

Design Review Board

Official Agenda



AGENDA

DESIGN REVIEW BOARD – URBAN DESIGN PANEL

AGENDA

Regular Meeting

February 3, 2022

4:00 PM

Meeting Location

The City of Greenville Design Review Board – Urban Design Panel will hold an in-person Public Hearing for the following items on Thursday, February 3, 2022 at 4:00 PM at the Greenville Convention Center at 1 Exposition Drive. Those wishing to provide comment on an item may either provide written comment to staff or attend the in-person meeting.

Citizens may also view the meeting at the following web address:

[HTTPS://WWW.GREENVILLESC.GOV/1694/ONLINE-MEETINGS](https://www.greenvillesc.gov/1694/online-meetings)

1. **Call to Order**
2. **Roll Call**
3. **Welcome and Opening Remarks from the Chair**
4. **Approval of Minutes – January 6th, 2022 Regular Meeting**
5. **Call for Public Notice Affidavit from Applicants**
6. **Acceptance of Agenda**

7. Conflict of Interest Statement

8. Old Business

A. CA 21-945

Application by DAVID THOMPSON ARCHITECTS for a CERTIFICATE OF APPROPRIATENESS for a new structure and plaza improvements at 40 W Broad Street (TM# 0059000400207). Deferred at Jan 6 DRB

Documents:

[CA 21-945 40 WEST BROAD AGENDA PACKET.PDF](#)

\\

9. New Business (public hearing)

A. CA 22-0034

Application by DOWNTOWN GREENVILLE INVESTMENTS for a CERTIFICATE OF APPROPRIATENESS for a plaza at 21 Augusta Street (TM# 0089000101900)

Documents:

[CA 22-0034 21 AUGUSTA AGENDA PACKET.PDF](#)

\\

B. CA 22-0035

Application by BOYD JOHNSON for a CERTIFICATE OF APPROPRIATENESS for exterior renovation at 115 Welborn Street (TM# 0055000100206).

Documents:

[CA 22-0035 115 WELBORN AGENDA PACKET.PDF](#)

\\

10. Advice and Comment (Not a Public Hearing)

A. None

11. Informal Review (Not a Public Hearing)

A. MD-21-1004

Application by DHD Riley, LLC/Drew Schaumber for a MULTI-FAMILY DEVELOPMENT

on approximately 5.75 acres located at LOWNDES HILL ROAD AND I-385 for 88 units ("The Riley Overbrook") (TM# 019500-01-00201).

B. MD-22-55

Application by McMillan Pazdan Smith/Rob Couch for a MULTI-FAMILY DEVELOPMENT on approximately 1.0 acre located at 846, 850 WEST WASHINGTON STREET for 54 units ("Washington Senior Apartments") (TM# 0023000202900, 0023000203000, 0023000203100, 0023000203200).

C. MD-22-56

Application by McMillan Pazdan Smith/Rob Couch for a MULTI-FAMILY DEVELOPMENT on approximately 2.1 acres located at WEST WASHINGTON STREET, SOUTH HUDSON STREET, AND OSCAR STREET for 93 units ("Southernside Senior Apartments") (TM# 0052000100200, 0052000100300, 0052000101500, 0052000101600).

D. MD-22-57

Application by Luke Perry for a MULTI-FAMILY DEVELOPMENT on approximately 0.26 acre located at 301 SHAW STREET for 5 units ("Chesser Place") (TM# 0150001301200).

12. Other Business (Not a Public Hearing)

A. Staff updates on current planning projects

13. Adjournment

You are invited to review documents relating to these applications before the public hearing. Application materials are posted online at <http://www.greenvillesc.gov/drj>. You may contact the Planning Office at (864) 467-4476 for more information. Application materials are subject to change.

You will have the opportunity to voice your comments at the public hearing. Each speaker is limited to 3 minutes. Repetitive statements should be avoided; individuals sharing similar concerns are encouraged to appoint a spokesperson to represent their group. Alternatively, you may submit written comments to: Planning & Development Office, PO Box 2207, Greenville, SC 29602, by fax at (864) 467-4510, or by email at planning@greenvillesc.gov.

Written comments must be received by 2PM Monday before the hearing in order to be given adequate time for consideration by the Board before the hearing. Comments received after 2PM Monday will be provided to the Board at the hearing. Please reference the application number and include your name and address on all correspondence. All comments will be made part of the public record.

In some cases the applicant may be required, as part of the application process, to hold a neighborhood meeting before the application is heard by the Board. Property owners

within 500' of the application site would then be notified by mail. A property owner that directly abuts the proposed project or owners of 20% of parcels within 500' may also request a meeting. Contact the Planning and Development Office for further instructions.'

Procedure for Public Comment during Meeting

1. The Design Review Board Chair will read through each agenda item and call for a list of names who wish to speak during public comment. The public shall communicate directly with the Planning Staff Liaison if they wish to speak on the specific agenda item.
2. The Planning Staff Liaison will take a list of names, which will be called in order at the time of the specific agenda item, to provide public comment.
3. The Planning Staff Liaison will communicate directly with the public during the public portion of each item to provide comments on the specific agenda item.
4. Each member of the public shall provide their comments when their name is called by the Planning Staff Liaison.
5. Each member of the public will have 3 minutes to speak on the specific agenda item. When speaking:
 - Begin by clearly stating your name and address for the record. Please spell your name if it is prone to be misspelled. The 3-minute timer will start after you provide this information.
 - Please do not repeat information already presented by someone else and avoid off-topic statements. Those who wish to share similar concerns are encouraged to appoint a spokesperson to speak on behalf of the group.
 - Direct all comments and questions to the chairperson, who will respond or direct the question to the appropriate party for response.
6. The Planning Staff Liaison will continue through the list of names until all members of the public who wished to speak on the specific agenda item have had an opportunity.
7. Once all names are called and public comment provided, the public portion for that specific agenda item will be closed.



**Planning Staff Report to
Design Review Board - Urban
January 21, 2022**
for the February 3, 2022 Public Hearing

Docket Number:	21-945
Applicant:	David Thompson, Architect
Property Owner:	Kirk Crawford, Windsor Aughtry
Property Location:	40 W. Broad Street
Tax Map Number:	0059000400206, 00590004002070
Acreage:	.36, .22
Zoning:	C-4, Central Business District, Halprin District, Court Square District
Proposal:	Construction of new structure and amenities in courtyard, exterior modifications to storefront of existing building
Staff Recommendation:	Approve with Conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness

Staff Update:

The applicant previously submitted for the January DRB and the item was deferred by the Board pending further study of the roofing material, redesign of the structure to complement the adjacent building, and delineation of public and private space. The proposed design now features two open-air structures that will house outdoor dining, a bar, and fireplace with lounge seating to serve restaurant guests. One structure, acting as an extension of the building, contains a simple roof and parapet supported by columns with smooth stucco finish. The main structure is now designed as a butterfly style roof with steel frame, cedar tongue-and-groove decking, and metal roofing. All previous upgrades to the building storefronts are proposed as previously submitted.

The project is located in the C-4, Central Business District, Halprin District, and Court Square District.

The complete scope of work and provided materials are as follows:

- Remove three (3) existing canopy trees, grind stumps, and patch tree wells with brick to match existing hardscape.
- Remove three (3) existing light posts.
- Remove approx. 1,050 square feet of existing artificial turf and replace with brick paving to match existing hardscape.

- Remove approx. 70 linear feet of existing storefront facing the interior courtyard and approx. 17 linear feet of existing storefront facing Broad Street and replace with new storefronts to match existing.
- Remove existing canvas awnings facing the interior courtyard and Broad Streets.
- Construct a new steel-framed butterfly style roof structure within the interior courtyard with painted tube steel columns, steel open web joists, cedar tongue and groove decking, and metal roofing (specific color is 'terratone' by McElroy Metal). This structure will contain new pendant lights.
- Construct a new smooth stucco roof structure extending from the adjacent building with smooth stucco columns and parapet, and cedar tongue and groove ceiling to match the adjacent structure. This structure will also contain new pendant lights.
- Construct a new gas fireplace and bar and add new furnishings within the extent of the new brick paved area.

Staff Analysis:

Staff finds that the revised roofing material selection, paired with the additional rendering of the view from Main Street satisfy previous concerns regarding visibility of the roof from the public realm.

The simplified design of the structure adjacent to the building, as well as the symmetrical roofline of the main structure serve to reduce visual clutter and competition between the shelters and the existing buildings per DRB's previous comments.

Per DRB recommendation, the proposed design also extends the plaza pavement further than the previous iteration to better delineate the public and private space. Staff recognizes that this transitional zone will be best defined by the choice and placement of furnishings and recommends that the applicant continue to work with staff on product selection and placement.

Staff also notes that the proposed fireplace has been clarified as gas-burning and will be subject to specific review by the City Fire Department.

Concerning the removal of the existing canvas awnings, staff finds that these awnings are redundant with the adjacent canopy trees, and their removal would not adversely affect the articulation of the building.

Therefore, staff recommends approval with the following conditions:

- 1. Applicant shall work with staff for furniture choice and placement to create an inviting and legible entry into the plaza and building per Downtown Design Guidelines sections PRI 3.1, 3.3, and 3.5.**
- 2. Per the recent Section 19-1.11 LMO Text Amendment, an Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.**
- 3. This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Land Management Ordinance Section 19-2.2.14 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of**

Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site-specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.

Department Comments and Conditions:

Environmental Engineer Comments

Date: 12/10/2021

Recommend: Approve w/ Comments

Comments:

No permanent structures shall be erected over the Sanitary Sewer main located in the courtyard.

Relevant Design Guidelines:

PRIVATE REALM

PRI 3. ENTRY

- 3.1 Locate entrances at active locations that enable and promote pedestrian walkability and connectivity.
- 3.2 All public entrances that face the public realm must be designed to accommodate all levels of physical ability.
- 3.3 Enhance the design of entry areas with materials, architectural and landscape features such as outdoor gathering spaces, coverings, lighting and landscape elements so that they are clearly identified and will attract and guide pedestrians.
- 3.4 Entry glass must be highly transparent using non-reflective and minimally tinted glass.
- 3.5 Entries must be designed to pronounce their purpose as a destination while not overwhelming the scale, massing and articulation of the rest of the building.
- 3.6 For retail building uses, recess or cover entrances to provide shelter and articulate the point of entry.
- 3.7 For buildings on corner lots, locate entrances at the corner to anchor the intersection and create a seamless transition that captures pedestrian activity from both street frontages..
- 3.8 Residential uses at the ground floor level must include entrances that face the public realm.
- 3.9 Use lower scale buildings or building elements to transition taller buildings towards lower scale buildings on adjacent properties.
- 3.SS Steep slopes: Ensure that entrances are placed at street level, not above or below grade. Where stairways and/or ramps to entrances are unavoidable due to grade, ensure that they are highly visible and integrated into the architectural and landscape design of the building. Stairs and ramps should enhance and not restrict the walkability of adjacent sidewalks..
- 3.LP Large parcels: For large parcel developments with multiple tenants: Provide distinct entrances and retail fronts to support a more resilient and flexible design that will accommodate the location of future uses.
- 3.ME Mass entertainment venues: Avoid pedestrian congestion by providing ample area for event queuing clear of the sidewalk zone. Physically delineate queuing area with bollards

or other separators. Provide cover for at least 50 percent of the designated queuing areas. Ensure that entries allow for adequate access for emergency vehicles.

PRI 5. ARTICULATION

- 5.1 Articulate buildings with dimensions that promote a sense of human scale.
- 5.2 Use horizontal and vertical articulation to help define and differentiate the street level of the building and to express façade widths that are compatible with adjacent context.
- 5.3 Enhance the design and better unify the architectural relationship within an area by complementing the articulation of adjacent buildings.
- 5.4 A design must have a proper balance of articulation. Lack of variety is discouraged. However, design elements and materials must work together to create a unified whole.
- 5.5 Where balconies are used, ensure that they are at a scale that they can be used as open space. False balconies that serve no purpose beyond decoration should not be permitted.
- 5.6 Avoid large, monotonous façades.
- 5.7 For buildings on corner lots, accentuate the corner's unique location with architectural features that actively engage the public realm and create a visual presence at the corner, such as:
 - Chamfered or rounded corners
 - Projecting and recessed balconies and entrances,
 - Accentuating features such as embellished doorways and volumetric manipulations (e.g., corner tower),
 - Enhanced window designs that may include floor-to-ceiling windows, display windows, clerestory windows, or distinctive glass design or colors.
- 5.LP Use detail and articulation to help distribute the mass and scale of larger buildings into smaller parts. Avoid large monotonous façades.

PRI 6. MATERIALITY

- 6.1 Use high quality materials that are chosen to be compatible with their surrounding context but also to elevate the existing diversity and character of the area.
- 6.2 Materials used within proximity to pedestrian areas must have the durability to withstand heightened activity and wear.
- 6.3 Reuse existing or refurbished materials.
- 6.4 Use materials that convey a sense of human scale; that is, meant to be experienced by the pedestrian, not vehicular, user.
- 6.5 Use authentic materials. When this is not possible, ensure that synthetic materials realistically convey the materials that they represent.
- 6.6 While excessive uniformity and monotony are discouraged, variations in materials and colors must be composed and balanced to create a unified whole.
- 6.7 Use light colored (high albedo) materials for roofing and landscaping to reflect radiant heat.
- 6.8 Brighter, bolder colors (including corporate branding colors) may be applied to areas or elements of the building where they are secondary in application compared to the main body or features of the building (such as signage, canopies, or accent trim), or are otherwise applied in ways that do not dominate the overall color palette or cause the building to look out of place relative to the area. Counteract stronger colors by integrating natural materials and textures into the overall design.
- 6.WE West End Historic District: Brighter colors may be applied more predominantly to contribute positively to a more vibrant, exciting setting but must still be coordinated with the building composition and surrounding character.

PRI 7. ARCHITECTURAL LIGHTING

- 7.1 Use light fixtures to accent and complement architectural elements.
- 7.2 Enhance building architecture with lighting. Incorporate accent lighting into the building design to create visual interest, depth and shadows. Ensure lighting does not have an adverse impact on adjacent properties and pedestrian areas.
- 7.3 Use shielded fixture housings to direct light distribution to pedestrian areas and to prevent trespass onto adjacent properties. For complex projects, lighting specialists should be retained to ensure light pollution will not adversely affect adjacent properties.
- 7.4 Lighting of building façades is discouraged if the lighting contributes to light pollution and off-site trespass. In-ground up lighting should not shine directly into pedestrian areas.
- 7.5 Safety and security of the building and surrounding area should be enhanced through lighting design.
- 7.6 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.
- 7.7 Nighttime lighting of tall building signs, as well as of distinctive building tops, is encouraged and the two should be integrated. Lighting of tall building signs should include backlighting that creates a “halo” around the skylight sign. Backlighting may be combined with other types of lighting.

PRI 8. PRIVATE OUTDOOR SPACES

- 8.1 Thoughtfully locate building equipment and utilities. Avoid placing building elements that will be interpreted as clutter, such as utilities, in private outdoor spaces that are within the public view including spaces that are at ground-level as well as rooftop areas.
- 8.2 Screen building equipment and utilities from view with built or landscaped buffering in a manner that contributes to the quality of the existing landscaping, building and public streetscape. This screening requirement applies to mechanical equipment on rooftops, such as HVAC units.
- 8.3 Private outdoor spaces must complement and enhance the design of the building(s) to which they are associated.
- 8.4 Incorporate low-impact site development principles to make efficient use of land and natural resources.
- 8.5 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.

PRI 11. EXISTING ARCHITECTURE

- 11.1 Buildings that are considered contributing to the West End Preservation Overlay District, or listed on the National Register of Historic Places are encouraged to consider rehabilitation, restoration, preservation, reconstruction or complementary additions. The National Park Service provides a comprehensive source of material that can assist owners with how to work with historic properties.
- 11.2 Maintain existing features, details and windows that contribute to the existing character of the building and its adjacent area
- 11.3 Additions and renovations must be respectful of a building's original architectural character.
- 11.4 An addition should not damage or obscure architecturally important features of the existing building.
- 11.5 Additions must be visually distinctive from the original building so that new and old elements can be distinguished from one another.

- 11.6 Rooftop additions to existing buildings should be set back from the primary façade so that new and old elements can be distinguished from one another and the scale of the original building can be perceived.
- 11.7 Additions must be subordinate in scale and character to the original building.
- 11.8 An application for building demolition must be accompanied by a post-demolition site plan.
- 11.9 Inappropriate coating treatments are a major cause of damage to historic masonry buildings and should not be permitted. Applying any waterproof coating to existing brick exterior walls can cause interior and exterior damage. The National Park Service provides guidance on coating treatments for historic masonry buildings.



**Planning Staff Report to
Design Review Board - Urban
December 14, 2021**
for the January 6, 2022 Public Hearing

Docket Number:	21-945
Applicant:	David Thompson, Architect
Property Owner:	Kirk Crawford, Windsor Aughtry
Property Location:	40 W. Broad Street
Tax Map Number:	0059000400206, 00590004002070
Acreage:	.36, .22
Zoning:	C-4, Central Business District, Halprin District, Court Square District
Proposal:	Construction of new structure and amenities in existing building courtyard and exterior modifications to plaza storefront of existing building
Staff Recommendation:	Approve with Conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness

Application Request:

The applicant proposes construction of a new open-air, steel framed roof structure in the courtyard space commonly known as 'Village Green.' The structure will house outdoor dining, a bar, and fireplace with lounge seating to serve restaurant guests. Existing fabric awnings, three trees, and a small portion of existing artificial turf are identified for removal. New masonry pavers, to match the existing plaza, are proposed as an extension to accommodate this new amenity. The existing fabric awnings along the courtyard and along Broad Street are also identified for removal and existing plaza storefronts are intended to be replaced in-kind to match the existing storefronts.

The project is in the C-4, Central Business District, Halprin District, and Court Square District.

The scope of work and provided materials are as follows:

- Remove three (3) existing canopy trees, grind stumps, and patch tree wells with brick to match existing hardscape.
- Remove three (3) existing light posts, cap all electrical.
- Remove approx. 1,050 square feet of existing artificial turf and replace with brick paving to match existing hardscape.

- Remove approx. 70 linear feet of existing storefront facing the interior courtyard and approx. 17 linear feet of existing plaza storefront that faces Broad Street and replace with new storefronts to match existing.
- Remove existing canvas awnings facing the interior courtyard and Broad Streets.
- Construct a new steel framed roof structure within the interior courtyard with tube steel columns, steel open web joists, cedar tongue and groove decking, and white thermoplastic roof membrane.
- Construct a new fireplace and bar and add new furnishings within the extent of the new brick paved area.

Staff Analysis:

Staff finds that each of the proposed improvements comply with the goals established in the Downtown Design Guidelines and are acceptable with minor modifications to improve legibility and delineation between public and private space. Given the high visibility of the site from Main Street and the elevation of the courtyard, staff recommends further study of the roof membrane material and views from the street to ensure a positive pedestrian experience. Staff also notes that the proposed fireplace is subject to specific review by the City Fire Department and recommends that the fireplace be gas-fired to prevent any nuisances posed by wood fires.

Concerning the removal of the existing canvas awnings, staff finds that these awnings are redundant with the adjacent canopy trees, and their removal would not adversely affect the articulation of the building.

Therefore, staff recommends approval with the following conditions:

1. **The applicant must continue to work with the City to reach agreement on the proposed modified use of the existing plaza space. No permits can be issued until there is a Resolution by Council on this matter. In addition, any changes necessitated by City Council deliberation, will require resubmittal to the DRB.**
2. **Applicant shall work with staff and two members of the Board for final approval of the design of the public/private edge to create an inviting and legible entry into the plaza and building per Downtown Design Guidelines sections PRI 3.1, 3.3, and 3.5.**
3. **The applicant shall work with staff and two members of the Board to ensure proper material selection for the roofing membrane per sections PRI 6.1 and 6.4.**
4. **Proposed outdoor fireplace shall be gas not wood**
5. **Per the recent Section 19-1.11 LMO Text Amendment, an Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.**
6. **This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Land Management Ordinance Section 19-2.2.14 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of**

Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site-specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.

Department Comments and Conditions:

Environmental Engineer Comments

Date: 12/10/2021

Recommend: Approve w/ Comments

Comments:

No permanent structures shall be erected over the Sanitary Sewer main located in the courtyard.

Fire Department Comments

Date: 12/17/2021

Recommend: Approve w/ Conditions

Comments:

At time of plan submittal, compliance with all applicable International Fire Code (IFC) requirements must be indicated.

Relevant Design Guidelines:

PRIVATE REALM

PRI 3. ENTRY

- 3.1 Locate entrances at active locations that enable and promote pedestrian walkability and connectivity.
- 3.2 All public entrances that face the public realm must be designed to accommodate all levels of physical ability.
- 3.3 Enhance the design of entry areas with materials, architectural and landscape features such as outdoor gathering spaces, coverings, lighting and landscape elements so that they are clearly identified and will attract and guide pedestrians.
- 3.4 Entry glass must be highly transparent using non-reflective and minimally tinted glass.
- 3.5 Entries must be designed to pronounce their purpose as a destination while not overwhelming the scale, massing and articulation of the rest of the building.
- 3.6 For retail building uses, recess or cover entrances to provide shelter and articulate the point of entry.
- 3.7 For buildings on corner lots, locate entrances at the corner to anchor the intersection and create a seamless transition that captures pedestrian activity from both street frontages..
- 3.8 Residential uses at the ground floor level must include entrances that face the public realm.

- 3.9 Use lower scale buildings or building elements to transition taller buildings towards lower scale buildings on adjacent properties.
- 3.SS Steep slopes: Ensure that entrances are placed at street level, not above or below grade. Where stairways and/or ramps to entrances are unavoidable due to grade, ensure that they are highly visible and integrated into the architectural and landscape design of the building. Stairs and ramps should enhance and not restrict the walkability of adjacent sidewalks..
- 3.LP Large parcels: For large parcel developments with multiple tenants: Provide distinct entrances and retail fronts to support a more resilient and flexible design that will accommodate the location of future uses.
- 3.ME Mass entertainment venues: Avoid pedestrian congestion by providing ample area for event queuing clear of the sidewalk zone. Physically delineate queuing area with bollards or other separators. Provide cover for at least 50 percent of the designated queuing areas. Ensure that entries allow for adequate access for emergency vehicles.

PRI 5. ARTICULATION

- 5.1 Articulate buildings with dimensions that promote a sense of human scale.
- 5.2 Use horizontal and vertical articulation to help define and differentiate the street level of the building and to express façade widths that are compatible with adjacent context.
- 5.3 Enhance the design and better unify the architectural relationship within an area by complementing the articulation of adjacent buildings.
- 5.4 A design must have a proper balance of articulation. Lack of variety is discouraged. However, design elements and materials must work together to create a unified whole.
- 5.5 Where balconies are used, ensure that they are at a scale that they can be used as open space. False balconies that serve no purpose beyond decoration should not be permitted.
- 5.6 Avoid large, monotonous façades.
- 5.7 For buildings on corner lots, accentuate the corner's unique location with architectural features that actively engage the public realm and create a visual presence at the corner, such as:
 - Chamfered or rounded corners
 - Projecting and recessed balconies and entrances,
 - Accentuating features such as embellished doorways and volumetric manipulations (e.g., corner tower),
 - Enhanced window designs that may include floor-to-ceiling windows, display windows, clerestory windows, or distinctive glass design or colors.
- 5.LP Use detail and articulation to help distribute the mass and scale of larger buildings into smaller parts. Avoid large monotonous façades.

PRI 6. MATERIALITY

- 6.1 Use high quality materials that are chosen to be compatible with their surrounding context but also to elevate the existing diversity and character of the area.
- 6.2 Materials used within proximity to pedestrian areas must have the durability to withstand heightened activity and wear.
- 6.3 Reuse existing or refurbished materials.
- 6.4 Use materials that convey a sense of human scale; that is, meant to be experienced by the pedestrian, not vehicular, user.
- 6.5 Use authentic materials. When this is not possible, ensure that synthetic materials realistically convey the materials that they represent.

