



DESIGN REVIEW BOARD

AGENDA

Regular Meeting
September 17th, 2026
4:00 PM

Meeting Location

The City of Greenville Design Review Board will hold an in-person Public Hearing for the following items on **Thursday, September 17th, 2026 at 4:00 PM** at the Greenville City Hall, 10th Floor Council Chambers, 206 S. Main Street. Those wishing to provide comment on an item may either provide written comment to staff or attend the in-person meeting.

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

<https://www.greenvillesc.gov/1694/Online-Meetings>

- 1. Call to Order**
- 2. Roll Call**
- 3. Welcome and Opening Remarks from the Chair**
- 4. Approval of the Minutes – June 18th, 2026 Public Meeting**
- 5. Call for Public Notice Affidavit from Applicants**
- 6. Acceptance of Agenda**
- 7. Conflict of Interest Statement**
- 8. Old Business**
 - A. CA 26-358**
Application by Caroline Dover for a Certificate of Appropriateness for a New Single-Family House at 8 South Memminger Street
- 9. New Business (public comment)**
 - B. CA 26-601**
Application by Antonio Inojal for a Certificate of Appropriateness for a New Potable Water Booster Pumping Station at 300 Birnie Street
 - C. Z-18-2026**
Adopt new Downtown Design Guidelines prepared by Cooper Carry to replace 2017 Downtown Design Guidelines
- 10. Other Business**
 - A. Staff Update**
- 11. Advice and Comment (no public comment)**
 - A. None**

12. Informal Review (no public comment)

A. None

13. Adjournment

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

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

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

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

Procedure for Public Comment during Meeting

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



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 6 S. Memminger St. Greenville, SC, 29601

*TAX MAP #(S) 000000000101

*ZONING CLASSIFICATION MX-2

*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: SED

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

DESCRIPTION OF REQUEST

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

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

The project is a single-family residence, intended for development and eventual sale. The house has 3 bedroom 4 bathrooms, with flexible living spaces, a two car garage, and accessible roof deck. The house is built along an alley.
The project follows the MX-2 Development Code: The building is built within the 0-10' primary street build to zone, and has a width of more than 75% of the lot. The structure is two stories and achieves more than 35% transparency.
The project further adheres to the Downtown Design Guidelines, namely by stepping back at the upper level to respect the existing context, using high quality contextual materials (e.g. brick), and responding to the human scale.
This is all detailed further in the attached drawings.

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 it 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	<i>S. Caroline Doner</i>
Date	April 6, 2026
Property Owner/Authorized Agent	<i>S. Caroline Doner</i>
Date	April 6, 2026
Public Hearing information	
Public Hearing signs	

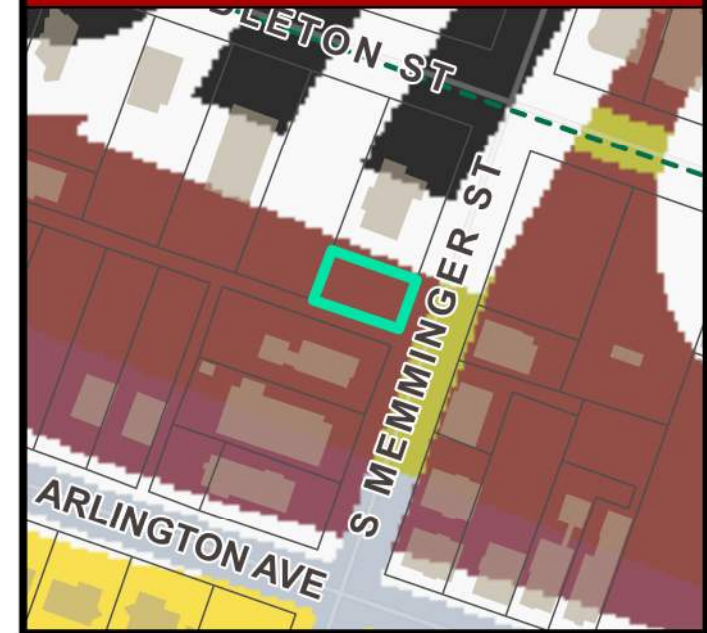
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



Single-Family Residence
8 S. Memminger Street

CA - Public Upload
September 2nd 2026

Design Review Board Meeting: September 17th, 2026

Prepared by Introduce Studio & Drawings
for Caroline & Scott Dover

Project Introduction



The currently empty 3,800 sqft lot is zoned MX-2 and is located at 8 S. Memminger St., along a public alley.

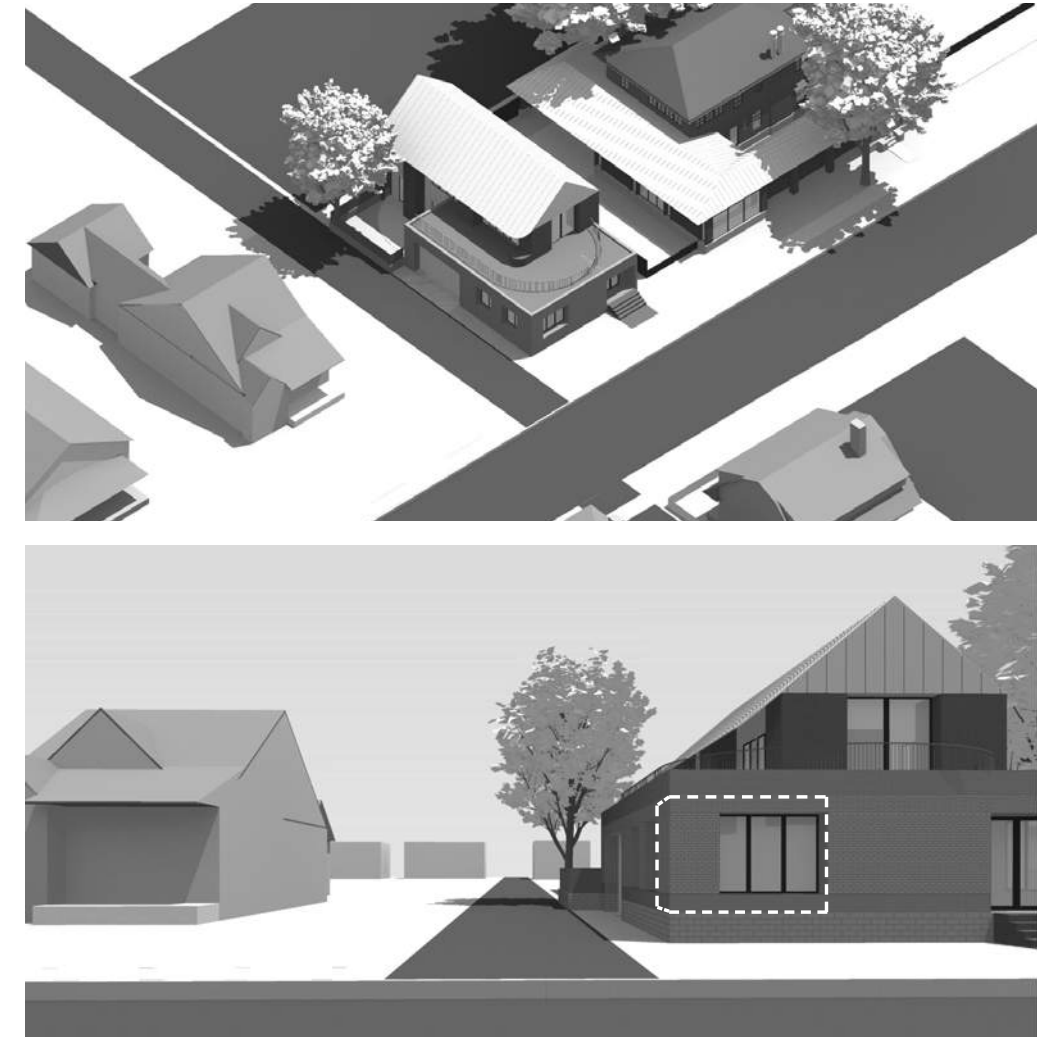
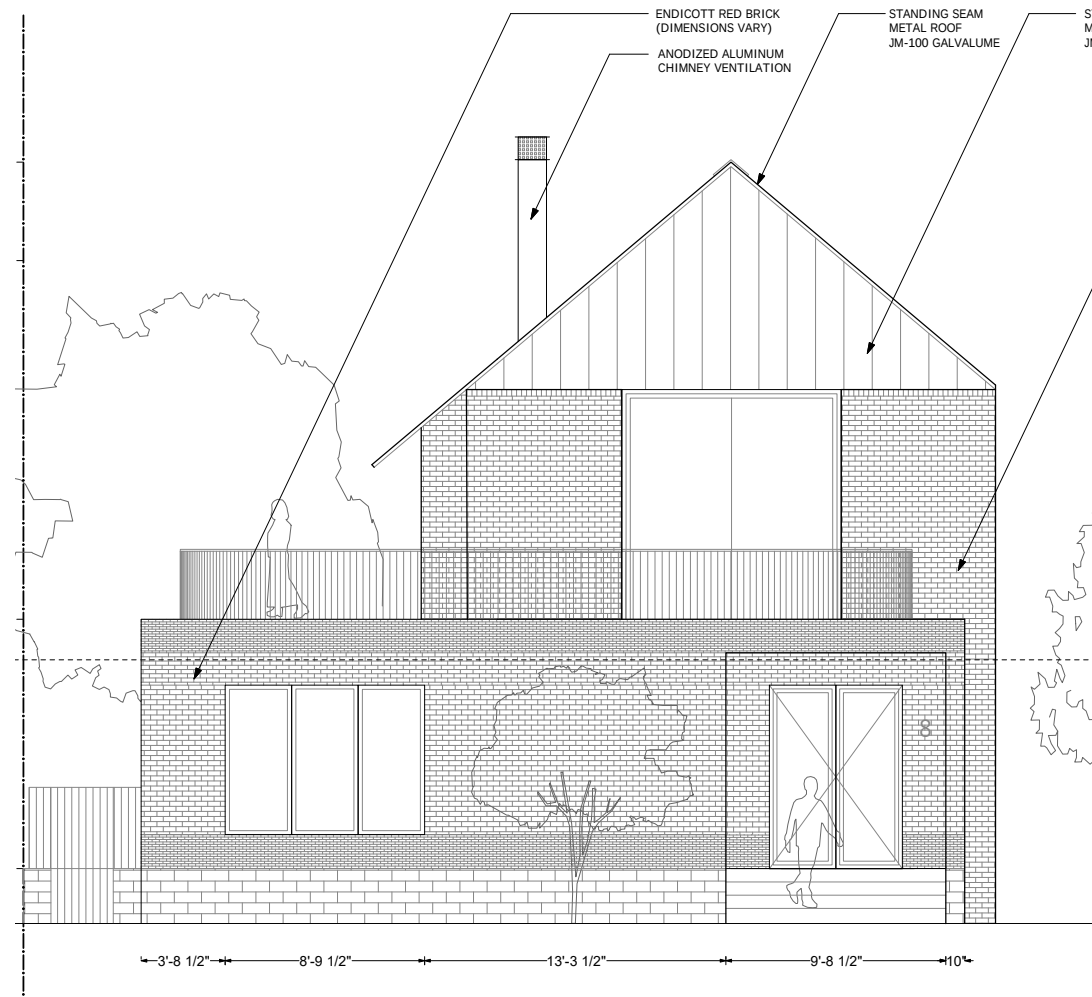
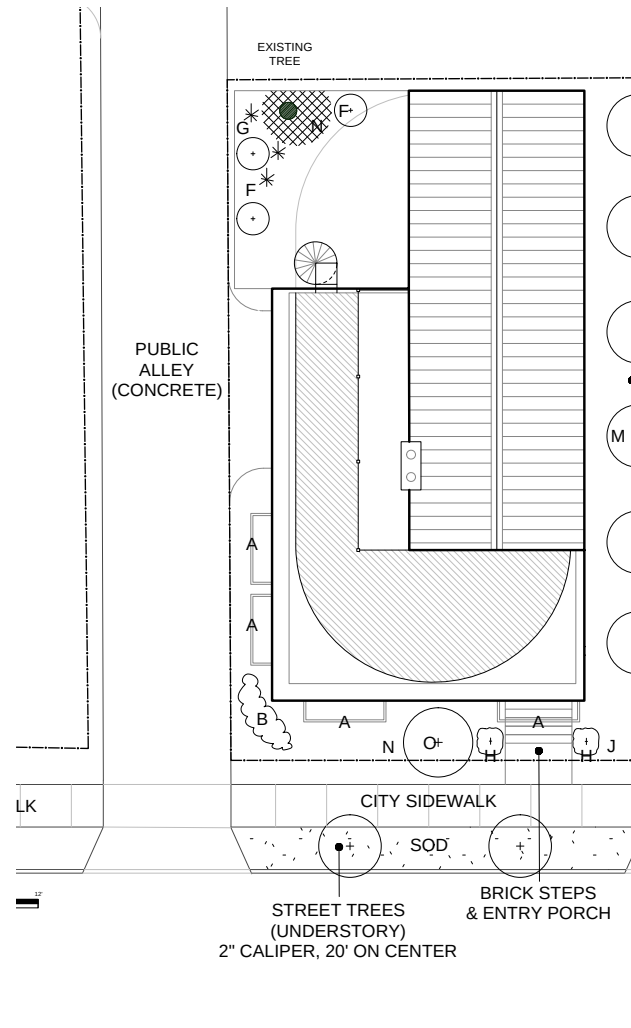
This presentation is prepared for the September 17th Design Review Board Meeting, to request a Certificate of Appropriateness. This proposal outlines a new single-family residence planned for 8 S. Memminger St.* The site is zoned MX-2 and falls within the Downtown Design Guidelines overlay.

This application is distinct from that at 6 S Memminger St. (previously presented to the PPM and DRB). However, the two projects are co-owned and will be co-developed, each forming an important part of the context of the other.

The proposed single-family residence at 8 S. Memminger St. is approximately 2,500 square feet (occupiable conditioned space), spread over two levels. The lower level fulfills the build-to requirements of MX-2 and contributes to the urbanization of Pendleton St. The upper level is set back, forming as a transition to the residential zoning further down S Memminger St. The following pages outline the scheme in detail.

*This address was formerly registered as 701 Pendleton St. The current lot was created in June 2024.

Previous Design as presented to the DRB on May 21st 2026



Among other points, the DRB raised concerns about the setbacks required by the development code and questioned the facade openings and material composition.

Development Code Context

RN-B



Neighboring lots (across the street and alley) are zoned RN-B.

MX-2

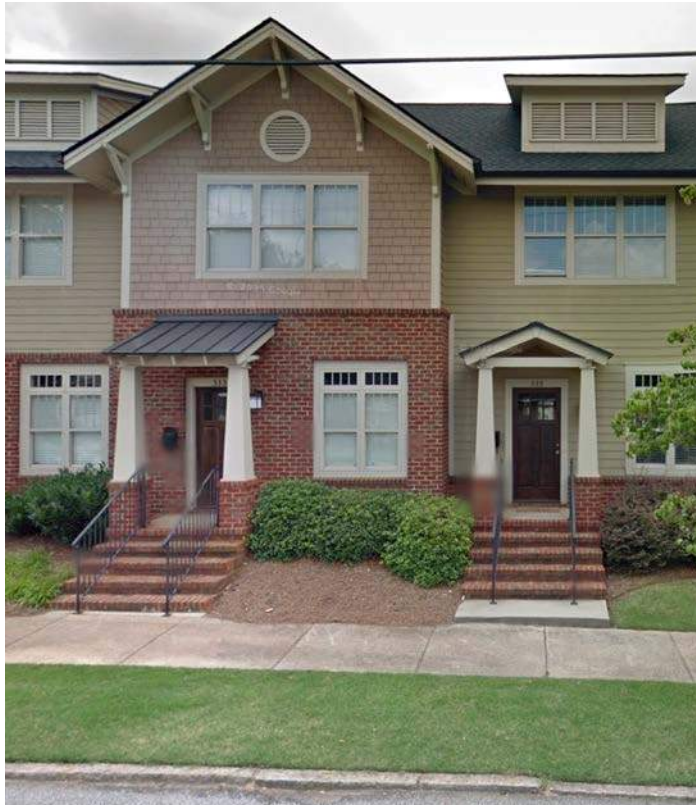


8 S. Memminger St. and all immediately adjacent lots are zoned MX-2.



Single-Family Residence - 8 S. Memminger St.

Residential Context (zoned RN-B) within one block



'Town homes at Pendleton West' S. Memminger St & Arlington Ave (less than one block away)



302 - 308 Arlington Ave. (one block away)



322 Arlington Ave (one block away)



13 Mallard St. (one block away)



7 S. Memminger (across the street)



9 S. Memminger (directly across the street)

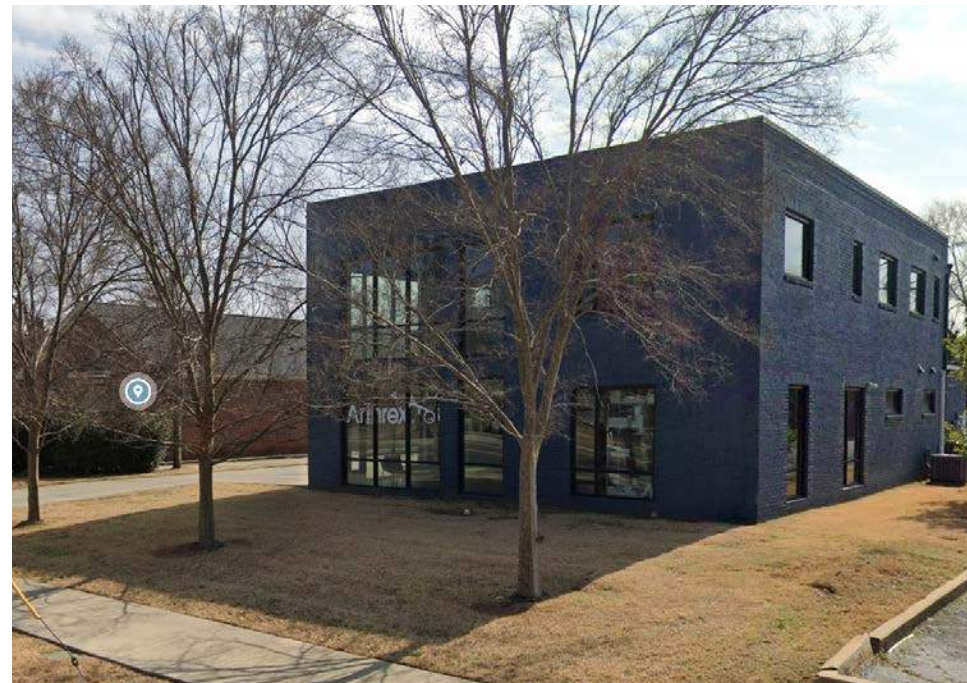
PRI 2.1 Surrounding context should include all buildings located within one block of the proposed development.

Single-Family Residence - 8 S. Memminger St.

Mixed Use Context (zoned MX-2) within one block



611 Pendleton St. (less than one block away)



713 Pendleton St. (less than one block away)



12 S. Calhoun St. (one block away)



Planned for Pendleton St. & Mallard (one block away)

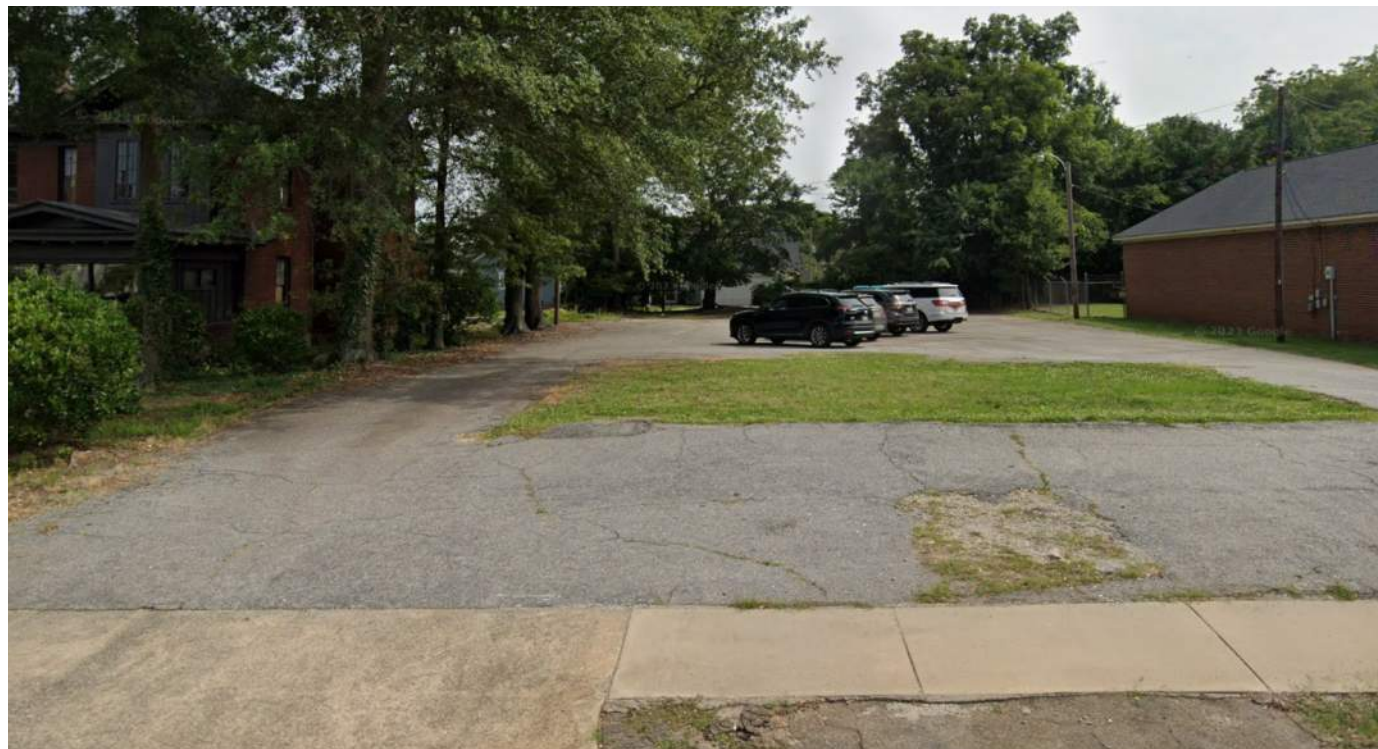
PRI 2.1 Surrounding context should include all buildings located within one block of the proposed development.

Single-Family Residence - 8 S. Memminger St.

Mixed Use Context (zoned MX-2) within one block



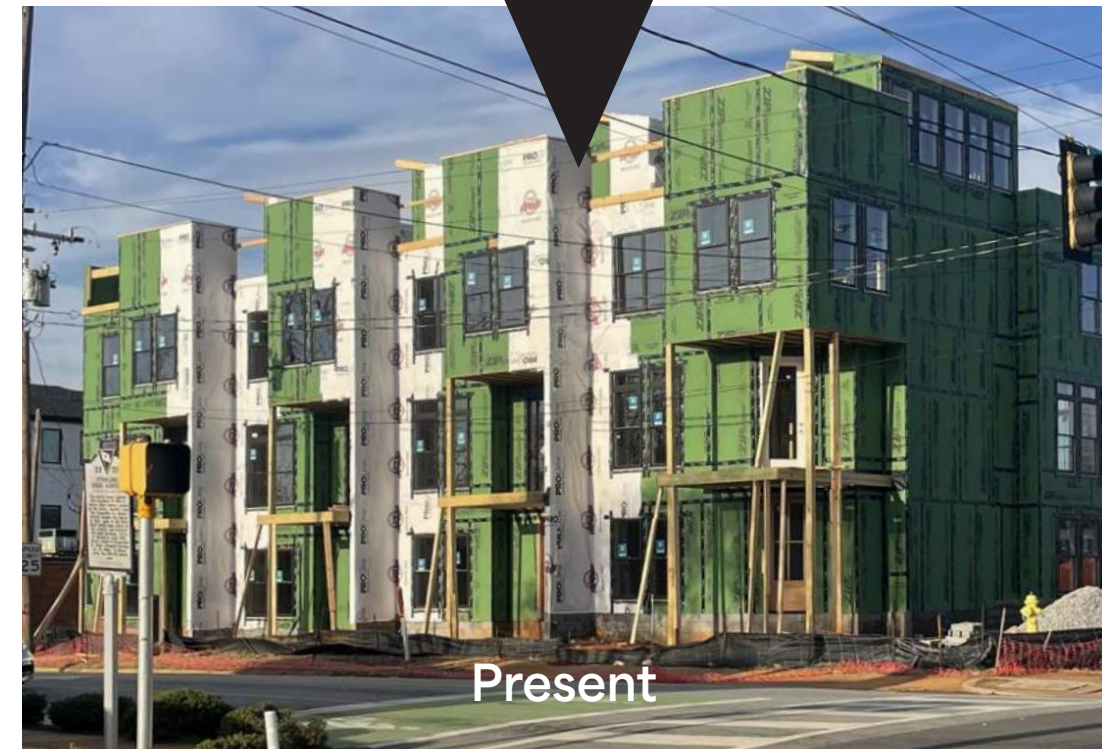
615 Pendleton St. (directly across the street)



705 Pendleton St. (neighboring to the North)



801 Pendleton St.



Example of development in MX-2,
at the corner of Pendleton & Calhoun (one block away)

Surrounding Context

Highlighting properties shown on the previous pages



Single-Family Residence - 8 S. Memminger St.

Surrounding Context & Zoning

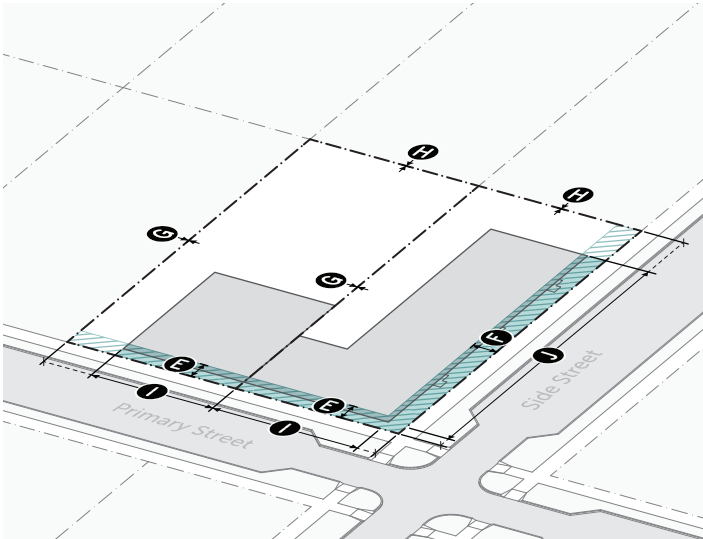
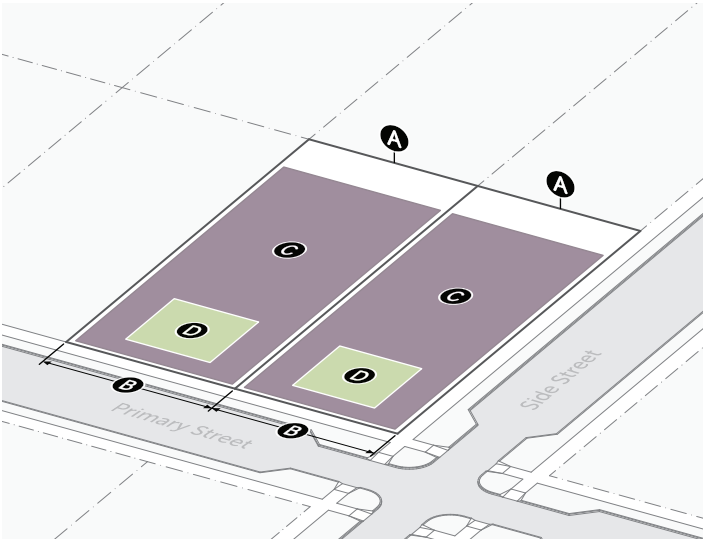


Single-Family Residence - 8 S. Memminger St.

19-2.5.2. **MX-2** MIXED USE 2

MX-2

A. **SITE**



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	15'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
D Outdoor amenity space (min)	10%

3. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min/max)	0' / 10'
F Side street lot line (min/max)	0' / 10'
G Side lot line (min)	0'
H Rear lot line (min)	0'
I Alley lot line (min)	5'

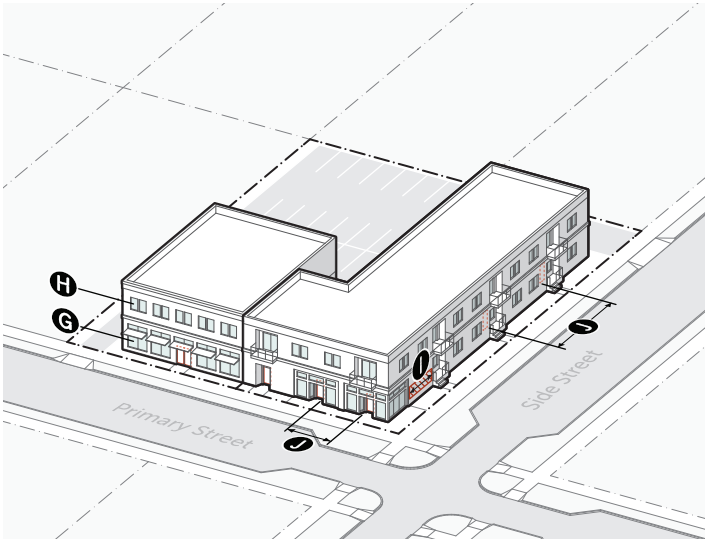
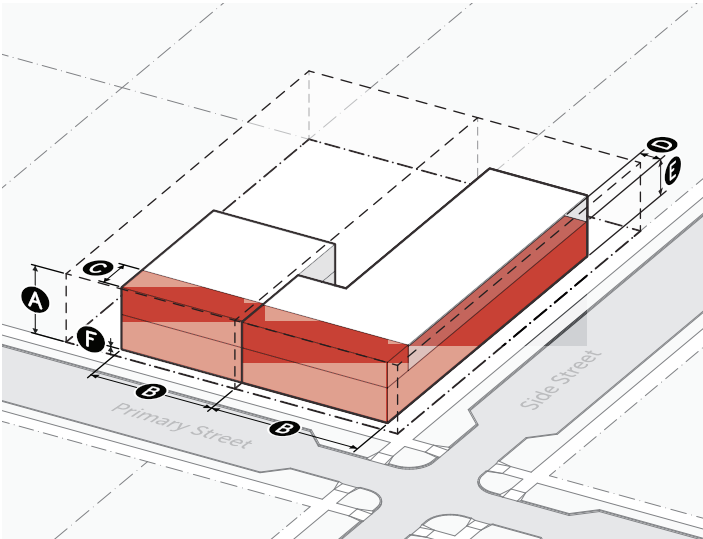
4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A

5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
I Primary street	75%
J Side street	45%

6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	20'
Side street (min)	5'

7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type F 8'

B. **BUILDING**



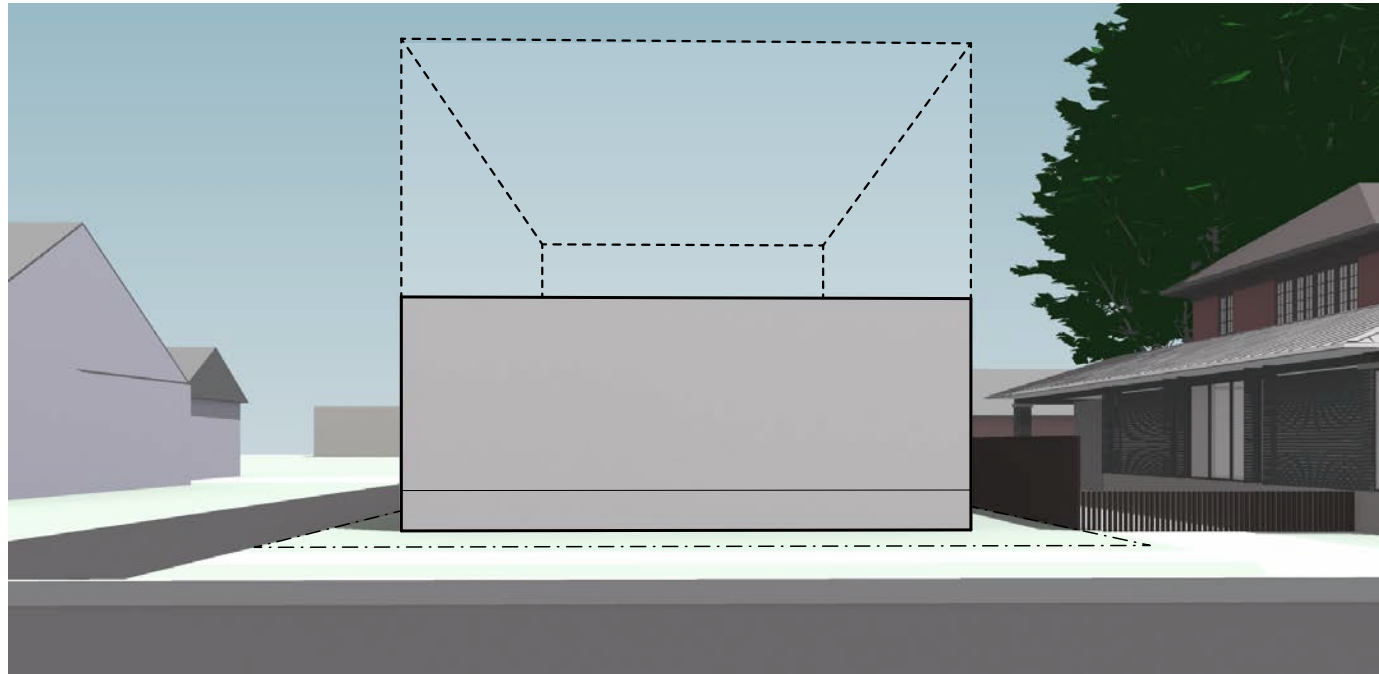
1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet)	
Base	2 / 30'
Bonus	4 / 54'

2. MASSING	Sec. 2.11.11.
B Building width (max)	275'
Active depth (min)	
C Primary street	15'
D Side street	9'

3. GROUND STORY	Sec. 2.11.12.
E Story height (min)	
Residential	10'
Nonresidential	14'
F Finish floor elevation (min/max)	
Residential	2' / 5'
Nonresidential	-2' / 2'

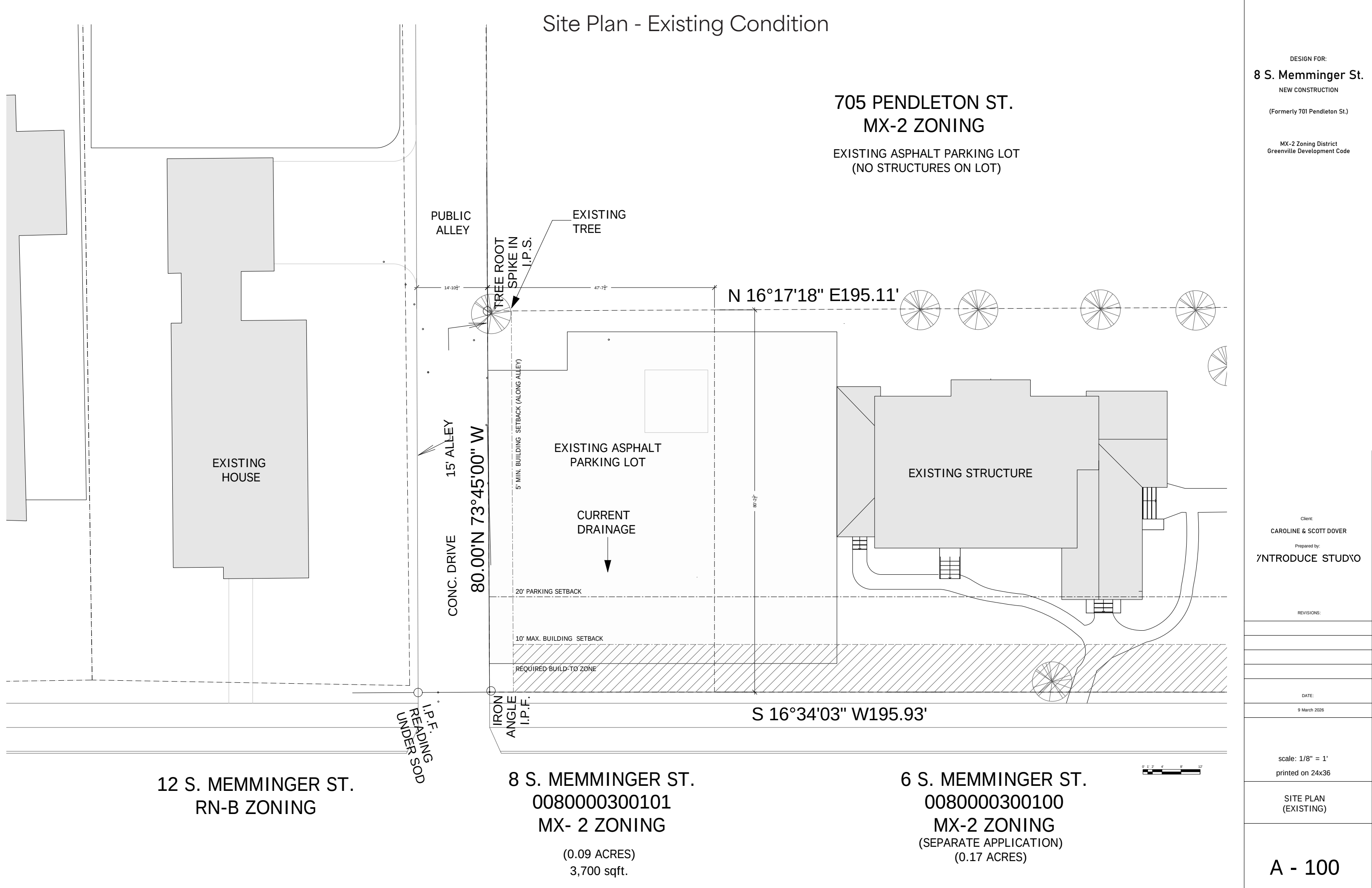
4. TRANSPARENCY	Sec. 2.11.13.	
G Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
H Upper story (min)	20%	20%
I Blank wall width (max)	15'	25'
5. ENTRANCES	Sec. 2.11.14.	
J Street-facing entry spacing (max)	40'	60'
Entry feature	Yes	Yes

3D Sketch of MX-2 Requirements & Rights



This illustrates the minimum required 35' wide build-to width, at the minimum required story height for MX-2.

