROOF DECK
100' MAX HEIGHT

1008'-11"
8TH FLOOR

996'-3"
4TH FLOOR

984'-1"
4TH FLOOR

972'-11"
4TH FLOOR

961'-3"
4TH FLOOR

949'-1"
3RD FLOOR

936'-2"
2ND FL GARAGE

932'-0"
DFE 0'-0"

925'-0"
1ST FLOOR GARAGE

924'-0"
SIDEWALK

100' MAXIMUM HEIGHT



EAST ELEVATION

SCALE: 1" = 20'-0"



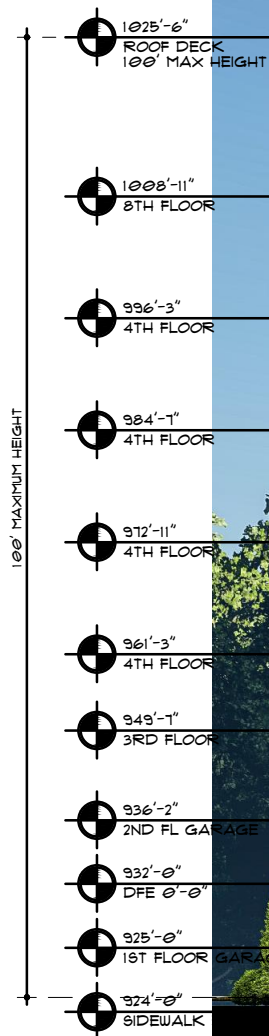
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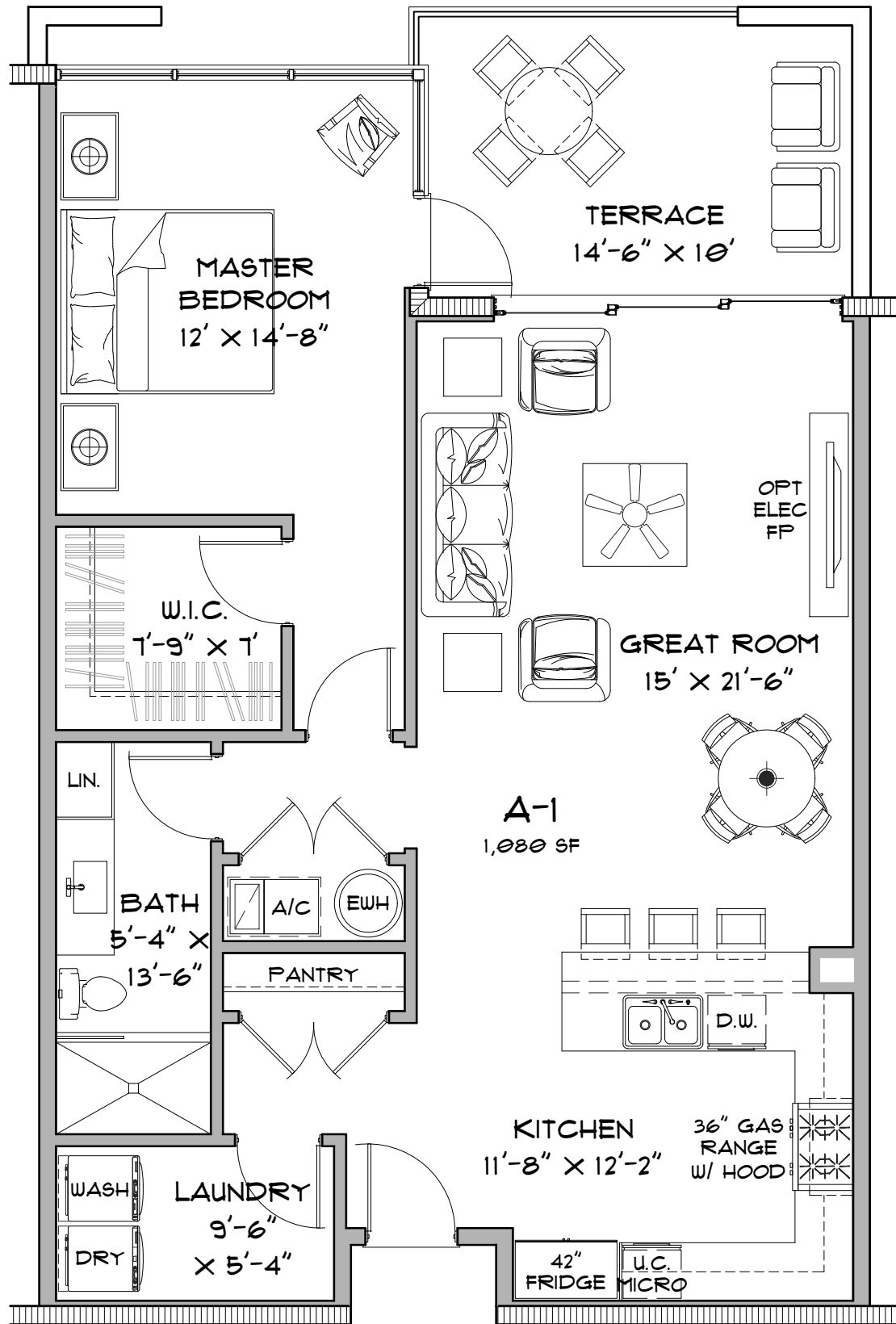


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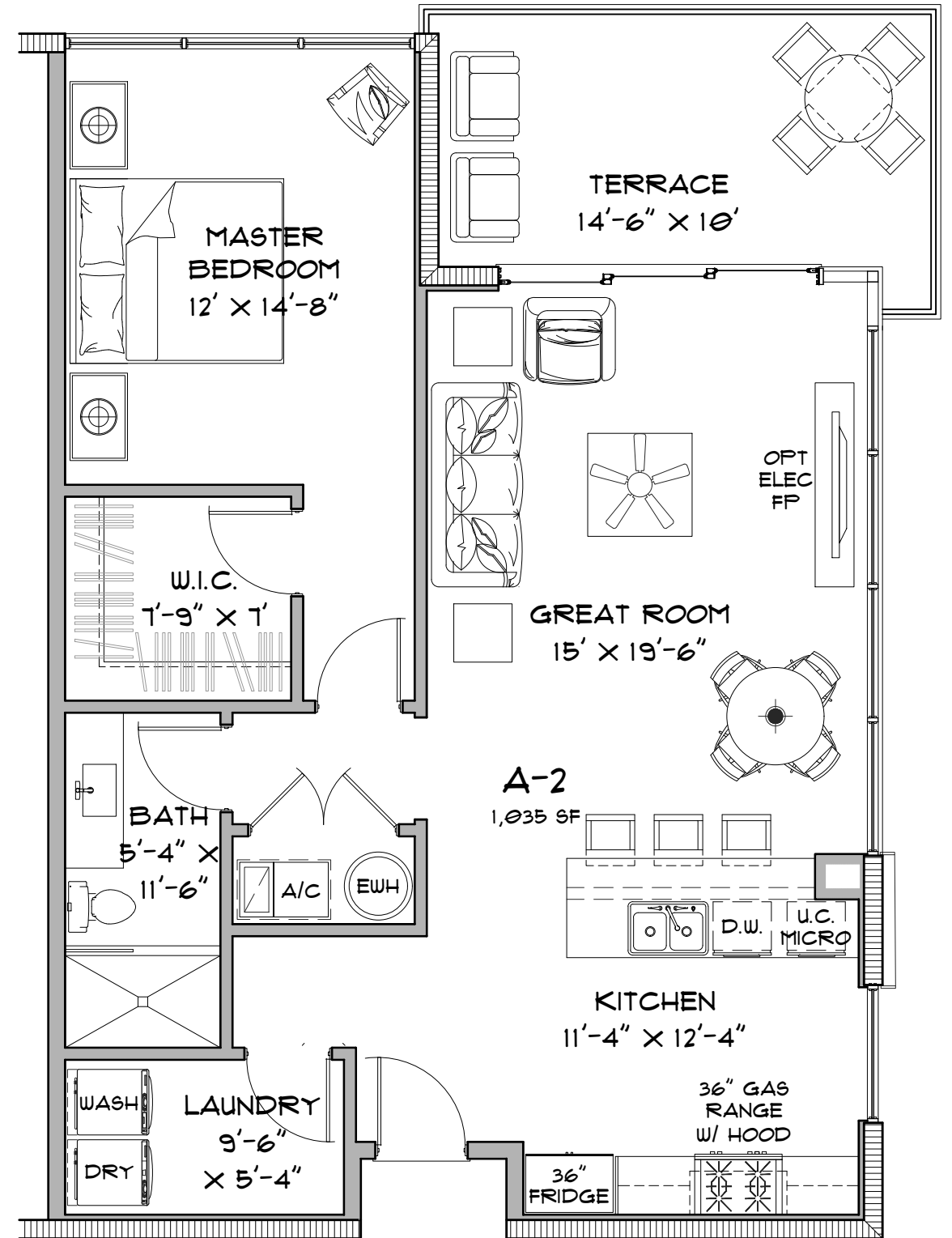
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UNIT FLOOR PLAN
SCALE: 3/16" = 1'-0"