- 6.6 While excessive uniformity and monotony are discouraged, variations in materials and colors must be composed and balanced to create a unified whole.
- 6.7 Use light colored (high albedo) materials for roofing and landscaping to reflect radiant heat.
- 6.8 Brighter, bolder colors (including corporate branding colors) may be applied to areas or elements of the building where they are secondary in application compared to the main body or features of the building (such as signage, canopies, or accent trim), or are otherwise applied in ways that do not dominate the overall color palette or cause the building to look out of place relative to the area. Counteract stronger colors by integrating natural materials and textures into the overall design.
- 6.WE West End Historic District: Brighter colors may be applied more predominantly to contribute positively to a more vibrant, exciting setting but must still be coordinated with the building composition and surrounding character.

PRI 7. ARCHITECTURAL LIGHTING

- 7.1 Use light fixtures to accent and complement architectural elements.
- 7.2 Enhance building architecture with lighting. Incorporate accent lighting into the building design to create visual interest, depth and shadows. Ensure lighting does not have an adverse impact on adjacent properties and pedestrian areas.
- 7.3 Use shielded fixture housings to direct light distribution to pedestrian areas and to prevent trespass onto adjacent properties. For complex projects, lighting specialists should be retained to ensure light pollution will not adversely affect adjacent properties.
- 7.4 Lighting of building façades is discouraged if the lighting contributes to light pollution and off-site trespass. In-ground up lighting should not shine directly into pedestrian areas.
- 7.5 Safety and security of the building and surrounding area should be enhanced through lighting design.
- 7.6 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.
- 7.7 Nighttime lighting of tall building signs, as well as of distinctive building tops, is encouraged and the two should be integrated. Lighting of tall building signs should include backlighting that creates a “halo” around the skylight sign. Backlighting may be combined with other types of lighting.

PRI 8. PRIVATE OUTDOOR SPACES

- 8.1 Thoughtfully locate building equipment and utilities. Avoid placing building elements that will be interpreted as clutter, such as utilities, in private outdoor spaces that are within the public view including spaces that are at ground-level as well as rooftop areas.
- 8.2 Screen building equipment and utilities from view with built or landscaped buffering in a manner that contributes to the quality of the existing landscaping, building and public streetscape. This screening requirement applies to mechanical equipment on rooftops, such as HVAC units.
- 8.3 Private outdoor spaces must complement and enhance the design of the building(s) to which they are associated.
- 8.4 Incorporate low-impact site development principles to make efficient use of land and natural resources.
- 8.5 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.

PRI 11. EXISTING ARCHITECTURE

- 11.1 Buildings that are considered contributing to the West End Preservation Overlay District, or listed on the National Register of Historic Places are encouraged to consider

- rehabilitation, restoration, preservation, reconstruction or complementary additions. The National Park Service provides a comprehensive source of material that can assist owners with how to work with historic properties.
- 11.2 Maintain existing features, details and windows that contribute to the existing character of the building and its adjacent area
 - 11.3 Additions and renovations must be respectful of a building's original architectural character.
 - 11.4 An addition should not damage or obscure architecturally important features of the existing building.
 - 11.5 Additions must be visually distinctive from the original building so that new and old elements can be distinguished from one another.
 - 11.6 Rooftop additions to existing buildings should be set back from the primary façade so that new and old elements can be distinguished from one another and the scale of the original building can be perceived.
 - 11.7 Additions must be subordinate in scale and character to the original building.
 - 11.8 An application for building demolition must be accompanied by a post-demolition site plan.
 - 11.9 Inappropriate coating treatments are a major cause of damage to historic masonry buildings and should not be permitted. Applying any waterproof coating to existing brick exterior walls can cause interior and exterior damage. The National Park Service provides guidance on coating treatments for historic masonry buildings.



**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
URBAN DESIGN PANEL**

Contact Planning & Development:
(864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	David Thompson Architect	Kirk Crawford, Windsor Aughtry
*Title:	Architect	Asset Manager
*Address:	704 Meeting Street, Charleston SC 29403	40 W. Broad Street, Suite 500, Greenville SC 29601
*Phone:	843-297-8939	864-516-4390
*Email:	dthompson@dthompsonarchitect.com	kcrawford@windsoraughtry.com

PROPERTY INFORMATION

*STREET ADDRESS 40 W Broad Street _____

*TAX MAP #(S) 0059000400206, 0059000400207 _____

*SPECIAL DISTRICT n/a _____

DESCRIPTION OF REQUEST

To include scope of project and justification or response to specific guidelines and special conditions.

Requesting approval for new structure in the courtyard space with outdoor dining, bar, and fireplace feature. Requesting approval for modifications to the existing storefront on courtyard and Broad Street side. Requesting approval for removal of existing fabric awnings.

INSTRUCTIONS

1. Preliminary meeting with staff is required prior to application submittal.
2. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the Planning & Development office no later than 2:00 p.m. on the date reflected on the attached schedule.
 - A. URBAN DESIGN PANEL Site plan review \$300.00
 Architectural review \$300.00
 - B. SIGNS \$150.00
 - C. APPLICATION FOR STAFF REVIEW
 Major (all site development activity, roof gardens, decks or accessory structures; or any project that requires consultation with a member of the DRB). \$100.00
 Minor (color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features). \$ 50.00
 - D. INFORMAL REVIEW
 - E. MODIFICATION TO AN APPROVED PROJECT
 Major (requires review by DRB) ½ original fee
 Minor (requires review by staff) \$ 50.00
 - F. REVISIONS (multiple required revisions may be subject to additional fees).
3. The staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies, which must be corrected prior to placing the application on the Design Review Board agenda.
4. If the application requires review by the Urban Design Panel, public hearing signs must be posted on the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
5. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1”=20’ or ¼” = 1’, etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board’s (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).
- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). ***The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.sharefile.com/d-s4197849a61943358>, and is provided as a .skp file. Data is updated monthly.***

ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

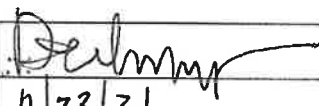
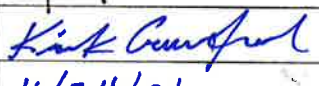
6. Please read carefully:

The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the Planning & Development office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner or act to have the restriction terminated or waived, the Planning & Development office will indicate in its report to the Design Review Board that granting the requested change would not likely result in the benefit the applicant seeks.

7. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not ___ restricted by any recorded covenant that is contrary to, conflicts with or prohibits the requested activity.

*Signatures	
Applicant	
Date	11/23/21
Property Owner/Authorized Agent	
Date	11/24/21
Public Hearing Information	
Public Hearing Signs	

CA 21-945 • 40 WEST BROAD STREET

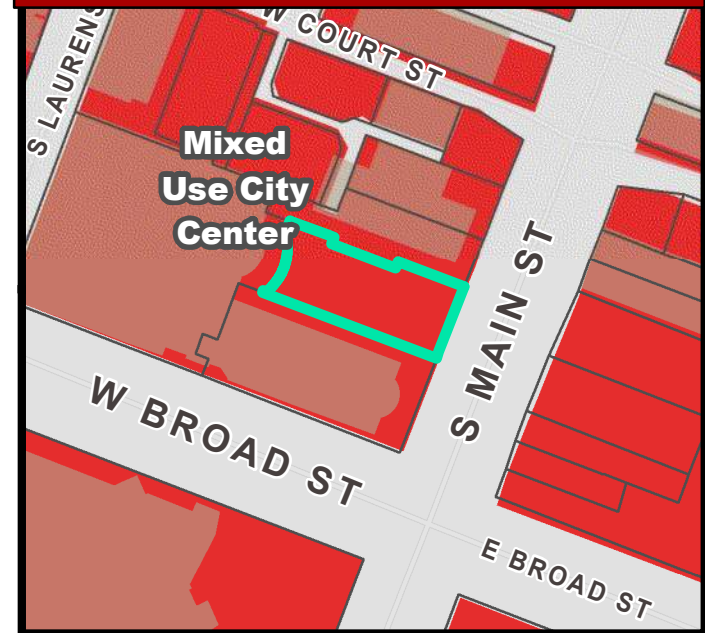
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

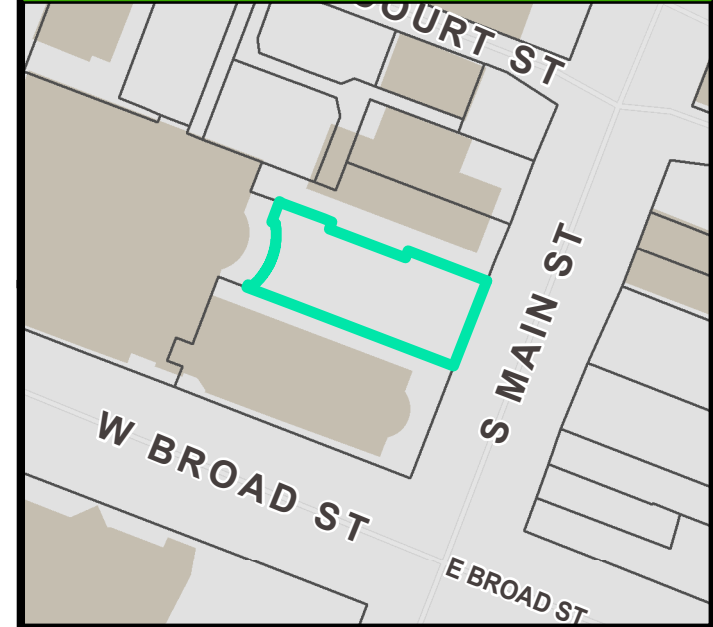


CA 21-945 • 40 WEST BROAD STREET

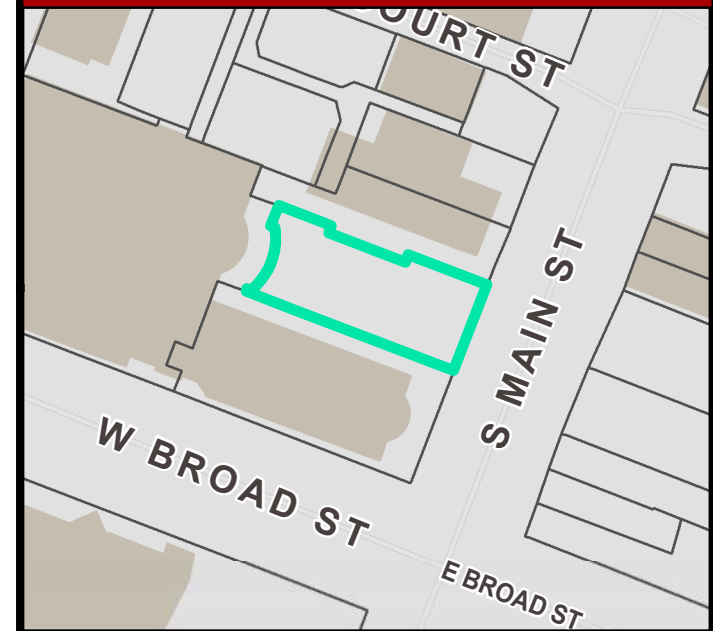
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

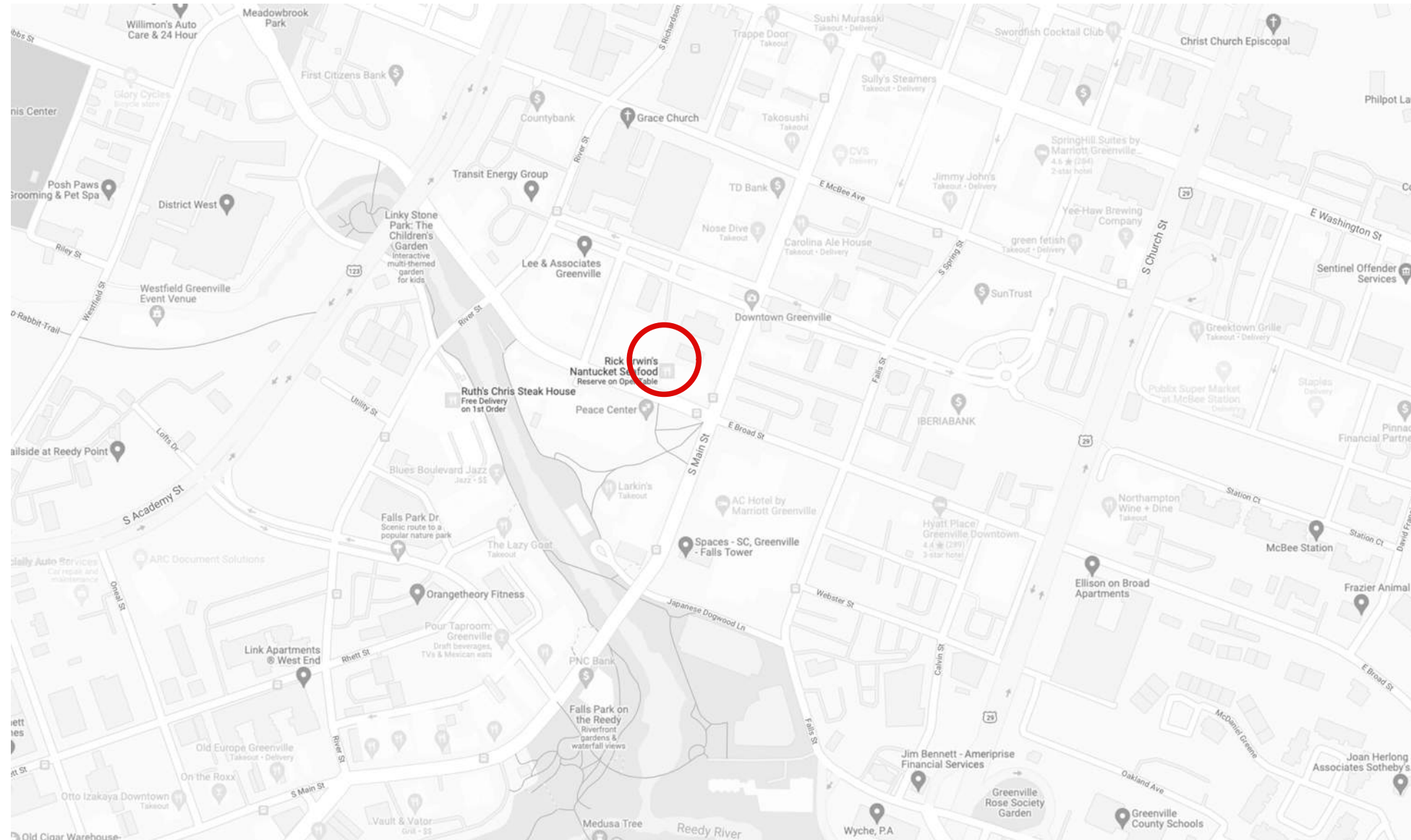


1. GENERAL CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF THE EXISTING CONDITIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS PRIOR TO BEGINNING WORK.
2. DRAWINGS SHALL NOT BE SCALED. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IF DIMENSIONAL CLARITY IS REQUIRED.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS PRIOR TO BEGINNING WORK.
4. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF CONTRACT DOCUMENTS.
5. WHERE DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONTRACTOR SHALL CLARIFY WITH THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
6. ALL WORK SHALL CONFORM TO APPLICABLE LOCAL CODES, LAWS, AND ORDINANCES ASSIGNED BY THE AUTHORITIES HAVING JURISDICTION.
7. USE PRACTICES COMMON TO THE STANDARDS OF THE TRADES UNLESS SPECIFICALLY NOTED OTHERWISE.
8. GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR COMPLETION OF THE WORK SHOWN. PERMITS SHALL BE OBTAINED PRIOR TO BEGINNING WORK.
9. GENERAL CONTRACTOR SHALL OBTAIN AND SCHEDULE ALL FIELD INSPECTIONS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.

5 PROJECT GENERAL NOTES

A.F.F. = ABOVE FINISH FLOOR	O.P.O.I. = OWNER PROVIDED, OWNER INSTALLED
CL = CENTER LINE	OPP = OPPOSITE
CONC = CONCRETE	PEMB = PRE ENGINEERED METAL BUILDING
CONT = CONTINUOUS	PT = PRESSURE TREATED
ELEV. = ELEVATION	PTD= PAINTED
EQ = EQUAL	SIM = SIMILAR
EXT = EXTERIOR	SYP = SOUTHERN YELLOW PINE
F.O.B. = FACE OF BLOCK	TBD = TO BE DETERMINED
F.O.S. = FACE OF STUD	TBS = TO BE SELECTED
F.O.W. = FACE OF WALL, (BRICK OR FINISH)	TYP = TYPICAL
FTG = FOOTING	VIF = VERIFY IN FIELD
HDG = HOT DIPPED GALVANIZED	WD = WOOD
INT = INTERIOR	WRC = WESTER RED CEDAR
KD = KILN DRIED	# DOOR DESIGNATION SYMBOL
N.I.C. = NOT IN CONTRACT	A WINDOW DESIGNATION SYMBOL
MR = MOISTURE RESISTANT	DIMENSION TO CENTER LINE
O.C. = ON CENTER	A STRUCTURAL COLUMN LINE
O.P.C.I. = OWNER PROVIDED, CONTRACTOR INSTALLED	INSULATION

4 ABBREVIATIONS & SYMBOLS



3 LOCATION MAP

SCALE: N/A

- G101 - TITLE SHEET
- G104 - SITE PHOTOS
- D100 - DEMO SITE PLAN
- A100 - PROPOSED SITE PLAN
- A105 - ENLARGED COURTYARD PLAN
- A106 - ENLARGED COURTYARD ROOF PLAN
- A201 - EXTERIOR ELEVATIONS
- A203 - EXTERIOR ELEVATIONS
- A204 - EXTERIOR VIEW 1
- A205 - EXTERIOR VIEW 2
- A206 - EXTERIOR VIEW 3
- A301 - SECTION

2 DRAWING LIST

SCALE: N/A

40 W. Broad Street, Suite 500
Greenville, SC 29601

PIN # 0059000400206 & 0059000400207

DESIGN REVIEW BOARD SUBMITTAL 01.18.2022

WINDSOR
AUGHTRY

DAVID THOMPSON ARCHITECT

PROFICIENT
ENGINEERING

MobileFixture
THE KITCHEN & RESTAURANT STORE
SINCE 1927

OWNER
WINDSOR AUGHTRY COMPANY
KIRK CRAWFORD - 864-516-4390
K.CRAWFORD@HOSPITALITYAMERICA.COM

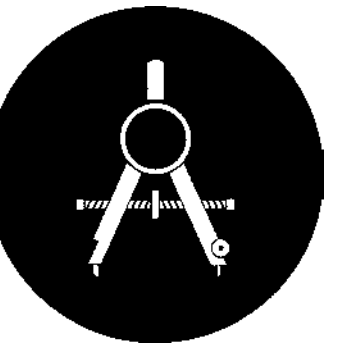
ARCHITECTURE AND PROJECT MANAGEMENT
DAVID THOMPSON - 843-297-8939
DTHOMPSON@DTHOMPSONARCHITECT.COM

MECHANICAL, ELECTRICAL, PLUMBING ENGINEERING
PROFICIENT ENGINEERING
BRIAN ARMENTA - 404.330.9798 x103
BRIAN@PROFICIENTENGINEERING.COM

KITCHEN EQUIPMENT CONSTULTANT
MOBILE FIXTURE
HANK CANTRELL - 615-426-4854
HANK.CANTRELL@MOBILEFIXTURE.COM

1 PROJECT TEAM

SCALE: N/A



DAVID THOMPSON ARCHITECT, LLC
CHARLESTON SC / 843-297-8939
WWW.DTHOMPSONARCHITECT.COM

DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT, THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT.



ISSUED DATE / REVISIONS
DRB SUBMITTAL 11.29.2021
DRB SUBMITTAL 01.18.2022

40 W. Broad St Suite 500
Greenville, SC 29601

G101



VILLAGE GREEN - VIEW FROM HOTEL EXIT



VILLAGE GREEN - VIEW FROM BOTTOM OF S. MAIN STREET STAIRS



W. BROAD STREET STOREFRONT



VILLAGE GREEN - VIEWED FROM S. MAIN STREET SIDEWALK



DAVID THOMPSON ARCHITECT, LLC
CHARLESTON SC / 843-297-8939
WWW.DTHOMPSONARCHITECT.COM

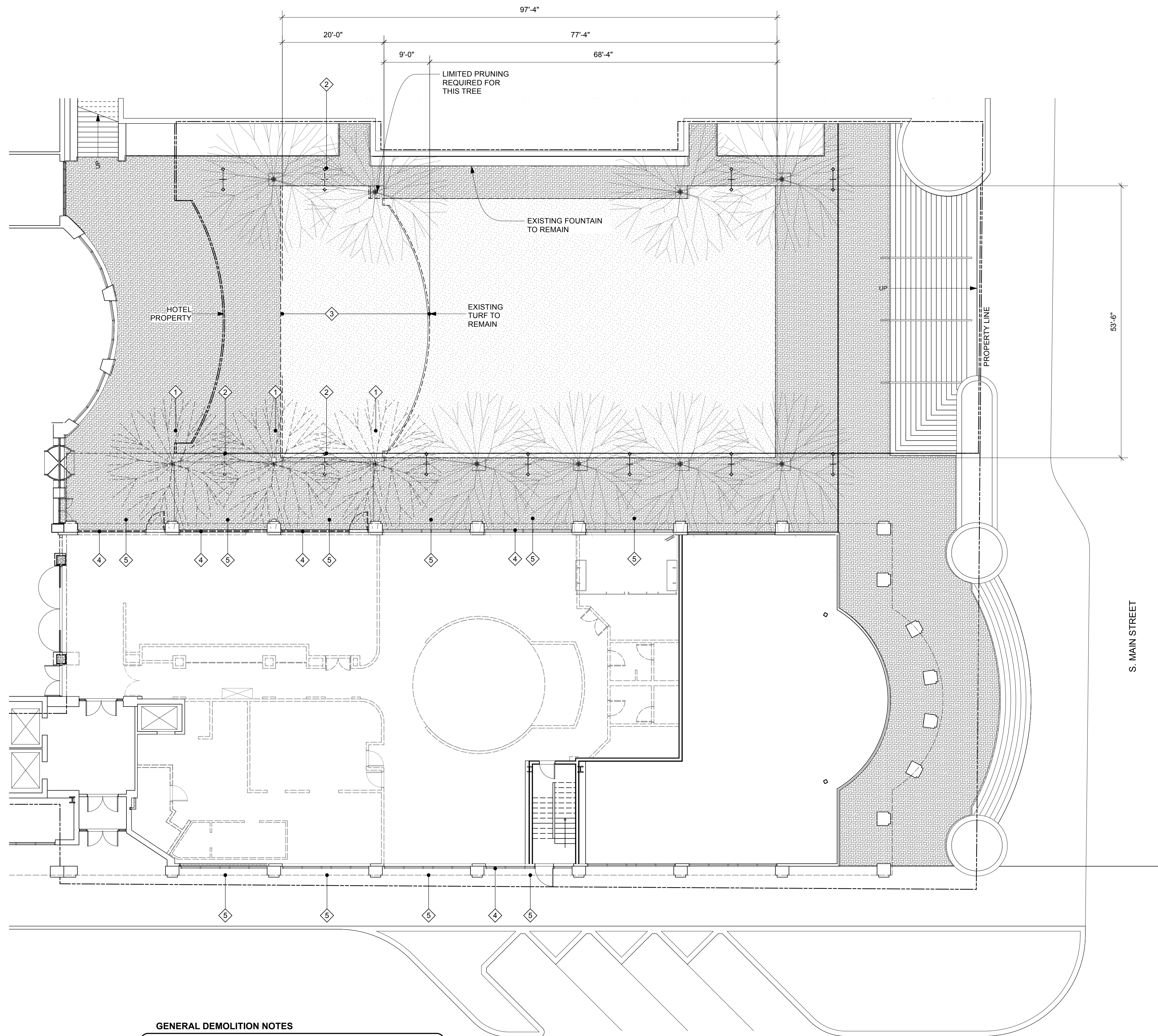
DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT, THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT.



