AGENDA

MEETING OF HISTORIC REVIEW BOARD
THURSDAY, MAY 15, 2025 - 3:00 PM
Greenville City Hall, Council Chambers, 206 S. Main Street
Citizens may access the meeting at the following web address:
https://www.greenvillesc.gov/1694/Online-Meetings

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1. **Call to Order**
2. **Welcome and Opening Remarks from the Chair**
3. **Roll Call**
4. **Approval of the Minutes**
5. **Call for Public Notice Affidavit from Applicants**
6. **Acceptance of Agenda**
7. **Conflict of Interest Statement**
8. **Old Business**
9. **New Business (public comment)**
    a. **CA 24-618**
    Application by Scott Crichton for a Certificate of Appropriateness at 7 Barrett Street
    b. **CA 25-020**
    Application by Jason Houston for a Certificate of Appropriateness at 123 Woodville Avenue
10. **Advice and Comment (no public comment)**
11. **Other Business (no public comment)**
12. **Informal Review (no public comment)**
13. **Adjournment**

Planning Staff Report to
Historic Review Board
May 4, 2025
for the May 15, 2025 Public Meeting

Docket Number:	**CA 24-618**
Applicant:	**Scott Crichton**
Property Owner:	Matt Hammond
Property Location:	**7 Barrett Street**
Tax Map Number:	0012000102501
Zoning:	RN-A, Heritage Preservation Overlay District
Proposal:	**Residential Addition**
Staff Recommendation:	**Approve with Conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Div. 19-6.2.7 Major Historic Certificate of Appropriateness

Staff Analysis:

Background

The subject structure is a 1-1/2 story brick side-gable house with a projecting front-gable entry bay and a 1-story side sunroom, located within the Heritage Preservation Overlay District. The home was constructed in 1950 and is on the City of Greenville's Architectural Inventory of historic resources. A CA was approved in 2014 by the Design Review Board to replace the original front door, replace the front windows with new wood windows, and replace the windows on the side of the home with vinyl windows.

City of Greenville Historic Survey Card (2001 Photo)

Current Photo

Project Scope

The applicant proposes a new front door, new entry canopy, new windows along the side of the home, fencing, and a new pool house to the rear of the primary structure.

HR.16 states that a new or replacement window or door should match the appearance of the original.

2 NEW FRONT DOOR CANOPY

ENTRY DOOR, STAINED

When window or door replacement is necessary, the replacement should match the original design as closely as possible. The proposed door is a contemporary style, replacing a non-original door that was installed in 2014. **Staff recommends that the applicant consider a more traditional front door, in keeping with the neighborhood, to be reviewed by a two-member panel of the HRB.**

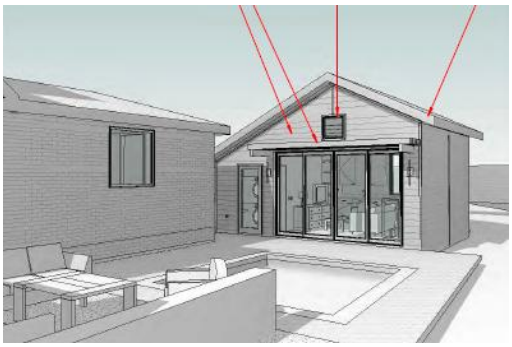
Per HR.16, the historic ratio of solid-to-void is maintained on the primary facade.

All buildings which face the street should have a well-defined front entrance. The proposed addition of the metal canopy is effective in defining the front entrance of the home, in a similar manner to the original entry canopy.

Windows should be simple in shape, arrangement and detail. The proposed new sliding glass doors and windows on the side of the home are significantly different from the existing windows. **Staff recommends further evaluation of the proposed new sliding glass doors and windows with an informal panel of the HRB.**

Per AR.3, appropriate materials for a front yard fence include wrought iron, wood picket, and twisted wire. Per the Development Code standards for the RN-A zoning district, the front yard fence maximum height is 3 feet. The proposed front yard fence is aluminum and 4 feet in height. The proposed sideyard fence is 6 feet in height and proposed PVC. 1. **The proposed fence shall be reviewed in further detail with staff prior to final approval of the CA.**

AR.14 states that a new outbuilding should be subordinate to the primary structure on a site.



Per AR.14, the proposed pool house is located to the rear of the lot and is subordinate in size to the primary structure.

AR.14 recommends that an outbuilding be subordinate in character to the primary structure and not visually compete with the house. The roofline should not vary significantly from the roofline of the primary structure.

Additionally, AR.14 states that an outbuilding should be similar in character to those seen traditionally.

Basic rectangular forms, with hip, gable or shed roofs, are appropriate. However, a contemporary interpretation of an outbuilding may be considered. Staff considers the proposed pool house an appropriate contemporary interpretation of the historic outbuilding.

Summary

Overall, staff finds that the proposed modifications to the primary structure and the proposed accessory structure are in character with the Design Guidelines.

Staff recommends approval with the following conditions:

1. **The proposed fence shall be reviewed in further detail with staff prior to final approval of the CA.**

2. **A two-member of the HRB shall further review the proposed replacement of existing windows on the side of the home with sliding glass doors and windows, as well as the proposed front door replacement, prior to final approval of the CA.**

3. **An Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.**

4. **This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Greenville Development Code Section 19-6.2.6-9 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site-specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.**

city of greenville

APPLICATION FOR HISTORIC REVIEW CERTIFICATE OF APPROPRIATENESS

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	SCOTT CRICHTON	MATT HAMMOND
*Title:	ARCHITECT	

PROPERTY INFORMATION

*STREET ADDRESS 7 BARRETT ST, GREENVILLE

*TAX MAP #(S) 0012000102501

*ZONING CLASSIFICATION RN-A

*PRESERVATION DISTRICT/SPECIAL DESIGNATION:

____ Downtown Review District ____ West End Overlay ____ Pettigru ____ East Park ____ Overbrook

____ Hampton-Pinckney __X__ Heritage ____ Colonel Elias Earle ____ Local Landmark ____ National Register

*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity. Initial: SC

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? ____Yes ____No

DESCRIPTION OF REQUEST

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

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

THE PROJECT WILL INCLUDE THE ADDITION OF A SMALL IN GROUND SWIMMING POOL, A FREE-STANDING POOL HOUSE AND OUTDOOR TERRACE AREA. A FEW EXTERIOR DOOR/WINDOWS WILL BE REPLACE ON THE SIDE OF THE HOUSE FACING THE COMMERCIAL BUILDING. THE EXISTING FRONT DOOR IS TO BE REPLACED ALONG WITH THE ADDITION OF A NEW ENTRY CANOPY OVER THE DOOR

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 prior to review. Applications requiring review by the Design Review Board or Historic Review Board must be submitted no later than 2:00 pm of the date reflected on the posted calendar.

A.	SIGNS	$150.00
B.	HISTORIC REVIEW BOARD	$150.00
C.	MINOR APPLICATION (STAFF REVIEW)	$100.00
D.	MODIFICATION TO AN APPROVED PROJECT	
	Major (requires review by HRB)	½ Original Fee
	Minor (requires review by staff)	$50.00
E.	INFORMAL REVIEW	$50.00

2. Staff will review the application per Section 19-6.2.1(b)(3) for completeness and per Section 19-6.2.6-6.2.9 to determine the applicable fee structure and reviewing body.
3. **Public Notice Requirements (not applicable for minor applications).** Certificate of Appropriateness applications require public notice. The applicant is responsible for sign posting to the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board meeting date. Staff will provide the applicant with instructions, sign, and an affidavit of substantial compliance upon receipt of the application fee. The signed affidavit will be required with attached photos of the posted notice prior to review.
4. You must attach a complete digital set of scaled drawings of the property. A printed set of drawings is NOT required. Although construction drawings are not required, applicants should be able to provide construction drawings at the request of the DRB or HRB.
5. Unless expressly determined by the administrator, all applications must contain the following:

☒ SITE PLAN REVIEW

a. Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, conceptual landscape plan with materials notated, conceptual lighting, conceptual furnishing package, proposed exterior equipment, etc.).

b. 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.).

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

☒ ARCHITECTURAL REVIEW

d. Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, 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).

e. Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).

f. 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).

g. Renderings (include perspective drawings, including views from pedestrian and public realm).

h. Model (digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that if describes the design intent, proposed textures and proposed sign location).

Please reference the **Greenville Design Guidelines for the Preservation Overlay Districts**.

Greenville Design Boundary Contextual Model: *https://greenvillesc.gov/364/Access-GIS-Data,* ***(.skp file)***

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

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

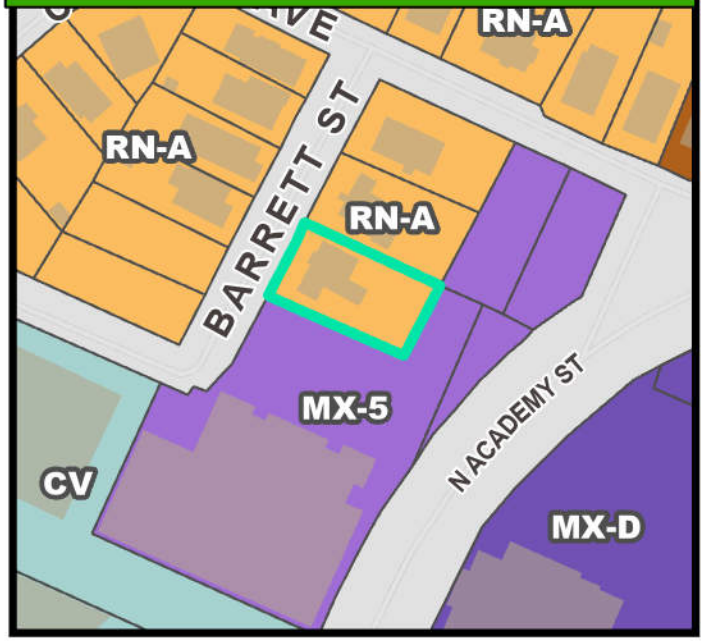
   If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

*Signatures	
Applicant	SCOTT CRICHTON
Date	7.12.24
Property Owner/Authorized Agent	MATTHEW HAMMOND
Date	7.15.24

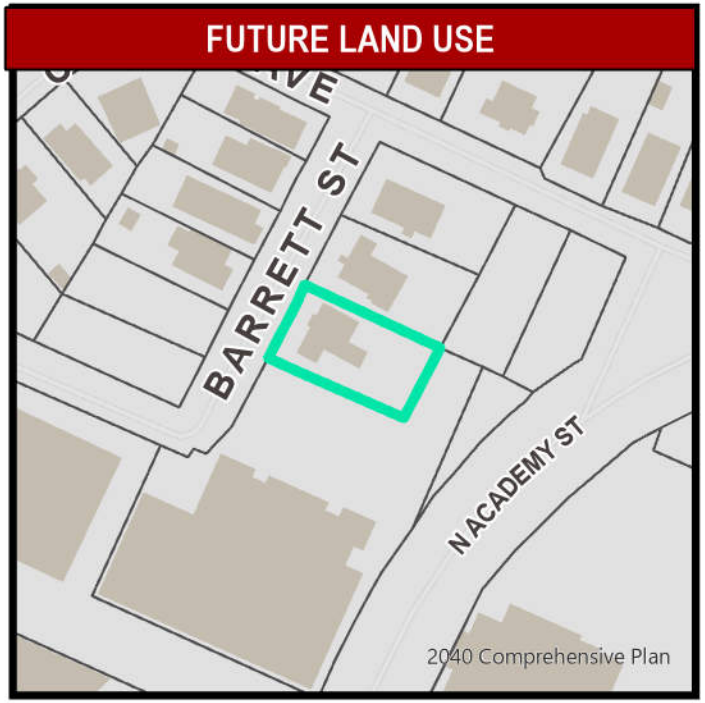
CA 24-618 • 7 BARRETT ST

AERIAL VIEW

CURRENT ZONING



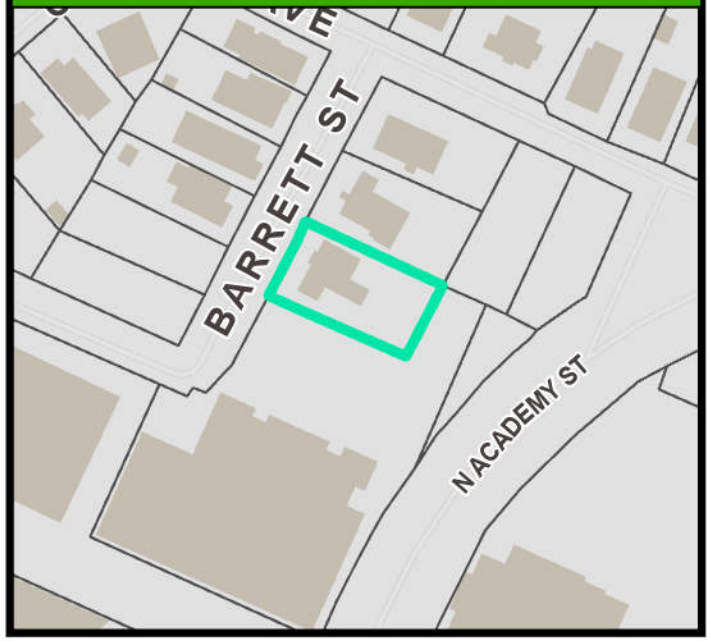
FUTURE LAND USE



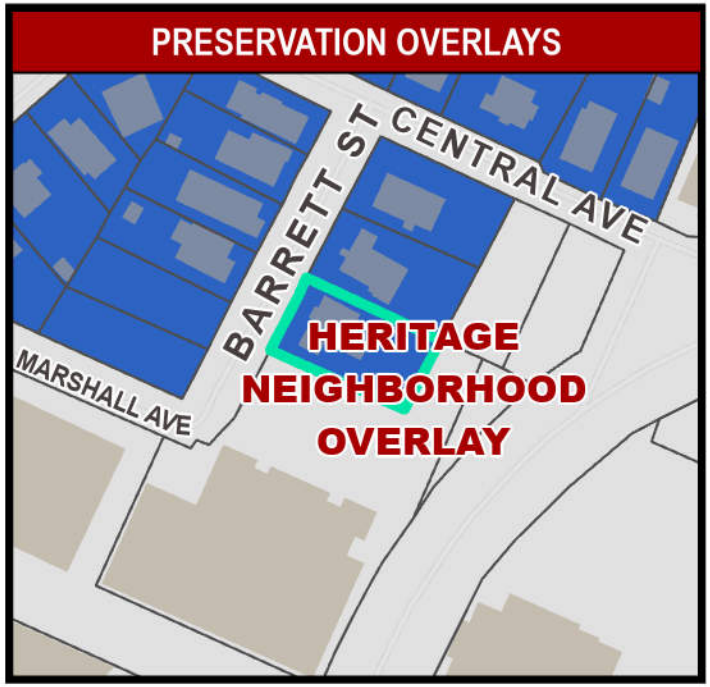
CA 24-618 • 7 BARRETT ST

NATURAL / ENVIRONMENTAL FEATURES

SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



THE HAMMOND RESIDENCE

7 BARRETT ST., GREENVILLE, SC

SKETCH RENDERING - NOT FOR CONSTRUCTION

DESIGN TEAM

OWNER

MATT AND VICKY HAMMOND
7 BARRETT ST.,
GREENVILLE, SC

ARCHITECT

ARCHITECTURE 224 LLC
224 RANDALL ST. GREENVILLE SC
SCOTT@ARCHITECTURE224.COM
864.248.0908

CONTRACTOR

INDEX OF DRAWINGS

TITLE DRAWINGS

T-100 TITLE SHEET
T-101 PROJECT SPECIFICATIONS/SITE SURVEY

CIVIL DRAWINGS

EX-100 EXISTING SITE SURVEY

ARCHITECTURAL DRAWINGS

A-001 ARCHITECTURAL SITE PLAN
A-101 MAIN LEVEL FLOOR PLAN
A-151 ROOF PLAN
A-201 POOL HOUSE
A-202 FRONT ENTRY CANOPY AND DOOR
A-601 SCHEDULES
A-801 EXTERIOR DETAILS
PH-001 EXISTING PHOTOS

VICINITY MAP

SITE

Greenville County, SC - Property Report Convert to PDF 4/30/2024

PIN / Tax Map #
0012000102501

Owner Information	
Owner Name	HAMMOND MATTHEW T (JTWROS)
Additional Owner Name	HAMMOND VICTORIA G (JTWROS)
Care Of	
Mailing Address	7 Barrett St
City	Greenville
State	SC
Zip Code	29601

Greenville County Mobile Maps and Information

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

Parcel Information			
Acres	Description	Location	Subdivision
0.225	Pt Lots 19 & 20 Barrett St	Barrett	

Reference Information				
Deed Book	Deed Page	Deed Date	Plat Book	Plat Page
2473	4963	9/24/2015		0

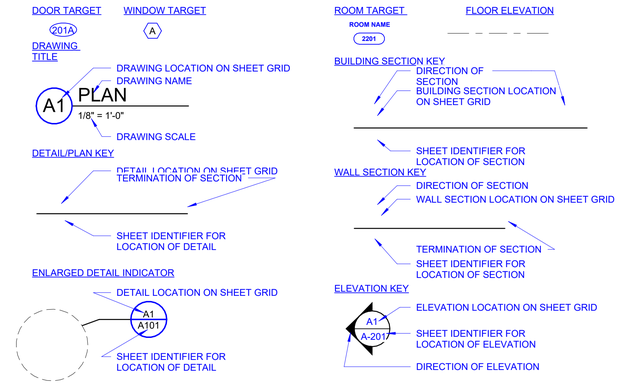
Building Information			
Bedrooms	Bathrooms	Half Baths	Square Feet
4	3	0	2,339

Classification		
Land Use	Jurisdiction	Homestead Code
1100 - Residential Single Family	County Jurisdiction	No

SQUARE FOOTAGES - FINISHED SPACE

SQUARE FOOTAGE SUMMARY	
LOWER LEVEL FINISHED SQ. FT.	--
MAIN LEVEL FINISHED SQ. FT.	--
TOTAL CONDITIONED FOOTAGE	--
GARAGE / UNFIN. STORAGE / MECH. SQ. FT.	--

GRAPHICS LEGEND



ARCHITECTURE 224

864.248.0908
WWW.ARCHITECTURE224.COM

A RENOVATION DESIGN FOR
THE HAMMOND RESIDENCE
7 BARRETT ST., GREENVILLE, SC

THESE DRAWINGS HAVE BEEN PREPARED UNDER A LIMITED SEVICE AGREEMENT AND ARE INTENDED TO REPRESENT DESIGN INTENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL, MECHANICAL, AND ELECTRICAL DESIGN AND COMPLIANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS.

MEMBER OF THE
AMERICAN INSTITUTE OF ARCHITECTS
LICENSED IN SC

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REVISIONS:

No.	Description	Date

PROJECT: 24-002
DATE: 9.3.24
DRAWN BY: SWGC

NOT FOR CONSTRUCTION

TITLE SHEET

T-100

ISSUED FOR CITY REVIEW

Revit 2024 Hammond Residence/24-002 The Hammond Residence.rvt

GENERAL PLAN NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF ALL AUTHORITIES HAVING JURISDICTION.

INSTALL SOUND BATT INSULATION AT ALL MECHANICAL ROOMS, LAUNDRY ROOMS, AND BATHROOMS, INCLUDING FLOOR/CEILING ASSEMBLY WHERE APPLICABLE. REFER TO WALL SECTION FOR SIZE AND TYPE. PERMITS AND APPROVALS SHALL BE OBTAINED FROM LOCAL AUTHORITIES PRIOR TO PROCEEDING WITH THE WORK. APPLY AND PAY FOR ALL PERMITS.

PROVIDE ACCESS TO ATTIC SPACES AS REQUIRED BY CODE AND VERIFY ALL LOCATIONS AND SIZE OF UNIT WITH ARCHITECT.

PROVIDE WATERLINES AND ELECT. REQUIREMENTS FOR ALL APPLIANCES.

ALL MECHANICAL, ELECTRICAL, AND PLUMBING DESIGN NOT INDICATED OR INCLUDED IS TO BE DESIGNED BY CONTRACTOR.