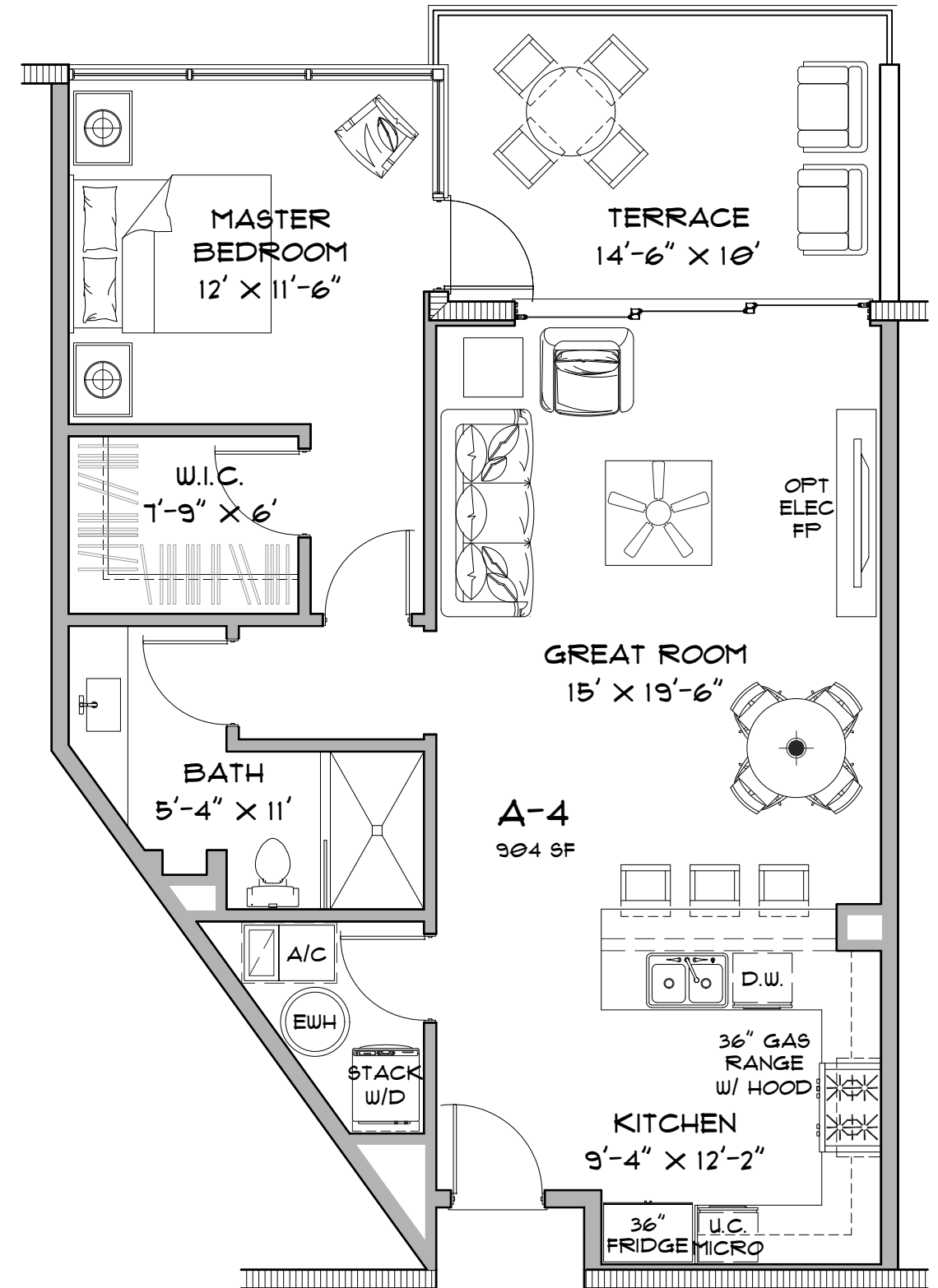
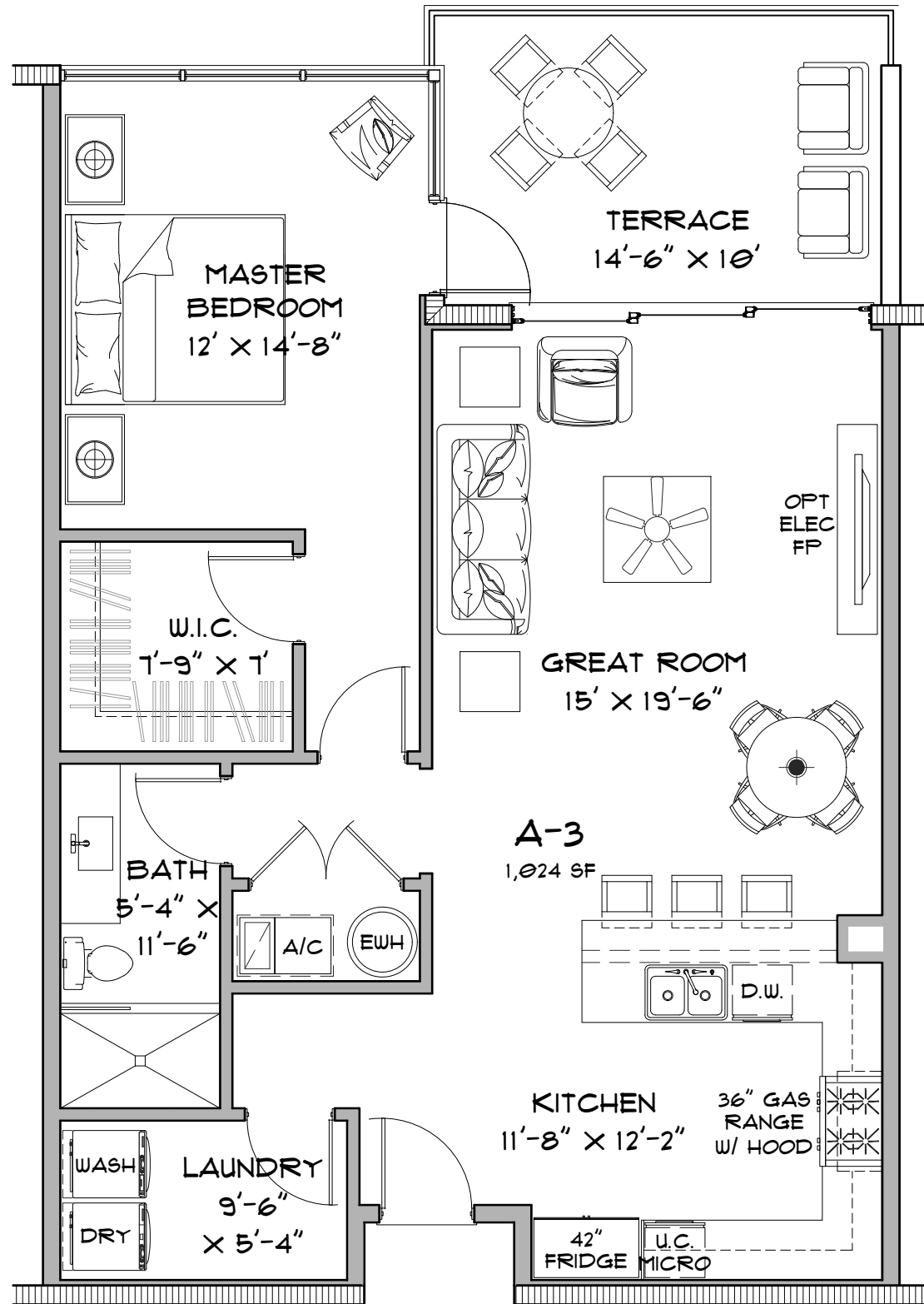
UNIT FLOOR PLAN
SCALE: 3/16" = 1'-0"

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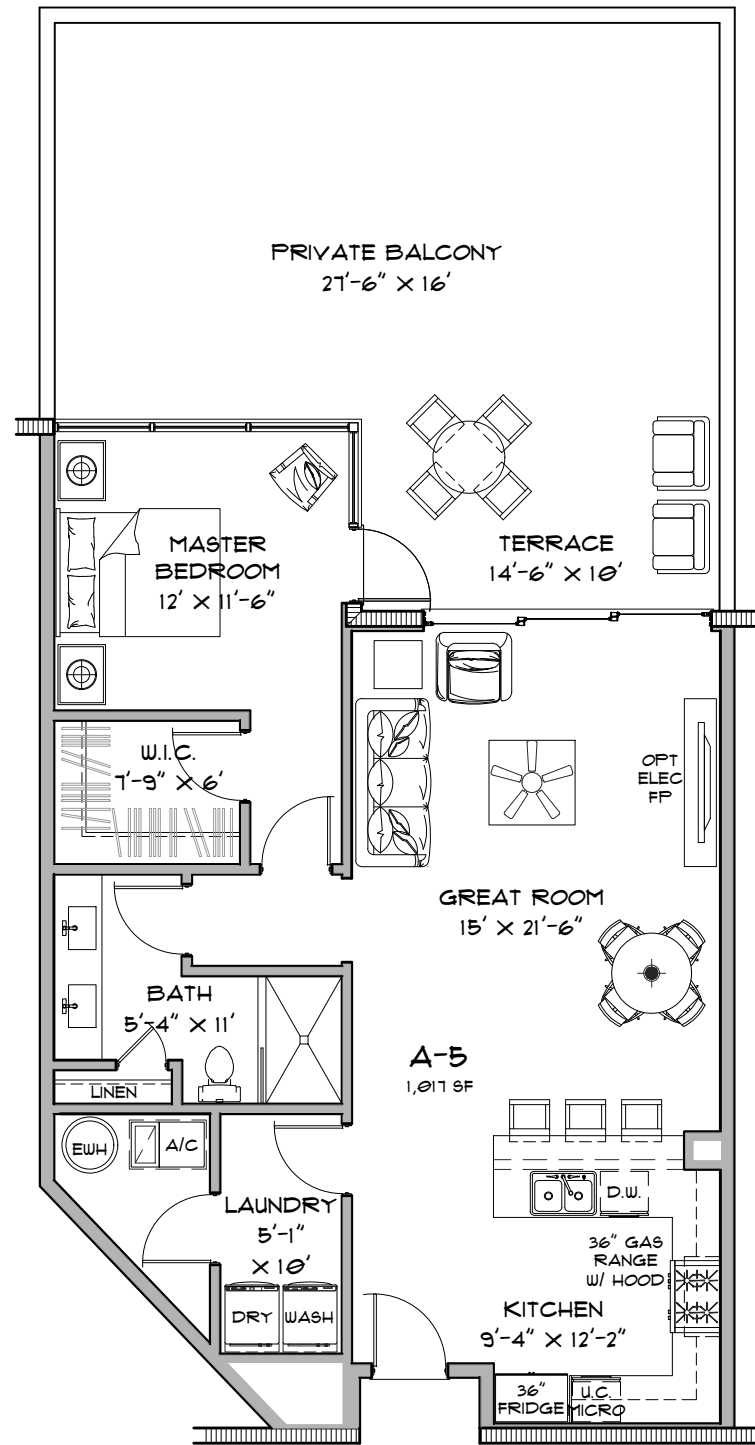
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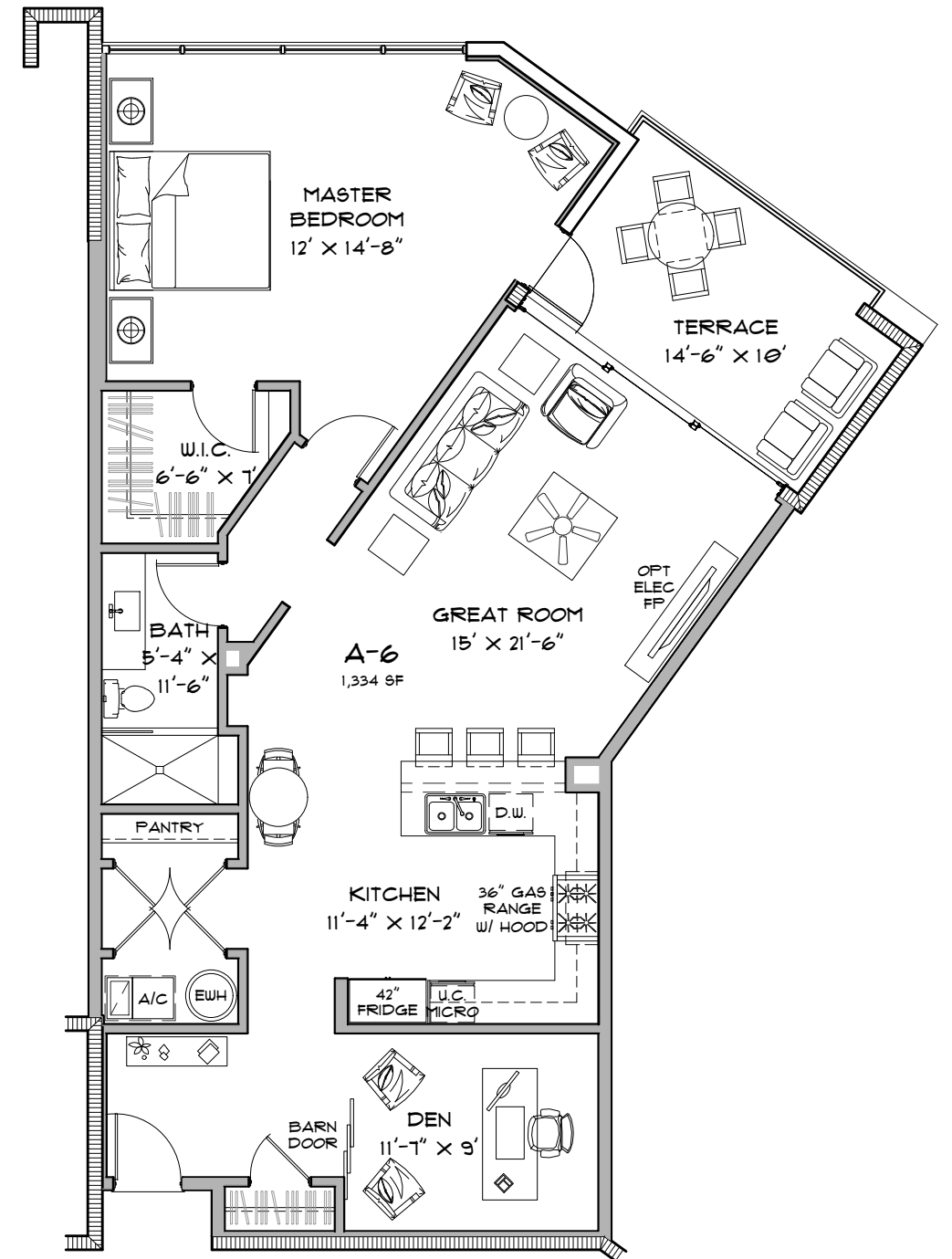
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UNIT FLOOR PLAN
SCALE: 1/8" = 1'-0"