ISSUED DATE / REVISIONS
DRB SUBMITTAL 11.29.2021
DRB SUBMITTAL 01.18.2022

40 W. Broad St Suite 500
Greenville, SC 29601





GENERAL DEMOLITION NOTES

1. DASHED LINES INDICATE DEMOLITION ITEMS. SOLID LINES INDICATE EXISTING ITEMS TO REMAIN.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF DEMOLITION AND CONSTRUCTION. THESE DRAWINGS ARE FOR DESIGN INTENT ONLY.
3. SHOULD THE G.C. ENCOUNTER HAZARDOUS MATERIALS, THEY ARE RESPONSIBLE FOR NOTIFYING THE OWNER AND ARCHITECT PRIOR TO PROCEEDING ANY FURTHER. A PLAN WILL BE DEVELOPED FOR THE SAFE AND LAWFUL REMOVAL AND DISPOSAL OF SAID MATERIALS.
4. THE G.C. SHALL BE RESPONSIBLE FOR THE VERIFICATION OF NON-LOAD BEARING PARTITIONS AND COLUMNS TO BE REMOVED. PROVIDE ALL APPROPRIATE AND NECESSARY SHORING OR SUPPORT FOR OVERHEAD WORK.
5. THE G.C. SHALL NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY IF ANY UNFORSEEN CONDITIONS ARE ENCOUNTERED.
6. SURFACES NOT BEING DEMOLISHED SHOULD BE PROTECTED.
7. REMOVE ANY ABANDONED DEVICES INCLUDING BUT NOT LIMITED TO SWITCHES, CONDUITS, WALL PROTECTIVE SHELVING OR CURTAIN RODS.

W. BROAD STREET

DEMOLITION KEY

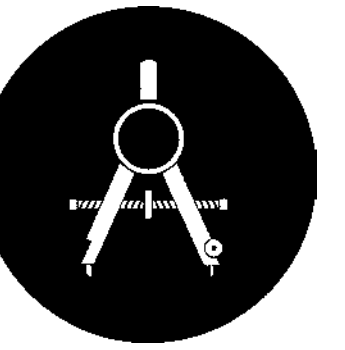
- | | |
|---|--|
| 1 | REMOVE EXISTING TREES, GRIND STUMPS, AND PATCH TREE WELLS W/ BRICK TO MATCH EXISTING HARDSCAPE |
| 2 | REMOVE EXISTING LIGHT POSTS. CAP ALL ELECTRICAL TO CODE. |
| 3 | REMOVE PORTION OF EXISTING TURF. |
| 4 | REMOVE PORTION OF EXISTING STOREFRONT FOR MODIFICATION. |
| 5 | REMOVE EXISTING CANVAS AWNINGS. |



1
D100

DEMOLITION SITE PLAN

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



DAVID THOMPSON ARCHITECT, LLC
CHARLESTON SC / 843-297-8939
WWW.DTHOMPSONARCHITECT.COM

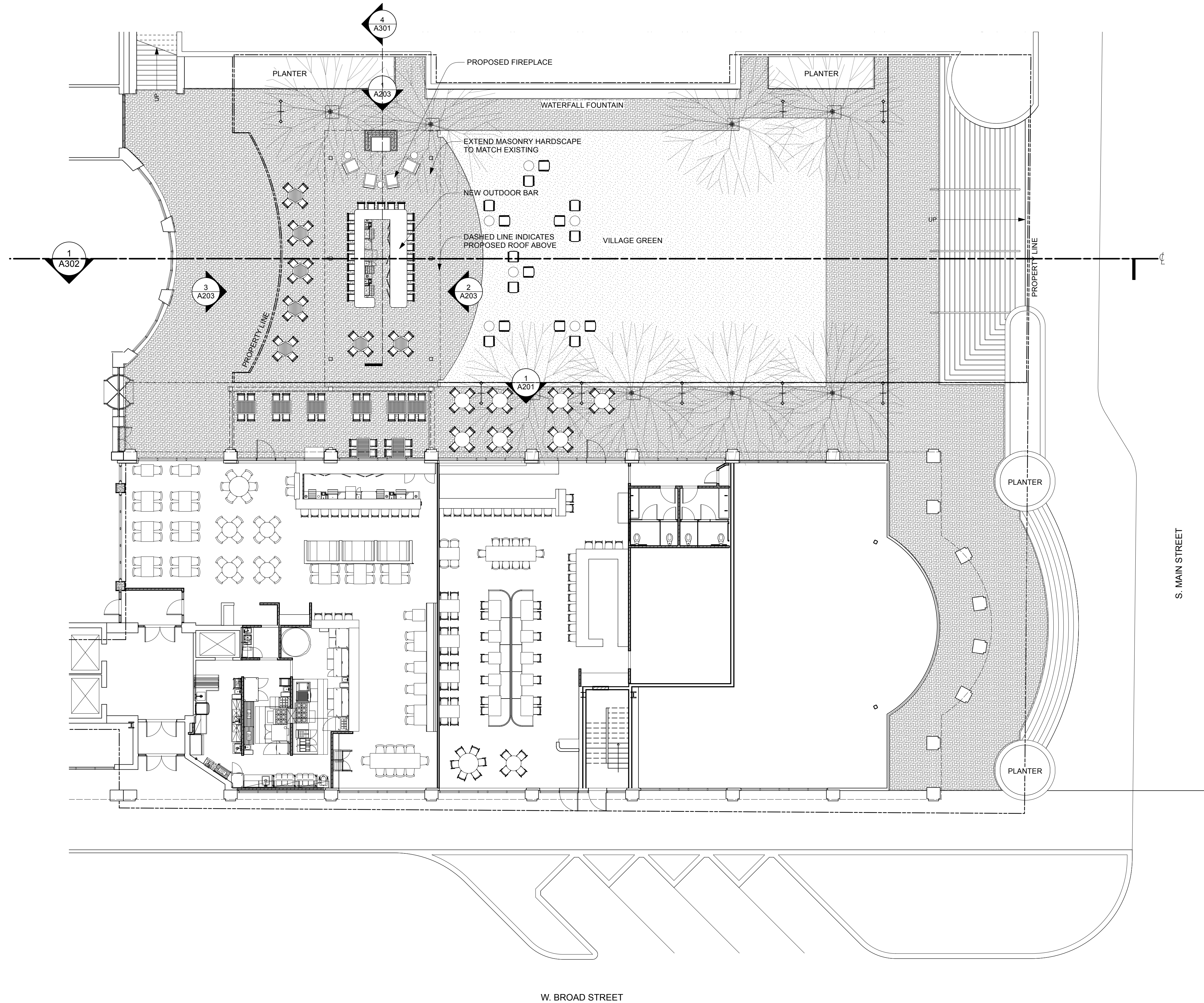
DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT.



ISSUED DATE / REVISIONS
DRB SUBMITTAL 11.29.2021
DRB SUBMITTAL 01.18.2022

40 W. Broad St Suite 500
Greenville, SC 29601

D100

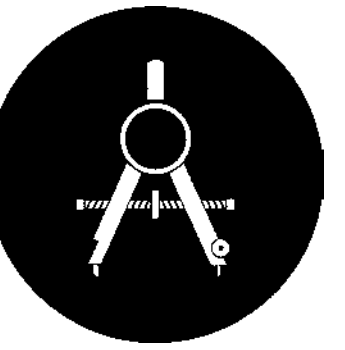


NOTES

- SEE G103 FOR WALL TYPES
- INDICATES NEW WALL
- SEE A500 FOR DOOR SCHEDULE

NOTE: FURNITURE SHOWN FOR REFERENCE AND DESIGN INTENT ONLY

PROPOSED ARCHITECTURAL SITE PLAN
SCALE: 3/32" = 1'-0"



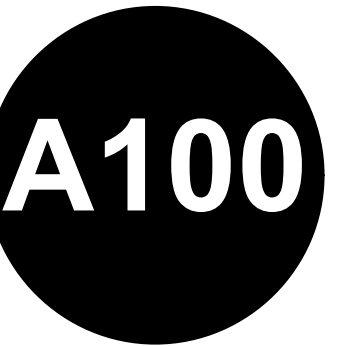
DAVID THOMPSON ARCHITECT, LLC
CHARLESTON SC / 843-297-8939
WWW.DTHOMPSONARCHITECT.COM

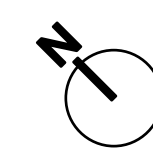
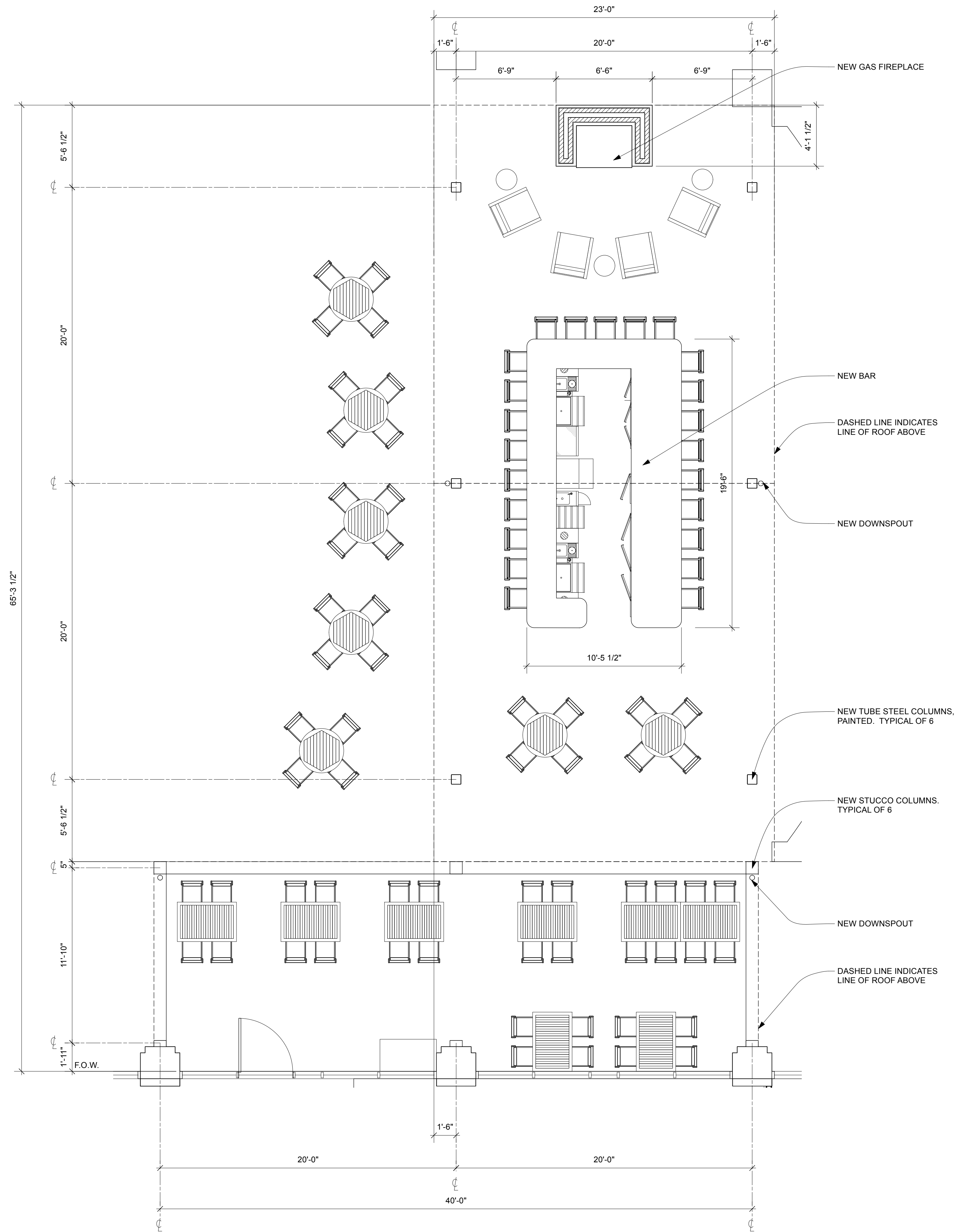
DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT, THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT.



ISSUED DATE / REVISIONS
DRB SUBMITTAL 11.29.2021
DRB SUBMITTAL 01.18.2022

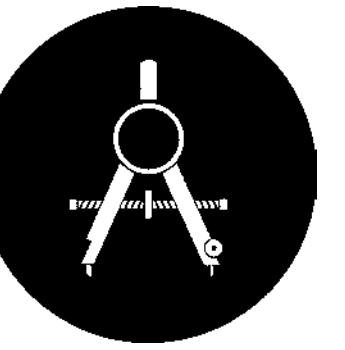
40 W. Broad St Suite 500
Greenville, SC 29601





3
A105

ENLARGED COURTYARD PLAN
SCALE: 1/4" = 1'-0"



DAVID THOMPSON ARCHITECT, LLC
CHARLESTON SC / 843-297-8939
WWW.DTHOMPSONARCHITECT.COM

DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT.



ISSUED DATE / REVISIONS
DRB SUBMITTAL 11.29.2021
DRB SUBMITTAL 01.18.2022

40 W. Broad St Suite 500
Greenville, SC 29601

A105



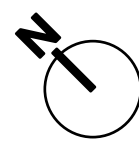
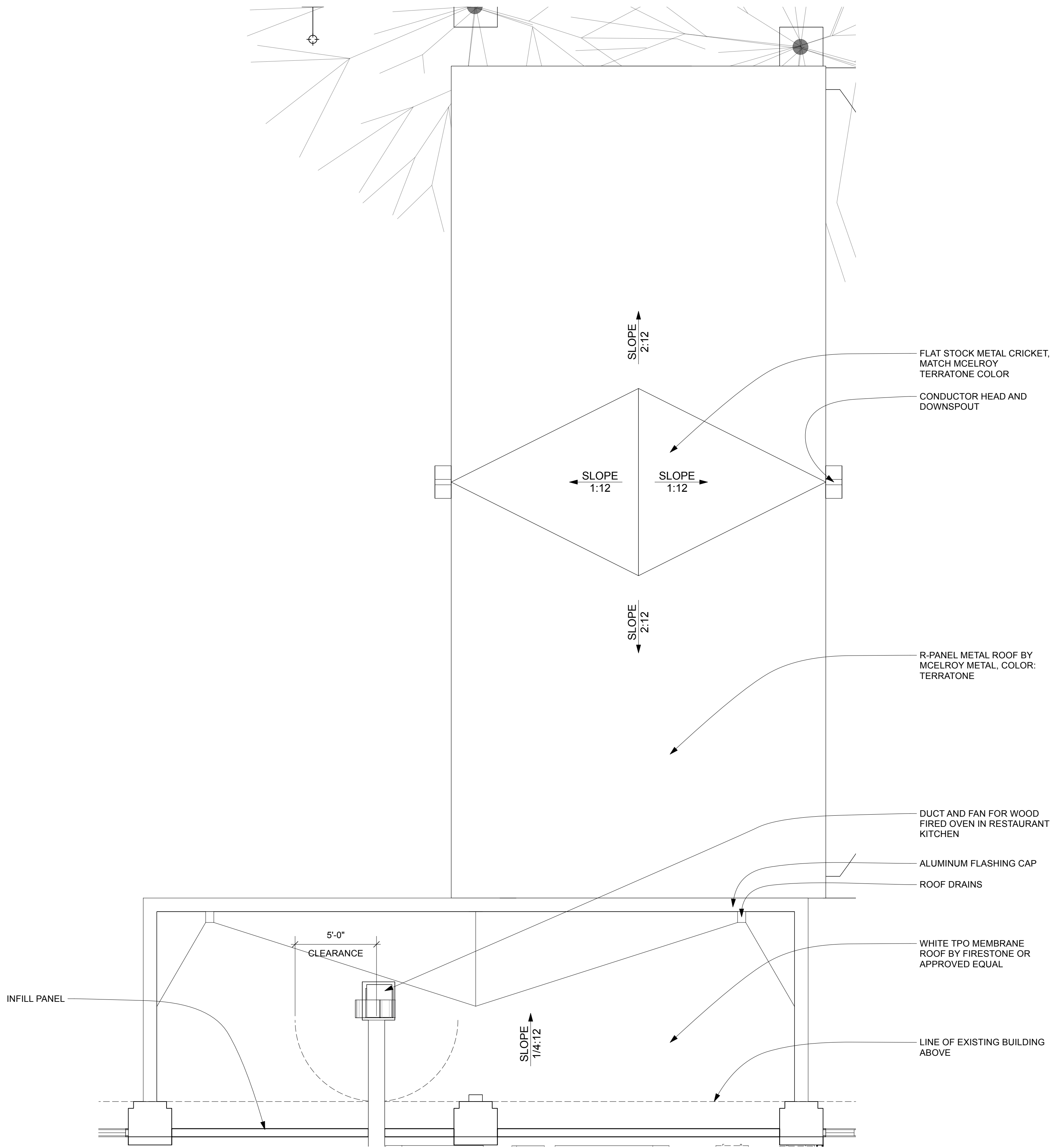
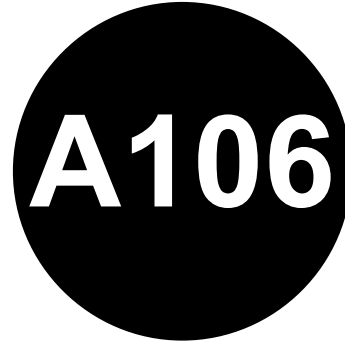
DAVID THOMPSON ARCHITECT, LLC
CHARLESTON SC / 843-297-8939
WWW.DTHOMPSONARCHITECT.COM

DRAWINGS AND THE DESIGN ARE THE
PROPERTY OF THE ARCHITECT WHETHER
THE PROJECT FOR WHICH THEY ARE
PREPARED IS EXECUTED OR NOT. THE
DRAWINGS SHALL NOT BE USED BY THE
PROJECT OWNER OR ANYONE ELSE FOR ANY
OTHER PROJECT.



ISSUED DATE / REVISIONS
DRB SUBMITTAL 11.29.2021
DRB SUBMITTAL 01.18.2022

40 W. Broad St Suite 500
Greenville, SC 29601



4
A106

ENLARGED ROOF PLAN

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



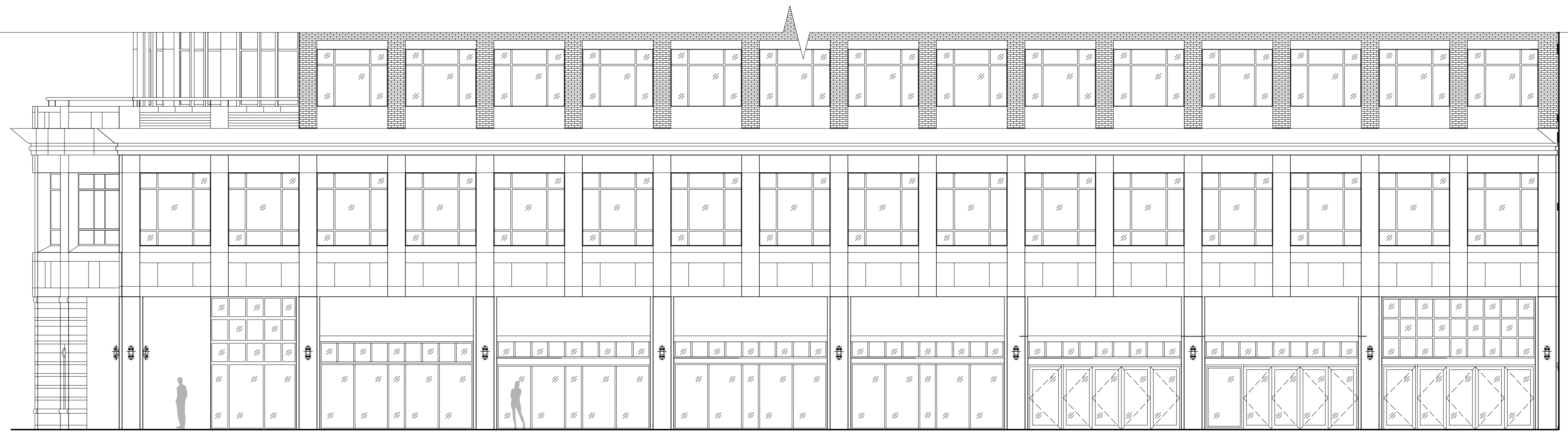
DAVID THOMPSON ARCHITECT, LLC
CHARLESTON SC / 843-297-8939
WWW.DTHOMPSONARCHITECT.COM

DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT, THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT.

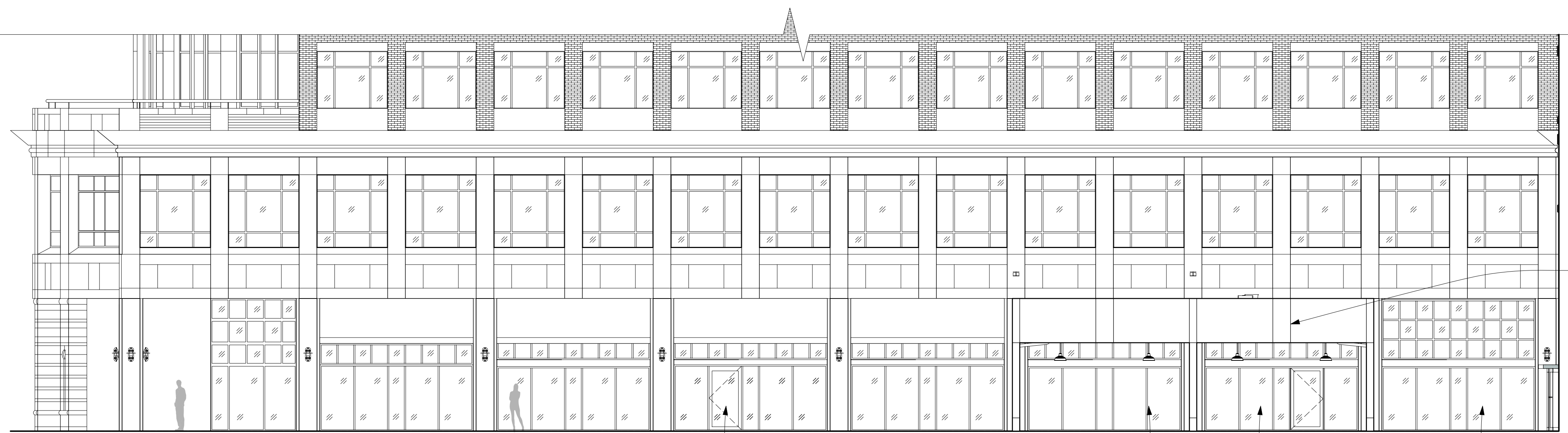


ISSUED DATE / REVISIONS
DRB SUBMITTAL 11.29.2021
DRB SUBMITTAL 01.18.2022

40 W. Broad St Suite 500
Greenville, SC 29601



2 EXISTING NORTH EXTERIOR ELEVATION
A201 SCALE: 1/8" = 1'-0"



NEW STOREFRONT BELOW
EXISTING SPANDREL BEAM.
STOREFRONT SHALL MATCH
EXISTING.

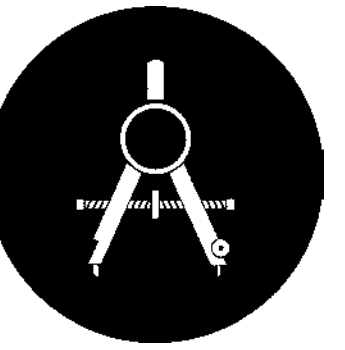
NEW STOREFRONT BELOW
EXISTING SPANDREL BEAM.
STOREFRONT SHALL MATCH
EXISTING.

NEW STOREFRONT BELOW
EXISTING SPANDREL BEAM.
STOREFRONT SHALL MATCH
EXISTING.

NEW STOREFRONT BELOW
EXISTING SPANDREL BEAM.
STOREFRONT SHALL MATCH
EXISTING.

