

Design Review Board

Official Agenda



AGENDA

DESIGN REVIEW BOARD – URBAN DESIGN PANEL

AGENDA

Regular Meeting

August 4th, 2022

4:00 PM

Meeting Location

The City of Greenville Design Review Board – Urban Design Panel will hold an in-person Public Hearing for the following items on Thursday August 4th, 2022 at 4:00 PM at the Unity Park Visitors Center at 111 Welborn Street. Those wishing to provide comment on an item may either provide written comment to staff or attend the in-person meeting.

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

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

1. Call to Order
2. Roll Call
3. Welcome and Opening Remarks from the Chair
4. Approval of Minutes – July 7, 2022 Regular Meeting
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda

7. Conflict of Interest Statement

8. Old Business

A. NONE

9. New Business

A. RHP 22-499

Application by ROB COUCH for a PRELIMINARY SPECIAL TAX ASSESSMENT for HISTORIC PROPERTIES at 660 South Main Street (TM# 0070000302000)

Documents:

[22-0499 AGENDA POSTING - 660 SOUTH MAIN.PDF](#)

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10. Advice and Comment (Not a Public Hearing)

A. NONE

11. Informal Review (Not a Public Hearing)

A. MD-22-521

Application by Rob Liebel for a MULTI-FAMILY DEVELOPMENT on approximately 5.9 acres located at 817 CLEVELAND STREET for 118 units. ("ACRE Apartment Homes") (TM# 0202000300602)

12. Other Business (Not a Public Hearing)

A. Approval of 2023 Calendar

B. Chair and Vice-Chair nominations and votes

13. Adjournment

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

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

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

In some cases the applicant may be required, as part of the application process, to hold a neighborhood meeting before the application is heard by the Board. Property owners within 500' of the application site would then be notified by mail. A property owner that directly abuts the proposed project or owners of 20% of parcels within 500' may also request a meeting. Contact the Planning and Development Office for further instructions.'

Procedure for Public Comment during Meeting

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

6. The Planning Staff Liaison will continue through the list of names until all members of the public who wished to speak on the specific agenda item have had an opportunity.

7. Once all names are called and public comment provided, the public portion for that specific agenda item will be closed.

City of Greenville Planning and Development | 864-467-4476



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

Docket Number: RHP 22-499
Applicant: Rob Couch, McMillan Pazdan Smith Architecture
Property Owner: 660 S. Main QOZB LLC
Property Location: 660 S. Main Street
Tax Map Number: 0070000302000
Zoning: C-4, West End Historic District
Proposal: Preliminary Certification for Special Tax Assessment for
Rehabilitated Historic Properties
Staff Recommendation: Approval

Applicable Sections of the City of Greenville Code of Ordinances:

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

Staff Analysis:

The applicant is planning to rehabilitate the building located at 660 South Main Street, most recently used as the Greenville Army and Navy Store. The property was built in 1877 and while the district was listed on the National Register of Historic Places in 1991, the building was listed as non-contributing due to a 1980's era renovation of the cornice. The building retains its original massing, most of its primary exterior and interior historic material, and has a continued use as a commercial store since its inception. Despite the loss of some historic fabric, the prominent position of the building at a major intersection and its continued historic use do contribute substantially to the character of the historic district. The applicant is planning to "restore many of the lost character-defining features, like the cornice and windows". All renovations will be compliant with the National Park Service's Standards for Historic Rehabilitation.

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

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

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

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

1. The property must qualify as historic. A property shall qualify as "historic" for the special assessment when "it is at least 50 years old and is designated as a historic property by the design review board in accord with this article." In order for a building which is 50 years old to qualify as "historic" when it is not within a preservation overlay district and when it is not listed on the National Register of Historic Places, the building must be shown to meet at least one of the following criteria:

- The structure's architectural design and materials are good examples of those types of design and construction recognized among architects and preservationists as having had historical significance in the city's development;
- The structure is associated in a meaningful way with a person or group who made a significant contribution to the city's political, economic, religious, social, artistic, or literary development; or
- The structure is associated with a person or group recognized on the state or national level as having made significant contributions to science, religion, politics, business, literature, the arts, or other professions.

Staff Findings: The structure was built in 1877 and is located within the West End Historic District which was listed in the National Register in 1991 with a period of significance from ca. 1869 - ca. 1939. Staff finds that, although the structure is listed as 'non-contributing' due to previous alterations, it does meet the criteria to qualify for this Preliminary RHP, as the one item which kept the building from being listed as a contributing factor, is being addressed via CA 21-873. CA 21-873 was approved by the Design Review Board in November 2021. At that time, the board determined that the proposed modifications to the structure are in keeping with its historic character. Additionally, the uninterrupted use of the site as a commercial enterprise since 1877, has contributed greatly as an economic cornerstone to the West End.

2. The rehabilitation is appropriate for the historic building and the historic district in which it is located. This is achieved through adherence to the Secretary of the Interior's Standards for Rehabilitation and applicable City of Greenville design guidelines. The following work will be reviewed according to these standards:

- a. Repairs to the exterior of the designated building;
- b. Alterations to the exterior of the designated building;
- c. New construction on the property on which the building is located;
- d. Alterations to interior primary spaces; and
- e. Any remaining work, where the expenditures for such work are used to satisfy the minimum expenditures for rehabilitation.

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

- Removal of Existing Windows, Metal Siding, Gutters and Downspout
- Replacement of Cornice to Match Original
- New Aluminum Clad Wood Single Hung Windows
- Refurbished Sign
- New Stone Veneer
- Refurbished Canvas Awning

- New Entry Door
- New Aluminum Storefront to Match Original
- New Exterior Stair with Perforated Steel Guardrail
- New Stucco over Existing Side Wall
- New Wall Sconce
- New Hollow Metal Side Door with Transom in Existing Opening

Staff finds that Criteria 2 is met based on the proposed rehabilitation schedule and that the work shall occur in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation.

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

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

Staff Findings: The fair market value of this property is listed as \$1,189,680. Expenses for rehabilitation are currently estimated at \$2,300,000. As this will be a commercially-used venture rehabilitation costs must meet 100% of the FMV. Staff finds that this criteria has been met.

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

- 1. Per Section 40-153(5) of the City's Code of Ordinances, if the project is not complete after two years, but the minimum expenditures for rehabilitation have occurred, the property will continue to receive the special tax assessment until the project is complete, but not more than five years.**



city of greenville

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Contact Planning & Development (864) 467-4476

Office Use Only:

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Rob Couch, McMillan Pazdan Smith Architecture	660 S. Main QOZB LLC
*Title:		
*Address:	400 Augusta Street, Suite 200, Greenville	1414 E. Washington Street, Suite N, Greenville
*State:	South Carolina	South Carolina
*Zip:	29601	29607
*Phone:	(864) 242-2033	(864) 617-1277
*Email:	rcouch@mcmillanpazdansmith.com	crozakos@spinx.com

PROPERTY INFORMATION

*STREET ADDRESS 660 S. Main Street
*TAX MAP #(S) 0070000302000
*PRESERVATION DISTRICT West End Commercial Historic District

PROJECT INFORMATION

*TYPE OF APPLICATION: ☒ Preliminary ☐ Final
*ORIGINAL APPLICATION # (put N/A if not applicable) N/A
*USE: ☐ Owner-occupied ☒ Income-producing
*(ESTIMATED) PROJECT START DATE 07/01/2022
*(ESTIMATED) PROJECT COMPLETION DATE First Quarter of 2023
*(ESTIMATED) PROJECT COSTS \$ 3,500,000 including original acquisition costs
*(ESTIMATED) QUALIFIED HISTORIC EXPENDITURES \$ 2,300,000
*FAIR MARKET VALUE OF BUILDING/PROPERTY \$ 1,189,680
TAXABLE VALUE OF PROPERTY \$ 892,260

HISTORIC DESIGNATION

HISTORIC NAME OF PROPERTY (IF KNOWN) Greenville Army & Navy Store

*THIS BUILDING IS: ☐ City Landmark Building
☐ Contributing structure in local historic district
☐ Contributing structure in National Register District
☒ National Register Structure
☐ Other: Give brief overview of the history of the building

INSTRUCTIONS

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

A. APPLICATIONS FOR OWNER OCCUPIED BUILDINGS \$150.00

B. APPLICATIONS FOR INCOME-PRODUCING BUILDINGS \$300.00

2. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies which must be corrected prior to placing the application on the Design Review Board agenda.
3. You must attach the following required documents. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

Please submit the following supporting documentation:

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

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

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

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

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

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

*Signatures	
Applicant	
Date	06/24/22
Property Owner/Authorized Agent	
Date	6-20-22

Special Tax Assessment for Rehabilitated Historic Properties A Quick Reference

1. The special tax assessment for rehabilitated properties allows a historic property tax assessment to be 'frozen' at pre-rehabilitation value for up to 10 years for qualifying rehabilitation work.
2. A request for special tax assessment is evaluated by and acted upon by the Design Review Board (DRB), a ten-member board of Greenville citizens appointed by City Council
3. The Board is split into two Panels: the Neighborhood Design Panel hears applications in the Preservation Overlay Districts; the Urban Design Panel hears applications in the Central Business District
4. The property being considered for special tax assessment must be designated as 'historic' based on the following standards:
 - A. It is listed in the National Register of Historic Places.
 - B. It is at least 50 years old and is designated as a historic property by the DRB in accord with this article; or
 - C. It is at least 50 years old and is located in a historic district which has been designated as a preservation overlay district by the city zoning ordinance.
 - D. It meets such other and additional requirements as may be established by the General Assembly in the future.
 See Sec. 40-152, *Certification; Criteria for "historic" designation*, of the City Code for more details.
5. Obtaining a special tax assessment is a two-step process:
 - A. Preliminary Certification: The DRB determines that the building qualifies as 'historic', and determines that the proposed rehabilitation work complies with design standards and required expenditures. Preliminary certification begins the special tax assessment and it valid for 2 years. During these 2 years, the rehabilitation work should be completed.
 - B. Final Certification: Once the project is completed, the DRB will verify the work was completed as approved and that qualified expenditures were made. Upon final certification, the special tax assessment will continue for the remainder of up to 10 years.
6. The Design Review Board evaluates the proposed rehabilitation work for consistency with The Secretary of the Interiors Standards and the City of Greenville design guidelines through a Certificate of Appropriateness application and process. Because most of the qualifying expenditures will be on interior work, the DRB will evaluate proposed rehabilitation on the interior of the building. The DRB will be focused on the public/semi-public spaces of the building (i.e. the foyer/living room/dining room in a residential building; the lobby/assembly spaces in a nonresidential building).
7. The qualifying expenses in the rehabilitation work must exceed 50% of the fair market value of an owner-occupied building, and 100% of an income-producing property.
8. Qualifying expenses include work required to stabilize and restore the historic structure, and to upgrade systems for modern occupancy (including kitchens, baths, HVAC, electrical and plumbing). The costs of additions are not qualifying expenditures. See Sec. 40-153, *Standards for review of rehabilitation work*, of the City Code for more specifics.
9. The Special Tax Assessment can be de-certified for the following reasons:
 - A. Written notice by the owner to the DRB and Greenville County Auditor to remove the preferential assessment;
 - B. Sale or transfer of ownership during the special assessment period, other than in ordinary course within probate proceedings;
 - C. Removal of historic designation by the Greenville City Council; or
 - D. Rescission of the approval of rehabilitation work by the DRB because of alterations or renovations by the owner or his estate which cause the property to no longer possess the qualities and features which made it eligible for Final Certification.
10. For more information regarding Special Tax Assessment for Rehabilitated Historic Properties see Chapter 40 of the Greenville City Code at www.municode.com/library/sc/greenville/codes/code_of_ordinances?nodeId=COOR_CH40TA



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE



Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number

1. Property Name 660 South Main Street

Street 660 South Main Street

City Greenville County Greenville State SC Zip 29601

Name of Historic District West End Commercial Historic District

☒ National Register district ☐ certified state or local district ☐ potential district

2. Nature of Request (check only one box)

- ☒ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project Contact (if different from applicant)

Name Richard Sidebottom Company MacRostie Historic Advisors

Street 3 Broad Street, Suite 301 City Charleston State SC

Zip 29401 Telephone (843) 203-5405 Email Address rsidebottom@mac-ha.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

- ☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Richard Lynch Signature (Sign in ink) [Signature] Date 10-6-20

Applicant Entity 660 South Main LLC c/o Chris Rozakos SSN _____ or TIN 85-3364209

Street 1414 East Washington Street, Suite N City Greenville State SC

Zip 29607 Telephone (864) 617-1277 Email Address chrisrozakos@spinxco.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 1 for the above-named property and has determined that the property:

- ☐ contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
☐ does not appear to qualify as a certified historic structure.

Date _____ National Park Service Authorized Signature (Sign in ink) _____

☐ NPS Comments Attached

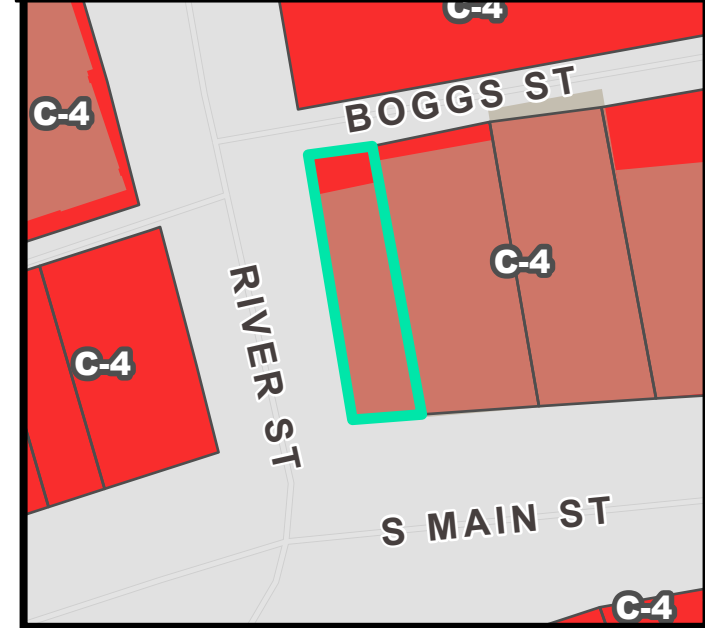
RECORDS RETENTION - PERMANENT. Transfer all permanent records to NARA 15 years after closure. (NPS Records Schedule, Resource Management and Lands (Item 1.A.2) (N1-79-08-1)).

RHP 22-499 • 660 SOUTH MAIN STREET

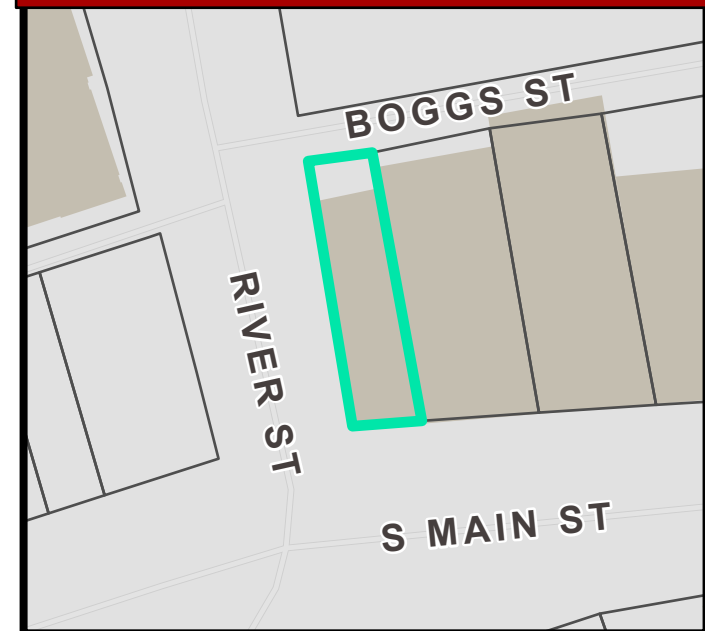
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

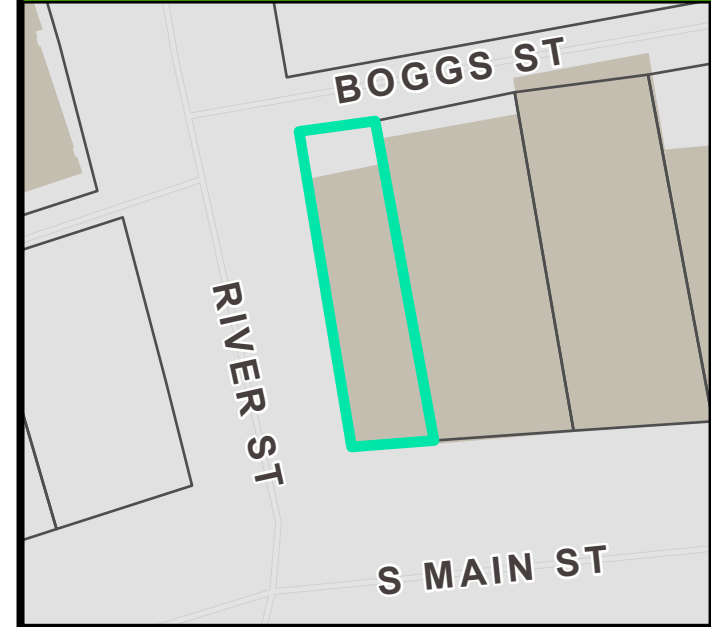


RHP 22-499 • 660 SOUTH MAIN STREET

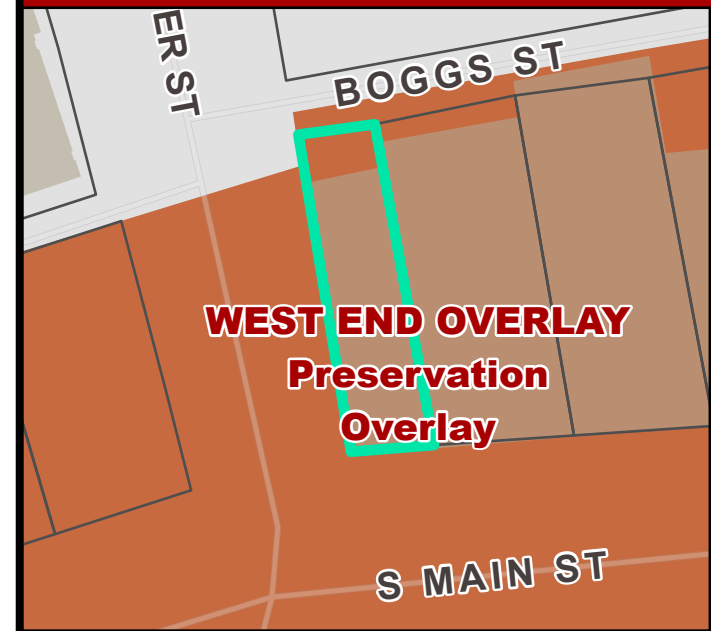
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



October 7, 2020

Mr. Dan Elswick
State Historic Preservation Office
South Carolina Dept. of Archives & History
8301 Parklane Road
Columbia, SC 29223

Mr. Antonio Aguilar
Technical Preservation Services
National Park Service-org-2255
1849 C Street, NW
Washington, DC 20240

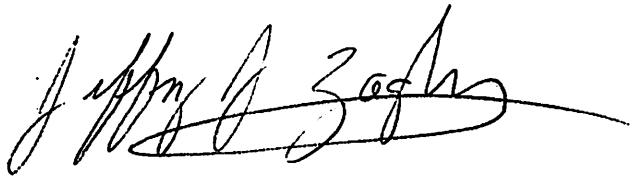
RE: Historic Tax Credit Application
660 South Main Street
Greenville, South Carolina

Dear Mr. Elswick and Mr. Aguilar

This letter is to advise you that we understand that 660 South Main LLC is applying for historic preservation tax credits for the rehabilitation of 660 South Main Street in Greenville, SC as contract-purchaser.

Please be advised that Jeffery J. Zaglin, owner of these premises, grants permission for 660 South Main LLC to make such an application as we finalize our purchase agreement for the property.

Yours truly,

A handwritten signature in black ink, appearing to read "Jeffery J. Zaglin", with a long horizontal flourish extending to the right.

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name Greenville Army & Navy Building

NPS Project Number _____

Property address 660 S Main Street, Greenville SC 29601

5. Physical Description

Summary

The Greenville Army & Navy Store, at 660 South Main Street in Greenville, South Carolina, is located in the West End Historic District, listed in the National Register of Historic Places in 1991, with a period of significance dating from ca. 1969 to ca. 1939. The building is a two-story masonry structure on a north-south axis. The Army & Navy Store is an example of early-to-mid-twentieth century commercial design with its main façade to the south along South Main Street. The interior reflects its continued use as commercial space, with an open finished store space on the first floor and a semi-finished storage space on the second floor. While the building exterior has seen some alterations, the

Site

The Army & Navy Store sits in the northeast corner of the intersection of South Main Street, River Street, and Augusta Street. The intersection is the central point of the West End Historic District, with historic commercial structures lining both sides of the street. The site is just northwest of the Reedy River, an important defining physical feature of Greenville.

The building lot is bounded by South Main Street to the south, River Street to the west, Boggs Street to the north, and 658 South Main Street to the east. City sidewalks run up to the edge of the building on both the south and west elevations. At the rear, a few paved parking spaces sit between the north elevation and Boggs Street.

Exterior

The north elevation is the commercial façade for the Army & Navy Store. The first floor is a metal and glass storefront with a slightly recessed central door. Two large plate glass windows flank the door. A deteriorated pull-out cloth awning sits above the storefront. Metal paneling runs the length of the building above the storefront windows. A metal sign extends the full façade between the first and second floors. The sign has "GREENVILLE ARMY & NAVY STORE" painted on it and large light bulbs that provide an additional decorative element to the sign. The second floor is a simple brick façade three bays wide. Each bay has a window opening which now holds a fixed replacement window. The brick extends a considerable distance above the roofline to serve as a parapet, but there is no cornice, only a thin metal cap.

The west elevation is stuccoed and serves as advertising. The first floor has no windows, only a storefront in the south corner that turns the corner from the front of the building, with metal paneling similar to the main storefront. The paneling in this location appears to be covering damaged pink or buff colored ceramic tiles beneath the window. The rest of the first floor has large painted advertisements – one for the Greenville Army Navy Store itself and one for Coca-Cola. Both are beginning to fade due to lack of regular maintenance. Photographs from the nomination for the district show that these signs have been repainted since listing. The second floor is five bays wide with an arched window opening in each bay. The windows are modern replacement windows with a single plate of glass and a simple wood sill. Metal gutters and downspouts, electrical wiring, and a few metal ties are also present on the west elevation.

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name Greenville Army & Navy Building

NPS Project Number _____

Property address 660 S Main Street, Greenville SC 29601

The north elevation is marked by continuous change that occurred as ownership changed over the course of the last few decades. The elevation is two bays wide, with two infilled arched openings in each. The ground floor arched openings extend to grade as they were originally doorways. There are some remnants of stucco, but the building's masonry structure is most visible on this elevation. A metal door is in the northwest corner.

Interior

The existing interior layout of the Greenville Army & Navy Store is an open floor plan with an unfinished wooden staircase at the rear (north) of the building. The interior has seen some changes during its almost 100 years as a commercial space, though many historic features still remain.

The first floor of the building has two access points: the main entrance at the south elevation and a rear door in the northwest corner. The storefront has decorative molding on the interior surrounding some of the windows. Due to the narrow width of the building, the only support column on the first floor is located towards the rear of the structure and was added at a later date. The staircase at the rear of the building runs along the north elevation and turns at the northeast corner up to the second floor. The walls are finished in plaster, the floors are covered in non-historic carpet, and the ceilings and crown molding are painted pressed metal tiles. Exposed mechanicals are found throughout the first floor.

The second floor is accessed by the rear staircase. Remnants of a freight elevator [CHECK TO SEE IF IT IS STILL IN USE] are in the northwest corner. A bathroom is found along the north wall. A wall divides the building into north and south rooms. The building has exposed, painted rafters and finished walls. A few different wall finishes are seen throughout the second floor, but the majority of the walls are finished with either plaster or gyp board. Wood flooring is found through the second floor. There is no molding surrounding the window openings. Non-historic exposed mechanical units are found throughout the second floor.

The overall integrity of the structure remains high. The building represents early-twentieth century commercial properties with its large glass storefront on the first floor and brick second floor façade. The interior spaces have remained open and relatively unchanged in the past few decades. Historic character-defining features, such as pressed metal ceilings and original window openings, still remain.

6. Statement of Significance

Summary

The Greenville Army & Navy Store is within the boundaries of the West End Historic District, listed in the National Register of Historic Places in 1993. Though the building was constructed c. 1877, well within the period of significance, it is listed as non-contributing due to alterations with a note mentioning removal of the cornice circa 1980. The West End Historic District period of significance

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

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Property address 660 S Main Street, Greenville SC 29601

runs from c. 1869 to c. 1939, when the area saw significant commercial growth.¹ The Greenville Army & Navy Store building is one of the earliest buildings in the West End district, and though the cornice has been removed, the building still retains its original massing, its primary exterior and interior historic material, and its original use as a commercial store. Despite the loss of some historic fabric the prominent position of the building (defining a major intersection) and its continued historic use do contribute substantially to the character of the historic district.

The West End was first developed in the 1830s, but it was not until Furman University built its first campus in the area in 1852 and the Greenville and Columbia Railroad came to the area in 1853 that the district first saw considerable growth. A steady increase in building, especially commercial interests, continued for the next few decades and well into the twentieth century as the City of Greenville continued to grow. The university and its students brought the first commercial interests to serve their needs. After the Civil War, the Greenville area saw a large increase in cotton growing and textile manufacturing. The West End commercial enterprises profited from the success of local farmers and textile mills.

The National Register nomination has the date of construction for 660 South Main Street as 1877, and the building appears on the oldest existing Sanborn Map for the city in 1884. The Sanborn shows a single-story brick grocery store with a wood awning over the sidewalk. It is listed as 401 Main Street with no other buildings on the block. In 1893, Chicora College built a large campus to the northeast of the building, which prevented further commercial structures from being constructed to the east of 660 South Main Street.

Not much is known about the history of the building until the twentieth century. On the 1902 Sanborn, the building is a two-story brick structure with a single-story open storage area at the rear. An elevator was also added near the northwest corner. The building is listed as a shop, and the 1907 City Directory has Busbee & Wood Furniture occupying the space. The building remained largely unchanged and occupied by different furniture stores until 1953. The façade is not original to the building, and the exact date of the current façade is unknown. The West End Commercial Historic District nomination has the façade date listed as c. 1920, which would match many of the features found in the façade.

The adjoining building at 658 South Main Street first appears on the 1920 Sanborn map. A prominent West End furniture store, J. C. Haley Furniture, occupied the space from c. 1917 until 1953.² J. C. Haley opened his first furniture store in 1907 in Greenville, and remained a fixture in the West End until the late 1980s. Haley constructed the building next door at 656 South Main in 1919 and it served as his main commercial space. He had apartments on the second and third floors and based on city directories used 660 South Main for additional furniture space.³

By 1955, the Greenville Army & Navy Store is listed in the city directory as occupying the spot at 660 South Main Street. Henry Zaglin first opened the Greenville Army & Navy Store in 1910 in another building in the West End. Zaglin came from a prominent Greenville Jewish family. His

¹ West End Commercial Historic District, Greenville SC Nomination, National Park Service

² City of Greenville Directories, accessed October 7, 2020, www.ancestry.com.

³ Sherry Jackson, "Historic Haley building to begin renovation in Greenville's West End," *Greenville Journal* (Greenville, South Carolina), October 6, 2016, <https://greenvillejournal.com/business/historic-haley-building-to-begin-renovation-in-greenvilles-west-end/>.

HISTORIC PRESERVATION CERTIFICATION APPLICATION

PART 1 – EVALUATION OF SIGNIFICANCE

Property name Greenville Army & Navy Building

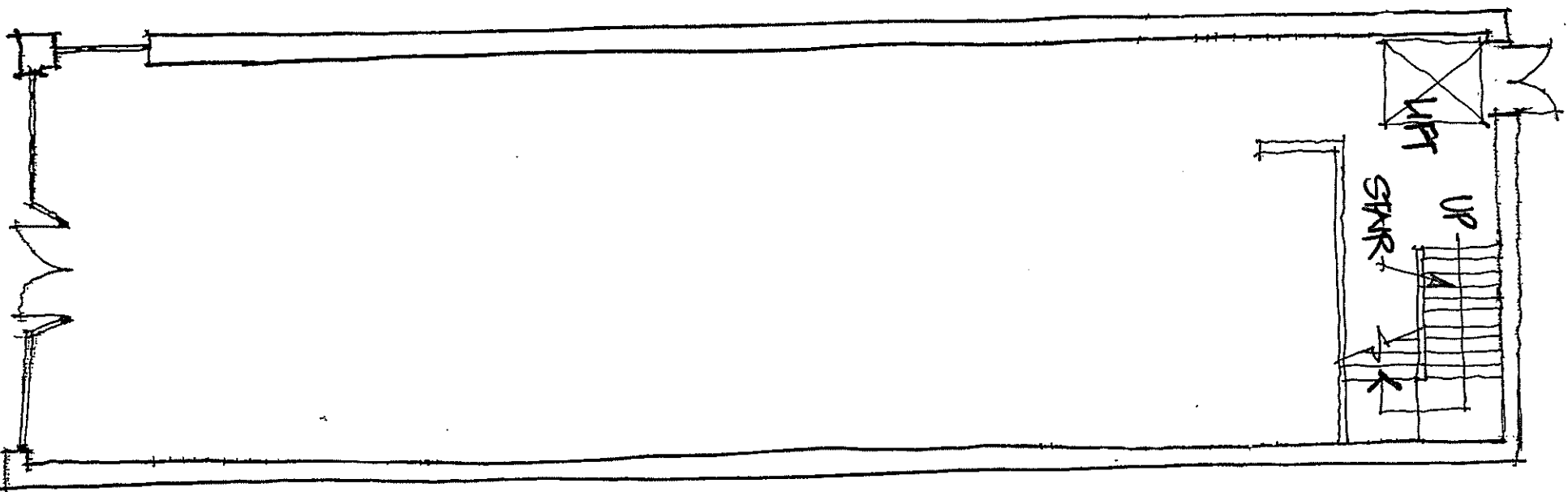
NPS Project Number _____

Property address 660 S Main Street, Greenville SC 29601

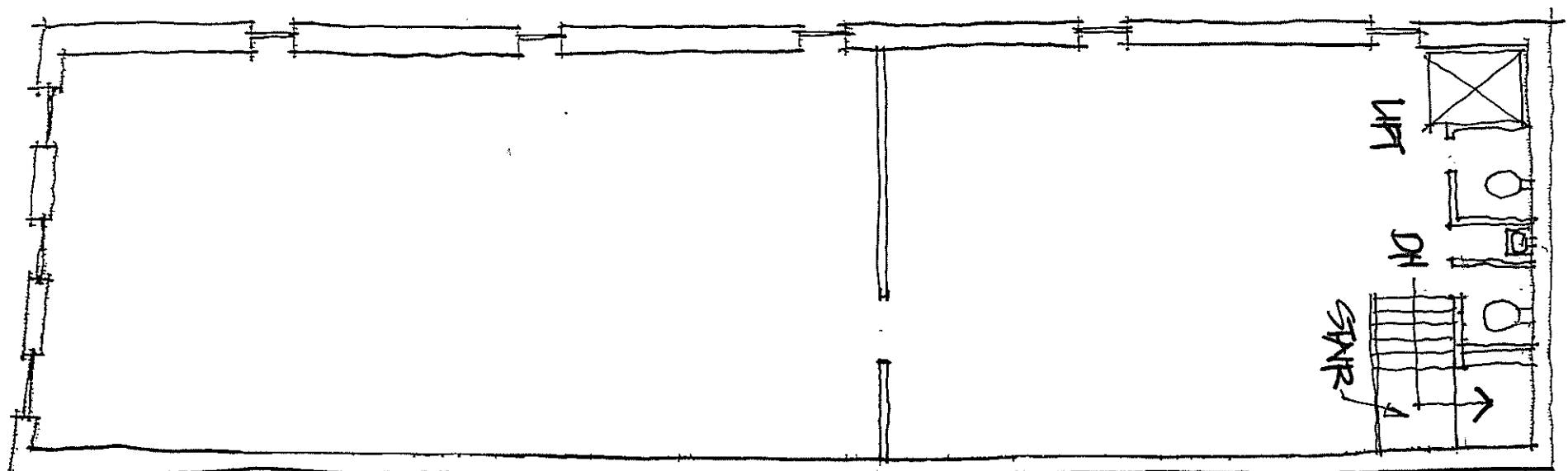
father, Charles Zaglin, moved his young family to Greenville in 1912 to serve as the first rabbi of Congregation Beth Israel. Charles opened a market in downtown Greenville to provide for his eight children. Henry Zaglin grew up in Greenville and served in World War II. Upon his return, he opened the Greenville Army & Navy Store. His son still runs the store at 660 South Main Street today after the death of Henry Zaglin in 1995. The continued ownership over the last 70-plus years has allowed the building's integrity to remain intact. The Zaglin family remains an important part of Greenville and its Jewish community, with the Army & Navy Store a central point.⁴

The building is currently under contract and the new owners (applicant) are interested in rehabilitating the building using the historic tax credit program. The scope of the rehabilitation would restore many of the lost character-defining features, like the cornice and windows.

⁴ Jeff Zaglin, "The Zaglins of Greenville: A Jewish-American Saga," *The Jewish Historical Society of South Carolina*, Volume XXI Number 2, Fall 2016, <http://jhssc.org/wp-content/uploads/2016/08/Fall-2016.pdf>.

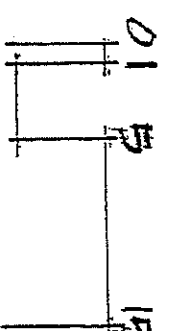


FIRST FLOOR



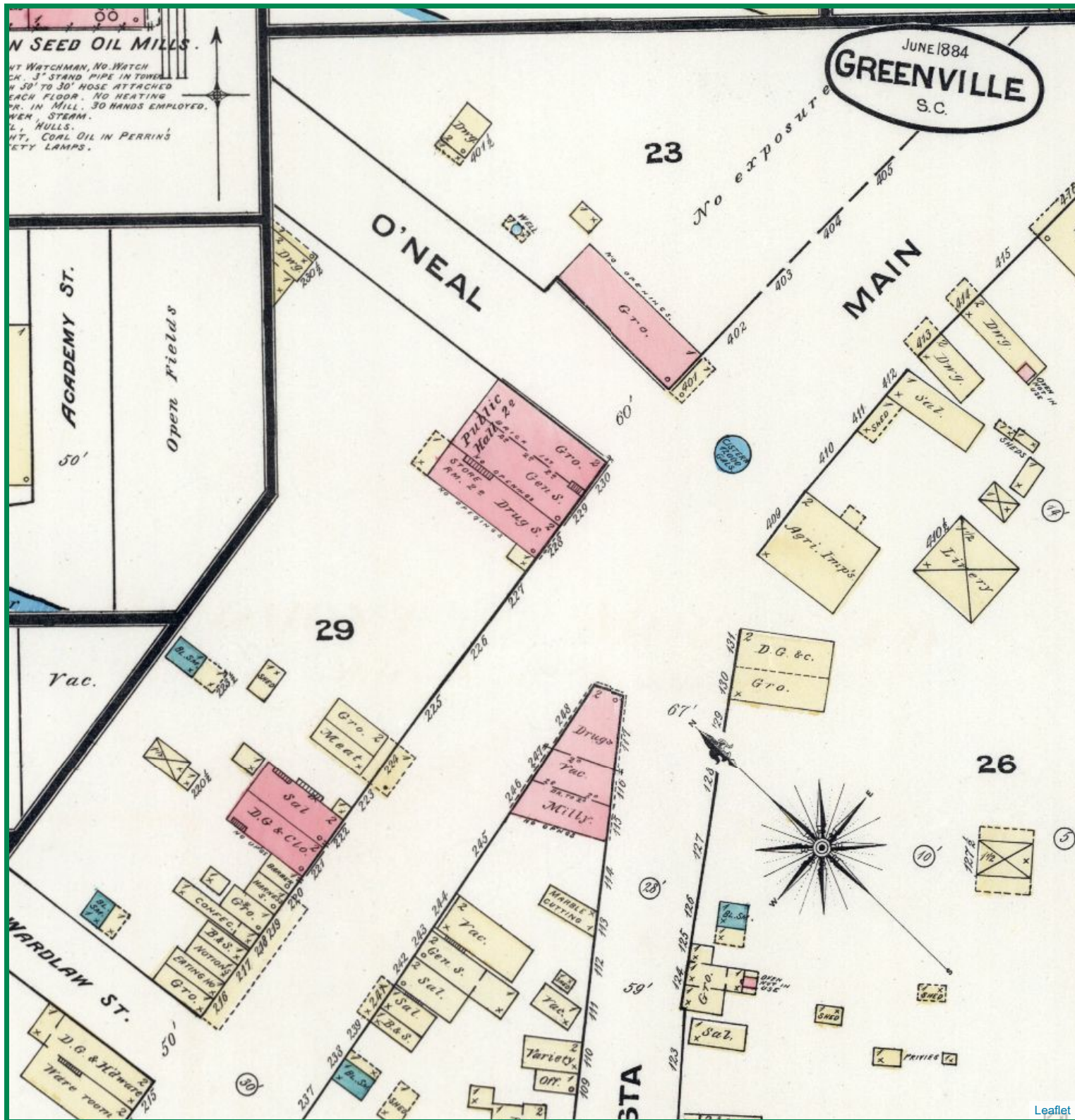
SECOND FLOOR

PLEASE NOTE THAT ALL INTERIORS LAYOUTS ARE APPROXIMATE



SPINX DOWNTOWN MARKET
EXISTING PLANS

BETSATK ASSOCIATES, INC 10.12.20



Map Type: Fire Insurance

Publisher: Sanborn Map & Publishing Co.

Publication Name: Greenville, South Carolina

Base Map Date: June 1884

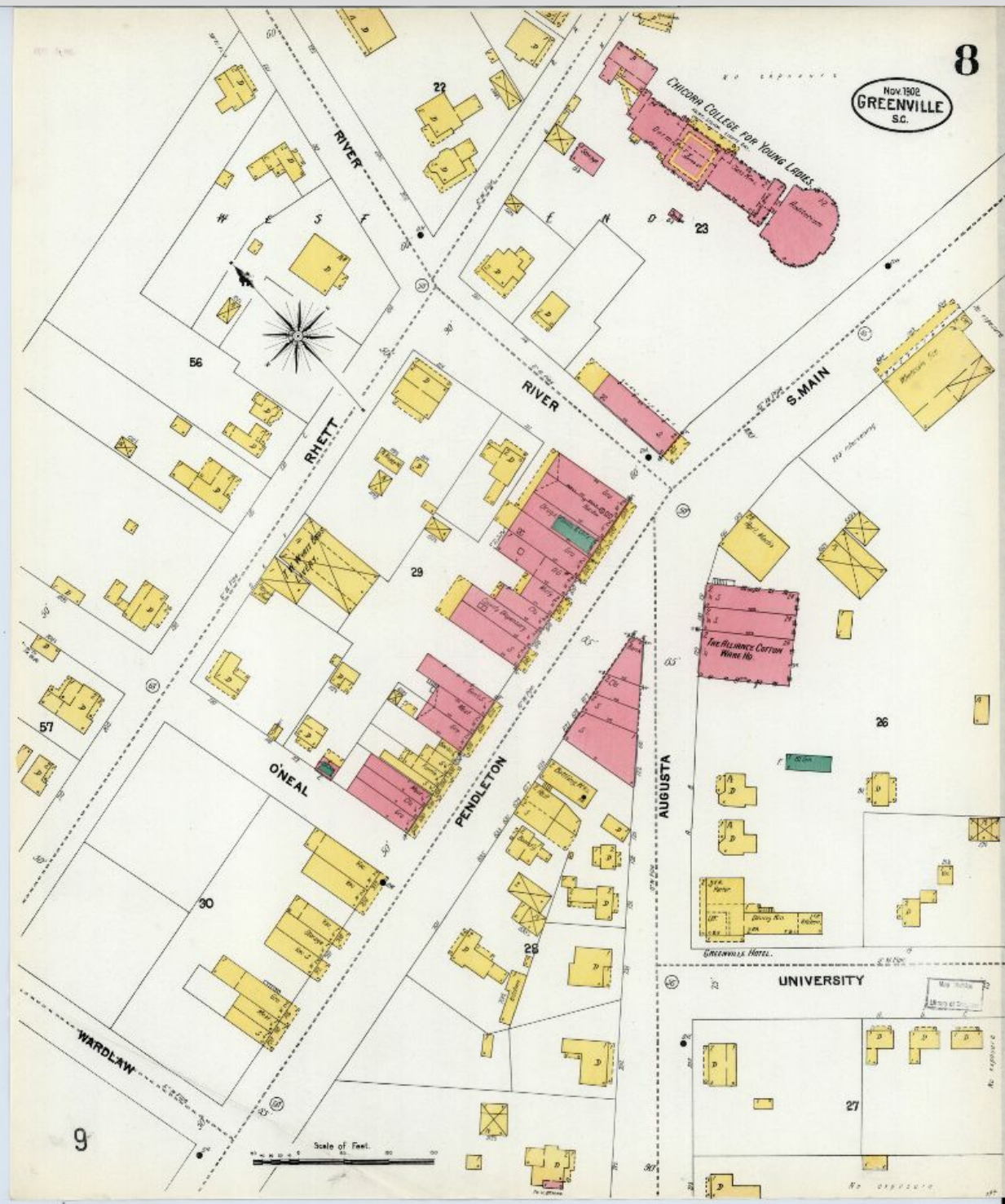
Revised Date:

Republished Date:

Sheet Number: 0005

1884





Leaflet

Map Type: Fire Insurance

Publisher: Sanborn Map Co.

Publication Name: Greenville, South Carolina

Base Map Date: November 1902

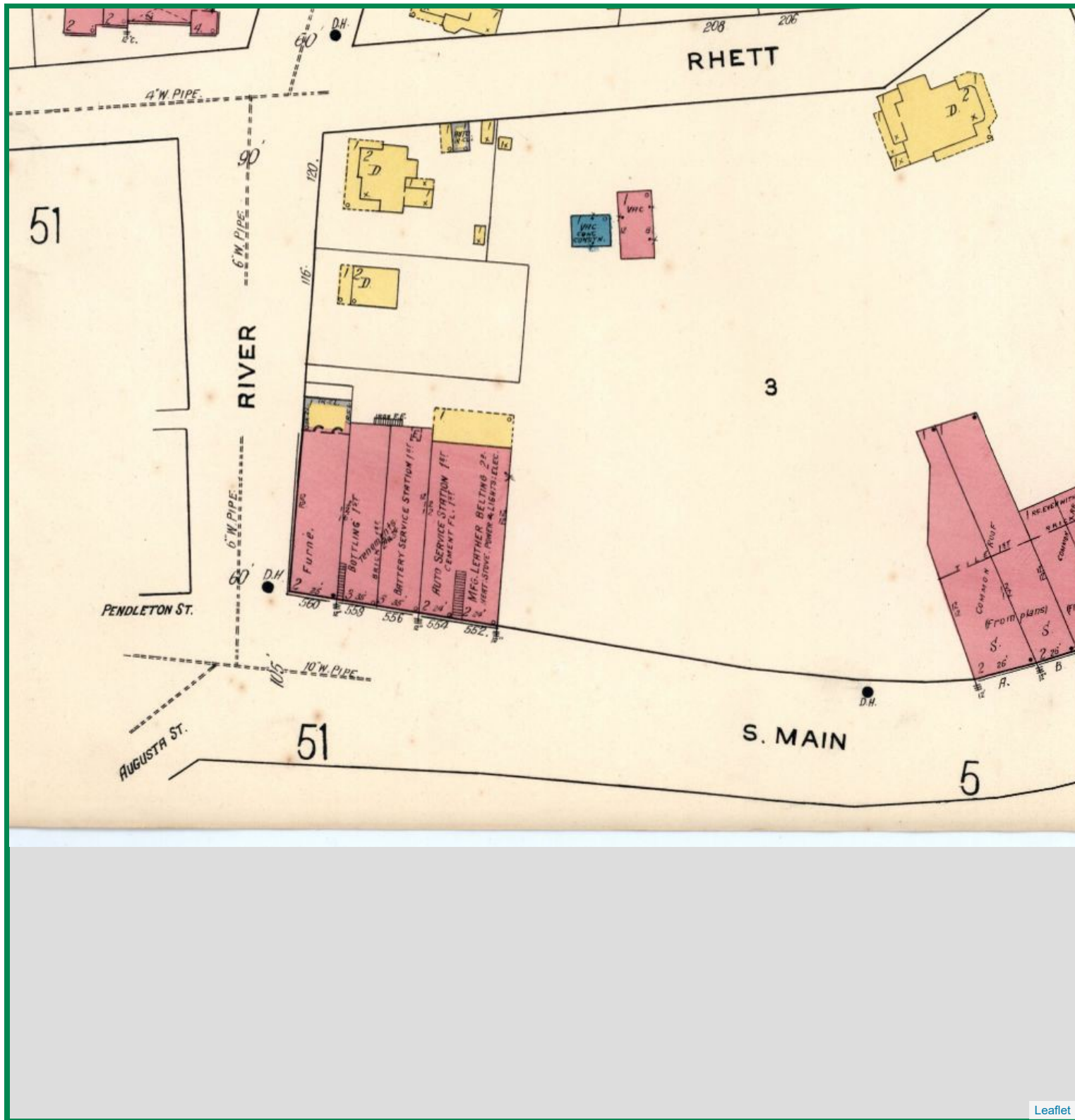
Revised Date:

Republished Date:

Sheet Number: 0008

1902





Map Type: Fire Insurance

Publisher: Sanborn Map Co.

