

Design Review Board

Official Public Notice



PUBLIC NOTICE

To: Property Owners, Owners of property located within 500 feet of the following Applications, and Neighborhood Association Representatives.
From: Planning and Development Staff
Subject: Upcoming Applications for the Design Review Board – Urban Design Panel
Date: 12/20/2016

The City of Greenville Design Review Board – Urban Design Panel will hold a Public Hearing on Thursday, January 05, 2017 at 4:00 PM in the 10th Floor Council Chambers at City Hall, to consider the following Applications:

CA 16-773. Application By Jonathan Pitts Of Equip Studio For A Certificate Of Appropriateness To Construct A New Building Connecting To The Existing Building Located At 435 W WASHINGTON ST (TM# 005000-02-00500).

Documents:

[CA 16-773 APPLICATION BY JONATHAN PITTS TO CONSTRUCT A NEW BUILDING CONNECTING EXISTING BUILDING AT 435 W WASHINGTON ST.PDF](#)

CA 16-859. Application By McMillan Pazdan Smith For A Certificate Of Appropriateness To Construct A New Parking Structure Over The Parking Lot Located At 200 E BROAD ST (TM# 006200-03-00301).

Documents:

[CA 16-859 APPLICATION BY MCMILLAN PAZDAN SMITH TO CONSTRUCT A NEW PARKING STRUCTURE OVER PARKING LOT AT 200 E BROAD ST.PDF](#)

Documents relating to these applications are available for review online at greenvillesc.gov and in the Planning & Development Office on the 5th floor of City Hall, 206 S. Main St., Greenville, between 8:00 am and 5:00 pm, Monday through Friday. (Note: City offices will be closed December 23rd and 26th for Christmas and January 2nd for New Year's.) You may contact the Planning & Development Office at (864) 467-4476 for more information. You will have the opportunity to voice your comments at the public hearing. Written comments, emailed to PLANNING@GREENVILLESC.GOV, must be received by the Monday before the hearing in order to be forwarded to the Board before the hearing. Comments received after Monday will be provided to the Board at the hearing. All comments are part of the public record. Please reference the application number on all

correspondence.

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.

City of Greenville Planning and Development | 864-467-4476

Application #	<u>LA 16-773</u>	Fees Paid	<u>300</u>
Date Received:	<u>10-31-16</u>	Accepted by	<u>SB</u>
DRB Review:	_____	Staff Review:	_____
Date deemed complete	_____	App Deny	Conditions



Application For Certificate of Appropriateness – Urban Design Panel

(For Properties in the C-4 Zoning District and all Signs requiring design review*)

Applicant/Owner Information

	Applicant	Property Owner
NAME:	<u>Jonathan Pitts, Equip Stuido</u>	<u>Downtown Presbyterian Church</u>
ADDRESS:	<u>245 N. Main St. Suite 200</u> <u>Greenville, SC 29601</u>	<u>435 W. Washington St.</u> <u>Greenville, SC 29601</u>
PHONE:	<u>(864)520-2086</u>	<u>(864)326-0624</u>
FAX:	_____	_____
EMAIL:	<u>jonathanpitts@equipstuido.com</u>	<u>jpatton@downtownpres.org</u>

Property Information

STREET ADDRESS: 435 W. Washington St. DEED BOOK/PAGE 2394-0624

TAX PARCEL #: 0050000200500 ZONING DESIGNATION: C4

WEST END HISTORIC DISTRICT? NO NATIONAL REGISTER? NO

Description Of Request

Downtown Presbyterian Church is requesting approval to add a new sanctuary and lobby space to its current building. They also plan to make improvements to the existing parking lot and landscaping.

* Monument signs exceeding 18" in height in any district; signs designed pursuant to Section 19-6.6.2(c)(3); and sponsorship signs pursuant to Section 19-6.6.6(h).

Instructions

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.
2. See **Section 19-2.3.8(e), Standards**, for additional information; you may attach a separate sheet addressing these questions.
3. You must attach one (1) complete set of scaled drawings of the property that reflects, at a minimum, the information reflected on page 3. Drawings must be drawn 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. Applicants seeking informal review may do so at any stage of the design process. 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.
4. You must attach the required application fee:
 - a. Applications requiring review by the Urban Design Panel –
Signs - \$150.00
All Other Applications - \$300.00
 - b. Applications that meet criteria for Staff review** – Major* - \$100.00
Minor* - \$50.00
 - c. Modification of approved Certificate of Appropriateness – ½ the original fee
 - d. Informal Review - \$0.00

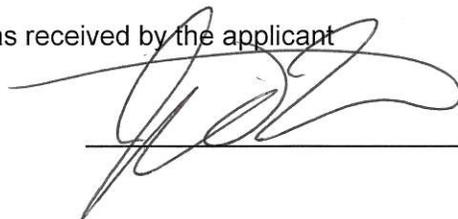
*Minor = color change; replacement of windows/doors; addition, deletion, or replacement of awnings; re-roofing; and, similar types of projects that do not involve structural alterations, increase/decrease in window/door area, or removal of architectural features.

*Major = any activity that is not "minor"; all site development activity; roof gardens; decks or accessory structures; or, any project requiring consultation with an officer of the DRB.

5. The Administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the DRB agenda. If the application is determined to be "insufficient", the Administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

6. If the application requires review by the Urban Design Panel, you must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

 2 sign(s) are acknowledged as received by the applicant



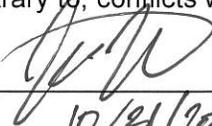
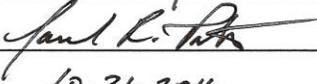
A handwritten signature in black ink is written over a horizontal line. The signature is stylized and appears to be a first name followed by a last name.

7. 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 and property owner affirm that the tract or parcel of land subject of this application is, or is not, restricted by any recorded covenant that is contrary to, conflicts with, or prohibits, the requested activity.

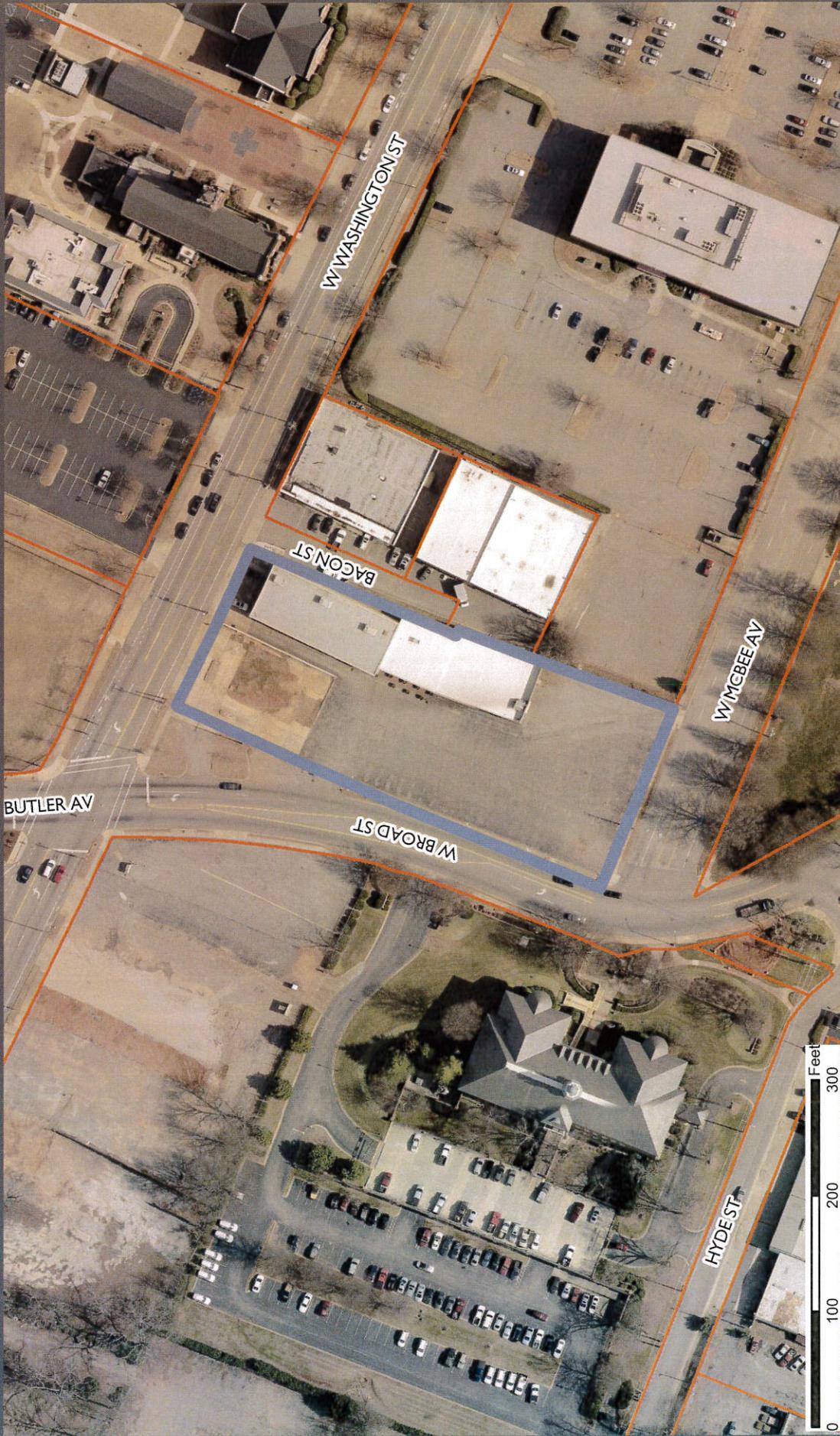
If the Planning Office has actual notice* that a restrictive covenant* is contrary to, conflicts with, or prohibits the requested activity, the office must not issue the permit unless the Office receives confirmation from the applicant that the restrictive covenant has been released by action of the appropriate authority, property holders, or by court order.

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.

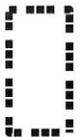
 _____	APPLICANT
10/21/2016 _____	DATE
 _____	PROPERTY OWNER
10.31.2016 _____	DATE

** Project description meets criteria for Staff review pursuant to **Section 19-2.3.8, Certificate of Appropriateness**, and **Appendix "D", Delegation of Projects Review Authority DRB to Administrator**.

