



AGENDA

MEETING OF HISTORIC REVIEW BOARD
THURSDAY, NOVEMBER 20, 2025 - 2:00 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>

1. Call to Order
2. Roll Call
3. Welcome and Opening Remarks from the Chair
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 25-506**
Application by Aaron Swiger for a Certificate of Appropriateness at 103 Walnut Street
 - b. **RHP 25-775**
Application by Stewart and Andrea Hudspeth for a Preliminary RHP at 714 North Main Street
 - c. **LLDE 25-934**
Application by Ryan Johnston for Local Landmark Designation at 31 Burdette Street
 - d. **RHP 25-869**
Application by Ryan Johnston for a Preliminary RHP at 31 Burdette Street
 - e. **LLDE 25-935**
Application by Anthony F. Gallo III for Local Landmark Designation at 14 Deering Street
 - f. **RHP 25-936**
Application by Anthony F. Gallo III for a Preliminary RHP at 14 Deering Street
10. Advice and Comment (no public comment)
11. Other Business (no public comment)
12. Informal Review (no public comment)

13. Adjournment



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:		
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*STREET ADDRESS 103 Walnut St., Greenville SC 29607

*TAX MAP #(S) #0191000100600

*ZONING CLASSIFICATION RH-C

*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: APS

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

DESCRIPTION OF REQUEST

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

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

THIS ADDITION RELIES HEAVILY ON ITS HISTORIC OVERBROOK CONTEXT WHERE MAINTAINING THE RURAL CHARACTER OF THE DISTRICT IS DESIRABLE. THOUGH NOT TRULY DETACHED, THE OVERALL ADDITION IS SEPARATE AND DISTINCT BOTH IN MASSING (WITH A NARROW CONNECTING PIECE) AND MATERIALITY. THE ORIGINAL HOUSE PROVED CHALLENGING FOR THE APPLICATION OF AN UNBROKEN OR ADDITIVE ADDITION THAT BLENDED SEAMLESSLY. GIVEN ITS DESIGN IS BASED ALMOST EXACTLY ON THE POPULAR EARLY 1920S KIT HOMES SHOWN ON THE HRB SUPPLEMENTAL DRAWINGS, IT STANDS ON ITS OWN AND ANY 'ADD ON' DETRACTS FROM ITS INTENDED ORIGINAL FORM. A TRUE CRAFTSMAN GESTALT FORM - AN ORGANIZED WHOLE THAT IS AWKWARD WITH ANY ADDITIONAL PARTS - THUS THE INTENT OF 'DETACHED' GARAGE OR, GIVEN THE EMPHASIS IN OVERBROOK'S CASE ON RURAL CHARACTER, EVEN BARN ARCHETYPE.

THE MATERIALITY OF THE ADDITION IS SIMILAR (LAP SIDING) BUT INTENTIONALLY SIMPLER AND MORE RUSTIC (THOUGH CLEAN) THAN THAT OF THE ORIGINAL HOUSE (AR.6-8, OV.6-9). THE SIMPLER COLOR SCHEME, EXPOSED WOOD, STONE VENEER (A NOD TO THE WALLS WEAVING ALONG STREETS IN THE HISTORIC DISTRICT) AND CASEMENT WINDOWS ARE INTENDED TO GIVE IT THE FEEL OF A BACKGROUND BUILDING. THOUGH 1 1/2 STORIES, THE TOPOGRAPHY OF THE LOT ALLOWS THE ADDITION'S ROOF PEAK TO BE JUST SLIGHTLY LOWER THAN THE EXISTING HOME'S. HARDLY VISIBLE FROM THE STREET, THE ADDITION IS MEANT TO BE A DISTINCT BUT QUIET ADDITION AND A CONTEMPORARY INTERPRETATION OF THE HISTORIC OVERBROOK CONTEXT (AR.9) - FITTING FOR A PROPERTY WHERE WE'VE FOUND OLD IRON STAKES, HORSEHOES AND REMNANTS OF BARBED WIRE FENCING WAY IN THE BACK.

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 it 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.

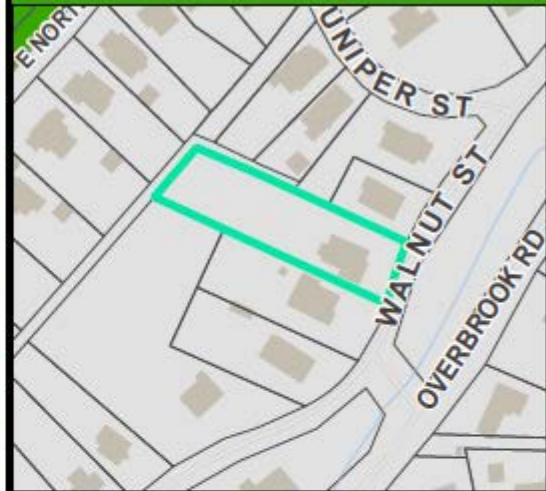
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

*Signatures	
Applicant	
Date	
Property Owner/Authorized Agent	
Date	

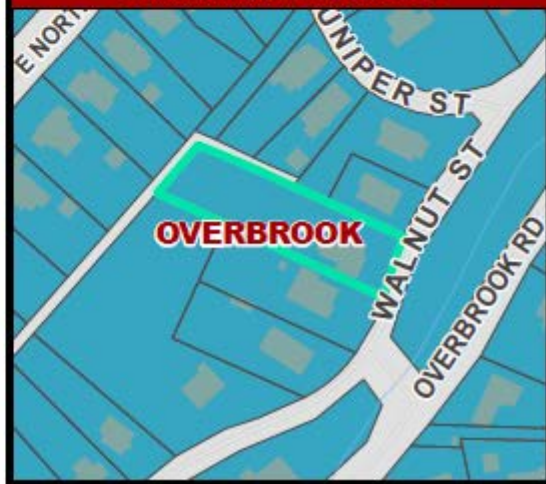
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



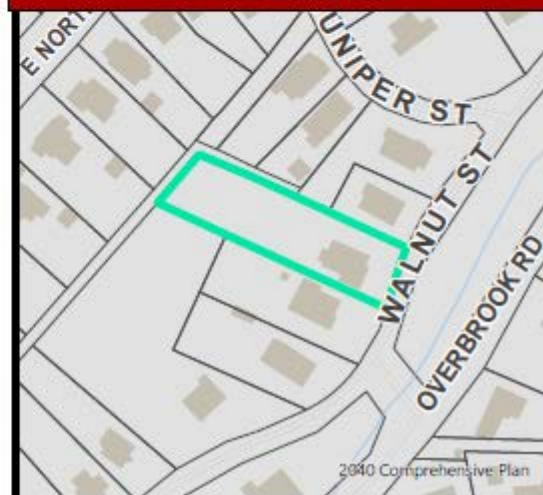
AERIAL VIEW

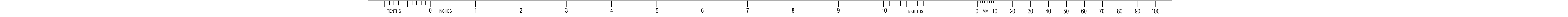


CURRENT ZONING



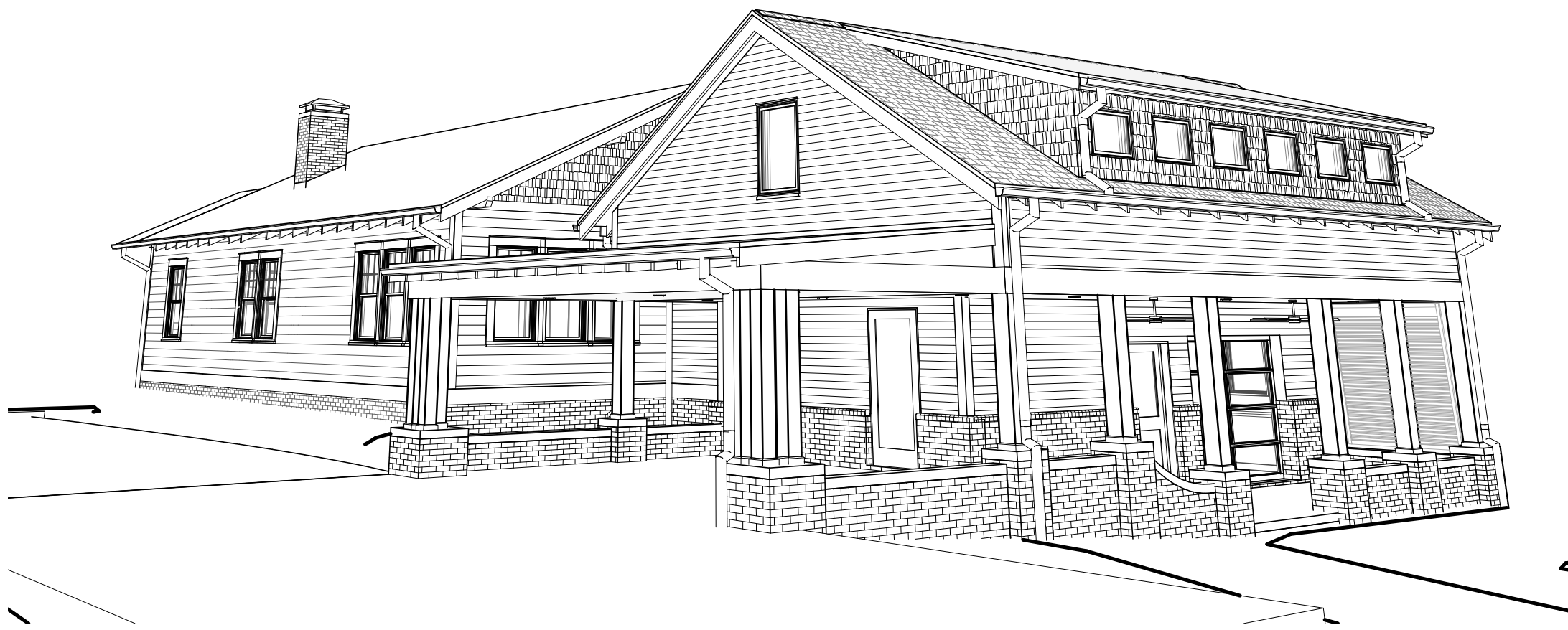
FUTURE LAND USE





F

E



103 WALNUT ST. ADDITION & RENOVATION

Project Address:
103 Walnut Street
Greenville, SC 29607
Tax Map #0191000100600

DRAWING INDEX			
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision
A001	SITE PLAN	11JUN25	E
A010	TYP. NOTES & RENOVATION PLAN	11JUN25	E
A100	EDGE OF SLAB PLAN	11JUN25	A
A101	GROUND LEVEL FLOOR PLAN	11JUN25	E
A102	SECOND LEVEL FLOOR PLAN	11JUN25	E
A103	FRAMING PLANS	11JUN25	B
A110	ROOF PLAN	11JUN25	E
A201	CEILING & ELECTRICAL PLANS	11JUN25	B
A301	EXTERIOR ELEVATIONS	11JUN25	E
A310	SECTIONS & DETAILS	11JUN25	E
A311	SECTIONS & DETAILS	11JUN25	E
A312	3D VIEWS & CONTEXT	11JUN25	E
A313	HRB SUPPLEMENTAL INFO	11JUN25	E

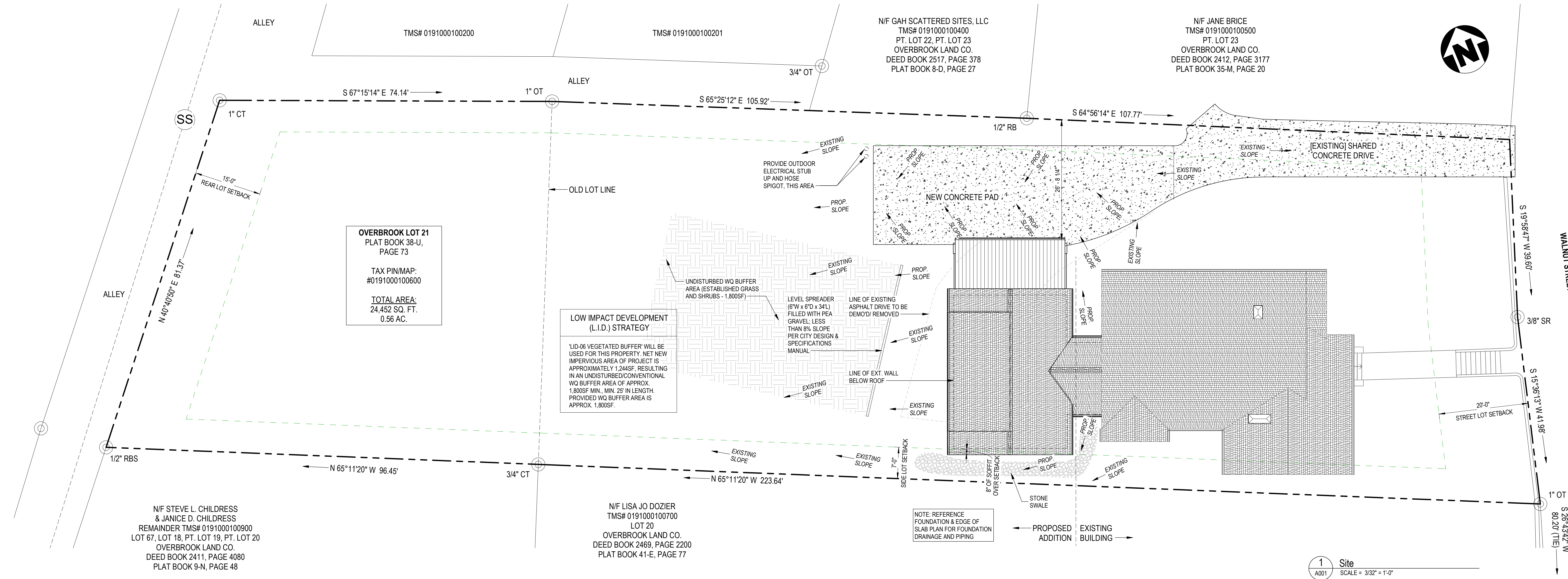
LOT COVERAGE CALCULATIONS:	
TOTAL LOT: 24,452 SQ. FT.	
EXISTING BLDG. + PORCH: 1918 SQ. FT.	
PROPOSED @ GROUND LEVEL: 1140 SQ. FT.	
TOTAL BLDG. SF: 3058 SQ. FT.	
BUILDING COVERAGE: 12.5%	
IMPERVIOUS SURFACE (EXISTING DRIVEWAY + NEW CONC. PAD + EXISTING FRONT WALK): 2312 SQ. FT.	
TOTAL BLDG.+IMP. SURFACE: 5370 SQ. FT.	
COVERAGE: 21.9%	
NOTE: THE ENTIRETY OF THE PROJECT LOT WAS PURCHASED PRIOR TO JUNE 30, 2021; THEREFORE, NO TREES ARE INDICATED ON THE SITE PLAN. ADDITIONALLY, THE REMOVAL OF TREES IS NOT ANTICIPATED PRIOR TO OR DURING CONSTRUCTION.	

D

C

B

A



1 Site
SCALE = 3/32" = 1'-0"

REV	DDMMYY	REVISION / ISSUE DESCRIPTION	DRN	CHK	APP	APP	APP	APP	APP	REV	DDMMYY	REVISION / ISSUE DESCRIPTION	DRN	CHK	APP	APP	APP	APP	APP	REF	NUMBER	TITLE
E	03NOV25	ISSUED FOR HRB REVIEW																				
D	24OCT25	ISSUED FOR HRB REVIEW																				
C	23SEP25	ISSUED FOR HRB REVIEW																				
B	28AUG25	ISSUED FOR HRB REVIEW																				
A	11JUN25	ISSUED FOR HRB REVIEW																				



PROJECT PHASE				SUBJECT		SITE PLAN		AREA		CLIENT DWG. NO.		DRAWING NO.		E	
PROJECT NO.	ACTIVITY NO.	BY	MMDDYY												
		DSN	Designer												
		DRN	Author												
		CHK	Checker												
		APP	Approver												

AARON SWIGER - ARCHITECT
103 WALNUT ST - GREENVILLE, SC 29607 (864) 421-3812

AREA
CLIENT DWG. NO.
DRAWING NO.
ARC-A001

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), AND TO ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS, WHERE PROVISIONS OF PERTINENT CODES AND STANDARDS, DRAWINGS, AND SPECIFICATIONS CONFLICT, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
2. DESIGN LOADS:
 - ROOF:
 - DEAD - 20 PSF
 - LIVE - 20 PSF W/ APPLICABLE LIVE LOAD REDUCTIONS.
 - FLOORS:
 - DEAD - 20 PSF
 - LIVE - 40 PSF
- INTERIOR/EXTERIOR PARTITION/LOAD BEARING STUD WALL SYSTEMS:
 - DEAD - 10 PSF
- SEISMIC: DESIGN CATEGORY C
EXEMPT FROM SEISMIC DESIGN CONSIDERATIONS
- SNOW: GROUND (P_g) = 10 PSF, ROOF (P_s) = 10 PSF, EXPOSURE (C_e) = 1.0, IMPORTANCE (I_s) = 1.0, THERMAL FACTOR (Q_t) = 1.0
- WIND: VELOCITY = 138 MPH (3-SEC. GUST), q (VELOCITY PRESSURE) = 37.0 PSF, WITH APPLICABLE LOAD FACTORS AS PER BUILDING CODE REQUIREMENTS
 $W = 1.0$, BUILDING CATEGORY II, EXPOSURE CATEGORY C, $G_Cp = +/- 0.18$
3. THE CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITY LINES, CONDUIT, AND OTHER ITEMS WITHIN THE WORK AREA.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS, INCLUDING THE RESIDENCE'S EXISTING FOUNDATIONS AND FOUNDATION WALLS, AT THE SITE PRIOR TO STARTING CONSTRUCTION.
5. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY BRACING UNTIL PERMANENT LOAD PATHS HAVE BEEN ESTABLISHED.
6. ALL APPLICABLE MATERIAL SUBSTITUTIONS CONSIDERED AS EQUIVALENT TO THOSE SPECIFIED IN THESE DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO CONSTRUCTION. THE BURDEN OF PROOF OF EQUIVALENCY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS NOTED OTHERWISE.
7. CONTRACTOR SHALL FLASH, CAULK AND SEAL AS REQUIRED TO PROVIDE A WEATHTIGHT AND WATERPROOF STRUCTURE.
8. REFERENCE DOC ____ FOR ADDITIONAL CONTRACTUAL REQUIREMENTS.
9. ALL DIMENSIONS ARE FROM F/ STUD OR F/ CONC U.N.O.

CONCRETE NOTES

1. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS EXCEPT SLABS ON GRADE. SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3000 PSI. CONCRETE FOR FILLING GUM WALL CELLS SHALL DEVELOP A COMPRESSIVE STRENGTH OF 2,000 PSI.
 - AIR ENTRAINMENT: 6% +/- 1% (EXTERIOR EXPOSED CONCRETE SUBJECT TO FREEZE-THAW)
 - SLUMP: -1" MIN. -4" MAX.
 - TYPE I / II PORTLAND CEMENT
 - MINIMUM CEMENT CONTENT: 3% +/- 1% (ALL OTHER CONCRETE)
 - 530 #/CY FOR 4,000 PSI CONCRETE
 - (FLYASH SHALL NOT BE USED TO REPLACE CEMENT)
 - 480 #/CY FOR 3,000 PSI CONCRETE
 - (FLYASH SHALL NOT BE USED TO REPLACE CEMENT)
 - MAX. 3/4" DIAMETER MAX. COURSE AGGREGATE
 - MAX. WATER/CEMENT RATIO: 0.5
 - CALCIUM CHLORIDE THYOCYAMATES OR ADMIXTURES CONTAINING MORE THAN 0.1 % CHLORIDE IONS ARE NOT PERMITTED
 - WATER SHALL NOT BE ADDED TO THE CONCRETE AT THE JOB SITE
 - BEYOND THE MIX DESIGN AMOUNT. ADDITIONAL WATER SERIOUSLY REDUCES CONCRETE STRENGTH AND INCREASES SHRINKAGE
2. THE MAXIMUM COARSE AGGREGATE SIZE SHALL BE ONE INCH UNLESS NOTED OTHERWISE HEREIN. USE A MIX DESIGN WITH #789 STONE FINE FOR COARSE AGGREGATE IN CONCRETE UTILIZED FOR THE FILLING CELLS OF GUM WALLS.
3. ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE, NEW BILLET STEEL, CONFORMING TO THE ASTM A615, GRADE 60, BAR DEFORMATIONS SHALL CONFORM TO ASTM A 305.
4. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315).
5. SPLICE REINFORCING AS SCHEDULED BELOW (UNLESS NOTED OTHERWISE):
 - * #3-17"
 - * #4-23"
 - * #5-30"
 - * #6-35"
6. CONTRACTOR TO COORDINATE ALL UNDERFLOOR UTILITIES WITH OTHER TRADES PRIOR TO POURING SLABS, WALLS OR FOUNDATIONS.
7. MINIMUM CONCRETE COVER OVER REINFORCING UNLESS NOTED OTHERWISE:
 - * UNFORMED SURFACE IN CONTACT WITH GROUND - 3 INCHES
 - * FORMED SURFACES EXPOSED TO EARTH OR WEATHER - 2 INCHES
 - * FORMED SURFACES NOT EXPOSED TO EARTH OR WEATHER - 1 INCH
 - * FROM TOP OF INTERIOR ELEVATED SLABS - 3/4"
8. EXTERIOR CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH.
9. THE OPTION OF EPOXY TIE-STRAND SF ADMIXTURE IN LIEU OF STEEL MESH AND REBAR REINFORCEMENT WILL BE CONSIDERED DEPENDENT UPON PRICE.

CONCRETE MASONRY NOTES

1. ALL MASONRY WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE ACI 530-11 AND ACI 530.1-11. CONCRETE MASONRY SHALL BE NORMAL WEIGHT, TYPE I OR TYPE II, GRADE N, AND SHALL MEET THE REQUIREMENTS OF ASTM C90. (f_m = 1500 psi).
2. MORTAR SHALL MEET ASTM C270 FOR TYPE S MORTAR.
3. FILL ALL MASONRY CELLS BELOW GRADE AND THOSE CONTAINING REINFORCING BARS WITH REINFORCED MASONRY GROUT, (RMG), MEETING REQUIREMENTS OF ASTM C476, AND WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI. USE #789 STONE FOR COARSE AGGREGATE SIZE MAX.
4. BLOCK SHALL BE PLACED IN RUNNING BOND WITH FULL HEAD AND BED JOINTS, STRIKE ALL JOINTS FLUSH.
5. ALL CONTINUOUS REINFORCING BARS SHALL BE TURNED AND LAPPED AT ALL CORNERS AND INTERSECTIONS OF BOND BEAMS.
6. PROVIDE REINFORCING AT OPENING, CORNERS AND INTERSECTIONS.
7. PROVIDE MASONRY CONTROL JOINTS AT 40'-0" MAXIMUM SPACING.

WOOD FRAMING/SHEATHING NOTES

- ALL WOOD FRAMING MATERIALS, INCLUDING BRIDGING, SHALL MEET THE MINIMUM REQUIREMENTS AS FOLLOWS (IN U.O.):
- | | |
|-----------------------|--|
| RAFTERS | SOUTHERN-YELLOW-PINE NO. 2 |
| CEILING JOIST | SOURCE-SPRUCE-PINE NO. 2 |
| WALL STUDS | SPRUCE-PINE-FIR NO. 2
(2x6 EXTERIOR; 2x4 INTERIOR) |
| FLOOR JOIST | DETAILING, FABRICATION, AND ERECTION OF ALL WOOD TJ/FLOOR FRAMING SHALL BE AS PER LEVEL SPECIFICATIONS OR EQUIVALENT, ALL RIM BOARDS, WEB STIFFENERS, SQUASH BLOCKS, BLOCKING PANELS, AND HANGERS SHALL BE AS PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND RECOMMENDATIONS. |
| LVL | DESIGN, FABRICATION, AND ERECTION OF ALL WOOD LVL FRAMING BEAMS SHALL BE IN ACCORDANCE WITH GEORGIA PACIFIC OR TRUE JOIST WEYERHAEUSER 2.0E LVL HEADERS AND BEAMS' WRITTEN SPECIFICATIONS, OR EQUIVALENT. |
| BUILT-UP STUD COLUMNS | SOUTHERN YELLOW PINE STUDS NO. 2 NAILLED TO EACH OTHER WITH 16d NAILS STAGGERED AT 12" O.C. MAXIMUM SPACING. BUILT-UP COLUMNS SHALL BE ADDITIONAL TO WALL STUD FRAMING. |
2. ALL WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 'NATIONAL DESIGN SPECIFICATION' LATEST EDITION, BY THE AMERICAN FOREST AND PAPER ASSOCIATION AND THE AMERICAN WOOD COUNCIL.
3. ALL WOOD FRAMING MATERIALS PERMANENTLY AGAINST ANY AND ALL MASONRY OR CONCRETE SHALL BE PRESSURE TREATED. REF. WOOD FRAMING NOTE 4/50.0.
4. ALL NAILS, BOLTS, CONNECTOR PLATES AND OTHER MATERIALS PENETRATING, OR IN CONTACT WITH, 'PRESSURE TREATED' LUMBER REQUIRING PRESERVATIVE TREATMENTS OTHER THAN CHROMATED COPPER ARSENATE (CCA) SHALL MEET OR EXCEED THE CORROSION RESISTANCE OF ASTM G185 GALVANIZING, AN ACCEPTABLE ALTERNATIVE OF CORROSION PROTECTION FOR METALS HAVING SURFACE CONTACT ONLY TO THE PRESERVATIVE TREATMENTS, OTHER THAN (CCA), SHALL BE BY APPLYING A SOLID AND AMPLC COAT OF BITUMASTIC PAINT OR ASPHALTIC BUILDING FELT BETWEEN THE STEEL AND PRESSURE TREATED WOOD.
5. ROOF SHEATHING SHALL BE 5/8" MIN. PLYWOOD OR OSB WITH A 4020 SPAN RATING AS DETERMINED BY THE ENGINEERED WOOD ASSOCIATION (APA). NAIL ALL EDGES AT 4" O.C. AND 12" O.C. AT INTERMEDIATE SUPPORTS WITH 8d NAILS. PLACE PLYWOOD OR OSB SHEETS WITH 8" LONG SIDE PARALLEL TO THE EAVE OF THE ROOF. STAGGER THE BUTTED ENDS WITH AN OFFSET OF 4" FROM ONE LINE OF SHEATHING TO THE ADJACENT SHEATHING LINE. PLYWOOD SHEATHING CLIPS SHALL BE USED ONE PER 16" SHEATHING SPAN LOCATED AT EQUAL SPACING BETWEEN THE RAFTERS ALONG THE 8'-0" SIDE OF THE ROOF SHEATHING.
6. FLOOR SHEATHING SHALL BE 3/4" & 1/2" PLYWOOD OR OSB SHEATHING WITH 4020 SPAN RATING AS DETERMINED BY THE ENGINEERED WOOD ASSOCIATION (A.P.A.). FLOOR SHEATHING SHALL BE GUALED TO FLOOR JOIST WITH LIQUID NAILS "LN 901" HEAVY DUTY ADHESIVE, OR EQUIVALENT, AND NAILED WITH 8d NAILS AT 12" O.C. AT INTERIOR AND 6" O.C. AT EDGES PARALLEL TO FLOOR FRAMING.
7. EXTERIOR WALL SHEATHING SHALL BE 1/2" EXTERIOR PLYWOOD, OSB OR ADVANTAGE ZIP SYSTEM WITH A 3215 SPAN RATING AS DETERMINED BY THE ENGINEERED WOOD ASSOCIATION (APA). NAIL ALL EDGES AT 6" O.C. AND 12" O.C. AT INTERMEDIATE SUPPORTS WITH 8d NAILS (U.O. ON PLANS). PROVIDE STUD WALL BLOCKING AT EDGES OF SHEATHING. PROVIDE 15# ASPHALTIC-SATURATED BUILDING FELTS, OR EQUIVALENT, PRIOR TO APPLYING CLAY BRICK, MASONRY OR STONE VENEER FINISHES. UPPER HORIZONTAL LAYERS OF THE FELT SHALL OVERLAP THE LOWER HORIZONTAL LAYERS BY 6" MINIMUM AND VERT. END LAPS SHALL BE A MINIMUM OF 9". END LAPS SHALL BE STAGGERED AT A MINIMUM OF 4'-0" MAX. SPA.
8. ALL SIMPSON STRONG-TIE PRODUCTS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
9. ALL "PENNY WEIGHT" NAILS SHALL BE "COMMON" NAILS.
10. ALL WALL BOTTOM PLATES ON APARTMENT LEVEL FLOOR FRAMING SHALL BE ATTACHED TO EACH FLOOR TRUSS/SJOIST, THRU FLOOR SHEATHING, WITH (2) 16d NAILS.
11. ALL WALL DOUBLE TOP PLATE BUTT JOINTS SHALL BE STAGGERED 4'-0" MINIMUM (TYP.).
12. CONTRACTOR SHALL PRE-DRILL LEAD HOLES FOR EACH LAG BOLT W/ DRILL DIAMETER TO BE 6.0 x LAG BOLT DIAMETER. PREDRILLED LEAD HOLE SHALL BE 0.75 x LAG BOLT LENGTH.
13. ALL DOOR AND WINDOW OPENINGS SHALL BE FLASHED ACCORDING TO THE DOOR AND WINDOW MFR'S TECHNICAL DRAWINGS PER RELEVANT WALL ASSEMBLY. COORDINATE WITH OWNER/ARCHITECT FOR RELEVANT MFR. DETAILS.
14. ALL MATERIAL, ROOF TO-WALL, AND CORNER TRANSITION OCCURENCES SHALL BE FINISHED ACCORDING TO SHEATHINGS/DIGGING AND/OR ROOFING MFR'S TECHNICAL DETAILS/BULLETINS. COORDINATE W/ OWNER/ARCHITECT FOR RELEVANT MFR. DETAILS.

BATHROOM ADDITION/REMODEL NOTES:
REMOVE EXISTING ATTIC LADDER AND
PATCH HOLE; PATCH ANY MISSING
HARDWOOD WITH THAT REMOVED FROM
GUEST BATH RENOVATION. ALL DOOR
CASINGS TO MATCH EXISTING HOUSE.
REROUTE CRAWLSPACE DUCTS AND
ROOM DIFFUSERS/RETURNS TO AVOID
CLASHES WITH NEW CONSTRUCTION

BUILT-IN FLOOR TO
CEILING CLOSET
CABINETS; CABINET BY
OWNER, INSTALL BY
CONTRACTOR _____

NOTE: DEMO AND REPLACE EXISTING FRONT CONCRETE WALKWAY AND STAIRS FROM STREET; MATCH EXISTING JOINT LINES AND PROVIDE BROOM FINISH. SLOPE STEPS TO SHED WATER.

ING RAIL, TYP.
RCH,
T ROTTED
DS

NOTE: UPDATE ALL INTERIOR OUTLETS AND WIRING TO MEET CODE (ROMEX CABLE, THREE-PRONG OUTLETS, APPROPRIATE NUMBER AND SPACING OF OUTLETS IN ROOMS). RELOCATE PANEL TO NEW LAUNDRY ROOM.

NOTE: REROOF EXISTING ROOF
(EXCLUDING
BATHROOM/LAUNDRY ADDITION)
WITH GAF TIMBERLINE NATURAL
SHADOW WEATHERED WOOD
LAMINATED ARCHITECTURAL
ROOF SHINGLES. REPLACE
GUTTERS AND DOWNSPOUTS TO
MATCH THOSE OF ADDITION
(PREFINISHED ALUM. HALF-
ROUND)

NOTE: SCRAPE ALL LOOSE PAINT FROM EXISTING EXTERIOR OF EXISTING HOUSE (INCLUDING PORCH FLOOR, RAILINGS AND CEILING); REPAINT PER EXT. ELEVATIONS/PAINT SCHEDULE

NOTE: FULLY INSULATE EXISTING
ATTIC WITH BLOW-IN CELLULOSE
ADD COLLAR TIES TO TOP OF ALL
ROOF JOISTS, ADD 8" WIDE
PLYWOOD 'WALKWAY' DOWN
CENTER OF ATTIC

NOTE: SAND, STAIN AND
REFINISH ALL EXISTING
HARDWOOD FLOORS. OWNER TO
SELECT STAIN COLOR

NOTE: INTERIOR WALL PAINTING OF EXISTING HOUSE SHALL INCLUDE BUT NOT BE LIMITED TO THE LIVING ROOM, NEW MASTER BATH, EXISTING GUEST BATH

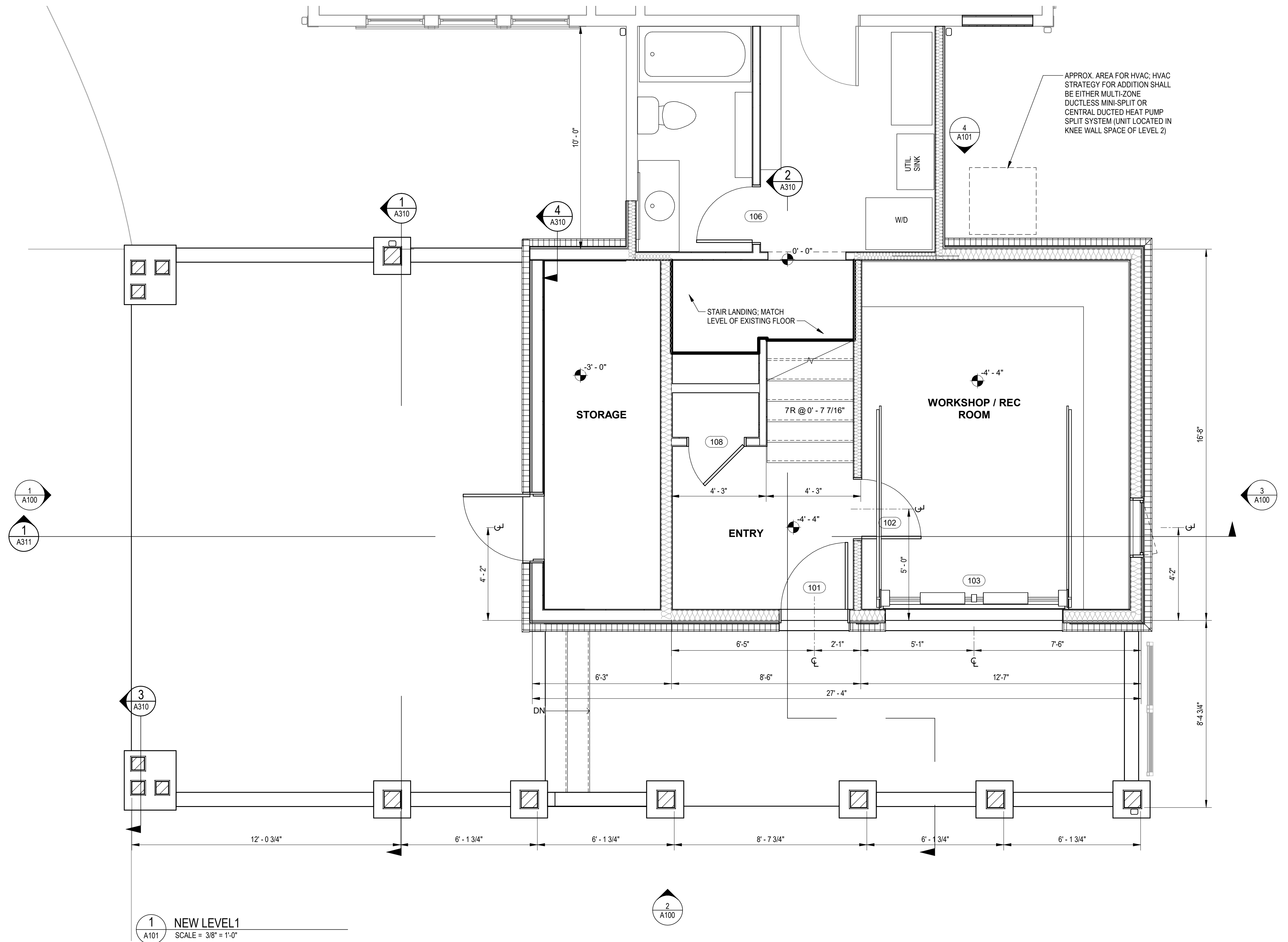
BATHROOM REMODEL TO INCLUDE:
RELOCATION OF NEW TOILET, DEMO EXISTING WOOD FLOOR, TUB/SHOWER UNIT, AND MULTIPLE LAYER OF WALL; RELOCATE VANITY TO NEW LAUNDRY ROOM; INSTALL NEW VANITY (PROVIDED BY OWNER), NEW DRYWALL, NEW TILE FLOOR, NEW TUB & TILE SHOWER SURROUND. REMOVE MEDICINE CABINET, RELOCATE TO NEW ADDITION BATHROOM

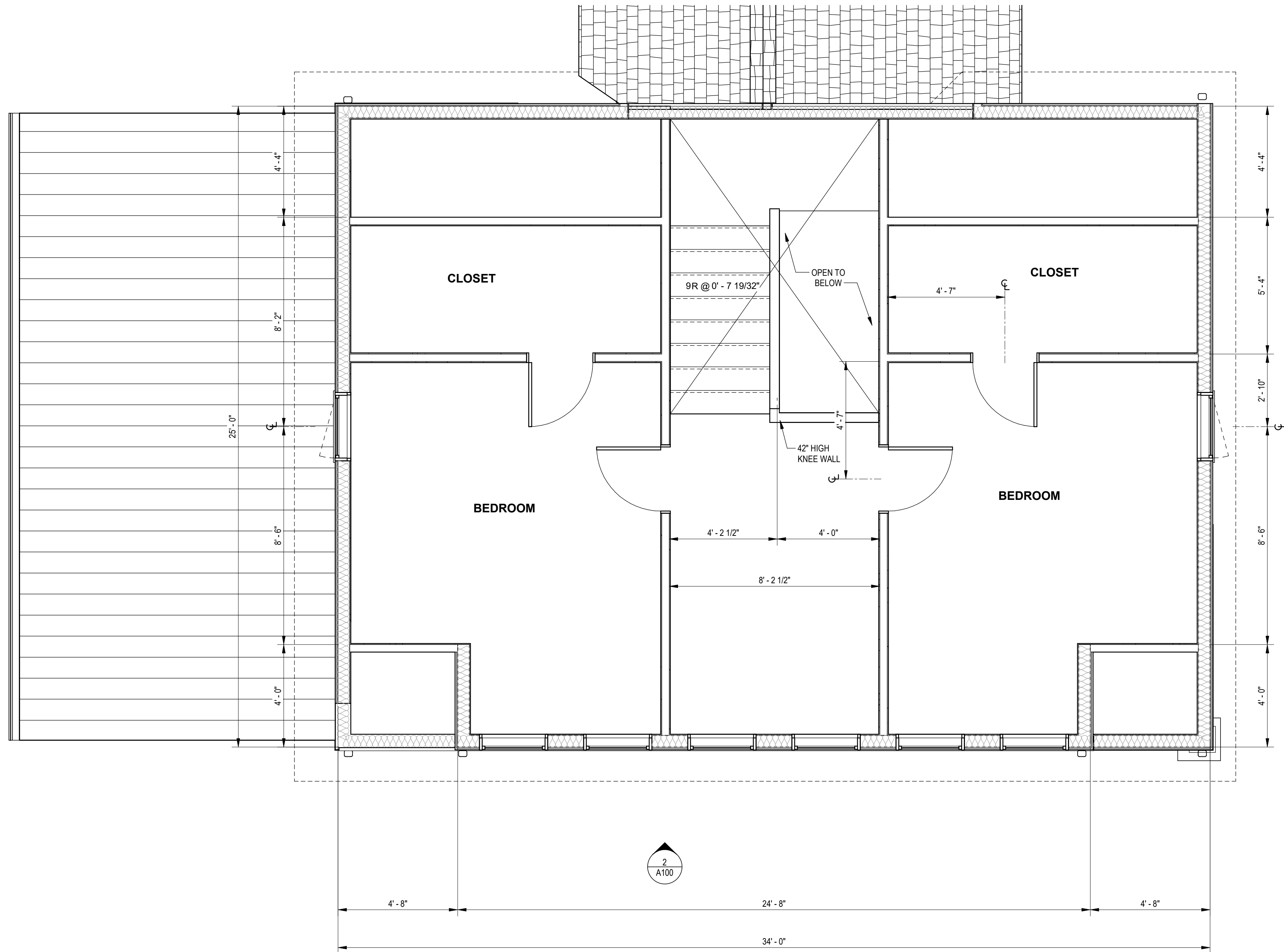
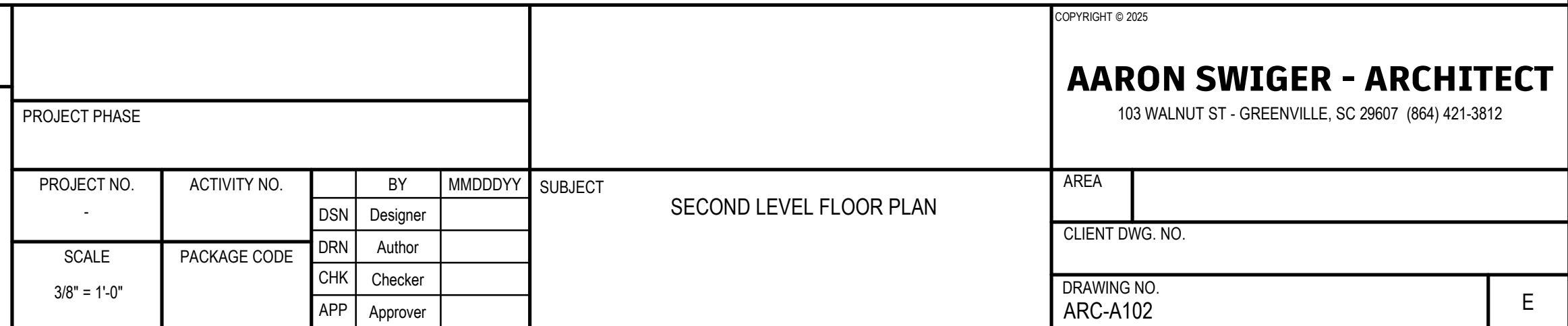
BATHROOM
SCALE = 1/4" = 1'-0"

2 DINING INT. ELEV.
A010 SCALE = 1/4" = 1'-0"

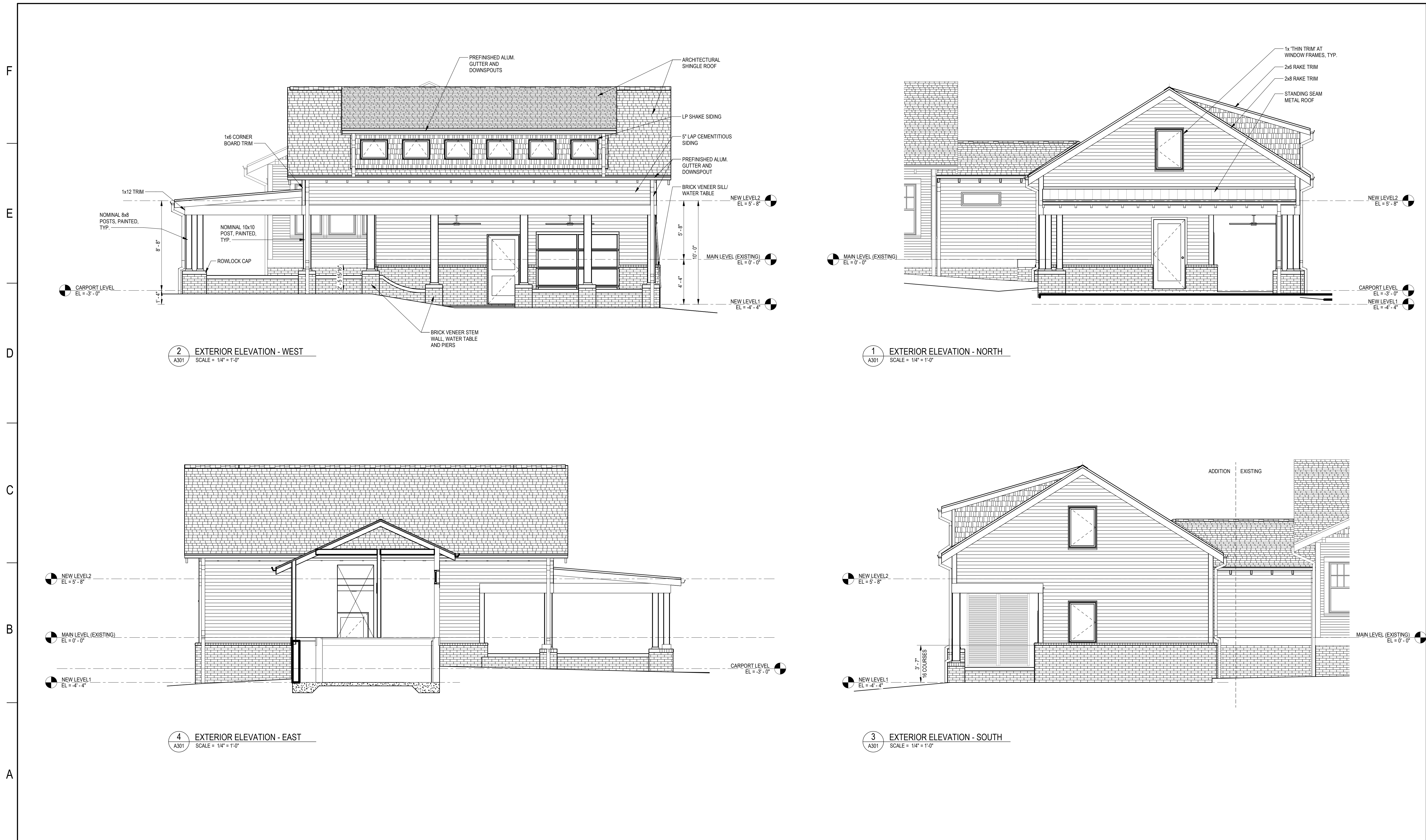
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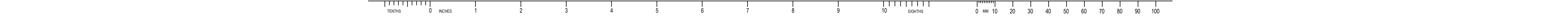
ROOM FINISH SCHEDULE								
ROOM NUMBER	ROOM NAME	FLOOR FINISH	WALL BASE	WALL FINISH	CEILING	ROOM AREA	ROOM PERIMETER (mm)	CEILING HEIGHT (mm)
3	WORKSHOP / REC ROOM	STAINED & SEALED CONC	CONC.	PAINT	T&G; MATCH CARPORT, PORCH	190 SF	56' - 7 3/32"	9' - 0"
4	STORAGE	SEALED CONC	N/A			82 SF	42' - 1 1/32"	8' - 0"
5	ENTRY	STAINED & SEALED CONC	3/A311	PAINT	PAINT	96 SF	40' - 5"	9' - 0"
6	LAUNDRY	ENG HD WD	3/A311	PAINT	PAINT	43 SF	27' - 8 9/32"	8' - 0"
7	CLOSET	ENG HD WD	3/A311	PAINT	PAINT	60 SF	34' - 1"	8' - 0"
10	BEDROOM	ENG HD WD	3/A311	PAINT	PAINT	173 SF	61' - 9 3/4"	8' - 0"
11	CLOSET	ENG HD WD	3/A311	PAINT	PAINT	60 SF	34' - 0"	8' - 0"
13	HALL	STAINED & SEALED CONC	3/A311	PAINT	PAINT	93 SF	47' - 6 3/4"	8' - 0"
16	BEDROOM					174 SF	61' - 10 3/4"	15' - 6"

