



## PLANNING COMMISSION

February 4, 2019

City Council Chambers, 3<sup>rd</sup> Floor, 1737 Main Street, Columbia, SC 29201

### Site Plan Review Case Summary 7901 Farrow Road, TMS#14400-01-01A SOUTH CAROLINA DEPARTMENT OF MENTAL HEALTH VETERANS NURSING HOME

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<b>Council District:</b>	1
<b>Proposal:</b>	Request site plan approval to construct a 132,000 sq. ft., 104-bed veterans nursing home and an associated 12,000 sq. ft. utility building
<b>Applicant:</b>	Peter J. Creighton, South Carolina Department of Mental Health
<b>Proposed Use:</b>	Nursing Home
<b>Staff Recommendation:</b>	Approval with staff comments.

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**Detail:** This project entails the construction of a 132,000 sq. ft., 104-bed veterans nursing home and a 12,000 sq. ft. associated utility building at the South Carolina Department of Mental Health on Farrow Road. The proposed development will be located north of Faison Drive and will have ingress/egress along Farrow (main entrance) Road and Faison Drive. The off-street parking will be provided through various parking lots adjacent to the main building. The required number of off-street parking spaces for this project is 18 (1 for each 6 beds) whereas the applicant is providing 147.

Should the Commission be inclined to grant approval of the site plan, staff would request that the Commission grant approval subject staff comments.

#### CITY REVIEWING AGENCY COMMENTS

**John Fellows, Planning**

**Recommend approval with conditions:**

1. Sidewalks shall be provided along the West side of Farrow Road from Faison Dr. to the Entry Drive of the new development and along North side of Faison Drive to the entry drive per City Engineering Standards. Farrow Road is classified as a commercial street. Bus transportation is available via route 32 of the Comet and the nearest stop is at the NW and the SE corner of Farrow Road and Faison Dr. Reference: 5.13.31 Sidewalks – Sidewalks will be provided along both sides of roadways used for pedestrian access to schools, parks, shopping areas, transit stops and along all roadways with a commercial designation.
2. Sidewalks shall be installed within the right of way and shall provide a planting strip between the curb (edge of pavement) and the sidewalk. in the SCDOT Standard Drawings for Road Construction book.

<b>Rachel Bailey, Zoning Administrator</b>	<b>Recommend approval.</b>
<b>Johnathan Chambers, Land Development Administrator</b>	<b>Recommend approval with condition:</b> 1. City and encroachment permits will be required for work being conducted within the ROW.
<b>Todd Beiers, Commercial Plans Examiner</b>	<b>Recommend approval with condition:</b> 1. Must comply with all applicable building codes.
<b>Scott Rogers, Utilities</b>	<b>Recommend approval with conditions:</b> 1. Any needed upgrade, extension or relocation of City utilities must be provided by the developer and must meet the City's minimum design standards. 2. Any privately owned/maintained utilities or permanent structures cannot be located inside City of Columbia utility easements. 3. Water mains, sewer mains, water meters that are 4" or larger or any privately maintained utilities will not be allowed inside public right-of-ways or under sidewalks without an approved encroachment permit and written approval from the City Engineer. Coordination between the Civil Engineer, Architect and Mechanical Engineer to allow room for these utilities on the developed property is strongly suggested. 4. If sewer flows for this project result in flows of 4,000 gallons per day or above calculations must be submitted to the City's Engineering department to determine how the proposed project will affect the City's sewer system. Depending upon the effects of the projected flows this project may or may not be approved. If required, these calculations should be submitted to the Engineering department as soon as possible. 5. The applicant must provide adequate documentation that illustrates that the water line depicted on the City of Columbia GIS system is nonexistent or is located in an area that will not conflict with this development.
<b>David Brewer, Traffic Engineering</b>	<b>Recommend approval.</b>
<b>Kris Scott, Fire Department</b>	<b>Recommend approval.</b>
<b>Sara Hollar, Forestry</b>	<b>Recommend approval with condition:</b> 1. Any new landscaping or irrigation installed in the right of way must be approved by Forestry and Beautification for species and spacing and maintained by the adjacent property owner in a manner to not interfere with vehicular and pedestrian traffic. SCDOT must approve any new landscaping installed along SCDOT roadways.
<b>Mike Jaspers, Stormwater</b>	<b>Recommend approval.</b>
<b>Elle Matney, Parking</b>	<b>Recommend approval.</b>
<b>Robert Sweatt, Street Division</b>	<b>Recommend approval.</b>
<b>John Hooks, Solid Waste</b>	<b>Recommend approval.</b>
<b>Scott Holder, Landscaping</b>	<b>Recommend approval.</b>

# City of Columbia

## SCDMH - Farrow Road - Nursing Home



Wednesday, January 9, 2019



Utilities & Engineering, GIS

### CITY OF COLUMBIA GIS DATA DISCLAIMER

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We Are Columbia



# City of Columbia

## SCDMH - Farrow Road - Nursing Home



Wednesday, January 9, 2019



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## SCDMH - Farrow Road - Nursing Home



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# City of Columbia

## APPLICATION for

### SITE PLAN/SUBDIVISION PLAT REVIEW

OFFICE USE ONLY: Date Received \_\_\_\_\_

By \_\_\_\_\_

**1) APPLICANT (Please Print)**

Name:	Pete Creighton	Company:	SC Department of Mental Health
Tel. #:	803-530-3667	Fax#:	
Mobile #:		E-mail:	peter.creighton@scdmh.org

Do you own any of the property affected by this application?  YES  NO; If NO, provide Letter of Agency**2) THIS APPLICATION IS FOR (Check all that apply)** Group/Individual Commercial Development Group Residential Development Residential Subdivision Planned Unit Development Site Review**3) PROPERTY**

Address:	NW Corner of Eaison Drive & Farrow Road		
TMS#:	R14400-01-01A (Portion)	Total Acreage:	1,199.7
Current Use:	State Hospital	Proposed Use:	State Hospital
Current Zoning:	C-1		
Number of Lots and/or Units:	1 Lot	Total Sq. Ft.	

**3) DETAILED PROJECT DESCRIPTION: (Attach additional paper if you need more space)**

This project includes the construction of a 104-bed veterans nursing home facility to include utility building with associated roads and parking.

**4) NEIGHBORHOOD CONSULTATION**

Prior to the Planning Commission meeting, meet with the adjacent neighbors or neighborhood association to communicate details of the proposed project. Please note that this informational meeting is not required by ordinance, but is *strongly* encouraged. Contact information may be obtained from Zoning staff.

**5) PLAN SUBMITTAL**


Please refer to the Checklist for Site Plan Review for materials required for submittal with this application

**6) SIGNATURE**

\* Applicant Signature: \_\_\_\_\_

\* Print Name: \_\_\_\_\_

\* Date: \_\_\_\_\_

  
 Peter S. Creighton  
 12/17/18

PC Date: \_\_\_\_\_

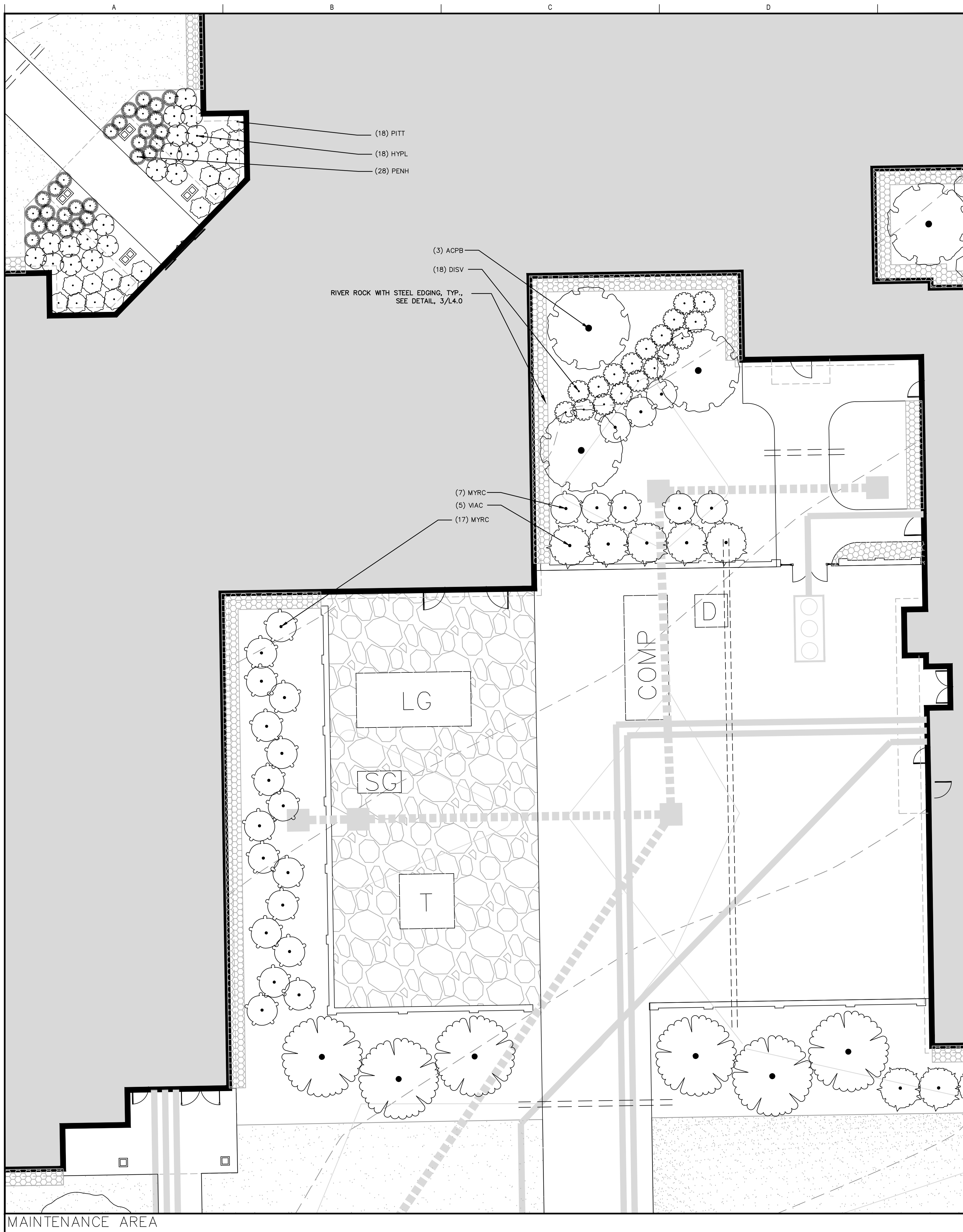
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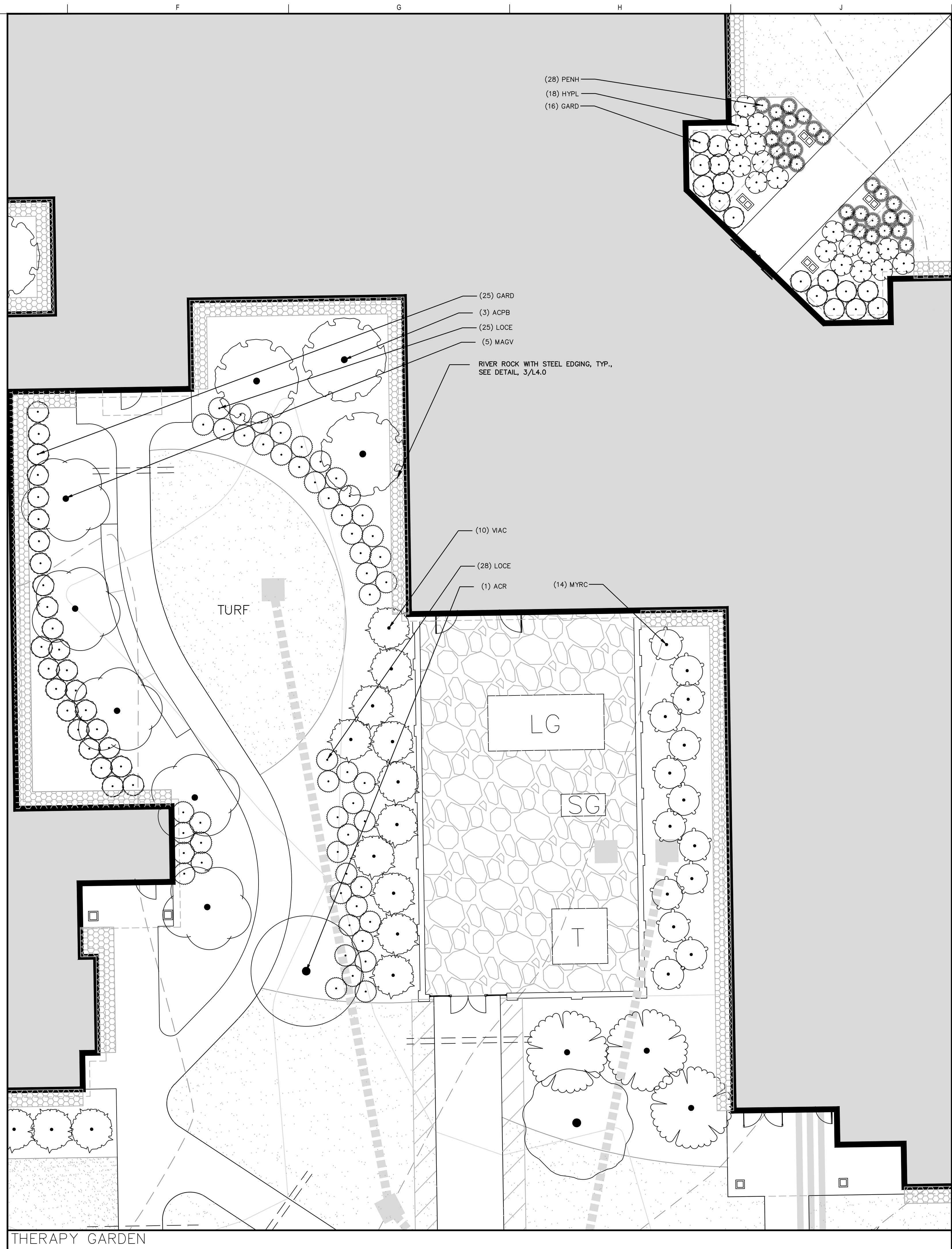






