

Design Review Board

Official Agenda



AGENDA

City of Greenville

Design Review Board – Neighborhood Panel

Agenda Workshop

9:00 AM Tuesday, November 1st, 2022

Please use the following methods to attend the meeting.

Virtual Meeting Viewing

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

Password: meetnow

Telephone: 1-415-655-0002

Note: The primary purpose of this workshop is for the Design Review Board – Neighborhood Panel to receive an overview of the applications on the upcoming public hearing agenda. The workshop is a public meeting open to the general public. No action or votes will be taken by the board on any agenda item at the workshop. Likewise, no public comments will be received during the workshop. Persons wishing to comment on an application are invited to do so at the public hearing on November 3rd, 2022.

Application materials are included with the Public Notice for the November 3rd, 2022 Public Hearing.

1. Welcome

2. OLD BUSINESS

A. None

3. NEW BUSINESS

A. CA 22-705

Application by JAMES SIMONS for a CERTIFICATE OF APPROPRIATENESS for EXTERIOR MODIFICATIONS at 400 TOWNES STREET (TM# 0004000101400)

Documents:

[22-0705 PUBLIC POSTING PACKET 400 TOWNES ST.PDF](#)

''

B. CA 22-717

Application by MARIAN KENNEDY for CERTIFICATE OF APPROPRIATENESS for EXTERIOR MODIFICATIONS at 24 WEST EARLE STREET (TM# 005000101200)

Documents:

[22-0717 PUBLIC POSTING PACKET 24 W EARLE ST.PDF](#)

'''

C. RHP 22-747

Application by LEE O'SHIELDS for SPECIAL TAX ASSESSMENT for 200 WEST EARLE STREET (TM# 0008000101701)

Documents:

[22-0747 PUBLIC POSTING PACKET 200 W EARLE ST.PDF](#)

'''

4. Other Business

A. None

5. Adjournment



city of greenville

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# 705 Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

Insert
text
here

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT		PROPERTY OWNER
*Name:	James Simons	LYDIA HERNANDEZ
*Title:	Contractor	OWNER
*Address:	114 East Butler Road	27 SANDY LANE
*State:	SC	SOUTH CAROLINA
*Zip:	29605	29605
*Phone:	864-304-0475	8643860109
*Email:	jsimons386@gmail.com	SPANISHENGLISH@AOL.COM

PROPERTY INFORMATION

*STREET ADDRESS 400 TOWNES STREET, GREENVILLE, SC

*TAX MAP #(S) 0004000101400

*PRESERVATION DISTRICT/SPECIAL DISTRICT HERITAGE HISTORIC PRESERVATION OVERLAY

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

DESCRIPTION OF REQUEST

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

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

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

Changing the use of the structure from commercial to a single family home with 3 bedrooms and 2.5 baths and a loft.

Re roofing the entire roof to match the existing black shingle roof due to leaks and damage throughout the entire roof, repaint the wood siding and paint the stucco and brick steps and foundation wall. Adding a concrete driveway and patio at grade level. Adding new exterior light fixtures.

Replacement of all windows and the 2 existing exterior doors due to water damage, broken windows and termite damage. Replacing window 15 with a Dutch door.

CITY OF GREENVILLE APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
PAGE 1 OF 3

INSTRUCTIONS

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

A. URBAN DESIGN PANEL

\$300.00, *site plan review*

\$300.00, *architectural review*

B. SIGNS

\$150.00

C. NEIGHBORHOOD DESIGN PANEL

\$150.00

D. APPLICATION FOR STAFF REVIEW

Major: All site development activity, roof gardens, decks, or accessory structures; or any project that requires consultation with a member of the DRB.

\$100.00

Minor: Color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features. Also, parking lots, service enclosures, exterior lighting and additions to building that do not exceed 25% of existing building footprint, except the West End Preservation Overlay District.

\$50.00

E. MODIFICATION TO AN APPROVED PROJECT

Major (requires review by DRB)

½ Original Fee

Minor (requires review by staff)

\$50.00

F. INFORMAL REVIEW

\$50.00

2. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies which must be corrected prior to placing the application on the Design Review Board agenda.
3. **Public Notice Requirements.** Certificate of Appropriateness applications require a design review board public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board hearing date.

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

***APPLICANT SIGNATURE**

James E. Limer

1. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1"=20' or ¼" = 1', etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board's (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).

CITY OF GREENVILLE APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PAGE 2 OF 3

- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). **The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.gov/364/Access-GIS-Data>, and is provided as a .skp file.**
Data is updated monthly.

ARCHITECTURAL REVIEW

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

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

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

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

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

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

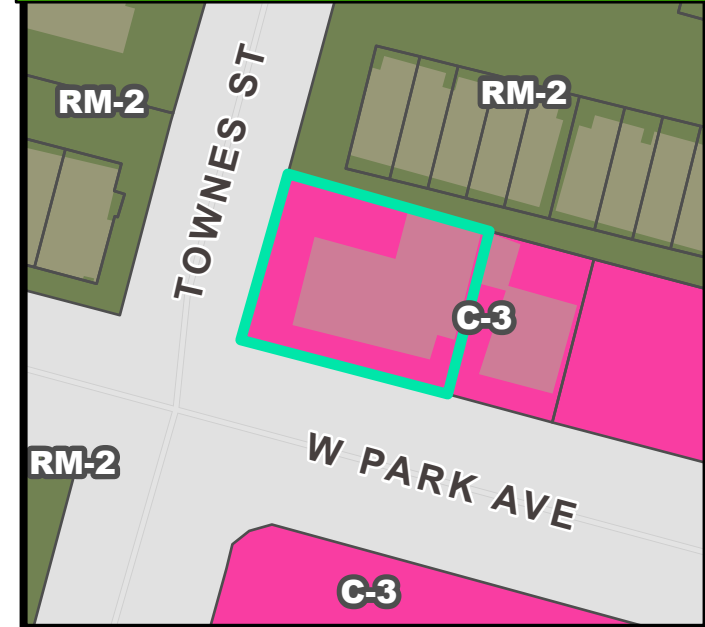
To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ___ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	
Date	
Property Owner/Authorized Agent	<i>Lydia A Hernandez</i>
Date	09/15/2022
Public Hearing information	
Public Hearing signs	

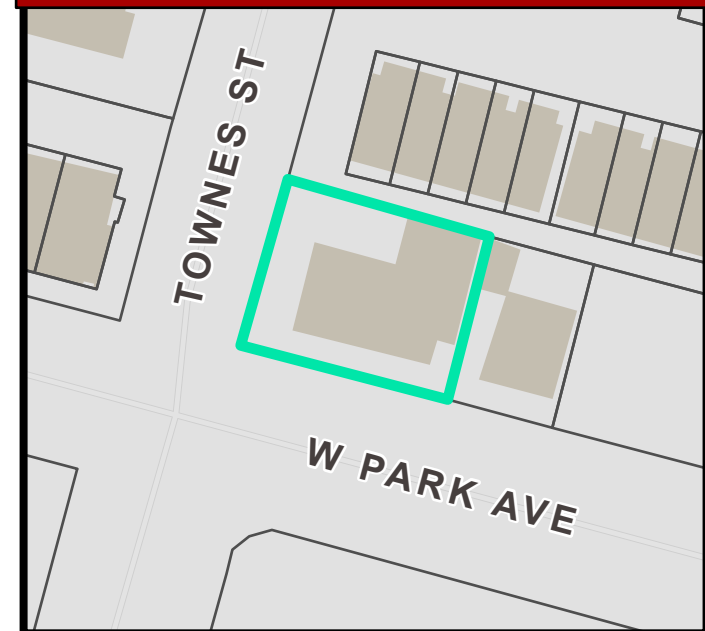
AERIAL VIEW



CURRENT ZONING



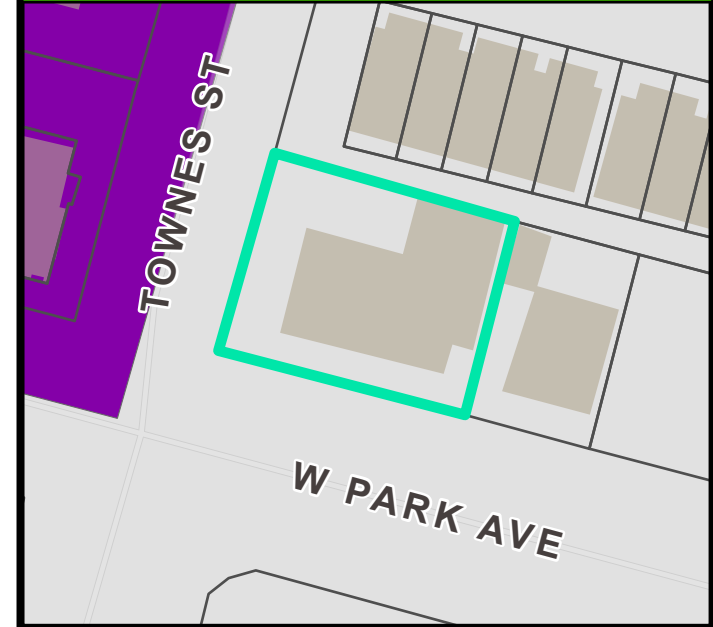
FUTURE LAND USE



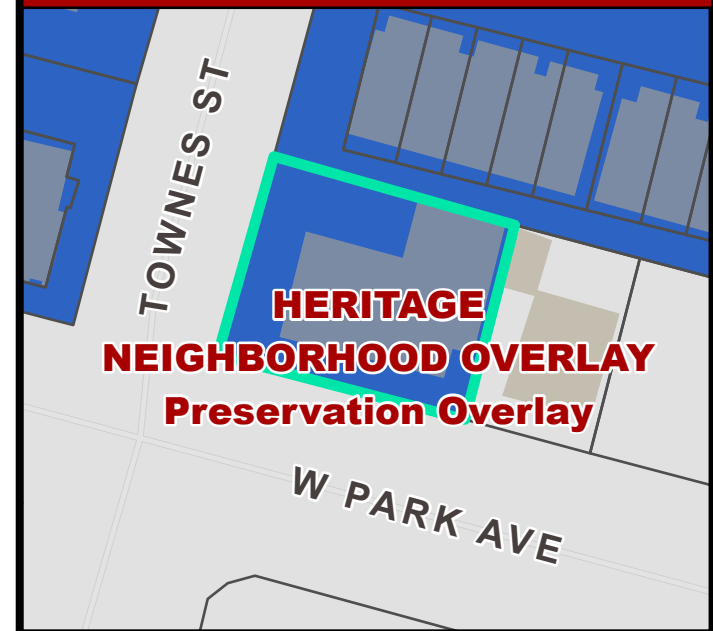
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



TOWNES STREET _ RENOVATION

400 TOWNES STREET, GREENVILLE, SC, 29601

THE NH STUDIOS

NADINE HERNANDEZ
864.420.7708

400 Townes Street
Full Renovation

09/26/22
Greenville, SC

3D IMAGE



DRAWING INDEX

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A-1.1	PROPOSED SITE PLAN
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A-2.1	PROPOSED FIRST FLOOR PLAN
A-2.2	PROPOSED LOFT PLAN
A-3.0	EXISTING + PROPOSED SOUTH ELEVATION
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A-6.0	DETAILS ARCHITECTURAL
A-8.0	DOOR + WINDOW SCHEDULE ARCHITECTURAL
A-8.1	CUT SHEETS

SYMBOLS LEGEND

	DRAWING TITLE
	INTERIOR ELEVATION
	EXTERIOR ELEVATION
	ELEVATION TARGET
	SECTION KEY
	DETAIL PLAN KEY
	WALL TYPE REFER TO WALL SCHEDULE
	WINDOW TYPE REFER TO WINDOW SCHEDULE
	DOOR TYPE REFER TO DOOR SCHEDULE

ABBREVIATIONS

PL or CL	PROPERTY LINE	F.O.	FACE OF	SCH.	SCHEDULE
CL or CL	CENTERLINE	F.O.C.	FACE OF CONCRETE	SECT.	SECTION
ABV.	ABOVE	F.O.F.	FACE OF FINISH	SF	SQUARE FOOT, SQUARE FEET
ACOUS.	ACOUSTICAL	F.O.S.	FACE OF STUDS	SHR.	SHOWER
ADJ.	ADJACENT	FRMG.	FRAMING	SHT.	SHEET
A.F.F.	ABOVE FINISH FLOOR	FT	FOOT, FEET	SM.	SIMILAR
APPROX.	APPROXIMATE	FURR.	FURRING	SPEC.	SPECIFICATION
ARCH.	ARCHITECT	FUT.	FUTURE	SQ.	SQUARE
BTW.	BETWEEN	GALV.	GALVANIZED	S.S.	STAINLESS STEEL
BD.	BOARD	GND.	GROUND	S.S.D.	SEE STRUCTURAL DRAWINGS
BLDG.	BUILDING	GYP.	GYPSON	STOR.	STORAGE
BLKG.	BLOCKING	G.F.I.	GROUND FAULT INTERRUPTER	STRUCT.	STRUCTURAL
BM.	BEAM	GW.B.	GYPSON WALL BOARD	SY.M.	SYMMETRICAL
B.O.	BOTTOM OF	H.R.	HAND RAIL	T	TREAD
C.J.	CONTROL JOINT	H.B.	HOSE BIBB	T.C	TOP OF CURB
CLG.	CEILING	HDR.	HEADER	TEMP.	TEMPERED
CL.	CLOSET	HT.	HEIGHT	T&G	TONGUE AND GROOVE
C.O.	CLEAN OUT	INSUL.	INSULATION	THR.	THRESHOLD
COL.	COLUMN	INT.	INTERIOR	T.O.	TOP OF
CONC.	CONCRETE	JST.	JOIST	T.O.C	TOP OF CEILING
C.T.	CERAMIC TILE	J.H.	JOIST HANGER	T.O.S.	TOP OF STRUCTURE
CNTR.	COUNTER	JT.	JOINT	TRANSF.	TRANSFORMER
CTR.	CENTER	KIT. OR K	KITCHEN	T.O.W.	TOP OF WALL
DEMO.	DEMOLISH	L.	LONG	TYP.	TYPICAL
DET.	DETAIL	L.T.	LIGHT	U.O.N.	UNLESS OTHERWISE
DIAM.	DIAMETER	MAX.	MAXIMUM	NOTED	NOTED
DIAG.	DIAGONAL	MECH.	MECHANICAL	VERT.	VERTICAL
DM.	DIMENSION	MIN.	MINIMUM		
DN.	DOWN	MIR.	MIRROR		
DWG.	DRAWING	MISC.	MISCELLANEOUS	V.I.F.	VERIFY IN FIELD
D.S.	DOWNSPOUT	(N)	NEW	W	WIDE
DW	DISHWASHER	N	NORTH	W/	WITH
E.	EAST	N.I.C.	NOT IN CONTRACT	WD.	WOOD
E.F.	EXHAUST FAN	NOT TO SCALE		WDW	WINDOWS
E.J.	EXPANSION JOINT	O.C.	ON CENTER	W.O.	WHERE OCCURS
ELEC.	ELECTRICAL	PLUMB.	PLUMBING	W/O	WITHOUT
EL.	ELEVATION	PTD	PAINTED		
E.P.	ELECTRICAL PANEL	r.	RADIUS		
EQ.	EQUAL	R.	RISE, RISER, REFRIGERATOR		
EQUIP	EQUIPMENT	REF.	REFRIGERATOR		
(E)	EXISTING	REQ'D	REQUIRED		
EXPO.	EXPOSED	REV.	REVISION, REVISED		
EXT.	EXTERIOR	ROOM	ROUGH OPENING		
F.D.	FLOOR DRAIN	S.	SOUTH		
FDN.	FOUNDATION	S.B.	SETBACK		
F.F.	FINISH FLOOR	S.C.	SOLID CORE		
FIN.	FINISH				
FLR.	FLOOR				

PROJECT DESCRIPTION

- CHANGE OF USE FROM COMMERCIAL TO A SINGLE FAMILY HOME WITH THREE BEDROOMS, THREE BATHROOMS AND ADDITION OF A 360 SQ LOFT WITHIN THE EXISTING ENVELOPE OF THE STRUCTURE.
- REPLACE BROKEN AND NON - MATCHING WINDOWS WITH NEW SIMILAR WINDOWS
 - REPLACE 2 EXTERIOR DOORS AND ADD ONE MORE EXTERIOR DOOR IN THE CURRENT PLACE OF A WINDOW ON THE NORTH NON CHARACTER DEFINING FACADE.
 - NEW PATIO AND DRIVEWAY
 - PAINTING THE EXTERIOR WOOD SIDING, BRICK FOUNDATION AND BRICK FRONT STEPS
 - DEMO AND REPLACE THE ASPHALT SHINGLE ROOFING DUE TO LEAKING AND DAMAGE

PROJECT TEAM

OWNER:	LYDIA ANGELICA HERNANDEZ 27 SANDY LANE, GREENVILLE, SC, 29605
DRAWINGS PREPARED BY:	NADINE HERNANDEZ 27 SANDY LANE, GREENVILLE, SC, 29605
SURVEYOR:	PEARCE LAND SURVEYS P.O. BOX 2091 TAYLORS, SC 29687

CODE SUMMARY

APN #:	000400010400
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	R-3
ZONING:	C-3
HISTORIC DISTRICT:	HERITAGE HISTORIC PRESERVATION OVERLAY DISTRIC

SITE INFORMATION

	EXISTING	PROPOSED	TOTAL
# OF PARKING SPACES	0	1	1
# OF BEDROOMS:	0	3	3
FRONT YARD SETBACK	10 FT	-	10 FT
SIDE YARD SETBACK (L)	3 FT	-	3 FT
SIDE YARD SETBACK (R)	3 FT	-	3 FT
REAR YARD SET BACK	10 FT	-	10 FT
BUILDING HEIGHT - STORIES	1	1	2
BUILDING HEIGHT	27' 8"	-	27' 8"
LOT AREA	6,011 SF	-	6,011 SF
GROSS BUILDING FLOOR AREA	2,664 SF	360 SF	3,024 SF
BUILDING FOOTPRINT	2,664 SF	-	2,664 SF

CODE REGULATIONS

THE FOLLOWING CODES AS AMENDED BY THE CITY OF GREENVILLE:

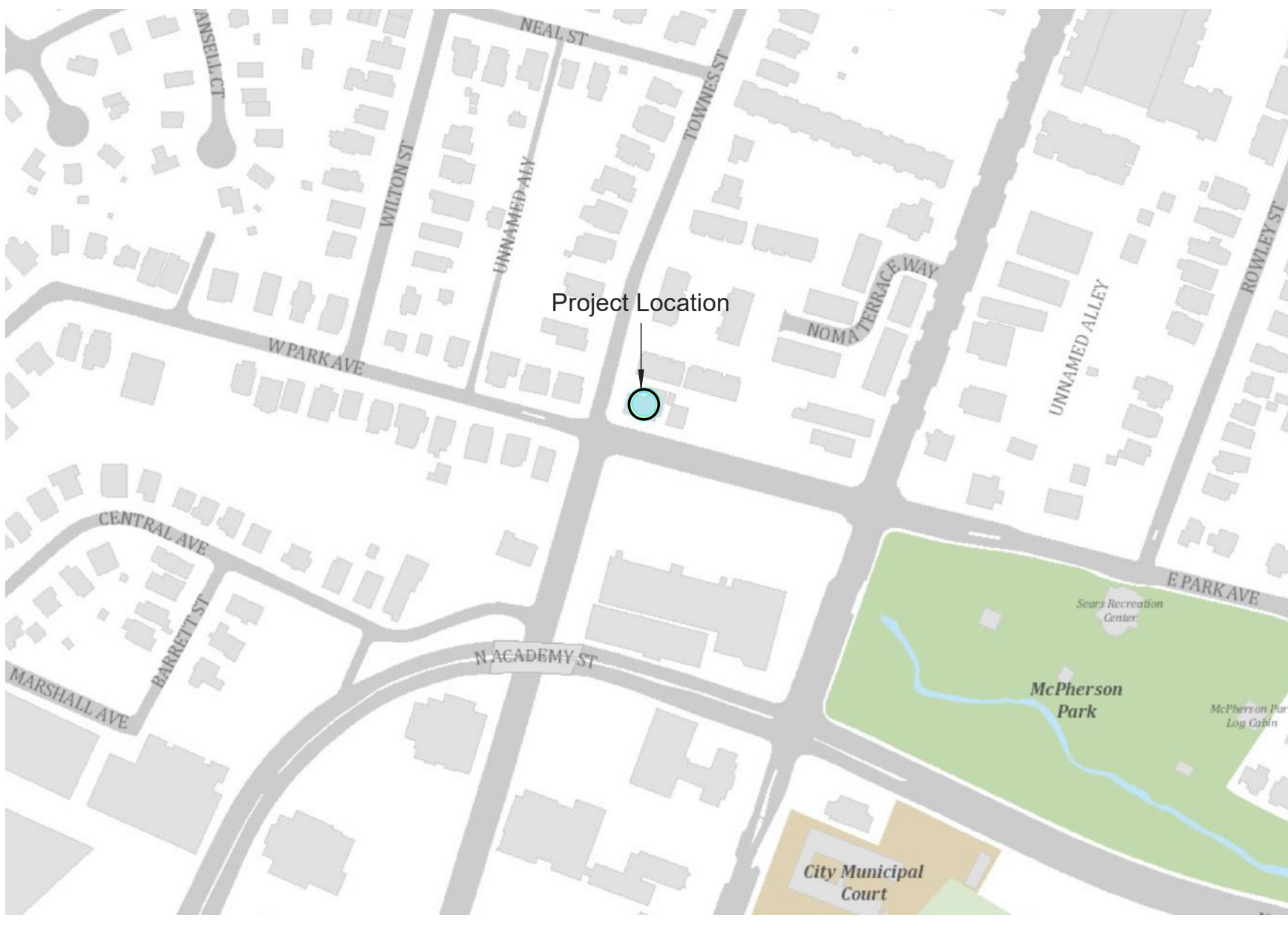
- THE 2019 SOUTH CAROLINA RESIDENTIAL BUILDING CODE
- THE 2019 SOUTH CAROLINA ENERGY CODE
- THE 2019 SOUTH CAROLINA ELECTRICAL CODE
- THE 2019 SOUTH CAROLINA PLUMBING CODE
- THE 2019 SOUTH CAROLINA MECHANICAL CODE
- THE 2019 SOUTH CAROLINA FIRE CODE

TITLE PAGE
GENERAL

A-0.0



EXISTING WEST FACADE



CONTEXT MAP

THE NH STUDIOS

NADINE HERNANDEZ
864.420.7708

400 Townes Street
Full Renovation

09/26/22
Greenville, SC



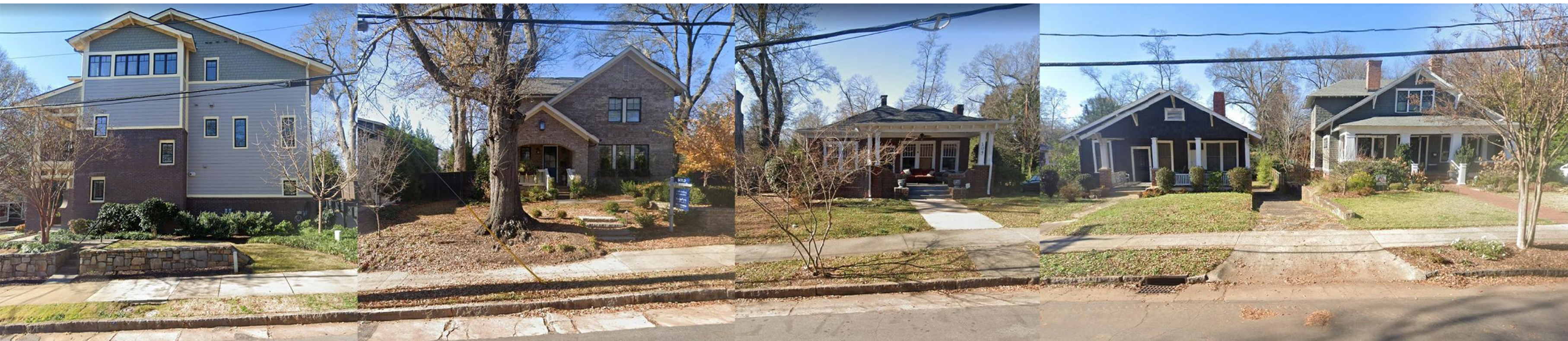
EXISTING SOUTH FACADE



TOWNES STREET STREETScape COLLAGE



EXISTING NORTH AND WEST FACADE



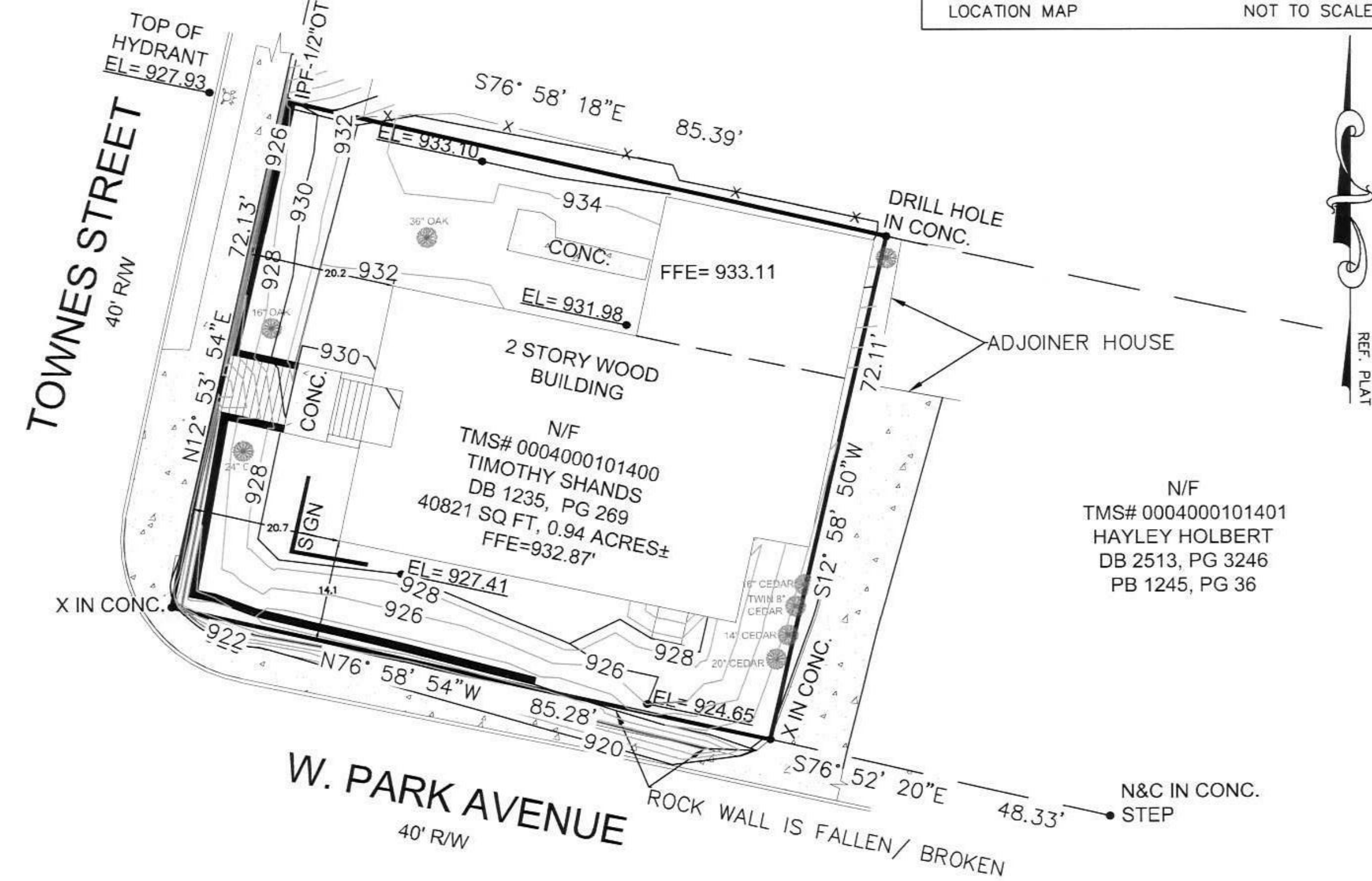
WEST PARK AVENUE STREETScape COLLAGE

CONTEXT

A-0.1

02/11/2021
Date

Thomas M. Ryzath
City Engineer or Representative

[illegible]

1. REFERENCE:
 - A) PLAT ENTITLED "CLOSING SURVEY FOR MICHAEL McCORD", DATED JULY 8, 2018, PREPARED BY MERIL FOWLER, JR., IN PLAT BOOK 1245 PAGE 36 IN THE R.O.D. OFFICE OF GREENVILLE COUNTY.
 - B) DEED DATED MARCH 20, 1985, RECORDED IN DEED BOOK 1235, PAGE 269 IN THE R.O.D. OFFICE OF GREENVILLE COUNTY.
2. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
4. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND/OR RESTRICTIONS OF RECORD OR NOT OF RECORD.
5. THIS PARCEL IS NOT IN A DESIGNATED FLOOD HAZARD AREA.
6. EXEMPTION FROM REVIEW: THIS SURVEY IS A RESURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGE TO EXISTING LOT LINES.
7. THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.