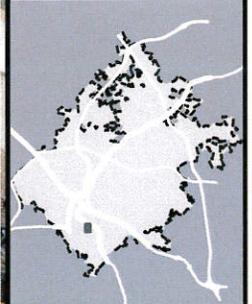
435 W Washington St - Aerial

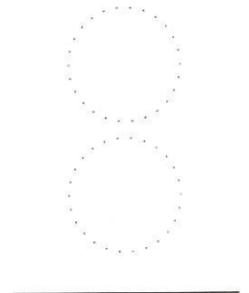


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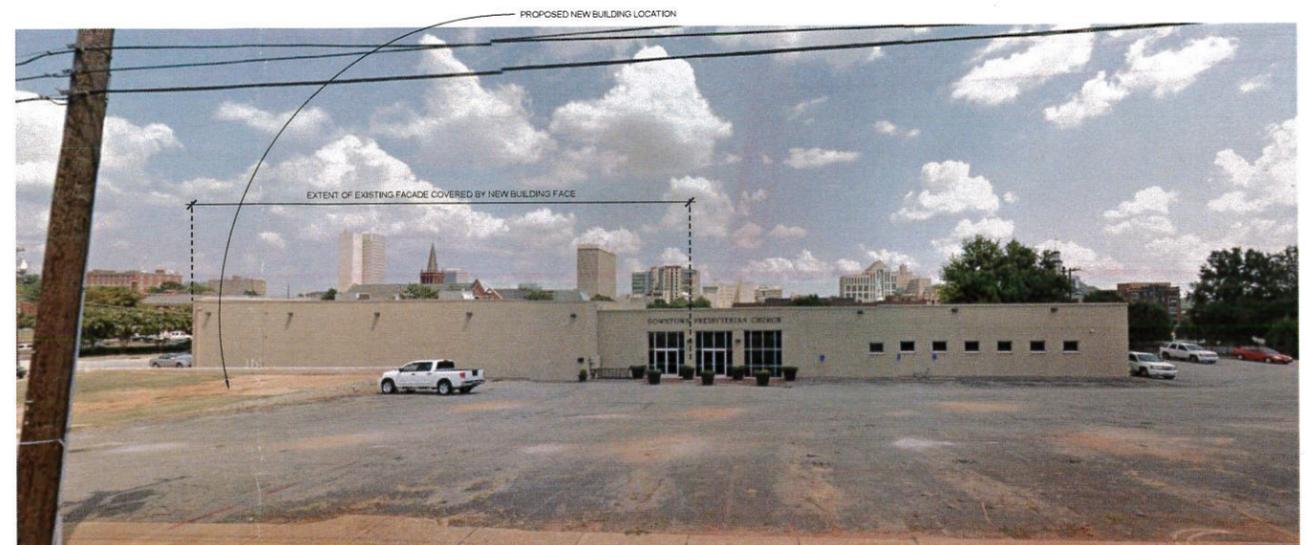
 City Limit Boundary

 Parcels

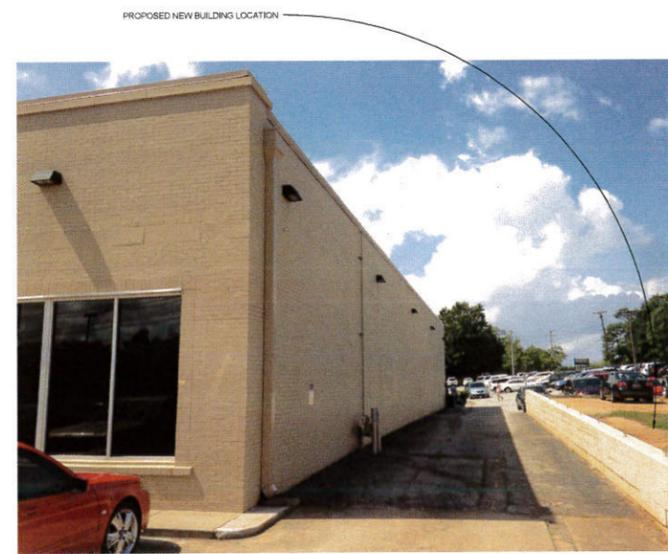




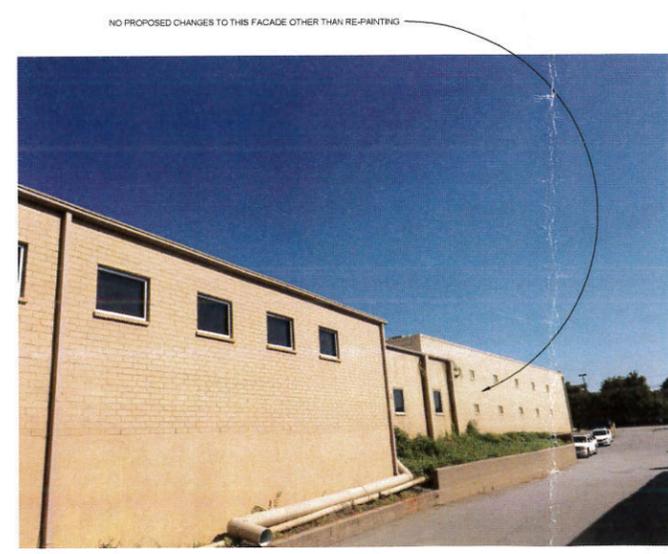
EXISTING W. WASHINGTON ST. ELEVATION



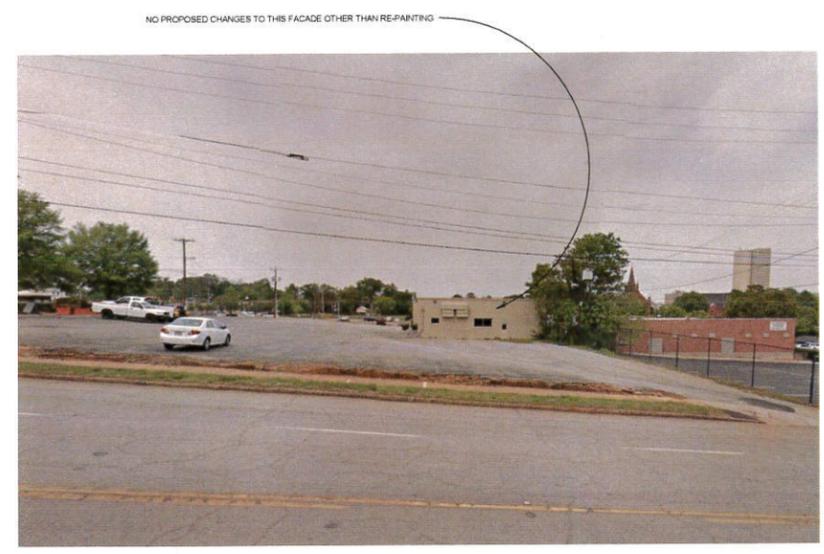
EXISTING W. BROAD ST. ELEVATION



EXISTING VIEW FROM W. WASHINGTON ST.



EXISTING BACON ST. ELEVATION



EXISTING W. MCBEE AVE. ELEVATION

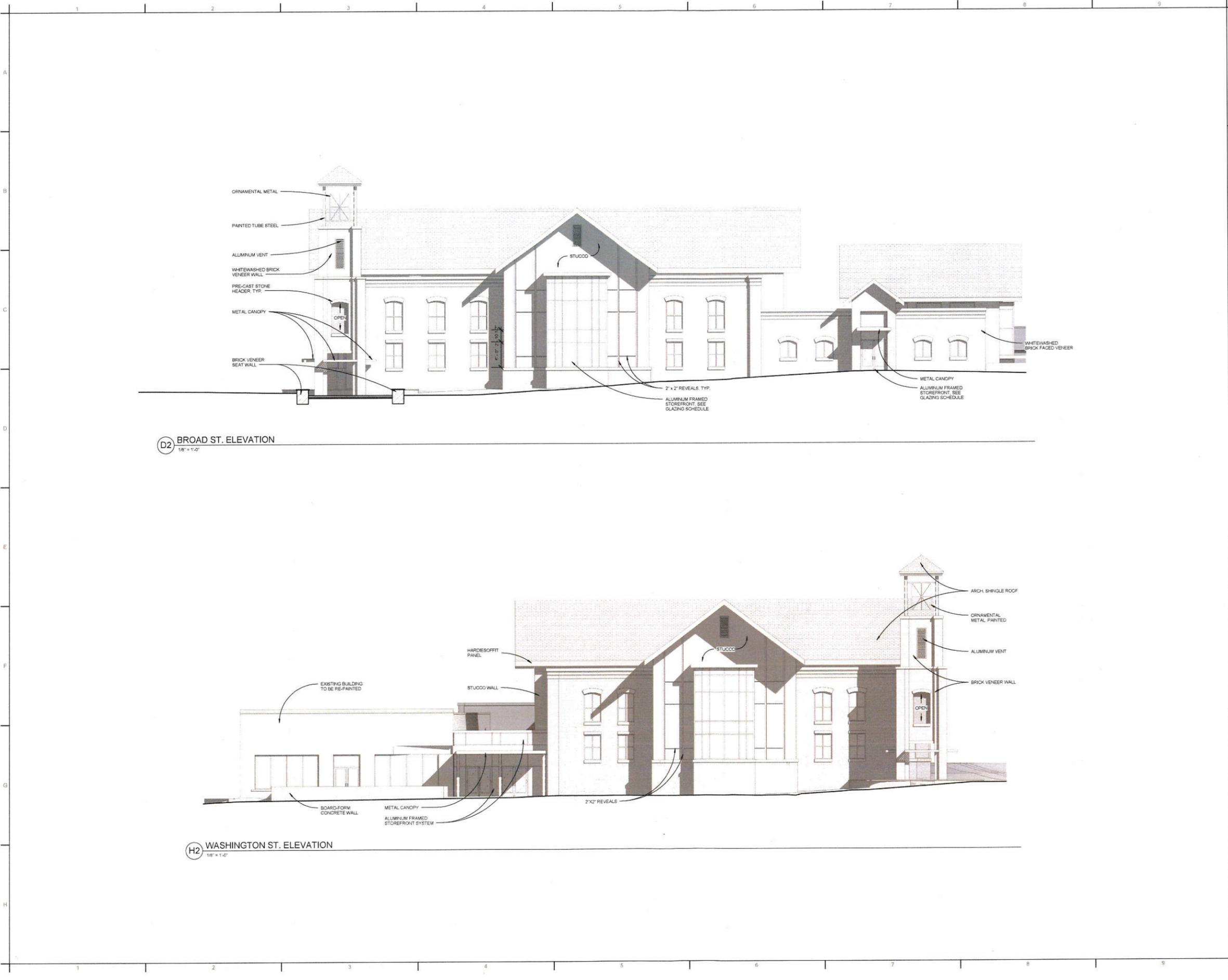
SANCTUARY ADDITION & RENOVATION
**DOWNTOWN
 PRESBYTERIAN
 CHURCH**
 435 WEST WASHINGTON STREET
 GREENVILLE, SC 29601