Site Plan - Existing Condition



DESIGN FOR:
8 S. Memminger St.
NEW CONSTRUCTION

(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code

Client:
CAROLINE & SCOTT DOVER

Prepared by:
INTRODUCE STUDIO

REVISIONS:

DATE:
9 March 2026

scale: 1/8" = 1'
printed on 24x36

SITE PLAN
(EXISTING)

Site Plan - Proposal

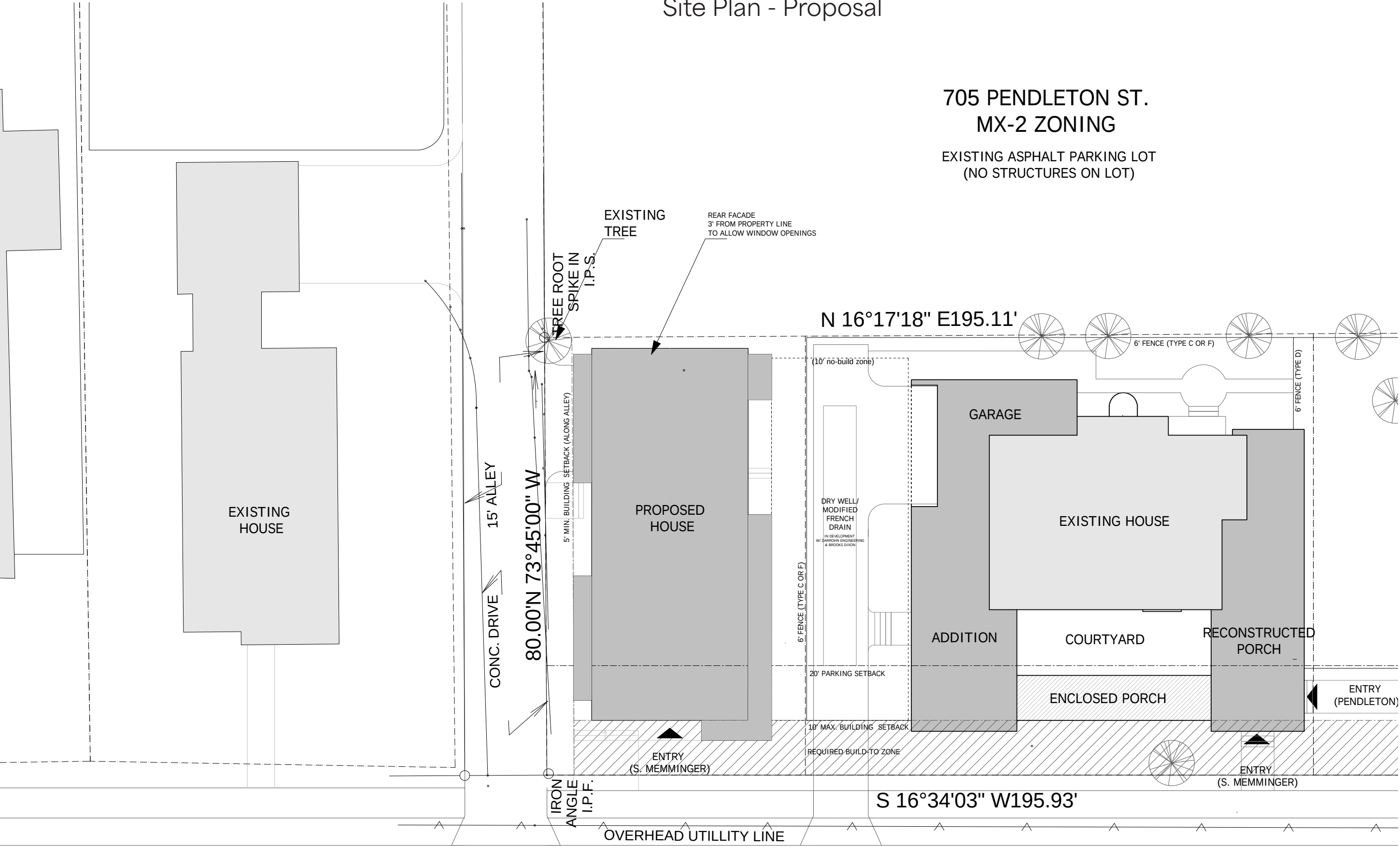
705 PENDLETON ST.
MX-2 ZONING

EXISTING ASPHALT PARKING LOT
(NO STRUCTURES ON LOT)

DESIGN FOR:
8 S. Memminger St.
NEW CONSTRUCTION

(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code



12 S. MEMMINGER ST.
RN-B ZONING

8 S. MEMMINGER ST.
0080000300101
MX- 2 ZONING
(0.09 ACRES)
3,700 sqft.

6 S. MEMMINGER ST.
0080000300100
MX-2 ZONING

(SEPARATE APPLICATION)

Client:
CAROLINE & SCOTT DOVER

Prepared by:
7NTR0DUCE STUDY0

REVISIONS:

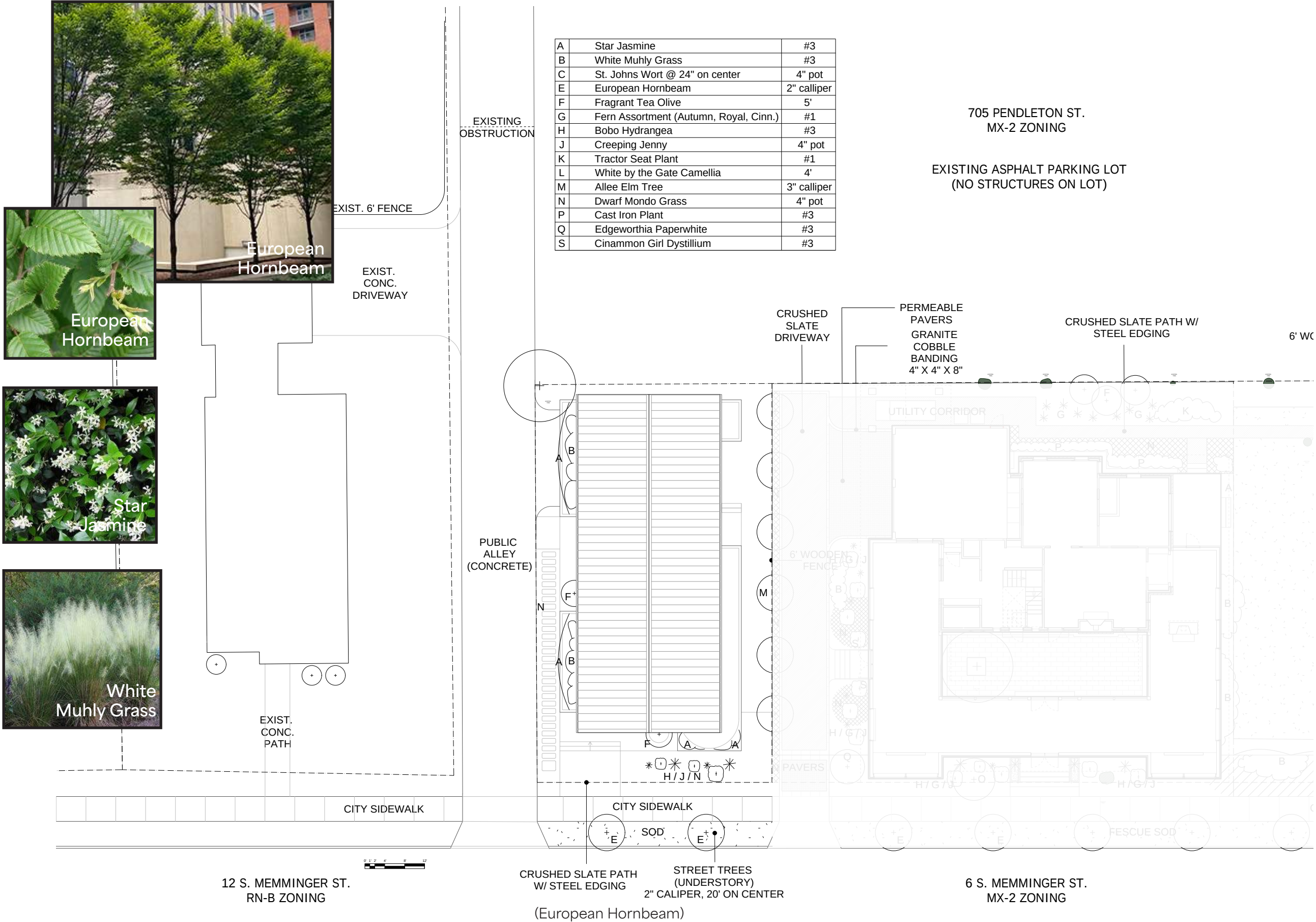
NO.	DESCRIPTION	DATE

DATE:
19 August 2026

scale: 1/8" = 1'
printed on 24x36

SITE PLAN
(PROPOSED)

Landscape Plan



DESIGN FOR:
8 S. Memminger St.
NEW CONSTRUCTION

(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code

Client:
CAROLINE & SCOTT DOVER

Prepared with:
LANDSCAPE PERCEPTIONS

REVISIONS:

DATE:
21 August 2026

scale: 1/8" = 1'
printed on 24x36

LANDSCAPE PLAN

L - 100

NOT FOR CONSTRUCTION
DO NOT SCALE DRAWINGS

Landscape Plan - Species Images



A - Star Jasmine



B - White Muhly Grass



C - St. John's Wort



J - Creeping Jenny



X - European Hornbeam



F - Fragrant Tea Olive



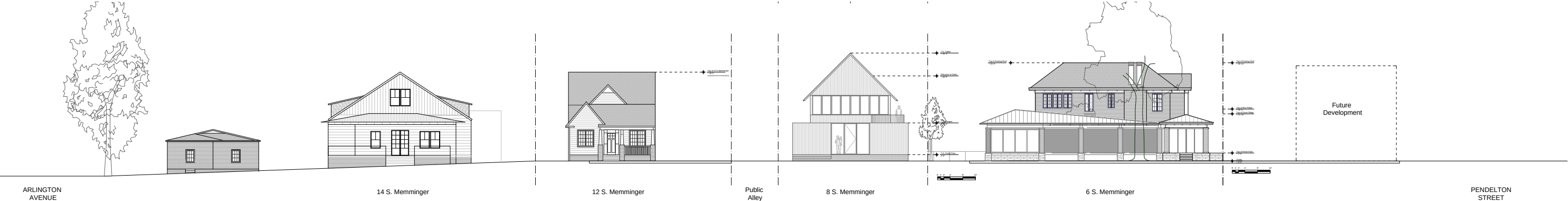
G - Autumn Fern



H - Bobo Hydrangea

Further species are under consideration and will be presented in detail to the Design Review Board.

Urban Massing & Street Elevation



Single-Family Residence - 8 S. Memminger St.

MX-2 Zoning District
Greenville Development Code

REVISIONS:

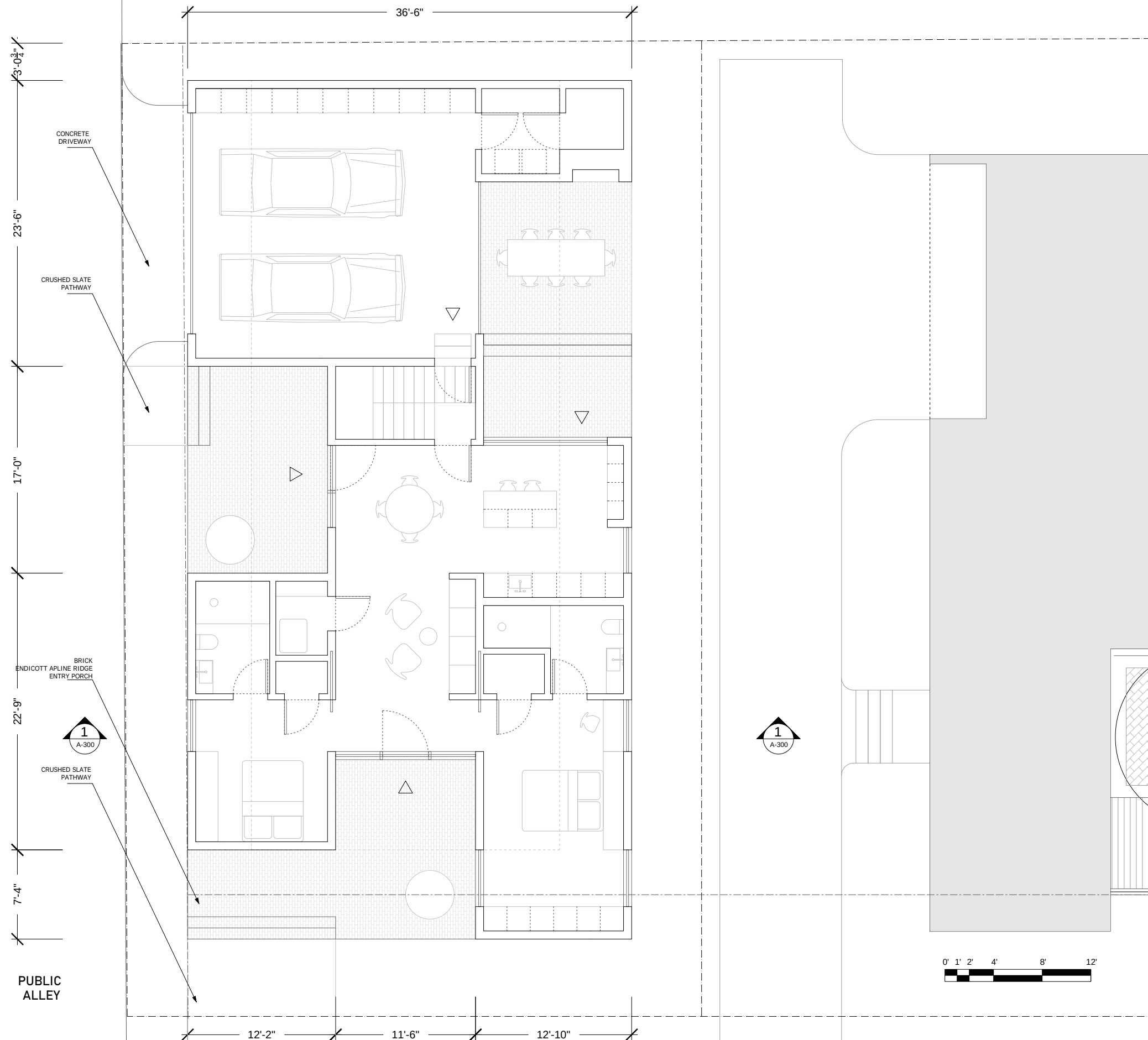
DATE:
21 August 202

scale: 1/4" = 1'
printed on 24x36

FIRST FLOOR PLAN

A - 103

NOT FOR CONSTRUCTION
DO NOT SCALE DRAWINGS



MX-2 Zoning District
Greenville Development Code

REVISIONS:

DATE _____

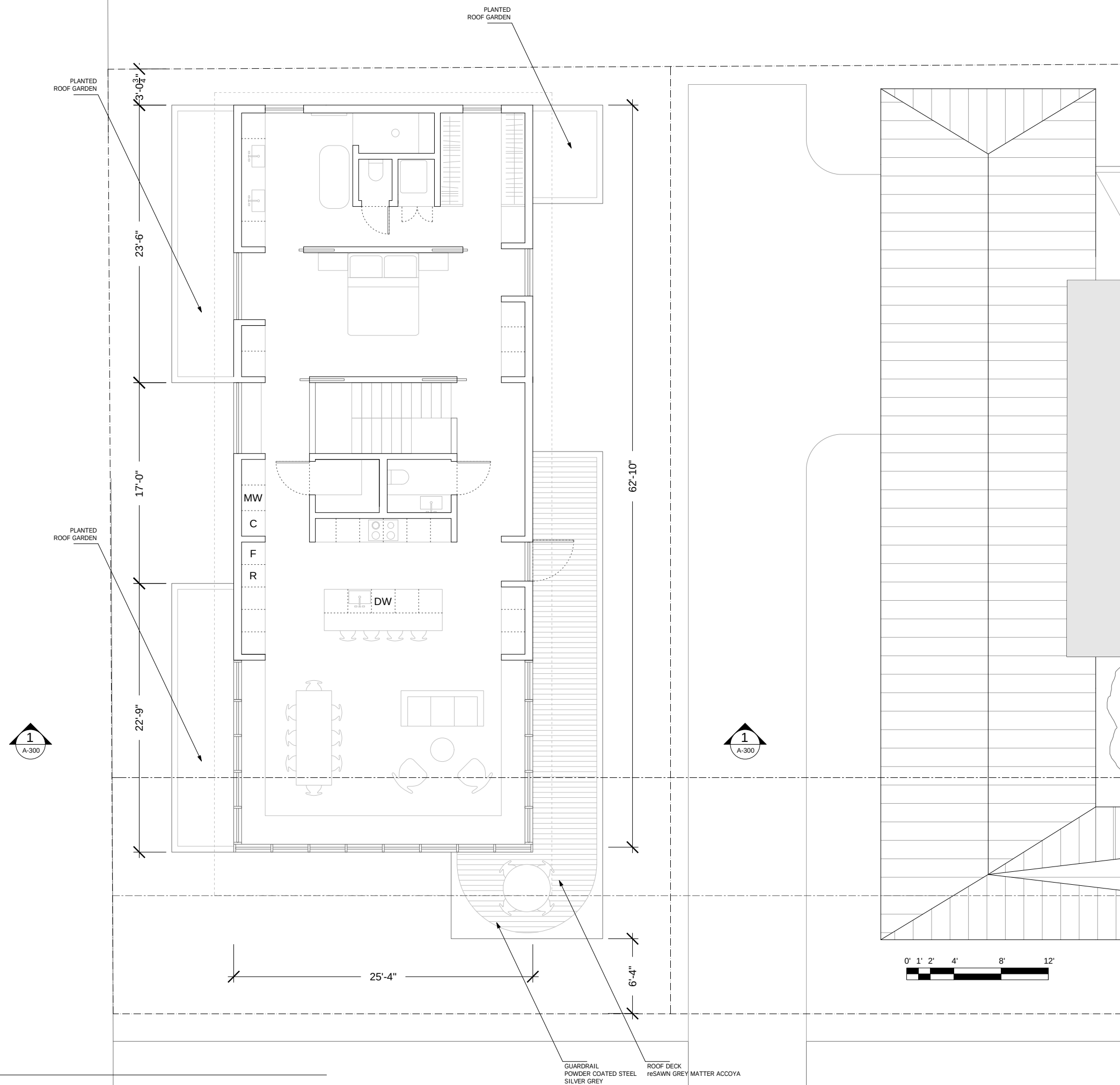
21 August 2026

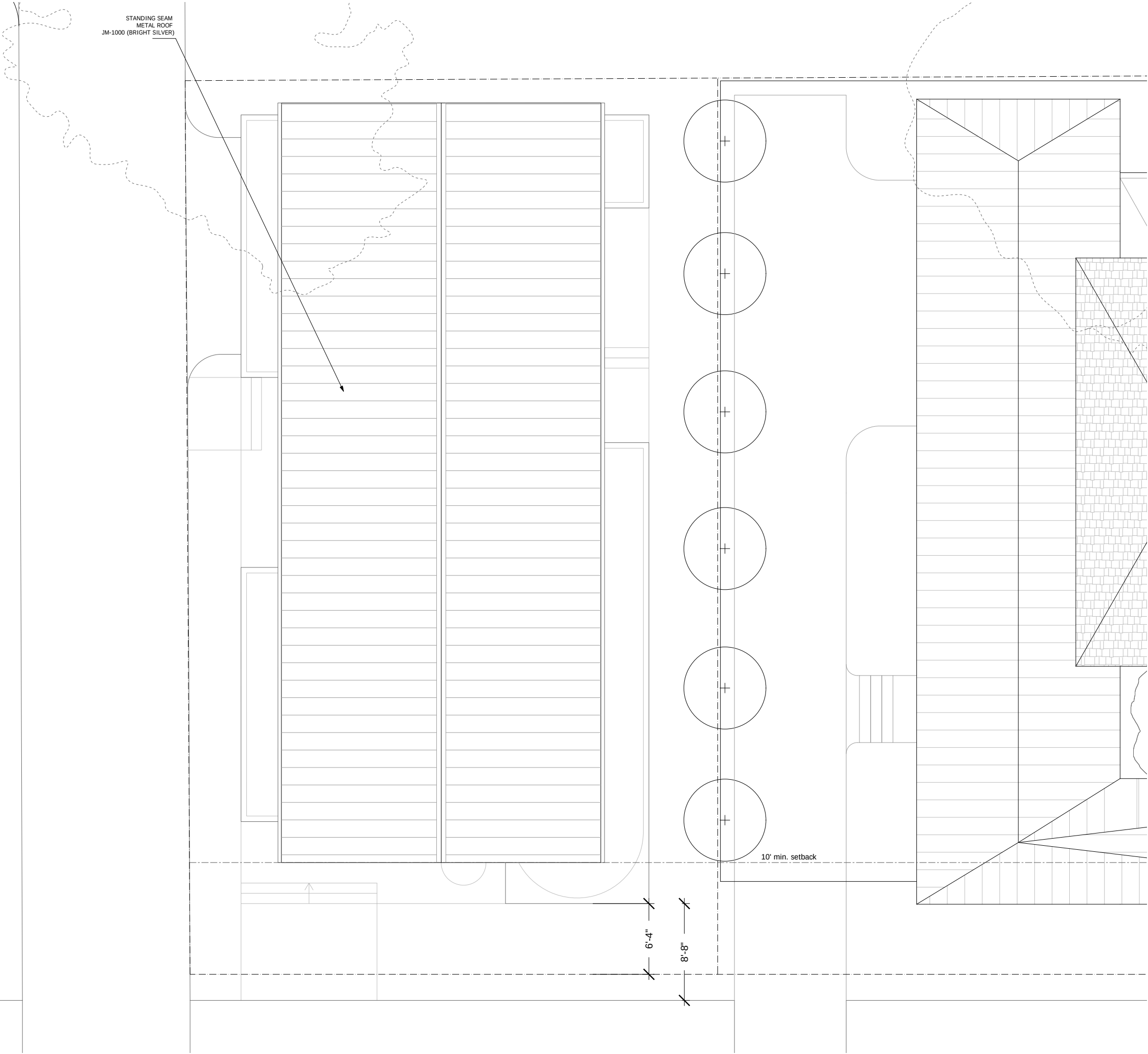
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printed on 24x36

SECOND FLOOR PLAN

A - 104

NOT FOR CONSTRUCTION
DO NOT SCALE DRAWINGS





DESIGN FOR:
8 S. Memminger St.
NEW CONSTRUCTION

(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code

Client:
CAROLINE & SCOTT DOVER

Prepared by:
INTRODUCE STUDIO

REVISIONS:

DATE:

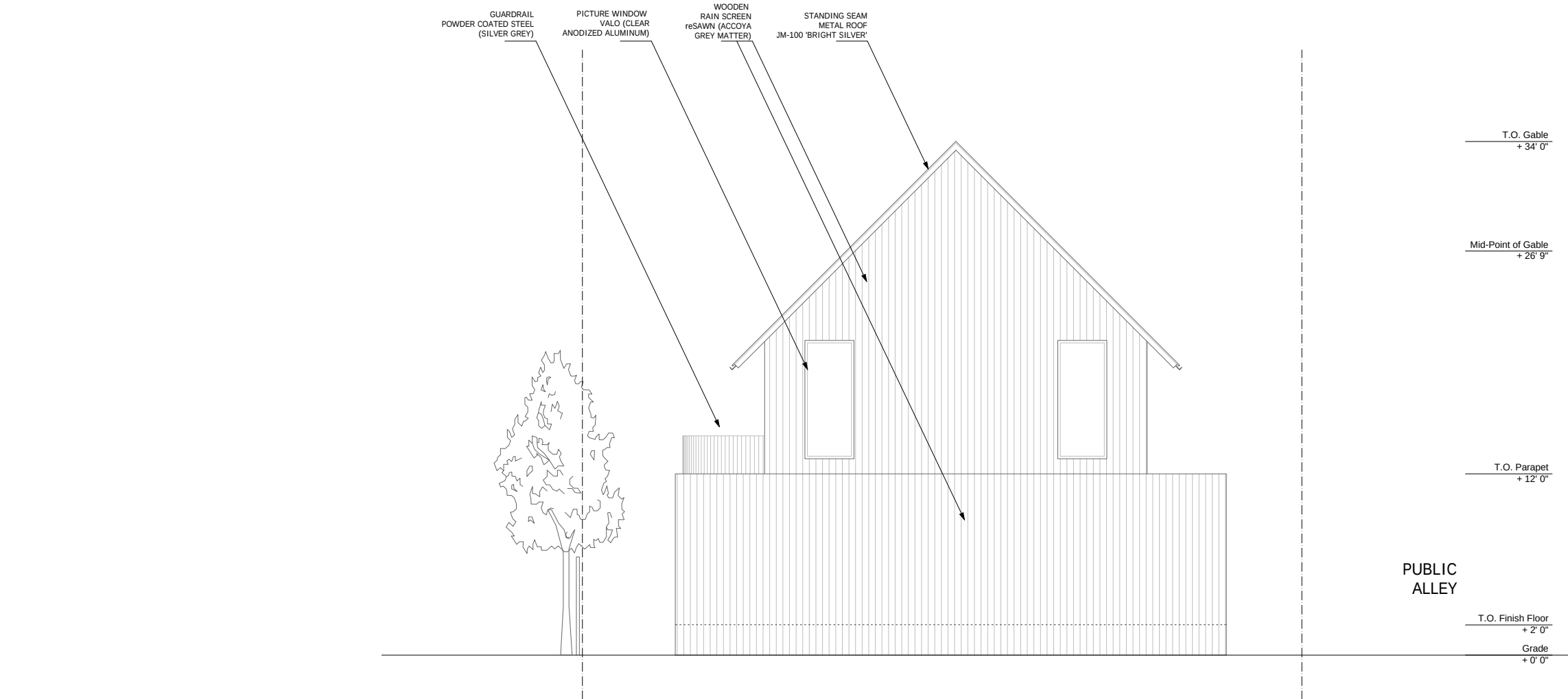
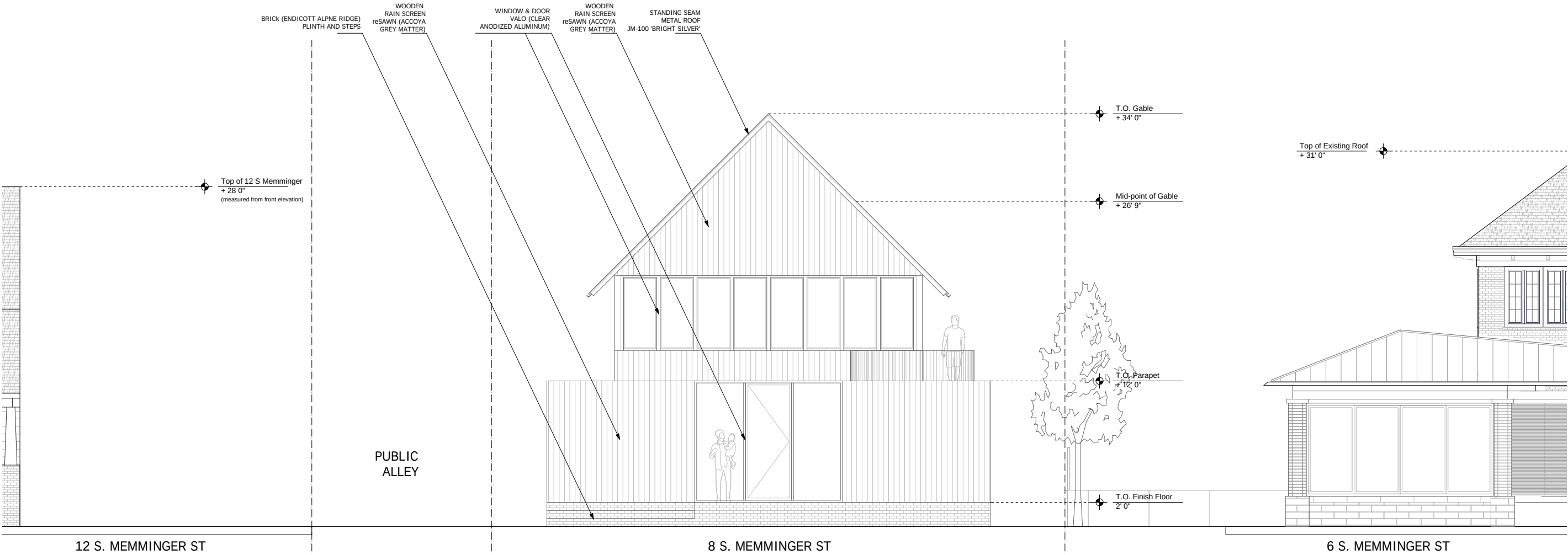
19 AUGUST 2026

scale: 1/4" = 1'
printed on 24x36

ROOF PLAN

A - 105

NOT FOR CONSTRUCTION
DO NOT SCALE DRAWINGS



DESIGN FOR:
8 S. Memminger St.
NEW CONSTRUCTION

(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code

Client:
CAROLINE & SCOTT DOVER

Prepared by:
INTRODUCE STUDIO

REVISIONS:

DATE:

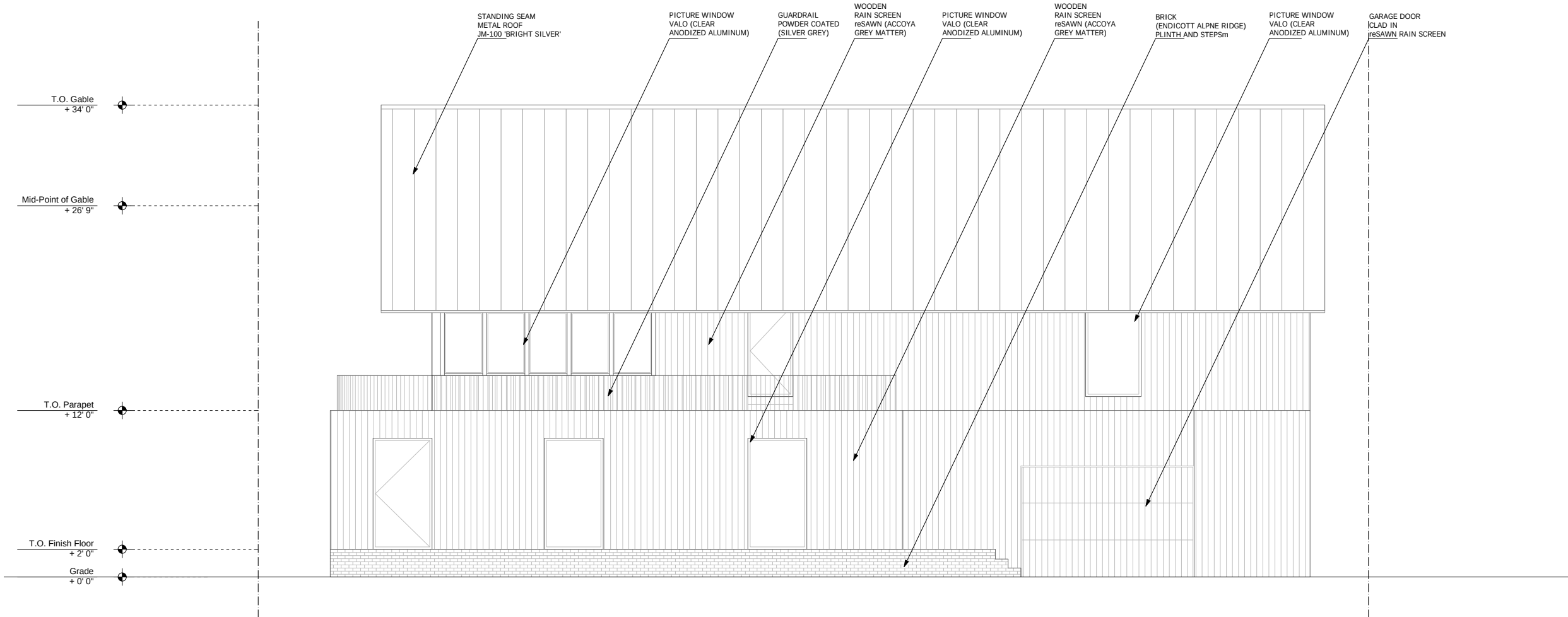
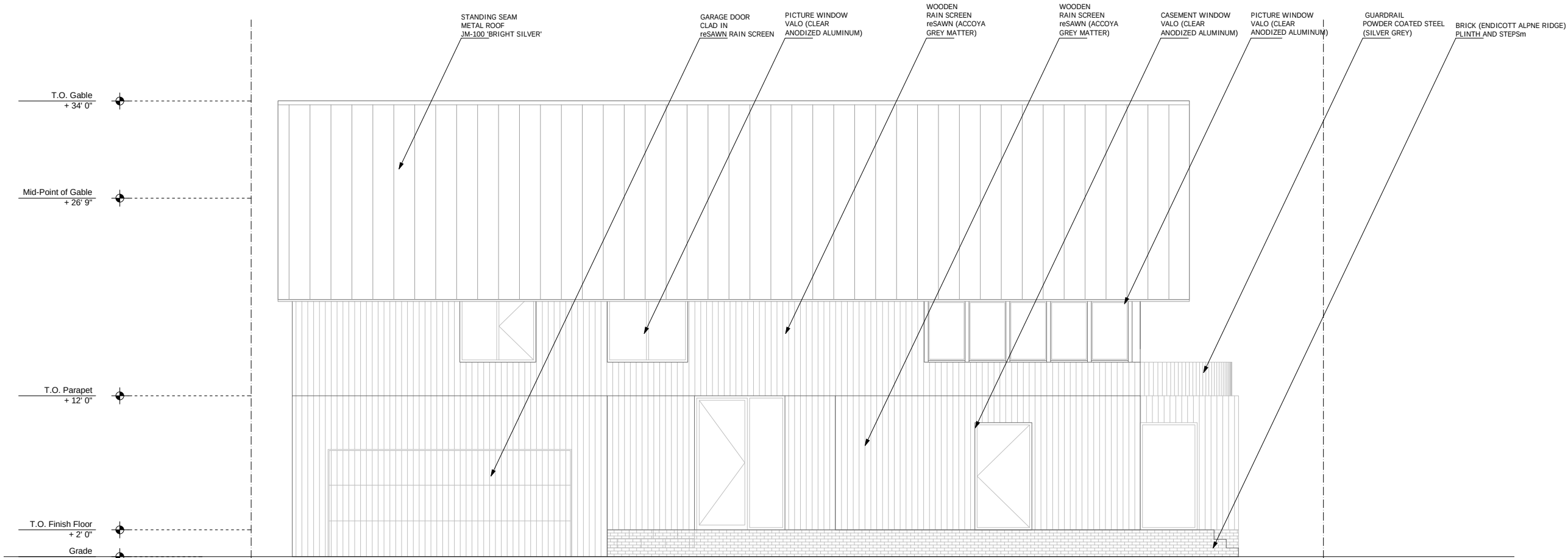
21 August 2026

scale: 1/4" = 1'
printed on 24x36

NORTH & SOUTH
ELEVATION

A - 200

NOT FOR CONSTRUCTION
DO NOT SCALE DRAWINGS



DESIGN FOR:
8 S. Memminger St.
NEW CONSTRUCTION

(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code

Client:
CAROLINE & SCOTT DOVER
Prepared by:
INTRODUCE STUDIO

REVISIONS:

DATE:
21 August 2026

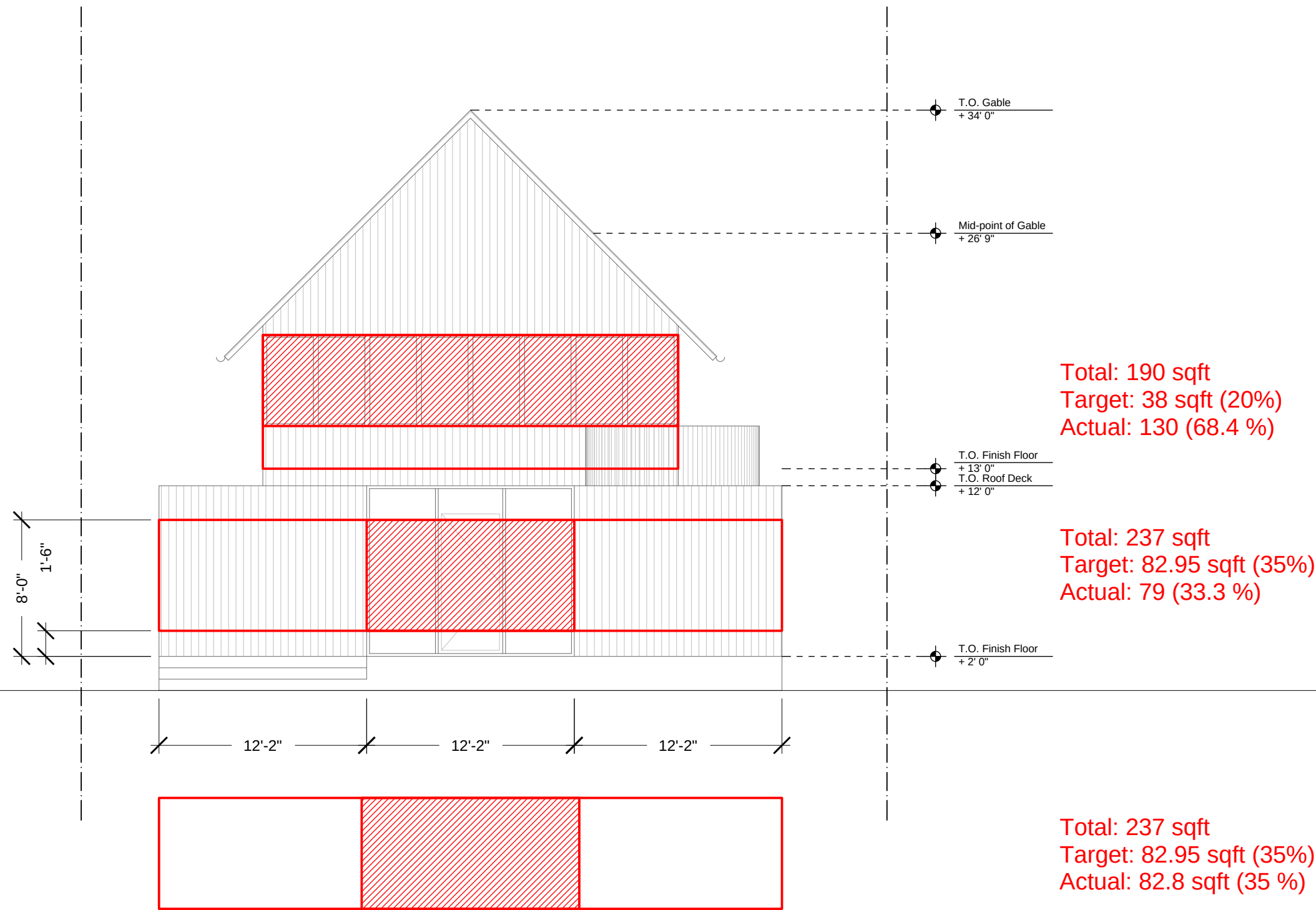
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printed on 24x36

EAST ELEVATION
WEST ELEVATION

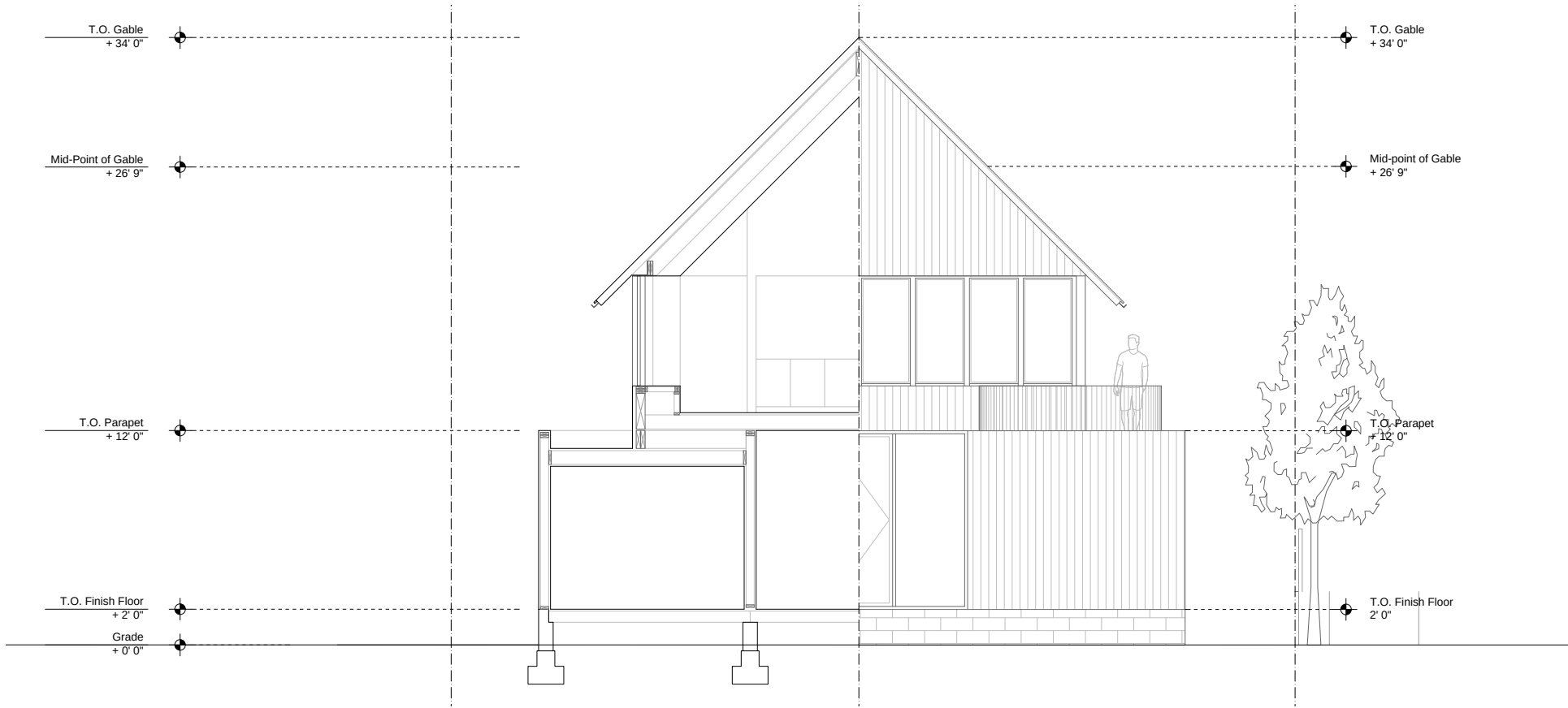
A - 201

NOT FOR CONSTRUCTION
DO NOT SCALE DRAWINGS

MX-2 Development Code - Transparency Diagram



The proposed ground floor is 33.3% transparent. While the second floor is 68% transparent (48% more transparency than required). While the ground floor could be extended by 3 inches on each side, in order to reach the full 35% required, this small adjustment creates larger internal challenges. Thus, can the slightly below target 33.3% on the ground floor be sufficient, considering the extra transparency on the level above?