 - CONCRETE
- ROCK WALL

LEGEND

IPF-	IRON PIN FOUND
IPS-	IRON PIN SET
OT-	OPEN TOP
RB-	REBAR
CT-	CRIMP TOP
R/W-	RIGHT OF WAY
OHP-	OVERHEAD POWER
FH-	FIRE HYDRANT

0 20' 40'



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



PLS

PEARCE LAND SURVEYS
P.O. BOX 2091
TAYLORS, SC 29687
864-915-9050
PROFESSIONAL LAND SURVEYOR



TOPOGRAPHIC SURVEY FOR
LYDIA A. HERNANDEZ
400 TOWNES STREET
GREENVILLE, SC 29601

GREENVILLE COUNTY SOUTH CAROLINA

DATE: 02/10/2021 SCALE: 1" = 20' PROJECT # 21-036

ALFRED J. PEARCE, III PLS REG#16136



TMS# 0004000101401

~~PRODUCED BY AN AUTODESK STUDENT VERSION~~

09/26/22
Greenville, SC

A-0.2

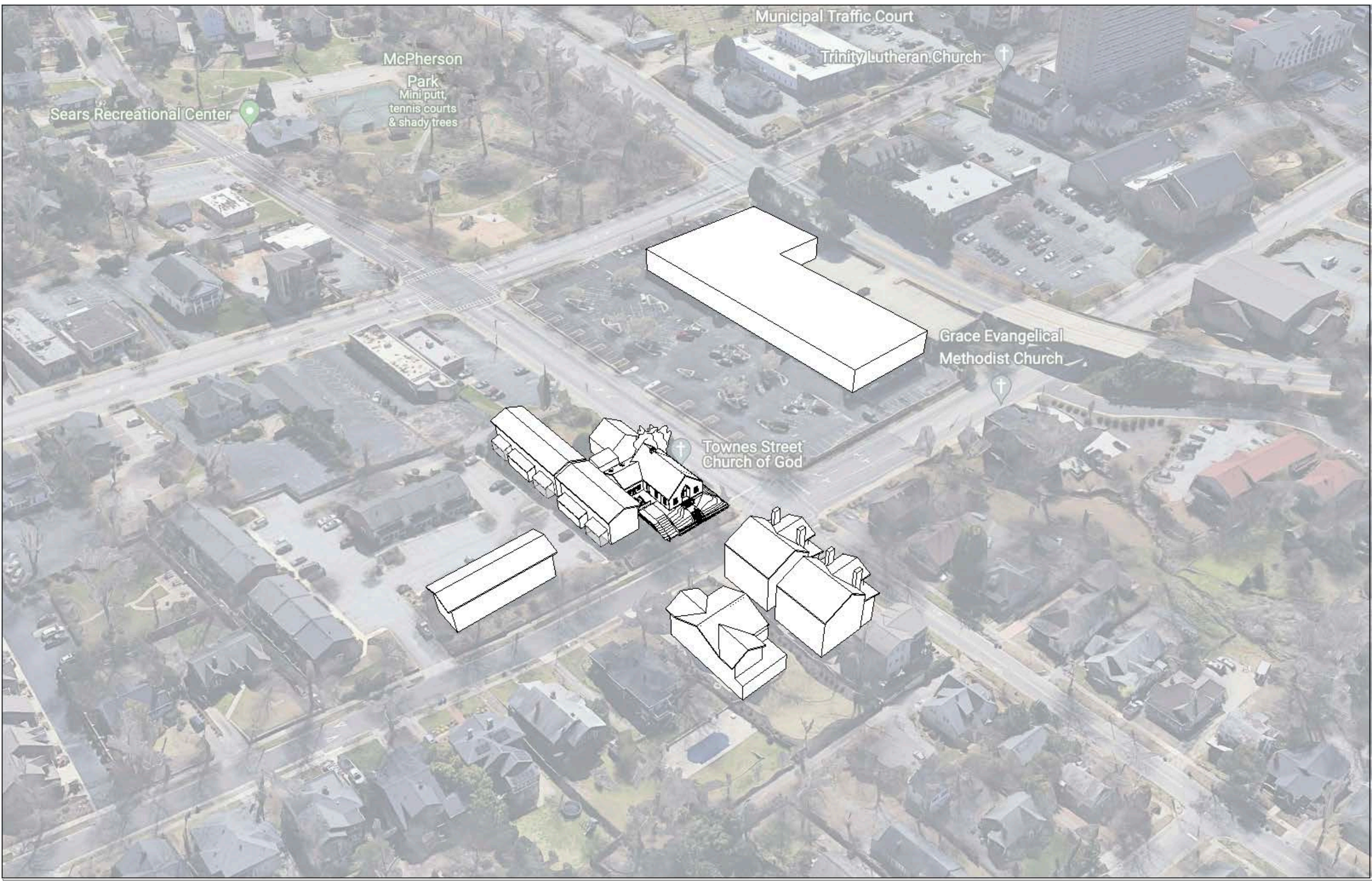
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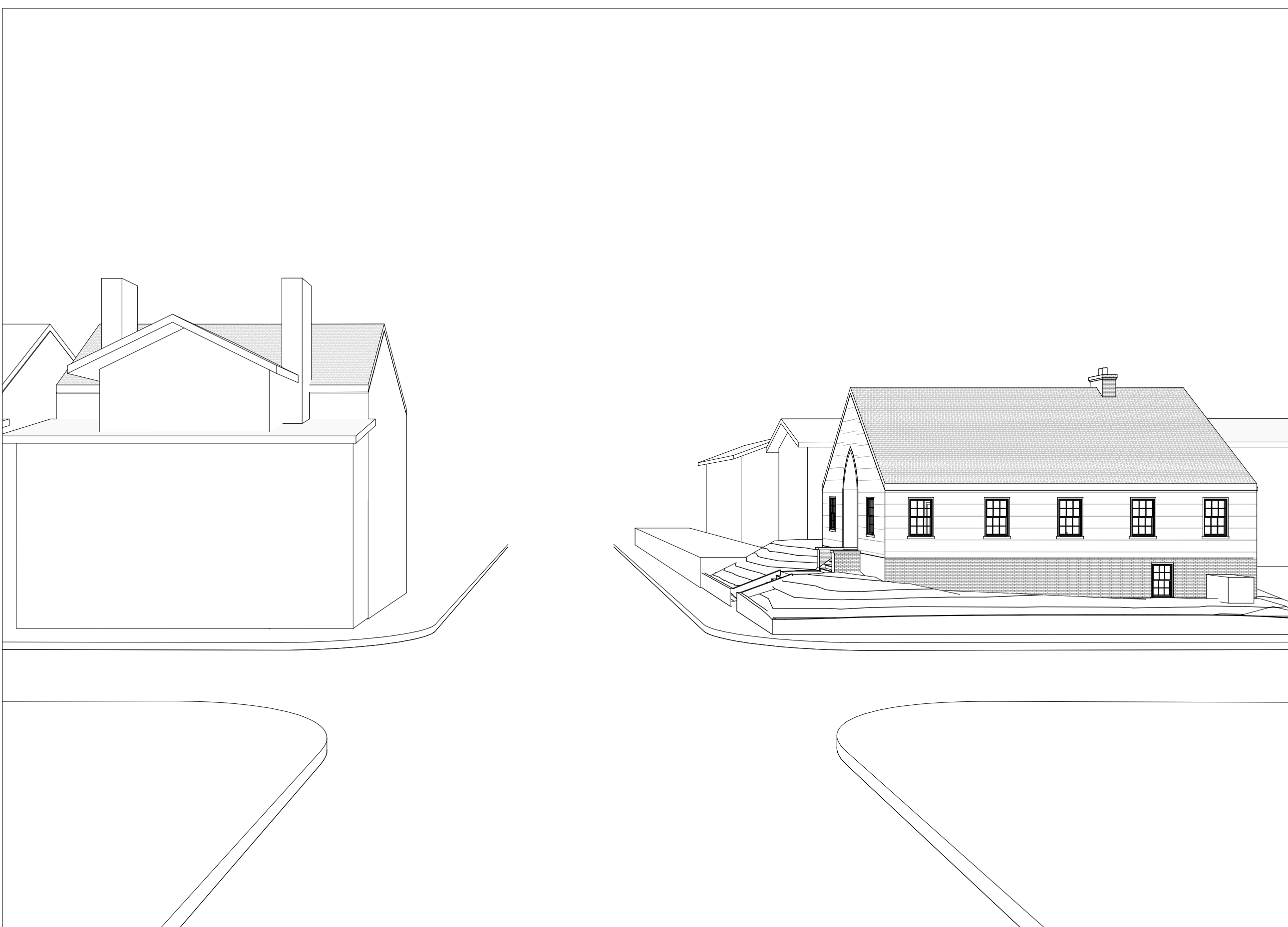
AERIAL VIEW



MASSING MODEL - AERIAL



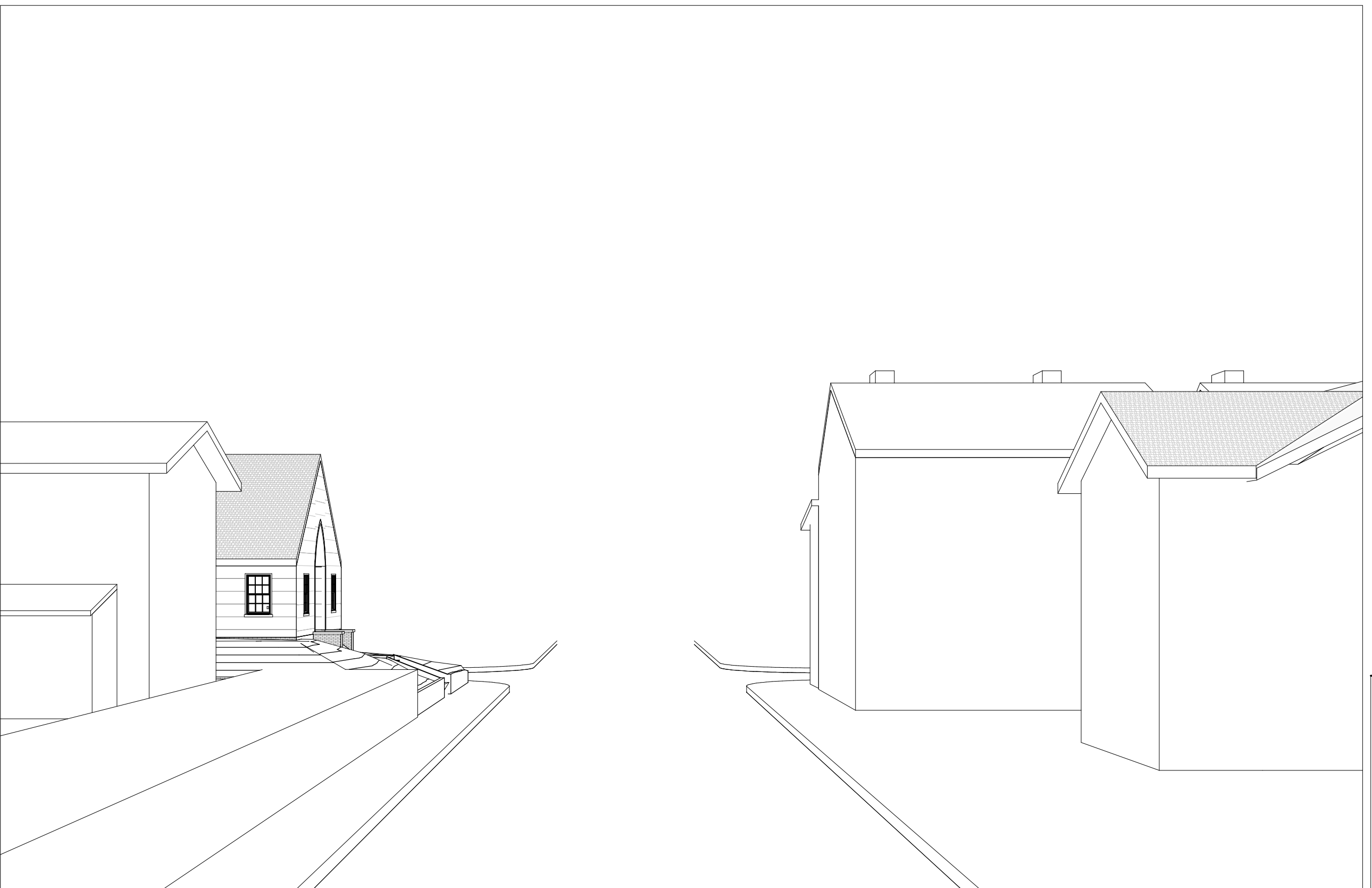
TOWNES STREET LOOKING NORTH



1 Massing Model South West



TOWNES STREET LOOKIN SOUTH



2 Massing Model North West

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MASSING

A-0.4

NADINE HERNANDEZ
864.420.7708

400 Townes Street
Full Renovation

09/26/22
Greenville, SC



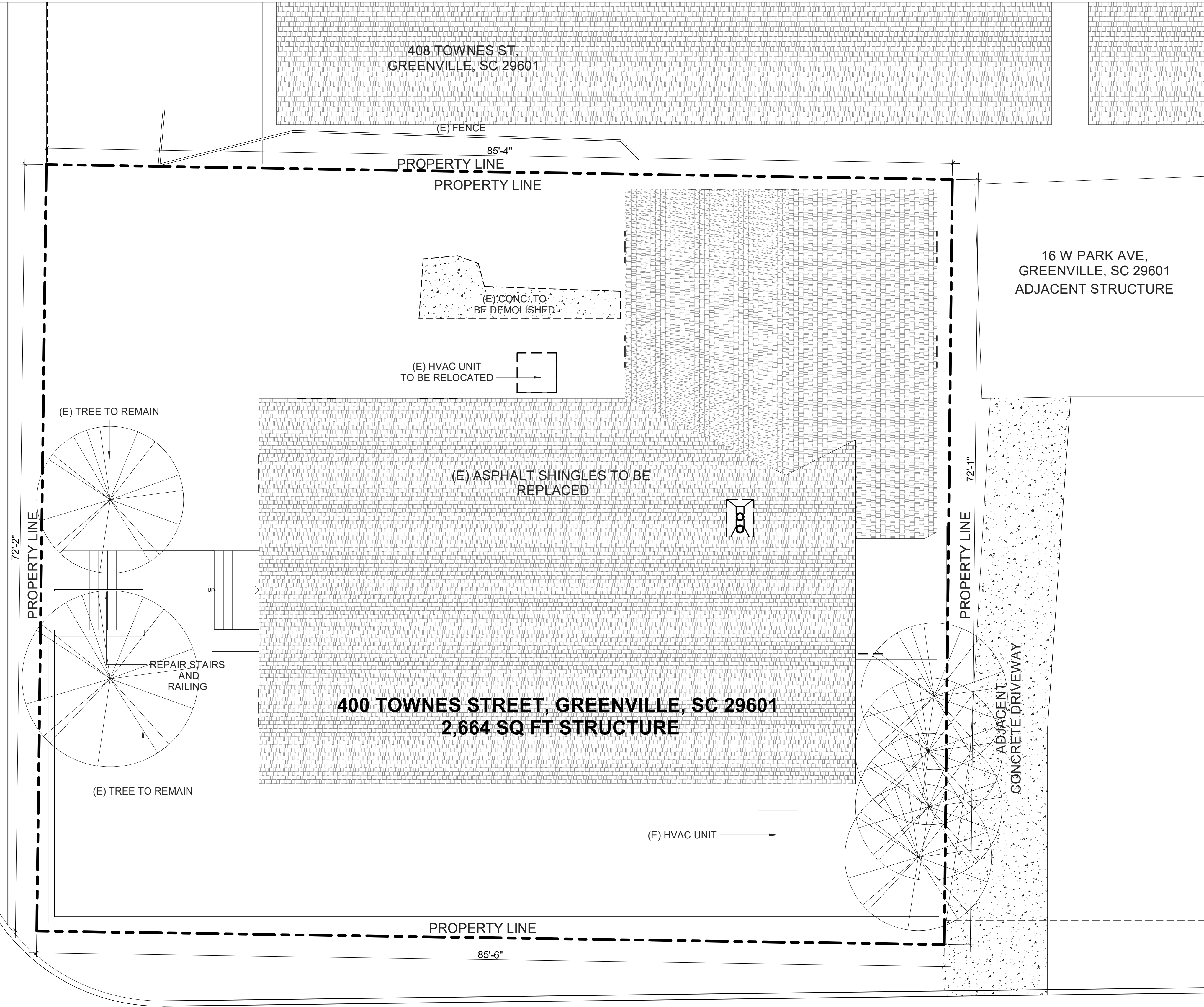
1 PROPOSED VIEW FROM
SIDEWALK_1
12" = 1'-0"



2 PROPOSED VIEW FROM SIDEWALK
2
12" = 1'-0"

TOWNES STREET
40 FT R/W

6" CURB
(E) SIDEWALK



WEST PARK AVENUE
40 FT R/W

1 (E) SITE PLAN
3/16" = 1'-0"

THE NH STUDIOS

NADINE HERNANDEZ
864.420.7708

400 Townes Street
Full Renovation

09/26/22
Greenville, SC

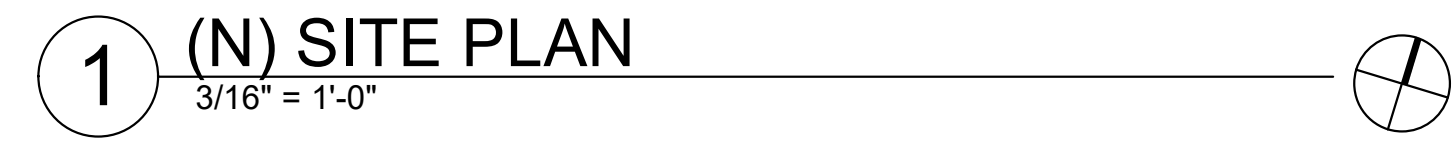
EXISTING SITE
PLAN

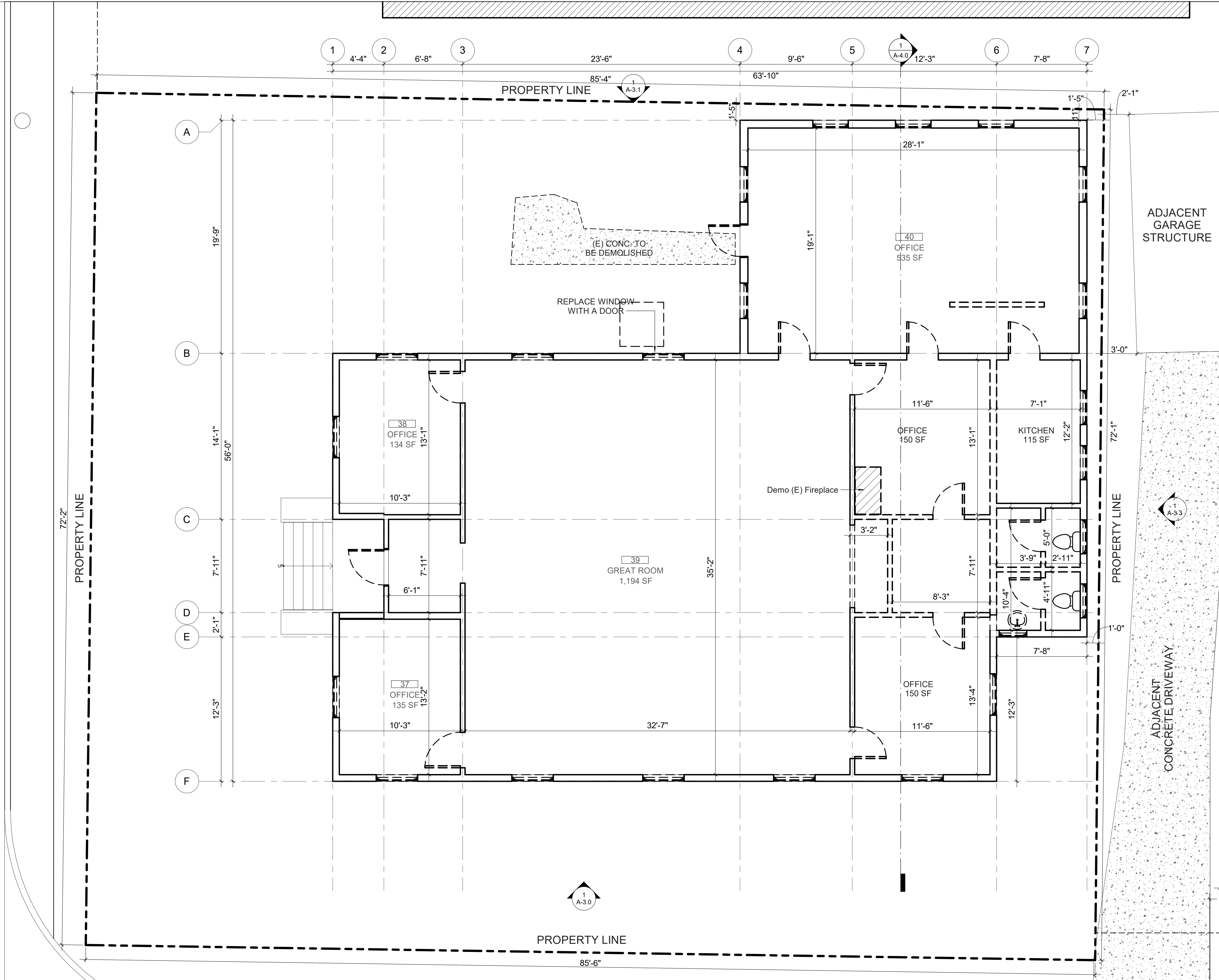
A-1.0

NADINE HERNANDEZ
864.420.7708

09/26/22
Greenville, SC

A-1.1





WALL TYPE LEGEND

- (E) WALL
- DEMOLISH
- (N) WALL
- (N) 1 HOUR FIRE RATED CMU WALL
- (N) 1 HOUR FIRE RATED 2 X 6 WALL

THE NH STUDIOS

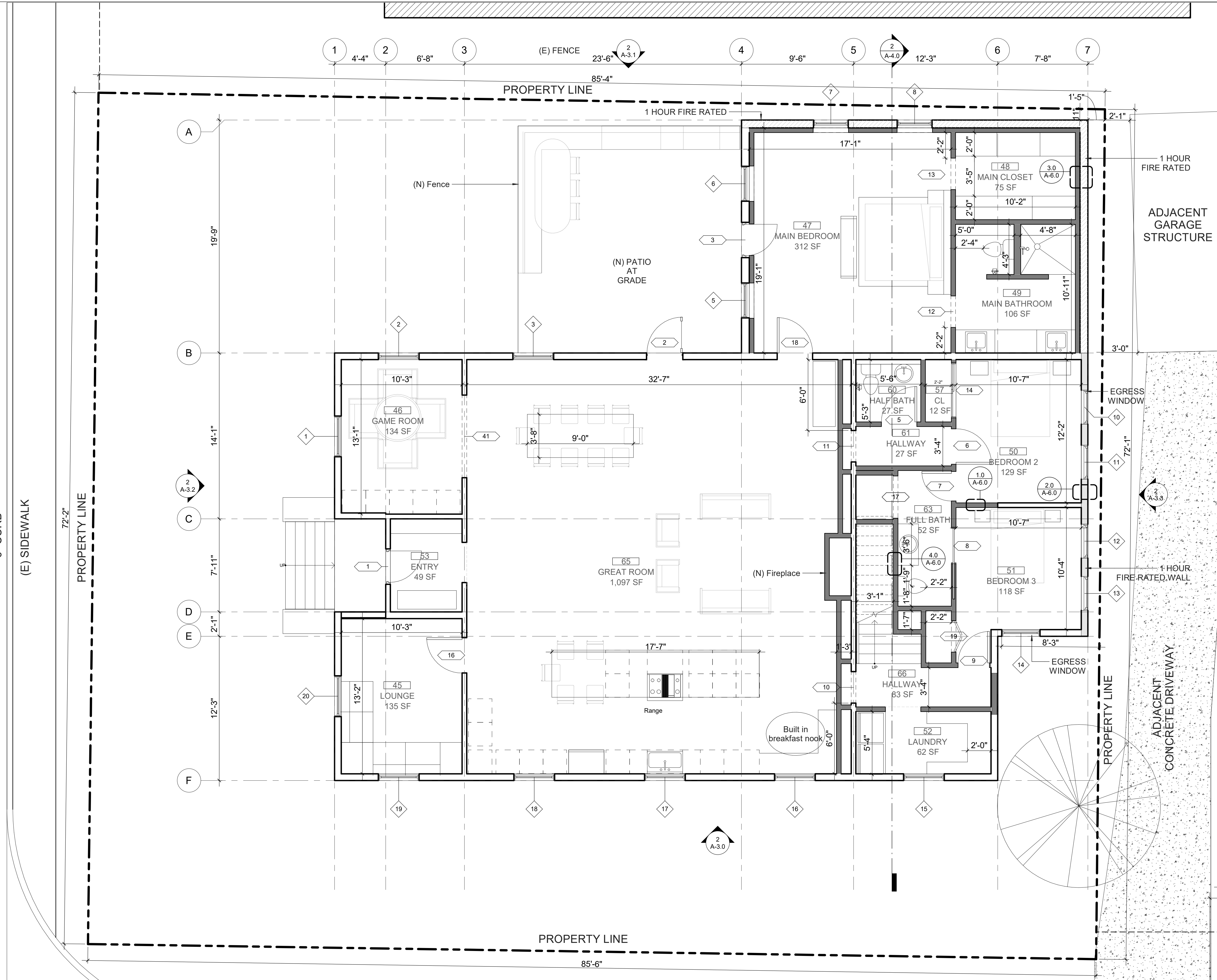
NADINE HERNANDEZ
864.420.7708

400 Townes Street
Full Renovation

09/26/22
Greenville, SC

EXISTING FIRST
FLOOR PLAN

A-2.0



- WALL TYPE LEGEND**
- (E) WALL
 - DEMOLISH
 - (N) WALL
 - (N) 1 HOUR FIRE RATED CMU WALL
 - (N) 1 HOUR FIRE RATED 2 X 6 WALL

THE NH STUDIOS

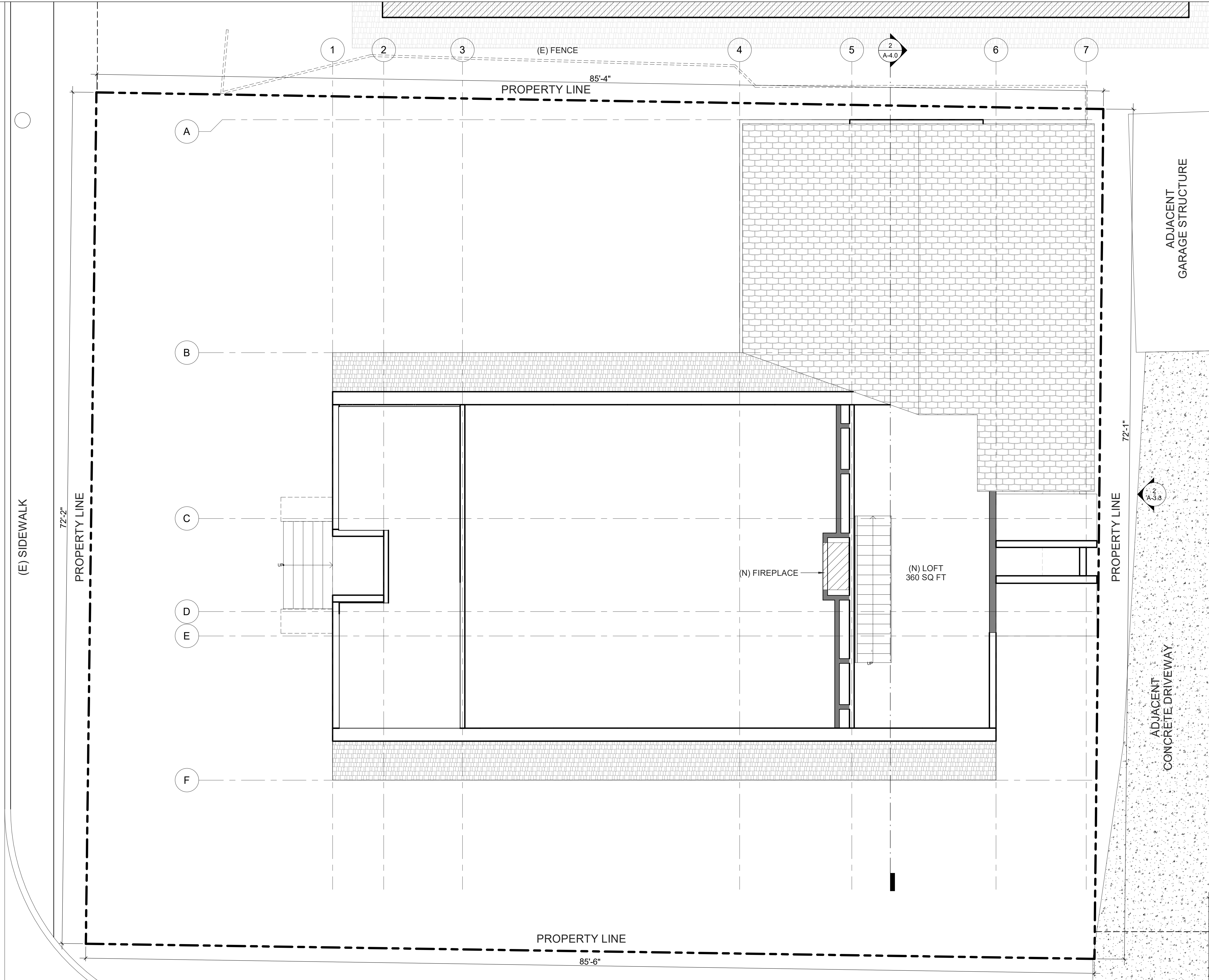
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09/26/22
Greenville, SC

PROPOSED FIRST
FLOOR PLAN

A-2.1



- WALL TYPE LEGEND**
- (E) WALL
 - DEMOLISH
 - (N) WALL
 - (N) 1 HOUR FIRE RATED CMU WALL
 - (N) 1 HOUR FIRE RATED 2 X 6 WALL

THE NH STUDIOS

NADINE HERNANDEZ
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400 Townes Street
Full Renovation

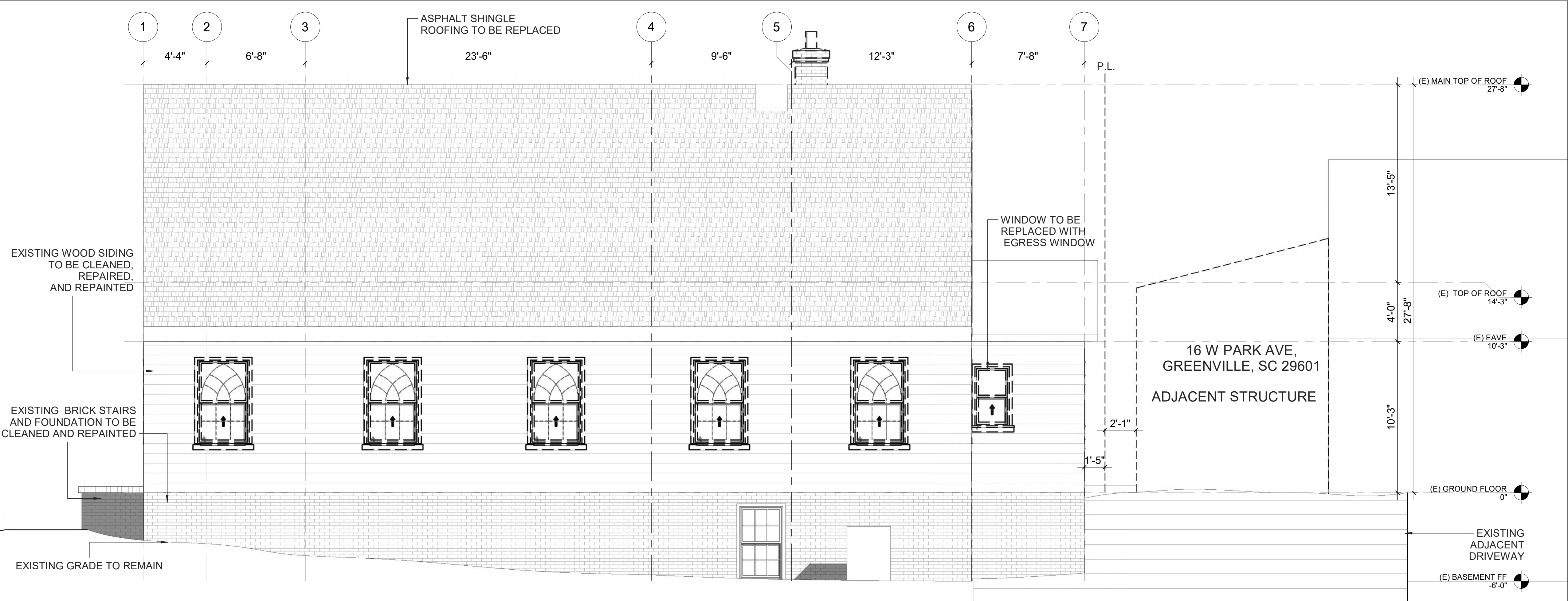
09/26/22
Greenville, SC

4"