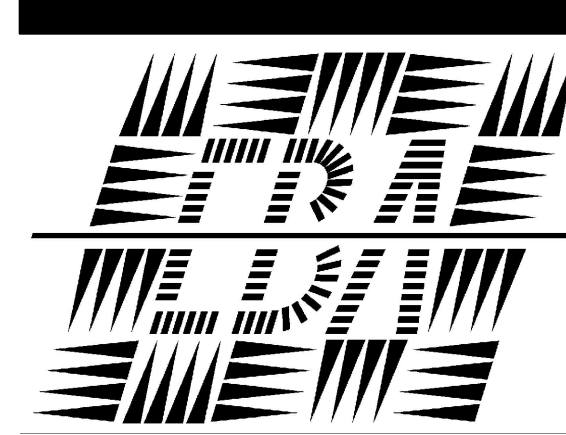
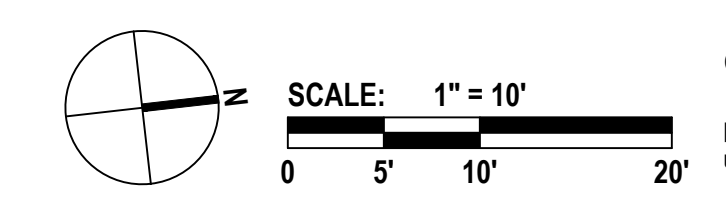
**PLANT SCHEDULE MAINTENANCE AREA**

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPAC	REMARKS
ACPB	3	ACER PALMATUM BLOODGOOD	BLOODGOOD JAPANESE MAPLE	B&B	2" CAL / 8-10' HT.	A.1.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPAC	REMARKS
DISV	18	DISTYLIUM SP. CINNAMON GIRL	CINNAMON GIRL DISTYLIUM	CONT.	18"-24" SPR.	4' O.C.	
HYPL	18	HYDRANGEA PANICULATA LIMELIGHT.TM	LIMELIGHT HYDRANGEA	CONT.	18"-24" HT./SPR.	4' O.C.	
MYRC	25	MYRICA CERIFERA	WA: MYRTLE	CONT.	36-48" HT.	5' O.C.	
PENH	28	PENNISETUM ALOPECUROIDES HAMELNI	HAMELN DWARF FOUNTAIN GRASS	CONT.	12" HT.	A.1.	
PITT	18	PITTIOSPORUM TOBIRA TURNER'S VARIEGATED DWARF	VARIEGATED DWARF PITTIOSPORUM	CONT.	15"-18" HT./SPR.	4' O.C.	
VIAC	5	VIBURNUM AWABUKI CHINDO	CHINDO VIBURNUM	CONT.	48" HT.	A.1.	

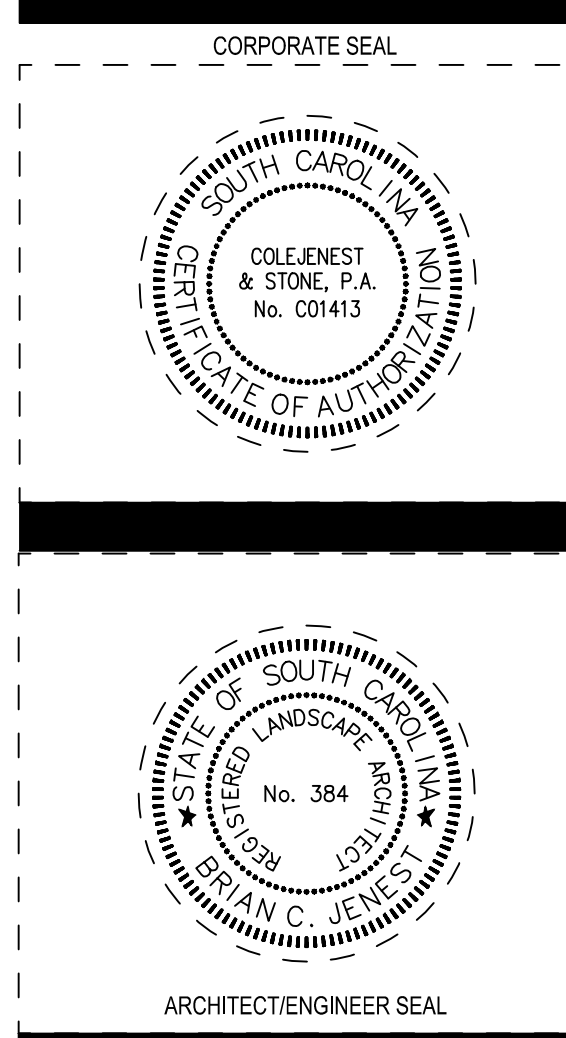


**PLANT SCHEDULE THERAPY GARDEN**

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPAC	REMARKS
ACPB	3	ACER PALMATUM BLOODGOOD	BLOODGOOD JAPANESE MAPLE	B&B	2" CAL / 8-10' HT.	A.1.	
ACR	1	ACER RUBRUM AUTUMN GLORY	AUTUMN GLORY MAPLE	B&B	2"-2.5" CAL / 10-12' HT.	A.1.	
MAGV	5	MAGNOLIA VIRGINIANA	SWEET BAY	B&B	8'-10' HT.	A.1.	MULTI-STEM
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPAC	REMARKS
GARD	43	GARDENIA JASMINOIDES FROSTPROOF	FROSTPROOF GARDENIA	CONT.	18"-24" HT. / SPR.	4' O.C.	
HYPL	18	HYDRANGEA PANICULATA LIMELIGHT.TM	LIMELIGHT HYDRANGEA	CONT.	18"-24" HT./SPR.	4' O.C.	
LOCE	53	LOROPETALUM CHINENSE EMERALD SNOW	EMERALD SNOW LOROPETALUM	CONT.	18"-24" HT./SPR.	4' O.C.	
MYRC	14	MYRICA CERIFERA	WA: MYRTLE	CONT.	36-48" HT.	5' O.C.	
PENH	28	PENNISETUM ALOPECUROIDES HAMELNI	HAMELN DWARF FOUNTAIN GRASS	CONT.	12" HT.	A.1.	
VIAC	11	VIBURNUM AWABUKI CHINDO	CHINDO VIBURNUM	CONT.	48" HT.	A.1.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	REMARKS	
TIFT	1,423 SF	TIFTUF BERMUDEA	TIFTUF BERMUDEA	SOD			



**EBA Ernest Bland Associates, P.C.**  
 Architecture and Planning  
 802 Sligo Ave, Silver Spring MD 20910



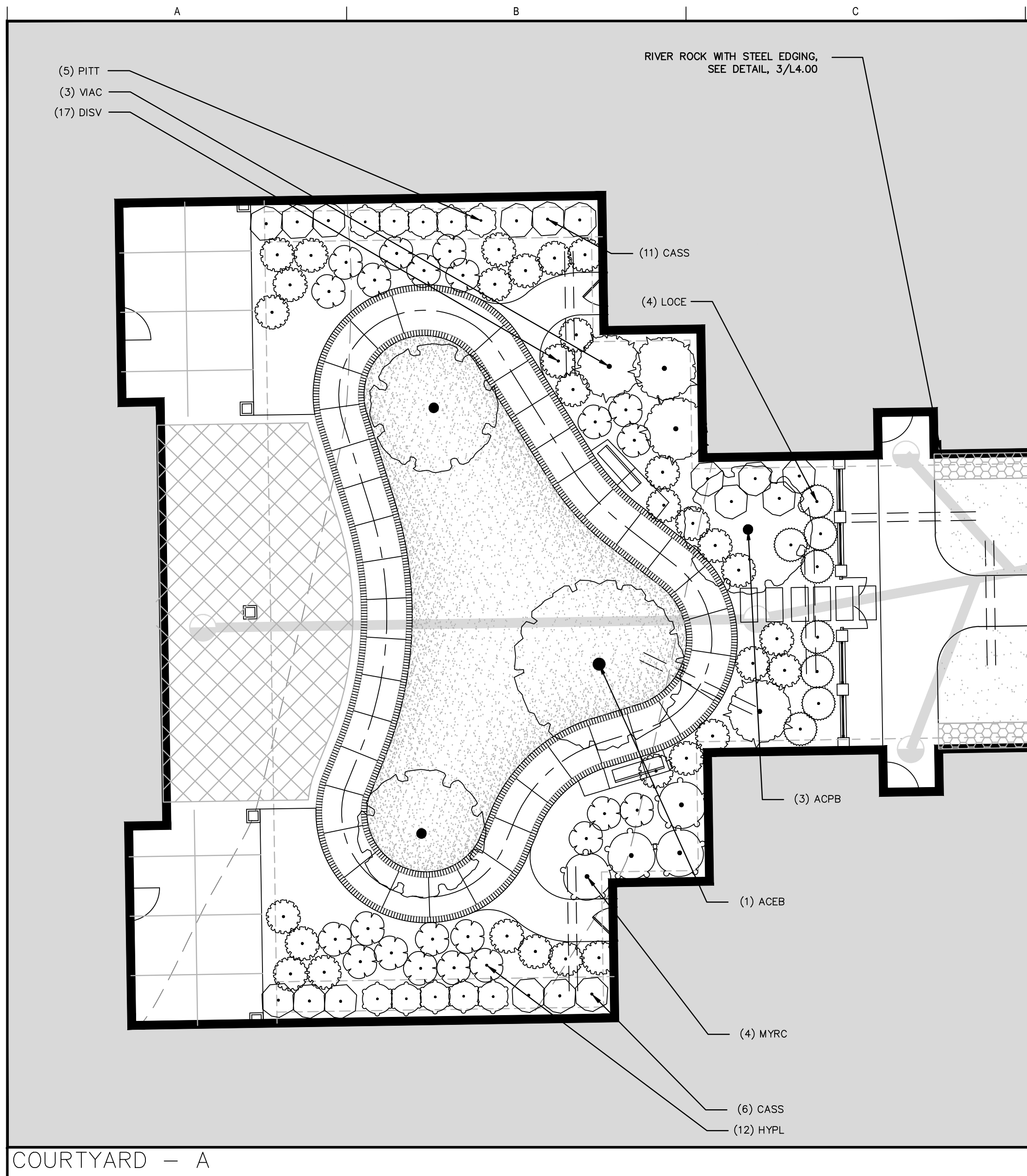
■ SUBMITTALS (BY LETTER) / REVISIONS (BY NUMBER)

