TOWN OF SUMMERVILLE
DESIGN REVIEW BOARD – AGENDA
Summerville Municipal Complex
Annex Building 3rd Floor Council Chambers
May 21, 2020 4:00 p.m.

Approval of April 16, 2020 meeting Minutes

APPLICANTS –

For additional information regarding this public meeting please contact the Planning Department at 843.851.5200. All applications and related documents for this public meeting are available for review at the Planning Department during regular business hours, Monday–Friday, 8:30–5:00 excluding Town of Summerville holidays.

OLD BUSINESS:

1. **710 N Main Street – Exterior Renovations of the existing building for a new Salon (UC-MX)**
   The applicant is requesting Final Approval
2. **N. Cedar St. Offices – Development of a new 10,000 sf office building at 204 N Cedar St (B-3)**
   The applicant is requesting Preliminary Approval

NEW BUSINESS:

1. **440 Old Trolley Road – Front Façade renovation (N-MX)**
   The applicant is requesting Final Approval
2. **428 Old Trolley Road – Front Façade renovation (N-MX)**
   The applicant is requesting Final Approval
3. **Signs:**
   a. **Avid Hotel – Internally illuminated Sign Request**
   b. **Reagin Orthodontics – Internally Illuminated Sign Request**

Old Business Continued:

1. **101 N Main Street – Redevelopment of existing restaurant (D-MX)**
   The applicant is requesting Final Approval - Applicant requests to be heard last for health reasons

Misccelaneous:

NONE

ADJOURN:

Posted March 11, 2020

Design Review Board Minutes
Thursday, April 16, 2020
Summerville Municipal Complex –Annex Building Training Room

Members Present:
Bill Beauchene
Chris Karpus
Chris Campeau
Carolyn Rogerson
Michael Gregor
Hart Weatherford

Staff Present:
Tim Macholl, Zoning Administrator
Jessi Shuler, Director of Planning
Bonnie Miley, Assistant Town Engineer
Rich Palmer, Building Official

Items on the agenda:

OLD BUSINESS:

1. **Trolley Road Apartments – Review of proposed façade changes (UC-MX)**
2. **Parker's Kitchen – Development of a new gas station at Ladson Road and Limehouse Drive (UC-MX)**
3. **N. Cedar St. Offices – Development of a new 10,000 sf office building at 204 N Cedar St (D-MX)**

NEW BUSINESS:

1. **106 Boone Street – Emanuel Baptist Church new sanctuary (N-R)**
2. **201 W. 9th North Street – Village at Summerville Community 24 Bed Memory Care Facility (PUD)**
3. **710 N Main Street – Exterior Renovations of the existing building for a new Salon (UC-MX)**
4. **Gahagan and Garbon – Proposed townhome development on 2.15 acres (N-R)**

MISCELLANEOUS:

1. **None**

The meeting was called to order at 4:04 pm by the Chairman.

Mr. Campeau asked for consideration of the February 20, 2020 meeting minutes. Ms. Rogerson made a motion for approval of the minutes as presented and Mr. Karpus seconded. The motion carried 6-0.

OLD BUSINESS

1. Trolley Road Apartments – The first item under Old Business was a request for Final Approval for proposed elevation changes to the previously approved apartment development on Old Trolley Road. Mr. Macholl detailed the staff comments. Mr. Sheldon Lovelace explained the situation to the board, and that the developer was looking to change the aesthetic and colors of the previously approved buildings. They are wanting to go in a much more low country design. The buildings will still have fiber cement siding, with a mix of lap siding and board and baton styles. Awnings have been added to the buildings. The colors are proposed to change from the tan and red brick to more grays and lighter trim with black railings. The amenity structures did not change architecturally. Mr. Lovelace showed the new colors on the materials sheet. Mr. Campeau asked about any changes to the scale and massing of the residential buildings. Mr. Lovelace explained that the base building would stay the same with mostly accents being added to make them look more "low country". Ms. Rogerson asked about the color of the brick. Mr. Lovelace explained it was a red brick with lighter highlights. Mr. Will Rogan of Cypress Engineering explained that the aesthetic changes stem from wanting to reproduce a successful location in Savannah. Mr. Karpus pointed out that the clubhouse has two different roofing materials. Mr. Macholl explained that it had been previously approved. Mr. Karpus stated that they should choose one roof material or the other, the mix distracts from the aesthetics. Mr. Campeau suggested a metal roof for the entire amenity center building. He also asked if the board would want to see a test panel on site. The board indicated that they would.

Mr. Karpus made a motion for Final Approval with the condition that a test panel be approved on site and the amenity center have a full metal roof. The motion was seconded by Ms. Rogerson. The motion passed unanimously 6-0.

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2. Parker's Kitchen – The second item under Old Business was a request for Preliminary Approval of a proposed Parkers Kitchen to be located at the corner of Ladson Road and Limehouse Drive. Mr. Macholl introduced the project. Mr. Thomas Mathews of Parker's explained that this new plan reflects the changes implemented by the UDO. He also explained that the TIA forced the plan to remove the full access and the Right-in/Right-out changed to a double stack. Because of this change in layout they were able to change the plan and produce an outparcel fronting on Ladson Road. He continued to explain that the proposed building is not the same that was previously approved at Central and Orangeburg, but a new hybrid design incorporating the best elements of that building and others. Building materials would be the same with the brick and metal roof and brackets. They would also include a pergola at the front of the building. Mr. Campeau asked about the landscape plan. Mr. Mathews explained they had not made the revisions to that plan to meet the submittal deadline. Ms. Miley addressed a question concerning the access to the site from Ladson, explaining that the previous plan had the full access drive lined up with the street on the other side. With the change to the Right-in/Right-out the access shifted over to reduce the amount of road work on Ladson. Mr. Simmons of Freeland and Kaufman informed the board that it met the Arms Manual and that the shift helps prevent the use of the Right-in/Right-out as a full access, making it safer. Mr. Campeau asked about the stormwater facility. Mr. Simmons explained that it is designed for lots 1 and 2. Lot 3 will have its own detention. Mr. Weatherford asked about cross access and shared detention. Mr. Macholl explained that the UDO requires cross access be granted. Parkers was directed to make sure that sidewalk be added to the frontages being developed. Specifically along Limehouse Drive. Mr. Campeau addressed the landscaping and that he felt it was barely meeting the code minimum. He suggested looking at the design of the building and trying to coordinate the landscaping materials and locations with the layout of the building to get a cohesive plan.

Moving on to the architecture of the building. Mr. Mathews said that this is a new design for the area and that they looked at southern vernacular architecture and tried to make the building more historic. He pointed out the cotton wood brick, niches, and central hipped roof. Mr. Beauchene suggested adding brackets to the gas canopy, each column on all four sides. Mr. Campeau agreed, he felt that the gas canopy was not integrated into the design of the campus. Mr. Karpus asked about the detail above the windows. Mr. Mathews explained that it is actually like a pierced brick wall, there is a void and painted CMU behind to provide shadow and depth to the façade. Mr. Campeau requested that all roof top mechanicals be fully screened.

Mr. Beauchene made a motion for Preliminary Approval with comments noted. The motion was seconded by Ms. Rogerson. The motion passed unanimously 6-0.

3. N. Cedar St. Offices – The Third item under Old Business is a request for Final Approval of a proposed two story office building to be located at 204 N Cedar Street. Mr. Tom Wingard of Pendium group presented the plans to the board, showing the previous plan and how it had changed trying to incorporate the UDO requirements to bring the building closer to the street. He stated that the design intent was to try to fit into the area, the Crescom Bank next door and Five Loaves a couple lots over both have a residential look and he wanted the building to fit into the street scape. Mr. Wingard explained he had leased a tenant space on the first floor and that the tenant would have 9 staff and approximately 12 patients at a time resulting in the need for the parking shown on the plan. Mr. Campeau suggested that the design was too residential in nature based on the mass and scale of the building, and that the UDO was actually trying to bring a more commercial urban style to this corridor. Mr. Karpus expressed a concern that the plan for the building was not executing well at being residential or commercial. Ms. Rogerson stated that she felt that the building should be in-line with the bank next door. Ms. Shuler explained that the intent is for a conversion going forward to a more urban "downtown" style. She continued to explain that there is some leeway on the setback for infill development which this development would be. Mr. Campeau told the applicant that he felt that the CPW building really set the tone for the corridor and that he felt that this building should be in-line with the tone set across the street. The board discussed whether the design should be more commercial in style. The Board concluded that the building should be closer to the street and because of that it needs to look more commercial than residential. The mass and scale of the building really demands that the design be more commercial and downtown oriented. The layout of the parking lot was discussed, they suggested that the island needs more width to give planting area. Mr. Macholl addressed the staff concerns with the parking lot layout.

Mr. Beauchene made a motion to Deny Preliminary Approval. The motion was seconded by Mr. Gregor. The motion passed unanimously 6-0.

The Board decided to take a 10 minute break at this time.

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NEW BUSINESS

1. 106 Boone Street – The first item under New Business was a request for Preliminary Approval for a new Church Sanctuary located at 106 Boone Street by Emmanuel Baptist Church. Mr. Macholl explained staff comments regarding the proposed plan. Mr. Robert Davis and Pastor JT Miller discussed the project with the Board. Mr. Davis explained that they have started moving forward with the project. There is an existing drainage easement and power lines running through the middle of the property that had to be relocated. The 36" tree had already been reviewed and a tree permit issued for that removal. Mr. Campeau pointed out that the last Handicap parking space needs more maneuvering space to allow vehicles to get in and out.

Comments on the building were requested. Mr. Davis addressed some of the design elements. He explained that there would be a metal roof, brick veneer, and storefront style windows. He explained that this is a pre-engineered metal building which is wrapped in brick. The board discussed the brick and style of the building. The general consensus was that the building design was generally good, but that some detail was missing on the building. The board suggested adding some masonry details, a water table, and soldier course. It was also suggested that the roof is lacking an overhang. Pastor JT expressed a concern about the proposed design upgrades. He shared that while the congregation is growing the budget is limited and he is concerned that these details may drive the project outside of the budget. Concerns about schedule are problematic at this point. Mr. Gregor and Mr. Campeau both felt that the design overall is pretty good but they are at a preliminary stage versus final. The size of the proposed steeple also was a concern from the board. The Board discussed the concern about the size of the steeple in relation to the size of the building. Mr. Beauchene suggested that the church can plan for the steeple to be done later, but focus on getting the building done. Suggestions for the building included a couple of course wide soldier course to break up the façade and make the windows appear better sized for the façade. Ms. Shuler suggested that it is possible to separate the site and architecture approvals if the Board wanted to proceed in that manner. Mr. Campeau and Mr. Beauchene discussed the proposed roof overhang and it was agreed that a 24" overhang would result in the look based on the scale of the building.

Mr. Gregor made a motion for Preliminary Approval with comments noted. There was no second, so Mr. Gregor amended his motion. The amended motion is for Final Site Approval with the condition that the architecture be brought back to the Board for Approval. The motion was seconded by Ms. Rogerson. The motion passed unanimously 6-0.

2. 201 W. 9th North Street – The second item under New Business was a request for Preliminary Approval for a proposed 24 bed memory care facility to be located on the Village at Summerville. Mr. Will Rogan and Mr. Scott Hendrix explained the project. Mr. Rogan explained that the proposed location is where an older building had recently been demolished. The site is approximately 1.5 acres, the building is a single story 24 bed facility with a courtyard. It is located on the loop road through the campus and they are proposing a dozen parking spaces for potential visitors. Mr. Hendrix pointed out that it would be a fully enclosed courtyard, and that the facility would be located and connected to the existing internal sidewalks. The board asked how big the facility would be. It was explained to be about 16,000 square feet, with 24 beds and accessory living spaces. Mr. Hendrix explained that the design was taken from other buildings on the campus. The design includes a red brick water table, gray siding above, architectural shingles, and metal roof accents on the canopies. There is a mechanical well on the rear facing side of the roof which will screen the roof top mechanicals. The design includes a heavy timber element at the front door. The building will be served by the large main kitchen within the campus. Windows are intended to be black framed store front fixed windows. Ms. Rogerson asked how the design fits into the campus. Mr. Hendrix explained that the majority of the campus was built in the 1960's except for the Skilled Nursing center, the intent was to draw some from the majority of the campus and some from the new facility across the street and bring them together. Mr. Karpus asked about the different roofing materials. Discussion concerning the front door location and whether the timber framing was a heavy enough accent to draw the away from the brick on the façade. Mr. Hendrix explained that the vertical brick detail is actually being pulled from the Columbia Campus and that they were hoping to implement a connecting design element between the campuses. Mr. Campeau suggested that because the tall brick element lines up with the road intersection, that it becomes the focal point more than the timber framing. Mr. Rogan explained that moving the building was not possible because of the location of existing walkways and utilities throughout the campus. It was suggested that this particular façade may want to be restudied to see if the focus can be put on the main door. Mr. Beauchene pointed out that all of the parking is actually located right in front of the door which would relieve any confusion.

Mr. Beauchene made a motion for Final Approval with comments noted. The motion was seconded by Mr. Gregor. The motion passed 5-1, with Ms. Rogerson voting against.

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3. 710 N Main Street – The third item under New Business was a request for Final Approval for the proposed exterior renovations to the existing building located at 710 N. Main Street. Mr. Tranh Vu was in attendance to address the project. Mr. Macholl addressed staff comments. Mr. Vu explained that he had received the comments and that he had addressed the comments received from staff at TRC. He indicated that he was still working with Wendy's about a possible connection to the rear, the front had been revised with those parking spaces removed, and he had shown the connection to the existing sidewalk on Main Street. He explained that the design of the building was informed by the neighboring buildings which are Taco Bell and Wendy's, both have a very square façade and a parapet wall. The color scheme would be similar to the Taco Bell. Mr. Campeau expressed a concern that the applicant had requested Final Approval but the documents submitted were more conceptual in nature. Mr. Vu pointed out that there are no major structural changes and that the only new elements are the parapet wall and the front porch. Mr. Campeau asked how cars can pull through the carport with the existing stairs in the drive aisle. Mr. Vu explained that they will be removed giving the necessary space to maneuver. The board felt that the changes specifically the parapet wall were out of place for the style of building. Mr. Vu explained that he was going for a more commercial look, and that he wanted to fit in better with the neighbors on either side. Ms. Rogerson suggested a gable end roof over the porch. Mr. Beauchene suggested that professionally done architectural drawings would be best. The board felt that the plans were not adequate for Final Approval. Mr. Karpus told the applicant that while he appreciated the documents submitted, and the attempt to blend with the neighbors, he felt that the applicant should embrace the existing cottage style. He felt that a low slung flat roof coming off the slope of the existing building covering the proposed porch, embracing the residential style of the building, would be best for this style building. He also suggested that the windows shown in the drawing don't match the style of building and that more technical drawings would be required. Mr. Vu addressed the comment saying that he was waiting for more technical drawings until after receiving approval on the design. The Board suggested removing the parapet wall, reshingling the roof, painting, and building a more "low country" porch. Mr. Gregor suggested looking at the other two cottage style buildings that had been repurposed for commercial uses across the street.

Mr. Gregor made a motion to Deny Final Approval. The motion was seconded by Ms. Rogerson. The motion passed unanimously 6-0.

4. Gahagan and Garbon – The fourth item under New Business was a request for Preliminary Approval of a proposed Townhouse development to be located at the corner of Gahagan Road and Garbon Street. Mr. Elliott Locklair was in attendance to discuss the project. Mr. Macholl introduced the project. Mr. Locklair explained the project and that due to the shape constraints, the new zoning requirements, and the size of the property it was a very difficult plan. He explained that to meet the lot coverage requirements about 9-10 of the proposed parking spaces will be pervious pavers. The addition of the ribbon curb, requested by staff, will not change the impervious surface. Wheel stops are shown due to the flush sidewalks. The plan is for the townhomes to be individually owned. At this time the amenities for the development have not yet been fully discussed. Benches and bike racks are possible. Six foot deep porches will be added to the design. He felt that they could easily provide the requested 15 foot easement spacing between the buildings as requested by Public Works Staff. Mr. Locklair explained that all of the units front a public street, either Gahagan or Garbon, with the required parking behind the buildings. Mr. Fabrizio explained that all proposed landscaping and mechanicals would be on the front of the building and the mechanicals to the rear not encroaching into the requested easement.

The Board discussed the architecture of the buildings. Mr. Fabrizio explained that the porch expansion would be easy to complete. The proposed shutters would be removed, because at this price point operable shutters are not an option. This is intended to be a more affordable community, but with all exterior maintenance done by the HOA. Mr. Campeau asked about the siding material. Mr. Fabrizio explained that it was intended to be a vinyl material. Ms. Shuler pointed out that siding material can be approved by staff. Mr. Karpus liked the style of the individual townhomes, but felt that they looked "slapped together" and lacked a cohesive design. Mr. Fabrizio shared an image of previous townhomes done by his company. Mr. Campeau asked if the design met the UDO requirements. Mr. Macholl confirmed that the design met the requirement for a mix of materials. Architectural shingles were requested. The proposed colors for the buildings was described as similar to the pictures of the prior development.

Ms. Rogerson made a motion for Final Approval with comments noted, specifically the upgraded siding and architectural shingles. The motion was seconded by Mr. Gregor. The motion passed unanimously 5-0.

MISCELLANEOUS:

There were no items under miscellaneous.

DRAFT

ADJOURN:
There being no further business, the meeting was adjourned at 8:04 PM on a motion by Mr. Karpus and a second by Ms. Rogerson. The motion passed unanimously.

Respectfully Submitted, Date: _____

Tim Macholl
Zoning Administrator

Approved: Chris Campeau, Chairman _____; or,

Michael Gregor, Vice Chairman _____

DRAFT

STAFF REPORT
CDRB Meeting
May 21, 2020 at 4:00 p.m.

TO: Town of Summerville CDRB

FROM: Planning Staff

DATE: May 15, 2020

GENERAL INFORMATION

Applicant: Thanh Vu

Property Owner: Thanh Vu

Requested Action: The applicant is requesting Final Approval for proposed renovations to the exterior of the existing building

Requested Approval: Final Approval

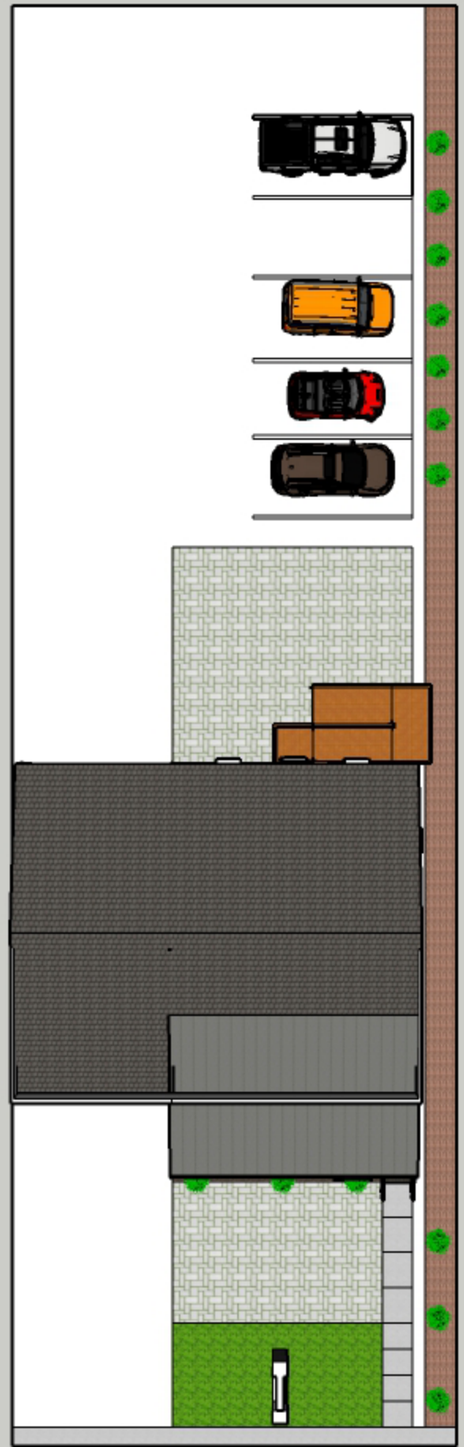
Existing Zoning: UC-MX Urban Corridor Mixed Use
Adjacent Zoning: **North:** UC-MX Urban Corridor Mixed Use
South: UC-MX Urban Corridor Mixed Use
East: UC-MX Urban Corridor Mixed Use
West: UC-MX Urban Corridor Mixed Use
Location: 710 N Main Street
Existing Land Use: Vacant Office
Prior Reviews: March 19, 2020 – Final Approval DENIED

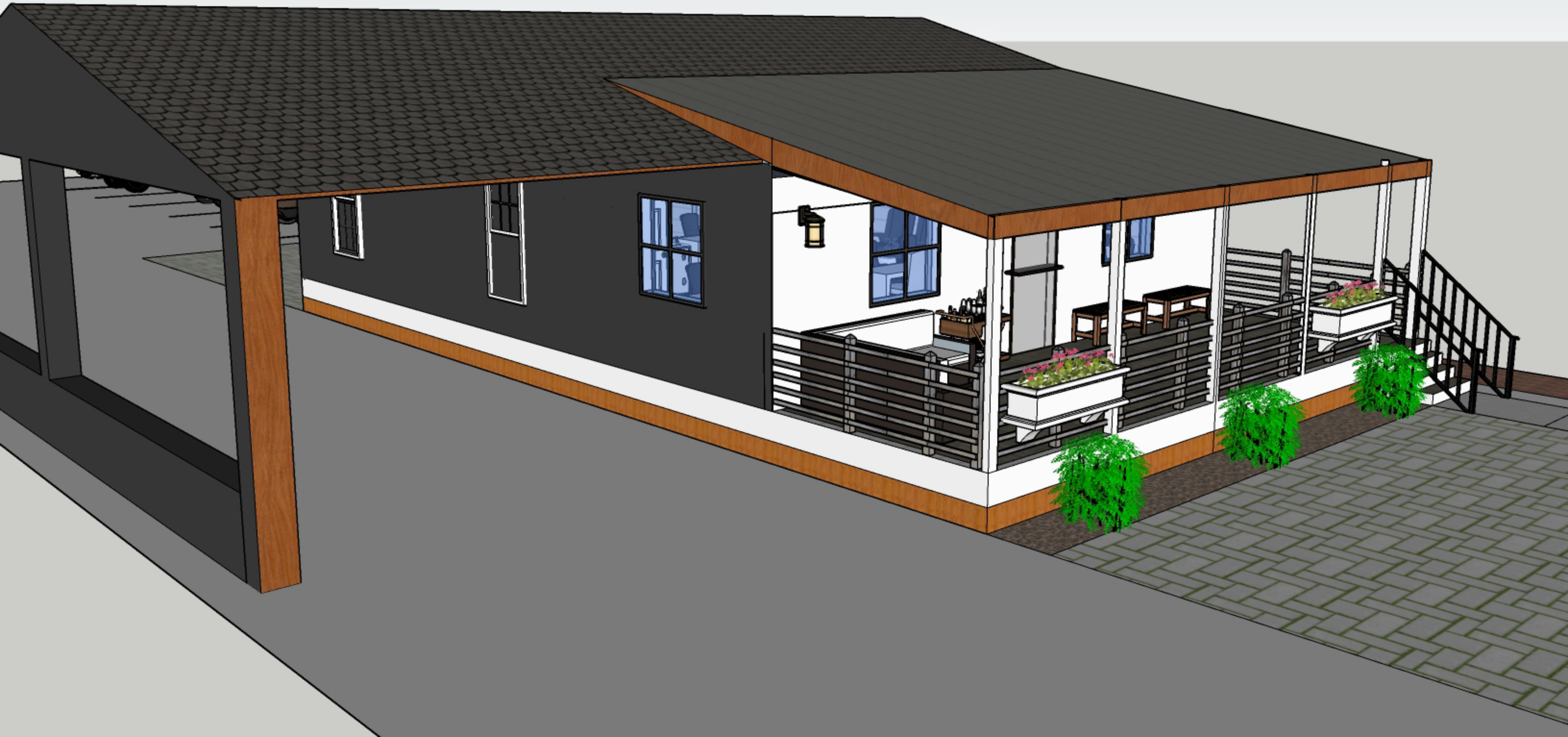
Ordinance Reference:
Sec. 13.3.5. Design Review Board.

(b) *Mission statement.* The purpose of the commercial design review board is to establish a review process that will protect and improve the visual and aesthetic character and economic value of commercial development within the town. In turn, this establishment of scenic corridors will contribute to the community's sense of place and pride further strengthening the town's unity of character. Through this process, the assurance of respect for the character, integrity, and quality of the built environment of the town will be established without stifling innovative architecture and/or development. All development shall adhere to the definitions and terms outlined in all of the town's zoning ordinances and codes as preliminary criteria. The commercial design review board is granted the authority to determine the appropriateness of the construction of the commercial site in pursuit of achieving that style which is characteristic of the region and of the town in particular as stated in the guidelines of this section.

Recommendation:
Based upon Staff review, the following are staff's comments: The applicant has moved forward with construction and started work prior to approval of Final plans by the Design Review Board. The submitted plan has addressed the previous landscaping comments. The previous comments concerning the monument sign have been addressed. There has been no confirmation concerning the requested cross access. Staff has no comments regarding the proposed architectural design of the building.

Prior Meeting Comments: Based on preliminary review staff had the following comments. The preferred option to address the one-way entrance is to discuss an agreement with Wendy's to provide a vehicular exit through their back parking area. If Wendy's is not willing to grant access, the driveway in the front could be widened to create a pull-off, but would need to stay the same width at the right-of-way of N. Main St. The allowed square footage for the monument sign face is 36 sf. A tree removal permit will be required if trees need to be removed to accommodate cross access. The following landscaping is required along the rear sides of the property as feasible: Canopy tree every 40 feet; A continuous row of evergreen shrubs with an expected height of 3 ft at maturity, installed at not more than 6 ft on center





STAFF REPORT
CDRB Meeting
May 21, 2020 at 4:00 p.m.

TO: Town of Summerville CDRB

FROM: Planning Staff

DATE: May 15, 2020

GENERAL INFORMATION

Applicant: Pendium Group, LLC

Property Owner: JWS Aspirations, LLC

Requested Action: The applicant is requesting Preliminary Approval of a proposed 8,460 sf office building

Requested Approval: Preliminary Approval

Existing Zoning: D-MX Downtown Mixed Use
Adjacent Zoning: **North:** PL Public Land
South: D-MX Downtown Mixed Use
East: PL Public Land
West: D-MX Downtown Mixed Use
Location: 204 N. Cedar Street
Existing Land Use: Vacant property
Prior Approvals: Conceptual Review 03/21/2019
Preliminary Approval 04/16/2020 - DENIED

Ordinance Reference:
Sec. 13.3.5. Design Review Board.

A. *Mission statement.* The purpose of the commercial design review board is to establish a review process that will protect and improve the visual and aesthetic character and economic value of commercial development within the town. In turn, this establishment of scenic corridors will contribute to the community's sense of place and pride further strengthening the town's unity of character. Through this process, the assurance of respect for the character, integrity, and quality of the built environment of the town will be established without stifling innovative architecture and/or development. All development shall adhere to the definitions and terms outlined in all of the town's zoning ordinances and codes as preliminary criteria. The commercial design review board is granted the authority to determine the appropriateness of the construction of the commercial site in pursuit of achieving that style which is characteristic of the region and of the town in particular as stated in the guidelines of this section.

Recommendation:

Staff still has concerns with the proposed circulation on the property. The tire sweep shown on the plan still goes over a curb and encroaches on three other parking spaces. The parking count is still being driven by the leased space in the office building. Based on Section 7.4, 24 parking spaces would be the minimum parking requirement for a medical office, and 16 spaces would be required for all other Office uses. The proposed 32 spaces do not exceed the 200% limit for “other office” uses requiring pervious parking. Dimensions are required on the landscape plan to verify that the 8 foot landscape border is being met surrounding the new parking. Section 8.5.2.A requires an 8 foot landscaped border “adjacent to all parking spaces and **travel areas**.” This required border is missing on the rear property line. Staff would request that the applicant provide a stub out to the adjacent property to the north to meet the connectivity requirements of the UDO. This will allow the future redevelopment of the corridor in the “urban downtown” style reducing the need for curb cuts. Section 8.6.3 requires screening of the mechanicals and the solid waste containers. Details will need to be provided of the proposed screening for both, their design is dependent upon the architectural style chosen for the building.

Architecture: The applicant has provided four different possible elevations for the proposed building. He is seeking confirmation of one style from the board to move forward with Final Plans for the development of the building.

PRIOR MEETING COMMENTS: Based upon preliminary staff review, staff has the following comments: The first handicap parking space and designated path are blocking traffic flow, it is recommended that this space be removed and an alternative location for the handicap parking be identified, staff suggests the “southern” property line. This would also reduce the travel distance from vehicle to door for handicapped patrons. D-MX does not have a minimum parking requirement. Because the parking is behind the building, staff recommends no more parking than is required based on the use. For Office Use the parking requirement is 2/1,000 sf. The minimum parking for this location would be 17 parking spaces. Staff would also recommend removing the last space and the first space along the “southern” property line both impede traffic flow or are difficult to maneuver into and out of. Sugar Maples are not a recommended parking lot tree. Provide a dumpster enclosure detail. Provide a detail of the HVAC screening. The enclosure must be constructed of materials to match the building. Staff would still recommend seeking the possibility for a shared drive or parking with the adjacent bank. Please provide documentation of effort to establish connection.

Building: The first floor does not meet the 65% façade transparency requirement. It is currently at 21%. The second floor does not meet the 30% façade transparency requirement. It is currently at 21%.

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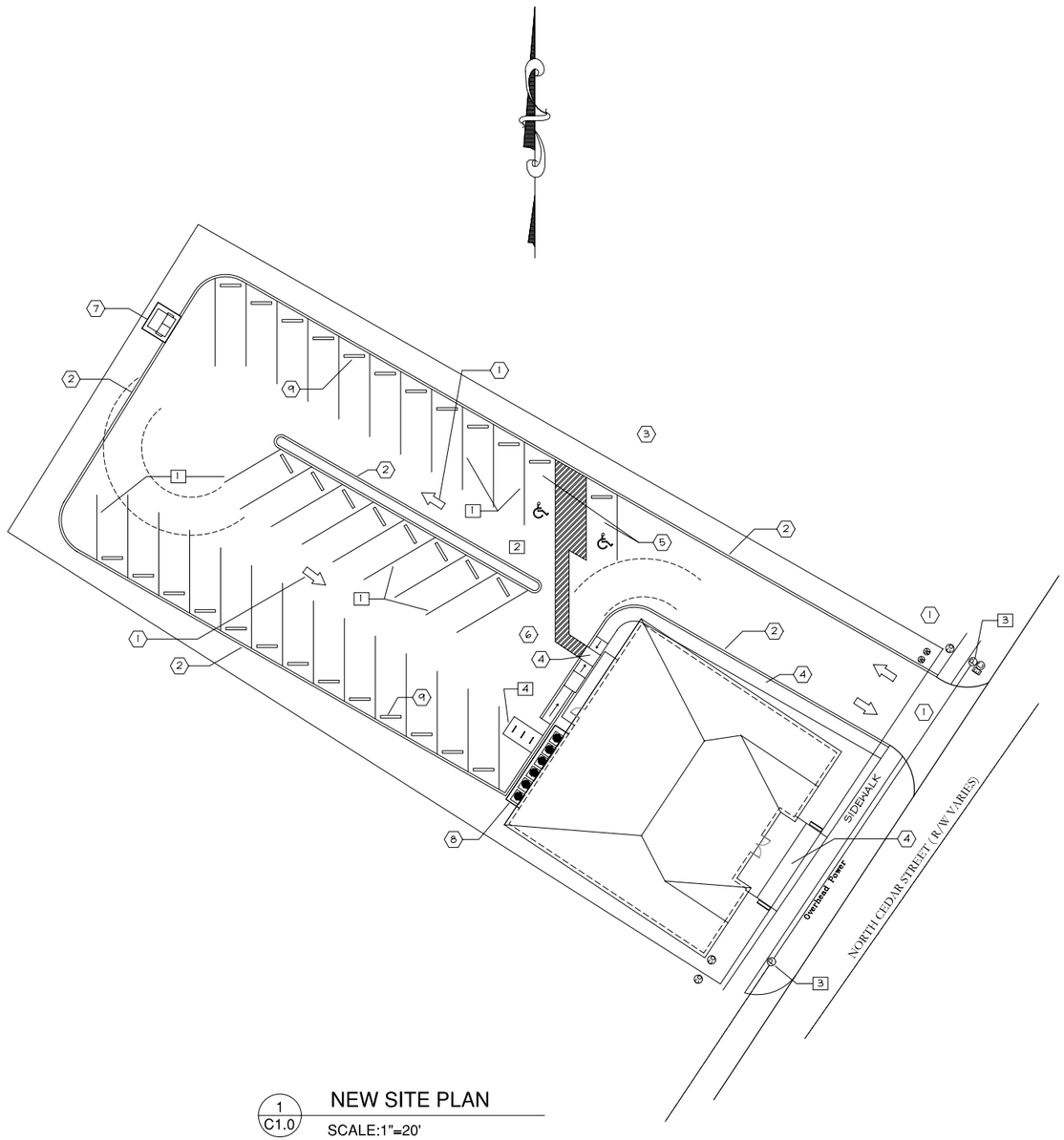
PARKING

D-MX ZONING HAS NO MIMINUM PARKING REQUIREMENT.

33 SPACES PROVIDED BASE ON OCCUPANT NEEDS

USE 2 SPACES AS HANDICAP PARKING SPACE - VAN ACCESIBLE



1 C1.0 NEW SITE PLAN

SCALE:1"=20'

0 5 10 15 20 40 80

SITE NOTES

SEE C2.0 AND C2.1 FOR ALL DETAILS SHOWN ON THIS PLAN

1. 4" TRAFFIC YELLOW LANE STRIPES - TYPICAL
2. 4" BABY BLUE LANE STRIPES FOR ALL HANDICAP SPACES
3. EXISTING WOOD POWER POLE
4. BICYCLE PARKING AREA

DETAIL NOTES

SEE C2.0 AND C2.1 FOR ALL DETAILS SHOWN ON THIS PLAN

ALL PARKING SPACES TO BE 9' x 19' UNLESS NOTED OTHERWISE

1. TRAFFIC FLOW ARROW
2. EXTRUDED CURB
3. EXTERIOR LIGHTING POLE WITH FOUNDATION
4. CONCRETE SIDE WALK
5. HANDICAP PARKING SPACE
6. HANDICAP RAMP IN CONCRETE SIDE WALK
7. TRASH DUMPSTER SCREENEING
8. HVAC UNIT SCREENING
9. WHEEL STOP - TYPICAL

811

KNOW WHAT'S BELOW,
CALL BEFORE YOU DIG

THE SOUTH CAROLINA STATE LAW REQUIRES THAT EXCAVATORS GIVE A 72--HOUR NOTICE, (3 WORKING DAYS EXCLUDING WEEKENDS AND HOLIDAYS), FOR THE LOCATORS TO GET OUT TO MARK THE AREA. AFTER A TICKET HAS BEEN PROCESSED, YOU WILL KNOW WHEN YOU ARE LEGALLY FREE TO PROCEED WITH THE DIGGING WORK AND WHICH UTILITIES IN THE AREA P.U.P.S. WILL BE NOTIFYING FOR YOU. ANY UTILITIES THAT P.U.P.S. DOES NOT NOTIFY, YOU WILL BE RESPONSIBLE FOR NOTIFYING DIRECTLY. THE UTILITY COMPANIES ASK THAT YOU LEAVE A 2 1/2 FEET MARGIN ON EACH SIDE OF A MARKED UTILITY LINE. ALSO NOTE THAT YOUR REQUEST IS GOOD FOR 15 WORKING DAYS AFTER IT HAS BEEN PROCESSED BY OUR SYSTEM.