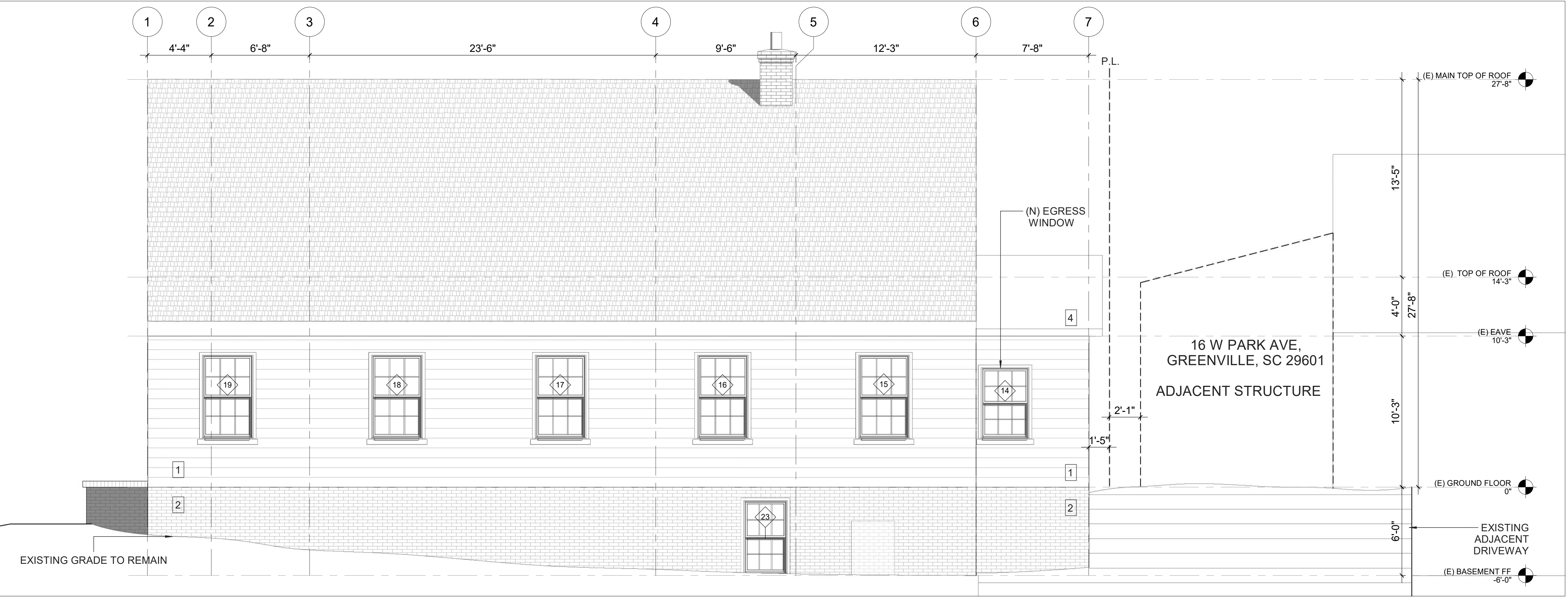
1 (N) LOFT
1/4" = 1'-0"

PROPOSED LOFT
PLAN

A-2.2



1 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

WALL TYPE LEGEND

- (E) WALL
- DEMOLISH
- (N) WALL
- (N) 1 HOUR FIRE RATED CMU WALL
- (N) 1 HOUR FIRE RATED 2 X 6 WALL

EXTERIOR FINISH COLORS

- 1 BENJAMIN MOORE SHOJI WHITE
- 2 AVORIO WHITE LIMEWASH
- 3 SHERWIN WILLIAMS TRICORN BLACK
- 4 CERTAINTED MAX DEF MOIRE BLACK

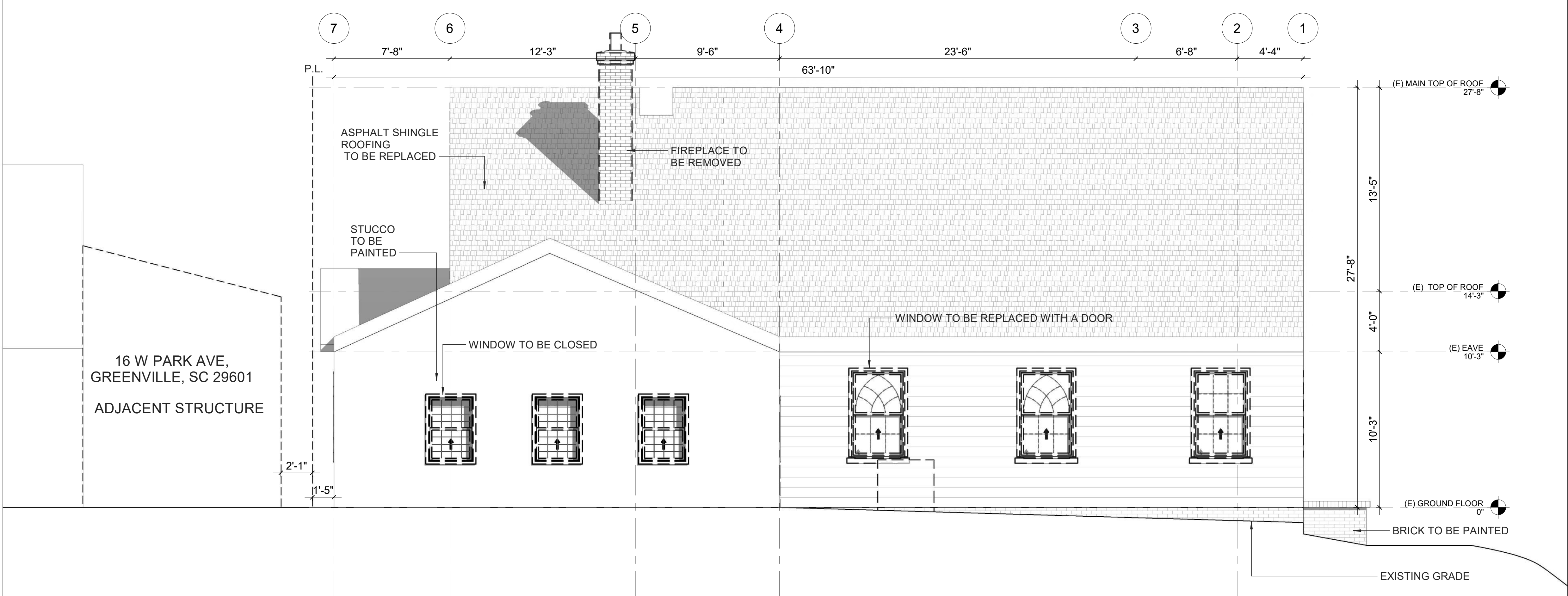
THE NH STUDIOS

NADINE HERNANDEZ
864.420.7708

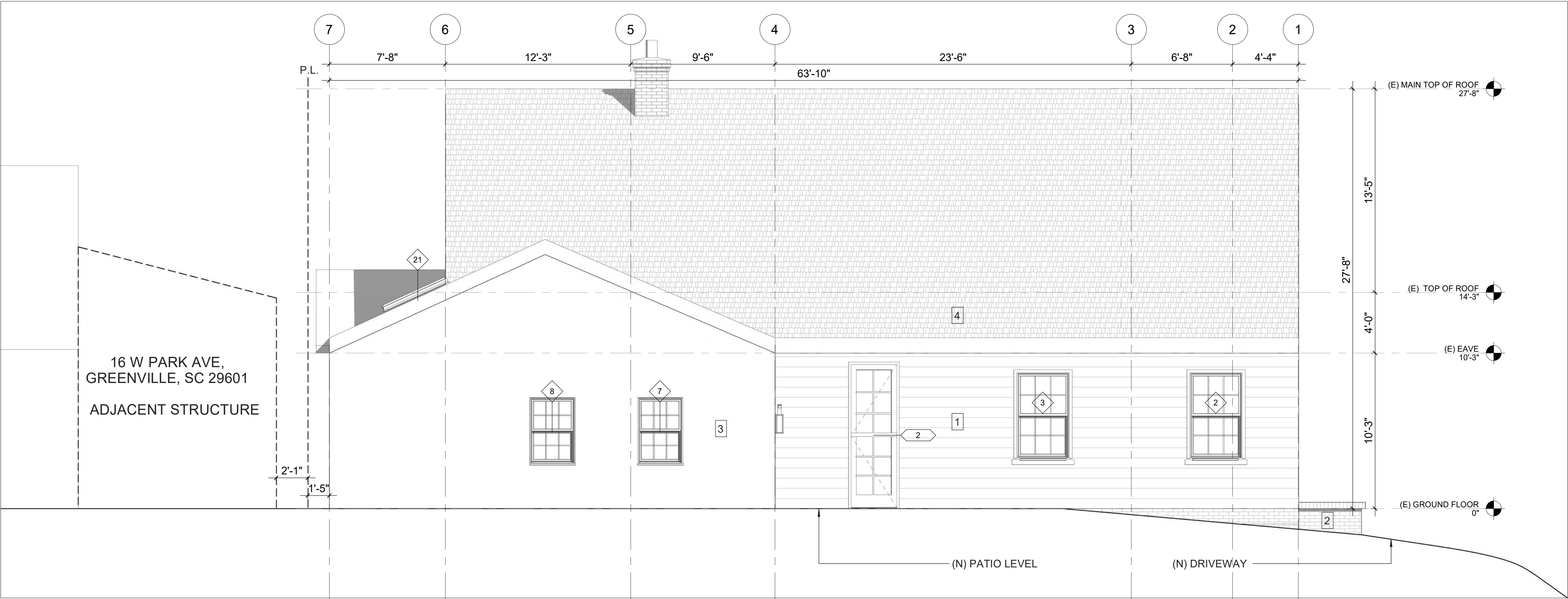
400 Townes Street
Full Renovation

09/26/22
Greenville, SC

EXISTING +
PROPOSED SOUTH
ELEVATION
A-3.0



1 EXISTING NORTH ELEVATION
1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

WALL TYPE LEGEND

- (E) WALL
- DEMOLISH
- (N) WALL
- (N) 1 HOUR FIRE RATED CMU WALL
- (N) 1 HOUR FIRE RATED 2 X 6 WALL

EXTERIOR FINISH COLORS

- 1 BENJAMIN MOORE SHOJI WHITE
- 2 AVORIO WHITE LIWEWASH
- 3 SHERWIN WILLIAMS TRICORN BLACK
- 4 CERTAINTED MAX DEF MOIRE BLACK

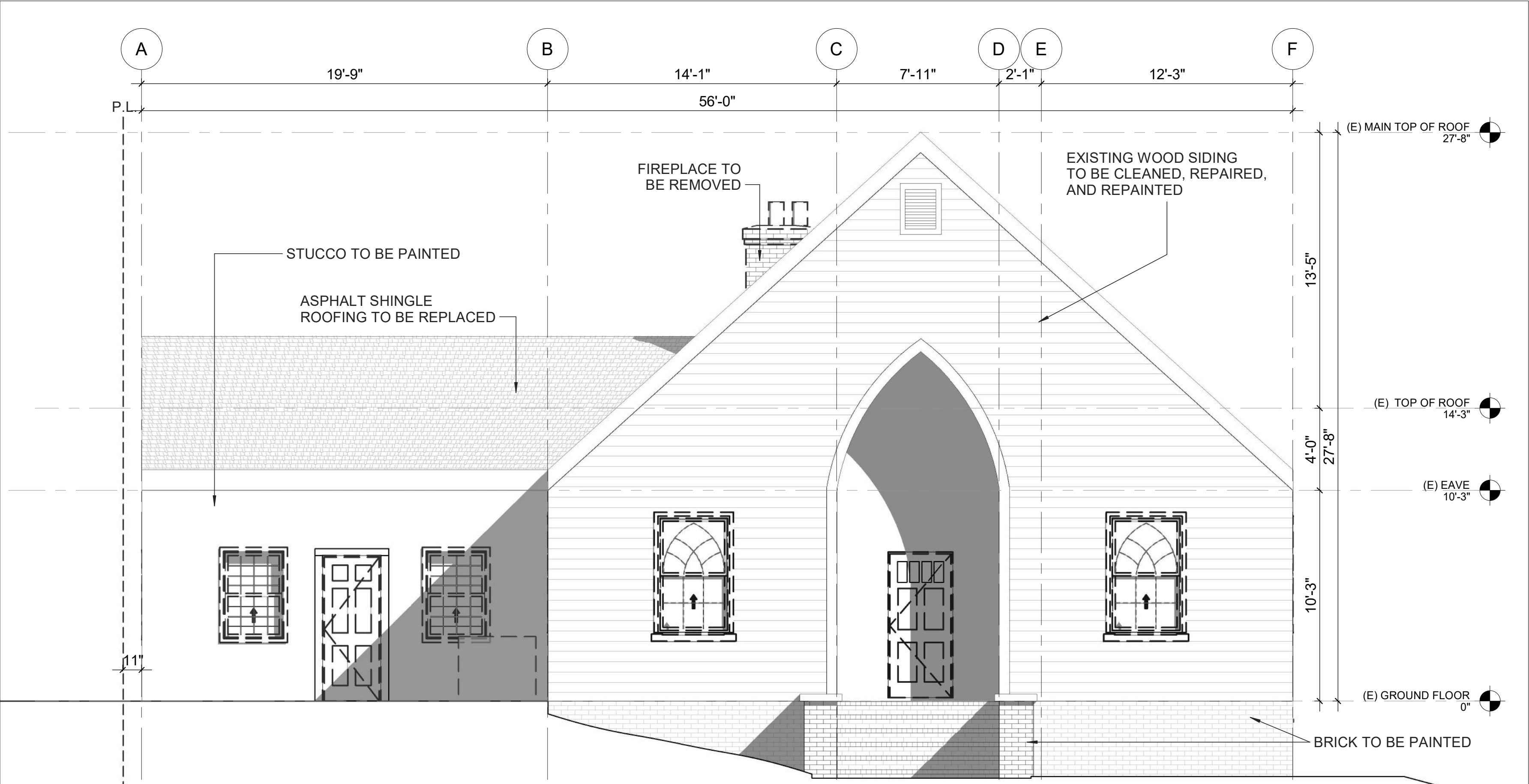
THE NH STUDIOS

NADINE HERNANDEZ
864.420.7708

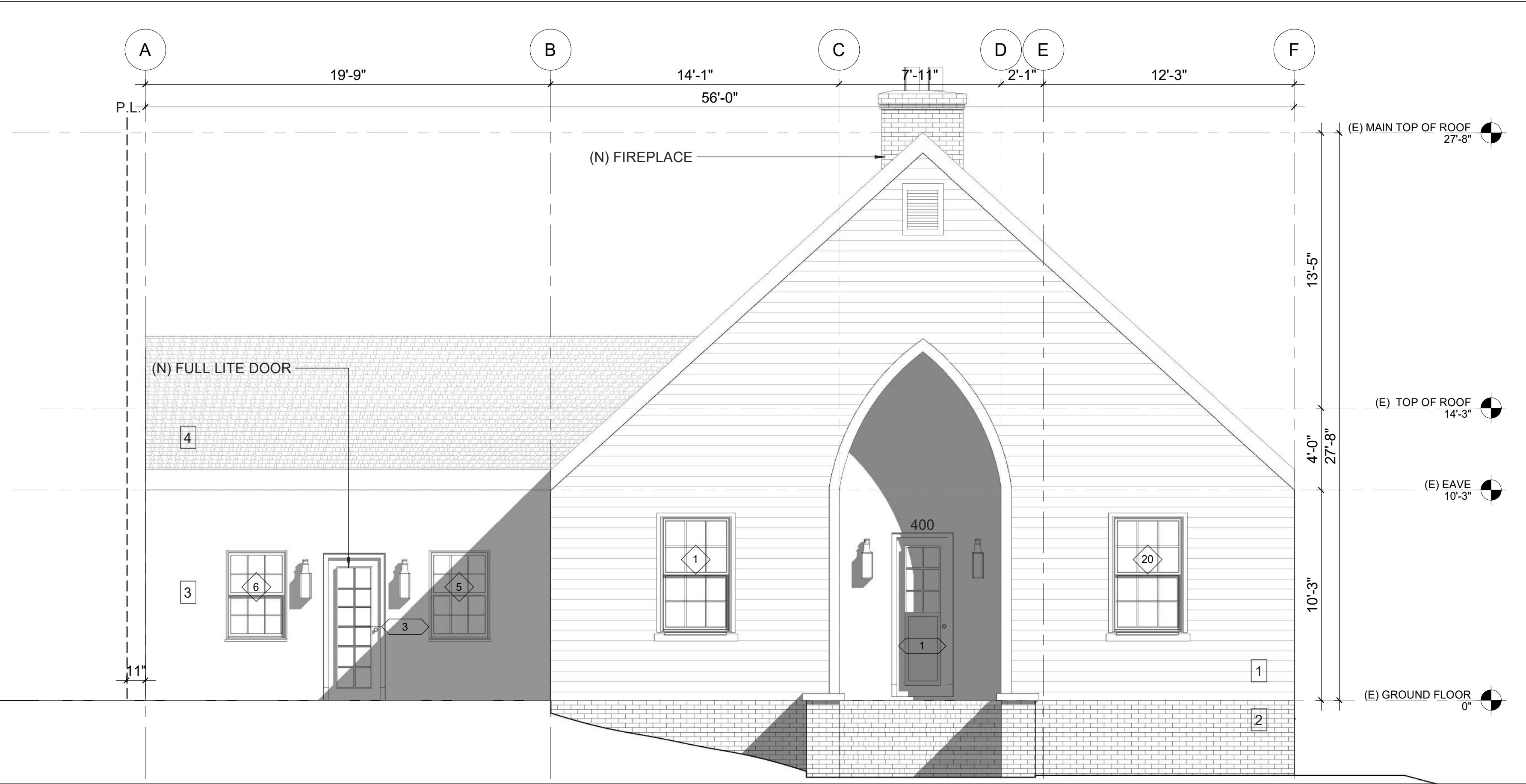
400 Townes Street
Full Renovation

09/26/22
Greenville, SC

EXISTING +
PROPOSED NORTH
ELEVATION
A-3.1



1 EXISTING WEST ELEVATION
1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
1/4" = 1'-0"

WALL TYPE LEGEND

- (E) WALL
- DEMOLISH
- (N) WALL
- (N) 1 HOUR FIRE RATED CMU WALL
- (N) 1 HOUR FIRE RATED 2 X 6 WALL

EXTERIOR FINISH COLORS

- 1 BENJAMIN MOORE SHOJI WHITE
- 2 AVORIO WHITE LIMEWASH
- 3 SHERWIN WILLIAMS TRICORN BLACK
- 4 CERTAINTED MAX DEF MOIRE BLACK

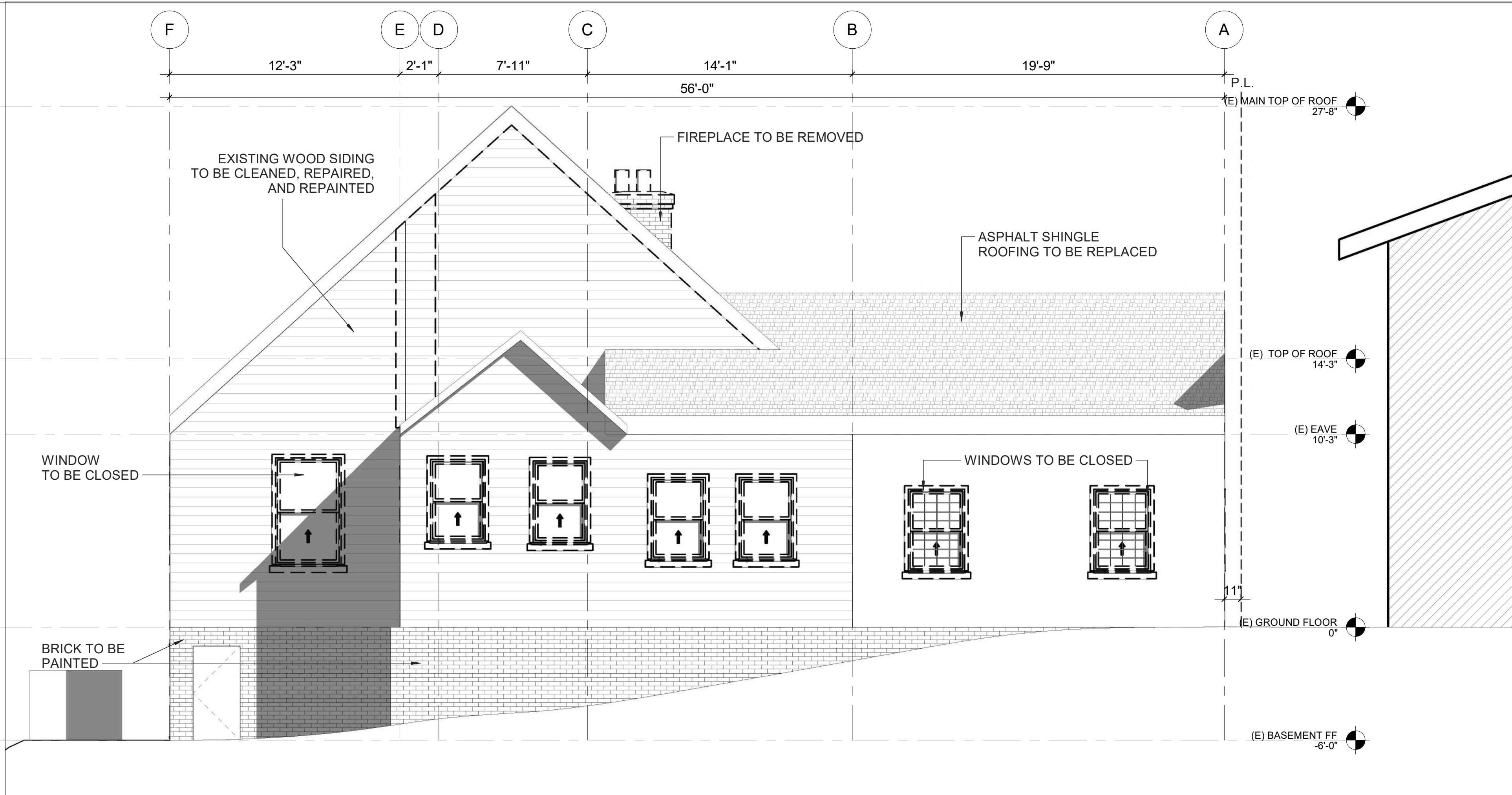
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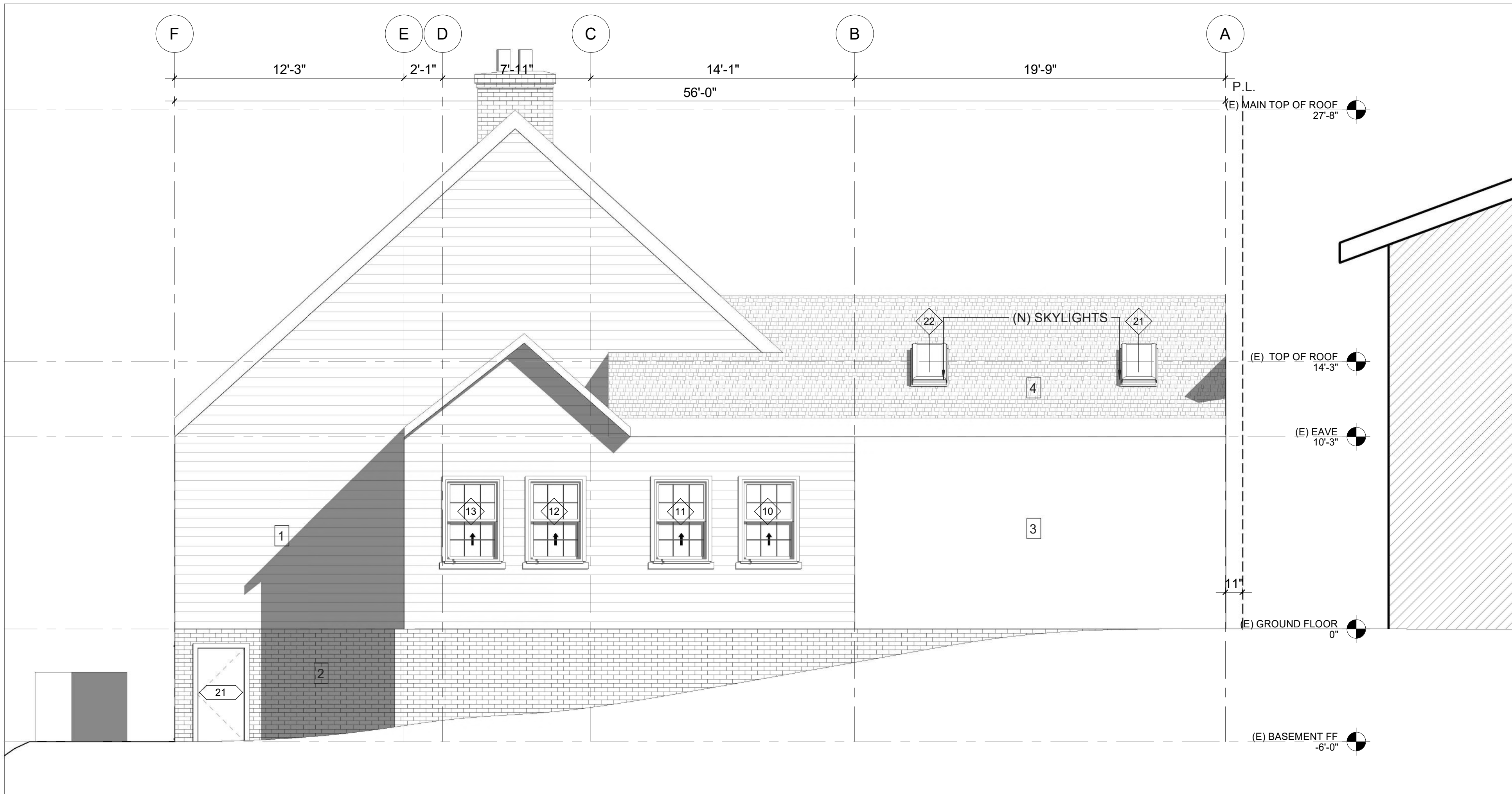
400 Townes Street
Full Renovation

09/26/22
Greenville, SC

EXISTING +
PROPOSED WEST
ELEVATION
A-3.2



1 EXISTING EAST ELEVATION
1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
1/4" = 1'-0"

WALL TYPE LEGEND

- (E) WALL
- DEMOLISH
- (N) WALL
- (N) 1 HOUR FIRE RATED CMU WALL
- (N) 1 HOUR FIRE RATED 2 X 6 WALL

EXTERIOR FINISH COLORS

- 1 BENJAMIN MOORE SHOJI WHITE
- 2 AVORIO WHITE LIMEWASH
- 3 SHERWIN WILLIAMS TRICORN BLACK
- 4 CERTAINTED MAX DEF MOIRE BLACK