NO.	DATE	DESCRIPTION
1	12.05.18	100% CONSTRUCTION DOCUMENTS

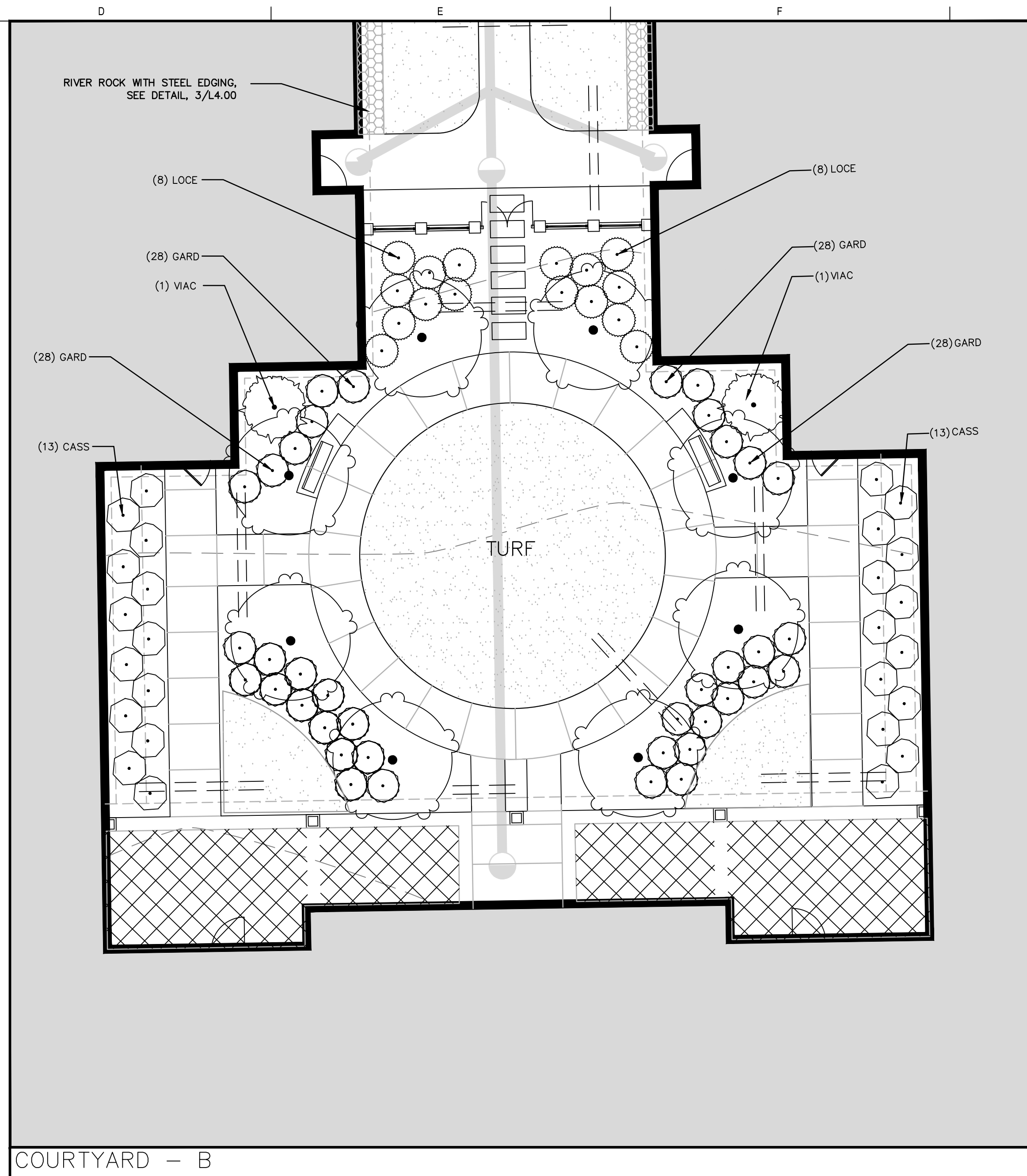
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 OSE PROJECT NUMBER: J12-9737-CA  
 CHFC PROJECT NUMBER: 602724



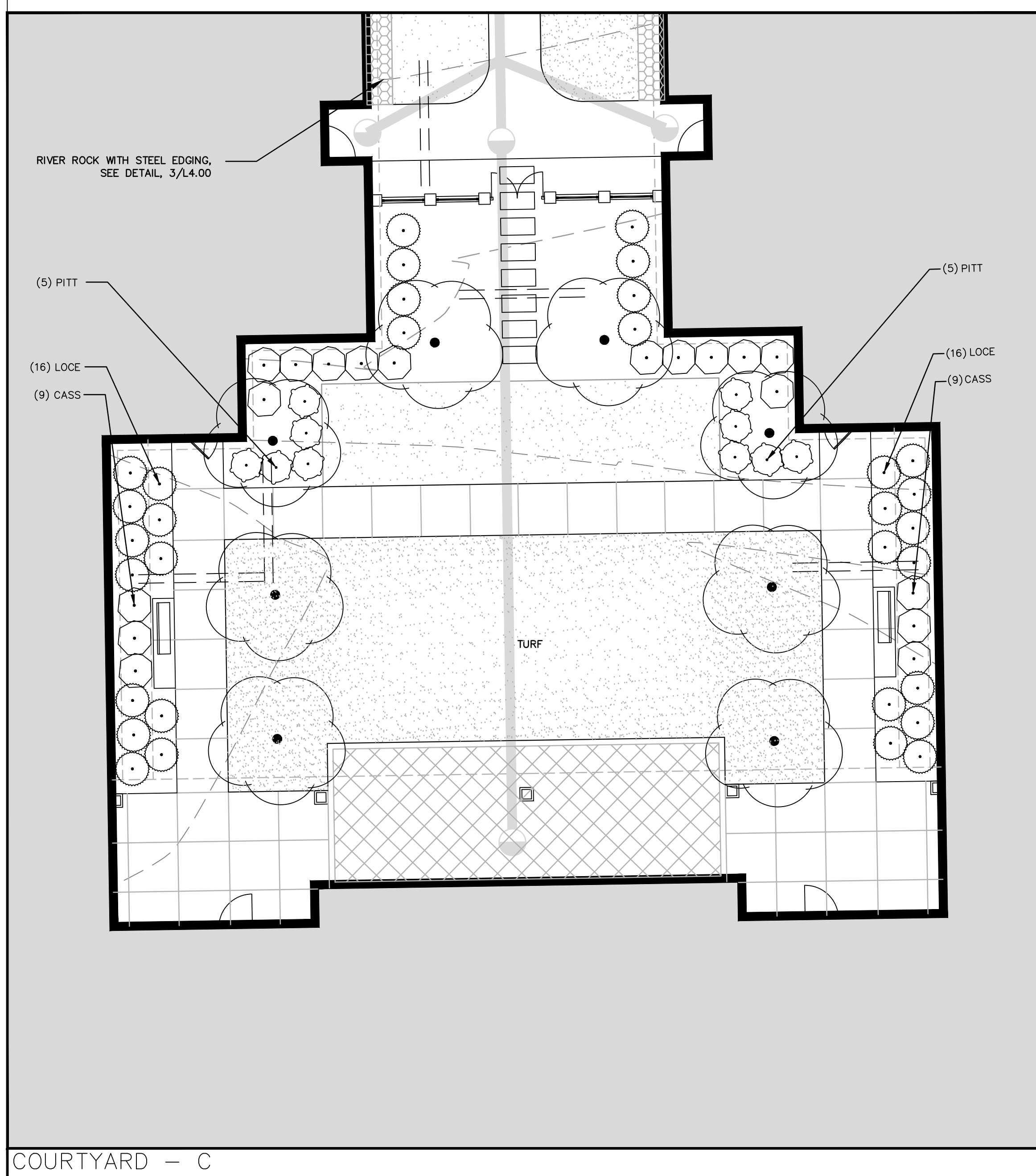
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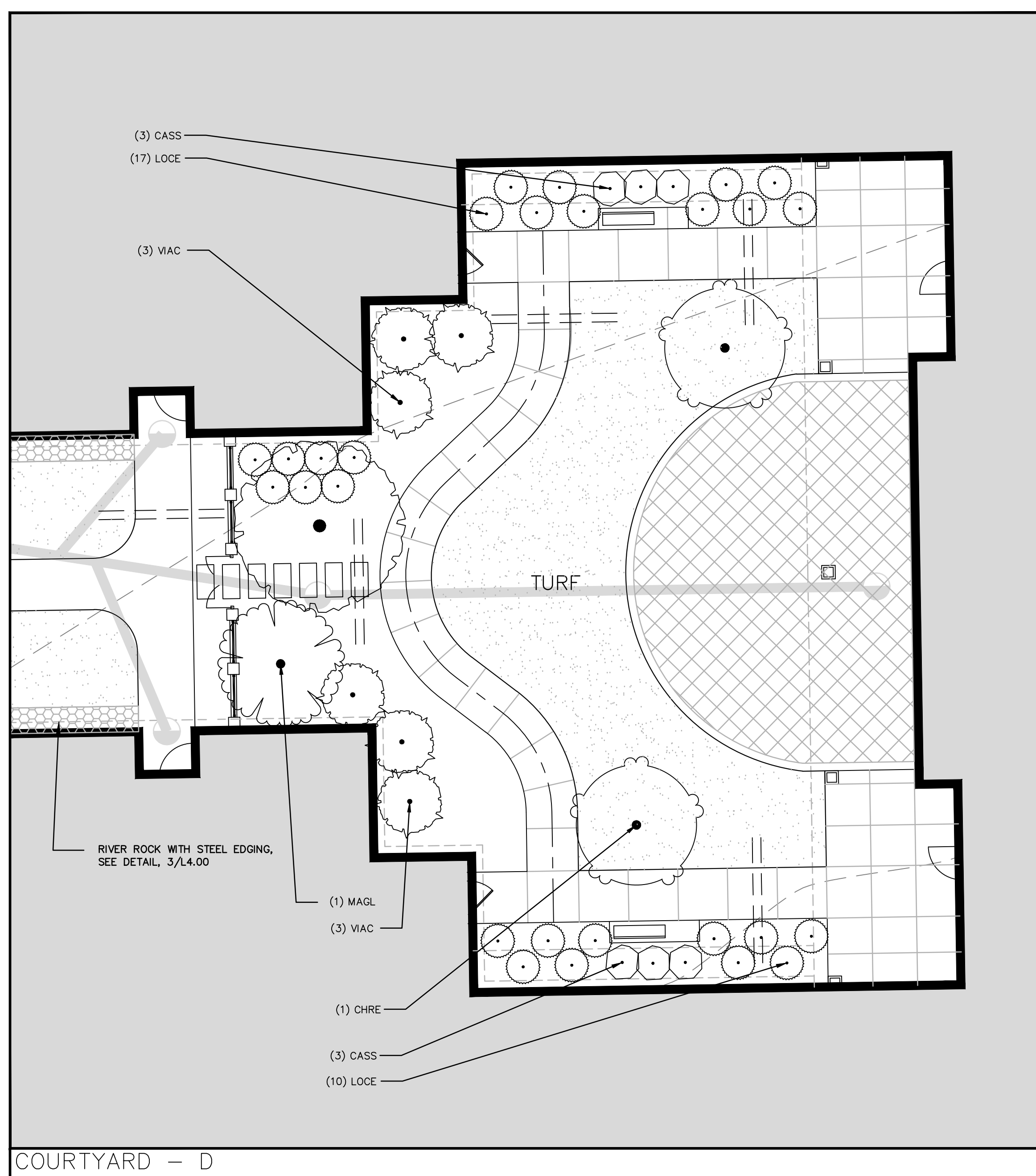
COURTYARD - A



COURTYARD - B



COURTYARD - C



COURTYARD - D

### PLANTING LEGEND

SYMBOL	DETAIL
	EXISTING TREELINE --/
	PROPOSED TREELINE --/
	EXISTING TREE --/
	PROPOSED TREE --/
	PROPOSED SHRUBS --/
	PROPOSED SEED/SOD --/
	PROPOSED GROUNDCOVER --/
	LIMITS OF IRRIGATION --/
	LIMITS OF SEED --/
	PROPOSED LIGHT FIXTURE --/
	IRRIGATION SLEEVES --/
	GRASS PAVE FIRE ACCESS LANE --/
	RIVER ROCK --/

