

Design Review Board

Official Agenda



AGENDA

City of Greenville

Design Review Board – Neighborhood Panel

Agenda Workshop

12:00 PM Tuesday, May 31st, 2022

Please use the following methods to attend the meeting.

Virtual Meeting Viewing

<https://www.greenvillesc.gov/meeting>

Password: meetnow

Telephone: 1-415-655-0002

WebEx Event Number: 2347 237 8125

Note: The primary purpose of this workshop is for the Design Review Board – Neighborhood Panel to receive an overview of the applications on the upcoming public hearing agenda. The workshop is a public meeting open to the general public. No action or votes will be taken by the board on any agenda item at the workshop. Likewise, no public comments will be received during the workshop. Persons wishing to comment on an application are invited to do so at the public hearing on June 2, 2022.

Application materials are included with the Public Notice for the June 2nd, 2022 Public Hearing.

1. Welcome

2. OLD BUSINESS

NONE

3. NEW BUSINESS

A. CA 22-360

Application by KURT WALLENBORN for an ADDITION AND RENOVATION for 107 East Park Avenue (TM# 0034000201903).

Documents:

[22-0360 AGENDA PACKET 107 EAST PARK AVENUE.PDF](#)

B. CA 22-361

Application by BEN CALVIN for a RENOVATION for 413 Overbrook (TM# 0192000101000).

Documents:

[22-0361 AGENDA PACKET 413 OVERBROOK RD.PDF](#)

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C. RHP 22-362

Application by KURT WALLENBORN for a PRELIMINARY SPECIAL TAX ASSESSMENT for 832 Wade Hampton Blvd. (TM# 0189020205500; 0189020205400; 0189020205300; 0189020205200).

Documents:

[22-0362 AGENDA PACKET 832 WADE HAMPTON BLVD.PDF](#)

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4. Other Business

A. None

5. Adjournment



**Planning Staff Report to
Design Review Board - Neighborhood
May 24, 2022**
for the June 2, 2022 Public Hearing

Docket Number: CA 22-360
Applicant: Kurt Wallenborn
Property Owner: Barbara & Lowell Swiger
Property Location: 107 E Park Ave
Tax Map Number: 003400-02-01903
Acreage: 0.27
Zoning: RM-2, Single- & Multi-Family Residential District, East Park
Proposal: HOME ADDITION AND MODIFICATIONS
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 renovate and construct an addition to an existing building in the East Park Preservation District. The building's current use in office space and will remain so following renovation. General improvements to the site include a paved parking lot, restoration of the exterior and interior architectural elements, and construction of an addition in the rear of the building. The applicant states that the addition is necessary to restore the historic façade and functionality of the interior in addition to providing ADA accessible restrooms and a breakroom. All historic windows will be restored to historic functionality.

As proposed, the modifications to the existing house feature the following:

- Renovation of the existing building
 - All existing wood trim and siding will be repaired and restored and painted white to match the original historic color.
 - Roof will be replaced with architectural shingles in landmark pro or approved equivalent
- Renovation of the windows
 - Addition of shutters on the front façade to match originals
 - Restoration of existing historic windows
- Addition to the rear of the building
 - Removal of existing stairwell and associated landing to the second story
 - Expansion of the existing recessed rear entrance and construction of a recessed addition to serve as the rear entrance to the parking lot.

- New siding and trim with consist of Hardie Shingle Siding, Hardie Trim and Hardie Soffit
- Hardie Shingle will be the straight edge panel style in Arctic White. Hardie Trim will be the smooth grain in Khaki Brown. Hardie Soffit will be vented smooth
- New windows on addition will be aluminum clad wood to mimic the historic windows on the front elevation. Aluminum clad windows will be either grey or cream. The exact color will be determined based on restoration efforts to the existing windows.
- Install fiber cement cornice to match the existing historic cornice
- Install new wood door and associated brick stoop and stairs for entry
- Install new brick veneer foundation
- Site renovations
 - Repaving and expansion of an existing parking lot
 - Install new landscaping plan to include foundation plantings and parking lot buffers
 - Existing trees in the rear will be maintained to serve as a natural buffer

Staff Analysis:

Staff believes this renovation and addition will improve the historic character of the structure and contribute to the East Park District. Material choices for the proposed addition are compatible and mimic the historic materials. Paint colors of the new construction should match as close as possible to the new paint color on the original house. Applicant should consider restoring the windows on the original rear entrance and using them in the new construction, however if this is unfeasible the proposed new wood windows would be appropriate. All applicable buffering requirements and landscape ordinances will be applied during site and building permits.

Staff recommends approval of the request based on the adherence to the Design Guidelines with the following conditions:

- 1. Original windows being removed during demo from therear entrance should be saved and restored and used in the new addition if feasible.**
- 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.**

Applicable Design Guidelines:

HR.1 Original architectural details should be preserved in place whenever feasible.

- A. Avoid removing or altering any significant architectural detail.
- B. Avoid adding elements or details that were not part of the original building.
- C. Protect and maintain significant stylistic elements.
- D. All wood surfaces should be painted.

HR.8 Original wood siding should be maintained with a protective coat of paint.

- A. Protect wood feature from deterioration
- B. Plan repainting carefully
- C. Using the historic color scheme is encouraged.

HR.12 Plant materials should be used to create continuity among buildings.

- A. Preserve historic landscape features.
- B. In new landscape designs, use materials that are compatible with the historic context.
- C. Use plant materials that are adapted to the Greenville climate.
- D. Maintain mature trees.
- E. Incorporate established plantings in new projects.
- F. When plant materials are used for screening they should be designed to function year round.

HR.15 Historic windows and doors significantly affect the character of a structure and should be preserved.

- A. Preserve the position, number, size and arrangement of historic windows and doors in a building wall.
- B. Preserve the functional and decorative features of an historic window or door.
- C. Repair wood features by patching, piecing-in, consolidating or otherwise reinforcing the wood.
- D. Maintain the historic ratio of window openings to solid wall.
- E. Glazing in doors should be retained.
- F. Where existing operable shutters survive, they should be retained and repaired.
- G. Installing window air-conditioners in windows on building fronts is discouraged.
- H. If energy conservation and heat loss are a concern, consider using storm windows and doors instead of replacing an historic window or door.
- I. Maintain recessed entries where they are found
- J. Where entries were not recessed historically, maintain them in their original position.

HR.18 Roof materials should be used in a manner similar to that seen historically and chosen based on their compatible appearance with a structure.

- A. Preserve original roof materials
- B. Replacement roof materials for an historic structure should convey a scale and texture similar to those used traditionally
- C. Metal roofs should be applied and detailed in a manner that is compatible with the historic character and does not distract from the historic appearance of the building.

AR.8 Building materials for new construction should be similar to materials seen historically.

- A. Maintain the existing range of exterior wall materials found in the historic district
- B. Exterior wood finishes should appear similar to those used historically
- C. Masonry should appear similar to that used historically
- D. Materials should appear in a manner similar to that used historically
- E. New, synthetic materials may be considered for a new structure if they appear similar in character and detailing to traditional building materials.
- F. Roof materials should be composite shingles and convey a scale and texture similar to that used traditionally.

AR.10 The visual impacts of parking should be minimized.

- A. A parking pad, carport or garage should be located to the side or rear of a lot, and detached from the main structure.
- B. Although it is not encouraged, where a garage or carport must be "attached" to the primary structure, consider the following options:
 - Locate the garage or carport at least ten feet behind the front of the main structure.
 - A garage and the garage doors should not be visually overpowering to the main structure. It should be detailed similar to that of the main structure.
 - A carport should have a painted, non-metallic finish. Consider a carport constructed from wood.
- C. Minimize the visual impact of a parking areas.

AR.12 Design an addition to be compatible with the primary building.

- A. Design a new addition such that the original character can be clearly seen.
- B. Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.
- C. Do not obscure, damage, destroy, or remove original architectural details and materials of the primary structure.
- D. An addition should be compatible in scale, materials, and character with the main building.
- E. An addition should be set back from any primary, character-defining façade.
- F. The roof form of a new addition should be in character with that of the primary building.

AR.15 Use colors to create a coordinated color scheme for a building.

- A. The façade should read as a single composition
- B. Employ color schemes that are simple in character
- C. Base or background colors should be muted
- D. Reserve the use of bright colors for accents only

Chapter 9. Design Guidelines for the Overbrook Historic District

- Summary of key characteristics
 - Masonry porch columns
 - Muted color schemes
 - Mature hardwoods

EP.7 Building materials for new construction should be similar to materials seen historically.

- Wood lap siding and brick are dominant materials



**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

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:	Kurt Wallenborn, Franklin Real Estate Development	Barbara & Lowell Swiger
*Title:	Member	
*Address:	107 E. Park Ave, Suite 7, Greenville	312 Hermitage Road, Greenville
*State:	SC	SC
*Zip:	29601	29615
*Phone:	(540) 521-7383	(864) 449-0562
*Email:	kurt@franklinredev.com	swiger.jeff@yahoo.com

PROPERTY INFORMATION

*STREET ADDRESS 107 E. Park Ave _____

*TAX MAP #(S) 0034000201903 _____

*PRESERVATION DISTRICT/SPECIAL DISTRICT East Park Historic District _____

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? ☒ Yes ☐ No

DESCRIPTION OF REQUEST

*SELECT APPLICATION TYPE: ☒ CA Neighborhood New ☐ CA Neighborhood Modification (☐ Major/ ☐ Minor)
☐ CA Urban New ☐ CA Urban Modification (☐ Major/ ☐ Minor)
☐ CAS Staff New (☐ Major/ ☐ Minor) **please see item D. for description*
☐ CAS Staff Modification
☐ Informal Review

*ORIGINAL APPLICATION # (put N/A if new application) N/A _____

To include: scope of project and response to specific guidelines and special conditions.
See attached sheets.

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

A. URBAN DESIGN PANEL	\$300.00, <i>site plan review</i>
	\$300.00, <i>architectural review</i>
B. SIGNS	\$150.00
C. NEIGHBORHOOD DESIGN PANEL	\$150.00
D. APPLICATION FOR STAFF REVIEW	
<u>Major</u> : All site development activity, roof gardens, decks, or accessory structures; or any project that requires consultation with a member of the DRB.	\$100.00
<u>Minor</u> : 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. Also, parking lots, service enclosures, exterior lighting and additions to building that do not exceed 25% of existing building footprint, except the West End Preservation Overlay District.	\$50.00
E. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	½ Original Fee
Minor (requires review by staff)	\$50.00
F. INFORMAL REVIEW	\$50.00

2. 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.

3. **Public Notice Requirements.** Certificate of Appropriateness applications require a design review board public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board hearing date.

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

*APPLICANT SIGNATURE

1. 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.gov/364/Access-GIS-Data>, 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).

4. **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.

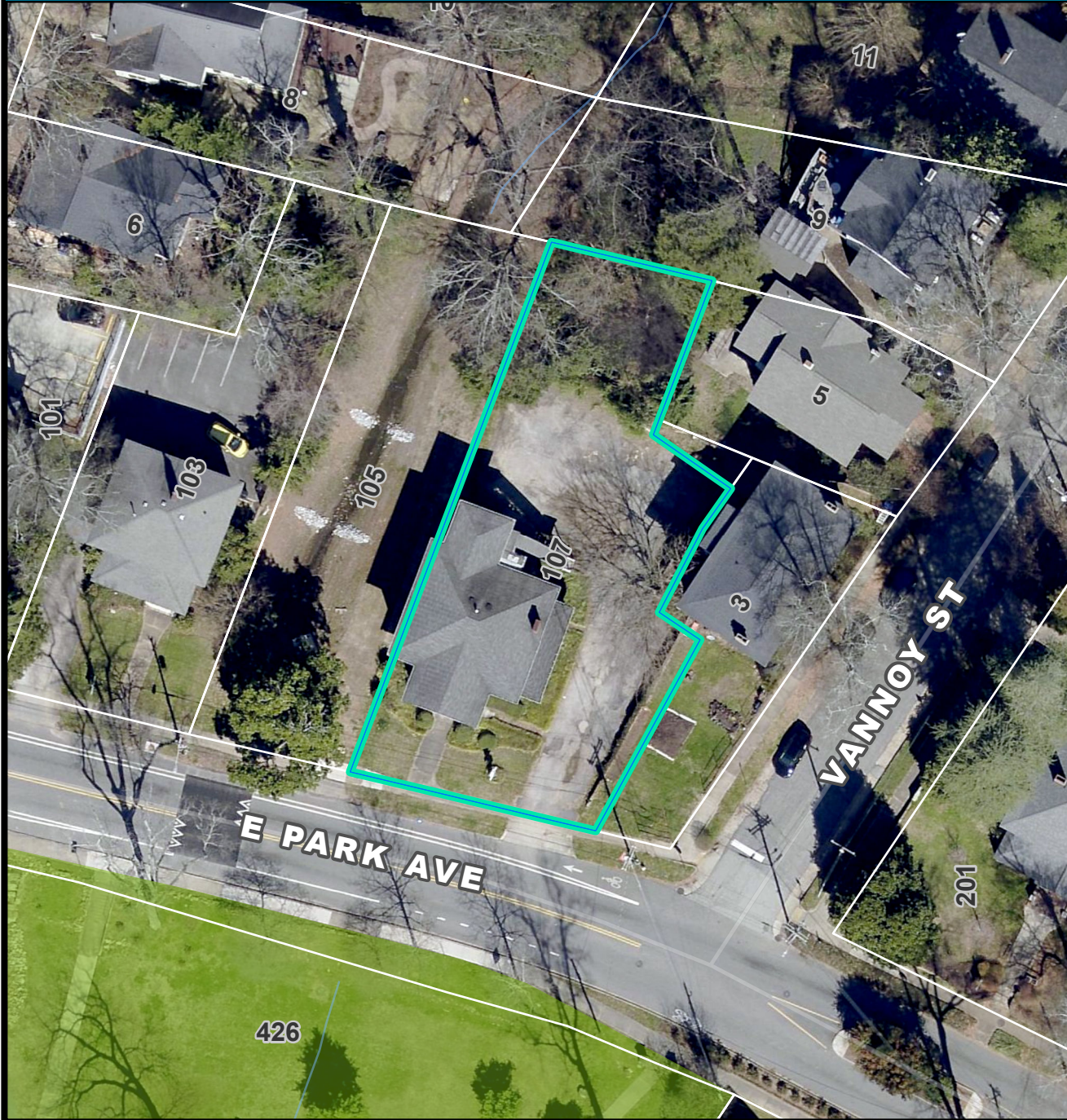
In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning 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, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

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

*Signatures	
Applicant	
Date	5/12/22 Bryan Seeger
Property Owner/Authorized Agent	
Date	5/12/22
Public Hearing information	
Public Hearing signs	

AERIAL VIEW



CA 22-360 • 107 EAST PARK AVENUE

NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





107 E. Park Ave | Suite 7
Greenville, SC 29601
(540) 521-7383
Kurt@FranklinReDev.com

May 2, 2022

City of Greenville
Planning and Development Department
131 Falls Street, Second Floor
Greenville, SC 29601

RE: Application for Certificate of Appropriateness – 107 E Park Avenue
Historic Office Building Restoration, Renovation and Addition
107 East Park Avenue

Dear City of Planning and Development Department:

It is my pleasure to submit this Certificate of Appropriate Application for your review. Please find enclosed in this submittal the signed application, site plan, elevations, renderings, materials brochures and landscape plan supporting this request for the above-referenced property.

General Description of Request:

Franklin Real Estate Development (FRED) is proposing to restore, renovate and build an addition to the historic building at 107 East Park Avenue. The improvements will be in full compliance with National Park Services' standards for historic rehabilitation. The proposed improvements include redesign and construction of a paved parking lot, restoration of all architectural exterior and interior elements of the building, renovation of the interiors and construction of an addition in the rear of the building. The addition in the rear is required to keep the historic façade and functionality of the historic interior intact, in addition to providing ADA compliant restrooms and break room for tenants.

The addition is distinctly different yet complementary in nature from the original historic building and will provide a quality improvement to the property. The size of the addition is the smallest possible while preserving the existing house façade and remains within current setbacks. All the windows in the historic building will be restored and will function as they did in the early 1900s.

FRED is requesting this certificate of appropriateness for approval by the Design Review Board.



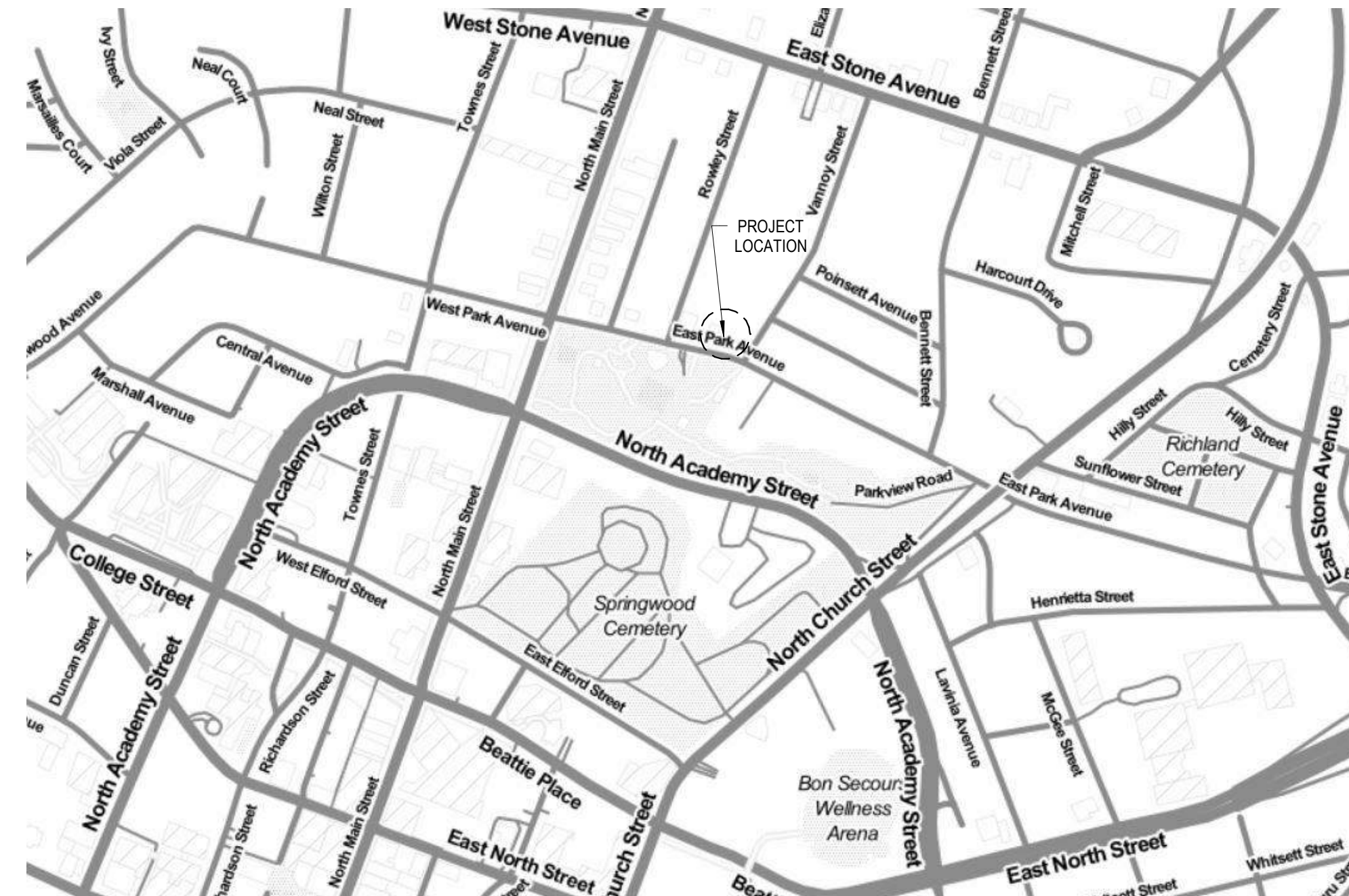
FRANKLIN
REAL ESTATE DEVELOPMENT

107 E. Park Ave | Suite 7
Greenville, SC 29601
(540) 521-7383
Kurt@FranklinReDev.com

Thank you for reviewing this request. If you have any questions or need additional information, please feel free to contact me at (540) 521-7383. Thank you!

Sincerely,

Kurt Wallenborn
Principal
Franklin Real Estate Development



SHLTR
[architects]

108-B MOHAWK DRIVE
GREENVILLE, SC 29609
(864.603.1717)

WWW.SHLTRARCH.COM

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FRANKLIN REAL ESTATE DEVELOPMENT

107 E. PARK AVENUE

GREENVILLE, SC 29601

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CONTEXT

PROJECT NUMBER:	2187
DATE:	04.28.22
DRAWN BY:	SSL

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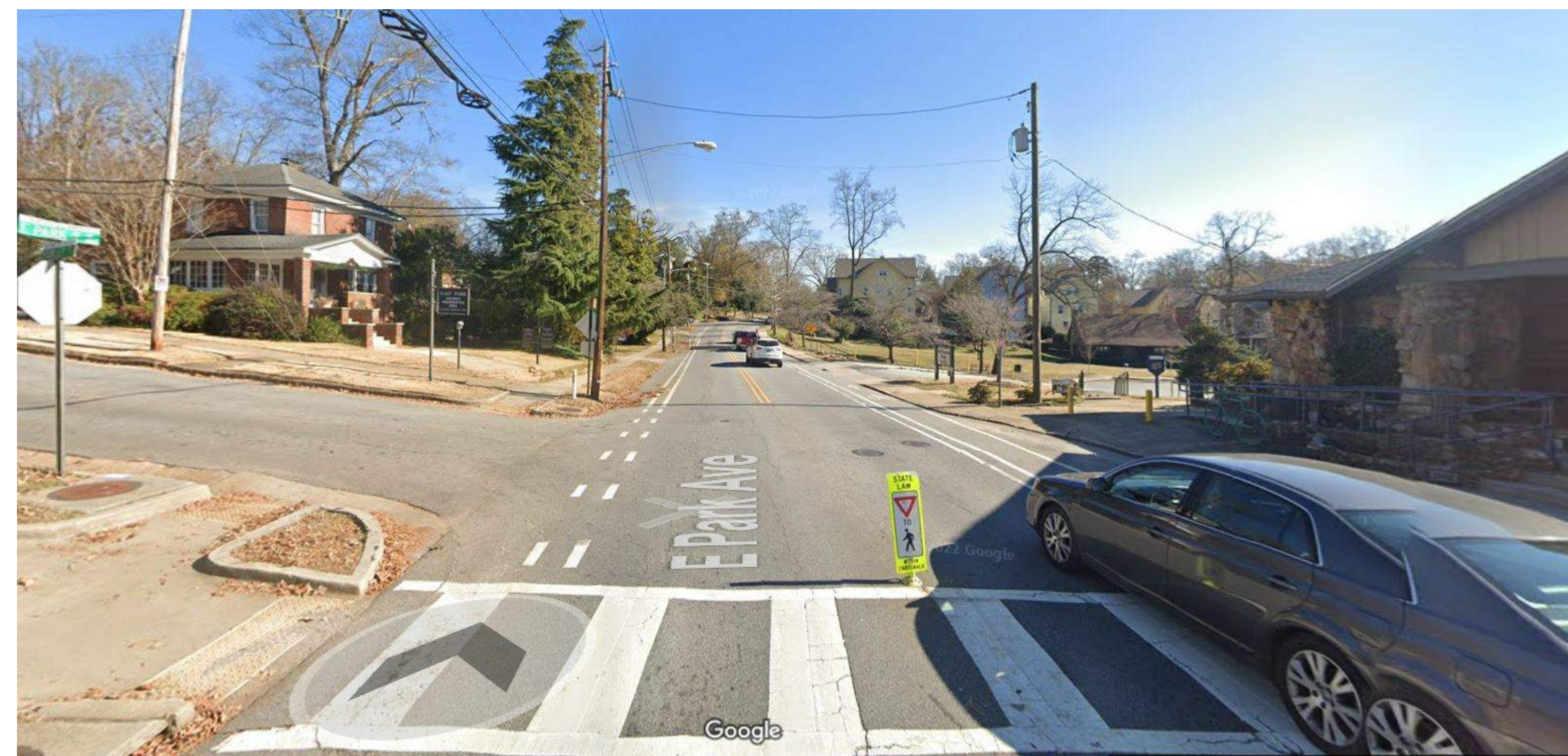
RENDERINGS

PROJECT NUMBER:	2187
DATE:	04.28.22
DRAWN BY:	SSL

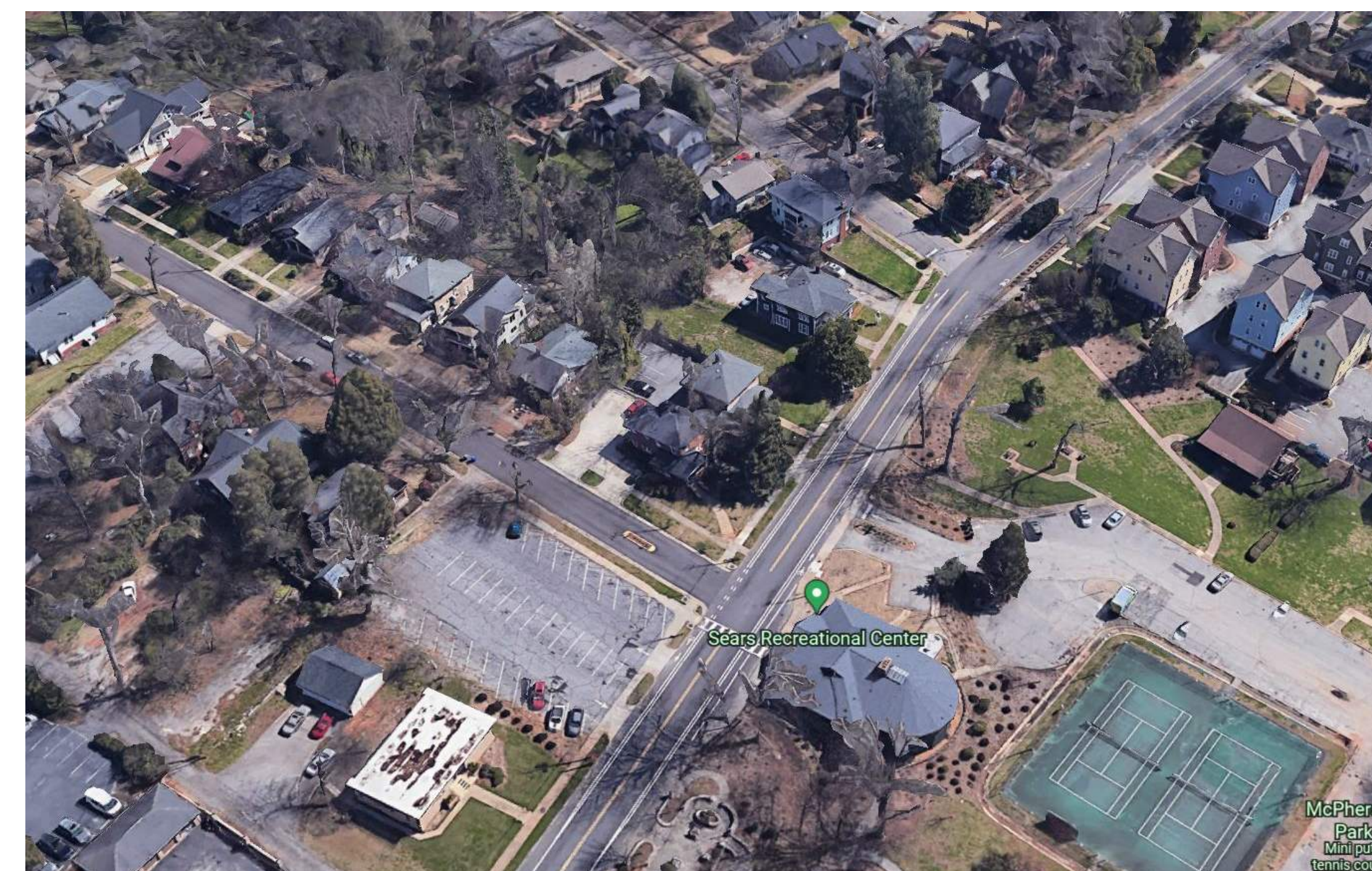
A001



EAST PARK LOOKING NORTH WEST



EAST PARK LOOKING EAST



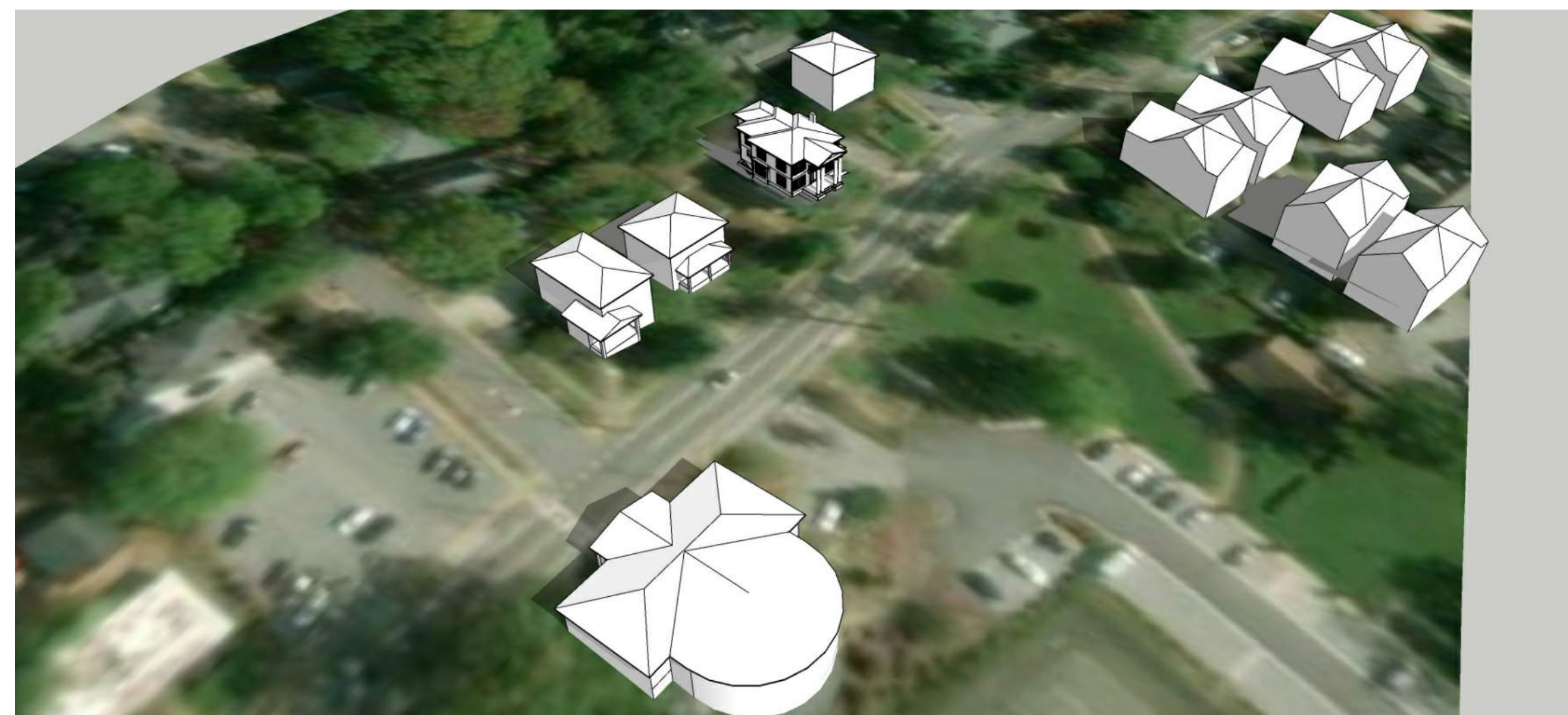
AERIAL VIEW



MASSING MODEL - NORTH WEST



MASSING MODEL - EAST



MASSING MODEL - AERIAL

[illegible]

MASSING MODEL

PROJECT NUMBER:	2187
DATE:	04.28.22
DRAWN BY:	SSL

FRANKLIN REAL ESTATE DEVELOPMENT

107 E. PARK AVENUE

GREENVILLE, SC 29601

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EXISTING FLOOR PLANS

PROJECT NUMBER:	2187
DATE:	04.28.22
DRAWN BY:	SSL

AD101

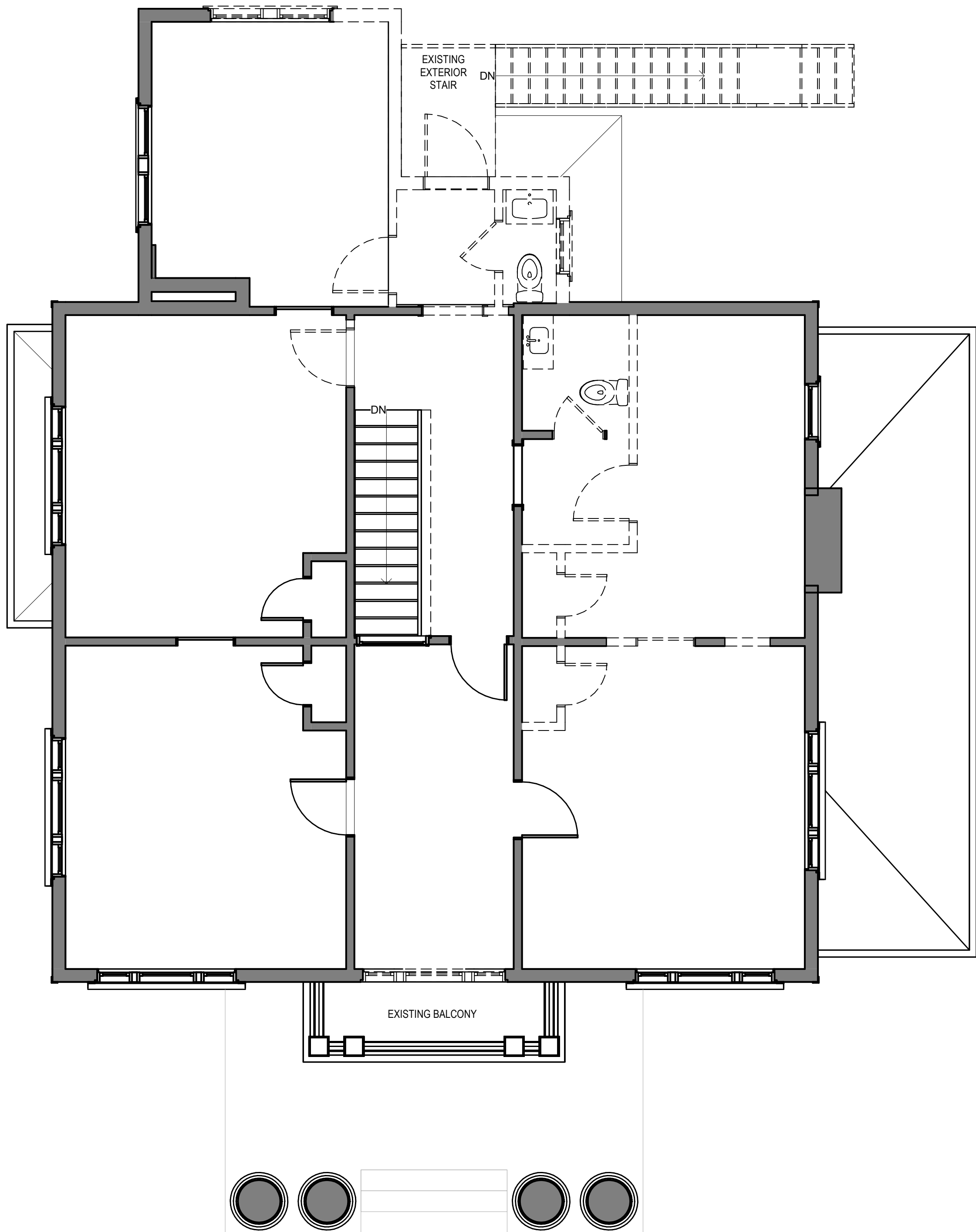
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EXISTING WAL

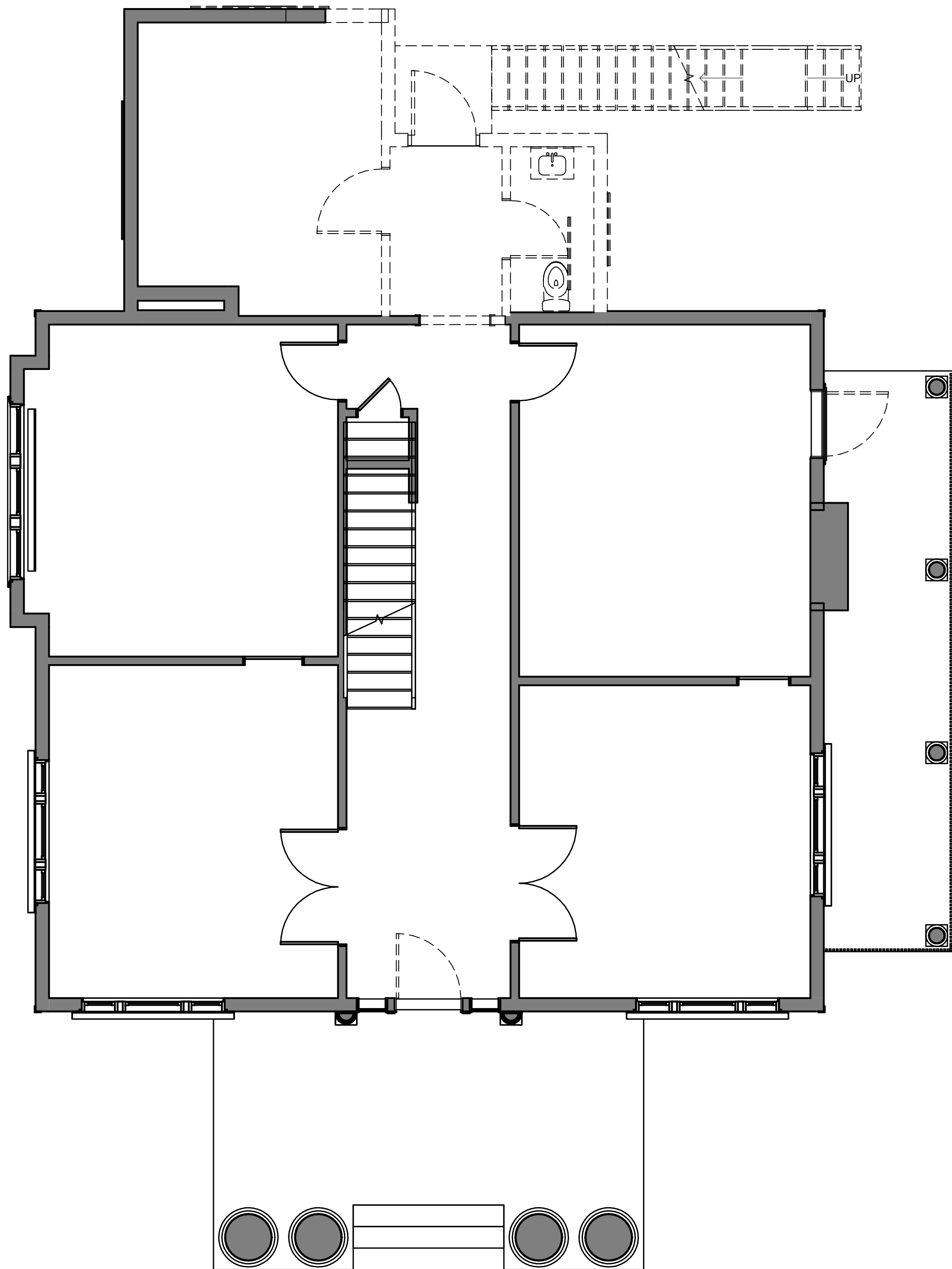
DASHED LINES TO BE DEMOLISHED;
SEE DEMOLITION NOTES

DEMOLITION NOTES

1. THE PURPOSE OF THESE DEMOLITION PLANS, AS MADE PART OF THE CONTRACT DOCUMENTS, IS TO GIVE THE GENERAL CONTRACTOR A GENERAL IDEA AS TO THE SCOPE OF ARCHITECTURAL DEMOLITION WORK REQUIRED. THE CONTRACTORS SHALL VISIT THE FACILITY, THOROUGHLY EVALUATE THE EXISTING FACILITY AGAINST THE ENTIRETY OF THE EXISTING SITE CONDITIONS.
2. REVIEW ALL CONTRACT DOCUMENTS AND ARRIVE AT THE SCOPE OF DEMOLITION WORK REQUIRED TO ACHIEVE THE INTENDED RESULTS AND FINISHED PRODUCT. ALL DEMOLITION WORK SHALL BE INCLUDED IN THE BASE SCOPE OF WORK.
3. REMOVE ITEMS IN SUCH A WAY AS TO NEITHER DAMAGE ADJACENT MATERIALS NOR COMPROMISE THE STRUCTURAL INTEGRITY OF EXISTING BUILDING. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING OF EXISTING CONSTRUCTION AS REQUIRED TO PERFORM THE PRESCRIBED WORK.
4. ALL HOLES AND OPENINGS IN FLOOR SLABS AS A RESULT OF EXISTING MECHANICAL, PLUMBING, OR ELECTRICAL UTILITY REMOVAL ARE TO BE FILLED IN WITH CONCRETE. ALL DEPRESSIONS ARE TO BE LEVELLED UNLESS INDICATED OTHERWISE.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING PORTIONS OF THE BUILDING TO REMAIN. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING PORTIONS OF THE BUILDING TO REMAIN, WHICH ARE CAUSED BY THE CONTRACTOR, OR CONTRACTORS' TEAM.
6. THE GENERAL CONTRACTOR SHALL MAINTAIN DURING THE PROGRESS OF THE WORK ALL MEANS OF EGRESS FROM THE FACILITY. CORRIDORS SHALL NOT BE REDUCED IN WIDTH IN SUCH A MANNER AS TO IMPEDE EGRESS FROM THE BUILDING. EXIT SIGNS, ALARM PULL STATIONS, ETC., ARE NOT TO BE BLOCKED FROM VIEW.
7. THE PURPOSE OF THE DEMOLITION DRAWINGS ARE STRICTLY LIMITED TO GENERALLY INDICATING AREAS AND/OR ITEMS TO BE REMOVED. THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCE AND EXACT EXTENT OF DEMOLITION NEEDED FOR NEW CONSTRUCTION. VERIFY ALL DEMOLITION DIMENSIONS PRIOR TO DEMOLITION AND COORDINATE VERIFIED DIMENSIONS WITH NEW CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AHEAD OF TIME. THE CONTRACTOR SHALL CHECK FOR ITEMS SUCH AS LIGHT SWITCHES, FIRE ALARMS, EXIT LIGHTS, ETC., NOT SHOWN ON DRAWINGS. DISCREPANCIES SHALL BE RESOLVED PRIOR TO BEGINNING DEMOLITION WORK.



② LEVEL 2 EXISTING
1/4" = 1'-0"



① LEVEL 1 EXISTING
1/4" = 1'-0"

GREENVILLE, SC 29601

REVISION SCHEDULE

FLOOR PLANS

PROJECT NUMBER: 2187

DATE: 04.28.22

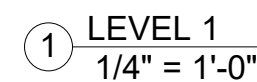
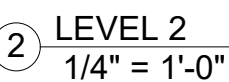
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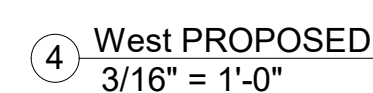
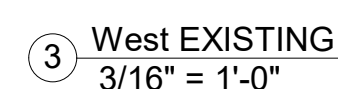
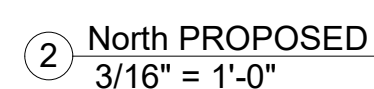
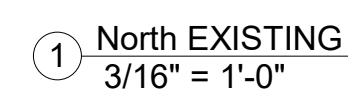
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FLOOR PLAN LEGEND

 EXISTING WALL

NEW WALL; SEE WALL TYPES FOR INFO.





401 REPAIR & RESTORE EXISTING WINDOWS TO WORKING ORDER,
402 REGLAZE AS NEEDED, SCAPE, SAND, PRIME, & PAINT

403 REPAIR & RESTORE ALL EXISTING WOOD TRIM, SCAPE, SAND,
404 PRIME & PAINT

405 PAINT ALL EXISTING SIDING PT-1

406 EXISTING LANTERN TO REMAIN

407 INSTALL NEW ARCHITECTURAL SHINGLE ROOF, CERTAINTED
LANDMARK PRO OR APPROVED EQUAL

408 NEW 5/4 FIBER CEMENT CORNICE, MATCH EXISTING CORNICE
PROFILE WITHOUT DENTILS, PRIME & PAINT

409 NEW 5/4 FIBER CEMENT TRIM, PRIME & PAINT

410 NEW FIBER CEMENT SHINGLE SIDING, HARDE SHINGLE SIDING
STRAIGHT SHINGLE OR APPROVED EQUAL, PRIME & PAINT PT-2

411 NEW ALUMINUM CLAD WOOD CASEMENT WINDOWS WITH 3-LITE
TRANSOM ABOVE, SIERRA PACIFIC STANDARD CASEMENT OR
APPROVED EQUAL

416 NEW BRICK VENEER FOUNDATION

108-B MOHAWK DRIVE
GREENVILLE, SC 29609
(864.603.1717)

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FRANKLIN REAL ESTATE DEVELOPMENT

107 E. PARK AVENUE

GREENVILLE, SC 29601

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PROJECT NUMBER:	2187
DATE:	04.28.22
DRAWN BY:	SSL

A402

GREENVILLE, SC 29601

REVISION SCHEDULE

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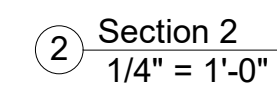
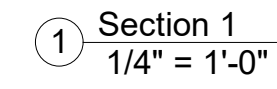
BUILDING SECTIONS

PROJECT NUMBER: 2187

DATE: 04.28.22

DRAWN BY: SSL

A501



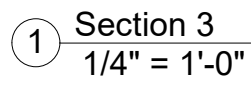
FRANKLIN REAL ESTATE DEVELOPMENT

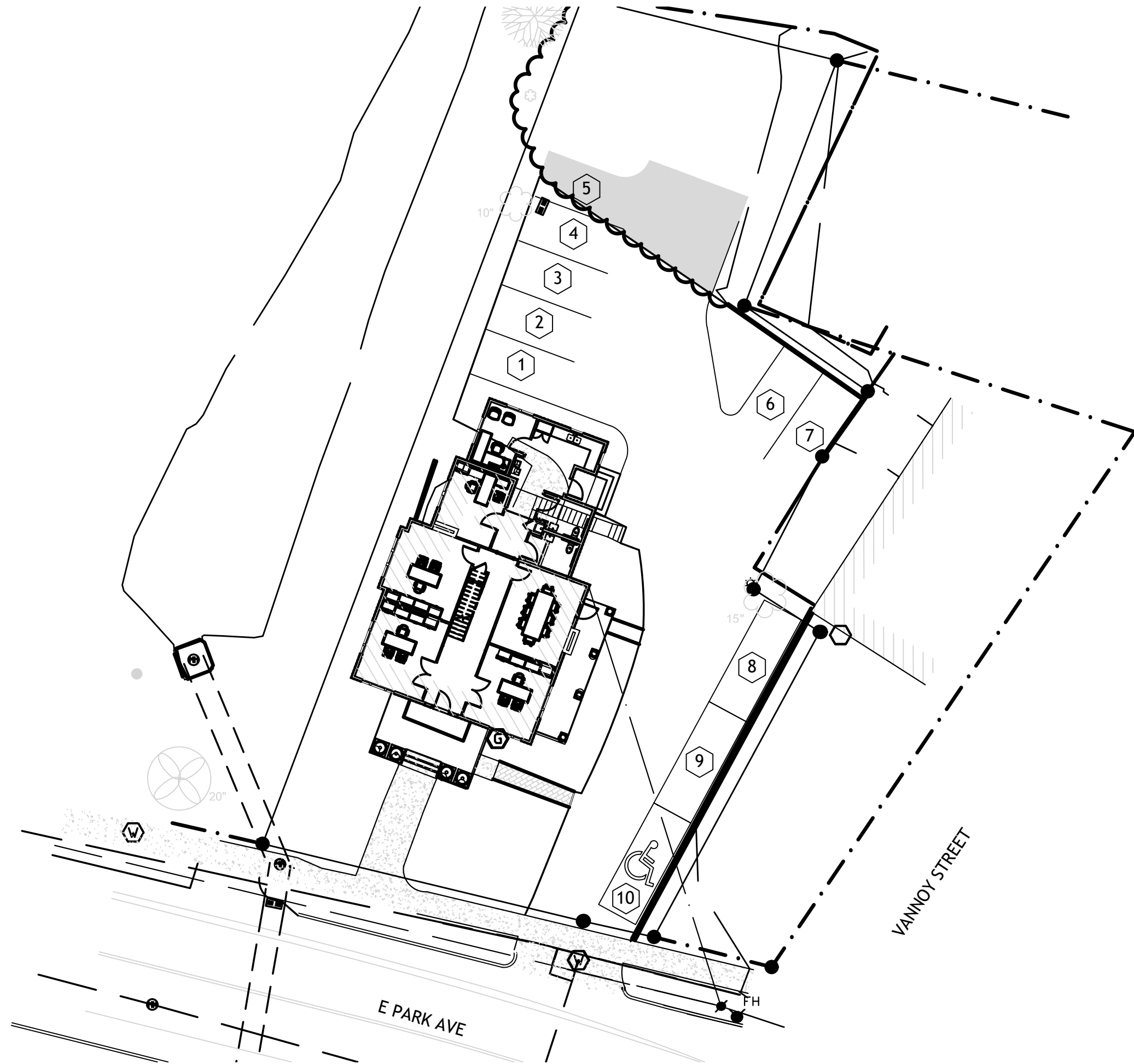
REVISION SCHEDULE

BUILDING
SECTIONS

PROJECT NUMBER:	2187
DATE:	04.28.22
DRAWN BY:	SSL

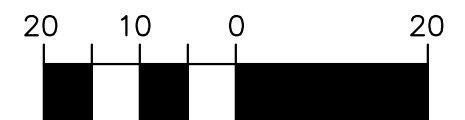
A502





site data

jurisdiction: City of Greenville-
tax map no.: 003400201903
zoning: R-M2
parcel area: ±0.271
parking: 10 spaces

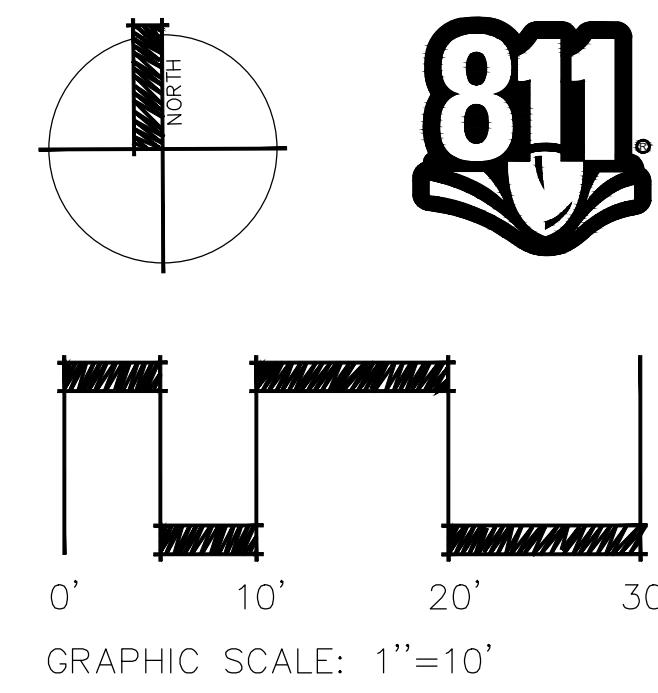
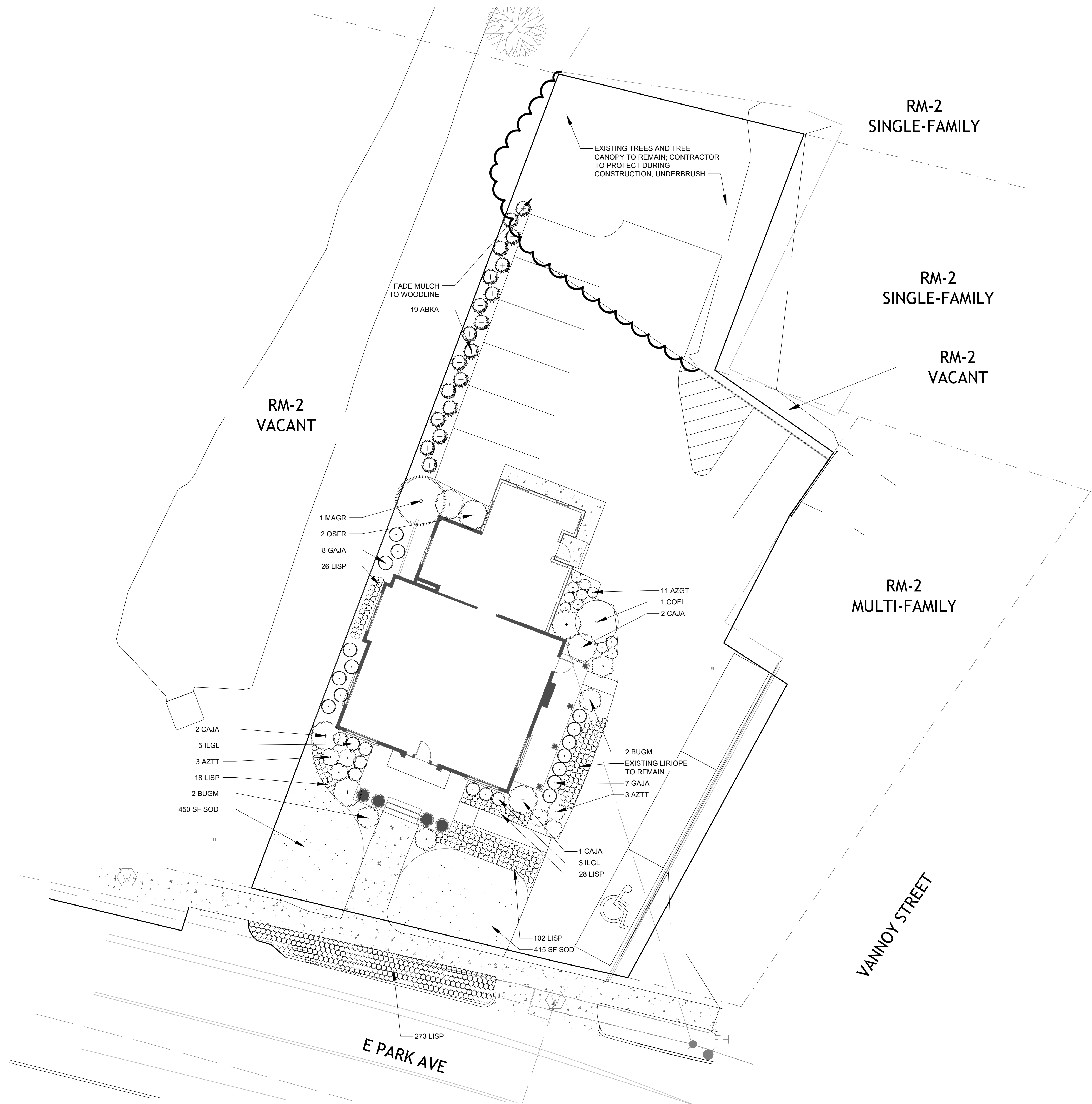


scale: 1" = 20'

City of Greenville

STUDY PLAN

SP - 3



FRANKLIN
REAL ESTATE
DEVELOPMENT

107 EAST PARK AVENUE
GREENVILLE, SC 29601

DRAWN BY: BS
CHECKED BY: BS
PROJECT: MK2022-049
DATE: 04/28/2021

NO.	DATE	REVISION NOTES	BY
1	4.28.22	ISSUED FOR PERMIT	BS

MYCORRHIZA NOTE:
INCORPORATE COMMERCIALLY PREPARED MYCORRHIZA SPORES IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATES SPECIFIED BY MANUFACTURER.

