

Design Review Board

Official Agenda



AGENDA

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City of Greenville

Design Review Board – Neighborhood Panel

Agenda Workshop

2:00 PM Tuesday, August 2, 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

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 August 4, 2022.

Application materials are included with the Public Notice for the August 4, 2022 Public

Hearing.

1. Welcome

2. OLD BUSINESS

A. NONE

3. NEW BUSINESS

A. CA 22-497

Application by MARK THOENNES for a CERTIFICATE OF APPROPRIATENESS for a new residence at 18 Balsam Drive (TM# 0192000101003)

Documents:

[22-0497 AGENDA PACKET - 18 BALSAM DRIVE.PDF](#)

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B. CA 22-498

Application by SCOTT JOHNSTON for a CERTIFICATE OF APPROPRIATENESS for exterior renovations at 1007 Hampton Avenue (TM# 0026000300900)

Documents:

[22-0498 AGENDA PACKET - 1007 HAMPTON AVE.PDF](#)

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4. Other Business

A. 2023 Calendar

B. Nominations and vote for Chair and Vice-Chair

5. Adjournment



**Planning Staff Report to
Design Review Board - Neighborhood
July 29, 2022
for the August 4, 2022 Public Hearing**

Docket Number: CA 22-497
Applicant: Mark Thoennes
Property Owner: Micky Montgomery
Property Location: 18 Balsam Drive
Tax Map Number: 0192000101003
Acreage: 0.28
Zoning: R-6, Overbrook Preservation Overlay District
Proposal: New Residential Construction
Staff Recommendation: Denial

Staff Analysis:

Proposed Structure

The proposed structure is a two-story, +/- 2,000 sf, modern style home featuring white Nichiha Cementitious 8" lap siding, black batton siding, and gray brick veneer with architectural black morie shingles and black aluminum clad windows. A side-facing garage is proposed.

AR.1 of the design guidelines suggests that new buildings maintain the setback as those existing structures within the block. The proposed building façade is 28 feet from the public right of way, which is in line with surrounding properties, all of which are set back from the right-of-way between 20 to 40 feet. Side setbacks are in line with surrounding homes as well, and within the zoning requirements for the area.

AR. 2 of the design guidelines suggests that the front of the home be oriented toward the street with a clearly identified front door and a porch that is similar in size and character to those of surrounding homes. The proposed home is oriented toward the street with a clearly defined entry. However, the entry and porch are much smaller and less prominent than is common in the neighborhood and staff recommends that the applicant incorporate a larger porch and entry to match the character of surrounding homes.

AR.6 of the design guidelines requires that new buildings appear similar in scale to traditional single-family homes. The building scale of the proposed home is generally consistent in mass and height to traditional single family homes in the area.

AR. 7 of the design guidelines states that the form of a new building should be similar to those seen traditionally in the historic district. The proposed structure is a modern style but does incorporate certain elements of the traditional home design, such as traditional roof forms, a prominent primary roof form, and traditional roof scale. However, certain proposed elements do-not meet the summary of key characteristics of the neighborhood as listed in the guidelines, including:

- Detached Garages

- Uniform windows
- Porches
- Chimneys

Staff would recommend inclusion of these items into the submittal, although a modern take on them would be fitting.

Additionally, the flat-roofed, modern box-like bump-out on the building is inconsistent with traditional form prevalent in the neighborhood.

AR.8 of the design guidelines suggests that all new construction should maintain the range of exterior wall materials currently found in the historic district, including horizontal lap siding and brick. Staff finds that the building material and material placement is in line with the traditional hierarchy of materials.

AR.9 recommends that new buildings, regardless of stylistic treatment, should appear similar in form and detail to houses in the area. A new building should be visually compatible. Staff finds that the overarching design of the structure emulates some of the fundamental similarities among the neighboring buildings. However, the bulking mass of the front-facing bump-out is not similar to any form seen in the neighborhood. Window spacing is not in line with that of traditional historic homes and should be adjusted. Additionally, buildings in the neighborhood sit on pedestals, not slab-on-grade, as is proposed.

AR.10 recommends that the visual impacts of parking should be minimized. Staff notes that the proposed design positions the garage as a side-entrance set back from the front façade of the structure. The design effectively limits the visual impact of parking on the site. However, vertical garage windows facing the street do not convey a sense of activity toward the street, and presents a large relatively blank wall to the neighborhood. Garage should be further incorporated into the architecture and/or pushed further back from the building face or be completely detached as is recommended in the Overbrook-specific guidelines (Chapter 9).

AR.15 suggests that the structure incorporate a coordinated color scheme. The proposed design employs a coordinated color scheme. Staff notes, however, that the dominant black siding contrasts with the traditional more muted color schemes in the Overbrook district.

Summary

In reviewing an application for new construction within an historic district, the Design Review Board shall consider whether the proposed structure relates to the mass, scale, and form of those seen traditionally in the historic district, and if a modern interpretation is visually compatible with older structures. Staff finds that the mass, scale, and form have some similarity, but there are features that do not relate. Some design elements are in line with the traditional home design (alignment of the front entry to the home, reduced visual impact of parking, positioning of the home on the lot, and preservation of existing trees for example) but ultimately there are a number of detail items that are inconsistent with the character of the neighborhood and should be addressed prior to a resubmittal.

As such, staff recommends **denial until the following modifications have been addressed:**

1. **Entry should be more prominent, with a larger porch.**
2. **Inclusion of a Chimney, as it is consistent with the common items found in the Overbrook District, and the floorplan shows a fireplace.**
3. **Reconsider dominance of the flat-roof. Flat-roofs should be used in fewer areas, especially the box-like bump-out which dominates the front façade.**
4. **Window size and spacing should be more consistent with traditional historic homes and shall be adjusted.**
5. **Structure should be on an elevated foundation, not slab-on-grade.**

6. Detached garage as is consistent with the common items found in the Overbrook District, or the garage wall currently facing Balsam Drive should have larger windows in keeping with window placement and size common to the historic district.
7. Color scheme more in keeping with the palette of the neighborhood.

Relevant Design Guidelines for New Construction in Preservation Overlay Districts:

AR.1 Maintain the line of building fronts in a block

- A. A building should fit within the range of yard dimensions seen in the block.
 - The front yard setback of a new building should match the established range of adjacent buildings.
 - Where the setbacks are uniform, the building should be placed in general alignment with its neighbors.
 - In those areas where setbacks vary slightly but generally fall within an established range, the new building should be within ten feet of the typical setback in the block.
- B. Maintain the uniform spacing of side yards.
 - Side yard setbacks should appear similar to others in the block, as seen from the street.

AR.2 Orient the front of the building to the street

- A. Orient the front of a house to the street and clearly identify the front door.
 - A prominent entry will contribute to the pedestrian-friendly character of the street.
 - Use a one-story porch element to define the entry.
 - In some cases, the front door itself is positioned perpendicular to the street. In such a case, the entry should still be clearly identified with a walkway and porch.
- B. The use of a porch is encouraged in any residential development.
 - A porch should be similar in character, design, scale and materials to those seen traditionally.
 - The size of a porch should relate to the overall scale of the primary structure to which it is attached.
 - A porch should use similar materials to that of the primary structure.
- C. Porch supports should be of a substantial enough size that the porch does not appear to float above the entry.
 - Brick or wood columns are best for most structures in the neighborhood.

AR.6 A new building should appear similar in scale to traditional single family houses

- A. New construction should appear similar in mass and scale to nearby historic structures.
 - Structures in the Preservation Overlay Districts range from one to two stories, but most are typically one and one-half stories.
 - The primary plane of the building front should not appear taller than those of typical historic structures in the block.
- B. New construction should be within five feet of the average height of historic structures within the immediate neighborhood.
 - Historic residences within a 300 foot radius of the new structure should be used in calculating the height of the surrounding context.

AR.7 The form of a new building should be similar to those seen traditionally in the historic district

- A. Use building forms similar to those found traditionally in a district.
 - Vertically-oriented, rectangular shapes are typical and are encouraged.
 - One simple form should be the dominant element in a building design.
 - Building forms that step down in scale to the rear of the lot are encouraged.
 - Smaller, secondary buildings should be simple rectangular shapes, as well.
- B. Use traditional roof forms.
 - Sloping roofs such as gable and hip roofs are appropriate for primary roof forms.

- Exotic building and roof forms that would detract from the visual continuity of the street are discouraged. Geodesic domes and A-frames are not considered traditional building forms and should not be used.
 - Eave depths should be similar to those seen traditionally in the neighborhood.
- C. The number and size of dormers should be limited on a roof, such that the primary roof form remains prominent.
- Because they break up the perceived scale of a roof, dormers are also encouraged.
 - The top of a dormer's roof should be located below the ridge line of the primary roof and set back from the eave.
- D. Roofs should be similar in scale to those used historically on comparable buildings.
- The length of a roof ridge should not exceed those seen historically on comparable buildings.

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.
- Appropriate materials for primary structures include horizontal lap siding and brick.
 - Reflective materials, such as mirrored glass or polished metals, are inappropriate.
 - Rustic shakes are inappropriate.
- B. Exterior wood finishes should appear similar to those used historically.
- Maintain protective coatings of paint or stain on exterior wood siding
 - The lap dimensions of siding should be similar to that found traditionally (i.e., four to five inches of lap exposure).
- C. Masonry should appear similar to that used historically.
- Masonry unit sizes should be similar to those found traditionally.
 - Mortar joints should appear similar in color, texture, and joint width, to those seen historically.
- D. Materials should be applied in a manner similar to that used historically.
- For example, brick veneer should not “float” above a wood clapboard wall.
 - Traditionally, heavier materials (e.g., brick) were used for foundation piers.
 - More finished masonry or wood was used for primary walls, and wood was used for gable ends, roofs, and details.
 - This “hierarchy” of materials should be continued.
- E. Newer synthetic materials may be considered for a new structure, if they appear similar in character and detailing to traditional building materials.
- New materials should have a demonstrated durability in this climate and have the ability to be repaired under reasonable conditions.
 - Details of synthetic siding should match those of traditional wood siding. The lap dimensions of synthetic siding should be similar to those of historic wood lap siding (i.e., four to five inches of lap exposure).
- F. Roof materials should be composite shingles and convey a scale and texture similar to that used traditionally.
- Roof materials should be earth tones and have a matte, non-reflective finish.
 - Wood shakes are inappropriate.

AR.9 A new building should be visually compatible with historic structures in the area

- A. A new building should not be designed to look old.
- Use ornamental details with restraint.
- B. Using contemporary interpretations of historic styles is encouraged for new buildings.
- A new design that draws upon the fundamental similarities among historic buildings in the community (without copying them) is preferred. This will allow a new structure to be seen as a product of its own time and yet be compatible with its historic neighbors.
 - New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new. Contemporary details for porch railings and columns are other examples.

- New soffit details and dormer designs also could be used to create interest while expressing a new, compatible style.
 - The imitation of older historic styles may also be considered.
- C. New architectural details should relate to comparable historic elements in general size, shape, scale and finish.
- D. Where a deck is used, it should be unobtrusive, as seen from the street.
- Locating a deck to the rear of the primary structure is preferred.
- E. Use contemporary interpretations of architectural features that are common to traditional buildings in the neighborhood.
- These include porch columns and balustrades, chimneys, trim elements and shutters.
- F. If they are to be used, design ornamental elements, such as brackets and porches, to be in scale with similar historic features.
- Thin, fake brackets and strap work applied to the surface of a building are inappropriate uses of these traditional details.
 - Use ornamental details with constraint.
 - Historic details that were not found in the districts are inappropriate.

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.
- Consider providing only ribbon paving. This will reduce visual impacts-as well as show more drainage through soils.
 - Consider sharing a single drive and curb cut where driveway sare needed.
 - A driveway should lead straight from the street to the parking area.
 - A parking pad located in the front of a residence is not appropriate.
- 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 parking areas.
- A parking area should be located to the rear of a site.
 - Do not use a front yard for parking. Instead, use a long driveway, or alley access, that leads to parking located behind a building.

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

- A. The facade should “read” as a single composition.
- B. Employ color schemes that are simple in character.
- Using one base color for the building is preferred.
 - Using only one or two accent colors is also encouraged, although precedent does exist for using more than two colors in some situations.
- C. Base or background colors should be muted.
- Use the natural colors of the building materials, such as the buff color of limestone, as the base for developing the overall color scheme.
 - Use matte finishes instead of glossy ones.
- D. Reserve the use of bright colors for accents only.
- Bright colors may highlight entries.



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:	Mark Thoennes Builders, LLC	Micky Montgomery
*Title:	Builder	Laurel Creek Holdings
*Address:	106 S. Calhoun St Greenville SC	471 Tramrod Tr
*State:	SC	SC
*Zip:	29601	29690
*Phone:	864-304-9476	
*Email:	mark@markthoennesbuilders.com	micky@montgomeryrealtysc.com

PROPERTY INFORMATION

*STREET ADDRESS Balsam Dr

*TAX MAP #(S) 0192000101003

*PRESERVATION DISTRICT/SPECIAL DISTRICT overbrook 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) NA

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

New construction home, set back attached front entry garage which will meet city guide lines.

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 1/4" = 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.

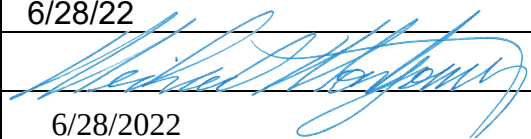
Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

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.

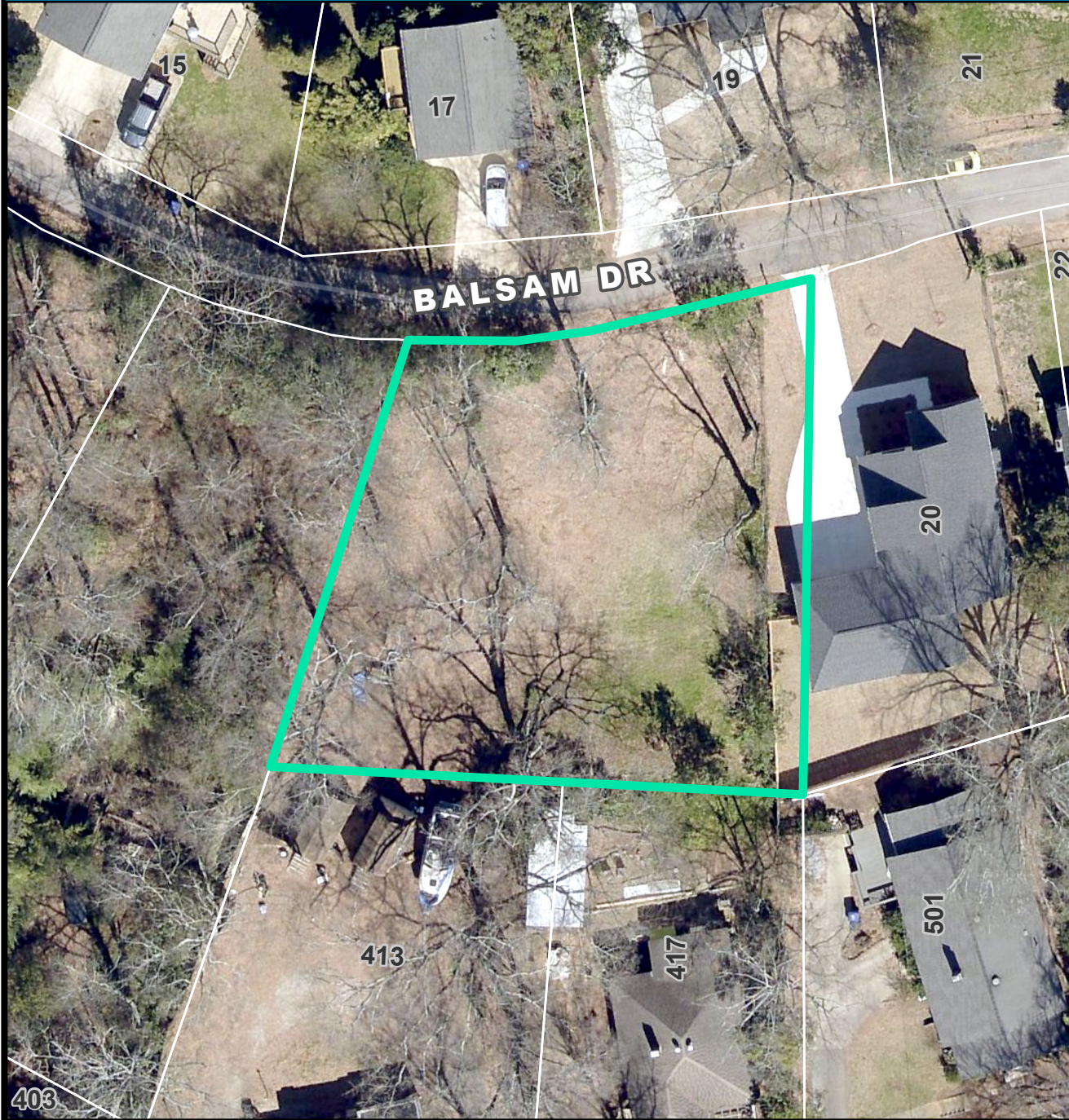
In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

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.

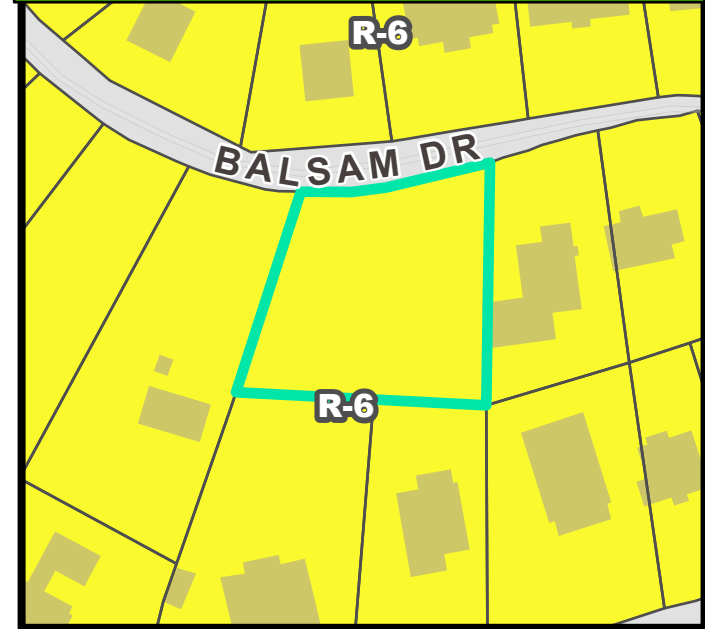
To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not ___ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	
Date	6/28/22
Property Owner/Authorized Agent	
Date	6/28/2022
Public Hearing information	
Public Hearing signs	

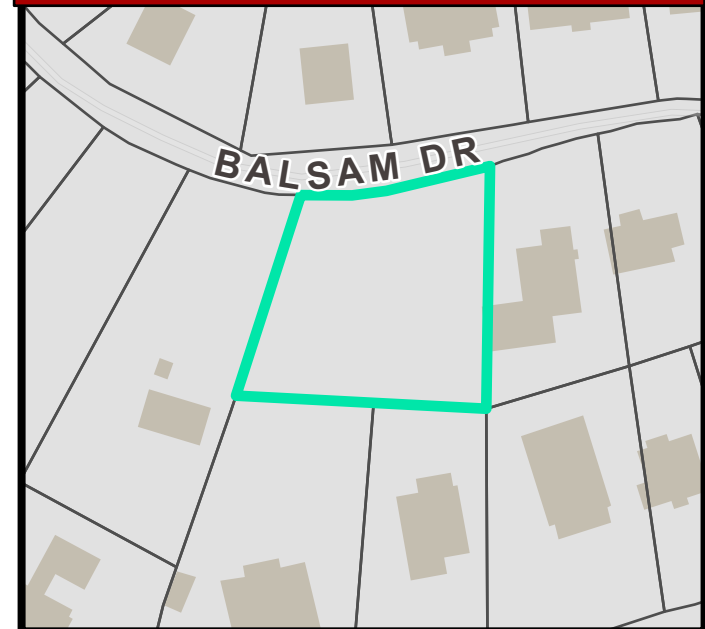
AERIAL VIEW



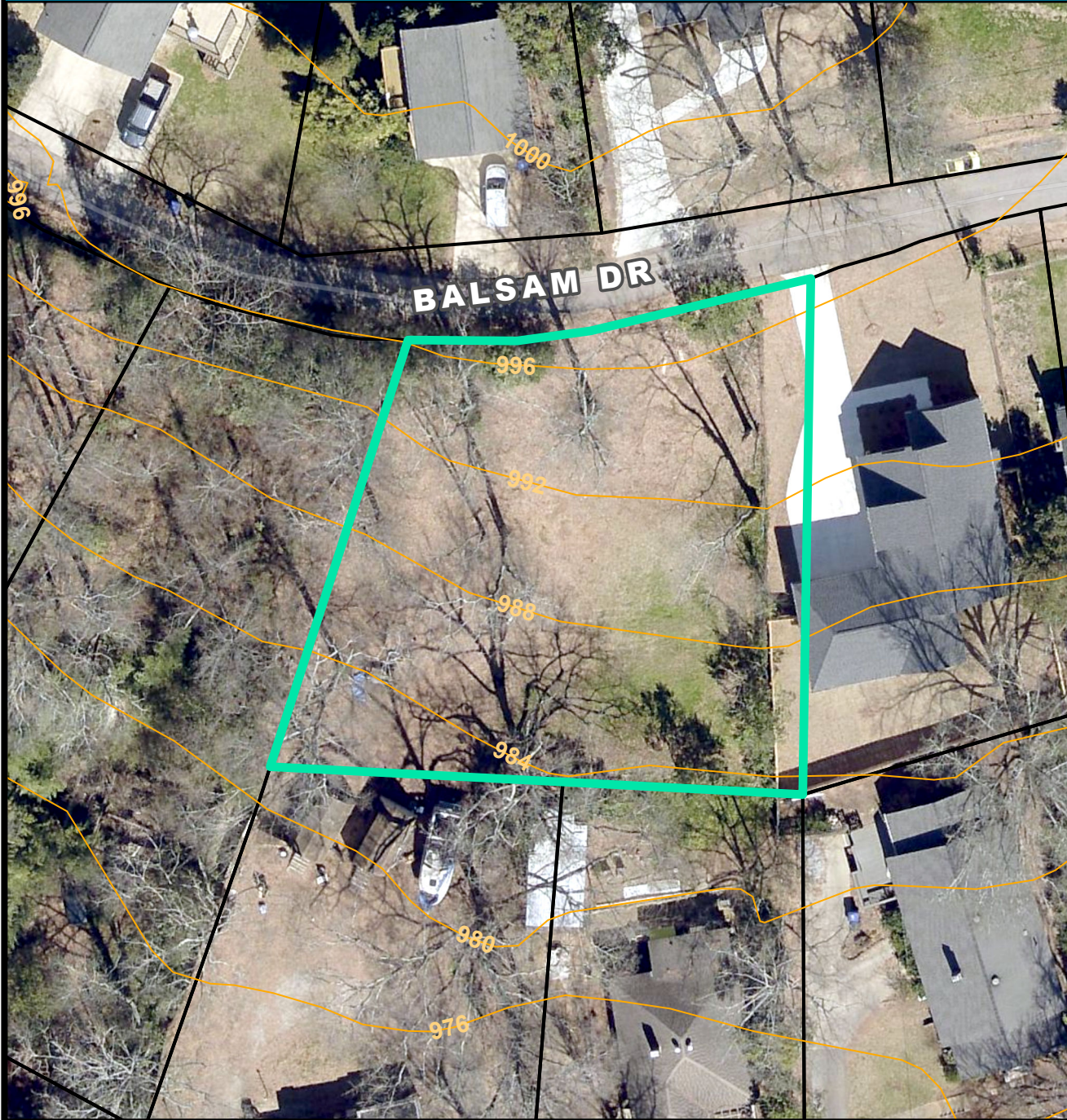
CURRENT ZONING



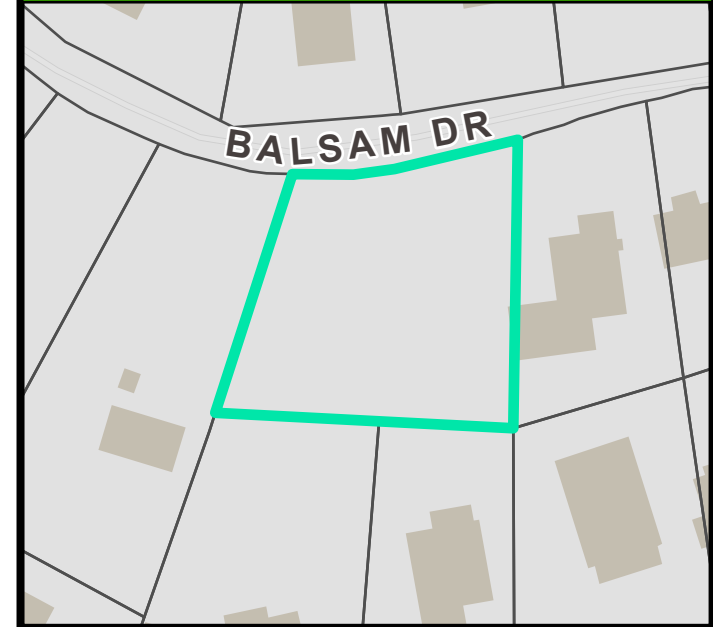
FUTURE LAND USE



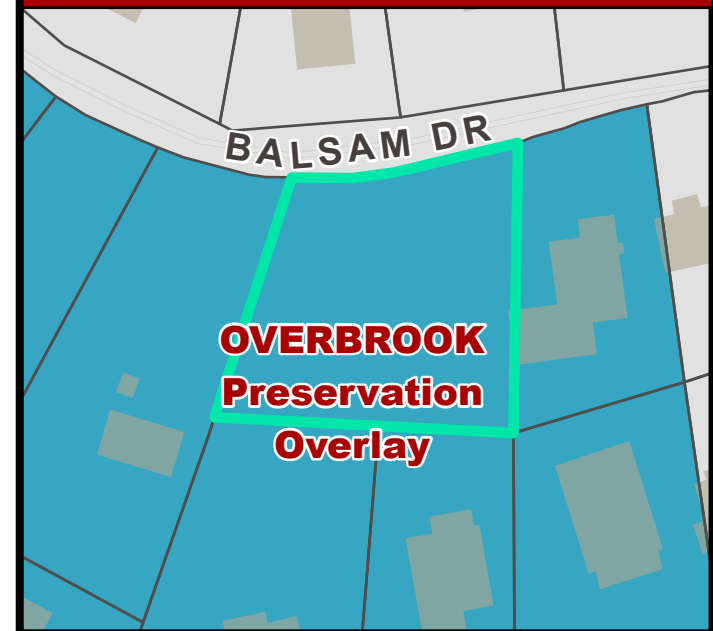
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



