

Chester Technology Park Virtual Incubator Building



The proposed **Chester Technology Park Incubator Building** will be located on a 5.634 acre lot in the Chester Technology Park on the corner of College Place and Ballymena Road in Chester County, SC.

Site Conditions

Owner/Employee and Customer parking shows 106 spaces with potential addition of 16 spaces for future parking

Building Configuration – L shaped to take advantage of the site with two main perpendicular roads, also allows max. layout for parking and truck maneuvering. Front of building sets up a nice view from either street and rear view allows maneuvering for truck access, shipping and receiving accessible by dock doors to each suite/bay 34,000 sf – potential for 8 to 10 businesses. Flexibility in allotment of spaces - Dependent upon client space utilization, could occupy more than one suite. Site capable of receiving a 6,000 sf future expansion (approximately 2 additional suites) Each suite equipped with front entry door, rear personnel and rear overhead door.

Exterior Materials

This proposed structural shows a similar language as the existing tech school by its building skin – exterior walls bottom coursing: split faced wainscot, brick masonry above on conventional framing.

10' high Storefront gives great visibility and natural lighting – and canopy above not only provide covering but shading in and out of these spaces.

Roof – Single ply roofing membrane over insulation and decking, single sloping to the rear of the building, use of gutters and downspouts. 20' high Parapet on two front facing sides of the building. At parapet end roof height is 19'-2", at low sloping side, height is 17'-6".

Interior Configuration –

- typical column spacing of 40'
- entry to suite set up to allow flexibility of bays as – flexible design layout potential for tenant occupancy. Suites can be up-fitted to accommodate clients design criteria
- here we show variations of suite sizes: and the ends we are showing larger suite spaces, the smaller suit size could vary around 1600 sf, with the larger potential space varying around 4200 sf.
- here we show an optional configuration of a tenant occupying the smaller space vs. occupying the two suites (L-shaped configuration).
- We have also taken the liberty to show two schemes for potential up-fit layout

Entrances

A hierarchy is set up for the suited entrances as we see the canopies stepping up and down in fashion. Entry to each suite emphasized by 20'w x 16' d x 14' high canopy supported by two columns on each side that steps up higher than the typical storefront canopy on either side of it at 12' high. Signage above gives representation to the space - quickly identifying the suites associated with each individual business.

The Main Entry receives greater emphasis – it is a corner, colonnaded entry, projecting out further and reaching higher (16' high) than the suite entries

Common Area

3200 sf with front and rear access, serves each business space as tenants may want to meet with potential clients....equipped with conference rooms, reception and admin, break room, private meeting area, support spaces (janitor, mech./elec., storage) and multi-purpose room

The flow of the common area follows the exterior entry canopy lined up on an corner entry or diagonal path.