COORDINATE REQUIREMENTS AND INSTALLATION OF THE WORK AS INDICATED ON THE DRAWINGS. CONCEAL PIPES, DUCTS, AND WIRING WITHIN THE CONSTRUCTION. COORDINATE THE WORK OF EACH TRADE TO ENSURE A COMPLETE PROJECT. NOTIFY THE ARCHITECT OF ANY CONDITIONS THAT WILL NOT PERMIT THE PROPER INSTALLATION OF THE WORK. PROVIDE ALL OTHER MATERIALS AND EQUIPMENT NOT SPECIFICALLY NOTED BUT REQUIRED FOR A COMPLETE AND OPERABLE INSTALLATION.

FINAL CLEANING SHALL BE EXECUTED PRIOR TO FINAL INSPECTION. CLEAN CONSTRUCTION DEBRIS FROM SITE. REPLACE FILTERS OF OPERATING EQUIPMENT. REMOVE WASTE AND SURPLUS MATERIALS, RUBBISH, AND CONSTRUCTION FACILITIES FROM THE SITE.

ADJUSTMENTS SHALL BE PERFORMED FOR ALL INSTALLED WORK TO ENSURE SMOOTH AND UNHINDERED OPERATION OF ALL MOVEABLE COMPONENTS OF THE WORK.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.

FROST PROOF HOSE BIBB LOCATIONS TO BE PER PLANS, VERIFIED IN THE FIELD AND FINAL LOCATIONS COORDINATED WITH OWNER.

ANY DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES FOUND BETWEEN THE DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT IN WRITING. THE ARCHITECT WILL PROMPTLY CORRECT THE SAME IN WRITING. WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.

ALL PRODUCT INSTALLATION SHALL CONFORM WITH MANUFACTURES GUIDELINES AND/OR SPECIFICATIONS

FRAMING NOTES

1. ALL EXTERIOR STUDS SHALL BE 2X6 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS SHALL BE 2X4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
2. PROVIDE WALL BLOCKING FOR ALL WALL ACCESSORIES SUCH AS CABINETS, CLOSET SHELVING, BATH ACCESSORIES, ETC.
3. PROVIDE 2X6 WALLS AT ALL POCKET DOOR LOCATIONS. OFFSET POCKET DOOR IN WALL TO ALLOW FOR ELECTRIAL INSTALL.
4. ALL DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR FRAMING TO FACE OF FRAMING U.N.O.
5. ALL ANGLES AND ANGLED WALLS ARE 45 DEGREES U.N.O.
6. ADJUST ALL FRAMED DOOR OPENINGS AND CASED OPENINGS AS NEEDED TO ALLOW FOR FULL CASING PROFILE AROUND OPENING.
7. DO NOT SCALE DRAWING. USE DIMENSIONS PROVIDED.
8. WINDOW HEADERS TO BE SET AT 8'-0" AT THE MAIN LEVEL AND 6'-8" AT THE SECOND LEVEL U.N.O.

SITE PLAN NOTES

1. VERIFY ALL SITE DIMENSIONS IN FIELD AND STAKE BUILDING.
2. CONTRACTOR SHALL DESIGN DRAINAGE SWALES, EROSION CONTROL AND SHALL VERIFY ALL GRADES, FLOOR ELEVATIONS, STORM WATER SYSTEMS & DRAINAGE WITHARCHITECT & OWNER.
3. PROVIDE 6" PVC UNDERGROUND DRAINLINES WITH YARD CLEANOUTS AND DRAINS FROM DOWNSPOUTS OR RAIN CHAINS. VERIFY LOCATION WITH ARCHITECT.
4. SEE EXISTING SITE SURVEY FOR SURVEYOR CONTACT INFORMATION.
5. PROTECT ALL TREES AT ALL TIMES. DO NOT DRIVE SPIKES INTO TREES. WHERE LIMBS REQUIRE CUTTING, CLEAN CUT W/ SAW AND APPLY RECOMMENDED COATING.
6. PROVIDE STONE BOXING FOR ANY TREES REQUIRING FILL. DO NOT CUT LARGE ROOTS, CONSULT WITH LANDSCAPE ARCHITECT.
7. THE CONTRACTOR SHALL GRADE 6" BELOW FINISH GRADES WHERE REQUIRED AND AS INDICATED IN SITE PLAN. REPLACE WITH 6" TOP SOIL OR AS INDICATED IN THE LANDSCAPE PLANS.
8. COORDINATE ROUTING OF ELECTRICAL SERVICE TO POOL HOUSE WITH OWNER.
9. COORDINATE ROUTING OF WATER SERVICE TO POOL HOUSE WITH OWNER
10. ALL SERVICE AND UTILITY LOCATIONS SHALL BE COMMUNICATED TO THE ARCHITECT PRIOR TO WORK. GENERAL CONTRACTOR SHALL RECORD ALL LOCATIONS ON AS BUILT DRAWINGS.
11. PROVIDE SAWN EXPANSION JOINT EVERY 15'-0" AT EXTERIOR TERRACE

GENERAL SPECIFICATIONS

00 26 00 - PROCUREMENT SUBSTITUTION PROCEDURES
CONTRACTOR TO INVESTIGATE PROPOSED PRODUCTS AND DETERMINE THAT THEY ARE EQUAL OR SUPERIOR IN ALL RESPECTS TO PRODUCTS SPECIFIED. COORDINATE INSTALLATION OF ACCEPTED SUBSTITUTIONS INTO THE WORK, MAKING SUCH CHANGES AS MAY BE REQUIRED FOR THE WORK TO BE COMPLETE IN ALL RESPECTS. MEET WITH CLIENTS AND GET CHANGE ORDER REQUEST SIGNED.

DIVISION 01 00 00. GENERAL REQUIREMENTS
01 50 00 - TEMPORARY FACILITIES AND CONTROLS
THIS WORK SHALL CONSIST OF THE APPLICATION OF TEMPORARY MEASURES THROUGHOUT THE LIFE OF THE PROJECT.

01 51 00 - TEMPORARY UTILITIES
ALL CONNECTIONS AND EXTENSIONS REQUIRED TO PROVIDE TEMPORARY UTILITIES SHALL BE MADE BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

01 51 13 - TEMPORARY ELECTRICITY
CONTRACTOR TO PROVIDE AND INSTALL TEMPORARY POWER FOR CONSTRUCTION SITE. CONNECT TO EXISTING POWER SERVICE WITHOUT DISRUPTING LOCAL SERVICE REQUIREMENTS. POWER FEEDER SERVICE CHARACTERISTICS SHALL BE COMPATIBLE WITH THE SERVICE FROM WHICH IT IS TAKEN. SIZE, TYPE AND LOADING SHALL BE PER REQUIREMENTS AS ESTABLISHED BY THE NATIONAL ELECTRIC CODE (NEC). THE CONTRACTOR SHALL PROVIDE MAIN SERVICE DISCONNECT AND OVER-CURRENT PROTECTION AT A CONVENIENT LOCATION IN ACCORDANCE WITH THE NEC. THE CONTRACTOR SHALL PROVIDE POWER OUTLETS FOR CONSTRUCTION OPERATIONS, WITH BRANCH WIRING AND DISTRIBUTION BOXES LOCATED AS NECESSARY AND SHALL PROVIDE FLEXIBLE POWER CORDS AS REQUIRED. PROVIDE AND INSTALL DISTRIBUTION EQUIPMENT, WIRING AND OUTLETS TO PROVIDE SINGLE PHASE BRANCH CIRCUITS FOR POWER AND LIGHTING.

01 51 23 - TEMPORARY HEATING, COOLING, AND VENTILATING
CONTRACTOR TO PROVIDE AND INSTALL TEMPORARY HEATING, COOLING AND VENTILATION FOR CONSTRUCTION SITE. CONTRACTOR TO MAINTAIN SYSTEM DURING CONSTRUCTION, WHILE EXERCISING MEASURES TO CONSERVE ENERGY. VENTILATE ENCLOSED AREAS TO ASSIST CURE OF MATERIALS, TO DISSIPATE HUMIDITY AND TO PREVENT ACCUMULATION OF DUST, FUMES, VAPORS OR GASES. SUPPLEMENT WITH TEMPORARY FAN UNITS AS REQUIRED TO MAINTAIN CLEAN AIR FOR CONSTRUCTION OPERATION.

01 51 26 - TEMPORARY LIGHTING
CONTRACTOR TO PROVIDE AND INSTALL TEMPORARY LIGHTING FOR CONSTRUCTION SITE. PROVIDE AND INSTALL TEMPORARY LIGHTING IN ALL WORK AREAS SUFFICIENT TO MAINTAIN A LIGHTING LEVEL DURING WORKING HOURS NOT LESS THAN THE LIGHTING LEVEL REQUIRED BY OSHA STANDARDS. AS PERMANENT LIGHTING FACILITIES ARE COMPLETED, THEY MAY BE USED IN LIEU OF TEMPORARY FACILITIES. PROVIDE TEMPORARY LIGHTING AS REQUIRED TO SATISFY SAFETY AND SECURITY REQUIREMENTS. MAINTAIN A MINIMUM ILLUMINATION LEVEL OF 30 FOOT-CANDLES MEASURED 3 FT. ABOVE FLOOR IN AREAS WHERE FINISH TRADES ARE PERFORMING WORK. AT EXTERIOR AREAS, PROVIDE 1 FOOT-CANDLE OF LIGHT AFTER DARK FOR SECURITY PURPOSES.

01 51 36 - TEMPORARY WATER
CONTRACTOR TO PROVIDE AND INSTALL TEMPORARY WATER FOR CONSTRUCTION SITE. CONNECT TO AN EXISTING WATER SOURCE FOR CONSTRUCTION OPERATIONS.

01 52 00 - CONSTRUCTION FACILITIES
FIELD OFFICES AND SHEDS SHALL BE PORTABLE OR MOBILE BUILDINGS, OR BUILDINGS CONSTRUCTED WITH FLOORS RAISED ABOVE THE GROUND, SECURELY FIXED TO FOUNDATIONS, WITH STEPS AND LANDINGS AT ENTRANCE DOORS, STRUCTURALLY SOUND, SECURE, WEATHER TIGHT ENCLOSURES FOR OFFICE AND STORAGE SPACES SHALL BE MAINTAINED DURING PROGRESS OF WORK AND REMOVED AT COMPLETION OF WORK. SIZE OF FIELD OFFICES AND SHEDS SHALL DEPEND ON CONTRACTORS NEEDS. INSTALL APPROPRIATE FIRE EXTINGUISHER. HVAC SHALL BE ADEQUATE TO MAINTAIN COMFORTABLE CONDITIONS. AT COMPLETION OF WORK, ALL TEMPORARY FACILITIES SHALL BE REMOVED AND AREA RESTORED TO NEW CONDITION.

01 52 19 - SANITARY FACILITIES
EXISTING FACILITIES SHALL NOT BE USED. CONTRACTOR SHALL PROVIDE AND MAINTAIN IN A NEAT AND SANITARY CONDITION SUCH ACCOMMODATIONS FOR THE USE OF HIS EMPLOYEES AS WILL COMPLY WITH LAWS AND REGULATIONS. TEMPORARY TOILET FACILITIES MAY CONSIST OF PORTABLE TOILETS. THE NUMBER SHALL BE BASED ON NUMBER OF WORKERS, 1 TOILET PER 15 WORKERS. TOILET FACILITIES SHALL BE KEPT SUPPLIED AND CLEAN AND IN SANITARY CONDITION UNTIL THE COMPLETION OF THE WORK AND THEN SHALL BE REMOVED FROM THE SITE. UPON REMOVAL THE SITE SHALL BE PROPERLY CLEANED AND GRADED.

01 53 00 - TEMPORARY CONSTRUCTION
THE CONTRACTOR SHALL PROVIDE AND MAINTAIN FOR DURATION OF WORK ALL REQUIRED TEMPORARY STAIRS, LADDERS, RAMPS, RUNWAYS AND HOISTS FOR USE OF ALL TRADES.

01 54 00 - CONSTRUCTION AIDES
THE CONTRACTOR TO PROVIDE ALL CONSTRUCTION AIDS NEEDED DURING CONSTRUCTION WHICH SHALL INCLUDE BUT NOT LIMITED TO; ELEVATORS, HOISTS, CRANES, ETC.

01 54 23 - TEMPORARY SCAFFOLDING AND PLATFORMS
THE CONTRACTOR SHALL PROVIDE AND MAINTAIN FOR DURATION OF WORK ALL REQUIRED TEMPORARY STANDING SCAFFOLDING. 'INDEPENDENT TIED' SCAFFOLDS WILL NORMALLY BE PROVIDED FOR PAINTING, POINTING OR OTHER MAINTENANCE WORK. 'PUTLOG SCAFFOLDS', USED FOR THE CONSTRUCTION OF BRICK WALLS, HAVE ONLY ONE ROW OF STANDARDS WHICH ARE USUALLY ERECTED SOME 900MM FROM THE FACE OF THE WALL, WITH THE BOARDS CARRIED ON HORIZONTAL MEMBERS KNOWN AS 'PUTLOGS'. WHEN USED IN NEW CONSTRUCTION, THE FLATTENED ENDS OF THE PUTLOGS ARE BUILT INTO THE BED JOINTS AS WORK PROCEEDS AND THEN WITHDRAWN ON COMPLETION, THE RESULTING HOLE BEING POINTED UP.

01 55 00 - VEHICULAR ACCESS AND PARKING
CONSTRUCT AND MAINTAIN TEMPORARY ROADS ACCESSING PUBLIC THOROUGHFARES TO SERVE CONSTRUCTION AREA. ARRANGE PARKING AREAS TO ACCOMMODATE CONSTRUCTION PERSONNEL. DO NOT ALLOW VEHICLE PARKING ON EXISTING PAVEMENT. WHEN SITE SPACE IS NOT ADEQUATE PROVIDE ADDITIONAL OFF-SITE PARKING.

01 56 00 - TEMPORARY BARRIERS AND ENCLOSURES
THE CONTRACTOR SHALL PROVIDE BARRIERS TO PREVENT UNAUTHORIZED ENTRY INTO CONSTRUCTION AREAS AND TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM DAMAGE FROM CONSTRUCTION OPERATIONS AND DEMOLITION. INSTALL BARRICADES AND COVERED WALKWAYS REQUIRED BY GOVERNING AUTHORITIES FOR PUBLIC RIGHT OF WAYS. WHEN NECESSARY INSTALL CHAIN LINK FENCE AROUND JOB SITE.

01 57 00 - TEMPORARY CONTROLS
THIS WORK SHALL CONSIST OF THE APPLICATION OF TEMPORARY MEASURES THROUGHOUT THE LIFE OF THE PROJECT TO CONTROL EROSION AND SILTATION. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE USE OF BERMS, DIKES, DAMS, SEDIMENT BASINS, FIBER MATS, SILT FENCES, STRAW BALES, WASHED GRAVEL OR CRUSHED STONE, MULCH, GRASSES, SLOPE DRAINS, TEMPORARY SEEDING AND OTHER METHODS. TEMPORARY EROSION AND SILTATION CONTROL MEASURES AS DESCRIBED HEREIN, SHALL BE APPLIED TO ERODIBLE MATERIAL EXPOSED BY ANY ACTIVITY ASSOCIATED WITH THE CONSTRUCTION AND CONSISTENT WITH STATE AND LOCAL CONTROL STANDARD.

01 58 00 - PROJECT IDENTIFICATION
WITHIN 15 DAYS AFTER THE COMMENCEMENT OF WORK, PROVIDE ONE PROJECT IDENTIFICATION SIGN AT THE LOCATIONS INDICATED. MAINTAIN SIGN THROUGHOUT THE LIFE OF THE PROJECT. ON THE SIGN, LIST TWO POINTS OF CONTACT BY NAME AND TELEPHONE NUMBER.

01 60 00 - PRODUCT REQUIREMENTS (SCOPE OF WORK)
ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER 'S WRITTEN SPECIFICATIONS OR MATERIAL'S INSTITUTE STANDARDS. WHERE THE MANUFACTURER 'S RECOMMENDED DETAILS ARE USED, THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THEIR PRODUCT. ALL ITEMS NOT SPECIFICALLY MENTIONED THAT ARE REQUIRED TO MAKE THE WORK COMPLETE AND OPERATIONAL SHALL BE INCLUDED.

INSTALLATION AND STORAGE - ALL MATERIALS, SUPPLIES AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PER APPLICABLE CODES AND REQUIREMENTS. MATERIAL STORED ON SITE SHALL BE PROTECTED FROM DAMAGE BY MOISTURE, WIND, SUN, ABUSE OR ANY OTHER HARMFUL EFFECTS.

01 64 00 - OWNER-FURNISHED PRODUCTS
CONTRACTOR IS NOT RESPONSIBLE FOR PRODUCTS FURNISHED BY THE OWNER THAT ARE DAMAGED PRIOR TO OPENING OR RECEIVING. ADDITIONAL WORK REQUIRED TO INSTALL OWNER FURNISHED PRODUCTS WILL BE CHARGED TO THE OWNER AND DUE UPON INSTALLATION.

01 70 00 - EXECUTION AND CLOSEOUT REQUIREMENTS
THE EXECUTION OF ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THESE SPECIFICATIONS AND MANUFACTURER'S WRITTEN SPECIFICATIONS OR MATERIAL'S INSTITUTE STANDARDS. WHERE THE MANUFACTURER'S RECOMMENDED DETAILS ARE USED, THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THEIR PRODUCT. ALL WORK NOT SPECIFICALLY MENTIONED THAT IS REQUIRED TO MAKE THE WORK COMPLETE AND OPERATIONAL SHALL BE INCLUDED.

CODES - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO INSURE COMPLIANCE WITH SAID CODES AND MODIFY THE SPECIFICATIONS AS NEEDED TO COMPLY WITH SUCH CODES.

MEASUREMENTS - THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS. NOTED DIMENSIONS TAKE PRECEDENCE.

WORKMANSHIP - WORKMANSHIP SHALL CONFORM TO THE BEST AND HIGHEST STANDARDS OF QUALITY IN EACH TRADE AND SHALL INCLUDE ALL ITEMS OF FABRICATION, CONSTRUCTION AND INSTALLATION. ALL WORK SHALL BE COMPLETED BY SKILLED TRADESMEN AND MECHANICS. INSTALLATION OF ALL EQUIPMENT AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

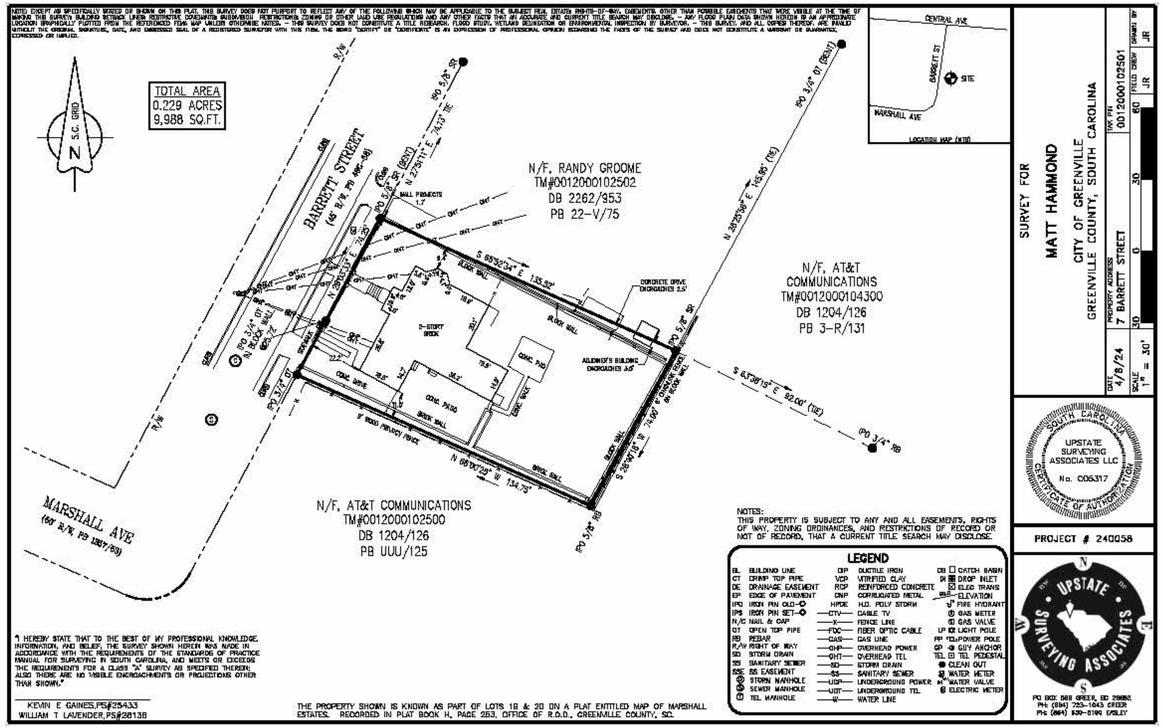
INSURANCE - BUILDERS RISK INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION UNTIL FINAL ACCEPTANCE BY THE OWNER. ALL BONDING AND INSURANCE REQUIREMENTS SHALL BE COORDINATED WITH THE OWNER PRIOR TO BEGINNING CONSTRUCTION. ALL CONTRACTORS SHALL PROVIDE AND BE SOLELY RESPONSIBLE FOR NECESSARY BARRICADES AND SAFETY PRECAUTIONS, AND STRICTLY ADHERE TO ALL GOVERNING CODES ON SAFETY, INCLUDING THE OSHA ACT.