NOT FOR
 CONSTRUCTION

#	DESCRIPTION	DATE
SCHEDULE OF REVISIONS		

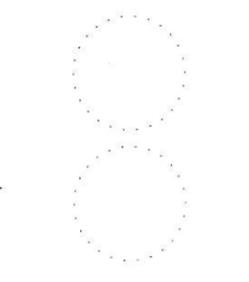
**100% SCHEMATIC
 DESIGN**
 PROJECT NUMBER: 150102
 PROJECT DATE: 09.08.2016
 PROJECT MANAGER: S. KEY
 PROJECT TEAM: S. GIBBES, J. PITTS

**EXISTING
 EXTERIOR
 CONDITIONS**



D2 BROAD ST. ELEVATION
1/8" = 1'-0"

H2 WASHINGTON ST. ELEVATION
1/8" = 1'-0"



SANCTUARY ADDITION & RENOVATION
DOWNTOWN PRESBYTERIAN CHURCH
435 WEST WASHINGTON STREET
GREENVILLE, SC 29601

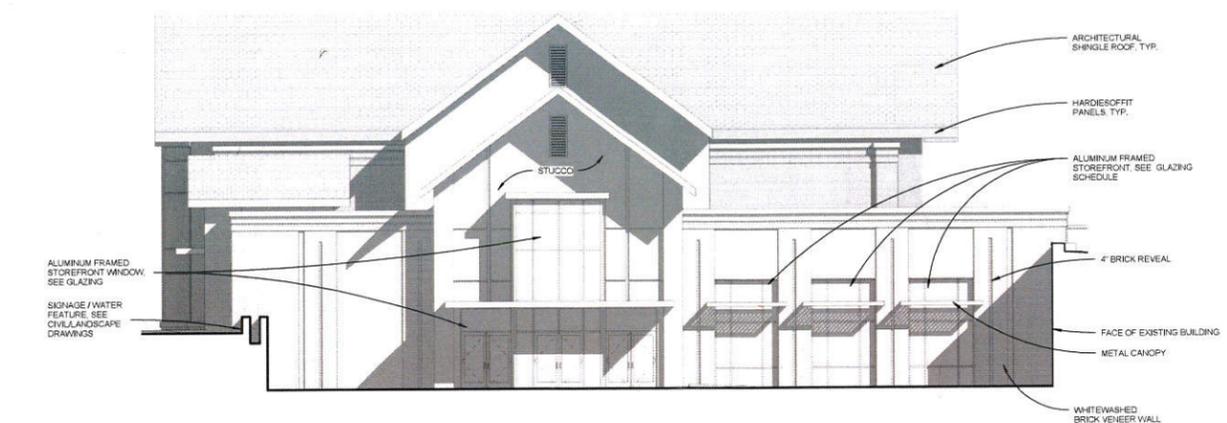
NOT FOR CONSTRUCTION

#	DESCRIPTION	DATE
SCHEDULE OF REVISIONS		

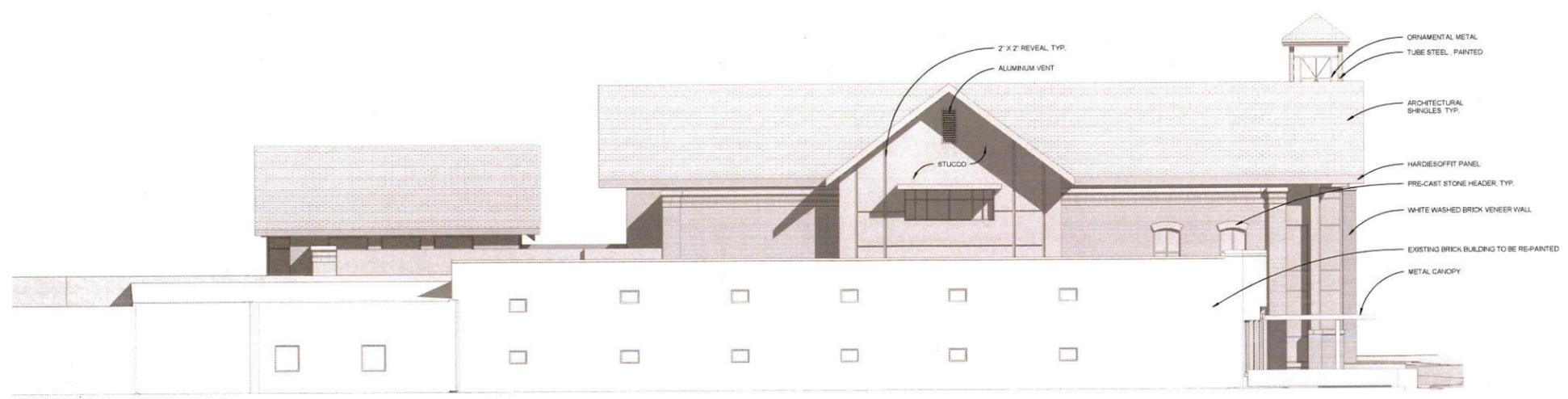
100% SCHEMATIC DESIGN
PROJECT NUMBER: 150102
PROJECT DATE: 09.06.2015
PROJECT MANAGER: S. KEY
PROJECT TEAM: S. GIBBES, J. PITTS

BUILDING ELEVATIONS

DRB-201



D3 MCBEE AVE. ELEVATION
1/8" = 1'-0"



H2 BACON ST. ELEVATION
1/8" = 1'-0"

SANCTUARY ADDITION & RENOVATION
**DOWNTOWN
PRESBYTERIAN
CHURCH**
435 WEST WASHINGTON STREET
GREENVILLE, SC 29601

NOT FOR
CONSTRUCTION

#	DESCRIPTION	DATE
SCHEDULE OF REVISIONS		

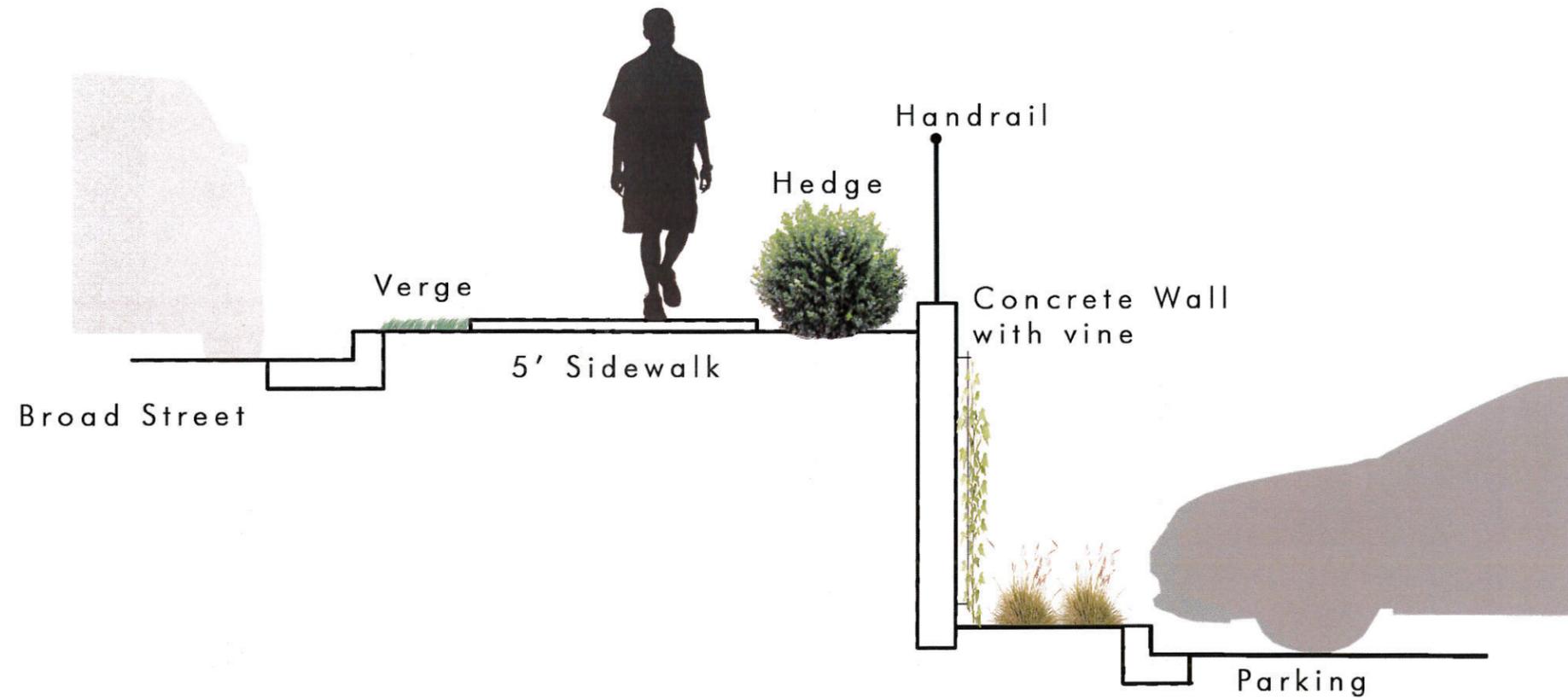
100% SCHEMATIC DESIGN
PROJECT NUMBER: 160192
PROJECT DATE: 09.08.2016
PROJECT MANAGER: S. KEY
PROJECT TEAM: S. GIBBS, J. PITTS

EXTERIOR ELEVATIONS

DRB-202



Steel & Cable Handrail



Section of Sidewalk Condition

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



HANDRAIL ALONG STREET

DOWNTOWN PRESBYTERIAN
GREENVILLE SC
10-28-2016

Application #	<u>CA 16-859</u>	Fees Paid	<u>300.</u>
Date Received:	<u>12-5-16</u>	Accepted by	<u>SR</u>
DRB Review:	_____	Staff Review:	_____
Date deemed complete	_____	App Deny Conditions	_____



Application For Certificate of Appropriateness – Urban Design Panel

(For Properties in the C-4 Zoning District and all Signs requiring design review*)

Applicant/Owner Information

	Applicant	Property Owner
NAME:	<u>EARLE HUNGERFORD, MCMILLAN PAZDAN SMITH</u>	<u>200 EAST BROAD LLC, GARRY RANK</u>
ADDRESS:	<u>400 AUGUSTA STREET, SUITE 200 GREENVILLE, SC 29601</u>	<u>PO BOX 2287 GREENVILLE, SC 29602</u>
PHONE:	<u>864-242-2033</u>	<u>864-250-2800</u>
FAX:	<u>864-242-2034</u>	_____
EMAIL:	<u>EHUNGERFORD@MCMILLAN PAZDANSMITH.COM</u>	<u>BSPARKS@CBCCAINE.COM</u>

Property Information

STREET ADDRESS: 200 E. BROAD STREET DEED BOOK/PAGE 1966, PAGE 229
 TAX PARCEL #: 00620003003031 ZONING DESIGNATION: C-4
 WEST END HISTORIC DISTRICT? NO NATIONAL REGISTER? NO

Description Of Request

THE PROPOSAL IS FOR A PARKING GARAGE THAT WILL MEET THE NEEDS OF THE
TENANTS IN 200 EAST BROAD STREET. THE STRUCTURE WILL SIT IN THE FOOTPRINT
OF THE PARKING LOT LOCATED ON THE WEBSTER STREET SIDE OF THE PROPERTY.
THE PROPOSED PARKING STRUCTURE WILL RELATE TO THE PARKING STRUCTURES
AROUND THE SITE.