**OVERBROOK
Preservation
Overlay**

“The Coral”



Balsam Dr. Greenville, SC

APPROXIMATELY 2046 SQ FT

EXTERIOR FINISHES

Siding: Nichiha cementous 8" lap siding per plans



SW 7005

Pure White

Interior / Exterior

Location Number: 255-C1

Nichiha board and batton siding per plans



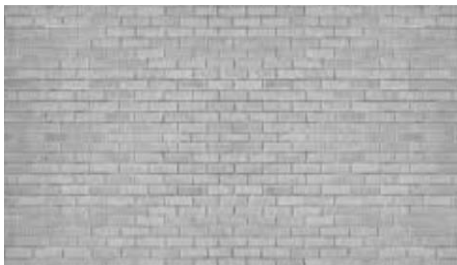
SW 6258

Tricorn Black

Interior / Exterior

Location Number: 251-C1

Brick Veneer: Per plans painted



SW 6254

Lazy Gray

Interior / Exterior

Location Number: 234-C2

Roof: Architectural black morie Shingles

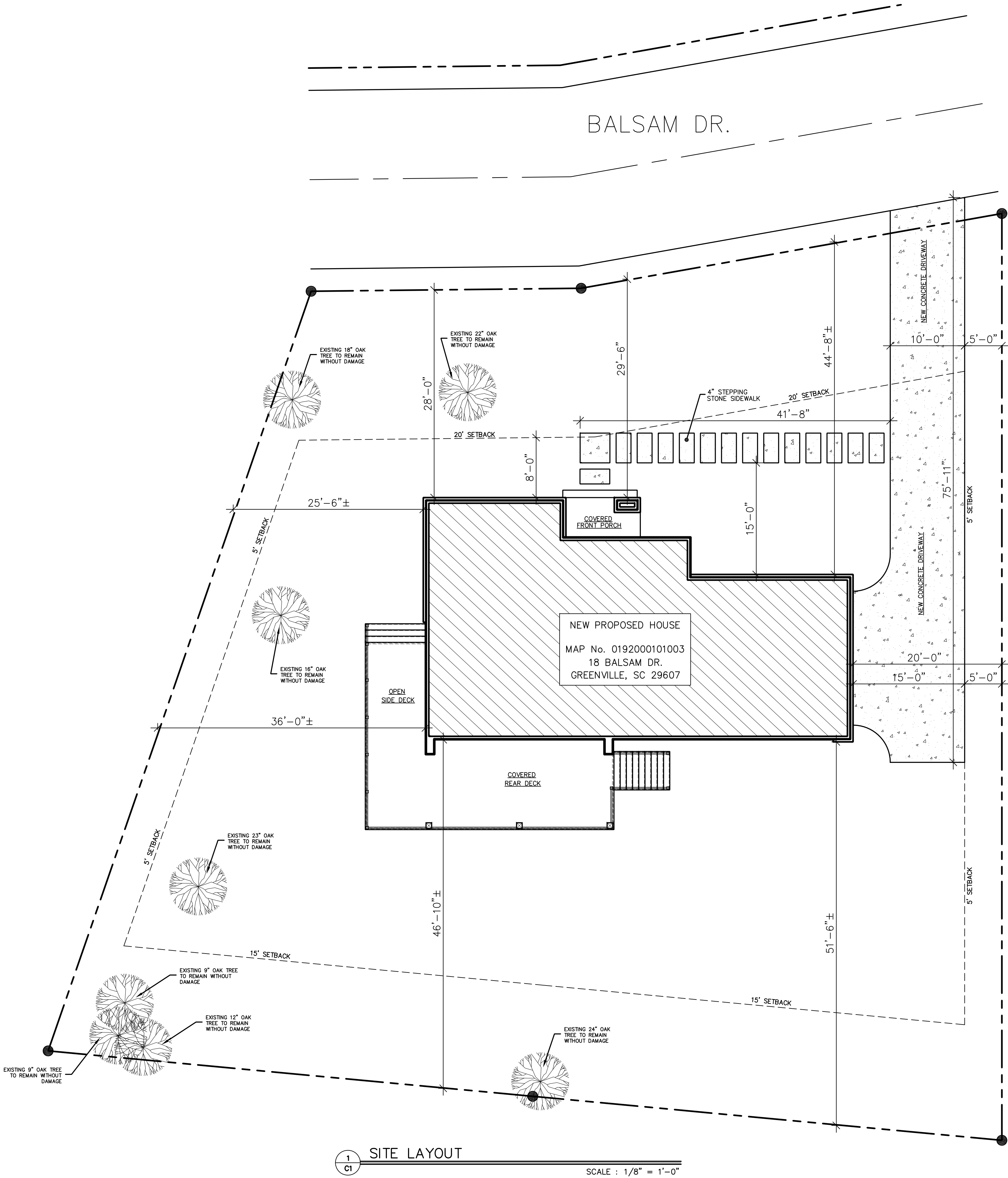


Garage Door: Clopay black steel



Windows: Sierra Pacific Black Aluminum Clad

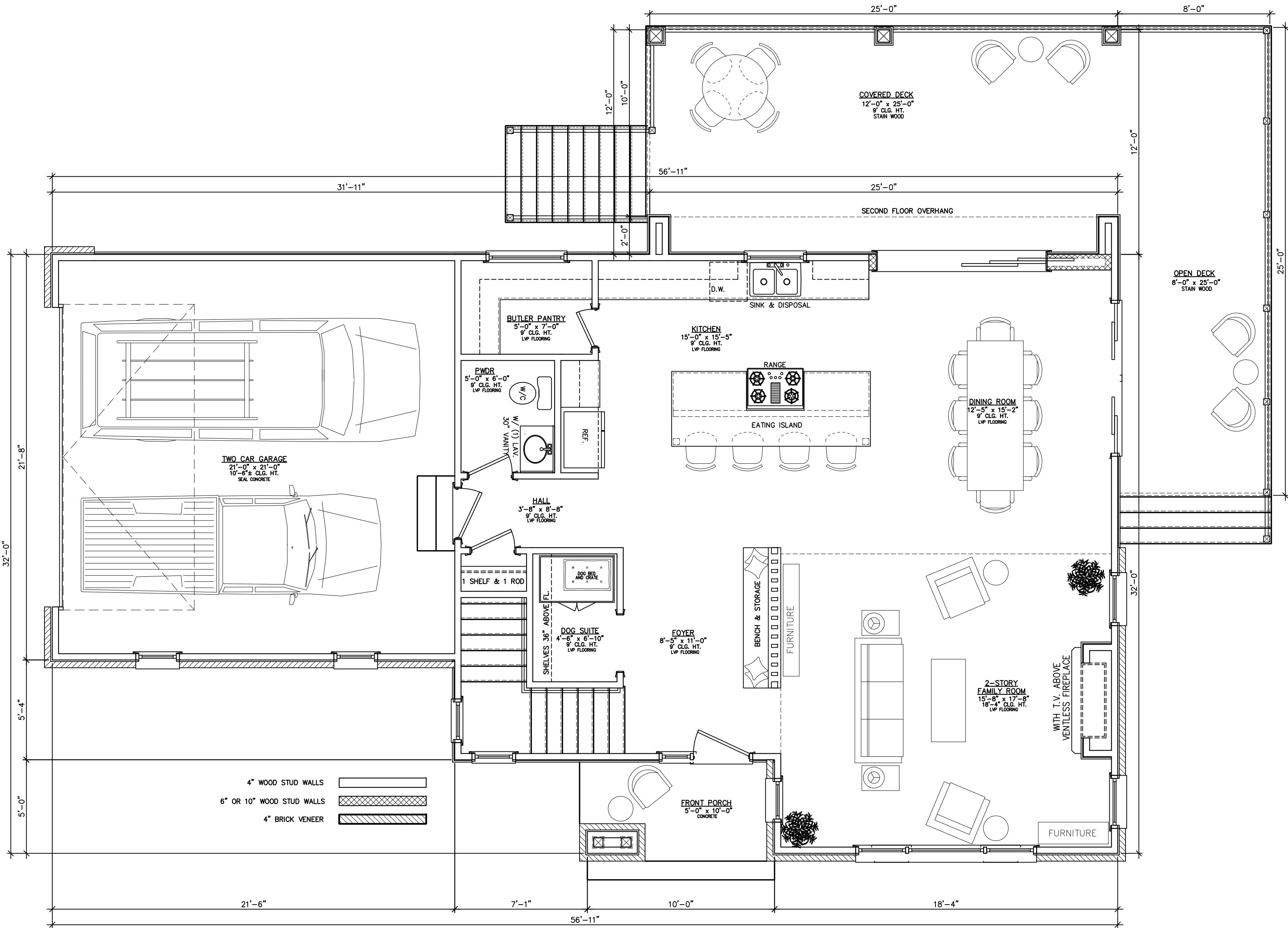




1 SITE LAYOUT

SCALE : 1/8" = 1'-0"

ARCHITECTURAL		PROJECT	OWNER
COMM. 2022-20 DATE: 7/15/22 DN., BY: JDN CKD. BY: JDN		THE SCHILLING HOUSE TMP # 0192000101003 18 BALSAM DR. GREENVILLE, SC 29607	MARK THOENNES BUILDERS, LLC 106 S. CALHOUN ST. GREENVILLE, S.C. 29601
SHEET NO.		ONE MAN & A RULER	
C1		2722 HARWELL ST. CLAREMONT, N.C. 28610 JOE NORRIS PHONE: (864) 360-4282	
OF: _____			
TOTAL: _____			



1 FIRST FLOOR PLAN W/ ROOM SIZE AND NOTES

A1 FIRST FLOOR GROSS HEATED SQ.FT. = 1,048 SQ.FT.
SECOND FLOOR GROSS HEATED SQ.FT. = 1,070 SQ.FT.
GARAGE GROSS UNHEATED SQ.FT. = 466 SQ.FT.
DECK & COVERED DECK SQ.FT. = 500 SQ.FT.
TOTAL GROSS HEATED SQ.FT. = 2,118 SQ.FT.
TOTAL BUILDING SQ.FT. = 2,584 SQ.FT.

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

ARCHITECTURAL

FIRST FLOOR PLAN
WITH ROOM SIZE AND NOTES

PROJECT

THE SCHILLING HOUSE
TMP # 0192000101003
18 BALSAM DR.
GREENVILLE, SC 29607

OWNER

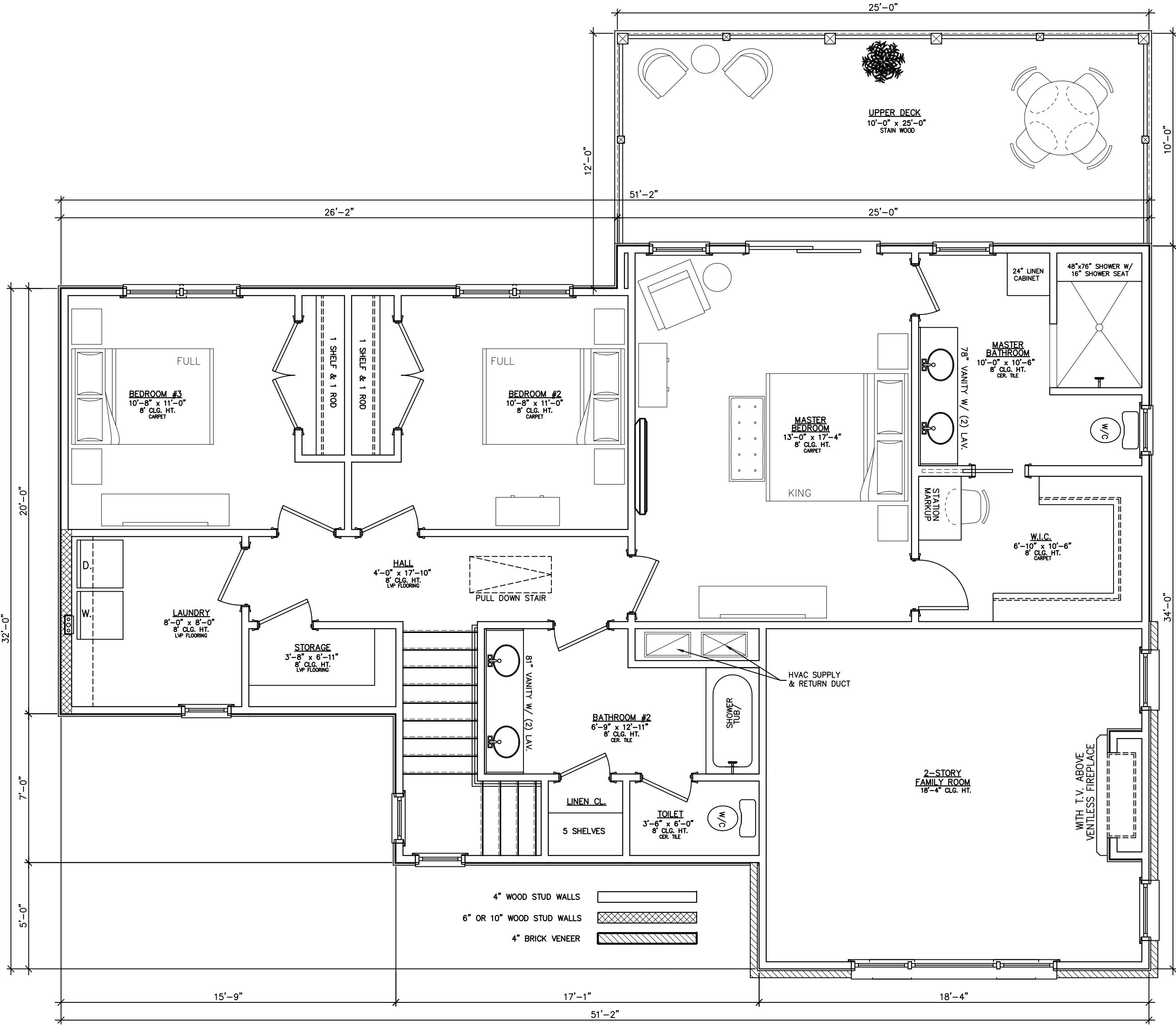
MARK THOENNES
BUILDERS, LLC
106 S. CALHOUN ST.
GREENVILLE, S.C. 29601

ONE MAN & A RULER

2722 HARWELL ST.
CLAREMONT, N.C. 28610
JOE NORRIS PHONE: (864) 360-4282

COMM.
2022-20
DATE:
7/15/22
DN. BY:
JDN

SHEET NO.
A1
OF:
TOTAL:



2 SECOND FLOOR PLAN W/ ROOM SIZE AND NOTES

FIRST FLOOR GROSS HEATED SQ.FT. = 1,048 SQ.FT.
SECOND FLOOR GROSS HEATED SQ.FT. = 1,070 SQ.FT.
GARAGE GROSS UNHEATED SQ.FT. = 466 SQ.FT.
DECK & COVERED DECK SQ.FT. = 500 SQ.FT.
TOTAL GROSS HEATED SQ.FT. = 2,118 SQ.FT.
TOTAL BUILDING SQ.FT. = 2,584 SQ.FT.

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

ARCHITECTURAL

SECOND FLOOR PLAN
WITH ROOM SIZE AND NOTES

PROJECT

THE SCHILLING HOUSE
TMP # 0192000101003
18 BALSAM DR.
GREENVILLE, SC 29607

OWNER

MARK THOENNES
BUILDERS, LLC
106 S. CALHOUN ST.
GREENVILLE, S.C. 29601

ONE MAN & A RULER

2722 HARWELL ST.
CLAREMONT, N.C. 28610
JOE NORRIS PHONE: (864) 360-4282

COMM.
2022-20
DATE:
7/15/22
DN.. BY:
JDN

SHEET NO.
A2
OF:
TOTAL:



EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TP PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.

OWNER

MARK THOENNES
BUILDERS, LLC
106 S. CALHOUN ST.
GREENVILLE, S.C. 29601

PROJECT

THE SCHILLING HOUSE
TMP# 0192000101003
18 BALSAM DR.
GREENVILLE, SC 29607

ARCHITECTURAL

FRONT AND RIGHT SIDE
ELEVATIONS W/ NOTES

COMM. 2022-20
DATE: 7/15/22
DN. BY: JDN
CKD. BY: JDN

SHEET NO.
A5
OF: _____
TOTAL: _____

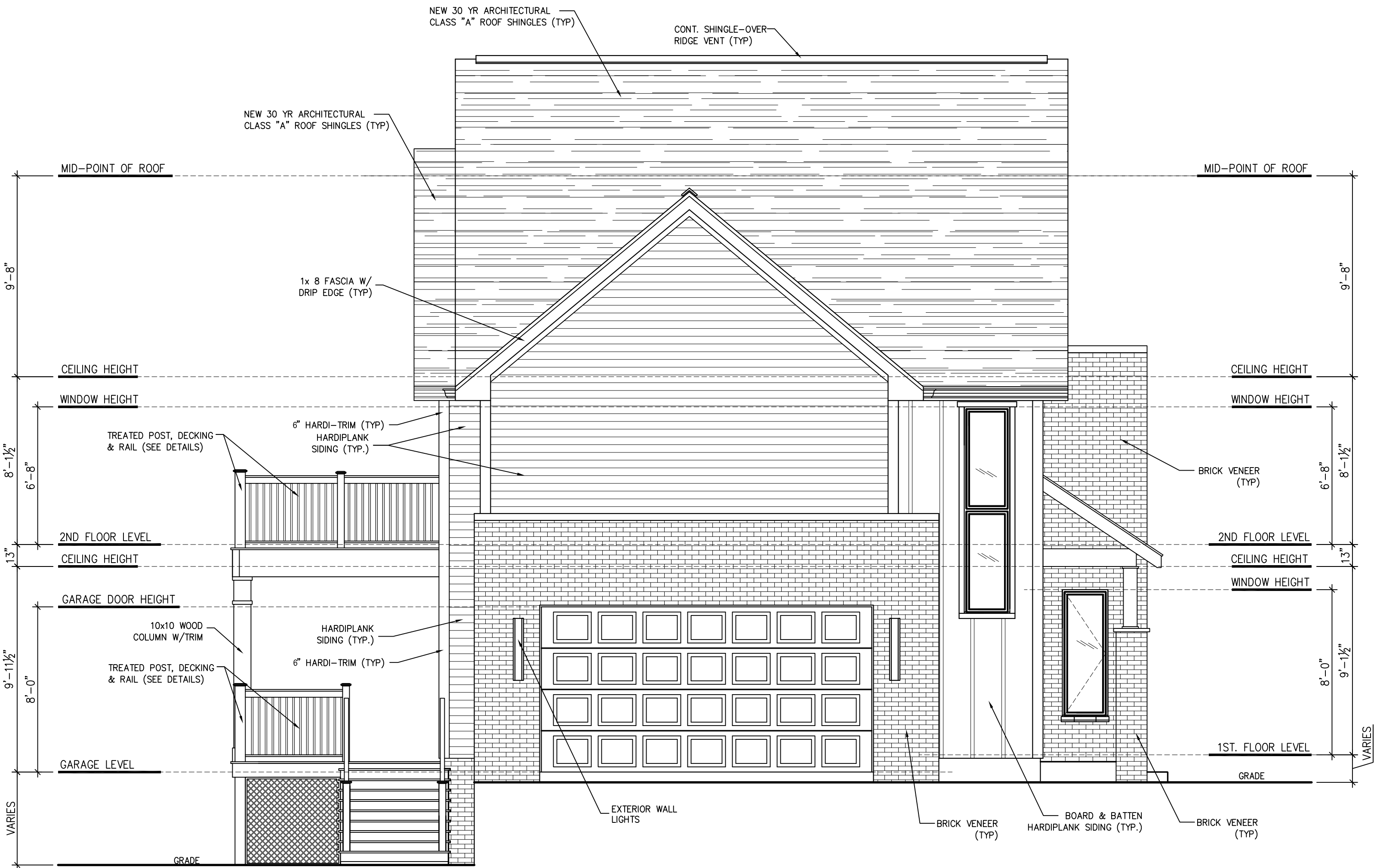
ONE MAN & A RULER

2722 HARWELL ST.
CLAREMONT, N.C. 28610
JOE NORRIS PHONE: (864) 360-4282



1 REAR ELEVATION

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



2 RIGHT SIDE ELEVATION

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

EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TP PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.