NEW STRUCTURE OVER
OUTDOOR DINING, SMOOTH
FINISH STUCCO

1 PROPOSED NORTH EXTERIOR ELEVATION
A201 SCALE: 1/8" = 1'-0"



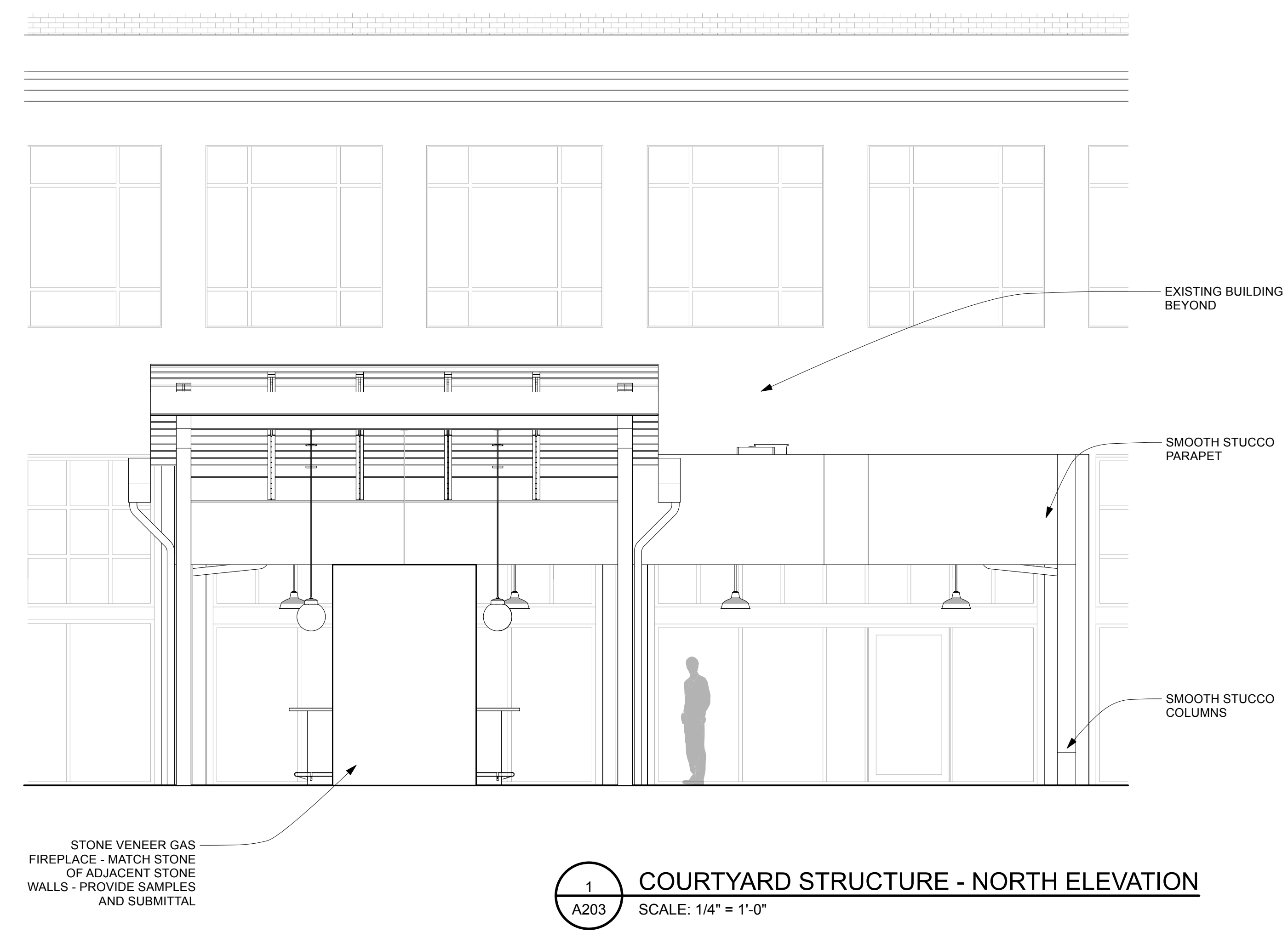
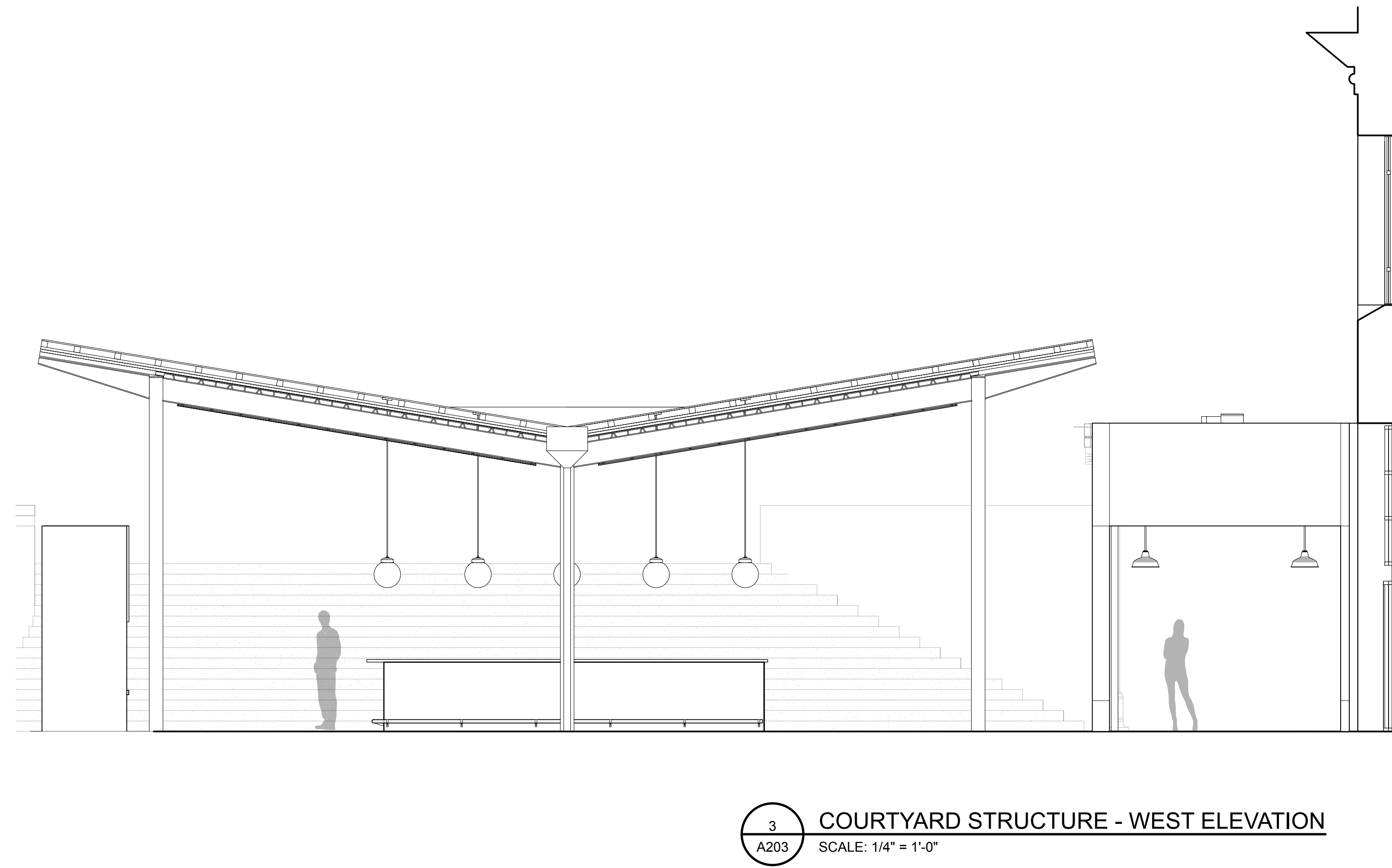
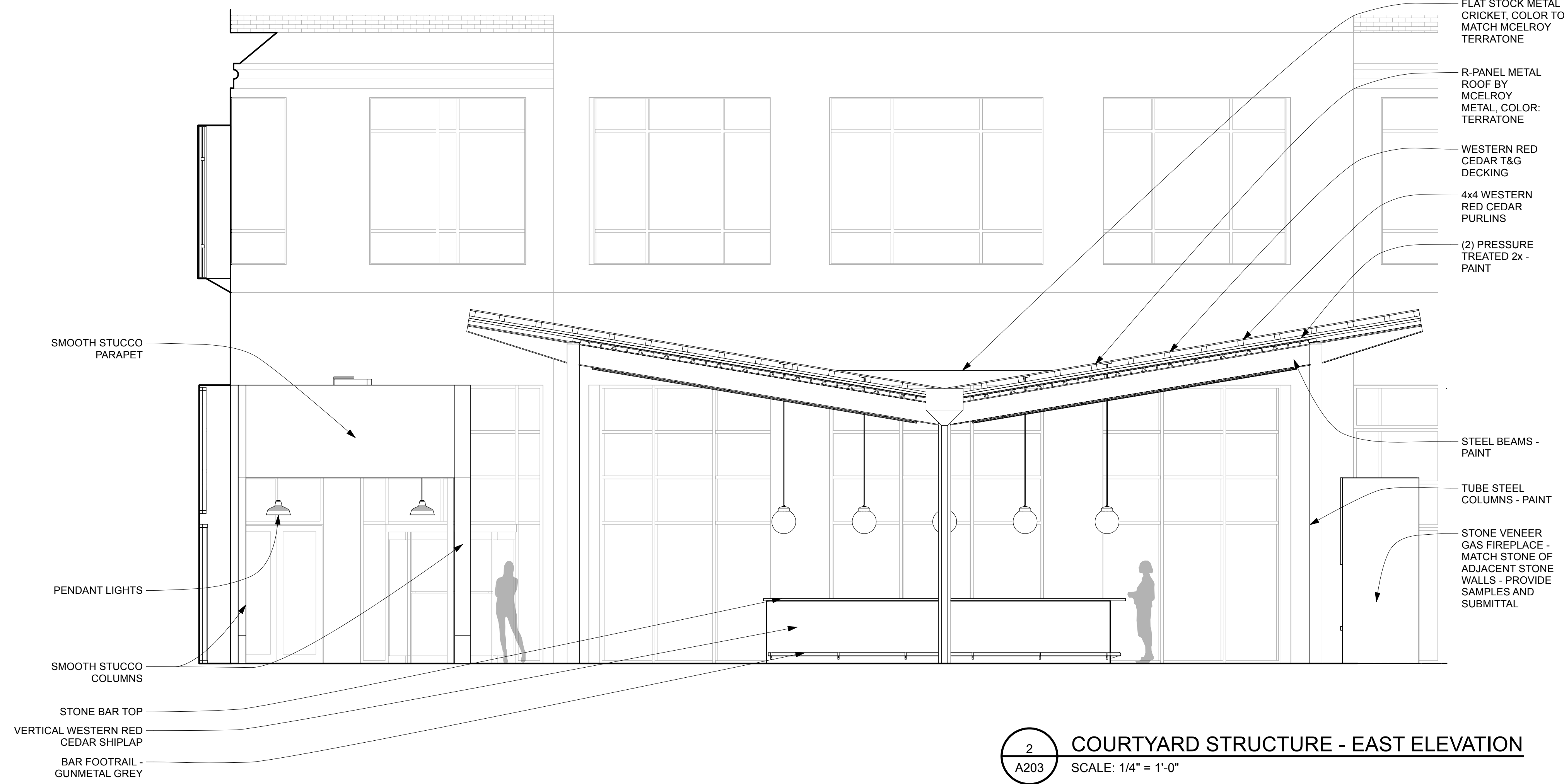
DAVID THOMPSON ARCHITECT, LLC
CHARLESTON SC / 843-297-8939
WWW.DTHOMPSONARCHITECT.COM

DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT, THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT.



ISSUED DATE / REVISIONS
DRB SUBMITTAL 11.29.2021
DRB SUBMITTAL 01.18.2022

40 W. Broad St Suite 500
Greenville, SC 29601





DAVID THOMPSON ARCHITECT, LLC
CHARLESTON SC / 843-297-8939
WWW.DTHOMPSONARCHITECT.COM

DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT, THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT.



ISSUED DATE / REVISIONS
DRB SUBMITTAL 11.29.2021
DRB SUBMITTAL 01.18.2022

40 W. Broad St Suite 500
Greenville, SC 29601

1
A204 VIEW FROM VILLAGE GREEN





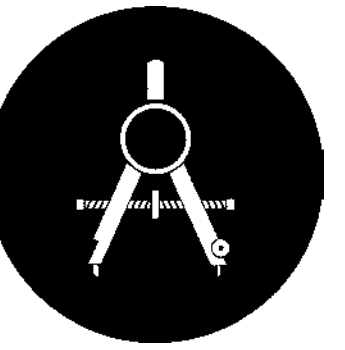
DAVID THOMPSON ARCHITECT, LLC
CHARLESTON SC / 843-297-8939
WWW.DTHOMPSONARCHITECT.COM

DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT, THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT.



ISSUED DATE / REVISIONS
DRB SUBMITTAL 11.29.2021
DRB SUBMITTAL 01.18.2022

40 W. Broad St Suite 500
Greenville, SC 29601



DAVID THOMPSON ARCHITECT, LLC
CHARLESTON SC / 843-297-8939
WWW.DTHOMPSONARCHITECT.COM

DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT, THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT.



ISSUED DATE / REVISIONS
DRB SUBMITTAL 11.29.2021
DRB SUBMITTAL 01.18.2022

40 W. Broad St Suite 500
Greenville, SC 29601



1
A205 VIEW FROM MAIN STREET



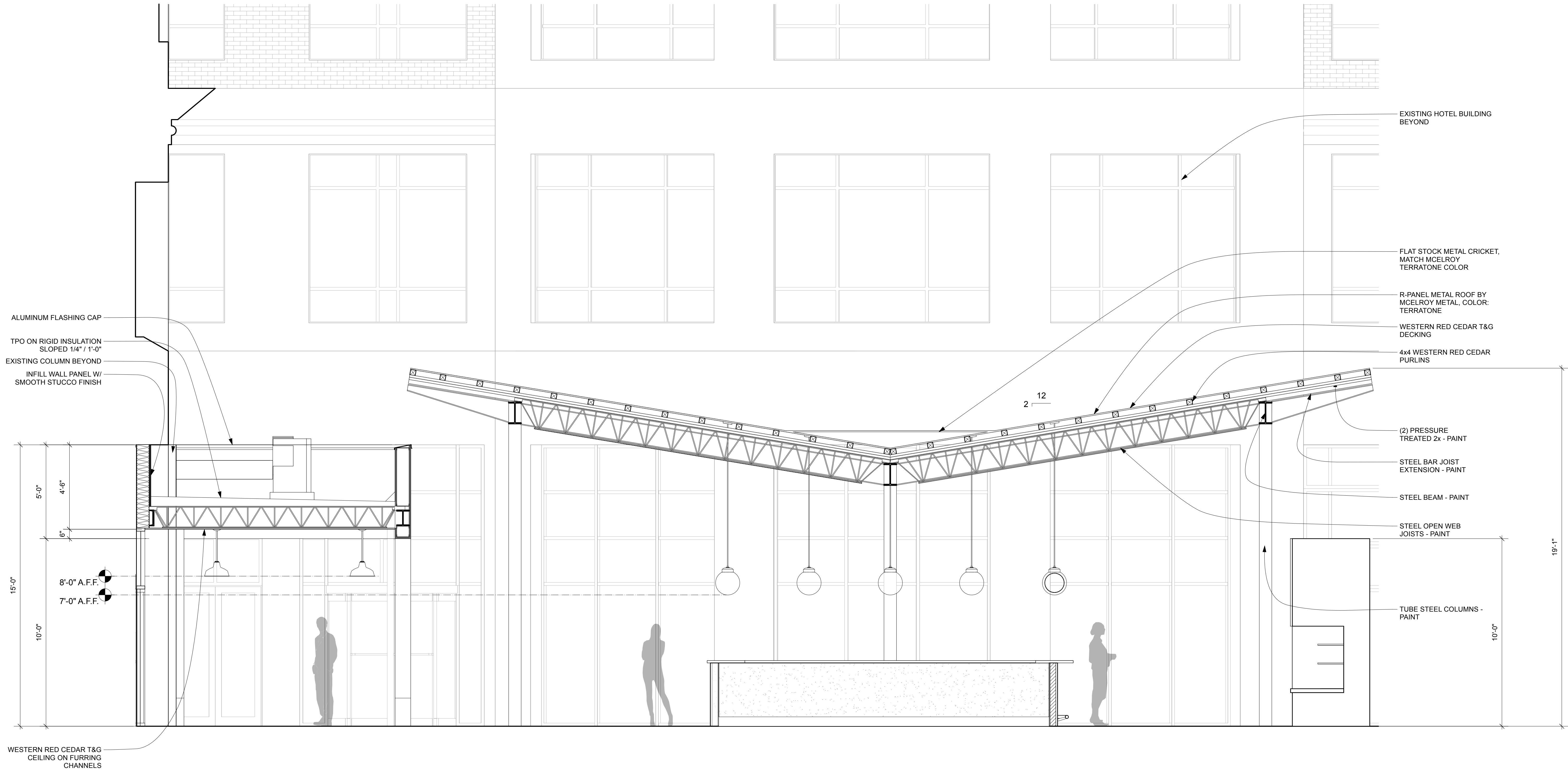
DAVID THOMPSON ARCHITECT, LLC
CHARLESTON SC / 843-297-8939
WWW.DTHOMPSONARCHITECT.COM

DRAWINGS AND THE DESIGN ARE THE
PROPERTY OF THE ARCHITECT. WHETHER
THE PROJECT FOR WHICH THEY ARE
PREPARED IS EXECUTED OR NOT, THE
DRAWINGS SHALL NOT BE USED BY THE
PROJECT OWNER OR ANYONE ELSE FOR ANY
OTHER PROJECT.



ISSUED DATE / REVISIONS
DRB SUBMITTAL 11.29.2021
DRB SUBMITTAL 01.18.2022

40 W. Broad St Suite 500
Greenville, SC 29601



1
A301
COURYARD STRUCTURE BUILDING SECTION
SCALE: 3/8" = 1'-0"



**Planning Staff Report to
Design Review Board - Urban
January 21, 2022**
for the February 3, 2022 Public Hearing

Docket Number:	22-0034
Applicant:	Daniel Merritt
Property Owner:	Downtown Greenville Investment
Property Location:	21 Augusta Street
Tax Map Number:	0089000101900
Acreage:	0.34 acres
Zoning:	C-4, Central Business District, West End Preservation Overlay
Proposal:	Renovation of a parking deck to construct a private plaza
Staff Recommendation:	Approve with Conditions

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness

Application Request:

The applicant proposes to construct a new outdoor plaza space on the top deck of an existing at-grade parking structure, flush with Augusta Street sidewalk. The plaza will be street level as the parking deck is located beneath the grade of Augusta Street. The plaza will be privately owned, operated, and managed, but is designed such that the public will have free access to the site via Augusta Street at the front, and newly constructed access stairs at the rear.

The proposed plaza will consist of both hardscape and artificial turf areas with planters and outdoor seating. This seating will be used by the adjacent restaurant tenants. The plaza will be shaded by tensile fabric shade sails secured to the adjacent building walls. A small +/- 14'x18', raised stage area for performances is located at the rear of the property. The proposed plaza will be separated from the Augusta Street sidewalk by four 36" height planters. Furnishings will include tables, chairs, trash and recycling receptacles, and bike racks. The plaza will be lit by catenary lights strung across the plaza.

The proposed stage, to be located at the rear of the plaza facing southwest, is a prefabricated monoslope shelter with a 24 gauge metal roof with wood paneled ceiling and white-painted steel supports. The stage will be backed by planters. Most of the plaza will be artificial turf, with some areas delineated by 6' broom-finish concrete sidewalks. A +/- 6" elevated wooden flooring system will replace the existing covered outdoor dining area associated with Eggs Up Grill. This new decked, dining area will be separated from the plaza by a black steel picket fence that opens both to Augusta Street and to the new plaza.

The entrance to the new plaza will have six 18" x by 54" planters that consist of evergreen hedge plants. Public access to the plaza will be through the openings of the planters facing Augusta Street and through a renovated stairwell in the rear of the plaza.

Staff Analysis:

In general, staff finds that the plaza meets the Downtown Design Guidelines, specifically PUB 8 *Parks and Plazas*. Visual and physical access is maintained, and internal circulation is adequate for the intended uses. The elevation is flush with the existing sidewalk which allows for easy transition between public and semi-public spaces. Adjacent uses will serve to activate the space. Programmatic elements are incorporated and will be the responsibility of the plaza owner / manager. Adequate lighting (PUB 9) will be incorporated and the ambient existing pedestrian lighting along Augusta Street will suffice to meet CPTED standards.

Staff notes one discrepancy that appears to exist between the application statement and the drawings. The applicant states that the plaza will be separated from the street with aluminum panels, but the site plan and renderings show planters as a means of separation. Staff concurs with the use of planters but does not recommend aluminum panel screening. The use of aluminum panels to separate the space should be avoided as it would isolate the plaza from the public and discourage use. Staff finds the proposed planters, indicated on the site plan, as a solution for separation that meets the Downtown Design Guidelines, however, staff recommends that the 3-foot-tall evergreen hedge shall be reconsidered and replaced with softer plant materials to provide a more inviting environment.

Staff recognizes the potential for the inclusion of public art within the space and would encourage that, if so desired, the applicant reach out to the Arts in Public Places committee to explore that process. Applicant should select furnishing and shade sail colors to reflect the PRI 6.WE (materiality in the West End), to reflect the design principles of the West End Historic District as being a bright, lively, environment.

Therefore, staff recommends approval with the following conditions:

- 1. Applicant shall work with staff to select site furnishings and plants to reflect PRI 6. WE, to create a vibrant, exciting setting within the West End Historic District.**
- 2. The applicant shall provide planters with appropriate plantings to screen between the plaza and Augusta Street and not use aluminum panels.**
- 3. Applicant shall work with zoning staff to ensure that any outdoor performances on the proposed stage are properly permitted, adhere to the noise ordinance, and do not operate outside of permitted hours.**
- 4. Per the recent Section 19-1.11 LMO Text Amendment, an Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.**
- 5. This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Land Management Ordinance Section 19-2.2.14 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of**

Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site-specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.

**Relevant Design Guidelines:
PRIVATE REALM**

PRI 3. ENTRY

- 3.1 Locate entrances at active locations that enable and promote pedestrian walkability and connectivity.
- 3.2 All public entrances that face the public realm must be designed to accommodate all levels of physical ability.
- 3.3 Enhance the design of entry areas with materials, architectural and landscape features such as outdoor gathering spaces, coverings, lighting, and landscape elements so that they are clearly identified and will attract and guide pedestrians.
- 3.4 Entry glass must be highly transparent using non-reflective and minimally tinted glass.
- 3.5 Entries must be designed to pronounce their purpose as a destination while not overwhelming the scale, massing and articulation of the rest of the building.
- 3.6 For retail building uses, recess or cover entrances to provide shelter and articulate the point of entry.
- 3.7 For buildings on corner lots, locate entrances at the corner to anchor the intersection and create a seamless transition that captures pedestrian activity from both street frontages.
- 3.8 Residential uses at the ground floor level must include entrances that face the public realm.
- 3.9 Use lower scale buildings or building elements to transition taller buildings towards lower scale buildings on adjacent properties.
- 3.SS Steep slopes: Ensure that entrances are placed at street level, not above or below grade. Where stairways and/or ramps to entrances are unavoidable due to grade, ensure that they are highly visible and integrated into the architectural and landscape design of the building. Stairs and ramps should enhance and not restrict the walkability of adjacent sidewalks.
- 3.LP Large parcels: For large parcel developments with multiple tenants: Provide distinct entrances and retail fronts to support a more resilient and flexible design that will accommodate the location of future uses.
- 3.ME Mass entertainment venues: Avoid pedestrian congestion by providing ample area for event queuing clear of the sidewalk zone. Physically delineate queuing area with bollards or other separators. Provide cover for at least 50 percent of the designated queuing areas. Ensure that entries allow for adequate access for emergency vehicles.