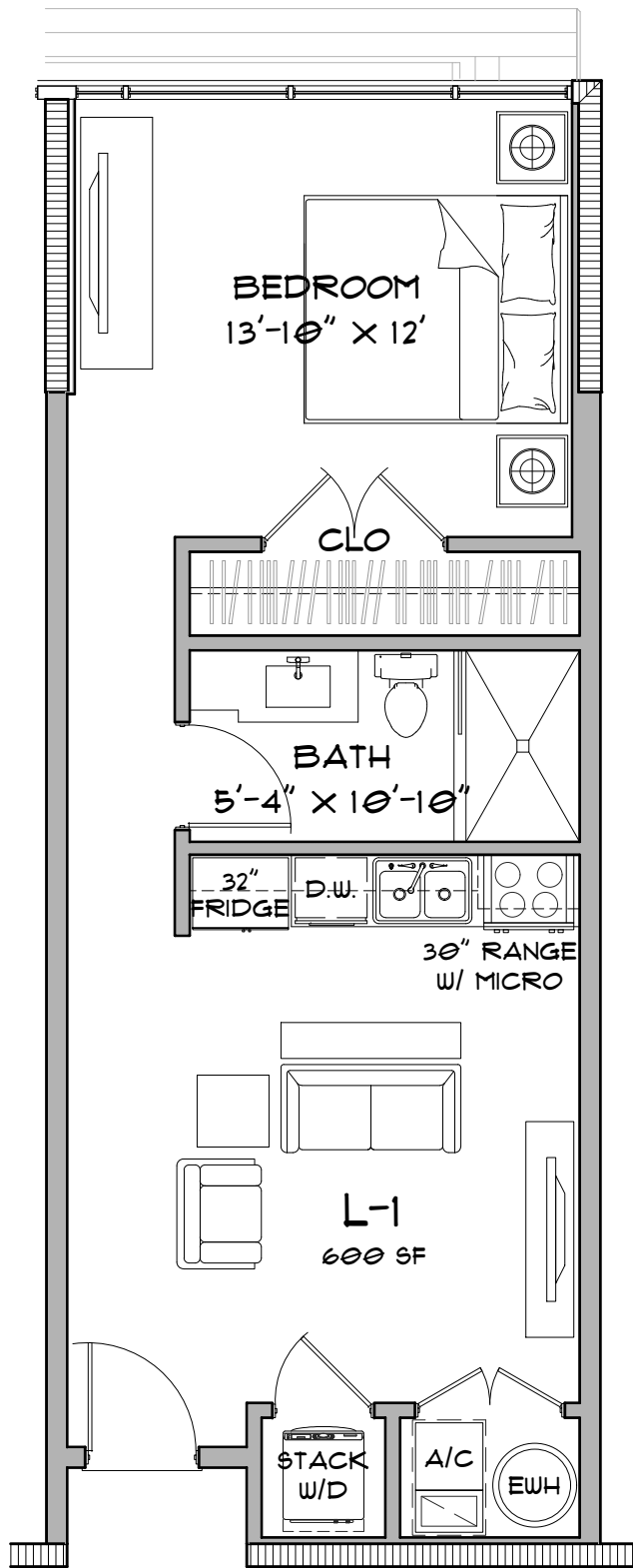
UNIT FLOOR PLAN
SCALE: 1/8" = 1'-0"

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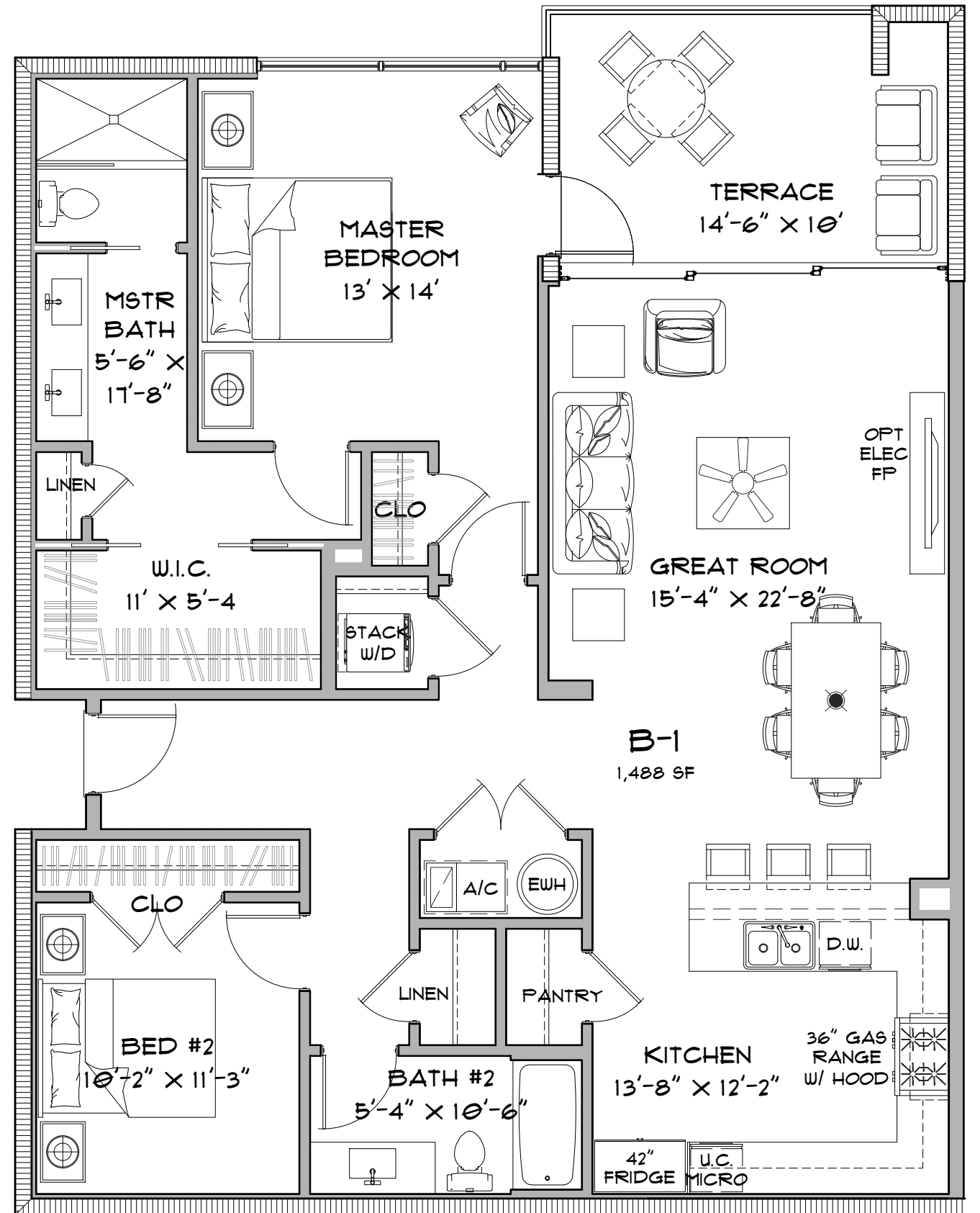
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UNIT FLOOR PLAN
SCALE: 3/16" = 1'-0"



