AGENDA

MEETING OF DESIGN REVIEW BOARD
THURSDAY, APRIL 16, 2026 - 3:00 PM
Greenville City Hall, Council Chambers, 206 S. Main Street
Citizens may access the meeting at the following web address:
http://greenvillesc.gov/MeetingMedia

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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 26-233**
    Application by Jason Boehm for a Certificate of Appropriateness for Exterior Renovations at 101 College Street

    b. **CA 25-298**
    Application by Rob Couch for a Certificate of Appropriateness for a New Mixed Use Structure at 127 South Main Street

    c. **UH 25-961**
    Application by Cheryl Jenkins for Unreasonable Hardship to Demolish an Historic Resource Structure at 310 Perry Avenue

    d. **CA 26-238**
    Application by Chris Young and Jared Moore for a Certificate of Appropriateness for a Townhome Development at 1167 Pendleton Street (Site 1)

    e. **CA 26-239**
    Application by Chris Young and Jared Moore for a Certificate of Appropriateness for a Townhome Development at 1168, 1172, 1176, and 1178 Pendleton Street (Site 2

10. **Advice and Comment (no public comment)**
11. **Other Business (no public comment)**
12. **Informal Review (no public comment)**

13. Adjournment

Planning Staff Report to
Design Review Board - Urban
April 13, 2026
for the April 16, 2026 Meeting

Docket Number:	**CA 26-233**
Applicant:	Jason Boehm
Property Owner:	Jason Boehm
Property Location:	101 College Street
Tax Map Number:	0002000501400; 0002000501500; 0002000501600
Zoning:	MX-D, Mixed Use Downtown
Proposal:	**Certificate of Appropriateness**
Staff Recommendation:	**Approval**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-6.2.9 Major Urban Certificate of Appropriateness

Application Overview:

The applicant proposes exterior modifications to the structure, including a stairwell tower addition and rooftop addition. Applications were submitted to the Historic Review Board for Local Landmark Designation and a Preliminary RHP for the proposed project to be reviewed immediately prior to this CA review. Should the Design Review Board condition any modifications to the building in review of this Certificate of Appropriateness, a two-member panel of the Historic Review Board must review and approve the modifications.

Background:

The subject structure is a two-story, bond brick flat roof commercial building, constructed in 1922. The building features original architectural elements such as concrete and tile coping, decorative terra cotta detailing, and an original beaux arts style awning at the corner entrance. The building was originally occupied by the Eugene F. Bates Motor Company showroom and service facility and is architecturally significant as an example of early 20th-century design.



Eugene F. Bates' New Buick Home

Project Scope:

The proposed project is to convert the existing building into a boutique hotel with a restaurant on the ground floor, a rooftop bar, an outdoor plaza, and a private speak-easy on the basement level.

The applicant proposes the following modifications to the building:

- Reconfiguration and upgrades to include a lobby, restaurant, 17 guest rooms, rooftop bar, and basement level speakeasy
- Electrical, plumbing and HVAC upgrades
- New Windows
- Stocast Brick Infill beneath a new window on Laurens Street Elevation
- Stairwell Tower addition
- Rooftop Addition and Elevator Penthouse
- New Rooftop HVAC Units with Perforated Rooftop Screening
- New Metal Awning on College Street Elevation
- New Marquee Lighting on Existing Primary Entrance Awning



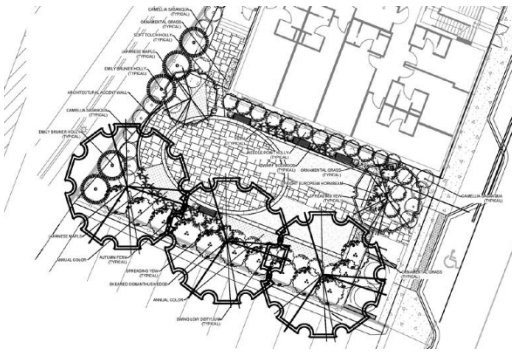
EXISTING LAURENS ST. ELEVATION



Staff Analysis:

PUB 8. Publicly Accessible Parks and Plazas

Publicly accessible parks and plazas should expand the richness of the downtown pedestrian experience. Per PUB 8.3, access is provided to the plaza from the adjacent sidewalk. PUB 8.6 recommends that publicly accessible plazas be populated with vegetation that provides shade and has rich human interest. The landscape plan indicates conformance with this guideline.



PRI 3. Entry



Per PRI 3.5, entries must be designed to pronounce their purpose as a destination. Staff finds that the proposed awning over the restaurant entrance facing College Street is in conformance with this guideline and effective in pronouncing the entrance. Per PRI 3.4, entry glass must be highly transparent and non-reflective with minimal tint. Transparency of the entrances is essential in order to clearly identify them for pedestrians.

PRI 4. Activated Ground Floor

PRI 4.1 states that transparency should be maximized along the ground floor to the street level to allow views of the use and activity within the building. Use of darkly tinted and/or reflective glass is prohibited per PRI 4.2. The Development Code specifies a minimum visible light transmittance of 60% for ground floor glazing.



PRI 5. Articulation

Visible aspects of buildings in urban spaces must be scaled and interrelated in a way that is responsive to pedestrians rather than vehicular traffic. Per PRI 5.6, large monotonous facades should be avoided. The proposed stairwell tower addition is effective in breaking up the Richardson Street elevation to enhance visual interest for the pedestrian. A decorative wall trellis is proposed along the parking lot facing elevation, which will be converted to a plaza. **Detailed information must be submitted for review of the proposed trellis and plantings.**

PRI 6. Materiality

Per PRI 6, finishes and materials of high quality and durability confirm a sense of permanence and contribute to the continuity of Greenville's reputation for design excellence. High quality materials should be chosen to be compatible with surrounding context, per PRI 6.1. Materials used within proximity to pedestrian areas must have the durability to withstand heightened activity and wear. Due to similarities between the proposed Stocast system and prohibited EIFS material, further evaluation is required. **The applicant must submit alternatives to the**

proposed Stocast material, to be reviewed by staff and two-member panels of the HRB and DRB.

PRI 7. Architectural Lighting
Per PRI 7.2, lighting should enhance building architecture. Accent lighting should be incorporated to create visual interest, depth and shadows. **Further information is needed to adequately review the proposed architectural lighting.**

PRI 8. Private Outdoor Spaces
Building equipment and utilities must be thoughtfully located and screened, per PRI 8.1 and 8.2. The proposed metal art rooftop HVAC screening is in conformance with this guideline. **The plaza enclosure and partial screening of adjacent suterras must be further reviewed.**

PRI 11. Existing Architecture
Per 11.2, existing features that contribute to the character of the building are to be maintained. The proposed addition is visually distinctive from the original building, per PRI 11.5, but pays homage to the original main entrance framing. Glazing is maximized and contrast is provided in material and color to the existing building.
The rooftop addition is set back from the primary façade, per PRI 11.6.


PROPOSED RICHARDSON ST. ELEVATION



PRECAST AT MAIN ENTRANCE OF BUILDING

In summary, staff recommends approval with the following conditions:

1. **The applicant must submit alternatives to the proposed Stocast material, to be reviewed by staff and two-member panels of the HRB and DRB.**
2. **Detailed specifications of proposed lighting (awning, painted sign accent, and sconces); decorative wall trellis; and plaza enclosure must be submitted for review by staff and two-member panels of the HRB and DRB.**
3. **All glazing must conform with the Transparency requirements of the Greenville Development Code, Division 19-2.11.13.**
4. **Approval of the final RHP will require a detailed breakdown of costs to determine applicability.**

5. **Should the Design Review Board condition any modifications to the building in review of the Certificate of Appropriateness, a two-member panel of the Historic Review Board shall review and approve the modifications.**

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

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

APPLICATION FOR URBAN DESIGN CERTIFICATE OF APPROPRIATENESS
Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

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

PROPERTY INFORMATION

*STREET ADDRESS_____

*TAX MAP #(S) _____

*ZONING CLASSIFICATION _____

*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: _____

*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.

_____

_____

_____

_____

_____

_____

_____

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. DESIGN REVIEW BOARD	$300.00, *site plan review*
	$300.00, *architectural review*
B. SIGNS	$150.00
C. MINOR APPLICATION (STAFF REVIEW)	$100.00
D. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	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. Additional information may be requested at any time to fully understand the proposal. **Projects may require a two-phase DRB review process (Site Plan Review followed by Architectural Review), dependent on the scale of the proposed plans. Staff will notify the applicant upon receipt of the application if a two-phase review is required.**
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

a. 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).

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

c. 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).

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

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

f. Comparative Images (images of existing conditions and proposed modifications for all alterations to existing structures with proposed changes highlighted)

g. Labeled Physical Samples of exterior finishes must be provided at the Public Meeting to the DRB.

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

Please verify that all required information is reflected on the plan(s).

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.

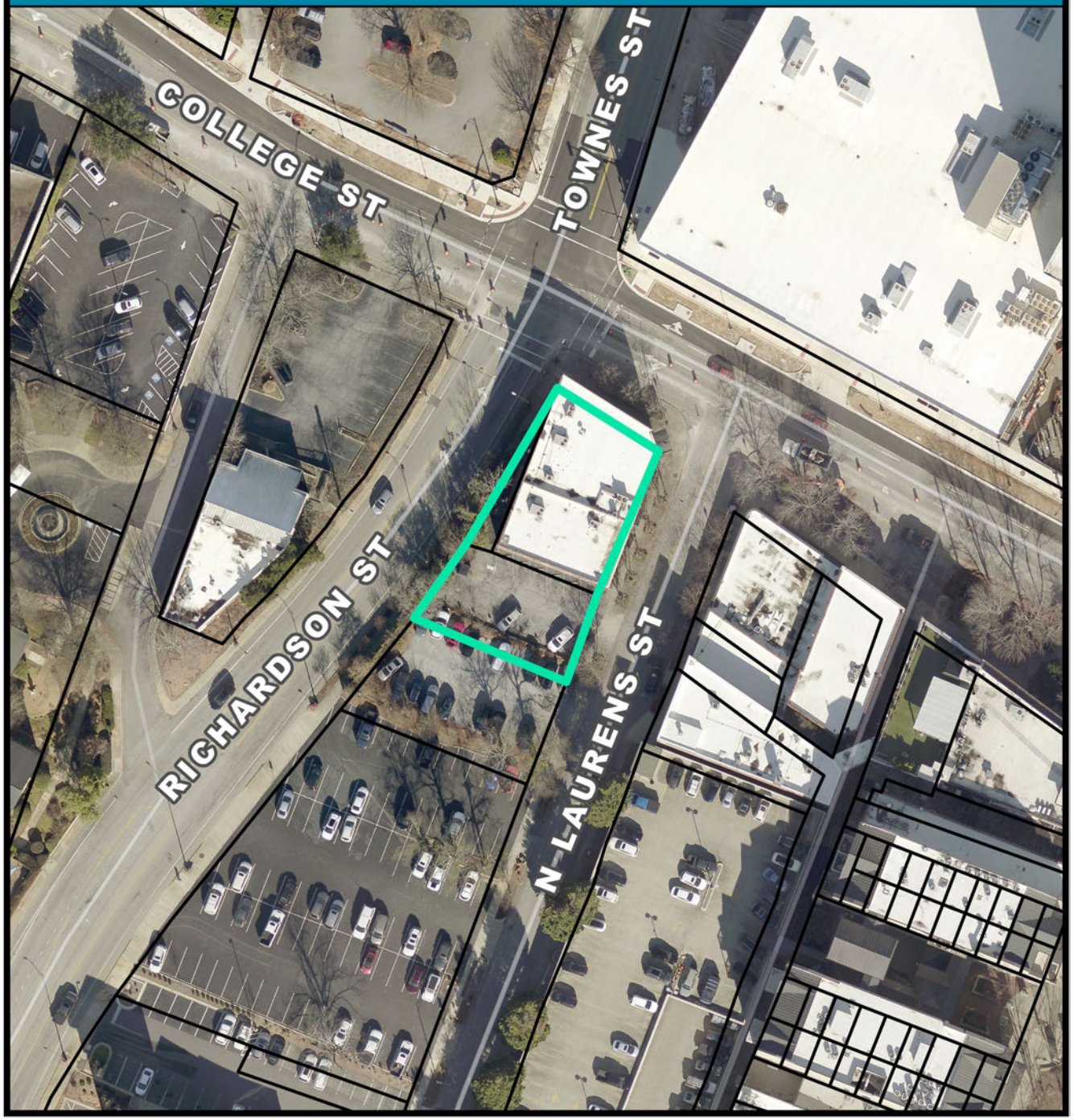
   In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

   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.

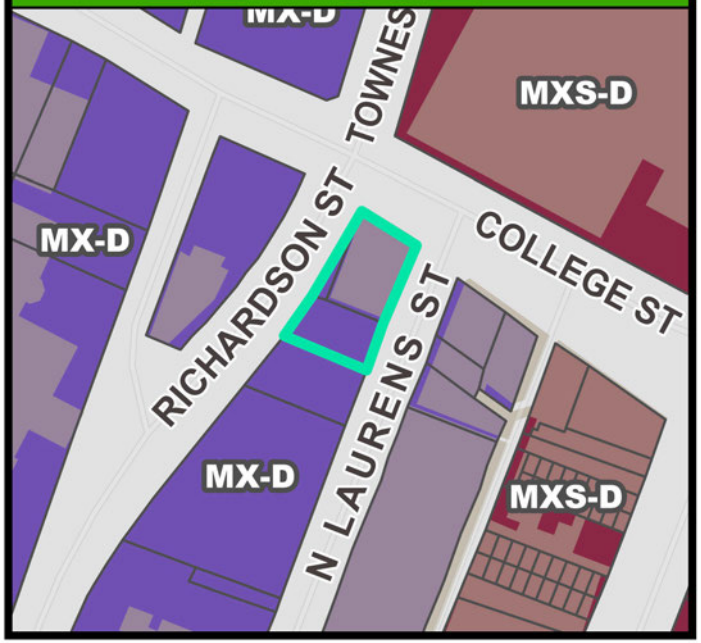
*Signatures	
Applicant	
Date	
Property Owner/Authorized Agent	
Date	
Public Hearing information	
Public Hearing signs	

CA 26-233 • 101 COLLEGE STREET

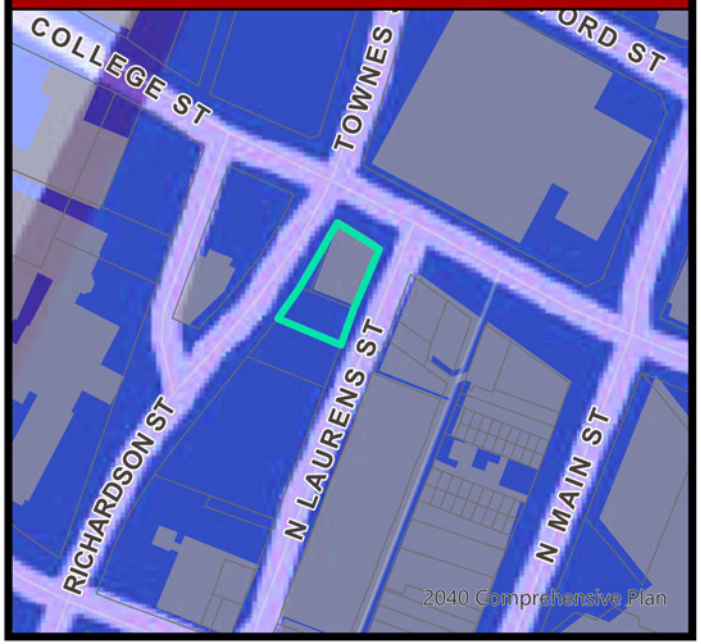
AERIAL VIEW



CURRENT ZONING

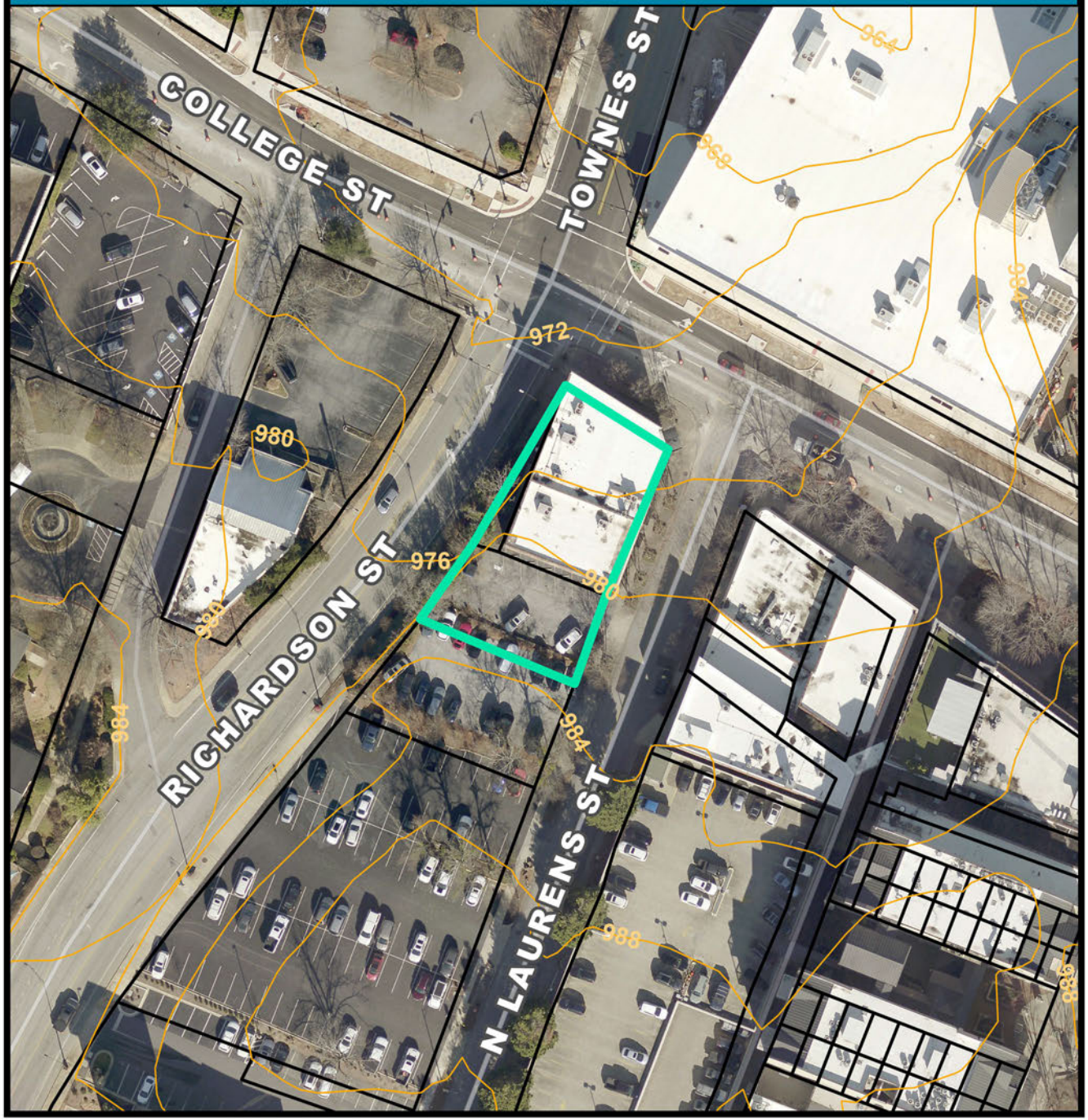


FUTURE LAND USE

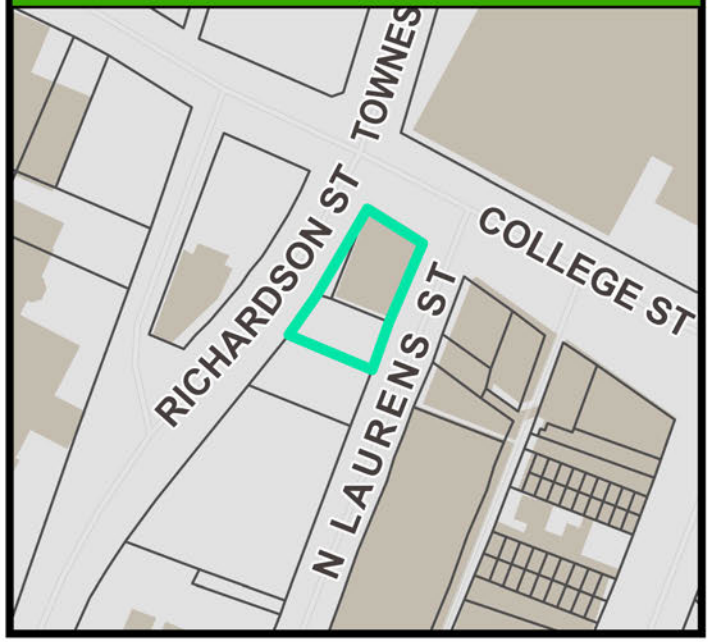


CA 26-233 • 101 COLLEGE STREET

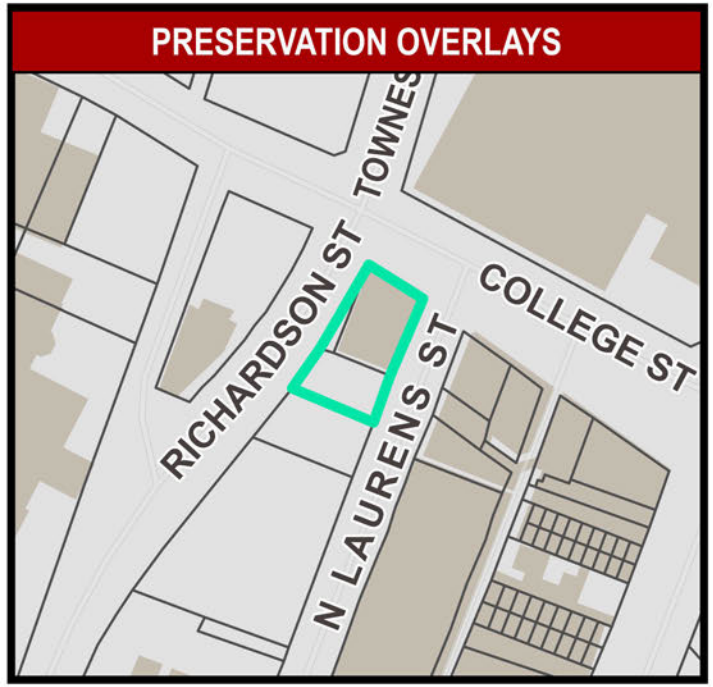
NATURAL / ENVIRONMENTAL FEATURES

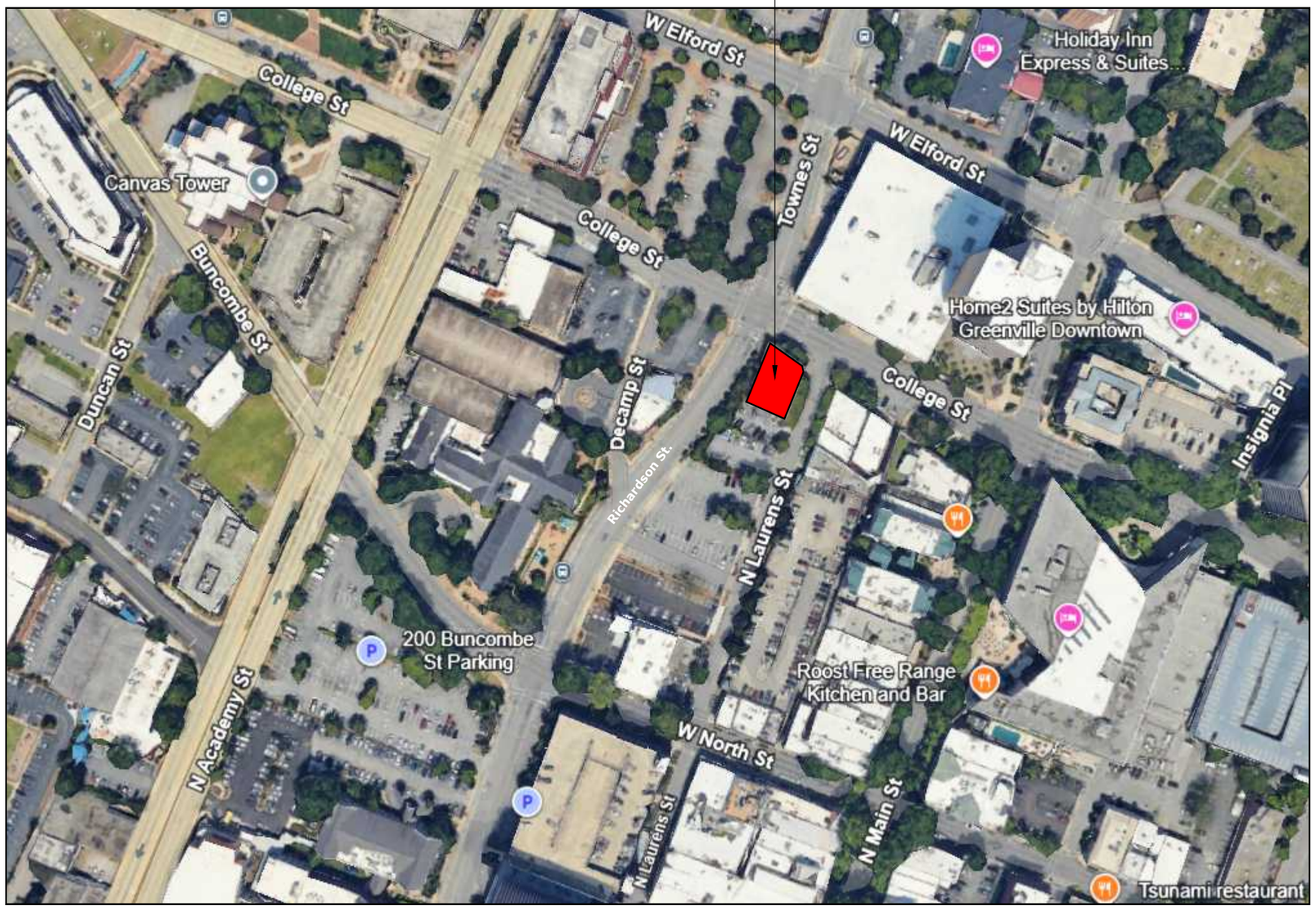


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





PLAN NORTH

ISSUE DATE: 04/01/2026

1 PROPOSED CIVIL SITE PLAN

SCALE: N.T.S.

101 COLLEGE ST.

AILERON MANAGEMENT | PSi DESIGN

Newspapers by Ancestry
https://www.newspapers.com/image/188222080/

The Greenville News (Greenville, South Carolina) · Wed, Mar 28, 1923 · Page 27
Downloaded on Mar 11, 2026

The Buick Holds First Place at All the Great Automobile Shows--and Why?

Every Buick Has Lived Up To Its Slogan--
"When Better Automobiles Are Built, Buick Will Build Them"

The New Buick Home That We Have Built Is Our Ideal of What a Buick Home Should Be



Eugene F. Bates' New Buick Home



View of Our Beautiful New Show Room

An Invitation to All Show Visitors to Inspect Our New Home

We really take a genuine pride, and we believe it is a profitable pride, in the new Buick home that we have built, and our invitation to you to come see how well we have equipped ourselves to handle the service needs of our patrons is genuinely sincere.

Many who have seen the show automobile places of the south tell us that we have built the finest Buick home they have seen anywhere in the south—and this is the place we invite you here to see. It is the Buick home that we have worked years to make a reality.



The New Buick 6-Cylinder, 5-Passenger Sedan
Price, Delivered in Greenville, $2180



The New 6-Cylinder Buick Sport Touring
Price, Delivered in Greenville, $1580



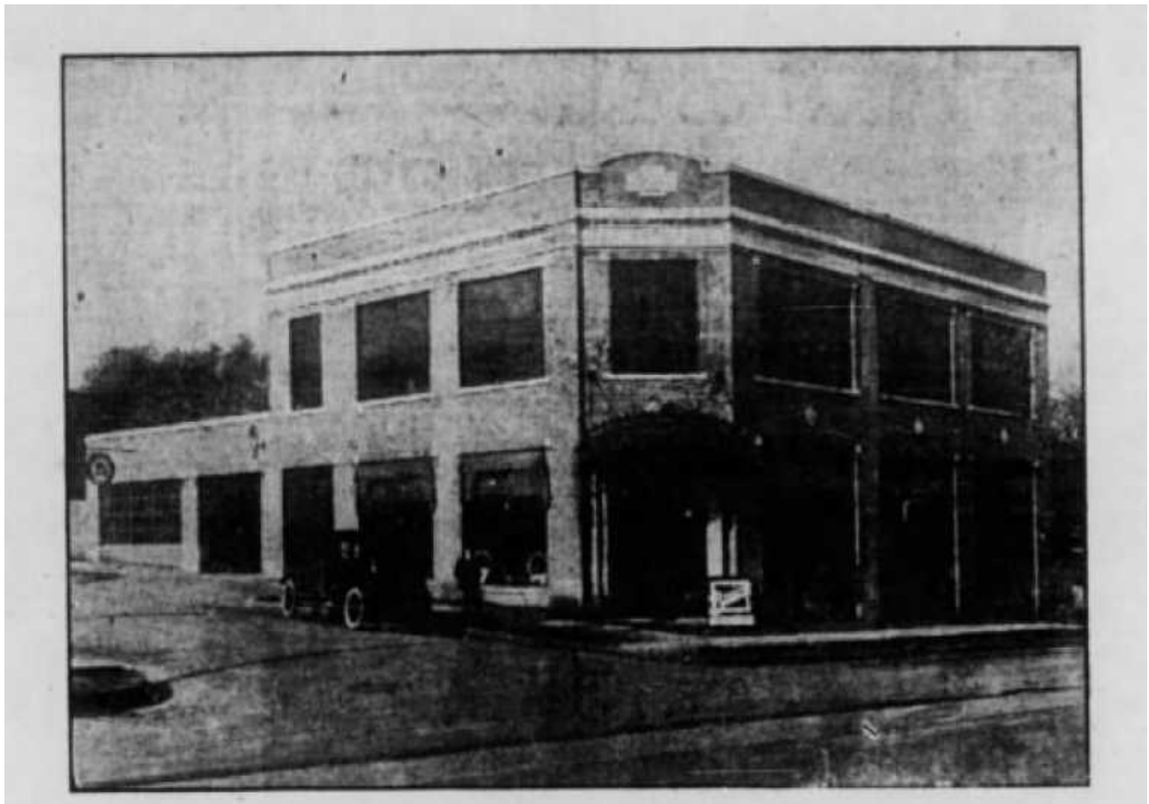
The New 6-Cylinder Buick Sport Roadster
Price, Delivered in Greenville, $1825



The New 4-Cylinder Buick Touring Car
Price, Delivered in Greenville, $1015

Eugene F. Bates, *Buick Dealer*

Greenville, Laurens and Pickens Counties
Our New Buick Home Stands at the Corner of College and Laurens Streets



Eugene F. Bates' New Buick Home

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2 HISTORY
SCALE: N.T.S.
101 COLLEGE ST.

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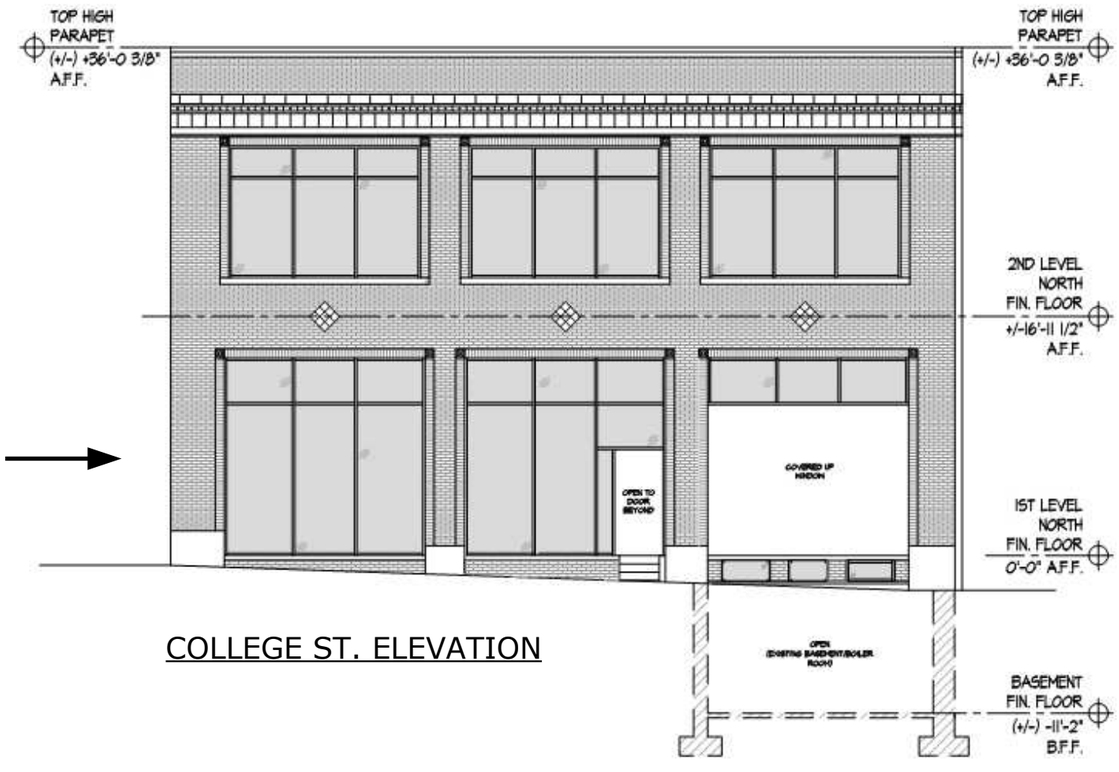
EXISTING LAURENS ST. ELEVATION



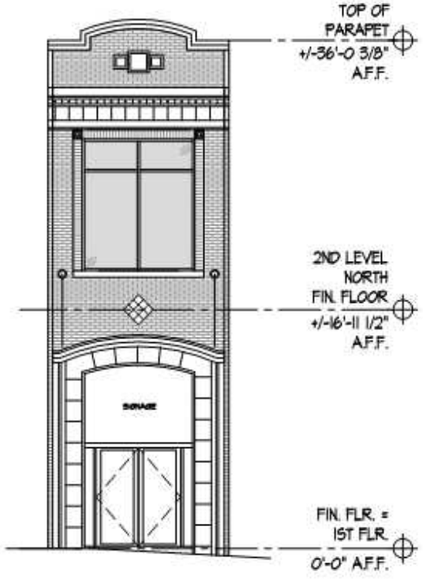
LAURENS ST. ELEVATION



EXISTING COLLEGE ST. ELEVATION



COLLEGE ST. ELEVATION



LAURENS ST. / COLLEGE ST. ELEVATION

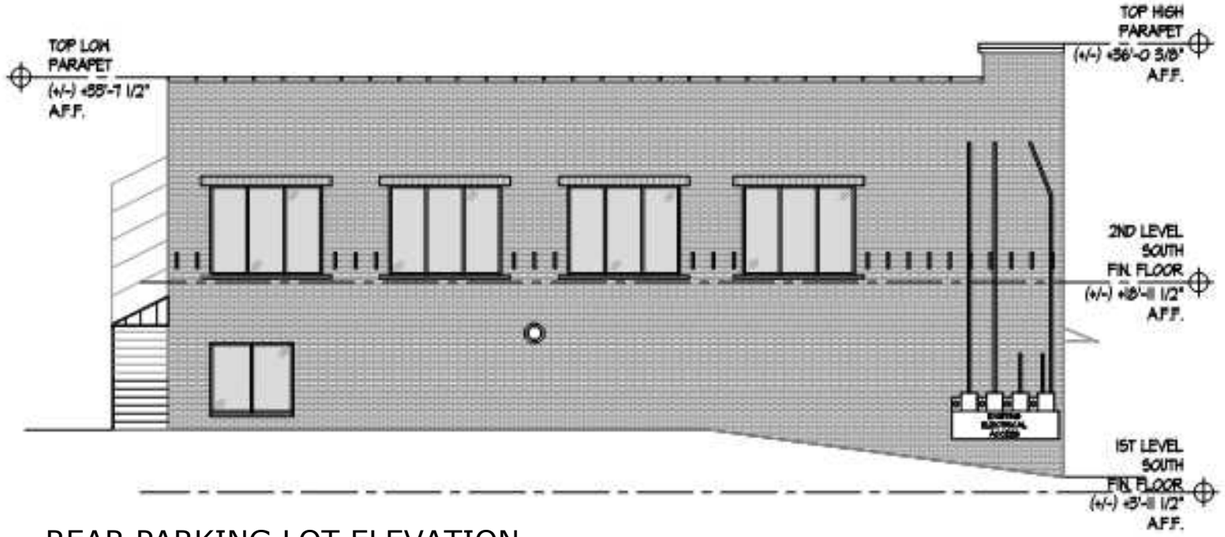
ISSUE DATE: 04/01/2026

3 EXISTING BUILDING ELEVATIONS

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

101 COLLEGE ST.

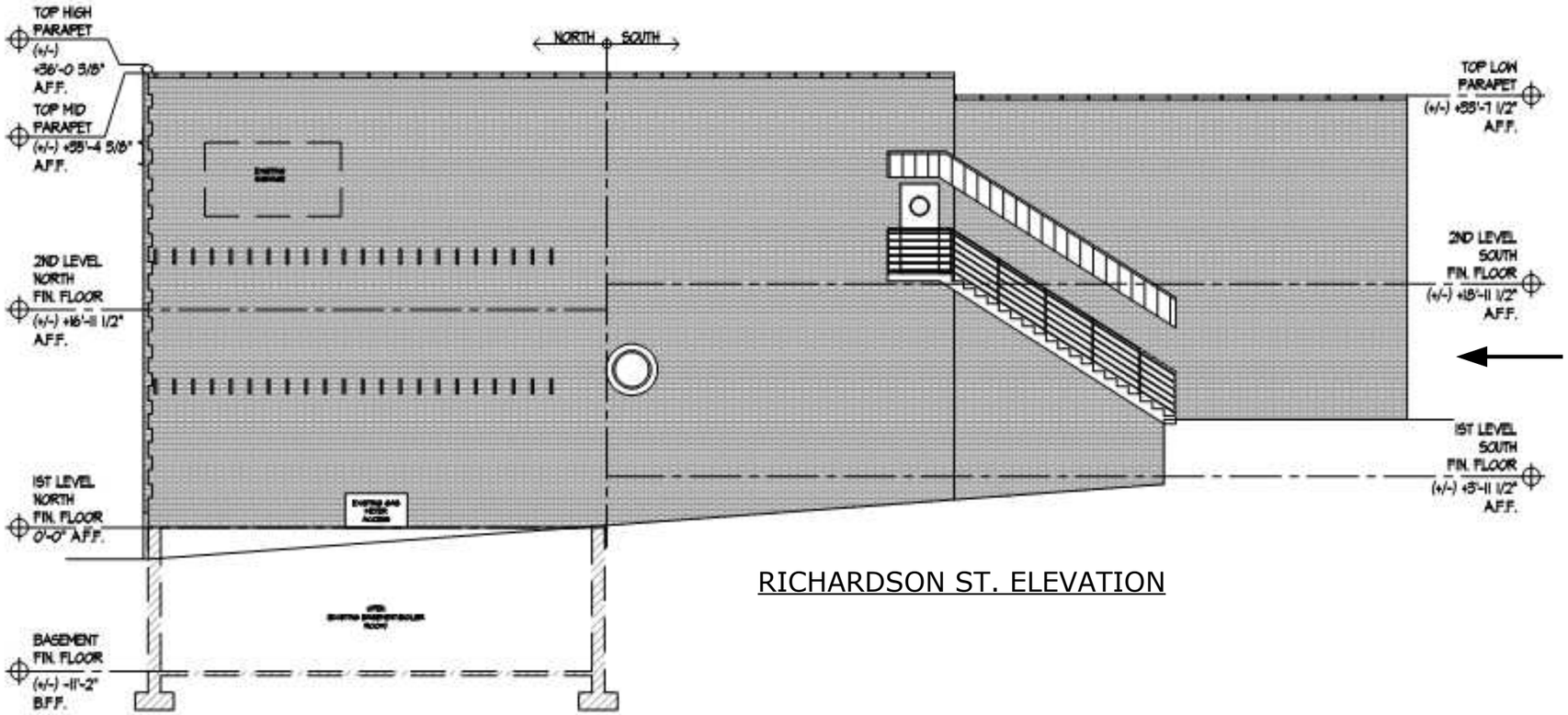
AILERON MANAGEMENT | PSi DESIGN ARCHITECTURE COLLABORATIVE DESIGN + BUILD



REAR PARKING LOT ELEVATION



EXISTING REAR PARKING LOT ELEVATION



RICHARDSON ST. ELEVATION



EXISTING RICHARDSON ST. ELEVATION

ISSUE DATE: 04/01/2026

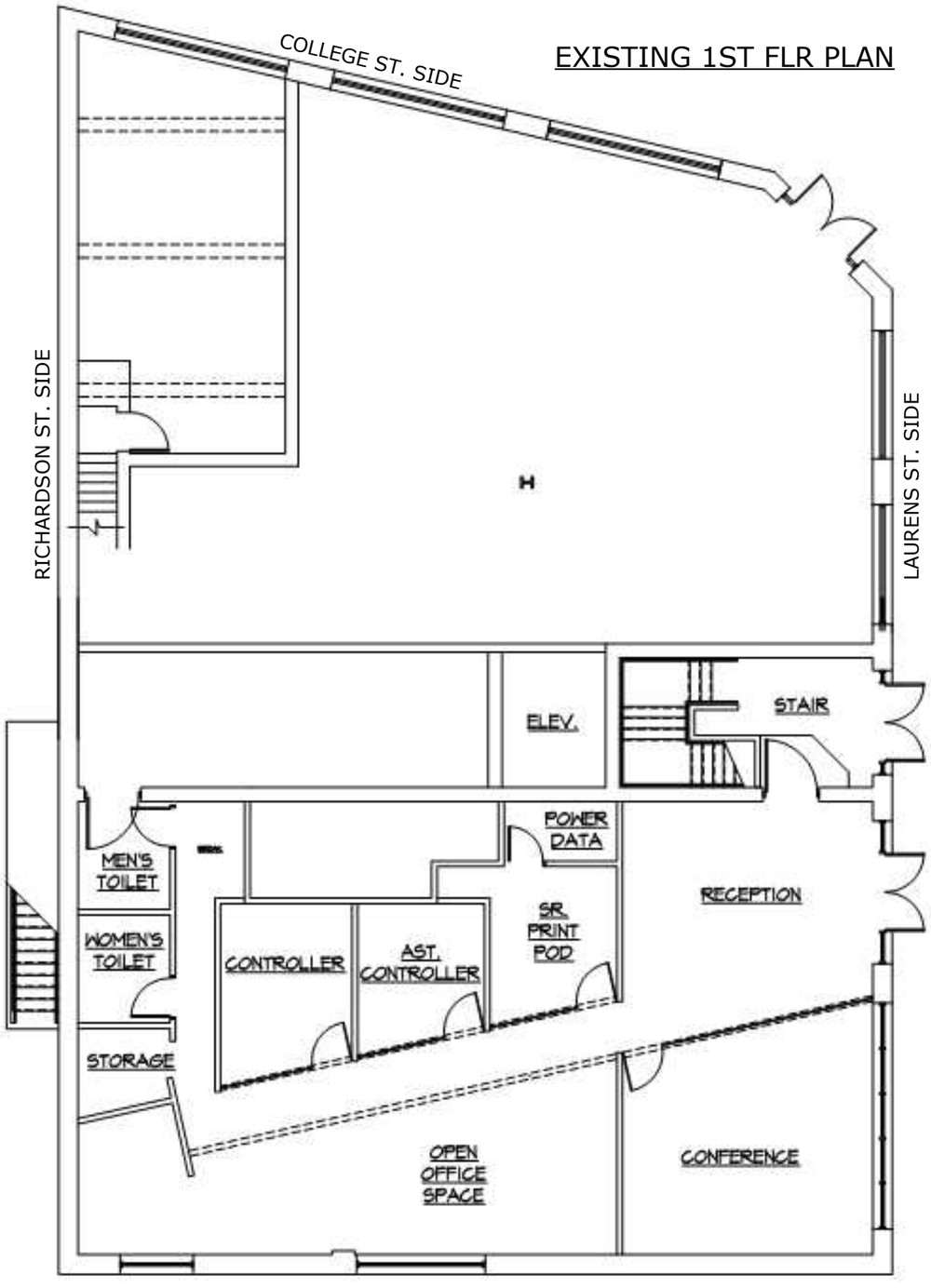
4 EXISTING BUILDING ELEVATIONS

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

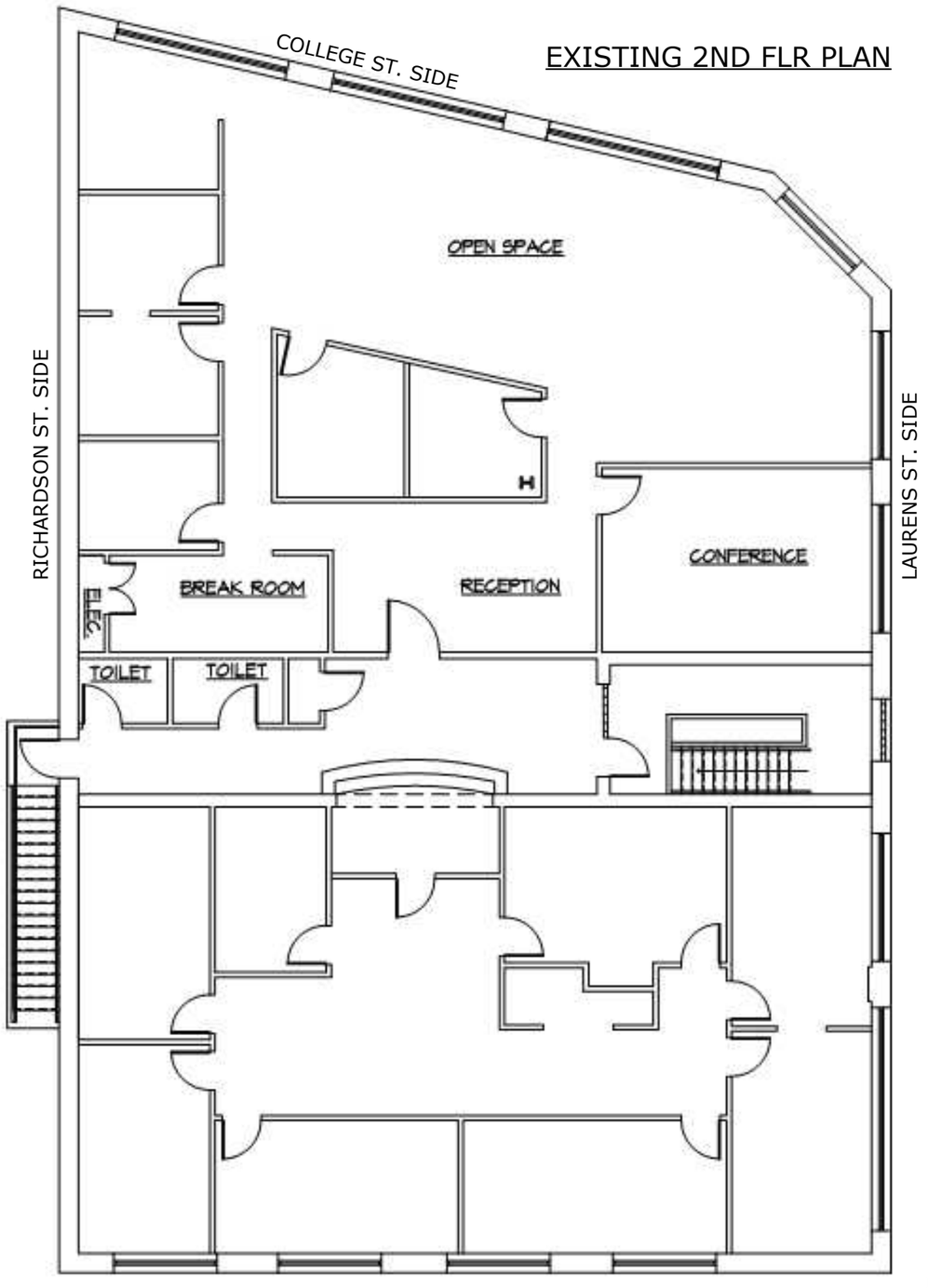
101 COLLEGE ST.

AILERON MANAGEMENT | PSi DESIGN

EXISTING 1ST FLR PLAN



EXISTING 2ND FLR PLAN



PLAN NORTH

ISSUE DATE: 04/01/2026

5 EXISTING FLOOR PLANS

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

101 COLLEGE ST.

AILERON MANAGEMENT | PSi DESIGN

SITE DATA:

TMS: 0002000501500, 0002000501400, 0002000501600 |
SITE AREA: ± XX ACRES
MUNICIPALITY: CITY OF GREENVILLE, SC | **ZONING:** MX-D

SETBACKS / BUFFERS:

FRONT - 0' / 10"
SIDE - 0'
REAR - 0'

PARKING REQUIREMENTS:

NOTE:

NO MIN. PARKING IN MX-D



A	Travel Lane	2 - 10 ft. travel ways
B	On-Street Parking	Parallel - 8 ft [min] on one side.
REQUIRED STREETSCAPE		
C	Planting Zone	Tree lawn with a minimum width of 5 ft. Refer to Div. 19-4.4 for tree spacing and planting type requirements.
D	Pedestrian Zone	Pedestrians will be accommodated on a sidewalk [5 ft min.] on both sides of the street.
E	Multimodal Space	A minimum of Level 6 Bike Access must be provided. Refer to Table 6.2

SEAMONWHITESIDE

101 COLLEGE STREET– THE AILERON
CONCEPTUAL SITE PLAN | GREENVILLE, SC
SW+ PROJECT # – 12765 | DATE: 2025-08-25

N
W E
S

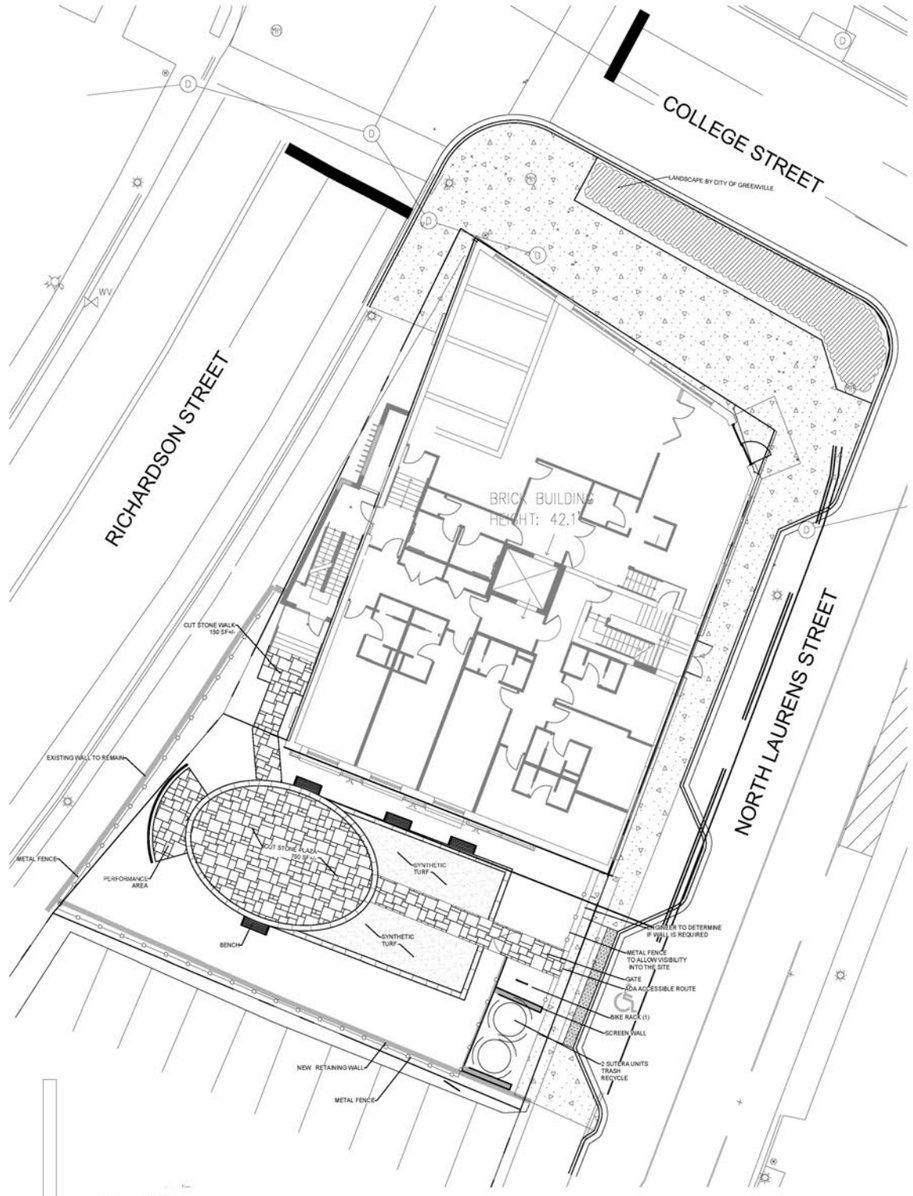
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SCALE: 1" = 20'

ISSUE DATE: 04/01/2026

6 PROPOSED CIVIL SITE PLAN
SCALE: N.T.S.

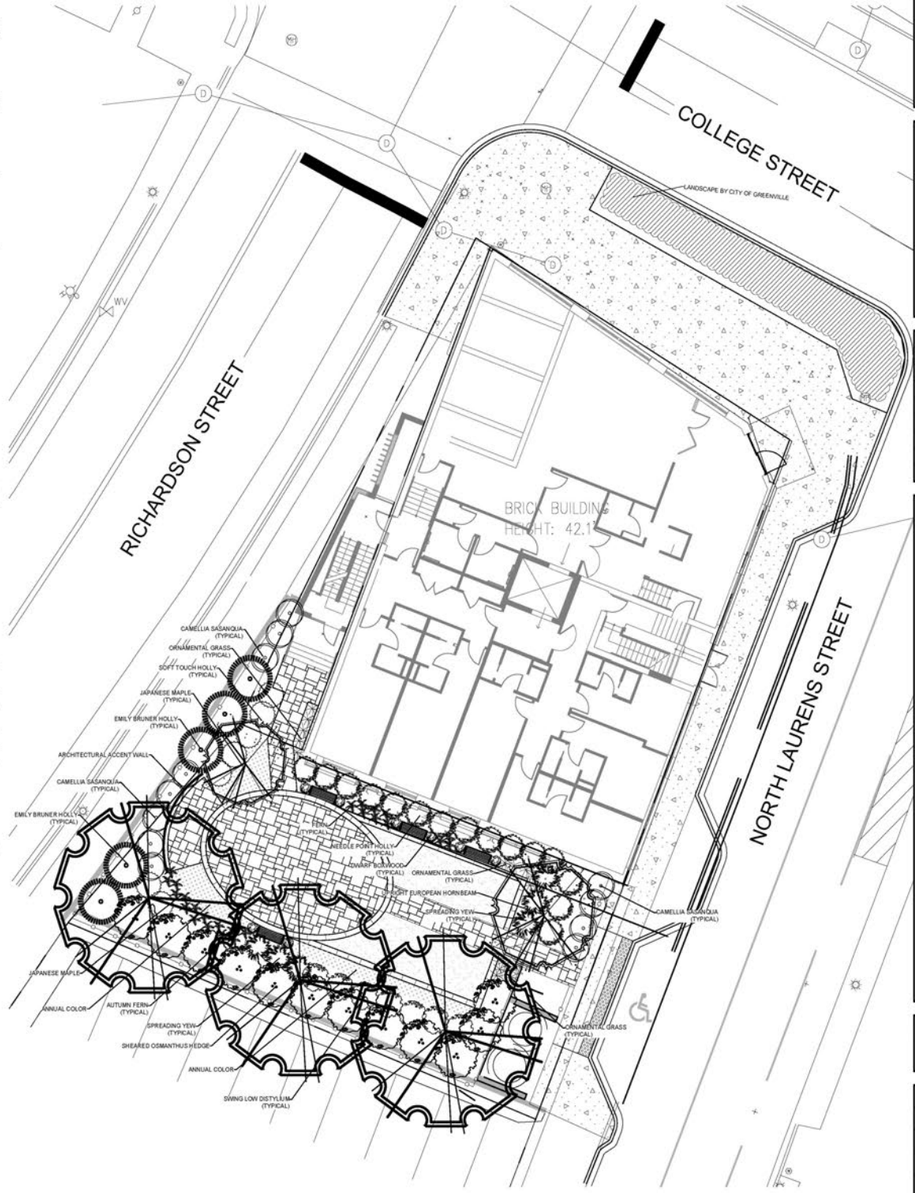
101 COLLEGE ST.

AILERON MANAGEMENT | PSi DESIGN



SITE PLAN

1" = 10' - 0"



LANDSCAPE PLAN

1" = 10' - 0"

McLeod
Landscape Architects, LLC
100 Grove Road
Greenville, SC 29601
(864) 370-3635

SEALS

2	3-23-2026	DRB Submittal
1	3-4-2026	Owner Review

REVISIONS

The Banter Hotel
Courtyard Master Plan
101 College Street
Greenville, South Carolina

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DRAWN	JPMc
DESIGN	JPMc
CHECKED	
DATE	February 2026
SCALE	
JOB NO.	26007
SHEET	L1.0

ISSUE DATE: 04/01/2026

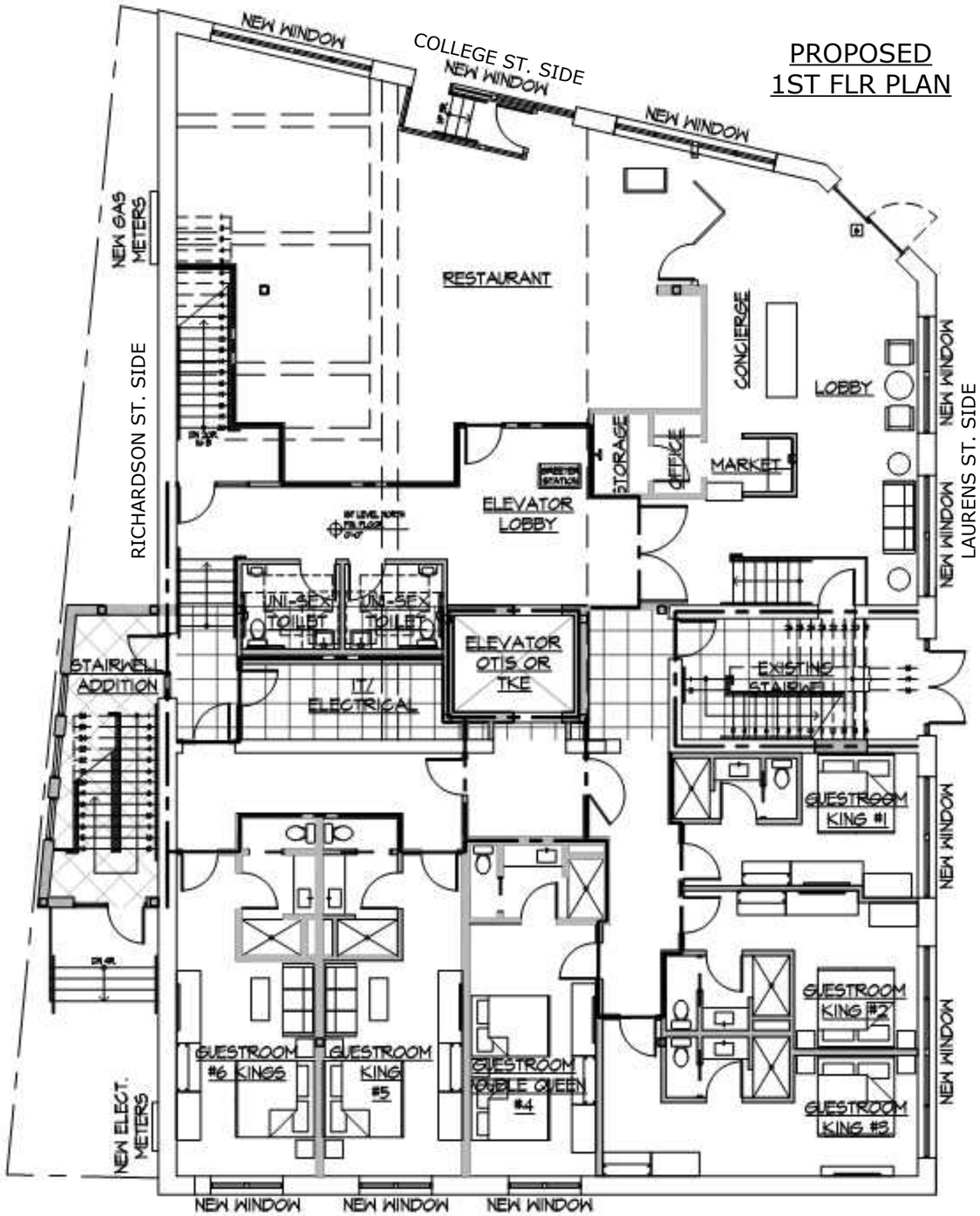
7 PROPOSED CIVIL SITE PLAN

SCALE: N.T.S.