Publication Name: Insurance Maps of Greenville, South Carolina

Base Map Date: 1920

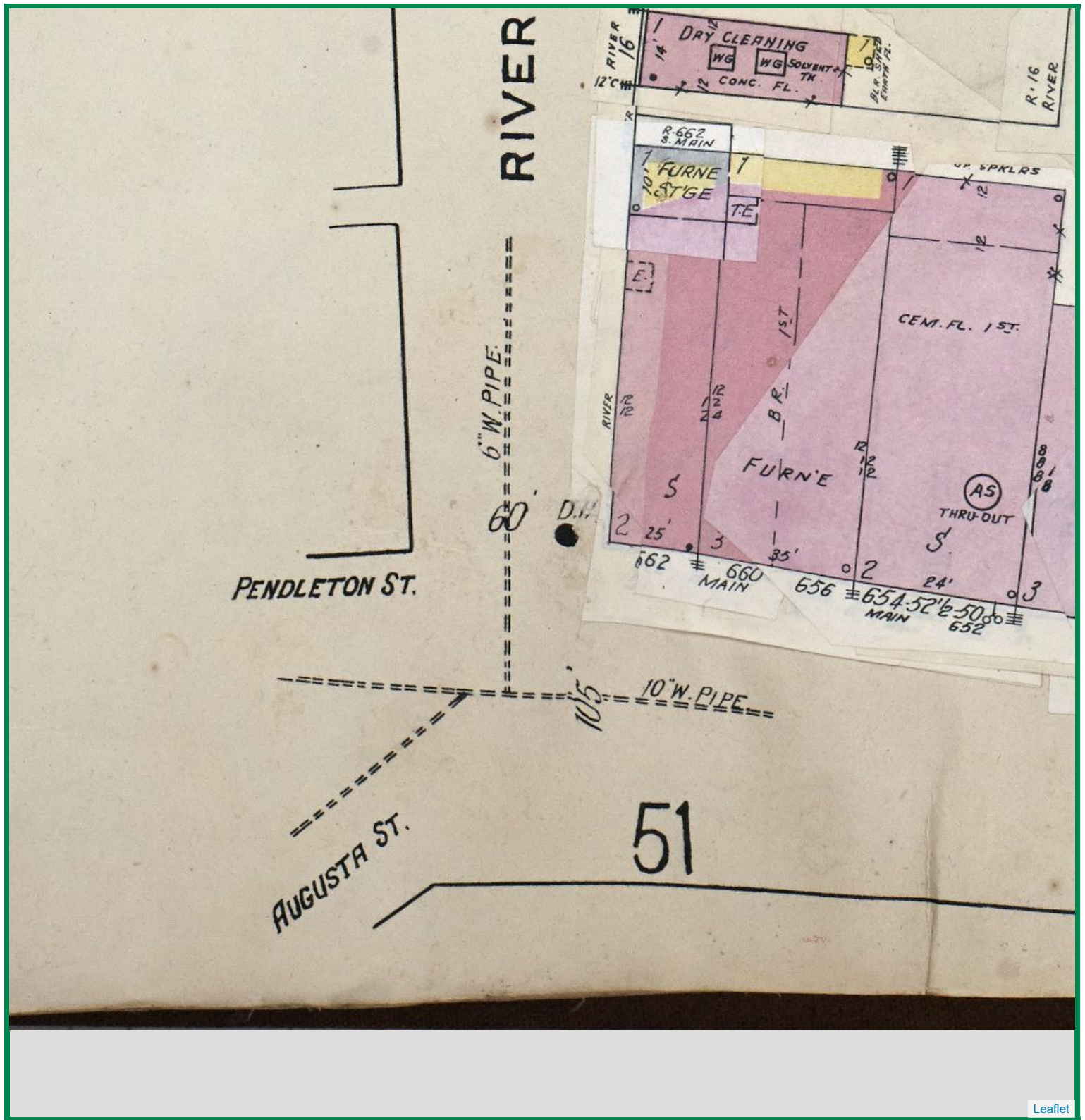
Revised Date:

Republished Date:

Sheet Number: 0052

1920





Map Type: Fire Insurance
Publisher: Sanborn Map Co.
Publication Name: Insurance Maps of Greenville, South Carolina Volume One
Base Map Date: 1920
Revised Date: July 1961
Republished Date:
Sheet Number: 0052

1961







The J. C. Haley Furniture Company, locally owned since its founding 67 years ago, has contributed substantially to the phenomenal growth of Greenville and its surrounding areas.

Down through the years it has been our policy to offer our customers quality merchandise along with service, second to none, and this policy will not change.

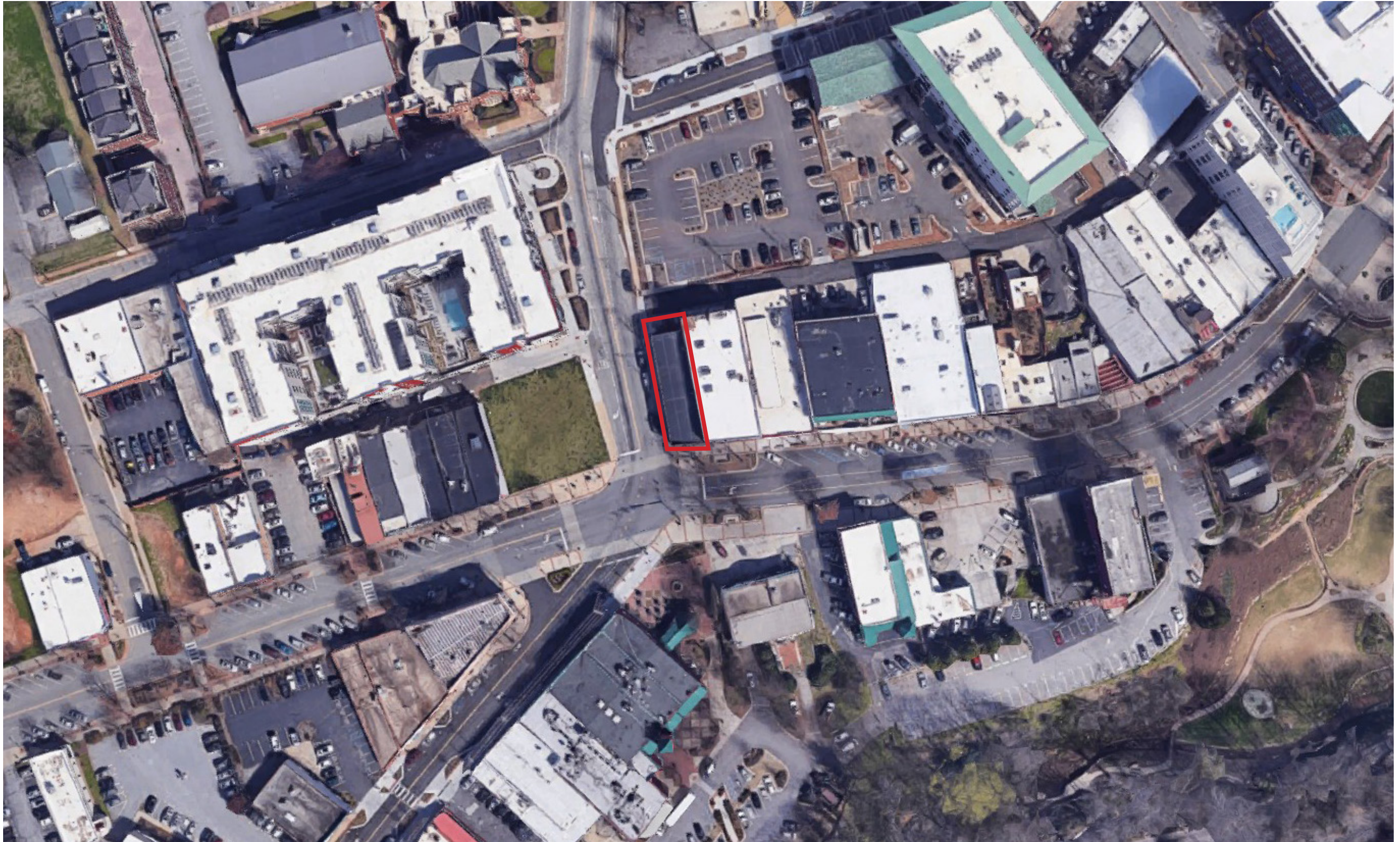
It has been a pleasure serving you these past 67 years and we look forward to a continued service to the Piedmont area. The growth of Greenville has been reflected in the continued progress of J. C. Haley Furniture Company. It is with optimism that we look to the future and hope that we may have the privilege of serving you.

Clipped By:



cwilson235
Mon, Sep 28, 2020





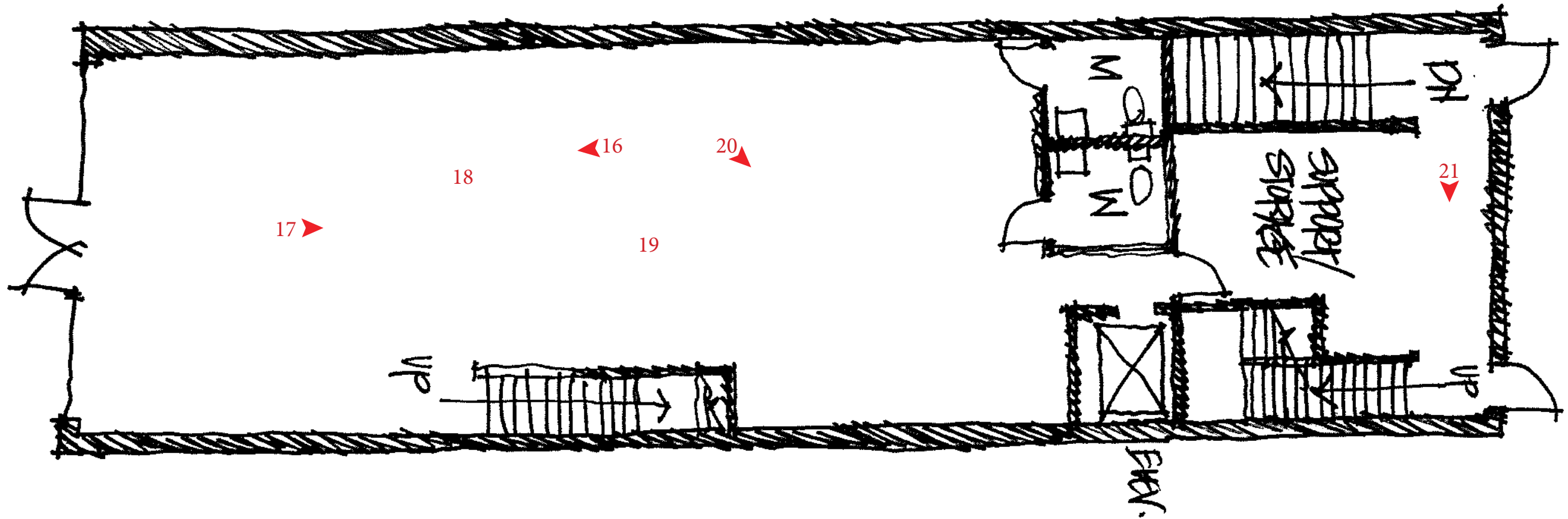
MacRostie Historic Advisors LLC

660 S Main Street
Greenville, SC 29601



National Park Service
Part 1 Certification Photo Key
Context





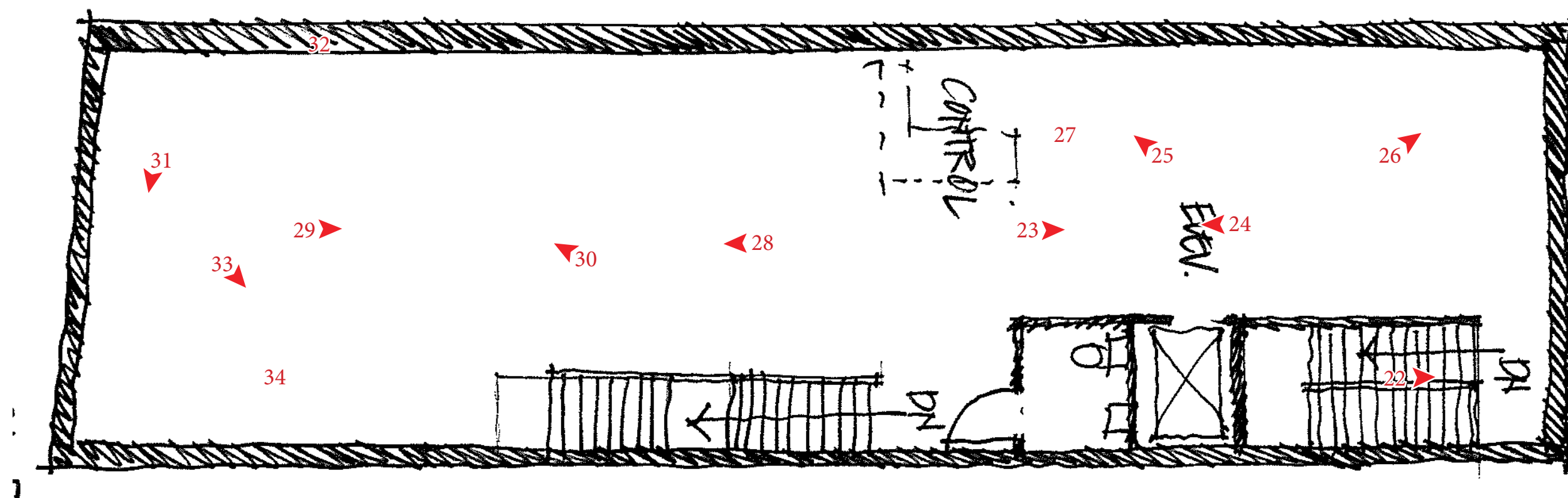




Image 1. South and west elevations, view northeast



Image 2. 660 S Main at far left, looking east down S Main Street, view east



Image 3. 660 S Main at left, view northwest



Image 4. South elevation, view northeast



Image 5. South elevation, view north



Image 6. South elevation, storefront, view northwest



Image 7. South elevation, second floor, view northwest



Image 8. South elevation, storefront, view north



Image 9. South elevation, storefront, sign and framing detail



Image 10. South elevation, storefront, framing detail



Image 11. West elevation, view east



Image 12. West elevation, view southeast



Image 13. West elevation, advertisement detail



Image 14. North and west elevations, view southeast



Image 15. North elevation, view south



Image 16. First floor, view south

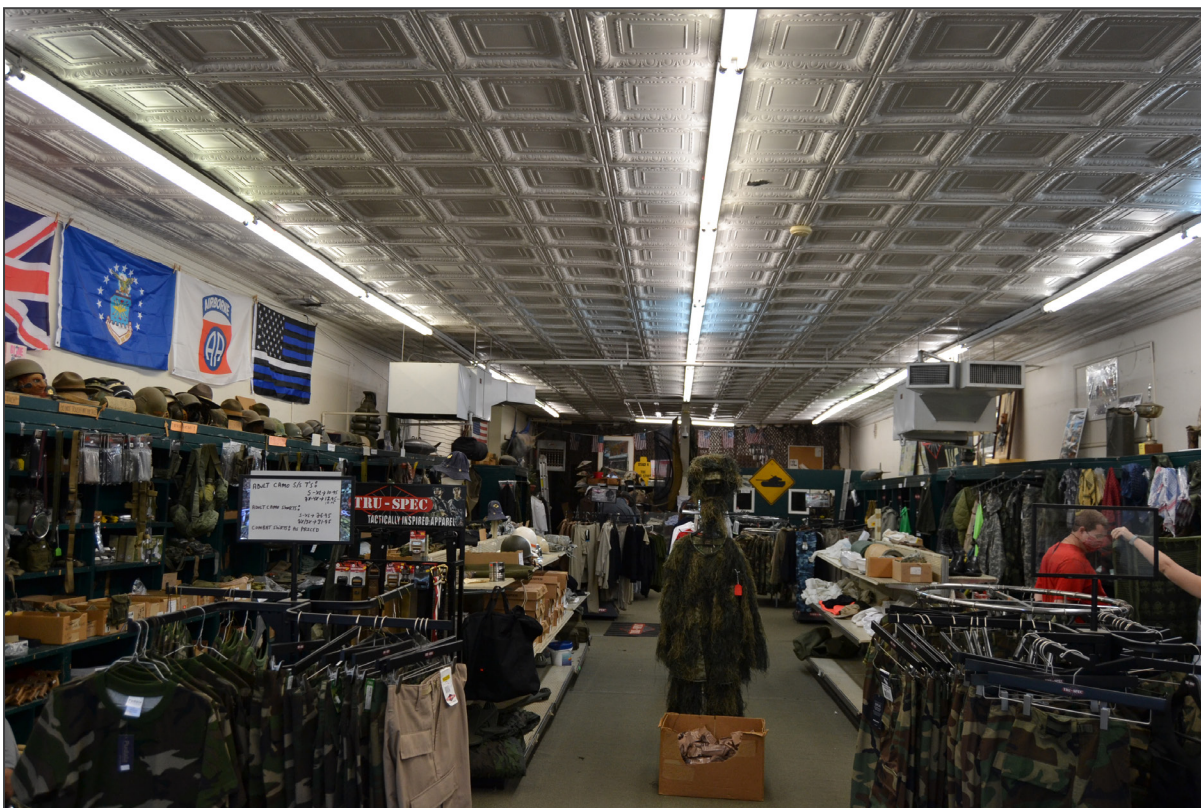


Image 17. First floor, view north



Image 18. First floor, historic pressed metal ceiling



Image 19. First floor, non-historic flooring example



Image 20. First floor, non-historic support column, view northeast



Image 21. First floor, staircase to second floor, view east



Image 22. Second floor, view north



Image 23. Second floor, rear room, view north



Image 24. Second floor, rear room, view south



Image 25. Second floor, rear room, view southwest



Image 26. Second floor, rear room, view northwest



Image 27. Second floor, rear room, exposed roof rafters



Image 28. Second floor, front room, view south



Image 29. Second floor, front room, view north



Image 30. Second floor, front room, view southwest



Image 31. Second floor, front room, view east



Image 32. Second floor, west window frame example



Image 33. Second floor, front room, view northeast



Image 34. Second floor, front room, rafter example



HISTORIC PRESERVATION CERTIFICATION APPLICATION
STATE HISTORIC PRESERVATION OFFICE
REVIEW & RECOMMENDATION SHEET
PART 2 / PART 3—REHABILITATION

SECTION 1. APPLICATION INFORMATION

PROJECT NUMBER 42965

Historic Property Name 660 South Main Street

Property Address Greenville, SC

Certified Historic Structure (select one) ☒ Yes ☐ Pending

☒ **Part 2**

☐ Preliminary consultation (date) _____

☒ Applying for state tax credit

☐ **Part 3 (Part 2 previously reviewed)**

☐ Completed rehabilitation work conforms to work previously approved

☐ Completed rehabilitation work differs substantively from work previously approved
(describe divergences from Part 2 scope of work in Section 5)

☐ **Part 3 (Part 2 not previously reviewed)**

Application received (date) 9-24-21

☐ Amendment (applicant signature date _____)

Additional information requested (date/s) _____

☐ Request for an advisory determination for a phase

Complete information received (date) 9-24-21

☐ Property visited by SHPO staff (date/s):

Transmitted to NPS (date) 10-26-21

Before _____, during _____, and/or after _____ rehab.

SHPO REVIEW SUMMARY

☐ No outstanding concerns

☒ In-depth NPS review requested

☒ Applicant informed of SHPO
recommendation

SECTION 2. APPLICATION MATERIALS

Sent previously: ☒ Photographs ☒ Other (list) Part 1

Attachments: ☒ Photographs ☐ Rolled plans ☐ Flat plans, large size ☒ Flat plans, 11" x 17" or smaller ☐ Other (list)

Sent separately: ☐ Photographs ☐ Rolled plans ☐ Flat plans, large size ☐ Flat plans, 11" x 17" or smaller ☐ Other (list)

Documentation remaining on file in SHPO (e.g., masonry repointing samples, specifications) _____

SECTION 3. SHPO RECOMMENDATION

Dan Elswick, who meets the Secretary of the Interior's Professional Qualification Standards, has reviewed this application.

This rehabilitation work (select only one):

☐ meets the Standards.

☐ meets the Standards with concerns.

☒ meets the Standards *only* if the attached conditions are met (Part 2 and Amendments only).

☐ does not meet Standard number(s) _____ and for the reasons described in Section 5.

☐ does not meet Standard number(s) _____ as completed, but could be brought into conformance with the Standards if the remedial work recommended in Section 5 is completed (Part 3 only).

☐ warrants denial for lack of information.

☐ is being forwarded without recommendation.

10/26/2021

Date

Elizabeth M. Johnson

State Historic Preservation Office Signature

SECTION 4. ISSUES

- | | |
|--|--|
| ☐ Alteration of significant exterior features or surfaces | ☐ Alteration, removal, or covering of significant interior features or finishes |
| ☒ Window replacement | ☐ Changes in significant interior plan, spaces, or circulation patterns |
| ☐ Additions, including rooftop | ☒ Other (explain) <u>Masonry, windows, storefront, MEP</u> |
| ☒ Extensive site work, adjacent new construction, or demolition of adjacent structures | |

SECTION 5. SHPO EVALUATION

Explain the recommendation and any concerns, particularly issues checked in Section 4. Where denial is recommended, explain fully. For Part 3s, describe any work that differs substantially from the approved work. For Part 3s that do not meet the Standards as completed, describe remedial work, if any, that could enable the project to meet the Standards. Comment on notable aspects of the project, such as technical design innovations or creative solutions.

This project provides commercial space in this historic commercial building. Masonry cleaning and repointing appear to be conceptually compatible, but the description is not sufficient to approve, see condition. Windows are to be based on the historic documentation, see condition. The storefront is to be altered, but details are not included, see condition. The stair on the rear elevation is highly visible from the street and is not consistent with the historic character of the building, see condition. The proposed mural is in the location of the historic signage, which has changed over time. We have some reservations about the proposed storefronts on the side elevation that are in the location of a Coca Cola sign, but we find that the current sign does not appear to be the original sign. Tenant work and signage are not included, see condition.

On the interior, the openness of the mercantile space is to be retained. The pressed metal ceiling on the first floor is to be retained. Walls to be plaster, repaired plaster, or gypsum wallboard. The conceptual direction of the mechanical, electrical, and plumbing appear headed in the right direction, but details are not provided, see condition.

We recommend preliminary approval of the project, with conditions.

SECTION 6. NATIONAL PARK SERVICE EVALUATION

Date

National Park Service Signature



**HISTORIC PRESERVATION CERTIFICATION APPLICATION
NATIONAL PARK SERVICE
CONDITIONS**

Historic Property Name 660 South Main Street Project Number 42965
Property Address, City, State Greenville, SC

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

1. Masonry Cleaning - The cleaning process proposed for the exterior masonry must not damage or substantially alter the physical characteristics of the masonry surfaces. Good quality overall and close-up color photographs of the masonry both **before** and after cleaning must be submitted with the Request for Certification of Completed Work.
2. Masonry Repointing - Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic masonry. Techniques used to remove existing mortar must not damage the masonry units. Specifications and repointing samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both **before** and after repointing must be submitted with the Request for Certification of Completed Work.
3. Windows - Replacement windows must match the appearance, size, design, proportions, and profiles of the historic windows and must have clear glazing. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the historic and any proposed replacement windows, showing them in relationship to the wall assembly must be submitted for review.
4. Storefront - The replacement storefront must be compatible with the historic character of the building, and this can most readily be achieved when the design, proportions, profiles and finish are consistent with the remaining historic features of the existing storefront. The glazing must be clear. Metal framing must have a finish to resemble the historic storefront. The framing color must not be so dark as to create the visual effect of a void. In order to ensure the storefront meets the *Standards*, detailed dimensioned drawings of the proposed replacement storefront must be submitted for review.
5. New rear stair - The proposed stair on the rear of the building is highly visible from the street, incompatible in design, and must be revised. The current design with the curved landing, splayed footprint, and perforated steel guardrail are too distinct and needs to be simplified. Any new stair in this location must be compatible with the design vocabulary of a historic fire stair. In order to ensure the stair meets the *Standards*, detailed dimensioned drawings of the proposed stair must be submitted for review.
6. MEP - New mechanical, electrical, and plumbing systems must be installed in a manner that has minimal effect on the historic character of the building. Exposed ductwork must be sized and located to minimize its impact, held back from the windows, installed in a neat and orderly manner, and painted to blend with its background. In order to ensure the installation of the systems meets the *Standards*, details of the location, size, and concealment or finish of the ductwork and utility lines must be submitted for review.
7. Future Work - This approval does not extend to work not submitted such as flooring, tenant work, and signage, details of which have not been submitted for review and approval to the State Historic Preservation Office and this office. Federal regulations governing this program require evaluation of the entire project. This approval may be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. Please submit for review the information regarding any additional work as soon as available to ensure conformance of the overall project with the Secretary's Standards.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

10/26/2021

Date

Elizabeth M. Johnson

State Historic Preservation Office Signature

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

Date

National Park Service Signature



HISTORIC PRESERVATION CERTIFICATION APPLICATION
STATE HISTORIC PRESERVATION OFFICE
REVIEW & RECOMMENDATION SHEET
PART 2 / PART 3—REHABILITATION

SECTION 1. APPLICATION INFORMATION

PROJECT NUMBER 42965

Historic Property Name _____

Property Address 660 South Main Street, Greenville, SC

Certified Historic Structure (select one) ☒ Yes ☐ Pending

☒ Part 2

☐ Preliminary consultation (date) _____

☒ Applying for state tax credit

☐ Part 3 (Part 2 previously reviewed)

☐ Completed rehabilitation work conforms to work previously approved

☐ Completed rehabilitation work differs substantively from work previously approved
(describe divergences from Part 2 scope of work in Section 5)

☐ Part 3 (Part 2 not previously reviewed)

Application received (date) 05-04-2022

☒ Amendment (applicant signature date 04-07-2022)

Additional information requested (date/s) _____

☐ Request for an advisory determination for a phase

Complete information received (date) 05-04-2022

☐ Property visited by SHPO staff (date/s):

Transmitted to NPS (date) 06-07-2022

Before _____, during _____, and/or after _____ rehab.

SHPO REVIEW SUMMARY

☒ No outstanding concerns

☐ In-depth NPS review requested

☒ Applicant informed of SHPO
recommendation

SECTION 2. APPLICATION MATERIALS

Sent previously: ☒ Photographs ☒ Other (list) HPCA Part 1, HPCA Part 2

Attachments: ☒ Photographs ☐ Rolled plans ☒ Flat plans, large size ☒ Flat plans, 11" x 17" or smaller ☐ Other (list)

Sent separately: ☐ Photographs ☐ Rolled plans ☐ Flat plans, large size ☐ Flat plans, 11" x 17" or smaller ☐ Other (list)

Documentation remaining on file in SHPO (e.g., masonry repointing samples, specifications) _____

SECTION 3. SHPO RECOMMENDATION

Chris Tenny, who meets the Secretary of the Interior's Professional Qualification Standards, has reviewed this application.

This rehabilitation work (select only one):

☒ meets the Standards.

☐ meets the Standards with concerns.

☐ meets the Standards *only* if the attached conditions are met (Part 2 and Amendments only).

☐ does not meet Standard number(s) _____ and for the reasons described in Section 5.

☐ does not meet Standard number(s) _____ as completed, but could be brought into conformance with
the Standards if the remedial work recommended in Section 5 is completed (Part 3 only).

☐ warrants denial for lack of information.

☐ is being forwarded without recommendation.

6/7/2022

Date

Elizabeth M. Johnson

State Historic Preservation Office Signature

SECTION 4. ISSUES

- | | |
|---|--|
| ☐ Alteration of significant exterior features or surfaces | ☐ Alteration, removal, or covering of significant interior features or finishes |
| ☐ Window replacement | ☐ Changes in significant interior plan, spaces, or circulation patterns |
| ☐ Additions, including rooftop | ☐ Other (explain) |
| ☐ Extensive site work, adjacent new construction, or demolition of adjacent structures | |

SECTION 5. SHPO EVALUATION

Explain the recommendation and any concerns, particularly issues checked in Section 4. Where denial is recommended, explain fully. For Part 3s, describe any work that differs substantially from the approved work. For Part 3s that do not meet the Standards as completed, describe remedial work, if any, that could enable the project to meet the Standards. Comment on notable aspects of the project, such as technical design innovations or creative solutions.

NOTE: These comments only relate to the work as described in the written portion of the amendment text. Work shown on the submitted plans is only reviewed if described in the amendment text. The following work was NOT described, including but not limited to: unit design and arrangement, mechanical, electrical, plumbing, masonry cleaning, repair, repointing, masonry coating, and any/all other work not described in this amendment.

This amendment provides revised descriptions and architectural drawings for the previously proposed rear staircase, windows, and storefront for this 20th century, two-story, masonry commercial structure. This amendment describes a compatible rear staircase that is set back from the street and public-right of way and that exhibits a simple railing and plan design. This amendment describes windows based on historic documentation and physical evidence that are compatible with the historic character of this building. This amendment describes a storefront that is compatible with the historic character of this building and that is based on historic documentation and physical evidence. The work described in this amendment related to the aforesaid rear staircase, windows, and storefront meets the Secretary of the Interior's Standards for Rehabilitation.

Previous conditions not addressed in this amendment still apply.

We recommend preliminary certification of the work described in the amendment.

SECTION 6. NATIONAL PARK SERVICE EVALUATION

Date

National Park Service Signature

660 S. MAIN QOZB LLC

660 S. MAIN STREET RENOVATIONS

GREENVILLE, SC

Issue Date/ Description: 05/18/22 ISSUE FOR PERMIT
MPS Project No: 021154.00

OWNER

660 S. MAIN QOZB LLC
1414 E. WASHINGTON STREET
SUITE N
GREENVILLE, SC 29607
(864) 617-1277
CROZAKOS@SPINX.COM

MR. CHRIS ROZAKOS

ARCHITECT

McMILLAN PAZDAN SMITH ARCHITECTURE
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SUITE 200
GREENVILLE, SC 29601
(864) 242-2033
RCOUCH@MCMILLANPAZDANSMITH.COM

MR. ROB COUCH

STRUCTURAL

FULLER GROUP, LLC
1350 C CLEVELAND STREET
GREENVILLE, SC 29607
(864) 235-3590
MHUDSON@FULLERGRP.COM

MR. MARK HUDSON

MEP

CAROLINA ENGINEERING SOLUTIONS, LLC
8 W. McBEE AVENUE
SUITE 203
GREENVILLE, SC 29601
(864) 370-9355
JJOYE@CAROLINAENGR.COM

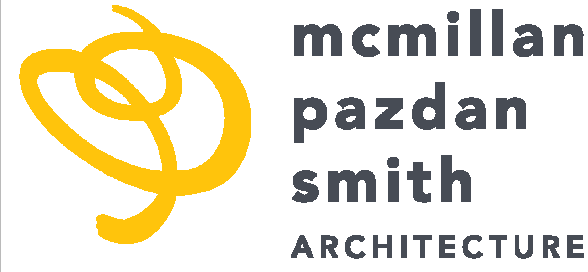
MR. JAMES JOYE



NOTE: RENDERING IS FOR ILLUSTRATION PURPOSES ONLY AND NOT FOR CONSTRUCTION.

DRAWING INDEX				
SHEET NO.	SHEET NAME	CURRENT ISSUE NO.	CURRENT ISSUE NAME	CURRENT ISSUE DATE
GENERAL				
G001	COVER SHEET	A	ISSUE FOR PERMIT	05/18/22
G010	CODE REVIEW	A	ISSUE FOR PERMIT	05/18/22
G201	AREA PLANS	A	ISSUE FOR PERMIT	05/18/22
STRUCTURAL				
S001	GENERAL NOTES & DESIGN CRITERIA	A	ISSUE FOR PERMIT	05/18/22
S002	SPECIAL INSPECTIONS	A	ISSUE FOR PERMIT	05/18/22
S101D	BASEMENT DEMOLITION PLAN	A	ISSUE FOR PERMIT	05/18/22
S201D	FLOOR DEMOLITION PLANS	A	ISSUE FOR PERMIT	05/18/22
S101	FOUNDATION PLAN	A	ISSUE FOR PERMIT	05/18/22
S201	FLOOR FRAMING PLANS	A	ISSUE FOR PERMIT	05/18/22
S202	ROOF FRAMING PLAN	A	ISSUE FOR PERMIT	05/18/22
S301	FOUNDATION SECTIONS & DETAILS	A	ISSUE FOR PERMIT	05/18/22
S401	FRAMING SECTIONS & DETAILS	A	ISSUE FOR PERMIT	05/18/22
S402	FRAMING SECTIONS & DETAILS	A	ISSUE FOR PERMIT	05/18/22
S403	FRAMING SECTIONS & DETAILS	A	ISSUE FOR PERMIT	05/18/22
ARCHITECTURAL EXISTING				
AE101	EXISTING FLOOR PLANS	A	ISSUE FOR PERMIT	05/18/22
AE102	EXISTING FLOOR PLANS	A	ISSUE FOR PERMIT	05/18/22
AE301	EXISTING ELEVATIONS	A	ISSUE FOR PERMIT	05/18/22
AE800	EXISTING STOREFRONT PROFILES	A	ISSUE FOR PERMIT	05/18/22
ARCHITECTURAL DEMOLITION				
AD101	DEMOLITION PLANS	A	ISSUE FOR PERMIT	05/18/22
AD102	DEMOLITION PLANS	A	ISSUE FOR PERMIT	05/18/22
AD301	DEMOLITION ELEVATIONS	A	ISSUE FOR PERMIT	05/18/22
ARCHITECTURAL				
A001	ABBREVIATION, SYMBOLS AND LEGENDS	A	ISSUE FOR PERMIT	05/18/22
A010	WALL TYPES	A	ISSUE FOR PERMIT	05/18/22

DRAWING INDEX				
SHEET NO.	SHEET NAME	CURRENT ISSUE NO.	CURRENT ISSUE NAME	CURRENT ISSUE DATE
A101	FLOOR PLANS	A	ISSUE FOR PERMIT	05/18/22
A102	FLOOR PLANS	A	ISSUE FOR PERMIT	05/18/22
A201	REFLECTED CEILING PLANS	A	ISSUE FOR PERMIT	05/18/22
A301	ELEVATIONS	A	ISSUE FOR PERMIT	05/18/22
A321	STOREFRONT TYPE 1	A	ISSUE FOR PERMIT	05/18/22
A322	STOREFRONT TYPE 2	A	ISSUE FOR PERMIT	05/18/22
A501	ENLARGED FRONT STAIR PLANS + SECTIONS	A	ISSUE FOR PERMIT	05/18/22
A502	ENLARGED EXTERIOR STAIR + ELEVATOR PLANS	A	ISSUE FOR PERMIT	05/18/22
A503	EXTERIOR STAIR + ELEVATOR SECTIONS	A	ISSUE FOR PERMIT	05/18/22
A601	WINDOW + DOOR DETAILS	A	ISSUE FOR PERMIT	05/18/22
A602	WINDOW + DOOR DETAILS	A	ISSUE FOR PERMIT	05/18/22
A610	EXTERIOR DETAILS	A	ISSUE FOR PERMIT	05/18/22
A800	DOOR + WINDOW SCHEDULE	A	ISSUE FOR PERMIT	05/18/22
A900	FINISH LEGEND + SCHEDULE	A	ISSUE FOR PERMIT	05/18/22
PLUMBING				
P101	PLUMBING DETAILS AND SCHEDULES	A	ISSUE FOR PERMIT	05/18/22
P201	DOMESTIC WATER AND NATURAL GAS PLAN	A	ISSUE FOR PERMIT	05/18/22
P202	SANITARY SEWER AND VENTING PLAN	A	ISSUE FOR PERMIT	05/18/22
MECHANICAL				
M101	MECHANICAL DETAILS AND SCHEDULES	A	ISSUE FOR PERMIT	05/18/22
M201	MECHANICAL PLAN	A	ISSUE FOR PERMIT	05/18/22
ELECTRICAL				
E002	ELECTRICAL RISER DIAGRAMS	A	ISSUE FOR PERMIT	05/18/22
E101	ELECTRICAL LIGHTING PLANS	A	ISSUE FOR PERMIT	05/18/22
E102	ELECTRICAL POWER PLANS	A	ISSUE FOR PERMIT	05/18/22
FIRE PROTECTION				
FP101	MECHANICAL DETAILS AND SCHEDULES	A	ISSUE FOR PERMIT	05/18/22



CONSULTANT LOGO

SEALS

660 S. MAIN QOZB LLC

660 S. MAIN STREET RENOVATIONS

GREENVILLE, SC

SHEET ISSUE:				
NO.	DATE	DESCRIPTION	BY	
A	05/18/22	ISSUE FOR PERMIT		

PRINCIPAL IN CHARGE: AT
PROJECT ARCHITECT: RC
DRAWN BY: RC

SHEET TITLE:
COVER SHEET

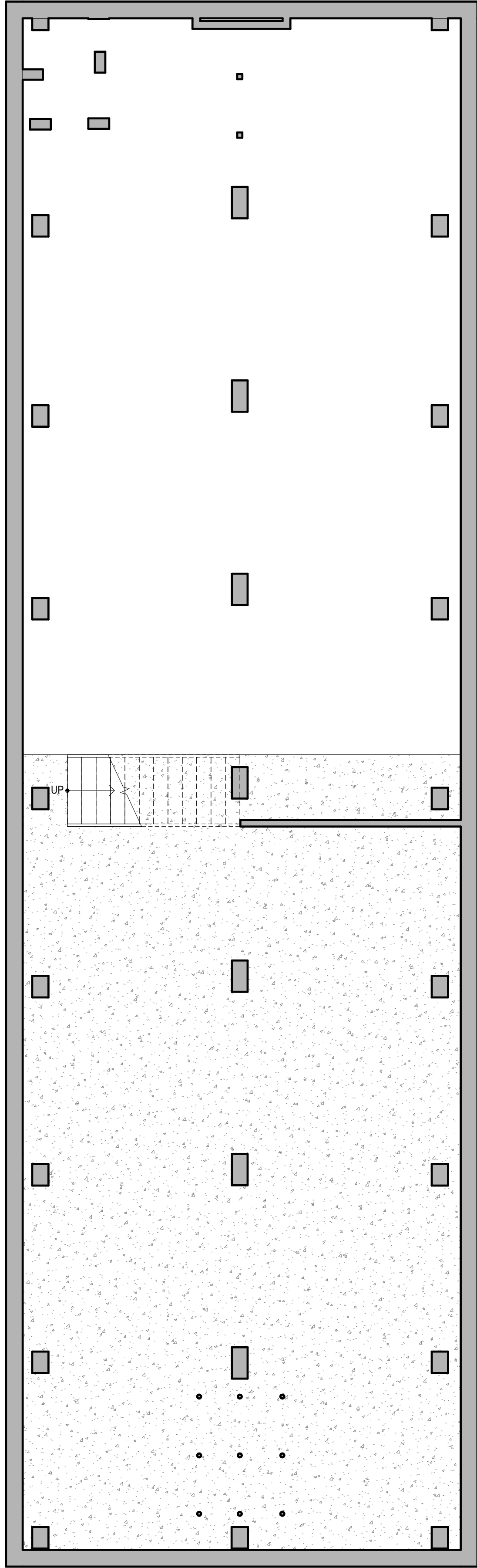
SHEET NO. PROJ. NO.
021154.00

G001

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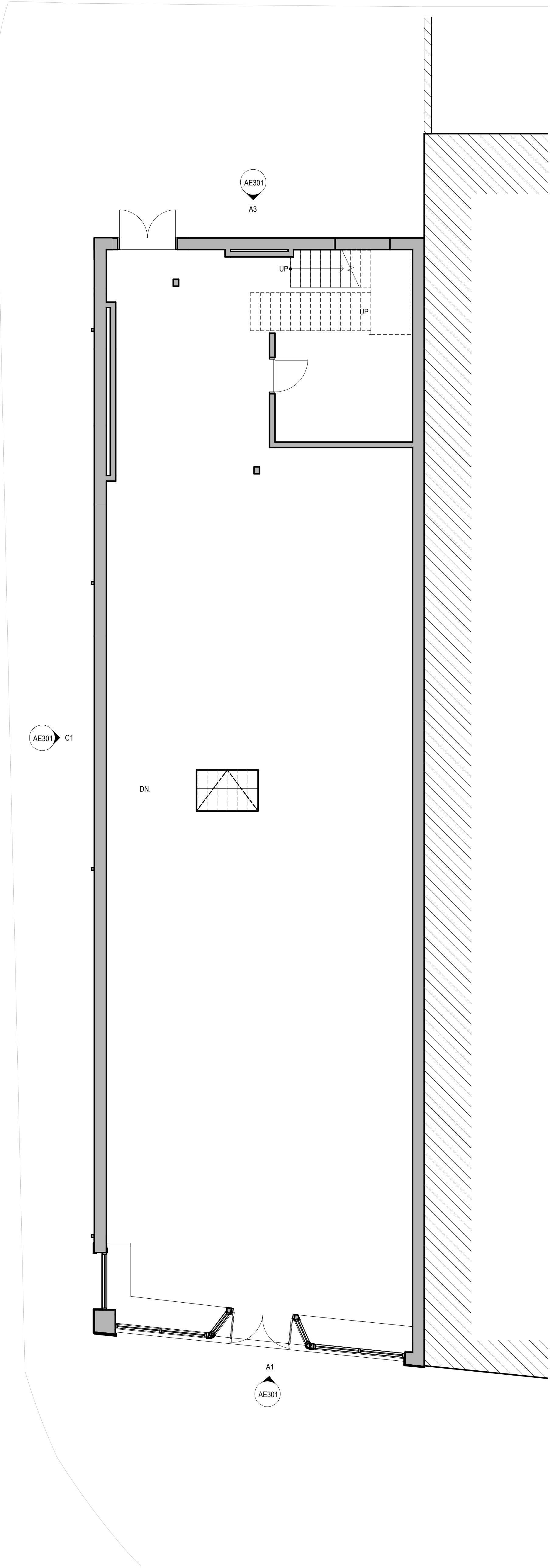
A1
AE101 3/16" = 1'-0"