2 STRANDS 12 GAUGE GALV. WIRE TWISTED TIGHT. PROVIDE SAFETY FLAGGING ON EACH GUY

6" SOIL SAUCER AROUND TREE

42" LONG #4 REBAR STAKE DRIVEN 39" INTO GROUND (PLACE STAKES WITHIN MULCHED AREA)

3" DEPTH MULCH (KEEP MULCH 6" FROM TRUNK OF TREE)

REMOVE TOP 1/3 BURLAP AND TOP OF WIRE BASKET AFTER TREE IS SET AND APPROVED BY LANDSCAPE ARCHITECT

6" DEPTH PLANTING SOIL MIXTURE TAMPED FIRM BENEATH ROOT BALL.

GENERAL NOTES:
1. PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISH GRADE.
2. SCARIFY SIDES AND BOTTOM OF PIT.
3. BACKFILL TREE PIT WITH SPECIFIED PLANTING SOIL MIXTURE IN 8" LAYERS, HAND TAMPED TO REMOVE VOIDS.
4. WHEN 2/3 BACKFILLED, FILL WITH WATER.
5. AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE IS ABSORBED.
6. STAKE AND GUY TREES IF APPLICABLE
7. DO NOT WRAP TREE TRUNKS.

PROVIDE 3 GUYS FOR EACH TREE SPACED EQUALLY AROUND TREE. THREAD WIRE THRU GROMMETTED TAPE BY GCS, INC. (PHONE: 800/360-3584) OR APPROVED EQUAL

STAKING NOTE:
ONLY STAKE & GUY TREES 4" CALIPER AND LARGER OR IN WINDY LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.

ALTERNATE STAKING METHOD:
TREE-MATE-0
(WEBSITE: www.tmateo.com)

AMENDED SOIL AREA
-THOROUGHLY TILL IN PLANTING SOIL MIXTURE AMENDMENTS TO DEPTH OF 8" (IN SOME SITUATIONS, LAWN WILL BE PLANTED OVER THIS AREA).
MULCH RING FOR TREES IN LAWN MINIMUM 5' DIAMETER.

45" MIN.

8" MIN (WHERE SPACE ALLOWS)

3X BALL DIA.

FINISHED GRADE

TREE

PIT

AMENDED SOIL AREA

1

TYPICAL TREE PLANTING

GROUNDCOVER PLANT (TYP.)

SPACING PER PLANT SCHEDULE

GROUNDCOVER PLANT

3" DEPTH MULCH

FINISH GRADE

PLANTING SOIL MIXTURE

45" MIN.

GENERAL NOTES:
1. THOROUGHLY TILL IN PLANTING SOIL MIXTURE AMENDMENTS TO DEPTH OF 8" IN ENTIRE GROUNDCOVER BED AREA.
2. WORK SOIL TO LOOSE, UNIFORMLY FINE TEXTURE.
3. HAND-TAMP BACKFILL TO REMOVE VOIDS AND AIR POCKETS.
4. WATER IMMEDIATELY AFTER PLANTING UNTIL NO MORE WATER IS ABSORBED.

2

GROUNDCOVER PLANTING

FINISHED GRADE

THOROUGHLY TILL IN PLANTING SOIL MIXTURE AMENDMENTS TO DEPTH OF 8" IN ENTIRE SHRUB BED AREA.

SHRUB PIT

3" DEPTH MULCH (KEEP MULCH AWAY FROM BASE OF PLANT MIN. 4")

45" MIN.

3X BALL DIA.

MULCH RING FOR SHRUBS IN LAWN MINIMUM 4' DIAMETER.

PULL ROOTS OUT OF BALL FROM CONTAINER STOCK REMOVE TOP 1/3 BURLAP FROM B&B STOCK

6" DEPTH PLANTING SOIL MIXTURE TAMPED FIRM BENEATH ROOT BALL

GENERAL NOTES:
1. PLANT SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISH GRADE.
2. SCARIFY SIDES AND BOTTOM OF PIT.
3. BACKFILL SHRUB PIT WITH SPECIFIED PLANTING SOIL MIXTURE IN 6" LATERS, HAND-TAMPED, TO REMOVE VOIDS
4. WHEN 2/3 BACKFILLED, FILL WITH WATER.
5. AFTER PLACING AND HAND-TAMPING FINAL LAYERS, WATER AGAIN UNTIL NO MORE IS ABSORBED.

3

TYPICAL SHRUB PLANTING

PLANT SCHEDULE								FWF	FULL WELL FORMED	MS	MULTI-STEMMED TRUNK (3 MIN.)	EGG	EGG CAN CONTAINER	CON	CONTAINERIZED MATERIAL	
								SP	SPECIMEN MATERIAL	CAL	TRUNK CALIPER	B&B	BALLED AND BURLAPPED MATERIAL	BR	BARE ROOT MATERIAL	
								TF	TREE FORM HABIT	GAL	GALLON CONTAINER	ESP				ESPALIER
CODE	BOTANICAL NAME	COMMON NAME	QUANTITY	HEIGHT	SPREAD/CALIPER	SPACING	REMARKS									

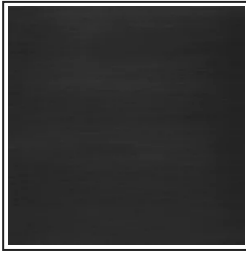


BRAXTON SCONCE

Starting at
~~\$195~~ Regular
\$155 Final Sale
\$124 Member

Our contemporary Braxton sconce combines ribbed glass in a frame of bronze-plated steel with white-painted interiors.

FINISH OPTIONS



Bronze



Weathered Zinc

DETAILS

- Made of steel and zinc
- Small sconce is rated for one 60W max. E26-base bulb
- Large sconce is rated for one 75W max. E26-base bulb
- If brighter light is preferred, consider an LED bulb with a higher lumen output: [View our assortment](#)
- Dimmer switch compatible
- Hangs vertically
- 110-120V manufactured to US standards for US and Canadian markets
- Certified to Wet UL electrical standard: suitable for use indoors or outdoors, including areas that receive direct contact with rain, snow or excessive moisture
- Hardwire
- Requires professional assembly and installation by a licensed electrician. RH delivery service does not include assembly or installation.
- Wipe with a soft, dry cloth; avoid the use of all cleaners and abrasives, as they will damage the finish

DIMENSIONS

Small Sconce: 6¼"W x 4¼"D x 12"H
Large Sconce: 8½"W x 5½"D x 16½"H

LARGE SCONCE INSTALLATION INSTRUCTIONS

SMALL SCONCE INSTALLATION INSTRUCTIONS



[VIEW SALE ITEMS](#) >

BRAXTON SCONCE

Starting at
~~\$195~~ Regular
\$155 Final Sale
\$124 Member

Size

▼

Finish

Bronze

▼

QTY

1

▼

ADD TO CART

Configure this item for delivery information for [your location](#).

[Standard Delivery Shipping](#)

Learn more about our [Return Policy](#).

+ ADD TO WISHLIST



[VIEW IN-STOCK ITEMS](#) >

[VIEW SALE ITEMS](#) >

T10 TUBE FROST E26 INCANDESCENT BULB

Starting at
\$5 Regular
\$3 Member
[Select Items On Final Sale](#)

FREE SHIPPING

Wattage

▼

Configure this item for delivery information for [your location](#).

Ships free of charge via Standard Delivery Shipping

Learn more about our [Return Policy](#).

QTY

1

▼

ADD TO CART

+ ADD TO WISHLIST



Item# 10088274 BULB

A19 FROST E26 LED BULB 9W

Configured price
\$9 Regular
\$6 Member

FREE SHIPPING

Configure this item for delivery information for [your location](#).

Ships free of charge via Standard Delivery Shipping

This item can be returned within 30 days of delivery. Learn more about our [Return Policy](#).

QTY

1

▼

ADD TO CART

+ ADD TO WISHLIST

RESOURCES

- FIND A GALLERY
- RH INTERIOR DESIGN
- EXPLORE OUR RESTAURANTS
- REQUEST A SOURCE BOOK
- SIGN UP FOR EMAILS
- RH MEMBERS PROGRAM
- SAFETY PROTOCOLS

CUSTOMER EXPERIENCE

- SHIPPING & DELIVERY INFORMATION
- PLACING AN ORDER
- RETURNS & EXCHANGES
- CONTACT US
- FAQS
- SAFETY RECALLS
- RH CREDIT CARD

GIFTS & SALES

- GIFT REGISTRY
- RH GIFT CARD
- TRADE SALES
- CONTRACT SALES

OUR COMPANY

- INVESTOR RELATIONS
- CAREERS
- PRESS
- PRIVACY POLICY
- TERMS OF USE
- TEXT MESSAGING TERMS
- RH IN CANADA
- SITE MAP



Discover a whole new
SIDE OF HOME.

 **JamesHardie™**
Siding | Trim



Installed on over 8 million homes* from coast to coast, James Hardie® fiber cement siding products are designed to resist the most extreme conditions while delivering long term beauty and lower maintenance. Enjoy the warm, natural look of wood with unprecedented peace of mind. It's easy to see what makes James Hardie the market leader.

UNIQUE FORMULATION

We use the highest quality raw materials and proprietary additives for enhanced strength and moisture protection.

FINISHING TECHNOLOGY

Baked-on color delivers a beautiful finish that resists fading and makes a lasting impression.

COMPLETE EXTERIOR

Offers homeowners an unrivaled collection of design options with exceptional warranties through a single, trusted manufacturer.

*Estimate based on total James Hardie siding sales through 2016 and average housing unit size.

CONTENTS

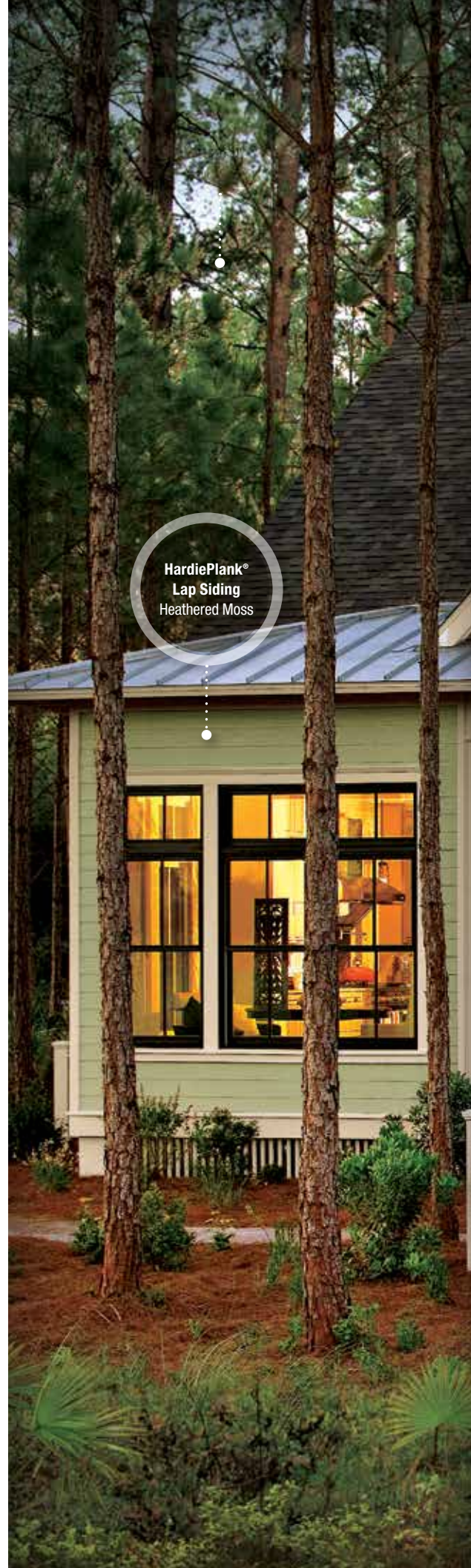
4	HardieZone® System
6	Unique Formulation
8	Finishing Technology
10	James Hardie Complete Exterior™
12	HardiePlank® Lap Siding
14	HardiePanel® Vertical Siding
16	HardieShingle® Siding
18	HardieTrim® Boards
20	HardieSoffit® Panels
22	Statement Collection™ Products
24	Color Inspiration
26	HardieWrap® Weather Barrier
27	Finishing Touches
28	The James Hardie Difference
30	Warranty and Endorsements

HardieZone® System

Only James Hardie fiber cement products are Engineered for Climate®. In the northern U.S. and Canada, HZ5® products resist shrinking, swelling and cracking even after years of wet or freezing conditions. HZ10® products help protect homes from hot, humid conditions, blistering sun and more.

With James Hardie siding and trim, homeowners have an exterior that's tougher than the elements and easy on the eyes.

NO MATTER WHAT NATURE BRINGS





HardieShingle®
Straight Edge
Panel
Mountain Sage

HardieTrim®
Boards
Arctic White

TOUGHER THAN THE ELEMENTS



Stands up to storms
and harsh weather



Water resistant
to protect against
swelling, warping
and cracking



Won't be eaten by
animals or insects



Fire resistant



Helps reduce time
and money spent on
maintenance

Resist the elements
WITH IRRESISTIBLE BEAUTY.

Unique Formulation

HZ10® Substrate

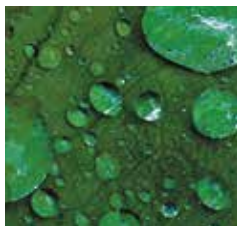
Not all fiber cement is the same. James Hardie HZ10 products contain the highest quality raw materials. Our unique formulation, combined with innovative product design and manufacturing processes, create a substrate that is specifically engineered to resist moisture, cracking, shrinking and swelling for increased durability and workability.

PROPRIETARY ENHANCEMENTS CREATE DURABLE JAMES HARDIE® SIDING



Perfect balance of strength and workability

Our balance of high-quality Portland cement, sand and cellulose fiber delivers the best combination of strength and workability.



Enhanced moisture resistance for unmatched durability

Patented and proprietary additives are chemically bonded within the HZ5® substrate matrix to provide durable moisture resistance.

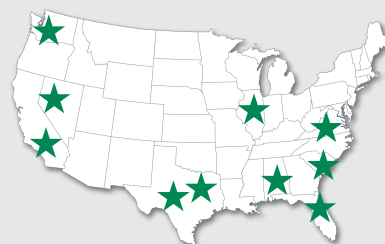


Increased dimensional stability

Our siding is engineered at the microscopic level to create a fiber cement composite with superior dimensional stability that helps protect against shrinking and splitting.



MADE IN THE
USA



Finishing Technology

Primer

A quality primer is the first step to ensuring that the paint color you select beautifully expresses a home's true character now — and for years to come. Our distinctive primer is climate-tested and engineered to enhance the performance of paint on James Hardie® fiber cement siding products. It helps to provide consistent, long-lasting paint adhesion, even in the most demanding conditions.

ColorPlus® Technology

Our advanced ColorPlus® Technology finishes deliver the ultimate in aesthetics and performance. Our products aren't simply painted at the factory. Our proprietary coatings are baked onto the board, creating a vibrant, consistent finish that performs better, lasts longer and looks brighter on your homes.



Exceptional finish adhesion

Our proprietary coating is engineered for exceptional adhesion to our substrate and applied to the surface, edges and features for durable performance.



Superior color retention

Finish is cured onto boards for a stronger bond, which allows for exceptional resistance to cracking, peeling and chipping.



Superior UV resistance

ColorPlus® Technology finishes retain vibrancy longer when compared to vinyl siding and typical field paints on other siding products.



ColorPlus®
Technology



Lasting beauty **BEGINS WITH THE FINISH.**

Our finishes help eliminate stress and reduce costly weather delays when it's too cold or damp to paint for extended periods. Now there's no reason to question whether or not sub-optimal painting conditions will negatively affect your paint job. In fact, there's no longer any need to paint on-site during installation.

ColorPlus® Technology finishes are fully cured in a controlled environment and arrive on your job site ready for year-round installation.





ColorPlus®
Technology
Pearl Gray

ColorPlus®
Technology
Iron Gray

For complete confidence wrap your
ENTIRE EXTERIOR WITH JAMES HARDIE.



James Hardie Complete Exterior™

Top to bottom, our exterior product line is defined by excellent performance, aesthetics and design options.

Provide protection from the elements, showcase a homeowner's individual style and install peace of mind with exceptional warranties through a single, trusted manufacturer.



HardieShingle®
Siding



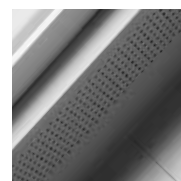
HardiePanel® Vertical
Siding & HardieTrim®
Batten Boards



HardiePlank®
Lap Siding



HardieTrim®
Boards



HardieSoffit®
Panels

HardieShingle®

Restore the look of a grand Cape Cod or add distinction to a handsome bungalow. HardieShingle® siding embodies the enchanting look of cedar shingles with lower maintenance.

Better than the real thing, HardieShingle siding resists rotting, curling, warping and splitting.

HardieTrim®
Boards
Arctic White

HardieShingle®
Straight
Edge Panel
Pearl Gray

Achieve the handcrafted
LOOK OF CEDAR.

HardieShingle®

Thickness 1/4 in



STAGGERED EDGE PANEL

Length	48 in
Height	15.25 in
Exposure	6 in
Prime Pcs/Pallet	100
ColorPlus Pcs/Pallet	100
Sq/Pallet	2
Pcs/Sq	50.0

STATEMENT
COLLECTION™ ✓

DREAM
COLLECTION™ ✓

PRIME ✓



STRAIGHT EDGE PANEL

Length	48 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	86
ColorPlus Pcs/Pallet	86
Sq/Pallet	2
Pcs/Sq	43.0

STATEMENT
COLLECTION™ ✓

DREAM
COLLECTION™ ✓

PRIME ✓

HardieTrim®

Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it will complement your long-lasting, lower maintenance James Hardie® siding – adding punctuation to your design statement.

HardieTrim®
Boards
Khaki Brown

HardiePlank®
Lap Siding
Navajo Beige

The performance you require.
THE DISTINCTIVENESS YOU DESIRE.

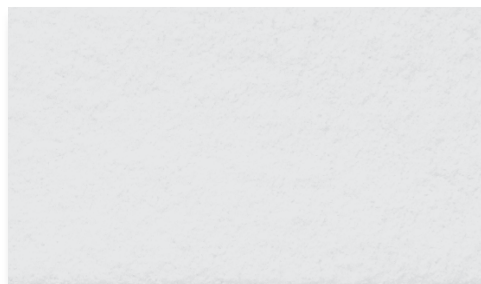
HardieTrim®

Length 12 ft boards

RUSTIC GRAIN®



SMOOTH



4/4 RUSTIC GRAIN®

Thickness	.75 in				
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104

STATEMENT
COLLECTION™

DREAM
COLLECTION™

PRIME



4/4 SMOOTH

Thickness	.75 in				
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	312	208	156	104	104
ColorPlus Pcs/Pallet	312	208	156	104	104

STATEMENT
COLLECTION™

DREAM
COLLECTION™

PRIME



5/4 RUSTIC GRAIN®

Thickness	1 in				
Width	3.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	160	120	80	80

STATEMENT
COLLECTION™

DREAM
COLLECTION™

PRIME



5/4 SMOOTH

Thickness	1 in					
Width	3.5 in	4.5 in	5.5 in	7.25 in	9.25 in	11.25 in
Prime Pcs/Pallet	240	200	160	120	80	80
ColorPlus Pcs/Pallet	240	200	160	120	80	80

STATEMENT
COLLECTION™

DREAM
COLLECTION™

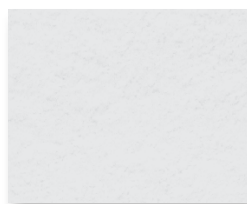
PRIME



BATTEN BOARDS

SMOOTH

Thickness	.75 in
Length	2.5 in
Prime Pcs/Pallet	190
ColorPlus Pcs/Pallet	437



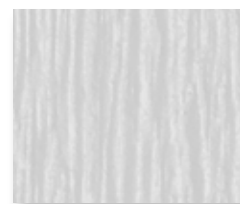
STATEMENT
COLLECTION™

DREAM
COLLECTION™

PRIME



RUSTIC GRAIN®



STATEMENT
COLLECTION™

DREAM
COLLECTION™

PRIME



HardieSoffit®

A home is only as strong as its weakest point. HardieSoffit® panels reinforce your work by protecting the vulnerable gap between eaves and exterior walls.

Available in vented, non-vented and a range of pre-cut sizes, these panels complete your design and help protect it from moisture and pests.

VENTILATION BENEFITS

Using vented soffit improves ventilation in the attic space and reduces the chance of water vapor condensation that can lead to issues such as mold and mildew growth, stained ceilings and damage to the framing of the house.

In warm climates, HardieSoffit panels allow hot, humid air to escape, which not only helps prevent condensation in the attic, but can also help reduce air conditioning costs.

In cool climates, HardieSoffit panels help prevent condensation from forming on the interior side of the roof sheathing and reduce the chances of roof-damaging ice dams.

HardieSoffit®
Panels
Dream Collection™
product

For complete confidence
EVERY DETAIL MATTERS.

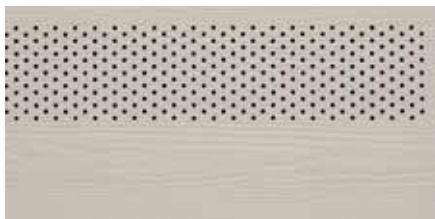
HardieSoffit®

Thickness 1/4 in

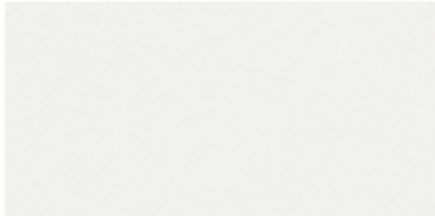
VENTED SMOOTH



VENTED CEDARMILL®



NON-VENTED SMOOTH



NON-VENTED CEDARMILL®



VENTED SMOOTH & CEDARMILL®

Length	12 ft	12 ft	8 ft
Width	12 in	16 in	24 in
Prime Pcs/Pallet	200	150	100
ColorPlus Pcs/Pallet	216	156	108

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
STATEMENT COLLECTION™	✓	AW	AW
DREAM COLLECTION™	✓	✓	✓
PRIME	✓	✓	✓

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in
STATEMENT COLLECTION™			
DREAM COLLECTION™	✓	✓	✓
PRIME	✓	✓	✓

NON-VENTED SMOOTH & CEDARMILL®

Length	12 ft	12 ft	8 ft	8 ft
Width	12 in	16 in	24 in	48 in
Prime Pcs/Pallet	200	150	100	50
ColorPlus Pcs/Pallet	216	156	108	—

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
STATEMENT COLLECTION™	✓	AW	AW	
DREAM COLLECTION™	✓	✓	✓	
PRIME	✓	✓	✓	✓

Size	12 ft x 12 in	12 ft x 16 in	8 ft x 24 in	8 ft x 48 in
STATEMENT COLLECTION™				
DREAM COLLECTION™	✓	✓	✓	
PRIME	✓	✓	✓	✓

HardiePlank®

Thickness 5/16 in
Length 12 ft planks

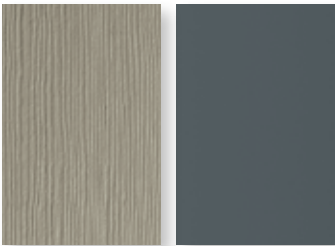


SELECT CEDARMILL® & SMOOTH

Width 8.25 in
Exposure 7 in
ColorPlus
Pcs./Pallet 210

HardiePanel®

Thickness 5/16 in



SELECT CEDARMILL® & SMOOTH

Size 4 ft x 10 ft
ColorPlus 50
Pcs./Pallet

HardieShingle®

Thickness 1/4 in
Length 48 in



STRAIGHT EDGE PANEL

Height 15.25 in
Exposure 7 in
ColorPlus
Pcs./Pallet 86

HardieSoffit®

Thickness 1/4 in



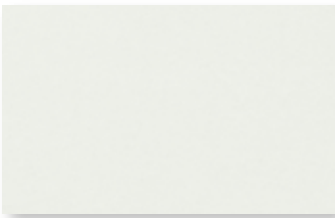
VENTED SMOOTH

Width	12 in	16 in*	24 in*
Length	12 ft	12 ft	8 ft
ColorPlus Pcs./Pallet	216	156	108



STAGGERED EDGE PANEL

Height 15.25 in
Exposure 6 in
ColorPlus
Pcs./Pallet 100



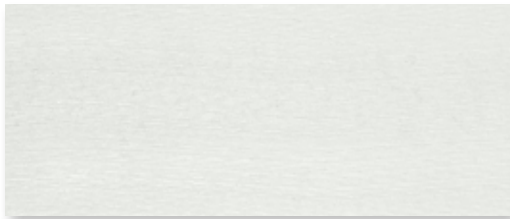
NON-VENTED SMOOTH

Width	12 in	16 in*	24 in*
Length	12 ft	12 ft	8 ft
ColorPlus Pcs./Pallet	216	156	108

*16 in and 24 in soffit panels only available in Arctic White

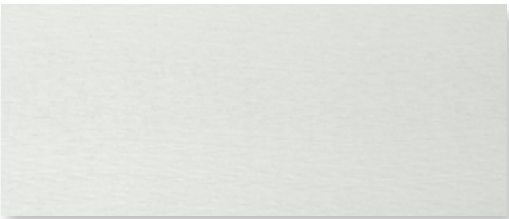
HardieTrim®

4/4 SMOOTH



Thickness	.75 in				
Length	12 ft boards				
Width	3.5 in	5.5 in	7.25 in	9.25 in*	11.25 in
ColorPlus Pcs./Pallet	312	208	156	104	104

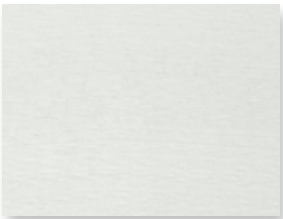
5/4 SMOOTH



1 in					
12 ft boards					
3.5 in	4.5 in	5.5 in	7.25 in	9.25 in*	11.25 in
240	200	160	120	80	80

BATTEN BOARDS

4/4 SMOOTH



Thickness	.75 in
Length	12 ft boards
Width	2.5 in
ColorPlus Pcs./Pallet	190

*Only available in Arctic White



Selecting a color? Request a product sample at [jameshardiepros.com/samples](https://www.jameshardiepros.com/samples)

INSPIRED DESIGN BEAUTIFULLY CRAFTED



SIERRA
PACIFIC
WINDOWS

A WINDOW & DOOR COMPANY LIKE NO OTHER.



Welcome to windows and doors that never compromise, made by people who don't either. From our extruded aluminum cladding that's twice as thick as roll-form cladding, to cutting edge glazing technology for greater thermal efficiency, our combination of impeccable construction and design innovation make every product one-of-a-kind.

600 dealers, distributors and company stores throughout the country and three manufacturing plants strategically located in California and Wisconsin ensure our world-class windows and doors will be delivered to you where and when you need them.

The following pages are the start of what we can offer your next project. And if you choose our windows and doors, we're confident it will also be the start of a lasting relationship.



ye-h photography | Prestige + Balance + Wickline Architects

- | | |
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EARTH-FRIENDLY. MORE THAN AN APPROACH, AN OBLIGATION.

Sierra Pacific Windows is part of Sierra Pacific Industries, which sustainably manages over 2 million acres of timberland in California and Washington State. We're the largest millwork producer and one of the largest lumber companies in the U.S.

Our size creates a big obligation to protect our environment.

At Sierra Pacific, we believe healthy trees, good water quality and enduring wildlife habitat are the natural result of sound forest management. That's why we adhere to the environmental protection standards of the Sustainable Forestry Initiative® (SFI) and why all our pine and Douglas fir windows and doors are labeled SFI certified.

We bring in our own Professional Foresters and Wildlife Biologists to help protect wildlife habitat, watercourses and plant life, and to help manage our lands based on "sustained yield" practices. As a result, Sierra Pacific Industries plants 7 million new trees every year and will nearly triple the amount of wood growing on its lands in the next 100 years, with average tree diameters nearly doubling in that time.

To learn more about how Sierra Pacific Industries protects, preserves and invests in its own forest lands, visit spi-ind.com.



TRUE VERTICAL INTEGRATION SETS US APART.



As a proud part of this family-owned, environmentally-committed company, Sierra Pacific is the only window company that manufactures its products with complete vertical integration. The full cycle makes use of every part of our wood resources, all the way down to wood shavings that become animal bedding and chips that are used as part of our cogeneration power process. It also allows continuous quality control from the moment our tree seeds are planted until our beautiful wood windows are produced, approved and delivered to you.

FIVE BEAUTIFUL CHOICES, ONE EXACTING STANDARD.

Sierra Pacific windows and doors are crafted in four unique manufacturing styles. Each delivers its own design and performance advantages. In other words, there are no bad choices, only good ones.



ALUMINUM CLAD WOOD

The best of both worlds, combining beautiful wood inside with low maintenance aluminum cladding outside. Wood is select pine, or upgrade to one of eight other species, all protected by CoreGuard Plus® wood preservative. Double thick cladding is finished with a powder coating process that leads the industry in durability and environmental safety.



ALL-WOOD

For a classic, distinctive look, our all-wood windows and patio doors offer timeless elegance with exceptional thermal performance. As with all our wood products, long-term durability is ensured by CoreGuard Plus®, a leading wood treatment against rot and insects.



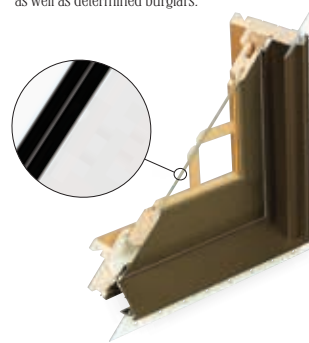
H3®

Inventive Fusion Technology™ integrates three components (extruded aluminum, vinyl and wood) into one perfect window with greater energy efficiency and performance. Double thick aluminum exteriors are protected by our industry-leading powder coated finishes, while the wood interior is preserved with CoreGuard Plus®.



FEELSAFE™

Our hurricane-resistant windows and patio doors feature high-strength, laminated glass, plus highly reinforced engineering and construction. They're built to withstand heavy storm impact as well as determined burglars.



VINYL

All the benefits of vinyl windows and patio doors with Sierra Pacific DNA, our vinyl new construction and replacement products offer many of the same features and design options as our premium wood products. Choose from a complete lineup of operating styles, sizes and shapes.



BEAUTIFUL INSIDE, LOW MAINTENANCE OUTSIDE.

Sierra Pacific clad windows and doors feature exteriors with industry-leading, extruded aluminum cladding that's twice as thick as roll-form cladding. All come with rich, wood interiors in a wide selection of species and finishes.

Choose from multiple leading-edge glazing options.

Also available with FeelSafe impact rated glazing.

Protected to the very core by our CoreGuard Plus™ wood treatment.

Exterior is fully encased in weatherproof, low maintenance, aluminum cladding.

Unlimited color choices in powder coat for extreme durability. Anodized finishes also available.

Our heavy duty extruded aluminum cladding is at least twice as thick as roll-form cladding.

Designer hardware in many luxurious finishes.

Optional stained or painted interior factory finish on select products.



Windows and doors crafted from pine and Douglas fir are third-party certified to meet the SFI fiber sourcing requirements.



Wood interior for natural beauty & insulation.

Available with simulated divided lites or a variety of decorative grilles.

Choose from beautiful, select species of interior wood.

Large variety of interior trim profiles.



AWARD-WINNING FOR A REASON.

Constructed with our patented Fusion Technology™, H3 integrates extruded aluminum, vinyl and wood into one beautiful window with celebrated thermal performance, enhanced aesthetics, an extreme seal and easier installation.

H3 engineering advancements also include the H3 Accessory Frame and a continuous head and sill for water-tight mull joints when putting units together.



Wood interior for warmth and beauty. Available natural, primed or factory finished, in nine different wood species.

Innovative snap-lock design requires no unsightly screws or fasteners on the interior.

H3 CASEMENT



Windows and doors crafted from pine and Douglas fir are third-party certified to meet the SFI fiber sourcing requirements.

Protected to the very core by our CoreGuard Plus™ wood treatment.

Low profile surface mounted lock with easy to operate lever.

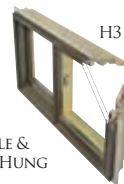
Top of the line Encore handle and operating hardware are standard.



H3 SINGLE & DOUBLE HUNG

Easy-tilt sash for easy cleaning.

Many simulated divided lite grille profiles to choose from.



H3 HORIZONTAL SLIDER



H3 AWNING

An integral rigid nailing fin provides greater structural integrity, an improved water barrier and near elimination of racking problems.

Heavy duty extruded aluminum clad frame and sash.

Constant force balance for smooth, easy operation.

Revolutionary H3 Accessory Frame integrates with nail fin for easy install of four different profiles with no additional nailing.

Seamless Integral continuous head and sill factory mull system stops water.

Available for new construction or replacement applications.

H3 DIRECT GLAZE



AUTHENTIC, REMARKABLE AND ENERGY-EFFICIENT.

Sierra Pacific all-wood windows and doors offer elegant and luxurious wood exteriors for those who value the extraordinary appearance and performance of natural wood. Choose a wood species and finish option to make a genuine impression.

Choose from select species of wood.

Standard pine exteriors are available primed or natural.

Protected to the very core by our rainforest-proven CoreGuard Plus® wood treatment.

Custom made, by hand, to your exact specifications.

Historical beauty enhanced with advanced technology.

Choose from multiple leading-edge glazing options.



Windows and doors crafted from pine and Douglas fir are third-party certified to meet the SFI fiber sourcing requirements.

Optional stained or painted interior factory finish using advanced materials & equipment on select products.



Large variety of interior trim profiles.

Designer hardware in many luxurious finishes.

Wood interior provides natural beauty & insulation.

Dual or triple panes, plus decorative glass options.

INSPIRED BY NATURE. DESIGNED TO LAST.

The exteriors of our clad windows and doors are fully encased in low maintenance, heavy-duty, extruded aluminum that's at least twice as thick as roll-form cladding.

What's more, our finishing process leads the industry in durability and environmental safety. Non-hazardous AAMA 2604 and 2605 powder-coatings have the color retention, surface hardness and scratch resistance necessary to withstand even the harshest conditions.

As for colors? Nobody gives you more choices than Sierra Pacific. 75 colors and some sensational textures allow you to add warmth, a splash of cheerfulness or a new statement to your designs. We'll also custom match any color you choose.



See your local representative for actual cladding samples. Printing limits our ability to show colors precisely.

COLOR STAY™ COLLECTION

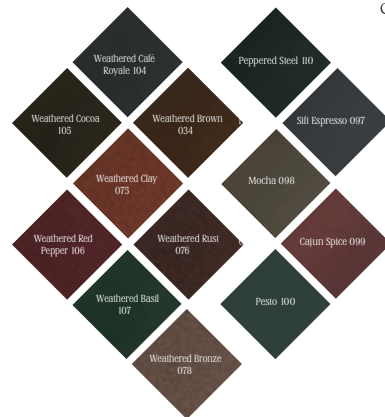
**EXACT
COLOR
TBD**



ⓧ Available in vinyl.



WEATHERED COLLECTION



TEXTURED COLLECTION



PEARL METALLIC COLLECTION



METALLIC COLLECTION



ANODIZED COLLECTION



INDUSTRIAL COLLECTION



* Available on select products only.

Pricing may vary by collection.

RICH, LUXURIOUS, THE NATURAL BEAUTY OF WOOD.

The hand-crafted appeal of real wood gives window interiors and trim a finishing touch that adds warmth and authenticity to any room. Yet every room is different, so we offer nine beautiful species of wood to match or complement any design consideration.

Don't see the perfect wood here? No worries. As long as it's workable, we'll make your interiors out of almost any wood in the world.

Maple

Alder

Mahogany

Cherry

Douglas Fir

Red Oak

Walnut

White Oak

Pine



Prairie
Shown in pine
3 1/2" wide



Tradesman
Shown in oak
3 1/2" wide



Tradesman II
Shown in pine
3 1/2" wide



Craftsman
Shown in oak
3 1/2" wide



Continental
Shown in oak
3 1/2" wide



Colonial
Shown in oak
3 1/2" wide



Regal
Shown in pine
3 1/2" wide



Provincial
Shown in oak
3 1/2" wide



Tudor
Shown in pine
3 1/2" wide



Heritage
Shown in oak
2 3/4" wide



Heritage II
Shown in pine
2 3/4" wide



Traditional
Shown in pine
2 1/4" wide



Contemporary
Shown in pine
2 1/4" wide



ROSETTES.

Available in 2.5" or 3.5" sizes in matching wood species.

See your local representative for actual wood samples. Wood is a natural material with character, color and grain patterns with varying densities. Wood veneer wrap may be used on select components of various species.



©Glean Photography

EXTERIOR TRIM PROFILES.

Sizes are nominal. Options vary per product line.

Group A



2.5" Ovalo (clad)



2" Brickmould (clad)



3.5" Brickmould (clad)



3.5" Flat Casing (clad)



2" Brickmould (wood)



3.5" Brickmould (wood)



2.5" Flat Casing (wood)



3.5" Flat Casing (wood)



5" Flat Casing (wood)

Group B



1-5/8" Standard Brickmould (clad)



Ovalo (clad)



3-5/8" Flat Casing (clad-Field Apply)



1-5/8" Flat Casing (clad-Field Apply)



7293 Brickmould (clad-Field Apply)



1-9/16" Montana (clad-Field Apply)

Available in multiple widths.



S4S Flat Casing (wood)



Brickmould (wood)



Stucco Brickmould (wood)



Shown: H3 Casement with 2" Brickmould Accessory Frame

DESIGNS AND FINISHES THAT FIT YOUR LIFE.

Choose from a selection of superbly engineered, beautifully finished handles and locking mechanisms, each one specifically designed to complement your new Sierra Pacific windows and patio doors.

Whatever your décor, you're sure to find something that fits you perfectly.



Christopher Mayer Photography

SLIDING
PATIO DOORS



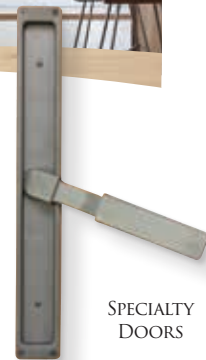
CASEMENTS
& AWNINGS



DOUBLE
HUNG



SWINGING
PATIO DOORS



SPECIALTY
DOORS

FINISHES



Check specific products for available hardware styles and finishes.

A MODERN APPROACH TO A TIMELESS LOOK.

To add your personal touch, our simulated divided lite profiles give you a number of starting points, while our grille configurations are limited only by your imagination. Start with our standard geometries and dream from there.



SIMULATED DIVIDED LITE

The classic look of traditional true divided lite without the energy loss of individual glass panes, our simulated divided lite grilles offer tough extruded aluminum outside with beautiful natural wood inside. Complete the look with optional spacers between the glass. Profiles are also available in all-wood.

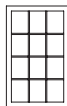
GRILLES BETWEEN THE GLASS

Grilles stay out of the way while you still get the look you want.

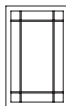


GRILLE CONFIGURATIONS

Your grilles can be as traditional or as unique as you choose. Our standard configurations include equal lite and Prairie. But with our custom configurations, we're ready to transform your inspiration into reality.



Equal



Prairie

Bronze spacer
option shown.

SIMULATED DIVIDED LITE PROFILES

	5/8"	7/8"	1"	1-1/4"	2"
Contemporary clad					
Putty clad					
Traditional clad					
Contemporary wood					
Putty wood					
Traditional wood					

WHEN SEEING LESS IS MORE.

Sometimes you need some privacy and security, or you need to filter out harsh sunlight. Other times you want a remarkable window design that gets lots of comments.

That's why we offer multiple decorative glass styles, each with its own personality to lend to your décor. If you can imagine it, chances are we can deliver it.



Gluechip



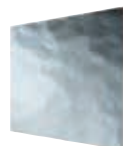
Obscure



Rain



Narrow Reed



Spray Lite*



Delta Frost*



Satin Etch



White Laminated



Bronze Tint



Gray Tint

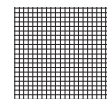


Green Tint

*Available on select products.



LET VIEWS IN. KEEP BUGS OUT.



Standard



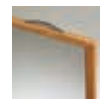
BetterVue



UltraVue



Metal



Wood

STANDARD AND PREMIUM SCREENS

Choose from our standard aluminum framed screen that matches your hardware or your exterior clad color, with optional wood wrap available for casements and awnings. Even choose your screen mesh, from standard fiberglass to the improved visibility and even smaller insect barrier of BetterVue® or UltraVue™

FLEXSCREEN

Hidden and beautifully simple, FlexScreen is the first screen of its kind made of flexible spring steel to fit firmly into screen tracks. No screen frames, no hardware, just refreshingly easy installation.



GENIUS CUSTOMIZABLE RETRACTABLE SCREENS

Available as an interior screen on select products.



There when you need them, and disappear when you don't, these screens provide quiet, smooth operation, and give protection against airborne pests.

STATE-OF-THE-ART FACTORY FINISH.

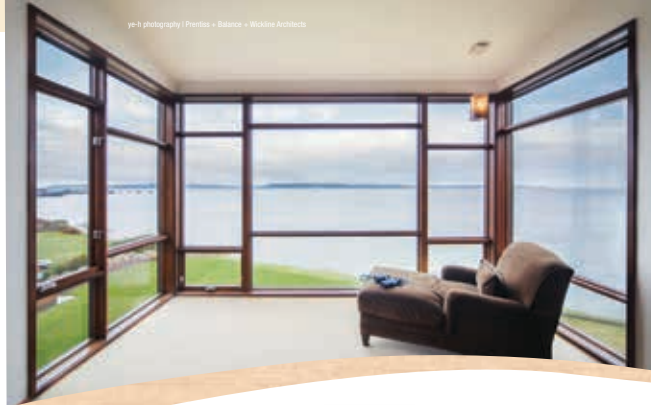
We invest in the finest finishing equipment for one reason—to bring you the best wood stain and paint coatings in the industry. Choose from two premium options: Ultra Stain and Ultra Coat.

Ultra Stain is an advanced, multi-step process that brings out all the beauty of your wood interior. Ultra Coat is a white or black durable interior paint. Both resist scratching and marring while providing advanced protection against moisture.



Jiras Construction

ye-h photography | Prentiss + Balance + Wickline Architects



ULTRA STAIN

Clear

Espresso

Toffee



Factory finishes available on select products.
Ask your sales representative for details.

ULTRA COAT

White

Black



GLAZING TECHNOLOGY FINE-TUNED FOR YOU.

The right glass will make your home more comfortable and potentially improve your energy efficiency. It can capture the sun's heat, or reflect it. You can also reduce outside noise, block more of the sun's damaging UV rays, even enhance your privacy.

We offer some of the most advanced glazing options in the industry. With your builder, we'll help you select the glass that suits you and your environment.

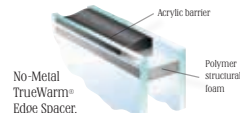
Taylor Proctor & AJ Canora
Prestige • Balance • Midkrome Architects

THE ADVANTAGE OF NO-METAL SPACERS.

One of the technological advances that makes our glazing perform so well are patented No-Metal TrueWarm® Edge spacers.

Many window manufacturers use aluminum spacers between their panes of glass. These conduct cold and heat, and that's not good for thermal performance.

Our no-metal warm edge spacers are 100% polymer structural foam, for excellent thermal performance and a superior seal.



Jeremy Bittermann Photography

Low-E 366 

Cardinal's triple layer silver product for superior performance. 95% UV protection. Solar heat gain coefficient of 0.27.* Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge or Endur Spacer.

Low-E 366
with i89 Coating** 

The same superior performance as regular Low-E 366 (above), but with the addition of i89 coating on the interior surface to increase insulating value and reduce solar heat gain. Meets even the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge or Endur Spacer.

Low-E 340 

Cardinal's newest glazing innovation. It has an amazingly low 0.18* solar heat gain coefficient to keep out the heat even in the blazing sun. Slightly tinted. Blocks 98% of UV rays. Less heat gain when it's hot, less heat loss when it's cold, and the best glare control under the sun. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge or Endur Spacer.

Low-E 180 Passive Solar 

A very high (0.70*) solar heat gain coefficient. Ideal for reducing your heating bills in colder climates. Superior insulation value blocks cold and keeps in the heat. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge or Endur Spacer.

Low-E 180 Passive Solar
with i89 Coating** 

The same superior performance as regular Low-E 180 (above), but with the addition of i89 coating on the interior surface to increase insulating value. Meets even the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge or Endur Spacer.

Dual Pane Low-E 

Insulated for improved energy efficiency. Single surface Low-E coating to reduce solar heat gain and block UV rays.

Triple Pane Low-E 

Available in a variety of Low-E coating combinations for superior insulation and energy performance.

Insulated Glass 

For moderate climates. Basic glazing with basic performance.

Sound Control

Reduces outside noise by as much as 50% while blocking 99% of damaging UV rays. Laminated for shatter resistance. Available insulated or non-insulated.

FeelSafe® Insulated Low-E
with or without Sea Turtle Glazing 

Protect your home and our sea turtle population. FeelSafe windows and patio doors are engineered inside and out to resist hurricane-force winds, pounding rain, wind-borne debris, and rapid pressure changes that could implode your home or literally blow off the roof. Available in Low-E, Low-E 366 or Low-E 340.

FeelSafe® Laminated
with or without Sea Turtle Glazing 

For moderate climates, our non-insulated, shatter-resistant FeelSafe glass provides the utmost security—whether your concern is severe storms or intruders. Also available in Low-E 366 or Low-E 340.

*All values shown are center of glass. **Interior surface coatings, also known as surface #4, are applied to the interior (room-side surface) of a dual pane IG unit, resulting in improved thermal performance and lower heating costs. Because the coating reflects heat back into the room, the room-side pane of glass will be slightly colder in winter, causing a higher potential for interior condensation.

THE ADVANTAGES OF COREGUARD PLUS™

Sierra Pacific wood windows and doors are protected by CoreGuard Plus™ wood treatment, a patented process that, when needed, penetrates wood right to the core to repel water, so our windows and patio doors have superior dimensional stability making them less likely to warp or swell.

In addition, CoreGuard Plus contains fungicides and insecticides to deeply protect all wood species from pests and rotting. Amazingly, this strong protection comes from a naturally organic, water-based treatment with nearly zero VOC's, which helps us maintain our strict environmental stewardship.

To ensure CoreGuard Plus effectiveness, sections of our windows undergo harsh testing in a Hawaiian rainforest that mimics decades of typical residential exposure. No wonder we have one of the strongest wood rot warranties in the industry.



Thoroughly tested in Hawaiian rain forests
against water, insects and rot.

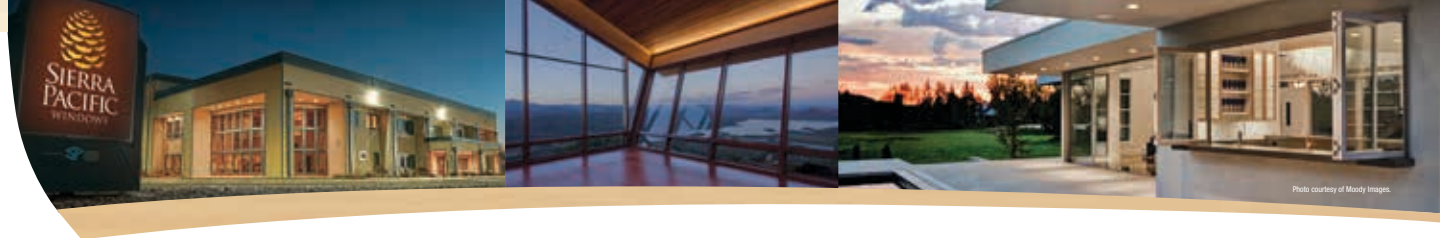


COREGUARD PLUS™

DESIGNED TO FIT EVERY VISION.

Sierra Pacific windows and doors come in a wide selection of operating styles. And the choices don't end there.

You also get to select wood type, hardware style and finish, cladding color and texture, glazing preference, grilles, screens and even more finishing touches. No matter what you choose, you get the superior performance only Sierra Pacific can deliver.



CASEMENT



AWNING



SINGLE HUNG



DOUBLE HUNG



HORIZONTAL SLIDING



BOW & BAY



DIRECT GLAZE



GEOMETRIC SHAPES



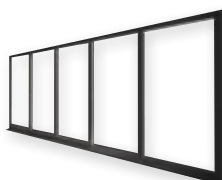
SLIDING



SWINGING



BI-FOLD



MULTI SLIDE



LIFT & SLIDE



SIDELIGHTS & TRANSOMS



PIVOT



DUTCH & PANEL

MAKE A STATEMENT.

A first choice for many architects and builders, the sculpted architectural lines, rich wood interiors and innovative hidden hardware of our Aspen casements make them an outstanding mix of modern functionality and classic design.

Outside, Aspen casement exteriors come in two choices—beautiful wood protected by our exclusive CoreGuard Plus® wood preservative, or fully clad in extruded aluminum cladding in your choice of nearly limitless colors and textures.

All Aspen windows are engineered with leading structural performance and energy efficiency.



UNIQUE SCREENS

Optional Genius® retractable screens are there when you need them and disappear when you don't.

FlexScreen available



EXTERIOR TRIM

Group B on page 17



Shown: Ovalo



Arched also available.

HIDDEN HARDWARE, AN ASPEN SIGNATURE

The locking hardware, normally visible on the side jambs, is elegantly hidden from sight. Even the window handles are low-profile, folding into a nesting cover to stay clear of window treatments and interfere less with window lines. It comes in a variety of beautiful finishes to complement your windows, giving Aspen a refined look through and through.



BEAUTIFUL FINISHES

*Special order. Extended lead-time.



DESIGN WITH AN INDUSTRIAL ACCENT.

One of the narrowest sightlines in the industry along with exposed contemporary locking hardware give our Urban Casement windows a modern industrial aesthetic that creates a beautiful, on-trend architectural accent.

Available in all-wood or clad exteriors, use them alone or in combination with other window types and shapes.



TRULY UNIQUE FINISHES

Accent a modern look with durable clad finishes like Peppered Steel textured finish, an industrial exterior that gives any project the high-end look of steel.



CONTEMPORARY HARDWARE (standard)



TRENDY, INDUSTRIAL

Exposed sash locks complement the industrial modern design aesthetic.



ENCORE HARDWARE (optional)

Shown: 3-5/8" Flat Casing

EXTERIOR TRIM Group B on page 17



FlexScreen available



Arched and Full Radius also available.

ENCORE FINISHES *Special order. Extended lead-time.



OPEN A WORLD OF POSSIBILITIES.

Top-to-bottom unobstructed views, clean lines and wide-open ventilation make our Sierra Pacific casement windows a favorite across the country. Smooth operation is ensured by our Encore handle. It folds out when you need it, then folds back to stay out of the way of window treatments. These windows also swing open a full 90 degrees for easy cleaning.

Choose the charm of our all-wood exteriors or the low-maintenance convenience of our aluminum cladding, and combine them with other fixed or operable Sierra Pacific windows to create the perfect look.



ENCORE HANDLE

Available in 11 decorator finishes, it folds out for easy use, then folds back out of the way.



BEAUTIFUL FINISHES

*Special order. Extended lead-time.



EXTERIOR TRIM
Group A on page 17
Shown: 2" Brickmould



French



Arched



Full Radius

TOP IT OFF

For added charm or to complete a look, add a radius top or consider French style casements.

A TIMELESS VIEW.

For sheer simplicity of operation and a little European flare, you will love the way our standard pushout casement accents any interior with classic appeal.

With a simple turn of its lever and a gentle push, these character-rich windows swing wide open, then stay in place thanks to carefully engineered stainless steel friction hinges.

Shown with wooden swing screen.



©Gibson Photography



TAILORED FOR YOU

Whether you want rich, wood exteriors in your choice of beautiful species of wood or our thick aluminum cladding in your choice of colors and textures, our standard pushout casements will add accent to your design.

HARDWARE FINISHES



TWO BEAUTIFUL SCREEN OPTIONS

Choose from two equally impressive screen choices - a historical hinged version or our Genius® retractable screen.

Shown with Genius® retractable screen.



SPECIAL HINGES STAY PUT

Engineered friction hinges with a turnstile locking mechanism alleviate the age-old problem of pushout windows that "drift" shut in a strong wind. These improved stainless steel hinges stay where you set them.



EXTERIOR TRIM
Group A on page 17
Shown: 2.5" Ovalo





**Planning Staff Report to
Design Review Board - Neighborhood
May 17, 2022**
for the June 2, 2022 Public Hearing

Docket Number: CA 22-361
Applicant: Ben Calvin
Property Owner: James Infield
Property Location: 413 Overbrook Rd
Tax Map Number: 019200-01-0100
Acreage: 0.39
Zoning: R-6, SF Residential District; Overbrook Pres. Overlay District
Proposal: HOME ADDITION AND MODIFICATIONS
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 renovate an existing structure, which was divided at some unknown point to accommodate two living units, and return it to a single-family residence. The house was built in 1950 and lacks a definitive architectural style but is unique to the Overbrook Neighborhood. The renovations include removal of two rear vinyl siding additions that are not compatible with the existing architecture along with the aluminum awnings that enclose the front porch to restore the historic open air side porch. The applicant intends to removal all non-compatible siding and select materials that would mimic the historic materiality while repairing the existing windows and not altering the structure's roofline or sight line from the street. The applicant will conduct interior renovations to transform the duplex into a four-bedroom single-family home. These renovations will include the removal of two historic fireplaces and in turn remove the chimneys that are in the center of the house.