ONE MAN & A RULER
2722 HARWELL ST.
CLAREMONT, N.C. 28610
JOE NORRIS PHONE: (864) 360-4282

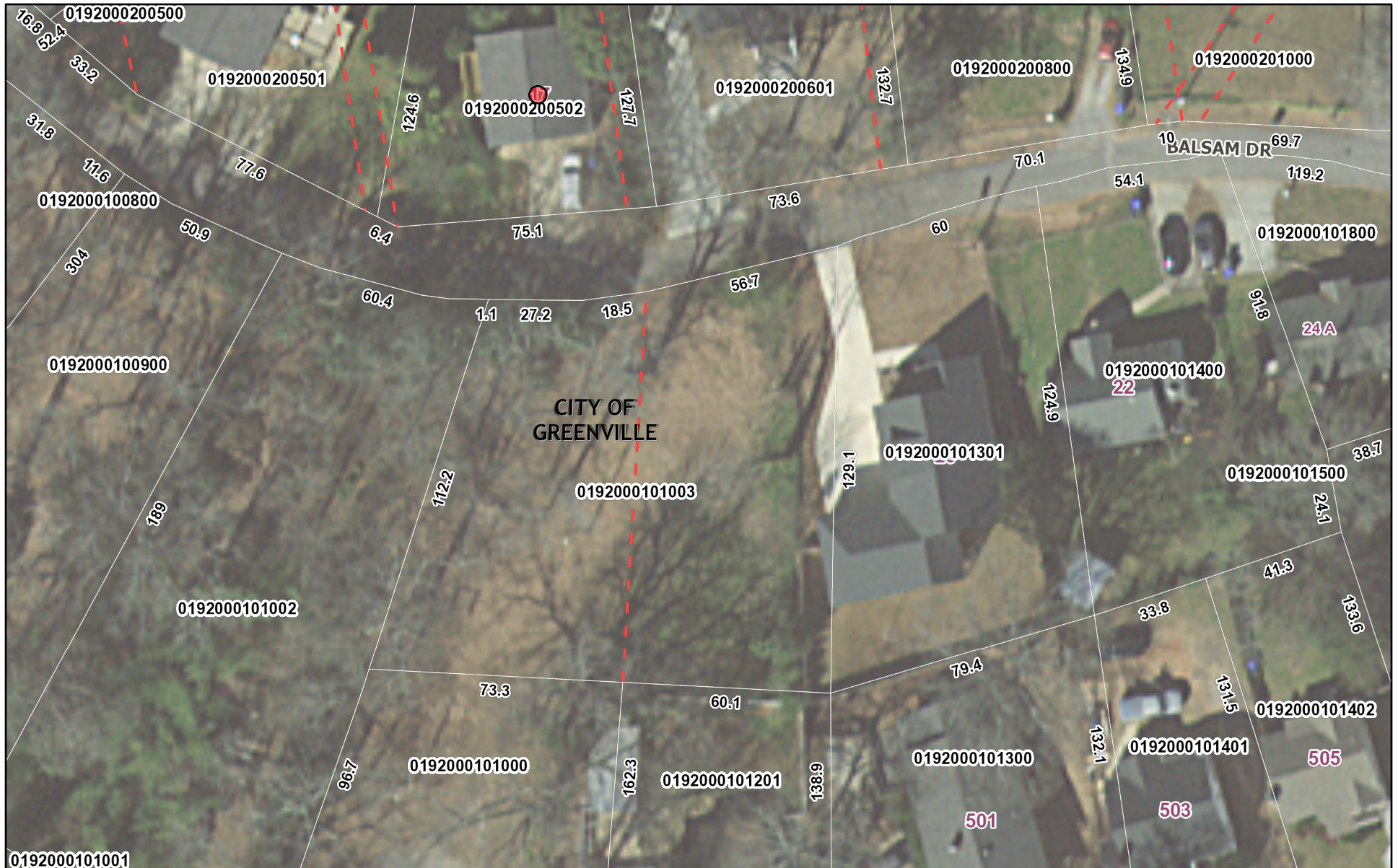
OWNER
MARK THOENNES
BUILDERS, LLC
106 S. CALHOUN ST.
GREENVILLE, S.C. 29601

PROJECT
THE SCHILLING HOUSE
TMP# 0192000101003
18 BALSAM DR.
GREENVILLE, SC 29607

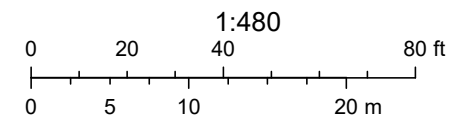
ARCHITECTURAL
REAR AND LEFT SIDE
ELEVATIONS W/ NOTES

COMM. 2022-20
DATE: 7/15/22
DN. BY: JDN
CKD. BY: JDN
SHEET NO. A6
OF: _____
TOTAL: _____

Greenville County, SC



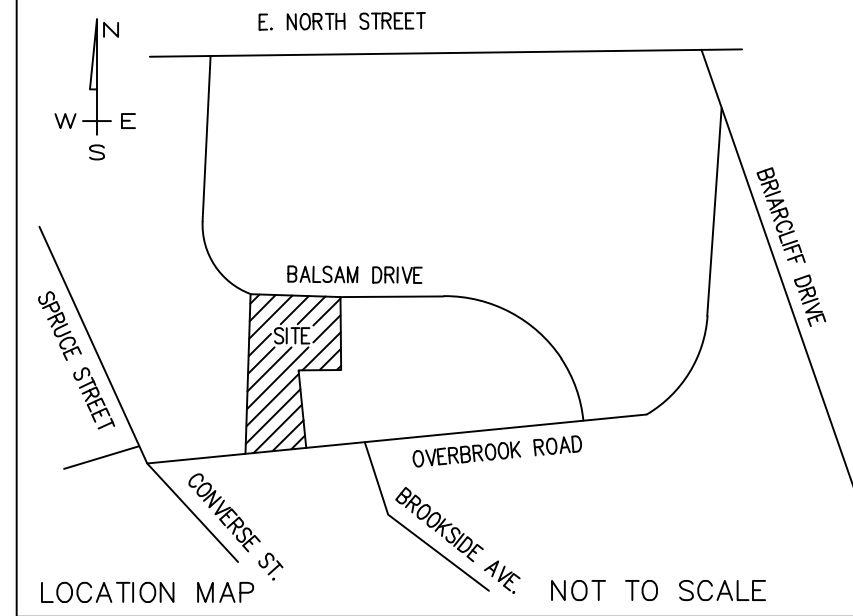
June 8, 2022



Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville, South Carolina 29601, Greenville County,

Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records.

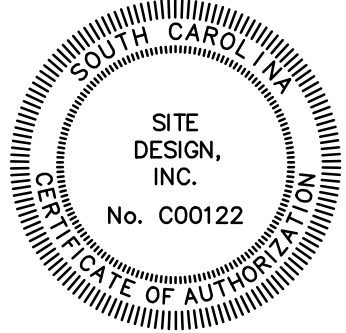
NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER 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.



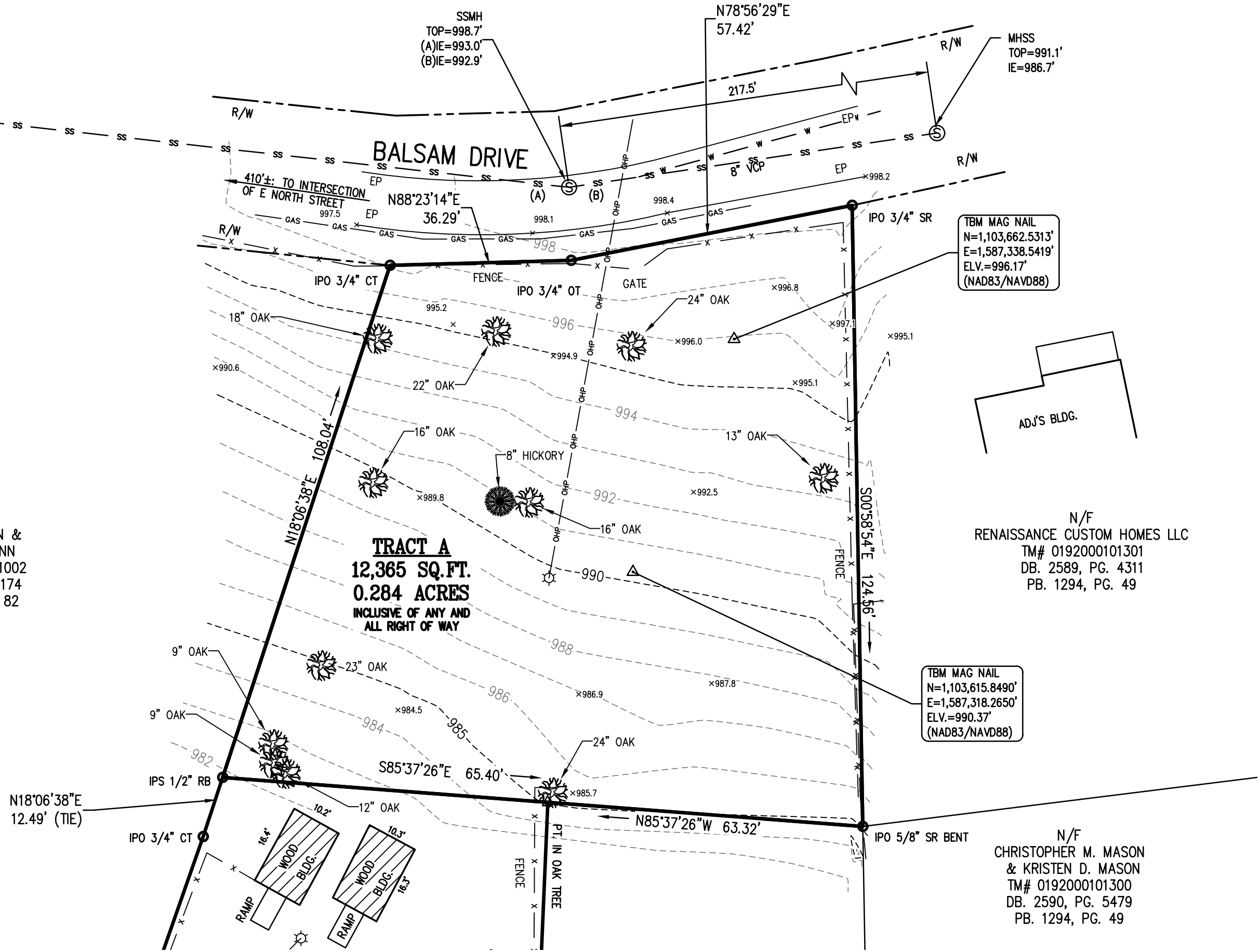
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

REFERENCE:
DB 2614, PG 5260
DB 2601, PG 5352
PB 1388, PG 36

A. CLAY JONES, P.L.S.
S.C. REG. NO. 26210



N/F
DONNA A. WINN &
ROBERT K. WINN
TM# 0192000101002
DB. 1967, PG. 174
PB. 1284, PG. 82



N/F
RENAISSANCE CUSTOM HOMES LLC
TM# 0192000101301
DB. 2589, PG. 4311
PB. 1294, PG. 49

N/F
CHRISTOPHER M. MASON
& KRISTEN D. MASON
TM# 0192000101300
DB. 2590, PG. 5479
PB. 1294, PG. 49

TOPO NOTES:
1. ELEVATIONS ARE BASED ON NAVD88 (SCVRS)
2. CONTOURS ARE SHOWN AT 1' INTERVALS

CAUTION

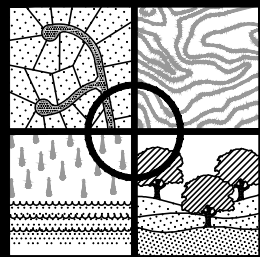


Know what's below.
Call before you dig.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

TOPOGRAPHIC SURVEY FOR
LAUREL CREEK HOLDINGS, INC
GREENVILLE COUNTY, SOUTH CAROLINA

SCALE 1"=20'	PROPERTY ADDRESS 413 OVERBROOK ROAD	TAX PIN 0192000101003
DATE 3-19-21	FIELD CREW MS/NC	DRAWN BY TBO/BOO



SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
PH: (864)271-0496
www.sitedesign-inc.com







**Planning Staff Report to
Design Review Board - Urban
July 29, 2022**
for the August 4, 2022 Public Hearing

Docket Number: 22-498
Applicant: Melanie R. Anderson for Johnston Design Group
Property Owner: Steven Cohen for Phi Realty, LLC
Property Location: 1007 Hampton Avenue
Tax Map Number: 0026000300900
Acreage: 1.368
Zoning: PD, Planned Development District
Proposal: Renovation of a Local Landmark Designated Structure
Staff Recommendation: **Approve**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.3.8 Certificate of Appropriateness

Application Request:

Requested Renovations

The structure is currently in poor condition and the applicant proposes to rehabilitate the building and re-purpose it for commercial and/or live/work units as proposed and approved in the original Planned Development application. All work shall be completed in accordance with the Secretary of the National Park Service Historic Preservation Standards. Exterior work shall consists of:

- Exterior renovation and preservation of all existing masonry to be cleaned and repaired where necessary.
- The existing concrete parapet cap to be preserved and the new roof to be flashed to the top of the cap.
- New aluminum canopies to be added over all entrances.
- On the facade facing Hampton Avenue, the existing door and wood surround to be replaced with a new residential full lite door to fit the existing masonry opening.
- The existing windows to be replaced with residential windows appropriate for the existing masonry openings and all metal security bars to be removed.
- On all other sides, the existing windows to be replaced with residential windows appropriate for the existing masonry openings.

- The existing door on the facade toward Hagood will be replaced with a new residential full lite door to fit the existing masonry opening.
- The two existing overhead doors to be replaced with a full glass overhead door in both locations.
- The existing roof to the structure will be replaced with a new roof of similar configuration to correct all leaks and deteriorated material.

Staff Analysis:

Project History

On September 2nd, 2021, the DRB-Urban Panel granted local landmark status to the property via LLDE 21-636 due to the property's representative architecture and distinctive place in Greenville's economic history. As a condition of that LLDE, all future exterior improvements are required to obtain a Certificate of Appropriateness.

Additionally, early iterations of improvements to the property were approved by the Board on April 7th 2022, as part of the required designs for an RHP application. That RHP was granted (RHP 22-193) and this current application is a refinement of those initial designs already reviewed and approved by the board.

Staff Analysis

Staff finds the proposed detailed renovations to be in alignment with the preliminary plans approved through RHP 22-193. The plans maintain existing features, details, and window dimensions. Additions are respectful of the building's historic character yet are distinctive in form to clearly separate new and old elements. All new additions are subordinate in scale to the original architecture and detailing. The plans are respectful of the structure's historic architectural detailing and integrity. Staff notes that the applicant plans to preserve original features when feasible. Although replacement of original materials is generally discouraged, staff finds that the proposed replacements are appropriate due to the structure's current state of disrepair.

Therefore, staff recommends approval with the following conditions:

- 1. New canopy fasteners / attachments shall enter the existing wall at the masonry joints, and shall not drill through or significantly damage the original masonry.**
- 2. Should the mural indicated in RHP 22-193 be contemplated, it shall be approved through Arts in Public places, and shall not constitute a permanent waterproof coating thereby potentially damaging the original brick or mortar.**

Relevant Design Guidelines for Historic Resources:

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

A. Avoid removing or altering any significant architectural detail.

- Porches, turned columns, brackets and jigsaw ornaments, if historic, are examples of architectural features that should not be removed or altered. Other significant features include the building's overall form, its roof form and its structure.
- Do not remove or alter architectural details that are in good condition or that can be repaired in place.

- B.** Avoid adding elements or details that were not part of the original building.
 - For example, details such as decorative millwork or shingles should not be added to a building if they were not an original feature of that structure.
- C.** Protect and maintain significant stylistic elements.
 - Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity.
 - The best preservation procedure is to maintain historic features from the outset so that intervention is not required.
 - Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint.

HR.2 Deteriorated architectural details should be repaired rather than replaced, whenever possible.

- A.** Repair only those features that are deteriorated.
 - Patch, piece-in, splice, consolidate or otherwise upgrade existing materials, using recognized preservation methods.
 - Isolated areas of damage may be stabilized or fixed using consolidants. Epoxies and resins may be considered for wood repair. Also, special masonry repair components may be used.
 - Removing damaged features that can be repaired is not appropriate.
 - Protect features that are adjacent to the area being worked on.
- B.** When disassembly of an historic element is necessary for its restoration, use methods that minimize damage to the original materials.
 - When disassembly of an historic feature is required in a restoration procedure, document its location so it may be repositioned accurately. Always devise methods of replacing the disassembled materials in their original configuration.
- C.** Use approved technical procedures for cleaning, refinishing, and repairing architecture details.
 - When choosing preservation treatments, use the gentlest means possible that will achieve the desired results.
 - Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint

HR.3 Original architectural details that have deteriorated beyond repair should be replaced in kind.

- A.** Remove only that which is deteriorated and must be replaced.
 - Replace only those portions that are beyond repair.
 - Match the original in composition, scale and finish when replacing materials or features.
 - If the original was wood clapboard siding, for example, then the replacement material should be wood. That should match the original in size, the amount of materials exposed, and finish (e.g., traditionally a smooth finish that was then painted). The amount of exposed lap should match as well.
- B.** Replace missing original details in kind.
 - If parts are damaged or missing, consider replacing them in kind with the same kind of material as the original.
 - If substitute materials must be used, then they should convey the visual appearance of the original materials in design, scale, proportion, finish, and appearance.

- C. Repair or replacement of missing or deteriorated details should be based on original features.
 - The design should be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's heritage.
- D. When reconstruction of an element is impossible, developing a compatible new design that is a simplified interpretation of the original is appropriate.
 - This is appropriate when inadequate information exists to allow for an accurate reconstruction of missing features.
 - The new element should relate to comparable features in general size, shape, scale, and finish.
 - Use materials similar to those that were used historically.

HR.4 Original building materials should be preserved in place, whenever feasible.

- A. Maintain existing wall materials and textures.
 - Avoid removing materials that are in good condition or that can be repaired in place.
 - Remove only those materials that are deteriorated and must be replaced.
 - Features that define the overall historic character, such as walls, cornices, pediments, steps, and foundations, should be preserved.
 - Avoid rebuilding a major portion of an exterior wall that could be repaired. Reconstruction may result in a building that is no longer historic.
 - If portions of wood siding must be replaced, be sure to match the style and lap dimensions of the original.

HR.5 Deteriorated building materials should be repaired rather than replaced, whenever possible.

- A. Repair deteriorated primary building materials by patching, piecing-in, consolidating or otherwise reinforcing the materials.
 - Avoid the removal of damaged materials that can be repaired.
 - Isolated areas of damage may be stabilized or fixed, using consolidants. Epoxies and resins may be considered for wood repair. Also, special masonry repair components may be used.
- B. Use the gentlest means possible to clean a structure.
 - Perform a test patch to determine that the cleaning method will cause no damage to the material's surface. Many procedures can actually have an unanticipated negative effect upon building materials and result in accelerated deterioration or a loss of character.
 - If cleaning is appropriate, a low-pressure water wash is preferred. Chemical cleaning may be considered if a test patch is first reviewed and negative effects are not found.
 - Clean masonry only when necessary to arrest deterioration (but not for cosmetic reasons). Low-pressure water and detergent cleaning, using bristle brushes, is encouraged.
- C. Use technical procedures that preserve, clean, refinish or repair historic materials and finishes.
 - Abrasive methods such as sandblasting are not appropriate, as they permanently erode building materials and finishes and accelerate deterioration.
 - A firm experienced in the cleaning of historic buildings should be hired to advise on the best, lowest impact method of cleaning that is appropriate for a project.

- Property owners also should note that an early paint layer may be lead-based, in which case, special procedures are required for its treatment.
- If siding materials that contain asbestos were used to cover original materials, it is highly recommended that they be removed. (Please note that asbestos is a hazardous material and may require removal by a qualified contractor.)
- See also *Preservation Briefs #6: Dangers of Abrasive Cleaning to Historic Buildings*, published by the National Park Service.

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.
 - If the original material is wood clapboard, for example, then the replacement material should be wood as well. It should match the original in size, the amount of exposed lap and finish.
 - Replace only the amount required. If a few boards are damaged beyond repair, then only replace them and not the entire wall.
- B.** Do not use synthetic materials, such as aluminum or vinyl siding or panelized brick, as replacements for primary building materials on an historic structure.
 - In some instances, substitute materials may be used for replacing architectural details, but doing so is not encouraged. If it is necessary to use a new material, such as a fiberglass column, the style and detail should match that of the historic model.
 - Primary building materials, such as wood siding and brick, should not be replaced with synthetic materials.
 - See also *Preservation Briefs #16: The Use of Substitute Materials on Historic Building Exteriors*, published by the National Park Service.

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.
 - Original mortar, in good condition, should be preserved in place.
 - See also *Preservation Briefs #1: The Cleaning and Waterproof Coating of Masonry Buildings*, published by the National Park Service.
- B.** Repoint mortar joints where there is evidence of deterioration.
 - Mortar is easier to replace than masonry.
 - Mortar joints should be cleared with hand tools.
 - Do not use mortar with a high portland cement content. It will be harder than the brick and will not allow for expansion or contraction. The result is deterioration of the brick.
 - Mortar should fill the joint but should not overfill it, and it should not be smeared on the faces of the masonry units.
 - See also *Preservation Briefs #2: Repointing Mortar Joints in Historic Brick*, published by the National Park Service.
- C.** Brick that was not painted historically should not be painted.

- Masonry naturally has a water-protective layer, or patina. Painting masonry walls can seal in moisture already in the masonry, thereby not allowing it to breathe and causing extensive damage over the years.

D. Protect brick from water deterioration.

- Provide proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in decorative features.

HR.16 A new or replacement window or door should match the appearance of the original.

A. When window or door replacement is necessary, match the replacement to the original design as closely as possible.

- Preserve the original casing, when feasible.
- If the original is double-hung, then the replacement window should also be doublehung, or at a minimum, appear to be so. Match the replacement also in the number and position of glass panes.
- Very ornate windows or doors that are not appropriate to the building's architectural style are inappropriate.
- Using the same material (wood) as the original is preferred.
- A substitute material may be considered if it will match those of the original in dimension, profile and finish.

B. Maintain the historic ratio of solid-to-void on a primary facade.

- Significantly increasing the amount of glass on a character-defining facade will negatively affect the integrity of the structure.

C. A new opening should be similar in location, size and type to those seen traditionally.

- All buildings which face the street should have a well-defined front entrance.
- Limit the number of doors on outbuildings.
- A general rule for a window opening is that the height should be twice the dimension of the width.
- Windows should be simple in shape, arrangement and detail.
- Unusually shaped windows, such as triangles and trapezoids may be considered as accents only.

D. On a new or replacement window, wooden snap-in muntins and mullions may be considered.

- On facades not visible from the public way, snap-in muntins may be an alternative if they create the same affect as true divided lights. Often, this means that muntins will need to be used on both the inside and outside of the window.
- Snap-in muntins and mullions should be made from wood and they should convey the scale and finish of those true muntins and mullions seen historically.
- Snap-in muntins and mullions should be used on both the inside and outside of the window.

E. Windows and doors should be finished with trim elements similar to those used traditionally.

- This trim should have a dimension similar to that used historically.
- Divided lights should be formed from smaller mullions integral to the window.



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:	Melanie R. Anderson for Johnston Design Group	Steven Cohen for Phi Realty, LLC
*Title:	Project Architect	Owner
*Address:	411 University Ridge, Suite D	P.O. Box 3694
*State:	South Carolina	South Carolina
*Zip:	29601	29608
*Phone:	803.924.5655	864.419.2994
*Email:	melanie@johnstondesigngroup.us	scohen@nautiluscapital.com

PROPERTY INFORMATION

*STREET ADDRESS 1007 Hampton Avenue, Greenville, SC 29601

*TAX MAP #(S) 0026000300900

*PRESERVATION DISTRICT/SPECIAL DISTRICT N/A

*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.

Reference RHP 22-193 Exterior renovation and preservation of an existing 1920s structure that has the local landmark designation. All existing masonry to be cleaned and repaired where necessary per the Secretary of the National Park Service Historic Preservation Standards. The existing concrete parapet cap will be preserved, and the new roof will be flashed to the top of the cap. New aluminum canopies to be added over all entrances. On the facade facing Hampton Avenue, the existing door and wood surround will be replaced with a new residential full lite door to fit the existing masonry opening. The existing windows will be replaced with residential windows appropriate for the existing masonry openings and all metal security bars will be removed. On all other sides, the existing windows will be replaced with residential windows appropriate for the existing masonry openings. The existing door on the facade toward Hagood will be replaced with a new residential full lite door to fit the existing masonry opening. The two existing overhead doors will be replaced with a full glass overhead door in both locations. The existing roof to the structure will be replaced with a new roof of similar configuration to correct all leaks and deteriorated material.

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 1/4" = 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.