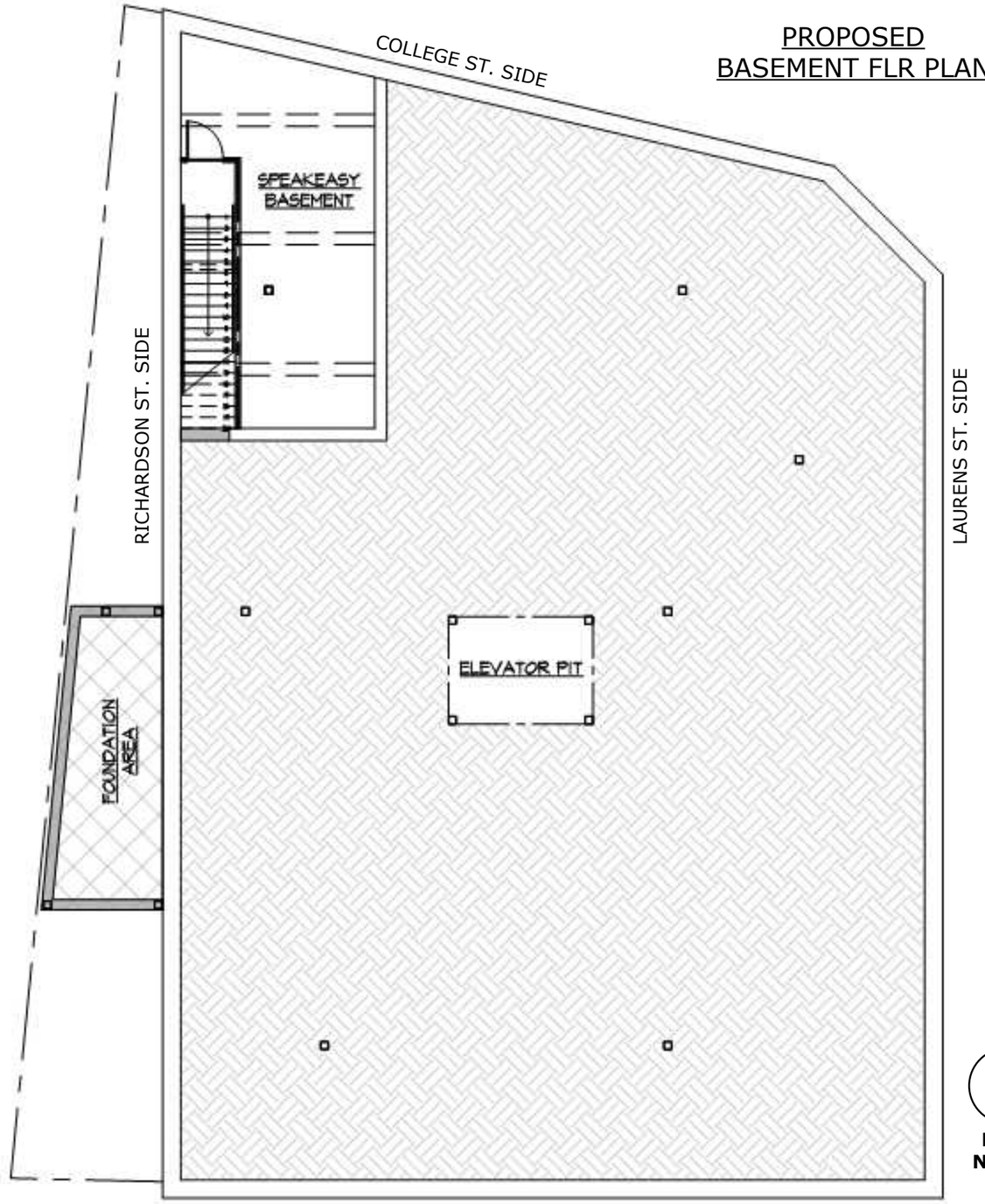
101 COLLEGE ST.

AILERON MANAGEMENT

PSi DESIGN
ARCHITECTURE COLLABORATIVE DESIGN + BUILD



PROPOSED 1ST FLR PLAN



PROPOSED BASEMENT FLR PLAN

PLAN NORTH

ISSUE DATE: 04/01/2026

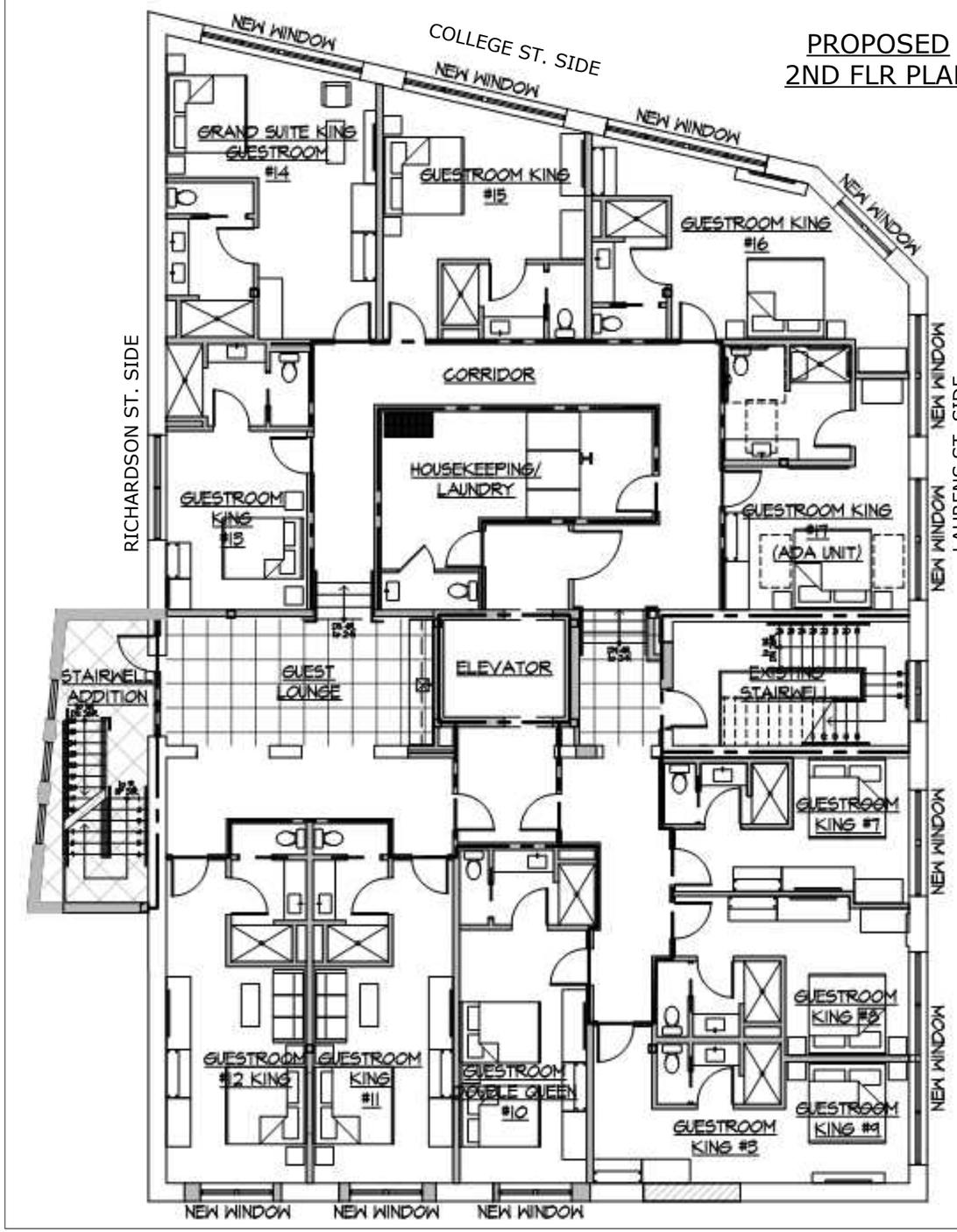
8 PROPOSED FLOOR PLANS

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

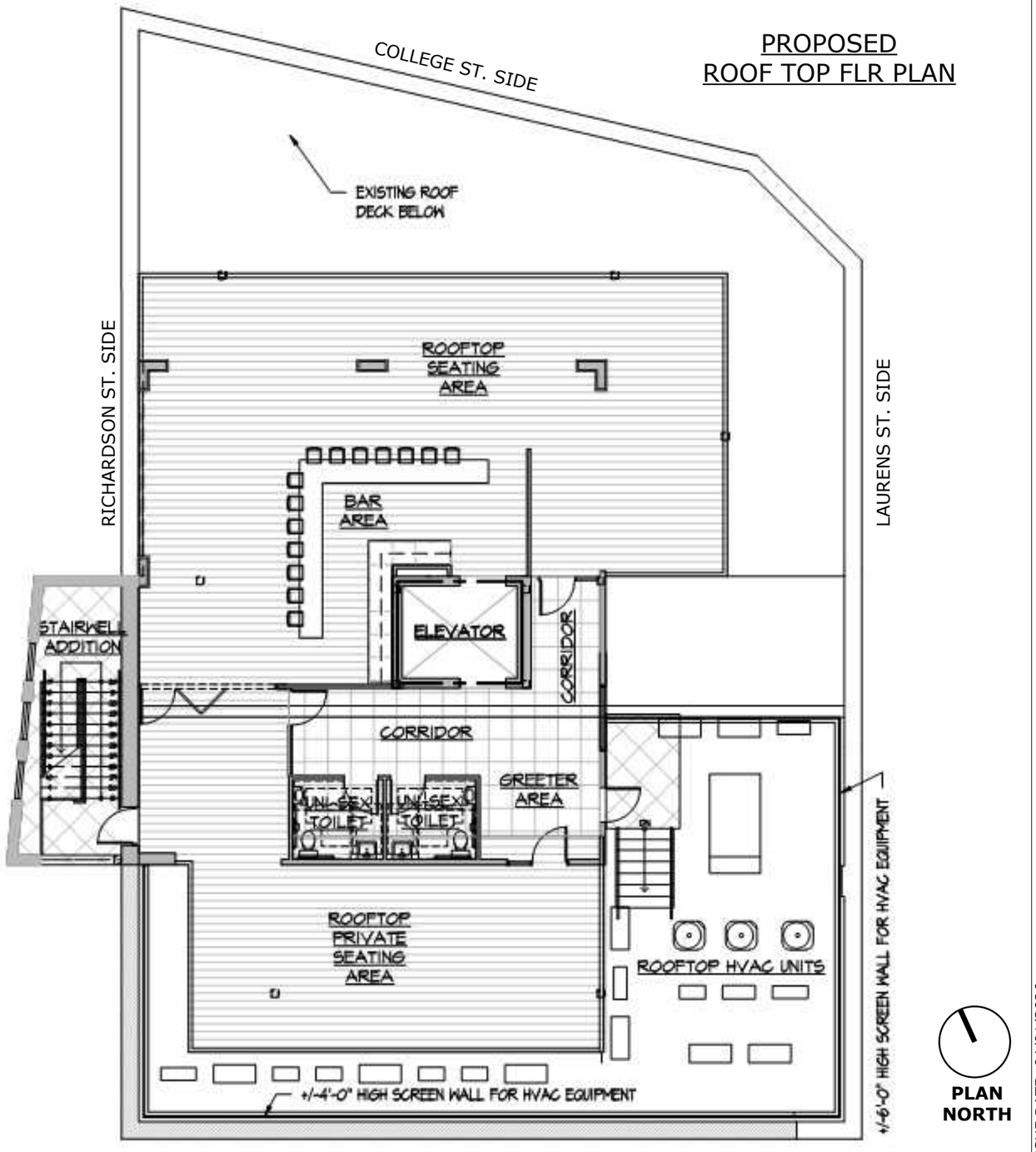
101 COLLEGE ST.

AILERON MANAGEMENT

PSi DESIGN



PROPOSED 2ND FLR PLAN



PROPOSED ROOF TOP FLR PLAN

ISSUE DATE: 04/01/2026

9 PROPOSED FLOOR PLANS

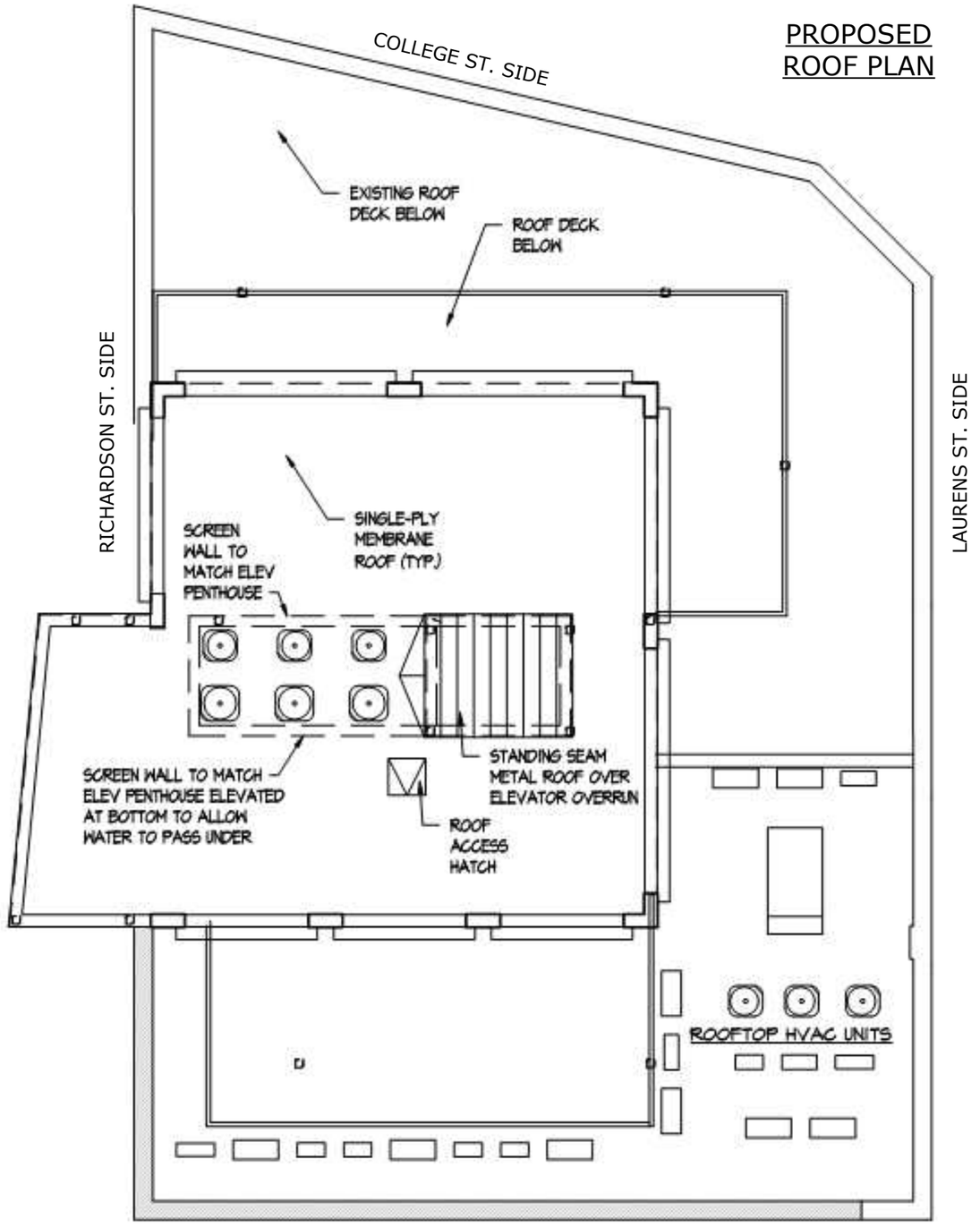
SCALE: 3/32" = 1' - 0"

101 COLLEGE ST.

AILERON MANAGEMENT

PSi DESIGN

PROPOSED ROOF PLAN



PLAN NORTH

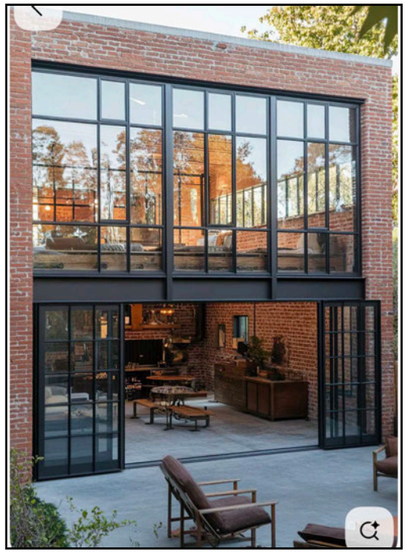
ISSUE DATE: 04/01/2026

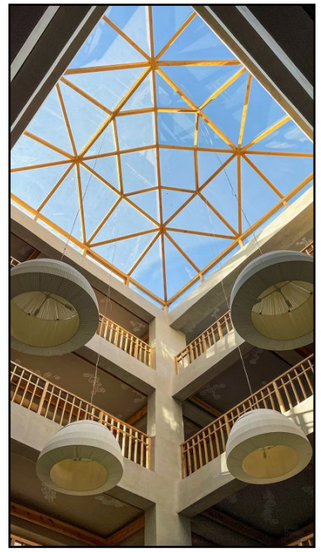
10 PROPOSED ROOF PLAN

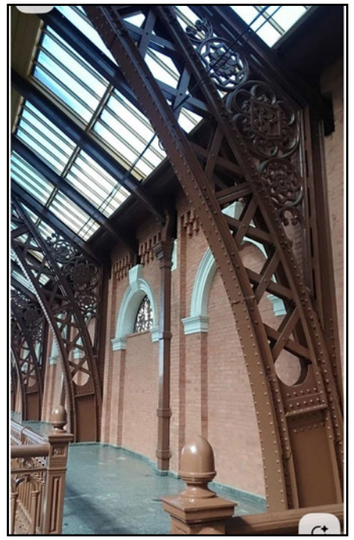
SCALE: 3/32" = 1' - 0"

101 COLLEGE ST.

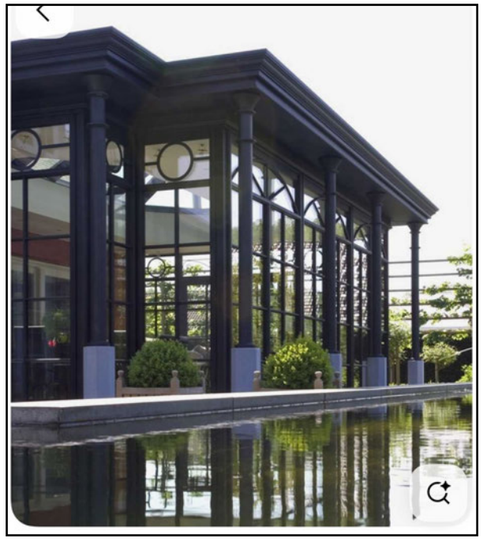
AILERON MANAGEMENT | PSi DESIGN







ISSUE DATE: 04/01/2026

11 PROJECT ROOF GARDEN INSPIRATION

SCALE: N.T.S.

101 COLLEGE ST.

AILERON MANAGEMENT | PSi DESIGN



EXISTING RICHARDSON ST. ELEVATION

NORTH SOUTH

TOP OF NEW ROOF DECK SYSTEM +/- 50'-4" A.F.F.

ROOF DECK ELEV. +/- 36'-9 3/8" A.F.F.

TOP HIGH PARAPET +/- 36'-0 3/8" A.F.F.

2ND LEVEL NORTH FIN. FLOOR +/- 16'-11 1/2" A.F.F.

1ST LEVEL NORTH FIN. FLOOR 0'-0" A.F.F.

TOP OF PERFORATED SCREEN +/- 47'-9"A.F.F.

2ND LEVEL SOUTH FIN. FLOOR +/- 18'-11 1/2" A.F.F.

1ST LEVEL SOUTH FIN. FLOOR +/- 3'-11 1/2" A.F.F.

ELEVATOR PENTHOUSE

STUCCO. BY Sto Corp.

BRAKE METAL CAP

YEAR PLACARD CUT LIMESTONE

2027

DECORATIVE CORNICE

StoCast BRICK BY Sto Corp.

DECORATIVE ARCH PATTERN BY Sto Corp.

DECORATIVE WALL SCONCE

Accent Lighting on existing sign

EUGENE F BATES BUICK AUTOMOTIVE

Sto Corp DECORATIVE ACCENT

StoCast BRICK

DOWNLIGHTING

PATINA COLORED METAL AWNING

ALUMINUM HANDRAIL WITH CABLE SYSTEM

CLAD FRAMED WINDOW SYSTEM

DECORATIVE RAILING

CUT LIMESTONE

ISSUE DATE: 04/01/2026

12 PROPOSED RICHARDSON STREET ELEVATION

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

101 COLLEGE ST.

AILERON MANAGEMENT | PSi DESIGN



EXISTING COLLEGE ST. ELEVATION

ISSUE DATE: 04/01/2026

13 PROPOSED COLLEGE STREET ELEVATION

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

101 COLLEGE ST.

AILERON MANAGEMENT | PSi DESIGN



EXISTING REAR PARKING LOT ELEVATION



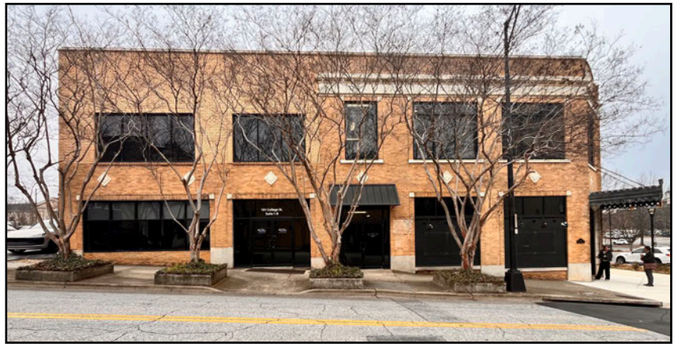
ISSUE DATE: 04/01/2026

14 PROPOSED REAR PARKING LOT ELEVATION

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

101 COLLEGE ST.

AILERON MANAGEMENT | PSi DESIGN



EXISTING LAURENS ST. ELEVATION

TOP OF NEW ROOF DECK SYSTEM +/- 50'-4" A.F.F.

PERFORATED HVAC SCREEN

ROOF DECK ELEV. +/- 36'-9 3/8" A.F.F.

TOP HIGH PARAPET +/- 36'-0 3/8" A.F.F.

2ND LEVEL NORTH FIN. FLOOR +/- 16'-11 1/2" A.F.F.

CLAD FRAMED WINDOW SYSTEM

1ST LEVEL NORTH FIN. FLOOR 0'-0" A.F.F.

2ND LEVEL SOUTH FIN. FLOOR +/- 18'-11 1/2" A.F.F.

1ST LEVEL SOUTH FIN. FLOOR +/- 3'-11 1/2" A.F.F.

NEW BRICK INFILL TO MATCH EXISTING MASONRY

PATINA COLORED METAL AWNING

ISSUE DATE: 04/01/2026

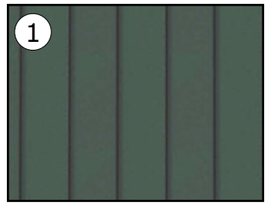
15 PROPOSED LAURENS STREET ELEVATION

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

101 COLLEGE ST.

AILERON MANAGEMENT | PSi DESIGN

1



Awnings:
Roofing Material: Standing seam
Framing Material: Metal
Roof Color: VERDIGRIS
Framing Color: Black/ Graphite
Manufacturer: TBD

2



Rear Patio:
Type: Stone Pavers
Color: TBD
Manufacturer: TBD

3



Windows:
Type: Fixed Frame
Frame Type: Aluminum Clad
Glass Color: See material #4
Frame color: Graphite
Manufacturer: TBD

4



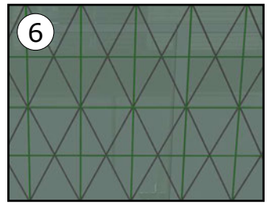
New Glazing:
Glass Color: Clear VERDIGRIS Tint

5



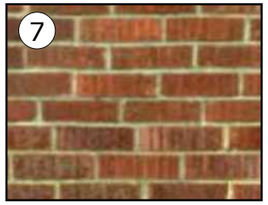
Stair Tower Base:
Type: Exterior
Material: Cut Limestone
Color: Match Existing

6



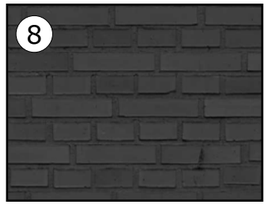
Roof Top Screen wall:
Type: Perforated Screen
Color: VERDIGRIS
Finish: Matt
Frame: Metal
Manufacturer: Alabama Metal Art

7



Rear Patio Fence Corners & Short Wall At End of Patio:
Type: Brick
Color: Match Existing Rear Wall
Manufacturer: TBD

8



Stair Tower Wall:
Type:(StoCast Brick)
Color: Black/ Graphite
Manufacturer: Sto-Corp. or equal

9



Roof Top Bar Cornice:
Type: Sto Formed Shape
Color: Verdigris
Manufacturer: Sto or equal

10



Exterior Door:
Type: Flush Metal
Color: Paint to match adjacent wall
Location: Stair Tower Hidden Door
Roof Deck HVAC access door

11



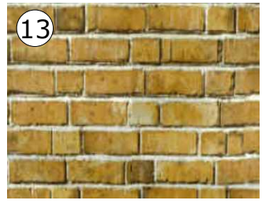
Stone Cap at Rear Patio Fence Corners & Short Wall At End of Patio:
Type: Concrete/Stone
Color: Grey
Manufacturer: TBD

12



Stair Tower Window Surround:
Material: Sto-Cast
Finish: Cut limestone to match base material

13



Brick Infill:
Type: Brick
Color: Color match by local brick stain artisan
Manufacturer: TBD

14



Stair Tower Window Infill:
Type: Milano Smooth Finish
Color: Graphite
Manufacturer: Sto or equal

15



Laurens St Stair Door:
Type: Aluminum Clad Frame two panel with glass
Color: Graphite
Manufacturer: Marvin or equal

16



Roof Deck Rail:
Type: Aluminum
Color: Graphite
Manufacturer: TBD

17



Cap Flashing:
Type: Aluminum
Color: Graphite/Verdigris
Manufacturer: TBD

ISSUE DATE: 04/01/2026

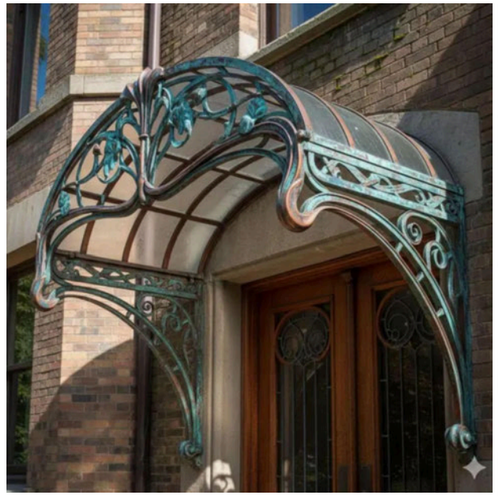
16 PROJECT MATERAIL LIST

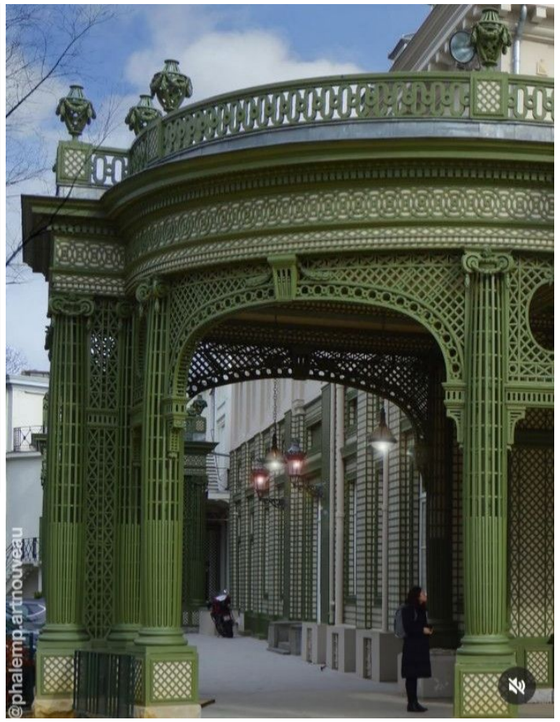
SCALE: N.T.S.

101 COLLEGE ST.

AILERON MANAGEMENT

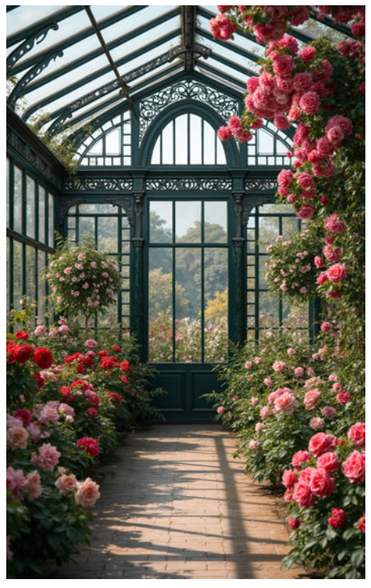
PSi DESIGN
ARCHITECTURE COLLABORATIVE DESIGN + BUILD





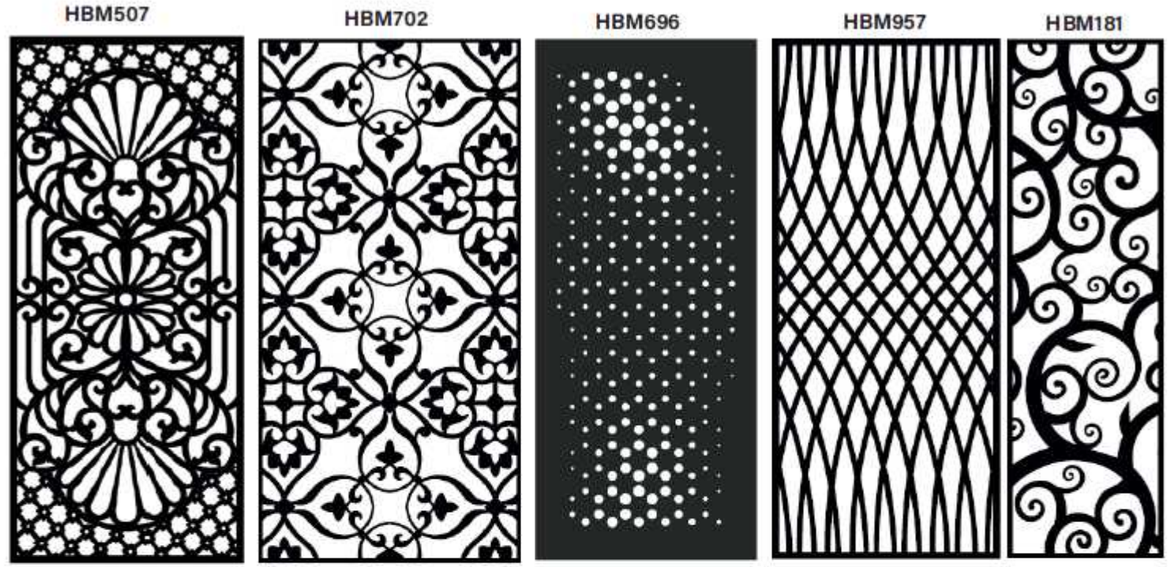


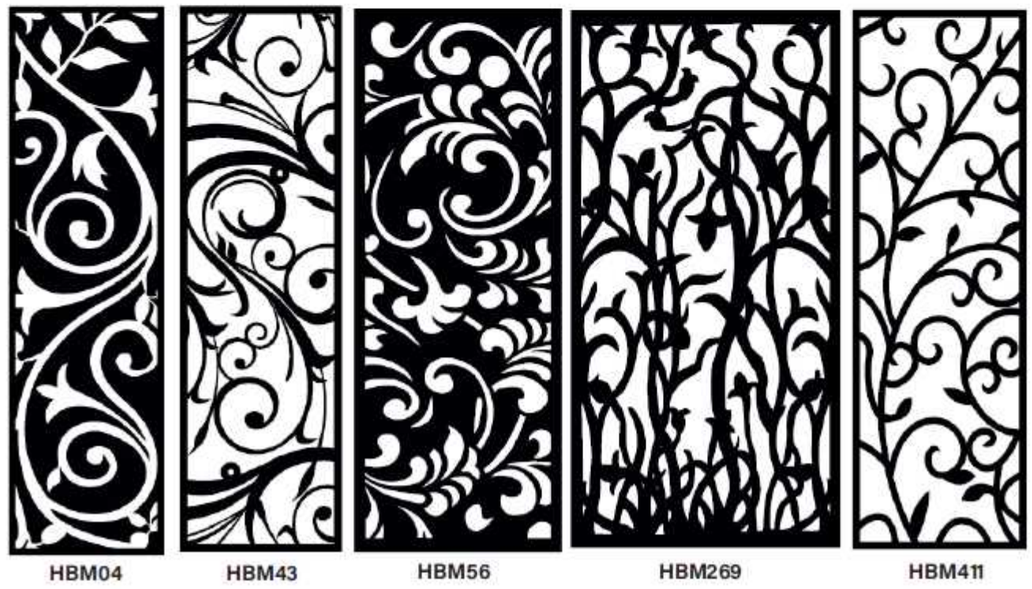
INSPIRATION IMAGERY - ART NOUVEA



GARDEN

Internal Panel Design Options/ Inspo





ISSUE DATE: 04/01/2026

17 DECORATIVE HVAC SCREEN

SCALE: N.T.S.

101 COLLEGE ST.

AILERON MANAGEMENT | PSi DESIGN



StoCast Brick – Custom Match Examples



Completion year: 2025

ISSUE DATE: 04/01/2026

18 STO-CAST BRICK SYSTEM

SCALE: N.T.S.

101 COLLEGE ST.



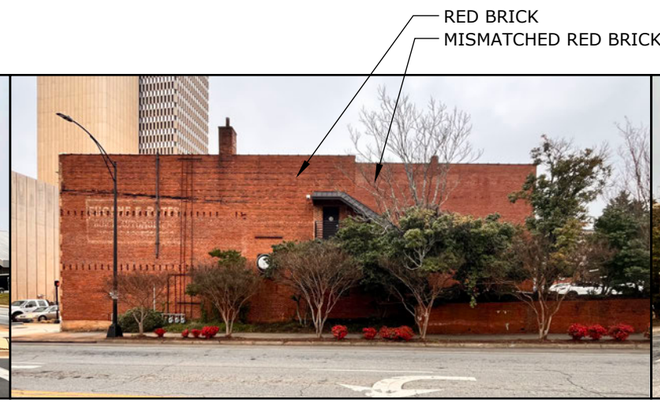


PRECAST AT MAIN ENTRANCE OF BUILDING

THE PERCENTAGE OF DARK TO LIGHT MATERIALS ON THE PROPOSED RICHARDSON ST. ELEVATION IS COMPARABLE TO THE BUILDING'S EXISTING ELEVATIONS. THE BUILDING'S EXISTING WINDOWS ARE TO REMAIN.



EXISTING COLLEGE ST. ELEVATION



EXISTING RICHARDSON ST. ELEVATION



EXISTING REAR PARKING LOT ELEVATION



EXISTING LAURENS ST. ELEVATION

ISSUE DATE: 04/01/2026

19 DARK TO LIGHT MATERIAL COMPARISONS

SCALE: N.T.S.

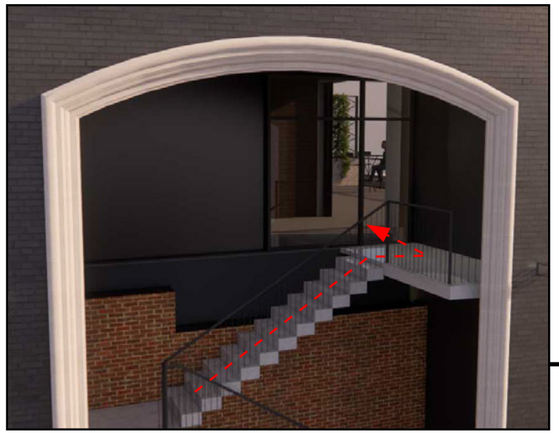
101 COLLEGE ST.

AILERON MANAGEMENT | PSi DESIGN

TOWER PERSPECTIVE

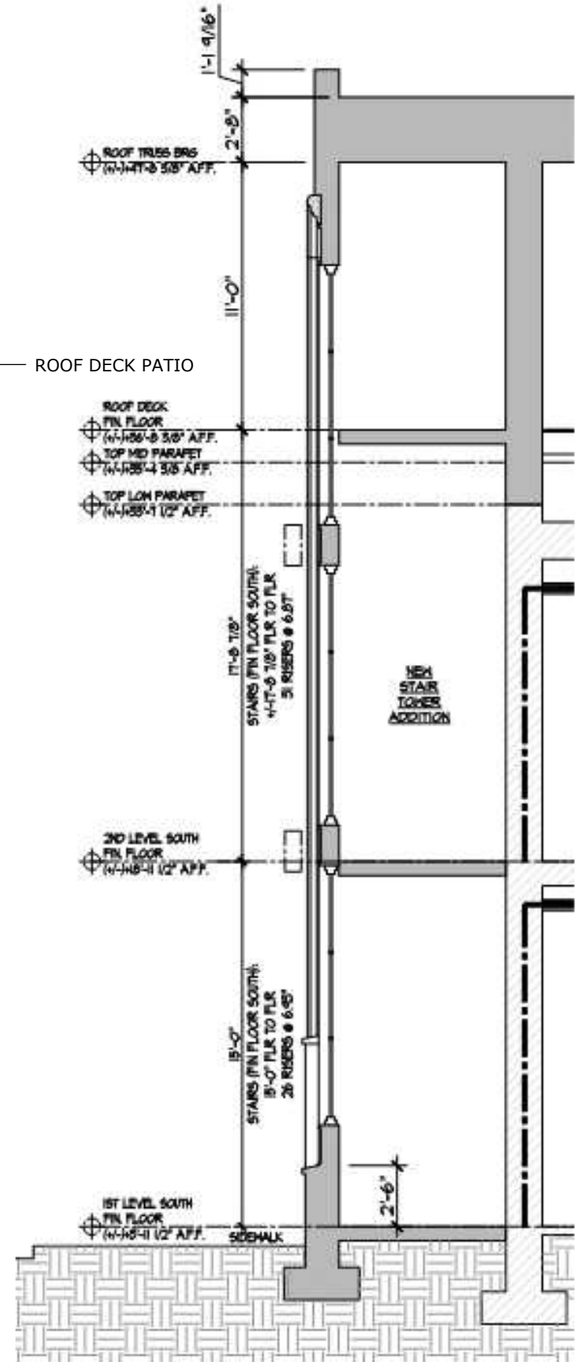


STAIR TOWER GIVES ACCESS TO ALL LEVELS OF THE BUILDING



STAIR UP TO ROOF DECK PATIO





ISSUE DATE: 04/01/2026

20 RICHARDSON ST. STAIR TOWER ACCESS

SCALE: N.T.S.

101 COLLEGE ST.

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ISSUE DATE: 04/01/2026

21 PERSPECTIVES - BEFORE & AFTER

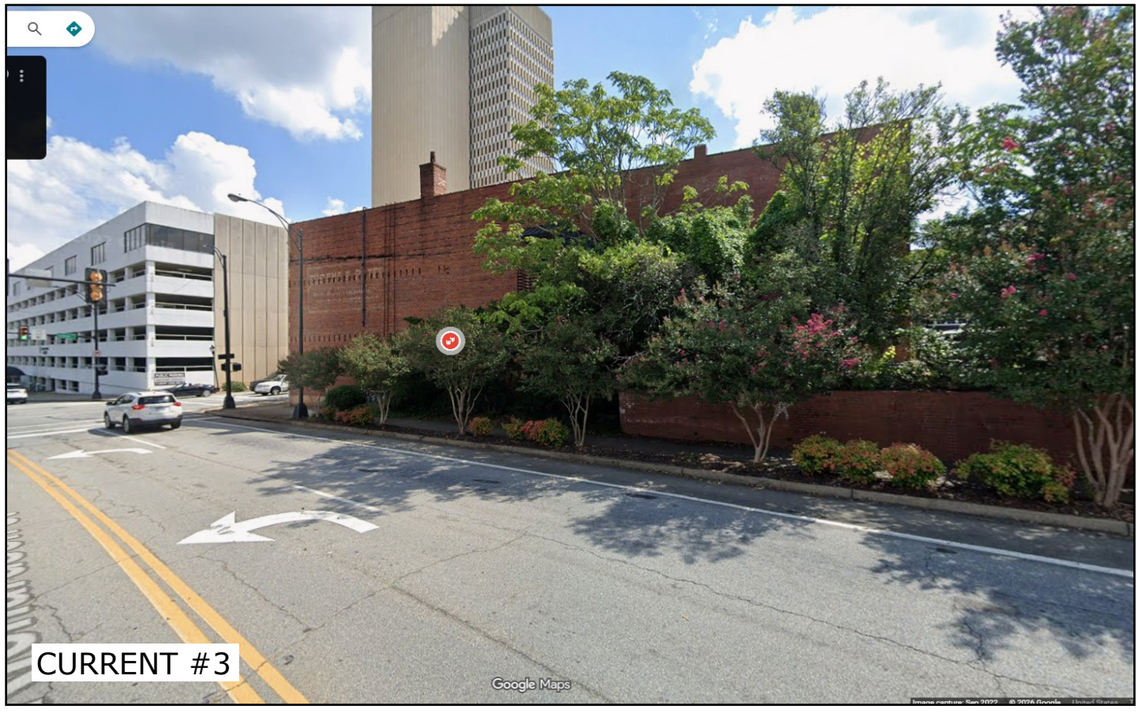
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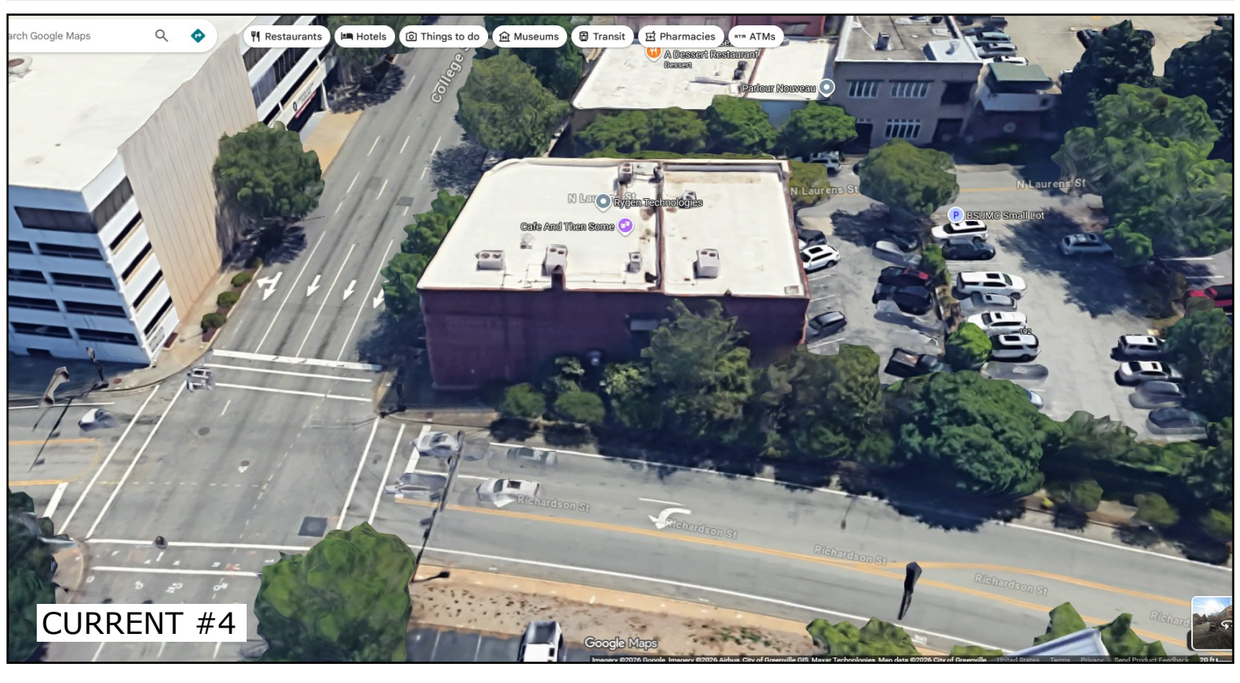
101 COLLEGE ST.

AILERON MANAGEMENT | PSi DESIGN









ISSUE DATE: 04/01/2026

22 PERSPECTIVES - BEFORE & AFTER

SCALE: N.T.S.

101 COLLEGE ST.

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ISSUE DATE: 04/01/2026

23 PERSPECTIVE RENDER 'A'

SCALE: N.T.S.

101 COLLEGE ST.

AILERON MANAGEMENT

PSi DESIGN



ISSUE DATE: 04/01/2026

24 PERSPECTIVE RENDER 'B'

SCALE: N.T.S.

101 COLLEGE ST.



ISSUE DATE: 04/01/2026

25 PERSPECTIVE RENDER 'C'

SCALE: N.T.S.

101 COLLEGE ST.

AILERON MANAGEMENT | PSi DESIGN



ISSUE DATE: 04/01/2026

26 PERSPECTIVE RENDER 'D'

SCALE: N.T.S.

101 COLLEGE ST.

AILERON MANAGEMENT

PSi DESIGN



ISSUE DATE: 04/01/2026

27 PERSPECTIVE RENDER 'E'

SCALE: N.T.S.

101 COLLEGE ST.

AILERON MANAGEMENT | PSi DESIGN

Planning Staff Report to
Design Review Board
April 7, 2026
for the April 16, 2026 Public Meeting

Docket Number:	**CA 25-298**
Applicant:	McMillan Pazdan Smith
Property Owner:	Crescent Greenville, LLC
Property Location:	127 S. Main Street
Tax Map Number:	0059000101700
Zoning:	MXS-D, Downtown Design Review Boundary
Proposal:	**CA for Site Plan, Massing, and Detailing**
Staff Recommendation:	**Approve with conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-6.2.9 Major Urban Certificate of Appropriateness

Project Overview:

The applicant is requesting approval for the site plan, massing, and architectural detailing for a new 5-story mixed-use structure with internal parking, office use, and five living units. Upgrades to the adjacent sidewalk and plaza are being proposed as well.

The site is located at the corner of South Main Street and Court Street; is zoned MXS-D; and is located within the Downtown Design Review Boundary.



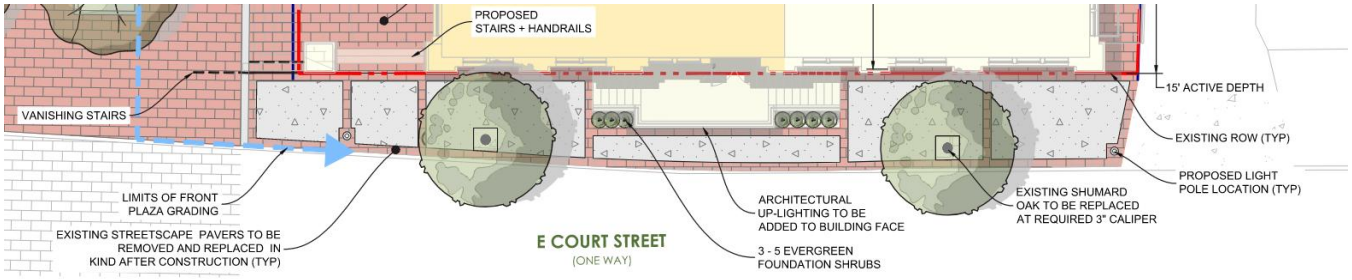
Staff Analysis:

<u>Site Plan</u>

- PUB 1 – Block Pattern
  - The proposed development will create an active structure in place of a parking lot, will remain under the recommended block length, and will conform with the development code's maximum building length.

- Vehicle access will occur from the rear alley, maintain existing patterns, and avoid direct pedestrian conflict per PUB 1.5. No additional curb cuts are being considered.
- In general, the site plan is in conformance with the underlying zoning and is in accord with the prevailing development pattern of downtown.

- PUB 2 – Pedestrian Realm
  - The E Court Street façade and private entrance is significantly pushing into the public right-of-way and will require an encroachment permit. This entrance is required per code. Without and entrance would leave a non-compliant blank wall running the length of the structure. Staff will note that future E Court Street plans may improve this area, creating a larger more inviting pedestrian experience. However, the current plan is proposing a reduction in pedestrian space from approximately 12' down to approximately 5'-6".
  - The resultant E Court sidewalk plan will remain relatively unchanged from its current configuration. **Staff is recommending further study of this entry's impact onto the public realm, with a more detailed design to be approved by staff and two members of the Board.**



- PUB 5 – Planting Zone
  - In this urban context, minimal planting areas are expected and should be used primarily to highlight entrances, screen utilities, or add to the pedestrian experience. **Staff recommends the use of a licensed landscape architect to identify appropriate species for this highly urbanized area.**

- PUB 9 – Lighting
  - Pedestrian lighting will be required per the Greenville Development Code and will be evaluated at the time of permit review. Any additional pedestrian lighting shall be in conformance with the downtown lighting standards.



- PUB 10 – Walls, Fencing & Screening
  - A private courtyard is proposed on the north-west corner of the structure, intended as a private entry. Gates are proposed at 6' height. Per Code 19-2.6.5 (MXS-D) fences are not allowed. **Staff proposes a low, decorative railing option, with further review by staff and two members of the Board.**

- PUB 11 – Signage
    - Signage has been deliberately excluded from this package and will be reviewed with a later submittal. **All signage in the downtown district requires a separate CA.**
    - Staff recommends enhanced signage to activate the plaza-facing side of the commercial unit.

Architectural Massing and Detailing

- PRI 2 – Massing
    - The building's height of five stories is not in stark contrast to the surrounding structures.
    - A material change at the first and second floors helps to ground the massing to a pedestrian-friendly scale.
    - Per PRI 2.7, a variety of building heights is encouraged downtown, and the width is proportional to other structures.



- PRI 3 – Front Public Entry
    - Entrances should face the public realm, and promote the shared indoor/outdoor experience, especially adjacent to a public plaza. "Buildings need to interact seamlessly with adjoining sidewalks, streets, and open spaces." **To address PRI 3.1 "locate entrances at active locations that enable and promote pedestrian walkability and connectivity," staff is recommending an entrance that faces the plaza, rather than a flat expanse of glass.**
    - "Entry area should be enhanced with architectural and landscape features such as covers, lighting, and landscape elements that will attract and guide pedestrians," per PRI 3.3.
    - Entry glass must be highly transparent per PRI 3.4.
    - Entries must be designed to pronounce their purpose as a destination, per PRI 3.5.
    - A flat expanse of glass facing an active plaza, with one corner recessed entry and a door that does not face the plaza, is not in alignment with the intent of downtown's pedestrian activation and should be more thoroughly thought through. **Staff is recommending further study of the ground-floor, west-facing façade, with two Board members.**

- PRI 3 – Front Private Entry
    - Per PRI 3.3, all entries are to be designed with materials, architectural and landscape architectural features such as coverings, lighting, etc. Entries should pronounce their purpose, per PRI 3.5.
    - Per PRI 3.8, “residential uses at the ground floor level must include entrances that face the public realm.”
    - **Staff recommends further study of the ground-floor residence entrance to better address the guidelines, security, and public activation concerns - to be reviewed by staff and two Board members.**

- PRI 3 – Back Private Entry
    - The single-entry door, being located so close to pedestrian activation and potential future Court Street development, should be more transparent per PRI 3.3. Sidelights, expanded glazing, lighting, and enhanced architectural features are warranted.

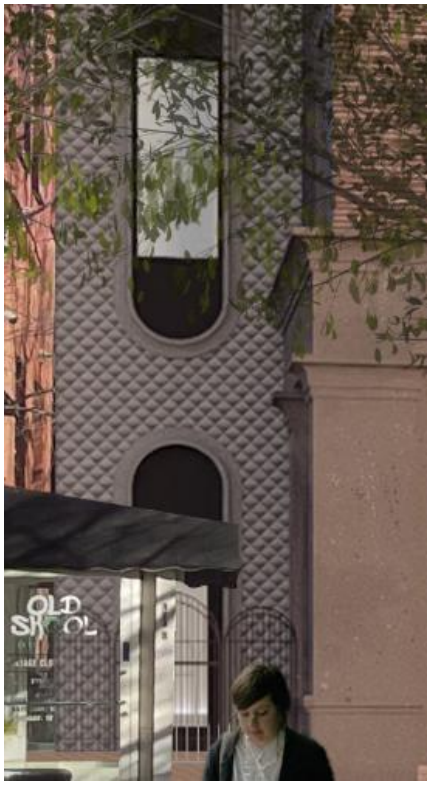


- PRI 4 – Activated Ground Floor
    - All windows shall be transparent per PRI 4.2, with no dark tinting or reflectivity being allowed.
    - Further activation by the inclusion of an additional (or relocated) door on Main Street is recommended.
    - Expanded glazing at the Court Street lower floor elevation is recommended.

- PRI 5 – Articulation
    - Per PRI 5.1, buildings should be articulated with dimensions that promote a sense of human scale. Staff recommends a further exploration of material and detail at the

pedestrian level to avoid an over-scaled and under-detailed experience. The material grain of historic structures should be applied.

  - PRI 5.3 states that a design should "unify the architectural relationship within an area by complementing the articulation of adjacent buildings." **Staff recommends a different approach to the modern windows, and recommends that alternatives be presented to staff and two members of the Board.**



- PRI 6 – Materiality
  - Per PRI 6.4, materials should convey a sense of human scale, with a material that is tactile and interesting, while avoiding monotony and uniformity. With reference to its surrounding historic context, staff does not recommend the sandblasted or acid-etched concrete that dominates the ground floor.
  - **Staff recommends further study of the materials, with an on-site mock-up for review and approval by staff and two Board members.**

- PRI 7 – Architectural Lighting
  - **No lighting package has been submitted and will need to be reviewed by staff and two members of the Board.**

- PRI 8 – Private Outdoor Spaces
  - A small outdoor entry area is submitted as open space. Safety and privacy concerns have been raised, and a 6' tall fence has been proposed. As cited in PUB 10, barred gates are not appropriate facing Main Street and public plazas. Staff recommends a low fence and lighting solution to enhance this private entrance, to be further studied by staff and two members of the Board.

<u>Demolition of Existing</u>

No structures on site are of historic or cultural importance and do not warrant protection per the downtown guidelines or the historic guidelines. All trees on site removed during demo will be subject to the City's tree mitigation requirements per section 19-5.2.

Summary:

The height, massing, and use of the project is appropriate for this zoning district, and most guidelines have been addressed. However, there remain several guideline compliance issues not addressed on three public-facing facades which require further study.

Given the historic surroundings, impact to an existing public plaza, and impact to the public right-of-way, staff recommends conditional approval of CA 25-298 with the following mandatory conditions:

1. **The ground-level plaza facing façade, specifically fencing and entrance configuration, shall be further studied and refined to better meet compliance with the Downtown Design Guidelines; review and approval by staff and two members of the Design Review Board.**

2. **The ground-level Court Street facing façade, with private entrance encroaching upon the public right-of-way, shall be further studied for impact to pedestrian circulation, street trees, and lighting; review and approval by staff and two members of the Design Review Board.**

3. **The ground-level alley facing façade, with private garage entrance and man-door, shall be further studied for glazing, articulation, and materiality; review and approval by staff and two members of the Design Review Board.**

4. **Alternatives to the modern window approach shall be submitted for review and approval to staff and two members of the Design Review Board.**

5. **Further material options for pedestrian-level areas shall be further studied and presented for approval by staff and two members of the Design Review Board.**

6. **A material mock-up shall be built on site, reviewed, and approved by staff and two members of the Design Review Board, prior to construction.**

7. **An Affidavit of Substantial Compliance must be signed and notarized by the property owner prior to the issuance of the Certificate of Conformity.**
8. **This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Greenville Development Code Section 19-6.2.F Lapse of approval/vested rights and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site-specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.**

city of greenville

APPLICATION FOR URBAN DESIGN 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 127 S. Main Street

*TAX MAP #(S) _____

*ZONING CLASSIFICATION MXS-D

*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: RAC

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

DESCRIPTION OF REQUEST

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

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

New construction of a five-story mixed-use shell building with basement parking.

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. DESIGN REVIEW BOARD	$300.00, *site plan review*
	$300.00, *architectural review*
B. SIGNS	$150.00
C. MINOR APPLICATION (STAFF REVIEW)	$100.00
D. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	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. Additional information may be requested at any time to fully understand the proposal. **Projects may require a two-phase DRB review process (Site Plan Review followed by Architectural Review), dependent on the scale of the proposed plans. Staff will notify the applicant upon receipt of the application if a two-phase review is required.**
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

a. 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).

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

c. 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).

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

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

f. Comparative Images (images of existing conditions and proposed modifications for all alterations to existing structures with proposed changes highlighted)

g. Labeled Physical Samples of exterior finishes must be provided at the Public Meeting to the DRB.

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

Please verify that all required information is reflected on the plan(s).

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.