As proposed, the modifications to the existing house feature the following:

- Removal of two rear additions that were built post construction
 - Replacement with a single-story addition
 - Removal of deteriorating vinyl siding
 - Replacement of vinyl siding with Hardie Plank Cedarmill wood lap siding
- Renovation of side porch to restore the historic open-air porch
 - Removal of aluminum awning and vinyl siding
 - Replace vinyl porch ceiling with Hardie Soffit beaded porch panels
 - Restoration of masonry walls

- Painting the structure a single earth-tone with simple trim
- Interior renovations to convert the duplex to a single-family house
 - Restore hardwood floors
 - Preserve existing footprint
 - Removal of two nonfunctioning fireplaces and associated chimneys

Staff Analysis:

Staff finds that the proposed addition in the rear would not interfere with the sightlines from the street and would enhance the structure's historic architectural character. The rear addition was not part of the original architecture and was added post construction prior to historic preservation efforts. Opening the side porch will return the home to its original historic character and reinforce the character of the district.

The proposed materials of Hardie Plank are suitable for the new rear addition, but the historic brick should be maintained and preserved on the remainder of the house and not painted as is proposed. HR.9 Masonry Construction, recommends that brick that was not painted historically should not be painted.

Staff finds that removal of the chimneys is not compatible with the design guidelines outlined in Chapter 9. Overbrook Historic District. The introduction specifically calls out chimneys as contributing to the historic district and should be maintained. While Design Guidelines do not dictate interior modifications and would therefore allow for the proposed removal of the fireplaces the existing historic chimneys should be preserved. Structural engineering efforts should be made to maintain the existing elevation of the house.

Staff recommends approval of the request based on the adherence to the Design Guidelines with the following conditions:

1. The existing brick façade shall be restored not painted.
2. Portions of the chimneys visible from the outside shall not be removed during interior renovations, nor shall their structural integrity be compromised such that their removal becomes necessary at a future date.
3. 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.
4. 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.

Applicable Design Guidelines:

HR.6 Original building materials that have deteriorated beyond repair should be replaced in kind.

- A. Match the original material in composition, scale and finish when replacing it on a primary surface
- B. Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as replacements for primary building materials on a historic structure.

HR.8 Original wood siding should be maintained with a protective coat of paint.

- A. Protect wood feature from deterioration
- B. Plan repainting carefully
- C. Using the historic color scheme is encouraged.

HR.9 Masonry construction should be preserved in its original condition.

- A. Preserve the original mortar joint and unit size, the tooling and bonding patterns, coatings, and color of masonry surfaces
- B. Repoint mortar joints where there is evidence of deterioration
- C. Brick that was not painted historically should not be painted
- D. Protect brick from water deterioration

HR.14 Maintain a porch and its character-defining features.

- A. Porch supports should be of a substantial enough size that the porch roof does not appear to float above the entry
- B. Maintain a historic porch and its detailing
- C. If a new porch is necessary, reconstruct it to match the original in form and detail.
- D. Avoid enclosing a historic front porch with opaque materials.
- E. When considering a new porch or covering entry on an existing residence, design it to be similar to those seen historically.

AR.8 Building materials for new construction should be similar to materials seen historically.

- A. Maintain the existing range of exterior wall materials found in the historic district
- B. Exterior wood finishes should appear similar to those used historically
- C. Masonry should appear similar to that used historically
- D. Materials should appear in a manner similar to that used historically
- E. New, synthetic materials may be considered for a new structure if they appear similar in character and detailing to traditional building materials.
- F. Roof materials should be composite shingles and convey a scale and texture similar to that used traditionally.

AR.12 Design an addition to be compatible with the primary building.

- A. Design a new addition such that the original character can be clearly seen.
- B. Place an addition at the rear of a building or set it back from the front to minimize the visual impacts.
- C. Do not obscure, damage, destroy, or remove original architectural details and materials of the primary structure.
- D. An addition should be compatible in scale, materials, and character with the main building.
- E. An addition should be set back from any primary, character-defining façade.
- F. The roof form of a new addition should be in character with that of the primary building.

AR.13 A rooftop addition should not visually overpower the primary structure.

- A. When constructing a rooftop addition keep the mass and scale subordinate to the primary building.

- B. Set a rooftop addition back from the front of the building when this will help preserve the buildings proportions as seen from the street
- C. When adding a dormer to an existing roof, it should be in character with the primary structures design.

AR.15 Use colors to create a coordinated color scheme for a building.

- A. The façade should read as a single composition
- B. Employ color schemes that are simple in character
- C. Base or background colors should be muted
- D. Reserve the use of bright colors for accents only

Chapter 9. Design Guidelines for the Overbrook Historic District

- Summary of key characteristics
 - Chimneys



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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:	Ben Calvin	James M Infield
*Title:	Calvin Property Restoration LLC	Home Owner
*Address:	1780 N Hwy 25, Travelers Rest	1302 Royal Devon Dr., Myrtle Beach
*State:	SC	SC
*Zip:	29690	29575
*Phone:	864-593-3963	843-340-1949
*Email:	bbcalvi@gmail.com	jay.infield@kyocera-avx.com

PROPERTY INFORMATION

*STREET ADDRESS 413 Overbrook Rd., Greenville, SC 29607

*TAX MAP #(S) 0192.00-01-010.00

*PRESERVATION DISTRICT/SPECIAL DISTRICT Overbrook District

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? ☒ Yes ☐ No

DESCRIPTION OF REQUEST

*SELECT APPLICATION TYPE: ☐ CA Neighborhood New ☒ CA Neighborhood Modification (☐ Major/☐ Minor)
☐ CA Urban New ☐ CA Urban Modification (☐ Major/☐ Minor)
☐ CAS Staff New (☐ Major/☐ Minor) **please see item D. for description*
☐ CAS Staff Modification
☐ Informal Review

*ORIGINAL APPLICATION # (put N/A if new application) N/A

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

See attached document.

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

A. URBAN DESIGN PANEL	\$300.00, <i>site plan review</i>
	\$300.00, <i>architectural review</i>
B. SIGNS	\$150.00
C. NEIGHBORHOOD DESIGN PANEL	\$150.00
D. APPLICATION FOR STAFF REVIEW	
<u>Major</u> : All site development activity, roof gardens, decks, or accessory structures; or any project that requires consultation with a member of the DRB.	\$100.00
<u>Minor</u> : 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. Also, parking lots, service enclosures, exterior lighting and additions to building that do not exceed 25% of existing building footprint, except the West End Preservation Overlay District.	\$50.00
E. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	½ Original Fee
Minor (requires review by staff)	\$50.00
F. INFORMAL REVIEW	\$50.00

2. 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.

3. **Public Notice Requirements.** Certificate of Appropriateness applications require a design review board public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board hearing date.

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

***APPLICANT SIGNATURE**



1. 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.gov/364/Access-GIS-Data>, 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.

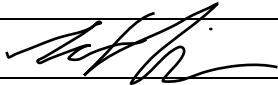
Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

4. **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 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, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

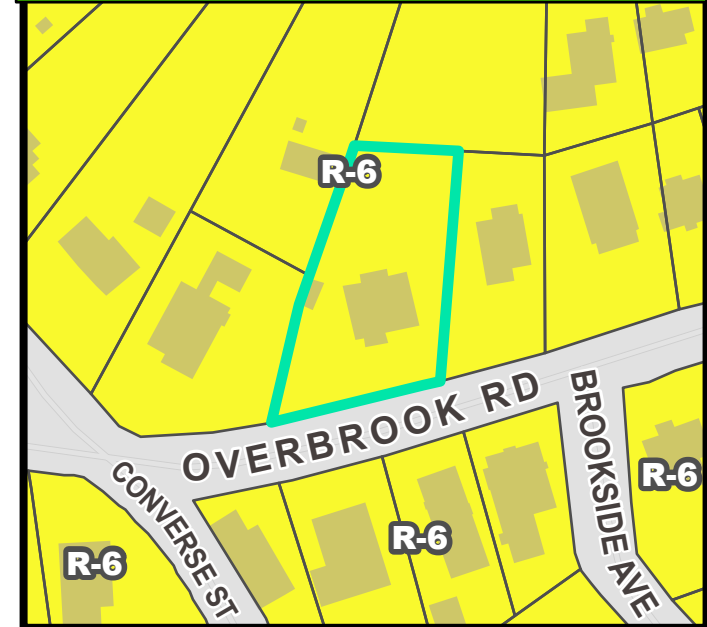
To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not ___ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	
Date	5/2/22
Property Owner/Authorized Agent	
Date	5/2/22
Public Hearing information	
Public Hearing signs	

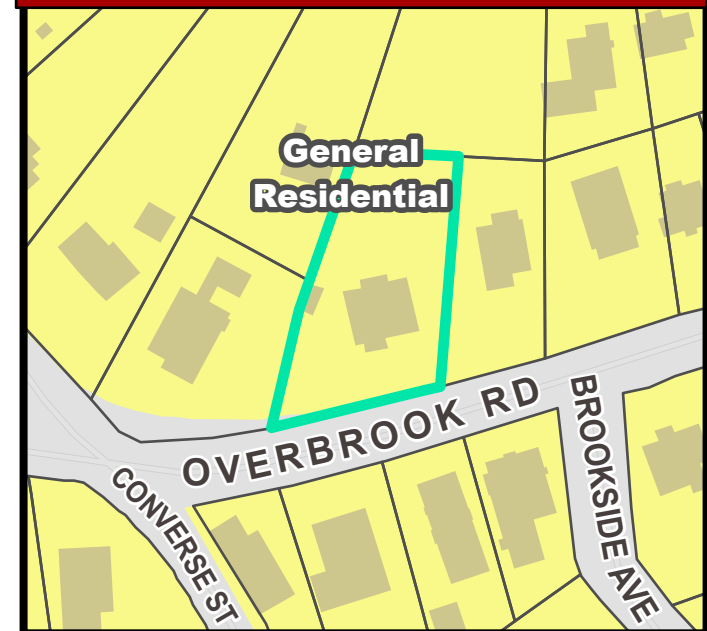
AERIAL VIEW



CURRENT ZONING



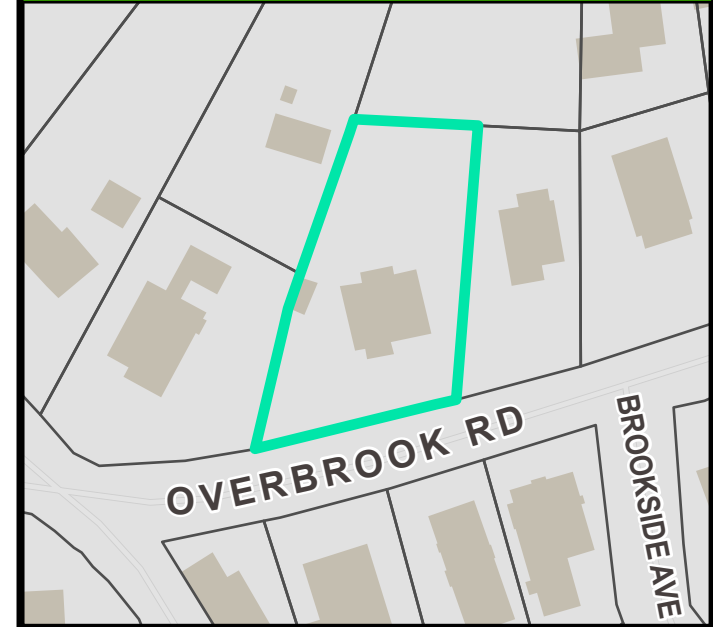
FUTURE LAND USE



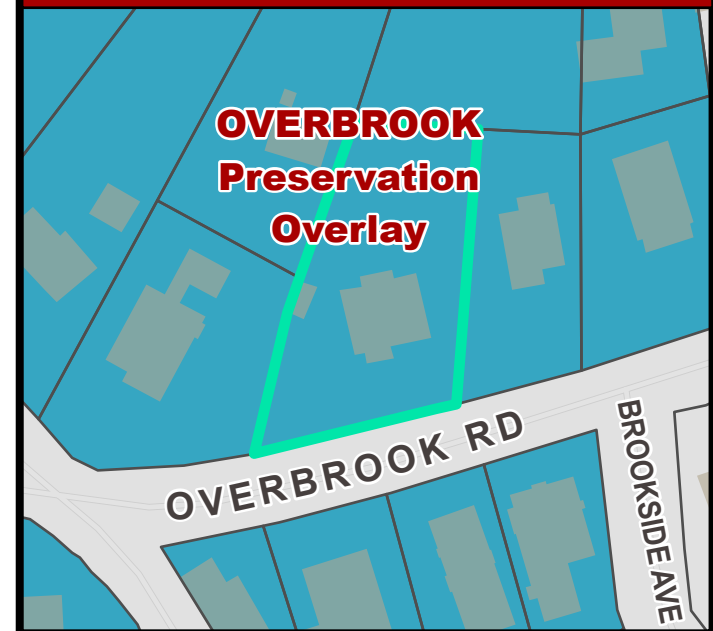
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



SCOPE OF PROJECT AT 413 OVERBROOK:

Built in 1950, 413 Overbrook Rd resides in the Overbrook historical district. Nestled between renovated American Foursquares and Craftsman Bungalows, it lacks a definitive architectural style but is rather a combination of the two. Out planned restoration of the property rids the home of two termite infested rear additions, removes ill-fitting synthetic vinyl siding and unsightly aluminum awnings, restores the original open air side porch and preserves the historic charm and site lines while updating a two-bedroom duplex into a welcoming four-bedroom family home.

In the rear of the home, we propose to remove two back additions currently shown as a laundry and sunroom and replace with one single-story addition to function as a laundry and pantry to improve exterior design and increase interior functionality. The square footage of the existing and proposed additions remains the same. Notably, the current additions have been found to have termite damage which the new owners are currently working to treat. The single, new addition will be compatible with the primary building (AR 12), will not impact the sight line from the street, alter the roof top, or visually overpower the primary structure (AR 13), does not interfere with any existing porch, and will preserve existing window structures previously hidden by the existing additions (HR 14).

Materials for the proposed rear addition and restoration of the original side porch would eliminate synthetic vinyl siding (HR 6) and replace with Hardie Plank Cedarmill wood lap siding and replace vinyl porch ceiling with HardieSoffit beaded porch panels, both to mimic the historical wood external finish with improved climate durability (AR 8, OV 8). After making appropriate repair to original masonry walls (HR 9) we propose to return the composition and character of the home to be consistent with the surrounding Bungalows and Foursquares as alluded above. We plan for a single, muted, earth-tone color for the entire exterior with plain trim (AR 15, HR 8, 9). Generally, it will have the appearance of a cohesive and consistent finish while delineating historic vs distinct new structures (AR 12, OV 9).

Additional proposed restorations include: repair and enhancement of current house drainage to direct water away from the primary structure with gutter color to match trim, restoration of landscaping consistent with Overbrook neighborhood standards, restoration of existing internal hardwood floors, replacement of the shingled roof to fix structural damage, addition of two bedrooms and bath without significant alteration to existing architectural structure and preserving the existing footprint of the structure. Ultimately this project will improve the livability and quality of life of 413 Overbrook Rd as well as the homes in the area, increasing their value and fostering a climate for investment consistent with the goal of the historic district.

Attachment to Application for Certificate of Appropriateness for B. Calvin and James Infield regarding 413 Overbrook Rd.

Plan Requirements

Application documents must be submitted as one (1) hard copy and, for DRB review, a digital copy in pdf format.

A. For Construction of a New Building or Structure and an Addition to an Existing Building or Structure:

- ____ 1. Site Plan, indicating the extent of the proposal and its relationship to any existing structures on the property and neighboring properties, as well as the relationship to property lines.
- ____ 2. Building elevations for all sides. Drawings for additions should illustrate the relationship to the existing structure. In commercial districts, drawings should show the relationship to buildings on the property and adjacent lots.
- ____ 3. Fully labeled color photographs of the property, with detailed photos of any existing elements that you wish to change.
- ____ 4. A list of proposed materials and colors, including manufacturer's specifications. Actual material and color must be presented at the public hearing. Paint samples will not be returned to the applicant. ____ 5. Cut sheets or other information, illustrating the design and type of lighting and other details.
- ____ 6. Other information needed to clearly illustrate your request such as labeled photos of existing elements that you wish to imitate from the subject property or any other property.

B. For Alteration of an Existing Building or Structure:

- ☒ 1. Scaled drawings indicating the extent of the proposed alteration.
- ☒ 2. Fully labeled color photographs of the property, with detailed photos of any existing elements that you wish to change.
- ☒ 3. A list of proposed materials and colors, including manufacturer's specifications. Actual material and color must be presented at the public hearing. Paint samples will not be returned to the applicant.
- ☒ 4. Other information needed to best illustrate your request such as labeled photos of existing elements that you wish to imitate from the subject property or any other property.

C. For Demolition or Relocation of an Existing Building or Structure:

- ____ 1. A written narrative indicating the reason for demolition or relocation and what steps have been taken to remedy the situation. If the reasons are structural reasons a technical report prepared by an engineer or architect must be submitted.
- ____ 2. If the structure is less than 50 years old and located in the Central Business District, submit documentation of its age
- ____ 3. Documentation on the costs of rehabilitation and forecast of possible economic return.
- ____ 4. Photographs of the property and surrounding properties, 1 color set, fully labeled.
- ____ 5. Site plan and or building plans for post demolition, including a time frame for development.

Site Design, Parking, Plazas, Landscape:

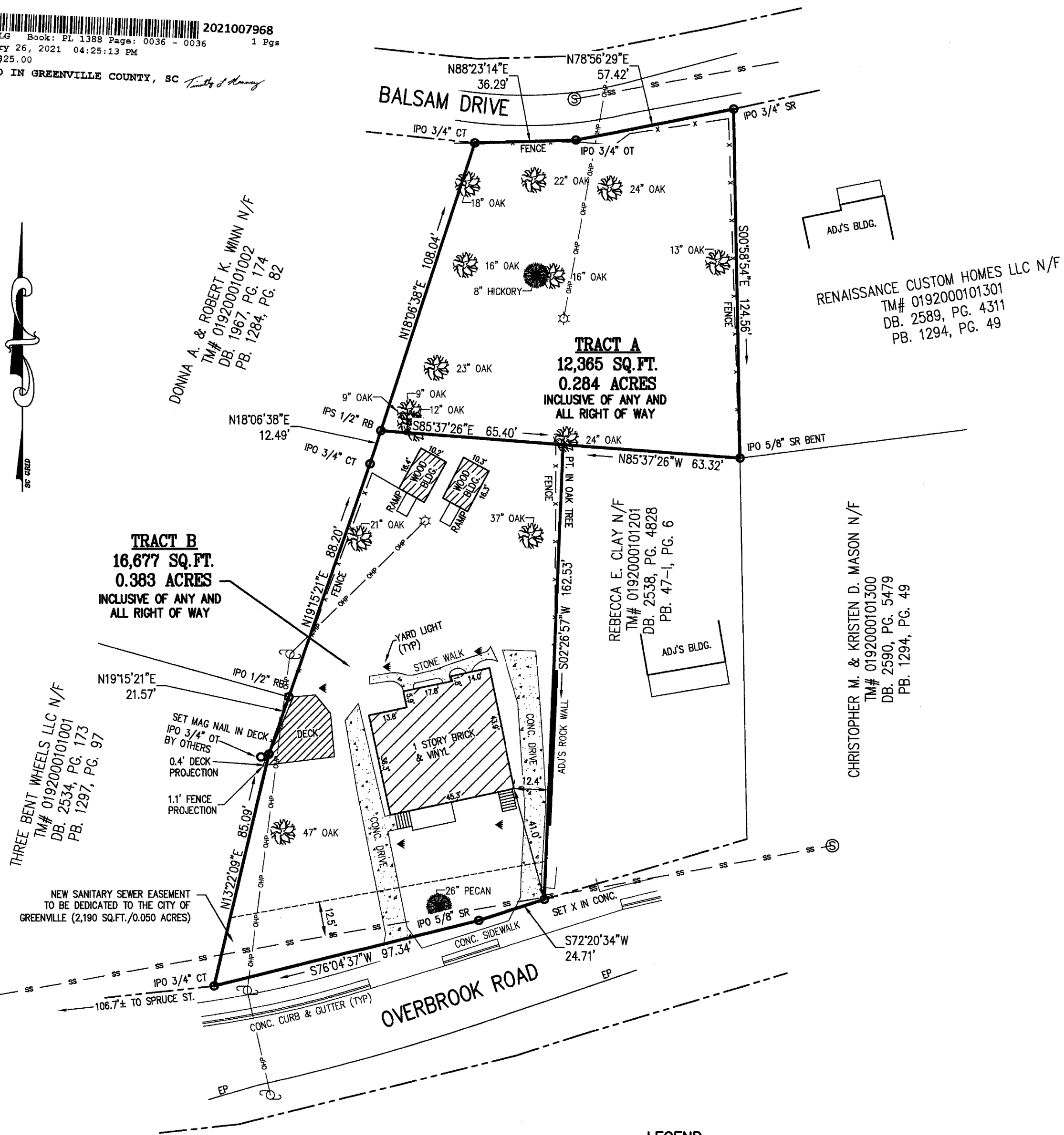
- ____ 1. Site Plan, indicating the extent of the proposal and its relationship to any existing structures on the property, streets, public property, and any structures on immediate adjacent lots.
- ____ 2. Landscape plan, indicating species and planting sizes, irrigation, lighting location and detail, hardscape materials and colors.
- ____ 3. Photographs of the property and surrounding properties, 1 color set, fully labeled.
- ____ 4. Cut sheets or other information, illustrating the design and type of lighting or details to better illustrate your request.

Signs:

- ____ 1. Scaled drawings for proposed signs.
 - ____a. Drawings for wall signs should include a scaled drawing of the façade on which the signs will be placed.
 - ____b. For free-standing signs, a site plan must include the location of signs and the relationship to existing building and other site features on the property.
- ____ 2. Photographs of the property and surrounding properties, 1 color set, fully labeled.
- ____ 3. A list of proposed materials and colors, including manufacturer's specifications. Actual material and color must be presented at the public hearing. Paint samples will not be returned to the applicant.
- ____ 4. Cut sheets or other information, illustrating the design and type of lighting, if any.

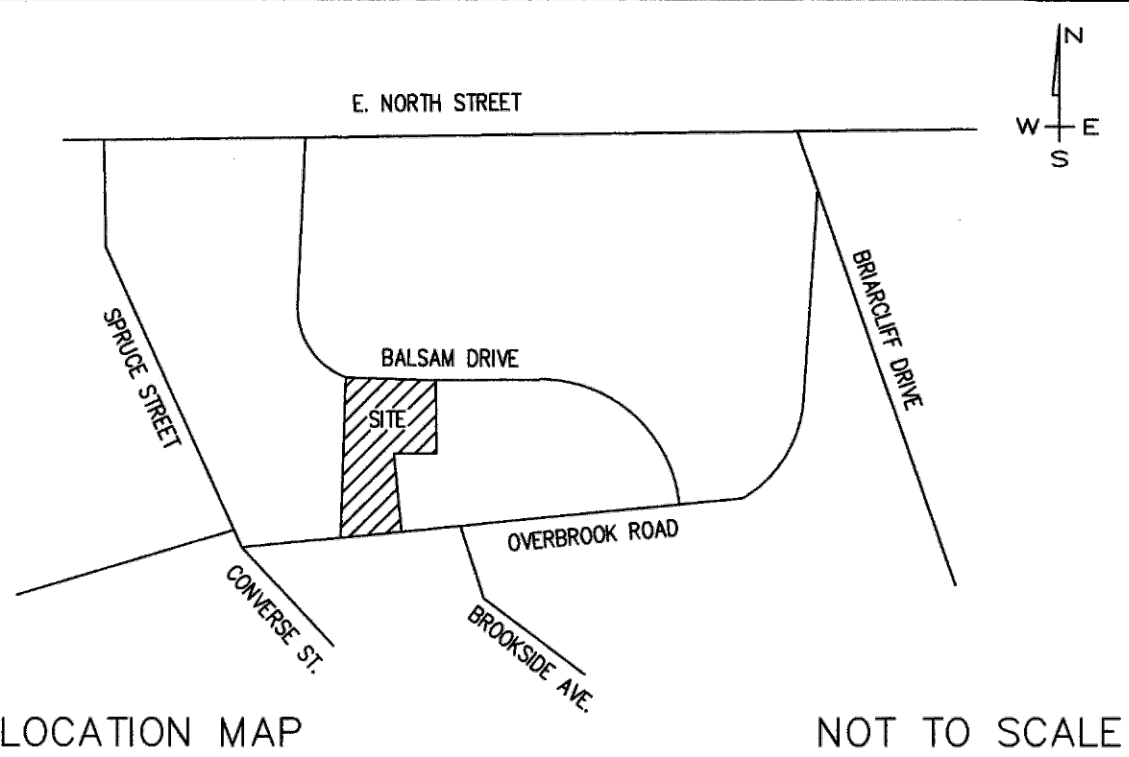
NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

2021007968
PLAT/LG Book: PL 1388 Page: 0036 - 0036 1 Pg
January 26, 2021 04:25:13 PM
Rec'd: \$25.00
FILED IN GREENVILLE COUNTY, SC



- NOTES:
- 1) TAX MAP 0192000101000
 - 2) ALL PROPERTY CORNERS ARE IPS 1/2" REBARS, UNLESS NOTED OTHERWISE.
 - 3) ROAD RIGHT-OF-WAY INFORMATION PROVIDED BY STATE AND/OR COUNTY AGENCIES OR OBTAINED FROM FIELD MONUMENTATION AND/OR REFERENCE PLATS. SITE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.
 - 4) THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA, PER FIRM MAP 45045C0401E DATED 8/18/14.
 - 5) REFERENCE PLAT 47-1, PAGE 6
 - 6) REFERENCE DEED BOOK 2601, PAGE 5352
 - 7) THE LOTS IN THIS SUBDIVISION ARE PART OF A LARGER COMMON PLAN AND SUBJECT TO RESTRICTIONS TO THE MAXIMUM ALLOWABLE IMPERVIOUS AREA FOR EACH LOT AS DOCUMENTED WITH THE APPROVED CITY OF GREENVILLE STORMWATER AND SITE PERMIT 20-4019. AS A CONDITION OF THE APPROVED PERMIT, TRACT A SHALL BE RESTRICTED TO A MAXIMUM OF 0.11 ACRES (4,791 SF) OF IMPERVIOUS AREA AND TRACT B SHALL BE RESTRICTED TO A MAXIMUM OF 0.23 ACRES (10,789 SF) OF IMPERVIOUS AREA.

S201111



CERTIFICATE OF ACCURACY
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.
1/21/21
DATE
26210
S.C. REGISTRATION NO

CERTIFICATE OF OWNERSHIP AND DEDICATION
"THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT"
1/21/2021
DATE
1/23/2021
DATE
SIGNED
SIGNED

CERTIFICATE OF APPROVAL FOR RECORDING
"I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GREENVILLE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE CITY OF GREENVILLE PLANNING COMMISSION OF GREENVILLE COUNTY, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS"
1/26/2021
DATE
CITY ENGINEER - CITY OF GREENVILLE

SUMMARY PLAT SSD 20-706
CITY OF GREENVILLE, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA

LAUREL CREEK HOLDINGS, LLC

NO. OF ACRES: 0.667 MILES OF NEW ROAD: N/A
NO. OF LOTS: 2 CURRENT ZONING: R-6
ERROR OF CLOSURE: 1:10,000
OWNER: LAUREL CREEK HOLDINGS, LLC

SCALE 1"=30'	PROPERTY ADDRESS 413 OVERBROOK ROAD	TAX PIN 0192000101000
DATE 10/23/20	FIELD CREW BHB/CW	DRAWN BY TBO

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS
225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
PH: (864) 271-0496
www.sitedesign-inc.com

SHEET INDEX

- G1 COVER SHEET
- SI.1 EXISTING & PROPOSED SITE PLAN
- AI.1 EXISTING & PROPOSED MAIN FLOOR PLAN
- AI.2 EXISTING ROOF PLAN | PROPOSED UPPER FLOOR AND ROOF PLAN
- A2.1 EXISTING & PROSPED FRONT & REAR ELEVATIONS
- A2.2 EXISTING & PROPOSED LEFT AND RIGHT ELEVATIONS



FRONT-LEFT ELEVATION PERSPECTIVE.
FOR ILLUSTRATION PURPOSES ONLY.



FRONT-RIGHT ELEVATION PERSPECTIVE.
FOR ILLUSTRATION PURPOSES ONLY.



REAR-RIGHT ELEVATION PERSPECTIVE.
FOR ILLUSTRATION PURPOSES ONLY.

The Infield Residence Renovation Project
413 Overbrook Drive
Greenville, South Carolina

THESE DRAWINGS HAVE BEEN PROVIDED UNDER A LIMITED SERVICE AGREEMENT AND REPRESENT GENERAL DESIGN INTENT ONLY FOR THE PURPOSES OF CITY OF GREENVILLE'S DESIGN REVIEW BOARD REVIEW. THESE DRAWINGS ARE NOT FOR CONSTRUCTION

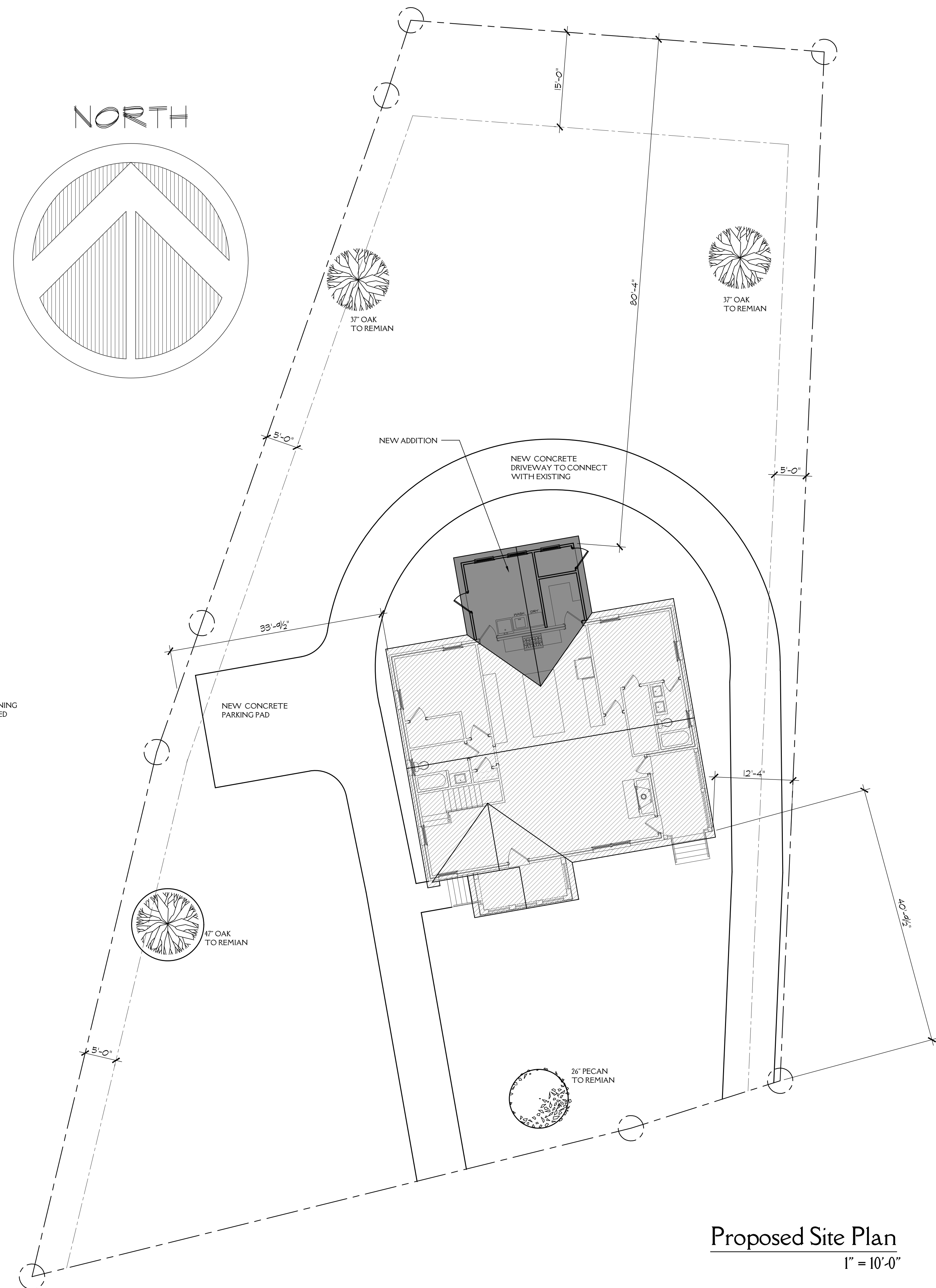
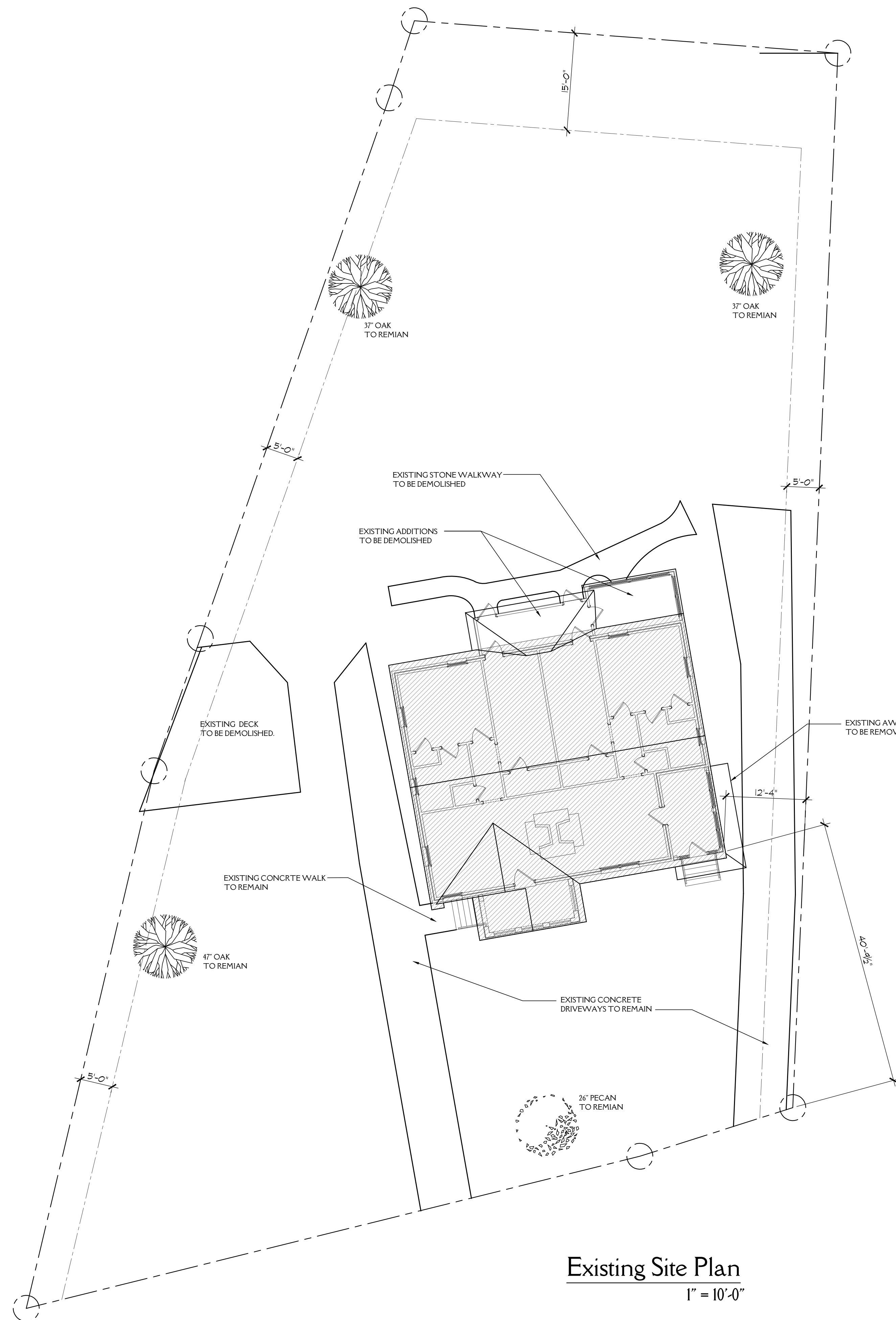
REVISIONS	
X	XX-XX-20XX

DATE:
04-23-2022
PROJECT NO.
22010

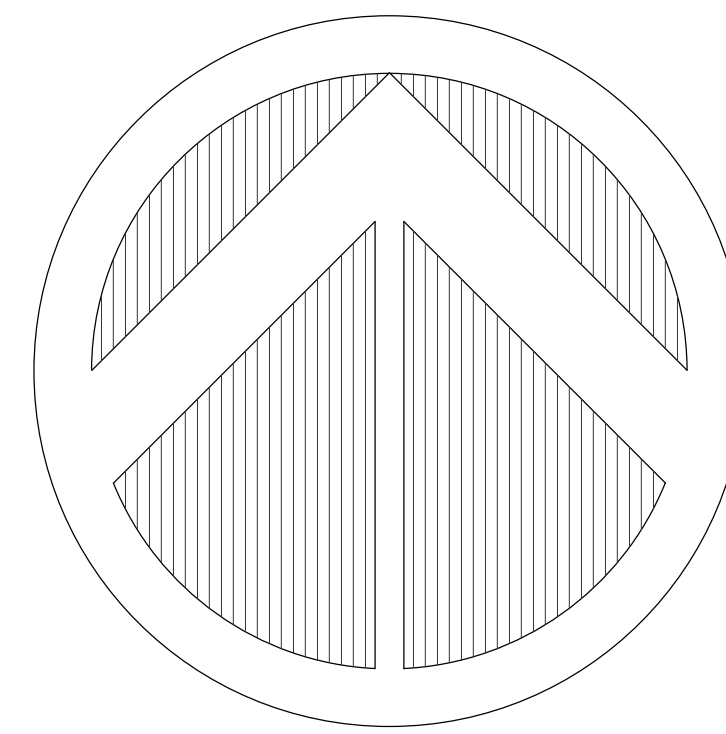
Cover Sheet

SHEET NUMBER:

G1



NORTH



The Infield Residence Renovation Project
413 Overbrook Drive
Greenville, South Carolina

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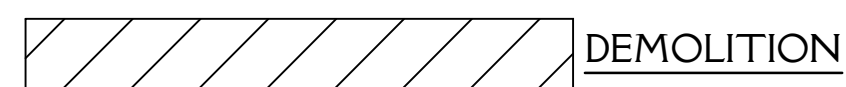
REVISIONS	
X	XX-XX-20XX

DATE:
04-23-2022
PROJECT NO.
22010

Existing & Proposed
Site Plan

SHEET NUMBER:

S1.1



Existing Main Floor Plan
1/4" = 1'-0"



Proposed Main Floor Plan
1/4" = 1'-0"

The Infield Residence Renovation Project
413 Overbrook Drive
Greenville, South Carolina

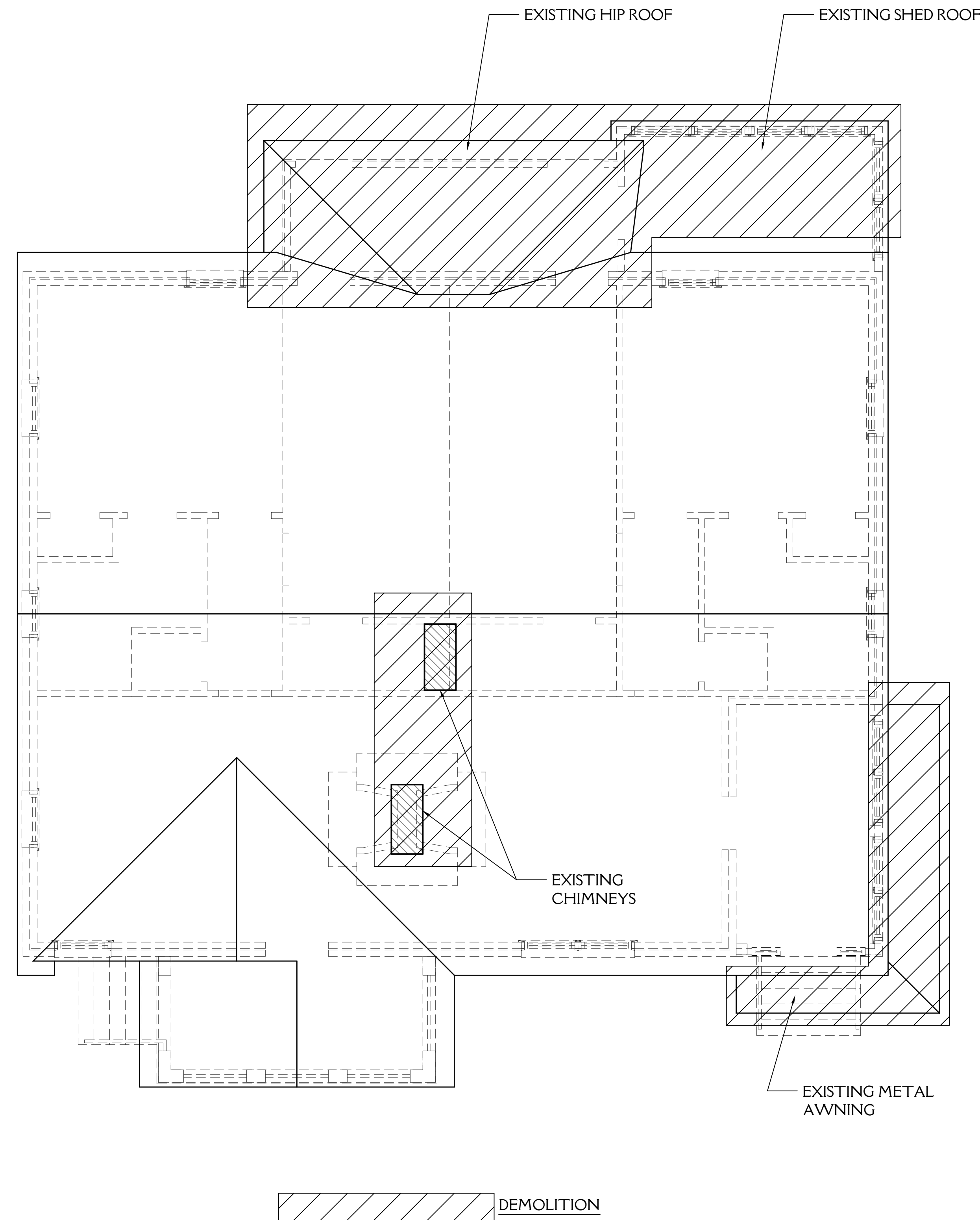
THESE DRAWINGS HAVE BEEN PROVIDED UNDER A LIMITED SERVICE AGREEMENT AND REPRESENT GENERAL DESIGN INTENT ONLY FOR THE PURPOSES OF CITY OF GREENVILLE'S DESIGN REVIEW BOARD REVIEW. THESE DRAWINGS ARE NOT FOR CONSTRUCTION

REVISIONS
X XX-XX-20XX

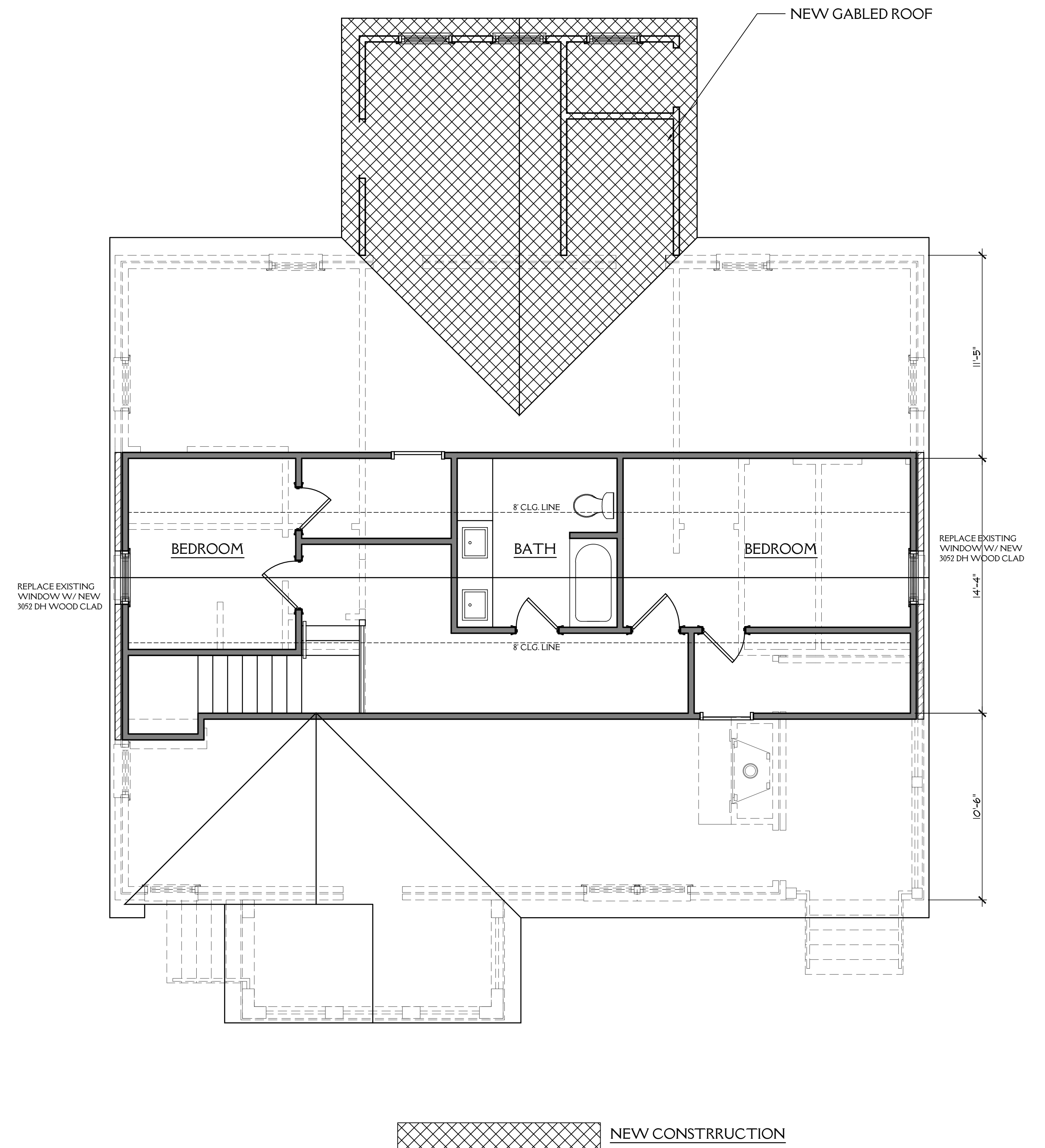
DATE:
04-23-2022
PROJECT NO.
22010

Existing & Proposed
Main Floor Plan

SHEET NUMBER:
A1.1



Existing Roof Plan
1/4" = 1'-0"



Proposed Upper Floor Plan & Roof Plan
1/4" = 1'-0"

The Infield Residence Renovation Project
413 Overbrook Drive
Greenville, South Carolina

THESE DRAWINGS HAVE BEEN PROVIDED UNDER A LIMITED SERVICE AGREEMENT AND REPRESENT GENERAL DESIGN INTENT ONLY FOR THE PURPOSES OF CITY OF GREENVILLE'S DESIGN REVIEW BOARD REVIEW. THESE DRAWINGS ARE NOT FOR CONSTRUCTION

NEW ROUND VENT

REVISIONS	
X	XX-XX-20XX

DATE:
04-23-2022

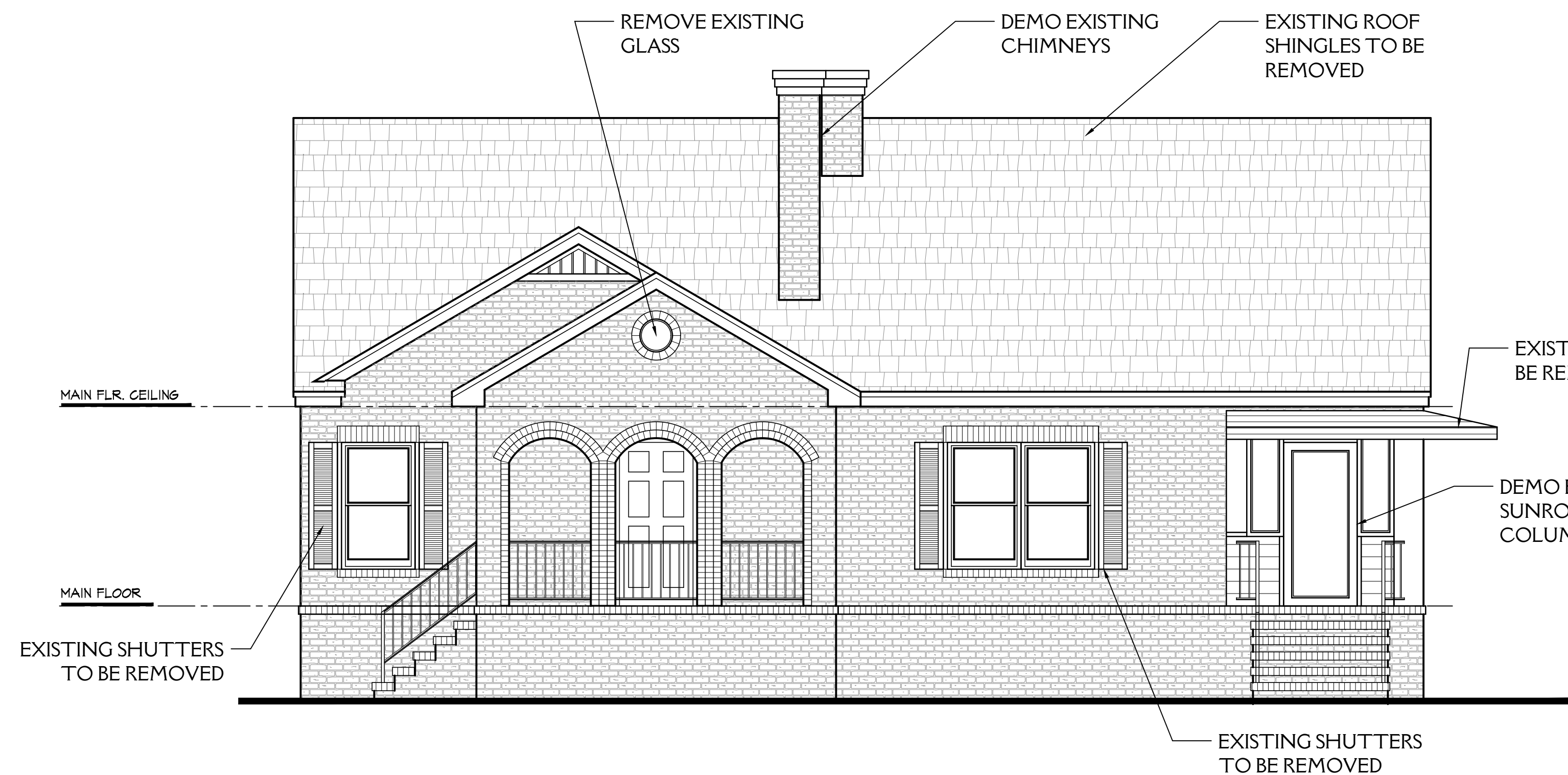
PROJECT NO.
22010

NEW ROOF SHINGLES

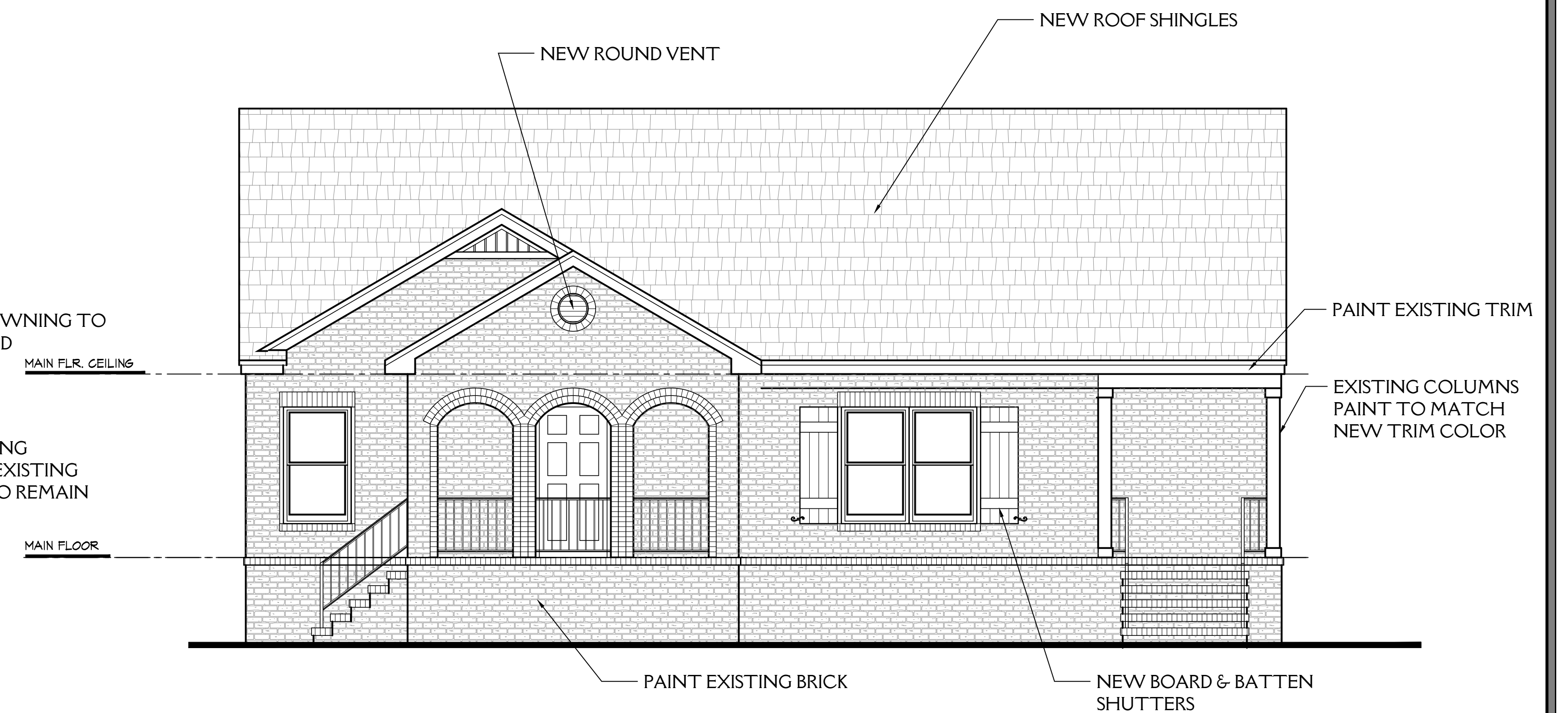
Existing Roof Plan -
Proposed Upper Floor
Plan & Roof Plan

