



**TOWN OF SUMMERVILLE
COMMERCIAL DESIGN REVIEW BOARD – AGENDA
Summerville Municipal Complex
Annex Building 2nd Floor Training Room
October 20, 2016 4:00 p.m.**

Approval of September 15, 2016 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. **Heritage Square – 366 E. 5th North Street – Building and site renovation (B-3)**
The applicant is applying for final approval for changes to a previously approved plan.
2. **Legends at Azalea – Pinckney Marsh Lane – Site lighting changes (B-3)**
The applicant is applying for final approval for site lighting changes to a previously approved plan.
3. **Summerville Medical Center – 295 Midland Parkway – Surgery & women service expansion (PUD)**
The applicant is applying for preliminary and final approval to expand the existing hospital.

NEW BUSINESS:

1. **Summerville Commons – Berlin G. Myers Parkway & E. 9th North Street – New building construction (B-3)**
The applicant is applying for conceptual review to build a new shopping center development.
2. **Signs**
Any additional signs as needed

MISCELLANEOUS:

ADJOURN:

Posted October 12, 2016

**STAFF REPORT
CDRB Meeting
October 20, 2016 at 4:00 p.m.**

TO: Town of Summerville CDRB
FROM: Planning Staff
DATE: October 13, 2016

GENERAL INFORMATION

Applicant: Palmetto State Armory
Property Owner: 338 Magnum, LLC
Requested Action: The applicant is requesting final approval for site and architectural changes to their plans previously approved.
Requested Approval: Final Approval
Existing Zoning: B-3, General Business
Location: 366 E. 5th North Street
Existing Land Use: Shopping Center

Ordinance Reference:

Sec. 32-141. Commercial 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 preliminary staff review, the storage room addition portion of the request does not meet Building Code. The Building Official cannot approve any additions to the building until the new FIRM maps are officially approved which show that none of the building is within the floodway. The Board can give approval for this addition pending approval of the new FIRM maps.

**STAFF REPORT
CDRB Meeting
October 20, 2016 at 4:00 p.m.**

TO: Town of Summerville CDRB
FROM: Planning Staff
DATE: October 13, 2016

GENERAL INFORMATION

Applicant: Legends at Azalea Apartments
Property Owner: Legends at Azalea Park LLC
Requested Action: The applicant is requesting final approval for site lighting changes to their plans previously approved.
Requested Approval: Final Approval
Existing Zoning: B-3, General Business
Location: Pinckney Marsh Lane (off of Sheep Island Road)
Existing Land Use: Apartment complex under construction

Ordinance Reference:

Sec. 32-141. Commercial design review board.

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Recommendation:

Based upon preliminary staff review, the proposed wall packs do not appear to be shielded.

**STAFF REPORT
CDRB Meeting
October 20, 2016 at 4:00 p.m.**

TO: Town of Summerville CDRB
FROM: Planning Staff
DATE: October 13, 2016

GENERAL INFORMATION

Project/Applicant: Summerville Medical Center – Surgery and Womens Services Expansion
Property Owner: Lisa Valentine/Summerville Medical Center
Requested Action: The applicant is requesting preliminary and final approval of a proposed addition to the existing hospital.
Requested Approval: Preliminary and Final Approval
Existing Zoning: PUD, Planned Development District
Location: 295 Midland Parkway
Existing Land Use: Hospital

Ordinance Reference:

Sec. 32-141. Commercial design review board.

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Recommendation:

Based on preliminary staff review, the project appears to fully meet the zoning ordinance.

STAFF REPORT
CDRB Meeting
October 20, 2016 at 4:00 p.m.

TO: Town of Summerville CDRB
FROM: Planning Staff
DATE: October 13, 2016

GENERAL INFORMATION

Project/Applicant: Summerville Commons
Property Owner: Fiona Haulter/GBT Realty Corp
Requested Action: The applicant is requesting Conceptual Review for a new shopping center development.
Requested Approval: Conceptual Review
Existing Zoning: B-3, General Business/portion must be annexed
Location: Berlin G. Myers Parkway and E. 9th North Street (unopened)
Existing Land Use: Vacant

Ordinance Reference:

Sec. 32-141. Commercial design review board.

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Recommendation:

This project is requesting Conceptual Review. Based on preliminary staff review, the project does not fully meet the zoning ordinance. The Dorchester/Berkeley County line splits this property. This needs to be shown on the plot plan to verify if any variances from the BZA will be needed for placement of the buildings. Also, a portion of the property and the area where the detention pond is shown are not currently in the Town limits – these will need to be annexed before the development can be permitted. The subdivision of the detention pond property will need to have frontage on a right-of-way. The front landscape border on Berlin G. Myers Parkway does not meet the ordinance requirements. The Board has the ability to reduce this if they feel it meets the intent of the ordinance or in unique situations. If the parcel is to be subdivided, a side landscape border of five feet on each side property line is required. Again, the Board has the ability to reduce this if they feel it meets the intent of the ordinance or in unique situations. A tree survey will need to be provided for subsequent submittals. Staff needs clarification on the square footage of retail floor space and the use of the outbuilding pad to determine if parking requirements are being met. Staff also needs clarification as to why parking spaces are being shown in two different sizes. Per the Building Official, handicap parking must be provided for the outbuilding. The Town's Engineering Department also had the following comments: all of Farm Springs Dr. must be dedicated to the Town before permitting; however, the condition of Farm Springs Drive may be poor and repairs/improvements needed, so the Town will need to inspect Farm Spring Drive's roadway and drainage system and create a punch list of items that must be addressed prior to

Town's acceptance; coordinate with the adjacent property owner to have the right-of-way of E. 9th North St. dedicated to the Town once it is completed; sidewalks will be required on both sides of Farm Springs Dr. and E. 9th North St. and on the frontage along Berlin G. Myers Pkwy.; any proposed additional curb cuts on E. 9th North St. or Farm Springs Dr. will need to be shown and approved by the Town before the roads are accepted; ensure that the turning radius at E. 9th North St. and Farm Springs Dr. is large enough for tractor trailer trucks; the first driveway shown off of E. 9th North St. does not appear to meet the ARMS manual requirements; ensure that the curb cut off of Farm Springs Dr. aligns with the curb cut into the apartment complex (show adjacent curb cuts on site plan); Traffic Impact Study needs to coordinate with adjacent property owners to include all proposed future development; Traffic Impact Study of the area's development may warrant turn lanes on E. 9th St and Berlin G Myers which would impact the parking/site layout because of the additional right-of-way; if the traffic signal at E. 9th North St. is warranted and approved, it will need to be adaptive and the signal at Marymeade Dr. will need to be upgraded to an adaptive signal; move the storm sewer line into an easement on the property not in the right-of-way on the other side of Farm Springs Dr. and cross Farm Springs Dr. at the existing easement shown.

Commercial Design Review Board Minutes
Thursday, September 15, 2016
Summerville Municipal Complex –Annex Building Training Room

Members Present:

Michael Gregor, Chairman
Chris Campeau
Bill Beauchene
Mildred Blanton
Candy Pratt
Jennifer Palmer
Carolyn Rogerson

Staff Present:

Tim Macholl, Annexation & Development
Coordinator
Madelyn Robinson, Director Planning &
Economic Development
Bonnie Miley, Assistant Town Engineer
Rich Palmer, Chief Building Official

Items on the agenda:

OLD BUSINESS:

1. **BJ's Wholesale Club – 1035 Jockey Court – New building construction (B-3)**
2. **The Villages/Presbyterian Home – W. 9th North Street – New building construction (PUD)**
3. **Sticky Fingers Retail – 1200 N. Main Street – New building construction (B-3)**
4. **Staybridge Suites – Holiday Drive – New building construction (B-3)**
5. **Heritage Square – 366 E. 5th North Street – Building and site renovation (B-3)**

NEW BUSINESS:

1. **Summerville Medical Center – 295 Midland Parkway – Surgery & women service expansion (PUD)**
2. **Signs: Planet Fitness – 366 E. 5th North Street – Building signage (B-3)**

MISCELLANEOUS:

The meeting was called to order at 4:00 pm. The Chairman asked for consideration of the minutes of the August 18, 2016 meeting. A motion for approval of the minutes was made by Chris Campeau and a second was made by Bill Beauchene. All voted in favor of the motion.

OLD BUSINESS

1. **BJ's:** The first item under Old Business was final approval for changes to the gas station and convenience store at 1035 Jockey Court. Fiona Haulter with GBT Realty and David Gunn with I.D. Associates presented the application. Ms. Haulter explained the changes to the project, including an increase in the building size for the addition of a liquor store addition to the proposed store. Changes include the addition of an overhead electrical service along the rear of the property adjacent to the interstate. Overhead utilities were necessary to save on costs. The board discussed the impacts of this overhead line on the required landscaping. The applicant has proposed the addition of understory and ornamental trees under the overhead lines, while moving the required canopy trees onsite, therefore having an excess of landscaping. Changes to the signage on site was also discussed with the applicant respecting previous approval of only having two signs with LED lighting. Applicant is proposing moving the LED gas price signs from the Jockey Court monument sign and putting them on the Main Street signage. In addressing staff comments concerning the required sidewalk and proposed curb cuts on the other side of the street, the applicant explained that they were continuing to work with staff regarding this requirement and that as part of their contract with the owner they were required to install the curb cuts on the other property. Staff has indicated that the applicant will need to show the revisions showing the sidewalk to be able to complete the requested curb cuts. The Board also reviewed the proposed signage. Based on the discussion, the following comments were required:

- The applicant will have language in the Overhead Powerline Easement that provides protection for the proposed landscaping located within the easement.

- The applicant will continue to work with staff concerning the required sidewalk and proposed curb cuts on the south side of Jockey Court.
- Signage is approved as submitted.

Mr. Campeau made a motion for final approval with the comments noted, and Mrs. Pratt made the second. The motion passed unanimously.

2. The Villages/Presbyterian Home: The next item was for final approval of architectural changes to a previously approved plan. Sarah Cochrane and Alexis Gray of SFCS, Inc. presented the proposed changes. Ms. Cochrane discussed that most of the changes were aesthetic, the changes included a vent to the porte cochere, a change from plank siding to a shake style, the removal of mullions from the windows, the addition of a metal roof and a request to switch the chosen brick color. The board discussed that they did not like the new proposed color of the brick and that the mortar chosen should be a buff or red color. Based on the discussion, the following comment was made:

- That the color of the mortar shall be a buff or red color.

Ms. Rogerson made a motion for final approval with the comments noted, and Ms. Blanton made the second. The motion passed 6-1 with Ms. Rogerson voting in opposition.

3. Sticky Fingers Retail: The next item was preliminary and final approval for a new retail building to be located on the Sticky Fingers property located at 1200 N Main Street. Chris Campeau and Jennifer Palmer recused themselves from the discussion. The board discussed the lack of landscaping to the rear of the property, and suggested that the applicant could plant underneath the overhead utility lines. Discussion continued concerning the requested upgrades to the existing parking lot. Staff introduced a proposed compromise to remove the two parking spaces closest to Main Street to increase the safety of the parking lot and meet the parking upgrade improvement request. The applicant indicated that the developer would be willing to seal coat and restripe the parking lot while also removing the two parking spaces closest to Main Street on the side of the aisle closest to the building and removing one parking space closest to Main Street on the other side of the aisle to accommodate landscaping. The requirement of the Building Official to have a connection to the public way from the rear exits of the building was discussed. Discussion also addressed the notation on the plat of some access easement for the adjacent parcel and the fact that the site would lose more parking to creating an aisle at this location. A parking justification letter would be accepted to approve the loss of the minimum parking on site due to the shared nature that exists. In discussion of the building the brick color and the color of the storefront and awnings were discussed with the Board requesting that the dark bronze store front and hunter green awnings be changed to all black. Landscaping was also discussed. The board requested that the developer bring samples for staff and for the chairman to review. Based on the discussion, the following comments were made:

- Provide revisions meeting staff comments.
- Plant the rear buffer with understory trees in the easement.
- Provide a new landscape plan addressing all of the discussed changes.
- Utilize the two parking spaces closest to Main Street and the building for a planted landscape island and the one parking space closest to Main Street across the aisle for another planted landscape island.
- The developer agrees to seal coat and re-stripe the existing parking lot.
- That the store front and awnings will be all black.
- The applicants will provide material samples to staff for review and approval by the chairman.
- Provide an access easement

Ms. Pratt made a motion for approval with the comments noted, and Ms. Rogerson made the second. The motion passed unanimously.

4. Staybridge Suites: The next item was preliminary approval for a new Staybridge Suites hotel proposed for Holiday Drive. Mr. Brandon Shaw of Earthsource Engineering presented the proposal to the Board. Discussion centered on the overall landscaping of the property and the intent to maintain as many existing trees as possible. Connectivity with the adjacent property was also discussed. Leading to the discussion of the main issue of the landscaping that exists within the sight triangle for the access point to Holiday Drive. The access was previously approved by the DOT without taking into account any future landscaping

in that location. The applicant proposed moving all of the canopy trees out of the sight triangle, the board suggested that the understory trees would be the biggest impediment to sight distance and that those should be removed with the shrubbery being moved to the back of curb adjacent to the parking, creating a hedgerow within the area which is within the sight distance triangle. The request of the Fire Marshal to accommodate the 150' hose reach was discussed with the applicant indicating that they will meet the request through the use of a fire lane or some other manner. Architecture of the building was then discussed. The building materials were discussed, and how the franchise was deviating from the company's prototype building by not using stacked stone for the façade. The Board discussed the massing and materials of the building and that the applicant should soften the first floor and enhance the human scale/pedestrian transition where the building meets the ground. Mr. Campeau asked if this model had been built elsewhere and if they could provide pictures to the board. The discussion continued regarding the various design elements including the cornice, materials, and window details. The board did ask for details concerning the smaller outbuildings in the rear around the pool. Discussion also addressed how to soften the building at the ground floor and bring in "lowcountry" design elements to the first floor. Mr. Beauchene suggested added detailing around the windows to add some architectural interest to the facades. Based on the discussion, the following comment was made:

- Address staff's comments.
- Improve human scale, pedestrian transition on the first floor.
- Continue to work with the Fire Marshal to resolve his comments.
- The addition of an Entry Element.
- Address the landscaping in the site triangle.