SQUARE FOOTAGE - INTERIOR FINISHED SQUARE FOOTAGE FIGURES REPRESENT HEATED AND COOLED FLOOR AREA ONLY AND DO NOT INCLUDE ADDITIONAL AREA FOR TWO-STORY OR VAULTED SPACES, GARAGES, DECKS, PORCHES OR ANY OTHER UNFINISHED AREAS. THESE DIMENSIONS ARE GENERALLY MEASURED FROM THE OUTSIDE FACE OF THE STUD. FILL IN THE APPROPRIATE SQUARE FOOTAGE NUMBERS FOR THE PROJECT YOU ARE SPECIFYING.

01 71 00 - LOCAL CONDITIONS
BUILDING REQUIREMENTS IN YOUR AREA WILL VARY DUE TO LOCAL AND REGIONAL CODES, CONSTRUCTION TECHNIQUES AND WEATHER CONDITIONS. THE UDA SPECIFICATIONS MAY NOT BE ALL-INCLUSIVE FOR EVERY AREA. REVIEW THIS INFORMATION WITH A LOCAL ARCHITECT, ENGINEER, BUILDER OR BUILDING OFFICIAL TO UNDERSTAND SPECIFIC REQUIREMENTS FOR YOUR LOCALITY. UNITED DESIGN ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE QUALITY AND COMPLETENESS OF THESE SPECIFICATIONS, OR FOR ANY STRUCTURAL FAILINGS DUE TO DEFICIENCIES OR ERRORS IN THE CONSTRUCTION OF A PROJECT USING THESE SPECIFICATIONS.

01 74 00 - CLEANING AND WASTE MANAGEMENT
CONSTRUCTION SITE TO BE IN A CLEAN AND ORDERLY CONDITION THROUGHOUT THE CONSTRUCTION PROCESS. CLEAN INTERIOR SPACES PRIOR TO THE START OF FINISH PAINTING AND THE APPLICATION OF OTHER FINISHES. AT THE CONCLUSION OF CONSTRUCTION, THE PROJECT SHALL BE PROPERLY CLEANED. THIS SHOULD INCLUDE BUT NOT BE LIMITED TO: CLEANING THE INTERIOR AND EXTERIOR GLASS, SURFACES EXPOSED TO VIEW, REMOVE TEMPORARY LABELS, STAINS AND FOREIGN SUBSTANCES, POLISH TRANSPARENT AND GLOSSY SURFACES, VACUUM CARPETED AND SOFT SURFACE AREAS, SWEEP AND MOP ALL TILED SURFACES, ETC. REPLACE FILTERS OF OPERATING EQUIPMENT. CLEAN EQUIPMENT AND FIXTURES TO A SANITARY CONDITION. CLEAN EXTERIOR SUCH AS DEBRIS FROM ROOF, GUTTERS, LANDSCAPE AREAS, DRIVEWAYS AND WALKS, ETC. REMOVE ALL WASTE AND SURPLUS MATERIALS.

01 76 00 - PROTECTING INSTALLED CONSTRUCTION
CONTRACTOR TO PROTECT ALL INSTALLED CONSTRUCTION. IF PRODUCTS OR MATERIALS COME WITH A PROTECTIVE COATING, CONTRACTOR SHALL MAINTAIN PROTECTIVE COATING UNTIL CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL REPLACE ANY ITEMS THAT BECOME DEFECTIVE OR DAMAGED.



1 EXISTING SITE SURVEY
1" = 20'-0"

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THE HAMMOND RESIDENCE

A RENOVATION DESIGN FOR

7 BARRETT ST., GREENVILLE, SC

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No.	Description	Date

PROJECT: 24-002
DATE: 9.3.24
DRAWN BY: SWGC

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PROJECT SPECIFICATIONS/SITE SURVEY

T-101

ISSUED FOR CITY REVIEW

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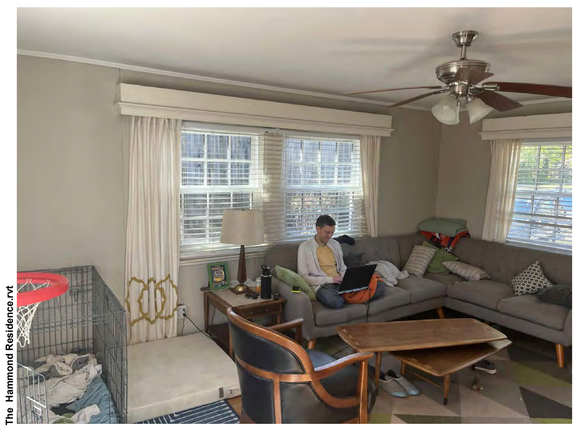

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EXISTING PHOTOS

PH-001

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secured by ADT

DEMO DOOR AND WINDOW, REPLACE WITH NEW SLIDING DOOR
REPLACE EXISTING DOOR, SAME SIZE, FULL GLASS
DEMO WINDOWS, REPLACE WITH WINDOW MATCHING ADJ. DOOR
NOTE: NONE OF THIS AREA IS VISIBLE FROM THE STREET OR RESIDENTIAL NEIGHBORS

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A RENOVATION DESIGN FOR
7 BARRETT ST., GREENVILLE, SC

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1	GC REQUESTED CHANGES	11.11.20

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ARCHITECTURAL SITE PLAN

A-001

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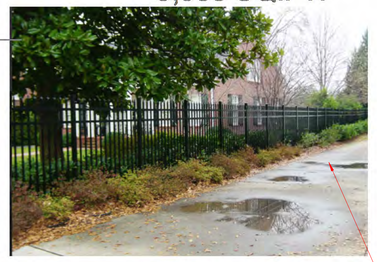
TOTAL AREA
0.229 ACRES
9,988 SQ.FT.



LOT IS ZONED RN-A
9,988 SF LOT
BUILDING SETBACKS:
SIDE 5'
REAR 4'
FRONT 10'/20'

1,790 SF FOOTPRINT EXISTING HOUSE
360 SF POOL HOUSE ADDITION
790 POOL TERRACE
2,940 TOTAL BUILDING COVERAGE
29.43% TOTAL BUILDING TO LOT COVERAGE
(60% MAX FOOTPRINT PER *SEC. 2.11.4.*)

1 STIE CALCS
1" = 1'-0"

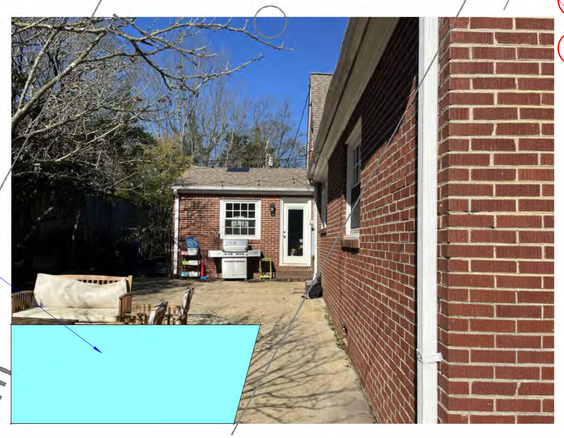
EXISTING RESIDENCE
APPROXIMATE LOCATION OF POOL
ADJ. COMMERCIAL PARKING LOT

N/F, RANDY GROOME
TM#0012000102502
DB 2262/953
PB 22-V/75

BARRETT STREET
(45' R/W; PB 48G-58)

R/W
CURB
IPO 5/8" SR (BENT)
IPO 5/8" SR
N 27°51'11" E 74.13' TIE
WALL PROJECTS 1.7'
N 28°03'33" E 74.25'
S 65°52'34" E 135.52'
BLOCK WALL
CONCRETE DRIVE ENCROACHES 2.5'
IPO 3/4" OT IN BLOCK WALL @25.72'
IPO 3/4" OT
IPO 5/8" SR
SIDEWALK
2-STORY BRICK
DRIVEWAY TO REMAIN
CONC. DRIVE
CONC. PAD
CONC. WALK
ADJOINER'S BUILDING ENCROACHES 3.0'
6' CHAINLINK FENCE ON BLOCK WALL
S 63°38'15" E 92.00' (TIE)
NEW POOL HOUSE ACCESSORY BUILDING
NEW 4' TALL ALUM FENCE
NEW 6' TALL PVC FENCE
WOOD PRIVACY FENCE
EXISTING SOLID FENCE, +/-7' TALL
PROPOSED POOL LOCATION
ADJ. COMMERCIAL PARKING LOT
BRICK WALL
N 66°00'25" W 134.75'
S 28°40'18" W 74.00'
IPO 5/8" RB

N/F, AT&T COMMUNICATIONS
TM#0012000102500
DB 1204/126
PB UUU/125



APPROXIMATE LOCATION OF POOL

PLAN NORTH
TRUE NORTH
0' 10' 20' 40' 80'

2 00 SITE PLAN
1" = 10'-0"

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GRASSCRETE

1. PERMEABLE COURTYARD AREA AROUND THE POOL FOR LOUNGING AND ENTERTAINING.
2. OUTBUILDING/POOL HOUSE WITH BATHROOM FOR POOL, STORAGE ROOM FOR YARD/POOL TOOLS AND EQUIPMENT AND UTILITIES LIKE A KITCHENETTE AND A WASHER/DRYER COMBO SO IT CAN BE A MIL SUITE (IF NECESSARY)
3. MAKE SPACE IN THE CURRENT MUDROOM FOR THE LAUNDRY WITH SOME ADDITIONAL STORAGE BY TAKING A LITTLE SPACE FROM THE MASTER CLOSET BEHIND IT.
4. NEW CLOSET ORGANIZATION SYSTEM IN THE MASTER CLOSET.
5. MASTER BATH RE-DO.
6. UPDATED FENCE AROUND THE PROPERTY. POSSIBLE DOUBLE GATE ON THE RIGHT HAND SIDE OF THE HOUSE TO ALLOW FOR BICYCLE STORAGE, PACKAGE DROP-OFF, AND KEEPS THE DOGS FROM GETTING OUT.
7. NEW MUDROOM ENTRANCE TO BECOME PRIMARY ENTRANCE IN THE BACK.
8. POSSIBLE CEILING REPAIR IN MUDROOM AND CAMPBELL'S ROOM FROM OLD WATER DAMAGE.
9. REFRESH THE KITCHEN (NEW FRONTS AND PULLS?, REPAINT CABINETS?) ADD NEW APPLIANCES AND A PROPERLY VENTED RANGE HOOD FOR THE COOKTOP.
10. FAMILY/SUN ROOM- VAULT CEILING, REINSULATE, NEW SHEETROCK AND PAINT, ADD BUILT-IN STORAGE, BETTER DOOR BETWEEN ROOM AND REST OF HOUSE SO THAT IT CAN BE USED AS AN INDOOR/OUTDOOR SPACE. LARGE SLIDING/COLLAPSING GLASS WALL/DOORS LEADING OUT TO THE COURTYARD AREA.
11. NEW FRONT DOOR, INSULATED AND PROBABLY WITH SOME GLASS IN IT TO LET MORE LIGHT IN.
12. LIGHTING FOR THE OUTDOOR AREA.
13. REMOVE EXISTING HARDSCAPING IN THE BACKYARD AND GET NEW GRASS AND SOME LANDSCAPING
14. MAYBE WORK WITH THE CITY'S POWER UTILITY BURIAL PROGRAM TO BURY THE MAIN POWER INTO THE HOUSE WHILE WE ARE AT IT. THEY WILL SUBSIDIZE UP TO THE AVERAGE COST OF RELOCATION AND BURIAL.

8 A-201 · 7 A-201 · 2 A-201 · 4 A-201 · 6 A-201 · 5 A-201 · 3 A-201 · 1 A-201 · A-202

20' - 6" · 5' - 11" · 8' - 7" · 6' - 0" · 3' - 2" · 9' - 11 1/2" · 4' - 2 1/2" · 3' - 2" · 5' - 0"

HVAC CONDENSOR (2 HEAD MINISPLIT SYSTEM)

POOL EQUIPMENT

BUILDING CORNER TO BE LOCATED BY SURVEYOR

STORAGE 102 13 SF · KITCHENETTE · SINK · STORAGE 103 13 SF

FLEX ROOM/BEDROOM 100 220 SF

SHELVES · SHELVES · POOL BATH 101 48 SF · VAULTED

3' - 0" · 3' - 4" · 3' - 3 1/2" · 4' - 8 1/2" · 18' - 0" · 1' - 5" · 4' - 5 1/2" · 4' - 5" · 2' - 8" · 2' - 6" · 1' - 3" · 7' - 3" · 2' - 1 1/2" · 1' - 2" · 0' - 2"

102A · 103A · B · A · 101A · 100C · 106A · 100A

HALL 106 19 SF · WD

CODE REQ'D. BLDG. SEPARATION

DEMOLISH

4' - 2" · 2' - 0 1/2" · 6' - 11" · 7' - 4 1/2"

EXISTING PLANTER TO BE DEMOLISHED

EX

REDO SHOWER 7' - 0" · SHOW · PRIMARY BATH 121 49 SF · RENOVATE, NEW PLUMBING FIXTURES · 2' - 8" · 8' - 0"

PRIMARY BEDROOM 120 176 SF

20' - 2"

7'-4" · 10'-0" · POOL -- 125 SF · 12' - 0"

CONCRETE POOL COPING

GRASSCRETE

SCORED CONCRETE, BROOM FINISH

2' - 8" · 8' - 0" · PRIMARY CLOSET 122 36 SF · NEW CLOSET SYSTEM · BOOT ROOM 114 51 SF · REPLACE WINDOW · DEMO EXISTING DOOR

COURTYARD 116 759 SF · 1' - 4" · 1' - 0"

LOW BRICK WALL TO MATCH HOUSE BRICK

ADD NEW VENTED HOOD OVER EXISTING RANGE

REFURBISH KITCHEN

KITCHEN 123 116 SF

NEW EXTERIOR WALL SCONCES · 0' - 9"

MICROWAVE DRAWER TO ISLAND · 2' - 0" · 8' - 0"

NEW LIGHTS

ADD NEW BASE CABINETS IN PLACE OF EXISTING SITTING SPACE

7'-4" · 7'-4" · 0' - 2"

12' - 0" · 6' - 8"

NEW 6' PVC FENCE/GATE

NEW DECK

4 PANEL SLIDING DOOR

MAKE VAULT W/COLLAR TIES

EXISTING ELEC. ENTRY (SCREEN?)

EXPOSE BRICK WALL?

5' - 0"

DINING ROOM 125 908 SF · SUN ROOM 114 229 SF

NEW 4' ALUMINUM FENCE W/GATE

NEW FRONT ENTRY DOOR

DRIVEWAY TO REMAIN

1 02 ENTRY LEVEL FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

PLAN NORTH N · TRUE NORTH

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MAIN LEVEL FLOOR PLAN

A-101

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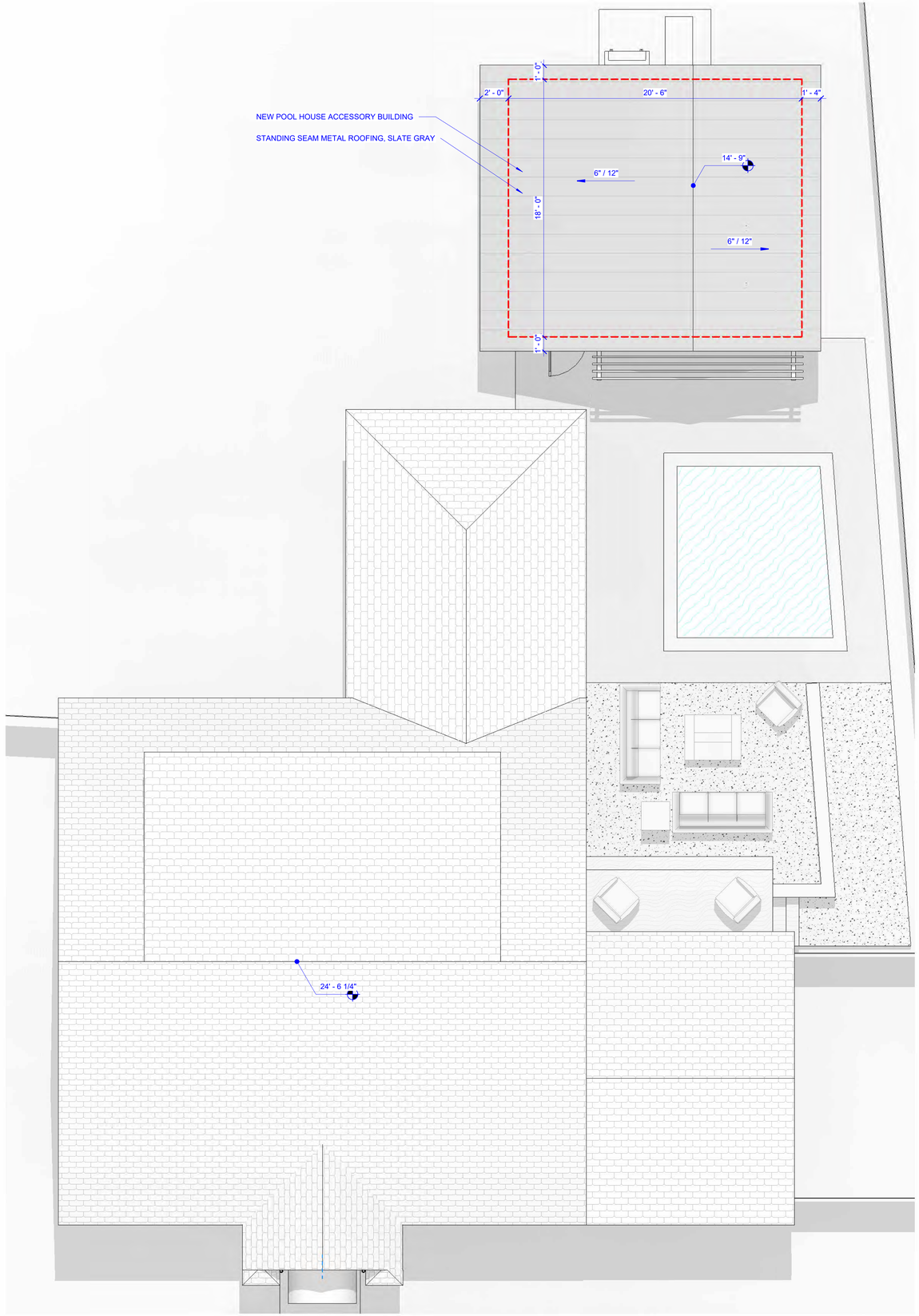