SHEET NUMBER:

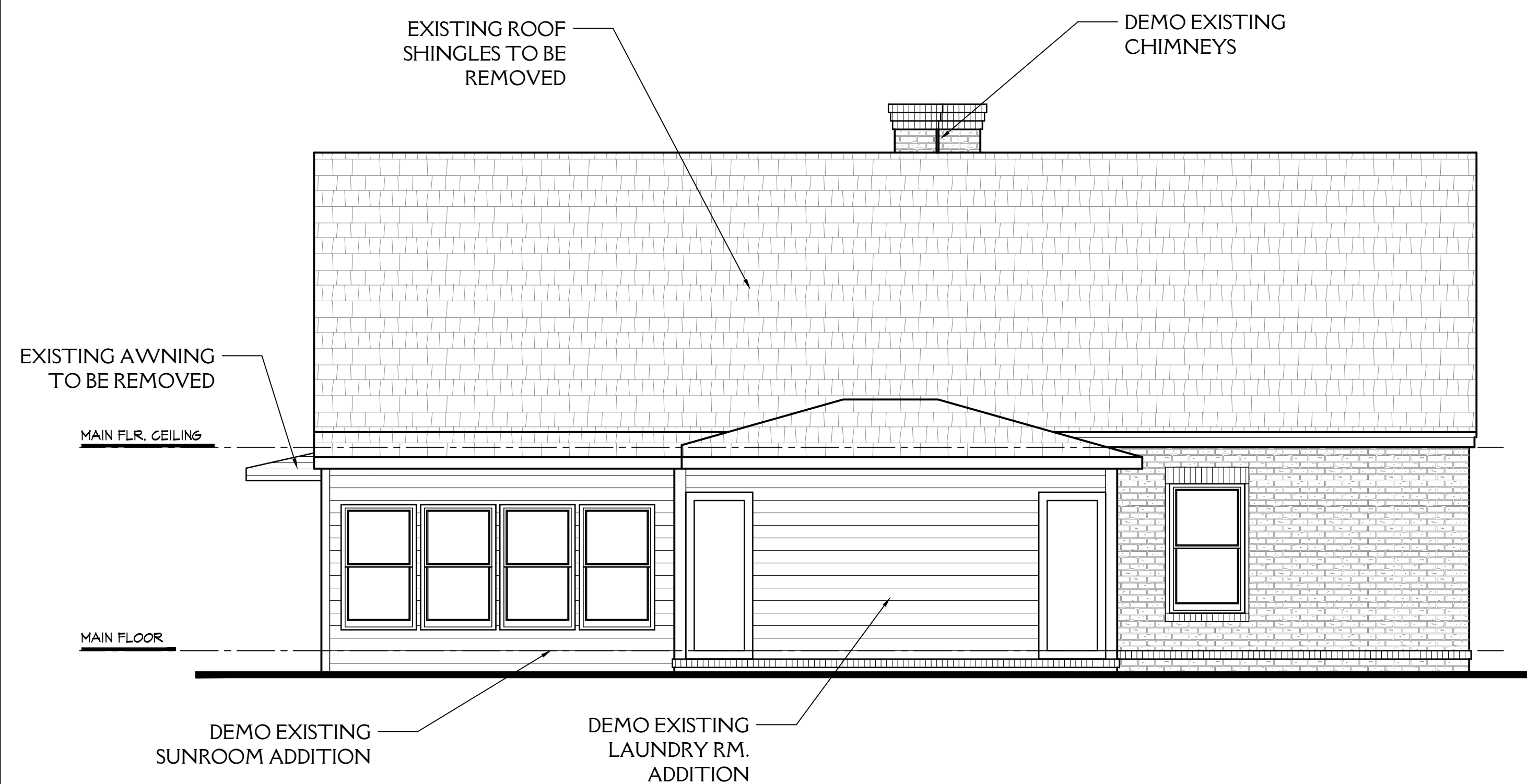
A1.2



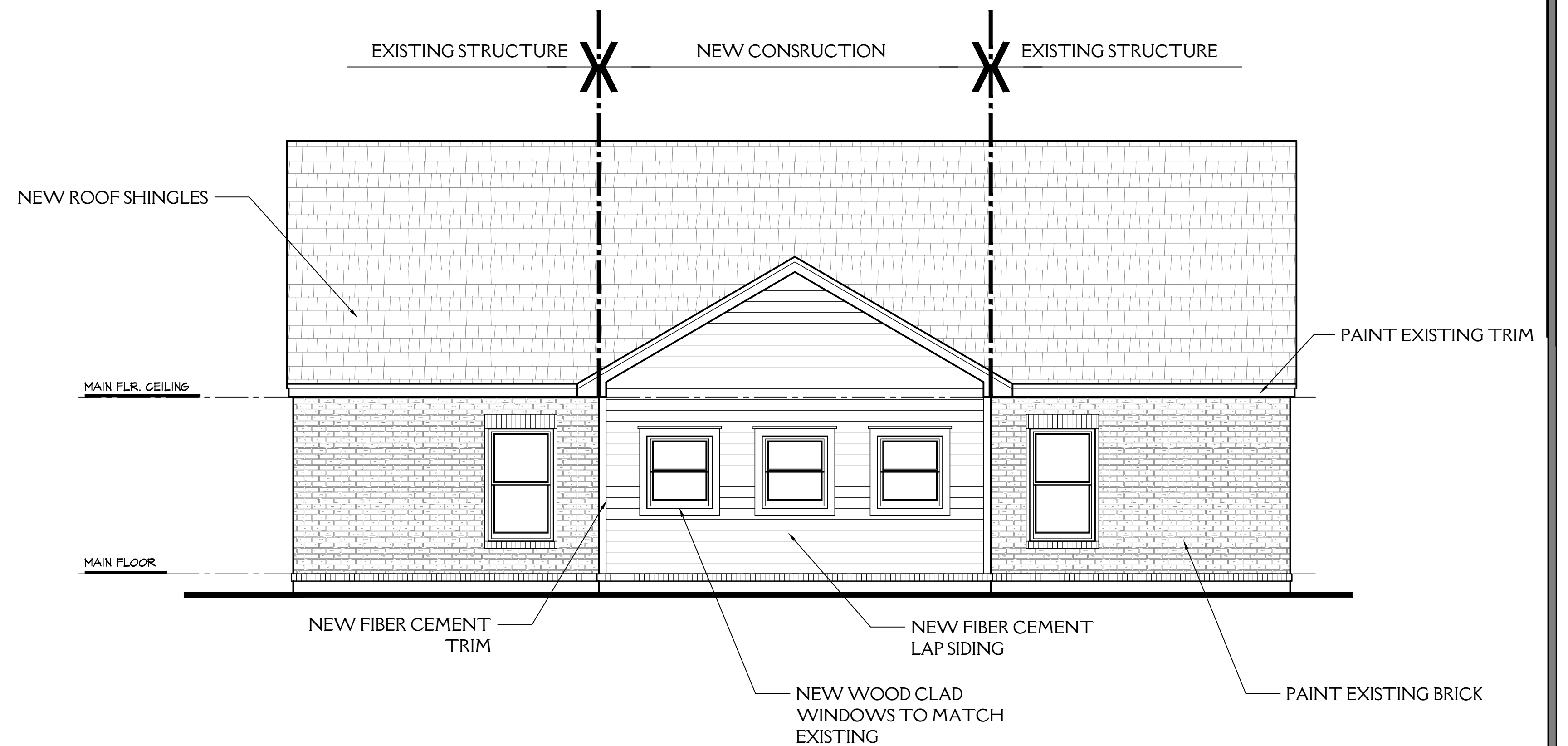
Existing Front Elevation w/ Demo
1/4" = 1'-0"



Proposed Front Elevation
1/4" = 1'-0"



Existing Rear Elevation w/ Demo
1/4" = 1'-0"



Proposed Rear Elevation
1/4" = 1'-0"

The Infield Residence Renovation Project
413 Overbrook Drive
Greenville, South Carolina

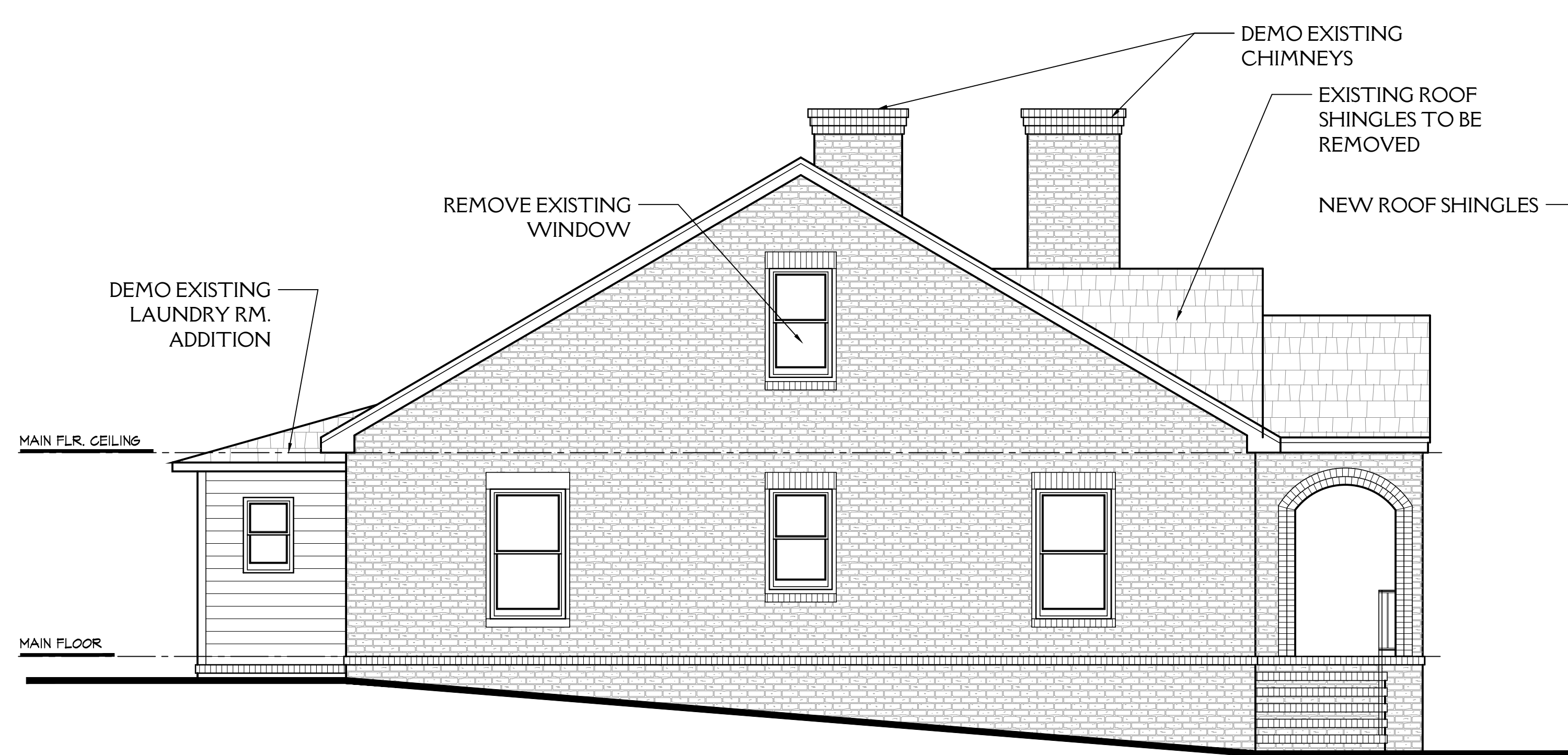
THESE DRAWINGS HAVE BEEN PROVIDED UNDER A LIMITED SERVICE AGREEMENT AND REPRESENT GENERAL DESIGN INTENT ONLY FOR THE PURPOSES OF CITY OF GREENVILLE'S DESIGN REVIEW BOARD REVIEW. THESE DRAWINGS ARE NOT FOR CONSTRUCTION

REVISIONS	
X	XX-XX-20XX

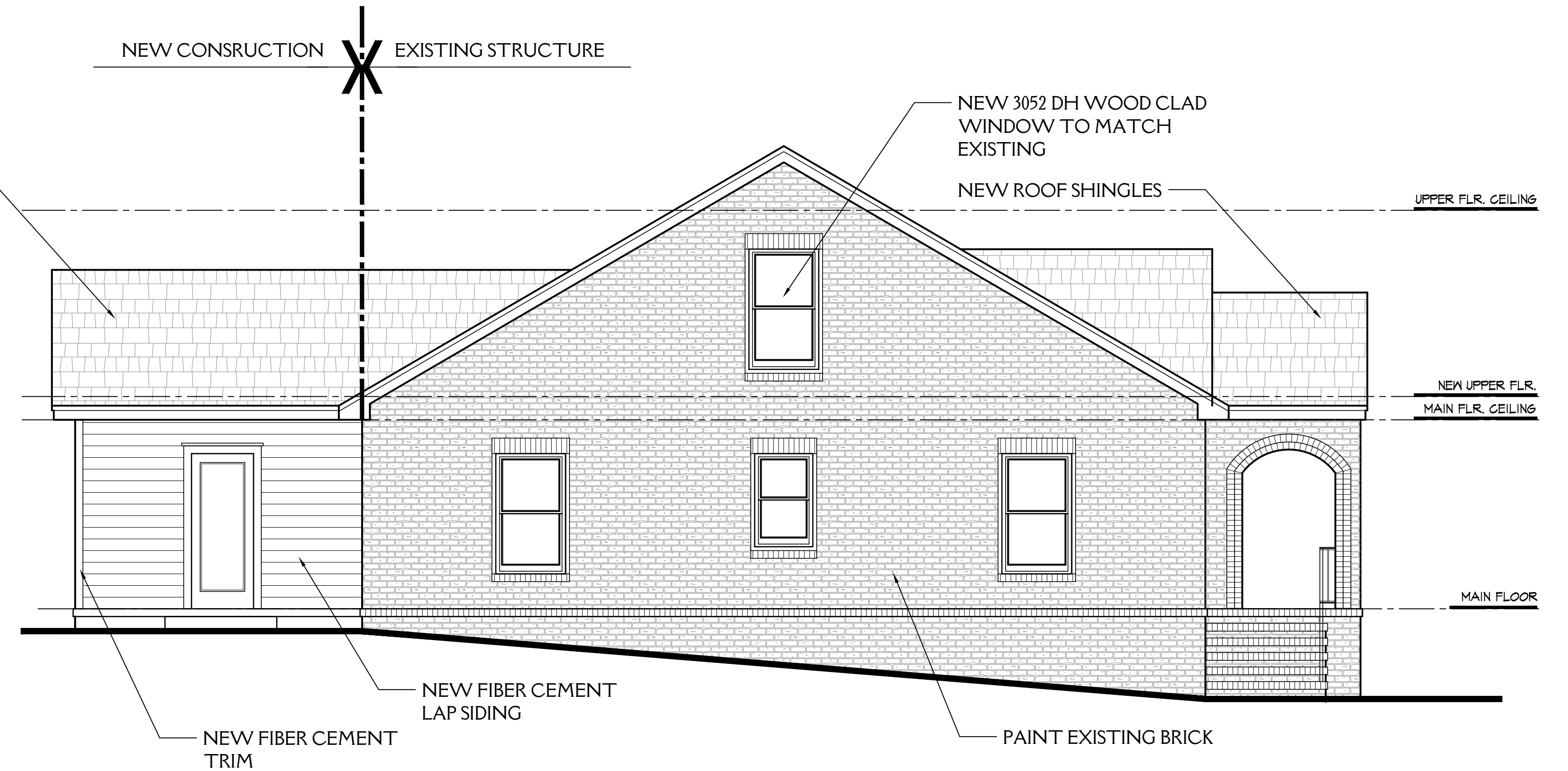
DATE:
04-23-2022
PROJECT NO.
22010

Existing & Proposed
Front & Rear Elevations

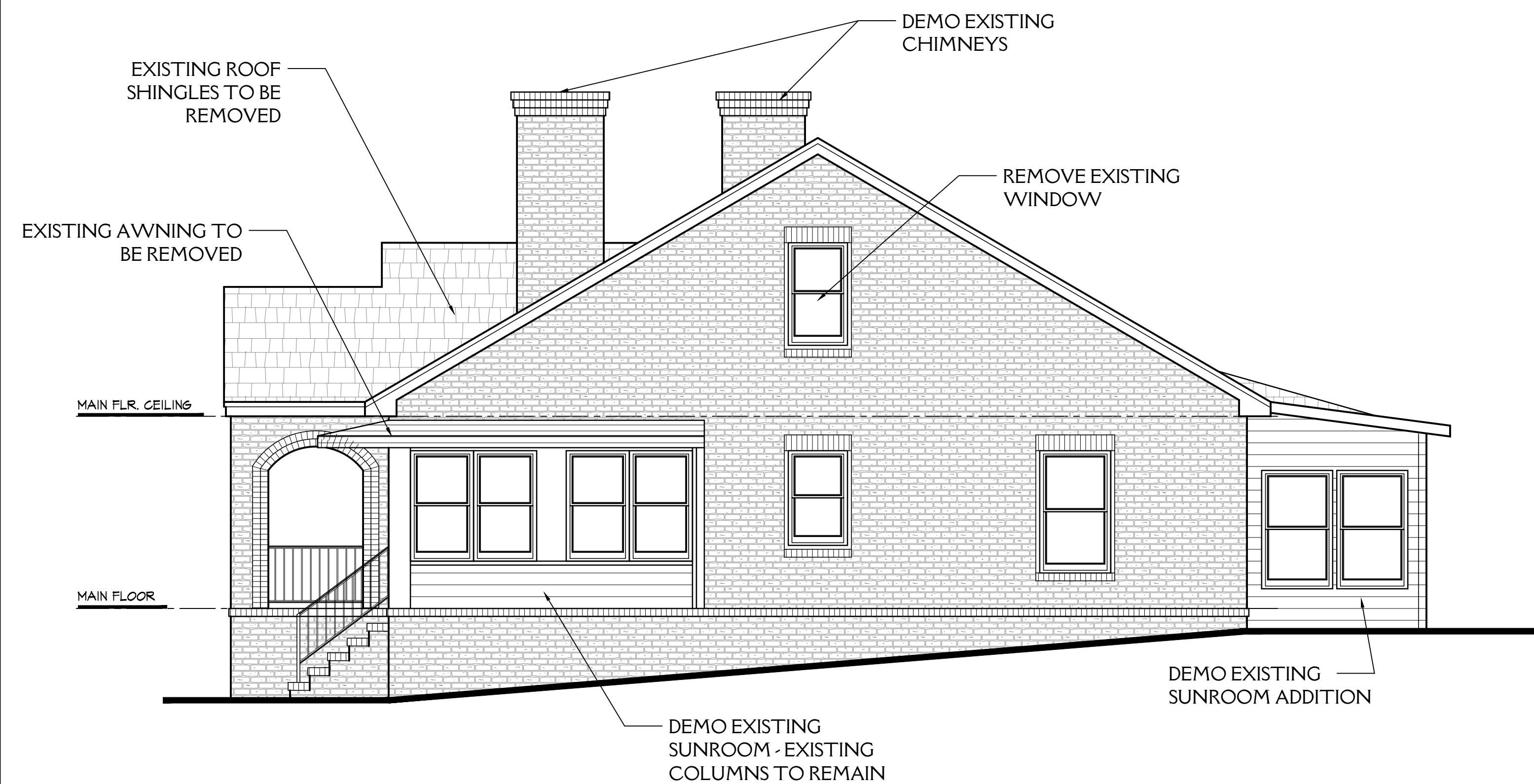
SHEET NUMBER:
A2.1



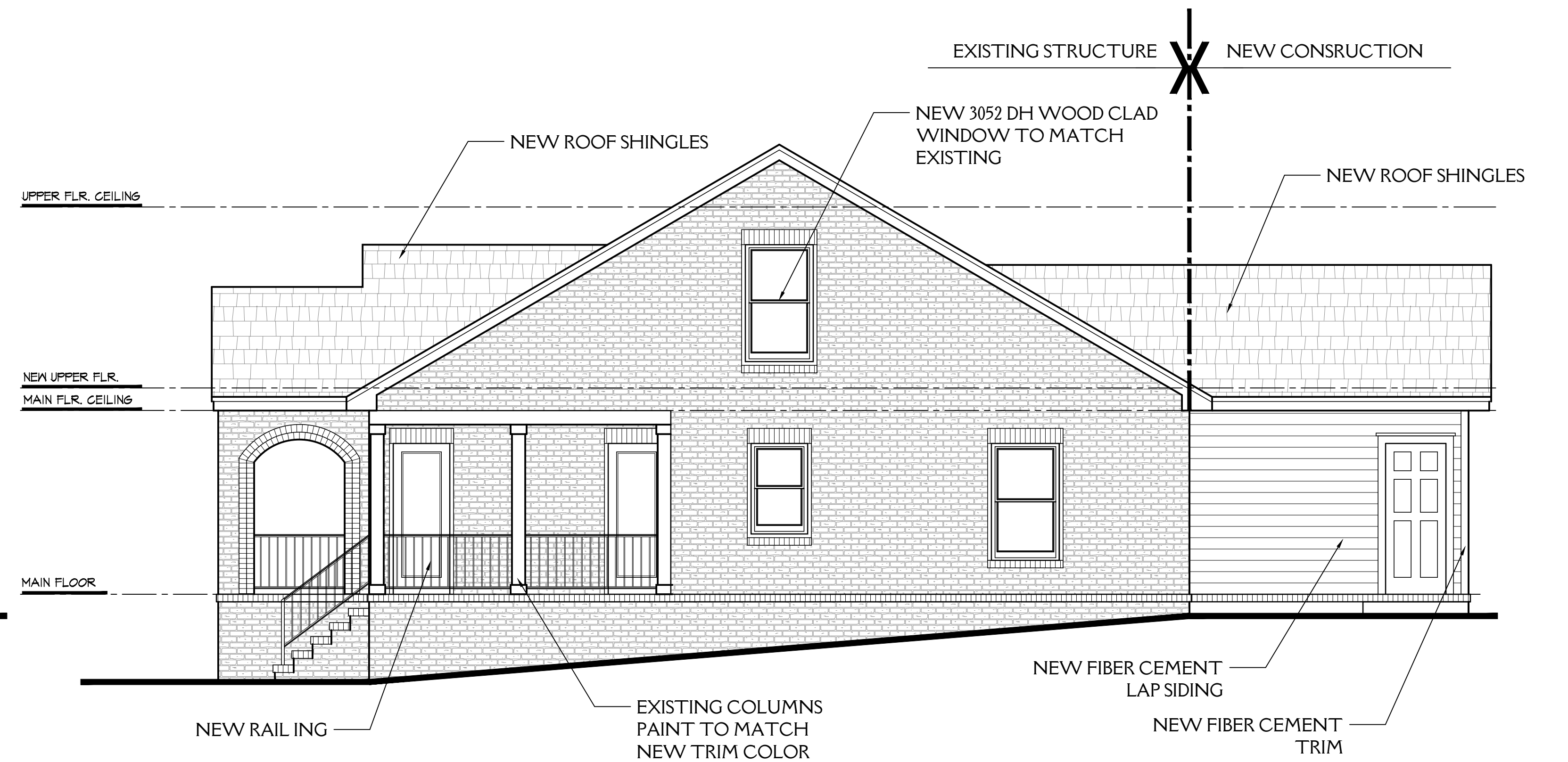
Existing Left Elevation w/ Demo
1/4" = 1'-0"



Proposed Left Elevation
1/4" = 1'-0"



Existing Right Elevation w/ Demo
1/4" = 1'-0"



Proposed Right Elevation
1/4" = 1'-0"

The Infield Residence Renovation Project
413 Overbrook Drive
Greenville, South Carolina

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REVISIONS
X XX-XX-20XX

DATE:
04-23-2022
PROJECT NO.
22010

Existing & Proposed
Left & Right Elevations

SHEET NUMBER:

A2.2

Siding = Fiber Cement, James Hardie



SPECIFICATIONS

Dimensions

Coverage Area (sq. ft.).	8.25 ft²
Product Length (in.).	144 in
Product Thickness (in.).	0.312 in
Product Width (in.).	8.25 in

Details

Color Family.	Yellow
Color/Finish.	Primed
Finish Type.	Primed
Material.	Cement
Product Weight (lb.)	20.65 lb
Profiles	Clapboard
Siding Features.	Pre-Primed, Ready to
Paint, Water Resistant, Wood Grain Surface	
Vertical or Horizontal	Horizontal

Shingles - Driftwood, Owens Corning



SPECIFICATIONS

Material	Asphalt
Fire Rating	Class A
Type	Architectural
Coverage Area per Package Quantity	32.8
Coverage Area Unit of Measure.	Square feet
Warranty	Limited lifetime
Shingle Length (metric) (Centimeters)	100.012
Impact Resistance	
Bundles per 100 Sq Feet	3
Color/Finish Family	Brown
Package Type	Bundle
Underlayment Required.	Yes
Wind Rating (MPH)	110
Series Name	Oakridge
ENERGY STAR Certified	X
Manufacturer Color/Finish	Driftwood
Shingle Width (imperial) (Inches)	13.25
CA Residents: Prop 65 Warning(s)	<u>Prop 65 WARNING(S)</u>
Laminated	Yes
Shingle Length (imperial) (Inches)	39.375
Shingle Width (metric) (Centimeters)	33.655
Algae Resistant	Yes
Approximate Surface Coverage	32.8-sq ft
UNSPSC	30151500

SW 7008
Alabaster
Locator Number: 255-C2

**ALL BRICK AND
SIDING**

SW 7031
Mega Greige
Locator Number: 243-C3

TRIM

SW 7026
Griffin
Locator Number: 241-C6

SHUTTERS

**413 OVERBROOK
INFIELD
EXTERIOR PAINT
SELECTIONS**



SHERWIN-WILLIAMS.

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

Sherwin-Williams is not responsible for the content and photos shared by users of their color selection tools.

EXTERIOR LIGHTING

MAIN PORCH/MAIN ENTRY

Darkened Copper as shown

SIDE PORCH ENTRY DOORS

Darkened Copper as shown.

Home / OUTDOOR LIGHTS / All Outdoor Lights / Arched Roof Outdoor Hanging Lantern



ARCHED ROOF
OUTDOOR HANGING
LANTERN
SKU OL0802H DB
\$429.00

Color: Darkened Copper

Actual Size: 17"Hx8"Wx8"D

• Made to order item typically ships in 2-4 weeks.

Qty 1 ADD TO CART

• Add to Wish List

Description

With arched roof, circle finial, and clear glass, this classic hanging lantern design has graced homes from colonial times to today. Darkened copper gives a vintage, aged look without the wait. Handcrafted in Richmond, Virginia by local artisans. WARNING: Please note that in coastal environments copper can be corroded by salt, so fixtures must be regularly rinsed to remove the naturally occurring salt accumulation in coastal areas. Fixtures that directly face ocean winds are particularly susceptible to corrosion and are not recommended in these instances. If you would still like to proceed with placing an order for this item and plan to use it in a coastal environment then please contact Customer Service to inquire about adding an additional clear-coat finish to your product that may help extend the life of the products finish.

- Actual Size: 17"Hx8"Wx8"D
- Bulb Base: US Candelabra-E12
- Chain Length: 36
- Color: Darkened Copper
- Dimmable: Yes
- Exclusive: Yes
- Indoor-Outdoor: Yes
- Material: Copper, Glass
- Max Bulb Wattage: 40
- Number of Lights: 1
- Origin: Made in the USA
- Overall Height Min: 21
- Safety Rating: Damp

California Residents See PROP 65 WARNINGS

Home / OUTDOOR LIGHTS / All Outdoor Lights / Arched Outdoor Light - 2 Light



ARCHED OUTDOOR
LIGHT - 2 LIGHT
SKU OL0802 DB
\$359.00

Color: Darkened Copper

Actual Size: 15"Hx6.5"Wx5.5"D

• In stock and ready to ship

Qty 1 ADD TO CART

• Add to Wish List

Description

With an arched roof, circle finial, and clear glass, this classic pocket lantern design has graced homes from colonial times to today. The darkened copper finish gives a vintage, aged look without the wait. Copper is a living metal that will change and patina gradually to a rich, dark color over time. Handcrafted in Richmond, Virginia. ** Made to order. WARNING: Please note that in coastal environments copper can be corroded by salt, so fixtures must be regularly rinsed to remove the naturally occurring salt accumulation in coastal areas. Fixtures that directly face ocean winds are particularly susceptible to corrosion and are not recommended in these instances. If you would still like to proceed with placing an order for this item and plan to use it in a coastal environment then please contact Customer Service to inquire about adding an additional clear-coat finish to your product that may help extend the life of the products finish.

- Actual Size: 15"Hx6.5"Wx5.5"D
- Bulb Base: US Candelabra-E12
- Color: Darkened Copper
- Dimmable: Yes
- Exclusive: Yes
- Indoor-Outdoor: Yes
- Material: Brass, Copper, Glass
- Max Bulb Wattage: 40
- Number of Lights: 2
- Origin: Made in the USA
- Safety Rating: UL Damp

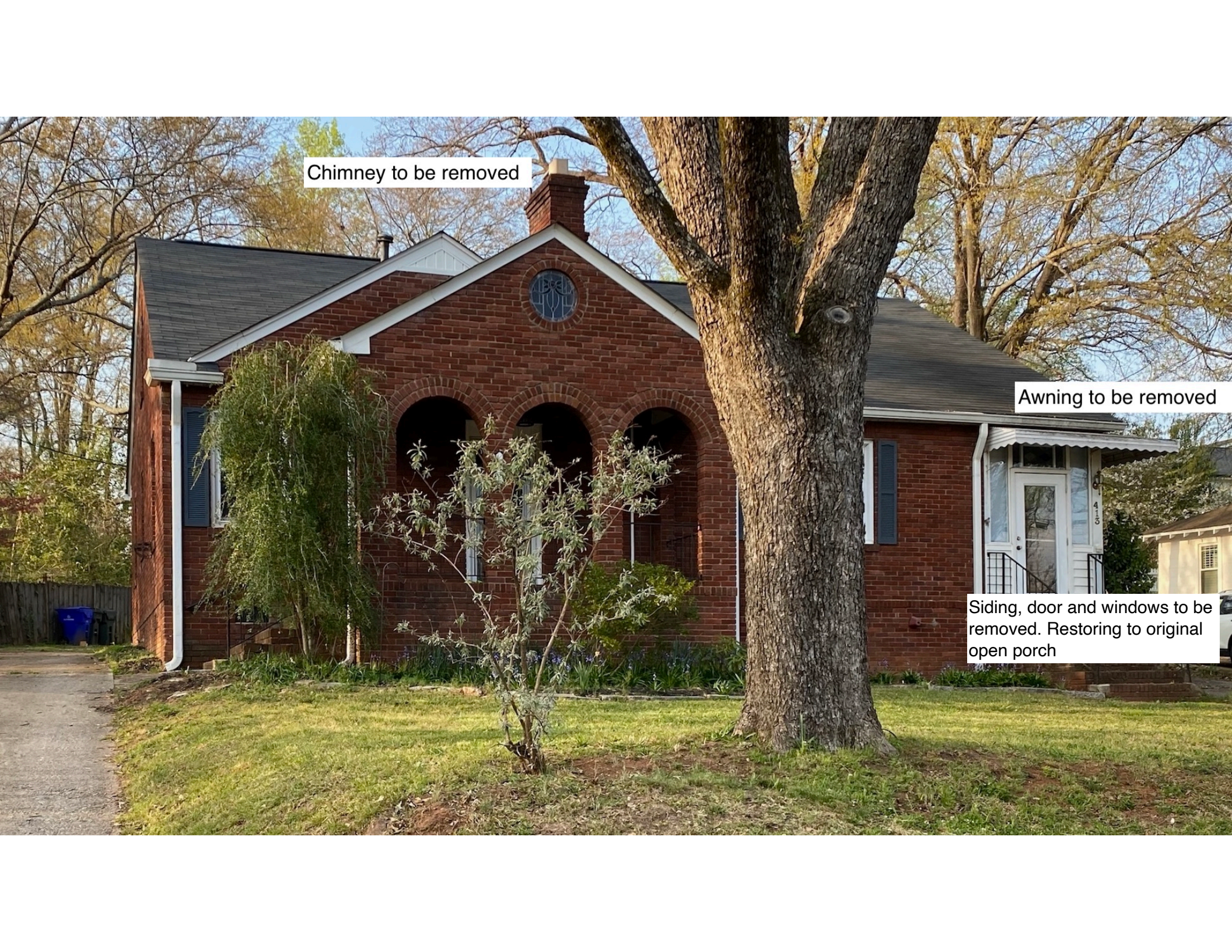
California Residents See PROP 65 WARNINGS



Chimney to be removed

Awning to be removed

Siding, door and windows
to be removed, restoring
to original open porch



Chimney to be removed

Awning to be removed

Siding, door and windows to be removed. Restoring to original open porch



Chimneys to be removed

Awning to be removed

Siding, door and windows to be removed. Restoring to original open porch.



Chimneys to be removed

Awning to be removed

Siding, door and windows to be removed. Restoring to original open porch.



Chimney to be removed

Awning to be removed

Addition to be removed and replaced



Chimney to be removed

Additions to be removed and replaced



Awning to be removed

Text

Siding and windows to be removed, restore to original open porch

Addition to be removed

Two Chimneys to
be removed

Awning to be removed

Siding, door, windows to be replaced.
Restore to original open porch

Addition to be
removed/replaced





Chimney to be removed

To be removed -
two-sided fireplace in
middle of front room -
previously was a wall
that divided home into
a duplex.



**Planning Staff Report to
Design Review Board - Neighborhood
May 27, 2022
for the June 2, 2022 Meeting**

Docket Number: RHP 22-362
Applicant: Kurt Wallenborn
Property Owner: Kurt Wallenborn
Property Location: 832 Wade Hampton Boulevard
Tax Map Number: 0189020205500; 0189020205400; 0189020205300;
0189020205200
Zoning: C-3, Regional Commercial District
Proposal: Preliminary Certification for Special Tax Assessment for
Rehabilitated Historic Properties
Staff Recommendation: Approval

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 40, Article IV. – Special Tax Assessment for Rehabilitated Historic Property

Staff Analysis:

The applicant is planning to redevelop, restore, and renovate the existing building at 832 Wade Hampton Boulevard originally the former McBride's Office Supply. The property was built in 1962 and reflects the Mid-Century Modern architectural era. The applicant plans to rehabilitate the existing structure including renovation work to the interior and exterior in order to maintain and restore the historic character of the structure for adaptive reuse. All renovations will be compliant with the National Park Service's Standards for Historic Rehabilitation.

The property will be redeveloped into twenty-five executive office suites. The offices will be acoustically insulated for tenants and all tenants will share a common area through the corridor of the building on each level. Proposed improvements will also include redesign and construction of a paved parking lot, restoration of architectural exterior elements of the building, restoration and renovations of the interiors, and the addition of windows on the side and rear to allow for more natural light. It is proposed that the original sign style and scale be re-used for the façade.

According to the local ordinance, the special tax assessment may apply to the following:

1. Structure(s) rehabilitated; and/or
2. Real property on which the building is located.

Further, State regulations indicate that special assessments shall not apply to rehabilitation expenses on buildings or structures that are not historic (State Code of Regulations, Section 12-121, Part B).

There are **three** findings the Board must make to grant the preliminary certification:

1. **The property must qualify as historic.** A property shall qualify as "historic" for the special assessment when "it is at least 50 years old and is designated as a historic property by the design review board in accord with this article." In order for a building which is 50 years old to qualify as "historic" when it is not within a preservation overlay district and when it is not listed on the National Register of Historic Places, the building must be shown to meet at least one of the following criteria:
 - The structure's architectural design and materials are good examples of those types of design and construction recognized among architects and preservationists as having had historical significance in the city's development;
 - The structure is associated in a meaningful way with a person or group who made a significant contribution to the city's political, economic, religious, social, artistic, or literary development; or
 - The structure is associated with a person or group recognized on the state or national level as having made significant contributions to science, religion, politics, business, literature, the arts, or other professions.

Staff Findings: The structure was built in 1962 but is not in a designated historic district. Therefore, the building must meet at least one of the three above-mentioned criteria. Staff finds that the building does meet the first criteria as its architectural design and materials are a good example of that era's type of design and construction. This opinion is validated by the SC State Historic Preservation Office (SHPO) and captured in the attached document from SHPO which reads in part: "Based upon the information submitted in the PIF and additional SHPO research, it is our opinion that McBride's Office Supply meets the criteria for listing in the National Register under Criterion C at the local level of significance. Under Criterion C, the building is significant as a highly intact Modern commercial showroom. Based upon the City of Greenville Historic Resources Survey from 2018, intact examples of this style and type are uncommon within the local context."

2. **The rehabilitation is appropriate for the historic building** and the historic district in which it is located. This is achieved through adherence to the Secretary of the Interior's Standards for Rehabilitation and applicable City of Greenville design guidelines. The following work will be reviewed according to these standards:
 - a. Repairs to the exterior of the designated building;
 - b. Alterations to the exterior of the designated building;
 - c. New construction on the property on which the building is located;
 - d. Alterations to interior primary spaces; and
 - e. Any remaining work, where the expenditures for such work are used to satisfy the minimum expenditures for rehabilitation.

Staff Findings: In accordance with National Park Service's Standards for Historic Rehabilitation applicant proposes to:

- Add new windows in a style comparable to the Mid-Century Modern style
- Remove, repair, and reinstall existing railing, on stairs, install new tread and finish
- Prep existing door and façade for new paint
- Prep, repair, and polish existing terrazzo floor
- Clean existing joists, repaint
- Remove damaged soffit panels and replace with new
- Remove existing stucco from exterior and repaint exposed original material
- Remove existing loading dock, wall, and exterior windows at rear of building, and replace with new.
- Upfit interior with new electrical and plumbing
- Preserve, repair, and clean historic exterior detailing

Staff finds that this criterion is met based on the proposed rehabilitation schedule and that the work shall occur in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation.

3. The minimum expenditures for rehabilitation must exceed 100% of the fair market value of an income-producing property. The fair market value of the property may also be the sales price as delineated in a bona fide contract of sale within six months of the time it is submitted. Expenditures for rehabilitation mean the actual cost of rehabilitation relating to one or more of the following:

- a. Improvements located on or within the historic building as designated;
- b. Improvements outside of but directly attached to the historic building, which are necessary to make the building fully useable (such as vertical circulation), but shall not include rentable/habitable floor space attributable to new construction;
- c. Architectural and engineering services attributable to the design of the improvements; or
- d. Costs necessary to maintain the historic character or integrity of the building.

Staff Findings: The applicant purchased the property in 2021 for \$750,000 and is thus considered the operable FMV for this application. Expenses for rehabilitation are currently estimated at \$1,426,000. As this will be a commercially-used venture rehabilitation costs must meet 100% of the FMV. Staff finds that this criteria has been met.

Based on these findings, staff recommends approval with the following condition:

1. **Per Section 40-153(5) of the City's Code of Ordinances, if the project is not complete after two years, but the minimum expenditures for rehabilitation have occurred, the property will continue to receive the special tax assessment until the project is complete, but not more than five years.**
2. **Applicant shall apply for a separate CA for the signage, with the understanding that the sign shall be similar in type and style to the Mid-Century Modern aesthetic of the historic structure.**



city of greenville

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

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:	Kurt Wallenborn, Franklin Real Estate Development	Kurt Wallenborn, FRED 832 Wade Hampton LLC
*Title:	Member	Managing Member
*Address:	107 E Park Ave, Suite 7	107 E Park Ave, Suite 7
*State:	SC	SC
*Zip:	29601	29601
*Phone:	(540) 521-7383	(540) 521-7383
*Email:	kurt@franklinredev.com	kurt@franklinredev.com

PROPERTY INFORMATION

*STREET ADDRESS 832 Wade Hampton Boulevard

*TAX MAP #(S) 0189020205500, 0189020205400, 0189020205300 and 0189020205200

*PRESERVATION DISTRICT None

PROJECT INFORMATION

*TYPE OF APPLICATION: ☒ Preliminary ☐ Final

*ORIGINAL APPLICATION # (put N/A if not applicable) N/A

*USE: ☐ Owner-occupied ☒ Income-producing

*(ESTIMATED) PROJECT START DATE 6/5/22

*(ESTIMATED) PROJECT COMPLETION DATE 11/15/2022

*(ESTIMATED) PROJECT COSTS \$ 1,859,526

*(ESTIMATED) QUALIFIED HISTORIC EXPENDITURES \$ 1,426,040

*FAIR MARKET VALUE OF BUILDING/PROPERTY \$ 750,000

TAXABLE VALUE OF PROPERTY \$

HISTORIC DESIGNATION

HISTORIC NAME OF PROPERTY (IF KNOWN) McBride's Office Supply

***THIS BUILDING IS:** ___ City Landmark Building

___ Contributing structure in local historic district

___ Contributing structure in National Register District

___ National Register Structure

X Other: Give brief overview of the history of the building

See attached information on the history of the building.

INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) must be received by the planning and development office no later than 2:00 pm of the date reflected on the Design Review Board schedule.
 - A. APPLICATIONS FOR OWNER OCCUPIED BUILDINGS \$150.00
 - B. APPLICATIONS FOR INCOME-PRODUCING BUILDINGS \$300.00
2. 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.
3. You must attach the following required documents. 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.

Please submit the following supporting documentation:

- Approval and or review of a Federal Tax Application from the SC Department of Archive and history, if applicable.
- Value of the property prior to the rehabilitation
- Written narrative indicating how the property qualifies as historic (Sec.40-15 (C and D))
- Plans and other documents detailing the proposed rehabilitation and
- Estimated qualifying rehabilitation expenditures.

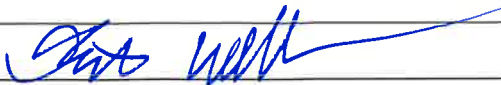
Please verify that all required information is reflected in the submittal package. Please submit one paper copy and one (1) electronic version of the submittal package.

4. **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 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, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

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

*Signatures	
Applicant	
Date	4/28/22
Property Owner/Authorized Agent	
Date	4/28/22

Special Tax Assessment for Rehabilitated Historic Properties A Quick Reference

1. The special tax assessment for rehabilitated properties allows a historic property tax assessment to be 'frozen' at pre-rehabilitation value for up to 10 years for qualifying rehabilitation work.
2. A request for special tax assessment is evaluated by and acted upon by the Design Review Board (DRB), a ten-member board of Greenville citizens appointed by City Council
3. The Board is split into two Panels: the Neighborhood Design Panel hears applications in the Preservation Overlay Districts; the Urban Design Panel hears applications in the Central Business District
4. The property being considered for special tax assessment must be designated as 'historic' based on the following standards:
 - A. It is listed in the National Register of Historic Places.
 - B. It is at least 50 years old and is designated as a historic property by the DRB in accord with this article; or
 - C. It is at least 50 years old and is located in a historic district which has been designated as a preservation overlay district by the city zoning ordinance.
 - D. It meets such other and additional requirements as may be established by the General Assembly in the future.

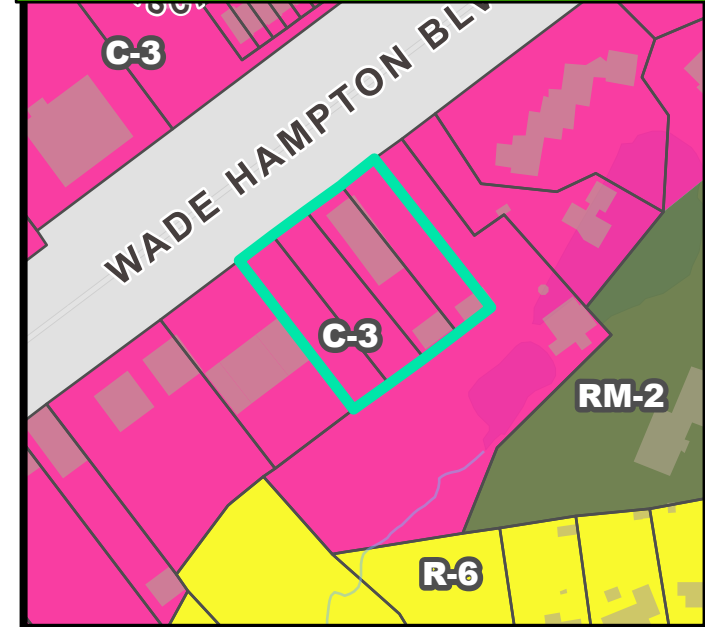
See Sec. 40-152, *Certification; Criteria for "historic" designation*, of the City Code for more details.
5. Obtaining a special tax assessment is a two-step process:
 - A. Preliminary Certification: The DRB determines that the building qualifies as 'historic', and determines that the proposed rehabilitation work complies with design standards and required expenditures. Preliminary certification begins the special tax assessment and it valid for 2 years. During these 2 years, the rehabilitation work should be completed.
 - B. Final Certification: Once the project is completed, the DRB will verify the work was completed as approved and that qualified expenditures were made. Upon final certification, the special tax assessment will continue for the remainder of up to 10 years.
6. The Design Review Board evaluates the proposed rehabilitation work for consistency with The Secretary of the Interiors Standards and the City of Greenville design guidelines through a Certificate of Appropriateness application and process. Because most of the qualifying expenditures will be on interior work, the DRB will evaluate proposed rehabilitation on the interior of the building. The DRB will be focused on the public/semi-public spaces of the building (i.e. the foyer/living room/dining room in a residential building; the lobby/assembly spaces in a nonresidential building).
7. The qualifying expenses in the rehabilitation work must exceed 50% of the fair market value of an owner-occupied building, and 100% of an income-producing property.
8. Qualifying expenses include work required to stabilize and restore the historic structure, and to upgrade systems for modern occupancy (including kitchens, baths, HVAC, electrical and plumbing). The costs of additions are not qualifying expenditures. See Sec. 40-153, *Standards for review of rehabilitation work*, of the City Code for more specifics.
9. The Special Tax Assessment can be de-certified for the following reasons:
 - A. Written notice by the owner to the DRB and Greenville County Auditor to remove the preferential assessment;
 - B. Sale or transfer of ownership during the special assessment period, other than in ordinary course within probate proceedings;
 - C. Removal of historic designation by the Greenville City Council; or
 - D. Rescission of the approval of rehabilitation work by the DRB because of alterations or renovations by the owner or his estate which cause the property to no longer possess the qualities and features which made it eligible for Final Certification.
10. For more information regarding Special Tax Assessment for Rehabilitated Historic Properties see Chapter 40 of the Greenville City Code at www.municode.com/library/sc/greenville/codes/code_of_ordinances?nodeId=COOR_CH40TA

RHP 22-362 • 832 WADE HAMPTON BLVD.

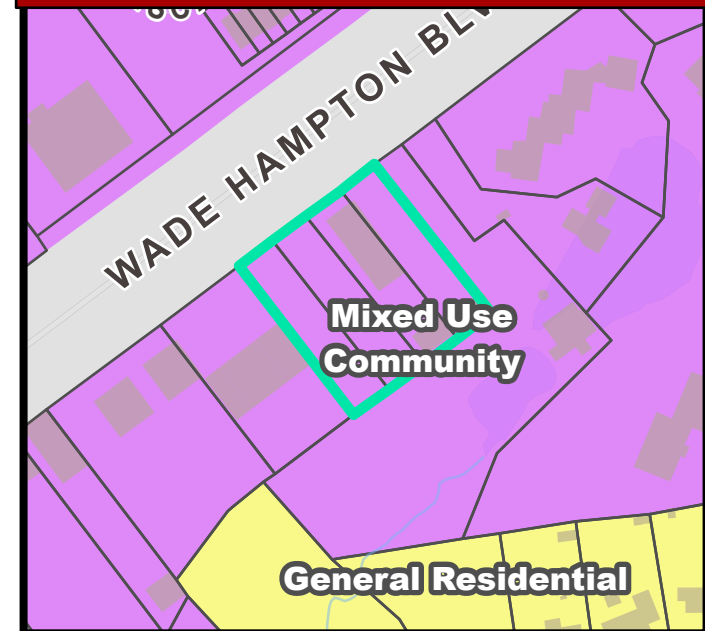
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

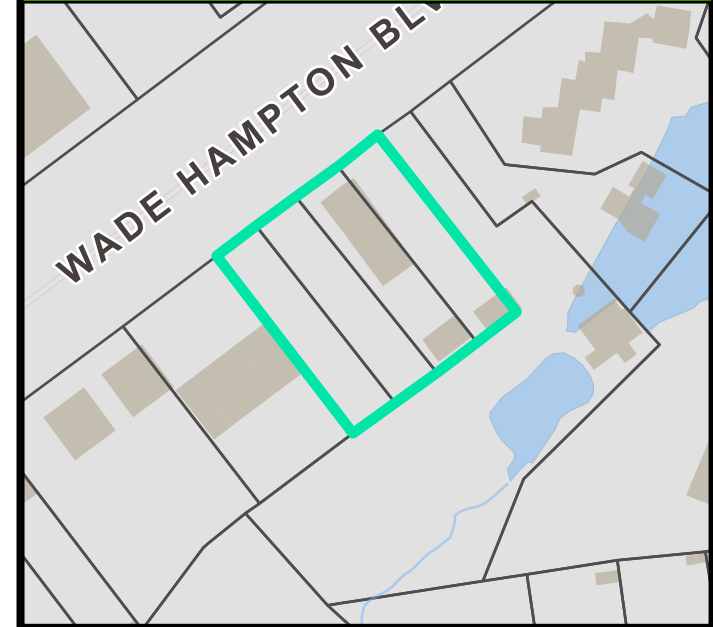


RHP 22-362 • 832 WADE HAMPTON BLVD.

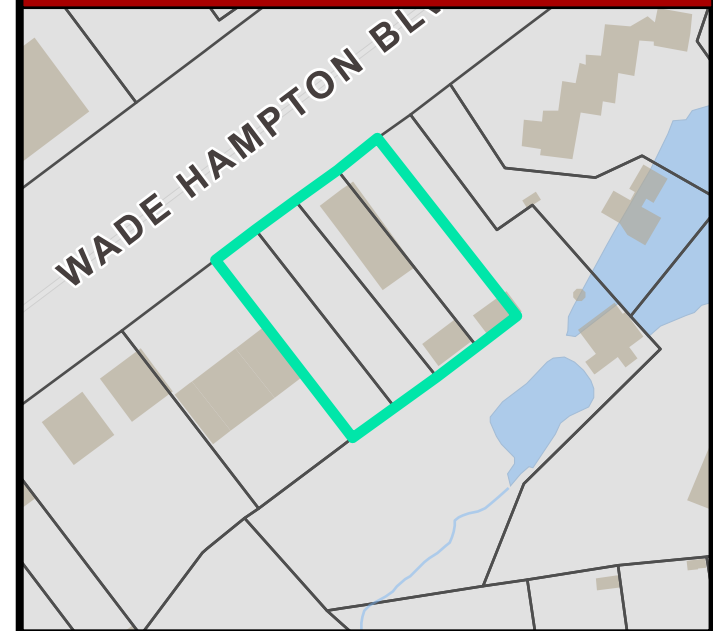
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





107 E. Park Ave | Suite 7
Greenville, SC 29601
(540) 521-7383
Kurt@FranklinReDev.com

May 2, 2022

City of Greenville
Planning and Development Department
131 Falls Street, Second Floor
Greenville, SC 29601

RE: Application for Historic Properties Special Tax Assessment – 832 Wade Hampton Blvd
Historic Building – Adaptive Reuse Office Project
832 Wade Hampton Boulevard

Dear City of Planning and Development Department:

It is my pleasure to submit this Historic Properties Special Tax Assessment Application for your review. Please find enclosed in this submittal the signed application, construction plans and renderings supporting the request for the above-referenced property.

General Description of Request:

Franklin Real Estate Development (FRED) is planning to redevelop, restore and renovate the existing building at 832 Wade Hampton Boulevard. The property was built in 1962 and was originally home to McBride's Office Supply. The attached Preliminary Information Form submitted to the State Historic Preservation Office details in greater detail the history of McBride's Office Supply and the State Historic Preservation Office's letter attached indicates their approval supporting the building as historic. The property will be redeveloped into twenty-five executive office suites. The offices will be acoustically insulated for tenants and all tenants will share a common area through the corridor of the building on each level. Break rooms will be located on each floor. This concept was designed to serve business owners that only need an office or two. Many users do not want to lease large amounts of office space, but appreciate well-appointed offices and amenities. This project will allow tenants to have private offices with upscale spaces for themselves and clients.

The improvements will be in full compliance with National Park Services' Standards for Historic Rehabilitation. The proposed improvements include redesign and construction of a paved parking lot (upper and lower parking lots), restoration of all architectural exterior and interior elements of the building (including using the same elements in the original sign and façade), renovation of the interiors, and the addition of windows on the side and rear to allow for more natural light into the building.



107 E. Park Ave | Suite 7
Greenville, SC 29601
(540) 521-7383
Kurt@FranklinReDev.com

FRED purchased the building in December 2021 for \$750,000 and considers this the fair market value of the property. The estimated qualified expenditures of \$1,426,040.24 are shown by line item attached.

FRED is requesting this assessment to consider the building as historic. FRED believes this building reflects the Mid-Century Modern era with impeccable accuracy. FRED has engaged with MacRostic Historic Advisors to place the building on the National Register and evaluate the potential for historic tax credits. It is FRED's intent to redevelop, restore and renovate this building and be an owner in the neighborhood for many years to come.

Thank you for reviewing this request. If you have any questions or need additional information, please feel free to contact me at (540) 521-7383. Thank you!