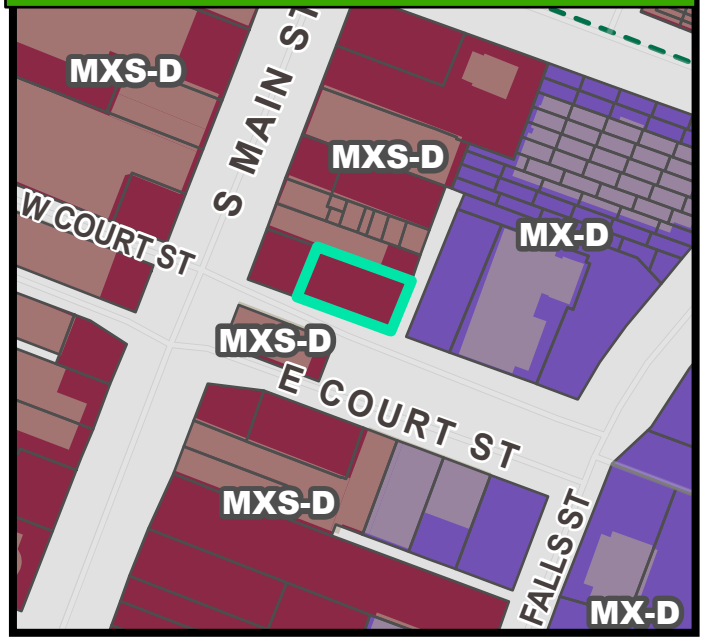
*Signatures	
Applicant	Rob Couch Digitally signed by Rob Couch DN: C=US, E=rcouch@mcmillanpazdansmith.com, O=McMillan Pazdan Smith, CN=Rob Couch Date: 2025.03.30 18:06:44 -04'00'
Date	
Property Owner/Authorized Agent	
Date	3/31/2025
Public Hearing information	
Public Hearing signs	

CA 25-298 • 127 SOUTH MAIN STREET

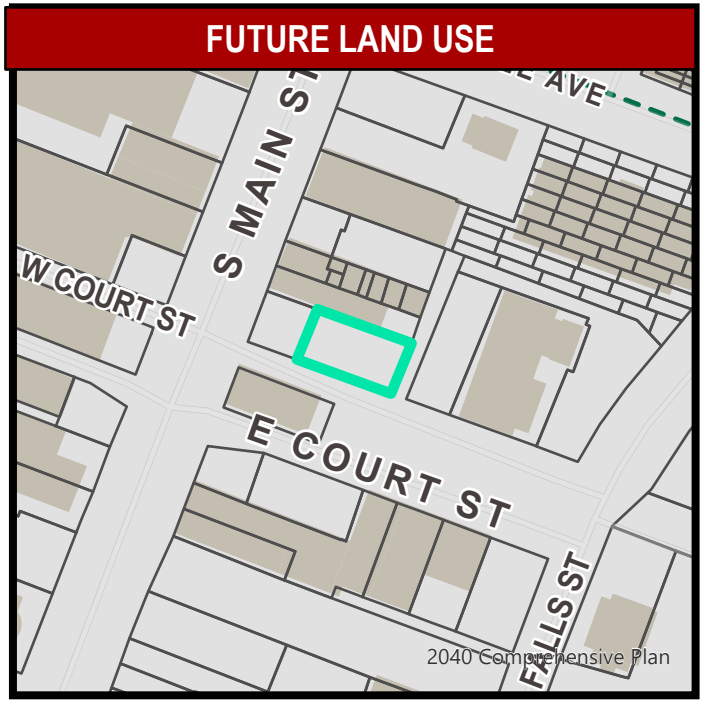
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

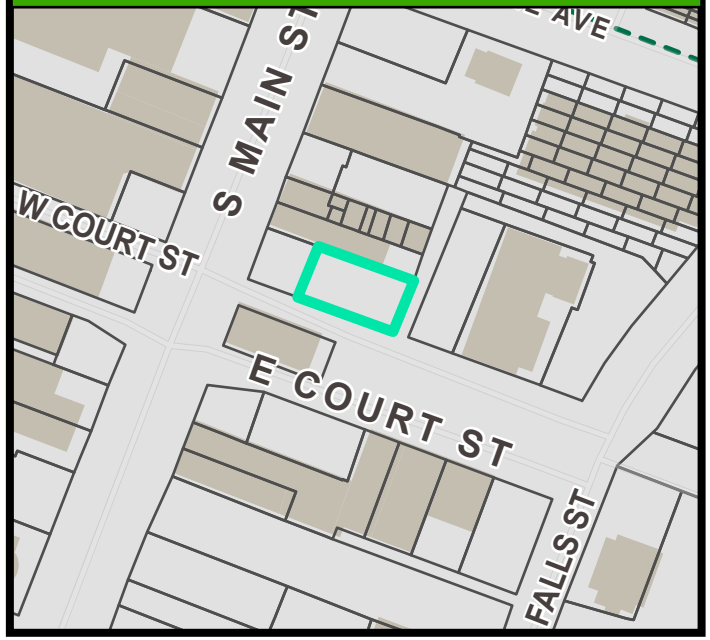


CA 25-298 • 127 SOUTH MAIN STREET

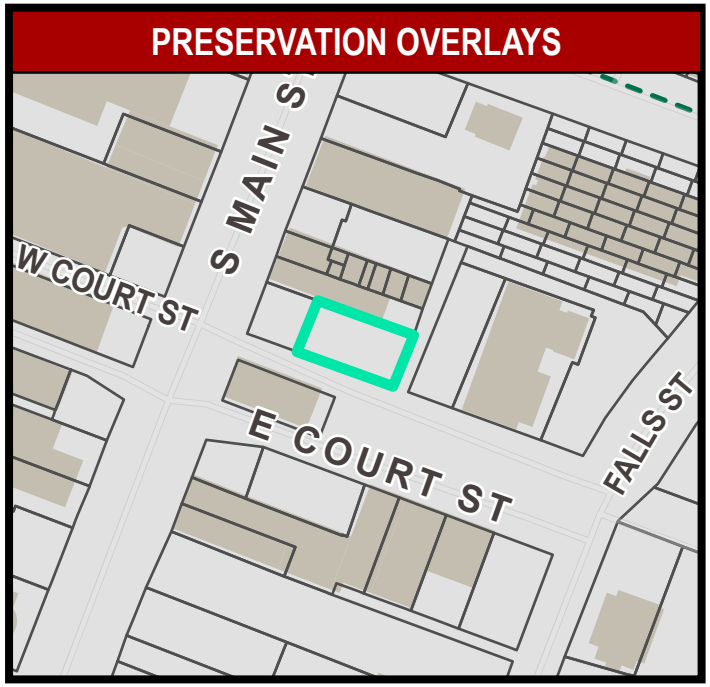
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



CALDWELL CONSTRUCTORS

127 S. MAIN

127 S. MAIN STREET, GREENVILLE, SC

ISSUE DATE / DESCRIPTION 03/25/2026 DRB SUBMITTAL REV

MPS PROJECT NO.: 024622.00

3/25/2026 2:34:47 PM Autodesk Docs://2024-05 - The Crescent/Pro_Crescent_2024_v21.rvt
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OWNER

CRESCENT GREENVILLE LLC
116 TUSCANY WAY
GREER, SC 29650

GENERAL CONTRACTOR

CALDWELL CONTRACTORS
27 GLOBAL DRIVE
GREENVILLE, SC 29607
(864) 331-0797
GCALDWELL@CALDWELLCONSTRUCTORS.COM

MR. GARY CALDWELL

ARCHITECT

McMILLAN PAZDAN SMITH ARCHITECTURE
400 AUGUSTA STREET
GREENVILLE, SC 29601
(864) 242-2033
RCOUCH@MCMILLANPAZDANSMITH.COM

MR. ROB COUCH

CIVIL & LANDSCAPE

SEAMON WHITESIDE
701 EASLEY BRIDGE RD SUITE 6060
GREENVILLE, SC 29611
(864) 298-0534 ext. 552
CBUCHANAN@SEAMONWHITESIDE.COM

MR. CHIP BUCHANAN



DRAWING INDEX

SHEET NO	SHEET NAME	CURRENT ISSUE NO.	CURRENT ISSUE DATE	CURRENT ISSUE DESCRIPTION
GENERAL				
G001	COVER SHEET	C	03/25/2026	DRB SUBMITTAL REV
PRESENTATION				
AP100	CONTEXT PLAN	C	03/25/2026	DRB SUBMITTAL REV
AP101	CONTEXT PHOTOGRAPHS	C	03/25/2026	DRB SUBMITTAL REV
AP200	STREETSCAPE ELEVATIONS	C	03/25/2026	DRB SUBMITTAL REV
AP201	SITE PLAN	C	03/25/2026	DRB SUBMITTAL REV
AP300	RENDERING - VIEW EAST ACROSS MAIN STREET	C	03/25/2026	DRB SUBMITTAL REV
AP301	COMMERCIAL ENTRY VIGNETTE	C	03/25/2026	DRB SUBMITTAL REV
AP310	RENDERING - VIEW EAST FROM PLAZA	C	03/25/2026	DRB SUBMITTAL REV
AP311	RESIDENTIAL ENTRY VIGNETTE	C	03/25/2026	DRB SUBMITTAL REV
AP312	RESIDENTIAL ENTRY VIGNETTE	C	03/25/2026	DRB SUBMITTAL REV
AP320	RENDERING - VIEW WEST ON COURT STREET	C	03/25/2026	DRB SUBMITTAL REV
AP321	COURT STREET FACADE VIGNETTE	C	03/25/2026	DRB SUBMITTAL REV
AP322	PENTHOUSE FACADE VIGNETTE	C	03/25/2026	DRB SUBMITTAL REV
ARCHITECTURAL				
A100	BASEMENT FLOOR PLAN	C	03/25/2026	DRB SUBMITTAL REV
A101	LEVEL 1 FLOOR PLAN	C	03/25/2026	DRB SUBMITTAL REV
A102	LEVEL 2 FLOOR PLAN (TYP. LEVELS 3 & 4)	C	03/25/2026	DRB SUBMITTAL REV
A105	LEVEL 5 FLOOR PLAN	C	03/25/2026	DRB SUBMITTAL REV
A106	ROOF PLAN	C	03/25/2026	DRB SUBMITTAL REV
A301	BUILDING ELEVATIONS	C	03/25/2026	DRB SUBMITTAL REV
A302	BUILDING ELEVATIONS	C	03/25/2026	DRB SUBMITTAL REV
A321	BUILDING SECTIONS	C	03/25/2026	DRB SUBMITTAL REV

BUILDING AREA

LEVEL 0:
GARAGE 5,128 SF

LEVEL 1:
COMMERCIAL 1,665 SF
RESIDENTIAL 3,078 SF
TOTAL 4,743 SF

LEVEL 2:
RESIDENTIAL 4,617 SF

LEVEL 3:
RESIDENTIAL 4,617 SF
TOTAL:

LEVEL 4: 27,923 SF
RESIDENTIAL 4,617 SF

LEVEL 5:
RESIDENTIAL 4,201 SF

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

CALDWELL CONSTRUCTORS

127 S. MAIN

127 S. MAIN STREET, GREENVILLE, SC

SHEET ISSUE:

NO.	DATE	DESCRIPTION
A	02/02/2026	DRB SUBMITTAL
B	02/20/2026	DRB SUBMITTAL AMENDMENT
C	03/25/2026	DRB SUBMITTAL REV

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: DT

SHEET TITLE:

COVER SHEET

SHEET NO. G001

PROJ. NO. 024622.00



N

A1 AP100 **CONTEXT PLAN**

1/64" = 1'-0"

5/5/2026 8:13:58 PM Autodesk Docs://RVR2022.rvt, The Drawing Has Changed in Revit, 2021, 12, 4
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DRAWN BY: LB, NH

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CONTEXT PLAN

SHEET NO. AP100

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S MAIN STREET - NORTHEAST



E COURT STREET - NORTH



E COURT STREET - NORTHWEST



E COURT STREET - NORTH



S MAIN STREET - EAST



S MAIN STREET - WEST



S MAIN STREET - SOUTH



S MAIN STREET - SOUTH

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PROJECT ARCHITECT: RC
DRAWN BY: LB, NH

SHEET TITLE:
CONTEXT PHOTOGRAPHS

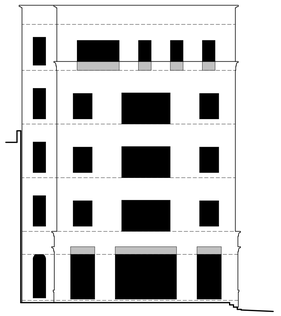
SHEET NO.
AP101

PROJ. NO.
024622.00



C1 AP200 **S. MAIN STREET STREETSCAPE ELEVATION**

1/16" = 1'-0"



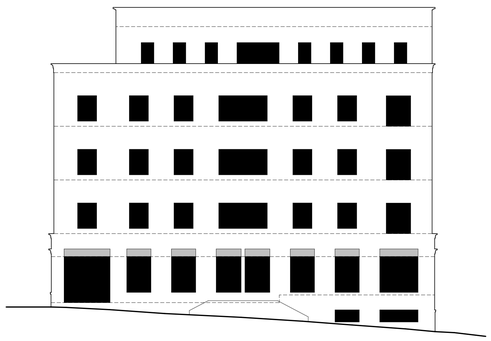
C2 AP200 **MAIN STREET ELEVATION TRANSPARENCY**

1/16" = 1'-0"



A1 AP200 **COURT STREET STREETSCAPE ELEVATION**

1/16" = 1'-0"



A2 AP200 **COURT STREET ELEVATION TRANSPARENCY**

1/16" = 1'-0"

ISSUED: 3:55:00 PM Architect (Revit) ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY MCMILLAN PAZDAN SMITH ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF MCMILLAN PAZDAN SMITH ARCHITECTURE. THESE MATERIALS ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND NOT TO BE USED WITH ANY OTHER PROJECT, WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT, SUCH DOCUMENTS ARE TO BE RETURNED OR SATISFACTORILY ACCOUNTED FOR TO MCMILLAN PAZDAN SMITH ARCHITECTURE UPON COMPLETION OF THE PROJECT. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF MCMILLAN PAZDAN SMITH ARCHITECTURE'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS. © COPYRIGHT 2021 MCMILLAN PAZDAN SMITH. ALL RIGHTS RESERVED

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PROJECT ARCHITECT: RC
DRAWN BY: LB, NH, RC

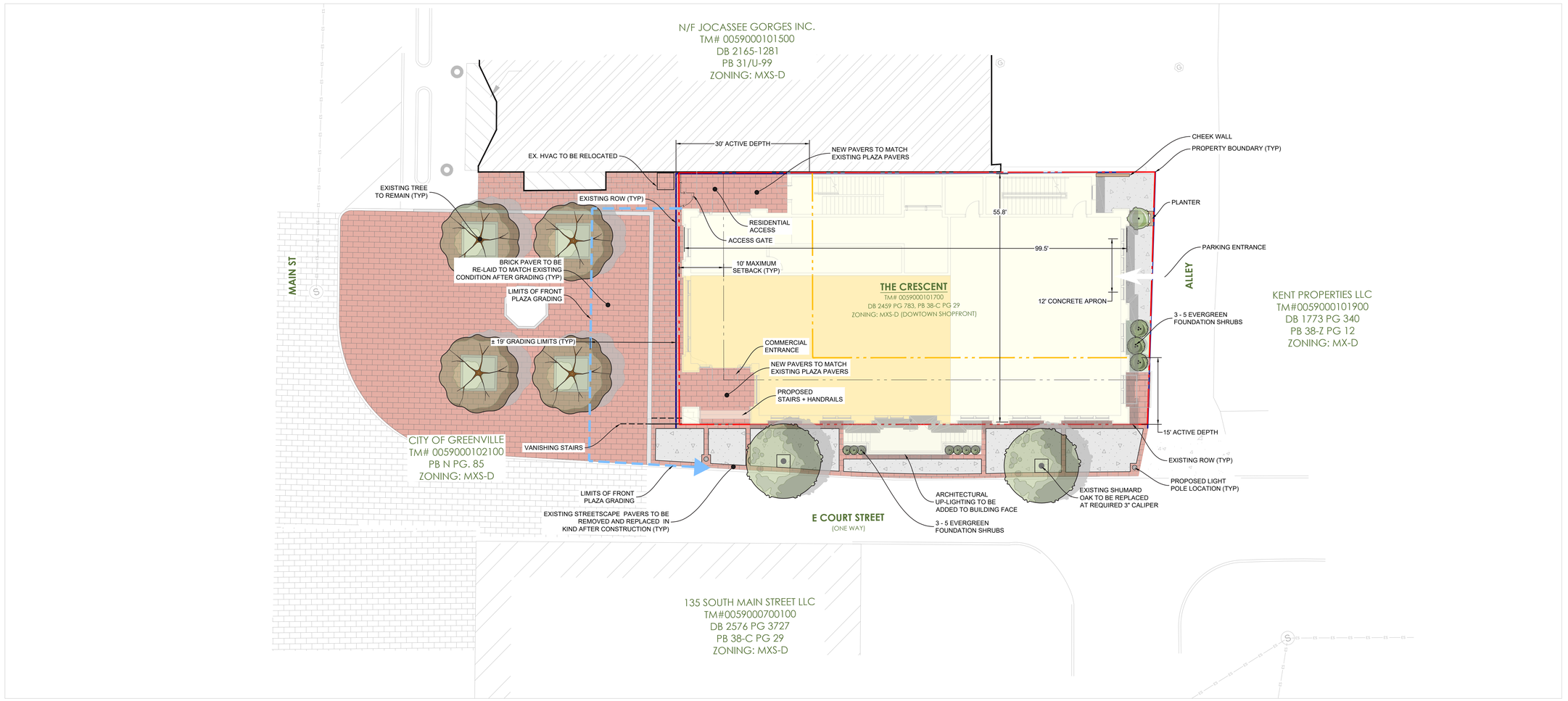
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STREETSCAPE ELEVATIONS

SHEET NO.

AP200

PROJ. NO.
024622.00



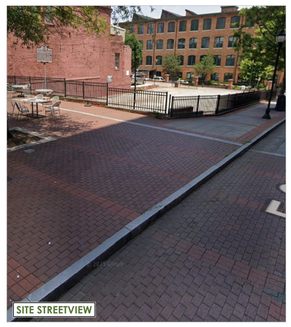

SHUMARD OAK

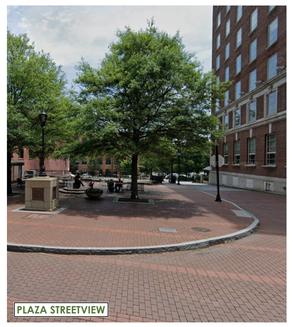

BRICK PAVER PATTERN #1


BRICK PAVER PATTERN #2


SITE FURNISHING


EXISTING STREET LIGHTS TO REMAIN


SITE STREETVIEW


PLAZA STREETVIEW

SEAMONWHITESIDE

127 SOUTH MAIN

CONCEPTUAL SITE PLAN

CITY OF GREENVILLE, SC - TAX MAP # 0059000101700

SW+ PROJECT NUMBER: 13471 | **MARCH 24, 2026**

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CALDWELL CONSTRUCTORS

SITE PLAN

SCALE: 1" = 10'

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO CHANGE

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CALDWELL CONSTRUCTORS

127 S. MAIN

127 S. MAIN STREET, GREENVILLE, SC

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PROJECT ARCHITECT: RC
DRAWN BY: DT

SHEET TITLE:
SITE PLAN

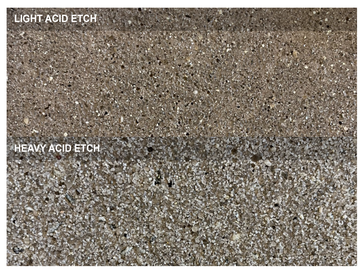
SHEET NO.
AP201

PROJ. NO.
024622.00





SANDBLAST BROWN PRECAST CONCRETE
MANUFACTURER: METROMONT
PRODUCT: BROWN CONCRETE, SANDBLAST



ACID ETCH BROWN PRECAST CONCRETE
MANUFACTURER: METROMONT
PRODUCT: BROWN CONCRETE, ACID ETCH



THIN BRICK IN PRECAST CONCRETE
MANUFACTURER: METROMONT (PRECAST) + ENDICOTT (BRICK)
PRODUCT: NORMAN BRICK (MEDIUM IRONSPOT #46 SMOOTH)



FORM-LINED CONCRETE
MANUFACTURER: METROMONT
PRODUCT: BROWN CONCRERE, FORM LINER #749 ATHOL



ALUMINUM COMPOSITE MATERIAL
MANUFACTURER:
PRODUCT: CRAFTSMAN BRONZE ALUMINUM COMPOSITE MATERIAL (ACM)

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12/2/2025 11:57 PM Architect Rev: 07/08/2025 By: Thomas Phifer Document: 2021 - 24

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CONSULTANT LOGO

SEALS

CALDWELL CONSTRUCTORS

127 S. MAIN

127 S. MAIN STREET, GREENVILLE, SC

SHEET ISSUE:

NO.	DATE	DESCRIPTION
B	02/20/2026	DRB SUBMITTAL AMENDMENT
C	03/25/2026	DRB SUBMITTAL REV

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: LB

SHEET TITLE:

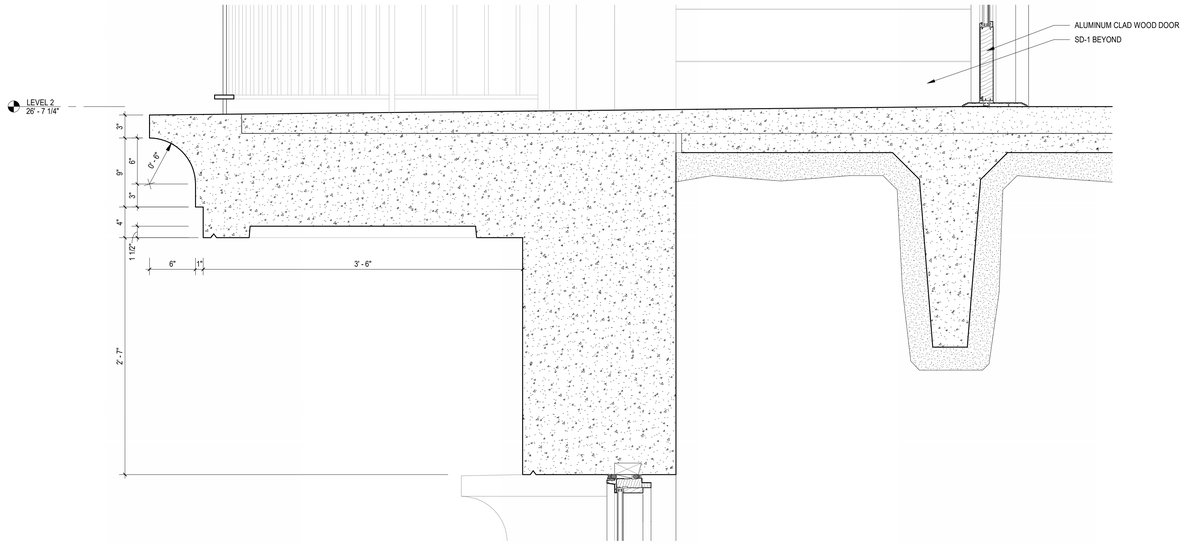
RENDERING - VIEW EAST ACROSS MAIN STREET

SHEET NO. AP300

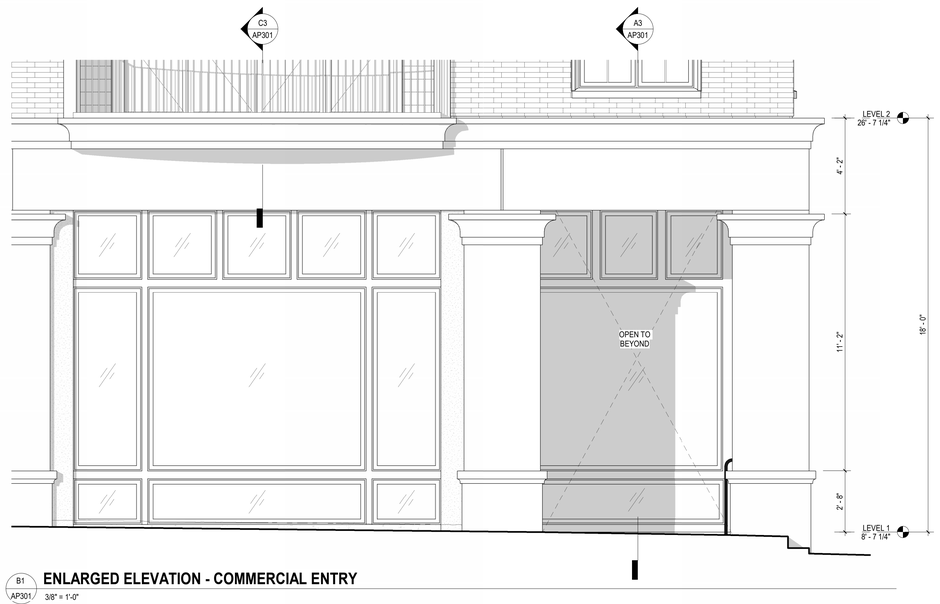
PROJ. NO. 024622.00

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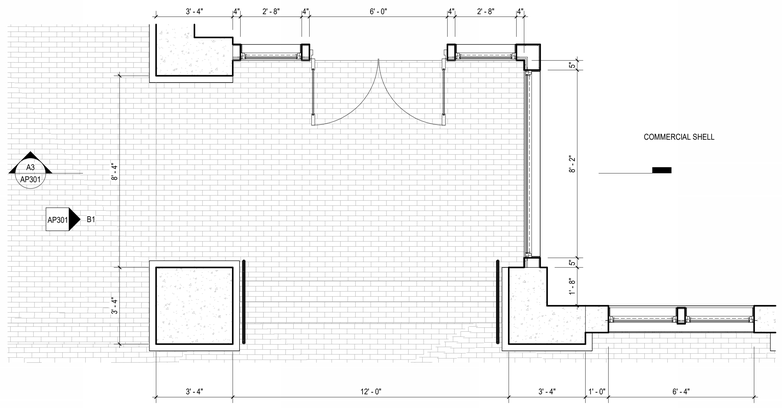




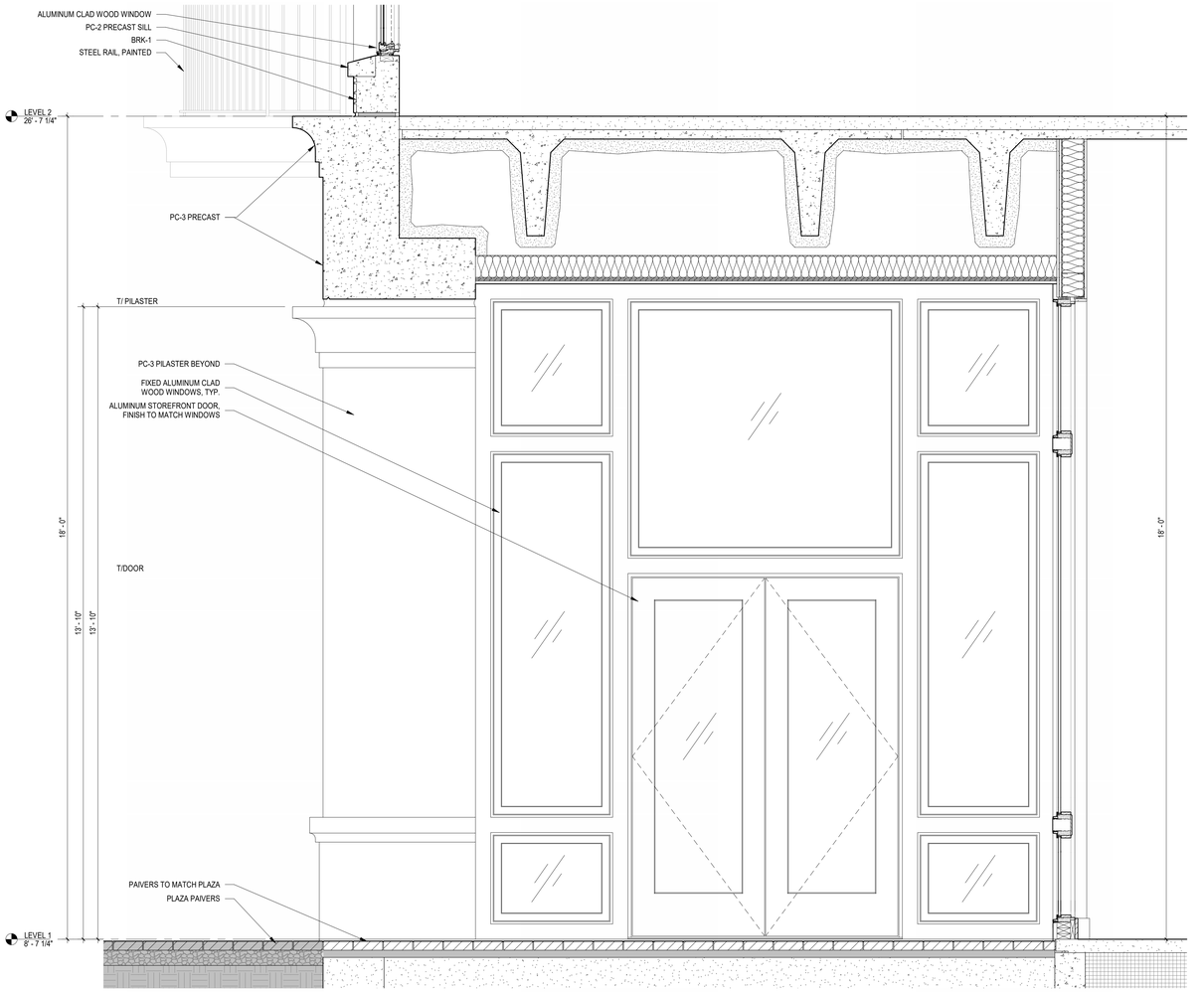
C3 / AP301 **WALL SECTION - BALCONY**
1 1/2" = 1'-0"



B1 / AP301 **ENLARGED ELEVATION - COMMERCIAL ENTRY**
3/8" = 1'-0"



A1 / AP301 **ENLARGED PLAN - COMMERCIAL ENTRY**
3/8" = 1'-0"



A3 / AP301 **WALL SECTION - COMMERCIAL ENTRY**
3/4" = 1'-0"

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127 S. MAIN

127 S. MAIN STREET, GREENVILLE, SC

SHEET ISSUE:

NO.	DATE	DESCRIPTION
B	02/20/2026	DRB SUBMITTAL AMENDMENT
C	03/25/2026	DRB SUBMITTAL REV

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: DT/CN

SHEET TITLE:
COMMERCIAL ENTRY VIGNETTE

SHEET NO.
AP301

PROJ. NO.
024622.00

5/3/2026 2:13:58 PM Modified By: Lauren Lee (mcmillan pazdan smith architecture)
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127 S. MAIN

127 S. MAIN STREET, GREENVILLE, SC

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C	03/25/2026	DRB SUBMITTAL REV

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: LB

SHEET TITLE:

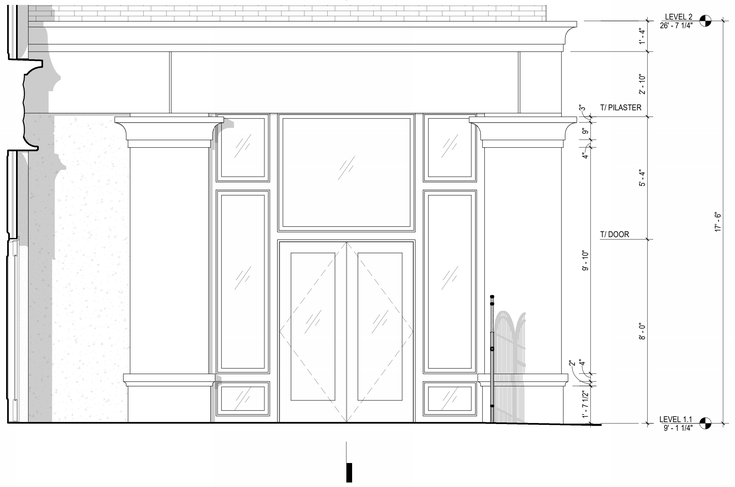
RENDERING - VIEW EAST FROM PLAZA

SHEET NO. AP310

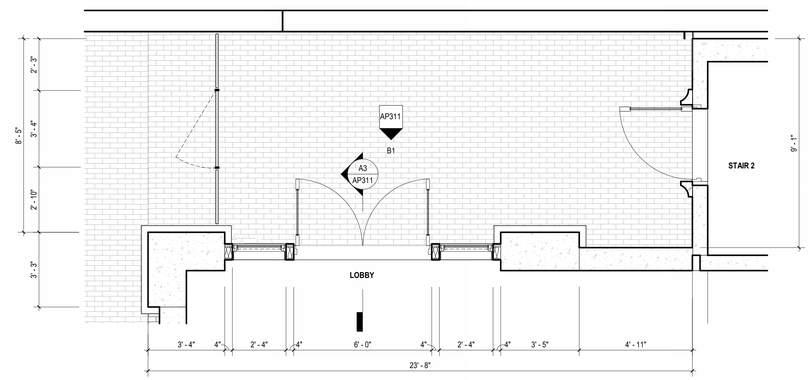
PROJ. NO. 024622.00

3/2/2026 4:16:5 PM Autodesk Docs://AP311.rvt, 12.1.0
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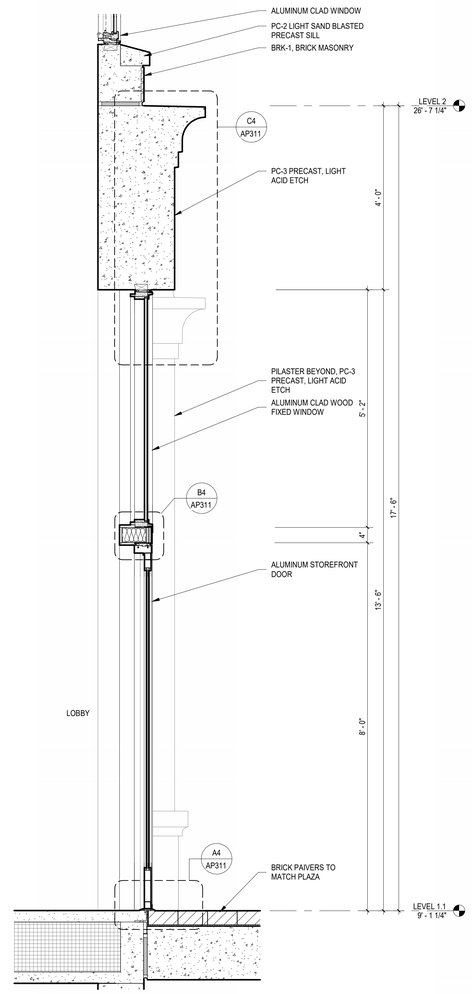




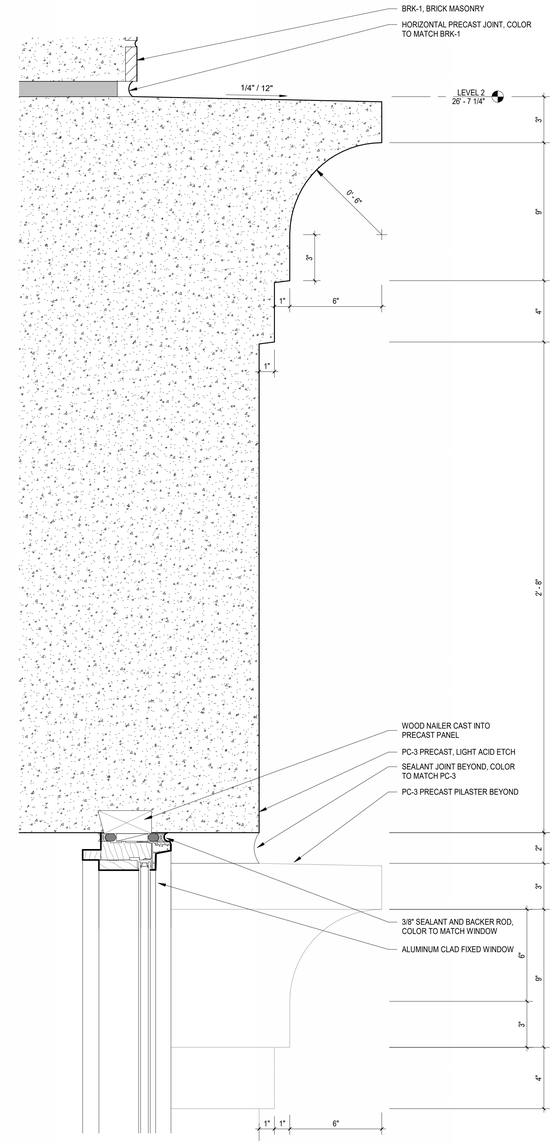
B1 / AP311 **ENLARGED ELEVATION - RESIDENTIAL ENTRY**
3/8" = 1'-0"



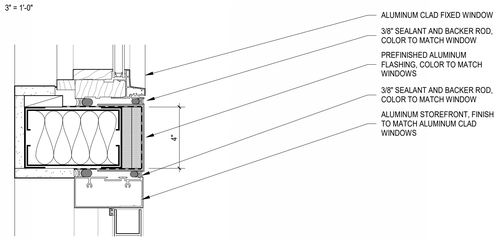
A1 / AP311 **ENLARGED PLAN - RESIDENTIAL ENTRY**
3/8" = 1'-0"



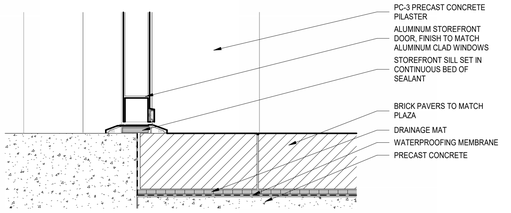
A3 / AP311 **WALL SECTION - RESIDENTIAL ENTRY**
3/4" = 1'-0"



C4 / AP311 **SECTION DETAIL - PRECAST COPING AND WINDOW HEAD**
3" = 1'-0"



B4 / AP311 **SECTION DETAIL - STOREFRONT TO WINDOW**
3" = 1'-0"



A4 / AP311 **SECTION DETAIL - RESIDENTIAL ENTRY SILL**
3" = 1'-0"

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127 S. MAIN

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SHEET ISSUE:

NO.	DATE	DESCRIPTION
B	02/20/2026	DRB SUBMITTAL AMENDMENT
C	03/25/2026	DRB SUBMITTAL REV

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: DT

SHEET TITLE:
RESIDENTIAL ENTRY VIGNETTE

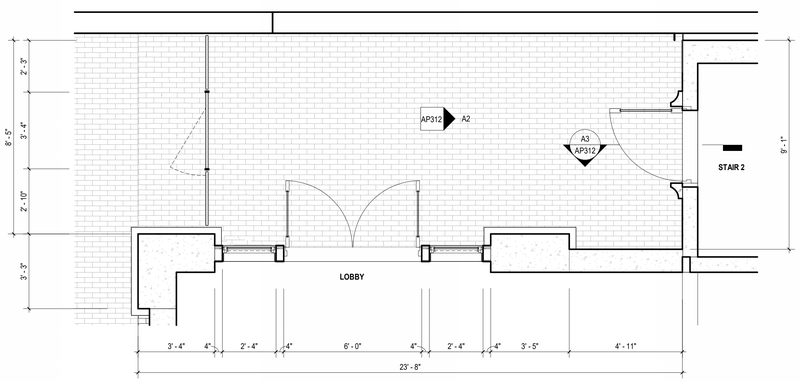
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PROJ. NO. 024622.00

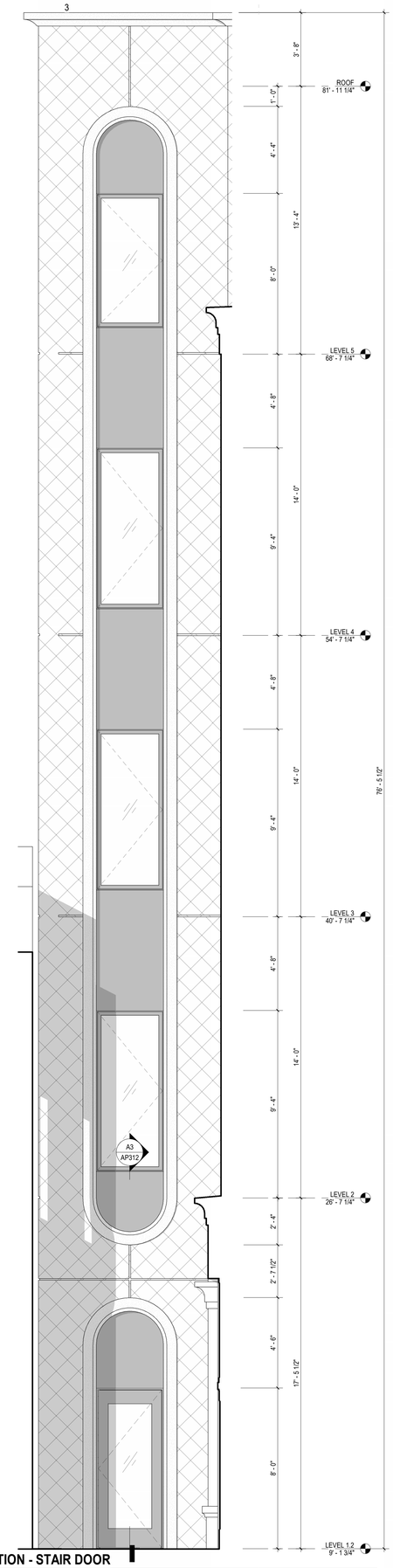
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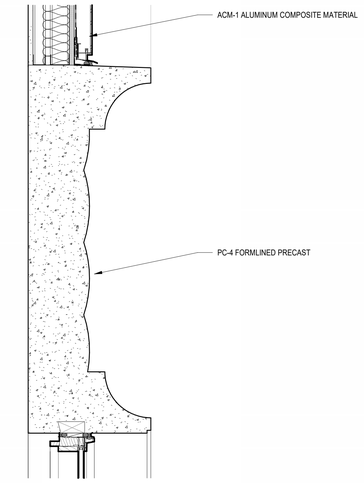




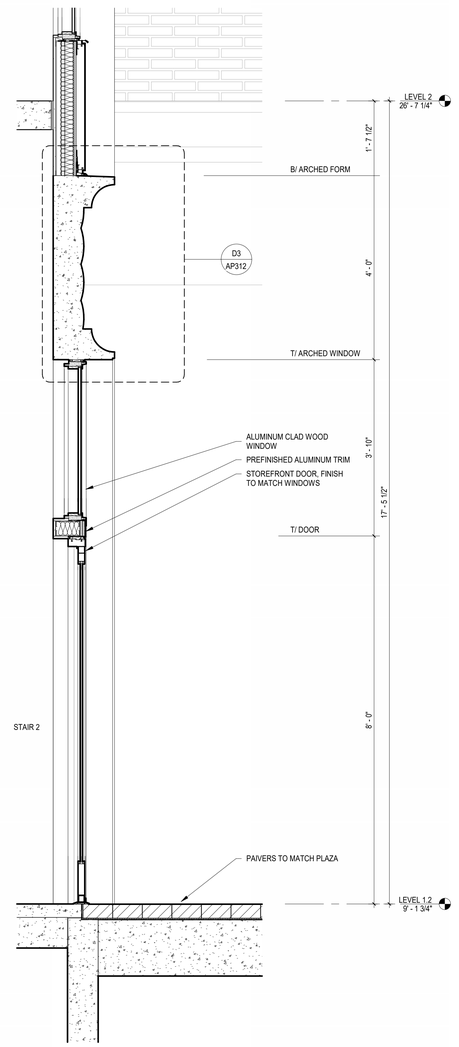
A1 AP312 **ENLARGED PLAN - RESIDENTIAL ENTRY**
3/8" = 1'-0"



A2 AP312 **ENLARGED ELEVATION - STAIR DOOR**
3/8" = 1'-0"



D3 AP312 **SECTION DETAIL - PRECAST PROFILES**
1 1/2" = 1'-0"



A3 AP312 **WALL SECTION - STAIR DOOR**
3/4" = 1'-0"

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NO.	DATE	DESCRIPTION
B	02/20/2026	DRB SUBMITTAL AMENDMENT
C	03/25/2026	DRB SUBMITTAL REV

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE:	LL
PROJECT ARCHITECT:	RC
DRAWN BY:	DT

SHEET TITLE:

RESIDENTIAL ENTRY VIGNETTE

SHEET NO.

AP312

PROJ. NO.
024622.00



5/5/2026 2:13:08 PM Autodesk Docs://2022.01 The Church/The Church_R21_v21.rvt
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127 S. MAIN STREET, GREENVILLE, SC

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NOT FOR CONSTRUCTION

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PROJECT ARCHITECT:	RC
DRAWN BY:	LB

SHEET TITLE:

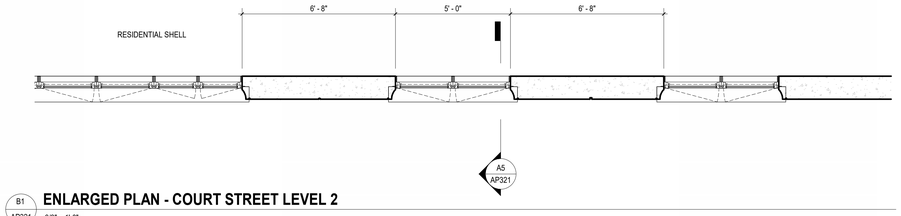
RENDERING - VIEW WEST ON COURT STREET

SHEET NO.

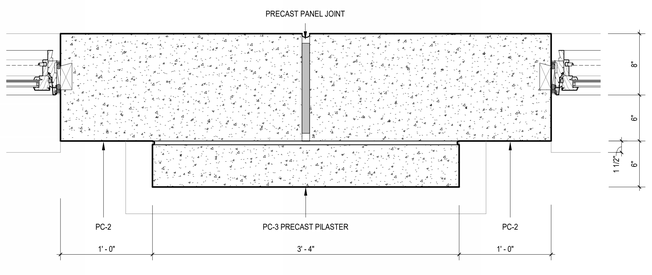
AP320

PROJ. NO.
024622.00

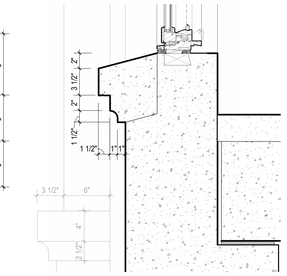




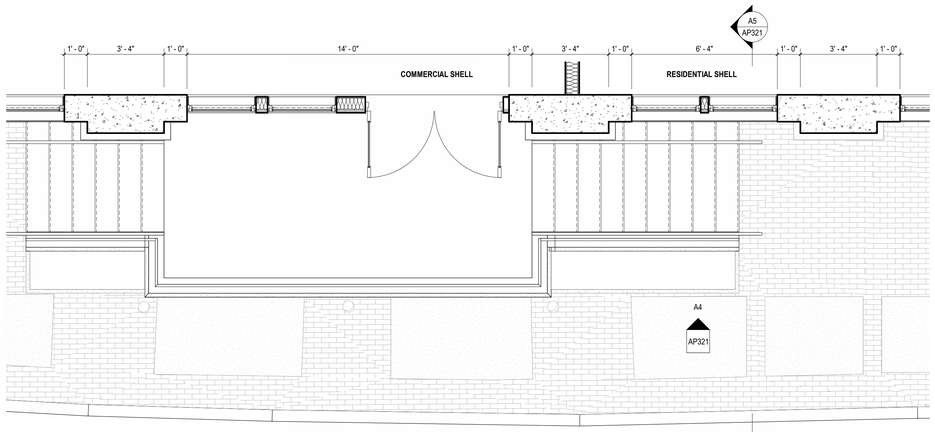
B1 AP321 **ENLARGED PLAN - COURT STREET LEVEL 2**
3/8" = 1'-0"



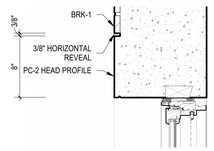
A2 AP321 **PLAN DETAIL - PILASTER AND WINDOW JAMB**
1 1/2" = 1'-0"



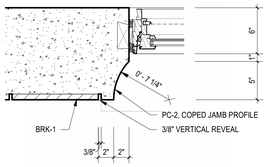
A3 AP321 **SECTION DETAIL - BASE WINDOW SILL**
1 1/2" = 1'-0"



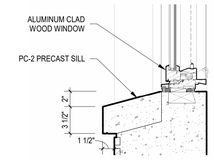
A1 AP321 **ENLARGED PLAN - COURT STREET LEVEL 1**
3/8" = 1'-0"



C3 AP321 **SECTION DETAIL - WINDOW HEAD**
1 1/2" = 1'-0"



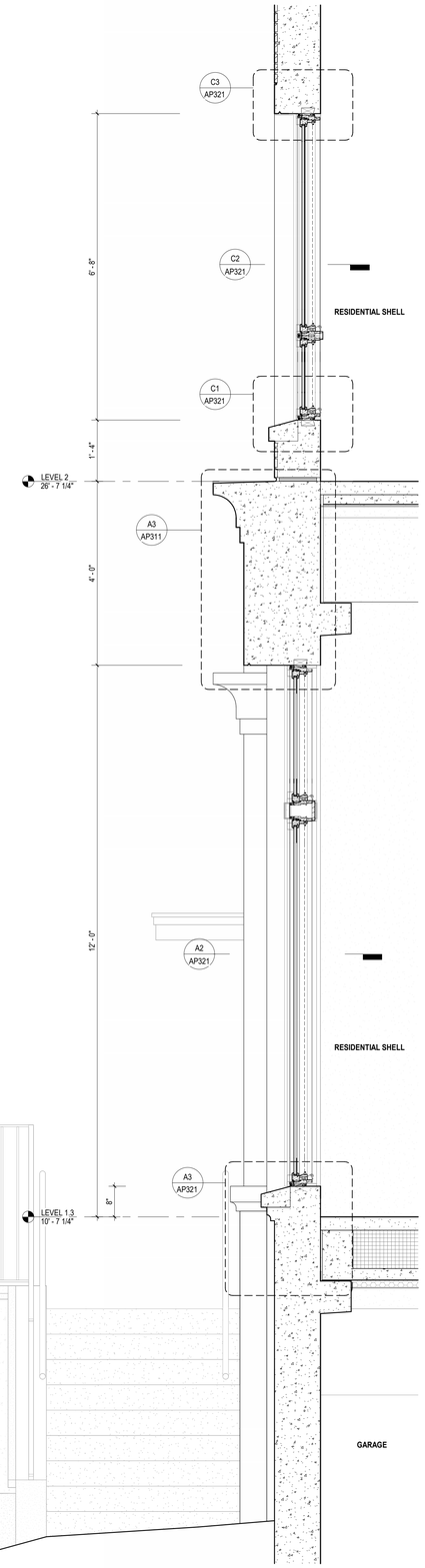
C2 AP321 **PLAN DETAIL - WINDOW JAMB**
1 1/2" = 1'-0"



C1 AP321 **SECTION DETAIL - WINDOW SILL**
1 1/2" = 1'-0"



A4 AP321 **ENLARGED ELEVATION - COURTSTREET BASE/MIDDLE**
3/8" = 1'-0"



A5 AP321 **WALL SECTION - COURT STREET LOWER**
3/4" = 1'-0"

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127 S. MAIN STREET, GREENVILLE, SC

SHEET ISSUE:

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NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: DT/CN

SHEET TITLE:

COURT STREET FACADE VIGNETTE

SHEET NO. AP321

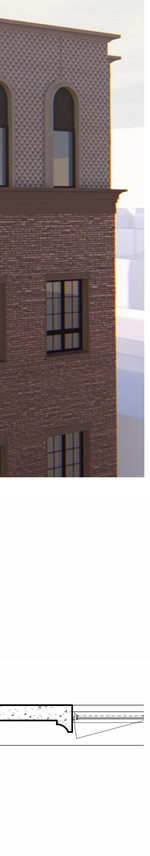
PROJ. NO. 024622.00

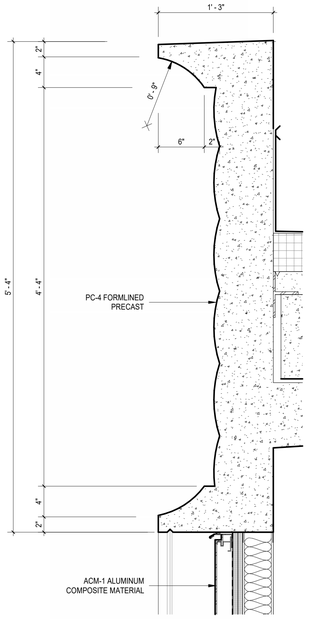
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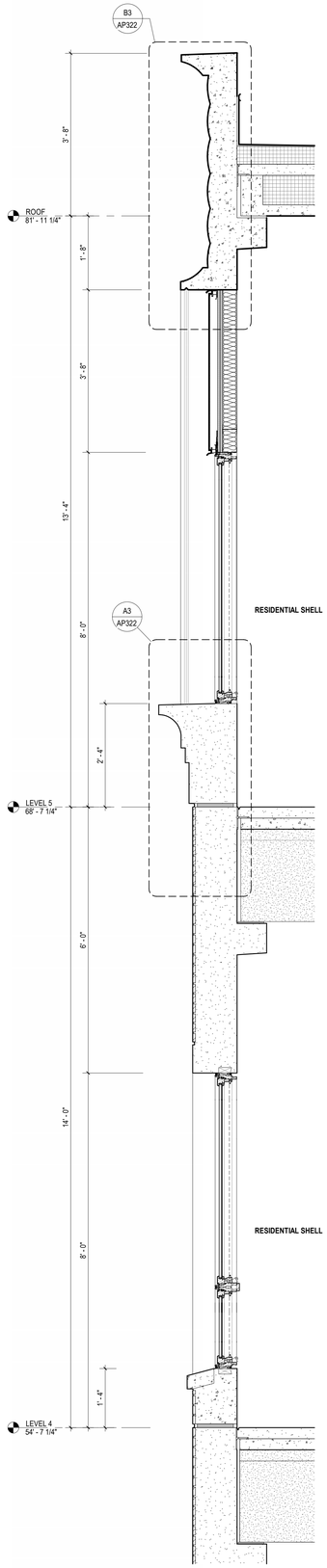


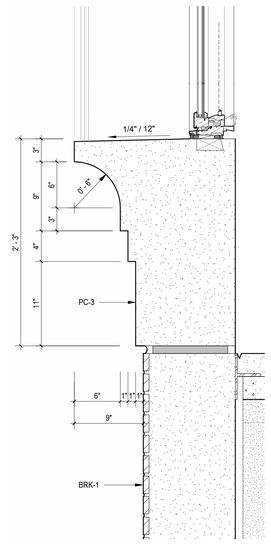


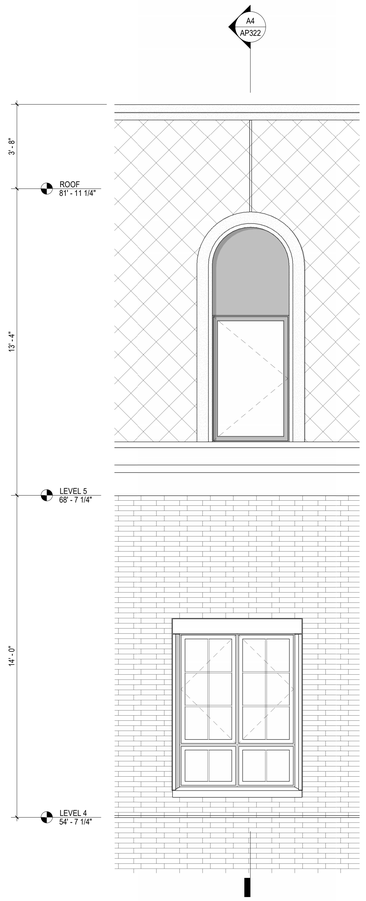
RESIDENTIAL SHELL

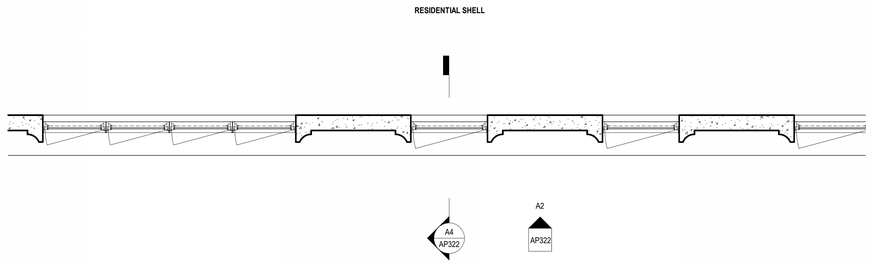












A1 AP322 **ENLARGED PLAN - COURT STREET LEVEL 5**
3/8" = 1'-0"

A2 AP322 **ENLARGED ELEVATION - COURTSTREET MIDDLE/TOP**
3/8" = 1'-0"

B3 AP322 **SECTION DETAIL - PENTHOUSE COPING PROFILE**
1 1/2" = 1'-0"

A3 AP322 **SECTION DETAIL - COPING DETAIL**
1 1/2" = 1'-0"

A4 AP322 **WALL SECTION - COURT STREET_UPPER**
3/4" = 1'-0"

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127 S. MAIN

127 S. MAIN STREET, GREENVILLE, SC

SHEET ISSUE:

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C	03/25/2026	DRB SUBMITTAL REV

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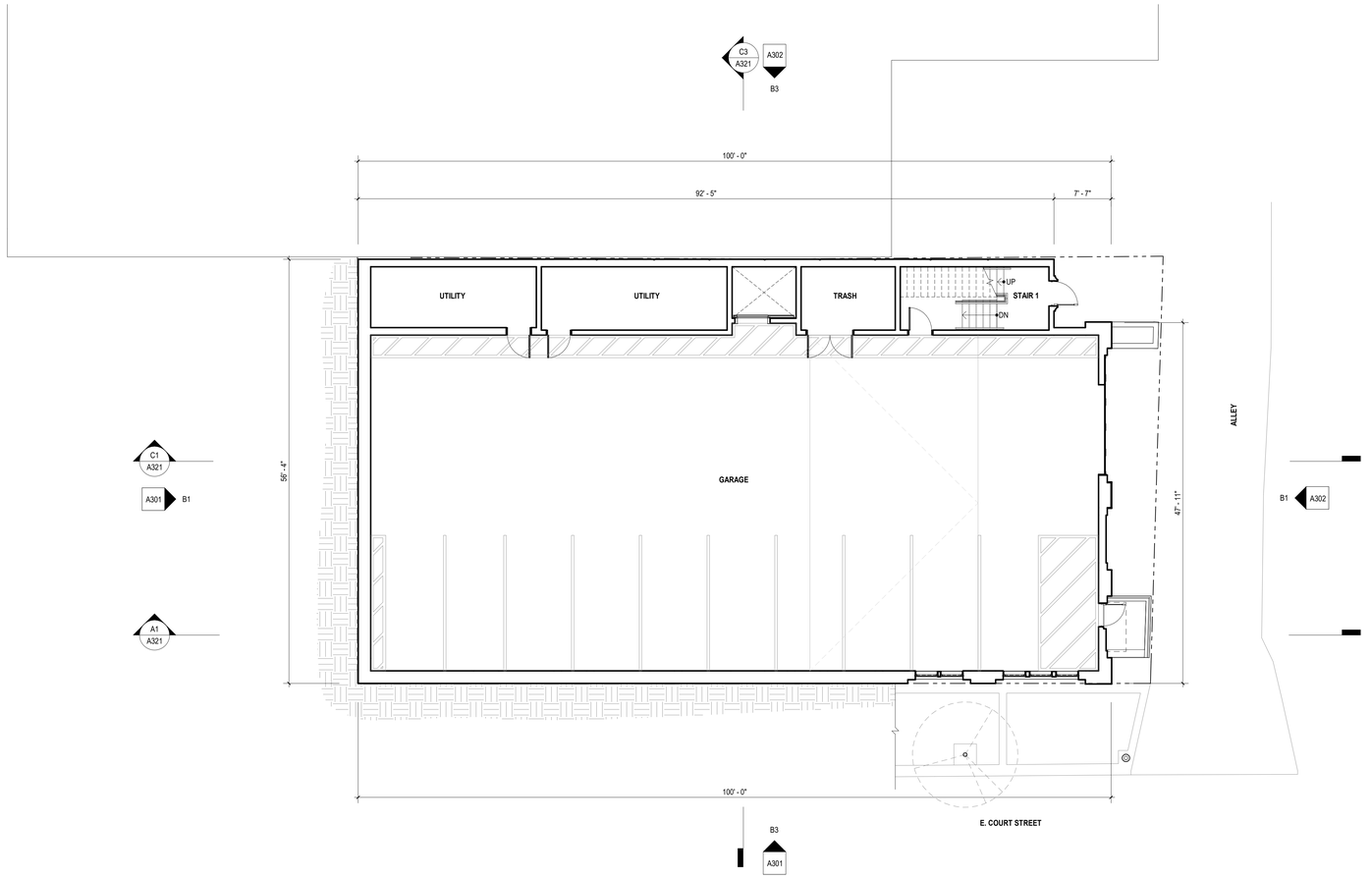
PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: DT/CN