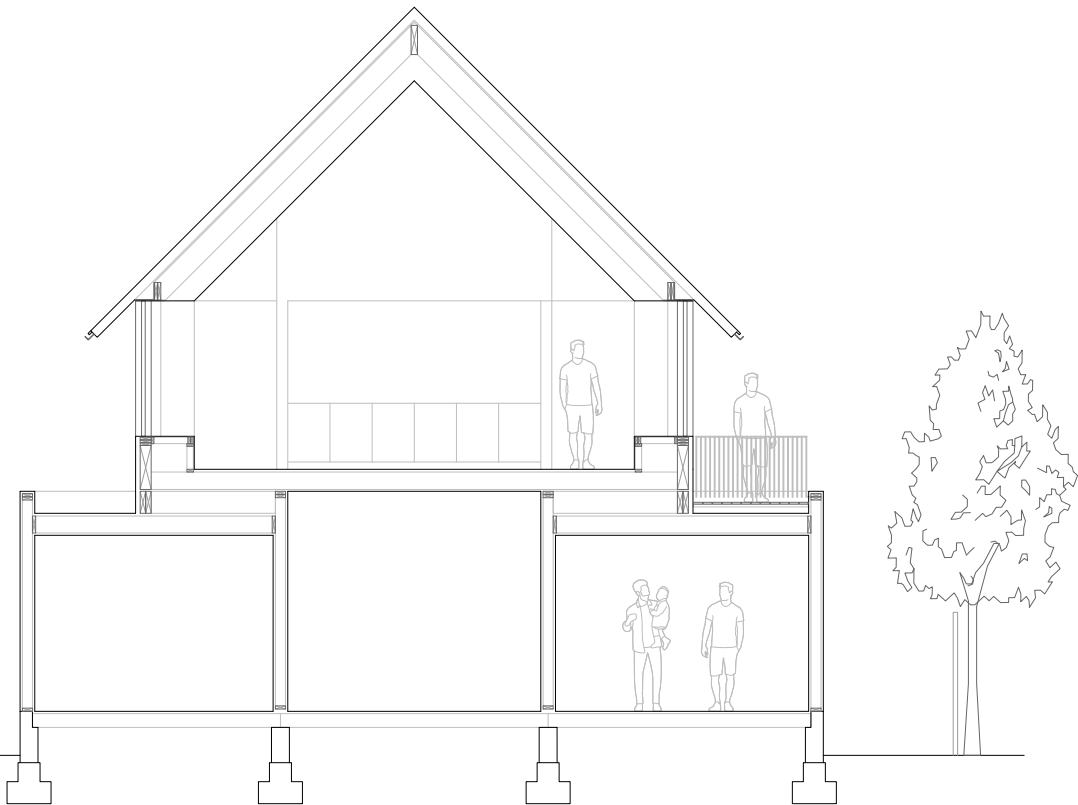
T.O. Gable
+ 34' 0"

Mid-Point of Gable
+ 26' 9"

T.O. Parapet
+ 12' 0"

T.O. Finish Floor
+ 2' 0"

Grade
+ 0' 0"



T.O. Gable
+ 34' 0"

Mid-point of Gable
+ 26' 9"

T.O. Parapet
+ 12' 0"

T.O. Finish Floor
+ 2' 0"

Grade
+ 0' 0"

SECTION 1

DESIGN FOR:
8 S. Memminger St.
RENOVATION AND ADDITION TO
EXISTING STRUCTURE
(Formerly 701 Pendleton St.)

MX-2 Zoning District
Greenville Development Code

Client:
CAROLINE & SCOTT DOVER
Prepared by:
INTRODUCE STUDIO

REVISIONS:

DATE:

24 April 2026

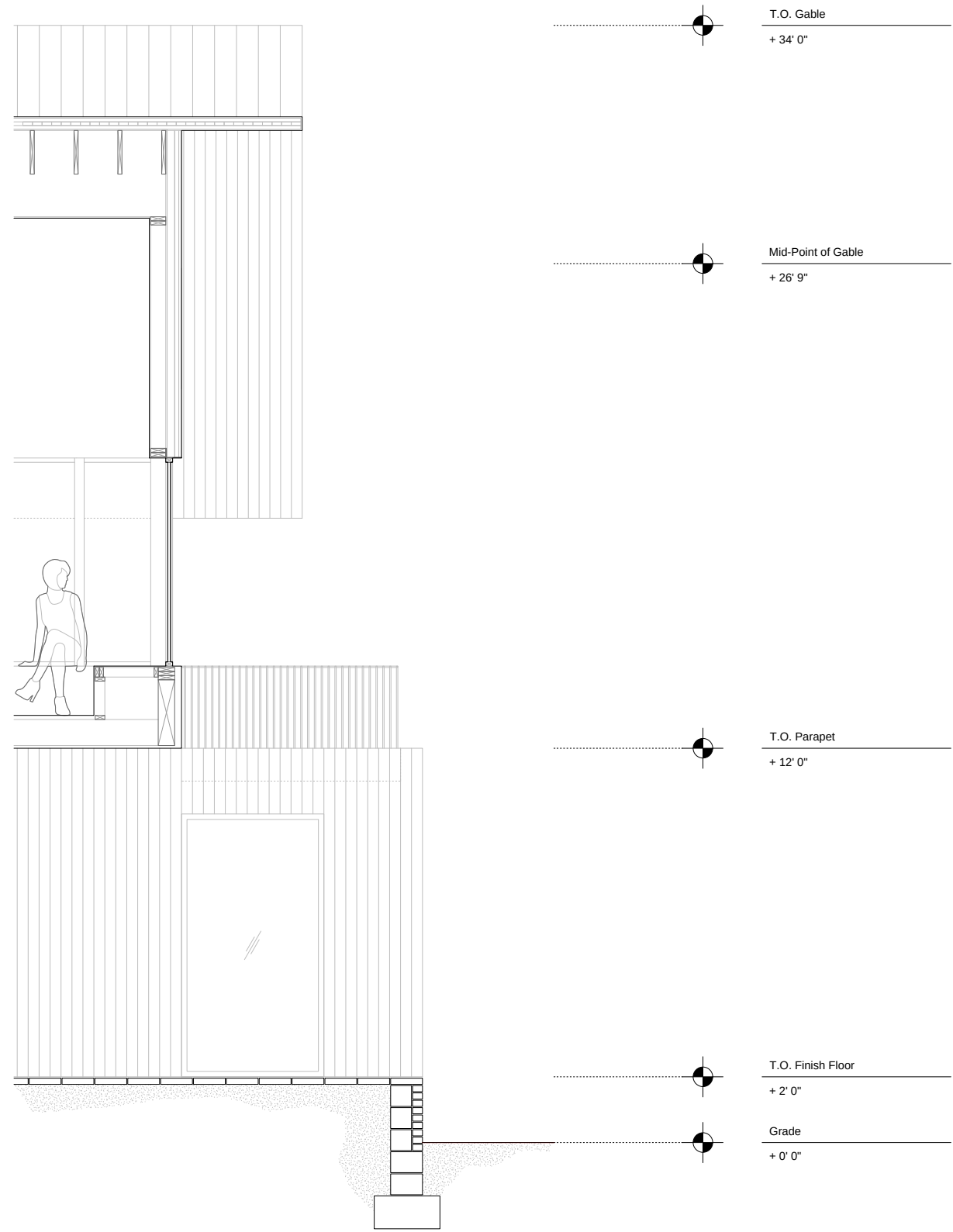
scale: 1/4" = 1'
printed on 24x36

SECTION 1

A - 300

NOT FOR CONSTRUCTION
DO NOT SCALE DRAWINGS

Detail Section



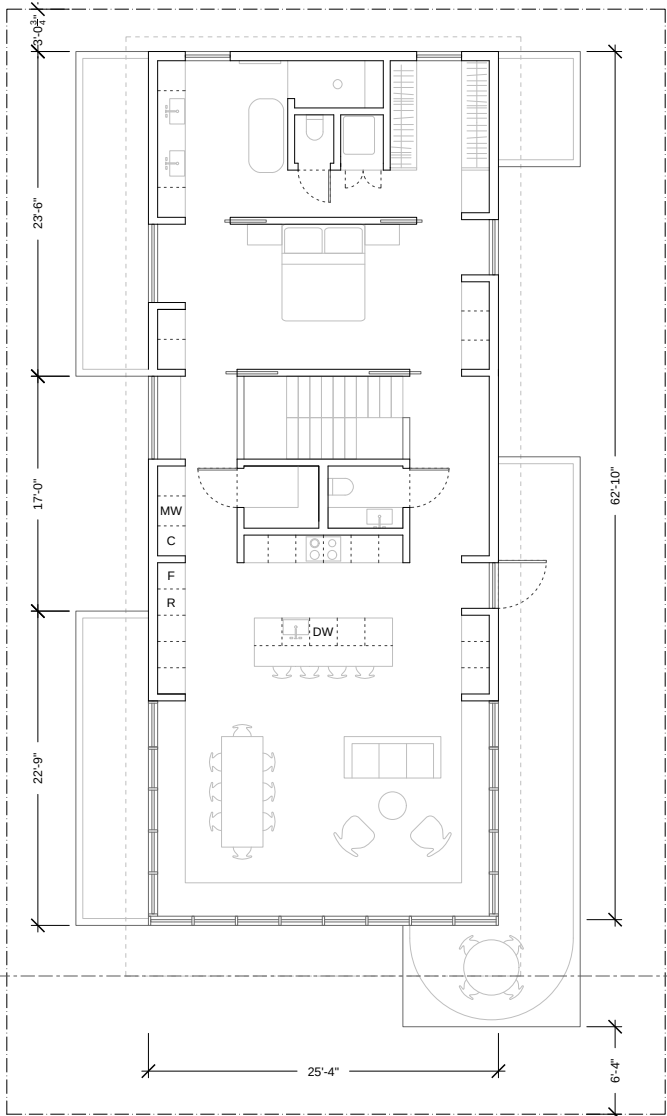
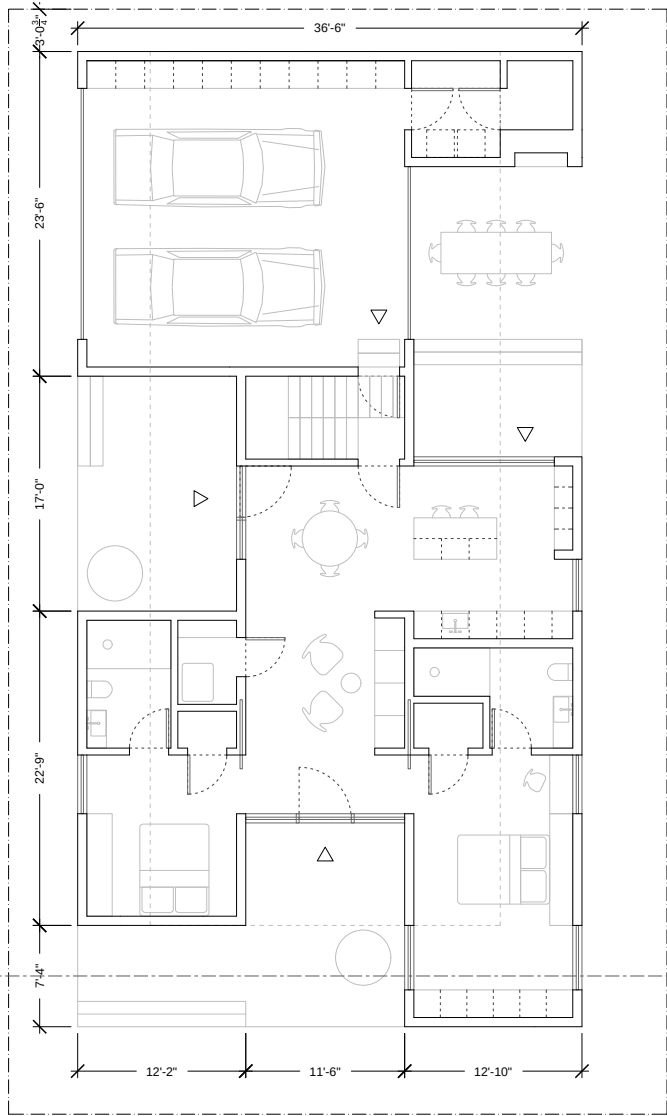
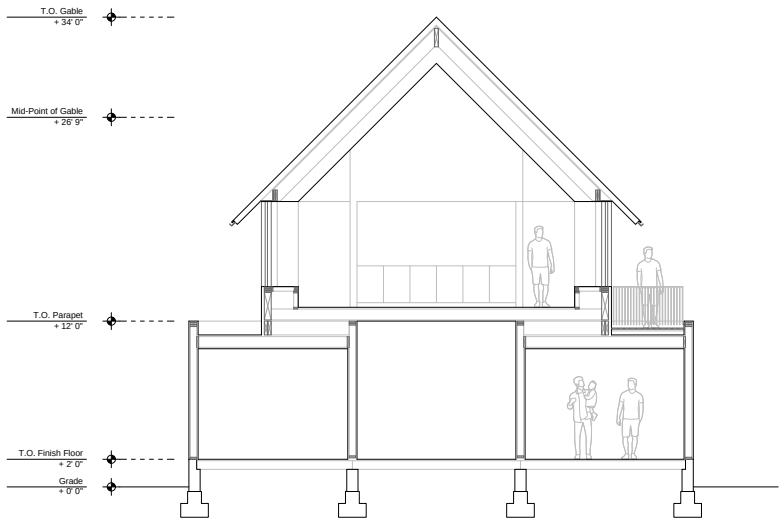
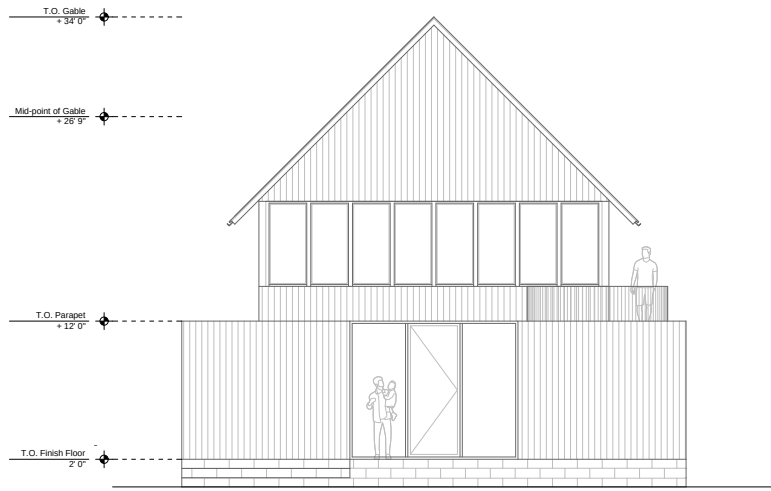
Single-Family Residence - 8 S. Memminger St.

Construction Reference



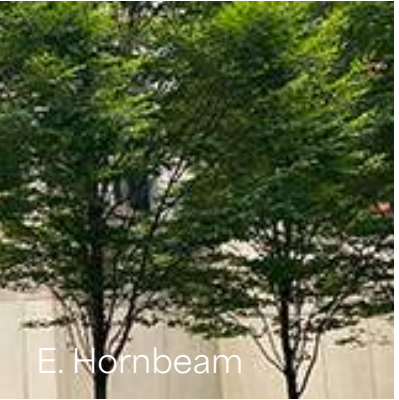
Construction reference for front facade window framing (in response to concerns raised by DRB members)

Summary Drawings



Single-Family Residence - 8 S. Memminger St.

Material Specifications - Visual Summary



3D Visualization (WIP)

S. Memminger St. Facade

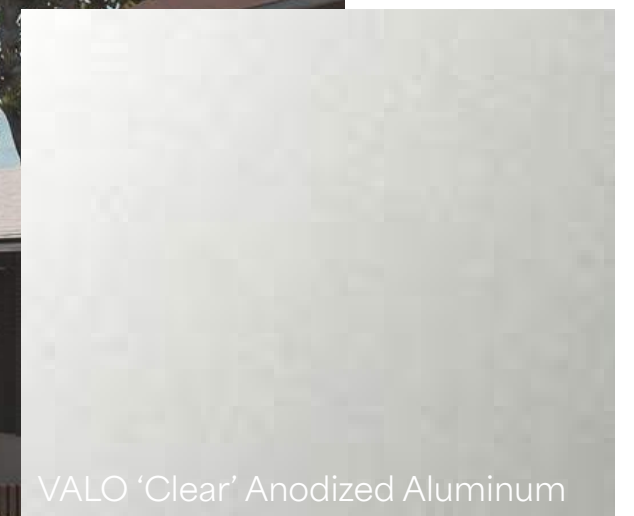


Please see the architectural drawings for details, landscape, and material specifications.

Single-Family Residence - 8 S. Memminger St.

3D Visualization - Material Key

S. Memminger St. Facade



Please see the architectural drawings for details, landscape, and material specifications.

Single-Family Residence - 8 S. Memminger St.

3D Visualization



Please see the architectural drawings for details, landscape, and material specifications.

Single-Family Residence - 8 S. Memminger St.

3D Visualization

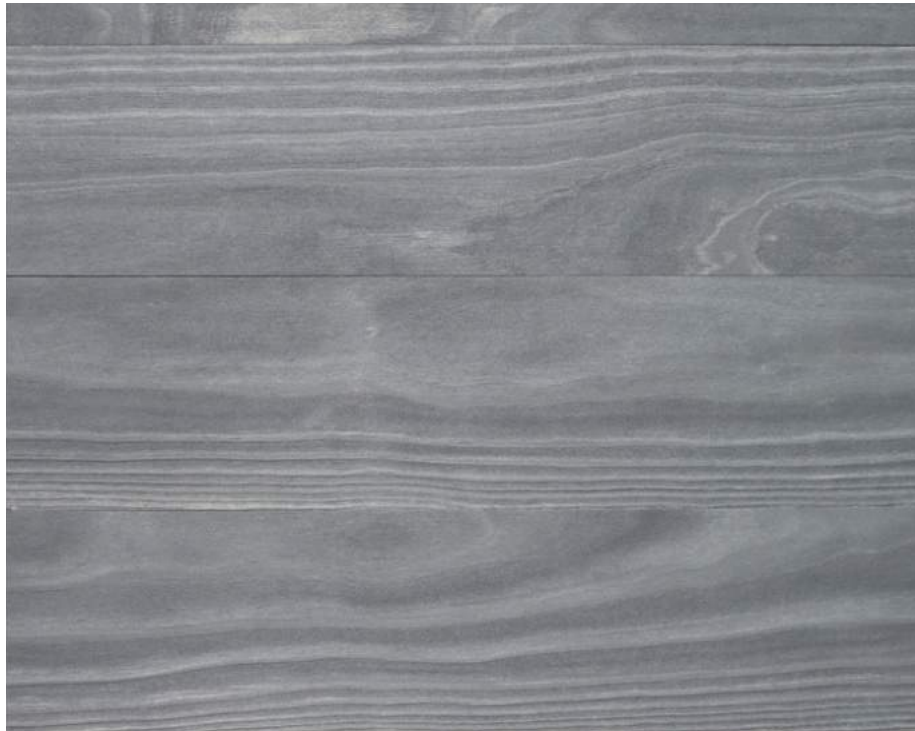


Please see the architectural drawings for details, landscape, and material specifications.

Single-Family Residence - 8 S. Memminger St.

Material Specification - Wooden Rain Screen ReSAWN Grey Matter Accoya

reSAWN TIMBER co.TM



Why Specify THROUGH BODY COLOR ACCOYA®

reSAWN TIMBER co.'s offering of Accoya® wood has expanded to include Accoya® that has been **impregnated with a non-toxic grey pigment** for a **through body color** that is intended to be a **living finish** which will weather naturally in place and requires **no maintenance**. The advantage of these materials is that they are grey from day 1 and can be used to achieve consistent color on all exterior surfaces regardless of facing (north, south, east, west) or application orientation (cladding, roofing, soffits, under side of canopy). This grey color can also be seamlessly carried into the interior walls or ceilings.

Accoya® wood is the result of decades of research and development that has brought together a long-established, extensively proven wood modification technique and leading-edge patented technology – acetylation to create a high performance wood, ideal for outdoor use and challenging applications.

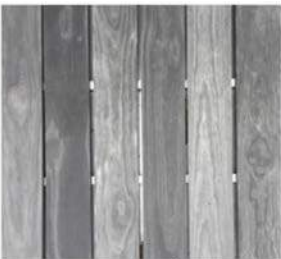
By significantly enhancing the durability and dimensional stability of fast-growing and abundantly available certified wood species, Accoya wood provides compelling environmental advantages over slow-growing hardwoods (which are often unsustainably sourced), woods treated with toxic preservative chemicals, and non-renewable carbon-intensive materials such as plastics, steel and concrete.

-  Insect Resistant
-  No maintenance
-  Through body color
-  Stable
-  Class 1 Durability
-  Warranty
-  FSC® Certified & Cradle to Cradle (C2C) overall Gold certification and Platinum level for Material Health & Water Stewardship
-  For decking: 1" thick installed 24" on center; 3/4" thick installed 16" on center

1



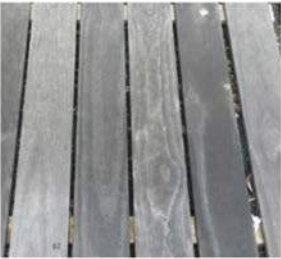
As Installed - Day 1



4 Months



12 Months



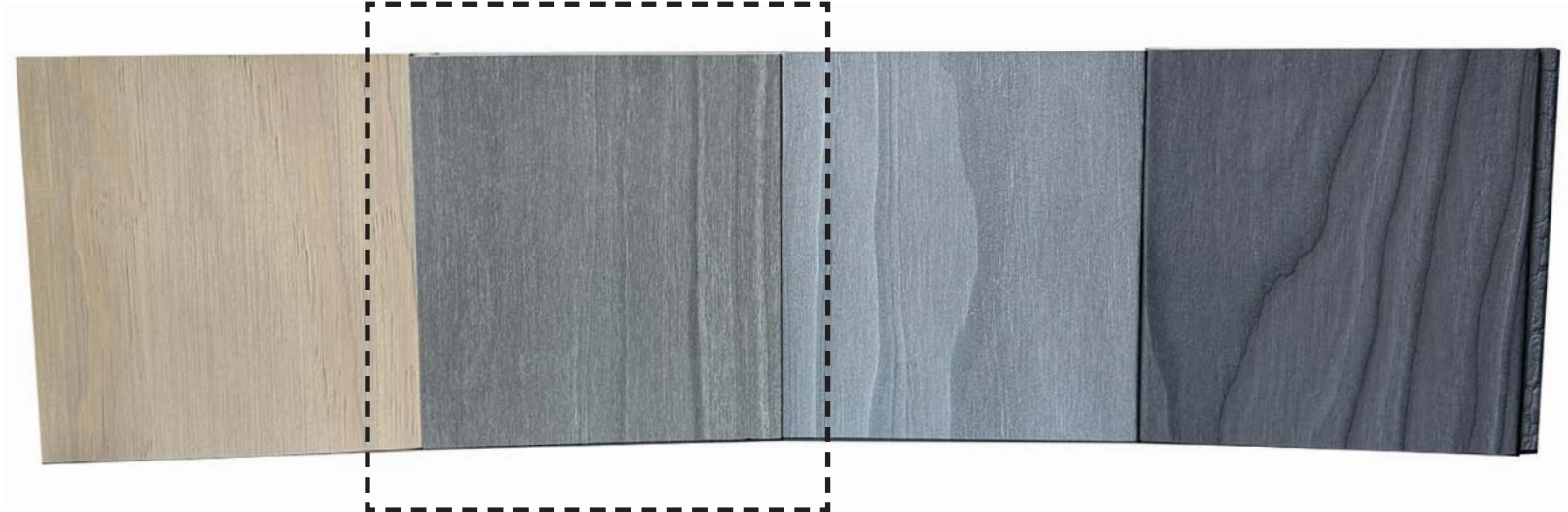
22 Months

The facades of the house are planned as wooden rain screen. [reSAWN's 'Grey Matter' Accoya](#) is planned for the facades. This thermally altered wood has a silver grey finish that is both durable and dynamic in sunlight. This material is also planned to be used for the roof deck on the second level.

Material Samples - Wooden Rain Screen
ReSAWN Grey Matter Accoya



The product has a 'color through' dye, stablizing the weathering process.



Grey Matter Accoya

Material samples will be presented in person at the Sept 17th DRB meeting.

Material Specification - Proposed Roofing 'Bright Silver' Standing Seam Metal Roof, Jet Metals



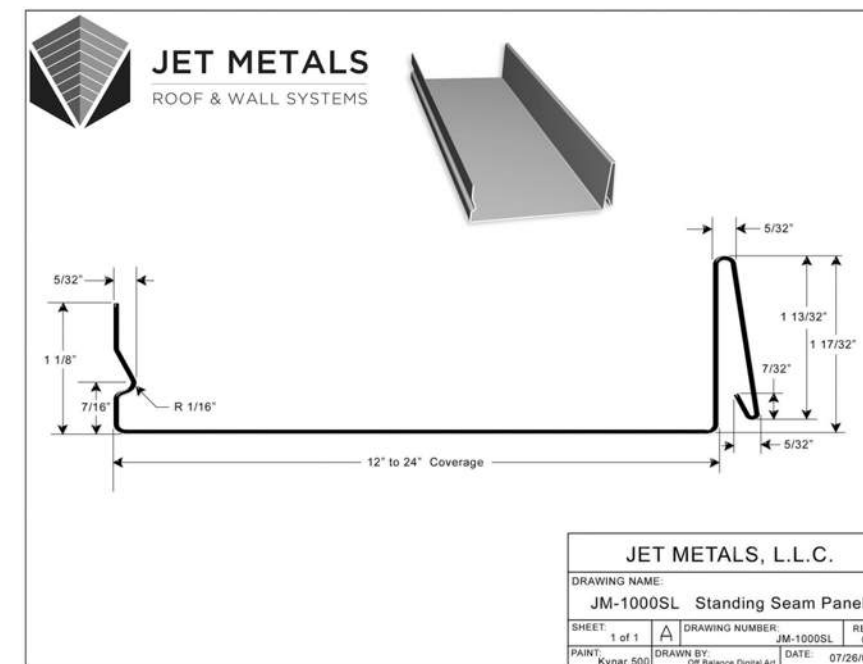
Silver (Bright Silver)



Reference roof featuring 'bright silver' from Jet Metals



Reference image (in indirect sunlight)



The JM-1000 'bright silver' finish is planned for this project.

Jet Metals, Standing Seam Roof, JM-1000, 16" wide flat panels, 26ga, 'bright silver' finish
Jet Metals is located in Rock Hill, SC and has extensive experience providing roofs across the state. More information here:

<https://jetmetals.com/product/jm-1000/>

Material Sample - Proposed Roofing
'Bright Silver' Standing Seam Metal Roof, Jet Metals



Bright Silver



Weathered Zinc

Galvalume

Bright Silver

Material samples will be presented in person at the Sept 17th DRB meeting.

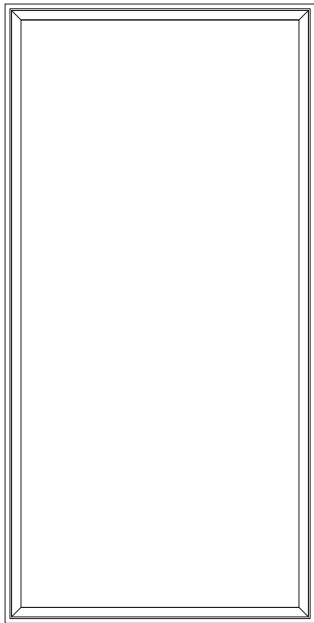
Single-Family Residence - 8 S. Memminger St.

Material Specification - Windows & Doors
Valo - Anodized Aluminum, Clear

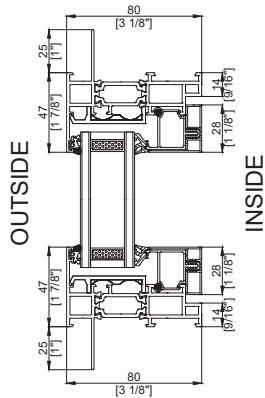


CORE COLLECTION

80 SERIES WINDOW DETAILS



80 FIXED
Elevation View (Interior)



80 FIXED
Vertical Section

Anodized Aluminum



Champagne



Bronze



Black



Gunmetal



Gray



Clear

Valo windows and doors are planned to be specified for all glazing in the project. Valo offers a thermally broken aluminum window, featuring low-E argon filled glazing with clear glass (non-tinted). Valo Fixed, Casement, and Storefront windows will be used, as well as hinged entry doors. All profiles are planned with a 'Clear' anodized aluminum finish. Valo windows have been specified on similar projects around Downtown Greenville, proving to be a cost effective and aesthetically pleasing product. You can find more details at [Valo Windows](#).

Material Specification - Brick Plinth
Endicott Alpine Ridge



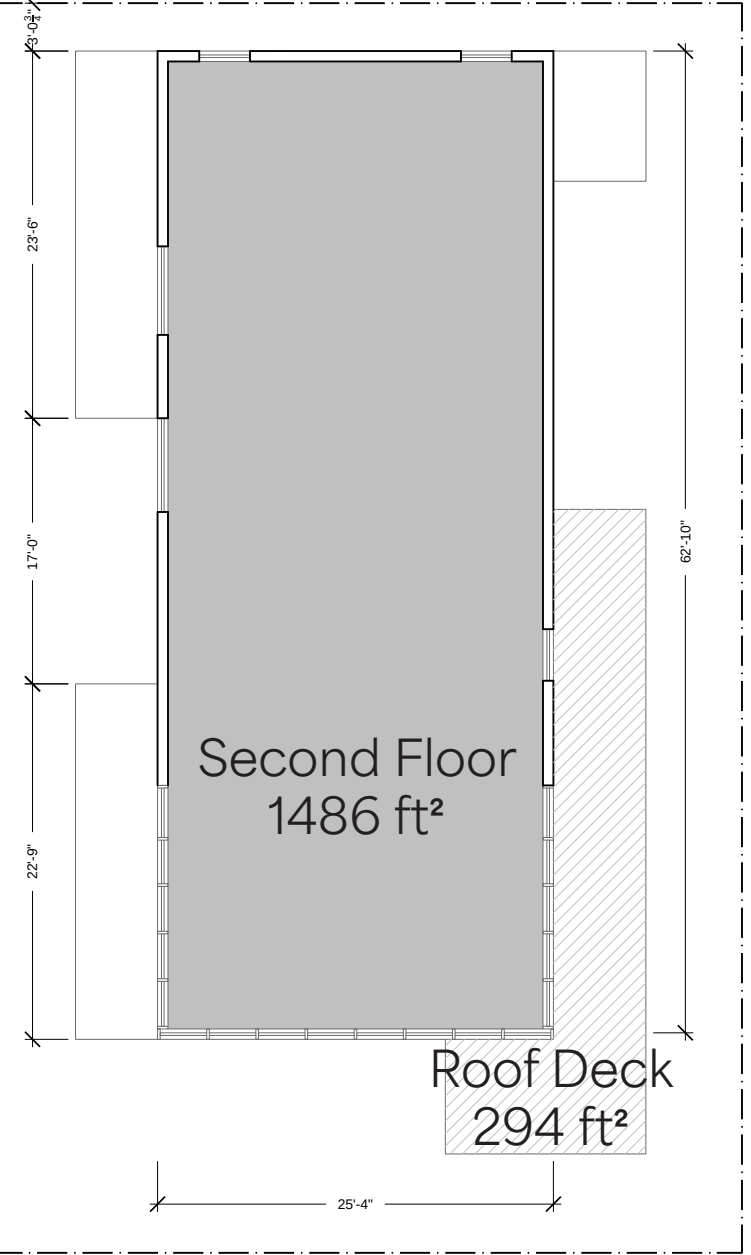
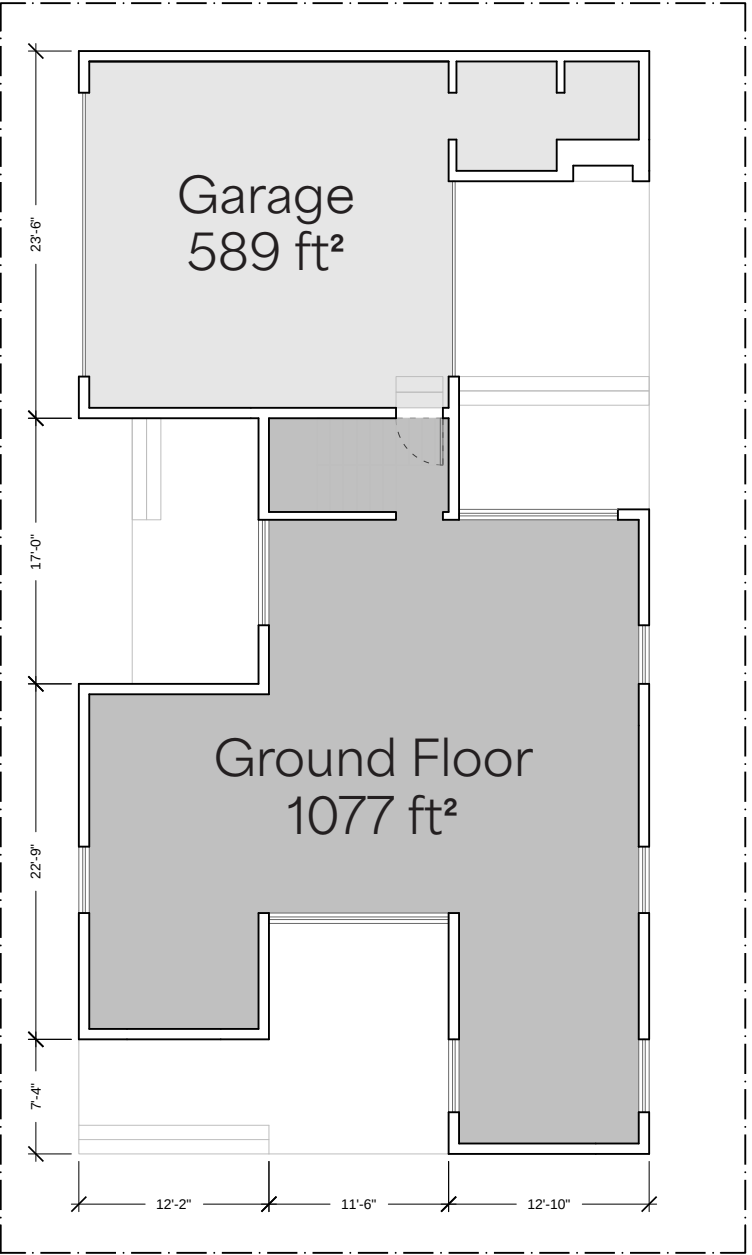
Visualization of 'Alpine Ridge' brick



Reference image

The house stands on a 'plinth' of light grey-white brick, forming the foundation and the raised surfaces of the ground floor terraces. Endicott's 'Alpine Ridge' (or similar) is planned for these surfaces. You can find more details on the [Endicott Alpine Ridge here](#).

Area Calculations



Total conditioned interior: 2,563 ft²

Thank you!

Project Team

Owner: Caroline and Scott Dover

Architectural Design:

Introduce Studio, Taylor Dover

Drawings, Daniel Garcia and William Smith

Contractor: Construction Straight Up; Caroline Dover, Owner and Residential Builder

Demo, Foundation, and Framing: Kerley Construction, Mike Kerley

Landscape: Perceptions Landscape, Lucas Durham, President

Civil Engineering: Darrohn Engineering LLC, John Darrohn and Jacob Kelley

Please direct any questions to:

Caroline Dover, scd5661@gmail.com (864.380.5861)

Taylor Dover, taylor@introduce.studio (864.918.0692)



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 300 Birnie St, Greenville, SC 29601

*TAX MAP #(S) 0055000300200

*ZONING CLASSIFICATION RC-2 (seeking separately to rezone to CV Civic)

*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: ARI

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

DESCRIPTION OF REQUEST

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

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

Construction of a new potable water booster pumping station to provide resilience and redundancy to the distribution system. Location of new station was selected based on proximity to the two existing water transmission mains which are essential to achieving the project goals.

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, <i>site plan review</i>
	\$300.00, <i>architectural review</i>
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 it 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.

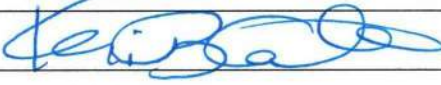
For more detail on these submittal requirements, please refer to the Greenville Downtown Design Guidelines, adopted May 2017.

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.

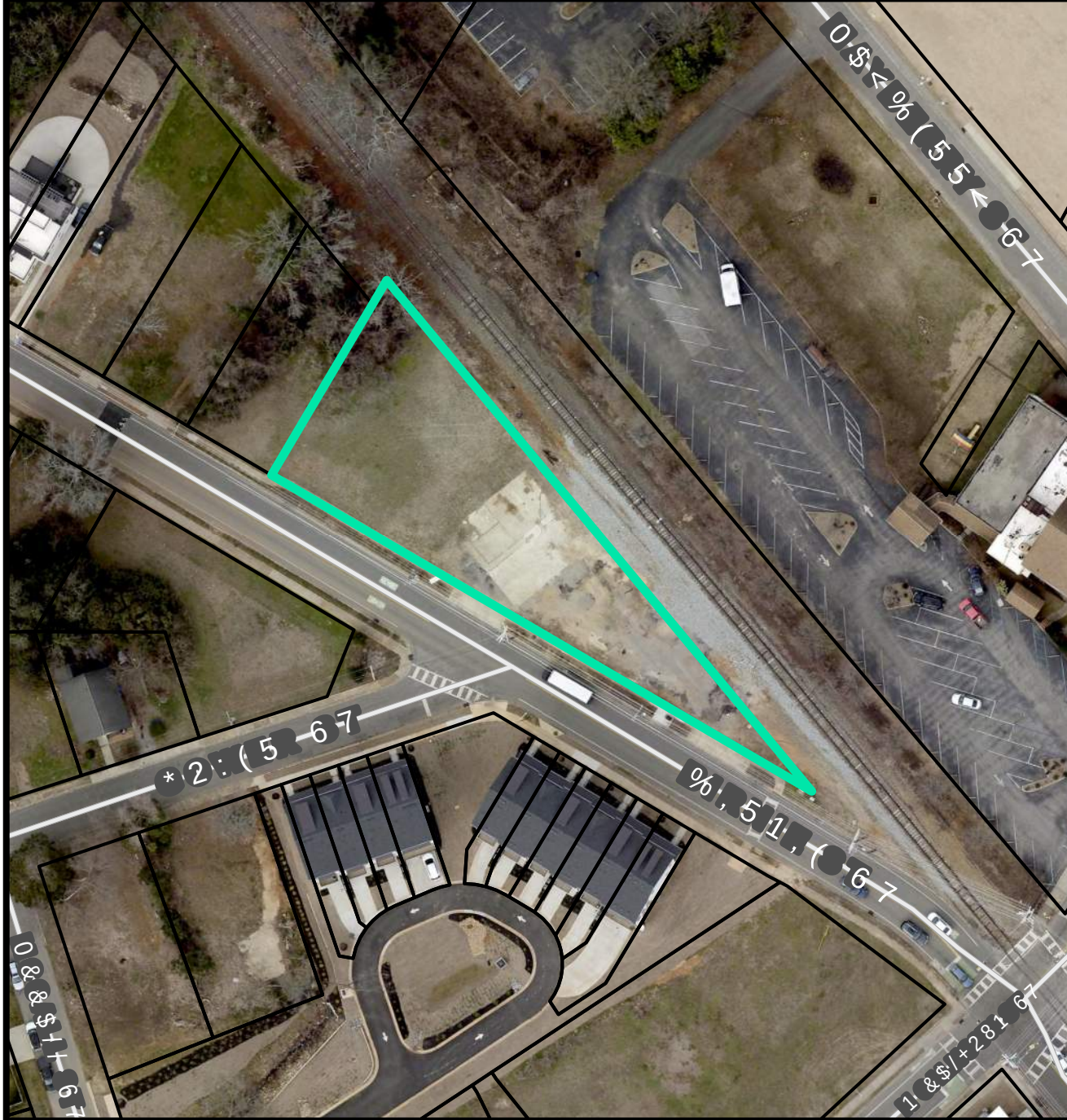
In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

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.