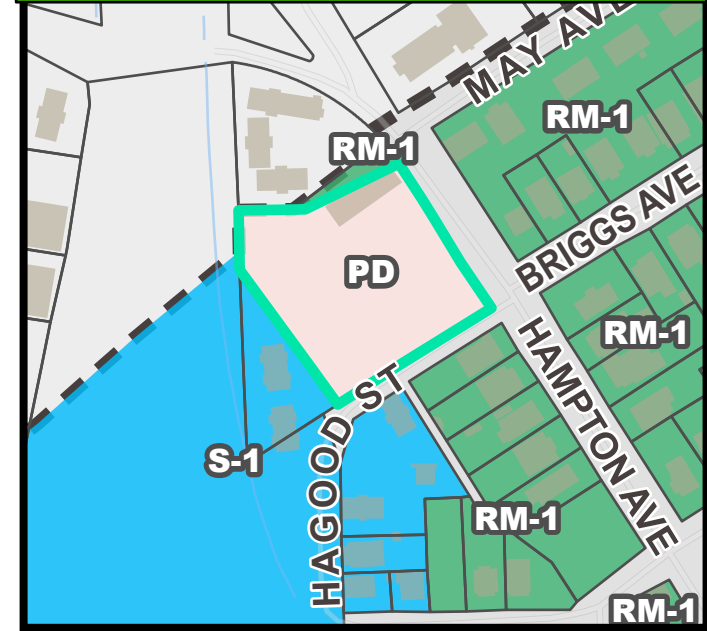
*Signatures	
Applicant	
Date	July 6, 2022
Property Owner/Authorized Agent	
Date	July 6, 2022
Public Hearing information	
Public Hearing signs	

CA 22-498 • 1007 HAMPTON AVENUE

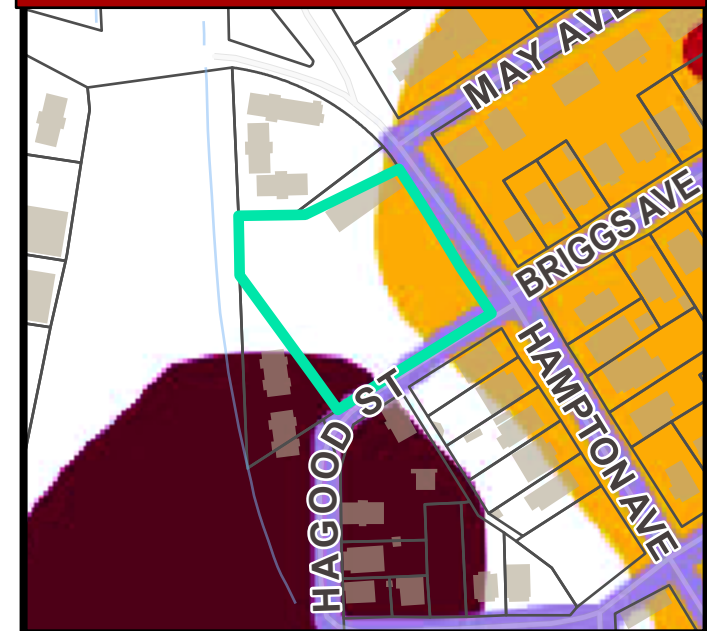
AERIAL VIEW



CURRENT ZONING

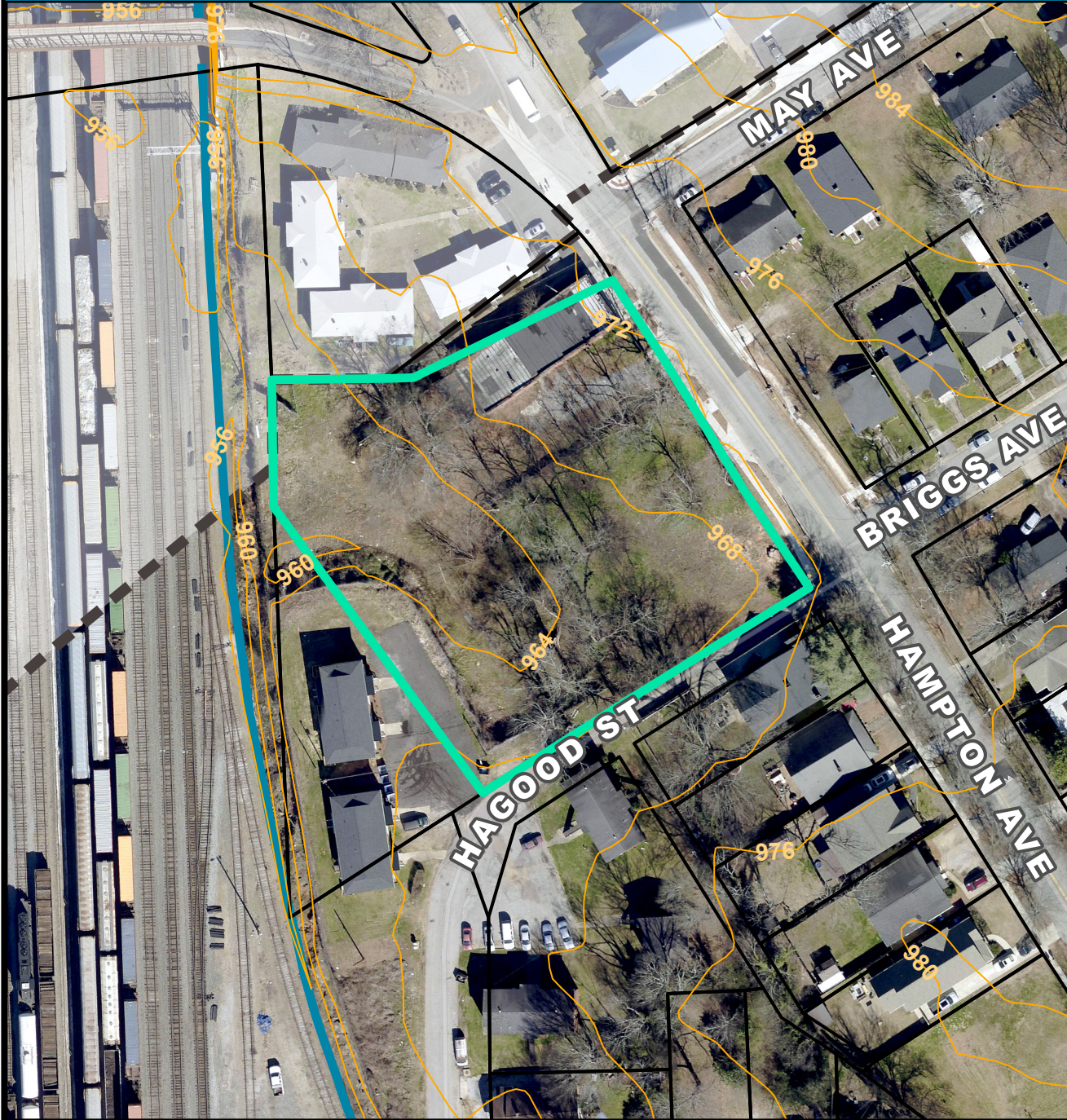


FUTURE LAND USE

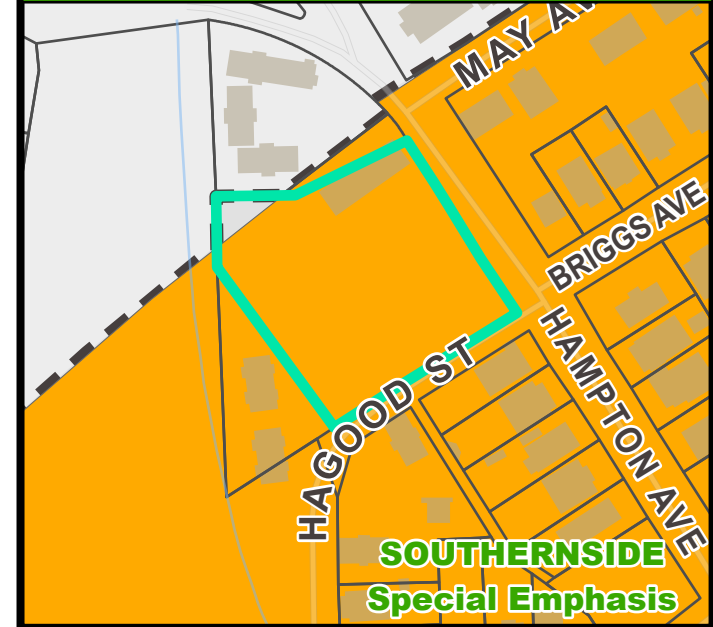


CA 22-498 • 1007 HAMPTON AVENUE

NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



1007 HAMPTON AVENUE
GREENVILLE, SC 29601

johnstondesigngroup.us

GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS. IF A DIMENSION IS UNCLEAR OR A DISCREPANCY IS FOUND IT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO THE COMMENCEMENT OF WORK. WHERE FABRICATION IS REQUIRED, DIMENSIONS SHALL BE VERIFIED PRIOR TO THE PRODUCTION OF SHOP DRAWINGS.
3. ALL CONDITIONS HAVING JURISDICTION SHALL BE STRICTLY OBSERVED IN THE CONSTRUCTION OF THE PROJECT INCLUDING ALL APPLICABLE STATE, CITY, COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES.
4. REFER TO THE FIRE RESISTANCE DIRECTORY (LATEST EDITION) BY UNDERWRITER'S LABORATORIES FOR THE REQUIREMENTS OF ALL SPECIFIED FIRE RATED ASSEMBLIES.
5. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSIDERED THE OWNER'S RESPONSIBILITY TO BRING TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. MODIFICATIONS MAY BE REQUIRED BY THE CONTRACTOR TO ACCOMMODATE FOR MINOR VARIATIONS IN THE WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND INSTALLATION OF OWNER SUPPLIED EQUIPMENT AS IDENTIFIED IN THE DRAWINGS AND SPECIFICATIONS, INCLUDING THE RELOCATION OF EXISTING EQUIPMENT.
7. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES AND COORDINATING WITH NEW WORK. ADVISE ARCHITECT/ENGINEER OF CONFLICTS PRIOR TO COMMENCEMENT OF WORK.
8. ALL GRADING SHALL SLOPE AWAY FROM THE BUILDING.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE PROJECT AND SCHEDULING OF THE WORK CONDUCTED BY OTHER TRADES.
10. THE CONTRACTOR SHALL CONSTRUCT CHASES AND/OR RECESSES AS SHOWN, AND AS REQUIRED TO CONCEAL THE WORK OF OTHER TRADES AS DIRECTED BY THE ARCHITECT TO MATCH ADJACENT CONSTRUCTION, REGARDLESS IF SHOWN ON THE DRAWINGS.
11. ALL WALLS AND FLOOR PENETRATIONS SHALL BE PATCHED AND SEALED BY THEIR RESPECTIVE TRADES.
12. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TAKEN TO THE CENTERLINE OF WALLS/PARTITIONS.
13. DIMENSIONS TO MASONRY CONSTRUCTION ARE GIVEN TO THE NOMINAL FACE OF THE WALL.
14. EXTERIOR MASONRY DIMENSIONS ARE TAKEN TO THE NOMINAL FACE OF THE WALL, UNLESS OTHERWISE NOTED. CLEAR DIMENSIONS SHALL BE TAKEN FROM THE FINISHED FACE OF WALLS.
15. WALLS OVERLAPPING COLUMN LINES SHALL BE ASSUMED CENTERED ON THE COLUMN UNLESS OTHERWISE INDICATED.
16. THE CONTRACTOR SHALL FURNISH AND INSTALL BLOCKING IN FRAMED WALL ASSEMBLIES WHERE WALL MOUNTED ACCESSORIES, CABINETS OR OTHER ACCESSORIES ARE INDICATED.
17. TERMINATE ALL INTERIOR WALLS TO THE UNDERSIDE OF DECKING, UNLESS OTHERWISE NOTED OR INDICATED BY SPECIFIC PARTITION TYPES.



	DETAIL TAG
	ELEVATION TAG
	SECTION CUT TAG
	INTERIOR ELEVATION TAG
	CUT LINE
	SPOT ELEVATION
	WALL TYPE TAG
	WINDOW TAG
	PLUMBING FIXTURE & EQUIPMENT TAG
	CEILING HT. TAG
	REVISION TAG
	ROOM TAG
	DOOR TAG

AFB	ABOVE FINISH FLOOR	DIM.	DIMENSION	LTS	LIGHTNING	RM	ROOM
AFG	ABOVE FINISH GRADE	D.COMM.	DATA COMMUNICATION	MCB	MAIN CIRCUIT BREAKER	SAB	SOUND ATTENUATION BATT.
AGH	ABOVE COUNTER HEIGHT	Ø	DIAMETER	MANUF	MANUFACTURER	S.F.	SQUARE FOOTAGE
AHU	AIR HANDLING UNIT	DS	DOWNSPOUT	MH	MAN HOLE	SIM.	SIMILAR
AL	ALUMINUM	DWS	DRAWING	MDP	MAIN DISTRIBUTION PANEL	SP	SURGE PROTECTION DEVICE
ARCH	ARCHITECTURAL	E.C.	ELECTRICAL CONTRACTOR	M.O.	MASONRY OPENING	STO.	STORAGE
A/V/C	AUDIO / VISUAL CONTRACTOR	ELEC.	ELECTRICAL	MR	MOISTURE RESISTANT	SW	SWITCH
BLDG	BUILDING	ELEV.	ELEVATION	MTD	MOUNTED	TYP	TYPICAL
BKR	BREAKER	ENG.	ENGINEER	NFTA	NO FINISH THIS AREA	UV	UNIT VENTILATOR
BR.	BEDROOM	EXP.JT.	EXPANSION JOINT	NTS	NOT TO SCALE	UNO	UNLESS NOTED OTHERWISE
CIR.	CIRGLE	F.O.M.	FACE OF MASONRY	NO.	NUMBER	UH	UNIT HEATER
C.J.	CONTROL JOINT	GB.	GLASS BLOCK	NOM.	NOMINAL	UNGD	UNDERGROUND
CLR	CLEAR	G.C.	GENERAL CONTRACTOR	PDR.	PONDER ROOF	W	WASHER
CMU	MASONRY UNIT	GFI	GROUND FAULT INTERRUPTER DEVICE	P.E.	STRUCTURAL ENGINEER	W/	WITH
C.O.	CASED OPENING	GWB	GYPSUM WALL BOARD	PH	PHASE	XH	WATER HEATER
CONC	CONCRETE	HR	HOOR	PNL	PANEL	XPMR	TRANSFORMER
CONST.	CONSTRUCTION	HT	HEIGHT	PWR	POWER		
CTR.	CENTER	I.D.	INTERIOR DESIGN	RECEP	RECEPTACLE		
CU	COPPER	IG	ISOLATED GROUND	REGD	REQUIRED		
D	DRYER	LDRY	LAUNDRY ROOM	RCF	REFLECTED CEILING PLAN		

<u>OWNER</u>	<u>CONTRACTOR</u>	<u>CIVIL & LANDSCAPE ARCHITECT</u>
PHI REALTY, LLC F BOX 3601 GREENVILLE, S.C. 29608 PHONE: 864.419.2994	TRIANGLE CONSTRUCTION CO. INC. 2624 LAURENS ROAD GREENVILLE, SC 29607 PHONE: 864.288.5500	SEAMON WHITESIDE 508 SHETTIGAN RD #101 GREENVILLE, S.C. 29601 PHONE: 864.298.0534
<u>ARCHITECT</u>	<u>STRUCTURAL</u>	<u>MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION</u>
JOHNSTON DESIGN GROUP, LLC 411 UNIVERSITY RIDGE SUITE D GREENVILLE, SC 29601 PHONE: 864.250.0701	ARROWOOD & ARROWOOD 412-B PATTINGRU STREET GREENVILLE, S.C. 29601 PHONE: 864.233.9383	CM ENGINEERING 14301 SOUTH LAKE DRIVE, SUITE "E" CHARLOTTE, NC 28211 PHONE: 704.688.9320

GENERAL	
G1.01	COVER SHEET & PROJECT DATA THOMPSON AUTOMOTIVE
ARCHITECTURAL	
A1.01	THOMPSON AUTOMOTIVE FLOOR PLAN, RCP & ROOF PLAN
A1.02	THOMPSON AUTOMOTIVE DEMO PLAN
A2.03	THOMPSON AUTOMOTIVE EXTERIOR ELEVATIONS
A2.04	THOMPSON AUTOMOTIVE DEMO ELEVATIONS
A3.04	THOMPSON AUTO BUILDING SECTIONS
A5.01	THOMPSON AUTOMOTIVE ENLARGED DETAILS
A6.05	OPENING SCHEDULES & DETAILS THOMPSON AUTOMOTIVE
A6.06	OPENING SCHEDULES & DETAILS THOMPSON AUTOMOTIVE
A6.01	THOMPSON AUTOMOTIVE PHOTOS
STRUCTURAL	
S1.00	STRUCTURAL PLAN AND DETAILS
PLUMBING	
P1.01	PLUMBING PLAN
MECHANICAL	
M1.01	MECHANICAL PLAN
ELECTRICAL	
E1.01	ELECTRICAL GENERAL NOTES
E1.02	ELECTRICAL LEGEND
E1.03	ELECTRICAL DETAILS
E1.04	ELECTRICAL RISER AND PANEL SCHEDULES
E1.05	ELECTRICAL PLAN

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COVER SHEET & PROJECT DATA THOMPSON AUTOMOTIVE

G1.81



- THOMPSON AUTOMOTIVE
PARTIAL FOUNDATION PLAN

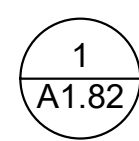
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Commission: 220029
Date: 8/25/2021
Drawn By: MRA, AR, PH
Checked By: JSJ, KD

A1.81



1/8" = 1'-0"

DEMO KEY NOTES	
Key Value	Keynote Text
1	DEMOLISH WOOD FRAMED WALLS.
2	REMOVE ROLL UP DOOR & ANY MOUNTING TRACKS
3	REMOVE ALL EXISTING PLUMBING FIXTURES & EQUIPMENT.
4	REMOVE WOOD COLUMNS.
5	REMOVE SECURITY BARS, 2x BUCK, WINDOW FRAME & TRIM, PREPARE OPENING FOR NEW WINDOW. SALAVGE SECURITY BARS FOR POSSIBLE REINSTALATION.
6	REMOVE DOOR, JAMB & 2x BUCK, PREPARE OPENING FOR NEW DOOR.
7	REMOVE STAIRS & RAILINGS
8	DEMOLISH FLOOR PREPARE FOUNDATION WALLS FOR NEW FLOOR STRUCTURE.
9	DEMOLISH CONCRETE THRESHOLD AND PREPARE FOUNDATION WALL FOR NEW CONCRETE THRESHOLD.
10	DEMOLISH C.I.P. WALL
11	DEMOLISH CHIMNEY, SALVAGE BRICKS FOR REUSE IN BUILDING REPAIR.
15	SAW CUT FLOOR, REMOVE & PREPARE FOR NEW CONCRETE SLAB.
16	SAW CUT AROUND FLOOR DRAIN, PREPARE FOR NEW CONCRETE SLAB.

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A2.83



MATERIAL LEGEND	
(T1)	ALUMINUM CLAD WINDOW
(T2)	ALUMINUM CLAD FULL LITE DOOR
(T3)	ALUMINUM/GLASS OHD, CUSTOM COLOR MATCH TO WINDOWS
(T4)	PREFINISHED METAL, MATCH EXISTING CONCRETE CAP
(T5)	CEMENT BOARD PAINTED



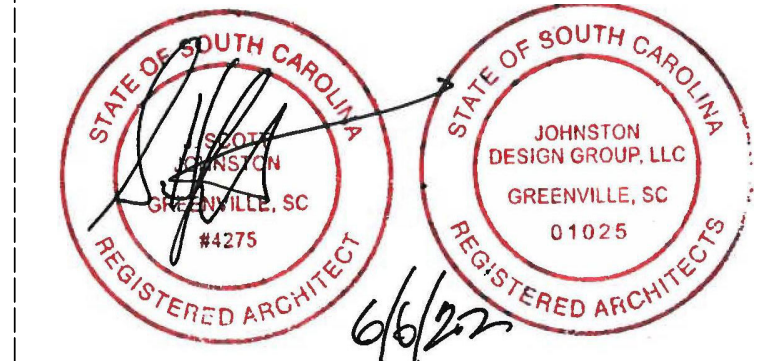
DEMO KEY NOTES	
Key Value	Keynote Text
2	REMOVE ROLL UP DOOR & ANY MOUNTING TRACKS
5	REMOVE SECURITY BARS, 2x BUCK, WINDOW FRAME & TRIM, PREPARE OPENING FOR NEW WINDOW. SALAVGE SECURITY BARS FOR POSSIBLE REINSTALATION.
6	REMOVE DOOR, JAMB & 2x BUCK, PREPARE OPENING FOR NEW DOOR.
9	DEMOLISH CONCRETE THRESHOLD AND PREPARE FOUNDATION WALL FOR NEW CONCRETE THRESHOLD.
11	DEMOLISH CHIMNEY, SALVAGE BRICKS FOR REUSE IN BUILDING REPAIR.
12	SAW CUT CONCRETE CAP FLUSH TO INTERIOR SIDE OF PARAPET WALL.
13	SAW CUT DETORATED PARAPET CAP & PREPARE PARAPET FOR NEW CONCRETE CAP.
14	DEMOLISH ROOF.