SHEET TITLE:

PENTHOUSE FACADE VIGNETTE

SHEET NO. AP322

PROJ. NO. 024622.00



A1 BASEMENT FLOOR PLAN

A100 1/8" = 1'-0"

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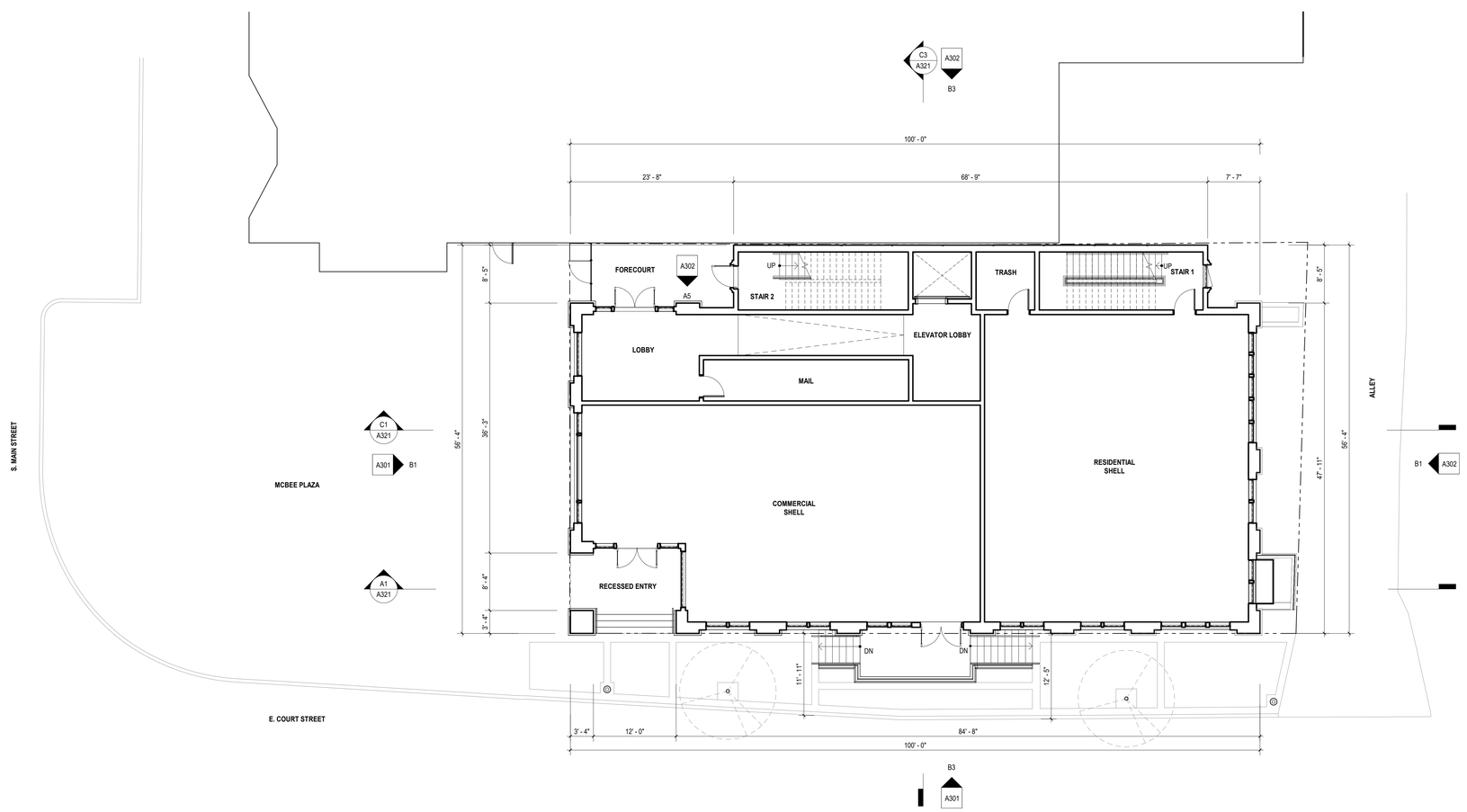
PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: DT, NH, RC

SHEET TITLE:

BASEMENT FLOOR PLAN

SHEET NO. A100

PROJ. NO. 024622.00



A1 / A101 **LEVEL 1 FLOOR PLAN**

1/8" = 1'-0"

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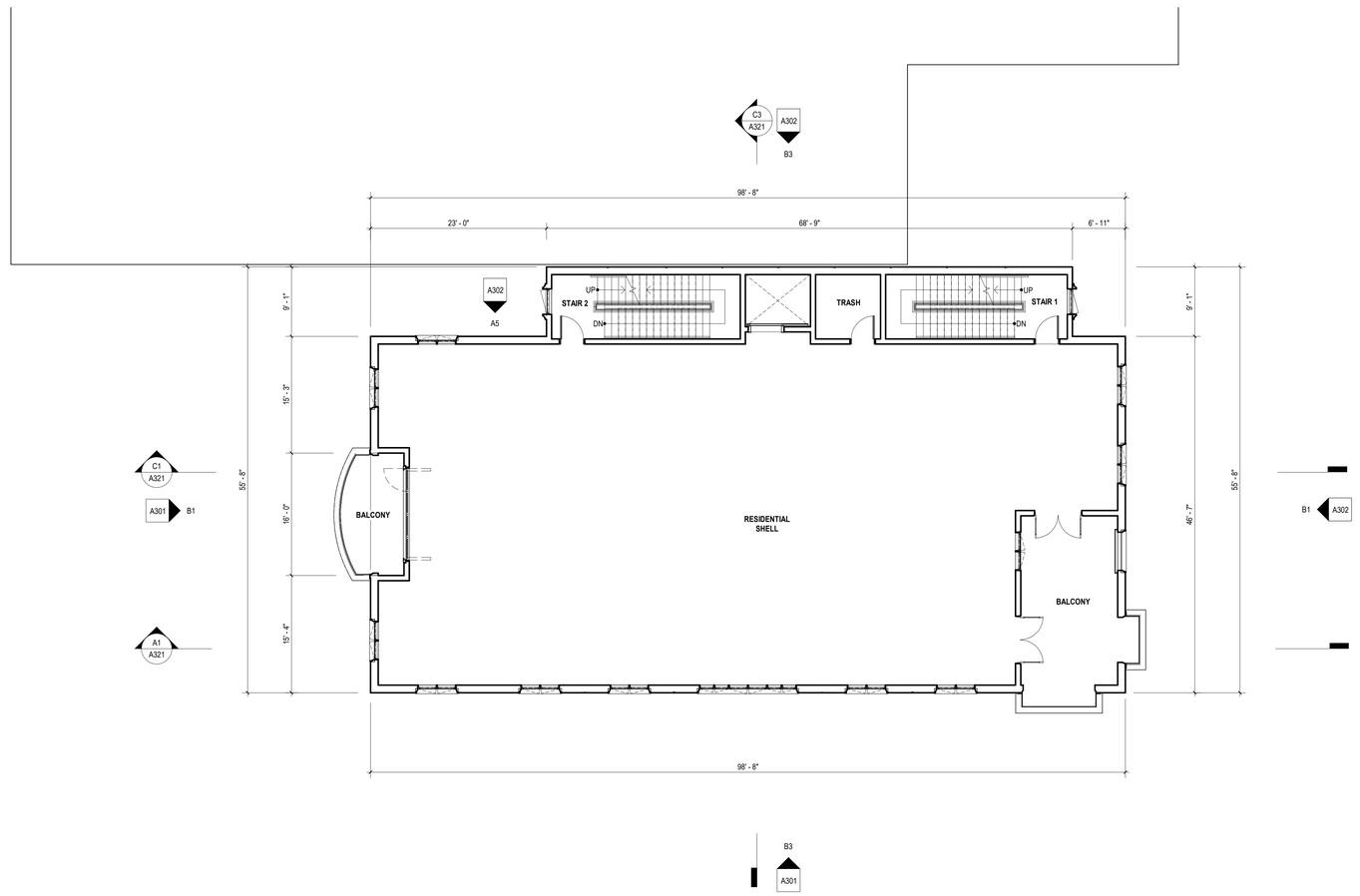
PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: LB, NH

SHEET TITLE:

LEVEL 1 FLOOR PLAN

SHEET NO. A101

PROJ. NO. 024622.00



A1 LEVEL 2 FLOOR PLAN (TYP. LEVELS 3 & 4)

A102 1/8" = 1'-0"

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PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: LB, NH, RC

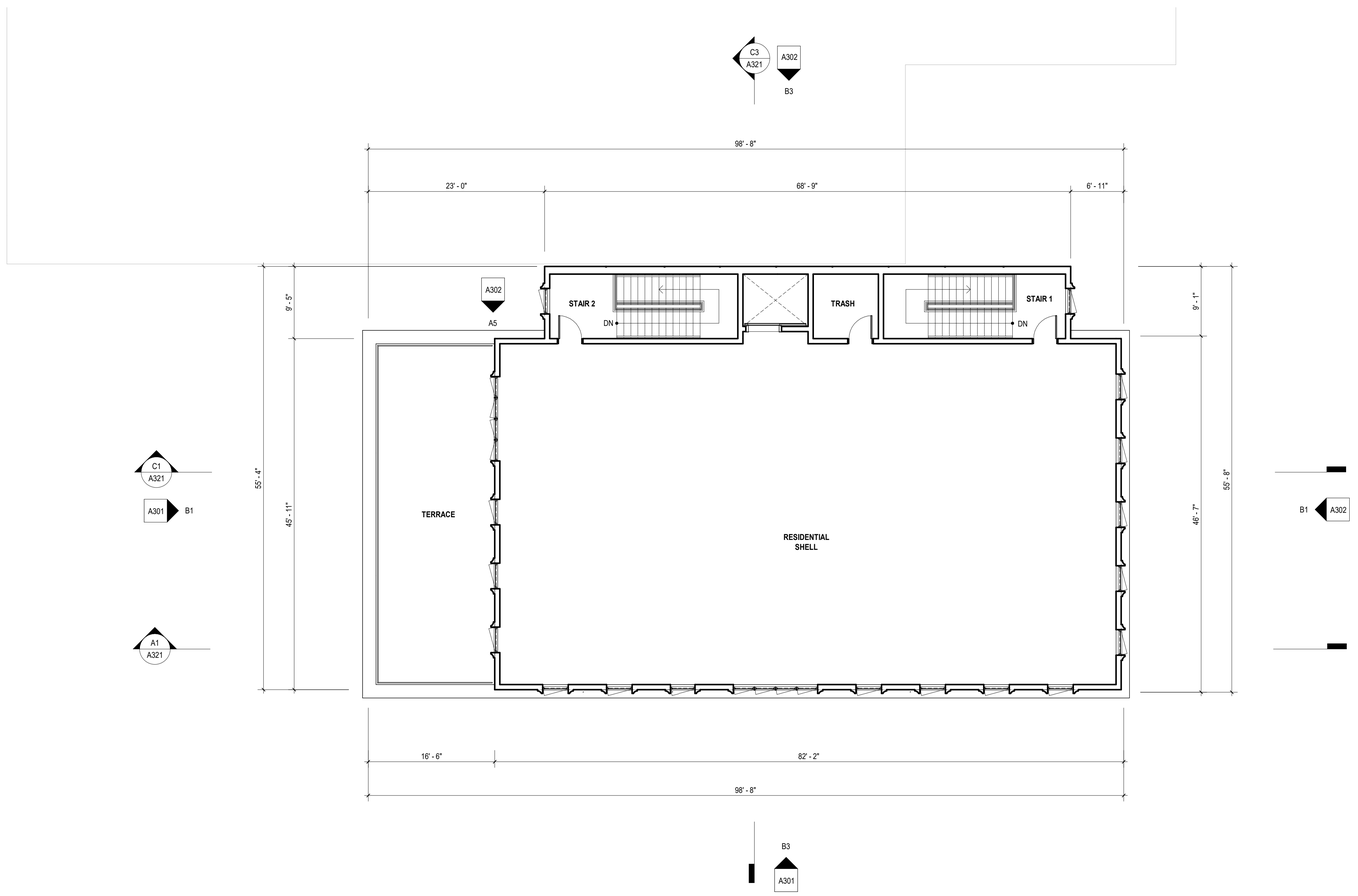
SHEET TITLE:

LEVEL 2 FLOOR PLAN (TYP. LEVELS 3 & 4)

SHEET NO. A102

PROJ. NO. 024622.00

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A1 LEVEL 5 FLOOR PLAN

A1 / A105 — 1/8" = 1'-0"

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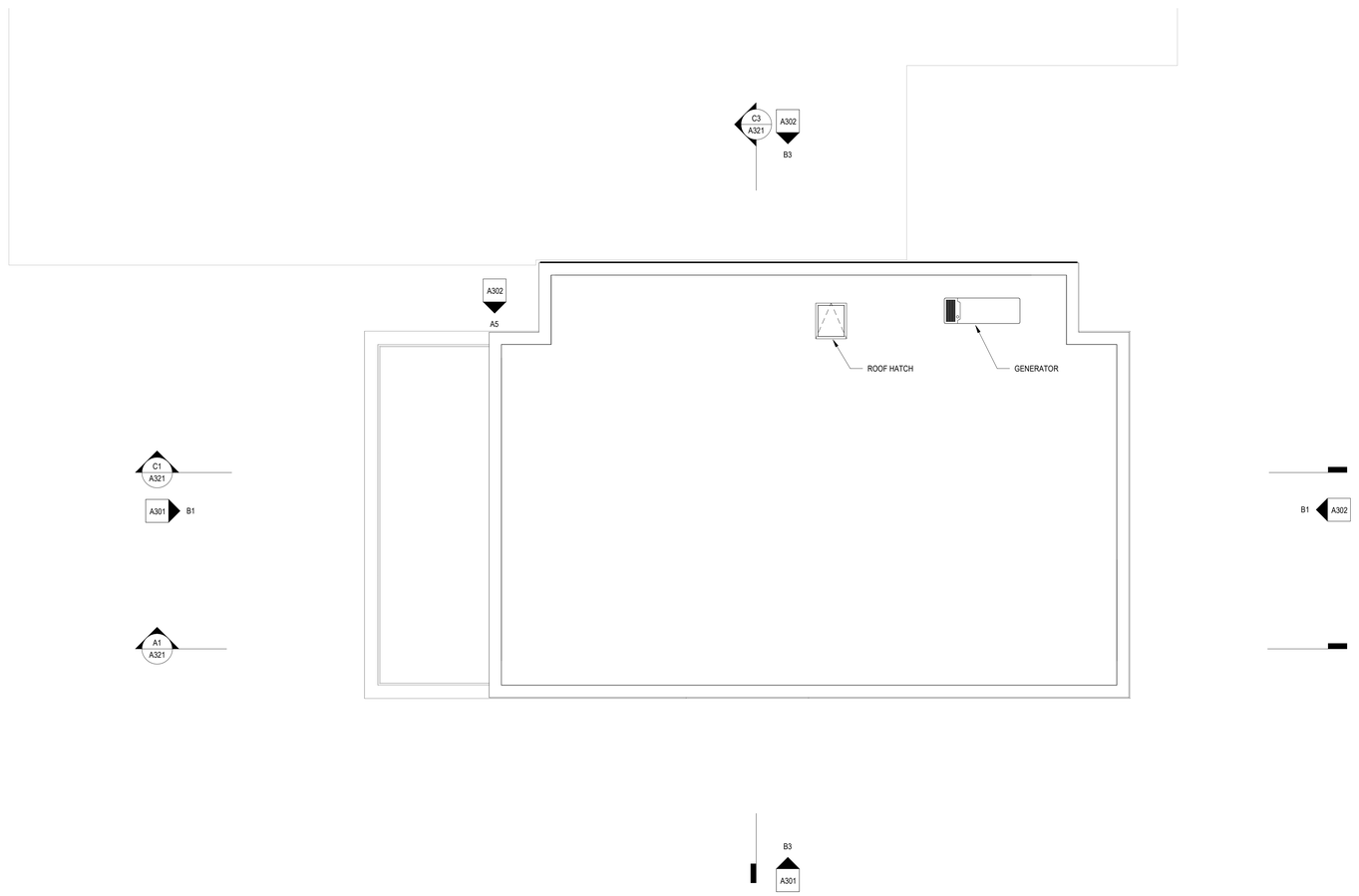
PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: LB, NH

SHEET TITLE:

LEVEL 5 FLOOR PLAN

SHEET NO. A105

PROJ. NO. 024622.00



A1 ROOF PLAN

A106 1/8" = 1'-0"

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PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: LB, NH

SHEET TITLE:

ROOF PLAN

SHEET NO. A106

PROJ. NO. 024622.00

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B1 A301 **BUILDING ELEVATION - WEST (MCBEE PLAZA)**
1/8" = 1'-0"

B3 A301 **BUILDING ELEVATION - SOUTH (COURT STREET)**
1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

TYPE	GRAPHIC	MATERIAL	BASIS OF DESIGN MANUFACTURER	PRODUCT/STYLE	SIZE	COLOR/FINISH	REMARKS
ACM-1		ALUMINUM COMPOSITE MATERIAL	ALUCOBOND	COLORWELD	AS INDICATED	CRAFTSMAN BRONZE	
BRK-1		PRECAST CONCRETE WITH THIN BRICK VENEER	PRECAST: METROMONT THIN BRICK: ENDICOTT	THIN BRICK: MEDIUM IRONSPOT #46	NORMAN (11 5/8" X 2 3/4" X 3 5/8")	THIN BRICK: SMOOTH	
PC-1		PRECAST CONCRETE	METROMONT	-	-	HEAVY SANDBLAST	
PC-2		PRECAST CONCRETE	METROMONT	-	-	LIGHT SANDBLAST	
PC-3		PRECAST CONCRETE	METROMONT	-	-	LIGHT ACID ETCH	
PC-4		FORM LINED PRECAST CONCRETE	PRECAST: METROMONT FORM LINER: ARCHITECTURAL POLYMER	FORM LINER: #749 ATHOL	-	LIGHT ACID ETCH	
SD-1		CLEAR CEDAR SIDING	-	-	NOM. 1x6, NICKELGAP	TRANSPARENT STAIN	

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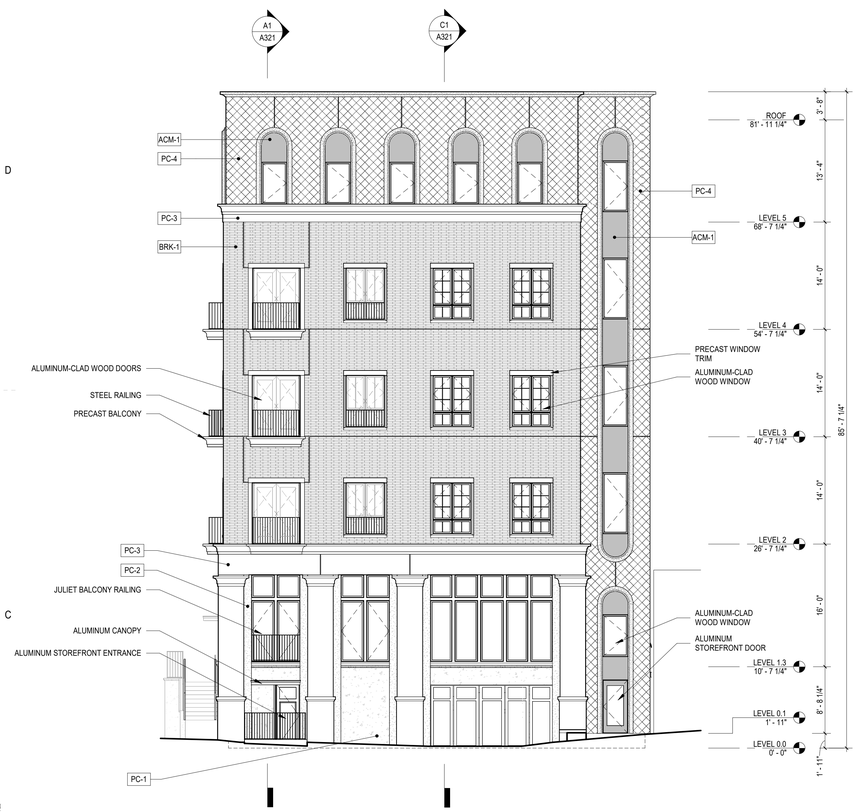
PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: LB, NH, RC

SHEET TITLE:
BUILDING ELEVATIONS

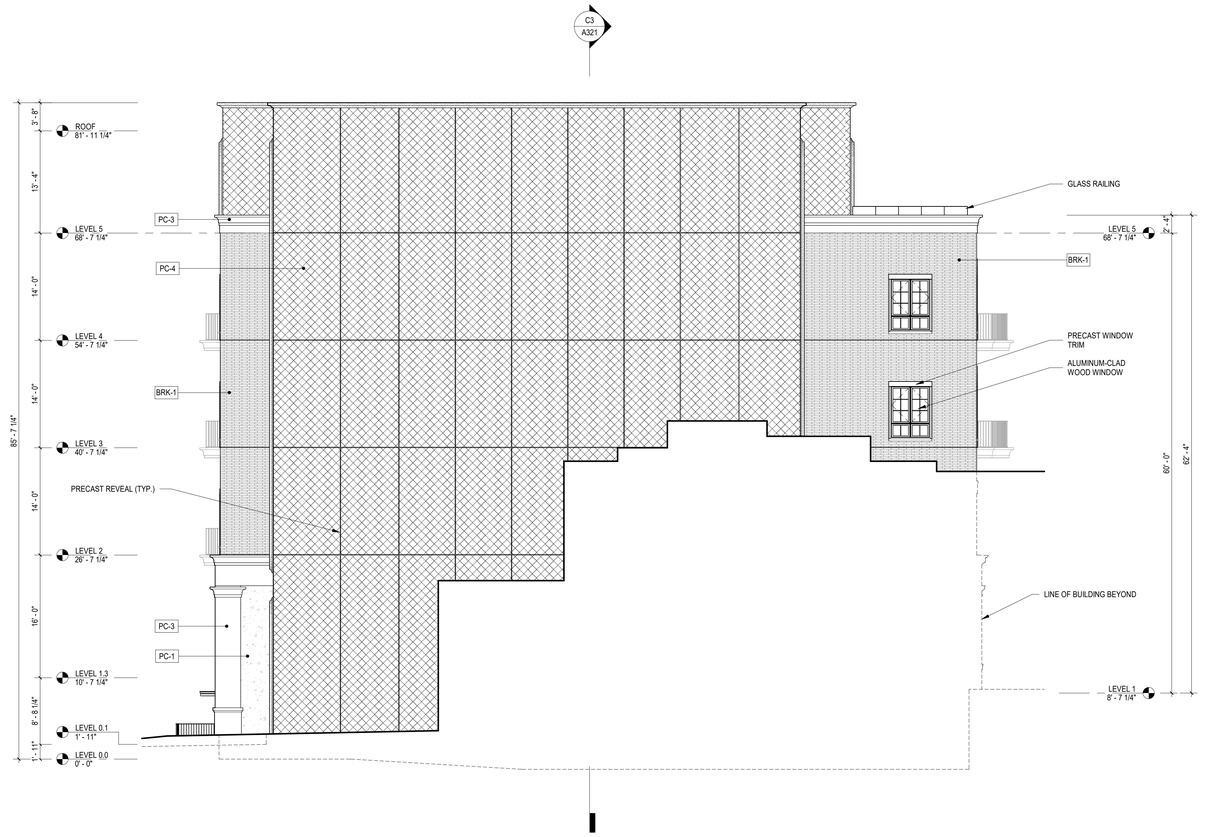
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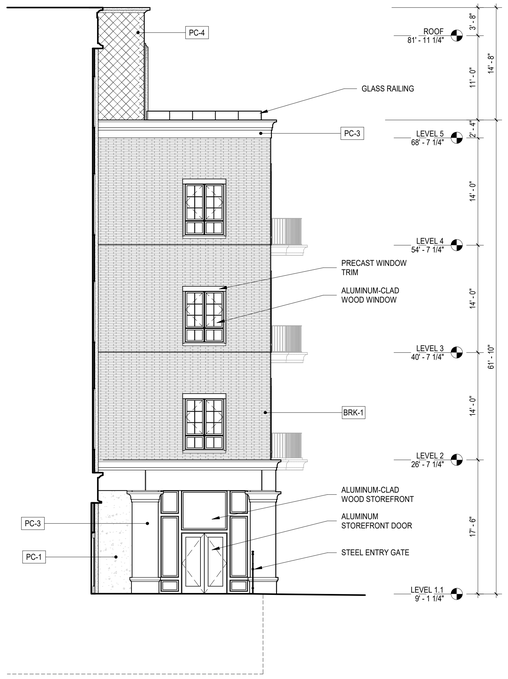
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B1 / A302 **BUILDING ELEVATION - EAST (ALLEY)**
1/8" = 1'-0"



B3 / A302 **BUILDING ELEVATION - NORTH**
1/8" = 1'-0"



A5 / A302 **BUILDING ELEVATION - NORTH PARTIAL**
1/8" = 1'-0"

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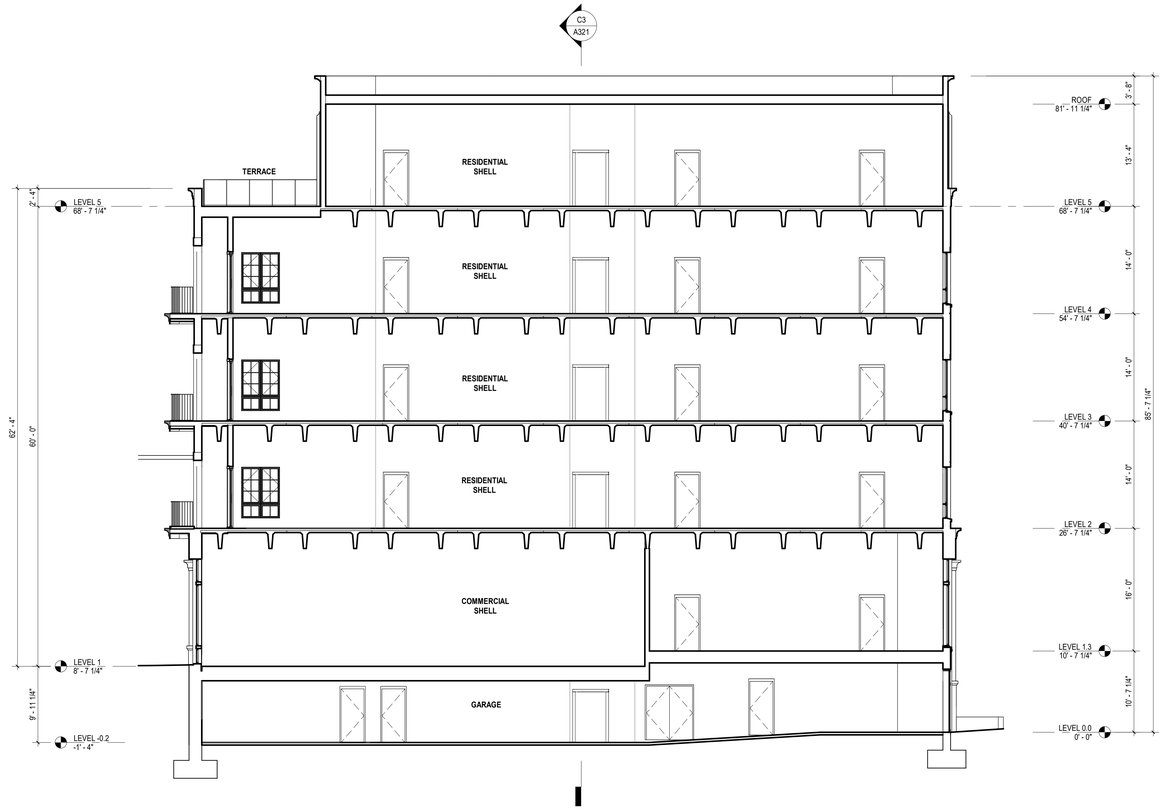
PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: LB, NH

SHEET TITLE:
BUILDING ELEVATIONS

SHEET NO. A302

PROJ. NO. 024622.00

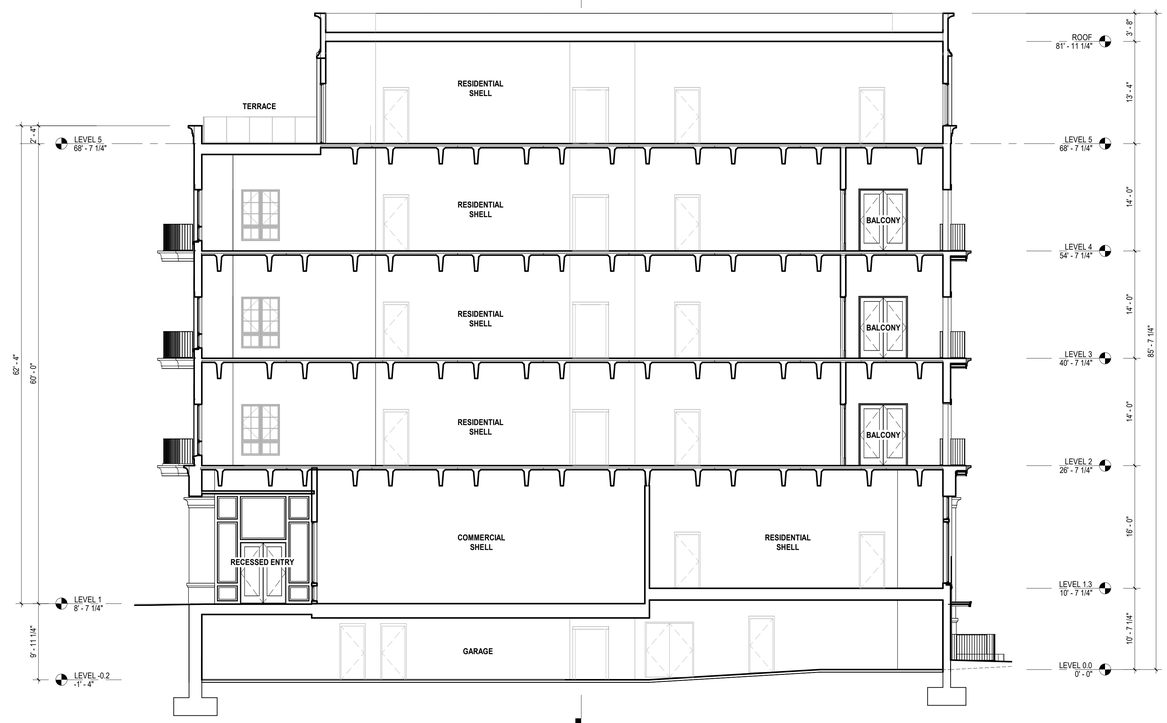
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C1 A321 **BUILDING SECTION**
1/8" = 1'-0"



C3 A321 **BUILDING SECTION**
1/8" = 1'-0"



A1 A321 **BUILDING SECTION THROUGH ENTRY**
1/8" = 1'-0"

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PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: DT, NH

SHEET TITLE:
BUILDING SECTIONS

SHEET NO. A321

PROJ. NO. 024622.00

Planning Staff Report to
Design Review Board
April 10, 2026
for the April 16, 2026 Public Hearing

Docket Number:	**UH 25-961**
Applicant:	**Cheryl Jenkins**
Property Owner:	Palmetto Sunshine Homes, LLC
Property Location:	310 Perry Ave
Tax Map Number:	0078000701000
Zoning:	RN-A, Downtown Overlay District
Proposal:	**Unreasonable Hardship Request to Demo Existing House**
Staff Recommendation:	**Approve with Conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Div. 19-6.2.7 Unreasonable Hardship Request to Demo

Application Request:

The applicant proposes to demolish the existing house, located at 310 Perry Avenue and replace it with a single-family house of similar scale and style. The subject property is located within the Downtown Overlay District and is on Greenville's Historic Inventory List. It was built ca. 1900 and has been owned by the current owners since 2014.



Current Photo

Application History:

The request to demolish the structure is based on structural criteria for unreasonable hardship. Three structural reports have been provided by the applicant.

Historic Context:
The property was identified as a historic resource in the 1981 Historic Resources Inventory as part of the West Pendleton Street Area, now known as the West End Residential Neighborhood. The property was again identified in the 2003 Architectural Resource Inventory.

Staff Analysis:

When reviewing an application for the demolition of a historic resource based on structural criteria, staff relies on evaluations provided by licensed third-party professionals. These assessments identify structural deficiencies that would necessitate replacement if the structure were to be rehabilitated. According to the Secretary of the Interior's Standards for Rehabilitation, the preferred approach is to first repair a historic structure's features, with replacement considered only when repair is not feasible. Based on these standards, staff interprets that full structural replacement—along with the replacement of material finishes and architectural features—no longer constitutes the preservation of a historic structure but rather amounts to a new construction project.

When considering a proposal for demolition, the Design Review Board shall consider the following:

1. <u>The historic or architectural significance of the structure.</u>
   The existing structure is listed on Greenville's Historic Resource Inventory in 1981 and 2003. The existing house is a 2-story cross gable house with a single-story front porch and second story sleeping porch in the simplified Queen Anne and Classical Revival styles. Asbestos siding covers the original wood lap siding and front gable decorative wood singles. The roof has decorative tin roofing shingles. Given that the structure appears relatively intact, with some minor rear additions, and is on Greenville's Historic Resource Inventory, staff finds that the structure is historically significant.

2. <u>The importance of the structure to the integrity and character of the district.</u>
   The structure is not within an approved preservation overlay district. However, this neighborhood, particularly this block of Perry Ave, has historic homes interspersed with modern construction.

3. <u>The difficulty or impossibility of reproducing such a structure because of its design, material, detail or unique location.</u>
   The applicant states that the proposed project is to build a new single-family home that replicates the style of the current structure. However, it is staff's opinion that it is not feasible to effectively reproduce a structure that is listed as a historic resource.

4. <u>Whether the building is one of the last remaining examples of its kind in the neighborhood, the city, the region, the state, or the nation.</u>
   Although the structure is considered an architectural resource, its style is not unique. The primary exception is the second story sleeping porch. Comparable examples of the Queen Anne and Classical Revival styles can be found throughout the city.

5. Whether reasonable measures can be taken to save the structure from further deterioration, neglect, or collapse.
The applicant has provided three structural reports. All reports indicate the following: Out of plumb and visible settling of brick pier and skirt foundation with noticeable loss of mortar between masonry; sagging first floor framing resulting in makeshift wood shoring unsupported by their own foundations in the crawl space; the loss of some second floor interior bearing walls; visibly rotten roof rafters; presumed rotten exterior framing walls due to prolonged water exposure; failing floor framing at the second floor sunroom; and rotten rim boards that prevent exterior walls from bearing on the foundation. The structural report from Tommy Hood Engineering states, "Accomplishing this level of upgrade while retaining the existing framework is extremely difficult and, in practical terms, would require near-complete demolition and reconstruction, rendering renovation technically unfeasible."

6. Evidence presented by the applicant proving unreasonable hardship.
The application states that the property has been in the owner's possession since 2014. Per the structural report from Andrew Ruffin, "The home appears to have been abandoned for an extended period of time and is in noticeable disrepair due to lack of maintenance." The three structural reports provided clearly indicate that the building is structurally deficient. **Staff questions whether many of the current deficiencies could have been avoided, had the building been better maintained, or if the property had been renovated when it was purchased 12 years ago by the current owners.** However, reviewing the current conditions as outlined by the structural reports, staff finds that the basis for structural hardship has been provided.

Summary:

Staff provides the following summary of findings:

- The existing structure is listed on Greenville's Historic Resource Inventory and has had minor modification over time. Staff finds that the structure is historically significant.
- Staff finds that the third-party reports have provided evidence of significant deterioration, decay, and structural instability. Staff recognizes that full structural replacement is no longer considered preservation, but rather new construction.
- Staff notes the deferred maintenance over the past 12 years of current ownership.

Staff recommends approval of the application to demolish the historic structure with the following mandatory conditions:

1. **The demolition permit shall not be issued until a Certificate of Appropriateness and building permit have been issued for the new structure, and the new structure shall be similar in style and form to the existing.**

city of greenville

APPLICATION FOR UNREASONABLE HARDSHIP EXEMPTION

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 310 Perry Avenue

*TAX MAP #(S) 0078000701000

*ZONING CLASSIFICATION RN-A

*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: CJ

DESCRIPTION OF REQUEST

Request to demo the current house due to deteriorated condition. Foundation is not substantial to renovate and bring current structure up to code. See attached letter from structural engineer supporting this.

Unreasonable Hardship Standards

1. Describe the exceptional conditions and unreasonable circumstances relevant to the subject property which do not generally apply to other properties in the district.

The house is over 80 years old, and has been uninhabited for over 20 years. The previous owners added onto the structure several times without putting the proper foundation under the structure. There are many places where the foundation has been removed even.

2. Describe the ways in which application of the standards required for a certificate of appropriateness effectively prohibits or unreasonably restricts the utilization of the property andresults in an unreasonable hardship.

It would be an extreme hardship and an unsafe environment to attempt to support the current structure while trying to put in a proper foundation.

3. Describe the ways in which the granting of an unreasonable hardship exemption would be the minimum action that would make possible the reasonable use of the land or structure that is not contrary to the purpose and intent of the approved guidelines for the district.

Granting permission for demolition would allow us to clean up the property and to build a new custom home in the same style of the existing structure, and appropriate/similar to the other homes on Perry Avenue.

4. Describe the ways in which the granting of an unreasonable hardship exemption would be consistent with the intent of the provisions of ***Sections 19-6.2.7D*, 19-6.2.9D.**

Granting the hardship exemption paves the way to allow a new custom home to be built on the site that is consistent with the neighborhood in size, scale and aesthetics. Removing the struction will eliminate an eyesore and a structure that has become a nuisance to the neighbors.

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 UNREASONABLE HARDSHIP EXEMPTION $150.00*

2. Staff will review the application per Section 19-6.2.1(b)(3) for completeness and per Section 19-6.2.7(d)(2) for applicable criteria for demolition requests.

3. **Public Notice Requirements.** Unreasonable Hardship 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.

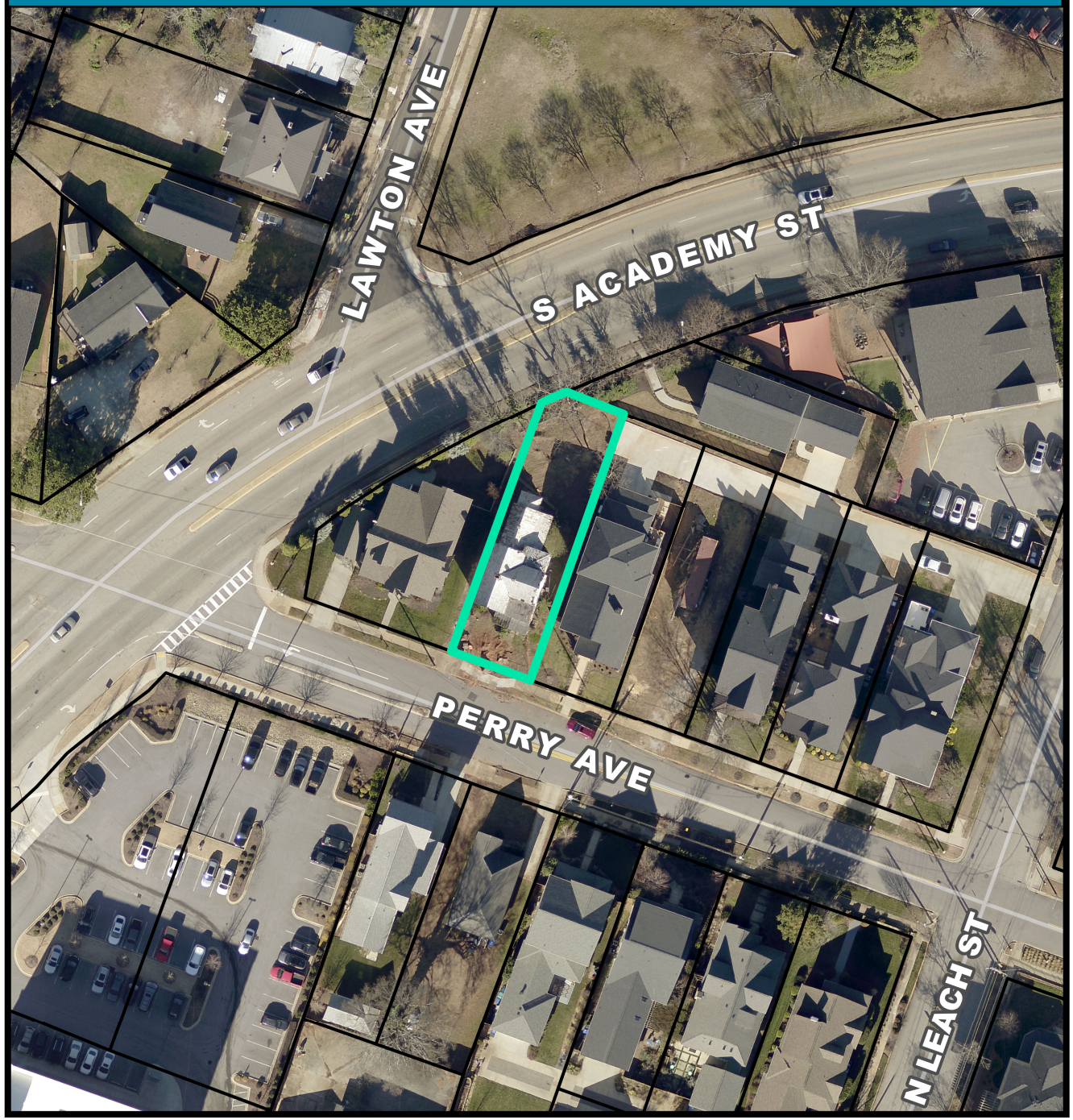
    In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

    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.

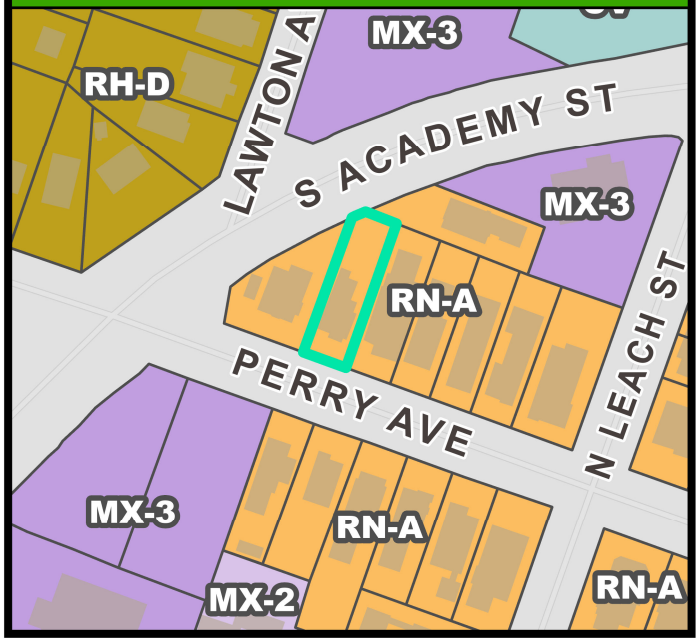
*Signatures	
Applicant	
Date	10/19/25
Property Owner/Authorized Agent	
Date	10/19/25

UH 25-961 • 310 PERRY AVENUE

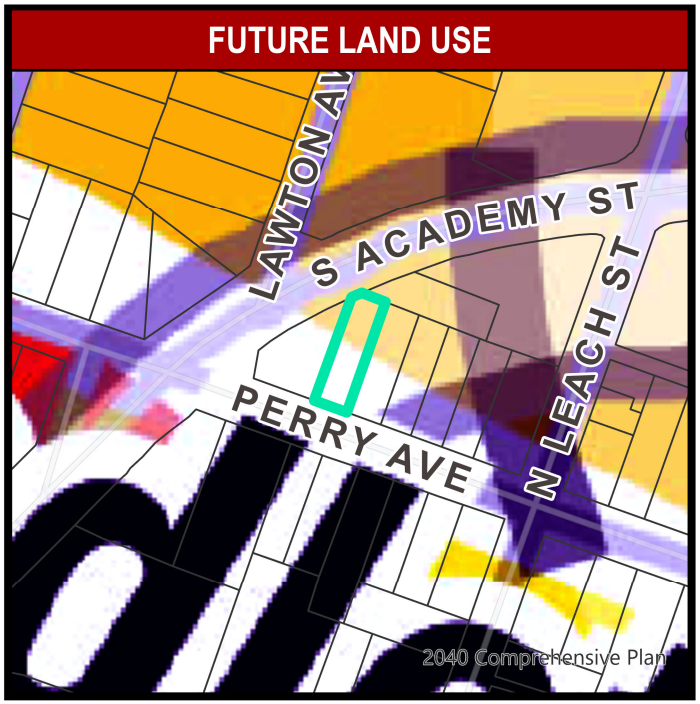
AERIAL VIEW



CURRENT ZONING

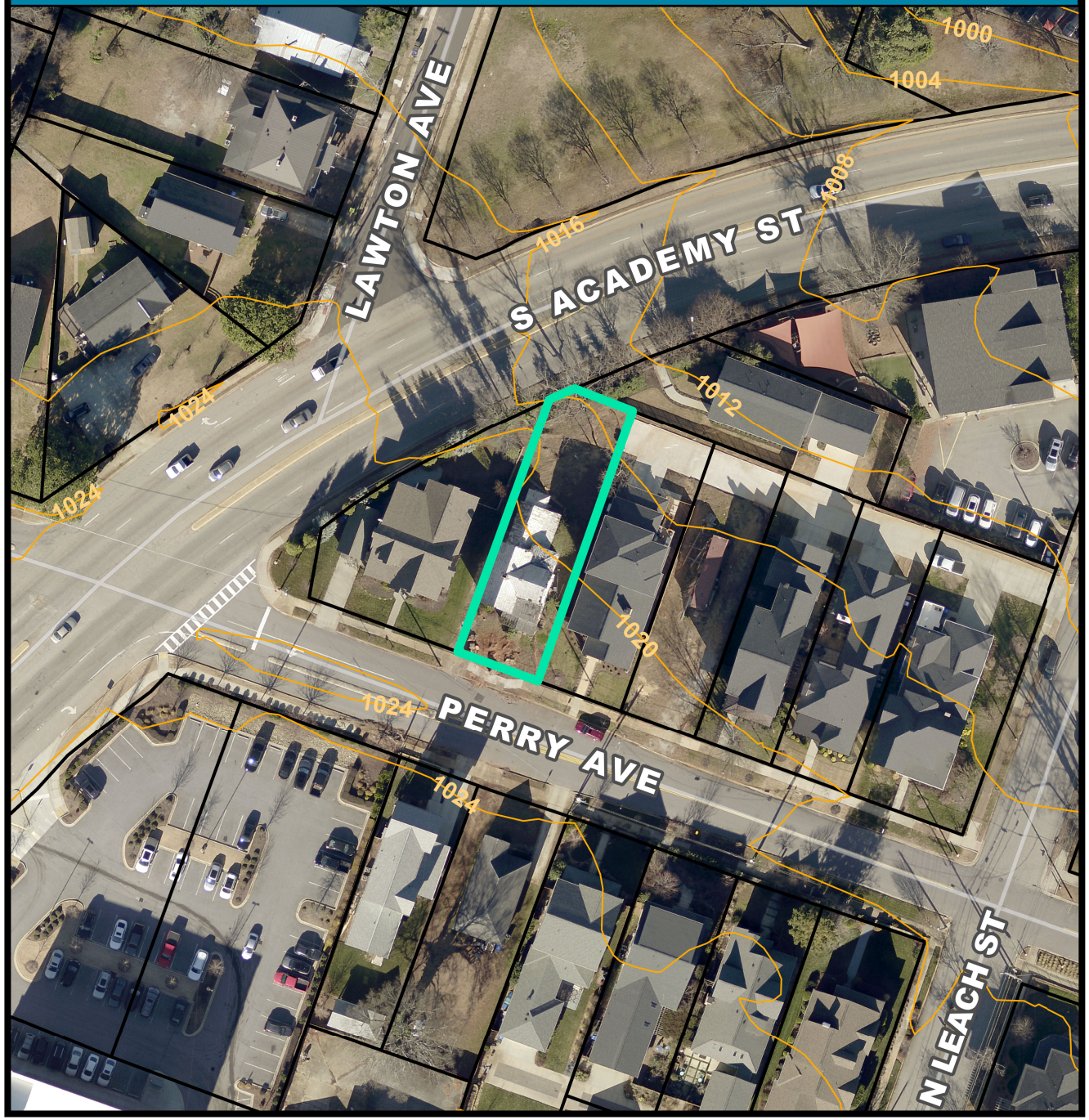


FUTURE LAND USE

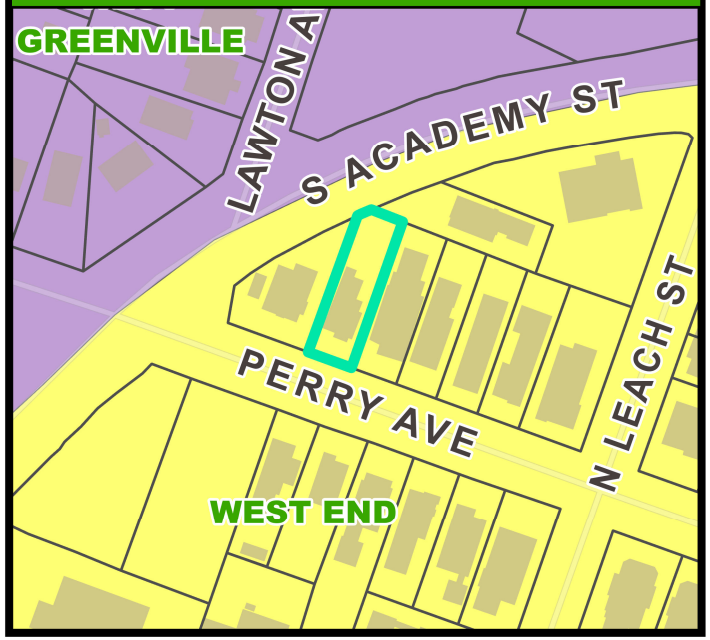


UH 25-961 • 310 PERRY AVENUE

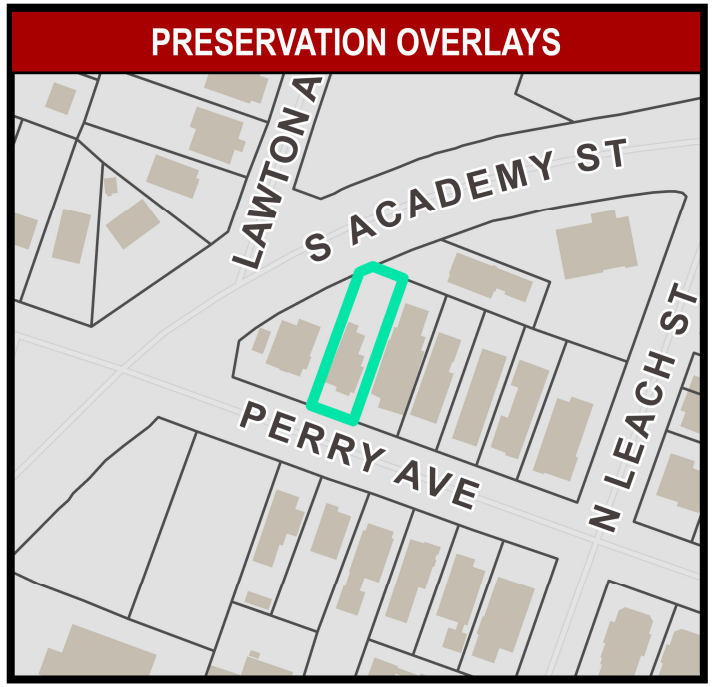
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



310 Perry Avenue – Request to demo structure

Unreasonable Hardship Sufficiency

SF calculations –

Front porch - 260

Main structure - 2461 (includes 1st & 2nd floor) Footprint is appx 1435sf

Steps – 32

Walkway – 68

Site plan – Attached

Existing plans – Attached

Existing interior & exterior photos - Attached

Existing neighborhood context images - Attached

Option A – Letter from structural engineer - Attached

Historic or Architectural Significance: History of the property is unknown. We purchased most of the 300 block of Perry in 2014. Many of the old homes that we can see in historical photos have been torn down. We have built or renovated a total of 10 homes on the 300 block of Perry Avenue. One of the significant architectural elements of the existing structure that we intend to replicate is the row of windows above the front porch that indicates a sleeping porch.

Integrity and Character of the Preservation District: It is detrimental to the overall aesthetic of the neighborhood to leave the current structure in place. To continue the overall character of the neighborhood, the house needs to be a new structure, carrying the similar size, scale and current building materials to preserve the integrity of the neighborhood.

Difficulty or Impossibility of reproduction: NA. It is near impossible to renovate the property due to its neglected condition, the foundation that has been parsed out, and the materials in place. It is our intent to build a new house replicating the style of the current structure. New building materials and new code standards will greatly improve the neighborhood and provide an anchor to the entrance of Perry from Academy Street.

Last example of its Kind – NA

Reasonable Measures to Save the Structure – NA The structure is not in peril of collapse or falling. Our intent is to begin the demolition within a reasonable time from obtaining approval to demo.

Proposed Structure – separate CA app

Exterior photos:









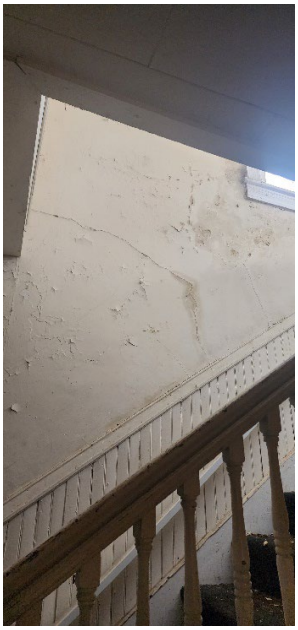


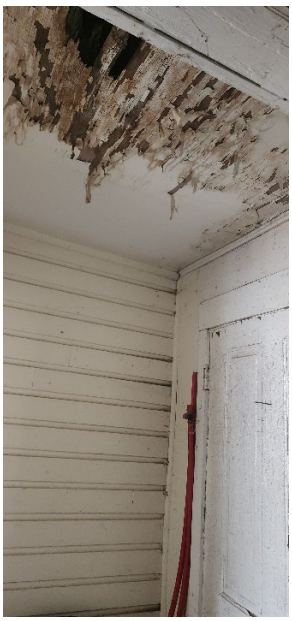


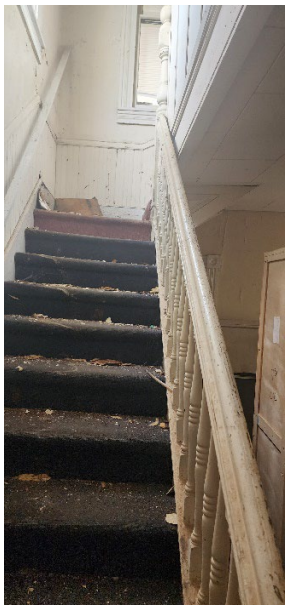




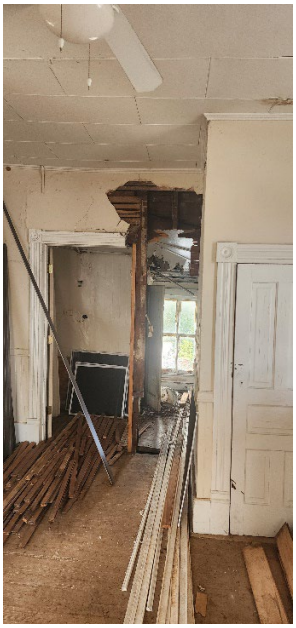
Interior photos:













Neighborhood Context photos:



310 & 308 Perry Ave



304 Perry Ave



302 & 300 Perry Ave



301 Perry Ave



303 Perry Ave



305 & 307 Perry Ave



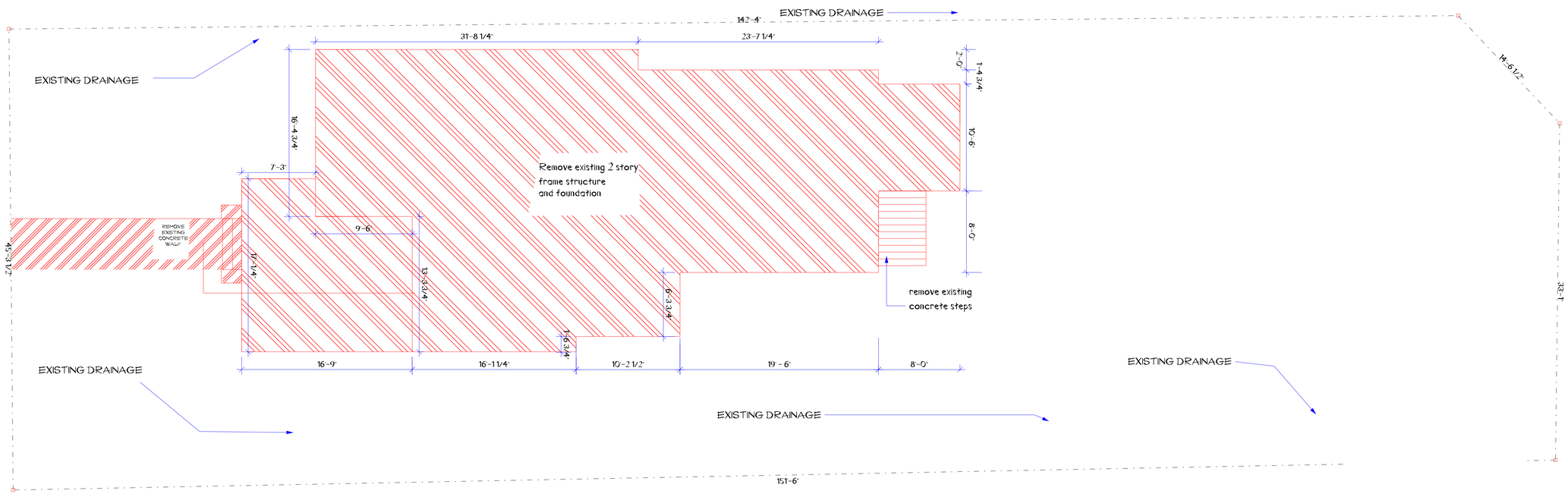
309 & 311 Perry Ave



312 Perry Ave

PERRY AVE

Tax Map #0078000700900
Owner
Schreuder Mary-celeste May
Schreuder Michael Alan
312 Perry Ave
Greenville SC 29601
DB 2623
DP 5227
PB 1368
PP 42



Tax Map #0078000701001
Owner
Webb Jonathan
Lovett Webb Diana
1108 S Main St Unit 317
Greenville SC 29601
DB 2690
DP 3854
PB 1464
P P 15

DEMOLITION SITE PLAN

310 PERRY AVE

Tax Map #007800070100
Palmetto Sunshine Homes LLC
163 Old Pelzer Rd
Piedmont
SC
29673

Deed Book 2450
Deed Page 14
Plat Book 1216
Plat Page 42

Tax Map #0078000700901
Owner
Palmetto Sunshine Homes LLC
163 Old Pelzer Rd
Piedmont SC 29673
DB 2450
DP 14
PB 1216
PP 42

CITY OF GREENVILLE USE ONLY

MSJENKINS
BUILDING SOLUTIONS, LLC
PIEDMONT, SC
305.360.6441 305.360.6446

ALL DRAWINGS ARE THE PROPERTY OF MSJENKINS BUILDING SOLUTIONS,LLC AND ARE NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT.