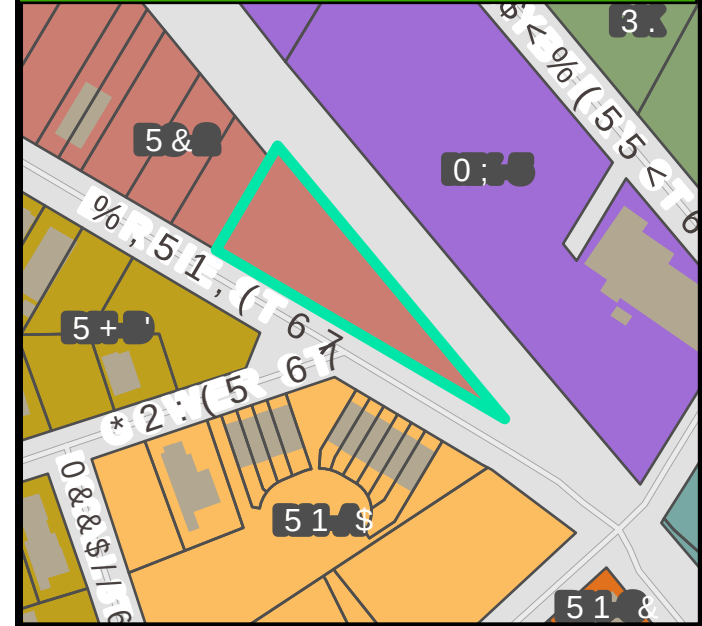
*Signatures	
Applicant	
Date	7/6/2026
Property Owner/Authorized Agent	
Date	7/6/2026
Public Hearing information	
Public Hearing signs	

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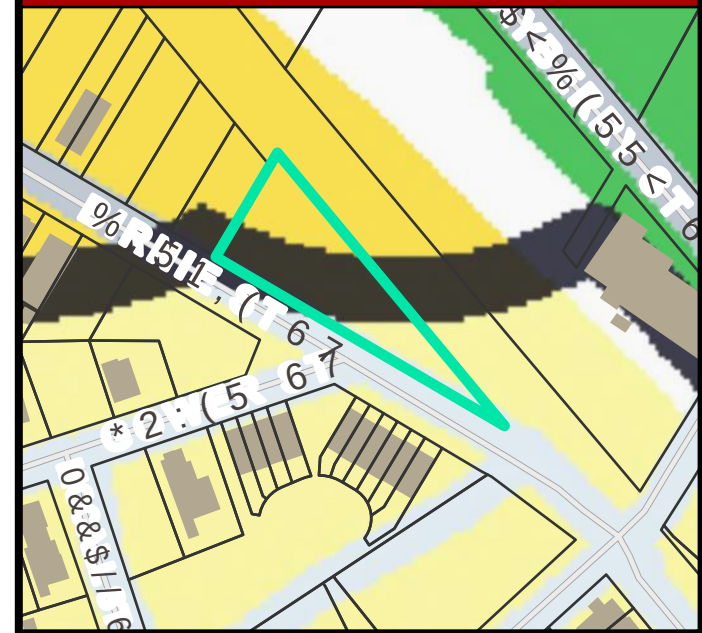
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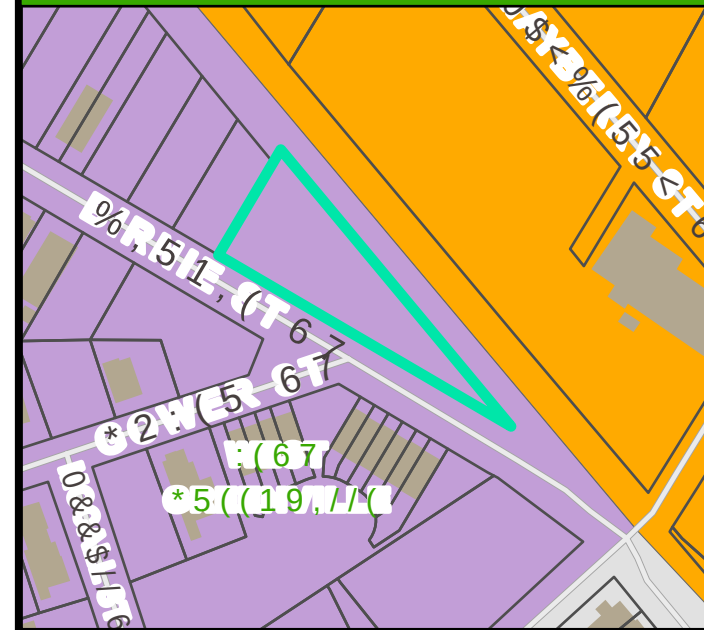


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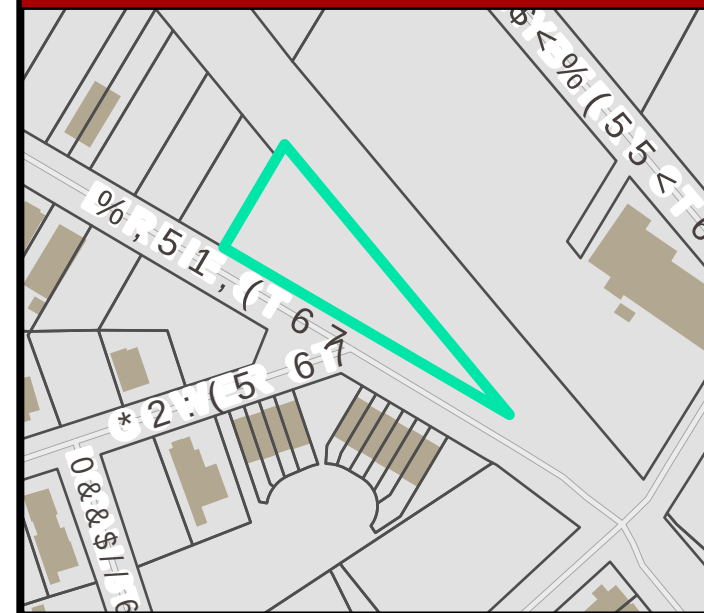
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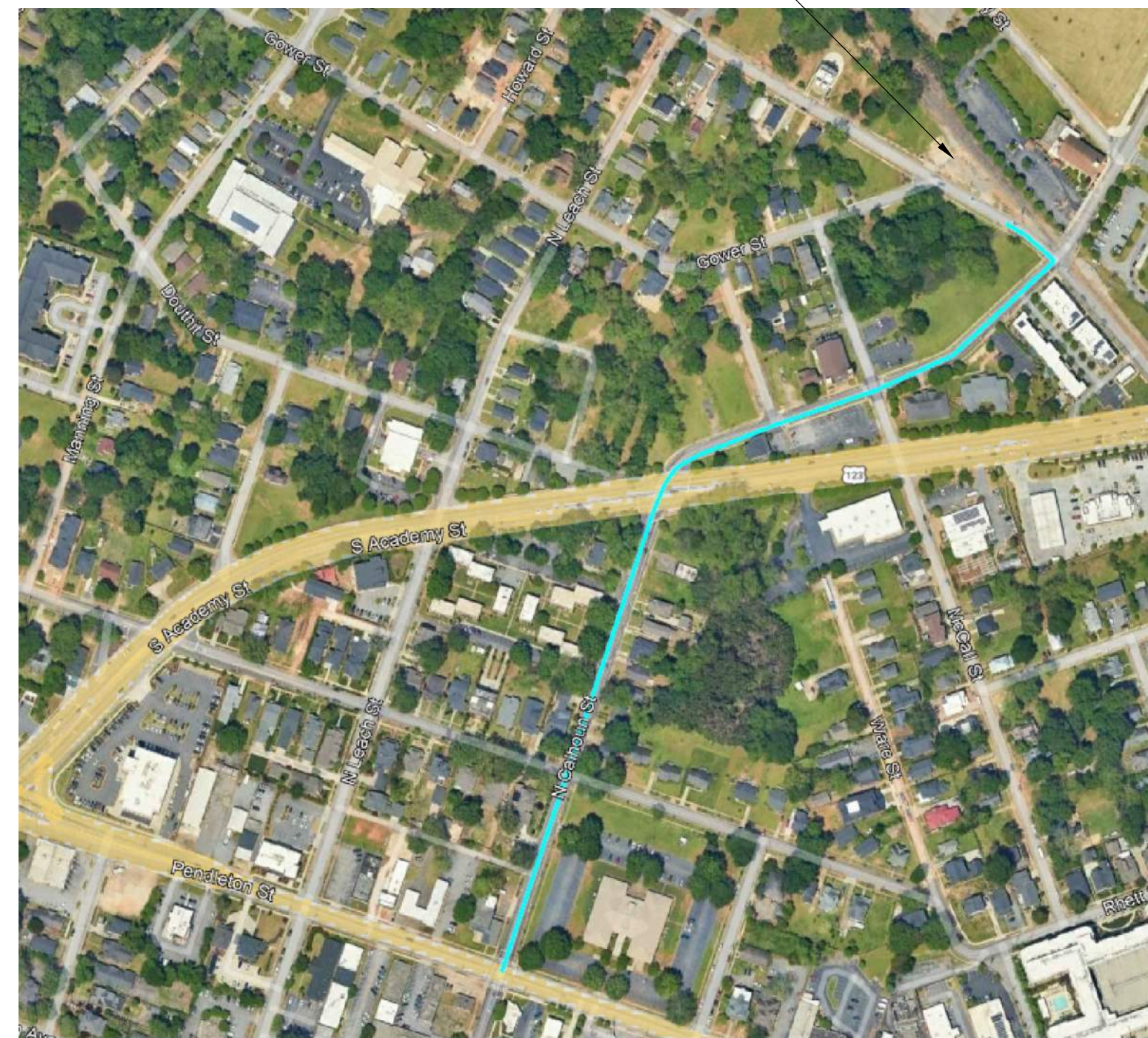
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GREENVILLE WATER GREENVILLE, SOUTH CAROLINA

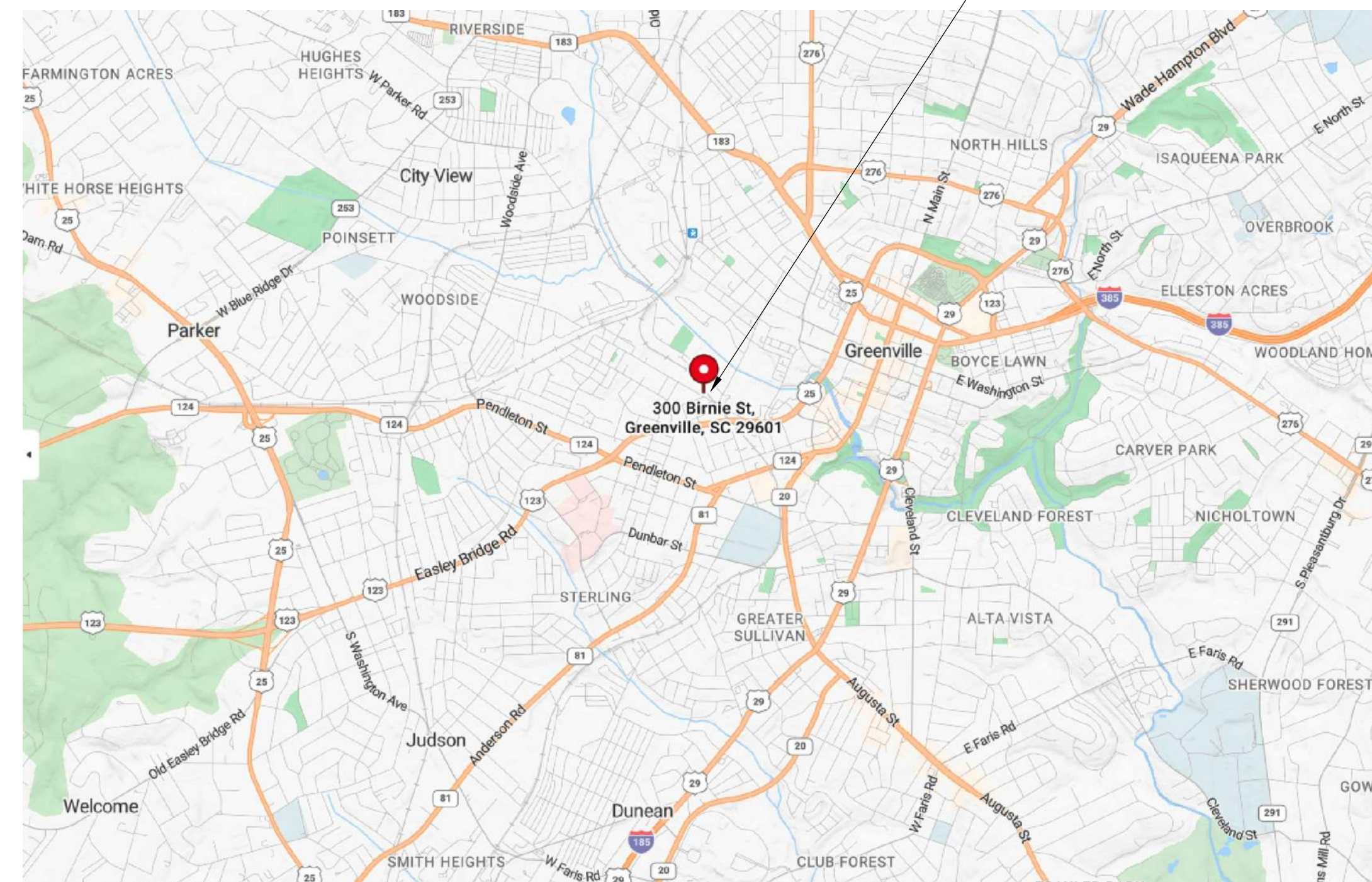
GREENVILLE WATER DOWNTOWN BOOSTER PUMP STATION

PUMP STATION,
300 BIRNIE STREET,
GREENVILLE, SC



VICINITY MAP

PROJECT LOCATION



LOCATION MAP

JULY 2026

**CDM
Smith**

1441 Main Street
Suite 1000
Columbia, SC 29201
Tel: (803) 758-4500



GreenvilleWater
QUALITY WATER. SUSTAINABLE FUTURE.

250128-288190

Greenville Water Project Number GWC 227

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ABBREVIATIONS

&	AND	GB	GLASS BLOCK	RECT	RECEPTACLE
<	ANGLE	GRT	GRATING	REF	ROOF EXHAUST FAN
@	AT	GYP	GYP SUM	REINF	REINFORCE (D, ING)
AB	ANCHOR BOLT	GW B	GYP SUM WALL BOARD	REQ'D	REQUIRED
ABV	ABOVE	HARD	HARDENER	REV	REVISED
ACMU	ACOUSTICAL CONCRETE MASONRY UNIT	HD	HEAVY DUTY	RF	ROOF FAN
AFF	ABOVE FINISHED FLOOR	HDWD	HARDWOOD	RFG	ROOFING
AFG	ABOVE FINISHED GRADE	HDWR	HARDWARE	RGH	ROUGH
AL, ALUM	ALUMINUM	HGR	HANGER	RJ	REVEAL/RUSTICATION JOINT
AMP	ACOUSTICAL METAL PANELS	HGT	HEIGHT	RL	RAIN LEADER
ANOD	ANODIZE(D)	HM	HOLLOW METAL	RLG	RAILING
ASSY	ASSEMBLY	HOR	HORIZONTAL	RM	ROOM
BBT	BIOBASED TILE	HP	HIGH POINT	RO	ROUGH OPENING
BD	BOARD	HR	HANDRAIL	RT	RUBBER TILE
BEV	BEVEL(ED)	IN	INCH	RWL	RAIN WATER LEADER
BLDG	BUILDING	INST	INSTRUMENTATION	S	STEEL S-SHAPED DESIGNATION
BLK	BLOCK	INSUL	INSULATION	SAT	SUSPENDED ACOUSTICAL TILE
BLKG	BLOCKING	JC	JANITOR'S CLOSET	SB	SEAMLESS BASE
BRG	BEARING	JT	JOINT	SCHED	SCHEDULE
BRK	BRICK	JT FLR	JOINT FILLER	SCRN	SCREEN(ED, ING)
BRS	BRASS	L	LINE OF STRUCTURAL ANGLE DESIGNATION	SECT	SECTION
BRZ	BRONZE	LAB	LABORATORY	SF	SEAMLESS FLOORING
BTM	BOTTOM	LAD	LADDER	SGFT	STRUCTURAL GLAZED FACING TILE
C TO C	CENTER TO CENTER	LAM	LAMINATED	SHT	SHEET
CAB	CABINET	LAV	LAVATORY	SIM	SIMILAR
CEM	CEMENT	LG	LAMINATED GLASS	SK	SINK
CF	COMPRESSIBLE FILLER	LINO	LINOLEUM	SL	SLOPE
CGFB	CEMENTITIOUS GLASS FIBER BOARD	LKR	LOCKER	SLNT	SEALANT
CH	CONCRETE HARDENER	LNTL	LINTEL	SPEC	SPECIFICATION, SPECIFIED
CHAM	CHAMFER	LP	LOW POINT	SST	STAINLESS STEEL
CHAN	CHANNEL	LT	LIGHT(S)	STD	STANDARD
CIP	CAST IN PLACE	MAQ	MAXIMUM ALLOWABLE QUANTITY	STL	STEEL
CJ	CONTROL JOINT	MAS	MASONRY	STOR	STORAGE
CL OR	CENTERLINE	MATL	MATERIAL	STRU	STRUCTURE(S, URAL)
CLG	CEILING	MAX	MAXIMUM	STWY	STAIRWAY
CLKG	CAULKING	MEMB	MEMBRANE	SUPT	SUPERINTENDENT
CMU	CONCRETE MASONRY UNIT	MFR	MANUFACTURER	SUSP	SUSPENDED
COL	COLUMN	MIN	MINIMUM	T	TREAD(S)
COMP	COMPRESSIBLE	MISC	MISCELLANEOUS	TBM	TRAFFIC BEARING MEMBRANE
CONC	CONCRETE	MO	MASONRY OPENING	T&G	TONGUE AND GROOVE
CONT	CONTINUOUS	MR	MOISTURE RESISTANT	TEMP	TEMPERATURE
CRPT	CARPET, CARPET TILE	MRAT	MOISTURE RESISTANT ACOUSTICAL TILE	TEMP	TEMPERED
CRS	COURSE(S)	MTD	MOUNTED	TEMP	TEMPORARY
CT	CERAMIC TILE	MTG	MOUNTING	TER	TERRAZZO
DET	DETAIL	MTL	METAL	TERB	TERRAZZO BASE
DF	DRINKING FOUNTAIN	NIC	NOT IN CONTRACT	THK	THICK(NESS)
DIA	DIAMETER	NOM	NOMINAL	THR	THRESHOLD
DIAG	DIAGONAL	NTS	NOT TO SCALE	TKBD	TACKBOARD
DIM	DIMENSION	OC	ON CENTER	TOB	TOP OF BRICK
DISP	DISPENSER	OH	OVERHANG	TOC	TOP OF CONCRETE
DN	DOWN	OPNG	OPENING	TOIL	TOILET
DP	DAMP PROOFING	OPP HD	OPPOSITE HAND	TOM	TOP OF MASONRY
DR	DRAIN	ORF	OVERFLOW ROOF DRAIN	TOPG	TOPPING
ELEC	ELECTRICAL	OSB	ORIENTED STRAND BOARD	TOS	TOP OF STEEL
ELEV	ELEVATION	OV	OVER	TS	STRUCTURAL TUBING (STEEL UNLESS NOTED)
EQ	EQUAL(LY)	OVHD	OVERHEAD	TSL	TOP OF SLAB
EQPT	EQUIPMENT	PERIM	PERIMETER	TWF	THROUGH WALL FLASHING
EWG	ELECTRICAL WATER COOLER	PJ	PANEL JOINT	TYP	TYPICAL
EXP	EXPOSED	PL	PLATE	UC	UNDERCUT
EJ	EXPANSION JOINT	PL	PROPERTY LINE	UON	UNLESS OTHERWISE NOTED
EXIST, (E)	EXISTING	PLAS	PLASTER	UR	URINAL
FD	FLOOR DRAIN	PLK	PLANK	VB	VAPOR BARRIER
FE	FIRE EXTINGUISHER	PLYWD	PLYWOOD	VCT	VINYL COMPOSITE TILE
FF	FACTORY FINISH	PM	PRESSED METAL	VERT	VERTICAL
FGL	FIBERGLASS	PR	PAIR	VEST	VESTIBULE
FIN	FINISHED	PRD	PROMENADE ROOF DRAIN	VTR	VENT THRU ROOF
FLG	FLASHING	PRCST	PRECAST	W	WITH
FL	FLOOR(ING)	W/	WITH	W/A	WHERE APPLICABLE
FLR	FILLER	PREFAB	PRE-FABRICATED	W/O	WITHOUT
FR	FRAME	PT	PRESSURE TREATED	WC	WATER CLOSET
FRP	FIBERGLASS REINFORCED PLASTIC	PRMLD	PREMOLDED	WD	WOOD
FO	FRAME OPENING	PSF	POUNDS PER SQUARE FOOT	WDW	WINDOW
FV	FIELD VERIFY	PTD	PAINTED	WF	WIDE FLANGE
FXD	FIXED	QT	QUARRY TILE	WPG	WATERPROOFING
GA	GAGE, GAUGE	QTB	QUARRY TILE BASE	WT	WATERPROOFING
GALV	GALVANIZED	R	RISER(S)	WWF	WELDED WIRE FABRIC
GL	GLASS	R+S	BACKER ROD & SEALANT		
		RB	RUBBER BASE		
		RD	ROOF DRAIN		

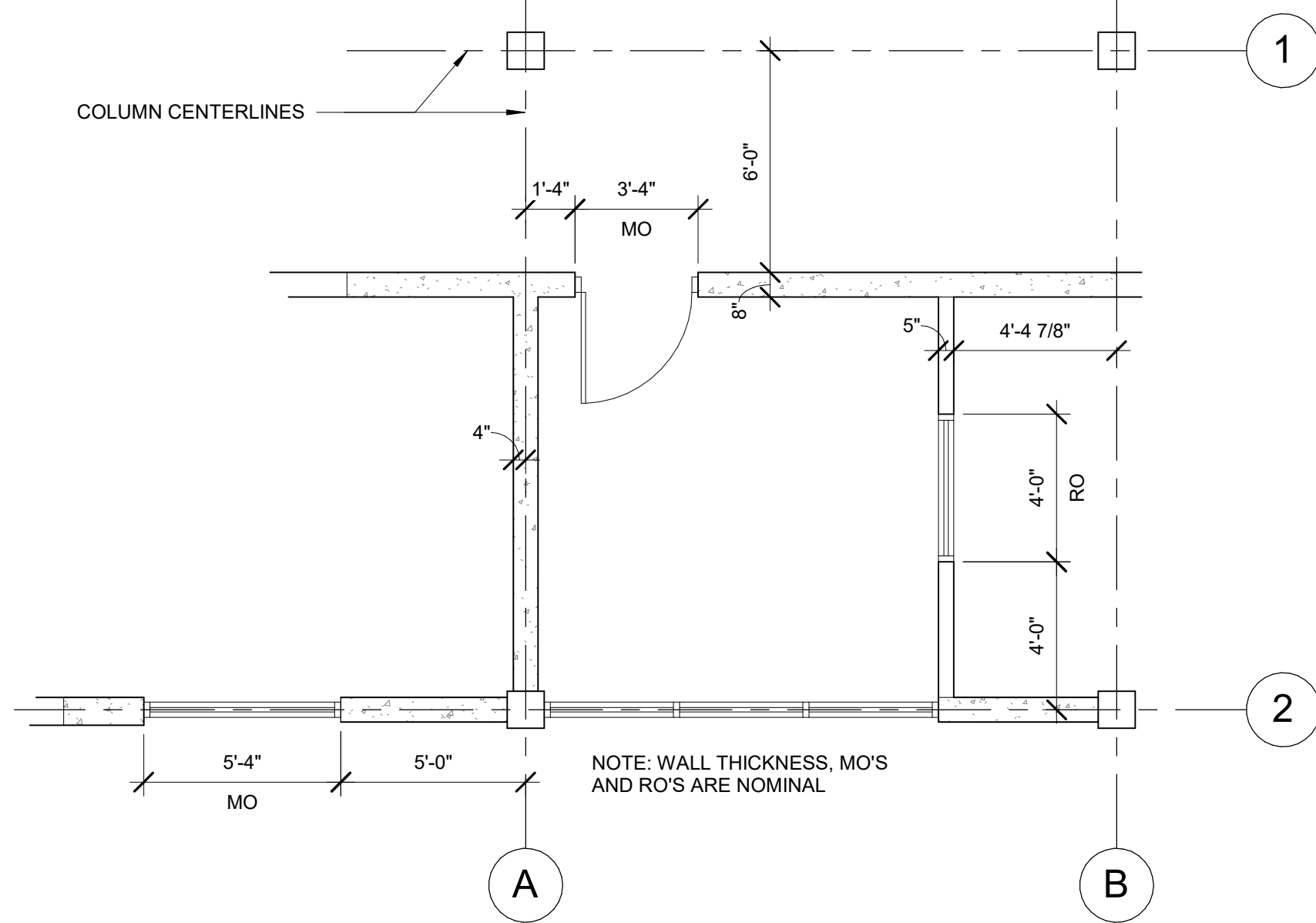
GENERAL NOTES

- NOT ALL EQUIPMENT IS SHOWN FOR CLARITY. REFER TO THE APPROPRIATE DISCIPLINE SHEETS FOR SPECIFIC EQUIPMENT LAYOUT AND OTHER REQUIREMENTS
- SEE CIVIL SHEETS FOR SIDEWALK, ROAD PAVING AND FINISH GRADE ELEVATIONS.
- SEE STRUCTURAL SHEETS FOR SIZE AND LOCATION OF CONCRETE PADS, TRENCHES, VAULTS, SUMPS, ETC
- SEE STRUCTURAL SHEETS FOR CONCRETE AND MASONRY REINFORCEMENT
- ALL INTERIOR CMU WALLS SHALL BE PROVIDED WITH INSULATION INSERTS (SEE SPEC 04200)
- PATCH AND REPAIR ANY MATERIALS OR SURFACES DAMAGED DURING THE CONSTRUCTION PROCESS TO MATCH THE ADJACENT SURFACES.
- ALL ITEMS TO BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE.
- DO NOT SCALE FROM THE DRAWINGS
- NOTIFY ENGINEER IF CONSTRUCTION DOCUMENTS DIFFER FROM ACTUAL FIELD CONDITIONS PRIOR TO FABRICATION OR NEW CONSTRUCTION
- THIS DRAWING CONTAINS A GENERAL LIST OF SYMBOLS AND ABBREVIATIONS. NOT ALL ITEMS SHOWN HERE APPEAR ON THE CONTRACT DRAWINGS.

MATERIAL SYMBOLS

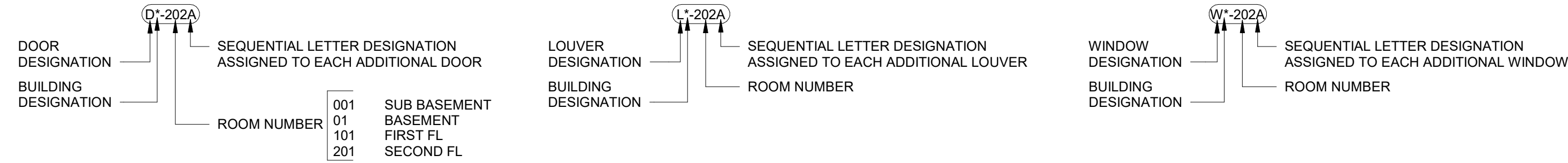
	EARTH		PLYWOOD
	GRAVEL		RIGID INSULATION
	BRICK		BLANKET INSULATION
	CONCRETE MASONRY UNIT (CMU)		STEEL
	PRECAST CONCRETE		ALUMINUM
	CAST-IN-PLACE CONCRETE		STUCCO / GROUT
	WOOD BLOCKING		CAULK
	WOOD FINISH		

DIMENSIONING SYSTEM

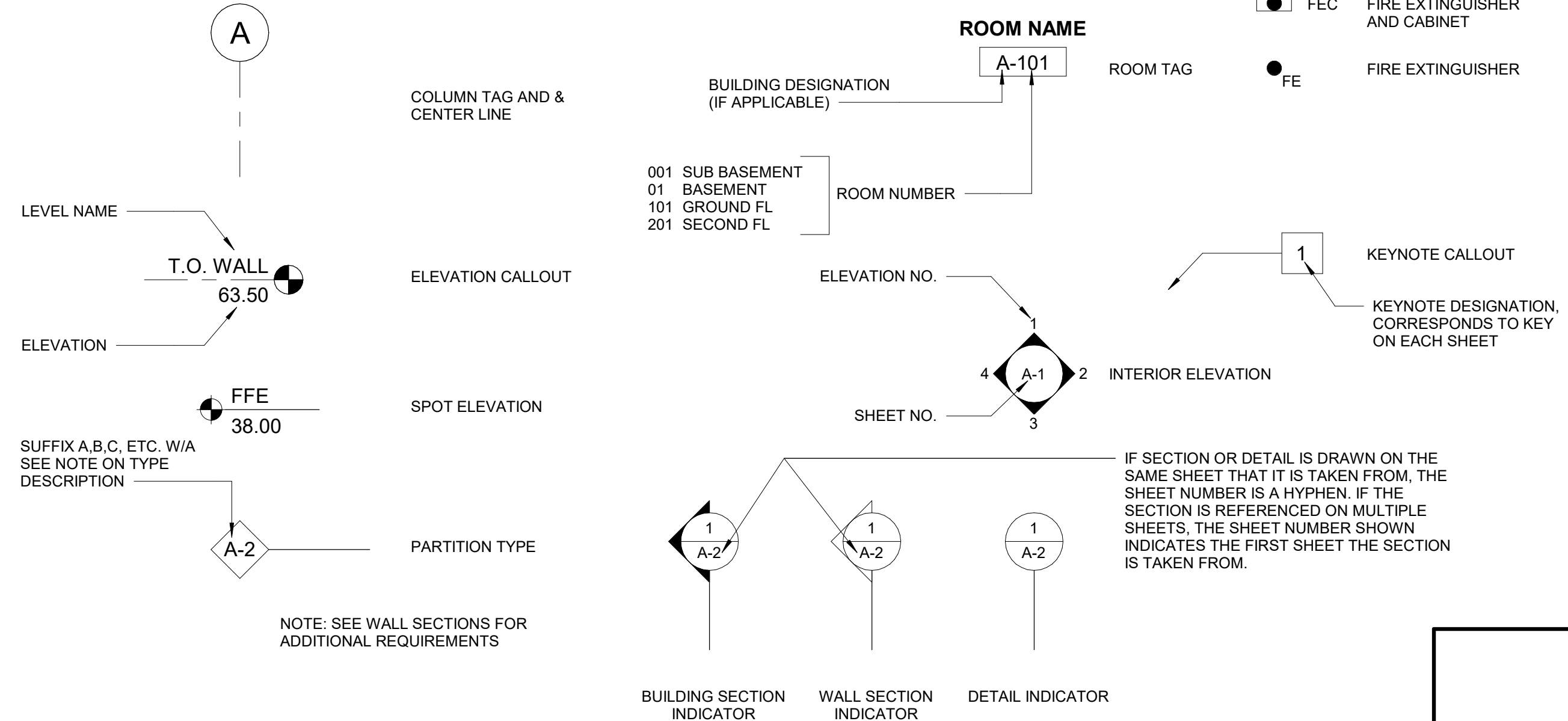


OPENINGS

USUALLY LABELED IN PLAN VIEW; HOWEVER, OPENINGS NOT SHOWN IN PLAN ARE LABELED ON ELEVATIONS



CDMS SYMBOLS



NO.	DATE	DRWN	CHKD	REMARKS	

DESIGNED BY: ERIC WYSS
DRAWN BY: SOWMYA NARASIMHAN
SHEET CHK'D BY: HARISH B
CROSS CHK'D BY:
APPROVED BY: AMANDA SHELDON
DATE: JULY 2025

CDM Smith
1441 Main Street, Suite 1000
Columbia, SC 29201 USA
Tel: 1.803.758.4500
F: 1255

GREENVILLE WATER,
GREENVILLE, SOUTH CAROLINA
DOWNTOWN BOOSTER PUMP STATION

300 BIRNIE ST, GREENVILLE, SC 29601

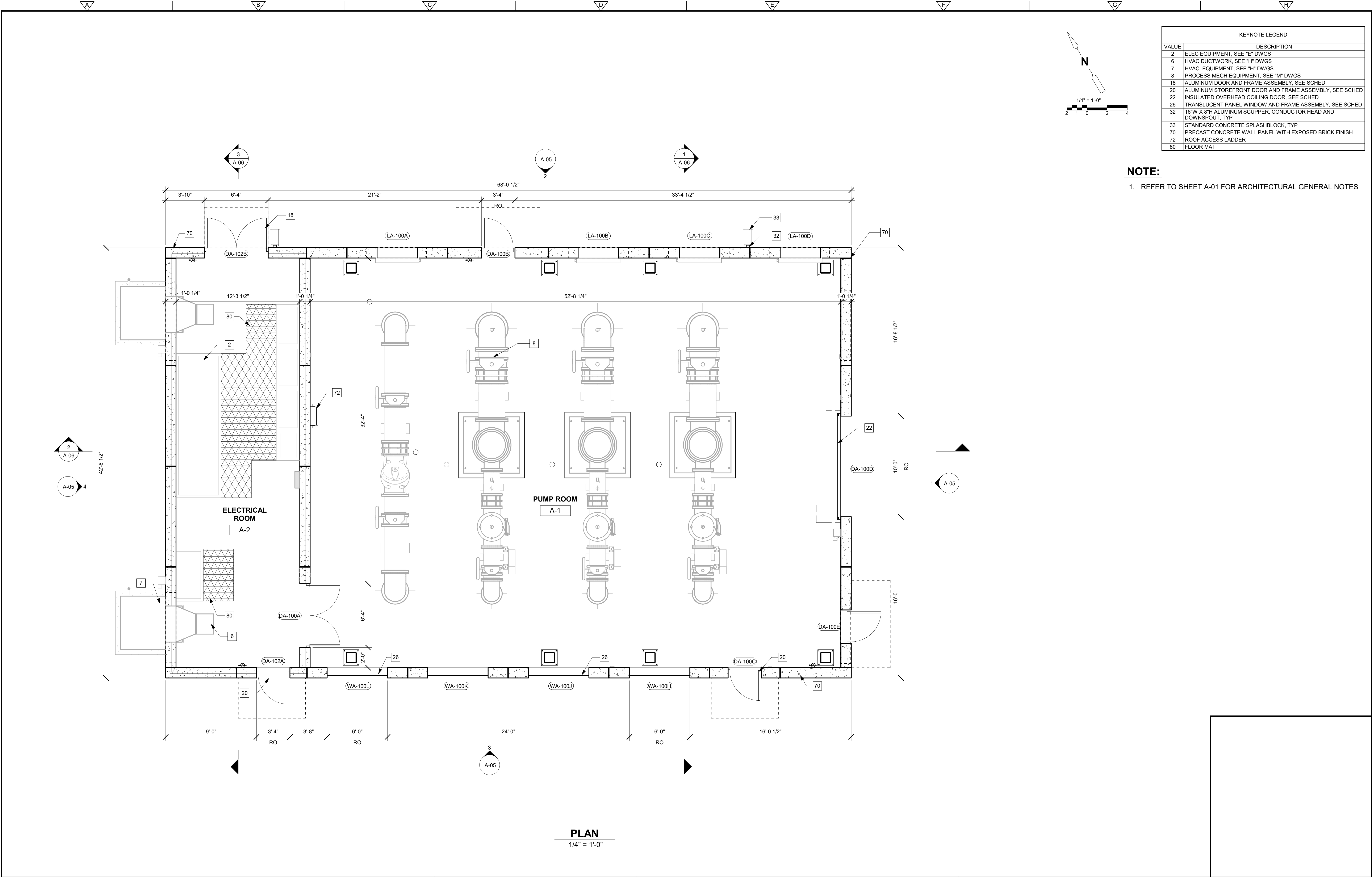
ARCHITECTURAL GENERAL NOTES, SYMBOLS AND
ABBREVIATIONS

PROJECT NO. 250128-288190
FILE NAME: AW2000PS.rvt

SHEET NO.