* Monument signs exceeding 18" in height in any district; signs designed pursuant to Section 19-6.6.2(c)(3); and sponsorship signs pursuant to Section 19-6.6.6(h).

Instructions

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.
2. See **Section 19-2.3.8(e), Standards**, for additional information; you may attach a separate sheet addressing these questions.
3. You must attach one (1) complete set of scaled drawings of the property that reflects, at a minimum, the information reflected on page 3. Drawings must be drawn 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. Applicants seeking informal review may do so at any stage of the design process. 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.
4. You must attach the required application fee:
 - a. Applications requiring review by the Urban Design Panel –
Signs - \$150.00
All Other Applications - \$300.00
 - b. Applications that meet criteria for Staff review** – Major* - \$100.00
Minor* - \$50.00
 - c. Modification of approved Certificate of Appropriateness – ½ the original fee
 - d. Informal Review - \$0.00

*Minor = color change; replacement of windows/doors; addition, deletion, or replacement of awnings; re-roofing; and, similar types of projects that do not involve structural alterations, increase/decrease in window/door area, or removal of architectural features.

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5. The Administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the DRB agenda. If the application is determined to be "insufficient", the Administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

6. If the application requires review by the Urban Design Panel, you must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

2 sign(s) are acknowledged as received by the applicant

Kennedy McMill

7. 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 and property owner affirm that the tract or parcel of land subject of this application is, or is not, restricted by any recorded covenant that is contrary to, conflicts with, or prohibits, the requested activity.

If the Planning Office has actual notice* that a restrictive covenant* is contrary to, conflicts with, or prohibits the requested activity, the office must not issue the permit unless the Office receives confirmation from the applicant that the restrictive covenant has been released by action of the appropriate authority, property holders, or by court order.

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.

<u>EARLE HUNGERFORD</u>	APPLICANT
<u>12-5-2016</u>	DATE
<u>Larry A. Rank MANAGING MEMBER</u>	PROPERTY OWNER
<u>12/5/2016</u>	DATE

** Project description meets criteria for Staff review pursuant to **Section 19-2.3.8, Certificate of Appropriateness, and Appendix "D", Delegation of Projects Review Authority DRB to Administrator.**



5 January 2017

City of Greenville
Design Review Board – Urban Panel
206 S. Main Street
Greenville, SC 29601

RE: 200. East Broad Street Parking Garage

Dear Design Review Board,

We have reviewed the City of Greenville Code of Ordinances, Section 19-2.3.8(e) Standards to make sure that our design is fitting for the certificate of appropriateness. Please see the responses to this section below:

(E) Standards.

(1) Demolition. **There is no demolition proposed.**

(2) New construction, additions, or alteration of exterior features. A certificate of appropriateness for new construction, additions, or alterations of exterior features in a preservation overlay district and the C-4 district shall be approved only upon finding the applicant demonstrates the proposed new construction, additions or alterations of exterior features are consistent with the design guidelines established for the district.

The proposed addition has been designed to imitate the exterior features of both the existing building on site as well as the surrounding parking structures. The attached images show case studies used to demonstrate intent to comply with the district's design guidelines.

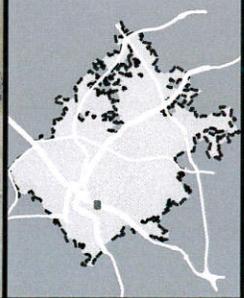
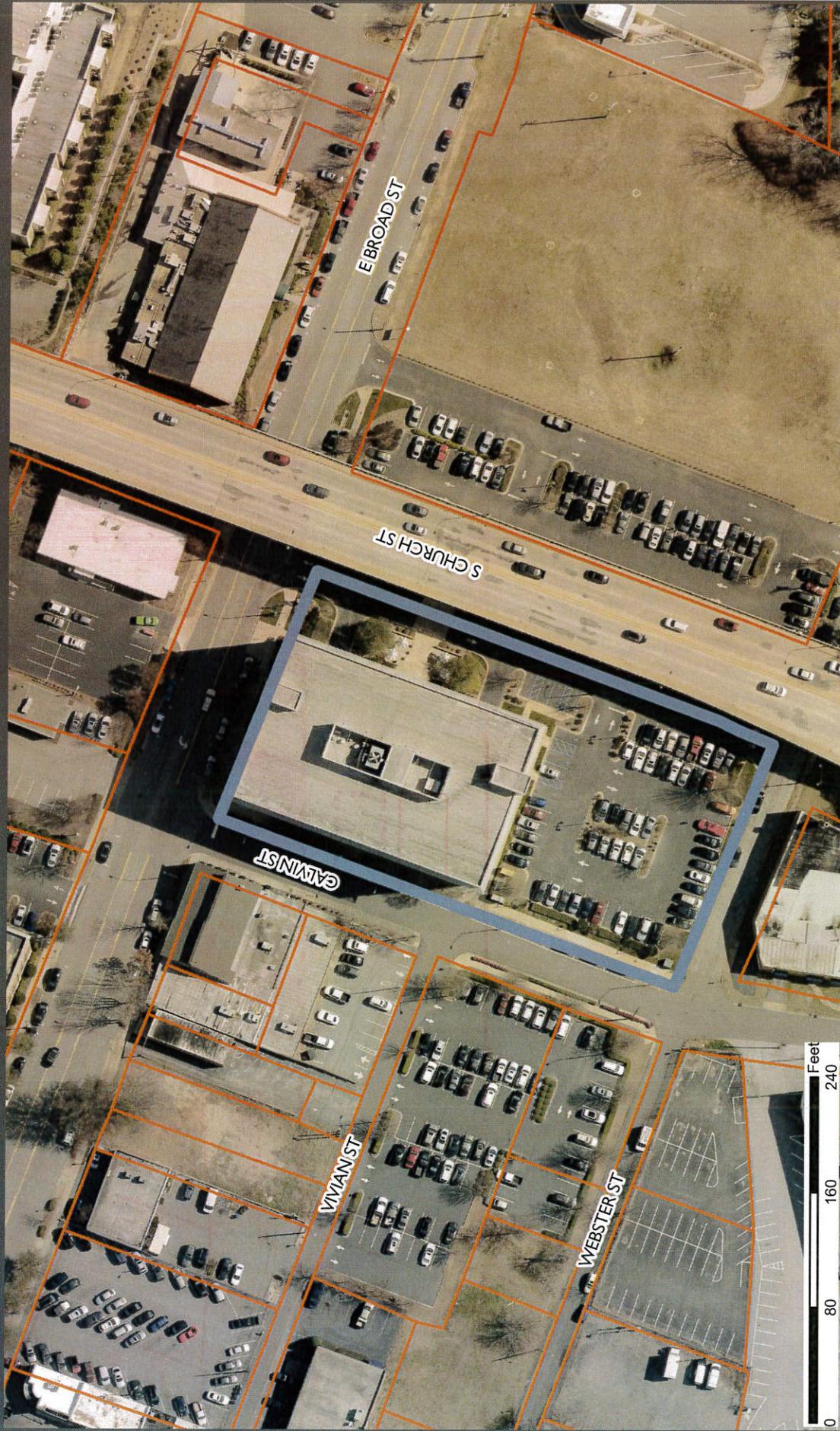
Should there be questions regarding these responses or the design, please contact Earle Hungerford at ehungerford@mcmillanpazdansmith.com or at (864) 242-2033.

Sincerely,

A handwritten signature in black ink that reads 'Earle Hungerford'.