EXISTING BASEMENT FLOOR PLAN

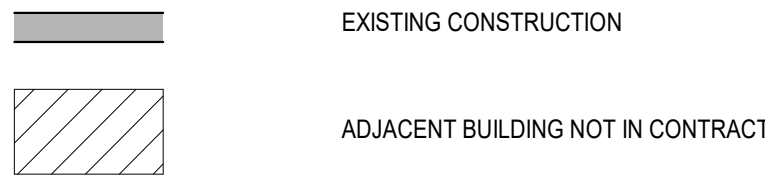


A3
AE101 3/16" = 1'-0"

EXISTING LEVEL 1 FLOOR PLAN



EXISTING FLOOR PLAN LEGEND



mcmillan
pazdan
smith
ARCHITECTURE

CONSULTANT LOGO

SEALS

660 S. MAIN QOZB LLC

660 S. MAIN STREET RENOVATIONS

GREENVILLE, SC

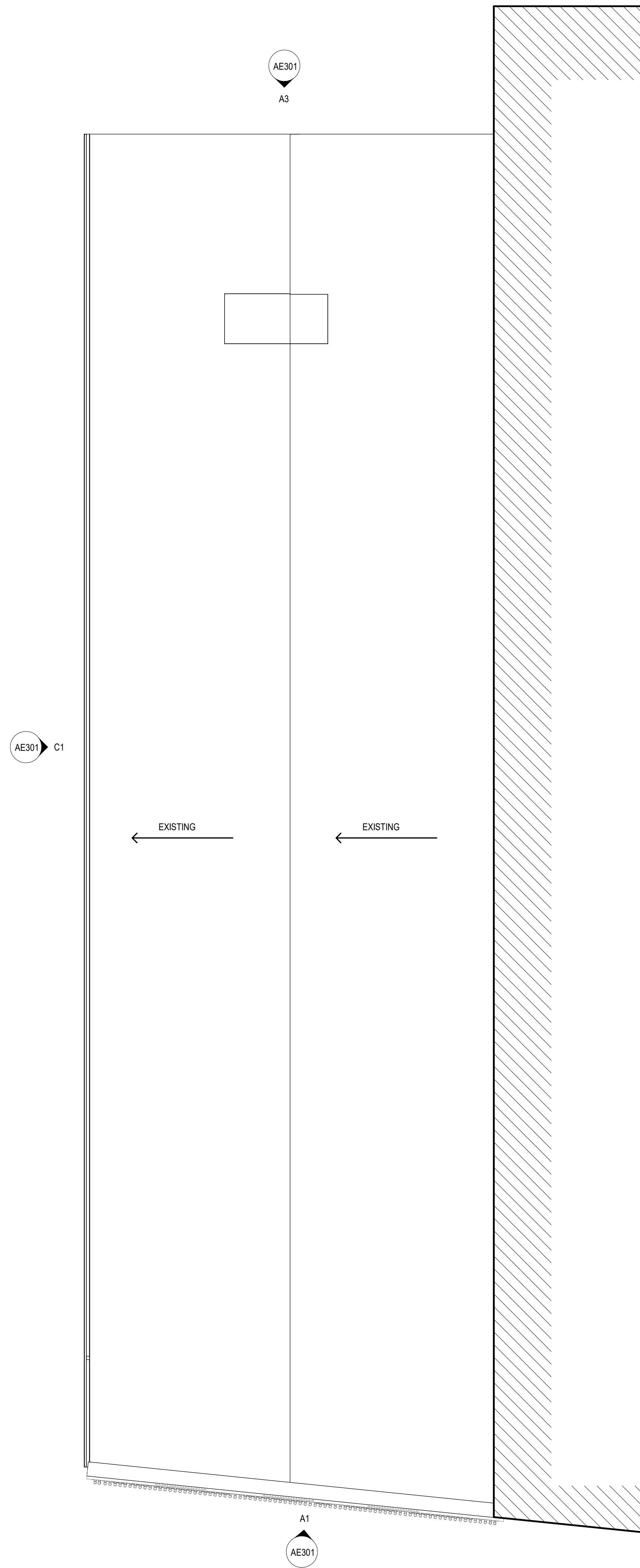
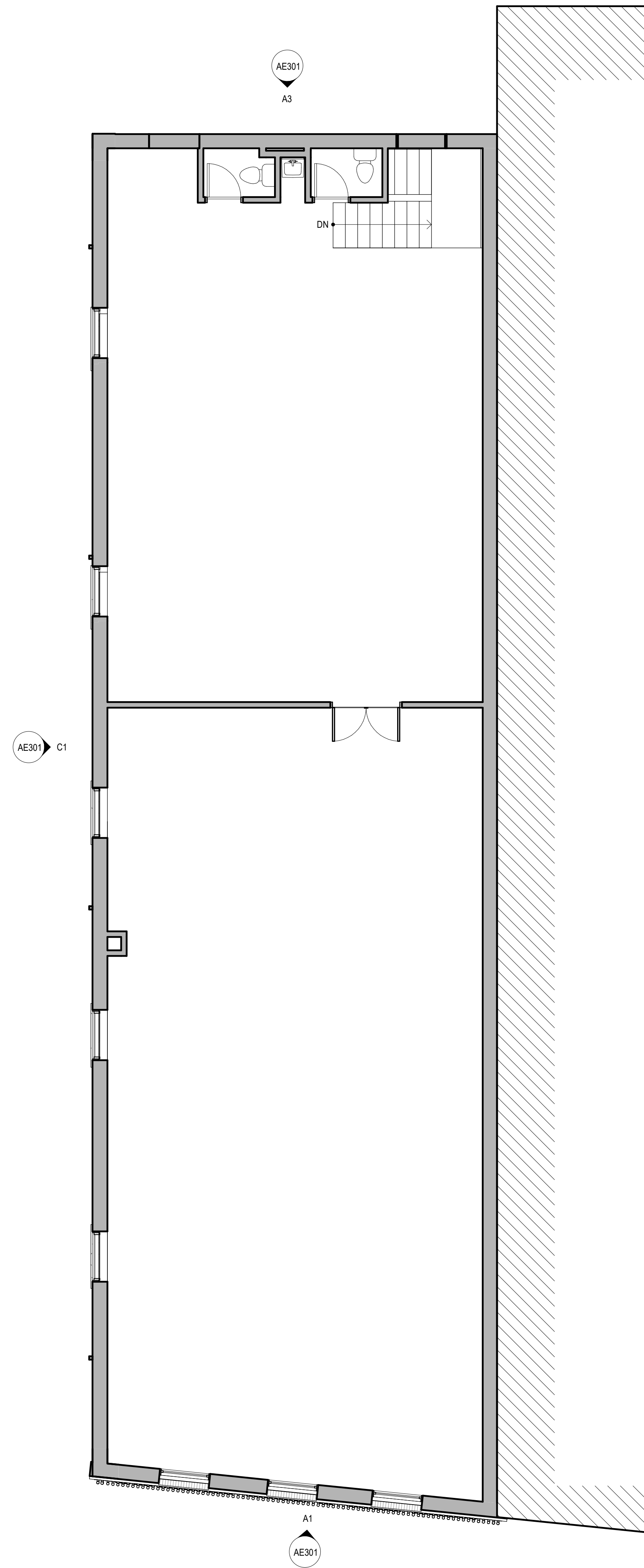
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NO.	DATE	DESCRIPTION	BY
A	05/18/22	ISSUE FOR PERMIT	

PRINCIPAL IN CHARGE: AT
PROJECT ARCHITECT: RC
DRAWN BY: AP/RC

SHEET TITLE:
EXISTING FLOOR
PLANS

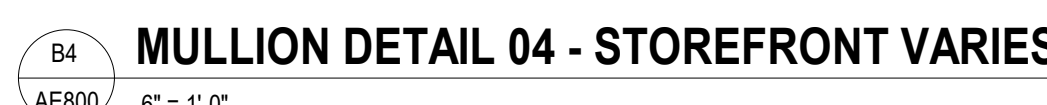
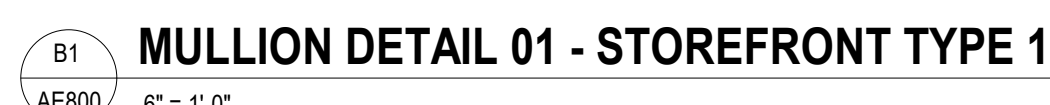
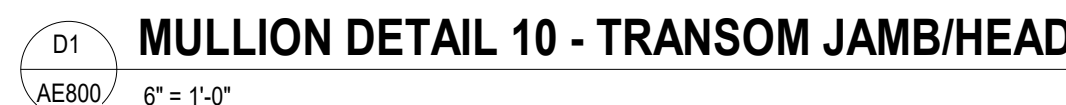
SHEET NO. PROJ. NO.
021154.00

AE101



EXISTING LEVEL 2 FLOOR PLAN

EXISTING ROOF PLAN



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D

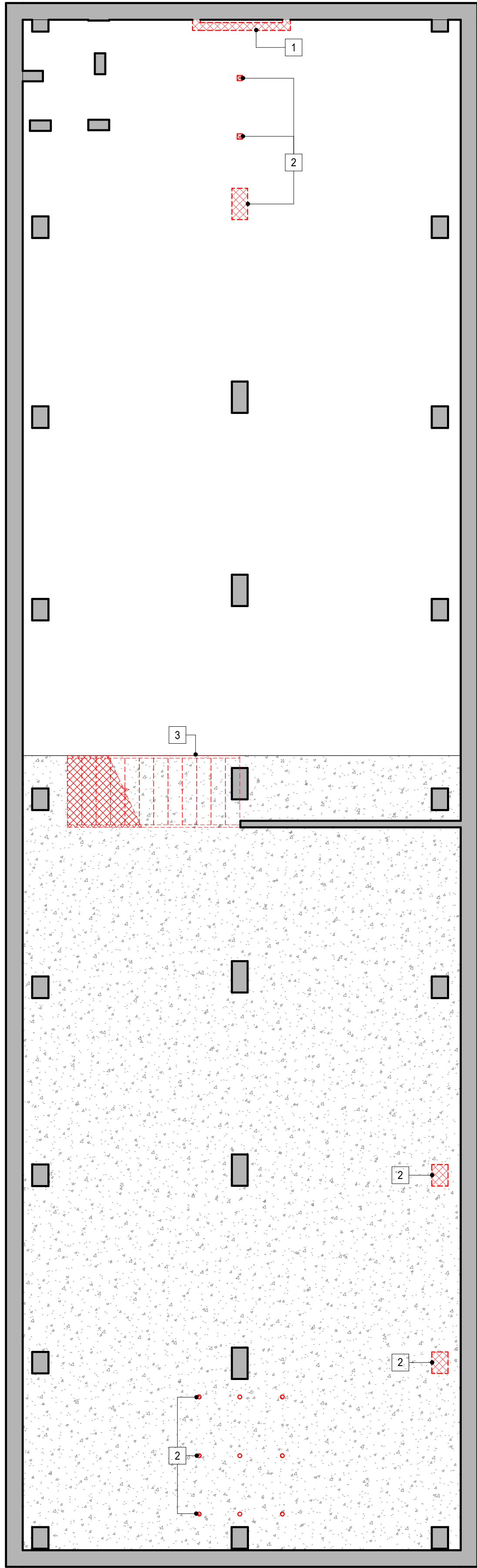
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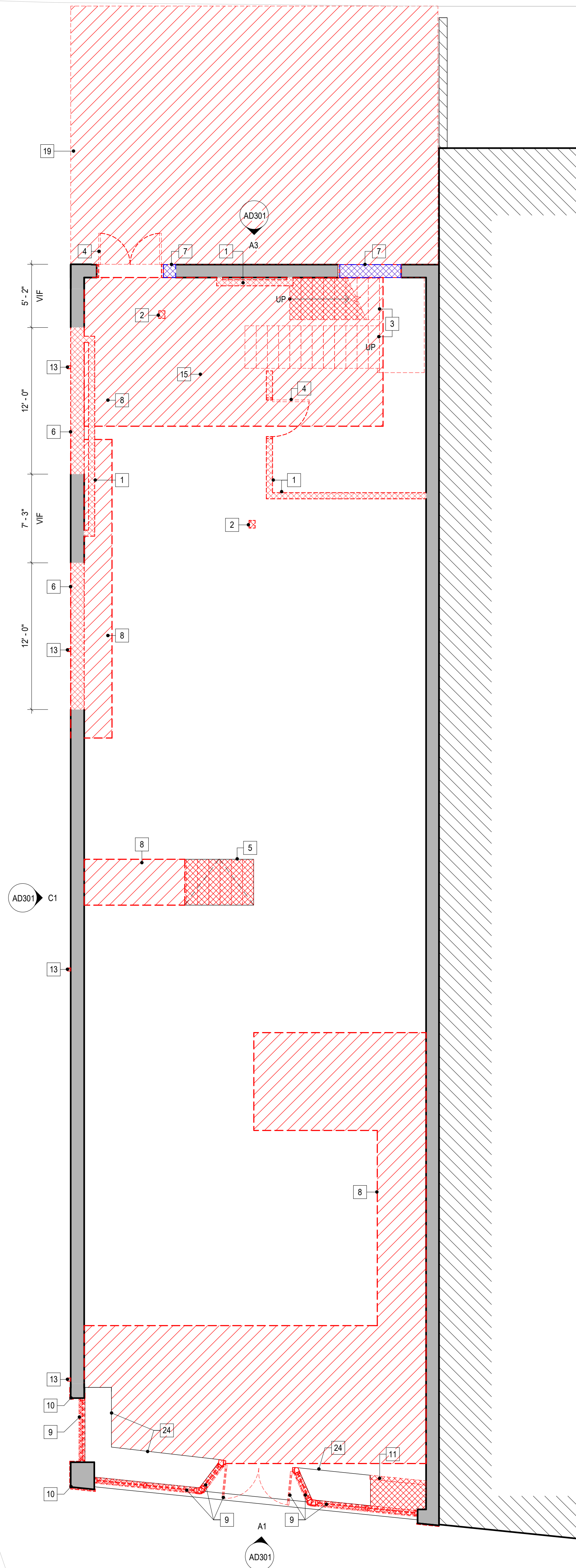
A1
AD101/ 3/16" = 1'-0"

BASEMENT DEMOLITION FLOOR PLAN



A3
AD101/ 3/16" = 1'-0"

LEVEL 1 DEMOLITION FLOOR PLAN



DEMOLITION LEGEND

- EXISTING CONSTRUCTION
- ADJACENT BUILDING NOT IN CONTRACT
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING FLOOR ASSEMBLY TO BE REMOVED
- EXISTING BRICK INFILL TO BE REMOVED

DEMOLITION NOTES

- THIS SHEET TO BE PRINTED IN COLOR.
- AT NEW AND ENLARGED OPENINGS, REPAIR ADJACENT MASONRY AS REQUIRED AND PREPARE MASONRY OPENING TO RECEIVE NEW WINDOW, DOOR, OR STOREFRONT.
- SEE STRUCTURAL.
- NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH DEMOLITION.
- SALVAGE ALL EXISTING MASONRY REMOVED DURING DEMOLITION FOR PATCHING AND REPOINTING. DISPOSE OF UNUSED MATERIAL AFTER CONSTRUCTION IS COMPLETE.
- DESIGN, PROVIDE AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESSURE STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION AFTER BEING DEMOLISHED.
- DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED.
- COORDINATE EXTENTS OF DEMOLITION WITH STRUCTURAL DEMOLITION PLANS.

DEMOLITION KEYNOTES

- COMPLETELY REMOVE AND DISPOSE OF EXISTING INTERIOR PARTITION.
- COMPLETELY REMOVE AND DISPOSE OF EXISTING COLUMN. SEE STRUCTURAL.
- COMPLETELY REMOVE AND DISPOSE OF EXISTING STAIRWAY, TREADS, RISERS, STRINGERS, FRAMING AND RAILINGS.
- REMOVE AND DISPOSE OF EXISTING DOOR, FRAME, HARDWARE AND THRESHOLD.
- COMPLETELY REMOVE AND SALVAGE EXISTING FLOOR HATCH. PREPARE AREA FOR FLOOR INFILL/PATCHING.
- COMPLETELY REMOVE AND DISPOSE OF EXISTING EXTERIOR MASONRY WALL ASSEMBLY. REPAIR ADJACENT MASONRY AND STUCCO AND PREPARE FOR NEW STOREFRONT. SEE STRUCTURAL.
- COMPLETELY REMOVE AND DISPOSE OF EXISTING MASONRY INFILL AT FORMER WINDOW/DOOR OPENING. REPAIR ADJACENT MASONRY AND PREPARE OPENING TO RECEIVE NEW WINDOW/DOOR.
- COMPLETELY REMOVE AND DISPOSE PORTION OF EXISTING FLOOR ASSEMBLY FOR NEW STAIR. SALVAGE FINISH FLOORING FOR PATCHING AND REPAIR.
- COMPLETELY REMOVE AND DISPOSE OF EXISTING ALUMINUM STOREFRONT ASSEMBLY. PREPARE OPENING FOR NEW STOREFRONT.
- COMPLETELY REMOVE AND DISPOSE OF EXTERIOR WALL TILE, METAL PANEL AND SUBSTRATE. MASONRY BACKUP AND FRAMING TO REMAIN. REPAIR MASONRY AND FRAMING AS REQUIRED.
- COMPLETELY REMOVE AND DISPOSE PORTION OF EXISTING RETAIL DISPLAY PLATFORM.
- COMPLETELY REMOVE AND DISPOSE OF EXISTING WINDOW. REPAIR ADJACENT MASONRY AND PREPARE FOR NEW WINDOW.
- COMPLETELY REMOVE AND DISPOSE OF EXISTING GUTTER, FLASHING AND DOWNSPOUT.
- COMPLETELY REMOVE AND DISPOSE OF EXISTING PLUMBING FIXTURES. CAP AND SEAL EXISTING ASSOCIATED WATER LINES, WASTE LINES AND VENTS COORDINATED WITH NEW WORK.
- COMPLETELY REMOVE AND DISPOSE PORTION OF EXISTING FLOOR ASSEMBLY FOR NEW ELEVATOR.
- COMPLETELY REMOVE AND DISPOSE OF PORTION OF EXISTING GRADE FOR NEW ELEVATOR PIT.
- REMOVE, REPAIR AND REINSTALL EXISTING SIGNAGE.
- REMOVE, REPAIR AND REINSTALL EXISTING AWNING. REPLACE WITH NEW FABRIC TO MATCH ORIGINAL PATTERN AND COLOR.
- COMPLETELY REMOVE AND DISPOSE OF EXISTING CONCRETE SLAB.
- COMPLETELY REMOVE AND SALVAGE EXISTING FLOOR. PREPARE AREA FOR FLOOR INFILL/PATCHING.
- COMPLETELY REMOVE AND DISPOSE OF PORTION OF ROOF FOR NEW SHAFT.
- COMPLETELY REMOVE AND DISPOSE OF EXISTING ROOFING MEMBRANE, FLASHINGS, INSULATION AND COVER BOARD IF APPLICABLE DOWN TO EXISTING ROOF DECK. CLEAN DECK AND PREPARE FOR RE-ROOF.
- COMPLETELY REMOVE AND DISPOSE OF ALL WIRING, CONDUIT, ANCHORS, EQUIPMENT, FLASHING, ETC. ON EXPOSED MASONRY WALLS.
- COMPLETELY REMOVE AND DISPOSE OF EXISTING RETAIL DISPLAY BACK SCREEN WALL.



CONSULTANT LOGO

SEALS

660 S. MAIN QOZB LLC

660 S. MAIN STREET RENOVATIONS

GREENVILLE SC

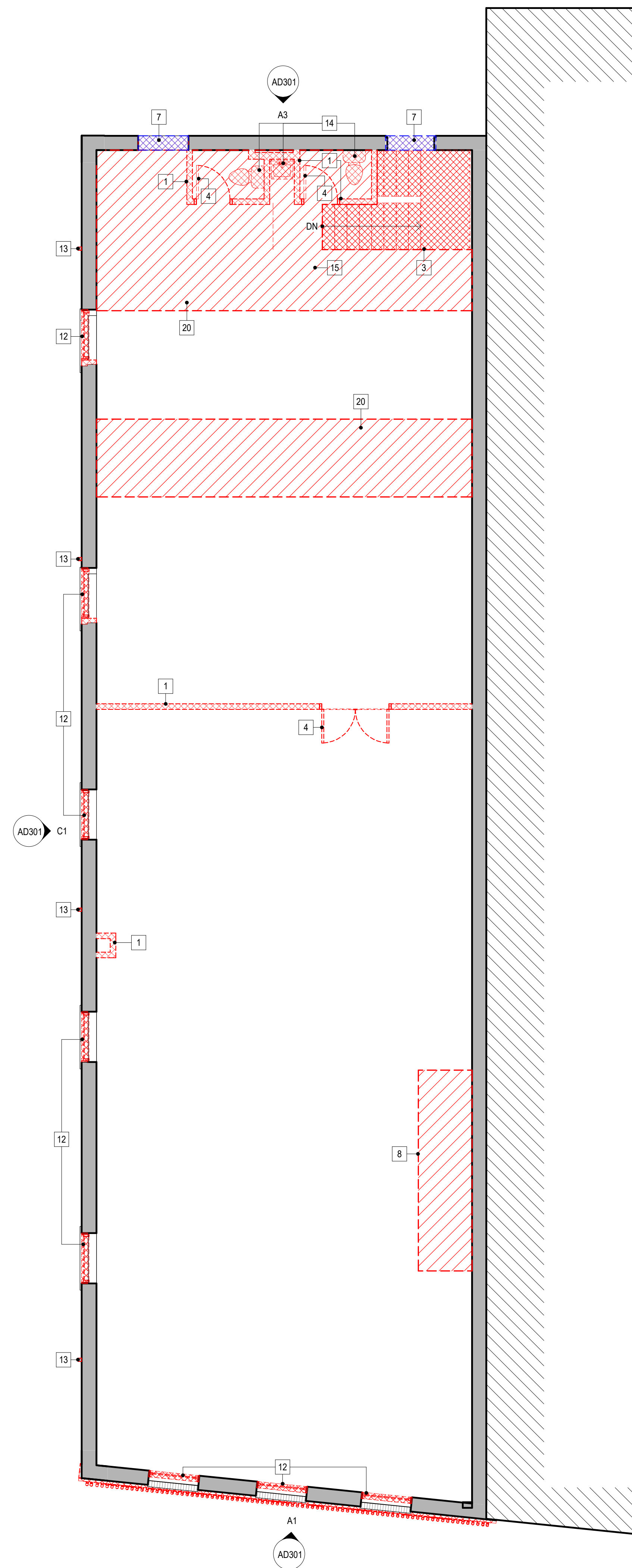
SHEET ISSUE:
NO. DATE DESCRIPTION BY
A 05/18/22 ISSUE FOR PERMIT

PRINCIPAL IN CHARGE: AT
PROJECT ARCHITECT: RC
DRAWN BY: JZ

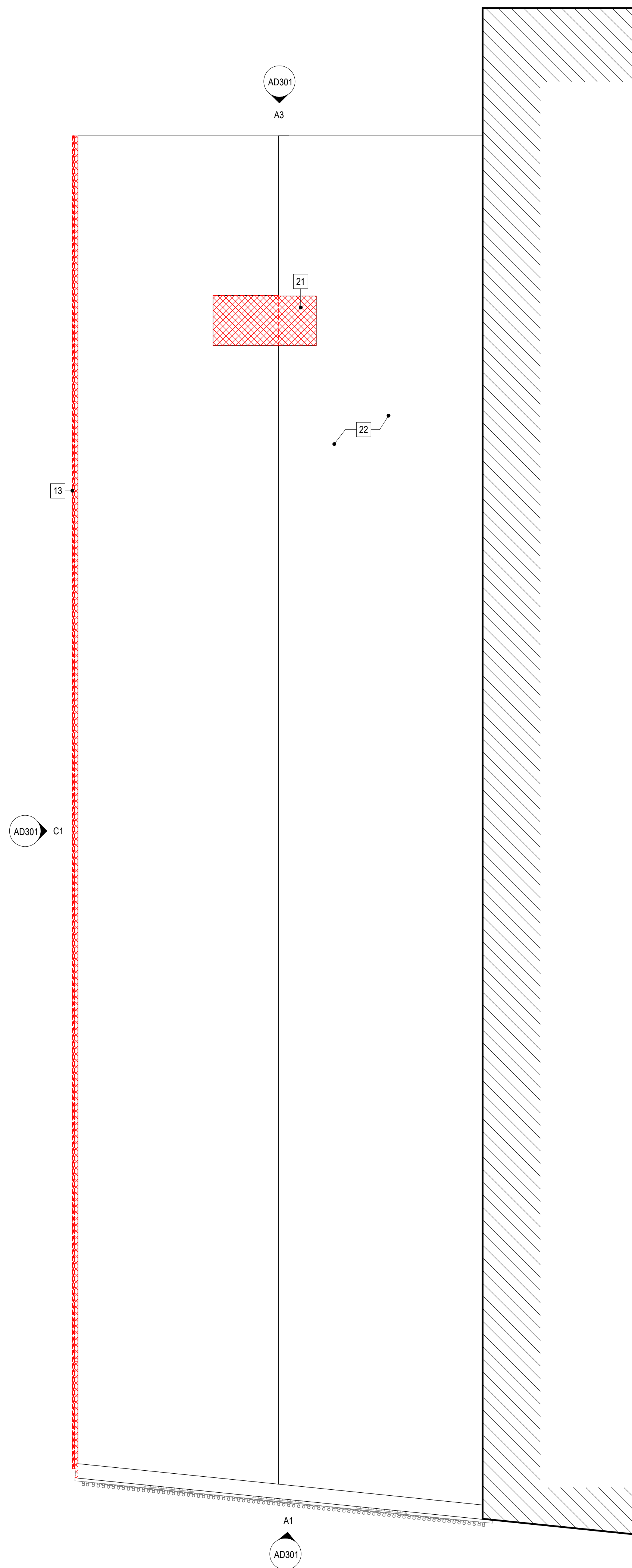
SHEET TITLE:
DEMOLITION PLANS

SHEET NO. PROJ. NO.
021154.00

AD101

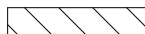


LEVEL 2 DEMOLITION FLOOR PLAN



DEMOLITION ROOF PLAN

DEMOLITION LEGEND

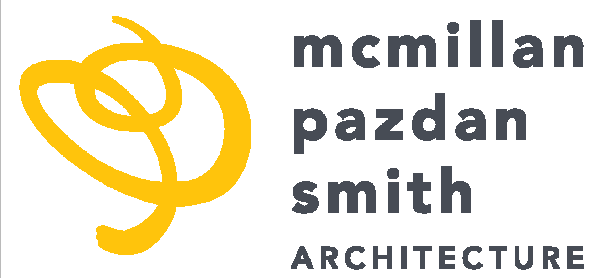
	EXISTING CONSTRUCTION
	ADJACENT BUILDING NOT IN CONTRACT
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING FLOOR ASSEMBLY TO BE REMOVED
	EXISTING BRICK INFILL TO BE REMOVED

DEMOLITION NOTES

1. THIS SHEET TO BE PRINTED IN COLOR.
2. AT NEW AND ENLARGED OPENINGS, REPAIR EXISTING MASONRY AS REQUIRED AND PREPARE MASONRY OPENING TO RECEIVE NEW WINDOW, DOOR, OR STOREFRONT.
3. SEE STRUCTURAL.
4. NOTE ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH DEMOLITION.
5. SALVAGE ALL EXISTING MASONRY REMOVED DURING DEMOLITION FOR PATCHING AND REPAIR OF EXISTING MASONRY MATERIAL AFTER CONSTRUCTION IS COMPLETE.
6. DEMOLISH AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT NEIGHBORING UNDESIRABLE MOVEMENT OR COLLAPSE OF CONSTRUCTION AFTER BEING DEMOLISHED.
7. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED TO PREPARE FOR CONSTRUCTION.
8. COORDINATE EXTENTS OF DEMOLITION WITH STRUCTURAL DEMOLITION PLANS.

DEMOLITION KEYNOTES

2. COMPLETELY REMOVE AND DISPOSE OF EXISTING INTERIOR PARTITION.
3. COMPLETELY REMOVE AND DISPOSE OF EXISTING COLUMN. SEE STRUCTURAL.
4. COMPLETELY REMOVE AND DISPOSE OF EXISTING STAIRWALL, TREADS, RISERS, AND HANDRAILS.
5. REMOVE AND DISPOSE OF EXISTING DOOR, FRAME, HARDWARE AND THRESHOLD.
6. COMPLETELY REMOVE AND SALVAGE EXISTING FLOOR HATCH. PREPARE AREA FOR FLOOR INFLATPACHING.
7. COMPLETELY REMOVE AND DISPOSE OF EXISTING EXTERIOR MASONRY WALL. COMPLETELY REMOVE AND DISPOSE OF EXISTING MASONRY AND STUCCO AND PREPARE FOR NEW STREMBL. SEE STRUCTURAL.
8. COMPLETELY REMOVE AND DISPOSE OF EXISTING MASONRY IN/FALL AT FORMER WINDOW/DOOR OPENING. PREPARE ADJACENT MASONRY AND PREPARE OPENING TO RECEIVE NEW WINDOW/DOOR.
9. COMPLETELY REMOVE AND DISPOSE OF PORTION OF EXISTING FLOOR ASSEMBLY FOR NEW STAIR. SALVAGE FINISH FLOORING FOR PATCHING AND REPAIR.
10. COMPLETELY REMOVE AND DISPOSE OF EXISTING ALUMINUM STREONT ASSEMBLY AND REPAIR EXISTING STAIR.
11. COMPLETELY REMOVE AND DISPOSE OF EXTERIOR WALL T.E. METAL PANEL AND SUBSTRATE. MASONRY BACKUP AND FRAMING TO REMAIN. PREPARE MASONRY AND FINISH TO RECEIVE NEW WINDOW/DOOR.
12. COMPLETELY REMOVE AND DISPOSE PORTION OF EXISTING RETAIL DISPLAY PLATFORM.
13. COMPLETELY REMOVE AND DISPOSE OF EXISTING WINDOW. REPAIR ADJACENT MASONRY AND PREPARE FOR NEW WINDOW.
14. COMPLETELY REMOVE AND DISPOSE OF EXISTING GUTTER, FLASHING AND DOWNSPOUT.
15. COMPLETELY REMOVE AND DISPOSE OF EXISTING PLUMBING FIXTURES. CAP AND SEAL EXISTING/ASSOCIATED WATER LINES. WASTE LINES AND VENTS COORDINATE WITH VENT.
16. COMPLETELY REMOVE AND DISPOSE PORTION OF EXISTING FLOOR ASSEMBLY FOR NEW ELEVATOR.
17. COMPLETELY REMOVE AND DISPOSE OF PORTION OF EXISTING GRADE FOR NEW ELEVATOR PIT.
18. REMOVE, REPAIR AND REINSTALL EXISTING AWNING.
19. COMPLETELY REMOVE AND REINSTALL EXISTING SIGNAGE.
20. COMPLETELY REMOVE AND DISPOSE OF EXISTING CEILING. REPLACE WITH NEW FABRIC TO MATCH ORIGINAL PATTERN AND COLOR.
21. COMPLETELY REMOVE AND DISPOSE OF EXISTING CONCRETE SLAB.
22. COMPLETELY REMOVE AND DISPOSE OF EXISTING ROOF. PREPARE AREA FOR FLOOR INFLATPACHING.
23. COMPLETE REMOVE AND DISPOSE OF PORTION OF ROOF FOR NEW SHAFT.
24. COMPLETELY REMOVE AND DISPOSE OF EXISTING ROOFING MEMBRANE, FLASHINGS, INSULATION AND COVER BOARD IF APPLICABLE. DOWN TO EXISTING ROOF DECK, DECK LEVEL AND PREPARE FOR RE-POUR.
25. COMPLETELY REMOVE AND DISPOSE OF EXISTING ROOFING, CONDUCIT, ANCHORS, EQUIPMENT, FLASHING, ETC. ON EXPOSED MASONRY WALLS.
26. COMPLETELY REMOVE AND DISPOSE OF EXISTING RETAIL DISPLAY BACK SCREE WALL.



CONSULTANT LOGC

SEALS

660 S. MAIN QOZB LLC

6660 S. MAIN STREET RENOVATIONS

GREENVILLE, SC

NO.	DATE	DESCRIPTION	BY
A	05/18/22	ISSUE FOR PERMIT	

PRINCIPAL IN CHARGE: AT
PROJECT ARCHITECT: RC
DRAWN BY: JZ

SHEET TITLE:
DEMOLITION PLANS

SHEET NO. PROJ. NO.
021154.00

AD102

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WEST ELEVATION DEMOLITION

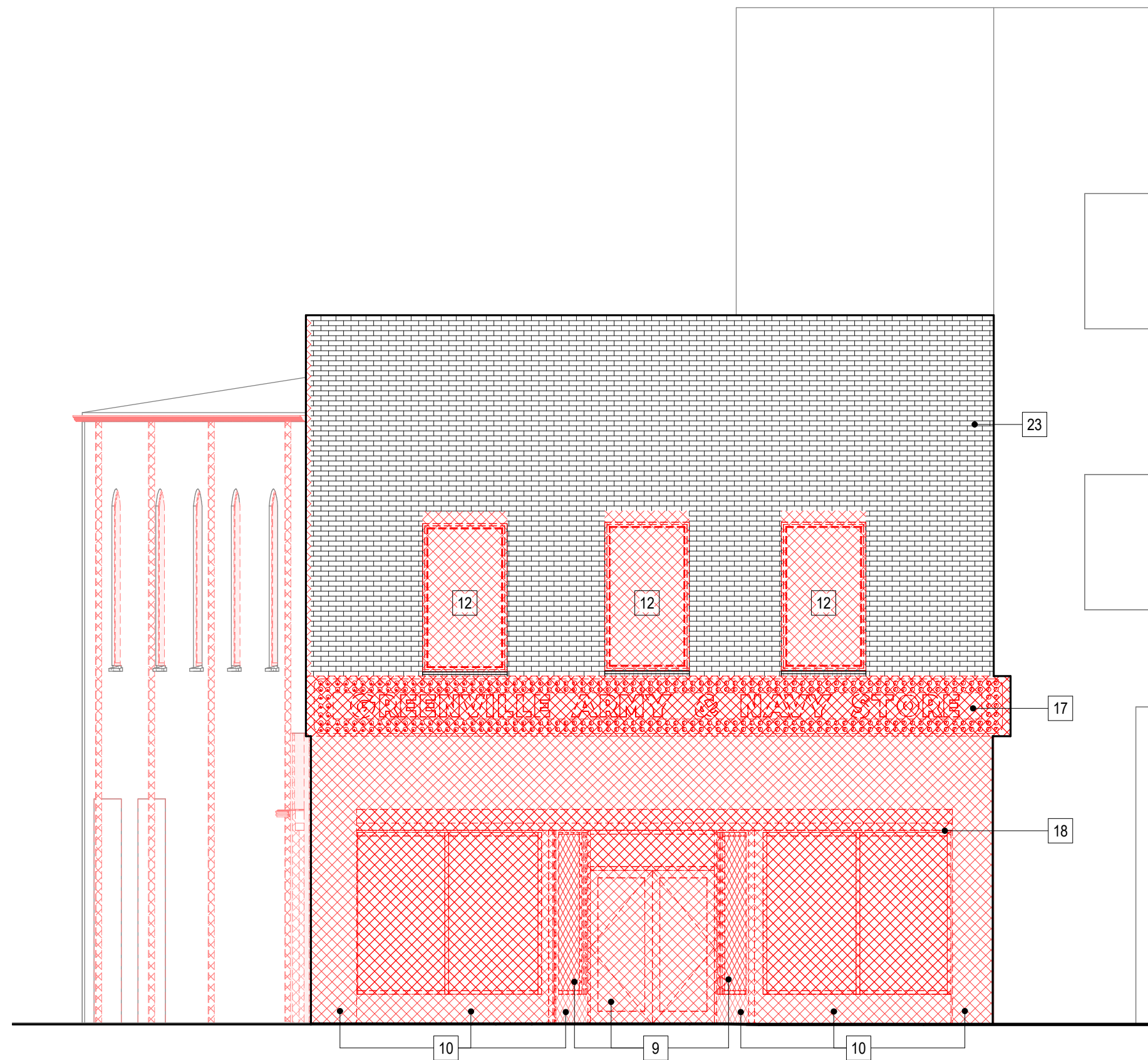
AD301 3/16" = 1'-0"

TRUSS BEARING
24'-0"

LEVEL 2
13'-0"

LEVEL 1
0'-0"

BASEMENT
-10' - 7"



SOUTH ELEVATION DEMOLITION

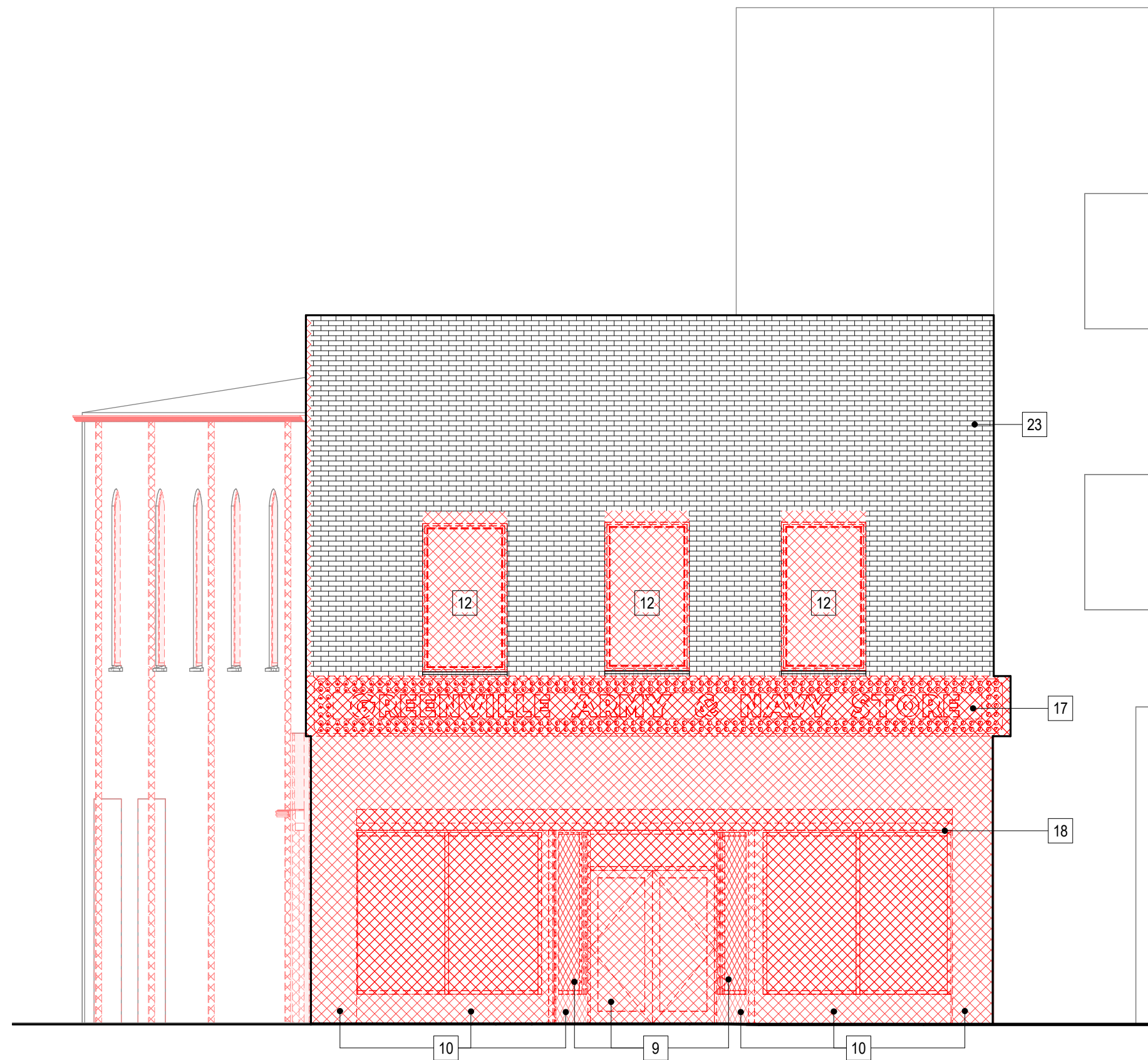
A1 AD301 3/16" = 1'-0"

TRUSS BEARING
24'-0"

LEVEL 2
13'-0"

LEVEL 1
0'-0"

BASEMENT
-10' - 7"



NORTH ELEVATION DEMOLITION

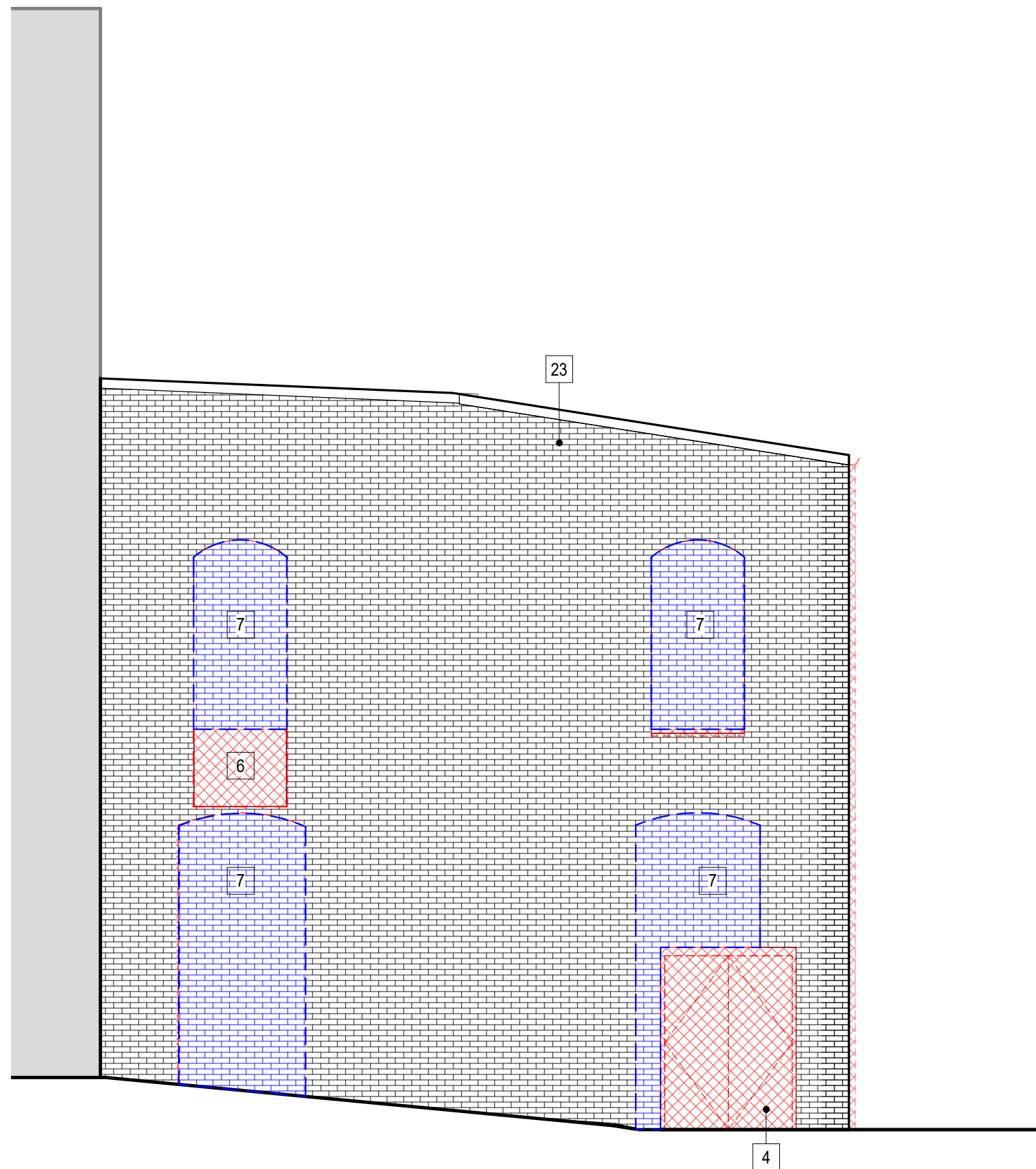
A3 AD301 3/16" = 1'-0"

TRUSS BEARING
24'-0"

LEVEL 2
13'-0"

LEVEL 1
0'-0"

BASEMENT
-10' - 7"



DEMOLITION LEGEND

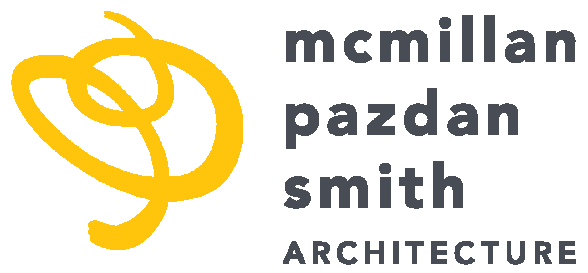
- EXISTING CONSTRUCTION
- ADJACENT BUILDING NOT IN CONTRACT
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING FLOOR ASSEMBLY TO BE REMOVED
- EXISTING BRICK INFILL TO BE REMOVED

DEMOLITION NOTES

- THIS SHEET TO BE PRINTED IN COLOR.
- AT NEW AND ENLARGED OPENINGS, REPAIR ADJACENT MASONRY AS REQUIRED AND PREPARE MASONRY OPENING TO RECEIVE NEW WINDOW, DOOR, OR STOREFRONT.
- SEE STRUCTURAL.
- NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH DEMOLITION.
- SALVAGE ALL EXISTING MASONRY REMOVED DURING DEMOLITION FOR PATCHING AND REPOINTING. DISPOSE OF UNUSED MATERIAL AFTER CONSTRUCTION IS COMPLETE.
- DESIGN, PROVIDE AND MAINTAIN SHORING, BRACING AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESSURE STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION AFTER BEING DEMOLISHED.
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DEMOLITION KEYNOTES

- COMPLETELY REMOVE AND DISPOSE OF EXISTING INTERIOR PARTITION.
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- COMPLETELY REMOVE AND DISPOSE OF EXISTING STAIRWAY, TREADS, RISERS, STRINGERS, FRAMING AND RAILINGS.
- REMOVE AND DISPOSE OF EXISTING DOOR, FRAME, HARDWARE AND THRESHOLD.
- COMPLETELY REMOVE AND SALVAGE EXISTING FLOOR HATCH. PREPARE AREA FOR FLOOR INFILL/PATCHING.
- COMPLETELY REMOVE AND DISPOSE OF EXISTING EXTERIOR MASONRY WALL ASSEMBLY. REPAIR ADJACENT MASONRY AND STUCCO AND PREPARE FOR NEW STOREFRONT. SEE STRUCTURAL.
- COMPLETELY REMOVE AND DISPOSE OF EXISTING MASONRY INFILL AT FORMER WINDOW/DOOR OPENING. REPAIR ADJACENT MASONRY AND PREPARE OPENING TO RECEIVE NEW WINDOW/DOOR.
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- COMPLETELY REMOVE AND DISPOSE OF EXTERIOR WALL TILE, METAL PANEL AND SUBSTRATE. MASONRY BACKUP AND FRAMING TO REMAIN. REPAIR MASONRY AND FRAMING AS REQUIRED.
- COMPLETELY REMOVE AND DISPOSE PORTION OF EXISTING RETAIL DISPLAY PLATFORM.
- COMPLETELY REMOVE AND DISPOSE OF EXISTING WINDOW. REPAIR ADJACENT MASONRY AND PREPARE FOR NEW WINDOW.
- COMPLETELY REMOVE AND DISPOSE OF EXISTING GUTTER, FLASHING AND DOWNSPOUT.
- COMPLETELY REMOVE AND DISPOSE OF EXISTING PLUMBING FIXTURES, CAP AND SEAL EXISTING ASSOCIATED WATER LINES, WASTE LINES AND VENTS COORDINATED WITH NEW WORK.
- COMPLETELY REMOVE AND DISPOSE PORTION OF EXISTING FLOOR ASSEMBLY FOR NEW ELEVATOR.
- COMPLETELY REMOVE AND DISPOSE OF PORTION OF EXISTING GRADE FOR NEW ELEVATOR PIT.
- REMOVE, REPAIR AND REINSTALL EXISTING SIGNAGE.
- REMOVE, REPAIR AND REINSTALL EXISTING AWNING. REPLACE WITH NEW FABRIC TO MATCH ORIGINAL PATTERN AND COLOR.
- COMPLETELY REMOVE AND DISPOSE OF EXISTING CONCRETE SLAB.
- COMPLETELY REMOVE AND SALVAGE EXISTING FLOOR. PREPARE AREA FOR FLOOR INFILL/PATCHING.
- COMPLETELY REMOVE AND DISPOSE OF PORTION OF ROOF FOR NEW SHAFT.
- COMPLETELY REMOVE AND DISPOSE OF EXISTING ROOFING MEMBRANE, FLASHINGS, INSULATION AND COVER BOARD IF APPLICABLE DOWN TO EXISTING ROOF DECK. CLEAN DECK AND PREPARE FOR RE-ROOF.
- COMPLETELY REMOVE AND DISPOSE OF ALL WIRING, CONDUIT, ANCHORS, EQUIPMENT, FLASHING, ETC. ON EXPOSED MASONRY WALLS.
- COMPLETELY REMOVE AND DISPOSE OF EXISTING RETAIL DISPLAY BACK SCREEN WALL.