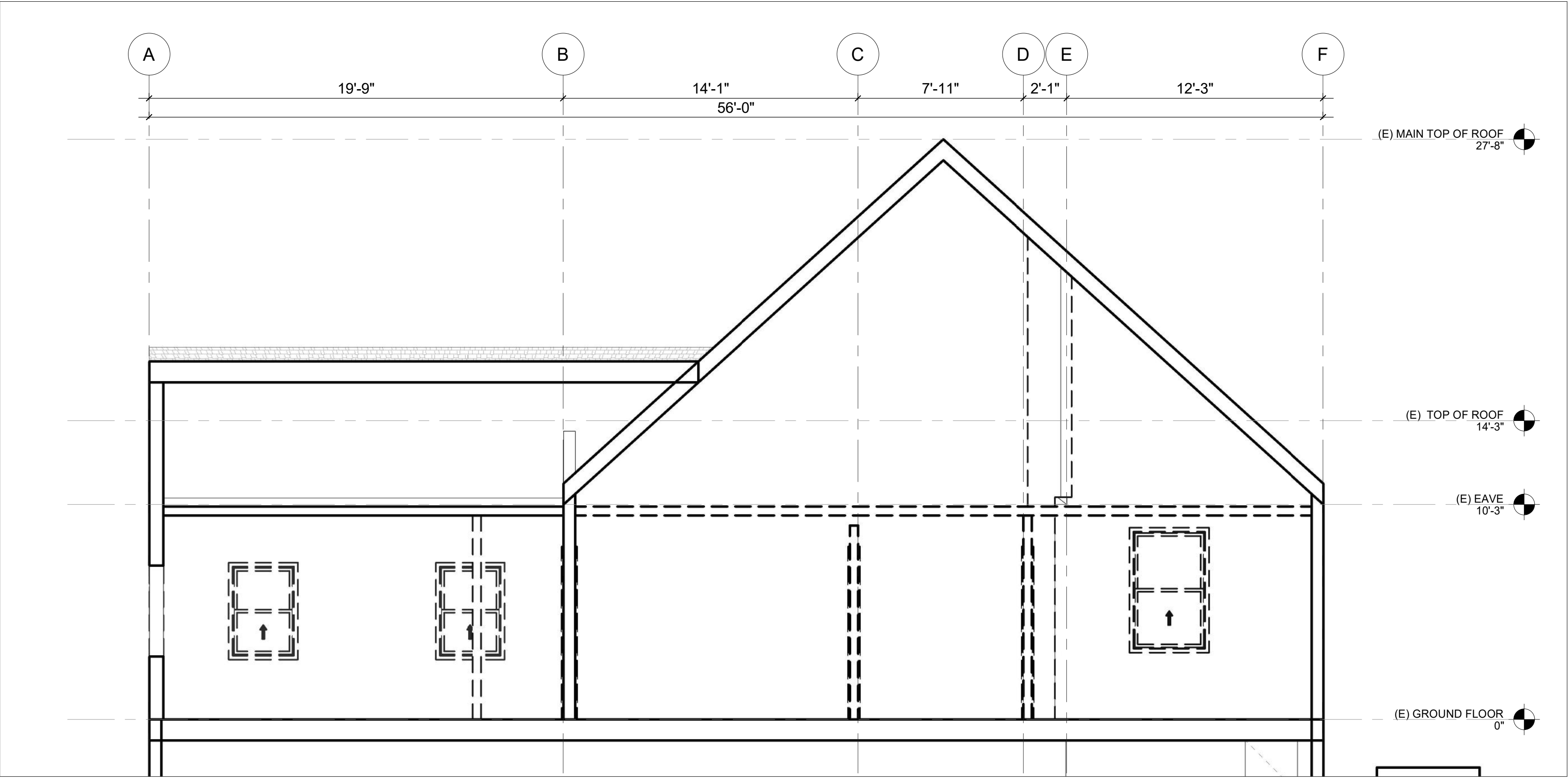
THE NH STUDIOS

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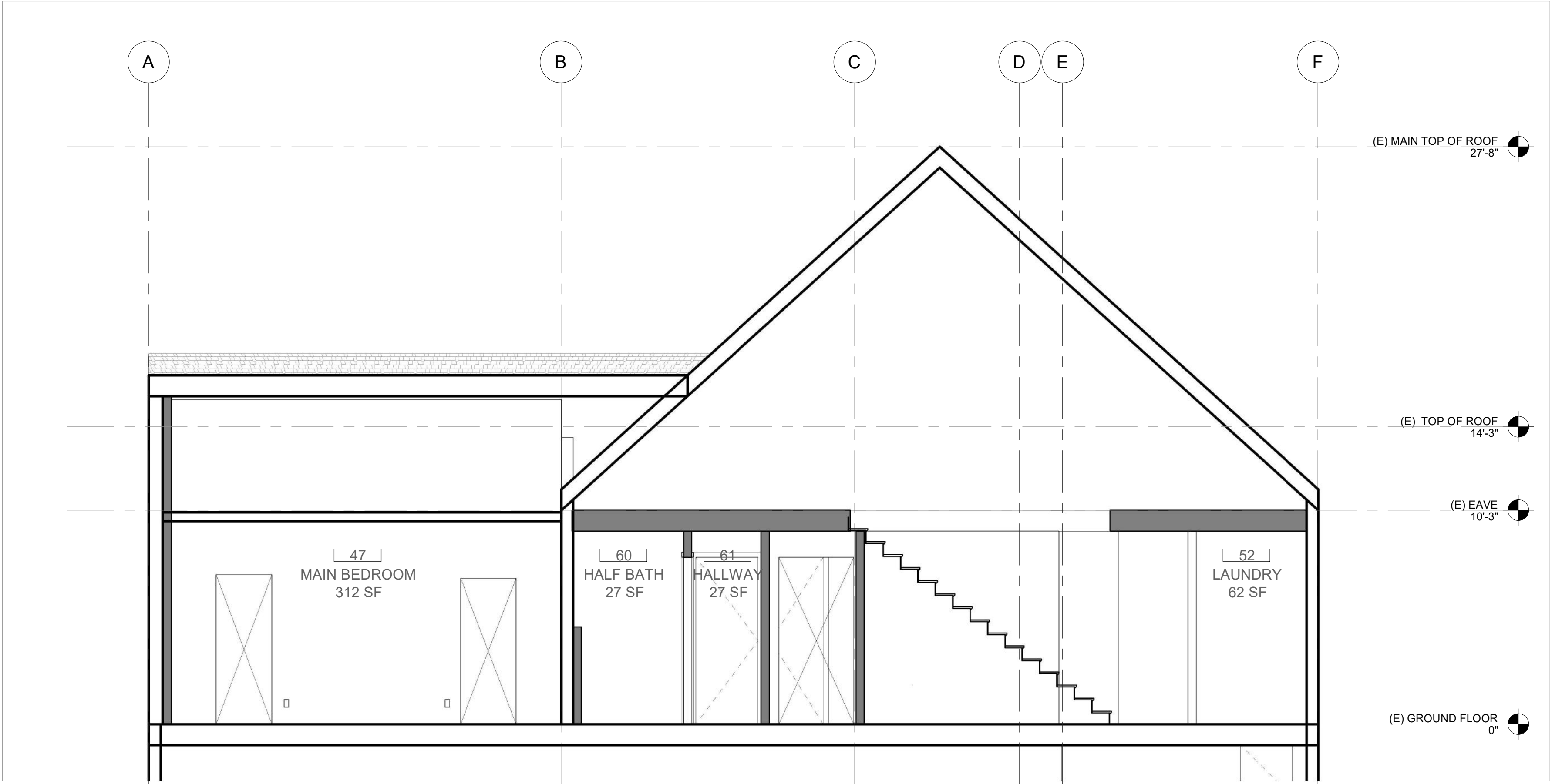
400 Townes Street
Full Renovation

09/26/22
Greenville, SC

EXISTING +
PROPOSED EAST
ELEVATION
A-3.3



1 EXISTING SECTION 1
1/4" = 1'-0"



2 PROPOSED SECTION 1
1/4" = 1'-0"

- WALL TYPE LEGEND**
- (E) WALL
 - DEMOLISH
 - (N) WALL
 - (N) 1 HOUR FIRE RATED CMU WALL
 - (N) 1 HOUR FIRE RATED 2 X 6 WALL

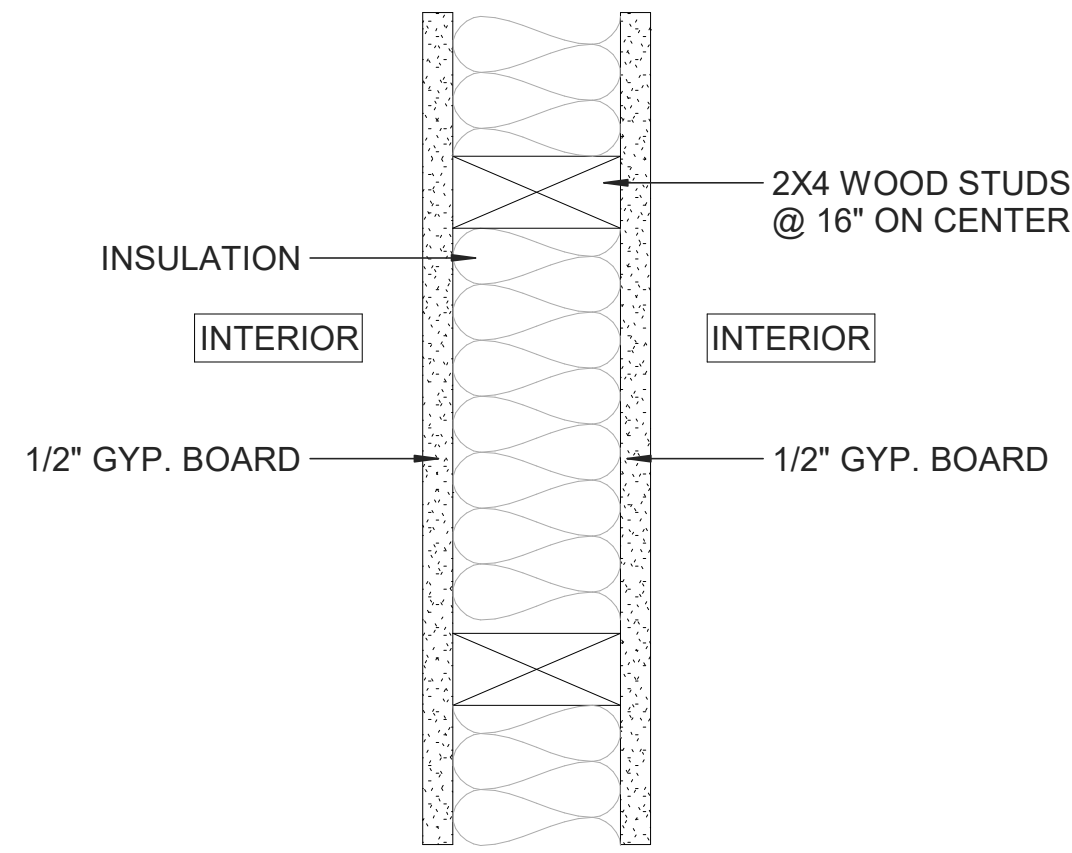
THE NH STUDIOS

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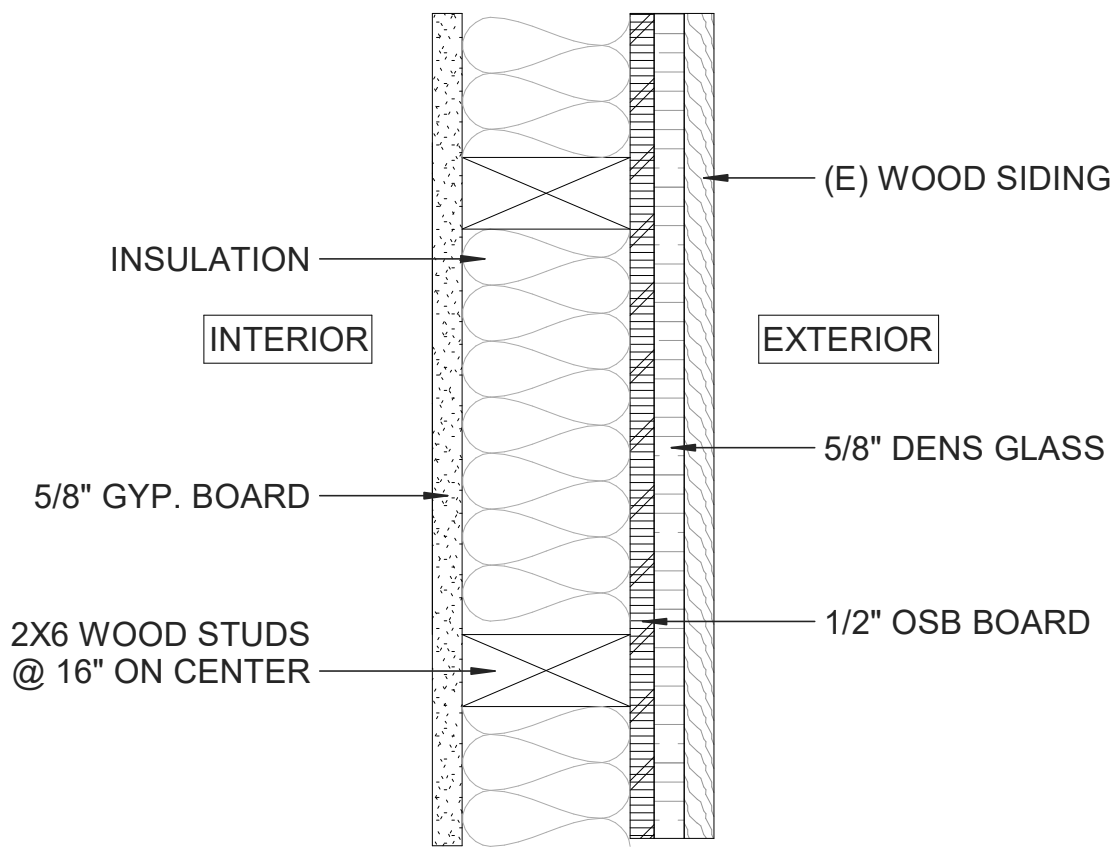
400 Townes Street
Full Renovation

09/26/22
Greenville, SC

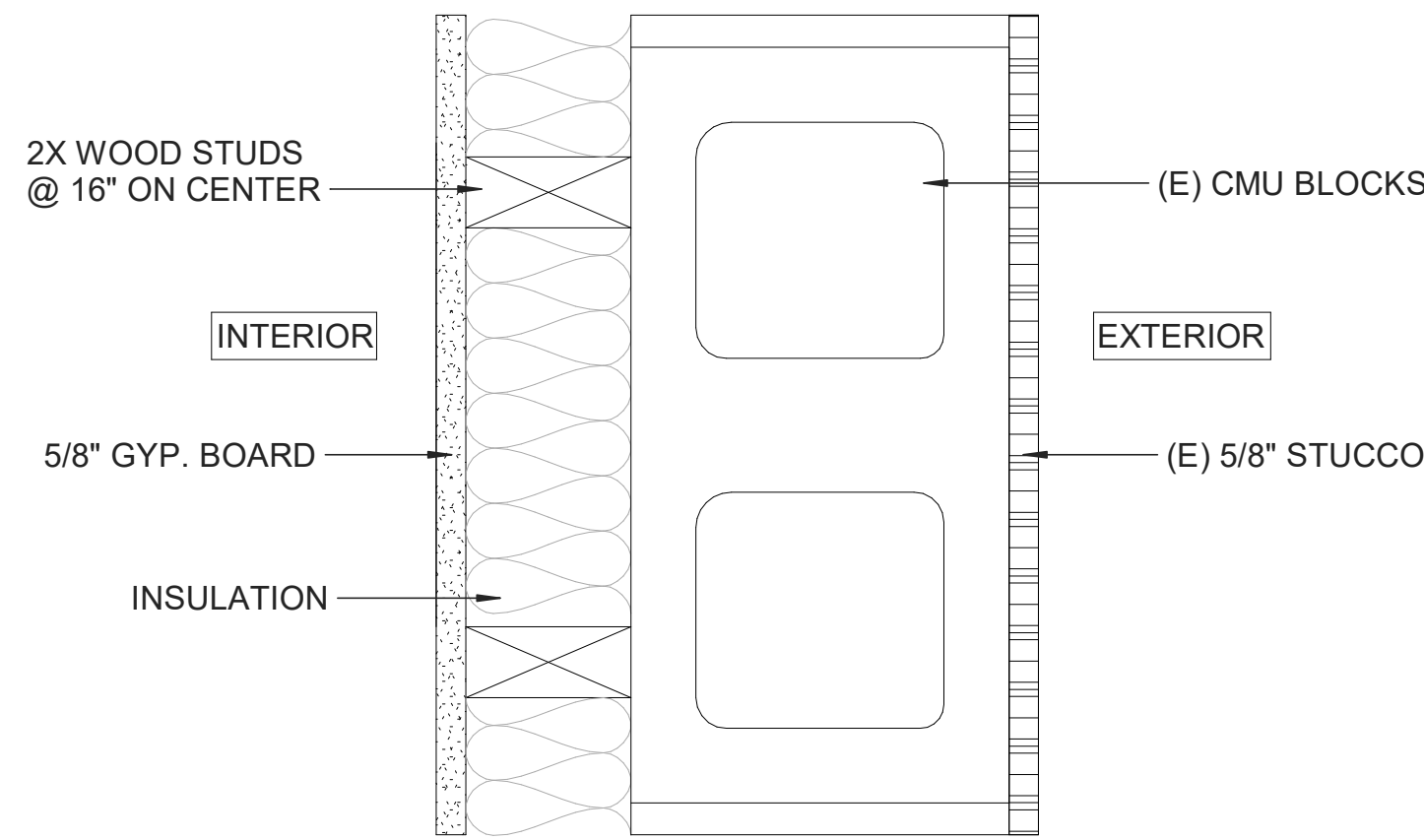
EXISTING +
PROPOSED LONG
SECTION
A-4.0



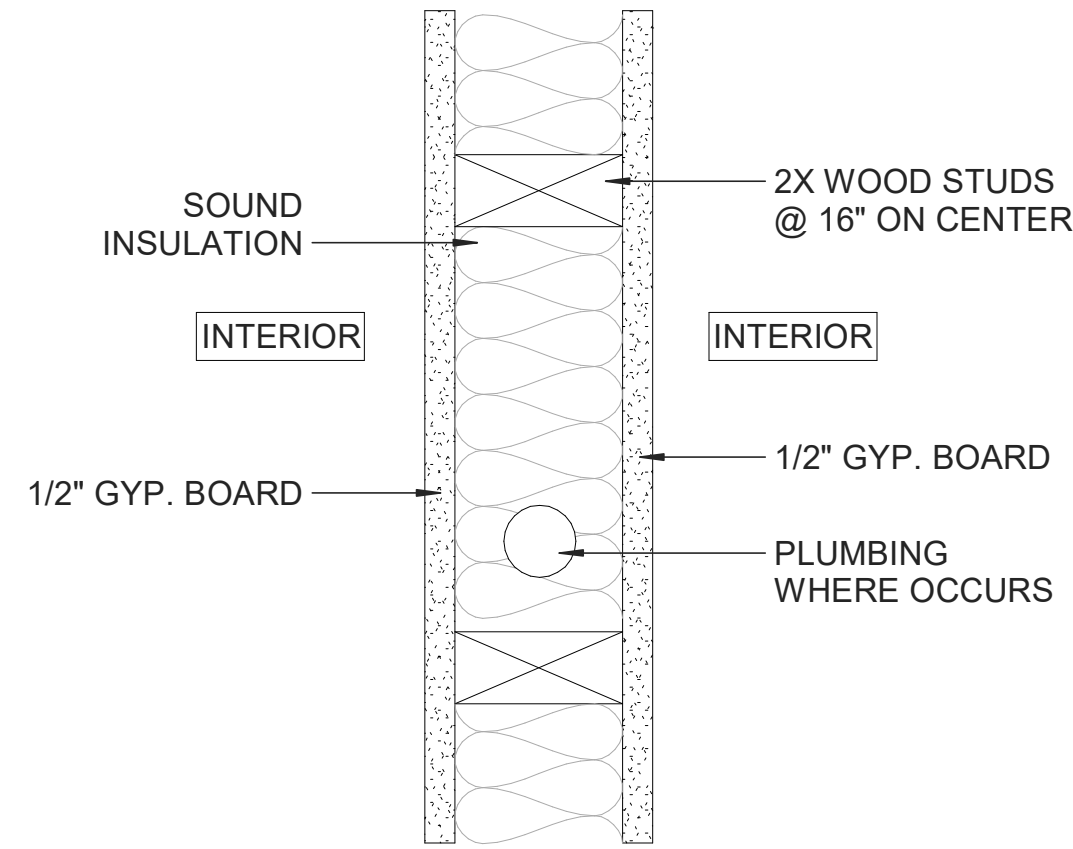
1 TYPICAL INTERIOR WALL
3" = 1'-0"



2 1 HOUR FR EXTERIOR WALL
3" = 1'-0"



3 1 HOUR FR CMU EXTERIOR WALL
3" = 1'-0"



4 TYPICAL INTERIOR PLUMBING WALL
3" = 1'-0"

THE NH STUDIOS

NADINE HERNANDEZ
864.420.7708

400 Townes Street
Full Renovation

09/26/22
Greenville, SC

DETAILS
ARCHITECTURAL

A-6.0

Brighter,
more vibrant,
dramatic
depth of color.

Shown in Max Def Weathered Wood

Specifications

- Two-piece laminated fiber glass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- 229/236 lbs. per square

For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance

Quality Standards:

- ICC-ES-ESR-1389

Warranty

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 10-year StreakFighter® algae-resistance warranty 
- 10-year SureStart™ protection
- 10-year 130 mph wind-resistance warranty*

**See warranty for application requirements*



NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.



learn more at: certainteed.com/roofing

CertainTeed Corporation

ROOFING • SIDING • TRIM • DECKING • RAILING • FENCE • GYPSUM • CEILINGS • INSULATION
20 Moores Road Malvern, Pa 19355 Professional: 800-233-8990 Consumer: 800-782-8777 certainteed.com



Integrity Roof System™

A COMPLETE APPROACH TO LONG LASTING BEAUTY AND PERFORMANCE

With as much care as you take in selecting the right contractor, choosing the right roof system is equally as important. A CertainTeed Integrity Roof System combines key elements that help ensure you have a well-built roof for long-lasting performance.

1. Waterproofing Underlayment

The first step in your defense against the elements. Self-adhering underlayment is installed at vulnerable areas of your roof to help prevent leaks from wind-driven rain and ice dams.

2. Water-Resistant Underlayment

Provides a protective layer over the roof deck and acts as a secondary barrier against leaks.

3. Starter Shingles

Starter Shingles are the first course of shingles that are installed and designed to work in tandem with the roof shingles above for optimal shingle sealing and performance.

4. Shingles

Choose from a variety of Good-Better-Best styles to complement any roof design and fit your budget.

5. Hip & Ridge Caps

Available in numerous profiles, these accessories are used on the roof's hip and ridge lines for a distinctive finishing touch to your new roof.

6. Ventilation

A roof that breathes is shown to perform better and last longer. Ridge Vents, in combination with Intake Vents, allow air to flow on the underside of your roof deck, keeping the attic cooler in the summer and drier in the winter.

LANDMARK®

Designer
Roofing Shingles –
Featuring
Max Def Colors

Shown in Max Def Moiré Black

CertainTeed
SAINT-GOBAIN

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Max Def Colors

Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.



Max Def Heather Blend



Max Def Burnt Sienna



Max Def Weathered Wood



Max Def Moiré Black



Max Def Resawn Shake



Max Def Georgetown Gray

Traditional Color Palette

Landmark® light and dark colors blend for a very natural look, from classic shades of grays and beige to dimensional earthtones.



Heather Blend



Burnt Sienna



Weathered Wood



Moiré Black



Resawn Shake



Georgetown Gray

From light, inviting earthtones
to bolder, darker shades



Silver Birch



Cobblestone Gray



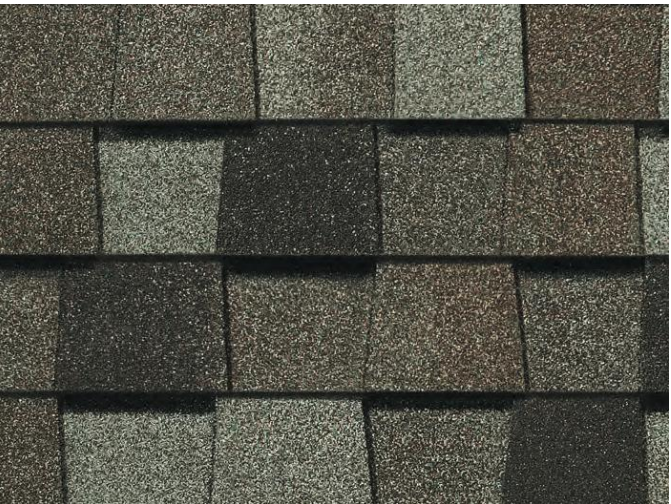
Colonial Slate



Cottage Red

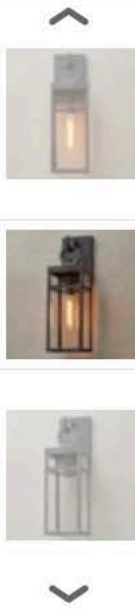


Hunter Green



Mission Brown

Silver Birch is an ENERGY STAR® rated product and may qualify for an energy tax credit.



VINTAGE SUSPENDED PANE OUTDOOR SCONCE - MEDIUM

SKU OL18049 ZN
\$339.00

Color: Aged Zinc / Clear Glass



Actual Size: 22"Hx6.5"Wx8.3"D

• In stock and ready to ship

Qty 1

ADD TO CART

+ Add to Wish List

+ Add to Gift Registry

Description

The square body and clear glass panes of this aged sconce have an open, breezy sensibility that's balanced by the sturdy metal frame, square backplate, and bold loop and hook suspension.

- **Actual Size:** 22"Hx6.5"Wx8.3"D
- **Backplate/Canopy Size:** 9"Hx6"W Rectangular
- **Bulb Base:** US Medium-E26
- **Bulb Included:** Yes
- **Bulb Wattage:** 40
- **Color:** Aged Zinc / Clear Glass
- **Dimmable:** Yes
- **Indoor-Outdoor:** Yes
- **Limited Warranty:** 1 Year
- **Material:** Metal
- **Max Bulb Wattage:** 100
- **Number of Lights:** 1
- **Safety Rating:** Wet
- **Weight:** 6.6

California Residents See PROP 65 WARNINGS ▾

SHIPS WITHIN 2-3 DAYS (LOCAL DELIVERY EXCLUDED. BASED ON PINKY'S DELIVERY SCHEDULE)







GETTY



WATCH VIDEO



Lock sold separately.

All 81" high come with 4 grid pattern.

All 96" high or greater come with 6 grid pattern.

SELECT TYPE:

- IN STOCK
- COMING SOON
- SPECIAL ORDER
- CUSTOMIZE

GETTY - SINGLE FLAT **\$2,903.44**

IN STOCK. There's only 1 left. **Act now!**

PLEASE SELECT OPTIONS BELOW:

SIZE: ? See options

36" x 96" ▾

SWING: ? See swing options

Left Hand In Swing ▾

GLASS: ? See glass options

Low-e Glass ▾

COLOR: ? See color options

Black ▾

JAMB: ? Learn more here

6" Jamb ▾

1 ▴ ▾

ADD TO CART

 Ships within 2-3 days (Local delivery excluded. Based on Pinky's delivery schedule)

Klarna.

finance your purchase from **\$120.98/month**

0% APR, get approved in minutes

[Learn More](#)

affirm

finance your purchase from **\$725.86/month**

0% APR, get approved in minutes

[Learn More](#)



SHIPS WITHIN 2-3 DAYS (LOCAL DELIVERY EXCLUDED. BASED ON PINKY'S DELIVERY SCHEDULE)



Lock sold separately.

Stock Air 4 Dutch and Air 5 Dutch Doors have single bore hole.

SELECT TYPE:

- IN STOCK
- COMING SOON
- SPECIAL ORDER
- CUSTOMIZE

AIR 5 DUTCH - SINGLE FLAT \$2,177.56

IN STOCK. There's only 5 left. Act now!

PLEASE SELECT OPTIONS BELOW:

SIZE:  See options

SWING:  See swing options

GLASS:  See glass options

32" x 81" ▾

Right Hand In Swing ▾

Low-e Glass ▾

COLOR:  See color options

JAMB:  Learn more here

Black ▾

6" Jamb ▾

1 ▾

ADD TO CART

 Ships within 2-3 days (Local delivery excluded. Based on Pinky's delivery schedule)

Klarna.

finance your purchase from **\$90.73/month**

0% APR, get approved in minutes

[Learn More](#)

affirm

finance your purchase from **\$544.39/month**

0% APR, get approved in minutes

[Learn More](#)



SHIPS WITHIN 2-3 DAYS (LOCAL DELIVERY EXCLUDED. BASED ON PINKY'S DELIVERY SCHEDULE)



AIR 5

WATCH VIDEO

Lock in photograph is the Weslock Elegance - air addy w/ Lever. Lock sold separately.

SELECT TYPE:

- IN STOCK
- COMING SOON
- SPECIAL ORDER
- CUSTOMIZE

AIR 5 - SINGLE FLAT **\$2,177.56**

IN STOCK.There's only 6 left. **Act now!**

PLEASE SELECT OPTIONS BELOW:

SIZE: ? See options

SWING: ? See swing options

GLASS: ? See glass options

32" x 81" ▾

Right Hand In Swing ▾

Low-e Glass ▾

COLOR: ? See color options

JAMB: ? Learn more here

Black ▾

6" Jamb ▾

1 ▾

ADD TO CART

Ships within 2-3 days (Local delivery excluded. Based on Pinky's delivery schedule)

Klarna.

finance your purchase from **\$90.73/month**

0% APR, get approved in minutes

[Learn More](#)

finance your purchase from **\$544.39/month**

0% APR, get approved in minutes

[Learn More](#)

VELUX®

The No Leak Skylight™

Fixed Skylight

Deck and Curb-Mounted

Bringing light to life™

Meet your skylight.

The Room Brightening Skylight

The discreet nature of the VELUX Fixed Skylight offers endless sky views and dramatic transformations without obstructing your roofline.



Choose the Go Solar option with this skylight and the entire cost of product and installation is eligible for a 26% Federal Solar Tax Credit.



1

Neat® Glass

Exceptionally smooth glass that disperses water evenly, reduces unwanted outside noise by up to 25% more than standard double pane glass, and up to 50% more than a plastic skylight.

2

Daylight

Visually expanding your home with sky views and bright, natural light, the skylight brings in plenty of daylight to reduce your dependency on electricity.

3

No Leak Promise

When you install a VELUX skylight, it carries a No Leak Promise and Warranty that covers your skylight with a 10-year installation warranty, 20 years on glass, and 10 years on the product.



Eligible for a
**Federal Solar
Tax Credit**
off product and
installation

For more information visit:
veluxusa.com/go-solar

The Logical Choice

In 2008 and 2009, two acts were signed into law that provided homeowners and businesses with a tax credit on the purchase and installation of renewable technologies. This included products powered by the sun's energy, wind, or geothermal heat, and installed between January 1, 2009 and December 31, 2021.

This opened the door for VELUX to redesign our products so that they not only matched the spirit of the tax credit, but also worked to improve usage of renewable energy.

When you Go Solar and add any solar blind to a fixed or manual skylight, your entire purchase and installation becomes a solar system eligible for a 26% tax credit. And like we say, when you look at the numbers, going solar becomes the logical choice.

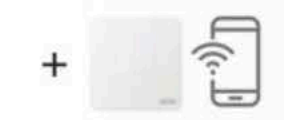
Go Solar Cost Savings:



Fixed Skylight Option

<i>Estimated price/savings</i>	
\$400	Fixed Skylight & Flashing
+ \$1,500	Installation
\$1,900	Final Cost

\$1,900



Includes fixed skylight, pre-installed solar blind, and a free VELUX ACTIVE with NETATMO Gateway + App¹

Go Solar Option

<i>Estimated price/savings</i>	
\$785	Fixed Skylight, Blind & Flashing
FREE	VELUX ACTIVE Gateway + App
+ \$1,500	New Installation
\$2,275	Subtotal Cost
- \$592	26% Federal Tax Credit*
\$1,683	Final Cost

\$1,700*

**Go Solar
and save \$200²**

*Based on tax credit eligibility. For more information visit veluxusa.com/go-solar.
¹VELUX ACTIVE Gateway not included with the Go Solar option for the VELUX Solar Powered "Fresh Air" Skylight.
²Represents average of all fixed skylight sizes. Actual installation costs will vary from these estimates based on common variables in roof construction and shaft construction. Local delivery costs and applicable sales tax not considered for these estimates. These numbers are provided as estimates only.

Complete light control.

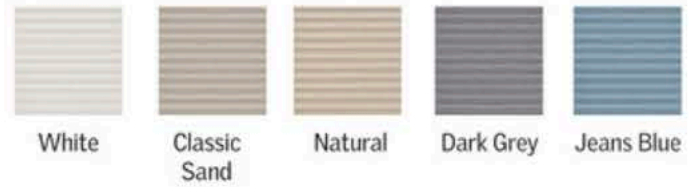
Perfect Solar-Powered Blind Pairing

Finish the look of your space by pairing blinds to your VELUX Fixed skylights. VELUX offers a wide selection of factory-installed, solar-powered blinds that range from completely darkening an entire room to softly diffusing incoming light, giving you ultimate light control.