PRI 5. ARTICULATION

- 5.1 Articulate buildings with dimensions that promote a sense of human scale.
- 5.2 Use horizontal and vertical articulation to help define and differentiate the street level of the building and to express façade widths that are compatible with adjacent context.
- 5.3 Enhance the design and better unify the architectural relationship within an area by complementing the articulation of adjacent buildings.
- 5.4 A design must have a proper balance of articulation. Lack of variety is discouraged. However, design elements and materials must work together to create a unified whole.

- 5.5 Where balconies are used, ensure that they are at a scale that they can be used as open space. False balconies that serve no purpose beyond decoration should not be permitted.
- 5.6 Avoid large, monotonous façades.
- 5.7 For buildings on corner lots, accentuate the corner's unique location with architectural features that actively engage the public realm and create a visual presence at the corner, such as:
 - Chamfered or rounded corners
 - Projecting and recessed balconies and entrances,
 - Accentuating features such as embellished doorways and volumetric manipulations (e.g., corner tower),
 - Enhanced window designs that may include floor-to-ceiling windows, display windows, clerestory windows, or distinctive glass design or colors.
- 5.LP Use detail and articulation to help distribute the mass and scale of larger buildings into smaller parts. Avoid large monotonous façades.

PRI 6. MATERIALITY

- 6.1 Use high quality materials that are chosen to be compatible with their surrounding context but also to elevate the existing diversity and character of the area.
- 6.2 Materials used within proximity to pedestrian areas must have the durability to withstand heightened activity and wear.
- 6.3 Reuse existing or refurbished materials.
- 6.4 Use materials that convey a sense of human scale; that is, meant to be experienced by the pedestrian, not vehicular, user.
- 6.5 Use authentic materials. When this is not possible, ensure that synthetic materials realistically convey the materials that they represent.
- 6.6 While excessive uniformity and monotony are discouraged, variations in materials and colors must be composed and balanced to create a unified whole.
- 6.7 Use light colored (high albedo) materials for roofing and landscaping to reflect radiant heat.
- 6.8 Brighter, bolder colors (including corporate branding colors) may be applied to areas or elements of the building where they are secondary in application compared to the main body or features of the building (such as signage, canopies, or accent trim), or are otherwise applied in ways that do not dominate the overall color palette or cause the building to look out of place relative to the area. Counteract stronger colors by integrating natural materials and textures into the overall design.
- 6.WE West End Historic District: Brighter colors may be applied more predominantly to contribute positively to a more vibrant, exciting setting but must still be coordinated with the building composition and surrounding character.

PRI 7. ARCHITECTURAL LIGHTING

- 7.1 Use light fixtures to accent and complement architectural elements.
- 7.2 Enhance building architecture with lighting. Incorporate accent lighting into the building design to create visual interest, depth and shadows. Ensure lighting does not have an adverse impact on adjacent properties and pedestrian areas.
- 7.3 Use shielded fixture housings to direct light distribution to pedestrian areas and to prevent trespass onto adjacent properties. For complex projects, lighting specialists should be retained to ensure light pollution will not adversely affect adjacent properties.
- 7.4 Lighting of building façades is discouraged if the lighting contributes to light pollution and off-site trespass. In-ground up lighting should not shine directly into pedestrian areas.

- 7.5 Safety and security of the building and surrounding area should be enhanced through lighting design.
- 7.6 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.
- 7.7 Nighttime lighting of tall building signs, as well as of distinctive building tops, is encouraged and the two should be integrated. Lighting of tall building signs should include backlighting that creates a “halo” around the skylight sign. Backlighting may be combined with other types of lighting.

PRI 8. PRIVATE OUTDOOR SPACES

- 8.1 Thoughtfully locate building equipment and utilities. Avoid placing building elements that will be interpreted as clutter, such as utilities, in private outdoor spaces that are within the public view including spaces that are at ground-level as well as rooftop areas.
- 8.2 Screen building equipment and utilities from view with built or landscaped buffering in a manner that contributes to the quality of the existing landscaping, building and public streetscape. This screening requirement applies to mechanical equipment on rooftops, such as HVAC units.
- 8.3 Private outdoor spaces must complement and enhance the design of the building(s) to which they are associated.
- 8.4 Incorporate low-impact site development principles to make efficient use of land and natural resources.
- 8.5 Light source color selection must be considered so that lighting is not harsh and unpleasant or incompatible with other area lighting sources.

PRI 11. EXISTING ARCHITECTURE

- 11.1 Buildings that are considered contributing to the West End Preservation Overlay District, or listed on the National Register of Historic Places are encouraged to consider rehabilitation, restoration, preservation, reconstruction or complementary additions. The National Park Service provides a comprehensive source of material that can assist owners with how to work with historic properties.
- 11.2 Maintain existing features, details and windows that contribute to the existing character of the building and its adjacent area
- 11.3 Additions and renovations must be respectful of a building's original architectural character.
- 11.4 An addition should not damage or obscure architecturally important features of the existing building.
- 11.5 Additions must be visually distinctive from the original building so that new and old elements can be distinguished from one another.
- 11.6 Rooftop additions to existing buildings should be set back from the primary façade so that new and old elements can be distinguished from one another and the scale of the original building can be perceived.
- 11.7 Additions must be subordinate in scale and character to the original building.
- 11.8 An application for building demolition must be accompanied by a post-demolition site plan.
- 11.9 Inappropriate coating treatments are a major cause of damage to historic masonry buildings and should not be permitted. Applying any waterproof coating to existing brick exterior walls can cause interior and exterior damage. The National Park Service provides guidance on coating treatments for historic masonry buildings.



**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
URBAN DESIGN PANEL**

Contact Planning & Development:
(864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Downtown Greenville Investments	Krish V Patel
*Title:	Managing Member/Owner	
*Address:	105 E North Street Greenville SC 29601	
*Phone:	864-275-5605	
*Email:	krish@kvpinc.com	

PROPERTY INFORMATION

*STREET ADDRESS 21 Augusta Street, Greenville SC _____

*TAX MAP #(S) 0089000101900 _____

*SPECIAL DISTRICT West End Overlay District _____

DESCRIPTION OF REQUEST

To include scope of project and justification or response to specific guidelines and special conditions.

DRB Urban-Site review for site improvements located at 21 Augusta Street within the West End Overlay District in the City of Greenville.

Proposed Site improvements will consist of outdoor plaza space on roof of parking structure (proposed plaza will be at street level of Augusta Street). Plaza will consist of both hardscape and artificial turf areas, with planters and outdoor seating to be used by adjacent restaurant spaces. Area will be shaded by shade sails and include a small raised stage area for performances. Plaza will be separated from the street with aluminum panels but will be accessible to the general public.

INSTRUCTIONS

1. Preliminary meeting with staff is required prior to application submittal.
2. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the Planning & Development office no later than 2:00 p.m. on the date reflected on the attached schedule.

A. URBAN DESIGN PANEL	Site plan review	\$300.00
	Architectural review	\$300.00
B. SIGNS		\$150.00
C. APPLICATION FOR STAFF REVIEW		
	Major (all site development activity, roof gardens, decks or accessory structures; or any project that requires consultation with a member of the DRB).	\$100.00
	Minor (color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features).	\$ 50.00
D. INFORMAL REVIEW		
E. MODIFICATION TO AN APPROVED PROJECT		
	Major (requires review by DRB)	½ original fee
	Minor (requires review by staff)	\$ 50.00
F. REVISIONS (multiple required revisions may be subject to additional fees).		

3. The staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies, which must be corrected prior to placing the application on the Design Review Board agenda.
4. If the application requires review by the Urban Design Panel, public hearing signs must be posted on the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
5. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1”=20’ or ¼” = 1’, etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board’s (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).
- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). ***The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.sharefile.com/d-s4197849a61943358>, and is provided as a .skp file. Data is updated monthly.***

ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

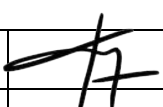
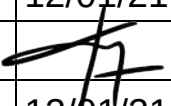
6. Please read carefully:

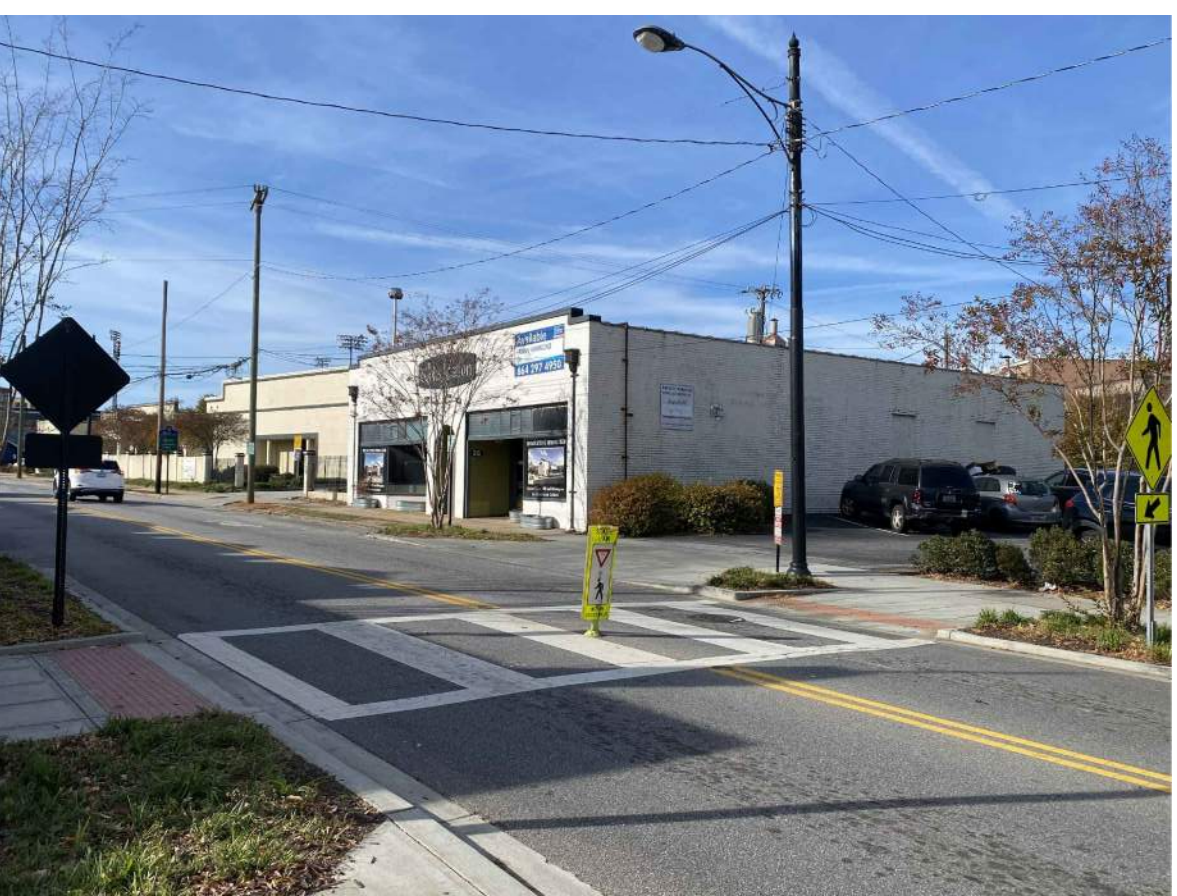
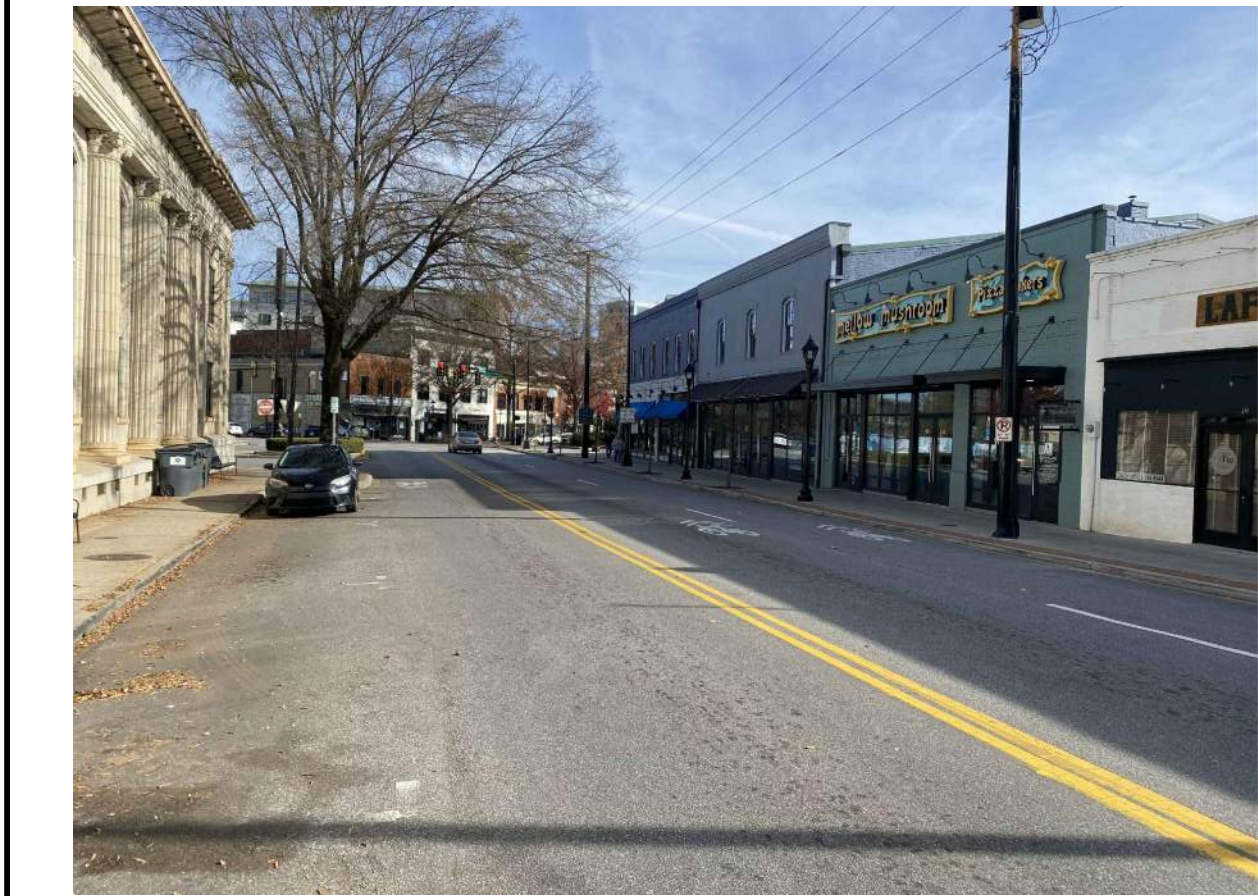
The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the Planning & Development office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner or act to have the restriction terminated or waived, the Planning & Development office will indicate in its report to the Design Review Board that granting the requested change would not likely result in the benefit the applicant seeks.

7. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application **is** ___ or **is not** ___ restricted by any recorded covenant that is contrary to, conflicts with or prohibits the requested activity.

*Signatures	
Applicant	
Date	12/01/21
Property Owner/Authorized Agent	
Date	12/01/21
Public Hearing Information	
Public Hearing Signs	



LEFT OF SUBJECT SITE

SUBJECT SITE

RIGHT OF SUBJECT SITE

ACROSS AUGUSTA STREET FROM SUBJECT

ACROSS AUGUSTA STREET FROM SUBJECT



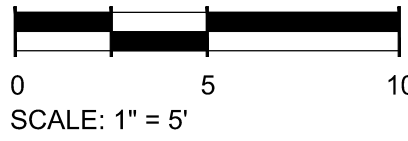
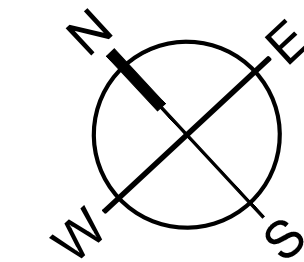
COCOBELLA (LEFT OF SITE)



CURRENT SITE CONDITIONS



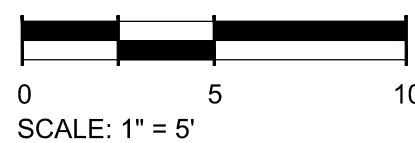
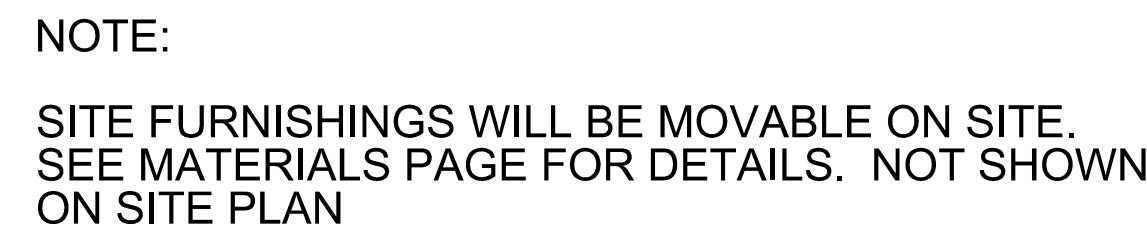
CURRENT SITE CONDITIONS





REVISION HISTORY

SITE PLAN





VIEW FROM AUGUSTA STREET



BIRD'S EYE VIEW



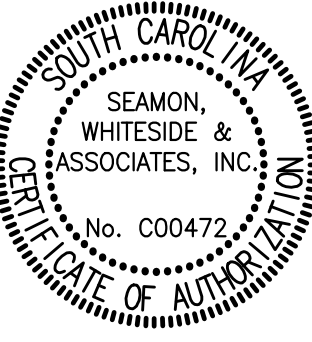
VIEW FROM AUGUSTA STREET



VIEW FROM AUGUSTA STREET



MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.884.1667
WWW.SEAMONWHITESIDE.COM



21 AUGUSTA PLAZA

CITY OF GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: GR3467
DATE: 12/06/21
DRAWN BY: WDM/MC
CHECKED BY: CW

REVISION HISTORY

3-D
PERSPECTIVES



**Planning Staff Report to
Design Review Board - Urban
January 28, 2022**
for the February 3, 2022 Public Hearing

Docket Number: 22-0035
Applicant: Boyd Johnson (Boyd Cycling)
Property Owner: Wheelman Properties LLC
Property Location: 115 Welborn Street
Tax Map Number: 0055000100206
Acreage: 0.323
Zoning: UP-C, Unity Park Core District
Proposal: Enclose an existing front façade entrance
Staff Recommendation: Deny

Applicable Sections of the City of Greenville Code of Ordinances:

*Sec. 19-2.3.8 Certificate of Appropriateness
Unity Park Neighborhood District Code Sec. 5.30*

Application Request:

The applicant proposes to remove and brick in an existing doorway on the street-facing façade of a former warehouse building along Welborn Street in Unity Park.

The subject property is zoned UP-C, Unity Park Code District and is currently occupied by a bicycle shop, Boyd Cycling. The property is undergoing renovations for a new tenant, Isomer Group, to occupy the space. As part of the building permit applications, a request was made to relocate the entrance and brick in the existing doorway. While alterations to buildings in the UP-C district are typically outside of the purview of the Design Review Board Urban Panel, the Unity Park Neighborhood District Code states that “original window and door openings shall not be enclosed or bricked-in on the street elevation unless approved by the design review board” (Section 5.30(B)(2)). Based on this information, staff informed the applicant that Design Review Board approval would be necessary if this change were to be pursued.

Staff Analysis:

History

The warehouse structure is believed to have been constructed in the 1940s. The property is not listed on the National Register of Historic Places and was not identified in any past historical surveys. Imagery or plans of the building in its original state were not provided by the applicant or able to be located by staff.

No prior Certificates of Appropriateness have been received for this property or others in “The Commons” area of Unity Park, although the property and its environs has seen significant rehabilitation and investment within the past decade.

Staff has concluded that the building's original state included the entryway, but that it was later bricked up. In 2015, Boyd Cycling obtained building permits to upfit and move into the former warehouse space. Improvements were made to the exterior at that time, which included the removal of the bricked in doorway and replacement of it with a modern storefront door. These changes are illustrated on the following Google Street View images:



Figure 1: Google Street View imagery from 2012 showing the subject property with doorway circled. At the time, the doorway was bricked in, although the remnants of the original opening are visible.



Figure 2: Google Street View imagery from 2019 showing the subject property with doorway circled. The doorway was reopened circa 2015 when Boyd Cycling moved into the space.

Requested Change

In late 2021, building permit applications were submitted to undergo interior and exterior alterations to the space, as well as to construct an elevated deck along the street façade that will connect the space to the neighboring building. The initially requested changes are illustrated in the following images:

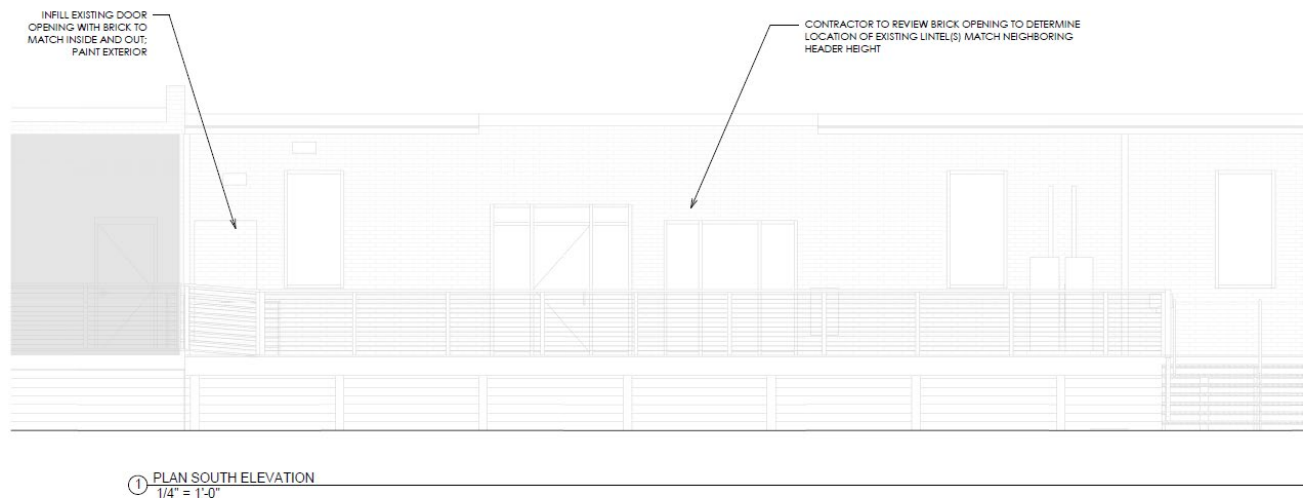


Figure 3: Previous unapproved building permit plans showing the requested elevation. The existing door would be bricked in, and the entrance would be relocated where the dock doors used to be. Note the new deck and its elevation change where the existing door is.