NOTE:  
REFER TO OVERALL L3.00 FOR PLANTING NOTES

PLANT SCHEDULE COURTYARD A

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPAC	REMARKS
ACEB	1	ACER BUERGERIANUM AERYN:	TRIDENT MAPLE	B&B	2" CAL / 8-10 HT.	A.I.	
ACPB	3	ACER PALMATUM BLOODGOOD:	BLOODGOOD JAPANESE MAPLE	B&B	2" CAL / 8-10 HT.	A.I.	
CASS	17	CAMELLIA SASANQUA SHISHI GASHIRA:	CAMELLIA	CONT.	18-24" HT.	4' O.C.	
DISV	31	DISTYLIUM SP. CINNAMON GIRL:	CINNAMON GIRL DISTYLIUM	CONT.	18" - 24" SPR.	4' O.C.	
HYPL	22	HYDRANGEA PANICULATA LIMELIGHT TM	LIMELIGHT HYDRANGEA	CONT.	18" - 24" HT./SPR.	4' O.C.	
LOCE	8	LOROPETALUM CHINENSE EMERALD SNOW:	EMERALD SNOW LOROPETALUM	CONT.	18" - 24" HT./SPR.	4' O.C.	
MYRC	4	MYRICA CERIFERA	WA: MYRTLE	CONT.	36-48" HT.	5' O.C.	
PITT	10	PITTIOSPORUM TOBIRA TURNER S VARIEGATED DWARF:	VARIEGATED DWARF PITTIOSPORUM	CONT.	15"-18" HT./SPR.	4' O.C.	
VIAC	4	VIBURNUM AWABUKI CHINDO:	CHINDO VIBURNUM	CONT.	48" HT.	A.I.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	REMARKS	
TFT	1,862 SF	TIFTUF BERMUDA	TIFTUF BERMUDA	CONT	SOD		

PLANT SCHEDULE COURTYARD B

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPAC	REMARKS
CHRE	8	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	B&B	2" CAL / 8-10 HT.	A.I.	MATCHING
SHRUBS	QTY <td>BOTANICAL NAME <td>COMMON NAME <td>CONT <td>SIZE <td>SPAC <td>REMARKS</td> </td></td></td></td></td>	BOTANICAL NAME <td>COMMON NAME <td>CONT <td>SIZE <td>SPAC <td>REMARKS</td> </td></td></td></td>	COMMON NAME <td>CONT <td>SIZE <td>SPAC <td>REMARKS</td> </td></td></td>	CONT <td>SIZE <td>SPAC <td>REMARKS</td> </td></td>	SIZE <td>SPAC <td>REMARKS</td> </td>	SPAC <td>REMARKS</td>	REMARKS
CASS	26	CAMELLIA SASANQUA SHISHI GASHIRA:	CAMELLIA	CONT.	18-24" HT.	4' O.C.	
GARD	49	GARDENIA JASMINOIDES FROSTPROOF:	FROSTPROOF GARDENIA	CONT.	18" - 24" HT. / SPR.	4' O.C.	
LOCE	16	LOROPETALUM CHINENSE EMERALD SNOW:	EMERALD SNOW LOROPETALUM	CONT.	18" - 24" HT./SPR.	4' O.C.	
VIAC	2	VIBURNUM AWABUKI CHINDO:	CHINDO VIBURNUM	CONT.	48" HT.	A.I.	
GROUND COVERS	QTY <td>BOTANICAL NAME <td>COMMON NAME <td>CONT <td>SIZE <td>REMARKS</td> </td></td></td></td>	BOTANICAL NAME <td>COMMON NAME <td>CONT <td>SIZE <td>REMARKS</td> </td></td></td>	COMMON NAME <td>CONT <td>SIZE <td>REMARKS</td> </td></td>	CONT <td>SIZE <td>REMARKS</td> </td>	SIZE <td>REMARKS</td>	REMARKS	
TFT	1,318 SF	TIFTUF BERMUDA	TIFTUF BERMUDA	CONT	SOD		

PLANT SCHEDULE COURTYARD C

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPAC	REMARKS
MAGF	8	MAGNOLIA VIRGINIANA	SWEET BAY	B&B	8"-10 HT.	A.I.	MULTI-STEM
SHRUBS	QTY <td>BOTANICAL NAME <td>COMMON NAME <td>CONT <td>SIZE <td>SPAC <td>REMARKS</td> </td></td></td></td></td>	BOTANICAL NAME <td>COMMON NAME <td>CONT <td>SIZE <td>SPAC <td>REMARKS</td> </td></td></td></td>	COMMON NAME <td>CONT <td>SIZE <td>SPAC <td>REMARKS</td> </td></td></td>	CONT <td>SIZE <td>SPAC <td>REMARKS</td> </td></td>	SIZE <td>SPAC <td>REMARKS</td> </td>	SPAC <td>REMARKS</td>	REMARKS
CASS	18	CAMELLIA SASANQUA SHISHI GASHIRA:	CAMELLIA	CONT.	18-24" HT.	4' O.C.	
LOCE	32	LOROPETALUM CHINENSE EMERALD SNOW:	EMERALD SNOW LOROPETALUM	CONT.	18" - 24" HT./SPR.	4' O.C.	
PITT	10	PITTIOSPORUM TOBIRA TURNER S VARIEGATED DWARF:	VARIEGATED DWARF PITTIOSPORUM	CONT.	15"-18" HT./SPR.	4' O.C.	
GROUND COVERS	QTY <td>BOTANICAL NAME <td>COMMON NAME <td>CONT <td>SIZE <td>REMARKS</td> </td></td></td></td>	BOTANICAL NAME <td>COMMON NAME <td>CONT <td>SIZE <td>REMARKS</td> </td></td></td>	COMMON NAME <td>CONT <td>SIZE <td>REMARKS</td> </td></td>	CONT <td>SIZE <td>REMARKS</td> </td>	SIZE <td>REMARKS</td>	REMARKS	
TFT	2,397 SF	TIFTUF BERMUDA	TIFTUF BERMUDA	CONT	SOD		

PLANT SCHEDULE COURTYARD D

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPAC	REMARKS
ACEB	1	ACER BUERGERIANUM AERYN:	TRIDENT MAPLE	B&B	2" CAL / 8-10 HT.	A.I.	
CHRE	2	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	B&B	2" CAL / 8-10 HT.	A.I.	MATCHING
MAGL	1	MAGNOLIA GRANDIFLORA LITTLE GEM:	LITTLE GEM MAGNOLIA	CONT.	8" - 10 HT.	A.I.	
SHRUBS	QTY <td>BOTANICAL NAME <td>COMMON NAME <td>CONT <td>SIZE <td>SPAC <td>REMARKS</td> </td></td></td></td></td>	BOTANICAL NAME <td>COMMON NAME <td>CONT <td>SIZE <td>SPAC <td>REMARKS</td> </td></td></td></td>	COMMON NAME <td>CONT <td>SIZE <td>SPAC <td>REMARKS</td> </td></td></td>	CONT <td>SIZE <td>SPAC <td>REMARKS</td> </td></td>	SIZE <td>SPAC <td>REMARKS</td> </td>	SPAC <td>REMARKS</td>	REMARKS
CASS	8	CAMELLIA SASANQUA SHISHI GASHIRA:	CAMELLIA	CONT.	18-24" HT.	4' O.C.	
LOCE	27	LOROPETALUM CHINENSE EMERALD SNOW:	EMERALD SNOW LOROPETALUM	CONT.	18" - 24" HT./SPR.	4' O.C.	
VIAC	6	VIBURNUM AWABUKI CHINDO:	CHINDO VIBURNUM	CONT.	48" HT.	A.I.	
GROUND COVERS	QTY <td>BOTANICAL NAME <td>COMMON NAME <td>CONT <td>SIZE <td>REMARKS</td> </td></td></td></td>	BOTANICAL NAME <td>COMMON NAME <td>CONT <td>SIZE <td>REMARKS</td> </td></td></td>	COMMON NAME <td>CONT <td>SIZE <td>REMARKS</td> </td></td>	CONT <td>SIZE <td>REMARKS</td> </td>	SIZE <td>REMARKS</td>	REMARKS	
TFT	1,588 SF	TIFTUF BERMUDA	TIFTUF BERMUDA	CONT	SOD		

STEVENSON WILKINSON  
1501 MAIN STREET, SUITE 730  
COLUMBIA, SC 29201  
P 803.765.0320 F 803.254.6209  
WWW.STEVENS-WILKINSON.COM

EBA Ernest Bland Associates, P.C.  
Architecture and Planning  
802 Sligo Ave, Silver Spring MD 20910

CORPORATE SEAL

ARCHITECT/ENGINEER SEAL

■ SUBMITTALS (BY LETTER) REVISIONS (BY NUMBER)

NO.	DATE	DESCRIPTION
12.05.18	100% CONSTRUCTION DOCUMENTS	

□ APPROVED FOR CONSTRUCTION  
 ■ NOT APPROVED FOR CONSTRUCTION

DATE: 12.05.18

■ SAW PROJECT NUMBER: 18040.00  
 ■ VA PROJECT NUMBER: FAI 45-009  
 ■ OSE PROJECT NUMBER: J12-8737-CA  
 ■ DHEC PROJECT NUMBER: 602124