CDRB - APPROVAL

PROFESSIONAL OFFICE
605 OLD TROLLEY ROAD
SUMMERVILLE, SC

No.	Revision/Issue	Date

Eugene H. Brislin Jr., PE
606 Old Trolley Road
Suite 202
Summerville, SC 29485
843-821-1678

Sheet Title
NEW SITE PLAN

Date
3 FEB 20

Scale
1"=20'-0"

Sheet
C1.0

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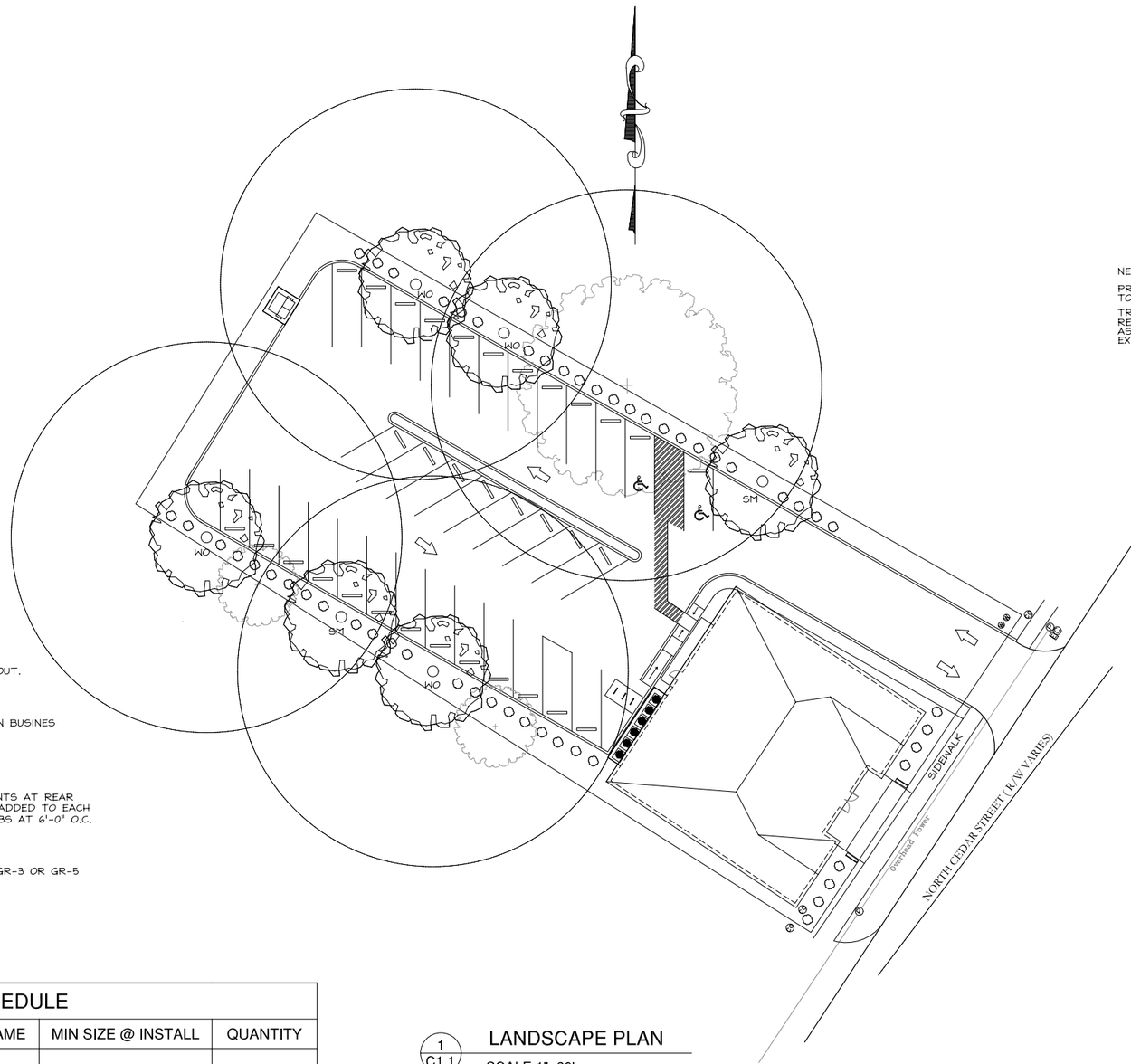


1 C1.1 LANDSCAPE PLAN

SCALE:1"=20'

0 5 10 15 20 40 80

TREE PRESERVATION

NO EXISTING TREES ARE EFFECTED BY PARKING LAYOUT.

SITE LANDSCAPE REQUIREMENTS

NONE REQUIRED. SITE IS NOT LOCATED IN SUBURBAN BUSINES DISTRICT (N-G, G-B) OR IN A INDUSTRIAL DISTRICT (L-I, H-I).

PARKING LANDSCAPE REQUIREMENTS

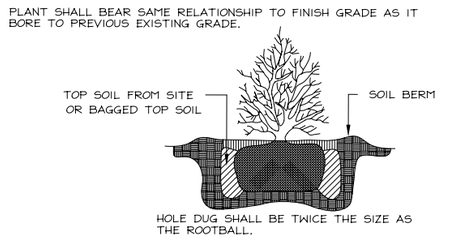
EXISTING TREES ARE USED FOR PAKRING REQUIREMENTS AT REAR OF THE PROPERTY. ADDITIONAL TREES HAVE BEEN ADDED TO EACH SIDE OF THE PARKING LOT AT 40'-0" O.C. AND SHRUBS AT 6'-0" O.C.

BUFFER REQUIREMENTS

NONE REQUIRED. SITE IS NOT ADJACENT TO GR-2, GR-3 OR GR-5 DISTRICTS.

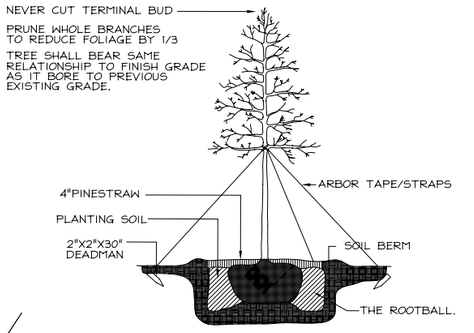
PLANT SCHEDULE				
TAG	COMMON NAME	BOTANICAL NAME	MIN SIZE @ INSTALL	QUANTITY
WO	CANOPY TREE			
	WILLOW OAK	QUERCUS PHELLOS	2 ½" CALIPER	4
SM	CANOPY TREE			
	SUGAR MAPLE	QUERCUS PHELLOS	2 ½" CALIPER	2
BH	SHRUBS			
	DWARF BUFORD HOLLY	ILEX COMMUTA	36" HEIGHT	45

NOTE - EXISTING TREES AND SHRUBS ARE SHOW AS SUBDUED COLOR



DETAIL - SHRUB PLANTING

NO SCALE



DETAIL - TREE PLANTING

NO SCALE

KNOW WHAT'S BELOW,
CALL BEFORE YOU DIG

THE SOUTH CAROLINA STATE LAW REQUIRES THAT EXCAVATORS GIVE A 72--HOUR NOTICE, (3 WORKING DAYS EXCLUDING WEEKENDS AND HOLIDAYS), FOR THE LOCATORS TO GET OUT TO MARK THE AREA. AFTER A TICKET HAS BEEN PROCESSED, YOU WILL KNOW WHEN YOU ARE LEGALLY FREE TO PROCEED WITH THE DIGGING WORK AND WHICH UTILITIES IN THE AREA P.U.P.S. WILL BE NOTIFYING FOR YOU. ANY UTILITIES THAT P.U.P.S. DOES NOT NOTIFY, YOU WILL BE RESPONSIBLE FOR NOTIFYING DIRECTLY. THE UTILITY COMPANIES ASK THAT YOU LEAVE A 2 1/2 FEET MARGIN ON EACH SIDE OF A MARKED UTILITY LINE. ALSO NOTE THAT YOUR REQUEST IS GOOD FOR 15 WORKING DAYS AFTER IT HAS BEEN PROCESSED BY OUR SYSTEM.

CDRB - APPROVAL

PROFESSIONAL OFFICE
605 OLD TROLLEY ROAD
SUMMERVILLE, SC

No.	Revision/Issue	Date

Eugene H. Brislin Jr., PE
606 Old Trolley Road
Suite 202
Summerville, SC 29485
843-821-1678

Sheet Title
LANDSCAPE PLAN

Date
3 FEB 20

Scale
1"=20'-0"

Sheet
C1.1

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CRG8410MB
Carriage Outdoor Lantern
Mottled Black

QUOIZEL LIGHTING

DETAILS
Material: Aluminum
Glass/Shade Description: Clear Seeded Glass

LAMPING
Light Source: Incandescent
Bulb Included: No
Bulb Type: Medium Base
Bulb Quantity: 1
Watts per Bulb: 150

ELECTRICAL
Dimmable: Yes
Voltage: 120v
Wire Length: 0.5'

DIMENSIONS
Dimensions: 10.00" W x 19.00" H x 11.25" D
Backplate Dimensions: 9.00"H x 5.00"W
HCWO: 5.5"
Weight: 7.20 lbs
Dimensional Weight: 23.00 lbs

INSTALLATION
Location Rating: Wet
Install Position: Down
Sloped Ceiling Compatible: No

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1

CRG9010MB
Carriage Outdoor Lantern
Mottled Black

QUOIZEL LIGHTING

DETAILS
Material: Aluminum
Glass/Shade Description: Clear Seeded Glass

LAMPING
Light Source: Incandescent
Bulb Included: No
Bulb Type: Medium Base
Bulb Quantity: 1
Watts per Bulb: 150

ELECTRICAL
Dimmable: Yes
Voltage: 120v
Wire Length: 0.5'

DIMENSIONS
Dimensions: 10.00" W x 21.75' H x 10.00" D
Weight: 6.75 lbs
Dimensional Weight: 25.00 lbs

INSTALLATION
Location Rating: Wet
Sloped Ceiling Compatible: No

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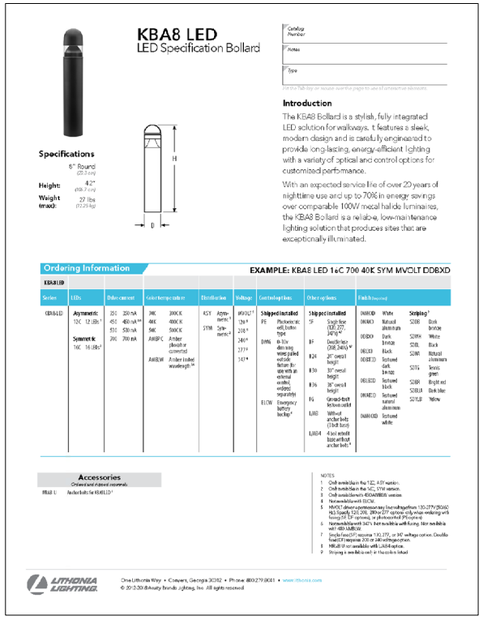
2



KBA8 LED
LED Specification Bollard

Catalog Number
Notes
Type

Specifications
6" Round
(15.2 cm)
Height: 42"
(106.7 cm)
Weight (max): 27 lbs
(12.25 kg)

H
D

Introduction
The KBA8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBA8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information — EXAMPLE: KBA8 LED 1eC 700 40K SYM MVOLT DDBXD

KBA8 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)
KBA8 LED	Asymmetric: 1OC 12 LEDs[1]	350 350 mA	30K 3000K	ASY Asymmetric	MVOLT[2] 120-277	Shipped installed	Shipped installed	Shipped[3]
	Symmetric: 1WC 16 LEDs[1]	450 450 mA[4,5]	40K 4000K	SYM Symmetric	120[4]	PE Photoelectric cell, button type	SF Single fuse (120, 277, 347V)[6]	DNAWHD Natural aluminum
		530 530 mA	50K 5000K		208[4]	DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DF Double fuse (208, 240V)[6]	DDBXD Dark bronze
		700 700 mA	AMBPC Amber phosphor converted		240[4]		BCE 20" round height	DBLXD Black
			AMBLW Amber LED wavelength[5,6]		277[4]		BSE 30" round height	DNATXD Textured natural aluminum
					347[4]		RCE 10" round height	DBLBXD Textured black
							RSE 20" round height	DNATXD Textured natural aluminum
						EL10R Emergency battery backup[7]	WBA Without arcface bolts (Shaft Slots)	
							WBADE 4 leveling bolts without arcface bolts[8]	

Finish (required)		Striping[9]	
DNAWHD	White	SDWHT	White
DDBXD	Dark bronze	SDBRN	Brown
DBLXD	Black	SDBLK	Black
DNATXD	Textured natural aluminum	SDNAT	Natural aluminum
DBLBXD	Textured black	SDGRN	Green
DNATXD	Textured natural aluminum	SDRED	Bright red
	Textured white	SDBLU	Dark blue
		SDYLW	Yellow

Accessories
Ordered and shipped separately.
KBA8 LL Anchor bolts for KBA8 LED[10]

NOTES
1 Only available in the 1EC, 40K version.
2 Only available in the 1EC, 30K version.
3 Only available with ASYMMETRIC version.
4 Not available with SYMMETRIC version.
5 Not available with DDBXD.
6 Only available with MVOLT, 347V, or 480V voltage options. Consult factory for availability.
7 Requires 120, 277, or 347V voltage option. Double Fusing (DF) required. Not available with Photocell (PE).
8 Not available with LL8A4 option.
9 Striping is available in 3 inch (76 mm) wide stripe.
10 Shipping is available in 3 inch (76 mm) wide stripe.

LITHONIA LIGHTING — One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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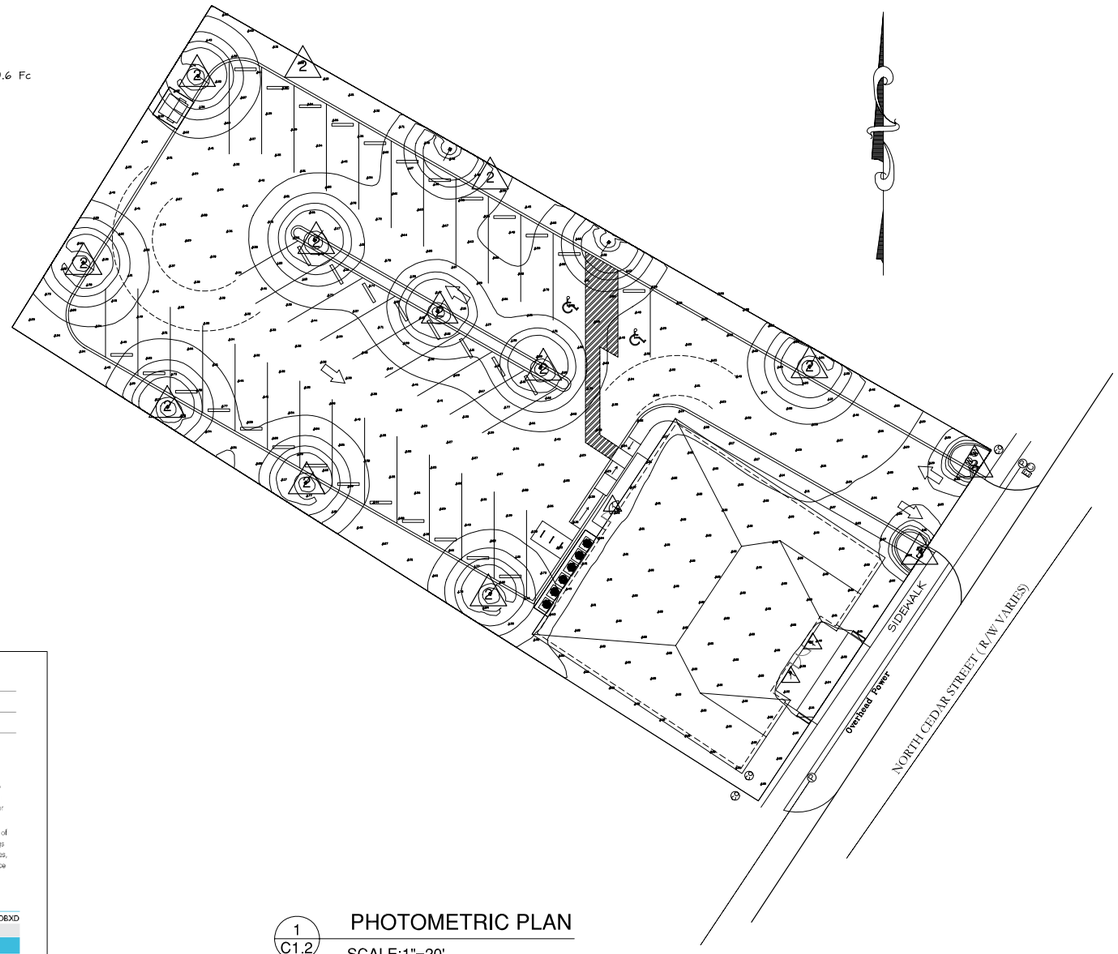
3



1 / C1.2 PHOTOMETRIC PLAN
SCALE:1"=20'
0 5 10 15 20 40 80

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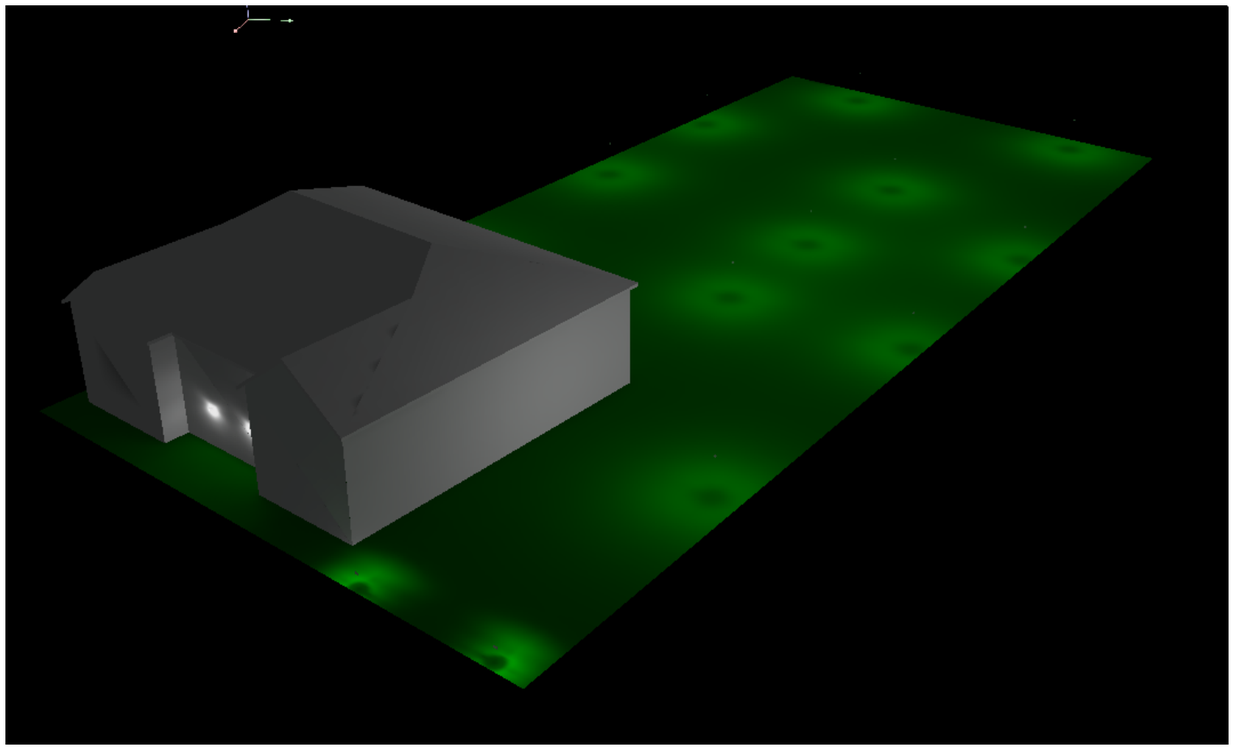
PROFESSIONAL OFFICE
605 OLD TROLLEY ROAD
SUMMERVILLE, SC

No.	Revision/Issue	Date

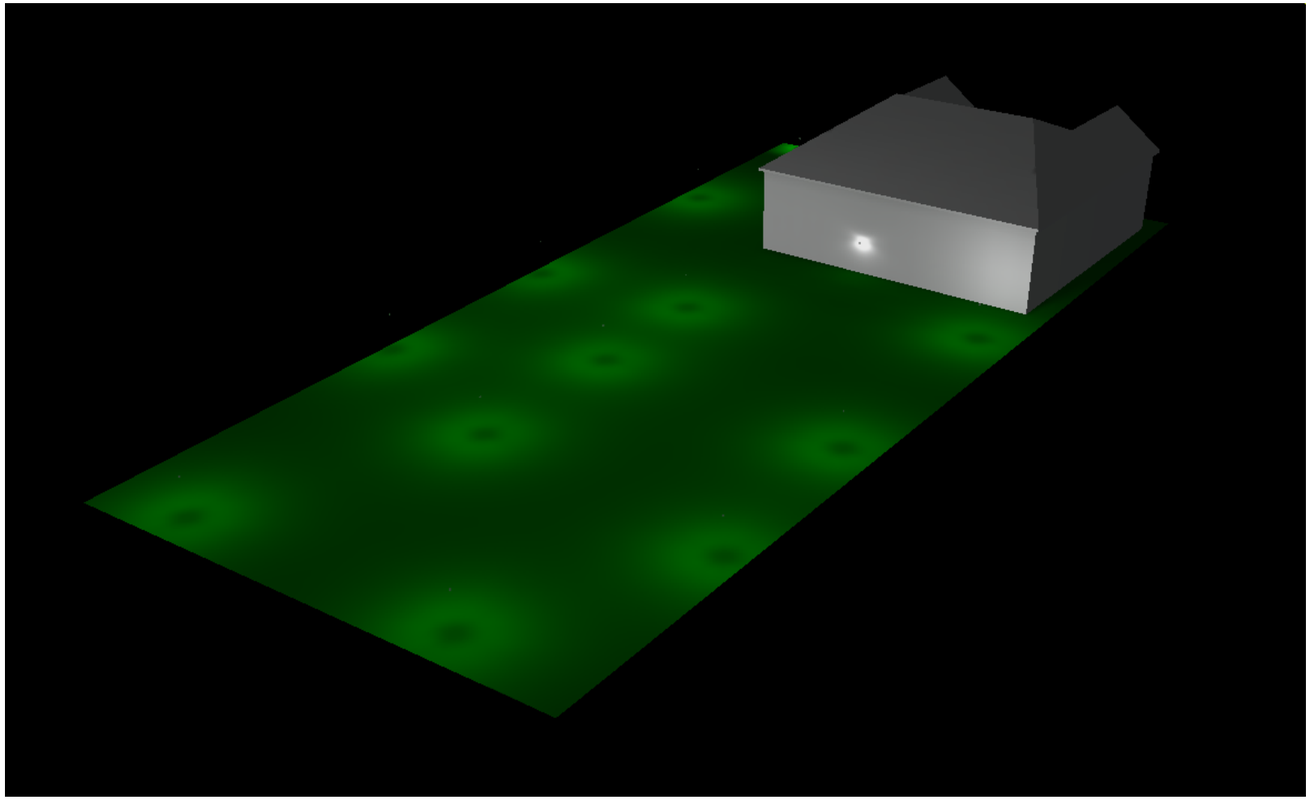
Eugene H. Brislin Jr., PE
606 Old Trolley Road
Suite 202
Summerville, SC 29485
843-821-1678

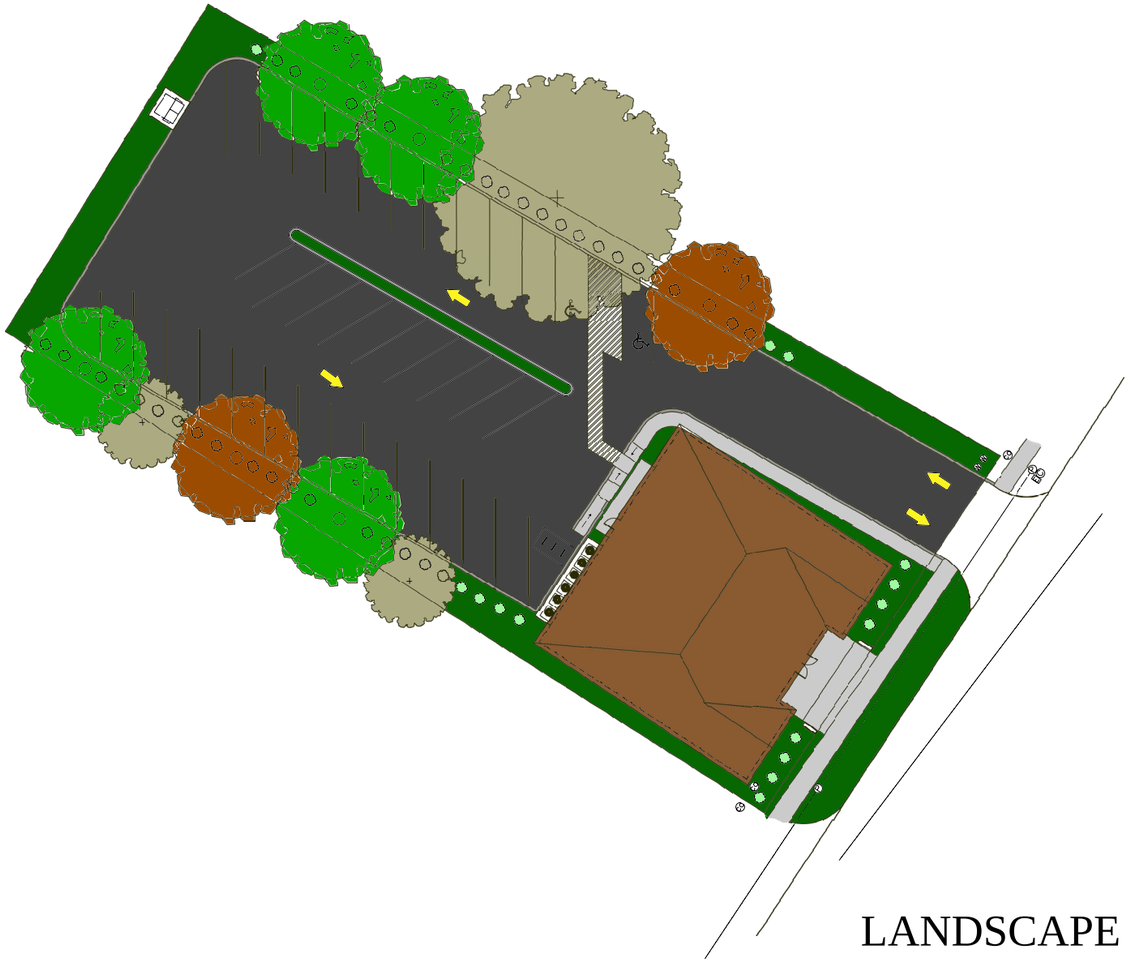
Sheet Title
PHOTOMETRIC PLAN

Date
3 FEB 20
Scale
1"=20'-0"
Sheet
C1.2



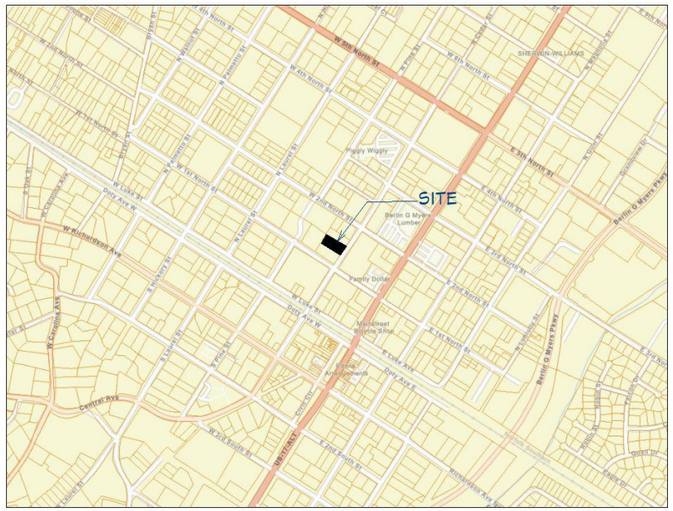
Lighting 3d views





LANDSCAPE PLAN

DRB PLANS
for
Executive Offices
204 North Cedar,
Summerville, SC 29483



VICINITY MAP

FOR ILLUSTRATION ONLY

No Scale

Project Planning Statistics

TMS: 137-03-09-013.000
Developer: Pendium Group LLC
Zoning: D-MX

Property Total Area:	**27,490.00 Sq. Ft.**	**(.631 AC.)**
Parking and Curb Areas:	**16,500.00 Sq. Ft.**	
Office Footprint Area:	**4,634.58 Sq. Ft.**	
Covered Porches:	**265.42 Sq. Ft.**	
Sidewalks and Stoops Areas:	**630.00 Sq. Ft.**	
Green Space & Landscaping Area:	**5,460.00 Sq. Ft.**	**(19.9%)**
Gross Floor Area:	**8,460.00 Sq. Ft.**	
Usable Floor Area (USF):	**7,867.00 Sq. Ft.**	
(USF excludes balconies, stairways, elevators, corridors and public areas)		
Parking Spaces (Total):	**32**	
Accessible Parking Spaces:	**2 /with 1 Van Accessible**	

Project Contacts

Owner:
Pendium Group, LLC.
Tom Wingard (Project Coordination Main Contact):
Ph: 843 458-4601 tom@pendium.com | 4265 Duck Club Rd Ravenel SC 29470

Architectural Firm & Construction Management:
Pendium Group, LLC Architecture Firm #101636
Tom Wingard (Main Contact) GC #G121762, CCM #1046
Ph: 843 458-4601 tom@pendium.com | 4265 Duck Club Rd Ravenel SC 29470
Ahmad M Al-Shemmeri, NCARB (Architect) SC-AR #10394
Ph: 843 405-7055 ahmad@pendium.com | 4265 Duck Club Rd Ravenel SC 29470

Engineering and Landscape Design:
Eugene H Brislin Jr., PE
Ph: 843 821-1678 gene_pe@bellsouth.net
606 Old Trolley Rd Ste 202 Summerville SC 29485

Sources:
Palmetto Land Surveying, Inc
Jason Penington
Ph: 843-571-5191 plsoffice@palmettols.com
2065 Savannah Highway Ste 2 Charleston, S.C. 29407

INDEX TO DRAWINGS

TITLE SHEET	A1
ELEVATIONS (A,B,C,D)	A2
FIRST FLOOR PLAN	A3
SECOND FLOOR PLAN	A4
FOUNDATION & ROOF PLAN	A5
EXTERIOR ELEVATIONS	A6-A9
SECTIONS/DETAILS/SIGNAGE	A10
SITE PHOTOS	A11

Drawings below completed by other entities and were not under the supervision of Pendium Group or the design professional in responsible charge:

SITE PLAN AND PARKING	C1.0
LANDSCAPING PLAN	C1.1
GRADING AND DRAINAGE	--
PHOTOMETRIC	C1.2
DETAIL/SECTIONS	--

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COVER PAGE

DATE:
5/4/2020

SHEET:
A1

Scale: 1/8" = 1'

Elevation "A"

RENDERING FOR ILLUSTRATION ONLY
No Scale

Scale: 1/8" = 1'

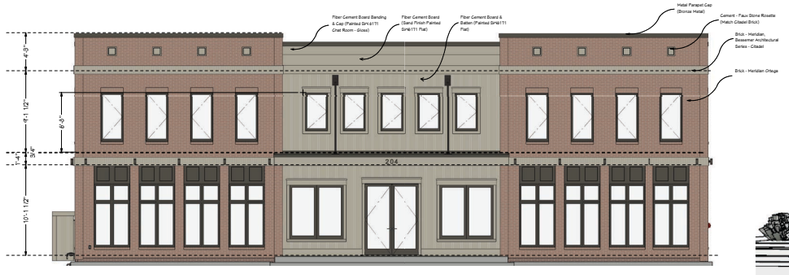
Elevation "B"

RENDERING FOR ILLUSTRATION ONLY
No Scale

Scale: 1/8" = 1'

Elevation "C"

RENDERING FOR ILLUSTRATION ONLY
No Scale



Scale: 1/8" = 1'

Elevation "D"

RENDERING FOR ILLUSTRATION ONLY
No Scale

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ELEVATION OPTIONS (D-MX)

DATE:
5/4/2020

SHEET:
A2

GENERAL NOTES AND SPECIFICATIONS

DESIGN CRITERIA: 2015 IBC
THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH ALL STATE AND LOCAL CODE REQUIREMENTS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

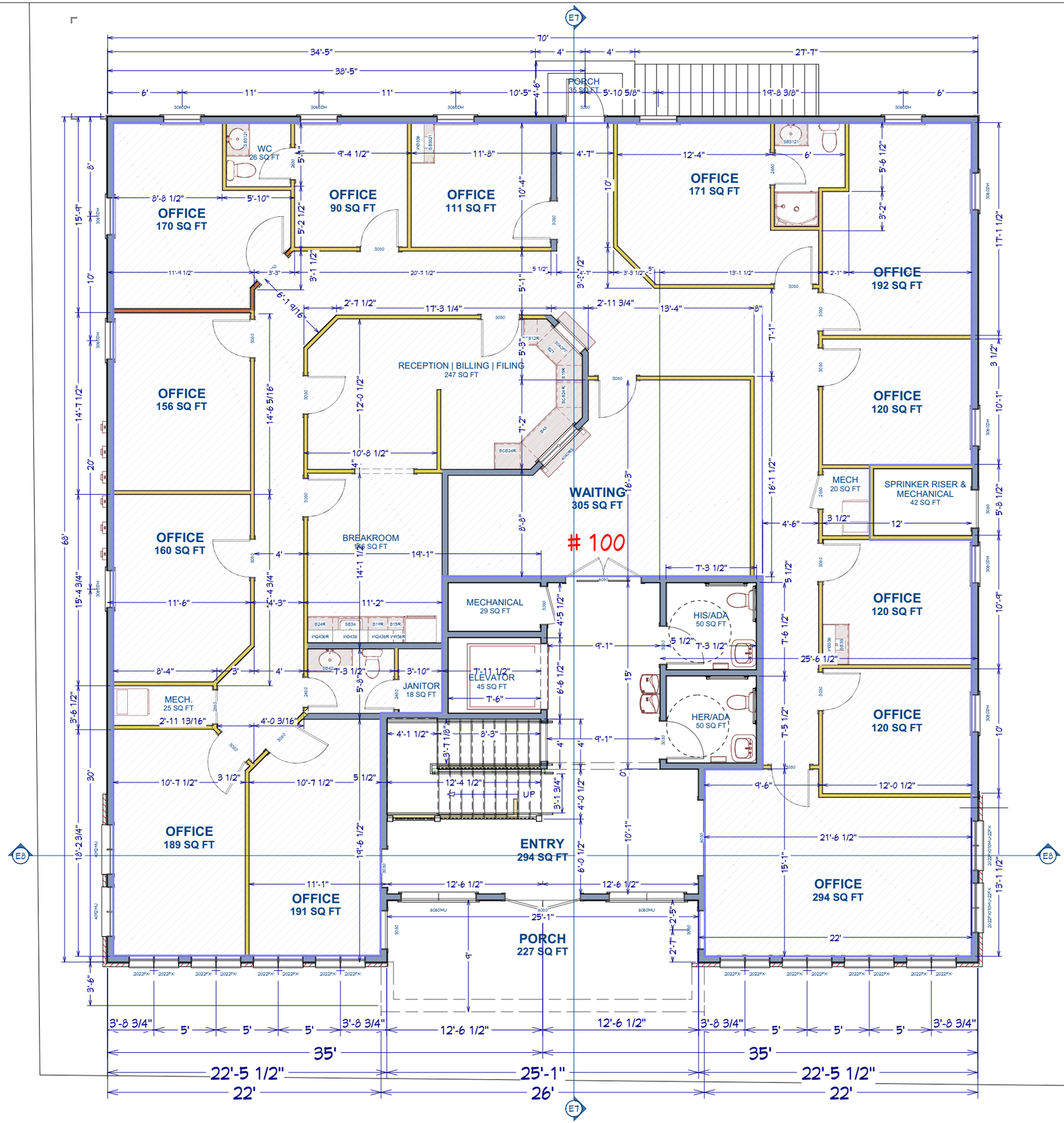
THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

FRAMING NOTES:

ALL EXTERIOR DIMENSIONS ARE TO THE FRAMING OR MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE FRAMING, ROUGH OPENING.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.