310 PERRY AVENUE
GREENVILLE, SC 29601

ALL DRAWINGS ARE THE PROPERTY OF MSJENKINS BUILDING SOLUTIONS AND ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES.
ALL FINAL DRAWINGS TO BE APPROVED BY OWNER

08/14/2024

DS1

310 Perry Avenue existing site



October 19, 2025

1:480

0 20 40 80 ft

0 5 10 20 m

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

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

Andrew Ruffin, PE
112 S. Memminger Street
Greenville, SC 29601
andrew@ruffineng.com
803.429.1233

September 20, 2024
Mr. Mike Jenkins
MS Jenkins Building Solutions

RE: 310 Perry Avenue – Greenville, SC – Existing Foundation Review
Project #24049

Mr. Jenkins,

The purpose of this letter is to document my review of the existing foundations and first floor framing of the two story, single family home located at 310 Perry Avenue, Greenville, SC.

The existing structure is a two-story, wood framed home supported by a masonry pier and brick skirt wall foundation. The home appears to have been abandoned for an extended period of time and is in noticeable disrepair due to lack of maintenance. There are open holes in the roofing to allow moisture into the home, and significant deficiencies in the foundation.

The pictures below provide a summary of the deficiencies with the foundation.

1. Brick skirt wall and piers and not plumb in many locations
2. Significant settlement has occurred, causing large cracks in the foundation wall
3. It appears that several wood posts have been installed to support sagging floor framing. These posts do not appear to have any foundations
4. There is significant mortar deterioration in the masonry foundation wall
5. There is significant rot in areas of the exterior wood walls such that they are not bearing on the foundation wall

Due to the deficiencies in the existing foundation, my professional opinion is that it would not be viable to repair the existing structure for use as a single family home.

Please do not hesitate to contact me with any additional questions.

Sincerely,



Andrew Ruffin, PE, SE

9/20/2024



Photo 1 – Front Elevation



Photo 2 – Significant Mortar Deterioration in Foundation Wall



Photo 3 – Exterior Wall Not Bearing on Foundation Wall



Photo 4 – Existing Structural Posts With No Foundation



Photo 5 – Significant Settlement and Cracking in Brick Foundation Wall



Photo 6 – Significant Settlement and Cracking in Brick Foundation Wall



Photo 7 – Missing Portion of Skirt Wall and no Apparent Foundation

Tommy Hood Engineering
500 Jameson Dr
Piedmont, SC 29673

Date: January 2, 2026

Re: 310 Perry Ave, Greenville, SC 29673

Introduction

I, Thomas Hood, a registered professional engineer in the State of South Carolina, was engaged to conduct a structural assessment of the structure located at 310 Perry Ave, Greenville, SC. The subject property is a two-story conventionally framed residence supported by a pier-and-curtain foundation with brick masonry piers.

The exterior walls are clad with siding that, based on conversations with the owner, contains asbestos and would require licensed abatement prior to removal. The roof framing shows areas of rot and compromise. Currently, the house exhibits significant out-of-level floors and out-of-plumb walls that would need to be brought into compliance with the 2021 International Residential Code. The purpose of this evaluation is to determine the structural integrity of the existing building and assess the feasibility of renovation versus demolition.

Following an on-site examination conducted on January 1, 2026, I identified multiple structural deficiencies and concerns that present significant challenges in maintaining the current structure. The findings detailed below demonstrate that retaining the existing structure is unreasonably burdensome and that demolition is the most appropriate course of action.

This report thoroughly evaluates all aspects of the structure, including foundation, framing, roofing, and overall habitability and highlights structural safety concerns, the excessive cost and extent of necessary renovations.

Structural Assessment and Findings

1. **Foundation System** The residence is supported on a pier-and-curtain foundation consisting of brick masonry piers and concrete masonry unit (CMU) piers. The mortar in these piers exhibits significant degradation, with widespread deterioration, cracking, and loss of bond strength. Immediate reinforcement would be required for any renovation work to proceed, and even with reinforcement, long-term stability cannot be guaranteed without extensive (and disproportionate) underpinning or replacement.
2. **Exterior Cladding and Asbestos Hazard** The existing siding requires complete replacement due to age and deterioration. Owner disclosure confirms the presence of

asbestos-containing materials, necessitating full licensed abatement prior to removal. This process alone introduces substantial cost, scheduling delays, and health/safety risks that complicate any renovation effort.

3. **Roof System** Multiple areas of the roof structure show rot, water damage, and compromise. Full roof replacement—including sheathing, framing repairs, and covering—would be mandatory to achieve code compliance and weather-tightness.
4. **Interior Framing and Leveling Requirements** To achieve plumb walls and level floors in accordance with modern code requirements, all interior wall, ceiling, and floor finishes would need to be removed. Observations of the exposed framing reveal numerous deficiencies requiring repair, including:
    - Jacking and shoring of the floor system to correct differential settlement,
    - Sistering or replacement of wall studs,
    - Reinforcement or replacement of floor joists and roof rafters in damaged areas.
    - The existing floor joists overspan their allowable limits and do not meet the span requirements of the 2021 International Residential Code (IRC). Additional intermediate supports (beams or columns) would be required throughout to achieve code-compliant performance, further increasing the invasiveness and cost of repairs.
    - Interior stairs would need to be rebuilt due to compliance issues with the 2021 IRC.
5. **Overall Renovation Scope and Code Compliance Implications** The cumulative repairs—foundation reinforcement, asbestos abatement, complete roof replacement, full interior/exterior finish removal, extensive framing corrections, and additional floor joist supports—would exceed 50% of the structure's replacement value and constitute a substantial alteration. This triggers the requirement under the 2021 International Existing Building Code (referencing the 2021 International Residential Code for one- and two-family dwellings) to bring the entire structure into full compliance with the 2021 IRC as if it were new construction. Accomplishing this level of upgrade while retaining the existing framework is extremely difficult and, in practical terms, would require near-complete demolition and reconstruction anyway, rendering renovation economically and technically unfeasible.

Conclusion and Recommendation

The structure at 310 Perry Ave exhibits extensive deterioration, hazardous materials, foundational deficiencies, and non-compliant framing that compromise safety and structural integrity. Renovation to meet current building codes—particularly the full compliance triggered by exceeding 50% alteration thresholds under the 2021 IRC—is neither economically viable nor practically achievable without essentially demolishing and rebuilding the structure.

A newly constructed, code-compliant building will eliminate safety hazards, ensure long-term durability, and support responsible redevelopment of the site.

Representative photos of the structure are attached for reference.

If additional documentation or further engineering analysis is required, I am available to provide it.

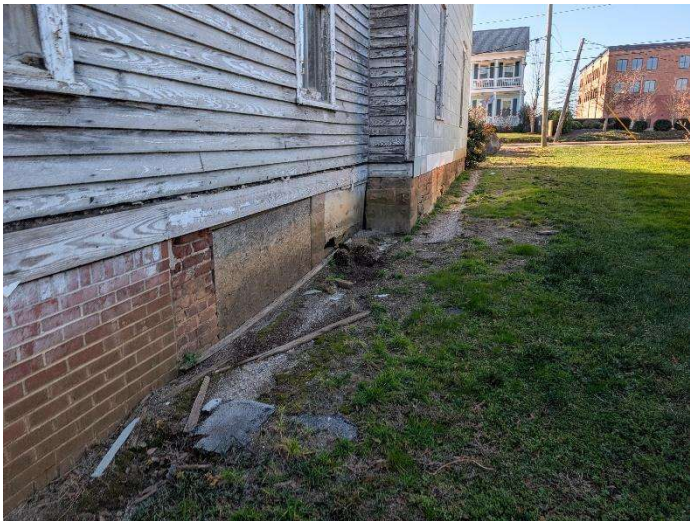
Sincerely,

Thomas Hood, P.E.

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No. 17321
1/2/26
THOMAS M. HOOD

SOUTH CAROLINA
TOMMY HOOD ENGINEERING
6298
CERTIFICATE OF AUTHORIZATION

Representative photos:





































SCHUMPERT ENGINEERING
117 Thornberry Court
Simpsonville, SC 29680

December 17, 2025

FIELD OBSERVATION REPORT

Client:	Cheryl Jenkins (Palmetto Sunshine Homes LLC)
Project Name:	310 Perry Ave Greenville, SC Limited Structural Inspection
SE Project Number:	25128
Date of Site Visit:	Wednesday, December 17, 2025
Parcel Number:	0078000701000 (Greenville County)
Latitude / Longitude:	+34.84521, -82.41778
Weather Conditions:	Mostly Cloudy, 44 deg F
Present at Site:	Erin Schumpert (SE LLC)

As requested, Schumpert Engineering LLC visited the site at the above referenced project address. The purpose of this site visit was to provide general observation of the existing structure and provide an opinion on structural viability for repair and re-use as a single-family residence.

Section 1 - General Description

The existing structure is a two-story residential building, wood framed with sawn lumber rafters, ceiling joists, wood studs and wood floor joists. The exterior is clad with what appears to be asbestos siding installed over wood siding and wood studs. The roof consists of metal roof shingles on a combination of plywood sheathing and flat purlin boards on sawn lumber rafters. The foundation consists of unreinforced clay masonry foundation walls at the perimeter and isolated masonry pilasters at the interior. It is understood that the home has been vacant for an extended period.

Section 2 - Observation Notes

1. Many areas of the roof structure, as visible from the ground, appear to be significantly deteriorated due to lack of roof maintenance or storm damage. Sections of missing roof shingles have allowed repetitive moisture infiltration which has consequently caused rot of roof and ceiling framing members, and presumably, the wood wall framing elements local to the areas of missing roof.
2. At the interior of the space, some interior bearing wall studs have been removed leaving areas of roof unsupported.
3. An area of floor framing at the rear wall, second level has experienced significant vertical deflection (+/- 3 inches) due to failed rim board and inadequate connection to bearing wall studs.
4. A few instances of broken floor joists supporting the second level framing were observed near the center of the residence.
5. The front sunroom porch floor framing has failed in one corner due to exposure. Other areas are currently functional but will likely need replacement due to rot occurring on the exterior rim boards.
6. The perimeter rim board around most of the home has experienced a combination of rot, termite damage, and physical damage. Large sections of wood siding have failed due to areas of siding/waterproofing being missing.
7. The masonry curtain wall around the perimeter of the home was observed to be out of plumb in many areas. It is uncertain whether this is due to some settlement at the exterior edge or if they were built poorly originally.
8. Some areas at rear corner of the house show some signs of vertical settlement due to stair-step hairline cracks in the masonry joints. Cause is presumed to be from soil consolidation from lack of roof downspouts or roof water run-off.
9. The perimeter masonry curtain walls show signs of significant mortar deterioration – some instances show daylight through the joints completely. Sections of masonry curtain walls were observed to be missing and infilled with wood framing.
10. It appears that a prior retrofit of intermediate floor joists supports were installed at some point around mid-span of the lower-level floor joists – likely due to shallow depth members deflecting beyond tolerance. These intermediate supports are not supported on true foundation elements, and in some areas the supporting posts exhibit tall, slender columns and are not adequately sized for stability.

Section 3 - Recommendations & Conclusions

1. Existing floor members and spans were not verified on site due to most existing ceiling finishes remaining in place. We cannot conclude if the upper-level framing is adequately sized for residential dead and live loads for the spans and spacings installed.
2. It is apparent that the lower-level floor joists are undersized, since a remedial intermediate line of support has been previously added at a date unknown. However, the intermediate line of support is not supported by true foundation elements and would need to be re-installed to be something permanent and properly sized.
3. A large portion of roof framing is visibly damaged beyond repair due to repeated cycles of moisture and weather exposure. It is presumed that areas of wall framing near these areas of roof damage are likely in a similar deteriorated condition.
4. The perimeter masonry foundation elements exhibit several features of deterioration including joint deterioration/failure, settlement, tilting, and inadequate bearing on foundation soils.
5. Some areas of the perimeter masonry foundation are missing, presumably where old HVAC ducts were installed. The rim joists observed would not be adequate to span the openings and would require a true foundation lintel be installed.

Photos of conditions encountered on site are documented below in Appendix A for reference.

The foundation elements exhibit many conditions that would require replacement in entirety. It is presumed that the majority of exterior wall framing will exhibit some sign of failure or rot due to the deteriorated conditions of roofing around the edges of the residence. Additionally, based on a rational observation of floor framing members, it doesn't appear that the existing joist sizes would be adequate to support current code residential design loads for strength and deflection without increasing their depth or decreasing their spacing. It is also unknown if proper load path for second-level framing translates down onto adequately sized lower-level elements or foundations.

Based on a compilation of the deficiencies and damage observed on site, it is my opinion that repair of the home is not a feasible option.

Section 4 - Terms and Conditions

The information contained in this field observation report has been prepared to the best of my knowledge and professional opinion according to observable and accessible site conditions. No testing was performed on existing elements, and existing material properties have been determined to the best of my ability based on typical materials/species used in this region and/or material grade stamps observed while on site where applicable. The recommendations provided are solely based on my professional opinion and experience.

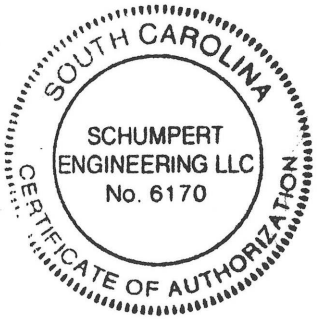
This inspection does not constitute any warranty or guarantee, expressed or implied, regarding the future reliability of the home and/or its structural components. This limited inspection will not be able to reveal every defect or issue that may be present on the structure, but only the significant, observable defects that are accessible and visible at the time of the visit. The inspection cannot predict future conditions. The statements made in this field observation report reflect the conditions as existing at the time of inspection only. The limit of liability of Schumpert Engineering LLC, its employees, officers, heirs, etc. is limited to only the cost of the inspection. Items discussed before, during, or after the field observation shall not be considered official until issued in a field sketch or in writing by the Engineer of Record (Schumpert Engineering LLC).

Sincerely,
Schumpert Engineering LLC



Erin Schumpert, PE
Principal





erin@schumpeng.com
(864) 980-0999

APPENDIX A – FIELD PHOTOS

Photo 01:



Street View

Photo 03:



Second Level Floor Joists at Rear Wall – No Bearing

Photo 02:



Broken Floor Joist at Second Level Framing

Photo 04:



Roofing Failure above stairs – Rotten Rafters and Ceiling

Photo 05:



Significant Vertical Displacement of Second Level Floor Framing

Photo 06:



Bearing Wall Studs Missing at Upper Level

Photo 07:



Front Porch Floor Joists Failing/Rotted

Photo 08:



Rotted Fascia and Roof Framing at Front Elevation

Photo 09:



Gable Overhangs Rotted – Roofing Missing (Over Stairs)

Photo 10:



Rim Joists Deteriorated Throughout, Typical

Photo 11:



Presumed Asbestos Siding Over Wood Siding

Photo 12:



Rim Board Missing Large Section (Right Elevation)

Photo 13:



Significant Brick Curtain Wall Mortar Deterioration

Photo 14:



Large Gaps Between Curtain Wall Base and Soil (Several Instances)

Photo 15:



Prior Repairs and Soft Bearing Spots at Perimeter Support Piers

Photo 16:



Floor Support Posts not adequately sized and no foundation

Photo 17:



Floor Supports not bearing on permanent foundation

Photo 18:



Daylight visible through Brick Foundation Wall (Left Elevation)

Planning Staff Report to
Design Review Board
April 6, 2026
for the April 16, 2026 Public Hearing

Docket Number:	**26-238**
Applicant:	Chris Young / STYO Development, LLC
Property Owner:	Amy Vaz / Vaz Properties, LLC
Property Location:	Pendleton Street/Aiken Street/S. Textile Avenue
Tax Map Number:	0119000600500
Zoning:	RNX-C, Neighborhood Flex C
Proposal:	New Construction of 16 Single-Family Attached Units
Staff Recommendation:	**Approval with Conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Div. 19-6.2.9 Major Urban Certificate of Appropriateness

Existing Conditions:

The site is a large vacant parcel located along the south side of Pendleton Street approaching the Village of West Greenville. As recently as 2017 the property contained several single-family detached homes fronting Pendleton Street which have all been demolished.

Project Scope:

This proposal is the first of a multi-site townhome development referred to by the applicant as Pendleton Square. The project scope includes 16 residential townhome units within four 3-story buildings (four units each). Each unit includes a rear access 2-car garage and a driveway for one additional vehicle. All buildings have primary frontage along Pendleton Street and are identical in façade configuration, detailing, and materiality. The lot is proposed to be divided into two parcels to achieve the proposed number of units, which is permissible under the Greenville Development Code. The entire development is served by a common shared driveway with access spanning from Aiken Street to S. Textile Avenue. Community outdoor amenity space is provided along the rear of the property which also provides continuous mid-block pedestrian access.



Staff Analysis:

PUB 1. Block Pattern



While the existing parcel is much larger than those in the surrounding area and spans the entire block from S. Textile Avenue to Aiken Street, the proposed development provides a pedestrian cut-through between the two proposed parcels as well as a continuous east-west pedestrian connection at the rear of the property which create a more desirable block pattern. **The pedestrian access between the buildings is shown to be 16 feet in width; however, per PUB 1.3, pedestrian cut-throughs should be a minimum of 18 feet in width. Refer to PUB 7 below for additional considerations.**

PUB 2. Pedestrian Realm

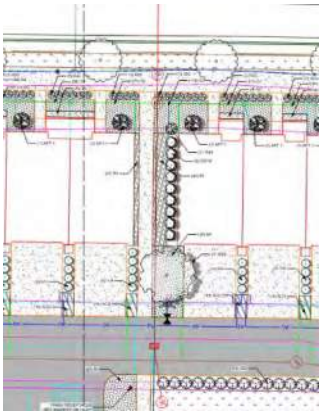
Along Pendleton Street, an 8-foot sidewalk and 5-foot curb lawn is provided, and along Aiken Street and S. Textile Avenue, a 5-foot sidewalk and 5-foot curb lawn is provided. All buildings incorporate direct sidewalk connections to each residential entrance. It should be noted that final sidewalk dimensions must be reviewed and approved by the Engineering Department during the site permitting stage.

PUB 5. Planting Zone



The proposed curb lawns along all three street frontages employ Sugar Maples as street trees and Zoysia sod as groundcover. Staff finds that this is a more suburban planting approach and is not appropriate along Pendleton Street, which is an urban corridor between the Village of West Greenville and the rest of downtown. Per PUB 5.5, 5.7, and 5.8, plantings should be native, rich with human interest, and provide a high-quality habitat for native insects and animals. **Revisions to the planting plan must be coordinated with city staff to confirm preferred plant selections and maintenance considerations.**

PUB 7. Alleys and Pedestrian Cut-Throughs



All service functions have been relocated away from the proposed pedestrian cut-through from Pendleton Street. Per the requirements outlined under PUB 1, Block Pattern, this corridor must be widened to at least 18 feet. It should also be noted that no lighting has been shown for this space, and the end units feature relatively large expanses of blank wall facing the pedestrian access (PUB 7.2 and 7.5). **Given the need for privacy in a residential development, staff recommends taller plantings to reduce the visual impact of the wall and low-level pedestrian bollards or path lighting for added security.**

PUB 9. Lighting

No site lighting has been indicated in the plans. Per PUB 9.1, continuous pedestrian lighting must be provided along all streetscapes. Landscape lighting is also strongly recommended to accentuate key site features, per PUB 9.8. Fixture selections must correspond with city standard fixtures and will be verified during the site permitting stage.

PUB 12. Utilities

HVAC units have been placed at the rear ground level of each residence, and a detail of the proposed HVAC screen has been provided. Staff notes that the conceptual location of these units often changes between DRB approval and permitting. Per PUB 12.1, no “back of house” utilities may be located along the ground floor street wall of any building. Conformance with this requirement will be verified during final permitting. Similar requirements apply to any trash collection units that will be stored outside of the residences.

PRI 1. Placement

Per PRI 1.1, building placement for the proposed project helps to establish a defined street wall and locates all vehicular circulation and garages to the rear of the proposed buildings. Staff finds the placement of the buildings acts to reinforce the urban character of Pendleton Street approaching the Village of West Greenville.

PRI 2. Massing

A mix of one- and two-story commercial buildings and single-family homes dominate the surrounding context of this site with the exception of a multifamily development to the east which contains four 6-unit single-story buildings which are approx. 110 feet in width. Additional phases of this project also include 2- and 3-story townhomes in the vicinity. The proposed buildings are 3 stories and 90 feet in width, which is within the code allowance for building massing. Given that the project spans the entire block along Pendleton and is separated from the homes to the rear of the site by more than 150 feet, staff finds that the proposed massing is not in stark contrast to its surroundings and conforms to the guidelines outlined in PRI 2.



It should be noted that PRI 2.7 encourages a variety of building heights along the street to avoid monotony and provide interest. Additional discussion of added variety is incorporated into the analysis of PRI 5 below.

PRI 3. Entry

PRI 3.5 and 3.8 state that entries must pronounce their purpose and face the public realm. Each unit incorporates a well-articulated entry facing Pendleton Street. The entries are pronounced through materiality, awnings, architectural lighting, and accent plantings.



PRI 4. Activated Ground Floor

The primary façade of each building is activated, per PRI 4, with the inclusion of ground-level entrances and the general room layouts for each unit. The addition of an elevated stoop and knee wall at each unit entrance is successful in providing a level of privacy for each residence while engaging the street. Per PRI 4.2, darkly tinted or reflective glass is prohibited.

PRI 5. Articulation

While the scale of each unit is clearly accentuated through the application of changes in wall plane, vertical and horizontal articulation and changes in materials, each building employs the same pattern which creates the appearance of one repetitive or monotonous street edge. Per PRI 5.6, monotonous facades should be avoided. To meet this requirement, differentiation should be incorporated along Pendleton Street (between units and from building to building) through varied articulation between units, changes in horizontal placement, mirrored unit footprints, or other methods. **The updated facades must be reviewed and approved by staff and two members of the DRB.**



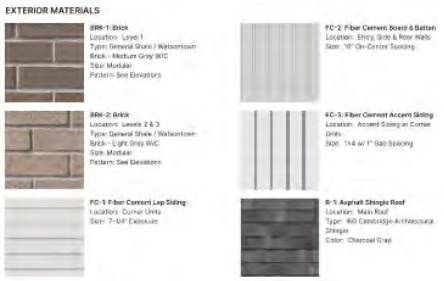
In addition to the primary façade along Pendleton Street, additional consideration should be given to the end unit of the corner building nearest S. Textile Avenue. A large expanse of blank wall is prominent on the end elevation which will be visible to all westbound traffic on Pendleton Street. Currently, only 3 ornamental trees are shown along this elevation to reduce its visual effect. **Added architectural interest or planting design should be incorporated into this corner for improved visual presence at the corner, per PRI 5.7.**



PRI 6. Materiality

Proposed materials include:

- Brick (all units)
    - Color: Medium Grey (ground floor), Light Grey (second and third floors)
- Fiber cement lap siding (corner units)
    - Color: Light French Gray



- Fiber cement board and batten
    - Color: Iron Ore
- Fiber cement accent siding
    - Color: White sand
- Black Aluminum Windows
- Asphalt shingle roofing



PRI 6.1 states that materials should be compatible with the surrounding context while elevating the diversity and character of the area. Most of the buildings in the immediate vicinity employ brick and fiber cement and vinyl horizontal lap siding. Staff finds that the proposed materials are in conformance with this guideline. Per PRI 6.6, the overall design of materials and colors present as a unified whole; however, excessive monotony is discouraged. As previously stated, further study of the primary facades is warranted. Staff recommends the incorporation of color to accentuate and identify each unit.

The final materials must be evaluated via an on-site mockup by staff and 2 members of the Design Review Board for final approval.

PRI 7. Architectural Lighting

The project takes a subdued approach to architectural lighting, with simple sconces at each building entry. Staff finds this to be appropriate given the project's residential nature.

In summary, staff finds that the proposed design is generally in conformance with Downtown Design Guidelines and recommends approval with the following conditions:

1. **The pedestrian access between the middle buildings must be increased to a minimum of 18 feet in width. Modifications to this pedestrian cut-through should also include taller plantings to reduce the visual impact of any blank walls, and low-level pedestrian bollards or path lighting for added security.**
2. **The curb lawn planting strategy must be revised to a more urban approach. Revisions to the planting plan must be coordinated with city staff to confirm preferred plant selections and maintenance considerations.**
3. **Additional variety should be incorporated into the Pendleton Street facades, providing differentiation between units and from building to building. The updated facades must be reviewed and approved by staff and two members of the DRB.**
4. **Added architectural interest or planting design should be incorporated at the corner of Pendleton and S. Textile Ave. for improved visual presence at the corner. The updated facades must be reviewed and approved by staff and two members of the DRB.**
5. **The applicant shall provide a scaled mockup to showcase how the materials and colors will relate to one another to be reviewed and approved by staff and two DRB members.**

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

7. **This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Greenville Development Code Section 19-6.2.F Lapse of approval/vested rights and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site-specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.**

city of greenville

APPLICATION FOR URBAN DESIGN CERTIFICATE OF APPROPRIATENESS

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name	STYO Development, LLC - Chris Young	Vaz Properties LLC - Amy Vaz
*Title	[redacted]	Owner
*Address		
*State		
*Zip		
*Phone		
*Email		

PROPERTY INFORMATION

*STREET ADDRESS Pendleton Street & Aiken Street

*TAX MAP #(S) STYO Development, LLC - Chris Young

*ZONING CLASSIFICATION RNX-C

*PRESERVATION DISTRICT/SPECIAL DESIGNATION:

X 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: CY

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

DESCRIPTION OF REQUEST

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

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

The Pendleton Square South Site is proposing 16 town home units with 22' x 45' building footprints. This development will also improve the sidewalks along Pendleton Street and Aiken Street to include curb lawns and wider sidewalks. Sidewalk will be added along the west side of S Textile Street with curb lawn. An easement will be provided at the SW corner of S Textile Street and Pendleton Street for potential future signalization

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	DESIGN REVIEW BOARD	$300.00, *site plan review* $300.00, *architectural review*
B	SIGNS	$150.00
C	MINOR APPLICATION (STAFF REVIEW)	$100.00
D	MODIFICATION TO AN APPROVED PROJECT Major (requires review by DRB) Minor (requires review by staff)	 ½ Original Fee $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. Additional information may be requested at any time to fully understand the proposal. **Projects may require a two-phase DRB review process (Site Plan Review followed by Architectural Review), dependent on the scale of the proposed plans. Staff will notify the applicant upon receipt of the application if a two-phase review is required.**

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

a. 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).

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

c. 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).

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

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

f. Comparative Images (images of existing conditions and proposed modifications for all alterations to existing structures with proposed changes highlighted)

g. Labeled Physical Samples of exterior finishes must be provided at the Public Meeting to the DRB.

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

Please verify that all required information is reflected on the plan(s).

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.

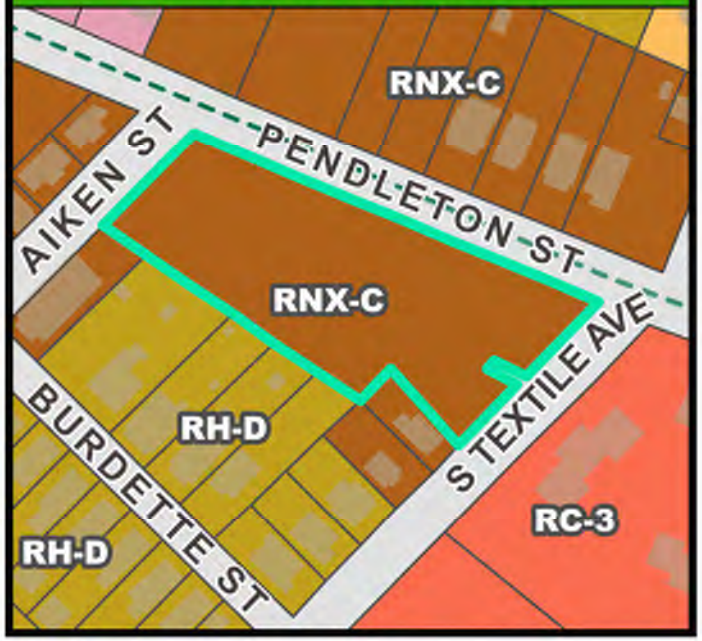
*Signatures	
Applicant	Chris Yang
Date	3/5/26
Property Owner/Authorized Agent	
Date	3/5/2026
Public Hearing information	
Public Hearing signs	

CA 26-238 • 1167 PENDLETON STREET

AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

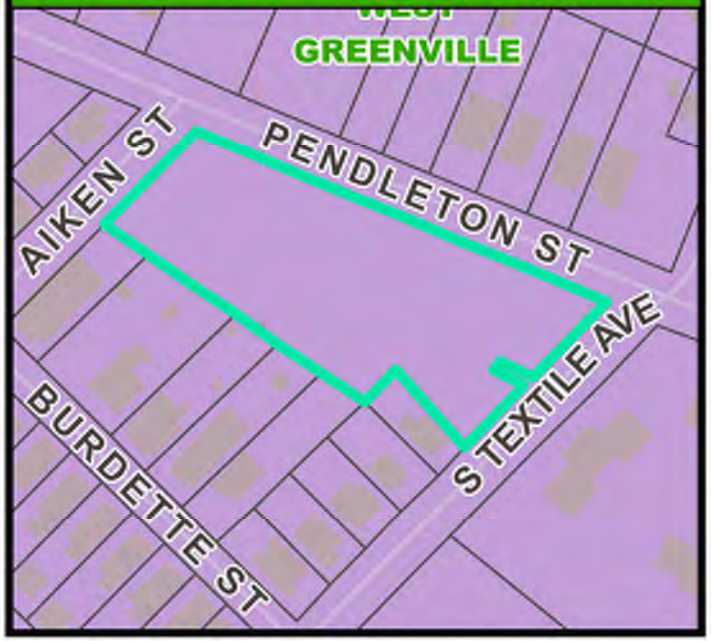


CA 26-238 • 1167 PENDLETON STREET

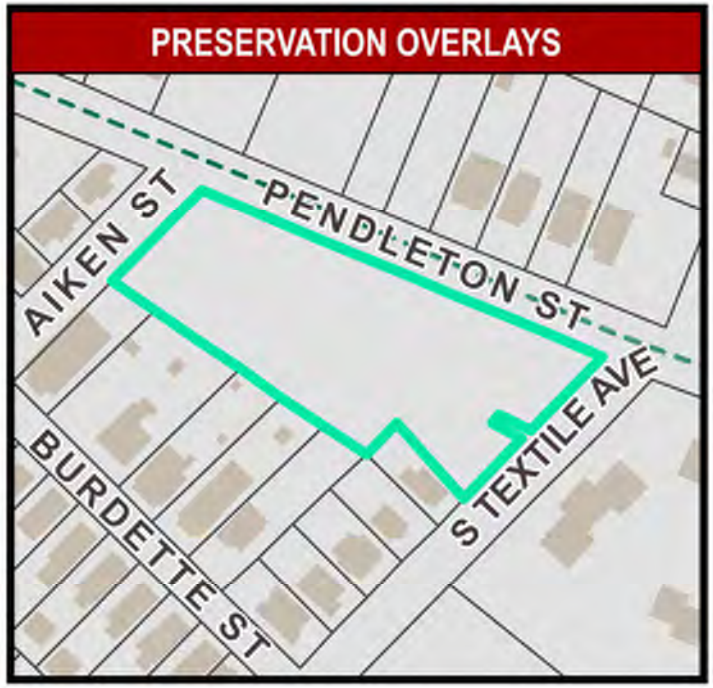
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



RED CEDAR
HOMES

PENDLETON SQUARE

The Village of West Greenville

SITE I
1167 PENDLETON STREET GREENVILLE, SC 29611

PREPARED FOR:
DESIGN REVIEW BOARD PRESENTATION
CITY OF GREENVILLE

CREATIVE FOUNDER DESIGN STUDIO



CREATIVE FOUNDER
DESIGN STUDIO

BESPOKE ARCHITECTURE

RED CEDAR
HOMES

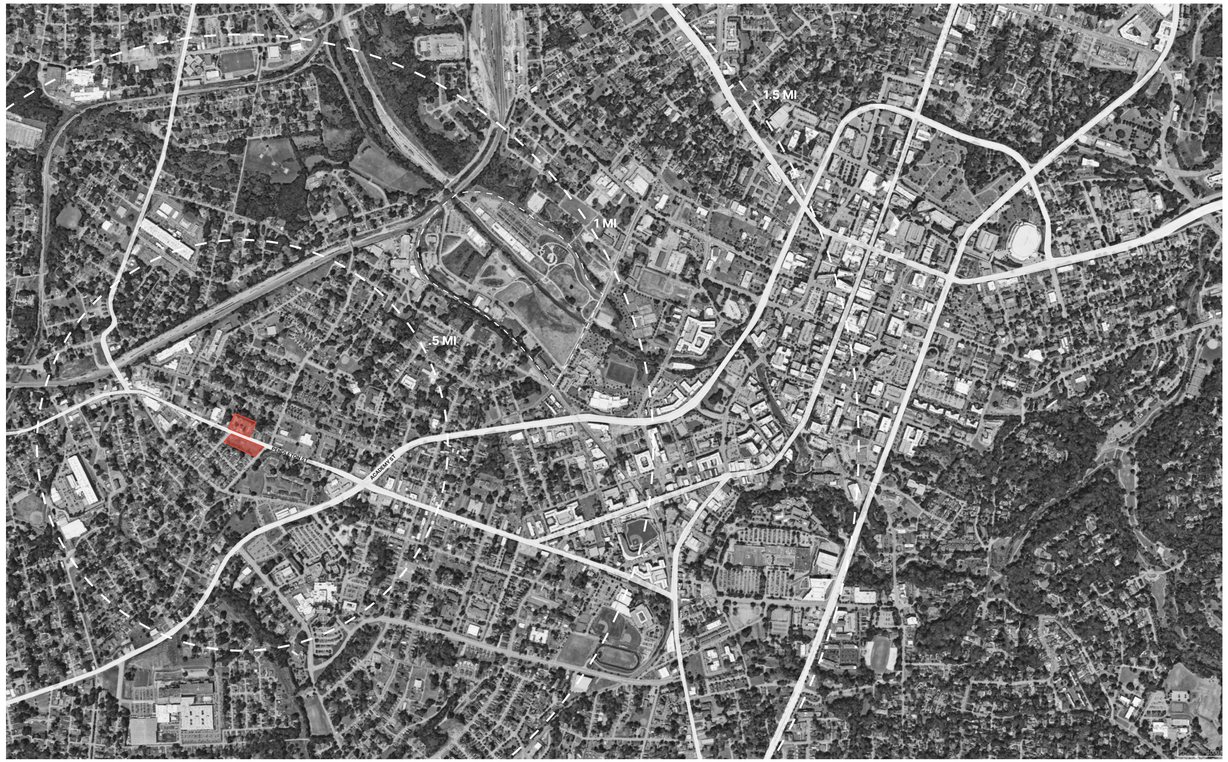
A MODERN TOWNHOME COMMUNITY SHAPED BY THE CHARACTER OF THE VILLAGE, DRAWING FROM ITS COLOR, TEXTURE, AND FORM TO CREATE A COHESIVE AND CONTEXTUAL ARCHITECTURAL RESPONSE.

Pendleton Square

A modern townhome community rooted in the character of the Village of West Greenville.

The Pendleton Square townhome project consists of two sites located along Pendleton Street in the Village of West Greenville. The project includes a total of 32 townhome units, with 16 units on each site.

While each site expresses its own architectural character, both are guided by a shared design vision focused on creating a cohesive, well integrated community. The project aims to complement the surrounding neighborhood while introducing a modern, thoughtfully scaled residential environment.



SITE I

Address: 1167 Pendleton St Greenville, SC 29611

Tax Map #'s: 0119000600500

Site Area: +/-1.52 Acres | Zoning: RNX-C | Units: 16 Units

SITE II

Address: 1168, 1172, 1176, 1178 Pendleton St Greenville, SC 29611

Tax Map #'s: 0119000102900, 0119000102901, 0119000102902, 0119000102903

Site Area: +/-1.35 Acres | Zoning: RNX-C w/ NRO | Units: 16 Units





PENDLETON SQUARE

NEIGHBORHOOD

The Village of West Greenville
Greenville, SC

NEIGHBORHOOD







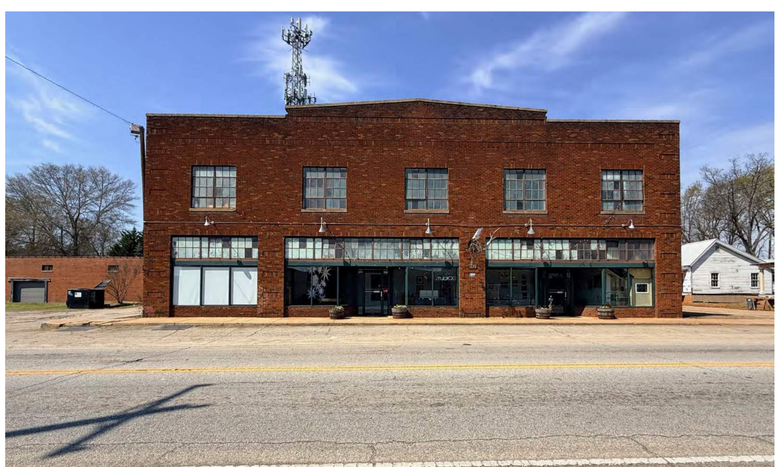












Color & Expression

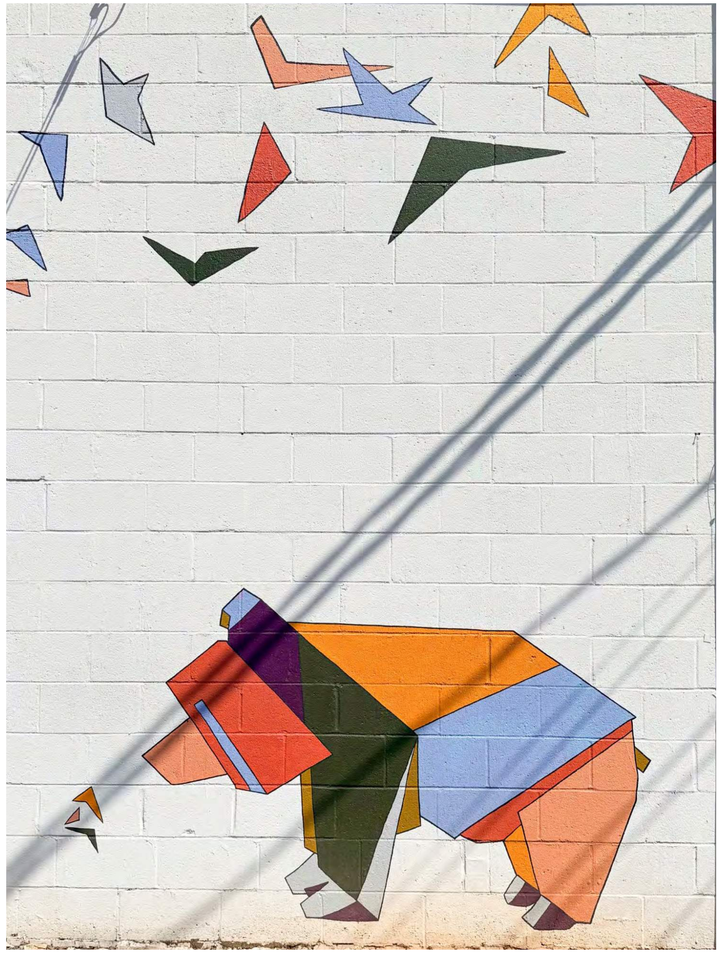
The Village is a place where color and architecture merge to create a distinct sense of character.

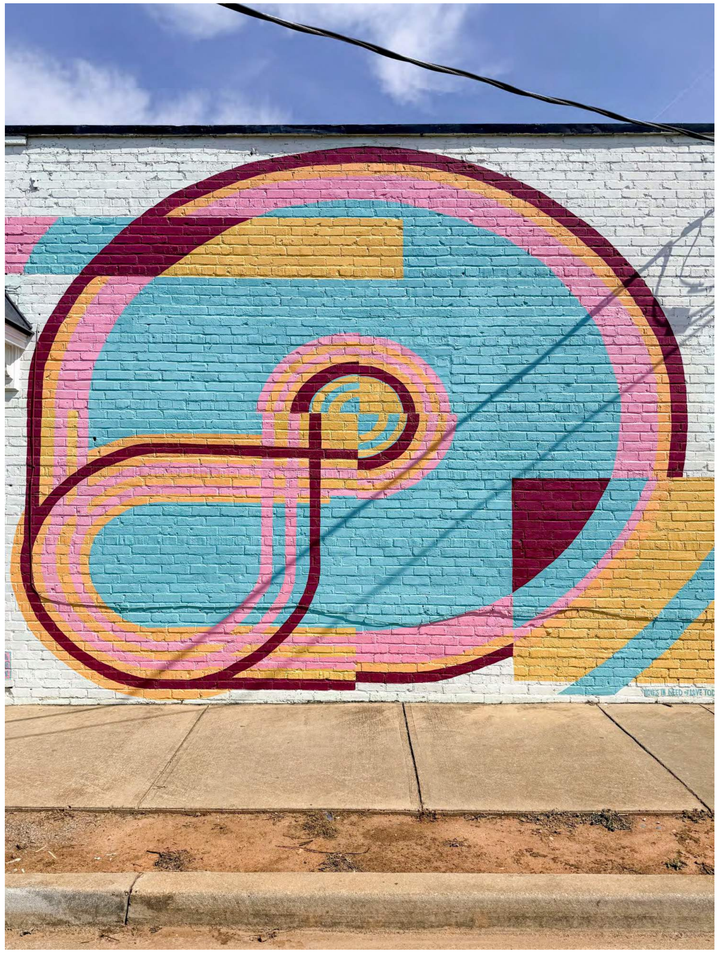
Color plays a key role in defining the architectural character of the Village of West Greenville. Buildings within the Village often feature a neutral base palette, allowing color to be introduced through murals and public art.

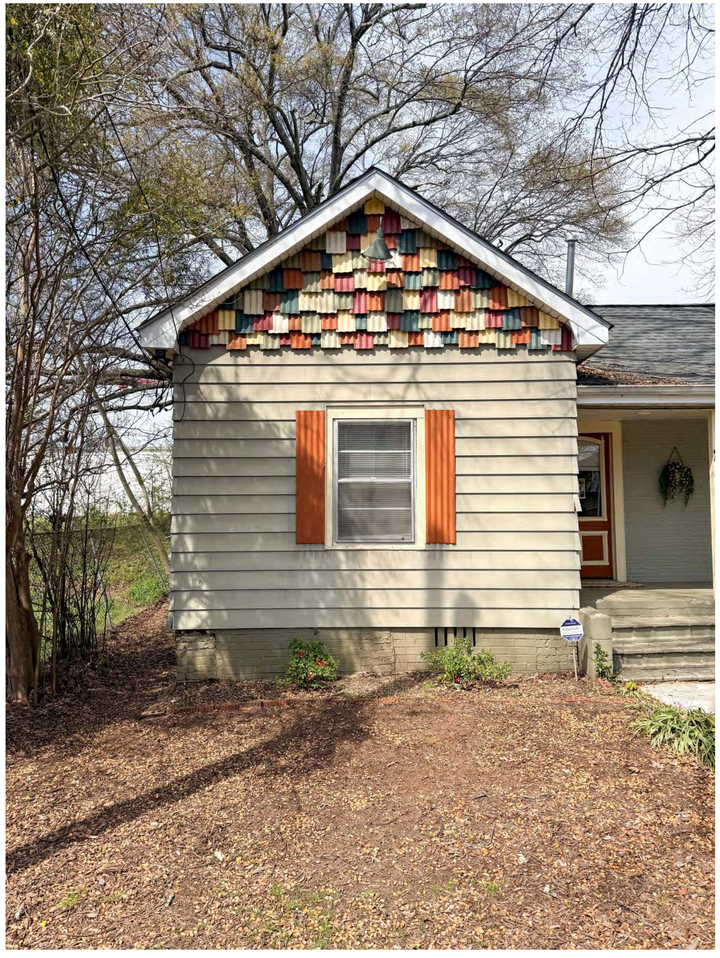
These layered applications of color create visual interest and contribute to a unique identity, where art and architecture are closely intertwined.












PAGE
AND
POST

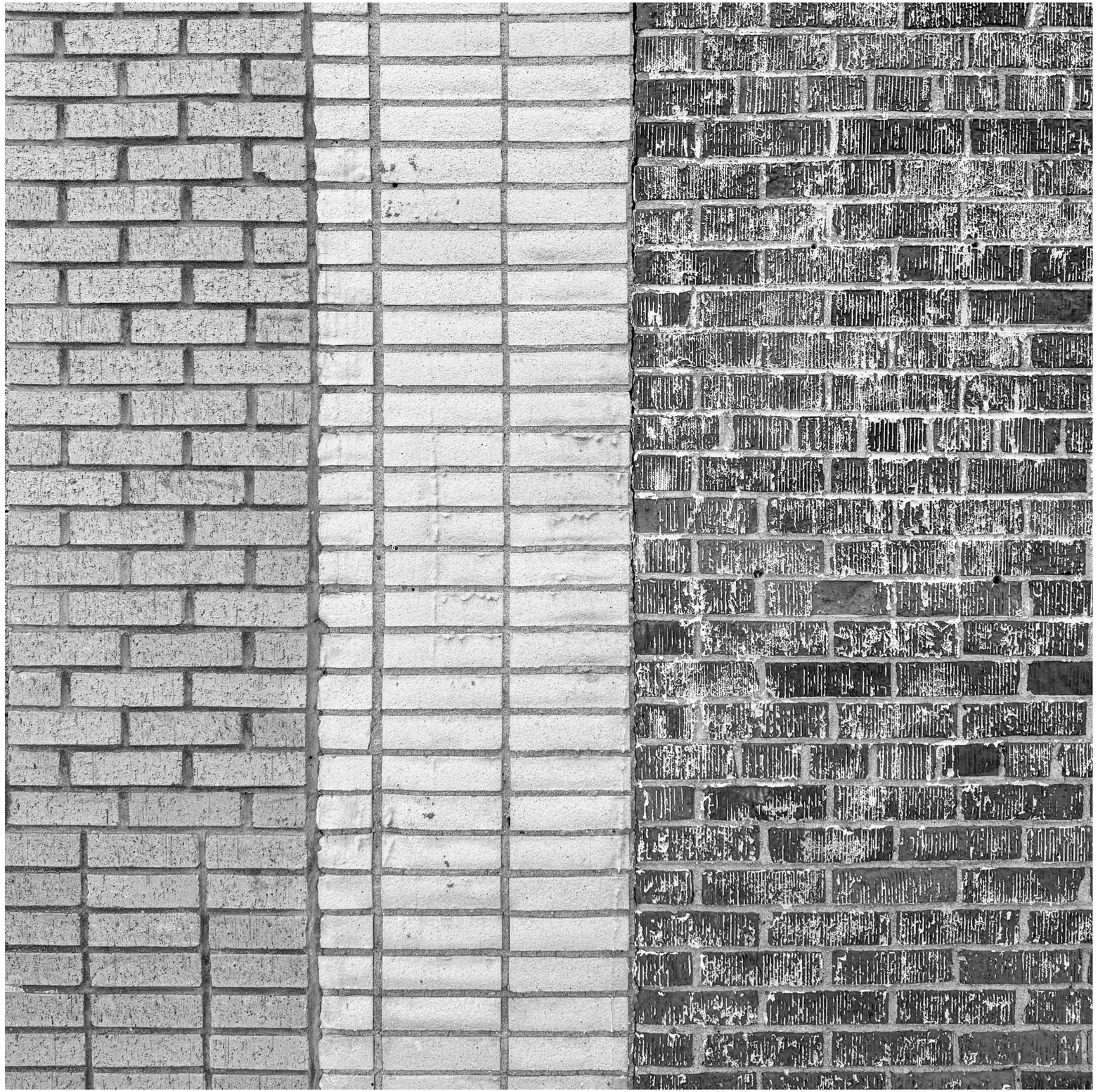


Texture & Craft

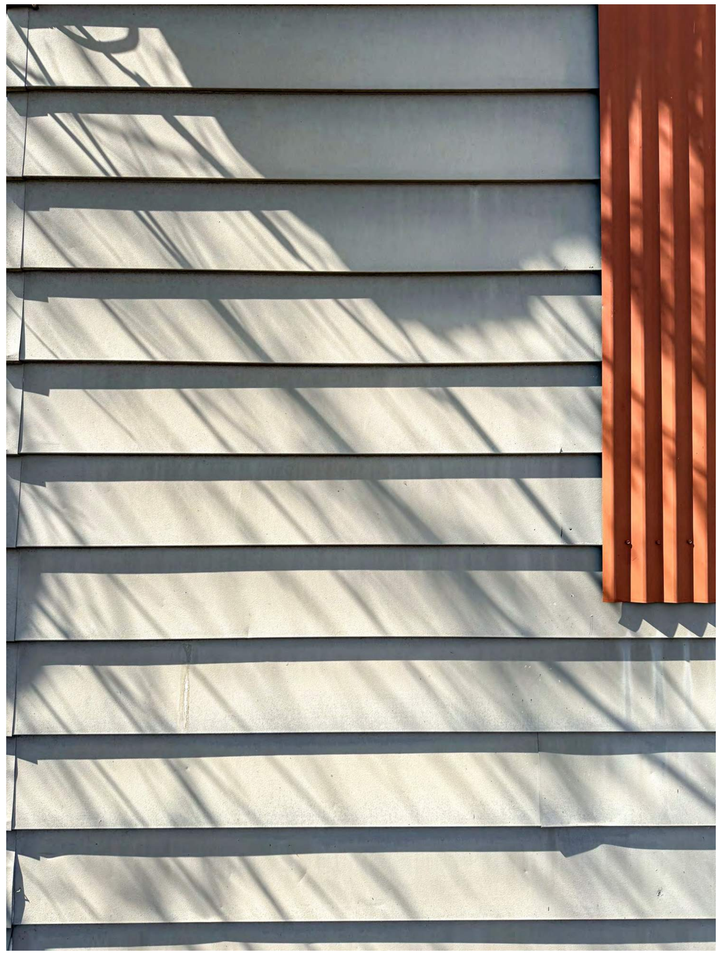
The Village is a place where material and craft come together to create texture, rhythm, and detail.

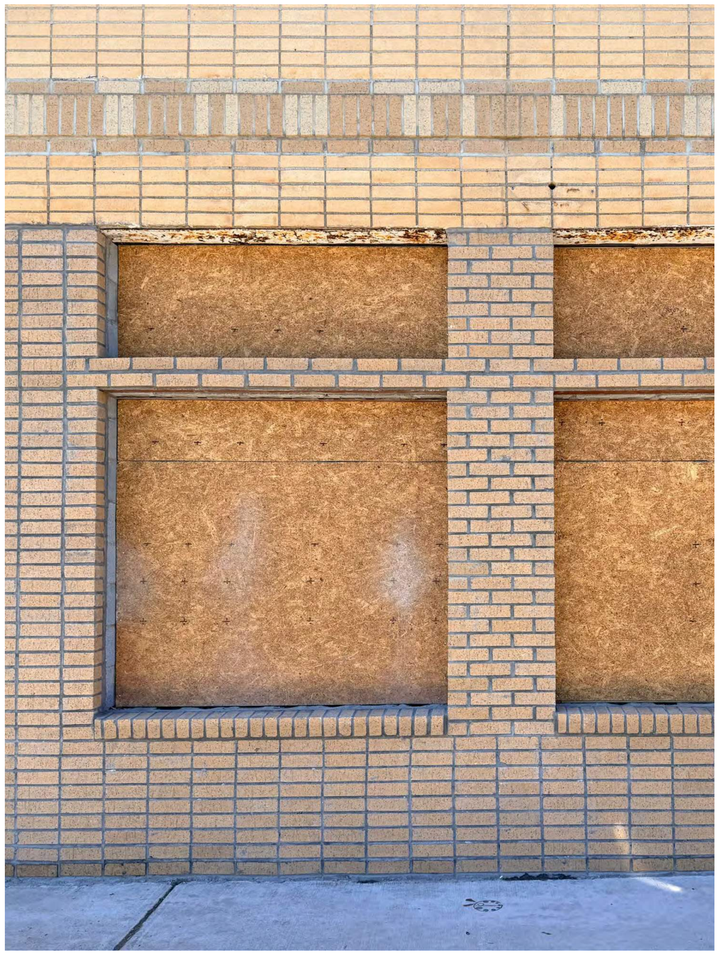
Material and texture play a key role in defining the architectural character of the Village of West Greenville. Brick is widely used throughout the neighborhood in a range of colors, patterns, and applications, often incorporating subtle variations and decorative detailing.

These layered expressions of material and craftsmanship create depth, rhythm, and visual interest along the streetscape, reinforcing the Village's identity as a place shaped by craft, creativity, and expression.









Residential Form & Roof Expression

Simple residential forms and rooflines define the scale and character of the neighborhood.

Residential architecture within the neighborhood is defined by simple, efficient forms and clear roof expressions. Many homes feature gabled and saltbox rooflines, creating a consistent rhythm and scale throughout the neighborhood.

These forms contribute to a cohesive residential character, where proportion, roof shape, and simplicity play a key role in defining the streetscape



Industrial Form + Material Expression

Historic mill buildings establish scale, rhythm, and a strong material presence within the neighborhood.

Historic mill buildings play a significant role in shaping the architectural character of the neighborhood. These structures are defined by their strong, repetitive forms and consistent use of brick as a primary material.

Their scale, rhythm, and material expression create a distinct presence within the neighborhood, reinforcing the Village’s industrial heritage and architectural identity.



Design Approach

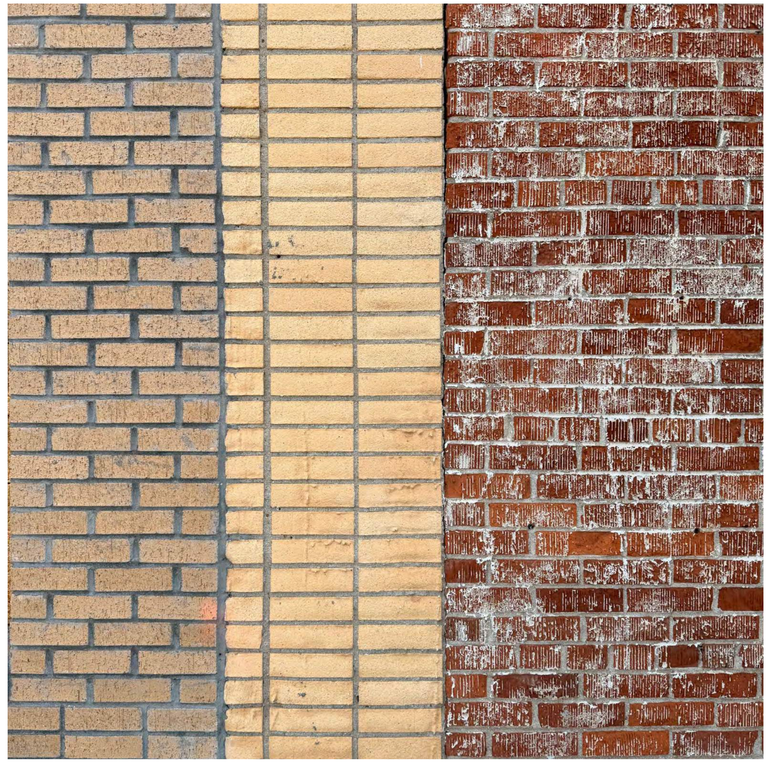
The design draws from the Village’s use of color, texture, and architectural form to create a cohesive response.

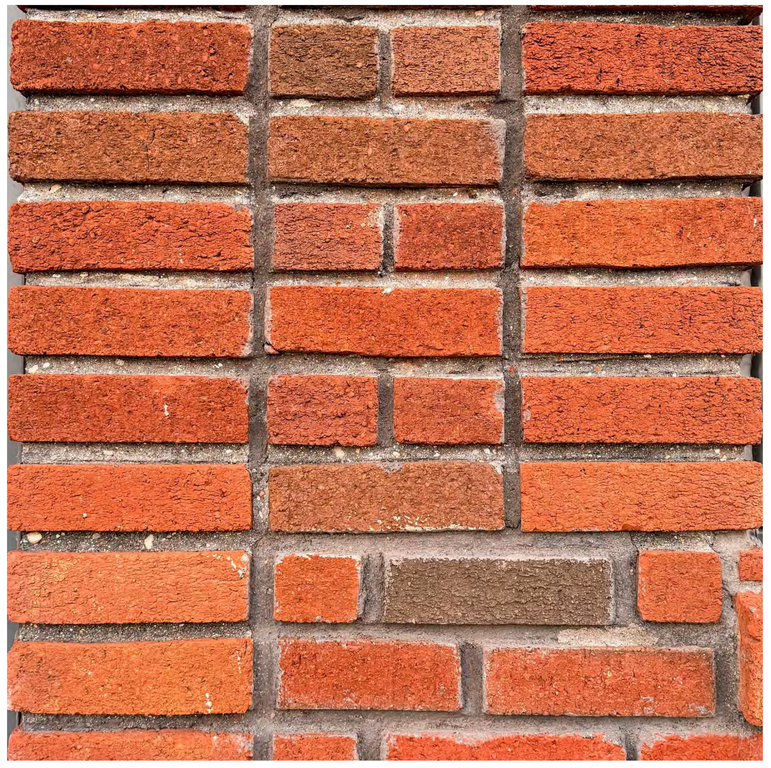
The Village of West Greenville is defined by a combination of expressive color, layered material texture, and distinct architectural forms ranging from modest residential homes to larger scale mill buildings.

These elements informed the overall design approach, where each site responds to different aspects of the neighborhood while maintaining a shared architectural language. One site explores the use of color as a defining element, while the other emphasizes material texture and depth.

Together, the two sites reflect a cohesive response to the character of the Village, balancing contrast and continuity within a unified development.