SOUTH CAROLINA DEPARTMENT OF MENTAL HEALTH

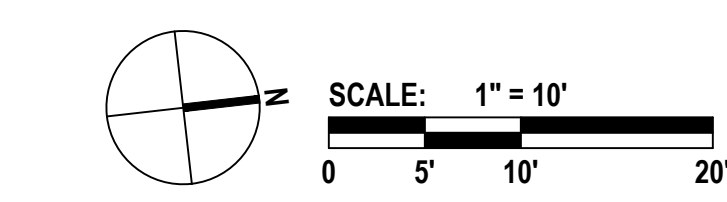
SOUTH CAROLINA STATE VETERANS NURSING HOME CENTRAL REGION

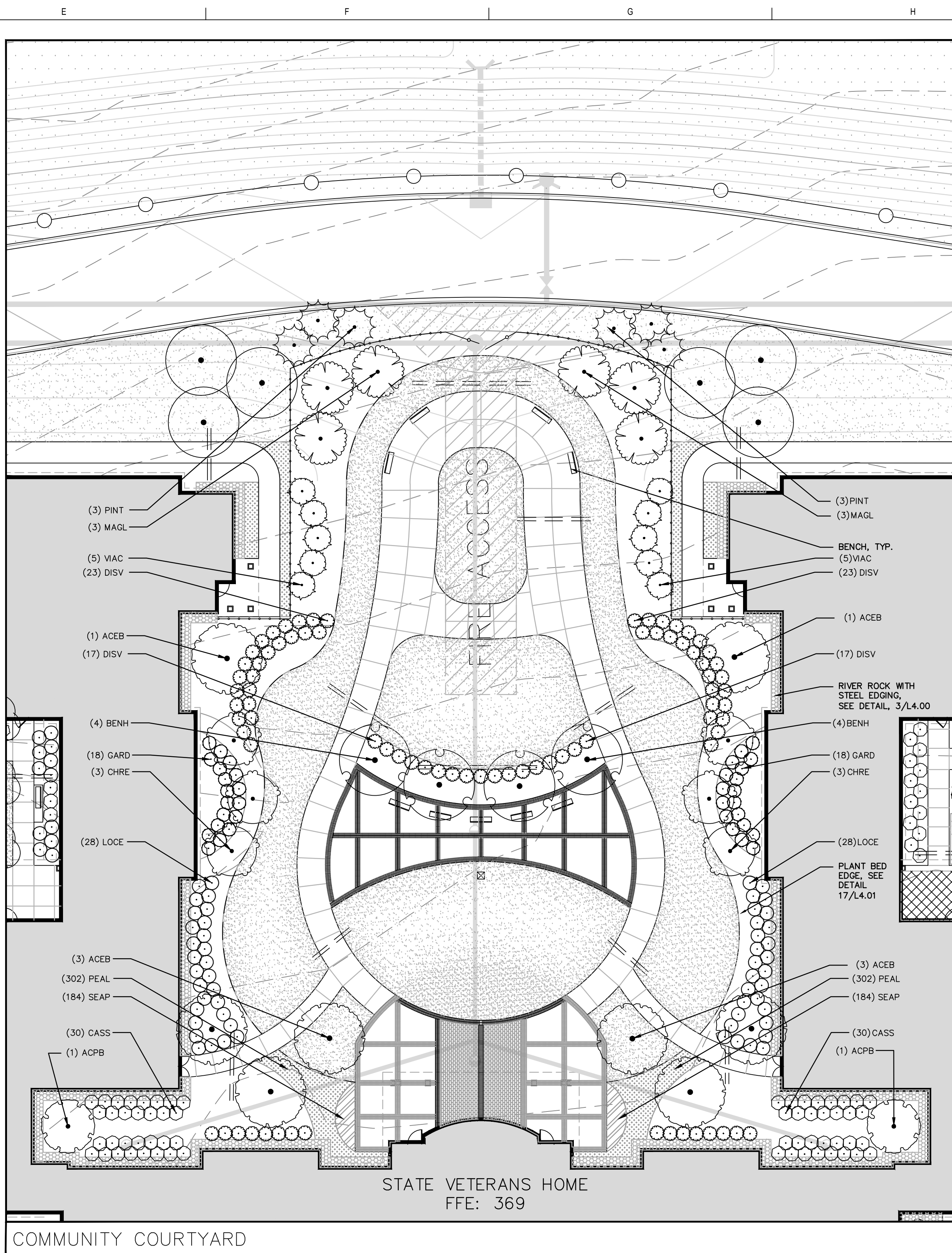
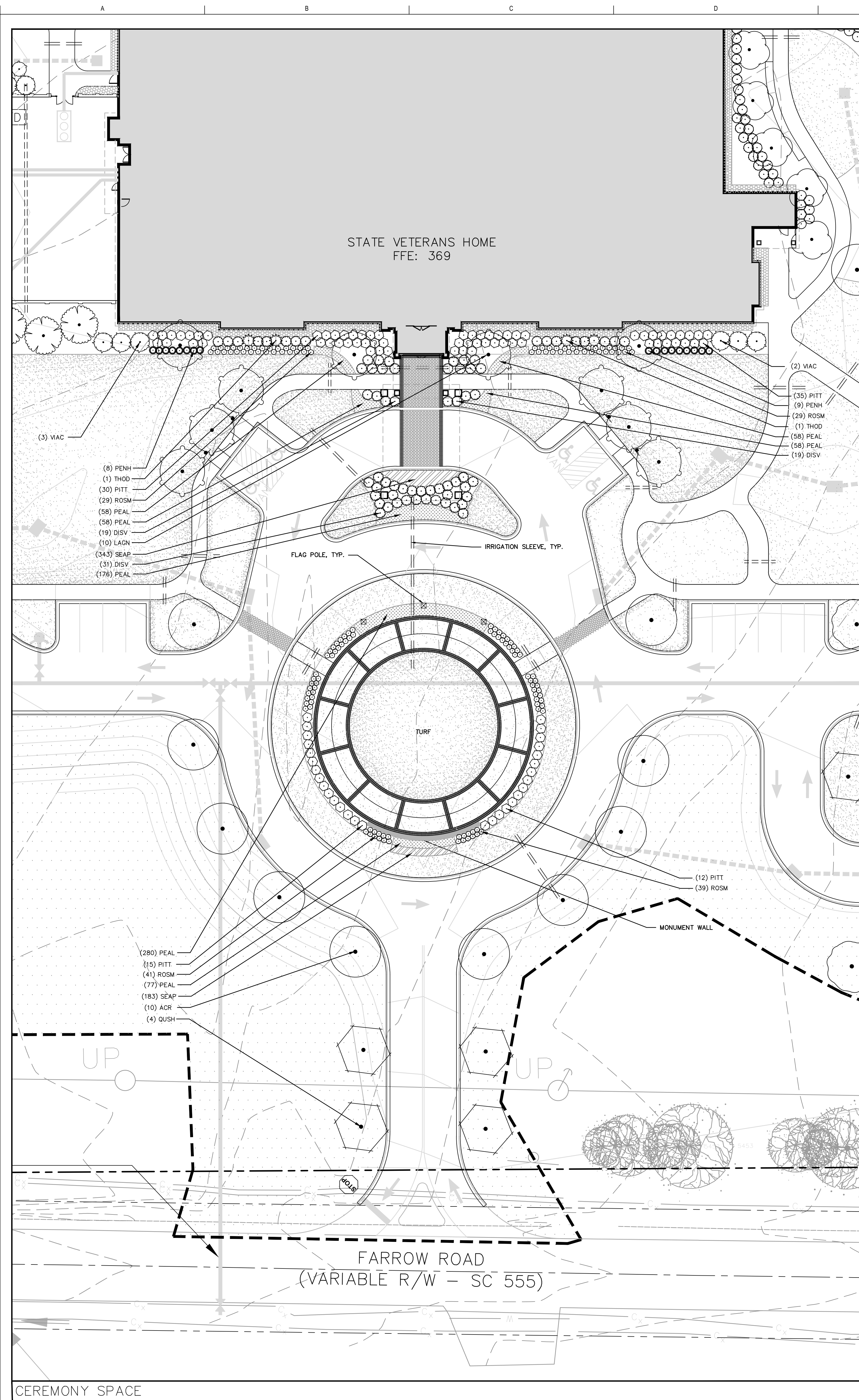
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200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202  
p+ 704.376.1555 f+ 704.376.7851  
url+ www.colejeneststone.com

PLANTING PLAN

# L3.02





**PLANT SCHEDULE CEREMONY SPACE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	HT.	SPAC	REMARKS
ACR	10	ACER RUBRUM 'AUTUMN GLORY'	AUTUMN GLORY MAPLE	B&B	2" CAL /	10-12 HT.	A.I.	
LAGN	10	LAGERSTROEMIA 'NATCHEZ'	WHITE CRAPE MYRTLE MULTI-TRUNK	B&B	8" - 10 HT.	A.I.		MULTI-STEM, 3-5 CANES
QUSH	4	QUERCUS SHUMARDII	SHUMARD RED OAK	B&B	2"-2.5" CAL /	10-12 HT.	A.I.	
THOD	4	THUJA OCCIDENTALIS 'BRANDON'	BRANDON ARBORVITAE	CONT.	6-8 HT.	A.I.		MATCHING
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	HT.	SPAC	REMARKS
DISV	68	DISTYLIMUM SP. 'CINNAMON GIRL'	CINNAMON GIRL DISTYLIMUM	CONT.	18" - 24" SPR.	A.I.	4' O.C.	
PENH	17	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	CONT.	12" HT.	A.I.		
PITT	95	PITTIOSPORUM TOBIIRA 'TURNER'S VARIEGATED DWARF'	VARIEGATED DWARF PITTIOSPORUM	CONT.	15"-18" HT./SPR.	4' O.C.		
ROSM	143	ROSA 'MEIGILL'	PEACH DRIFT ROSE	CONT.	15"-18" HT./SPR.	2' O.C.		
VIAC	3	VIBURNUM AWABUKI 'CHINDO'	CHINDO VIBURNUM	CONT.	48" HT.	A.I.		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	HT.	SPACING	REMARKS
PEAL	765	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	CONT.	9"-12"		12" O.C.	
SEAP	528	SEASONAL PLANTING	SEASONAL	CONT.	6"-8" HT.		8" O.C.	
TIFT	21,431 SF	TIFTUF BERMUDA	TIFTUF BERMUDA	SOD				

**PLANT SCHEDULE COMMUNITY COURTYARD**

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	HT.	SPAC	REMARKS
ACFB	8	ACER BUERGERIANUM 'AERYN'	TRIDENT MAPLE	B&B	2" CAL /	8-10 HT.	A.I.	
ACPB	2	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	B&B	2" CAL /	8-10 HT.	A.I.	
BENH	4	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	B&B	2"-2.5" CAL /	10-12 HT.	A.I.	MULTI-STEM, 3-5 CANES
CHRE	6	CHONANTHUS RETUSUS	CHINESE FRINGE TREE	B&B	2" CAL /	8-10 HT.	A.I.	MATCHING
MAGL	6	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	CONT.	8" - 10 HT.	A.I.		
PINT	6	PINUS TAEDA	LOBLOLLY PINE	B&B	8" - 10 HT.	A.I.		
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	HT.	SPAC	REMARKS
CASS	61	CAMELLIA SASANQUILA 'SHISHI GASHIRA'	CAMELLIA	CONT.	18-24" HT.	4' O.C.		
DISV	81	DISTYLIMUM SP. 'CINNAMON GIRL'	CINNAMON GIRL DISTYLIMUM	CONT.	18" - 24" SPR.	4' O.C.		
GARD	36	GARDENIA JASMINOIDES 'FROSTPROOF'	FROSTPROOF GARDENIA	CONT.	18" - 24" HT. / SPR.	4' O.C.		
LOCE	56	LOROPETALUM CHINENSE 'EMERALD SNOW'	EMERALD SNOW LOROPETALUM	CONT.	18" - 24" HT./SPR.	4' O.C.		
VIAC	10	VIBURNUM AWABUKI 'CHINDO'	CHINDO VIBURNUM	CONT.	48" HT.	A.I.		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	HT.	SPACING	REMARKS
PEAL	604	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	CONT.	9"-12"		12" O.C.	
SEAP	368	SEASONAL PLANTING	SEASONAL	CONT.	6"-8" HT.		8" O.C.	
TIFT	12,430 SF	TIFTUF BERMUDA	TIFTUF BERMUDA	SOD				

**PLANTING LEGEND**

SYMBOL	EXISTING TREELINE	PROPOSED TREELINE	EXISTING TREE	PROPOSED TREE	PROPOSED SHRUBS	PROPOSED SEED/SOD	PROPOSED GROUNDCOVER	LIMITS OF IRRIGATION	LIMITS OF SEED	PROPOSED LIGHT FIXTURE	IRRIGATION SLEEVES	GRASS PAVE FIRE ACCESS LANE	RIVER ROCK
[Symbol]	-/-	-/-	-/-	-/-	-/-	-/-	-/-	-/-	-/-	-/-	-/-	-/-	-/-

**NOTE:**  
 1. REFER TO OVERALL L3.00 FOR PLANTING NOTES  
 1. REFER TO L4.00 & L4.01 FOR PLANTING DETAILS

**S&W**  
**ARCHITECTURE ENGINEERING INTERIORS**  
 STEVENS WILKINSON  
 1501 MAIN STREET, SUITE 730  
 COLUMBIA, SC 29201  
 P 803.765.0320 F 803.254.6209  
 WWW.STEVENS-WILKINSON.COM

**EBA Ernest Bland Associates, P.C.**  
 Architecture and Planning  
 802 Sligo Ave, Silver Spring MD 20910

**CORPORATE SEAL**  
 STATE OF SOUTH CAROLINA  
 COLLEENEST & STONE, P.A.  
 No. 001413  
 ARCHITECT/ENGINEER SEAL

**ARCHITECT/ENGINEER SEAL**  
 STATE OF SOUTH CAROLINA  
 COLLEENEST & STONE, P.A.  
 No. 384  
 ARCHITECT/ENGINEER SEAL

**SUBMITTALS (BY LETTER) REVISIONS (BY NUMBER)**

NO.	DATE	DESCRIPTION
12.05.18	100% CONSTRUCTION DOCUMENTS	

**APPROVED FOR CONSTRUCTION**  
**NOT APPROVED FOR CONSTRUCTION**

**DATE:** 12.05.18

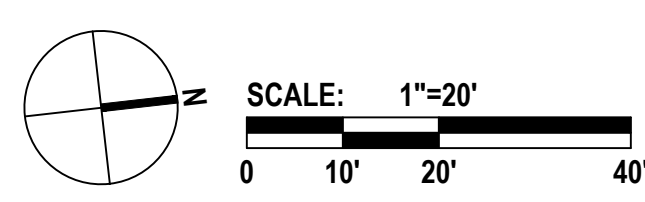
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**VA PROJECT NUMBER:** FAI 45-009  
**OSE PROJECT NUMBER:** J12-8737-CA  
**CHEC PROJECT NUMBER:** 602124