First Floor Plan

Scale: 1/4" = 1'

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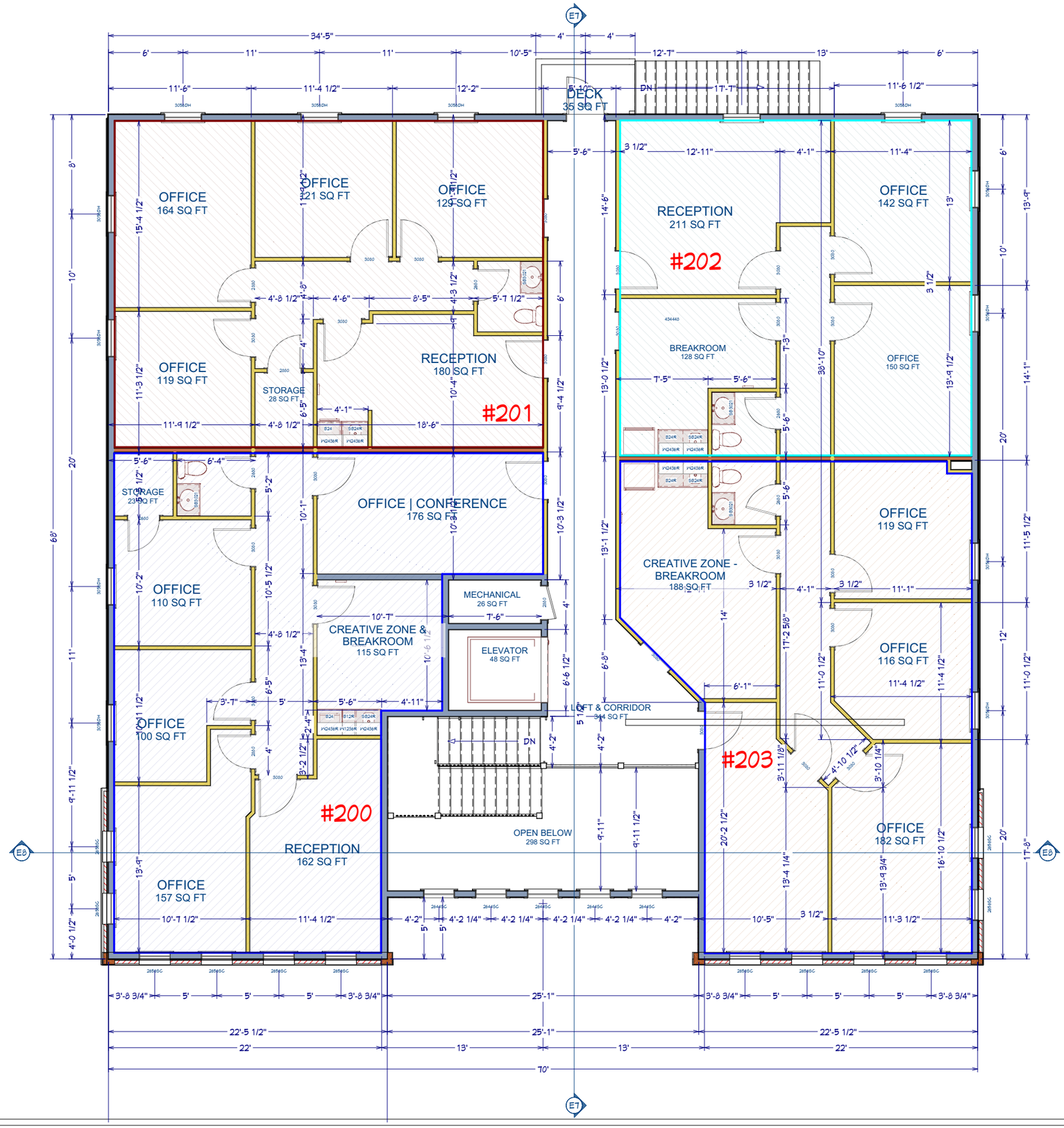
FIRST FLOOR PLAN

DATE:
5/4/2020

SHEET:
A3



Second Floor Plan

Scale: 1/4" = 1'

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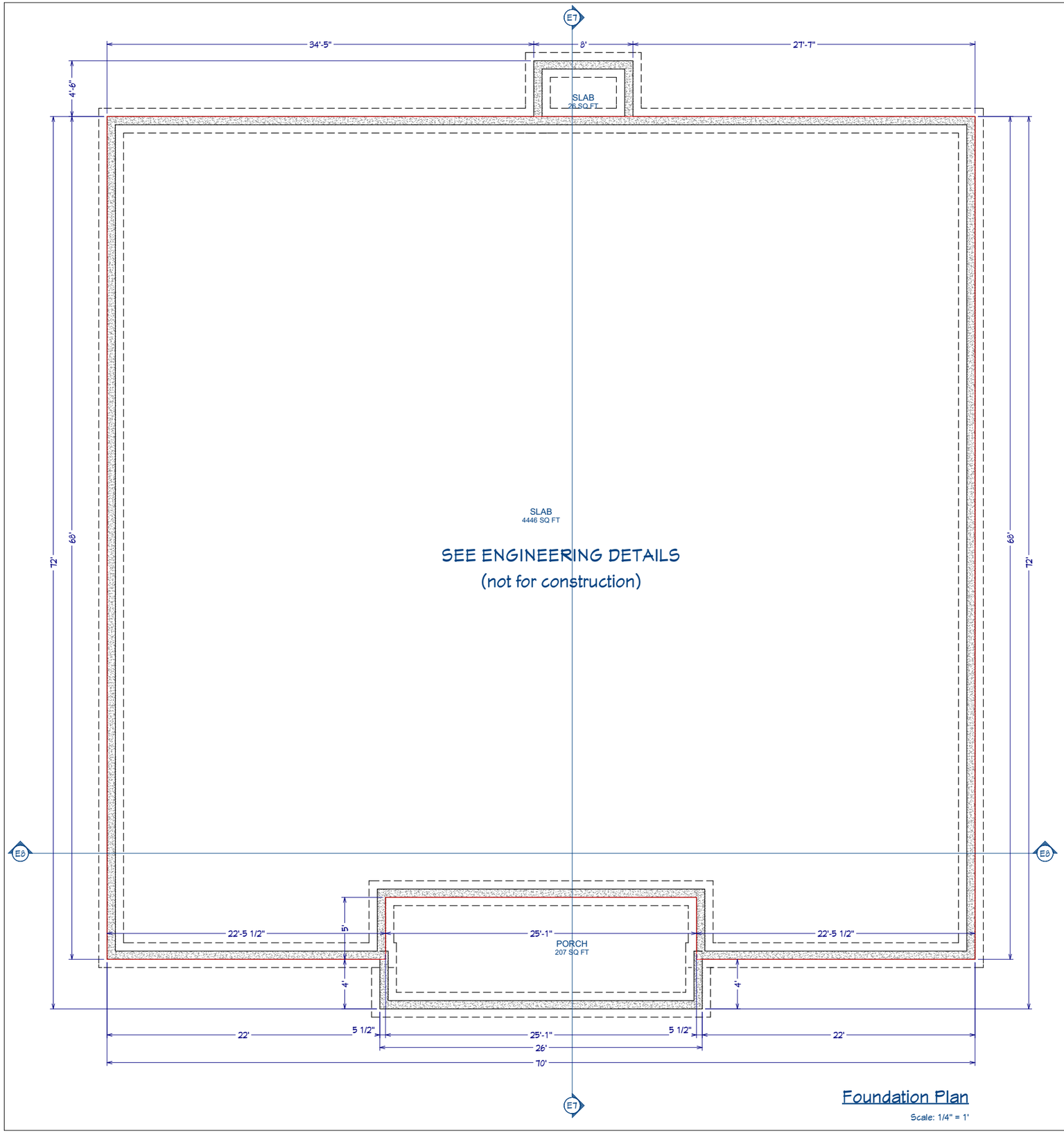
SECOND FLOOR PLAN

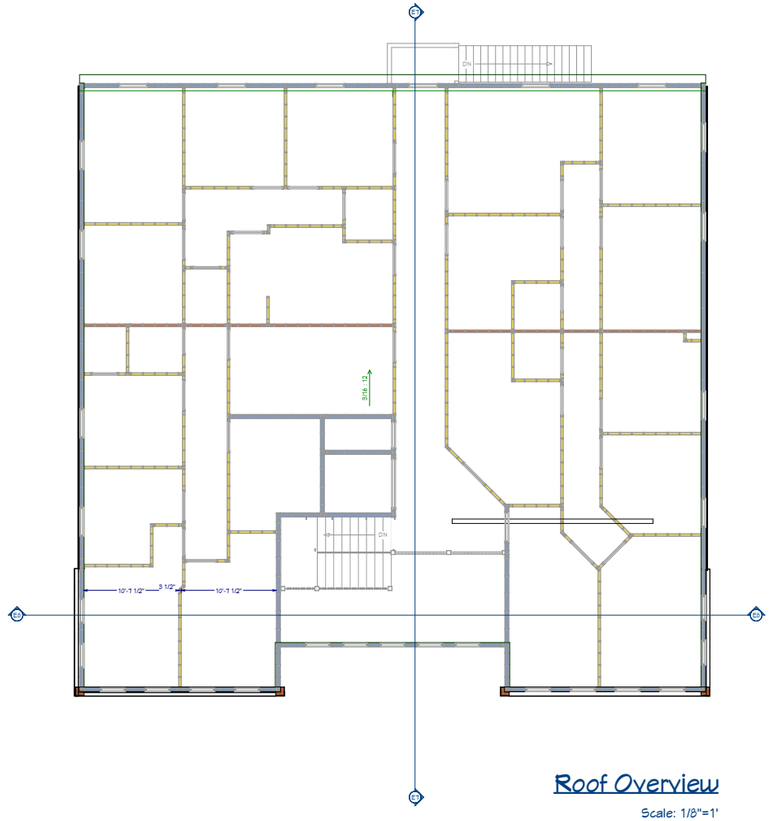
DATE:
5/4/2020

SHEET:
A4



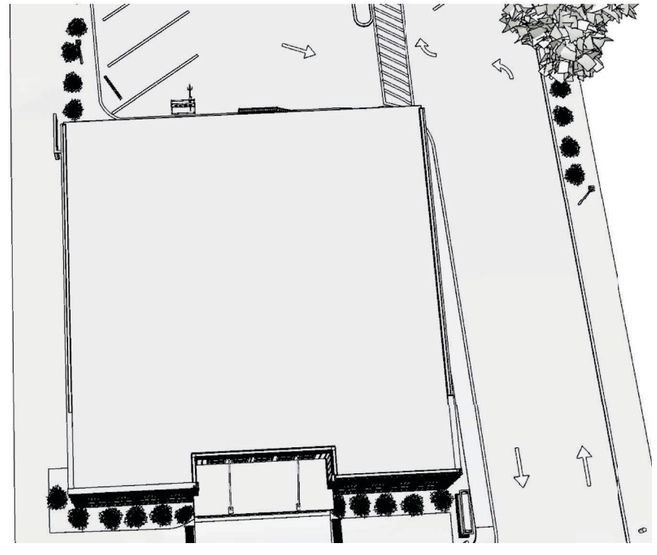
Foundation Plan

Scale: 1/4" = 1'



Roof Overview

Scale: 1/8"=1'



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FOUNDATION & ROOF PLAN

DATE:
5/4/2020

SHEET:
A5

Front Elevation

Scale: 1/4" = 1'

Left Elevation

Scale: 1/8" = 1'

Right Elevation

Scale: 1/8" = 1'

Rear Elevation

Scale: 1/8" = 1'

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No Scale

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EXTERIOR ELEVATIONS

DATE:
5/4/2020

SHEET:
A6

Front Elevation (Version B)

Scale: 1/4" = 1'

Left Elevation

Scale: 1/8" = 1'

Rear Elevation

Scale: 1/8" = 1'

Right Elevation

Scale: 1/8" = 1'

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No Scale

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EXTERIOR ELEVATIONS (Alternate)

DATE:
5/4/2020

SHEET:
A7

Front Elevation (Version C)

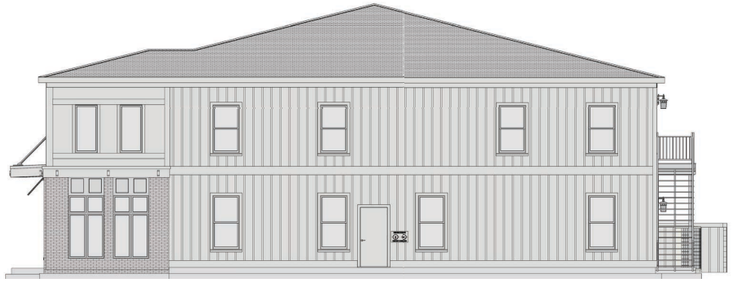
Scale: 1/4" = 1'

Left Elevation

Scale: 1/8" = 1'

Rear Elevation

Scale: 1/8" = 1'



Right Elevation

Scale: 1/8" = 1'

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No Scale

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EXTERIOR ELEVATIONS (Alternate)

DATE:
5/4/2020

SHEET:
A8

Front Elevation (Version D)

Scale: 1/4" = 1'

Left Elevation

Scale: 1/8" = 1'

Rear Elevation

Scale: 1/8" = 1'

Right Elevation

Scale: 1/8" = 1'

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No Scale

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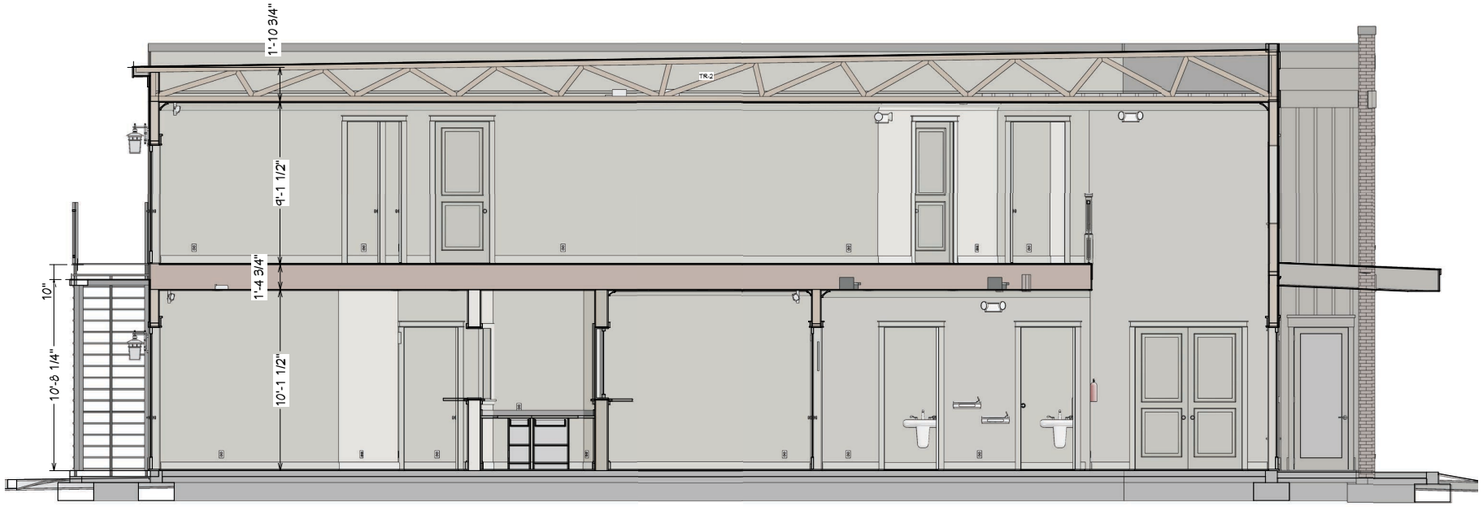
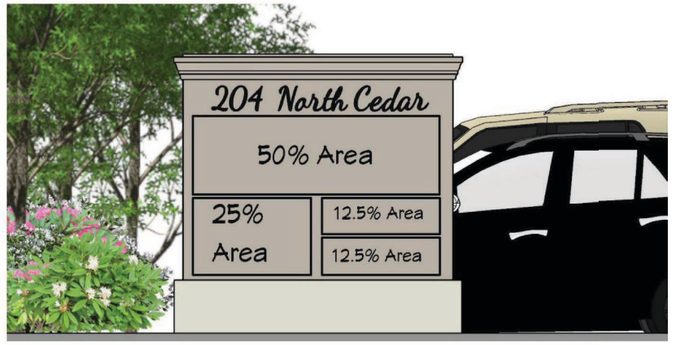
EXTERIOR ELEVATIONS (Alternate)

DATE:
5/4/2020

SHEET:
A9



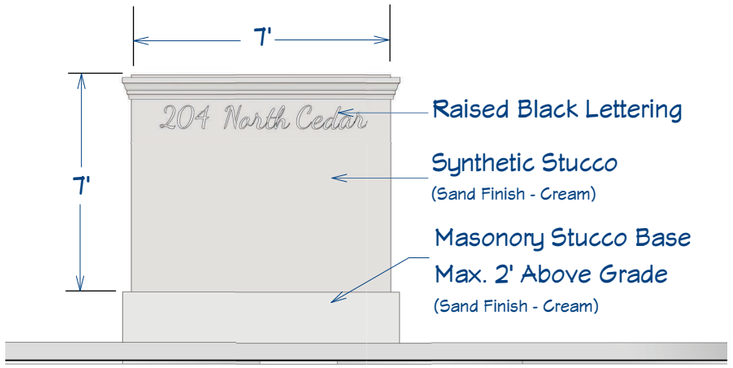
Elevation 7 | Section View
1/4 in = 1 ft



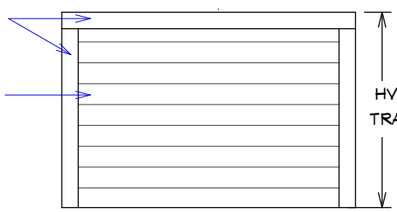
SIGNAGE (sample layout shown)

Monolith style with approximately 50 Sq ft of overall area per side
Suite #100 50% of the available sign face (both sides)
Suites #200 - #203 are deeded 12.5% of the available sign face (both sides)

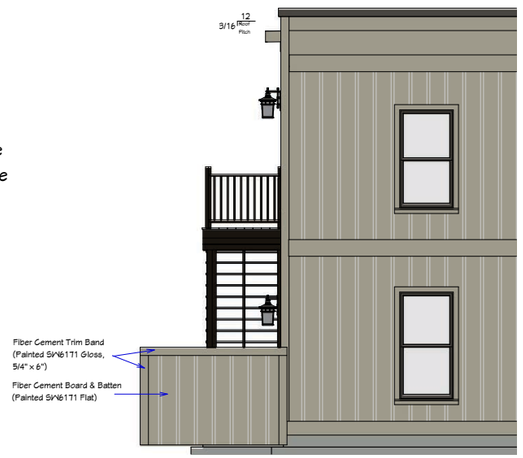
RENDERING
FOR ILLUSTRATION ONLY
No Scale



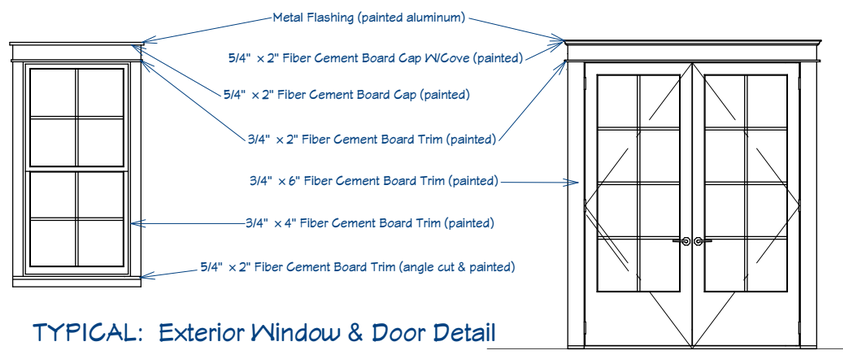
Signage
Scale: 1/2" = 1'



HVAC & TRASH SCREENING DETAIL
(Match Building Exterior)
Scale 1/2" = 1'



HVAC Screening
Elevation Section
Scale: 1/4" = 1'



TYPICAL: Exterior Window & Door Detail
Scale: 1/2" = 1'

DRAWINGS PROVIDED BY:
Pendium Group, LLC
4265 Duck Club Rd. Ravenel, SC 29470
o. 843.405.7055 | f. 888.887.5076 | Pendium.com

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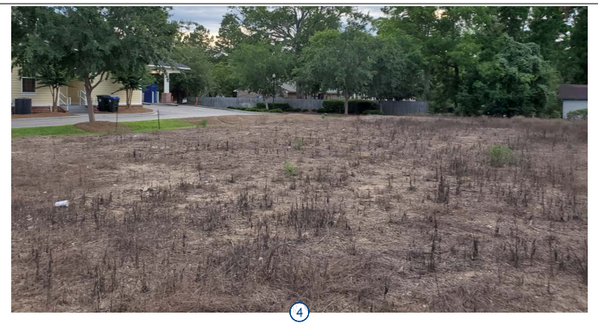
204 North Cedar
Summerville, SC 29483

DETAILS/ SECTIONS

DATE:
5/4/2020

SHEET:
A10

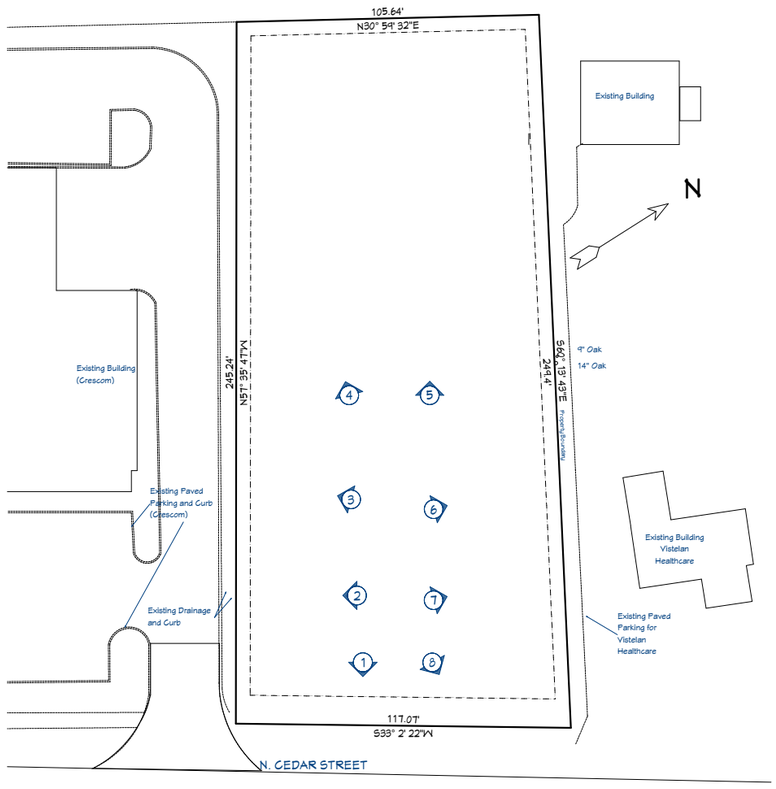


4

5

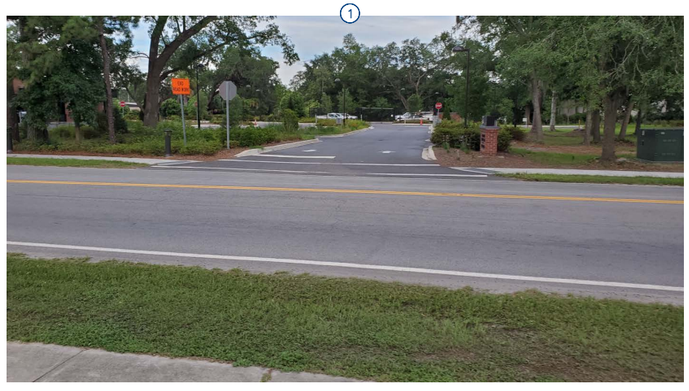
3

2



6

7



1

8

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SITE PHOTOS

DATE:
5/4/2020

SHEET:
A11

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BRICK

1.866.259.6263
meridianbrick.com

ORTEGA

Phenix City Collection

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BRICK

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CITADEL

Bessemer Architectural Series

SW 6171

Chatroom

Interior / Exterior

Location Number: 211-C3

STAFF REPORT
DRB Meeting
May 21, 2020 at 4:00 p.m.

TO: Town of Summerville DRB

FROM: Planning Staff

DATE: May 15, 2020

GENERAL INFORMATION

Project/Applicant: Trolley Road Retail

Property Owner: Seth Newman

Requested Action: The applicant is requesting Final Approval of proposed exterior renovations to the existing retail development

Requested Approval: Final Approval

Existing Zoning: N-MX Neighborhood Mixed Use
Adjacent Zoning: **North:** N-MX Neighborhood Mixed Use
South: N-MX Neighborhood Mixed Use
East: UC-MX Urban Corridor Mixed Use and Out – Dorchester County
West: Out – Dorchester County
Location: 440 Old Trolley Road

Existing Land Use: Retail

Prior Reviews: First Meeting

Ordinance Reference:

Sec. 13.3.5 Design Review Board.

> A. Authority: Pursuant to S.C. Code 1976, § 6-29-870, et seq., as amended, there is hereby created a Design Review Board (DRB) that protects and improves the visual and aesthetic character of mixed-use, commercial, industrial and multi-family development within the Town of Summerville, excluding any development allowed within the designated historic district which is regulated by the Historic District / Board of Architectural Review. The DRB seeks to enhance corridors, neighborhoods and districts in order to contribute to a sense of place and pride, while building on or enhancing economic value and further strengthening the integrity of Summerville's historic and/ or best characteristics. The process aims to respect the character, integrity and quality of the built environment of the Town of Summerville without stifling carefully innovative architecture and/or development.

Recommendation:

The Applicant has acquired the adjacent existing retail centers. The intent is to renovate the exterior of the existing buildings to match the approved elevations of the new retail center approved by DRB in August 15, 2019. There are no proposed site changes.

ORIGINAL LAYOUT SIZE: 24x36

440 TROLLEY FRONT FACADE UPDATE

440 Old Trolley Rd, Summerville, SC 29485

FINAL DRB
May 21, 2020

SUMMARY OF WORK:
EXTERIOR RENOVATION OF FRONT FACADE

LOCATOR MAP
NOT TO SCALE (LOCATION MAP PER GOOGLE MAPS)

TRUE NORTH

OWNER:
SETH NEWMAN
751 JOHNNIE DODDS BLVD. SUITE 200
MT. PLEASANT, SC 29464
seth.newman@me.com

PROJECT TEAM:

ARCHITECTURE:
(PRIMARY CONTACT)

LFK ARCHITECTS, LLC
802 COLEMAN BLVD
SUITE 100
MOUNT PLEASANT, SC 29464

LOSSE F. KNIGHT III, AIA
losse@lfkarchitect.com
843.330.8940

CIVIL/LANDSCAPE:

EARTHSOURCE ENGINEERING
887 JOHNNIE DODDS BLVD, SUITE 220
MOUNT PLEASANT, SC 29464

GILES N. BRANCH, PE, LEED AP
branchgn@earthsourceeng.com
843.881.0525

KEVIN M. BERRY, PE, LEED AP
berryk@earthsourceeng.com
843.881.0525

PROJECT DATA:

PROJECT NAME:	OLD TROLLEY ROAD RETAIL
ADDRESS:	440 OLD TROLLEY RD SUMMERVILLE, SC
COUNTY:	DORCHESTER
CITY:	SUMMERVILLE
TMS:	TMS 145-15-12-024
ZONING:	B-3
BUFFERS:	[SEE SITE PLAN]
SETBACKS:	[SEE SITE PLAN]
FLOOD ZONE:	ZONE X

PREVIOUS APPROVALS:
0 TROLLEY ON 08.15.19 (440 USES SAME MATERIAL PALETTE)

EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION

DRAWING INDEX:

001	COVER SHEET, DRAWING INDEX, PROJECT NOTES
002	OLD TROLLEY RD CENTER OVERALL SITE PLAN
003	ENLARGED SITE PLAN
004-7	EXISTING STREETSCAPES & SITE CONDITIONS
008	OLD TROLLEY RD CENTER STREETSCAPE
009	OLD TROLLEY RD CENTER PERSPECTIVE
010	440 EXISTING AND PROPOSED MODEL VIEW
011	FRONT AND SIDE ELEVATIONS
012	ENLARGED PERSPECTIVES
013	PREVIOUSLY APPROVED MATERIALS
014	PARTIAL FLOOR PLANS
015	ENLARGED FLOOR PLANS
016	ENLARGED PLAN DETAIL
017	BLACK AND WHITE ELEVATIONS
018-020	SECTIONS
021-025	STRUCTURAL
026-029	ATTACHMENTS

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losse@lfkarchitect.com
phone: 843-330-8940

JOB NUMBER:
DRAWN:
CHECKED:

REVISION NOTES:

428 Trolley Rd Retail
428 OLD TROLLEY RD
SUMMERVILLE, SC
COVER SHEET

SHEET NUMBER & TITLE:

G001

DRB
04.02.2020

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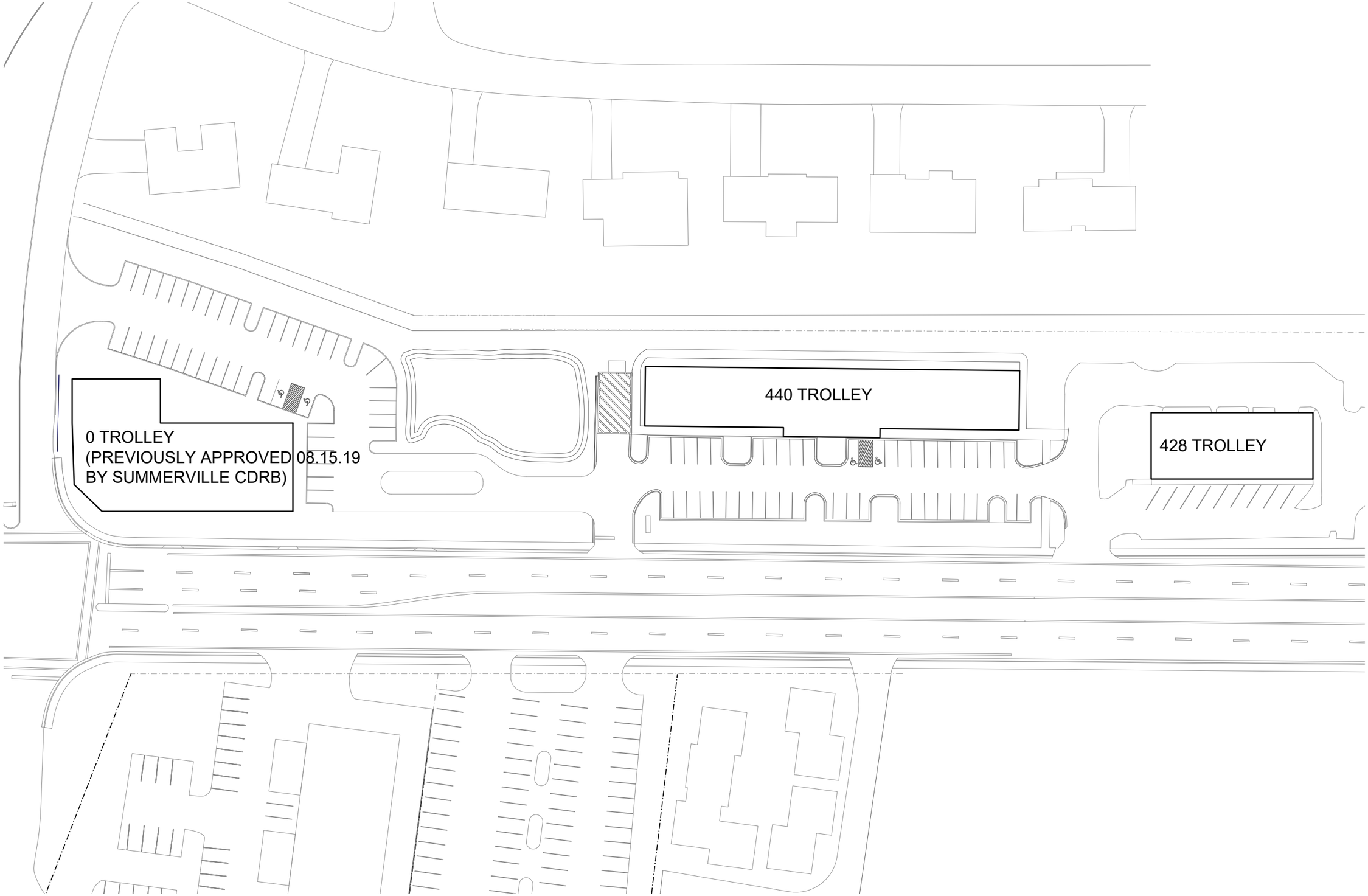
ORIGINAL LAYOUT SIZE: 24x36



1 A001 OVERALL SITE PLAN : 0 TROLLEY, 440 TROLLEY, 428 TROLLEY

NOT TO SCALE

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phone: 843-330-8940

JOB NUMBER:
DRAWN:
CHECKED:

REVISION NOTES:

428 Trolley Rd Retail
428 OLD TROLLEY RD
SUMMERVILLE, SC
OVERALL SITE PLAN

SHEET NUMBER & TITLE:

A001

DRB
04.02.2020

REFERENCES

1.) PLAT BY DAVID BASS
DATED FEB. 1, 2017
PLAT BOOK M PAGE 106

2.) PLAT BY PAUL LAWSON
DATED OCT. 24, 1998
PLAT BOOK J PAGE 123

3.) PLAT BY THOMAS BAILEY
DATED OCTOBER, 1974
PLAT BOOK 22 PAGE 179

4.) PLAT BY FOSTER
DATED MARCH 11, 1968
PLAT BOOK 17 PAGE 6

5.) PLAT BY BAILEY
DATED OCTOBER 1974
PLAT BOOK 22 PAGE 279

6.) DEED 1946 194

7.) DEED 2018 184

8.) PLAT BY SHULSE
DATED JUNE 1, 2018
PLAT BOOK M PAGE 151-151

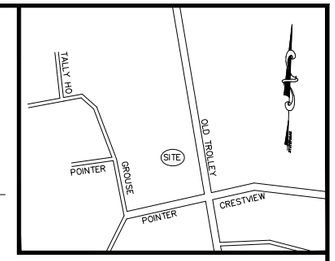
NOTES

1.) PROPERTY CORNERS SET ARE ALL 5/8" REBAR UNLESS NOTED OTHERWISE
2.) AREA CALCULATED BY THE COORDINATE METHOD.
3.) BEARINGS SHOWN HEREON ARE STATEPLANE GRID
4.) THIS PLAT IS INTENDED ONLY TO SHOW THE TOPOGRAPHY OF PARCELS AND IS BASED ON FOUND MONUMENTATION, LISTED REFERENCE DATA, AND LINES OF OCCUPATION. NO TITLE RESEARCH WAS DONE.
5.) SETBACKS ARE SUBJECT TO CHANGE AND MUST BE APPROVED BY TOWN OFFICIAL
6.) THE SURVEY SHOWS EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR
7.) NO SUBSURFACE INVESTIGATION DONE
8.) ANY REPRESENTATION OUTSIDE BOUNDARY IS FOR REFERENCE
9.) THERE HAS BEEN NO ENVIRONMENTAL INVESTIGATION DONE FOR PARCEL; THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS OR DHEC-OCRM CRITICAL AREAS ARE UNDETERMINED AS OF THIS DATE.
10.) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA; ZONE "X" AS PER F.I.R.M. PANEL #450068 0245C, DATED APRIL 15, 1994

STATEPLANE

LEGEND

IRON PIPE FOUND
IRON PIPE SET
STORM MANHOLE
SEWER CLEANOUT
SEWER MANHOLE
WATER METER
WATER VALVE
FIRE HYDRANT
WATERLINE
UNDERGROUND ELEC
GAS VALVE
GAS
POWER LINES
PHONE TJB/CBX
PHONE
OAK TREE
PINE TREE
GUM TREE
MAGNOLIA TREE
GRAND OAK TREE
BEECH TREE
SPOT ELEVATION
CONTOUR LINE
TREE PROTECTION



LOCATION MAP NOT TO SCALE

440 OLD TROLLEY RD

OLD TROLLEY ROAD S-18-199 100'R/W

TMS#145-15-12-027.000
30,158 Sq Ft
0.69 Ac.

TMS#145-15-12-024.000
49,052 Sq Ft
1.13 Ac.

COMMERCIAL STRIP CENTER
BRICK/STUCCO

40'X52' ACCESS EASEMENT

TBM PK NAIL
ELEVATION=51.41'
NAVD88

30' DRAINAGE EASEMENT

POSSIBLE DOMINION POWER EASEMENT

20' DRAINAGE EASEMENT

6' WOOD FENCE

TMS#145-15-10-005.000
LOT 4 BLOCK 2
WEIKAL

TMS#145-15-10-006.000
LOT 5 BLOCK 2
DAUGHTERY

TMS#145-15-10-007.000
LOT 6 BLOCK 2
TORNABENE

TMS#145-15-10-008.000
LOT 7 BLOCK 2
HICKS

TMS#145-15-10-009.000
LOT 8 BLOCK 2
POWE

TMS#145-15-10-010.000
LOT 9 BLOCK 2
MCCASKILL

TMS#145-15-10-013.000
NEWMANSON REALTY,LLC

TMS#145-15-12-025.000
GLASS SPECIALISTS,INC

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.44	S20°29'54"E
L2	16.45	S07°54'20"E

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

I, hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class _A_ survey as specified therein; also there are no visible encroachments, projections, or setbacks affecting the property other than those shown.

1/20/20

MICHAEL S. SHULSE, S.C. P.L.S. No.18268
1210 RIVERS REACH DR
WANDO, S.C. 29492
PHONE:(843) 296-1607

SOUTH CAROLINA REGISTERED LAND SURVEYOR MICHAEL S. SHULSE

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MICHAEL SHULSE, LLC ©

TOPOGRAPHIC SURVEY OF
TMS#145-15-12-024.000,& 145-15-12-027.000
OWNED BY NEWMANSON REALTY,LLC
LOCATED IN
TOWN OF SUMMERVILLE
DORCHESTER COUNTY SOUTH CAROLINA
DATE SURVEYED: JANUARY 11, 2020

Existing Context Trolley Road South Streetscape

XperTech | Old Trolley Animal Clinic | Warehouse Specialties | Shipley Office Park

Trolley Station | Crestview Dr. | Family Dollar (at intersection)

Deluxe Car Wash | Extra Space Storage

Enlarged Existing Context- Trolley Road South Streetscape

Pointer Dr.

440 Trolley Retail Center

Existing Context- Trolley Road North Streetscape

622 Trolley

Salon Trio

Ye Old Fashioned

Old Trolley Dental Associates

Pointer Dr.