1 ROOF PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

PLAN NORTH N

TRUE NORTH

ROOF PLAN NOTES

1. PROVIDE METAL FLASHING AT ALL ROOF TO WALL INTERSECTIONS. PROVIDE STEP FLASHING AT ALL MASONRY CONDITIONS. PROVIDE EXPOSED VALLEY FLASHING PER MANUFACTURER'S DETAILS.
2. FIELD VERIFY ALL DOWNSPOUT LOCATIONS WITH ARCHITECT IN FIELD. PROFILE GUTTERS SHALL BE ALUM,HALF-ROUND 6" W/4" DIA. DOWNSPOUTS. PROVIDE SPHERICAL ENDCAPS AND INTEGRATED LEAF GUARD.
4. PROVIDE ROOF/RAFTER GUTTER HANGERS @ 4'-0" O.C.
5. PROVIDE SPLASH GUARDS AT ALL VALLEY TERMINATIONS.
6. INSTALL WATERPROOF SHINGLE UNDERLAYMENT (ICE * WATER SHIELD OR EQ.) ON ALL VALLEYS, EAVES, AND RAKE EDGES, AND ALL LOW SLOPES (4:12 & BELOW) & CRICKET AREAS PRIOR TO INSTALLING ROOF FELT.
7. ROUTE ALL PLUMBING VENTS & ROOF PENETRATIONS TO THE REAR OF THE BUILDING WHERE POSSIBLE.
8. WOOD BLOCKING SHOWN IN ROOF DETAILING SHALL BE PRESERVATIVE TREATED. USE SUITABLE FASTENERS WITH THE PRESERVATIVE TREATED WOOD.
9. EXTEND ALL PENETRATIONS, CURBS, AND COMPONENTS A MINIMUM OF 8" ABOVE THE ROOF SURFACE. PROVIDE 12" CLEAR DISTANCE BETWEEN PENETRATIONS AND TO ANY VERTICAL SURFACE.
10. INSTALL ALL ROOFING PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

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ROOF PLAN

A-151

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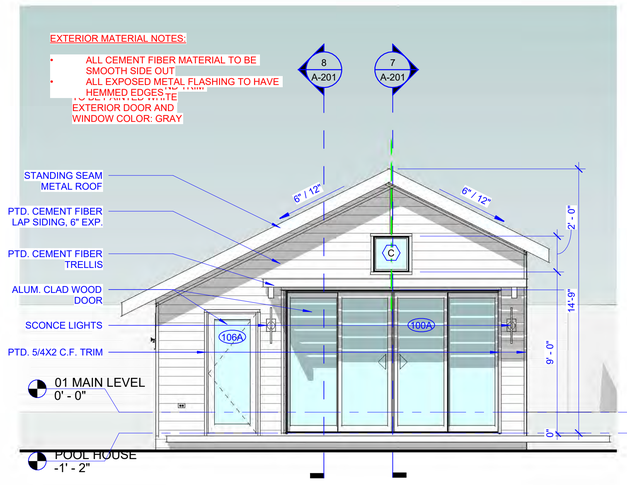
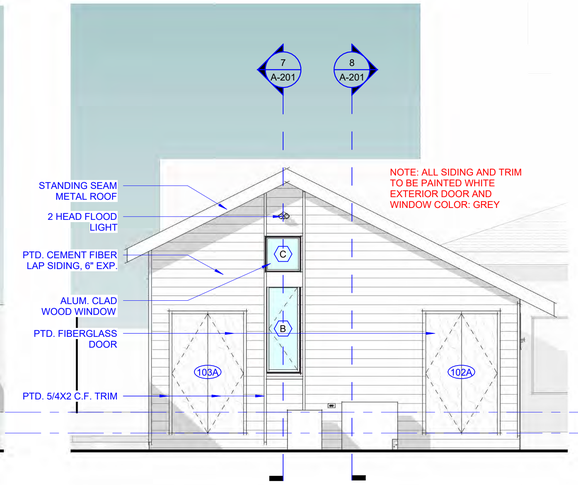
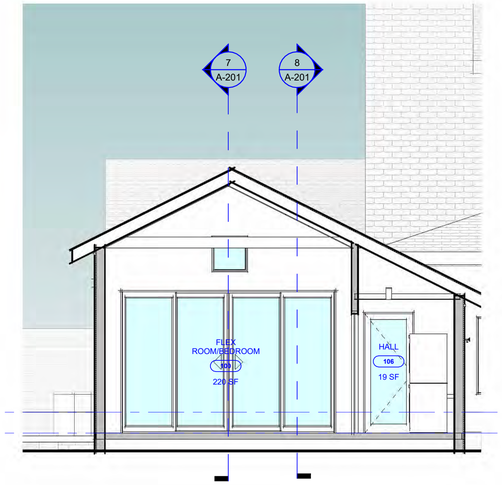


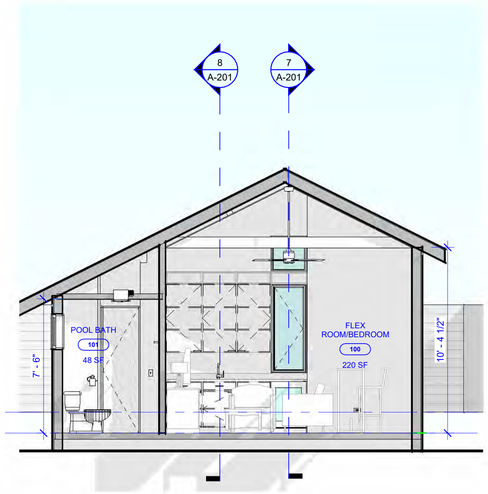
1 POOL HOUSE WEST
1/4" = 1'-0"



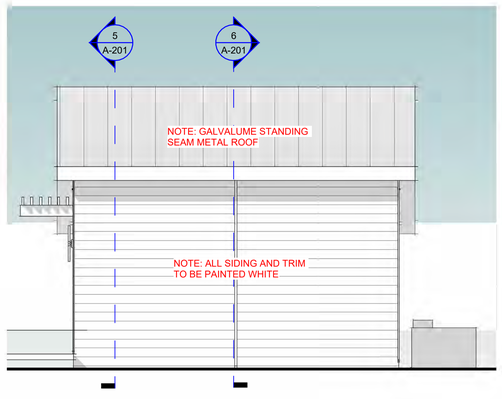
2 POOL HOUSE EAST
1/4" = 1'-0"



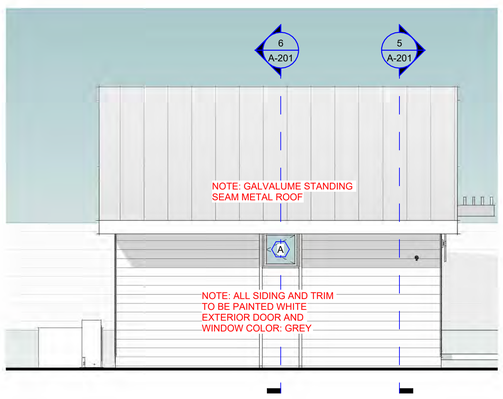
5 POOL HOUSE SECTION I
1/4" = 1'-0"



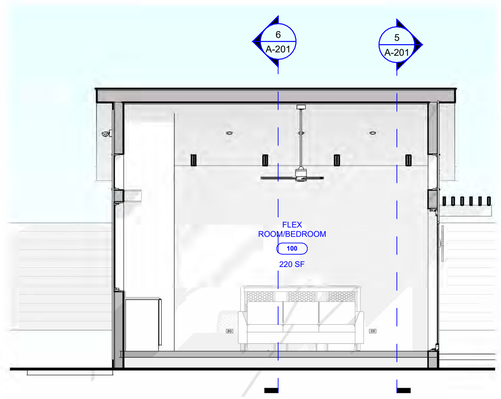
6 POOL HOUSE SECTION III
1/4" = 1'-0"



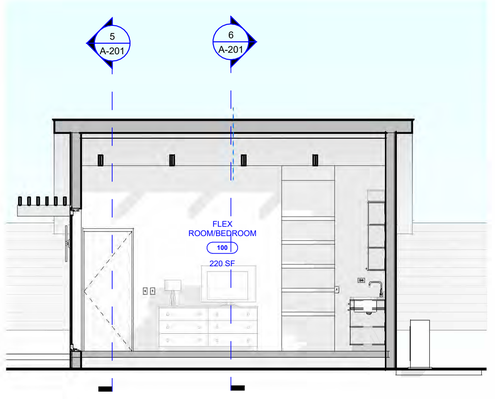
3 POOL HOUSE SOUTH
1/4" = 1'-0"



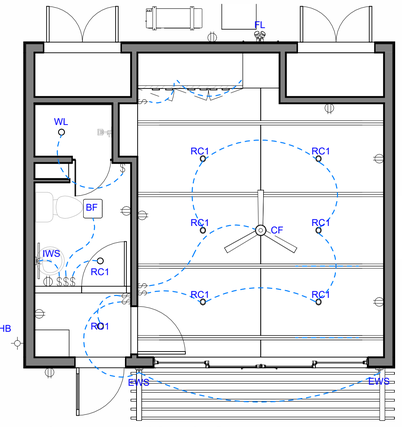
4 POOL HOUSE NORTH
1/4" = 1'-0"



7 POOL HOUSE SECTION IV
1/4" = 1'-0"



8 POOL HOUSE SECTION II
1/4" = 1'-0"



9 01 MAIN LEVEL LIGHTING PLAN
1/4" = 1'-0"

FIXTURES PROVIDED BY GENERAL CONTRACTOR:

RC1: RECESSED CAN LIGHT, 4" LED FIXTURE, WHITE TRIM, 3000K
RCW: RECESSED CAN LIGHT, WET LOCATION, 4" LED FIXTURE, WHITE TRIM, 3000K
FL: FLOOD LIGHT, 180 DEG. WHITE MOTION ACTIVATED OUTDOOR INTEGRATED LED, TWO HEADS, 3000K
WAC LIGHTING ENDURANCE DOUBLE SPOT TWO LIGHT 7" TALL HIGH OUTPUT LED SPOT LIGHT - BLACK
UC: KITCHEN UNDERCABINET LED TAPE LIGHT WITH LENS, 3000K
LAMOMO LED NEON LIGHTS
BF: BATH FAN: BROAN 110 CFM BATHROOM EXHAUST FAN WITH CLEANCOVER GRILLE
BL: STAINLESS STEEL CABLE LIGHTING SYSTEM, LOW VOLTAGE TRANSFORMER, LED FIXTURES, 3000k

FIXTURES PROVIDED BY OWNER, INSTALLED BY ELEC.:

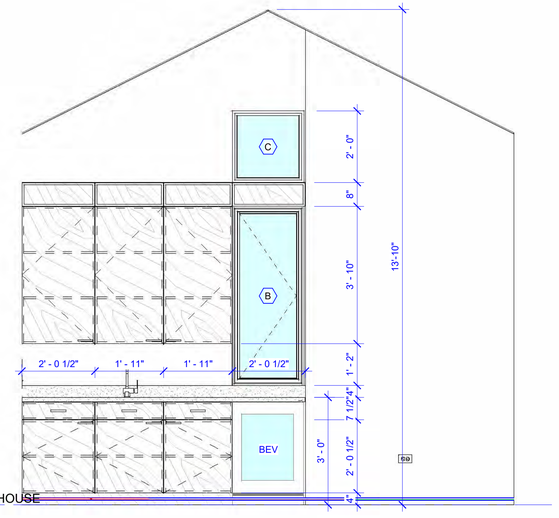
CF: CEILING FAN
IWS: INTERIOR WALL SCONCE
EWS: EXTERIOR WALL SCONCE

LIGHT FIXTURE LEGEND
1/2" = 1'-0"

POOL HOUSE EXTERIOR COLORS AND MATERIALS:
FIELD: SW ALABASTER WHITE, 7008, FLAT ON 6" HARDI LAP SIDING
TRIM: SW ALABASTER WHITE, SATIN ON HARDI TRIM
ROOFING: STANDING SEAM METAL, SLATE GREY
DOORS AND WINDOWS: CHARCOAL, LINCOLN, HARDWARE BLACK

10 3D View 2

11 POOL HOUSE INTERIOR



12 POOL HOUSE CABINETRY
1/2" = 1'-0"

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7 BARRETT ST., GREENVILLE, SC

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POOL HOUSE

A-201

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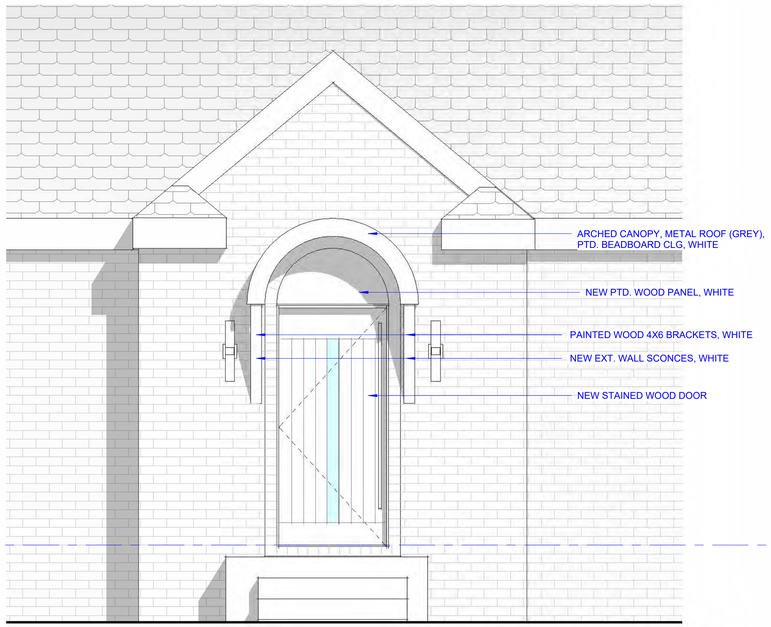
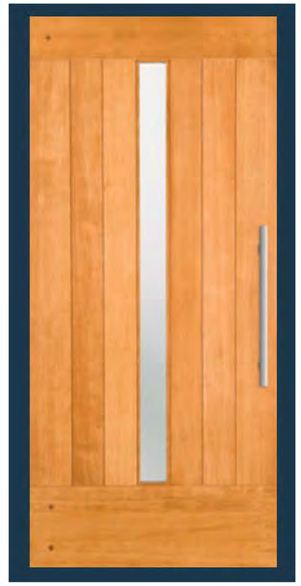


01 MAIN LEVEL
0' - 0"

1 NEW FRONT DOOR CANOPY
1/2" = 1'-0"

2 NEW FRONT DOOR CANOPY



ENTRY DOOR, STAINED

EXISTING HOUSE EXTERIOR COLORS AND MATERIALS:
FRONT DOOR AREA FIELD: SW ALABASTER WHITE, 7008, FLAT ON 6" HARDI LAP SIDING
FRONT DOOR AREAS TRIM: SW ALABASTER WHITE, SATIN ON HARDI TRIM
FRONT DOOR: STAINED DOUGLAS FIR, MAHOGANY RED
DOORS AND WINDOWS: WHITE, LINCOLN, HARDWARE BLACK

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7 BARRETT ST., GREENVILLE, SC

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FRONT ENTRY CANOPY AND DOOR

A-202

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ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	Area	FLOOR	BASE	CEILING	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	REMARKS
01 MAIN LEVEL										
--	POOL	125 SF	GRASSCRETE	NA	NA	NA	NA	NA	NA	
100	FLEX ROOM/BEDROOM	220 SF	LVT	PTD. 1X4	PTD GWB	PTD GWB	PTD GWB	PTD GWB	PTD GWB	
101	POOL BATH	48 SF	TILE	PTD. 1X4	PTD GWB	PTD GWB	PTD GWB	PTD GWB	PTD GWB	TILED SHOWER
102	STORAGE	13 SF	S.O.G.	PTD. 1X4	1/2" OSB, PTD	1/2" OSB, PTD	1/2" OSB, PTD	1/2" OSB, PTD	1/2" OSB, PTD	
103	STORAGE	13 SF	S.O.G.	PTD. 1X4	1/2" OSB, PTD	1/2" OSB, PTD	1/2" OSB, PTD	1/2" OSB, PTD	1/2" OSB, PTD	
106	HALL	19 SF	LVT	PTD. 1X4	PTD GWB	PTD GWB	PTD GWB	PTD GWB	PTD GWB	
114	SUN ROOM	229 SF	EXISTING	EXISTING						
116	COURTYARD	759 SF	S.O.G.	NA						
120	PRIMARY BEDROOM	176 SF	EXISTING	EXISTING						
121	PRIMARY BATH	49 SF	NEW TILE	EXISTING						
122	PRIMARY CLOSET	36 SF	EXISTING	EXISTING						
123	KITCHEN	116 SF	EXISTING	EXISTING						
124	BOOT ROOM	51 SF	EXISTING	EXISTING						
125	DINING ROOM	908 SF	EXISTING	EXISTING						

NOTE: WINDOW SUPPLIER TO VERIFY REPLACEMENT WINDOW DIMENSIONS PRIOR TO ORDERING. SUBMIT SHOP DRAWINGS TO ARCHITECT/GC FOR APPROVAL

WINDOW SCHEDULE

Level	From Room: Name	Type Mark	Width	Height	Head Height	Sill Height	Interior Finish	Operation	Comments
POOL HOUSE	POOL BATH	A	2' - 0"	2' - 0"	6' - 8"	4' - 8"		Vent	
POOL HOUSE	FLEX ROOM/BEDROOM	B	2' - 0"	5' - 0"	8' - 4"	3' - 4"	PAINTED	Vent	
POOL HOUSE	FLEX ROOM/BEDROOM	C	2' - 0"	2' - 0"	11' - 0"	9' - 0"		Fixed	
POOL HOUSE	FLEX ROOM/BEDROOM	C	2' - 0"	2' - 0"	11' - 0"	9' - 0"		Fixed	
01 MAIN LEVEL	SUN ROOM	W	5' - 2"	4' - 4"	5' - 4"	1' - 0"			

WINDOW NOTES:

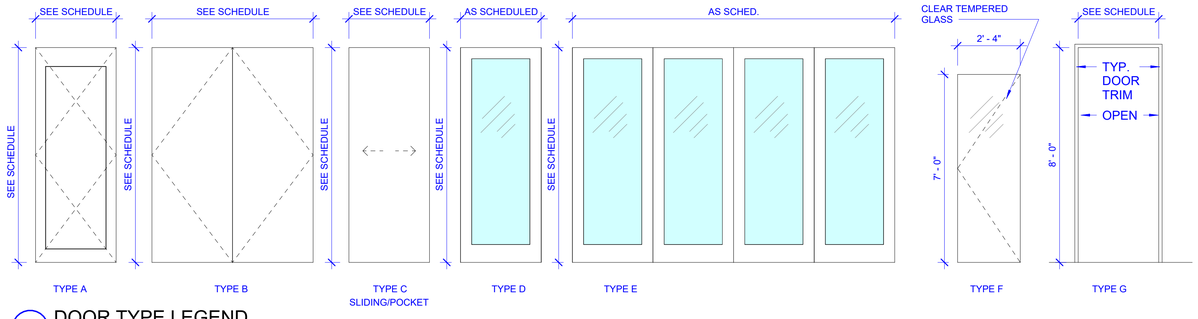
1. EXTERIOR COLOR MAIN HOUSE: WHITE
2. EXTERIOR COLOR POOL HOUSE: GREY
3. INTERIOR HARDWARE TO BE NICKEL
4. INTERIOR WOOD SPECIES TO BE PINE. UNITS TO BE PREPRIMED, PAINTED ON SITE
5. OPERATION IS INDICATED FROM EXTERIOR

DOOR AND FRAME SCHEDULE

DOOR NUMBER	DOOR MATL	DOOR TYPE	DOOR FINISH	Width	Height	FRAME MATL	FRAME FINISH	REMARKS
POOL HOUSE								
100A		E	PREFIN	12' - 0"	7' - 11 1/2"			SLIDING DOOR
100C		A		2' - 8"	6' - 8"			
101A		A		2' - 6"	6' - 8"			
102A		B		4' - 0"	6' - 8"			
103A		B		4' - 0"	6' - 8"			
106A		D		2' - 8"	6' - 8"			
SHOW.		F		2' - 0"	7' - 0"			TEMP. GLASS
01 MAIN LEVEL								
100H	STAINED WOOD	SEE A-202		3' - 0"	6' - 8"			SIMPSON DOOR
206L		D		2' - 8"	8' - 0"			SWINGING FRENCH DOOR
206O		E		12' - 0"	6' - 8"			SLIDING DOOR
SHOW.		F		2' - 0"	7' - 0"			TEMP. GLASS