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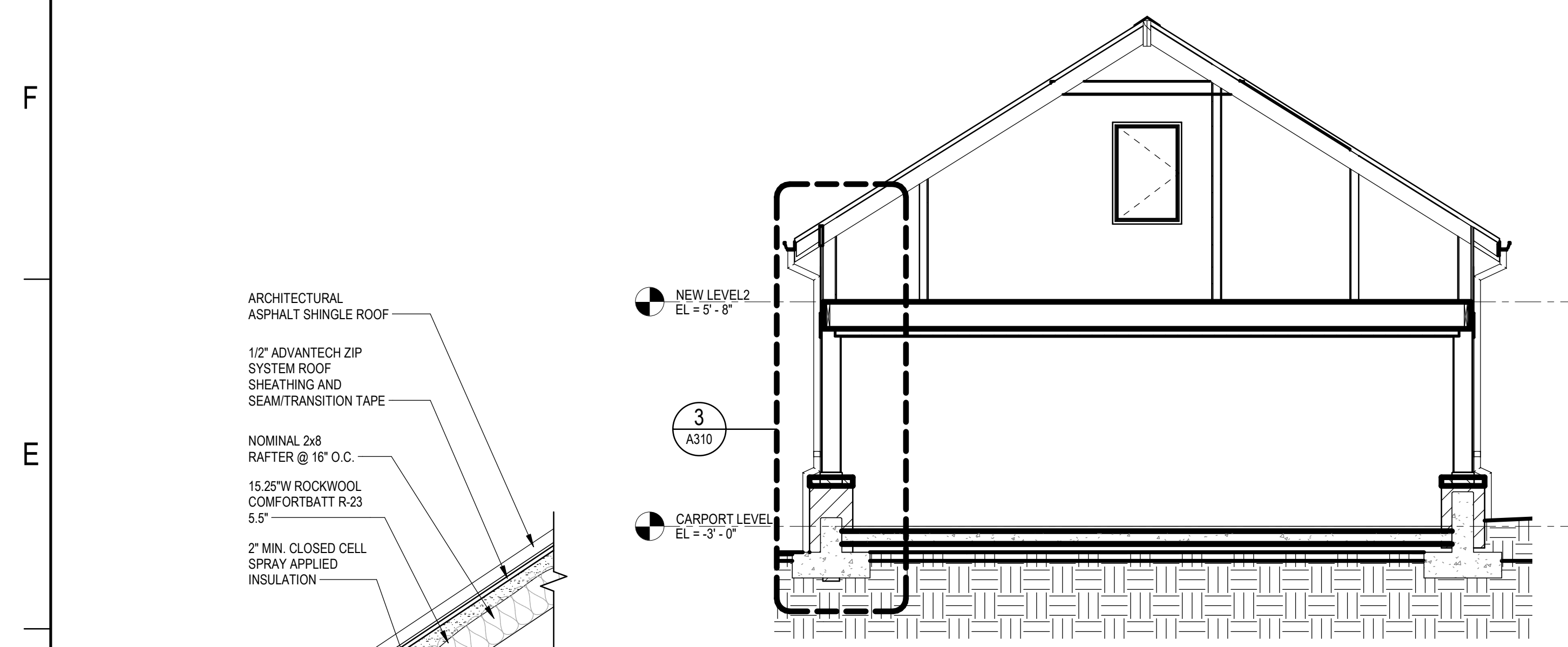
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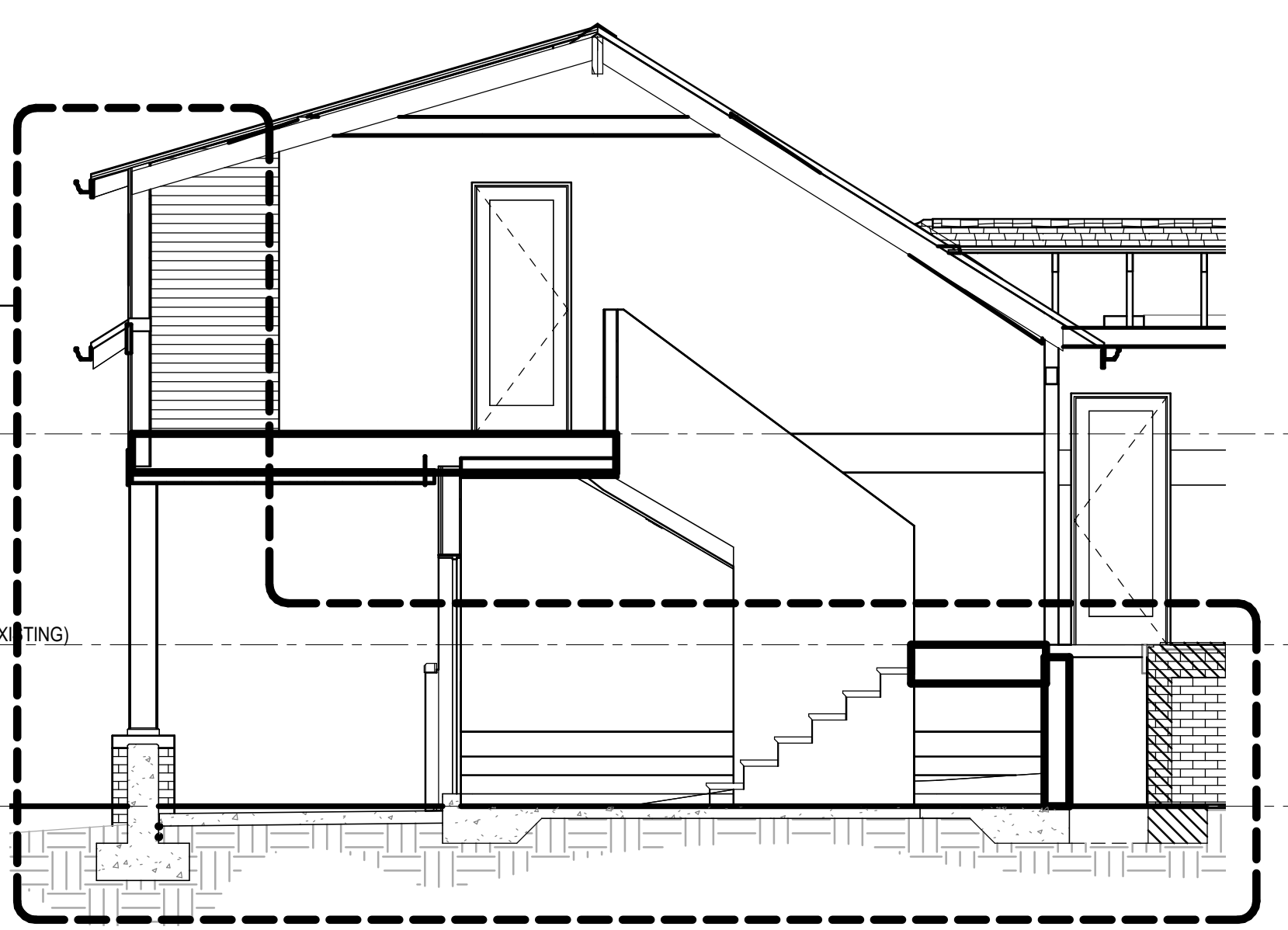
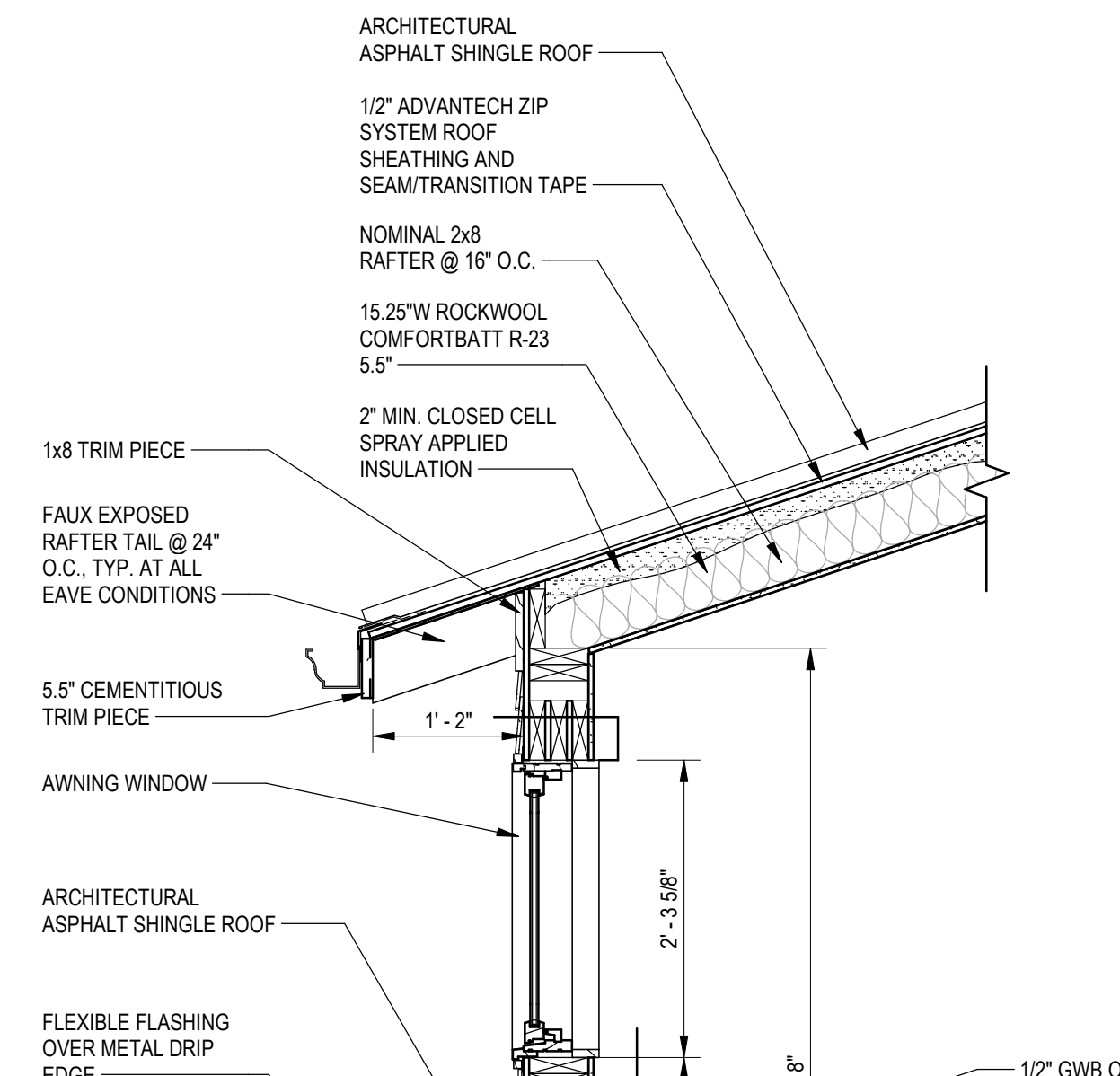


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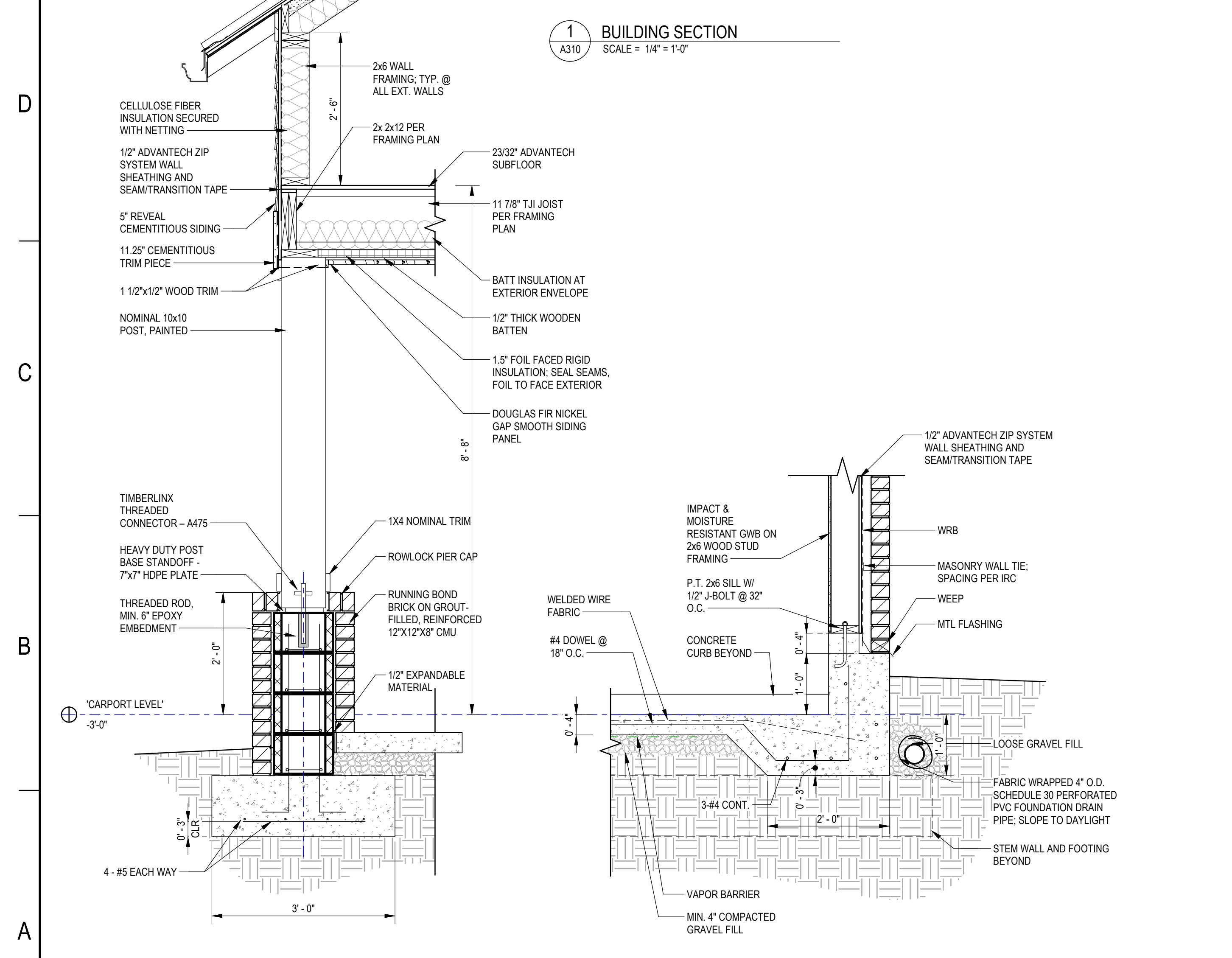
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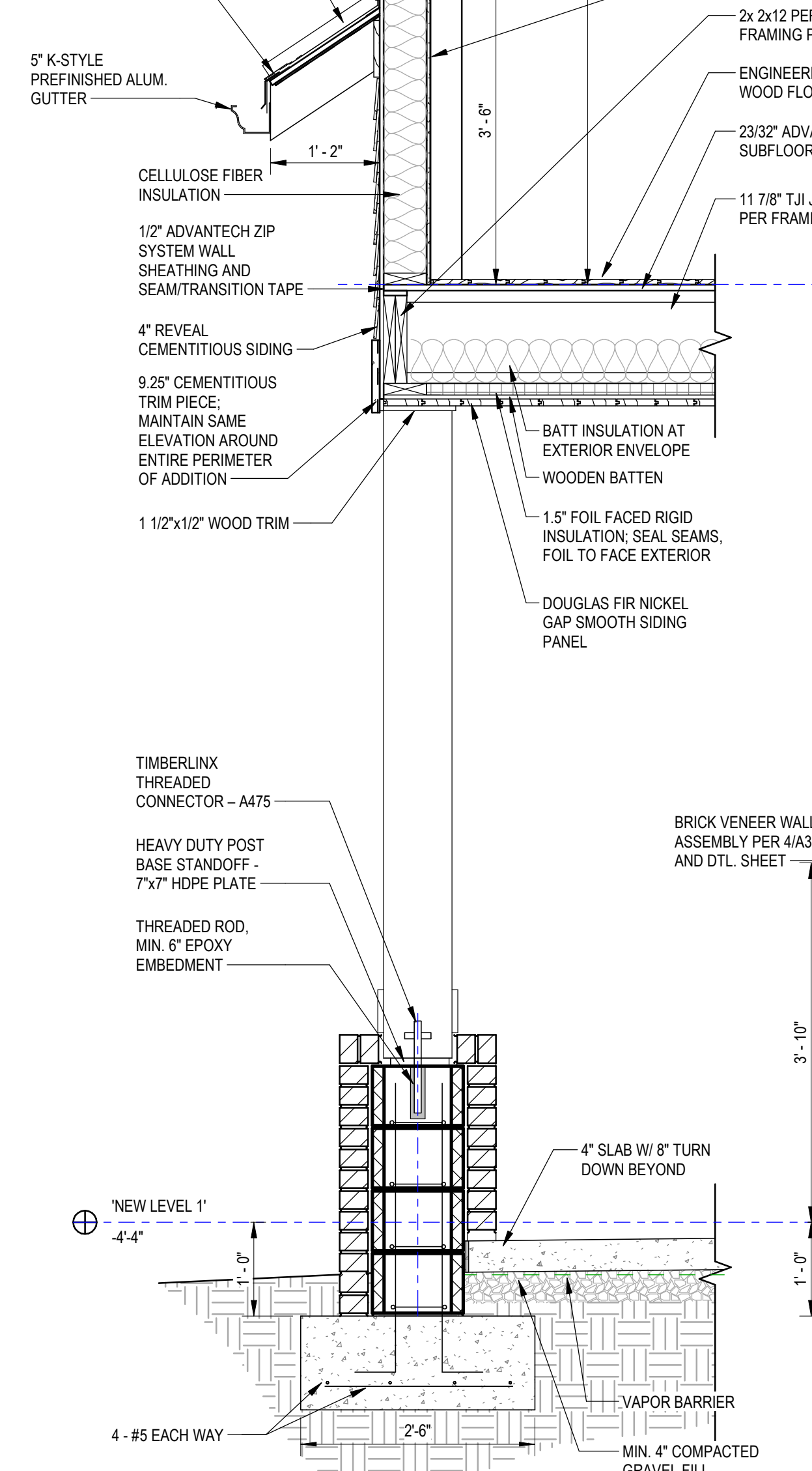
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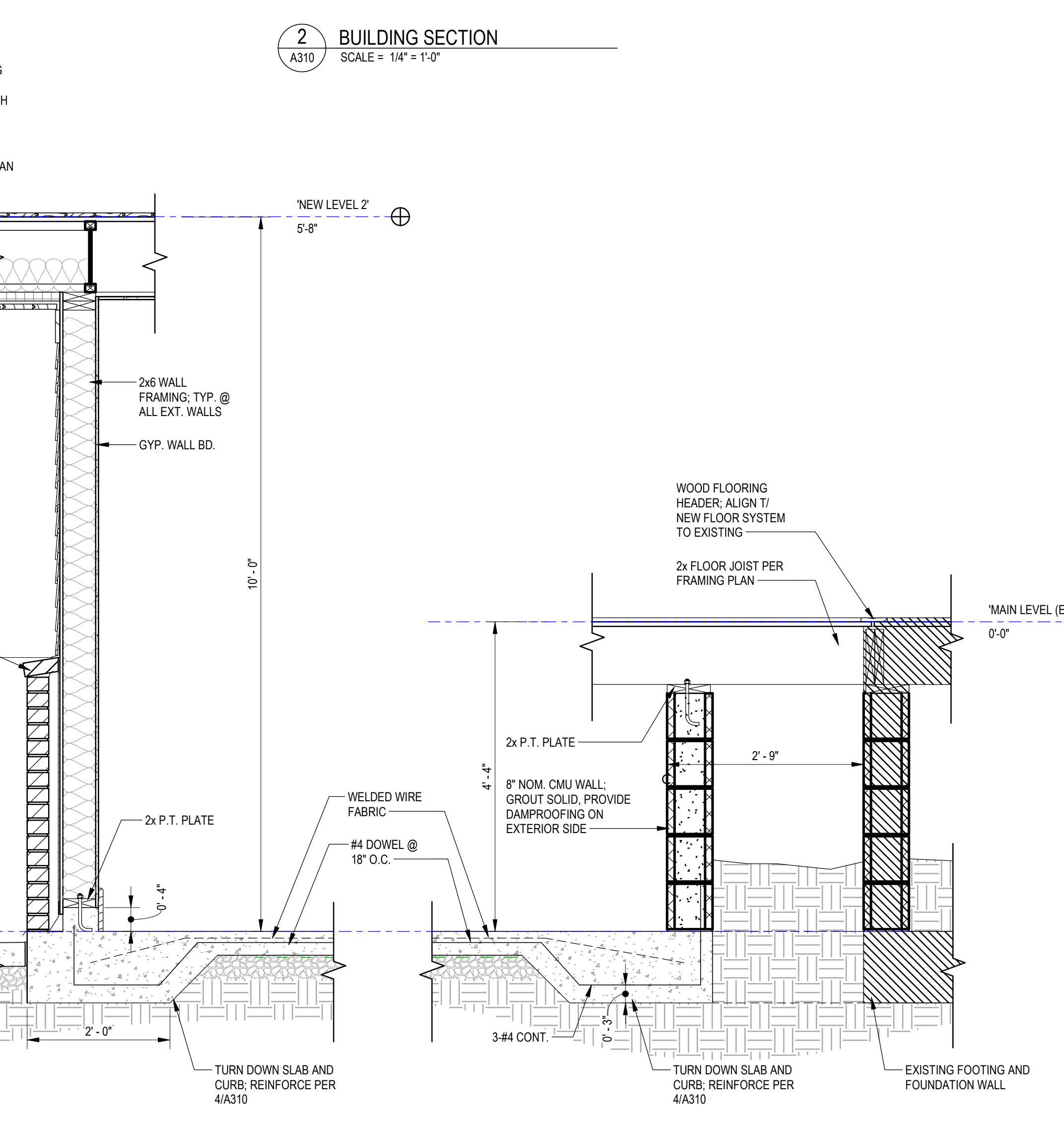
2 BUILDING SECTION
SCALE = 1/4" = 1'-0"



3 WALL SECTION - TRANSVERSE 1
SCALE = 3/4" = 1'-0"



5 WALL SECTION - TRANSVERSE 2
SCALE = 3/4" = 1'-0"



4 WALL SECTION - TRANSVERSE 1.5
SCALE = 3/4" = 1'-0"

REV	DDMMYY	REVISION / ISSUE DESCRIPTION	DRN	CHK	APP	APP	APP	APP	APP	REV	DDMMYY	REVISION / ISSUE DESCRIPTION	DRN	CHK	APP	APP	APP	APP	APP	REF	NUMBER	TITLE
E	03NOV25	ISSUED FOR HRB REVIEW																				
D	24OCT25	ISSUED FOR HRB REVIEW																				
C	23SEP25	ISSUED FOR HRB REVIEW																				
B	28AUG25	ISSUED FOR HRB REVIEW																				
A	11JUN25	ISSUED FOR HRB REVIEW																				

PROJECT PHASE	
PROJECT NO.	ACTIVITY NO.
SCALE	PACKAGE CODE
As indicated	

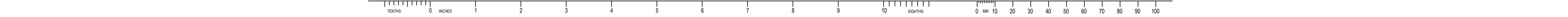
BY	MMDDYY
DSN	Designer
DRN	Author
CHK	Checker
APP	Approver

SUBJECT	
SECTIONS & DETAILS	

AREA	
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DRAWING NO. ARC-A310	

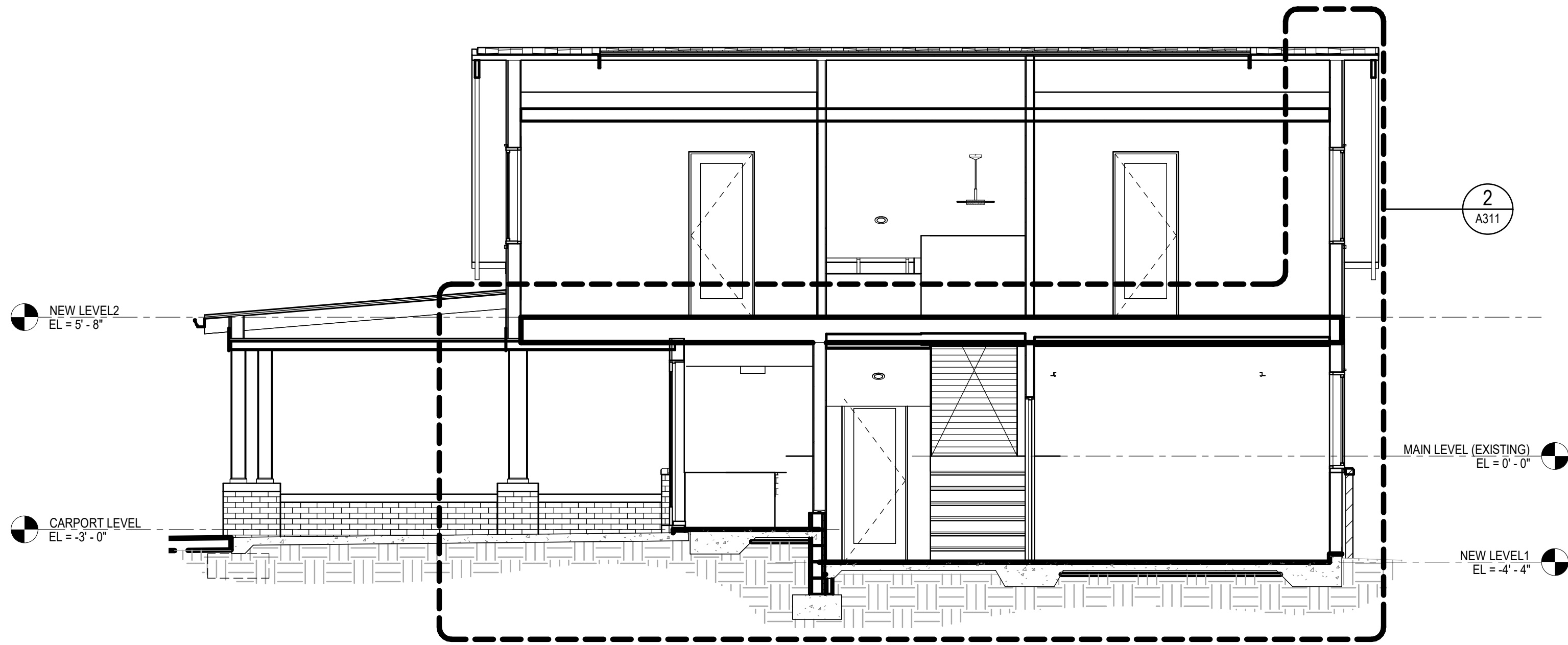
AARON SWIGER - ARCHITECT	
103 WALNUT ST - GREENVILLE, SC 29607 (864) 421-3812	

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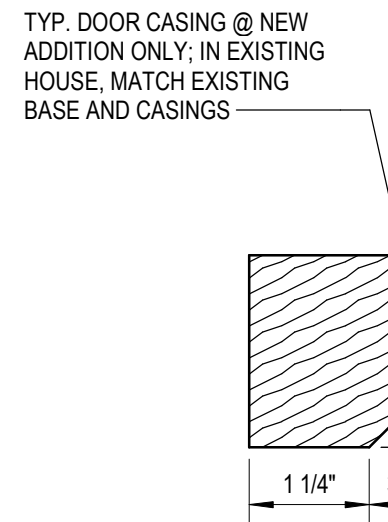


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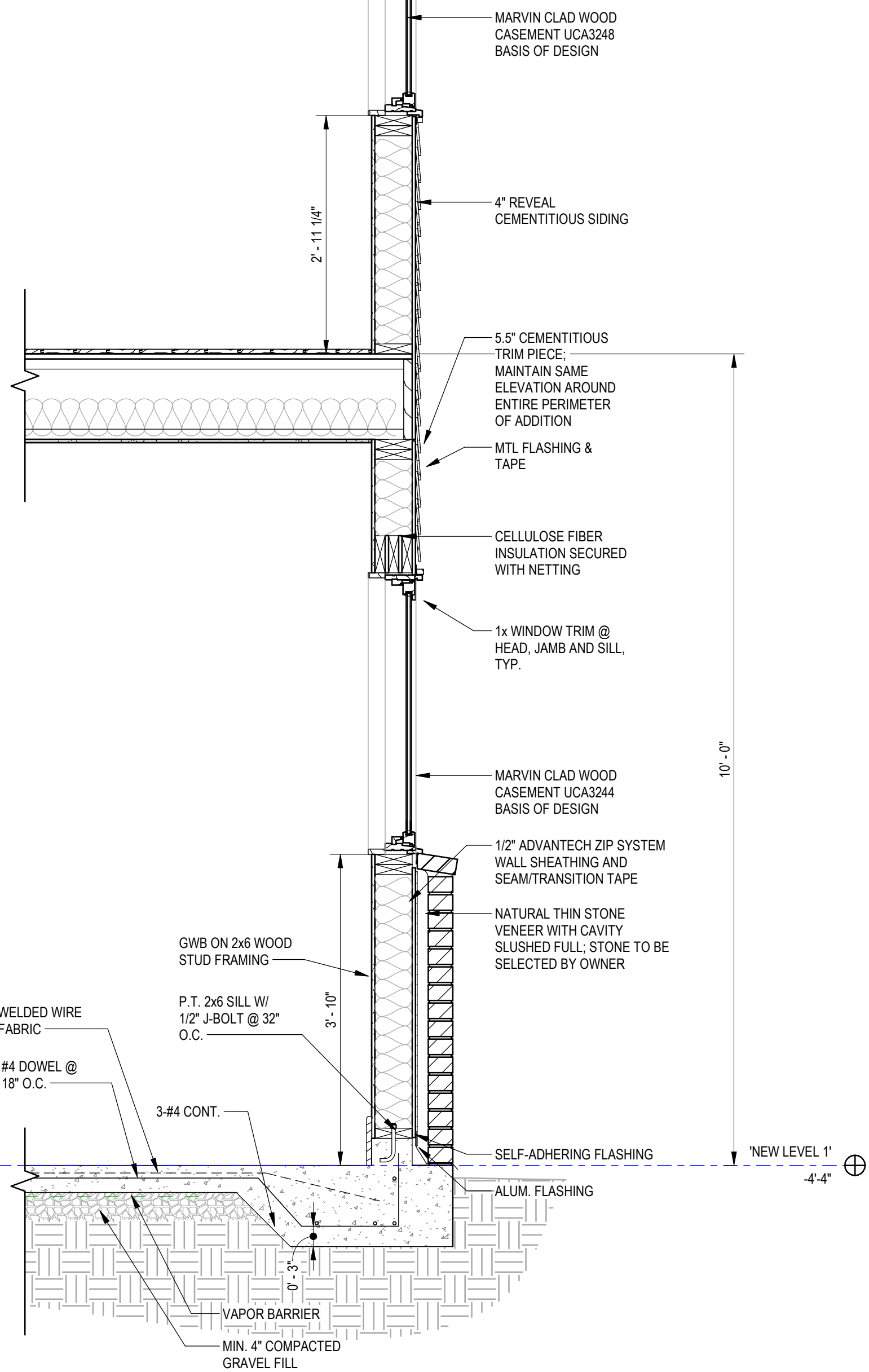
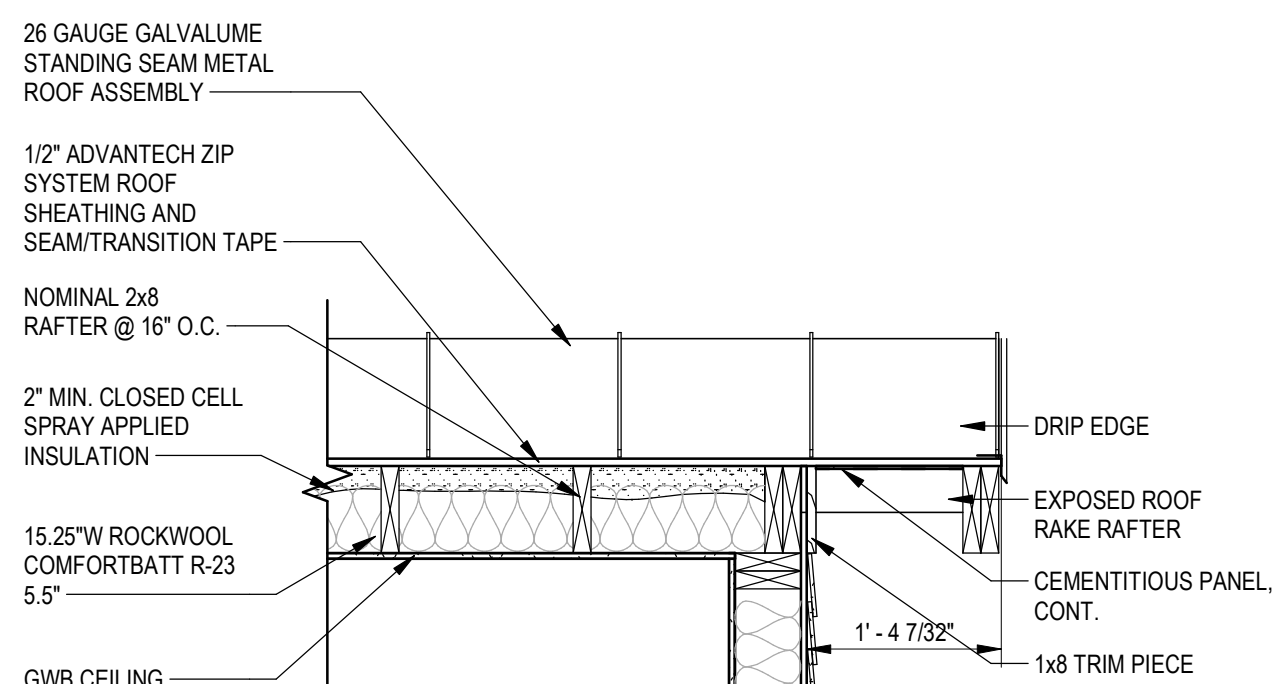
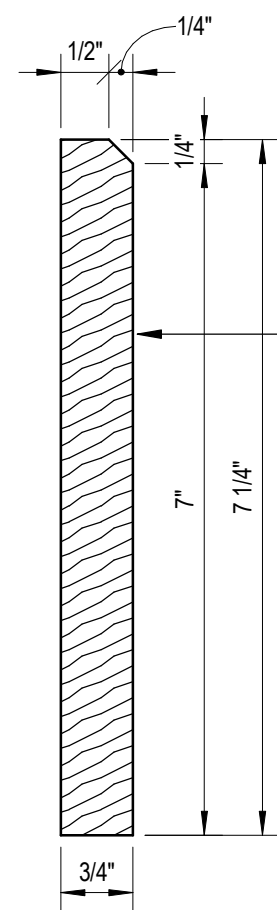
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1 BUILDING SECTION
A311 SCALE = 1/4" = 1'-0"



3 MILLWORK DETAILS
A311 SCALE = 6" = 1'-0"



2 WALL SECTION - LONGITUDINAL
A311 SCALE = 3/4" = 1'-0"

REV	DDMMYY	REVISION / ISSUE DESCRIPTION	DRN	CHK	APP	APP	APP	APP	APP	REV	DDMMYY	REVISION / ISSUE DESCRIPTION	DRN	CHK	APP	APP	APP	APP	APP	REF	NUMBER	TITLE
E	03NOV25	ISSUED FOR HRB REVIEW																				
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C	23SEP25	ISSUED FOR HRB REVIEW																				
B	28AUG25	ISSUED FOR HRB REVIEW																				
A	11JUN25	ISSUED FOR HRB REVIEW																				



PROJECT PHASE					SUBJECT					AREA		CLIENT DWG. NO.		DRAWING NO.		E	
PROJECT NO.	ACTIVITY NO.	BY	MMDDYY		SECTIONS & DETAILS									ARC-A311			
SCALE	PACKAGE CODE	DRN	Author														
As indicated		CHK	Checker														
		APP	Approver														

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THIS ADDITION RELIES HEAVILY ON ITS HISTORIC OVERBROOK CONTEXT WHERE MAINTAINING THE RURAL CHARACTER OF THE DISTRICT IS DESIRABLE. THOUGH NOT TRULY DETACHED, THE OVERALL ADDITION IS SEPARATE AND DISTINCT BOTH IN MASSING (WITH A NARROW CONNECTING PIECE) AND MATERIALITY. THE ORIGINAL HOUSE PROVED CHALLENGING FOR THE APPLICATION OF AN UNBROKEN OR ADDITIVE ADDITION THAT BLENDED SEAMLESSLY. GIVEN ITS DESIGN IS BASED ALMOST EXACTLY ON THE POPULAR EARLY 1920S KIT HOMES SHOWN ON THE HRB SUPPLEMENTAL DRAWINGS, IT STANDS ON ITS OWN AND ANY 'ADD ON' DETRACTS FROM ITS INTENDED ORIGINAL FORM. A TRUE CRAFTSMAN GESTALT FORM - AN ORGANIZED WHOLE THAT IS AWKWARD WITH ANY ADDITIONAL PARTS - THUS THE INTENT OF 'DETACHED' GARAGE OR, GIVEN THE EMPHASIS IN OVERBROOK'S CASE ON RURAL CHARACTER.

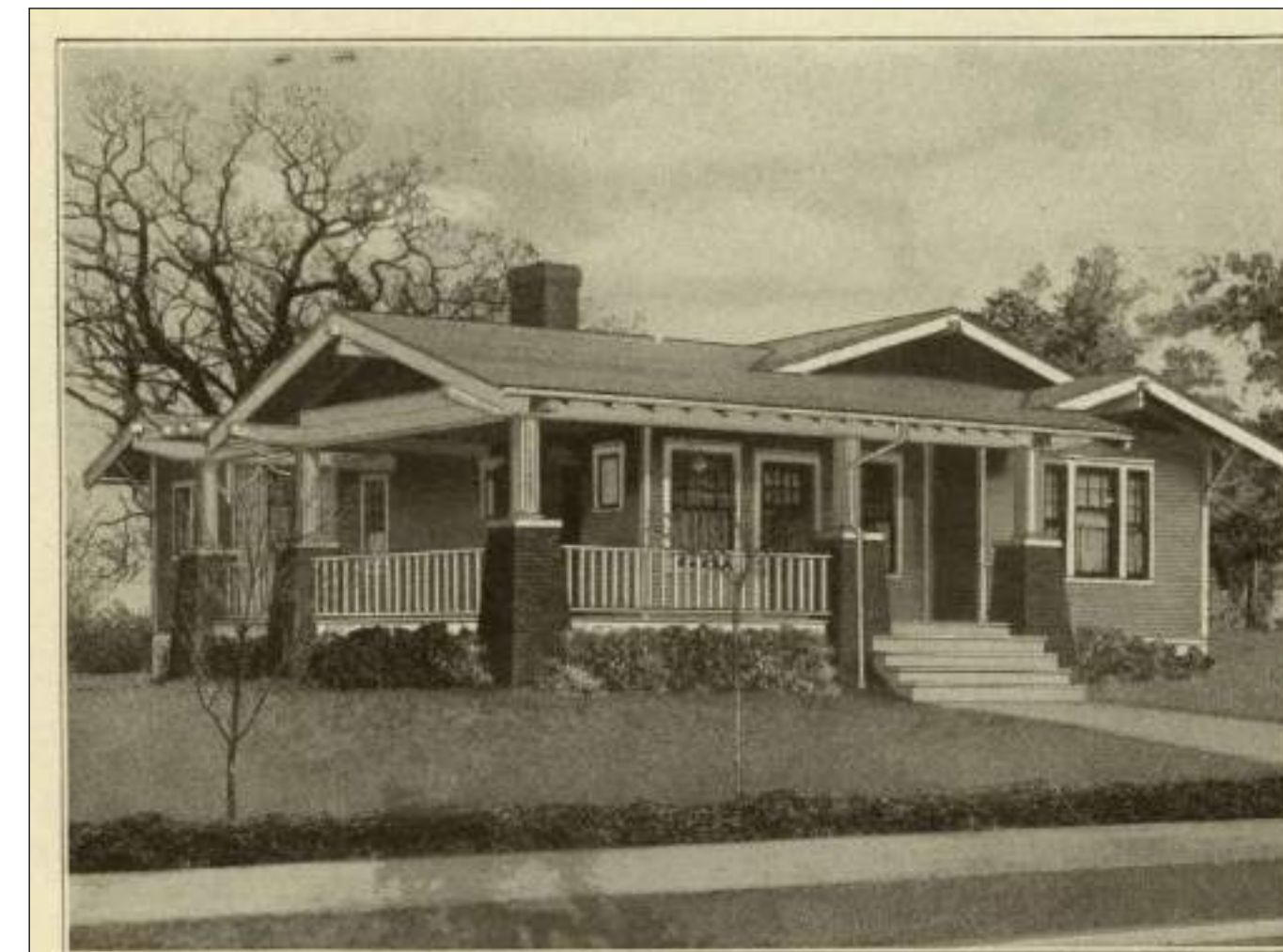
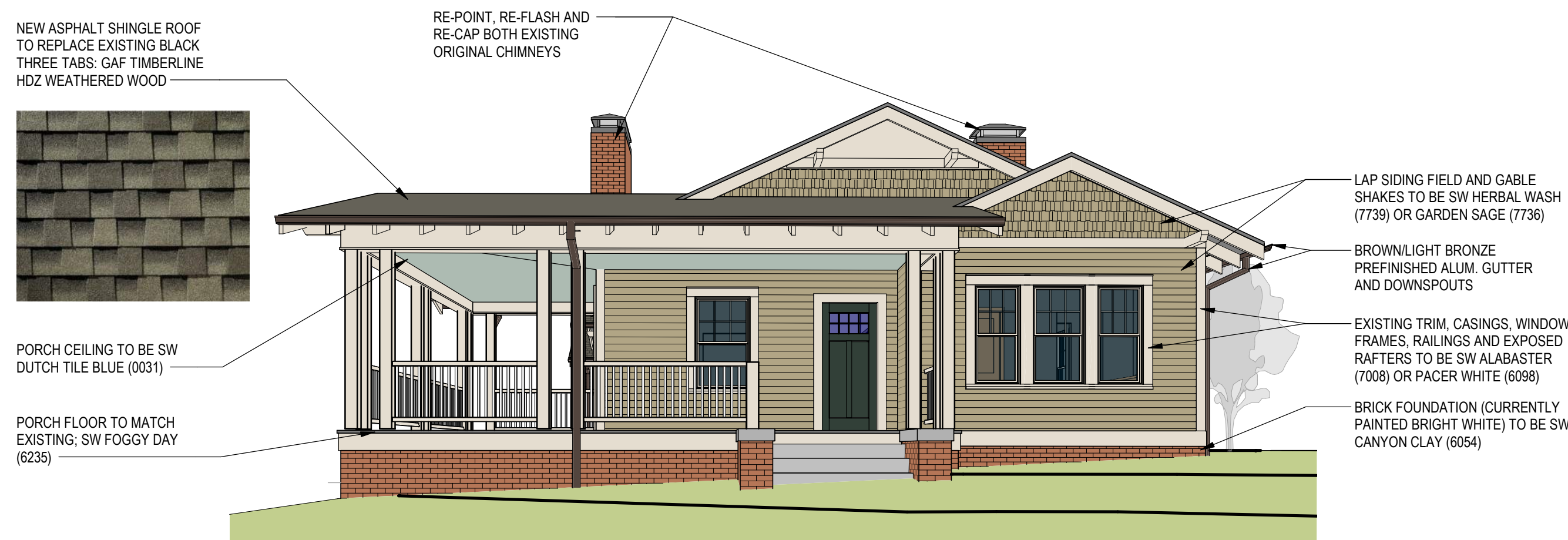
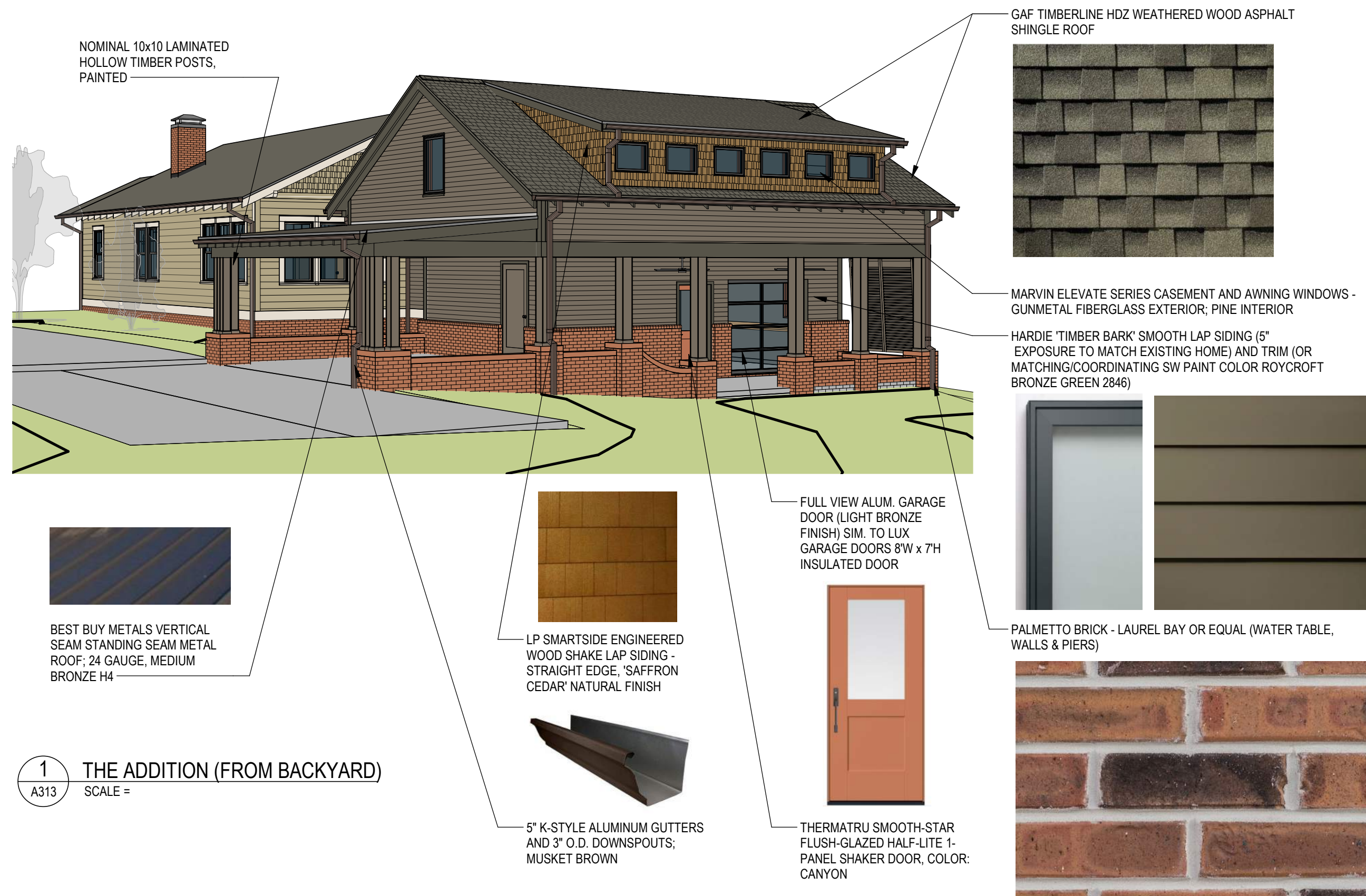
THE MATERIALITY OF THE ADDITION IS SIMILAR (LAP SIDING) BUT INTENTIONALLY SIMPLER AND MORE RUSTIC (THOUGH CLEAN) THAN THAT OF THE ORIGINAL HOUSE (AR-6-8). THE SIMPLER COLOR SCHEME, EXPOSED WOOD, STONE VENEER (A NOD TO THE WALLS WEAVING ALONG STREETS IN THE HISTORIC DISTRICT) AND CASEMENT WINDOWS ARE INTENDED TO GIVE IT THE FEEL OF A BACKGROUND BUILDING. THOUGH 1 1/2 STORIES, THE TOPOGRAPHY OF THE LOT ALLOWS THE ADDITION'S ROOF PEAK TO BE JUST SLIGHTLY LOWER THAN THE EXISTING HOME'S. HARDLY VISIBLE FROM THE STREET, THE ADDITION IS MEANT TO BE A DISTINCT BUT QUIET ADDITION AND A CONTEMPORARY INTERPRETATION OF THE HISTORIC OVERBOOK CONTEXT (AR-9). FITTING FOR A PROPERTY WHERE WE'VE FOUND OLD IRON STAKES, HORSEHOES AND REMNANTS OF BARBED WIRE FENCING WAY IN THE BACK.

PER AR.12 (ADDITIONS):

- THE ADDITION IS DESIGNED IN SUCH A WAY THAT THE CHARACTER OF THE ORIGINAL HOME CAN BE CLEARLY SEEN. THE ADDITION IS SEPARATED BY 10' DISTINGUISHABLE WITH JOGS IN THE FOUNDATION WITH SUBTLE DIFFERENCES IN DETAILING AND MATERIALITY WHILE STILL KEEPING TO THE SCALE AND FORM OF HOUSES IN THE DISTRICT AND TAKING VISUAL CLUES FROM THE ORIGINAL HOME.
- THE ADDITION IS AT THE REAR WITH VISUAL IMPACTS SIGNIFICANTLY REDUCED GIVEN SITE TOPOGRAPHY AND EXISTING LANDSCAPING. IT IS MINIMALLY VISIBLE FROM ANY POINT ON THE STREET.
- THE ADDITION IS SMALLER THAN THE MAIN HOME BOTH IN TERMS OF OVERALL LENGTH, WIDTH AND MASSING. THOUGH 1 ½ STORIES, THE ROOF PEAK OF THE ADDITION IS A COUPLE INCHES BELOW THE PEAK OF THE EXISTING HOME. PER OVERBROOK SPECIFIC GUIDELINES OV6 AND OV9, THE ADDITION IS SIMILAR IN SCALE TO OTHER HOMES. OVERALL SQUARE FOOTAGE INCREASES FROM 1480 TO 2530 (70% INCREASE), MUCH MORE COMFORTABLE FOR A FAMILY OF 6.
- A SMALLER 'LINKING' STRUCTURE CONNECTS EXISTING AND NEW, AFFORDING MORE VISUAL SEPARATION. THOUGH DETAILING ON THE ORIGINAL IS QUITE SIMPLE, THE DETAILING OF THE ADDITION IS INTENTIONALLY SIMPLER, AGAIN PER THE PRESERVATION OVERLAY GUIDELINES.

PER AR.10 (PARKING)

- THE ADDITION DOES INCLUDE A CARPORT...WHICH IS ALSO A SIDEWALK CHALK CANVAS, A MATCHBOX CAR DEMOLITION DERBY RING, A RAINY DAY SCOOTER AND ROLLER SKATING RINK, A NEIGHBORHOOD GET TOGETHER GATHERING SPOT, ETC.
- THE PARKING AREA IS WHERE WE'VE BEEN PARKING OUR CARS FOR OVER A DOZEN YEARS, AT THE REAR OF THE HOUSE, UNSEEN, SEPARATED BY MORE THAN 10', BUT IT WILL NOW IDEALLY BE COVERED.



Harris Home No. N-1026

The Size
38 ft. 8 in. x 48 ft.

7 Rooms
and Bath

HERE is a house that has proven astonishingly popular for the prospective builder who is desirous of having a seven-room house with a large porch and bath. We cannot help but believe that this attractive yet sensible Home will meet every requirement. Looking from all sides this Home is equally beautiful.

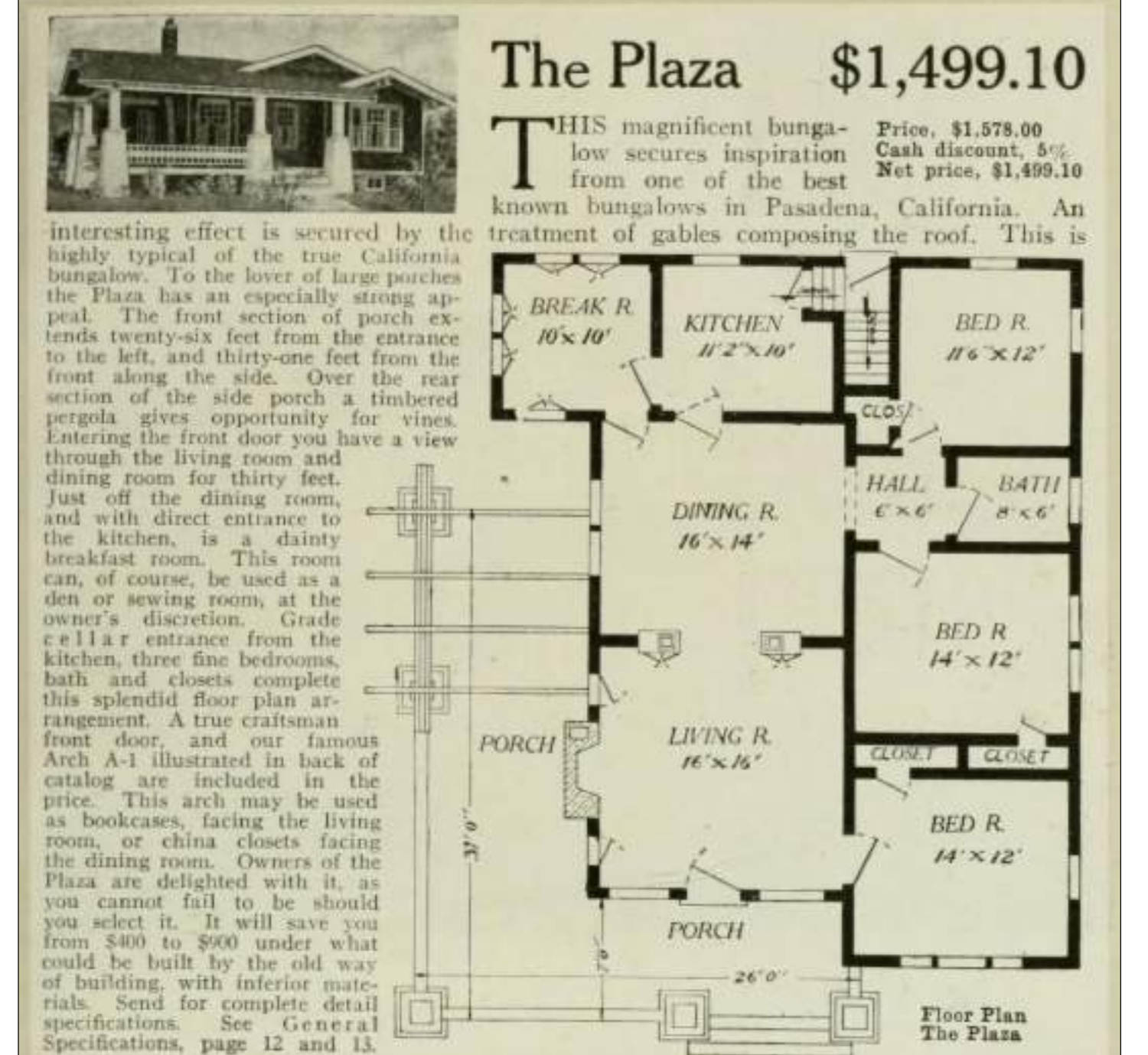
Upon entering the living room from the spacious porch, one is surprised at the well arranged and lighted interior. To the right upon entering the living room we have a large chamber 15 x 12. It will undoubtedly prove to be just what the professional man desires for his home office. The kitchen, with its breakfast room and French windows, is most inviting.