440 Trolley Retail Center

428 Trolley

Glass Specialist

Enlarged Existing Context- Trolley Road North Streetscape

Trolley Station

Family Dollar

Old Trolley Dental Associates

Ye Ole Fashioned

Existing Context- Adjacent Buildings at Intersection

440 Trolley – Existing Condition

Warehouse Specialties

Shipley Office Park

Existing Context- Buildings Adjacent to 440 Trolley Road

31’-6” AFS

0 Trolley

25’ AFS

440 Trolley

19’-6” AFS

Storefront covered

428 Trolley

31’-6” AFS

25’ AFS

19’-6” AFS

Old Trolley Rd Center – Enlarged and Combined Elevations

Old Trolley Rd Center Perspective View All

ORIGINAL LAYOUT SIZE: 24X36

1 A001 EXISTING 3D VIEW
NTS

2 A001 PROPOSED 3D VIEW
NTS

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phone: 843-330-8940

JOB NUMBER:
DRAWN:
CHECKED:

REVISIONS:

440 OLD TROLLEY RD FACADE IMPROVEMENTS
440 OLD TROLLEY RD
SUMMERVILLE, SC
EXISTING AND PROPOSED PERSPECTIVE

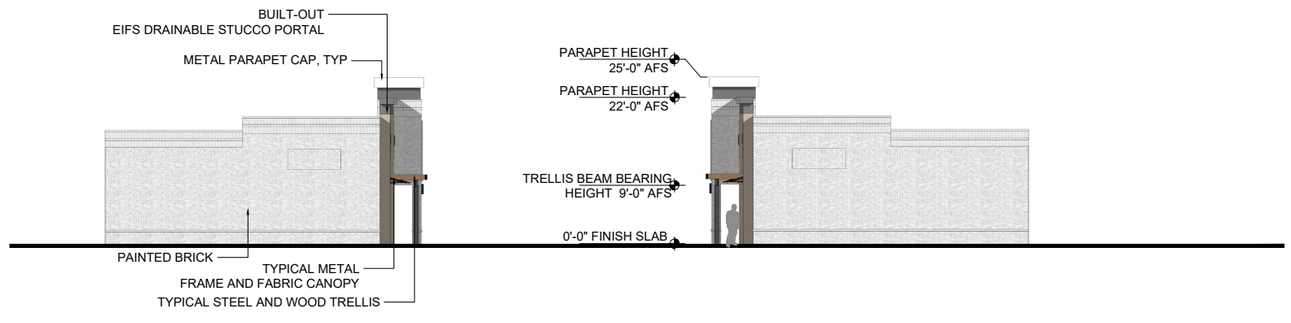
SHEET NUMBER & TITLE:
A001

DRB SUBMITTAL
04.02.20

ORIGINAL LAYOUT SIZE: 24x36

1 / A201 PROPOSED FRONT ELEVATION

SCALE: 3/32"=1'-0"



2 / A201 PROPOSED SIDE ELEVATIONS

SCALE: 3/32"=1'-0"

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REVISION NOTES:

428 Trolley Rd Retail

428 OLD TROLLEY RD
SUMMERVILLE, SC

PROPOSED ELEVATION 440 TROLLEY

SHEET NUMBER & TITLE:

A201

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ORIGINAL LAYOUT SIZE: 24X36

1 A002 NTS PROPOSED STUCCO PORTAL (TENANTS 1,3,5,7)

2 A002 NTS PROPOSED TRELLIS (TENANTS 2,6)

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phone: 843-330-8940

JOB NUMBER:
DRAWN:
CHECKED:

REVISIONS:

440 OLD TROLLEY RD FACADE IMPROVEMENTS
440 OLD TROLLEY RD
SUMMERVILLE, SC
ENLARGED 3D VIEWS

SHEET NUMBER & TITLE:

A002

DRB SUBMITTAL
04.02.20

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ORIGINAL LAYOUT SIZE: 24x36

PREVIOUSLY APPROVED BRICK
(0 TROLLEY)

VIEW FROM OLD TROLLEY

VIEW FROM PARKING

440 & 428 MATERIALS TO MATCH 0 TROLLEY

SEE ELEVATIONS FOR MATERIAL LOCATIONS

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NOT FOR CONSTRUCTION

JOB NUMBER:
DRAWN:
CHECKED:

REVISION NOTES:

428 Trolley Rd Retail

428 OLD TROLLEY RD
SUMMERVILLE, SC

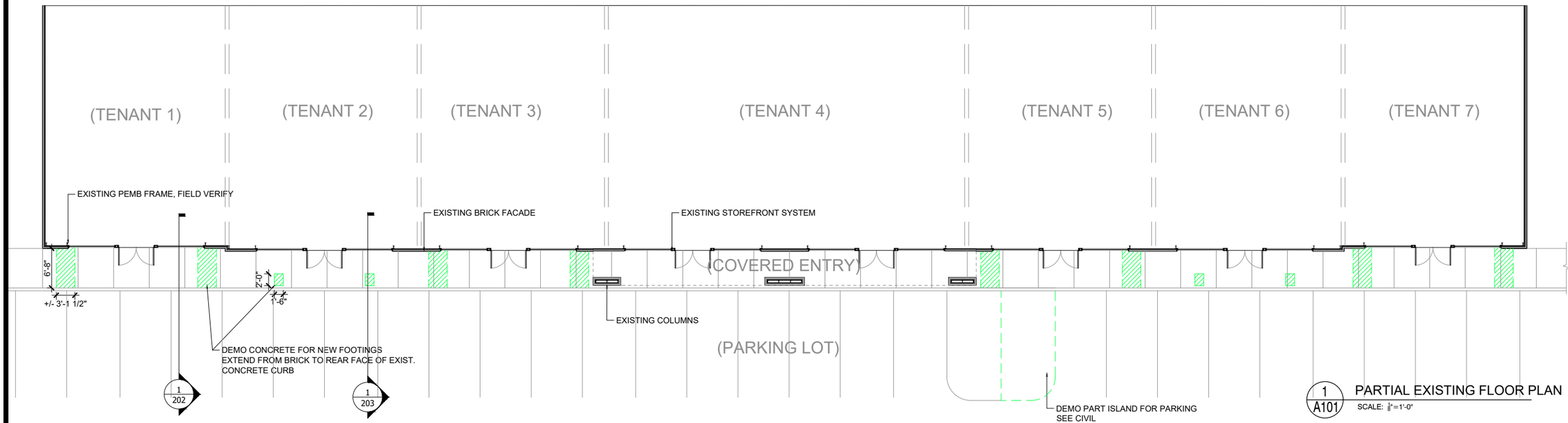
PREVIOUSLY APPROVED MATERIALS

SHEET NUMBER & TITLE:

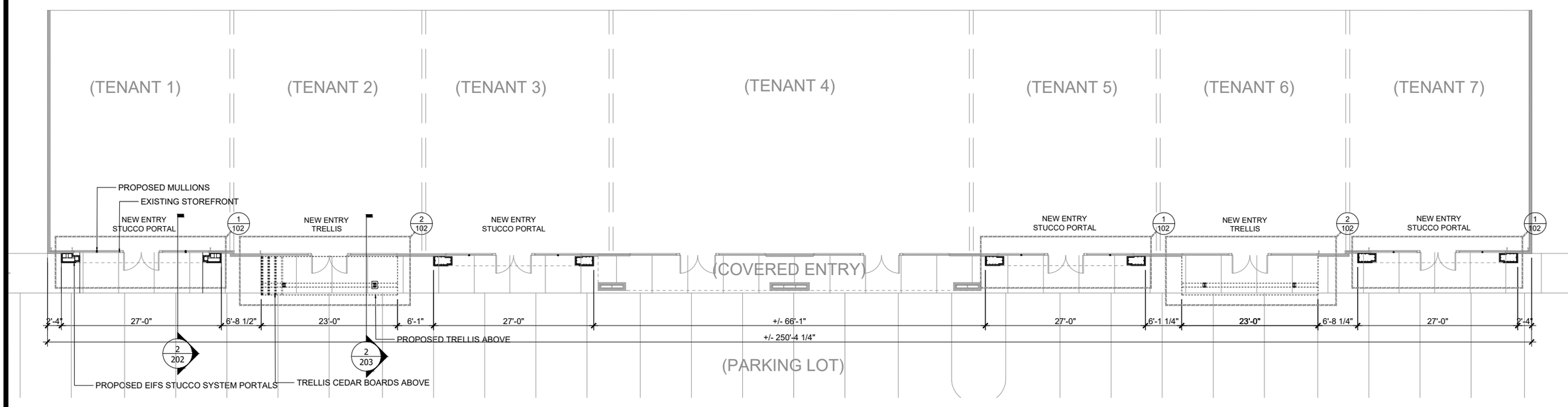
A601

DRB
04.02.2020

ORIGINAL LAYOUT SIZE: 24X36



1 A101 PARTIAL EXISTING FLOOR PLAN
SCALE: 1/8"=1'-0"



2 A101 PARTIAL PROPOSED FLOOR PLAN
SCALE: 3/8"=1'-0"

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JOB NUMBER:
DRAWN:
CHECKED:

REVISIONS:

440 OLD TROLLEY RD FACADE IMPROVEMENTS
440 OLD TROLLEY RD
SUMMERVILLE, SC

PARTIAL FLOOR PLANS

SHEET NUMBER & TITLE:

A101

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04.02.20

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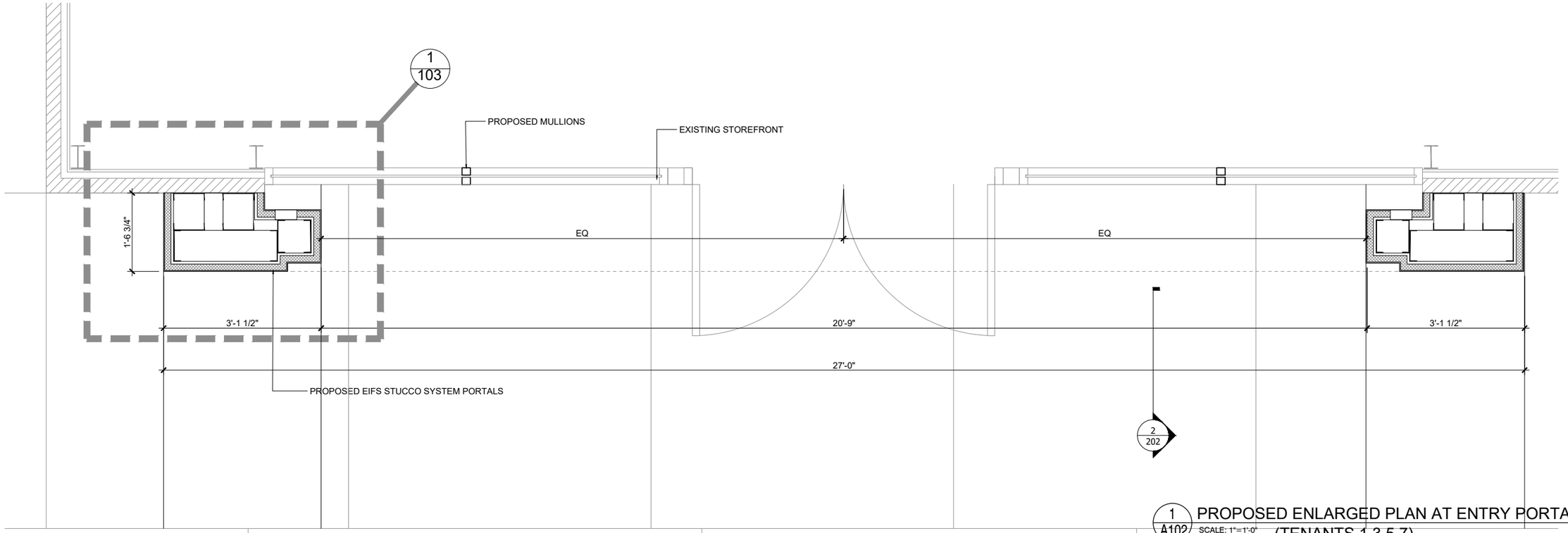
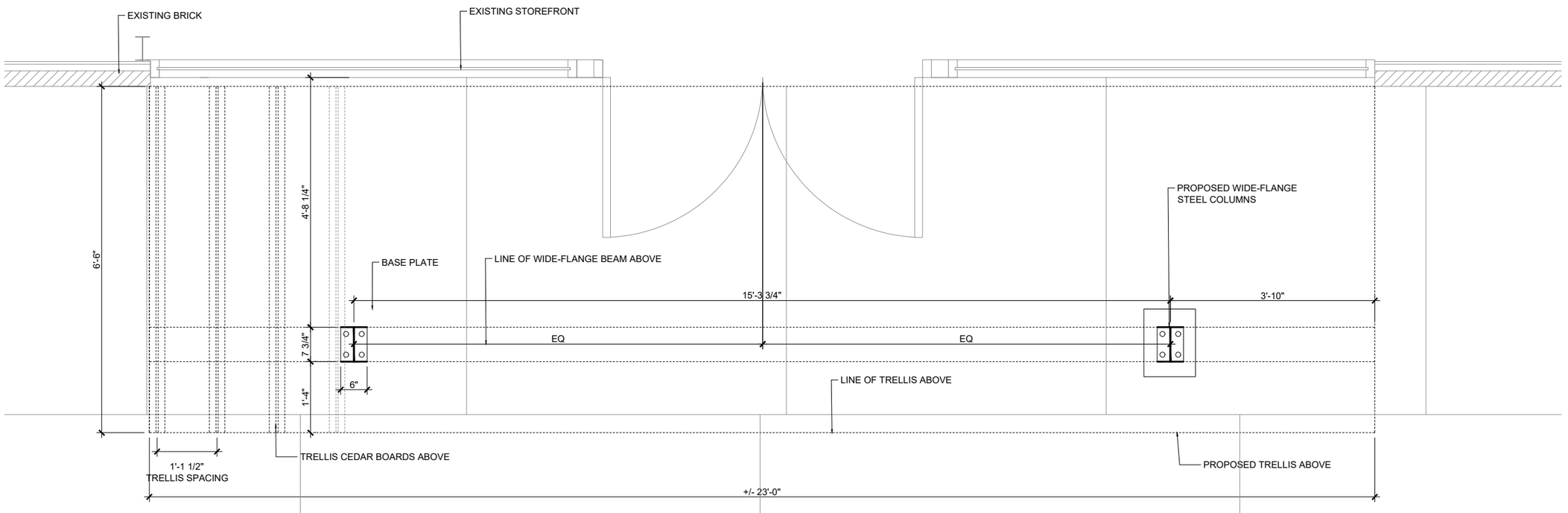
ORIGINAL LAYOUT SIZE: 24X36



1 A102 PROPOSED ENLARGED PLAN AT ENTRY PORTAL
SCALE: 1"=1'-0"
(TENANTS 1,3,5,7)



2 A102 PROPOSED ENLARGED PLAN AT ENTRY PORTAL
SCALE: 1"=1'-0"
(TENANTS 2,6)

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JOB NUMBER:
DRAWN:
CHECKED:

REVISIONS:

440 OLD TROLLEY RD FACADE IMPROVEMENTS
440 OLD TROLLEY RD
SUMMERVILLE, SC

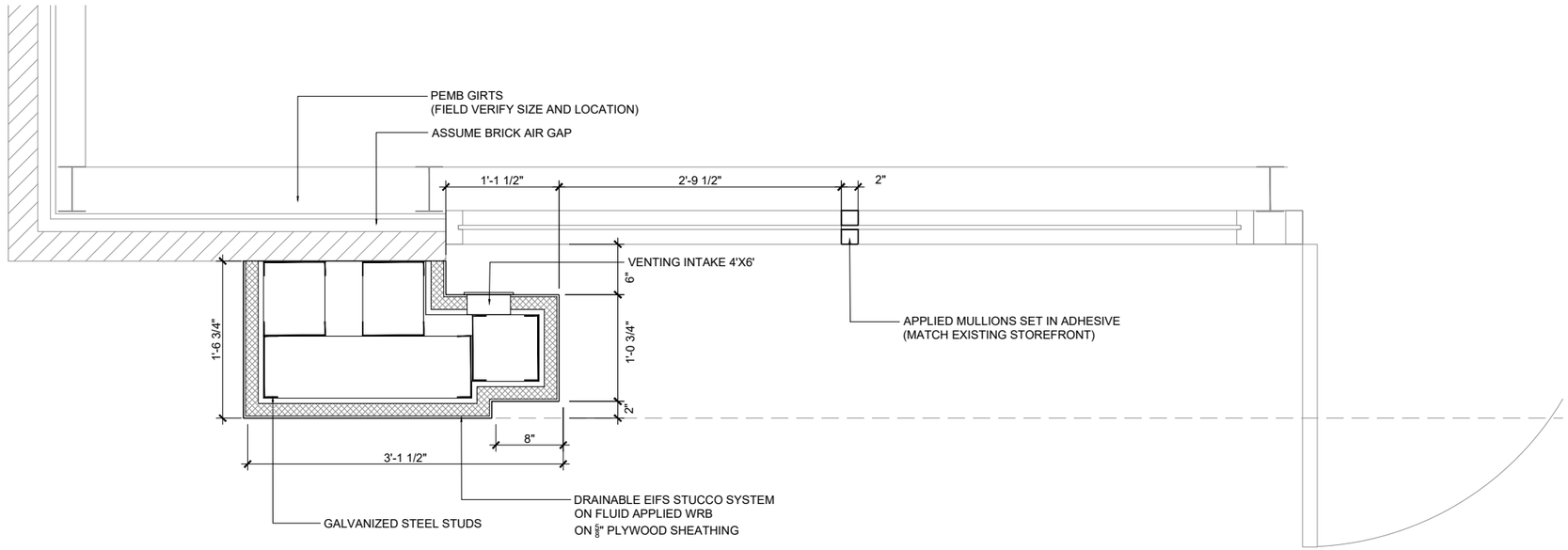
ENLARGED PLANS

SHEET NUMBER & TITLE:

A102

DRB SUBMITTAL
04.02.2020

ORIGINAL LAYOUT SIZE: 24X36



1 / A103 ENLARGED PROPOSED STUCCO PORTAL PLAN

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

STATE OF SOUTH CAROLINA
REGISTERED ARCHITECTS
LFK ARCHITECTS, LLC
MT.PLEASANT, SC
No. 100128

STATE OF SOUTH CAROLINA
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440 OLD TROLLEY RD FACADE IMPROVEMENTS

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SUMMERVILLE, SC

STUCCO PORTAL DETAIL PLAN

SHEET NUMBER & TITLE:

A103

DRB SUBMITTAL
04.02.2020

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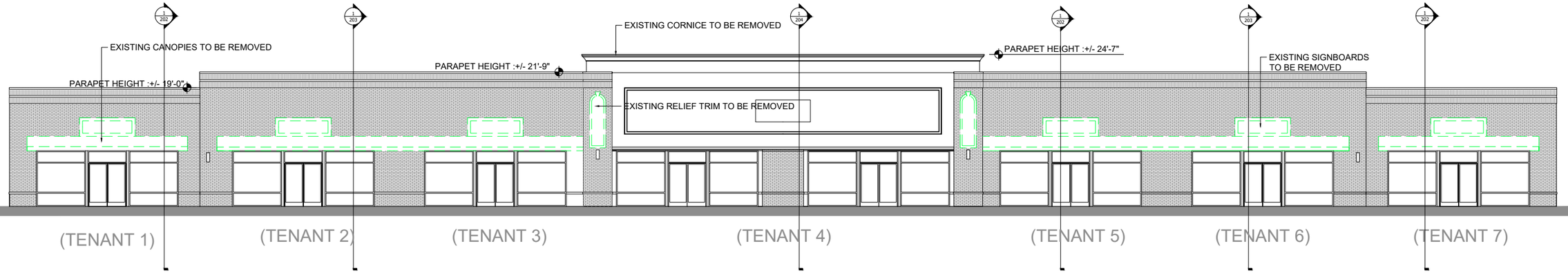
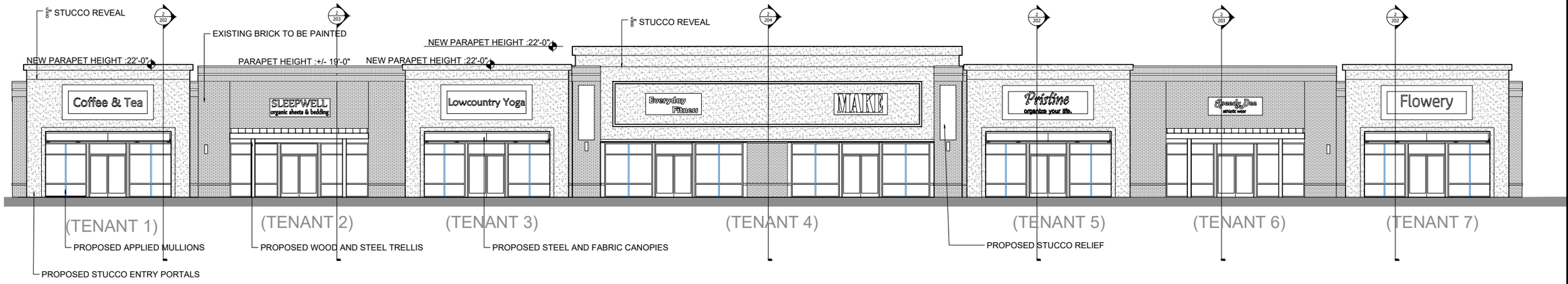
ORIGINAL LAYOUT SIZE: 24X36



1 / A201 EXISTING FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 / A201 PROPOSED FRONT ELEVATION
SCALE: 1/8"=1'-0"

NOTE : SEE 3D PERSPECTIVES FOR COLORS

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MT.PLEASANT, SC
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NOT FOR CONSTRUCTION
STATE OF SOUTH CAROLINA
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JOB NUMBER:
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440 OLD TROLLEY RD FACADE IMPROVEMENTS
440 OLD TROLLEY RD
SUMMERVILLE, SC

ELEVATIONS

SHEET NUMBER & TITLE:

A201

DRB SUBMITTAL
04.02.2020

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9719_440 Trolley Rd_Structural.dwg

ABBREVIATIONS:

AFF	ABOVE FINISH FLOOR	CONX	CONNECTION	LLH	LONG LEG HORIZONTAL
B/BP	BOTTOM OF BASE PLATE	COORD	COORDINATE	LLV	LONG LEG VERTICAL
BFE	BASE FLOOD ELEVATION	DBL	DOUBLE	LOC	LOCATION
BFF	BELOW FINISH FLOOR	DFE	DESIGN FLOOD ELEVATION	LP	LOW POINT
BFG	BELOW FINISH GRADE	DO	DITTO (REPEAT MEMBER)	MAX	MAXIMUM
BLDG	BUILDING	DWGS	DRAWINGS	MFR	MANUFACTURER
BOT	BOTTOM	DWL	DOWEL	MIN	MINIMUM
BKO	BLOCK-OUT	EA	EACH	MPII	MANUFACTURERS PRINTED INSTALLATION INSTRUCTIONS
BP	BASE PLATE	E/O	EDGE OF	OC	ON CENTER
BRG	BEARING	EL	ELEVATION	O/O	OUT TO OUT
BTB	BACK-TO-BACK	EW	EACH WAY	PAF	POWDER ACTUATED FASTENER
C&C	COMPONENTS & CLADDING	EXIST	EXISTING	PEMB	PRE-ENGINEERED METAL BUILDING
CFS	COLD-FORMED STEEL	EXT	EXTERIOR	PL	PLATE
CJ	CEILING JOIST	FF	FINISH FLOOR	REINF	REINFORCEMENT
CL	CENTER LINE	FND	FOUNDATION	SOG	SLAB ON GRADE
CLR	CLEAR	FV	FIELD VERIFY	SQ	SQUARE
CMU	CONCRETE MASONRY UNIT	HDR	HEADER	T&B	TOP & BOTTOM
COL	COLUMN	HP	HIGH POINT	T/COL	TOP OF COLUMN
CONC	CONCRETE	INT	INTERIOR	TYP	TYPICAL
CONT	CONTINUOUS	ISO	ISOLATION		
		JT	JOINT		
		LB	LOAD BEARING		

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE WITH SOUTH CAROLINA MODIFICATIONS.
2. INSTALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS' PRINTED INSTALLATION INSTRUCTIONS (MPII'S) AND/OR SPECIFICATIONS.
3. ALTERATIONS MADE TO THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER MAY VOID THE ENGINEERED DESIGN.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS RELATING TO THE STRUCTURAL DESIGN PRIOR TO STARTING WORK AND SHALL NOTIFY THE ARCHITECT AND/OR STRUCTURAL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
5. CONTRACTOR(S) PERFORMING WORK THAT INVOLVES EXISTING CONDITIONS SHALL FIELD VERIFY DIMENSIONS AS THEY RELATE TO THE PROPOSED WORK PRIOR TO PERFORMING ANY CONSTRUCTION AND PROCURING ANY MATERIALS THAT MAY BE AFFECTED BY THE ACTUAL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING SITE CONDITIONS THAT ARE NOT CONSISTENT WITH THE CONSTRUCTION DOCUMENTS.
6. THESE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY ARCHITECTURAL AND/OR DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ITS OWN CHECK AND COORDINATION OF DIMENSIONS, ELEVATIONS, CLEARANCES, DEPRESSIONS AND OTHER RELATED PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS. NOTIFY ENGINEER IN CASES OF CONFLICT.
7. EXAMINE AND COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, SITE, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. VERIFY LOCATIONS AND DIMENSIONS OF DRAINS, CHASES, CONDUIT, INSERTS, OPENINGS, SLEEVES, DEPRESSIONS, AND OTHER RELATED PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
8. SECTIONS AND DETAILS SHOWN ON DRAWINGS ARE TYPICAL. USE SIMILAR CONSTRUCTION AT LOCATIONS NOT SPECIFICALLY DETAILED.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE TEMPORARY BRACING OF CONSTRUCTION ELEMENTS FOR STRUCTURAL SYSTEMS AND FOR WIND AND/OR CONSTRUCTION LOADS. BRACING SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OPERATIONS PRIOR TO STRUCTURAL ELEMENTS REACHING THEIR SPECIFIED DESIGN STRENGTH AND/OR REACHING THEIR COMPLETED FORM AS SHOWN ON THE CONTRACT DRAWINGS.
10. INTERIOR AND EXTERIOR GUARDRAILS/HANDRAILS SHALL BE COORDINATED WITH THE ARCHITECTURAL DESIGN REQUIREMENTS AND SHALL MEET THE MINIMUM LOAD REQUIREMENTS OF THE GOVERNING BUILDING CODE.
11. REFER TO ARCHITECTURAL DRAWINGS FOR FLASHING AND WEATHER PROOFING OF THE BUILDING ENVELOPE. CERTAIN ELEMENTS MAY BE SHOWN FOR GENERAL REFERENCE BUT IN NO CASE SHALL THESE STRUCTURAL DRAWINGS BE RELIED UPON FOR BUILDING ENVELOPE CONSTRUCTION.
12. DO NOT SCALE REPRODUCED DRAWINGS.

FOUNDATION NOTES:

1. FOUNDATION DESIGN IS BASED ON A PRESUMED ALLOWABLE BEARING CAPACITY IN ACCORDANCE WITH IBC TABLE 1806.2.
2. SLABS ON GRADE SHALL BE CAST ON A MINIMUM 4" LAYER OF CLEAN COMPACTED CAPILLARY LAYER SUCH AS SAND OR PEA GRAVEL. CONTRACTOR SHALL ENSURE THE PREPARED SUBGRADE IS UNIFORM AND LEVEL PRIOR TO CASTING CONCRETE SLABS.
3. SLABS FOR CONDITIONED SPACE OR AREAS TO RECEIVE ADHESIVE ADHERED FLOORING SHALL HAVE A VAPOR RETARDER PLACED IN DIRECT CONTACT WITH THE BOTTOM OF SLAB. SEE FOUNDATION PLAN FOR VAPOR RETARDER THICKNESS. CONTRACTOR SHALL ENSURE THE PREPARED SUBGRADE IS UNIFORM AND LEVEL PRIOR TO CASTING CONCRETE SLABS.
4. ALL FOUNDATIONS AND SLABS ARE TO BEAR ON UNDISTURBED SITE SOILS OR COMPACTED STRUCTURAL FILL (95% STANDARD PROCTOR VALUE FOR BACKFILL ACCORDING TO ASTM D1557) TO INCLUDE THE LAYER OF CLEAN WASHED SAND FOR SLABS ON GRADE. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH.
5. TOPSOIL, ORGANIC MATERIAL AND ANY NATURAL OR MANMADE DEBRIS SHALL BE STRIPPED FROM THE SITE TO THE DEPTHS REQUIRED OR NOTED. THESE AND OTHER DELETERIOUS MATERIAL SHALL NOT BE USED AS FILL UNDER ANY STRUCTURAL AREA & SHALL BE REMOVED FROM THE SITE.
6. UNSUITABLE SUBGRADE, IF ENCOUNTERED, SHALL BE UNDERCUT AND REPLACED WITH LEAN CONCRETE OR COMPACTED STRUCTURAL FILL MATERIAL.
7. FOUNDATIONS OR SLABS SHALL NOT BE PLACED IN WATER NOR ON SATURATED SUBGRADES.

CAST-IN-PLACE CONCRETE NOTES:

1. CONCRETE WORK SHALL CONFORM TO REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE", ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
2. CONCRETE USED ON THIS PROJECT SHALL HAVE THE FOLLOWING PROPERTIES:
   FOUNDATIONS:
   28-DAY COMPRESSIVE STRENGTH: .... 3000 PSI MINIMUM
   UNIT DENSITY:.. 145 (PCF) NORMAL WEIGHT
   PORTLAND CEMENT TYPE:................................ASTM C-150 TYPE I/II
   WATER-CEMENT RATIO: ....0.50 (MAXIMUM)
   MAXIMUM SLUMP:...2" TO 4"(BEFORE WR ADMIXTURES)
   UP TO 8" AFTER ADDITION OF WR ADMIXTURES
3. NORMAL AND LIGHT WEIGHT CONCRETE SHALL CONTAIN FINE AND COARSE AGGREGATES COMPLYING WITH ASTM C-33 AND C-330, RESPECTIVELY.
4. CONTRACTOR IS RESPONSIBLE FOR PROPER CURING OF CONCRETE.
5. ADDITION OF WATER TO READY-MIX CONCRETE IN THE FIELD ABOVE THE AMOUNT HELD BACK AT THE PLANT SHALL NOT BE ALLOWED.
6. CONTROL JOINTS LOCATIONS SHOWN ON THE DRAWINGS ARE MANDATORY. OMISSIONS, ADDITIONS OR CHANGES SHALL NOT BE MADE EXCEPT WITH THE SUBMITTAL OF A WRITTEN REQUEST. CONSTRUCTION JOINTS SHALL BE PLACED AT CONTROL JOINT LOCATIONS AS REQUIRED.
7. ALL SAWN CONTROL JOINTS ARE TO BE CUT BETWEEN 4 TO 12 AFTER THE SLAB IS POURED, SUCH THAT NO SURFACE DEFECTS ARE MADE FROM FLOOR TRAFFIC. SAW CUT SHALL BE 1/4 SLAB THICKNESS.
8. CONCRETE SLABS ON GRADE SHALL BE PLACED SO THAT THE SLAB THICKNESS IS AT NO POINT LESS THAN THAT INDICATED ON THE CONTRACT DRAWINGS. ADJUST SUBGRADE ELEVATIONS TO ACCOUNT FOR SLOPED SLAB ON GRADE SURFACES.
9. CHAMFER EXPOSED CORNERS OF CONCRETE 3/4 INCH.
10. DEPOSIT CONCRETE IN A CONTINUOUS OPERATION UNTIL THE PLACING OF CONCRETE IS COMPLETE. IF THE POUR IS TO BE DISCONTINUOUS, CONTRACTOR SHALL USE CONSTRUCTION JOINTS, AS DETAILED ON THE DRAWINGS.
11. COORDINATE WITH ELECTRICAL DRAWINGS FOR GROUNDING REQUIREMENTS.

CONCRETE REINFORCING STEEL NOTES:

1. REINFORCING BARS SHALL BE ASTM A615 GRADE 60 KSI.
2. REINFORCING SHALL NOT BE WELDED OR HEATED FOR BENDING.
3. PROVIDE CLASS B LAP SPLICES WHERE SPLICES ARE REQUIRED.
4. ALL REINFORCING BAR SPLICE LENGTHS AND LOCATIONS, EMBEDMENTS, LENGTHS, HOOKS, ETC., SHALL BE DONE AS INDICATED ON THE DRAWINGS.
5. WHERE REINFORCING IS SHOWN IN SECTION, REINFORCEMENT IS CONSIDERED TYPICAL WHEREVER THE SECTION APPLIES.
6. HOOKS, TIES, AND STIRRUPS SHALL BE MADE IN ACCORDANCE WITH MINIMUM BEND DIAMETERS AND EXTENSIONS AS SPECIFIED IN ACI 318.
7. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:
   A) CONCRETE CAST AGAINST &
   PERMANENTLY EXPOSED TO EARTH: .... 3"
   B) CONCRETE EXPOSED TO EARTH OR WEATHER:
   NO. 6 THRU NO 18 BARS: ....2"
   NO. 5 BAR, W31 OR D31, AND SMALLER: ....1 1/2"
   C) CONCRETE NOT EXPOSED TO
   OR IN CONTACT WITH GROUND:
   SLABS, WALLS, & JOISTS...
   NO. 14 AND NO. 18 BARS: .... 1 1/2"
   NO. 11 BAR AND SMALLER: .... 3/4"
   BEAMS, COLUMNS...
   PRIMARY REINF, TIES, STIRRUPS, SPIRALS: ....1 1/2"
   SHELLS, FOLDED PLATE MEMBERS...
   NO. 6 BAR AND LARGER: .... 3/4"
   NO. 5 BAR, W31 OR D31 WIRE & SMALLER: ....1/2"
8. WELDED WIRE REINFORCING SHALL CONFORM TO ASTM A496 AND SHALL BE PROVIDED IN FLAT SHEETS. ROLLS ARE PROHIBITED. LAP WELDED WIRE REINFORCING A MINIMUM OF ONE GRID FOR 6" GRID SPACING AND TWO GRIDS FOR 4" GRID SPACING.

COLD-FORMED STEEL FRAMING NOTES:

1. ALL COLD-FORMED STEEL FRAMING SHALL BE DESIGNED, DETAILED, FABRICATE, AND ERECTED IN ACCORDANCE WITH THE FOLLOWING, UNLESS OTHERWISE SPECIFIED:
   1.1. AISI S-100 "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS"
   1.2. AWS D1.4 "STRUCTURAL WELDING CODE - SHEET STEEL"
2. MEMBERS WITH A THICKNESS OF 54 MILS (16 GAGE) OR GREATER SHALL HAVE A MINIMUM YIELD STRENGTH OF 50 KSI. MEMBERS WITH A THICKNESS OF 43 MILS (18 GAGE) OR LESS LESS SHALL HAVE A MINIMUM YIELD STRENGTH OF 33 KSI.
3. COLD-FORMED STEEL DESIGNATIONS INDICATED ON THE DRAWINGS ARE AS FOLLOWS:
   600S162-54 ------------ STANDARD COLD-FORMED STEEL DESIGNATION
   600 ------------------ INDICATES MEMBER DEPTH IN 1/100 INCHES
   S -------------------- INDICATES TYPE (S=STUD, T=TRACK, U=CHANNEL)
   162 ------------------ INDICATES FLANGE WIDTH IN 1/100 INCHES
   54 -------------------- INDICATES MATERIAL THICKNESS IN 1/1000 INCHES
4. INSTALL FRAMING AS INDICATED ON THE PLANS, SCHEDULES AND TYPICAL COLD-FORMED FRAMING DETAILS.
5. USE FASTENERS SPECIFIED ON THE DRAWINGS. SUBSTITUTE OR ALTERNATIVE FASTENERS SHALL BE APPROVED IN WRITING BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

POST INSTALLED ANCHOR NOTES:

1. INSTALLATION AND INSPECTION OF ALL POST INSTALLED ANCHORS SHALL CONFORM TO THE MANUFACTURERS PUBLISHED INSTALLATION INSTRUCTIONS, THE REQUIREMENTS OF THE RESPECTIVE ICC-ES REPORT, AND THE APPLICABLE BUILDING CODE.
2. POST INSTALLED CONCRETE ANCHORS SHALL BE APPROVED FOR USE IN CRACKED CONCRETE WITH THE REFERENCED BUILDING CODE BY AN ICC-ES REPORT.
3. POST INSTALLED ANCHORS AND THREADED ANCHORS SHALL BE CARBON STEEL, HOT DIPPED GALVANIZED PER ASTM A153, OR ZINC PLATED PER ASTM B633 OR ASTM B695.
4. ADHESIVE DOWELS SHALL BE ASTM A616 REINFORCING BARS OR A36 ROD.
5. USE ANCHORS SPECIFIED ON THE DRAWINGS. SUBSTITUTE OR ALTERNATIVE ANCHORS SHALL BE APPROVED IN WRITING BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE ANSI/AISC 360 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
2. STRUCTURAL STEEL SHALL BE NEW AND CONFORM TO:
   2.1. UNLESS OTHERWISE NOTED: ASTM A992 (Fy = 50 KSI)
   2.2. HOLLOW STRUCTURAL SECTIONS (HSS):
   ROUND: ASTM A500 GRADE B (Fy = 42 KSI)
   SQUARE OR RECTANGLE: ASTM A500 GRADE B (Fy = 46 KSI)
   2.1. MISC. SHAPES & CONNECTIONS: ASTM A36 (Fy = 36 KSI)
   2.2. ANCHOR BOLTS: ASTM A36 OR F1554
   2.3. HIGH STRENGTH BOLTS: ASTM A325-N
3. WELDING SHALL CONFORM TO AWS D1.1 AND SHALL BE PERFORMED BY EXPERIENCED WELDERS.
4. WELDED CONNECTIONS SHALL UTILIZE E70XX ELECTRODES AND BE 3/16" MINIMUM FILLET WELDS.