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

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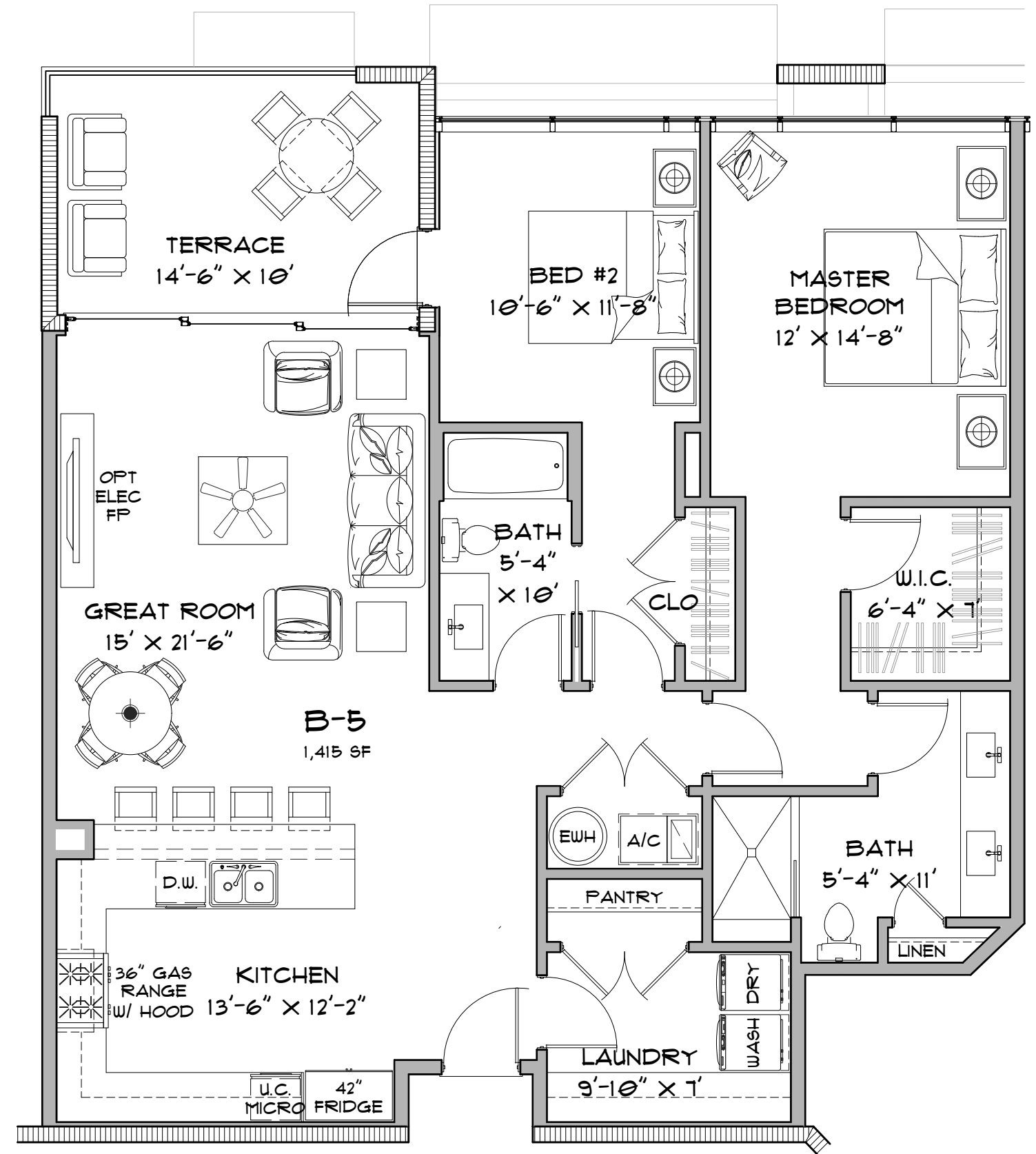
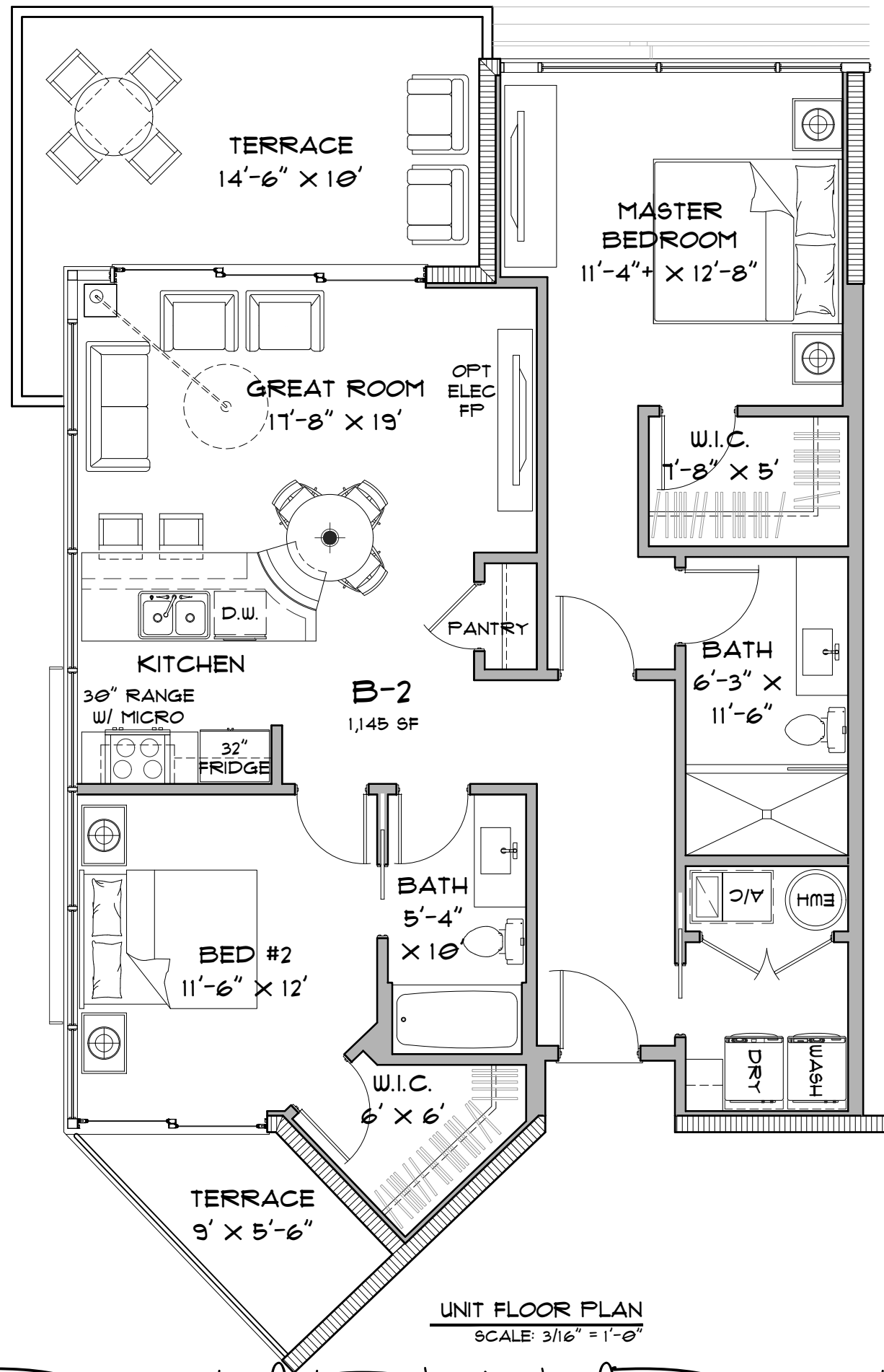
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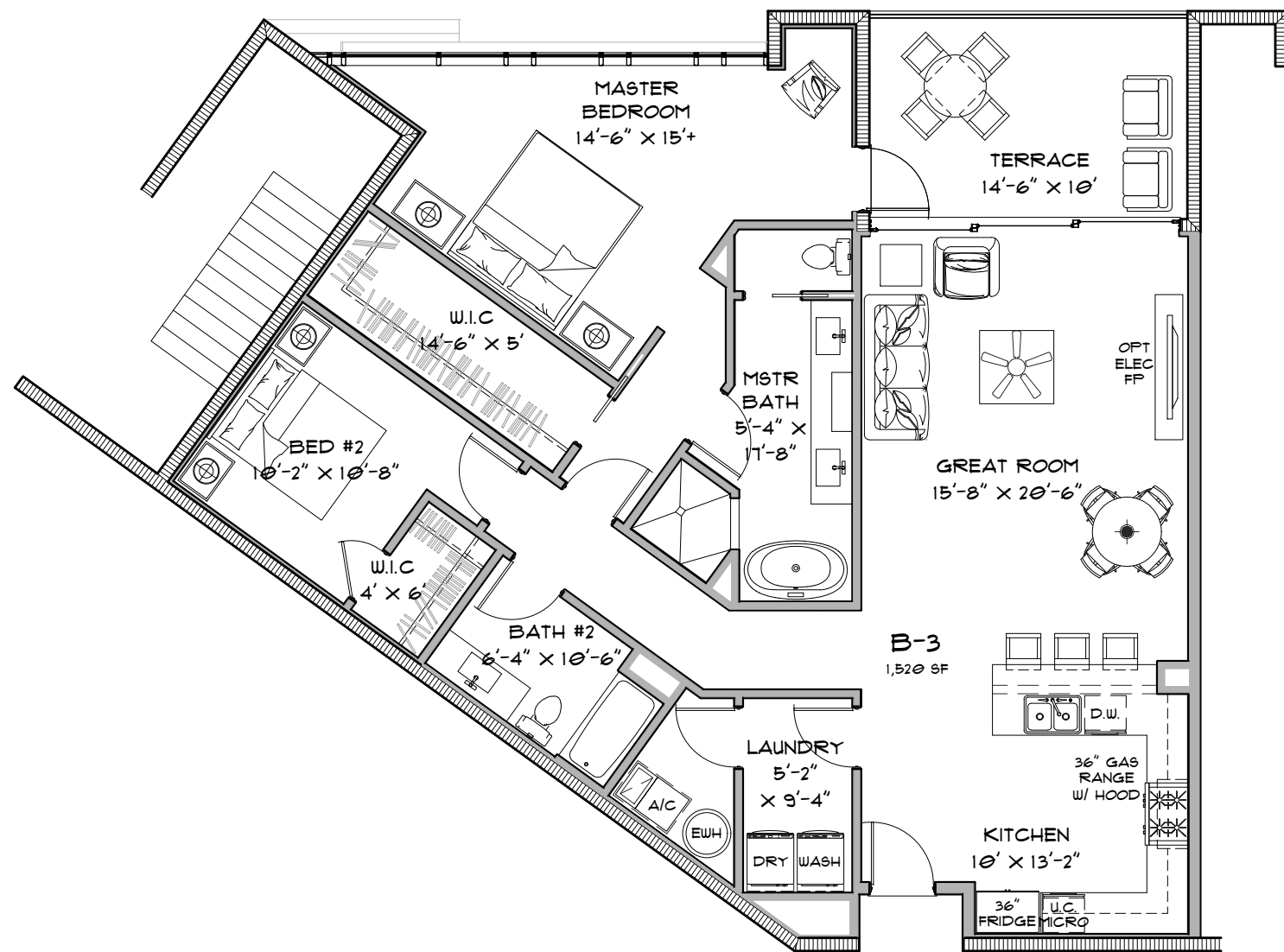