This Home can be had in either Cedar Shingle siding or bevel siding. Of course, when we furnish Cedar Shingles for the side walls we include sufficient cressote shingle stain for dipping them before applying.

Please bear in mind that our proposition also includes double floors, double walls, plenty of large windows for the cellar, complete with frames and hardware, and solid 6 x 6 girder posts to carry the floor beam supports. Any Plan in this book can be reversed without charge.

HARRIS BROTHERS COMPANY, 35th and Iron Streets, CHICAGO, ILLINOIS

Page 23



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AREA

CLIENT DWG. NO.	
-----------------	--

DRAWING NO.

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city of greenville

APPLICATION FOR **HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT**

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:		
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*STREET ADDRESS 714 N. Main St, Greenville, SC 29609

*TAX MAP #(S) 0035000400901

*ZONING CLASSIFICATION RNX-B

*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: AH *SH*

PROJECT INFORMATION

*TYPE OF APPLICATION: ☒ Preliminary ☐ Final

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

*USE: ☒ Owner-occupied ☐ Income-producing

*(ESTIMATED) PROJECT START DATE March 18, 2026

*(ESTIMATED) PROJECT COMPLETION DATE January 18, 2027

*(ESTIMATED) PROJECT COSTS \$ \$681,000

*(ESTIMATED) QUALIFIED HISTORIC EXPENDITURES \$ \$481,000

*FAIR MARKET VALUE OF BUILDING/PROPERTY \$ \$766,510

HISTORIC DESIGNATION

HISTORIC NAME OF PROPERTY (IF KNOWN) Price-Stover House

*THIS BUILDING IS:

☐ City Landmark Building ☒ Contributing structure in local historic district ☐ National Register Structure
☐ Contributing structure in National Register District ☐ Other: Attach a brief overview of the history of the building

INSTRUCTIONS

- 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 Historic Review Board schedule.
 - APPLICATIONS FOR OWNER OCCUPIED BUILDINGS \$150.00
 - APPLICATIONS FOR INCOME-PRODUCING BUILDINGS \$300.00
- You must attach the following required documents. The HRB may request additional information at any time.
- Please submit the following supporting documentation:
 - Approval/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 ([Article IV Section 40-151 of the Code of Ordinances](#))
 - Plans and other documents detailing the proposed rehabilitation
 - Estimated qualifying rehabilitation expenditures.
- Public Notice Requirements.** Historic Properties Special Tax Assessment 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.
- 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 HRB.
- 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

Date

Property Owner/Authorized Agent

Date

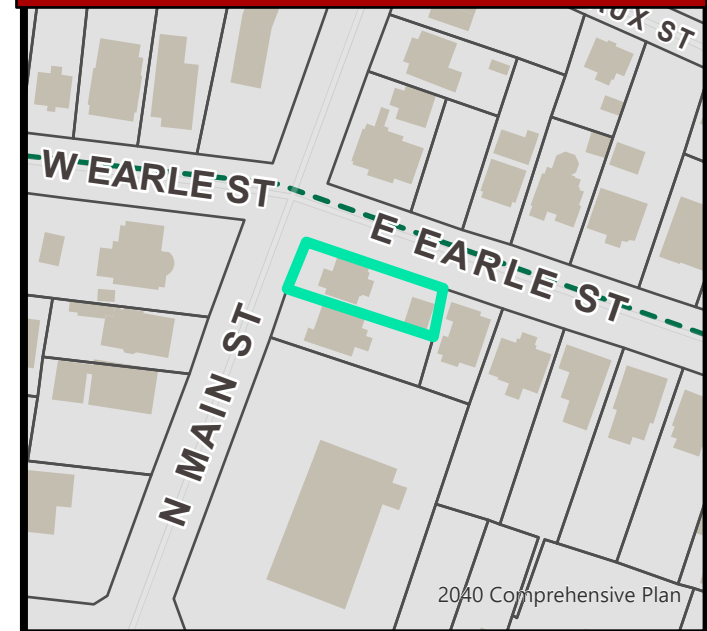
AERIAL VIEW



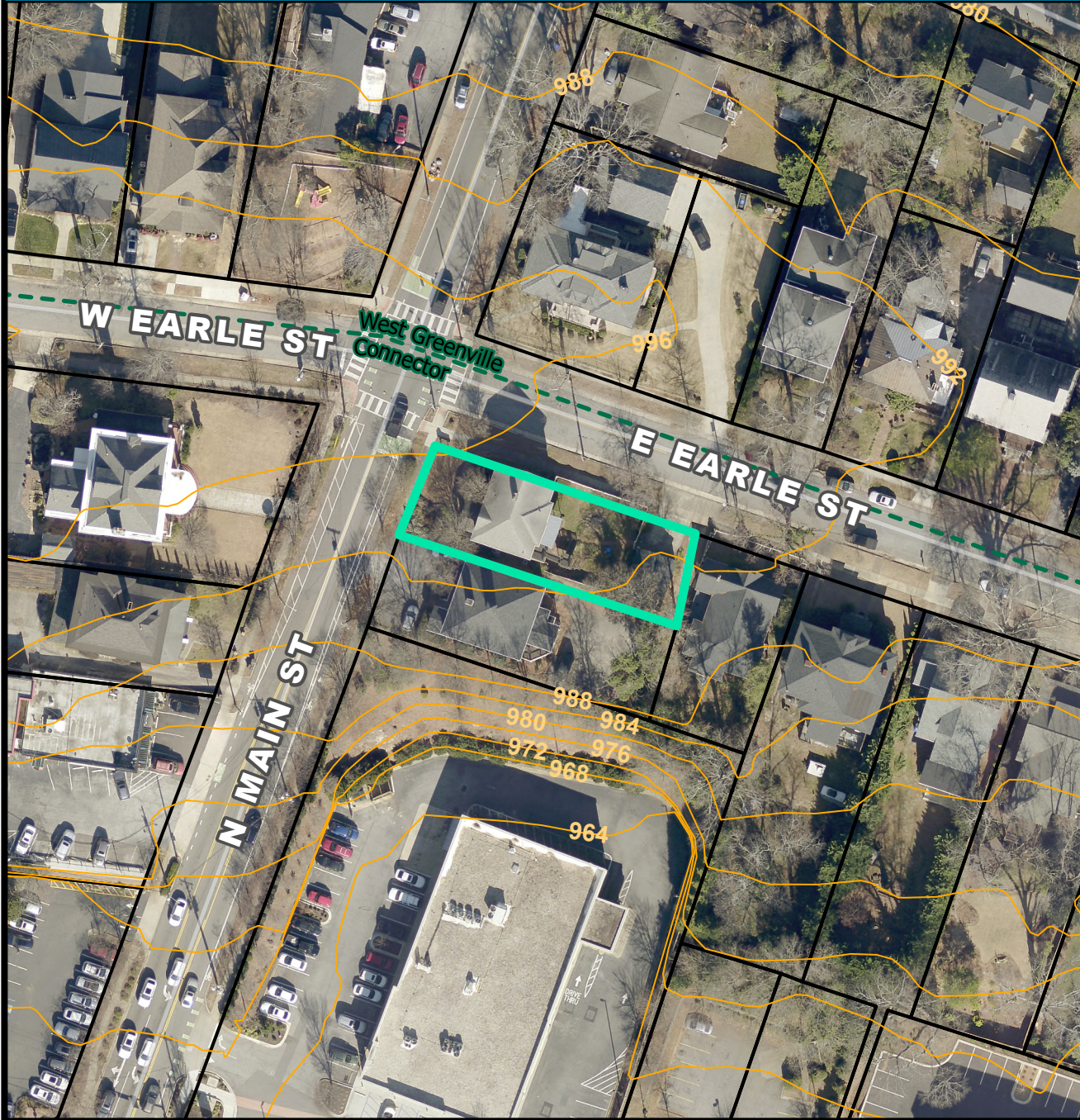
CURRENT ZONING



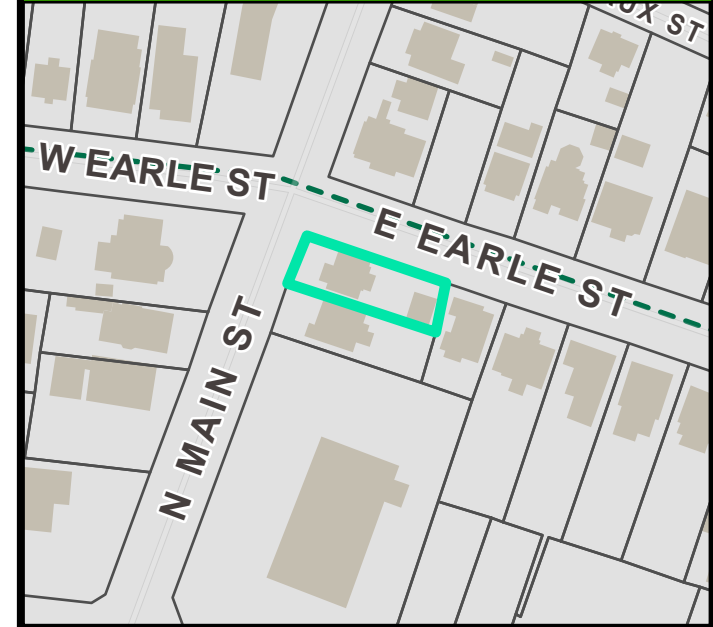
FUTURE LAND USE



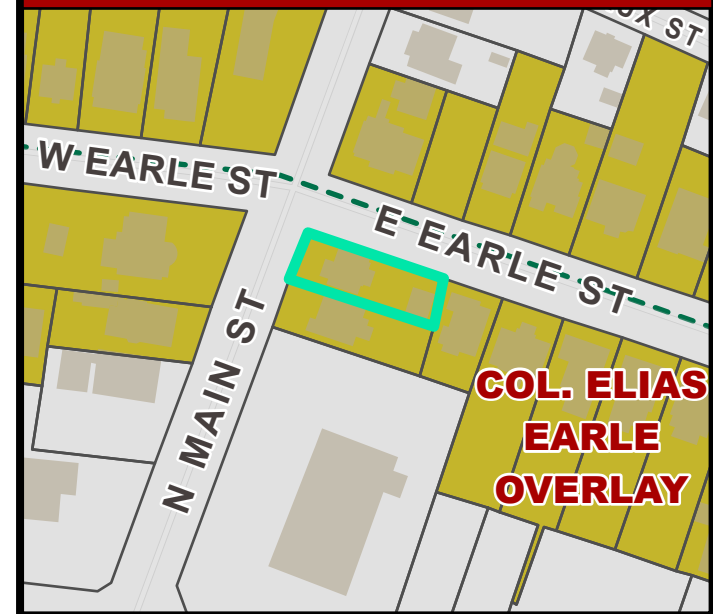
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT



Owners: Stewart & Andrea Hudspeth
Contractor: Solid Construction
Designer: KB Collaborative

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Materials Specifications ...	5
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Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Project Overview:

The Price-Stover house was built in 1927 on the corner of E. Earle St. and N. Main St. It sits on approximately 0.17 of an acre and from what information can be found has been utilized as a commercial office space (i.e., chiropractic practice) since the 1960's. It was owned by two different chiropractors during that time and the main level of the home was divided into exam rooms and a checkout office, removing the original kitchen. The 2nd story was converted into an apartment with a 2nd story deck entrance that was rented to tenants.

The goal of this renovation application is to return the home to a single family residence and restore as many of the historical elements as possible. The exterior has remained largely unchanged, with the exception of the rear 2nd story deck and the addition of shutters. The exterior renovation will serve to clean and preserve the original brick, clean and repair the original wood windows, wood soffits and fascia, paint all windows and trim to match and highlight the brick color, replace the roof and replace the gutters to prevent further water damage, and add a rear 2nd story addition with a main level covered porch to increase indoor and outdoor living space. The original front door and side door (facing Earle St.) will be refinished.

Property Qualification:

- Article IV, Section 40-152, (3)c. - The property is over 50 years old and is located in a historic district which has been designated as a preservation overlay district by the city zoning ordinance.
 - Preservation Overlay District: Colonel Elias Earle Historic District
 - Tax Map Number: 0035-00-04.009.01

Pre-Rehabilitation Value:

- FMV - \$776,510
 - Confirmed with Clive Keable on 8/27/2025
- Appraisal Value - \$800,000
 - Completed by Stone and Associates, January 14, 2025

Rehabilitation Cost:

- Total Estimated cost - \$681,000
- Total Historic Qualifying Expenditures - \$481,000

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Rehabilitation Scope:

- Contractor: Solid Construction, LLC
- Designer: KB Collaborative
- Complete replacement:
 - Electrical
 - Plumbing
 - HVAC
 - Insulation
 - Roof + gutters
 - Kitchen (no existing kitchen on the main level - removed during office use)
 - Garage door (replace existing door that is rotted/broken)
- Rehabilitation of existing:
 - Structural repairs (piers, foundation, sloping floor)
 - Brick mortar repointing
 - Original wood windows
 - Original exterior doors (front and side entrances)
 - Hardwood floors (oak and pine)
 - Exterior wood soffit and fascia (scrape, patch, paint)
 - Interior original doors and hardware
 - Staircase
 - Trim / picture molding (matching for areas requiring replacement)
 - Garage siding and windows (scrape, patch, paint)
- Upgrades / New Additions
 - 1 half bath + 3 full bathrooms (only 1 full bath currently remains)
 - Outdoor covered patio *
 - Addition of 600 sqft of living space (2nd story master suite) *
 - Addition of laundry space*
 - Exterior hardy plank to match garage siding on rear addition*
 - Matching wood windows on rear addition*
 - Removal of hazardous waste items (oil drum, asbestos, etc.)
 - New exterior fencing *
 - Rear yard - 6 ft privacy wood fence, set back 3 ft per code
 - Driveway - retracting sliding gate

*Cost not included in qualifying expenditures total

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Photos of Existing House



Front Elevation: View from corner of N. Main St. & Earle St.

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Photos of Existing House



Front Elevation: View from N. Main St.

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Photos of Existing House



Front Door

Price-Stover House

714 N Main St.

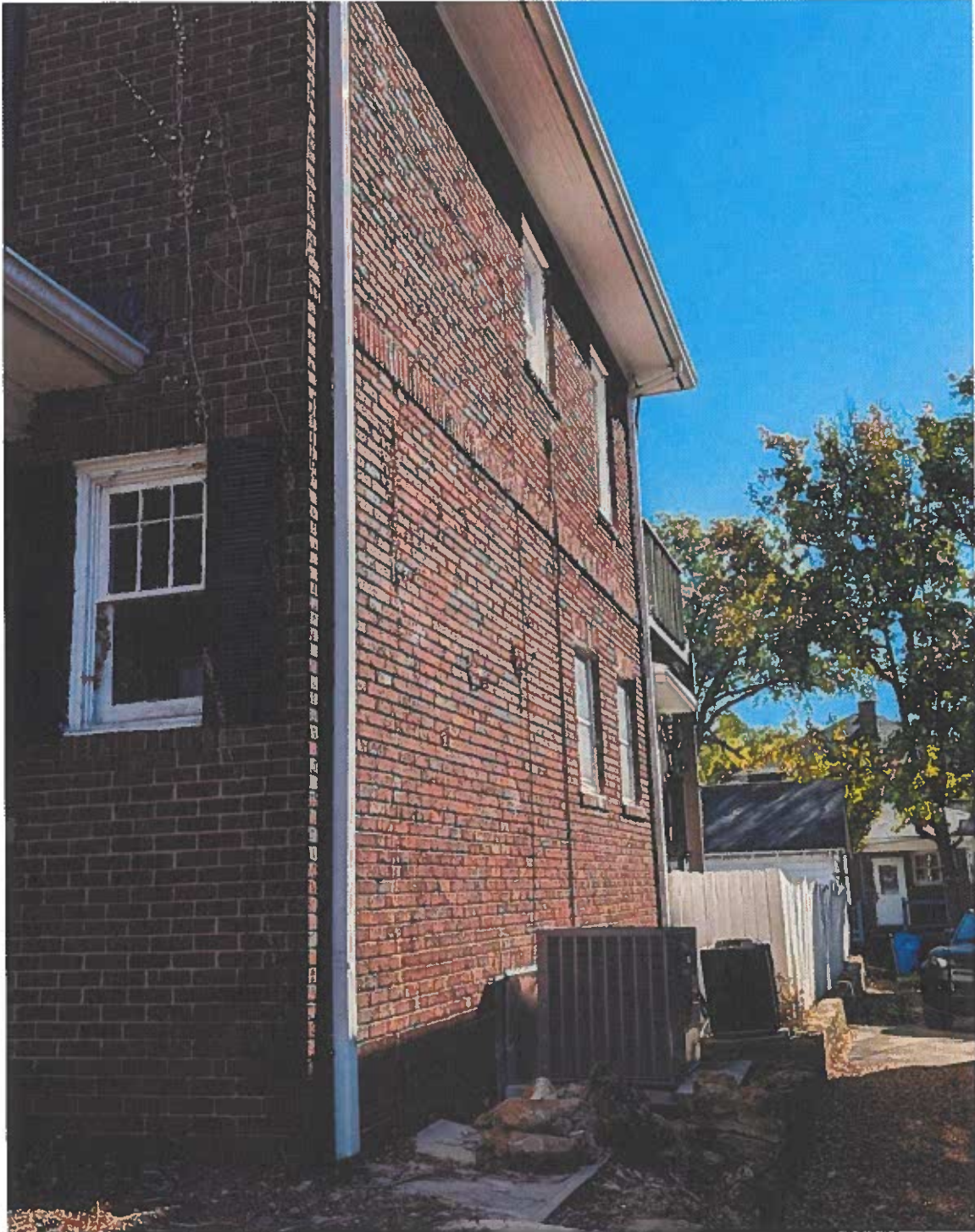
APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Photos of Existing House



Side Elevation: View from Earle St.

Price-Stover House
714 N Main St.
APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT
Photos of Existing House



Side Elevation: View from side opposite of Earle St.

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Photos of Existing House



Rear Elevation: View from backyard

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Photos of Existing House



Rear Elevation: View from driveway

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Photos of Existing House



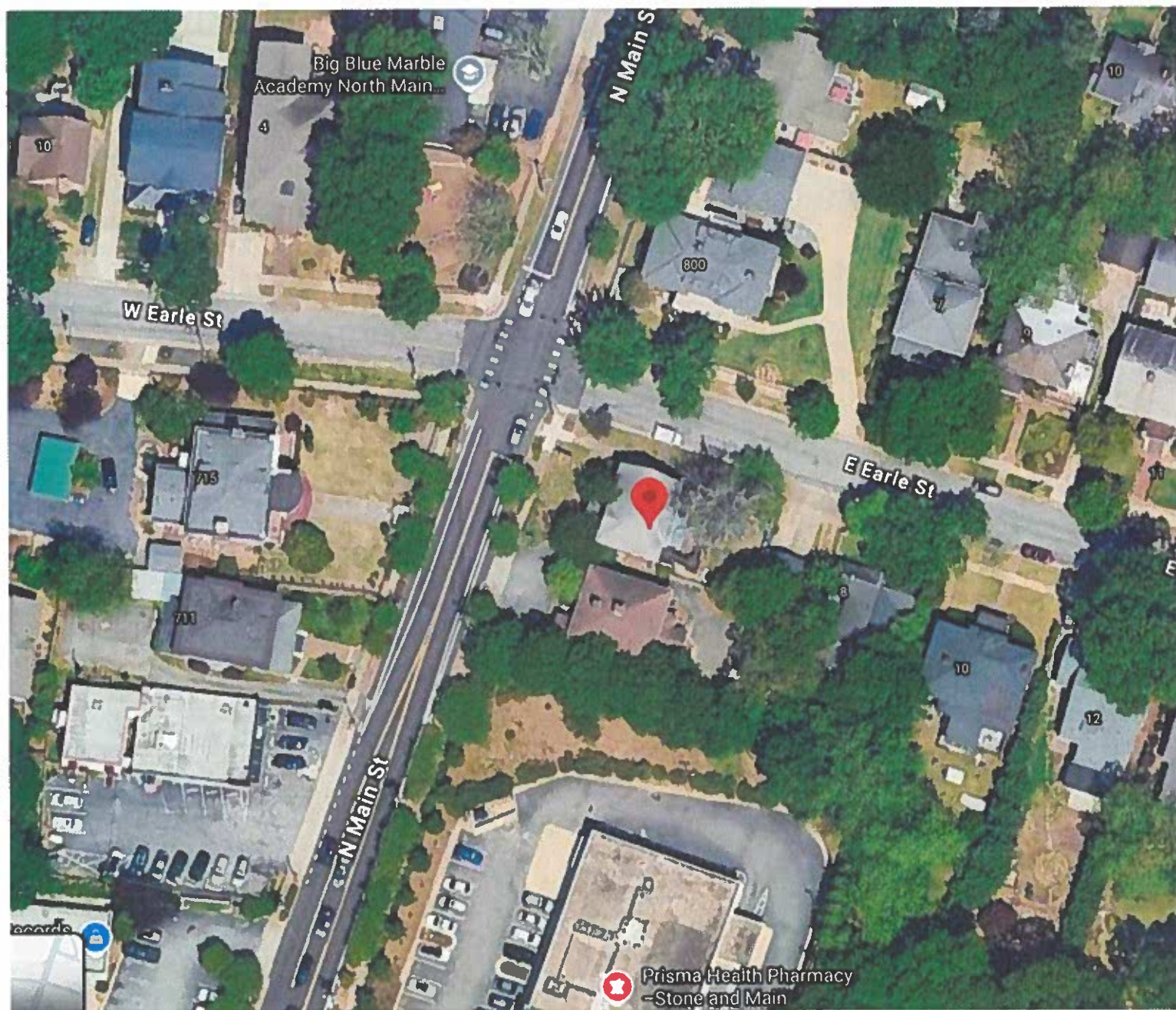
Rear: View from rear deck

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Context Photos of Surrounding Neighborhood



Subject property is located on the corner of N. Main St. and E. Earle St.

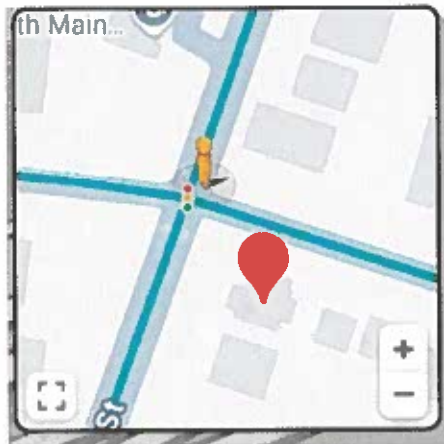
Surrounding the property are a combination of commercial and residential properties. East Stone Avenue connects to N. Main St. and is walkable from the property. According to the subject property appraisal completed by Stone & Associates on January 9, 2025, traffic counts are reported at 5,800 just north of the subject along N. Main Street and 29,000 vehicles per day along East Stone Avenue, west of the subject. East Stone Avenue is one of the most travelled corridors in the neighborhood.

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Context Photos of Surrounding Neighborhood



801 N. Main St.:

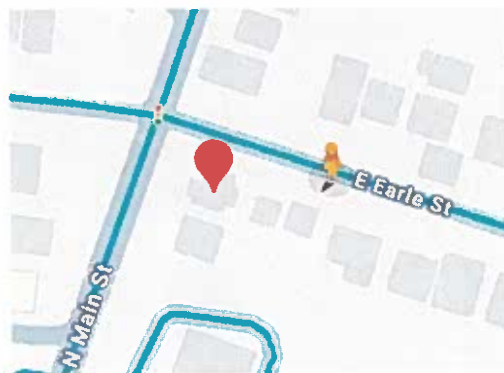
Wrought iron fence around property 5.5' tall

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Context Photos of Surrounding Neighborhood



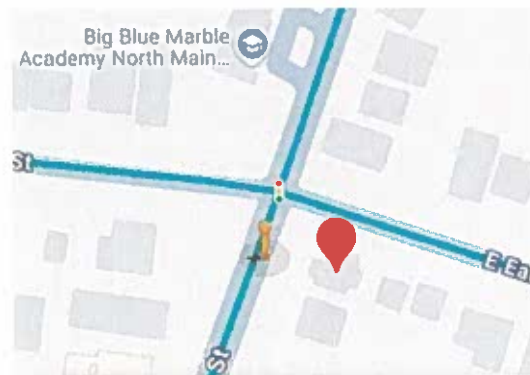
8 E. Earle St

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Context Photos of Surrounding Neighborhood



715 N. Main St.

Wrought iron fence around property with height ranging from 4' to 6'

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Context Photos of Surrounding Neighborhood



809 N. Main St.: Big Blue Marble Academy

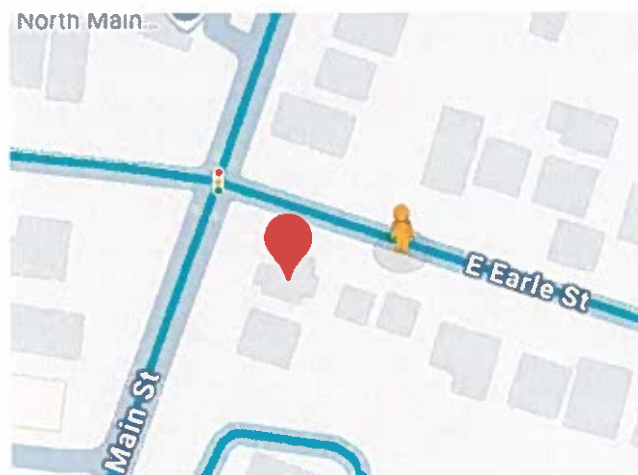
Fence height of approximately 48"

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Context Photos of Surrounding Neighborhood



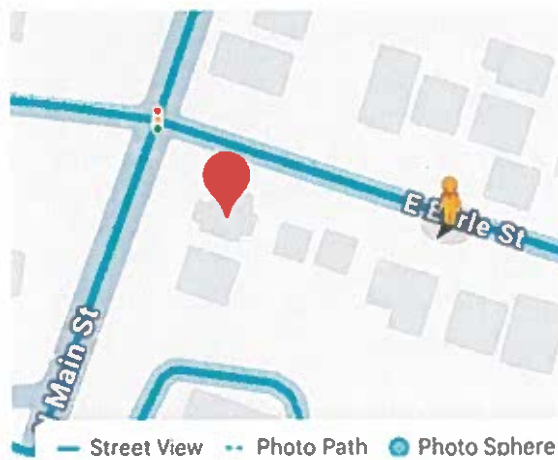
26 E. Earle St.

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Context Photos of Surrounding Neighborhood



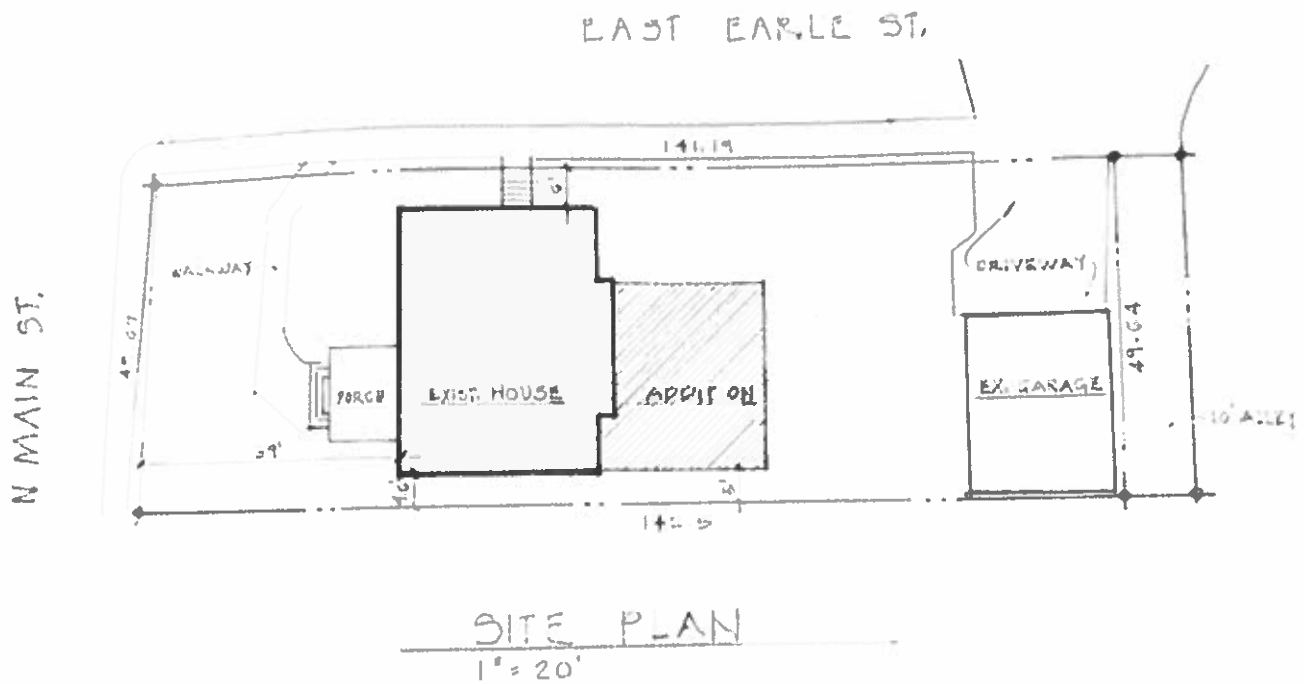
10 E. Earle St.

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Proposed Addition Plans



HUDSPETH

714 N. MAIN

Site Plan with addition

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Proposed Addition Plans



EXISTING. MAIN STREET ELEVATION



MAIN STREET ELEVATION

Main Street Elevation: Existing (top) and Updated (bottom)

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Proposed Addition Plans



Earle St. Elevation: Existing (top) and Updated (bottom)

Price-Stover House

714 N Main St.

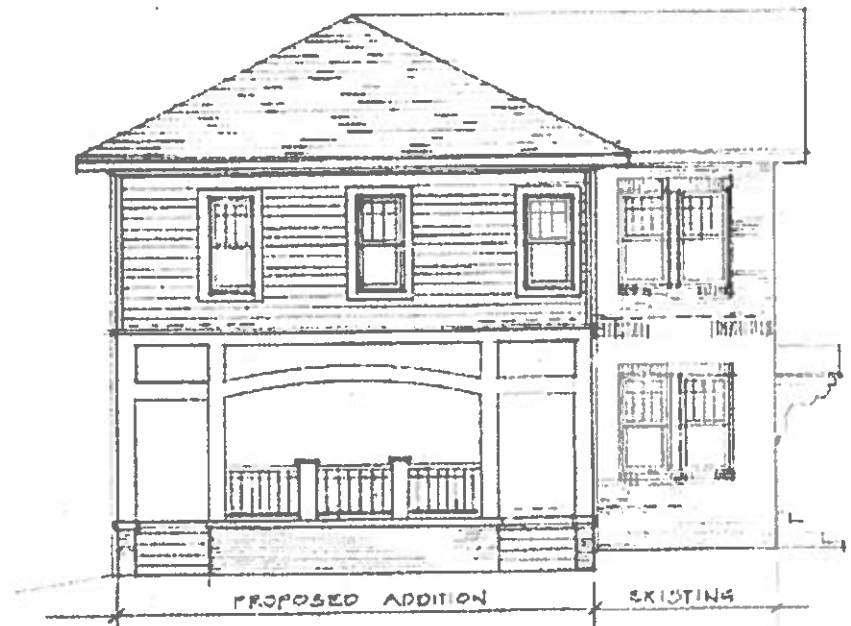
APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Proposed Addition Plans



PREVIOUS ADDITION, DECK AND STAIRS NOT SHOWN

EXISTING REAR ELEVATION



REAR ELEVATION

1/8" = 1'-0"

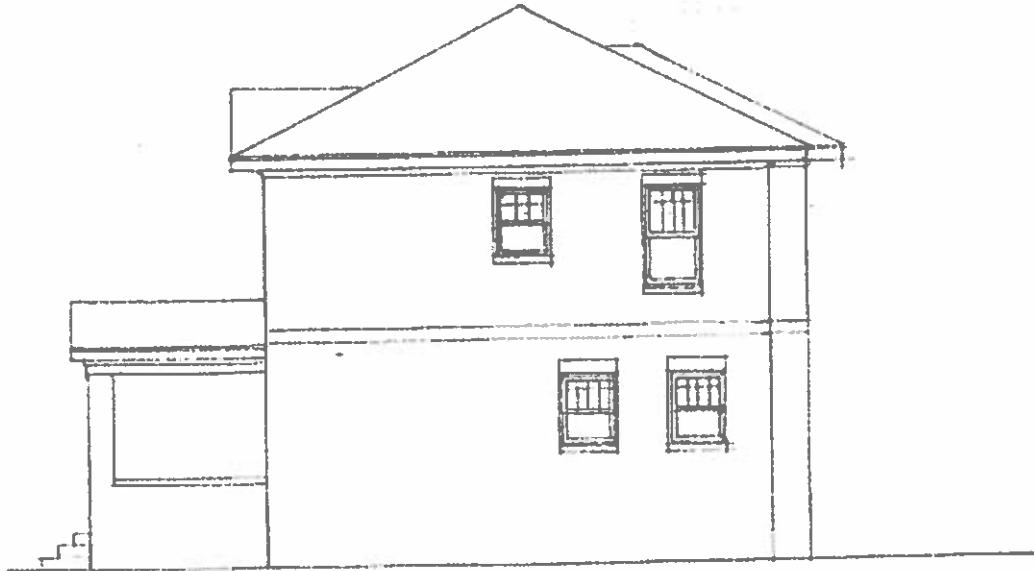
Rear Elevation: Existing (top) and Updated (bottom)

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Proposed Addition Plans



EXISTING SOUTH ELEVATION



SOUTH ELEVATION

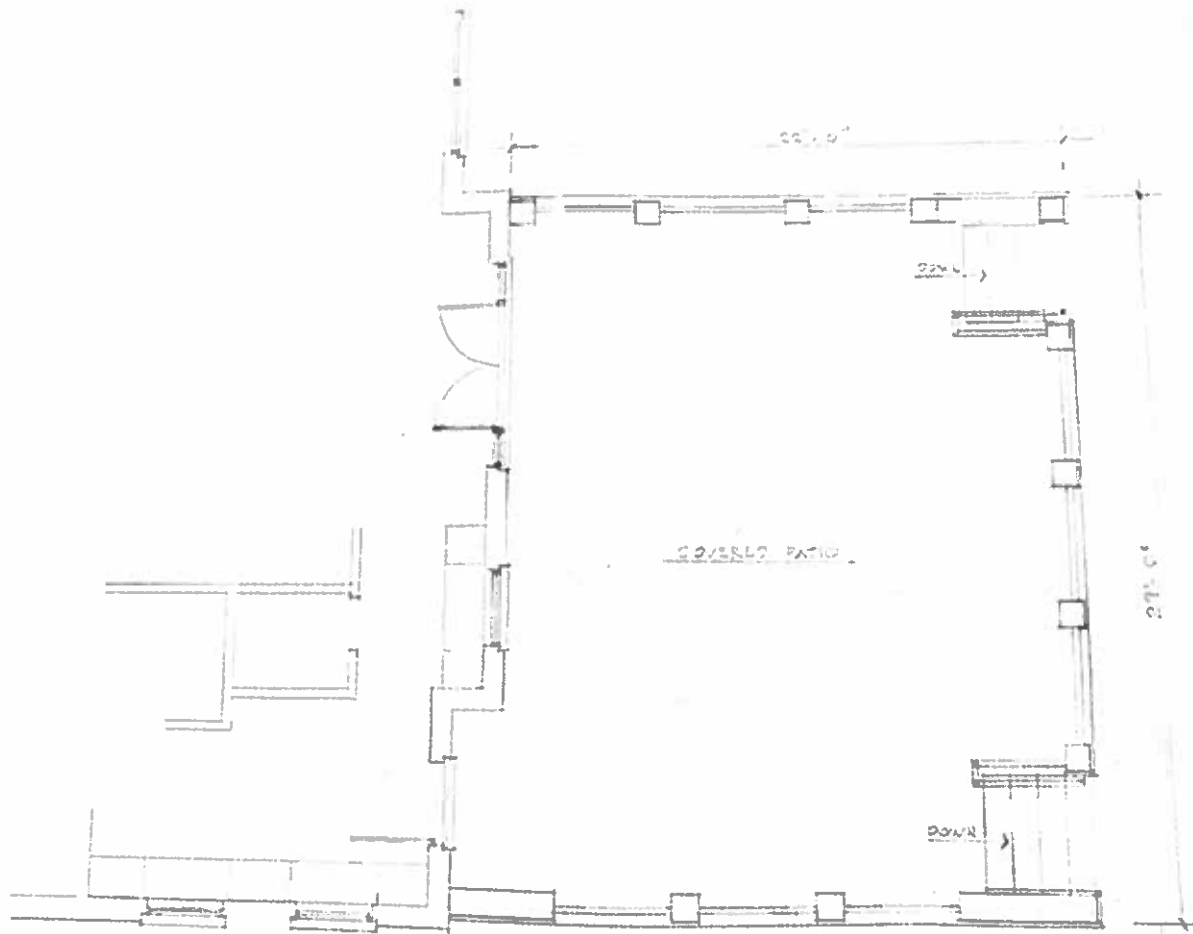
South Elevation (N. Main St. to the left): Existing (top) and Updated (bottom

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Proposed Addition Plans



Main Level Porch Addition: Existing house on the left

Price-Stover House
714 N Main St.
APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT
Proposed Renderings



Elevation from corner of E. Earle St. and N. Main St.

Price-Stover House
714 N Main St.
APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT
Proposed Renderings



Elevation from E. Earle St.

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Proposed Renderings



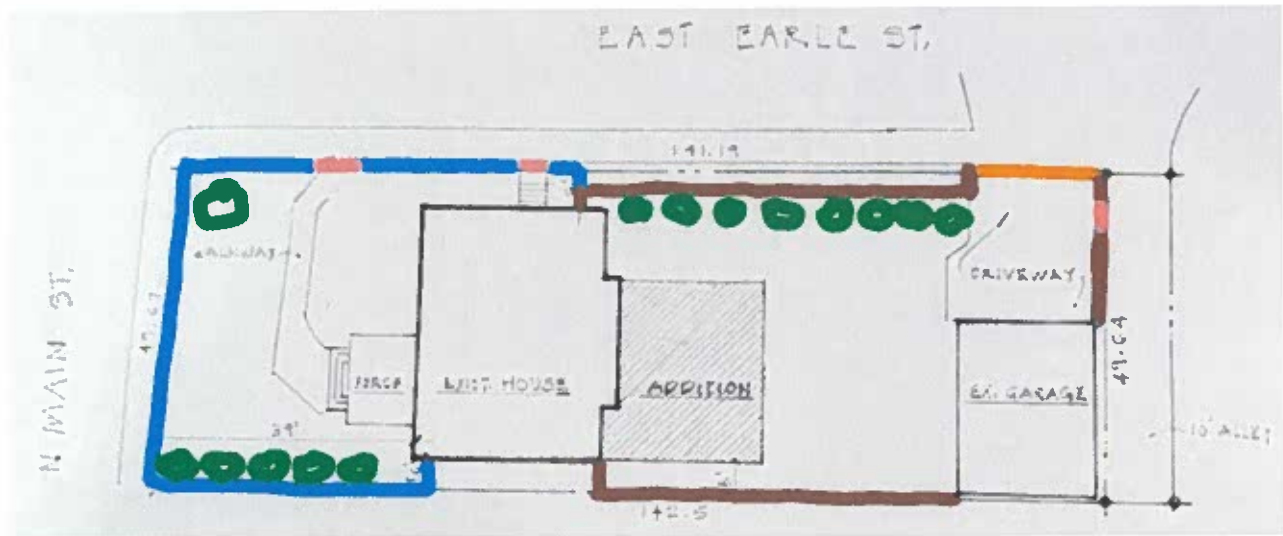
Rear Elevation

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Proposed Fence Plan



Special Request: Fence Height

The homeowners request an exception to the 40" maximum fence height for structures directly adjacent to the public sidewalk, for the follow reasons:

- Goal to create safety for young children and pets, while still establishing an inviting entrance for neighbors
- Proximity to N. Main St and the traffic statistics referenced on page 14 (i.e., 5,800 vehicles traverse N. Main St. daily)
- High volume of pedestrian traffic to access E. Stone Avenue and the neighborhood
- History of late night front porch/yard usage by individuals leaving downtown intoxicated (e.g., resting and smoking on front porch)
- 40" is a custom fence height, requiring a significantly higher investment than standard heights

Fence Specifications: (Material visuals included on page 38)

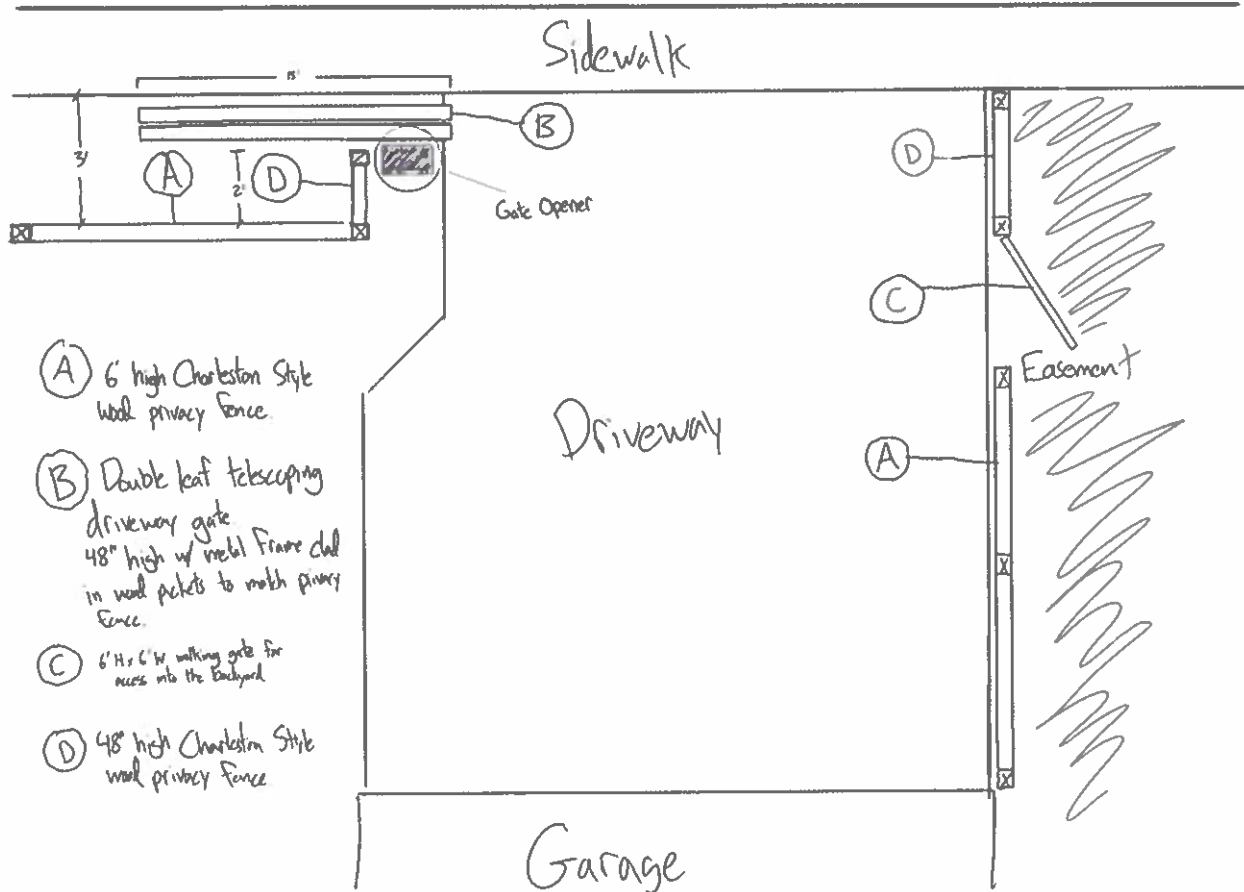
- Blue: Black aluminum with pointed pickets
 - Option 1: Special Request for height of 48"
 - Option 2: Height of 36-40"
- Pink: Gates (working left to right across plan)
 - Gate 1: Decorative double wood gate to match rear wood fence, between 2 brick pillars with mounted lights. Gate height to match fence height. Pillars will be slightly taller for appropriate scale.
 - Gate 2: Double aluminum gate (in-swing)
 - Gate 3: 6ft wood gate to access driveway, set back 3ft from sidewalk
- Brown: Rear 6 ft privacy fence
 - Set back 3 ft from the sidewalk
 - Small jut out from set back fence to the sidewalk to connect to gate - 6 ft
 - Charleston style, stained to complement house color
- Yellow: Telescoping Driveway Gate (see driveway gate plan on next page)
 - Option 1: Wood gate to match rear wood fence style, 48" high
 - Option 2: Wood gate to match rear wood fence style, 36-40" high

Price-Stover House

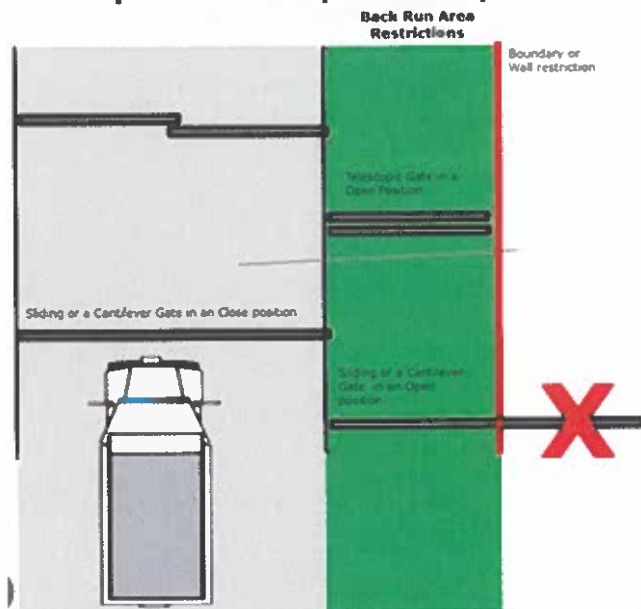
714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Proposed Driveway Gate Plan



Example of Telescopic Gate Operation:



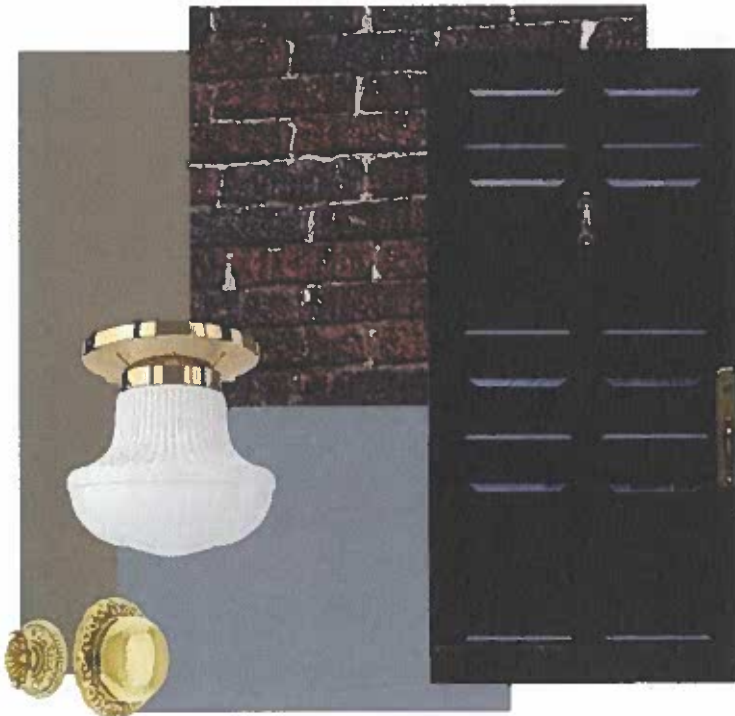
Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

714 N. MAIN STREET

MATERIALS & COLOR SCHEME



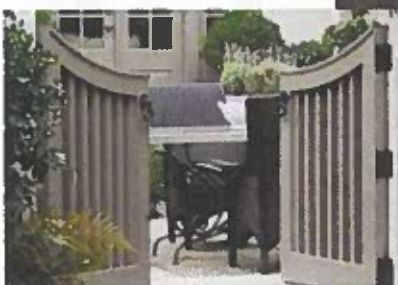
Accent Color Inspiration
(Trim, Fascia, Soffit & Gables)
Blue Color - Exterior Ceilings Only



Bronze Exterior Finishes



Preservation of
Architectural Details



Fence & Gate
Style
Inspiration



Reclaimed Brick
Columns

K | B
KENT BROS. DESIGN
interior design

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Material Specifications: See visuals starting on Page 33

- Windows
 - Existing structure - repair existing windows
 - Addition - match to existing (wood)
- Siding specifications
 - Fiber cement lap siding:
 - HardiPlank®, 7-1/4" x 12', smooth or wood grain, MiraTEC trim on corners. 740 SF
 - Installed with 1" overlap
 - Add same fiber cement board over existing stucco on peak facing Earle St. to tie new and existing structures together
- Deck railing and finish – Please also dimension the posts
 - Porch post dimensions - 8x8" posts + wrapping (9-10" total with wrapping)
 - Deck railing - squared black aluminum spindles with wood top and bottom rail that's painted to match trim
- Brick finish
 - Existing Structure - Clean and repoint existing brick (no paint)
 - Addition (bottom skirt of covered porch) - Option 1) Match existing brick as close as possible; Option 2) Paint brick to match siding and trim if an acceptable match is not found.
- Exterior light specifications
 - Front Porch - Ballard Designs Audrey Outdoor Sconce with Classic Lantern Design & Glass Panes - Dark Bronze
 - Side Entrance (Earle St.) - Foster 4in Flush Mount Fixture - Unlacquered Brass
- Gutters
 - Aluminum rain gutter, 5", painted, seamless aluminum. Aluminum downspouts
 - Dark bronze finish
 - Allowance for dry well / water runoff requirements
- Roofing material
 - Roofing and Flashing - Architectural Grade Shingles
 - Three bundles per square (100 square feet). Class A fire rating. Includes ice and water shield in valleys, starter strip, and average amount of vent boots
 - Ridge vent with shingle caps
 - Color to match existing garage and surrounding houses (dark black/charcoal)
- New exterior door specifications
 - Front Door - Refinish existing door
 - Side Entrance (Earle St.) - Refinish existing door (remove storm door)
 - New Covered Porch - Wood double french doors to match the existing front door

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Proposed Renovation Materials

EXTERIOR PAINT & FINISHES	
COLOR	LOCATION
BM Cromwell Gray HC-103 	All Exterior Trim, Fascia, Soffits, Window Trim, Hardy Plank, Columns & Stucco Areas (See Exterior Rendering for Visual)
SW 6258 Tricorn Black 	All Exterior Doors – Gloss Sheen
SW Scattered Showers SW 9559 	Exterior Porch Ceilings ONLY (Front & Side)
	Bronze Gutter System Throughout Exterior

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Proposed Renovation Materials

EXTERIOR LIGHTING & HARDWARE SELECTIONS				
ITEM	LOCATION	COLOR/FINISH	QTY	SOURCE
 20 5/8"H X 10"W X 11 1/8"D	Front Porch	"Oil Rubbed Bronze"	2	Audrey Outdoor Sconce with Classic Lantern Design & Glass Panes for Exterior Use *Same Link for Garage*
 9.75" H x 9" W	Side Porch	"Unlacquered Brass"	1	Foster 4in Flush Mount Fixture Rejuvenation
 22" H x 10" W x 10" D	Pier Mount for columns at side entry gate	"Rubbed Bronze"	2	Z-Lite 579PHBR-533PM-ORB Talbot 3 Light 22" Tall Outdoor Pier Mount Post Light Ferguson Home
 20 5/8"H X 10"W X 11 1/8"D	Garage	"Oil Rubbed Bronze"	2	*Same Link as Front Porch*

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Proposed Renovation Materials

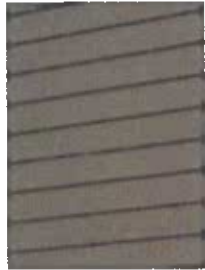
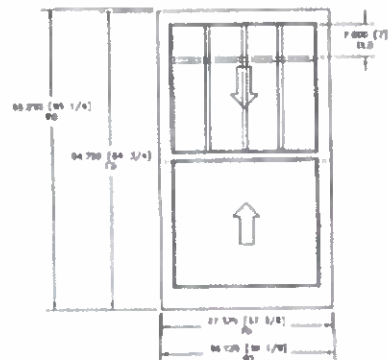
EXTERIOR HARDWARE				
	Front Door Entry	"Unlacquered Brass"	1	TBD
	Side & Back Door Entry		2	TBD

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Proposed Renovation Materials: Exterior

EXTERIOR MATERIALS			
	Original Brick (existing structure)	Original	Original brick will be maintained for the existing structure and matched on the skirt of the addition, if possible.
	Fiber Cement Lap Siding	HardiPlank®, 7-1/4" x 12", smooth	Installed with 1" overlap. Exterior of the rear addition and added to existing stucco on peak facing Earle St. to tie new and existing structures together.
	Existing Windows	Repair and repaint (Cromwell Gray)	
	Addition Windows	Match to existing windows with wood, double hung, double pane windows (Cromwell Gray)	Vendor: Windsor Windows & Doors Pinnacle Prime Double Hung 3/8" WDL with innerbar. (See spec sheet below)

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Proposed Renovation Materials: Exterior

	Existing Doors: Front and Side Door	Repair and repaint (Tricorn Black)	Repair and refinish of existing front and side doors.
	New Exterior Doors: Doors to rear covered porch	New install (Tricorn Black)	New doors will be added to the rear of the house. Door 1) Set of french doors with side lights from kitchen to covered porch. Same profile as front door. Door 2) Single door from mudroom to rear covered porch (side farthest from Earle St.) Same profile as other exterior doors.
	Roof	Architectural Grade Shingles	Three bundles per square (100 square feet). Class A fire rating. Includes ice and water shield in valleys, starter strip, and average amount of vent boots Ridge vent with shingle caps Color to match existing garage and surrounding houses (dark black/charcoal).