Earle Hungerford
McMillan Pazdan Smith Architecture

200 E Broad St - Aerial



City Limit Boundary

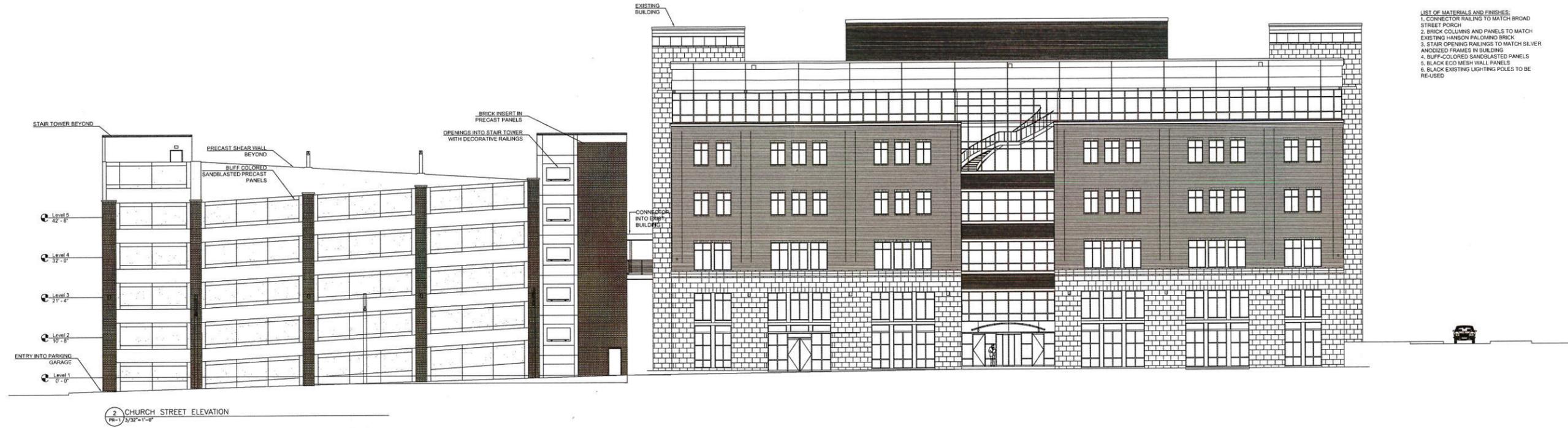


Parcels



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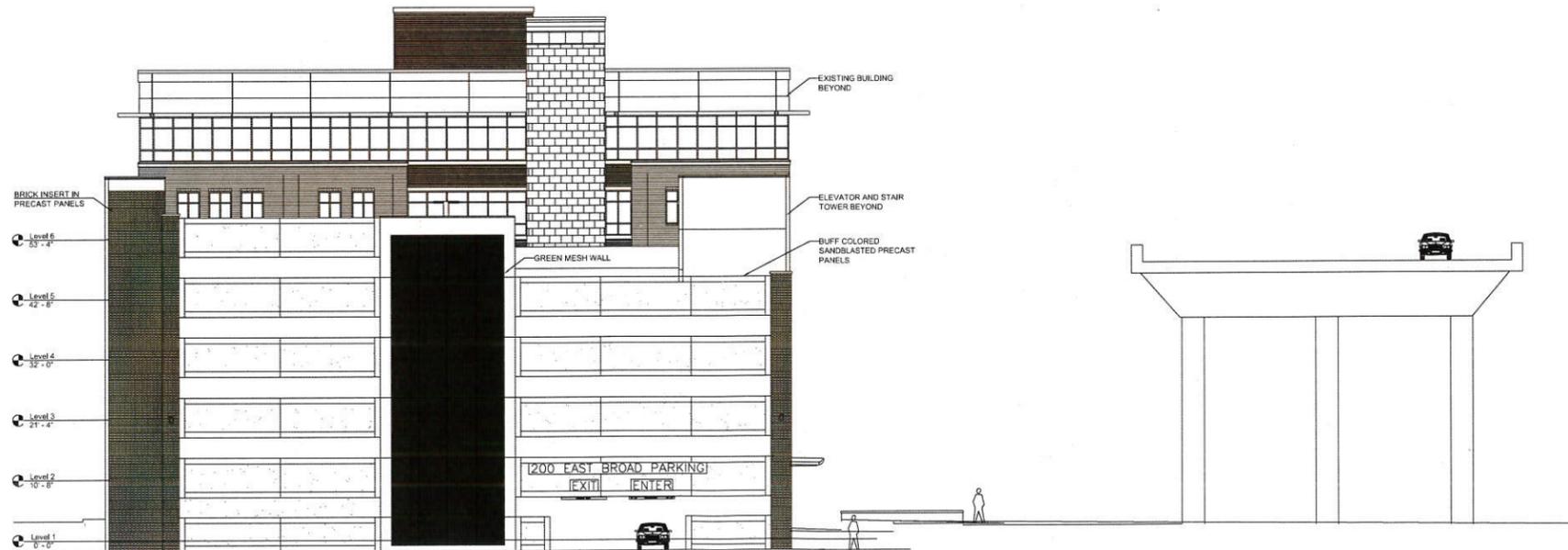
- LIST OF MATERIALS AND FINISHES:
1. CONNECTOR RAILING TO MATCH BROAD STREET PORCH
 2. BRICK COLUMNS AND PANELS TO MATCH EXISTING HANSON PALOMINO BRICK
 3. STAIR OPENING RAILINGS TO MATCH SILVER ANODIZED FRAMES IN BUILDING
 4. BUFF-COLORED SANDBLASTED PANELS
 5. BLACK ECO MESH WALL PANELS
 6. BLACK EXISTING LIGHTING POLES TO BE RE-USED





2 CALVIN STREET ELEVATION
PR-2 3/22*1'-0"

- LIST OF MATERIALS AND FINISHES:
 1. CONNECTOR RAILINGS TO MATCH BROAD STREET PORCH
 2. BRICK COLUMNS AND PANELS TO MATCH EXISTING HANSON PALOMBO BRICK
 3. STAIR OPENING RAILINGS TO MATCH SILVER ANODIZED FRAMES IN BUILDING
 4. BUFF-COLORED SANDBLASTED PANELS
 5. BLACK ECO MESH WALL PANELS
 6. BLACK EXISTING LIGHTING POLES TO BE RE-USED

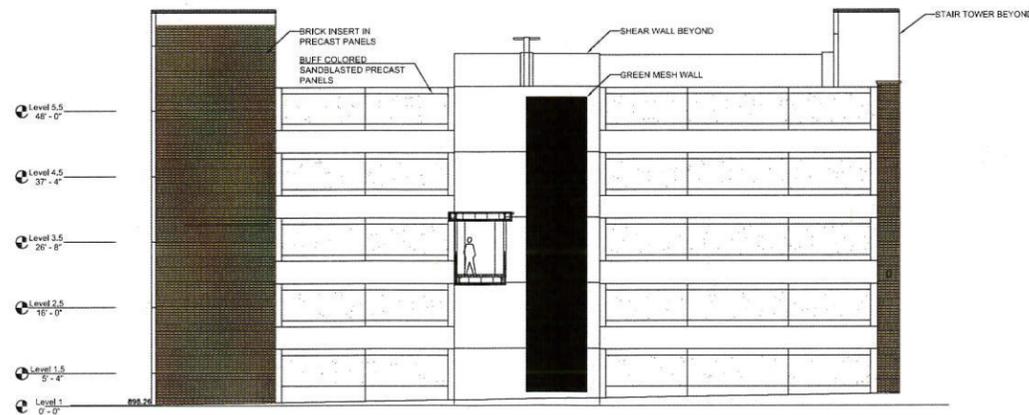


1 WEBSTER STREET ELEVATION
PR-2 3/22*1'-0"

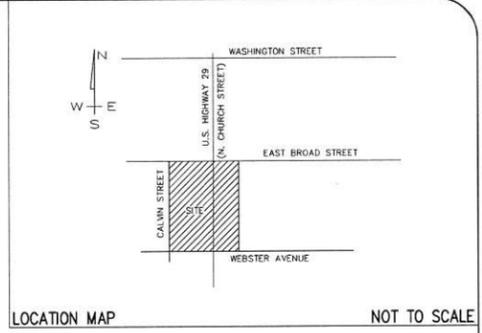
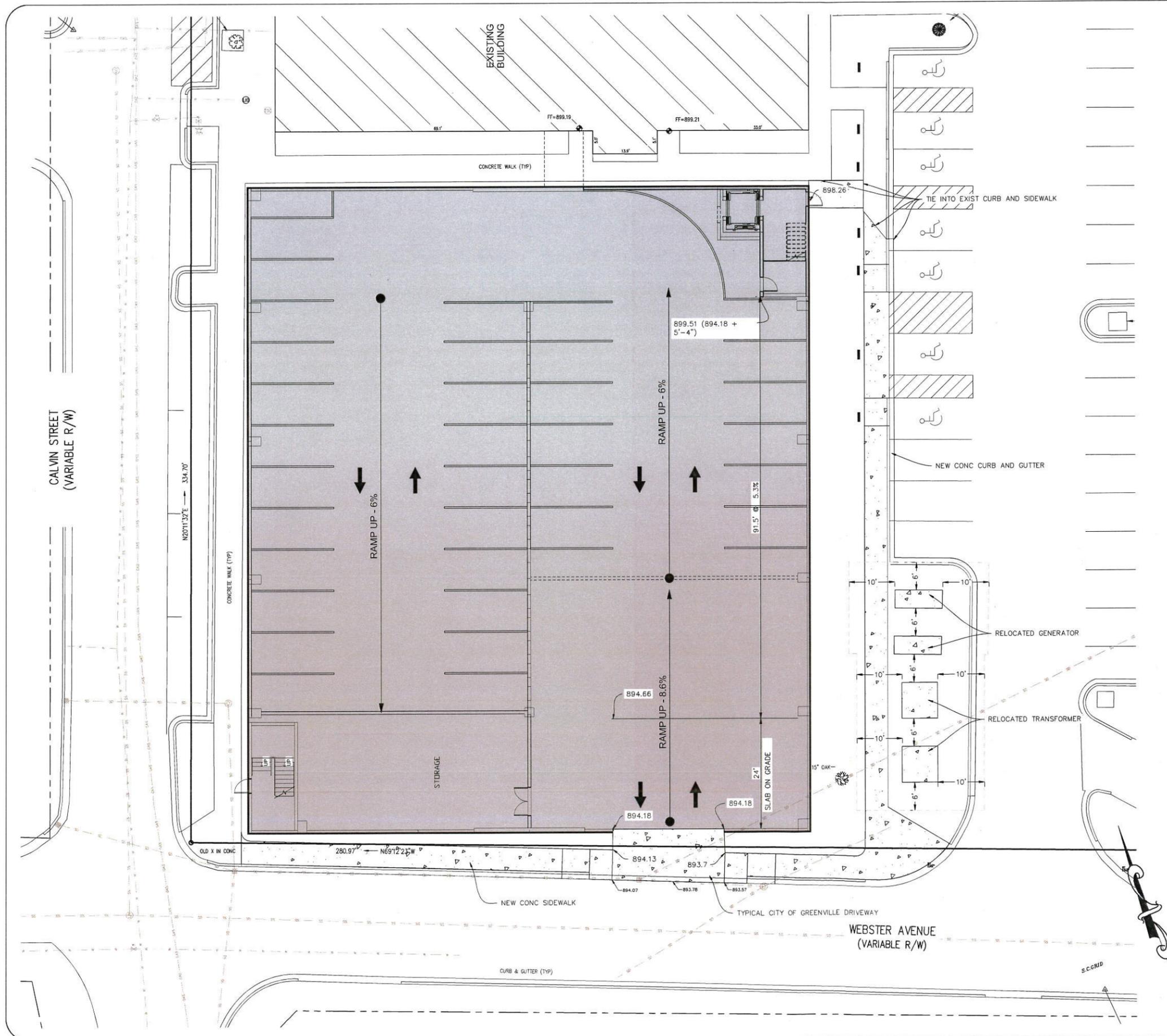