Mr. Campeau made a motion for preliminary approval with comments noted, and Ms. Pratt made the second. The motion passed unanimously.

5. Heritage Square: The final item under Old Business is final approval for revisions to the previously approved plans for Heritage Square. The applicant explained the changes to the previously approved plan including the removal of a loading dock on the rear of the building, the addition of concrete pads for the placement of HVAC units which displaced two parking spaces, which were moved to another location on-site.

Mr. Campeau made a motion for approval as submitted, and Ms. Pratt made the second. The motion passed unanimously.

NEW BUSINESS

1. Summerville Medical Center: The first item under New Business is a conceptual review of the Surgery and Women's Service expansion to the Summerville Medical Center located at 295 Midland Parkway. The applicant described the proposed addition and the location of the addition to the site. The addition will include a new surgical suite and house the medical centers Women's services. The addition is being squeezed onto the remaining unbuilt portion of the site behind the existing facility. This will impact the ambulance lane on the side of the building. The changes to the site will also allow for the reconfiguration of the loading dock on the rear of the building to ease truck ingress and egress. This addition will not be the main entrance and as such the design for the exterior is intended to flow with the design elements previously existing. This addition is also a base for a possible future vertical addition up to a maximum of five stories. The board discussed the design massing and materials, focusing on the stair tower. The Architects have proposed the use of a sandstone and Mr. Campeau pointed out that sandstone is not a naturally occurring material in the landscape and that the use of a brick material would be more appropriate for the feature design element. Generally the Board was good with the overall design, massing, color and material choices for the proposed building addition.

2. Signs: Planet Fitness – Heritage Square: Mr. Johnson of AJ Sign presented the sign to the board explaining that this is the corporate logo and color scheme being used. The colors include a black and purple background with yellow channel letters and central logo. The black and purple background is painted onto the fascia of the building with the channel letters mounted in front. Ms. Pratt and Mr. Campeau proposed removing the painted background and mounting the only the channel letters directly to the building.

Ms. Pratt made a motion for approval with the comments noted, and Mr. Beauchene made the second. The motion passed unanimously.

MISCELLANEOUS

There were no items under Miscellaneous.

ADJOURN:

There being no further business, the meeting was adjourned at 6:25 PM by the Chairman on a motion by Ms. Pratt and a second by Mr. Beauchene.

Respectfully Submitted,
Tim Macholl
Annexation & Development Coordinator

Date: _____

Approved: Michael Gregor, Chairman _____; or,

Chris Campeau, Vice Chairman _____

DRAFT



Construction Services of SC LLC

October 4, 2016

Ms. Jesse Shuler

Town of Summerville

Department of Planning and Development

200 South Main Street

Summerville, South Carolina 29483

RE: Changes to Civil and Architectural Plans
Heritage Square

Dear Ms. Shuler:

Attached are Civil sheet 3 of 17, Landscaping sheet L2.0 and Architectural sheets A1.2 and A2.3 showing changes to the Heritage Square plans.

Civil sheet 3 shows an addition to the Palmetto State Armory loading dock and the proposed location of a transformer pad for SCE&G.

The purpose of the loading dock addition is to provide an angled access to make the dock more easily accessible to tractor trailer trucks that might not otherwise be able to make the sharp turn to align with a 90 degree dock.

I have attached an enlarged drawing of this area for your convenience.

Civil sheet 3 also shows the proposed location of a transformer by SCE&G. SCE&G proposes to locate their transformer in the same island in which a tree is located. Neither the space to the left nor the space to the right seemed acceptable. The location chosen is aligned with the panel inside Planet Fitness and is closest to the pole providing the electrical source. Because SCE&G needs ten feet clear in front of their transformer, the tree cannot be located in the same island as the transformer. Landscape sheet L2.0 shows relocating the tree to the adjacent space to the right. This eliminates one parking space.

*500 Greenwood Road • West Columbia, SC 29169
803-794-5591 phone • 803-794-4755 fax*

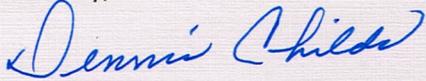
Page 2

Architectural sheet A1.2 shows an additional storage room located on the existing loading dock of Planet Fitness, formally West Unit 4, the addition of four (4) windows across the back of Planet Fitness and changes to Door 124 in West Unit 3, which is now also a part of Planet Fitness, from a solid metal door to a full glass door with two 18" side lights.

Architectural sheet A2.3 shows the elevation of the additional storage room, the windows across the back and the door.

Please present these changes to the Commercial Design Review Board for approval at your October 20, 2016 meeting.

Sincerely,



Dennis Childs

Project Manager

Town of Summerville



Date Received:	10/11/16
Amount Paid:	N/A
Staff Initial:	<i>[Signature]</i>

Department of Planning & Development
 200 S. Main Street
 Summerville, SC 29483

COMMERCIAL DESIGN REVIEW BOARD APPLICATION

REQUIREMENTS: This application, **9 sets (eight 11x17 and one full size) of plans** (site, landscape, and architectural), and any applicable fees (see fee schedule) must be submitted to the Department of Planning and Development at least 15 days prior to the Commercial Development Design Review Board meeting. Applications must include all applicable information required in the Commercial Design Review Application Checklist and **all sets of plans must be collated and folded**. Final plans must carry the seal of a registered architect or engineer licensed in the State of South Carolina. Applicants or a representative must be present for an item to be heard.

REQUEST:

- Conceptual Review (only requires photos of site, proposed building elevations, and site plan)
- Preliminary Approval (see attached checklist)
- Final Approval (see attached checklist) Preliminary Approval Granted On: _____

PROJECT NAME: Heritage Square

PROJECT'S COMPLETE ADDRESS (if in shopping center, indicate name)
corner of E. North 5th Street (Hwy. 78) and Berlin G. Meyers Parkway

PRIMARY CONTACT'S EMAIL ADDRESS: jacob.carter@palmettostatearmory AND dchilds@cs of sc. com

Owner/Developer's Name _____ Firm 338 Magnum LLC Phone _____

Primary Contact's Name Jacob Carter Firm Palmetto State Armory Phone (803) 551-2680

Architect's Name _____ Firm _____ Phone _____

Landscape Arch. Name _____ Firm _____ Phone _____

Engineers Name _____ Firm _____ Phone _____

} SEE ATTACHED

The Commercial Development Design Review Board will meet at 4:00 p.m. on _____

I have read and understand the instructions accompanying this application form. I certify that all information required by the Site and Architectural Plan Checklist is included and the application is complete. If an application is found to be incomplete, the primary contact will be notified and the application will be removed from the agenda. I also understand that any changes made to the drawings approved by the Commercial Design Review Board must be resubmitted for approval of any change or alteration. A Certificate of Occupancy will not be issued if the building and/or site and landscaping differ from the approved plans.

Signature of Owner/Developer

INTERIOR ARCHITECTURE Lambert Architecture + Construction Services

104-B Vantage Point Drive

Cayce, South Carolina 29033

Contact: Scott Lambert Cell: 803-920-0592

Phone: 803-451-8359

Fax:

E-mail: scott@lambertarchcs.com

STRUCTURAL Mabry Engineering Associates, Inc.

800 Schull Street, Suite 100

West Columbia, SC 29169

Contact: Al Stephen Cell: 803-331-4760

Phone: 803-926-0000

Fax: 803-926-7600

E-mail: astevens@mabryeng.com

EXTERIOR ARCHITECTURE Swallowtail Architecture + Interior Design

AND LANDSCAPING

Suite 1, 760 Travelers Boulevard

Summerville, South Carolina 29485

Contact: Rachel Burton Cell: 843-670-1943

Phone: 843-885-9400

Fax:

E-mail: Rachel@swallowtailarchitecture.com

MECHANICAL AND PLUMBING Felkel & Hastings

2725 Cypress Street

Columbia, South Carolina 29205

Contact: Clay Busto

Phone: 803-771-0185

Fax: 803-771-0181

E-mail: clayfhme@bellsouth.net

FIRE PROTECTION Miles Engineering Associates, LLC

200 Oakhurst Road

Blythewood, South Carolina 29016

Contact: Paul Anslow

Phone: 803-786-2596

Fax:

E-mail: panslow@milesengr.com

ELECTRICAL John Ray Williams, PE

6012 Indian Mound Road

Columbia, South Carolina 29209

Contact: John Ray Williams

Phone: 803-315-9252

Fax:

E-mail: jrwilliams@sc.rr.com

CIVIL Civil Engineering of Columbia

3608 Fernandina Road

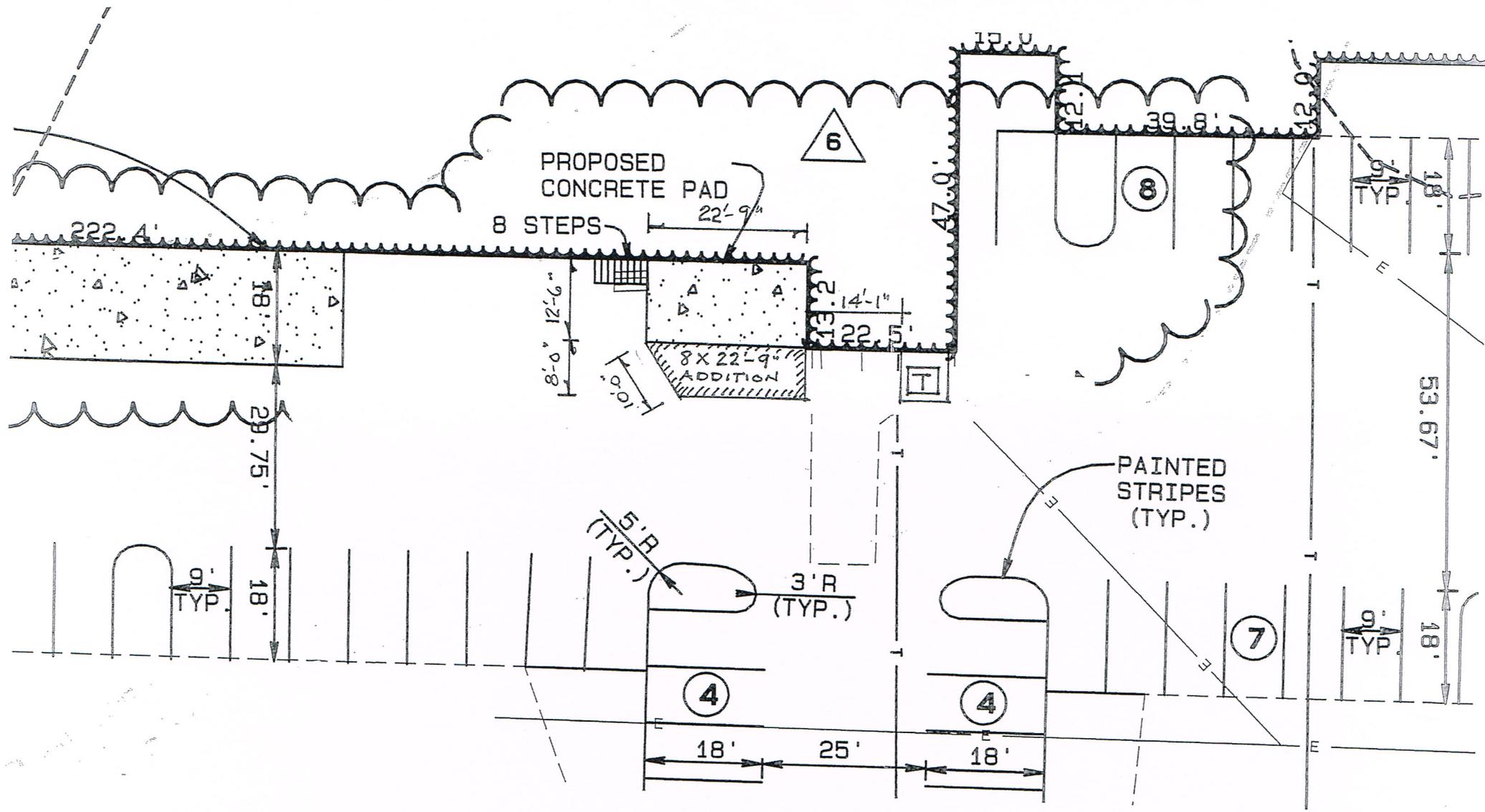
Columbia, South Carolina 29210

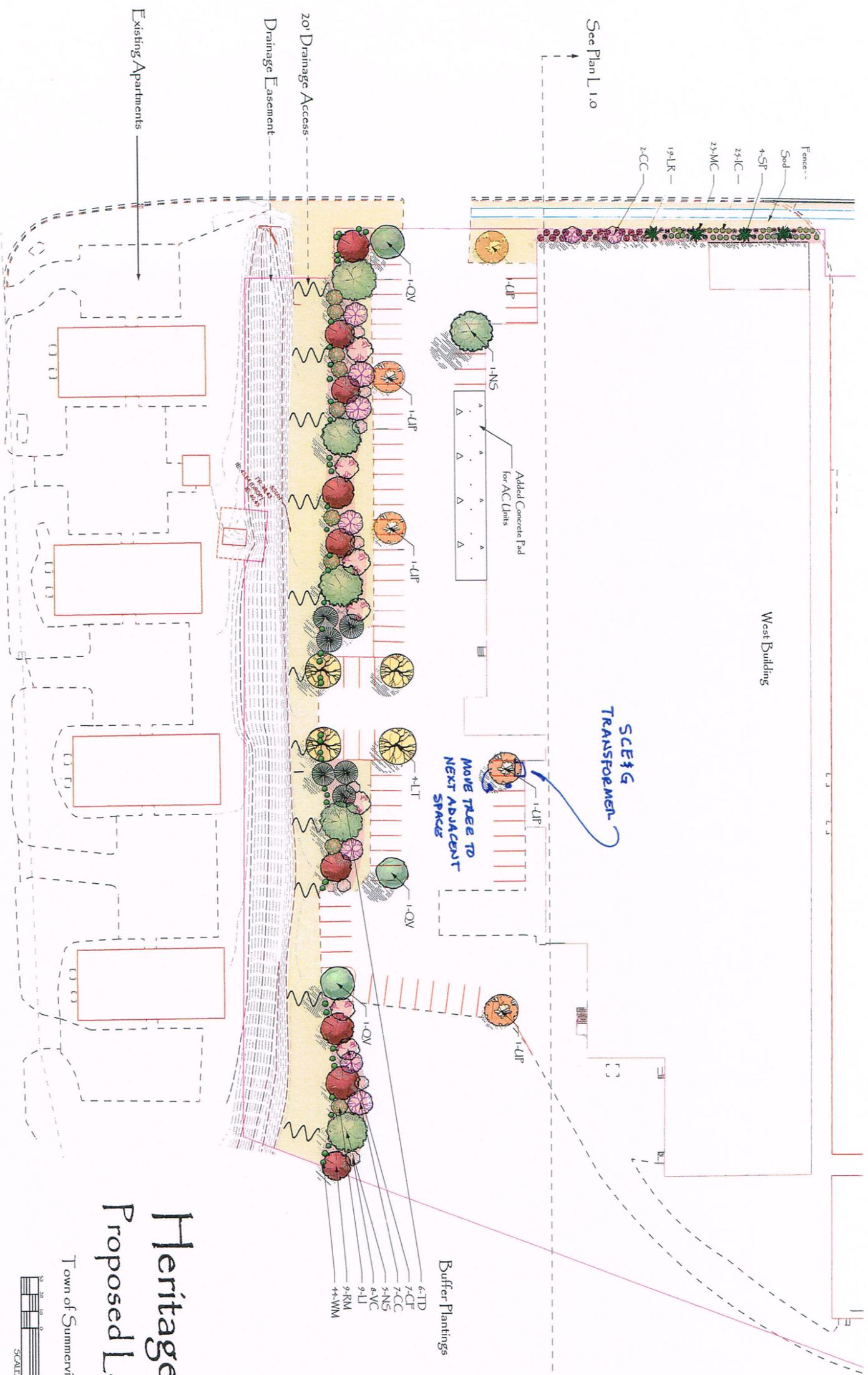
Contact: Bill Brown or Bill Flowers

Phone: 803-798-2820

Fax: 803-798-2826

E-mail: whb@cecola.com or bill@cecola.com





Plant Schedule

Quantity	PLANT ID	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS REMARKS
TREES					
5	LUP	Ulmus parvifolia 'Emer II' Allée	Chinese Allée Elm	12' H / 3-4" caliper	Specimen Canopy Tree
7	NS	Nyssa sylvatica	Black Tupelo	12' H / 3-4" caliper	Specimen Canopy Tree
3	QV	Quercus virginiana	Live Oak	12' H / 3-4" caliper	Specimen Evergreen Canopy Tree
9	RM	Acer s. 'October Glory'	Red Maple	12' H / 3-4" caliper	Specimen Canopy Tree
6	TD	Taxodium distichum	Bald Cypress	12' H / 3-4" caliper	Specimen Canopy Tree
4	LT	Urtiodendron tulipifera	Tulip Poplar	12' H / 3-4" caliper	Specimen Canopy Tree
9	LI	Lagerstroemia i. 'Catawba'	Catawba Grape Myrtle	6'H / 3" caliper	Multi trunked
8	VC	Vitex agnus-castus	Chaste Tree	6'H / 3" caliper	Specimen understory
7	CF	Cornus florida	Florida Dogwood	6'H / 3" caliper	Specimen understory
7	CC	Cercis canadensis 'Forest Pansy'	Forest Pansy redbud	6'H / 3" caliper	Specimen Understory, single trunked
Shrubs					
44	WM	Myrica cerifera	Wax Myrtle	min. 2'H	Full

Smith Ellis
Landscape Design

Meggett, South Carolina 843-769-4401

Heritage Square Proposed Landscape Plan

Town of Summerville, South Carolina



Rear Parking Lot & Buffer Plan

Drawing 07/10/2015

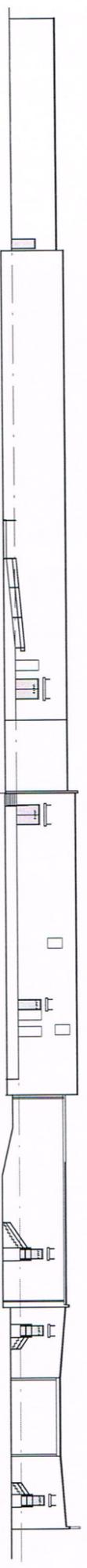
Revised 07/14/2015

Revised 09/06/2016

L.2.0

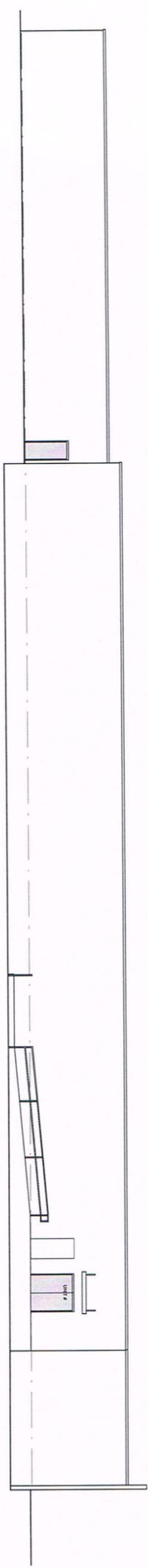
NOTE:
Provide exterior lighting at all exterior service doors

All windows and doors for 1 to 2 story structures must have a minimum of a DP-35 design pressure rating (DP Rating), maximum Solar Heat Gain Coefficient (SHGC) is 0.40 and maximum U-factor is 0.055.

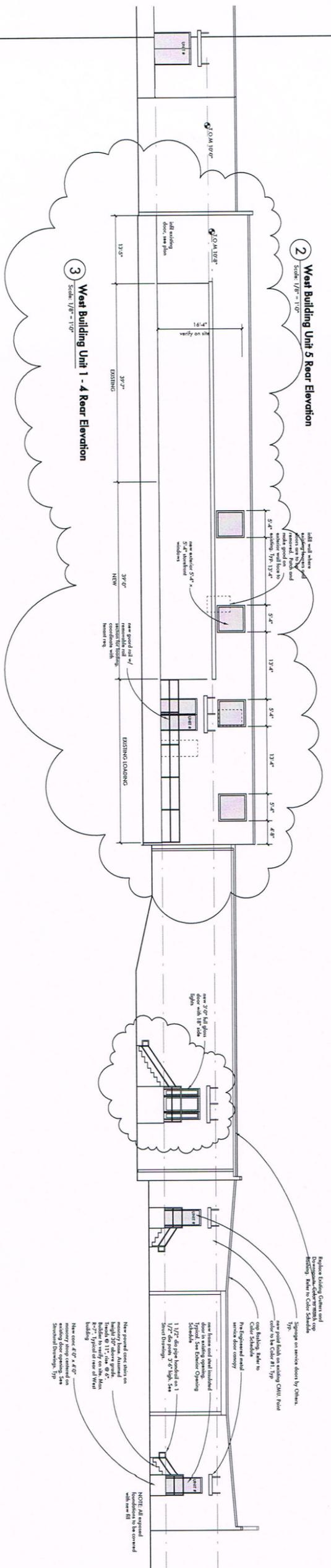


1 Entire West Building Rear Elevation
Scale: 1/16" = 1'-0"

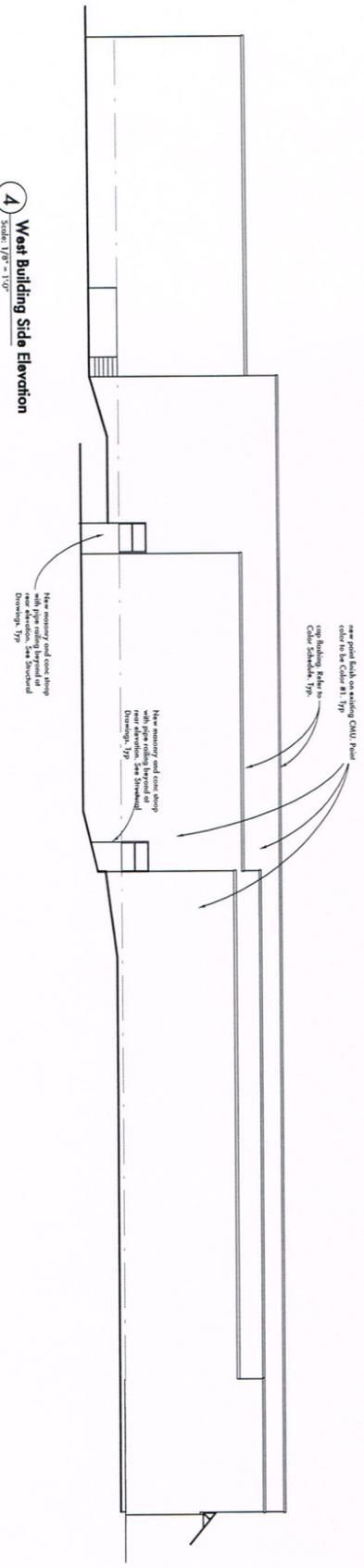
PARTIAL REAR ELEVATION WEST BUILDING A2/2.3
PARTIAL REAR ELEVATION WEST BUILDING A2/2.3



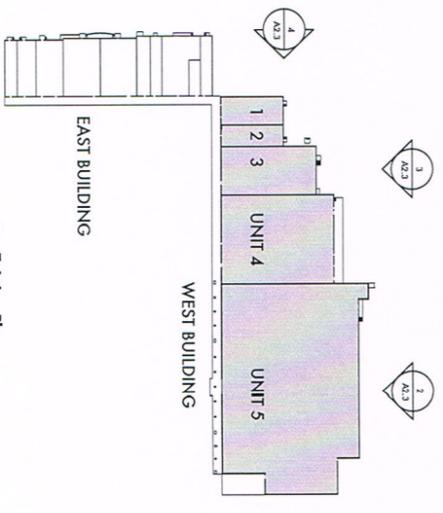
2 West Building Unit 5 Rear Elevation
Scale: 1/8" = 1'-0"



3 West Building Unit 1 - 4 Rear Elevation
Scale: 1/8" = 1'-0"



4 West Building Side Elevation
Scale: 1/8" = 1'-0"



5 Existing Plan
Scale: NTS

No.	Issued For	Date
1	Issued For Final CDRB Submission	April 1, 2014
2	Issued For Permit	Nov. 21, 2014
3	Issued For CDRB Re-Submission	Mar 30, 2015
4	Issued with Revisions	May 13, 2015
5	Issued with Revisions	Sept 30, 2016

HERITAGE SQUARE
EXTERIOR RENOVATIONS AND ALTERATIONS
Summerville, South Carolina

SWALLOWTAIL ARCHITECTURE AND INTERIOR DESIGN, LLC
843-885-9400 • swallowtailarchitecture.com
780 Trowers Blvd, Suite 1, Summerville, SC 29485

STATE OF SOUTH CAROLINA
REGISTERED ARCHITECT
MAY 11, 2015
MAY 11, 2015

TENANT CHANGES

Field Date: 9/30/16
Checked: RB
Drawn: RB
Drawing Title: West Rear Elevations

Drawing No. **A2.3**

The information illustrated on this drawing was created specifically for this Client for this project on this site, and may not be used for any other purpose than the legal permissions granted through this Project without the consent of the Architect. This drawing may not be reproduced without the written permission of Swallowtail Architecture, LLC

SOLID STATE AREA LIGHTING

DSAP SERIES-LED

SPECIFICATIONS

HOUSING

Upper housing is heavy gauge cast aluminum (DSAP25) or 0.125" thick spun aluminum with reveal (DSAP1). Lower housing is 0.080" thick spun aluminum with integrated LED module seat. Lower housing is vented at top and bottom for convective cooling of LED module. Top Driver chamber is sealed from LED Module chamber. Truelevel ball coupling mount is welded to housing and facilitates quick leveling and installation.

VLED OPTICS

Low copper A356 alloy (<2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. Module is sealed to meet an IP67 rating. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

LED DRIVER

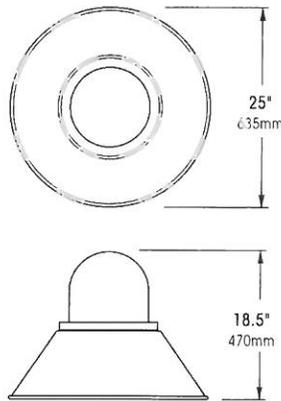
Drivers are UL and cUL recognized mounted on a single plate and factory prewired with quick-disconnect plugs. Constant current driver is electronic and has a power factor of >0.90 and a minimum operating temperature of -40°F. Drivers accept an input of 120-277V, 50/60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection.)