STRUCTURAL STEEL COATINGS:

1. STRUCTURAL STEEL THAT IS ENCLOSED WITHIN THE BUILDING ENVELOPE MAY BE SUPPLIED BARE OR WITH SHOP PRIME COATING.
2. STRUCTURAL STEEL THAT IS EXPOSED TO THE EXTERIOR/OUTDOOR ENVIRONMENT SHALL BE SHOP PRIMED & FIELD PAINTED WITH COLOR AND PAINT SPECIFICATION TO BE APPROVED BY THE ARCHITECT.
3. FERROUS METALS, OTHER THAN STAINLESS STEEL, NOT SUBJECT TO CHEMICAL ATTACK, NORMAL OUTDOOR EXPOSURE, SHALL BE PREPARED AND COATED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS.
   A. SURFACE PREPARATION. ALL SURFACES SHALL BE FREE OF DIRT, DUST, GREASE, OR OTHER FOREIGN MATTER BEFORE COATING. SURFACES, EXCEPT GALVANIZED, SHALL BE CLEANED IN ACCORDANCE WITH THE STEEL STRUCTURES PAINTING COUNCIL SPECIFICATION SSPC-SP7 (BRUSH-OFF BLAST CLEANING). WELD SURFACES, EDGES, AND SHARP CORNERS SHALL BE GROUND TO A CURVE AND ALL WELD FLUX AND SPLATTER REMOVED, AND ALL WELDS NEUTRALIZED WITH THINNERS PRIOR TO COATING APPLICATION.
   B. APPLICATION. APPLICATION SHALL BE IN STRICT CONFORMANCE WITH THE MANUFACTURER'S PRINTED RECOMMENDATIONS. ALL SHARP EDGES, NUTS, BOLTS, OR OTHER ITEMS DIFFICULT TO COAT SHALL RECEIVE A BRUSH-APPLIED COAT OF THE SPECIFIED COATING PRIOR TO APPLICATION OF EACH COAT.
   C. COATING SYSTEM B. EXCEPT AS SPECIFIED BELOW, THE PRIME COAT SHALL HAVE A MINIMUM THICKNESS OF 1.5 MILS AND TWO OR MORE FINISH COATS MINIMUM TOTAL DRY FILM THICKNESS OF 4.5 MILS. THE TOTAL SYSTEM SHALL HAVE A MINIMUM OF 6.0 MILS.
   CARBOLINE SYSTEM: PRIMER -CARBOCOAT 150
   2 FINISH COATS -CARBOCOAT 139
   ENGARD SYSTEM: PRIMER -126 2 FINISH COATS -222

DESIGN CRITERIA:

1. DESIGN CODES & STANDARDS:
   INTERNATIONAL BUILDING CODE (IBC) 2015
2. BUILDING RISK CATEGORY: II
3. LIVE LOADS:
   ROOF: 20 PSF (REDUCIBLE)
4. SUPERIMPOSED DEAD LOADS (ADD'L TO SELFWEIGHTS):
   ROOF COLLATERAL: 3 PSF
5. SNOW LOADS:
   GROUND SNOW LOAD, P_G: 5 PSF
   SNOW IMPORTRANCE FACTOR, I_S: 1.0
   FLAT ROOF SNOW LOAD, P_f: 3.5 PSF
   SNOW EXPOSURE FACTOR, C_e: 1.0
   THERMAL FACTOR, C_t: 1.0
6. SEISMIC LOADS:
   RISK CATEGORY: II
   SEISMIC IMPORTANCE FACTOR: 1.0
   SITE CLASS: D
   MAPPED ACCELERATIONS: S_S = 1.629g S_1 = 0.552g
   S_{DS} = 1.086g S_{D1} = 0.552g
   SEISMIC DESIGN CATEGORY: D
7. WIND LOADS:
   MWFRS: BASIC WIND SPEED (3 SEC GUST) = 145 MPH (ULTIMATE)
   112 MPH (ASD)
   RISK CATEGORY: II
   EXPOSURE CATEGORY: B
   INTERNAL PRESSURE COEFFICIENT: +/-0.18
   ENCLOSURE CATEGORY: ENCLOSED
8. GEOTECHNICAL CRITERIA:
   DESIGN ALLOWABLE SOIL BEARING CAPACITY: 1,500 PSF (ASSUMED)
10. FLOOD ZONE: X

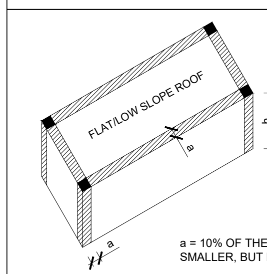
COMPONENTS & CLADDING WIND LOADS (PSF)
ENCLOSED BUILDINGS
(ALLOWABLE STRESS DESIGN PRESSURES, 0.6 x ULT. WIND PRESSURE)
[145 MPH (ULT), EXP. B, UP TO 30 FT, ROOF ANGLES (DEG) >0 TO 7]

BUILDING ZONE	EFFECTIVE WIND AREA (SF)				
	10	20	50	100	500
ROOF ZONE 1	9/-23	9/-22	8/-21	7/-21	---
ROOF ZONE 2	9/-38	9/-34	8/-29	7/-25	---
ROOF ZONE 3	9/-57	9/-47	8/-34	7/-25	---
WALL ZONE 4	23/-25	22/-24	20/-22	19/-21	17/-19
WALL ZONE 5	23/-30	22/-28	20/-26	19/-24	17/-19
OH ZONE 2	-33	-32	-31	-32	---
OH ZONE 3	-54	-42	-27	-15	---

SCHEDULE NOTES:

1. TO CONVERT TABULATED ALLOWABLE STRESS VALUES TO ULTIMATE PRESSURES DIVIDE THE VALUE BY 0.6.

2. PRESSURES ACT NORMAL TO THE BUILDING SURFACE WHEREAS POSITIVE IS ACTING TOWARDS THE SURFACE AND NEGATIVE IS ACTING AWAY FROM THE SURFACE.



INTERIOR ZONES
ROOF ZONE 1 / WALL ZONE 4

END ZONES
ROOF ZONE 2 / WALL ZONE 5

CORNER ZONES
ROOF ZONE 3

a = 10% OF THE LEAST HORIZONTAL DIMENSION OR 0.4h, WHICHEVER IS SMALLER, BUT NO LESS THAN 3 FT.

NO.	REVISION DESCRIPTION	DATE
0	ISSUED FOR CONSTRUCTION	07/11/19

SEAL:

SOUTH CAROLINA PROFESSIONAL LICENSED ENGINEER 07/11/19 No. 29916 KELSEY M. POWELL

SOUTH CAROLINA K.M. POWELL ENGINEERING, L.L.C. No.5285 CERTIFICATE OF AUTHORIZATION

POWELL ENGINEERING
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STRUCTURAL
FACADE IMPROVEMENTS
440 OLD TROLLEY ROAD
SUMMERVILLE, SC

JOB NO.:	9719
DESIGN BY:	KMP
DRAWN BY:	DAL
DATE:	07/11/19
SCALE:	AS NOTED

SHEET TITLE: GENERAL NOTES & DESIGN CRITERIA

SHEET NO.
S-01

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MONOLITHIC CONCRETE COLUMN FOOTING SCHEDULE					
FTG MARK	**L x W x t**	**BOT BARS**	**TOP BARS**	**T/FTG**	**REMARKS**
F-2.0x2.0	2'-0" x 2'-0" x 1'-0"	(3) #5 EA WAY	---	12" BFG	NONE

SCHEDULE NOTES:
1. REBAR CLEARANCE PER CONCRETE REINFORCING STEEL NOTES ON S-01.
2. EQUALLY SPACE BARS, UON.

LEGEND

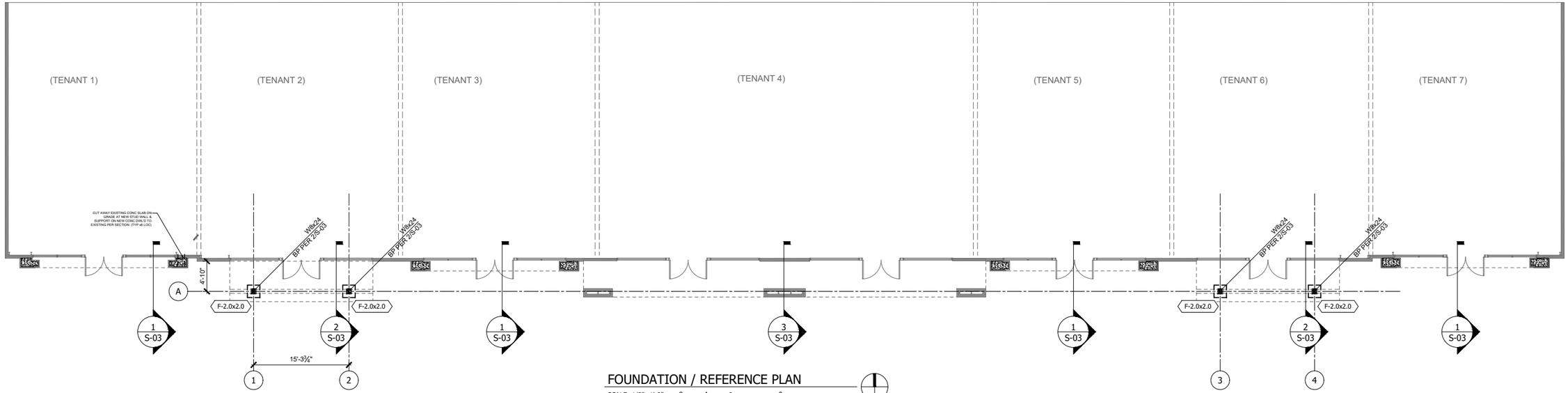
F-#x.# — SPREAD FOOTING PER SCHEDULE

COL SHAPE: BP-# — BASE PLATE TYPE PER 2/S-03

BABP EL = '-" — BOTTOM OF BASE PLATE EL

FOUNDATION PLAN NOTES:

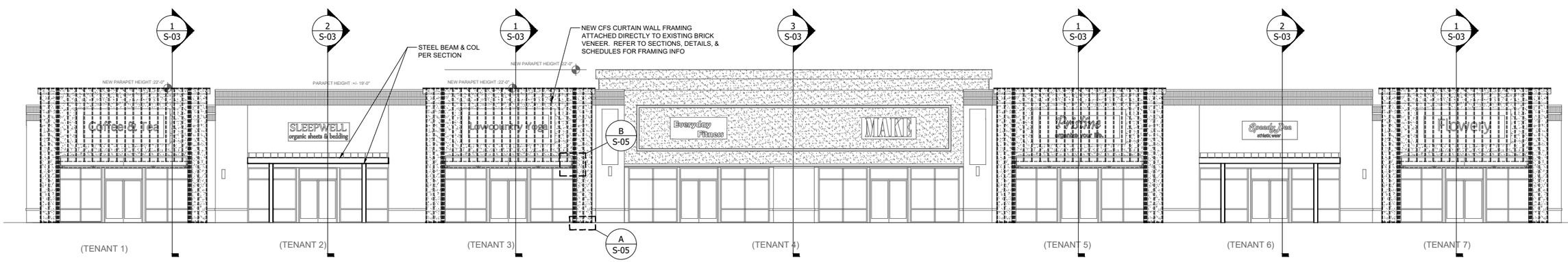
1. PLACE FOUNDATIONS ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL. REFER TO FOUNDATION GENERAL NOTES ON S-01 PRIOR TO FOUNDATION CONSTRUCTION.
2. DIMENSIONS ARE SHOWN FOR GENERAL REFERENCE. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS OF GROUND FLOOR ELEMENTS. NOTIFY ENGINEER IMMEDIATELY OF DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL PLANS.
3. TOP OF ALL FOOTINGS SHALL BE SET BELOW FINISH GRADE AS SCHEDULED.
4. PROVIDE MINIMUM CLEAR COVER ON REBAR IN FOUNDATIONS AND EQUALLY SPACE BARS, UON.



FOUNDATION / REFERENCE PLAN

SCALE: 1/8"=1'-0" 8 4 0 8

PLAN NORTH



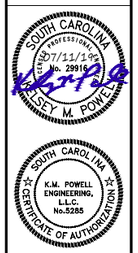
FACADE ELEVATION

SCALE: 1/8"=1'-0" 8 4 0 8

PLAN NORTH

NO.	REVISION DESCRIPTION	DATE
0	ISSUED FOR CONSTRUCTION	07/11/19

SEAL:



POWELL ENGINEERING
K.M. POWELL ENGINEERING, LLC
1 CARRIAGE LN, STE E/2/3 • CHARLESTON, SC 29407
O: 843.225.7564 • M: 843.696.4611
KELSEY@PEdSC.COM
www.PEdSC.com

STRUCTURAL

FACADE IMPROVEMENTS
440 OLD TROLLEY ROAD
SUMMERVILLE, SC

JOB NO.:	9719
DESIGN BY:	KMP
DRAWN BY:	DAL
DATE:	07/11/19
SCALE:	AS NOTED

SHEET TITLE: FOUNDATION PLAN

SHEET NO.

S-02

THIS DRAWING WAS PREPARED AT THE SCALE INDICATED. IMAGES/AREAS IN THE STATED SCALE MAY BE INACCURATE IF THIS DRAWING HAS BEEN REPRODUCED BY ANY MEDIA. USE THE GRAPHIC SCALE BAR TO DETERMINE THE ACTUAL SCALE.

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Lumiere

DESCRIPTION

Cambria 920 is a small dimmable LED or MR16 low voltage sign lighting luminaire. It attaches to a wall mounted 36 in. hook arm and delivers 180°of vertical adjustment for easy aiming. Optional 24", 30" or or 36" hook arms are available. Various lenses, louvers and color or dichroic filters can be combined - up to three at once - to create multiple lighting effects. The Lumiere exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Material
Housing, hood, hook arm and wall mounting plate are precision-machined from corrosion-resistant 6061-T6 aluminum.

Finish
Fixtures are double protected by a chromate conversion undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Hood
Hood is removable for easy relamping and accepts up to three internal accessories at once (lenses, louvers, filters) to achieve multiple lighting effects. Weep holes prevent water and mineral stains from collecting on the lens, even in the straight-up position.

Gasket
Housing and hood are sealed with a high temperature silicone o-ring gasket to prevent water intrusion.

Lens
Tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock.

Adjustable Mounting Arm
Standard 36" hook arm with adjustable center rear swivel provides 180° of vertical adjustment for easy aiming. Optional 24", 30", or 36" hook arms are available (specify option -HA24, -HA30 or -HA30). Stainless steel aim-locking mechanisms are standard. 4-1/4" diameter wall mounting plate attaches directly to standard J-box with screws provided. Lumiere's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

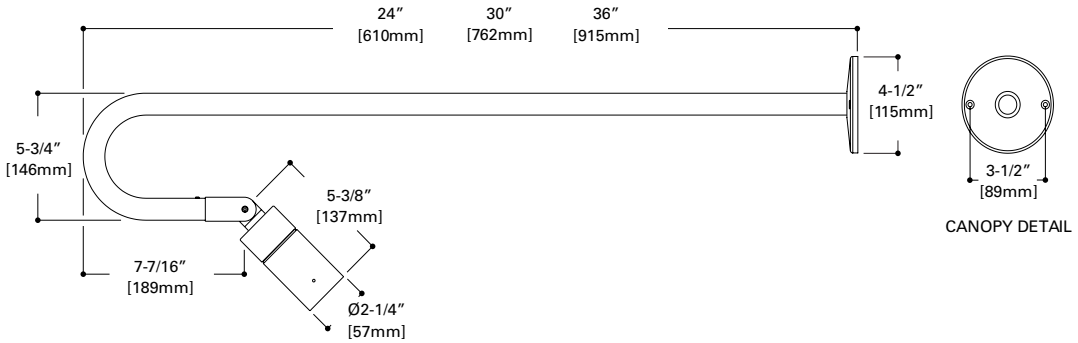
Hardware
Stainless steel hardware is standard to provide maximum corrosion-resistance.

Socket
Ceramic socket with 250° CTeflon® coated lead wires and GU5.3 bi-pin base.

Electrical
Remote 12V transformer required (not included). Initial power draw on LED equipped fixtures is 12 watts. When sizing transformer use 12 watts per LED fixture. Nominal power draw after start up is 8 watts. Also, LEDs are more voltage sensitive than standard halogen MR16 lamps. The LED module is designed to operate within the range 12V +/- 1.2V. Any less or more voltage can cause premature failures.

Lamp
Halogen lamp not included. SORAA LED modules are included and are available in three color temperatures (2700, 3000 and 4000) or Amber (585-595nm) and three distributions (spot, narrow, and flood). Both color temperature and distribution must be specified when ordering. Soraa lamp compatible (8W Max).

Warranty
Lumière warrants its fixtures against defects in materials & workmanship for three (3) years. Auxiliary equipment such as transformers and lamps carry the original manufacturer's warranty.



920
CAMBRIA
LED
HALOGEN

APPLICATIONS:
SIGN LIGHT

WORKS WITH SORAA

CERTIFICATION DATA
UL and cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
IP65 Ingressed Protection Rated

TECHNICAL DATA
Low Voltage:
50W Max Halogen MR16
8W LED, L70/60,000 hours at 25°

ORDERING INFORMATION

Sample Number: 920-8LED2710-12-BK-HA24

Series	Source (for LED, select from each column and combine)			Voltage	Finish	Stem Length
920=LED or MR16 Cambria Sign Light, Hook Arm, Center Rear Swivel, Single Head	**50MR16**=50W max. Halogen MR16 (lamp not included)			**12**=12V	**Painted** **BK**=Black **BZ**=Bronze **CS**=City Silver **VE**=Verde **WT**=White	**HA24**=24" Length **HA30**=30" Length **HA36**=36" Length
	8LED=8W LED	**27**=2700K **30**=3000K **40**=4000K	**10**=10° Spot **25**=25° Narrow **36**=36° Wide			
	5LED=5W LED	**AM**=Amber (585-595nm)				

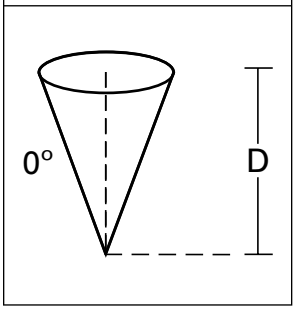
NOTES: **1** Unless noted otherwise, lamps not included. **2** See Accessories & Technical Data section of Lumiere catalog for Mounting Accessories. **3** Consult your customer service representative for additional options and finishes.

OPTICAL ACCESSORIES - ORDER SEPARATELY

Filters (2.00" Diameter)	Optical Lenses (2.00" Diameter)	Optical Louvers (2.00" Diameter)
F71 =Peach Dichroic **F72** =Amber Dichroic **F73** =Green Dichroic **F74** =Medium Blue **F75** =Yellow Dichroic **F76** =Red Dichroic **F77** =Dark Blue Dichroic **F78** =Light Blue Dichroic **F79** =Neutral Density Dichroic **F80** =Magenta Dichroic **F22** =Red Color **F33** =Blue Color **F44** =Green Color **F55** =Yellow Color **F66** =Mercury Vapor	**LSL** = Linear Spread Lens (elongates standard beam spread) **DIF** = Diffused Lens (provides even illumination) **OSL** = Overall Spread Lens (increases standard beam spread)	**LVR**= 45° Hex Cell Louver (reduces glare)

CAMBRIA 920 MR16 HALOGEN PHOTOMETRY DATA

CONE OF LIGHT



Horizontal Illuminance on Surface - Cambria 920 Standard Recessed Hood - 50W MR16

Filename	920-50MR16-12-BK-NSP.ies	
Lamp	50W MR16 NSP	
CBCP	11,000	
Distance	**FC**	**Beam Diameter**
2'	2550	1'6"
4'	638	1'0"
6'	283	1'6"
8'	159	2'0"
10'	102	3'0"
15'	45	4'0"

Filename	920-50MR16-12-BK-NFL.ies	
Lamp	50W MR16 NFL	
CBCP	3,200	
Distance	**FC**	**Beam Diameter**
2'	725	1'0"
4'	181	2'6"
6'	81	4'0"
8'	45	5'0"
10'	29	6'6"
15'	12	10'0"

CCT MULTIPLIER

Lamp Wattage	Multiplier
20W	0.32
35W	0.57

Filename	920-50MR16-12-BK-FL.ies	
Lamp	50W MR16 FL	
CBCP	2,000	
Distance	**FC**	**Beam Diameter**
2'	431	1'6"
4'	106	3'0"
6'	48	5'0"
8'	27	6'6"
10'	17	8'0"
15'	7	12'0"

Filename	920-50MR16-12-BK-WFL.ies	
Lamp	50W MR16 WFL	
CBCP	1,200	
Distance	**FC**	**Beam Diameter**
2'	269	2'0"
4'	67	4'6"
6'	30	7'6"
8'	17	9'0"
10'	11	11'6"
15'	5	17'0"

NOTES AND FORMULAS

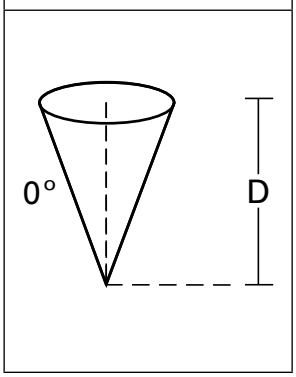
- Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot.
- Footcandle values are initial. Apply appropriate light loss factors where necessary.
- Bare lamp data shown. Consult lamp manufacturers to obtain detailed specifications for their lamps.

CAMBRIA 920 LED PHOTOMETRY DATA

LED Lumen and CBCP Table - 4000K

		Flush Hood			Regressed Hood (black)			Regressed Hood (silver)		
		CBCP	LUMENS	LPW	CBCP	LUMENS	LPW	CBCP	LUMENS	LPW
10	BASE	5980	351.3	43.6	5541	298.5	37.1	5052	296.9	39.7
	+DIFF	985	286.9	35.8	968	220.4	27.4	930	233.2	31.2
	+LSL	1310	309.9	38.6	1299	253.1	31.4	1200	252.7	33.8
	+LVR	5270	243.0	30.6	4838	235.3	29.2	4633	225.1	30.1
	+OSL	1686	328.6	41.4	1700	285.7	35.5	1609	291.1	39
25	BASE	2690	417.2	53.5	2559	374.2	47.4	2357	361.8	49.4
	+DIFF	761	338.6	43.4	729	267.7	33.9	720	281.4	36.2
	+LSL	795	375.1	48.1	778	316.3	40.2	719	312.0	42.2
	+LVR	2396	285.9	36.7	2294	272.4	34.1	2092	253.3	35.3
	+OSL	1452	383.4	49.1	1414	345.0	43.8	1328	341.2	45.2
36	BASE	1144	409.2	53.1	1125	369.1	47.6	1080	371.7	49
	+DIFF	542	336.3	43.6	532	264.3	34.1	502	268.6	35.1
	+LSL	486	371.1	48.2	480	305.6	39.4	484	317.4	41.7
	+LVR	1030	267.9	34.8	996	252.1	32.4	967	251.8	33.1
	+OSL	930	384.3	49.9	932	337.8	43.6	910	348.6	45.7

CONE OF LIGHT



Horizontal Illuminance on Surface - Cambria 920 Standard Recessed Hood -4000K

Filename: 920-SS-8LED4010-12-BK.IES
Test No.: G2-1802-569-4

Distance	FC	Beam Diameter
2'	1385.2	0.4
4'	346.3	0.8
6'	153.9	1.2
8'	86.6	1.6
10'	55.4	2
15'	24.6	3.2
20'	13.9	4.2
30'	6.2	6.4
40'	3.5	8.4

Filename: 920-SS-8LED4025-12-BK.ies
Test No.: G2-1802-569-5

Distance	FC	Beam Diameter
2'	639.8	0.6
4'	159.9	1.2
6'	71.1	1.8
8'	40	2.4
10'	25.6	3
15'	11.4	4.6
20'	6.4	6
30'	2.8	9.2
40'	1.6	12.2

Filename: 920-SS-8LED4036-12-BK.ies
Test No.: G2-1802-569-6

Distance	FC	Beam Diameter
2'	281.2	1
4'	70.3	2.2
6'	31.2	3.4
8'	17.6	4.6
10'	11.2	5.8
15'	5	8.6
20'	2.8	11.6
30'	1.2	17.4
40'	0.7	23.2

CCT MULTIPLIER TABLE

CCT(K) / COLOR	MULTIPLIER
2700K	0.91
3000K	0.89
4000K	1.00

Note: Multiplier can be used to calculate center beam candle power (CBCP), Lumens and footcandle (FC) values.

TECHNICAL INFORMATION

1. Dimming is dependant on remote transformer compatibility with LED module. Please see compatibility matrix for dimmer switch and transformer selection.
2. When using a magnetic dimmer switch there are two recommended LED compatible 120V magnetic dimming switches: Lutron Ariadni AVLV-600P and Lutron Diva DVLV-600P
3. IMPORTANT: When sizing transformer use 12 watts per LED fixture. Nominal power draw after start up is 8 watts. Any less or more voltage can cause premature failures.

3+

PRINT | EMAIL | CHAT | VIEW IN YOUR ROOM

Matthis 7 1/2" High Black LED Downlight

- Style # 5C014

$69.99

Compare $104.99

FREE SHIPPING & **FREE RETURNS*** | Low Price Guarantee

SHIPS TODAY! (orders by 2pm Pacific)

1 ADD TO CART ADD TO WISH LIST

MOST POPULAR 1 Review | 3 Questions, 4 Answers

This LED downlight is made of tough aluminum and finished in a deep, rich black.

MORE DETAILS >

MORE YOU MAY LIKE

$69.99

$69.99

$69.99

$79.99

$59.99

PRODUCT DETAILS

Add this downlight to your indoor or outdoor spaces for contemporary style lighting. Finished in black and made of aluminum, this design is smooth and sleek and great near garage areas and entryways. LEDs add energy efficiency to this lighting fixture.

- 7 1/2" high x 5" wide. Extends 8 1/4" from the wall. Backplate is 4 1/2" high and wide. Weighs 2.09 lbs.
- 13 watt built-in LED. Non-dimmable. 790 lumens, comparable to a 60 watt

STAFF REPORT
DRB Meeting
May 21, 2020 at 4:00 p.m.

TO: Town of Summerville DRB

FROM: Planning Staff

DATE: May 15, 2020

GENERAL INFORMATION

Project/Applicant: Trolley Road Retail

Property Owner: Seth Newman

Requested Action: The applicant is requesting Final Approval of proposed exterior renovations to the existing retail development

Requested Approval: Final Approval

Existing Zoning: N-MX Neighborhood Mixed Use
Adjacent Zoning: **North:** N-MX Neighborhood Mixed Use
South: N-MX Neighborhood Mixed Use
East: UC-MX Urban Corridor Mixed Use and Out – Dorchester County
West: Out – Dorchester County
Location: 428 Old Trolley Road

Existing Land Use: Retail

Prior Reviews: First Meeting

Ordinance Reference:

Sec. 13.3.5 Design Review Board.

> A. Authority: Pursuant to S.C. Code 1976, § 6-29-870, et seq., as amended, there is hereby created a Design Review Board (DRB) that protects and improves the visual and aesthetic character of mixed-use, commercial, industrial and multi-family development within the Town of Summerville, excluding any development allowed within the designated historic district which is regulated by the Historic District / Board of Architectural Review. The DRB seeks to enhance corridors, neighborhoods and districts in order to contribute to a sense of place and pride, while building on or enhancing economic value and further strengthening the integrity of Summerville's historic and/ or best characteristics. The process aims to respect the character, integrity and quality of the built environment of the Town of Summerville without stifling carefully innovative architecture and/or development.

Recommendation:

The Applicant has acquired the adjacent existing retail centers. The intent is to renovate the exterior of the existing buildings to match the approved elevations of the new retail center approved by DRB in August 15, 2019. There are no proposed site changes.

ORIGINAL LAYOUT SIZE: 24x36

428 TROLLEY FRONT FACADE UPDATE

428 Old Trolley Rd, Summerville, SC 29485

FINAL DRB
May 21, 2020

SUMMARY OF WORK:

EXTERIOR RENOVATION OF FRONT FACADE, NO CONDITIONED SPACE ADDED
PARKING AND SITE TO REMAIN AS EXISTING

LOCATOR MAP
NOT TO SCALE (LOCATION MAP PER GOOGLE MAPS)

TRUE NORTH

EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION

OWNER:

SETH NEWMAN
751 JOHNNIE DODDS BLVD. SUITE 200
MT. PLEASANT, SC 29464
seth.newman@me.com

PROJECT TEAM:

ARCHITECTURE:
(PRIMARY CONTACT)

LFK ARCHITECTS, LLC
802 COLEMAN BLVD
SUITE 100
MOUNT PLEASANT, SC 29464

LOSSE F. KNIGHT III, AIA
losse@lfkarchitect.com
843.330.8940

CIVIL/LANDSCAPE:

EARTHSOURCE ENGINEERING
887 JOHNNIE DODDS BLVD, SUITE 220
MOUNT PLEASANT, SC 29464

GILES N. BRANCH, PE, LEED AP
branchgn@earthsourceeng.com
843.881.0525

KEVIN M. BERRY, PE, LEED AP
berryk@earthsourceeng.com
843.881.0525

PROJECT DATA:

PROJECT NAME:	OLD TROLLEY ROAD RETAIL
ADDRESS:	440 OLD TROLLEY RD SUMMERVILLE, SC
COUNTY:	DORCHESTER
CITY:	SUMMERVILLE
TMS:	TMS 145-15-12-027
ZONING:	[SEE SITE PLAN]
BUFFERS:	[SEE SITE PLAN]
SETBACKS:	
FLOOD ZONE:	ZONE X

PREVIOUS APPROVALS:

0 TROLLEY ON 08.15.19 (440 USES SAME MATERIAL PALETTE)

DRAWING INDEX:

001	COVER SHEET, DRAWING INDEX, PROJECT NOTES
002	OLD TROLLEY RD CENTER OVERALL SITE PLAN
003	428 ENLARGED SITE PLAN
004-7	EXISTING STREETSCAPES
008	OLD TROLLEY RD CENTER ELEVATION STREETSCAPE
009	OLD TROLLEY RD CENTER COMBINED PERSPECTIVE
010	EXISTING AND PROPOSED MODEL VIEW
011	ENLARGED PERSPECTIVES AT PORTALS
012	PREVIOUSLY APPROVED MATERIALS
013	EXISTING AND PROPOSED FLOOR PLANS
014	ENLARGED FLOOR PLANS
015	DETAIL ENTRY PORTAL PLAN
016	BLACK AND WHITE TECHNICAL ELEVATIONS
017-019	SECTIONS
020-024	STRUCTURAL
025-028	ATTACHMENTS: LIGHTING CUT SHEETS

STATE OF SOUTH CAROLINA
LFK ARCHITECTS, LLC
MT.PLEASANT,SC
No. 10648
REGISTERED ARCHITECTS
NOT FOR CONSTRUCTION

STATE OF SOUTH CAROLINA
LOSSE F. KNIGHT, III
CHARLESTON, SC
No. 7711
REGISTERED ARCHITECT
NOT FOR CONSTRUCTION

LFK ARCHITECTS
Land Planning + Feasibility Studies
Commercial + Residential Design
www.lfkarchitect.com

LFK ARCHITECTS, LLC
802 COLEMAN BLVD, SUITE 100
MOUNT PLEASANT, SC 29464
LOSSE F. KNIGHT III, AIA
losse@lfkarchitect.com
phone: 843-330-8940

JOB NUMBER:
DRAWN:
CHECKED:

REVISION NOTES:

428 Trolley Rd Retail
428 OLD TROLLEY RD
SUMMERVILLE, SC
COVER SHEET

SHEET NUMBER & TITLE:

G001

DRB
04.02.2020

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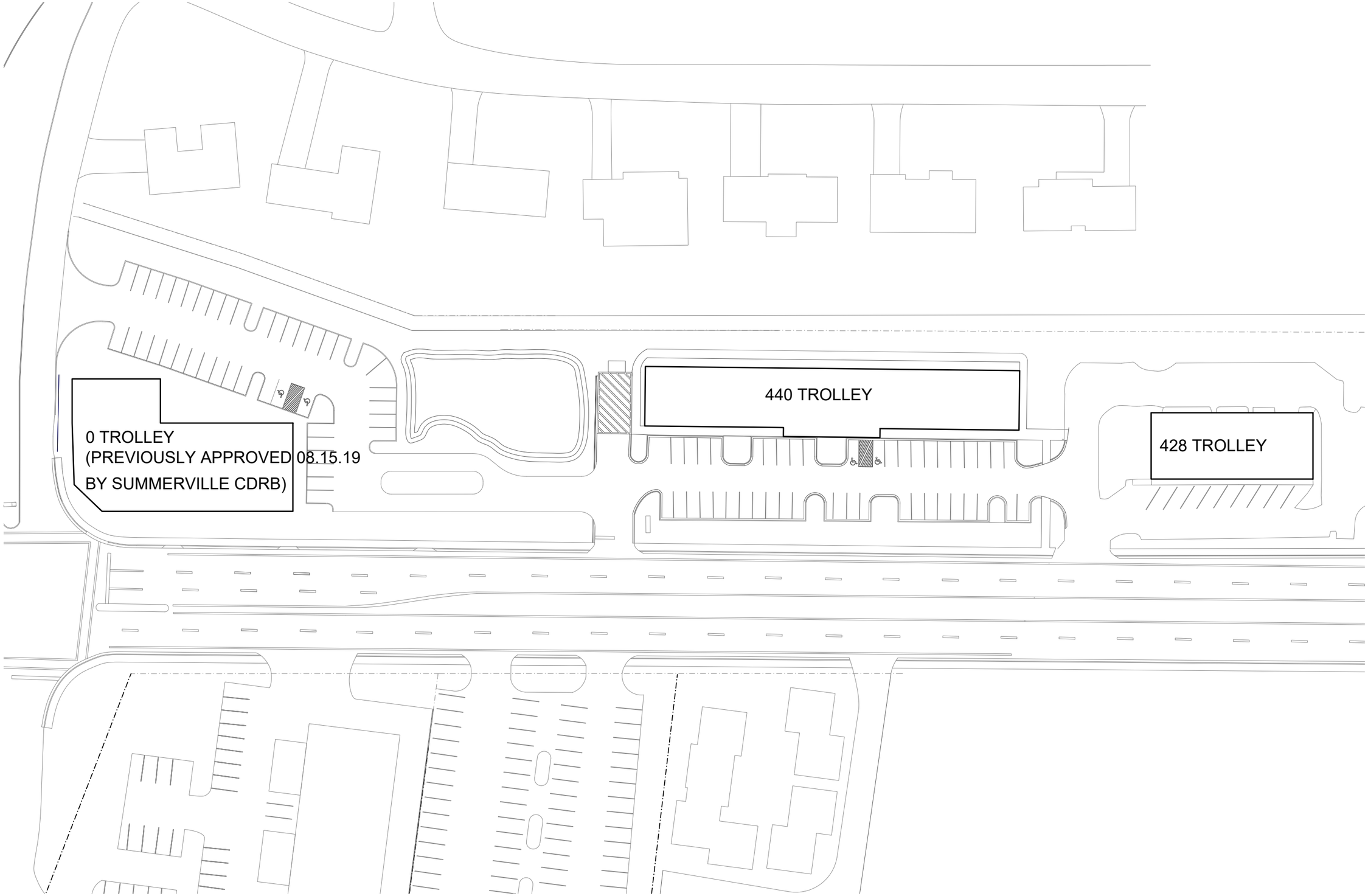
ORIGINAL LAYOUT SIZE: 24x36



1 A001 OVERALL SITE PLAN : 0 TROLLEY, 440 TROLLEY, 428 TROLLEY

NOT TO SCALE

LFK ARCHITECTS, LLC
MT.PLEASANT,SC
No. 10748
REGISTERED ARCHITECTS

LOSSE F. KNIGHT, III
CHARLESTON, SC
No. 7711
REGISTERED ARCHITECT

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LOSSE F. KNIGHT III, AIA
losse@lfkarchitect.com
phone: 843-330-8940

JOB NUMBER:
DRAWN:
CHECKED:

REVISION NOTES:

428 Trolley Rd Retail

428 OLD TROLLEY RD
SUMMERVILLE, SC

OVERALL SITE PLAN

SHEET NUMBER & TITLE:

A001

DRB
04.02.2020

NOT FOR CONSTRUCTION

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REFERENCES

1.) PLAT BY DAVID BASS
DATED FEB. 1, 2017
PLAT BOOK M PAGE 106

2.) PLAT BY PAUL LAWSON
DATED OCT. 24, 1998
PLAT BOOK J PAGE 123

3.) PLAT BY THOMAS BAILEY
DATED OCTOBER, 1974
PLAT BOOK 22 PAGE 179

4.) PLAT BY FOSTER
DATED MARCH 11, 1968
PLAT BOOK 17 PAGE 6

5.) PLAT BY BAILEY
DATED OCTOBER 1974
PLAT BOOK 22 PAGE 279

6.) DEED 1946 194

7.) DEED 2018 184

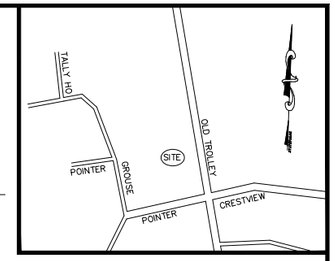
8.) PLAT BY SHULSE
DATED JUNE 1, 2018
PLAT BOOK M PAGE 151-151

NOTES

1.) PROPERTY CORNERS SET ARE ALL 5/8" REBAR UNLESS NOTED OTHERWISE
2.) AREA CALCULATED BY THE COORDINATE METHOD.
3.) BEARINGS SHOWN HEREON ARE STATEPLANE GRID
4.) THIS PLAT IS INTENDED ONLY TO SHOW THE TOPOGRAPHY OF PARCELS AND IS BASED ON FOUND MONUMENTATION, LISTED REFERENCE DATA, AND LINES OF OCCUPATION. NO TITLE RESEARCH WAS DONE.
5.) SETBACKS ARE SUBJECT TO CHANGE AND MUST BE APPROVED BY TOWN OFFICIAL
6.) THE SURVEY SHOWS EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR
7.) NO SUBSURFACE INVESTIGATION DONE
8.) ANY REPRESENTATION OUTSIDE BOUNDARY IS FOR REFERENCE
9.) THERE HAS BEEN NO ENVIRONMENTAL INVESTIGATION DONE FOR PARCEL; THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS OR DHEC-OCRM CRITICAL AREAS ARE UNDETERMINED AS OF THIS DATE.
10.) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA; ZONE "X" AS PER F.I.R.M. PANEL #450068 0245C, DATED APRIL 15, 1994

LEGEND

IRON PIPE FOUND
IRON PIPE SET
STORM MANHOLE
SEWER CLEANOUT
SEWER MANHOLE
WATER METER
WATER VALVE
FIRE HYDRANT
WATERLINE
UNDERGROUND ELEC
GAS VALVE
GAS
POWER LINES
PHONE TJB/CBX
PHONE
OAK TREE
PINE TREE
GUM TREE
MAGNOLIA TREE
GRAND OAK TREE
BEECH TREE
SPOT ELEVATION
CONTOUR LINE
TREE PROTECTION



LOCATION MAP NOT TO SCALE

OLD TROLLEY ROAD S-18-199 100'R/W

TMS#145-15-12-027.000
30,158 Sq Ft
0.69 Ac.