[illegible]

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THOMPSON AUTOMOTIVE DEMO ELEVATIONS

A2.84



**WATER TOWER
CROSSING
THOMPSON
AUTOMOTIVE**

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**WATER TOWER
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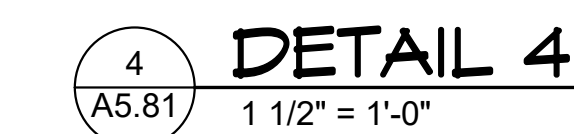
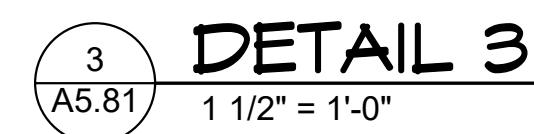
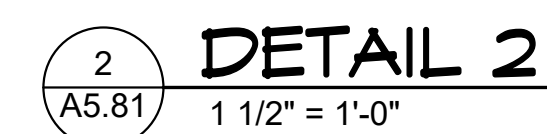
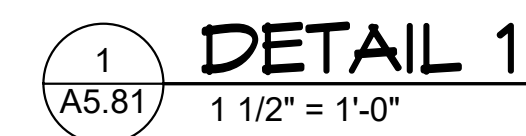
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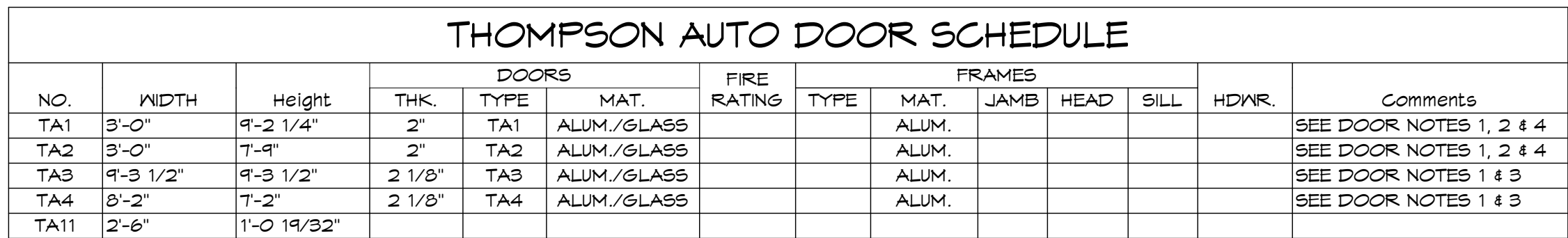
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Checked By: JSJ, KD

THOMPSON AUTO BUILDING SECTIONS

A3.84





1. FACTORY FINISHED ALUM. FRAME FULL GLASS DOOR. CUSTOM MATCHED TO THE GLAD ALUMINUM WINDOWS. GLOPAY AVANTE OR EQUAL.
2. FIELD VERIFY HEIGHT.
3. FIELD VERIFY HEIGHT AND WIDTH.
4. GLADDING TO MATCH GLAD WINDOWS.

$$1/2'' = 1'-0''$$

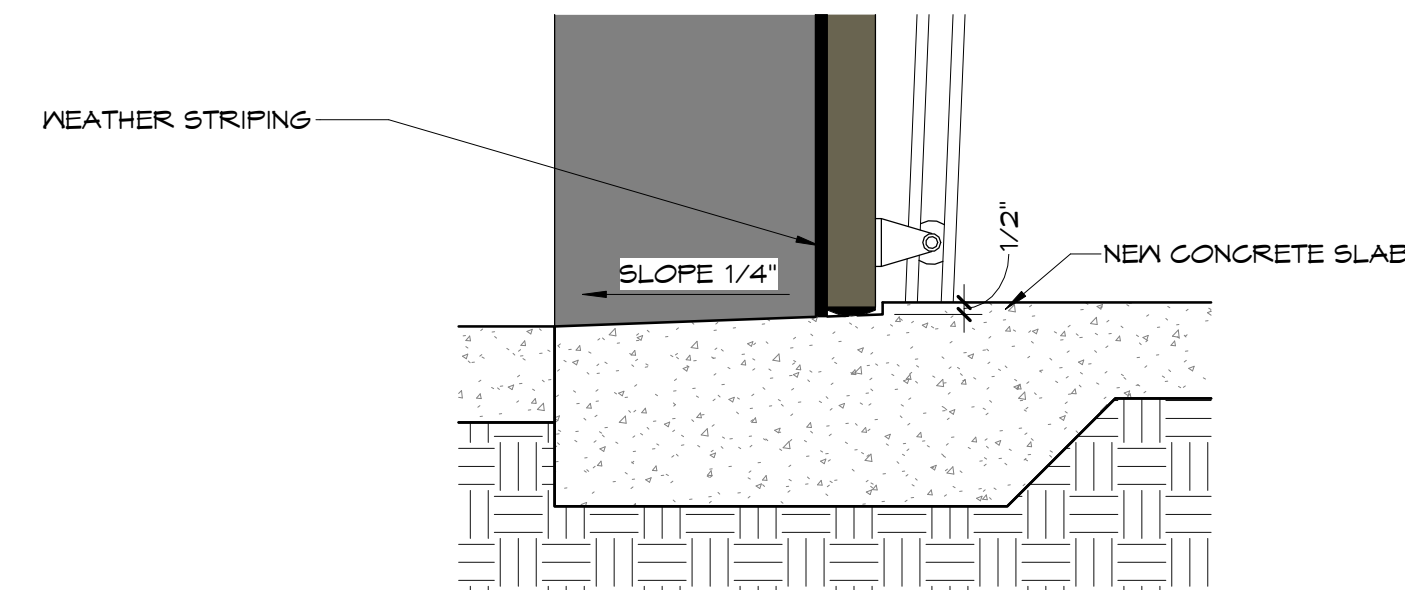
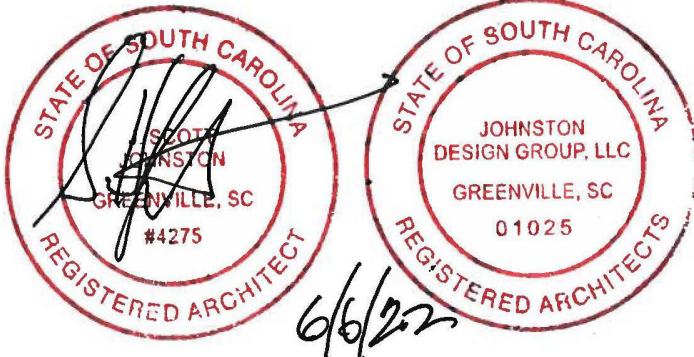


Diagram illustrating the cross-section of a window sill assembly. The assembly includes the following components and labels:

- CEMENT BOARD, PAINTED
- PREFINISHED METAL SILL PAN WITH HEMED EDGE
- SEALANT, PROVIDE 2 KEEPS
- EXISTING SLOPING MORTAR SILL
- SEALANT
- FLEX WRAP WITH BACK DAM
- 2x P.T. FRAMING

Johnston
DESIGN GROUP



**WATER TOWER
CROSSING
THOMPSON
AUTOMOTIVE**

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OPENING SCHEDULES & DETAILS THOMPSON AUTOMOTIVE

A6.86



**WATER TOWER
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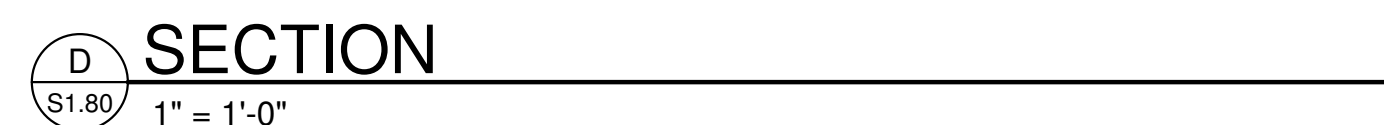
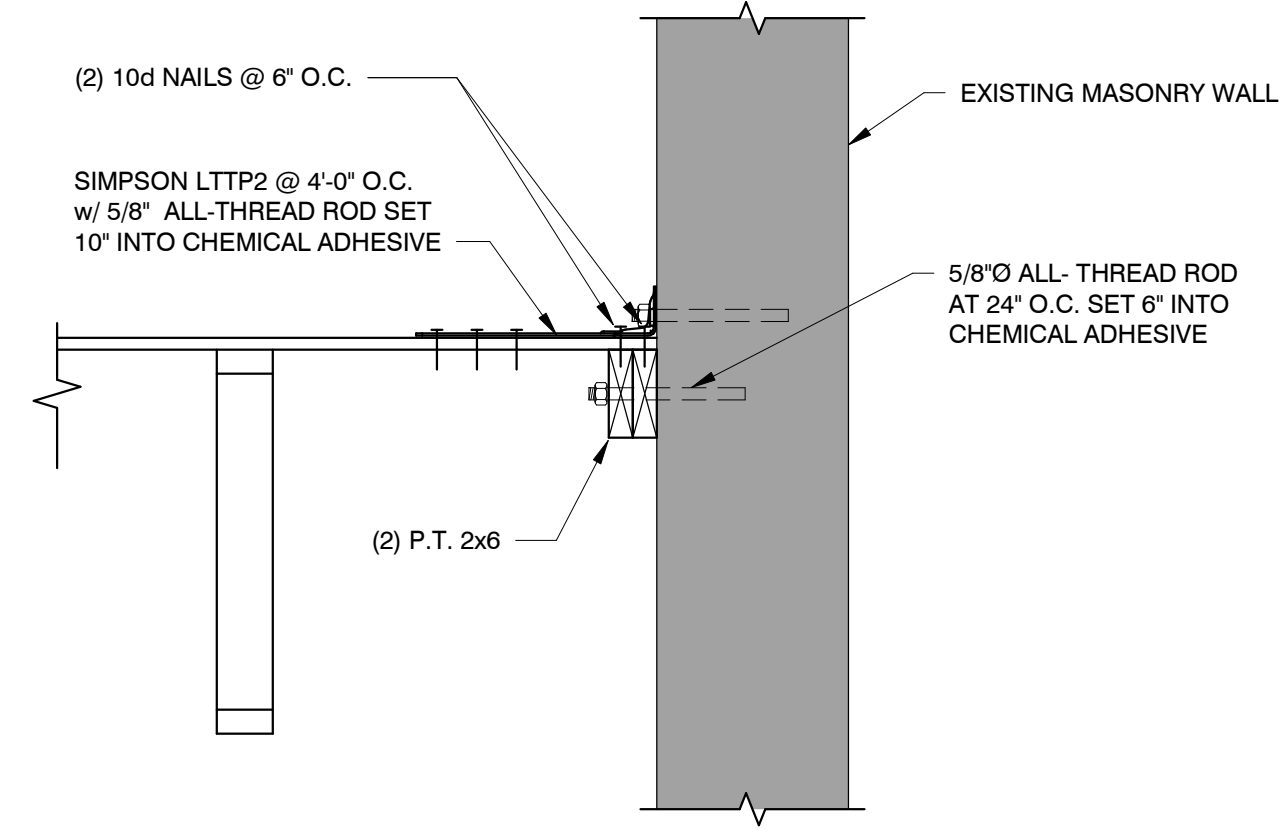
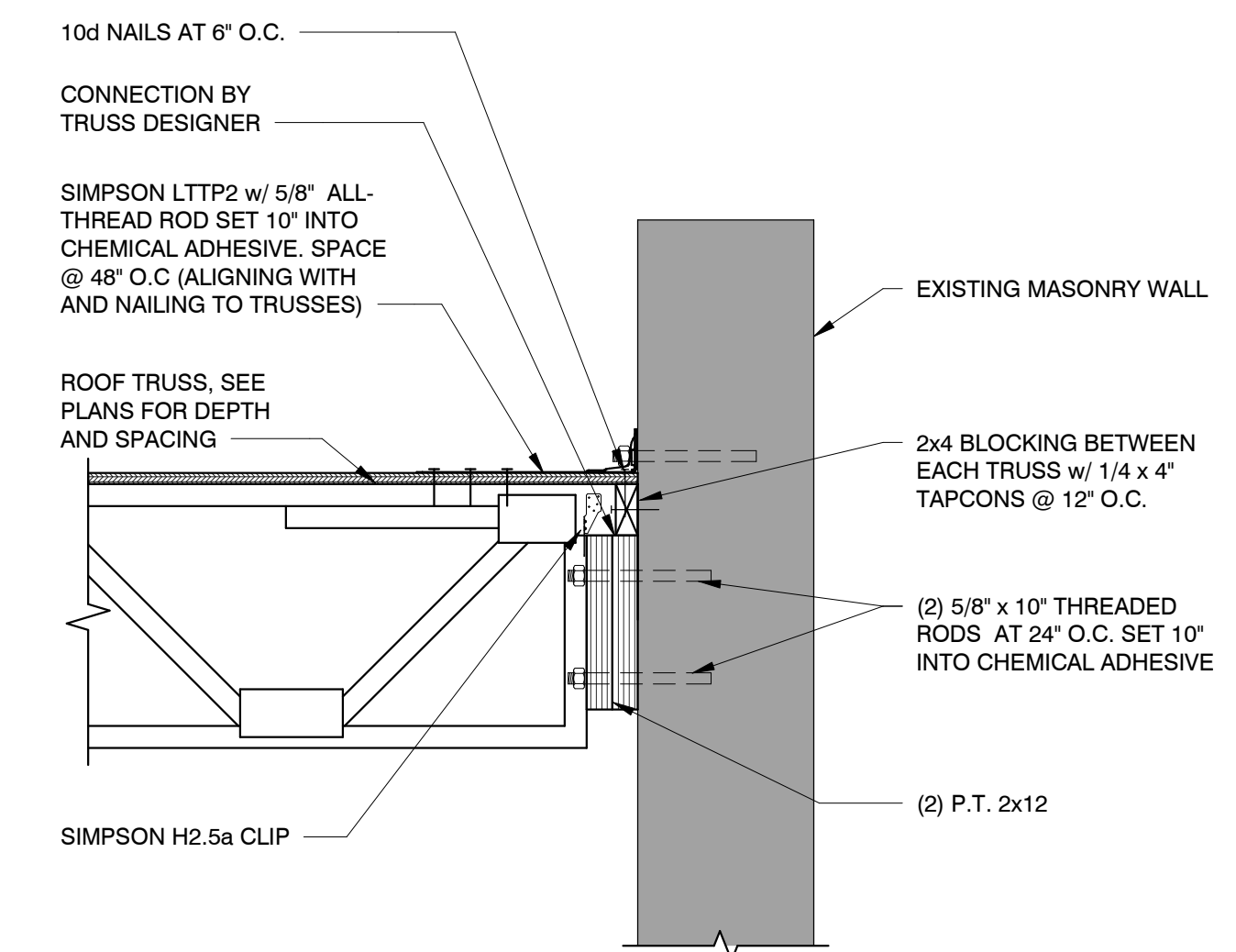
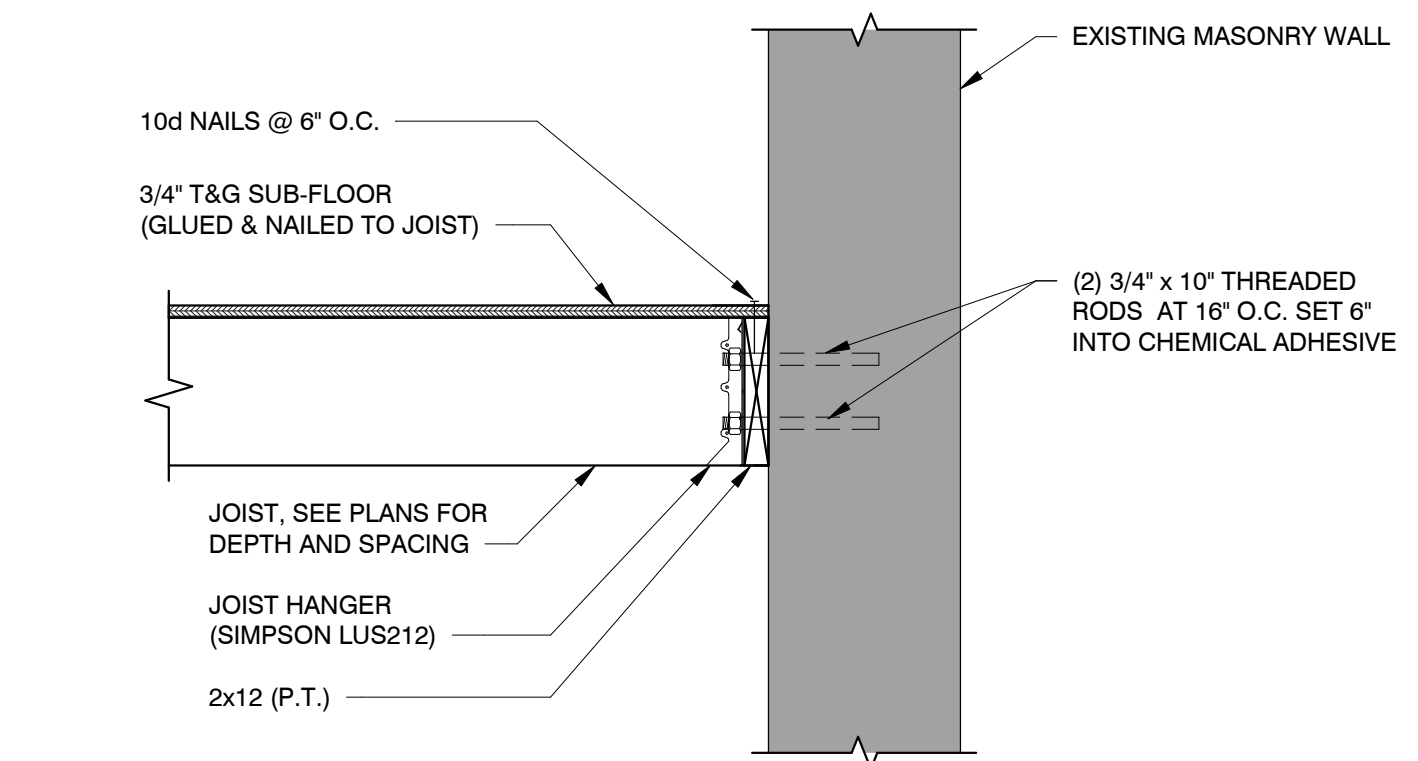
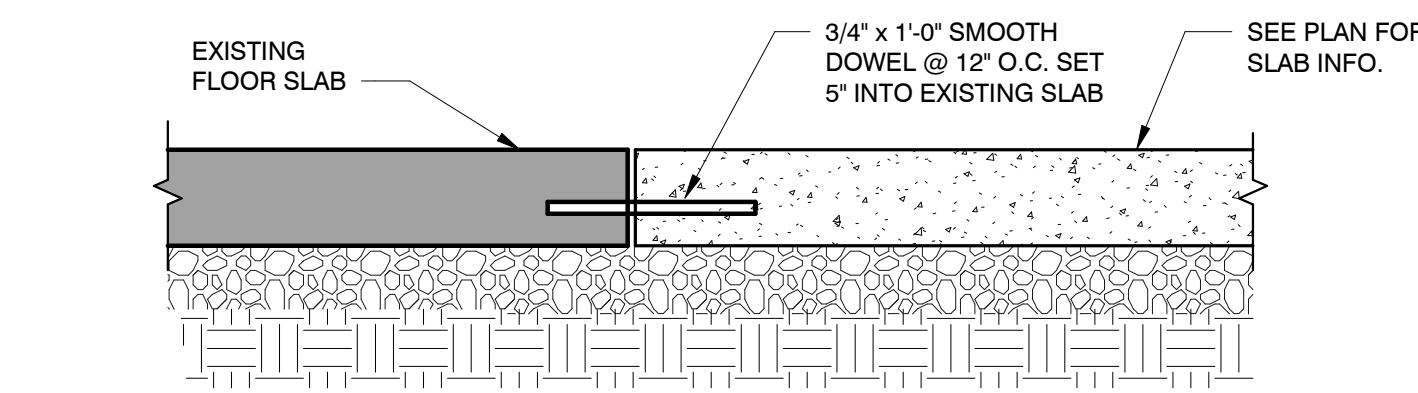
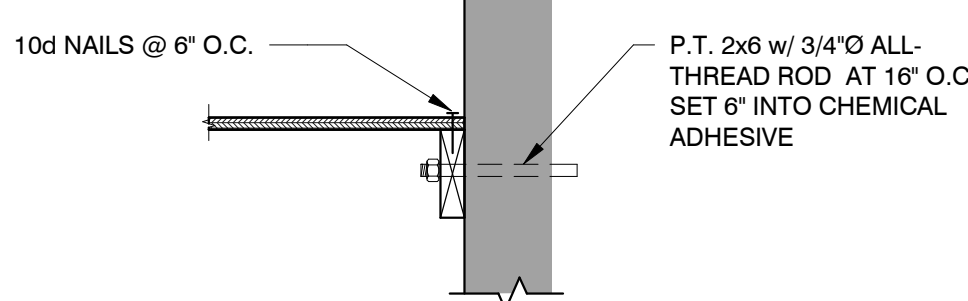
Revisions:

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Checked By: SJ

**THOMPSON
AUTOMOTIVE PHOTOS**

A9.81



WATER TOWER CROSSING

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Revisions:

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Checked By: AJA

**THOMPSON
AUTOMOTIVE
BUILDING**

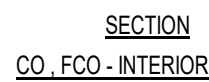
\$1.80

1. ALL MATERIALS AND THEIR INSTALLATIONS SHALL COMPLY WITH THE STATE AND LOCAL CODES, RULES REGULATIONS AND ORDINANCES.
2. PIPING:
COLD AND HOT WATER SUPPLY
INSIDE BUILDING - SCHEDULE 40 CPVC WITH SOLVENT GLUED JOINTS.
UNDERSLAB - SCHEDULE 40 CPVC WITH SOLVENT GLUED JOINTS.
WITHIN UNIT - CROSS-LINKED POLYETHYLENE (PEX) (ASTM F877) PLASTIC HOT AND COLD
WASTE, VENT - DWV, SCH. 40 PVC PIPE WITH SOLVENT GLUED JOINTS.
3. WATER AND WASTE PIPE SHALL BE KEPT A MINIMUM OF 5 FEET APART. WHEN PIPES CROSS OR THEY ARE CLOSER THAN 5 FEET, WATER PIPE SHALL BE 12 INCHES ABOVE CROWN OF SEWER PIPE.
4. DRAWINGS AND RISERS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW REQUIRED FITTINGS AND OFFSETS REQUIRED FOR ACTUAL INSTALLATION.
5. HOSE BIBBS SHALL BE PROVIDED WITH A NON-REMOVABLE VACUUM BREAKER.
6. PIPE PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE IN METAL SLEEVES. ANNULAR SPACES BETWEEN SLEEVES AND PIPES SHALL BE SEALED AS REQUIRED BY LOCAL AUTHORITY.
7. DIELECTRIC CONNECTIONS SHALL BE USED BETWEEN FERROUS AND NON-FERROUS PIPING.
8. WATER HEATER SHALL BE FILLED WITH WATER AND PURGED AS SOON AS INSTALLED OR IN NO EVENT LATER THAN GAS/ELECTRIC HOUP-UP. FURNISH ONE YEAR MANUFACTURERS WARRANTY.
9. CONTRACTOR SHALL FURNISH OWNER SAMPLES OF FIXTURES FOR APPROVAL.
10. SLIP JOINTS SHALL NOT BE USED FOR DRAIN CONNECTIONS IN CONCEALED LOCATIONS. USE SOLDERED OR SCREWED JOINTS ONLY.
11. ALL FIXTURES SHALL BE COMPLETE AND INCLUDE ALL STOPS, SUPPLIES, VALVES, FAUCETS, DRAINS, TRAPS, TAIL PIECES, ESCUTCHEONS, ETC.
12. PROVIDE CLEANOUTS AT THE BASE OF ALL WASTE STACKS, AT EVERY FOUR 45 DEGREE TURNS, AND AT EVERY 100 FEET.
13. ALL PIPING SHALL BE TESTED IN ACCORDANCE WITH INDUSTRY STANDARDS AND DOMESTIC WATER SHALL BE STERILIZED IN COMPLIANCE WITH CITY STANDARDS.
14. ALL PIPING SHALL BE RUN IN AREAS NOT SUBJECT TO FREEZING TEMPERATURES. PIPING IN EXTERIOR WALLS SHALL BE INSULATED AND RUN ON THE CONDITIONED SIDE OF THE WALL INSULATION. INSULATION IS REQUIRED ON ALL WATER SUPPLY PIPING ABOVE FINISHED FLOOR WITH INSULATION HAVING A MINIMUM R FACTOR OF 6.5 DETERMINED AT 75°F IN ACCORDANCE WITH ASTM C-177 OF NC INTERNATIONAL PLUMBING CODE OR PER LOCAL JURISDICTION.
15. PIPE PENETRATIONS OF RATED WALLS SHALL BE FIRE STOPPED AS NECESSARY TO MAINTAIN THE RATING OF THE WALL.
16. VENT PIPES SHALL BE ROUTED THROUGH ROOF PER UNIT STACK TO REDUCE ROOF PENETRATIONS.
17. PROVIDE PRESSURE REDUCING VALVE AT ALL BUILDINGS WHERE PRESSURE EXCEEDS 80 PSI.
18. ALL SUSPENDED MATERIALS AND EQUIPMENT SHALL BE INDIVIDUALLY SUPPORTED FROM THE BUILDING STRUCTURE. DO NOT SUSPEND ITEMS FROM THE CEILING OR ITS SUPPORT SYSTEM.

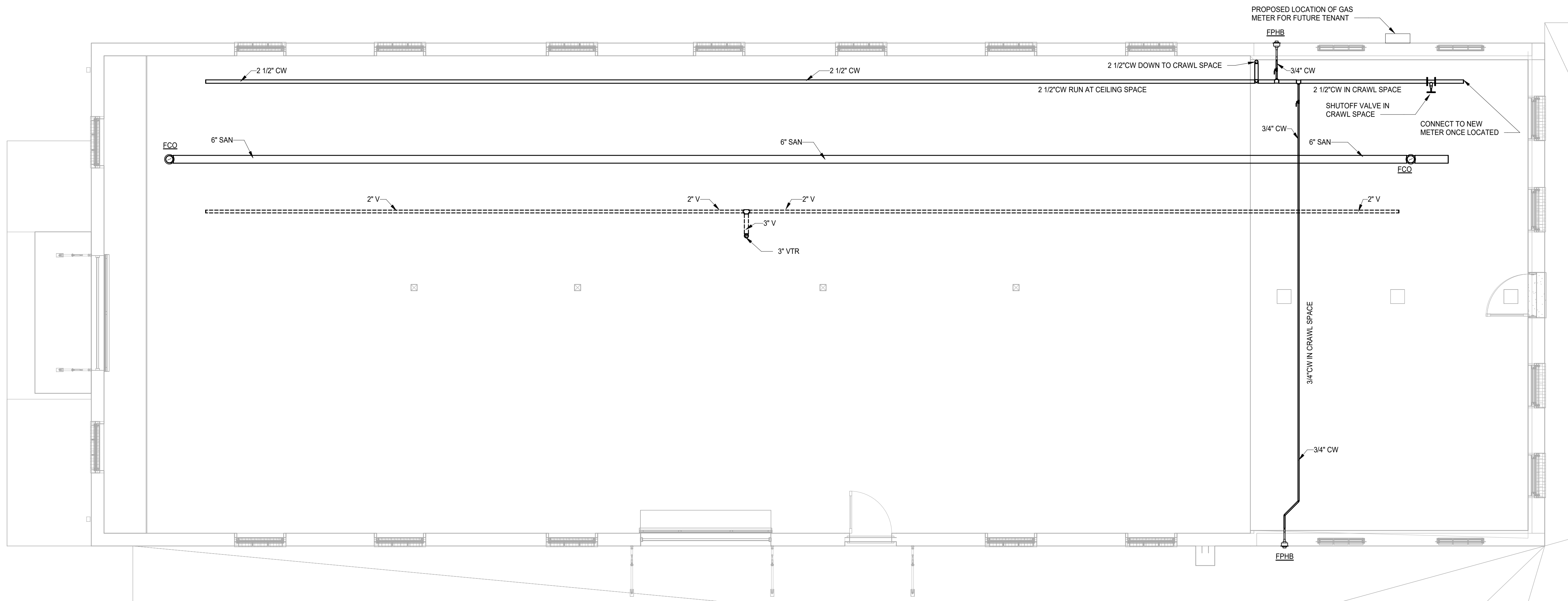
MARK	FIXTURE	TYPE	MANUFACTURER	MODEL NO.	MATERIAL	STYLE	FAUCET/VALVE				DRAIN		SUPPLIES AND STOPS	PIPE SIZES				MOUNTING	REMARKS
							MANUFACT MODEL NO.	SPOUT	HANDLES	CENTERS	TYPE	SIZE		WASTE	VENT	CW	HW		
FPHB	HOSE BIBB	FREEZE PROOF	WOODFORD	17	CAST BRASS	WALL FAUCET	-	-	-	-	-	-	-	-	-	1/2"	-	WALL	
FCO	FLOOR CLEAN-OUT	SQUARE TOP	OATEY	74177	PVC	NICKEL BRONZE TOP	-	-	-	-	-	-	-	-	-	-	-	FLOOR	
GCO	GRADE CLEAN-OUT	ROUND TOP	OATEY	74177	PVC	CAST IRON TOP	-	-	-	-	-	-	-	-	-	-	-	GRADE	PROVIDE WITH 24"x24"x8" THK CONCRETE PAD AT GRADE.