Sincerely,

A handwritten signature in blue ink, appearing to read "Kurt Wallenborn", is written over a light blue horizontal line.

Kurt Wallenborn
Principal
Franklin Real Estate Development



State Historic Preservation Office

South Carolina Department of Archives and History
8301 Parklane Road | Columbia, SC | 29223
scdah.sc.gov

PRELIMINARY INFORMATION FORM

Please return to: State Historic Preservation Office
8301 Parklane Road
Columbia, SC 29223-4905

PLEASE NOTE: This is a preliminary evaluation ONLY. This opinion is not binding for the purposes of receiving certification for Federal or State rehabilitation tax credits and is not required as part of the tax credit application process.

Questions? Call (803) 896-6179 or send an e-mail to Virginia Harness at vharness@scdah.sc.gov.

1. PROPERTY INFORMATION

Please complete every blank that applies to the property. Attach additional sheets if necessary. Please attach county tax map (contact county assessor's office or use online mapping where available). Please also provide a Google Map showing location of property.

Historic Name of Property: McBride Office Supply

Current Name of Property (if different from above): _____

Address: 832 Wade Hampton Boulevard

City: Greenville Zip Code: 29609 County: Greenville

Tax Parcel #: 0189020205300

2. DO YOU ANTICIPATE APPLYING FOR HISTORIC REHABILITATION TAX CREDITS?

- | | |
|---|---|
| ☒ Yes, income-producing | ☐ Yes, homeowner |
| ☐ No | ☐ Undecided |

3. OWNER OF PROPERTY (as recorded in county tax records)

Name: Kurt Wallenborn, FRED 832 Wade Hampton LLC

Address: 107 E Park Ave, Suite 7 City: Greenville State: SC Zip Code: 29601

Phone: (504) 521-7383 E-mail: Kurt@FranklinRevDev.com

4. PROPERTY DESCRIPTION (attach additional sheets if necessary)

Historic Function: Commercial Store and Storage

Current Function: Vacant Date of Construction (estimate if not known): 1962

Describe significant alterations with date(s) they occurred:

None. Property was owned by original constructors until current owner recently purchased the building.

Moved? (check if yes) ☐ Original Location: _____

Date of Move(s): _____

Outbuildings/Other Features:

None

Archaeological Potential (if any):

None

6. SIGNIFICANCE OF PROPERTY

On the following page, please provide a brief statement about why this property is worthy of listing in the National Register of Historic Places. For additional information on what makes a property eligible for listing, please see [National Register Bulletin 15](#). You may wish to consider the following questions when formulating a statement:

- A. Is the property significant in the development of a town or community? Is the property significant for its association with an important person in local, state, or national history? Is the property associated with an important event or trend in local, state, or national history?
- B. Who built it and when? Who has lived here? Did they live or work there during the productive years of their lives?
- C. Did an architect, landscape architect, or master craftsman design or build it? If so, please provide biographical information on the individual.

Please include copies of relevant sources, including summaries of interviews and documents that are not readily available. In researching the history of the property, check records at your local library, church, historical society, or county courthouse. Interviews with local historians may also yield information. Label all published sources with the name of the author, name of publication and publisher, date and place of publication, and page number(s). In the case of unpublished manuscripts, provide the name and page number(s) of the particular document, the name of the document collection, and the name and location of the repository.

SECTION 6 CONTINUES ON NEXT PAGE

6. SIGNIFICANCE OF PROPERTY (CONTINUED)

Please see previous page for instructions.

Statement of Significance (attach additional sheets if necessary):

832 Wade Hampton Boulevard in Greenville, South Carolina, exemplifies Mid-Century Modern small commercial building design. The building was designed for McBride's Office Supply, a local company that provided Modern office furniture and basic office supplies to the diversifying Greenville economy. The owner of McBride's hired the architectural firm of Townes & Murphy Architects to design a simple, rectangular, two-story store. The first floor was the showroom and office space, with storage on the lower floor. McBride's Office Supply building should be considered eligible for listing on the National Register of Historic Places under Criterion C at the local level. The building is a lasting, high integrity example of small-scale Mid-Century Modern commercial design.

McBride's store demonstrates many different aspects of Mid-Century Modern design. Many of the characteristic features outlined in "Why are We Looking at That?" published by the South Carolina State Historic Preservation Office are found in the design of McBride's, such as "large expanse of glass" and "exposed structure." The building is designed for function over form. The building has very few excessive features. The simple rectangular shape holds the public and office spaces on the first floor, with storage on the lower floor. Decorative elements come from structural members and breezeblock at the front of the building, which was extension of the exterior walls. The east and west exterior walls have large portions of recessed CMUs to break up the large expanse.

The first floor needed to function not merely as a showroom for office furniture, but it also needed to transport the potential buyer into a mid-century office to help them envision the furniture in their own space. Mid-Century architecture, interior design, and furniture was a tool used by many different businesses to signify to their clients that the company was forward-thinking and adapting to the times. The painted CMU walls, terrazzo flooring, and exposed structural members of McBride's new store showed potential customers how this furniture would blend in with their modern office and sell the modernity of their company.

Continued on following pages.

7. PHOTOGRAPHS

Include clear photographs showing the front, side and rear elevations, additions, interior, and outbuildings, and the setting of the property. Take extra shots of significant interior and exterior details. Label each photograph with the name of the property, what the photo shows, and the date taken. Please print photographs no more than two 4" x 6" images to a 8.5" x 11" page. Copies of historic photographs (please do not send originals) of the property should also be included when available.

PHOTOGRAPHS CANNOT BE RETURNED

8. PIF PREPARER INFORMATION

Name: Kendra Waters, Senior Consultant at Ryan LLC

Address: 4000 Faber Place Drive, Suite 300

City: North Charleston

State: SC

Zip: 29405

Phone (w/ area code): 843-735-9540

E-mail: kendra.waters@ryan.com

Date Completed: 4-8-2022

832 Wade Hampton Boulevard – PIF Statement of Significance Continued

McBride's Office Supply building brought the more playful side of the Mid-Century Modern style to Wade Hampton. The Mid-Century Modern style in Greenville, and South Carolina in general, is often represented by larger, more formal commercial and public buildings. They are marked by large massing, heavy reliance on concrete forms, and repetitive windows. McBride's storefront featured similar Mid-Century elements such as a large glass storefront, but the original sign (Historic Image A. Will be recreated with new building name during rehabilitation), breezeblock, and large green front doors bring a different feeling to the building.

Townes & Murphy Architects was started in 1958 by J. Harold Townes, Jr. and Thomas E Murphy.¹ Unfortunately, Murphy died in a car accident in December of 1961, a mere month before the plans for McBride's were finalized. The original plans for 832 Wade Hampton bear the name of Townes & Murphy, but by August 1962, Townes reorganized the firm to Townes Associates, Architects.² Townes had a fairly successful career in Greenville, designing both public, private, commercial, and residential buildings.

J. Harold Townes built a long career as an architect in Greenville, SC. Townes grew up in Pickens, SC, and served in the US Navy during WWII. Upon his return, he received his architecture degree from Clemson University in 1950.³ He was recalled to the Navy during the Korean War, and he returned to Greenville to start his architecture practice after the war.⁴ Townes worked independently for a few years, appearing to primarily design houses. In 1956, his "smart home" design for the Southern Homes Show was voted as the most popular design by the public. The house was more traditional in style.⁵ Six years later around the time Townes was designing McBride's, Townes designed a house that was featured in the 1963 "Parade of Homes" in Greenville. The house, named "Belaire," was a far more modern design and demonstrated the evolution of Townes' style as well as changing tastes in Greenville.⁶

Townes joined forces with Murphy in 1958 and worked in Greenville until his retirement in the 1990s. More research needs to be conducted on Townes work in the Upstate, but some of his work includes the Memorial Chapel Funeral Home at 1700 N. Pleasantburg Drive (later remodeled into a church with a large addition), a sanctuary for St. John's Methodist Church on Pine Creek Drive, Lee Road Baptist Church, the local Blue Ridge Council of the Boy Scouts of America Building on N. Pleasantburg Drive, The Heart of Greenville Motel on Pendleton Street (razed), Piedmont Nursing Home at 809 Laurens Road, and later design work cities including Greenville and Greer.

¹ "Lutherans Will Total 8 Million," *The Greenville News* (Greenville, South Carolina), August 23, 1958.

² "Townes Reorganizes Firm," *The Greenville News* (Greenville, South Carolina), August 19, 1962.

³ Clemson University, "Clemson Commencement Program, June 1950," (1950), Clemson Commencement Programs, https://tigerprints.clemson.edu/comm_programs/27/.

⁴ "J. Harold Townes," *The Greenville News* (Greenville, South Carolina), March 15, 2011.

⁵ "This Smart Home was Judged Best by Public," *The Greenville News* (Greenville, South Carolina), April 1, 1956.

⁶ "'Belaire' Takes Advantage of Contemporary Styling," *The Greenville News* (Greenville, South Carolina), October 21, 1962.

Much of Townes' work has been either razed or heavily altered. The McBride's store retains much of its original materials, character, and feeling, making it an excellent local example of Townes' designs and of Mid-Century design in Greenville.



April 27, 2022

Kendra Waters, Senior Consultant
Ryan LLC
4000 Faber Place Drive, Suite 300
North Charleston, SC 29405
SENT VIA EMAIL

Re: McBride's Office Supply, 832 Wade Hampton Boulevard, Greenville, Greenville County

Dear Ms. Waters:

Thank you for submitting a Preliminary Information Form (PIF) for McBride's Office Supply in Greenville, Greenville County. Based upon the information submitted in the PIF and additional SHPO research, it is our opinion that McBride's Office Supply meets the criteria for listing in the National Register under Criterion C at the local level of significance. Under Criterion C, the building is significant as a highly intact Modern commercial showroom. Based upon the [City of Greenville Historic Resources Survey from 2018](#), intact examples of this style and type are uncommon within the local context. Any future nomination and/or Part 1 federal tax credit application should emphasize the architecture of the building, rather than its designers, as it does not appear that Townes & Murphy meet the requirements for the property to be listed as the "work of a master." The architects should of course be discussed in the nomination to provide context for understanding the building, but they should not be the focus of the argument for the property's National Register eligibility.

The PIF form indicates an interest in applying for the federal historic rehabilitation tax credit. Please bear in mind that submission of a PIF is not a required part of either the National Register listing process or the tax credit application process and this decision is not binding for the purposes of those programs.

We recommend the preparation of a formal National Register nomination for McBride's Office Supply. We recommend referencing the National Register nominations for the [Griffin Motor Company](#) in Florence and the [Tawana Motel](#) in Myrtle Beach. Attached (by email only) are forms, instructions, and example nominations. Again, we appreciate your work on the PIF and your interest in the preservation and recognition of this important piece of South Carolina history. If you have any questions about our decision, please contact me at (803) 896- 6179, or by email at vharness@scdah.sc.gov.

Sincerely,

Virginia E. Harness
Architectural Historian
State Historic Preservation Office



Historic Image A. Photo of main entrance during grand opening, circa 1962. *Courtesy of the owner. Do not use without permission.*



Historic Image B. Photo of showroom during grand opening, circa 1962. *Courtesy of the owner. Do not use without permission.*



Historic Image C. Photo of showroom during grand opening, circa 1962. *Courtesy of the owner. Do not use without permission.*



1. north and east elevations, view south. *Copyright Kris Decker/Firewater Photography. Do not use without permission.*



2. North and west elevations, view east. *Copyright Kris Decker/Firewater Photography. Do not use without permission.*



3. North elevation, main entrance, view southwest. *Copyright Kris Decker/Firewater Photography. Do not use without permission.*



4. North elevation, main entrance detail including terrazzo, breeze-block and exposed structural members.



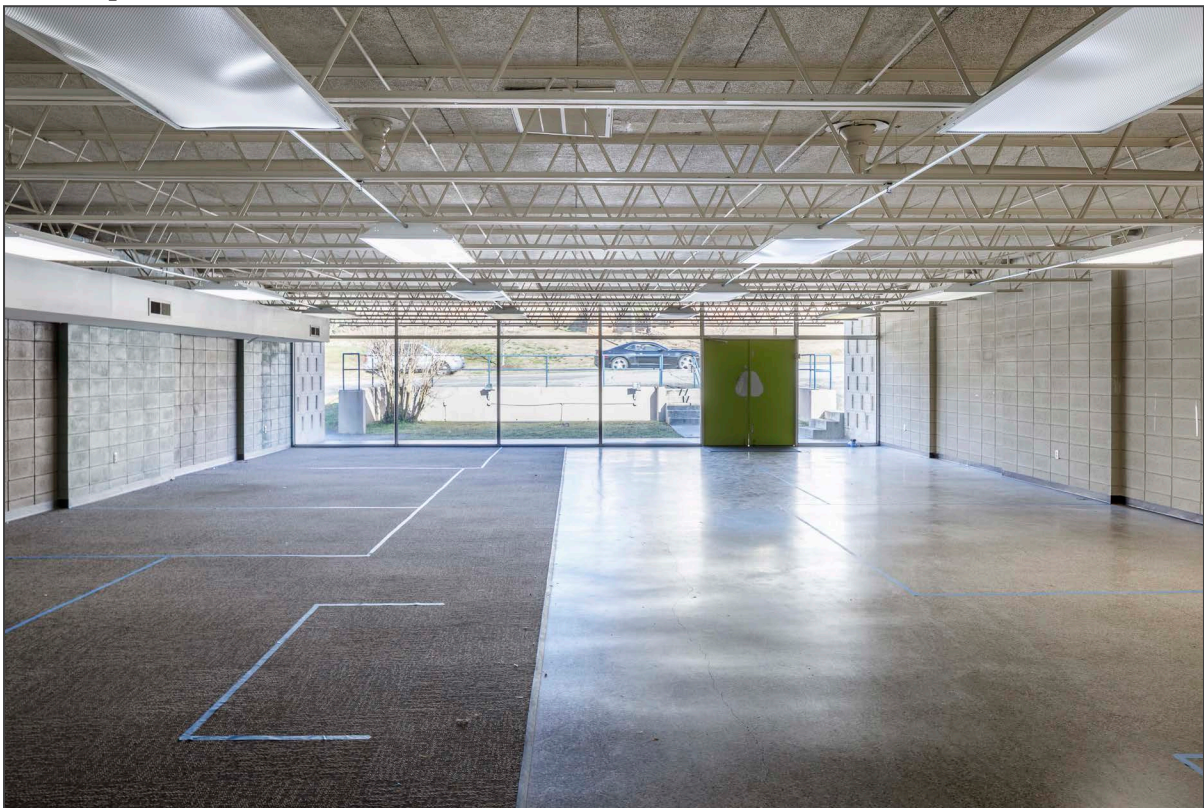
5. West and south elevations, view northwest. *Copyright Kris Decker/Firewater Photography. Do not use without permission.*



6. South elevation, view northwest. *Copyright Kris Decker/Firewater Photography. Do not use without permission.*



7. First floor, view south. *Copyright Kris Decker/Firewater Photography. Do not use without permission.*



8. First floor, view northwest. *Copyright Kris Decker/Firewater Photography. Do not use without permission.*



9. Basement, original staircase, view north. *Copyright Kris Decker/Firewater Photography. Do not use without permission.*



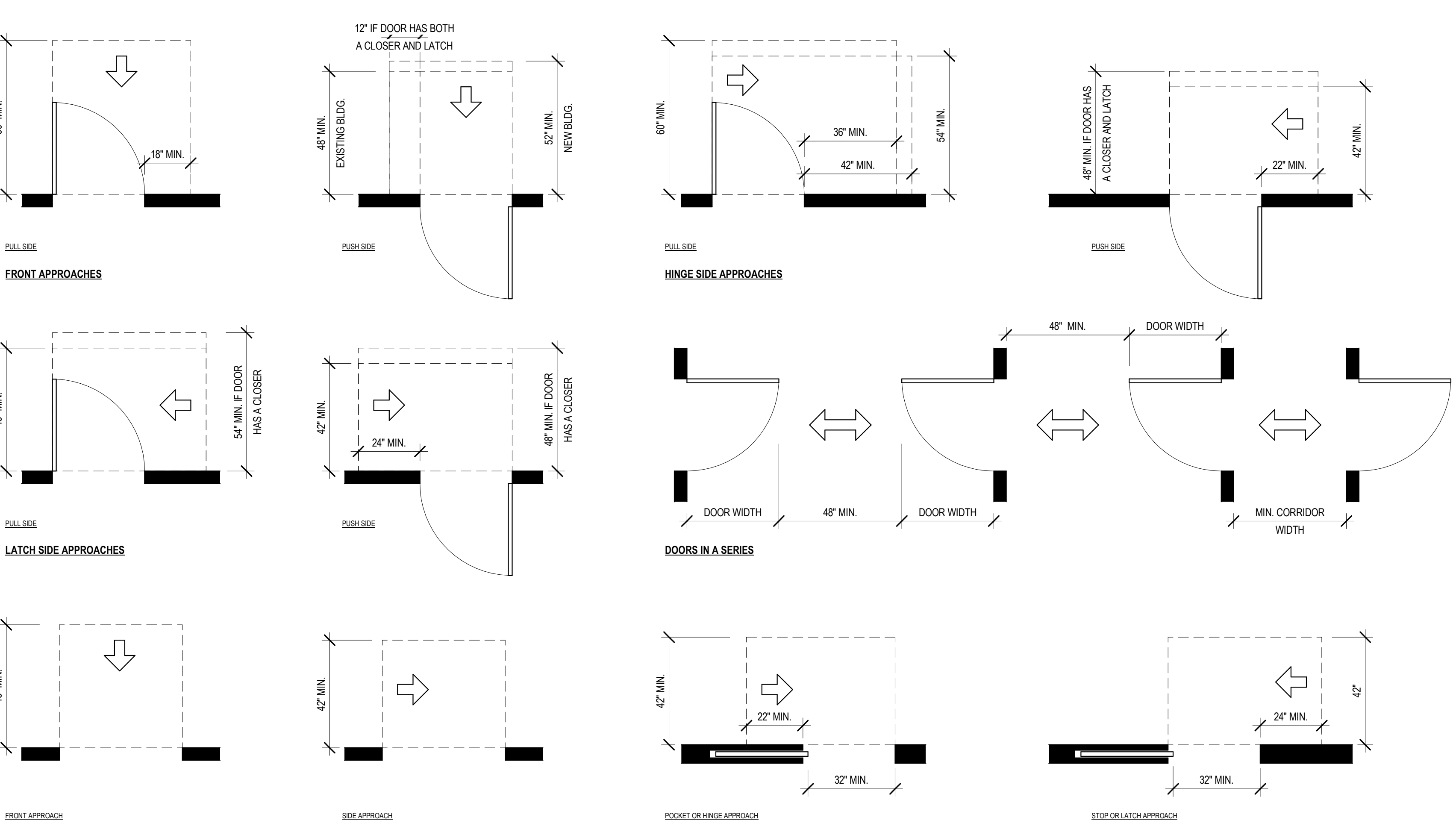
10. Basement, view north. *Copyright Kris Decker/Firewater Photography. Do not use without permission.*



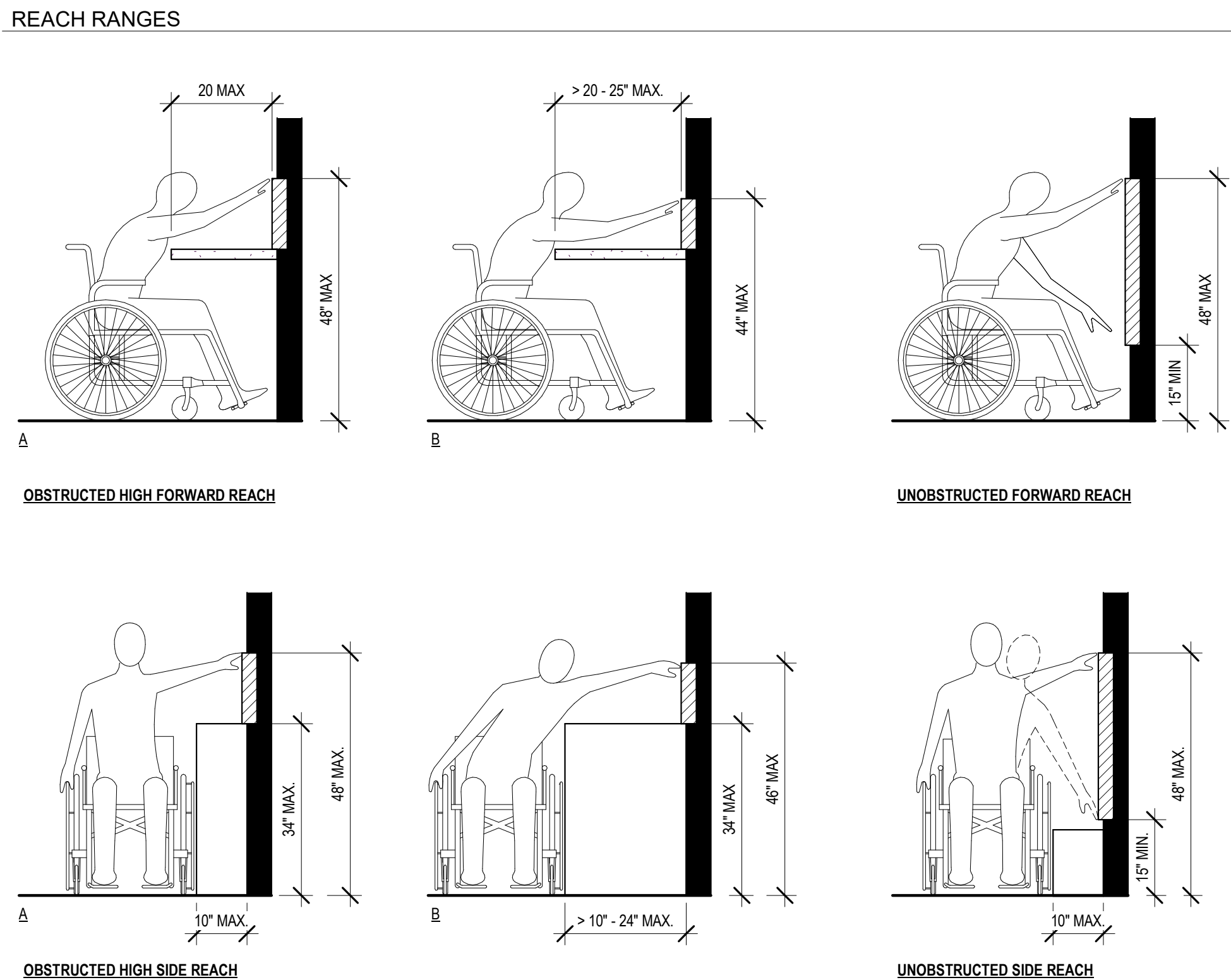








COMMUNICATION ELEMENTS AND FEATURES



PROTRUSION LIMITS

4" MAX.

80" MIN.

27" MIN.

307.2 PROTRUSION LIMITS.
EXCEPTION: HANDRAILS SHALL BE PERMITTED TO PROTRUDE 4 1/2" MAX.

307.4 VERTICAL CLEARANCE.
EXCEPTION: DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 7/8 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND.

VERTICAL CLEARANCE

80" MIN.

27" MAX.

LEADING EDGE OF GUARDRAIL OR BARRIER

[illegible]

PROJECT NUMBER:	2144
DATE:	03.31.22
DRAWN BY:	SSL

G001

	A4	A6	A8		
STUD SIZE	3 5/8"	6"	8"		
ACTL. DIM.	4 7/8"	7 1/4"	9 1/4"		

	B4	B6			
STUD SIZE	3 5/8"	6"			
ACTL. DIM.	7 3/16"	9 9/16"			

	S/C1	S/C2	S/C4	S/C6	S/C8
STUD SIZE	1 5/8"	2 1/2"	3 5/8"	6"	8"
ACTL. DIM.	2 1/2"	3 1/8"	4 1/4"	6 5/8"	8 5/8"

B. WALL DIMENSIONS ARE FROM FACE OF EXISTING WALL TO FACE OF NEW STUD, AND FACE OF NEW STUD TO FACE OF NEW STUD.

C. IT IS NOT THE INTENT OF THE DOCUMENTS TO IDENTIFY EACH INDIVIDUAL WALL WITH A WALL TAG. MINOR WALLS OR OTHER WALLS NOT TAGGED WILL BE OF THE SAME WALL TYPE AS ADJACENT WALLS.

D. GENERAL CONTRACTOR IS TO COORDINATE AND PROVIDE ALL REQUIRED BLOCKING WITHIN THE WALLS. THIS INCLUDES BUT IS NOT LIMITED TO, ALL MILLWORK, CASEWORK, GRAB BARS, ANY TYPE OF MONITORS, AND TOILET ACCESSORIES.

E. FIRE RATING ONLY APPLICABLE WHEN HATCHED; SEE LIFE SAFETY PLAN AND FLOOR PLANS FOR RATED WALL LOCATIONS AND RATINGS. GO TO VERIFY RATING REQUIREMENTS, WHEN APPLICABLE TO PROJECT.

- GYPSUM WALL BOARD LAYERS ON RATED WALLS SHALL BE CONTINUOUS THROUGH ALL INTERSECTIONS WITH NON-RATED WALLS. REFER TO FIRE WALL PRIORITY DIAGRAM.
- AT ALL JOINTS AT TOP OF ALL FIRE RATED PARTITIONS, PROVIDE COMPLETE UL LISTED FIRE RESISTIVE JOINT SYSTEM TO MATCH FIRE RESISTANCE OF WALL ASSEMBLY AND THAT IS ALSO COMPATIBLE WITH JOINT SUBSTRATES. SUBMIT COMPLETE JOINT SYSTEM PRODUCT INFORMATION FOR ALL CONDITIONS.
- ALL CONCRETE BLOCK (IN FIRE RATED WALLS) MUST BEAR THE UL CLASSIFICATION MARK OR SUBMIT EQUIVALENT TESTING DATA.

F. GYPSUM BOARD ON WALLS SHALL BE APPLIED WITH A MINIMUM 1/4" GAP BETWEEN THE GYPSUM BOARD AND THE FLOOR AND SHALL NOT BE APPLIED OVER OTHER BUILDING MATERIALS WHERE CONDITIONS EXIST THAT ARE FAVORABLE TO MOLD GROWTH.

G. PROVIDE MOLD AND MOISTURE RESISTANT GYPSUM BOARD AT ALL TOILET, BATH AND UTILITY ROOMS; WHEN APPLICABLE TO PROJECT.

H. PROVIDE CEMENT BOARD AT ALL WALLS WITH TILE FINISH; WHEN APPLICABLE TO PROJECT.

I. PROVIDE IMPACT RESISTANT GYPSUM BOARD UP TO 4'-0" IN ALL LOBBIES, CORRIDORS, AND STAIRWELLS OR AREAS AS NOTED, WHEN APPLICABLE TO PROJECT.

J. SOUND ATTENUATION BLANKET IS REQUIRED AT ALL INTERIOR PARTITIONS AND SHALL RUN FULL HEIGHT OF PARTITION UNLESS NOTED OTHERWISE. SOUND ATTENUATION BATT SHALL BE MADE OF MINERAL WOOL, OR OTHER UL APPROVED MATERIAL.

K. AT ALL UL RATED WALLS THAT EXTEND TO THE STRUCTURE ABOVE, FILL VOIDS SOLID WITH MINERAL WOOL INSULATION WHERE WALL IS FRAMED AROUND BEAMS, BAR JOISTS, SLABS, AND FLOOR DECK. MAINTAIN SCHEDULED SOUND RATING. AT ALL SOUND RATED WALLS PROVIDE FLEXIBLE SEALANT OR AN ACOUSTICAL GASKET BETWEEN THE STC RATED SYSTEM AND ALL DISSIMILAR SURFACES (IE PENETRATIONS) AND ALSO BETWEEN THE SYSTEM AND SIMILAR SURFACES WHERE PERIMETER RELIEF IS REQUIRED. ALL OPENINGS THROUGH THE SYSTEM, AND ITS ENTIRE PERIMETER, SHALL BE SEALED AIRTIGHT. TAPING GYPSUM BOARD WALL AND WALL-CEILING INTERSECTIONS PROVIDES AN ADEQUATE AIR SEAL AT THESE LOCATIONS.

L. PROVIDE CONTINUOUS ICE AND WATER SHIELD BETWEEN MTL. STUD TRACK AND CONCRETE AND/OR DECK (AT TOP AND BOTTOM) OF WALL WHERE UNCONDITIONED SPACES EXIST (ABOVE OR BELOW).

M. ANY PORTION OF GYPSUM BOARD THAT BECOMES WET OR SHOWS SIGNS OF MOISTURE DAMAGE EITHER BEFORE OR AFTER INSTALLATION, IS TO BE REMOVED IMMEDIATELY AND REPLACED WITH NEW DRY GYPSUM BOARD.

N. RC-1 RESILIENT CHANNELS ARE TO BE INSTALLED PER MANUFACTURED SPECIFICATIONS AND RECOMMENDED METHODS TO ACHIEVE REQUIRED STC RATINGS; WHEN APPLICABLE TO PROJECT.

O. GYPSUM BOARD JOINT TREATMENT:

- PAPER FACED GYPSUM BOARD: USE PAPER JOINT TAPE, BEDDED WITH READ-MIXED VINYL-BASED JOINT COMPOUND AND FINISHED WITH READ-MIXED VINYL-BASED JOINT COMPOUND.
- FINISH GYPSUM BOARD IN ACCORDANCE WITH LEVELS DEFINED IN ASTM C840, AS FOLLOWS:
 - 1. LEVEL 5: WALLS AND CEILINGS TO RECEIVE SEMI-GLOSS OR GLOSS PAINT FINISH AND OTHER AREAS SPECIFICALLY INDICATED.
 - 2. LEVEL 4: WALLS AND CEILINGS TO RECEIVE PAINT FINISH OR WALL COVERINGS, UNLESS OTHERWISE INDICATED.
 - 3. LEVEL 2: IN UTILITY AREAS, BEHIND CABINERY AND ON BACKING BOARD TO RECEIVE TILE FINISH.
 - 4. LEVEL 1: FIRE RATED WALL AREAS ABOVE FINISHED CEILINGS, WHETHER OR NOT ACCESSIBLE IN THE COMPLETED CONSTRUCTION.
- TAPE, FILL AND SAND EXPOSED JOINTS, EDGES AND CORNERS TO PRODUCE SMOOTH SURFACE READY TO RECEIVE COATS OF JOINT COMPOUND SUCH THAT CAMBER IS MAXIMUM 1/32" INCH.
- WHERE LEVEL 5 FINISH IS INDICATED, SPRAY APPLY HIGH BUILD DRYWALL SURFACE OVER ENTIRE SURFACE AFTER JOINTS HAVE BEEN PROPERLY TREATED; ACHIEVE A FLAT AND TOOL MARK-FREE FINISH.

A. PROVIDE GYPSUM BOARD CONTROL JOINTS IN WIDTHS NO GREATER THAN 20'-0" O.C., BUT NO LESS THAN 16'-0". INSTALL CONTROL JOINTS ACCORDING TO ASTM C 840 AND IN SPECIFIC LOCATIONS APPROVED BY ARCHITECT FOR VISUAL EFFECT. SUBMIT CONTROL JOINT LOCATION PLAN TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.

B. MASONRY CONTRACTOR TO VERIFY LOCATION OF ALL CONTROL JOINTS WITH ARCHITECT PRIOR TO START CONSTRUCTION; WHEN APPLICABLE TO PROJECT. LOCATE CMU CONTROL JOINTS AS FOLLOWS:

- ON ONE SIDE OF ALL WALL OPENINGS SMALLER THAN 6'-0" IN WIDTH (1'-4" FROM ROUGH OPENING).
- ON BOTH SIDES OF ALL WALL OPENINGS LARGER THAN 6'-0" IN WIDTH (1'-4" FROM ROUGH OPENING).
- SO THAT NO SINGLE LENGTH IS GREATER THAN 30'-0".
- NO CLOSER THAN 4'-0" AND NO FARTHER THAN 11'-0" FROM CORNERS.
- WHEREVER ABRUPT CHANGES IN WALL HEIGHTS OR THICKNESS OCCUR.
- ADDITIONAL LOCATIONS WHERE ADVISED BY MASONRY CONTRACTOR.

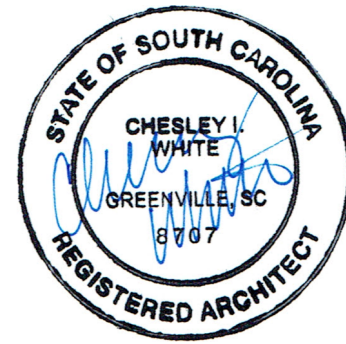
FIRE WALL FRAMING PRIORITY DIAGRAM

PARTITIONS SHALL BE PRIORITIZED BASED ON FIRE AND SMOKE RATING. PARTITIONS SHALL BE CONSTRUCTED SUCH THAT HIGH PRIORITY IS FRAMED BEFORE LOWER PRIORITY. LOWER PRIORITY PARTITIONS SHALL BE FRAMED FIRST TO, BUT DO NOT INTERRUPT, HIGHER PRIORITY CONSTRUCTION, SEE THE EXAMPLE BELOW.

Component	Fire Rating	Smoke Barrier	Priority
WALL PARTITION TYPE S - STEEL WALL W- WALL STUD	2 HOUR	NO	PRIORITY 1 (HIGHEST)
WALL VARIANT	1 HOUR	NO	PRIORITY 2
WALL VARIANT	1 HOUR	NO	PRIORITY 3
WALL VARIANT	1 HOUR	NO	PRIORITY 4
WALL VARIANT	1 HOUR	NO	PRIORITY 5 (LOWEST)

THICKNESS: SEE WALL TYPE FOR STUD SIZE & ACTUAL WALL DIM.

**108-B MOHAWK DRIVE
GREENVILLE, SC 29609
(864.603.1717)**



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PERMISSION FROM SHLTR ARCHITECTS, LLC

832 Wade Hampton
Boulevard

[illegible]

PROJECT NUMBER:	2144
DATE:	03.31.22
DRAWN BY:	SSL

G002

SOLID LINES TO REMAIN

-
- Architectural floor plan of the second floor, showing proposed and existing conditions. The plan includes a large central room, a staircase, and a rear exterior wall. Annotations indicate removal of existing concrete blocks, plumbing fixtures, and stairs, and preparation of existing concrete for new finishes. A loading dock and existing stairs are also shown at the bottom left.
- Annotations and Callouts:
- PREP EXISTING CONCRETE FLOOR FOR NEW FINISHES
 - REMOVE WHOLE BLOCKS FROM WALL & PREP FOR NEW WINDOW, SEE SCHEDULE FOR SIZING, TYP.
 - EXISTING STAIR TO REMAIN, REMOVE EXISTING RAILING & PLYWOOD BACKING, PREP FOR NEW RAILING & TREAD FINISH
 - REMOVE EXISTING COLUMN
 - REMOVE EXISTING PLUMBING FIXTURES, CAP EXISTING PLUMBING LINES TYP.
 - REMOVE REAR EXTERIOR WALL
 - REMOVE EXISTING LOADING DOCK
 - REMOVE EXISTING STAIRS

1. REMOVE ALL ACT GRID CEILINGS
2. REMOVE ALL EXISTING LIGHT FIXTURES
3. REMOVE ALL EXISTING DUCT WORK
4. REMOVE ALL EXISTING SUPPLY DIFFUSERS, RETURN REGISTERS AND EXHAUST FANS
5. CLEAN AND PREP UPPER LEVEL JOISTS AND CEILING FOR PAINT

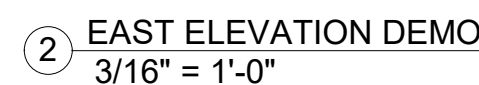
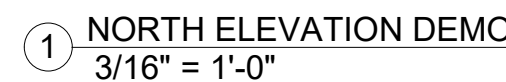
- [illegible]

① LOWER LEVEL
3/16" = 1'-0"

[illegible]

AD101

1. THE DEMOLITION INFORMATION ON THESE DRAWINGS, AND AS IDENTIFIED IN THE SPECIFICATIONS ARE TO BE IN CONJUNCTION WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS. DO NOT COMMENCE WITH DEMOLITION WITHOUT VERIFYING AND COORDINATING WITH NEW WORK DOCUMENTATION. THE CONTRACTOR SHALL REFER TO THE DRAWINGS IN CONJUNCTION WITH CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.
2. THE PURPOSE OF THESE DEMOLITION PLANS, AS MADE PART OF THE CONTRACT DOCUMENTS, IS TO GIVE THE GENERAL CONTRACTOR A GENERAL IDEA AS TO THE SCOPE OF ARCHITECTURAL DEMOLITION WORK REQUIRED. THE CONTRACTOR'S SHALL VISIT THE FACILITY, THOROUGHLY EVALUATE THE EXISTING FACILITY AGAINST THE DRAWINGS AND ACTUAL SITE CONDITIONS.
3. SEVERAL CONTRACTORS MAY ARRIVE AT THE SCOPE OF DEMOLITION WORK REQUIRED TO ACHIEVE THE INTENDED RESULTS AND FINISHED PRODUCT. ALL DEMOLITION WORK SHALL BE INCLUDED IN THE BASE SCOPE OF WORK.
4. ALL WORK SCHEDULES SHALL BE COORDINATED WITH AND APPROVED BY OWNER PRIOR TO BEGINNING DEMOLITION WORK. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO MINIMIZE DISRUPTION TO ANY ADJACENT OCCUPIED AREAS DURING THE COURSE OF THE DEMOLITION WORK.
5. ALL EXISTING MATERIALS, INCLUDING MECHANICAL, ELECTRICAL, AND PLUMBING, ARE TO BE REMOVED. UNLESS OTHERWISE NOTED, ALL MATERIALS ARE TO BE REMOVED IN THE FOLLOWING MANNER: ALL DEMOLITION DISBURS ARE TO BE REMOVED AND RESEALED AND RESEALED IN ACCORDANCE WITH UNDERWRITERS LABORATORIES OR OTHER APPROVED INDEPENDENT LABORATORIES TESTED METHODS AND PRODUCTS FOR THE WALL RATING. INSURE THAT FIRE RATING OF ALL RATED WALLS IS MAINTAINED.
6. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT AS REQUIRED FOR ANY EXISTING ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER SYSTEMS TO REMAIN.
7. PRIOR TO COMMENCEMENT OF DEMOLITION, THE GENERAL CONTRACTOR'S PROJECT MANAGER SHALL MEET WITH THE OWNER'S REPRESENTATIVE TO REVIEW REUSE REMOVAL, SALVAGE, STAGING AREAS, AND ANY POTENTIAL SERVICE DISRUPTIONS THAT HAVE BEEN IDENTIFIED.
8. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL MATERIAL AND ITEMS TO BE REMOVED. ITEMS IDENTIFIED BY THE OWNER TO BE SALVAGED AND TURNED OVER TO THE OWNER ARE TO BE REMOVED BY THE GENERAL CONTRACTOR AND DELIVERED TO A MUTUALLY AGREED UPON LOCATION ON THE JOB SITE.
9. REMOVE ITEMS IN SUCH A WAY AS TO NEITHER DAMAGE ADJACENT MATERIALS NOR COMPROMISE THE STRUCTURAL INTEGRITY OF EXISTING BUILDING. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING OF EXISTING CONSTRUCTION AS REQUIRED TO PERFORM THE PRESCRIBED WORK.
10. ALL HOLES AND OPENINGS IN FLOOR SLABS AS A RESULT OF EXISTING MECHANICAL, PLUMBING, OR ELECTRICAL UTILITY REMOVAL ARE TO BE FILLED IN WITH CONCRETE. ALL DEPRESSIONS ARE TO BE LEVELLED UNLESS INDICATED OTHERWISE.
11. ALL ABANDONED, NONESSENTIAL OR OTHERWISE NOT SPECIFICALLY SHOWN TO BE REUSED, MECHANICAL, PLUMBING, OR ELECTRICAL UTILITIES THAT ARE EXPOSED AFTER THE CEILING OR WALL REMOVAL, ARE TO BE REMOVED AND CAPPED AT POINT OF ORIGIN. CONSULT ARCHITECT IF QUESTIONS ARISE AS TO WHETHER A SERVICE IS TO BE ABANDONED OR IS TO REMAIN.
12. THE GENERAL CONTRACTOR SHALL MAINTAIN THE PROGRESS OF THE WORK ALL MEANS OF EGRESS FROM THE FACILITY. CORRIDORS SHALL NOT BE REDUCED IN WIDTH IN SUCH A MANNER AS TO IMPEDE EGRESS FROM THE BUILDING. EXIT SIGNS, ALARM PULL STATIONS, ETC. ARE NOT TO BE BLOCKED FROM VIEW.
13. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING PORTIONS OF THE BUILDING TO REMAIN. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING PORTIONS OF THE BUILDING TO REMAIN, WHICH ARE CAUSED BY THE CONTRACTOR'S WORK OR THE WORK OF OTHERS ON THE TEAM.
14. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING MECHANICAL, PLUMBING, EXISTING, SECURITY, AND ALARMS FOR THE ENTIRE SITE. ANY VARIATIONS OF EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER. ALL ISSUES REGARDING PUBLIC SAFETY, AND MUST TAKE ALL NECESSARY PRECAUTIONS PRESCRIBED BY ALL LAWS, ORDINANCES, CODES, REGULATIONS AND ALL AUTHORITIES HAVING JURISDICTION TO PREVENT INJURY TO ANY PERSONS ON, ABOUT, OR ADJACENT TO THE CONSTRUCTION SITE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, PRESERVATION, OR SUSPICION OF OR THE PRESENCE OF ANY HAZARDOUS MATERIALS TO THE OWNER PRIOR TO PROCEEDING WITH DEMOLITION WORK.
16. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE OWNER A MINIMUM OF 72 HOURS PRIOR TO ANY DISRUPTION OF SERVICES INCLUDING LIFE SAFETY SYSTEMS.
17. THE PURPOSE OF THE DEMOLITION DRAWINGS ARE STRICTLY LIMITED TO GENERALLY INDICATING AREAS AND/OR ITEMS TO BE REMOVED. THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCE AND EXTENT OF THE DEMOLITION WORK REQUIRED FOR EACH PORTION OF THE BUILDING. ALL DEMOLITION DIMENSIONS PRIOR TO DEMOLITION AND COORDINATE VERIFIED DIMENSIONS WITH NEW WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES DISCOVERED INCLUDING THE NEED TO RELOCATE ITEMS SUCH AS LIGHT SWITCHES, FIRE ALARMS, EXIT LIGHTS, OUTLETS, ETC. NOT SHOWN ON DRAWINGS. DISCREPANCIES SHALL BE RESOLVED PRIOR TO BEGINNING DEMOLITION WORK.
18. THE GENERAL CONTRACTOR SHALL PROTECT AND MAINTAIN ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION WORK. THE CONTRACTOR SHALL COORDINATE DEMOLITION OF UTILITIES THAT SERVE SPACES WHICH WILL REMAIN AS PART OF ANY NEW CONSTRUCTION. PROTECT ALL UTILITIES IN THE DEMOLITION AREA AS REQUIRED TO ENSURE CONTINUOUS OPERATION OF SERVICES. IF UTILITY INTERRUPTION IS ANTICIPATED, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING FIVE BUSINESS DAYS PRIOR TO INTERRUPTION OF SERVICES.
19. WHEREVER EXISTING EQUIPMENT, PIPING, DUCTS, ETC. ARE REQUIRED TO BE REMOVED, SUCH REMOVAL SHALL INCLUDE THE REMOVAL OF ALL MATERIALS AND DEBRIS FROM THE DEMOLITION AFFECTED CONSTRUCTION AND SURFACES SUCH AS FLOORS, WALLS, BASES, AND CEILINGS SHALL BE FINISHED TO MATCH ADJACENT SURFACES UNLESS OTHERWISE NOTED.
20. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REGULAR REMOVAL OF ALL WASTE MATERIAL FROM THE PROJECT SITE. ALL AREAS ADJACENT TO THE DEMOLITION ARE SHALL BE KEPT CLEAN. ALL DEMOLITION AREAS SHALL BE CLEANED AND MAINTAINED TO THE SATISFACTION OF THE OWNER.
21. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION ACTIVITIES TO ACCUMULATE. ALL ITEMS AND MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF AS SPECIFIED ON SITE BURNING IS PROHIBITED.



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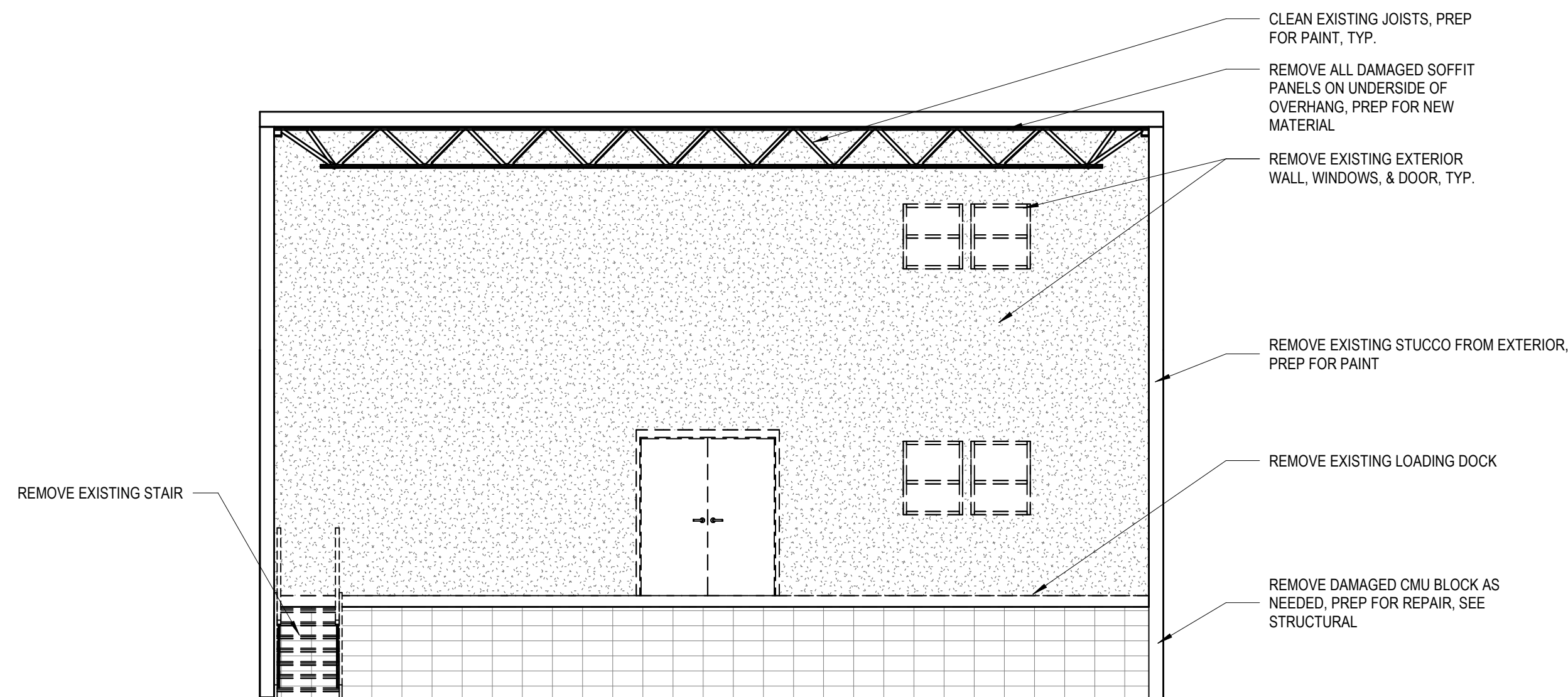
GENERAL DEMO NOTES



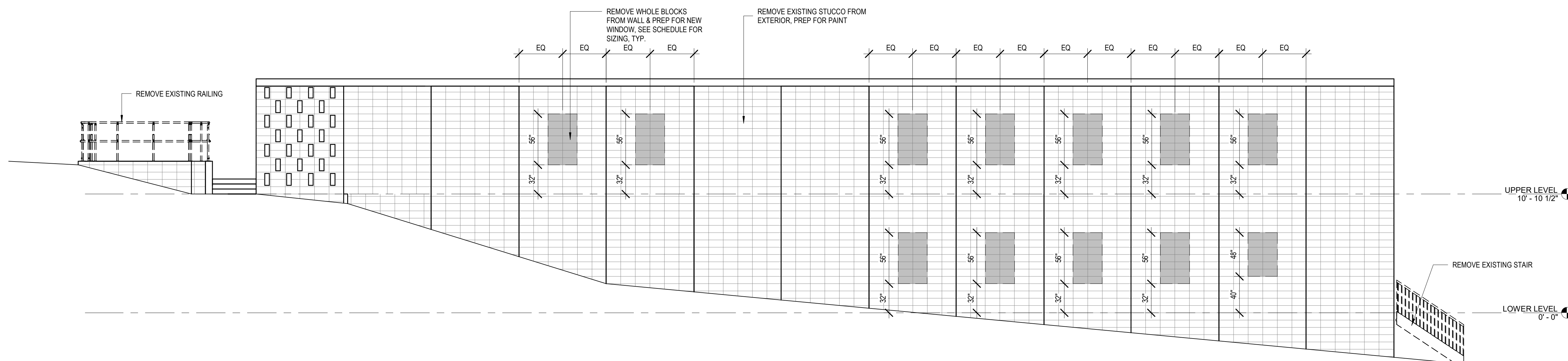
DASHED LINES TO BE DEMOLISHED.
SEE DEMOLITION NOTES

SOLID LINES TO REMAIN

1. THE DEMOLITION INFORMATION ON THESE DRAWINGS, AND AS IDENTIFIED IN THE SPECIFICATIONS ARE TO BE GIVEN IN CONJUNCTION WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS. DO NOT COMMENCE WITH DEMOLITION WITHOUT VERIFYING AND COORDINATING WITH NEW WORK DOCUMENTATION. THE CONTRACTOR SHALL REFER TO AND COORDINATE WITH CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.
2. THE PURPOSE OF THESE DEMOLITION PLANS, AS MADE PART OF THE CONTRACT DOCUMENTS, IS TO GIVE THE GENERAL CONTRACTOR A GENERAL IDEA AS TO THE SCOPE OF DEMOLITION WORK REQUIRED. THE CONTRACTOR'S SHALL VISIT THE FACILITY, THOROUGHLY EVALUATE THE EXISTING FACILITY AGAINST THE DRAWINGS AND ACTUAL SITE CONDITIONS.
3. REVIEW ALL CONTRACT DOCUMENTS AND ARRIVE AT THE SCOPE OF DEMOLITION WORK REQUIRED TO ACHIEVE THE INTENDED RESULTS AND FINISHED PRODUCT. ALL DEMOLITION WORK SHALL BE INCLUDED IN THE BASE SCOPE OF WORK.
4. ALL WORK SCHEDULES SHALL BE COORDINATED WITH AND APPROVED BY OWNER PRIOR TO BEGINNING DEMOLITION WORK. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO MINIMIZE DISRUPTION TO ANY ADJACENT OCCUPIED AREAS DURING THE COURSE OF THE DEMOLITION WORK.
5. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND MARKED BY THE OWNER. ALL UTILITIES ARE FOUND UNSEALED OR SEALED IMPROPERLY ARE TO BE RESEALED AND RESEALED IN ACCORDANCE WITH UNDERWRITERS LABORATORIES OR OTHER APPROVED INDEPENDENT LABORATORIES TESTED METHODS AND PRODUCTS FOR THE WALL RATING. INSURE THAT FIRE RATING OF ALL RATED WALLS IS MAINTAINED.
6. TELEPHONE CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT AS REQUIRED FOR ANY EXISTING ELECTRICAL, TELECOMMUNICATIONS, MECHANICAL, AND PLUMBING SYSTEMS WHICH ARE TO REMAIN ON THE JOB SITE.
7. PRIOR TO COMMENCING DEMOLITION WORK, THE GENERAL CONTRACTOR'S PROJECT MANAGER SHALL MEET WITH THE OWNER'S REPRESENTATIVE TO REVIEW REUSE/RECYCLE, SALVAGE, STAGING AREAS, AND ANY POTENTIAL SERVICE DISRUPTIONS THAT HAVE BEEN IDENTIFIED.
8. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL MATERIAL AND ITEMS TO BE REMOVED. ITEMS IDENTIFIED BY THE OWNER TO BE SALVAGED AND TURNED OVER TO THE OWNER ARE TO BE REMOVED BY THE GENERAL CONTRACTOR TO BE TURNED OVER TO A MUTUAL AGREED VENDOR ON THE JOB SITE.
9. REMOVE ITEMS IN SUCH A WAY AS TO NEITHER DAMAGE ADJACENT MATERIALS NOR COMPROMISE THE STRUCTURAL INTEGRITY OF EXISTING BUILDING. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SHORING OF EXISTING CONSTRUCTION AS REQUIRED TO PERFORM THE PRESCRIBED WORK.
10. ALL HOLES AND OPENINGS IN FLOOR SLABS AS A RESULT OF EXISTING MECHANICAL, PLUMBING, OR ELECTRICAL UTILITY REMOVAL ARE TO BE FILLED IN WITH CONCRETE. ALL DEPRESSIONS ARE TO BE LEVELLED UNLESS INDICATED OTHERWISE.
11. ALL ABANDONED, NONESSENTIAL OR OTHERWISE NOT SPECIFICALLY SHOWN TO BE REUSED, MECHANICAL, PLUMBING, OR ELECTRICAL UTILITIES THAT ARE EXPOSED AFTER THE CEILING OR WALL REMOVAL, ARE TO BE REMOVED AND CAPPED AT POINT OF ORIGIN. CONSULT ARCHITECT IF QUESTIONS ARISE AS TO WHETHER A SERVICE IS TO BE ABANDONED OR IS TO REMAIN.
12. THE OWNER SHALL COORDINATE WITH THE CONTRACTOR DURING THE PROGRESS OF THE WORK ALL MEANS OF EGRESS FROM THE FACILITY. CORRIDORS SHALL NOT BE REDUCED IN WIDTH IN SUCH A MANNER AS TO IMPEDE EGRESS FROM THE BUILDING. EXIT SIGNS, ALARM PUL STATIONS, ETC. ARE NOT TO BE BLOCKED FROM VIEW.
13. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING PORTIONS OF THE BUILDING TO REMAIN. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING PORTIONS OF THE BUILDING TO REMAIN, WHICH ARE CAUSED BY THE CONTRACTOR, OR CONTRACTORS TEAM.
14. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EMERGENCY LIGHTING, EXITING, SECURITY, AND ALARMS FOR THE ENTIRE SITE. ANY VARIATIONS OF EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER. ALL ISSUES REGARDING PUBLIC SAFETY, AND MUST TAKE ALL NECESSARY PRECAUTIONS PRESCRIBED BY ALL LAWS, ORDINANCES, CODES, REGULATIONS AND ALL AUTHORITIES HAVING JURISDICTION TO PREVENT INJURY TO ANY PERSONS ON, ABOUT, OR ADJACENT TO THE CONSTRUCTION SITE.
15. ANY NEW CONSTRUCTION SHALL BE SUBJECT TO THE INTERFERENCE OR SUSPICION OF OR THE PRESENCE OF ANY HAZARDOUS MATERIALS TO THE OWNER PRIOR TO PROCEEDING WITH DEMOLITION WORK.
16. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE OWNER A MINIMUM OF 72 HOURS PRIOR TO ANY DISRUPTION OF SERVICES INCLUDING LIFE SAFETY SYSTEMS.
17. THE PURPOSE OF THE DEMOLITION DRAWINGS ARE STRICTLY LIMITED TO GENERALLY INDICATING AREAS AND/OR ITEMS TO BE REMOVED. THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCE AND EXACT EXTENT OF DEMOLITION WORK. THE CONTRACTOR SHALL VERIFY ALL DEMOLITION DIMENSIONS PRIOR TO DEMOLITION AND COORDINATE VERIFIED DIMENSIONS WITH NEW WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES DISCOVERED INCLUDING THE NEED TO RELOCATE ITEMS SUCH AS LIGHT SWITCHES, FIRE ALARMS, EXIT LIGHTS, OUTLETS, ETC. NOT SHOWN ON DRAWINGS. DISCREPANCIES SHALL BE RESOLVED PRIOR TO BEGINNING DEMOLITION WORK.
18. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT FOR ADDITIONAL DEMOLITION WORK. THE CONTRACTOR SHALL COORDINATE DEMOLITION OF UTILITIES THAT SERVE SPACES WHICH WILL REMAIN AS PART OF ANY NEW CONSTRUCTION. PROTECT ALL UTILITIES IN THE DEMOLITION AREA AS REQUIRED TO ENSURE CONTINUOUS OPERATION OF SERVICES. IF UTILITY INTERRUPTION IS ANTICIPATED, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING FIVE BUSINESS DAYS PRIOR TO INTERRUPTION OF SERVICES.
19. WHEREVER EXISTING EQUIPMENT, PIPING, DUCTS, ETC. ARE REQUIRED TO BE REMOVED, SUCH REMOVAL SHALL INCLUDE ALL ADJACENT MATERIALS. ALL EXISTING CONSTRUCTION AND SURFACES SUCH AS FLOORS, WALLS, BASES, AND CEILINGS SHALL BE FINISHED TO MATCH ADJACENT SURFACES UNLESS OTHERWISE NOTED.
20. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REGULAR REMOVAL OF ALL WASTE MATERIAL FROM THE PROJECT SITE. ALL AREAS ADJACENT TO THE DEMOLITION AREA SHALL BE KEPT CLEAN. ALL DEMOLITION AREAS SHALL BE MAINTAINED CLEAN AND FREE OF NEW CONSTRUCTION AT ALL TIMES.
21. DO NOT ALLOW MATERIALS AND DEBRIS FROM DEMOLITION ACTIVITIES TO ACCUMULATE. ALL ITEMS AND MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF AS SPECIFIED ON SITE BURNING IS PROHIBITED.