PENDLETON SQUARE

ARCHITECTURE

The Village of West Greenville
Greenville, SC

Site Plan - Existing

Zoning Analysis:

Site Information:

Address: 1167 Pendleton St Greenville, SC 29611

Tax Map #: 0119000600500

Zoning: RNX-C

Special Emphasis: No Overlay District: No

Area: +/- 1.52 AC



EXISTING SITE PLAN
SCALE: 1" = 30'-0"

0 15 30 60





VIEW FROM PENDLETON STREET



VIEW FROM PENDLETON STREET



VIEW FROM S. TEXTILE AVE



VIEW FROM AIKEN ST

SITE DATA - SITE 1

TAX MAP NO.:	0119000600500
SITE AREA:	±1.52 AC
ZONING:	*RNX-C
SETBACKS:	
PENDLETON STREET:	5' MIN. / 20' MAX
AIKEN STREET:	5' MIN. / 20' MAX
S TEXTILE AVE:	5' MIN. / 20' MAX
SIDE:	4'
REAR:	4'
ALLEY:	4'
PROPOSED ROADWAY:	±445 LF (20' PRIVATE ALLEY)
PROPOSED LOTS:	16 TH UNITS (22' X 38' TYP.)
PROPOSED DENSITY:	10.53 UNITS/ACRE
PROPOSED OUTDOOR AMENITY SPACE:	±19,073 SF
REQUIRED OUTDOOR AMENITY SPACE:	±6,623 SF
PROPOSED PARKING (GARAGE):	16 SPACES
PROPOSED PARKING (DRIVEWAY)**:	28 SPACES
PROPOSED PARKING (STREET):	5 SPACES
TOTAL PARKING:	49 SPACES

** ALL UNITS TO HAVE DOUBLE DRIVEWAYS.

*LAYOUT IS SUBJECT TO CITY OF GREENVILLE APPROVAL.

AVERAGE SETBACKS

UNITS #1-16:
- AVERAGE FRONT SETBACK (FROM PAD): ± 21'
- AVERAGE FRONT SETBACK (FROM PORCH): ± 15'
- AVERAGE REAR SETBACK (TO EOP): ± 29'

UNITS #17-24:
- AVERAGE FRONT SETBACK (FROM PAD): ± 20'
- AVERAGE FRONT SETBACK (FROM PORCH): ± 13'
- AVERAGE REAR SETBACK (TO EOP): ± 8'

UNITS #25-32:
- AVERAGE FRONT SETBACK (FROM PAD): ± 33'
- AVERAGE FRONT SETBACK (FROM PORCH): ± 27'
- AVERAGE REAR SETBACK (TO EOP): ± 8'

UTILITY NOTES

1. PUBLIC WATER IS AVAILABLE ALONG PENDLETON STREET, AIKEN STREET, AND S TEXTILE AVENUE PROVIDED BY GREENVILLE WATER SYSTEM.
2. SANITARY SEWER IS AVAILABLE ALONG PENDLETON STREET, AIKEN STREET, AND S TEXTILE AVENUE PROVIDED BY THE CITY OF GREENVILLE.
3. STORMWATER DETENTION TO BE PROVIDED VIA UNDERGROUND DETENTION PRIMARILY UNDER PROPOSED PAVEMENT.
4. FINAL STORAGE CHAMBER LOCATION AND PLACEMENT TO BE DETERMINED DURING PERMITTING / DESIGN.



VICINITY MAP - N.T.S.

SITE LEGEND

- OUTDOOR AMENITY SPACE
- OPEN SPACE
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED R/W
- PROPOSED C/L ROAD
- EXISTING EDGE OF PAVEMENT
- PROPOSED LOT LINE
- PROPOSED SUBLOT LINE
- SCREENED CONDENSING UNIT

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

South Carolina 811 Call 811 Before You Dig

Project Number: 5090
DWG Name: Pendelton Square.dwg
Drawing Scale: AS NOTED
Date of Project: 03/2025
Engineer of Record:
Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038371

blueWATER civil design
bluewater civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com
Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

PENDLETON SQUARE - SITE 1
(TH Subdivision - Preliminary)
Pendleton Street & S Textile Avenue
City of Greenville, SC

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	03/23/2026	Issued for DRB

Preliminary Site Plan

SP-20

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STREET TREE REQUIREMENTS

DIV. 19-4.4 STREETS
C. Standards
2. Street Types
District Street
Tree Planting Type: Lawn or Grate
Planting Frequency (min.): 40' on-center
Neighborhood Street
Tree Planting Type: Lawn
Planting Frequency (min.): 40' on-center
5. Tree Planting Types
a. All Tree Planting Types
iv. When required to be planted under an overhead utility line, required street trees shall be understory trees and must be planted every 20 feet on-center, on average.

STREET TREE CALCULATIONS

Site 1 - Pendleton Street
Street Trees
425 Linear Feet / 40 =
Trees Required: 10.6
Trees Provided: 11
Site 1 - Aiken Street
Street Trees
131 Linear Feet / 40 =
Trees Required: 3.3
Trees Provided: 4
Site 1 - S. Textile Ave.
Street Trees
187 Linear Feet / 40 =
Trees Required: 4.7
Trees Provided: 5
Site 2 - Pendleton Street
Street Trees
296 Linear Feet / 40 =
Trees Required: 7.4
Trees Provided: 7 Columnar + 4 Understory

LANDSCAPE TRANSITION AND SCREENING REQUIREMENTS

DIV. 19-4.8.1 Transitions
C. Standards
2. Transition Types
Transition Type A
Depth (min.): 10'
Transition Screen Type Low
Transition Screen L-1
Depth (min.): 6'
Canopy Trees (min. per 50') 3
Fence (Height min.) 6'

LANDSCAPE TRANSITION AND SCREENING CALCULATIONS

Site 1 - Transition Type A
258 Linear Feet / 50 =
Canopy Trees Required: 15.5
Canopy Trees Provided: 16
Site 2 - Transition Type A
296 Linear Feet / 50 =
Canopy Trees Required: 17.8
Canopy Trees Provided: 17 + 2 Columnar Trees



rigsby landscape architecture

W. Clint Rigsby - Landscape Architect
21 Clarendon Avenue
Greenville, SC 29609

PENDLETON SQUARE
PENDLETON STREET
GREENVILLE, SC

STATE OF SOUTH CAROLINA
Landscape Architect
No. 760
WILLIAM C. RIGSBY, JR.

SOUTH CAROLINA
W. CLINT RIGSBY LANDSCAPE ARCHITECT, LLC
No. LAF 407
CERTIFICATE OF AUTHORIZATION

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DRAWING REVISIONS

NO.	DATE	DESCRIPTION

Project Manager	Drawn By
CR	JH
Date	Reviewed By
2026-03-24	CR

Project ID
0217

PRELIMINARY DRB LANDSCAPE SET

CODE PLANTING PLAN

L0-01



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PENDLETON SQUARE

PENDLETON STREET
GREENVILLE, SC

W. Clint Rigsby - Landscape Architect
21 Clarendon Avenue
Greenville, SC 29609

STATE OF SOUTH CAROLINA
Landscape Architect
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WILLIAM C. RIGSBY, JR.

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PRELIMINARY DRB LANDSCAPE SET

ENLARGEMENT KEY PLAN

L0-02

(UNOPENED)

(4) NSD
(13) TD
(10) IVH
(27) DE
(7) IGS
(10) IVH
(28) DE
(15) IGS
(10) IVH
(30) DE
(7) IGS
(13) IVH
(37) DE
(117) HO
(4) QB
(11) CHP
(34) MC
(1047) ACO
TRASH RECEPTACLE (SEE IMAGERY ON L0-07)
(8) HC
(23) MGL
(189) HC
(9) IGG
(14) DE
(7) IGG
(27) DE
(7) IGG
(27) DE
(9) IGG
(20) DE
(9) IGG
(14) DE
(7) IGG
(27) DE
(7) IGG
(27) DE
(25) DE
(39) COE
BENCH (SEE IMAGERY ON L0-07)
(54) COE
(4) QB
(39) COE
(4) CHP
BENCH (SEE IMAGERY ON L0-07)
(42) COE
GRAVEL FIREPIT AREA AND FURNITURE (SEE IMAGERY ON L0-07)
(2) MGL
(44) HC
(122) HC
TRASH RECEPTACLE (SEE IMAGERY ON L0-07)
(30) HC
(6) TMH
(107) ARCG
(44) SH
(1) GBA
(15) CSFW
(313) PT
(13) CSFW
(2) TMH
(5) HC
(5) HC
(5) HC
(5) HC
(5) HC
(5) HC
(2) TMH
(7) MGL
(1) PSM
(40) SH
DW
(12) HC
(4) TMH
FUTURE PUBLIC ART (SEE IMAGERY ON L0-07)
715 sf Palisade Zoysia
(27) HC
(5) HC
(5) HC
(5) HC
(5) HC
(5) HC
(5) HC
(13) CSFW
(9) TMH
(5) AGA
(13) CSFW
(315) PT
(57) HC
(109) ARCG
(139) HC
BENCH (SEE IMAGERY ON L0-07)
(108) HC
(65) OJ
(48) OJ
(48) OJ
(102) OJ
(7) QB
(65) OJ
(48) OJ
(48) OJ
(2) AGA
(4) ISC
(3) IGG
(1) ISC
(4) ISC
(9) IGG
(4) ISC
(7) IGG
(4) ISC
(7) IGG
(1) ISC
(9) IGG
(1) ISC
(4) ISC
(9) IGG
(4) ISC
(7) IGG
(4) ISC
(7) IGG
(22) HC
TRASH RECEPTACLE (SEE IMAGERY ON L0-07)
GAS OHP
92 sf Palisade Zoysia
1126 sf Palisade Zoysia
SD
S
0'
10'
20'
30'

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W. Clint Rigsby - Landscape Architect
21 Clarendon Avenue
Greenville, SC 29609

STATE OF SOUTH CAROLINA
Landscape Architect
No. 760
WILLIAM C. RIGSBY, JR.

SOUTH CAROLINA
W. CLINT RIGSBY LANDSCAPE ARCHITECT, LLC
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DRAWING REVISIONS

NO.	DATE	DESCRIPTION

PENDLETON SQUARE

PENDLETON STREET
GREENVILLE, SC

Project Manager	Drawn By
CR	JH
Date	Reviewed By
2026-03-24	CR
Project ID	
0217	

PRELIMINARY DRB LANDSCAPE SET

PLANTING PLAN ENLARGEMENT

L0-03

(11) ASB
2155 sf Palisade Zoysia
(4) ASB
(28) HC
(7) IGG
(83) OJ
(4) ISC
(7) IGG
(80) OJ
(4) ISC
(6) IGG
(38) OJ
(8) ISC
(12) IGG
(180) OJ
(7) IGG
(81) OJ
(4) ISC
(7) IGG
(80) OJ
(4) ISC
(6) IGG
(38) OJ
(8) ISC
(4) IGG
(75) OJ
(7) IGG
(118) OJ
(7) IGG
(81) OJ
(4) ISC
(7) IGG
(80) OJ
(4) ISC
Palisade Zoysia 380 sf
(2) CSFW
(2) TMH
(68) HC
(3) PSM
(1) APT-1
(1) APT-1
(1) APT-1
(2) TMH
(1) APT-1
(1) APT-1
(1) APT-1
(1) APT-1
(1) TMH
(9) CSFW
(80) PT
(27) PT
(217) PT
Palisade Zoysia 674 sf
(43) SH
(30) SH
(1) NSD
(4) IVH
(19) ACO
(1) NSD
(4) IVH
(19) ACO
(1) NSD
(4) IVH
(19) ACO
(1) NSD
(4) IVH
(19) ACO
(4) IVH
(19) ACO
(5) IVH
(18) ACO
(1) NSD
(4) IVH
(19) ACO
(4) IVH
(19) ACO
DW
91 sf Palisade Zoysia
316 sf Palisade Zoysia
BENCH (SEE IMAGERY ON L0-07)
(4) AGA
(235) HC
TRASH RECEPTACLE (SEE IMAGERY ON L0-07)
(82) SH
(29) SH
(23) IGS
TRASH RECEPTACLE (SEE IMAGERY ON L0-07)
BENCH (SEE IMAGERY ON L0-07)
(169) MC
BENCH (SEE IMAGERY ON L0-07)
(13) AGA
(2) QBJ
Palisade Zoysia 496 sf
(30) PP
(4) ARA
(5) QBJ
(5) AFJ
OHP
SD
MATCHLINE
MATCHLINE
0'
10'
20'
30'

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PENDLETON SQUARE

PENDLETON STREET
GREENVILLE, SC

W. Clint Rigsby - Landscape Architect
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Greenville, SC 29609

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WILLIAM C. RIGSBY, JR.

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
W. CLINT RIGSBY LANDSCAPE ARCHITECT, LLC
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PRELIMINARY DRB LANDSCAPE SET

PLANTING PLAN ENLARGEMENT

L0-04

PENDLETON STREET
50' PUBLIC R/W)

TEXTILE AVE.
(60' PUBLIC R/W)

(11) ASB
2155 sf Palisade Zoysia
FUTURE PUBLIC ART (SEE IMAGERY ON L0-07)
1250 sf Palisade Zoysia
667 sf Palisade Zoysia
1757 sf Palisade Zoysia
1524 sf Palisade Zoysia
139 sf Palisade Zoysia

(4) IGG
(75) OJ
(7) IGG
(118) OJ
(7) IGG
(81) OJ
(4) ISC
(7) IGG
(80) OJ
(4) ISC
(6) IGG
(38) OJ
(8) ISC
(12) IGG
(180) OJ
(7) IGG
(81) OJ
(4) ISC
(7) IGG
(80) OJ
(4) ISC
(6) IGG
(38) OJ
(8) ISC

(1) APT-1
(1) TMH
(9) CSFW
(27) PT
(80) PT
(2) TMH
(217) PT
(2) CSFW
(1) TMH
(108) HC
(3) PSM
(1) TMH

(5) IVH
(1) NSD
(4) IVH
(4) IVH
(5) IVH
(44) SH
(1) NSD
(9) IVH
(12) IVH
(15) IVH
(30) MC
(54) HC
(5) ASB

(18) ACO
(19) ACO
(19) ACO
(19) ACO
(17) ACO
(19) ACO
(19) ACO

DW
(30) SH
LINEAR PARK
(29) SH
(23) IGS
(20) IGS
BENCH (SEE IMAGERY ON L0-07)
BENCH (SEE IMAGERY ON L0-07)
(30) PP
(13) AGA
(5) AFJ

OHP
GAS
SD
S

MATCHLINE
MATCHLINE

0'
10'
20'
30'

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PENDLETON SQUARE

PENDLETON STREET
GREENVILLE, SC

W. Clint Rigsby - Landscape Architect
21 Clarendon Avenue
Greenville, SC 29609

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No. 760
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SOUTH CAROLINA
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2026-03-24	CR

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PRELIMINARY DRB LANDSCAPE SET

PLANTING PLAN ENLARGEMENT

L0-05

Trees

Qty	Abbr.	Latin Name	Common Name	Size	Spacing	Remarks
Deciduous Trees						
13	APT-1	Acer palmatum dissectum 'Tamukeyama'	Red Cutleaf Japanese Maple	3' ht.	As Shown	
4	ARA	Acer rubrum 'Armstrong'	Armstrong Gold Maple	3" cal.	As Shown	
20	ASB	Acer saccharum 'Barrett Cole'	Apollo Sugar Maple	3" cal.	As Shown	
5	AFJ	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	3" cal.	As Shown	
24	AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" cal.	As Shown	
1	GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	3" cal.	As Shown	
8	NSD	Nyssa sylvatica 'David Odom'	Afterburner Tupelo	3" cal.	As Shown	
7	PSM	Parrotia subaequalis 'Mikinori'	Mikinori Parrotia	10' ht.	As Shown	
7	QBJ	Quercus bicolor 'JFS-KW12'	American Dream Swamp White Oak	3" cal.	As Shown	
15	QB	Quercus x bimundorum	Skinny Genes Oak	3" cal.	As Shown	
13	TD	Taxodium distichum 'Mickelson'	Shawnee Brave Bald Cypress	3" cal.	As Shown	
Evergreen Trees						
15	CHP	Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese Plum Yew	3 gal.	5' o.c.	
32	MGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	2	8' o.c.	
30	PP	Pinus palustris	Longleaf Pine	6' ht.	As Shown	
32	TMH	Taxus x media 'Hicksii'	Hick's Yew	6' ht.	5' o.c.	

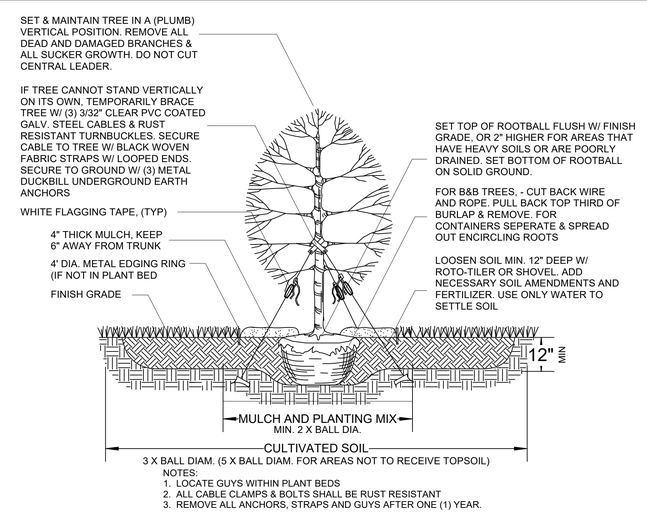
Shrubs

Qty.	Abbr.	Latin Name	Common Name	Size	Spacing	Remarks
Deciduous Shrubs						
67	CSFW	Cornus stolonifera 'Farrow'	Artic Fire Red Twig Dogwood	3 gal.	4' o.c.	
121	IVH	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	3 gal.	4' o.c.	
Evergreen Shrubs						
228	IGG	Ilex glabra 'Gembox'	Gembox Inkberry Holly	3 gal.	30" o.c.	
72	IGS	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 gal.	4' o.c.	

Groundcovers and Grasses

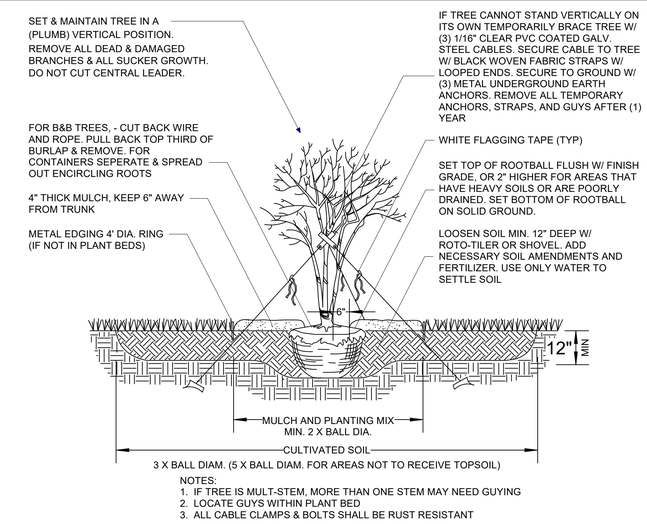
Qty.	Abbr.	Latin Name	Common Name	Size	Spacing	Remarks
Evergreen/Semi-Evergreen						
1291	ACO	Acorus gramineus 'Ogon'	Varigated Sweetflag	1 gal.	16" o.c.	
216	ARCG	Ajuga reptans 'Catlin's Giant'	Catlin's Giant Carpet Bugle	4" pot	18" o.c.	
174	COE	Carex oshimensis 'Everillo'	Everillo Sedge	1 gal.	18" o.c.	
303	DE	Dryopteris erythrosora	Autumn Fern	3 gal.	24" o.c.	
1311	HC	Hypericum calycinum	Aaronsbeard	1 gal.	24" o.c.	
1775	OJ	Ophiopogon japonicus	Mondo Grass	4" pot	16" o.c.	
1169	PT	Pachysandra terminalis	Japanese pachysandra	4" pot	18" o.c.	
Herbaceous						
95	ISC	Iris sibirica 'Caesar's Brother'	Caesar's Brother Iris	1 gal.	24" o.c.	
243	MC	Muhlenbergia capillaris	Pink Muhly Grass	3 gal.	4' o.c.	
312	SH	Sporobolus heterolepis	Prairie Dropseed	3 gal.	3' o.c.	
Turfgrass and Seed Mixes						
11382 sf	Sod	Palisade Zoysia				

1 PLANT SCHEDULE



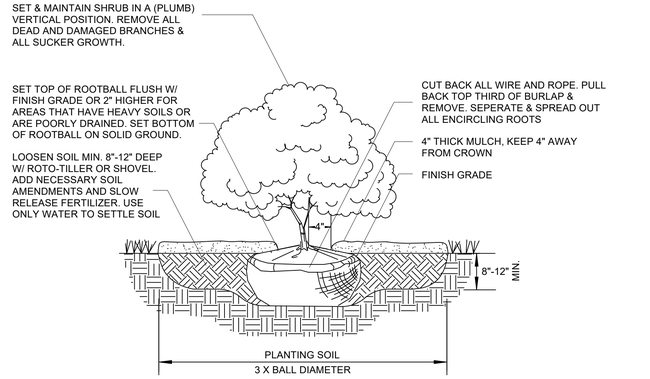
NOTES:
1. LOCATE GUYS WITHIN PLANT BEDS
2. ALL CABLE CLAMPS & BOLTS SHALL BE RUST RESISTANT
3. REMOVE ALL ANCHORS, STRAPS AND GUYS AFTER ONE (1) YEAR.

2 TREE PLANTING DETAIL
Scale: NTS

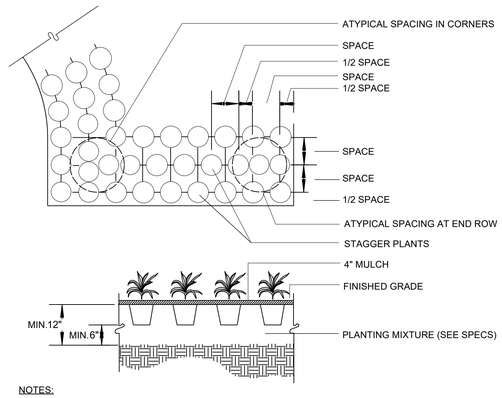


NOTES:
1. IF TREE IS MULT-STEM, MORE THAN ONE STEM MAY NEED GUYING
2. LOCATE GUYS WITHIN PLANT BED
3. ALL CABLE CLAMPS & BOLTS SHALL BE RUST RESISTANT

3 MULTI-STEM TREE PLANTING DETAIL
Scale: NTS



4 SHRUB PLANTING DETAIL
Scale: NTS



NOTES:

1. PLACE PLANTS IN BED AS SHOWN, SPACING AS SPECIFIED IN PLANT SCHEDULE.
2. GROUNDCOVER SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO STRAIGHT EDGES AND SHALL BE EVENLY SPACED IN ROWS PARALLEL TO CURVED EDGES.

5 GROUNDCOVER PLANTING DETAIL
Scale: NTS

1. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED ON THESE PLANS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING OR CONTINUING WORK.
4. THERE WILL BE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
5. SIZE OF PLANT MATERIALS SHALL CONFORM WITH THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK' FOR NUMBER ONE GRADE NURSERY STOCK AS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND AMERICAN NATIONAL STANDARDS INSTITUTE.
6. CONTRACTOR SHALL MEET WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK SO THAT THERE IS A CLEAR UNDERSTANDING OF PROJECT REQUIREMENTS. FAILURE TO DO SO JEOPARDIZES FINAL ACCEPTANCE OF WORK.
7. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
8. LANDSCAPE ARCHITECT TO INSPECT QUALITY OF PLANT MATERIAL UPON ARRIVAL AT JOB SITE AND LAYOUT OF HARDSCAPE ELEMENTS AND PLANT MATERIAL PRIOR TO INSTALLATION.
9. DOUBLE SHREDDED HARDWOOD MULCH TO BE INSTALLED TO A MINIMUM 3" THICKNESS. MULCH ALL DISTURBED AREAS NOT COVERED BY PAVEMENT OR SEEDING. SEE PLAN FOR OTHER MULCH MATERIALS REQUIRED.
10. PROTECT EXISTING TREES TO REMAIN FROM DAMAGE.
11. THIS PLAN IS SCHEMATIC AND, DUE TO THE NATURE OF CONSTRUCTION, SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT THIS PLAN.
12. SHAPE AND HEIGHT OF BERMS AS NOTED ON PLANS TO BE APPROVED BY LANDSCAPE ARCHITECT IN FIELD PRIOR TO PLANTING AND IRRIGATION CONSTRUCTION.

6 PLANTING NOTES

1. ALL NEW PLANTINGS RECEIVE FULL COVERAGE. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT'S REVIEW. SYSTEM TO INCLUDE RAIN SENSOR.
2. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE SURE THAT ALL EQUIPMENT CONFORMS TO REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION AND MAKE ALL NECESSARY APPLICATIONS AND OBTAIN APPROVALS.
3. DESIGN STATISTICS: 65 P.S.I. MAXIMUM. IF NEEDED DUE TO EXISTING LINE PRESSURE, INSTALL A REDUCTION VALVE. IN ADDITION, ZONES THAT OPERATE SPRAY SPRINKLERS AND MP ROTATOR SPRINKLERS SHOULD HAVE A PRESSURE REGULATING DEVICE ADDED TO THE ZONE CONTROL VALVE TO FURTHER REDUCE THE PRESSURE ON THESE ZONES TO 35-40 P.S.I.
4. ALL IRRIGATION HEADS THAT ARE LOCATED NEXT TO DRIVES AND ROADWAYS SHALL BE MOUNTED ON SWING JOINTS OR ON 200 P.S.I. RATED FLEXIBLE PIPE. POSITION HEADS A MINIMUM 3" FROM CURB OR PAVEMENT.
5. ADJUST ALL HEADS FOR COMPLETE COVERAGE WITH MINIMUM OVERSPRAY BEYOND LANDSCAPE AREAS.
6. WHERE NOT OTHERWISE INDICATED, HEADS IN LAWN AREAS SHALL BE 4" POP-UP AND SHRUB AND GROUNDCOVER AREAS SHALL BE DRIP IRRIGATED.
7. SYSTEM PIPE SHALL BE CLASS 160 P.V.C. SIZE OF MAIN PIPE IS AS NOTED ON PLANS. SIZE ALL OTHER PIPE AS FOLLOWS:
   0-17 G.P.M.: 1"
   18-28 G.P.M.: 1-1/4"
   29-35 G.P.M.: 1-1/2"
   36-62 G.P.M.: 2"
   63+ G.P.M.: 2-1/2"
8. WHERE POSSIBLE, COMBINE MAIN AND LATERAL PIPES IN SAME TRENCH.
9. ALL CONTROL WIRES SHALL BE 14 GAUGE.
10. CONTROLLER LOCATION AND MOUNTING TO BE APPROVED BY LANDSCAPE ARCHITECT. WHEN USED AS A MOUNT FOR THE CONTROL PANEL AND OTHER DEVICES, ALL LUMBER SHALL BE PRESSURE TREATED FOR GROUND CONTACT USE. ALL HARDWARE AND FASTENERS SHALL BE GALVANIZED.
11. WHEN A MUNICIPAL WATER SUPPLY IS USED FOR IRRIGATION, WATER METER AND CONNECTION TO MAIN SHALL BE PROVIDED BY PERTINENT WATER AUTHORITY. CONTRACTOR SHALL BEGIN HIS WORK AT THE METER. OWNER WILL ASSUME THE COST OF THE TAP TO MUNICIPAL WATER SUPPLY AND IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE METER.
12. IF SYSTEM IS CONNECTED TO POTABLE WATER SUPPLY, PROVIDE BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. IF INSTALLED ABOVE GROUND, LOCATION OF DEVICE SHALL BE INCONSPICUOUS AND DEVICE SHALL BE PAINTED 'FLAT BLACK'.
13. ALL VALVE BOXES AND EQUIPMENT VAULTS SHALL BE LOCATED IN MULCH BEDS.

7 IRRIGATION NOTES

rigsby landscape architecture

PENDLETON SQUARE
PENDLETON STREET
GREENVILLE, SC

W. Clint Rigsby - Landscape Architect
21 Clarendon Avenue
Greenville, SC 29609

STATE OF SOUTH CAROLINA — Landscape Architect — No. 760 — WILLIAM C. RIGSBY, JR.

SOUTH CAROLINA — CERTIFICATE OF AUTHORIZATION — W. CLINT RIGSBY LANDSCAPE ARCHITECT, LLC — No. LAF 407

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DRAWING REVISIONS

NO.	DATE	DESCRIPTION

Project Manager	Drawn By
CR	JH
Date	**Reviewed By**
2026-03-24	CR
Project ID	
0217	

PRELIMINARY DRB LANDSCAPE SET

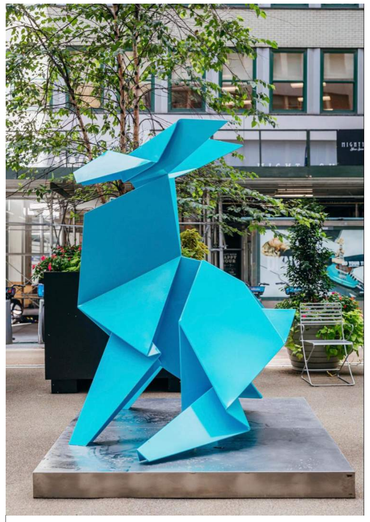
PLANTING SCHEDULE AND NOTES

L0-06



















rigsby landscape architecture

PENDLETON SQUARE

PENDLETON STREET
GREENVILLE, SC

W. Clint Rigsby - Landscape Architect
21 Clarendon Avenue
Greenville, SC 29609

STATE OF SOUTH CAROLINA
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PRELIMINARY DRB LANDSCAPE SET

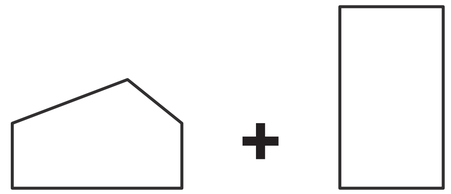
PRECEDENT IMAGERY

L0-07

Massing Strategy

The massing is inspired by the residential forms found throughout the Village, particularly the use of the saltbox roof. The design begins with a townhome form driven by the program, including three stories and a roof deck, which often results in a more simple, box-like mass.

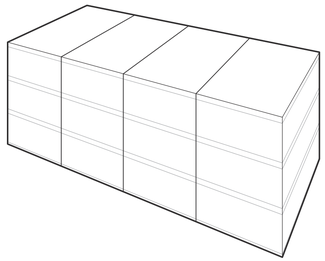
The saltbox roof form is then introduced to shape and refine the mass while maintaining the required program. As the form develops, it is articulated to define individual units and create a rhythm along the street. The result is a cohesive architectural language that balances functional requirements with forms drawn from the neighborhood.



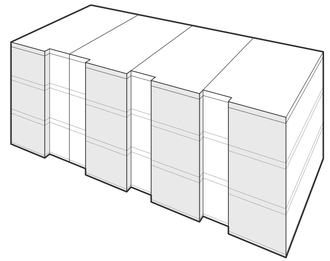
SALT BOX ROOF FORM

TYPICAL TOWNHOME FORM

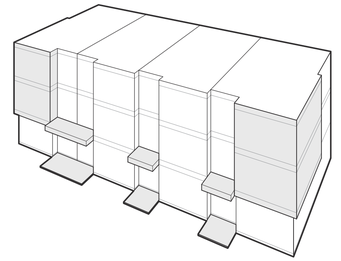
MASSING DIAGRAMS



1. FOUR UNIT TOWNHOME MASS



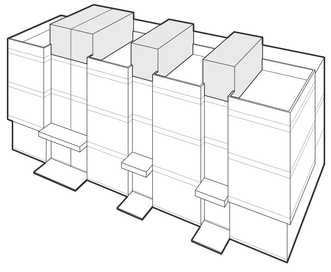
2. FACADE ARTICULATION



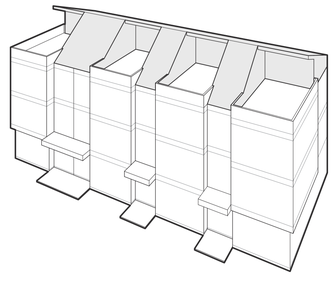
3. FACADE ARTICULATION AT CORNERS & PORCHES



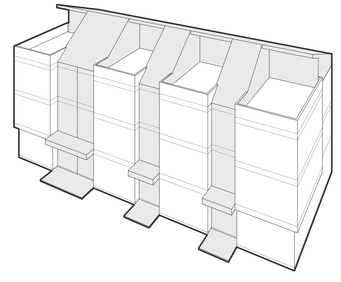
EXISTING MILL HOME W/ SALTBOX ROOF FORM



4. ROOF ACCESS MASSING



5. ROOF ARTICULATION



6. FINAL MASSING



VIEW FROM ACROSS PENDLETON STREET - LOOKING TOWARDS ACADEMY STREET



VIEW FROM ACROSS PENDLETON STREET



VIEW FROM SIDEWALK - LOOKING TOWARDS THE VILLAGE



VIEW FROM SIDEWALK



VIEW FROM ACROSS PENDLETON STREET - LOOKING TOWARDS THE VILLAGE



VIEW FROM ACROSS PENDLETON STREET



EXTERIOR MATERIALS



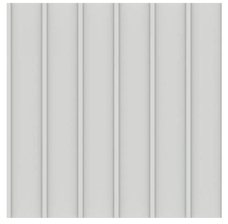
BRK-1: Brick
Location: Level 1
Type: General Shale / Watsontown Brick - Medium Grey W/C
Size: Modular
Pattern: See Elevations



BRK-2: Brick
Location: Levels 2 & 3
Type: General Shale / Watsontown Brick - Light Grey W/C
Size: Modular
Pattern: See Elevations



FC-1: Fiber Cement Lap Siding
Location: Corner Units
Size: 7-1/4" Exposure



FC-2: Fiber Cement Board & Batten
Location: Entry, Side & Rear Walls
Size: 16" On-Center Spacing

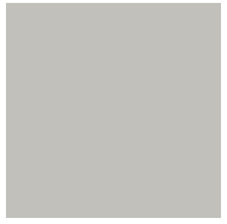


FC-3: Fiber Cement Accent Siding
Location: Accent Siding at Corner Units
Size: 1×4 w/ 1" Gap Spacing



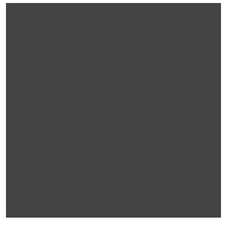
R-1: Asphalt Shingle Roof
Location: Main Roof
Type: IKO Cambridge Architectural Shingle
Color: Charcoal Gray

EXTERIOR PAINT COLORS & STAINS



P-1: SW 0055 Light French Gray
Location: Corner Units Lap Siding
Use: Siding & Trim

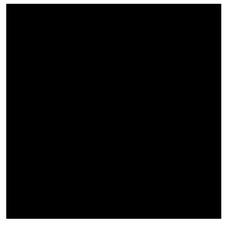
P-2: SW 9582 White Sand
Location: Accent Siding at Corner Unit
Use: Siding & Trim



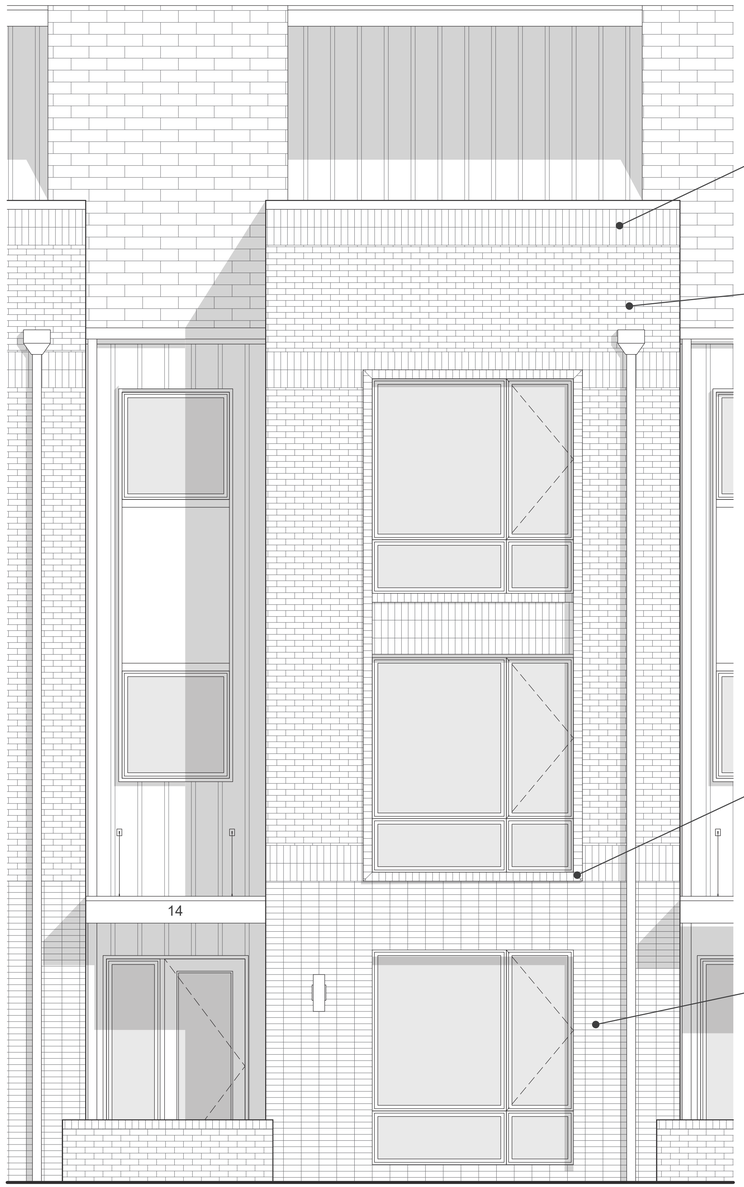
P-3: SW 7069 Iron Ore
Location: All Board & Batten Siding
Use: Siding & Trim

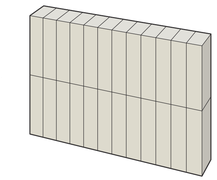


P-4: SW 6258 Tricorn Black
Location: Front Door & Balcony Door
Use: Exterior Door Color

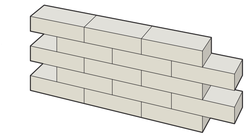


Windows - Aluminum Clad
Ext. Finish: Black
Brand: Pella or Approved Equal

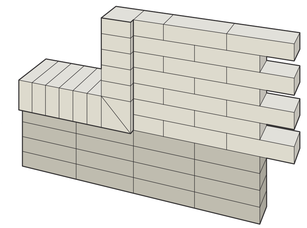




BRK-2 - Double Header

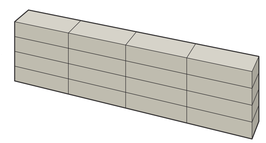


BRK-2 - Running Bond



BRK-2 - 1" Project Around Level 2 & 3 Windows

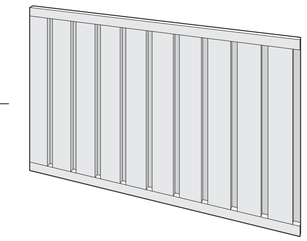
BRK-1 - Stack Bond



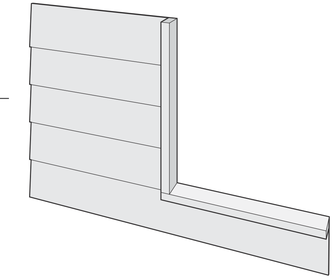
BRK-1 - Stack Bond

1 ENLARGED EXTERIOR ELEVATION - INTERIOR UNITS
SCALE: 3/8" = 1'-0"

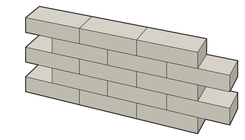




FC-3 - 1×4 Fiber Cement Accent Siding w/ 1” Gap Spacing

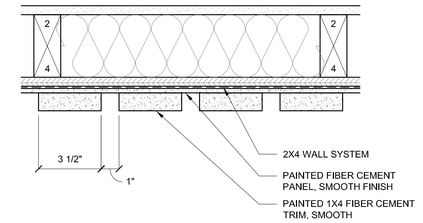


2×4 ‘TRUEXTERIOR BORAL’ Extended Trim, Wrap Around Level 2 & 3 Windows & Building Corner

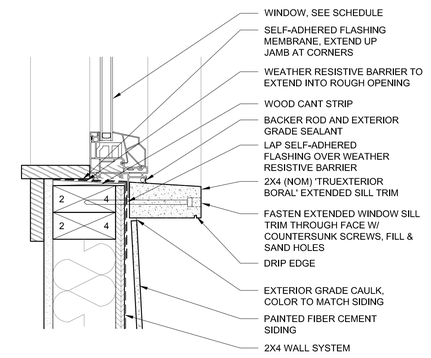


BRK-1 - Running Bond

1 ENLARGED EXTERIOR ELEVATION - CORNER UNITS
SCALE: 3/8” = 1’-0”



2 DETAIL - 1X4 TRIM - ACCENT SIDING
SCALE: 3” = 1’-0”



3 DETAIL - EXTENDED TRIM AT WINDOW SILL
SCALE: 3” = 1’-0”



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

Design Details:

Units 1 & 4

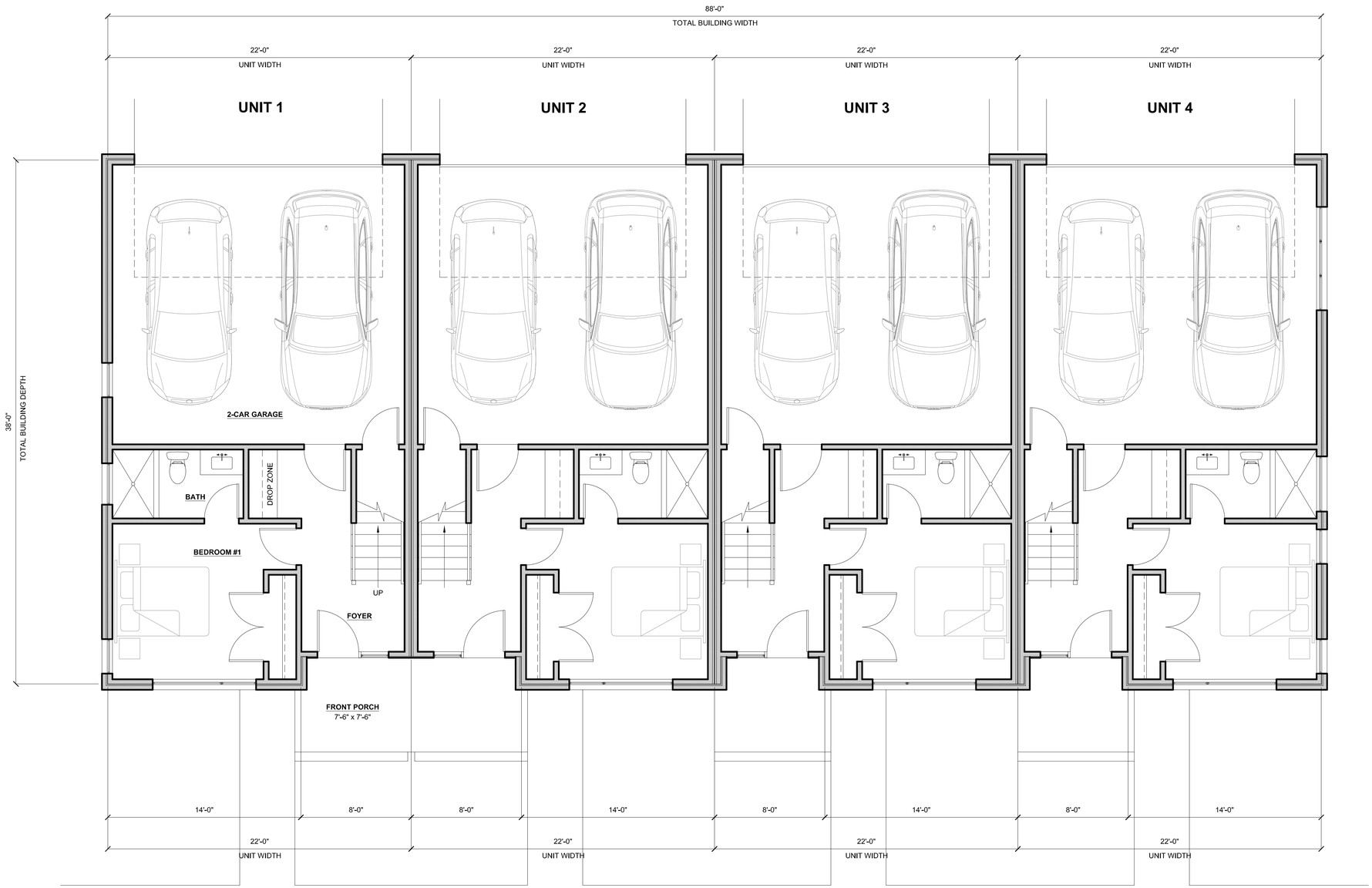
Bedrooms:	3 Bedrooms / unit
Bathrooms:	3.5 Bathrooms / unit
Parking:	2-Car Garage / unit
Levels:	3 Story w/ Roof Access
Total Heated:	2,193 SF / unit
Total Gross*:	3,128 SF / unit
No. of Units:	8 units

Units 2 & 3

Bedrooms:	3 Bedrooms / unit
Bathrooms:	3.5 Bathrooms / unit
Parking:	2-Car Garage / unit
Levels:	3 Story w/ Roof Access
Total Heated:	2,108 SF / unit
Total Gross*:	3,002 SF / unit
No. of Units:	8 units

Total Units: **16 units**

*Gross area includes total heated, garage, front porch, and roof terrace.



TYP. BUILDING FLOOR PLAN - LEVEL 1
SCALE: 1/4" = 1'-0"

Design Details:

Units 1 & 4

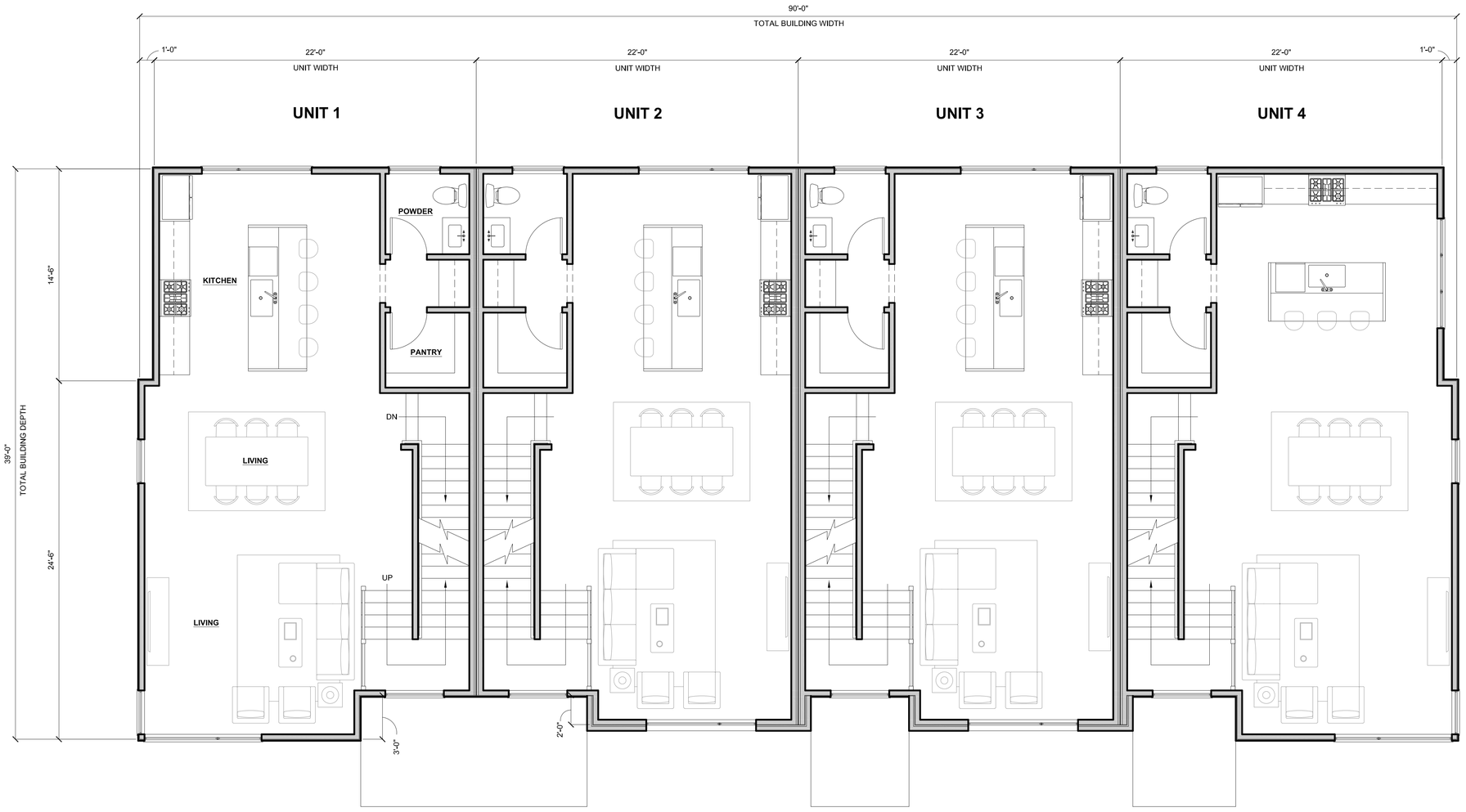
Bedrooms:	3 Bedrooms / unit
Bathrooms:	3.5 Bathrooms / unit
Parking:	2-Car Garage / unit
Levels:	3 Story w/ Roof Access
Total Heated:	2,193 SF / unit
Total Gross*:	3,128 SF / unit
No. of Units:	8 units

Units 2 & 3

Bedrooms:	3 Bedrooms / unit
Bathrooms:	3.5 Bathrooms / unit
Parking:	2-Car Garage / unit
Levels:	3 Story w/ Roof Access
Total Heated:	2,108 SF / unit
Total Gross*:	3,002 SF / unit
No. of Units:	8 units

Total Units: 16 units

*Gross area includes total heated, garage, front porch, and roof terrace.



TYP. BUILDING FLOOR PLAN - LEVEL 2
SCALE: 1/4" = 1'-0"

Design Details:

Units 1 & 4

Bedrooms:	3 Bedrooms / unit
Bathrooms:	3.5 Bathrooms / unit
Parking:	2-Car Garage / unit
Levels:	3 Story w/ Roof Access
Total Heated:	2,193 SF / unit
Total Gross*:	3,128 SF / unit
No. of Units:	8 units

Units 2 & 3

Bedrooms:	3 Bedrooms / unit
Bathrooms:	3.5 Bathrooms / unit
Parking:	2-Car Garage / unit
Levels:	3 Story w/ Roof Access
Total Heated:	2,108 SF / unit
Total Gross*:	3,002 SF / unit
No. of Units:	8 units

Total Units: **16 units**

*Gross area includes total heated, garage, front porch, and roof terrace.



TYP. BUILDING FLOOR PLAN - LEVEL 3
SCALE: 1/4" = 1'-0"

Design Details:

Units 1 & 4

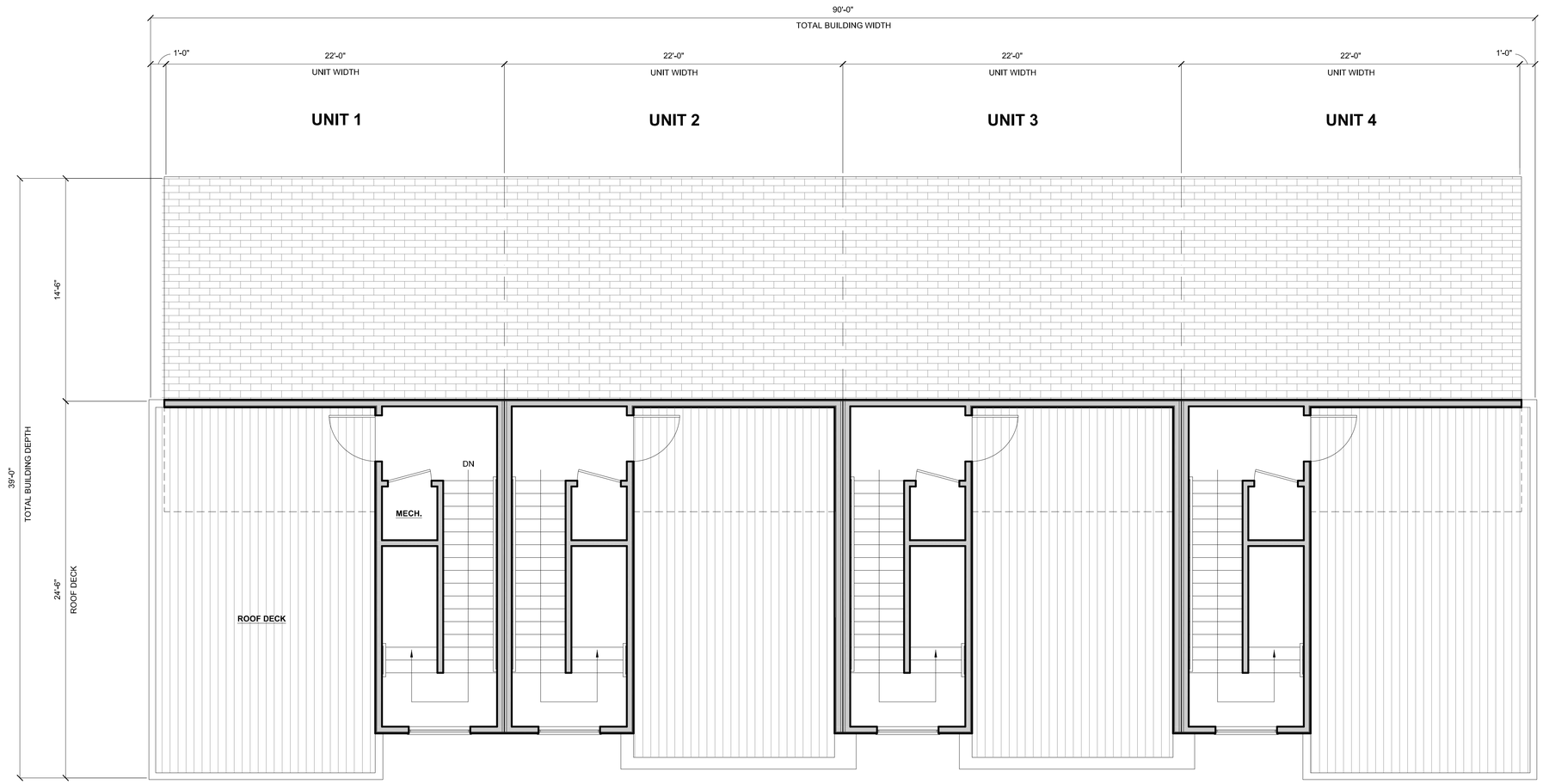
Bedrooms:	3 Bedrooms / unit
Bathrooms:	3.5 Bathrooms / unit
Parking:	2-Car Garage / unit
Levels:	3 Story w/ Roof Access
Total Heated:	2,193 SF / unit
Total Gross*:	3,128 SF / unit
No. of Units:	8 units

Units 2 & 3

Bedrooms:	3 Bedrooms / unit
Bathrooms:	3.5 Bathrooms / unit
Parking:	2-Car Garage / unit
Levels:	3 Story w/ Roof Access
Total Heated:	2,108 SF / unit
Total Gross*:	3,002 SF / unit
No. of Units:	8 units

Total Units: **16 units**

*Gross area includes total heated, garage, front porch, and roof terrace.

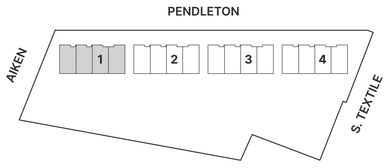


TYP. BUILDING FLOOR PLAN - ROOF ACCESS

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



KEY PLAN:



1 EXTERIOR ELEVATION - FRONT (PENDLETON ST / NORTH) - BUILDING 1
SCALE: 1/4" = 1'-0"

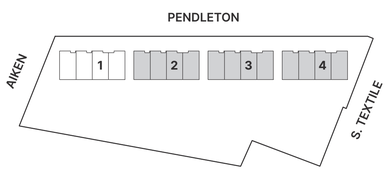
TRANSPARENCY REQUIREMENTS

Greenville Development Code: 19-2.11.13

Location	Required	Provided
Ground Story - Primary	35%	46%
Ground Story - Side Street	30%	30%
Upper Story - Primary	20%	32%
Upper Story - Side Street	20%	22%



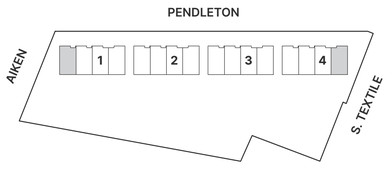
KEY PLAN:



1 EXTERIOR ELEVATION - FRONT (PENDLETON ST / NORTH) - BUILDINGS 2, 3, 4
SCALE: 1/4" = 1'-0"



KEY PLAN:

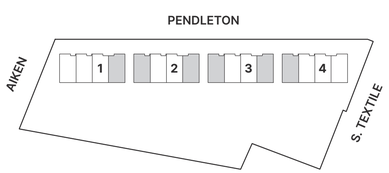


1 EXTERIOR ELEVATION - SIDE STREET (EAST - S. TEXTILE AVE / WEST - AIKEN ST)

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



KEY PLAN:

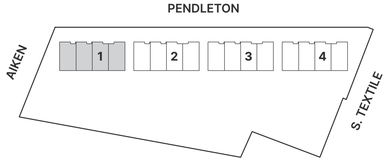


1 EXTERIOR ELEVATION - TYP. SIDE (EAST / WEST)

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



KEY PLAN:

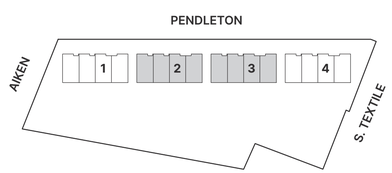


1 EXTERIOR ELEVATION - REAR (SOUTH) - BUILDING 1

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



KEY PLAN:

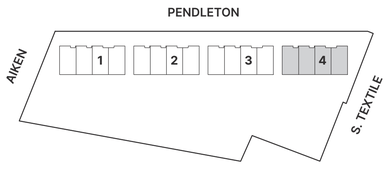


1 EXTERIOR ELEVATION - REAR (SOUTH) - BUILDINGS 2, 3

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



KEY PLAN:



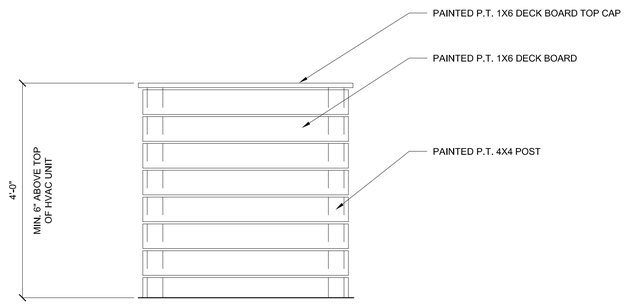
1 EXTERIOR ELEVATION - REAR (SOUTH) - BUILDING 4

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



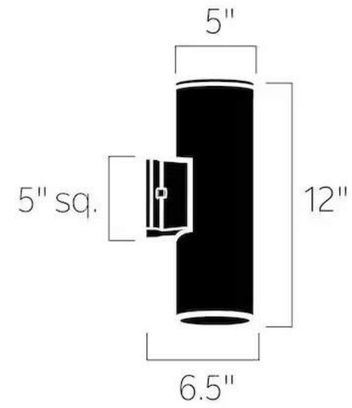
PROPOSED STREET SCAPE ELEVATION

SCALE: 1" = 20'



HVAC SCREEN
SCALE: 3/4" = 1'-0"





EXTERIOR LIGHT FIXTURE
Kichler Single Light 12" Tall Outdoor Hardwired Wall Cylinder Sconce w/ Integrated LED
Location: See Elevations
Size: 12" (H) x 5" (W)
Fixture Color / Finish: Textured Black

Planning Staff Report to
Design Review Board
April 6, 2026
for the April 16, 2026 Public Hearing

Docket Number:	**26-239**
Applicant:	Chris Young / STYO Development, LLC
Property Owner:	Amy Vaz / Vaz Properties, LLC
Property Location:	Pendleton Street/Aiken Street/S. Textile Avenue
Tax Map Number:	0119000102901, 0119000102902, 0119000102900, 0119000102903
Zoning:	RNX-C, Neighborhood Flex C
Proposal:	New Construction of 16 Single-Family Attached Units
Staff Recommendation:	**Approval with Conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Div. 19-6.2.9 Major Urban Certificate of Appropriateness

Existing Conditions:

The site is comprised of four parcels, largely vacant, with one existing structure located along the north side of Pendleton Street approaching the Village of West Greenville. The site also formerly contained an agricultural plot and a greenhouse. In addition to the Downtown Design Overlay, the West Greenville Neighborhood Revitalization Overlay includes all properties along the north side of Pendleton Street in this area and encompasses this site.