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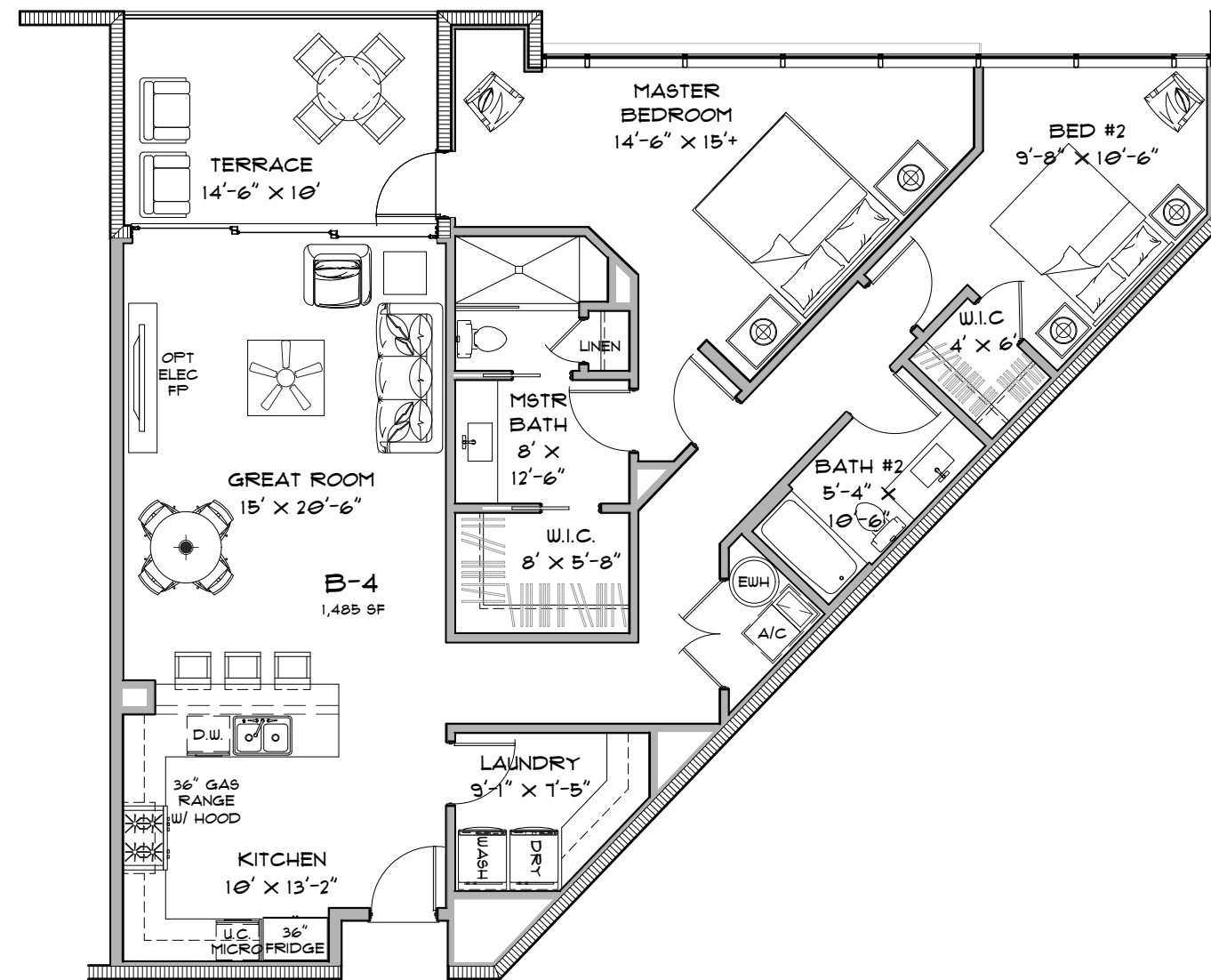
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UNIT FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

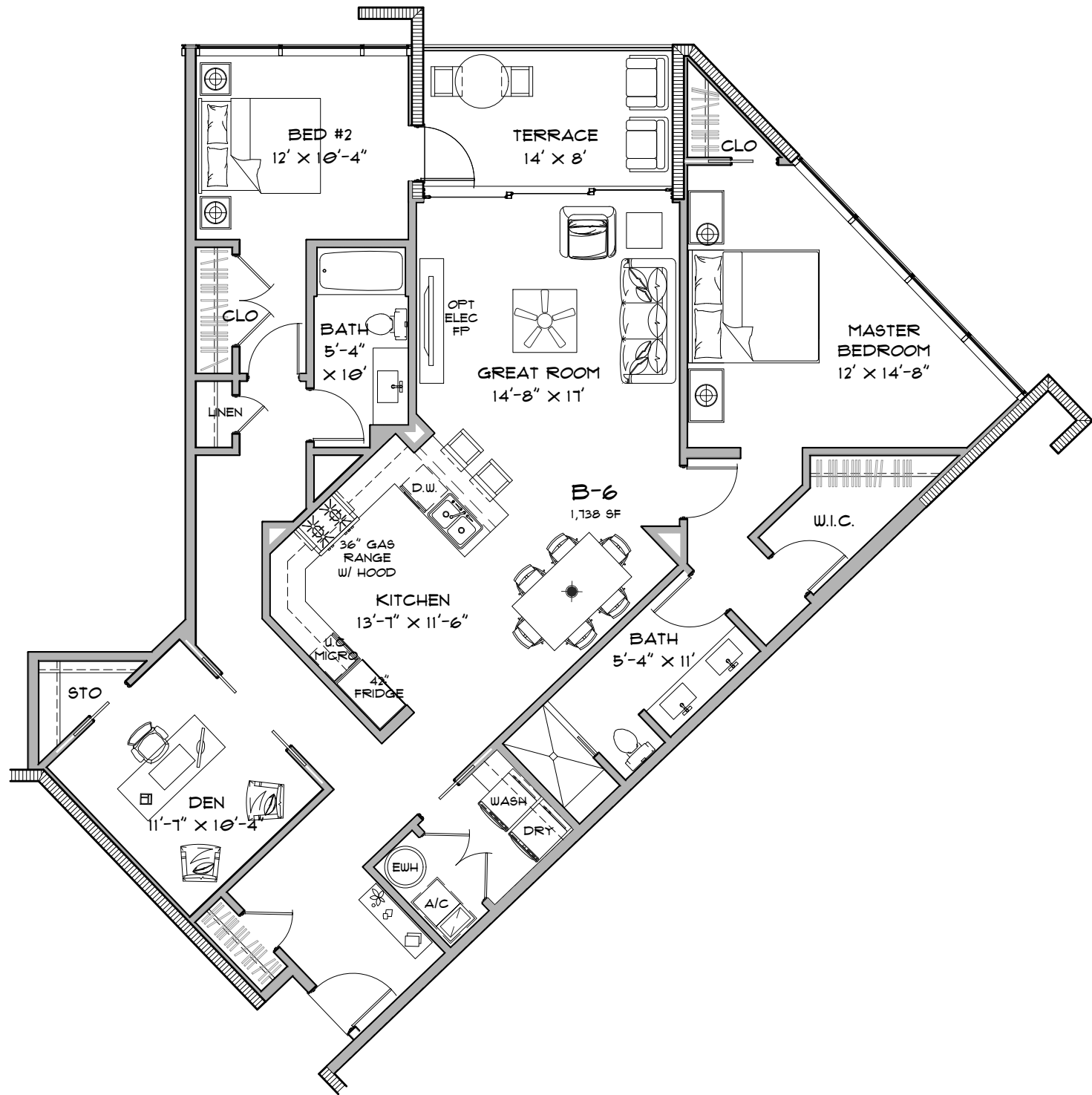
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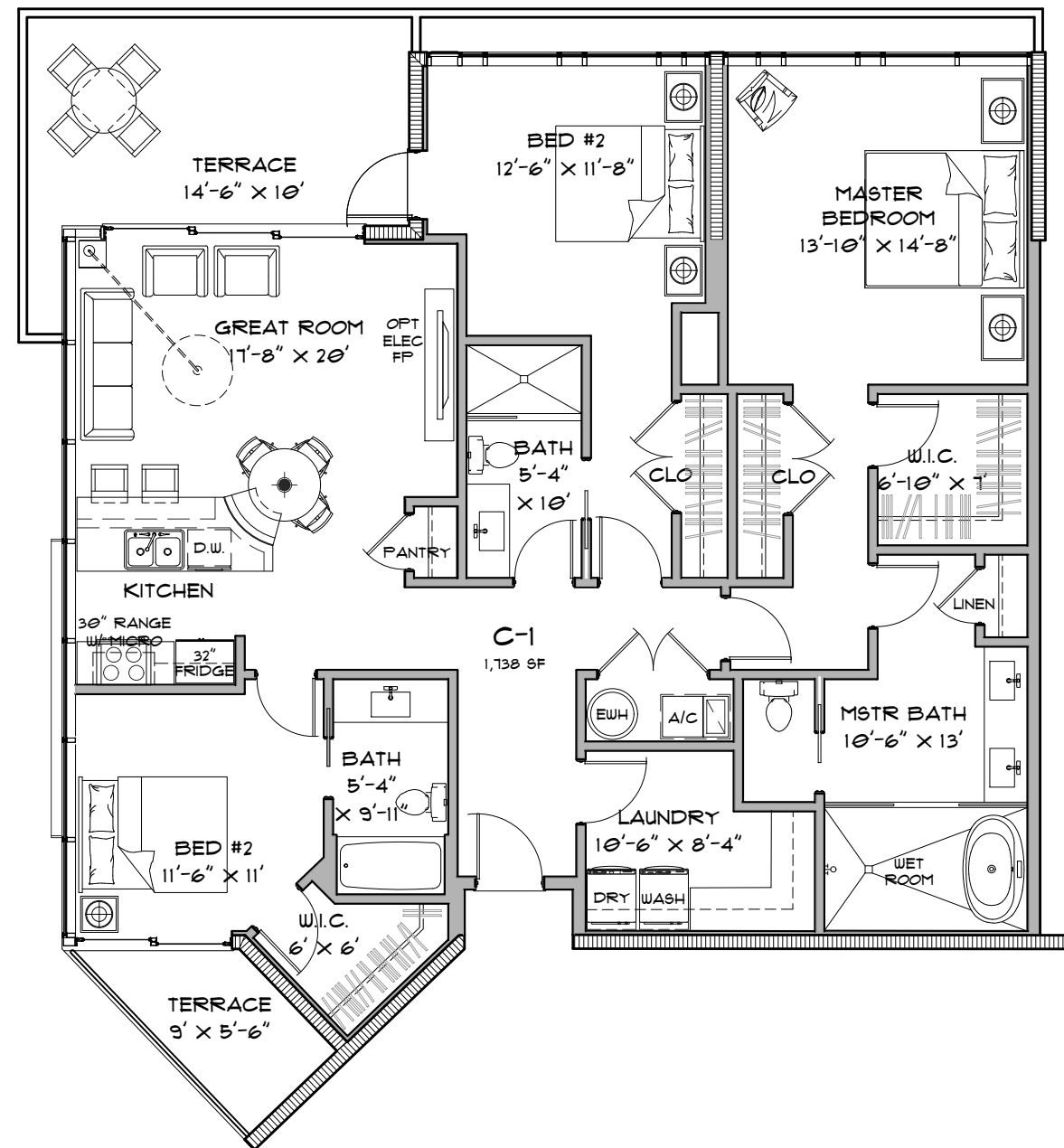
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UNIT FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