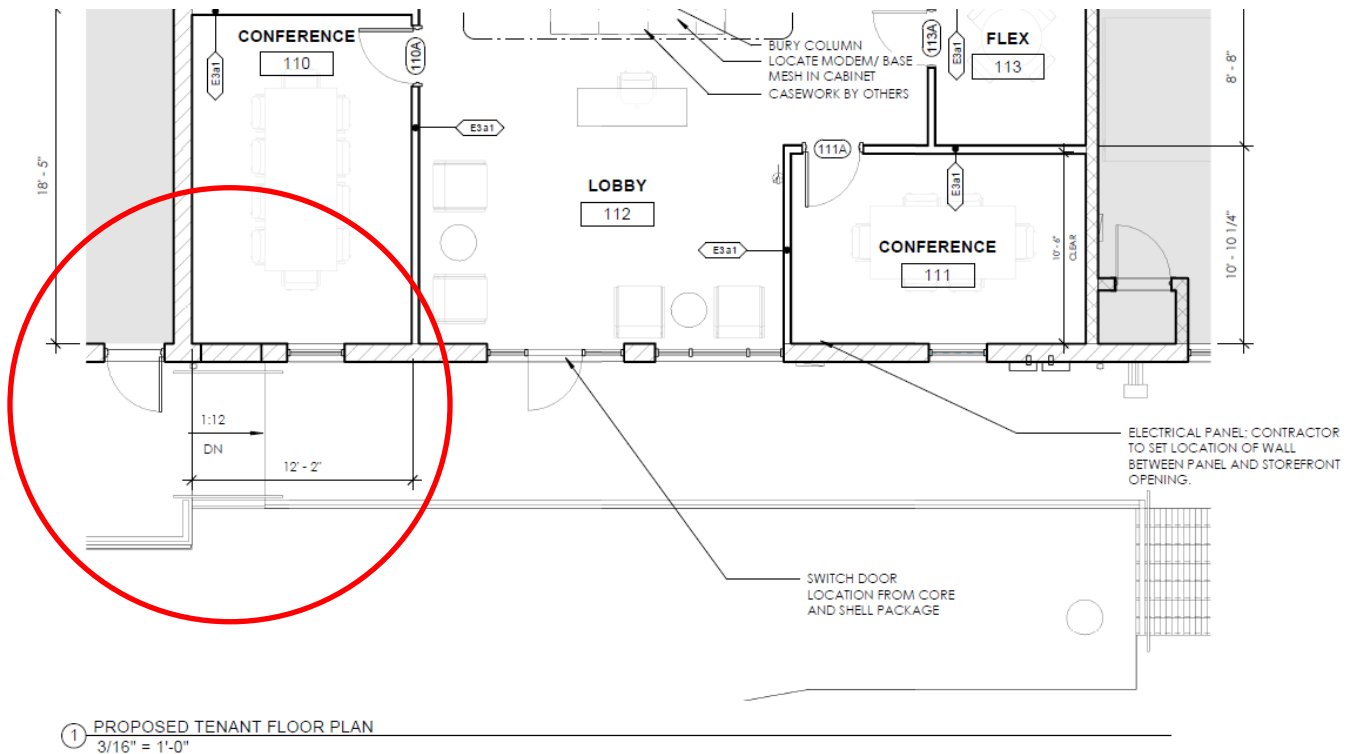


Figure 4: Previous unapproved building permit plans showing the requested floor plan. The existing door would be bricked in, and the entrance would be relocated where the dock doors used to be. Note the new deck and its elevation change where the existing door is.

After the initial plan review was completed, the applicant was informed of the Unity Park Neighborhood District Code requirements regarding enclosure of original door openings. A set of revised plans were resubmitted that removed the plan to brick up the doorway and instead called for the installation of a storefront window system in place of the existing door. Those plans were approved for permit 21-3833. The approved change is illustrated in the following image:

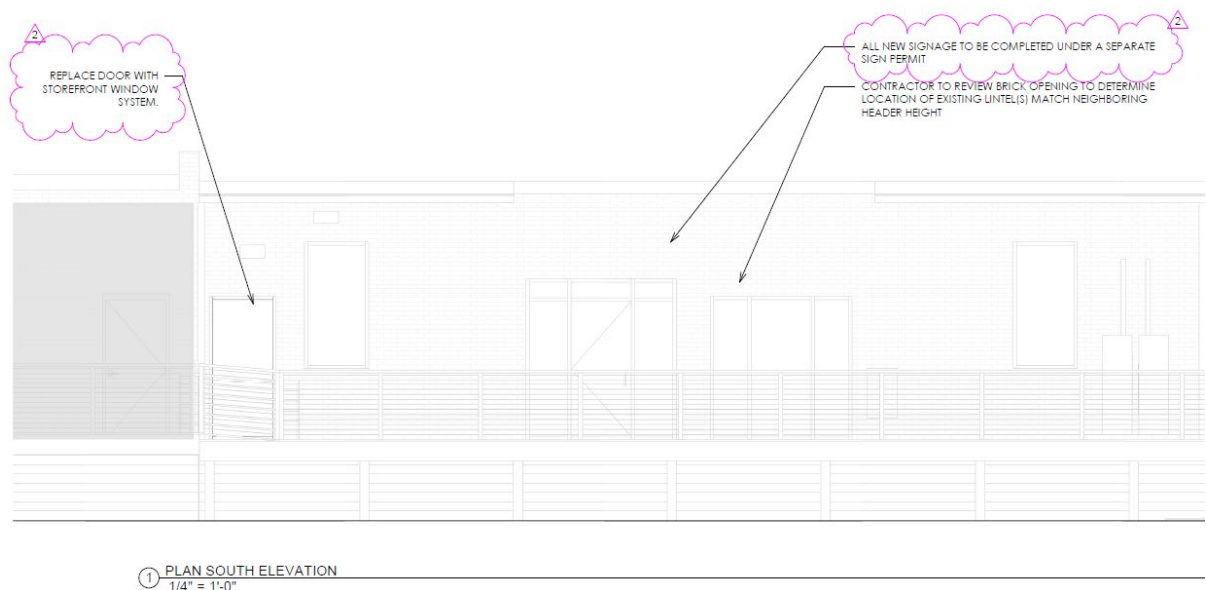


Figure 5: Approved building permit plans showing the proposed elevation changes. The existing door would be replaced with a storefront window system.

Summary Timeline

- 1940s – Building constructed
- Between 1940s and 2012 – Door removed and enclosed with brick
- 2015 – Doorway reopened along with other façade improvements
- 2021 – Request to remove and enclose doorway; building permit issued for change to storefront window system instead

Staff Recommendation

The Unity Park Neighborhood District Code offers a limited set of standards for façade changes and defers to the Design Review Board for further review on this particular type of change. The description of the UP-C zone and the standards encourage adaptive reuse of the existing warehouse buildings that is done in a manner that maintains the architectural character and original design.

Staff finds the request to remove and brick in the doorway would alter the character of the warehouse façade and conflict with the Unity Park Neighborhood District Code intent and guidelines. Staff recommends that the door be replaced with a storefront window system, as approved within the permits, in order to maintain the existing character of that opening.

Therefore, staff recommends denial.

Should the Board consider approving this request. Staff recommends the Commission include the following conditions:

1. Per the recent Section 19-1.11 LMO Text Amendment, an Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.
2. This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Land Management Ordinance Section 19-2.2.14 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site-specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.

Department Comments and Conditions:

None

Relevant Unity Park Neighborhood Code Provisions:

2.50 District context zones and zone descriptions

UP-C. The Reedy River threads through the heart of the Unity Park Core zone and is an invaluable natural asset to be protected. This zone offers a unique opportunity to create an enhanced river corridor and public park as the central feature of this district. Unity Park incorporates existing warehouse structures that are remnants of the west side's industrial past as new commercial and dining spaces catering to park visitors and users of the Swamp Rabbit Trail. The construction of new buildings and structures are not anticipated with the exception of park-related structures. There is anticipated ongoing maintenance and improvements to Welborn Street warehouse buildings within their current footprints.

5.30 Compatibility of Renovations and New Construction

This subsection establishes standards to help ensure compatibility between proposed renovations/new construction and the existing neighborhood fabric predominately represented by buildings and structures.

A. Mechanical Equipment and Utility Standards

Mechanical equipment, including air conditioning, piping, ducts, and conduits external to the building shall be concealed from view from adjacent buildings and street level by grills, screens, or other enclosures. Electric and other utility service connections shall be underground for new construction and recommended for existing buildings undergoing a renovation or addition.

B. Replacement Window Standards.

1. Replacement windows shall fit the architectural style of the building.
2. Original window and door openings shall not be enclosed or bricked-in on the street elevation unless approved by the design review board
3. Where openings on the sides or rear of the building are to be closed, the infill materials shall match that of the wall and be recessed a maximum of three inches within the opening.

C. Exterior Renovation or Alterations of Existing Structures.

1. Renovations, alterations, or additions shall be designed and executed in a manner that is reflective of the architectural character of the existing structure. Architectural elements shall be designed to reflect the detailing and materials associated with the style of the building.
2. Renovations and restorations of older buildings shall respect the original building design, including structure, use of materials, and details.
3. New materials or signs shall not cover original materials and detailing.



**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS
URBAN DESIGN PANEL**

Contact Planning & Development:
(864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Boyd Johnson	
*Title:	Owner	
*Address:	115 Welborn Street, Greenville, SC 29601	
*Phone:	864-715-9753	
*Email:	boyd@boydcycling.com	

PROPERTY INFORMATION

*STREET ADDRESS 115 Welborn Street, Greenville, SC 29601

*TAX MAP #(S) 0055000100206

*SPECIAL DISTRICT UNITY PARK CHARACTER CODE; UPC

DESCRIPTION OF REQUEST

To include scope of project and justification or response to specific guidelines and special conditions.

INFILL EXISTING WELBORN STREET DOOR OPENING.

115 WELBORN ENTRY DECK WILL BE CONNECTED TO 111 WELBORN (UNITY PARK VISITOR CENTER.) THIS CONNECTION IS INTENDED TO REDUCE THE TOTAL NUMBER OF RAMPS NEEDED TO THE ELEVATED STRUCTURES ALONG WELBORN STREET. THE FINISHED FLOOR ELEVATIONS/ ENTRY DECK ELEVATIONS OF THE TWO BUILDINGS ARE AT DIFFERENT HEIGHTS THEREFORE A SMALL RAMP BETWEEN THE DECKS WILL BE REQUIRED. THIS RAMP WILL BLOCK PORTION OF THE EXISTING OPENING. IN EFFORTS TO AVOID THIS CONDITION AND THE ASSOCIATED ISSUES WE ARE PROPOSING INFILLING THE OPENING WITH LIKE MATERIAL AND PAINT.

SEE ATTACHED IMAGES FOR OPENING IN QUESTION.

INSTRUCTIONS

1. Preliminary meeting with staff is required prior to application submittal.
2. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the Planning & Development office no later than 2:00 p.m. on the date reflected on the attached schedule.
 - A. URBAN DESIGN PANEL Site plan review \$300.00
 Architectural review \$300.00
 - B. SIGNS \$150.00
 - C. APPLICATION FOR STAFF REVIEW
 Major (all site development activity, roof gardens, decks or accessory structures; or any project that requires consultation with a member of the DRB). \$100.00
 Minor (color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features). \$ 50.00
 - D. INFORMAL REVIEW
 - E. MODIFICATION TO AN APPROVED PROJECT
 Major (requires review by DRB) ½ original fee
 Minor (requires review by staff) \$ 50.00
 - F. REVISIONS (multiple required revisions may be subject to additional fees).
3. The staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies, which must be corrected prior to placing the application on the Design Review Board agenda.
4. If the application requires review by the Urban Design Panel, public hearing signs must be posted on the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.
5. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1”=20’ or ¼” = 1’, etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board’s (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).
- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). ***The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.sharefile.com/d-s4197849a61943358>, and is provided as a .skp file. Data is updated monthly.***

ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.

Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

6. Please read carefully:

The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the Planning & Development office, by separate inquiry, determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner or act to have the restriction terminated or waived, the Planning & Development office will indicate in its report to the Design Review Board that granting the requested change would not likely result in the benefit the applicant seeks.

7. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with or prohibits the requested activity.

*Signatures	
Applicant	Boyd Johnson
Date	12/29/2021
Property Owner/Authorized Agent	
Date	
Public Hearing Information	
Public Hearing Signs	



BOYD
CYCLING

HARPER

GENERAL CONTRACTORS
than anything, we build trust.



CAUTION
DO NOT PROCEED
UNLESS YOU ARE
PROPERLY TRAINED
(800) 452-2004

Boyd Cycling - Mfr., Office, & Warehouse

Existing - Alterations Level 2

115 Welborn Street, Greenville, S.C. 29601

CODE COMPLIANCE:

PROJECT DESCRIPTION:

THE PROJECT IS A RENOVATION OF AN EXISTING OFFICE / WAREHOUSE BUILDING. THERE WILL BE A CHANGE OF USE DUE TO A SMALL MANUFACTURING AREA ALSO INCLUDED IN RENOVATION.

MANUFACTURING WORK WILL BE THE ASSEMBLY OF PARTS (PRODUCED ELSEWHERE) INTO BYCYCLE WHEELS AND RIMS.

APPLICABLE CODES:

	EDITION
INTERNATIONAL EXISTING BUILDING CODE	2012
INTERNATIONAL BUILDING CODE	2012
INTERNATIONAL PLUMBING CODE	2012
INTERNATIONAL MECHANICAL CODE	2012
INTERNATIONAL FUEL GAS CODE	2012
INTERNATIONAL FIRE CODE	2012
NATIONAL ELECTRICAL CODE, NFPA 70	2011
INTERNATIONAL ENERGY CONSERVATION CODE	2009
ICC ANSI A117.1	2009

BUILDING INFORMATION:

SITE DEVELOPMENT EXISTING - DIAGRAMMATIC SITE PLAN AATACHED

OCCUPANCY CLASSIFICATION: F-1, B, & S-1 WAREHOUSE

EXISTING MIXED USE, NON SEPARATED MANUFACTURING, STORAGE & OFFICE

TABLE 508.4: NO SEPARATION REQUIRED BETWEEN B, F-1, & S-1,

MATERIALS STORAGE LIST:TABLE 307.1(1)

NOTE - THERE IS NO HIGH RACKED STORAGE. ALL WHEEL PARTS ARE IN SINGLE THICKNESS CARDBOARD BOXES 2 RACKS HIGH - NOT MORE THAN 8'± HIGH

MATERIAL & USE (NOTE #1)	CLASS	ALLOWED AMOUNT	ACTUAL AMOUNT
METAL WHEEL PARTS	N/A	N/A	N/A
CARBON FIBER WHEEL PARTS	N/A	N/A	N/A

NOTES:

#1 THE ONLY PRODUCTS TO BE STORED ARE NON-COMBUSTIBLE METAL & CARBON FIBER PARTS THAT ARE ASSEMBLED INTO BICYCLE WHEELS

OCCUPANCY COUNT:

64
SEE SHEET LS1.0 FOR OCCUPANT CALCS

TYPE OF CONSTRUCTION:

TYPE III B, NON-SPRINKLED
(IBC TABLE 503)

AREA CALCULATIONS:(BASED ON WORST CASE OF F-1)

OCCUPIED BUILDING AREA 10,069 S.F GROSS.
(B - 9,000, 2 STORY, 40' / F1 - 8,500, 1 STORY, 40' / S1 - 9,000, 1 STORY, 40')

IBC TABLE 503	ALLOWABLE	ACTUAL
BUILDING HEIGHT	40'	24'-7"±
NUMBER OF STORIES	1	1
FIRE AREA W/ (AREA INCREASE)	10,540 S.F.	10,069 S.F.

INCREASE MODIFICATION:

If = (198.7/400-.25)30/30
If = (.49-.25)1 = .24

8,500 + 8,500(.24) = MOD. ALLOWABLE
8,500 + 2,040 = 10,540 S.F. ALLOWABLE AREA

FIRE RESISTANCE:

IBC TABLE 601 - ALL BUILDING ELEMENTS 0-HR

IBC TABLE 602 - FIRE RESISTANCE REQUIREMENT FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE FOR TYPE VB CONSTRUCTION WHERE X ≥ 30 =

IBC TABLE 601 - FIRE WALL RATING (EXISTING) 3-HR

CODE COMPLIANCE CONT.:

FINISH CLASSIFICATIONS:

IBC TABLE 803.9 INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY - NONSPRINKLERED

PARTIAL TABLE	EXIT ENCLOSURES	CORRIDORS	ROOMS
F-1	B	C	C
S-1	B	B	C
B	A	B	C

CLASS A: FLAME SPREAD 0-25;SMOKE DEVELOPMENT 0-450
CLASS B: FLAME SPREAD 26-75;SMOKE DEVELOPMENT 0-450
CLASS C: FLAME SPREAD 76-200;SMOKE DEVELOPMENT 0-450

FINISH CLASSIFICATIONS CONT.:

INTERIOR FLOOR COVERINGS SHALL BE CLASS II AND SHALL COMPLY WITH DOCHF-1 "PILL TEST" (CPSC 16 CFR, PART 1630)

EXTERIOR FINISH REQUIREMENTS:

ROOF COVERING CLASSIFICATION - CLASS C (TABLE 1505.1)

ENERGY CODE:

NO VESTIBULE HAS BEEN INCLUDED AT THE MAIN ENTRY PER IECC SECTION 101.4.3 EXCEPTION 6 WHERE EXISTING DOORS ARE REPLACED.

ENVELOPE CODE COMPLIANCE - NOT REQUIRED FOR INTERNAL ALTERATION
MECHANICAL & ELECTRICAL CODE COMPLIANCE - SEE MECHANICAL & ELECTRICAL DRAWINGS

EGRESS COMPONENTS:

OCCUPANCY CALC.: F-1, S-1 & B - 68 OCCUPANTS

	CODE	DESIGN
MAX. TRAVEL DISTANCE TABLE 1016.2	200' *	<100'±
MAX. DEAD CORRIDOR 1018.4	20' *	N/A
COMMON PATH OF TRAVEL TABLE 1014.3	75' *	62'±
REQ. CORRIDOR WIDTH TABLE 1018.2	44" *	N/A
CORRIDOR RATING TABLE 1018.1	0 *	0 <30 USING
MINIMUM NO. OF EXITS PER 1021.2	2 *	4
MINIMUM NO. OF EXITS PER CALC: (.2x68=13.6"/34"=.4 EXITS)	1 *	4

EXITS PROVIDED

(*SEE LIFE SAFETY PLAN SHEET LS1 FOR ADDITIONAL COMPLIANCE) 4 PROVIDED

LIFE SAFETY SYSTEMS & FIRE PROTECTION:

SPRINKLER SYSTEM (IBC 903): NOT REQUIRED

- B - NOT REQUIRED - NO REQUIREMENT BY CODE FOR B OCCUPANCY
- F-1 - NOT REQUIRED - FIRE AREA < 12,000 sf, 1 STORY < 3 STORIES, COMBINED FIRE AREAS < 24,000 sf
- S-1 - NOT REQUIRED - FIRE AREA < 12,000 sf, 1 STORY < 3 STORIES, COMBINED FIRE AREAS < 24,000 sf, NO TIRE STORAGE, NO REPAIR GARAGE, NO VEHICLE STORAGE.

FIRE ALARM & DETECTION SYSTEMS (IBC 907): NOT REQUIRED

- B - NOT REQUIRED - 101 (WORST CASE ALL BUSINESS) OCCUPANTS < 500 OCCUPANTS, 1 STORY SO NO OCCUPANTS ABOVE LEVEL OF EXIT, NO AMBULATORY CARE
- F-1 - NOT REQUIRED - 1 STORY < 2 STORY, 101 OCCUPANTS (WORST CASE ALL MFR.) & 1 STORY SO NO OCCUPANTS ABOVE OR BELOW LEVEL OF EXIT
- S-1 - NOT REQUIRED - NO REQUIREMENT BY CODE FOR S-1

CHAPTER 17 SPECIAL INSPECTIONS:

NO SPECIAL INSPECTIONS REQUIRED FOR SCOPE OF LEVEL 2 ALTERATION WORK

PLUMBING REQUIREMENTS:

FIXTURE SCHEDULE: SEE COUNT BELOW

INDEX OF DRAWINGS:

PROJECT COVER:

T1 COVER / CODE COMPLIANCE REVIEW

CIVIL:

C1 DIAGRAMMATIC SITE PLAN

ARCHITECTURAL:

LS1 LIFE SAFETY PLAN
EX1 EXISTING CONDITIONS/DEMO PLAN
EX2 EXISTING CONDITIONS/DEMO ELEVATIONS
EX2.1 EXISTING CONDITIONS/DEMO ELEVATIONS
A1 FLOOR PLAN & NOTES
A2 EXTERIOR ELEVATIONS
A3 INTERIOR ELEVATIONS & DETAILS
A4 ENLARGED TOILET PLAN & DETAILS
A5 ROOM, DOOR, & WINDOW SCHEDULES

STRUCTURAL:

NOT APPLICABLE

MECHANICAL:

M1 HVAC PLAN
M2 SCHEDULES & DETAILS

ELECTRICAL:

E1 POWER PLAN
E2 LIGHTING PLAN

PLUMBING:

P1 WASTE & SUPPLY PLAN

DISCIPLINES INVOLVED:

CONTRACTOR: (CONTACT - CAHRLIE ANDERSON)

HARPER CORPORATION
35 WEST COURT STREET, SUITE 400
GREENVILLE, SC 29601
864.527.2500

ARCHITECT: (CONTACT - GIL L. STEWART, AIA)

GIL L. STEWART ARCHITECT LLC
212 FAIRWAY DRIVE
PICKENS SC 29671
864.507.3020

CIVIL: (CONTACT - N/A)

NOT APPLICABLE

STRUCTURAL: (CONTACT - N/A)

NOT APPLICABLE

MECHANICAL: (CONTACT - - -, P.E.)

-
GREENVILLE SC 29607
864.-

ELECTRICAL: (CONTACT - -)

INCIDENTAL WORK - CONTACT -

PLUMBING: (CONTACT - -)

INCIDENTAL WORK - CONTACT -

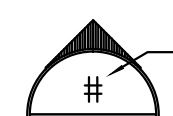
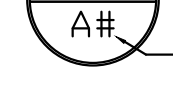
CONSTRUCTION NOTE:

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VISIT THE SITE AND TO FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS PRIOR TO BIDDING THE PROJECT.

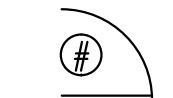
GRAPHIC SYMBOLS:

 INDICATES SECTION NO.
 INDICATES DRAWING SHEET NO. ON WHICH SECTION IS SHOWN

 INDICATES DETAIL NO.
 INDICATES DRAWING SHEET NO. ON WHICH DETAIL IS SHOWN

 INDICATES ELEVATION NO.
 INDICATES DRAWING SHEET NO. ON WHICH ELEVATION IS SHOWN

 INDICATES ELEVATION NO.
 INDICATES DRAWING SHEET NO. ON WHICH ELEVATION IS SHOWN

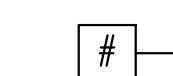
 DOOR DESIGNATION. REFER TO DOOR SCHEDULE.