DOOR NOTES:

1. ALL NEW INTERIOR DOORS TO SINGLE RECESSED SLAB, SOLID CORE MDF
2. ALL INTERIOR DOOR HARDWARE TO BE HALIFAX LEVER SERIES BY KWIKSET
3. EXTERIOR DOOR HARDWARE TO BE PROVIDED BY DOOR VENDOR



DOOR TYPE LEGEND

3/8" = 1'-0"

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SCHEDULES

A-601

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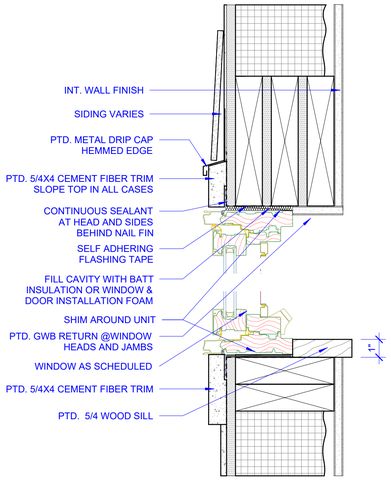
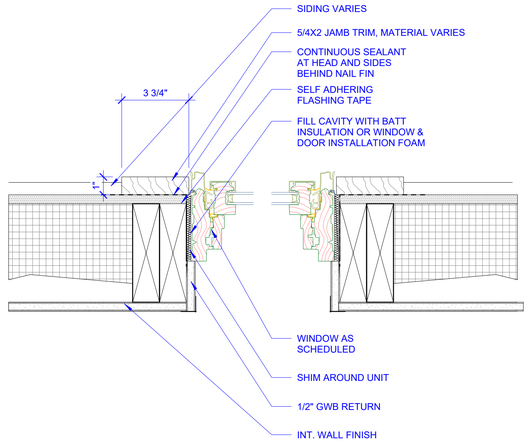
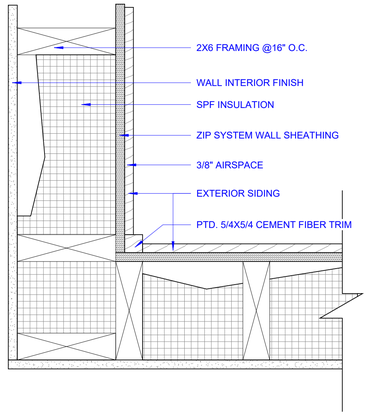


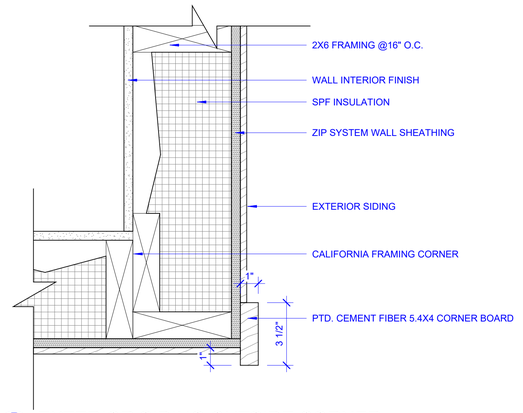
1 WINDOW HEAD AND SILL
3" = 1'-0"



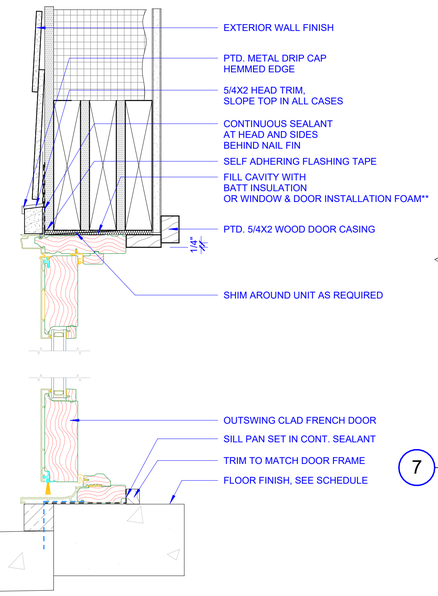
2 WINDOW JAMB
3" = 1'-0"



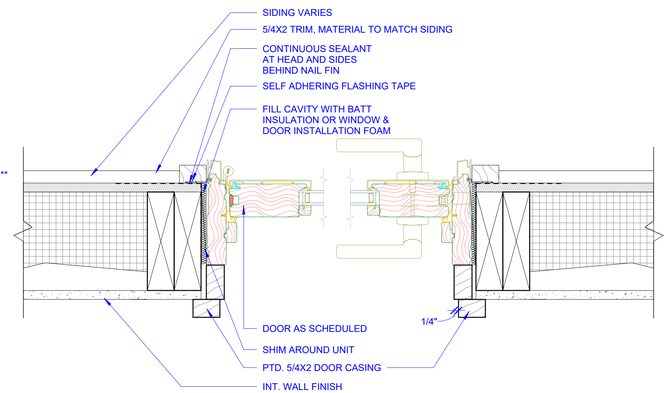
8 EXTERIOR SIDING INSIDE CORNER
3" = 1'-0"



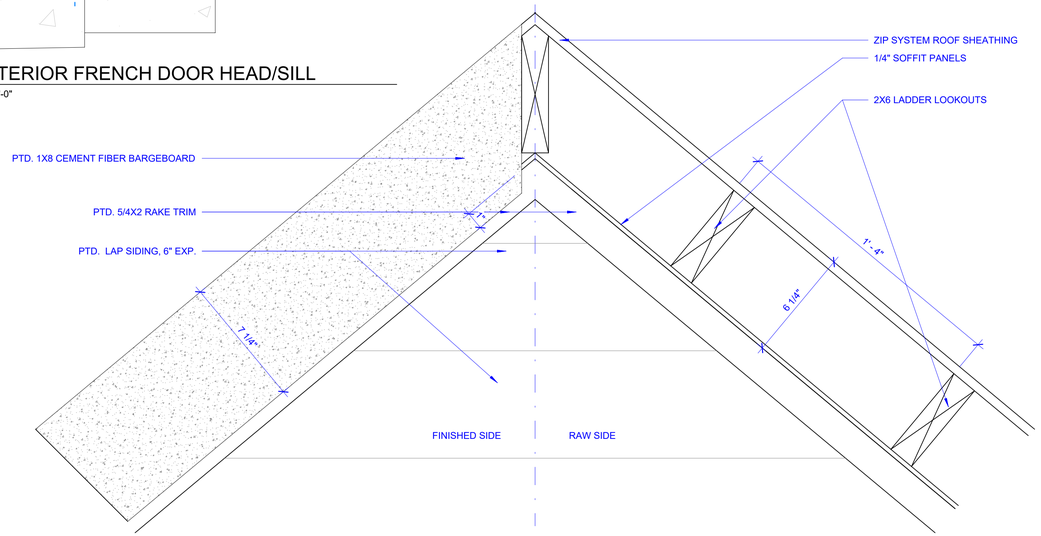
9 EXTERIOR SIDING OUTSIDE CORNER
3" = 1'-0"



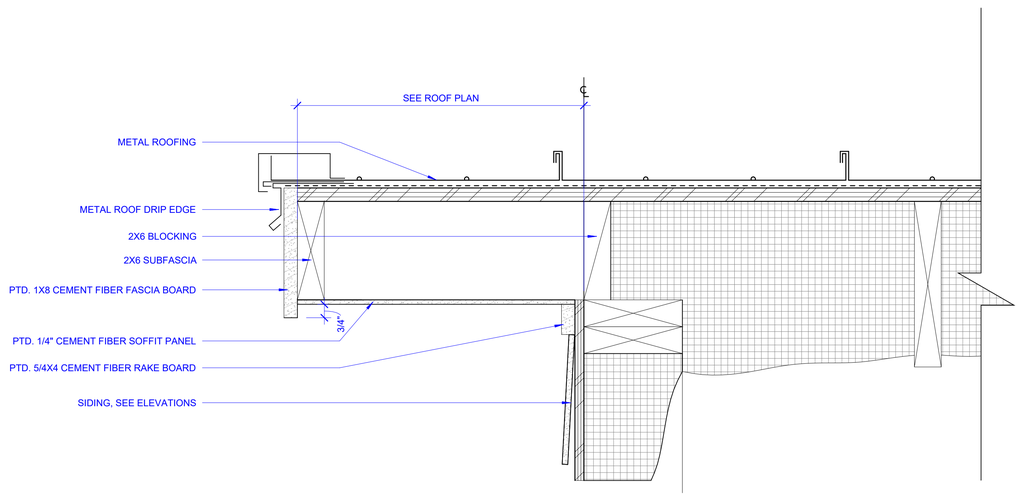
6 EXTERIOR FRENCH DOOR HEAD/SILL
3" = 1'-0"



7 EXTERIOR FRENCH DOOR JAMB
3" = 1'-0"



3 TYPICAL GABLE BARGEBOARD DETAIL
3" = 1'-0"



4 GABLE END OVERHANG
3" = 1'-0"

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EXTERIOR DETAILS

A-801

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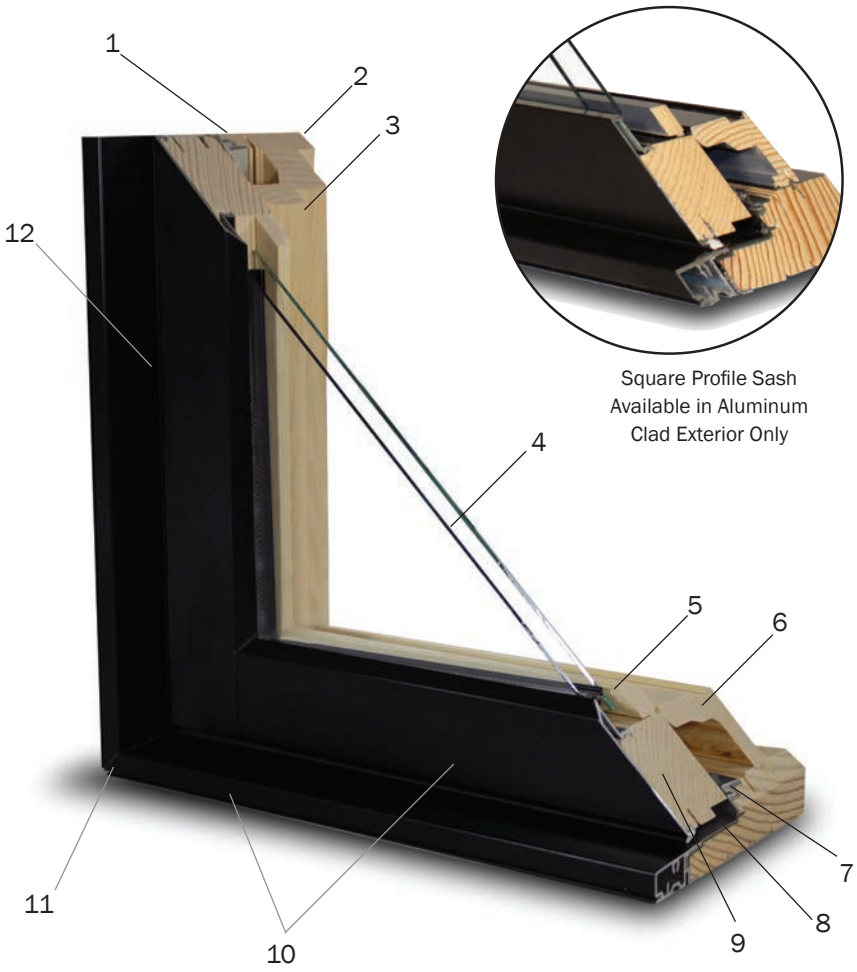
9/3/2024 8:06:37 PM

CASEMENT & AWNING WINDOWS

Available as a traditional cranking unit or popular push-out style, Lincoln casements and awnings have a lot to offer.

Casement and awning features include an architecturally pleasing recessed sash, mortise and tenon joinery, multi-point locking hardware with single handle activation and adjustable hinges.

Awnings can be mulled above or below a studio window or utilized as a standalone element. Because they are hinged at the top, awnings provide secure ventilation and shed water during a light rain.



Square Profile Sash
Available in Aluminum
Clad Exterior Only

	Specifications
Maximum RO Width	42-1/2"
Maximum RO Height	96-1/2"
Sash Thickness	1-3/4" thick

1-3/4" Sash

1. 4-9/16" jamb.
2. 1-3/16" thick side jambs, head and sill.
3. Clean interior stop design.
4. 7/8" warm edge insulating glass.
5. Interior wood glazing bead.
6. Maximum thickness sill cover.
7. Full surround frame weatherstrip..
8. Thermally enhanced frame with specialty composite polymer.
9. 1-3/4" thick sash.
10. .050 extruded aluminum on sash and frame. Wood units have primed sash on the exterior with cPVC, sill nosing and brickmould.
11. Gasketed frame corners on aluminum clad products with corner key for added stability.
12. Sash weatherstrip wtih combination drip cap detail on top rail.

SLIDE PATIO DOORS

Featuring wide, lifestyle or narrow styles, our slide doors are a beautiful combination of practicality and performance. Light up your room and keep the weather outside all while avoiding the clearance needed with a swinging patio door.

Configurations

- 3 Stile Widths: 2-1/2", 3-3/8" & 4-13/16"
- 2-wide
- 3-wide
- 4-wide (OXXO)
- Transoms: 1, 2, 3 and 4-wide
- Sidelites

1. 4 9⁄16" jamb.
2. 1 3⁄4" thick panels.
3. 3⁄4" tempered insulating glass.
4. Interior wood glazing bead.
5. .022 stainless steel roller track cover.
6. .125 pultruded resin coated bronze fiberglass sill.
7. .050 extruded aluminum clad on panels and frame. Wood units have primed panels on the exterior with cPVC brickmould.
8. Integral screen channel.
9. "t-Rail" Panel Guide System.

Standard Sill

High Performance Sill

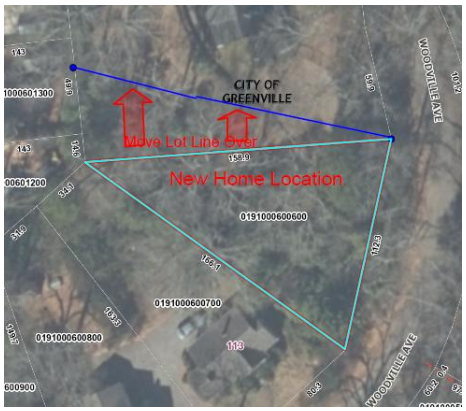
Planning Staff Report to
Historic Review Board
May 4, 2025
for the May 15, 2025 Public Meeting

Docket Number:	**CA 25-020**
Applicant:	**Jason Houston**
Property Owner:	Frederic Heroman
Property Location:	**123 Woodville Avenue**
Tax Map Number:	0191000600600
Zoning:	RH-C, Overbrook Overlay District
Proposal:	**New Residential Construction**
Staff Recommendation:	**Approval with Conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Div. 19-6.2.7 Major Historic Certificate of Appropriateness

Staff Analysis:



Background

The subject property is a 6,000 square foot lot within the Overbrook Preservation Overlay District, formed by combining a parcel with a portion of an adjacent parcel. The lot is currently vacant. A new single-family home is proposed.

The Overbrook Preservation District was one of the first suburbs of Greenville, which was formed with the expansion of the trolley line in 1910.

Context

The property is situated between a 1950s home outside of the Overbrook District to the South and a 1935 side-gable house to the North, which is located within the Overbrook District. The proposed single-family home features a front-gable entry portico, screened in porch, and breezeway connecting to a front-gable garage. The property across the street from the subject property(fronting Woodville Avenue) is currently undeveloped.

Proposed Structure

The applicant proposes a hardie plank lap siding clad primary structure, with a brick masonry base, a large front porch, stucco chimney, and a detached rear garage.

AR.1 of the design guidelines suggest that new buildings should maintain the same setback as those existing structures within the block. The plans illustrate a 29-foot setback. Neighboring homes range from 16 feet to 45 feet. Staff notes that the challenging topography and curving street along this portion of Woodville Avenue has an impact on the placement of the structures. OV.1 of the Overbrook Design Guidelines states that where curvilinear streets exist and buildings do not align along a street, then maintaining the range of setbacks is preferred. The proposed placement is in conformance with this guideline.

AR. 2 of the design guidelines recommends that the front of the home should be oriented toward the street with a clearly identified front door and one-story porch that is similar in size and character to those of surrounding homes. A prominent front porch is proposed, which satisfies this standard. Staff recommends the addition of a pedestrian pathway with steps from the front entry of the home to the street, in keeping with traditional homes within the neighborhood.

Per **OV.4** of the Overbrook Design Guidelines, **significant upper canopy and understory trees, as well as historic plant material, should be preserved.** New construction should be located in a manner to limit impact on existing trees. A tree removed for construction should be replaced unless there are numerous trees on the lot. **A mix of upper and lower canopy trees should be used, which are characteristic of the neighborhood context, in order to reinforce the urban forest character of the Overbrook District.**

AR.6 of the design guidelines requires that new buildings must appear similar in scale to traditional single-family homes. Structures in the Preservation Overlay Districts range from one to two stories, but most are typically one and one-half stories. The scale of the proposed home is in keeping with the scale of other homes throughout the neighborhood.

AR. 7 of the design guidelines states that the form of a new building should be similar to those seen traditionally within the historic district. Dormers are encouraged below the ridgeline of the primary roof to break up the roof form. Gable and hip roofs are appropriate for primary roof forms. Staff finds that the proposed form is in keeping with these criteria.

AR.8 of the design guidelines states that all new construction should maintain the range of exterior wall materials currently found in the historic district, including lap siding and brick. The applicant proposes brick foundation, hardie lap siding, a brick masonry base, architectural asphalt shingles on the primary roof, and standing seam metal roofing on the front and rear porches.

Per AR.8, the details of synthetic siding should match those of traditional wood siding. Therefore, the lap dimensions of synthetic siding should be similar to those of historic wood lap siding (i.e., four to five inches of lap exposure). Roof materials should be composite shingles and convey a scale and texture similar to that used traditionally. Staff recommends, but does not require, that the proposed architectural shingles of the primary roof also be applied to the porches. Staff finds that the overall material scheme is in keeping with the design guidelines.

AR.9 recommends that new buildings, regardless of stylistic treatment, should appear similar in form and detailing to houses in the area to maintain visual compatibility. Staff finds that this criterion has been met.

AR.10 recommends that the visual impacts of parking should be minimized. The rear detached garage is in keeping with this standard.

AR.15 states that the structure should incorporate a coordinated color scheme. The proposed paint color scheme is monochromatic, with a white base color and white trim. Muted background colors with one or two accent colors are encouraged. The proposed brick base and bronze window casings provide contrast, in keeping with this guideline. **The applicant must provide samples of the proposed materials to be reviewed during the public meeting. If the samples are not approved during the public meeting, the materials will be reviewed by 2 members of the HRB and staff at a later date prior to final approval of the CA.**

Summary

Overall, staff finds the proposed structure to be in character with the existing homes within the neighborhood.

Therefore, staff recommends approval with the following conditions:

1. **An Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.**

2. **This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Greenville Development Code Section 19-6.2.6-9 *Lapse of approval/vested rights* and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site-specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.**

city of greenville

APPLICATION FOR HISTORIC REVIEW CERTIFICATE OF APPROPRIATENESS

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	JASON HOUSTON	FREDERIC HEKOMIAN
*Title:	CONTRACTOR	OWNER
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*STREET ADDRESS 123 WOODVILLE AVE

*TAX MAP #(S) 0191000600600

*ZONING CLASSIFICATION RHC

*PRESERVATION DISTRICT/SPECIAL DESIGNATION:

____ Downtown Review District ____ West End Overlay ____ Pettigru ____ East Park ✓ Overbrook

____ Hampton-Pinckney ____ Heritage ____ Colonel Elias Earle ____ Local Landmark ____ National Register

*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity. Initial: JH

*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? ____Yes ✓ No

DESCRIPTION OF REQUEST

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

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

NEW HOME CONSTRUCTION W/ DETACHED GARAGE

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

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 prior to review. Applications requiring review by the Design Review Board or Historic Review Board must be submitted no later than 2:00 pm of the date reflected on the posted calendar.