FINISH

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

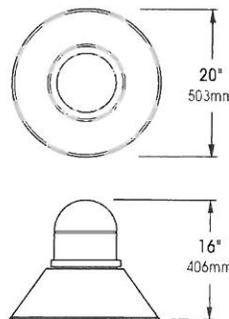
PROJECT NAME: _____

FIXTURE TYPE: _____



DSAP25

PATENT PENDING



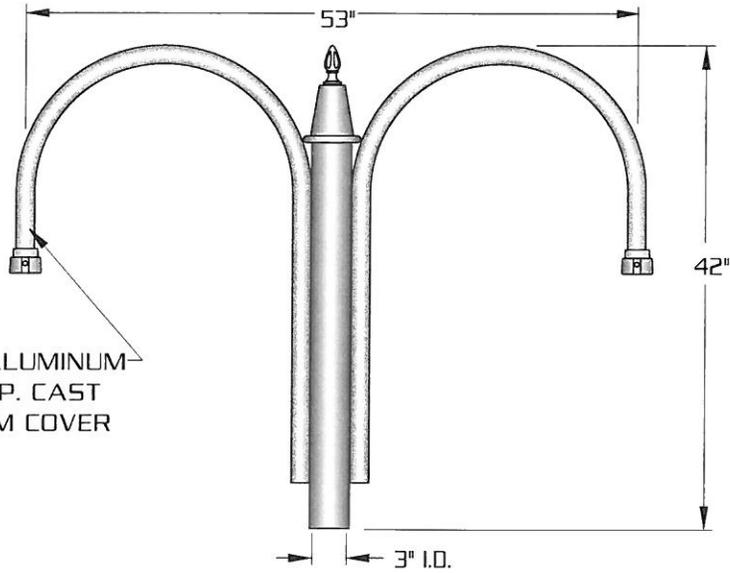
DSAP1

PATENT PENDING



2015084

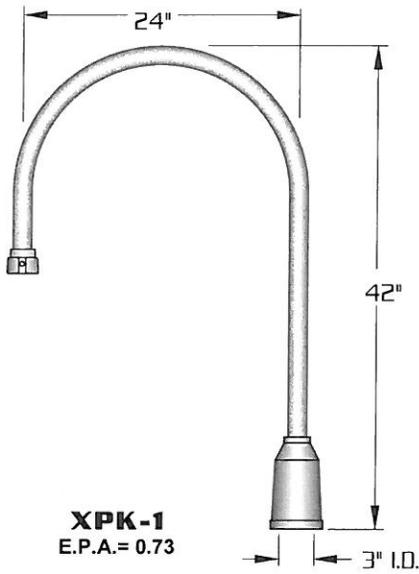
XPK



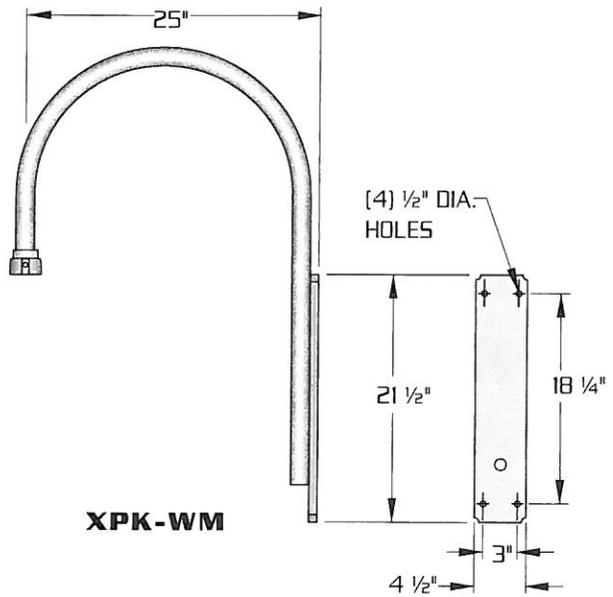
1 5/8" O.D. ALUMINUM
WITH W.P. CAST
ALUMINUM COVER

XPK-2-180
E.P.A. = 1.86

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



XPK-1
E.P.A. = 0.73



XPK-WM



WM



1



2-180



3-120



4-90

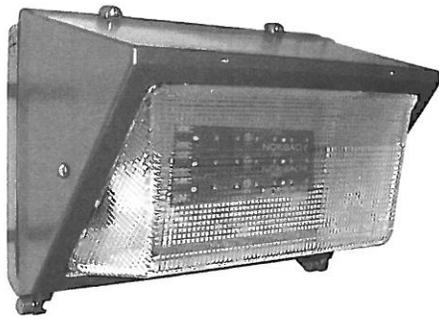
DURABLE CORROSION RESISTANT, CAST AND EXTRUDED ALUMINUM CONSTRUCTION.



660 WEST AVENUE O, PALMDALE, CA 93551
(661) 233-2000
FAX NO. (661) 233-2001
www.usaltg.com

F2-7

WALLPACK.X



FIXTURE CODE: WPX

APPEARANCE

HOUSING	LENS	MOUNTING	DIFFUSION
<ul style="list-style-type: none"> BRONZE COL - CUSTOM 	<ul style="list-style-type: none"> HIGH IMPACT/HEAT RESISTANT BOROSILICATE GLASS 	<ul style="list-style-type: none"> SURFACE 	<ul style="list-style-type: none"> GLASS OPTICAL

ELECTRICAL CHARACTERISTICS

- Standard AC input: up to 480 VAC
- EMI filter: 47CFR, part 2, part 15
- Power factor: >.9
- Total harmonic distortion: <20%
- Surge protection: IEC/EN 61000-4-5 EMC test standard

OPTIONAL UPGRADES

- PC1 - 120V Button Photocell
- PC2 - 208V-277V Button Photocell
- V - Visor
- EM - Emergency Battery Backup, 5w, 600 Lumens, 90 Minutes

LIGHT ENGINE RETROFITS

- L70 Rated life of 100,000+ hours
- Minimum CRI: 70; Custom CRI available upon request.
- Operating temp: -30° C to +60° C
- No toxic chemicals/ROHS compliant
- ETL certified, meets UL and CSA standards
- Eligible for Rebates
- 50-90% energy savings
- Manufactured in the USA

INSTALLATION

- Licensed electrician required
- Contact Noribachi for additional support

WARRANTY

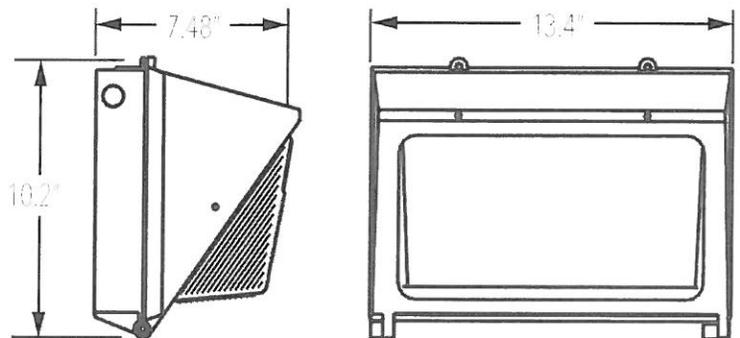
- 5 year manufacturer's warranty
- 10YR - Optional 10 year manufacturer's warranty
- US manufacturing and quality control

OPTIONAL BEAM SPREAD AND TYPE DISTRIBUTION

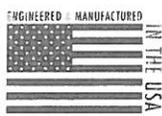
- 80D - Optional 80° Beam Spread
 - T4 - Optional Type 4 Distribution* For LIN-018, LIN-024, LIN-030, LIN-036
 - TLR - Optional Right/Left Slanted Distribution*
For LIN-018¹, LIN-024¹, LIN-030¹, LIN-036¹
- * Applicable for listed light engine retrofits only
¹ Applies to rectangular light engine retrofit geometries only

DIMENSIONS

WIDTH: 13.4"
 HEIGHT: 10.2"
 DEPTH: 7.48"

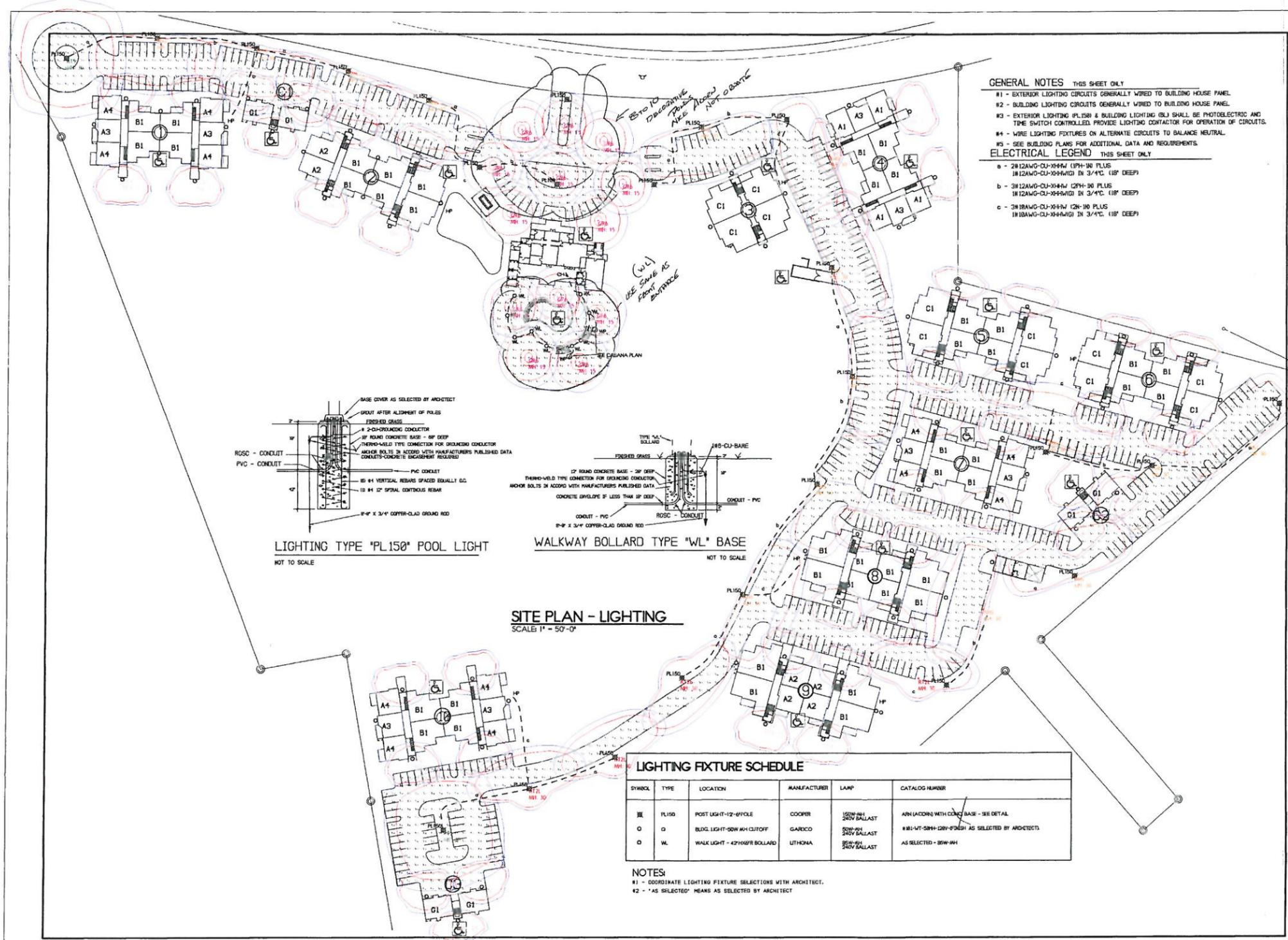


CERTIFICATIONS



Symbol	Qty	Label	Arrangement	LLF	Description	[MANUFAC]	Arr. Watts	Lum. Lumens
15	RMS	SINGLE	0.900	RZR-III-M-80PLED-700ma-NW-HS	U.S. ARCHITECTURAL LIGHTING	172.9	12863	
4	RT2L	SINGLE	0.900	RZR-II-FR-80PLED-700ma-NW	U.S. ARCHITECTURAL LIGHTING	173.5	18117	
2	RT5	SINGLE	0.900	RZR-VSQ-M-80PLED-700ma-NW	U.S. ARCHITECTURAL LIGHTING	173	18989	
13	GR6	SINGLE	0.900	GLR-V-64LED-NW	U.S. POLES	71	6195	
38	WT4	SINGLE	0.900	WALLPACK-WPX-018	Norrbachi	54	6837	
7	WP3	SINGLE	0.900	WALLPACK-WPX-018	Norrbachi	54	5899	

Label	CalcType	Units	Avg	Max	Min	Avg/Min
PARKING DRIVEWAY_Planar	Illuminance	Fc	1.63	5.9	0.1	16.30
PARKING LOT_Planar	Illuminance	Fc	1.46	6.8	0.1	14.60
POOL AREA_Planar	Illuminance	Fc	0.80	1.3	0.3	2.67



GENERAL NOTES THIS SHEET ONLY

- #1 - EXTERIOR LIGHTING CIRCUITS GENERALLY WIRED TO BUILDING HOUSE PANEL.
- #2 - BUILDING LIGHTING CIRCUITS GENERALLY WIRED TO BUILDING HOUSE PANEL.
- #3 - EXTERIOR LIGHTING (PL150) & BUILDING LIGHTING (BL) SHALL BE PHOTOELECTRIC AND TIME SWITCH CONTROLLED. PROVIDE LIGHTING CONTACTOR FOR OPERATION OF CIRCUITS.
- #4 - WIRE LIGHTING FIXTURES ON ALTERNATE CIRCUITS TO BALANCE NEUTRAL.
- #5 - SEE BUILDING PLANS FOR ADDITIONAL DATA AND REQUIREMENTS.