CONSULTANT LOGO

SEALS

660 S. MAIN QOZB LLC

660 S. MAIN STREET RENOVATIONS

GREENVILLE, SC

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	05/18/22	ISSUE FOR PERMIT	

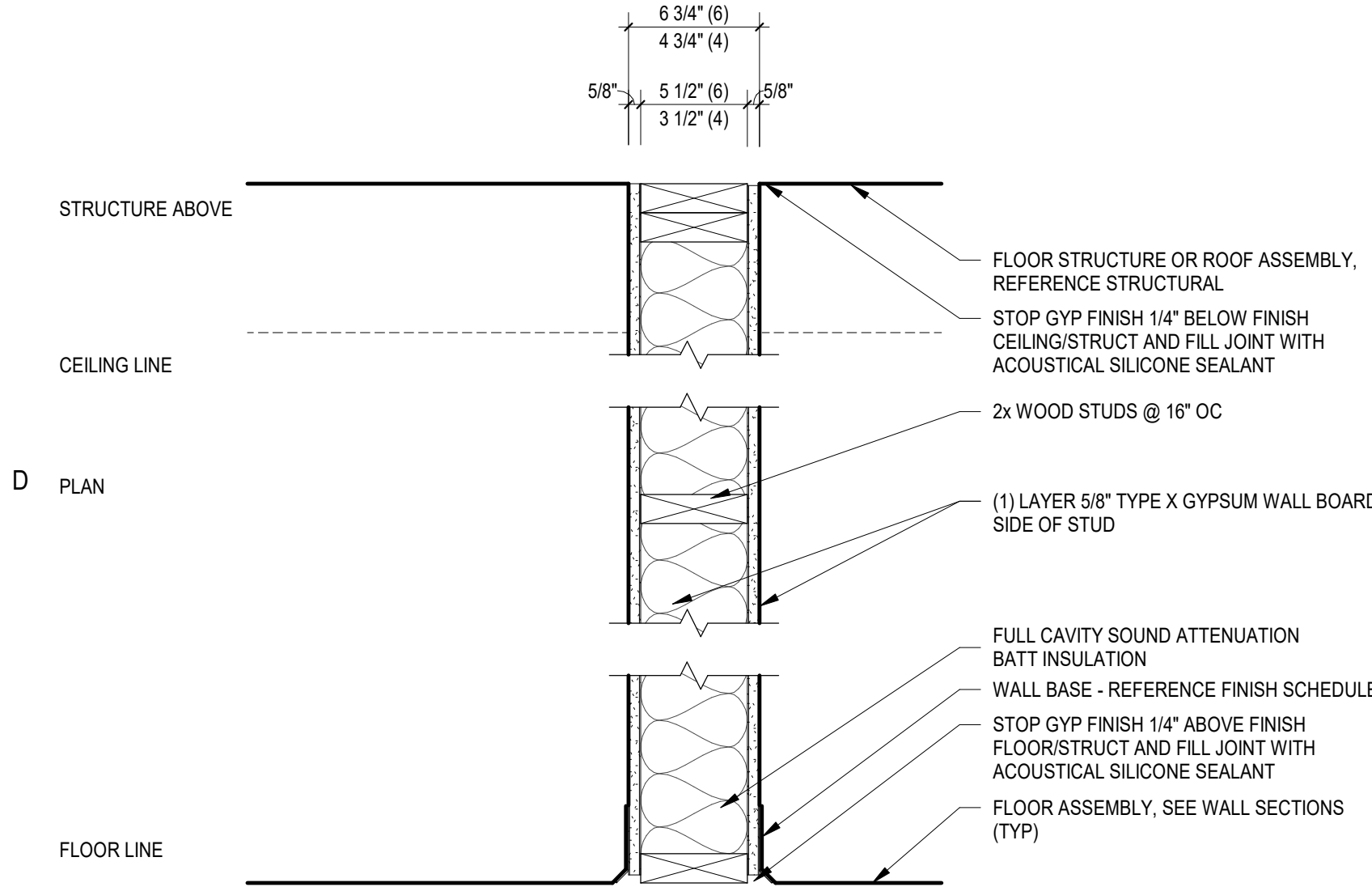
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PROJECT ARCHITECT: RC
DRAWN BY: JZ

DEMOLITION ELEVATIONS

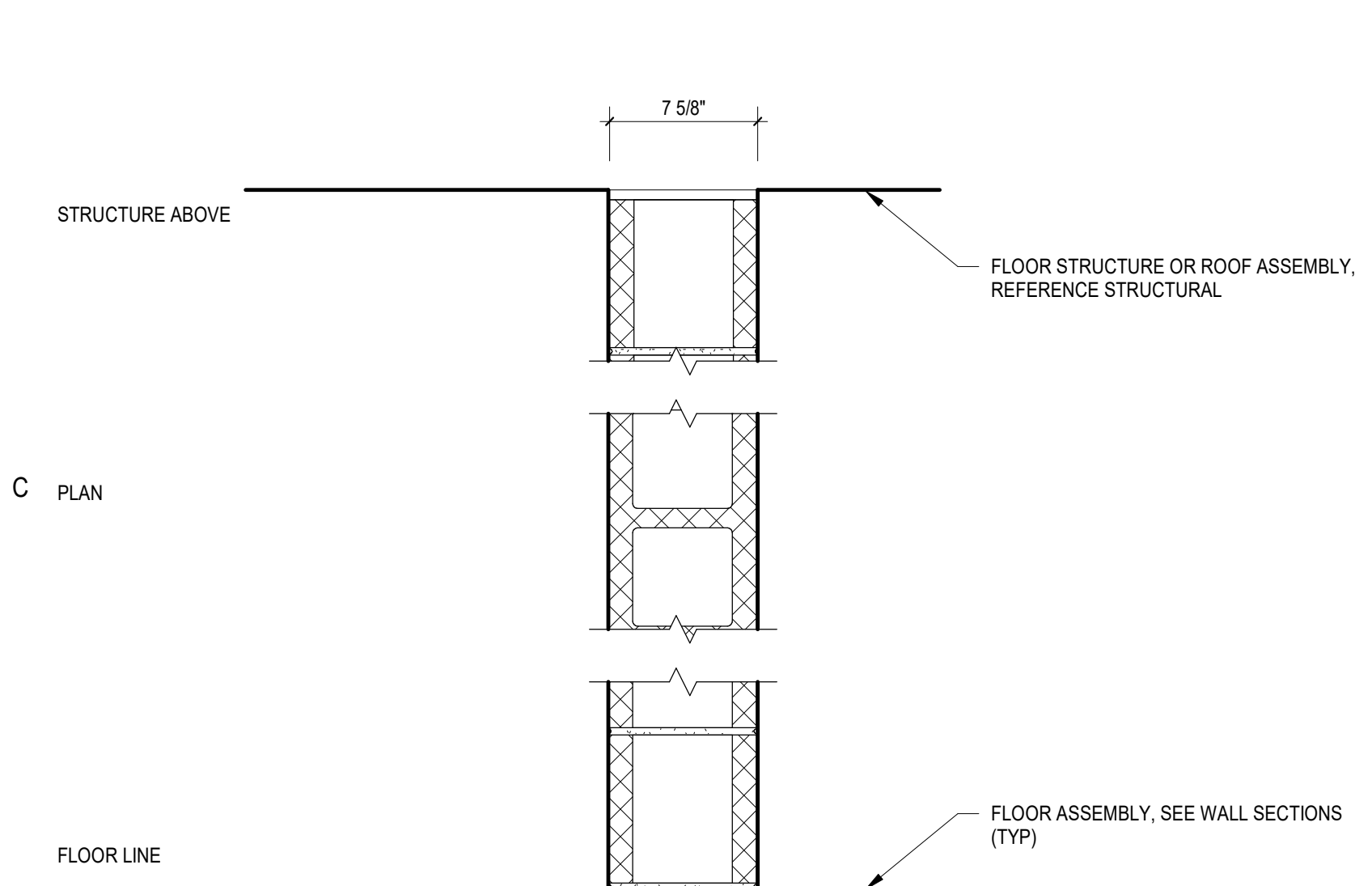
SHEET NO. PROJ. NO.
021154.00

AD301

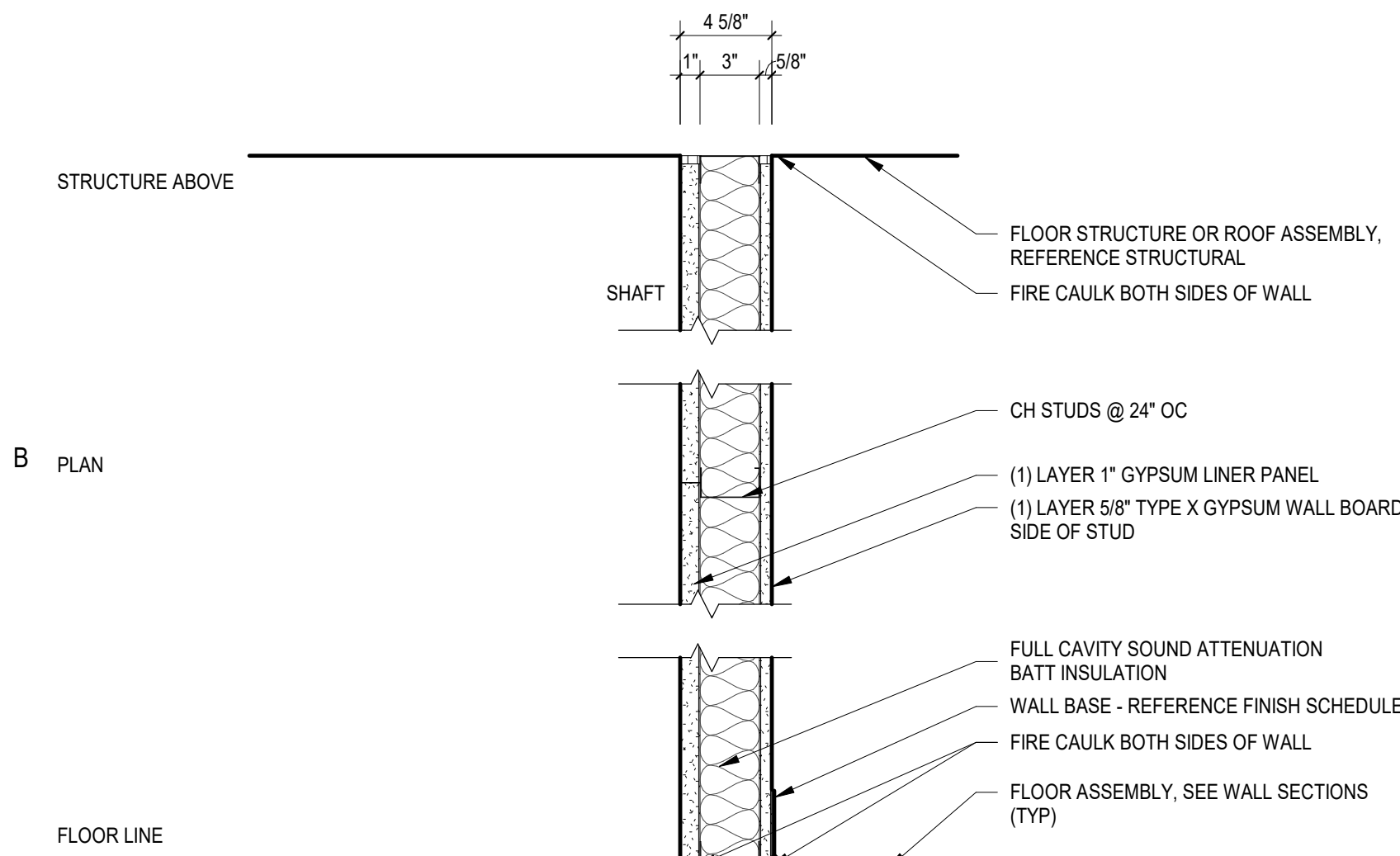
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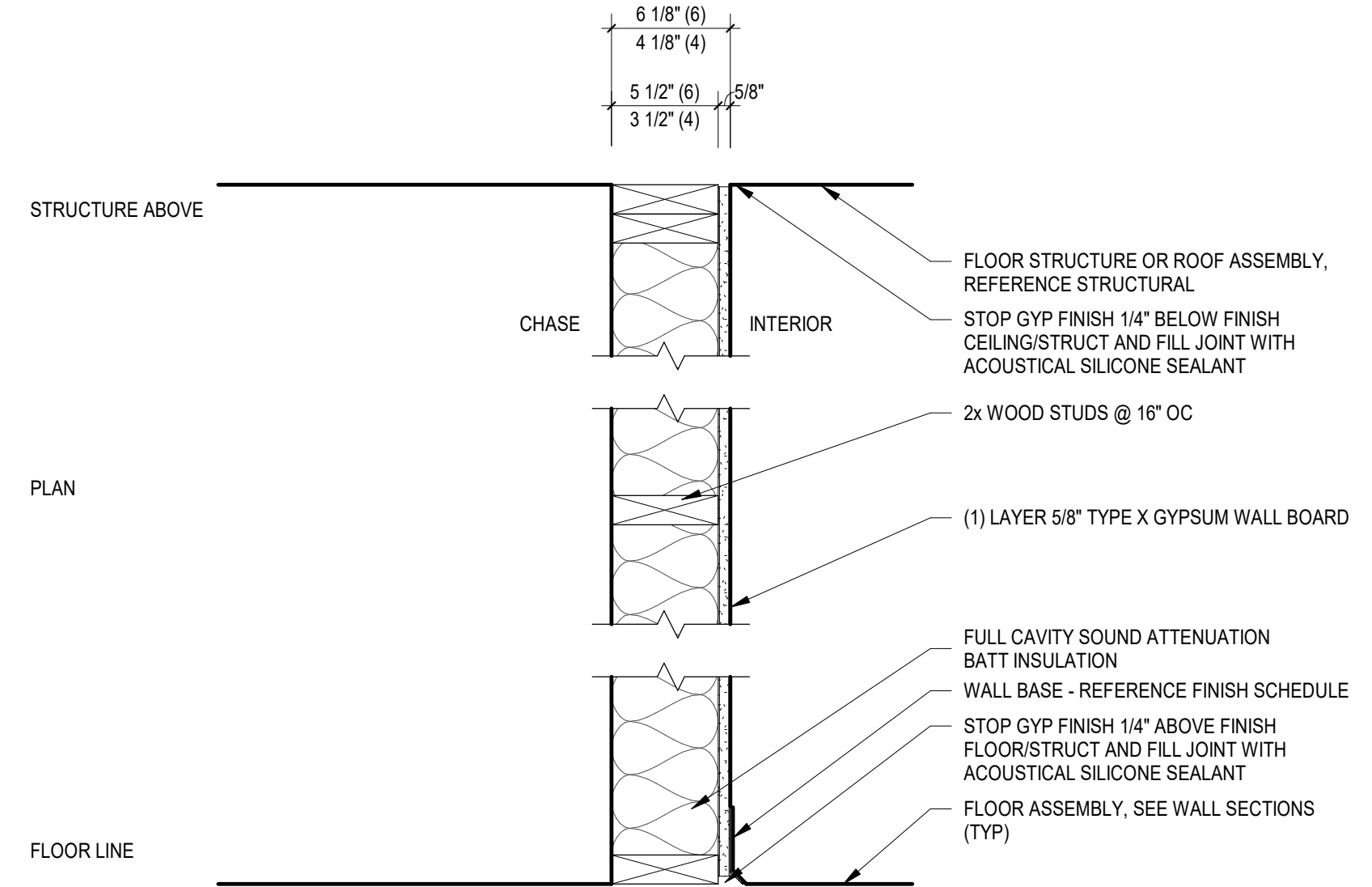
D1
A010
TYPE WA4/6
1 1/2" = 1'-0"



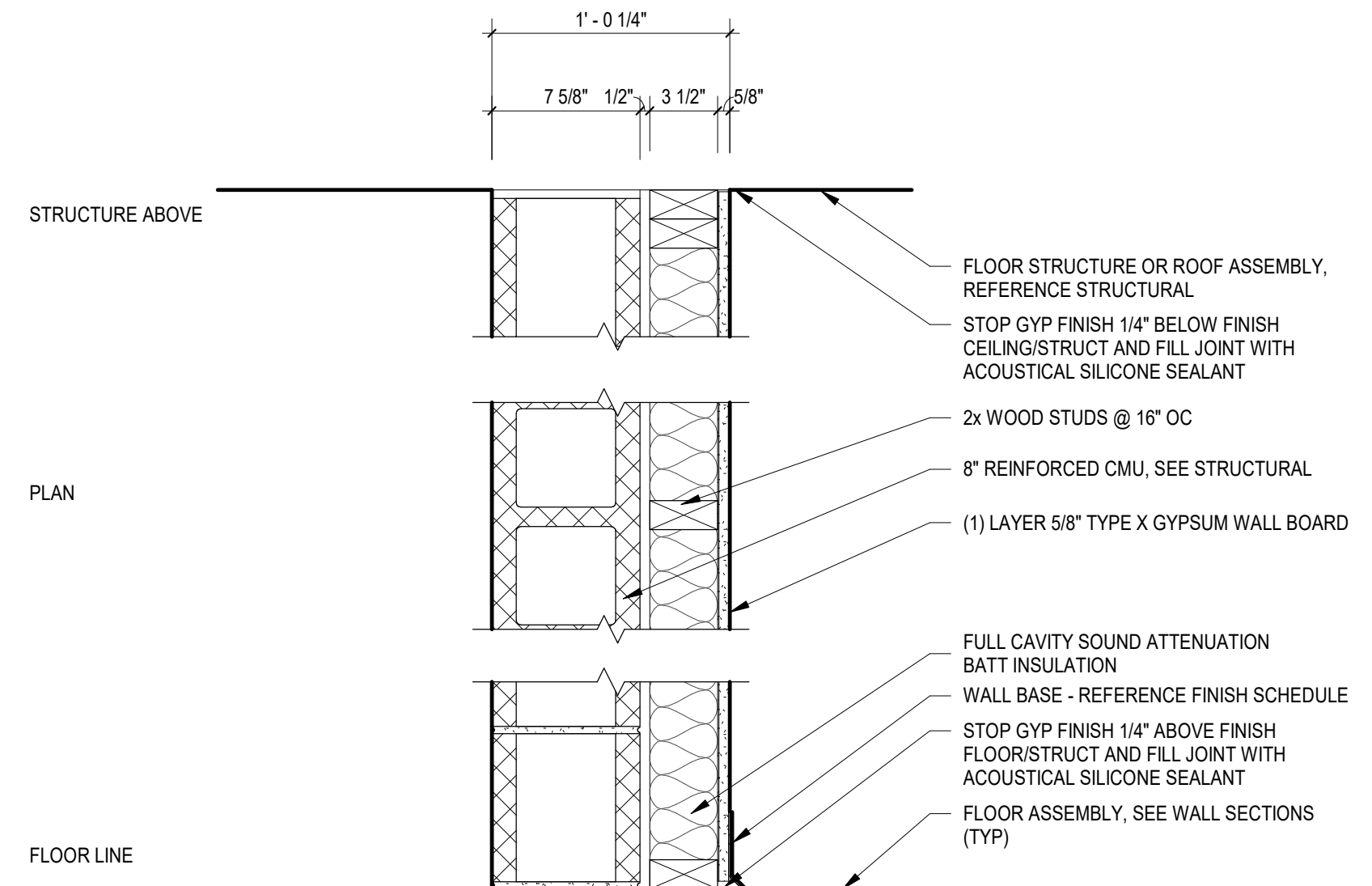
C1
A010
TYPE MA8
1 1/2" = 1'-0"



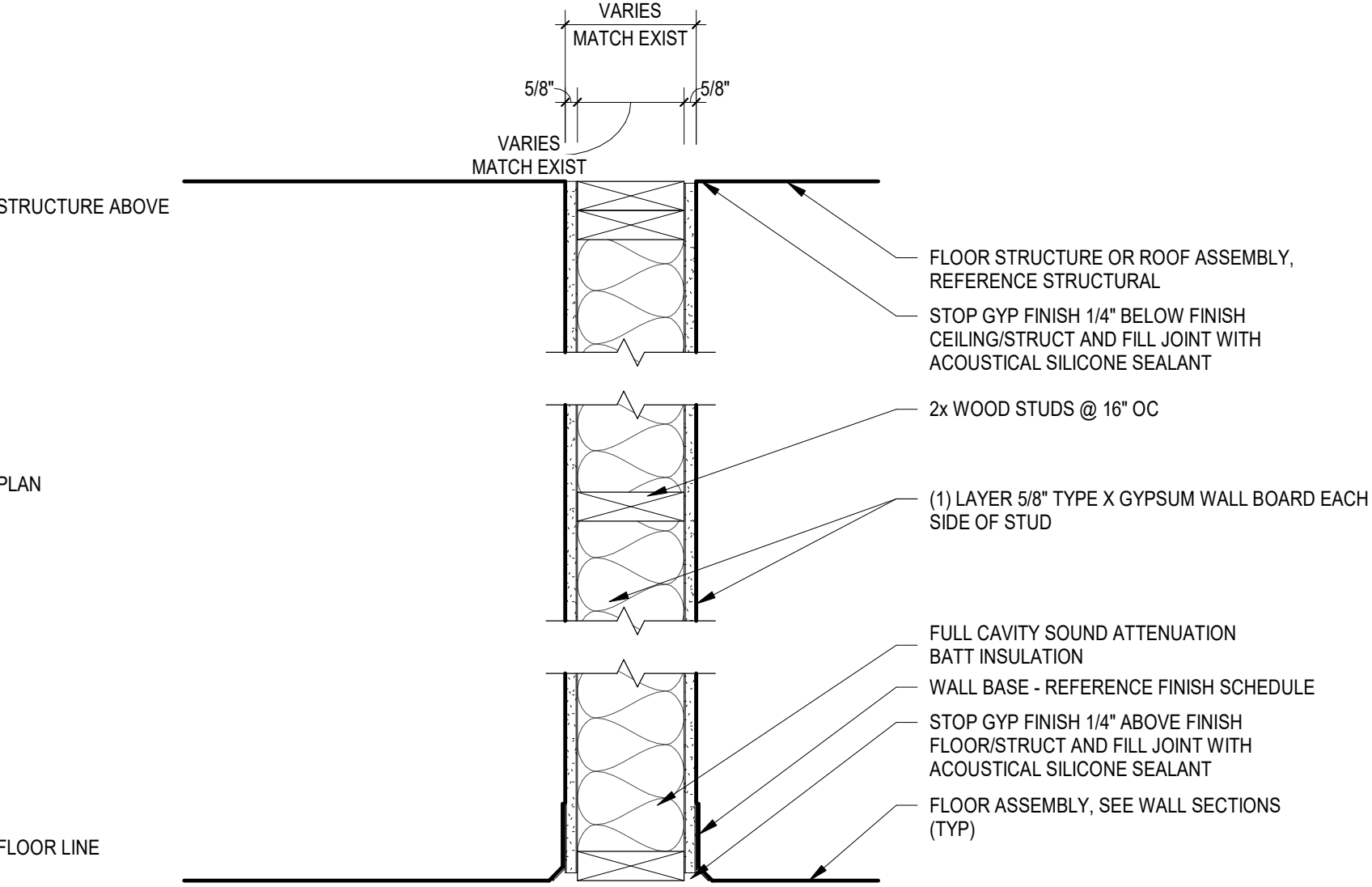
B1
A010
TYPE SH3
1 1/2" = 1'-0"



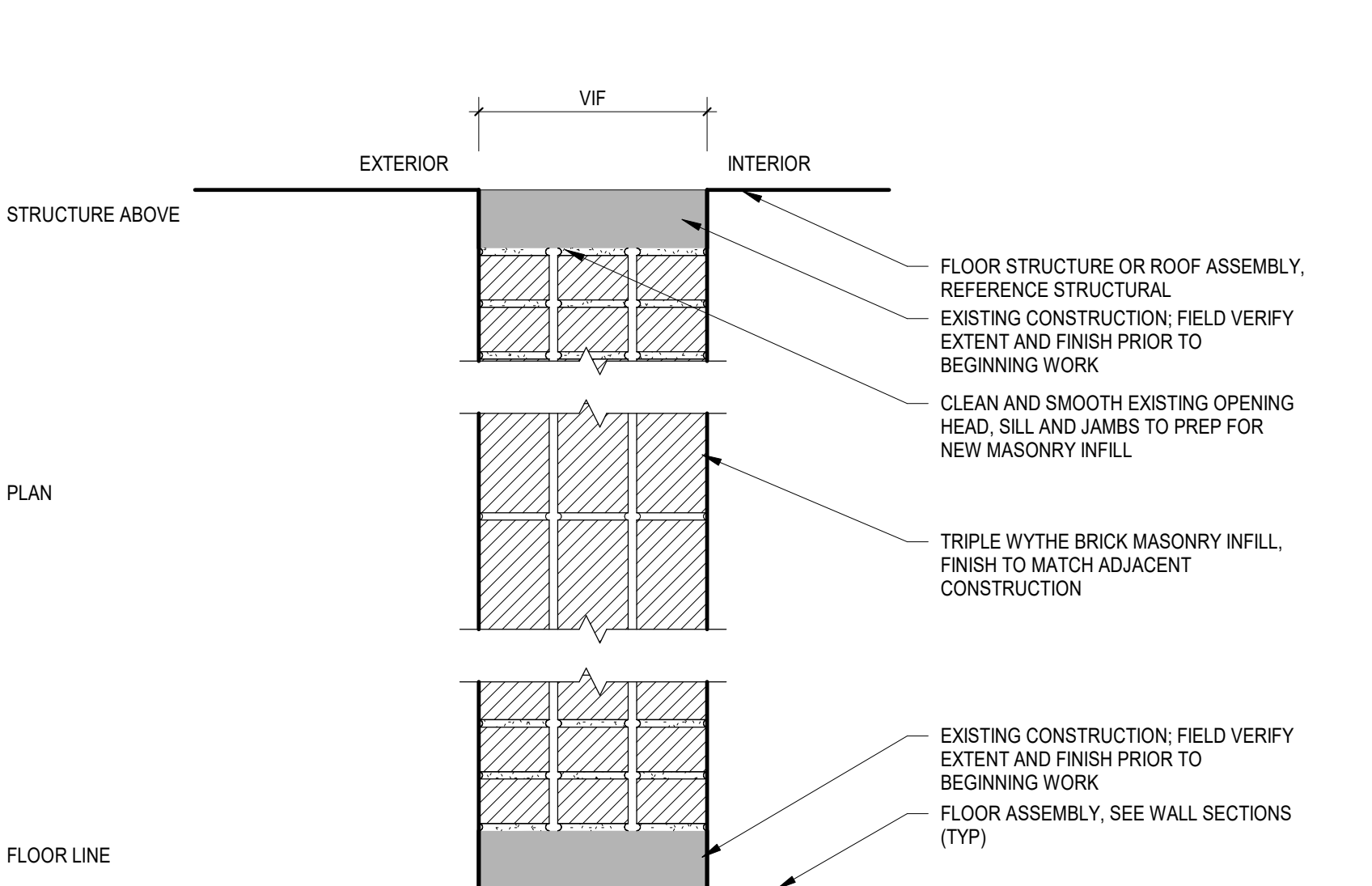
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A010
TYPE WB4/6
1 1/2" = 1'-0"



C2
A010
TYPE MB8
1 1/2" = 1'-0"



D3
A010
TYPE WE
1 1/2" = 1'-0"

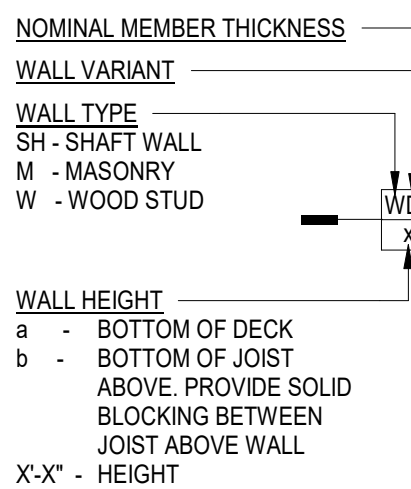


C3
A010
TYPE ME
1 1/2" = 1'-0"

GENERAL PARTITION NOTES

1. PLAN DIMENSIONS ARE GIVEN TO FACE OF STUD, CMU, OR CONCRETE UNLESS SPECIFICALLY NOTED OTHERWISE
2. PROVIDE MOLD RESISTANT GYPSUM BOARD ON ALL WALLS AND CEILINGS IN THE BASEMENT.
3. COORDINATE AND INSTALL SOLID WOOD BLOCKING IN WALLS AS REQUIRED FOR MOUNTING ALL FIXTURES, FINISHES, SPECIALTIES, FURNISHING AND EQUIPMENT.
4. SEE STRUCTURAL DRAWINGS FOR WALL BRACING AND ATTACHMENT AT BASE AND HEAD OF WALL.
5. ALL NON-STRUCTURAL METAL FRAMING WALL AND CEILING DESIGN, INCLUDING GAUGE, SPACING, AND BRACING, TO BE DELEGATED DESIGN BY SUPPLIER.
6. ALL GYPSUM BOARD TO BE TYPE X UNLESS OTHERWISE NOTED OR REQUIRED BY ASSEMBLY.
7. SEE FINISH SCHEDULE AND DETAIL SHEETS FOR ADDITIONAL WALL FINISHES.
8. PROVIDE P.T. WOOD AT ALL WOOD IN CONTACT WITH BELOW GRADE MASONRY OR CONCRETE. INSTALL P.T. SILL PLATES OVER SILL SEALER AT SLABS ON GRADE AND RETAINING WALLS.
9. SEAL ALL PENETRATIONS AND JOINTS AT TOP OF RATED WALLS WITH UL LISTED ASSEMBLIES TO MATCH THE RATING OF THE WALL. FILL ALL VOIDS AT TOP OF WALL WITH FIRE RATED SEALANT ON BOTH SIDES.
10. PROVIDE FIREBLOCKING IN ALL COMBUSTIBLE CONCEALED SPACES AS REQUIRED.

WALL TAG LEGEND



CONSULTANT LOGO

SEALS

660 S. MAIN QOZB LLC

660 S. MAIN STREET RENOVATIONS

GREENVILLE, SC

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	05/18/22	ISSUE FOR PERMIT	

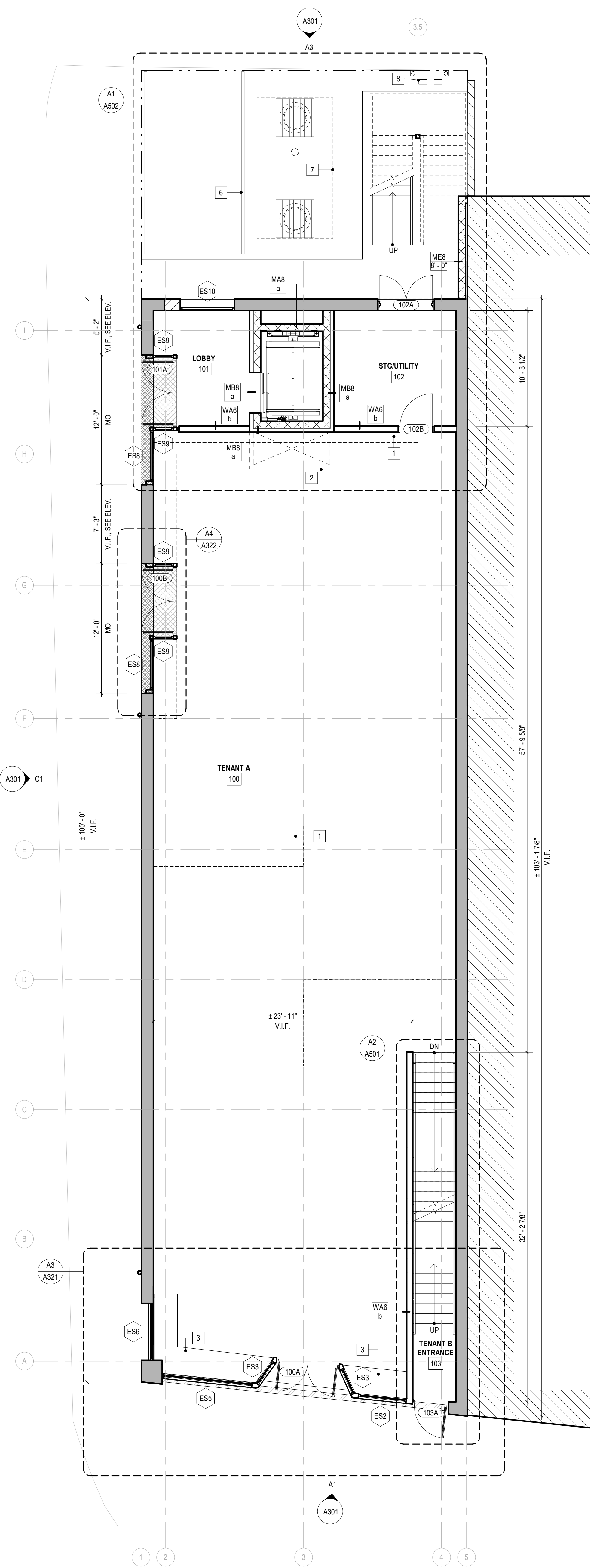
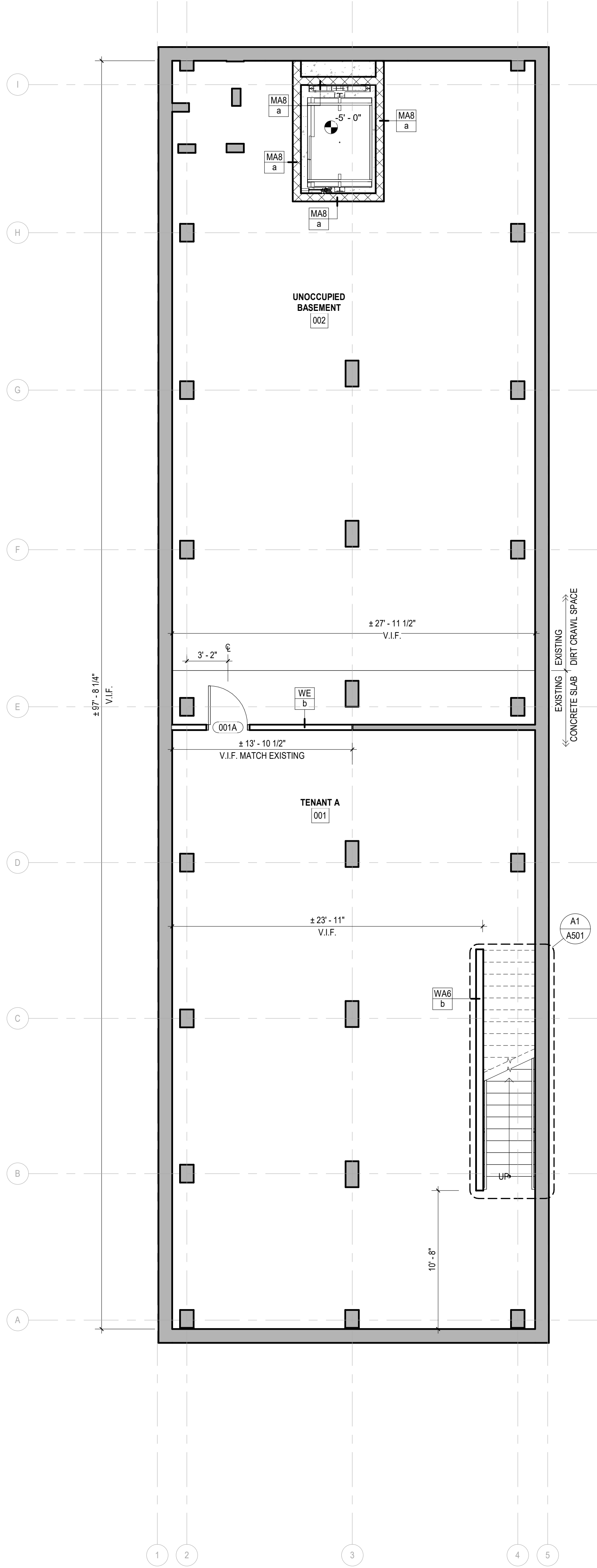
PRINCIPAL IN CHARGE: AT
PROJECT ARCHITECT: RC
DRAWN BY: JZ

SHEET TITLE:
WALL TYPES

SHEET NO. PROJ. NO.
021154.00

A010

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FLOOR PLAN LEGEND

EXISTING CONSTRUCTION

NEW CONSTRUCTION

ADJACENT BUILDING NOT IN CONTRACT

GENERAL NOTES

1. ALL DIMENSIONS GIVEN TO FACE OF STUD, FACE OF MASONRY, OR FACE OF EXISTING CONSTRUCTION, UNLESS OTHERWISE NOTED.

2. FIELD VERIFY ALL EXISTING CONSTRUCTION MATERIALS AND LOCATIONS AND NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS PRIOR TO CONSTRUCTION.

FLOOR PLAN KEYNOTES

1. INFILL FLOOR OPENING TO MATCH EXISTING FLOOR ASSEMBLY.

2. LINE OF SHAFT ABOVE

3. NEW WDF-1 HARDWOOD FLOOR ON EXISTING DISPLAY PLATFORM FRAMING.

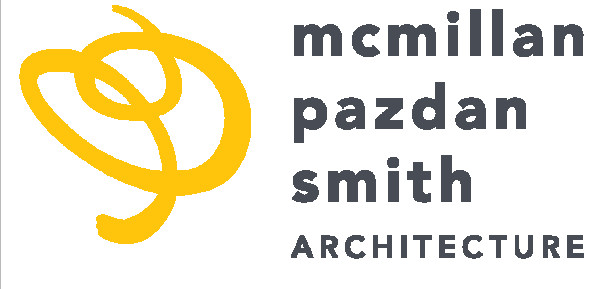
4. NEW ALUMINUM 6" HALF ROUND GUTTER AND 4" ROUND DOWNSPOUT, PAINTED P-16, ROUTE DOWNSPOUT TO STORM.