Room-darkening, double-pleated blinds



Light-filtering, single-pleated blinds



**FREE
Installation
Factory Blinds**

Choose from 10 factory-installed skylight blinds



Fixed Skylights

Deck-Mounted, Curb-Mounted

The No Leak Skylight
No Leak Promise
No Worries

Deck-Mounted - FS
Mounts directly to the roof deck



Curb-Mounted - FCM
Mounts directly to a site-built curb



Benefits

- Pre-finished white wood frame and protective aluminum or copper cladding.
- Streamlined exterior profile does not obstruct your roofline.
- Streamlined exterior profile does not obstruct your roofline.
- Streamlined exterior profile does not obstruct your roofline.
- Pre-mounted Pick&Click!™ system brackets make the installation of sunscreen blinds a snap.

FS Model Size	14° - 85° 3:12 - 137:12	A06	C01	C04	C06	C08	C12	D26	D06	M02	M04	M06	M08	S01	S06
Rough Opening	(W-in. x H-in.)	14 1/2 x 45 1/4	21 x 26 5/8	21 x 37 1/8	21 x 45 1/4	21 x 54 7/16	21 x 70 1/4	22 1/2 x 22 13/16	22 1/2 x 45 1/4	30 1/8 x 30	30 1/8 x 37 1/8	30 1/8 x 45 1/4	30 1/8 x 54 7/16	44 1/4 x 26 1/8	44 1/4 x 45 1/4

Model FS sizes D26 and D06 fit perfectly between roof trusses.

FCM Model Size	0° - 60° 0:12 - 20:12	1430	1446	2222	2230	2234	2246	2270	3030	3046	3055	3434	3446	4646	4672
Outside Curb	(W-in. x H-in.)	17 1/2 x 33 1/2	17 1/2 x 49 1/2	25 1/2 x 25 1/2	25 1/2 x 33 1/2	25 1/2 x 37 1/2	25 1/2 x 49 1/2	25 1/2 x 73 1/2	33 1/2 x 33 1/2	33 1/2 x 49 1/2	33 1/2 x 58 1/2	37 1/2 x 37 1/2	37 1/2 x 49 1/2	49 1/2 x 75 1/2	49 1/2 x 75 1/2
Max. Skylight Clearance	(W-in. x H-in.)	18 3/8 x 34 1/8	18 3/8 x 50 3/8	26 5/8 x 26 5/8	26 5/8 x 34 1/8	26 5/8 x 38 1/8	26 5/8 x 50 3/8	26 5/8 x 74 1/8	34 3/8 x 34 3/8	34 3/8 x 50 3/8	34 3/8 x 59 3/8	38 3/8 x 38 3/8	38 3/8 x 50 3/8	50 3/8 x 50 3/8	50 3/8 x 76 3/8

FCM custom sizes available

Safest Glass to Live Under

Clean, Quiet & Safe

When selecting a VELUX Fixed Skylight rest assured your skylight comes with our most-recommended, top-rated glass: Clean, Quiet & Safe. Named for its three biggest benefits, this glass comes with state-of-the-art, energy-conserving LowE glass, designed to keep your home warmer in the winter and cooler in the summer.

Clean: Skylights stay cleaner longer with Neat® glass coating.

Quiet: Reduces unwanted outside noise by up to 25% compared to a standard double pane glass and up to 50% compared to a plastic skylight.

Safe: Unlike tempered, this glass does not shatter into pieces when cracked.



ENERGY STAR certified products are the most straightforward way to help meet energy codes.

Most VELUX residential products are ENERGY STAR certified in all 50 states. By specifying or using ENERGY STAR certified products, architects and builders can use windows and skylights to bring much needed daylight and fresh air inside, creating more attractive buildings and livable spaces while still meeting the local energy codes.

3 Layers of Protection

The No Leak Skylight™
• No Leak Promise • No Worries

- 1 Pre-attached Seal**
Pre-attached deck seal (deck-mounted) or gasket (curb-mounted) provides a tight seal for leak-proof installation.
- 2 Adhesive Underlayment**
Adhesive underlayment for secondary water protection against the harshest weather conditions.
- 3 Engineered Flashing**
Engineered flashing for easy installation and primary water protection.



VELUX America LLC
450 Old Brickyard Road
PO Box 5001
Greenwood, SC 29648-5001
Tel 1-800-888-3589
veluxusa.com
whyskylights.com

Bringing light to life™

NOTICE: ALL GLASS MAY BE SUBJECT TO UNEXPECTED AND SPONTANEOUS BREAKAGE in rare circumstances due to imperfections in the glass that are undetectable during the manufacturing and inspection process by the manufacturer of the glass and VELUX.

VELUX offers the choice of laminated or tempered glass skylights. Impact glass and comfortplus glass are all types of laminated glass. Comfort glass is a type of tempered glass. Laminated glass is a combination of two or more glass sheets with one or more interlayers of plastic (PVB) or resin. In case of breakage, the interlayer is designed to hold the fragments together. Tempered glass does not contain an interlayer to hold the fragments together. Instead, tempered glass is designed to break into small, pebble-like pieces. When tempered glass breaks, pieces of glass come loose and may strike an individual.

CONSULT LOCAL REGULATIONS AND/OR BUILDING MATERIAL CONSULTANTS TO DETERMINE WHICH TYPE OF GLASS IS RIGHT FOR YOU OR IF LAMINATED GLASS IS REQUIRED IN YOUR APPLICATION.

VELUX®

The VELUX Group creates better living environments with daylight and fresh air through the roof. The VELUX product program contains a wide range of roof windows and skylights, along with solutions for flat roofs. The Group also supplies many types of decoration and sun screening, roller shutters, installation products, products for remote control for installation in roofs. The VELUX Group, which has manufacturing companies in 11 countries and sales companies in just under 40 countries, represents one of the strongest brands in the global building materials sector and its products are sold in most parts of the world. The VELUX Group has about 10,000 employees and is owned by VKR Holding A/S, a limited company wholly owned by foundations and family. For more details, visit velux.com.

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100 SERIES



**A MODERN LOOK
THAT'S EASY ON THE BUDGET.**

PERFORMANCE

100 Series products simply perform like modern windows and doors should. They're made from our proprietary Fibrex® material, which is extremely low maintenance and blocks thermal transfer 700 times better than aluminum to help your customers save money on heating and cooling costs.

ATTRACTIVE CORNER SEAMS

Low-visibility corner seams for a cleaner and more modern look.

COLORS THAT LAST

Durable factory-finished interiors and exteriors never need painting and won't fade, flake, blister or peel,* even in extreme cold or heat.

ATTRACTIVE MATTE INTERIORS

Premium matte finish isn't shiny like vinyl and is available in white, Sandtone, dark bronze and black.**

ENERGY EFFICIENT IN EVERY CLIMATE

Energy-efficient 100 Series products are available with options that make them ENERGY STAR® certified throughout the U.S. so they can help reduce heating and cooling bills.

Visit andersenwindows.com/energystar for more information and to verify that the product with your glass option is certified in your area.



DESIGNED FOR PERFORMANCE

100 Series products are designed to meet or exceed performance requirements in all 50 states† See pages 103-104 for details.



EASY TO OPERATE FOR YEARS TO COME

All 100 Series products are tested to the extreme to deliver years* of smooth, reliable operation.

SUPERIOR WEATHER RESISTANCE

Our weather-resistant construction seals out drafts, wind and water so well that your reputation is protected whatever the weather.

QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE*

Many other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each owner to the next. And because it's not prorated, the coverage offers full benefits year after year, owner after owner. So it can add real value when you decide to sell your home.



*Visit andersenwindows.com/warranty for details.

**Products with Sandtone, dark bronze and black interiors have matching exteriors.

†See your local code official for code requirements in your area.

††100SHS4066 DPUP IG +50/50 (AAMA/WDMA/CSA 101/I.S.2/A440-08 & -11). Optional PG50 performance grade upgrade is available for most sizes. For more information, visit andersenwindows.com/100series.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

DURABILITY

Think vinyl, only stronger. The proprietary Fibrex® material in our 100 Series products has all the benefits of vinyl while holding up better to weather and wear. This way, your customers' windows and doors are better protected from warping and cracking, even in tough climates*.



The finish on 100 Series products has superior scratch resistance compared to painted vinyl windows** so they'll look beautiful for years to come.



Fibrex material retains its stability and rigidity in all climates, delivering exceptional durability. It makes our 100 Series products rigid and strong so the weathertight seals stay weathertight.



100 Series products can withstand temperatures up to 150°F, even for dark colors, meaning they won't warp due to sun exposure.

*See the limited warranty for details.

**When 100 Series products were tested against five leading competitors' painted vinyl window products.



FIBREX® MATERIAL

Developed by Andersen, Fibrex material is a revolutionary structural composite material that blends the very best attributes of vinyl and wood. Fibrex material saves on natural resources because it's composed of 40% reclaimed wood fiber by weight. Special polymer formulations surround and fill each wood fiber, enabling top performance. The result is a material that provides uncommon value and enhances the quality of any project. In use for over two decades in Andersen® products, Fibrex material has proven its strength and durability in all types of climates.

REVOLUTIONARY BUILDING MATERIAL

- Twice as strong as vinyl so weathertight seals stay weathertight
- Blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills
- Retains its stability and rigidity in all climates for exceptional durability
- Offers superior scratch resistance compared to painted vinyl*

ENVIRONMENTALLY RESPONSIBLE

- Since Andersen developed the highly sustainable Fibrex material, reuse of waste wood fiber has prevented the harvesting of nearly 90 million board feet of timber
- 100 Series products can help builders earn LEED® points in three key categories: Energy & Atmosphere, Materials & Resources and Indoor Environmental Quality
- 100 Series products meet or exceed California Section 01350 Specification, a California indoor emission standard — one of the toughest in the country
- Like all Andersen products, 100 Series products are designed to last** and help reduce future waste streams



See how Andersen created Fibrex material at andersenwindows.com/fibrex.

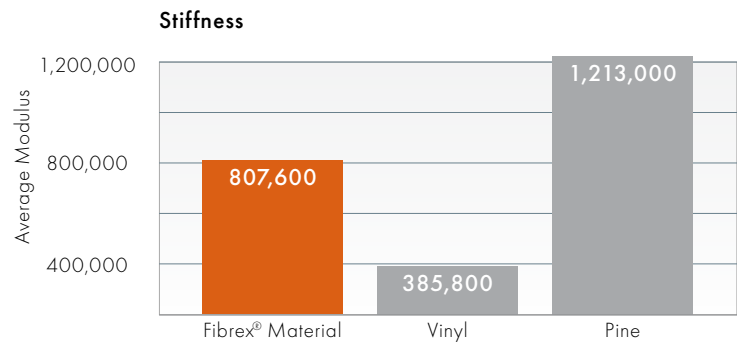


*Visit andersenwindows.com/warranty for details.

**When tested against five leading competitors' painted vinyl window products.

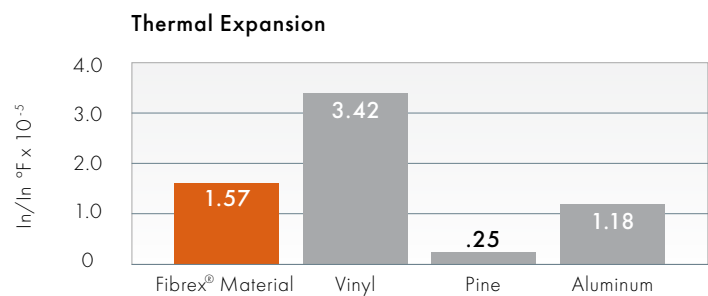
STABLE & PREDICTABLE

Fibrex® material is twice as stiff as vinyl. This strength makes it a better choice over time.



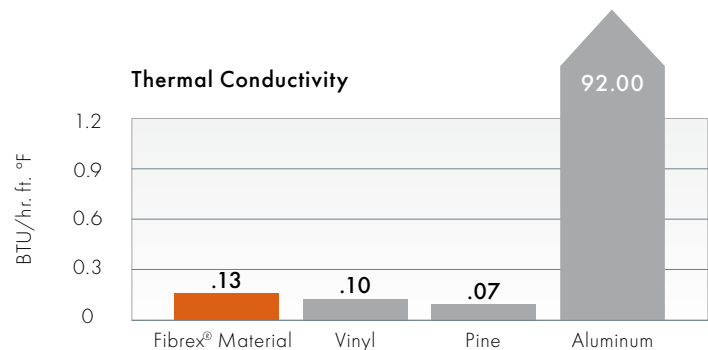
DURABLE & RELIABLE

All materials expand and contract when exposed to extreme temperatures. In these types of conditions, Fibrex material performs twice as well as vinyl, which can bow and crack over time.



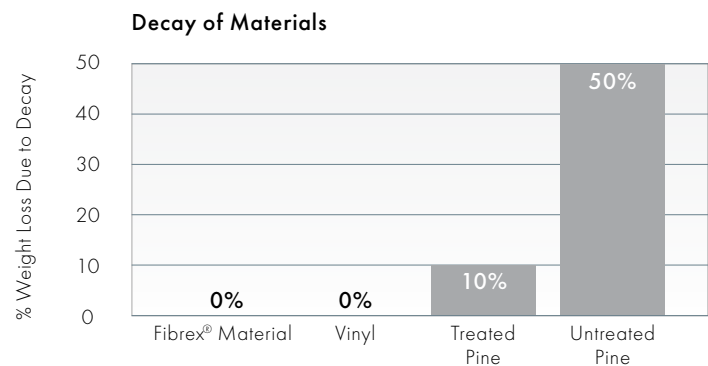
EXCELLENT INSULATOR

The built-in thermal qualities of Fibrex material mean that less heat and cold get transferred through the product into your customers’ homes. As an insulator, it’s on par with vinyl and far superior to aluminum.



MOISTURE RESISTANT

Because Fibrex material combines wood fiber and a special polymer formula, water has a tough time penetrating. The result is an increased resistance to rot.



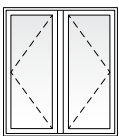
HEAT RESISTANT

Fibrex material can withstand temperatures in excess of 150°F, even for dark colors, making it a great fit for your projects in hot climates.

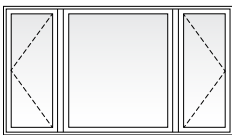
WINDOW & DOOR TYPES

CASEMENT & AWNING WINDOWS

Casement windows are hinged on the side and open outward to the left or right, while awning windows are hinged at the top and open outward. Both are also available as non-operating stationary windows.



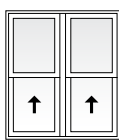
Twin Casement



Picture With Flanking Casements

SINGLE-HUNG WINDOWS

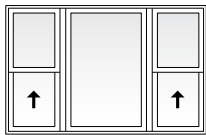
Single-hung windows feature a fixed upper sash with an operable lower sash that slides up and down. For convenience, the hardware locks automatically when the window is closed. An arch single-hung is also available to add architectural interest.



Twin Single-Hung



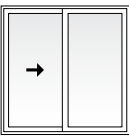
Arch Single-Hung



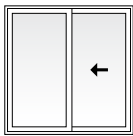
Picture With Flanking Single-Hungs

GLIDING WINDOWS

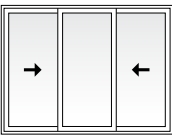
Gliding windows have one stationary sash and one operating sash that glides horizontally. A three-sash configuration, where two sash glide past a fixed center sash, is also available.



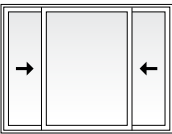
Gliding
Active-Stationary



Gliding
Stationary-Active



Gliding
Active-Stationary-Active, 1:1:1 Sash Ratio



Gliding
Active-Stationary-Active, 1:2:1 Sash Ratio



Available in custom sizes to fit all projects.

PICTURE, TRANSOM & SPECIALTY WINDOWS

Choose from a variety of shapes to make a signature statement or provide a delicate lighting accent. Shapes include picture, transom, half circle, quarter circle, circle, Springline™ and arch windows. Custom shapes are also available, including unequal leg arch, trapezoid, pentagon, octagon and triangle windows.



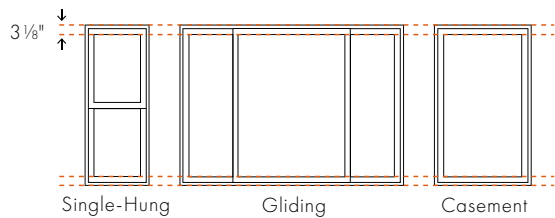
GLIDING PATIO DOORS

Patio doors feature one stationary panel and one operating panel that glides smoothly on adjustable rollers. They feature a multi-point locking system for enhanced security and an optional exterior keyed lock for convenience. Sidelights and transoms are also available.



NEW CONSTRUCTION

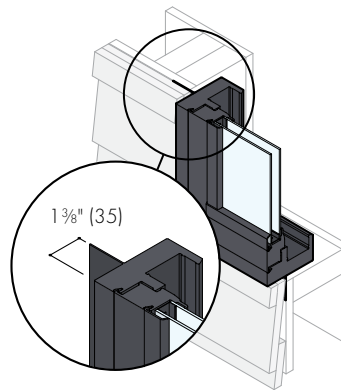
You'll find a 100 Series window or door to match any project from commercial to residential — no matter the location. And with uniform sight lines, it's easy to specify 100 Series products for the entire project.



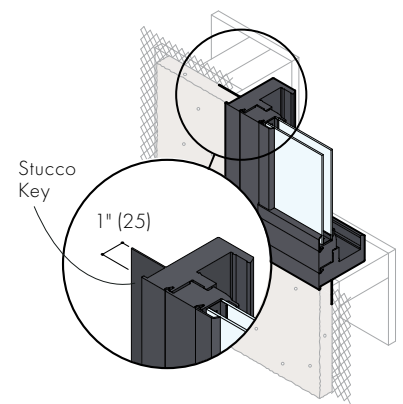
- 3 1/8" (79) uniform sight lines allow for easy specification.
- An extension jamb attachment flange is available for easy application of extension jambs on the job site.
- Single-hung drywall pass-through windows have an upper sash that can be easily removed on the job site after the window is installed. With both sash removed, drywall can easily fit through upper floor windows.

FRAME TYPES: 1 3/8" Flange Setback or 1" Flange Setback With Stucco Key

For new construction, both frames have an integral installation flange that makes installation into a new opening easy and helps make sure the windows and doors are weathertight. For stucco exteriors, choose the frame with the stucco key to eliminate gaps that can result from the natural contraction of exterior stucco.



1 3/8" (35) Flange Setback



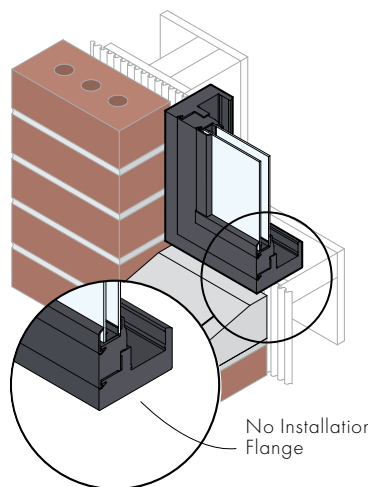
1" (25) Flange Setback With Stucco Key

REMODELING & REPLACEMENT

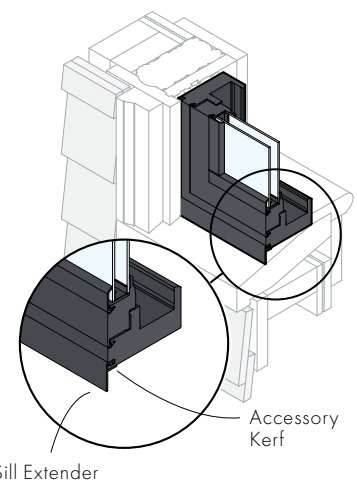
Whether you're adding or updating, Andersen® 100 Series windows and patio doors enhance any project with a variety of styles, shapes and colors, with custom sizing in 1/8" (3) increments. The no-flange frame options include pre-drilled, through-the-jamb installation holes and installation screws to save you time.

FRAME TYPES: No Flange or Insert

The no flange frame allows for full removal of an existing window in situations where the frame is rotten or damaged. The no flange window is then installed into the existing rough opening. The insert frame provides fast and easy window replacement when installing the window into an existing window frame without disturbing the interior or exterior trim, saving time and money. The exterior accessory kerf allows for convenient finishing of the window. An exterior sill extender is available to fill the gap at the sill. Exterior frame extenders and a head expander are also available.



No Flange



Insert

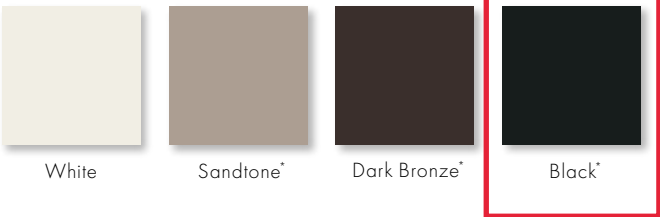
EXTERIOR & INTERIOR COLORS

100 Series windows and patio doors come in five exterior colors, including dark bronze and black – colors that are darker and richer than those of most vinyl windows. The interiors feature a premium matte finish for an attractive appearance.

EXTERIOR COLORS



INTERIOR COLORS



*Products with Sandtone, dark bronze and black interiors have matching exteriors. Printing limitations prevent exact duplication of colors. See your Andersen supplier for actual color samples.





HARDWARE

Casement & Awning Windows



Antique Brass | Black | Dark Bronze
Sandtone | Satin Nickel | White

Folding handles avoid interference with window treatments.

Single-Hung & Gliding Windows



Standard Lock



Optional Lift/Pull

Hardware color matches the window's interior color. Shown in white.



Optional Metal Slim Line Lock

Antique Brass | Black | **Dark Bronze**
Sandtone | Satin Nickel | White

Both lock styles automatically engage when window is closed.

Bold name denotes finish shown.

Gliding Patio Doors



Standard Handle

Optional Handle

TULSA

AFTON

Exterior handle matches the door's exterior color. Interior handle matches the door's interior color. Dark bronze exterior and white interior shown.

Antique Brass | Black
Bright Brass | **Satin Nickel**

Optional auxiliary foot lock is available to secure the gliding panel and provides an extra measure of security when the door is in a locked position. See page 92.

Bold name denotes finish shown.

GLASS OPTIONS

Andersen has the glass you need to get the performance you want, with options for every climate, project and customer. Check with your supplier for the selections that meet ENERGY STAR® requirements in your area.

GLASS		ENERGY		LIGHT	
		U-Factor How well a product prevents heat from escaping.	Solar Heat Gain Coefficient How well a product blocks heat caused by sunlight.	Visible Light Transmittance How much visible light comes through a product.	UV Protection How well a product blocks ultraviolet rays.
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E glass.	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ●	● ● ○ ○	● ● ● ●
Low-E	Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
PassiveSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
Clear Dual-Pane	High visibility with basic thermal performance.	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of January 2022. Visit andersenwindows.com/energystar for ENERGY STAR map and NFRC total unit performance data.

HEATLOCK TECHNOLOGY

Applied to the room-side glass surface, HeatLock coating reflects heat back into the home for improved performance.

TIME-SAVING FILM

We protect our products during delivery and construction with translucent film on the glass that peels away for a virtually spotless window.

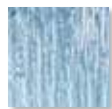
For more details on our glass options, visit andersenwindows.com/glass.



ADDITIONAL GLASS OPTIONS

Tempered safety glass is standard on patio doors and required for larger window sizes.

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch. Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.



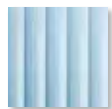
Cascade



Fern



Obscure



Reed



Satin Etch

GLASS SPACER OPTIONS

In addition to stainless steel glass spacers, black glass spacers are now available as a standard offering to provide another way to customize project designs and achieve a contemporary style. Black glass spacers blend in with the color of the window or door for a sleek design, or serve as a shadow line.

Add full divided light grilles, and the grille spacer bar between the glass will match the selected glass spacer color.



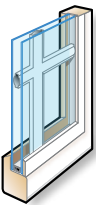
Black



Stainless Steel

GRILLE OPTIONS

Grilles for Andersen® 100 Series windows and patio doors are available in a wide variety of patterns to complement virtually any style of home. Plus, they have options for easy cleaning and architectural authenticity many vinyl windows can't match.



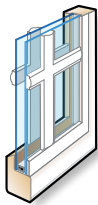
Finelight grilles-between-the-glass



Finelight grilles-between-the-glass with permanent exterior grilles



Permanent exterior and permanent interior grilles with spacer



Permanent exterior and permanent interior grilles with no spacer

FINELIGHT™ GRILLES BETWEEN-THE-GLASS

Make glass easy to clean and have an elegant, sculpted profile. Choose a two-sided color scheme to match both the interior and exterior of the window or patio door. Also available with exterior grilles to provide architectural style and detail.

FULL DIVIDED LIGHT

Permanently applied to the exterior and interior of the window, with a spacer between the glass.

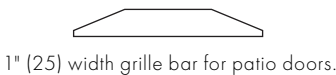
SIMULATED DIVIDED LIGHT

Permanently applied to the exterior and interior of the window, with no spacer between the glass.

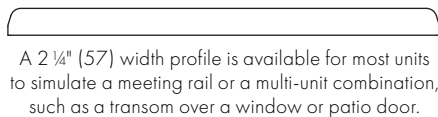
Grille Bar Widths Actual width shown.



3/4" (19) width grille bar for windows.

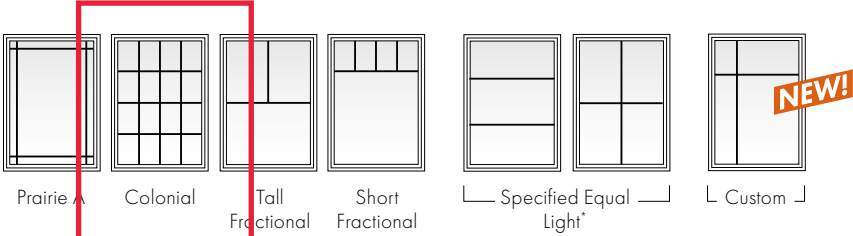


1" (25) width grille bar for patio doors.



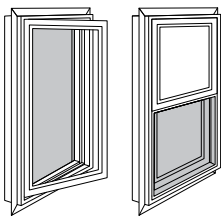
A 2 1/4" (57) width profile is available for most units to simulate a meeting rail or a multi-unit combination, such as a transom over a window or patio door.

Grille Patterns

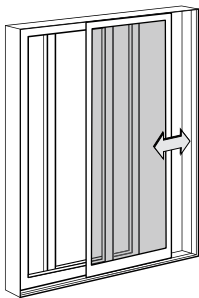


To see all of the standard patterns available for a specific window or door, refer to the detailed product sections in this product guide or contact your Andersen supplier.

INSECT SCREEN OPTIONS



Insect screens for venting windows have a fiberglass screen mesh. Optional TruScene® insect screens are made with a micro-fine stainless steel mesh, providing 50% greater clarity than our conventional insect screens. Insect screen frames for casement and awning windows are color matched to the product interior and for single-hung and gliding windows are matched to the product exterior.



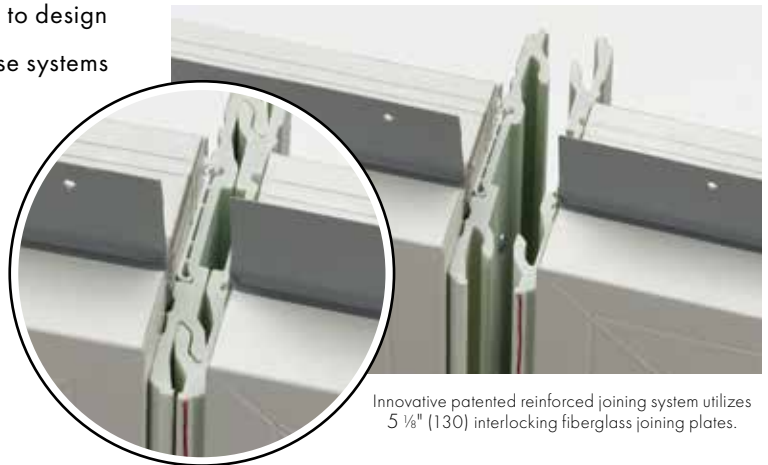
Gliding insect screens for 2-panel gliding patio doors have a fiberglass screen mesh. Insect screen frames for doors are color matched to the product exterior.

*Specify number of same-size rectangles across or down.
Dimensions in parentheses are in millimeters.

AN EASIER WAY TO BUILD BIGGER VIEWS

Our unique reinforced joining systems make it easier for you to design and install large window combinations in your projects. These systems use strong, fiberglass construction and can be joined at our factory, on the job site, or even within a rough opening — wherever works best for you. This way you can easily and confidently build bigger views for your customers.

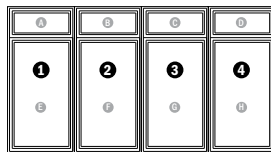
Non-reinforced joining options include factory-joined combinations or field joining kits. For more information, visit andersenwindows.com/joining.



Innovative patented reinforced joining system utilizes 5 1/8" (130) interlocking fiberglass joining plates.

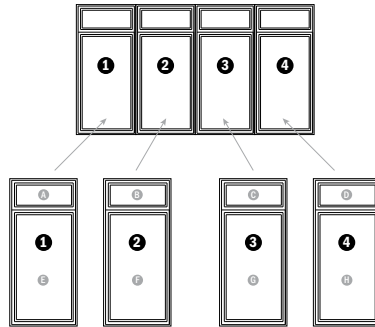
Reinforced Factory-Joined Combinations

Eliminate the need for job site assembly and receive fully joined, factory-assembled window combinations to fit rough openings up to 12' (3658) x 8' (2438) or 8' (2438) x 12' (3658).

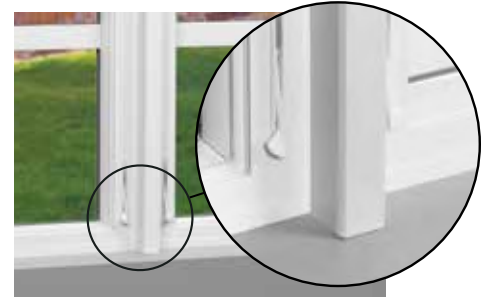


Reinforced Easy Connect Joining System

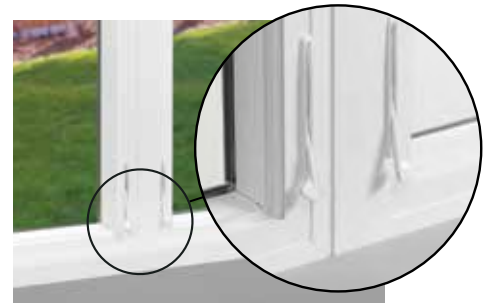
Receive lighter, easier-to-handle, pre-assembled smaller combinations that join as you install them into the rough opening, making it easier to install large combinations. In fact, most contractors surveyed said they could reduce the number of installers by 50% using the Andersen Easy Connect Joining System.*



Reinforced & Non-Reinforced Interiors



Appearance of a reinforced join.



Appearance of a non-reinforced join.