NOTES:

1. CATALOG NUMBERS AND MANUFACTURERS ARE TO INDICATE TYPE AND QUALITY OF FIXTURE DESIRED. SUBMIT CUTSHEETS OF THESE AND ALTERNATE MANUFACTURERS FOR ARCHITECT AND OWNER APPROVAL PRIOR TO PURCHASE OF ANY FIXTURES. INFORMATION ON ALTERNATE FIXTURES PROPOSED BY THE CONTRACTOR SHALL INCLUDE THE ADDUCT ASSOCIATED WITH ACCEPTANCE OF THAT FIXTURE (OR THE ALTERNATE PACKAGE AS A WHOLE).

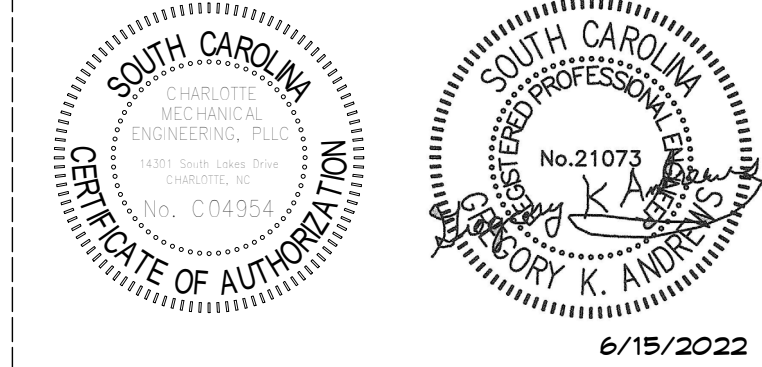


NOT TO SCALE


$$1/4'' = 1'-0''$$

	DOMESTIC COLD WATER PIPING
	DOMESTIC HOT WATER PIPING
	VENT PIPING
	WASTE (SANITARY SEWER)
	GAS PIPING
	GATE VALVE
	CHECK VALVE
	PIPE UP
	PIPE DOWN

- Johnston**
DESIGN GROUP
- 
- ENGINEERING**
- 14301 SOUTH LAKE DRIVE, SUITE "E"
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Commission: 220029
Date: 06/15/22
Drawn By: Author
Checked By: Checker

THOMPSON
AUTOMOTIVE -
PLUMBING PLAN

P1.81

1. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIAL AND EQUIPMENT IN STRICT ACCORDANCE WITH APPLICABLE CODES AND STANDARDS, AND PER MANUFACTURER'S DIRECTIONS.
2. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS, LICENSE, INSPECTIONS, APPROVALS, AND FEES.
3. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES BEFORE INSTALLATION OF ANY MATERIALS OR EQUIPMENT.
4. THESE DRAWINGS ARE DIAGRAMMATIC AND SHOW GENERAL LOCATION AND ARRANGEMENT OF ALL MATERIALS AND EQUIPMENT. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS BUILDING CONSTRUCTION AND ALL OTHER WORK WILL PERMIT.
5. DO NOT SCALE DRAWINGS FOR MEASUREMENTS.
6. ALL PENETRATIONS THROUGH EXTERIOR WALLS & ROOF SHALL BE FLASHED & COUNTERFLASHED IN A WATERPROOF MANNER. (COLOR TO MATCH EXTERIOR).
7. ALL SUSPENDED MATERIALS AND EQUIPMENT SHALL BE INDIVIDUALLY SUPPORTED FROM THE BUILDING STRUCTURE. DO NOT SUSPEND ITEMS FROM THE CEILING OR ITS SUPPORT SYSTEM.
8. INSTALL ALL CONTROL DEVICES, INCLUDING THERMOSTATS AND SWITCHES, 4'-0" ABOVE FINISHED FLOOR. PROVIDE THE REQUIRED DEVICE(S) FOR ALL SYSTEMS WHETHER LOCATED ON THE PLANS OR NOT.
9. PROVIDE MANUFACTURER'S RECOMMENDED CLEARANCES AROUND MECHANICAL UNITS FOR MAINTENANCE AND FILTER REMOVAL.
10. PROVIDE 1 YEAR WARRANTY ON ALL EQUIPMENT AND 5 YEAR WARRANTY ON ALL COMPRESSORS.
11. ELECTRICAL CONTRACTOR TO PROVIDE ALL HIGH VOLTAGE ELECTRICAL WIRING, CONDUIT, DISCONNECT SWITCHES, FUSES, ECT. TO EQUIPMENT. ALL FINAL ELECTRICAL CONNECTIONS ARE BY ELECTRICAL CONTRACTOR.
12. ALL CUTTING AND PATCHING OF WALLS AND FLOORS FOR MECHANICAL EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.
13. THE GENERAL CONTRACTOR SHALL PROVIDE PLATFORMS AS REQUIRED FOR THE INSTALLATION OF THE MECHANICAL UNIT, AND SUITABLE WALKING SURFACES AND WORKING AREAS FOR ACCESS AND MAINTENANCE. THE MECHANICAL CONTRACTOR SHALL COORDINATE THE REQUIREMENTS FOR THESE ITEMS WITH THE GENERAL CONTRACTOR.
14. AS REFER TO BY SITE SPECIFIC CLASSIFICATION. A COMPLETE SYSTEM OF SEISMIC RESTRAINTS SHALL BE DESIGNED BY MASON INDUSTRIES (OR EQUAL) & SEALED BY THEIR REGISTERED ENGR & INSTALLED BY THEIR CONTRACT. ALL REQUIRED APPLICABLE CODES FOR THE LOCALITY OF THIS PROJECT. SEISMIC RESTRAINTS FOR SEISMIC CLASSES D, E, AND F SHALL BE SUBMITTED TO THE DESIGN PROFESSIONAL FOR REVIEW PRIOR TO INSTALLATION.

DESIGNER'S STATEMENT:
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DESIGN OF THIS BUILDING
COMPLIES WITH THE MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT
REQUIREMENTS OF THE N.C.S. ENERGY CODE.

SIGNED: *Gregory K. Andrews*
NAME: GREGORY K. ANDREWS, PE
TITLE: MECHANICAL ENGINEER

XX-N MECHANICAL EQUIPMENT
TYPE XX

1 THOMPSON AUTOMOTIVE - MECHANICAL PLAN
1/4" = 1'-0"

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THOMPSON
AUTOMOTIVE -
MECHANICAL PLAN

M1.81

PROVIDE TRANSFORMER PAD IN ACCORDANCE WITH UTILITY REQUIREMENTS. COORDINATE THE EXACT LOCATION OF THE PADMOUNTED TRANSFORMER AND UTILITY SERVICE POINT IN THE FIELD WITH THE UTILITY COMPANY. EXTEND 5' CONDUIT FROM TRANSFORMER TO UTILITY SERVICE POINT. ALL ELBOWS SHALL BE RGS. COORDINATE WITH UTILITY COMPANY TO PROVIDE METER ON SERVICE. LOCATE METER AS PER UTILITY COMPANY REQUIREMENTS. ALL COSTS ASSOCIATED WITH THE PAD, PRIMARY CONDUIT, METER AND PERMITTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR BIDDING PURPOSES. IF A SERVICE POINT IS NOT SHOWN ON PLANS ASSUME RUN SHALL BE 100' AND PROVIDE A DOLLAR/FOOT ADDED/DEDUCT FOR VARIANCES.

2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL AND STATE CODES.

3. ALL MATERIAL, EQUIPMENT AND APPLIANCES SHALL BE NEW AND SHALL CONFORM TO THE STANDARDS OF THE UNDERWRITERS LABORATORIES, INC., AND THE NATIONAL MANUFACTURERS ASSOCIATION.

4. ALL ELECTRICAL PERMITS AND INSPECTION FEES SHALL BE OBTAINED AND PAID FOR BY THE ELECTRICAL CONTRACTOR.

5. SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS. DRAWINGS ARE DIAGRAMMATIC ONLY AND INDICATE ONLY THE GENERAL ARRANGEMENT.

6. ELECTRICAL CONTRACTOR SHALL MAKE ALL FINAL ELECTRICAL CONNECTIONS TO EQUIPMENT REGARDLESS OF WHO SUPPLIES THE EQUIPMENT. THIS INCLUDES ALL HVAC, PLUMBING AND OWNER FURNISHED EQUIPMENT CONNECTIONS OF 120V OR HIGHER.

7. ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR ONE YEAR EFFECTIVE FROM THE DAY THE PROJECT IS ACCEPTED BY THE OWNER.

8. A COMPLETE GROUNDING SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH ARTICLE 250 OF THE NEC, AND AS SHOWN ON THE DRAWINGS.

9. ALL CUTTING AND PATCHING OF WALLS AND FLOORS FOR ELECTRICAL EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

10. CONDUCTORS SHALL BE COPPER RATED AT NOT LESS THAN 600 VOLTS. MINIMUM SIZE SHALL BE NO. 12 AWG UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL WIRE #8 AWG AND LARGER SHALL BE STRANDED, #10 THRU #12 AWG CONDUCTORS SHALL BE SOLID. ALL INSULATION TYPES SHALL BE THWN OR THHN. PROVIDE A PULLWIRE OR FISH TAPE IN ALL EMPTY CONDUITS.

11. PROVIDE A TYPED DIRECTORY IN ALL PANELBOARDS CLEARLY DESCRIBING THE LOCATION OF AND TYPE OF LOAD BEING SERVED FOR ALL CIRCUITS.

12. ALL TERMINALS/UGS SHALL BE 6075" RATED.

13. ALL FLEX SHALL BE LIQUID TIGHT FLEXIBLE METAL.

14. PROVIDE ENGRAVED PHENOLIC NAMEPLATES FOR ALL PANELBOARDS AND DISCONNECT SWITCHES. WHITE LETTERS ON BLACK BACKGROUND.

15. ALL EXPOSED RACEWAY SHALL BE RUN PARALLEL OR PERPENDICULAR TO THE BUILDING SURFACES AND SHALL BE PAINTED AS DIRECTED BY THE ARCHITECT. NO EXPOSED CONDUIT SHALL BE ALLOWED IN FINISHED SPACES EXCEPT AS PERMITTED BY OWNER OR ARCHITECT. EXPOSED RACEWAY IN FINISHED SPACES SHALL BE WIREMOLD TYPE.

16. ALL DEVICE PLATES SHALL BE WHITE UON.

17. ALL WATER HEATERS SHALL HAVE DISCONNECT AS PER NEC 422.31(B).

18. LIGHT SWITCHES SHALL BE NO MORE THAN 6" FROM EDGE OF DOOR FRAME.

19. WALL RECEPTACLES SHOWN BACK TO BACK MAY BE OFFSET BUT SHALL BE INSTALLED DIRECTLY ADJACENT TO ONE ANOTHER.

20. TWO OR MORE ADJACENT POWER OR COMMUNICATION RECEPTACLES SHALL BE GANGED WITH A COMMON FACEPLATE - IF THEY CANNOT BE GANGED THEY SHALL BE INSTALLED WITH A MINIMUM DISTANCE BETWEEN UNITS.

21. WHERE PENETRATIONS ARE MADE THROUGH A REQUIRED FIRE-RESISTIVE WALL, FLOOR, OR PARTITION FOR THE PURPOSE OF RUNNING RACEWAY CARRYING ELECTRICAL, TELEPHONE, TELEVISION, OR LOCAL COMMUNICATION AND/OR SIGNALING CIRCUITS, THE OPENING AROUND THE RACEWAY SHALL BE FIRE STOPPED PER THE STATE BUILDING CODE. COORDINATION WITH THE GENERAL CONTRACTOR SHALL BE MAINTAINED TO INSURE THAT THIS FIRE STOPPING IS ACCOMPLISHED. USE APPROVED ASSEMBLIES SUCH AS THE FOLLOWING:

*CONDUIT PENETRATIONS OF 1/2, 3/4, 4 HOUR GYPBOARD WALLS - ULL MWL1001 *CONDUIT PENETRATIONS OF 2, 3, 4 HOUR CONCRETE OR BLOCK WALLS - ULL #CAJ1001 *CONDUIT PENETRATIONS OF 2, 3, 4 HOUR CONCRETE FLOORS - ULL #CAJ1001 *CONDUIT PENETRATIONS OF 1 HOUR GYPBOARD CEILING ASSEMBLY - L526 *MULT. CONDUIT PENETRATIONS OF 2, 3, 4 HOUR CONCRETE OR BLOCK WALL OR FLOOR - CAJ1042

22. IN REQUIRED FIRE RATED WALLS AND PARTITIONS, OPENINGS FOR INSTALLATION OF BOXES THAT ARE GREATER THAN 16 SQUARE INCHES SHALL BE PROTECTED AS RECD BY ULL. COORDINATE CLOSELY WITH THE GENERAL CONTRACTOR TO INSURE THAT THE INTEGRITY OF THE U.L. RATING IS MAINTAINED.

23. WHERE A HOMERUN IS SHOWN THE CIRCUIT SHALL BE INSTALLED IN A DEDICATED CONDUIT. DO NOT COMBINE WITH OTHER CIRCUITS. WHERE A CIRCUIT HOMERUN IS NOT SHOWN THE CONTRACTOR SHALL COMBINE CIRCUITS AS FOLLOWS AND IN ACCORDANCE WITH THE NEC: A MAXIMUM OF THREE 20A, 1 POLE BRANCH CIRCUITS MAY BE COMBINED IN A COMMON HOMERUN SHARING A COMMON NEUTRAL, OR WITH SEPARATELY NEUTRALS. FOR A TOTAL OF SIX CURRENT CARRYING CONDUCTORS. ALL BRANCH CIRCUITS LARGER THAN 20A SHALL BE SEPARATELY NEUTRAL TO PANEL.

24. MULTIWIRE BRANCH CIRCUITS SHALL BE PROVIDED WITH A DISCONNECTING MEANS WHICH SIMULTANEOUSLY DISCONNECTS ALL UNGROUNDED CONDUCTORS AT THE BRANCH CIRCUIT POINT OF ORIGIN.

25. FUSES 0-600 AMPS SHALL BE ULL CLASS "RK-5" LOW PEAK DUAL ELEMENT TIME DELAY WITH 200,000 AMPERE INTERRUPTING RATING AS MANUFACTURED BY BUSSMAN UNLESS NOTED OTHERWISE.

26. VERIFY ALL REQUIREMENTS AND COORDINATE EXACT LOCATION OF INCOMING ELECTRICAL SERVICE WITH LOCAL POWER COMPANY PRIOR TO PROJECT START. NOTIFY ENGINEER OF ANY CHANGES.

27. PROVIDE "FLASH HAZARD" WARNING SIGNS ON ALL SWITCHBOARDS, PANELBOARDS, INDUSTRIAL CONTROL CENTERS AND MOTOR CONTROL CENTERS.

28. THE ELECTRICAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PROVIDING SEISMIC SUPPORT AND BRACING OF ELECTRICAL COMPONENTS TO RESIST THE EFFECTS OF EARTHQUAKES ON THE ELECTRICAL SYSTEM AS WELL AS ANY REQUIRED SPECIAL INSPECTIONS BASED ON THE SPECIFIC GEOGRAPHIC LOCATION AS REQUIRED.

29. ALL 120V, SINGLE PHASE, 15A AND 20A BRANCH CIRCUITS SERVING OUTLETS AND DEVICES IN DWELLINGS AREAS SUCH AS: BEDROOMS, DINING ROOMS, KITCHENS, LIBRARIES, RECREATION ROOMS, DEN'S, FAMILY ROOMS, LIVING ROOMS, SUNROOMS, CLOSETS, HALLWAYS, PARLORS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

30. ALL INDOOR BRANCH CIRCUIT WIRING SHALL BE TYPE NM, NMC, OR NMS FOR DWELLING UNITS LOCATED IN BUILDINGS OF TYPE III, IV AND V CONSTRUCTION. TYPE SE OR USE CABLES SHALL BE PERMITTED TO BE USED AS SERVICE-ENTRANCE CONDUCTORS AND SHALL BE INSTALLED IN ACCORDANCE WITH NEC 230.6, 230.7, AND PARTS II, III, AND IV OF ARTICLE 230. TYPE SE SERVICE-ENTRANCE CABLE USED FOR INTERIOR WIRING SHALL COMPLY WITH THE INSTALLATION REQUIREMENTS OF PART I OF ARTICLE 334, EXCLUDING 334.80. ALL OTHER WIRING EXCEEDING 50 AMPERES SHALL BE INSTALLED IN EMT INDOORS OR PVC OUTDOORS, WHERE NOT SUBJECT TO PHYSICAL DAMAGE.

31. ELECTRICAL COORDINATION WITH OTHER TRADES:

A. THE ELECTRICAL CONTRACTOR SHALL CONNECT AND/OR PROVIDE FINAL CONNECTIONS TO ALL EQUIPMENT SUPPLIED BY OTHERS APPLICABLE TO THE PROJECT, INCLUDING BUT NOT LIMITED TO: MECHANICAL, PLUMBING, FIRE PROTECTION AND SUPPRESSION, OWNER FURNISHED, KITCHEN, LABORATORY, ETC. UNLESS OTHERWISE NOTED.

B. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL CONNECTIONS PRIOR TO ROUGH-IN USING APPROVED CATALOG SHEETS AND SHOP DRAWINGS.

C. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANUAL MOTOR STARTER SWITCHES, DISCONNECT SWITCHES, RECEPTABLES, ETC. TO MECHANICAL AND PLUMBING EQUIPMENT. ALL STARTERS, OTHER THAN MANUAL STARTER SWITCHES, SHALL BE PROVIDED BY OTHERS, BUT INSTALLED BY THE ELECTRICAL CONTRACTOR.

D. ALL DISCONNECT SWITCHES AND FUSE SIZES SHALL BE COORDINATED WITH SHOP DRAWINGS PRIOR TO ORDERING OR INSTALLING. ANY EQUIPMENT INSTALLED INCORRECTLY BECAUSE OF LACK OF COORDINATION WILL BE REMOVED AND INSTALLED CORRECTLY AT THE EXPENSE OF THE ELECTRICAL CONTRACTOR.

E. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL CONDUIT RUNS AND LIGHT FIXTURE LOCATIONS ABOVE THE CEILING WITH OTHER TRADES PRIOR TO INSTALLATION.

F. ALL DUCT SMOKE DETECTORS SHALL BE PROVIDED AND CONNECTED BY THE ELECTRICAL CONTRACTOR, BUT INSTALLED BY THE MECHANICAL CONTRACTOR.

G. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY OUTLETS FOR HEAT TAPE CONNECTIONS FOR MECHANICAL SYSTEMS. PROVIDE CLASS B (30mA) GFCI PROTECTION ON THE BREAKER SUPPLYING THE HEAT TAPE.

H. THE ELECTRICAL CONTRACTOR SHALL PROVIDE 120V POWER AT EACH HVAC UNIT HAVING A CONTROLS POWER SUPPLY. CIRCUIT(S) SHALL BE DEDICATED 20A SERVING A MAXIMUM OF 10 HVAC UNITS PER CIRCUIT. COORDINATE ALL LOCATIONS WITH THE MECHANICAL CONTRACTOR.

33. RECEPTABLE COVER PLATE AND LIGHT SWITCH COLOR/FINISH/MATERIAL TO MATCH ADJACENT WALL.

34. AREAS WITH OCCUPANCIES OF 100 OR MORE THAT FITS THE DEFINITIONS LISTED IN NEC §18 SHALL FOLLOW THE REQUIREMENTS AND WIRING METHODS AS DESCRIBED IN NEC §18.

L1: LIGHTING FIXTURE CATALOG NUMBERS ARE INDICATIVE OF THE STYLE OF FIXTURE REQUIRED. CONTRACTOR SHALL COORDINATE WITH FIELD CONDITIONS & ARCHITECT'S FINISH SCHEDULE TO PROVIDE FIXTURES WITH THE PROPER TRIM, VOLTAGE AND OPTIONS NECESSARY FOR A COMPLETE INSTALLATION.

L2: DOUBLE-FACED EXIT FIXTURES SHALL BE OF THE SAME MANUFACTURER AND SERIES AS THE CORRESPONDING SINGLE FACED FIXTURES SCHEDULED.

L3: EXIT & EMERGENCY LIGHTS SHALL BE CONNECTED TO AN UNSWITCHED LEG OF THE LOCAL LIGHTING BRANCH CIRCUIT.

L4: FLUORESCENT BATTERY PACKS SHALL BE CAPABLE OF PROVIDING AT LEAST 1100 LUMENS OUTPUT FROM ONE LAMP FOR A DURATION OF 15 HOURS. REGARDLESS OF CATALOG NUMBER INDICATED IN SCHEDULE, PROVIDE BATTERY PACKS FOR ALL FIXTURES INDICATED ON THE DRAWINGS TO BE EMERGENCY TYPE. BOTH LAMPS OF A (2) LAMP FIXTURE SHALL BE SERVED BY THE EMERGENCY BALLAST. OUTBOARD LAMPS OF (3) AND (4) LAMP FIXTURES SHALL BE SERVED BY THE EMERGENCY BALLAST. ALL BATTERY PACKS SHALL BE FACTORY INSTALLED.

L5: ALL FLUORESCENT FOUR FOOT LIGHT FIXTURES SHALL BE EQUIPPED WITH INSTANT START ELECTRONIC BALLASTS AND 3500K, INSTANT-START T-8 LAMPS.

L6: ALL COMPACT FLUORESCENT LIGHT FIXTURES SHALL BE EQUIPPED WITH ELECTRONIC BALLASTS AND 3500K, 82 CRI LAMPS.

L8: PROVIDE BALLASTS AS REQUIRED FOR "INBOARD/OUTBOARD" SWITCHING WHERE INDICATED ON LIGHTING SCHEDULE SHEET.

L9: ALL FIXTURES WIRED "INBOARD/OUTBOARD" SHALL BE TANDEM WIRING. 8. FIXTURES SHALL BE INDEPENDENTLY SUPPORTED DIRECTLY FROM THE STRUCTURE WITH CODE GAUGE WIRE AT A MINIMUM OF TWO OPPOSITE CORNERS.

L10: ALL RECESSED FIXTURES INSTALLED IN CEILINGS, INDICATED BY ARCH AS HAVING INSULATION INSTALLED OVER CEILING AND FIXTURES, SHALL BE U.L. RATED FOR DIRECT CONTACT WITH INSULATION. VERIFY WITH ARCHITECTURAL PLANS.