A. SIGNS	$150.00
B. HISTORIC REVIEW BOARD	$150.00
C. MINOR APPLICATION (STAFF REVIEW)	$100.00
D. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by HRB)	½ Original Fee
Minor (requires review by staff)	$50.00
E. INFORMAL REVIEW	$50.00

2. Staff will review the application per Section 19-6.2.1(b)(3) for completeness and per Section 19-6.2.6-6.2.9 to determine the applicable fee structure and reviewing body.
3. **Public Notice Requirements (not applicable for minor applications).** Certificate of Appropriateness applications require public notice. The applicant is responsible for sign posting to the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board meeting date. Staff will provide the applicant with instructions, sign, and an affidavit of substantial compliance upon receipt of the application fee. The signed affidavit will be required with attached photos of the posted notice prior to review.
4. You must attach a complete digital set of scaled drawings of the property. A printed set of drawings is NOT required. Although construction drawings are not required, applicants should be able to provide construction drawings at the request of the DRB or HRB.
5. Unless expressly determined by the administrator, all applications must contain the following:

☐ SITE PLAN REVIEW

a. Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, conceptual landscape plan with materials notated, conceptual lighting, conceptual furnishing package, proposed exterior equipment, etc.).

b. 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.).

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

☐ ARCHITECTURAL REVIEW

d. Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, 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).

e. Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).

f. 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).

g. Renderings (include perspective drawings, including views from pedestrian and public realm).

h. Model (digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that if describes the design intent, proposed textures and proposed sign location).

Please reference the **Greenville Design Guidelines for the Preservation Overlay Districts**.

Greenville Design Boundary Contextual Model: *https://greenvillesc.gov/364/Access-GIS-Data,* ***(.skp file)***

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

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

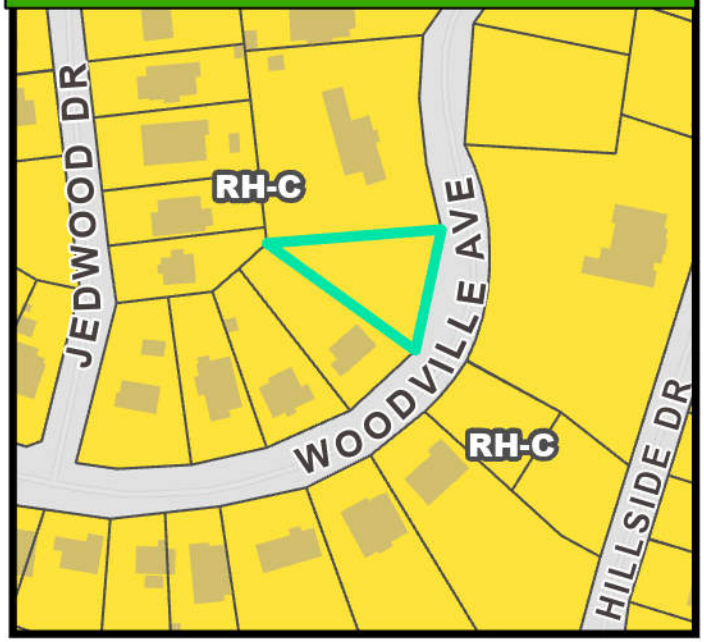
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

*Signatures	
Applicant JASON HOUSTON	
Date 11/25	
Property Owner/Authorized Agent	
Date 11/6/25	

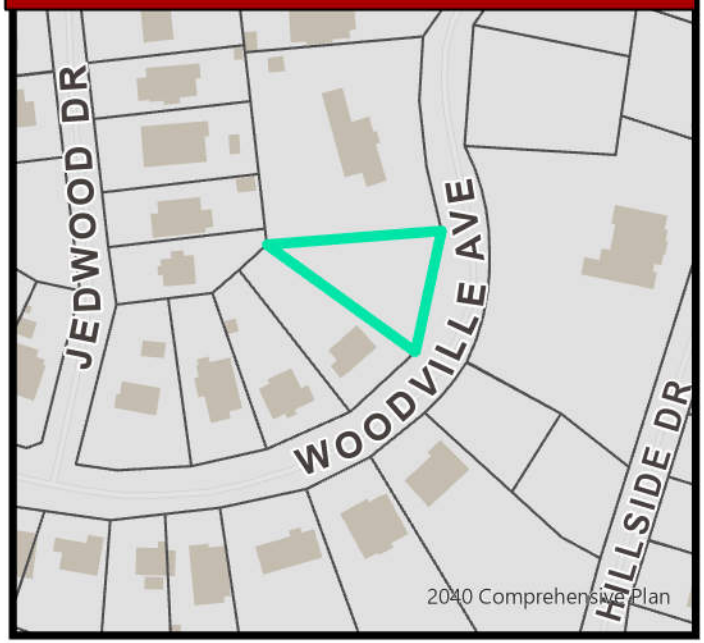
CA 25-020 • 123 WOODVILLE AVE

AERIAL VIEW

CURRENT ZONING

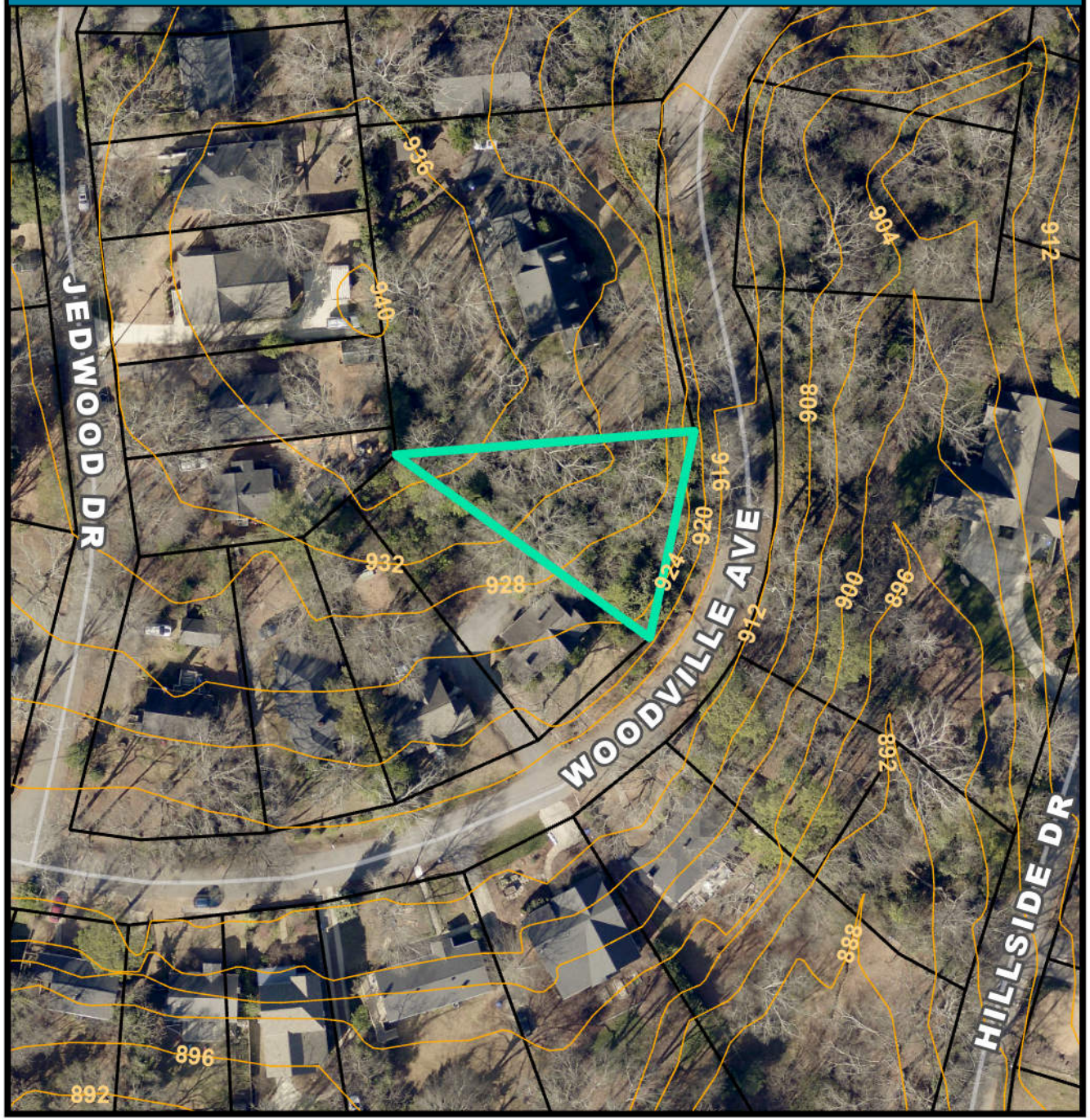


FUTURE LAND USE

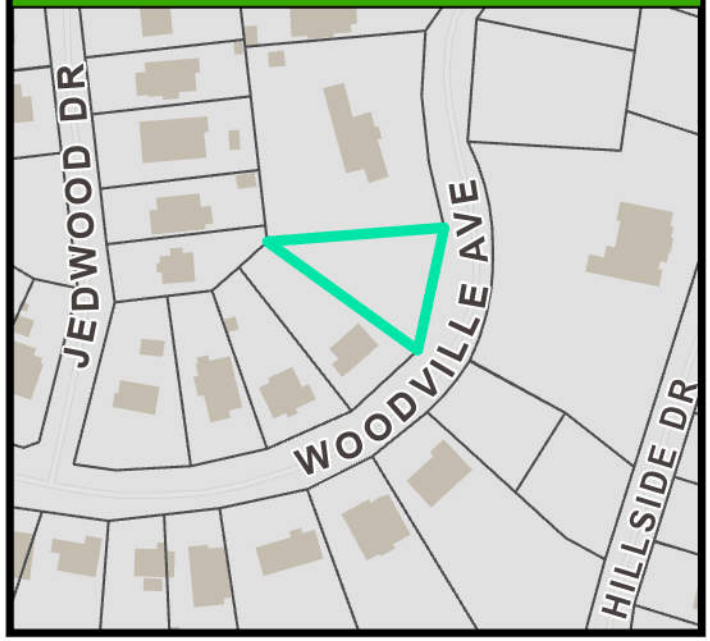


CA 25-020 • 123 WOODVILLE AVE

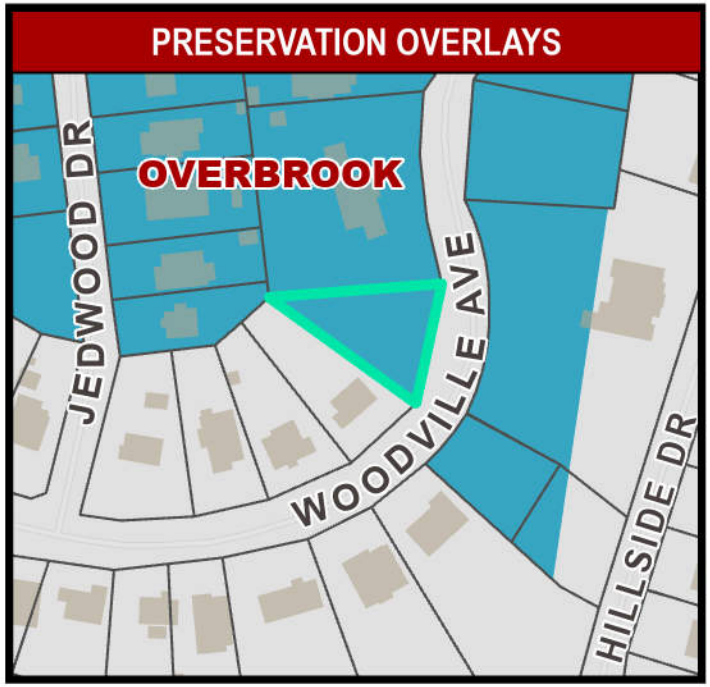
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



THESE DRAWINGS ARE REPRESENTATIVE AND INTENDED FOR THE SOLE PURPOSES OF A BUILDER'S SET. THE RESPONSIBILITIES OF THE OWNER AND/OR CONTRACTOR ARE, BUT NOT LIMITED TO: ENGINEERING (STRUCTURAL, MECHANICAL, PLUMBING, CIVIL, ETC.) PERMITTING, CODE COMPLIANCE, AND MEANS-AND-METHODS OF CONSTRUCTION. THESE PLANS AND ANY ASSOCIATED DESIGN DOCUMENTS ARE THE INTELLECTUAL PROPERTY OF KAYLA PYLES.

HEROMAN RESIDENCE

123 WOODVILLE AVE., GREENVILLE, SC

SQUARE FOOTAGE

AREA CALCULATIONS:

MEASURED TO OUTSIDE OF STUD, STAIRS COUNTED ONCE

MAIN HOUSE:
HEATED FIRST FLOOR: 2044 SQ FT

HEATED SECOND FLOOR: 753 SQ FT

GARAGE: 625 SQ FT

COVERED PORCH: 324 SQ FT

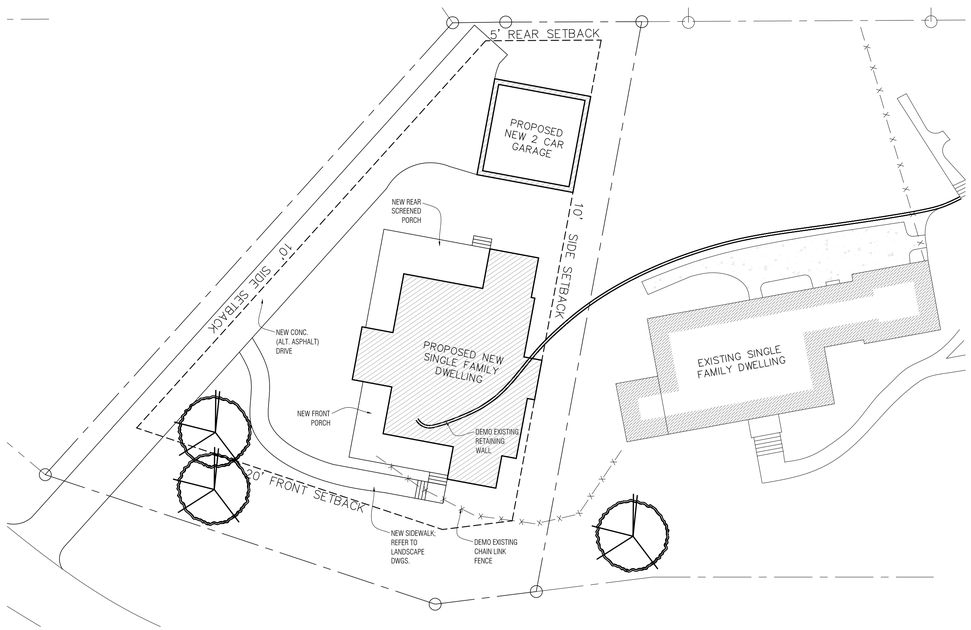
SCREENED PORCH: 448 SQ FT

INDEX OF SHEETS

SERIES	INFORMATION
CS	COVER SHEET, NOTES, SIZE
SP.1.1	SITE PLAN/LANDSCAPE PLAN
A.1.0	FOUNDATION PLAN
A.1.1	FIRST FLOOR PLAN
A.1.2	SECOND FLOOR PLAN
A.1.3	ROOF PLAN
A.1.34	GARAGE FLOOR/ROOF PLAN
A.3.1	EXTERIOR ELEVATIONS
A.3.2	EXTERIOR ELEVATIONS
A.3.3	GARAGE EXTERIOR ELEVATIONS
A.6.1	BUILDING SECTION
A.6.2	RENDERINGS
A.6.3	STREET VIEW PERSPECTIVES

OWNER

FREDDIE HEROMAN



1 / CS SITE PLAN
SCALE: 1/64" = 1'-0"

HEROMAN RESIDENCE
123 WOODVILLE AVE. GREENVILLE, SC

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NUMBER
WOOD

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COVER SHEET AND SITE PLAN

CS

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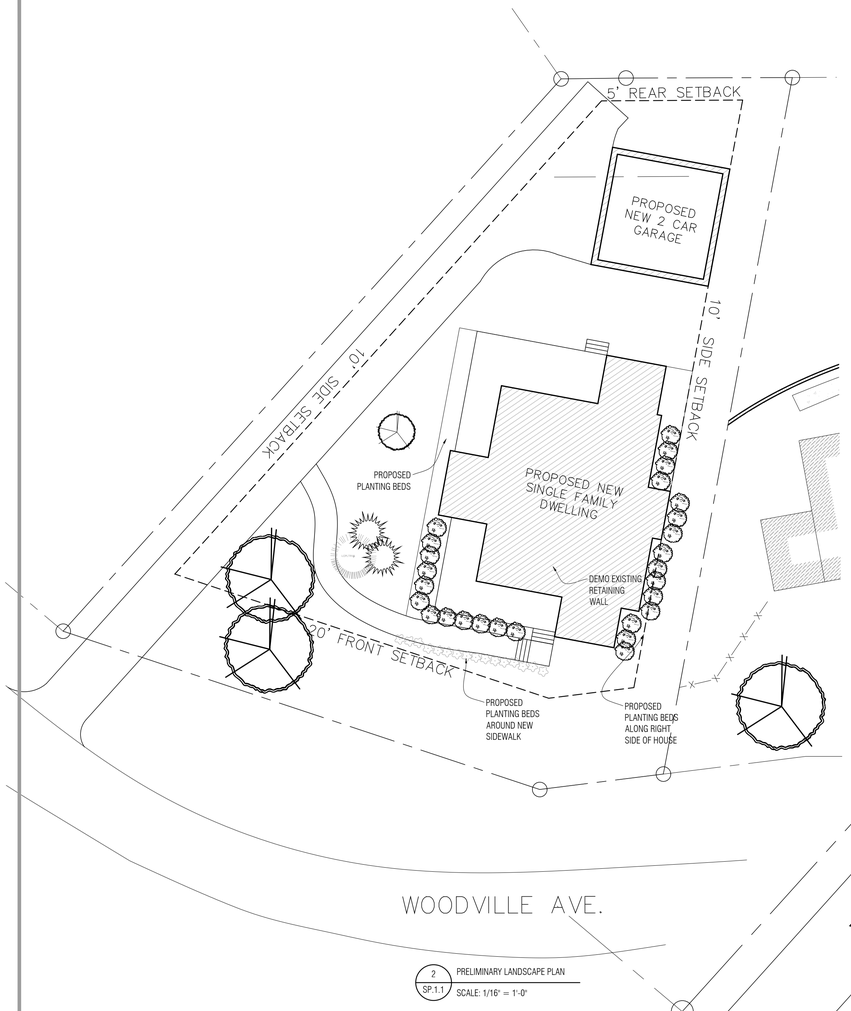
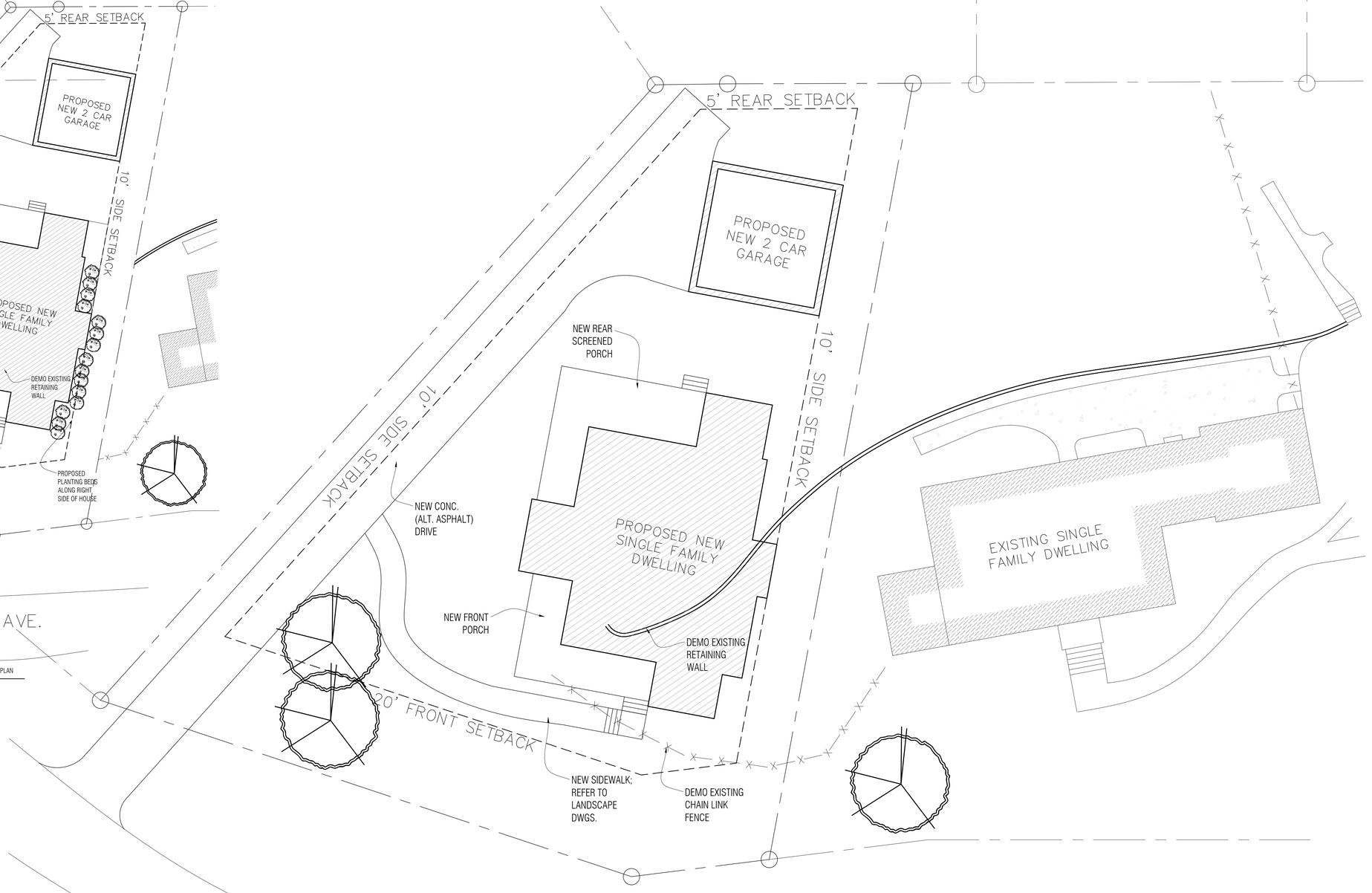