Project Scope:

This proposal is the second of a multi-site townhome development referred to by the applicant as Pendleton Square. The project scope includes 16 residential townhome units within four 2-story buildings (four units each). Each unit includes a rear access 2-car garage accessible from an internal shared driveway with access onto Pendleton Street. All buildings have primary frontage along Pendleton Street and are identical in façade configuration, detailing, and materiality. Each unit is identified by a unique color accent panel. The lots are proposed

to be recombined into two parcels, which is permissible under the Greenville Development Code. A gravel fire pit is proposed as a community amenity at the northeast corner of the site.



Staff notes that the outdoor amenity space appears to be insufficient to meet Greenville Development Code standards, which state that the outdoor amenity space is intended to provide adequate recreation and open space areas for residents which is accessible, usable, and safe. As shown, most of the outdoor amenity space appears to be plant beds around the perimeter of the site which do not meet the intent of the requirement. **Further study should be undertaken to ensure this requirement is fully satisfied prior to permitting.**

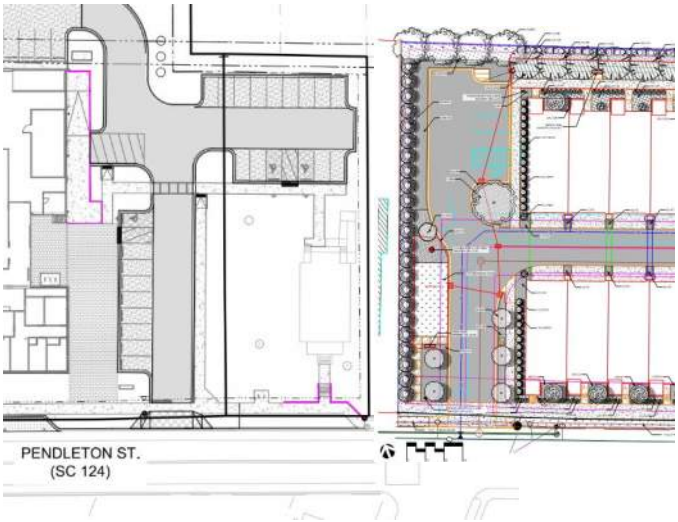
Staff Analysis:

Neighborhood Revitalization Overlay Standards

The project generally complies with the NRO design standards. Building and foundation height, porch dimensions, roof form and slope, eave overhang, and trim and fenestration details all meet the minimum standards prescribed by code. These requirements must be acknowledged as the project is evaluated for compliance with the Downtown Design Guidelines.

PUB 1. Block Pattern

This project maintains the existing block pattern and minimizes vehicular and pedestrian conflicts by removing several curb cuts and aligning the proposed drive with the Aiken Street intersection. Per PUB 1.8, it is recommended to provide shared access with the recently completed driveway on the Mill Village Ministries property to the west. The shared drive could connect near the proposed visitor parking and would create a more urban development pattern.



PUB 2. Pedestrian Realm

Along Pendleton Street, an 8-foot sidewalk and 5-foot curb lawn is provided. All buildings fronting Pendleton St. incorporate direct sidewalk connections to each residential entrance. It should be noted that final sidewalk dimensions must be reviewed and approved by the Engineering Department during the site permitting stage.

PUB 5. Planting Zone



The planting strategy along Pendleton Street employs columnar oak street trees along the back of the sidewalk and Zoysia sod as groundcover within the curb lawn. Staff finds that this is a more suburban planting approach and is not appropriate along Pendleton Street, which is an urban corridor between the Village of West Greenville and the rest of downtown. Per PUB 5.5, 5.7, and 5.8, plantings should be native, rich with human interest, and provide a high-quality habitat for native insects and animals. **Revisions to the planting plan must be coordinated with city staff to confirm preferred plant selections and maintenance considerations within the curb lawn.**

PUB 9. Lighting

No site lighting has been indicated in the plans. Per PUB 9.1, continuous pedestrian lighting must be provided along all streetscapes. Landscape lighting is also strongly recommended to accentuate key site features, per PUB 9.8. Fixture selections must correspond with city standard fixtures and will be verified during the site permitting stage.

PUB 12. Utilities

HVAC units have been placed at the rear ground level of each residence, and a detail of the proposed HVAC screen has been provided. Staff notes that the conceptual location of these units often changes between DRB approval and permitting. Per PUB 12.1, no “back of house” utilities may be located along the ground floor street wall of any building. Conformance with this requirement will be verified during final permitting. Similar requirements apply to any trash collection units that will be stored outside of the residences.

PRI 1. Placement

Per PRI 1.1, building placement for the proposed project helps to establish a defined street walland locates all vehicular circulation and garages to the rear of the proposed buildings. Staff finds the placement of the buildings acts to reinforce the urban character of Pendleton Street approaching the Village of West Greenville.

PRI 2. Massing



A mix of one-story commercial buildings and single-family homes dominate the surrounding context of this site which range from 30 to 90 feet in width. Additional phases of the development include 2- and 3-story townhomes nearby which are similar in scale. The proposed buildings are 2 stories and 89 feet in width, which is within the code allowance for building massing and consistent with the project’s context.

While the porches and roof forms provide some dynamism and interest to the front elevations, the primary facades are all on the same plane and the repetitive roof form creates a relatively monotonous street wall. **These front elevations must be studied further to avoid monotony. Additional discussion of this topic can be found below under PRI 5.**

PRI 3. Entry



PRI 3.5 and 3.8 state that entries must pronounce their purpose and face the public realm. Each unit incorporates an elevated porch surrounded by a low brick knee wall and slat privacy wall which create interest along Pendleton Street. The entries are pronounced through materiality, awnings, architectural lighting, and accent plantings. Unit entrances facing the rear of the property front a shared green space which qualifies as an outdoor amenity. Given the lot site and orientation of the buildings, staff finds this configuration acceptable.

PRI 4. Activated Ground Floor

The primary façade of each building is activated, per PRI 4, with the inclusion of ground-level entrances and the placement of the primary living room at the front of the unit. The elevated stoops at each unit entrance are successful in providing a level of privacy for each residence while still engaging the street. Per PRI 4.2, darkly tinted or reflective glass is prohibited.

PRI 5. Articulation

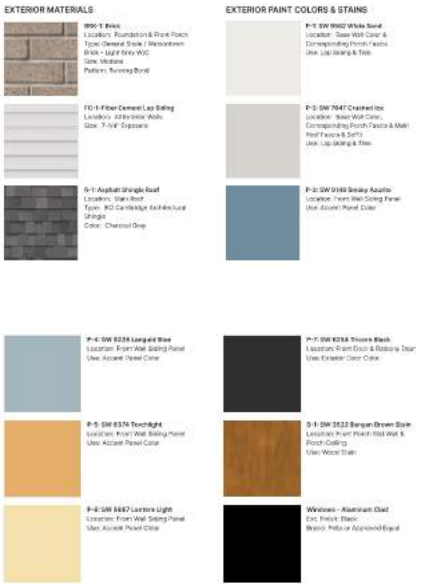


Similar to its sister project across the street, the application of the same building type creates the appearance of one repetitive or monotonous street edge for the entire project. Per PRI 5.6, monotonous facades should be avoided. To meet this requirement, differentiation should be incorporated along Pendleton Street (between units and from building to building) through varied articulation between units, changes in horizontal placement, mirrored unit footprints and roof forms, or other methods. **The updated facades must be reviewed and approved by staff and two members of the DRB.**

PRI 6. Materiality

Proposed materials include:

- Brick (all units)
    - Color: Light Grey (water table and knee walls)
- Fiber cement lap siding (all units)
    - Color: White Sand (base wall and porch fascia), Crushed Ice (base wall and porch fascia)
- Fiber cement accent panel
    - Color: Smoky Azurite, Languid Blue, Torchlight, Lantern Light
- Wood slat wall
    - Stain: Banyan Brown
- Black Aluminum Windows
- Asphalt shingle roofing



PRI 6.1 states that materials should be compatible with the surrounding context while elevating the diversity and character of the area. Most of the buildings in the immediate vicinity employ brick and fiber cement and vinyl horizontal lap siding. Staff finds that the proposed materials are in conformance with this guideline. Per PRI 6.6, the overall design of materials and colors present as a unified whole; however, excessive monotony is discouraged. Staff notes that the project uses color as a distinction between units . Further study of the primary facades is warranted to further ensure monotony is avoided and a color scheme that successfully works for the area.

The final materials and colors must be evaluated via an on-site mockup by staff and 2 members of the Design Review Board for final approval.

PRI 7. Architectural Lighting

The project takes a subdued approach to architectural lighting, with simple sconces at each building entry. Staff finds this to be appropriate given the project's residential nature.

In summary, staff finds that the proposed design is generally in conformance with Downtown Design Guidelines and recommends approval with the following conditions:

1. **The applicant must coordinate with city staff to ensure the minimum outdoor amenity space has been achieved prior to submitting for permits.**
2. **Additional study of a cross connection to the adjacent parcel to the west must be evaluated for feasibility. Findings of this study must be shared with staff for evaluation.**
3. **The curb lawn planting strategy must be revised to a more urban approach. Revisions to the planting plan must be coordinated with city staff to confirm preferred plant selections and maintenance considerations.**

4. **Additional variety should be incorporated into the Pendleton Street facades, providing differentiation between units and from building to building. The updated facades and proposed color scheme must be reviewed and approved by staff and two members of the DRB.**

5. **The applicant shall provide a scaled mockup to showcase how the materials and colors will relate to one another to be reviewed and approved by staff and two DRB members.**

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

7. **This CA is considered a specific site development plan. As such, the CA issued for this project shall be subject to Greenville Development Code Section 19-6.2.F Lapse of approval/vested rights and the Vested Rights Act, Article 11, of Chapter 29, Title 6, of the Code of Laws of South Carolina, 1976 (S.C. Code §§ 6-29-1510 et seq.). The CA shall be valid for a period of two years from the date of approval by the Board. The Vested Right shall be granted up to five annual extensions upon a written request for an extension that must be received from the applicant at least sixty (60) days before expiration, unless any change or amendment to the land development ordinance or regulations of the City of Greenville's Code of Ordinances were to be amended that would no longer allow execution of the site-specific development plan. At any time during the two-year period or any subsequent Vested Rights extensions, the applicant may be granted a building permit from the City Building Official. Should the CA expire at any time prior to the application for a building permit, such permit shall not be issued until a current CA is provided.**

city of greenville

APPLICATION FOR URBAN DESIGN CERTIFICATE OF APPROPRIATENESS

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

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	STYO Development, LLC - Chris Young	Vaz Properties LLC - Amy Vaz
*Title:	[redacted]	
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*STREET ADDRESS Pendleton Street & Aiken Street

*TAX MAP #(S) STYO Development, LLC - Chris Young

*ZONING CLASSIFICATION RNX-C

*PRESERVATION DISTRICT/SPECIAL DESIGNATION:

X 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: CY

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

DESCRIPTION OF REQUEST

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

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

The Pendleton Square North Site is proposing 16 town home units with 22' x 62' building footprints. The property lies within the West Greenville neighborhood revitalization overlay district. The max building height will be 30' and finished floor elevations will be 16" above grade and/or the adjacent sidewalk. This development will also improve the sidewalks along Pendleton Street to include curb lawns and wider sidewalks.

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. DESIGN REVIEW BOARD	$300.00, *site plan review*
	$300.00, *architectural review*
B. SIGNS	$150.00
C. MINOR APPLICATION (STAFF REVIEW)	$100.00
D. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	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. Additional information may be requested at any time to fully understand the proposal. **Projects may require a two-phase DRB review process (Site Plan Review followed by Architectural Review), dependent on the scale of the proposed plans. Staff will notify the applicant upon receipt of the application if a two-phase review is required.**

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

a. 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).

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

c. 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).

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

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

f. Comparative Images (images of existing conditions and proposed modifications for all alterations to existing structures with proposed changes highlighted)

g Labeled Physical Samples of exterior finishes must be provided at the Public Meeting to the DRB.

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

Please verify that all required information is reflected on the plan(s).

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.

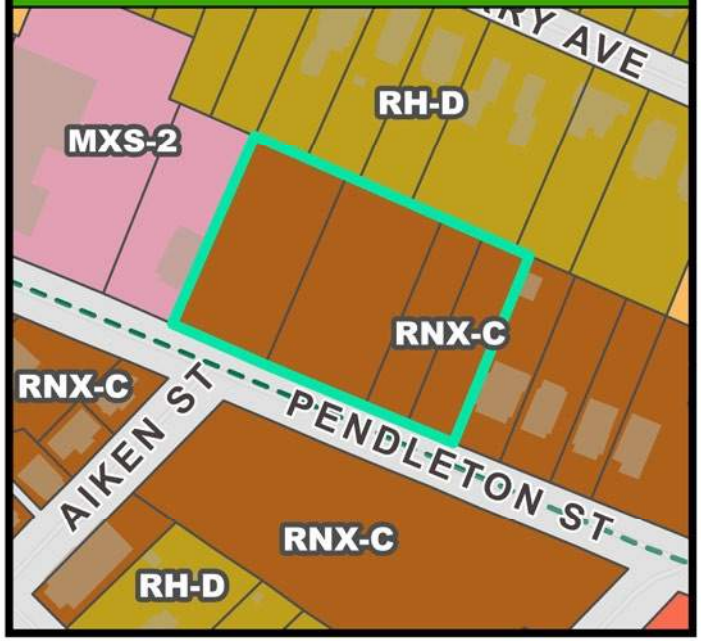
*Signatures	
Applicant	Chris Yang
Date	3/5/26
Property Owner/Authorized Agent	Chris Yang
Date	3/5/2026
Public Hearing information	
Public Hearing signs	

CA 26-239 • 1168-1178 PENDLETON STREET

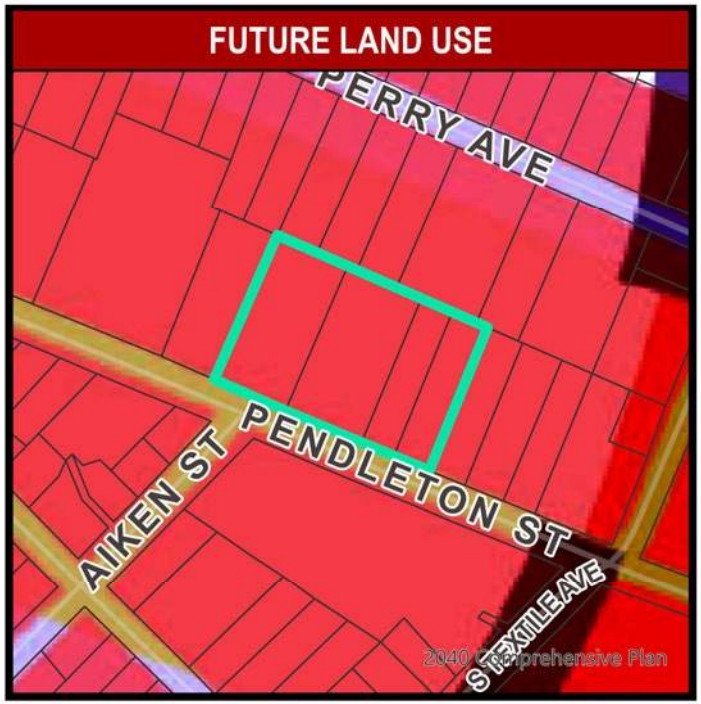
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



CA 26-239 • 1168-1178 PENDLETON STREET

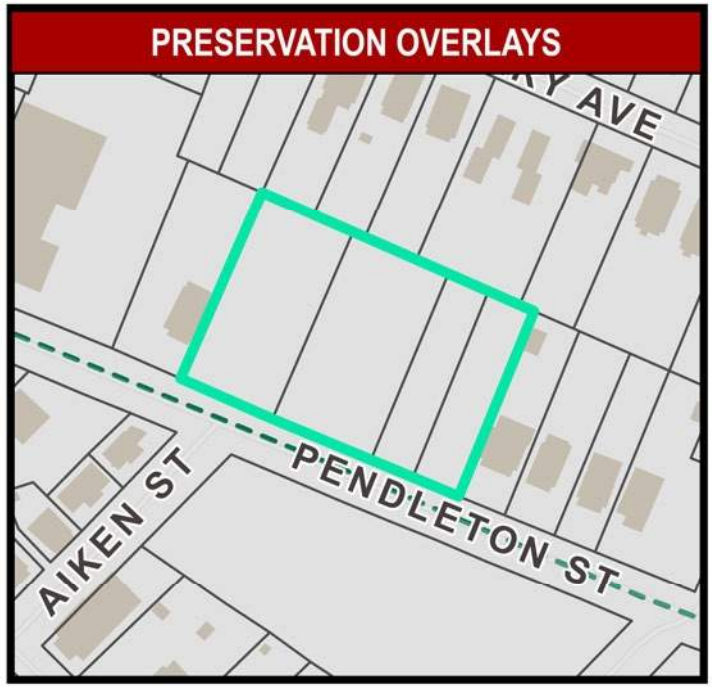
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



RED CEDAR
HOMES

PENDLETON SQUARE

The Village of West Greenville

SITE II
1176 PENDLETON STREET GREENVILLE, SC 29611

PREPARED FOR:
DESIGN REVIEW BOARD PRESENTATION
CITY OF GREENVILLE

CREATIVE FOUNDER DESIGN STUDIO



CREATIVE FOUNDER
DESIGN STUDIO

BESPOKE ARCHITECTURE

RED CEDAR
HOMES

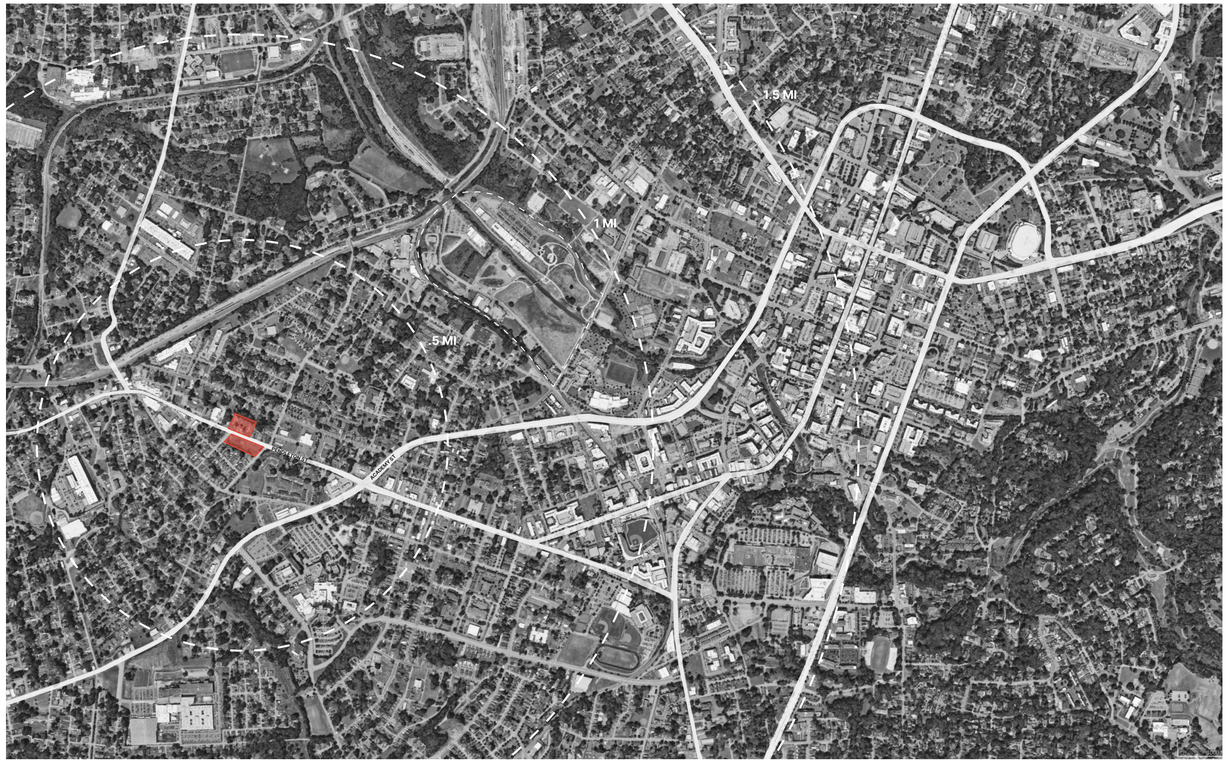
A MODERN TOWNHOME COMMUNITY SHAPED BY THE CHARACTER OF THE VILLAGE, DRAWING FROM ITS COLOR, TEXTURE, AND FORM TO CREATE A COHESIVE AND CONTEXTUAL ARCHITECTURAL RESPONSE.

Pendleton Square

A modern townhome community rooted in the character of the Village of West Greenville.

The Pendleton Square townhome project consists of two sites located along Pendleton Street in the Village of West Greenville. The project includes a total of 32 townhome units, with 16 units on each site.

While each site expresses its own architectural character, both are guided by a shared design vision focused on creating a cohesive, well integrated community. The project aims to complement the surrounding neighborhood while introducing a modern, thoughtfully scaled residential environment.



SITE I

Address: 1167 Pendleton St Greenville, SC 29611

Tax Map #'s: 0119000600500

Site Area: +/-1.52 Acres | Zoning: RNX-C | Units: 16 Units

SITE II

Address: 1168, 1172, 1176, 1178 Pendleton St Greenville, SC 29611

Tax Map #'s: 0119000102900, 0119000102901, 0119000102902, 0119000102903

Site Area: +/-1.35 Acres | Zoning: RNX-C w/ NRO | Units: 16 Units





PENDLETON SQUARE

NEIGHBORHOOD

The Village of West Greenville
Greenville, SC

NEIGHBORHOOD

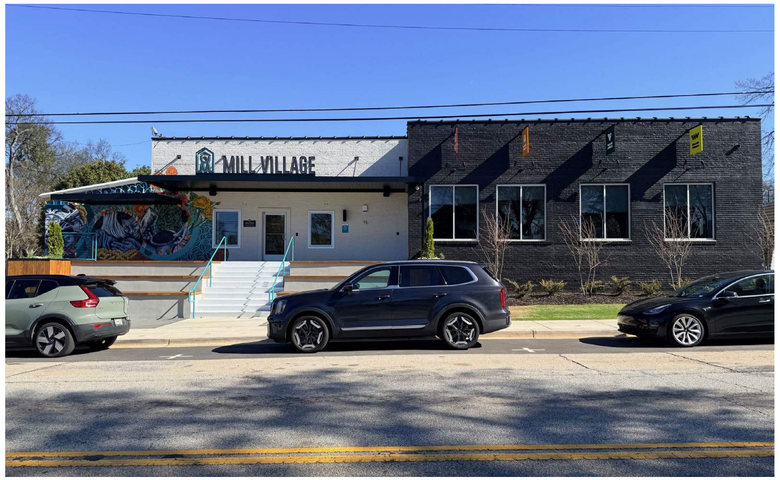






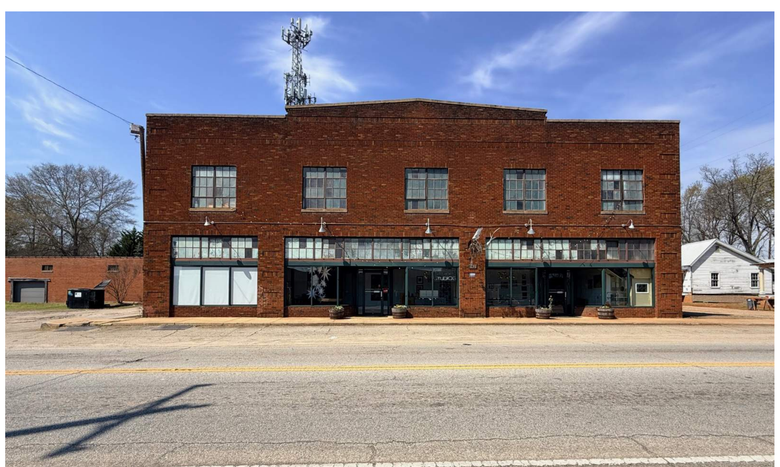










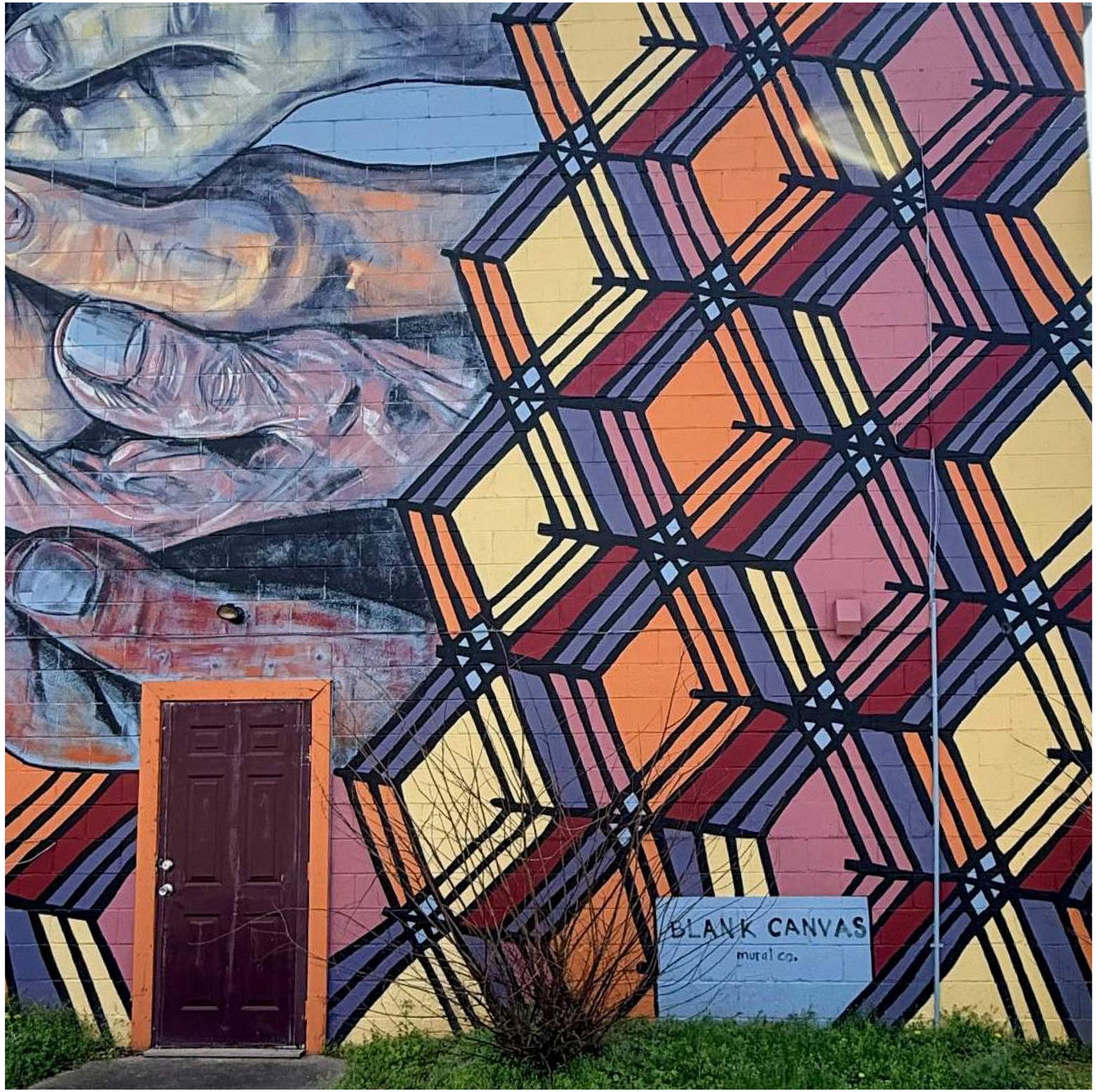


Color & Expression

The Village is a place where color and architecture merge to create a distinct sense of character.

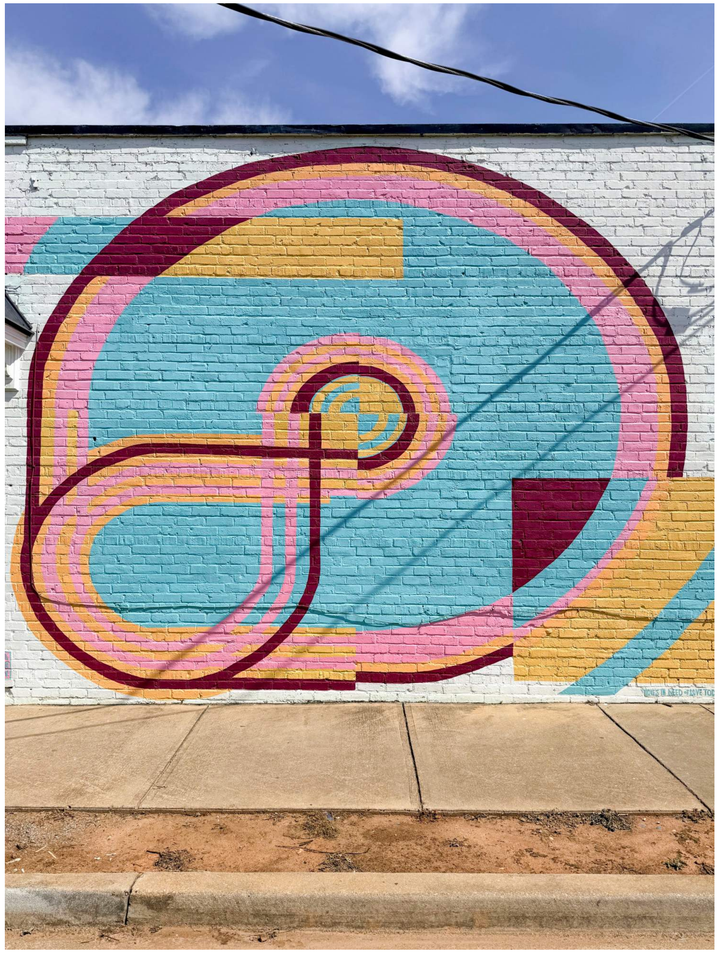
Color plays a key role in defining the architectural character of the Village of West Greenville. Buildings within the Village often feature a neutral base palette, allowing color to be introduced through murals and public art.

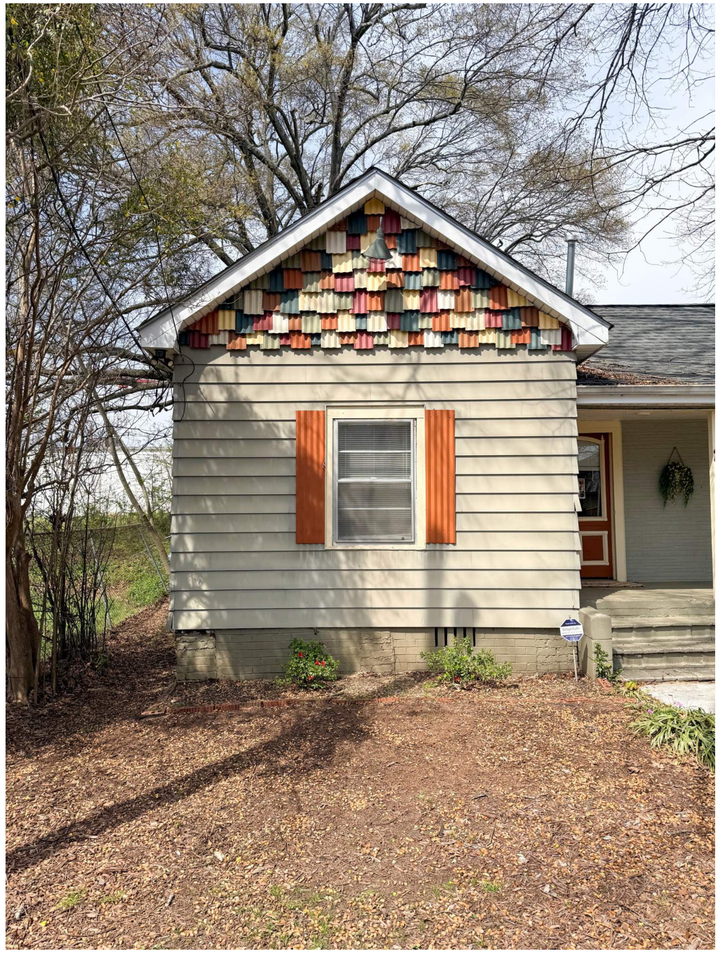
These layered applications of color create visual interest and contribute to a unique identity, where art and architecture are closely intertwined.



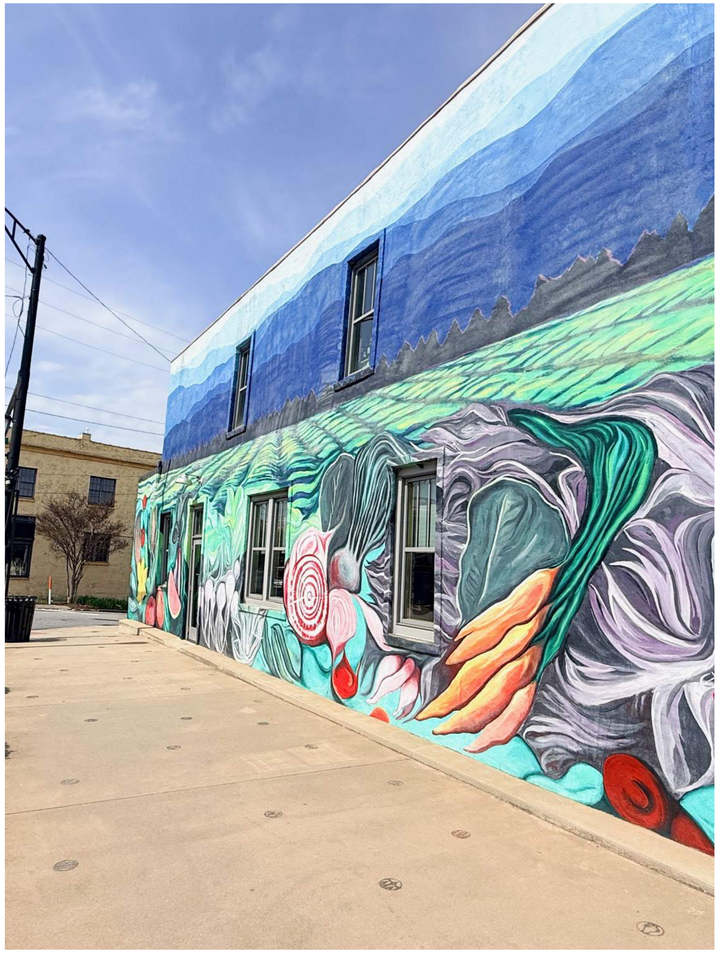









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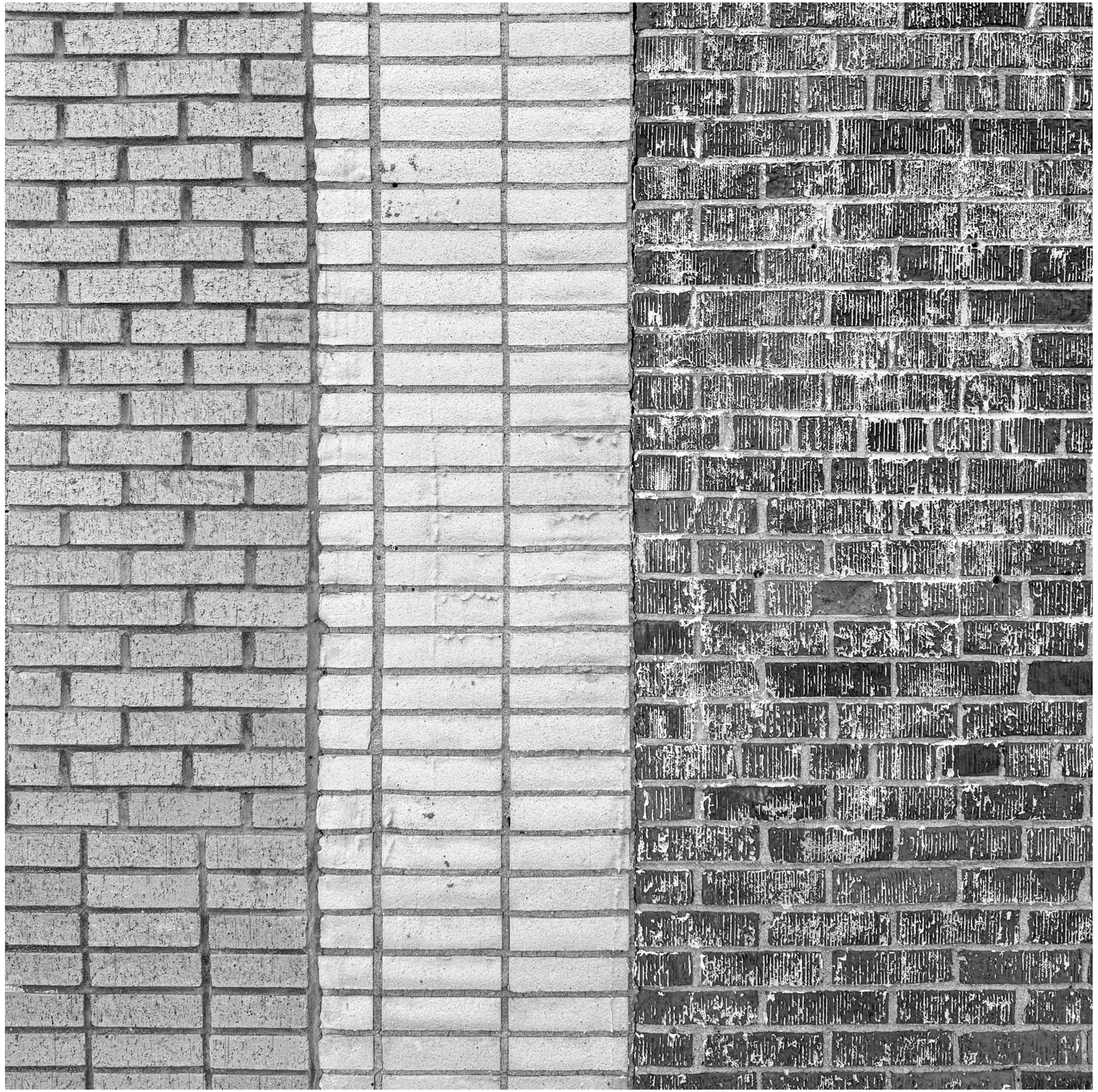


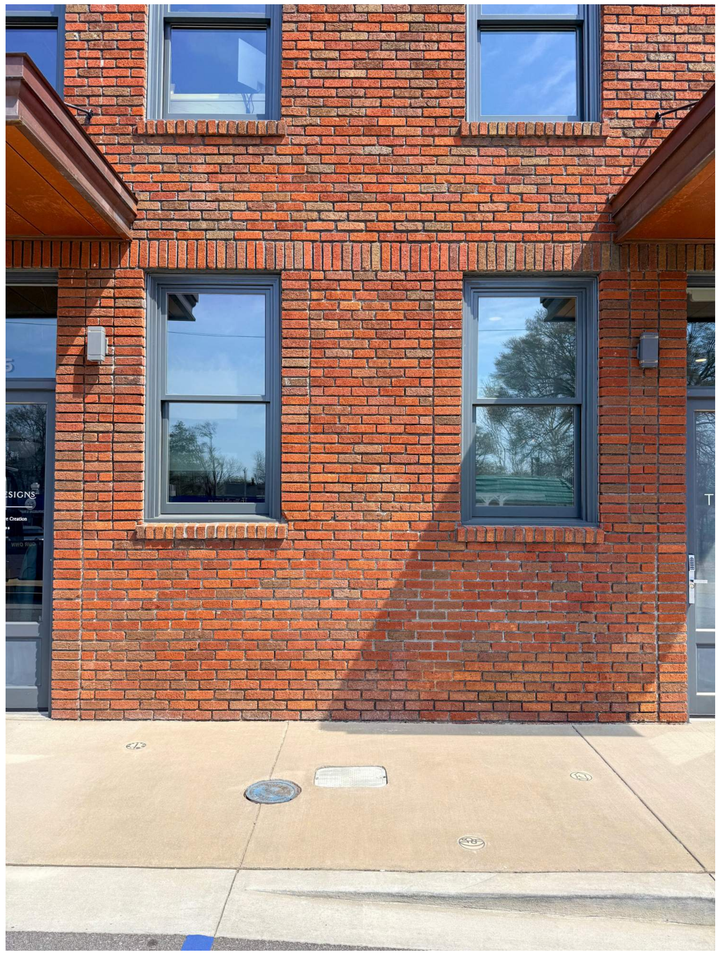
Texture & Craft

The Village is a place where material and craft come together to create texture, rhythm, and detail.

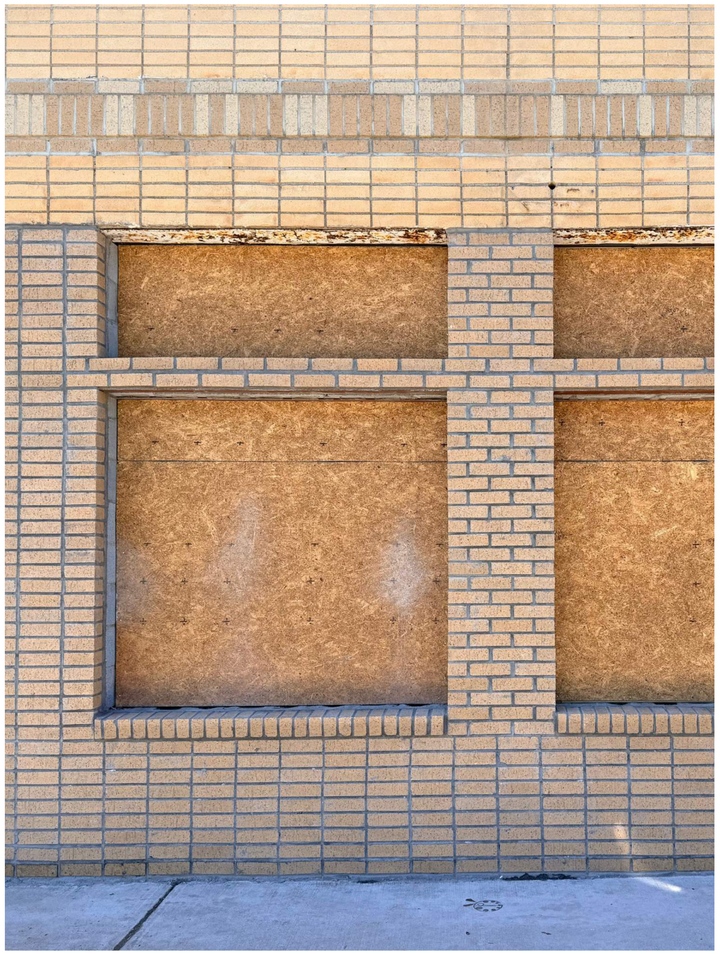
Material and texture play a key role in defining the architectural character of the Village of West Greenville. Brick is widely used throughout the neighborhood in a range of colors, patterns, and applications, often incorporating subtle variations and decorative detailing.

These layered expressions of material and craftsmanship create depth, rhythm, and visual interest along the streetscape, reinforcing the Village's identity as a place shaped by craft, creativity, and expression.









Residential Form & Roof Expression

Simple residential forms and rooflines define the scale and character of the neighborhood.

Residential architecture within the neighborhood is defined by simple, efficient forms and clear roof expressions. Many homes feature gabled and saltbox rooflines, creating a consistent rhythm and scale throughout the neighborhood.

These forms contribute to a cohesive residential character, where proportion, roof shape, and simplicity play a key role in defining the streetscape



Industrial Form + Material Expression

Historic mill buildings establish scale, rhythm, and a strong material presence within the neighborhood.

Historic mill buildings play a significant role in shaping the architectural character of the neighborhood. These structures are defined by their strong, repetitive forms and consistent use of brick as a primary material.

Their scale, rhythm, and material expression create a distinct presence within the neighborhood, reinforcing the Village's industrial heritage and architectural identity.



Design Approach

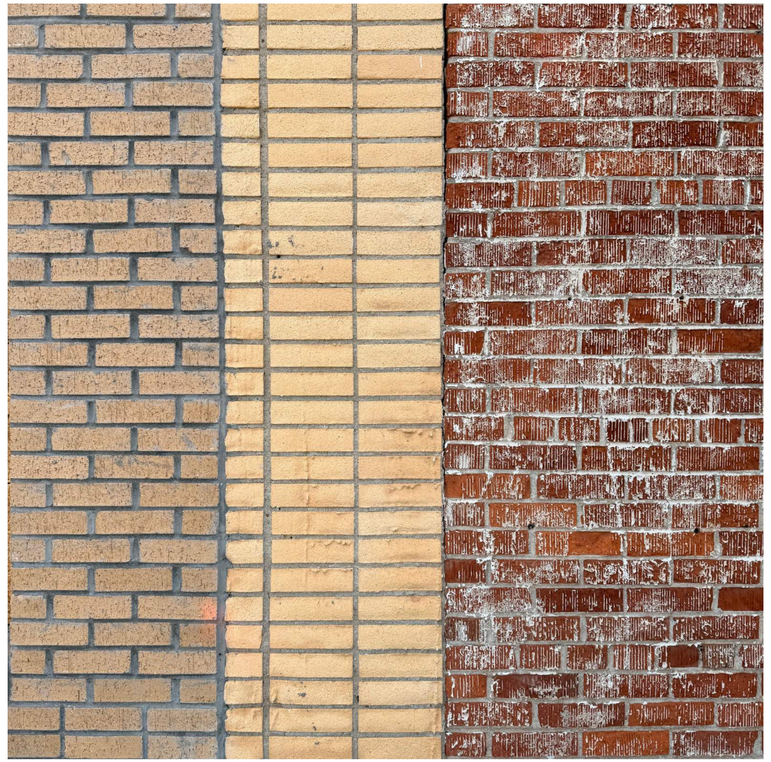
The design draws from the Village’s use of color, texture, and architectural form to create a cohesive response.

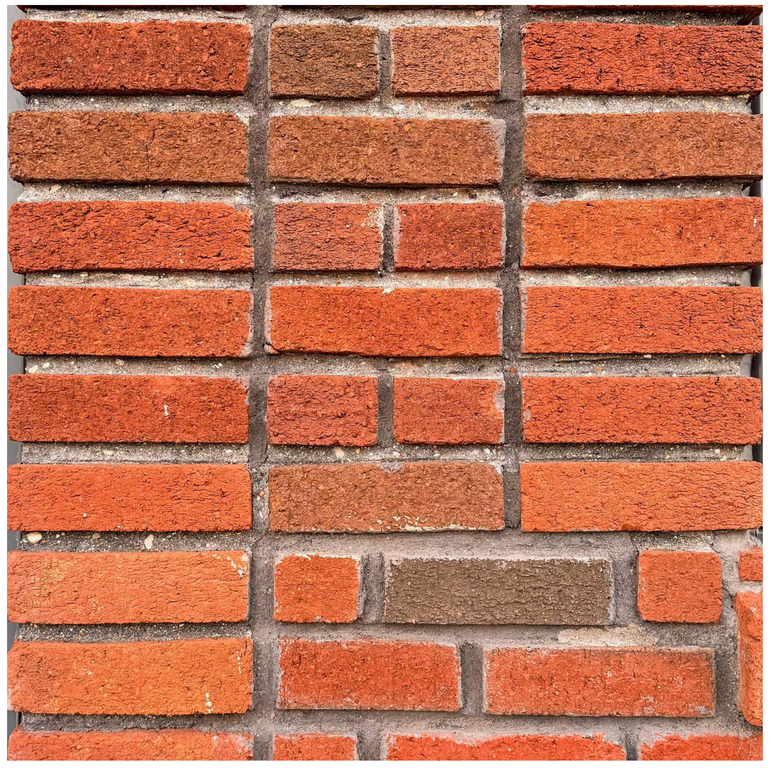
The Village of West Greenville is defined by a combination of expressive color, layered material texture, and distinct architectural forms ranging from modest residential homes to larger scale mill buildings.

These elements informed the overall design approach, where each site responds to different aspects of the neighborhood while maintaining a shared architectural language. One site explores the use of color as a defining element, while the other emphasizes material texture and depth.

Together, the two sites reflect a cohesive response to the character of the Village, balancing contrast and continuity within a unified development.











PENDLETON SQUARE

ARCHITECTURE

The Village of West Greenville
Greenville, SC

Site Plan - Existing

Zoning Analysis:

Site Information:

Parcel 1:
Address: 1176, 1178 Pendleton St Greenville, SC 29611
Tax Map #: 0119000102901
Zoning: RNX-C w/ NRO
Special Emphasis: Yes Overlay District: Yes
Area: +/- 0.42 AC

Parcel 2:
Address: 1172 Pendleton St Greenville, SC 29611
Tax Map #: 0119000102902
Zoning: RNX-C w/ NRO
Special Emphasis: Yes Overlay District: Yes
Area: +/- 0.43 AC

Parcel 3:
Address: 1168 Pendleton St Greenville, SC 29611
Tax Map #: 0119000102900
Zoning: RNX-C w/ NRO
Special Emphasis: Yes Overlay District: Yes
Area: +/- 0.21 AC

Parcel 4:
Address: 1168 Pendleton St Greenville, SC 29611
Tax Map #: 0119000102903
Zoning: RNX-C w/ NRO
Special Emphasis: Yes Overlay District: Yes
Area: +/- 0.21 AC

Total Number of Parcels: 4
Total Combined Site Area: +/- 1.35 AC



EXISTING SITE PLAN
SCALE: 1" = 30'-0"

0 15 30 60




PENDLETON ST



SITE CONTEXT - PENDLETON STREET - WEST



SITE CONTEXT - PENDLETON STREET - WEST



SITE CONTEXT - PENDLETON STREET - EAST



SITE CONTEXT - PENDLETON STREET - EAST

SITE DATA - SITE 2

TAX MAP NO.:	0119000102901, 0119000102902, 0119000102900, 0119000102903
SITE AREA:	±1.35 AC (NORTH SIDE)
ZONING:	*RNX-C
SETBACKS:	
PENDLETON STREET:	5' MIN. / 20' MAX
SIDE:	4'
REAR:	4'
ALLEY:	4'
PROPOSED ROADWAY:	±97 LF (24' PRIVATE ALLEY) ±238 LF (20' PRIVATE ALLEY) ±335 TOTAL LF
PROPOSED LOTS:	16 TH UNITS (22' X 55' TYP.)
PROPOSED DENSITY:	11.85 UNITS/ACRE
PROPOSED OUTDOOR AMENITY SPACE:	±7,231 SF
REQUIRED OUTDOOR AMENITY SPACE:	±5,889 SF
PROPOSED PARKING (GARAGE):	16 SPACES
PROPOSED PARKING (DRIVEWAY)**:	32 SPACES
PROPOSED PARKING (STREET):	5 SPACES
TOTAL PARKING:	53 SPACES

**22' WIDE UNITS TO HAVE DOUBLE DRIVEWAYS.

*LAYOUT IS SUBJECT TO CITY OF GREENVILLE APPROVAL.

AVERAGE SETBACKS

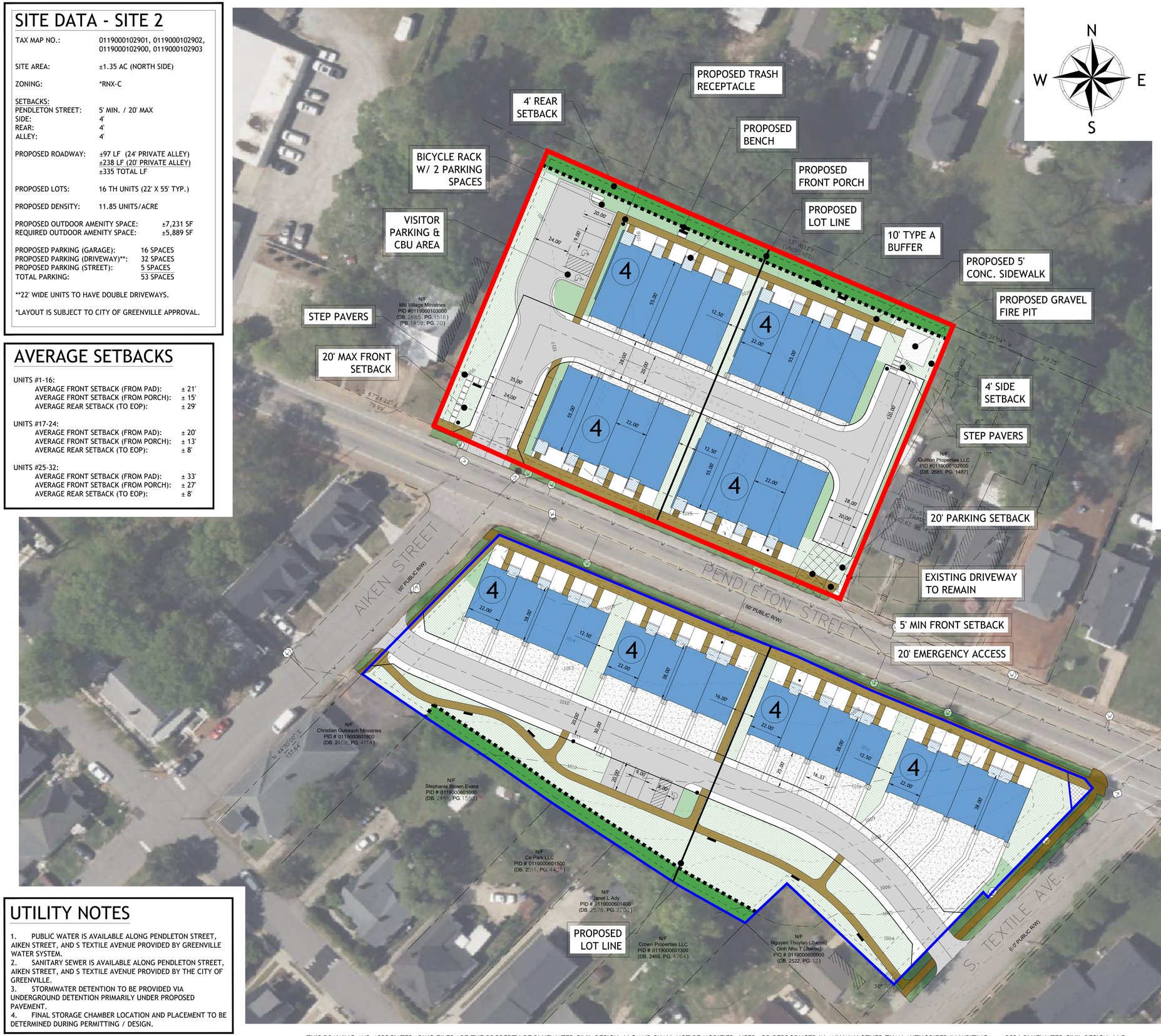
UNITS #1-16:
- AVERAGE FRONT SETBACK (FROM PAD): ± 21'
- AVERAGE FRONT SETBACK (FROM PORCH): ± 15'
- AVERAGE REAR SETBACK (TO EOP): ± 29'

UNITS #17-24:
- AVERAGE FRONT SETBACK (FROM PAD): ± 20'
- AVERAGE FRONT SETBACK (FROM PORCH): ± 13'
- AVERAGE REAR SETBACK (TO EOP): ± 8'

UNITS #25-32:
- AVERAGE FRONT SETBACK (FROM PAD): ± 33'
- AVERAGE FRONT SETBACK (FROM PORCH): ± 27'
- AVERAGE REAR SETBACK (TO EOP): ± 8'

UTILITY NOTES

1. PUBLIC WATER IS AVAILABLE ALONG PENDLETON STREET, AIKEN STREET, AND S TEXTILE AVENUE PROVIDED BY GREENVILLE WATER SYSTEM.
2. SANITARY SEWER IS AVAILABLE ALONG PENDLETON STREET, AIKEN STREET, AND S TEXTILE AVENUE PROVIDED BY THE CITY OF GREENVILLE.
3. STORMWATER DETENTION TO BE PROVIDED VIA UNDERGROUND DETENTION PRIMARILY UNDER PROPOSED PAVEMENT.
4. FINAL STORAGE CHAMBER LOCATION AND PLACEMENT TO BE DETERMINED DURING PERMITTING / DESIGN.





VICINITY MAP - N.T.S.

SITE LEGEND

- OUTDOOR AMENITY SPACE
- OPEN SPACE
- PROPERTY LINE/R.O.W.
- PROPOSED BUILDING SETBACK LINE
- PROPOSED R/W
- PROPOSED C/L ROAD
- EXISTING EDGE OF PAVEMENT
- PROPOSED LOT LINE
- PROPOSED SUBLOT LINE
- SCREENED CONDENSING UNIT

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

South Carolina 811 Call 811 Before You Dig

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Project Number: 5090
DWG Name: Pendelton Square.dwg
Drawing Scale: AS NOTED
Date of Project: 03/2025
Engineer of Record:

Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038371

blueWATER civil design
bluewater civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com
Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

PENDLETON SQUARE - SITE 2
(TH Subdivision - Preliminary)
Pendleton Street & Aiken St
City of Greenville, SC

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	03/23/2026	Issued for DRB

Preliminary Site Plan

SP-20

STREET TREE REQUIREMENTS

DIV. 19-4.4 STREETS
C. Standards
2. Street Types
District Street
Tree Planting Type: Lawn or Grate
Planting Frequency (min.): 40' on-center
Neighborhood Street
Tree Planting Type: Lawn
Planting Frequency (min.): 40' on-center
5. Tree Planting Types
a. All Tree Planting Types
iv. When required to be planted under an overhead utility line, required street trees shall be understory trees and must be planted every 20 feet on-center, on average.