L11: ALL RECESSED FIXTURES RECESSED IN FIRE RATED CEILINGS, SHALL BE INSTALLED WITH AN APPROVED TIE ENCLOSURE BY G.C. OR BE U.L. RATED FOR USE IN FIRE RATED CEILINGS. VERIFY WITH ARCHITECTURAL PLANS.

P1. ELECTRICAL CONTRACTOR SHALL FOLLOW AND APPLY THE TABLE BELOW, REGARDLESS WHAT THE PANEL SCHEDULE INDICATES, FOR SIZING ALL 120V & 277V, 20 AMP BRANCH CIRCUITS (COPPER CONDUCTORS) TO ALLOW A MAXIMUM OF 3% VOLTAGE DROP FROM THE CIRCUIT BREAKER TO THE FIRST DEVICE ON THE BRANCH CIRCUIT AND ACHIEVE A MAXIMUM OF 5% VOLTAGE DROP ACROSS THE ENTIRE BRANCH CIRCUIT:

VOLTAGE	CONDUCTOR LENGTH *	BRANCH CIRUIT
120	0' - 50'	#12
120	51' - 90'	#10
120	91' - 140'	#8
120	141' - 225'	#6

*. THE LENGTH IS MEASURED FROM THE CIRCUIT BREAKER TO THE FIRST DEVICE WHICH THE BRANCH CIRCUIT SERVES. WHERE THE DISTANCE EXCEEDS ABOVE, CONSULT WITH THE ENGINEER.

P2. ALL FEEDERS/BRANCH CIRCUIT WIRING SHALL BE NO. 12 AWG UNLESS NOTED OTHERWISE. WHERE CONDUCTOR AND RACEWAY SIZE ARE SHOWN AT HOMERUN, SIZE INDICATED SHALL BE USED FOR THE ENTIRE LENGTH OF CIRCUIT. EXCEPTION: FINAL CONNECTION TO DEVICES IN OUTLET BOXES SHALL NOT BE REQUIRED TO BE LARGER THAN NO. 12 AWG.

P3. OUTLET BOXES FOR DEVICES MOUNTED ON OPPOSITE SIDES OF FIRE RATED PARTITIONS SHALL NOT BE MOUNTED IN THE SAME WALL CAVITY. SEPARATE WALL PENETRATIONS BY MOUNTING ON OPPOSITE SIDES OF WALL STUDS OR OTHER VERTICAL STRUCTURAL MEMBER IN THE WALL.

P4. EXACT LOCATION OF ALL FLOOR-MOUNTED OUTLETS SHALL BE COORDINATED THE WITH THE ARCHITECT BEFORE ROUGH-IN.

P5. BEFORE COMMENCING WITH ANY ROUGH-IN, COORDINATE THE EXACT LOCATION AND MOUNTING HEIGHT OF ALL WALL MOUNTED DEVICES WITH THE ARCHITECTURAL INTERIOR ELEVATIONS, CASEWORK SHOP DRAWINGS, AND EXISTING CONDITIONS. IF ANY DISCREPANCIES ARE DISCOVERED, NOTIFY THE ARCHITECT FOR FURTHER DIRECTION. MINOR ADJUSTMENTS IN DEVICE LOCATION, I.E. 5/8" IN ANY DIRECTION SHALL BE DONE AT NO ADDITIONAL COST TO THE CONTRACT.

P6. WHERE DEVICES ARE REQUIRED TO BE IDENTIFIED EITHER BY THE PLANS OR THE SPECIFICATIONS, PROVIDE ENGRAVED PLATE WITH 1/8" HIGH BLACK LETTERS.

P7. RACEWAYS SHALL BE INSTALLED CONCEALED IN NEW WALL CONSTRUCTION, ABOVE CEILINGS, BELOW FLOOR, AND IN OTHER CAVITIES TO THE GREATEST EXTENT POSSIBLE. WHERE EXPOSED RACEWAYS MUST BE USED, LAYOUT RACEWAYS TO MINIMIZE THE NUMBER OF VERTICAL RUNS.

P8. THE GROUND ROD CLUSTER FOR THE SERVICE GROUND SHALL CONSIST OF (3) 3/4" X 10'-0" CONCRETE ENCASED, COPPER CLAD STEEL GROUND RODS DRIVEN IN A DELTA CONFIGURATION AT 10' ON CENTER BONDED TOGETHER WITH NO. 30 BARE COPPER. TOPS OF THE RODS SHALL BE 12" BFG. CONNECTION TO THE RODS SHALL BE MADE WITH EXOTHERMIC WELDS. SEE GROUNDING DETAIL.

P9. WHEN A RECEPTACLE IS INDICATED TO BE MOUNTED ADJACENT TO A COMMODATACATY OUTLET, THE DEVICE(S) SHALL BE MOUNTED WITHIN 6" CENTER-TO-CENTER.

P10. WHERE LIGHT SWITCH AND ABOVE-COUNTER RECEPTACLES ARE INDICATED TO BE MOUNTED ADJACENT TO EACH OTHER, THE DEVICES SHALL BE MOUNTED AT THE SAME HEIGHT UNDER A COMMON DEVICE PLATE.

P11. PROVIDE AND INSTALL AN ENGRAVED LAMINATED PLASTIC NAMEPLATE ON EACH DISCONNECT SWITCH TO INDICATE THE DESIGNATION OF THE EQUIPMENT SERVED & THE BRANCH CIRCUIT SERVING THE EQUIPMENT.

P12. EXTEND A 1" CONDUIT FROM MAIN ELECTRICAL ROOM TO 5'-0" BEYOND BUILDING SLAB OR INTO THE CLOSEST LANDSCAPED AREA FOR IRRIGATION CONTROL.

A. PANELEARDS SHALL BE PROVIDED AS MANUFACTURED BY EATON, SQUARE-D, GENERAL ELECTRIC, OR APPROVED EQUAL.

B. ALL NEW EQUIPMENT FOR THE PROJECT SHALL BE BY THE SAME MANUFACTURER.

C. ALL BUSSING, INCLUDING NEUTRAL AND GROUND, SHALL BE COPPER/ALUMINUM.

D. ALL BREAKERS SHALL BE AUTOMATIC THERMAL-MAGNETIC TYPE MOLDED CASE BOLT-ON TYPE, CALIBRATED FOR 40 DEGREE C, OR AMBIENT COMPENSATION, UNLESS OTHERWISE NOTED.

E. PANELS SHALL BE FULLY RATED (AIC). PANELS SHALL HAVE FULL SIZE EQUIPMENT GROUNDING BARS AND NEUTRAL BARS, EXCEPT WHERE INDICATED TO BE 200%.

F. ALL PANELEBOARD AND BREAKER LUGS SHALL BE SIZED AND RATED PER THE CONDUCTOR SIZE AND MATERIAL.

G. LIGHTING AND APPLANCE PANELS (100A-400A) SHALL HAVE FRONT ACCESSIBLE HINGED DOOR-OR-DOOR COVERS WITH DEAD FRONT, SHALL BE 20" WIDE MINIMUM WITH MINIMUM 4" WIDE WIRING GUTTERS.

H. DISTRIBUTION PANELS (600A-1200A) SHALL HAVE FRONT ACCESSIBLE DEAD FRONT COVERS.

I. PROVIDE HANDLE LOCK-ON DEVICES FOR ALL CIRCUIT BREAKERS CONNECTED TO EMERGENCY, EXIT, NIGHT LIGHTING, FIRE ALARM, TELEPHONE BOARDS, AND SECURITY SYSTEMS.

J. BREAKERS USED FOR SWITCHING SHALL BE SWITCHING DUTY (SWD) RATED.

K. BREAKERS USED FOR HEATING, AIR-CONDITIONING AND/OR REFRIGERATION SHALL BE HACR RATED.

L. GROUND-Fault CIRCUIT INTERRUPTER (GFCI) PROTECTION FOR PERSONNEL SHALL BE PROVIDED IN ALL LOCATIONS PER NEC 210.8. WHERE A DEVICE LOCATION NOT ACCESSIBLE THE GFCI PROTECTION SHALL BE PROVIDED WITH THE BREAKER SERVING THE DEVICE.

M. BREAKERS WITH ARC-FAULT INTERRUPTER (AFCI) PROTECTION SHALL BE INSTALLED FOR ALL 120V, 15A AND 20A BRANCH CIRCUITS IN DWELLING UNITS AS DEFINED BY THE NEC (EXCLUDES BATHROOMS, UNFINISHED BASEMENTS, GARAGES, AND OUTDOOR LOCATIONS), GUEST ROOMS/SUITES WITH PERMANENT PROVISIONS FOR COOKING SHALL BE CONSIDERED A DWELLING UNIT. STUDENT HOUSING UNITS SHALL BE CONSIDERED A DWELLING UNIT.

N. ALL OVERCURRENT DEVICES WHICH COMPRISE THE EMERGENCY SYSTEM OR LEGALLY REQUIRED STANDING SYSTEM SHALL BE SELECTIVELY COORDINATED. THE ELECTRICAL CONTRACTOR SHALL PROVIDE MANUFACTURER DOCUMENTATION INDICATING COMPLIANCE WITH THE SELECTIVE COORDINATION REQUIREMENTS PER THE NEC.

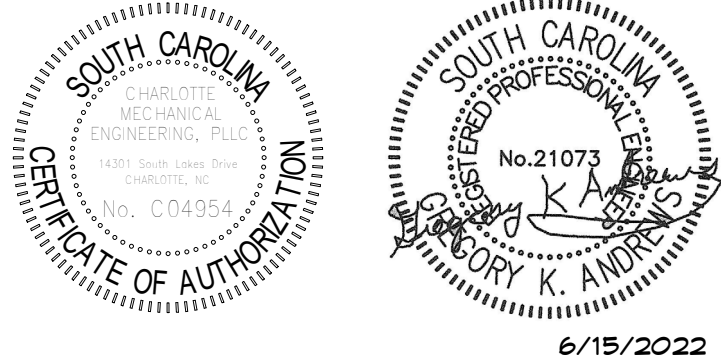
O. ELECTRICAL PANELS IN DWELLING UNITS SHALL BE LOAD CENTERS WITH A DEPTH THAT WILL ALLOW TO BE FLUSH MOUNTED BETWEEN STANDARD 204 WALL STUDS.

P. ARC ENERGY REDUCTION SHALL BE PROVIDED FOR CIRCUIT BREAKER 1200A OR HIGHER PER NEC. 240.87

IF EMERGENCY RADIO COVERAGE IS REQUIRED FOR THIS BUILDING PER NFCC 510, CONTRACTOR SHALL PROVIDE THE COST FOR A PROPER FUNCTIONING EMERGENCY RESPONDER SYSTEM IN ITS ENTIRETY AS REQUIRED IN NFCC ARTICLE 510. THE SYSTEM SHALL INCLUDE ALL DEVICES, WIRING AND PANELS TO MAKE COMPLETE SYSTEM. SYSTEM WIRING SHALL BE IN DEDICATED CONDUIT SYSTEM AND PROTECTED AS OUTLINED IN THE BUILDING CODE. INITIAL EFFORT SHOULD INCLUDE REQUIRED TESTING FOR SYTEM PER LOCAL AHJ. E.C SHALL ITEMIZE THE ESTIMATED COSTS FOR THE SYSTEMS.

MARK	MANUF.	CATALOG NUMBER	LAMP DATA		VOLTS	BALLAST DATA		INPUT WATTS	MOUNTING	DESCRIPTION
			NO.	TYPE		NO.	TYPE			
	LITHONIA	OLWX1LED	LED	LED	120	-	-	20	WALL	EXTERIOR WALL PACK, WET LOCATION LISTED.
	LITHONIA	ELM4LED	LED	LED	120/277	-	-	2	UNIVERSAL	EMERGENCY LIGHT WITH 90-MINUTE BATTERY BACKUP OPERATION. USE ACCESSORY WPVS IN DAMP/WET LOCATIONS. COORDINATE MOUNTING HEIGHT WITH MANUFACTURER SPECS.
	BEST LIGHTING	CKTEU	2	LED	120/277	-	-	10.8	UNIVERSAL	EMERGENCY LIGHT; EXIT SIGN COMBO. MOUNT AT 90" AFF TO BOTTOM. PROVIDE WITH 90 MINUTE BATTERY BACKUP.
	LITHONIA	AFN DB EXT	2	6W	120/277	-	-	12	WALL	SURFACE MOUNTED EXTERIOR EMERGENCY LIGHT. MOUNT AT 96" AFF. CONNECT TO UN SWITCHED LEG OF NEAREST EXTERIOR LIGHTING CIRCUIT.
	LITHONIA	LRP 1 RMR 120/277 EL N	2	6W	120/277	-	-	12	WALL	CLEAR EDGE-LIT EXIT SIGN. NICKEL. CADMIUM BATTERY EXIT SIGN. SEE PLANS FOR FACE STYLE AND QTY 90 MINUTE OPERATION. RED TEST SWITCH PROVIDED. UL LISTED FOR DAMP LOCATIONS.

Sheet Number	Sheet Name
E1.81	ELECTRICAL GENERAL NOTES
E1.82	ELECTRICAL LEGEND
E1.83	ELECTRICAL DETAILS
E1.84	POWER RISER AND PANEL SCHEDULES
E1.85	THOMPSON AUTOMOTIVE - ELECTRICAL PLAN

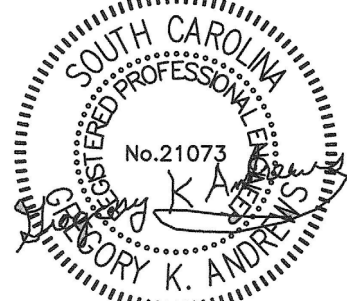


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E1.81



6/15/2022

WATER TOWER
CROSSING
THOMPSON
AUTOMOTIVE

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Revisions:

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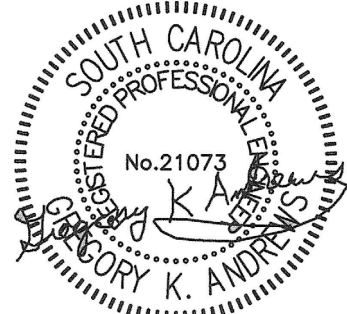
Commission: 220029
Date: 06/15/22
Drawn By: Author
Checked By: Checker

ELECTRICAL LEGEND

E1.82



Commission: 220029
Date: 06/15/22
Drawn By: Author
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6/15/2022

WATER TOWER
CROSSING
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Revisions:

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Commission: 220029
Date: 06/15/22
Drawn By: Author
Checked By: Checker

POWER RISER AND PANEL SCHEDULES

E1.84

ALUMINUM FEEDER:		SERVICE GND. PER 250.66			COPPER FEEDER:		SERVICE GND. PER 250.66
OCPO FEEDING PANEL:	TABLE 310.16 TYPE/THHN - DRY, THWN - WET) 60° C 0-100A 75° C 100A+				OCPO FEEDING PANEL:	TABLE 310.16 TYPE/THHN - DRY, THWN - WET) 60° C 0-100A 75° C 100A+	
15A	(4)#12AL, #12AL G, 0.5°C	8			15A	(4)#14CU, #14CU G, 0.5°C	8
20A	(4)#8AL, #10AL G, 1°C	8			20A	(4)#12CU, #12CU G, 0.5°C	8
25A	(4)#8AL, #8AL G, 1°C	8			25A	(4)#10CU, #10CU G, 0.75°C	8
30A	(4)#8AL, #8AL G, 1°C	8			30A	(4)#10CU, #10CU G, 0.75°C	8
35A	(4)#8AL, #8AL G, 1°C	8			35A	(4)#8CU, #10CU G, 1°C	8
40A	(4)#8AL, #8AL G, 1°C	8			40A	(4)#8CU, #10CU G, 1°C	8
45A	(4)#4AL, #8AL G, 1.25°C	8			45A	(4)#6CU, #10CU G, 1°C	8
50A	(4)#4AL, #8AL G, 1.25°C	8			50A	(4)#6CU, #10CU G, 1°C	8
60A	(4)#3AL, #8AL G, 1.25°C	8			60A	(4)#4CU, #8CU G, 1.25°C	8
70A	(4)#2AL, #8AL G, 1.5°C	8			70A	(4)#4CU, #8CU G, 1.25°C	8
80A	(4)#1AL, #8AL G, 2°C	8			80A	(4)#3CU, #8CU G, 1.25°C	8
90A	(4)#110AL, #8AL G, 2°C	8			90A	(4)#3CU, #8CU G, 1.25°C	8
100A	(4)#110AL, #8AL G, 2°C	6			100A	(4)#3CU, #8CU G, 1.25°C	8
110A	(4)#210AL, #4AL G, 2°C	6			110A	(4)#2CU, #6CU G, 1.5°C	8
125A	(4)#210AL, #4AL G, 2°C	4			125A	(4)#1CU, #6CU G, 2°C	6
150A	(4)#30AL, #4AL G, 2.5°C	4			150A	(4)#10CU, #6CU G, 2°C	6
175A	(4)#41AL, #4AL G, 2.5°C	2			175A	(4)#210CU, #6CU G, 2°C	4
200A	(4)#250AL, #4AL G, 3°C	1/0			200A	(4)#30CU, #6CU G, 2.5°C	4
225A	(4)#300AL, #2AL G, 3°C	1/0			225A	(4)#40CU, #4CU G, 2.5°C	2
250A	(4)#350AL, #2AL G, 3°C	1/0			250A	(4)#250CU, #4CU G, 3°C	2
300A	(4)#500AL, #1AL G, 3.5°C	1/0			300A	(4)#350CU, #1CU G, 3°C	2
350A	2 SETS OF (4)#40AL, #1AL G, 2.5°C	1/0			350A	(4)#500CU, #1CU G, 3.5°C	2
400A	2 SETS OF (4)#20AL, #1AL G, 3°C	1/0			400A	2 SETS OF (4)#30CU, #3CU G, 2.5°C	2
450A	2 SETS OF (4)#300AL, #10AL G, 3°C	3/0			450A	2 SETS OF (4)#40CU, #2CU G, 2.5°C	1/0
500A	2 SETS OF (4)#350AL, #10AL G, 3°C	3/0			500A	2 SETS OF (4)#250CU, #2CU G, 3°C	1/0
600A	2 SETS OF (4)#500AL, #20AL G, 3.5°C	4/0			600A	2 SETS OF (4)#350CU, #1CU G, 3°C	2/0
700A	3 SETS OF (4)#350AL, #30AL G, 3°C	4/0			700A	3 SETS OF (4)#250CU, #10CU G, 3°C	2/0
800A	3 SETS OF (4)#40AL, #30AL G, 3.5°C	4/0			800A	3 SETS OF (4)#300CU, #10CU G, 3°C	3/0
1000A	4 SETS OF (4)#350AL, #40AL G, 3°C	4/0			1000A	3 SETS OF (4)#400CU, #20CU G, 3.5°C	3/0
1200A	4 SETS OF (4)#500AL, #20AL G, 3.5°C	250			1200A	4 SETS OF (4)#350CU, #30CU G, 3°C	3/0
1600A	6 SETS OF (4)#40AL, #350AL G, 3.5°C	250			1600A	5 SETS OF (4)#400CU, #40CU G, 3.5°C	3/0
MAIN BUILDING SERVICE ENTRANCE FEEDER SCHEDULES							
2000A	8 SETS OF (4)#350AL, 3°C	250			2000A	6 SETS OF (4)#400CU, 3.5°C	3/0
2500A	9 SETS OF (4)#500AL, 3.5°C	250			2500A	7 SETS OF (4)#500CU, 3.5°C	3/0
3000A	10 SETS OF (4)#500AL, 3.5°C	250			3000A	8 SETS OF (4)#500CU, 3.5°C	3/0
4000A	13 SETS OF (4)#500AL, 3.5°C	250			4000A	11 SETS OF (4)#500CU, 3.5°C	3/0

TYPE OF CONSTRUCTION	CLEARANCE EXTENDING OUT FROM BUILDING	SIDE CLEARANCE	HEIGHT CLEARANCE
COMBUSTIBLE	12 FT	-	-
NON-COMBUSTIBLE	6 FT	-	-
DOORS	20 FT	10 FT	-
WINDOWS	10 FT	5 FT	10 FT
AIR VENTS	20 FT	10 FT	25 FT

NOTE:

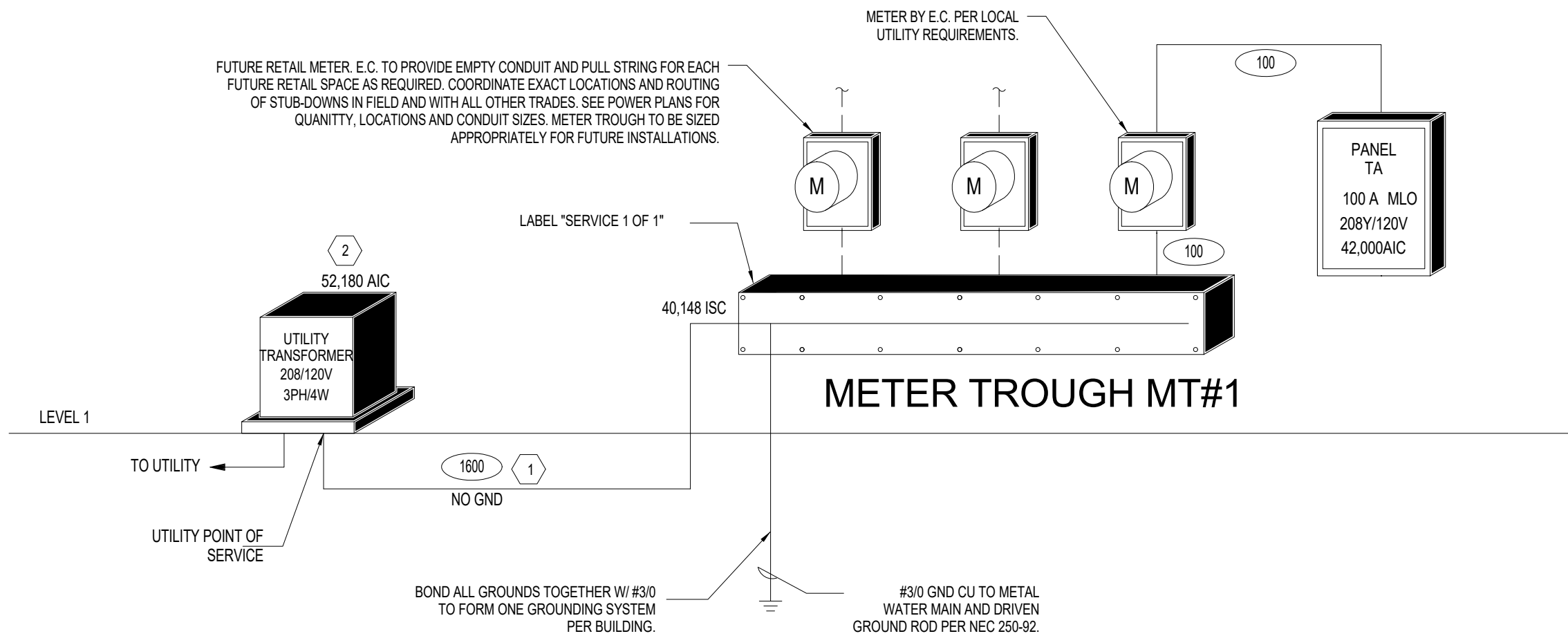
1. DISTANCES ARE FROM THE PAD OR TRANSFORMER WHICHEVER IS CLOSER TO THE BUILDING OR OPENING.
2. A MINIMUM CLEAR WORKING SPACE OF 3 FT. MUST BE MAINTAINED FROM EACH SIDE OF THE TRANSFORMER AND A MINIMUM OF 10 FT. FROM THE FRONT.

METER CENTER NOTE BASED ON SQ-D MANUFACTURE

1. 1000, 1200, OR 1600 AMPS MAIN DEVICES MUST BE CENTER LOCATED WHEN USED WITH 125/225 AMPS BRANCH UNITS WITH 800 A MAIN CROSS BUS.
2. 2000 A MAIN DEVICE MUST BE CENTER LOCATED WHEN USED WITH 125/225 AMPS BRANCH UNITS WITH 1200 AMPS MAIN HORIZONTAL CROSS BUS.
3. E.C. SHALL CONNECT METERS SO THAT CONNECTED LOADS ON EITHER SIDE OF THE MAIN SECTION ARE NOT OVER THE BUS RATING.