5. NEW ALUMINUM CANOPY.

6. EXISTING PARKING SPACES TO BE RESTRIPTED. SEE ENLARGED PLAN.

7. LINE OF GREASE TRAP BELOW

8. GAS METERS. SEE ENLARGED PLAN AND PLUMBING DRAWINGS.



CONSULTANT LOGO

SEALS

660 S. MAIN QOZB LLC

660 S. MAIN STREET RENOVATIONS

GREENVILLE SC

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	05/18/22	ISSUE FOR PERMIT	

PRINCIPAL IN CHARGE: AT
PROJECT ARCHITECT: RC
DRAWN BY: APR/CDT

SHEET TITLE:
FLOOR PLANS

SHEET NO. PROJ. NO.
021154.00

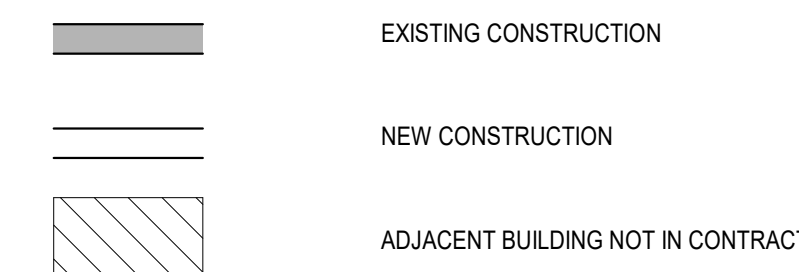
A101

A1
A101
BASEMENT FLOOR PLAN
3/16" = 1'-0"

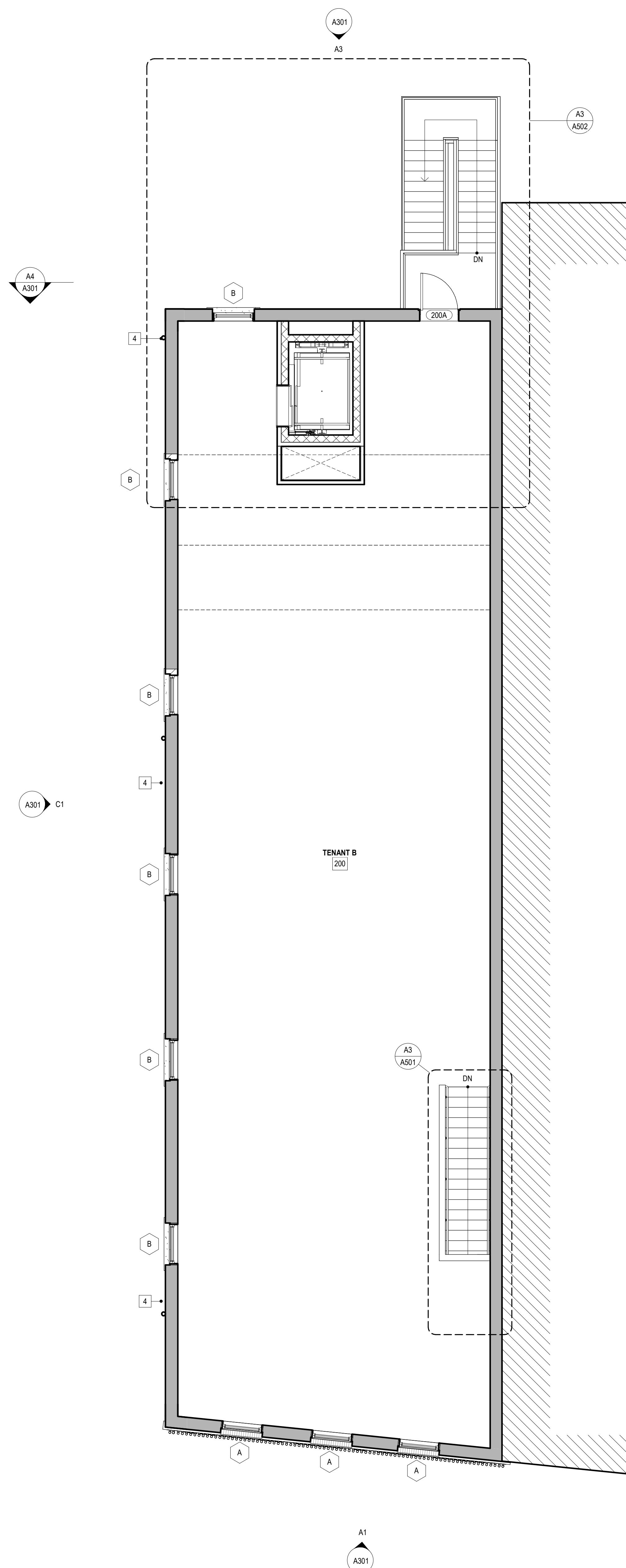
A3
A101
LEVEL 1 FLOOR PLAN
3/16" = 1'-0"

FLOOR PLAN KEYNOTES

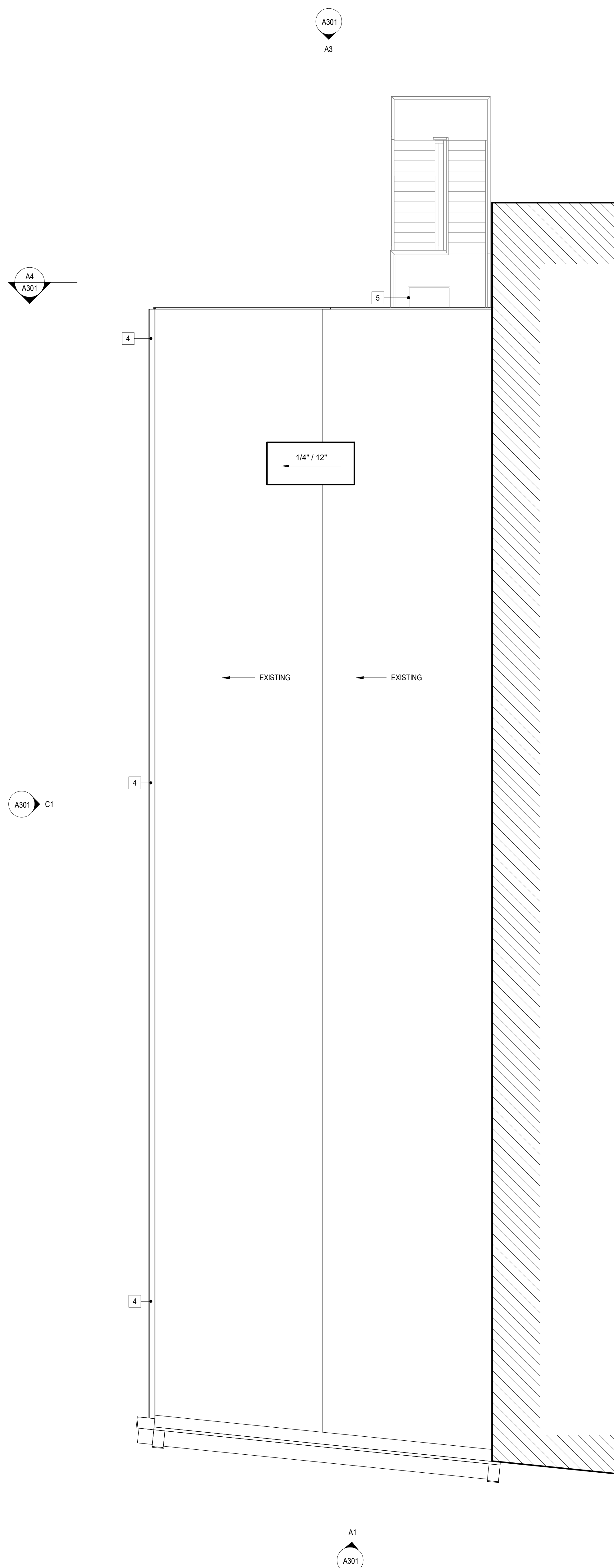
1. INFILL FLOOR OPENING TO MATCH EXISTING FLOOR ASSEMBLY.
2. LINE OF SIFT ABOVE.
3. NEW WDF-1 HARDWOOD FLOOR ON EXISTING DISPLAY PLATFORM FRAMING.
4. NEW ALUMINUM 6" HALF ROUND GUTTER AND 4" ROUND DOWNSPOUT. PAINTED P-1c. ROUTE DOWNSPOUT TO STORM.
5. NEW ALUMINUM CANOPY.
6. EXISTING PARKING SPACES TO BE RESTRIPTED. SEE ENLARGED PLAN.
7. LINE OF GREASE TRAP BELOW.
8. GAS METERS. SEE ENLARGED PLAN AND PLUMBING DRAWINGS.



A



LEVEL 2 FLOOR PLAN



ROOF PLAN

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660 S. MAIN STREET RENOVATIONS

GREENVILLE SC

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A	05/18/22	ISSUE FOR PERMIT	

PRINCIPAL IN CHARGE:	A
PROJECT ARCHITECT:	R
DRAWN BY:	AP/RC/D

SHEET TITLE:
FLOOR PLANS

SHEET NO. PROJ. NO.
021154.0

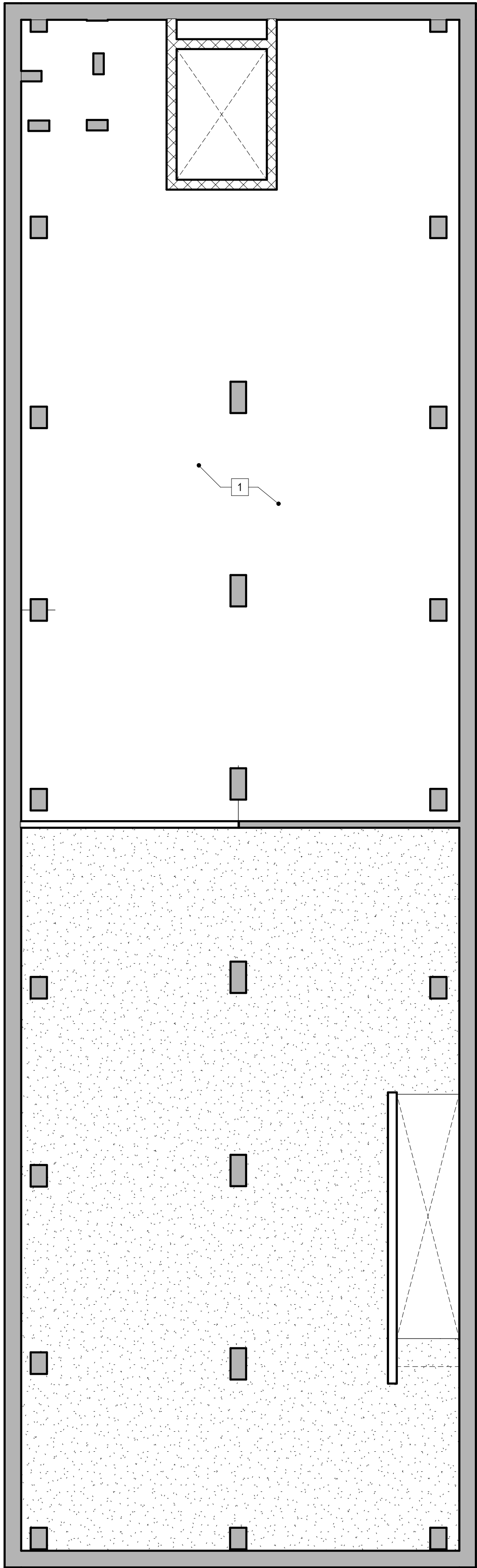
A102

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A1
A201

BASEMENT REFLECTED CEILING PLAN

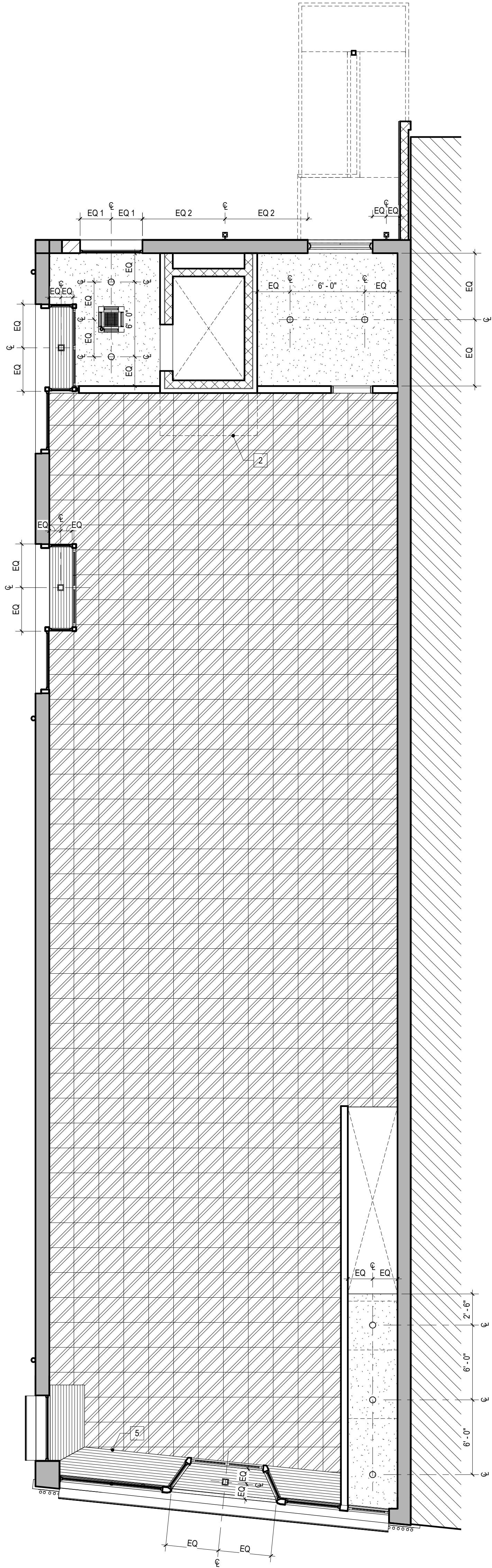
3/16" = 1'-0"



A2
A201

LEVEL 1 REFLECTED CEILING PLAN

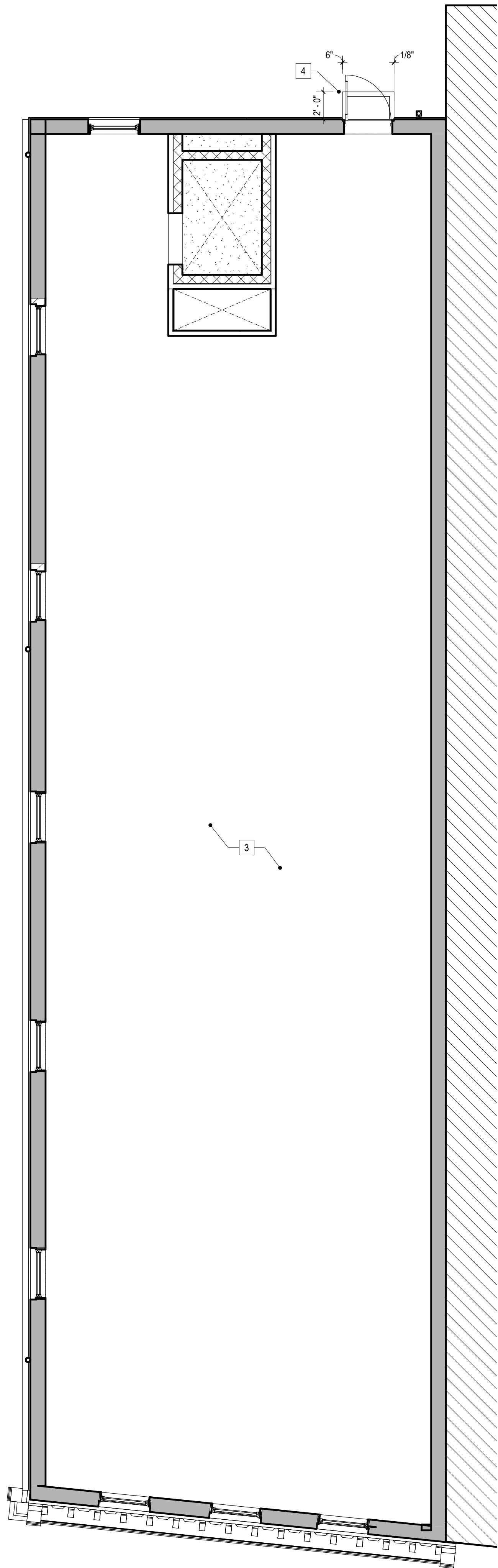
3/16" = 1'-0"



A3
A201

LEVEL 2 REFLECTED CEILING PLAN

3/16" = 1'-0"



REFLECTED CEILING PLAN LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- ADJACENT BUILDING NOT IN CONTRACT
- GWB-2 NEW GYPSUM BOARD CEILING, PAINTED SEE FINISH SCHEDULE
- NEW WDS-1 T&O WOOD SOFFIT PAINTED P-1C, SEE FINISH SCHEDULE
- EXPOSED STRUCTURE ABOVE
- EXISTING TNC-1 TIN CEILING, REMOVE, REFINISH, AND REINSTALL, SEE FINISH SCHEDULE
- AHU-1, SEE MECHANICAL
- EXTERIOR WALL SCONCE, SEE ELECTRICAL
- EXTERIOR RECESSED CAN LIGHT, SEE ELECTRICAL
- INTERIOR RECESSED CAN LIGHT, SEE ELECTRICAL

REFLECTED CEILING PLAN NOTES

- SEE ELECTRICAL FOR SHELL TENANT TEMPORARY LIGHTING AND EGRESS LIGHTING.
- ALL CEILINGS ARE EXPOSED STRUCTURE UNLESS OTHERWISE NOTED. PAINT EXPOSED STRUCTURE WHERE INDICATED.
- PROVIDE MOLD AND MOISTURE RESISTANT GYPSUM WALL BOARD CEILING @ BASEMENT LEVEL.

REFLECTED CEILING PLAN KEYNOTES

- EXPOSED STRUCTURE ABOVE.
- LINE OF VENT SHAFT ABOVE. EXTEND TIN CEILING OVER BASE OF SHAFT.
- EXPOSED STRUCTURE ABOVE PAINTED P-1B.
- ALUMINUM CANOPY.
- WDS-1 STOREFRONT BULKHEAD. ALIGN BULKHEAD WITH STOREFRONT DISPLAY PLATFORM BELOW.



CONSULTANT LOGO

SEALS

660 S. MAIN QOZB LLC

660 S. MAIN STREET RENOVATIONS

GREENVILLE, SC

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
A	05/18/22	ISSUE FOR PERMIT	

PRINCIPAL IN CHARGE:
PROJECT ARCHITECT:
DRAWN BY:

AT
RC
JZ

SHEET TITLE:

REFLECTED CEILING
PLANS

SHEET NO.

PROJ. NO.
021154.00

A201

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D

TRUSS BEARING
24'-0"

LEVEL 2
13'-0"

LEVEL 1
0'-0"

BASEMENT
-10'-7"

C1 WEST ELEVATION
A301 3/16" = 1'-0"

B

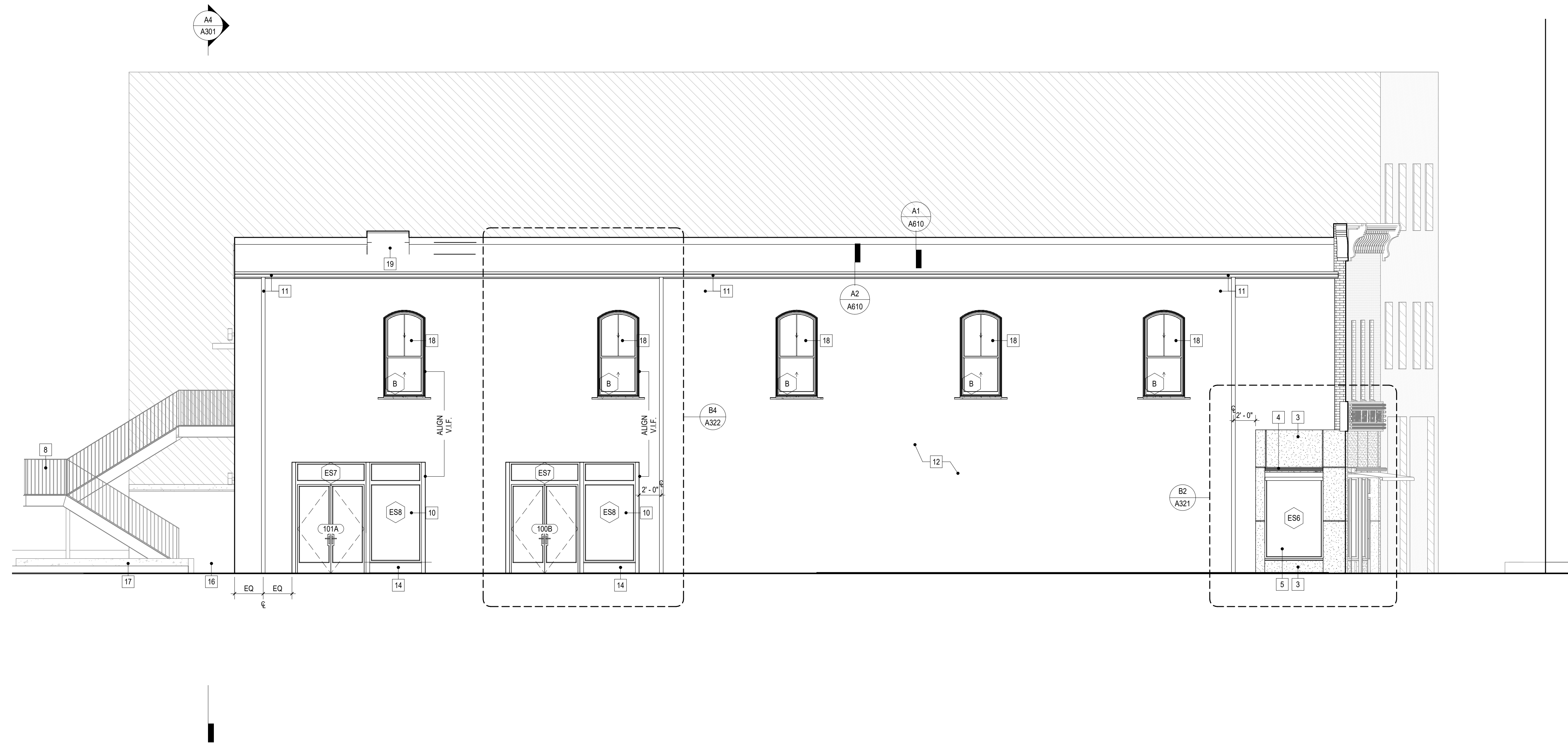
TRUSS BEARING
24'-0"

LEVEL 2
13'-0"

LEVEL 1
0'-0"

BASEMENT
-10'-7"

A1 SOUTH ELEVATION
A301 3/16" = 1'-0"



1

2

D

TRUSS BEARING
24'-0"

LEVEL 2
13'-0"

LEVEL 1
0'-0"

BASEMENT
-10'-7"

A3 NORTH ELEVATION
A301 3/16" = 1'-0"

B

TRUSS BEARING
24'-0"

LEVEL 2
13'-0"

LEVEL 1
0'-0"

BASEMENT
-10'-7"

A3 NORTH ELEVATION
A301 3/16" = 1'-0"



2

3

D

TRUSS BEARING
24'-0"

LEVEL 2
13'-0"

LEVEL 1
0'-0"

BASEMENT
-10'-7"

A4 SECTION - NORTH ELEVATION
A301 3/16" = 1'-0"

B

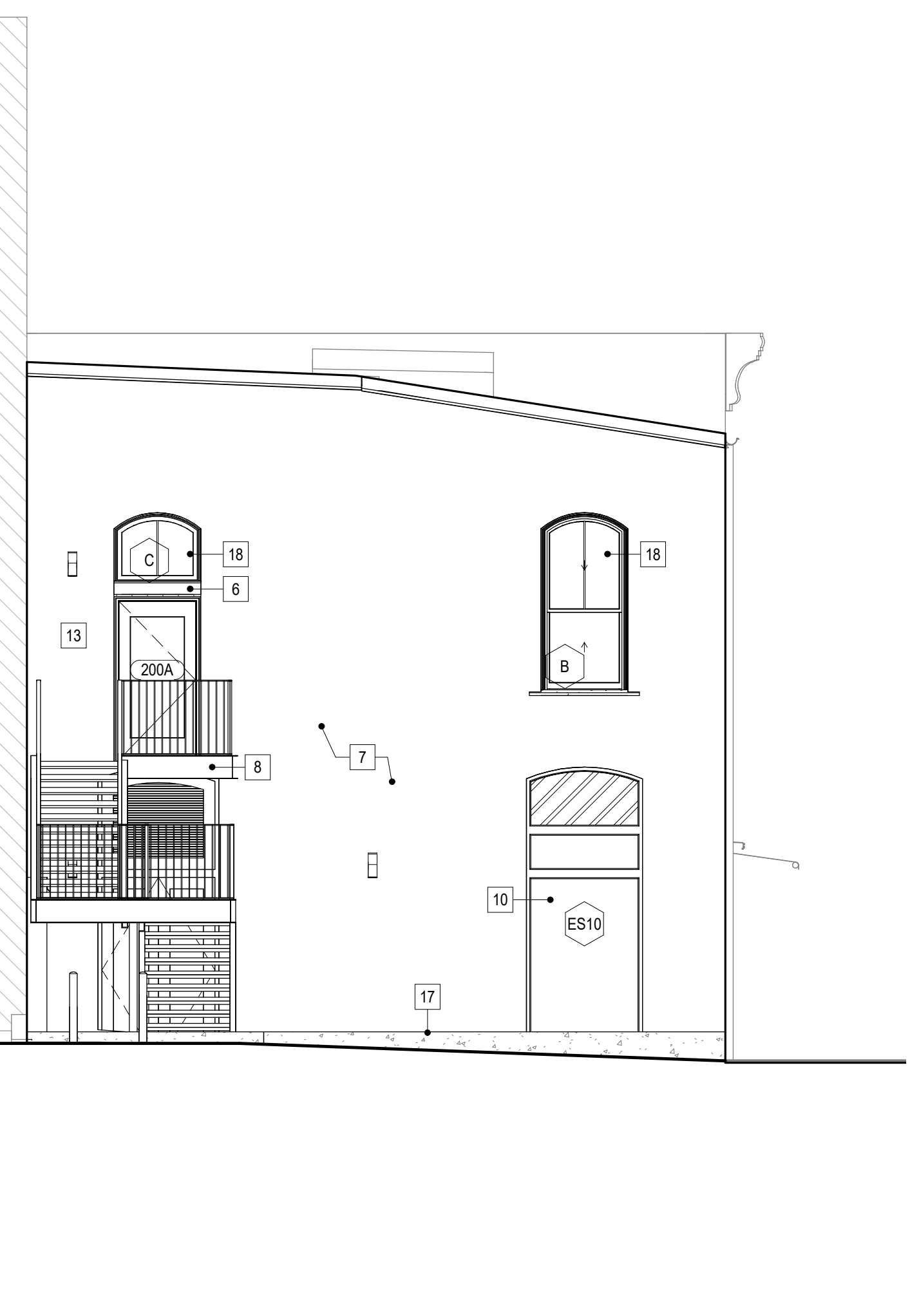
TRUSS BEARING
24'-0"

LEVEL 2
13'-0"

LEVEL 1
0'-0"

BASEMENT
-10'-7"

A4 SECTION - NORTH ELEVATION
A301 3/16" = 1'-0"



3

4

D

TRUSS BEARING
24'-0"

LEVEL 2
13'-0"

LEVEL 1
0'-0"

BASEMENT
-10'-7"

A4 SECTION - NORTH ELEVATION
A301 3/16" = 1'-0"

B

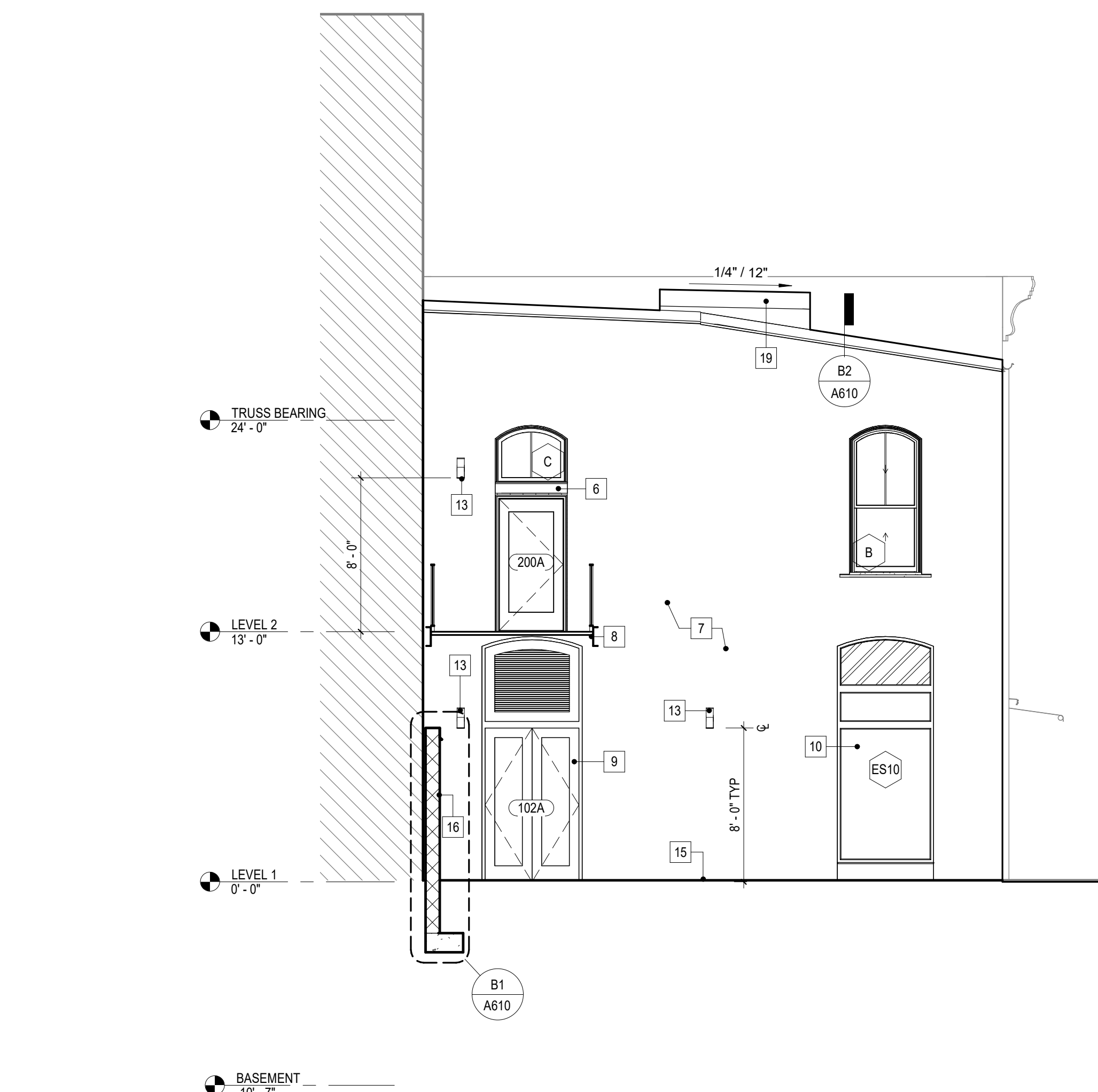
TRUSS BEARING
24'-0"

LEVEL 2
13'-0"

LEVEL 1
0'-0"

BASEMENT
-10'-7"

A4 SECTION - NORTH ELEVATION
A301 3/16" = 1'-0"



4

ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- ADJACENT BUILDING NOT IN CONTRACT

ELEVATION KEYNOTES

- NEW CORNICE TO MATCH ORIGINAL. PAINTED P-1c.
- EXISTING SIGNAGE TO BE REMOVED, REPAIRED, AND REINSTALLED.
- NEW STN-1 STONE TILE VENEER. SEE FINISH SCHEDULE.
- EXISTING AWNING TO BE REMOVED, REPAIRED, REPAINTED, AND REINSTALLED.
- NEW CLEAR ANODIZED ALUMINUM STOREFRONT TO MATCH ORIGINAL CONFIGURATION. SEE SCHEDULE.
- NEW ALUMINUM CANOPY. PAINTED P-1c.
- REPORT EXISTING MASONRY FACADE AND INSTALL NEW STC-1 STUCCO. PAINTED P-2. SEE FINISH SCHEDULE.
- NEW STEEL EGRESS STAIR. PAINTED P-3c.
- NEW HOLLOW METAL DOOR IN EXISTING OPENING. SEE DOOR SCHEDULE.
- NEW ALUMINUM STOREFRONT. SEE SCHEDULE. PAINTED P-1c.
- NEW ALUMINUM 6" HALF ROUND GUTTER AND ROUND 4" DOWNSPOUT. PAINTED P-1c. ROUTE DOWNSPOUT TO STORM.
- EXISTING STC-1 STUCCO TO BE REPAIRED AND REPAINTED P-2b. SEE FINISH SCHEDULE.
- NEW LIGHT FIXTURE. SEE ELECTRICAL.
- NEW STEEL CURB. PAINTED P-1c.
- NEW CONCRETE SLAB ON GRADE. SEE STRUCTURAL.
- NEW SCT-1 STUCCO ON NEW CMU WALL. PAINTED P-2b. SEE FINISH SCHEDULE.
- NEW CONCRETE CURB WALL. SURFACE FINISH SF-3.0 PER ACI 301-16.
- NEW ALUMINUM CLAD WOOD WINDOW AND DOOR IN EXISTING OPENING. PAINTED P-1c.
- HVAC SHAFT PENTHOUSE.
- REPORT AND CLEAN EXISTING MASONRY FACADE. PATCH ALL HOLES GREATER THAN 1/4" DIAMETER USING FULL SALVAGED BRICK OR NEW BRICK TO MATCH EXISTING.

5



CONSULTANT LOGO

SEALS

660 S. MAIN QOZB LLC

660 S. MAIN STREET RENOVATIONS

GREENVILLE SC

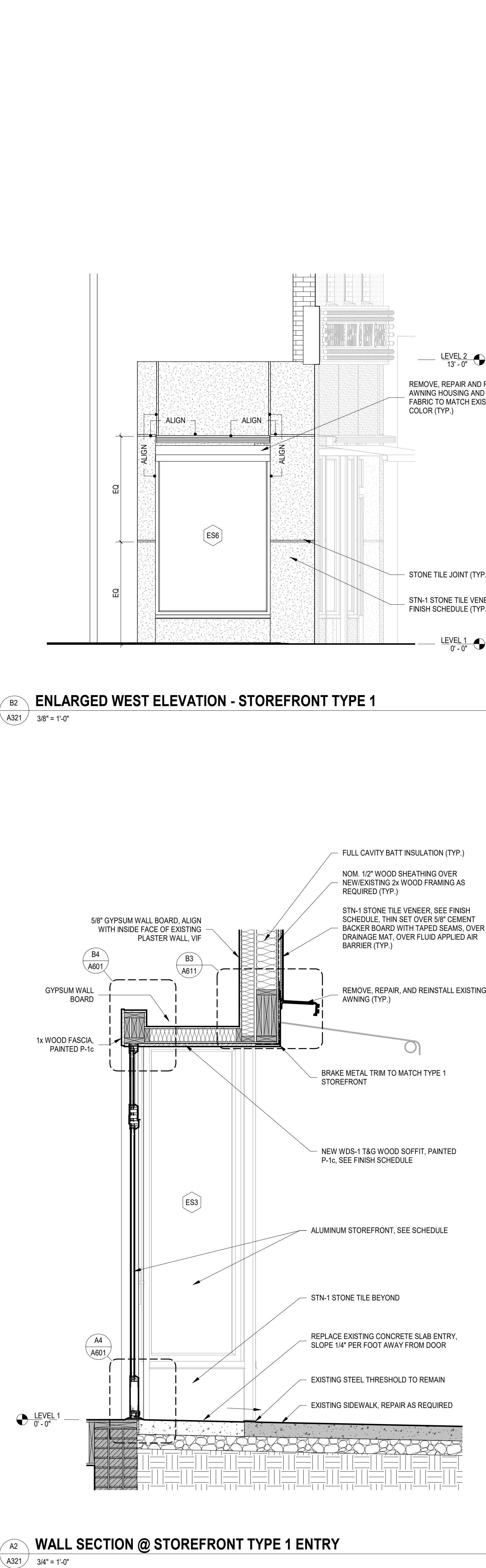
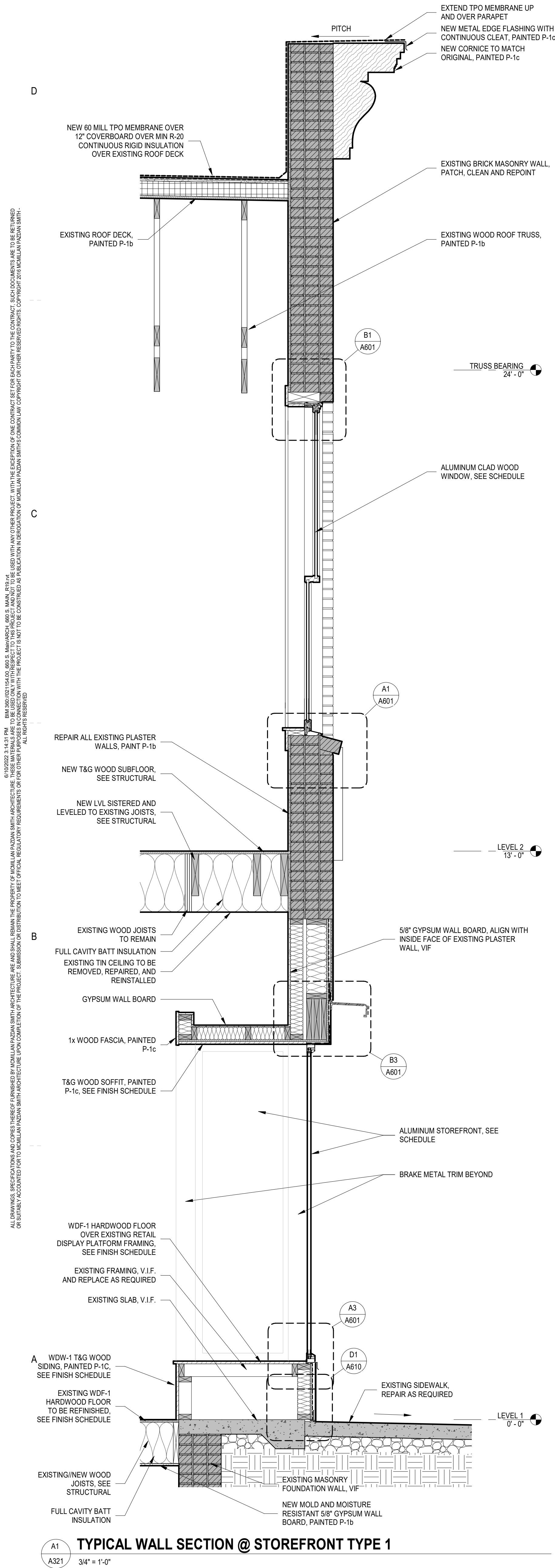
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NO. DATE DESCRIPTION BY
A 05/18/22 ISSUE FOR PERMIT

PRINCIPAL IN CHARGE: AT
PROJECT ARCHITECT: RC
DRAWN BY: APR/COT

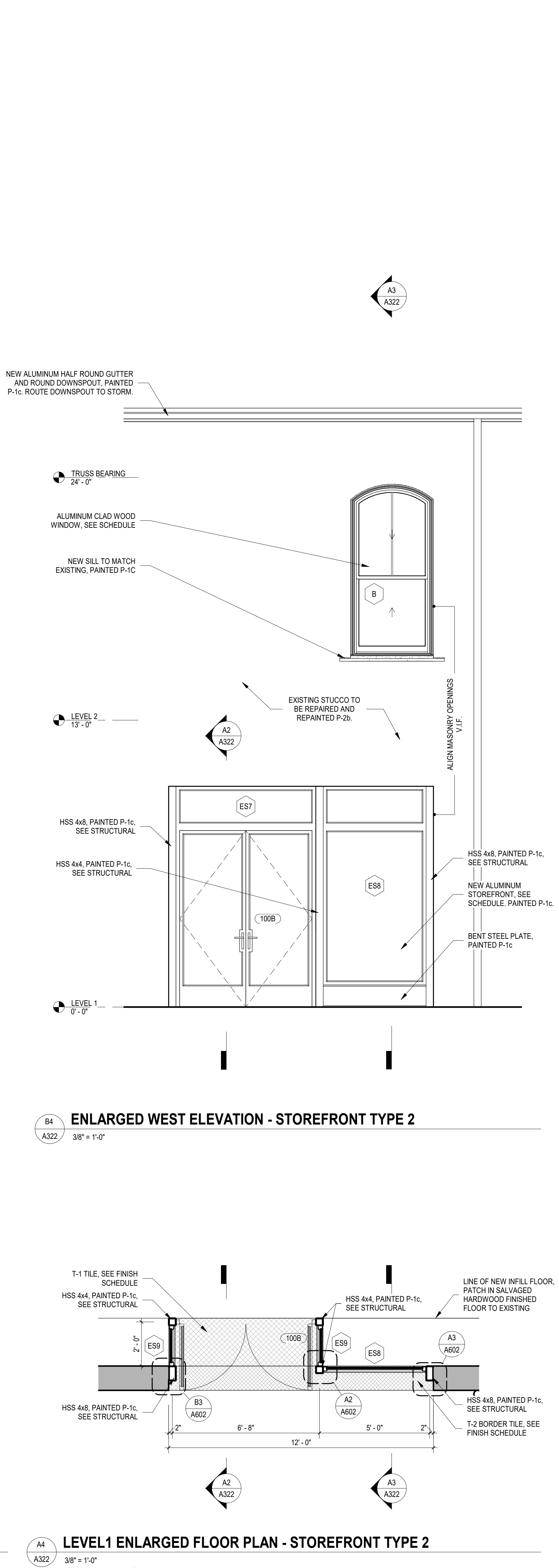
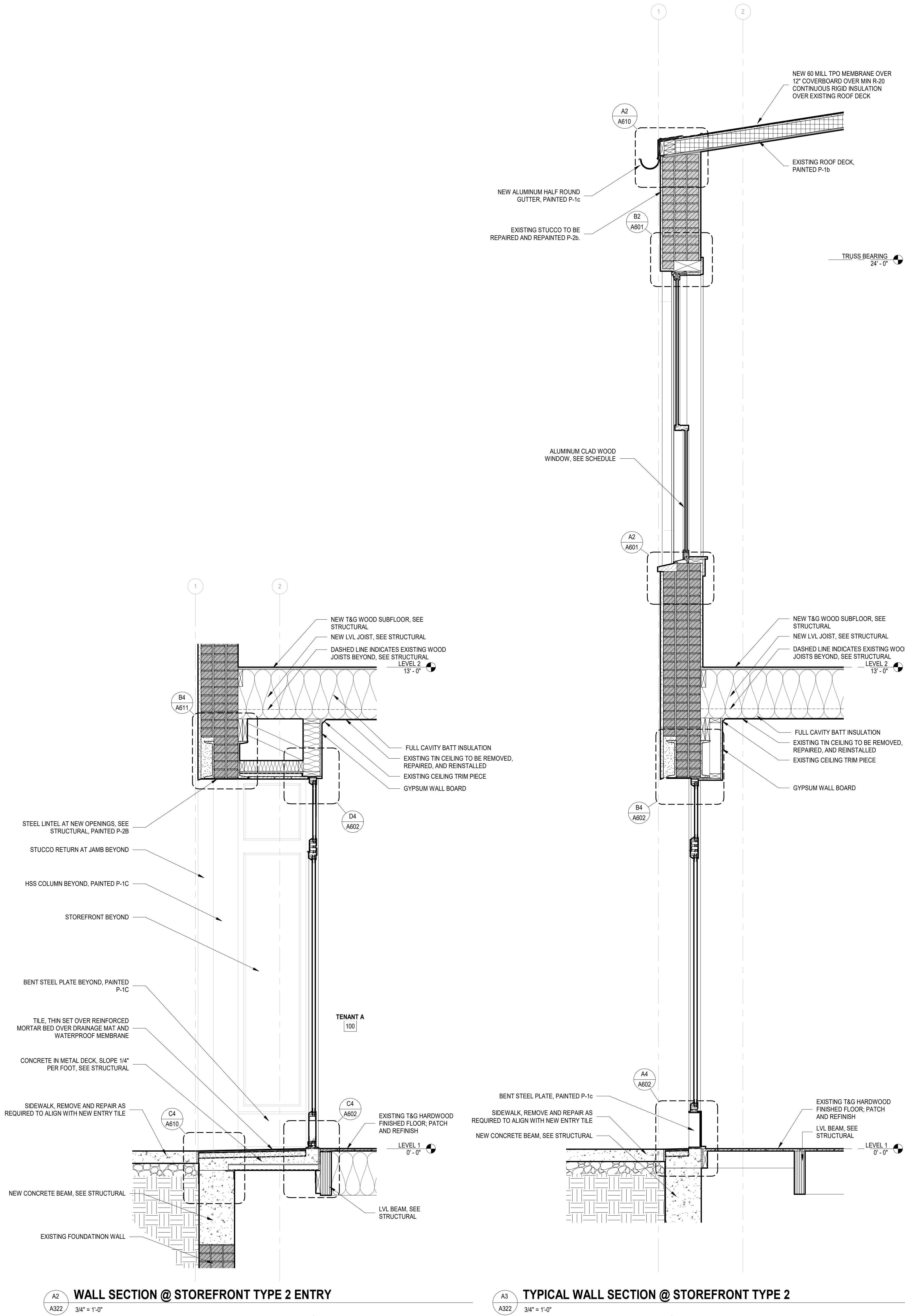
SHEET TITLE:
ELEVATIONS