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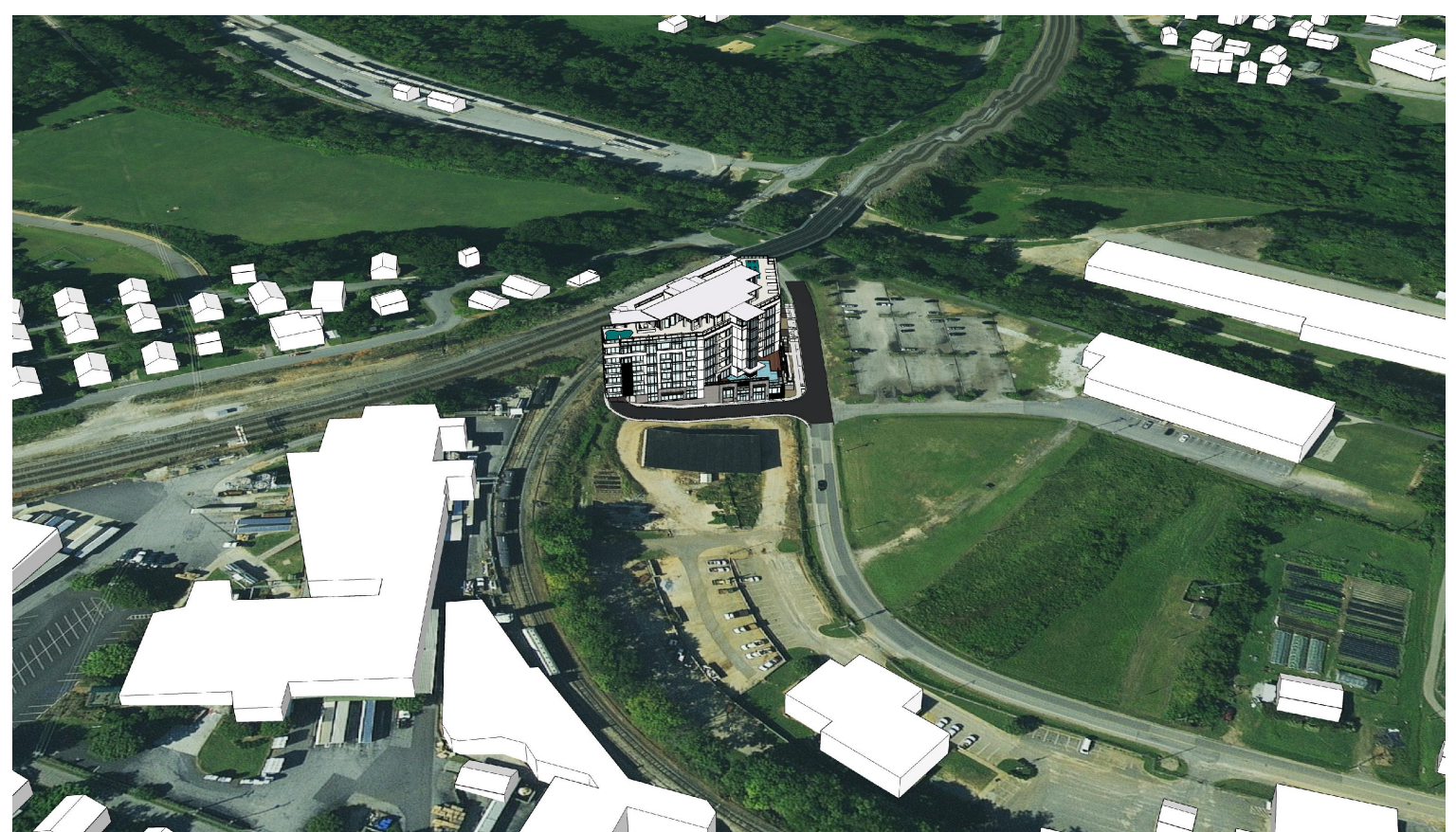
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TEGEL 18 WALL SCONCE



TEGEL 18 WALL SCONCE



Understated modern design characterizes Tegel outdoor LED wall sconces. Providing well-controlled up and down lighting, or down light only, these wall sconces provide accent and ambient illumination. The option of three finish choices ensures this design profile successfully blends with all architectural aesthetics.

High quality LM80-tested LEDs
for consistent long-life performance and color

- Outstanding protection against the elements:**
- Powder coat finishes
 - Impact-resistant, UV stabilized frosted acrylic lensing
 - Up light and down light options, with 10° and 36° beam spread options

SPECIFICATIONS

DELIVERED LUMENS	2419 Up-Downlight / 1212 Downlight
WATTS	29.9 Up-Downlight / 15.6 Downlight
VOLTAGE	Universal 120-277V, with integral transient 2.5kV surge protection (driver)
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	Symmetric Up/Down Lighting, or Down Only
MOUNTING OPTIONS	Wall
OPTICS	10° and 36°
PERFORMANCE OPTIONS	Photocontrol / Surge Protector
CCT	2700K, 3000K or 4000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	Up-Downlight B1-U5-G0 / Downlight B1-U0-G0
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; 70,000 Hours
WARRANTY*	5 Years
WEIGHT	8 lbs.

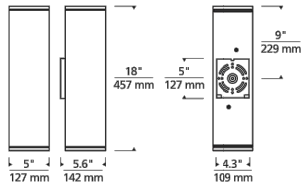
* Visit techlighting.com for specific warranty limitations and details.

ORDERING INFORMATION

7000WTEG	CRI/CCT	LENGTH	BEAM SPREAD*	LENS	FINISH	FUNCTION	VOLTAGE	OPTIONS
827	80 CRI, 2700K	18" 18"	N 10° NARROW	C CLEAR	B BLACK	DO DOWNLIGHT ONLY	UNV 120V-277V	NONE
830	80 CRI, 3000K		W 36° WIDE		Z BRONZE	UD UPLIGHT / DOWNLIGHT		PC BUTTON PHOTOCONTROL
840	80 CRI, 4000K		NN 10° UP AND DOWN		H CHARCOAL			SP SURGE PROTECTION
			WW 36° UP AND DOWN		Y GRAY			PCSP BUTTON PHOTOCONTROL & SURGE PROTECTION
			NW 10° AND 36°					

*N, W = DOWNLIGHT ONLY (DO); NN, WW, NW = UP AND DOWNLIGHT ONLY (UD)

techlighting.com



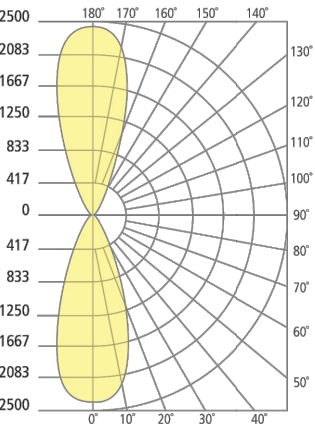
Tegel 18

PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

TEGEL 18 UP/DOWN

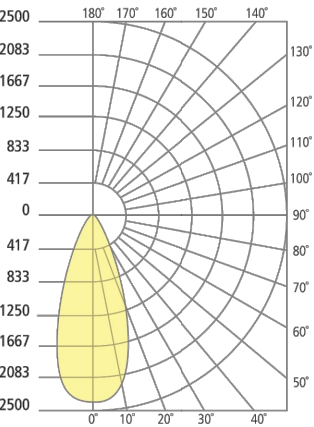
Total Lumen Output: 2419
Total Power: 29.9
Luminaire Efficacy: 80.6
Color Temp: 3000K
CRI: 80+
BUG Rating: B1-U5-G0



Up-downlight

TEGEL 18 DOWN

Total Lumen Output: 1212
Total Power: 15.6
Luminaire Efficacy: 77.7
Color Temp: 3000K
CRI: 80+
BUG Rating: B1-U0-G0



Downlight

PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES



VISUAL COMFORT & CO.

7400 Linder Avenue, Skokie, Illinois 60077
T 847.410.4400 F 847.410.4500



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1" INGROUND - SQUARE
1051



PRODUCT DESCRIPTION

Landscape 1" recessed in-ground luminaire for up, down, side light applications.

FEATURES

- IP68 rated, Suitable for continuous immersion under water
- Factory sealed water tight fixtures
- Solid stainless steel construction
- Stainless steel spring clip allows wall or downlight applications
- Available Concrete Pour Adapter
- Spring clip, 6' lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

ORDERING NUMBER

		Color Temp		Finish	
1051	Square	30	3000K	SS	Stainless Steel

1051-30SS

WAC
LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

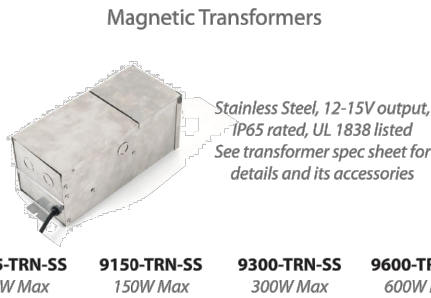
Project:

Location:

SPECIFICATIONS

Input: 9 - 15VAC (Transformer is required)
Power: 1.9W / 3VA
Brightness: 80 lm
Beam Angle: 50°
CRI: 85
Rated Life: 70,000 hours

1" INGROUND - SQUARE
1051



WAC
LANDSCAPE LIGHTING

1" Concrete Pour Adapter



TESTED MAGNETIC LOW VOLTAGE (MLV) DIMMERS

Luminaire	Dimmer					
	Manufacturer	Family	Model	Power Rating	Range*	Note
1051	Lutron	Diva	DVLV-600	600W	28% - 100%	Output maxes at 70% dimming level
		Skylark	SLV-600P	600W	20% - 100%	Output maxes at 70% dimming level
		Skylark	S-10P	1000W		Not recommended

*Low end of this range is determined by output current which may not directly translate to the perceived light output

WAC Lighting fixtures are compatible with a variety of dimmers. For your convenience we have included a compatibility chart showing dimmers which have been tested with our products. The recommended list below is based upon testing conducted in a lab, and the results can vary in certain field applications due to a number of factors. Exclusion from the list does not imply incompatibility, just that it has not been tested by WAC Lighting. Please reference the dimmer manufacturer's instructions for installation, or contact a WAC lighting professional at 800-526-2588.

wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. MAY 2016

wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

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1750 Archibald Avenue
Ontario, CA 91760