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Proposed Renovation Materials: Fencing

	Front Yard Fence	Black Aluminum	Special Request: The homeowners are requesting an exception for a 48" fence for the front and side of the house (see diagram) along the sidewalk line or set back 12". If not granted, the fence will be 36-40" tall.
Charleston Style Wood Privacy Fence 	Rear Privacy Fence	Wood - Charleston Style (Stained to complement the house)	6 ft privacy fence in Charleston style, set back 3 ft from the sidewalk. Staining will be complementary to the house colors with accent landscaping.
	Front Sidewalk Entry Gate	Brick pillars with pier mounted lanterns and decorative wood gate	Pillars constructed of reclaimed brick to match the existing house. Decorative gate to match the rear fence style and color. Pillar / gate height dependent on approved height of front fence (pillars will be slightly taller with gate matching fence height).

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Proposed Renovation Materials: Window Specs

PINNACLE PRIME DOUBLE HUNG
7/8" WDL WITH INNERBAR

65.250 [65 1/4]
RO

64.750 [64 3/4]
FD

7.000 [7]
OLO

37.375 [37 3/8]
FD

38.125 [38 1/8]
RO

PRINT APPROVAL !
ORDER WILL BE HELD UP PENDING
RECEIPT OF APPROVED PRINT.
Signature below indicates approval of revision level as
shown.

APPROVED BY _____
DATE _____

WINDSOR DOES NOT GUARANTEE ALIGNMENT OF DESIGN FEATURES OUTSIDE OF THOSE SPECIFIED ON THIS DRAWING.
SEE ARCHITECTURAL REFERENCE MANUAL LOCATED AT WINDSOR WOODWORKS & DOORS. IT IS THE RESPONSIBILITY OF THE
END USER TO UNDERSTAND THE SECTION DETAILS AND PRODUCT FEATURES ASSOCIATED WITH VARIOUS PRODUCT TYPES.

NO.	DATE	REVISION	BY

CUSTOMER DSL		WINDSOR WINDOWS & DOORS A Woodgrain Millwork Company	
JOB		TICKET #	DATE
PTG #	3077618	39938	10/31/25
LINE #	200	DWG #	25NC-2732.2A
DRAWN BY	SJW	SCALE	3/4" = 1'-0"

NOTE: THIS DRAWING EXPIRES ONE YEAR AFTER LATEST REVISION

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Proposed Renovation Materials: Garage Updates



UPDATES INCLUDE:

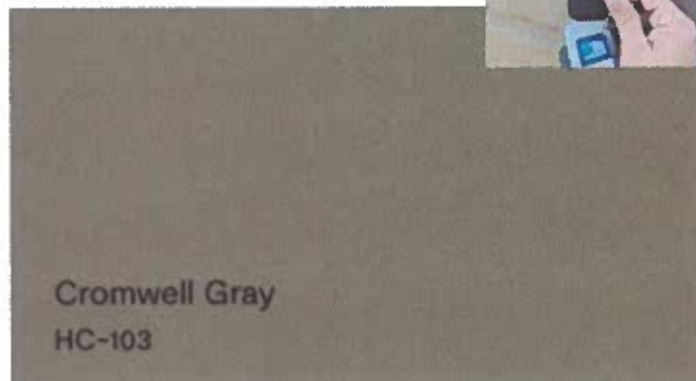
- PAINT EXISTING SIDING AND TRIM CROMWELL GRAY
- REPLACE BROKEN GARAGE DOOR TO BRONZE STEEL DOOR (SAME PROFILE)
- ADD SCONCES FLANKING GARAGE DOOR (BRONZE)



STEEL GARAGE DOOR IN ESPRESSO (DARK BRONZE) TO MATCH CURRENT PROFILE



SCONCES



SIDING AND TRIM COLOR TO MATCH MAIN HOUSE

Price-Stover House

714 N Main St.

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

Proposed Renovation Materials: Landscaping Inspiration



- Landscape Details (Conceptual Image above for visual reference)
 - o Classic Southern Charm with emphasis on structure & symmetry
 - Grass - Zoysia
 - Plant Examples
 - Evergreen Shrubs as Foundation
 - Red Bud Trees
 - Holly/ Hornbeams
 - Crepe Myrtles
 - Tea Olive
 - Creeping Rosemary



city of greenville

APPLICATION FOR LOCAL LANDMARK DESIGNATION

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	
*Title:	
*Address:	
*State:	
*Zip:	
*Phone:	
*Email:	

PROPERTY INFORMATION

*STREET ADDRESS 31 Burd. H. St.

*TAX MAP #(S) 0119000601800

*ZONING CLASSIFICATION RNX-L

*PRESERVATION DISTRICT/SPECIAL DESIGNATION: ✓ Historic Resource List

 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: RJ

*USE: Residential ✓ Commercial Other

HISTORIC DESIGNATION

*HISTORIC NAME OF PROPERTY (IF KNOWN) Wesleyan Methodist Church

*CONSTRUCTION DATE (Circa): 1912

*THIS BUILDING IS Contributing structure in local historic district

 Contributing structure in National Register District

✓ National Register Structure

 Other: Attach brief overview of the history of the building

INSTRUCTIONS

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

a. APPLICATIONS FOR LOCAL LANDMARK DESIGNATION

\$150.00*

**Fee includes all related processing fees and cost of historic plaque*

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.** Local Landmark Designation 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 HRB. Additional information may be requested at any time to fully understand the proposal.
5. **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.

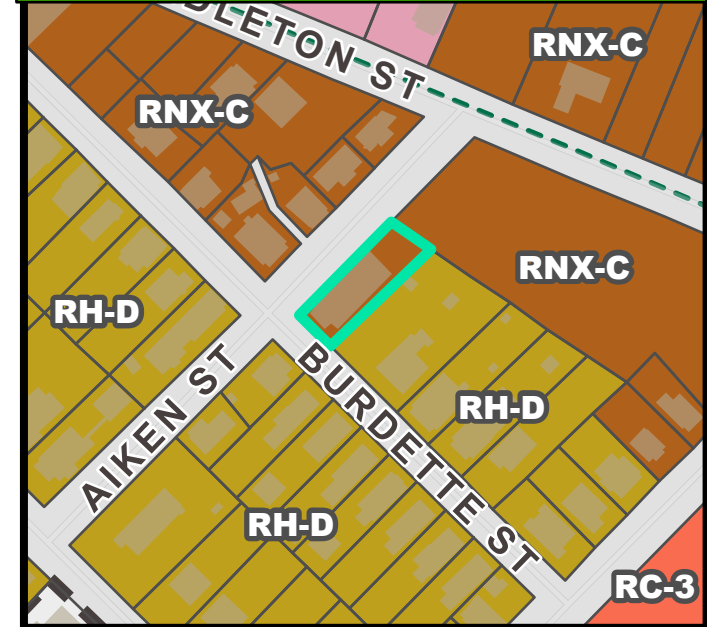
*Signature	
Applicant	
Date	
Property (	
Date	

LLDE 25-934 • 31 BURDETTE STREET

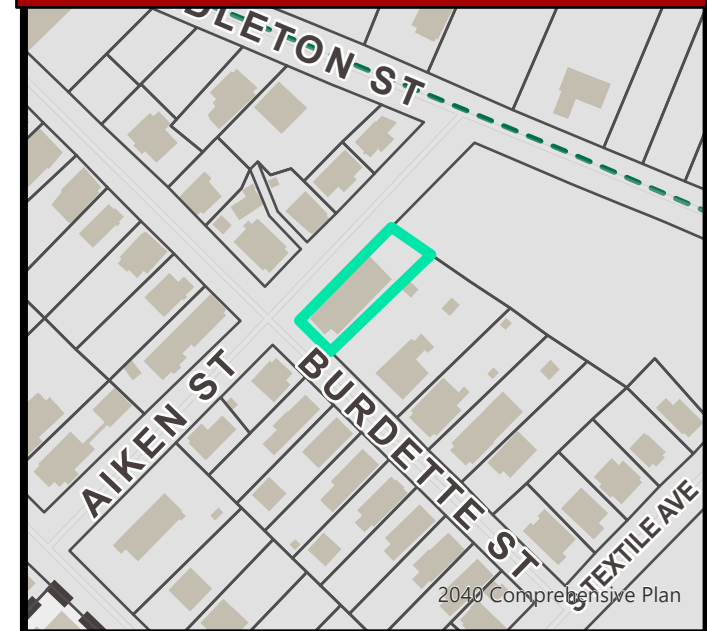
AERIAL VIEW



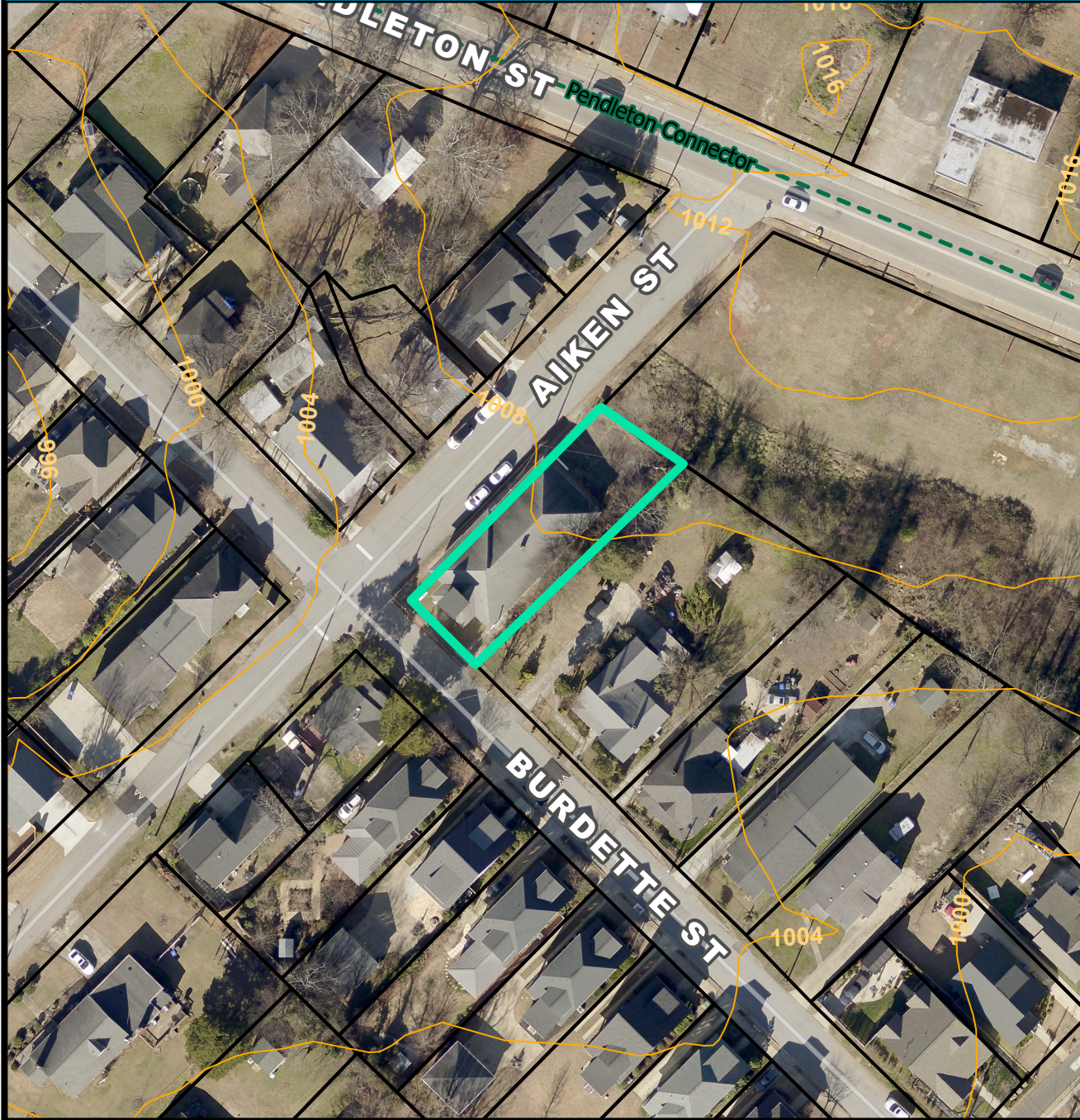
CURRENT ZONING



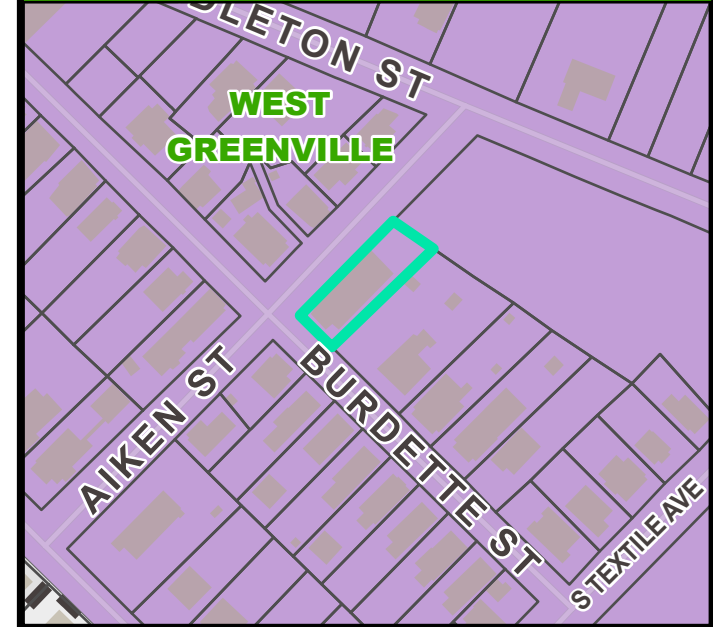
FUTURE LAND USE



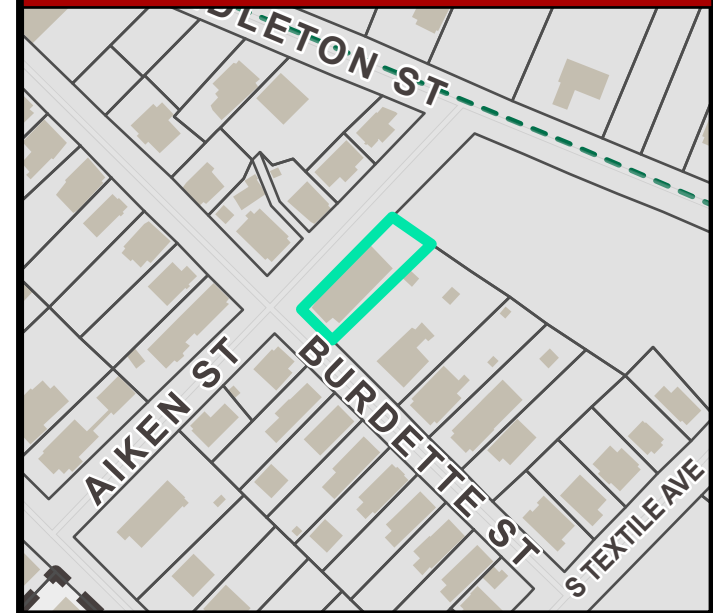
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





Schlein '06

31 Burdette Street

Wesleyan Methodist Church, 31 Burdette Street (4703), 1912

Resource 4703 is a 1912 church building in the Village of West Greenville neighborhood. Wesleyan Methodist Church purchased this property in 1912 and established a church at this location. The church is listed in city directories as a white methodist church until the mid-1950s. The church then became Life Tabernacle Church. Christian Outreach Ministries Baptist Church now occupies the structure. The one-story rectangular building has a rusticated concrete block exterior wall finish, providing the appearance of stone masonry. The building's roof is hipped with flared eaves around its perimeter; eave soffits are finished with narrow tongue-and-groove boards. The front entrance vestibule extends forward from the main section and is topped with a square tower. The tower has been covered with artificial siding. Double wood-paneled front entrance doors with transom and 6-over-6 double-hung windows remain intact. The distinctive rusticated concrete block veneer applied to the exterior is a local material used on several commercial resources in the Village of West Greenville, contributing to its local significance. The building is being repositioned as a vibrant creative hub nestled in the heart of the Village, where an old church has been thoughtfully reimagined into a sanctuary for artists, designers, creators, and visionaries.



city of greenville

APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:
*Title:
*Address:
*State:
*Zip:
*Phone:
*Email:

PROPERTY INFORMATION

*STREET ADDRESS 31 Burdett St.

*TAX MAP #(S) 0119000601800

*ZONING CLASSIFICATION RNX-C

*PRESERVATION DISTRICT/SPECIAL DESIGNATION:

☒ Historic Resource List

☐ 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: _____

PROJECT INFORMATION

*TYPE OF APPLICATION: ☒ Preliminary ☐ Final

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

*USE: ☐ Owner-occupied ☒ Income-producing

*(ESTIMATED) PROJECT START DATE August 2025

*(ESTIMATED) PROJECT COMPLETION DATE February 2026

*(ESTIMATED) PROJECT COSTS \$ 450,000

*(ESTIMATED) QUALIFIED HISTORIC EXPENDITURES \$ 450,000

*FAIR MARKET VALUE OF BUILDING/PROPERTY \$ _____

HISTORIC DESIGNATION

HISTORIC NAME OF PROPERTY (IF KNOWN) 31 Burdette St. Built as The Wesleyan Methodist Church in 1912.

*THIS BUILDING IS:

☐ City Landmark Building ☐ Contributing structure in local historic district ☐ National Register Structure
☐ Contributing structure in National Register District ☒ Other: Attach a brief overview of the history of the building

INSTRUCTIONS

- 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 Historic Review Board schedule.
 - APPLICATIONS FOR OWNER OCCUPIED BUILDINGS \$150.00
 - APPLICATIONS FOR INCOME-PRODUCING BUILDINGS \$300.00
- You must attach the following required documents. The HRB may request additional information at any time.
- Please submit the following supporting documentation:
 - Approval/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 ([Article IV Section 40-151 of the Code of Ordinances](#))
 - Plans and other documents detailing the proposed rehabilitation
 - Estimated qualifying rehabilitation expenditures.
- Public Notice Requirements.** Historic Properties Special Tax Assessment 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.
- 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 HRB.
- 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.

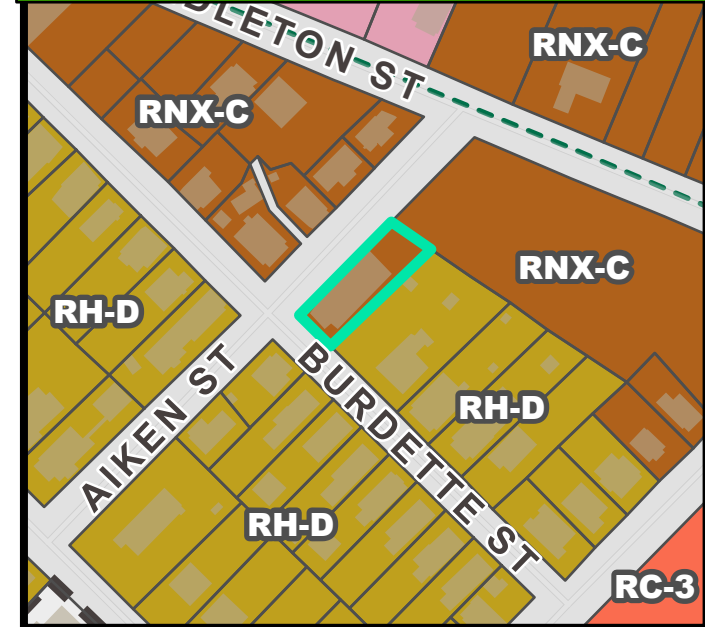
*Signatures	
Applicant	_____
Date	_____
Property Owner/Authorized Agent	_____
Date	_____

RHP 25-869 • 31 BURDETTE STREET

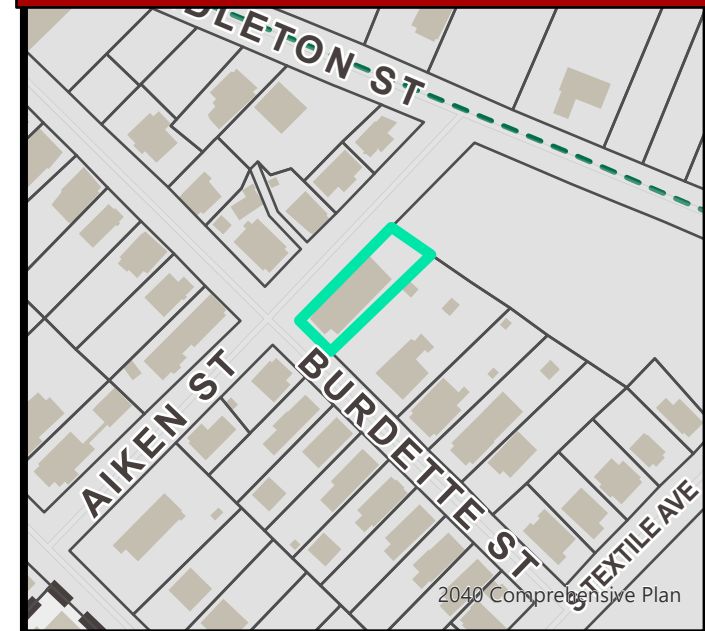
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



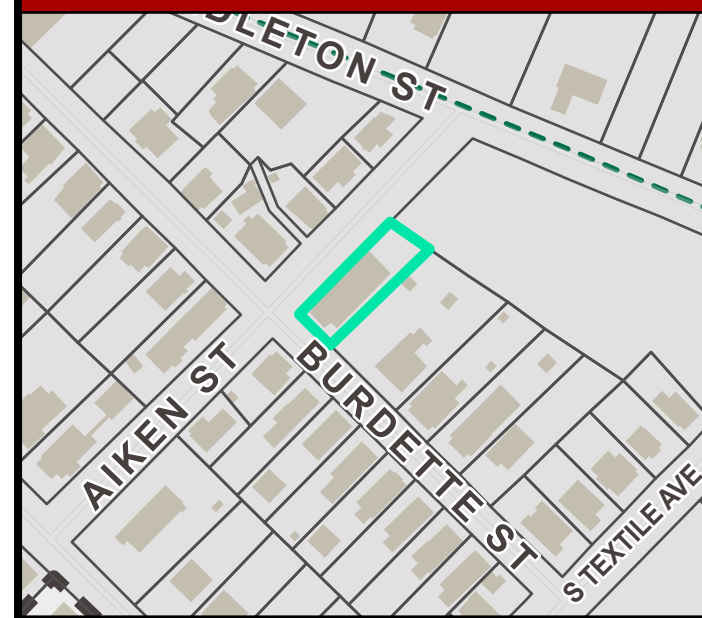
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





BEACON STUDIOS

VILLAGE WEST GVL

WELCOME TO

BEACON STUDIOS

VILLAGE WEST GVL



**A VIBRANT CREATIVE
HUB NESTLED IN
THE HEART OF THE
VILLAGE, WHERE AN
OLD CHURCH HAS
BEEN THOUGHTFULLY
REIMAGINED INTO
A SANCTUARY FOR
ARTISTS, DESIGNERS,
AND VISIONARIES.**

SITE INFORMATION:

ADDRESS: 31 BURDETTE STREET GREENVILLE, SC 29611

TAX ID: 0119000601800

LOT SIZE: 0.168 ACRES | 7,318 SF

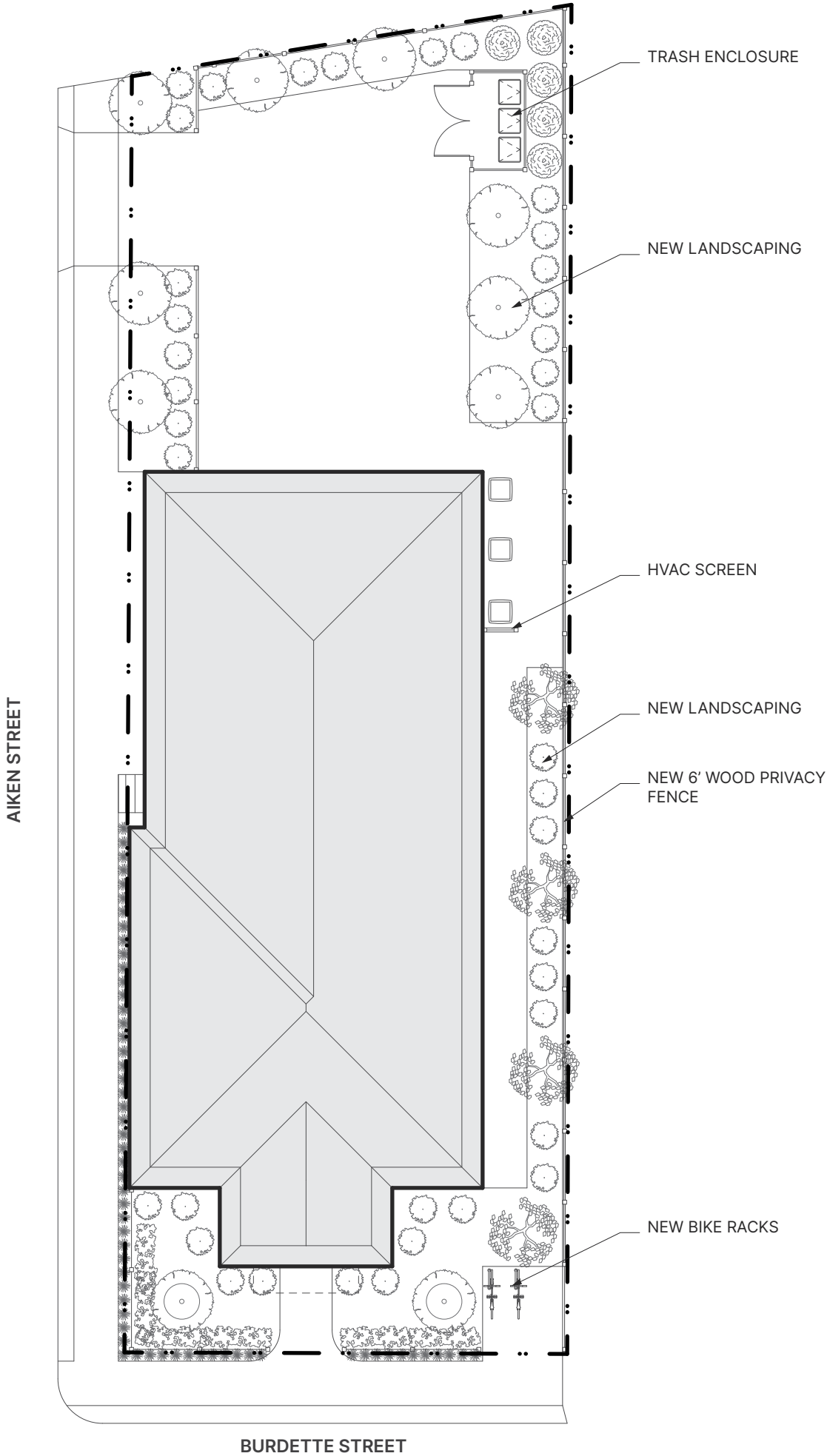
ZONING: RNX-C

SPECIAL EMPHASIS NEIGHBORHOOD: YES - WEST GREENVILLE



SITE PLAN

SCALE: 1/16" = 1'-0"









Thank You.

Creative Founder Design Studio

Contact: Jared Moore
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Greenville, SC 29611
P: (803)422-1864
E: jjmoore@creativefounder.com

www.creativefounder.com



RENDERING FOR REFERENCE ONLY, NOT FOR CONSTRUCTION.

BEACON STUDIOS

VILLAGE WEST GVL

ISSUE FOR PERMIT: 9/30/2025

31 BURDETTE ST GREENVILLE, SC 29611
TAX ID #: 0119000601800
CITY OF GREENVILLE

DEVELOPER

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E: cliffcarden@gmail.com

ARCHITECT

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GENERAL CONTRACTORS:
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Contact: Ray Freeman
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E: rfreeman@southpawsolutions.com

LICENSE INFORMATION:

REGISTERED ARCHITECT: JARED MOORE
LICENSE NUMBER: 8996
STATE: SOUTH CAROLINA

FIRM: CREATIVE FOUNDER LLC
LICENSE NUMBER: 101546
STATE: SOUTH CAROLINA

SEALS:

All drawings, specifications and codes listed furnished by Creative Founder. We are not responsible for the accuracy of Creative Founder. These materials are to be used only with respect to this project and not to be used with any other projects. With the exception of one contract set for each party to the contract, such documents are to be returned or liability accepted for its Creative Founder upon completion of the project. Supervision of construction is not a part of the project. This project is not to be construed as a violation of the regulations of Creative Founder's common law copyright or other reserved rights. Copyright 2025 Creative Founder. All rights reserved.

RESERVED FOR STATE SEALS:

PROJECT INFORMATION:

PROJECT NAME:
BEACON STUDIOS

CLIENT:
BRANWOOD PROPERTIES, LLC

PROJECT LOCATION:
31 BURDETTE STREET GREENVILLE, SC 29611
TAX MAP #: 0119000601800
CITY OF GREENVILLE

REVISIONS:

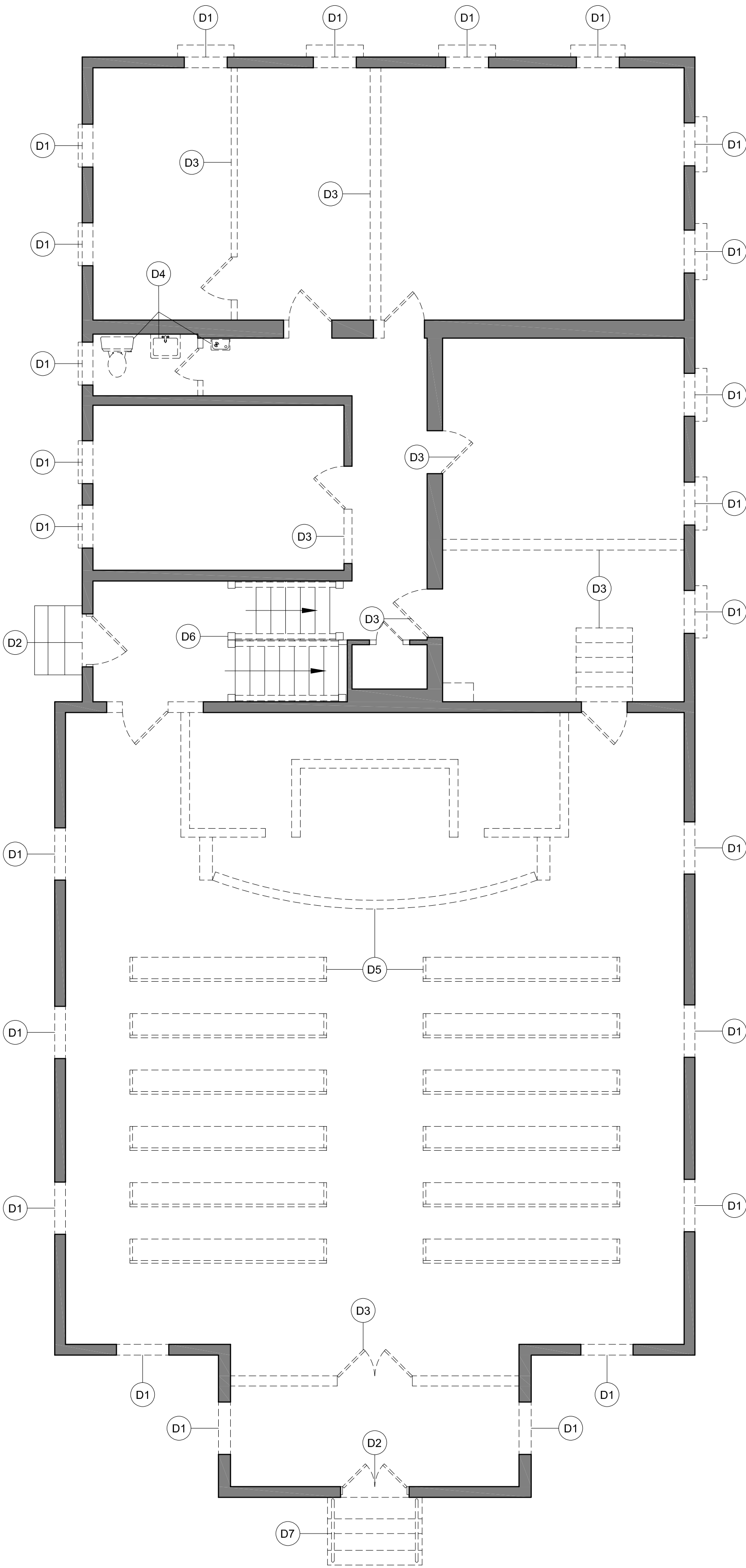
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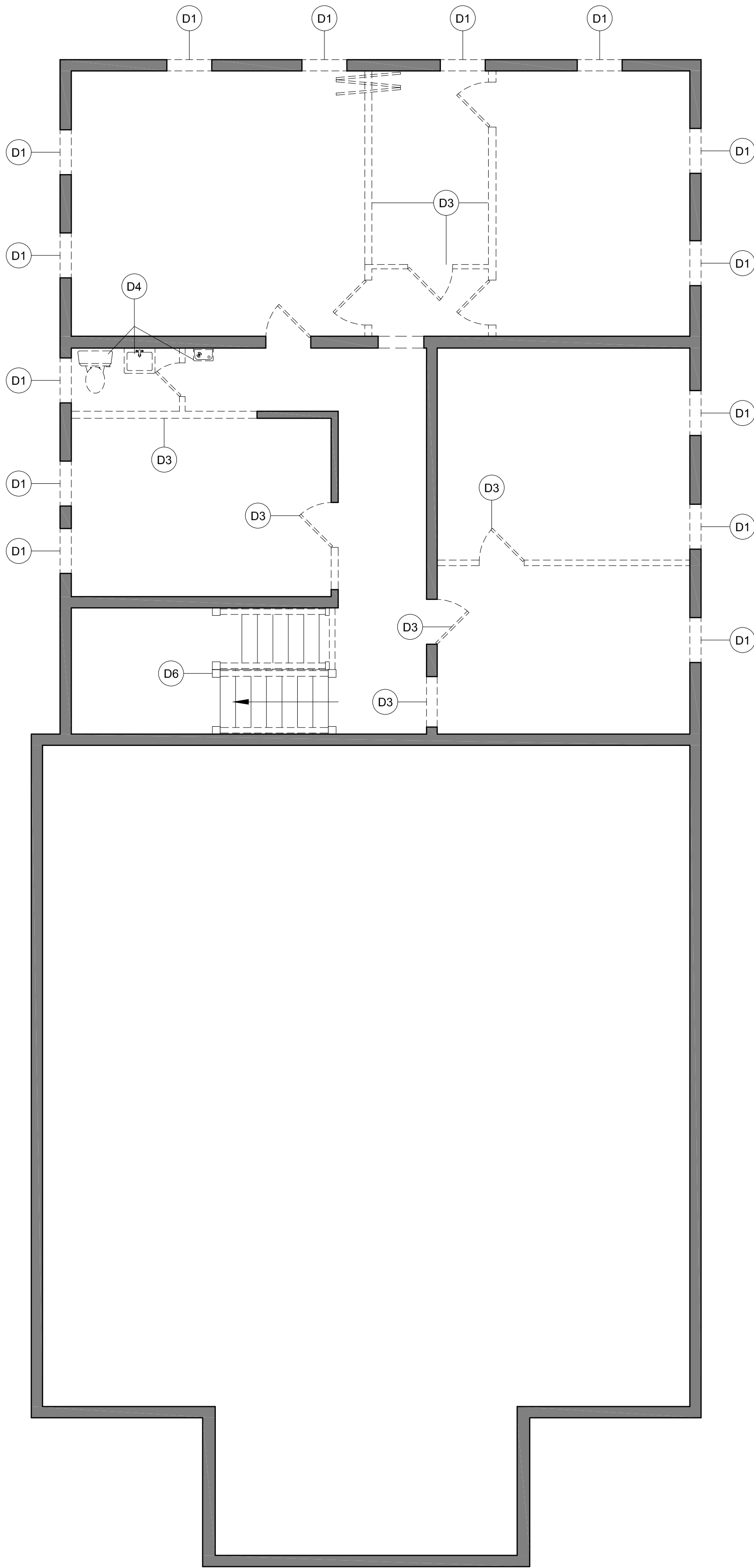
PHASE: ISSUE FOR PERMIT
ISSUE DATE: 9/30/2025
PROJECT ARCHITECT: JM
DRAWN BY: JM

SHEET TITLE:
COVER SHEET

SHEET NO.
G001



1 DEMOLITION FLOOR PLAN - LEVEL 1 & BASEMENT
SCALE: 3/16" = 1'-0"



2 DEMOLITION FLOOR PLAN - LEVEL 2
SCALE: 3/16" = 1'-0"

AREA SUMMARY:

GROSS	
BASEMENT:	1,425 SF
LEVEL 1:	1,861 SF*
LEVEL 2:	1,425 SF
TOTAL:	4,711 SF

*LEVEL 1 INCLUDES SANCTUARY AND BOTH FRONT & SIDE ENTRY AREAS.

WALL LEGEND:

DEMO WALL	DEMO EXISTING	EXISTING WALL	NEW WALL
-----------	---------------	---------------	----------

DEMOLITION KEY NOTE LEGEND:

- D1 REMOVE EXISTING WINDOW AND PREPARE ROUGH OPENING FOR NEW WINDOW INSTALL.
- D2 REMOVE EXISTING EXTERIOR DOOR AND PREPARE ROUGH OPENING FOR NEW DOOR INSTALL.
- D3 REMOVE EXISTING NON-LOAD BEARING INTERIOR ELEMENTS, INCLUDING WALLS, DOORS, AND ASSOCIATED TRIM.
- D4 REMOVE EXISTING PLUMBING FIXTURES.
- D5 REMOVE EXISTING RAISED STAGE PLATFORM AND ALL FIXED SEATING.
- D6 REMOVE EXISTING RAILING.
- D7 REMOVE EXISTING CONCRETE STEPS & RAILING.

GENERAL DEMO NOTES:

- EXISTING LAYOUT SHOWN FOR SCHEMATIC REPRESENTATION ONLY. THE GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ARCHITECT/DESIGNER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL PARTS OF THE BUILDING. IT CONTENTS AND OCCUPANTS WHEREVER WORK UNDER THIS CONTRACT IS PERFORMED.
- DEMOLITION INCLUDES REMOVAL OF EXISTING BUILDING CONSTRUCTION TO EXTENT REQUIRED TO PERFORM CONSTRUCTION ACTIVITIES INDICATED.
- EXISTING WORK TO REMAIN SHALL BE PROTECTED FROM DAMAGE. WORK DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO MATCH EXISTING WORK OR WORK INSTALLED UNDER THIS CONTRACT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING NECESSARY TO MAINTAIN STRUCTURAL INTEGRITY. AT NO TIME SHALL THE EXISTING STRUCTURAL MEMBERS BE SUBJECT TO CUTTING, DRILLING, OR ANY MODIFICATION PROCESS THAT MAY INTERFERE WITH ITS STRUCTURAL INTEGRITY.
- WHERE ELECTRICAL NEEDS TO BE ABANDONED, REMOVE WIRE FROM OUTLET/LIGHT, ETC. ALL THE WAY BACK TO THE PANEL/SOURCE.
- DEMOLITION WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES AS SET FORTH BY THE AUTHORITY HAVING JURISDICTION.
- ALL EXISTING UTILITY PENETRATIONS THROUGH EXISTING WALLS, SLABS, ETC., FOUND UNSEALED OR SEALED IMPROPERLY ARE TO BE RESEALED AND RESEELED IN ACCORDANCE WITH UNDERWRITERS LABORATORIES OR OTHER APPROVED INDEPENDENT LABORATORIES TESTED METHODS AND PRODUCTS FOR THE WALL RATING. INSURE THAT FIRE RATING OF ALL RATED WALLS IS MAINTAINED.
- CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT AS REQUIRED FOR ANY EXISTING ELECTRICAL, TELECOMMUNICATIONS, MECHANICAL, AND PLUMBING SYSTEMS WHICH ARE TO REMAIN.
- THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE TEMPORARY STORAGE OF ALL COMPONENTS OF THE EXISTING WORK SCHEDULED TO BE REUSED. ITEMS SCHEDULED TO BE REUSED THAT ARE DAMAGED AS A RESULT OF POOR OR INADEQUATE HANDLING AND STORAGE MEANS OR METHODS, SHALL BE REPLACED WITH APPROVED SUBSTITUTES BY THE GENERAL CONTRACTOR AT NO ADDITIONAL CHARGE.
- THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL MATERIAL AND ITEMS TO BE REMOVED. ITEMS IDENTIFIED BY THE OWNER TO BE SALVAGED AND TURNED OVER TO THE OWNER ARE TO BE REMOVED BY THE GENERAL CONTRACTOR AND DELIVERED TO A MUTUALLY AGREED UPON LOCATION ON THE JOB SITE.
- ALL ABANDONED, NONESSENTIAL OR OTHERWISE NOT SPECIFICALLY SHOWN TO BE REUSED, MECHANICAL, PLUMBING, OR ELECTRICAL UTILITIES THAT ARE EXPOSED ARE EXPOSED AFTER THE CEILING OR WALL REMOVAL ARE TO BE REMOVED CAPPED AT POINT OF ORIGIN. CONSULT ARCHITECT IF QUESTIONS ARISE AS TO WHETHER A SERVICE IS TO BE ABANDONED OR IS TO REMAIN.
- THE GENERAL CONTRACTOR SHALL MAINTAIN DURING THE PROGRESS OF THE WORK ALL MEANS OF EGRESS FROM THE FACILITY. CORRIDORS SHALL NOT BE REDUCED IN WIDTH IN SUCH A MANNER AS TO IMPEDE EGRESS FROM THE BUILDING. EXIT SIGNS, ALARM PULL STATIONS, ETC., ARE NOT TO BE BLOCKED FROM VIEW.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING PORTIONS OF THE BUILDING TO REMAIN. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING PORTIONS OF THE BUILDING TO REMAIN, WHICH ARE CAUSED BY THE CONTRACTOR, OR CONTRACTORS TEAM.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EMERGENCY LIGHTING, EXITING, SECURITY, AND ALARMS FOR THE ENTIRE SITE. ANY VARIATIONS OF THE EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER. ALL ISSUES REGARDING PUBLIC SAFETY, CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS PRESCRIBED BY ALL LAWS, ORDINANCES, CODES, REGULATIONS AND ALL AUTHORITIES HAVING JURISDICTION TO PREVENT INJURY TO ANY PERSONS ON, ABOUT, OR ADJACENT TO THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT THE DISCOVERY OR SUSPICION OF OR THE PRESENCE OF ANY HAZARDOUS MATERIALS TO THE OWNER PRIOR TO PROCEEDING WITH DEMOLITION WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REGULAR REMOVAL OF ALL WASTE MATERIAL FROM THE PROJECT SITE. ALL AREAS ADJACENT TO THE DEMOLITION SHALL BE KEPT CLEAN. ALL DEMOLITION AREAS SHALL BE CLEANED AND READY FOR NEW CONSTRUCTION AT THE END OF THE DEMOLITION.

CREATIVE FOUNDER
DESIGN STUDIO
BESPOKE HOMES FOR
INSPIRED LIVING

CREATIVE FOUNDER DESIGN STUDIO
141 TRACITION ST GREENVILLE, SC 29611
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WWW.CREATIFOUNDER.COM

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GENERAL CONTRACTOR:
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LICENSE INFORMATION:
REGISTERED ARCHITECT: JARED MOORE
LICENSE NUMBER: 8096
STATE: SOUTH CAROLINA
FIRM: CREATIVE FOUNDER LLC
LICENSE NUMBER: 101546
STATE: SOUTH CAROLINA

SEALS:

STATE OF SOUTH CAROLINA
JARED MOORE
Greenville, SC
No. 8096
REGISTERED ARCHITECT
4/30/2025

STATE OF SOUTH CAROLINA
CREATIVE FOUNDER LLC
Greenville, SC
No. 101546
REGISTERED ARCHITECTS

RESERVED FOR STATE SEALS.