① SOUTH ELEVATION DEMO
3/16" = 1'-0"



② WEST ELEVATION DEMO
3/16" = 1'-0"

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FLOOR PLANS

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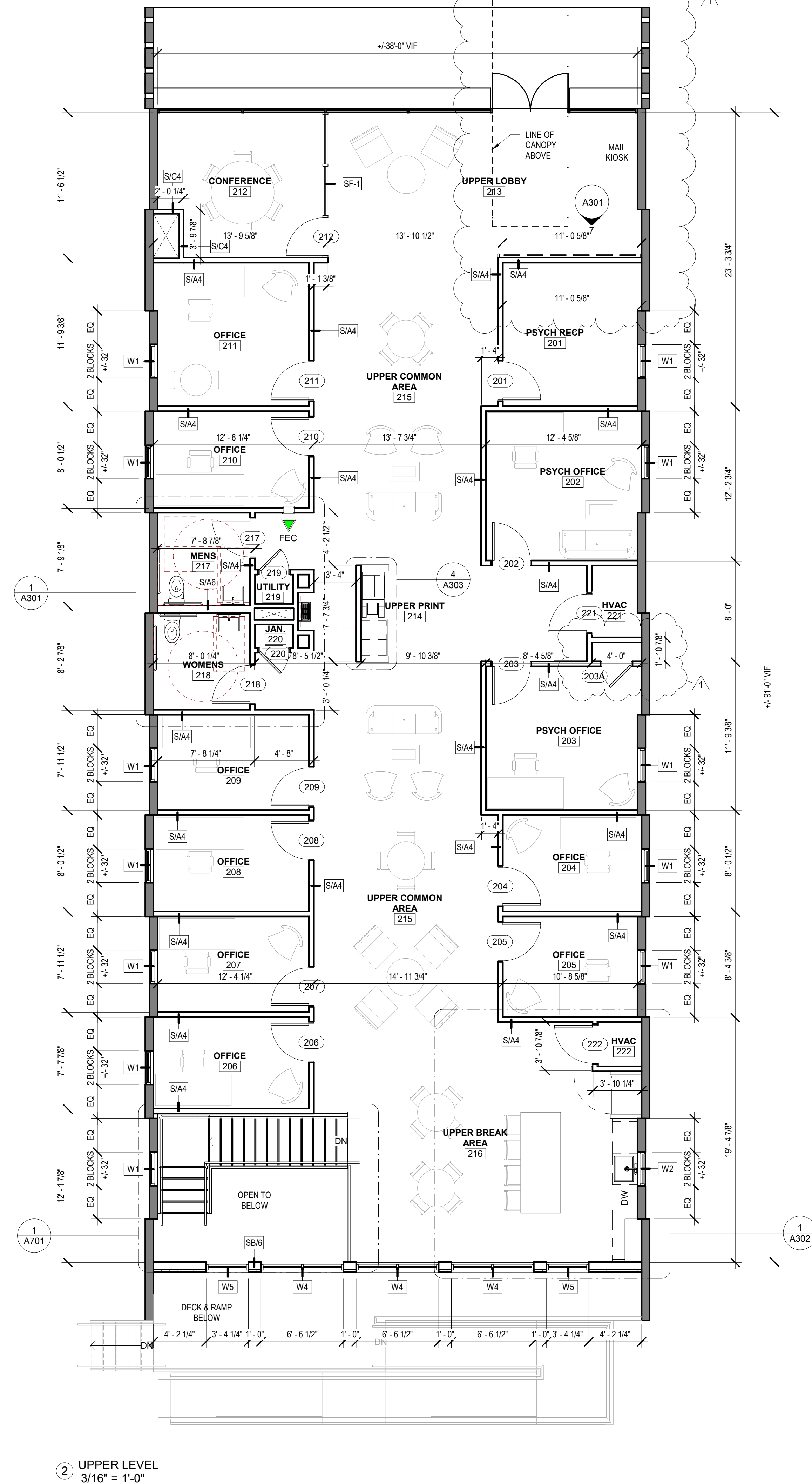
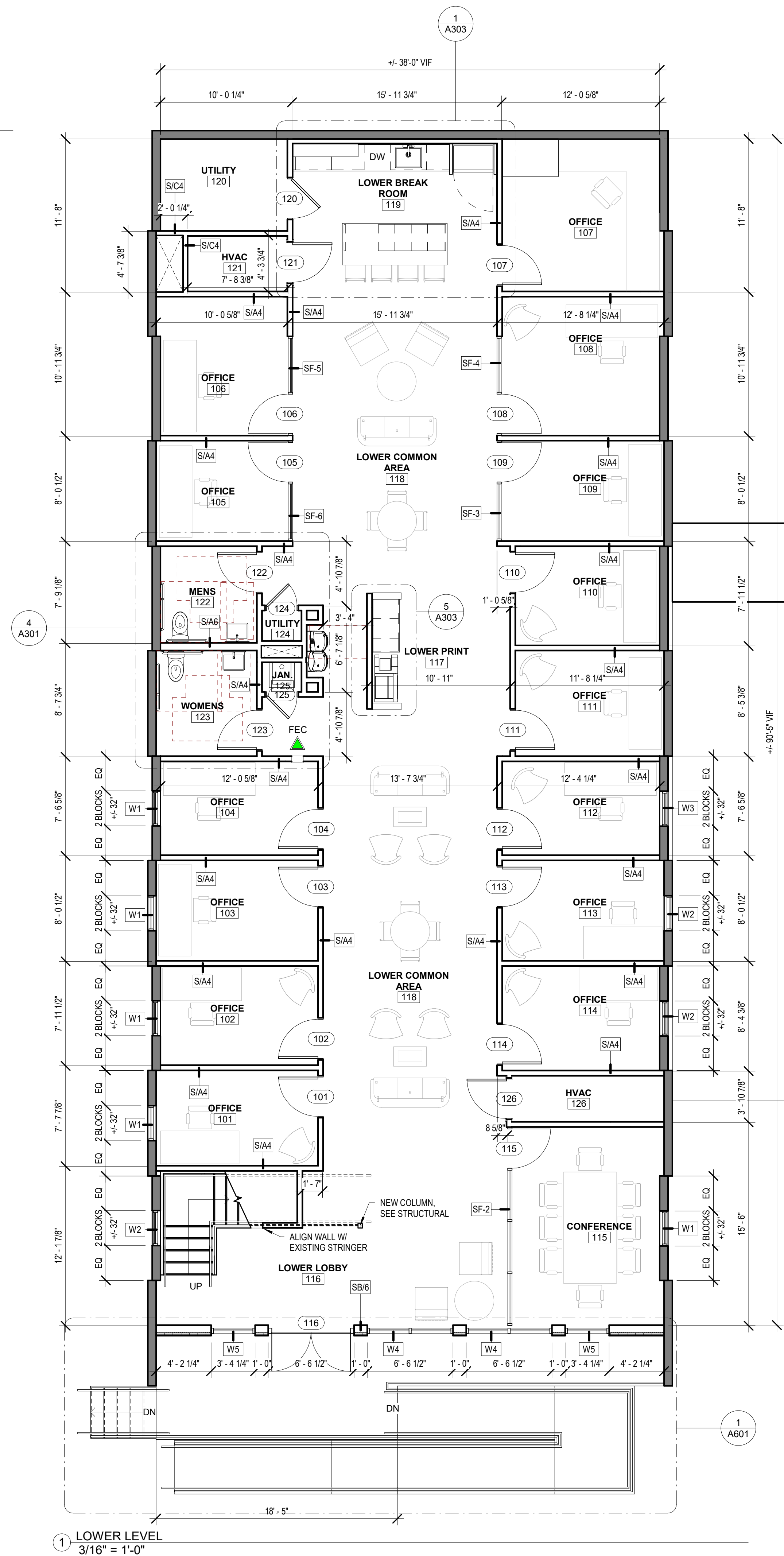
A101

FLOOR PLAN NOTES

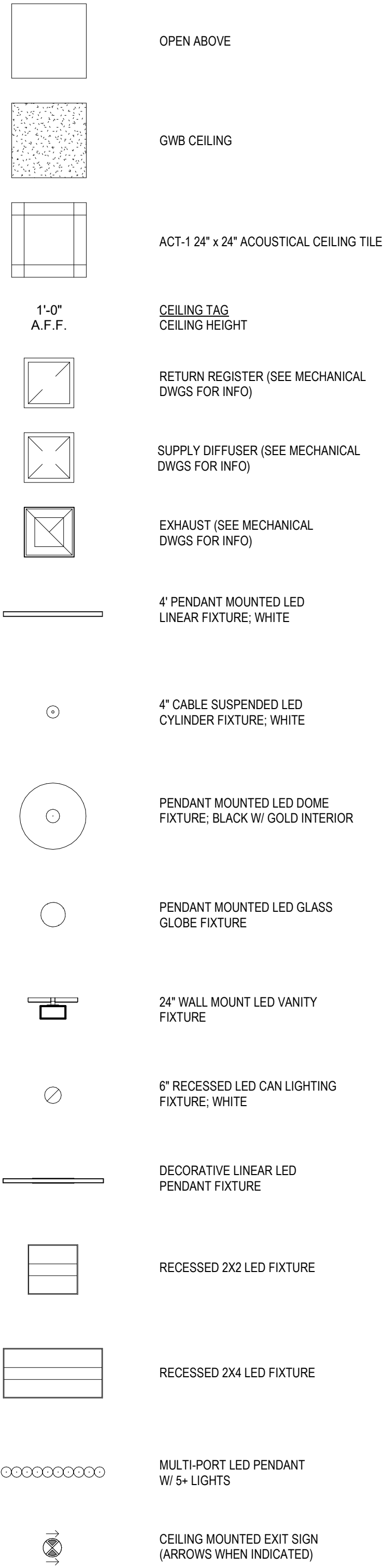
1. GC TO VERIFY EXISTING CONDITIONS AND OVERALL DIMENSIONS.
2. WALL DIMENSIONS ARE FROM FACE OF EXISTING WALL TO FACE OF NEW STUD, AND FACE OF NEW STUD TO FACE OF NEW STUD.
3. DOORS WITHOUT TAGS ARE LOCATED TO REMAIN.
4. DOORS ARE TO BE LOCATED 6" OFF THE FACE OF THE WALL UNLESS NOTED OTHERWISE.
5. ALIGN NEW WALLS WITH JOGS IN EXISTING CMU WALL WHEREVER POSSIBLE.
6. WINDOW SIZE TO MATCH FULL BLOCK COURSING, CENTER IN EACH WALL, VERIFY DIMENSIONS IN FIELD, TYP.
7. FIRECAULK AROUND ALL THROUGH FLOOR PENETRATIONS, TYP.

WALL LEGEND

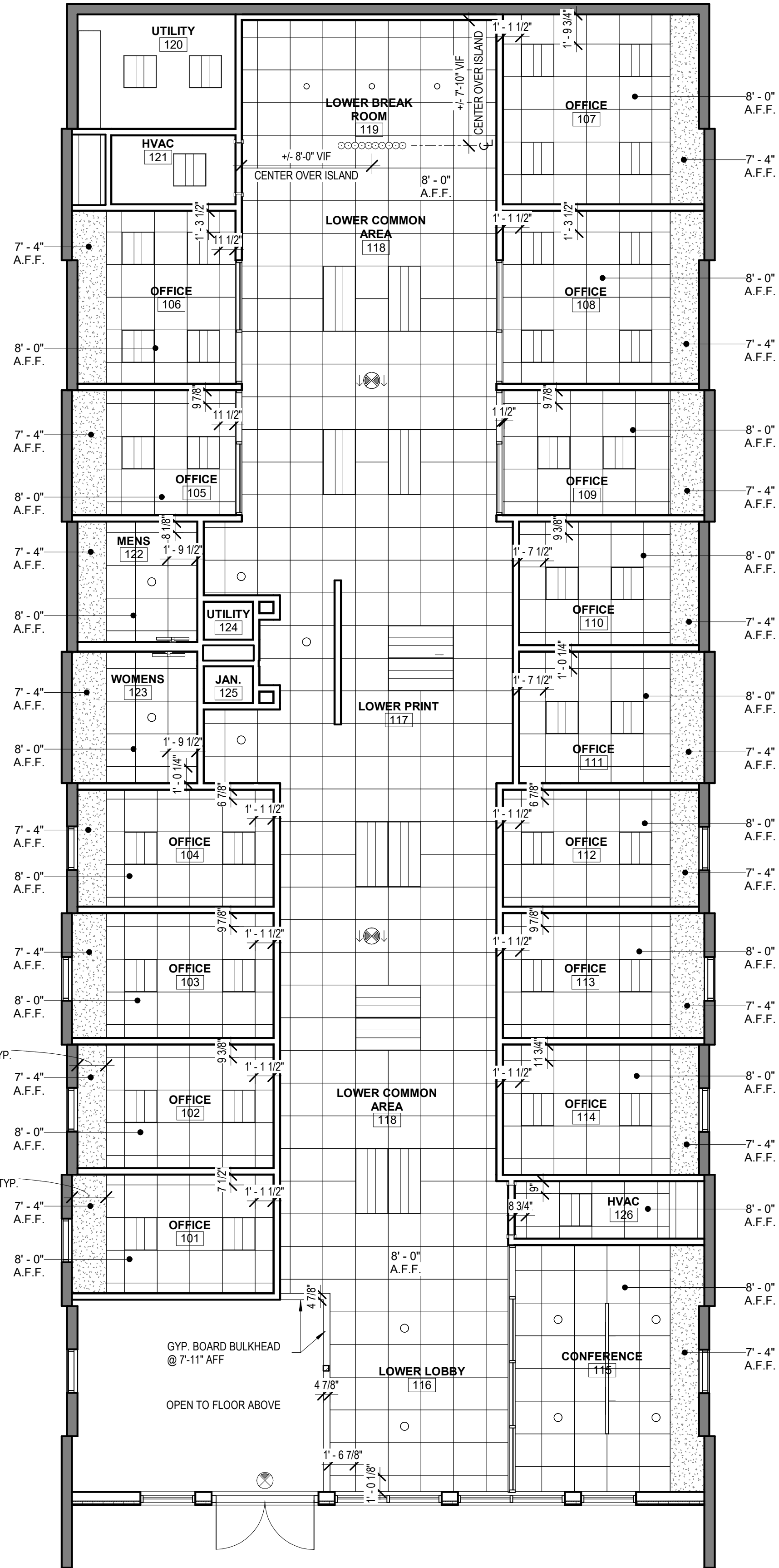
- EXISTING WALL
- NEW WALL; SEE WALL TYPES FOR INFO



REFLECTED CEILING PLAN LEGEND



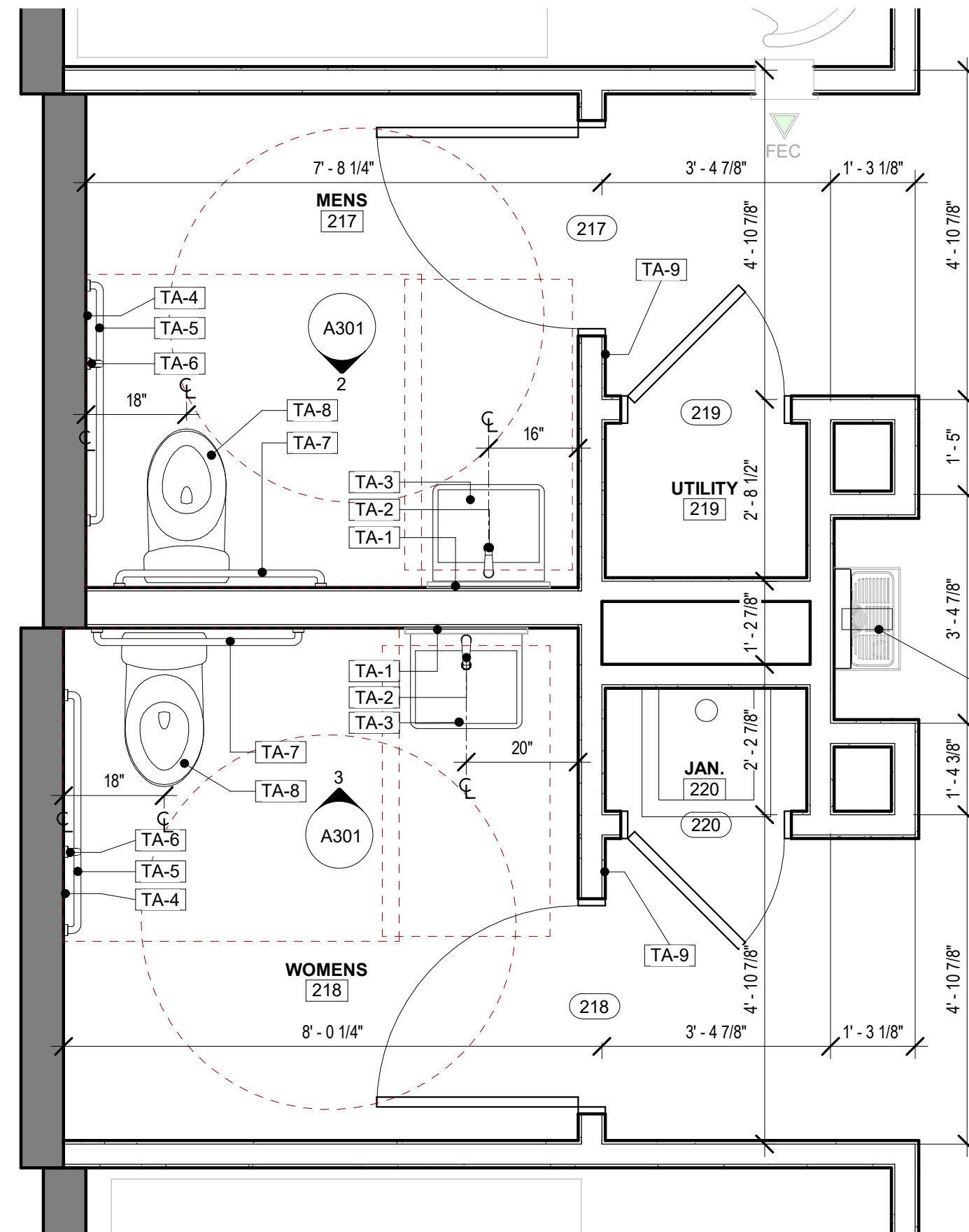
NOTE:
PAINT EXISTING EXPOSED CEILINGS AND INTERIOR JOISTS PT-4
PAINT ALL EXTERIOR JOISTS PT-4



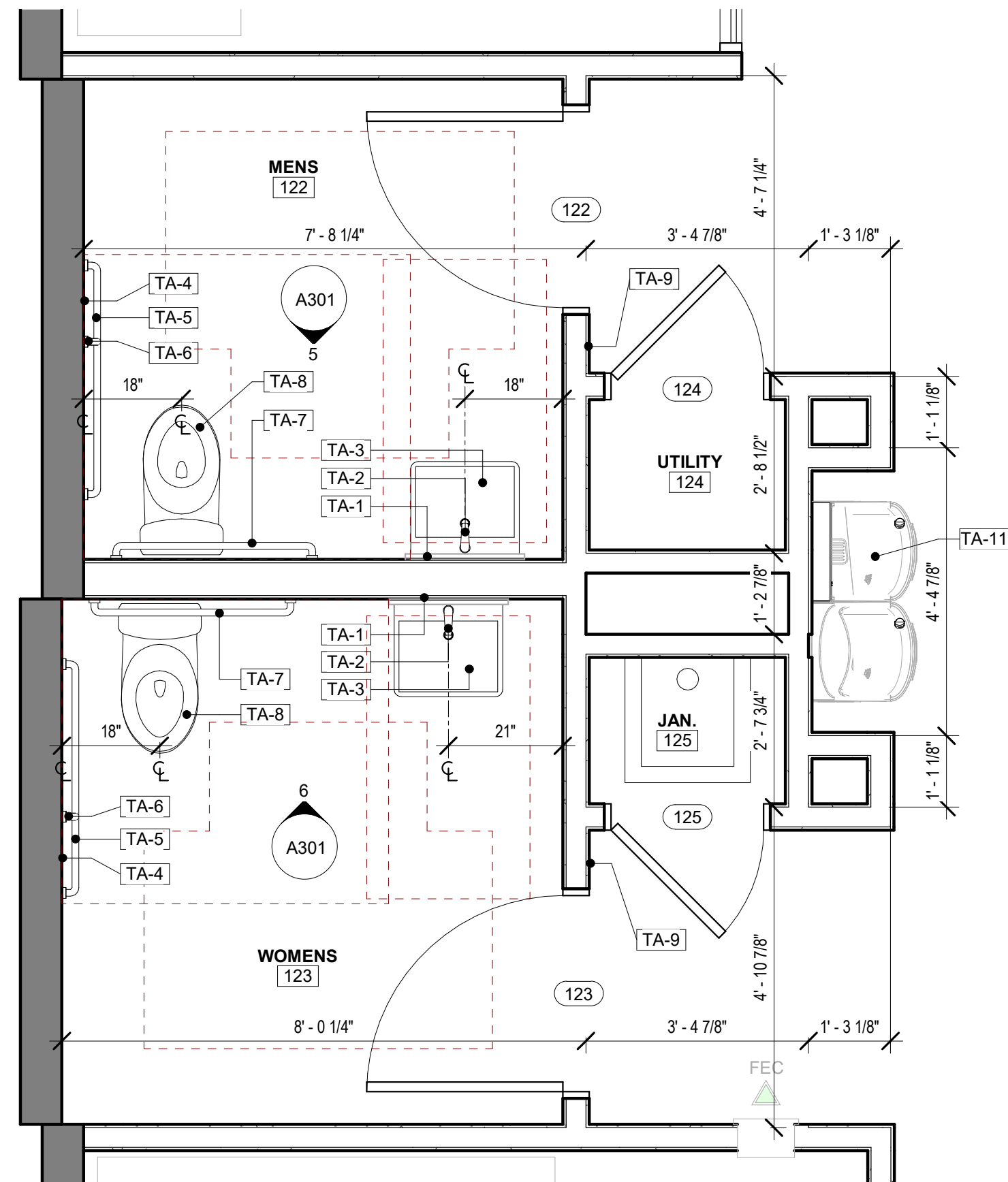
The diagrams illustrate the following minimum clearances:

- Water Closet Side Wall:**
 - Toilet Partition Where Occurs: 39" ~ 41"
 - 1 1/2" DIA. GRAB BAR WITH 1 1/2" GAP FROM WALL: 42"
 - FLUSH HANDLE ON ACCESSIBLE SIDE OF TOILET: 11 1/2" MIN.
 - TOILET PAPER MOUNTING AREA: 7" ~ 9"
 - 59" MIN. @ FLOOR MOUNTED TOILET
 - 56" MIN. @ WALL HUNG TOILET
 - 18" (overall height)
 - 39" ~ 41" (overall width)
 - 12" MIN. (toilet width)
 - 15" MIN. (toilet height)
- Water Closet Back Wall:**
 - TOILET PARTITION WHERE OCCURS: 36"
 - URINAL SCREEN WHERE OCCURS: 33" ~ 36"
 - TOILET PARTITION WHERE OCCURS: 8"
 - TOE SPACE: 12" MIN.
 - 17" ~ 19" H.C. (height clearance)
 - 16" ~ 18" (width)
 - 60" MIN. (overall width)
 - 19" STD. (toilet height)
- Urinal:**
 - URINAL SCREEN WHERE OCCURS: 24" STD. H.C. (height clearance)
 - 17" MAX. (width)
 - 24" (overall width)
 - 42" (overall height)
 - 12" (toilet height)
- Lavatory or Vanity Sink:**
 - COUNTER WHERE OCCURS: 15" MIN. (height)
 - ACCESSIBLE SINK BOWL 6 1/2" DEEP
 - 34" MAX. (width)
 - 27" MIN. (height)
 - PROVIDE P-TRAP COVERS FOR HC SINKS, TYP.

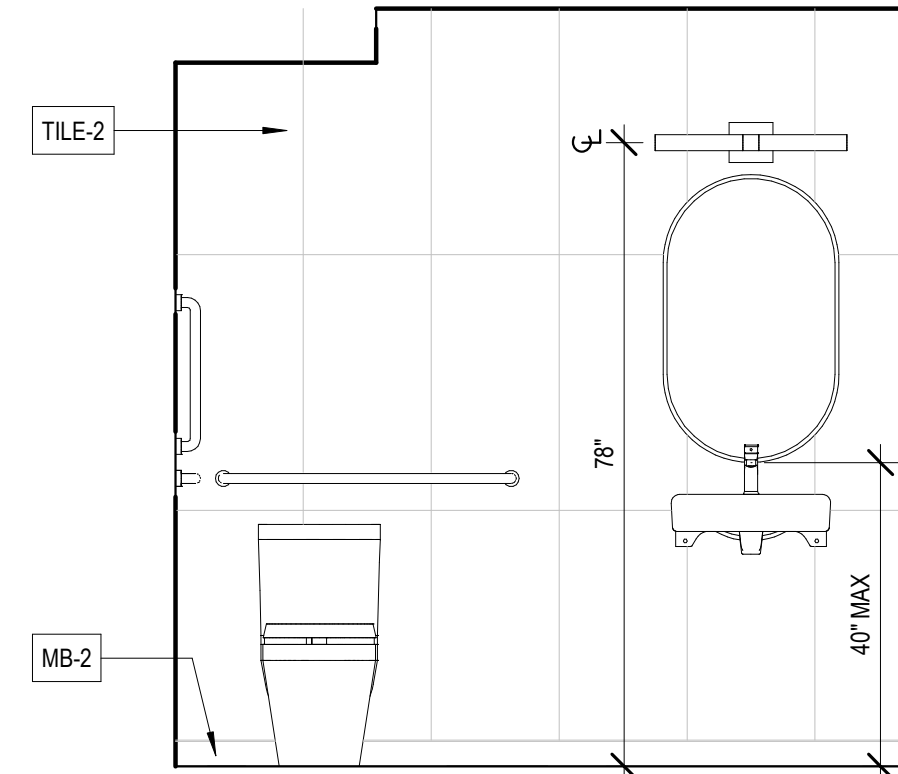
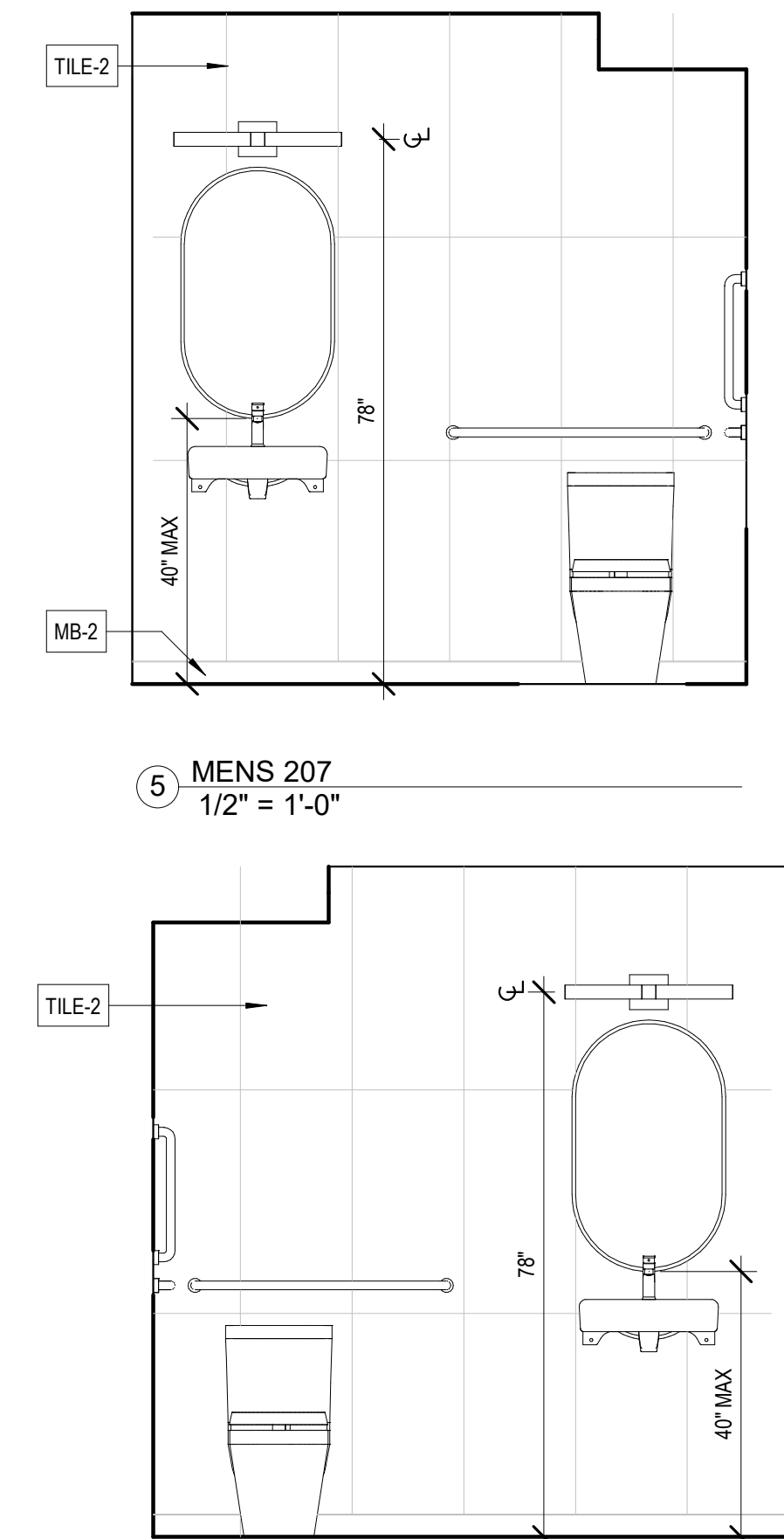
1 UPPER LEVEL - ENLARGED RESTROOMS
1/2" = 1'-0"



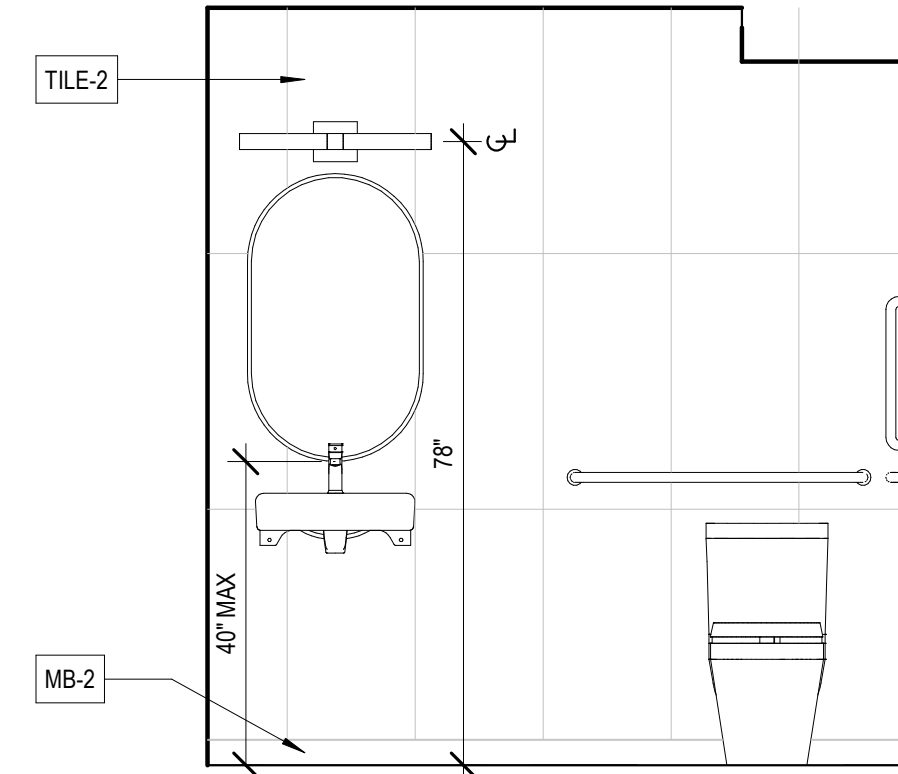
④ LOWER LEVEL - ENLARGED RESTROOMS
1/2" = 1'-0"



6 WOMENS 206
1/2" = 1'-0"



② MENS 114
1/2" = 1'-0"



③ WOMENS 113
1/2" = 1'-0"

TA-1	MIRROR (TBD); MOUNT WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" MAX AFF
TA-2	SINGLE-HANDLE FAUCET (KOHLER TAUT SINGLE-HOLE COMMERCIAL FAUCET K-46028-4 OR APPROVED EQUAL)
TA-3	WALL MOUNT SINK (KOHLER SOHO WALL-MOUNT BATHROOM SINK K-2084 OR APPROVED EQUAL) WITH ADA PIPE COVERS
TA-4	TOILET TISSUE DISPENSER (BOBRICK B-9543); SATIN-FINISH STAINLESS STEEL
TA-5	ADA GRAB BARS; CLASSIC 36" HORIZONTAL (BOBRICK B-5806 X 36 S.S. 18 GA. OR APPROVED EQUAL)
TA-6	ADA GRAB BARS; CLASSIC 18" VERTICAL (BOBRICK B-5806 X 18 S.S. 18 GA. OR APPROVED EQUAL)
TA-7	ADA GRAB BARS; CLASSIC 42" HORIZONTAL (BOBRICK B-5806 X 42 S.S. 18 GA. OR APPROVED EQUAL)
TA-8	FLOOR MOUNT TOILET (KOHLER BETELLO COMFORT HEIGHT K-20197 OR APPROVED EQUAL)
TA-9	ADA COMPLIANT RESTROOM SIGNAGE
TA-10	ELKAY ON WALL REFRIGERATED BOTTLE FILLING STATION OR APPROVED EQUAL
TA-11	ELKAY ONWALL BI-LEVEL REFRIGERATED DRINKING FOUNTAIN WITH BOTTLE FILLING STATION OR APPROVED EQUAL

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[illegible]

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A303

① LOWER LEVEL - BREAK AREA
1/2" = 1'-0"

② LOWER LEVEL - BREAK AREA
1/2" = 1'-0"

③ LOWER LEVEL - ISLAND 1
1/2" = 1'-0"

⑥ LOWER LEVEL - ISLAND 2
1/2" = 1'-0"

7 LOWER LEVEL - ISLAND 3
1/2" = 1'-0"

4 UPPER LEVEL - PRINT AREA
1/2" = 1'-0"

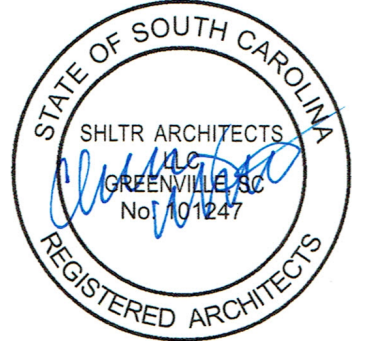
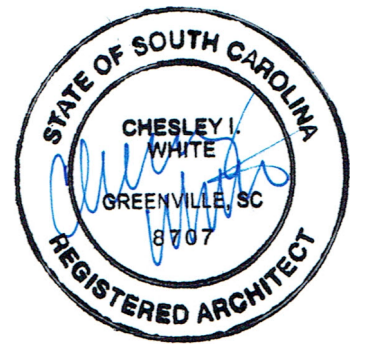
5 LOWER LEVEL - PRINT AREA
1/2" = 1'-0"

8 UPPER LEVEL - PRINT AREA 1
1/2" = 1'-0"

9 UPPER LEVEL - PRINT AREA 2
1/2" = 1'-0"

10 LOWER LEVEL - PRINT AREA 1
1/2" = 1'-0"

11 LOWER LEVEL - PRINT AREA 2
1/2" = 1'-0"

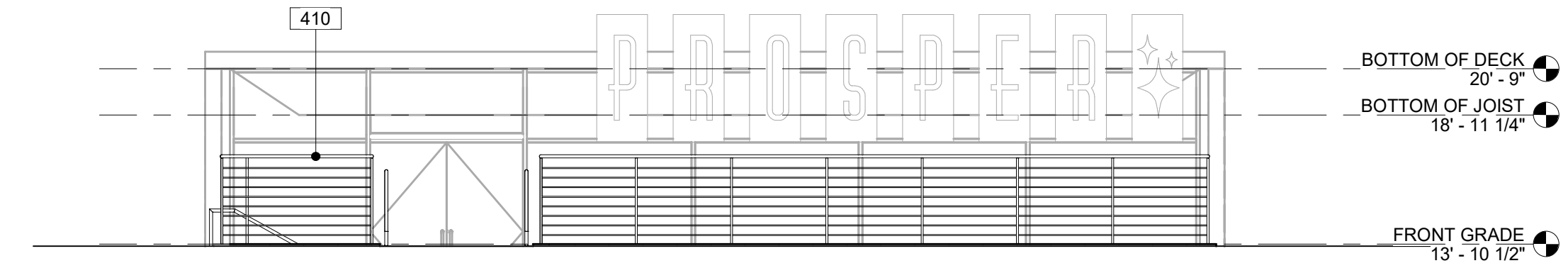


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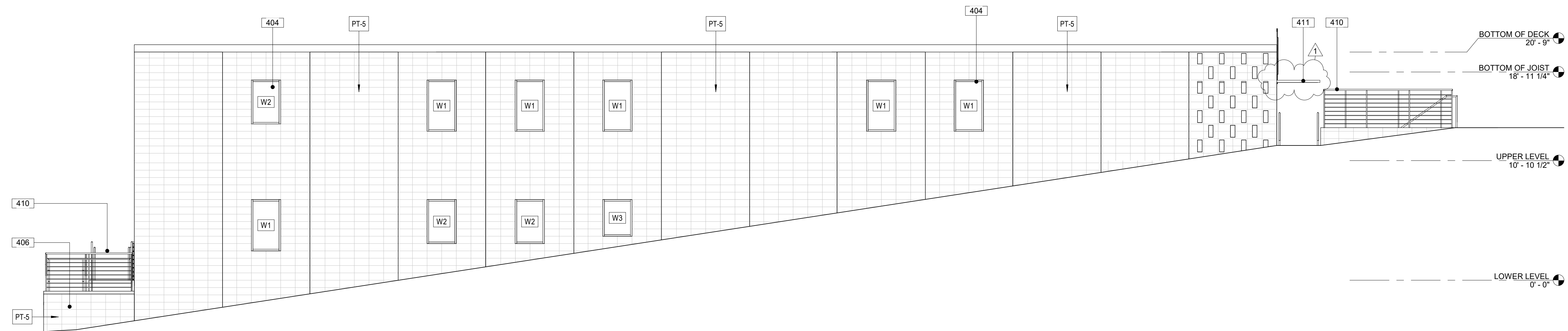
Architectural section drawing of a building facade. The drawing shows a cross-section of the structure, including the roof, walls, and floor. Key features include:

- Labels:** 401, 411, 402, 403, 409, PT-3, PT-5.
- Dimensions:**
 - 2'-0" TYP.
 - 1'-0" TYP.
 - 5'-0" TYP.
 - 1'-0"
 - 1'-0"
- Levels:**
 - BOTTOM OF DECK 20' - 9"
 - BOTTOM OF JOIST 18' - 11 1/4"
 - UPPER LEVEL 10' - 10 1/2"
 - LOWER LEVEL 0' - 0"
- Structural Details:** The drawing shows a truss system for the roof, with various structural members and connections. The walls are shown in section, with some areas labeled as PT-3 and PT-5. The floor is shown at the bottom, with a dashed line indicating the level of the joists.

① NORTH ELEVATION
3/16" = 1'-0"



③ FRONT ELEVATION - COURTYARD
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

401 ORIGINAL DOOR AND HARDWARE TO REMAIN
402 EXISTING STOREFRONT TO REMAIN, REPAIR AS NEEDED
403 REPLACE EXISTING MATERIAL ON UNDERSIDE OF OVERHANG W/ HARDIE SOFFIT
404 PANELS, NON-VENTED SMOOTH, PRIME AND PAINT
405 WINDOW SIZE TO MATCH FLAT BLOCK COURSING, CENTER IN EACH WALL, VERIFY
406 DIMENSIONS IN FIELD, TYP.
407 NEW CMU WALL W/ STACKED BOND, SEE STRUCTURAL
408 SIGN PER SIGN MANUFACTURER - MOUNT TO EXISTING BRACKETS WHERE
409 POSSIBLE
410 SEE A601 FOR RAILING DETAILS
411 EXTERIOR GRACE PLYWOOD CANOPY W/ 2 1/2" L ANGLE TRIM, HANG FROM
EXISTING JOISTS W/ 1/2" STEEL RODS

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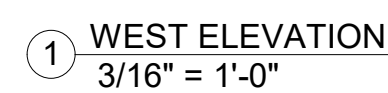
A401



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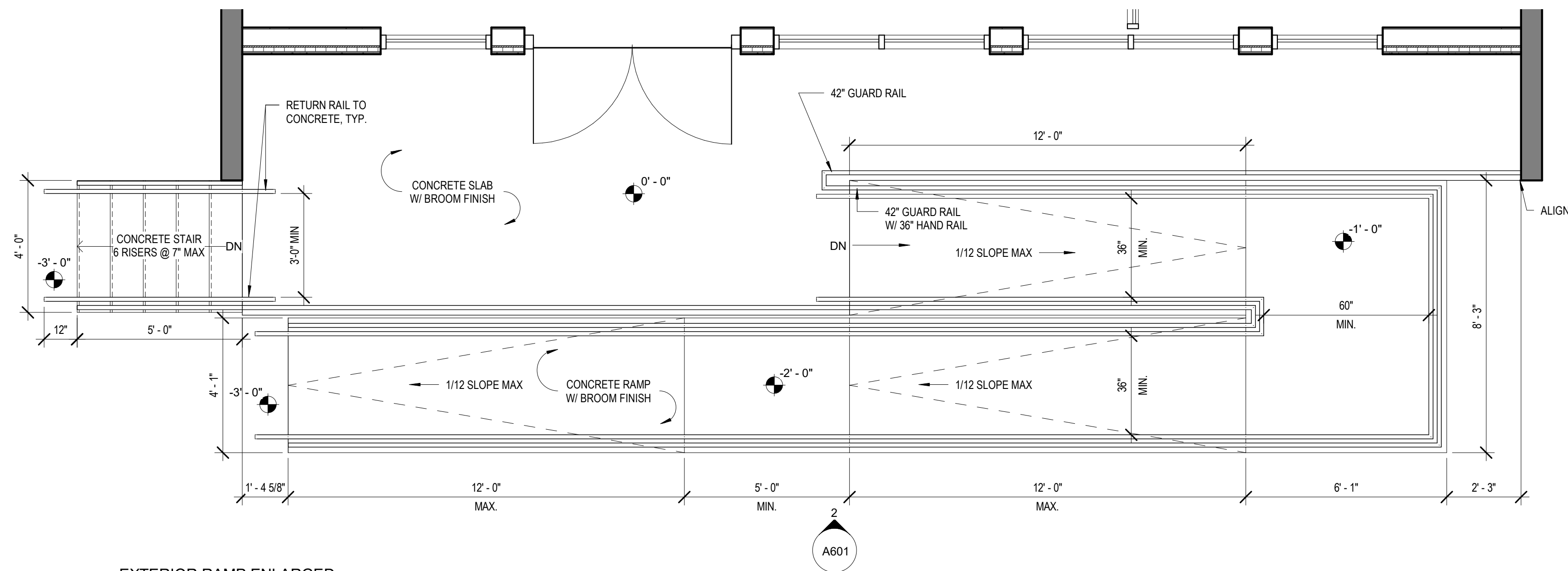
② SOUTH ELEVATION
3/16" = 1'-0"



403 REPLACE EXISTING MATERIAL ON UNDERSIDE OF OVERHANG W/ HARDIE SOFFIT
404 PANELS, NON-VENTED MOUTH, PRIME AND PAINT
405 WINDOW SIZE TO MATCH FULL BLOCK COURSING, CENTER IN EACH WALL, VERIFY
406 DIMENSIONS IN FIELD, TYP.
407 NEW ADA ACCESSIBLE RAMP W/ CABLE RAIL, SEE A601
408 5/16" FIBER CEMENT PANEL SIDING, MOUTH FINISH, PRIMED & PAINTED
409 EASY TRIM REVEALS 5/16" PANEL TRIM SYSTEM, CLEAR SILVER ANODIZED,
410 INSTALL PER MANUFACTURER'S SPECIFICATIONS
411 EXTERIOR GRADE PLYWOOD CANOPY W/ 1/2" L' ANGLE TRIM, HANG FROM
EXISTING JOISTS W/ 1/2" STEEL RODS

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A402



1 1/2" DIAMETER STEEL TOP RAIL, PAINTED, TYP.

2"x2" TUBE STEEL POSTS @ 48" O.C. PAINTED, TYP.

1 1/2" DIAMETER STEEL CONTINUOUS HANDRAIL, PAINTED, TYP.

HORIZONTAL INFILL 3/4" DIAMETER STEEL RAIL @ 4" O.C. MAX, PAINTED, TYP.

36" MAX.

LOWER LEVEL 0' - 0"

30" MAX.

TRIANGULAR OPENINGS AT THE OPEN SIDES OF A STAIR SHALL NOT ALLOW PASSAGE OF A 6" SPHERE, TYP.

1. ALL COMPONENTS OF RAILING SYSTEM TO BE WELDED.
2. SUPPLIER TO ENGINEER ALL GUARDRAILS TO WITHSTAND LOADS PRESCRIBED IN ASCE-7-10, SECTION 4.5.1.
3. RETURN HANDRAILS TO CONCRETE - 3" MIN. EMBEDMENT WITH CONCRETE NON-SHRINK GROUT AND WATERPROOF GROUT AT TOP, 1/2" TYP.
4. PRIME W/ SW PRO INDUSTRIAL PROCRYL UNIVERSAL PRIMER B66-1300 OR APPROVED EQUAL. PAINT W/ 2 COATS SW PRO INDUSTRIAL WATER BASED ALKYL URETHANE SEMI-GLOSS B53-1150 OR APPROVED EQUAL. COLOR PER ARCHITECT. TYP.

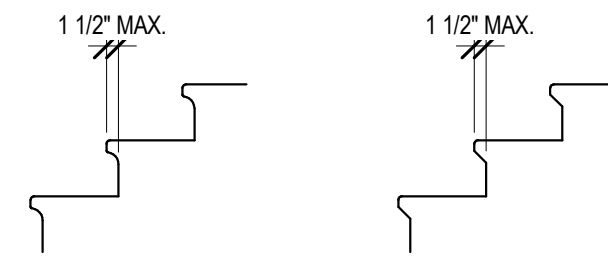
⑥ COURTYARD RAILING STAIR
1/4" = 1'-0"

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A601

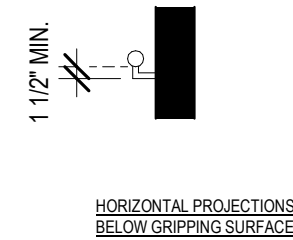
ANGLED RISER



BEVELED NOSING

1 1/2" MIN.

HANDRAIL CLEARANCE

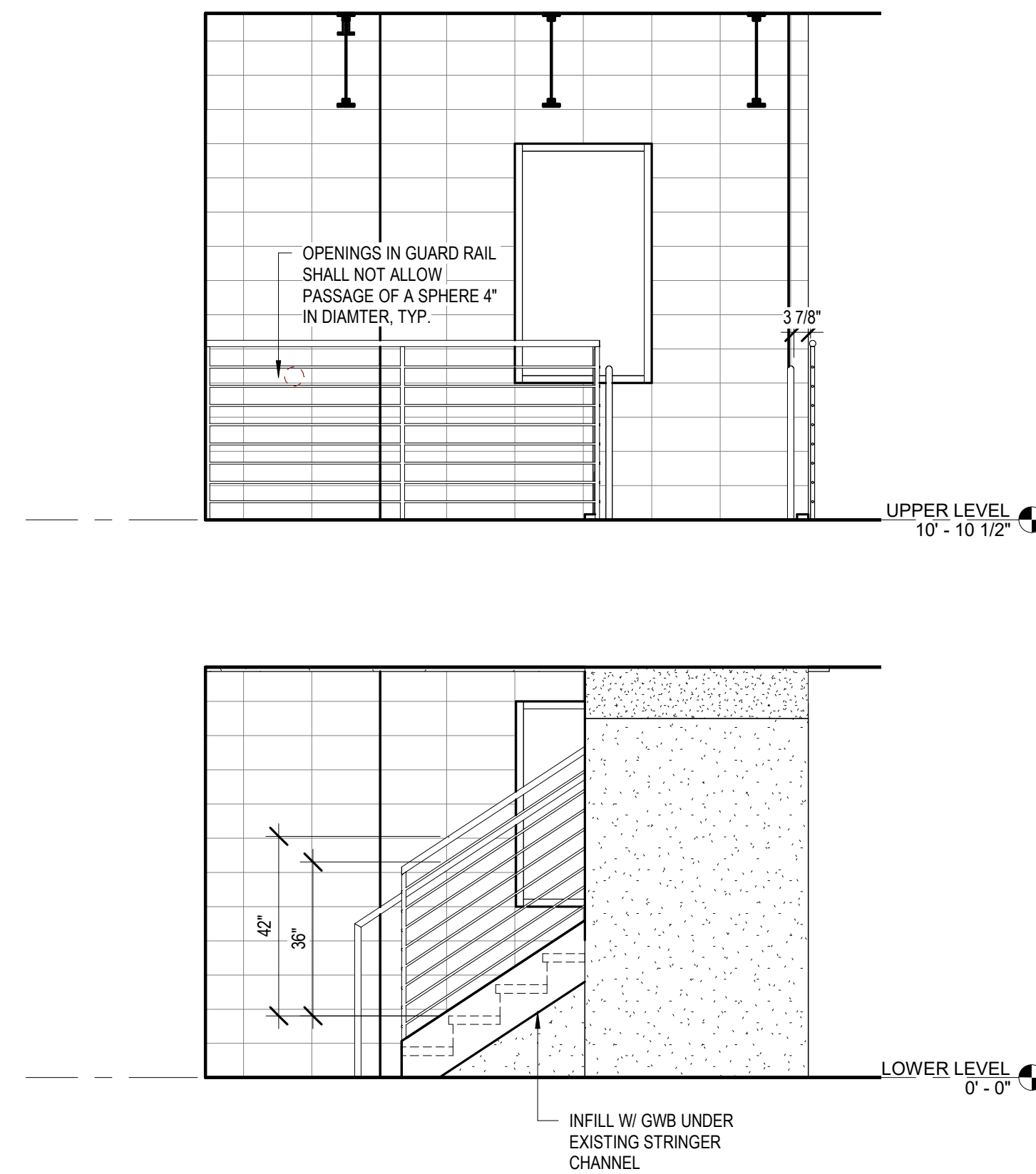


HORIZONTAL PROJECTIONS
BELOW GRIPPING SURFACE

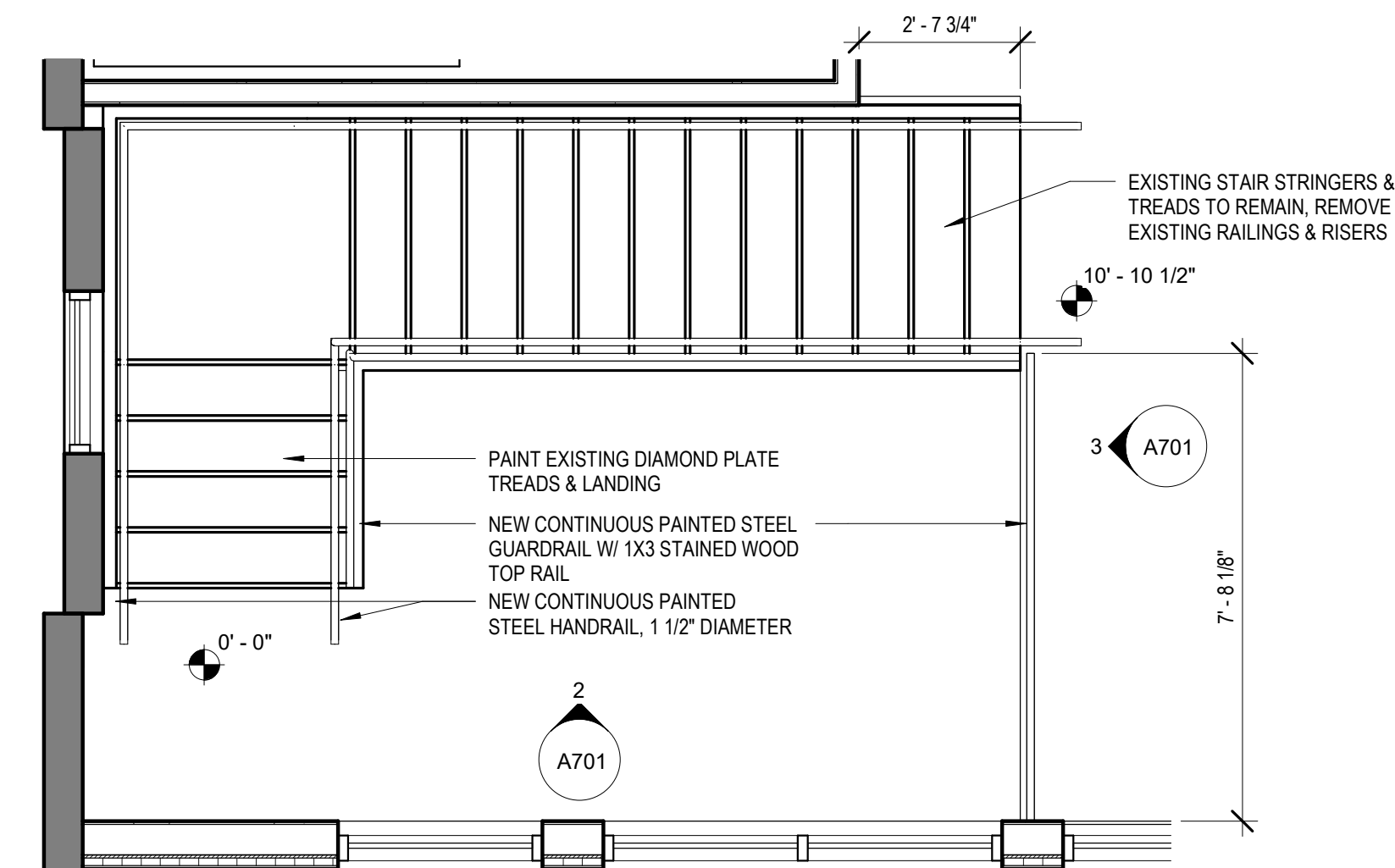
1. ALL COMPONENTS OF RAILING SYSTEM TO BE WELDED.
2. SUPPLIER TO ENGINEER ALL GUARDRAILS TO WITHSTAND LOADS PRESCRIBED IN ASCE-7-10, SECTION 4.5.1.
3. RETURN HANDRAILS TO CONCRETE - 3" MIN. EMBEDMENT WITH CONCRETE NON-SHRINK GROUT AND WATERPROOF GROUT AT TOP. 1/2" TYP.
4. PRIME W/ SW PRO INDUSTRIAL PROCRYL UNIVERSAL PRIMER B66-1300 OR APPROVED EQUAL. PAINT W/ 2 COATS SW PRO INDUSTRIAL WATER BASED ALKYD URETHANE SEMI-GLOSS B53-1150 OR APPROVED EQUAL. COLOR PER ARCHITECT. TYP.