SHEET NO. PROJ. NO.
021154.00

A301

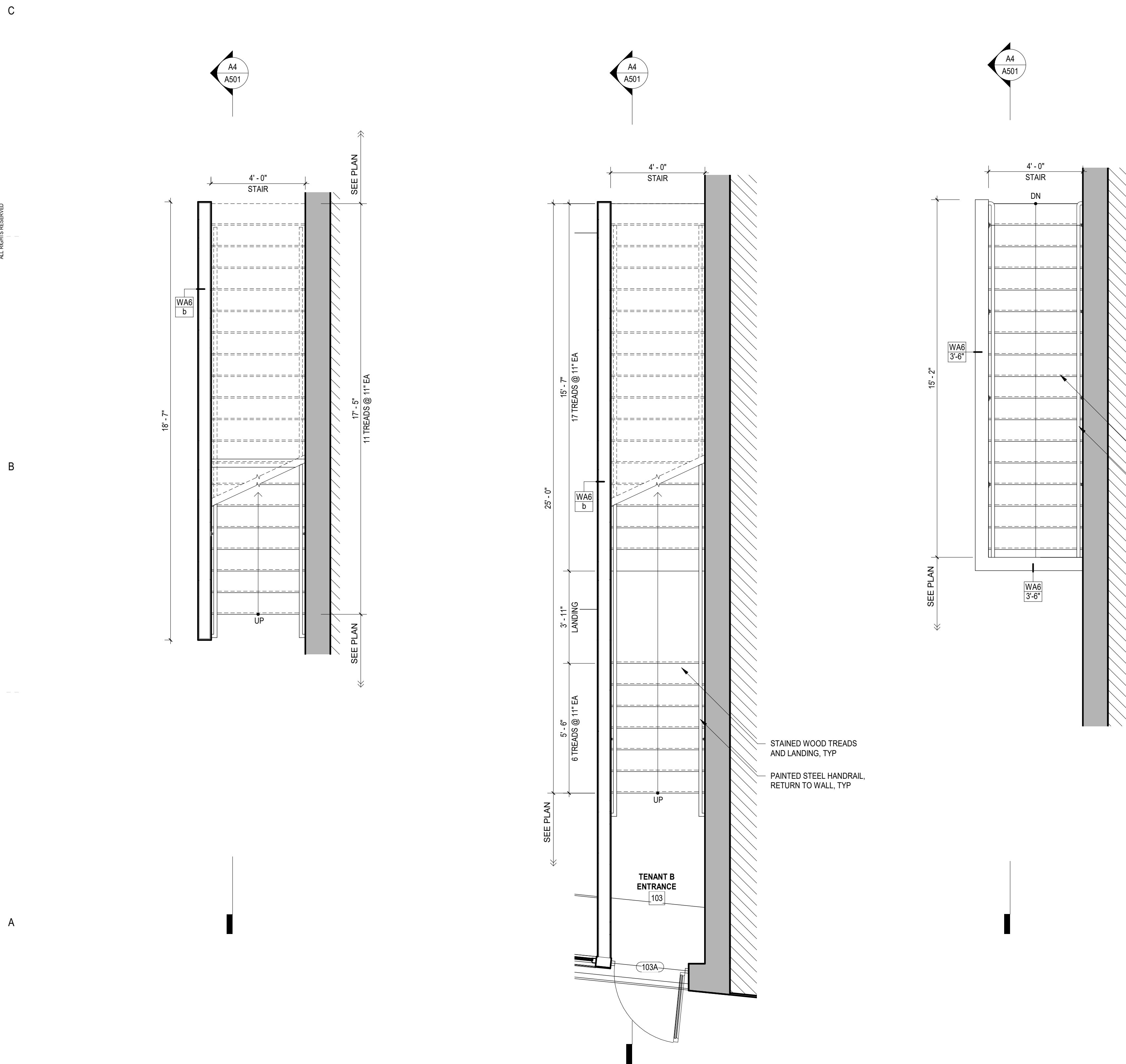


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D1
A501
SECTION DETAIL - KNEE WALL
3" = 1'-0"



A1
A501
BASEMENT ENLARGED FLOOR PLAN - FRONT STAIR
3/8" = 1'-0"

A2
A501
LEVEL 1 ENLARGED FLOOR PLAN - FRONT STAIR
3/8" = 1'-0"

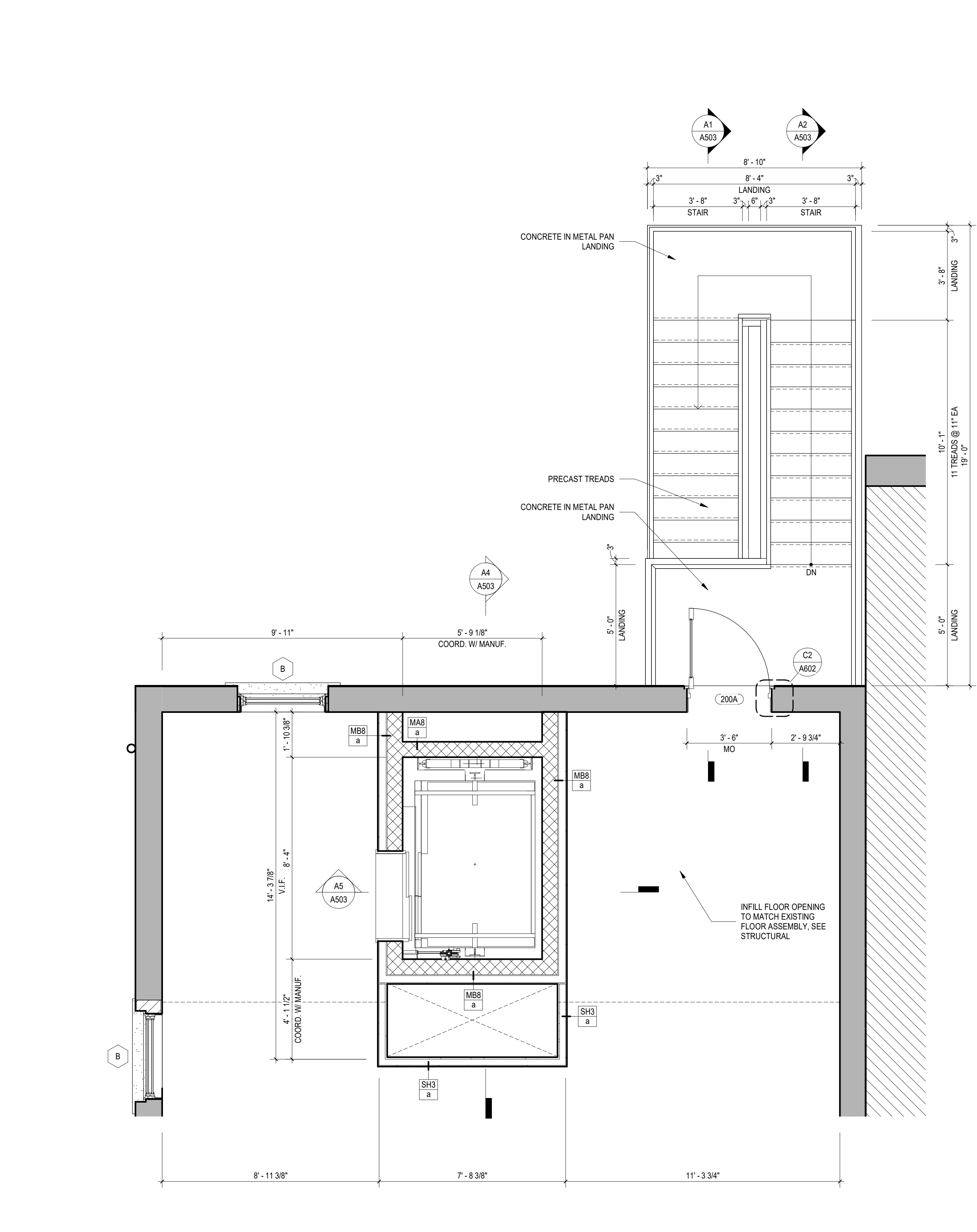
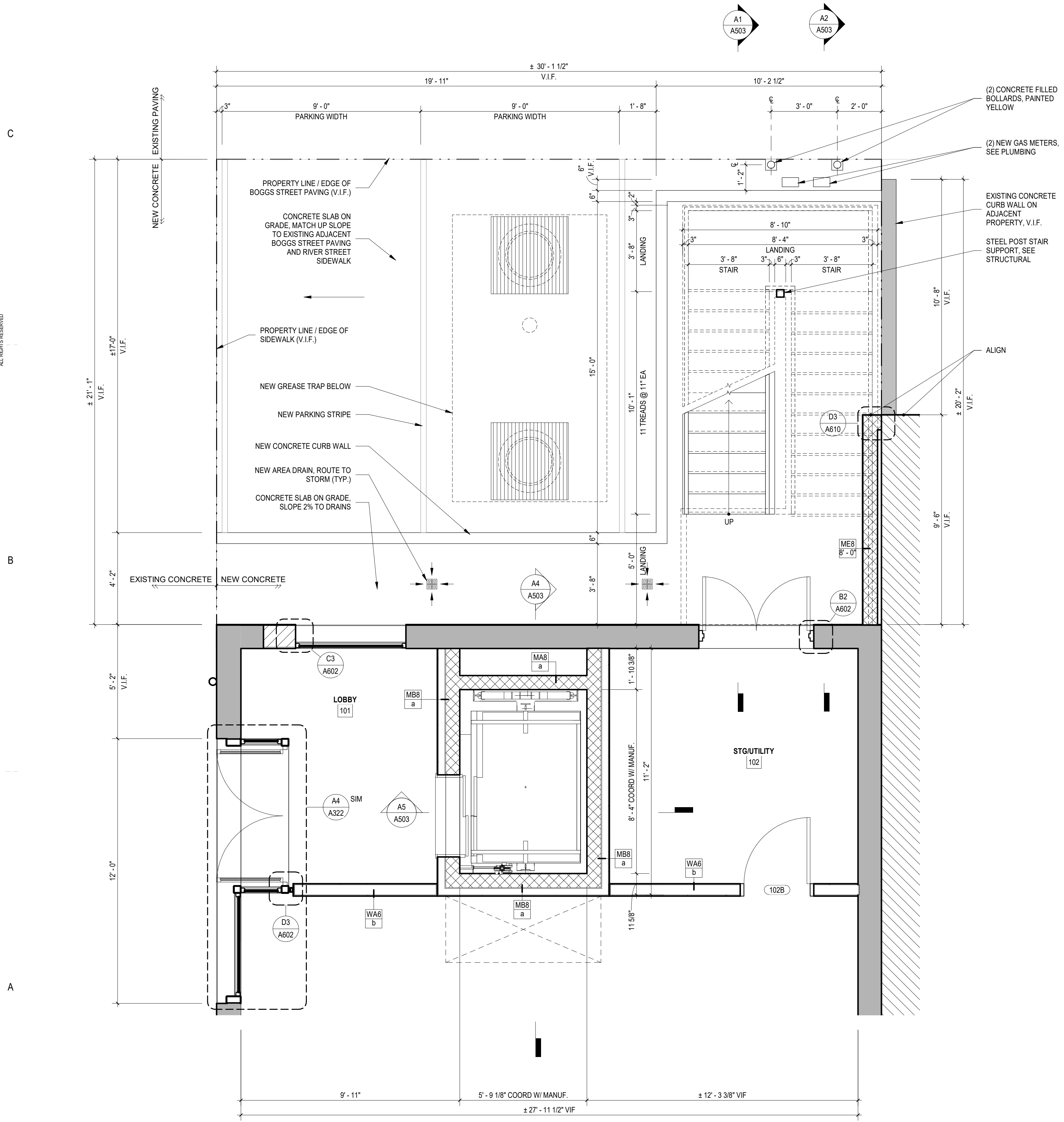
A3
A501
LEVEL 2 ENLARGED FLOOR PLAN - FRONT STAIR
3/8" = 1'-0"

A4
A501
FRONT STAIR SECTION
3/8" = 1'-0"

D3
A501
SECTION DETAIL - STAIR
3" = 1'-0"

D2
A501
SECTION DETAIL - FLOOR OPENING
3" = 1'-0"

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A1
A502
LEVEL 1 ENLARGED FLOOR PLAN - EXTERIOR STAIR + ELEVATOR
3/8" = 1'-0"

A3
A502
LEVEL 2 ENLARGED FLOOR PLAN - EXTERIOR STAIR + ELEVATOR
3/8" = 1'-0"

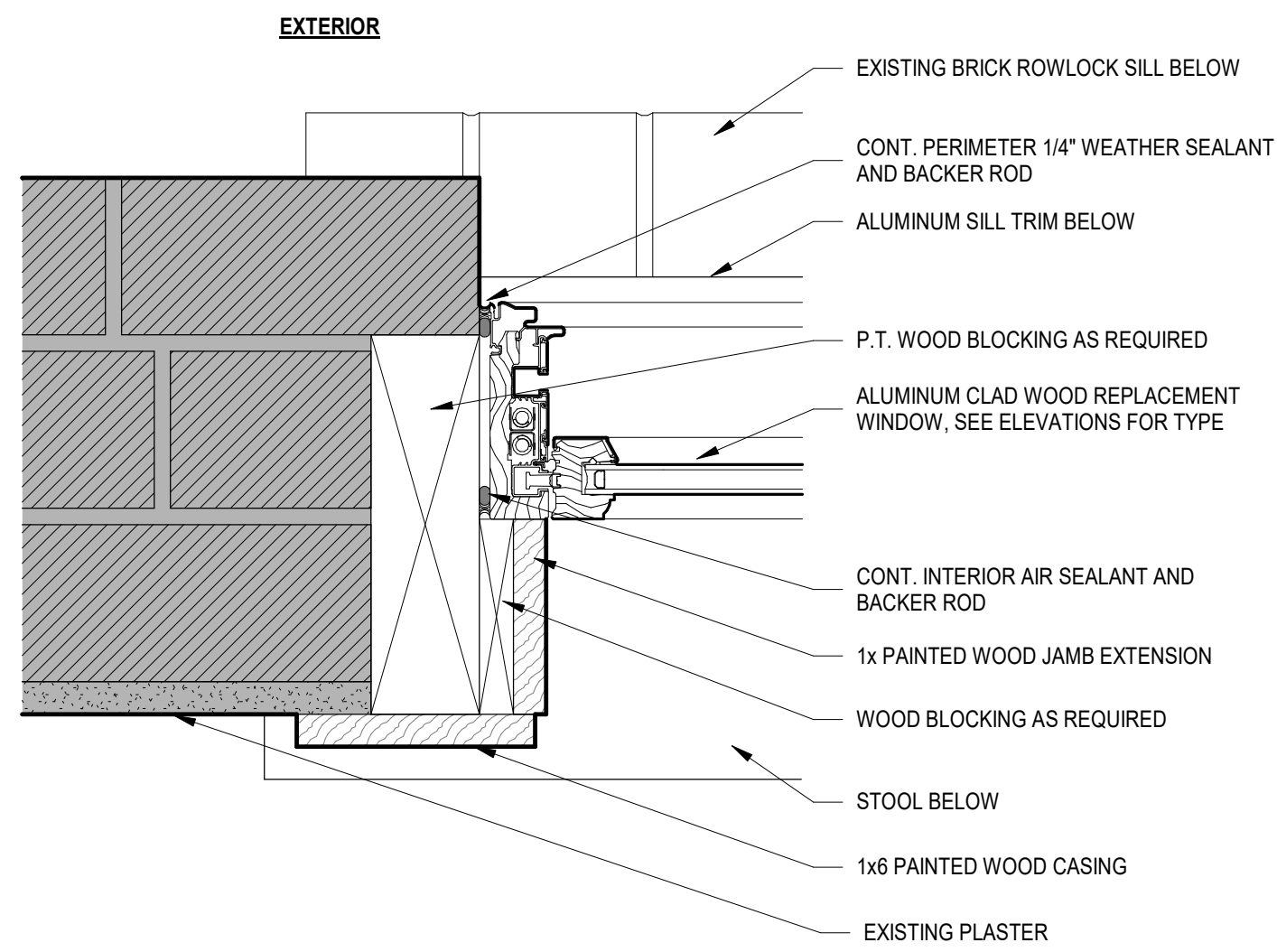
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D

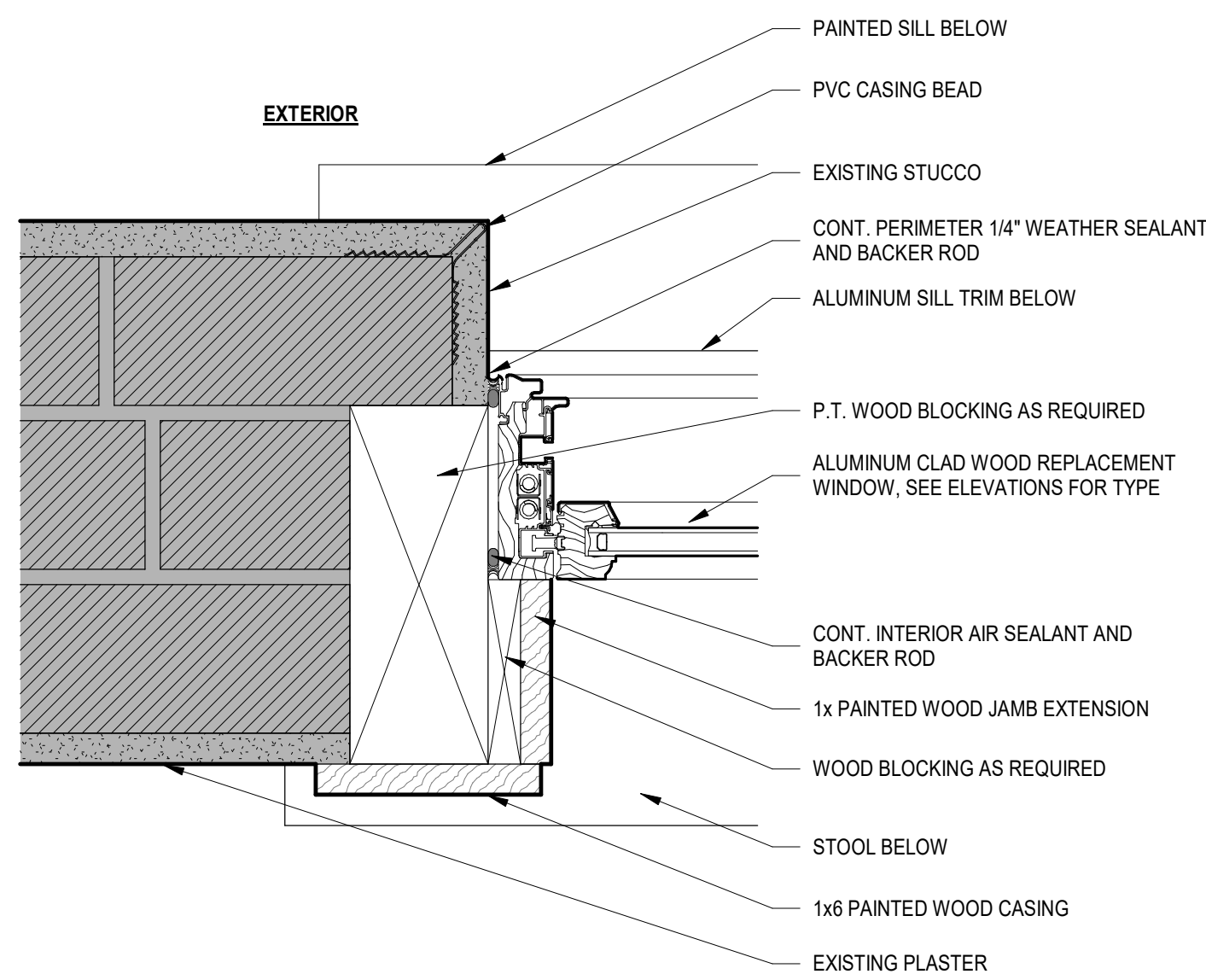
C

B

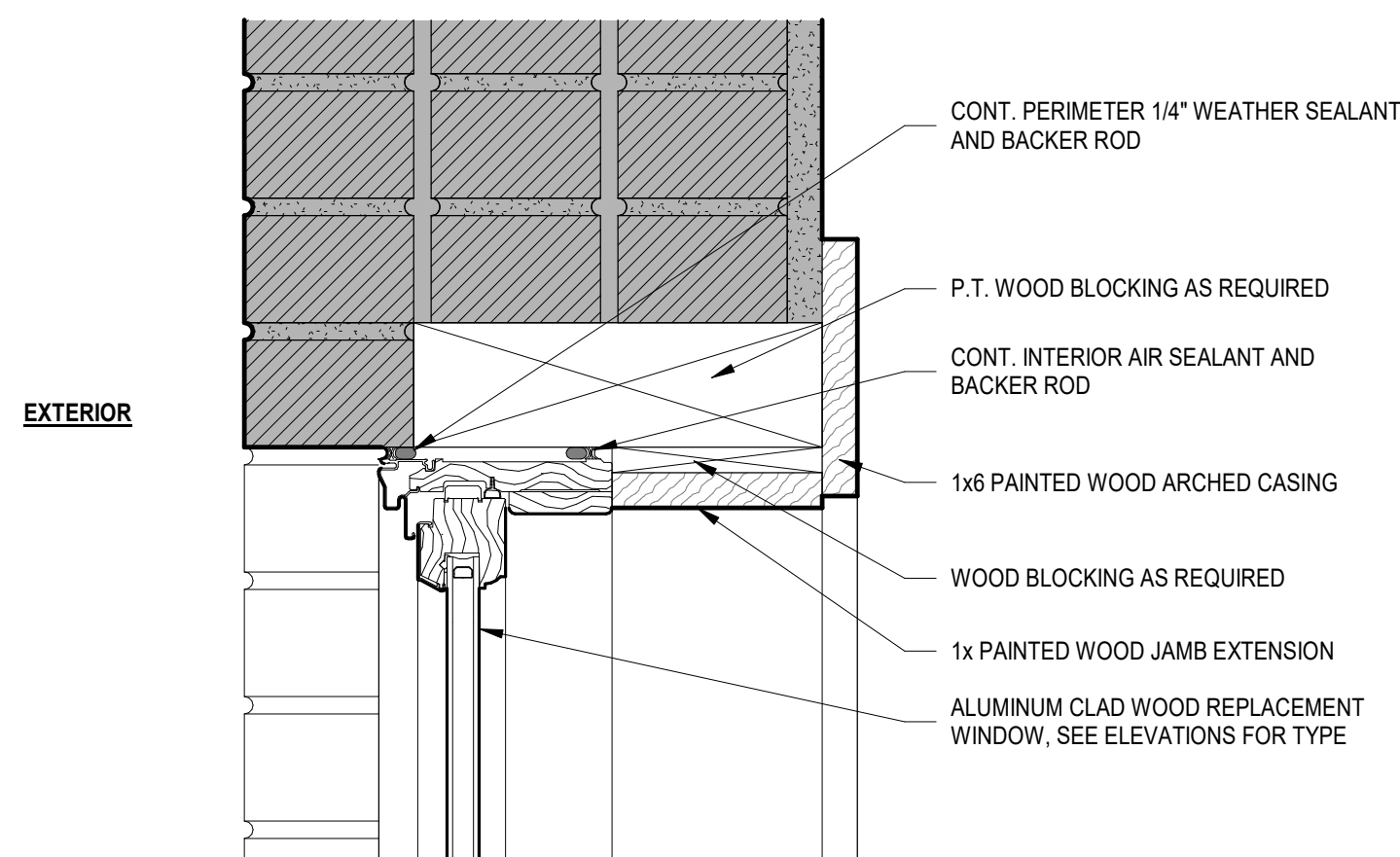
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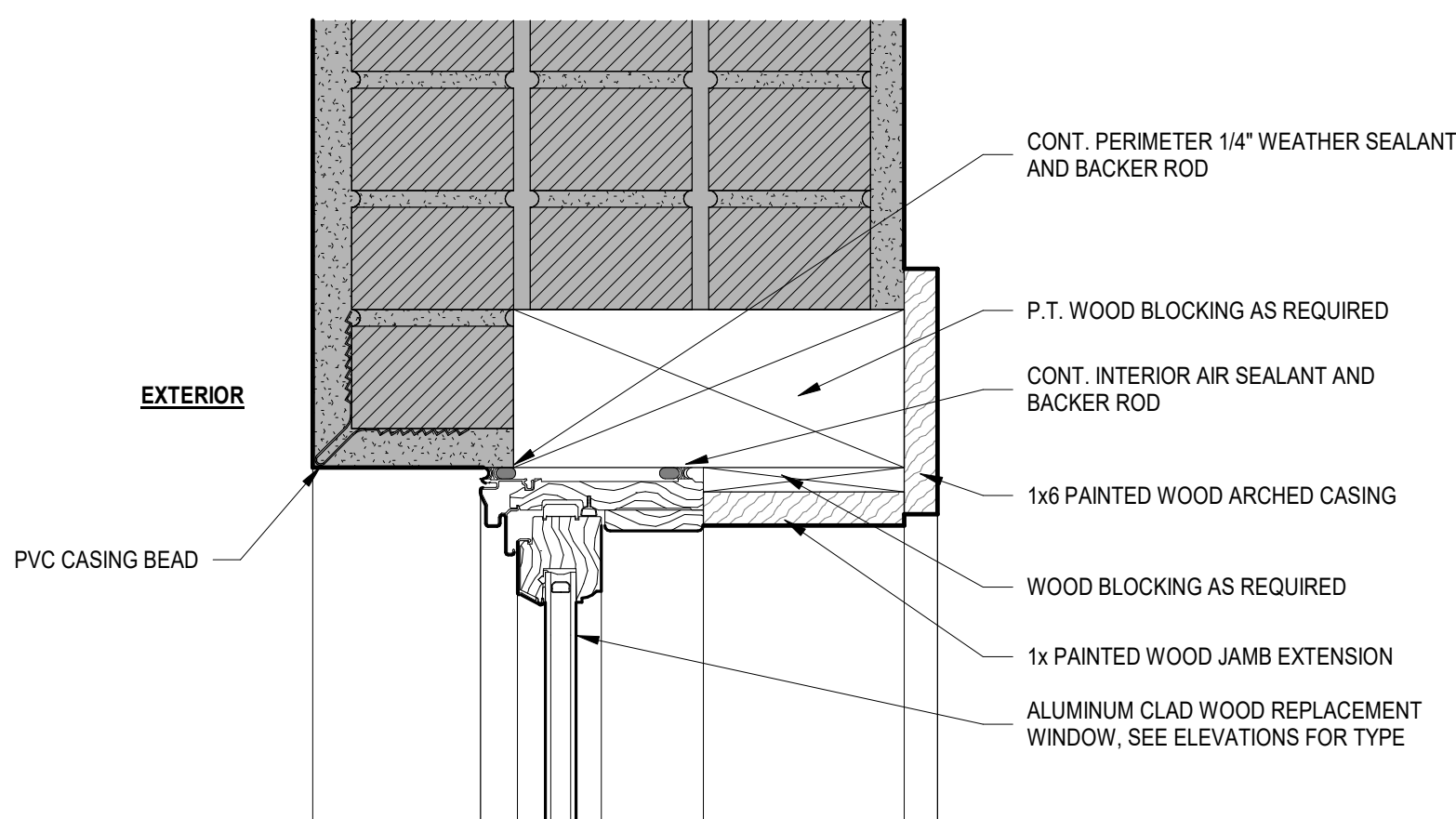
C1 JAMB DETAIL - ALUMINUM-CLAD WINDOW AT BRICK
3\"/>



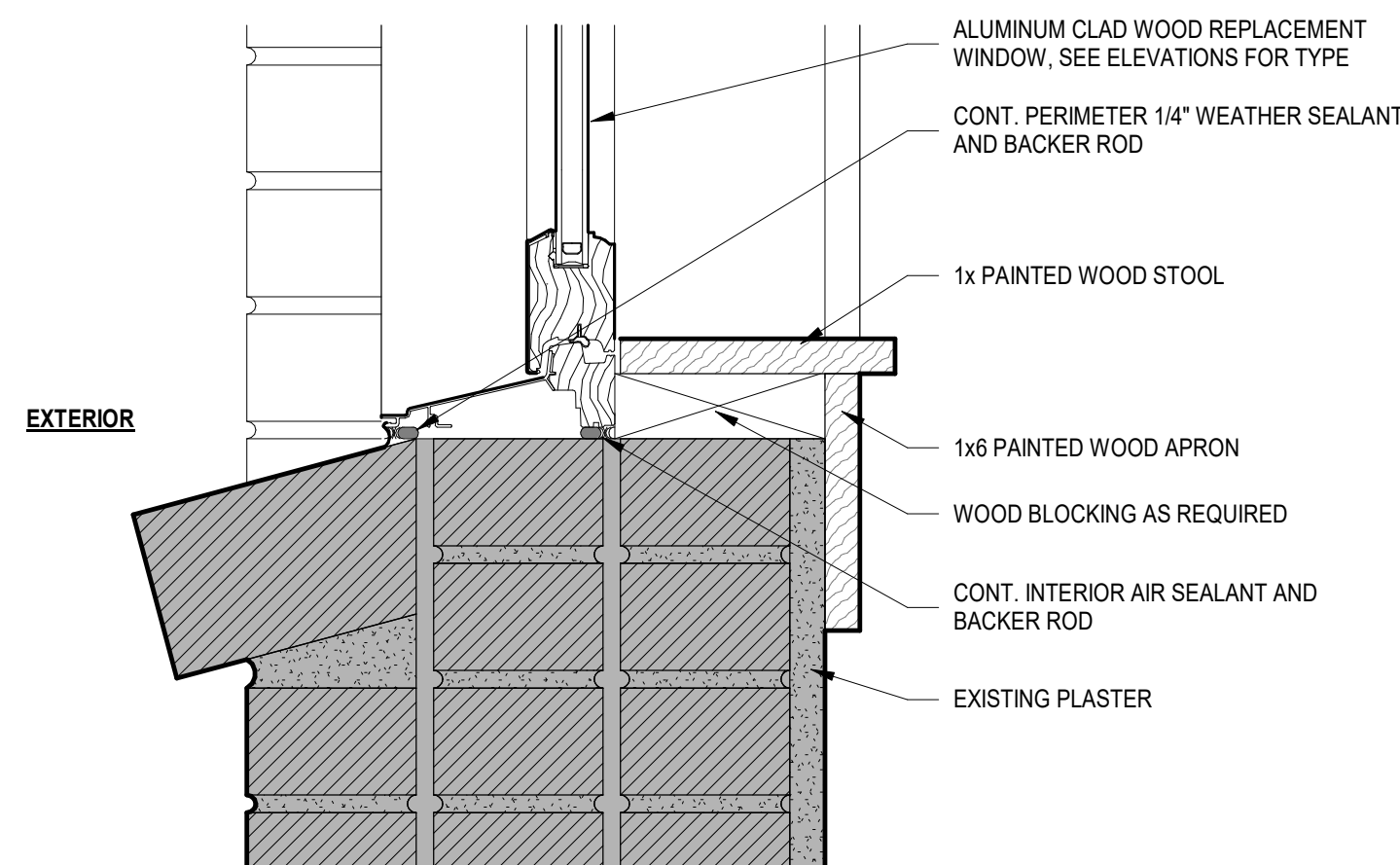
C2 JAMB DETAIL - ALUMINUM-CLAD WINDOW AT STUCCO
3\"/>



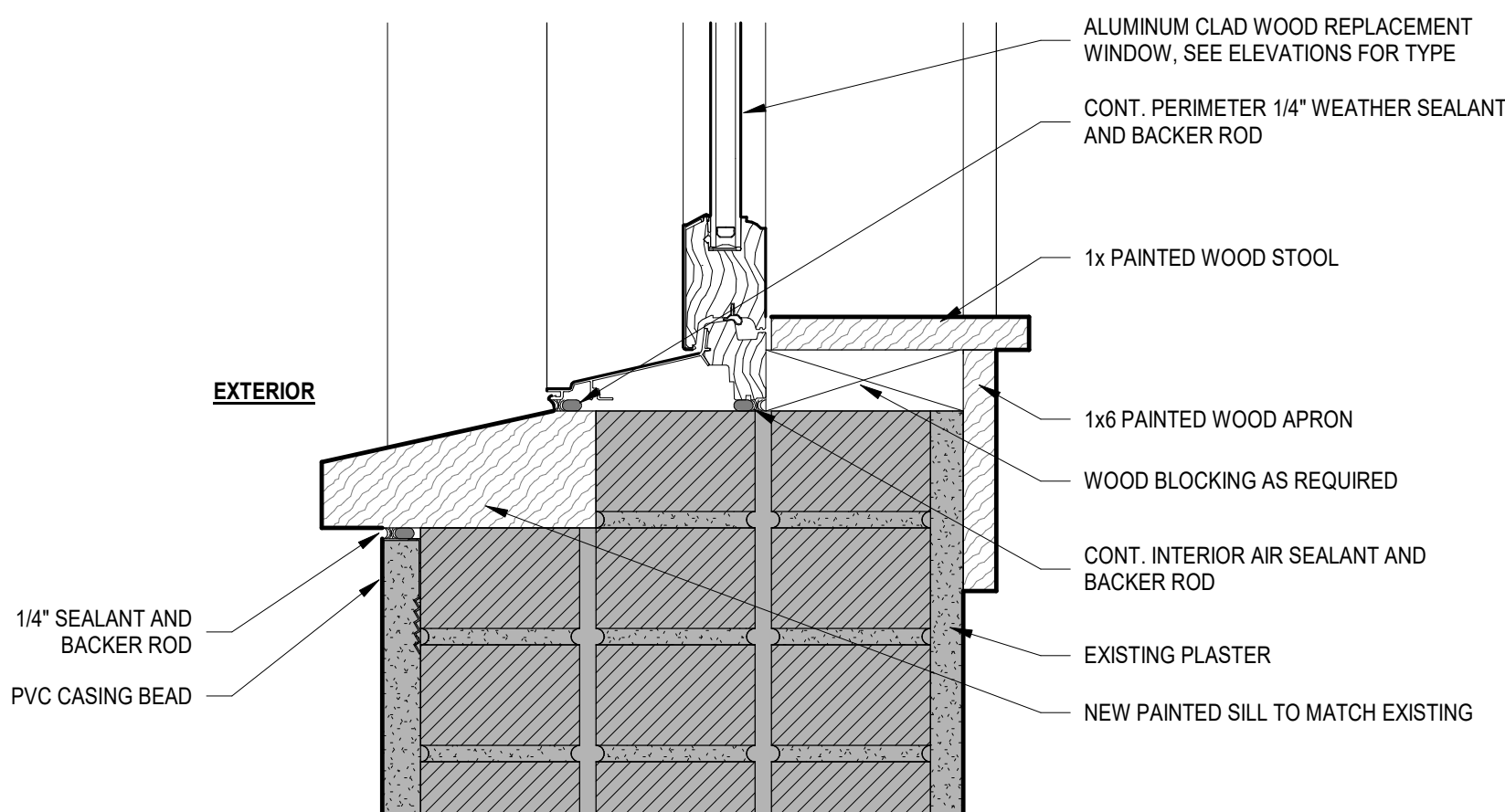
B1 HEAD DETAIL - ALUMINUM-CLAD WINDOW AT BRICK
3\"/>



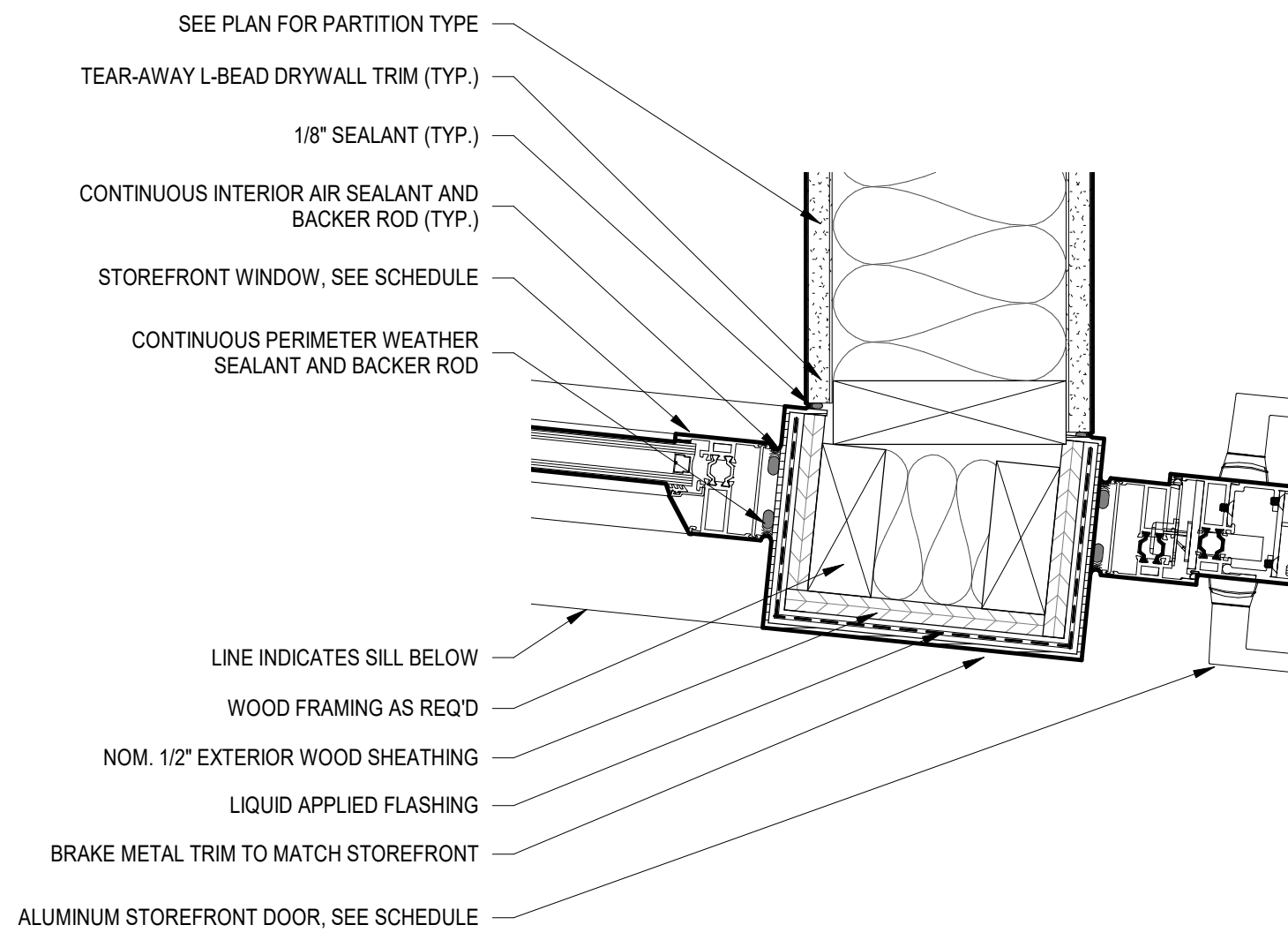
B2 HEAD DETAIL - ALUMINUM-CLAD WINDOW AT STUCCO
3\"/>



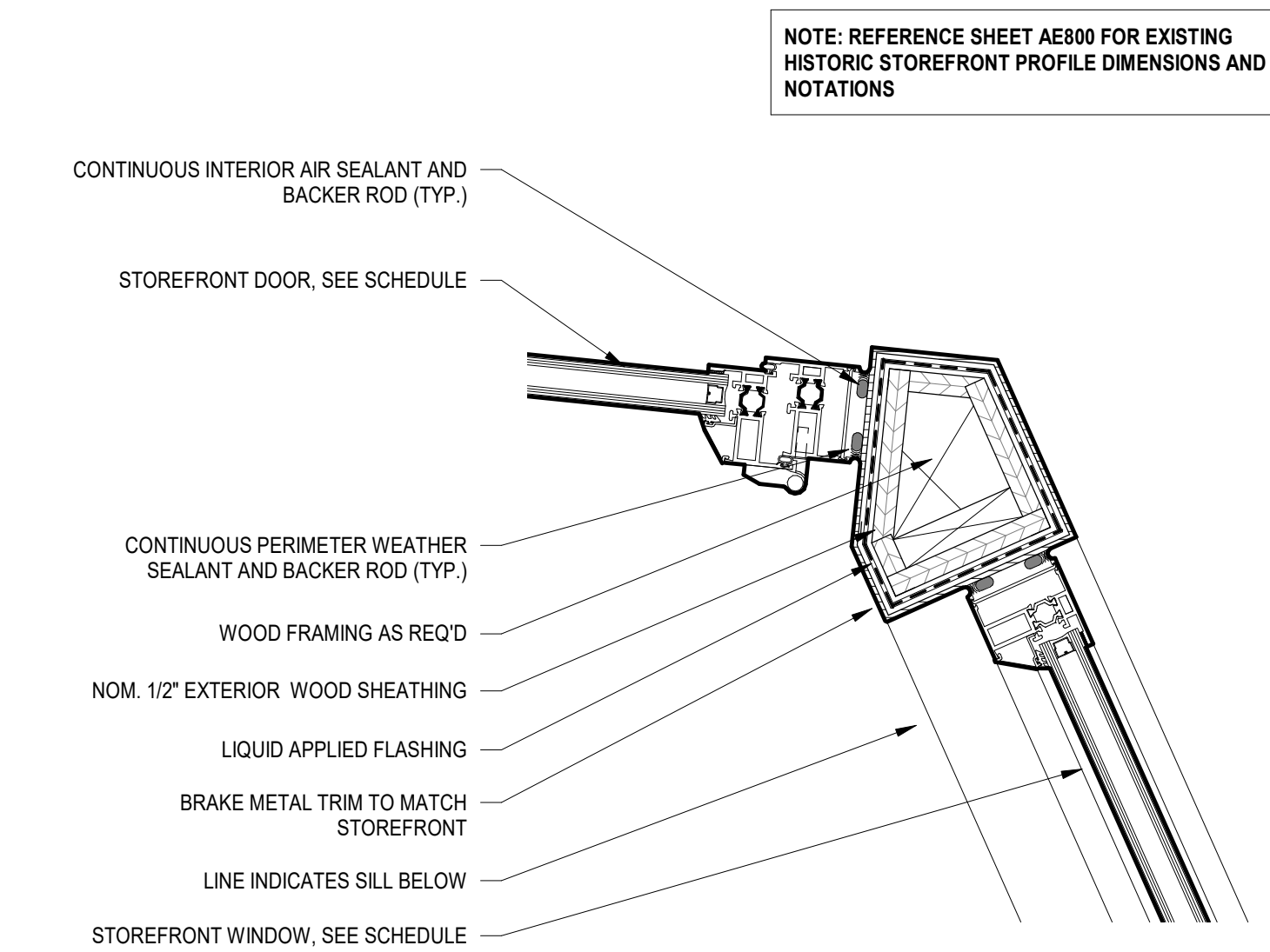
A1 SILL DETAIL - ALUMINUM-CLAD WINDOW AT BRICK
3\"/>