PROJECT INFORMATION:
PROJECT NAME:
BEACON STUDIOS
CLIENT:
BEANWOOD PROPERTIES, LLC
PROJECT LOCATION:
31 BURGOTTE STREET GREENVILLE, SC 29611
P.O. BOX 101546
CITY OF GREENVILLE

REVISIONS:
No. Date Description By

DRAWING INFORMATION:
PHASE: ISSUE FOR PERMIT
ISSUE DATE: 9/30/2025
PROJECT ARCHITECT: JM
DRAWN BY: JM
SHEET TITLE:
DEMOLITION
FLOOR PLANS
SHEET NO.
AD101



STRUCTURAL
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ryan@admiralcorp.com

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LUMINOUS ENGINEER
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INTERNAL CONTRACTOR:
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803-200-1220
rfeeman@scipaw.com/okusa.com

LICENSE INFORMATION:

REGISTERED ARCHITECT: JARED MOORE
LICENSE NUMBER: 9386
STATE: SOUTH CAROLINA

RM: CREATIVE FOUNDER, LLC
LICENSE NUMBER: 101546
STATE: SOUTH CAROLINA

SEALS:

STATE OF SOUTH CAROLINA
JARED MOORE
Greenville, SC
No. 9366
REGISTERED ARCHITECT
9/30/2025

STATE OF SOUTH CAROLINA
CREATIVE
FOUNDER LLC
Greenville, SC
No. 101546
REGISTERED ARCHITECTS

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RESERVED FOR STATE SEALS:

PROJECT INFORMATION:

PROJECT NAME:
BEACON STUDIOS

AGENT:
RANWOOD PROPERTIES, LLC

PROJECT LOCATION:
1 BURDETTE STREET GREENVILLE, SC 29611
FAX MAP #: 0119300601800
CITY OF GREENVILLE

REVISIONS:

DRAWING INFORMATION:

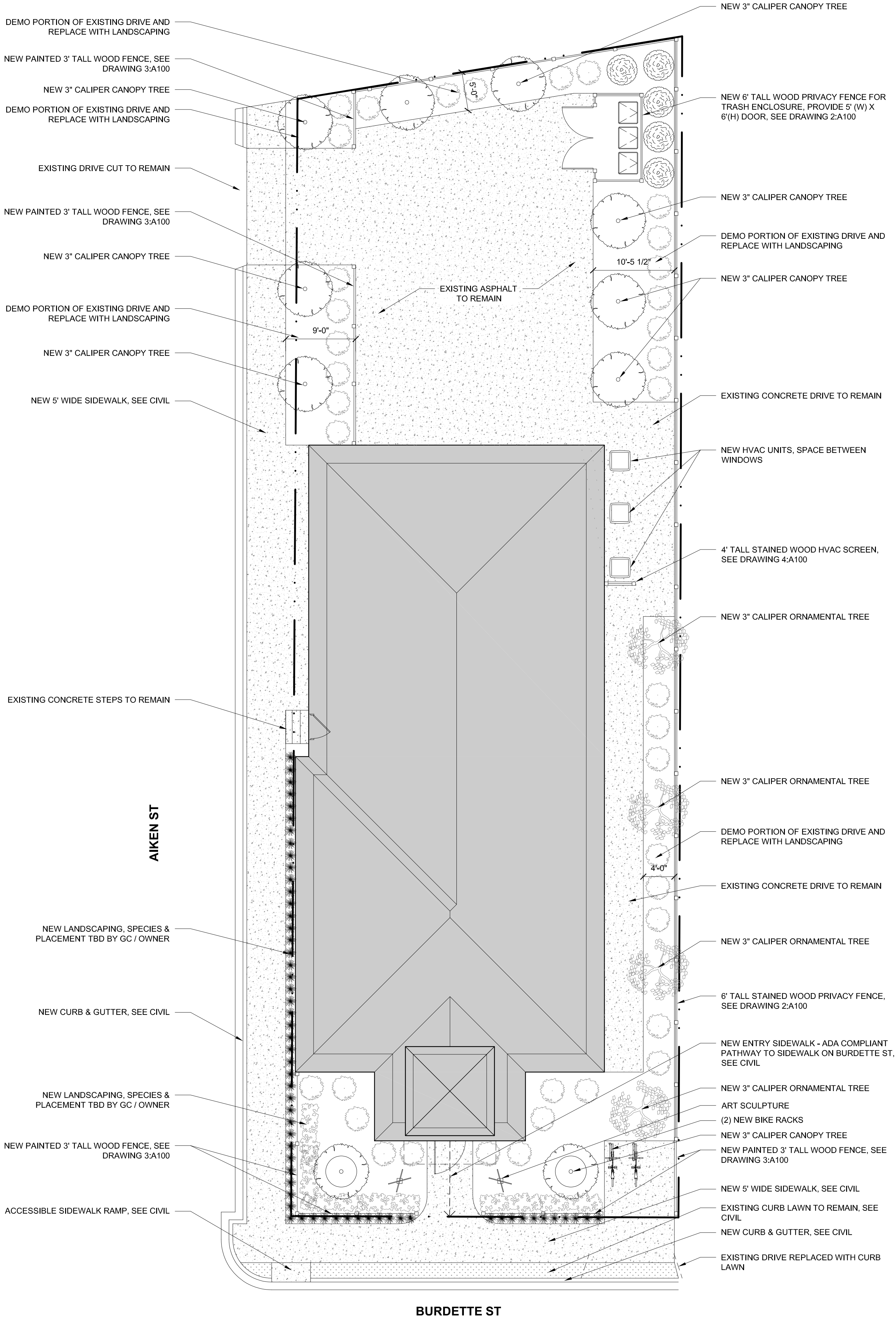
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SUE DATE:	9/30/2021
PROJECT ARCHITECT:	JR
DRAWN BY:	JR

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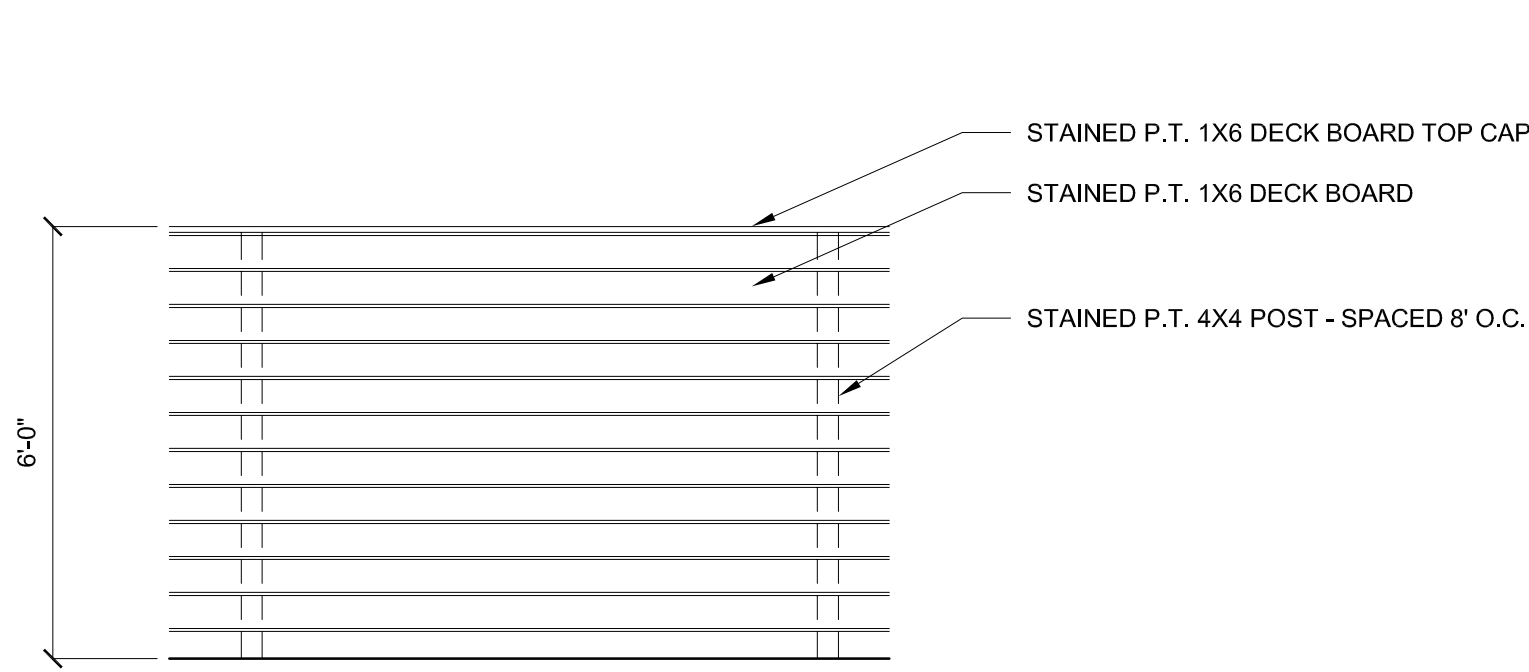
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AD102

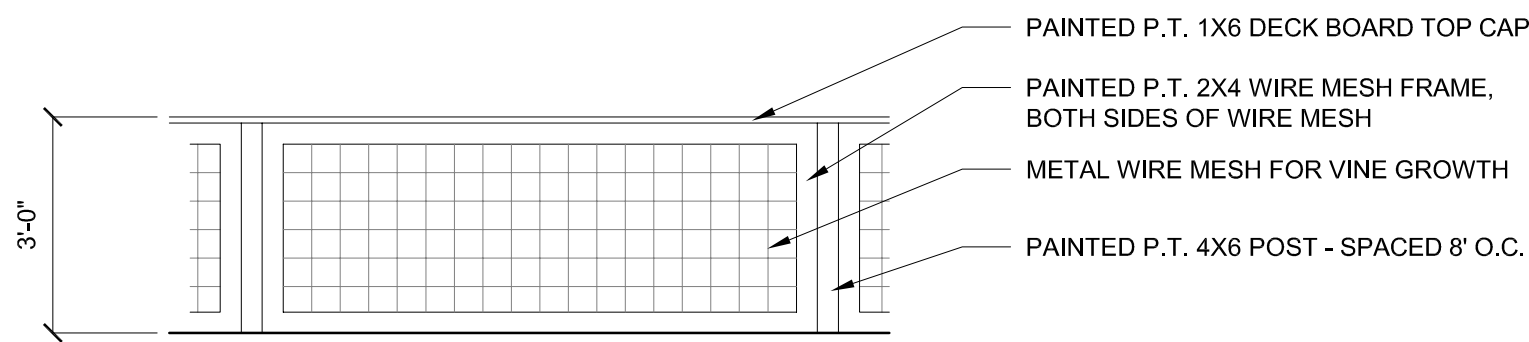




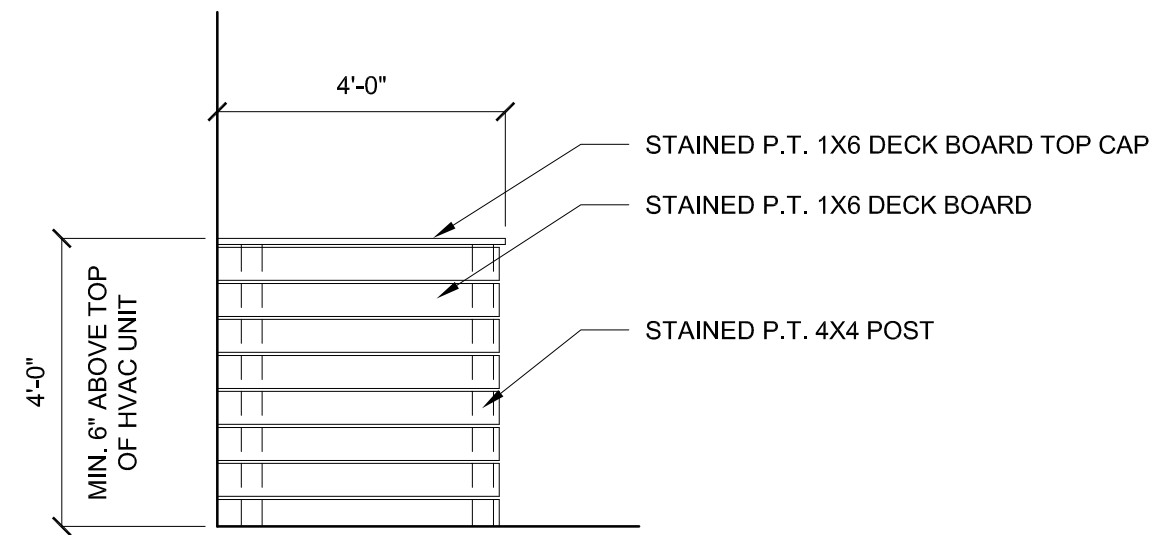
1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



2 6' TALL PRIVACY FENCE
SCALE: 1/8" = 1'-0"



3 PRIMARY & SIDE STREET FENCE
SCALE: 1/8" = 1'-0"



4 HVAC SCREEN
SCALE: 1/8" = 1'-0"

SITE INFORMATION

TAX ID #: 0119000601800
SITE ADDRESS: 31 BURDETTE STREET
GREENVILLE, SC 29611
OWNERS: BRANWOOD PROPERTIES, LLC
SURVEY INFO: 3D LAND SURVEYING, LLC
P: (864) 272-0274
WWW.3DLS.NET
SURVEY DATE: JUNE 14, 2023
LOT SIZE: 0.16 ACRES | 6,793 SF

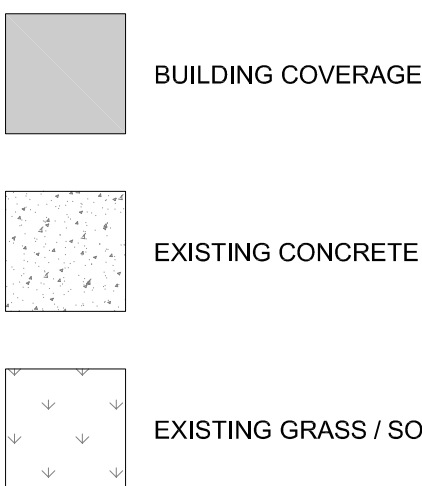
BUILDING AREAS:	GROSS	
	BASEMENT:	1,403 SF
	LEVEL 1:	1,484 SF*
	LEVEL 2:	1,403 SF
	TOTAL:	4,667 SF

*LEVEL 1 INCLUDES SANCTUARY AND BOTH FRONT & SIDE ENTRY AREAS.

ZONING INFORMATION

AUTHORITY HAVING JURISDICTION (AHJ): CITY OF GREENVILLE
ZONING ORDINANCE: GREENVILLE DEVELOPMENT CODE
SITE ZONING: RNX-C
SPECIAL EMPHASIS: YES - GREENLINE-SPARTANBURG
NEIGHBORHOOD:
OVERLAY DISTRICT: NO

SITE MATERIAL LEGEND



GENERAL NOTES:

- GENERAL CONTRACTOR (GC) IS RESPONSIBLE FOR ALL ROUGH AND FINISH GRADING OF THE SITE. GC SHALL NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTION OF ANY DISCREPANCIES BETWEEN EXISTING SITE CONDITIONS AND THE DRAWINGS.
- GC SHALL COORDINATE ALL LANDSCAPING DESIGN, LOCATIONS, AND SPECIES SELECTIONS WITH THE OWNER PRIOR TO INSTALLATION.
- PROVIDE SILT FENCE AND EROSION CONTROL MEASURES AS REQUIRED BY LOCAL JURISDICTION DURING ALL PHASES OF CONSTRUCTION.
- GC SHALL COORDINATE WITH ALL LOCAL UTILITY PROVIDERS PRIOR TO COMMENCEMENT OF GRADING OR EXCAVATION.
- GC SHALL VERIFY ALL SITE LAYOUT DIMENSIONS AND ENSURE COMPLIANCE WITH APPLICABLE ZONING REGULATIONS, INCLUDING SETBACKS, LOT COVERAGE, AND BUILDING SEPARATIONS.
- ALL ACCESSIBLE ELEMENTS SHOWN SHALL COMPLY WITH ICC A117.1-2017 ANSI STANDARD FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
- AN ACCESSIBLE ROUTE SHALL BE PROVIDED FROM THE ACCESSIBLE ENTRY TO ACCESSIBLE ELEMENTS WITHIN THE BUILDING, AS SHOWN.
- THE ACCESSIBLE ENTRY AND ROUTE SHALL HAVE A FIRM, STABLE, AND SLIP-RESISTANT SURFACE WITH A MAXIMUM CROSS SLOPE OF 2%.
- IN THE ABSENCE OF PUBLIC SIDEWALKS, ACCESSIBLE CONNECTION TO THE EDGE OF THE SITE OR OTHER SITE ARRIVAL POINTS SHALL BE PROVIDED AS SHOWN.
- OFF-STREET PARKING IS NOT PROPOSED OR REQUIRED FOR THIS PROJECT. IF PARKING IS ADDED IN THE FUTURE, THE OWNER SHALL PROVIDE A VAN-ACCESSIBLE PARKING SPACE WITH A COMPLIANT ACCESSIBLE ROUTE TO THE BUILDING PER ADA AND ICC A117.1 STANDARDS.
- EXTERIOR STAIRS, RAMPS, AND LANDINGS SHALL MEET CURRENT CODE REQUIREMENTS FOR HANDRAILS, GUARDRAILS, RISE/RUN, AND LANDINGS.
- ALL CONSTRUCTION ACTIVITIES SHALL BE CONFINED WITHIN THE PROPERTY LIMITS UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM ADJACENT PROPERTY OWNERS.
- ALL SITE LIGHTING, IF ADDED, SHALL COMPLY WITH LOCAL LIGHTING ORDINANCES AND AVOID SPILLOVER TO ADJACENT PROPERTIES.
- GC SHALL VERIFY EXISTING GRADES AND COORDINATE ALL SITE DRAINAGE TO ENSURE POSITIVE SLOPE AWAY FROM THE BUILDING AND PREVENT WATER INTRUSION.



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GENERAL CONTRACTOR:
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Contact: Ray Freeman
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E: rfreeman@esolutions.com

LICENSE INFORMATION:
REGISTERED ARCHITECT: JARED MOORE
LICENSE NUMBER: 8996
STATE: SOUTH CAROLINA
FIRM: CREATIVE FOUNDER LLC
LICENSE NUMBER: 101546
STATE: SOUTH CAROLINA

SEALS:



All drawings, specifications and copies thereof furnished by Creative Founder, Inc. are provided to the recipient of this project and not to be used with any other project. With the execution of one contract set for each party to the contract, such documents are to be returned or liability accepted for its Creative Founder upon completion of the project. Supervision of parties to new official regulatory requirements or for other purposes in connection with this project is not to be construed as publication or registration of Creative Founder's common law copyright or other reserved rights. Copy right 2023 Creative Founder. All rights reserved.

RESERVED FOR STATE SEALS:

PROJECT INFORMATION:

PROJECT NAME:
BEACON STUDIOS

CLIENT:
BRANWOOD PROPERTIES, LLC

PROJECT LOCATION:
31 BURDETTE STREET GREENVILLE, SC 29611
TAX MAP #: 0119000601800
CITY OF GREENVILLE

REVISIONS:

No. Date Description By

DRAWING INFORMATION:

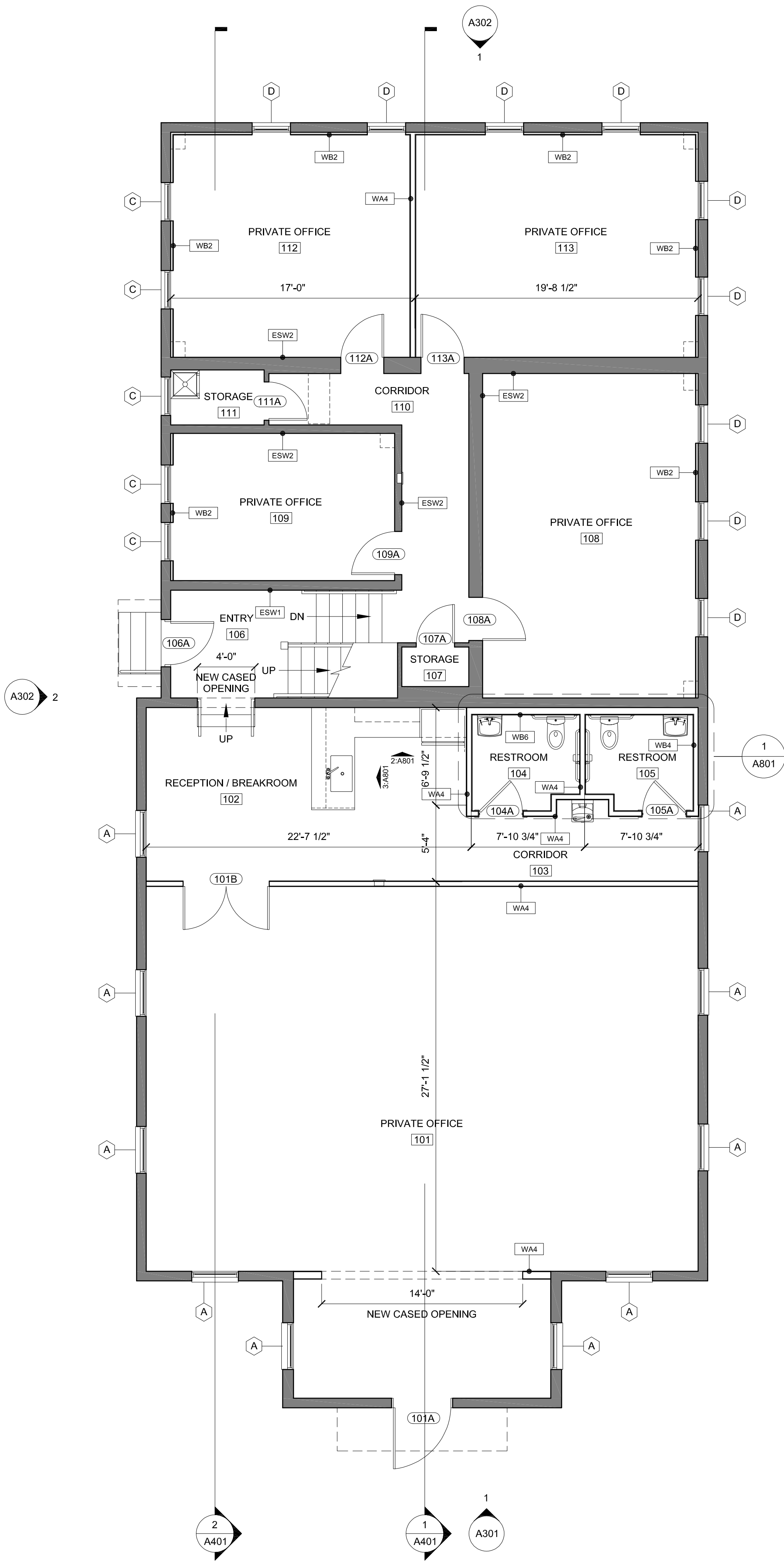
PHASE: ISSUE FOR PERMIT
ISSUE DATE: 9/30/2025
PROJECT ARCHITECT: JM
DRAWN BY: JM

SHEET TITLE:

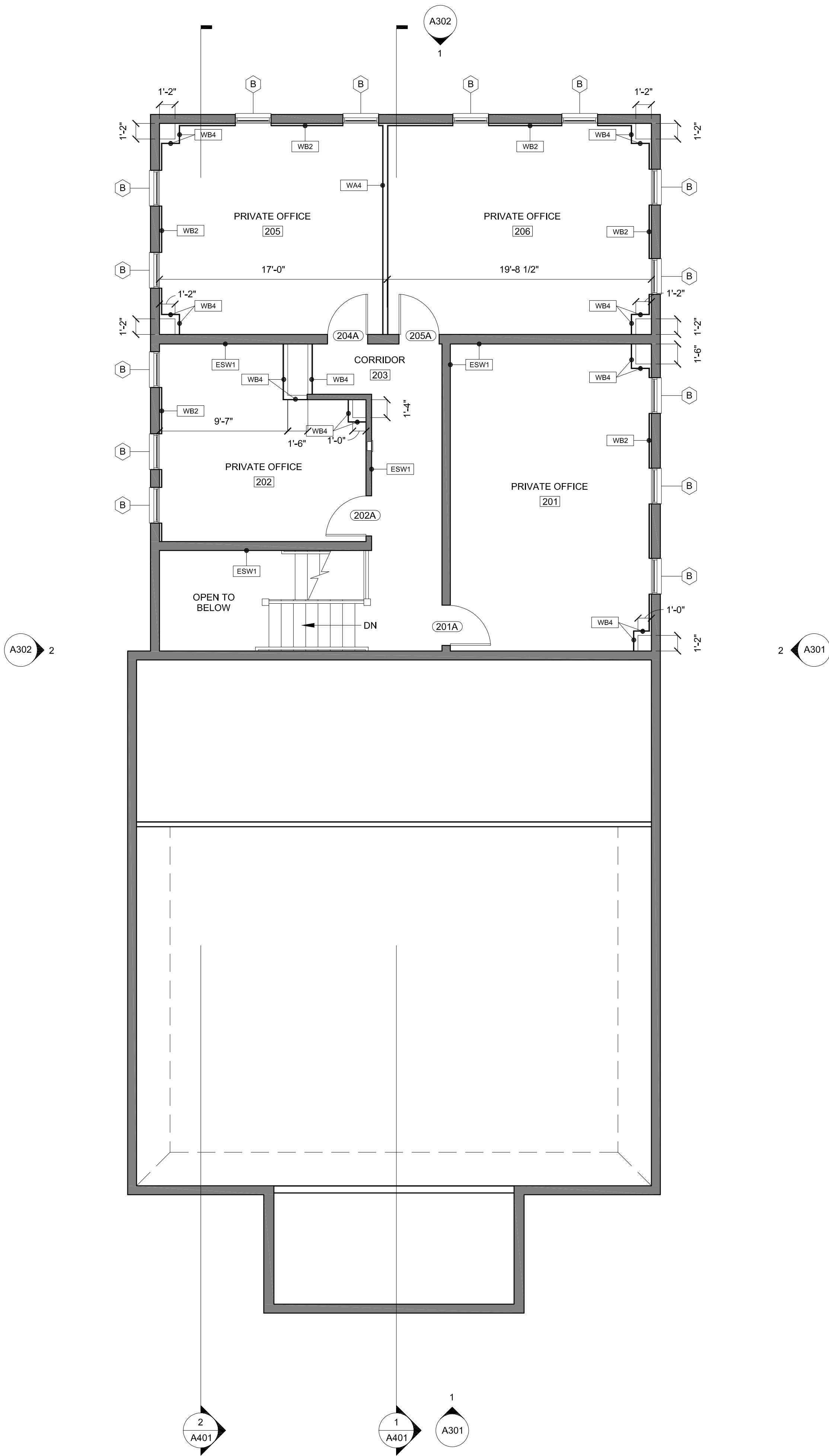
ARCHITECTURAL
SITE PLAN

SHEET NO.

AS101



1 RENOVATED FLOOR PLAN - LEVEL 1 & BASEMENT
SCALE: 3/16" = 1'-0"



2 RENOVATED FLOOR PLAN - LEVEL 2
SCALE: 3/16" = 1'-0"

AREA SUMMARY:

GROSS	
BASEMENT:	1,403 SF
LEVEL 1:	1,484 SF*
LEVEL 2:	1,403 SF
TOTAL:	4,667 SF

*LEVEL 1 INCLUDES SANCTUARY AND BOTH FRONT & SIDE ENTRY AREAS.

GENERAL NOTES:

- EXISTING CONDITIONS BASED ON INFORMATION PROVIDED BY EXISTING PLANS, OWNER, CONSTRUCTION MANAGER, LANDLORD AND/OR INFORMATION GATHERED DURING GENERAL FIELD OBSERVATION. IF GC DISCOVERS EXISTING CONDITIONS DIFFER FROM THOSE SHOWN, CONTACT OWNER OR ARCHITECT IMMEDIATELY.
- ALL DIMENSIONS ARE TO FACE OF EXISTING ELEMENT OR FACE OF NEW STUD, UNLESS NOTED OTHERWISE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- FE & FEC SHOWN FOR REFERENCE ONLY. COORDINATE WITH FIRE MARSHALL TO LOCATE ALL REQUIRED IN FIELD.
- GC SHALL FIELD VERIFY / INSPECT AND REPORT ON THE CONDITION OF THE EXISTING SHELL COMPONENTS, EXTERIOR WALLS, STOREFRONT, GLAZING, DOORS, ETC. WHERE EXISTING CONDITIONS WILL NOT MEET OR EXCEED NEW LEVEL OF FINISH, GC SHALL PROVIDE A BID ALTERNATE PRICE TO REPAIR, RE-FURBISH OR REPLACE EXISTING COMPONENTS.
- ALL FLOORS SHALL BE LEVELED, CLEANED AND PREPARED TO RECEIVE NEW FINISHES, COORDINATE WITH LANDLORD'S WORK.
- PROVIDE SOLID 2X WOOD BLOCKING IN WALL AT ALL GRAB BARS, DOOR BUMPERS, WALL HOOKS, WALL SHELVING/STANDARDS, CLOSET SHELF/RODS. REFER TO INTERIOR ELEVATIONS.
- SEE G004 FOR PARTITION TYPES.

WALL LEGEND:

- EXISTING WALL
- NEW WALL - SEE G004 FOR PARTITION TYPES

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LICENSE INFORMATION:
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LICENSE NUMBER: 8066
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FIRM: CREATIVE FOUNDER LLC
LICENSE NUMBER: 101546
STATE: SOUTH CAROLINA

SEALS:

STATE OF SOUTH CAROLINA
JARED MOORE
Greenville, SC
REGISTERED ARCHITECT
4/20/2025

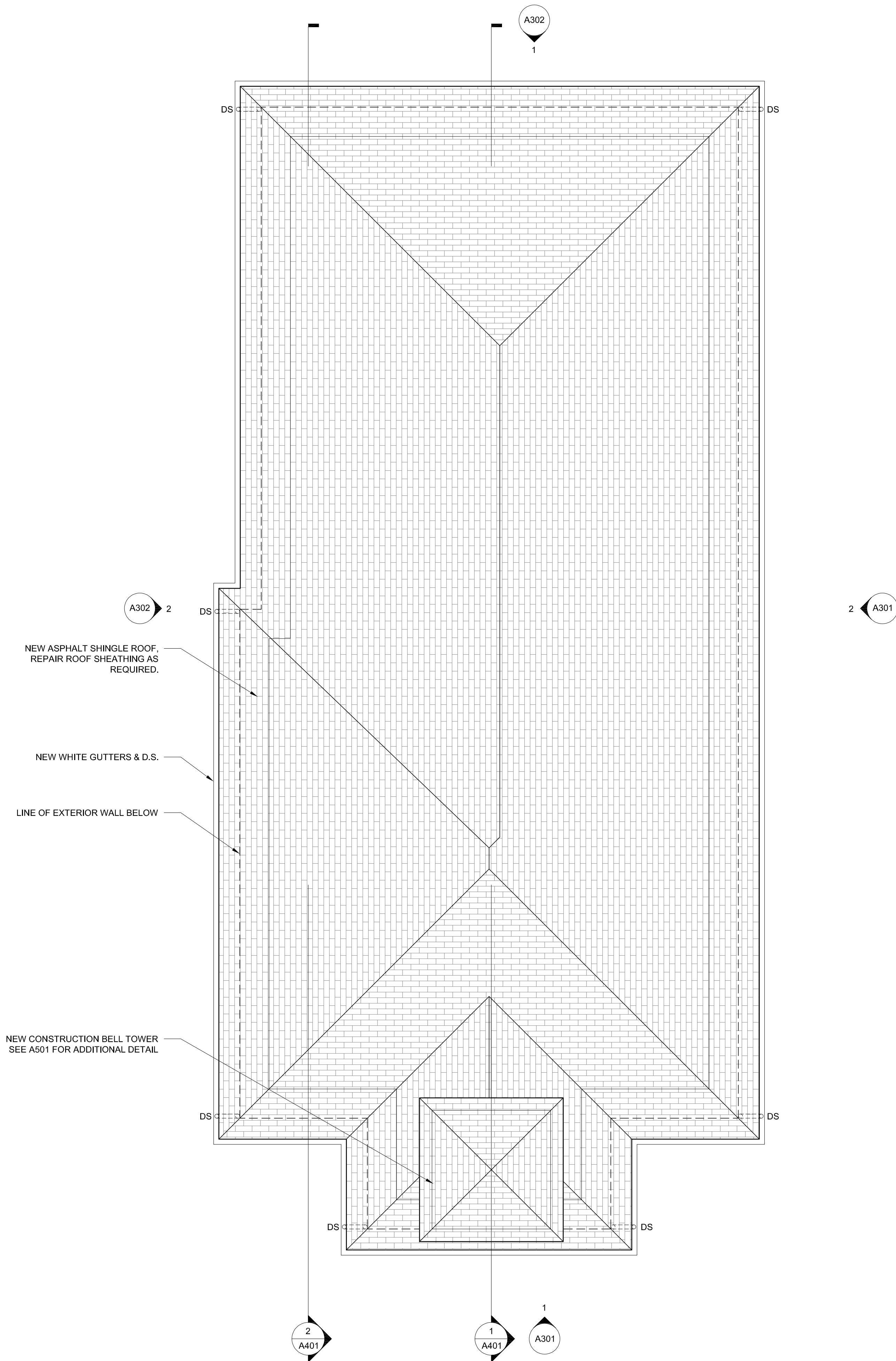
STATE OF SOUTH CAROLINA
CREATIVE FOUNDER LLC
Greenville, SC
REGISTERED ARCHITECTS
No. 101546

RESERVED FOR STATE SEALS:

PROJECT INFORMATION:
PROJECT NAME:
BEACON STUDIOS
CLIENT:
BRANWOOD PROPERTIES, LLC
PROJECT LOCATION:
31 BURGOTTE STREET GREENVILLE, SC 29611
NAX MAP # 0110000001800
CITY OF GREENVILLE

REVISIONS:
No. Date Description By

DRAWING INFORMATION:
PHASE: ISSUE FOR PERMIT
ISSUE DATE: 03/02/2025
PROJECT ARCHITECT: JM
DRAWN BY: JM
SHEET TITLE:
FLOOR PLANS
SHEET NO.
A101

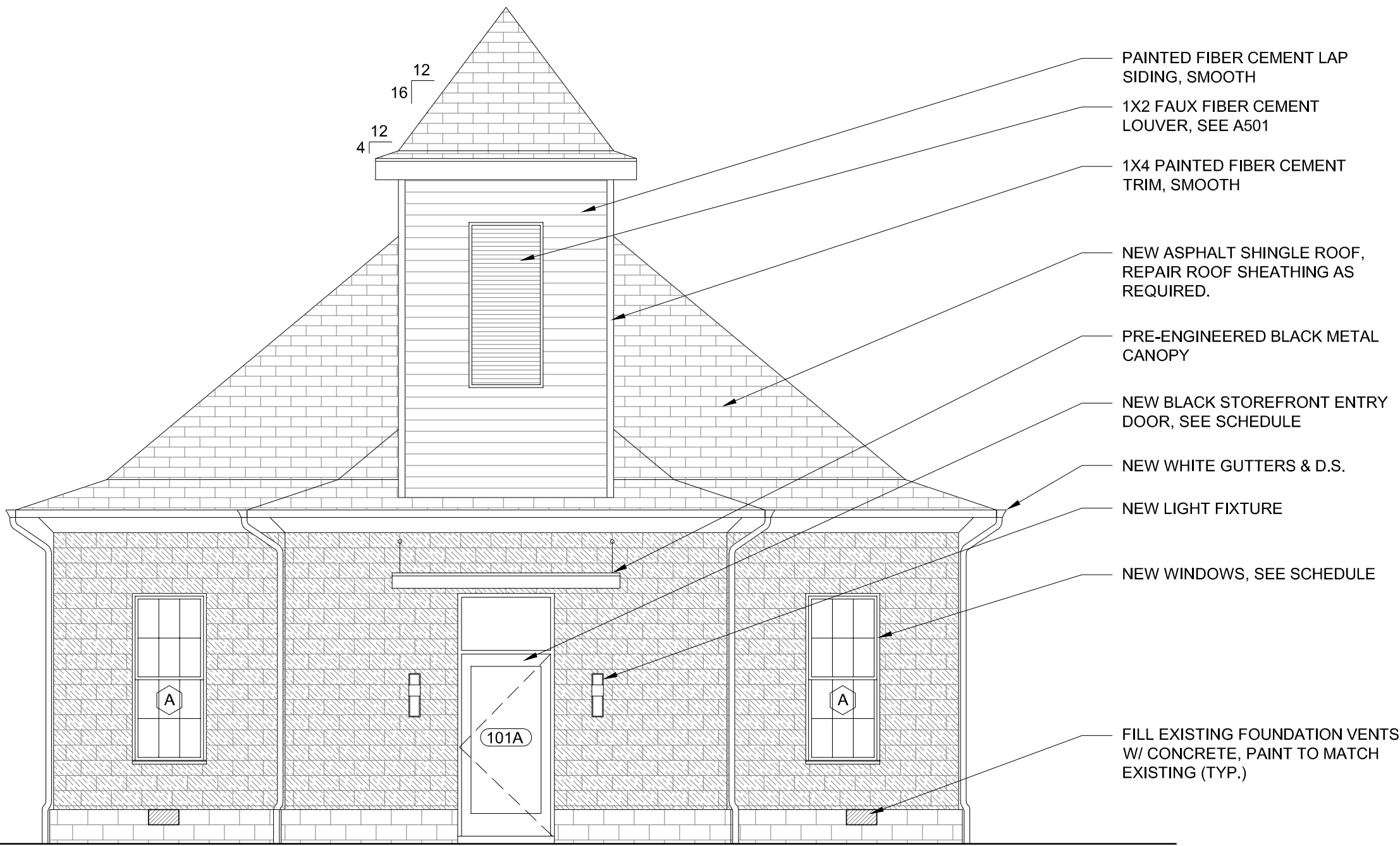


GENERAL NOTES - ROOF:

1. REMOVE EXISTING ROOF SHINGLES AND INSTALL NEW 30-YEAR ARCHITECTURAL ASPHALT SHINGLES OVER NEW ROOF UNDERLAYMENT. REPAIR OR REPLACE EXISTING ROOF SHEATHING AS REQUIRED BASED ON FIELD CONDITIONS.
2. ALL NEW AND EXISTING ROOF PENETRATIONS SHALL BE PROPERLY FLASHED AND SEALED IN ACCORDANCE WITH ROOFING MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODE.
3. REMOVE ALL EXISTING GUTTERS AND DOWNSPOUTS. INSTALL NEW WHITE ALUMINUM GUTTERS AND DOWNSPOUTS AT ALL ROOF EAVES, COORDINATED WITH SITE DRAINAGE.
4. AT LOCATION OF EXISTING TOWER DEMOLITION, INSTALL NEW ROOF FRAMING TO MATCH ADJACENT ROOF SLOPES. PROVIDE NEW SHEATHING, UNDERLAYMENT, AND ROOFING AS REQUIRED TO INTEGRATE WITH EXISTING STRUCTURE.
5. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR AREAS OF STRUCTURAL CONCERN.
6. ALL ROOFING MATERIALS AND INSTALLATION METHODS SHALL COMPLY WITH MANUFACTURER SPECIFICATIONS AND APPLICABLE LOCAL BUILDING CODES.
7. COORDINATE ROOF VENTING, FLASHING, AND ANY NEW MECHANICAL OR ELECTRICAL PENETRATIONS WITH RESPECTIVE TRADES.

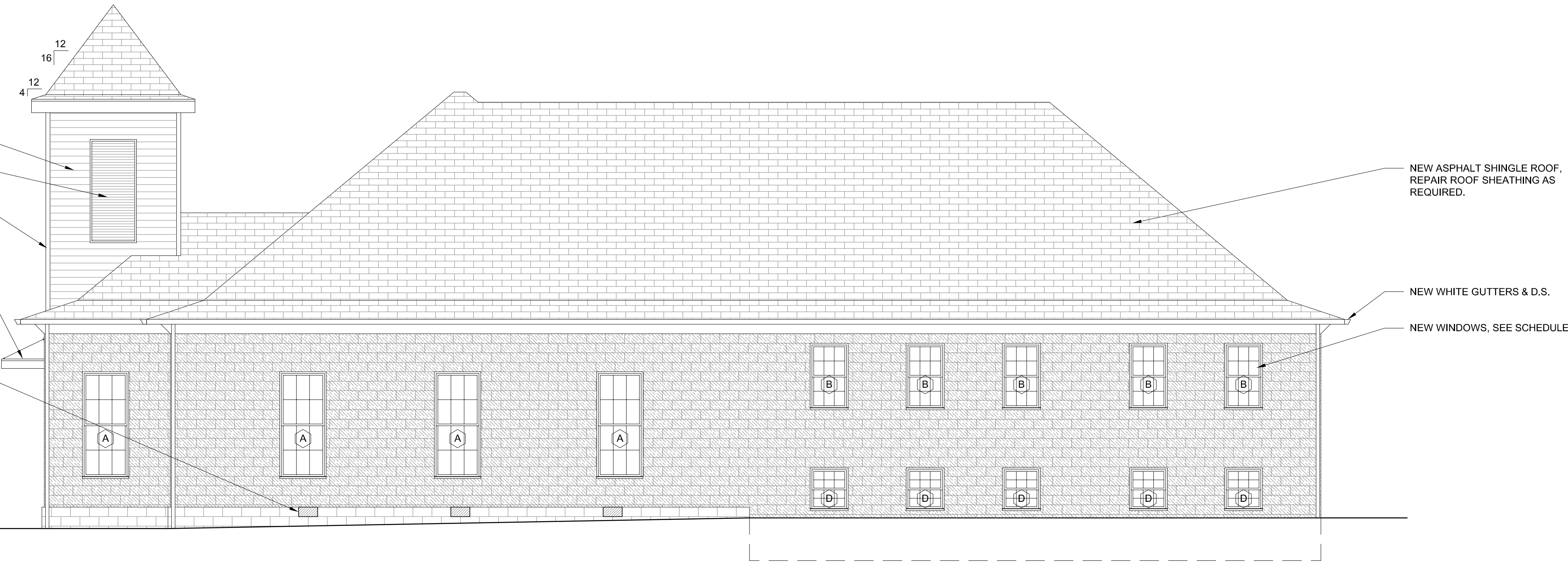


- T/ PLATE - TOWER
+/- 28'-11"
- T/ EXISTING FASCIA
+/- 14'-4"
- LEVEL 02
+/- 5'-11 3/4"
- LEVEL 01 - SIDE ENTRY
1'-2"
- LEVEL 01
0'-0"
- SUB-LEVEL 01
+/- -2'-7"



1 EXTERIOR ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"

- T/ PLATE - TOWER
+/- 28'-11"
- PAINTED FIBER CEMENT LAP SIDING, SMOOTH
- 1X2 FAUX FIBER CEMENT LOUVER, SEE A501
- 1X4 PAINTED FIBER CEMENT TRIM, SMOOTH
- PRE-ENGINEERED BLACK METAL CANOPY
- T/ EXISTING FASCIA
+/- 14'-4"
- FILL EXISTING FOUNDATION VENTS W/ CONCRETE, PAINT TO MATCH EXISTING (TYP.)
- LEVEL 02
+/- 5'-11 3/4"
- LEVEL 01 - ENTRY
1'-2"
- LEVEL 01
0'-0"
- SUB-LEVEL 01
+/- -2'-7"



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

EXTERIOR MATERIAL LEGEND:

- EXISTING - TEXTURED PAINTED CMU**
TYPE: EXISTING CMU
MANUF:
COLOR/FINISH: PAINT SW 7005 - PURE WHITE
NOTES:
- EXISTING - SMOOTH PAINTED CMU**
TYPE: EXISTING CMU
MANUF: -
COLOR/FINISH: PAINT SW 7005 - PURE WHITE
NOTES:
- FC-1 - FIBER CEMENT LAP SIDING**
TYPE: LAP SIDING
MANUF: TBD
COLOR/FINISH: PAINTED - SW 7005 - PURE WHITE
NOTES: 7" EXPOSURE SMOOTH FINISH
- R1 - ASPHALT SHINGLE ROOF**
TYPE: 30 YEAR ARCHITECTURAL SHINGLE
MANUF: TBD
COLOR: DARK GRAY
NOTES: INSTALL OVER 30# ROOFING FELT

GENERAL NOTES - EXTERIOR ELEVATIONS:

- CONTRACTOR SHALL VERIFY ALL EXTERIOR DIMENSIONS, CONDITIONS, AND ELEVATIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK.
- ALL EXTERIOR WORK SHALL COMPLY WITH APPLICABLE BUILDING CODES, LOCAL ORDINANCES, AND HISTORIC PRESERVATION REQUIREMENTS.
- PRESERVE, PROTECT, AND MAINTAIN SIGNIFICANT EXISTING ARCHITECTURAL ELEMENTS AND MATERIALS WHERE INDICATED OR REQUIRED BY HISTORIC TAX CREDIT GUIDELINES.
- ANY REMOVAL OR ALTERATION OF ORIGINAL HISTORIC FEATURES (MASONRY, WINDOWS, DOORS, TRIM, OR ROOF ELEMENTS) SHALL BE APPROVED BY ARCHITECT AND OWNER PRIOR TO WORK.
- NEW EXTERIOR MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND BEST PRACTICES.
- COORDINATE WITH ARCHITECT REGARDING MATERIAL TRANSITIONS, FLASHING, AND WEATHER BARRIERS TO ENSURE CONTINUITY OF BUILDING ENVELOPE.
- CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR EXISTING STRUCTURE AND SITE FEATURES DURING DEMOLITION AND CONSTRUCTION.
- ALL PENETRATIONS THROUGH EXTERIOR WALLS SHALL BE SEALED AND FLASHED TO MAINTAIN WEATHER RESISTANCE AND THERMAL PERFORMANCE.
- MATCH NEW MASONRY, SIDING, OR TRIM TO EXISTING IN COLOR, TEXTURE, AND PROFILE WHERE PATCHING OR INFILL IS REQUIRED.
- CLEANING OF EXISTING EXTERIOR MATERIALS SHALL BE DONE USING NON-ABRASIVE METHODS COMPATIBLE WITH HISTORIC FABRIC; SANDBLASTING IS STRICTLY PROHIBITED.
- CONTRACTOR SHALL FIELD VERIFY EXISTING ROOFING CONDITIONS; ANY DAMAGED AREAS SHALL BE REPAIRED OR REPLACED TO MAINTAIN WATERTIGHT ASSEMBLY.
- INSTALL NEW WINDOWS, DOORS, AND STOREFRONT SYSTEMS IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND MAINTAIN ORIGINAL OPENING DIMENSIONS UNLESS OTHERWISE DIRECTED.
- COORDINATE INSTALLATION OF EXTERIOR LIGHTING, SIGNAGE, AND MECHANICAL EQUIPMENT WITH ARCHITECT TO MINIMIZE VISUAL IMPACT ON HISTORIC FACADES.
- ALL NEW SEALANTS, PAINTS, AND COATINGS SHALL BE COMPATIBLE WITH EXISTING MATERIALS AND LOW-VOC WHERE AVAILABLE.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY UNFORESEEN EXISTING CONDITIONS OR DISCREPANCIES THAT MAY AFFECT DESIGN INTENT OR HISTORIC PRESERVATION REQUIREMENTS.