BOTTOM HANDRAIL EXTENSION AT STAIRS

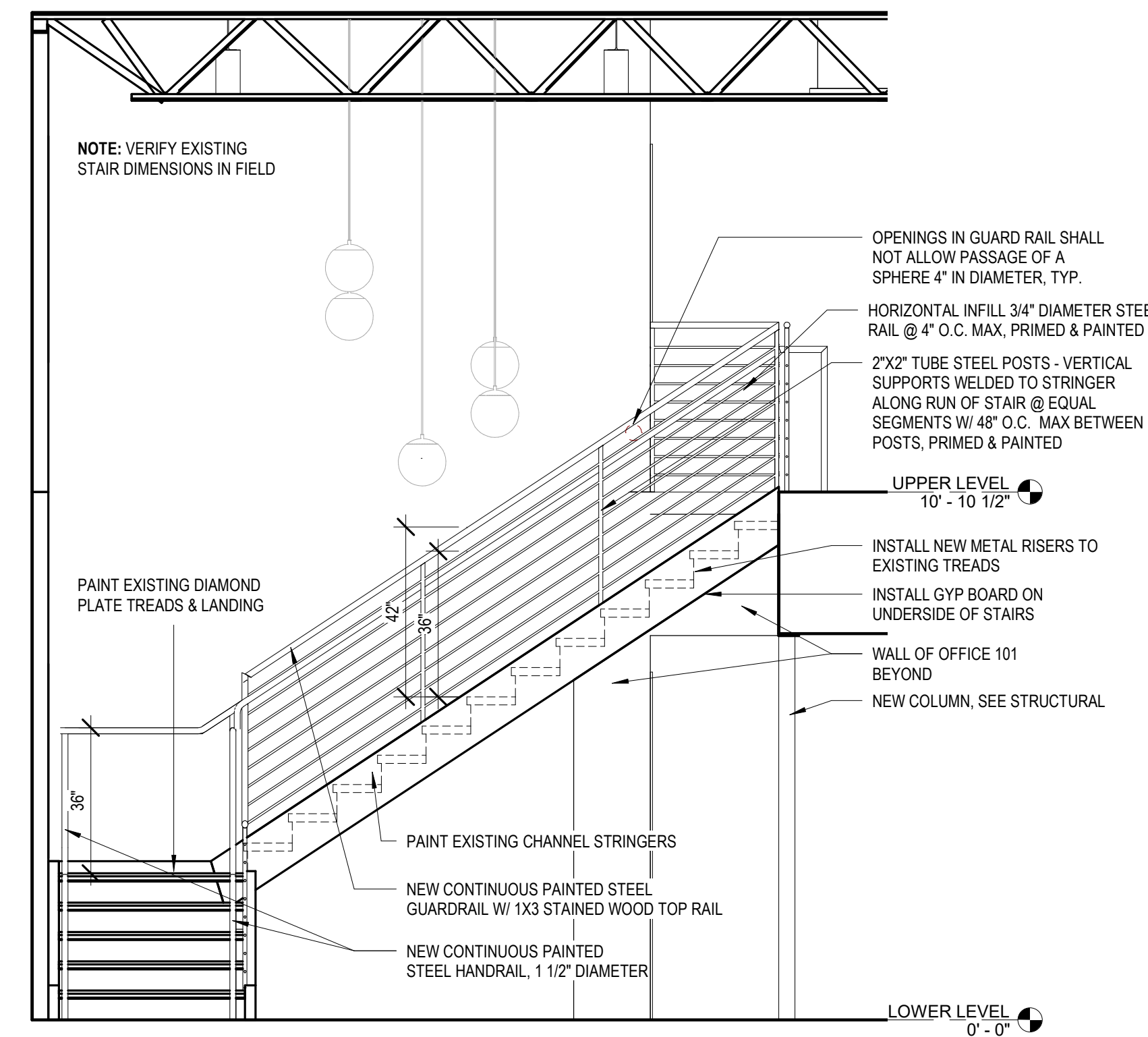
TOP AND BOTTOM HANDRAIL EXTENSION AT RAMPS



③ UPPER LEVEL GUARD RAIL
3/8" = 1'-0"



① INTERIOR STAIR
3/8" = 1'-0"



2 INTERIOR STAIR ELEVATION
3/8" = 1'-0"

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[illegible]

PROJECT NUMBER:	2144
DATE:	03.31.22
DRAWN BY:	SSL

A701

DOOR NO.	DOOR SIZE		HARDWARE	TYPE	DOOR		FRAME		DOOR HEAD	DOOR JAMB	COMMENTS
	WIDTH	HEIGHT			MTL	FINISH	TYPE	MTL			
101	3'-0"	7'-0"	OFFICE	A	WOOD	STAIN	1	HM	HD1	J1	FROSTED FILM ON GLASS
102	3'-0"	7'-0"	OFFICE	A	WOOD	STAIN	1	HM	HD1	J1	FROSTED FILM ON GLASS
103	3'-0"	7'-0"	OFFICE	A	WOOD	STAIN	1	HM	HD1	J1	FROSTED FILM ON GLASS
104	3'-0"	7'-0"	OFFICE	A	WOOD	STAIN	1	HM	HD1	J1	FROSTED FILM ON GLASS
105	3'-0"	7'-10 1/4"	OFFICE	C	GLASS	-	STOREFRONT	ALUM			FROSTED FILM ON CENTER
106	3'-0"	7'-10 1/4"	OFFICE	C	GLASS	-	STOREFRONT	ALUM			FROSTED FILM ON CENTER
107	3'-0"	7'-0"	OFFICE	A	WOOD	STAIN	1	HM	HD1	J1	FROSTED FILM ON GLASS
108	3'-0"	7'-10 1/4"	OFFICE	C	GLASS	-	STOREFRONT	ALUM			FROSTED FILM ON CENTER
109	3'-0"	7'-10 1/4"	OFFICE	C	GLASS	-	STOREFRONT	ALUM			FROSTED FILM ON CENTER
110	3'-0"	7'-0"	OFFICE	A	WOOD	STAIN	1	HM	HD1	J1	FROSTED FILM ON GLASS
111	3'-0"	7'-0"	OFFICE	A	WOOD	STAIN	1	HM	HD1	J1	FROSTED FILM ON GLASS
112	3'-0"	7'-0"	OFFICE	A	WOOD	STAIN	1	HM	HD1	J1	FROSTED FILM ON GLASS
113	3'-0"	7'-0"	OFFICE	A	WOOD	STAIN	1	HM	HD1	J1	FROSTED FILM ON GLASS
114	3'-0"	7'-0"	OFFICE	A	WOOD	STAIN	1	HM	HD1	J1	FROSTED FILM ON GLASS
115	3'-0"	7'-10 1/4"	PASSAGE	C	GLASS	-	STOREFRONT	ALUM			FROSTED FILM ON CENTER
116	6'-0"	7'-10"	ENTRY	D	GLASS	-	STOREFRONT	ALUM			
120	3'-0"	7'-0"	STOREROOM	B	WOOD	STAIN	1	HM	HD1	J1	
121	3'-0"	7'-0"	STOREROOM	E	WOOD	STAIN	1	HM	HD1	J1	
122	3'-0"	7'-0"	PRIVACY	B	WOOD	STAIN	1	HM	HD1	J1	
123	3'-0"	7'-0"	PRIVACY	B	WOOD	STAIN	1	HM	HD1	J1	
124	2'-4"	7'-0"	STOREROOM	B	WOOD	STAIN	1	HM	HD1	J1	
125	2'-4"	7'-0"	STOREROOM	B	WOOD	STAIN	1	HM	HD1	J1	
126	3'-0"	7'-0"	STOREROOM	E	WOOD	STAIN	1	HM	HD1	J1	
201	3'-0"	7'-0"	OFFICE	A	WOOD	STAIN	1	HM	HD1	J1	FROSTED FILM ON GLASS
201A	2'-8"	7'-0"	STOREROOM	B	WOOD	STAIN	1	HM	HD1	J1	
202	3'-0"	7'-0"	OFFICE	A	WOOD	STAIN	1	HM	HD1	J1	FROSTED FILM ON GLASS
203	3'-0"	7'-0"	OFFICE	A	WOOD	STAIN	1	HM	HD1	J1	FROSTED FILM ON GLASS
204	3'-0"	7'-0"	OFFICE	A	WOOD	STAIN	1	HM	HD1	J1	FROSTED FILM ON GLASS
205	3'-0"	7'-0"	OFFICE	A	WOOD	STAIN	1	HM	HD1	J1	FROSTED FILM ON GLASS
206	3'-0"	7'-0"	OFFICE	A	WOOD	STAIN	1	HM	HD1	J1	FROSTED FILM ON GLASS
207	3'-0"	7'-0"	OFFICE	A	WOOD	STAIN	1	HM	HD1	J1	FROSTED FILM ON GLASS
208	3'-0"	7'-0"	OFFICE	A	WOOD	STAIN	1	HM	HD1	J1	FROSTED FILM ON GLASS
209	3'-0"	7'-0"	OFFICE	A	WOOD	STAIN	1	HM	HD1	J1	FROSTED FILM ON GLASS
210	3'-0"	7'-0"	OFFICE	A	WOOD	STAIN	1	HM	HD1	J1	FROSTED FILM ON GLASS
211	3'-0"	7'-0"	OFFICE	A	WOOD	STAIN	1	HM	HD1	J1	FROSTED FILM ON GLASS
212	3'-0"	7'-0"	PASSAGE	C	GLASS	-	STOREFRONT	ALUM			FROSTED FILM ON CENTER
217	3'-0"	7'-0"	PRIVACY	B	WOOD	STAIN	1	HM	HD1	J1	
218	3'-0"	7'-0"	PRIVACY	B	WOOD	STAIN	1	HM	HD1	J1	
219	2'-4"	7'-0"	STOREROOM	B	WOOD	STAIN	1	HM	HD1	J1	
220	2'-4"	7'-0"	STOREROOM	B	WOOD	STAIN	1	HM	HD1	J1	
221	3'-0"	7'-0"	STOREROOM	E	WOOD	STAIN	1	HM	HD1	J1	
222	3'-0"	7'-0"	STOREROOM	E	WOOD	STAIN	1	HM	HD1	J1	

Diagram A: PREFIN. WOOD DOOR W/ FULL GLASS LITE - PLAIN SLICED WHITE BIRCH W/ NUTMEG STAIN (TYP) - MASONITE ARCHITECTURAL A300 OR APPROVED EQUAL

Diagram B: PREFIN. WOOD DOOR - PLAIN SLICED WHITE BIRCH W/ NUTMEG STAIN (TYP) - MASONITE ARCHITECTURAL OR APPROVED EQUAL

Diagram C: SOLID GLASS STOREFRONT DOOR

Diagram D: DOUBLE GLASS ENTRY DOORS

Diagram E: PREFIN. LOUVERED WOOD DOOR - PLAIN SLICED WHITE BIRCH W/ NUTMEG STAIN (TYP) - MASONITE ARCHITECTURAL A201 APPROVED EQUAL

Technical drawing of the SF-4 window unit. The drawing shows a rectangular unit with a width of 4' - 4 7/8" and a height of 6' - 0". The unit is divided into a left section labeled "FROSTED FILM ON CENTER PANELS" and a right section. The right section contains a dashed line indicating a fold-down mechanism. The unit is labeled "SF-4" at the bottom left.

Technical drawing of the SF-5 window unit. The drawing shows a side view of the window with dimensions and labels. The overall width is 7'-6 5/8". The top width is divided into 3'-0" and 4'-4 7/8". The height is divided into EQ (Equalizer) and G (Glass) sections. The window features a central pane with frosted film, a top pane, and a bottom pane. A dashed line indicates the opening mechanism. The label "SF-5" is at the bottom left.

Technical drawing of the SF-6 window unit. The drawing shows a rectangular unit with a width of 4'-5 7/8" and a height of 8'-0". The unit is divided into a left section labeled "FROSTED FILM ON CENTER PANELS" and a right section. The left section has a width of 7'-7 5/8" and a height of 8'-0". The right section has a width of 3'-0" and a height of 8'-0". The unit features four circular components labeled "T" (Top) and "B" (Bottom) on the left side, and two circular components labeled "T" (Top) and "B" (Bottom) on the right side. A dashed line indicates the location of the center panel. The unit is labeled "SF-6" at the bottom.

Diagram of a window unit showing dimensions and labels:

- Top width: 2 BLOCKS, +/- 32" VIF
- Left height: 7 BLOCKS, +/- 72" VIF
- Bottom left height: 4 BLOCKS, +/- 16" VIF
- Unit label: T
- Reference line: FLOOR LEVEL

2 BLOCKS
+/- 32" VIF

6 BLOCKS
+/- 48" VIF

5 BLOCKS
+/- 40" VIF

FLOOR LEVEL

W2

Diagram illustrating the dimensions and floor level for a window unit:

- Top dimension: 2 BLOCKS, +/- 32" VIF
- Left dimension: 5 BLOCKS, +/- 40" VIF
- Left dimension: 6 BLOCKS, +/- 48" VIF
- Right dimension: FLOOR LEVEL
- Bottom label: W3

Technical drawing of a door (W5) showing dimensions: width 40 1/4 inches and height 80 inches. The door is labeled 'T' and 'FLOOR LEVEL'.

1. ALL INTERIOR STOREFRONT TO BE TEMPERED, SINGLE LAMINATED 5/8" GLASS - MINIMUM STC 40.
2. ALL EXPOSED EDGES OF GLASS TO BE POLISHED.
3. FRAMES TO BE 1 3/4" X 4" CLEAR ANODIZED COLOR.

1. ALL EXTERIOR GLAZING TO BE TEMPERED - 1" LOW-E THERMAL GLAZING. SHGC 0.30 & U-VALUE 0.29 OR BETTER. COLOR TO BE SELECTED BY ARCHITECT.
2. EXTERIOR STOREFRONT TO BE OLD CASTLE SERIES 3000 XT OR APPROVED EQUAL. COLOR TO BE ANODIZED ALUMINUM.

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[illegible]

A801

ROOM NO	ROOM NAME	FLOOR MTL	BASE MTL	WALL FINISH	CEILING	CASEWORK COUNTERTOP	CABINETS	COMMENTS
101	OFFICE	CPT-1A & CPT-1B	RB-1	PT-1	ACT			
102	OFFICE	CPT-1A & CPT-1B	RB-1	PT-1	ACT			
103	OFFICE	CPT-1	RB-1	PT-1	ACT			
104	OFFICE	CPT-1A & CPT-1B	RB-1	PT-1	ACT			
105	OFFICE	CPT-1A & CPT-1B	RB-1	PT-1	ACT			
106	OFFICE	CPT-1A & CPT-1B	RB-1	PT-1	ACT			
107	OFFICE	CPT-1A & CPT-1B	RB-1	PT-1	ACT			
108	OFFICE	CPT-1A & CPT-1B	RB-1	PT-1	ACT			
109	OFFICE	CPT-1A & CPT-1B	RB-1	PT-1	ACT			
110	OFFICE	CPT-1A & CPT-1B	RB-1	PT-1	ACT			
111	OFFICE	CPT-1A & CPT-1B	RB-1	PT-1	ACT			
112	OFFICE	CPT-1A & CPT-1B	RB-1	PT-1	ACT			
113	OFFICE	CPT-1A & CPT-1B	RB-1	PT-1	ACT			
114	OFFICE	CPT-1A & CPT-1B	RB-1	PT-1	ACT			
115	CONFERENCE	LVT-1	RB-1	PT-1	ACT			
116	LOWER LOBBY	LVT-1	RB-1	PT-1	ACT/OPEN			
117	LOWER PRINT	LVT-1	RB-1	PT-1	ACT	SS-1	PL-1	SEE A303 FOR DETAILS
118	LOWER COMMON AREA	LVT-1	RB-1	PT-1	ACT			
119	LOWER BREAK ROOM	LVT-1	RB-1	PT-1	ACT	QZ-1	PL-1	SEE A303 FOR DETAILS
120	UTILITY	EXISTING CONCRETE	RB-1	PT-1	ACT			
121	HVAC	EXISTING CONCRETE	RB-1	PT-1	ACT			
122	MENS	TILE-1	MB-1 / MB-2	PT-3	ACT			WET WALL TO RECIEVE TILE 2 - SEE A301
123	WOMENS	TILE-1	MB-1 / MB-2	PT-3	ACT			WET WALL TO RECIEVE TILE 2 - SEE A301
124	UTILITY	EXISTING CONCRETE	RB-1	PT-1	ACT			
125	JAN.	EXISTING CONCRETE	RB-1	PT-1	ACT			
126	HVAC	EXISTING CONCRETE	RB-1	PT-1	ACT			
201	PSYCH RECP	EXISTING TERRAZZO	RB-1	PT-1	OPEN			
202	PSYCH OFFICE	EXISTING TERRAZZO	RB-1	PT-1	OPEN			
203	PSYCH OFFICE	EXISTING TERRAZZO	RB-1	PT-1	OPEN			
204	OFFICE	EXISTING TERRAZZO	RB-1	PT-1	OPEN			
205	OFFICE	EXISTING TERRAZZO	RB-1	PT-1	OPEN			
206	OFFICE	EXISTING TERRAZZO	RB-1	PT-1	OPEN			
207	OFFICE	EXISTING TERRAZZO	RB-1	PT-1	OPEN			
208	OFFICE	EXISTING TERRAZZO	RB-1	PT-1	OPEN			
209	OFFICE	EXISTING TERRAZZO	RB-1	PT-1	OPEN			
210	OFFICE	EXISTING TERRAZZO	RB-1	PT-1	OPEN			
211	OFFICE	EXISTING TERRAZZO	RB-1	PT-1	OPEN			
212	CONFERENCE	EXISTING TERRAZZO	RB-1	PT-1	OPEN			
213	UPPER LOBBY	EXISTING TERRAZZO	RB-1	PT-1	OPEN			
214	UPPER PRINT	EXISTING TERRAZZO	RB-1	PT-1	OPEN	SS-1	PL-1	SEE A303 FOR DETAILS
215	UPPER COMMON AREA	EXISTING TERRAZZO	RB-1	PT-1	OPEN			
216	UPPER BREAK AREA	EXISTING TERRAZZO	RB-1	PT-1	OPEN	QZ-1	PL-1	SEE A 302 FOR DETAILS
217	MENS	EXISTING TERRAZZO	MB-1 / MB-2	PT-3	ACT			WET WALL TO RECIEVE TILE 2 - SEE A802-1
218	WOMENS	EXISTING TERRAZZO	MB-1 / MB-2	PT-3	ACT			WET WALL TO RECIEVE TILE 2 - SEE A802-1
219	UTILITY	EXISTING TERRAZZO	RB-1	PT-1	OPEN			
220	JAN.	EXISTING TERRAZZO	RB-1	PT-1	OPEN			
221	HVAC	EXISTING TERRAZZO	RB-1	PT-1	OPEN			
222	HVAC	EXISTING TERRAZZO	RB-1	PT-1	OPEN			

HEADER	MATERIAL	KEY	MANUFACTURER	PATTERN/ITEM NO	COLOR/FINISH	SIZE	COMMENTS
CEILING							
CEILING	ACOUSTICAL CEILING TILE	ACT-1	ARMSTRONG	ULTIMA LAY-IN AND TEGULAR, 1911	WHITE	24" X 24"	GRID: PRELUDE XL 15/16" EXPOSED TEE
CEILING	ACOUSTICAL CEILING PANEL	ACT-2	ARMSTRONG	LYRA PB DIRECT APPLY	WHITE	24" X 24"	SEE A201 FOR LOCATION
FLOORING							
FLOORING	CARPET TILE	CPT-1	INTERFACE	SIMPLE ABSTRACTION - DIGITIZED TUFT	105981 NEUTRAL	25CM X 1M	ASHLAR
FLOORING	LUXURY VINYL TILE	LVT-1	INTERFACE	TEXTURED WOOD GRAINS - LEVEL SET A004	ANTIQUE OAK A00415	25CM X 1M	ASHLAR
MILLWORK							
MILLWORK	PLASTIC LAMINATE	PL-1	WILSONART	MATTE	BEIGEWOOD 7850		VERTICAL GRAIN
MILLWORK	QUARTZ COUNTER	QZ-1	CORIAN	QUARTZ	BIANCO DOLOMITE		
MILLWORK	SOLID SURFACE	SS-1	CORIAN	SOLID SURFACE	GRAY GNYX		
PAINT							
PAINT	PAINT	PT-1	SHERWIN WILLIAMS	SNOWBOUND SW7004	SATIN		
PAINT	PAINT	PT-2	SHERWIN WILLIAMS	ROCKWOOD SASH GREEN SW2810	SATIN		
PAINT	PAINT	PT-3	SHERWIN WILLIAMS	MOSCOW MIDNIGHT SW9142	SATIN		
PAINT	PAINT	PT-4	SHERWIN WILLIAMS	HIGH REFLECTIVE WHITE SW7757	FLAT		
PAINT	PAINT	PT-5	SHERWIN WILLIAMS	VERSATILE GRAY SW6072	SATIN		
TILE							
TILE	FLOOR TILE	TILE-1	GARDEN STATE TILE	OVERDRIVE	NIMBUS LY02	24" X 24"	
TILE	WALL TILE	TILE-2	GARDEN STATE TILE	MARCA CORONA 4D - DROP D735	DEEP BLUE MATTE	16" X 32"	VERTICAL STACKED
TILE	WALL TILE	TILE-3	GARDEN STATE TILE	SLASH -GSWSLSA312G	SAGE	3" X 12"	VERTICAL STACKED
WALL BASE							
WALL BASE	METAL BASE	MB-1	SCHLUTER	DESIGN BASE - SL	ALUMINUM	3 1/8" H	ALL RESTROOM WALLS WITHOUT TILE
WALL BASE	METAL BASE	MB-2	SCHLUTER	DESIGN BASE - SL + SCHIENE	ALUMINUM	3 1/8" H	ALL RESTROOM WET WALLS WITH TILE
WALL BASE	RESILIENT BASE	RB-1	TARKETT	TRADITIONAL WALL BASE	COTTON W 460		

A. ALL INTERIOR FINISH SPECIFICATIONS AS REQUIRED OF THE ARCHITECT ARE INCLUDED HEREIN. SHOULD THERE BE DISCREPANCIES OR OMISSIONS, THE ARCHITECT IS TO BE CONSULTED BEFORE PROCEEDING. THE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES OR OMISSIONS THAT ARISE DUE TO CHANGES BY THE CONTRACTOR, CONSULTANTS, OR OWNERS AFTER DATE OF DRAWINGS UNLESS NOTED AS A REVISION ON DRAWINGS.

B. PROVIDE ALL FINISHES AND MATERIALS AS SPECIFIED IN THE FINISH LEGEND. NO SUBSTITUTIONS WILL BE ACCEPTED.

C. SHOULD THERE BE ANY DISCONTINUED OR DELAYED MATERIALS, THE ARCHITECT / INTERIOR DESIGNER IS TO BE NOTIFIED IMMEDIATELY AND CONSULTED BEFORE PROCEEDING.

D. IF ANY ITEMS ARE IDENTIFIED REQUIRING SELECTION NOT ADDRESSED IN THESE DRAWINGS, NOTIFY THE ARCHITECT / INTERIOR DESIGNER IMMEDIATELY AND PROVIDE SAMPLES OF COLOR/FINISH OPTIONS, CLEARLY IDENTIFYING ANY COST ABOVE BASE BID.

E. PROVIDE SAMPLES AND SHOP DRAWINGS/SEAMING DIAGRAMS FOR ALL FINISHES FOR APPROVAL PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH WORK.

F. IF ANY DEFECTS ARE DISCOVERED IN MATERIALS (SUCH AS SHADING INCONSISTENCIES, SEAM MISMATCHING, ETC), NOTIFY THE ARCHITECT / INTERIOR DESIGNER IMMEDIATELY. DO NOT PROCEED WITH WORK.

G. TEST SUBSTRATES FOR APPROPRIATE MOISTURE LEVELS PRIOR TO INSTALLING MATERIALS.

H. INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS/RECOMMENDATIONS AND INDUSTRY STANDARDS.

I. PROTECT EXPOSED CONCRETE SLABS FROM MUD AND OIL STAINS. ALL STAINS MUST BE COMPLETELY REMOVED FROM CONCRETE.

J. ALL FLOORING TRANSITIONS TO BE COMPLIANT WITH ADA AND LOCAL ACCESSIBILITY REQUIREMENTS. SHOULD REQUIREMENTS BE IN CONFLICT, THE MORE STRINGENT SHALL BE FOLLOWED.

K. ALL FLOORING TRANSITIONS BETWEEN ROOMS TO OCCUR UNDER CENTERLINE OF DOOR IN CLOSED POSITION.

L. IF SURFACES ARE NOT ACCEPTABLE TO RECEIVE FINISHES, CONTRACTOR SHALL HAVE SURFACES CORRECTED BEFORE BEGINNING FINISH APPLICATION.

M. PRIME ALL SURFACES PRIOR TO APPLYING FINAL PAINT FINISHES.

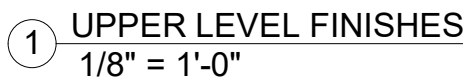
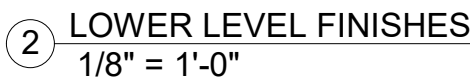
N. PAINT ALL VERTICAL AND HORIZONTAL SURFACES OF SOFFITS WITH SPECIFIED FINISH, UNLESS NOTED OTHERWISE.

O. PROVIDE COLOR MATCHED CAULK AT CASEWORK. CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH WORK.

P. PAINT 4'X4' AREAS IN SPECIFIED SPACES WITH ADEQUATE LIGHTING. FOR EACH COLOR SPECIFIED FOR APPROVAL BY THE ARCHITECT / INTERIOR DESIGNER PRIOR TO BEGINNING WORK. SAMPLE AREAS SHALL HAVE THE SAME FINISH AND NUMBER OF COATS AS REQUIRED FOR THE ACTUAL WORK.

Q. ALL SURFACES SHALL RECEIVE A FINISH, WHETHER NOTED OR NOT. ITEMS NOT NOTED WILL BE SELECTED BY THE ARCHITECT DURING CONSTRUCTION.

R. ALL COVER PLATES (DATA, LIGHTS, TELEPHONE, ETC.) TO BE STAINLESS STEEL. ALL DEVICES TO BE GREY, UNLESS NOTED OTHERWISE.



LIGHTING

- (2) EACH TYPE OF LAMP

	EXISTING TERRAZZO, REPAIR AS NEEDED & POLISH		EXISTING CONCRETE
	LVT-1		TILE-1
	CPT-1A & CPT-1B 50/50 VERTICAL ASHLAR		

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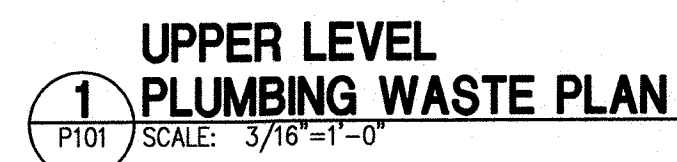
832 Wade Hampton
Boulevard

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PROJECT NUMBER:	2144
DATE:	03.31.22
DRAWN BY:	SSL

A802

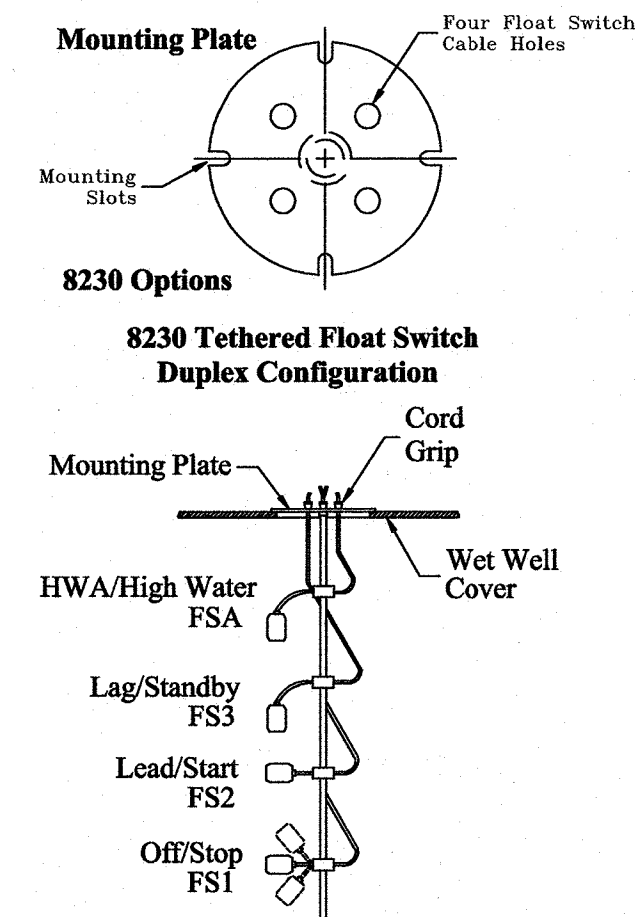
S101



Duplex System
Lead pump starts when the liquid level activates Switch FS2.
The lead pump will run until the liquid level deactivates
Switch FS1.

The Lag pump will start if the liquid level activates Switch FS3. Both pumps continue to run until the liquid level deactivates Switch FS1.

If the liquid level activates Switch FSA the high water alarm circuit will turn on.



LEVEL CONTROL FLOAT SWITCH

SEQUENCE OF OPERATION

4
P101 SCALE: NONE

KEY NOTES: 

1. TURN SS DOWN IN CHASE TO UNDERGROUND.
2. CONNECT NEW CW TO EXISTING CW IN THIS AREA.
3. DUPLEX WASTE WATER PUMP & PIT SYSTEM. SEE SP-1/2 SPECIFICATION ON SHEET P103.
4. 2"PD UP WITH CHECK VALVE AND BALL VALVE. FIELD ROUTE TO MAKE CONNECTION TO TOP OF EXISTING SS ABOVE LOWER LEVEL CEILING.
5. 2"SSV UP. CONNECT TO VENT SYSTEM OVERHEAD.
6. 2"SSV FROM EJECTOR PUMP PIT. CONNECT TO 2"SSV IN LOWER LEVEL CEILING SPACE.
7. WASTE WATER PUMP CONTROL PANEL.

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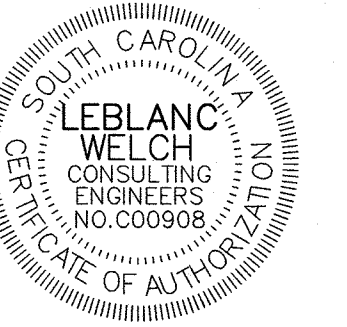
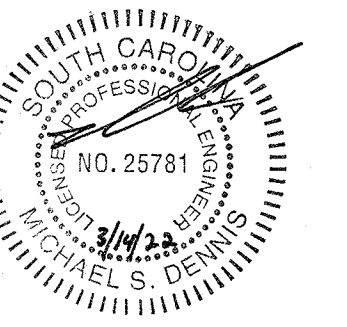
PLUMBING WASTE PLANS

PROJECT NUMBER:	21272
DATE:	03.11.22
DRAWN BY:	NSC

P101

SHLTR
[architects]

**108-B MOHAWK DRIVE
GREENVILLE, SC 29609
(864.603.1717)**



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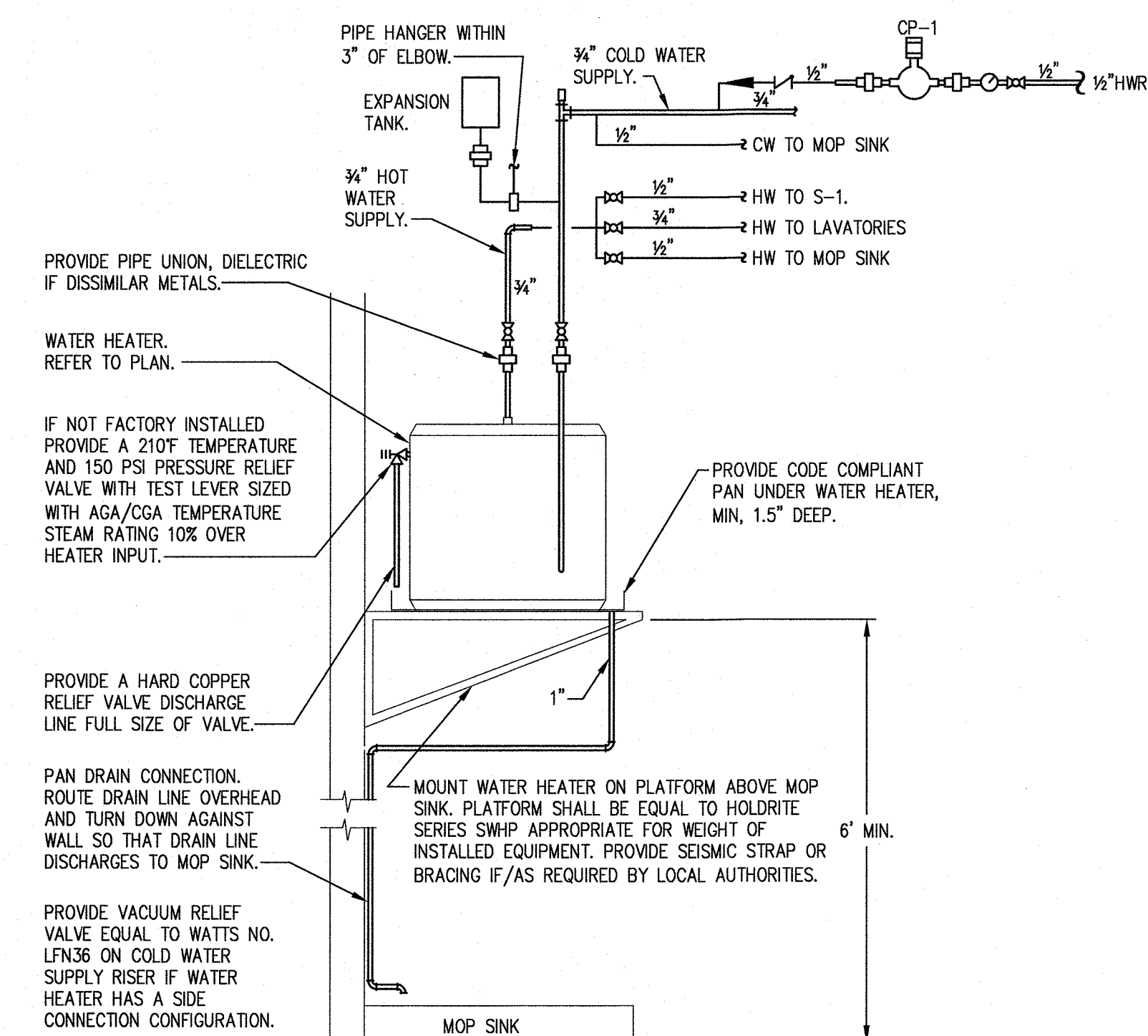
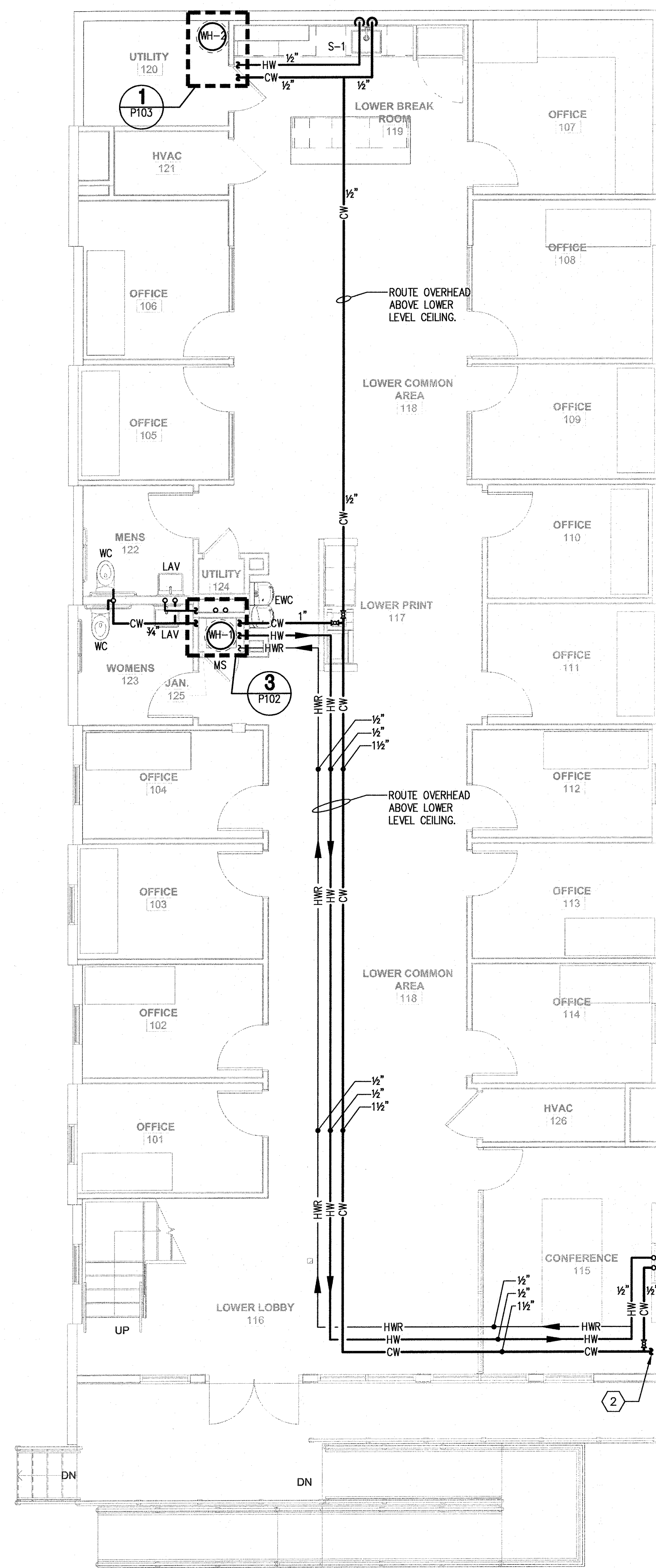
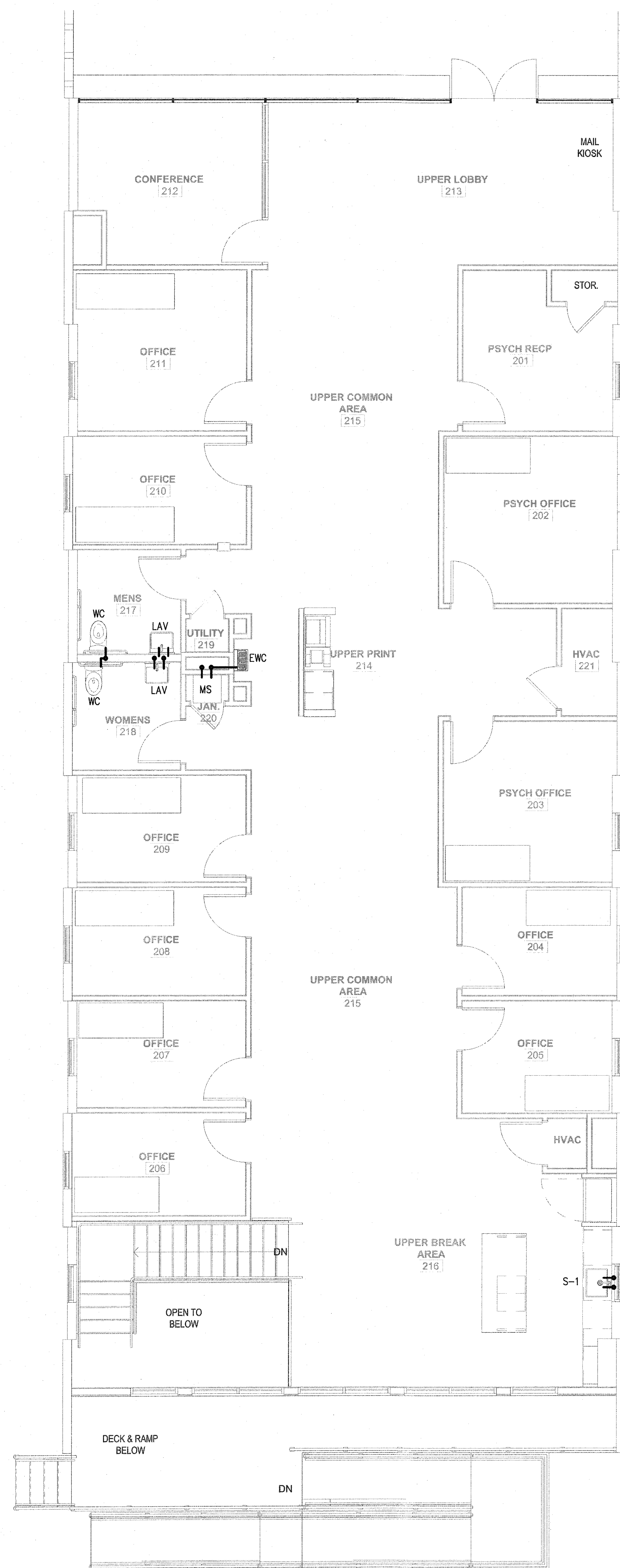
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PHONE: 864.271.6535 LEBLANCWELCH.COM

PLUMBING WASTE PLANS



WH-1 3 WATER HEATER SCHEMATIC

PIPING ARRANGEMENT SHOWN
IS SCHEMATIC. ADJUST AS
REQUIRED TO SUIT CONDITIONS.

- KEY NOTES:**

1. TURN SS DOWN IN CHASE TO UNDERGROUND.
2. CONNECT NEW CW TO EXISTING CW IN THIS AREA.
3. DUPLEX WASTE WATER PUMP & PIT SYSTEM. SEE SP-1/2 SPECIFICATION ON SHEET P103.
4. 2"PD UP WITH CHECK VALVE AND BALL VALVE. FIELD ROUTE TO MAKE CONNECTION TO TOP OF EXISTING SS ABOVE LOWER LEVEL CEILING.
5. 2"SSV UP. CONNECT TO VENT SYSTEM OVERHEAD.
6. 2"SSV FROM EJECTOR PUMP PIT. CONNECT TO 2"SSV IN LOWER LEVEL CEILING SPACE.
7. WASTE WATER PUMP CONTROL PANEL.

[illegible]

PLUMBING LEGEND	
	CW COLD WATER
	CW COLD WATER BURIED
	HW HOT WATER
	THW 110° TEMPERED HOT WATER
	SS SANITARY SEWER
	SS SANITARY SEWER BURIED OR BELOW FLOOR
	SANITARY SEWER VENT
	C CONDENSATE DRAIN

LWI
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PLUMBING SUPPLY PLANS

PROJECT NUMBER:	21272
DATE:	03.11.22
DRAWN BY:	NSC

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GENERAL: CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MANAGEMENT NECESSARY OR REASONABLY INCIDENTAL TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND/OR DESCRIBED IN THE SPECIFICATIONS.

INTERFERENCES: CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE AREA WHERE THE WORK IS TO BE PERFORMED. CONTRACTOR SHALL BE RESPONSIBLE FOR ACCOMMODATING ALL INTERFERENCES WITH THE WORK, OFFSETTING, MODIFYING, AND OTHERWISE FITTING THE NEW EQUIPMENT TO THE SPACE AVAILABLE.

GUARANTEE: ALL MATERIALS AND WORKMANSHIP PROVIDED SHALL BE WARRANTED AGAINST DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

CLEAN-UP: ALL DEBRIS, RUBBISH, SCRAPS, ETC. SHALL BE CLEANED UP AT THE END OF EACH WORK DAY. AT THE COMPLETION OF THE WORK, ALL NEW CONSTRUCTION WORK AND MATERIALS SHALL BE CLEANED UP OF MARKINGS, DIRT, ETC. AND LEFT IN A CLEAN AND SIGHTLY CONDITION, READY FOR USE BY THE OWNER.

POTABLE WATER: COPPER PIPE SHALL BE ASTM B 88 HARD DRAWN TEMPER COPPER, TYPE L OR K. FITTINGS SHALL BE ANSI B 16.22, WROUGHT COPPER, SOLDER JOINT OR PRESS-CONNECT FITTINGS WITH EPDM SEALING ELEMENT AND SMART CONNECT (SC) FEATURE. FOR SOLDER JOINTS, JOINTS SHALL BE MADE USING NON-CORROSIVE FLUX AND SOLDER COMPOUND MEETING NSF REQUIREMENTS FOR USE ON POTABLE WATER PIPING. PIPE ENDS SHALL BE CUT SQUARE AND CLEANED TO A BRIGHT METAL FINISH BEFORE SOLDERING. FOR UNDERGROUND APPLICATIONS, ASTM B 88 SOFT ANNEALED TEMPER COPPER, TYPE L OR K IS ACCEPTABLE.

SD9R CROSS LINKED POLYETHYLENE (PEX-A): DISTRIBUTION SYSTEM SHALL BE MANUFACTURED USING THE ENGEL METHOD (PEX-A) 70-89% COLD-LINKING; ASTM F876, ASTM F877, MINIMUM MATERIAL DESIGNATION PE 5106 (CL5), MARKED NSF-PW. $\frac{1}{2}$ "-2" MANUFACTURED JOINTS SHALL BE ASTM F1960 COLD-EXPANSION, 20% GLASS-FILLED POLY-SULFONE ASTM D6394. REINFORCING COLD-EXPANSION RINGS SHALL BE FROM SAME SOURCE AS PEX-A PIPING AND MARKED F1960. FITTINGS MARKED NSF-PW. INSTALLING CONTRACTOR TO BE FACTORY CERTIFIED FOR INSTALLING OF PIPE AND FITTINGS TO CORRESPOND WITH MANUFACTURER'S WARRANTY.

PIPF INSULATION:
ALL PRESSURE TESTING SHALL BE COMPLETED BEFORE PIPING CAN BE INSULATED. ALL COLD AND HOT WATER PIPING ABOVE AND BELOW THE FLOOR SLABS, ENCLOSED IN WALLS, AND ROUTED ABOVE CEILING SHALL BE INSULATED. COLD WATER SHALL BE 1/2" THICK, HOT WATER AND CIRCULATED HOT WATER SHALL BE 1" THICK ARMAFLEX INSULATION AS MANUFACTURED BY ARMACELL, LLC. ALL JOINTS AND SEAMS SHALL BE COMPLETELY SEALED WITH THE MANUFACTURER'S RECOMMENDED ADHESIVE TO PREVENT HEAT TRANSFER AND CONDENSATION.

HUB AND SPIGOT: SHALL BE SERVICE WEIGHT CAST IRON SOIL PIPE AND FITTINGS MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 74. ALL PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE AND LISTED BY NSF INTERNATIONAL.

HUBLESS: SHALL BE MANUFACTURED FROM GRAY CAST IRON AND SHALL CONFORM TO ASTM A 888, AND CISP STANDARD 301. ALL PIPE AND FITTINGS SHALL BE MARKED WITH THE COLLECTIVE TRADEMARK OF THE CAST IRON SOIL PIPE INSTITUTE AND LISTED BY NSF INTERNATIONAL.

HUB AND SPIGOT CAST IRON: JOINTS SHALL BE MADE USING A COMPRESSION GASKET MANUFACTURED FROM AN ELASTOMER MEETING THE REQUIREMENTS OF ASTM C 564.

HUBLESS CAST IRON: JOINTS SHALL BE STANDARD DUTY, QUICK HUB NO HUB COUPLINGS EQUAL TO MIFAB "MI-QHUB". COUPLINGS MANUFACTURED WITH QUICK HUB GASKETS MADE WITH NEOPRENE THAT MEETS THE REQUIREMENTS OF ASTM C-564 HOUSED INSIDE A TYPE 301 STAINLESS STEEL CORRUGATED SHEET. TWO (2" THROUGH 4" SIZE), FOUR (6" THROUGH 10" SIZE) OR SIX (12" SIZES) TYPE 301 STAINLESS STEEL CLAMPS TIGHTENED WITH 5/16" TYPE 305 STAINLESS STEEL HEX HEAD SCREWS. COUPLINGS TESTED AND CERTIFIED TO THE ASTM-C1277, CISPI 310, AND CSA B602 STANDARDS AND LISTED WITH IAPMO.

SCHEDULE 40 PVC DRAIN, WASTE AND VENT (DWV) PIPE AND FITTINGS: ASTM D-2665 WITH SOLVENT CEMENT JOINTS INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. PIPE AND FITTINGS SHALL BE MANUFACTURED AS A SYSTEM AND SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER. (PVC SHALL NOT BE USED IN PLENUM SPACES WITHOUT APPROPRIATE PLENUM WRAP.)

HUB AND SPIGOT CAST IRON: JOINTS SHALL BE MADE USING A COMPRESSION GASKET MANUFACTURED FROM AN ELASTOMER MEETING THE REQUIREMENTS OF ASTM C 564.

HUBLESS CAST IRON: JOINTS SHALL BE STANDARD DUTY, QUICK HUB NO HUB COUPLINGS EQUAL TO MIFAB "MI-QHUB". COUPLINGS MANUFACTURED WITH QUICK HUB GASKETS MADE WITH NEOPRENE THAT MEETS THE REQUIREMENTS OF ASTM C-564 HOUSED INSIDE A TYPE 301 STAINLESS STEEL CORRUGATED SHEET. TWO (2" THROUGH 4" SIZE), FOUR (6" THROUGH 10" SIZE) OR SIX (12" SIZES) TYPE 301 STAINLESS STEEL CLAMPS TIGHTENED WITH 5/16" TYPE 305 STAINLESS STEEL HEX HEAD SCREWS. COUPLINGS TESTED AND CERTIFIED TO THE ASTM-C1277, CISPI 310, AND CSA B602 STANDARDS AND LISTED WITH IAPMO.

SCHEDULE 40 PVC DRAIN, WASTE AND VENT (DWV) PIPE AND FITTINGS, ASTM D-2665 WITH SOLVENT CEMENT JOINTS INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. PIPE AND FITTINGS SHALL BE MANUFACTURED AS A SYSTEM AND SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER. BURIED PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D 2321 AND ASTM F 1668.

ALL SANITARY DRAIN PIPING SHALL BE RUN AT A UNIFORM SLOPE OF NOT LESS THAN 1/4" PER FOOT (2% SLOPE) FOR 2 1/2" AND SMALLER AND NOT LESS THAN 1/8" PER FOOT (1% SLOPE) FOR 3" TO 6". DRAINAGE PIPING UPSTREAM OF A GREASE INTERCEPTOR SHALL BE NOT LESS THAN 1/4" PER FOOT (2% SLOPE).
INVERTS SHALL BE CHECKED AT ALL STARTING POINTS AND POINTS LEAVING THE BUILDING PRIOR TO STARTING WORK.