	ASSEMBLY	READY TO INSTALL	NUMBER OF INSTALLERS*	HALLMARK CERTIFIED**	TESTED TO AAMA 450	PERFORMANCE	COMBINATION SIZE LIMITATIONS
REINFORCED FACTORY-JOINED COMBINATIONS	FACTORY	●	MORE	●	●	EXTENSIVE UNIT COMBINATION SIZE OPTIONS AVAILABLE CERTIFIED TO PG50**	MAX. JOIN LENGTH: 12' MAX. JOINED COMBINATION: 12' x 8' or 8' x 12' 96 sq. ft. or 8.92 m ²
REINFORCED JOINING KITS	JOB SITE		MORE	●	●	EXTENSIVE UNIT COMBINATION SIZE OPTIONS AVAILABLE CERTIFIED TO PG50**	MAX. JOIN LENGTH: 12' MAX. JOINED COMBINATION: 16' x 9' or 12' x 12' 144 sq. ft. or 13.34 m ²
REINFORCED FACTORY-PREPPED EASY CONNECT JOINING SYSTEM	IN THE OPENING	●	FEWER	●	●	EXTENSIVE UNIT COMBINATION SIZE OPTIONS AVAILABLE CERTIFIED TO PG50**	MAX. JOIN LENGTH: 12' MAX. JOINED COMBINATION HEIGHT: 16' NO MAXIMUM WIDTH
NON-REINFORCED FACTORY-JOINED COMBINATIONS	FACTORY	●	MORE	●	●	EXTENSIVE UNIT COMBINATION SIZE OPTIONS AVAILABLE CERTIFIED UP TO PG50**	MAX. JOIN LENGTH: 8' MAX. JOINED COMBINATION: 12' x 8' or 8' x 12' 96 sq. ft. or 8.92 m ²
NON-REINFORCED JOINING KITS	JOB SITE		MORE	●	●	EXTENSIVE UNIT COMBINATION SIZE OPTIONS AVAILABLE CERTIFIED UP TO PG50**	MAX. JOIN LENGTH: 8' MAX. JOINED COMBINATION: 12' x 8' or 8' x 12' 96 sq. ft. or 8.92 m ²

*69% of 156 builders/general contractors in a 2018 survey said they could reduce the number of installers by half using the Easy Connect Joining System when comparing the installation of a 12' (3658) wide x 8' (2438) high pre-assembled window combination unit with four 3' (914) wide x 8' (2438) high window combination units.

**When installed according to Andersen installation instructions.

Dimensions in parentheses are in millimeters.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Contact Planning & Development (864) 467-4476

Office Use Only:

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Marian Kennedy	Marian Kennedy and Dylan Morris
*Title:		Owners
*Address:	18 W Earle St Apt A	18 W Earle St. Apt A
*State:	SC	SC
*Zip:	29609	29609
*Phone:	864-784-3454	864-784-3454
*Email:	kennedy.m.s@gmail.com	kennedy.m.s@gmail.com

PROPERTY INFORMATION

*STREET ADDRESS 24 W Earle St, Greenville, SC 29609

*TAX MAP #(S) 005.00-01-012.00

*PRESERVATION DISTRICT/SPECIAL DISTRICT Colonel Elias Earle

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

DESCRIPTION OF REQUEST

*SELECT APPLICATION TYPE: _____ CA Neighborhood New ☒ CA Neighborhood Modification (☐ Major/ ☒ Minor)

MSK 09/28/2022

22-558 (Owner during this 2022 submission: Kennedy/Morris) which stated the stabilization of severely leaning chimneys. That application was a modification of 20-603 (Owner during this 2020 submission: Petrich).

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

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

We are requesting modify the existing CA 22-558 to not rebuild the leaning portion of rear chimney stack (the component of the chimney above the roof line). This chimney is located away from Earle St. and Townes St. on the northeast corner of the 24 W Earle St home. We are transitioning this building from a triplex back into a single-family home. This home is within the Colonel Elias Earle Historic District, which was listed in the National Register on July 1, 1982. Most of the homes in the district were built between 1915 and 1930 and are one to two stories in height, of brick and frame construction. **The nomination form for this district to be established listed the many homes with only one chimney including: 117 W. Earle Street (interior), 20 W Earle St., 12 W Earle St, 109 W. Earle St., 115 W Earle St, 119 W Earle Street, 220-222 W Earle Street, 212 W Earle St, 335 W Earle St, 15 W Street.** These nomination forms also delineated between 'key' and 'contributing' properties'. Of the key properties in the nomination form, one had a single chimney (117 W. Earle Street (interior)). 24 W Earle St was not listed as key property and was instead marked as an 'other property contributing to the character of the district'. **Since 24 W Earle St will still have a chimney stack in the front of the home even with the requested modification and therefore will remain in the character of the neighborhood. The leaning portion of the chimney stack for the rear chimney is being removed no longer is functioning. In addition, this chimney no longer had a fire box when the home was sold.** Inspection by Blue Sky Chimneys has recommended that the chimney be torn down. The chimney being discussed is located on pg. 4 of the attached report. 'Back chimney is very deteriorated and leaning recommend this chimney be torn down...'. In the 'Design Guidelines for the Colonel Elias Earle Historic District' in the Greenville City 'Design Guidelines for Preservation Overlay Districts it states that '...it is important to realize that while the historic district conveys a certain sense of time and place associated with its history, it also remains dynamic, with alterations to existing structures and construction of new buildings occurring over time.' (pg. 111). In addition, the key design characteristics of this historic district (pg. 112) do not chimneys. The existing CA 22-558, gives permission to stabilize the chimney and then rebuild (pg. 7/15). In addition, we ask asking to allow the first floor window in the bathroom facing 22 W Earle to be frosted glass to provide privacy. Finally, we are requesting that the DRB modify the wording on this form. There was significant confusion on the fee to be charged. Stated on pg. 2 of this form, the fee should have been \$75, since this was a modification of an existing CA (20-603 and then 22-558). However, we were asked to pay \$300 and then \$150 to make up for the time of the DRB staff.

09/29/2022

MSK

INSTRUCTIONS

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

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

2. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies which must be corrected prior to placing the application on the Design Review Board agenda.

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

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

***APPLICANT SIGNATURE** Marian S. Kennedy Modified based on feedback on 9/23/2022. MSK

1. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1"=20' or 1/4" = 1', etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board's (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

SITE PLAN REVIEW

- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).

- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). **The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.gov/364/Access-GIS-Data>, and is provided as a .skp file. Data is updated monthly.**

ARCHITECTURAL REVIEW

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

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

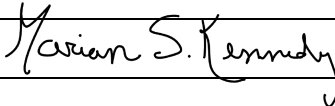
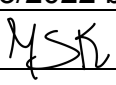
Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).

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

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

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

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

*Signatures	
Applicant	
Date	9/16/2022 (Modified on 9/23/2022 based on staff feedback.
Property Owner/Authorized Agent	
Date	
Public Hearing information	
Public Hearing signs	

Chapter 6

Design Guidelines

for the Colonel Elias Earle Historic District

Introduction

This chapter presents an historic overview of the Colonel Elias Earle Historic District and then is organized into four sections dealing with the following design topics:

- Site planning and landscape design
- Building mass, scale and form
- Building materials
- Architectural character

Within each design topic are the specific policies and design guidelines that apply in the District. The Design and Preservation Commission (DPC) will base its decisions upon the design topics, policies and guidelines.

Designing a building to fit into the context of a neighborhood requires careful thought. First, it is important to realize that while the historic district conveys a certain sense of time and place associated with its history, it also remains dynamic, with alterations to existing structures and construction of new buildings occurring over time.

Historic District Background

The Colonel Elias Earle Historic District, is closely tied to the history of the Earle family. In the late 18th century, Colonel Elias Earle, an early settler of Greenville, acquired land to the north of town. In 1834 more acreage was purchased by the Earles along what is now known as James Street. The David family, who owned the Earle Town House from the 1850s through the 1920s, named the street and gave the easement for its construction. In the early decades of the 20th century, thanks in part to the Furman Company, this area began to develop, first with James Street and then

along Earle Street. Two of Greenville's oldest landmarks, both dating back to the early 19th century, are located in the district, but it was the 1910s and the 1920s that saw a dramatic growth of the area as an in-town neighborhood.

Architecturally, the district is important because it contains two of Greenville's earliest landmarks: the Earle Town House at 107 James Street, built about 1820; and "Whitehall," at 310 West Earle Street, built in 1813 as the summer residence of Governor Henry Middleton. Also of importance are many excellent examples of early 20th century historical revival styles including Neo-Classical, Dutch Colonial, Georgian Revival, English Cottage, and Tudor. The District is significant in Community Planning as an early automobile neighborhood. Originally part of the Colonel Elias Earle estate, the district was subdivided in the late 19th century. By the 1920s, construction was booming, with large houses being erected on large lots. Side driveways, rear garages, and porte cocheres all helped the neighborhood accommodate the automobile. Typical of early automobile suburbs, houses sat back from the road and had large, grassy front yards.

Note: The design guidelines in *Chapter 2: Design Guidelines for Historic Resources in Preservation Overlay Districts* and in *Chapter 3: Design Guidelines for All Projects in Preservation Overlay Districts with Residential Character* shall apply in addition to those found in this chapter.

The Colonel Elias Earle Historic District encompasses approximately 60 acres and is currently zoned for single-family and multifamily residential use. Current land use in the district consists primarily of single-family residential, with one church and several multifamily apartments or duplexes considered as contributing to the historic character and significance of the district. The district is bordered on the south by commercial development on Stone Avenue; but on the north, it lies adjacent to similar residential development. Adjacent zoning includes residential on the north, commercial and office to the south. The district's narrow configuration minimizes the effects of development on its east and west boundaries; however, the intrusion of two major thoroughfares—Rutherford Road on the west, and Main Street on the east—present the opportunity for future commercial development.

Current issues which will have an impact on the Colonel Elias Earle Historic District are the Stone Avenue Extension, which is planned south of James Street; the Western Connector to the west of James Street; street modifications at the intersection of James/Earle Streets and Rutherford Street, in connection with the above-mentioned projects; and commercial development/redevelopment along Wade Hampton Boulevard, Stone Avenue, Rutherford Street and Buncombe Street/Western Connector.

Summary of Key Characteristics

Key design characteristics of this historic district include the following:

- Uniform setbacks
- Detached garages and driveways to side
- Was the first neighborhood built for cars
- Old growth oaks
- Granite curbs
- On-street parking on Earle Street
- Mature landscaping
- Two-story buildings
- Brick and wood frame construction
- Large homes (up to 5,600 square feet)
- Front porches
- Slate roofs
- Single family residences are the dominate type of structure
- Institutional uses (churches) are also found here
- Some front yards are defined by a fence or retaining wall
- Variety of architectural styles exists
- Gabled or hipped roofs dominate
- Simple detailing on simple cottages
- Elaborate detailing exists on larger, high-style residences



4314 Hwy 49
Laurens, SC 29360
864-682-5422 864-845-9991
FAX: 864-682-7012
byh@sweepstuff.com
bluesky@sweepstuff.com
www.blessyourhearth.com

CONDITION REPORT *INVOICE

The National Fire Protection Association recommends annual inspection of all fireplaces, chimneys and vents. The next inspection of your system is recommended for:

Customer Name: Cheryl Jenkins

Physical Address: 24 W. Earle Street

City: Greenville State: SC Zip: 29609 City Limits? Y / N

Mailing Address: 24 W. Earle Street

City: Greenville State: SC Zip: 29609

Phone: (305)360-6446 Phone:

Email: cheryl@msjenkins.com

Appointment Date: 7/22/2022

Time: 11:15 AM

CUSTOMER ACKNOWLEDGEMENT

This report is the result of a visual inspection done at the time of service. It is intended as a convenience to our customers, not as a certification of fire worthiness or safety. Since chimneys contain inaccessible areas, and since conditions of use are beyond our control, we make no warrantee of the safety or function of any chimney or appliance and none is to be implied.

Customer signature _____ Date _____

Technician signature _____ Date _____

Level 1

Inspection Performed



Comments:

Hearth extension does not meet current codes and standards. Hearth extension should extend at least 20 inches in front of firebox. Current measurement for hearth extension is only 12.5 inches deep this is a potential fire hazard as heat and sparks from fire may ignite combustibles too close.

Access to flue was not feasible as chimney stack is Leaning severely and smoke chamber has been sealed off from inside. Although access to chimney flues was not feasible given the age of the house it is likely that the chimney flues are unlined. I recommend this be corrected before use of either fireplace.

Chimney that vents both up and downstairs fireplace is very deteriorated and leaning. I recommend this be torn town to flashing and rebuilt as it may collapse causing damage to house and surrounding areas. Chimney also shows excessive signs of water absorption and retention recommend chimney have ChimneySaver water repellent applied and large full coverage rain cap installed after chimney is rebuilt. The full coverage cap will adequately shed any rain water away from chimney.

Attached is a photo of the front chimney as seen in the photo chimney is leaning severely and should be torn town and rebuilt.

Upstairs firebox is constructed of red brick according to current codes and standards firebox must be constructed with firebrick and refractory mortar with joints nor more than 1/4 of an inch in thickness.

There are still wooden forms from the original construction underneath the upstairs fireplace hearth area that could overheat and become a fire hazard. Recommend removing the wooden forms prior to any kind of use.

Back chimney is very deteriorated and leaning recommend this chimney be torn town and rebuilt as well. I recommend A large full coverage cap be installed on this chimney as well once rebuilt. I also recommend this chimney have water repellent applied as well.

INVOICE / RECEIPT

Level 1 Inspection - Wood	1	\$219.00

Subtotal \$219.00

Tax

Total \$219.00

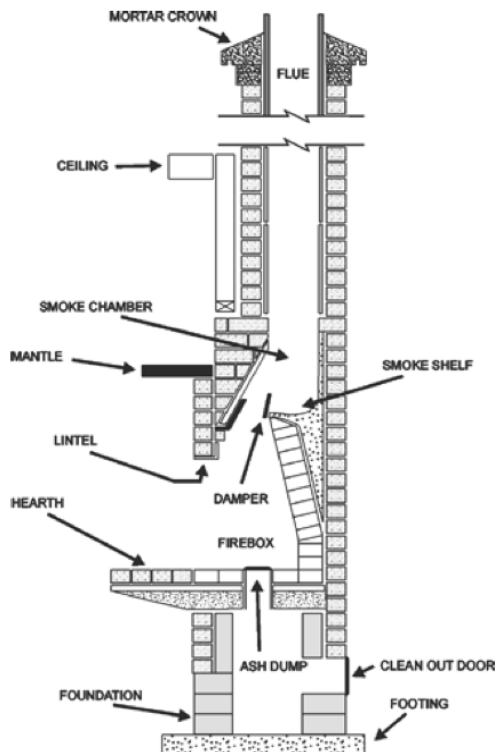
Payment is DUE UPON RECEIPT unless pre-arranged with management. All invoices left unpaid at jobsite are DUE UPON RECEIPT. A late payment charge of \$5.00 may be assessed if not paid within 10 days. A late payment charge of 2% per month will be added to any amount not paid within 30 days. Sweep Stuff, Inc.

Return Check fee \$30.00

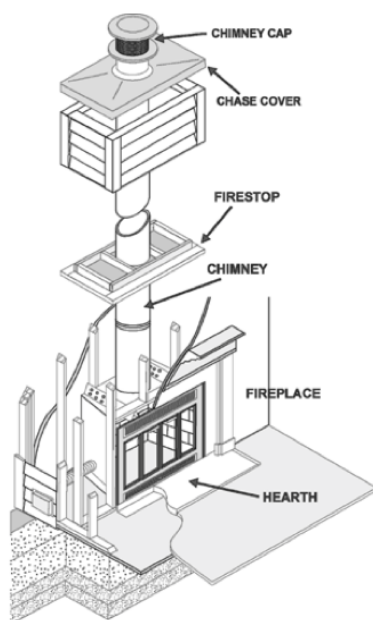
Paid: \$219.00 Balance Due: _____

Cash ___ Credit Card ___ Chk #: _____

Masonry Fireplace & Chimney



Factory-Built Fireplace & Chimney



Blue Sky Chimney Sweeps is a member of:
 The National Chimney Sweep Guild
 The South Carolina Chimney Sweep Guild
 Hearth Patio and Barbecue Association

All Blue Sky Chimney Sweep technicians are certified by the Chimney Safety Institute of America.

CF-1204
 Version 1



Chimney Inspections

The National Fire Protection Association (NFPA) divides the chimney inspection procedure into three categories, or levels. The circumstances which give rise to the inspection determine what level of inspection is to be conducted. A Level I inspection is the most basic level of inspection while Level II and Level III inspections are progressively more detailed and comprehensive. A Level I inspection is completed during each chimney cleaning, or sweeping.

Level I Inspection

A Level I inspection is the recommended level when an evaluation of the chimney system for continued service is needed and the conditions of use are not changing. This could include:

- Routine or annual evaluations of the venting system
- An appliance connected to the system is being replaced with a similar appliance
- During chimney cleaning or sweeping

A Level I inspection is limited to readily accessible portions of the venting system, and accessible portions of the connected appliance(s) and the chimney connection. The inspector will check the readily accessible portions of the chimney, its enclosing structure, and the flue. A Level I inspection includes verification that the flue is not blocked or significantly restricted.

Level II Inspection

A Level II inspection is more detailed and thorough than a Level I inspection and is the recommended inspection when conditions of use for the appliance or venting system are changing, or when a Level I inspection reveals the need for a more detailed inspection. Several instances where a Level II inspection is specifically recommended include:

- Replacement of an appliance with one of dissimilar type, input rating or efficiency
- Prior to a flue relining
- Upon sale or transfer of the property
- After an event likely to have caused damage to the chimney, such as a chimney fire or other sudden occurrence event

A Level II inspection includes all of the requirements of a Level I inspection as well as the following:

- Inspection of accessible areas of attics, basements, and crawlspaces
- Accessible areas of the chimney exterior and interior
- Accessible portions of the appliance and chimney connection
- Video scanning, or other thorough inspection, of the flue interior
- Evaluation of the flue lining to determine that its material and sizing is appropriate for the appliances being served
- Proper clearance to combustibles in the accessible areas listed above
- Proper construction and condition of the chimney system in the accessible areas listed above

While the Level II inspection is a rather thorough inspection and requires access to many areas of the building, it does not require removal of permanent parts of the building, such as siding, chase covers or wall coverings.

Level III Inspection

A Level III inspection is the most detailed of all of the inspection types and includes inspection of concealed areas of the building. However, examination of concealed areas will be limited to areas reasonably suspected of containing hazards that cannot be evaluated otherwise.

A Level III inspection includes all areas covered in a Level I and Level II inspection, and inspection of concealed areas to investigate known or suspected problems. In as much as certain portions of a Level III inspection require destructive action to the building, the inspector will discuss these areas with the building owner prior to the inspection.

Frequency of Inspection

NFPA recommends that all chimneys, fireplaces and vents be inspected annually. In addition to this requirement, there are other times when chimney and venting systems should be inspected, such as:

1. After any unusual, or sudden occurrence event, such as a chimney fire, lightning strike, or earthquake
2. Prior to purchasing a home with an existing chimney
3. Whenever changes are made to a chimney or vent system, including replacement of connected appliances
4. Prior to major system repairs

Images from Blue Sky Chimney



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**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:	LEE O'SHIELDS	John Moore
*Title:	ARCHITECT	
*Address:	305 W. STONE AVE.	200 W Earle St
*State:	GREENVILLE, SC	South Carolina
*Zip:	29609	29609
*Phone:	864.650.0080	819-309-5905
*Email:	LOSHIELDS@LMG-ARCHITECTS.COM	gxmkmk@mac.com

PROPERTY INFORMATION

*STREET ADDRESS 200 W Earle St.
*TAX MAP #(S) 8000101701
*PRESERVATION DISTRICT Col Elias Earle Historic District

PROJECT INFORMATION

*TYPE OF APPLICATION: ☒ Preliminary ☐ Final
*ORIGINAL APPLICATION # (put N/A if not applicable) _____
*USE: ☒ Owner-occupied ☐ Income-producing
*(ESTIMATED) PROJECT START DATE Dec 1, 2022
*(ESTIMATED) PROJECT COMPLETION DATE Jun 30, 2024
*(ESTIMATED) PROJECT COSTS \$ 350,000
*(ESTIMATED) QUALIFIED HISTORIC EXPENDITURES \$ 300,000
*FAIR MARKET VALUE OF BUILDING/PROPERTY \$ 309,760
TAXABLE VALUE OF PROPERTY \$ 309,760

HISTORIC DESIGNATION

HISTORIC NAME OF PROPERTY (IF KNOWN) _____



**APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS**

Contact Planning & Development (864) 467-4476

Office Use Only:

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	Lee O'Shields	John Moore
*Title:	Architect	
*Address:	305 W. Stone Ave	200 W. Earle St
*State:	Greenville, SC	Greenville, SC
*Zip:	29609	29609
*Phone:	864.650.0080	619.309.5905
*Email:	loshields@lmg-architects.com	qxamk@mac.com

PROPERTY INFORMATION

*STREET ADDRESS 200 W. Earle St

*TAX MAP # 80005470

*PRESERVATION DISTRICT/SPECIAL DISTRICT Col. Elias Earle Historic District

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

DESCRIPTION OF REQUEST

*SELECT APPLICATION TYPE ☐ CA Neighborhood New ☒ CA Neighborhood Modification (☒ Major/ ☐ Minor)

☐ Urban New ☐ CA Urban Modification (☐ Major/ ☐ Minor)

☐ CAS Staff New (☐ Major/ ☐ Minor) *please see item D. for description

☐ CAS Staff Modification

☐ Informal Review

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

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

Renovation to Historic Registered home. Scope includes replacing all windows one for one unless noted otherwise on the plans, removing the shutters, extension of a covered porch at rear of home to connect back door and existing sun porch, addition at rear of property of a free standing 2-car garage and 1-car carport.

- *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.

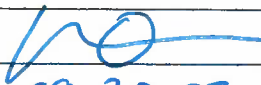
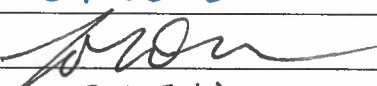
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5. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☐ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures	
Applicant	
Date	09.20.22
Property Owner/Authorized Agent	
Date	9/15/22

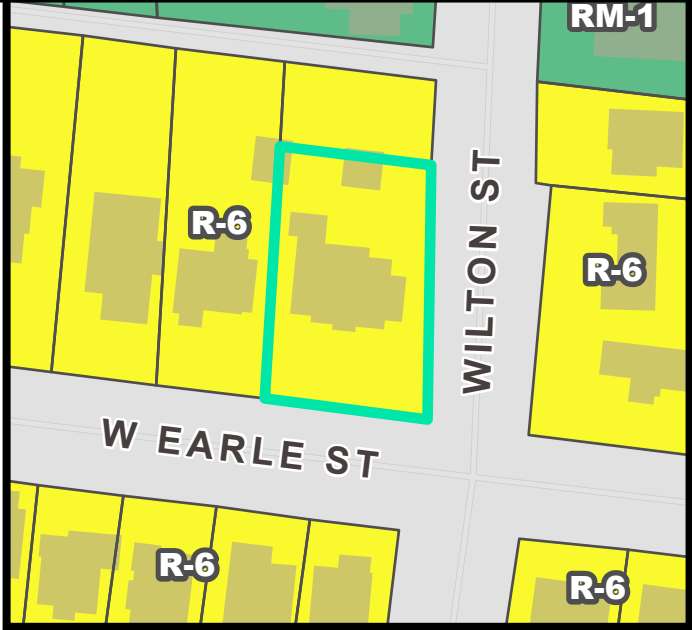
**Special Tax Assessment for Rehabilitated Historic Properties
A Quick Reference**

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

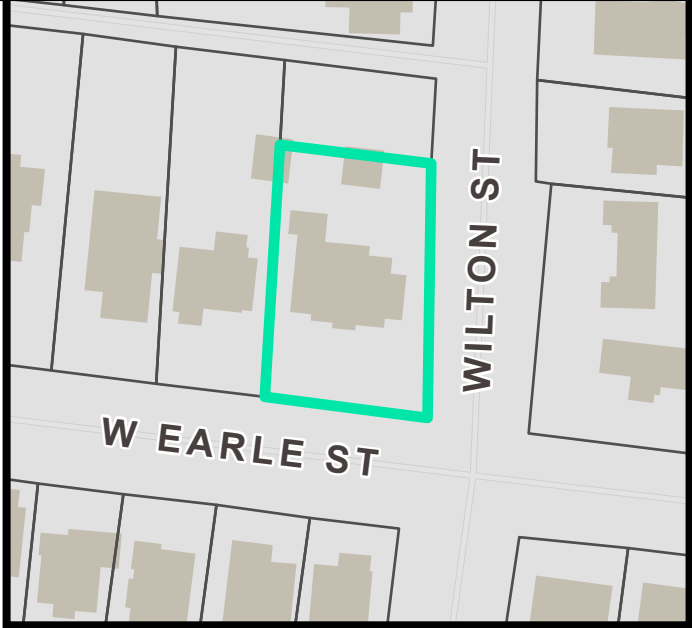
AERIAL VIEW



CURRENT ZONING



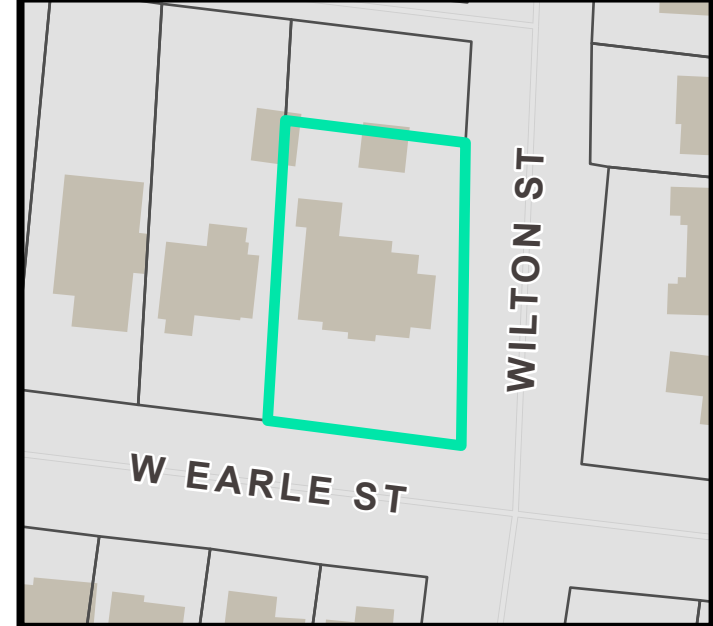
FUTURE LAND USE



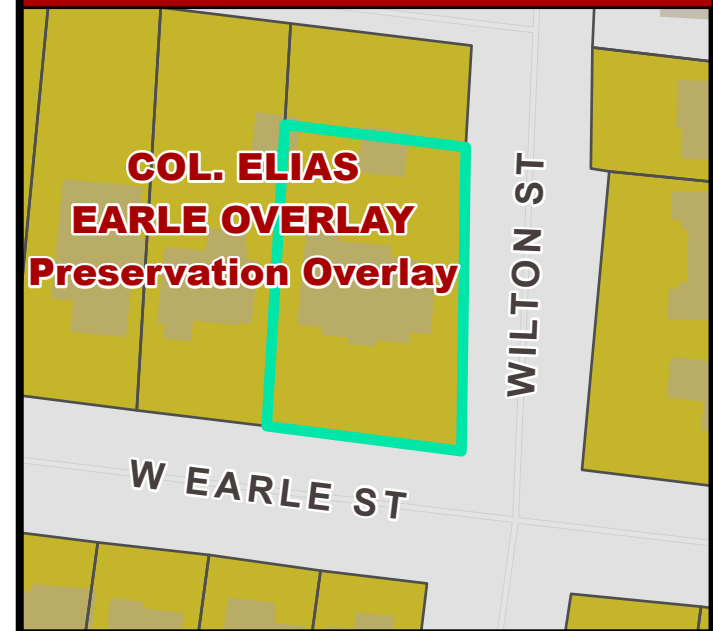
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



REAL PROPERTY TAX ESTIMATOR

Current Tax Year: 2021

Calculation Results:

Enter Map #: 0008000101701

Ratio: 4%

Homestead: No

Taxable Value:

Calculate

OR

Estimated Property Value:

Tax District: 005 - HORSE CREEK(DUNKLIN FIRE)

Ratio: 4%

Homestead: No

Calculate

District:	500
Taxable Value:	309760
Ratio:	4%
Assessment:	12390
County Levy:	257.90
City Levy:	81.40
Total Tax:	4203.93
Stormwater Fee:	79.33
Fees:	0
Homestead Less School Operations:	0.00
School Tax Credit Savings:	-1774.31
Estimated Tax:	\$2,508.95

This is a TAX ESTIMATE only
Estimate NOT applicable on split ratio properties

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER

PAGE

39. 218 W. Earle Street: 1925, two-story brick building with a hipped roof. The first floor of the facade is fronted by a one-story wraparound porch with brick pillars.
40. 216 W. Earle Street: 1920, two-story brick building with a hipped, slate roof. The one-story front porch has large wooden pillars.
41. 212 W. Earle Street. This 1926 two-and-one-half-story brick house has a gable roof with purlins. The facade consists of a gable end chimney with stone weatherings, flanked by two tripart windows.
42. 210 W. Earle Street: 1927, two-and-one-half-story brick building with a gable roof. This "L"-shaped Colonial Revival house has a one-story porch and porte-cochere with Ionic columns. Other features include a lunette with tracery, boxed cornices, two interior brick chimneys and one exterior gable end chimney.
43. 206 W. Earle Street: ca. 1925, two-and-one-half-story brick and stucco structure. The first story is brick and the second and half stories are stucco. This bungalow with a multi-gabled facade has a one-story porch with brick pillars and purlin brackets. The house also features a square bay on the east elevation and a string course.
44. 204 W. Earle Street: 1922, two-story brick building with a hipped roof. The offset entryway with sidelights is framed by a modest one-story pedimented portico. Other features include paired brackets, hipped dormer window and two exterior brick chimneys.
45. W. Earle Street: Open wooded lot.
46. 200 W. Earle Street: 1921, two-story brick building with a hipped, tile roof. The house is flanked by two one-story wings.
49. 334 W. Earle Street: 1926, one-story brick building with a jerkinhead and gable roof. This bungalow has a one-story porch with tapered brick pillars. The central doorway has sidelights and is flanked by attenuated Tuscan columns. The gables contain half-timbering, stucco, and purlin brackets.
50. 332 W. Earle Street: 1927-8, two-story brick building with a gable roof. The facade consists of a projecting gable with returns and a one-story porch with brick pillars.

South Carolina Department of Archives and History

Colonel Elias Earle Historic District
200 W. Earle St.



Constructed: 1921



Images provided by the [South Carolina Department of Archives and History](#).