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LICENSE INFORMATION:
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LICENSE NUMBER: 8066
STATE: SOUTH CAROLINA
FIRM: CREATIVE FOUNDER LLC
LICENSE NUMBER: 101546
STATE: SOUTH CAROLINA

SEALS:

STATE OF SOUTH CAROLINA
JARED MOORE
Greenville, SC
No. 10066
REGISTERED ARCHITECT
4/30/2025

STATE OF SOUTH CAROLINA
CREATIVE FOUNDER LLC
Greenville, SC
No. 101546
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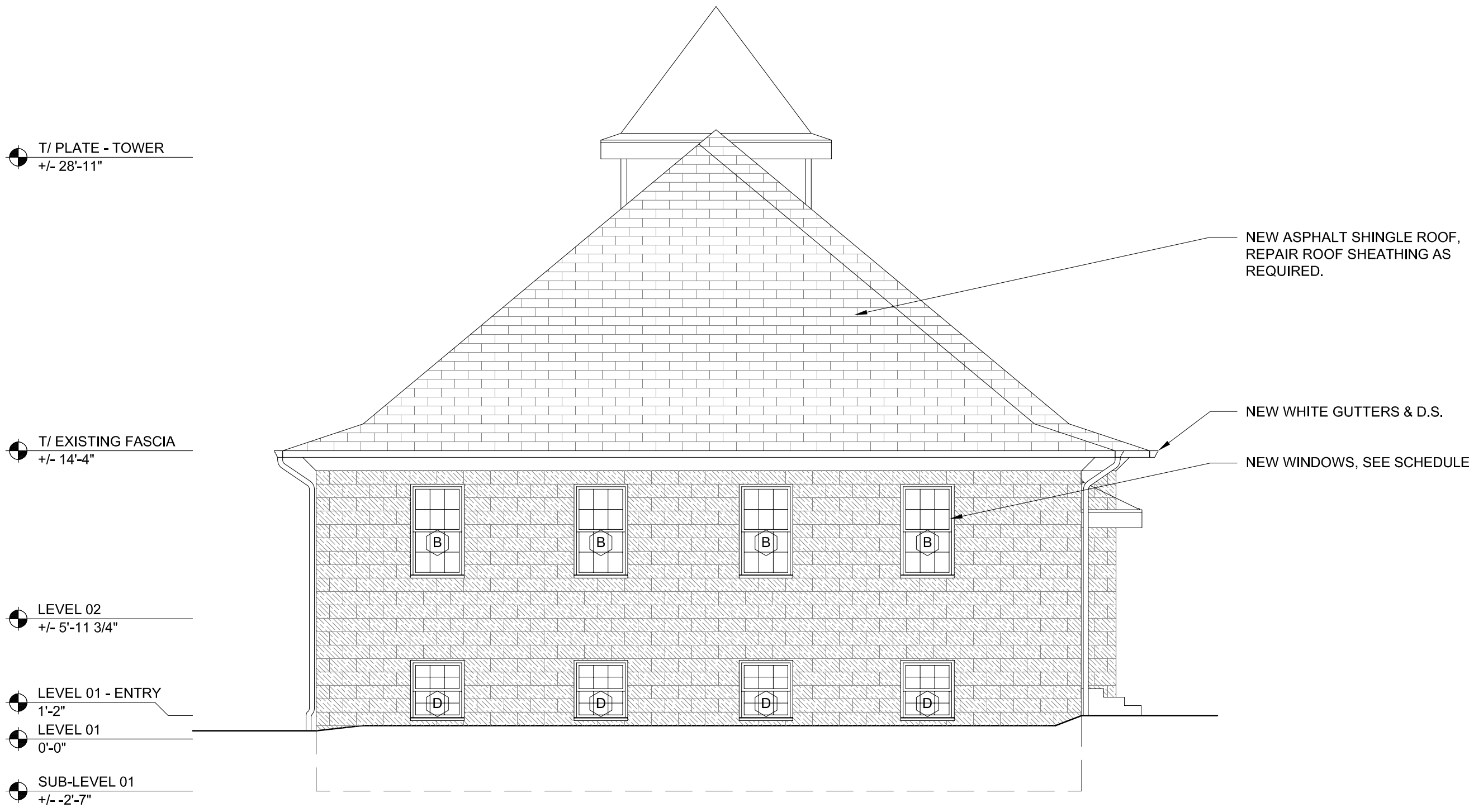
PROJECT INFORMATION:
PROJECT NAME:
BEACON STUDIOS
CLIENT:
BEANWOOD PROPERTIES, LLC
PROJECT LOCATION:
31 BURGOTTE STREET GREENVILLE, SC 29611
TAX MAP # 010000001800
CITY OF GREENVILLE

REVISIONS:
No. Date Description By

DRAWING INFORMATION:
PHASE: ISSUE FOR PERMIT
ISSUE DATE: 9/30/2025
PROJECT ARCHITECT: JM
DRAWN BY: JM
SHEET TITLE:
EXTERIOR ELEVATIONS
SHEET NO.
A301

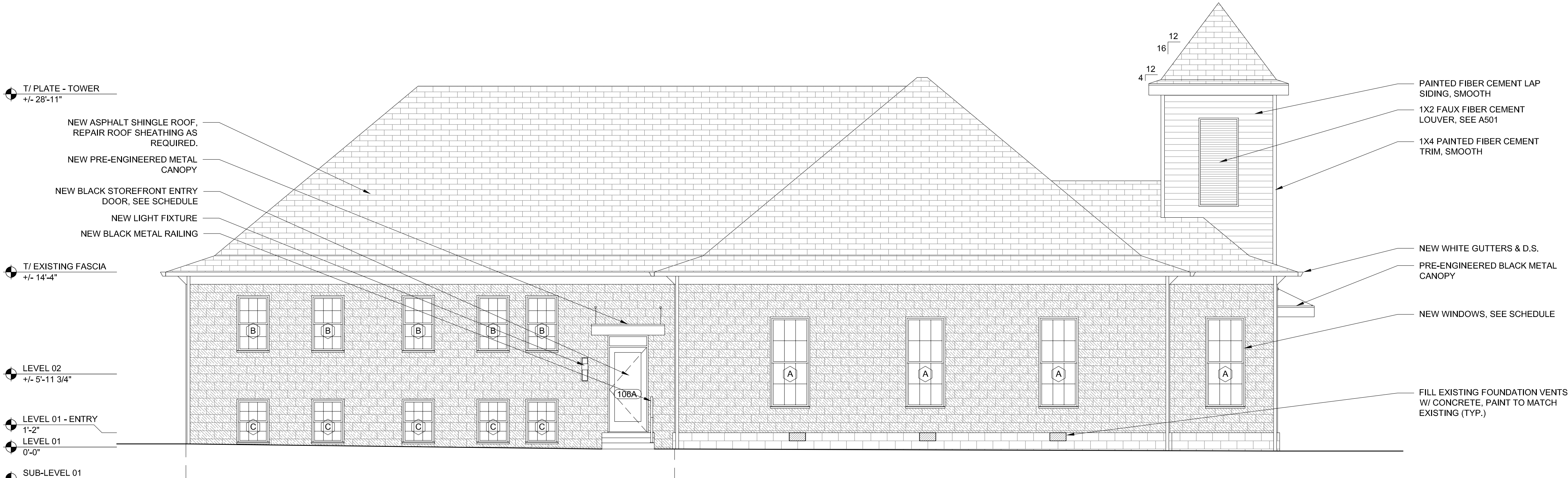
1 EXTERIOR ELEVATION - NORTH

SCALE: 3/16" = 1'-0"



2 EXTERIOR ELEVATION - WEST

SCALE: 3/16" = 1'-0"



EXTERIOR MATERIAL LEGEND:

	EXISTING - TEXTURED PAINTED CMU TYPE: EXISTING CMU MANUF: - COLOR/FINISH: PAINT SW 7005 - PURE WHITE NOTES:
	EXISTING - SMOOTH PAINTED CMU TYPE: EXISTING CMU MANUF: - COLOR/FINISH: PAINT SW 7005 - PURE WHITE NOTES:
	FC-1 - FIBER CEMENT LAP SIDING TYPE: LAP SIDING MANUF: TBD COLOR/FINISH: PAINTED - SW 7005 - PURE WHITE NOTES: 7" EXPOSURE SMOOTH FINISH
	R1 - ASPHALT SHINGLE ROOF TYPE: 30 YEAR ARCHITECTURAL SHINGLE MANUF: TBD COLOR: DARK GRAY NOTES: INSTALL OVER 30# ROOFING FELT

GENERAL NOTES - EXTERIOR ELEVATIONS:

- CONTRACTOR SHALL VERIFY ALL EXTERIOR DIMENSIONS, CONDITIONS, AND ELEVATIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK.
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FIRM: CREATIVE FOUNDER LLC
LICENSE NUMBER: 101546
STATE: SOUTH CAROLINA

SEALS:

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PROJECT INFORMATION:

PROJECT NAME:
BEACON STUDIOS

CLIENT:
BEANWOOD PROPERTIES, LLC

PROJECT LOCATION:
31 BURGOTTE STREET GREENVILLE, SC 29611
TAX MAP P: 010000001800
CITY OF GREENVILLE

REVISIONS:

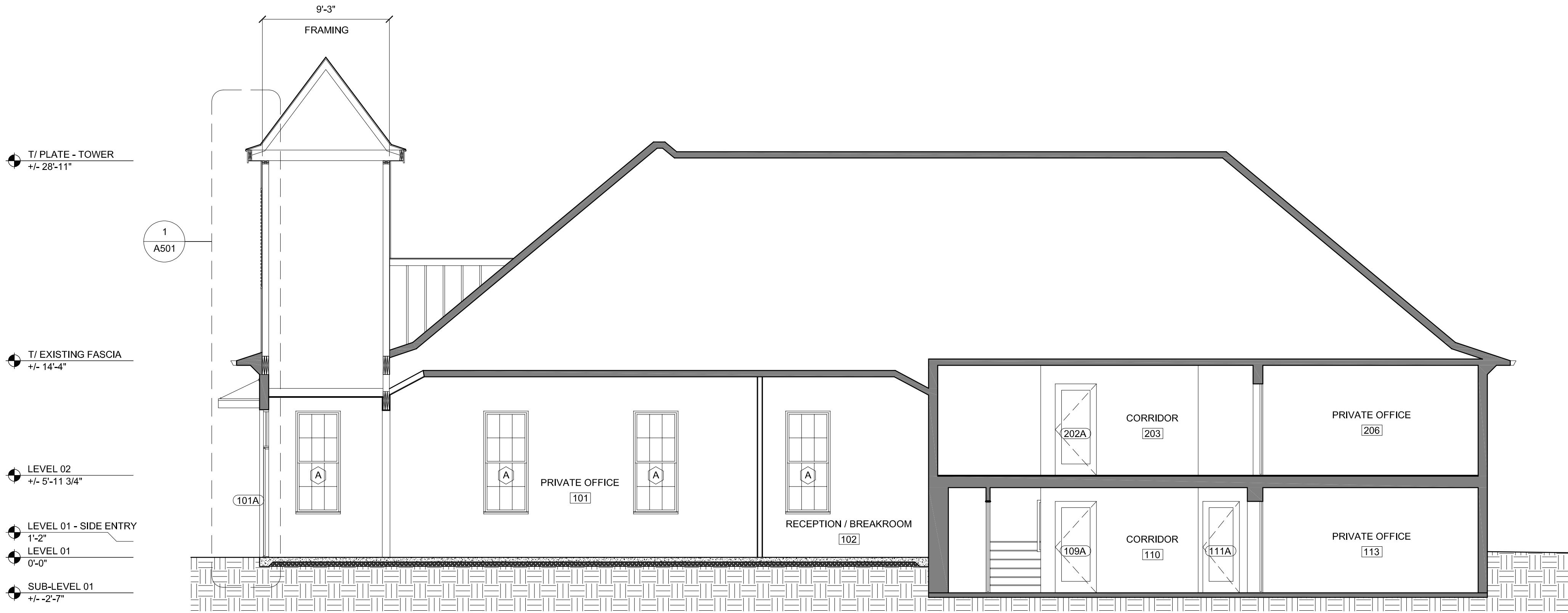
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DRAWING INFORMATION:

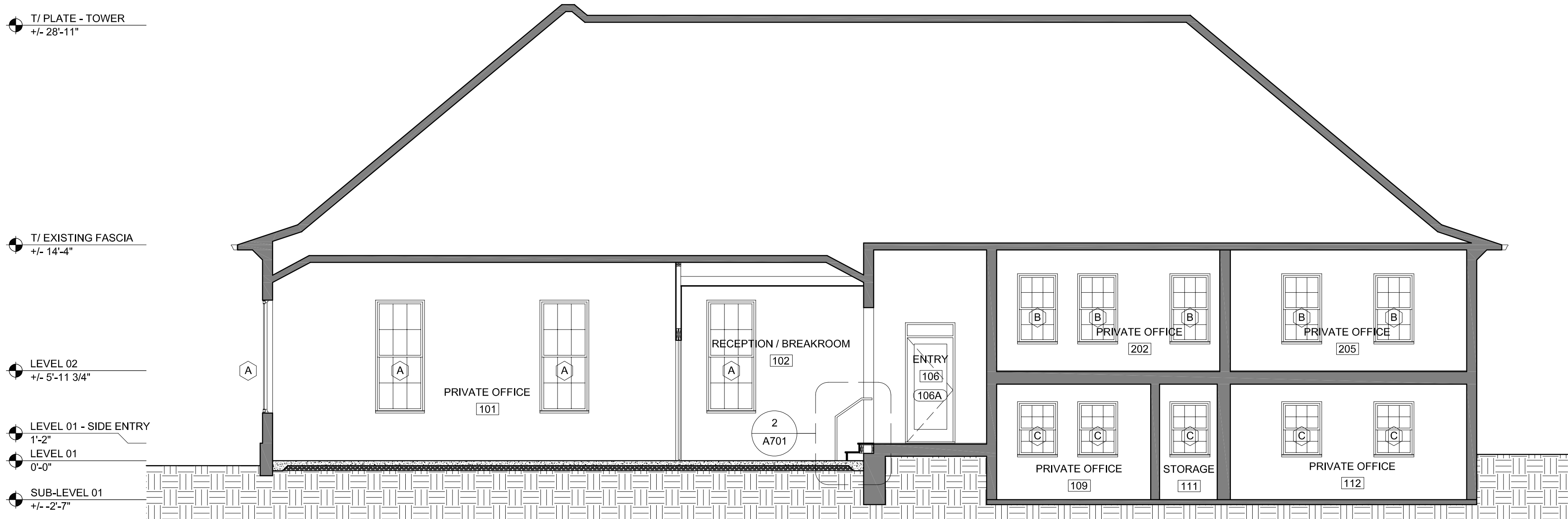
PHASE:	ISSUE FOR PERMIT
ISSUE DATE:	9/30/2025
PROJECT ARCHITECT:	JM
DRAWN BY:	JM

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO.
A302



1 BUILDING SECTION
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION
SCALE: 3/16" = 1'-0"

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DESIGN STUDIO
BESPOKE HOMES FOR
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FIRM: CREATIVE FOUNDER LLC
LICENSE NUMBER: 101546
STATE: SOUTH CAROLINA

SEALS:

STATE OF SOUTH CAROLINA
JARED MOORE
Greenville, SC
No. 8996
REGISTERED ARCHITECT
4/30/2023

STATE OF SOUTH CAROLINA
CREATIVE FOUNDER LLC
Greenville, SC
No. 101546
REGISTERED ARCHITECTS

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RESERVED FOR STATE SEALS:

PROJECT INFORMATION:

PROJECT NAME:
BEACON STUDIOS

CLIENT:
BRANWOOD PROPERTIES, LLC

PROJECT LOCATION:
31 BURGOTTE STREET GREENVILLE, SC 29611
TAX MAP P: 010000001800
CITY OF GREENVILLE

REVISIONS:

No.	Date	Description	By
-----	------	-------------	----

DRAWING INFORMATION:

PHASE: ISSUE FOR PERMIT
ISSUE DATE: 9/30/2025
PROJECT ARCHITECT: JM
DRAWN BY: JM

SHEET TITLE:

BUILDING SECTIONS

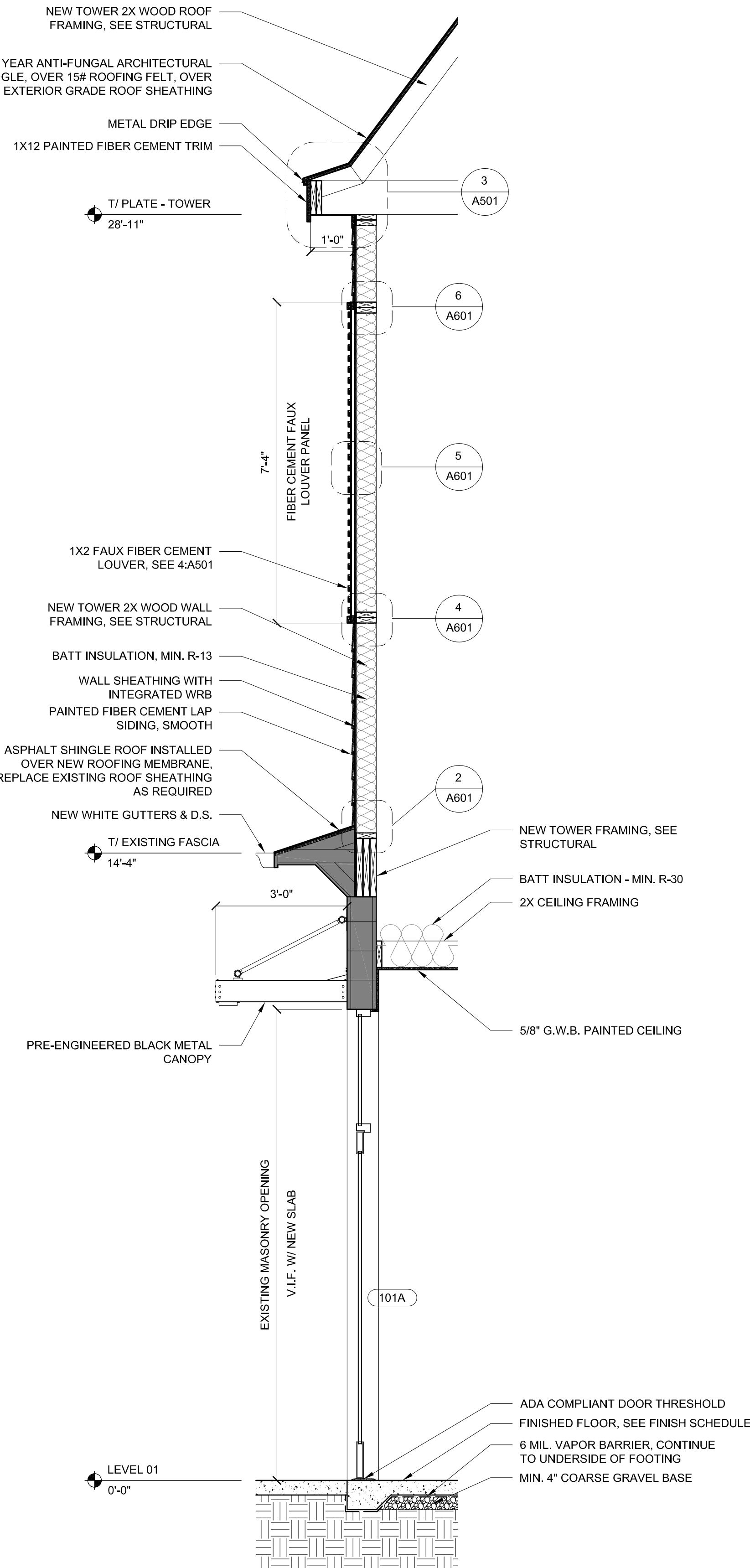
SHEET NO.

A401

1

WALL SECTION

SCALE: 1/2" = 1'-0"



2

DETAIL - TOWER BASE AT ROOF

SCALE: 3" = 1'-0"

SELF ADHERED FLASHING MEMBRANE AT TOP OF EXTENDED ROOFING MEMBRANE

PAINTED FIBER CEMENT LAP SIDING, SMOOTH

WALL SHEATHING WITH INTEGRATED WRB

CONTINUE ROOFING MEMBRANE UP WALL MIN. 12"

SELF ADHERED FLASHING MEMBRANE

METAL FLASHING

ASPHALT SHINGLE ROOF INSTALLED OVER NEW ROOFING MEMBRANE, REPLACE EXISTING ROOF SHEATHING AS REQUIRED

4

DETAIL - TOWER LOUVER SILL

SCALE: 3" = 1'-0"

WALL SHEATHING WITH INTEGRATED WRB

PAINTED 1X2 FIBER CEMENT BATTEN, SMOOTH

PAINTED FIBER CEMENT PANEL, SMOOTH

SELF ADHERED FLASHING MEMBRANE

PAINTED METAL FLASHING, MATCH WALL COLOR

PAINTED 5/4" X 2 FIBER CEMENT TRIM SMOOTH, BEVEL CUT TOP FOR DRAINAGE

DRIP EDGE

WOOD FRAMING, SEE STRUCTURAL

PAINTED FIBER CEMENT LAP SIDING, SMOOTH

5

DETAIL - TOWER LOUVER SPACING

SCALE: 3" = 1'-0"

WALL SHEATHING WITH INTEGRATED WRB

3" O.C. TYP.

PAINTED 1X2 FIBER CEMENT BATTEN, SMOOTH

PAINTED FIBER CEMENT PANEL, SMOOTH

WOOD FRAMING, SEE STRUCTURAL

6

DETAIL - TOWER LOUVER HEAD

SCALE: 3" = 1'-0"

WOOD FRAMING, SEE STRUCTURAL

PAINTED FIBER CEMENT LAP SIDING, SMOOTH

SELF ADHERED FLASHING MEMBRANE

WALL SHEATHING WITH INTEGRATED WRB

PAINTED METAL FLASHING, MATCH WALL COLOR

PAINTED 5/4" X 2 FIBER CEMENT TRIM SMOOTH, BEVEL CUT TOP FOR DRAINAGE

DRIP EDGE

PAINTED 1X2 FIBER CEMENT BATTEN, SMOOTH

PAINTED FIBER CEMENT PANEL, SMOOTH

3

DETAIL - TOWER SOFFIT

SCALE: 3" = 1'-0"

30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLE, OVER 15# ROOFING FELT, OVER EXTERIOR GRADE ROOF SHEATHING

2X ROOF FRAMING, SEE STRUCTURAL

ICE AND WATER SHIELD, LAP OVER DRIP EDGE

SELF-ADHERED FLASHING MEMBRANE

METAL DRIP EDGE

PAINTED 5/4" X 2" FIBER CEMENT FASCIA, SMOOTH

PAINTED 5/4" X 12" FIBER CEMENT FASCIA, SMOOTH

PAINTED 1X4 FIBER CEMENT SOFFIT, SMOOTH

PAINTED 1X4 FIBER CEMENT TRIM, SMOOTH

PAINTED FIBER CEMENT LAP SIDING, SMOOTH

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LICENSE INFORMATION:
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LICENSE NUMBER: 8096
STATE: SOUTH CAROLINA
FIRM: CREATIVE FOUNDER, LLC
LICENSE NUMBER: 101546
STATE: SOUTH CAROLINA

SEALS:

STATE OF SOUTH CAROLINA
JARED MOORE
Greenville, SC
REGISTERED ARCHITECT
4/20/2025

STATE OF SOUTH CAROLINA
CREATIVE FOUNDER LLC
Greenville, SC
REGISTERED ARCHITECTS
No. 101546

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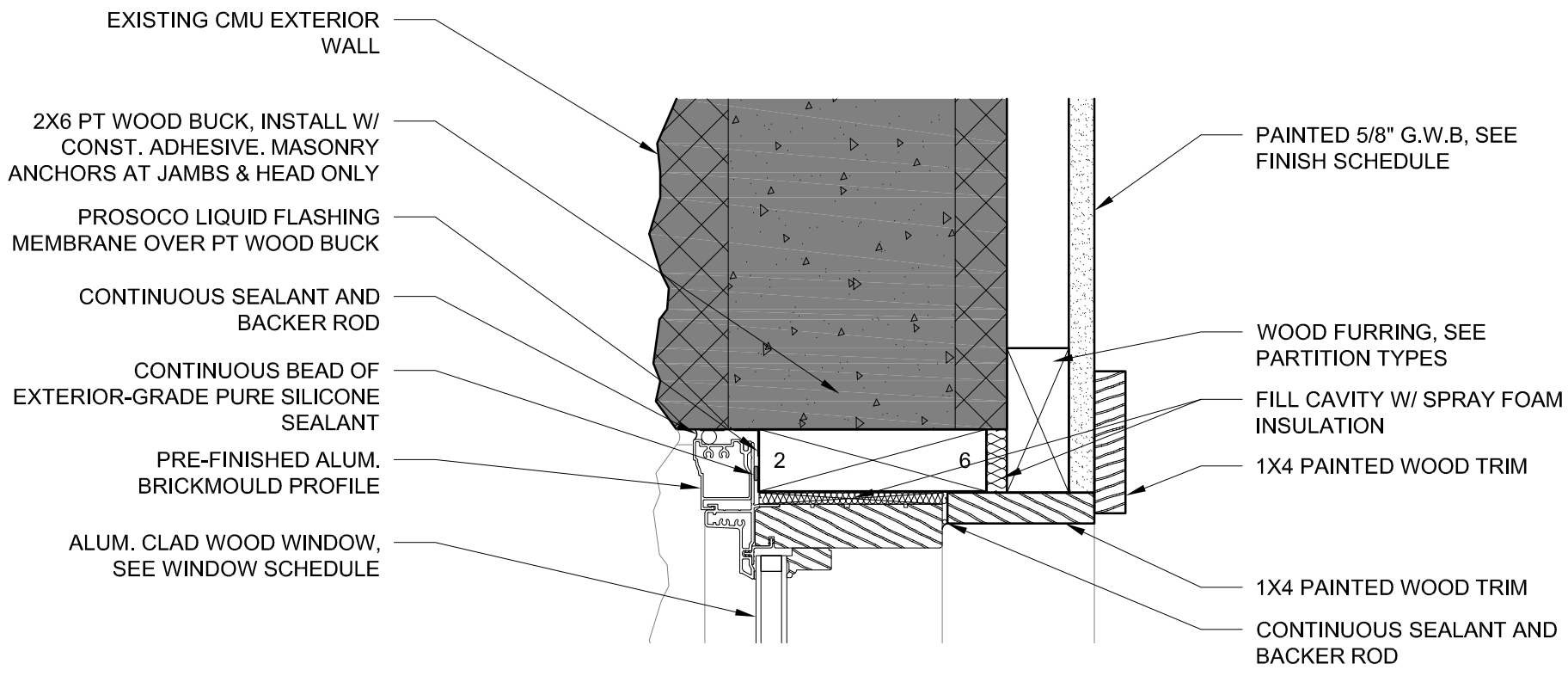
PROJECT INFORMATION:
PROJECT NAME:
BEACON STUDIOS
CLIENT:
BEANWOOD PROPERTIES, LLC
PROJECT LOCATION:
31 BURGOTTE STREET GREENVILLE, SC 29611
N/A MAP # 0118000001800
CITY OF GREENVILLE

REVISIONS:
No. Date Description By

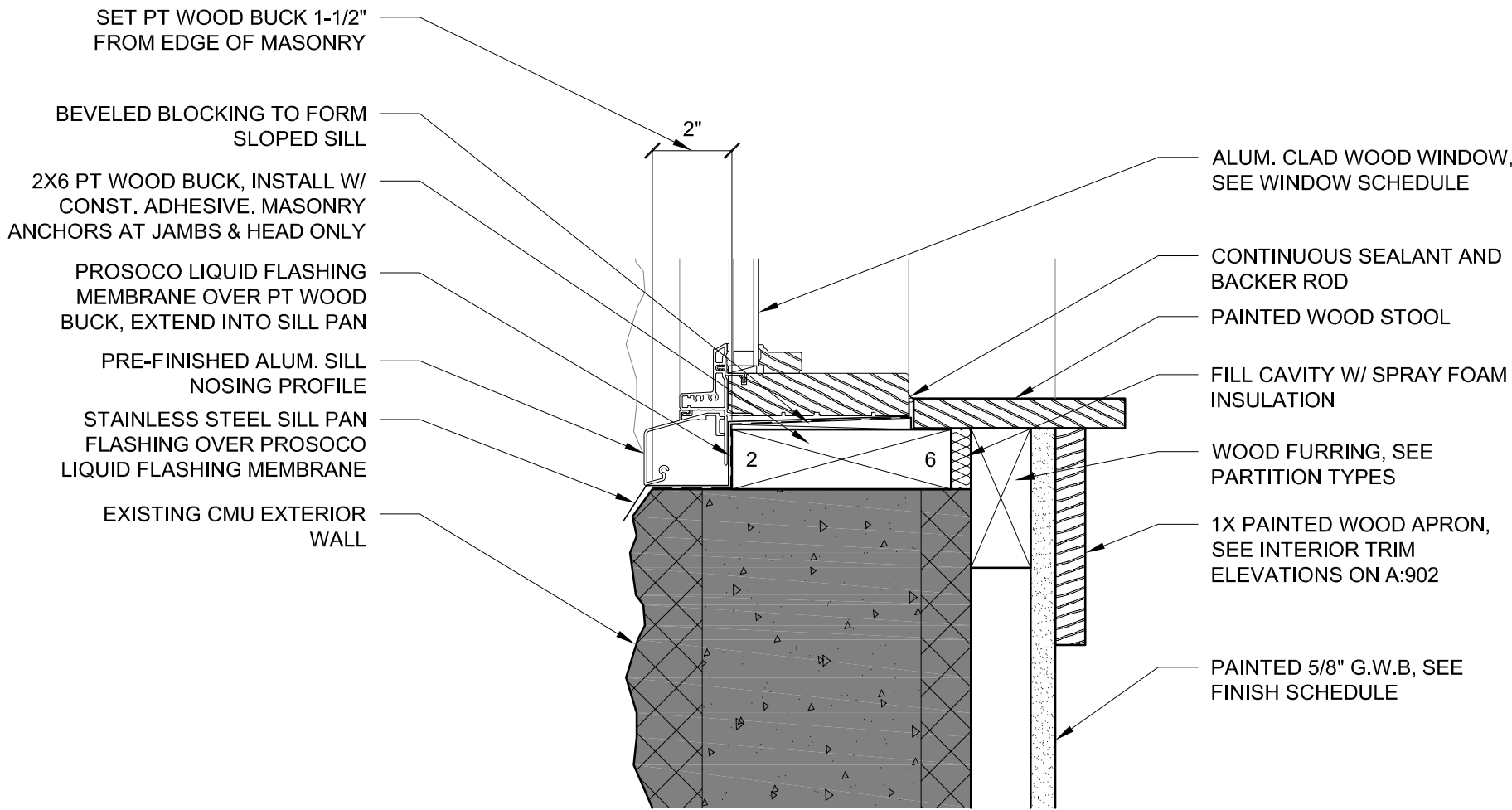
DRAWING INFORMATION:
PHASE: ISSUE FOR PERMIT
ISSUE DATE: 9/30/2025
PROJECT ARCHITECT: JM
DRAWN BY: JM

SHEET TITLE:
WALL SECTION &
EXTERIOR DETAILS

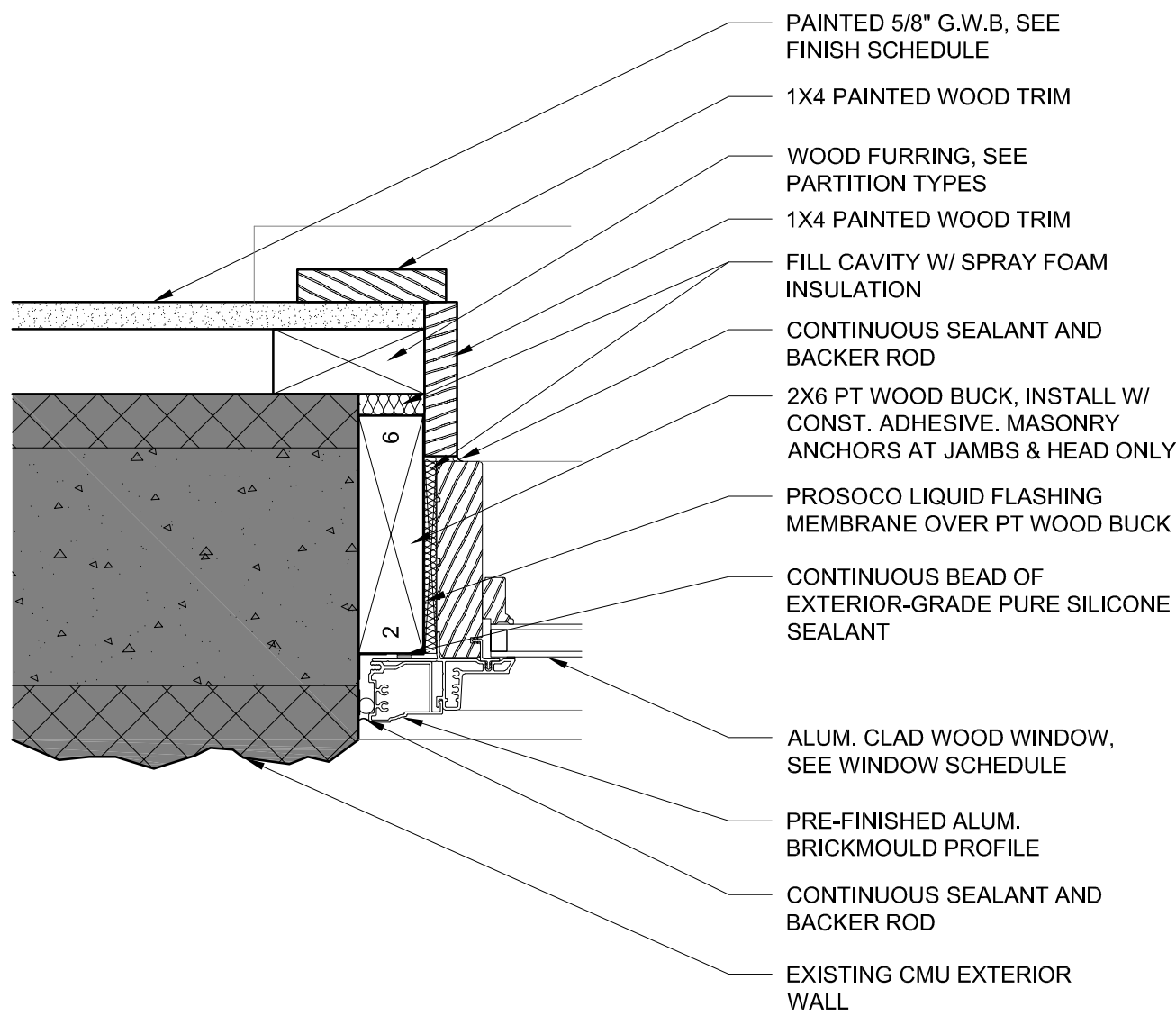
SHEET NO.
A501



1 | DETAIL - TYP. WINDOW HEAD AT EXISTING CMU
SCALE: 3" = 1'-0"



2 | DETAIL - TYP. WINDOW SILL AT EXISTING CMU
SCALE: 3" = 1'-0"



3 | DETAIL - TYP. WINDOW JAMB AT EXISTING CMU
SCALE: 3" = 1'-0"

GENERAL WINDOW NOTES:

1. PROVIDE ALUMINUM-CLAD WOOD WINDOWS AS SCHEDULED, ALL UNITS SHALL BE FACTORY ASSEMBLED, FULLY GLAZED, AND DELIVERED WITH PROTECTIVE COVERINGS INTACT.
2. INSTALL WINDOWS IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS, APPROVED SHOP DRAWINGS, AND AAMA/ASTM INSTALLATION STANDARDS.
3. VERIFY DIMENSIONS AND CONDITIONS OF ALL CMU ROUGH OPENINGS PRIOR TO ORDERING AND INSTALLATION. NOTIFY ARCHITECT OF DISCREPANCIES.
4. COORDINATE AND INSTALL PRESSURE-TREATED WOOD BUCKS, SLOPED SILLS, AND OTHER BLOCKING AS REQUIRED TO RECEIVE WINDOW UNITS.
5. PROVIDE COMPLETE FLASHING SYSTEM AT ALL WINDOW OPENINGS, FULLY INTEGRATED WITH SURROUNDING WRB AND WALL SYSTEM. MAINTAIN POSITIVE DRAINAGE TO THE EXTERIOR.
6. PROVIDE CONTINUOUS, FLEXIBLE, AND COMPATIBLE SEALANTS AT ALL PERIMETERS. TOOL SEALANT SMOOTH AND MAINTAIN JOINT DIMENSIONS PER MANUFACTURER. PROTECT AND MAINTAIN SILL WEEPS CLEAR AND UNOBSTRUCTED.
7. USE CORROSION-RESISTANT FASTENERS SUITABLE FOR CMU SUBSTRATE AND PER MANUFACTURER REQUIREMENTS. DO NOT PENETRATE SILL PANS WITH FASTENERS.
8. SET WINDOWS PLUMB, LEVEL, AND SQUARE. PROVIDE UNIFORM REVEALS AND CLEARANCES AROUND ALL UNITS.
9. PROTECT ALUMINUM CLADDING, WOOD INTERIOR, AND GLASS FROM DAMAGE DURING CONSTRUCTION. REMOVE PROTECTIVE FILM ONLY WHEN DIRECTED BY OWNER/ARCHITECT.
10. ALL INSTALLATIONS SHALL BE WEATHER-TIGHT, FREE OF DISTORTION, AND IN PROPER OPERATING CONDITION UPON COMPLETION.

TYPICAL WINDOW INSTALL SEQUENCE:

1. **REMOVE EXISTING UNITS:**
 - CAREFULLY DEMO AND REMOVE EXISTING WINDOWS, SEALANTS, AND ANCHORS. CLEAN AND PREPARE THE ROUGH OPENING FREE OF DEBRIS, DUST, AND LOOSE MORTAR. REPAIR ANY DAMAGED CMU SURFACES AS REQUIRED FOR PROPER INSTALLATION.
2. **WOOD BUCK INSTALLATION:**
 - INSTALL PRESSURE-TREATED 2X6 WOOD BUCKS AT HEAD, JAMBS, AND SILL.
 - SECURE BUCKS AT JAMBS AND HEAD WITH CONSTRUCTION ADHESIVE AND MASONRY ANCHORS PER MANUFACTURER RECOMMENDATIONS.
 - DO NOT PENETRATE SILL BUCK WITH FASTENERS.
3. **SLOPED SILL BLOCKING:**
 - INSTALL BEVELED WOOD BLOCKING AT SILL TO CREATE POSITIVE SLOPE (MIN. 1/4" PER FOOT) TO EXTERIOR FOR DRAINAGE.
4. **STAINLESS STEEL SILL PAN:**
 - INSTALL CONTINUOUS STAINLESS STEEL SILL PAN FLASHING OVER SLOPED SILL BLOCKING.
 - EXTEND PAN MIN. 2" VERTICALLY AT JAMBS, EXTEND BEYOND FACE OF CMU WITH DRIP EDGE, AND FULLY INTEGRATE INTO WATER MANAGEMENT SYSTEM.
 - SEAL ALL SEAMS, CORNERS, AND END DAMS WATERTIGHT.
5. **LIQUID FLASHING MEMBRANE:**
 - APPLY CONTINUOUS PROSOCO (OR APPROVED EQUAL) LIQUID FLASHING MEMBRANE AT JAMBS, HEAD, AND SILL. EXTEND MEMBRANE INTO SILL PAN AND TIE INTO ADJACENT WALL WRB/FLASHING. ENSURE FULL COVERAGE OVER FASTENERS AND WOOD-TO-CMU TRANSITIONS.
6. **WINDOW INSTALLATION:**
 - APPLY CONTINUOUS BEAD OF 100% SILICONE SEALANT AT INTERIOR FACE OF HEAD AND JAMB BUCKS PRIOR TO WINDOW PLACEMENT.
 - SET ALUMINUM-CLAD WOOD WINDOW UNIT PLUMB, LEVEL, AND SQUARE IN OPENING.
 - ATTACH WINDOW PER MANUFACTURER'S INSTALLATION GUIDELINES, USING CORROSION-RESISTANT FASTENERS.
 - VERIFY CLEARANCES PER MANUFACTURER TOLERANCES FOR EXPANSION/CONTRACTION.
7. **SEALANT JOINTS:**
 - AFTER WINDOW IS SET AND SHIMMED, INSTALL BACKER ROD AND CONTINUOUS BEAD OF SILICONE SEALANT AT HEAD AND JAMB PERIMETERS.
 - TOOL SEALANT FOR SMOOTH, WEATHER-TIGHT FINISH.
 - DO NOT SEAL ACROSS BOTTOM SILL WEEPS; MAINTAIN DRAINAGE PATH.
8. **FINAL INTEGRATION:**
 - COORDINATE INSTALLATION OF ADJACENT MASONRY SEALANTS, TRIMS, OR OTHER FACADE FINISHES TO ENSURE CONTINUITY OF AIR AND WATER BARRIERS. PROTECT ALUMINUM CLADDING DURING CONSTRUCTION TO PREVENT SCRATCHES OR DAMAGE.

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4/30/2025

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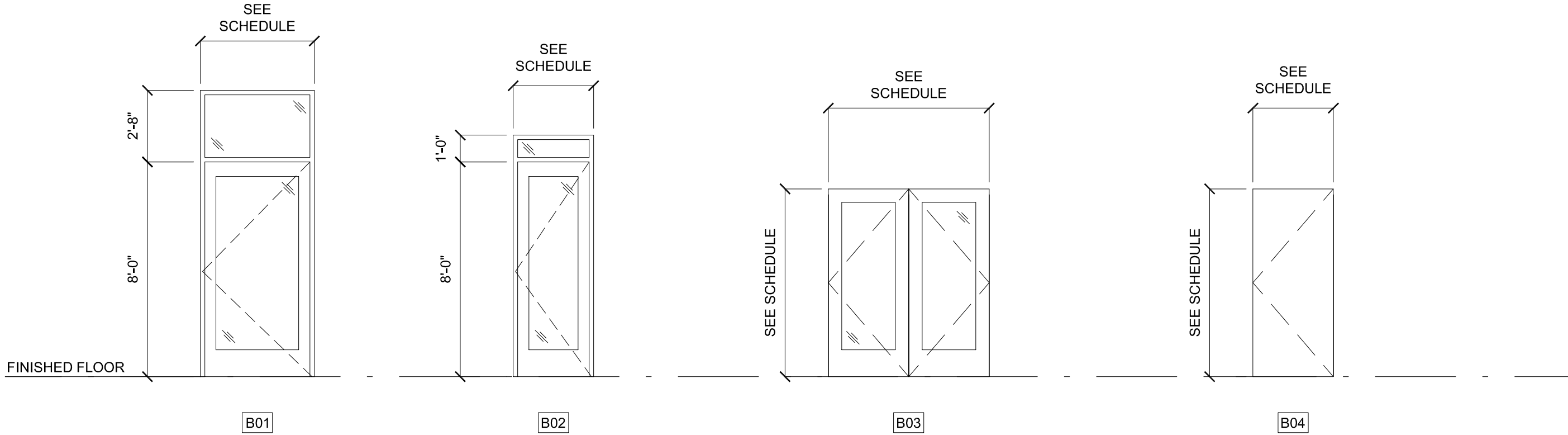
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EXTERIOR DETAILS
SHEET NO.
A601

DOOR SCHEDULE														
DOOR NO.	ROOM NO.	ROOM NAME	TYPE	FIRE RATING	HARDWARE	SIZE		DOOR			FRAME		HARDWARE COMMENTS	REMARKS
						WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH		
101A	101	PRIVATE OFFICE	B01	-	-	3'-0"	8'-0"	1-3/4"	ALUM	ALUM	ALUM	ALUM		STOREFRONT W/ TRANSOM
101B	101	PRIVATE OFFICE	B03	-	-	6'-0"	8'-0"	1-3/4"	WD	PT	WD	PT		FULL LITE GLASS DOORS
104A	104	RESTROOM	B04	-	-	3'-0"	6'-8"	1-3/4"	WD	PT	WD	PT		
105A	105	RESTROOM	B04	-	-	3'-0"	6'-8"	1-3/4"	WD	PT	WD	PT		
106A	106	ENTRY	B02	-	-	3'-0"	8'-0"	1-3/4"	ALUM	ALUM	ALUM	ALUM		STOREFRONT W/ TRANSOM
107A	107	STORAGE	B04	-	-	2'-8"	6'-8"	1-3/4"	WD	PT	WD	PT		
108A	108	PRIVATE OFFICE	B04	-	-	3'-0"	6'-8"	1-3/4"	WD	PT	WD	PT		
109A	109	PRIVATE OFFICE	B04	-	-	3'-0"	6'-8"	1-3/4"	WD	PT	WD	PT		
111A	111	STORAGE	B04	-	-	2'-8"	6'-8"	1-3/4"	WD	PT	WD	PT		
112A	112	PRIVATE OFFICE	B04	-	-	3'-0"	6'-8"	1-3/4"	WD	PT	WD	PT		
113A	113	PRIVATE OFFICE	B04	-	-	3'-0"	6'-8"	1-3/4"	WD	PT	WD	PT		
201A	201	PRIVATE OFFICE	B04	-	-	3'-0"	6'-8"	1-3/4"	WD	PT	WD	PT		
202A	202	PRIVATE OFFICE	B04	-	-	3'-0"	6'-8"	1-3/4"	WD	PT	WD	PT		
204A	204	PRIVATE OFFICE	B04	-	-	3'-0"	6'-8"	1-3/4"	WD	PT	WD	PT		
205A	205	PRIVATE OFFICE	B04	-	-	3'-0"	6'-8"	1-3/4"	WD	PT	WD	PT		

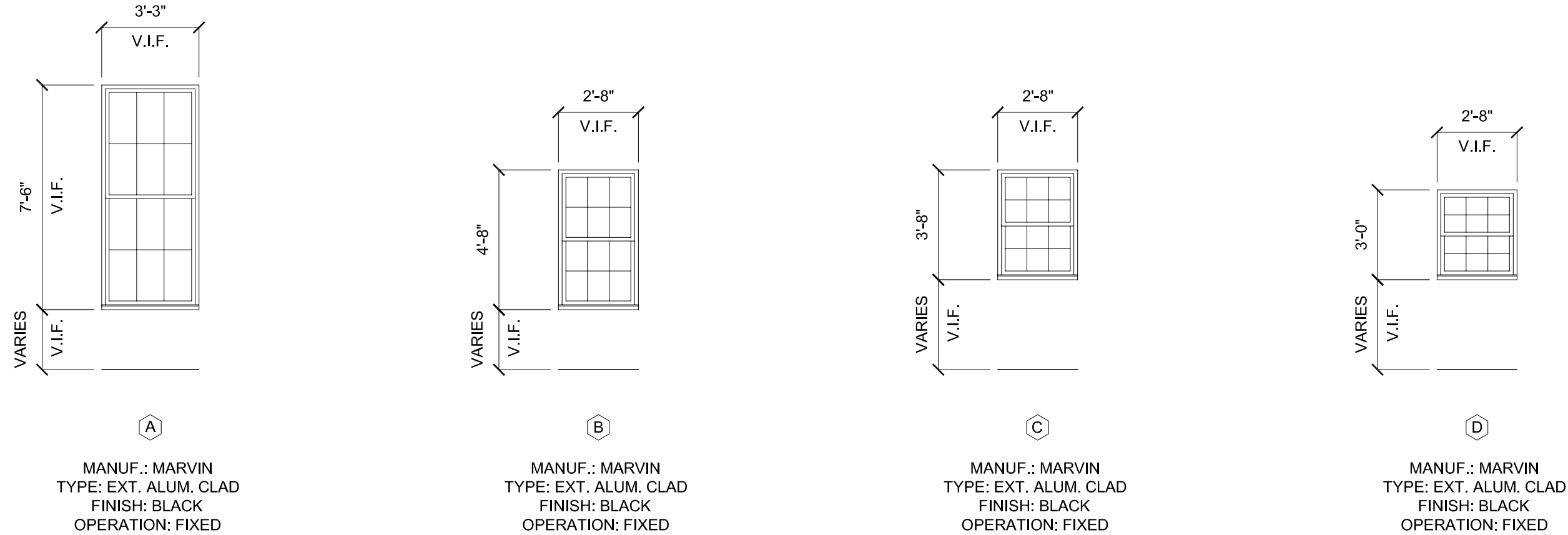
GENERAL DOOR & WINDOW NOTES:

- GC TO FIELD VERIFY ALL EXISTING DOOR AND WINDOW OPENINGS PRIOR TO ORDERING.
- ALL EXTERIOR DOORS TO MEET IECC 2009 REQUIREMENTS FOR U-FACTOR.
- STEEL DOORS AND FRAMES: FABRICATE FRAMES OF MINIMUM 16 GAUGE COLD-ROLLED STEEL, DOUBLE RABBIT PROFILE, MITERED CORNERS. PROVIDE FULLY WELDED FRAMES AT ALL EXTERIOR HM DOORS. KNOCK-DOWN FRAMES AT INTERIOR DOORS ARE ACCEPTABLE.
- ALL INTERIOR DOORS TO BE PAINTED SOLID CORE DOORS, UNLESS NOTED OTHERWISE. COORD. FINISH SELECTION WITH OWNER PRIOR TO ORDERING.



1 | DOOR ELEVATIONS

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



2 | WINDOW ELEVATIONS

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

GENERAL WINDOW NOTES:

- GC TO FIELD VERIFY ALL EXISTING DOOR AND WINDOW OPENINGS PRIOR TO ORDERING.
- BASIS OF DESIGN: MARVIN ALUMINUM CLAD WOOD WINDOW OR APPROVED EQUAL.
- SEE A601 FOR TYPICAL WINDOW HEAD, JAMB, AND SILL DETAILS. ARCHITECT TO REVIEW ROUGH OPENING PREP AND WATERPROOFING PRIOR TO WINDOW INSTALL.

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BESPOKE HOMES FOR INSPIRED LIVING

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FIRM: CREATIVE FOUNDER, LLC

LICENSE NUMBER: 101546

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SEALS:

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Greenville, SC

No. 8096

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4/30/2025

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BEACON STUDIOS

CLIENT:

BRANWOOD PROPERTIES, LLC

PROJECT LOCATION:

31 BURDETTE STREET GREENVILLE, SC 29611

TAX MAP P: 019000001800

CITY OF GREENVILLE

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Rev. Date Description By

DRAWING INFORMATION:

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ISSUE DATE:

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PROJECT ARCHITECT:

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DRAWN BY:

JM

SHEET TITLE:

SCHEDULES

SHEET NO.

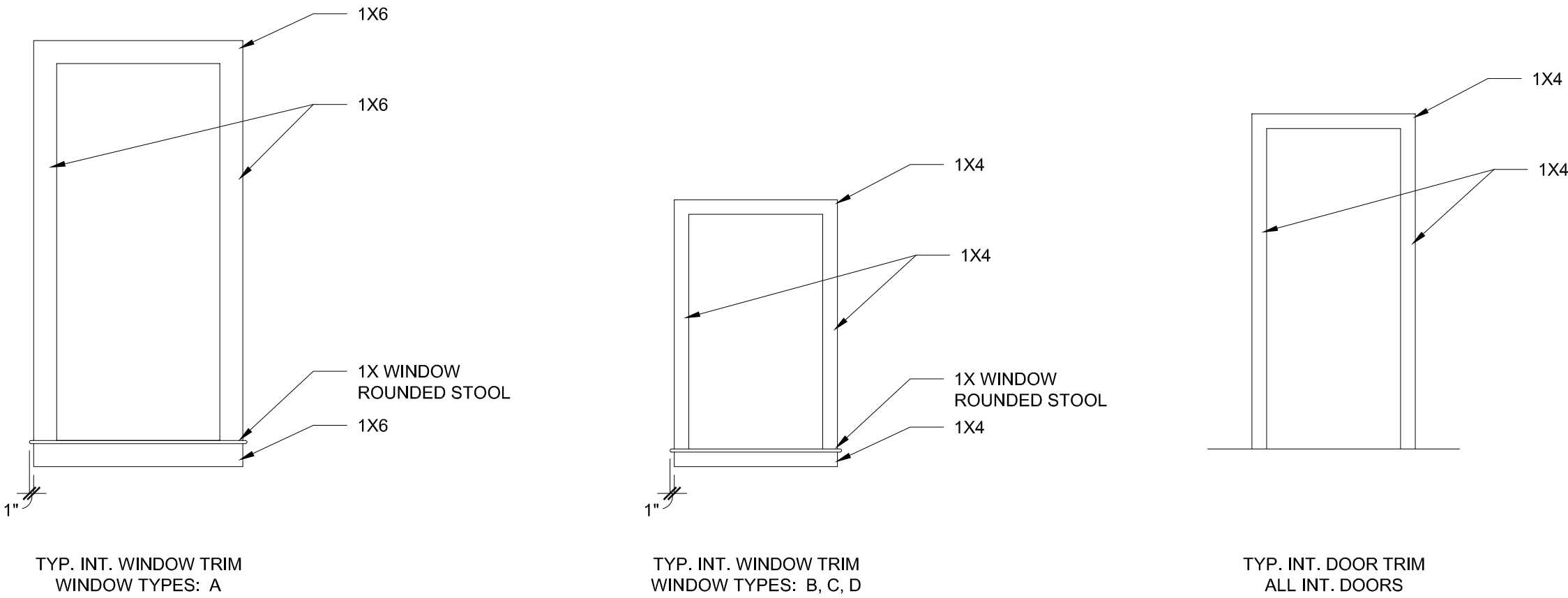
A901

FINISH SCHEDULE									
ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS
				NORTH	EAST	SOUTH	WEST		
101	PRIVATE OFFICE	CONC.	B1	P1	P1	P1	P1	C1 / P3	
102	RECEPTION / BREAKROOM	CONC.	B1	P1	P1	P1	P1	C1 / P3	
103	CORRIDOR	CONC.	B1	P1	P1	P1	P1	C1 / P3	
104	RESTROOM	CONC.	B1	P1	P1	P1	P1	C1 / P3	WALL TILE AT WET WALL, SEE A801 INTERIOR ELEVATIONS
105	RESTROOM	CONC.	B1	P1	P1	P1	P1	C1 / P3	WALL TILE AT WET WALL, SEE A801 INTERIOR ELEVATIONS
106	ENTRY	HWF	B1	P1	P1	P1	P1	C1 / P3	
107	STORAGE	CONC.	B1	P1	P1	P1	P1	C1 / P3	
108	PRIVATE OFFICE	CONC.	B1	P1	P1	P1	P1	C1 / P3	
109	PRIVATE OFFICE	CONC.	B1	P1	P1	P1	P1	C1 / P3	
110	CORRIDOR	CONC.	B1	P1	P1	P1	P1	C1 / P3	
111	JANITORIAL	CONC.	B1	P1	P1	P1	P1	C1 / P3	
112	PRIVATE OFFICE	CONC.	B1	P1	P1	P1	P1	C1 / P3	
113	PRIVATE OFFICE	CONC.	B1	P1	P1	P1	P1	C1 / P3	
201	PRIVATE OFFICE	HWF	B1	P1	P1	P1	P1	C1 / P3	
202	PRIVATE OFFICE	HWF	B1	P1	P1	P1	P1	C1 / P3	
203	CORRIDOR	HWF	B1	P1	P1	P1	P1	C1 / P3	
204	PRIVATE OFFICE	HWF	B1	P1	P1	P1	P1	C1 / P3	
205	PRIVATE OFFICE	HWF	B1	P1	P1	P1	P1	C1 / P3	

FINISH LEGEND			
PLAN MARK	MANUFACTURER	DESCRIPTION	NOTES
CEILING			
C1		5/8" GYP. BD	APPLY SINGLE LAYER TO ALL EXISTING CEILINGS AND NEW DROPPED CEILINGS, SEE RCP
FLOORING			
HWF	JORDAN LUMBER	REFINISH EXISTING HWF, REPLACE W/ MATCHING AS REQUIRED	MATCH EXISTING
BASE TRIM			
B1	RELIABLT - LOWES	L04610216 - 9/16" x 5 1/4" WOOD BASE WITH QUARTER ROUND TRIM	PAINTED SW 7005 PURE WHITE SATIN FINISH
PAINTS & STAINS			
P1	SHERWIN WILLIAMS	7005 PURE WHITE - EGGSHELL FINISH	ALL WALLS
P2	SHERWIN WILLIAMS	7005 PURE WHITE - SATIN FINISH	ALL BASE, DOOR, & WINDOW TRIM
P3	SHERWIN WILLIAMS	7007 CEILING BRIGHT WHITE	ALL CEILINGS
ST1	SHERWIN WILLIAMS	TBD	MATCH HWF STAIN
TILE & COUNTERTOPS			
T1	DAL TILE	BASIS OF DESIGN: 2X10 WHITE SUBWAY	FINAL SELECTION TBD BY OWNER
T2	DAL TILE	BASIS OF DESIGN: 3X3 WHITE SUBWAY	FINAL SELECTION TBD BY OWNER
CT1		LEVEL 2 QUARTZ COUNTERTOP	FINAL SELECTION TBD BY OWNER

NOTES:

1. ALL FINISHES TO MEET FLAME SPREAD REQUIREMENTS. INSTALL ALL MATERIALS PER MANUFACTURER RECOMMENDATIONS.
2. CONFIRM ALL FINISHES W/ OWNER PRIOR TO ORDERING.