**SOUTH CAROLINA DEPARTMENT OF MENTAL HEALTH**  
**DMH**  
 SOUTH CAROLINA STATE VETERANS NURSING HOME CENTRAL REGION

**PLANTING PLAN ENLARGEMENTS**

**L3.01**

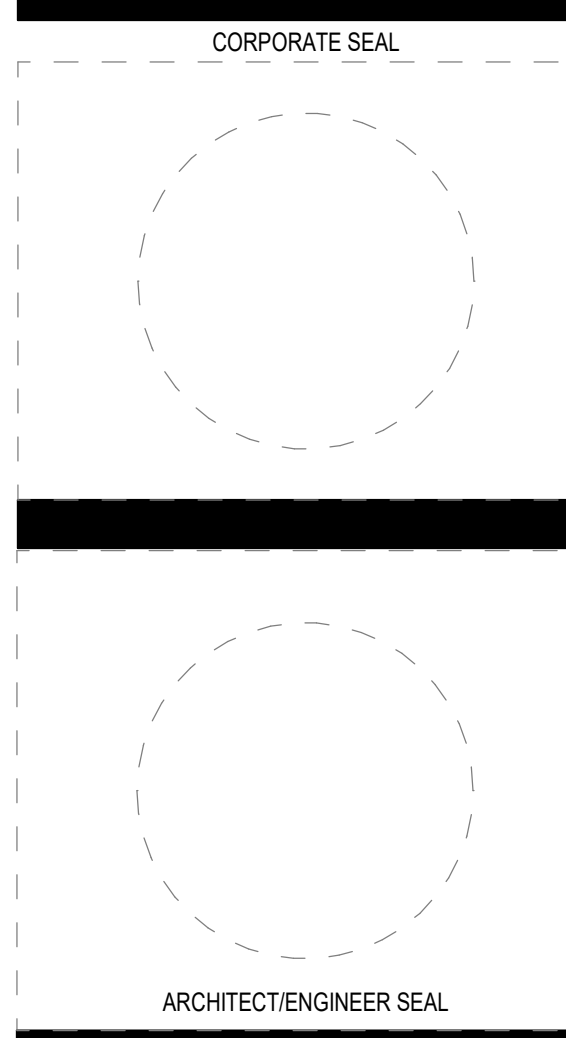
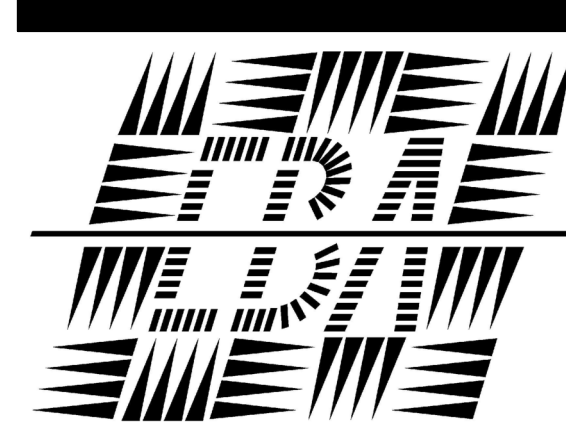
**ColeJenest & Stone**  
 200 South Tryon Street, Suite 1400  
 Charlotte, North Carolina 28202  
 p+ 704.376.1555 f+ 704.376.7851  
 url+ www.colejeneststone.com











**SUBMITTALS (BY LETTER)/REVISIONS (BY NUMBER)**

NO.	DATE	DESCRIPTION
1	12.05.18	CONSTRUCTION DOCUMENTS

**APPROVED FOR CONSTRUCTION**  
**NOT APPROVED FOR CONSTRUCTION**

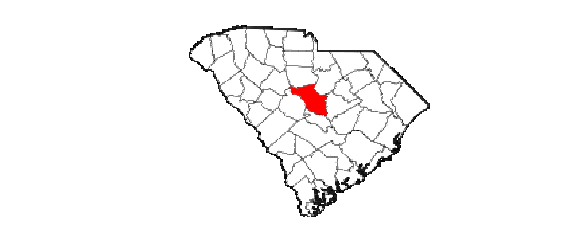
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 CH2O PROJECT NUMBER: 602194

SOUTH CAROLINA DEPARTMENT OF MENTAL HEALTH



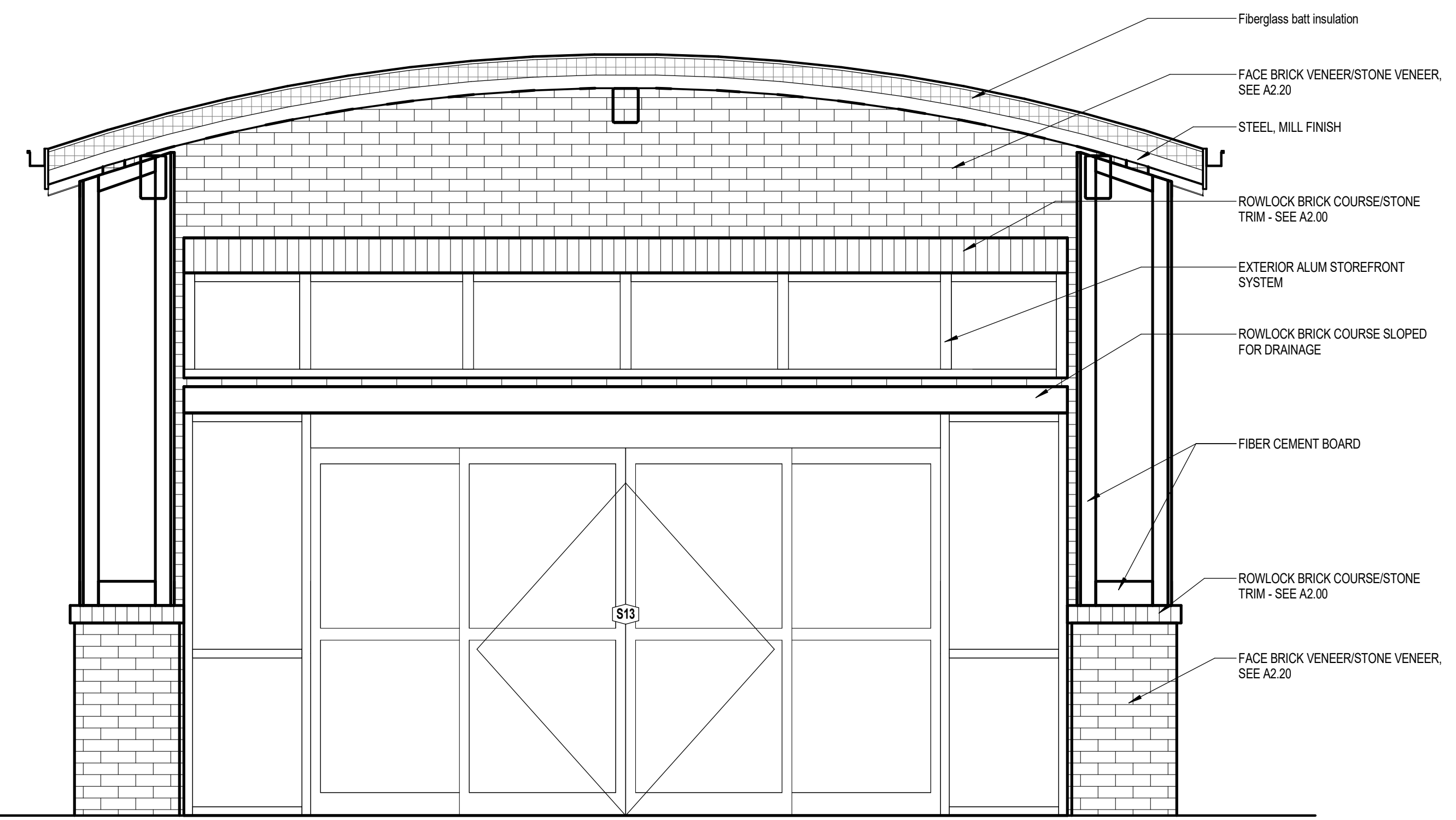
**SOUTH CAROLINA  
 STATE VETERANS  
 NURSING HOME  
 CENTRAL REGION**



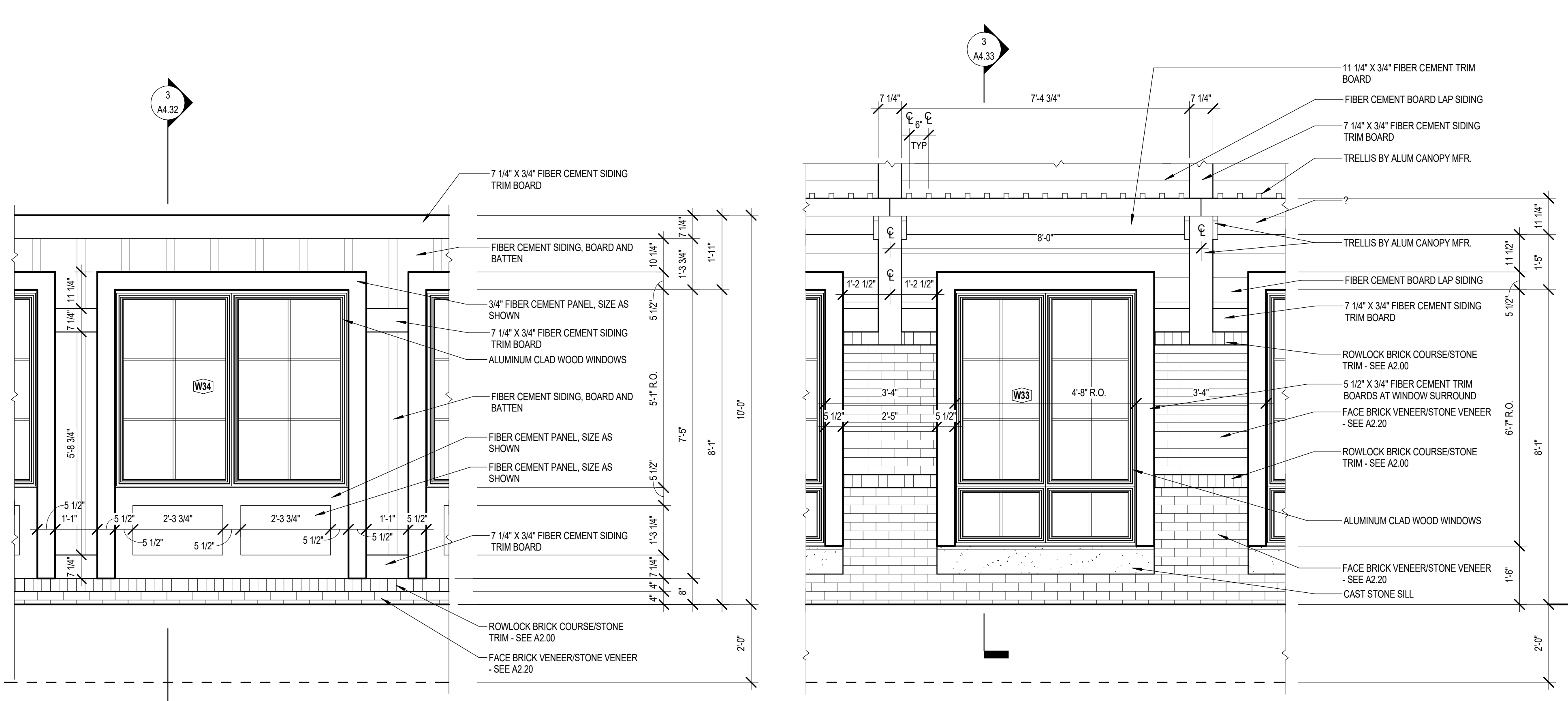
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**ENLARGED  
 ELEVATIONS**