2 SP.1.1 PRELIMINARY LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



1 SP.1.1 SITE PLAN
SCALE: 3/32" = 1'-0"

GENERAL NOTES:

- ALL EXTERIOR WALLS TO BE 2X6
- ALL INTERIOR WALLS TO BE 2X4 UNLESS OTHERWISE NOTED
- ALL DOOR TO BE LOCATED 6" FROM ADJACENT WALLS OR CENTERED UNLESS OTHERWISE NOTED
- MIN 7" EXTERIOR SHEATHING
- NO STRUCTURAL ENGINEERING OR OTHER STRUCTURAL ANALYSIS HAS BEEN PREFORMED ON THIS DESIGN. FINAL DESIGN TO BE CREATED BY QUALIFIED PROFESSIONAL.
- G.C. TO PROVIDE WINDOW/DOOR MANUFACTURER SCHEDULE AND SPECIFICATION FOR OWNER APPROVAL PRIOR TO ORDERING WINDOWS AND FRAMING ROUGH OPENINGS.

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SITE/ LANDSCAPE PLAN

SP.1.1

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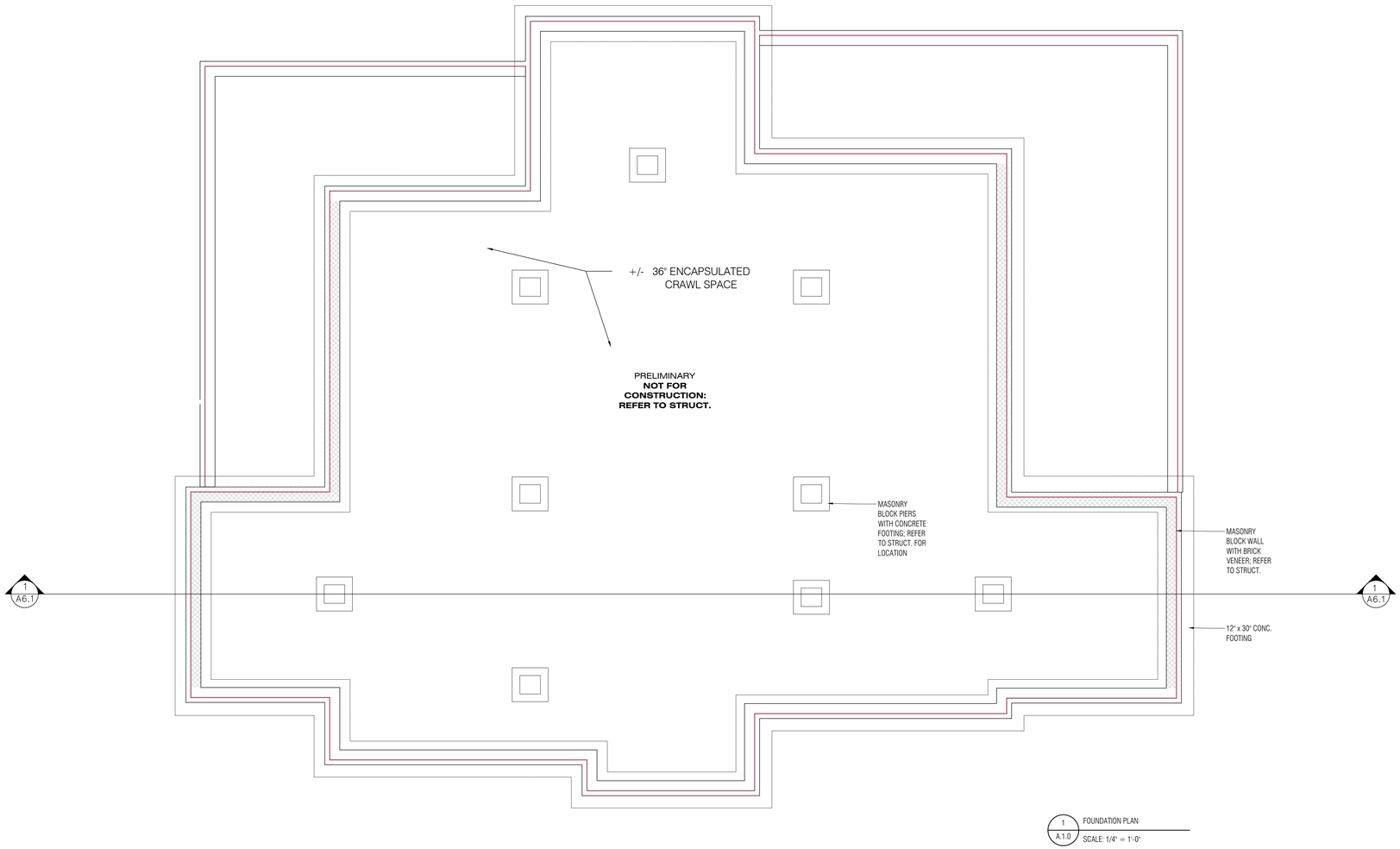

1 A1.0 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- ALL EXTERIOR WALLS TO BE 2X6
- ALL INTERIOR WALLS TO BE 2X4 UNLESS OTHERWISE NOTED
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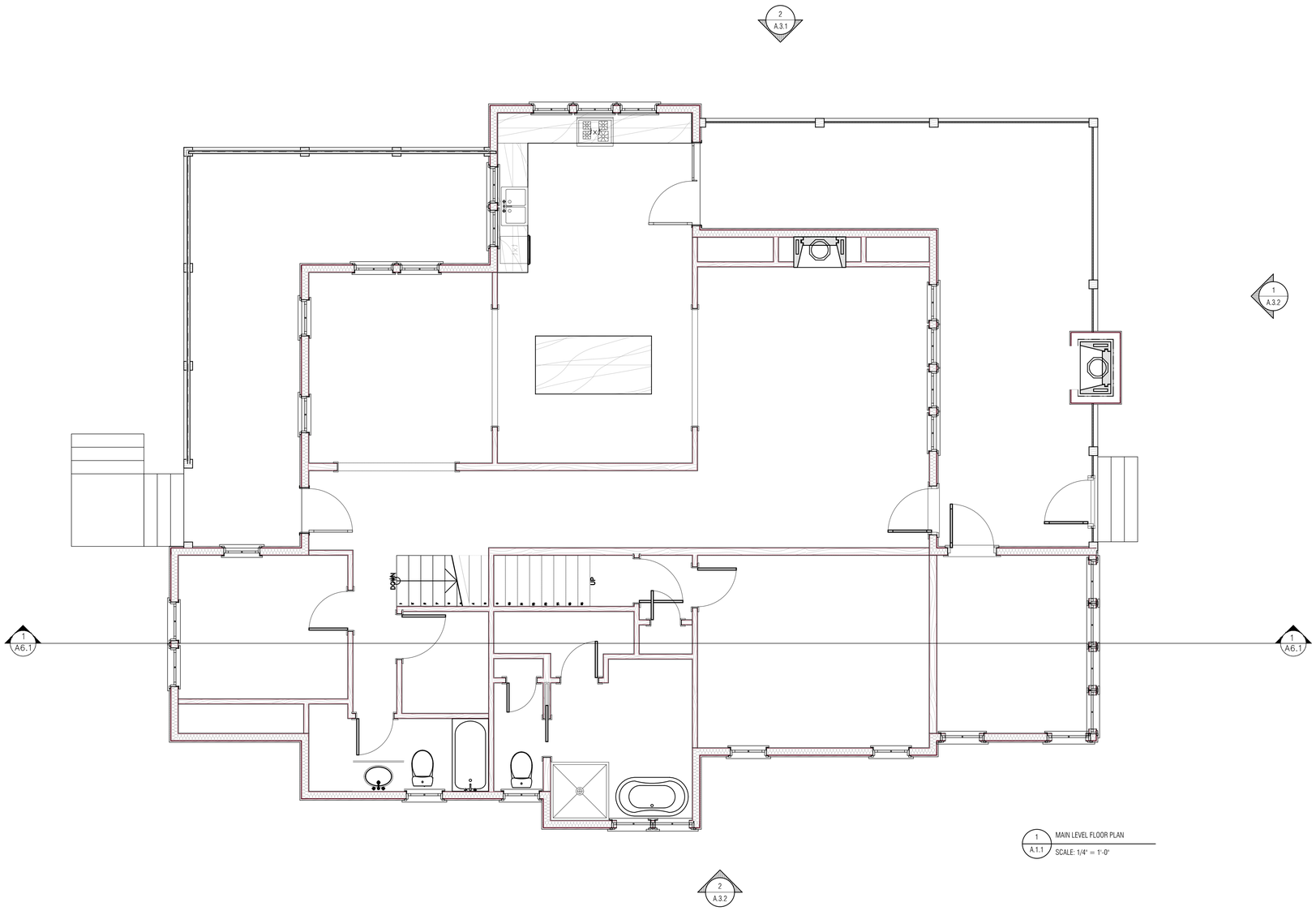
FOUNDATION PLAN

A.1.0



1 A.1.1 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- ALL EXTERIOR WALLS TO BE 2X6
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MAIN LEVEL FLOOR PLAN

A.1.1

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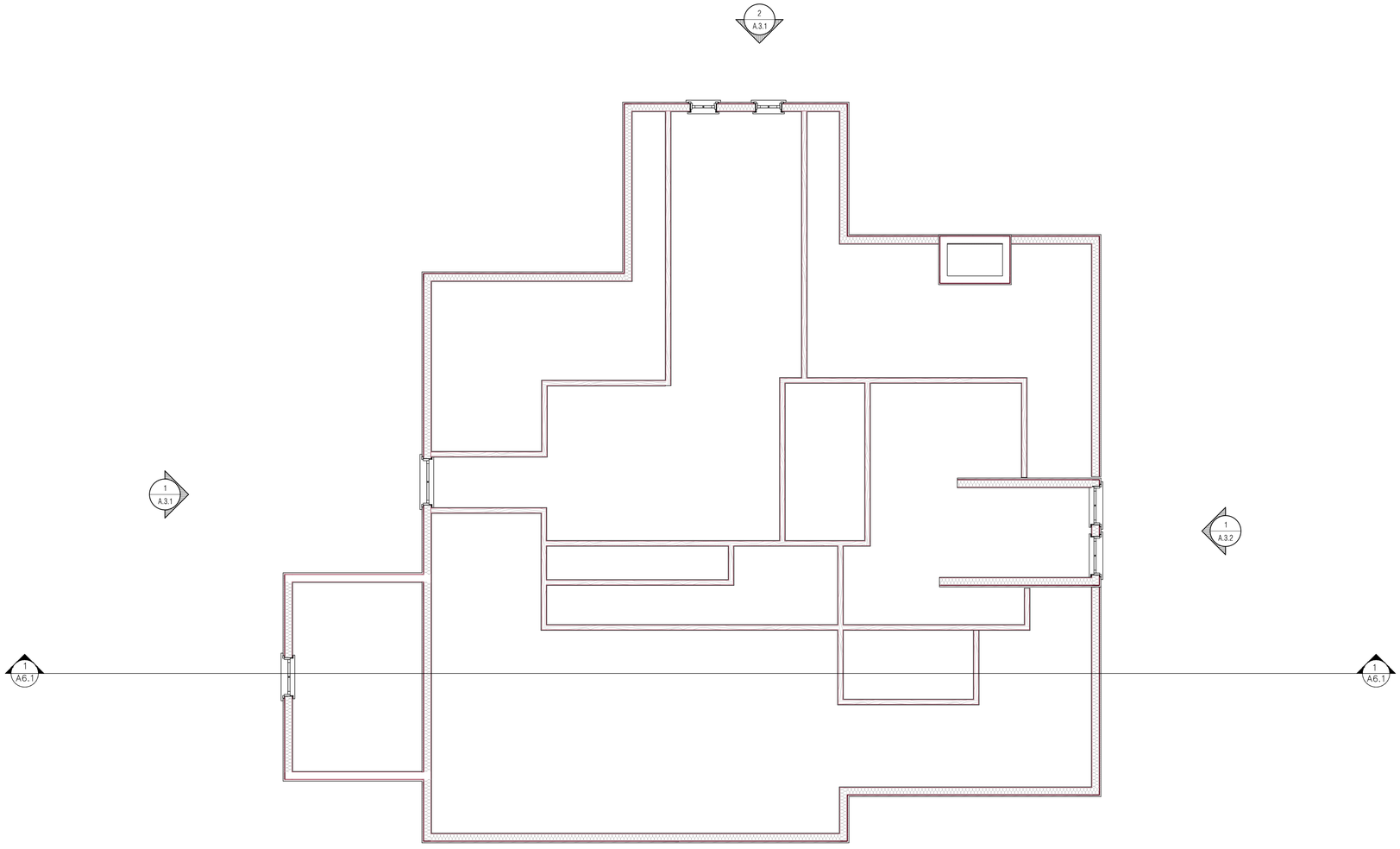

1 A.1.2 SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- ALL EXTERIOR WALLS TO BE 2X6
- ALL INTERIOR WALLS TO BE 2X4 UNLESS OTHERWISE NOTED
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SECOND LEVEL FLOOR PLAN

A.1.2

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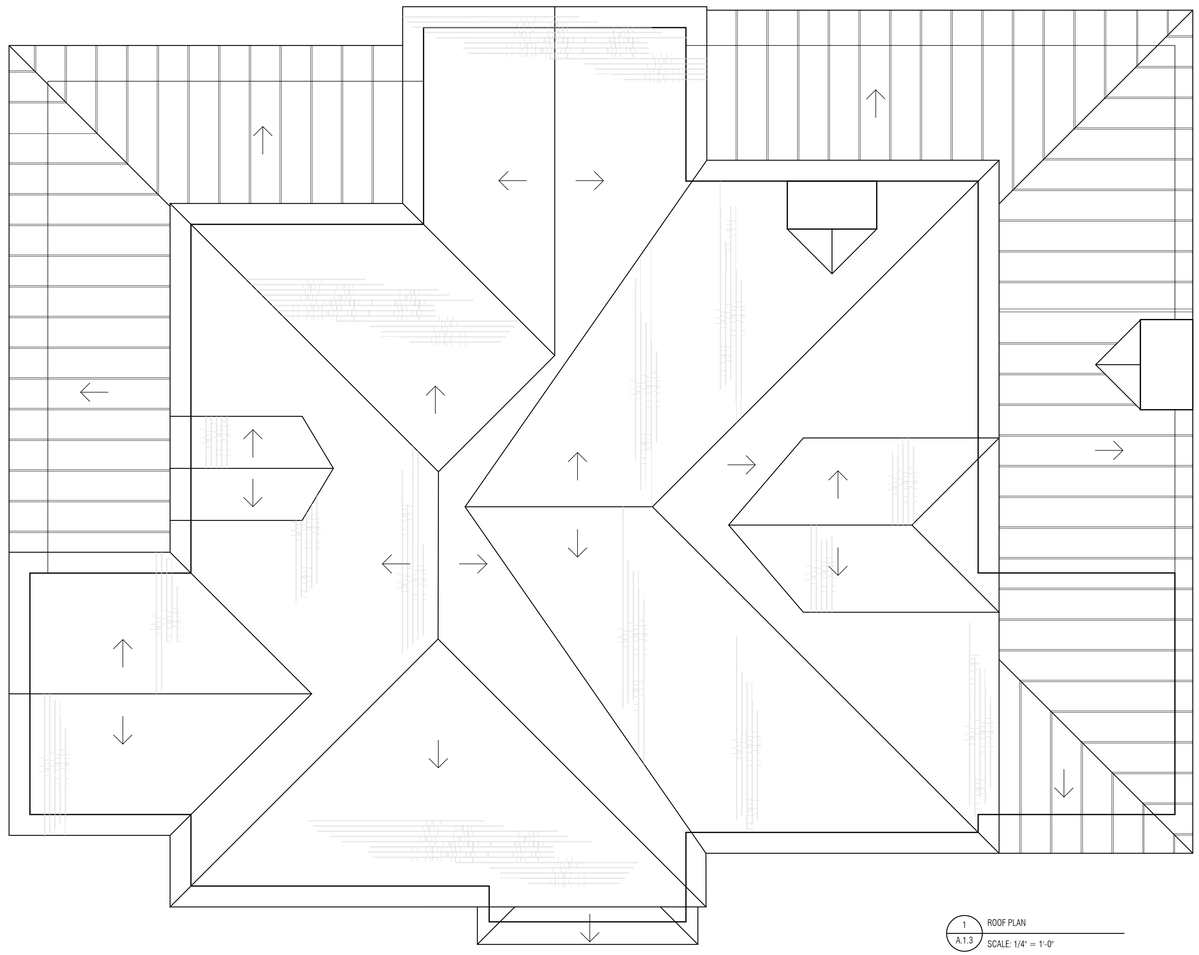

1 / A.1.3 ROOF PLAN
SCALE: 1/4" = 1'-0"