South Carolina Department of Archives and History

National Register Properties in South Carolina

Colonel Elias Earle Historic District, Greenville County (Greenville)



[800 N. Main St.](#)



[715 N. Main St.](#)



[12 W. Earle St.](#)



[20 W. Earle St.](#)



[22 W. Earle St.](#)



[23 W. Earle St.](#)



[24 W. Earle St.](#)



[100 W. Earle St.](#)



[104 W. Earle St.](#)



[107 W. Earle St.](#)



[108 W. Earle St.](#)



[110 W. Earle St.](#)



[115 W. Earle St.](#)



[116 W. Earle St.](#)



[117 W. Earle St.](#)



[119 W. Earle St.](#)



[123 W. Earle St.](#)



[125 W. Earle St.](#)



[200 W. Earle St.](#)



[204 W. Earle St.](#)

Page 1 of 2



The Colonel Elias Earle Historic District is significant for its mixture of early twentieth century architecture. The district was originally part of the estate of Colonel Elias Earle, a prominent early nineteenth century Greenville citizen. After 1900, the area was subdivided into residential lots and houses began being built in the area soon afterwards. Following the demand for textile products during World War I, Greenville experienced a building boom and the James-Earle Street area became a major middle class neighborhood. Most of the homes in the district were built during the 1920s by businessmen who prospered in the post-war era. The district contains excellent examples of Colonial Revival, Bungalow, Neo-Classical and Tudor Revival housing as well as many vernacular forms. The district contains eighty-seven properties of which a large percentage are residential. The district is well intact with few intrusions and most buildings share uniform setback. The majority of the district's buildings were constructed between 1915 and 1930 and are one to two stories in height, of brick and frame construction. Listed in the National Register July 1, 1982.

View a map showing the boundaries of the [Colonel Elias Earle Historic District](#).

View the complete text of the [nomination form](#) for this National Register property. In addition, the [Historic Resources of Greenville, ca. 1810-ca. 1930](#) includes historical background information for this and other related National Register properties.

Most National Register properties are privately owned and are not open to the public. The privacy of owners should be respected. Not all properties retain the same integrity as when originally documented and listed in the National Register due to changes and modifications over time.

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MOORE RESIDENCE RENOVATION



PROJECT INFORMATION

TAX MAP #: 0008000101701

ZONING: R-6

SURVEY DATED 07/20/2022 PROVIDED BY
CANEBRAKE ENGINEERING + SURVEYING
864-833-4757

PROJECT TEAM

CLIENT

MOORE RENOVATION
DAVE AND KARA MOORE
200 W. EARLE STREET
GREENVILLE, SC 29601

ARCHITECT

LMG ARCHITECTS, LLC
LEE O'SHIELDS
305 W. STONE AVENUE
GREENVILLE, SC 29609
PH: (864) 650-0080

BUILDER

PERRY HOMES
JOHN PERRY
1212 HAYWOOD ROAD STE 400C
GREENVILLE, SC 29615
PH: (864) 458-8400

GENERAL NOTES

- ALL WORK SHALL MEET THE MINIMUM REQUIREMENTS OF THE LATEST ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL PLUMBING CODE, THE NATIONAL ELECTRICAL CODE AND ALL OTHER LOCAL STATE OF FEDERAL CODES OR REGULATIONS HAVING JURISDICTION.
- IN THE EVENT OF ANY CONFLICTS OR DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE REQUIRED TO REQUEST FROM AND RECEIVE CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY POSSIBLE CONFLICTS PRIOR TO INITIATING ANY WORK.
- GENERAL CONTRACTOR SHALL VERIFY EXISTENCE OF ALL UNDERGROUND UTILITIES AND PIPING AND PROTECT THEM BEFORE BEGINNING WORK. GENERAL CONTRACTOR SHALL EMPLOY A LOCATION SERVICE AT HIS EXPENSE AND WILL BE RESPONSIBLE FOR ANY REPAIRS NECESSARY AS A RESULT OF DAMAGES CAUSED BY CONSTRUCTION OPERATIONS.
- FILL ALL PENETRATIONS (I.E. PLUMBING, MECHANICAL, ELECTRICAL) IN RATED WALLS WITH UL RATED COMPACTED MINERAL WOOL AND COAT WITH UL RATED FIRE STOP COATING.
- ALL CONTRACTORS AND SUB-CONTRACTORS ARE TO REVIEW ARCHITECT'S AND ENGINEER'S DRAWINGS AND COORDINATE EACH WITH THEIR SPECIFIC DISCIPLINE. REFER ANY QUESTIONS OR CONFLICTS TO ARCHITECT BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE HANDICAPPED ACCESSIBLE AND COMPLY WITH BARRIER FREE DESIGN AND OTHER APPLICABLE STANDARDS.
- DIMENSIONS SHOWN FOR EXTERIOR DOORS AND WINDOWS ARE TO MASONRY OPENINGS UNLESS OTHERWISE NOTED. ALL OTHER DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH THE WORK.
- ALL WOOD FRAMING, SHEATHING, AND/OR BLOCKING TO BE FIRE RETARDANT TREATED AS REQUIRED BY CODE. ALL WOOD IN CONTACT WITH MORTAR, CONCRETE, OR MASONRY TO BE PRESSURE TREATED.
- ALL WORK LISTED, SHOWN OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS, VENDORS OR THE OWNER TO ASSURE THAT ALL SCHEDULES ARE MET.
- THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE REQUIREMENTS OF CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE AND ALL INSPECTION REQUIREMENTS STATED THEREIN. THE CONTRACTOR WILL WORK WITH ANY INSPECTORS, TESTING AGENCIES AND / OR OTHER CONSULTANTS HIRED BY THE OWNER OR THE ARCHITECT TO HELP MEET THESE REQUIREMENTS.
- PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE W/ NFPA 10. INSTALL WALL MOUNTED FIRE EXTINGUISHERS (FE) @ 4'-6" A.F.F. TO TOP OF CABINET. GENERAL CONTRACTOR TO COORDINATE LOCATIONS WITH LOCAL FIRE MARSHAL.

APPLICABLE CODES

2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2014 NATIONAL ELECTRICAL CODE

SQUARE FOOTAGE

FIRST FLOOR 2,219 SF
SECOND FLOOR 1,377 SF
TOTAL COND. SF 3,596 SF

ABBREVIATIONS

NO. OR #	NUMBER	GA.	GAUGE
&	AND	GALV.	GALVANIZED
@	AT	GW/B	GYPSUM WALL BOARD
A.B.	ANCHOR BOLT	GYP.	GYPSUM
A.F.F.	ABOVE FINISH FLOOR	H.M.	HOLLOW METAL
ADJ.	ADJUSTABLE	HORIZ.	HORIZONTAL
ALUM.	ALUMINUM	INSUL.	INSULATION
APPROX.	APPROXIMATE	INT.	INTERIOR
BLDG.	BUILDING	LAM	LAMINATE
B.O.S.	BOTTOM OF STEEL	MECH.	MECHANICAL
C.J.	CONTROL JOINT	M.O.	MASONRY OPENING
C.T.	CERAMIC TILE	M.R.	MOISTURE RESISTANT
CLG.	CEILING	MAX.	MAXIMUM
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM
COL.	COLUMN	MTL.	METAL
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CONST.	CONSTRUCTION	NOM.	NOMINAL
CONT.	CONTINUOUS	O.C.	ON CENTER
D.F.	DRINKING FOUNTAIN	P.T.	PRESSURE TREATED
D.S.	DOWN SPOUT	PLYWD.	PLYWOOD
DIA.	DIAMETER	R	RADIUS
DIM.	DIMENSION	R.D.	ROOF DRAIN
DN.	DOWN	R.O.	ROUGH OPENING
DWG.	DRAWING	REINF.	REINFORCEMENT
E.J.	EXPANSION JOINT	REQ'D	REQUIRED
E.W.C.	ELECTRIC WATER COOLER	RM.	ROOM
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATION	SPEC.	SPECIFICATIONS
EQUIP.	EQUIPMENT	SQ.	SQUARE
EQ.	EQUAL SPACE	STD.	STANDARD
EXIST.	EXISTING	STL.	STEEL
EXP.	EXPANSION	THK.	THICKNESS
EXT.	EXTERIOR	T.O.J.	TOP OF JOIST
F.D.	FLOOR DRAIN	T.O.S.	TOP OF STEEL
F.E.C.	FIRE EXTINGUISHER CABINET	T.O.W.	TOP OF WALL
F.O.B.	FACE OF BLOCK OR FACE OF BRICK	TYP.	TYPICAL
FE	FIRE EXTINGUISHER	U.N.O.	UNLESS NOTED OTHERWISE
FF	FINISH FLOOR	VERT.	VERTICAL
FIN	FINISH	V.I.F.	VERIFY IN FIELD
FLR.	FLOOR	W.C.	WATER CLOSET
F.O.M.	FACE OF MASONRY	W.H.	WATER HEATER
F.O.S.	FACE OF STUD	W/	WITH
FTG.	FOOTING	WD.	WOOD

SYMBOL LEGEND

PLAN / DETAIL		PROJECT NORTH	
	A1.01		PROJECT NORTH
			TRUE NORTH
	A4.01		WINDOW / STOREFRONT TAG
	A5.01		WALL TAG
	24		KEY NOTE TAG
	3		EQUIPMENT / ACCESSORY TAG
	OFFIC 103		ROOM NAME / ROOM NUMBER
	101A		DOOR TAG
	1		REVISION TAG
	34" EXIT = 170 OCC. CAPACITY		EGRESS CAPACITY

SHEET INDEX

SHEET NO.	SHEET NAME	PERMIT	REV 1
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A3.01	BUILDING SECTIONS		
A6.01	RENDERINGS		
A8.01	MATERIALS		
GENERAL			
G0.01	COVER SHEET / PROJECT INFORMATION		
G0.02	SITE SURVEY		
G0.03	SITE PLAN		
ARCHITECTURAL			
A1.01	MAIN FLOOR PLANS		
A1.02	UPPER FLOOR PLAN		
A1.03	CARPORT PLAN		
A2.01	ELEVATIONS		
A2.02	ELEVATIONS		
G0.04	NOT ISSUED IN THIS SET		
G0.05	ISSUED IN THIS SET		

LMG Architects, LLC
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864.438.0561



info@lmg-architects.com

Project Status
MOORE RESIDENCE RENOVATION

200 W Earle Street
Greenville, SC 29609

DRAWING HISTORY:

DATE	NO.	DESCRIPTION
10.03.2022	1	DRB Submittal
10.11.2022	2	SETBACK RESOLUTION

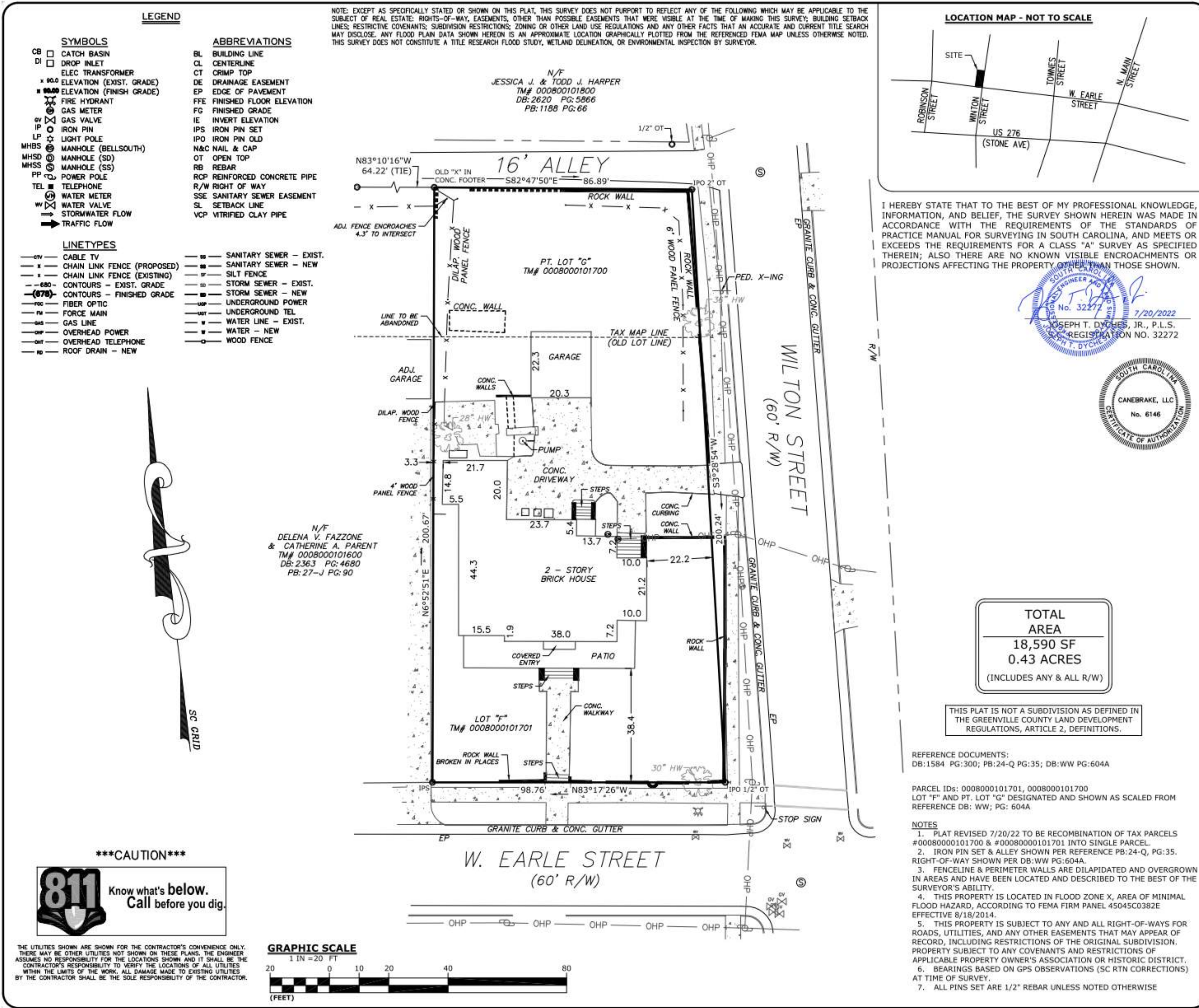
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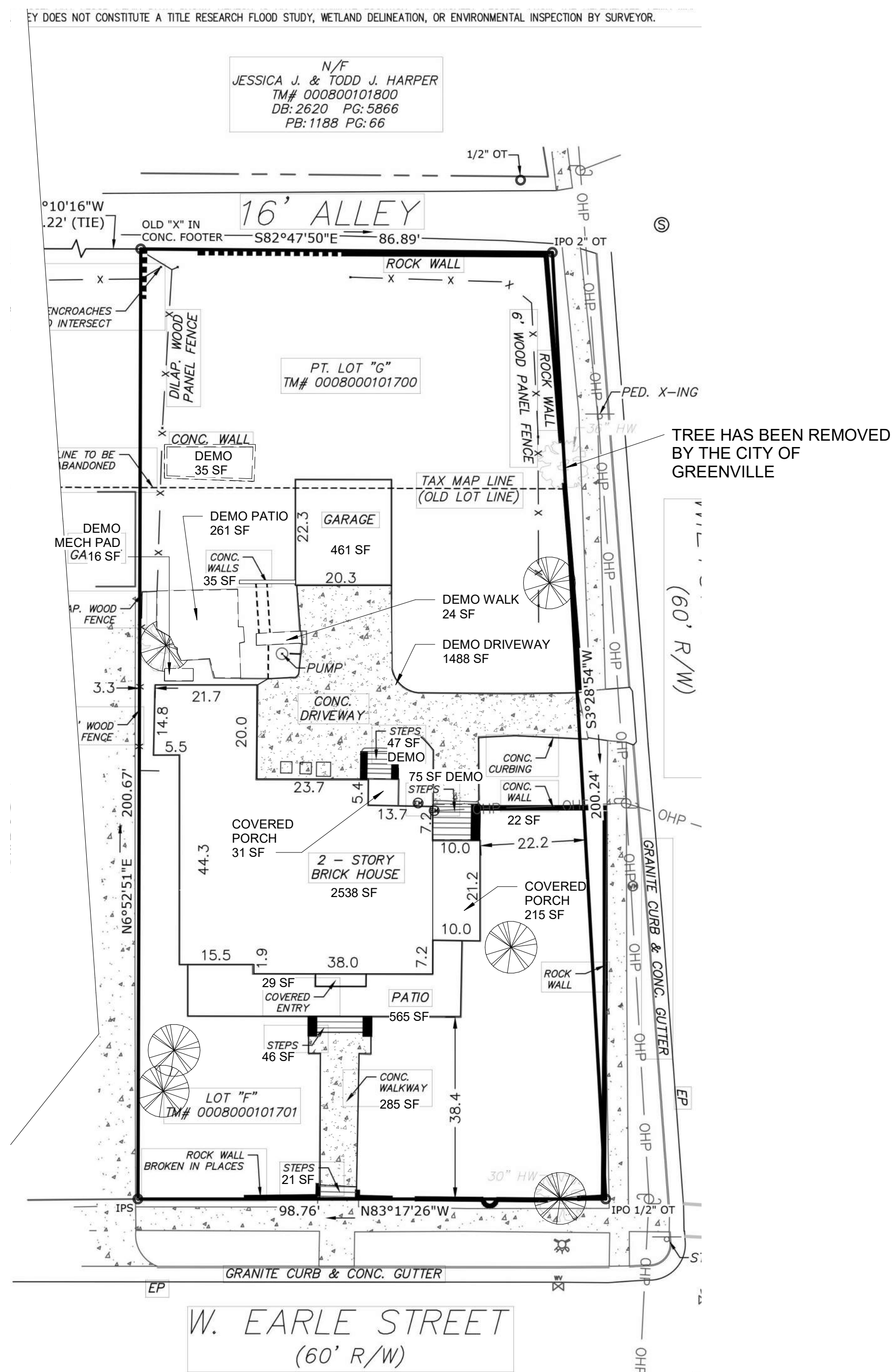
COVER SHEET /
PROJECT
INFORMATION

SHEET NO.

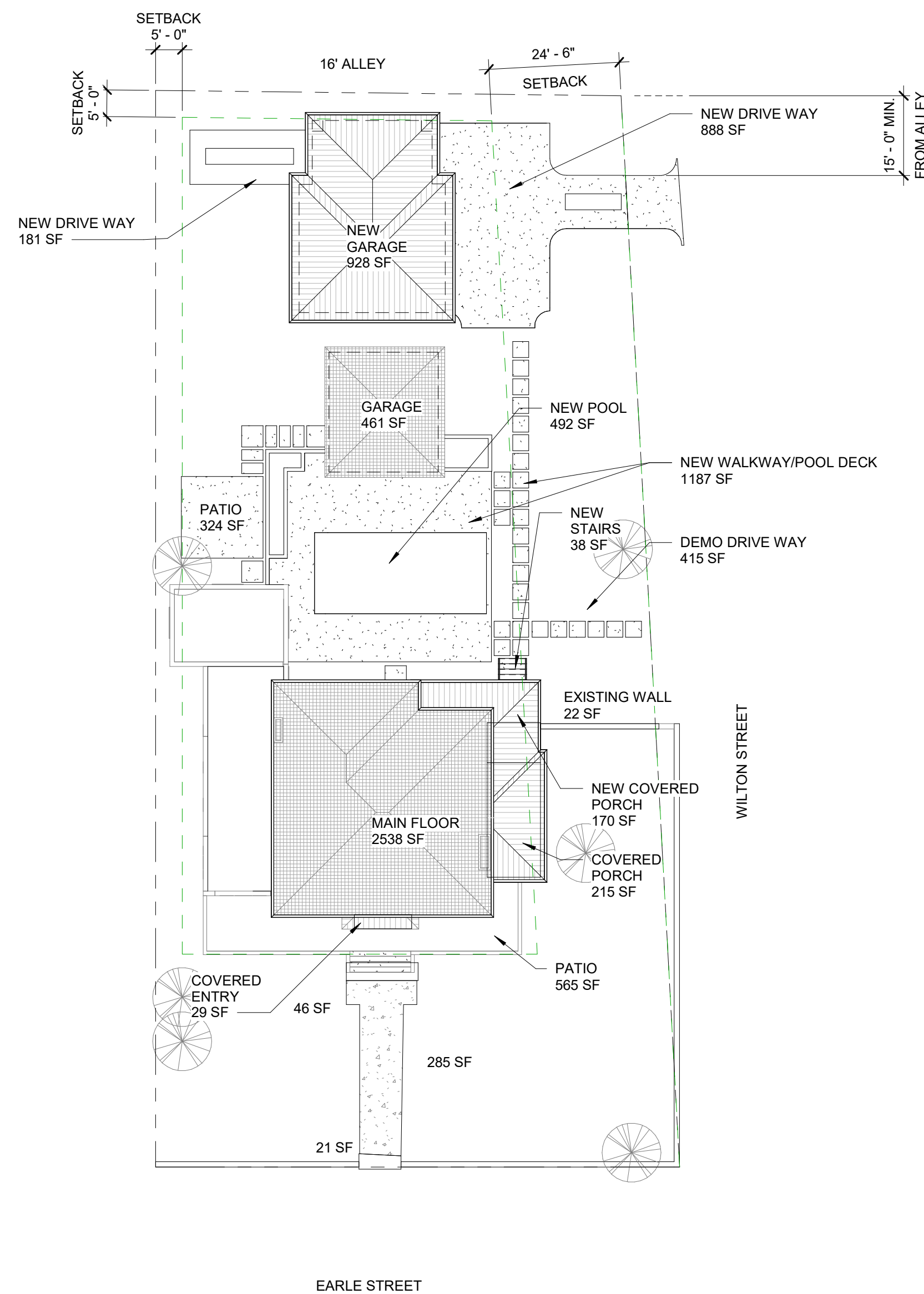
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2 SITE PLAN EXISTING/DEMO
G0.03 1" = 20'-0"



1 SITE PLAN NEW
G0.03 1" = 20'-0"

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PROJ. NO.	22041
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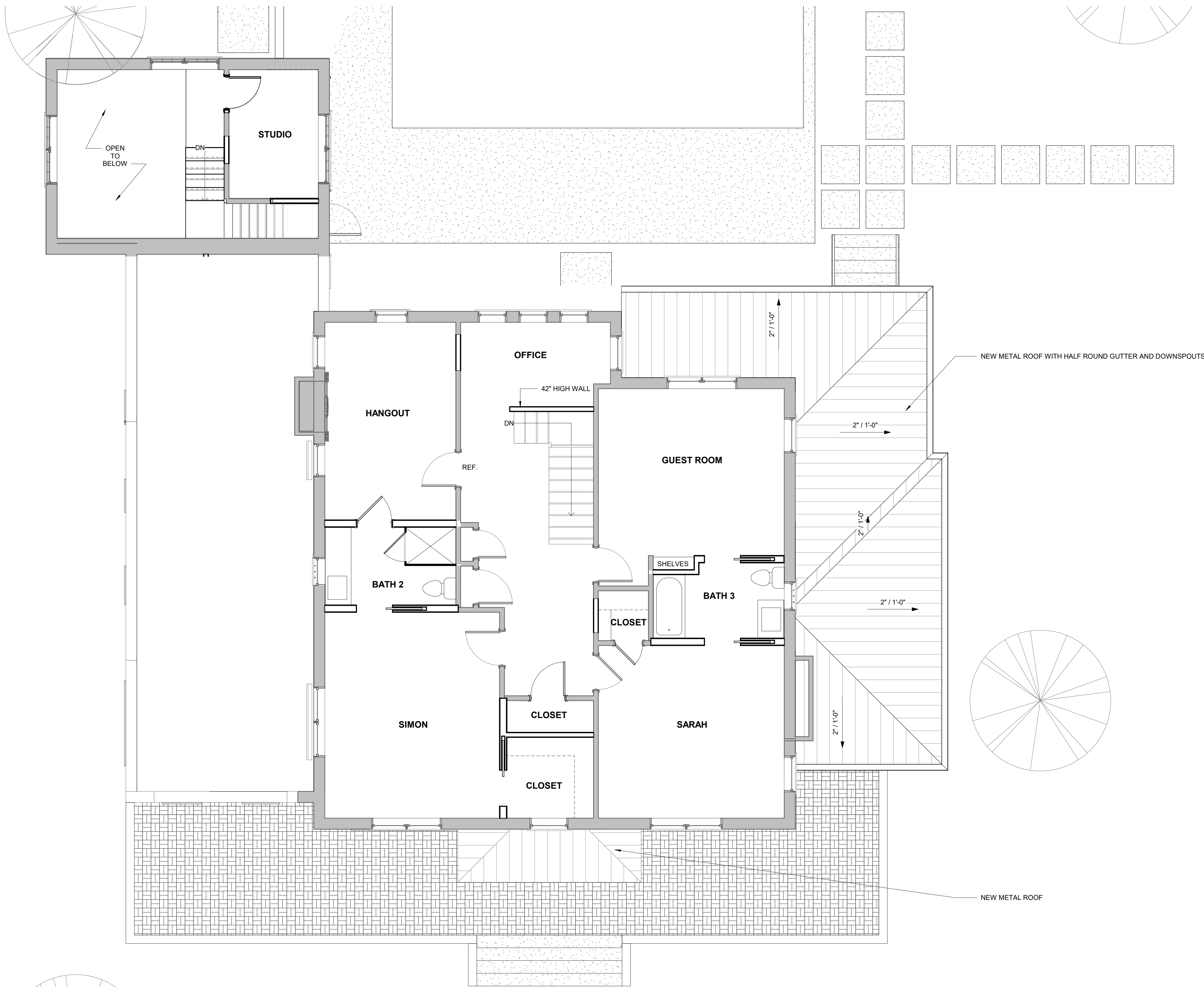
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SITE PLAN

SHEET NO.

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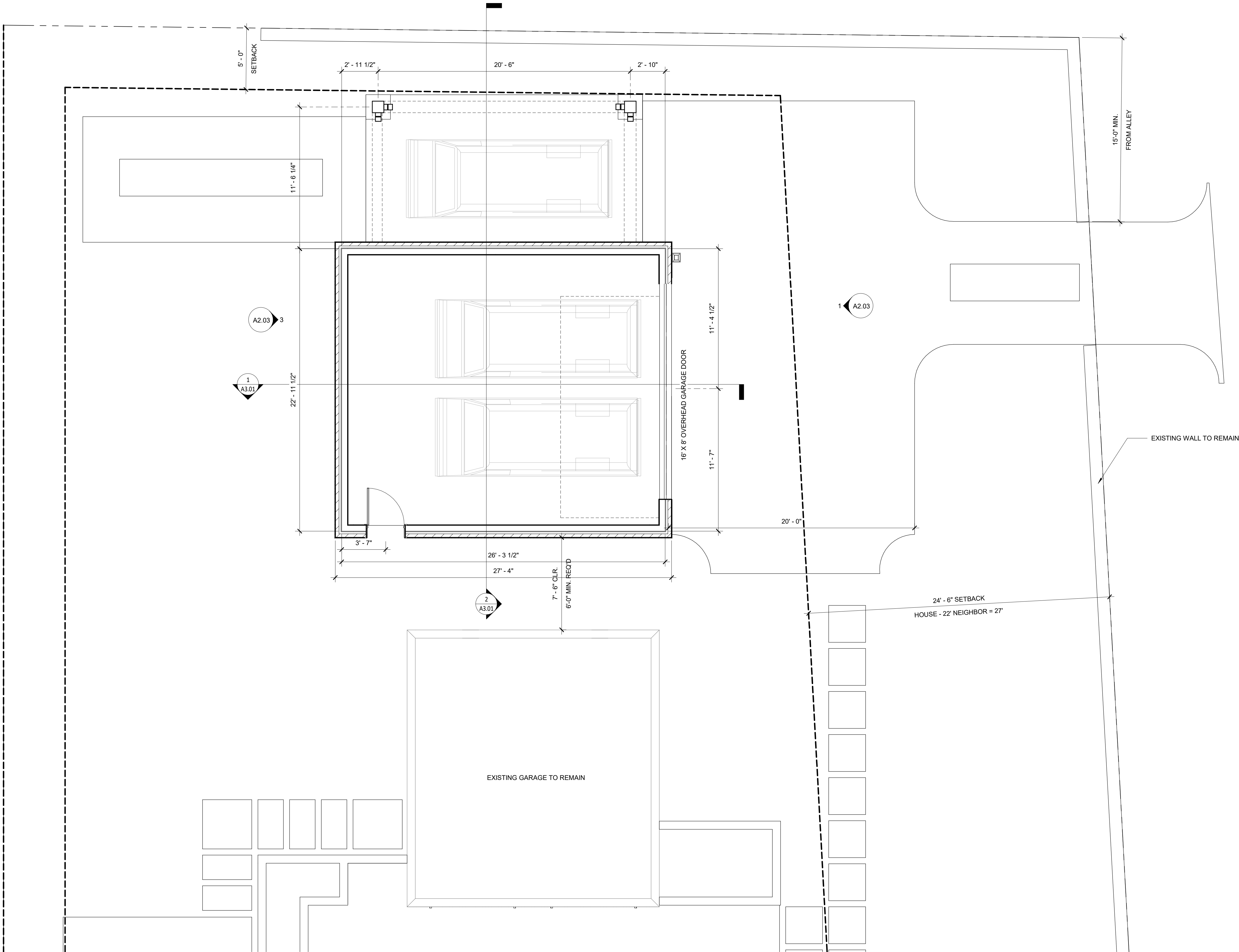
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1 UPPER FLOOR PLAN
A1.02 1/4" = 1'-0"

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PROJ. NO. 22041

SHEET TITLE:

CARPORT PLAN

SHEET NO.