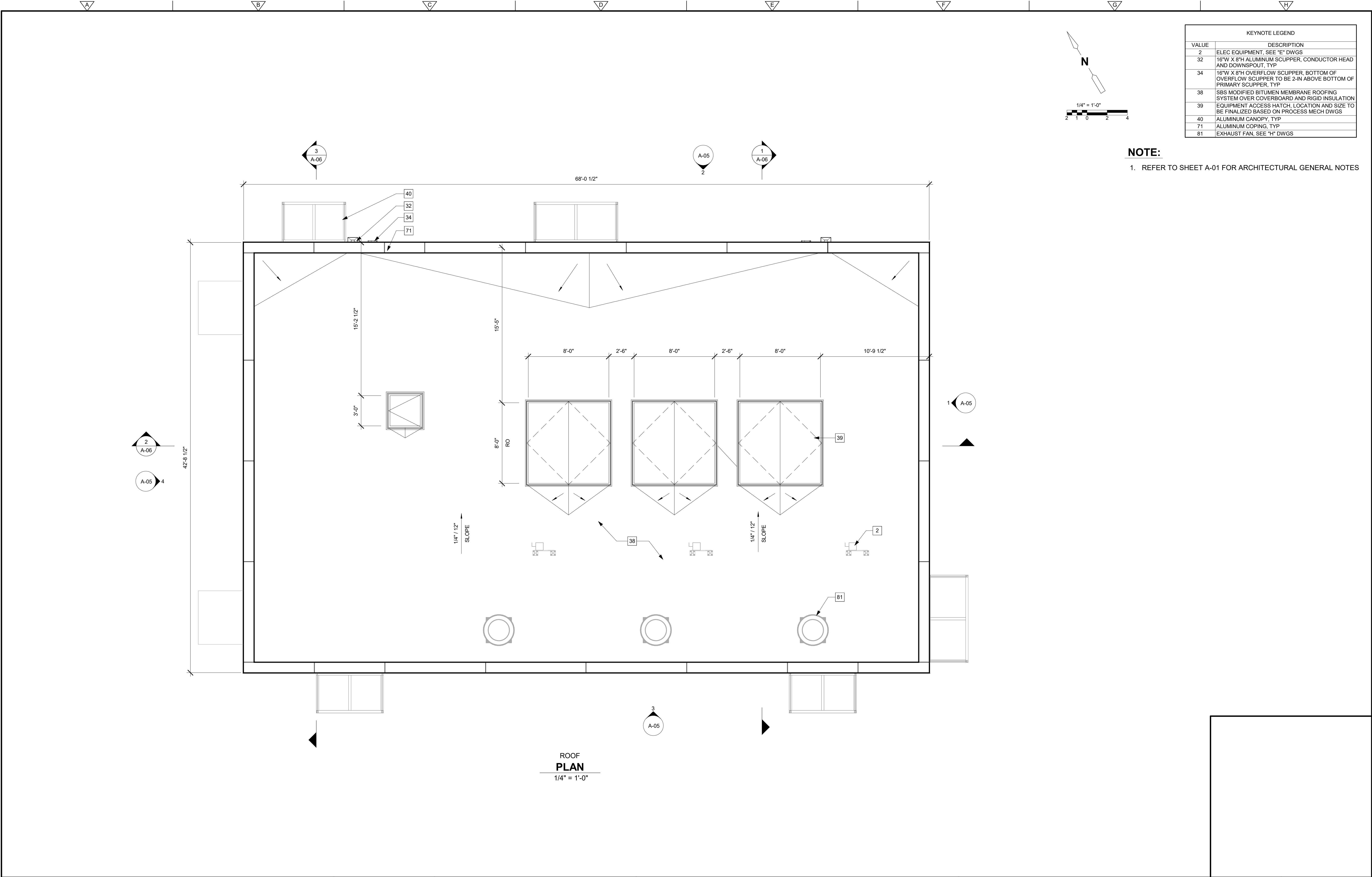
A-01

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					DESIGNED BY: ERIC WYSS DRAWN BY: SOUMYA NARASIMHAN SHEET CHKD BY: HARISH B CROSS CHKD BY: APPROVED BY: AMANDA SHELDON DATE: JULY 2026	CDM Smith 1441 Main Street, Suite 1000 Columbia, SC 29201 USA Tel: 1.803.758.4500 F: 1255	GREENVILLE WATER, GREENVILLE, SOUTH CAROLINA DOWNTOWN BOOSTER PUMP STATION 300 BIRNIE ST, GREENVILLE, SC 29601		ARCHITECTURAL FLOOR PLAN		PROJECT NO. 250128-288190 FILE NAME: AW2000PS.rvt
NO.	DATE	DRWN	CHKD	REMARKS							SHEET NO. A-03

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NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: ERIC WYSS
DRAWN BY: SOWMYA NARASIMHAN
SHEET CHKD BY: HARISH B
CROSS CHKD BY:
APPROVED BY: AMANDA SHELDON
DATE: JULY 2025

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GREENVILLE WATER,
GREENVILLE, SOUTH CAROLINA
DOWNTOWN BOOSTER PUMP STATION

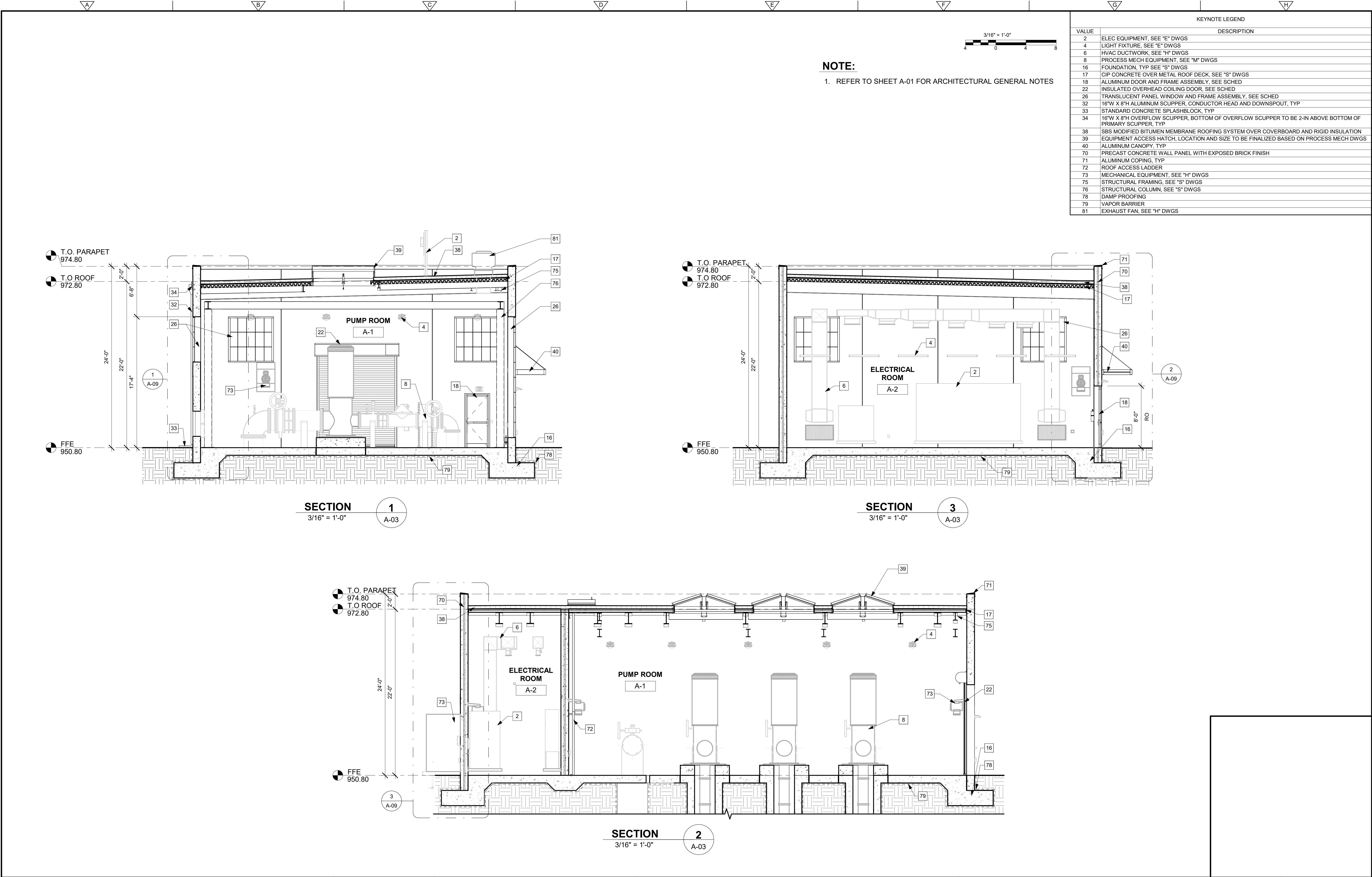
300 BIRNIE ST, GREENVILLE, SC 29601

ARCHITECTURAL ROOF PLAN

SHEET NO.
A-04

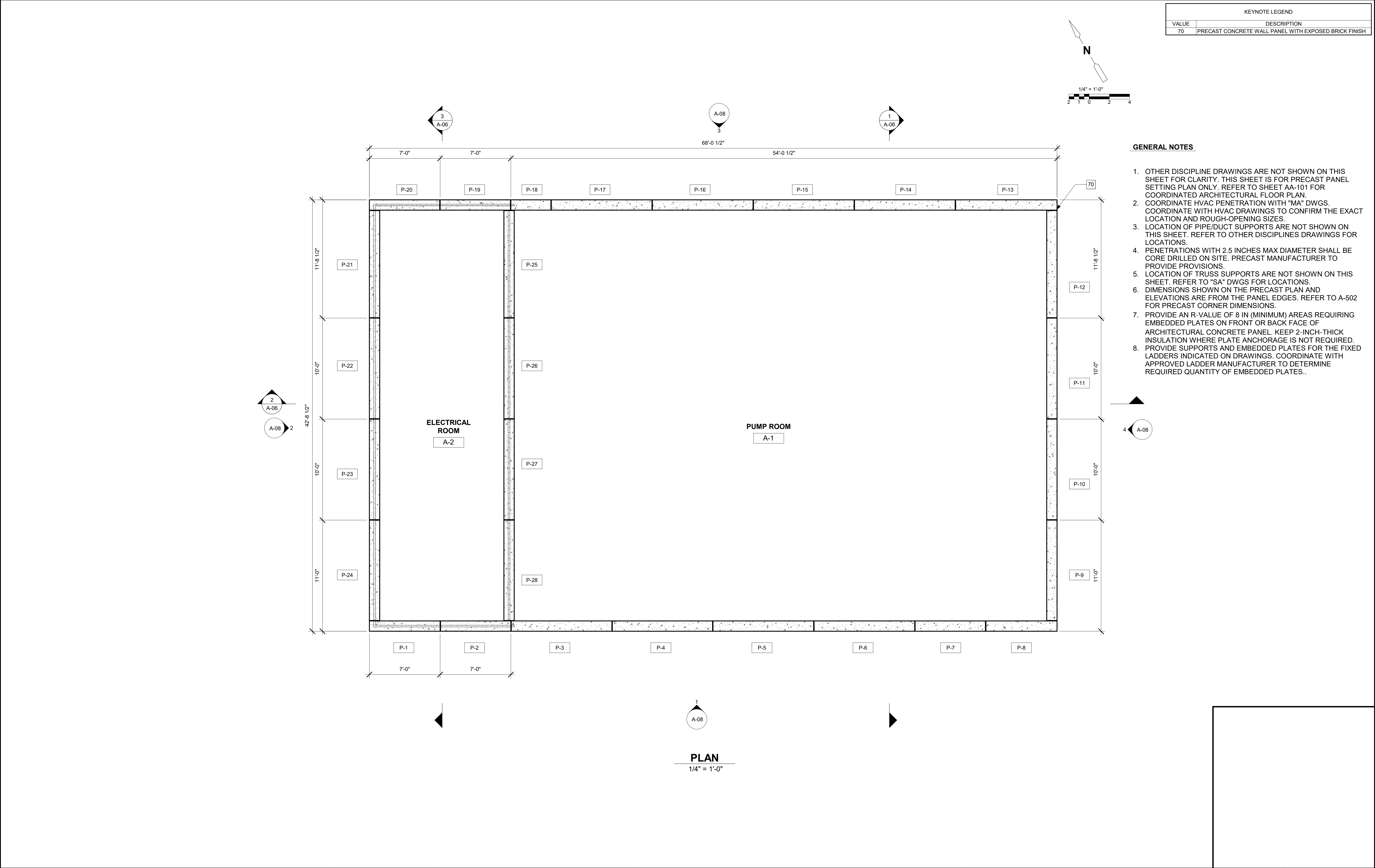
PROJECT NO. 250128-288190
FILE NAME: AWZ000PS.rvt
SHEET NO. A-04

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					DESIGNED BY: ERIC WYSS DRAWN BY: SOWMYA NARASIMHAN SHEET CHK'D BY: HARISH B CROSS CHK'D BY: APPROVED BY: AMANDA SHELTON DATE: JULY 2026	CDM Smith 1441 Main Street, Suite 1000 Columbia, SC 29201 USA Tel: 1.803.758.4500 F: 1255	GREENVILLE WATER, GREENVILLE, SOUTH CAROLINA DOWNTOWN BOOSTER PUMP STATION 300 BIRNIE ST, GREENVILLE, SC 29601		ARCHITECTURAL BUILDING SECTIONS		PROJECT NO. 250128-288190 FILE NAME: AW2000PS.rvt
NO.	DATE	DRWN	CHKD	REMARKS							SHEET NO. A-06

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GENERAL NOTES

1. OTHER DISCIPLINE DRAWINGS ARE NOT SHOWN ON THIS SHEET FOR CLARITY. THIS SHEET IS FOR PRECAST PANEL SETTING PLAN ONLY. REFER TO SHEET AA-101 FOR COORDINATED ARCHITECTURAL FLOOR PLAN.
2. COORDINATE HVAC PENETRATION WITH "MA" DWGS. COORDINATE WITH HVAC DRAWINGS TO CONFIRM THE EXACT LOCATION AND ROUGH-OPENING SIZES.
3. LOCATION OF PIPE/DUCT SUPPORTS ARE NOT SHOWN ON THIS SHEET. REFER TO OTHER DISCIPLINES DRAWINGS FOR LOCATIONS.
4. PENETRATIONS WITH 2.5 INCHES MAX DIAMETER SHALL BE CORE DRILLED ON SITE. PRECAST MANUFACTURER TO PROVIDE PROVISIONS.
5. LOCATION OF TRUSS SUPPORTS ARE NOT SHOWN ON THIS SHEET. REFER TO "SA" DWGS FOR LOCATIONS.
6. DIMENSIONS SHOWN ON THE PRECAST PLAN AND ELEVATIONS ARE FROM THE PANEL EDGES. REFER TO A-502 FOR PRECAST CORNER DIMENSIONS.
7. PROVIDE AN R-VALUE OF 8 IN (MINIMUM) AREAS REQUIRING EMBEDDED PLATES ON FRONT OR BACK FACE OF ARCHITECTURAL CONCRETE PANEL. KEEP 2-INCH-THICK INSULATION WHERE PLATE ANCHORAGE IS NOT REQUIRED.
8. PROVIDE SUPPORTS AND EMBEDDED PLATES FOR THE FIXED LADDERS INDICATED ON DRAWINGS. COORDINATE WITH APPROVED LADDER MANUFACTURER TO DETERMINE REQUIRED QUANTITY OF EMBEDDED PLATES..

NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: ERIC WYSS
DRAWN BY: SOWMYA NARASIMHAN
SHEET CHKD BY: HARISH B
CROSS CHKD BY:
APPROVED BY: AMANDA SHELDON
DATE: JULY 2026

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GREENVILLE WATER,
GREENVILLE, SOUTH CAROLINA
DOWNTOWN BOOSTER PUMP STATION

300 BIRNIE ST, GREENVILLE, SC 29601

ARCHITECTURAL PRECAST PANEL PLAN

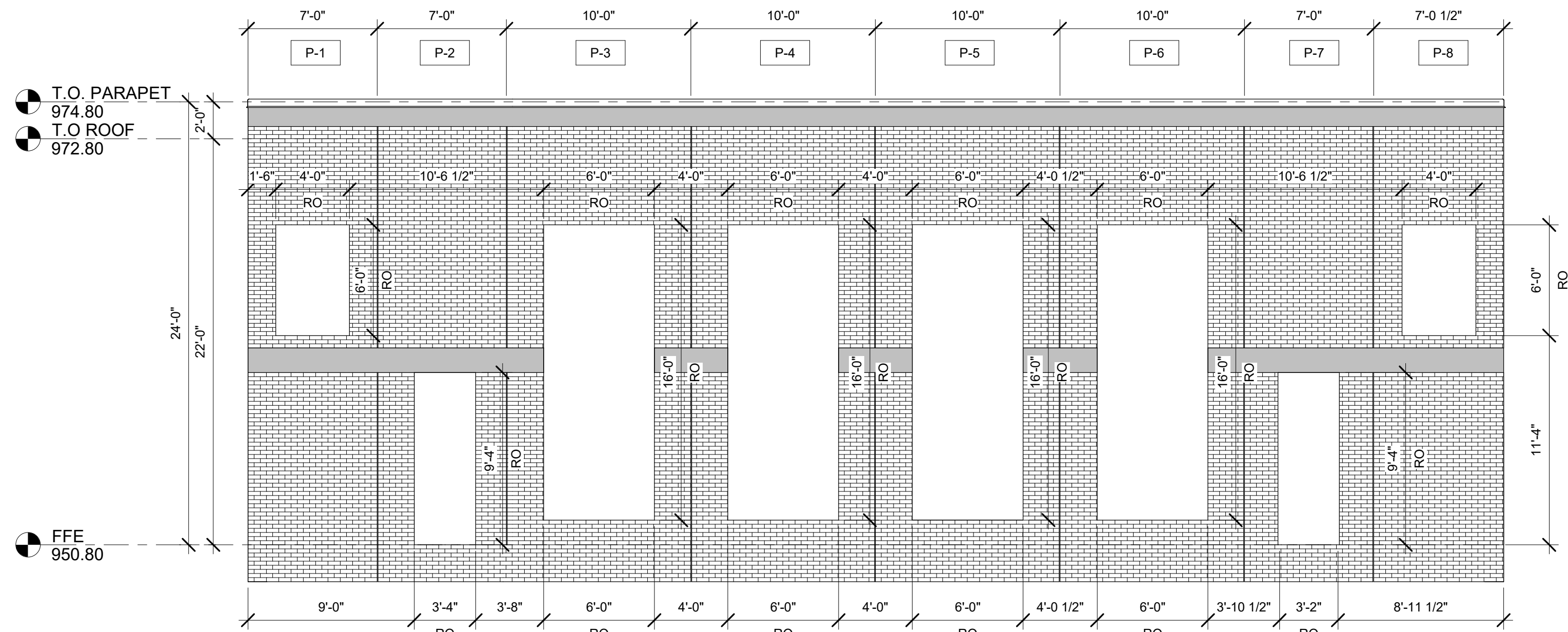
PROJECT NO. 250128-288190
FILE NAME: AW2000PS.rvt

SHEET NO.
A-07

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NOTE:

1. REFER TO SHEET A-08 FOR PRECAST ARCHITECTURAL GENERAL NOTES

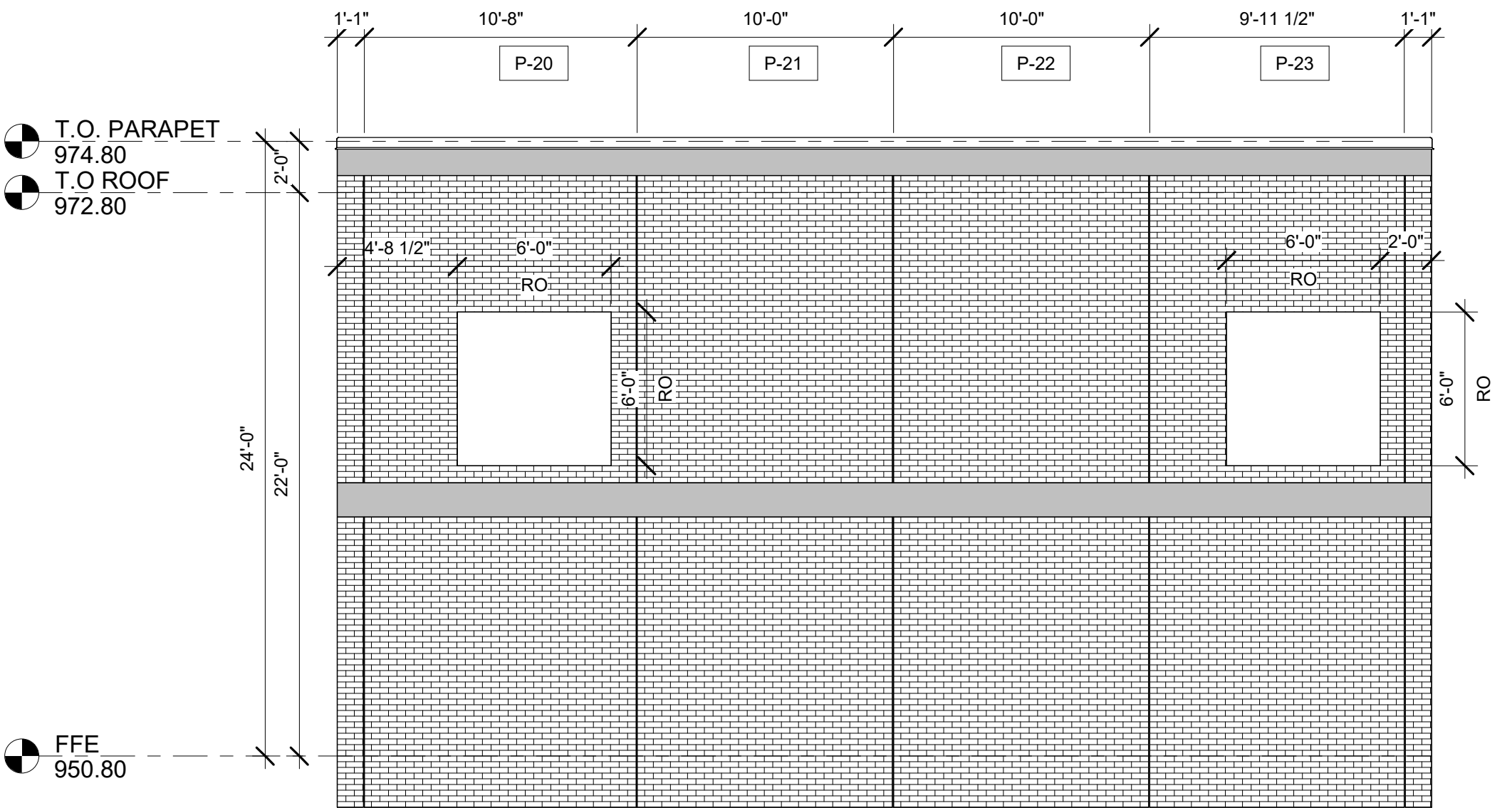


ELEVATION

1

3/16" = 1'-0"

A-07

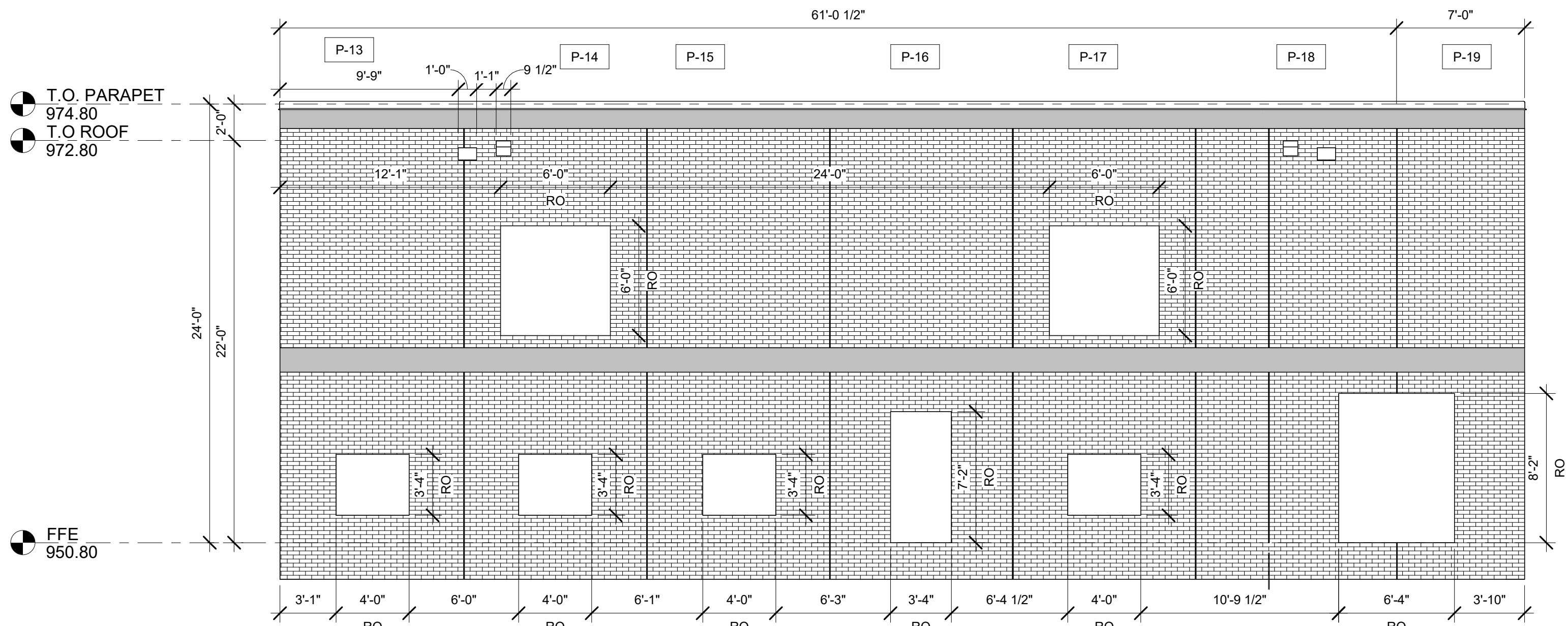


ELEVATION

2

3/16" = 1'-0"

A-07

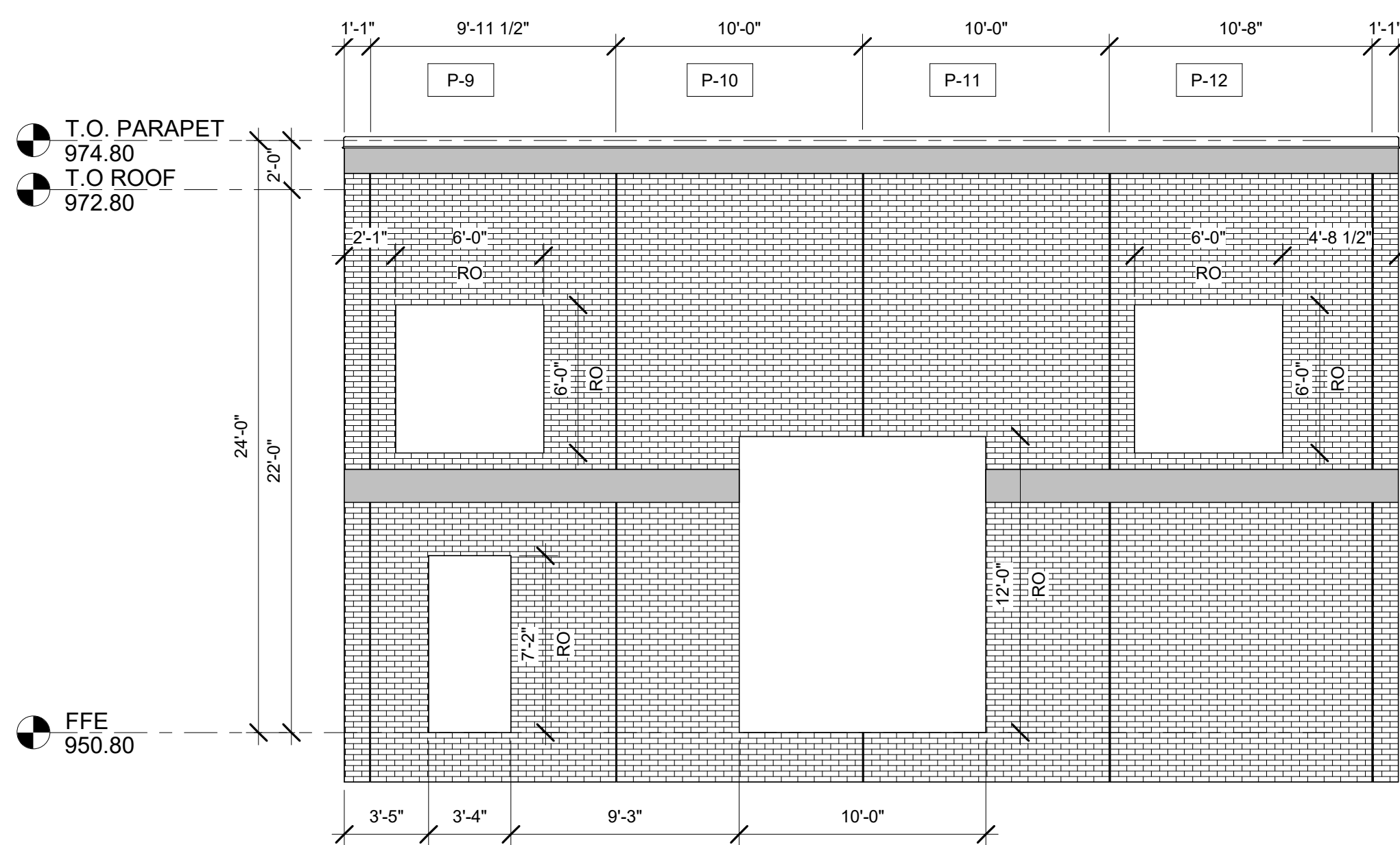


ELEVATION

3

3/16" = 1'-0"

A-07



ELEVATION

4

3/16" = 1'-0"

A-07

NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: ERIC WYSS
DRAWN BY: SOWMYA NARASIMHAN
SHEET CHKD BY: HARISH B
CROSS CHKD BY:
APPROVED BY: AMANDA SHELDON
DATE: JULY 2026

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GREENVILLE WATER,
GREENVILLE, SOUTH CAROLINA
DOWNTOWN BOOSTER PUMP STATION

300 BIRNIE ST, GREENVILLE, SC 29601

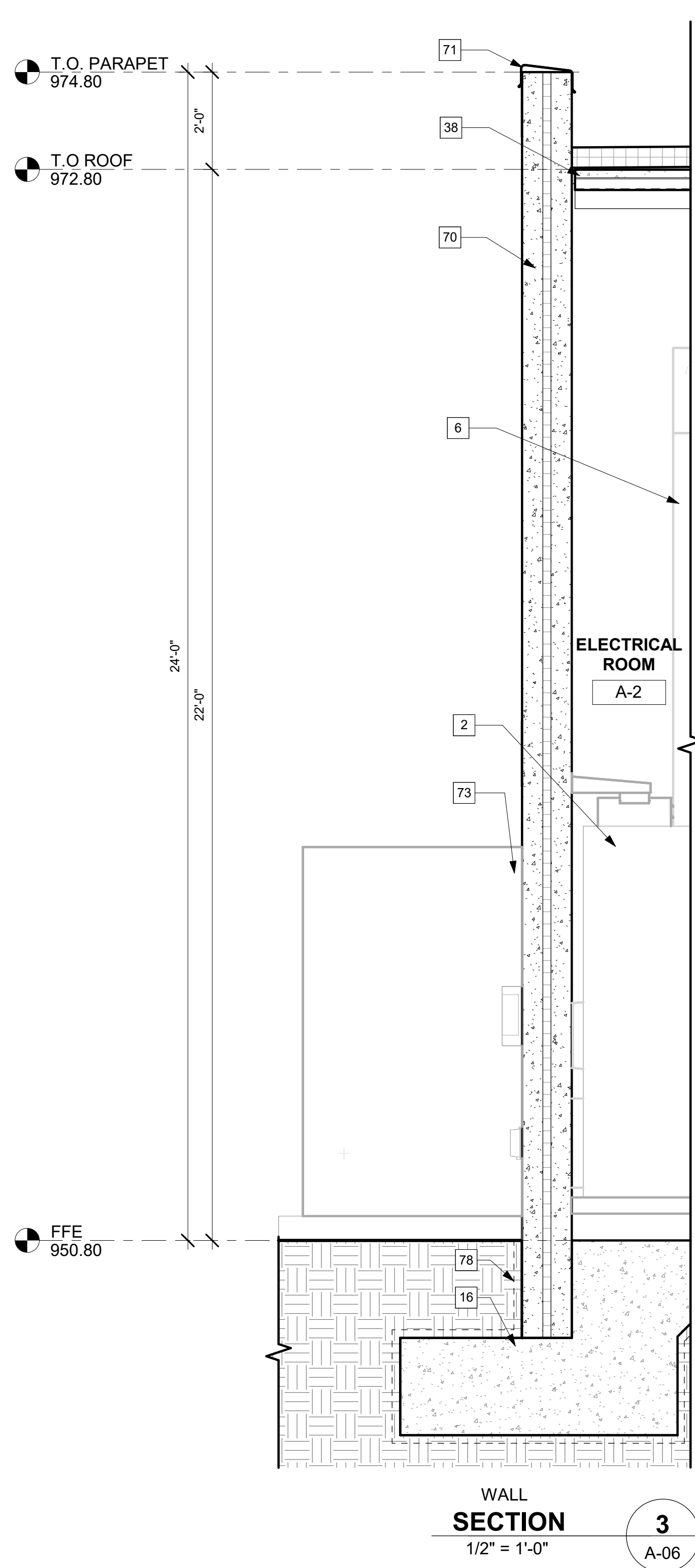
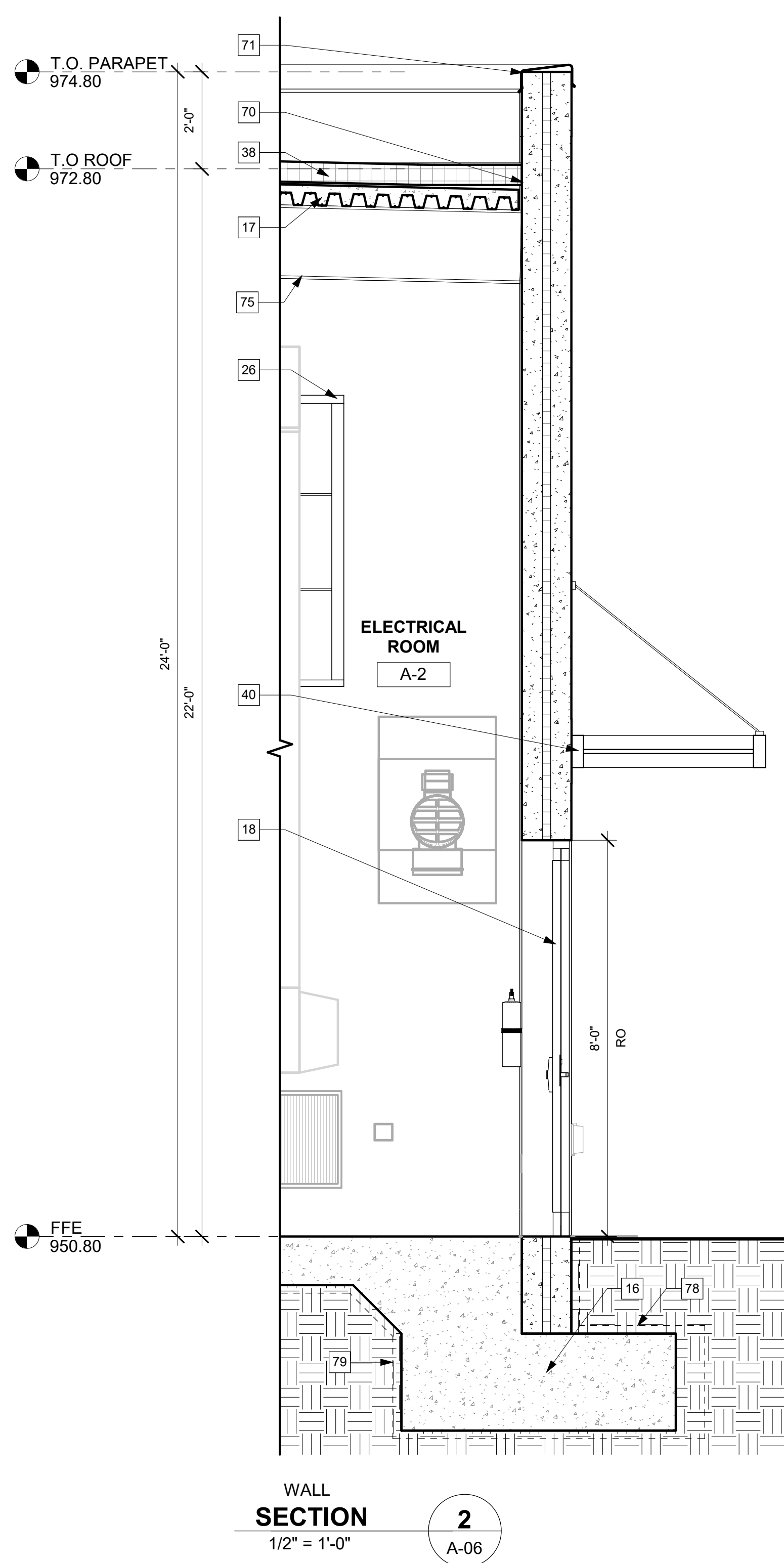
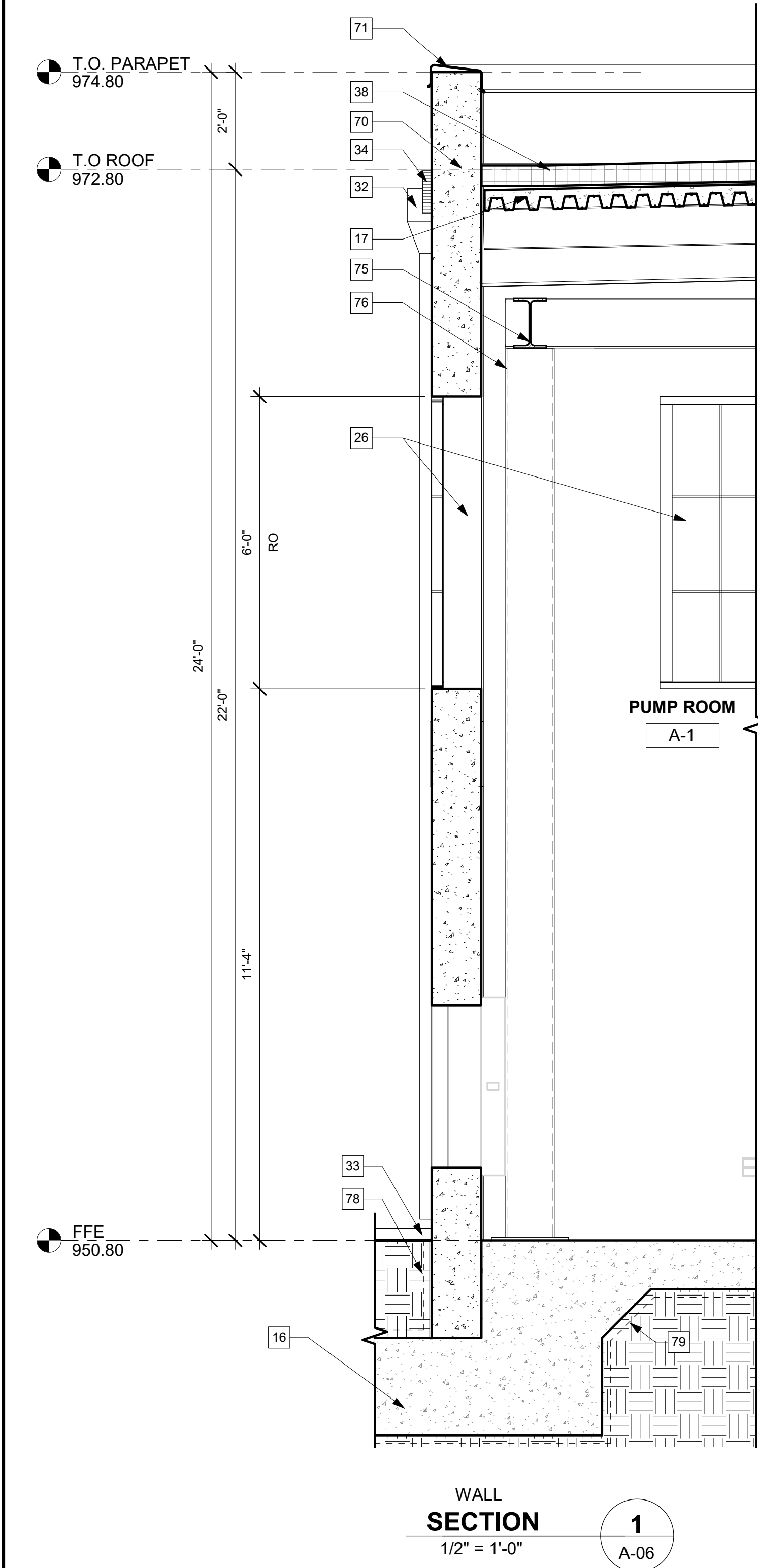
ARCHITECTURAL PRECAST PANEL ELEVATIONS

PROJECT NO. 250128-288190
FILE NAME: AW2000PS.rvt

SHEET NO.