HERMAN RESIDENCE

123 WOODVILLE AVE. GREENVILLE, SC

PRELIMINARY
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ROOF PLAN

A.1.3

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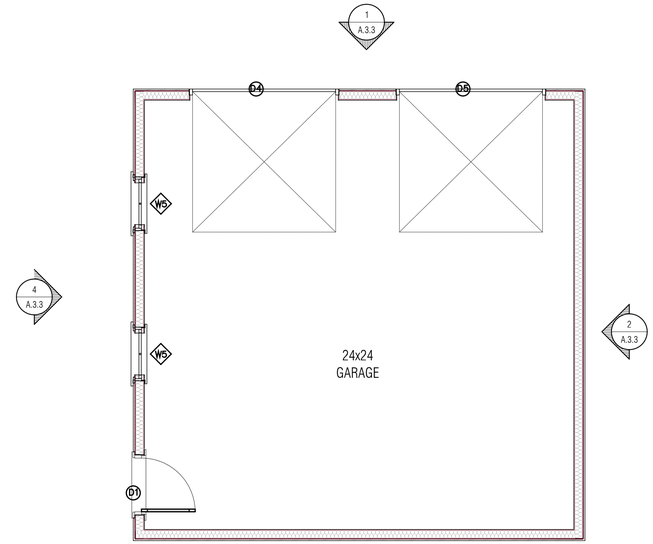
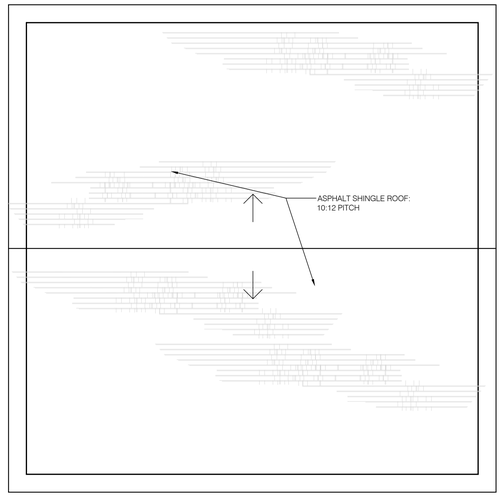


3
A.3.3

1
A.3.3
GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



2
A.3.3
GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"

HEROMAN RESIDENCE
123 WOODVILLE AVE. GREENVILLE, SC

PRELIMINARY
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PROJECT NUMBER
WOOD

DATE	ISSUED FOR REVISION #
04.16.25	FOR REVIEW

GARAGE FLOOR PLAN/ROOF PLAN

A.1.4

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1 A.3.1 NORTH EXTERIOR ELEVATION

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

2 A.3.1 EAST EXTERIOR ELEVATION

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

HEROMAN RESIDENCE

123 WOODVILLE AVE, GREENVILLE, SC

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EXTERIOR ELEVATIONS

A.3.1

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1 / A.3.2 SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

2 / A.3.2 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

HERO ROMAN RESIDENCE
123 WOODVILLE AVE, GREENVILLE, SC

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NUMBER
WOOD

DATE	ISSUED FOR REVISION #
04.16.25	FOR HRB REVIEW

EXTERIOR ELEVATIONS

A.3.2

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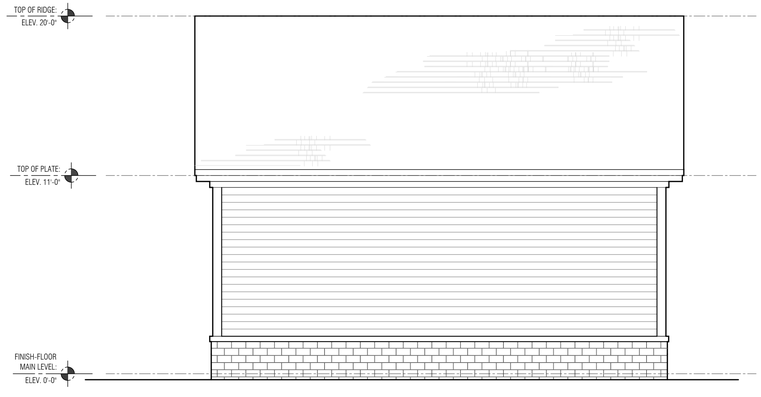
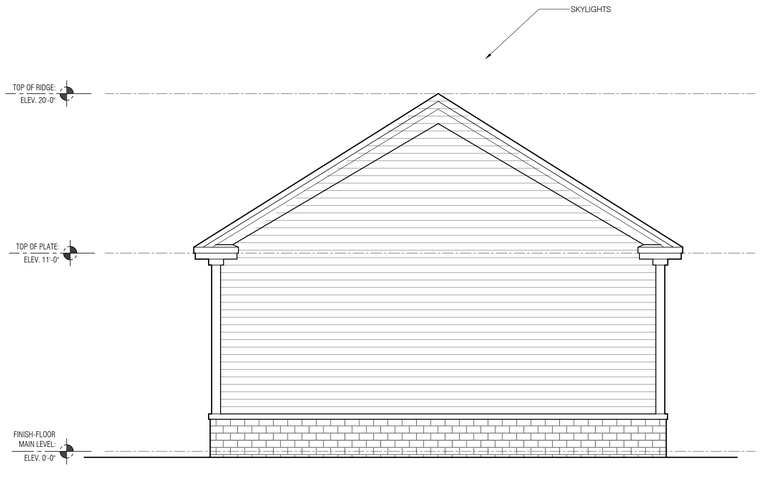
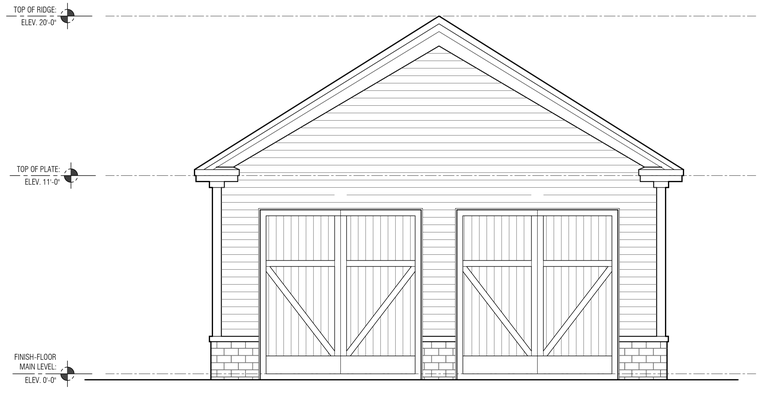
4 A.3.3 GARAGE EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 A.3.3 GARAGE EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



3 A.3.3 GARAGE EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 A.3.3 GARAGE EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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GARAGE EXTERIOR ELEVATIONS

A.3.3

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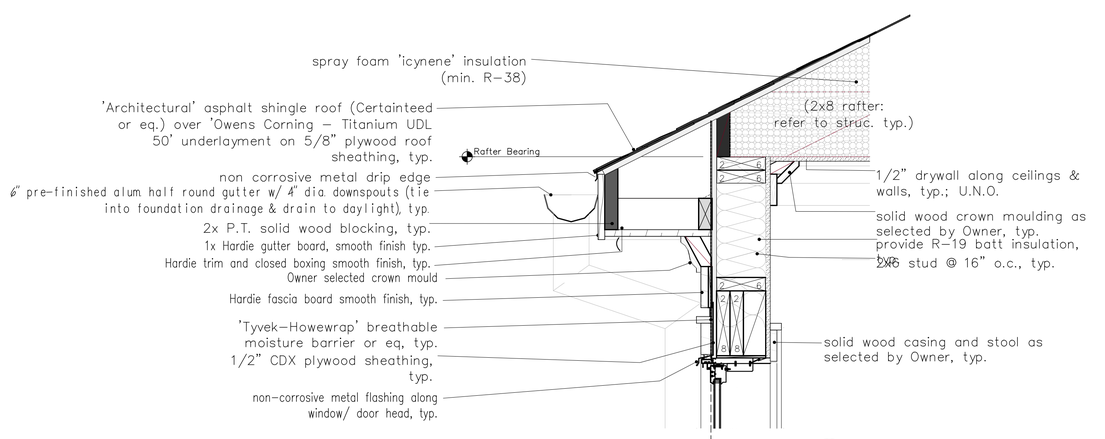
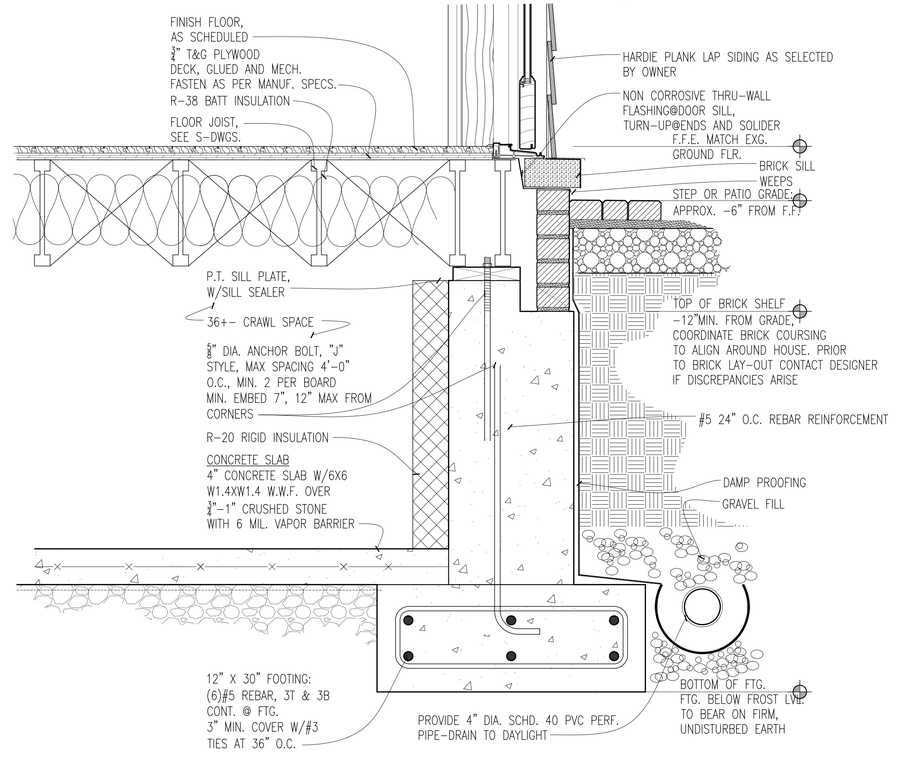
1 A.6.1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



3 A.6.1 TYPICAL EAVE DETAIL
SCALE: 1 1/2" = 1'-0"



2 A.6.1 TYPICAL FOUNDATION DETAIL
SCALE: 1 1/2" = 1'-0"

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BUILDING SECTION AND DETAILS

A.6.1

LEFT, REAR, AND GARAGE PERSPECTIVE

LEFT CORNER PERSPECTIVE

RIGHT SIDE PERSPECTIVE

REAR RIGHT CORNER

FRONT PERSPECTIVE

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EXTERIOR RENDERINGS

A.6.2

LINE OF SIGHT DRAWING

STREETSCAPE ELEVATION

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EXTERIOR STREET PERSPECTIVES

A.6.3

LSU

127

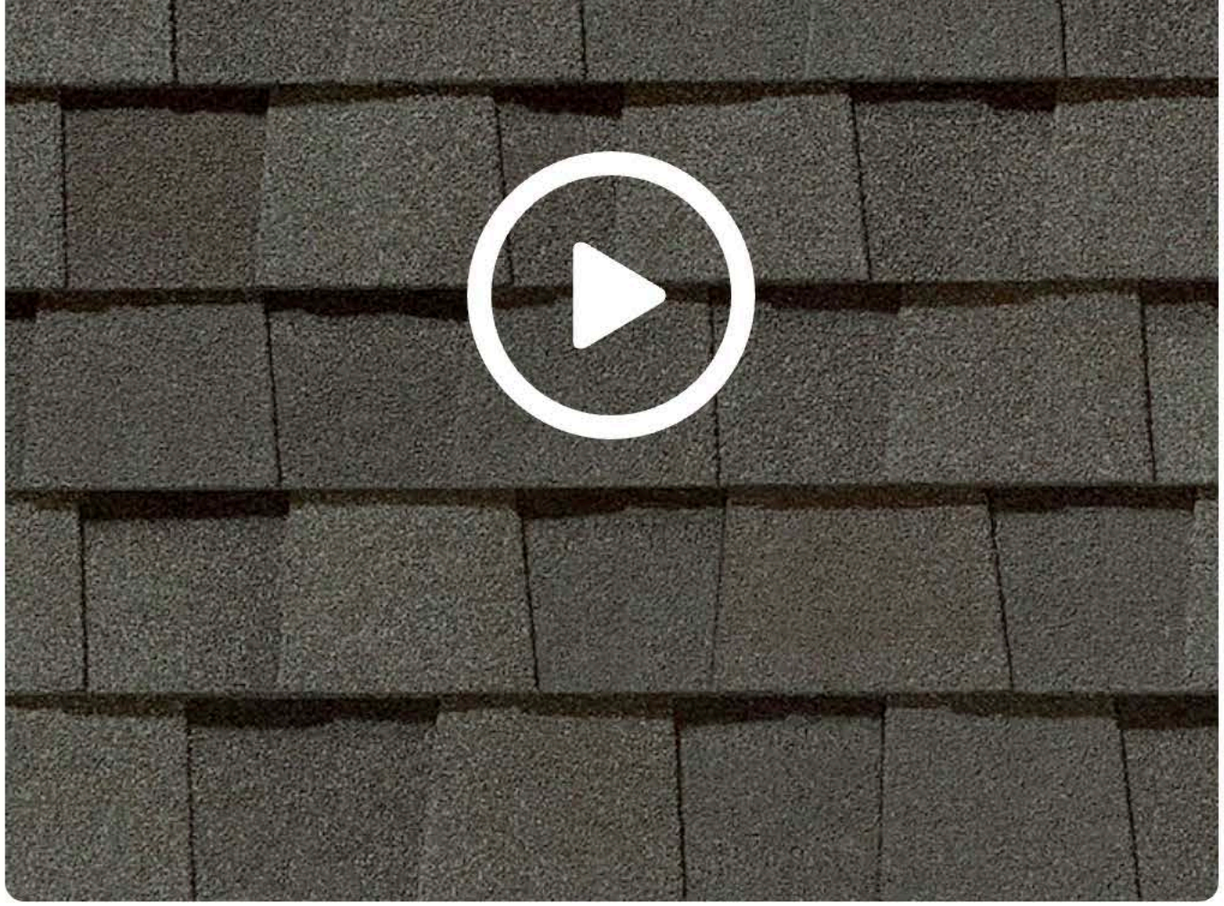
127

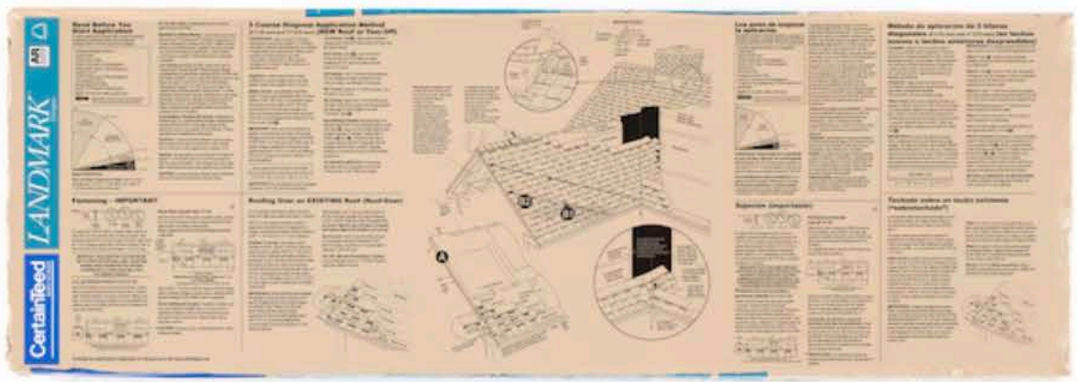
127

Seven teen
19

PROTECTED
SimpliSafe
HOME SECURITY

5

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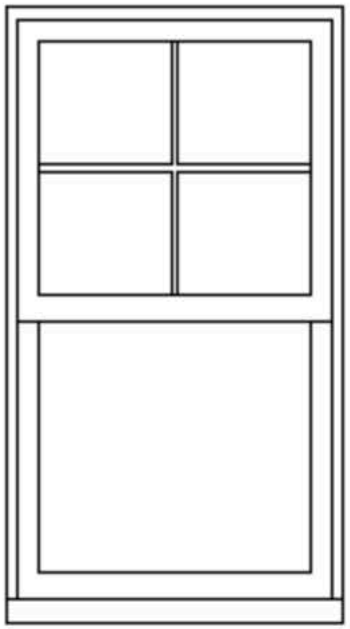
WINDSOR

Double hung windows have 2 operating sash: one that slides down and one that slides up. Double hung windows offer great ventilation. Windsor double hung windows feature an EZ Tilt option, which allows both sashes to tilt in from the top for easy cleaning.

Single Hung



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Next Dimension Pro

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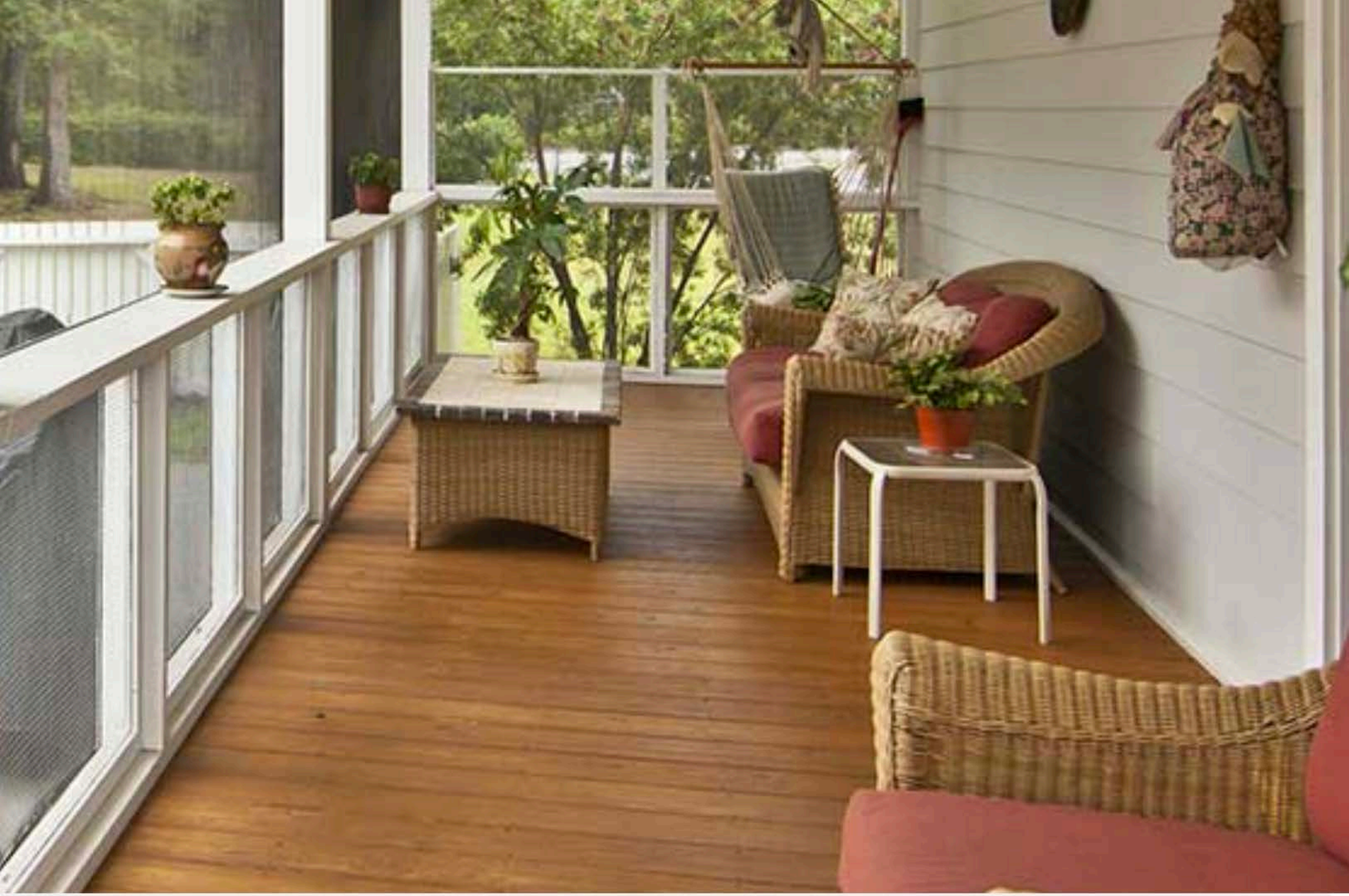
James Hardie
Hardie Plank Lap Siding
Smooth
Elite Home Exteriors

1,800 × 1,



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