ELECTRICAL LEGEND THIS SHEET ONLY

- a - 2'x12"AWG-CU-90W (17H-10) PLUS 1/2"AWG-CU-90W (10" DEEP)
- b - 3'x12"AWG-CU-90W (17H-10) PLUS 1/2"AWG-CU-90W (10" DEEP)
- c - 3'x12"AWG-CU-90W (17H-10) PLUS 1/2"AWG-CU-90W (10" DEEP)



SITE PLAN - LIGHTING
SCALE 1" = 50'-0"

SYMBOL	TYPE	LOCATION	MANUFACTURER	LAMP	CATALOG NUMBER
PL150	POST LIGHT-12-6POLE		COOPER	150W-HLL 240V BALLAST	ARM (ACCORD WITH CONCRETE BASE - SEE DETAIL)
BL	BLDG. LIGHT-50W-WH CUTOFF		GARDCO	50W-WH 240V BALLAST	#B1-VT-50W-120V-FINISH AS SELECTED BY ARCHITECT.
WL	WALK LIGHT - 42"X6"R BOLLARD		LITHONIA	50W-WH 240V BALLAST	AS SELECTED - 50W-WH

NOTES

- #1 - COORDINATE LIGHTING FIXTURE SELECTIONS WITH ARCHITECT.
- #2 - "AS SELECTED" MEANS AS SELECTED BY ARCHITECT



PUCCIANO & ENGLISH, INC.
ARCHITECTS, AIA
3884 INDIAN UNIVERSITY DRIVE, SUITE 118
COLUMBIA, SC 29204
PH: 770-418-8833 FAX: 770-418-8832
web@puciano-english.com



LEGENDS AT AZALEA
AN APARTMENT COMMUNITY
FOR
UNITED RESIDENTIAL PROPERTIES
MADON, GEORGIA

LEGENDS AT AZALEA
AN APARTMENT COMMUNITY
FOR
UNITED RESIDENTIAL PROPERTIES
MADON, GEORGIA

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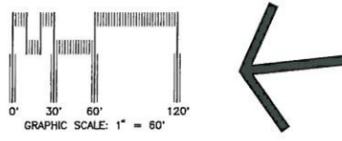
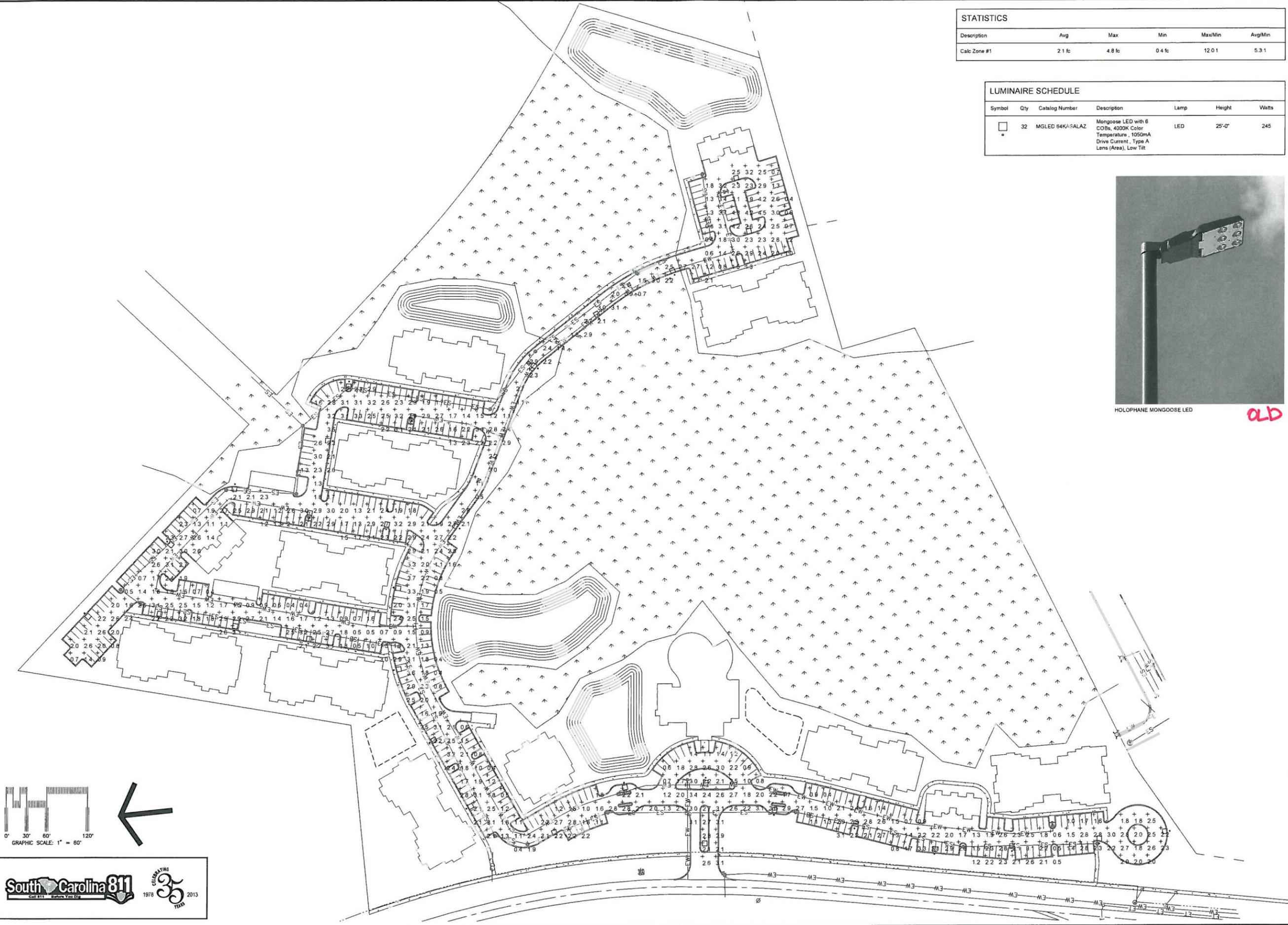
CK Lighting
Kurt Kuster, President
3911 old Louisville Rd. Suite 110
Garden City, GA 31408

Drawn By: G.H.M.L.P.
Drawing Number: CKLLGN0829B
Date: 9/30/2016

LEGENDS LAYOUT

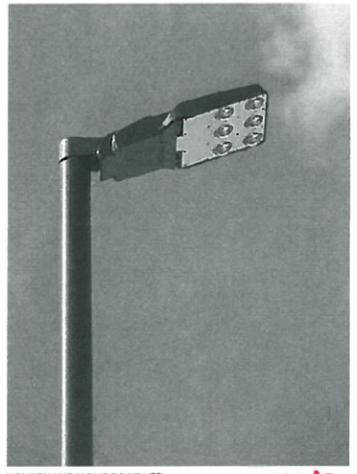
THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION

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STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	2.1 fc	4.8 fc	0.4 fc	12.0:1	5.3:1

LUMINAIRE SCHEDULE						
Symbol	Qty	Catalog Number	Description	Lamp	Height	Watts
□	32	MGLED 84KA/SALAZ	Mongoose LED with 6 COBs, 4000K Color Temperature, 1050mA Drive Current, Type A Lens (Area), Low Tilt	LED	25'-0"	245



HOLOPHANE MONGOOSE LED OLD

SW SEAMONWHITESIDE
 607 Pendleton Street, Suite 100
 Greenville, SC 29601-3319
 864.298.0534 (F) 864.298.8018



LEGENDS AT AZALEA APARTMENTS
 FOR
 UNITED RESIDENTIAL PROPERTIES
 SUMMERVILLE, SOUTH CAROLINA

DRAWN BY: TRT
 CHECKED BY: WW
 PROJECT: 6651
 DATE: 2015.04.01

NO.	DATE	REVISION NOTES

SITE LIGHTING PLAN
 C108

Town of Summerville



Date Received:	10/11/16
Amount Paid:	\$100.00
Staff Initial:	

Department of Planning & Development
 200 S. Main Street
 Summerville, SC 29483

COMMERCIAL DESIGN REVIEW BOARD APPLICATION

REQUIREMENTS: This application, **9 sets (eight 11x17 and one full size) of plans** (site, landscape, and architectural), and any applicable fees (see fee schedule) must be submitted to the Department of Planning and Development at least 15 days prior to the Commercial Development Design Review Board meeting. Applications must include all applicable information required in the Commercial Design Review Application Checklist and **all sets of plans must be collated and folded**. Final plans must carry the seal of a registered architect or engineer licensed in the State of South Carolina. Applicants or a representative must be present for an item to be heard.

REQUEST:

- Conceptual Review (only requires photos of site, proposed building elevations, and site plan)
- Preliminary Approval (see attached checklist)
- Final Approval (see attached checklist) Preliminary Approval Granted On: _____

PROJECT NAME: Summerville Medical Center (SMC)- Sugery and Womens Services Expansion

PROJECT'S COMPLETE ADDRESS (if in shopping center, indicate name)
295 Midland Parkway, Summerville, SC 29485

PRIMARY CONTACT'S EMAIL ADDRESS: ryan_rohe@gspnet.com

Owner/Developer's	Name	<u>Lisa Valentine</u>	Firm	<u>SMC</u>	Phone	<u>843.832.5102</u>
Primary Contact's	Name	<u>Ryan Rohe</u>	Firm	<u>GSP</u>	Phone	<u>615.770.8100</u>
Architect's	Name	<u>Ryan Rohe</u>	Firm	<u>GSP</u>	Phone	<u>615.770.8100</u>
Landscape Arch.	Name	<u>Matt Lackey</u>	Firm	<u>GSP</u>	Phone	<u>615.770.8100</u>
Engineers	Name	<u>Russ Carter</u>	Firm	<u>ICT</u>	Phone	<u>615.346.3400</u>

Oct- 20, 2016

The Commercial Development Design Review Board will meet at 4:00 p.m. on _____

I have read and understand the instructions accompanying this application form. I certify that all information required by the Site and Architectural Plan Checklist is included and the application is complete. If an application is found to be incomplete, the primary contact will be notified and the application will be removed from the agenda. I also understand that any changes made to the drawings approved by the Commercial Design Review Board must be resubmitted for approval of any change or alteration. A Certificate of Occupancy will not be issued if the building and/or site and landscaping differ from the approved plans.

 Signature of Owner/Developer

Town of Summerville



Department of Planning & Development

COMMERCIAL DESIGN REVIEW BOARD APPLICATION CHECKLIST **MUST BE COMPLETED AND SUBMITTED WITH APPLICATION PACKAGE**

The Commercial Design Review Board meets the third Thursday of each month. Without exception, all required materials must be submitted by close of business 15 days prior to the meeting to be placed on the agenda. Materials shall be 11x17 with one full size to scale for staff review.

- Tax Map Number(s) for proposed property.
- Tree survey of parcel as well as proposed footprint of building(s). *(If applicable)*
- Site plan, drawn to scale showing exact size, shape and location of existing and/or proposed buildings.
- Site plan (see above) overlaid on tree survey of existing site. *(If applicable)*
- For signs, overall dimensions of sign(s), location and/or placement of sign, and dimensions of front of building.
- Advertising features and signs, including material type, lighting (if any), and colors. *(If applicable)*
- Floor plan.
- All proposed building elevations.
- Color rendering and/or samples of colors to be used in proposed project.
- Materials to be used in the proposed project (bring samples to meeting).
- Location and layout of parking areas and driveways.
- Pervious/impervious surface calculations.
- Proposed grade and drainage plans. *(If applicable)*
- Proposed water and sewer facilities including electrical gas, cable, etc. *(If applicable)*
- Landscaping plans including screening and fencing, and showing any existing trees to be saved.
- Photometric plan of site lighting (manufacturer's specifications will be accepted) and cut sheets showing light fixtures and specifications (i.e. pole height). *(If applicable)*
- Photographs of the proposed project site, properties on either side of proposed site, and of properties across the street from the project site.

2016 CDRB Meeting Schedule

	<u>Submittal Deadline</u>	<u>Meeting Date</u>
January	6-Jan	21-Jan
February	3-Feb	18-Feb
March	2-Mar	17-Mar
April	6-Apr	21-Apr
May	4-May	19-May
June	1-Jun	16-Jun
July	6-Jul	21-Jul
August	3-Aug	18-Aug
September	31-Aug	15-Sep
October	5-Sep	20-Oct
November	2-Nov	17-Nov
December	30-Nov	15-Dec

Meetings 3rd Thrs begin at 4pm at Town Hall (200 S. Main St.)
Fees apply

Design Review Fee. Review fees are paid at submission of the preliminary application and shall be set as follows:

Fee Schedule:

Conceptual	No Charge
0-5 acres	\$100.00
6-10 acres	\$150.00
11-20 acres	\$200.00
21-50 acres	\$300.00
51-100 acres	\$400.00
100+ acres	\$400.00 + \$2.00 per each acre or portion thereof over 100
Signs	\$25.00