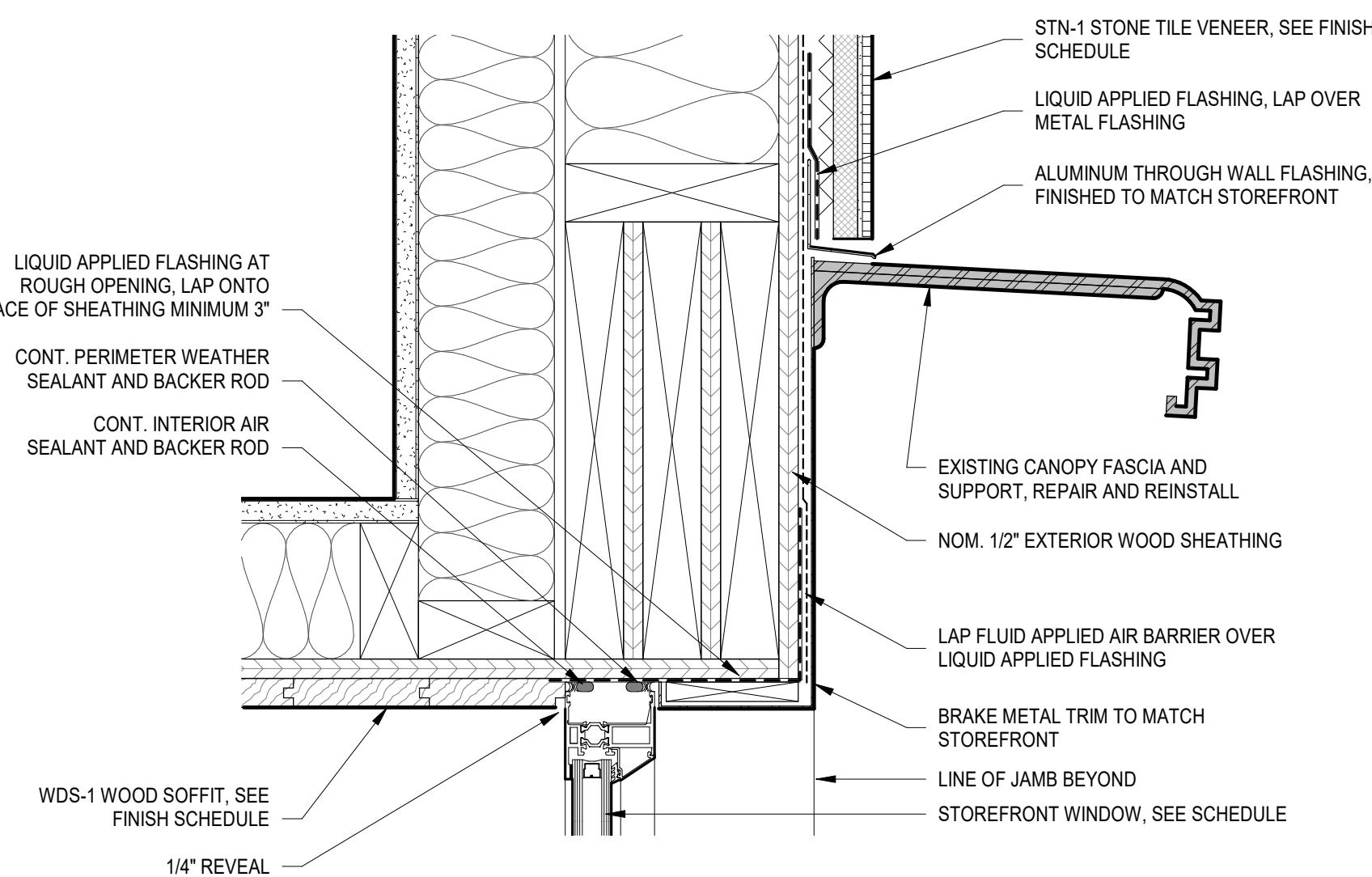
A2 SILL DETAIL - ALUMINUM-CLAD WINDOW AT STUCCO
3\"/>



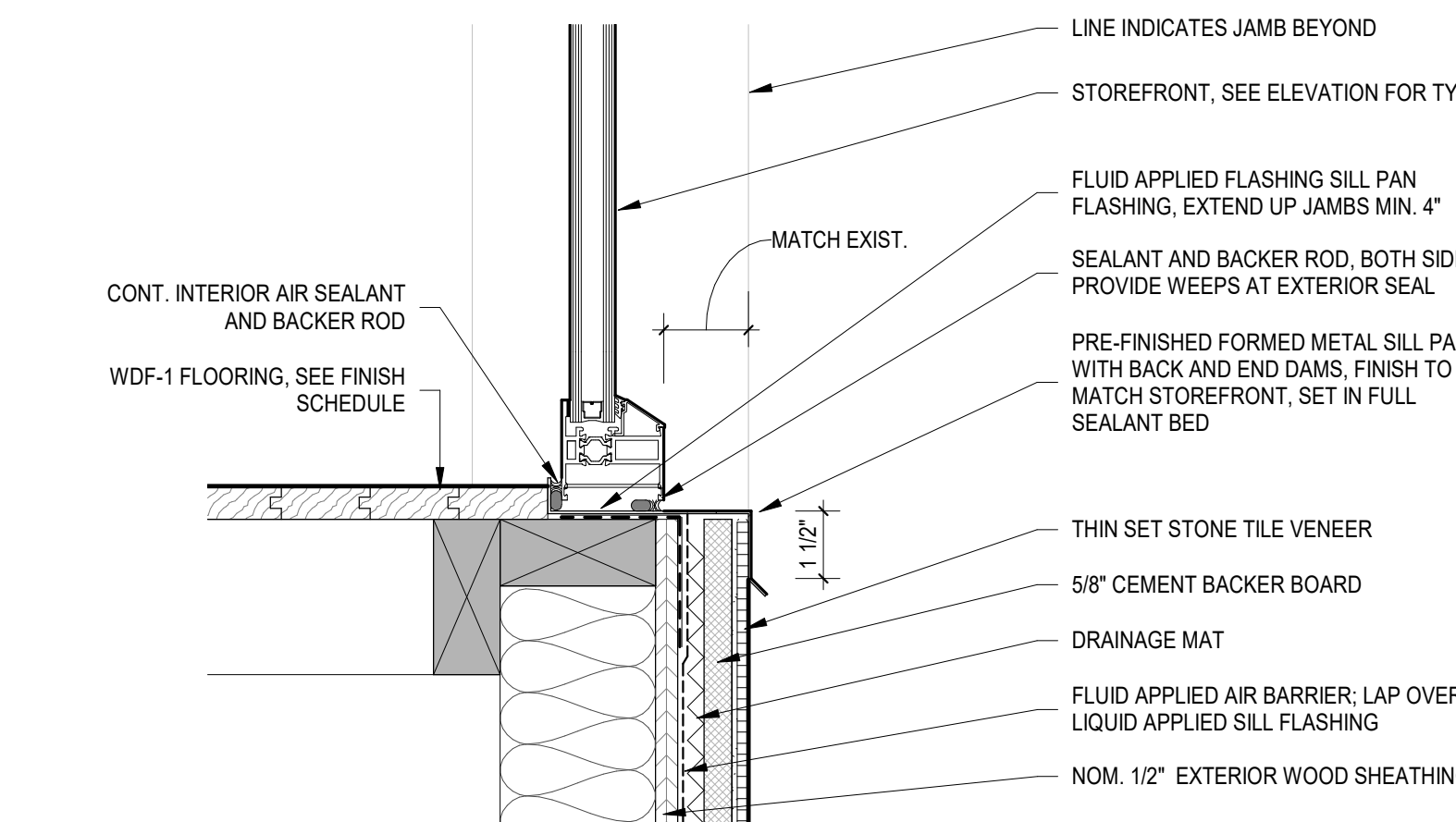
D3 JAMB DETAIL - HISTORIC ALUMINUM STOREFRONT
3\"/>



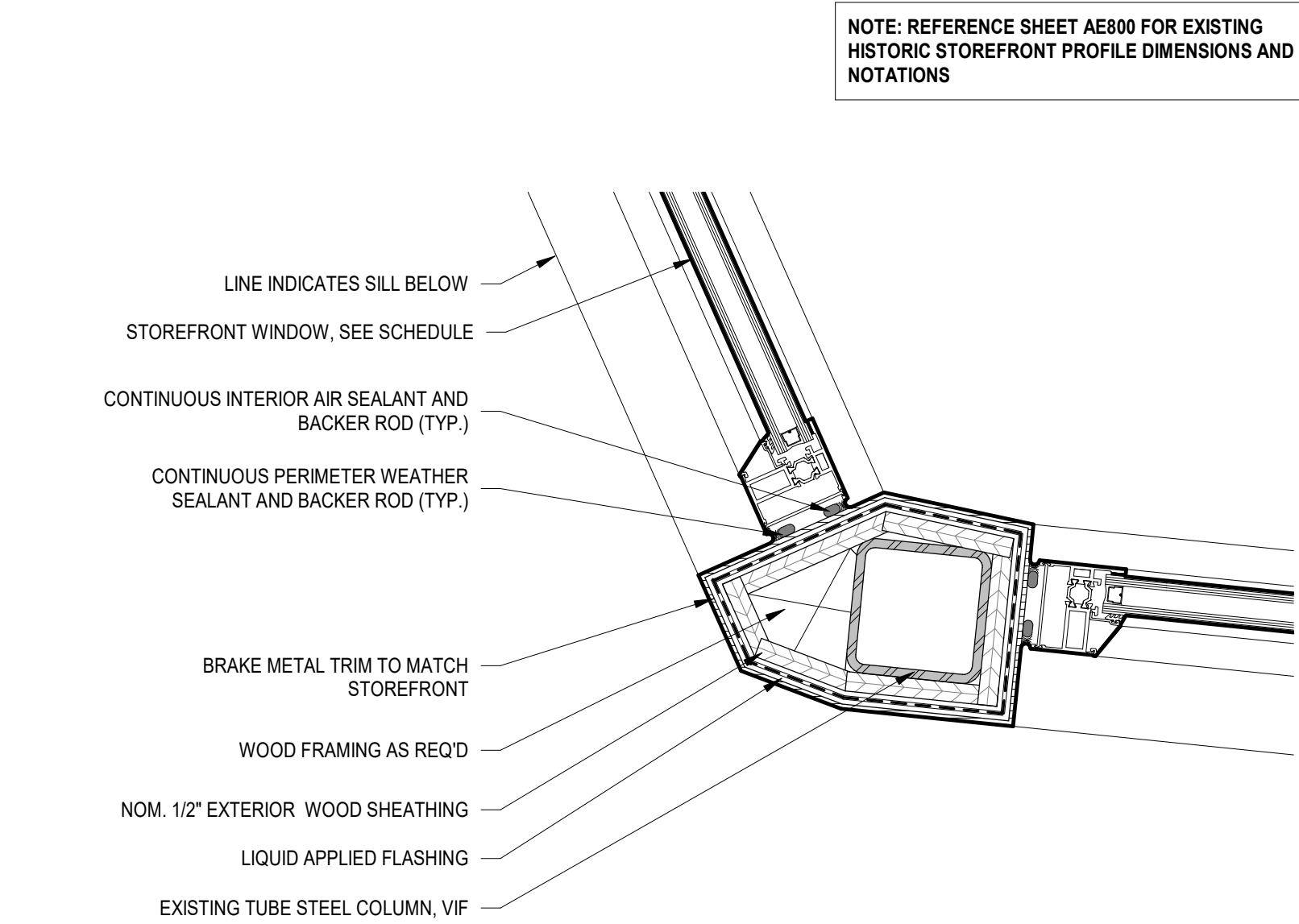
C3 JAMB DETAIL - HISTORIC ALUMINUM STOREFRONT @ INSIDE CORNER
3\"/>



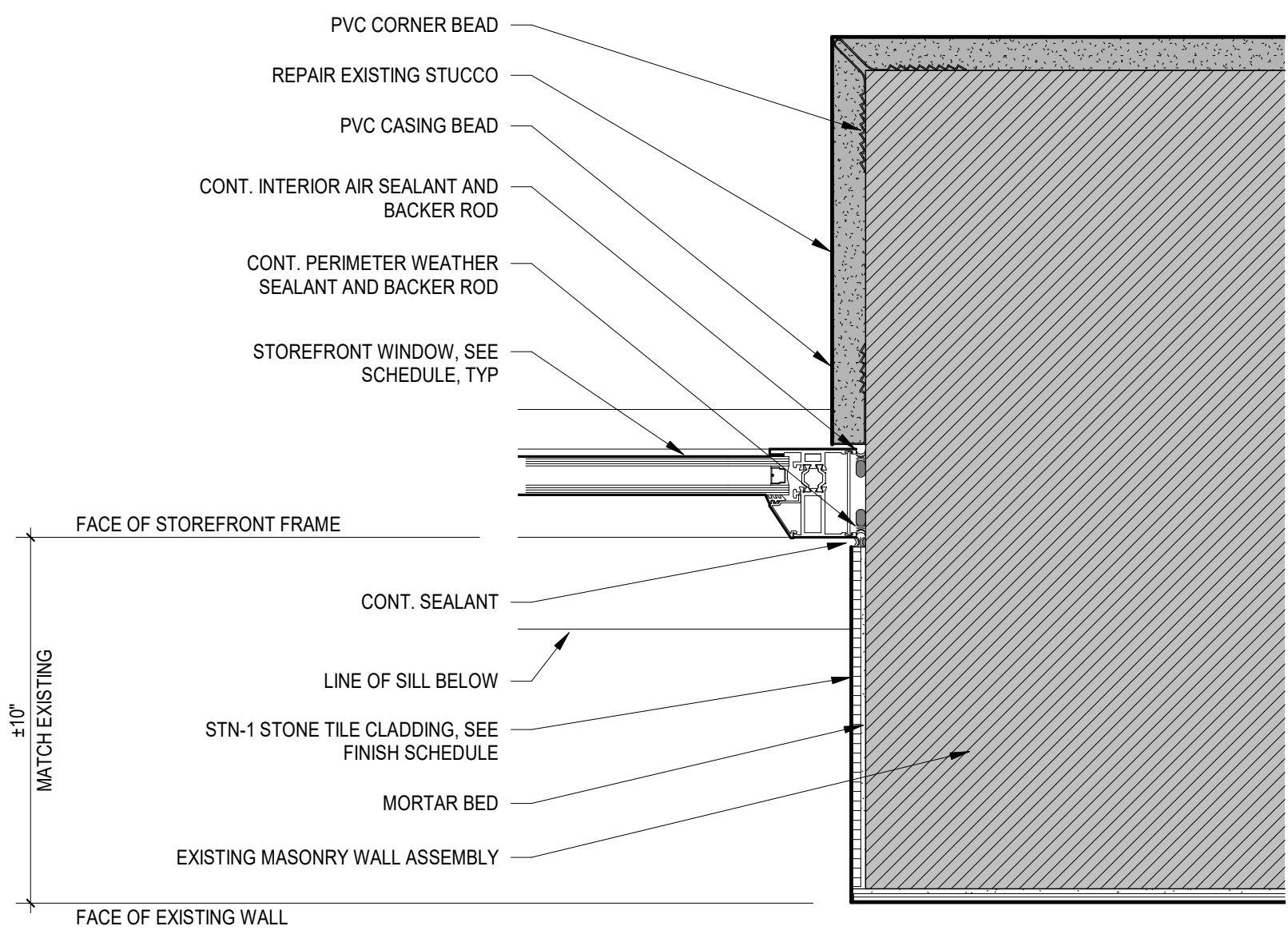
B3 HEAD DETAIL - HISTORIC ALUMINUM STOREFRONT
3\"/>



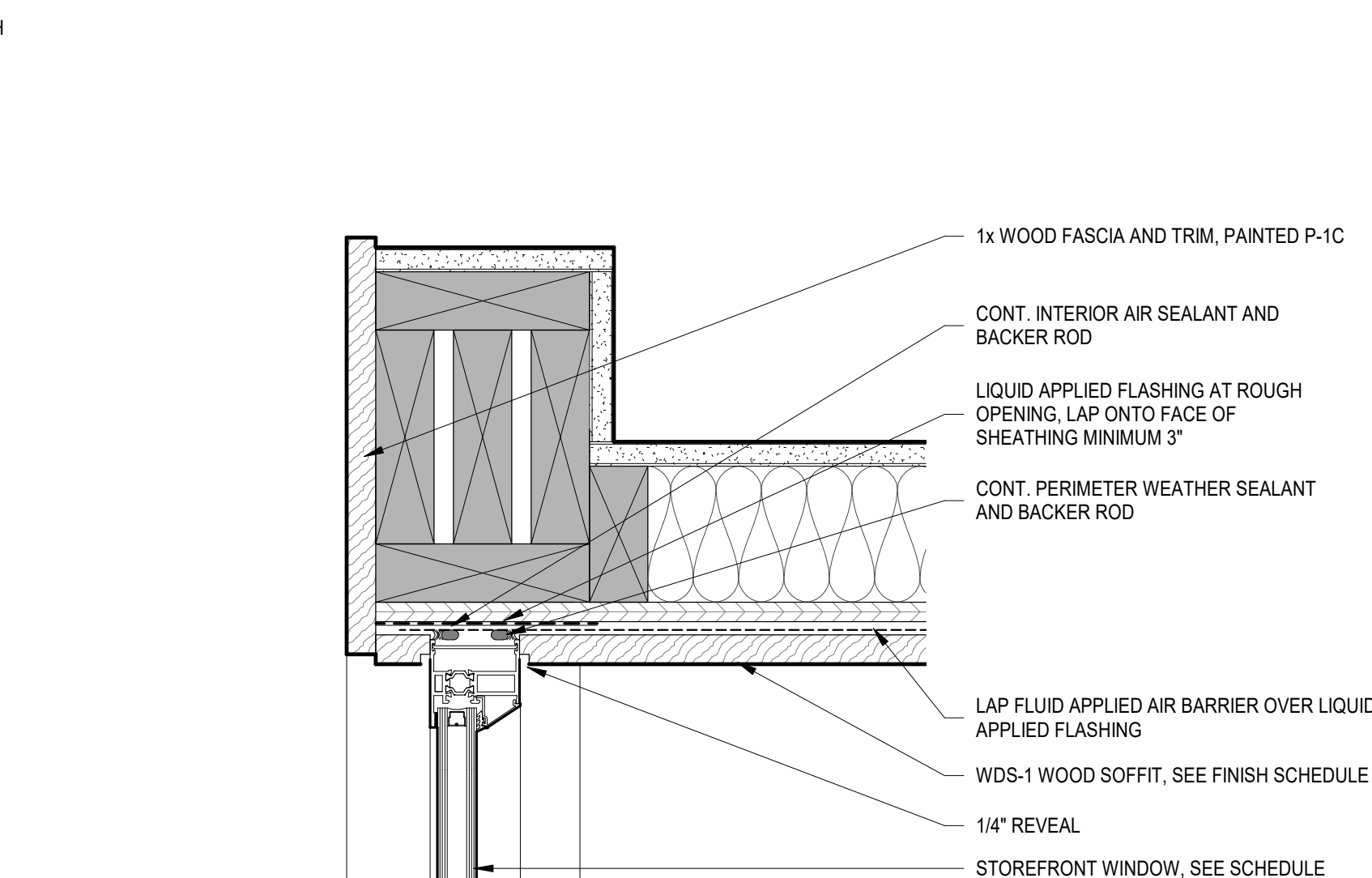
A3 SILL DETAIL - HISTORIC ALUMINUM STOREFRONT
3\"/>



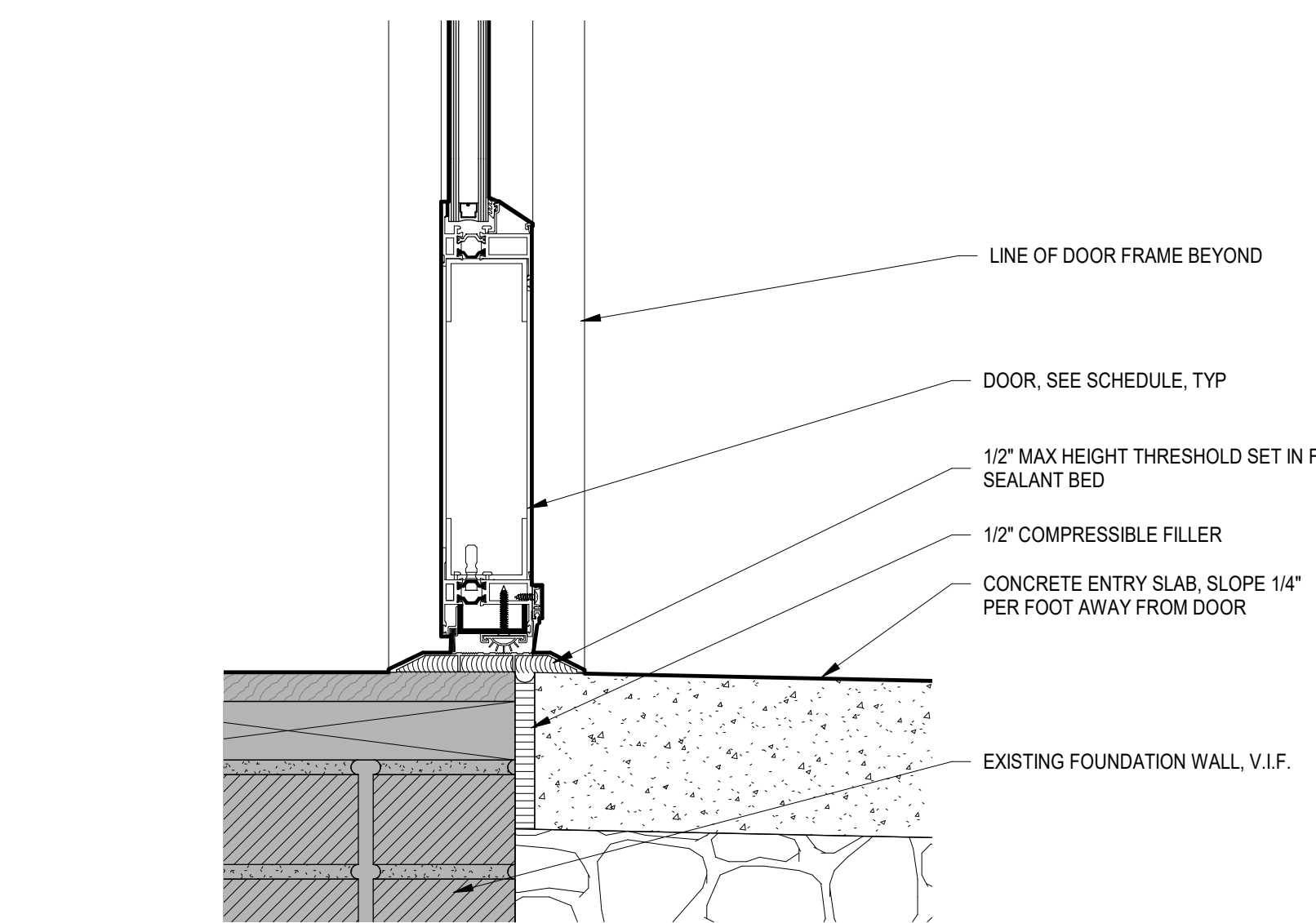
D4 JAMB DETAIL - HISTORIC ALUMINUM STOREFRONT @ OUTSIDE CORNER
3\"/>



C4 JAMB DETAIL - HISTORIC ALUMINUM STOREFRONT
3\"/>



B4 HEAD DETAIL - HISTORIC ALUMINUM STOREFRONT TRANSOM
3\"/>



A4 SILL DETAIL - HISTORIC ALUMINUM STOREFRONT DOOR
3\"/>

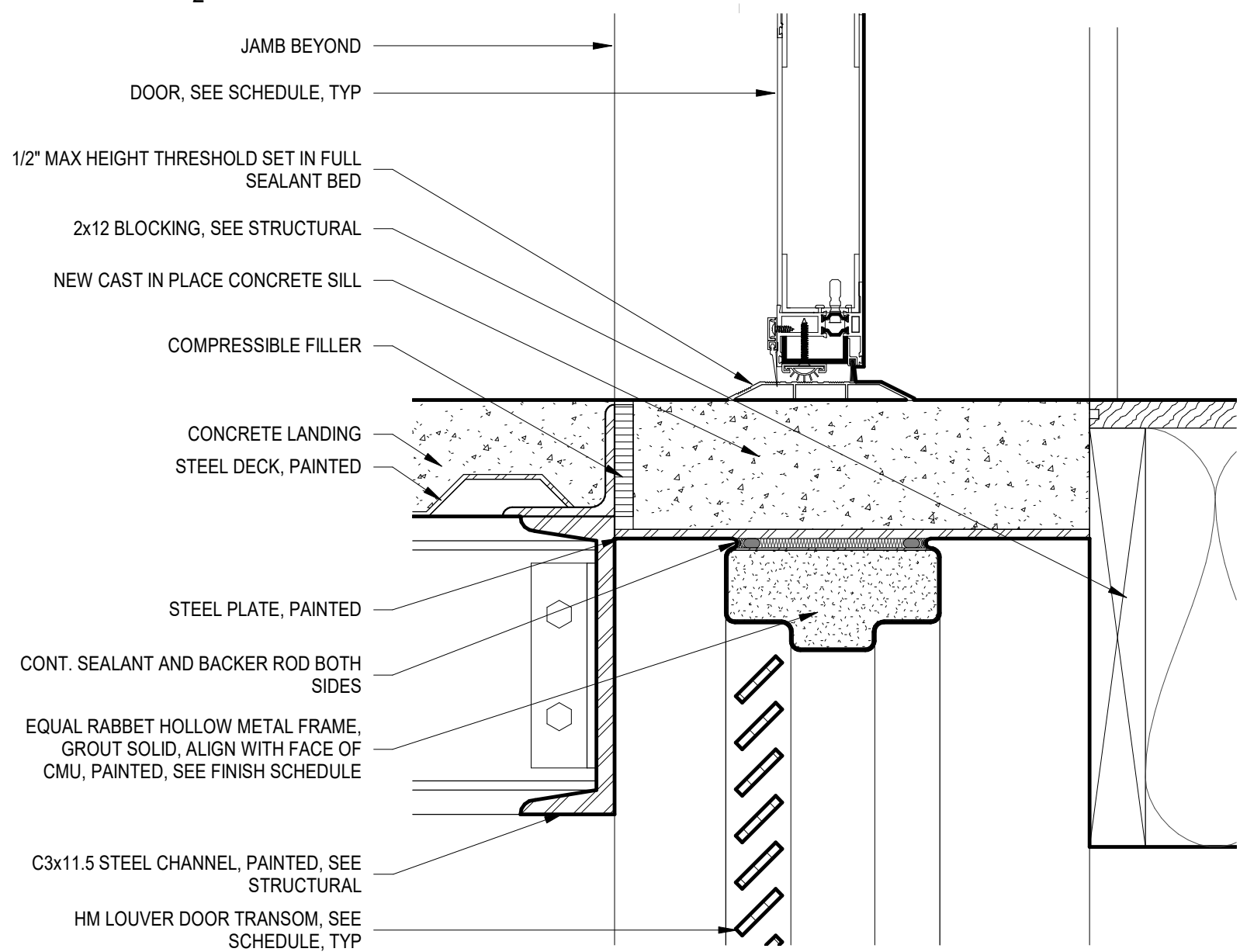
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D

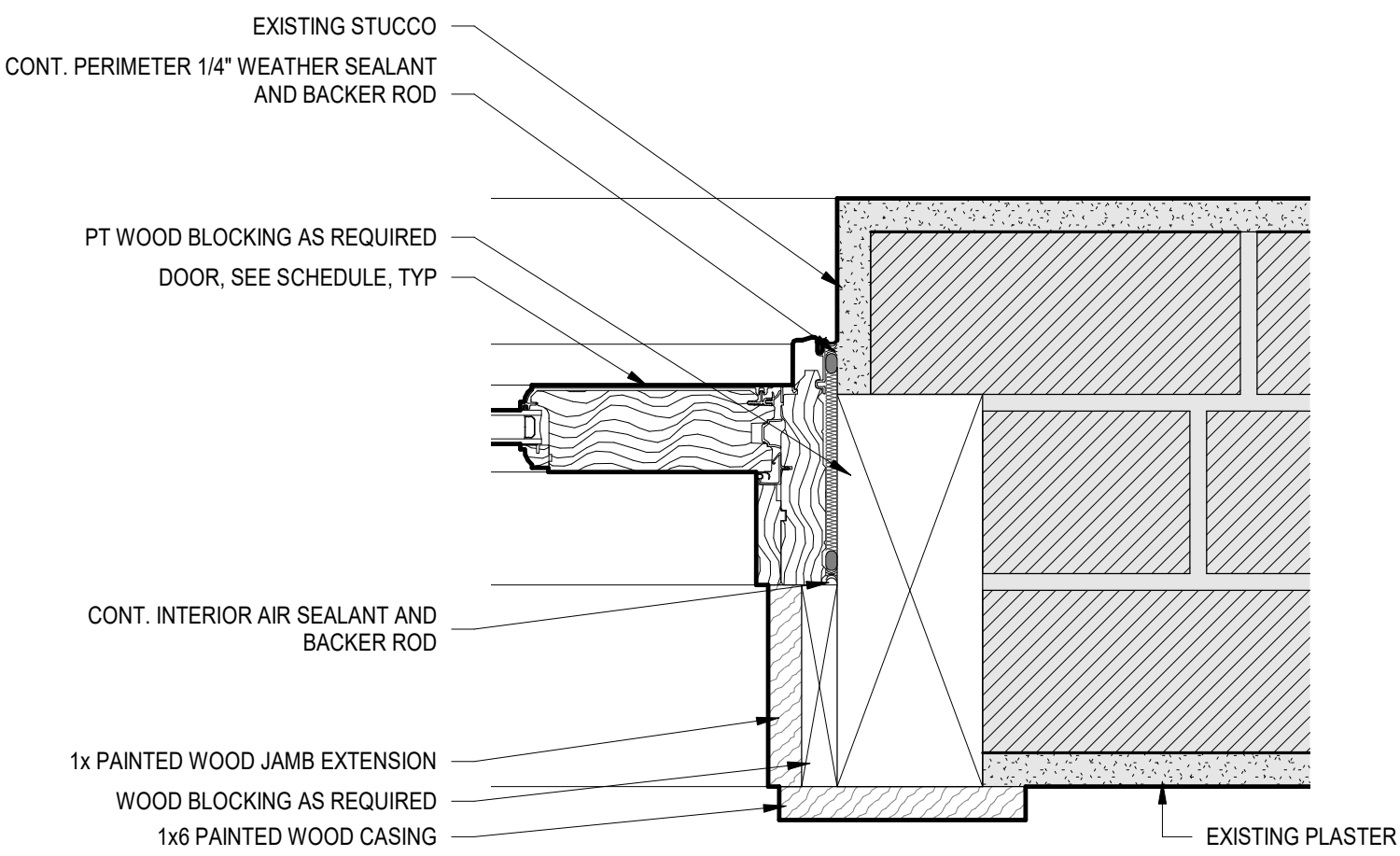
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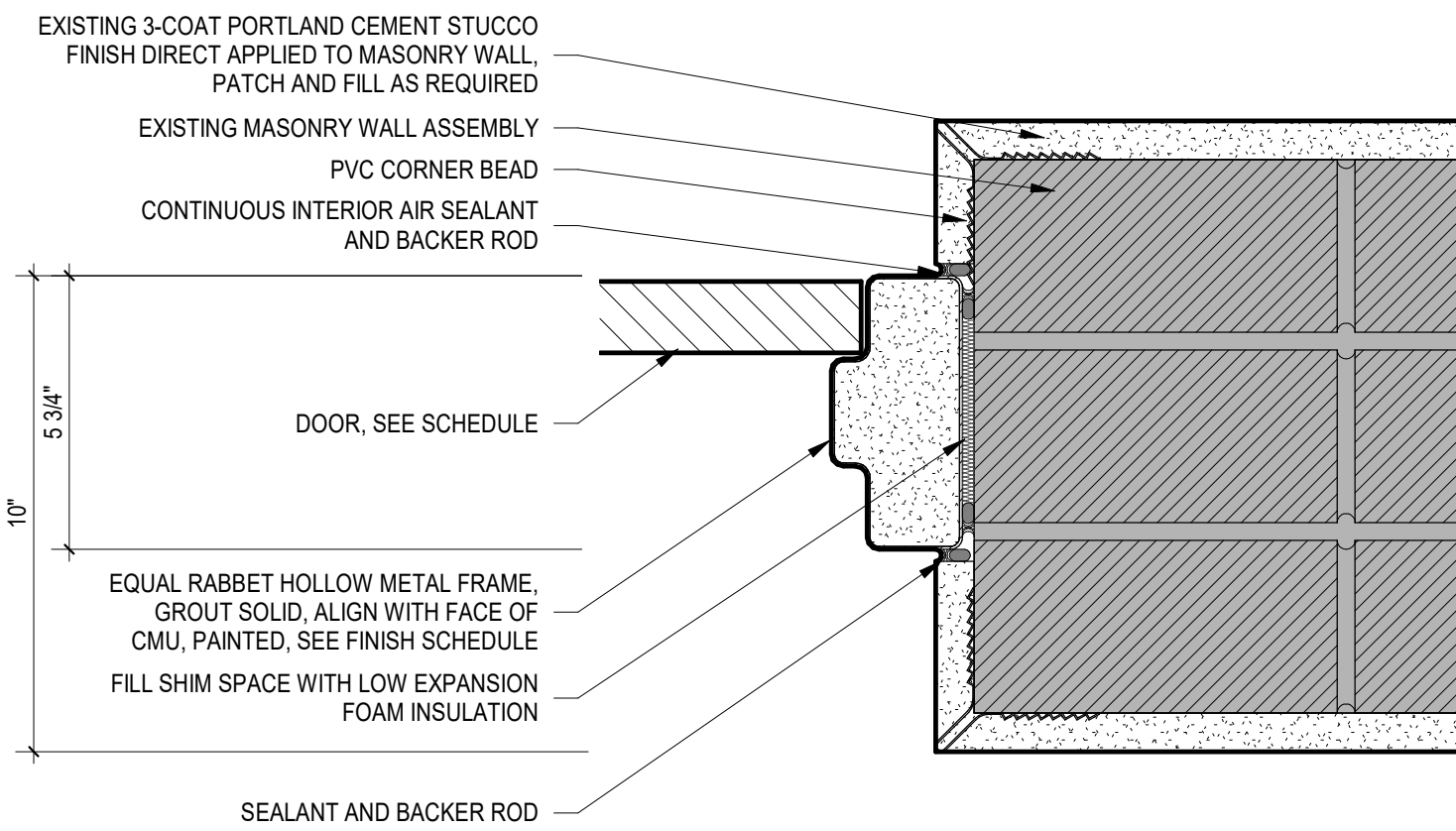
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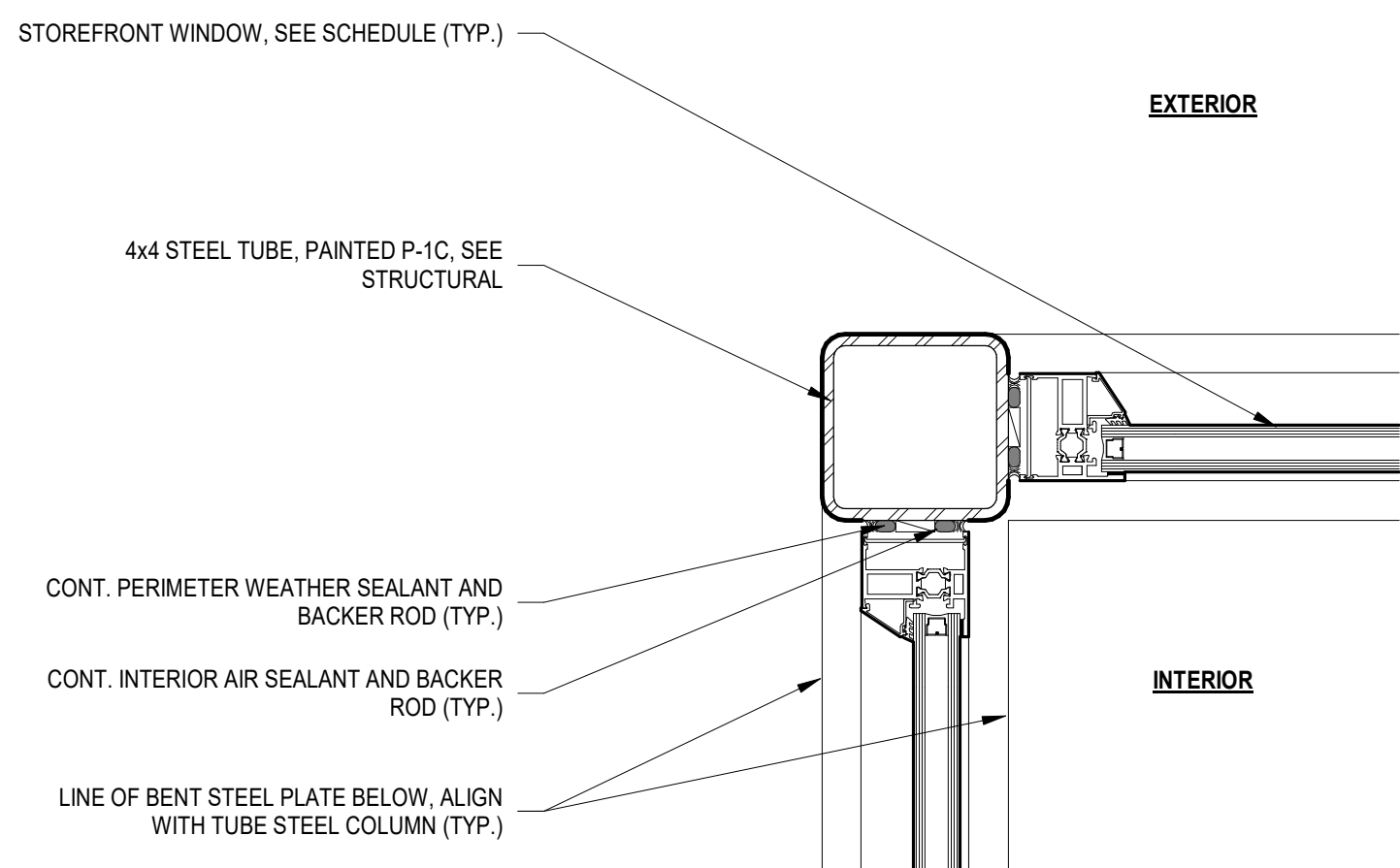
D2
A602
3" = 1'-0"



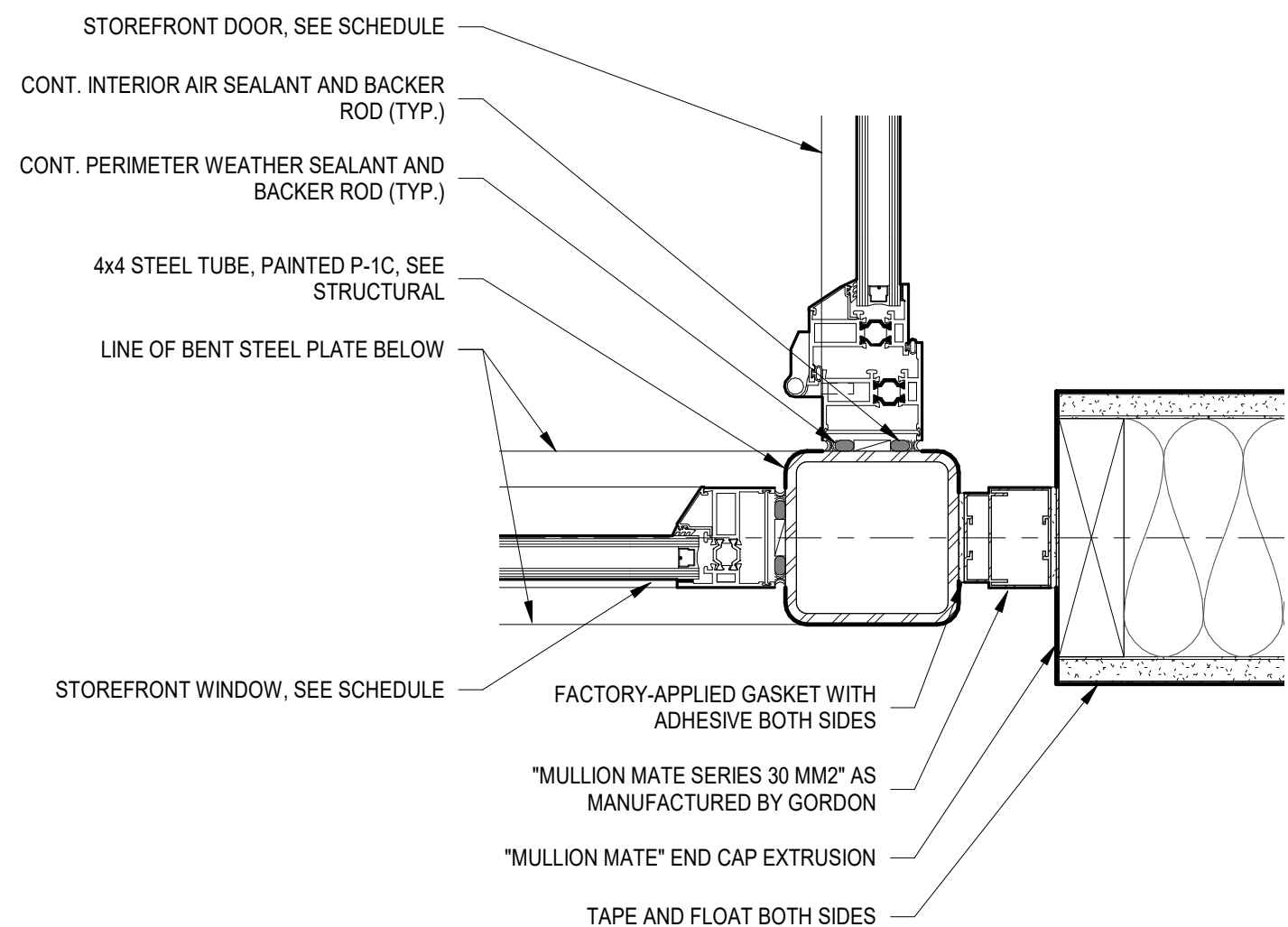
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A602
3" = 1'-0"