MAXIMUM AVAILABLE FAULT CURRENT IS BASED ON A 1000KVA UTILITY TRANSFORMER WITH 5.3%Z. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF TRANSFORMER CHARACTERISTIC INDICATE A HIGHER FAULT CURRENT IS POSSIBLE.

- | | |
|---|---|
| 1 | E.C. SHALL PROVIDE VARIANCE FOR SECONDARY FEEDERS AND ASSOCIATED CONDUITS IF UTILITY COMPANY DOES NOT PROVIDE SECONDARIES TO POINT OF SERVICE. VERIFY WITH UTILITY COMPANY IF SECONDARY BUS ENCLOSURE WILL BE REQUIRED. |
| 2 | E.C. SHALL PROVIDE A PAD FOR UTILITY TRANSFORMER AS REQUIRED PER UTILITY SPECIFICATIONS. EXACT QUANTITY, LOCATION AND CHARACTERISTICS OF UTILITY TRANSFORMERS TO BE DETERMINED BY THE LOCAL UTILITY COMPANY. |



1 THOMPSON AUTO POWER RISER DIAGRAM

VOLTAGE:120/208 Wye

BUSINGCU

MAINS:100 A

INCOMING:

PH: 3

WIRE: 4

ROOM:

ENCLOSURE: NEMA3R

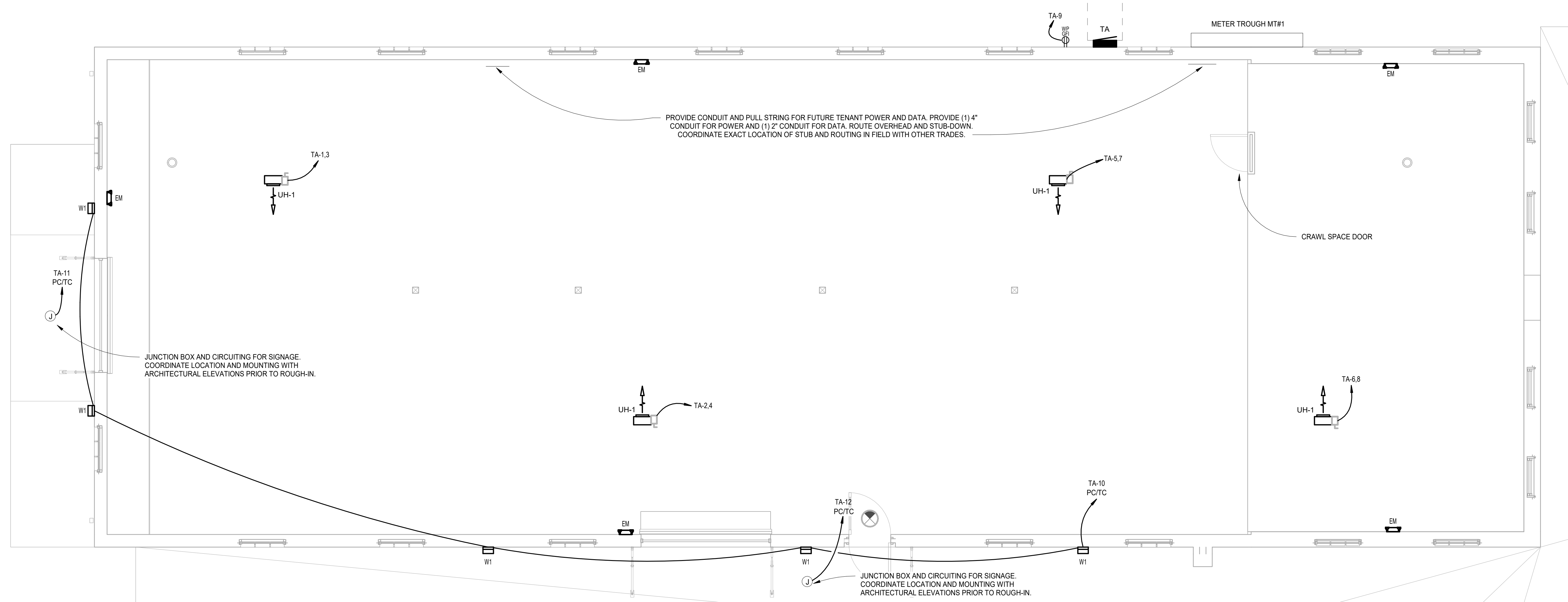
MOUNTING: SURFACE

BRACING: 42,000 AMPS...

</

johnstondesigngroup.us

E1.85



1 THOMPSON AUTOMOTIVE - ELECTRICAL PLAN
1/4" = 1'-0"



**Planning Staff Report to
Design Review Board - Neighborhood
April 1, 2022
for the April 7, 2022 Meeting**

Docket Number: RHP 22-193
Applicant: Michael Fletcher
Property Owner: PH Realty LLC
Property Location: 1007 Hampton Ave
Tax Map Number: 0026000300900
Zoning: PD, Planned Development 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 requests Preliminary Certification for Special Tax Assessment for a property located at 1007 Hampton Avenue. The property, commonly known as the “Thomson Automotive Building”, was granted local landmark status by the Neighborhood Design Review Board on September 2nd, 2021, via LLDE 21-636. 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.

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 several 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: Please reference Approved Local landmark Designation #21-636 for full narrative of subject property history. Qualifying historic designation is ensconced within that approval.

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: The applicant proposes to:

- Clean and repair existing masonry per the standards for historic preservation as set by the National Park Service
- Add new aluminum canopy over entrances
- Replace existing doors and wood surround with new residential full lite door to fit existing masonry opening
- Replace all existing windows with residential windows appropriate for existing masonry openings
- Remove all metal security bars from windows
- Replace existing overhead door and components with a new residential full lite door with transom and side lite. Existing masonry opening will be infilled with brick to match existing.
- Apply 3M porous wall mural film. Mural to be designated at a later date.
- Replace existing (non-historic) shed roof and components
- Upfit interior. Historic exterior to be preserved.

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. Staff notes that while the intent is consistent with the level of detail necessary for the granting of a Preliminary RHP, greater detail will be required for the issuance of a Certificate of Appropriateness, and that by no means shall this RHP be construed to serve as a CA for further work.

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: According to Greenville County Property Appraiser, the fair market value (FMV) of the entire property is \$186,950. The property will be owner-occupied, and therefore, total repairs must meet 100% of the FMV. The applicant indicated that the total estimated qualifying rehabilitation expenditures is \$500,000, which meets this requirement. Note that the property value of \$415,000 has been listed on the application by the applicant. This is based on a \$380,000 purchase price for the property and building, and a \$35,000 purchase price was for adjacent parcel. Both properties have since been consolidated thus totaling \$415,000. In either case, the \$500,000 repair costs anticipated by the applicant meet this requirement. Real expenditures of rehabilitation will be reviewed before issuance of the Final RHP.

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. A CA must be issued for future exterior work.**



September 17, 2021

Melanie Anderson
411 University Ridge Suite D
Greenville, Sc 29601

RE: Local Landmark Designation # 21-636
1007 Hampton Av TMS # 002600-03-00900

To Whom It May Concern:

On 9/2/2021 the Design Review Board – Neighborhood Panel *approved* your request for a Local Landmark Designation at the above referenced location. The approval is based on your application as presented and the findings based within the Land Management Ordinance.

From henceforth, the owner(s) of the structure will be required to apply for and obtain a Certificate of Appropriateness through the Design Review Board before obtaining a building permit, site permit, or other applicable permit before commencing any work on the referenced structure including painting, signage, or demolition.

Please remove the public hearing signs from the property within five (5) days from receipt of this notice.

If you believe the Board erred in its decision you have the right to appeal to the Circuit Court. Such appeal must be filed within 30 days of the date you received this notice and must indicate why you believe the decision is illegal, either in whole or in part (Sec 19-2.3.8(j)).

Sincerely,

Austin Rutherford, AICP
Senior Development Planner



**Planning Staff Report to
Design Review Board - Neighborhood
August 27, 2021**

for the September 2, 2021 Public Hearing

Docket Number:	LLDE 21-636
Applicant:	Melanie Anderson/Johnston Design Group
Property Owner:	PHI Realty LLC
Property Location:	1007 Hampton Avenue
Tax Map Number:	002600-03-00900
Zoning:	RM-1, SF and MF Residential district, & S-1, Service District
Proposal:	LOCAL LANDMARK DESIGNATION
Staff Recommendation:	Approve with condition

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 40-152(3) & (4): Historic Qualifications

Staff Analysis:

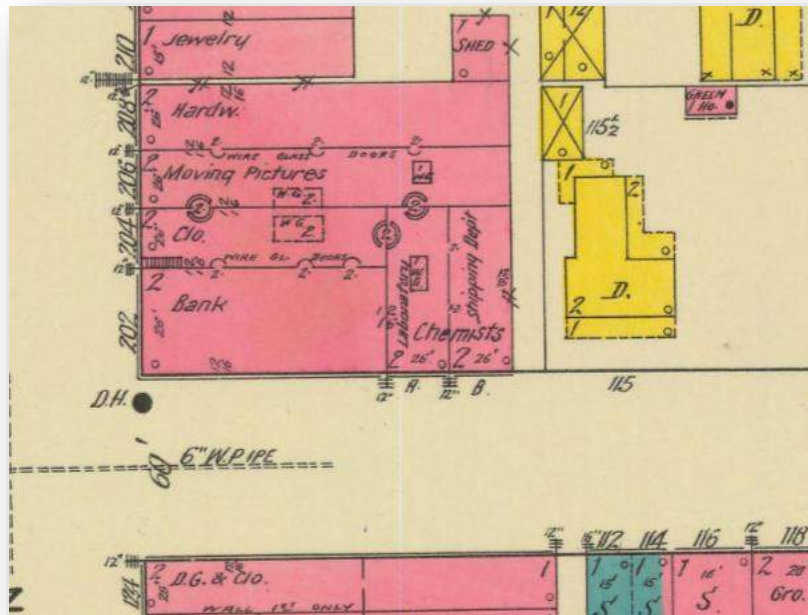
The subject property, 1007 Hampton Avenue, is split zoned between RM-1, Single-Family and Multi-Family Residential District, and S-1, Service District. A portion of the property also currently lies within Greenville County, however, an annexation petition for this portion is currently in process. The existing structure is commonly referred to as the “Thompson Automotive Building” by locals. However, as shown in the research provided by the applicant, the history of the structure and associated people is much older and is a little-known showcase of the economic and social history of the City of Greenville.

In c.1910, Robert Scales, an English immigrant, founded the Scales-Wilson Company in Greenville. The Scales-Wilson Company was a maker of carbonated beverage flavors, which included ‘Robin Hood Ginger Ale’ and ‘Hot Tom’. Made with an extract of chili peppers, ‘Hot Tom’ was noted for its ability to make “Moonshine palatable” during prohibition era (1920-1933). It also contributed to the death of several people.

This company originally operated from a building next to the current Restaurant Bergamo on E. Coffee Street before relocation to Hampton Avenue. The E. Coffee Street location may be seen in a photo, provided by the applicant, which includes Robert Scales himself.

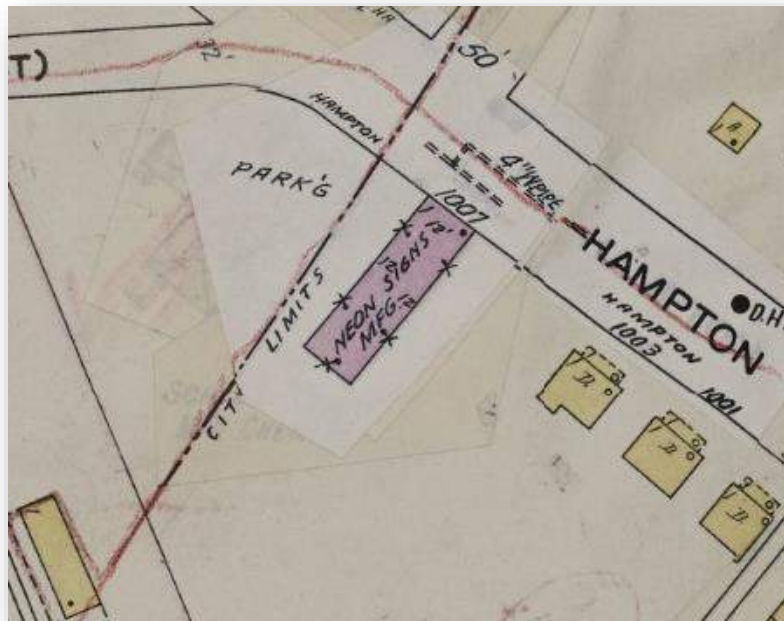


The location is confirmed by the 1913 Sanborn Map, for E. Coffee Street, that specifically notes “Chemists” and “Shipping Dep’t” as evidenced by the window signs in the picture above.



The subject property for this Local Landmark Designation request was purchased by the company around 1920. The five-bay window, brick commercial building was constructed to meet demand for Scales' beverage flavors. Staff notes this coincided with the start of Prohibition. The Prohibition Era is noted as a catalyst for carbonated beverage company production throughout the country.

After the company ended production c.1937 and Robert Scales' death in 1941, the building at 1007 Hampton Avenue was rented out. Notably, the 1961 Sanborn Map shows a Neon Signs manufacture in the location. The American Textile Engraving Company was also a tenant for a period. The building was leased in 1989 and later sold in 1999 to Evonn Thompson for automobile services.



1961 Sanborn Map

Based on the findings provided by the applicant, **staff recommends approval of the Local Landmark Designation, with a condition, as the structure was used by people, companies, and industries instrumental to the historical economic and social development of the City of Greenville per Section 40-152(4)(b).**

Condition: All future exterior improvements to the structure at 1007 Hampton Avenue shall require a certificate of appropriateness prior to the onset of the work.

Applicable Land Management Ordinance sections

Section 40-152. – Certification; criteria for historic designation.

(3) Property shall qualify as historic for the special assessment when:

- 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 Design Preservation Commission, in accordance with this article; or

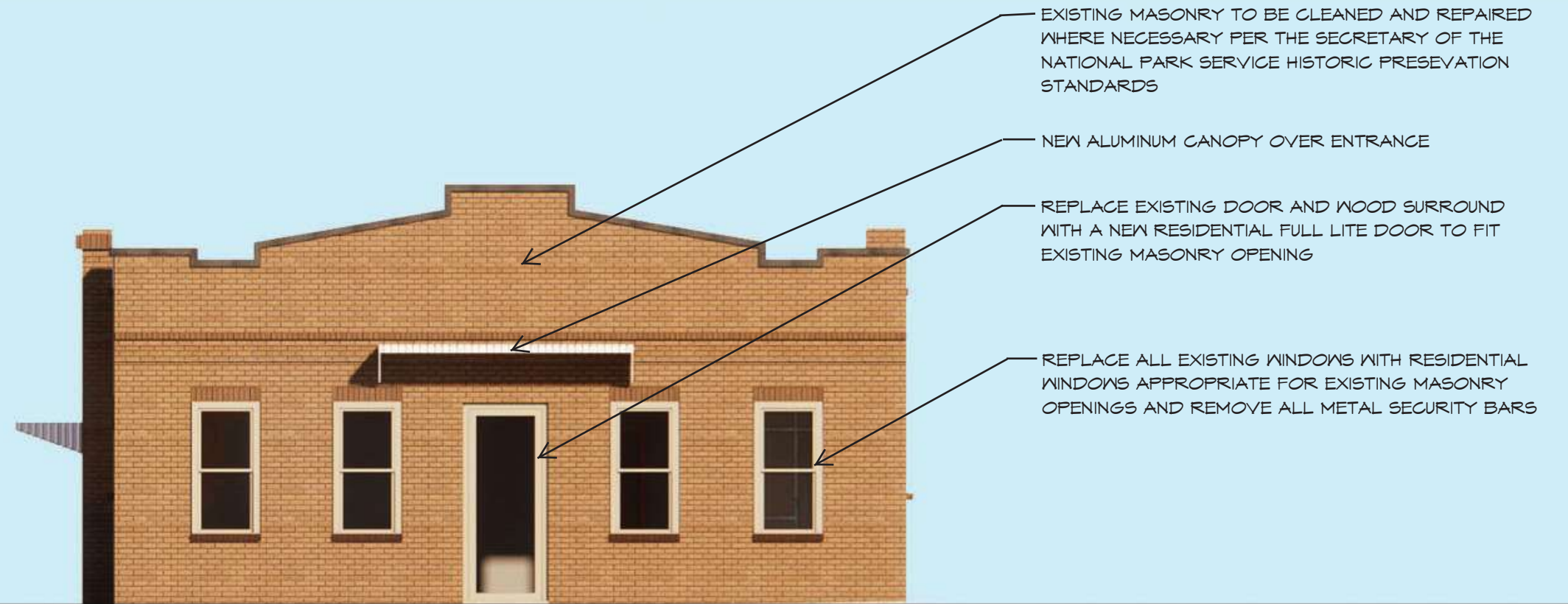
- c. It is at least 50 years old and is located in a historic district which has been designated as a preservation overlay district by the city zoning ordinance.
- d. It meets such other and additional requirements as may be established by the general assembly in the future.

(4) 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 one of the following criteria:

- a. The structure's architectural design and materials of construction 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;
- b. 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
- c. 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.

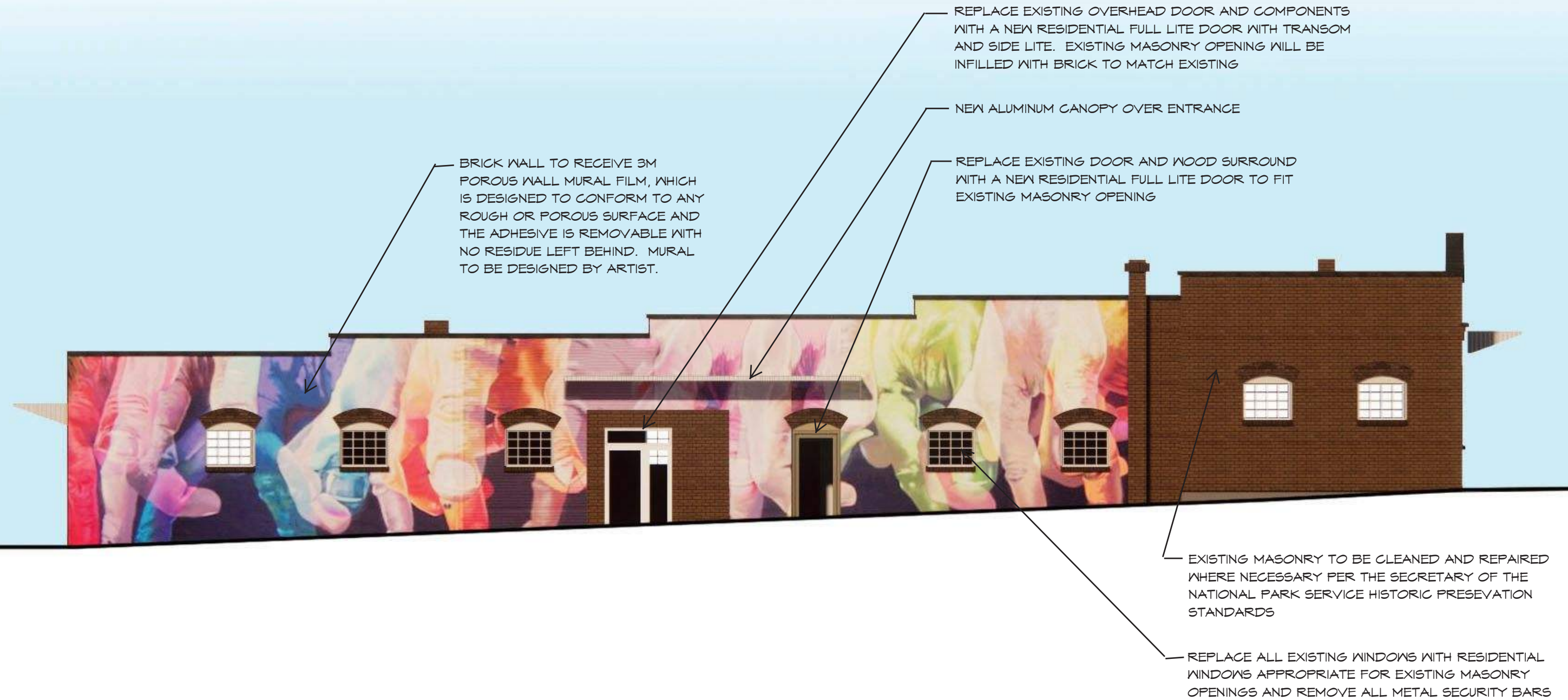
PROPOSED ELEVATIONS FOR THOMPSON AUTOMOTIVE BUILDING

8/2/2021



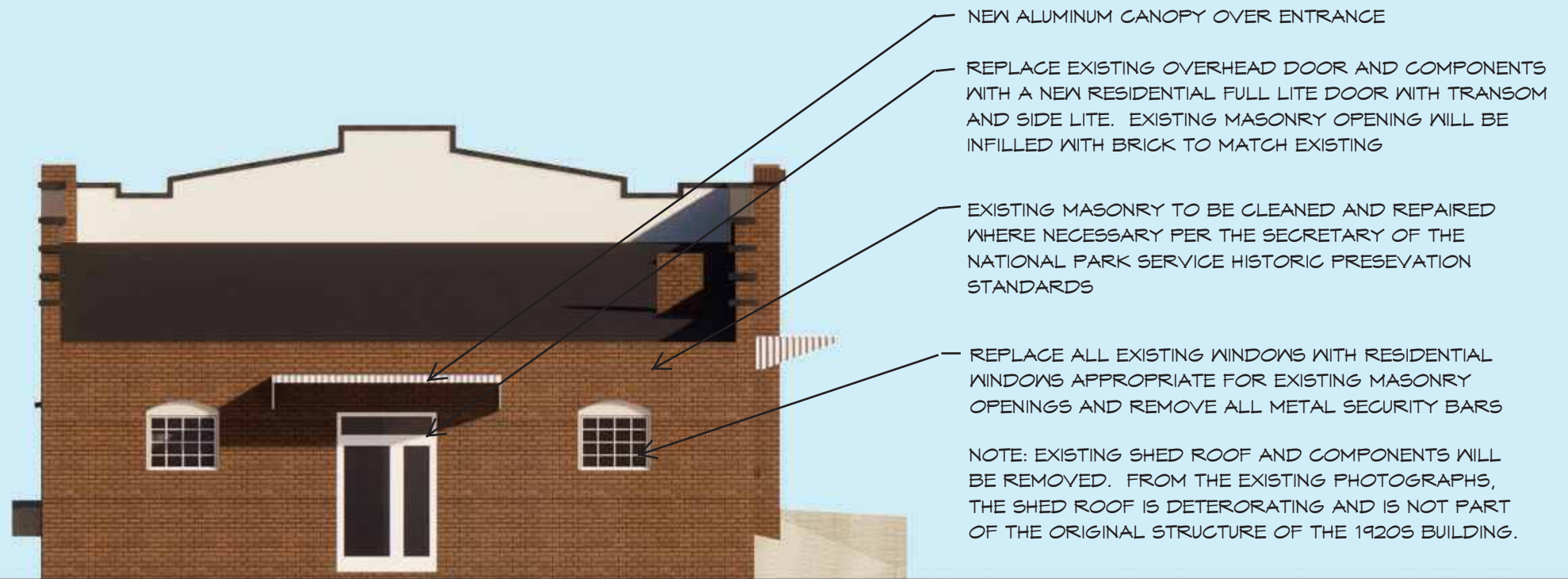
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PROPOSED ELEVATIONS FOR THOMPSON AUTOMOTIVE BUILDING

8/2/2021



PROPOSED ELEVATIONS FOR THOMPSON AUTOMOTIVE BUILDING

8/2/2021

EXISTING MASONRY TO BE CLEANED AND REPAIRED
WHERE NECESSARY PER THE SECRETARY OF THE
NATIONAL PARK SERVICE HISTORIC PRESEVATION
STANDARDS

REPLACE ALL EXISTING WINDOWS WITH RESIDENTIAL
WINDOWS APPROPRIATE FOR EXISTING MASONRY
OPENINGS AND REMOVE ALL METAL SECURITY BARS