SUMMERVILLE MEDICAL CENTER
PATIENT TOWER EXPANSION

EXISTING CAMPUS PHOTOS



SUMMERVILLE
MEDICAL CENTER

TRIDENT HEALTH



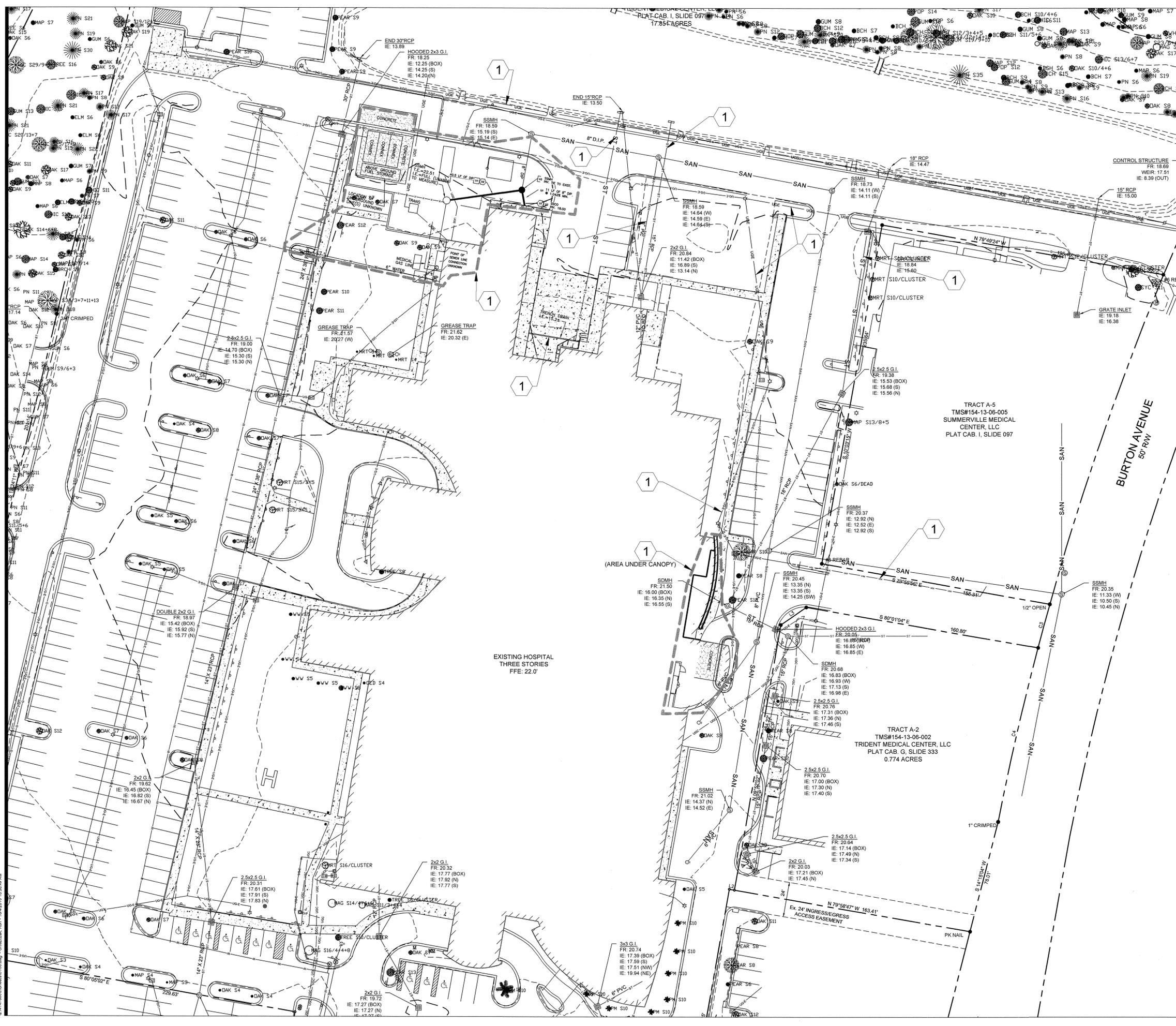


SUMMERVILLE
MEDICAL CENTER
TRIDENT HEALTH



WOMEN'S PAVILION

AMBULANCE



LEGEND

- 19 --- EXISTING MINOR CONTOUR
 - 20 --- EXISTING MAJOR CONTOUR
 - - - - - EXISTING EASEMENT
 - — — — — PROPERTY BOUNDARY
 - ⊗ ⊗ EXISTING FIRE HYDRANT
 - ⊗ ⊗ EXISTING WATER STRUCTURES
 - ⊗ ⊗ EXISTING STORM STRUCTURES
 - — — — — EXISTING STORM LINE
 - ⊗ ⊗ EXISTING SANITARY STRUCTURES
 - — — — — EXISTING SANITARY LINE
 - — — — — EXISTING CURB AND GUTTER
 - ⊗ EXISTING SITE LIGHT POLE
 - ⊗ EXISTING ELECTRIC STRUCTURES
 - — — — — EXISTING WATER LINE
 - — — — — EXISTING GAS LINE
 - - - - - FEMA FLOODPLAIN BOUNDARY
 - ⊗ EXISTING SIGN
 - ⊗ EXISTING VEGETATION
 - ⊗ EXISTING CONCRETE SIDEWALK
- ITEMS ARE TAKEN FROM AS-BUILT SURVEY PROVIDED BY THOMAS MILLER IN 2010.



Design Services
For The Built Environment

Atlanta GA Jacksonville FL
Birmingham AL Knoxville TN
Charlotte NC Louisville KY
Cincinnati OH Memphis TN
Columbus OH Miami FL
Dallas TX Nashville TN
Ft Lauderdale FL Richmond VA
Houston TX Tallahassee FL
Jackson MS Tampa FL

GRESHAM SMITH AND PARTNERS

1400 Nashville City Center
511 Union Street
Nashville, TN 37219
615.770.8100

WWW.GRESHAMSMITH.COM

SUMMERVILLE MEDICAL CENTER HCA

295 MIDLAND PKWY, SUMMERVILLE, SC 29485

DESIGN DEVELOPMENT DRAWINGS

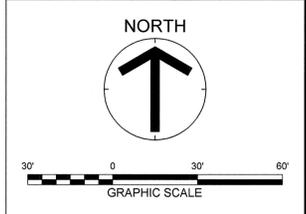
DHEC# 463964
CON# SC-14-07

Revision		
No.	Date	Description

EXISTING CONDITIONS - PROJECT AREA

C101

PROJECT: 41478.00
DATE: OCTOBER 5, 2016



C:\147800\Sheet\C101.dwg - Oneclick: Rm - 10/02/2016 10:38:49 AM

Drawn By: Author
 Checked By: Checker
 Approved By: Approver



1 ELECTRICAL - SITE PLAN - LIGHTING
 1" = 30'-0"

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Number Lamps
⊙	A Existing Fixture	7	Lithonia Lighting	KVF2 400S SYMFL	SQUARE AREA LIGHT, SYMMETRIC DISTRIBUTION, FLAT LENS MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 400-WATT CLEAR ED-18 HIGH PRESSURE SODIUM, VERTICAL BASE UP POSITION	KVF2_400S_SYMFL.ies	50000	0.65	468	7
□	B New Fixture	2	Lithonia Lighting	WST LED 2 10A700/40K SR2 MVOLT	WST LED WITH 1 MODULE, 20 LED'S, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 2 LENS	LED	WST_LED_2_10A700_40K_SR2_MVO.LT.ies	3971	0.9	47	2
□	C New Fixture	2	Lithonia Lighting	WST LED 2 10A700/40K SR4 MVOLT	WST LED WITH 1 MODULE, 20 LED'S, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 4 LENS	LED	WST_LED_2_10A700_40K_SR4_MVO.LT.ies	3839	0.9	47	2
⊙	A2 Existing Fixture	1	Lithonia Lighting	KVF2 400S SYMFL	SQUARE AREA LIGHT, SYMMETRIC DISTRIBUTION, FLAT LENS MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 400-WATT CLEAR ED-18 HIGH PRESSURE SODIUM, VERTICAL BASE UP POSITION	KVF2_400S_SYMFL.ies	50000	0.65	936	1
⊙	E New Fixture	2	Lithonia Lighting	WSTM LED 2A 40K 120 DIFS	WSTM LED WITH 2 BOARDS, 4000K CCT, 120 VOLT, DIFFUSE GLASS LENS	SAMSUNG 2323	WSTM_LED_2A_40K_120_DIFS.ies	1277	0.9	16.2	2
⊙	F Existing Fixture	1	Lithonia Lighting	modified for existing 100wa HPS wall pack	MINIATURE TRAPEZOID ARCHITECTURAL SCENCE, 70-WATT HIGH PRESSURE SODIUM, MEDIUM DISTRIBUTION, HYDROFORM REFLECTOR CLEAR, FLAT GLASS LENS.	ONE 70-WATT COATED ED17 HIGH PRESSURE SODIUM, HORIZONTAL POS.	WSTM_70S_MD.ies	8550	0.65	84	1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
parking and drives	+	1.4 fc	6.8 fc	0.1 fc	68.0:1	14.0:1

Plan View
 Scale - 1" = 40'

10/4/2016 4:26:10 PM C:\Revit\Projects\ICT_160231_ET6_CENTRAL_vestments.dwg



Atlanta GA Knoxville TN
 Birmingham AL Louisville KY
 Cincinnati OH Memphis TN
 Columbus OH Nashville TN
 Dallas TX Richmond VA
 Ft Lauderdale FL Tallahassee FL
 Jackson MS Tampa FL
 Jacksonville FL

GRESHAM SMITH AND PARTNERS

ICT
 L.C. Thomason Associates, Inc.
 CONSULTING ENGINEERS
 2550 KRAFT DRIVE, SUITE 500
 NASHVILLE, TN 37204
 PHONE (615) 346-3400
 FAX (615) 346-3550
 www.lcthomason.com
 ICT Project No. 160231



Summerville Medical Center
 HCA

295 Midland Pkwy, Summerville, SC 29485

DESIGN DEVELOPMENT DRAWINGS

DHEC# 463964
 CON# SC-14-07



Revision		
No.	Date	Description
1	10.5.16	CDRB

ELECTRICAL - SITE PLAN - LIGHTING

ES.02

PROJECT:41478.00
 DATE: 10.5.2016

WST LED

Architectural Wall Sconce



Inverted available with WLU option only.

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to reveal interactive elements.

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WST LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Specifications

Luminaire

Height: 7-1/4"
(18.4 cm)

Width: 16-1/4"
(41.3 cm)

Depth: 9-1/8"
(23.2 cm)

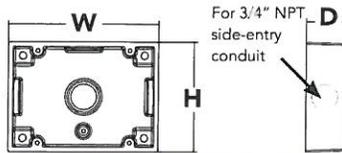
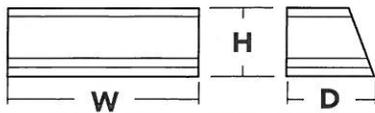
Weight: 17 lbs
(7.7 kg)

Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



Ordering Information

EXAMPLE: WST LED 2 10A700/40K SR3 MVOLT DDBTXD

WST LED							
Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options ¹	Finish (required)
WST LED	1 One engine (10 LEDs)	700 mA options: 10A700/30K 3000K 10A700/40K 4000K 10A700/50K 5000K	SR2 Type II	MVOLT ¹	Shipped included	Shipped installed PE Photoelectric cell, button type ^{4,5} SF Single fuse (120, 277, 347V) ⁴ DF Double fuse (208, 240, 480V) ⁴ DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup ⁶ WLU Wet location door for up orientation ⁷ PIR Motion/ambient light sensor ⁸ DS Dual switching ⁹	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone
	2 Two engines (20 LEDs)		SR3 Type III SR4 Type IV	120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 480	(blank) Surface mount Shipped separately² BBW Surface-mounted back box UT5 Uptilt 5 degrees		

Emergency Battery Operation

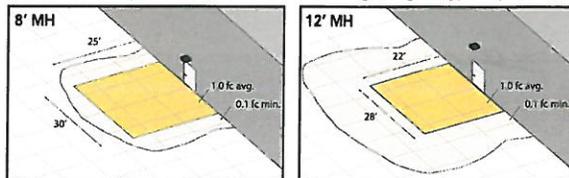
The emergency battery backup (ELCW option) is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70/NEC 2008 - 700.16.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the single-engine Type IV product in emergency mode.

WST LED 1 10A700/40K SR4
MVOLT ELCW
10' x 10' Gridlines
8' and 12' Mounting Height



NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photocell (PE), fusing (SF, DF), or dual switching (DS).
- May also be ordered separately as an accessory. Ex: WSBWW DDBXD U. Must specify finish.
- Must be ordered with fixture; cannot be field installed.
- Not available with MVOLT option. Button photocell (PE) can be ordered with a dedicated voltage option. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Not available with 480V option. Not available with motion/ambient light sensor (PIR).
- Integral battery pack is rated for -20° to 60°C operating temperature. ELCW warranty is 3-year period. Not available with 347V or 480V. Not available with WLU.
- WLU not available with PIR or ELCW.
- Specifies the SensorSwitch SFOD-7-ODP control (photocell included); see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with WLU, VG or WG.
- Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with one engine, MVOLT, ELCW, WLU, SF, or DF. Must specify voltage; voltage must be the same for both drivers. When ordered with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Light Engines	Drive Current (mA)	Performance Package	System Watts (MVOLT)	Dist. Type	40K (4000K, 70 CRI)				
					Nominal Lumens	B	U	G	LPW
1 (10 LEDs)	700	10A700/--K	24W	SR2	2,005	1	0	1	84
				SR3	2,029	1	0	1	84
				SR4	1,959	1	0	1	82
2 (20 LEDs)	700	10A700/--K	47W	SR2	3,944	1	0	1	84
				SR3	4,028	1	0	1	86
				SR4	3,851	1	0	1	82

1 See electrical load chart for 347/480V system watts.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.10
10°C	50°F	1.06
20°C	68°F	1.02
25°C	77°F	1.00
30°C	86°F	0.98
40°C	104°F	0.92

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the WST LED 2 10A700 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.88	0.77

Electrical Load

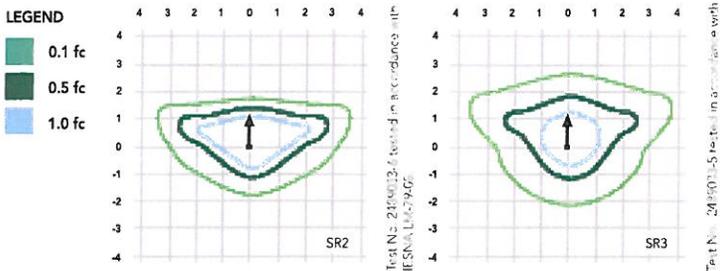
Light Engines	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
1	700	24W	0.24	0.14	0.12	0.1	-	-
		29W ¹	-	-	-	-	0.09	0.07
2	700	47W	0.44	0.27	0.23	0.20	-	-
		53W ¹	-	-	-	-	0.17	0.12

1 Higher wattage is due to electrical losses from step-down transformer.

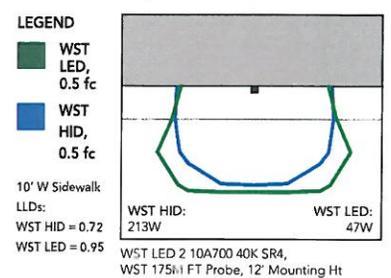
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WST LED homepage.