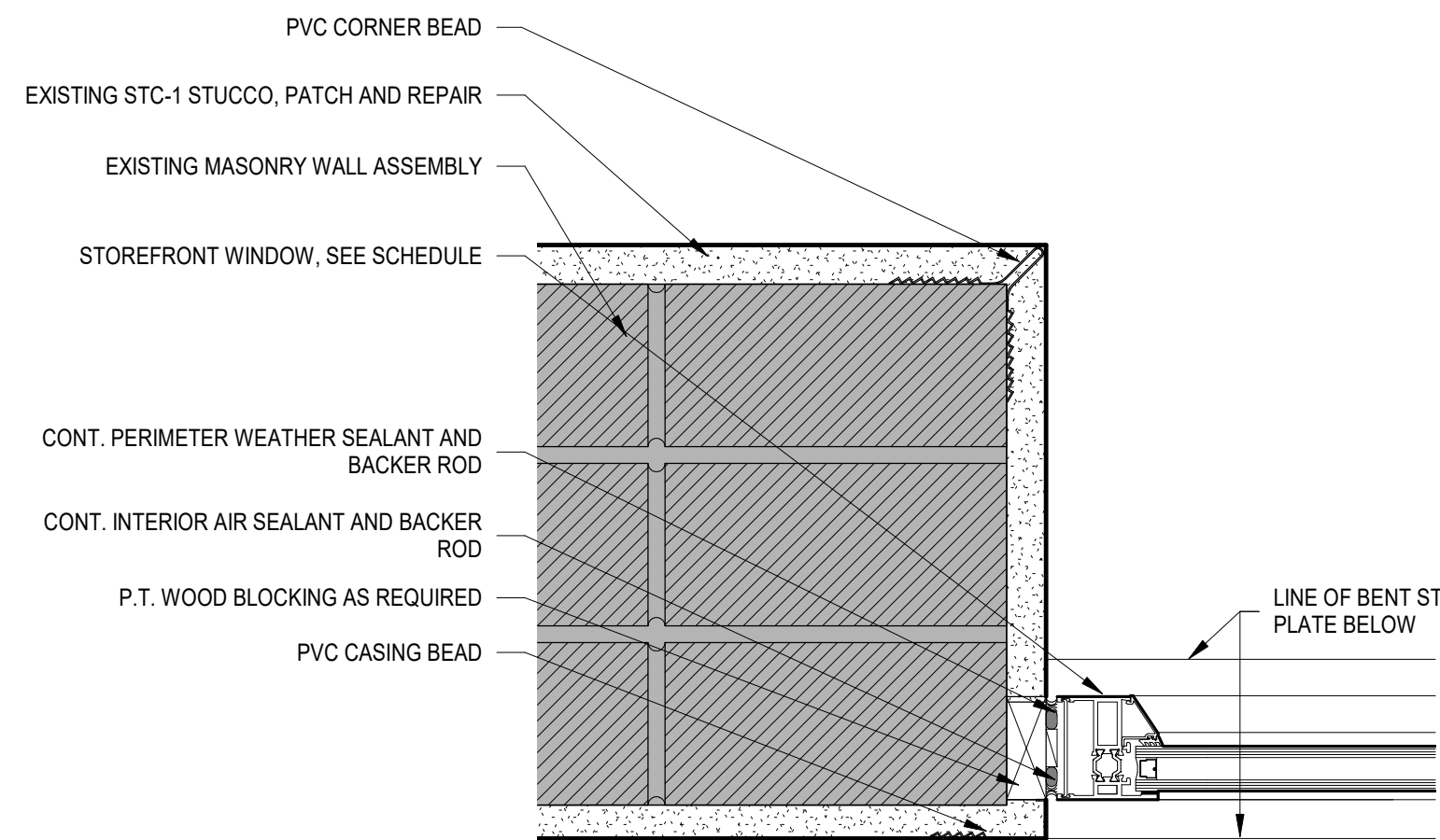
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A602
3" = 1'-0"



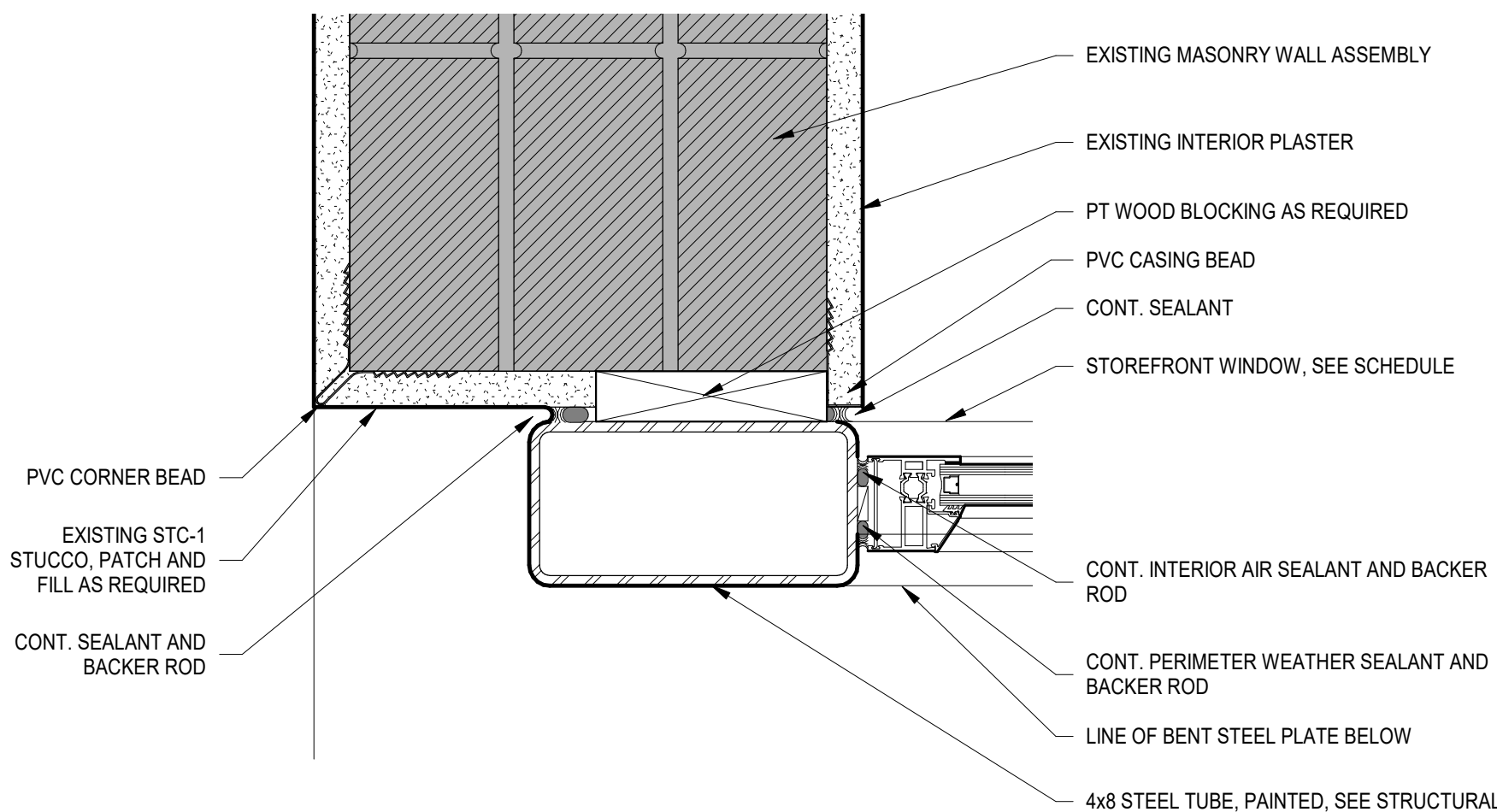
A2
A602
3" = 1'-0"



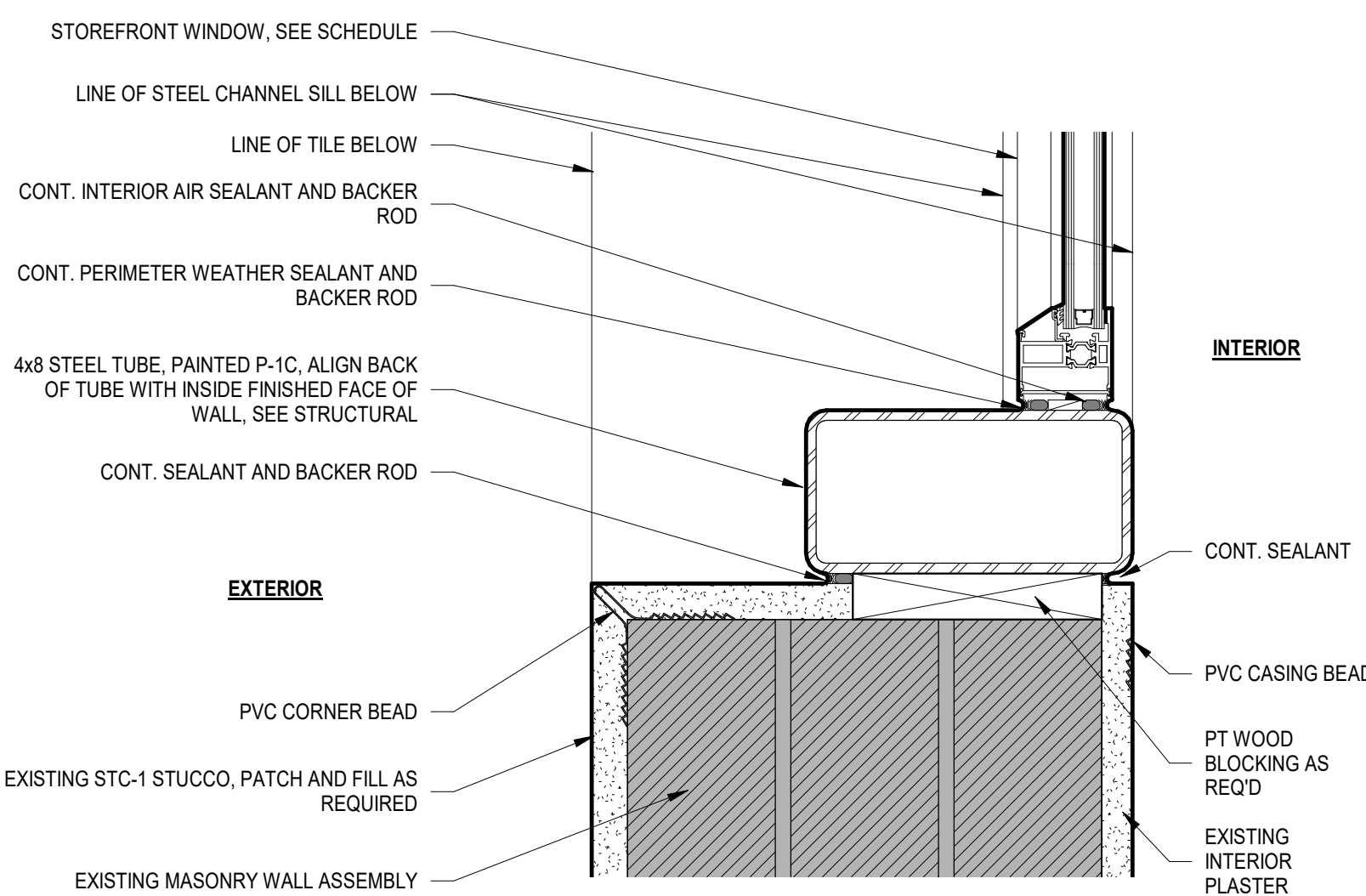
D3
A602
3" = 1'-0"



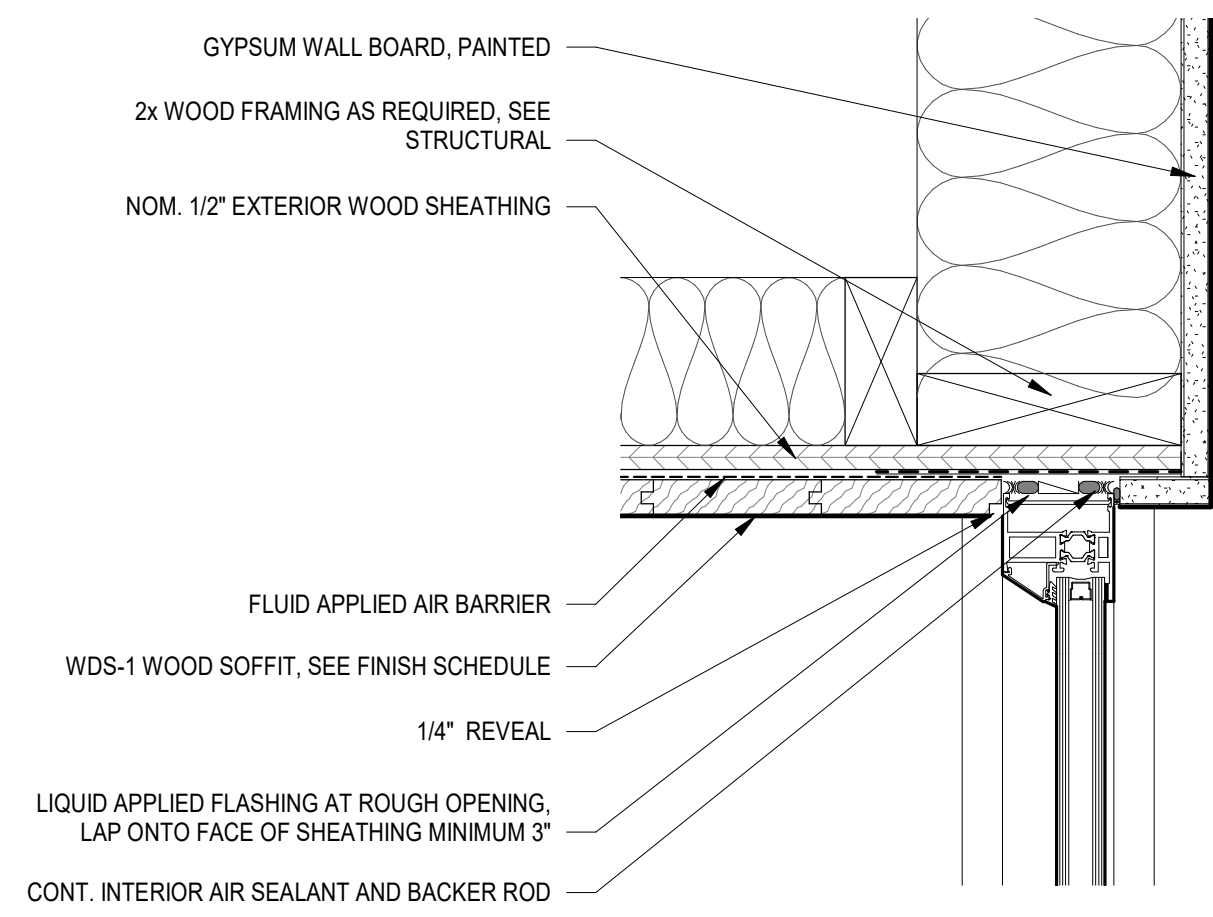
C3
A602
3" = 1'-0"



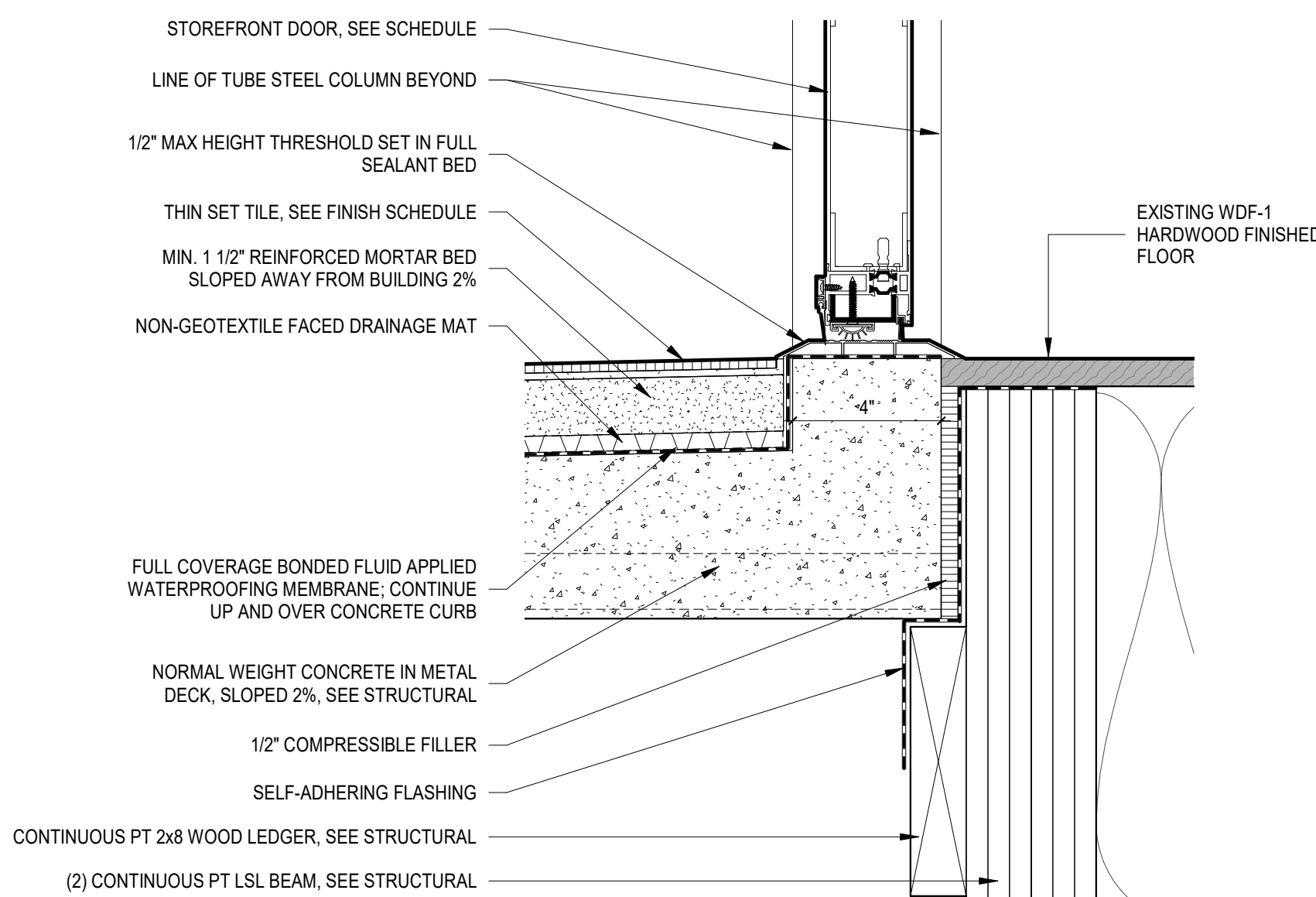
B3
A602
3" = 1'-0"



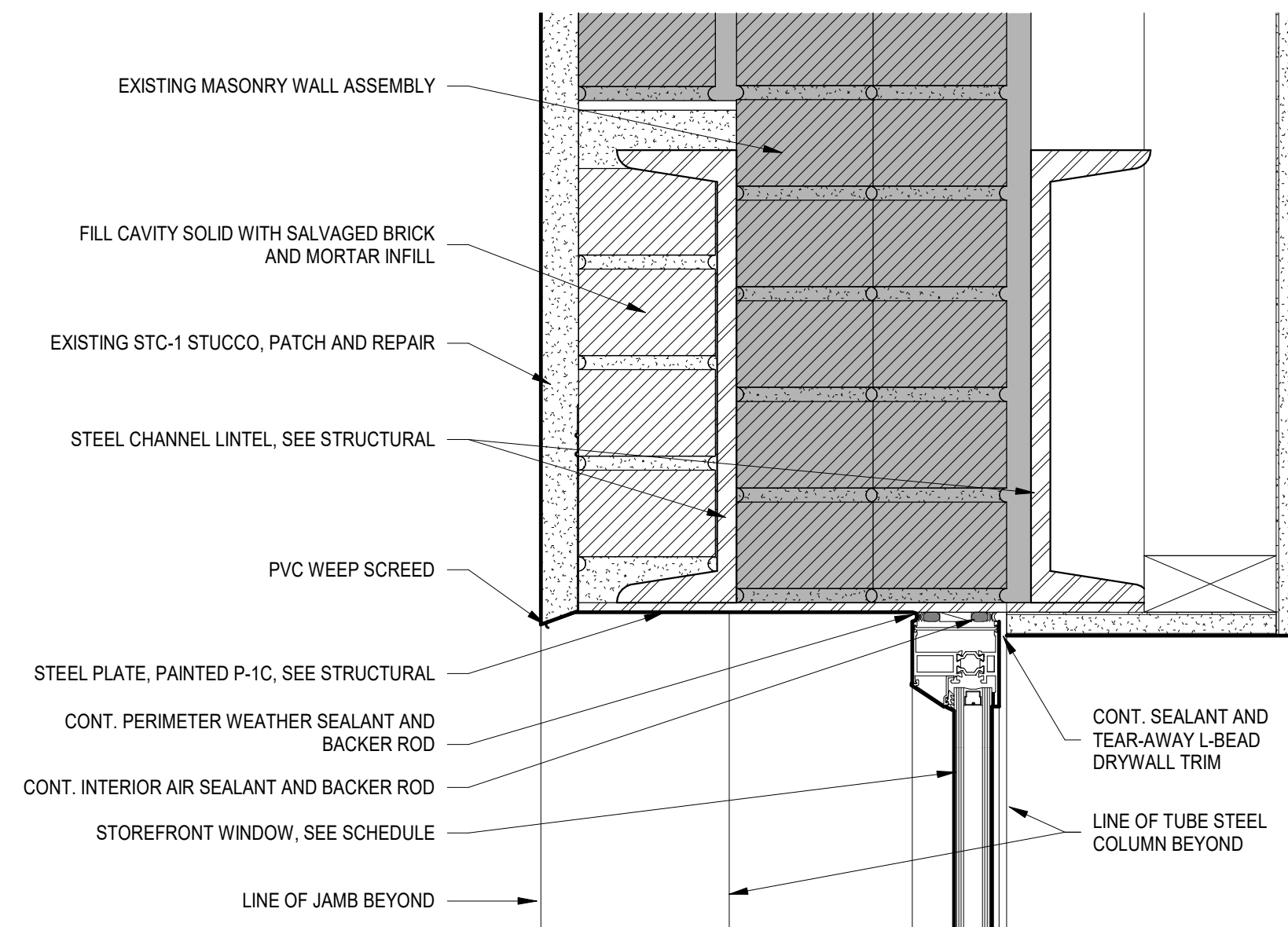
A3
A602
3" = 1'-0"



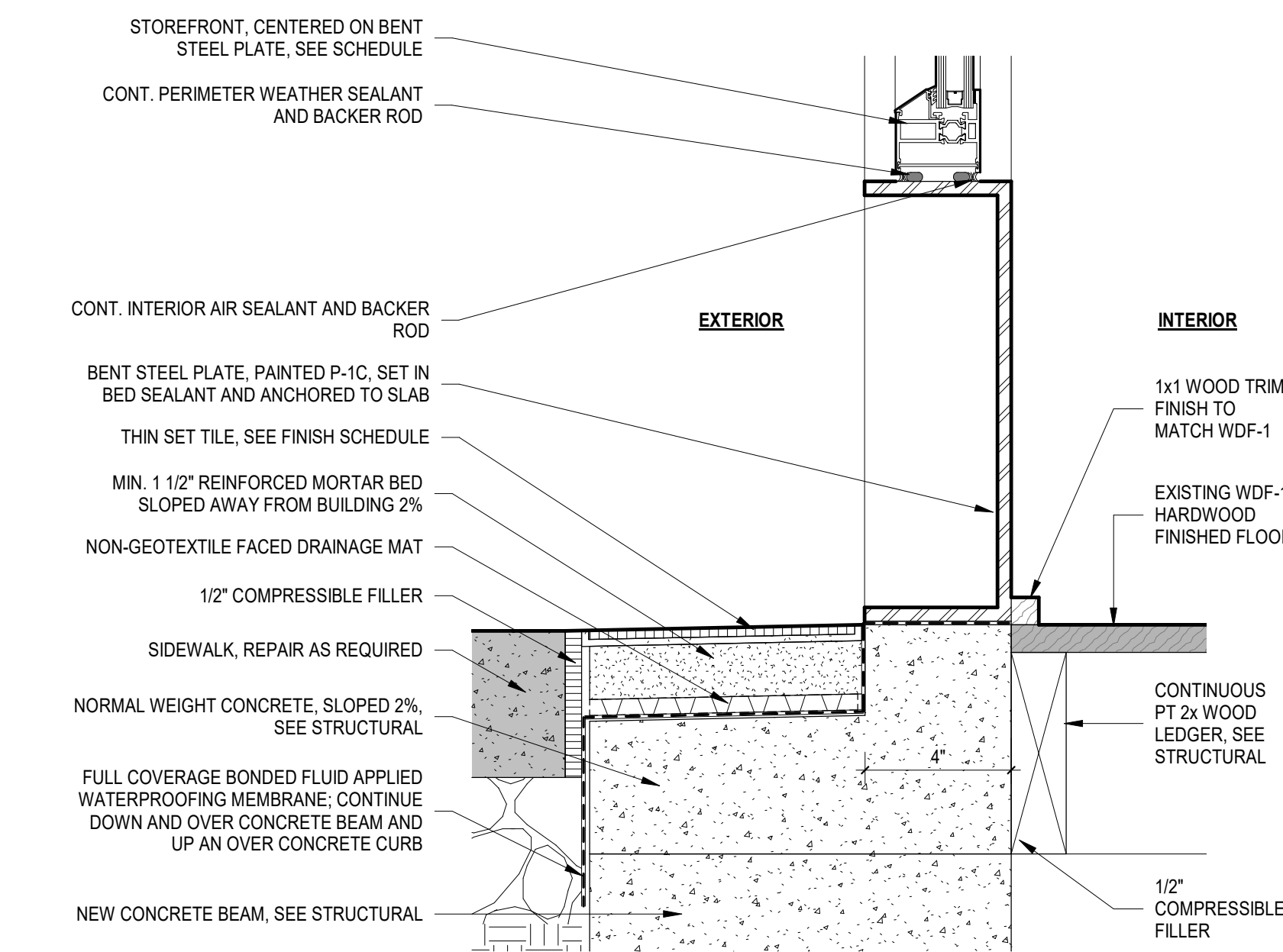
D4
A602
3" = 1'-0"



C4
A602
3" = 1'-0"



B4
A602
3" = 1'-0"

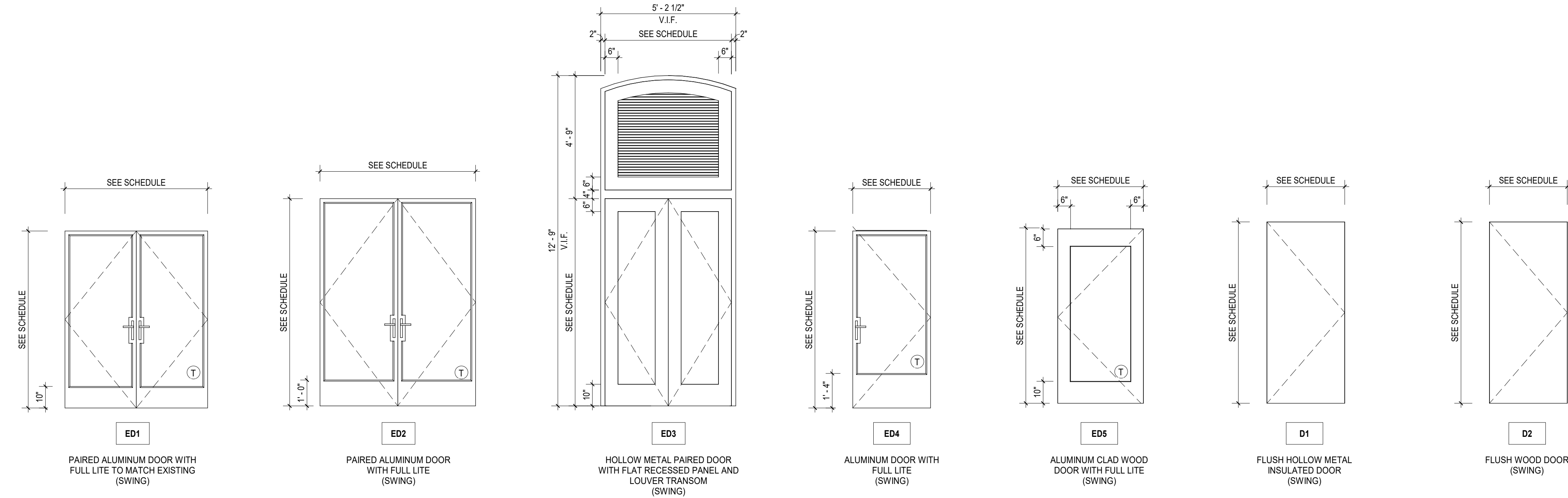


A4
A602
3" = 1'-0"



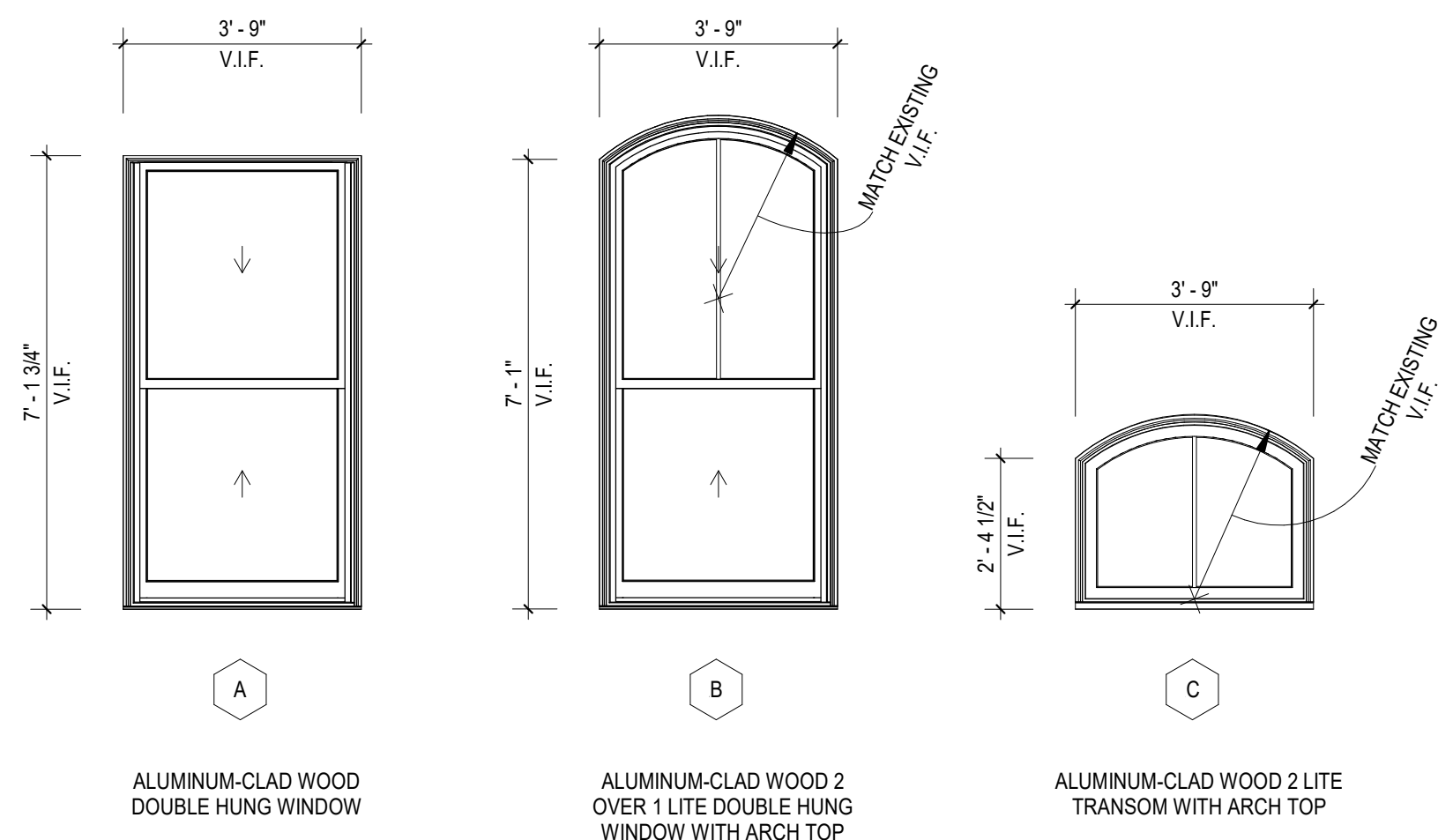
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DOOR SCHEDULE																
DOOR NO.	ROOM NO.	ROOM NAME	DOOR TYPE	RATING	HARDWARE	FRAME OPENING		THK.	DOOR		FRAME		HEAD	DETAILS		REMARKS
						WIDTH	HEIGHT		MATERIAL	FINISH	MATERIAL	FINISH		JAMB	SILL	
BASEMENT																
D01A	001	TENANT A	D1	-		3'-0"	7'-0"	0'-1 3/4"	HM	PAINT	HM	PAINT				
LEVEL 1																
100A	100	TENANT A	ED1	-		6'-0"	7'-0"	0'-1 3/4"	ALUM	ANODIZED	ALUM	ANODIZED				EXISTING OPENING, V.I.F.
100B	100	TENANT A	ED2	-		6'-0"	8'-0"	0'-1 3/4"	ALUM	PAINT	ALUM	PAINT				EXISTING OPENING, V.I.F.
101A	101	LOBBY	ED2	-		6'-0"	8'-0"	0'-1 3/4"	ALUM	PAINT	ALUM	PAINT				
102A	102	STG/UTILITY	ED3	-		4'-10 1/2"	8'-0"	0'-1 3/4"	HM	PAINT	HM	PAINT				EXISTING OPENING, V.I.F.
102B	102	STG/UTILITY	D2	-		3'-0"	7'-0"	0'-1 3/4"	WD	PAINT	HM	PAINT				
103A	103	TENANT B ENTRANCE	ED4	-		3'-0"	7'-0"	0'-1 3/4"	ALUM	ANODIZED	ALUM	ANODIZED				
LEVEL 2																
200A	200	TENANT B	ED5	-		3'-6"	7'-0"	0'-1 3/4"	ALUM CLAD	PAINT	ALUM CLAD	PAINT				EXISTING OPENING, V.I.F.



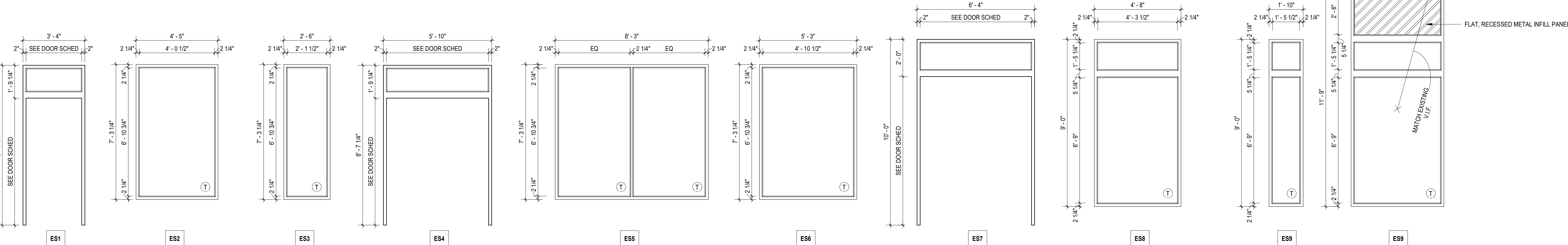
EXTERIOR DOOR TYPES

3/8" = 1'-0"



WINDOW TYPES

3/8" = 1'-0"



EXTERIOR STOREFRONT TYPES

3/8" = 1'-0"

GLAZING LEGEND

(T) INDICATES TEMPERED GLAZING

GL-1: CLEAR INSULATING GLASS

NOTE:

- ALL ALUMINUM CLAD WOOD WINDOWS AND DOORS TO HAVE GL-1 GLASS UNLESS OTHERWISE NOTED.
- ALL ALUMINUM STOREFRONT TO HAVE GL-1 GLASS UNLESS OTHERWISE NOTED.

ALUMINUM-CLAD WINDOW AND DOOR NOTES

- ALUMINUM-CLAD WOOD DOORS TO BE PELLA RESERVE TRADITIONAL COMMERCIAL DOOR.
- ALUMINUM-CLAD WOOD WINDOWS TO BE PELLA RESERVE TRADITIONAL WINDOWS.
- ALL ALUMINUM-CLAD WINDOW AND DOOR CLADDING COLOR TO BE AAMA 2605 PVD FINISH, CUSTOM COLOR TO MATCH P-1C. SEE FINISH SCHEDULE.
- ALL INTERIOR WOOD TO BE FACTORY PRIMED AND FIELD PAINTED P-1C.
- ALL SIMULATED DIVIDED LIGHTS TO BE 5/8" PUTTY GLAZE INTEGRAL LIGHT TECHNOLOGY WITH OGEE INTERIOR GRILLS.
- DOOR SILLS TO BE ADA COMPLIANT AND MILL FINISH.
- ALL DIMENSIONS GIVEN ARE NOMINAL OR MASONRY OPENINGS UNLESS OTHERWISE NOTED. GC TO FIELD VERIFY ALL OPENINGS AND COORDINATE ACTUAL FRAME AND ROUGH OPENINGS PRIOR TO CONSTRUCTION.

ALUMINUM STOREFRONT NOTES

- ALUMINUM STOREFRONT TO BE ARCADIA CUSTOM, FIXED T225 STEEL LOOK ALUMINUM WINDOWS WITH BEVELED GLASS STOP.
- ALUMINUM DOORS TO BE ARCADIA CUSTOM, FRENCH DOOR T225 STEEL LOOK ALUMINUM DOOR WITH BEVELED GLASS STOP.
- ALL REPLACEMENT ALUMINUM STOREFRONT TO BE CLEAR ANODIZED FINISH TO MATCH EXISTING STOREFRONT.
- ALL NEW ALUMINUM STOREFRONT COLOR TO BE AAMA 2605 PVD FINISH, CUSTOM COLOR TO MATCH P-1C. SEE FINISH SCHEDULE.
- DOOR SILLS TO BE ADA COMPLIANT AND MILL FINISH.
- ALL DIMENSIONS GIVEN ARE NOMINAL OPENINGS UNLESS OTHERWISE NOTED. GC TO FIELD VERIFY ALL OPENINGS AND COORDINATE ACTUAL FRAME AND ROUGH OPENINGS PRIOR TO CONSTRUCTION.

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D

ROOM FINISH SCHEDULE										
ROOM NO.	ROOM NAME	FLOOR		WALLS				CEILING		COMMENTS
		FINISH	BASE	N	E	S	W	MATERIAL	FINISH	
BASEMENT										
001	TENANT A	CONC-1	WDB-1	-	GWB-1	-	GWB-1	GWB-2	P-1B	
002	UNOCCUPIED BASEMENT	-	-	-	-	-	-	-	-	
LEVEL 1										
100	TENANT A	WDF-1	WDB-1	PLS-1/GWB-1	PLS-1	PLS-1/GWB-1	PLS-1	TNC-1	P-1B	
101	LOBBY	WDF-1	WDB-1	PLS-1	GWB-1	GWB-1	PLS-1	GWB-2	P-1B	
102	ST/G/UTILITY	WDF-1	WDB-1	PLS-1	PLS-1	GWB-1	GWB-1	GWB-2	P-1B	
103	TENANT B ENTRANCE	WDF-1	WDB-1	-	PLS-1	PLS-1/GWB-1	GWB-1	TNC-1	-	
LEVEL 2										
200	TENANT B	-	-	PLS-1/GWB-1	PLS-1	PLS-1	PLS-1	EXPOSED	P-1B	SHELL SPACE. NO FINISHED FLOOR OR BASE

C

FINISH LEGEND								
FINISH TYPE & NUMBER	PRODUCT	MANUFACTURER	STYLE NAME/NUMBER	SIZE	COLOR	FINISH	COMMENT	INSTALLATION
CEILING								
GWB-2	GYPSUM BOARD CEILING	-	-	-	-	P-1B	SEE WALL SECTIONS	-
TNC-1	EXISTING TIN CEILING	-	-	-	-	P-1B	-	REMOVE, SALVAGE, REINSTALL, AND REFINISH EXISTING
WDS-1	T&G WOOD SOFFIT	-	SQUARE EDGE T&G PINE	1x4	-	P-1C	-	SEE RCP FOR DIRECTION
EXTERIOR								
STC-1	3-COAT PORTLAND CEMENT STUCCO	-	-	-	-	P-1B	-	PATCH AND REPAIR EXISTING AS REQUIRED
STN-1	EXTERIOR STONE TILE VENEER	-	STONE TILE	-	-	-	-	FACE DIMENSIONS AND LAYOUT TO MATCH EXISTING
FLOORING								
T-1	EXTERIOR CERAMIC TILE	-	-	PENNY ROUND	-	T-1	-	-
T-2	EXTERIOR CERAMIC TILE BORDER	-	-	PENNY ROUND	-	T-2	-	-
WDF-1	EXISTING HARDWOOD FLOORING	-	-	MATCH EXISTING	-	SN-1	-	MATCH EXISTING
PAINT								
P-1B	PAINT	BENJAMIN MOORE	-	-	SUPERWHITE PM-1	EGGSHELL, MPI GLOSS LEVEL 3	INTERIOR PLASTER, INTERIOR G.W.B.	-
P-1C	PAINT	BENJAMIN MOORE	-	-	SUPERWHITE PM-1	SATIN, MPI GLOSS LEVEL 4	EXTERIOR AND INTERIOR TRIM, GUTTERS, DOWNSPOUTS, EXPOSED FLASHING, ALUMINUM CLAD WINDOWS AND DOORS, AND NEW ALUMINUM STOREFRONT	-
P-2B	PAINT	BENJAMIN MOORE	-	-	GRANT BEIGE HC-83	EGGSHELL, MPI GLOSS LEVEL 3	EXTERIOR STUCCO	-
P-3C	PAINT	BENJAMIN MOORE	-	-	T.B.D.	SATIN, MPI GLOSS LEVEL 4	EXTERIOR EGRESS STAIR	-
SN-1	STAIN	-	-	-	T.B.D.	-	EXISTING HARDWOOD FLOOR, INTERIOR STAIR HANDRAIL	-
TRIM								
WDB-1	WOOD BASE	T.B.D.	T.B.D.	-	-	P-1C	-	-
WDC-1	WOOD CASING	-	1x PINE	AS INDICATED	-	P-1C	-	-
WALLS								
GWB-1	GYPSUM WALL BOARD	-	-	-	-	P-1B	SEE PARTITION TYPES	-
PLS-1	PORTLAND CEMENT PLASTER	-	-	-	-	P-1B	-	PATCH AND REPAIR EXISTING AS REQUIRED
WDW-1	T&G WOOD SIDING	-	SQUARE EDGE T&G PINE	1x4	-	P-1C	-	-

B

A



CONSULTANT LOGO

SEALS

660 S. MAIN QOZB LLC

660 S. MAIN STREET RENOVATIONS

GREENVILLE, SC

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	05/18/22	ISSUE FOR PERMIT	

PRINCIPAL IN CHARGE:	AT
PROJECT ARCHITECT:	RC
DRAWN BY:	RC

SHEET TITLE:
FINISH LEGEND +
SCHEDULE

SHEET NO.	PROJ. NO. 021154.00
-----------	------------------------

A900

0070000302000



Owner Information

Owner Name 660 S MAIN QOZB LLC

Additional Owner Name

Care Of

Mailing Address 1414 E Washington St Ste N

City Greenville

State SC

Zip Code 29607

Mobile
Maps and
Information

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Parcel Information

Acres	Description	Location	Subdivision
0.090	None	Main	

Reference Information

Deed Book	Deed Page	Deed Date	Plat Book	Plat Page
2610	3264	12/8/2020	1384	10

Building Information

Bedrooms	Bathrooms	Half Baths	Square Feet
0	0	0	0

Classification

Land Use	Jurisdiction	Homestead Code
520 - Retail - General	County Jurisdiction	No

Values

Fair Market Value	Taxable Market Value	Sales Price	Total Rollback
\$1,189,680	\$892,260	\$1,340,000	\$0

660 S. Main QOZB, LLC
Historical Renovation
Summary Budget - 06/18/2022

Renovation Budget

Base Construction Number (GC Estimate)	1,770,000
Developer Fees	90,000
Architectural and Historical Consultant	75,000
Insurance, construction interest and soft costs	65,000
Tenant Improvement to historical standards	300,000
	2,300,000