2 WEBSTER STREET ELEVATION - BEHIND PARKING GARAGE
PR-3 3/32"=1'-0"

- LIST OF MATERIALS AND FINISHES:
1. CONNECTOR RAILING TO MATCH BROAD STREET PORCH
 2. BRICK COLUMNS AND PANELS TO MATCH EXISTING HANSON PALMING BRICK
 3. STAIR OPENING RAILINGS TO MATCH SILVER ANODIZED FRAMES IN BUILDING
 4. BUFF-COLORED SANDBLASTED PANELS
 5. BLACK ECO MESH WALL PANELS
 6. BLACK EXISTING LIGHTING POLES TO BE RE-USED



1 CONNECTOR ELEVATION - FACING EXISTING BUILDING
PR-3 3/32"=1'-0"



SITE DATA:
 PIN: 0062000300301
 TOTAL SITE = 2.322 AC (XX,XXX SF)
 TOTAL DISTURBED AREA = XX.XX AC (XX,XXX SF)
 ZONING - C-4
 SETBACKS -
 FRONT - 0'
 REAR - 0'
 SIDES - 0'

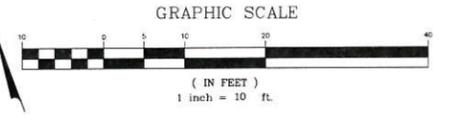


THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

SYMBOLS	ABBREVIATIONS
CB □ CATCH BASIN	BL BUILDING LINE
DI □ DROP INLET	CL CENTERLINE
ETC ELEC TRANSFORMER	CT CRIMP TOP
x 90.0 ELEVATION (EXIST. GRADE)	DE DRAINAGE EASEMENT
x 90.00 ELEVATION (FINISH GRADE)	EP EDGE OF PAVEMENT
⊕ FIRE HYDRANT	FFE FINISHED FLOOR ELEVATION
⊕ GAS METER	FG FINISHED GRADE
⊕ GAS VALVE	IE INVERT ELEVATION
IP ○ IRON PIN	IPS IRON PIN SET
LP ⊕ LIGHT POLE	IPD IRON PIN OLD
MHBS ⊕ MANHOLE (BELLSOUTH)	N&C NAIL & CAP
MHSD ⊕ MANHOLE (SD)	OT OPEN TOP
MHSS ⊕ MANHOLE (SS)	RB REBAR
PP ⊕ POWER POLE	RCP REINFORCED CONCRETE PIPE
TEL ⊕ TELEPHONE	R/W RIGHT OF WAY
⊕ WATER METER	SSE SANITARY SEWER EASEMENT
⊕ WATER VALVE	SL SETBACK LINE
⊕ STORMWATER FLOW	VCP VITRIFIED CLAY PIPE
⊕ TRAFFIC FLOW	

LINETYPES	— SS — SANITARY SEWER - EXIST.
— CTV — CABLE TV	— NS — SANITARY SEWER - NEW
— x — CHAIN LINK FENCE (PROPOSED)	— SF — SILT FENCE
— x — CHAIN LINK FENCE (EXISTING)	— SS — STORM SEWER - EXIST.
— 680 — CONTOURS - EXIST. GRADE	— NS — STORM SEWER - NEW
— (678) — CONTOURS - FINISHED GRADE	— UGP — UNDERGROUND POWER
— FK — FIBER OPTIC	— UST — UNDERGROUND TEL
— FM — FORCE MAIN	— W — WATER LINE - EXIST.
— GL — GAS LINE	— W — WATER LINE - NEW
— OP — OVERHEAD POWER	— W — WOOD FENCE
— OT — OVERHEAD TELEPHONE	— L — LIMITS OF DISTURBANCE
— RD — ROOF DRAIN - NEW	



SITE DESIGN, INC.
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
 www.sitedesign-inc.com
 800 E WASHINGTON ST. STE B
 GREENVILLE, SC 29601
 PH: (864)271-0095
 FAX: (864)271-0402

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**200 E BROAD ST
 PARKING
 GARAGE**

CITY OF GREENVILLE
 GREENVILLE COUNTY
 SOUTH CAROLINA

LEGEND

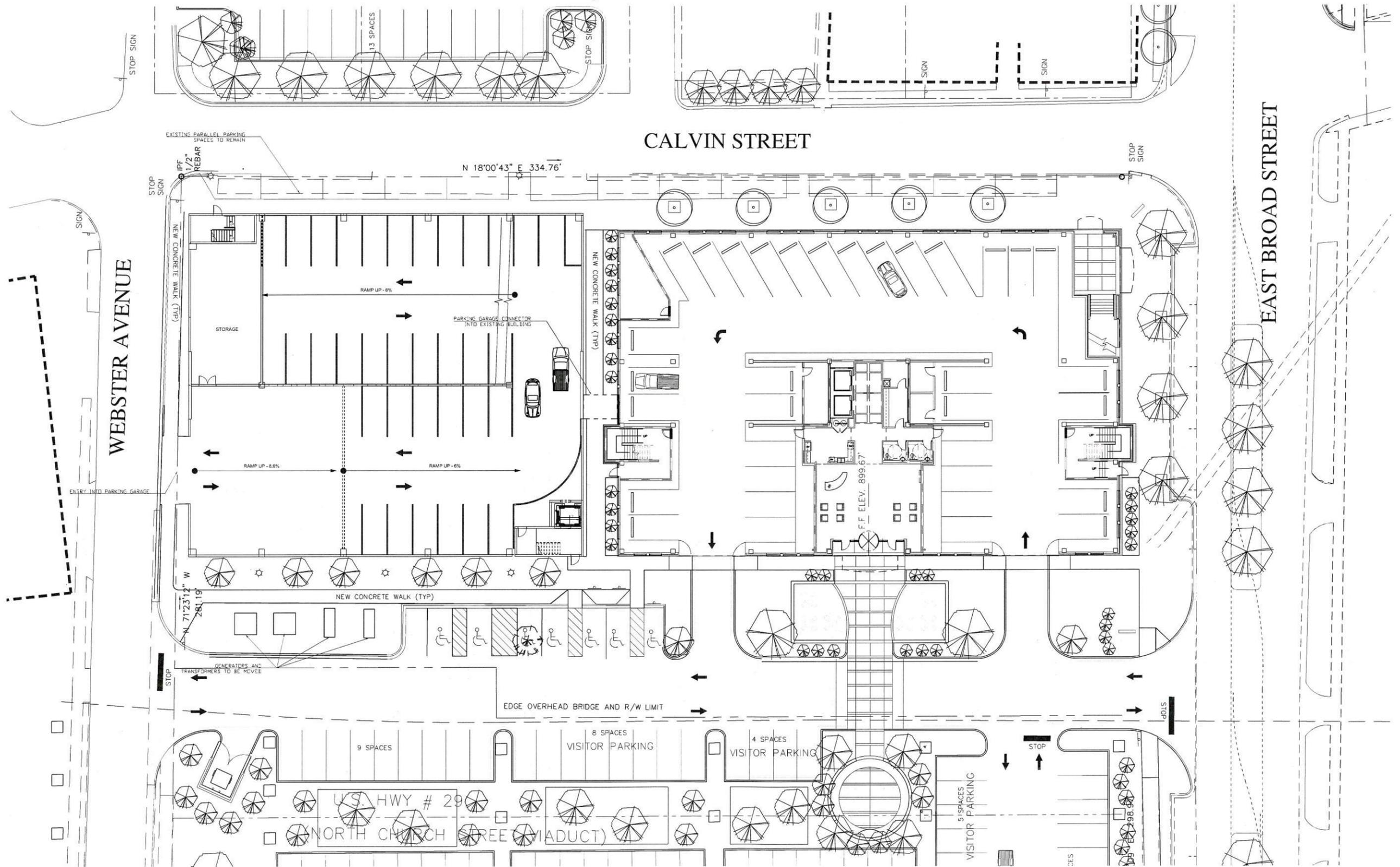
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DESIGNED BY: AGB
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CHECKED BY: MB
DATE: 10/10/2016
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SITE PLAN

SHEET 1 OF 1

C200

* 12-6 Revision



1 SITE PLAN
16-10 17-150-0

CITY OF GREENVILLE TREE CREDITS
THE CITY OF GREENVILLE REQUIRES 15 TREE CREDITS PER ACRE, EXCLUDING BUILDING FOOTPRINTS

TOTAL SITE ACRES 0.54 ACRES
BUILDING ACRES 0.39 ACRES
SUBJECT CREDIT AREA 0.15 ACRES
REQUIRED CREDITS 2.25 TREE CREDITS

TREES PLANTED	Quantity	Tree Species	Tree Caliper	Credit Units	Credits
	2	Ginkgo	3 in	0.9	1.8
Total Credits					1.8

Existing Credits 0
Planted Credits 1.8
Post Development Credits 1.8 TREE CREDITS
Required Credits 2.25 TREE CREDITS

Plant Schedule for Project

Quan.	Code	Common Name	Botanical Name	Size	Notes
Trees					
2	GBPS	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	3" CAL; 14' HT; 6" CLR TRUNK	
4	LSSS	Slender Silhouette Sweet gum	Liquidambar styraciflua 'Slender Silhouette'	3" CAL; 14' HT; 6" CLR TRUNK	
Shrubs					
17	ICSP	Sky Pencil Holly	Ilex crenata 'Sky Pencil'	4' HT	
3	OSFR	Fragrant Tea Olive	Osmanthus fragrans	4' HT	
6	LCPP	Purple Pixie Loropetalum	Loropetalum chinense 'Purple Pixie'	18" HT MIN	
6	PTWD	Wheeler's Dwarf Pittosporum	Pittosporum tobira 'Wheeler's Dwarf'	18" HT MIN	
Groundcover					
		CY Shredded Hardwood Mulch			
		Bermuda Sod			

NOTE: Plant quantities shown are for the contractor's convenience only.
Contractor is responsible for confirming all plant quantities prior to bidding and installation.