1

INTERIOR TRIM ELEVATIONS

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

GENERAL INTERIOR FINISH NOTES:

1. SUBMIT SAMPLES AND SHOP DRAWINGS OF ALL SPECIFIED FINISHES FOR FINAL OWNER APPROVAL BEFORE ORDERING OR BEGINNING WORK.
2. ALL SUBSTRATES TO BE TESTED FOR MOISTURE LEVELS BEFORE INSTALLING FINISH MATERIALS.
3. ALL FINISH MATERIALS TO BE INSTALLED PER MANUFACTURER'S LITERATURE AND INDUSTRY STANDARDS.
4. ALL SPECIFIED FLOORING AND FLOORING TRANSITIONS ARE TO BE INSTALLED TO MEET ACCESSIBILITY REQUIREMENTS.
5. ALL SURFACES SPECIFIED TO RECEIVE PAINT ARE TO BE PRIMED FIRST.
6. FLOORING TRANSITIONS BETWEEN ROOMS WITH DOORS IS TO OCCUR AT CENTERLINE OF CLOSED DOOR.
7. CAULK AT CASEWORK TO BE COLOR MATCHED TO ADJACENT SURFACE. SUBMIT SAMPLES FOR FINAL ARCHITECT APPROVAL BEFORE ORDERING OR BEGINNING WORK.
8. PROVIDE PAINT MOCK-UPS (5" x 5") IN EACH ROOM FOR SPECIFIED COLOR(S) FOR FINAL OWNER APPROVAL BEFORE ORDERING OR BEGINNING WORK.
9. EVERY SURFACE IS TO RECEIVE A FINISH. NOTIFY ARCHITECT IMMEDIATELY OF ANY OMITTED SURFACES.
10. ELECTRICAL WALL PLATES THROUGHOUT ARE TO BE WHITE PLATES WITH WHITE DEVICES.
11. CONTRACTOR TO PROVIDE OWNER WITH ATTIC STOCK OF THE FOLLOWING SPECIFIED FINISHES (EACH TYPE AND COLOR):

- BASE (16 LINEAR FEET MIN)
- WALL TILE (ALL EXTRA TILE OF EACH TYPE)
- PAINT (1 GALLON MIN PER TYPE)

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BRANWOOD PROPERTIES, LLC

PROJECT LOCATION:
31 BURGOTTE STREET GREENVILLE, SC 29611
NAX MAP # 0119000001800
CITY OF GREENVILLE

REVISIONS:

No.	Date	Description	By
-----	------	-------------	----

DRAWING INFORMATION:

PHASE: ISSUE FOR PERMIT

ISSUE DATE: 9/30/2025

PROJECT ARCHITECT: JM

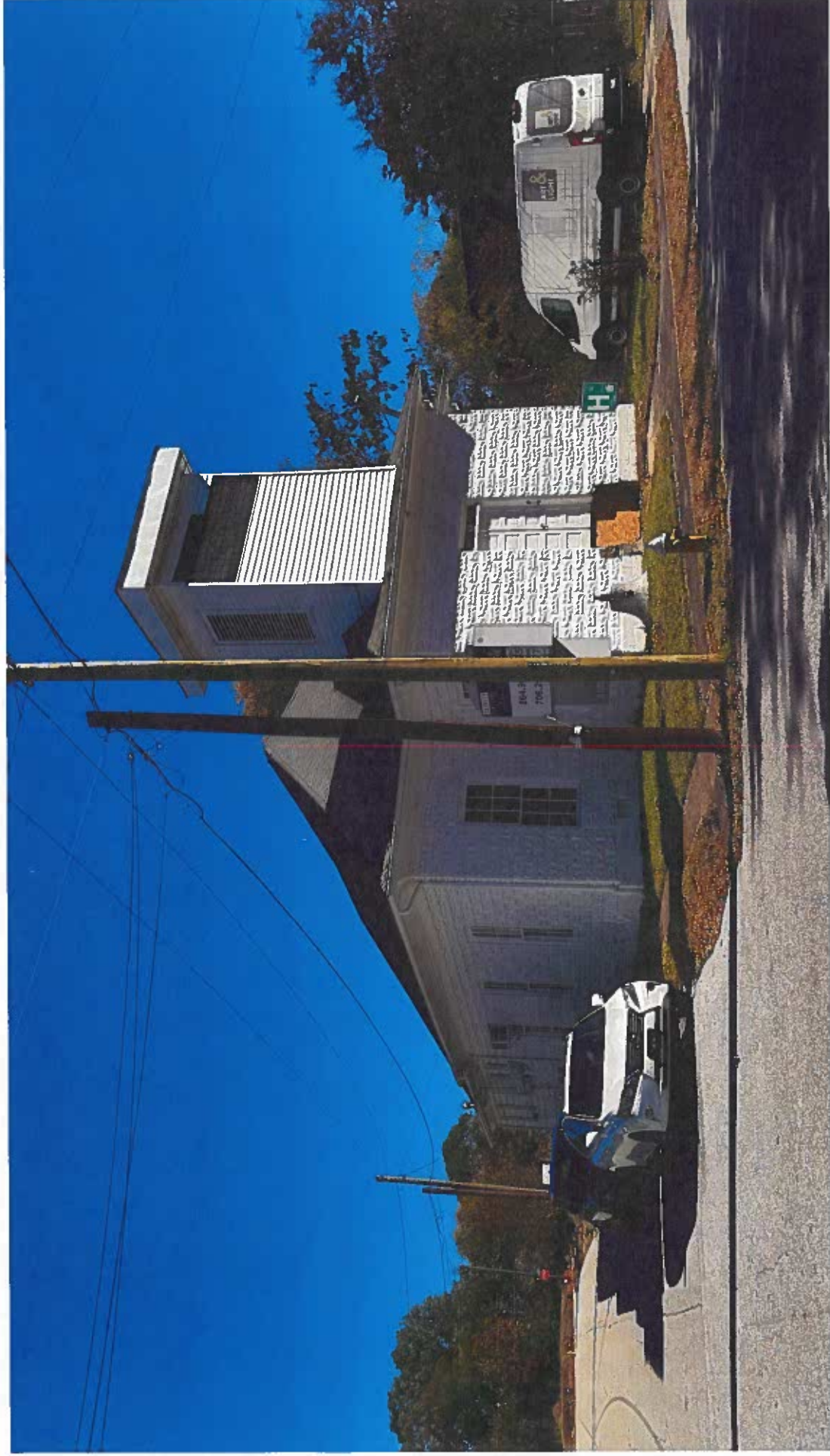
DRAWN BY: JM

SHEET TITLE:

FINISH SCHEDULE

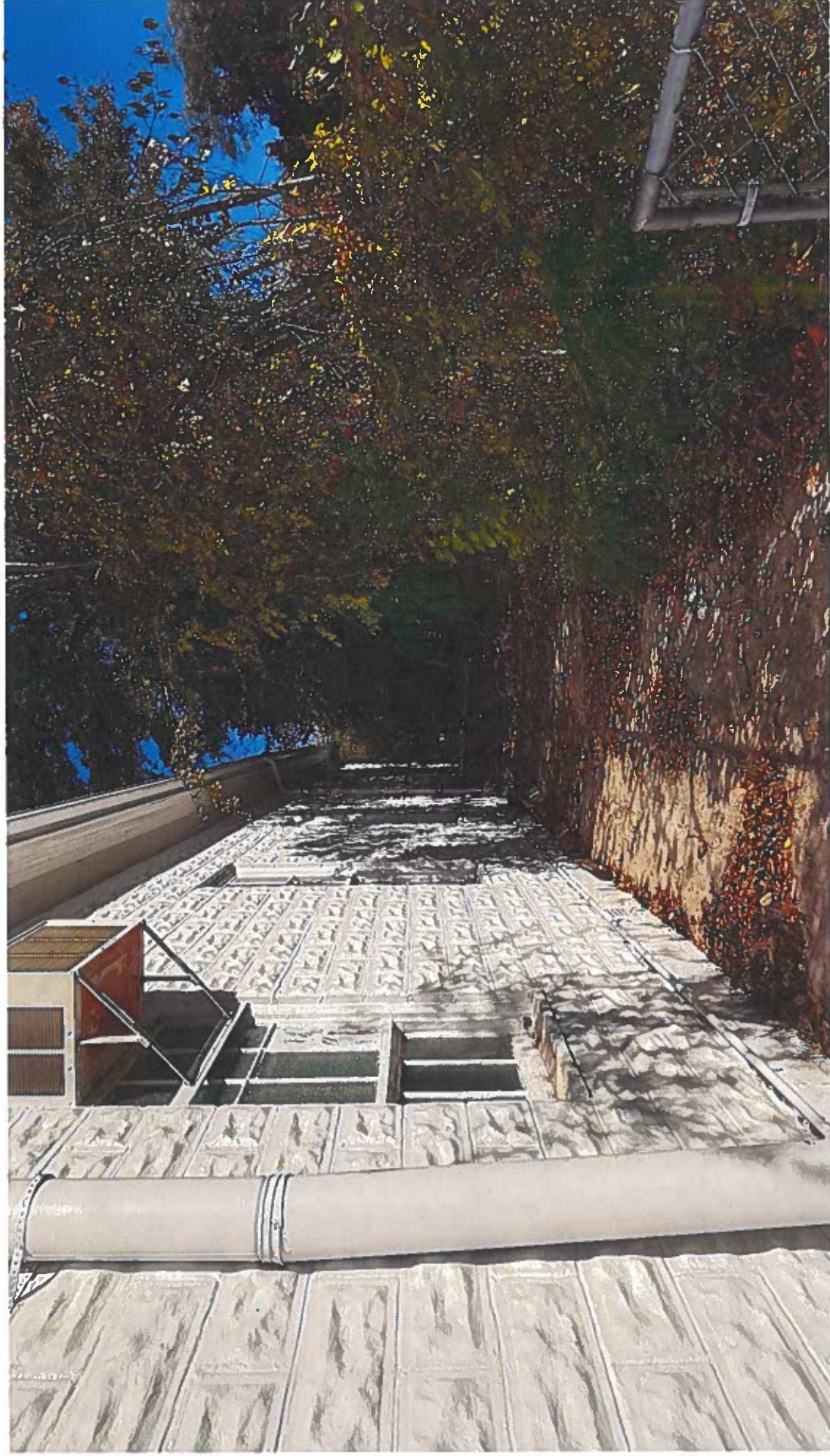
SHEET NO.

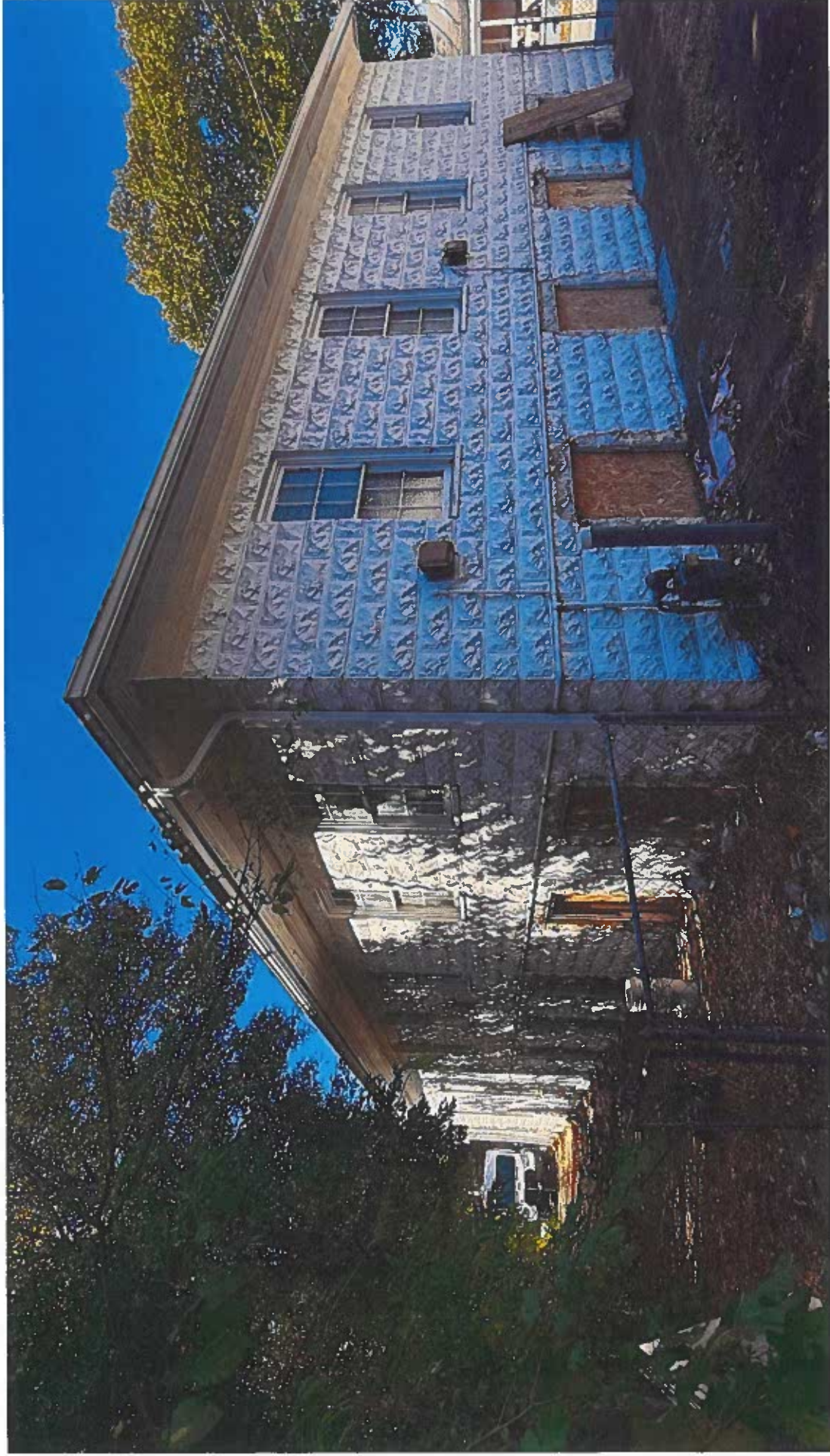
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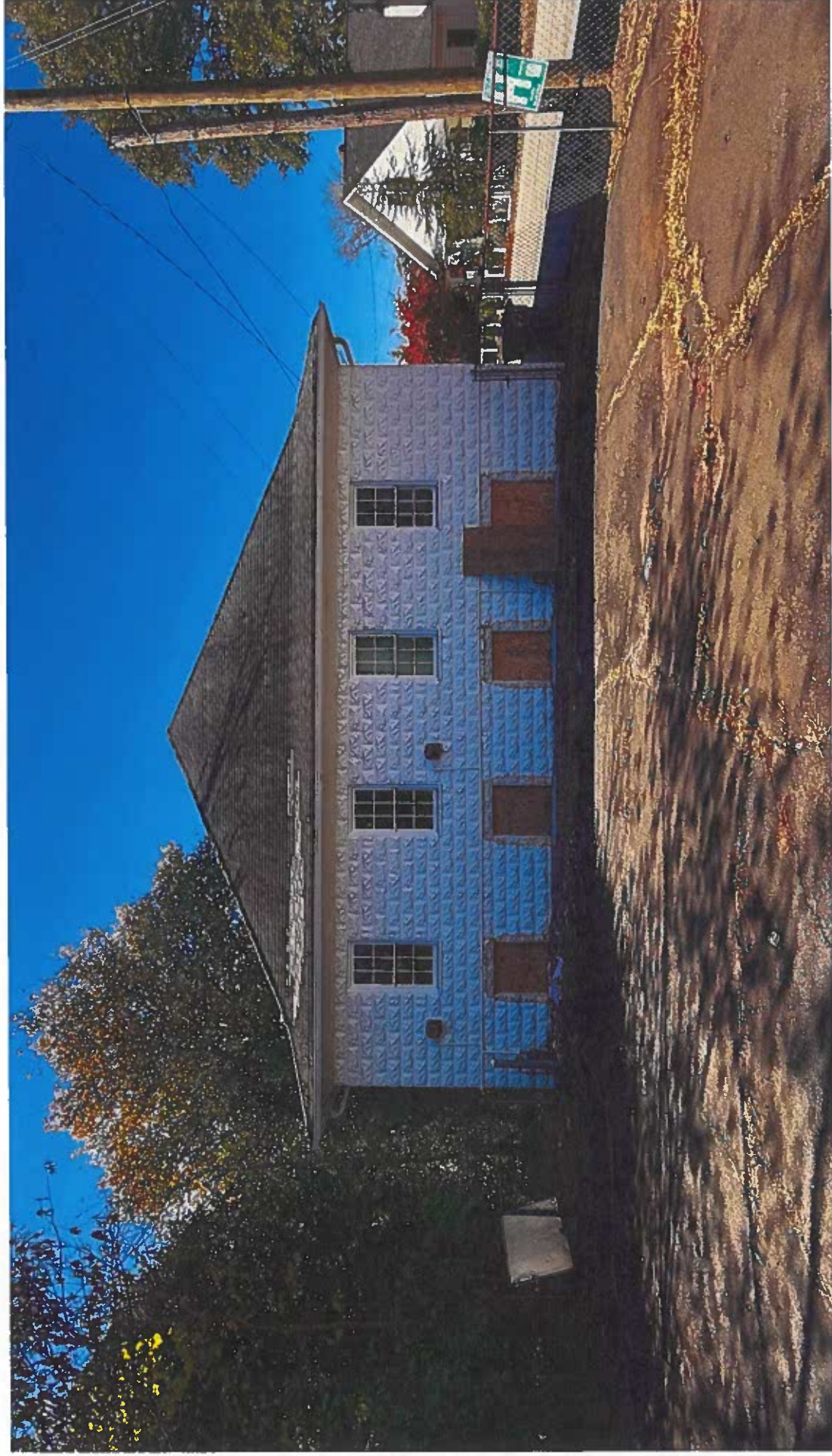


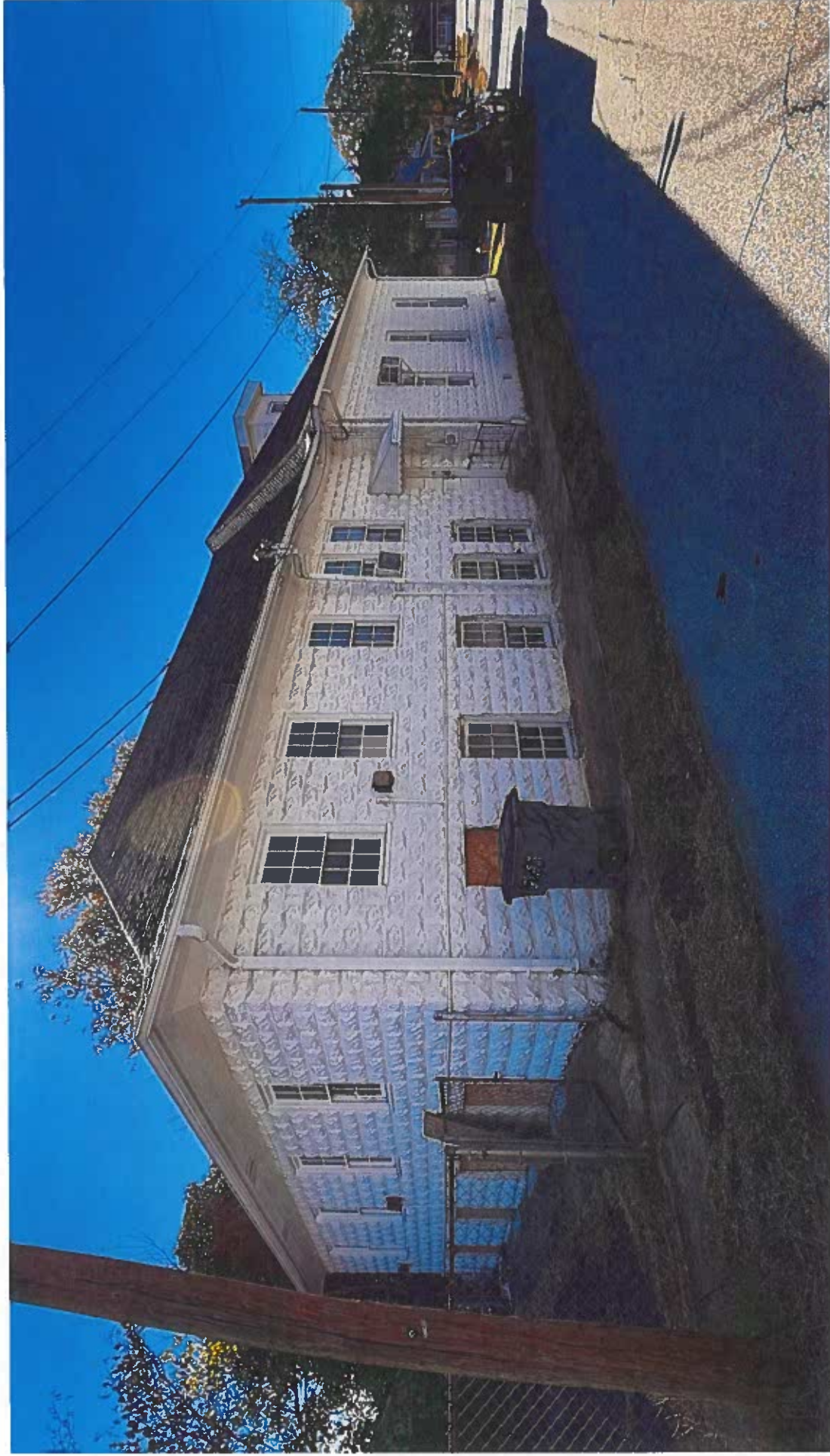


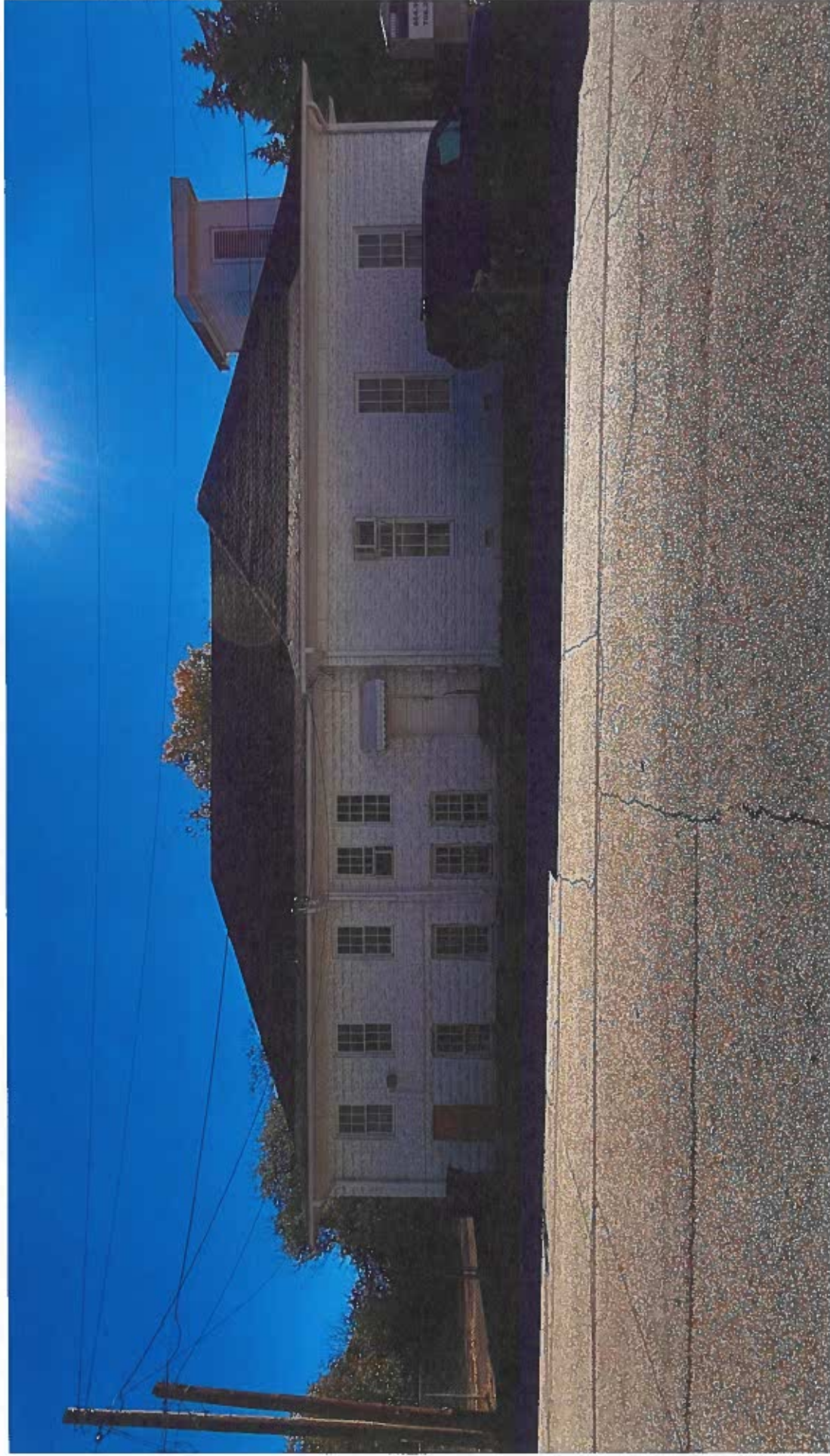














EXISTING CONDITIONS



BEACON STUDIOS

CREATIVE FOUNDER DESIGN STUDIO

| A10



APPLICATION FOR LOCAL LANDMARK DESIGNATION

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:		
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*STREET ADDRESS 14 Deering St., Greenville, SC 29605

*TAX MAP #(S) 0106000900800

*ZONING CLASSIFICATION RC-2, Community 2 District

*PRESERVATION DISTRICT/SPECIAL DESIGNATION:

 Downtown Review District West End Overlay Pettigru East Park Overbrook
 Hampton-Pinckney Heritage Colonel Elias Earle X 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: ADGIII

*USE: Residential Commercial X Other Multi-Family

HISTORIC DESIGNATION

*HISTORIC NAME OF PROPERTY (IF KNOWN) Emmanuel Baptist Church

*CONSTRUCTION DATE (Circa): 1933

*THIS BUILDING IS Contributing structure in local historic district
 Contributing structure in National Register District
 National Register Structure
 X Other: Attach brief overview of the history of the building

INSTRUCTIONS

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

- a. APPLICATIONS FOR LOCAL LANDMARK DESIGNATION

\$150.00*

**Fee includes all related processing fees and cost of historic plaque*

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.** Local Landmark Designation applications require public notice. The applicant is responsible for sign posting to the subject property as well as mailers to all properties within 500 feet of the property at least 15 days (but no more than 18 days) prior to the scheduled historic review board meeting date. Staff will provide the applicant with instructions, a mailing list, 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 HRB. Additional information may be requested at any time to fully understand the proposal.
5. **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.

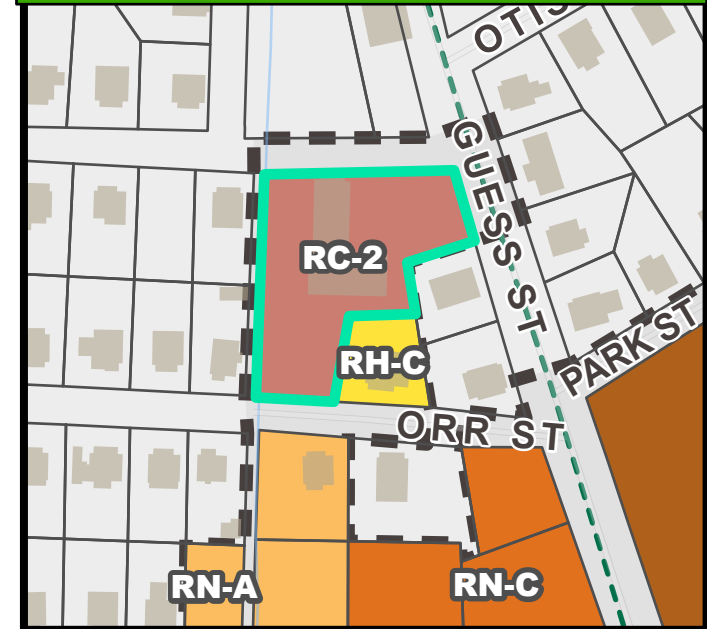
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

*Signatures	
Applicant	
Date	
Property Owner/Authorized Agent	
Date	

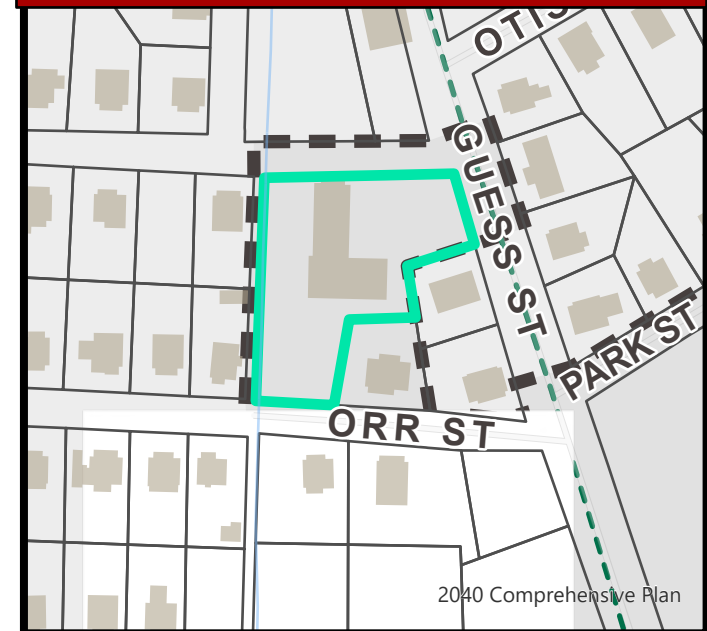
AERIAL VIEW



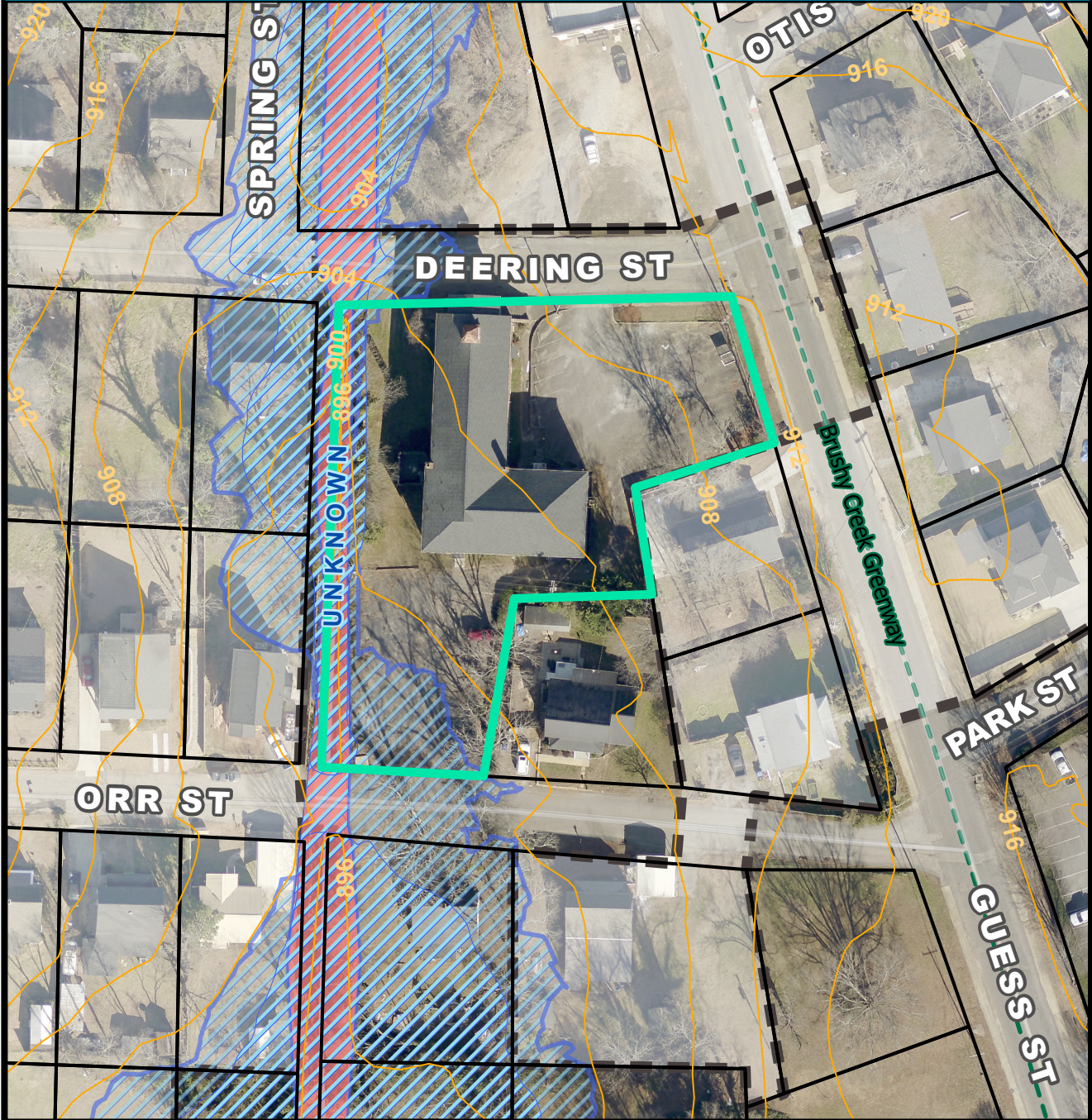
CURRENT ZONING



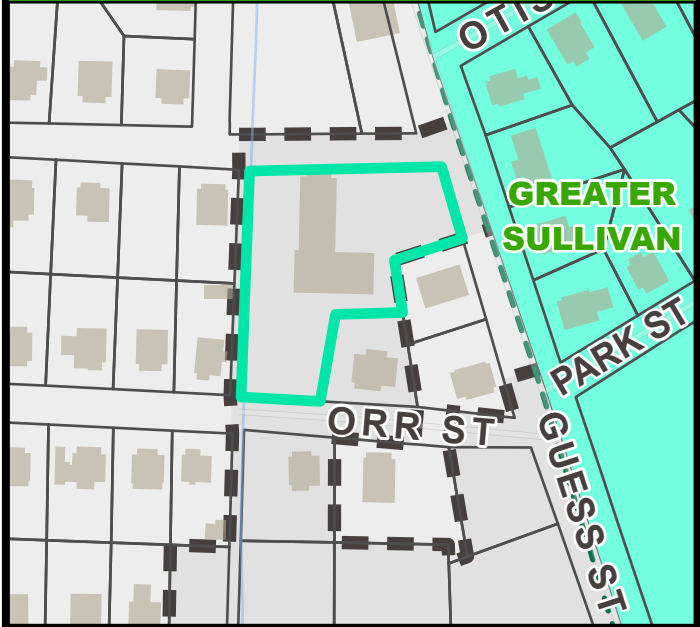
FUTURE LAND USE



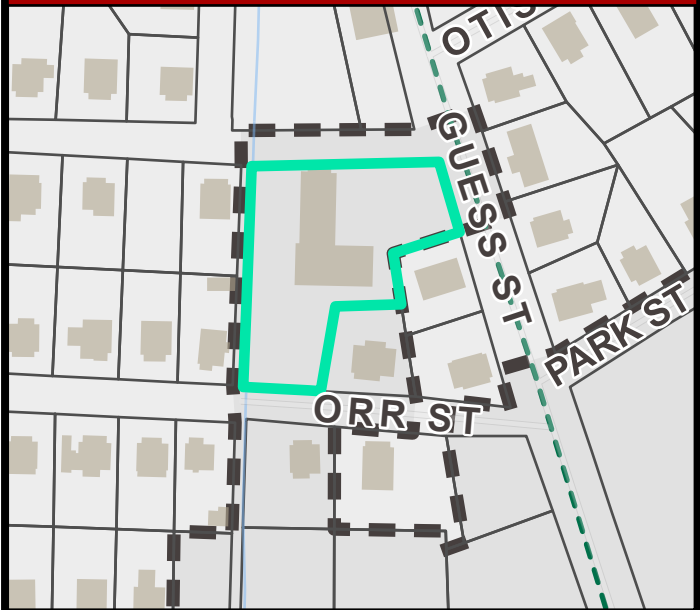
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



Local Landmark Designation

14 Deering St., Greenville, SC 29605

Overview of the History & Cultural Significance of the Building

The structure formerly known as Emmanuel Baptist Church, located at 14 Deering Street, stands as a critical institutional artifact of the historic Mills Mill Village, positioning it as an irreplaceable resource integral to the cultural and historical landscape of the Greater Sullivan neighborhood in Greenville.

Originally constructed in 1933 during a pivotal economic era, this substantial brick building represents the enduring stability and profound social organization of the mill workforce, serving as the primary non-industrial center for community life, moral governance, and educational outreach (evidenced by the 1956 three-floor addition that housed 40 Sunday School rooms). Its historical significance—rooted in the unique southern tradition of industrial paternalism and community self-governance—unambiguously meets the criteria for local historic recognition, exceeding the 50-year age requirement for designation.



The structure is characterized by brick veneer exterior construction and is generally categorized as a substantial institutional type, labeled in current listings as "Mixed Use". While not fully categorized by a specific architectural nomenclature (such as Colonial Revival or Minimal Traditional in the provided documentation), the use of brick in 1933 signifies a massive, permanent investment in the community infrastructure, distinguishing it sharply from the more modest wood-frame residential housing typical of the mill village.

The historical importance of the 14 Deering Street property is inseparable from the history of the Mills Mill complex. Mills Mill was established between 1894 and 1895 and evolved into one of the major textile complexes within Greenville County, operating until 1979. Crucially, the company built an adjacent mill village featuring approximately 120 houses, a YMCA, a public library, and two churches.



Mills Mill ~ Greenville, S.C. ~ Circa 1900

This practice exemplifies the Southern system of industrial paternalism, where mill owners controlled not only the economic life but also the social, recreational, and spiritual lives of their workforce. The goal of this system was to create a cohesive, stable, and disciplined labor pool directly adjacent to the factory complex. The establishment of a large, permanent structure in 1933 provides physical evidence of the community's longevity.



While historical records often note a "floating population" of transient workers passing through textile villages, the sheer scale of the Emmanuel Baptist Church and its subsequent expansion in 1956 (adding 40 Sunday School rooms) suggests that a stable, multi-generational core population was firmly established in the Mills Mill area. The church, therefore, serves as the physical embodiment of the community's self-governance and



moral authority, structures that existed parallel to, and often in conjunction with, the mill management. Unlike the ephemeral or purely functional housing, the brick church structure from

the 1930s is a testament to the community's permanent stake in the Greater Sullivan area, directly satisfying the landmark criteria related to the development and heritage of the community.



The preservation of 14 Deering Street is vital for maintaining the tangible heritage of Greenville's industrial past. While the primary Mills Mill structure has itself been subject to restoration and renovation, preserving the institutional structures like the church is essential to maintaining the comprehensive historic context of the village. The building provides a necessary physical counterpoint, contrasting the architecture of labor (the mill) with the architecture of community and faith (the church). Within this system, the church occupied a uniquely powerful position. Historical documentation on South Carolina mill villages establishes that the church was more than just a religious facility; it served as the social center and provided the institutional means to define acceptable community behavior and mediate class distinctions. For residents, church attendance was deemed "number one" and was often considered a "must". This institutional significance places Emmanuel Baptist Church squarely at the heart of the community's social structure and historical identity.

Within this system, the church held unique power as the social center and primary institution for defining acceptable community behavior, thus embodying the community's self-governance and moral authority.

The cultural value of the property is significantly enhanced by the proposed adaptive reuse project. Historically, the church's function was to provide social structure, support, and outreach. This historical mission aligns remarkably well with the goals of contemporary community-focused organizations operating in the Greater Sullivan neighborhood, such as Mill Village Farms, Village Wrench, and Village Launch, which focus on food security, youth empowerment, and entrepreneurship. By converting this large institutional space into affordable, multi-family housing, the structure will continue to provide essential support to area residents, fulfilling a critical modern social need.

The pursuit of annexation and the request for Local Landmark Designation concurrently represents a sophisticated preservation strategy. By seeking to bring the property under City jurisdiction, it ensures the structure will immediately be subject to the City's stringent preservation standards, including the requirement for a Certificate of Appropriateness (COA) for any exterior alterations. This proactive application for regulatory oversight provides robust protection for the historic asset, thereby securing the structure's architectural integrity while allowing it to continue serving the community's welfare in a vital new capacity.





APPLICATION FOR HISTORIC PROPERTIES SPECIAL TAX ASSESSMENT

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:		
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*STREET ADDRESS 14 Deering St., Greenville, SC 29605

*TAX MAP #(S) 0106000900800

*ZONING CLASSIFICATION RC-2, Community 2 District

*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: AFGIII

PROJECT INFORMATION

*TYPE OF APPLICATION: ☒ Preliminary ☐ Final

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

*USE: ☐ Owner-occupied ☒ Income-producing

*(ESTIMATED) PROJECT START DATE May 1, 2026

*(ESTIMATED) PROJECT COMPLETION DATE December 31, 2026

*(ESTIMATED) PROJECT COSTS \$ 4,480,000

*(ESTIMATED) QUALIFIED HISTORIC EXPENDITURES \$ 4,480,000

*FAIR MARKET VALUE OF BUILDING/PROPERTY \$ 949,900

HISTORIC DESIGNATION

HISTORIC NAME OF PROPERTY (IF KNOWN) Emmanuel Baptist Church

*THIS BUILDING IS:

☐ City Landmark Building ☐ Contributing structure in local historic district ☐ National Register Structure

☐ Contributing structure in National Register District ☒ Other: Attach a 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 Historic Review Board schedule.
 - A. APPLICATIONS FOR OWNER OCCUPIED BUILDINGS \$150.00
 - B. APPLICATIONS FOR INCOME-PRODUCING BUILDINGS \$300.00
2. You must attach the following required documents. The HRB may request additional information at any time.
3. Please submit the following supporting documentation:
 - Approval/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 ([Article IV Section 40-151 of the Code of Ordinances](#))
 - Plans and other documents detailing the proposed rehabilitation
 - Estimated qualifying rehabilitation expenditures.
4. **Public Notice Requirements.** Historic Properties Special Tax Assessment applications require public notice. The applicant is responsible for sign posting to the subject property as well as mailers to all properties within 500 feet of the property at least 15 days (but no more than 18 days) prior to the scheduled historic review board meeting date. Staff will provide the applicant with instructions, a mailing list, 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.
5. 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 HRB.
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.