A-08

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NOTE:

1. REFER TO SHEET A-01 FOR ARCHITECTURAL GENERAL NOTES

KEYNOTE LEGEND	
VALUE	DESCRIPTION
2	ELEC EQUIPMENT, SEE "E" DWGS
6	HVAC DUCTWORK, SEE "H" DWGS
16	FOUNDATION, TYP SEE "S" DWGS
17	CIP CONCRETE OVER METAL ROOF DECK, SEE "S" DWGS
18	ALUMINUM DOOR AND FRAME ASSEMBLY, SEE SCHED
26	TRANSLUCENT PANEL WINDOW AND FRAME ASSEMBLY, SEE SCHED
32	18"W X 8"H ALUMINUM SCUPPER, CONDUCTOR HEAD AND DOWNSPOUT, TYP
33	STANDARD CONCRETE SPLASHBLOCK, TYP
34	18"W X 8"H OVERFLOW SCUPPER, BOTTOM OF OVERFLOW SCUPPER TO BE 2-IN ABOVE BOTTOM OF PRIMARY SCUPPER, TYP
38	SBS MODIFIED BITUMEN MEMBRANE ROOFING SYSTEM OVER COVERBOARD AND RIGID INSULATION
40	ALUMINUM CANOPY, TYP
70	PRECAST CONCRETE WALL PANEL WITH EXPOSED BRICK FINISH
71	ALUMINUM COPING, TYP
73	MECHANICAL EQUIPMENT, SEE "H" DWGS
75	STRUCTURAL FRAMING, SEE "S" DWGS
76	STRUCTURAL COLUMN, SEE "S" DWGS
78	DAMP PROOFING
79	VAPOR BARRIER

NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____	ERIC WYSS
DRAWN BY: _____	QINDRILLA C
SHEET CHKD BY: _____	HARISH B
CROSS CHKD BY: _____	
APPROVED BY: _____	AMANDA SHELTON
DATE: _____	JULY 2026

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GREENVILLE WATER,
GREENVILLE, SOUTH CAROLINA
DOWNTOWN BOOSTER PUMP STATION

300 BIRNIE ST, GREENVILLE, SC 29601

ARCHITECTURAL WALL SECTIONS

PROJECT NO. 250128-288190
FILE NAME: AW2000PS.rvt
SHEET NO. A-09

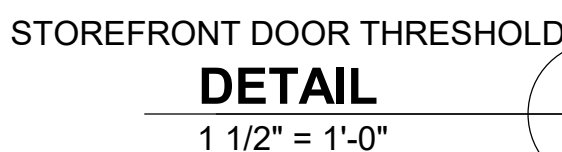
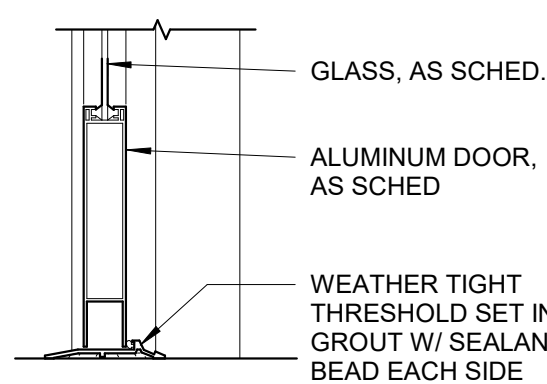
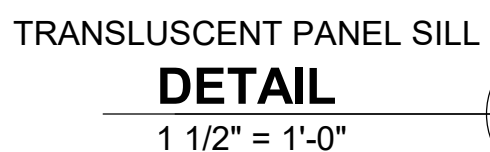
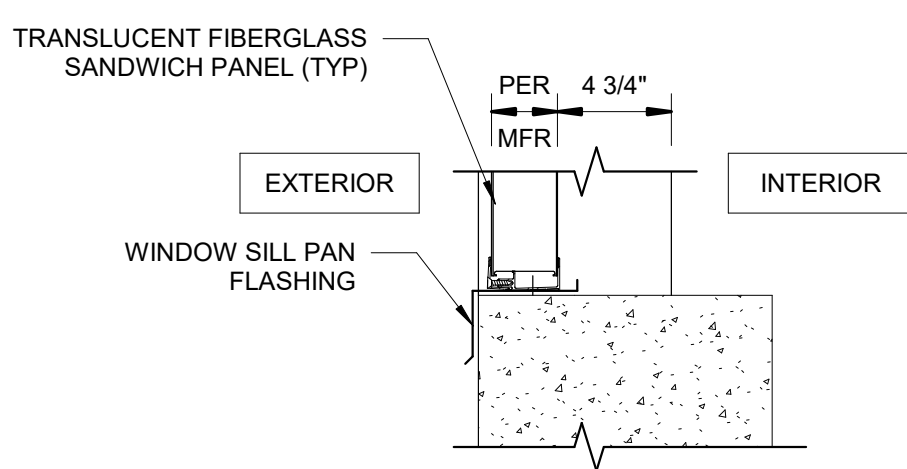
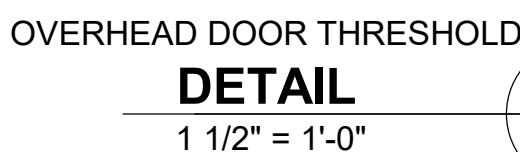
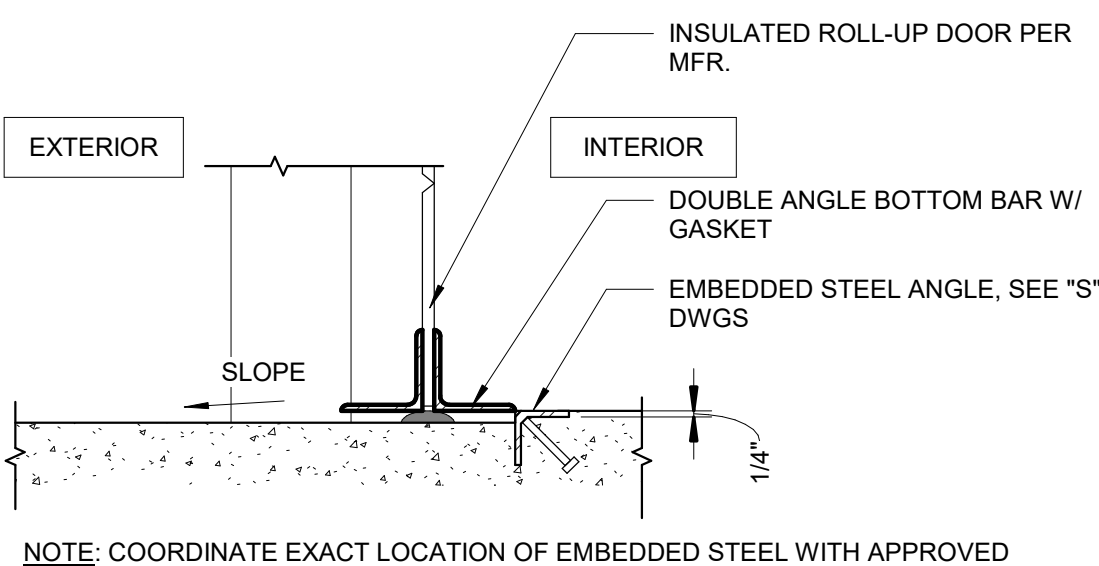
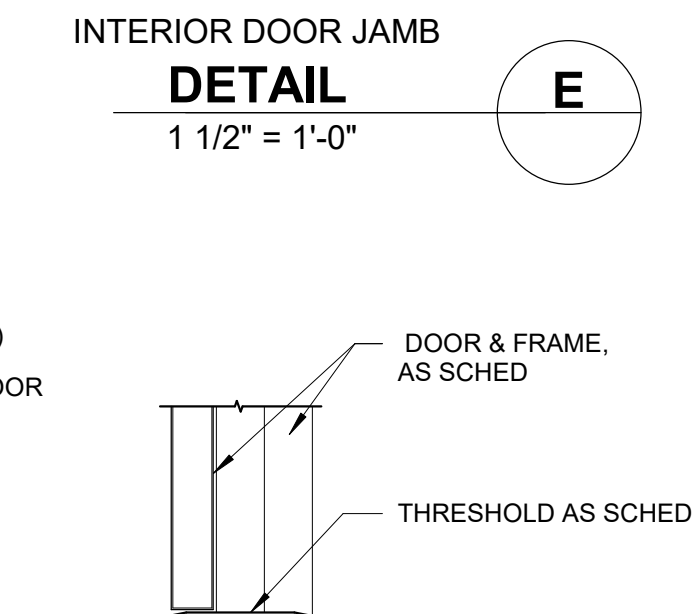
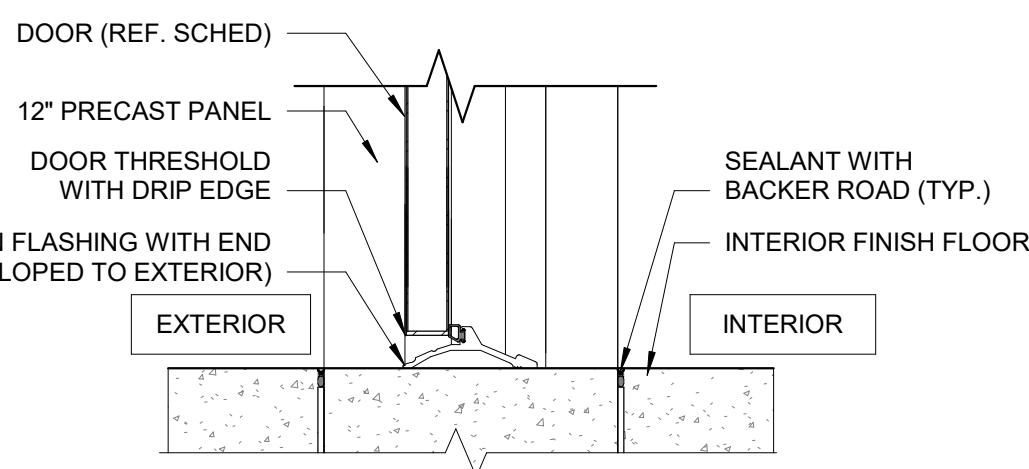
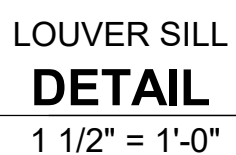
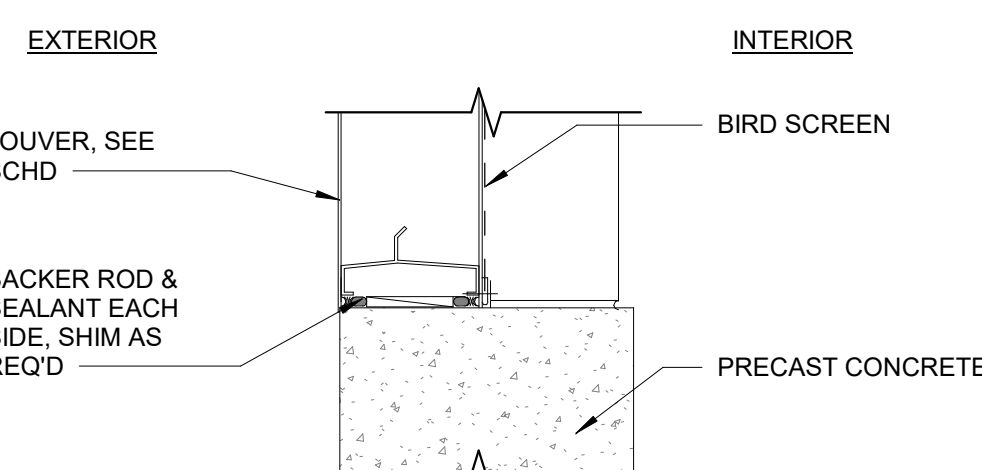
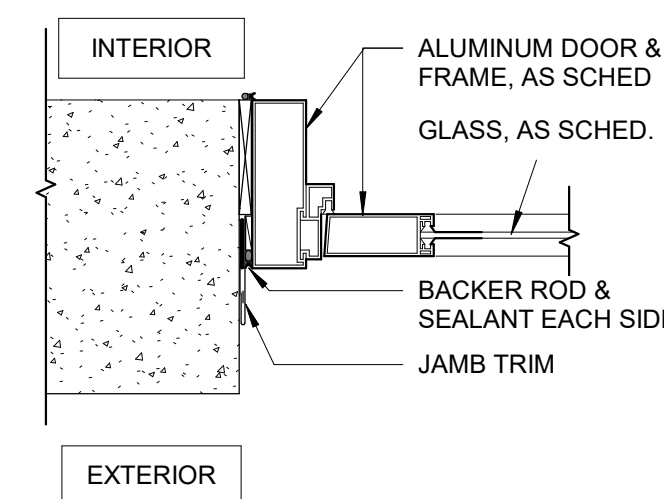
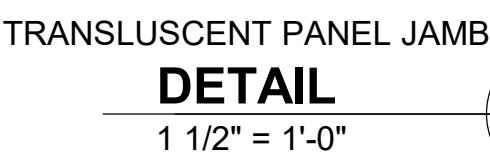
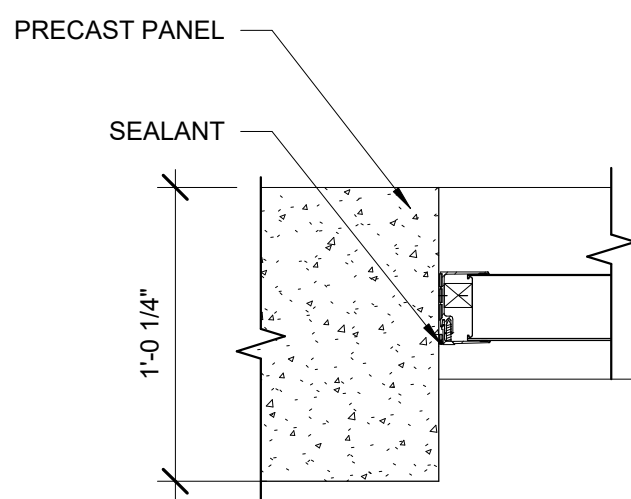
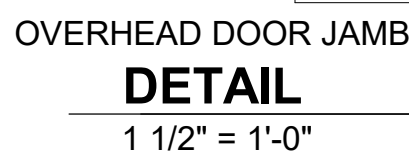
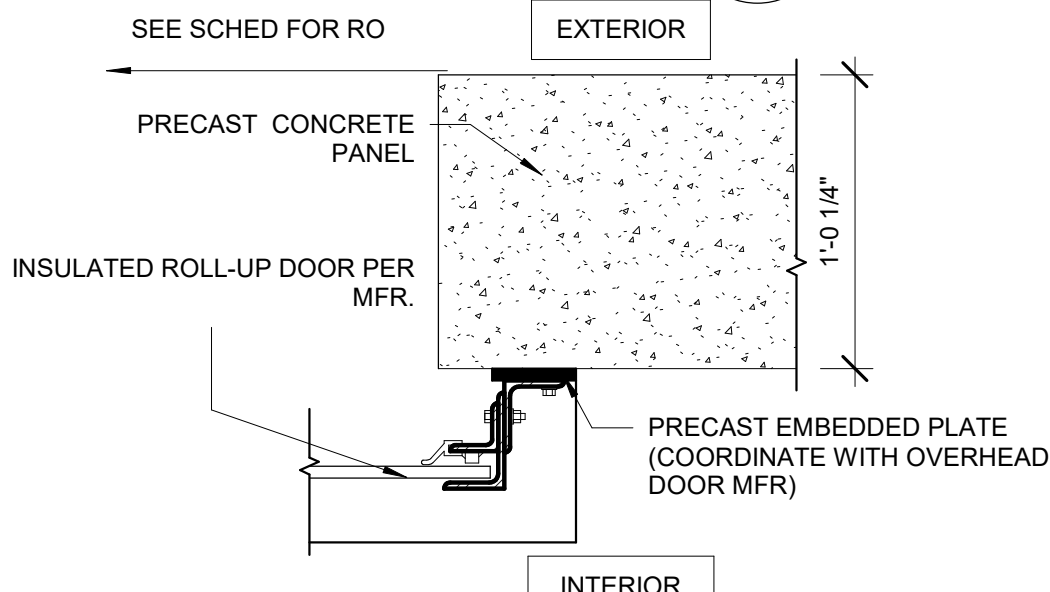
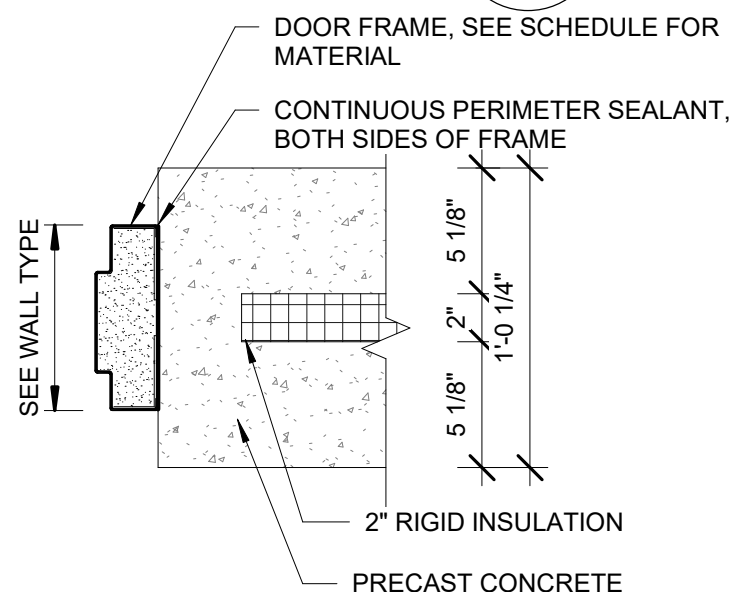
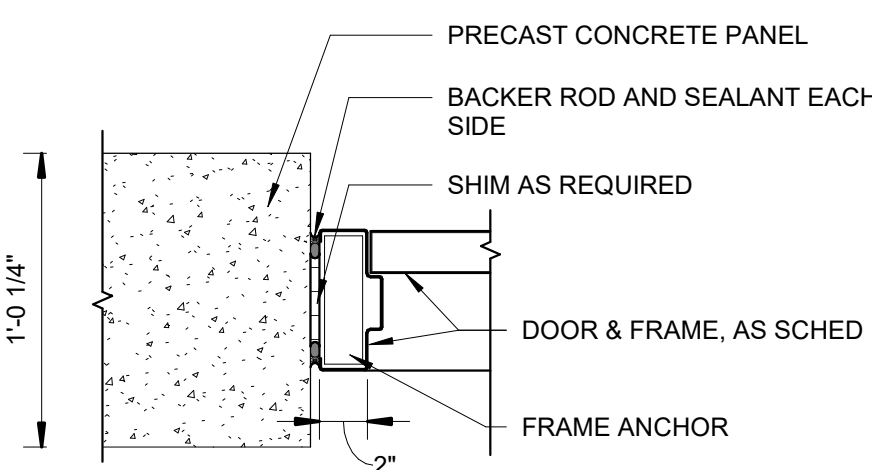
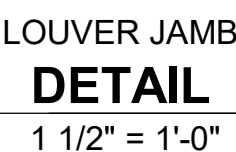
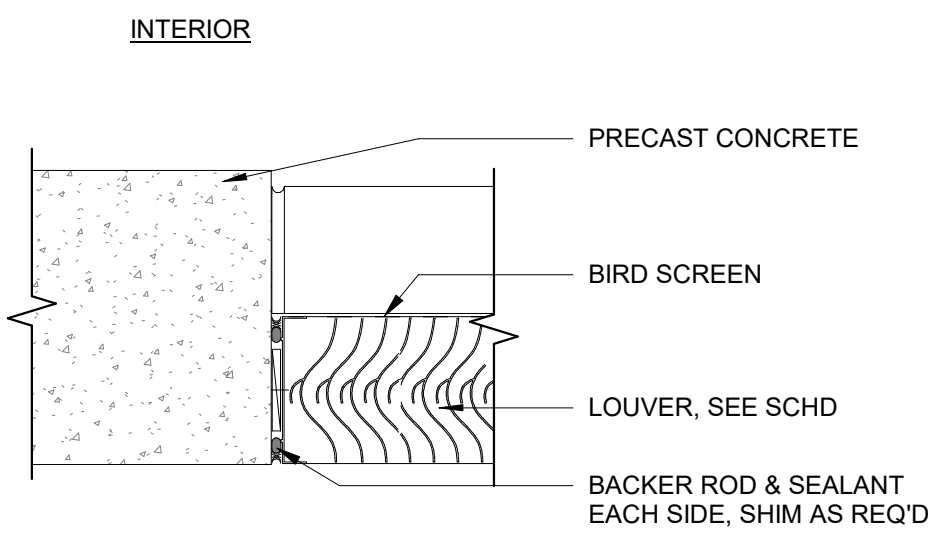
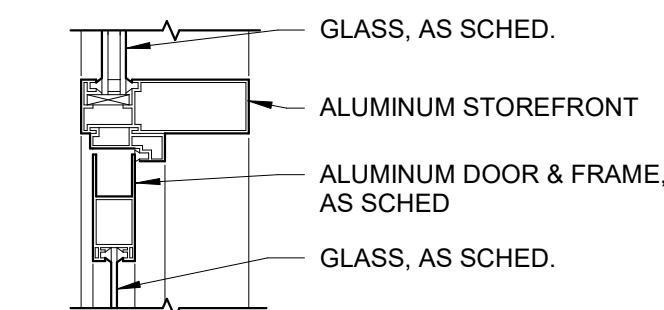
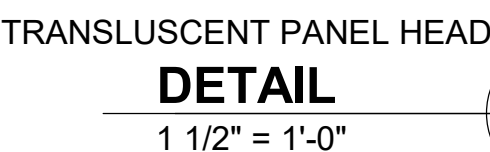
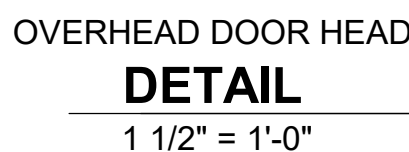
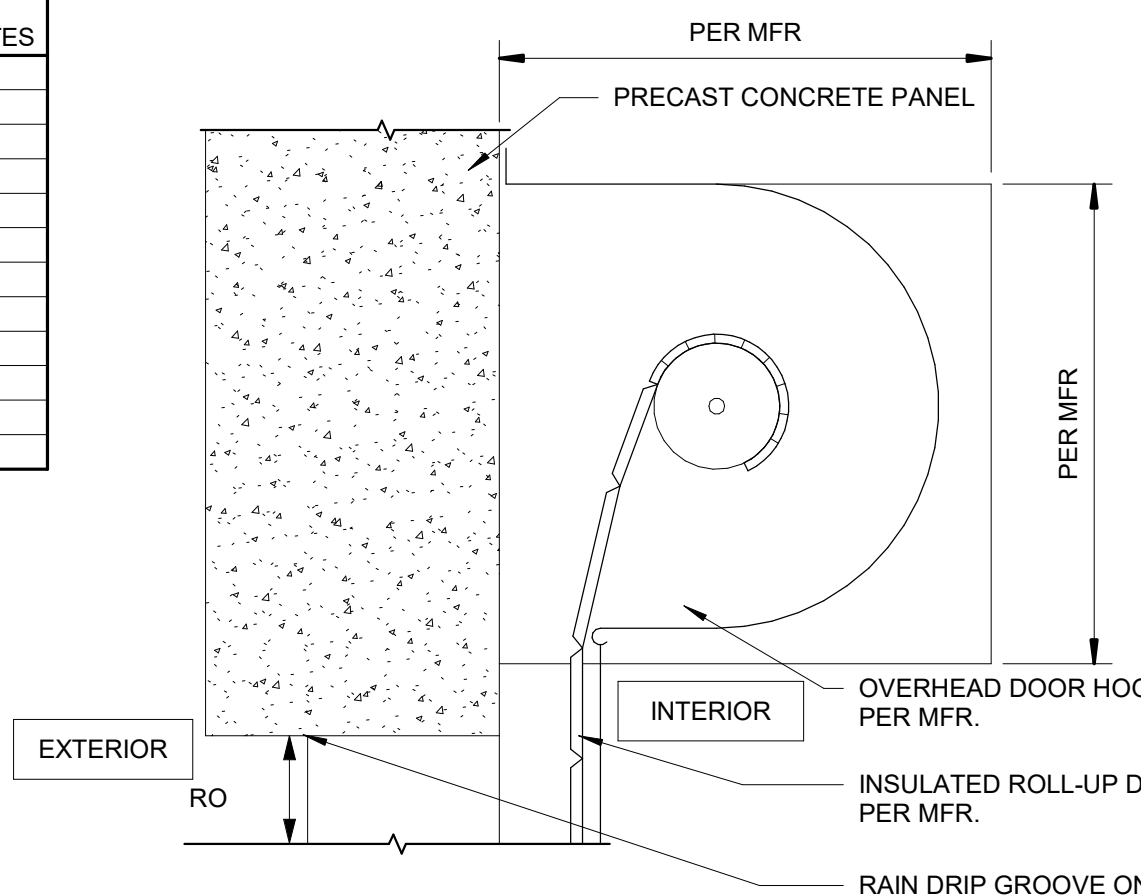
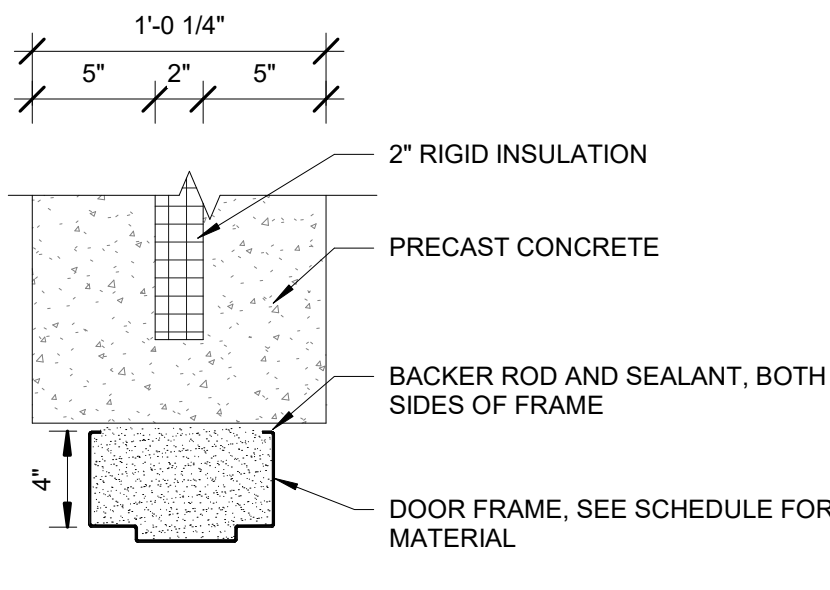
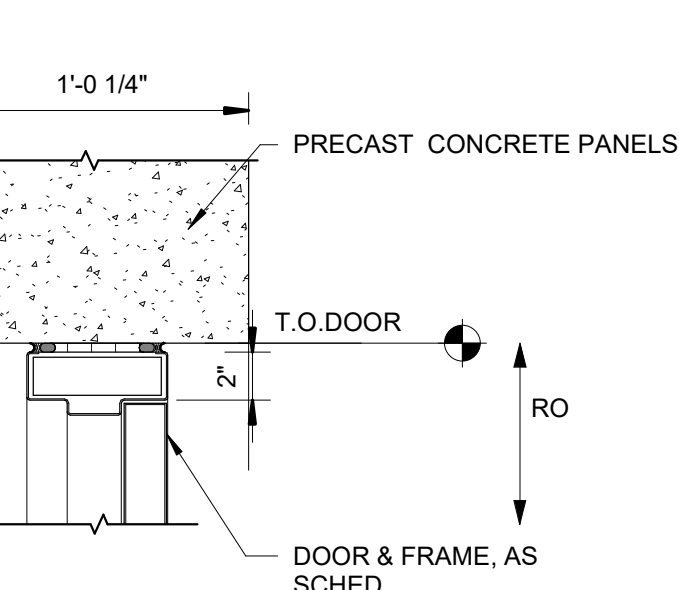
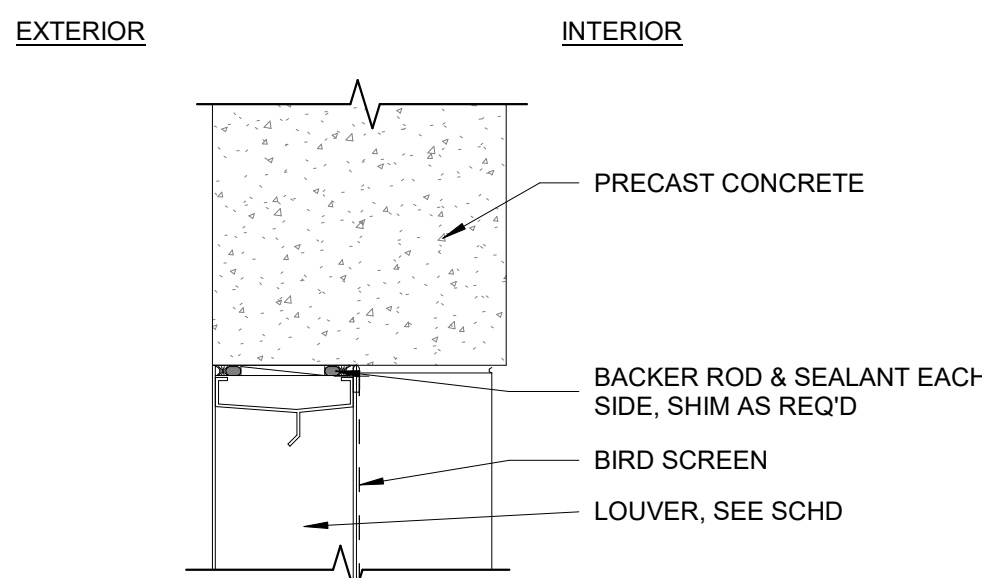
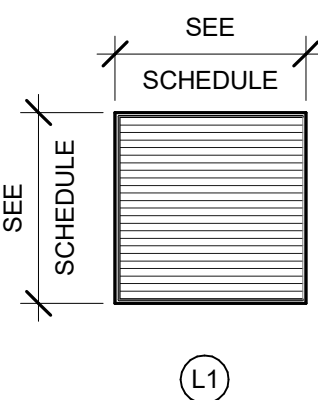
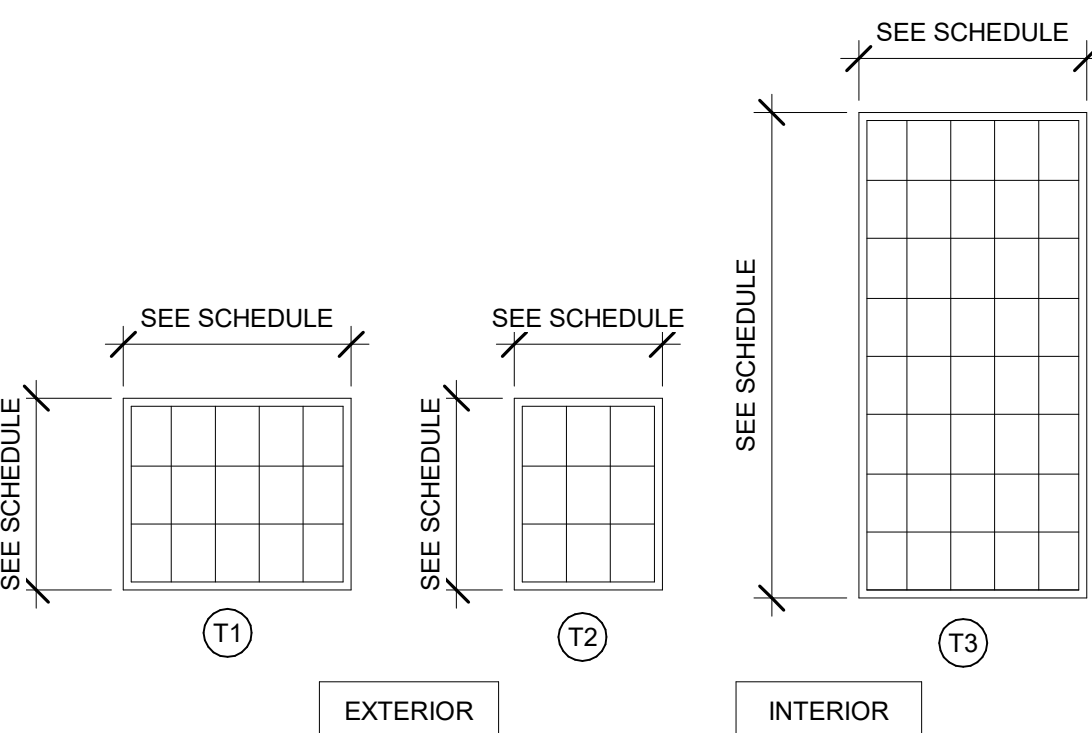
NOTES

1. MOTORIZED

DOOR TYPES

FRAME TYPES

TRANSLUSCENT PANEL TYPES



NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: ERIC WYSS
DRAWN BY: OINDRILLA C
SHEET CHK'D BY: HARISH B
CROSS CHK'D BY: _____
APPROVED BY: AMANDA SHELDON
DATE: JULY 2026

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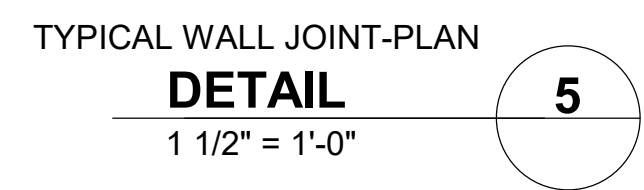
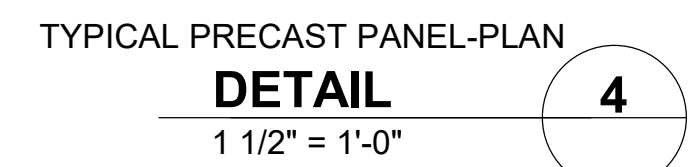
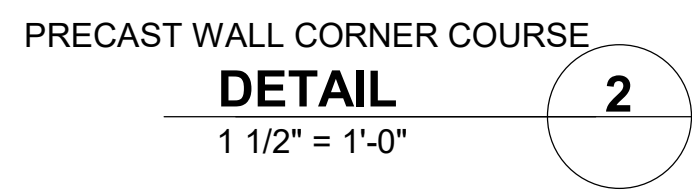
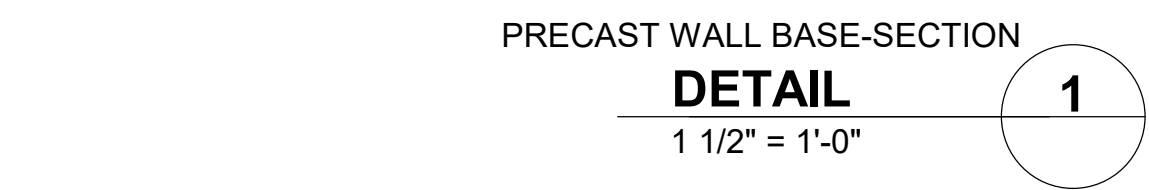
GREENVILLE WATER,
GREENVILLE, SOUTH CAROLINA
DOWNTOWN BOOSTER PUMP STATION
300 BIRNIE ST, GREENVILLE, SC 29601

ARCHITECTURAL SCHEDULES AND DETAILS

PROJECT NO. 250128-28819
FILE NAME: AWZ000PS.rvt

SHEET NO.

A-10



DESIGNED BY: _____ ERIC WYSS
DRAWN BY: _____ SOWMYA NARASIMHAN
SHEET CHK'D BY: _____ HARISH B
CROSS CHK'D BY: _____
APPROVED BY: _____ AMANDA SHELDON
DATE: _____ JULY 2026

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300 BIRNIE ST, GREENVILLE, SC 29601

A-11



**CDM
Smith**

1441 Main Street, Suite 1000
Columbia, SC 29201
Tel: (803) 758-4500

Greenville Downtown Booster Pump Station

300 Birnie Street, Greenville SC 29601

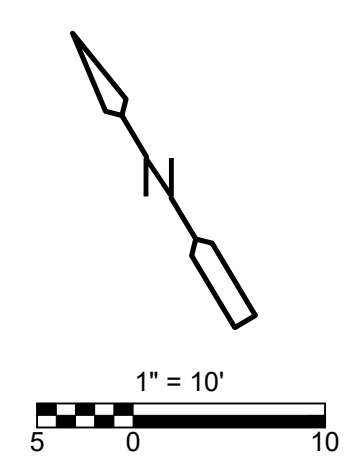


GreenvilleWater
QUALITY WATER. SUSTAINABLE FUTURE.

DRB Sufficiency Checklist – Single Review

	Submittal Requirement	Description
1.	Square Footage Calculations	This should include existing area to remain, addition area/ new construction area, and area to be demolished. Proposed areas should be divided into uses (commercial, residential, parking, etc.)
2.	Site Plan	Footprints of existing and proposed buildings and site elements, adjacent properties, any exterior equipment, or dumpster location. Drawings should be dimensioned and scalable.
3.	Contextual Plan	A broader site plan that shows the greater context of the block. Drawing should illustrate existing and proposed uses, and adjacent structures uses.
4.	Landscape Drawings	Drawings should include a materials plan, a tree and planting plan. Material and plant image specifications should be provided.
5.	Rendering – Street View at pedestrian level on sidewalk	Renderings should include all massing, setback, balconies/ decks, windows, awnings, adjacent buildings, all proposed materials and the building's relationship to the public realm.
6.	Rendering – Street View at pedestrian level across the street	Renderings should include all massing, setback, balconies/ decks, windows, awnings, adjacent buildings, all proposed materials, and the building's relationship to the public realm.
7.	Rendering – Birds-Eye View	Renderings should include all massing, setback, balconies/ decks, windows, awnings, all proposed materials, and adjacent buildings to illustrate the larger context of the site.
8.	Rendering – Night-Time View	Renderings should include all massing, setback, balconies/ decks, windows, awnings, all proposed materials, and proposed lighting to illustrate conformance with lighting standards of the design guidelines.
9.	Photographs	Images of the existing site and its surrounding context.
10.	Plan Drawings A-03/A-04	Plan drawings should include all floors and roofs with dimensions. Min 1/4" scale.
11.	Elevation Drawings A-05	Drawings of all sides should illustrate material selections, elevation markers indicating all heights, any mechanical equipment, and lighting.
12.	Streetscape Elevation	Drawing should illustrate the proposed structure and the adjacent buildings relative to the street face.
13.	Building Section Drawing A-06	Section drawings should be cut to best illustrate the building, more than 1 may be required to adequately describe the building. Elevation markers should indicate all height. Min 1/4" scale.
14.	Detail or Section Detail Drawing	Drawing should illustrate material and methods of the type of construction. Min 1-1/2" scale.
15.	Color Selections	In addition to material specifications, color selections are also required. Examples: paint color, window color, trim color, roof color, etc.

SITE PLAN AND SQUARE FOOTAGE



60% SUBMITTAL - NOT FOR CONSTRUCTION

CONTEXTUAL PLAN

XREFs: [CDMS, 2436, Greenville Surface, 3D, CEP000ST, CWP001ST, CWP002ST, CWP004ST, MWZ001PS, 2D Export, MWZ001FM - Floor Plan - 2D Export for Civil, CEP002ST, CWP006ST] Images: []
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PLAN
1" = 10'

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY:	S. WARNER
DRAWN BY:	S. WARNER
SHEET CHK'D BY:	M. DODSON
CROSS CHK'D BY:	T. SHULTZ
APPROVED BY:	F. SEVER
DATE:	JULY 2026

**CDM
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Tel+1.803.758.4500
F-1255

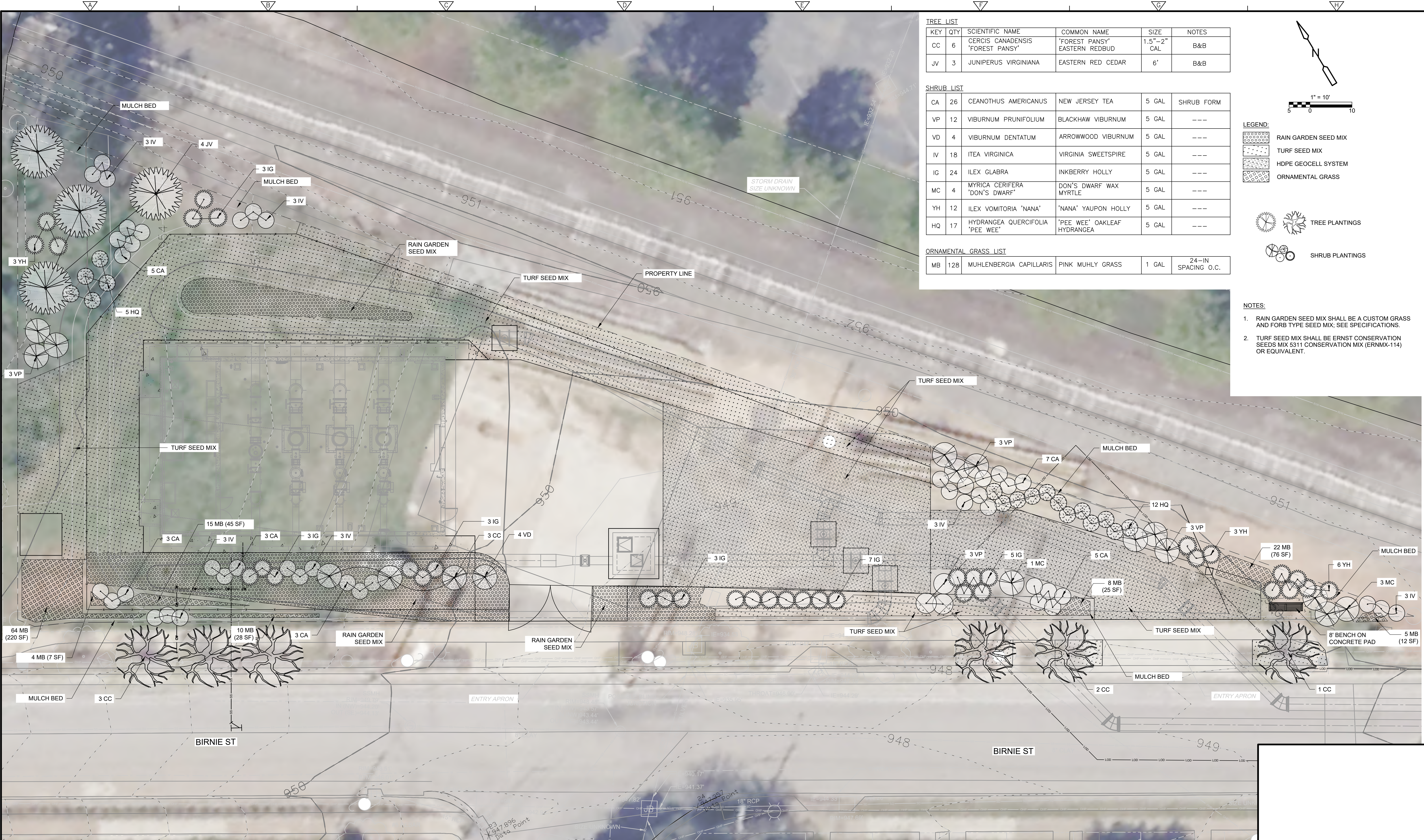
GREENVILLE WATER
GREENVILLE, SOUTH CAROLINA
DOWNTOWN BOOSTER PUMP STATION
300 BIRNIE ST, GREENVILLE, SC 29601

CONTEXTUAL PLAN

PROJECT NO.	250128-288190
FILE NAME:	CXXLSPL.DWG
SHEET NO.	

LANDSCAPING

XREFs: [CDMS, 2436, Greenville Surface, 3D, CEP0001ST, CWP001ST, CWP002ST, CWP004ST, MWZ001FM - Floor Plan - 2D Export for Civil, CEP006ST], Images: []
Last saved by: WARNERSH Time: 8/21/2026 11:41:57 AM
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TREE LIST				
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE
CC	6	CERCIS CANADENSIS 'FOREST PANSY'	'FOREST PANSY' EASTERN REDBUD	1.5"-2" CAL
JV	3	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'

SHRUB LIST				
CA	26	CEANOTHUS AMERICANUS	NEW JERSEY TEA	5 GAL
VP	12	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	5 GAL
VD	4	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	5 GAL
IV	18	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	5 GAL
IG	24	ILEX GLABRA	INKBERRY HOLLY	5 GAL
MC	4	MYRICA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE	5 GAL
YH	12	ILEX VOMITORIA 'NANA'	'NANA' YAUPON HOLLY	5 GAL
HQ	17	HYDRANGEA QUERCIFOLIA 'PEE WEE'	'PEE WEE' OAKLEAF HYDRANGEA	5 GAL

ORNAMENTAL GRASS LIST				
MB	128	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL
				24-IN SPACING O.C.