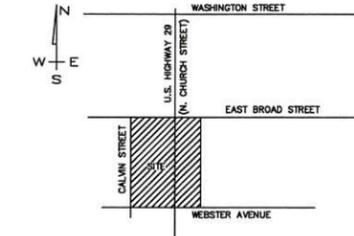
LANDSCAPE REQUIREMENTS:

- STREET BUFFER YARD**
- PARKING STRUCTURES SHALL BE BUFFERED FROM STREETS AND RIGHTS-OF-WAY
 - PARKING STRUCTURES LOCATED WITHIN THE C-4 DISTRICT SHALL BE EXEMPT FROM THE BUFFER YARD REQUIREMENT WHEN UTILIZING FENCES, WALLS, OR SIMILAR STRUCTURES BETWEEN THE GROUND LEVEL PARKING AND THE STREET OR RIGHT-OF-WAY
- ADDITIONAL SCREENING REQUIREMENTS**
- EVERGREEN SCREENING SHALL BE REQUIRED TO CONCEAL SPECIFIC AREAS OF HIGH VISUAL IMPACT OR HAZARDOUS AREAS
 - PLANTS AND A SOLID FENCE OR WALL, AT LEAST THE HEIGHT OF THE ITEM BEING SCREENED, BUT NOT MORE THAN EIGHT FEET TALL SHALL BE INSTALLED AROUND ALL SIDES, EXCLUDING ACCESS AREAS
 - SCREENING IS REQUIRED AROUND OUTDOOR ELECTRICAL AND UTILITY EQUIPMENT
- INTERIOR PARKING LOT LANDSCAPING**
- DOES NOT APPLY TO PARKING STRUCTURES
 - EACH PARKING SPACE MUST BE LOCATED WITHIN 60 FEET OF A TREE
 - ONE SHADE TREE AND EIGHT SHRUBS FOR EVERY 2000 SF OF TOTAL PARKING LOT AREA
- STREET TREES**
- STREET TREES ARE REQUIRED AT A SPACING OF 40 FEET ON-CENTER FOR SHADE TREES OR 20 FEET ON-CENTER FOR ORNAMENTAL AND UNDERSTORY TREES
 - ORNAMENTAL AND UNDERSTORY TREES MAY BE USED WHEN THERE IS AN OVERHEAD OBSTACLE OR UTILITY
- CALVIN STREET FRONTAGE = 153'
 REQUIRED TREES = 4
 PROVIDED TREES = 0
 WEBSTER AVENUE FRONTAGE = 180'
 REQUIRED TREES = 5
 PROVIDED TREES = 0
- (SITE CONSTRAINTS LIMIT THE ABILITY TO PROVIDE STREET TREES ALONG WEBSTER AVENUE AND CALVIN STREET)

Parking lot size 3,040 sq ft

1 shade tree per 2000 sq ft	2 trees
8 shrubs per 2,000 sq ft	12 shrubs

LOCATION MAP



General Landscape Notes

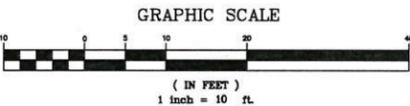
The following notes, conditions, including landscape plan and specifications are to be strictly followed in order to receive a final Certificate of Occupancy or Final Inspection. Any changes in species, quantity, or size must be approved prior to installation by the city's Senior Landscape Architect. The plant materials and sizes are specified as minimums and will be measured for compliance at time of final inspection.

- (City Code Section 19-6.2.1) Maintenance. The owner of the property where landscaping is required shall be responsible for the maintenance and protection of all plant and screening material for the duration of the premises.
 - All landscape material, maintenance, and management shall conform to the minimum standards of the American National Standards Institute (ANSI) A300 Standards for Tree Care Operations.
 - Landscape areas shall be maintained in good condition and kept free of dead plants, weeds, or debris. Failure to maintain or replace dead, damaged or diseased plant material or to repair a broken wall or fence within 30 days of notification shall constitute a violation. Replaced plant material must be in compliance with the minimum size, spacing, and quantity standards of Section 19-6.2.
 - Trees may not be severely trimmed beyond the standards of ANSI A300 Standards for Tree Care Operations. If aggressive trimming occurs, the property will be considered nonconforming and required to replace the trees with trees meeting the minimum size, spacing, and quantity standards of Section 19-6.2. "Crape Murder" will be considered a violation and replacements will be enforced.
 - Buffer and screening material shall be maintained to meet the minimum size, spacing, and quantity standards of table 19-6.2-1 of this section.
- (City Code Section 19-6.2.2 A) General. The entire planting area must be scarified and contain amended on-site soil to a soil mix to a depth of 18 inches.
- (City Code Section 19-6.2.2 B) Minimum planting size/height requirements. All landscape planting materials shall conform to the minimum size or height standards in table 19-6.2-1 at the time of planting as well as meet the standards of ANSI Z60.1 American Standard for Nursery Stock.
 - For newly planted trees the caliper measurement of the trunk shall be taken six inches above the top of the root flare up to and including four-inch caliper size. If the caliper at six inches above the top of the root flare exceeds four inches, the caliper should be measured at 12 inches above the top of the root flare.
 - For existing trees, the diameter measurement of the trunk shall be taken at DBH (diameter at breast height) four and one-half feet above the average ground level.
- (City Code Section 19-6.3.2B) Tree protection and replacement. If the minimum protection standards are not met, or if trees are observed by the city to be injured or threatened, they may be deemed ineligible for meeting these requirements and additional trees will be required.
- (City Code Section 19-6.3.2C) Protection and replacement of heritage and historic trees. No construction, grading, equipment, or material storage, or any other activity shall be allowed within the critical root zone of a heritage or historic tree unless the steps taken to adequately ensure the health of the tree are submitted in writing to the city's Senior Landscape Architect for approval.
- (City Code Section 19-6.3.2C4) Protection and replacement of heritage and historic trees. Heritage or historic trees shall not be cut, removed, pushed over, killed, harmed, trimmed, sprayed, or destroyed without written approval by the city's Senior Landscape Architect.
 - Before grading begins, fencing shall be required, at a minimum, around the critical root zone of all trees that are to be preserved. Additional fencing shall be required around the critical root zone of trees on adjacent properties or located in a right-of-way.
 - Type of fencing. All fencing required by this section shall be a minimum of four feet high and of durable construction, such as wood or metal fencing.
 - Signs. Signs shall be installed on the protective fence visible on all sides of the fenced-in area (minimum one on each side and/or every 300 linear feet). The size of each sign must be a minimum of one foot x one and one-half feet and shall contain the following: "TREE PROTECTION ZONE KEEP OUT"
 - Activity within a fenced tree protection zone. No construction, grading, parking, equipment, or material storage, or any other activity shall be allowed within the fenced area.
 - Maintenance of fencing. For existing trees to be counted toward required tree credits, they must be protected during the entire development period, beginning prior to the commencement of site work. Encroachment within the tree protection zone is permitted to allow the landscape contractor access to complete site work.
 - Critical root zone. The minimum area beneath a tree that must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The critical root zone is typically represented by a concentric circle centering on the tree trunk with a radius equal in feet to one (1) times the number of inches of the trunk diameter. (CRZ in ft = 1 x Diameter inches)
- (City Code Section 19-6.3.3B) Tree protection during construction. Encroachments within the critical root zones of any tree being preserved to comply with required tree credits, or within designated tree protection zones, shall occur only in rare instances. If such an encroachment is anticipated, a written request must be made to the city's Senior Landscape Architect for allowance of encroachment. Requests must detail preventative measures taken. If approved the following preventative measures shall be employed.
 - Clearing activities. The removal of trees adjacent to a tree protection zone can cause inadvertent damage to the protected trees. Whenever possible, it is advisable to cut minimum two-foot trenches along the limits of land disturbance, so as to cut, rather than tear. Trenching is required for the protection of historic and heritage trees.
 - Soil compaction. Where compaction might occur due to traffic or materials through the tree protection zone, the area must first be mulched with a minimum four-inch layer of processed pine bark or wood chips or a six-inch layer of pine straw. Equipment or materials storage shall not be allowed within tree protection areas.
- (City Code Section 19-6.4) Irrigation. If irrigation is provided, a rain sensor must be installed such that it shuts off irrigation system when up to rain has fallen.
- The bicycle rack specification and detail is to be installed as shown on plan unless written approval is granted by the city's Senior Landscape Architect prior to installation.
- For landscape or bicycle parking questions, contact Jeff Waters 864-467-4350 jwaters@greenville.gov

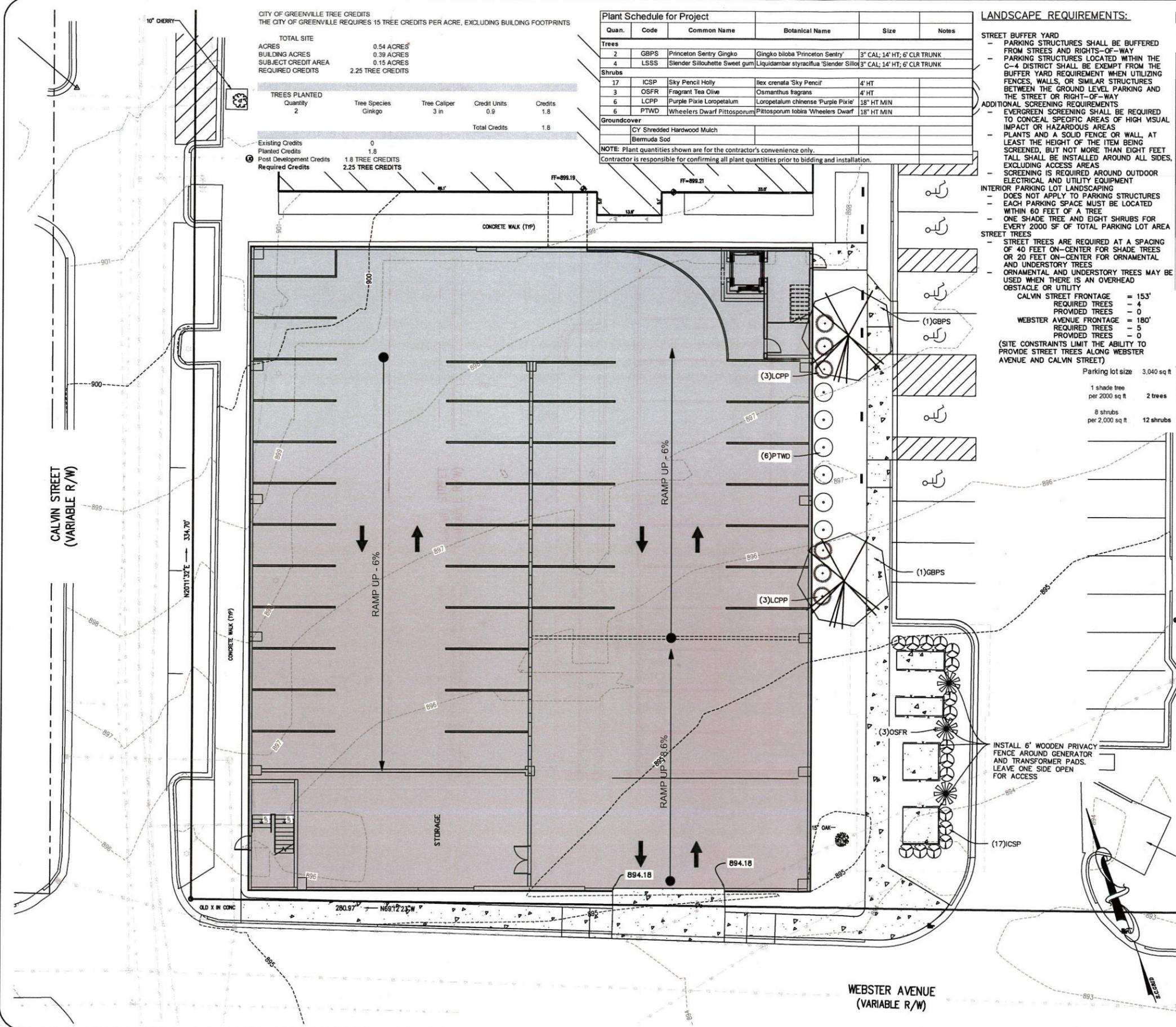
CAUTION



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



CALVIN STREET (VARIABLE R/W)