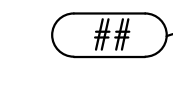
 REVISION

 GLASS/WINDOW/SHUTTER TYPE

 COLUMN REFERENCE GRID

 PARTITION TYPE

 KEY NOTE

 EQUIP. NO. FURNISHED BY OWNER

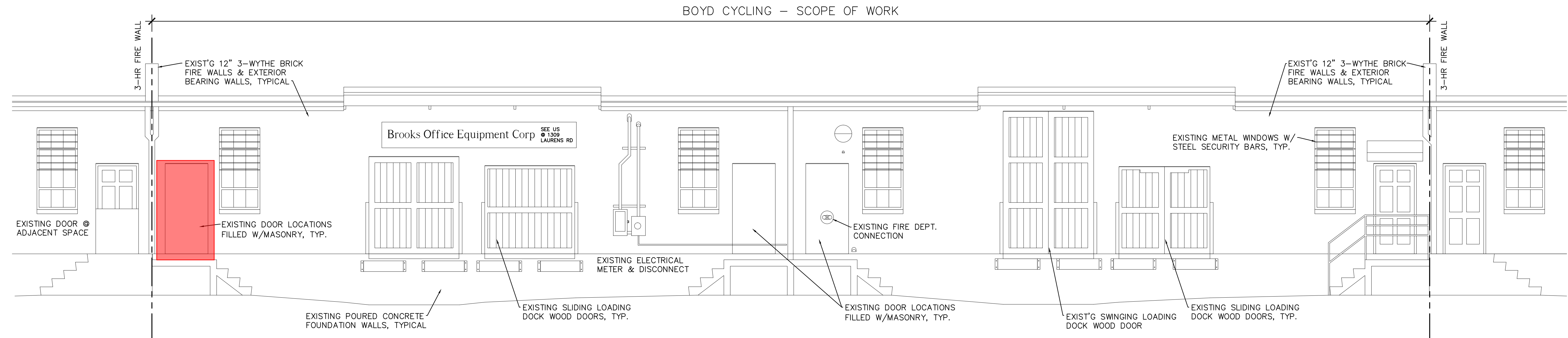
 TOILET ACCESSORY DESIGNATION

 ROOM/SPACE NUMBER

LOCATION MAP

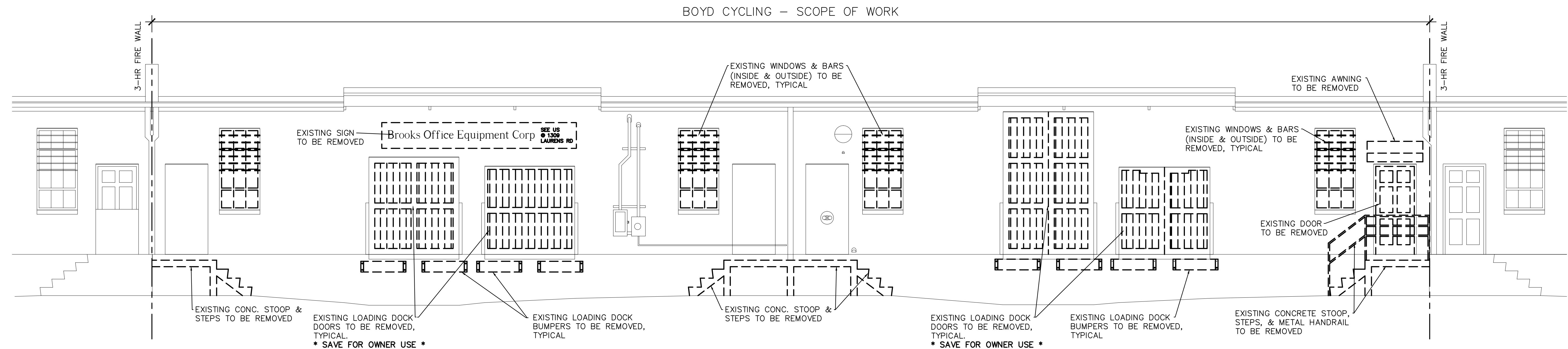


PLUMBING FIXTURE CALCULATIONS											
OCCUPANCY - 64		WATER CLOSETS				LAVATORIES			DF RATIO	DRINKING FOUNTAINS	SERVICE SINK
USE	LOAD	RATIO	MALE	RATIO	FEMALE	RATIO	MALE	FEMALE			
B -Business	45	1/25	.90	1/25	.90	1/40	.56	.56	1/100	.45	1 Note #1
F1 -Manufacturer	8	1/100	.04	1/100	.04	1/100	.04	.04	1/400	.02	
S1 -Storage	12	1/100	.06	1/100	.06	1/100	.06	.06	1/1000	.01	
Subtotals	65		1.0		1.0		.66	.66		.48	
Required Totals			1		1		1	1		1	1
Provided			1		1		1	1		2 NOTE#2	1
NOTES: 1. THE CODE REQUIRES ONLY ONE SERVICE SINK PER OCCUPANCY. 2. A HIGH/LOW PAIRING OF DRINKING FOUNTAINS FOR ADA ACCESSIBILITY.											



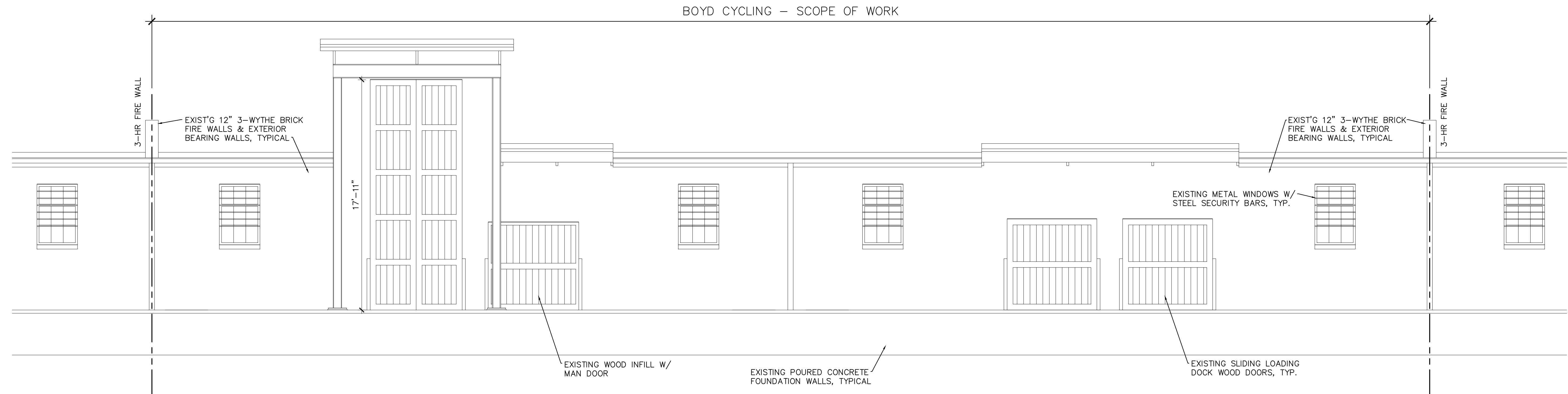
EXISTING WELBORN ST. ELEVATION

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

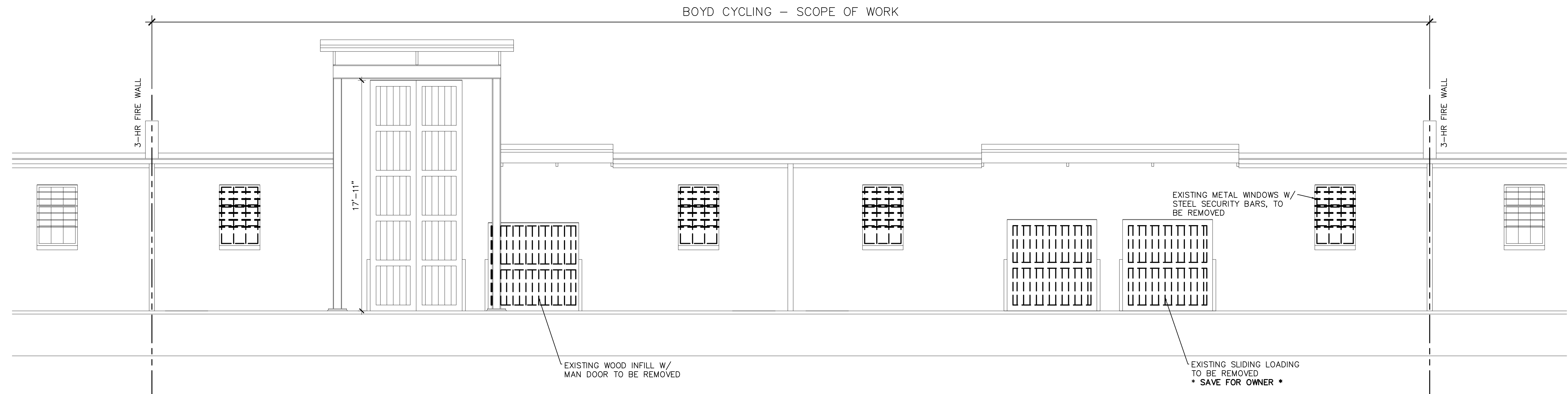


WELBORN ST. DECONSTRUCT ELEVATION

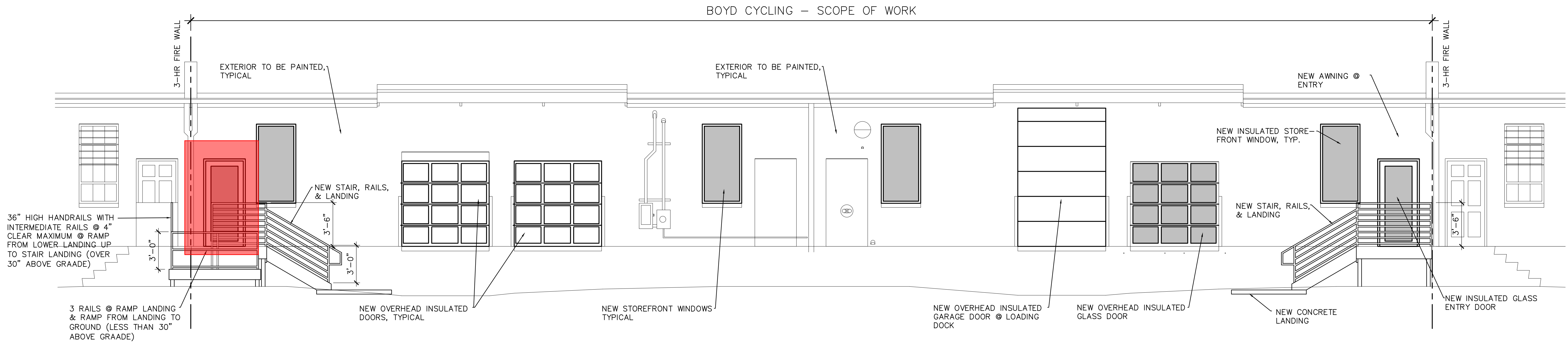
SCALE: 1/4"=1'-0"



EXISTING TRAIL SIDE ELEVATION
SCALE: 1/4"=1'-0"



TRAIL SIDE DECONSTRUCT ELEVATION
SCALE: 1/4"=1'-0"

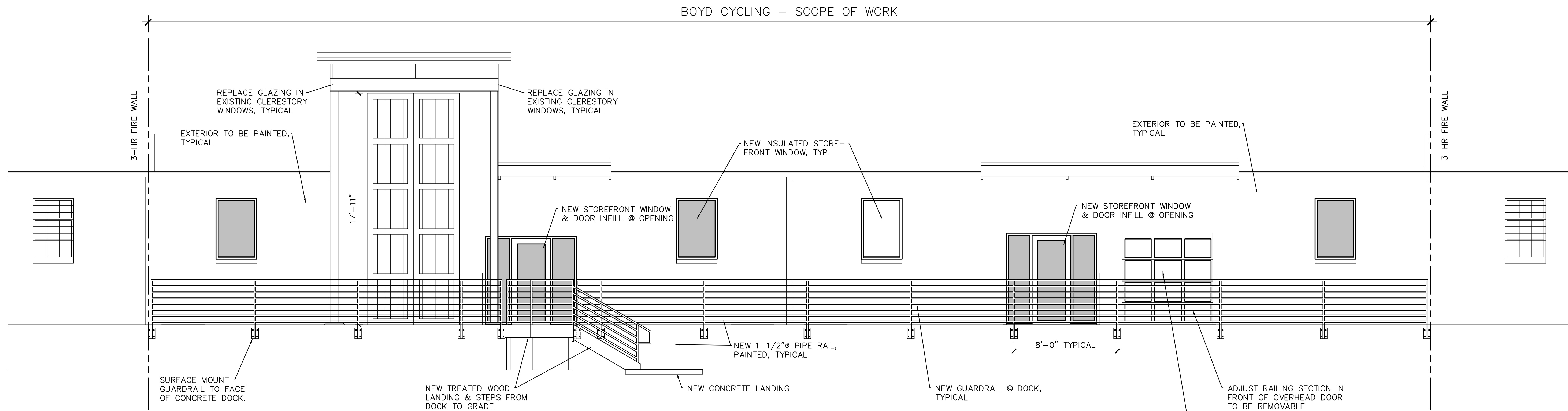


RENOVATED WELBORN ST. ELEVATION

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

GENERAL ELEVATION NOTES:

1. G.C. TO PROVIDE ALLOWANCE FOR REPAIR OF EXTERIOR ROOF OVERHANG & TRIM AS REQUIRED.
2. G.C. TO PROVIDE ALLOWANCE FOR REPAIR OF WINDOW AND DOOR TRIM AS REQUIRED.
3. G.C. TO PROVIDE ALLOWANCE FOR REPAIR TO WORKING ORDER OF NOMINAL 18' HIGH REAR HOISTWAY DOORS.



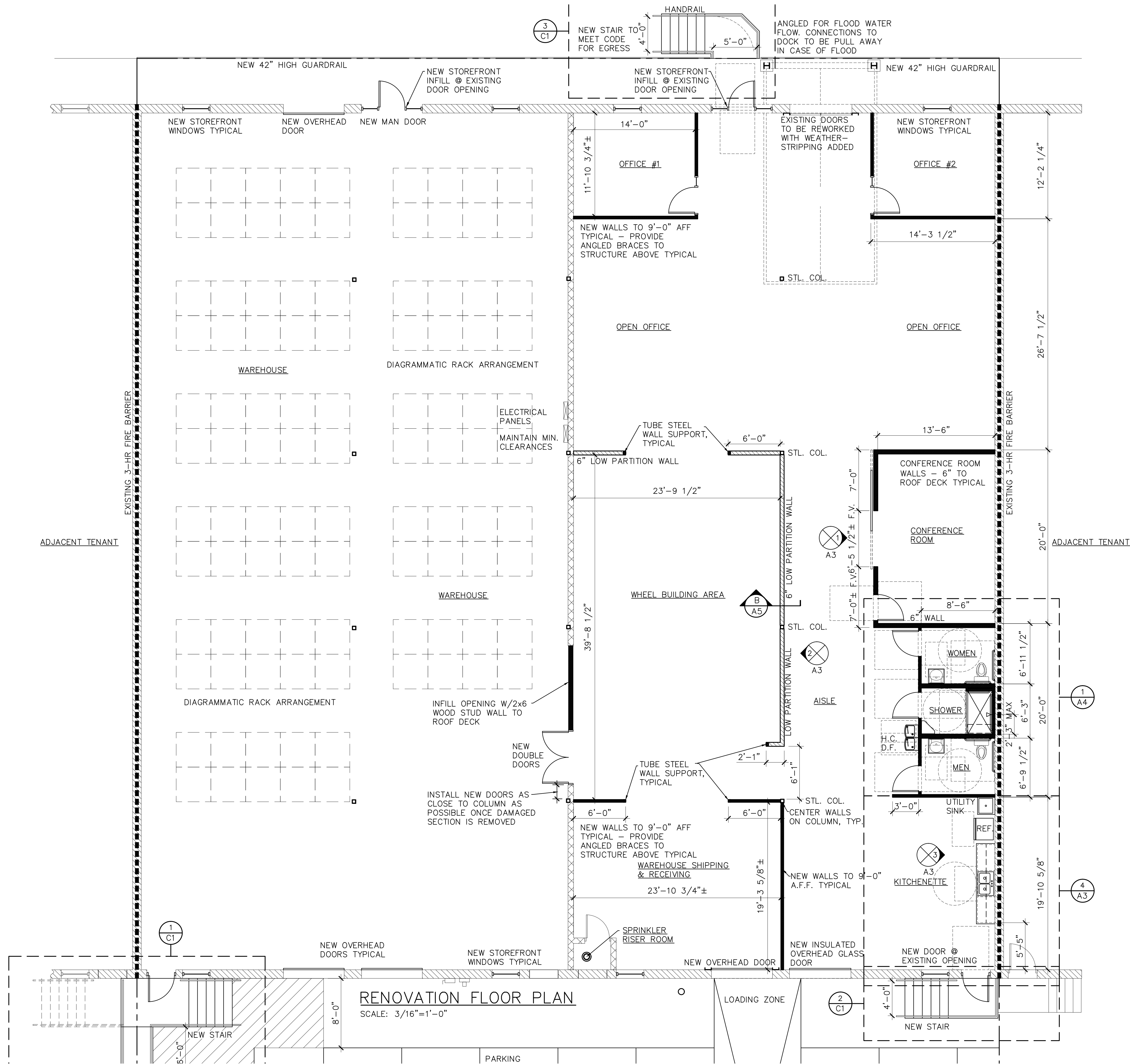
RENOVATED TRAIL SIDE ELEVATION

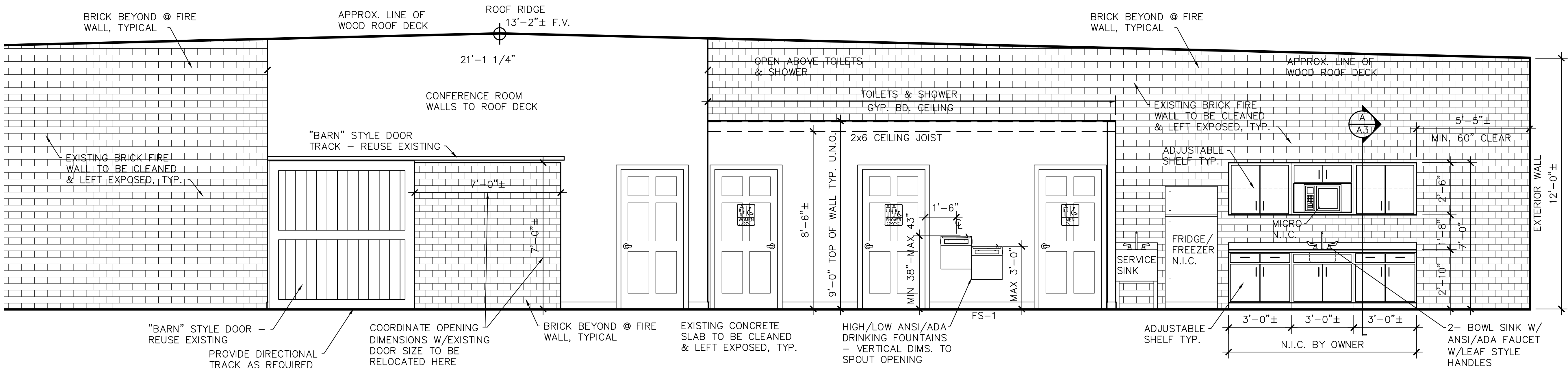
SCALE: 1/4"=1'-0"

STEPS TO MEET CODE REQUIREMENTS:
 RISERS: 7" MAXIMUM
 TREADS: 11" MINIMUM
 NOSING: 1" MINIMUM
 RISER OPENING: 4" MAXIMUM
 CLEAR WIDTH: 48"

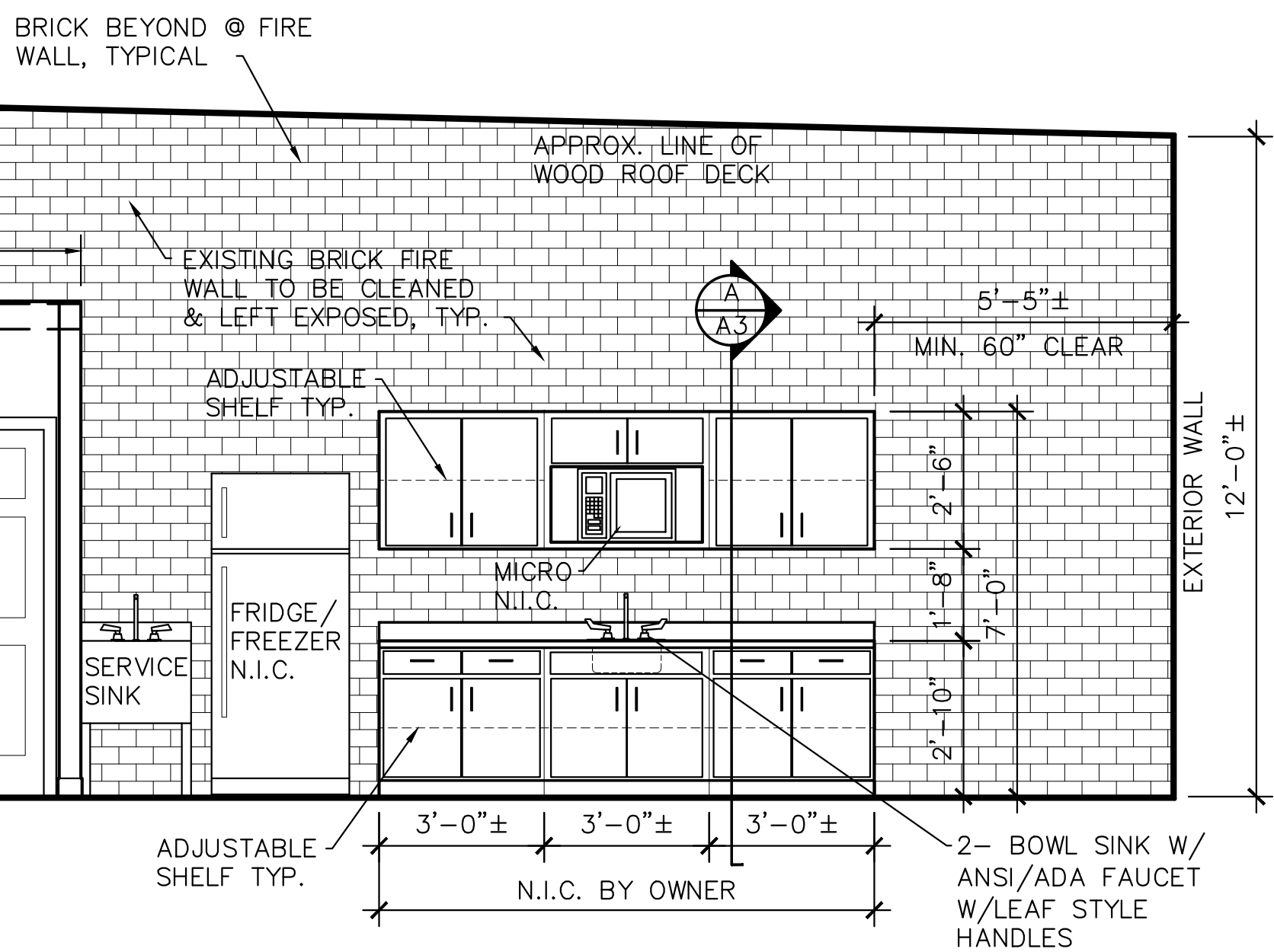
GUARDRAILS TO MEET CODE REQUIREMENTS:
 • 1-1/2"Ø METAL PIPE RAIL
 • 42" ABOVE DOCK & LANDINGS
 • INTERMEDIATE RAILS W/ MAXIMUM 4" CLEAR BETWEEN
 • BOTTOM RAIL 2" MAXIMUM ABOVE DOCK OR LANDING SURFACE

GUARDRAILS TO MEET CODE REQUIREMENTS:
 • 1-1/2"Ø METAL PIPE RAIL
 • 36" ABOVE NOSING
 • 1' EXTENSION BEYOND BOTTOM STEP
 • 1' EXTENSION LEVEL WITH LANDING @ TOP STEP
 • INTERMEDIATE RAILS W/ MAXIMUM 4" CLEAR BETWEEN