- LEGEND:
- RAIN GARDEN SEED MIX
 - TURF SEED MIX
 - HDPE GEOCELL SYSTEM
 - ORNAMENTAL GRASS

- TREE PLANTINGS
- SHRUB PLANTINGS

- NOTES:
- RAIN GARDEN SEED MIX SHALL BE A CUSTOM GRASS AND FORB TYPE SEED MIX; SEE SPECIFICATIONS.
 - TURF SEED MIX SHALL BE ERNST CONSERVATION SEEDS MIX 5311 CONSERVATION MIX (ERNMX-114) OR EQUIVALENT.

PLAN
1" = 10'

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY:	S. WARNER
DRAWN BY:	S. WARNER
SHEET CHK'D BY:	M. DODSON
CROSS CHK'D BY:	T. SHULTZ
APPROVED BY:	F. SEVER
DATE:	JULY 2026

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GREENVILLE WATER
GREENVILLE, SOUTH CAROLINA
DOWNTOWN TRANSFER PUMP STATION

300 BIRNIE ST, GREENVILLE, SC 29601

LANDSCAPING PLAN

PROJECT NO. 250128-288190
FILE NAME: C13LSPL.DWG

SHEET NO.

C-13

PROPOSED PLANTINGS

Greenville Water Downtown Booster Pump Station
300 Birnie St, Greenville, SC 29601

July 2026

Trees



Cercis canadensis 'Forest Pansy'
'Forest Pansy' Eastern Redbud

Shrubs



Ceanothus americanus
New Jersey Tea



Viburnum prunifolium
Blackhaw Viburnum



Viburnum dentatum
Arrowwood Viburnum



Itea virginica
Virginia Sweetspire



Ilex glabra
Inkberry Holly

Herbaceous Perennials



Penstemon digitalis
 Foxglove Beardtongue



Phlox subulata 'Snowflake'
 'Snowflake' Creeping Phlox

Seeded Areas



Rain Garden



Turf (conservation mix)



Native Meadow

RENDERINGS



RENDERING STREET
SIDE



RENDERING
ACROSS STREET



RENDERING FROM
MAYBERRY



EXISTING TOWNHOMES

RENDERING
BIRDSEYE DAYTIME

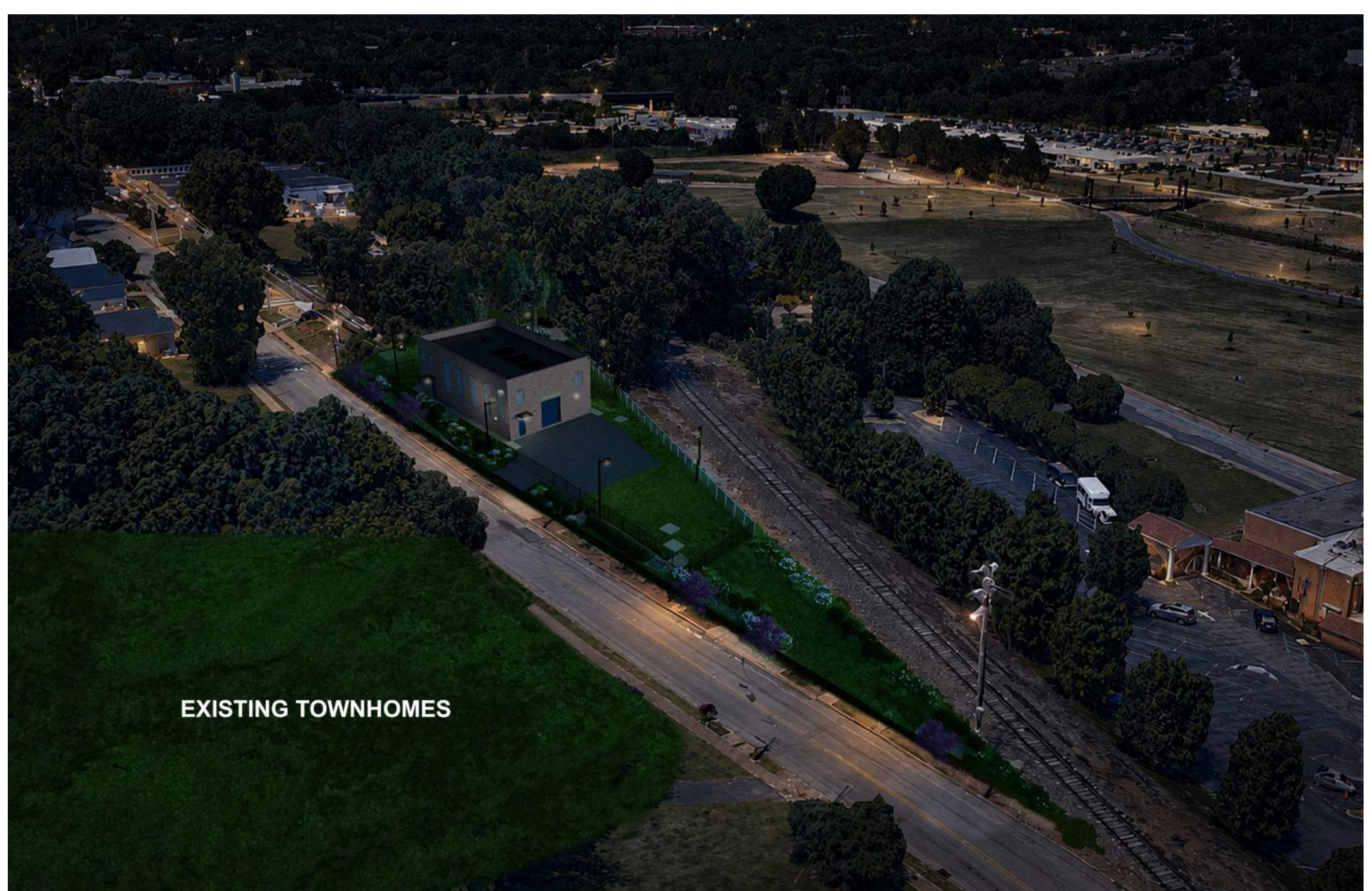


RENDERING
BIRDSEYE DAYTIME



EXISTING TOWNHOMES

RENDERING
BIRDSEYE DAYTIME

An aerial night rendering of a townhome development. The scene is viewed from a high angle, looking down on a large, rectangular, light-colored building with a flat roof, which is the central focus. This building is surrounded by a green lawn and some landscaping. To the left of the building, there is a large, dark, dense forest of trees. To the right, a paved road runs parallel to the building, with a sidewalk and some streetlights. Further to the right, there is a parking lot with several cars and a white truck. In the background, a large, open field or park area is visible, with some distant lights and structures. The overall scene is illuminated by artificial lights, creating a warm, yellowish glow against the dark night sky. The text "EXISTING TOWNHOMES" is overlaid in white capital letters on the left side of the image.

EXISTING TOWNHOMES

RENDERING BIRDSEYE
NIGHTTIME

ARCHITECTURAL DRAWINGS

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ABBREVIATIONS

& < @ AB ACMU AFF AFG AL, ALUM AMP ANOD ASSY BBT BD BEV BLDG BLK BLKG BRG BRK BRS BRZ BTM C TO C CAV CEM CF CGFB CH CHAM CHAN CIP CJ CL OR CLG CLKG CMU COL COMP CONC CONT CRPT CRS CT DET DF DIA DIAG DIM DISP DN DP DR ELEC ELEV EQ EQPT EWC EXP EJ EXIST, (E) FD FE FF FGL FIN FLG FL FLR FR FRP FO FV FXD GA GALV GL	AND ANGLE AT ANCHOR BOLT ABOVE ACOUSTICAL CONCRETE MASONRY UNIT ABOVE FINISHED FLOOR ABOVE FINISHED GRADE ALUMINUM ACOUSTICAL METAL PANELS ANODIZE(D) ASSEMBLY BIODEBASED TILE BOARD BEVEL(ED) BUILDING BLOCK BLOCKING BEARING BRICK BRASS BRONZE BOTTOM CENTER TO CENTER CABINET CEMENT COMPRESSIBLE FILLER CEMENTITIOUS GLASS FIBER BOARD CONCRETE HARDENER CHANNEL CAST IN PLACE CONTROL JOINT CENTERLINE CLING CAULKING CONCRETE MASONRY UNIT COLUMN COMPRESSIBLE CONCRETE CONTINUOUS CARPET, CARPET TILE COURSE(S) CERAMIC TILE DETAIL DRINKING FOUNTAIN DIAMETER DIAGONAL DIMENSION DISPENSER DOWN DAMP PROOFING DRAIN ELECTRICAL ELEVATION EQUAL(LY) EQUIPMENT ELECTRICAL WATER COOLER EXPOSED EXPANSION JOINT EXISTING FLOOR DRAIN FIRE EXTINGUISHER FACTORY FINISH FIBERGLASS FINISH(ED) FLASHING FLOOR(ING) FILLER FRAME FIBERGLASS REINFORCED PLASTIC FRAME OPENING FIELD VERIFY FIXED GAGE, GAUGE GALVANIZED GLASS	GB GRT GYP GWB HARD HD HDWD HDWR HGR HGT HM HOR HP HR IN INST INSUL JC JT JT FLR L LAB LAD LAM LAV LG LINO LKR LNTL LP LT MAQ MAS MATL MAX MEMB MFR MIN MISC MO MR MRAT MTD MTG MTL NIC NOM NTS OC OH OPNG OPP HD ORD OSB OV OVHD PERIM PJ PL PL PLAS PLK PLYWD PM PR PRD PRCST PRFAB PT PRMLD PSF PTD QT QTB R R+S RB RD	GLASS BLOCK GRATING GYPSUM GYPSUM WALL BOARD HARDENER HEAVY DUTY HARDWOOD HARDWARE HANGER HEIGHT HOLLOW METAL HORIZONTAL HIGH POINT HANDRAIL INCH INSTRUMENTATION INSULATION JANITOR'S CLOSET JOINT JOINT FILLER LINE OF STRUCTURAL ANGLE DESIGNATION LABORATORY LADDER LAMINATED LAVATORY LAMINATED GLASS LINOLEUM LOCKER LINTEL CHAMFER LIGHT(S) MAXIMUM ALLOWABLE QUANTITY MASONRY MATERIAL MAXIMUM MEMBRANE MANUFACTURER MINIMUM MISCELLANEOUS MASONRY OPENING MOISTURE RESISTANT MOISTURE RESISTANT ACOUSTICAL TILE MOUNTED MOUNTING METAL NOT IN CONTRACT NOMINAL NOT TO SCALE ON CENTER OVERHANG OPENING OPPOSITE HAND OVERFLOW ROOF DRAIN ORIENTED STRAND BOARD OVER OVERHEAD PERIMETER PANEL JOINT PLATE PROPERTY LINE PLASTER PLANK PLYWOOD PRESSED METAL PAIR PROMENADE ROOF DRAIN PRECAST PRE-FABRICATED PRESSURE TREATED PREMOLDED POUNDS PER SQUARE FOOT PAINTED QUARRY TILE QUARRY TILE BASE RISER(S) BACKER ROD & SEALANT RUBBER BASE ROOF DRAIN	RECT REF REINF REQD REV RF RFG RGH RJ RL RLG RM RO RT RWL S SAT SB SCHED SCRN SECT SF SGFT SHT SIM SK SL SLNT SPEC SST STD STL STOR STRU STWY SUPT SUSP T TBM T&G TEMP TEMP TEMP TER TERB THK THR TKBD TOB TOC TOIL TOM TOPG TOS TS TSL TWF TYP UC UON UR VB VCT VERT VEST VTR W W/ W/ W/A W/O WC WD WDW WF WPG WT WWF	RECEPTACLE ROOF EXHAUST FAN REINFORCE (D, ING) REQUIRED REVISED ROOF FAN ROOFING ROUGH REVEAL/RUSTICATION JOINT RAIN LEADER RAILING ROOM ROUGH OPENING RUBBER TILE RAIN WATER LEADER STEEL S-SHAPED DESIGNATION SUSPENDED ACOUSTICAL TILE SEAMLESS BASE SCHEDULE SCREEN(ED, ING) SECTION SEAMLESS FLOORING STRUCTURAL GLAZED FACING TILE SHEET SIMILAR SINK SLOPE SEALANT SPECIFICATION, SPECIFIED STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURE(S, URAL) STAIRWAY SUPERINTENDENT SUSPENDED TREAD(S) TRAFFIC BEARING MEMBRANE TONGUE AND GROOVE TEMPERATURE TEMPERED TEMPORARY TERRAZZO TERRAZZO BASE THICK(NESS) THRESHOLD TACKBOARD TOP OF BRICK TOP OF CONCRETE TOILET TOP OF MASONRY TOPPING TOP OF STEEL STRUCTURAL TUBING (STEEL UNLESS NOTED) TOP OF SLAB THROUGH WALL FLASHING TYPICAL UNDERCUT UNLESS OTHERWISE NOTED URINAL VAPOR BARRIER VINYL COMPOSITE TILE VERTICAL VESTIBULE VENT THRU ROOF WITH WITH WHERE APPLICABLE WITHOUT WATER CLOSET WOOD WINDOW WIDE FLANGE WATERPROOFING STEEL TEE-SHAPE DESIGNATION WELDED WIRE FABRIC
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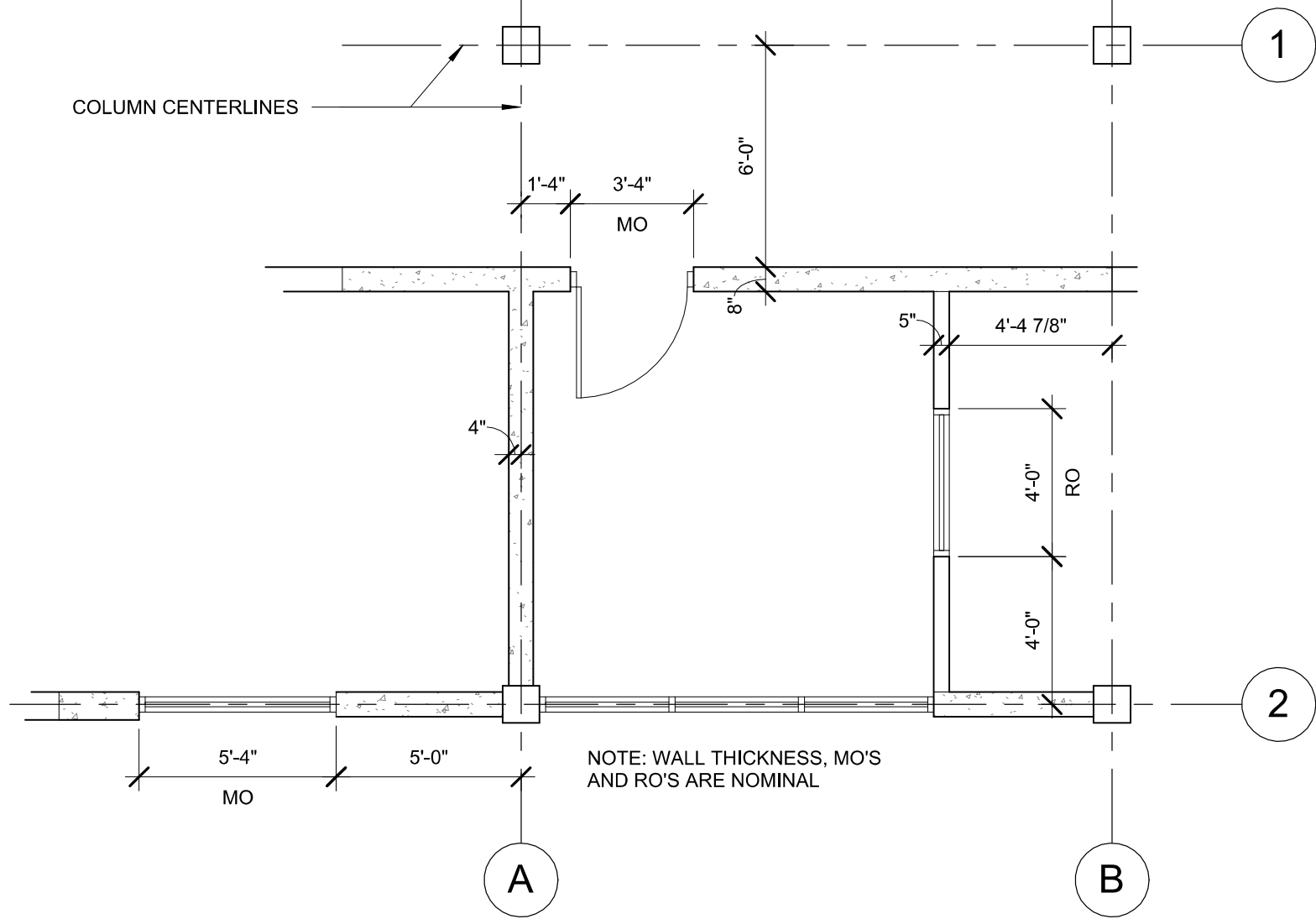
GENERAL NOTES

- NOT ALL EQUIPMENT IS SHOWN FOR CLARITY. REFER TO THE APPROPRIATE DISCIPLINE SHEETS FOR SPECIFIC EQUIPMENT LAYOUT AND OTHER REQUIREMENTS
- SEE CIVIL SHEETS FOR SIDEWALK, ROAD PAVING AND FINISH GRADE ELEVATIONS.
- SEE STRUCTURAL SHEETS FOR SIZE AND LOCATION OF CONCRETE PADS, TRENCHES, VAULTS, SUMPS, ETC
- SEE STRUCTURAL SHEETS FOR CONCRETE AND MASONRY REINFORCEMENT
- ALL INTERIOR CMU WALLS SHALL BE PROVIDED WITH INSULATION INSERTS (SEE SPEC 04200)
- PATCH AND REPAIR ANY MATERIALS OR SURFACES DAMAGED DURING THE CONSTRUCTION PROCESS TO MATCH THE ADJACENT SURFACES.
- ALL ITEMS TO BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE.
- DO NOT SCALE FROM THE DRAWINGS
- NOTIFY ENGINEER IF CONSTRUCTION DOCUMENTS DIFFER FROM ACTUAL FIELD CONDITIONS PRIOR TO FABRICATION OR NEW CONSTRUCTION
- THIS DRAWING CONTAINS A GENERAL LIST OF SYMBOLS AND ABBREVIATIONS. NOT ALL ITEMS SHOWN HERE APPEAR ON THE CONTRACT DRAWINGS.

MATERIAL SYMBOLS

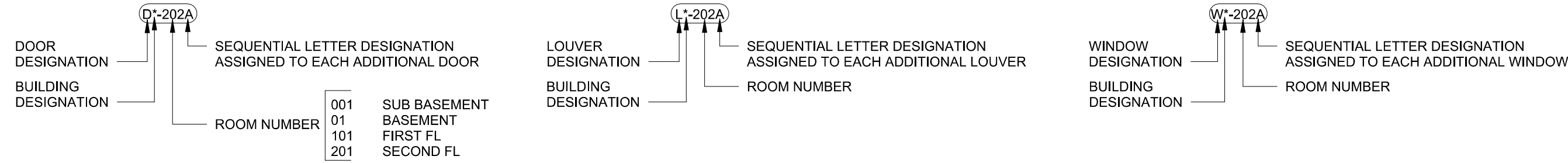
	EARTH		PLYWOOD
	GRAVEL		RIGID INSULATION
	BRICK		BLANKET INSULATION
	CONCRETE MASONRY UNIT (CMU)		STEEL
	PRECAST CONCRETE		ALUMINUM
	CAST-IN-PLACE CONCRETE		STUCCO / GROUT
	WOOD BLOCKING		CAULK
	WOOD FINISH		

DIMENSIONING SYSTEM

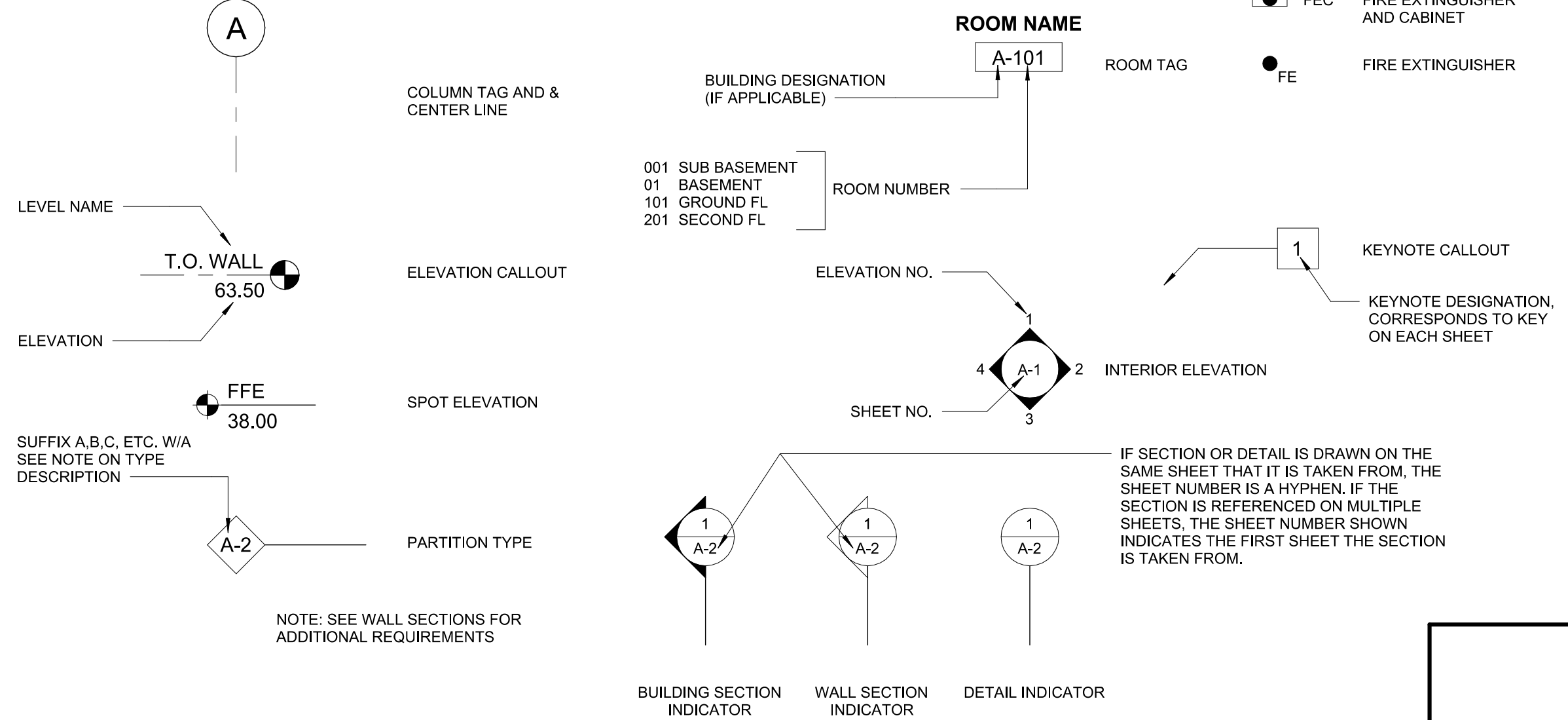


OPENINGS

USUALLY LABELED IN PLAN VIEW; HOWEVER, OPENINGS NOT SHOWN IN PLAN ARE LABELED ON ELEVATIONS



CDMS SYMBOLS



NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: _____	ERIC WYSS
DRAWN BY: _____	SOWMYA NARASIMHAN
SHEET CHKD BY: _____	HARISH B
CROSS CHKD BY: _____	
APPROVED BY: _____	AMANDA SHELTON
DATE: _____	OCTOBER 2026

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GREENVILLE WATER,
GREENVILLE, SOUTH CAROLINA
DOWNTOWN TRANSFER PUMP STATION
ON-SITE
300 BIRNIE ST, GREENVILLE, SC 29601

ARCHITECTURAL GENERAL NOTES, SYMBOLS AND ABBREVIATIONS

PROJECT NO.	250128-288190
FILE NAME:	AW2000PS.rvt
SHEET NO.	A-01



NOTE:

1. REFER TO SHEET A-01 FOR ARCHITECTURAL GENERAL NOTES

DESIGNED BY: ERIC WYSS
DRAWN BY: SOWMYA NARASIMHAN
SHEET CHK'D BY: HARISH B
CROSS CHK'D BY: _____
APPROVED BY: AMANDA SHELTON
DATE: OCTOBER 2026

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DOWNTOWN TRANSFER PUMP STATION
 ON-SITE
 300 BIRNIE ST, GREENVILLE, SC 29601

PROJECT NO. 250128-288190
FILE NAME: AWZ000PS.rvt

SHEET NO.
A-03

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NO.	DATE	DRWN	CHKD	REMARKS

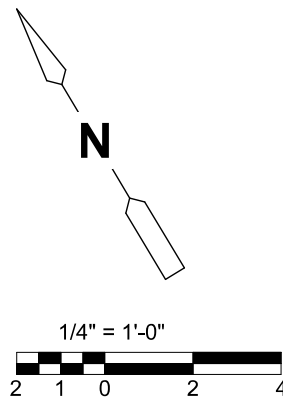
DESIGNED BY: ERIC WYSS
DRAWN BY: SOWMYA NARASIMHAN
SHEET CHKD BY: HARISH B
CROSS CHKD BY:
APPROVED BY: AMANDA SHELDQN
DATE: OCTOBER 2026

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GREENVILLE WATER,
GREENVILLE, SOUTH CAROLINA
DOWNTOWN TRANSFER PUMP STATION
ON-SITE
300 BIRNIE ST, GREENVILLE, SC 29601

ARCHITECTURAL ROOF PLAN

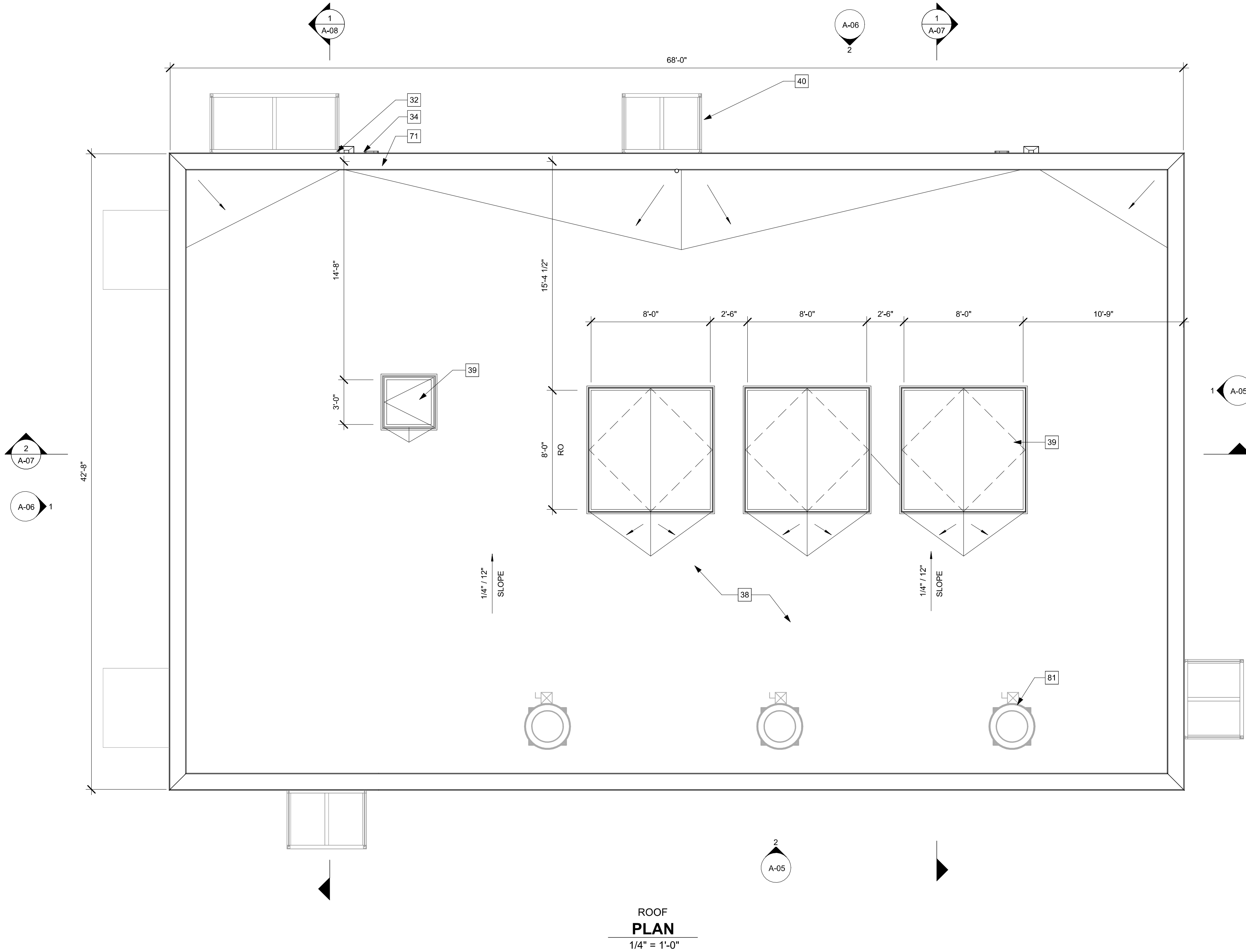
PROJECT NO. 250128-288190
FILE NAME: AWZ000PS.rvt
SHEET NO.
A-04

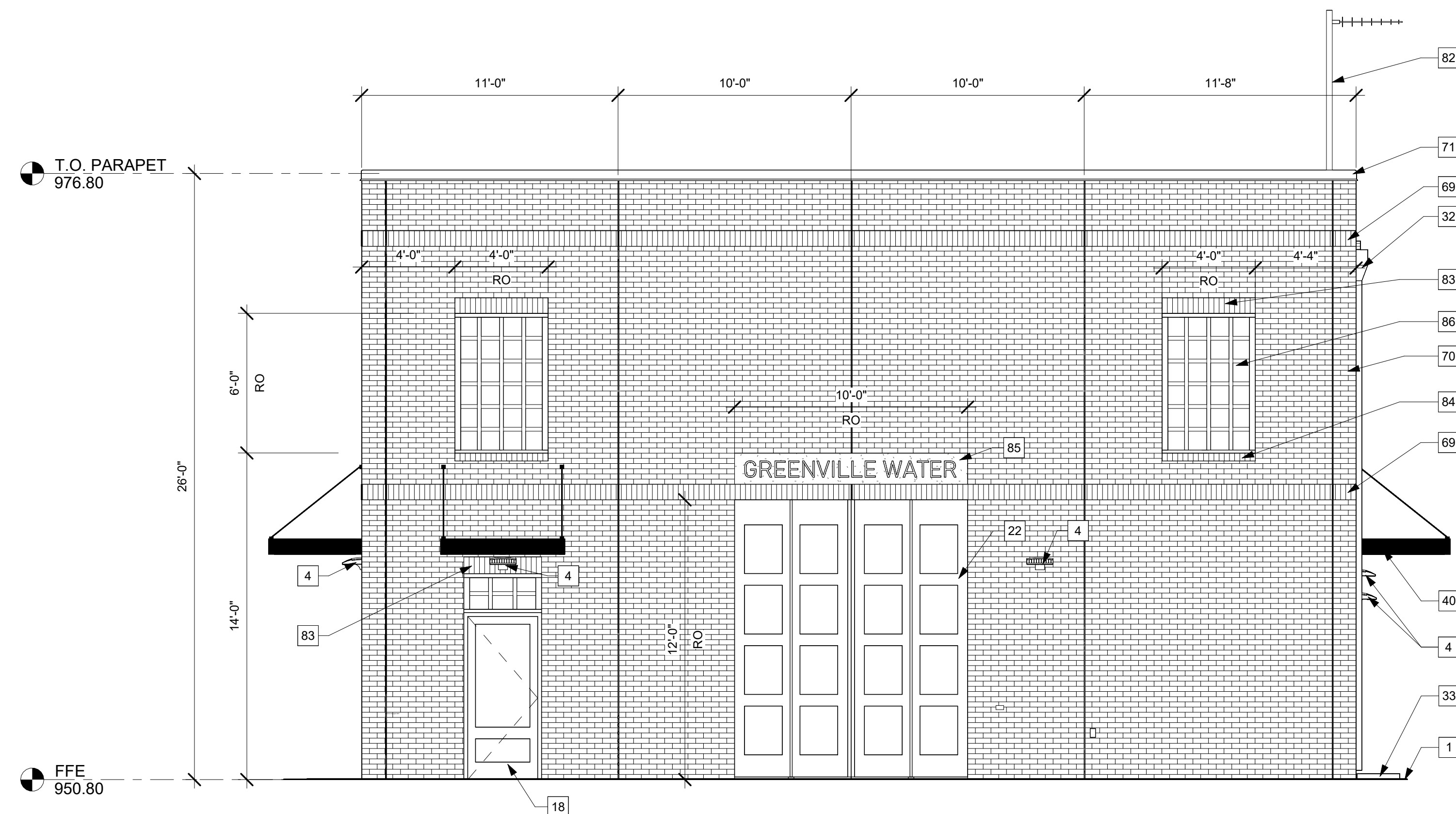


KEYNOTE LEGEND	
VALUE	DESCRIPTION
32	16"W X 8"H ALUMINUM SCUPPER, CONDUCTOR HEAD AND DOWNSPOUT, TYP
34	16"W X 8"H ALUMINUM OVERFLOW SCUPPER, BOTTOM OF OVERFLOW SCUPPER TO BE 2-IN ABOVE BOTTOM OF PRIMARY SCUPPER, TYP
38	SBS MODIFIED BITUMEN MEMBRANE ROOFING SYSTEM OVER COVERBOARD AND RIGID INSULATION
39	ROOF ACCESS HATCH
40	ALUMINUM CANOPY, TYP
71	ALUMINUM COPING, TYP
81	EXHAUST FAN, SEE "H" DWGS

NOTE:

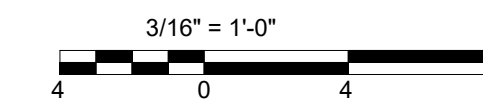
1. REFER TO SHEET A-01 FOR ARCHITECTURAL GENERAL NOTES





NOTE:

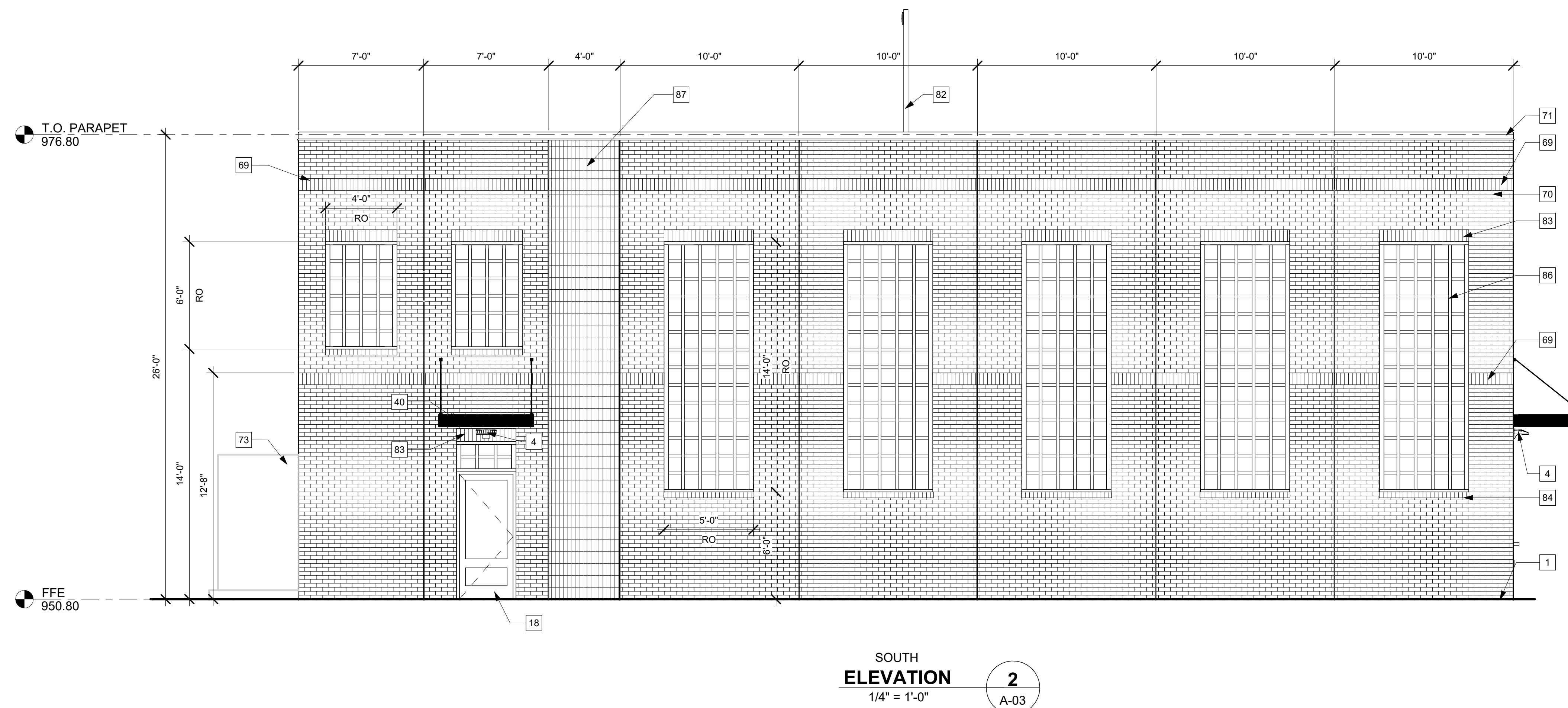
1. REFER TO SHEET A-01 FOR ARCHITECTURAL GENERAL NOTES



KEYNOTE LEGEND	
VALUE	DESCRIPTION
1	FINISH GRADE, SEE "C" DWGS
4	LIGHT FIXTURE, SEE "E" DWGS
18	ALUMINUM DOOR AND FRAME ASSEMBLY, SEE SCHED
22	PRE-ENGINEERED GALVANIZED FOUR-FOLD DOOR
32	16"W X 8"H ALUMINUM SCUPPER, CONDUCTOR HEAD AND DOWNSPOUT, TYP
33	PRECAST CONCRETE SPLASHBLOCK, TYP
40	ALUMINUM CANOPY, TYP
69	SOLDER COURSE ACENT BAND, TYP
70	PRECAST CONCRETE WALL PANEL WITH EXPOSED BRICK FINISH RUNNING BOND
71	ALUMINUM COPING, TYP
73	MECHANICAL EQUIPMENT, SEE "H" DWGS
82	ANTENNA, SEE "I" DWGS
83	SOLDER COURSE LINTEL
84	ROWLOCK SILL
85	CAST STONE SIGN WITH ENGRAVED LETTERS
86	ALUMINUM AND GLASS WINDOW SYSTEM
87	PRECAST CONCRETE WALL PANEL WITH EXPOSED BRICK FINISH STACK BOND

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

1
A-03



FRONT WALL TRANSPARENCY:

26' X 68' = 1768 SF WALL AREA
403 SF WINDOW AREA
22% TRANSPARENCY

NO.	DATE	DRWN	CHKD	REMARKS	

DESIGNED BY: _____ ERIC WYSS
DRAWN BY: _____ SOWMYA NARASIMHAN
SHEET CHK'D BY: _____ HARISH B
CROSS CHK'D BY: _____
APPROVED BY: _____ AMANDA SHELDON
DATE: _____ OCTOBER 2026

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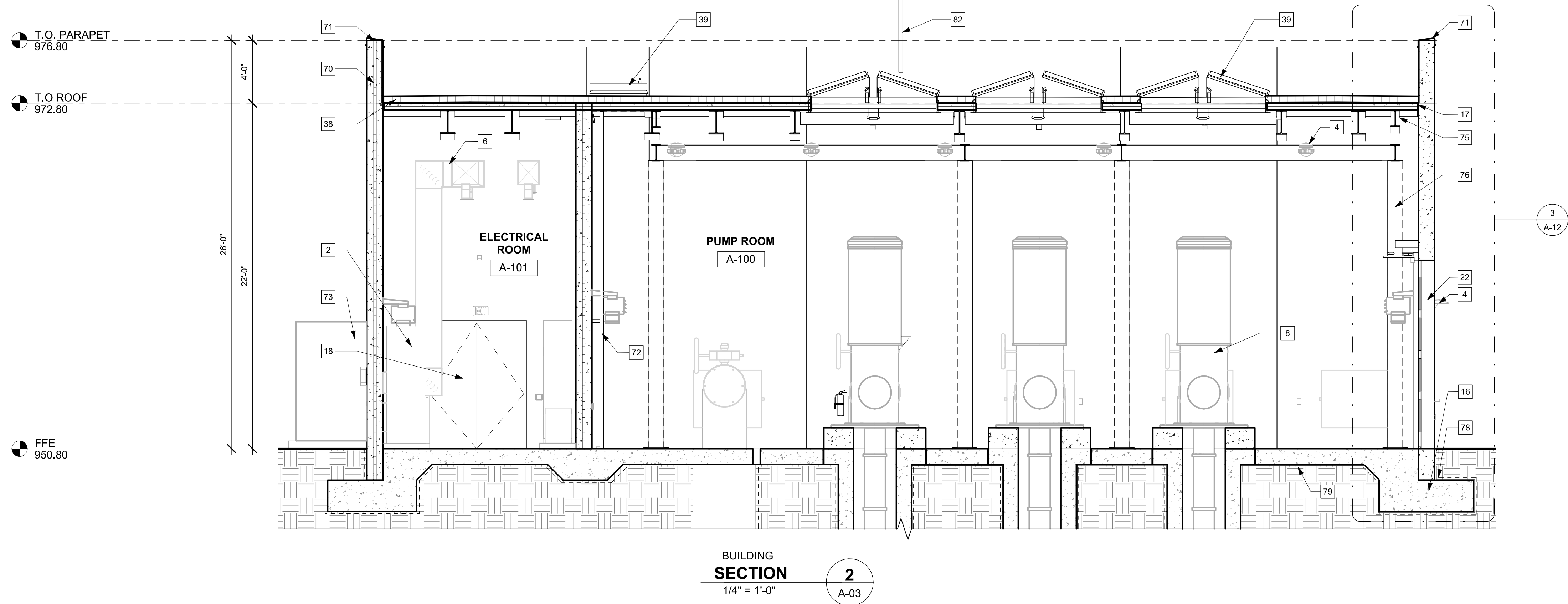
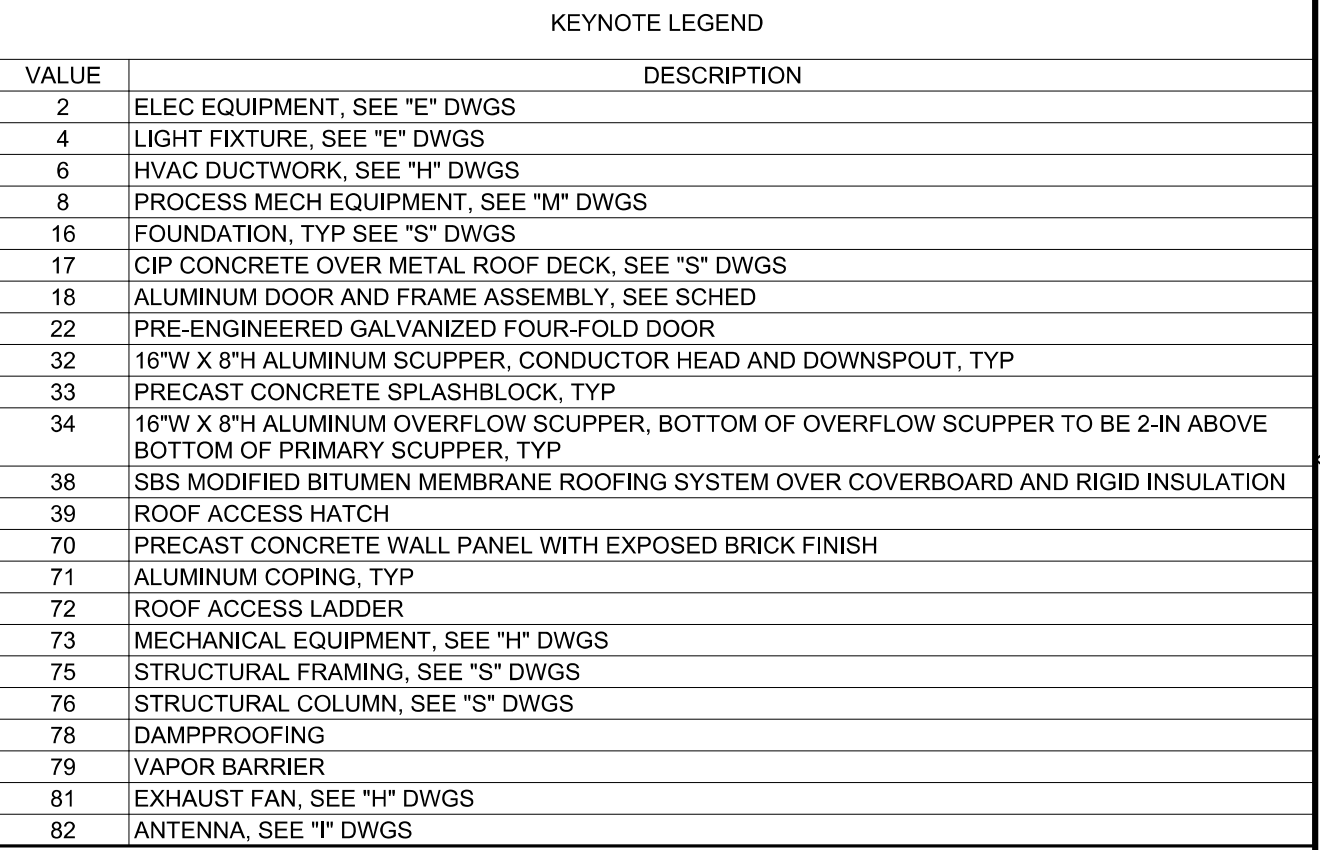
GREENVILLE WATER,
GREENVILLE, SOUTH CAROLINA
**DOWNTOWN TRANSFER PUMP STATION
TRANSMISSION LINES**
300 BIRNIE ST, GREENVILLE, SC 29601

ARCHITECTURAL ELEVATIONS-I

PROJECT NO.	250128-288190
FILE NAME:	AWZ000PS.rvt

SHEET NO.