A1.03

MOORE RESIDENCE RENOVATION



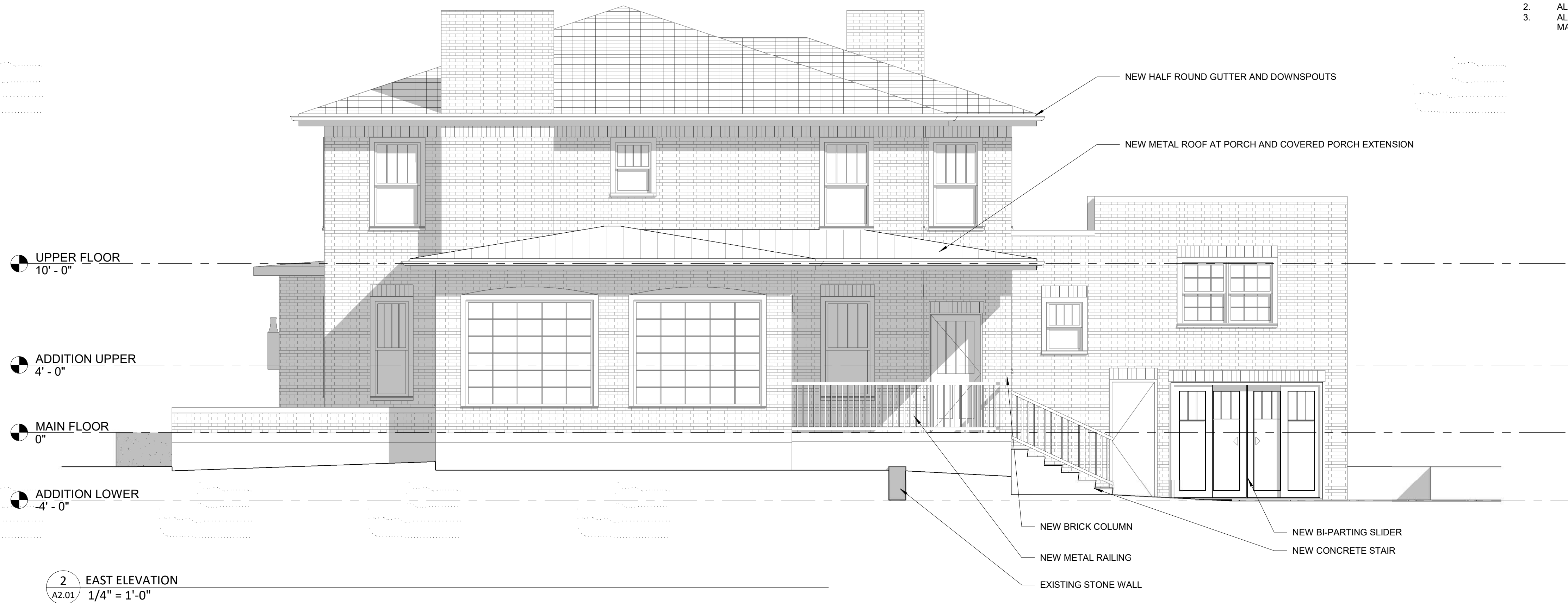
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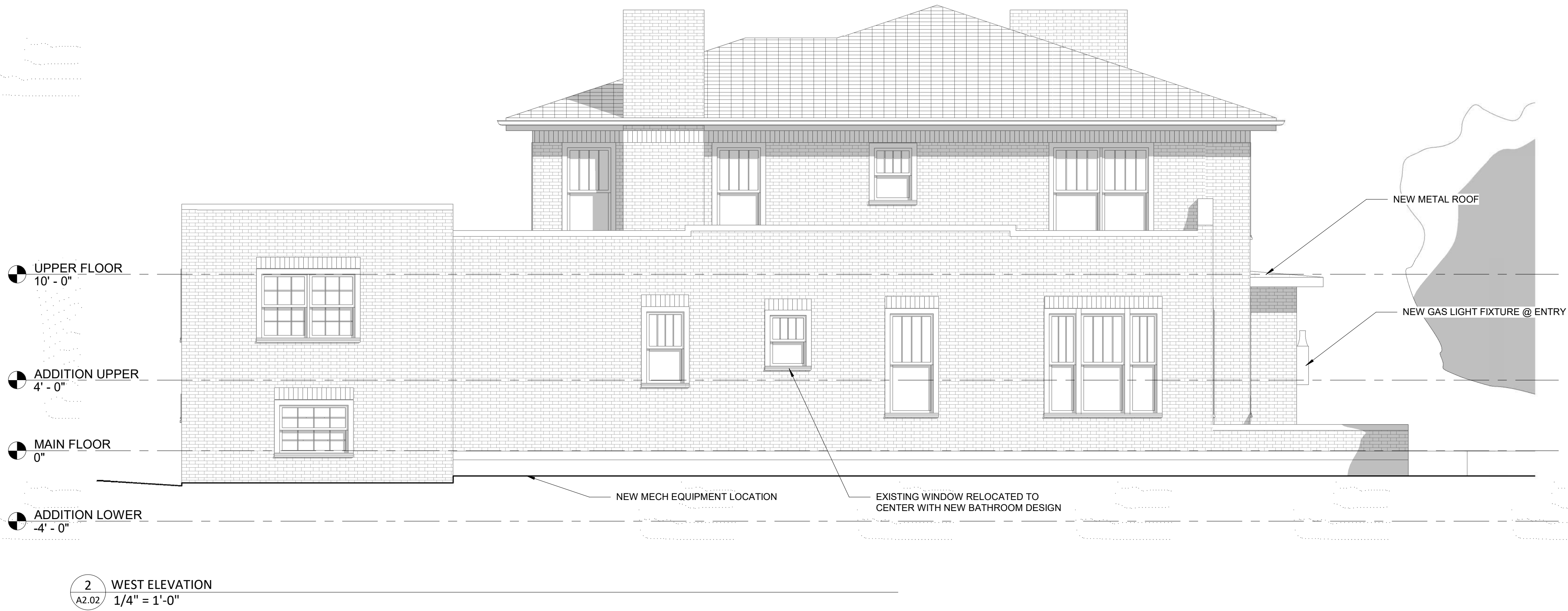


- GENERAL NOTES;
- ALL WINDOWS TO BE REPLACED WITH SAME MUTTIN PATTERN WITH WEATHERSHIELD SIGNATURE SERIES.
 - ALL EXISTING SHUTTERS TO BE REMOVED FROM THE FACADE.
 - ALL EXISTING SURFACES TO BE CLEANED AND RESTORED TO MATCH EXISTING IF REQUIRED.



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Greenville, SC 29609

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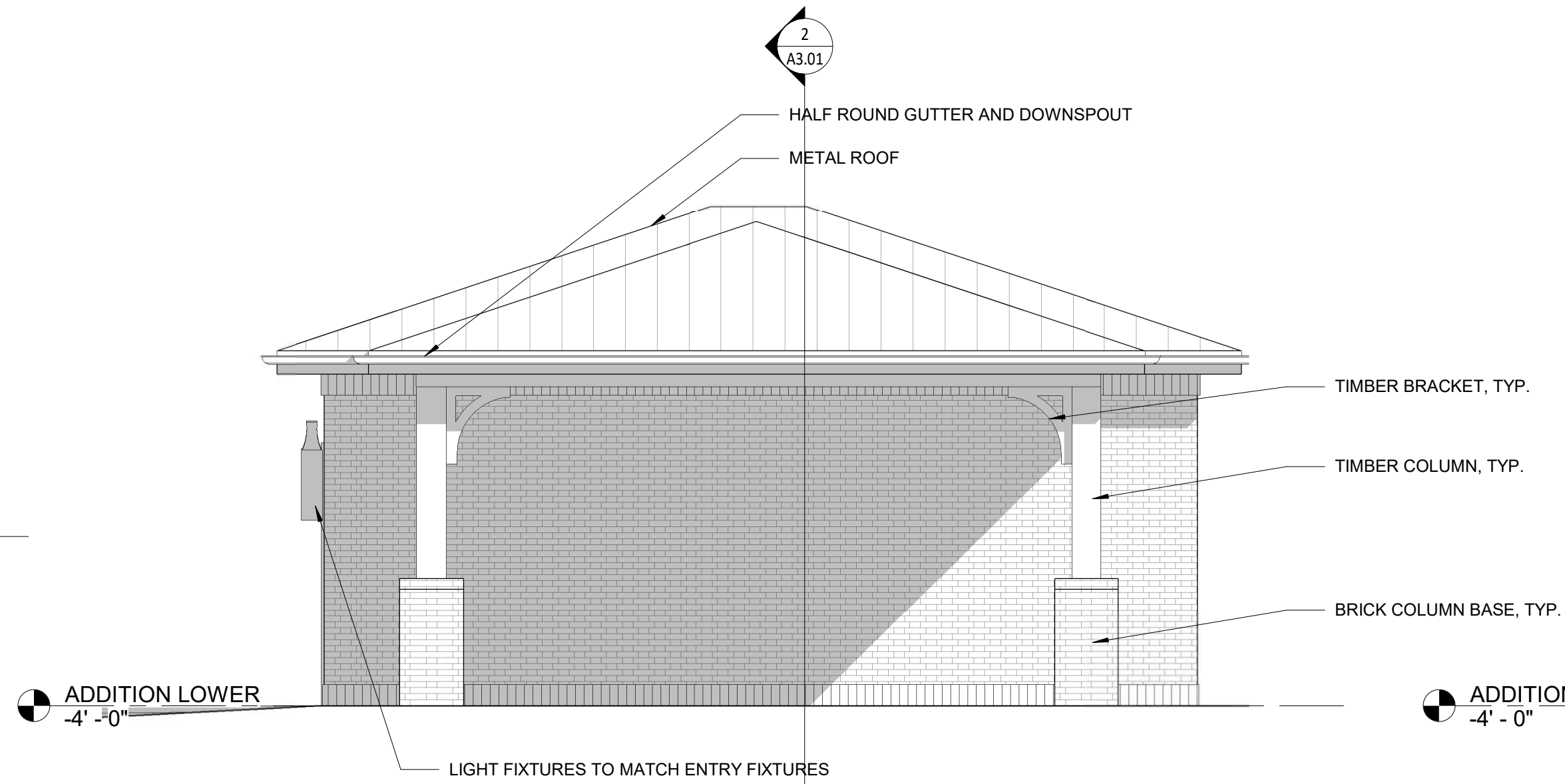
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ELEVATIONS

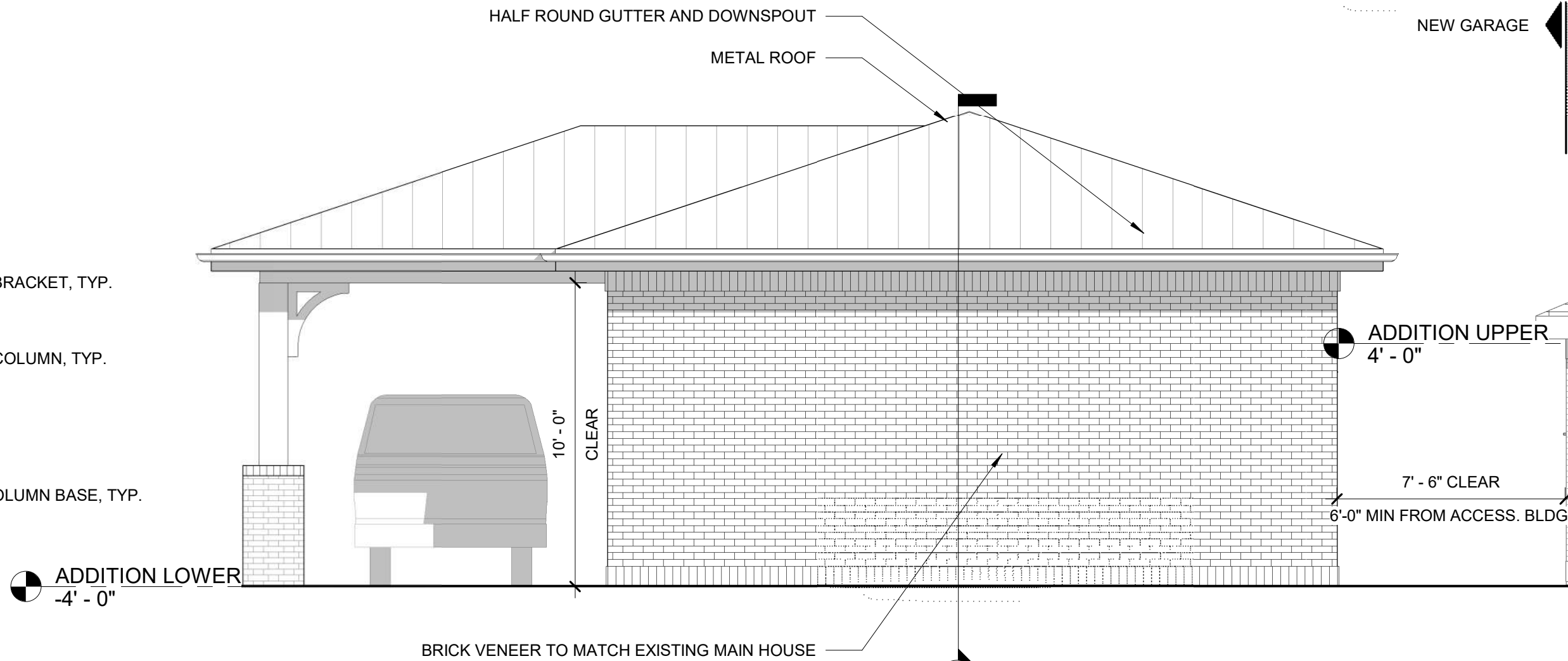
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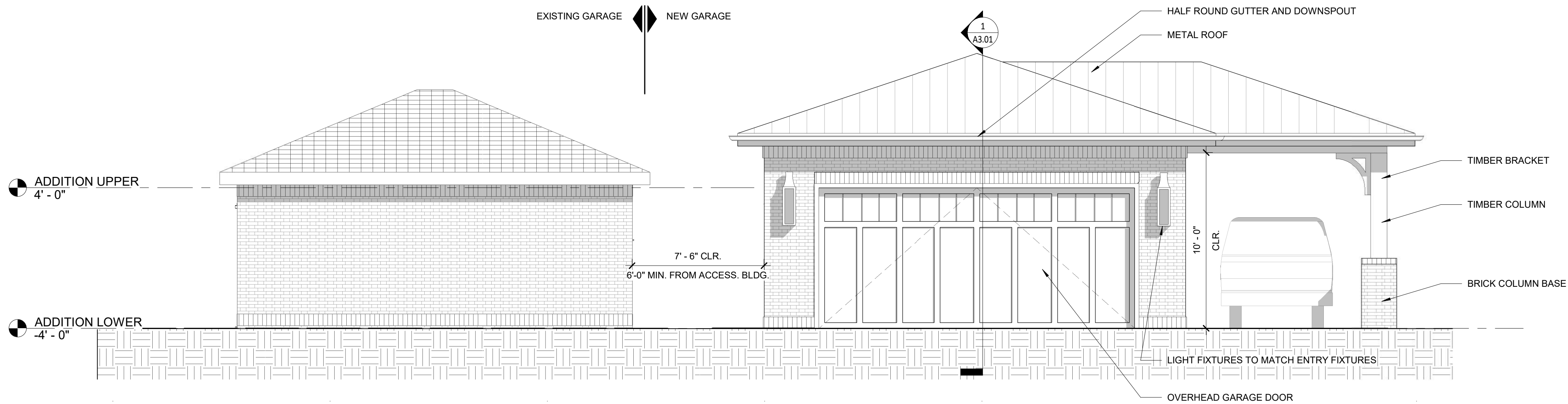
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2 CARPORT - NORTH ELEVATION
1/4" = 1'-0"



3 CARPORT - WEST ELEVATIONS
1/4" = 1'-0"



1 CARPORT - EAST ELEVATION
1/4" = 1'-0"

MOORE RESIDENCE RENOVATION

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PROJ. NO. 22041

SHEET TITLE:

CARPORT
ELEVATIONS

SHEET NO.

A2.03

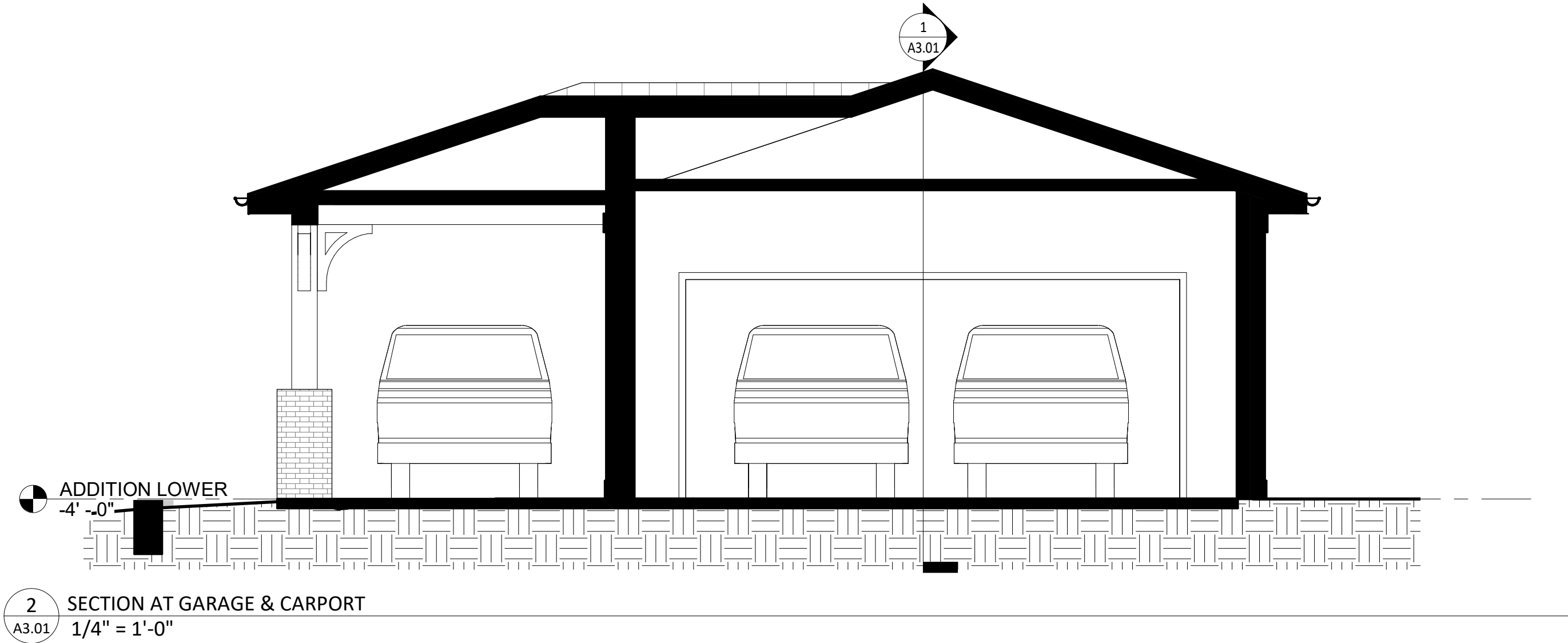
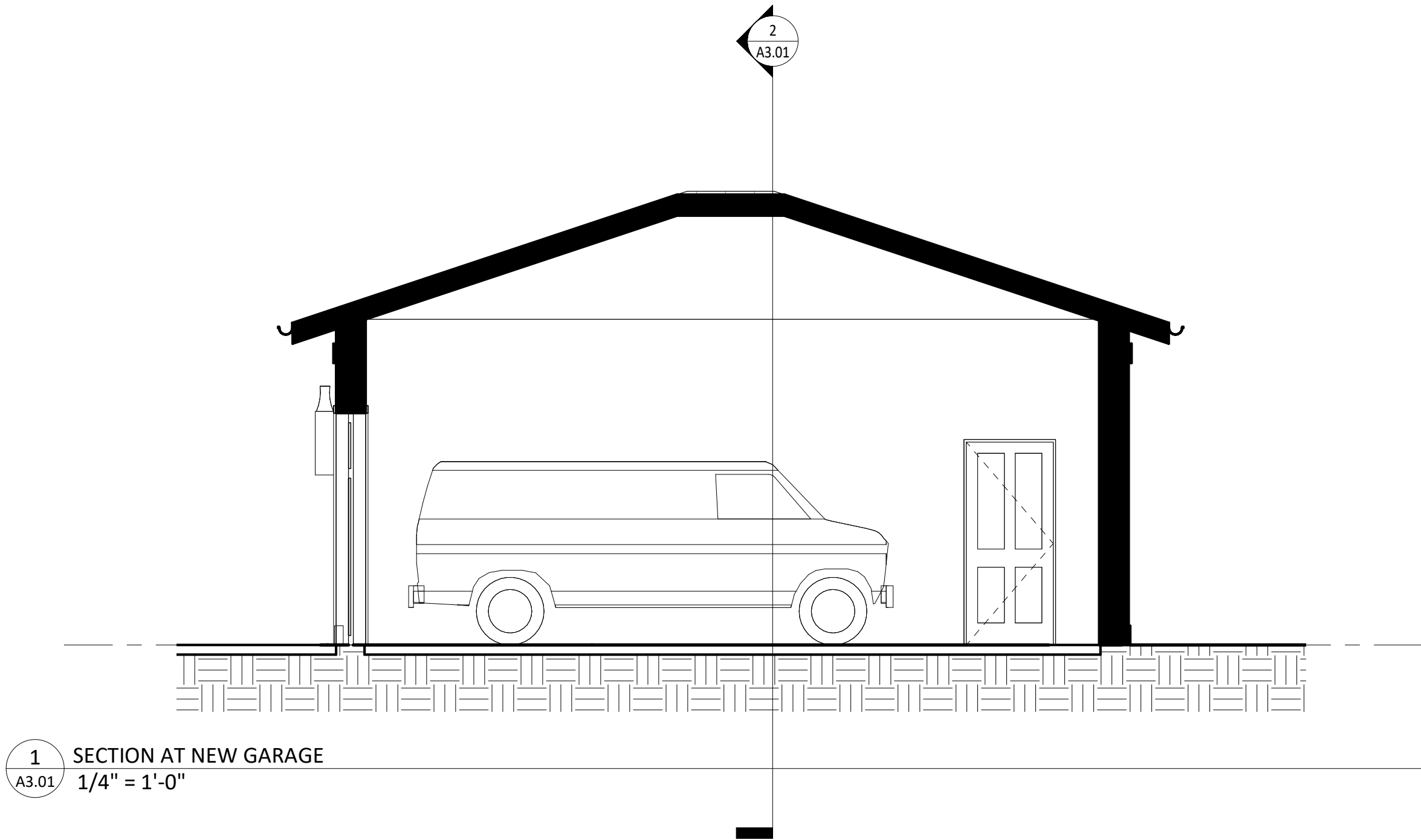
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SHEET TITLE:

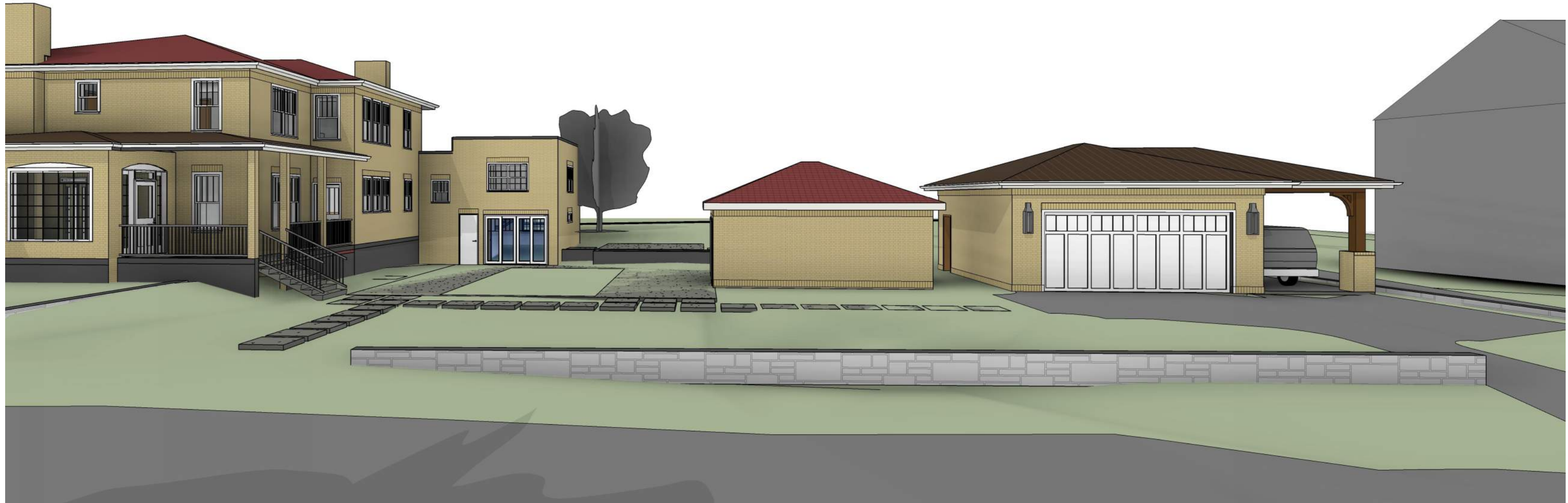
BUILDING SECTIONS

SHEET NO.

A3.01

MOORE RESIDENCE RENOVATION

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2 WILTON STREET VIEW 2
A6.01 1/4" = 1'-0"



1 Wilton View
A6.01 1/4" = 1'-0"

EXISTING SITE PHOTOS - FOR REFERENCE



3 EARLE WILTON INTERSECTION
VIEW
A6.01 1/4" = 1'-0"

REVISION HISTORY:		
DATE	NO.	DESCRIPTION
10.03.2022	1	DRB Submittal
10.11.2022	2	SETBACK RESOLUTION

PROJ. NO. 22041
SHEET TITLE:

RENDERINGS

SHEET NO.

A6.01

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EXTERIOR BRICK VENEER BY GENERAL SHALE: A BLEND OF THE FOLLOWING SELECTED AS BEST TO MATCH THE EXISTING BLONDE BRICK VENEER BY A GENERAL SHALE REPRESENTATIVE.

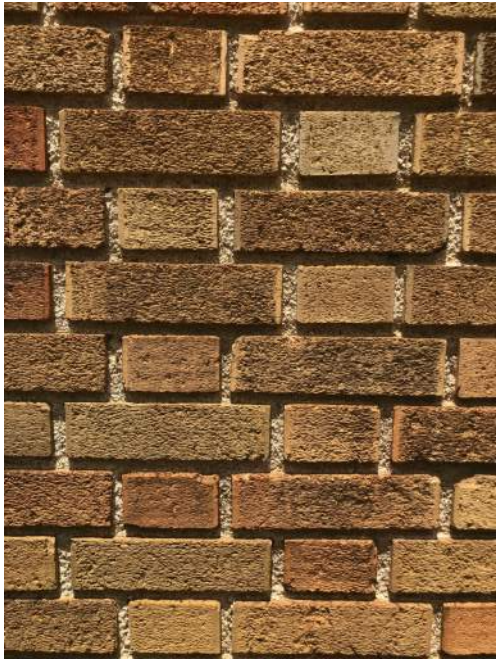
LIGHT BROWN FLAT SET WIRECUT BRICK



RED BROWN FLASHED FLAT SET WIRECUT BRICK



EXISTING BRICK VENEER -FOR REFERENCE ONLY. EXISTING TO BE CLEANED



METAL ROOFING AT NEW GARAGE AND AT THE COVERED PORCH:

METAL ROOFING JD METALS
FLAT PANEL STANDING SEAM
COLOR: ANTIQUE BRONZE

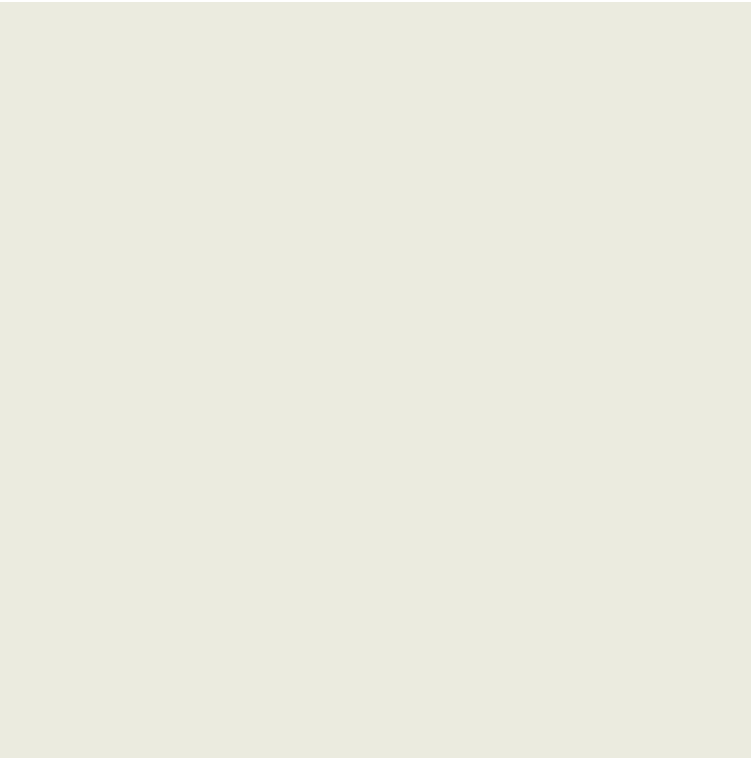


Antique Bronze



IMAGE FOR REFERENCE ONLY BY OTHERS

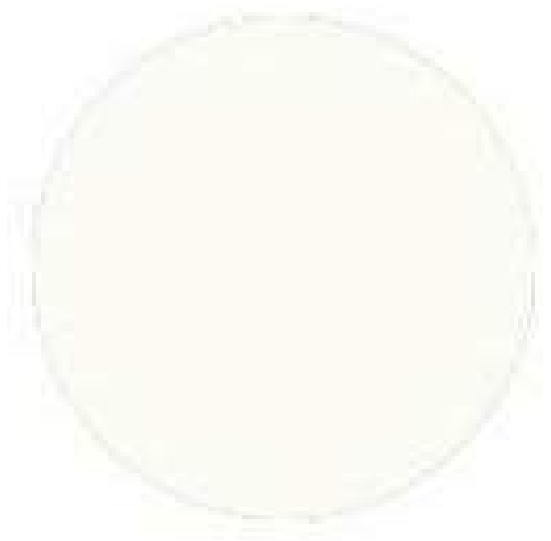
EXTRIOR SOFFIT, TRIM, GARAGE DOORS AND DOORS U.N.O. SHALL BE PAINTED OR COLOR MATCHED TO:
SERWIN WILLIAMS ALABASTER (SW 7008)



EXTRIOR RAILINGS SHALL BE PAINTED OR COLOR MATCHED TO:
SERWIN WILLIAMS TRICORN BLACK (SW 6258)



WINDOW REPLACEMENT:
ALL WINDOWS TO BE REPLACED WITH WEATHERSHIELD SIGNATURE SERIES ALUMINIUM CLAD FINISH TO BE WHITE. (MUTTIN PATTERN TO MATCH EXISTING)



WHITE

EXISTING WOOD PANEL DOOR.
TO BE REUSED AT MASTER EXTERIOR DOOR



EXISTING FOYER DOOR TO BE RELOCATED TO FRONT DOOR.

DOOR TO BE STRIPED AND SHALL BE PAINTED: FARROW & BALL INCHYRA BLUE (100289)



EXTERIOR LIGHT FIXTURE:
GAS LANTERN METAL FIXTURE



GARAGE DOOR PROFILE: SEE IMAGE FOR REFERENCE.

GARAGE DOOR TO BE PAINTED SHERWIN WILLIAMS ALABASTER (SW7008)



IMAGE FOR REFERENCE ONLY BY OTHERS

REVISION HISTORY:		
DATE	NO.	DESCRIPTION
10.03.2022	1	DRB Submittal
10.11.2022	2	SETBACK RESOLUTION

PROJ. NO. 22041
SHEET TITLE:

MATERIALS

SHEET NO.

A8.01

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