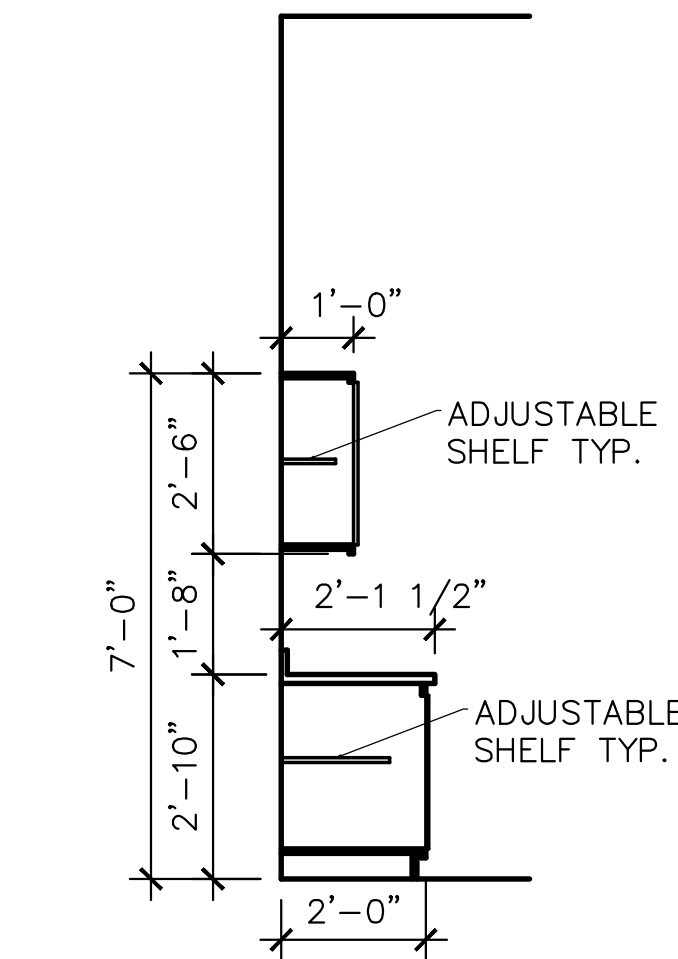




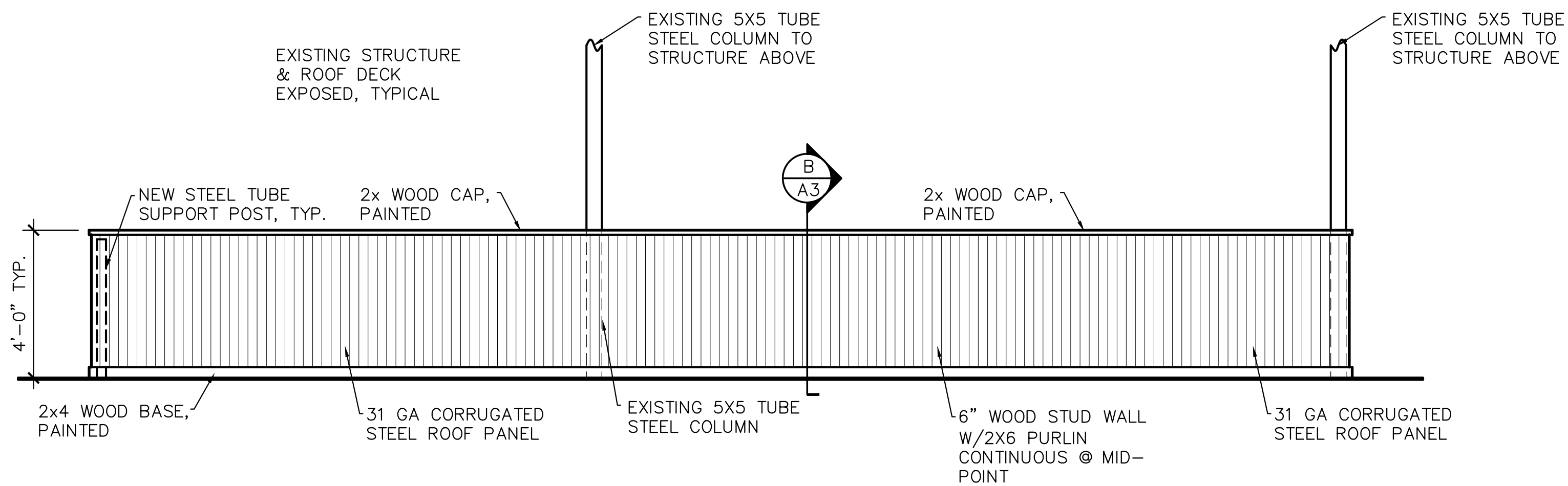
1 CONFERENCE ROOM ELEVATION
SCALE: 3/8"=1'-0"



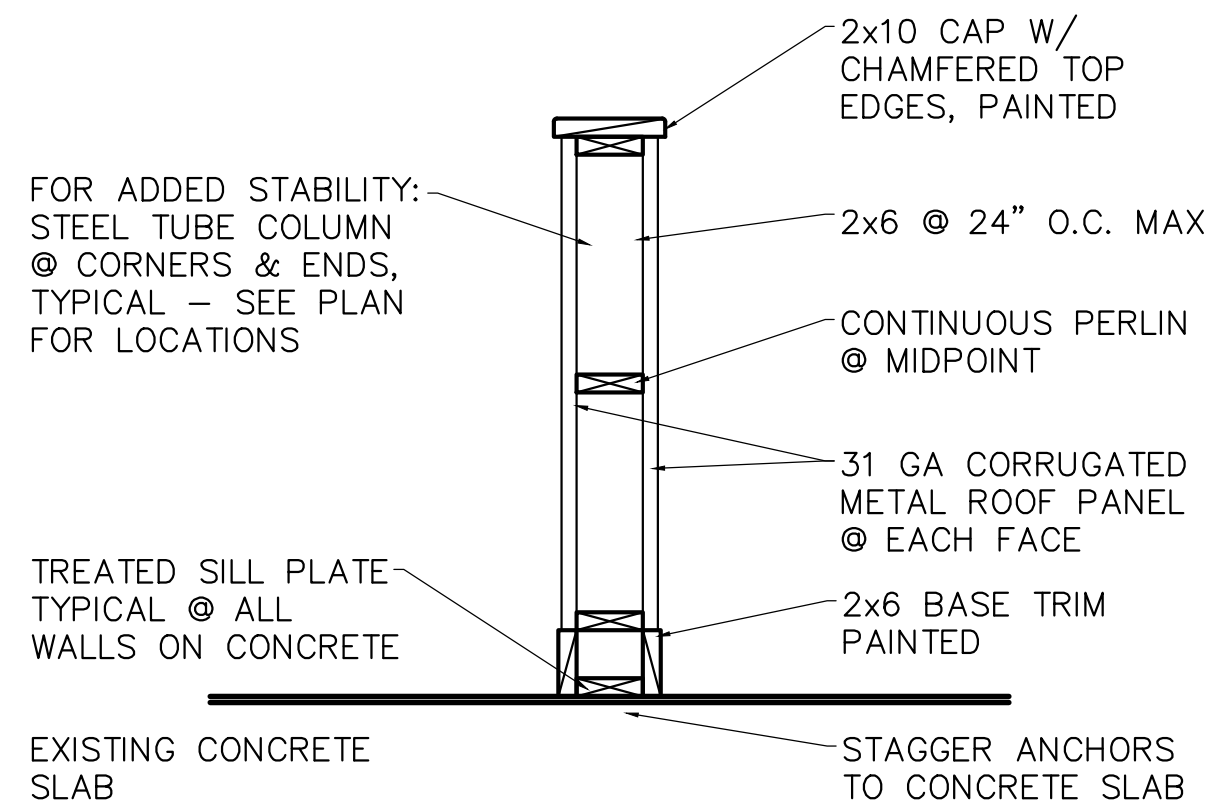
3 KITCHENETTE ELEVATION
SCALE: 3/8"=1'-0"



A CAB. SECTION
SCALE: 3/8"=1'-0"



2 LOW WALL PARTITION ELEVATION
SCALE: 3/8"=1'-0"



B LOW WALL SECTION
SCALE: 3/4"=1'-0"

KITCHENETTE ADA NOTES

- SEE ENLARGED FLOOR PLAN FOR ANSI/ADA FLOOR CLEARANCES.
- A SEPARATE 34" HIGH WORK SURFACE IS NOT REQUIRED FOR A KITCHENETTE PER ANSI 117.1 SECTION 804.2 EXCEPTION #1.
- PER SECTION ANSI 117.1 SECTION 606.2 EXCEPTION #1 A SIDE APPROACH IS ACCEPTABLE IN LIEU OF KNEE AND TOE SPACE UNDER A KITCHENETTE SINK.

KITCHENETTE SPECS:

APPLIANCES:
REFRIDGERATOR - N.I.C.
MICROWAVE - N.I.C.

CABINETS:
CABINETS SHOWN ARE DIAGRAMMATIC FINAL DESIGN TO BE FIELD VERIFIED AND COORDINATED WITH OWNER.

HARDWARE:
U-SHAPED ADA/ANSI APPROVED STAINLESS STEEL WIRE PULLS TYPICAL

STORAGE/SHELF SPACE (804.5) MEETS 50% REQUIREMENT:

BREAK ROOM
TOTAL SHELF LINEAR FOOTAGE - 42'
ACCESSIBLE LINEAR FOOTAGE - 24' (57%)

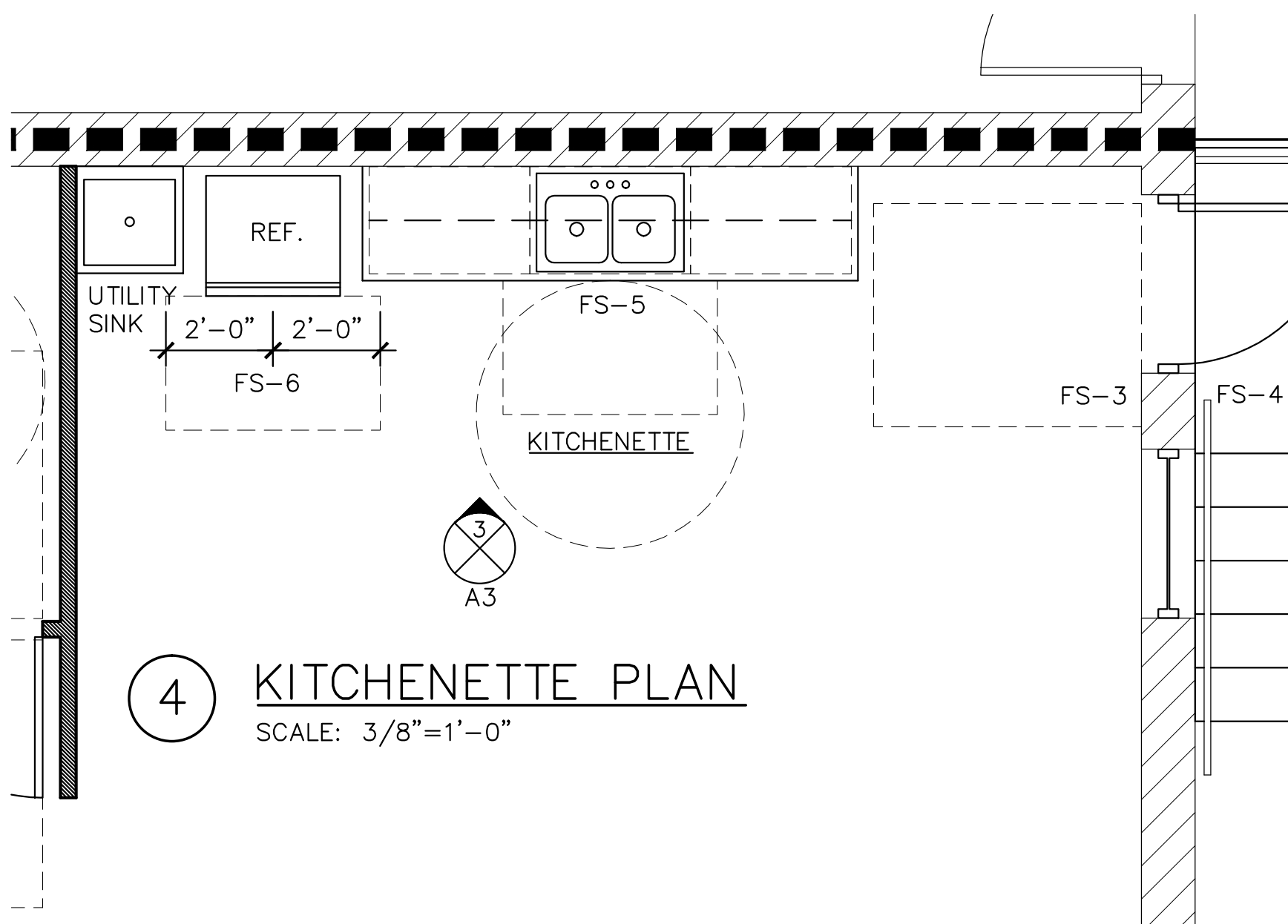
KITCHENETTE PLAN & ELEVATION NOTES:

- F.O.S. - FACE OF STUD
- F.O.F. - FACE OF FINISH
- G.C. TO PROVIDE MIN 2x6 SOLID WOOD BLOCKING FOR GRAB BARS AND ALL OTHER SURFACE MOUNTED ACCESSORIES.

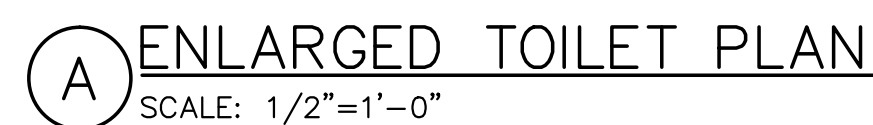
ANSI REQUIRED CLEARANCE LEGEND:

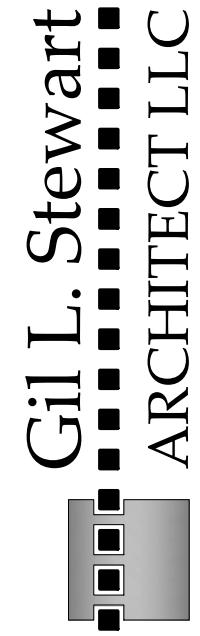
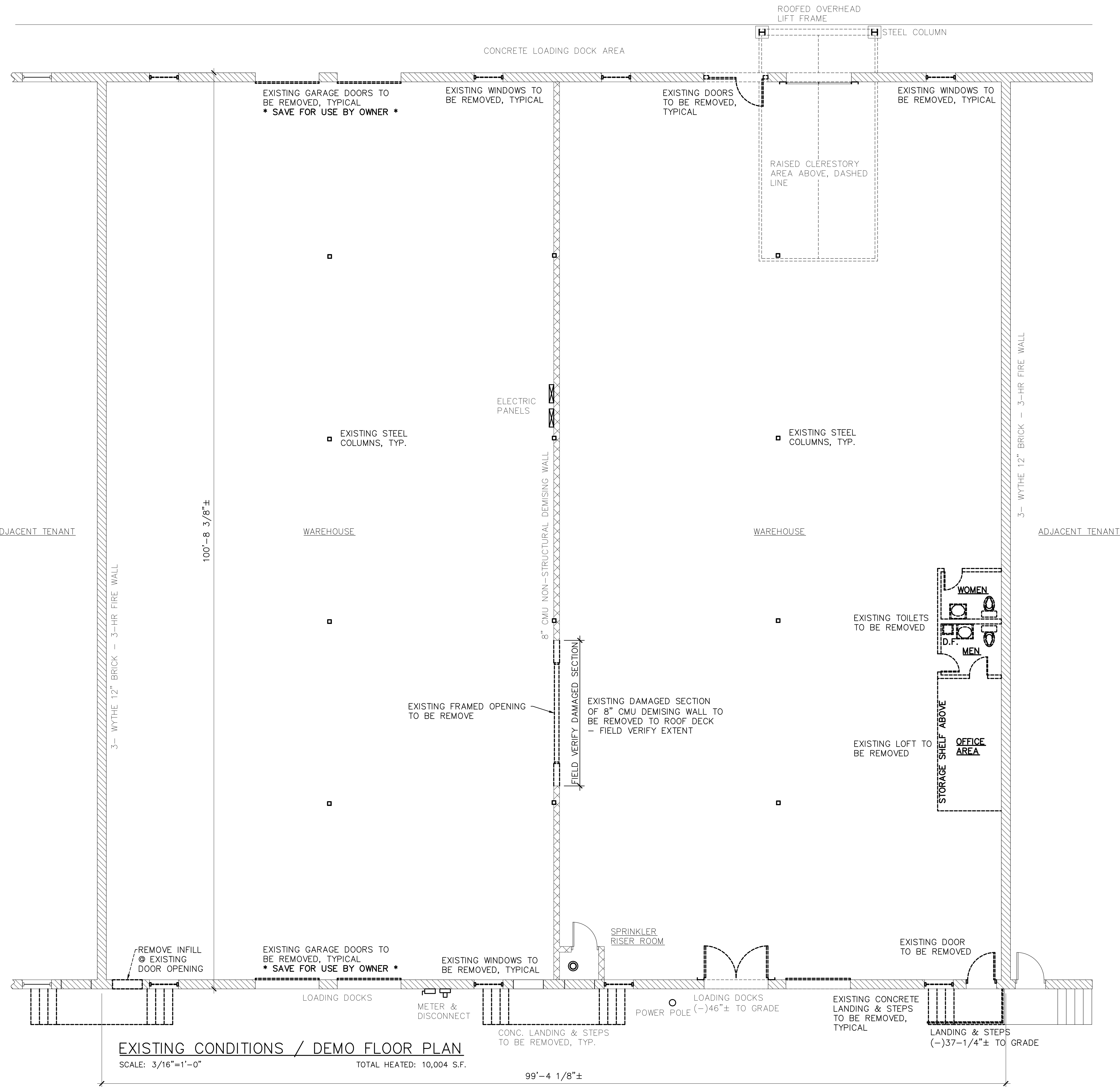
MINIMUM ANSI 117.1 REQUIRED FLOOR CLEARANCES:

FS-1 30" x 48" CLEAR FLOOR SPACE AT EACH DRINKING FOUNTAIN
FS-2 12" AT PUSH SIDE NOT IF REQUIRED IF NO CLOSER
FS-3 12" FLOOR CLEARANCE AT PUSH SIDE OF DOOR
FS-4 18" FLOOR CLEARANCE AT PULL SIDE OF DOOR
FS-5 30" x 48" CLEAR FLOOR SPACE AT SINK - SIDE APPROACH ACCEPTABLE FOR A KITCHENETTE AS PER ANSI 117.1 SECTION 606.2 EXCEPTION #1.
FS-6 30" x 48" CLEAR SIDE APPROACH FOR REFRIDGERATOR



4 KITCHENETTE PLAN
SCALE: 3/8"=1'-0"





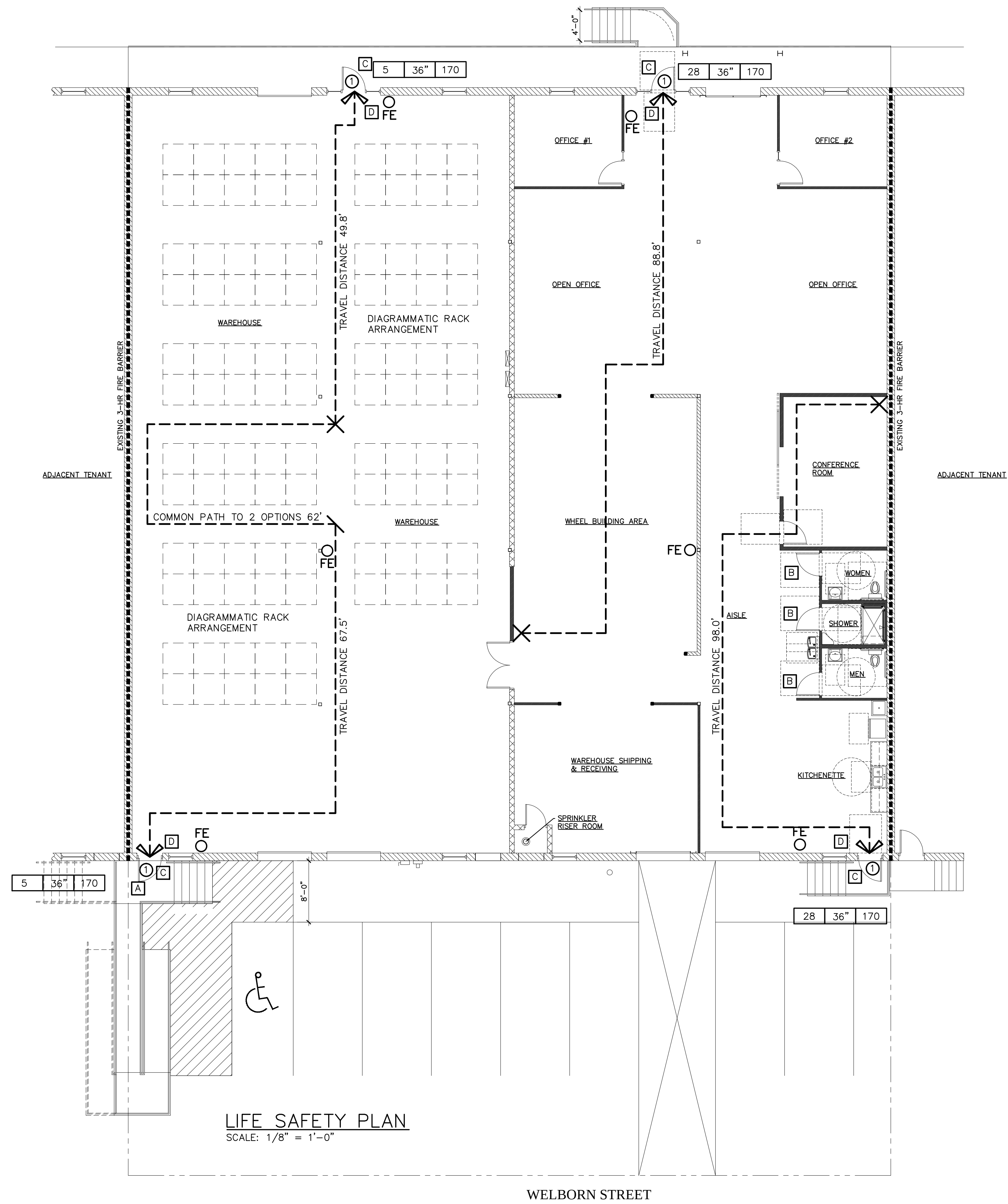
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SOLE PROPERTY OF THE ARCHITECT, AND SHALL NOT BE USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. IT SHALL BE RETURNED TO THE ARCHITECT UPON DEMAND. COPYRIGHT 2015 ALL RIGHTS RESERVED

Level 2 - Existing Building Alteration
Boyd Cycling
115 Welborn Street
Greenville, South Carolina 29601

REVISIONS:

No.	Date	Description
DATE:	08 Jan 2015	
DRAWN:	GLS	
REVIEWED:	GLS	
JOB NO.	14.026	
SHEET NO.		

EX1.0
Existing Conditions
Plan



LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

EXIT DOOR EGRESS CAPACITIES:

- ① NEW 3'-0" WIDE DOOR WITH ADA LEVER TYPE HARDWARE Ⓞ EXTERIOR & PANIC DEVICE Ⓞ INTERIOR 34" EA. / .2 = 170 PEOPLE

LEGEND:

FE WALL MOUNTED (U.N.O.) FIRE EXTINGUISHER — PROPOSED LOCATION. FINAL LOCATION TO BE COORDINATED WITH LOCAL FIRE OFFICIAL PRIOR TO INSTALLATION.

✕-----➔ EXAMPLE TRAVEL PATHS FOR MAXIMUM DISTANCES

EXIT WIDTH	
OCCUPANT LOAD	28 36" 170
EXIT CAPACITY	

HANDICAP ACCESSIBILITY:

- A A HANDICAP ACCESSIBLE RAMP AND LANDINGS HAS BEEN ADDED FOR ENTRY. REFER TO SITE PLANS FOR ADDITIONAL HANDICAP ACCESSIBILITY INFORMATION.
- B TOILET FACILITIES ARE ADA ACCESSIBLE
- C 18" CLEAR PULL AREA Ⓞ LATCH SIDE OF DOOR
- D 12" CLEAR PUSH AREA Ⓞ LATCH SIDE OF DOOR

OCCUPANCY CALCS

RIGHT SIDE:			
INDUSTRIAL	747 gross	/100 =	7.5
WAREHOUSE S/R	914 gross	/500 =	1.8
BUSINESS	2,777 gross	/100 =	27.7
CONFERENCE	260 net	/ 15 =	17.3
TOTAL			54.3

LEFT SIDE:			
WAREHOUSE	4,853 gross	/500 =	9.7
TOTAL			9.7

TOTAL OCCUPANCY 64

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SOLE PROPERTY OF THE ARCHITECT, AND SHALL NOT BE USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. IT SHALL BE RETURNED TO THE ARCHITECT UPON DEMAND. COPYRIGHT 2015 ALL RIGHTS RESERVED