WEBSTER AVENUE (VARIABLE R/W)

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

WWW.SITEDSIGN-INC.COM
300 E. WASHINGTON ST., STE. B
GREENVILLE, SC 29601
PH: (864)271-0406
FAX: (864)271-0402

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SC REG. NO. 523

200 E BROAD ST
PARKING GARAGE

CITY OF GREENVILLE
GREENVILLE COUNTY
SOUTH CAROLINA

HORZ. SCALE: 1" = 10'
VERT. SCALE: N/A
DESIGNED BY: NGR
DRAWN BY: NGR
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DATE: 10/10/2018

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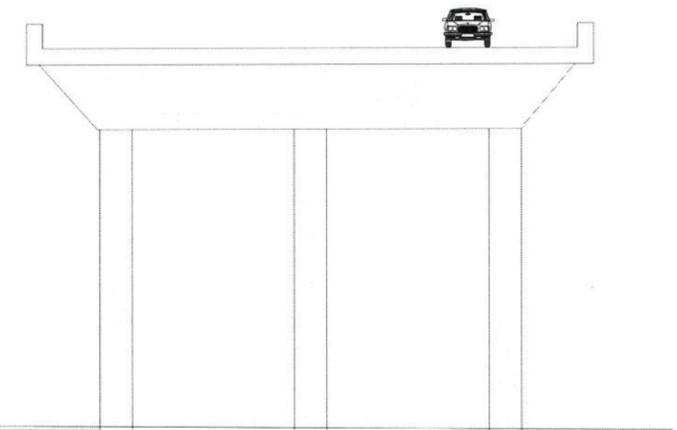
LANDSCAPE PLAN

SHEET 1 OF 0

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* 12-6 Revision





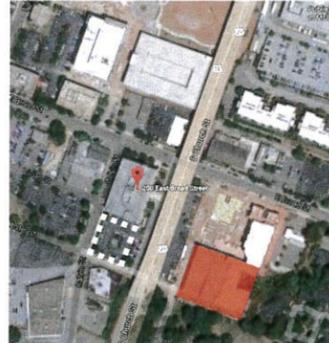
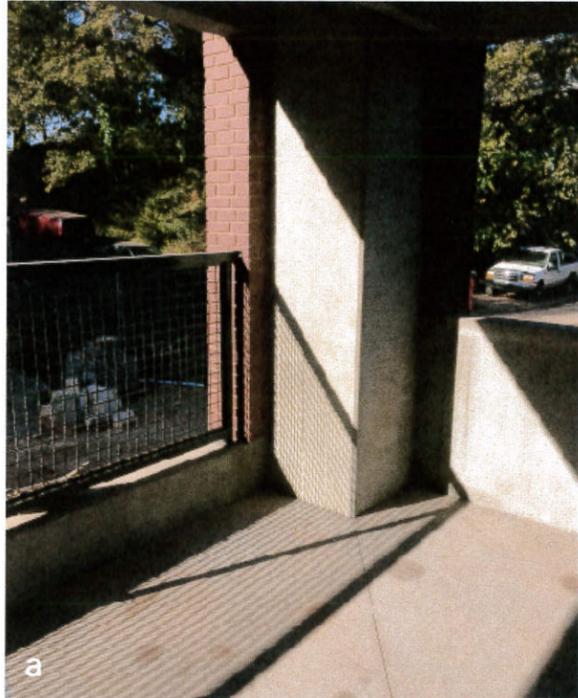




City Parking Garage
114 E. Court Street

- a. Imitate plant mesh on exterior shear walls
- b. Similar rhythm of precast panels separated with brick verticals
- c. Proposed parking garage will have more openings for a lighter space
- d. Imitate signage into garage - no security features into garage
- e. Softscape will be planted around the garage





Fountains Parking Garage E. Broad Street

- a. Wrapped columns will be similar, extending the entire height of the garage
- b. Lighting on highest level will use minimal low poles with most lighting on parapets
- c. Imitate interior LED lighting and exterior cylinder downlights
- d. Imitate Fountains framed sandblasted panels with color change

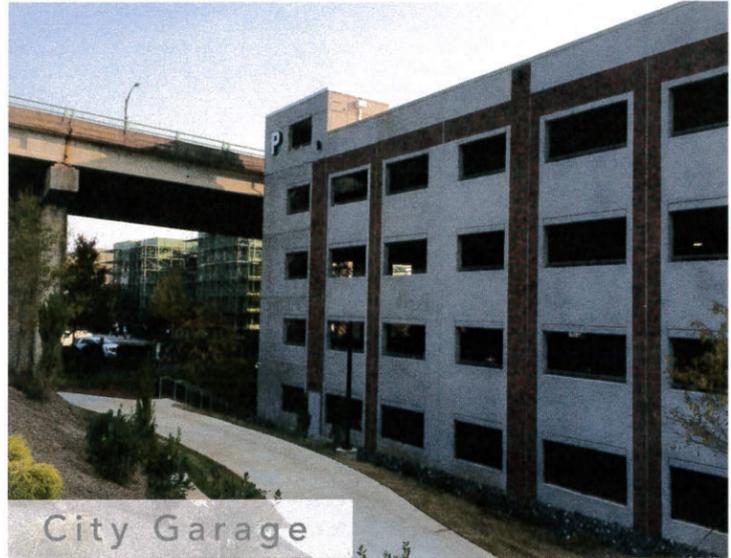




200 E. Broad Street
Greenville, SC

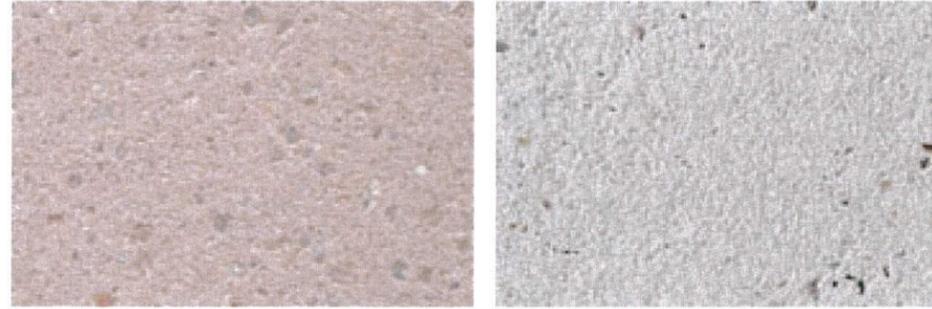
- a. Parallel parking spaces will remain. Increase walkability by adding sidewalks on all sides of garage.
- b. Webster Street will become entrance into garage.
- c. Brick verticals will imitate vertical elements of existing building. Sandblasted precast panels will complement existing stone.
- d. Parking will be adjacent to the building. Existing surface parking will become parking garage







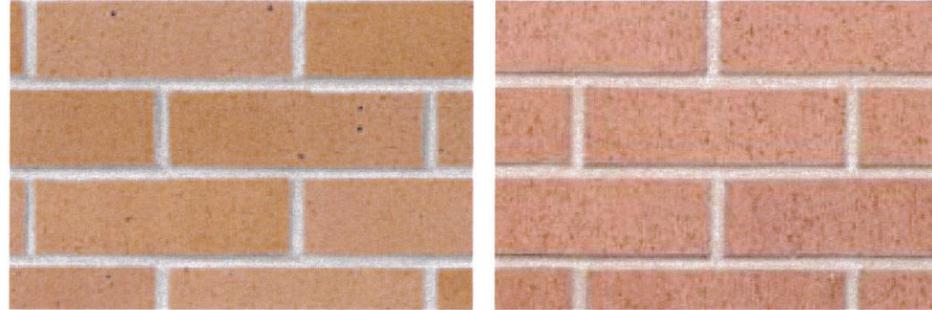
Green Mesh Wall



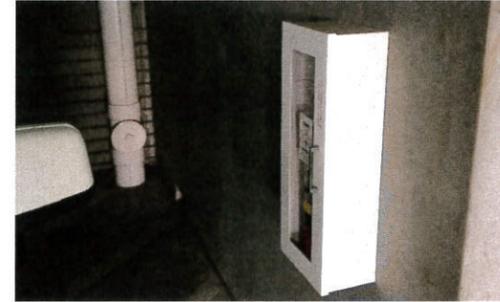
Buff-colored and gray sandblasted panels



LED lighting inside parking garage



Proposed brick color and existing



Fire Extinguisher installation



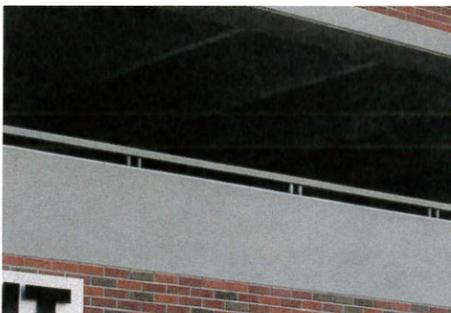
Re-use lights and add lighting on garage



Signage into garage



Metal door for storage and stair exit



Match railing to silver anodized



Stair guard rail and hand rail detail





200 E. Broad Street
Greenville, SC

- a. View from Church Street Bridge to proposed site of Parking Garage
- b. View from the other side of Webster Street looking towards 200 E. Broad Street
- c. Parking lot across Calvin Street showing proposed parking garage location
- d. View from Church Street Bridge - Fountains Parking Garage across street