Isofootcandle plots for the WST LED 2 10A700/40K SR2, SR3, and SR4. Distances are in units of mounting height (12').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Precision-molded acrylic lenses are engineered for superior distribution, uniformity, and spacing in wall-mount applications. Light engines are 4000K (70 CRI). The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 25°C, L77). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated and suitable for wet locations when mounted with the lenses down. WLU option offers wet location listing in "up" orientation. Rated for -30°C minimum ambient.

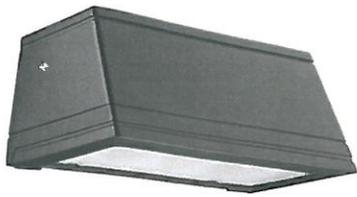
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Forms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





WSTM LED

LED Mini Wall Sconce



Catalog
Number

Notes

Type

Hit the tab key or mouse over the page to view all interactive elements.

Specifications

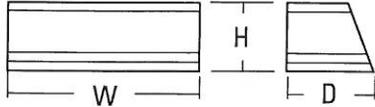
Luminaire

Height: 5-3/4"
(14.6 cm)

Width: 12-1/2"
(31.8 cm)

Depth: 7-1/2"
(19.1 cm)

Weight: 6 lbs.
(2.7 kg)



Introduction

The Architectural WSTM Mini-Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 87% over metal halide versions. The diffuser lens eliminates harsh glare while producing comfortable illumination.

The WSTM LED is ideal for replacing existing 50-100W metal halide or 26-42W compact fluorescent wall-mounted products and can be mounted in either lens up or lens down orientation. The expected service life is over 10 years of nighttime use.

Ordering Information

EXAMPLE: WSTM LED 2A 40K 120 DDBTXD

WSTM LED										
Series	LEDs	Color temperature		Voltage	Mounting	Control options	Other options	Finish <i>(required)</i>		
WSTM LED	1A	One engine	30K	3000K	120	Shipped included (blank) Surface mount Shipped separately ² UTS Uptilt 5 degrees	Shipped installed PE Photoelectric cell, button type	Shipped installed (blank) Diffusing glass lens CGL Clear glass lens Shipped separately ² WG Wire guard ³	DDBXD	Dark bronze
	2A	Two engines	40K	4000K	277 ¹				DBLXD	Black
									DWHXD	White
									DDBTXD	Textured dark bronze
									DBLBXD	Textured black
									DNATXD	Textured natural aluminum
									DWHGXD	Textured white
									DSSTXD	Textured sandstone

Stock configurations are offered for shorter lead times:

Stock Part Number

WSTM LED 1A 40K 120 DDBTXD

WSTM LED 2A 40K 120 DDBTXD

Accessories

Ordered and shipped separately.

WSTMUTS DDBXD U 5 degree up tilt accessory (specify finish)
 WSTMWG U Wire guard accessory

NOTES

- Includes step-down transformer; see page 2 for more information.
- Also available as a separate accessory; see Accessories information at left.
- Not for inverted mounting.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

LEDs	Performance Package	System Watts ¹	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)				
			Nominal Lumens	B	U	G	LPW	Nominal Lumens	B	U	G	LPW
1A	1A --K	9	673	0	0	0	75	733	0	0	1	81
2A	2A --K	17	1,308	1	0	0	77	1,277	1	0	0	75

1 See electrical load chart for 277V system watts.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier	
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **WSTM LED** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.86	0.74	0.54

Electrical Load

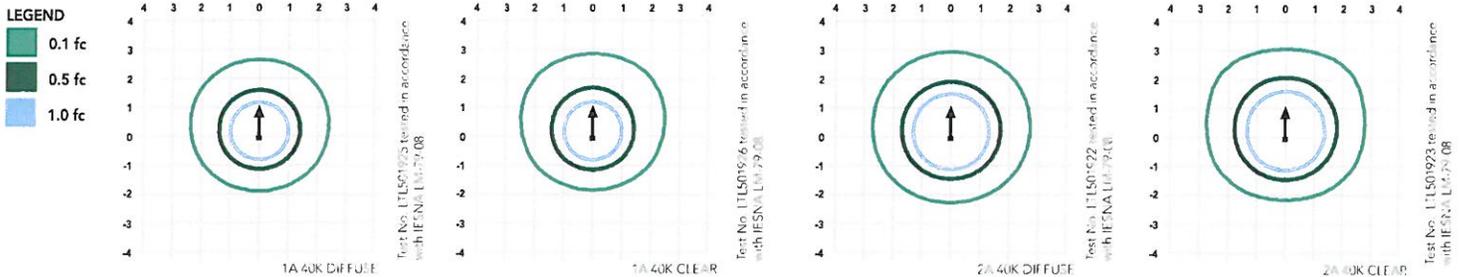
LEDs	System Watts	Current (A)	
		120	277
1A	9W	0.08	—
	13W ¹	—	0.06
2A	17W	0.15	—
	22W ¹	—	0.09

1 Higher wattage is due to electrical losses from step-down transformer.

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [WSTM LED homepage](#).

Isofootcandle plots for the WSTM LED 40K. Distances are in units of mounting height (8').



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WSTM LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long-life LEDs make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates a heat sink to optimize thermal transfer from the internal light engine and promote long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder-coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Light engines are 3000K (>80 CRI) or 4000K (>80 CRI). The WSTM LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 42 high-efficacy LEDs mounted to a circuit board and integral aluminum heat sink to maximize heat dissipation and promote long life (50,000 hrs at 25°C, L74).

INSTALLATION

Easily installed using provided mounting strap. Mount to any non-combustible vertical surface, over a 4" round or square recessed outlet box (by others). Back access through slotted gasket.

LISTINGS

CSA certified to U.S. standards. Luminaire is IP65 rated and suitable for wet locations when mounted with the lens down. Rated for -30°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx. Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. **Note:** Specifications subject to change without notice.



Town of Summerville



Date Received:	<u>10/11/16</u>
Amount Paid:	<u>N/A</u>
Staff Initial:	<u>qs</u>

Department of Planning & Development
 200 S. Main Street
 Summerville, SC 29483

COMMERCIAL DESIGN REVIEW BOARD APPLICATION

REQUIREMENTS: This application, **9 sets (eight 11x17 and one full size) of plans** (site, landscape, and architectural), and any applicable fees (see fee schedule) must be submitted to the Department of Planning and Development at least 15 days prior to the Commercial Development Design Review Board meeting. Applications must include all applicable information required in the Commercial Design Review Application Checklist and **all sets of plans must be collated and folded**. Final plans must carry the seal of a registered architect or engineer licensed in the State of South Carolina. Applicants or a representative must be present for an item to be heard.

REQUEST:

Conceptual Review (only requires photos of site, proposed building elevations, and site plan)
 Preliminary Approval (see attached checklist)
 Final Approval (see attached checklist) Preliminary Approval Granted On: _____

PROJECT NAME: Summerville Commons

PROJECT'S COMPLETE ADDRESS (if in shopping center, indicate name)
Southeast corner of the Berlin G. Myers Parkway and East 9th North Street intersection (Berkeley County TMS #'s: 232-00-02-179, 232-02-167; Dorchester County TMS #'s: 138-00-00-036, 138-00-00-035)

PRIMARY CONTACT'S EMAIL ADDRESS: _____

Owner/Developer's Name Fiona Haulter; Jeff Pape; Thom Hickman Firm GBT Realty Corp Phone 615-370-0670

Primary Contact's Name Fiona Haulter; Jeff Pape Firm _____ Phone _____

Architect's Name Steve Maher; Doug Cantrell Firm MJM Architects Phone 615-244-8170

Landscape Arch. Name David Floyd Firm Site Solutions Phone 404-704-9411

Engineers Name Justin Muller Firm Kimley-Horn Phone 312-924-7403

The Commercial Development Design Review Board will meet at 4:00 p.m. on Oct. 20, 2016

I have read and understand the instructions accompanying this application form. I certify that all information required by the Site and Architectural Plan Checklist is included and the application is complete. If an application is found to be incomplete, the primary contact will be notified and the application will be removed from the agenda. I also understand that any changes made to the drawings approved by the Commercial Design Review Board must be resubmitted for approval of any change or alteration. A Certificate of Occupancy will not be issued if the building and/or site and landscaping differ from the approved plans.

Signature of Owner/Developer

Town of Summerville



Department of Planning & Development

COMMERCIAL DESIGN REVIEW BOARD APPLICATION CHECKLIST
MUST BE COMPLETED AND SUBMITTED WITH APPLICATION PACKAGE

The Commercial Design Review Board meets the third Thursday of each month. Without exception, all required materials must be submitted by close of business 15 days prior to the meeting to be placed on the agenda. Materials shall be 11x17 with one full size to scale for staff review.

- Tax Map Number(s) for proposed property.
- Tree survey of parcel as well as proposed footprint of building(s). *(If applicable)*
- Site plan, drawn to scale showing exact size, shape and location of existing and/or proposed buildings.
- Site plan (see above) overlaid on tree survey of existing site. *(If applicable)*
- For signs, overall dimensions of sign(s), location and/or placement of sign, and dimensions of front of building.
- Advertising features and signs, including material type, lighting (if any), and colors. *(If applicable)*
- Floor plan.
- All proposed building elevations.
- Color rendering and/or samples of colors to be used in proposed project.
- Materials to be used in the proposed project (bring samples to meeting).
- Location and layout of parking areas and driveways.
- Pervious/impervious surface calculations.
- Proposed grade and drainage plans. *(If applicable)*
- Proposed water and sewer facilities including electrical gas, cable, etc. *(If applicable)*
- Landscaping plans including screening and fencing, and showing any existing trees to be saved.
- Photometric plan of site lighting (manufacturer's specifications will be accepted) and cut sheets showing light fixtures and specifications (i.e. pole height). *(If applicable)*
- Photographs of the proposed project site, properties on either side of proposed site, and of properties across the street from the project site.

SITE PHOTO KEY

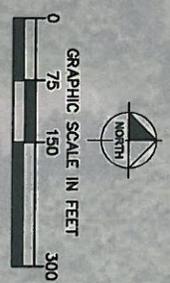
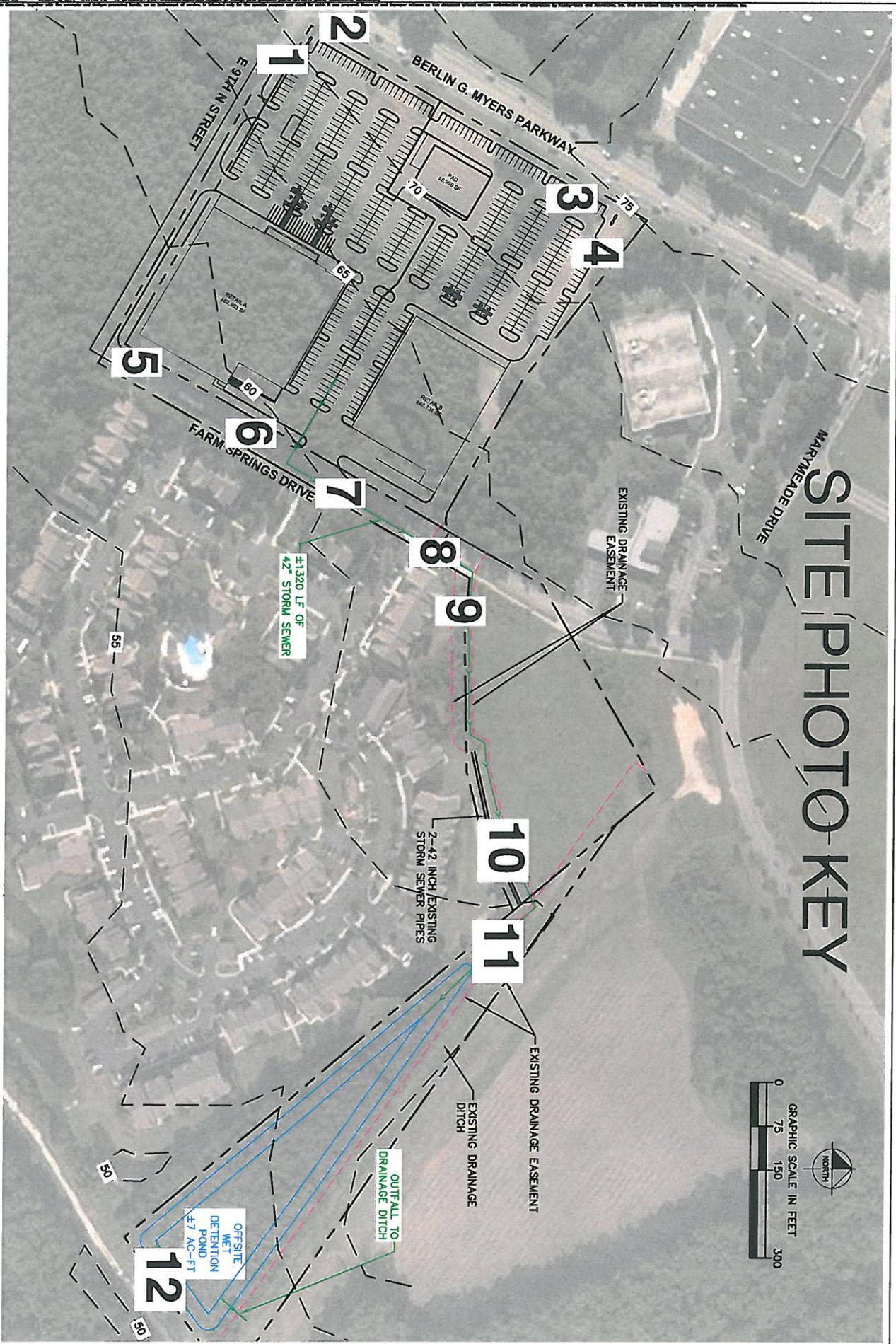


PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



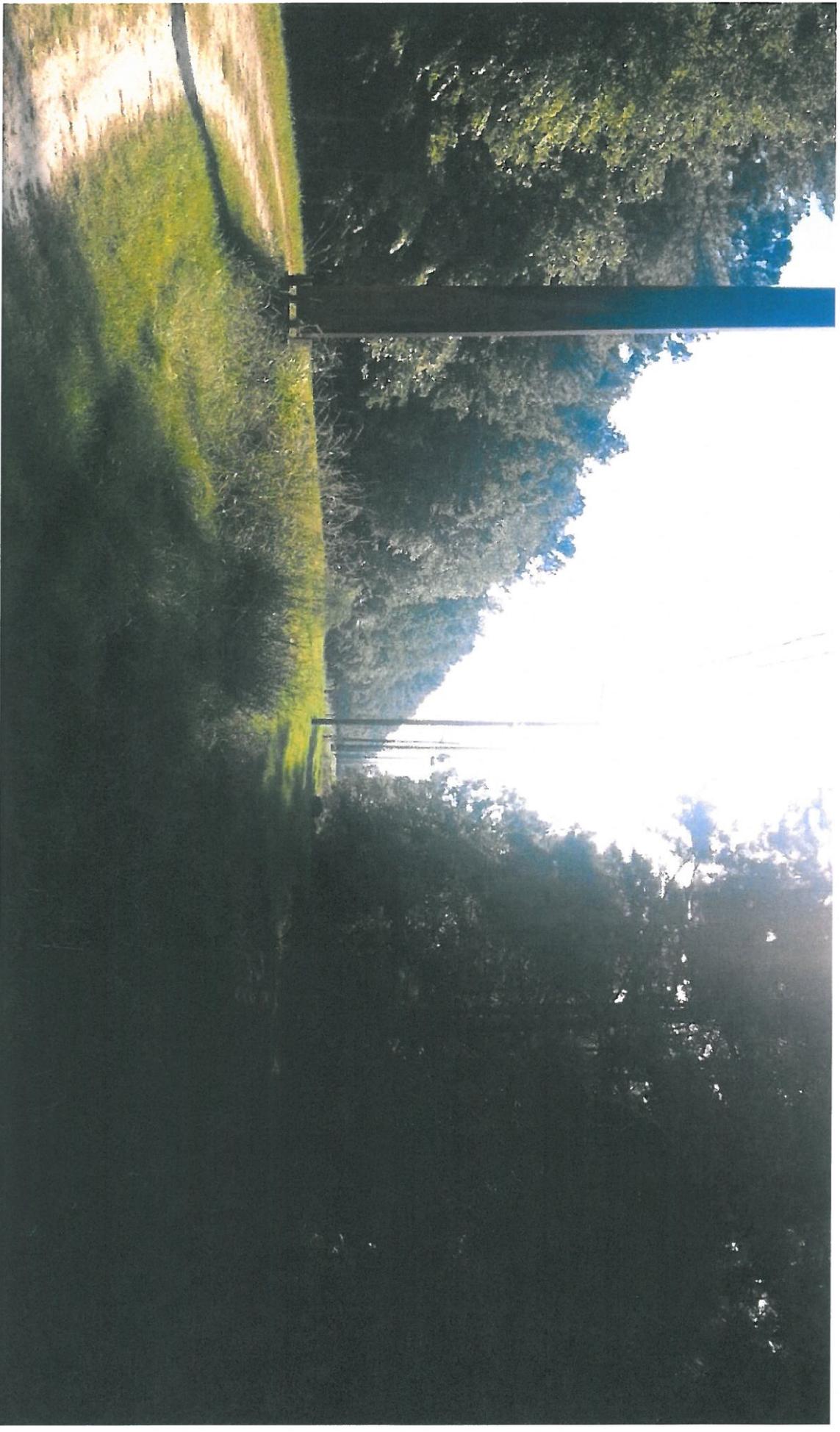
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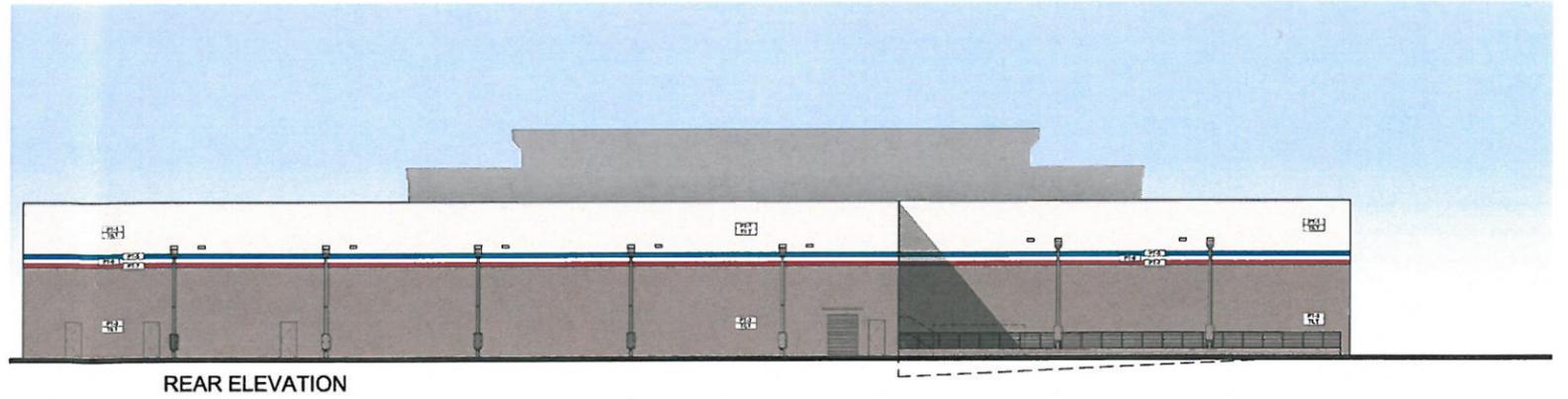
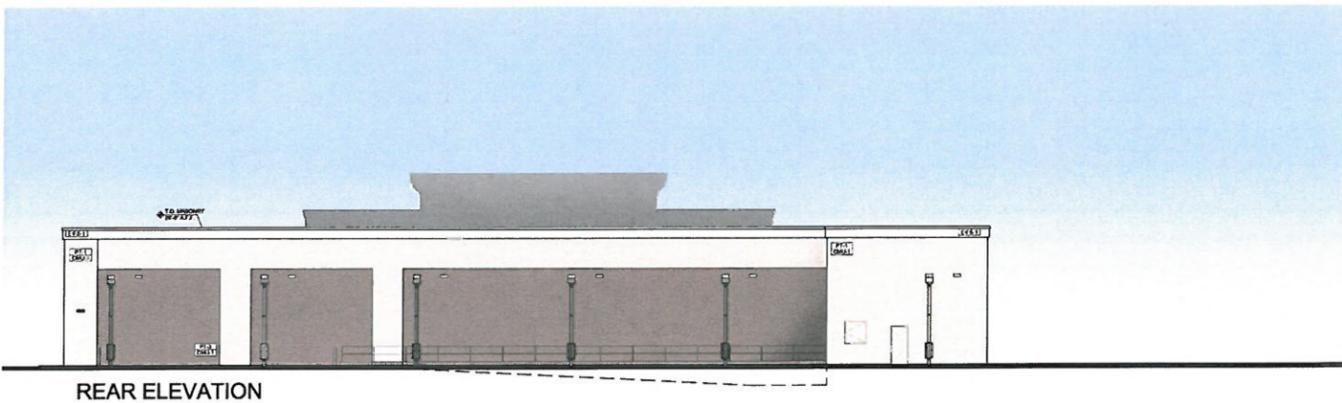
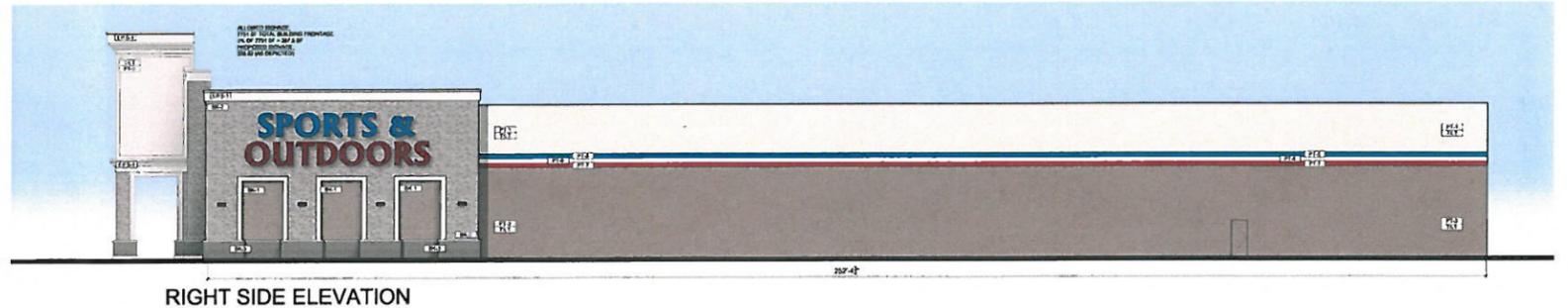
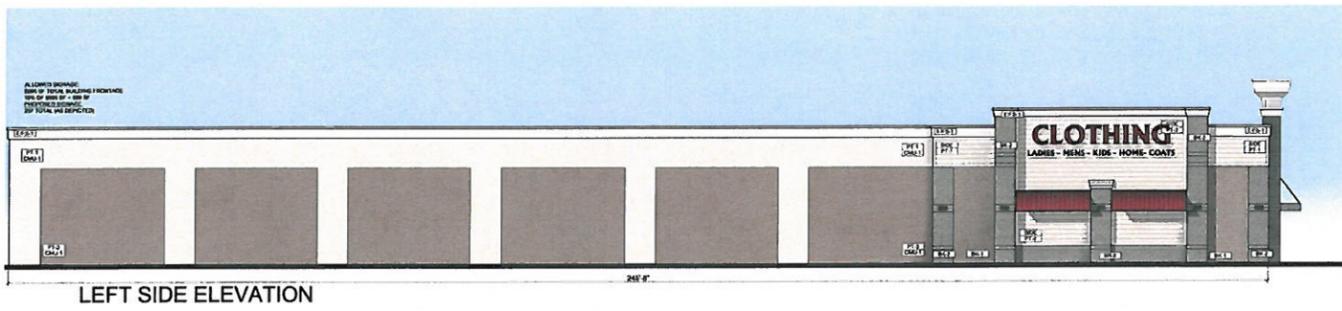
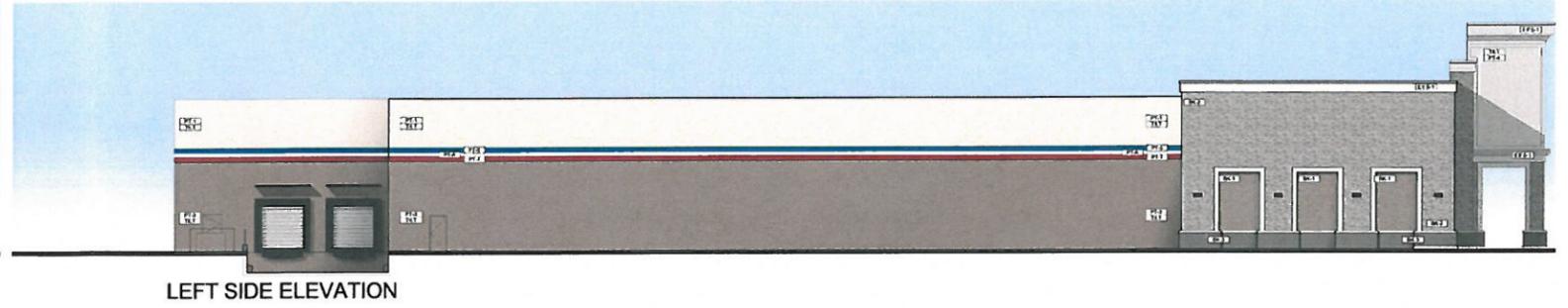
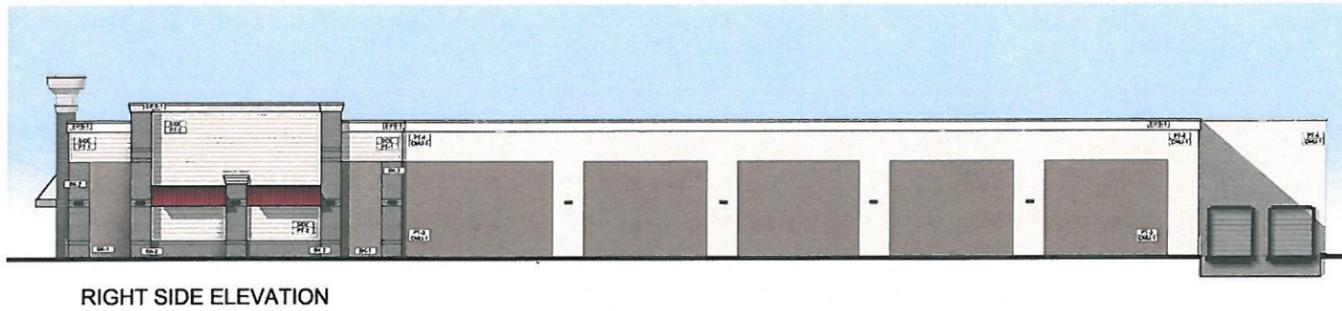


PHOTO 11



PHOTO 12





Note: Signage subject to city approval.

10/03/16