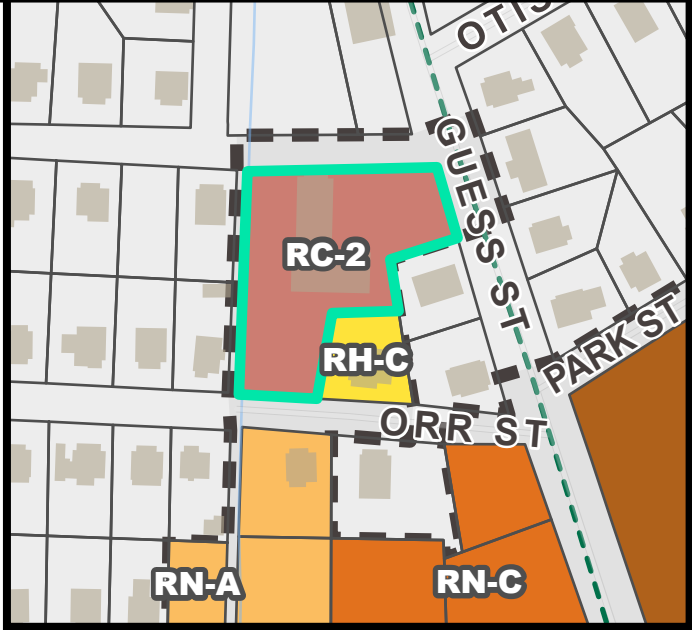
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report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

*Signatures	
Applicant	
Date	
Property Owner/Authorized Agent	
Date	

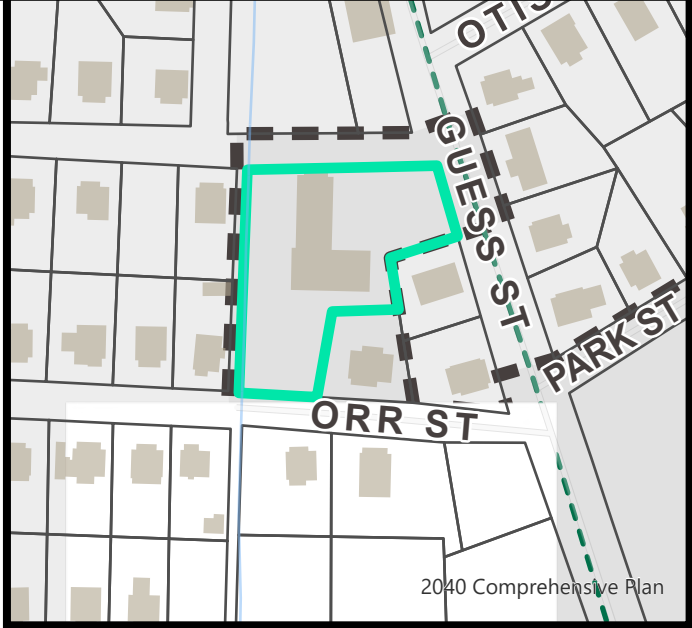
AERIAL VIEW



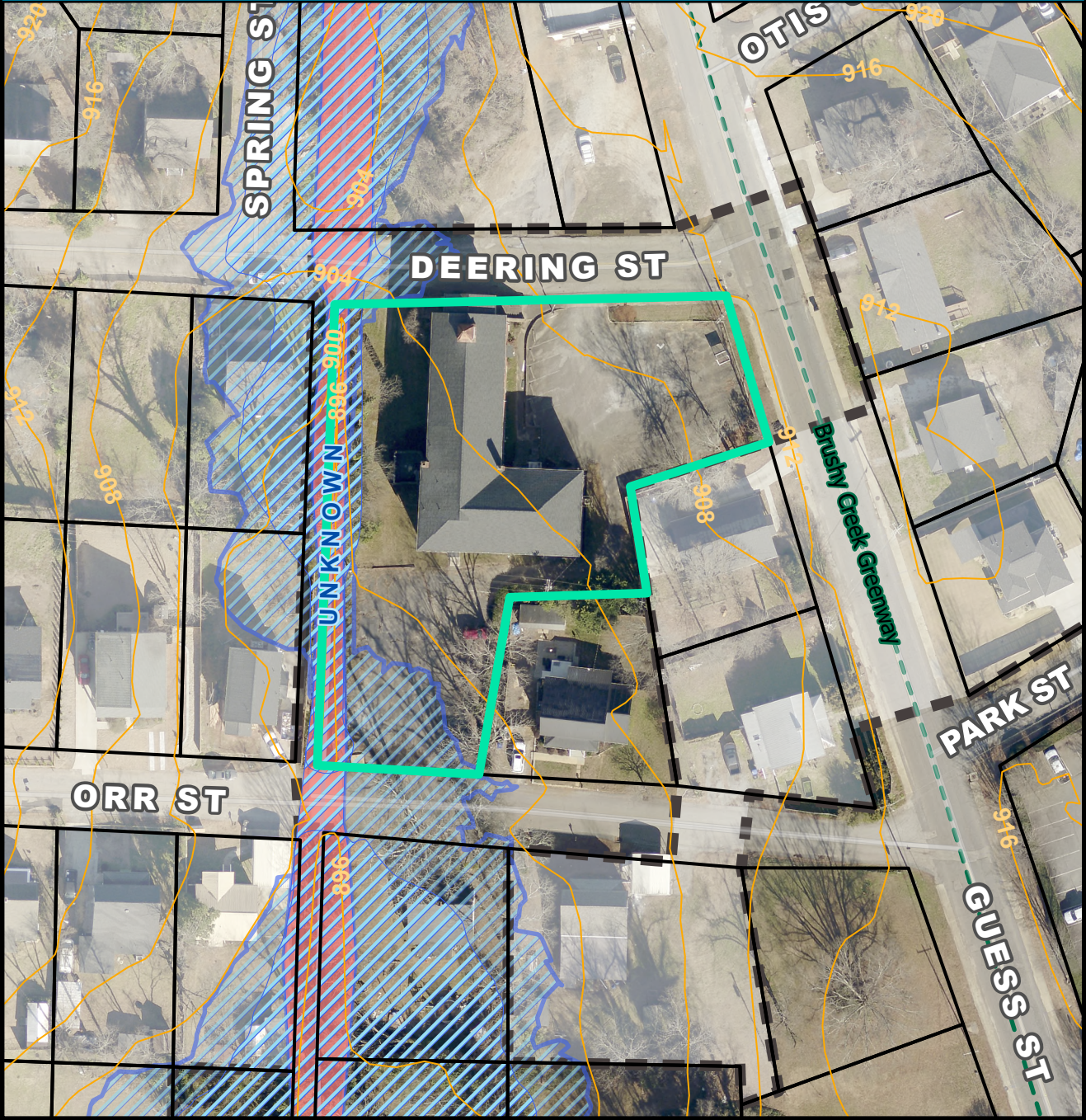
CURRENT ZONING



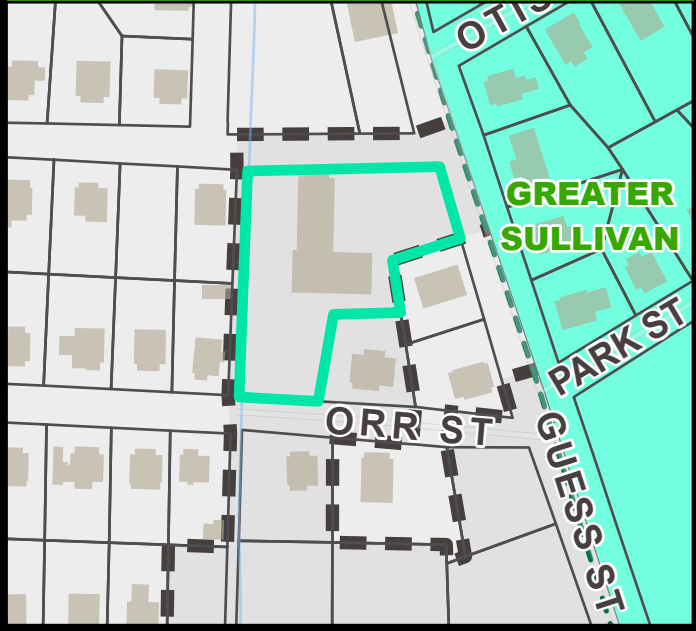
FUTURE LAND USE



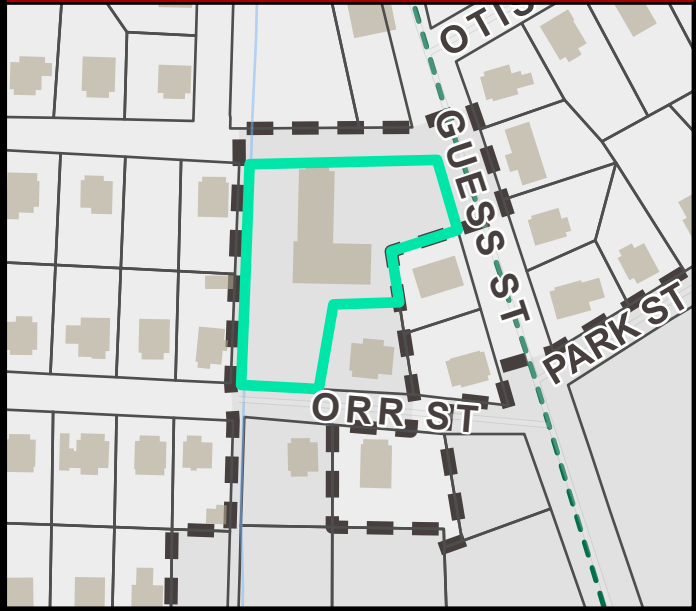
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



HISTORIC REVIEW BOARD SUBMITTAL



14 Deering Street,
Greenville, SC,
29605

NOT
FOR
INSTRUCTION

[illegible]COVER SHEET &
PROJECT DATA

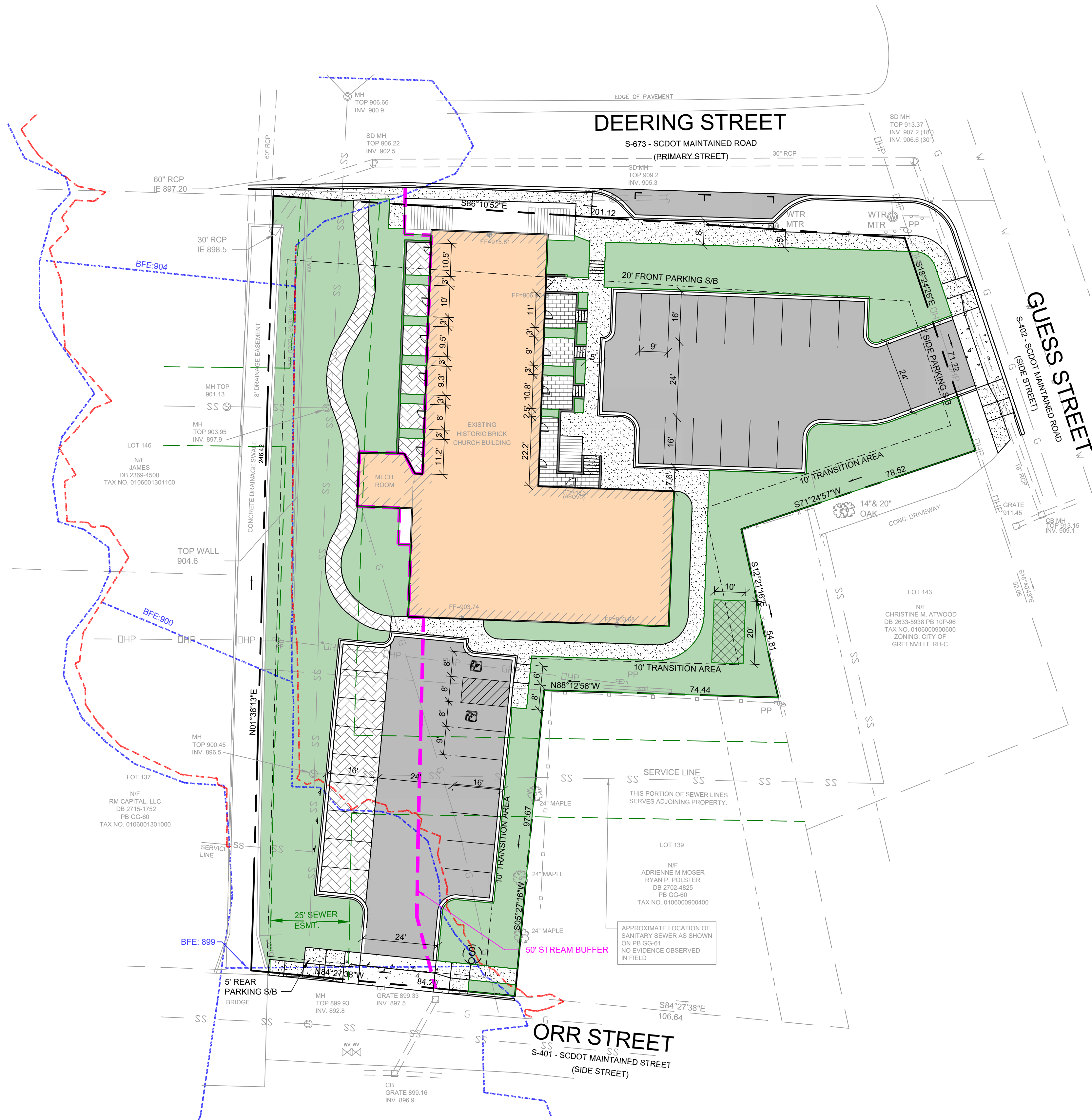
G1.01

		DATE	DATE	DATE
GENERAL				
G.0.1	COVER SHEET & PROJECT DATA			
CIVIL				
C.3.0	CONCEPT SITE PLAN			
C.4.0	GRADING & DRAINAGE PLAN			
ARCHITECTURAL				
A0.00	ARCHITECTURAL TIMELINE			
A1.01	FLOOR PLAN - GROUND LEVEL			
A1.02	FLOOR PLAN - FIRST			
A1.03	FLOOR PLAN - SECOND			
A2.01	EXTERIOR ELEVATIONS - NORTH			
A2.02	EXTERIOR ELEVATIONS - EAST			
A2.03	EXTERIOR ELEVATIONS - SOUTH			
A2.04	EXTERIOR ELEVATIONS - WEST			
A2.05	EXTERIOR ELEVATIONS & MATERIALS			
A3.01	BUILDING SECTIONS			
A3.03	WALL SECTIONS & DETAILS			
AS BUILT				
R1.01	AS BUILT PHOTOS			
R1.02	AS BUILT PHOTOS			
R1.03	AS BUILT PHOTOS			
R1.04	AS BUILT PHOTOS			

<u>OWNER</u>	<u>CIVIL</u>	<u>ELECTRICAL</u>
THE GALLO COMPANY 404 RIVER STREET GREENVILLE, SC 29601	BRITT, PETERS AND ASSOCIATES INC. 101 FALLS PARK DRIVE GREENVILLE, SC 29601	TBD STREET CITY, STATE ZIP
<u>ARCHITECT</u>	<u>STRUCTURAL</u>	<u>LANDSCAPE ARCHITECT</u>
JOHNSTON DESIGN GROUP, LLC 411 UNIVERSITY RIDGE SUITE D GREENVILLE, SC 29601 PHONE: 864.250.0101	TBD STREET CITY, STATE ZIP	TBD STREET CITY, STATE ZIP
<u>CONTRACTOR</u>	<u>MECHANICAL</u>	
TBD STREET CITY, STATE ZIP	TBD STREET CITY, STATE ZIP	

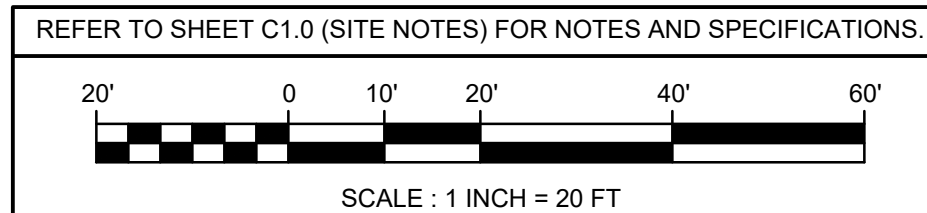
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C
B
A

DRAWINGS ARE PROPERTY OF BRITT PETERS & ASSOCIATES, INC. - ALL RIGHTS RESERVED



REFERENCE:
DEED BOOK 604 PAGE 203
DEED BOOK 1214 PAGE 242
DEED BOOK 1256 PAGE 467
PLAT BOOK GG PAGE 61
PLAT BOOK 10-R PAGE 58
PLAT BOOK 10-R PAGE 67
TAX NO. 0106000900800

NOTE: MILLS AVENUE AND LIGON STREET PUBLIC TRANSIT STOP IS LOCATED WITH 1,500 FEET FROM THE PROPOSED SITE. THIS ALLOWS FOR A REDUCTION IN PARKING REQUIREMENT.



101 Falls Park Drive
Greenville, SC 29601
(864) 271-8869

Greenville • Charleston
Norfolk • Charlotte • Athens
www.brittpeters.com

ZONING REQUIREMENTS:

SITE ZONING: PROPOSED CITY OF GREENVILLE RC-2 COMMUNITY 2

TAX MAP NUMBER: 0106000900800

PROPERTY SIZE: 0.88 ACRES

SITE IS CURRENTLY LOCATED IN GREENVILLE COUNTY JURISDICTION. ANNEXATION INTO THE CITY OF GREENVILLE HAS BEEN APPLIED FOR.

PARKING SETBACKS:

	FRONT (PRIMARY)	RIGHT	LEFT (SIDE)	REAR (SIDE)
	20'	0'	5'	5'

PARKING REQUIREMENTS:

1 SPACE / UNIT

29 UNITS PROPOSED

29 SPACES REQUIRED

ELECTRIC VEHICLE SPACES REQUIRED: 10%

29 X 0.1 = 3 ELECTRIC CHARGING SPACES

ANGLE:	90°	90°	0°	ADA
STALL SIZE:	9' X 18'	9'X16' + 2' OVERHANG	8' X 22'	8' X 18'
aisle DIMENSION:	24'	24'	12'	24'
SPACES SHOWN:	-	30	2	2
MIN. REQUIREMENT:	29 SPACES			
TOTAL SPACES PROVIDED:	34 SPACES			

OUTDOOR AMENITY SPACE:

REQUIRED: 10% = 0.09 ACRES OR 3,833 SF

PROVIDED: 35% = 0.35 ACRES OR 15,404 SF

CREEK BUFFER:

MAXIMUM ALLOWABLE IMPERVIOUS AREA: 20%

BUFFER AREA = 12,107 SF

12,107 SF X 0.2 = 2,421 SF

IMPERVIOUS AREA PROVIDED IN BUFFER: 1,853 SF +

1,853 SF IMPERVIOUS PAVEMENT + 1,629 SF PERMEABLE PAVERS

LEGEND

- DENOTES ASPHALT PAVEMENT
- DENOTES CONCRETE PAVEMENT
- DENOTES CONCRETE SIDEWALK
- DENOTES BRICK PAVERS
- DENOTES PERMEABLE PAVERS
- DENOTES CONDENSING UNIT AREA (200 SF)
- DENOTES EXISTING HISTORICAL BUILDING
- DENOTES OPEN SPACE
- DENOTES SURVEYED 100 YEAR FLOOD LINE
- DENOTES CITY OF GREENVILLE 100 YEAR FLOOD LINE
- DENOTES SURVEYED 500 YEAR FLOOD LINE
- DENOTES CITY OF GREENVILLE 500 YEAR FLOOD LINE
- DENOTES 50' CREEK BUFFER

14 DEERING ST.

14 DEERING ST.
GREENVILLE, SC 29605

REVISIONS:		DESCRIPTION
NO.	DATE	
0	10/03/2025	ISSUE FOR REVIEW

Project Manager: JAC
Project Engineer: TAH
Drawn By: MPM

Sheet Title:
CONCEPT SITE PLAN

Sheet Number:	Project Number:
C3.0	250461
Date:	10/03/2025



**BRITT PETERS
AND
ASSOCIATES**
INC.
consulting engineers

101 Falls Park Drive
Greenville, SC 29601
(864) 271-8869

Greenville • Charleston
Norfolk • Charlotte • Athens
www.brittpeters.com

SEALS

14 DEERING ST.

14 DEERING ST.
GREENVILLE, SC 29605

LEGEND

	EXISTING	PROPOSED
CONTOURS REFER TO C1.0	818 820	818 820
SPOT ELEVATIONS REFER TO C1.0	984.5=FINISHED SURFACE 984.9=TOP OF CURB 984.4=BOTTOM OF CURB TW:696.9=FINISHED SURFACE AT TOP OF WALL BW:696.9=FINISHED SURFACE AT BOTTOM OF WALL	
STORM STRUCTURE (12"Ø NYLOPLAST AREA DRAIN OR APPROVED ALTERNATE)		
STORM PIPE (12"Ø PVC/HDPE)		
ROOF DRAIN (4"Ø PVC/HDPE @ 2% MIN. UNO)		

REVISIONS:	NO.	DATE	DESCRIPTION
	0	10/03/2025	ISSUE FOR REVIEW

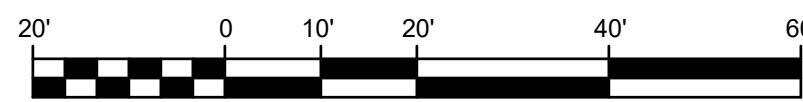
CAUTION

ALL EXISTING UTILITIES SHOWN ARE THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, AND MAKE ALL NECESSARY ARRANGEMENTS WITH PRIVATE AND PUBLIC UTILITY COMPANIES TO AVOID ANY POSSIBLE DAMAGE TO OR INTERRUPTION OF UTILITY EQUIPMENT OR SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INQUIRIES CONCERNING LOCATION OF UTILITY LINES. REPAIR OF ANY DAMAGE TO UTILITY LINES AND EQUIPMENT DUE TO THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



Know what's below.
Call before you dig.

REFER TO SHEET C1.0 (SITE NOTES) FOR NOTES AND SPECIFICATIONS.



SCALE : 1 INCH = 20 FT

Project Manager: JAC
Project Engineer: TAH
Drawn By: MPM

GRADING & DRAINAGE PLAN

Sheet Number:	Project Number:
C4.0	250461
Date:	10/03/2025



D1	REMOVE EXISTING WINDOWS, TYP. SALVAGE SANCTUARY WINDOWS FOR REUSE ON INTERIOR.
D2	REMOVE EXISTING DOOR, TYP.
D3	REMOVE EXISTING RAILING, TYP.
D4	REMOVE EXISTING BRICK, TYP.
D5	REMOVE EXISTING VINYL SIDING, TYP.
D6	REMOVE EXISTING STAIRS, TYP.
D7	REMOVE ANY REMAINING ROOF STRUCTURE, TYP.
D8	REMOVE EXISTING WALLS AND DOORS, TYP.
D9	REMOVE EXISTING ROOF COVERING, TYP.
D10	REMOVE EXISTING GUTTERS AND DOWNSPOUTS, TYP.



DEMOLISHED WALL
EXISTING WALL
NEW WALL

GROUND LEVEL FOOTPRINT (INSIDE
OF EXTERIOR WALLS):
EXISTING: 6,750 SF
NEW: 0 SF



JDG JOHNSTON
DESIGN GROUP

14 DEERING
STREET
ADAPTIVE
REUSE

14 Deering Street,
Greenville, SC,
29605

JOHNSTON DESIGN GROUP, LLC
Suite D
411 UNIVERSITY RIDGE
Greenville, SC
29601
ph: 864.250.0701

jdg.us

NOT
FOR
CONSTRUCTION

Revisions:

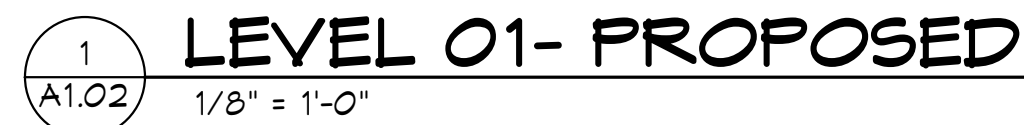
[illegible]

Commission: 225019
Date: 10/06/25
Drawn By: XXX
Checked By: LWP

FLOOR PLAN - GROUND LEVEL

A1.01

D1	REMOVE EXISTING WINDOWS, TYP. SALVAGE SANCTUARY WINDOWS FOR REUSE ON INTERIOR.	
D2	REMOVE EXISTING DOOR, TYP.	
D3	REMOVE EXISTING RAILING, TYP.	
D4	REMOVE EXISTING BENCH, TYP.	
D5	REMOVE EXISTING VINYL SIDING, TYP.	
D6	REMOVE EXISTING STAIRS, TYP.	
D7	REMOVE ANY REMAINING ROOF STRUCTURE, TYP.	
D8	REMOVE EXISTING WALLS AND DOORS, TYP.	
D9	REMOVE EXISTING ROOF COVERING, TYP.	
D10	REMOVE EXISTING GUTTERS AND DOWNSPOUTS, TYP.	



DEMOLISHED WALL
EXISTING WALL
NEW WALL

GROUND LEVEL FOOTPRINT (INSIDE
OF EXTERIOR WALLS):
EXISTING: 6,325 SF
NEW: 0 SF
TOTAL: 6,325 SF

NOT
FOR
CONSTRUCTION

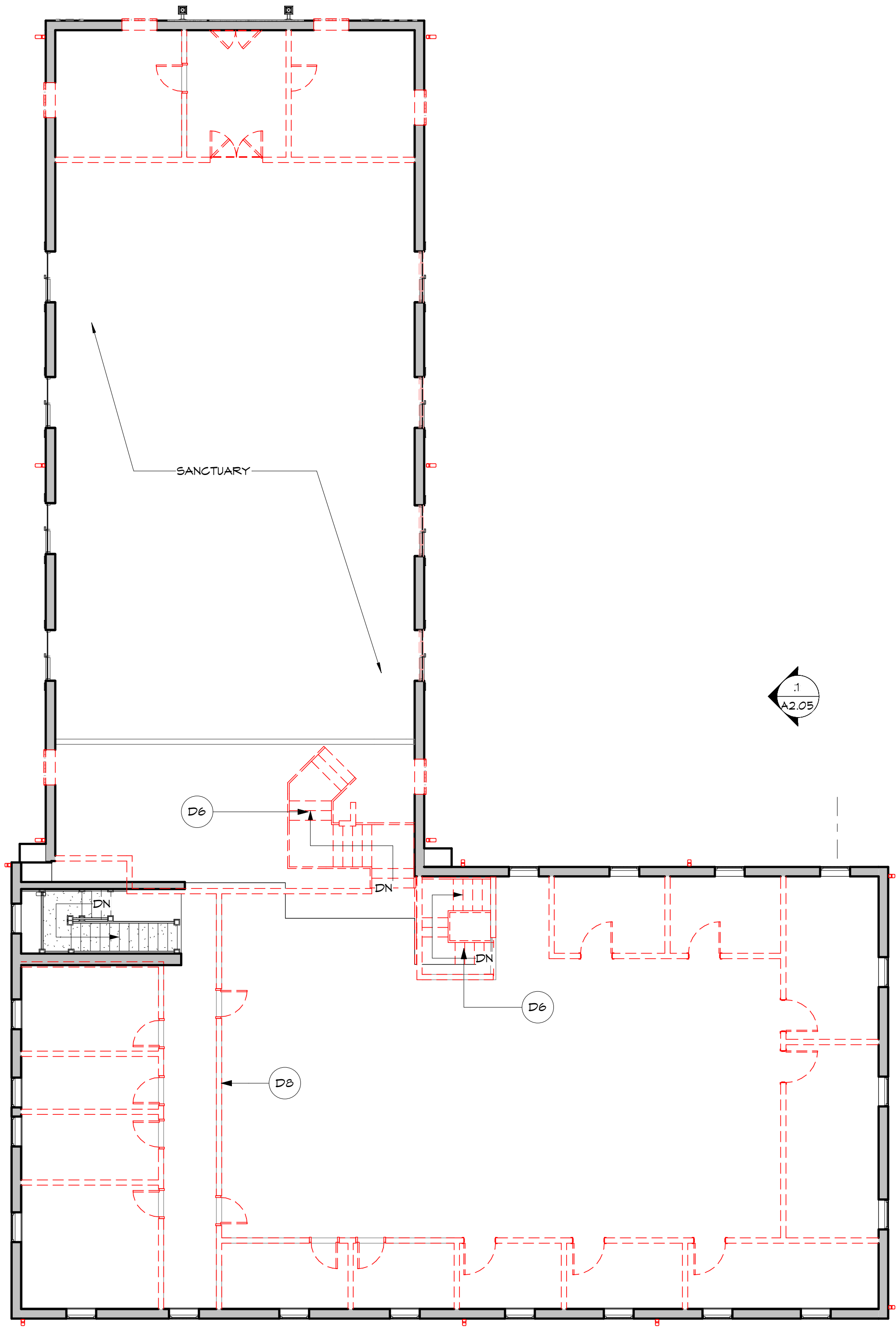
[illegible]

Commission: 225019
Date: 10/06/25
Drawn By: xxx
Checked By: xxx

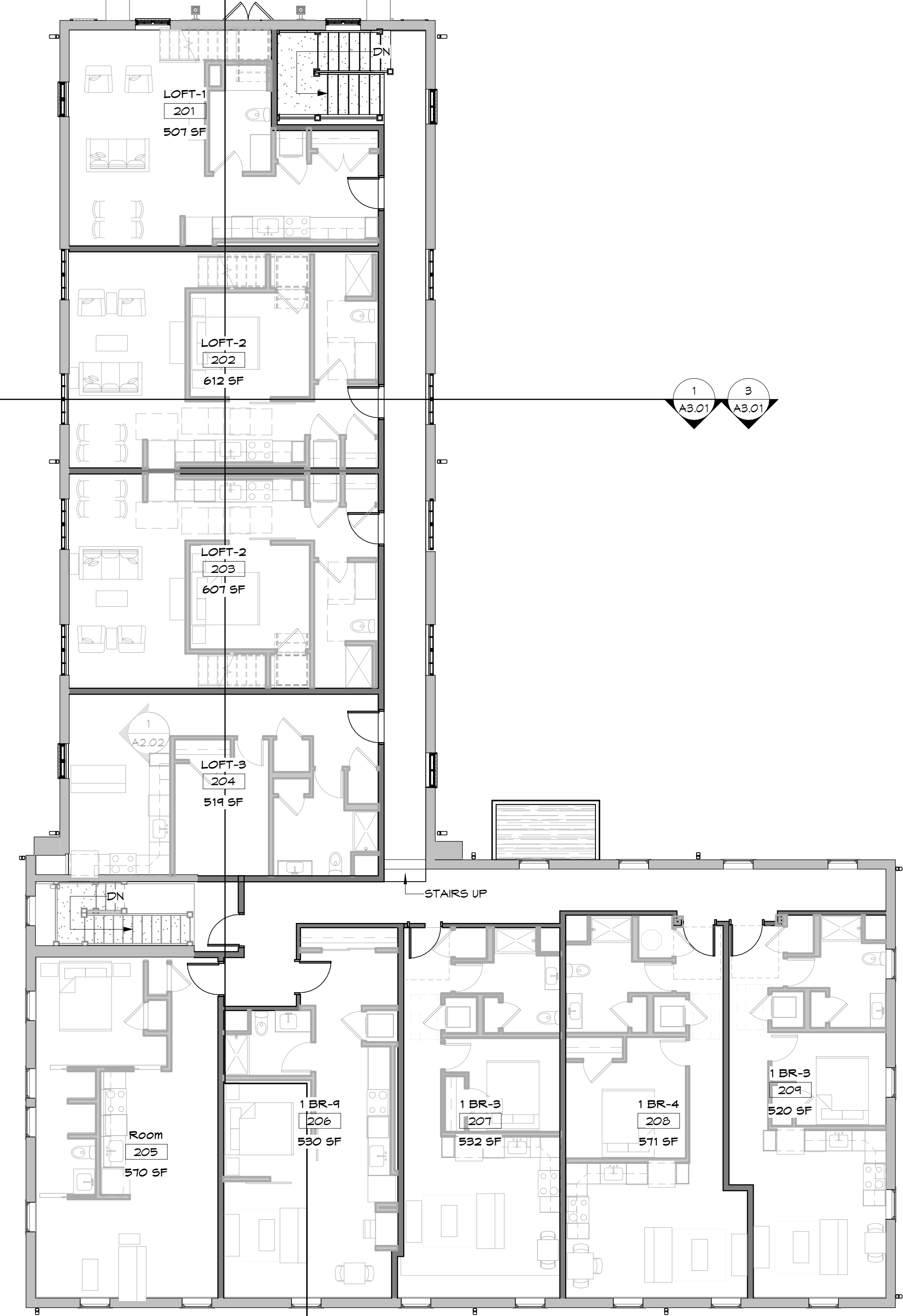
FLOOR PLAN -
FIRST

A1.02

D1	REMOVE EXISTING WINDOWS, TYP. SALVAGE SANCTUARY WINDOWS FOR REUSE ON INTERIOR.
D2	REMOVE EXISTING DOOR, TYP.
D3	REMOVE EXISTING RAILING, TYP.
D4	REMOVE EXISTING BRICK, TYP.
D5	REMOVE EXISTING VINYL SIDING, TYP.
D6	REMOVE EXISTING STAIRS, TYP.
D7	REMOVE ANY REMAINING ROOF STRUCTURE, TYP.
D8	REMOVE EXISTING WALLS AND DOORS, TYP.
D9	REMOVE EXISTING ROOF COVERING, TYP.
D10	REMOVE EXISTING GUTTERS AND DOWNSPOUTS, TYP.



2 LEVEL 02- EXISTING + DEMO
A1.03 1/8" = 1'-0"



LEVEL 02 - PROPOSED

WALL LEGEND

	DEMOLISHED WALL
	EXISTING WALL
	NEW WALL

GROUND LEVEL FOOTPRINT (INSIDE
OF EXTERIOR WALLS):
EXISTING: 3,575 SF
NEW: 2,900 SF
TOTAL: 6,325 SF

BUILDING TOTAL: 19,400 SF
EXISTING: 16,800 SF
NEW: 2,900 SF

14 DEERING
STREET
ADAPTIVE
REUSE

14 Deering Street,
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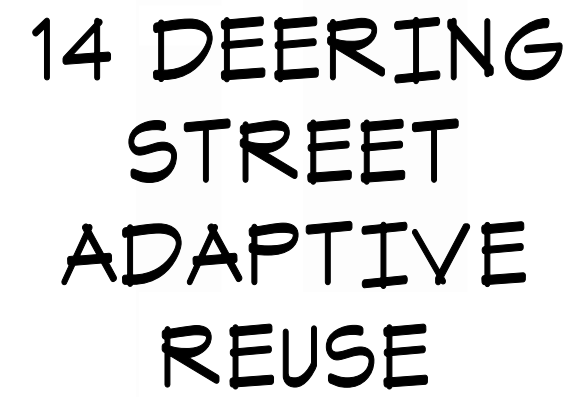
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FLOOR PLAN -
SECOND

A1.03



SEE 'R' SHEETS FOR EXISTING (E21,ETC) KEYNOTES LEGEND



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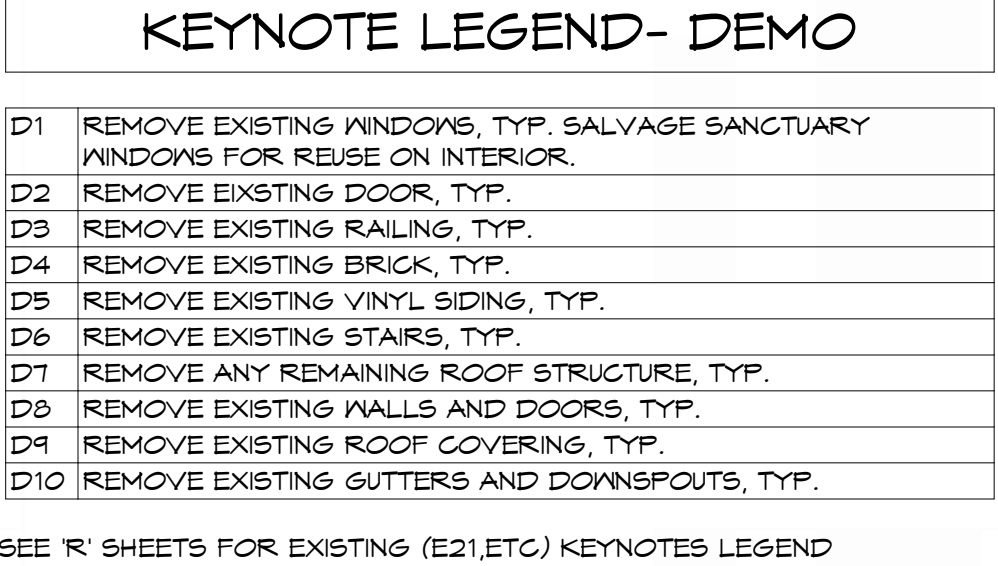
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Checked By: XXX

EXTERIOR
ELEVATIONS -
NORTH

A2.01



1 SOUTH- EXISTING
3/16" = 1'-0"

2 SOUTH- NEW
3/16" = 1'-0"

LEVEL 02
422'-8"

LEVEL 01
413'-4"

GROUND LEVEL
409'-4"

Legend:

- N1 NEW SINGLE-HUNG PATTERNING TO N2
- N2 NEW SINGLE-HUNG PATTERNING INST. DARK BRONZE).
- N3 NEW CASEMENT A EXISTING & METAL
- N3.1 NEW FIXED ALUM-METAL INFILL PAN
- N4 NEW CASEMENT A PATTERNING TO H BRONZE). SEE D
- N4.1 NEW FIXED ALUM-TO MATCH EXISTI DETAIL.
- N5 BRICKWORK AND
- N6 NEW ALUMINUM RA
- N7 EXISTING PORTIC (COLOR: IRON O
- N8 EXISTING PORTIC (COLOR: IRON O
- N8.1 EXISTING CORNIC ORE, SW 1089).
- N9 EXISTING STEEPL (COLOR: IRON O
- N10 EXISTING STEEPL
- N11 EXISTING DOOR A (COLOR: SW MN
- N12 NEW 66"x84" WOO WALNUT STAIN)
- N13 EXISTING ARCHED WALNUT STAIN)
- N14 NEW 36"x84" WOO WALNUT STAIN)
- N16 NEW PAINTED STE
- N17 EXISTING ARCHIT (COLOR: PRISTINE
- N18 NEW PORTICO RO MATCH ORIGINAL
- N19 NEW COPPER RO
- N20 NEW HALF-ROUND
- N21 NEW MECH. EQUIP (COLOR: DARK B BRONZE)
- N22 NEW METAL WALL POSSIBLE.
- N23 NEW VENT PIPES POSSIBLE.
- N24 NEW WOOD PRIVA
- N25 EXISTING CONCRE
- N26 EXISTING SIGNAG
- N27 EXISTING LIGHT F
- N28 NEW LIGHT FIXTURE
- N29 NEW LIGHT FIXTURE
- N30 NEW LIGHT FIXTURE
- N31 EXTERNAL ELEG.
- N32 NEW BRICK INFILL

- N1 NEW SINGLE-HUNG ALUM-GLAD WINDOWS IN EXISTING OPENING, IV LITE PATTERNING TO MATCH EXISTING. (COLOR: DARK BRONZE)
- N2 NEW SINGLE-HUNG ALUM-GLAD WINDOWS IN EXISTING OPENING, IV LITE PATTERNING INSTALLED IN EXISTING BRICK INFILLED OPENING. (COLOR: DARK BRONZE). PROTECTIVE GRILL INSTALLED ON FRONT.
- N3 NEW CASEMENT ALUM-GLAD WINDOWS IV LITE PATTERNING TO MATCH EXISTING & METAL INFILL PANEL. (COLOR: DARK BRONZE)
- N3.1 NEW FIXED ALUM-GLAD WINDOWS IV LITE PATTERNING TO MATCH EXISTING & METAL INFILL PANEL. (COLOR: DARK BRONZE)
- N4 NEW CASEMENT ALUM-GLAD WINDOWS IN EXISTING OPENING, IV LITE PATTERNING TO MATCH EXISTING & METAL INFILL PANEL. (COLOR: DARK BRONZE). SEE DETAIL.
- N4.1 NEW FIXED ALUM-GLAD WINDOWS IN EXISTING OPENING, IV LITE PATTERNING TO MATCH EXISTING & METAL INFILL PANEL. (COLOR: DARK BRONZE). SEE DETAIL.
- N5 BRICKWORK AND MORTAR RESTORED WHERE NECESSARY, TYP.
- N6 NEW ALUMINUM RAILINGS. (COLOR: BLACK)
- N7 EXISTING PORTICO AND CORNICE MATERIALS TO BE CLEANED AND PAINTED. (COLOR: IRON ORE, SW 1064)
- N8 EXISTING PORTICO ROOF AND COLUMNS TO BE CLEANED AND PAINTED. (COLOR: IRON ORE, SW 1064)
- N8.1 EXISTING CORNICE AND TRIM TO BE CLEANED AND PAINTED. (COLOR: IRON ORE, SW 1064)
- N9 EXISTING STEEPLE BASE AND LOUVERS TO BE CLEANED AND PAINTED. (COLOR: IRON ORE, SW 1064)
- N10 EXISTING STEEPLE SPIRE AND CORNICE TO BE CLEANED.
- N11 EXISTING DOOR AND TRANSOM TO BE CLEANED, STRIPPED AND STAINED. (COLOR: SW MM 2716 DARK)
- N12 NEW 66"x84" WOOD ENTRY DOOR WITH SIDELIGHTS. (COLOR: DARK WALNUT STAIN)
- N13 EXISTING ARCHED WOOD ENTRY DOOR TO BE REFINISHED. (COLOR: DARK WALNUT STAIN)
- N14 NEW 36"x84" WOOD ENTRY DOOR IN EXISTING OPENING. (COLOR: DARK WALNUT STAIN)
- N16 NEW PAINTED STEEL DOOR. (COLOR: MILLON WOOD, BEHR ECC-41-2)
- N17 EXISTING ARCHITECTURAL ASPHALT SHINGLE ROOF TO REMAIN. (COLOR: PRISTINE BLACK SHADOW)
- N18 NEW PORTICO ROOF AND COLUMNS. FASCIA AND CORNICE PROFILE TO MATCH ORIGINAL. (COLOR: IRON ORE, SW 1064)
- N19 NEW COPPER ROOF OVERHANG OVER BUILDING ENTRANCE.
- N20 NEW HALF-ROUND GUTTER AND DOWNSPOUTS. (COLOR: DARK BRONZE)
- N21 NEW MECH. EQUIPMENT MOUNTED ON NEW ROOF IV VINYL SLAT SCREEN. (COLOR: DARK BRONZE)
- N22 NEW METAL WALL CAPS FOR APARTMENT EXHAUST, TYP. (COLOR: DARK BRONZE)
- N23 NEW VENT PIPES TO BE LOCATED ON SOUTH AND WEST ROOFS, WHERE POSSIBLE.
- N24 NEW WOOD PRIVACY FENCE. (COLOR: DARK WALNUT STAIN)
- N25 EXISTING CONCRETE FINISH TO BE SANDBLASTED AND CLEANED.
- N26 EXISTING SIGNAGE TO BE CLEANED.
- N27 EXISTING LIGHT FIXTURE TO BE RESTORED.
- N28 NEW LIGHT FIXTURE AT BUILDING ENTRANCES.
- N29 NEW LIGHT FIXTURE AT UNIT ENTRANCES.
- N30 NEW LIGHT FIXTURE AT PORTICO.
- N31 EXTERNAL ELEC. METER CENTER.
- N32 NEW BRICK INFILL.

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[illegible]

EXTERIOR
ELEVATIONS -
SOUTH

A2.03

The logo for Johnston Design Group features the letters 'JDG' in a bold, white, sans-serif font inside a dark blue square. To the right of the square, the words 'JOHNSTON' and 'DESIGN GROUP' are stacked vertically in a bold, dark blue, sans-serif font.

- SEE 'R' SHEETS FOR EXISTING (E21,ETC) KEYNOTES LEGEND

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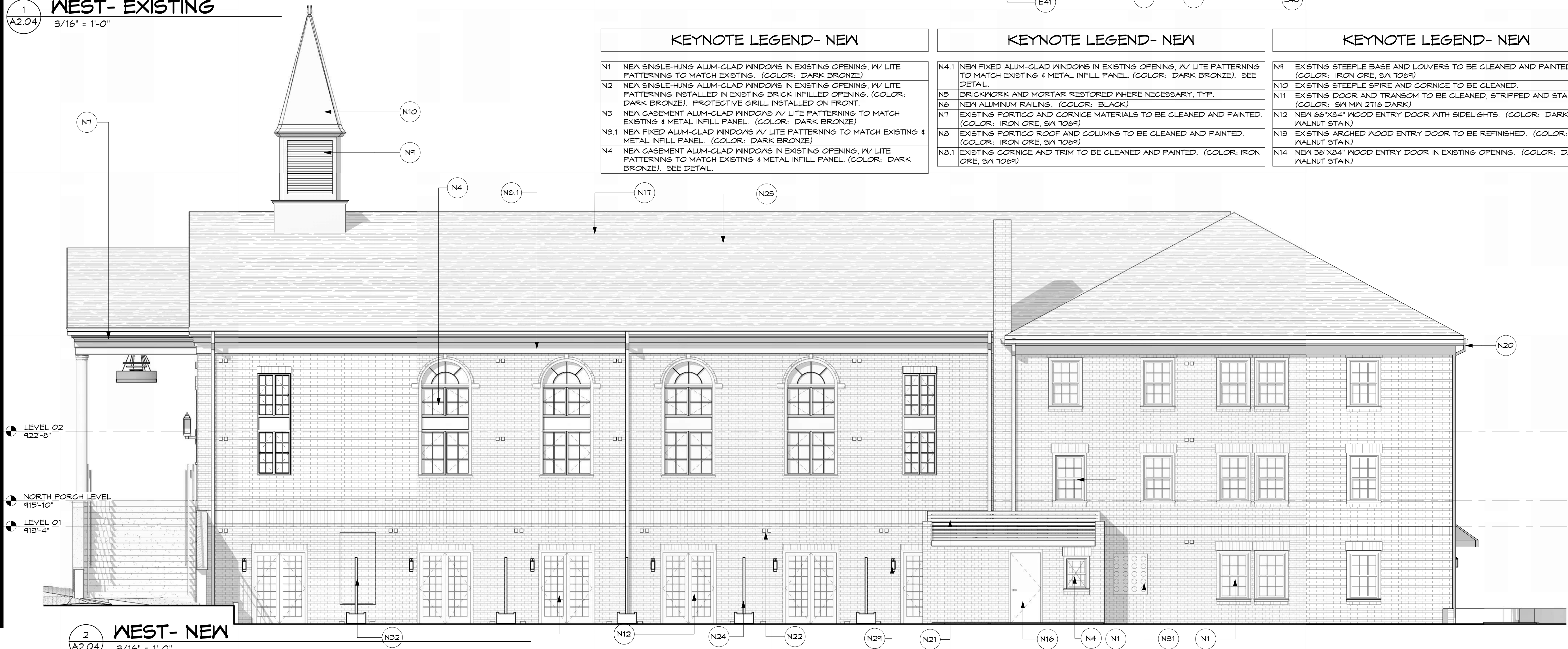
Revisions:

[illegible]

Commission: 225019
Date: 10/06/25
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Checked By: xxx

EXTERIOR
ELEVATIONS -
WEST

A2.04



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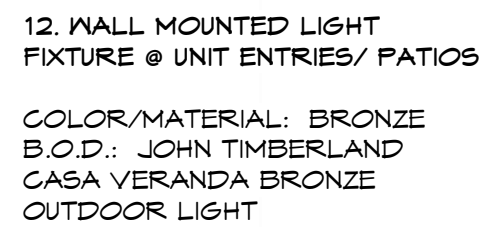
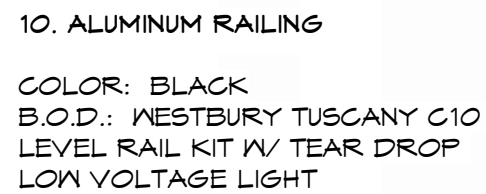
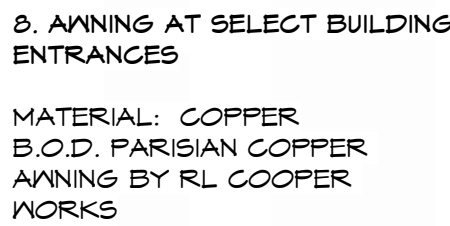
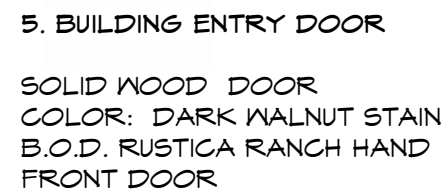
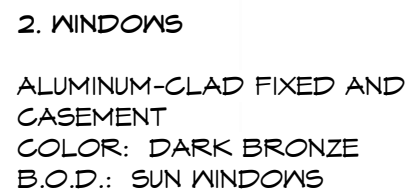
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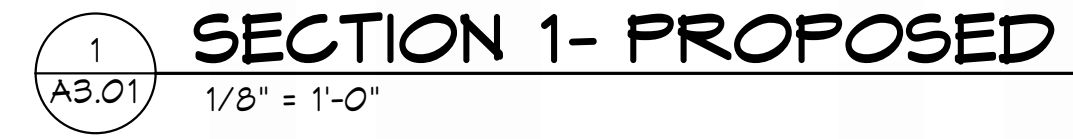
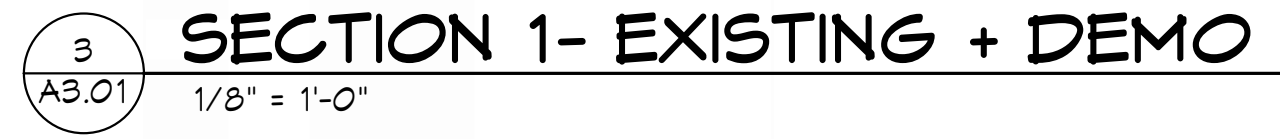
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EXTERIOR ELEVATIONS & MATERIALS

A2.05





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A3.01 1/8" = 1'-0"

EXISTING STRUCTURE

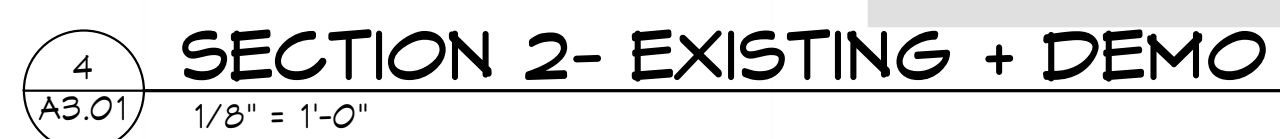
LEVEL 02
922'-8"

NORTH PORCH LEVEL
919'-10"

LEVEL 01
913'-4"

GROUND LEVEL
903'-9"

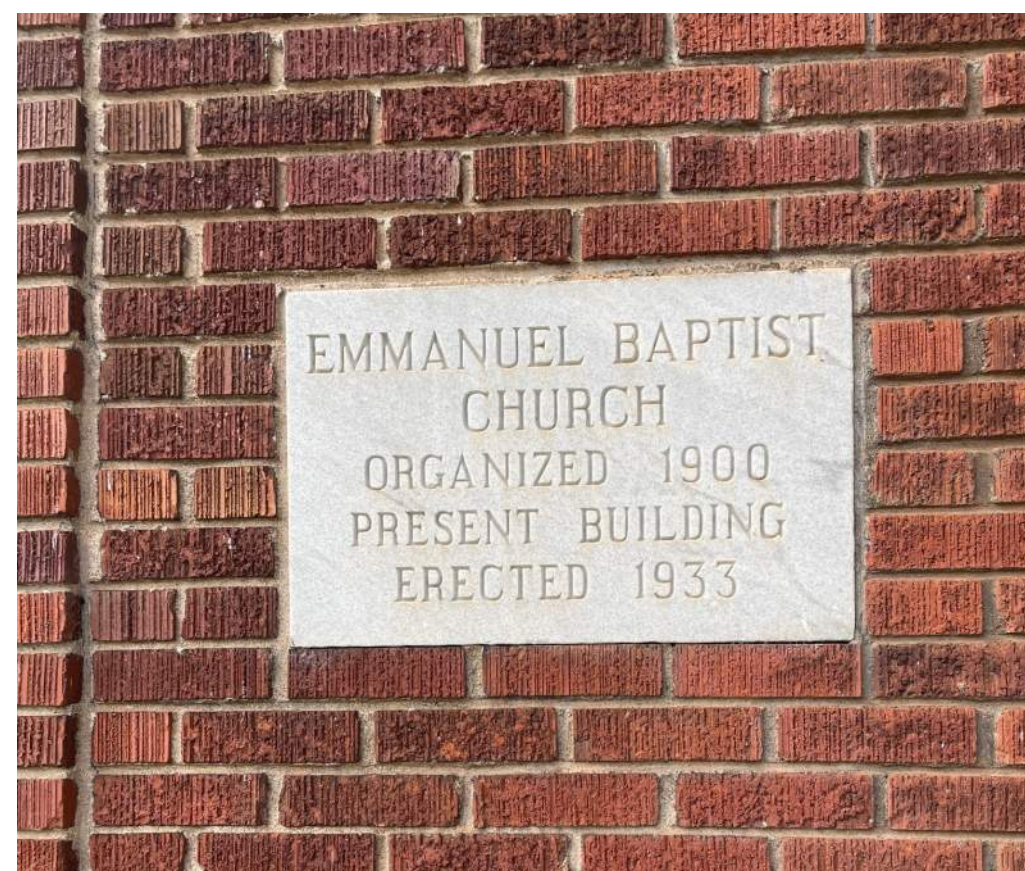
2 SECTION 2- PROPOSED
A3.01 1/8" = 1'-0"



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A3.01





14 DEERING
STREET
ADAPTIVE
REUSE

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AS BUILT
PHOTOS

R1.01



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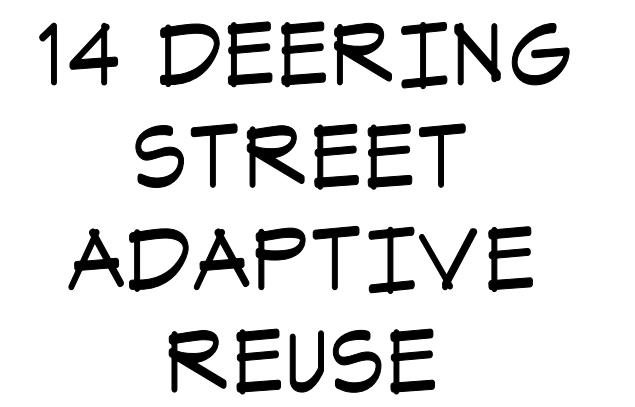
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R1.02



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AS BUILT
PHOTOS

R1.03



14 Deering St. - Church Conversion Project
Estimated Expenditures



Unit Count		29			
Total Square Footage		17,500			
			\$ 4,480,000	154,483	\$ 256.00
Category	Description	Total Cost	Per Unit Cost	Per SF Cost	
Site Work	Minor Demolition (Interior & Exterior)	45,000	1,552	\$ 2.57	
Site Work	Landscaping & Hardscaping	75,000	2,586	\$ 4.29	
Site Work	Exterior Repairs (Masonry, Roof, Structural)	100,000	3,448	\$ 5.71	
Site Work	New Entryway (ADA Compliance)	50,000	1,724	\$ 2.86	
Site Work	Grading & Patios	75,000	2,586	\$ 4.29	
Site Work	Retaining walls	35,000	1,207	\$ 2.00	
Site Work	Parking lot & Sidewalks	175,000	6,034	\$ 10.00	
			-		
		555,000	19,138	\$ 31.71	
Building Envelope	Roofing Repair/Replacement	50,000	1,724	\$ 2.86	
Building Envelope	Window Repair / Replacement	200,000	6,897	\$ 11.43	
Building Envelope	Exterior Door Replacement	30,000	1,034	\$ 1.71	
			-	\$ -	
		280,000	9,655	\$ 16.00	
Mechanical, Electrical, Plumbing (MEP)	HVAC Systems	200,000	6,897	\$ 11.43	
Mechanical, Electrical, Plumbing (MEP)	Plumbing (New water, sewer lines, hot water heat)	250,000	8,621	\$ 14.29	
Mechanical, Electrical, Plumbing (MEP)	Electrical (panels, wiring for units)	250,000	8,621	\$ 14.29	
Mechanical, Electrical, Plumbing (MEP)	Fire Suppression / Sprinkler	350,000	12,069	\$ 20.00	
Mechanical, Electrical, Plumbing (MEP)	Life Safety Systems (Fire Alarm, Emergency Lightin)	50,000	1,724	\$ 2.86	
			-	\$ -	
		1,100,000	37,931	\$ 62.86	
Interior Finishes	Drywall & Insulation	150,000	5,172	\$ 8.57	
Interior Finishes	Framing	100,000	3,448	\$ 5.71	
Interior Finishes	Flooring	150,000	5,172	\$ 8.57	
Interior Finishes	Painting	75,000	2,586	\$ 4.29	
Interior Finishes	Doors & Trim	70,000	2,414	\$ 4.00	
Interior Finishes	Kitchen (Cabinets, Countertops, Appliances)	250,000	8,621	\$ 14.29	
Interior Finishes	Bathrooms (Vanities, Toilets, Showers/Tubs)	250,000	8,621	\$ 14.29	
Interior Finishes	Laundry	50,000	1,724	\$ 2.86	
Interior Finishes	Lighting Fixtures (LED)	100,000	3,448	\$ 5.71	
Interior Finishes	Closet Systems	25,000	862	\$ 1.43	
			-	\$ -	
		1,220,000	42,069	\$ 69.71	
Common Areas	Lobby	50,000	1,724	\$ 2.86	
Common Areas	Bike Storge	25,000	862	\$ 1.43	
Common Areas	Security / Access Control	75,000	2,586	\$ 4.29	
			-	\$ -	
		150,000	5,172	\$ 8.57	
			-	\$ -	
Soft Costs		1,175,000	40,517	\$ 67.14	