TMS#145-15-12-024.000
49,052 Sq Ft
1.13 Ac.

40'X52' ACCESS EASEMENT

COMMERCIAL STRIP CENTER
BRICK/STUCCO

TBM PK NAIL
ELEVATION=51.41'
NAVD88

TMS#145-15-12-025.000
GLASS SPECIALISTS,INC
COMMERCIAL BLDG

TMS#145-15-10-005.000
LOT 4 BLOCK 2
WEIKAL

TMS#145-15-10-006.000
LOT 5 BLOCK 2
DAUGHTERY

TMS#145-15-10-007.000
LOT 6 BLOCK 2
TORNABENE

TMS#145-15-10-008.000
LOT 7 BLOCK 2
HICKS

TMS#145-15-10-009.000
LOT 8 BLOCK 2
POWE

TMS#145-15-10-010.000
LOT 9 BLOCK 2
MCCASKILL

TMS#145-15-10-013.000
NEWMANSON REALTY,LLC

N 419703.68
E 2252541.95

24" RCP
266' TO POINTER DRIVE R/W

15" RCP

18" RCP

24" CMP

30' DRAINAGE EASEMENT

EDGE OF DRAINAGE EASEMENT

POSSIBLE DOMINION POWER EASEMENT

20' DRAINAGE EASEMENT

6' WOOD FENCE

IPF 5/8" REBAR DISTURBED

IPS 5/8" REBAR

IPF 5/8" REBAR

IPF 1/2" OPEN

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.44	S20°29'54"E
L2	16.45	S07°54'20"E

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

I, hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class _A_ survey as specified therein; also there are no visible encroachments, projections, or setbacks affecting the property other than those shown.

1/20/20

MICHAEL S. SHULSE, S.C. P.L.S. No.18268
1210 RIVERS REACH DR
WANDO, S.C. 29492
PHONE:(843) 296-1607

SOUTH CAROLINA REGISTERED LAND SURVEYOR MICHAEL S. SHULSE

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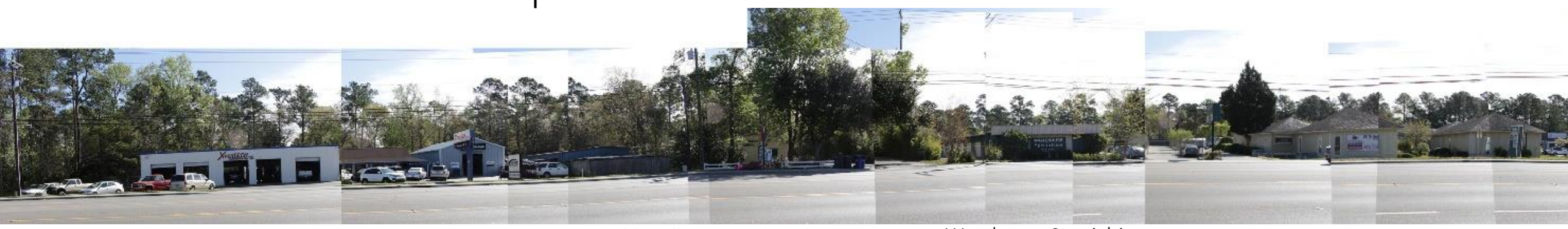
MICHAEL SHULSE, LLC ©

TOPOGRAPHIC SURVEY OF
TMS#145-15-12-024.000,& 145-15-12-027.000
OWNED BY NEWMANSON REALTY,LLC
LOCATED IN
TOWN OF SUMMERVILLE
DORCHESTER COUNTY SOUTH CAROLINA
DATE SURVEYED: JANUARY 11, 2020

Existing Context Trolley Road South Streetscape



XperTech | Old Trolley Animal Clinic | Warehouse Specialties | Shipley Office Park

Trolley Station | Crestview Dr. | Family Dollar (at intersection)

Deluxe Car Wash | Extra Space Storage

Enlarged Existing Context- Trolley Road South Streetscape

Pointer Dr.

440 Trolley Retail Center

Existing Context- Trolley Road North Streetscape

622 Trolley

Salon Trio

Ye Old Fashioned

Old Trolley Dental Associates

Pointer Dr.

440 Trolley Retail Center

428 Trolley

Glass Specialist

Enlarged Existing Context- Trolley Road North Streetscape

Trolley Station

Family Dollar

Old Trolley Dental Associates

Ye Ole Fashioned

Existing Context- Adjacent Buildings at Intersection

428 Trolley – Existing Condition

Warehouse Specialties

Shipley Office Park

Existing Context- Buildings Adjacent to 440 Trolley Road

31’-6” AFS

0 Trolley

25’ AFS

440 Trolley

19’-6” AFS

Storefront covered

428 Trolley

31’-6” AFS

25’ AFS

19’-6” AFS

Old Trolley Rd Center – Enlarged and Combined Elevations

Old Trolley Rd Center Perspective View All

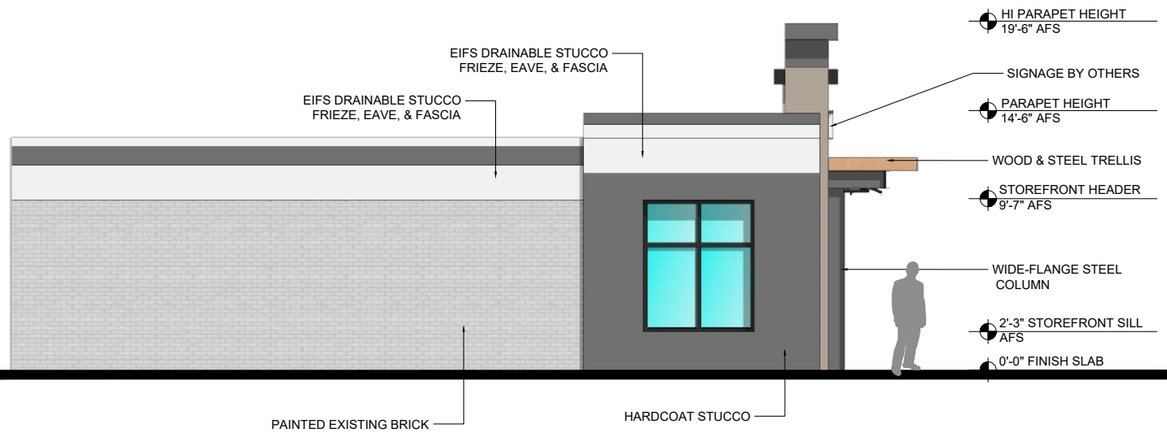
EXISTING

PROPOSED

Front Perspective

ORIGINAL LAYOUT SIZE: 24x36

1 A201 PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



1 A201 PROPOSED SIDE ELEVATIONS
SCALE: 1/4"=1'-0"

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MT. PLEASANT, SC
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NOT FOR CONSTRUCTION

STATE OF SOUTH CAROLINA
LOSSE F. KNIGHT, III
CHARLESTON, SC
No. 7711
REGISTERED ARCHITECT

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www.lfkarchitect.com

LFK ARCHITECTS, LLC
802 COLEMAN BLVD, SUITE 100
MOUNT PLEASANT, SC 29464
LOSSE F. KNIGHT III, AIA
losse@lfkarchitect.com
phone: 843-330-8940

JOB NUMBER:
DRAWN:
CHECKED:

REVISION NOTES:

428 Trolley Rd Retail
428 OLD TROLLEY RD
SUMMERVILLE, SC
PROPOSED ELEVATION 428 TROLLEY

SHEET NUMBER & TITLE:

A201

DRB
04.02.2020

ORIGINAL LAYOUT SIZE: 24x36

PREVIOUSLY APPROVED BRICK
(0 TROLLEY)

VIEW FROM OLD TROLLEY

VIEW FROM PARKING

Metal Fascia

Lomar White

Fabric Awning

Copper Color

Cornice and Trim Stucco

Accent Storefront Surround Stucco

Roof / Cornice / Accent Columns / Storefront

Dove Grey Metal

Trellis

Oiled and Sealed Cedar

440 & 428 MATERIALS TO MATCH 0 TROLLEY

SEE ELEVATIONS FOR MATERIAL LOCATIONS

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JOB NUMBER:
DRAWN:
CHECKED:

REVISION NOTES:

428 Trolley Rd Retail

428 OLD TROLLEY RD
SUMMERVILLE, SC

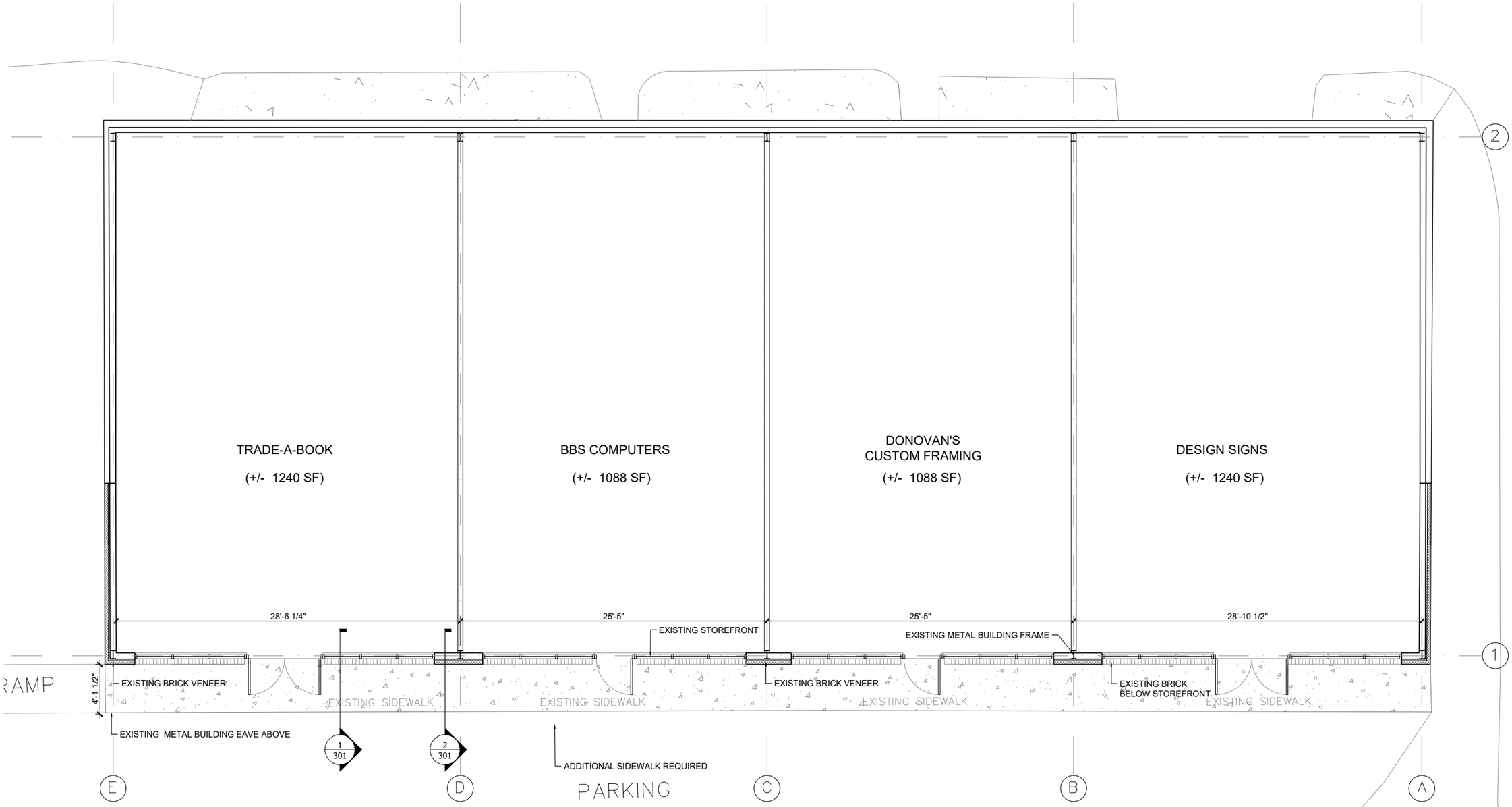
PREVIOUSLY APPROVED MATERIALS

SHEET NUMBER & TITLE:

A601

DRB
04.02.2020

ORIGINAL LAYOUT SIZE: 24x36



EXISTING FLOOR PLAN
(FOOTPRINT : +/- 4956 SF)

1 / A100

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

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JOB NUMBER:
DRAWN:
CHECKED:

REVISION NOTES:

428 Trolley Rd Retail

428 OLD TROLLEY RD
SUMMERVILLE, SC

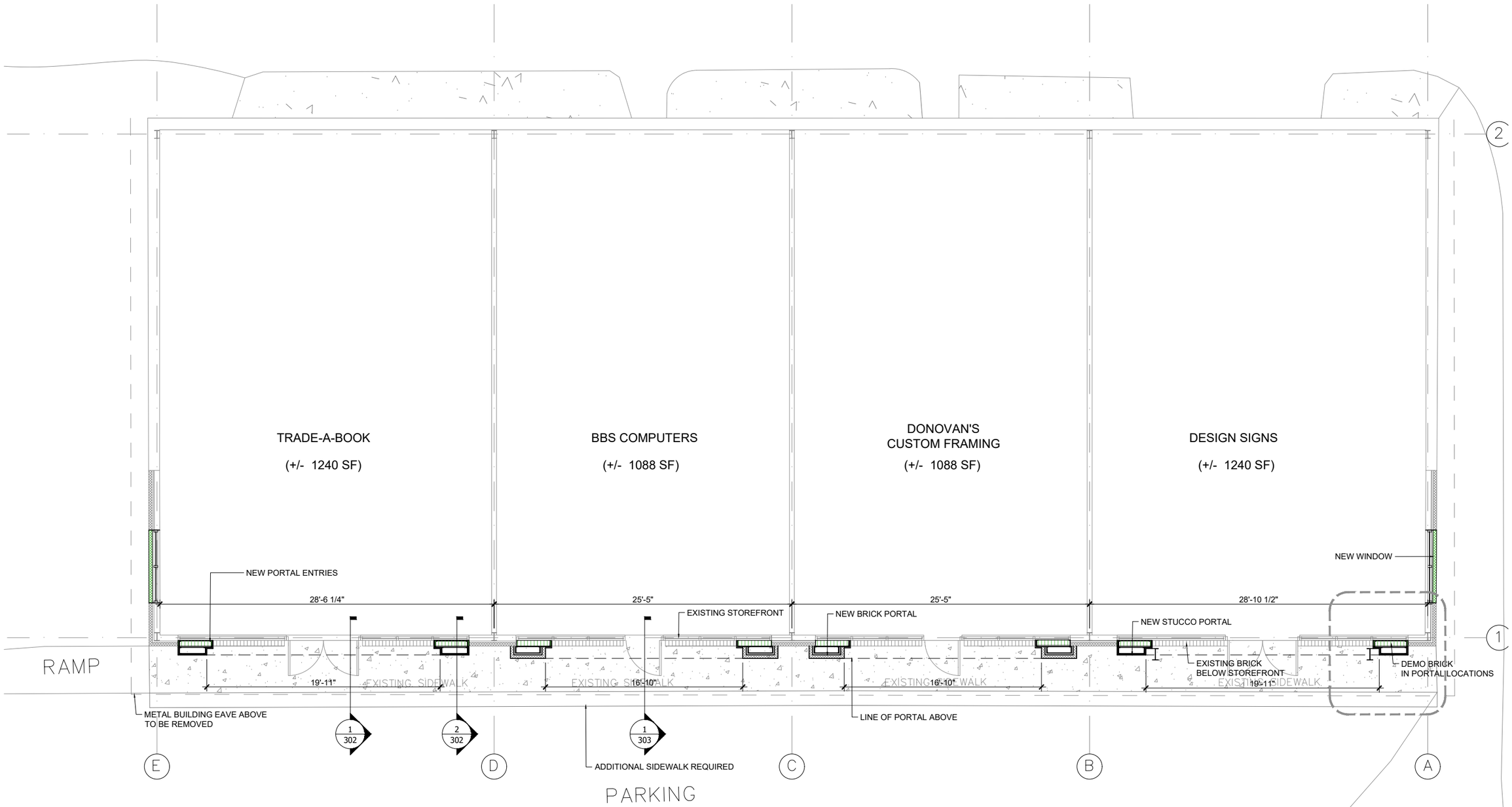
EXISTING FLOOR PLAN

SHEET NUMBER & TITLE:

A100

DRB SUBMITTAL
04.02.2020

ORIGINAL LAYOUT SIZE: 24x36



1 / A101 PROPOSED FRONT FLOOR PLAN (FOOTPRINT : +/- 4956 SF)
SCALE: 1/4"=1'-0"

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JOB NUMBER:
DRAWN:
CHECKED:

REVISION NOTES:

428 Trolley Rd Retail
428 OLD TROLLEY RD
SUMMERVILLE, SC

PROPOSED FLOOR PLAN

SHEET NUMBER & TITLE:

A101

DRB
04.02.2020

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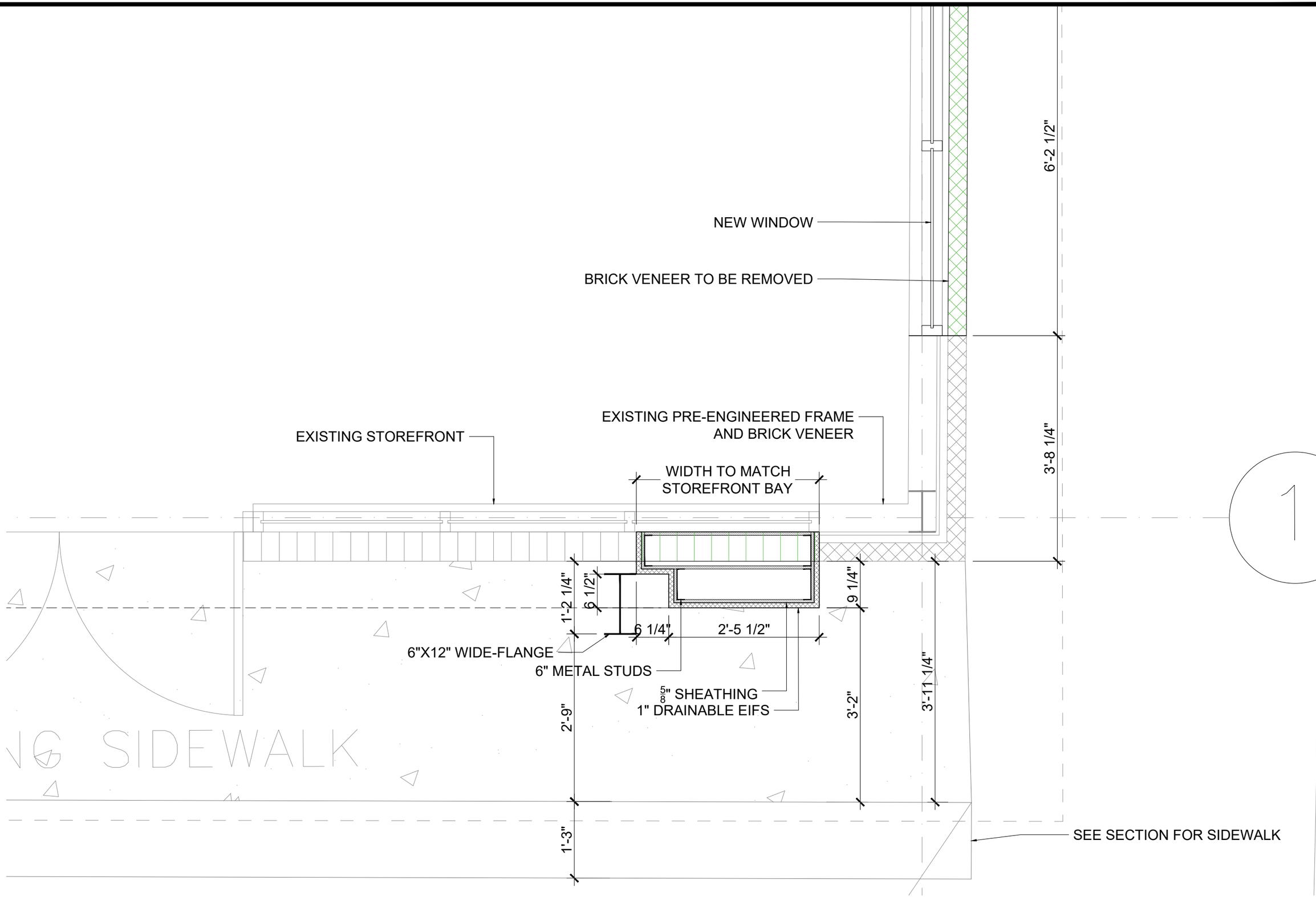
ORIGINAL LAYOUT SIZE: 24x36



1 / A101 PROPOSED FRONT FLOOR PLAN (FOOTPRINT : +/- 4956 SF)

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

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JOB NUMBER:
DRAWN:
CHECKED:

REVISION NOTES:

428 Trolley Rd Retail
428 OLD TROLLEY RD
SUMMERVILLE, SC

PROPOSED FLOOR PLAN

SHEET NUMBER & TITLE:

A101

DRB
04.02.2020

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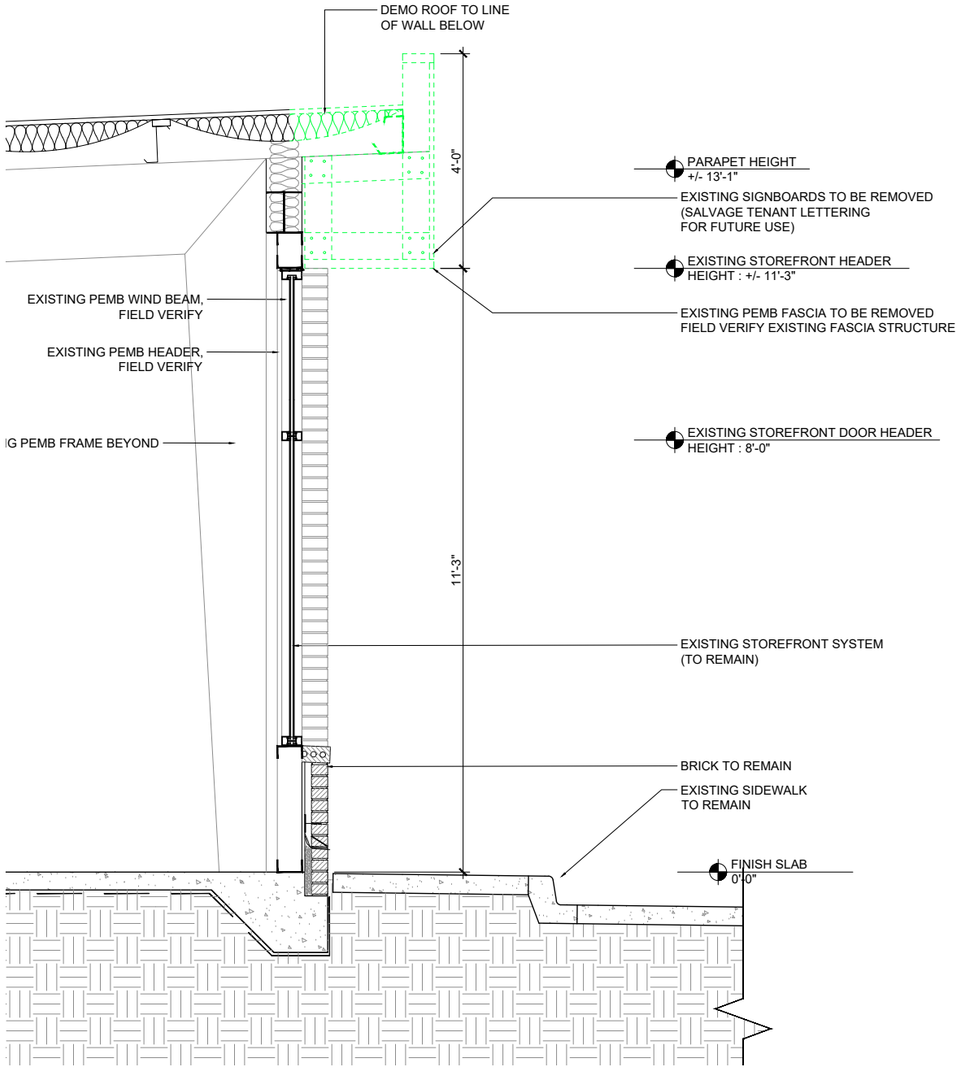
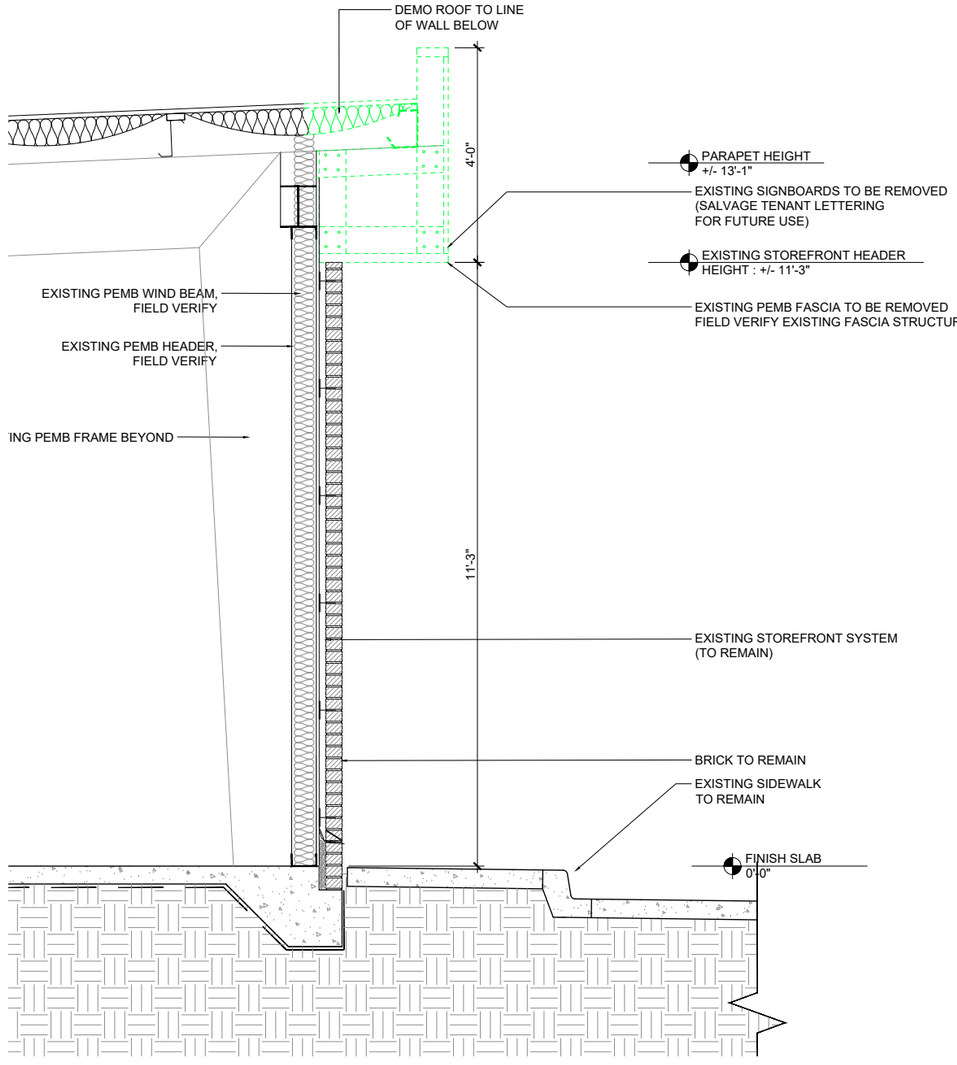
ORIGINAL LAYOUT SIZE: 24x36



2 A301 EXISTING SECTION THROUGH STOREFRONT

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



1 A301 EXISTING SECTION THROUGH BRICK

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

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JOB NUMBER:
DRAWN:
CHECKED:

REVISION NOTES:

428 Trolley Rd Retail

428 OLD TROLLEY RD
SUMMERVILLE, SC

EXISTING SECTION

SHEET NUMBER & TITLE:

A301

DRB SUBMITTAL
04.06.2020

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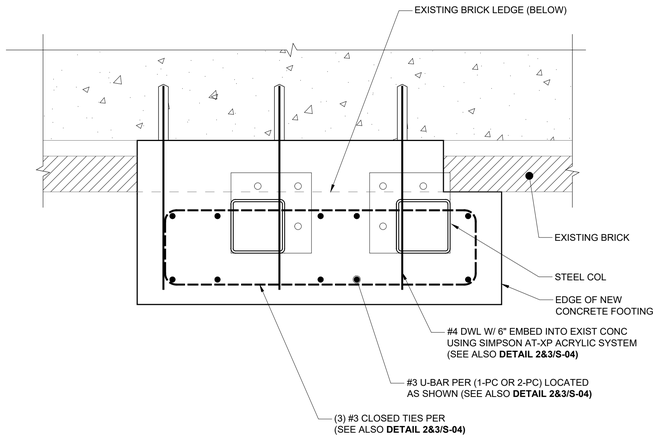
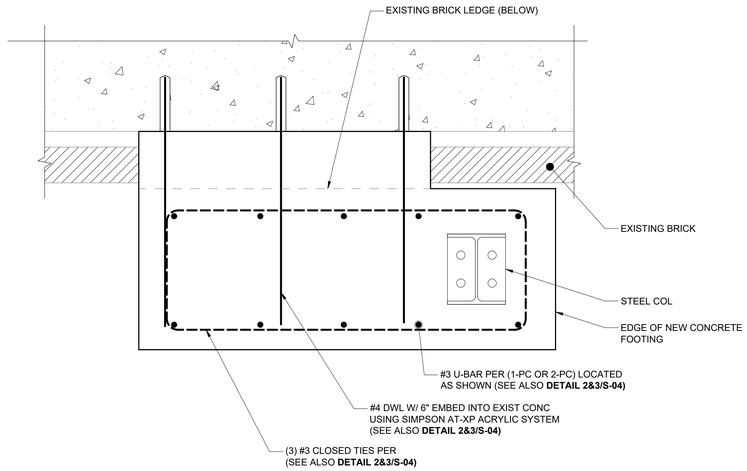
3/5/2020 9:47:29 AM
3720_428 Old Trolley Rd Facade Updt.dwg



A NEW FOUNDATION DETAIL

SCALE: 1-1/2"=1'-0" 1 .5 0 1



B NEW FOUNDATION DETAIL

SCALE: 1-1/2"=1'-0" 1 .5 0 1

FOUNDATION PLAN LEGEND

NEW FOUNDATIONS PER PLAN AND SECTIONS

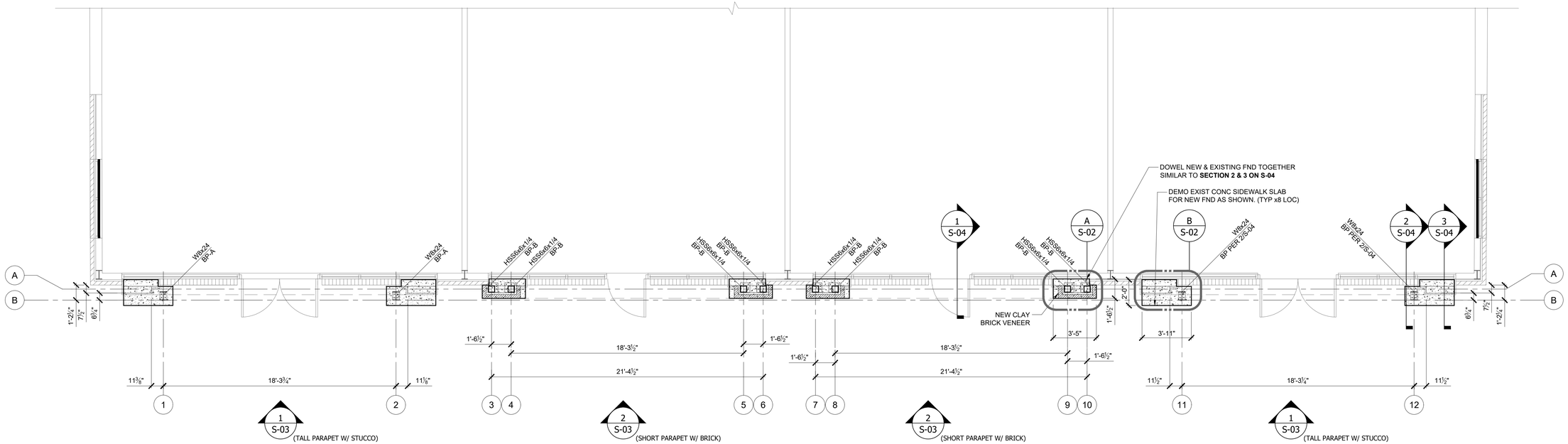
BASE PLATE TYPE PER TYPICAL DETAIL

BOTTOM OF BASE PLATE EL

COL SHAPE, BP-#
BBP EL=

FOUNDATION PLAN NOTES:

1. PLACE FOUNDATIONS ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL. REFER TO FOUNDATION GENERAL NOTES ON S-01 PRIOR TO FOUNDATION CONSTRUCTION.
2. REFER TO **SHEET S-02** FOR PLAN ABBREVIATIONS, SYMBOLS, AND LEGENDS.
3. DIMENSIONS ARE SHOWN FOR GENERAL REFERENCE. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS OF GROUND FLOOR ELEMENTS. NOTIFY ENGINEER IMMEDIATELY OF DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL PLANS.
4. TOP OF ALL FOOTINGS SHALL BE SET BELOW FINISH GRADE AS SCHEDULED.
5. CENTER FOOTINGS ON WALLS & PIERS, UON.
6. PROVIDE MINIMUM CLEAR COVER ON REBAR IN FOUNDATIONS AND EQUALLY SPACE BARS, UON.



FOUNDATION PLAN

SCALE: 1/4"=1'-0" 2 0 2 4 6

PLAN NORTH

NO.	REVISION DESCRIPTION	DATE
0	ISSUED FOR CONSTRUCTION	03/05/20

SEAL:

SOUTH CAROLINA PROFESSIONAL ENGINEER
03/05/20
No. 29918
KELSEY M. POWELL

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
K.M. POWELL ENGINEERING, L.L.C.
No.5285

POWELL ENGINEERING
K.M. POWELL ENGINEERING, LLC
1 CARRIAGE LN, STE E204 • CHARLESTON, SC 29407
O: 843.225.7684 • M: 843.437.4511
KELSEY@PEdSC.COM
www.PEdSC.com

STRUCTURAL

FACADE UPFIT
428 OLD TROLLEY ROAD
SUMMERVILLE, SC

JOB NO.:	3720
DESIGN BY:	KMP
DRAWN BY:	DAL
DATE:	03/05/20
SCALE:	AS NOTED

SHEET TITLE: FOUNDATION PLAN

SHEET NO.