**A2.21**

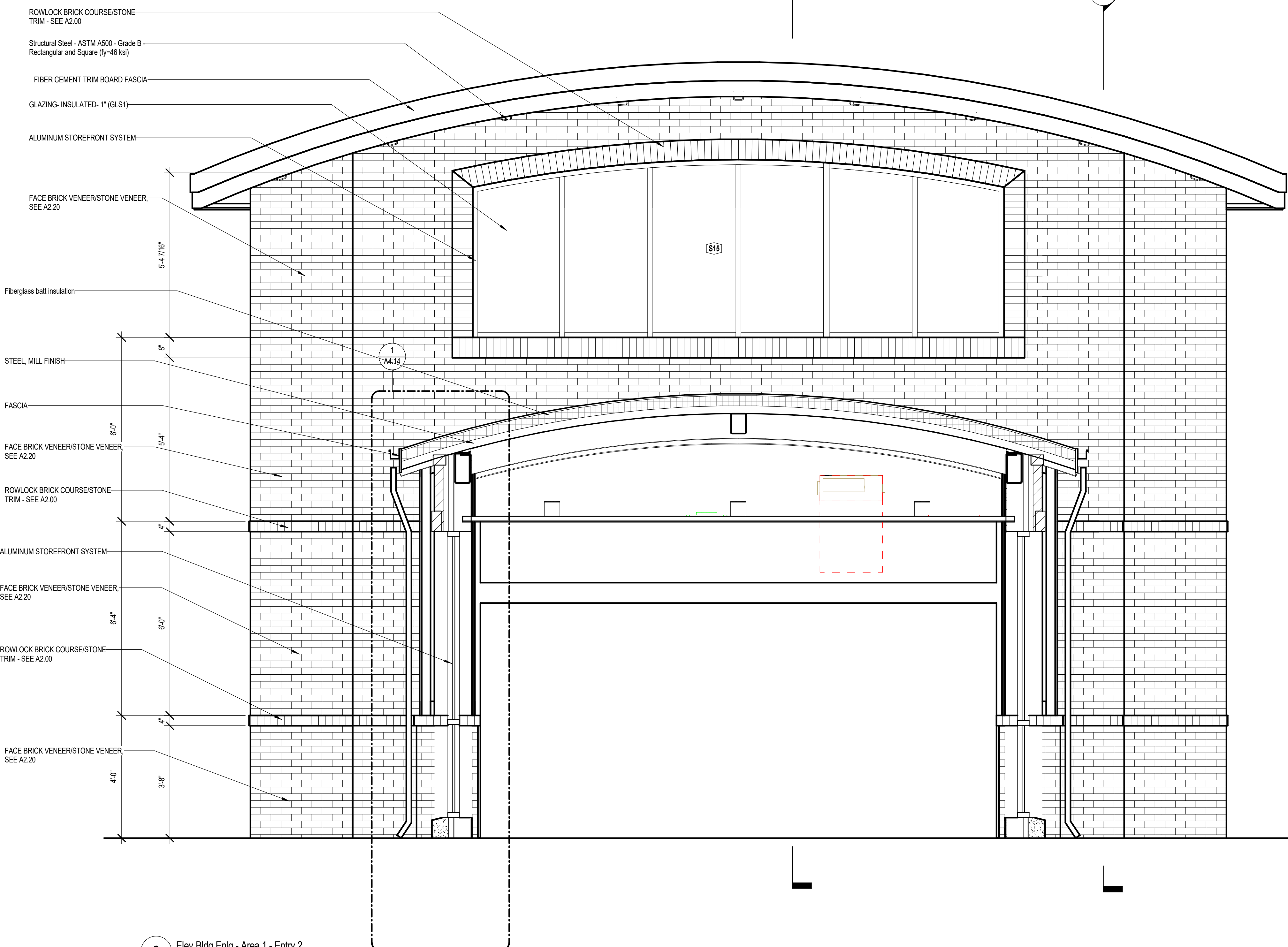


2 Elev Bldg Enlg - Area 1 - Entry 1  
 1/2" = 1'-0"

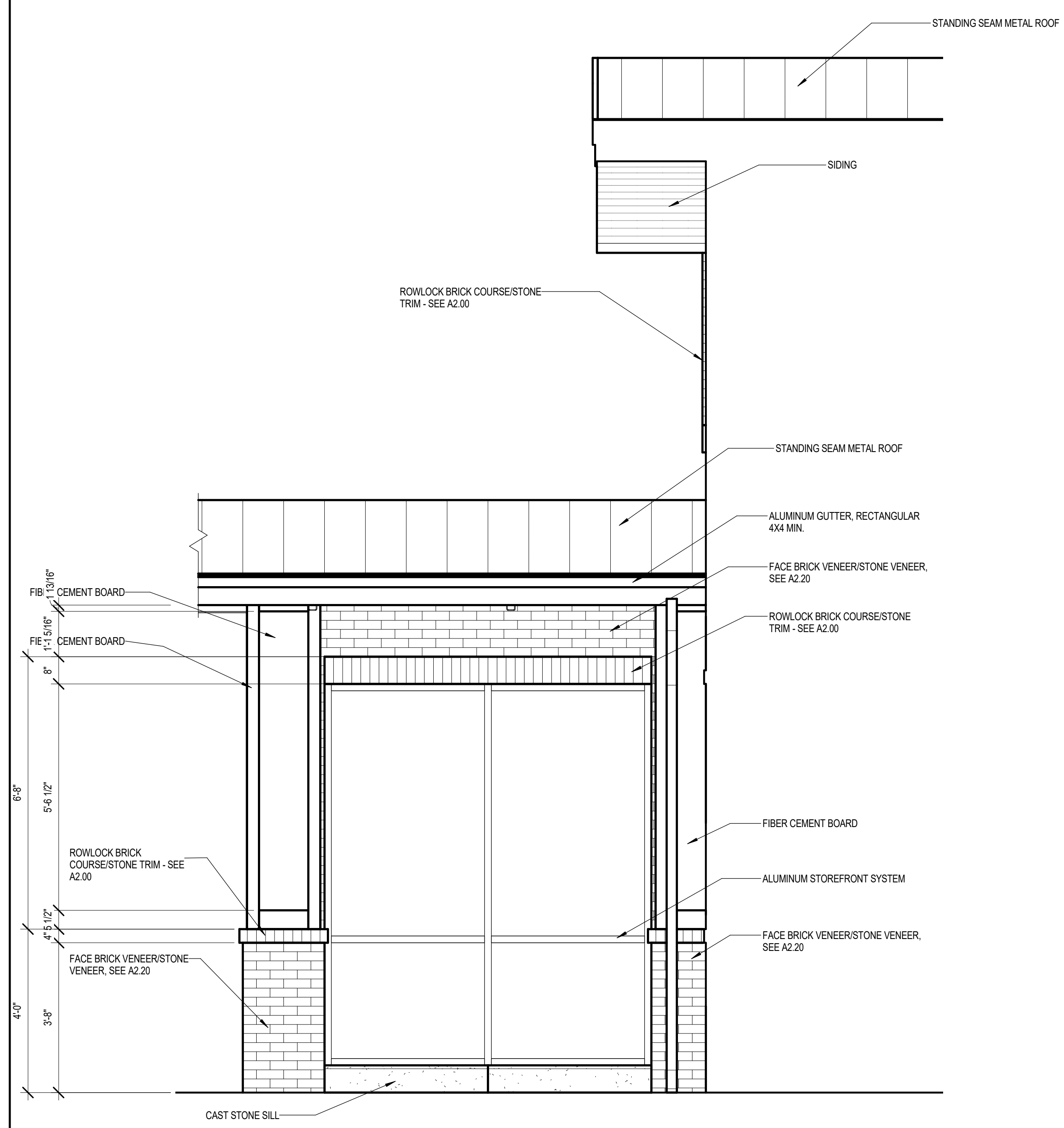


4 TYPICAL WINDOW ELEVATION UNDER PATIO OVERHANG AT NEIGHBORHOOD COURTYARD  
 1/2" = 1'-0"

5 TYPICAL WINDOW ELEVATION UNDER TRELLIS AT NEIGHBORHOOD COURTYARD  
 1/2" = 1'-0"

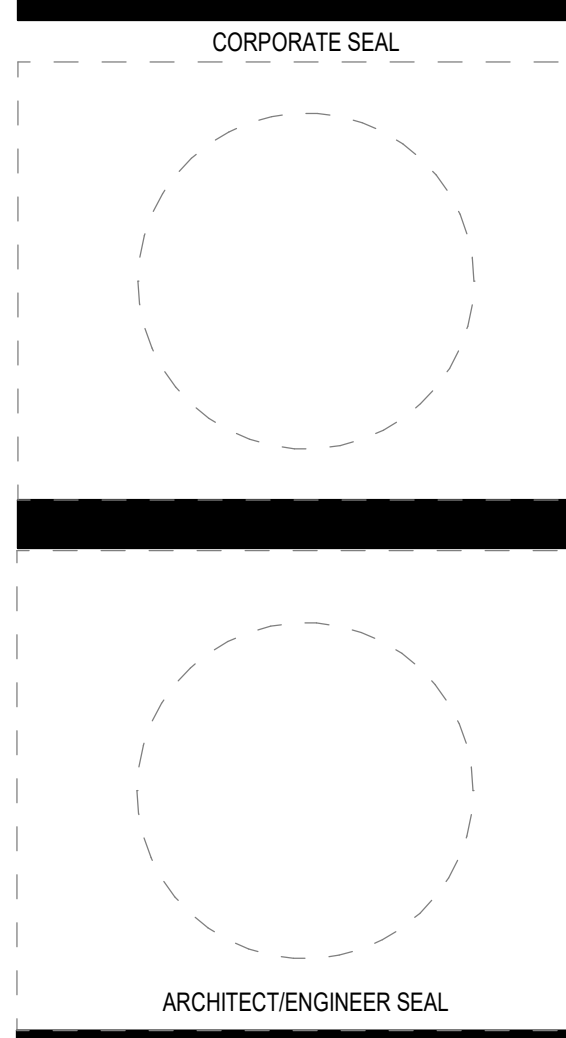
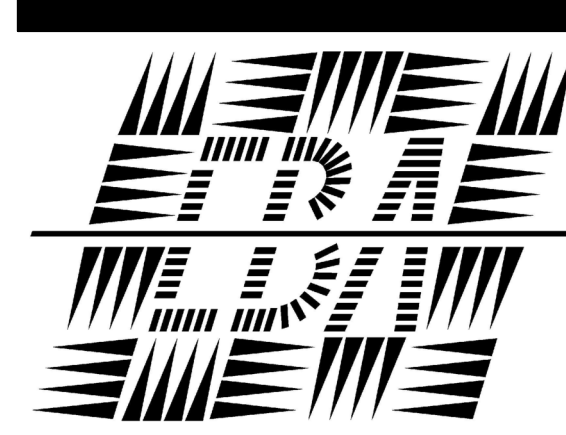


3 Elev Bldg Enlg - Area 1 - Entry 2  
 1/2" = 1'-0"



1 Elev Bldg Enlg - Area 1 - Entry Side  
 1/2" = 1'-0"

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 REVISION: CONSTRUCTION DOCUMENTS



■ SUBMITTALS (BY LETTER/REVISIONS (BY NUMBER))

NO.	DATE	DESCRIPTION
1	12.05.18	CONSTRUCTION DOCUMENTS

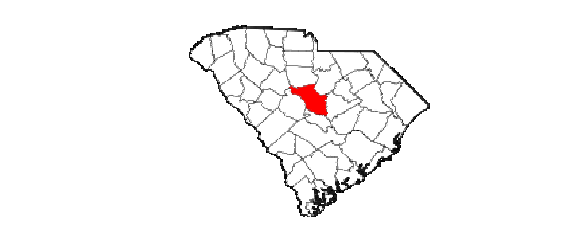
APPROVED FOR CONSTRUCTION  
 NOT APPROVED FOR CONSTRUCTION

■ DATE: 12.05.18  
 ■ S&W PROJECT NUMBER: 18040.00  
 ■ VA PROJECT NUMBER: FAI 45-009  
 ■ OSE PROJECT NUMBER: J12-9737-CA  
 ■ CHIEF PROJECT NUMBER: 602194