STREET TREE CALCULATIONS

Site 1 - Pendleton Street
Street Trees
425 Linear Feet / 40 =
Trees Required: 10.6
Trees Provided: 11
Site 1 - Aiken Street
Street Trees
131 Linear Feet / 40 =
Trees Required: 3.3
Trees Provided: 4
Site 1 - S. Textile Ave.
Street Trees
187 Linear Feet / 40 =
Trees Required: 4.7
Trees Provided: 5
Site 2 - Pendleton Street
Street Trees
296 Linear Feet / 40 =
Trees Required: 7.4
Trees Provided: 7 Columnar + 4 Understory

LANDSCAPE TRANSITION AND SCREENING REQUIREMENTS

DIV. 19-4.8.1 Transitions
C. Standards
2. Transition Types
Transition Type A
Depth (min.): 10'
Transition Screen Type Low
Transition Screen L-1
Depth (min.): 6'
Canopy Trees (min. per 50') 3
Fence (Height min.) 6'

LANDSCAPE TRANSITION AND SCREENING CALCULATIONS

Site 1 - Transition Type A
258 Linear Feet / 50 =
Canopy Trees Required: 15.5
Canopy Trees Provided: 16
Site 2 - Transition Type A
296 Linear Feet / 50 =
Canopy Trees Required: 17.8
Canopy Trees Provided: 17 + 2 Columnar Trees



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PENDLETON SQUARE

PENDLETON STREET
GREENVILLE, SC

W. Clint Rigsby - Landscape Architect
21 Clarendon Avenue
Greenville, SC 29609

STATE OF SOUTH CAROLINA
Landscape Architecture
No. 760
WILLIAM C. RIGSBY, JR.

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
W. CLINT RIGSBY LANDSCAPE ARCHITECT, LLC
No. LAF 407

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DRAWING REVISIONS

NO.	DATE	DESCRIPTION

Project Manager	Drawn By
CR	JH
Date	Reviewed By
2026-03-24	CR

Project ID
0217

PRELIMINARY DRB LANDSCAPE SET

CODE PLANTING PLAN

L0-01



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PENDLETON SQUARE

PENDLETON STREET
GREENVILLE, SC

W. Clint Rigsby - Landscape Architect
21 Clarendon Avenue
Greenville, SC 29609

STATE OF SOUTH CAROLINA
Landscape Architect
No. 760
WILLIAM C. RIGSBY, JR.

SOUTH CAROLINA
W. CLINT RIGSBY LANDSCAPE ARCHITECT, LLC
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PRELIMINARY DRB LANDSCAPE SET

ENLARGEMENT KEY PLAN

L0-02

(UNOPENED)

(4) NSD
(13) TD
(10) IVH
(27) DE
(7) IGS
(10) IVH
(28) DE
(15) IGS
(10) IVH
(30) DE
(7) IGS
(13) IVH
(37) DE
(117) HO
(4) QB
(11) CHP
(34) MC
(1047) ACO
TRASH RECEPTACLE (SEE IMAGERY ON L0-07)
(8) HC
(23) MGL
(189) HC
(9) IGG
(14) DE
(7) IGG
(27) DE
(7) IGG
(27) DE
(9) IGG
(20) DE
(9) IGG
(14) DE
(7) IGG
(27) DE
(7) IGG
(27) DE
(25) DE
(39) COE
BENCH (SEE IMAGERY ON L0-07)
(54) COE
(4) QB
(39) COE
(4) CHP
BENCH (SEE IMAGERY ON L0-07)
(42) COE
GRAVEL FIREPIT AREA AND FURNITURE (SEE IMAGERY ON L0-07)
(2) MGL
(44) HC
(122) HC
TRASH RECEPTACLE (SEE IMAGERY ON L0-07)
(30) HC
(6) TMH
(107) ARCG
(44) SH
(1) GBA
(15) CSFW
(313) PT
(13) CSFW
(2) TMH
(5) HC
(5) HC
(5) HC
(5) HC
(5) HC
(5) HC
(2) TMH
(7) MGL
(1) PSM
(40) SH
DW
(12) HC
(4) TMH
FUTURE PUBLIC ART (SEE IMAGERY ON L0-07)
S
715 sf Palisade Zoysia
(5) HC
(5) HC
(5) HC
(5) HC
(5) HC
(5) HC
(27) HC
(13) CSFW
(5) AGA
(109) ARCG
(315) PT
(13) CSFW
(9) TMH
(57) HC
(139) HC
BENCH (SEE IMAGERY ON L0-07)
SD
(108) HC
(65) OJ
(48) OJ
(48) OJ
(102) OJ
(7) QB
(65) OJ
(48) OJ
(48) OJ
(2) AGA
(1) ISC
(4) ISC
(3) IGG
(4) ISC
(9) IGG
(4) ISC
(7) IGG
(4) ISC
(7) IGG
(1) ISC
(9) IGG
(1) ISC
(4) ISC
(9) IGG
(4) ISC
(7) IGG
(4) ISC
(7) IGG
(22) HC
TRASH RECEPTACLE (SEE IMAGERY ON L0-07)
GAS
OHP
92 sf Palisade Zoysia
1126 sf Palisade Zoysia
0'
10'
20'
30'

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PENDLETON SQUARE

PENDLETON STREET
GREENVILLE, SC

W. Clint Rigsby - Landscape Architect
21 Clarendon Avenue
Greenville, SC 29609

STATE OF SOUTH CAROLINA
Landscape Architect
No. 760
WILLIAM C. RIGSBY, JR.

SOUTH CAROLINA
W. CLINT RIGSBY LANDSCAPE ARCHITECT, LLC
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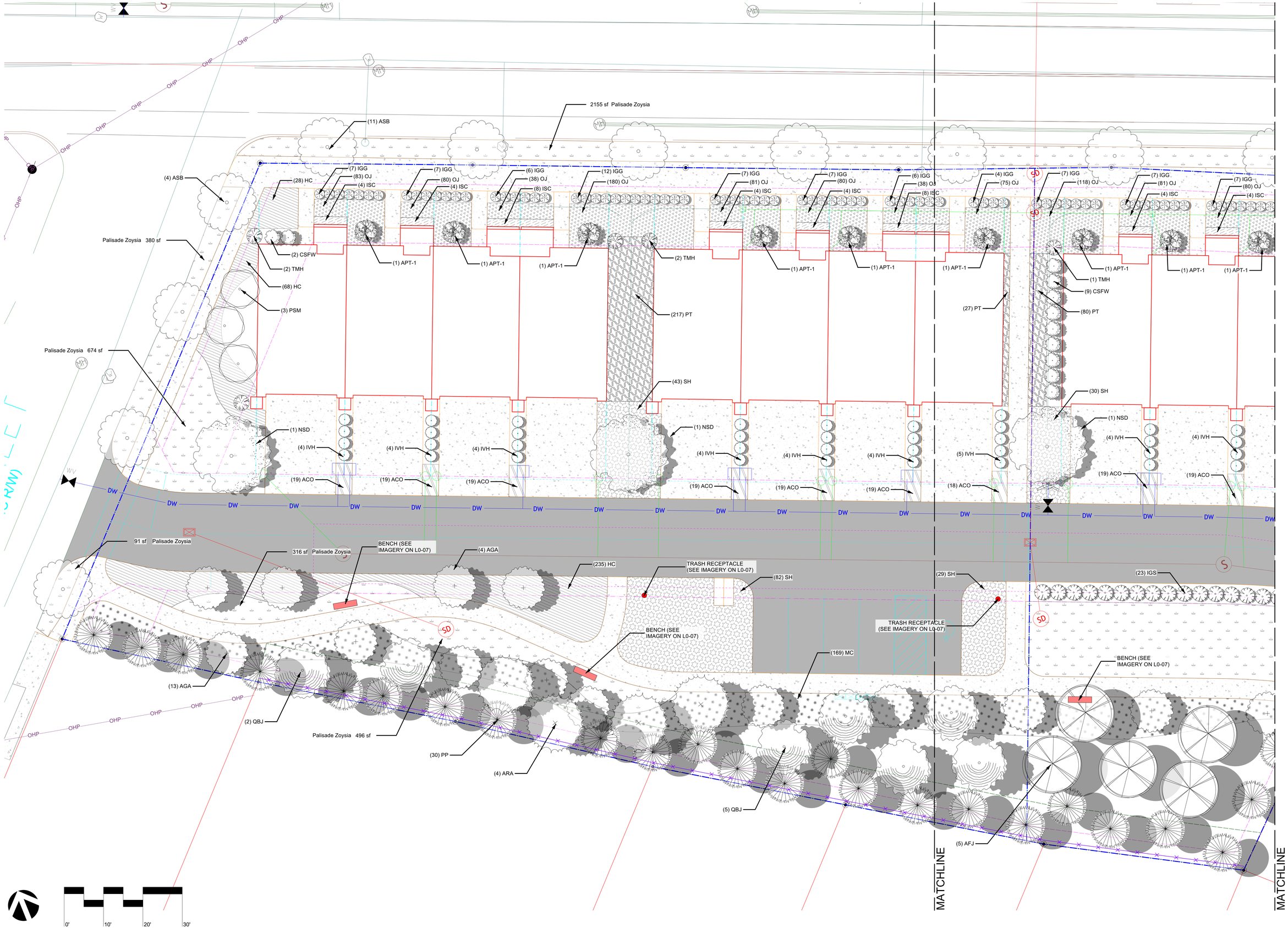
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2026-03-24	CR
Project ID	
0217	

PRELIMINARY DRB LANDSCAPE SET

PLANTING PLAN ENLARGEMENT

L0-03



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PENDLETON SQUARE

PENDLETON STREET
GREENVILLE, SC

W. Clint Rigsby - Landscape Architect
21 Clarendon Avenue
Greenville, SC 29609

STATE OF SOUTH CAROLINA
Landscape Architect
No. 760
WILLIAM C. RIGSBY, JR.

SOUTH CAROLINA
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PRELIMINARY DRB LANDSCAPE SET

PLANTING PLAN ENLARGEMENT

L0-04

PENDLETON STREET
50' PUBLIC R/W)

TEXTILE AVE.
(60' PUBLIC R/W)

(11) ASB
2155 sf Palisade Zoysia
FUTURE PUBLIC ART (SEE IMAGERY ON L0-07)
1250 sf Palisade Zoysia
(4) IGG
(75) OJ
(7) IGG
(118) OJ
(7) IGG
(81) OJ
(4) ISC
(7) IGG
(80) OJ
(4) ISC
(6) IGG
(38) OJ
(8) ISC
(12) IGG
(180) OJ
(7) IGG
(81) OJ
(4) ISC
(7) IGG
(80) OJ
(4) ISC
(6) IGG
(38) OJ
(8) ISC
(1) APT-1
(1) TMH
(9) CSFW
(27) PT
(80) PT
(2) TMH
(217) PT
(2) CSFW
(1) TMH
(108) HC
(3) PSM
(1) TMH
(5) IVH
(1) NSD
(4) IVH
(4) IVH
(5) IVH
(44) SH
(1) NSD
(9) IVH
(12) IVH
(15) IVH
(30) MC
(18) ACO
(19) ACO
(19) ACO
(19) ACO
(17) ACO
(19) ACO
(19) ACO
(54) HC
(5) ASB
DW
(30) SH
LINEAR PARK
(29) SH
(23) IGS
1757 sf Palisade Zoysia
BENCH (SEE IMAGERY ON L0-07)
(20) IGS
1524 sf Palisade Zoysia
667 sf Palisade Zoysia
BENCH (SEE IMAGERY ON L0-07)
(30) PP
(13) AGA
(5) AFJ
139 sf Palisade Zoysia
SD
S
OHP
GAS
MATCHLINE
MATCHLINE
0'
10'
20'
30'

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PENDLETON SQUARE

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PRELIMINARY DRB LANDSCAPE SET

PLANTING PLAN ENLARGEMENT

L0-05

Trees

Qty	Abbr.	Latin Name	Common Name	Size	Spacing	Remarks
Deciduous Trees						
13	APT-1	Acer palmatum dissectum 'Tamukeyama'	Red Cutleaf Japanese Maple	3' ht.	As Shown	
4	ARA	Acer rubrum 'Armstrong'	Armstrong Gold Maple	3" cal.	As Shown	
20	ASB	Acer saccharum 'Barrett Cole'	Apollo Sugar Maple	3" cal.	As Shown	
5	AFJ	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	3" cal.	As Shown	
24	AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" cal.	As Shown	
1	GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	3" cal.	As Shown	
8	NSD	Nyssa sylvatica 'David Odom'	Afterburner Tupelo	3" cal.	As Shown	
7	PSM	Parrotia subaequalis 'Mikinori'	Mikinori Parrotia	10' ht.	As Shown	
7	QBJ	Quercus bicolor 'JFS-KW12'	American Dream Swamp White Oak	3" cal.	As Shown	
15	QB	Quercus x bimundorum	Skinny Genes Oak	3" cal.	As Shown	
13	TD	Taxodium distichum 'Mickelson'	Shawnee Brave Bald Cypress	3" cal.	As Shown	
Evergreen Trees						
15	CHP	Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese Plum Yew	3 gal.	5' o.c.	
32	MGL	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	2	8' o.c.	
30	PP	Pinus palustris	Longleaf Pine	6' ht.	As Shown	
32	TMH	Taxus x media 'Hicksii'	Hick's Yew	6' ht.	5' o.c.	

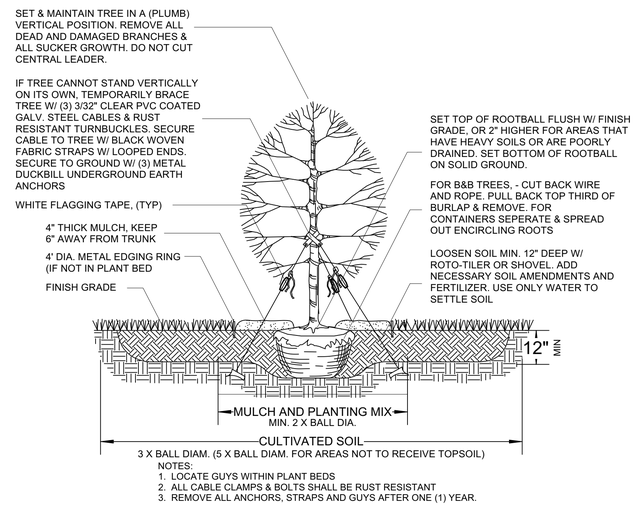
Shrubs

Qty.	Abbr.	Latin Name	Common Name	Size	Spacing	Remarks
Deciduous Shrubs						
67	CSFW	Cornus stolonifera 'Farrow'	Artic Fire Red Twig Dogwood	3 gal.	4' o.c.	
121	IVH	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	3 gal.	4' o.c.	
Evergreen Shrubs						
228	IGG	Ilex glabra 'Gembox'	Gembox Inkberry Holly	3 gal.	30" o.c.	
72	IGS	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3 gal.	4' o.c.	

Groundcovers and Grasses

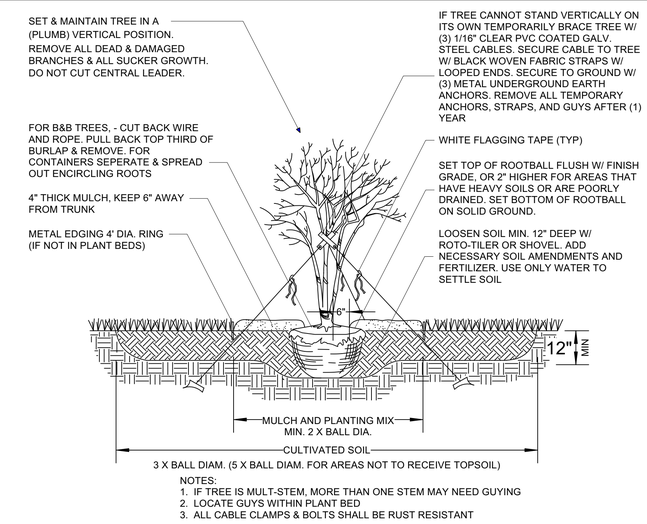
Qty.	Abbr.	Latin Name	Common Name	Size	Spacing	Remarks
Evergreen/Semi-Evergreen						
1291	ACO	Acorus gramineus 'Ogon'	Varigated Sweetflag	1 gal.	16" o.c.	
216	ARCG	Ajuga reptans 'Catlin's Giant'	Catlin's Giant Carpet Bugle	4" pot	18" o.c.	
174	COE	Carex oshimensis 'Everillo'	Everillo Sedge	1 gal.	18" o.c.	
303	DE	Dryopteris erythrosora	Autumn Fern	3 gal.	24" o.c.	
1311	HC	Hypericum calycinum	Aaronsbeard	1 gal.	24" o.c.	
1775	OJ	Ophiopogon japonicus	Mondo Grass	4" pot	16" o.c.	
1169	PT	Pachysandra terminalis	Japanese pachysandra	4" pot	18" o.c.	
Herbaceous						
95	ISC	Iris sibirica 'Caesar's Brother'	Caesar's Brother Iris	1 gal.	24" o.c.	
243	MC	Muhlenbergia capillaris	Pink Muhly Grass	3 gal.	4' o.c.	
312	SH	Sporobolus heterolepis	Prairie Dropseed	3 gal.	3' o.c.	
Turfgrass and Seed Mixes						
11382 sf	Sod	Palisade Zoysia				

1 PLANT SCHEDULE



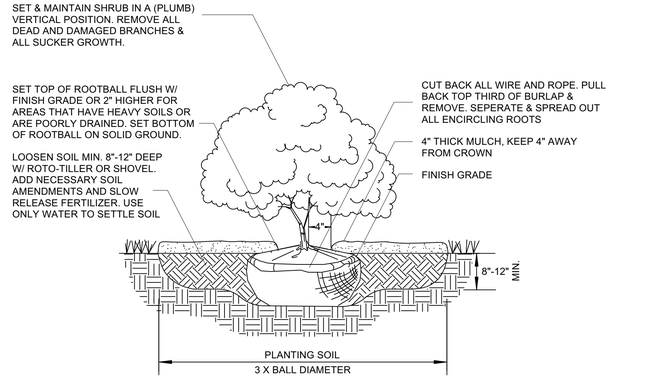
NOTES:
1. LOCATE GUYS WITHIN PLANT BEDS
2. ALL CABLE CLAMPS & BOLTS SHALL BE RUST RESISTANT
3. REMOVE ALL ANCHORS, STRAPS AND GUYS AFTER ONE (1) YEAR.

2 TREE PLANTING DETAIL
Scale: NTS

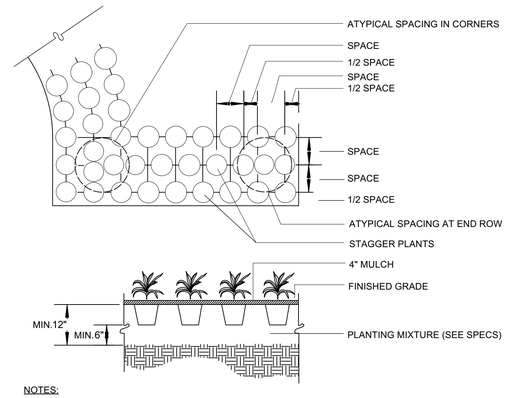


NOTES:
1. IF TREE IS MULT-STEM, MORE THAN ONE STEM MAY NEED GUYING
2. LOCATE GUYS WITHIN PLANT BED
3. ALL CABLE CLAMPS & BOLTS SHALL BE RUST RESISTANT

3 MULTI-STEM TREE PLANTING DETAIL
Scale: NTS



4 SHRUB PLANTING DETAIL
Scale: NTS



NOTES:

1. PLACE PLANTS IN BED AS SHOWN, SPACING AS SPECIFIED IN PLANT SCHEDULE.
2. GROUNDCOVER SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO STRAIGHT EDGES AND SHALL BE EVENLY SPACED IN ROWS PARALLEL TO CURVED EDGES.

5 GROUNDCOVER PLANTING DETAIL
Scale: NTS

1. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED ON THESE PLANS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING OR CONTINUING WORK.
4. THERE WILL BE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
5. SIZE OF PLANT MATERIALS SHALL CONFORM WITH THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK' FOR NUMBER ONE GRADE NURSERY STOCK AS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND AMERICAN NATIONAL STANDARDS INSTITUTE.
6. CONTRACTOR SHALL MEET WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK SO THAT THERE IS A CLEAR UNDERSTANDING OF PROJECT REQUIREMENTS. FAILURE TO DO SO JEOPARDIZES FINAL ACCEPTANCE OF WORK.
7. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
8. LANDSCAPE ARCHITECT TO INSPECT QUALITY OF PLANT MATERIAL UPON ARRIVAL AT JOB SITE AND LAYOUT OF HARDSCAPE ELEMENTS AND PLANT MATERIAL PRIOR TO INSTALLATION.
9. DOUBLE SHREDDED HARDWOOD MULCH TO BE INSTALLED TO A MINIMUM 3" THICKNESS. MULCH ALL DISTURBED AREAS NOT COVERED BY PAVEMENT OR SEEDING. SEE PLAN FOR OTHER MULCH MATERIALS REQUIRED.
10. PROTECT EXISTING TREES TO REMAIN FROM DAMAGE.
11. THIS PLAN IS SCHEMATIC AND, DUE TO THE NATURE OF CONSTRUCTION, SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT THIS PLAN.
12. SHAPE AND HEIGHT OF BERMS AS NOTED ON PLANS TO BE APPROVED BY LANDSCAPE ARCHITECT IN FIELD PRIOR TO PLANTING AND IRRIGATION CONSTRUCTION.

6 PLANTING NOTES

1. ALL NEW PLANTINGS RECEIVE FULL COVERAGE. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT'S REVIEW. SYSTEM TO INCLUDE RAIN SENSOR.
2. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE SURE THAT ALL EQUIPMENT CONFORMS TO REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION AND MAKE ALL NECESSARY APPLICATIONS AND OBTAIN APPROVALS.
3. DESIGN STATISTICS: 65 P.S.I. MAXIMUM. IF NEEDED DUE TO EXISTING LINE PRESSURE, INSTALL A REDUCTION VALVE. IN ADDITION, ZONES THAT OPERATE SPRAY SPRINKLERS AND MP ROTATOR SPRINKLERS SHOULD HAVE A PRESSURE REGULATING DEVICE ADDED TO THE ZONE CONTROL VALVE TO FURTHER REDUCE THE PRESSURE ON THESE ZONES TO 35-40 P.S.I.
4. ALL IRRIGATION HEADS THAT ARE LOCATED NEXT TO DRIVES AND ROADWAYS SHALL BE MOUNTED ON SWING JOINTS OR ON 200 P.S.I. RATED FLEXIBLE PIPE. POSITION HEADS A MINIMUM 3" FROM CURB OR PAVEMENT.
5. ADJUST ALL HEADS FOR COMPLETE COVERAGE WITH MINIMUM OVERSPRAY BEYOND LANDSCAPE AREAS.
6. WHERE NOT OTHERWISE INDICATED, HEADS IN LAWN AREAS SHALL BE 4" POP-UP AND SHRUB AND GROUNDCOVER AREAS SHALL BE DRIP IRRIGATED.
7. SYSTEM PIPE SHALL BE CLASS 160 P.V.C. SIZE OF MAIN PIPE IS AS NOTED ON PLANS. SIZE ALL OTHER PIPE AS FOLLOWS:
   0-17 G.P.M.: 1"
   18-28 G.P.M.: 1-1/4"
   29-35 G.P.M.: 1-1/2"
   36-62 G.P.M.: 2"
   63+ G.P.M.: 2-1/2"
8. WHERE POSSIBLE, COMBINE MAIN AND LATERAL PIPES IN SAME TRENCH.
9. ALL CONTROL WIRES SHALL BE 14 GAUGE.
10. CONTROLLER LOCATION AND MOUNTING TO BE APPROVED BY LANDSCAPE ARCHITECT. WHEN USED AS A MOUNT FOR THE CONTROL PANEL AND OTHER DEVICES, ALL LUMBER SHALL BE PRESSURE TREATED FOR GROUND CONTACT USE. ALL HARDWARE AND FASTENERS SHALL BE GALVANIZED.
11. WHEN A MUNICIPAL WATER SUPPLY IS USED FOR IRRIGATION, WATER METER AND CONNECTION TO MAIN SHALL BE PROVIDED BY PERTINENT WATER AUTHORITY. CONTRACTOR SHALL BEGIN HIS WORK AT THE METER. OWNER WILL ASSUME THE COST OF THE TAP TO MUNICIPAL WATER SUPPLY AND IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE METER.
12. IF SYSTEM IS CONNECTED TO POTABLE WATER SUPPLY, PROVIDE BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION. IF INSTALLED ABOVE GROUND, LOCATION OF DEVICE SHALL BE INCONSPICUOUS AND DEVICE SHALL BE PAINTED 'FLAT BLACK'.
13. ALL VALVE BOXES AND EQUIPMENT VAULTS SHALL BE LOCATED IN MULCH BEDS.

7 IRRIGATION NOTES

rigsby landscape architecture

PENDLETON SQUARE
PENDLETON STREET
GREENVILLE, SC

W. Clint Rigsby - Landscape Architect
21 Clarendon Avenue
Greenville, SC 29609

STATE OF SOUTH CAROLINA — Landscape Architect — No. 760 — WILLIAM C. RIGSBY, JR.

SOUTH CAROLINA — CERTIFICATE OF AUTHORIZATION — W. CLINT RIGSBY LANDSCAPE ARCHITECT, LLC — No. LAF 407

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DRAWING REVISIONS

NO.	DATE	DESCRIPTION

Project Manager	Drawn By
CR	JH
Date	Reviewed By
2026-03-24	CR

Project ID
0217

PRELIMINARY DRB LANDSCAPE SET

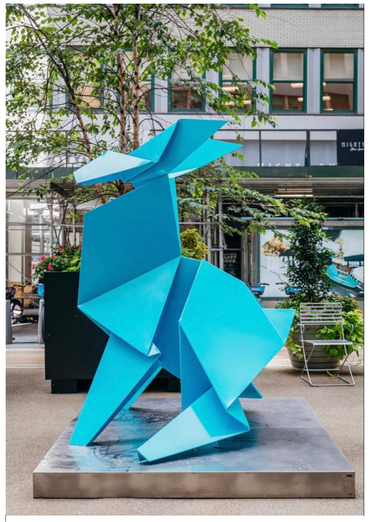
PLANTING SCHEDULE AND NOTES

L0-06



















rigsby landscape architecture

PENDLETON SQUARE

PENDLETON STREET
GREENVILLE, SC

W. Clint Rigsby - Landscape Architect
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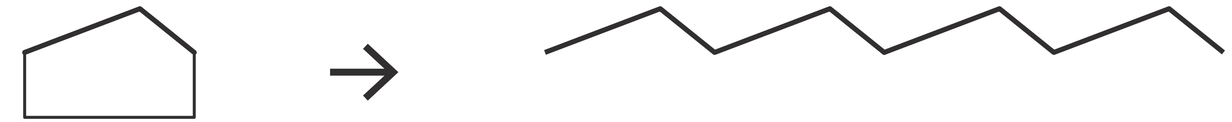
PRECEDENT IMAGERY

L0-07

Massing Strategy

The massing is inspired by the simple residential forms found throughout the Village, particularly the traditional mill homes and their use of the saltbox roof. The design begins with a straightforward townhome mass, which is then shaped by introducing a repeated roof form that reflects this local precedent. As the form develops, the mass is articulated to define individual units and create a rhythm along the street.

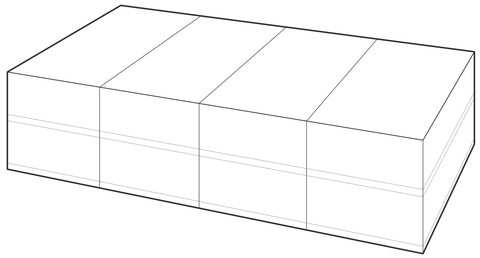
Elements such as the front porch are then introduced to further break down the scale and reinforce a residential character. The result is a cohesive massing approach that draws from the neighborhood while creating a clear and consistent architectural language.



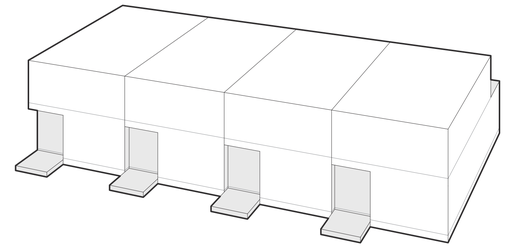
SALT BOX ROOF FORM

TOWNHOME ROOF FORM

MASSING DIAGRAMS



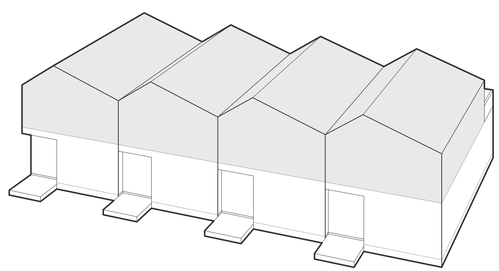
1. FOUR UNIT TOWNHOME MASS



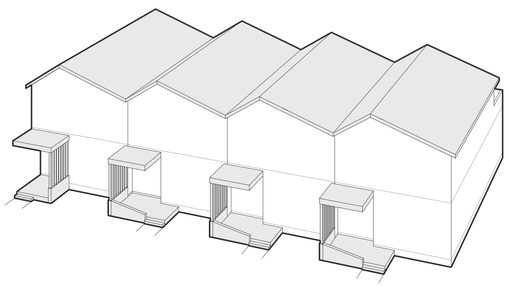
2. FACADE ARTICULATION & DEFINING THE FRONT PORCH



EXISTING MILL HOME W/ SALTBOX ROOF FORM



3. ROOF FORM MASSING



4. FRONT PORCH ROOF & FINAL MASSING



VIEW FROM ACROSS PENDLETON STREET - LOOKING TOWARDS ACADEMY STREET



VIEW FROM ACROSS PENDLETON STREET



VIEW FROM INTERNAL SIDEWALK - FRONT ELEVATION OF UNITS FACING REAR PROPERTY LINE



VIEW FROM SIDEWALK - LOOKING TOWARDS THE VILLAGE



VIEW FROM ACROSS PENDLETON STREET - LOOKING TOWARDS THE VILLAGE



VIEW FROM ACROSS PENDLETON STREET



EXTERIOR MATERIALS



BRK-1: Brick
Location: Foundation & Front Porch
Type: General Shale / Watsontown Brick - Light Grey W/C
Size: Modular
Pattern: Running Bond



FC-1: Fiber Cement Lap Siding
Location: All Exterior Walls
Size: 7-1/4" Exposure



R-1: Asphalt Shingle Roof
Location: Main Roof
Type: IKO Cambridge Architectural Shingle
Color: Charcoal Gray

EXTERIOR PAINT COLORS & STAINS

P-1: SW 9582 White Sand
Location: Base Wall Color & Corresponding Porch Fascia
Use: Lap Siding & Trim

P-2: SW 7647 Crushed Ice
Location: Base Wall Color, Corresponding Porch Fascia & Main Roof Fascia & Soffit
Use: Lap Siding & Trim

P-3: SW 9148 Smoky Azurite
Location: Front Wall Siding Panel
Use: Accent Panel Color

P-4: SW 6226 Languid Blue
Location: Front Wall Siding Panel
Use: Accent Panel Color

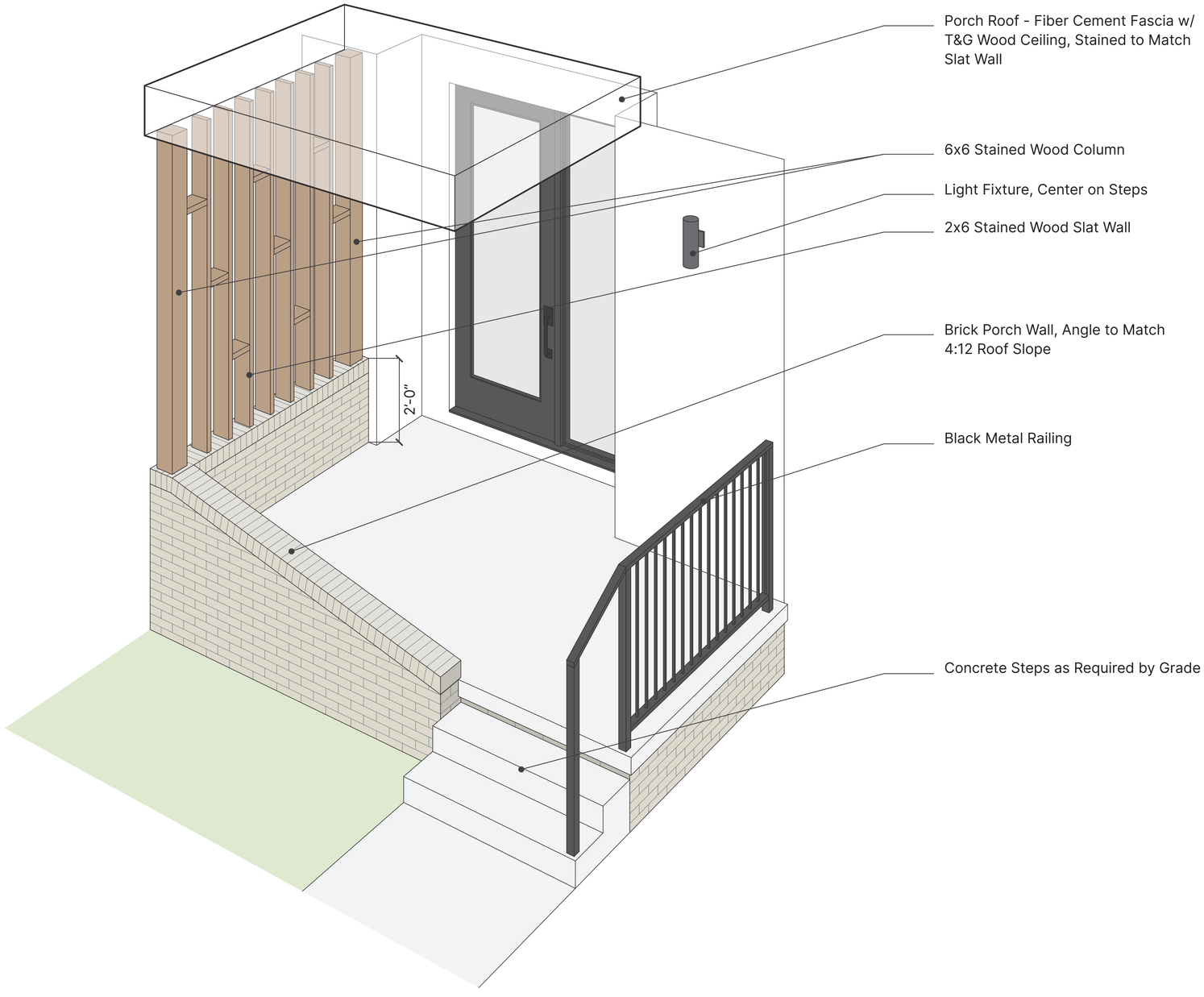
P-5: SW 6374 Torchlight
Location: Front Wall Siding Panel
Use: Accent Panel Color

P-6: SW 6687 Lantern Light
Location: Front Wall Siding Panel
Use: Accent Panel Color

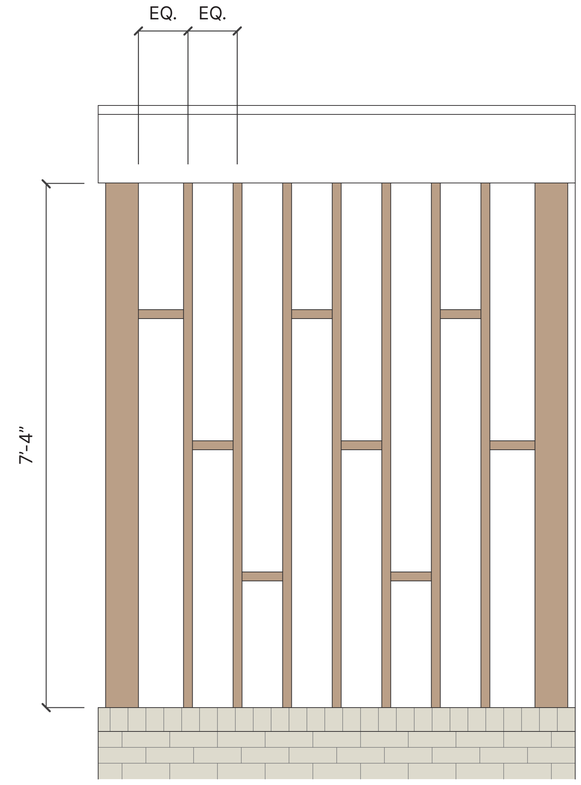
P-7: SW 6258 Tricorn Black
Location: Front Door & Balcony Door
Use: Exterior Door Color

S-1: SW 3522 Banyan Brown Stain
Location: Front Porch Slat Wall & Porch Ceiling
Use: Wood Stain

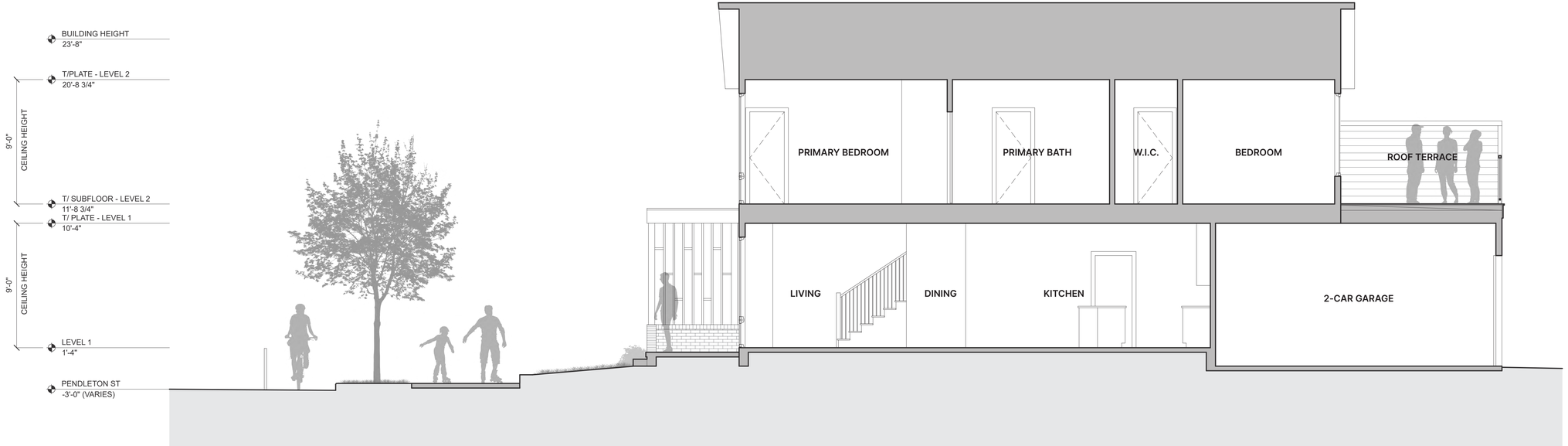
Windows - Aluminum Clad
Ext. Finish: Black
Brand: Pella or Approved Equal



1 FRONT PORCH AXON
SCALE: NTS



2 SLAT WALL DETAIL
SCALE: 1" = 1'-0"



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

Design Details:

Unit 1

Bedrooms:	3 Bedrooms / unit
Bathrooms:	2.5 Bathrooms / unit
Parking:	2-Car Garage / unit
Levels:	2 Story
Total Heated:	1,701 SF / unit
Total Gross*:	2,490 SF / unit
No. of Units:	4 units

Units 2 & 3

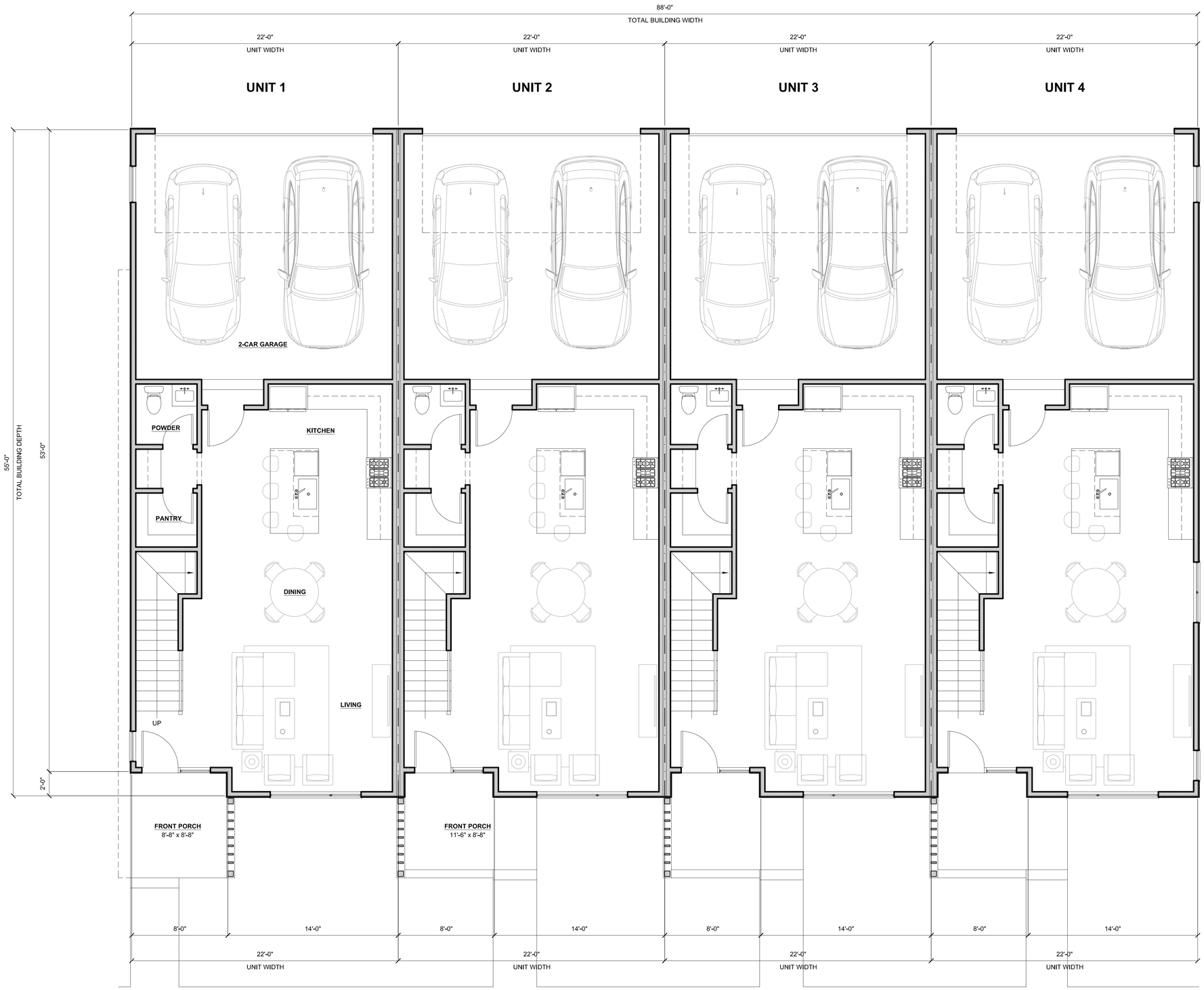
Bedrooms:	3 Bedrooms / unit
Bathrooms:	2.5 Bathrooms / unit
Parking:	2-Car Garage / unit
Levels:	2 Story
Total Heated:	1,645 SF / unit
Total Gross*:	2,452 SF / unit
No. of Units:	8 units

Unit 4

Bedrooms:	3 Bedrooms / unit
Bathrooms:	2.5 Bathrooms / unit
Parking:	2-Car Garage / unit
Levels:	2 Story
Total Heated:	1,653 SF / unit
Total Gross*:	2,463 SF / unit
No. of Units:	4 units

Total Units: **16 units**

*Gross area includes total heated, garage, front porch, and roof terrace.



TYP. BUILDING FLOOR PLAN - LEVEL 1
SCALE: 1/4" = 1'-0"

Design Details:

Unit 1

Bedrooms:	3 Bedrooms / unit
Bathrooms:	2.5 Bathrooms / unit
Parking:	2-Car Garage / unit
Levels:	2 Story
Total Heated:	1,701 SF / unit
Total Gross*:	2,490 SF / unit
No. of Units:	4 units

Units 2 & 3

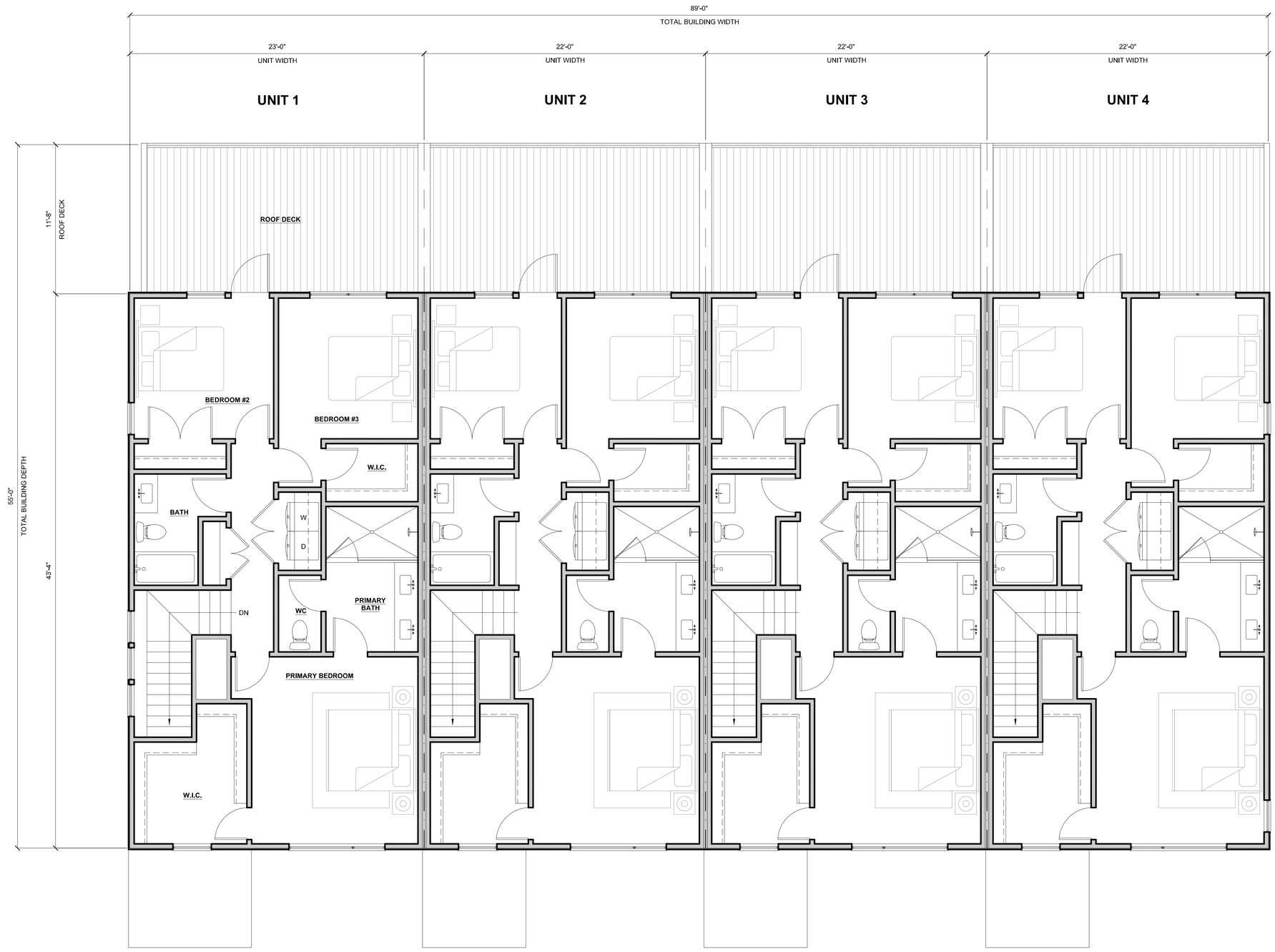
Bedrooms:	3 Bedrooms / unit
Bathrooms:	2.5 Bathrooms / unit
Parking:	2-Car Garage / unit
Levels:	2 Story
Total Heated:	1,645 SF / unit
Total Gross*:	2,452 SF / unit
No. of Units:	8 units

Unit 4

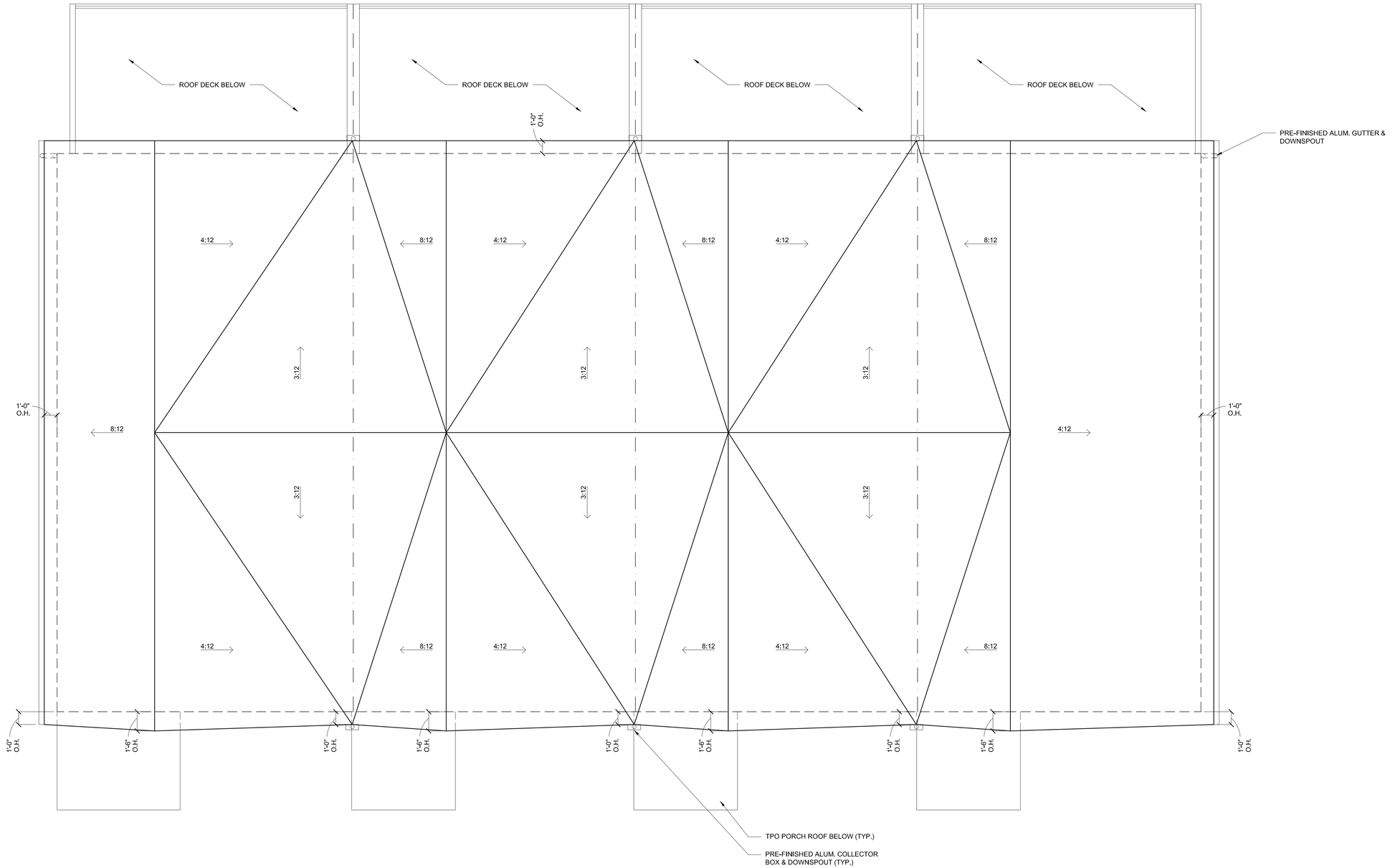
Bedrooms:	3 Bedrooms / unit
Bathrooms:	2.5 Bathrooms / unit
Parking:	2-Car Garage / unit
Levels:	2 Story
Total Heated:	1,653 SF / unit
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Total Units: 16 units

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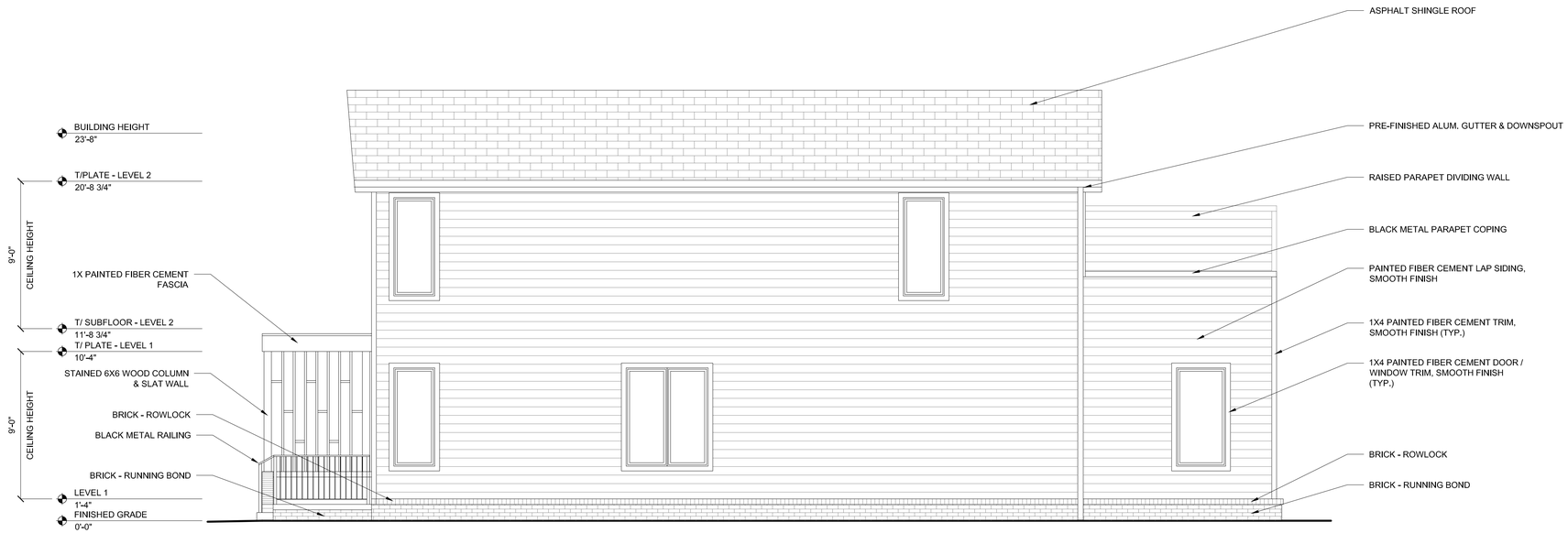
TYP. BUILDING FLOOR PLAN - LEVEL 2
SCALE: 1/4" = 1'-0"



TYP. BUILDING ROOF PLAN
SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATION - FRONT (PENDLETON ST / SOUTH)
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - SIDE (EAST)
SCALE: 1/4" = 1'-0"

TRANSPARENCY REQUIREMENTS

Greenville Development Code: 19-2.11.13

Location	Required	Provided
Ground Story - Primary	35%	51%
Ground Story - Side Street	30%	NA
Upper Story - Primary	20%	33%
Upper Story - Side Street	20%	NA

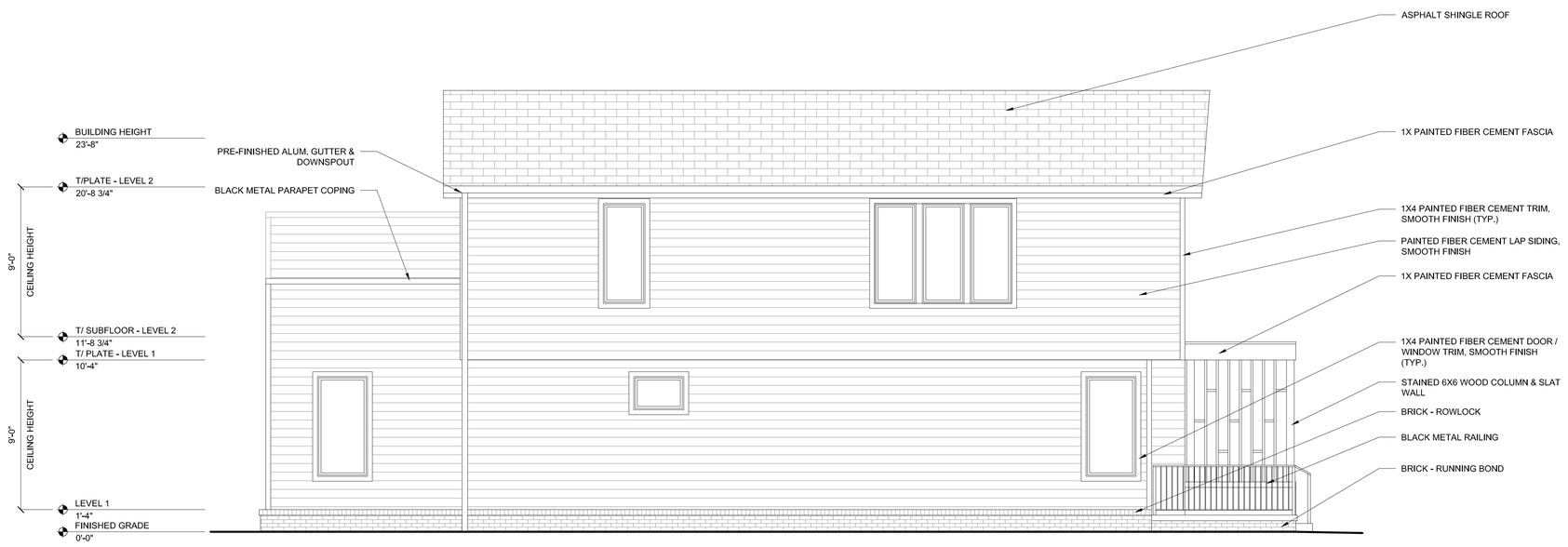
Greenville Development Code: 19-2.10.04 - NRO

Location	Required	Provided
Front	25%	41%
Rear	10%	21%
Side - Left	10%	11%
Side - Right	10%	10%



1 EXTERIOR ELEVATION - REAR (NORTH)

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



2 EXTERIOR ELEVATION - SIDE (WEST)

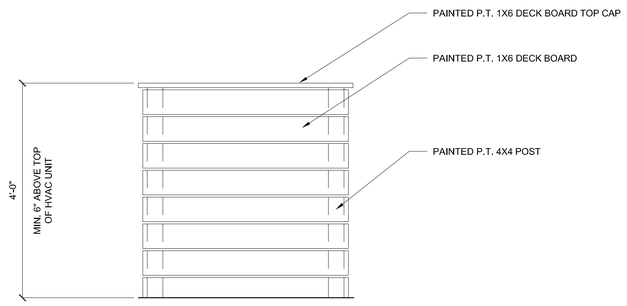
SCALE: 1/4" = 1'-0"



PENDLETON STREET

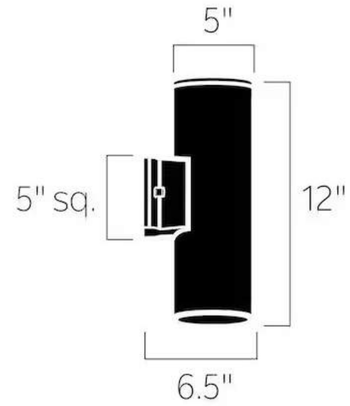
PROPOSED STREET SCAPE ELEVATION

SCALE: 1" = 20'



HVAC SCREEN
SCALE: 3/4" = 1'-0"





EXTERIOR LIGHT FIXTURE
Kichler Single Light 12" Tall Outdoor Hardwired Wall Cylinder Sconce w/ Integrated LED
Location: See Elevations
Size: 12" (H) x 5" (W)
Fixture Color / Finish: Textured Black