S-02

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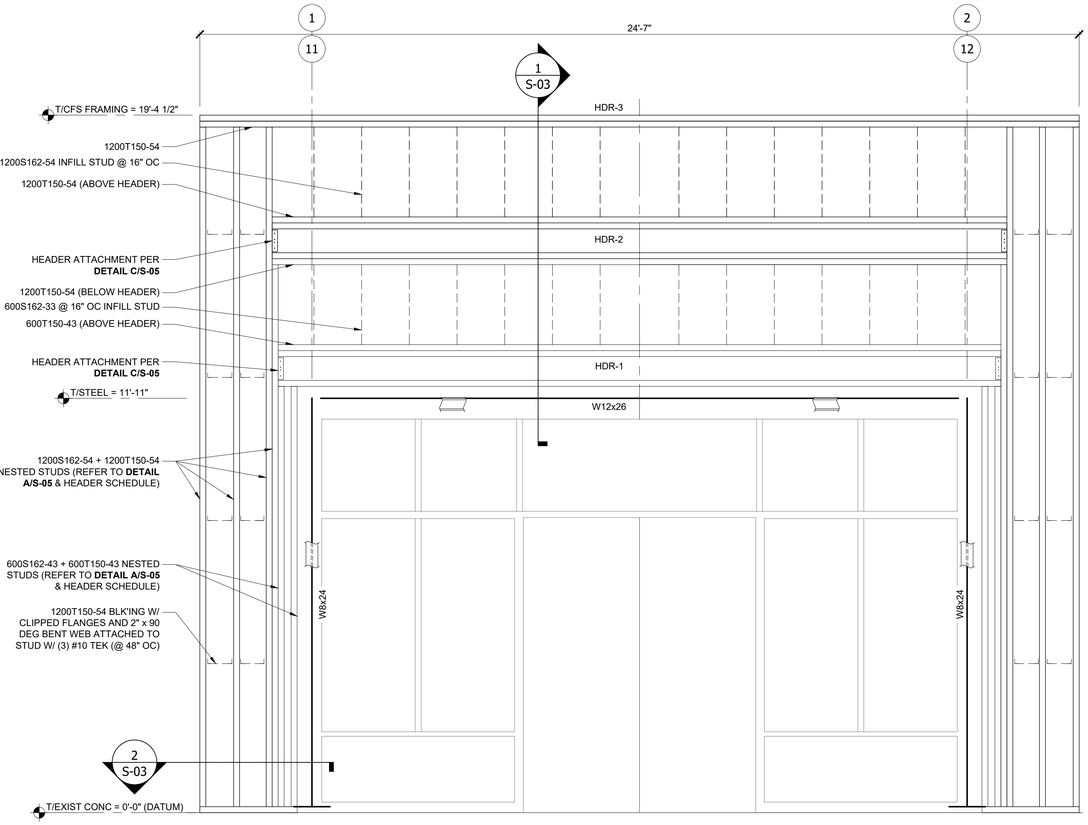
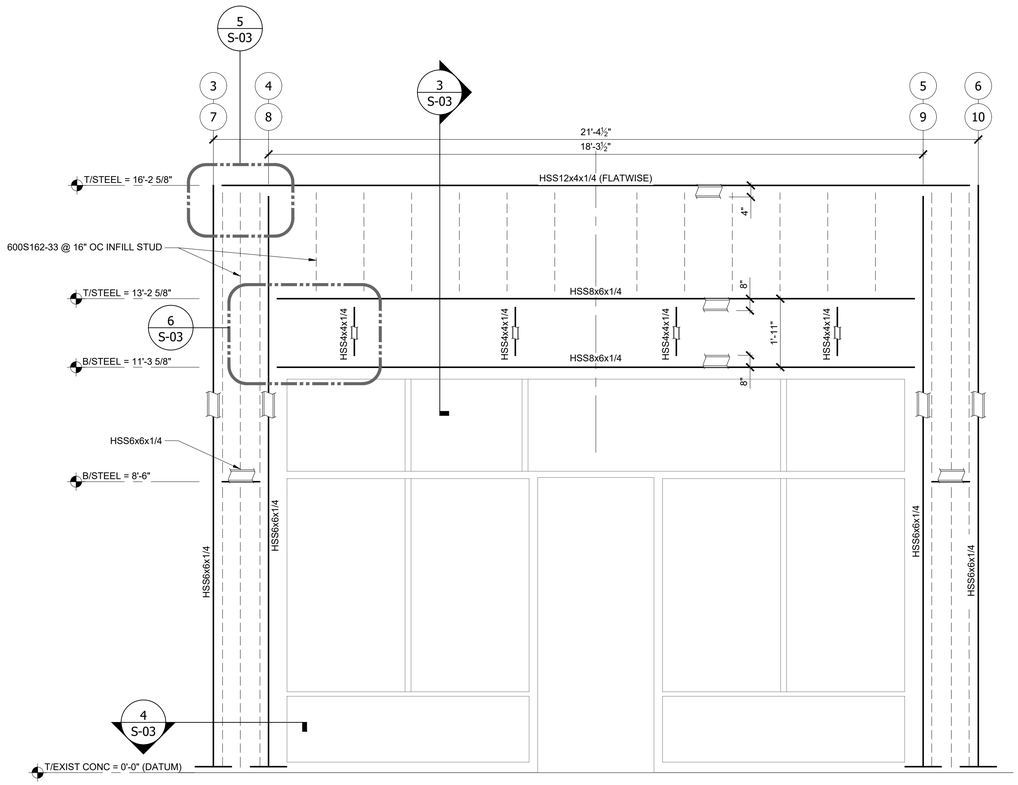
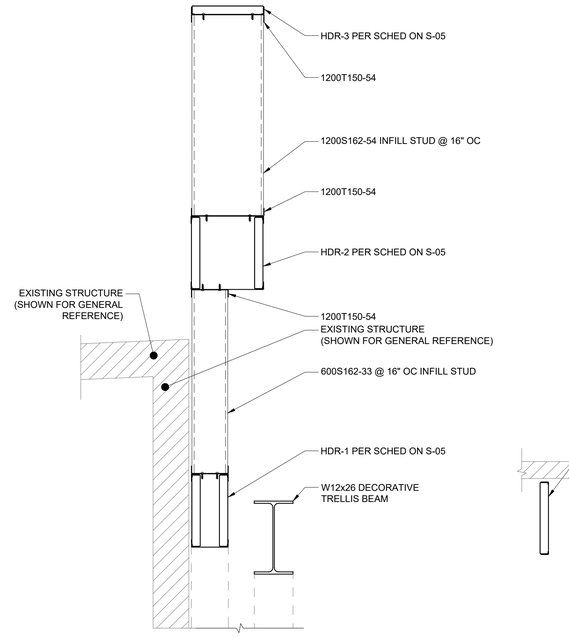
3/5/2020 9:47:33 AM
3720_428 Old Trolley Rd Facade Uplift.dwg



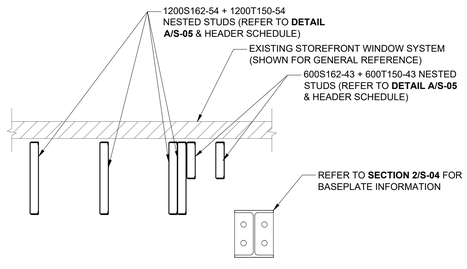
1 FRAMING ELEVATION - TALL PARAPET W/ STUCCO
SCALE: 1/2"=1'-0"



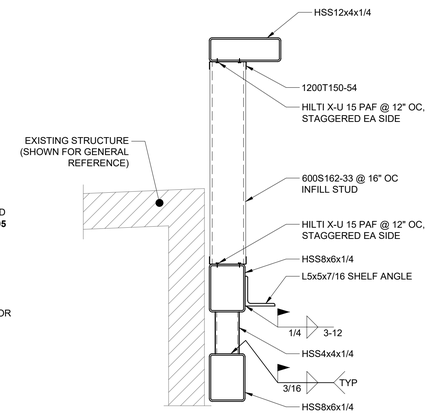
2 FRAMING ELEVATION - SHORT PARAPET W/ BRICK
SCALE: 1/2"=1'-0"



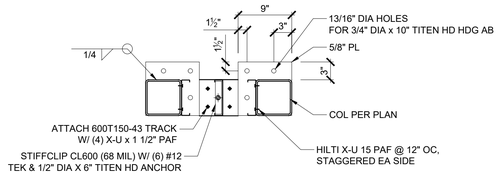
1 SECTION
SCALE: 1"=1'-0"



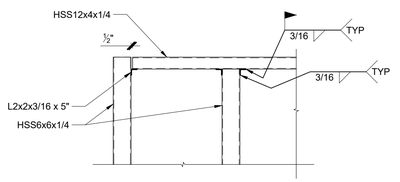
2 SECTION
SCALE: 1"=1'-0"



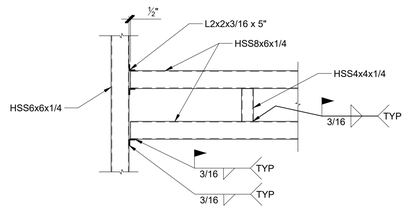
3 SECTION
SCALE: 1"=1'-0"



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



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



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

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NO.	REVISION DESCRIPTION	DATE
0	ISSUED FOR CONSTRUCTION	03/05/20

SEAL:

SOUTH CAROLINA PROFESSIONAL ENGINEER
03/05/20
No. 29918
KELSEY M. POWELL

SOUTH CAROLINA
K.M. POWELL ENGINEERING, L.L.C. No.5285
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KELSEY@PEsRSC.COM
www.PEsRSC.com

STRUCTURAL

FACADE UPFIT
428 OLD TROLLEY ROAD
SUMMERVILLE, SC

JOB NO.:	3720
DESIGN BY:	KMP
DRAWN BY:	DAL
DATE:	03/05/20
SCALE:	AS NOTED

SHEET TITLE: FRAMING ELEVATION & SECTIONS

SHEET NO.

S-03

SITE DOCUMENT
April 22, 2020

avid
AN IHG HOTEL

AVID-SC001-R03
Inn Code: CHSAS

Intersection of North Main St & Holiday Dr
Summerville, SC 29483

NOT PRODUCTION READY
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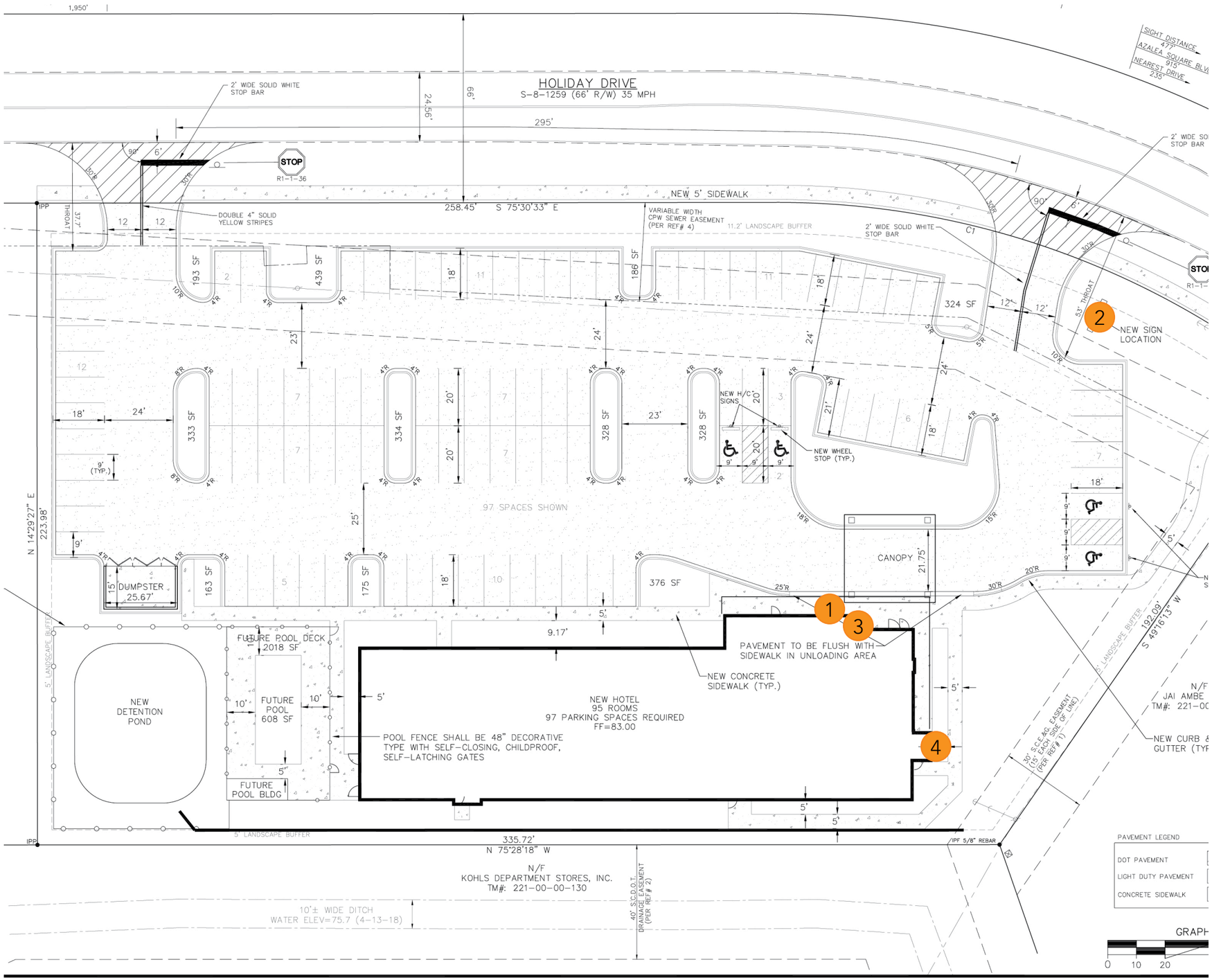
SITE MAP

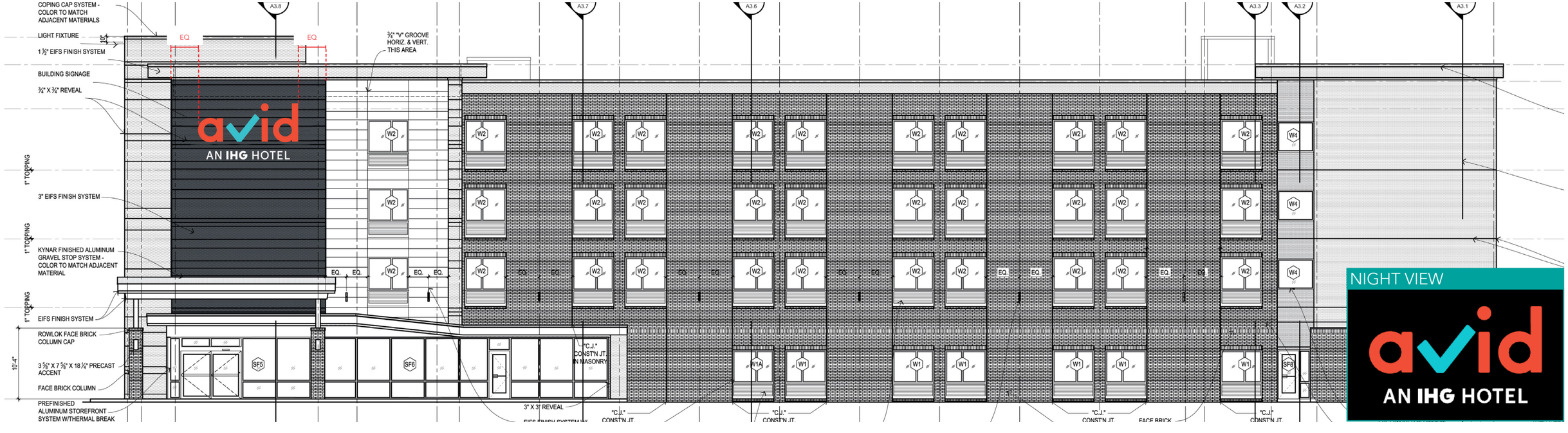


SIGN INVENTORY

L#	EXISTING	RECOMMENDATION	QTY
1	None	Letterset	1
2	None	Monument	1
3	None	Wall Panel	1
4	None	Letterset	1

LOCATION 1

Recommendation: Letterset



NIGHT VIEW

SURVEY NOTES:
Front (south) side elevation

RECOMMENDATION SIGN INFORMATION:

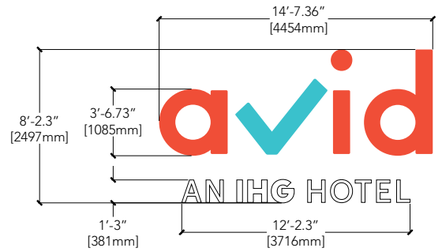
Quantity	Square Footage	Illumination
1	119.71	Face Lit
Mounting		**Fabrication**
Studs		Channel Letters

INSTALLATION/REPAIR NOTES:
Install new sign. Wall color to match PMS 7540 C.

DO NOT SHEETROCK THE WALLS WHERE SIGNS ARE LOCATED. Please notify Colite if pre-wire is needed.

PART #:
AVID-LTR-501-IL-SF-098H-PW
AVID-LTR-501-IL-SF-098H-PK

SIGN DETAIL:



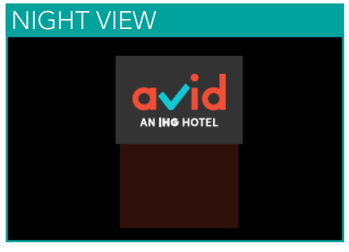
FRONT VIEW
SCALE: NTS

SIDE VIEW
SCALE: NTS

LOCATION 2

Recommendation: Monument

NIGHT VIEW



SURVEY NOTES:
No survey information provided for this location.

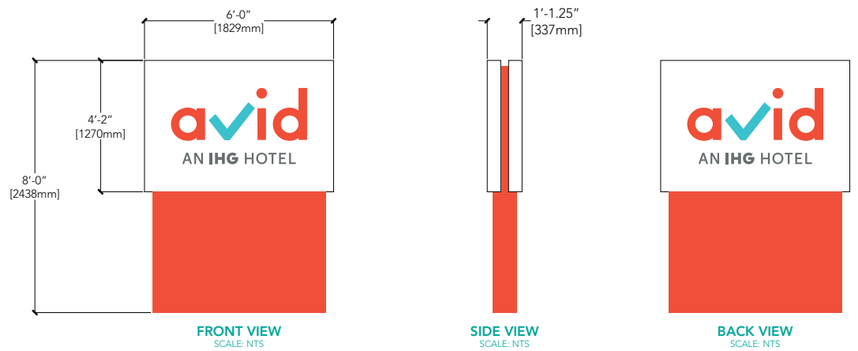
RECOMMENDATION SIGN INFORMATION:

Quantity	**Square Footage**	**Illumination**	**Face**
1	25	Backed Up	Double
Mounting		**Fabrication**	
Stub Outs		Fabricated Monument	

INSTALLATION/REPAIR NOTES:
Install new sign. New foundation required.

PART #:
AVID-MON-501-IL-DF-096H

SIGN DETAIL:



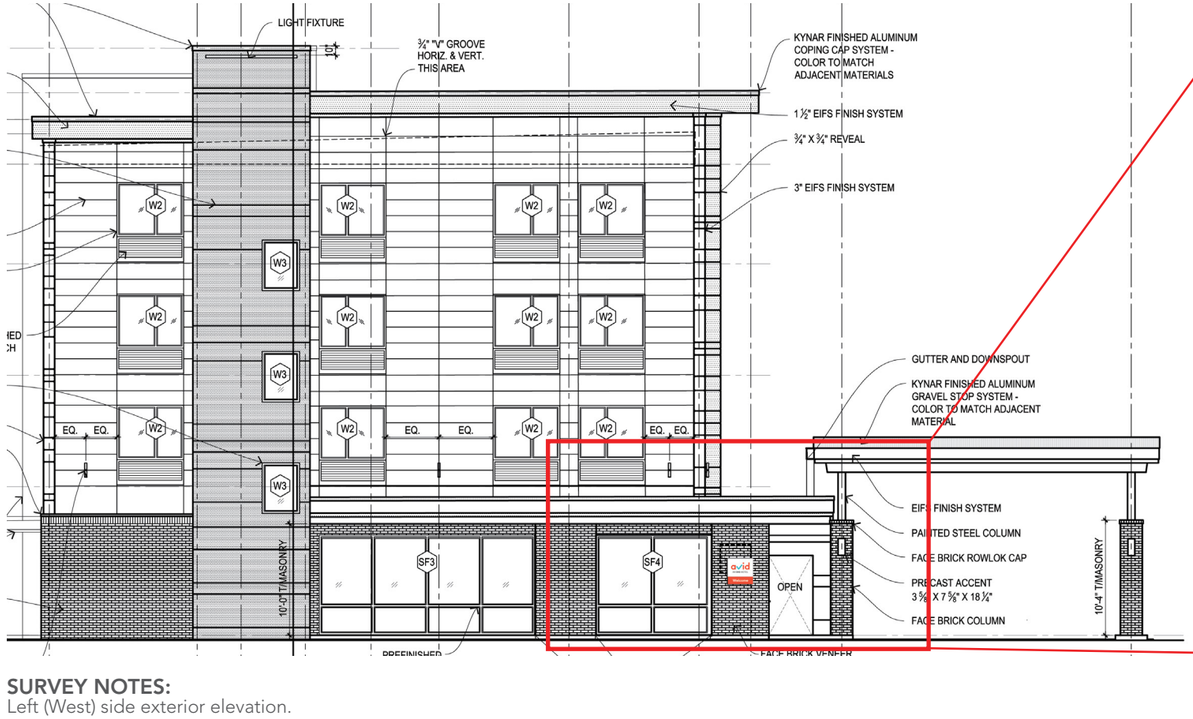
FRONT VIEW
SCALE: NTS

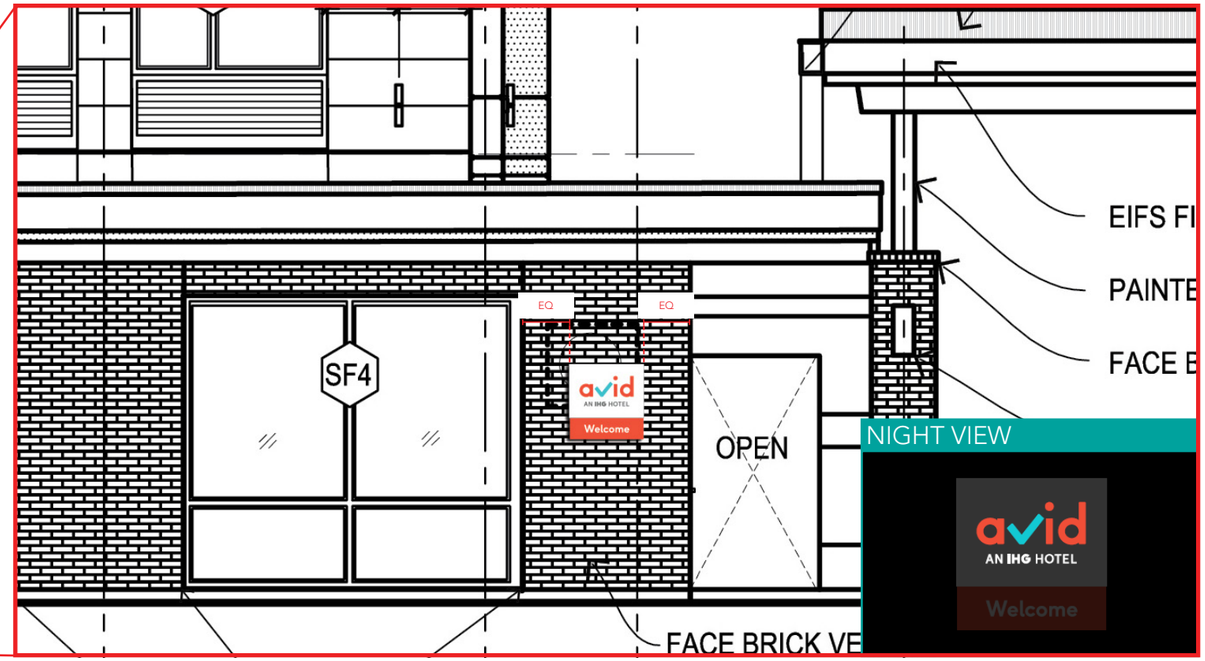
SIDE VIEW
SCALE: NTS

BACK VIEW
SCALE: NTS

LOCATION 3

Recommendation: Wall Panel





SURVEY NOTES:
Left (West) side exterior elevation.

RECOMMENDATION SIGN INFORMATION:

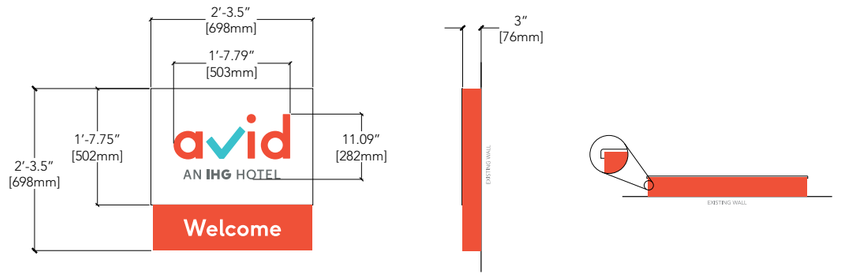
Quantity	Square Footage	Illumination	Face
1	5.25	Backed Up	Single
Mounting		**Fabrication**	
Frame		Fabricated Wall Panel	

INSTALLATION/REPAIR NOTES:
Install new sign.

DO NOT SHEETROCK THE WALLS WHERE SIGNS ARE LOCATED. Please notify Colite if pre-wire is needed.

PART #:
AVID-WPL-501-IL-SF-028H

SIGN DETAIL:



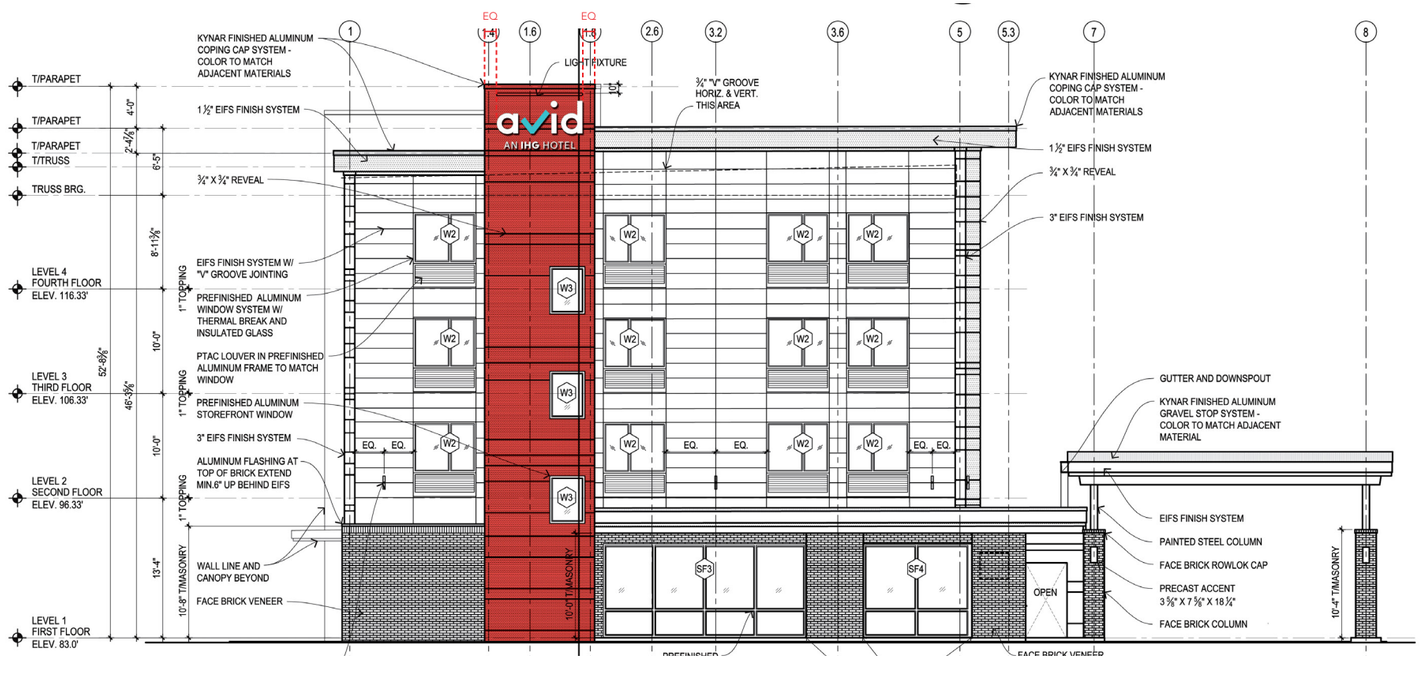
FRONT VIEW
SCALE: NTS

SIDE VIEW
SCALE: NTS

TOP VIEW
SCALE: NTS

LOCATION 4

Recommendation: Letterset



NIGHT VIEW

SURVEY NOTES:
West side elevation

RECOMMENDATION SIGN INFORMATION:

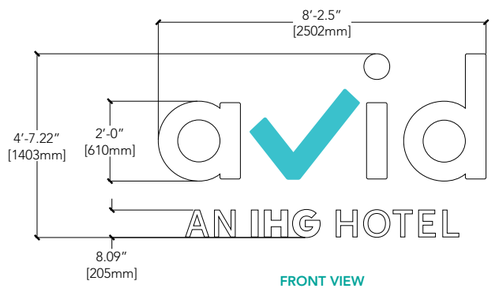
Quantity	Square Footage	Illumination
1	50.57	Face Lit
Mounting		**Fabrication**
Studs		Channel Letters

INSTALLATION/REPAIR NOTES:
Install new sign. Per site plan, wall color is TBD, client to confirm prior to production.

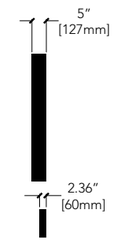
DO NOT SHEETROCK THE WALLS WHERE SIGNS ARE LOCATED. Please notify Colite if pre-wire is needed.

PART #:
AVID-LTR-505-IL-WM-055H-PW
AVID-LTR-505-IL-WM-055H-PK

SIGN DETAIL:



FRONT VIEW
SCALE: NTS



SIDE VIEW
SCALE: NTS

Craig N. Little, DMD
Oral and Maxillofacial
Surgery
reagin
orthodontics
invisalign
871-4411
2 Right Turns

REAGIN, LITTLE, JACKSON

COLOR SPECIFICATIONS AND SIZE SPECIFICATIONS FOR BRICK MONUMENT

Clients must completely review the artwork provided. Once Approved, We are not responsible for any spelling, punctuation, numbers and or general layout.

Mr.Sign
207 East 5th North St. • Summerville, SC 29483

P: (843) 871.0770
F: (843) 871.0270
www.MrSign.net

Customer Approval:

_____

PROOF# 1

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STAFF REPORT
DRB Meeting
May 21, 2020 at 4:00 p.m.

TO: Town of Summerville DRB
FROM: Planning Staff
DATE: May 15, 2020

GENERAL INFORMATION

Applicant:	Feit Design LLC – Justin Feit
Property Owner:	NT Estate LLC
Requested Action:	The applicant is requesting Final Approval of the proposed redevelopment of the restaurant located at 101 N Main Street
Requested Approval:	Final Approval
Existing Zoning:	D-MX
Adjacent Zoning:	**North:** D-MX **South:** D-MX **East:** D-MX **West:** D-MX
Location:	101 N Main Street
Existing Land Use:	Vacant Restaurant Building
Prior Reviews:	Conceptual Review – 02/20/2020

Ordinance Reference:
Sec. 13.3.5 Design Review Board.

> A. Authority: Pursuant to S.C. Code 1976, § 6-29-870, et seq., as amended, there is hereby created a Design Review Board (DRB) that protects and improves the visual and aesthetic character of mixed-use, commercial, industrial and multi-family development within the Town of Summerville, excluding any development allowed within the designated historic district which is regulated by the Historic District / Board of Architectural Review. The DRB seeks to enhance corridors, neighborhoods and districts in order to contribute to a sense of place and pride, while building on or enhancing economic value and further strengthening the integrity of Summerville's historic and/ or best characteristics. The process aims to respect the character, integrity and quality of the built environment of the Town of Summerville without stifling carefully innovative architecture and/or development.

Recommendation:
Based on the review of the submitted documents the following are staff's comments. Site constraints remain the same as existed prior. No changes have been made. The dumpster location remains the same. The Board at the conceptual review agreed that no entrance was required facing Main Street.

Prior Review Comments: Based upon staff review, the following are staff's site related comments. A landscape plan with full materials list is required. No lighting plan has been submitted.

Building: The Design Review Board will need to approve the lack of an entrance on the N. main Street side. The UDO requires that a corner building have an entrance from each frontage. The front façade does not meet the 65% façade transparency requirement.

Engineering: None

N

C100 1

SCALE: 1" = 10'-0"

AERIAL SITE PLAN

Drawing No. C100

Drawing Title: AERIAL SITE PLAN

Drawn: JF

Checked: RB

Plot Date: 4/29/20

Restaurant
RENOVATION AND ADDITION

101 North Main Street
Summerville, Soth Carolina

SWALLOWTAIL ARCHITECTURE, LLC
ARCHITECTURE AND INTERIOR DESIGN
843 885 9400 • SwallowtailArchitecture.com
814 N Cedar Street, Summerville, SC, 29483

NOT FOR CONSTRUCTION

Stamps

No.	Issued For	Date
1	CDRB - FINAL APPROVAL	4/29/20
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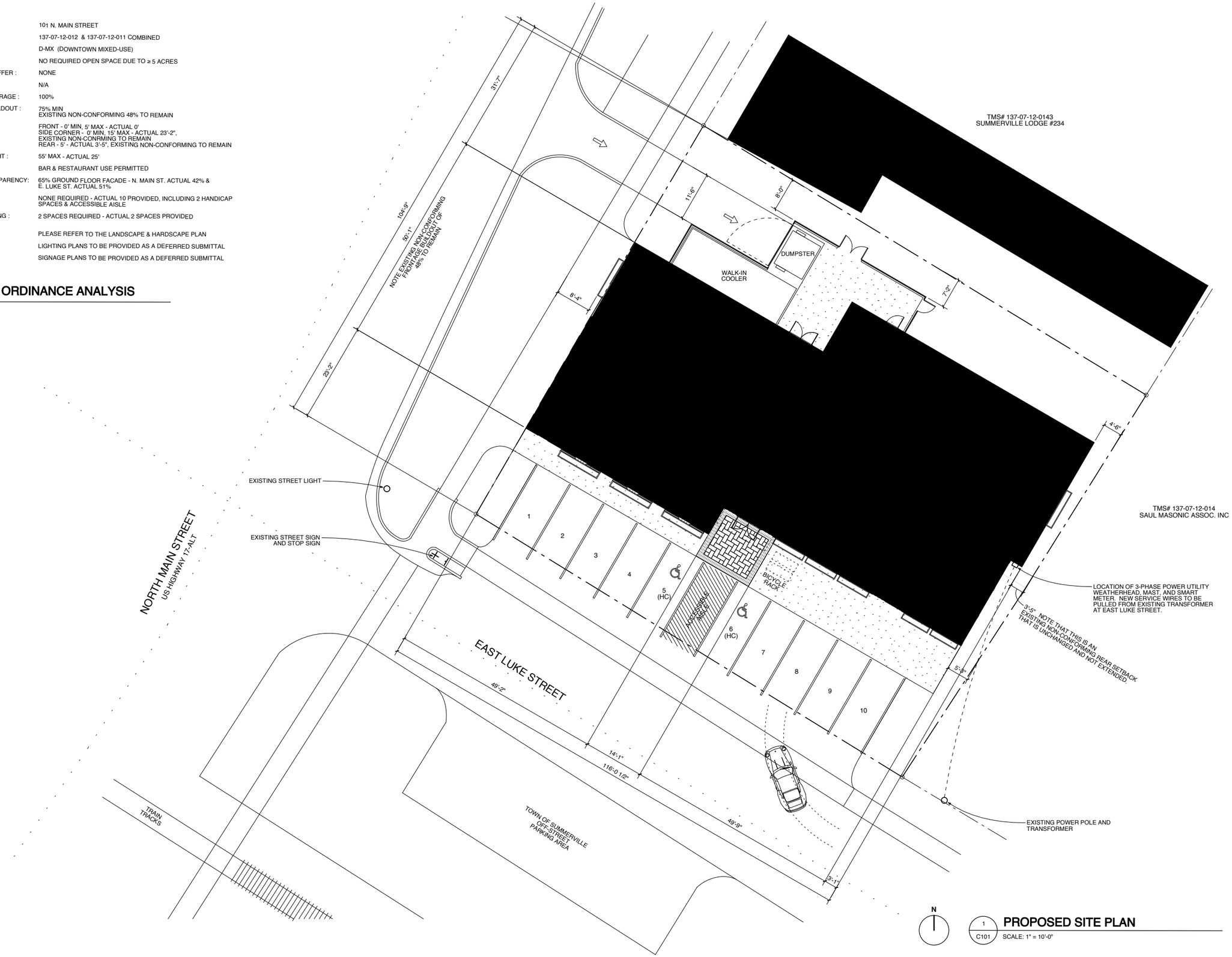
ADDRESS :	101 N. MAIN STREET
TMS # :	137-07-12-012 & 137-07-12-011 COMBINED
DISTRICT :	D-MX (DOWNTOWN MIXED-USE)
OPEN SPACE :	NO REQUIRED OPEN SPACE DUE TO ≥ 5 ACRES
PERIMETER BUFFER :	NONE
LOT SIZE :	N/A
MAX. LOT COVERAGE :	100%
FRONTAGE BUILDOUT :	75% MIN EXISTING NON-CONFORMING 48% TO REMAIN
SETBACKS :	FRONT - 0' MIN, 5' MAX - ACTUAL 0' SIDE CORNER - 0' MIN, 15' MAX - ACTUAL 23'-2", EXISTING NON-CONRMING TO REMAIN REAR - 5' - ACTUAL 3'-5", EXISTING NON-CONFORMING TO REMAIN
BUILDING HEIGHT :	55' MAX - ACTUAL 25'
USE :	BAR & RESTAURANT USE PERMITTED
FACADE TRANSPARENCY:	65% GROUND FLOOR FACADE - N. MAIN ST. ACTUAL 42% & E. LUKE ST. ACTUAL 51%
PARKING :	NONE REQUIRED - ACTUAL 10 PROVIDED, INCLUDING 2 HANDICAP SPACES & ACCESSIBLE AISLE
BICYCLE PARKING :	2 SPACES REQUIRED - ACTUAL 2 SPACES PROVIDED
LANDSCAPING :	PLEASE REFER TO THE LANDSCAPE & HARDSCAPE PLAN
LIGHTING :	LIGHTING PLANS TO BE PROVIDED AS A DEFERRED SUBMITTAL
SIGNAGE :	SIGNAGE PLANS TO BE PROVIDED AS A DEFERRED SUBMITTAL

2 / C101 ZONING ORDINANCE ANALYSIS

SCALE: N/A



1 / C101 PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

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101 North Main Street
Summerville, South Carolina

Plot Date	4/29/20
Checked	RB
Drawn	JF
Drawing Title	PROPOSED SITE PLAN
Drawing No.	C101

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NEW TREES : TYPE A = LOQUAT (EVERGREEN) - MIN. 5" CALIPER, MIN. 10' HEIGHT
TYPE B = WHITE CRAPEMYRTLE - MIN. 4" CALIPER, MIN. 8' HEIGHT