POTABLE WATER: ALL WATER PIPING SHALL BE TESTED BEFORE COVERING. PIPING SYSTEM SHALL BE SUBJECTED TO A HYDROSTATIC TEST AT 150 PSI AND SHALL REMAIN TIGHT FOR A PERIOD OF AT LEAST TWO (2) HOURS. TESTS SHALL COMPLY TO AWWA STANDARD C-60-77, SECTION 4.1.

SANITARY SEWER: SANITARY SEWER PIPING SHALL BE TESTED BEFORE COVERING. ALL OPENINGS, EXCEPT HIGHEST VENT SHALL BE PLUGGED AND THE SYSTEM FILLED WITH WATER TO 10'-0" ABOVE HIGHEST FIXTURE CONNECTED. SYSTEM SHALL STAND WITHOUT LEAK OR LOSS OF WATER FOR A PERIOD OF NOT LESS THAN FOUR (4) HOURS.

THE COMPLETE WATER SUPPLY PIPING SYSTEM SHALL BE PURGED AND DISINFECTED, BEGINNING AT THE METER CONNECTION, IN ACCORDANCE WITH THE APPLICABLE PARAGRAPHS OF AWWA C651 OR C652, "STANDARD PROCEDURE FOR DISINFECTION OF WATER LINES" OR SECTION 610 IN THE 2018 INTERNATIONAL PLUMBING CODE WHICHEVER IS MORE STRINGENT. THE SYSTEM SHALL BE COMPLETELY FLUSHED OUT WITH CLEAN, POTABLE WATER FOLLOWING PURGING AND DISINFECTION. THE REGIONAL HEALTH DEPARTMENT OR WATER COMPANY SHALL BE NOTIFIED WHEN THE SYSTEM IS TO BE DISINFECTED. THE TESTS SHALL BE OPEN TO INSPECTION FOR ALL AGENCIES TO WITNESS. LAB TEST SAMPLES SHALL BE TAKEN AND A CERTIFICATE OF APPROVAL OBTAINED BEFORE THE SYSTEM CAN BE PLACED IN SERVICE.

PLUMBING FIXTURE SCHEDULE			
EQUIPMENT ID	MANUFACTURER	MODEL NO.	DESCRIPTION
CO	MIFAB	C1000-R-3	FLOOR CLEANOUT: STAINLESS STEEL COVER, PROVIDE ACCESSORIES AS REQUIRED TO MATCH FLOOR FINISH.
CP-1	TACO	006	CARRIDGE CIRCULATOR PUMP: STAINLESS STEEL CONSTRUCTION WITH NON-METALLIC IMPELLER, 1/40 HP AT 3250 RPM, 115v/1PH/60Hz, 0.52 AMPS. DIRECT DRIVE MOTOR. CIRCULATOR TO OPERATE CONTINUOUSLY. 0-11 GPM, 0-9.5 FEET.
EWC	ELKAY	EZSTL8WSLK	ADA SPLIT-LEVEL WATER COOLER/BOTTLE FILL STATION: FURNISH 1½" P-TRAP & MCGUIRE STANDARD SERIES SUPPLY AND STOP WITH BRASS STEM.
HD			HUB DRAIN: HUB END OF CAST IRON OR PVC SANITARY SEWER WASTE PIPE. PROVIDE TRAP SEAL.
TG	SURE SEAL	SS SERIES	PREASSEMBLED INLINE FLOOR DRAIN TRAP GUARD. SIZE TO MATCH DRAIN OUTLET SIZE.
LAV (ADA)	KOHLER	K-2005 "KINGSTON"	WALL-MOUNT LAVATORY: 21"x18", FAUCET HOLES ON 4" CENTERS, COLOR WHITE.
	CHICAGO FAUCETS	420-141E2805ABCP	LAVATORY FAUCET: ASSE 1070 THERMOSTATIC MIXING SINK FAUCET, 0.5 GPM, 4" FIXED CENTERS, SINGLE LEVER.
	MCGUIRE		STANDARD SERIES LAVATORY SUPPLY KIT WITH BRASS STEMS.
	JOSAM		CONCEALED ARM LAVATORY SUPPORT SYSTEM.
	TRUEBRO	LAV GUARD 2	UNDER SINK PROTECTION: FOR ALL EXPOSED DRAIN PIPING, HOT/COLD STOPS AND SUPPLIES, INSULATION SHALL HAVE INTERNAL, E-Z TEAR-TO-FIT TRIM, E-Z GRIP FASTENERS.
MS	FLORESTONE	MSR-2424	MOP BASIN: INCLUDE MR-370 HOSE & CLAMP; MR-372 MOP HANGER; MR-373 STAINLESS STEEL RIM GUARD; AND MR-377 WALLGUARD PANELS.
	T & S BRASS	B-0665-BSTP	MOP SINK FAUCET: WITH VACUUM BREAKER, BUILT-IN STOPS, LEVER HANDLES, HOSE OUTLET, AND BUCKET HOOK WITH BRACE.
PRV	WATTS	LF25AUB-Z3	PRESSURE REDUCING VALVE.
S-1	ELKAY	PSR2219	SINGLE BOWL TOP MOUNT DROP-IN SINK: 22x19x7 20-GAUGE 304 STAINLESS STEEL, 2-HOLE FAUCET, BOTTOM PADS.
	T&S BRASS	B-0226-WH4 (B-0199-06-WS)	SINK FAUCET: DECK MOUNT, 4" CENTERS, 10" SWIVEL SPOUT, LEVER HANDLES, 1.5 GPM AERATOR.
	MCGUIRE		STANDARD SERIES STOPS WITH BRASS STEMS, VALVED HW CONNECTION WITH WHA FOR DISH WASHER, TAILPIECE WITH DISHWASHER DRAIN CONNECTION, 1½" P-TRAP.
WC (ADA)	KOHLER	K-3979 "HIGHLINE"	WATER CLOSET: 1.6 GPF, 16.5" RIM HEIGHT, FLOOR MOUNTED, ELONGATED BOWL, TANK & FITTINGS, WHITE VITREOUS CHINA.
	BEMIS	1955SSCT	OPEN FRONT SEAT WITH CHECK HINGE AND STAINLESS STEEL POSTS.
	MCGUIRE		STANDARD SERIES CLOSET SUPPLY KIT WITH BRASS STEM.
WCO	JOSAM	58600	WALL CLEANOUT WITH COVER PLATE, SCREW AND THREADED BRONZE PLATE.
WH-1, WH-2	A.O. SMITH	DEL-20	ELECTRIC WATER HEATER: 20 GALLON TANK, 4500 WATT ELEMENT, 208V/1ø/60. FURNISH WITH WATTS VACUUM RELIEF VALVE ON COLD WATER RISER, SAFETY DRAIN PAN AND DRAIN LINE.
	AMTROL	"THERM-X-TROL" ST-5	EXPANSION TANK.
WHA	SIOUX CHIEF	HYDRA-RESTER SERIES 650	WATER HAMMER ARRESTER. SIZE PER MANUFACTURER'S RECOMMENDATIONS.

ALTERNATE EQUAL MANUFACTURERS ARE ACCEPTABLE.

PLUMBING ROUGH-IN SCHEDULE								
EQUIPMENT ID	SERVICE	FIXTURE	CW	THW	HW	WASTE	VENT	COMMENTS
EWC		WATER COOLER	1/2"			1 1/4"	1 1/4"	
LAV	RESTROOM	ADA LAVATORY	1/2"		1/2"	1 1/4"	1 1/4"	
MS		MOP SINK	1/2"		1/2"	2"	1 1/2"	
S-1	BREAK ROOM	SINK	1/2"		1/2"	1 1/2"	1 1/4"	
WC	RESTROOMS	ADA WATER CLOSET	1/2"			3"	1 1/2"	
WH-1, WH-2	MECH	WATER HEATER	SEE PLAN		SEE PLAN	—	—	

** Please Note – All components ship loose for field installation*

Quantity 2 of Weil Model 2428 Submersible Floor Mounted Wastewater Pump, 2-inch discharge, for up to 2-inch solids, with a 1.0 HP 1750 RPM 1 PH 208 V 60 HZ motor.

- Design Flow (GPM per Pump): 28
- Flow (GPM per Pump): 40
- Head (TDH in Feet): 35
- Impeller Trim: 600
- Lifting Cable Length: None
- Power Cable Length: 25 FT
- Quantity: 2

- Option (1): 1 Phase Motor
- Option (1): Extra Power Cable
- Option (1): Moisture Sensor

Quantity 1 of AK Industries Model GB-30 X 048-100 30" Fiberglass Basin

- Quantity: 1
- 30" Diameter by 48" Deep

Quantity 1 of Model 8805 round Basin Cover, 34" OD, 0.375" thick, with 12" round pump opening(s) for use with a 30" ID basin and a duplex set of vertical or submersible floor mounted pump(s). Order Number 8805K1303.

- Level Control Plate: Float or Diaphragm Switch Plate
- Quantity: 1
- System Configuration: Duplex
- Vent Kit Size: 1.5 Inch

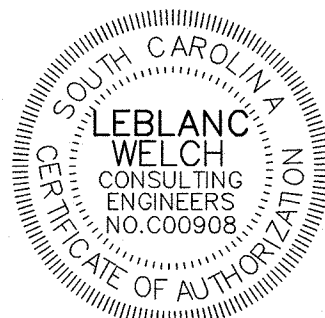
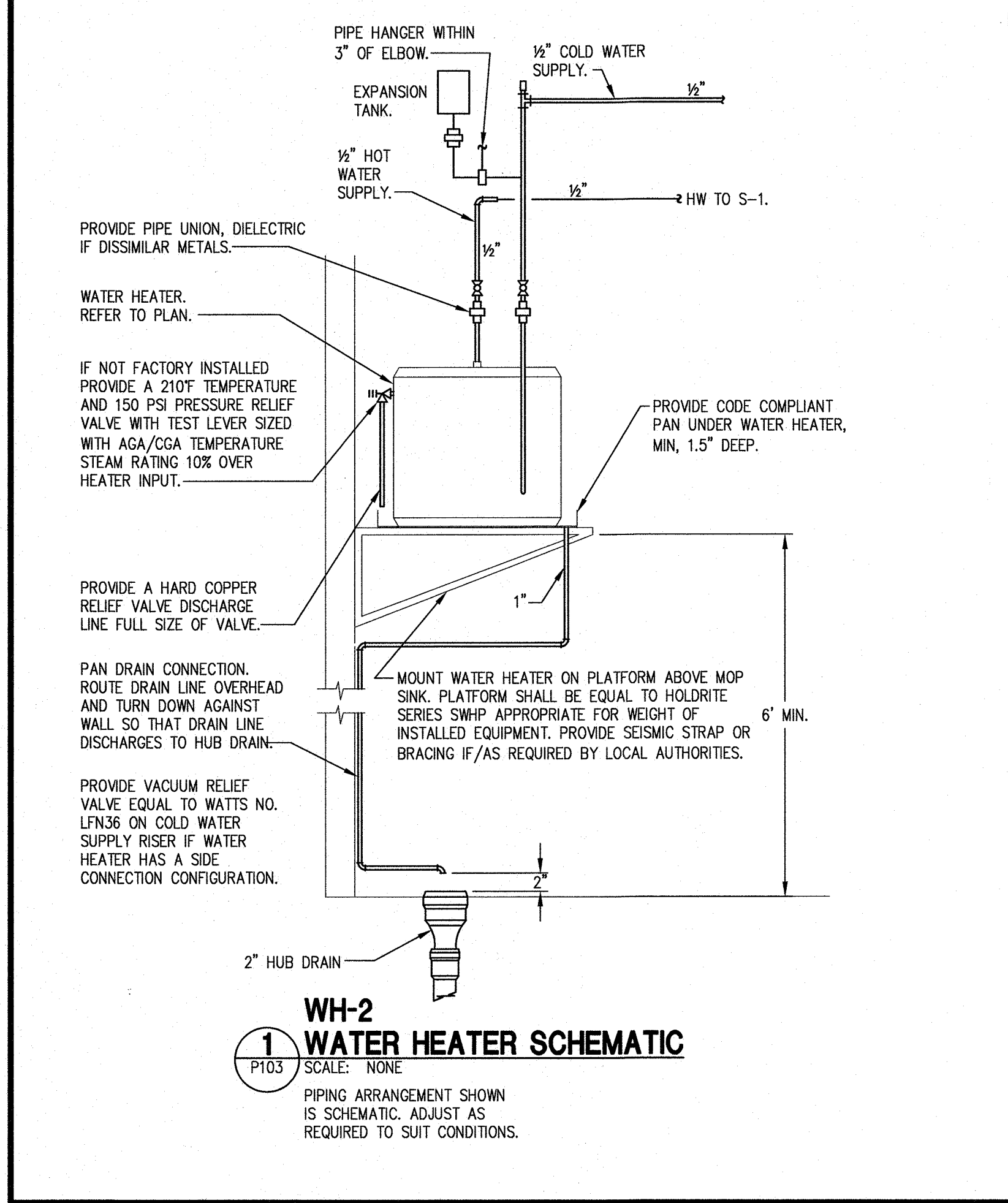
- Option (1): 1.5-Inch Vent Kit

Quantity 4 of Model 8230. Order Number 8233K1006. Single pole tethered float switch with cord grip and 20ft cord length.

- Quantity: 4

Quantity 1 of Model 8200 Mounting Bracket. Order Number 314.399.000.
Suspends 3/4 inch pipe from wet well wall. Pipe not included.

- Quantity: 1



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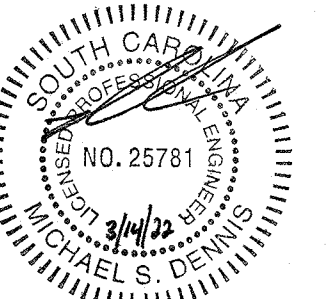
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PLUMBING SCHEDULE, SPECS, & DETAILS

PROJECT NUMBER:	21272
DATE:	03.11.22
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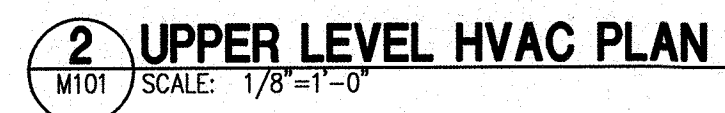
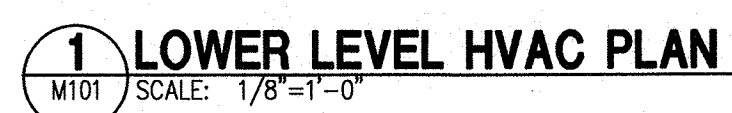
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PROJECT NUMBER:	21272
DATE:	03.11.22
DRAWN BY:	

M101



KEY NOTES: 

1. UNDERCUT DOORS.
2. LOUVERED DOORS AT MECHANICAL CLOSETS.

AREA	SQ. FT.	NET OCCUPIABLE AREA (SQ. FT.)	OCCUPANTS	CFM PER SQ.FT.	CFM PER OCC.	REQ'D O.A. (CFM) (OCCUPANCY)	REQ'D O.A. (CFM) (AREA)	REQ'D O.A. TOTAL –VBZ (CFM) (OCCUPANCY + AREA)	ACTUAL DESIGN O.A. (CFM)	TOTAL SYSTEM O.A. (CFM)	UNITS SERVED BY
OFFICES	559	335	2	0.06	5	10	20	30	30	120	AHU–LL1
LOWER COMMON AREA	304	182	9	0.06	5	45	11	56	60		
LOWER BREAK AREA	173	104	4	0.06	5	20	6	26	30		
OFFICES	839	503	3	0.06	5	15	30	45	45	215	AHU–LL2
LOWER COMMON AREA	418	251	14	0.06	5	70	15	85	85		
CONFERENCE	237	142	8	0.06	5	40	9	49	50		
LOWER LOBBY	217	174	2	0.06	5	10	10	20	20		
LOWER PRINT AREA	175	105	1	0.06	5	5	6	11	15		
OFFICES	616	370	2	0.06	5	10	22	32	35	155	AHU–UL1
COONFERENCE	143	86	6	0.06	5	30	5	35	40		
UPPER BREAK AREA	376	226	12	0.06	5	60	14	74	80		
OFFICES	457	274	2	0.06	5	10	16	26	30	215	AHU–UL2
UPPER COMMON AREA	708	425	22	0.06	5	110	25	135	135		
PSYCH RECEPTION	121	77	1	0.06	5	5	5	10	10		
UPPER LOBBY	292	234	2	0.06	5	10	14	24	25		
UPPER PRINT AREA	155	93	1	0.06	5	5	6	11	15		

SPLIT SYSTEM HEAT PUMP SCHEDULE																										
UNIT NO.	SUPPLY AIR CFM	OUTSIDE AIR CFM	E.S.P. IN W.G.	INDOOR FAN H.P.	INDOOR UNIT ELECTRICAL	MCA	MOCP	NOM. TON	SEER	SYSTEM COOLING				SYSTEM HEATING						AHU MODEL		OUTDOOR UNIT MODEL	OUTDOOR UNIT ELECTRICAL	MCA	MOCP	REMARKS
										E.D.B. °F	E.W.B. °F	COND. °F	TOTAL MBH	OUTDOOR AMBIENT	E.D.B. °F	MBH	HSPF	AUX. HT. MIN. KW	STAGES	LENNOX	NO. CIRCUITS	LENNOX				
AHU-LL1/HP-LL1	800	120	0.8	1/3	208/1/60	24.0	25.0	2.0	14.0	80	67.0	95	34.0	17°F	70	12.8	8.2	5.0	1	ML14XP1-024	1	CBA25UH-024	208/1/60	14.0	20.0	1,2
AHU-LL2/HP-LL2	1200	215	0.8	1/3	208/1/60	36.0	40.0	3.0	14.0	80	67.0	95	34.0	17°F	70	19.2	8.2	8.0	1	ML14XP1-036	1	CBA25UH-036	208/1/60	19.0	30.0	1,2
AHU-UL1/HP-UL1	1200	155	0.8	1/3	208/1/60	36.0	40.0	3.0	14.0	80	67.0	95	34.0	17°F	70	19.2	8.2	8.0	1	ML14XP1-036	1	CBA25UH-036	208/1/60	19.0	30.0	1,2
AHU-UL2/HP-UL2	1600	215	0.8	1.0	208/1/60	53.0	60.0	4.0	14.0	80	67.0	95	47.7	17°F	70	25.6	8.2	10.0	1	ML14XP1-048	1	CBA25UH-048	208/1/60	29.0	50.0	1,2

1. PROVIDE WITH PROGRAMMABLE THERMOSTATS.
2. PROVIDE WITH MOTORIZED DAMPER FOR OA DUCT.

S/S HEAT PUMP SCHEDULE IS BASED ON UNITS AS MANUFACTURED BY LENNOX. ACCEPTABLE ALTERNATE MANUFACTURERS ARE TRANE & CARRIER.

FOR ACCEPTABLE ALTERNATE MANUFACTURERS, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ELECTRICAL REQUIREMENTS WITH THE ELECTRICAL CONTRACTOR.

PROVIDE MOTORIZED AIR DAMPER ON UNIT THAT REQUIRE OUTSIDE AIR CONNECTION.

EXHAUST FAN SCHEDULE											
MARK	LOCATION	SERVICE	TYPE	MANUFACTURER	MODEL NO.	CAPACITY		RPM	HP / (WATTS)	ELECTRICAL	REMARKS
						CFM	TSP				
EF-1	RESTROOMS	EXHAUST	CEILING	BROAN	AE80	80	0.1	—	(23.6)	120/1/60	1,2,3

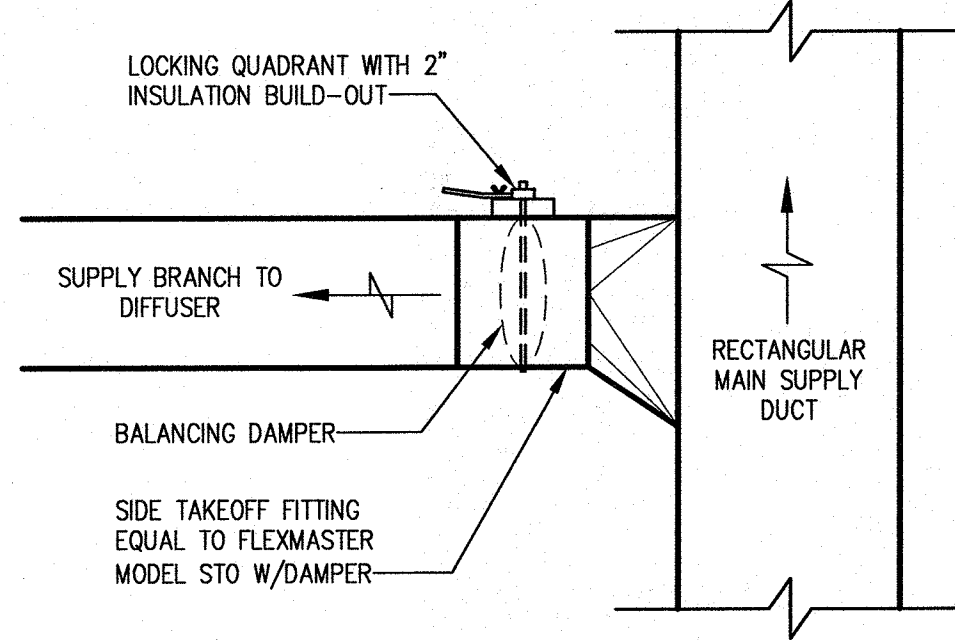
REMARKS:

1. PROVIDE WALL CAP.
2. PROVIDE BACK DRAFT DAMPER.
3. INTERLOCK WITH LIGHTS.

GRILLE AND DIFFUSER SCHEDULE									
SYMBOL	DUTY	CFM	MFR.	MODEL NO.	DIFFUSER-NECK SIZE	GRILLE-FAÇE SIZE	DISCHARGE PATTERN	LOCATION	NOTES
(A)	SUPPLY	SEE PLAN	TITUS	TMR	SEE PLAN	14.5"Ø	—	CEILING	1,2,3
(B)	SUPPLY	SEE PLAN	TITUS	TMR	SEE PLAN	11.25"Ø	—	CEILING	1,2,3

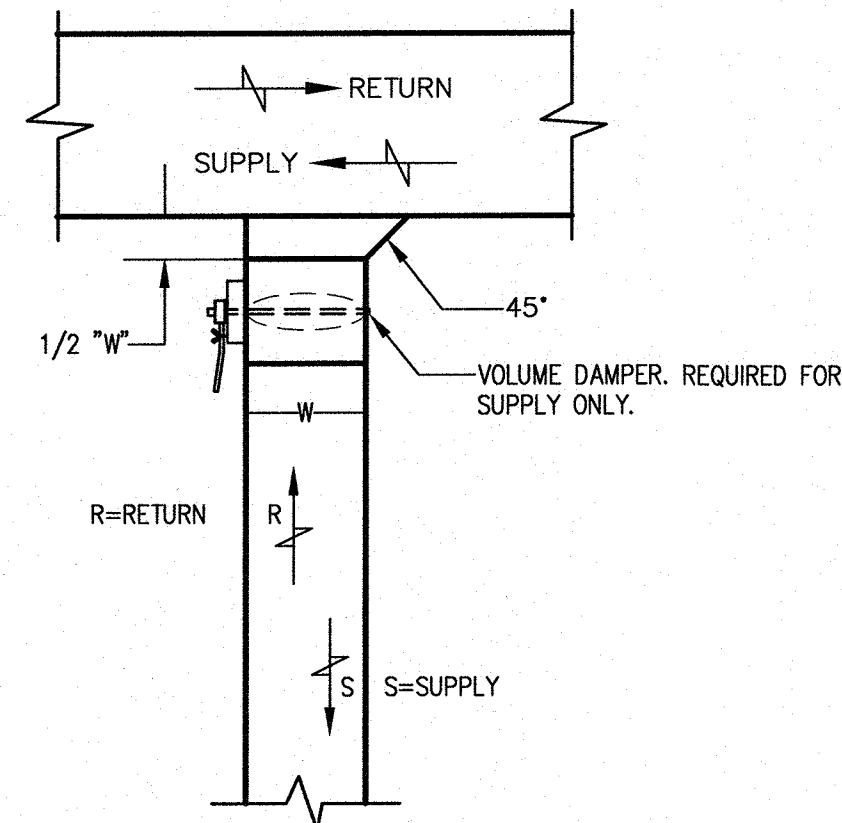
1. COORDINATE COLOR WITH ARCHITECT.
2. DIFFUSER NECK SIZE EQUALS RUNOUT SIZE.
3. PROVIDE VOLUME DAMPER AT TAKE-OFFS WITH ACCESS PANELS.

GRILL/DIFFUSER SCHEDULE IS BASED ON UNITS AS MANUFACTURED BY PRICE. ACCEPTABLE ALTERNATE MANUFACTURERS ARE CARNES, HART & COOLEY, KRUEGER, NAILER AND TITUS.



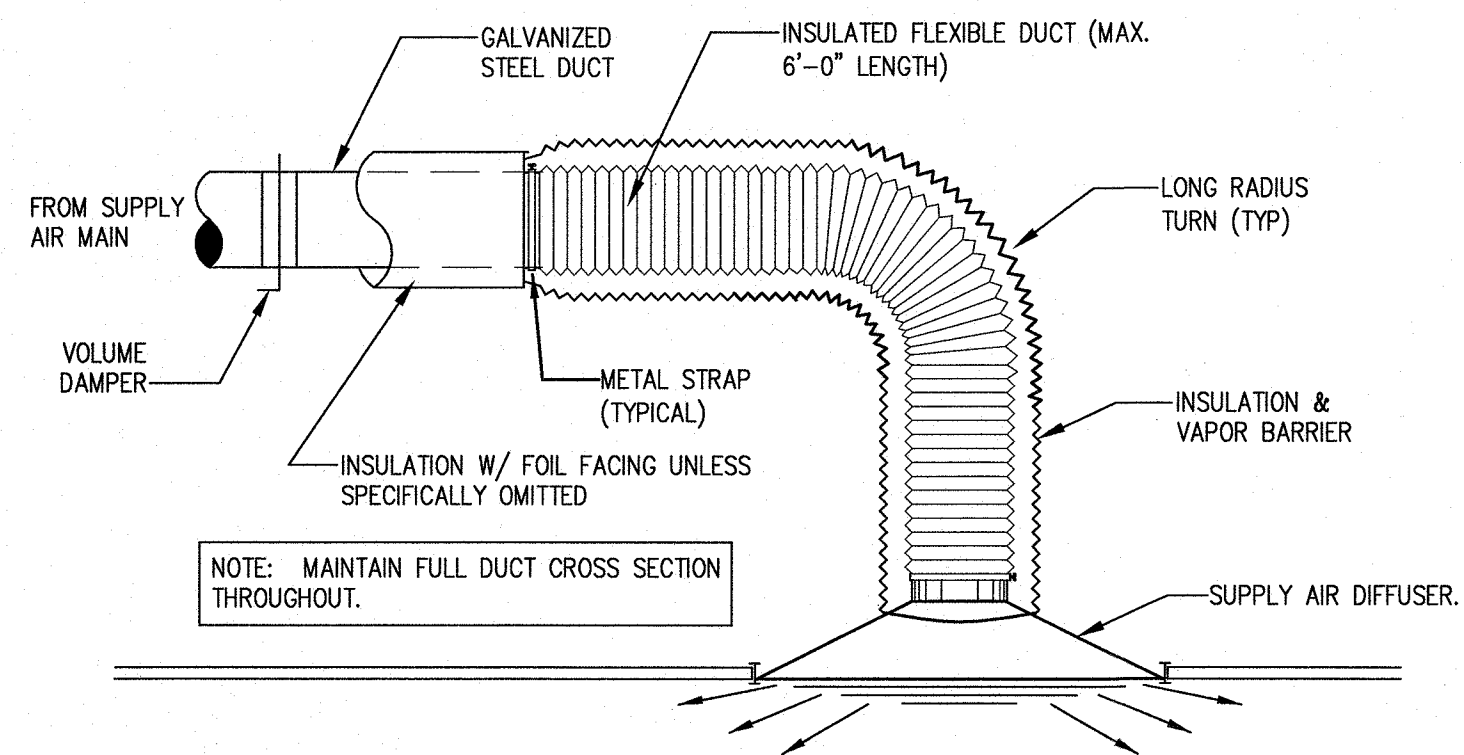
NOTE: REQUIRED AT ALL DIFFUSER BRANCH TAKEOFFS.

**SQUARE TO ROUND
DIFFUSER BRANCH TAKEOFF**

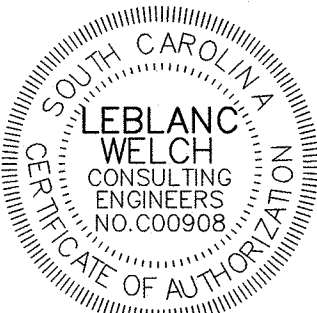
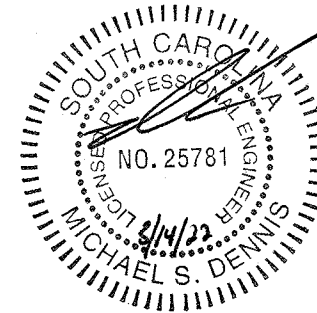
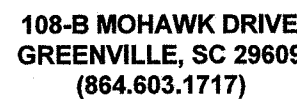


NOTE:
THIS DETAIL IS TYPICAL FOR ALL SUPPLY & RETURN BRANCH
DUCTS NOT DIRECTLY SERVING DIFFUSERS.

2 **BRANCH DUCT CONNECTION**
M103 SCALE: NONE



3 FLEXIBLE DUCT TO DIFFUSER DETAIL



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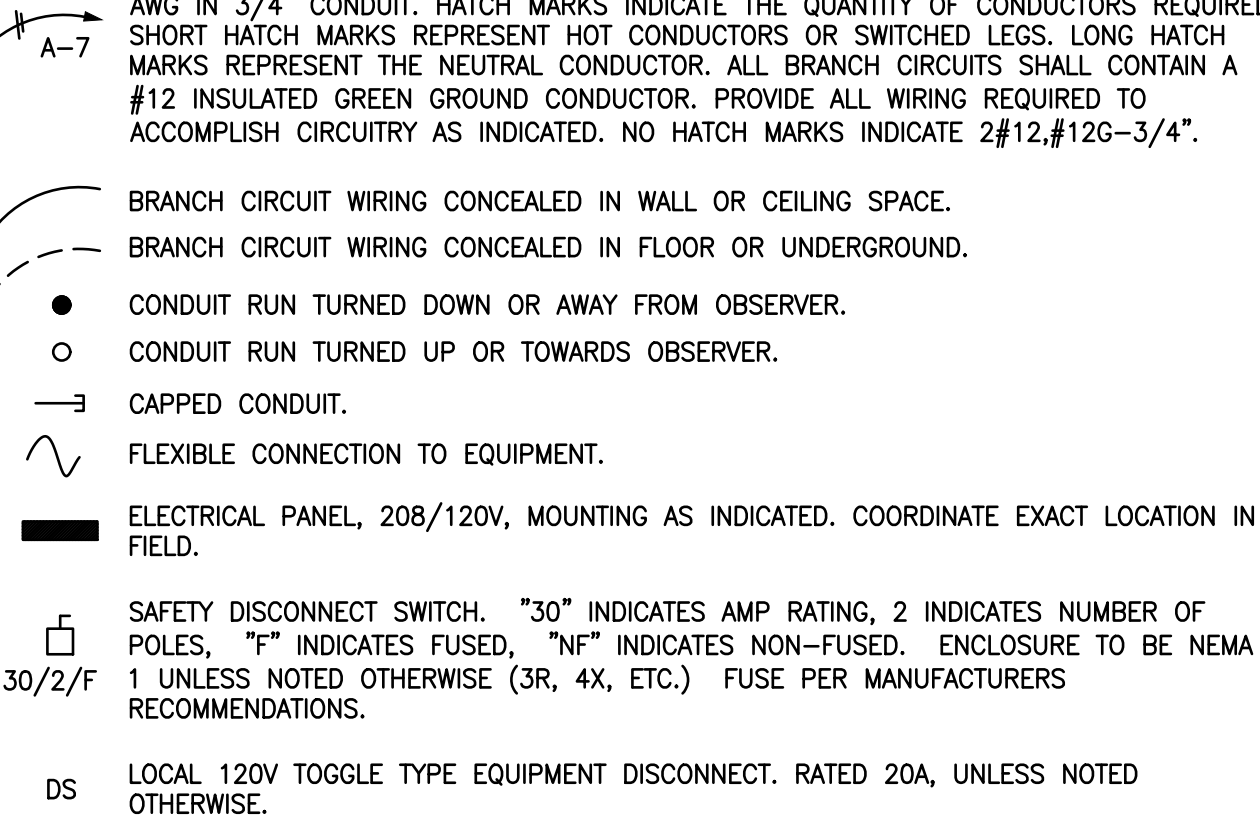
PROJECT NUMBER:	2127
DATE:	03.11.20
DRAWN BY:	

M102

LW

CONSULTING ENGINEER
870 CLEVELAND ST., STE. 1D
PHONE: 864.271.6535
GREENVILLE, SC 29601
LEBLANCWELCH.COM

11/29/2021 4:41:59 PM



3" EMPTY CONDUIT FOR TELEPHONE SERVICE. VERIFY EXACT SERVICE AND DEMARCATION POINT WITH LOCAL UTILITY. SEE NOTE 21 UNDER ELECTRICAL SPECIFICATIONS.

-

N.T.S.

△ GFCI BREAKER	TOTAL L1	23690
	TOTAL L2	27065
	TOTAL L3	32900
	TOTAL VA	83655

232 AMPS CONNECTED
 @ 208V, 3PH

EQUIP.	CIRCUIT #	FEEDER	LOCAL DISCONNECT	NOTES
AHU-LL1	P1-19/21	2#10, #10G-3/4"C	30/2/F	1,2
AHU-LL2	P1-23/25	2#8, #10G-3/4"C	60/2/F	1,2
AHU-UL1	P2-35/37	2#8, #10G-3/4"C	60/2/F	1,2
AHU-UL2	P2-39/41	2#6, #10G-1"C	60/2/F	1,2
HP-LL1	P1-27/29	2#12, #12G-3/4"C	30/2/F/3R	1,2
HP-LL2	P1-31/33	2#10, #10G-3/4"C	30/2/F/3R	1,2
HP-UL1	P1-35/37	2#10, #10G-3/4"C	30/2/F/3R	1,2
HP-UL2	P1-39/41	2#8, #10G-3/4"C	60/2/F/3R	1,2
WH-1	P1-11/13	2#10, #10G-3/4"C	30/2/NF	1,2
WH-2	P1-15/17	2#10, #10G-3/4"C	NOT REQUIRED	1,3

NOTES:

-

N.T.S.

△ GFCI BREAKER	TOTAL L1	8850
	TOTAL L2	9815
	TOTAL L3	13620
	TOTAL VA	32285

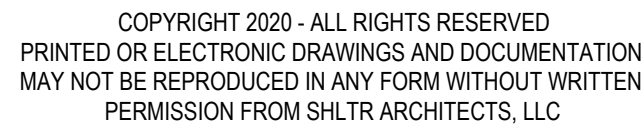
87 AMPS CONNECTED
 @ 208V, 3PH

SCOPE OF WORK	
INTERIOR RENOVATION AND SERVICE UPGRADE	
ADDITIONAL LOAD INFORMATION	
PERMIT DATA	PERMIT DATA
NEW SERVICE	N/A
SERVICE CHANGE OR UPGRADE	YES
# OF AMPS	400
# OF BRANCH CIRCUITS	47
HOUSE METER	N/A
# OF AMPS	N/A
# OF BRANCH CIRCUITS	N/A



 CES
CAROLINA ENGINEERING SOLUTIONS, LLC

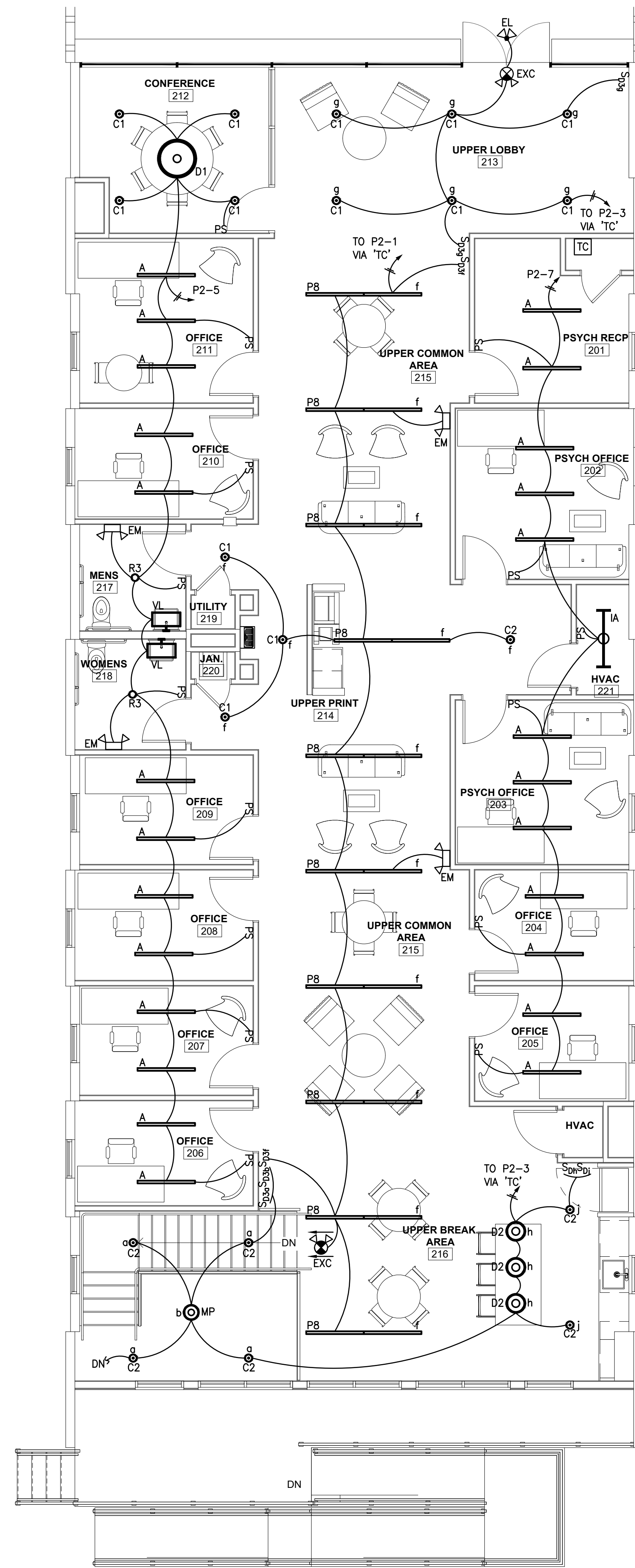
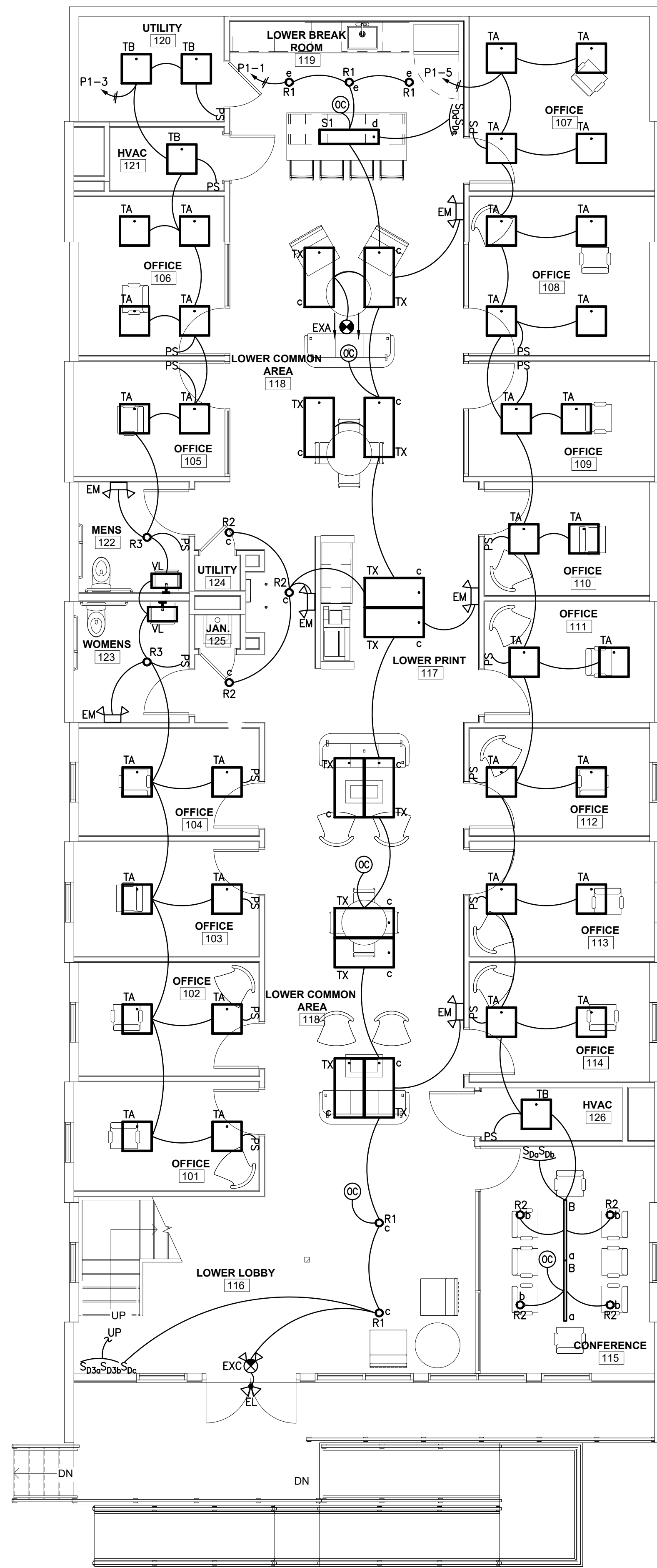
8 WEST MCBEE AVE, SUITE 203
GREENVILLE, SOUTH CAROLINA 29601
PH: (864) 370-9355 FAX: (864) 370-9505
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ELECTRICAL NOTES & SYMBOLS

PROJECT NUMBER:	21312
DATE:	03.30.22
DRAWN BY:	JDJ

E00 1



GENERAL LIGHTING NOTES

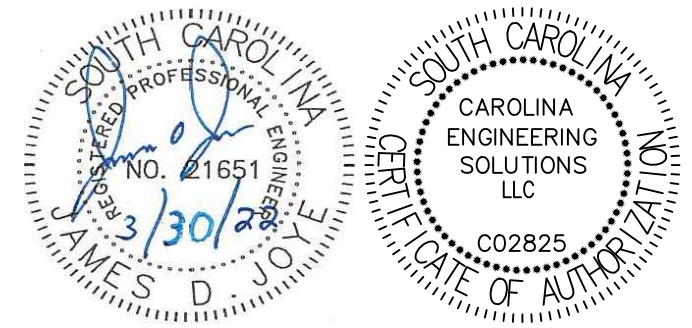
1. ALL FIXTURES TO BE U.L. LISTED. ALL EXTERIOR FIXTURES SHALL HAVE U.L. WET LABEL OR DAMP LABEL AS REQUIRED BY LOCATION. CONTRACTOR SHALL VERIFY BEFORE INSTALLING FIXTURE.
2. CONTRACTOR SHALL PROVIDE ALL MOUNTING ACCESSORIES, BAR HANGARS & HARDWARE REQUIRED FOR A COMPLETE SYSTEM.
3. CONTRACTOR TO COORDINATE AND DETERMINE EXACT MOUNTING HEIGHTS OF ALL INTERIOR AND EXTERIOR WALL MOUNTED LIGHT FIXTURES IN FIELD PRIOR TO ROUGH-IN. FIXTURES TO BE UNIFORM AND CONSISTENT IN ALL APPLICATIONS.

FIXTURE TYPE	FIXTURE DESCRIPTION	ACCEPTABLE MANUFACTURERS	LAMPS	FIXTURE WATTAGE	VOLTAGE
EL	EXTERIOR WEATHERPROOF EMERGENCY EXTERIOR LED LIGHT FIXTURE WITH PE CELL.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	BY MANUFACTURER	12	MULTI
EM	WALL MOUNTED SPECIFICATION GRADE TWIN-HEAD EMERGENCY LIGHT WITH BATTERY BACKUP, WHITE HOUSING.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	BY MANUFACTURER	11	MULTI
EXA	UNIVERSAL MOUNTED EXIT SIGN WITH RED LED ON WHITE HOUSING, BATTERY BACKUP, DIFFUSER LENS, SPEC. GRADE.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	BY MANUFACTURER	10	120
EXC	COMBINATION EMERGENCY LIGHT/EXIT SIGN WITH RED LED ON WHITE HOUSING, BATTERY BACKUP, DIFFUSER LENS, AND HIGH OUTPUT BATTERY BACKUP, SPEC. GRADE.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	BY MANUFACTURER	10	MULTI
A	4' PENDANT MOUNTED LED LINEAR FIXTURE, DIMMABLE.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	LED	50	MULTI
B	4' PENDANT MOUNTED SLIM LINEAR LED FIXTURE, DIMMABLE.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	LED	50	MULTI
C1	4" CABLE SUSPENDED LED CYLINDER FIXTURE, DIMMABLE.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	LED	25	MULTI
C2	4" CABLE SUSPENDED LED CYLINDER FIXTURE, DIMMABLE.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	LED	25	MULTI
D1	32" LED DOME PENDANT FIXTURE, DIMMABLE.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	LED	50	MULTI
D2	16" LED DOME PENDANT FIXTURE, DIMMABLE.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	LED	25	MULTI
IA	4', STANDARD CHANNEL LED STRIP LIGHT.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	LED	30	MULTI
MP	8" LED CLEAR GLASS MULTI PENDANT, DIMMABLE.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	LED	50	MULTI
P8	8' LINEAR LED STRIP FIXTURE, DIMMABLE.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	LED	100	MULTI
R1	6" RECESSED LED CAN LIGHTING FIXTURE, DIMMABLE.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	LED	40	MULTI
R2	6" RECESSED LED CAN LIGHTING FIXTURE, DIMMABLE.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	LED	30	MULTI
R3	6" RECESSED LED CAN LIGHTING FIXTURE, DIMMABLE.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	LED	20	MULTI
S1	4' LED MULTIPOINT PENDANT WITH FIVE PENDANTS.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	LED	50	MULTI
TA	RECESSED 2X2 LED FIXTURE, HIGH LUMEN OUTPUT, DIMMABLE.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	LED	50	MULTI
TB	RECESSED 2X2 LED FIXTURE, MEDIUM LUMEN OUTPUT, DIMMABLE.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	LED	35	MULTI
TX	RECESSED 2X4 LED FIXTURE, HIGH LUMEN OUTPUT, DIMMABLE.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	LED	50	MULTI
VL	24" WALL MOUNTED LED VANITY LIGHT FIXTURE.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	LED	25	MULTI

LIGHTING NOTES:

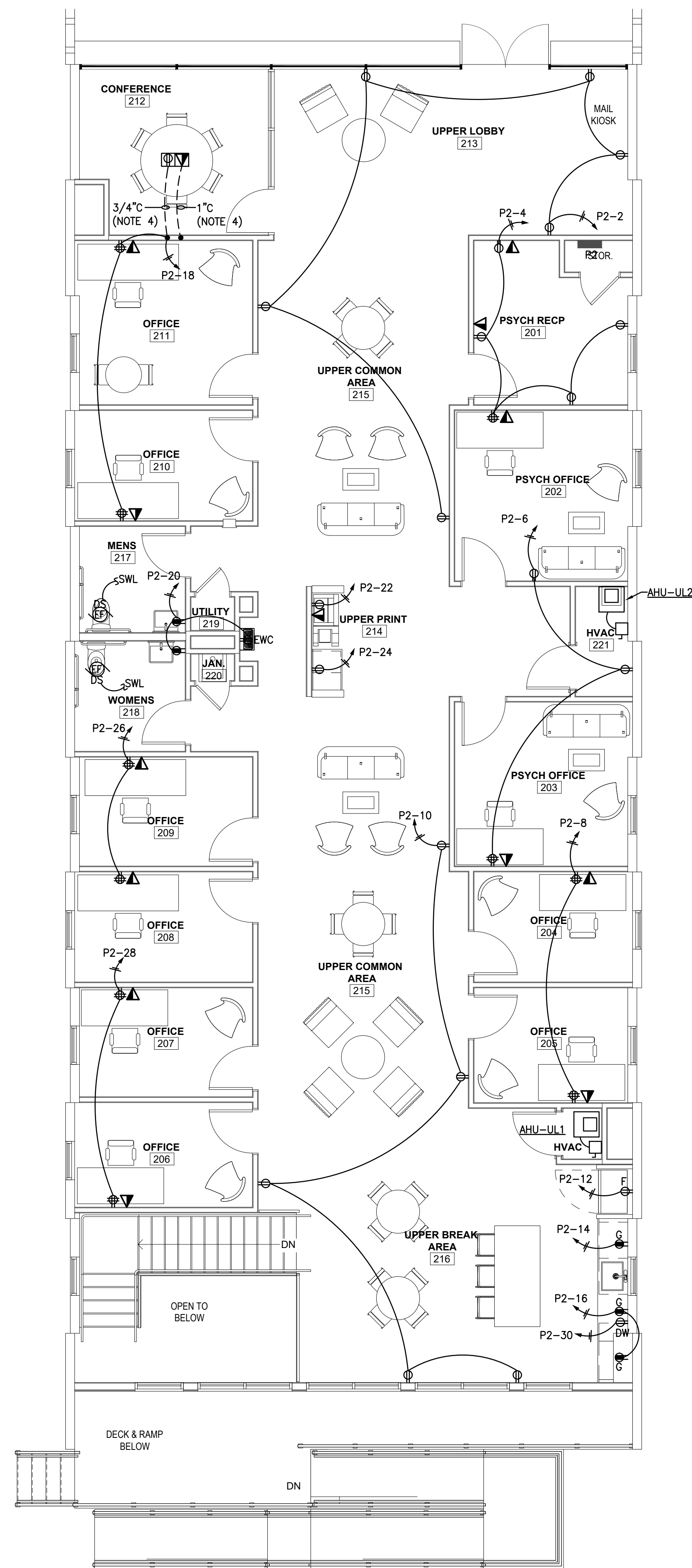
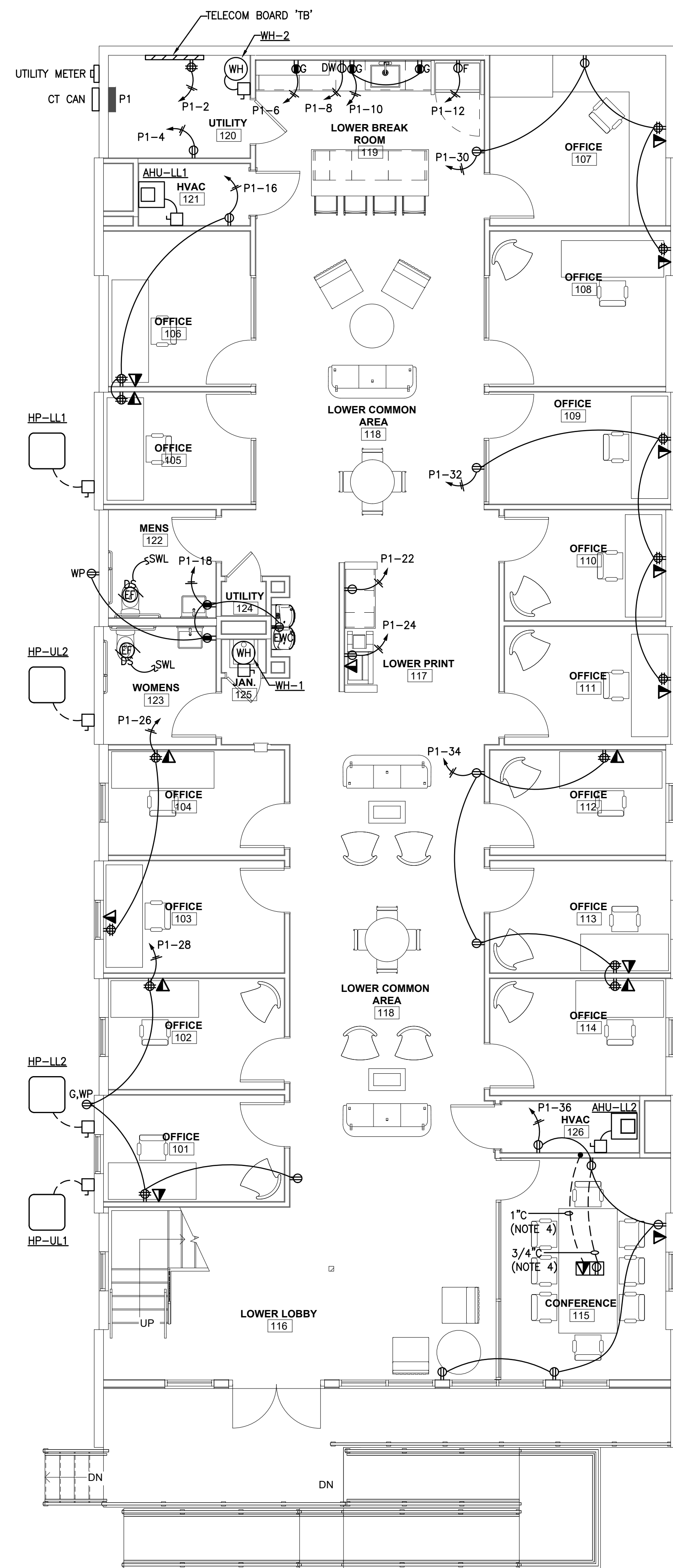
[illegible]ELECTRICAL
LIGHTING PLANS

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(Estimated) Qualified Historic Expenditures	
Hard Costs	\$ 683,059.00
Interior Upfit	\$ 357,496.00
Architecture and Engineering	\$ 45,350.00
Carried Interest	\$ 28,461.24
Builder's Risk Insurance	\$ 1,800.00
Legal & Accounting	\$ 27,502.00
Permits/Bonds/Fees	\$ 24,490.00
Tax Credit Consultants/Fees	\$ 42,000.00
Contingency	\$ 58,640.00
Development Fee	\$ 78,621.00
Construction Management Fee	\$ 78,621.00
Total	\$1,426,040.24