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FIBERON COMPOSITE CLADDING
SWT CLAD WLD EDEN MORA



VEINED GRANITE TBD

SW 7671

On the Rocks

Interior / Exterior

Location Number: 255-C7

BOARD FORMED CONCRETE

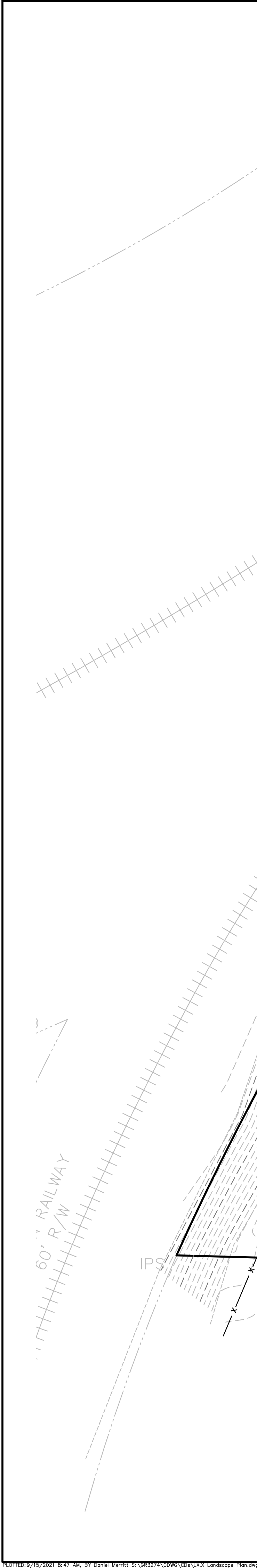


SW 7006

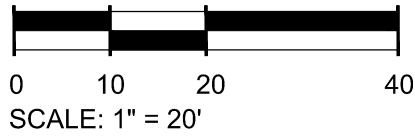
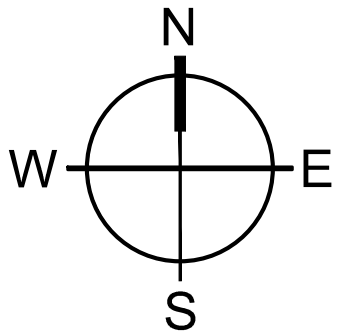
Extra White

Interior / Exterior

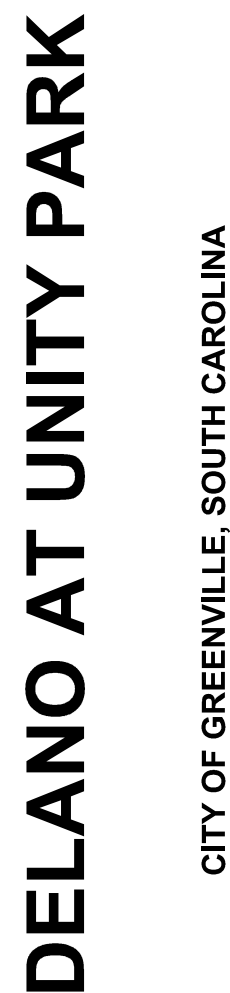
Location Number: 257-C1



TMS 00556
EXISTING SITE PHOTOS



NO.	DESCRIPTION



Acreage:	0.97 Ac.	<u>EX. ZONING</u>
TMS#s:	0055000200115	UP-F
Proposed Land Use:	Multi-Family / Mixed Use	
Max Allowed Density:	70 Units	
Density Proposed:	70 Units	

Required Per Base Zoning:
 Front Yard: 0' Min
 Side Yard: 10' Min
 Rear Yard: 0' Min

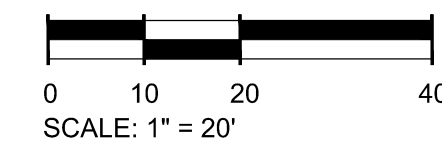
Current Allowed:	100' / 2 Stories Min
Proposed:	100'

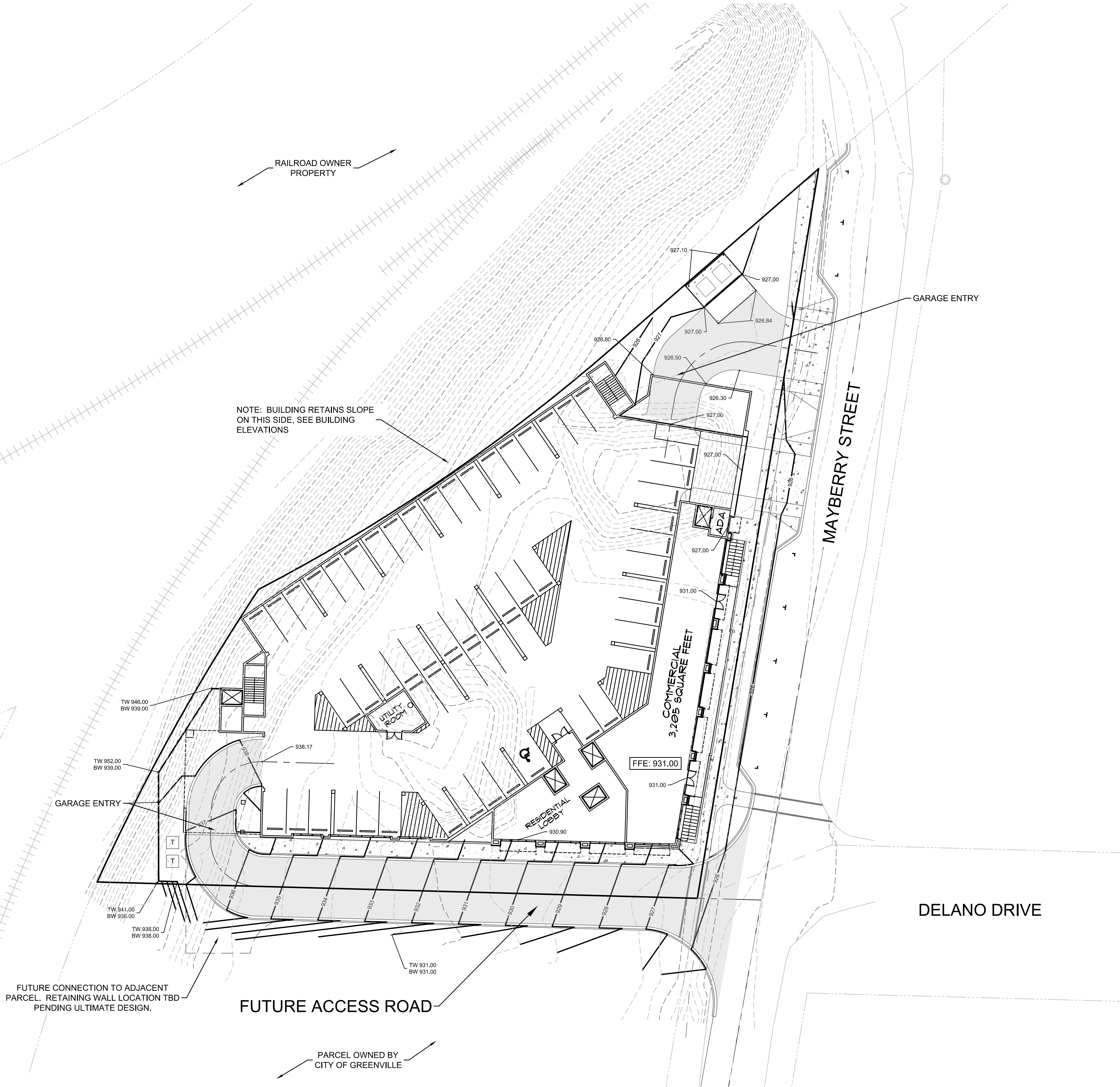
TYPE	SIZE:	PARKING REQUIRED:
Commercial (1st Floor)	3200 SF	7 (1 per 500 SF)
Residential Units	70 Units	105 (1.5 per unit)
Rooftop Restaurant	1090 SF	11 Spaces (1 per 100 SF)

MINIMUM PARKING REQUIRED:	123 Spaces
---------------------------	------------

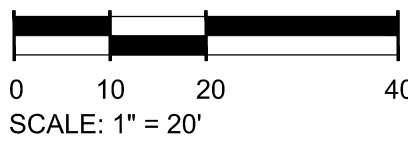
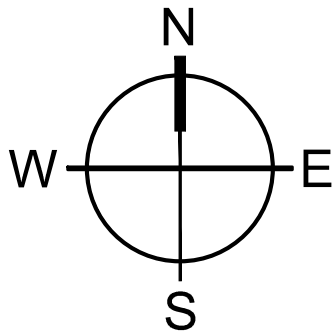
TOTAL OFF-STREET PARKING PROVIDED: 113 Spaces

**Note: Developer owns adjacent surface lot will use (11) spaces from that lot via a shared parking agreement to meet the balance of required parking.*

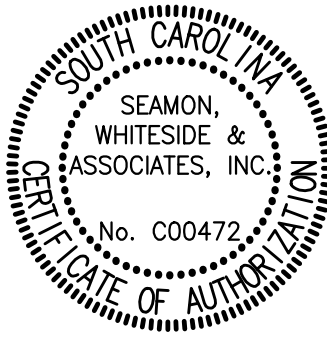




NOTE: STORMWATER DETENTION AND TREATMENT FOR THIS DEVELOPMENT WILL BE VIA AN UNDERGROUND STORMWATER TREATMENT SYSTEM, DESIGN TBD PENDING FINAL CIVIL CONSTRUCTION DRAWINGS.



MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM



DELANO AT UNITY PARK

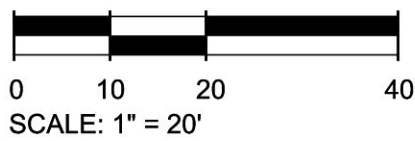
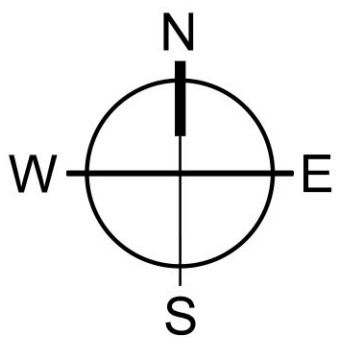
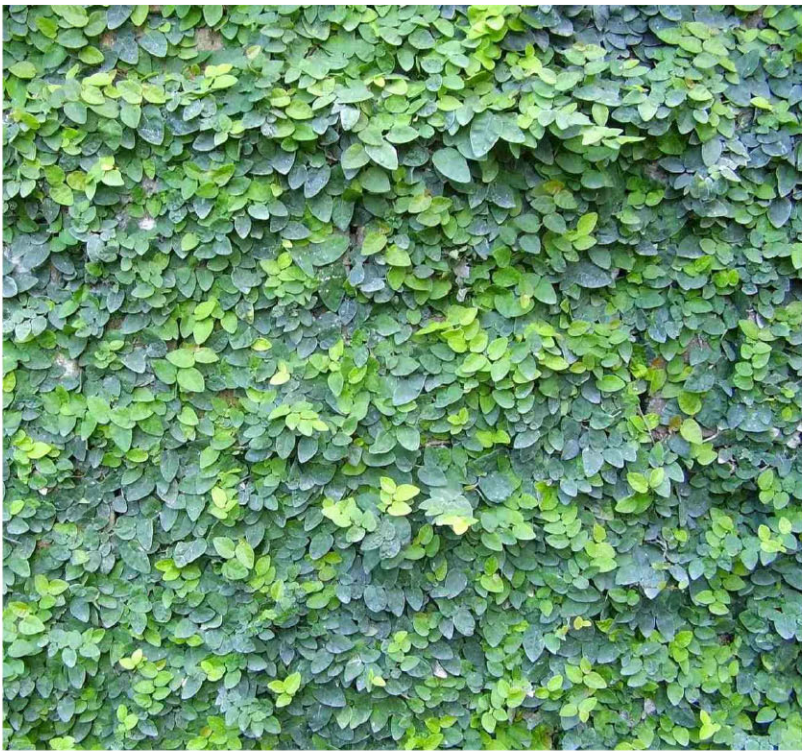
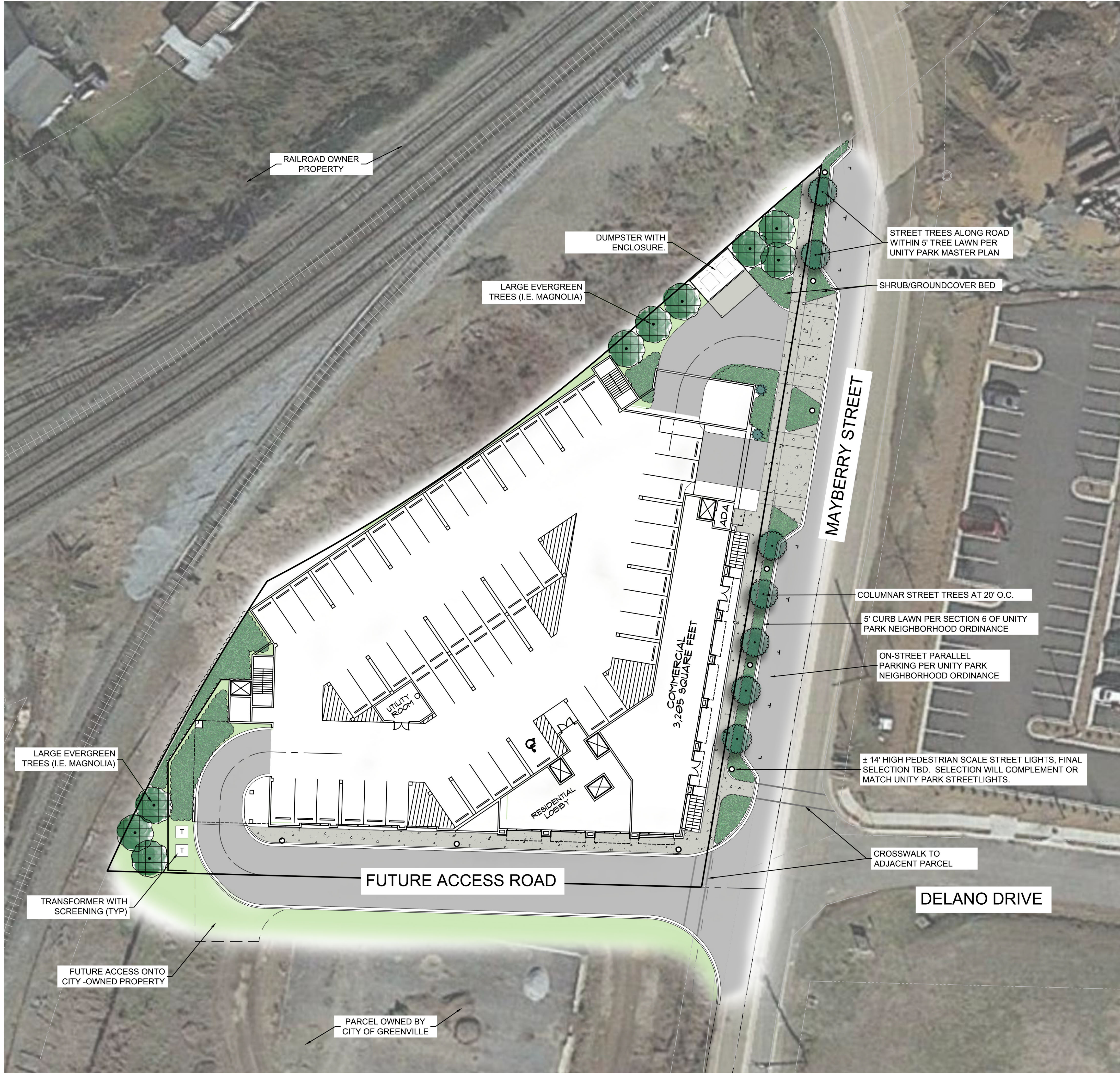
CITY OF GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: GR3274
DATE: 2021-09-20
DRAWN BY: WDM
CHECKED BY: CW

REVISION HISTORY

NO.	DESCRIPTION

SCHEMATIC
GRADING AND
DRAINAGE
PLAN



DELANO AT UNITY PARK

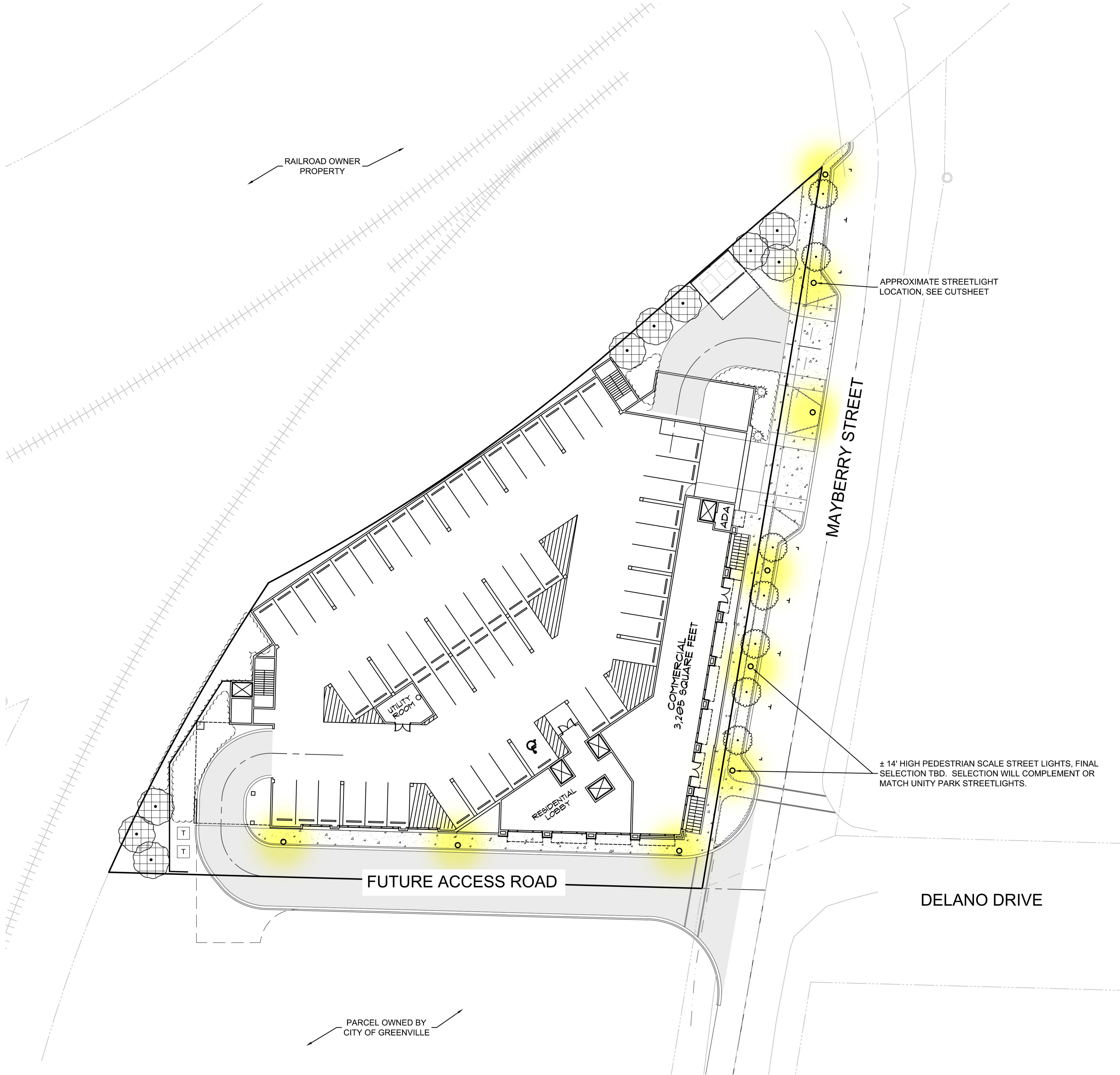
CITY OF GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: GR3274
DATE: 2021-09-20
DRAWN BY: WDM
CHECKED BY: CW

REVISION HISTORY

NO.	DESCRIPTION

SCHEMATIC LANDSCAPE PLAN



Outdoor Lighting

Mitchell Top Hat LED
(with ribs, bands and medallions)

LED <i>(light-emitting diode)</i>	50 watts
Mounting height	12'
Color	Black
Poles	Colonial concrete Victorian concrete Washington concrete
Applications	Neighborhoods Parks Shopping centers Streets

Part of the Masterpiece Series, the energy-efficient Mitchell Top Hat LED with ribs, bands and medallions enhances the character and prestige of streetscapes and parking lots, as well as pedestrian areas and greenways. This fixture provides safety and security in commercial settings and will complement any neighborhood with its classic, elegant design.

Outdoor Lighting

Mitchell Top Hat LED *(with ribs, bands and medallions)*

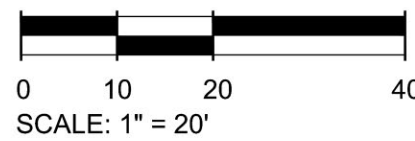
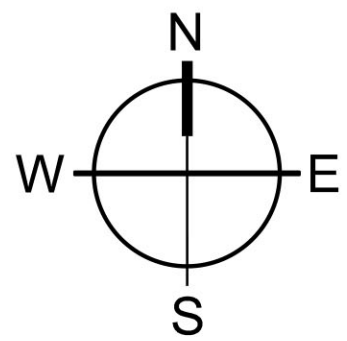
Light source: LED <i>(white)</i>	
Wattage: 50	
Lumens: 4,180	
Light pattern: IESNA Type III <i>(oval)</i>	
IESNA cutoff classification: Non-cutoff	
Color temperature: 4,000K	
Warm-up and restrike time: Instant on (no warm-up or restrike time)	

light distribution pattern

Pole available:		
Name	Mounting height	Color
Colonial concrete	12'	Black
Victorian concrete		Black, Gray-green
Washington concrete		Black, Gray

Features	Benefits
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today ... and tomorrow

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NO.	DESCRIPTION