SOUTH CAROLINA DEPARTMENT OF MENTAL HEALTH



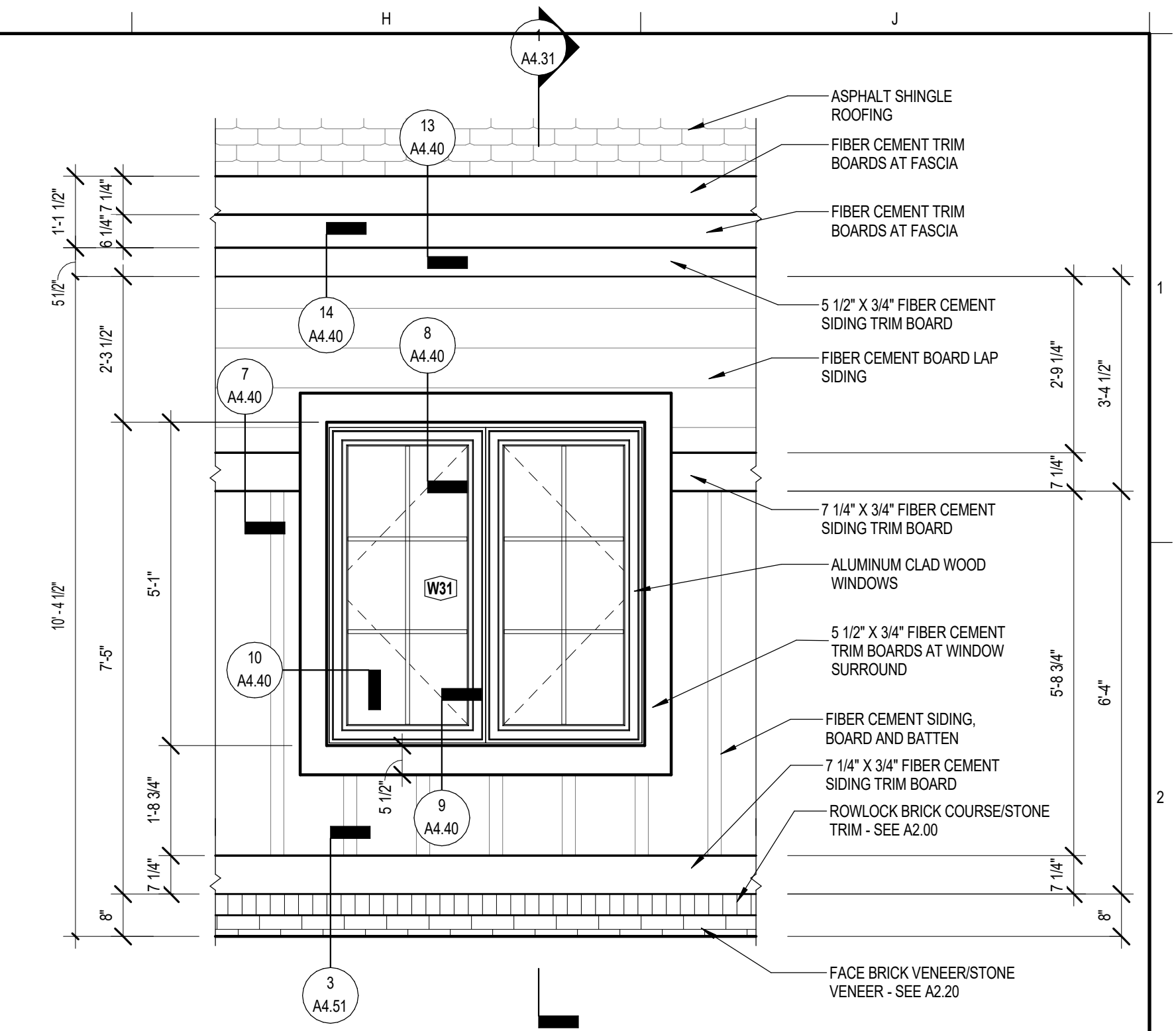
**SOUTH CAROLINA  
 STATE VETERANS  
 NURSING HOME  
 CENTRAL REGION**



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**ENLARGED  
 ELEVATIONS**

**A2.20**



**3 TYPICAL WINDOW ELEVATION**  
 1/2" = 1'-0"

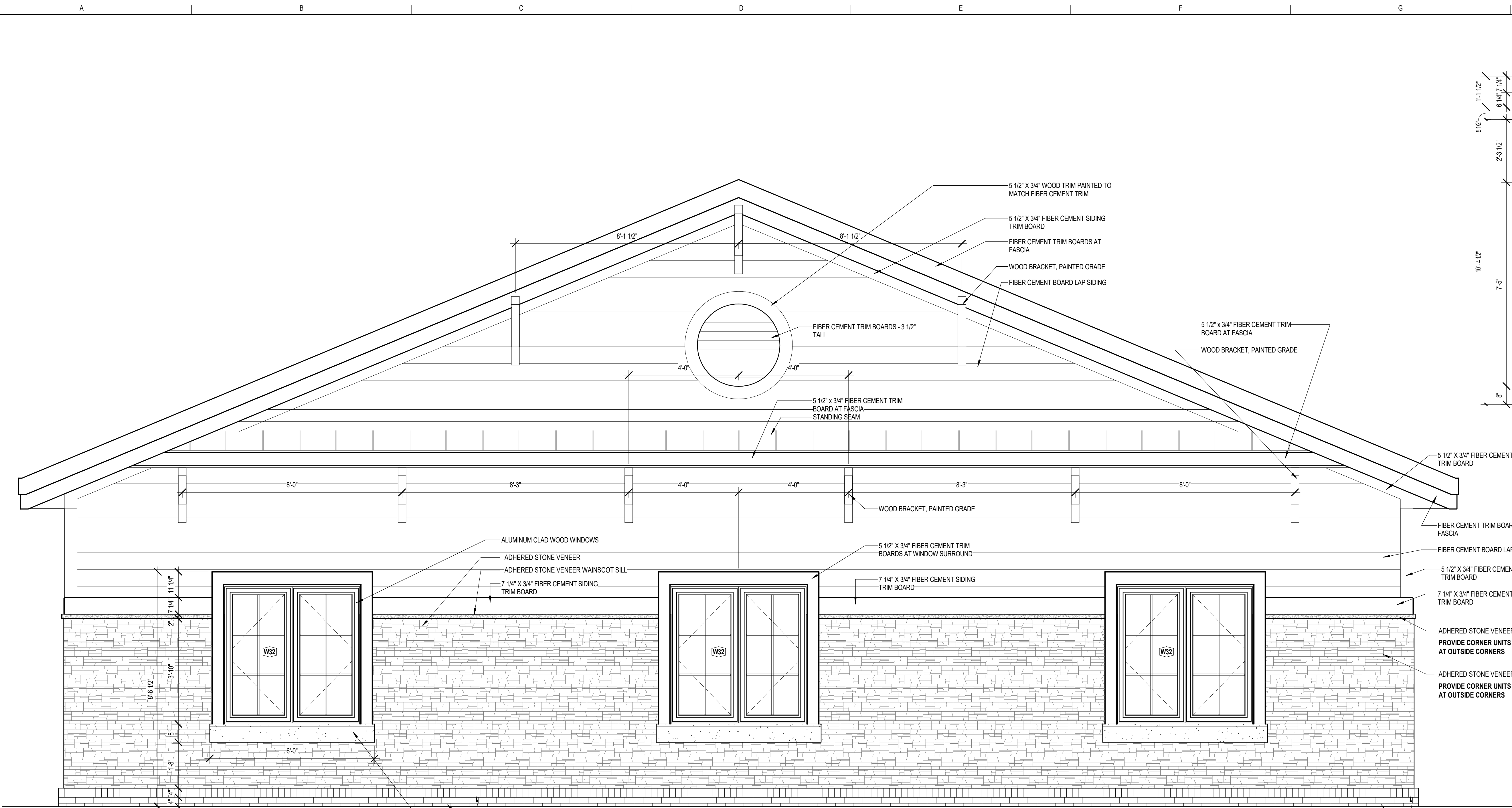
**EXTERIOR FINISHES NOTES**

ALL FIBER CEMENT SIDING AND TRIM SHALL BE PAINTED. COLORS AS FOLLOWS:  
 AT ALL ELEVATIONS, MASONRY VENEER IS AS SCHEDULED BELOW. SEE 1A2.20 FOR TYPICAL DETAILS AT STONE VENEER. SEE 2A2.20 FOR TYPICAL DETAILS AT FACE BRICK VENEER.

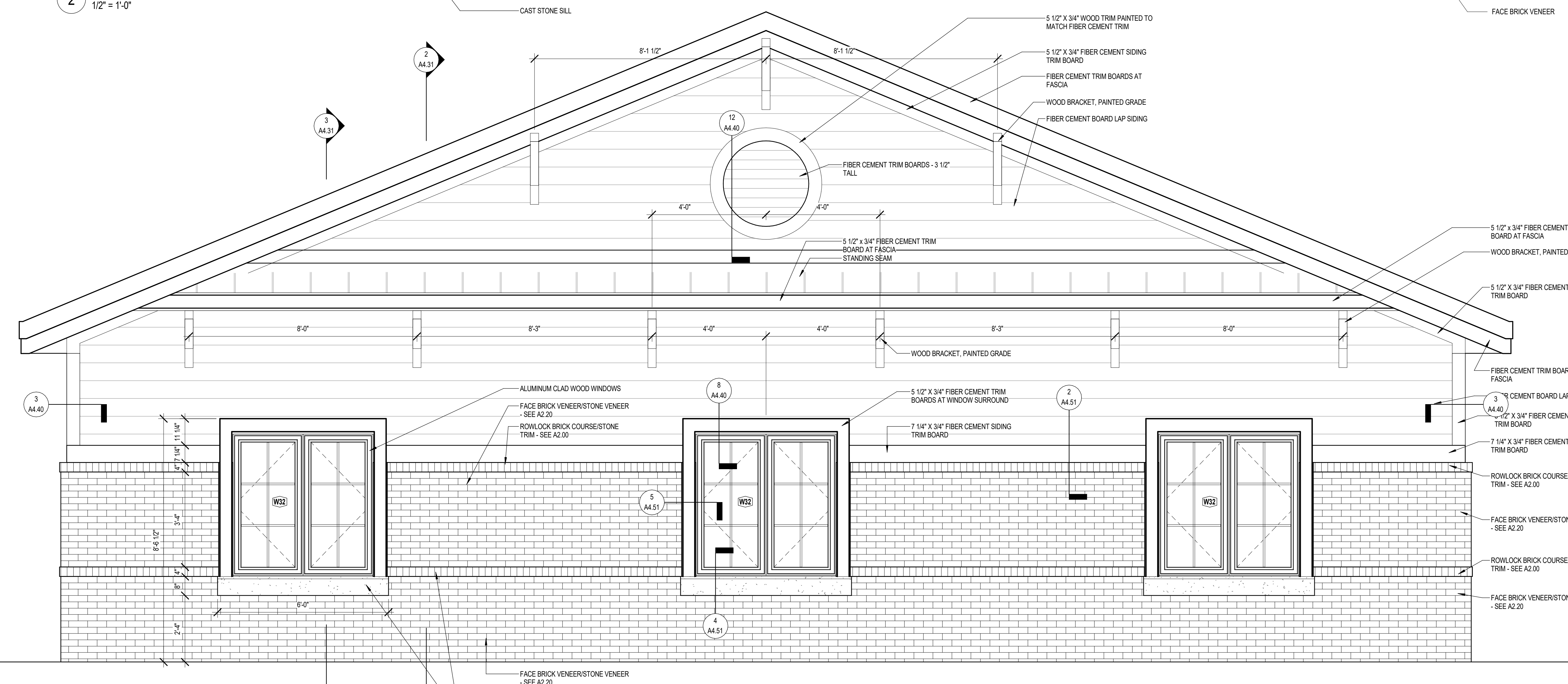
- COLUMBIA (CENTRAL REGION)**
- MASONRY VENEER:
    - FACE BRICK VENEER
    - BASES OF DESIGN: TBD
  - FIBER CEMENT TRIM/FASCIA:
    - EXT PNT 1
  - FIBER CEMENT BOARD AND BATTEN:
    - EXT PNT 2
  - FIBER CEMENT LAP SIDING:
    - EXT PNT 3
  - FIBER CEMENT SHAKE PANELS:
    - EXT PNT 4

- GAFFNEY (NORTHWEST REGION)**
- MASONRY VENEER:
    - STONE VENEER
    - BASES OF DESIGN: TBD
  - FIBER CEMENT TRIM/FASCIA:
    - EXT PNT 5
  - FIBER CEMENT BOARD AND BATTEN:
    - EXT PNT 6
  - FIBER CEMENT LAP SIDING:
    - EXT PNT 7
  - FIBER CEMENT SHAKE PANELS:
    - EXT PNT 8

- FLORENCE (NORTHEAST REGION)**
- MASONRY VENEER:
    - FACE BRICK VENEER
    - BASES OF DESIGN: TBD
  - FIBER CEMENT TRIM/FASCIA:
    - EXT PNT 9
  - FIBER CEMENT BOARD AND BATTEN:
    - EXT PNT 10
  - FIBER CEMENT LAP SIDING:
    - EXT PNT 11
  - FIBER CEMENT SHAKE PANELS:
    - EXT PNT 12



**2 TYPICAL ELEVATION WITH STONE VENEER**  
 1/2" = 1'-0"



**1 TYPICAL ELEVATION WITH FACE BRICK VENEER**  
 1/2" = 1'-0"

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