NEW SCHRUBS : TYPE C = LADY PALM, VARIEGATED - MIN. 2', MAX 3' HEIGHT

PLANTER BOXES : TYPE D = NATIVE ANNUAL FLOWERS TO BE PLANTED SEASONALLY
TYPE E = CONFEDERATE JASMINE, NOTE GALVANIZED WELDED WIRE ON ELEVATIONS TO PROMOTE CLIMBING
TYPE F = ROSEMARY

ALL NEW SODDED AREAS TO BE ST. AUGUSTINE

ALL MULCH AREAS TO BE BROWN PINE BARK DEFINED BY METAL EDGING

2 / C102 LANDSCAPE NOTES

SCALE: N/A

NEW PAVING : MATCH EXISTING ASPHALT TYPE & COLOR

NEW SIDEWALKS : PERVIOUS CONCRETE W/ AGGREGATE BASE

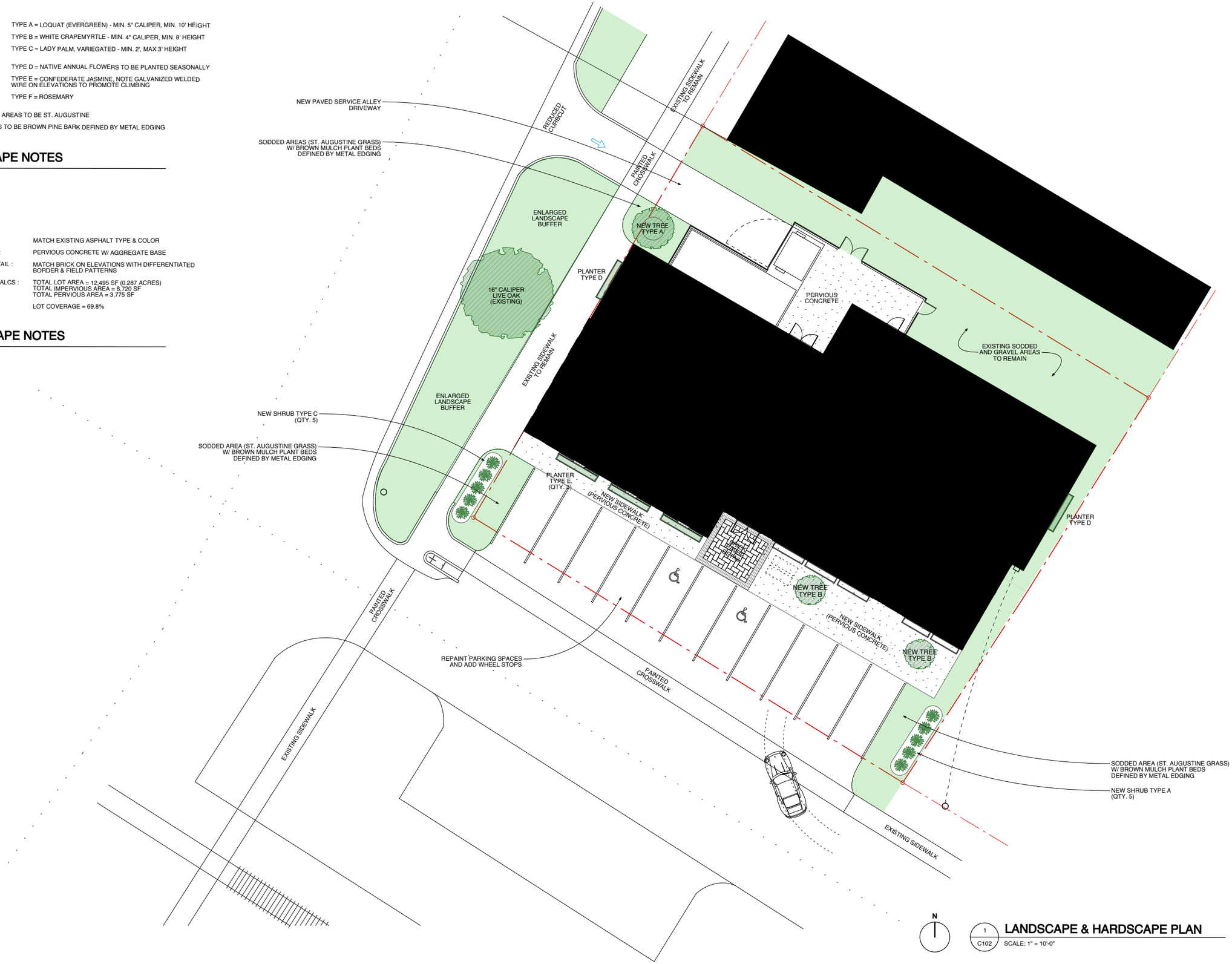
BRICK PAVER DETAIL : MATCH BRICK ON ELEVATIONS WITH DIFFERENTIATED BORDER & FIELD PATTERNS

LOT COVERAGE CALCS : TOTAL LOT AREA = 12,495 SF (0.287 ACRES)
TOTAL IMPERVIOUS AREA = 8,720 SF
TOTAL PERVIOUS AREA = 3,775 SF

LOT COVERAGE = 69.8%

3 / C102 HARDSCAPE NOTES

SCALE: N/A



1 / C102 LANDSCAPE & HARDSCAPE PLAN

SCALE: 1" = 10'-0"

No.	Issued For	Date
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Plot Date 4/29/20
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Drawn JF

Drawing Title
LANDSCAPE & HARDSCAPE PLAN

Drawing No.
C102

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NOTES:

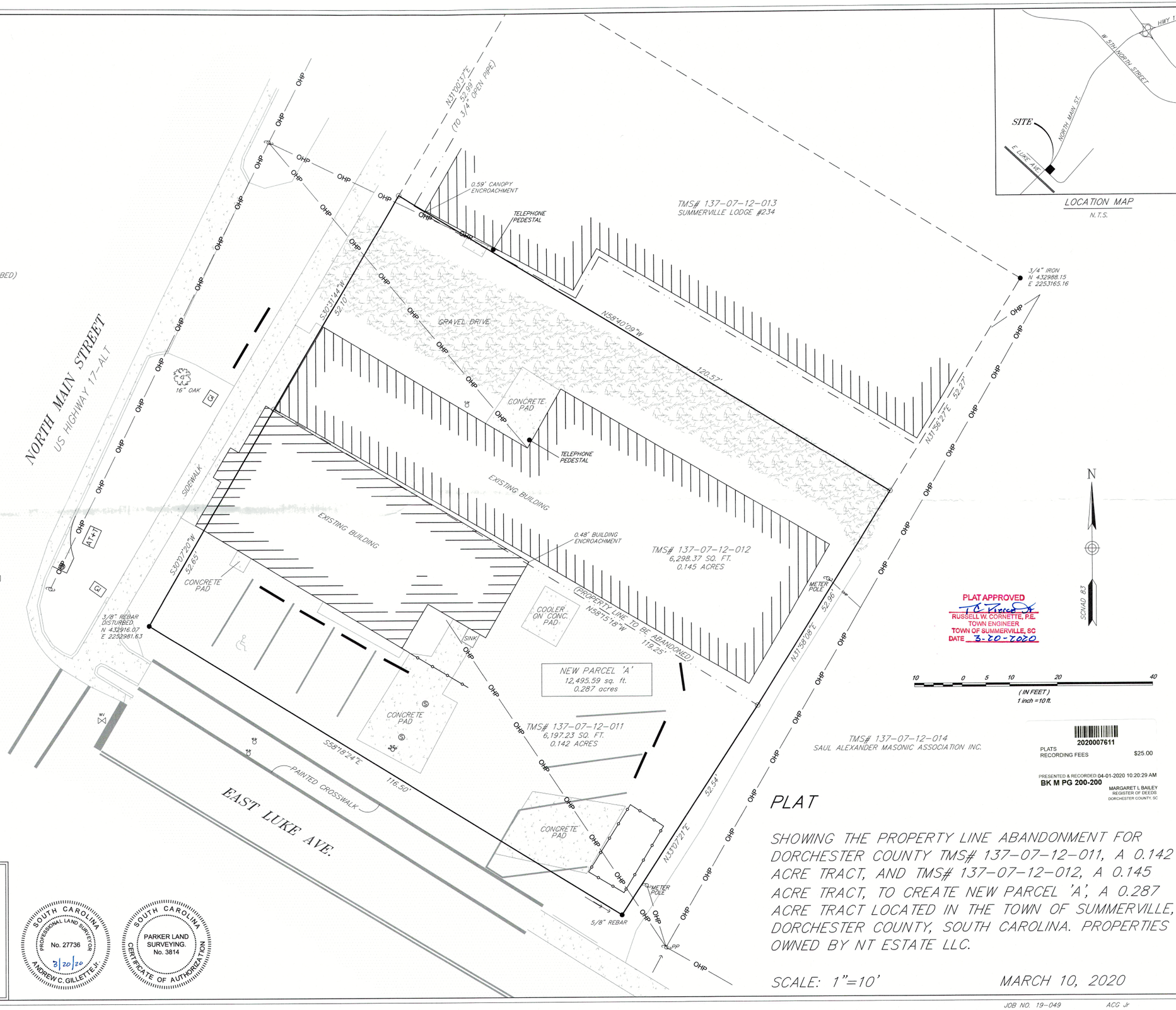
1. EASEMENTS SHOWN ARE BASED ON REFERENCES ONLY. THERE MAY BE EASEMENTS NOT OBVIOUS OR APPARENT TO THE SURVEYOR.
2. BASED ON LISTED REFERENCES ONLY. A TITLE SEARCH WAS NOT PERFORMED FOR THE CREATION OF THIS SURVEY.
3. NORTH ORIENTATION SCNAD 83 (2011) AND WAS DTERMINED USING GPS TECHNOLOGY.
4. PROPERTY ZONING:
   - TOWN OF SUMMERVILLE
   - D-MX DOWNTOWN MIXED-USE
5. BY GRAPHICAL PLOTTING, THIS PROPERTY IS LOCATED IN FLOOD ZONE X, FEMA COMMUNITY PANEL 450073, TOWN OF SUMMERVILLE, FEMA MAP 45035C343E WITH AN EFFECTIVE DATE 7/18/2017.

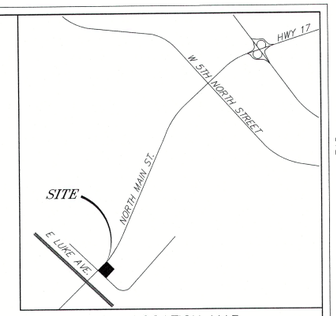
REFERENCES:

1. PLAT OF LOT D.4, D.5, AND D.6, SQUARE 3, DETMOLD SUMMERVILLE AND ABANDONMENT OF OF INTERIOR PROPERTY LINES BY SEMPER FI SURVEYING, LLC. SCPLS# 1.3164, MARK WOODROW ELLIS, AND RECORDED AT DORCHESTER COUNTY ROD PLAT BOOK M PAGE 54.
2. PLAT SHOWING THE BOUNDARY FOR DORCHESTER COUNTY TMS #137-07-12-011 AND TMS#137-07-12-012 BY PARKER LAND SURVEYING, LLC. PLS# 27736, ANDY C. GILLETTE Jr., AND RECORDED AT DORCHESTER COUNTY ROD PLAT BOOK M PAGE172.

LEGEND

- PROPERTY LINE WITH CORNER FOUND (AS DESCRIBED)
- PROPERTY LINE WITH CALCULATED CORNER
- PROPERTY LINE ADJACENT
- OHP — OHP — OVERHEAD POWER
- WOOD FENCE
- PAVEMENT HATCH
- CONCRETE HATCH
- GRAVEL HATCH
- POWER POLE W/ GUY WIRE
- GI GRATE INLET
- WV GAS METER
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- SEWER CLEANOUT





LOCATION MAP
N.T.S.

PLAT APPROVED
RUSSELL W. CORNETTE, P.E.
TOWN ENGINEER
TOWN OF SUMMERVILLE, SC
DATE 3-20-2020

2020007611
PLATS RECORDING FEES $25.00
PRESENTED & RECORDED: 04-01-2020 10:20:29 AM
BK M PG 200-200
MARGARET L BAILEY
REGISTER OF DEEDS
DORCHESTER COUNTY, SC

PLAT

SHOWING THE PROPERTY LINE ABANDONMENT FOR DORCHESTER COUNTY TMS# 137-07-12-011, A 0.142 ACRE TRACT, AND TMS# 137-07-12-012, A 0.145 ACRE TRACT, TO CREATE NEW PARCEL 'A', A 0.287 ACRE TRACT LOCATED IN THE TOWN OF SUMMERVILLE, DORCHESTER COUNTY, SOUTH CAROLINA. PROPERTIES OWNED BY NT ESTATE LLC.

SCALE: 1"=10' MARCH 10, 2020

Parker Land Surveying, LLC
5910 Griffin Street
Hanahan, SC 29410
Phone: (843) 554-7777
Fax: (843) 554-7779

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

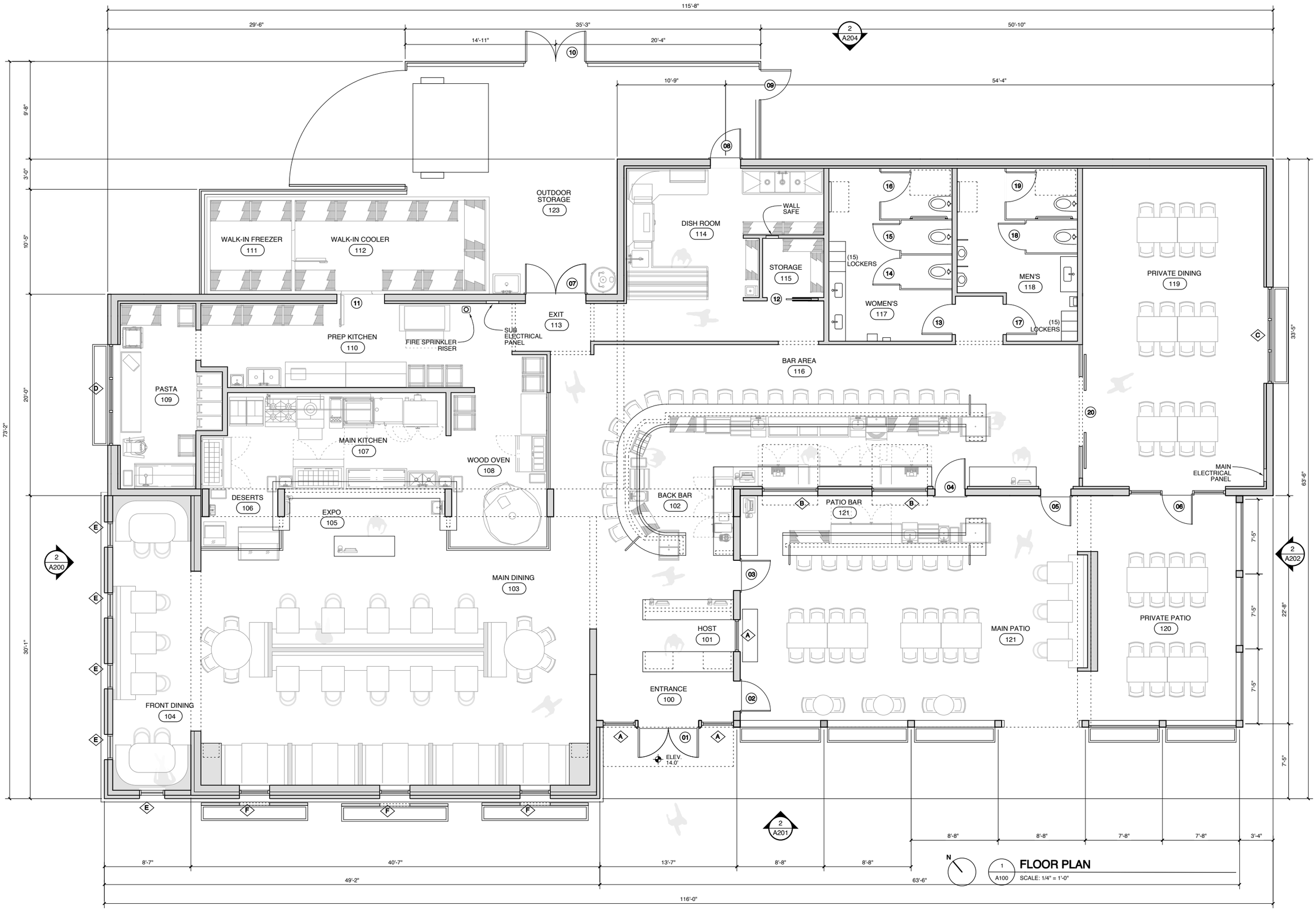
ANDREW C. GILLETTE Jr. P.L.S. 27736

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 27736 ANDREW C. GILLETTE, JR. 3/20/20

SOUTH CAROLINA PARKER LAND SURVEYING. No. 3814 CERTIFICATE OF AUTHORIZATION

Z:\Share\Client Files\Survey\19049 - 101 N Main St\d\19-049 101 N Main Street\dwg\19-049 101 N Main Street Rerecorded.dwg, 3/20/2020 9:46:52 AM, ERobbins

JOB NO. 19-049 ACG Jr



No.	Issued For	Date
1	CDRB - FINAL APPROVAL	4/29/20
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Restaurant
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101 North Main Street
Summerville, South Carolina

Plot Date	4/29/20
Checked	RB
Drawn	JF
Drawing Title	FLOOR PLAN
Drawing No.	A100

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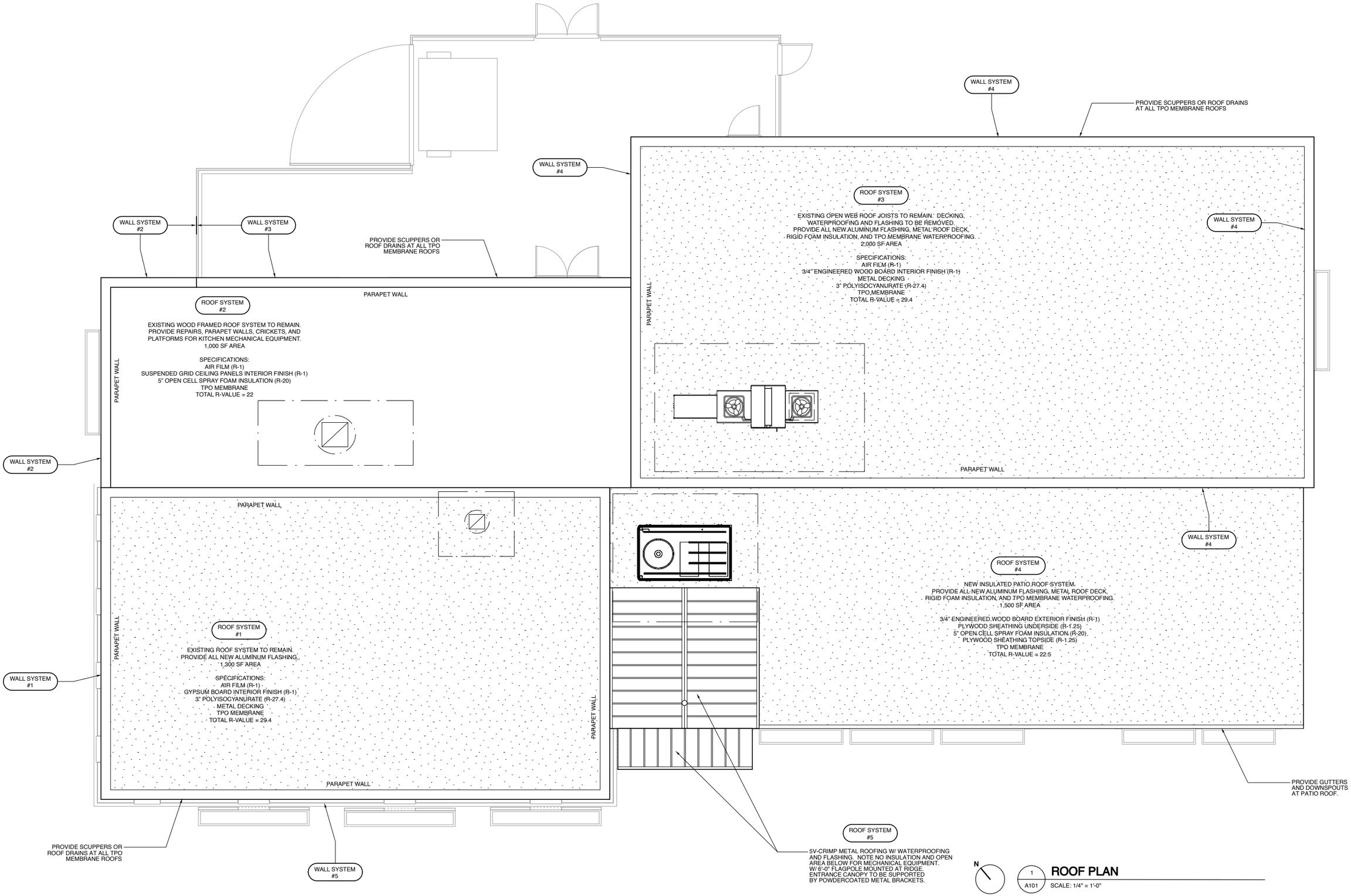

1 A101 **ROOF PLAN**

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

No.	Issued For	Date
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Drawing Title	ROOF PLAN
Drawing No.	A101

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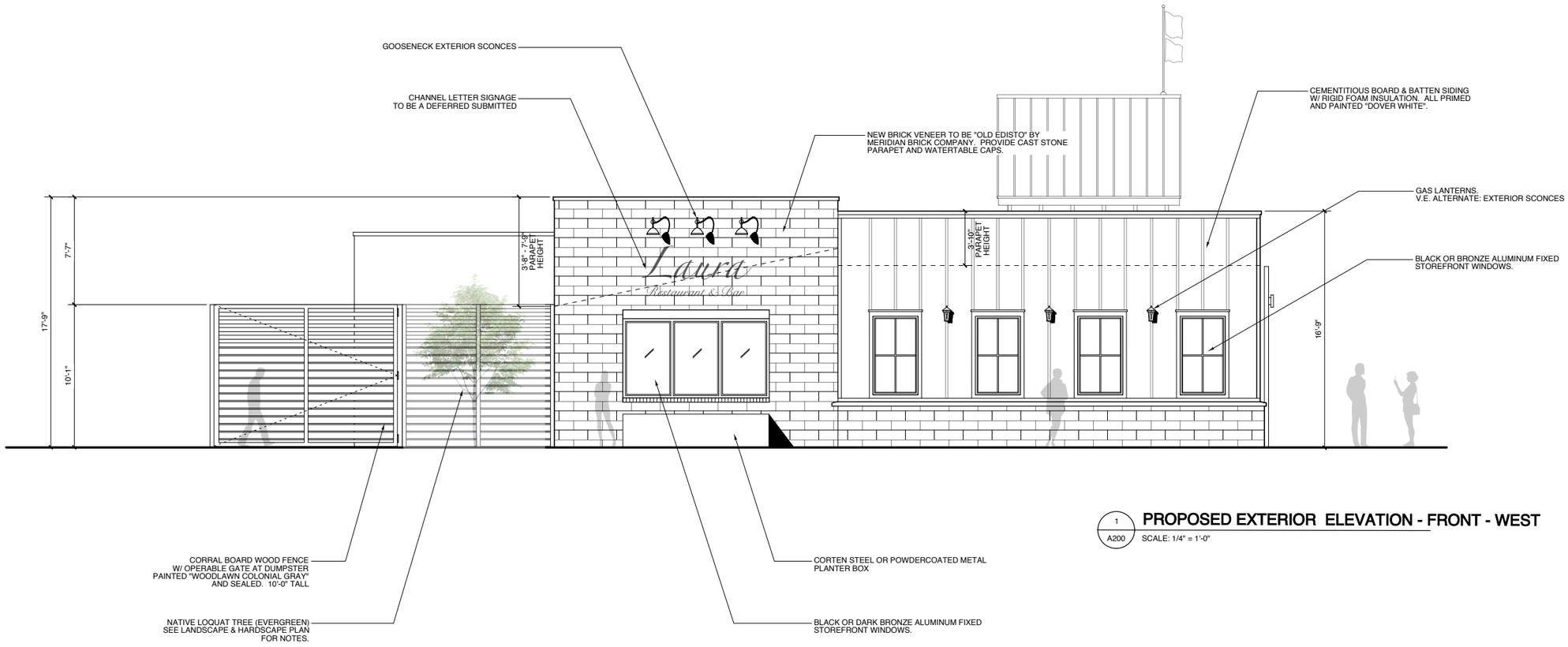
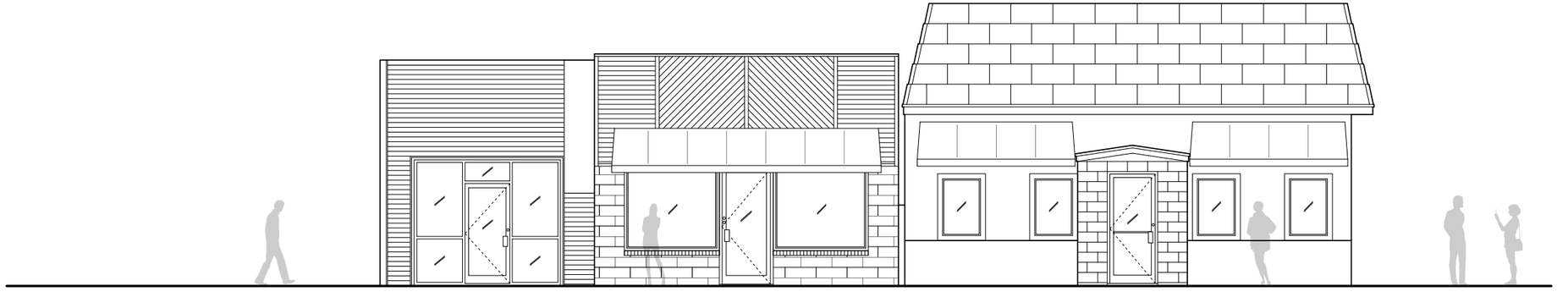


1 A200 **PROPOSED EXTERIOR ELEVATION - FRONT - WEST**

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



1 A200 **EXISTING EXTERIOR ELEVATION - FRONT - WEST**

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

No.	Issued For	Date
1	CDRB - FINAL APPROVAL	4/29/20
2		
3		
4		
4		

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Plot Date 4/29/20
Checked RB
Drawn JF

Drawing Title
EXTERIOR ELEVATIONS

Drawing No.
A200

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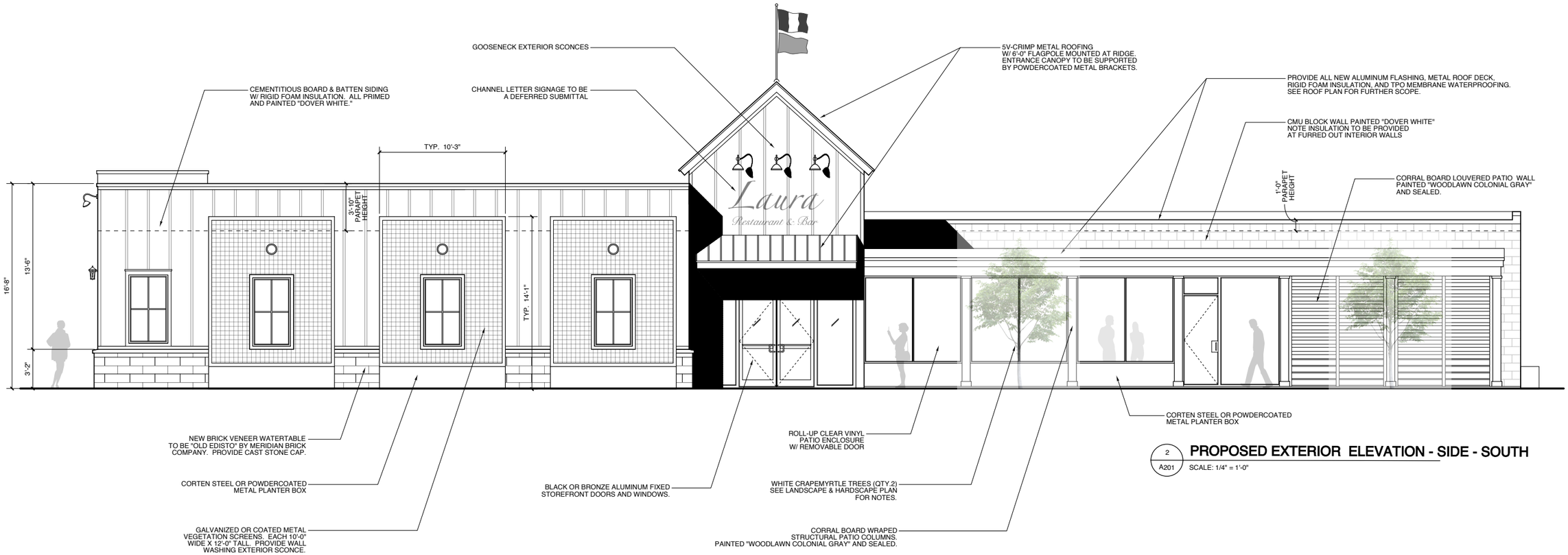
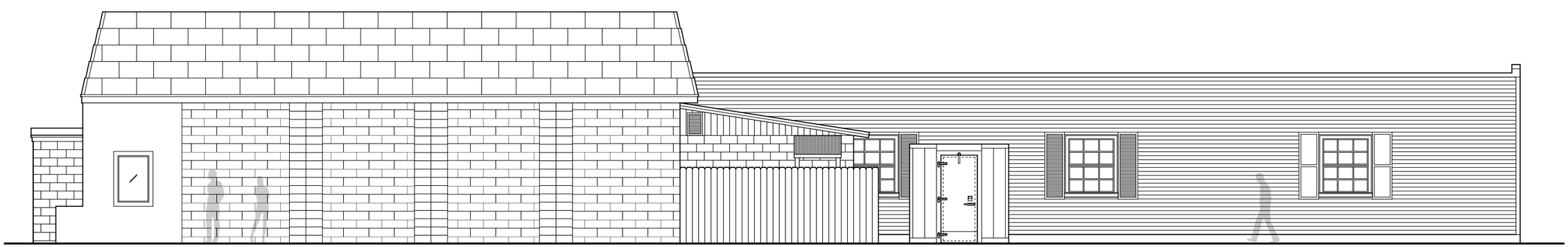


2 A201 **PROPOSED EXTERIOR ELEVATION - SIDE - SOUTH**

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



1 A201 **EXISTING EXTERIOR ELEVATION - SIDE - SOUTH**

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

No.	Issued For	Date
1		
2		
3		
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4		

Stamps

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Restaurant
RENOVATION AND ADDITION

101 North Main Street
Summerville, South Carolina

Plot Date: 4/29/20
Checked: RB
Drawn: JF

Drawing Title: EXTERIOR ELEVATIONS

Drawing No. **A201**

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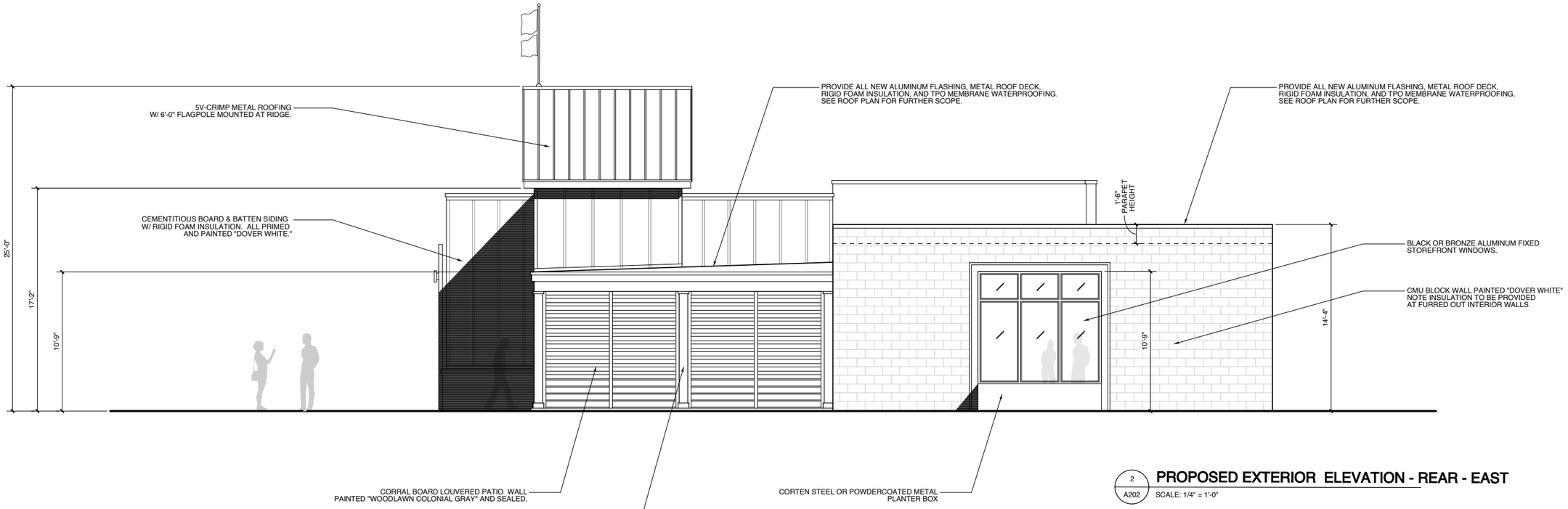
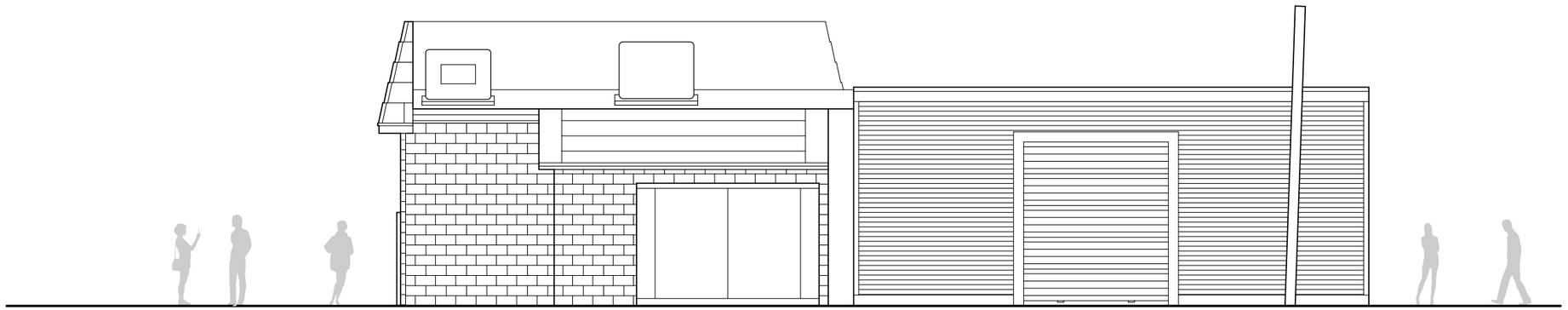


2 A202 **PROPOSED EXTERIOR ELEVATION - REAR - EAST**

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



1 A202 **EXISTING EXTERIOR ELEVATION - REAR - EAST**

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

No.	Issued For	Date
1		
2		
3		
4		
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Plot Date 4/29/20
Checked RB
Drawn JF
Drawing Title EXTERIOR ELEVATIONS
Drawing No. **A202**

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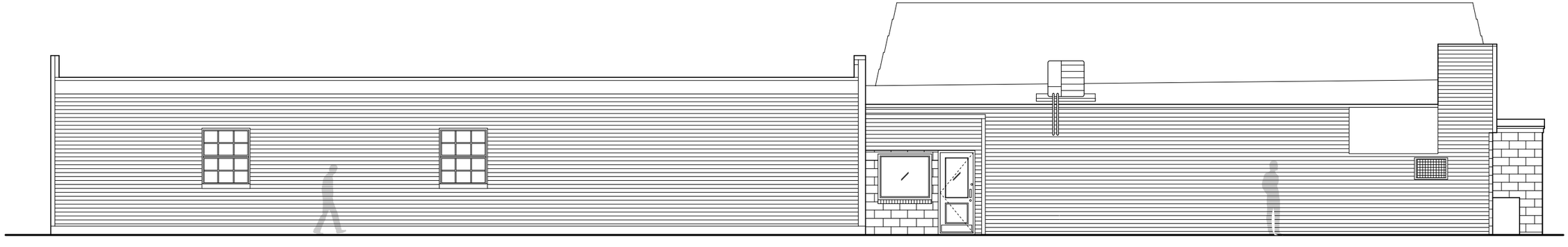
2 A203 **PROPOSED EXTERIOR ELEVATION - SIDE - NORTH**

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



2 A203 **EXISTING EXTERIOR ELEVATION - SIDE - NORTH**

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

No.	Issued For	Date
1		
2		
3		
4		
4		

Stamps

NOT FOR CONSTRUCTION

SWALLOWTAIL ARCHITECTURE, LLC
ARCHITECTURE AND INTERIOR DESIGN
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814 N Cedar Street, Summerville, SC 29483

Restaurant
RENOVATION AND ADDITION
101 North Main Street
Summerville, South Carolina

Plot Date: 4/29/20
Checked: RB
Drawn: JF

Drawing Title: EXTERIOR ELEVATIONS

Drawing No. **A203**

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LET THE PINE BE SACRED

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