A-05

[illegible]

DESIGNED BY: ERIC WYSS
DRAWN BY: SOWMYA NARASIMHAN
SHEET CHK'D BY: HARISH B
CROSS CHK'D BY: _____
APPROVED BY: AMANDA SHELDON
DATE: OCTOBER 2026

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GREENVILLE WATER,
GREENVILLE, SOUTH CAROLINA
DOWNTOWN TRANSFER PUMP STATION
ON-SITE
300 BIRNIE ST, GREENVILLE, SC 29601

ARCHITECTURAL BUILDING SECTIONS-I

PROJECT NO. 250128-288190
FILE NAME: AWZ000PS.rvt

SHEET NO.
A-07

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NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: ERIC WYSS
DRAWN BY: SOWMYA NARASIMHAN
SHEET CHKD BY: HARISH B
CROSS CHKD BY:
APPROVED BY: AMANDA SHELTON
DATE: OCTOBER 2026

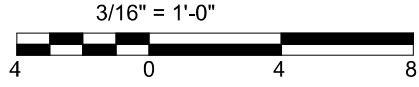
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GREENVILLE WATER,
GREENVILLE, SOUTH CAROLINA
DOWNTOWN TRANSFER PUMP STATION
ON-SITE
300 BIRNIE ST, GREENVILLE, SC 29601

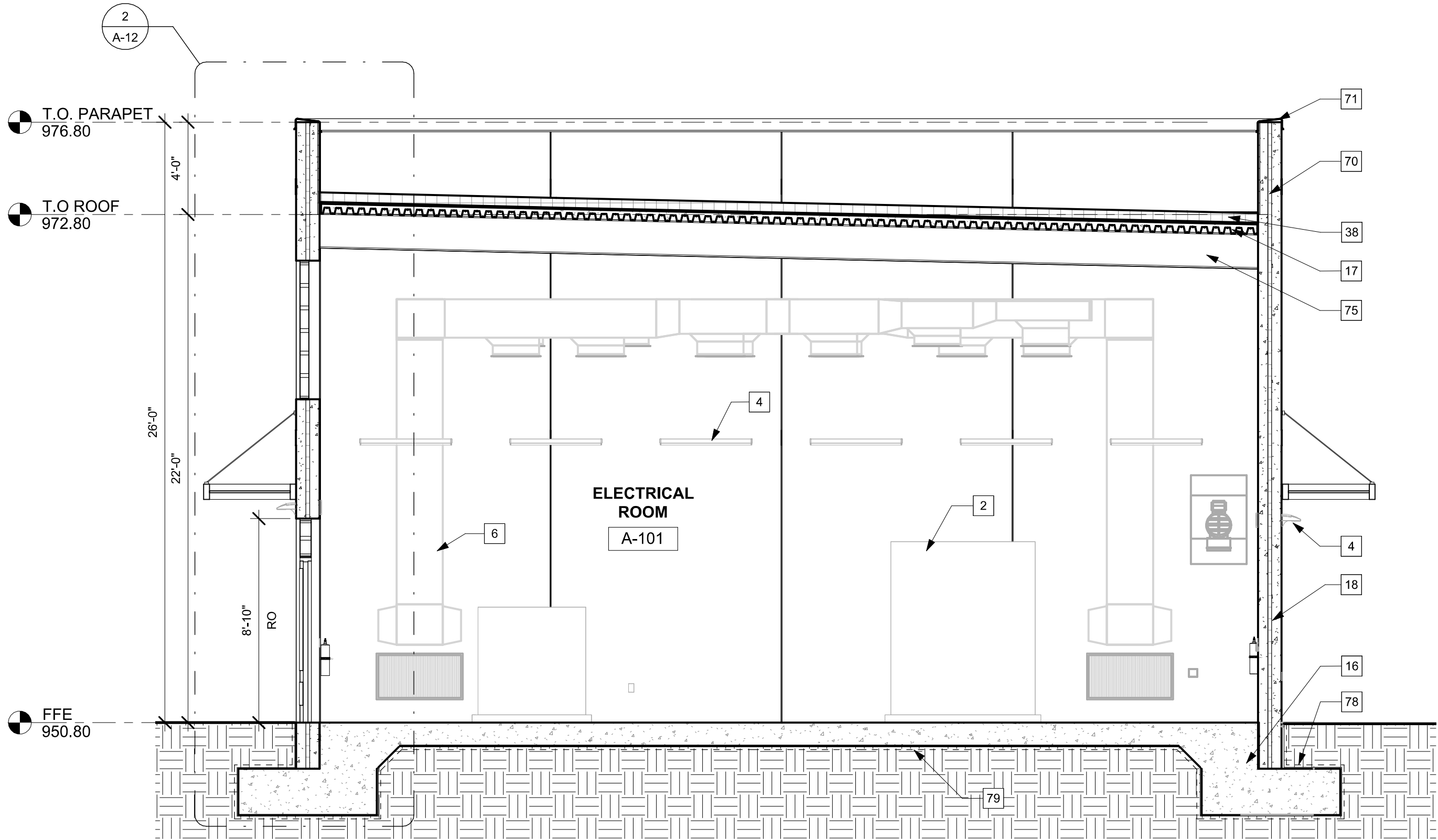
ARCHITECTURAL BUILDING SECTIONS-II

PROJECT NO. 250128-288190
FILE NAME: AWZ000PS.rvt
SHEET NO.
A-08



NOTE:
1. REFER TO SHEET A-01 FOR ARCHITECTURAL GENERAL NOTES

KEYNOTE LEGEND	
VALUE	DESCRIPTION
2	ELEC EQUIPMENT, SEE "E" DWGS
4	LIGHT FIXTURE, SEE "E" DWGS
6	HVAC DUCTWORK, SEE "H" DWGS
16	FOUNDATION, TYP SEE "S" DWGS
17	CIP CONCRETE OVER METAL ROOF DECK, SEE "S" DWGS
18	ALUMINUM DOOR AND FRAME ASSEMBLY, SEE SCHED
38	SBS MODIFIED BITUMEN MEMBRANE ROOFING SYSTEM OVER COVERBOARD AND RIGID INSULATION
70	PRECAST CONCRETE WALL PANEL WITH EXPOSED BRICK FINISH
71	ALUMINUM COPING, TYP
75	STRUCTURAL FRAMING, SEE "S" DWGS
78	DAMP-PROOFING
79	VAPOR BARRIER



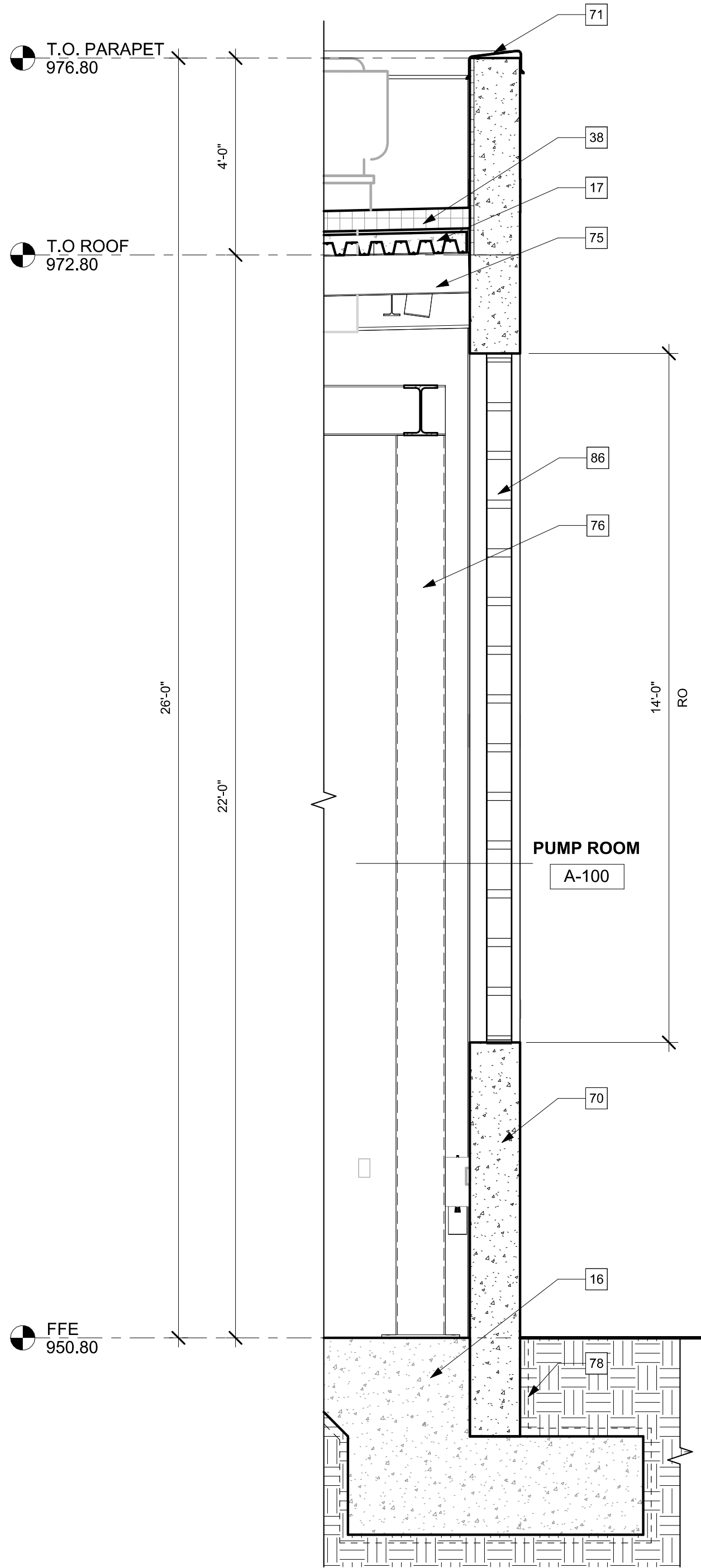
BUILDING
SECTION
1/4" = 1'-0"
1
A-03

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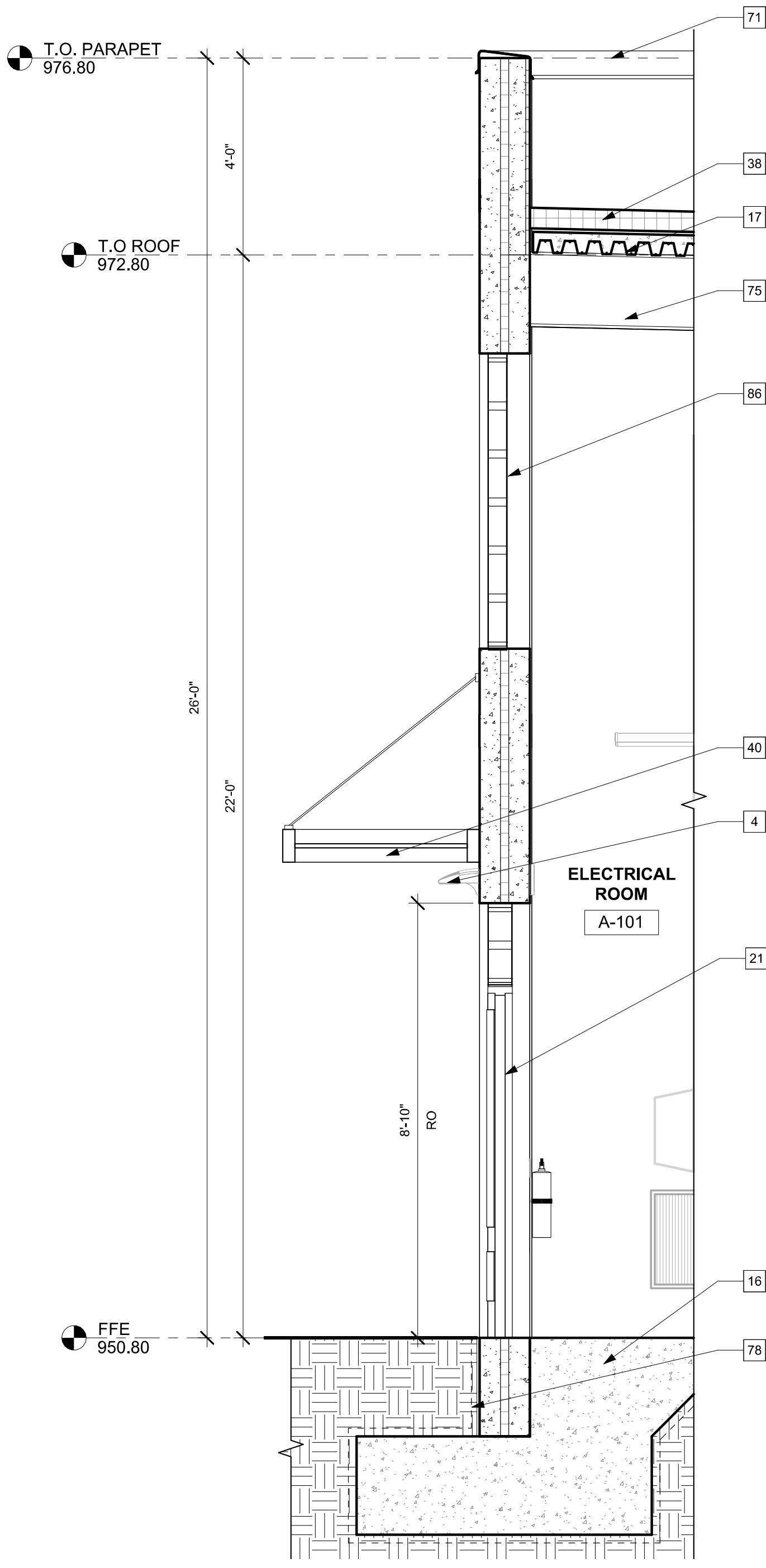
NOTE:

1. REFER TO SHEET A-01 FOR ARCHITECTURAL GENERAL NOTES

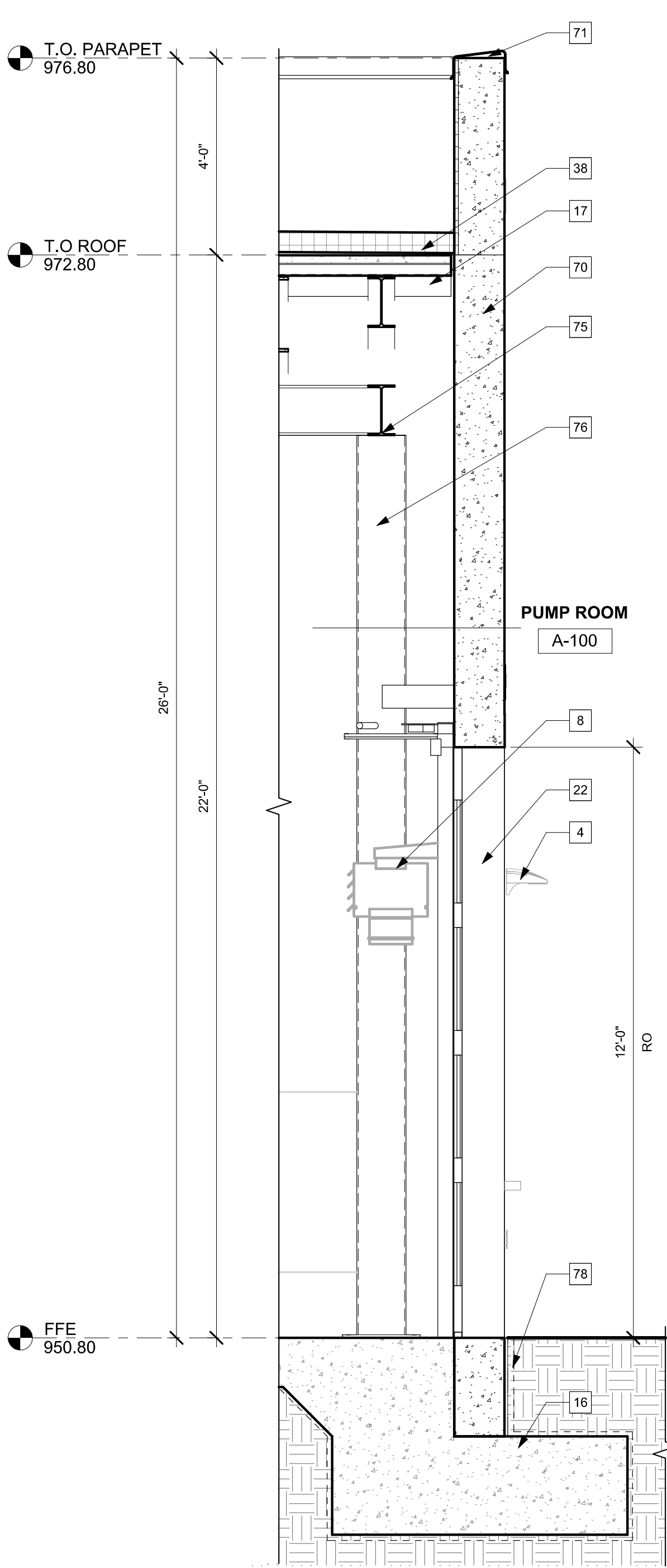
KEYNOTE LEGEND	
VALUE	DESCRIPTION
4	LIGHT FIXTURE, SEE "E" DWGS
8	PROCESS MECH EQUIPMENT, SEE "M" DWGS
16	FOUNDATION, TYP SEE "S" DWGS
17	CIP CONCRETE OVER METAL ROOF DECK, SEE "S" DWGS
21	HOLLOW METAL DOOR AND FRAME, SEE SCHED
22	PRE-ENGINEERED GALVANIZED FOUR-FOLD DOOR
38	SBS MODIFIED BITUMEN MEMBRANE ROOFING SYSTEM OVER COVERBOARD AND RIGID INSULATION
40	ALUMINUM CANOPY, TYP
70	PRECAST CONCRETE WALL PANEL WITH EXPOSED BRICK FINISH
71	ALUMINUM COPING, TYP
75	STRUCTURAL FRAMING, SEE "S" DWGS
76	STRUCTURAL COLUMN, SEE "S" DWGS
78	DAMPPROOFING
86	ALUMINUM AND GLASS WINDOW SYSTEM



WALL
SECTION
1
1/2" = 1'-0"



WALL
SECTION
2
1/2" = 1'-0"



WALL
SECTION
3
1/2" = 1'-0"

NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: ERIC WYSS
DRAWN BY: OINDRILLA C
SHEET CHKD BY: HARISH B
CROSS CHKD BY: AMANDA SHELTON
APPROVED BY: AMANDA SHELTON
DATE: OCTOBER 2026

**CDM
Smith**
1441 Main Street, Suite 1000
Columbia, SC 29201 USA
Tel+1.803.758.4500
F-1255

GREENVILLE WATER,
GREENVILLE, SOUTH CAROLINA
DOWNTOWN TRANSFER PUMP STATION
ON-SITE
300 BIRNIE ST, GREENVILLE, SC 29601

ARCHITECTURAL WALL SECTIONS

PROJECT NO. 250128-288190
FILE NAME: AW2000PS.rvt
SHEET NO.
A-12

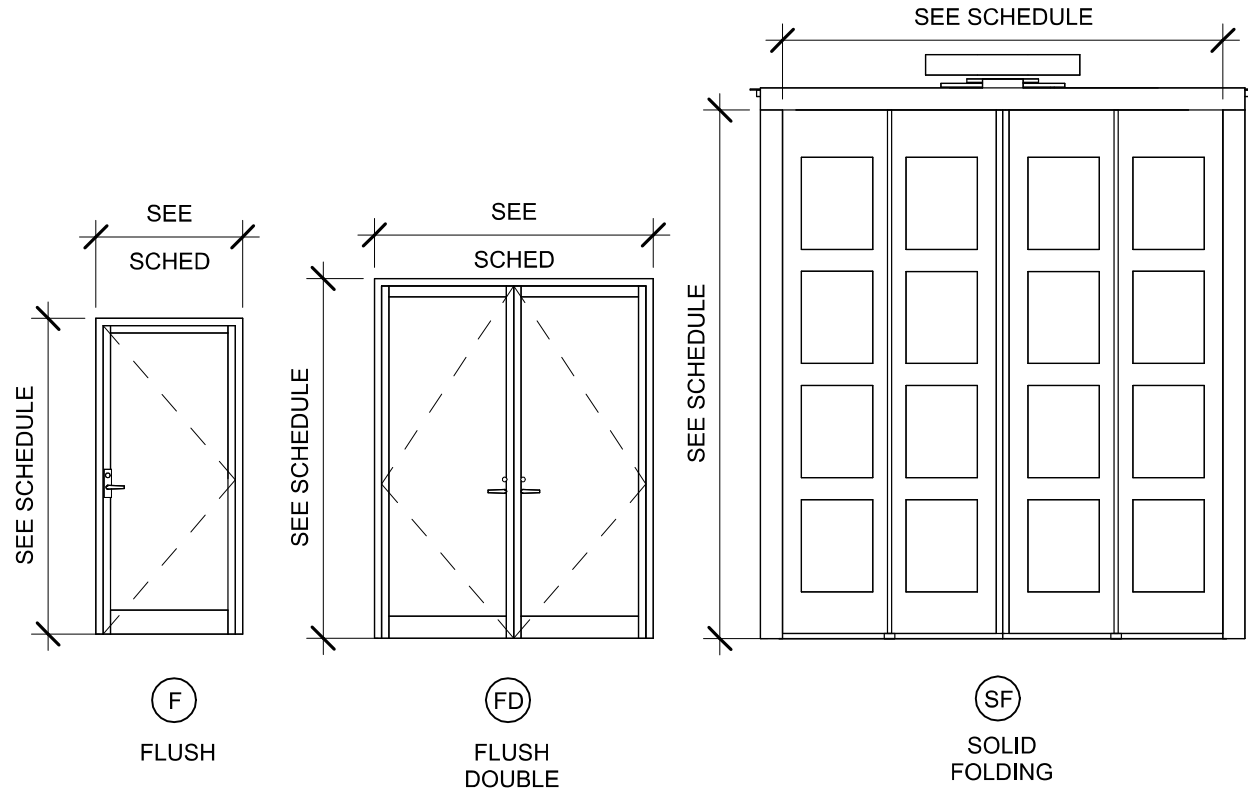
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DOOR SCHEDULE																		
ROOM		SIZE				DOOR PANEL				DOOR FRAME			DETAILS			FIRE RATING (MIN)	HW SET	NOTES
TAG	NAME	EXT	PR	WIDTH	HEIGHT	TYPE	MATL	FINISH	GLAZING	TYPE	MATL	FINISH	HEAD	JAMB	THRESHOLD			
DA-100A	PUMP ROOM	✓		7'-0"			ALUM	SPEC	--	F1	ALUM	SPEC	A/A-14	B/A-14	C/A-14			1
DA-100B	PUMP ROOM	✓		10'-0"	11'-10"	SF	ALUM	SPEC	--		ALUM	SPEC	A/A-14	B/A-14	C/A-14			
DA-100C	PUMP ROOM	✓		3'-0"	7'-0"	F	ALUM	SPEC	--	F3	ALUM	SPEC	A/A-14	B/A-14	C/A-14		HW-1	
DA-100D	PUMP ROOM		✓	6'-0"	8'-0"	FD	ALUM	SPEC	--	F2	ALUM	SPEC	D/A-14	E/A-14	F/A-14		HW-2	
DA-101A	ELECTRICAL ROOM	✓	✓	6'-0"	8'-0"	FD	ALUM	SPEC	--	F2	ALUM	SPEC	A/A-14	B/A-14	C/A-14		HW-2	
DA-101B	ELECTRICAL ROOM	✓		3'-0"	7'-0"	F	ALUM	SPEC	--	F3	ALUM	SPEC	A/A-14	B/A-14	C/A-14		HW-1	

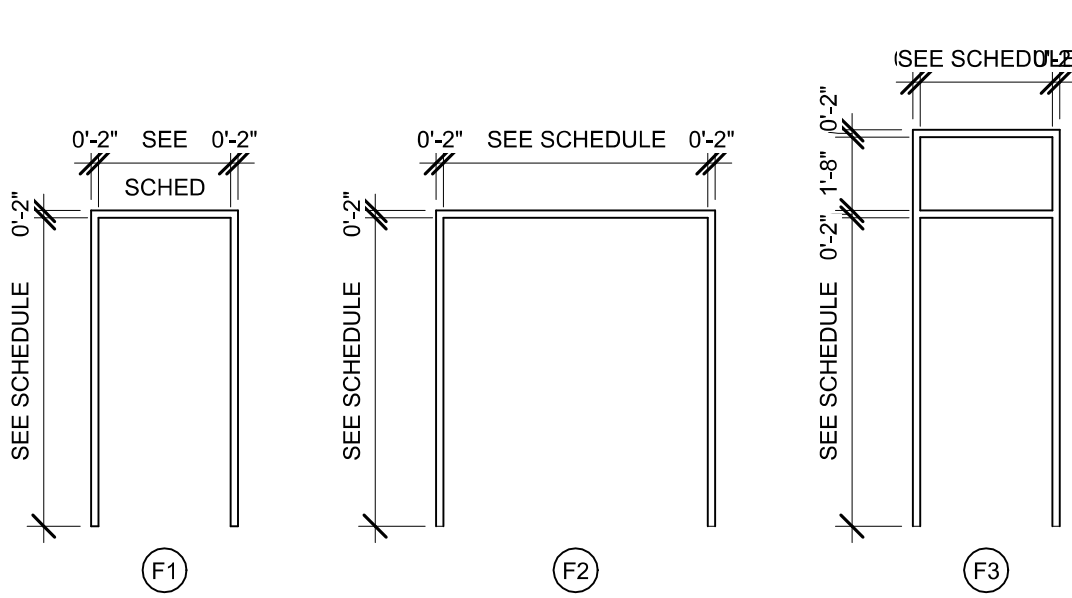
NOTES

1. MOTORIZED

DOOR TYPES



FRAME TYPES

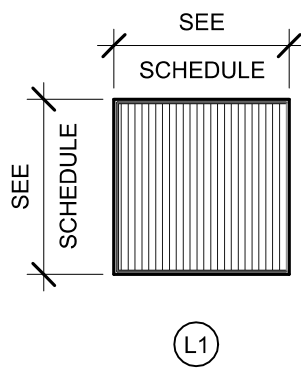


FINISH SCHEDULE																	
ROOM		FLOOR		WALL										CEILING		NOTES	
NAME	NO.	MATL	FINISH	NORTH		EAST		SOUTH		WEST		BASE		MATL	FINISH		
				MATL	FINISH	MATL	FINISH	MATL	FINISH	MATL	FINISH	MATL	DETAIL				
PUMP ROOM	A-100	CONC		PRCST CONC	PTD	PRCST CONC	PTD	PRCST CONC	PTD	PRCST CONC	PTD						
ELECTRICAL ROOM	A-101	CONC		PRCST CONC	PTD	PRCST CONC	PTD	PRCST CONC	PTD	PRCST CONC	PTD						

LOUVER SCHEDULE											
TAG	ROOM		R.O. SIZE		TYPE	MATL	FINISH	DETAILS			NOTES
	NAME	NO.	WIDTH	HEIGHT				HEAD	JAMB	SILL	
LA-100A	PUMP ROOM	A-1	4'-0"	3'-4"	L1	ALUM	SPEC	K/A-14	L/A-14	M/A-14	
LA-100B	PUMP ROOM	A-1	4'-0"	3'-4"	L1	ALUM	SPEC	K/A-14	L/A-14	M/A-14	
LA-100C	PUMP ROOM	A-1	4'-0"	3'-4"	L1	ALUM	SPEC	K/A-14	L/A-14	M/A-14	
LA-100D	PUMP ROOM	A-1	4'-0"	3'-4"	L1	ALUM	SPEC	K/A-14	L/A-14	M/A-14	

WINDOW SCHEDULE											
ROOM			DIMENSIONS		FRAME		GLAZING	DETAILS			NOTES
WDW NO.	NAME	NO.	HEIGHT	WIDTH	MATL	FINISH		HEAD	JAMB	SILL	
WA-100A	PUMP ROOM	A-100	6'-0"	4'-0"	ALUM	SPEC		G/A-14	H/A-14	J/A-14	
WA-100B	PUMP ROOM	A-100	6'-0"	4'-0"	ALUM	SPEC		G/A-14	H/A-14	J/A-14	
WA-100C	PUMP ROOM	A-100	14'-0"	5'-0"	ALUM	SPEC		G/A-14	H/A-14	J/A-14	
WA-100D	PUMP ROOM	A-100	14'-0"	5'-0"	ALUM	SPEC		G/A-14	H/A-14	J/A-14	
WA-100E	PUMP ROOM	A-100	14'-0"	5'-0"	ALUM	SPEC		G/A-14	H/A-14	J/A-14	
WA-100F	PUMP ROOM	A-100	14'-0"	5'-0"	ALUM	SPEC		G/A-14	H/A-14	J/A-14	
WA-100G	PUMP ROOM	A-100	14'-0"	5'-0"	ALUM	SPEC		G/A-14	H/A-14	J/A-14	
WA-100H	ELECTRICAL ROOM	A-101	6'-0"	4'-0"	ALUM	SPEC		G/A-14	H/A-14	J/A-14	
WA-100J	ELECTRICAL ROOM	A-101	6'-0"	4'-0"	ALUM	SPEC		G/A-14	H/A-14	J/A-14	

LOUVER TYPES



NO.	DATE	DRWN	CHKD	REMARKS	

DESIGNED BY: ERIC WYSS
DRAWN BY: OINDRILLA C
SHEET CHKD BY: HARISH B
CROSS CHKD BY:
APPROVED BY: AMANDA SHELTON
DATE: OCTOBER 2026



GREENVILLE WATER,
GREENVILLE, SOUTH CAROLINA
DOWNTOWN TRANSFER PUMP STATION
ON-SITE
300 BIRNIE ST, GREENVILLE, SC 29601

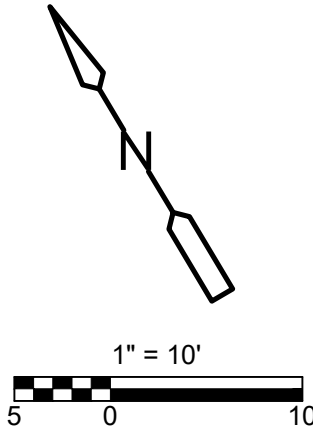
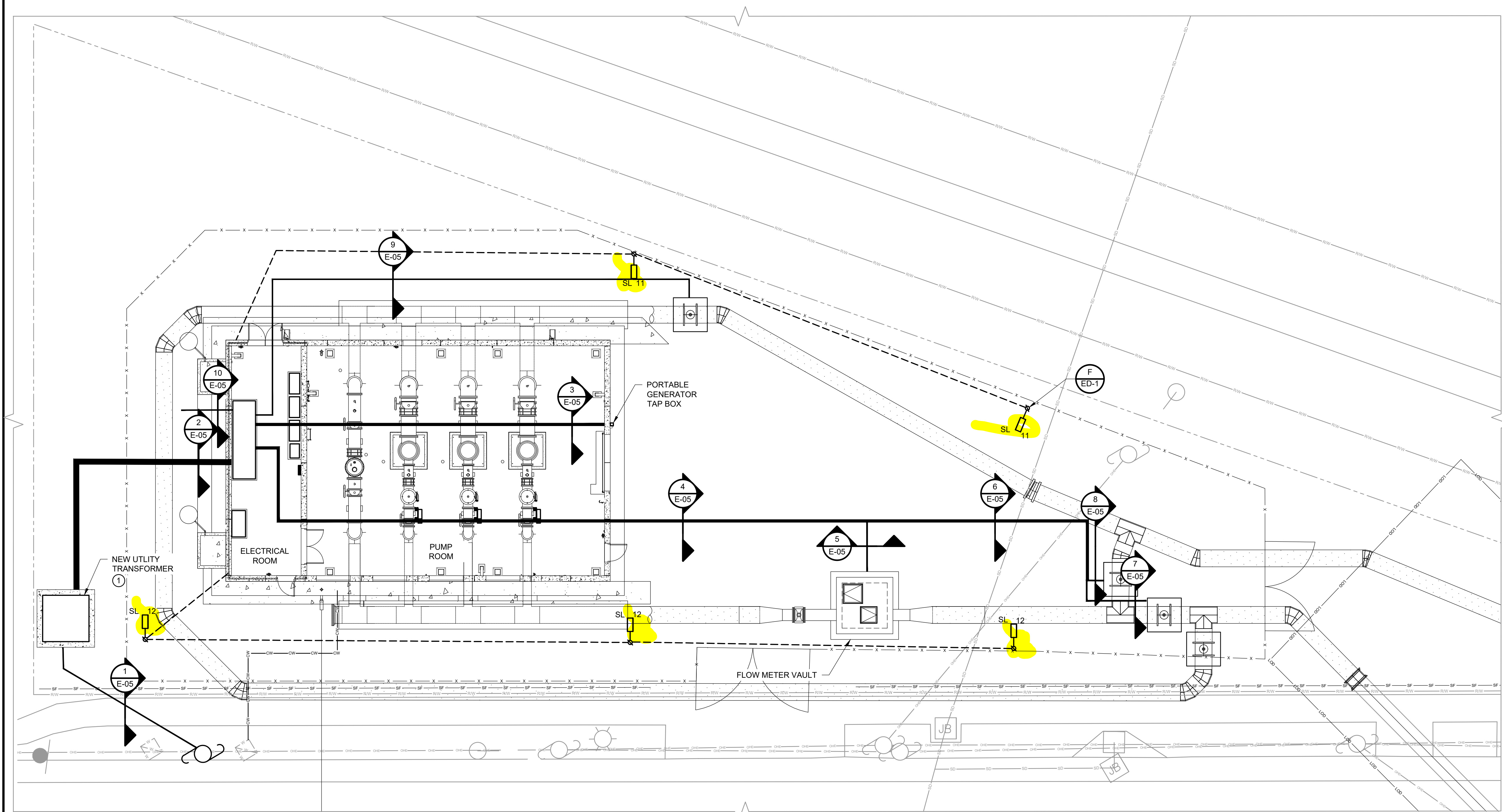
ARCHITECTURAL SCHEDULES

PROJECT NO. 250128-288190
FILE NAME: AWZ000PS.rvt
SHEET NO.
A-13



SITE LIGHTING

XREFs: (CEP001ST, CEP000ST, CWP000ST, CWP002ST, CDMs_2436, C01STPL, MWZ001FM, MWZ001PS, Floor Plan, 2D Export for Civil, ENP000ST) Images: []
Last saved by: KARTHIKAYANP Time: 8/3/2025 6:00:26 PM
C:\Users\kathikayanp\Documents\CDM Smith Inc\GW Downtown Boxer PST\Project Files\09 Elect10 CADD\E004STPL.dwg
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- NOTES:**
- COORDINATE EXACT DUCTBANK ROUTING IN THE FIELD WITH OTHER UNDERGROUND PIPING.
- KEY NOTES:**
- BOND UTILITY TRANSFORMER WITH #4/0 BARE TINNED COPPER CONDUCTOR TO GROUND RING OR AS DIRECTED BY THE UTILITY COMPANY.

SITE
PLAN
1" = 10'

REV. NO.	DATE	DRWN	CHKD	REMARKS

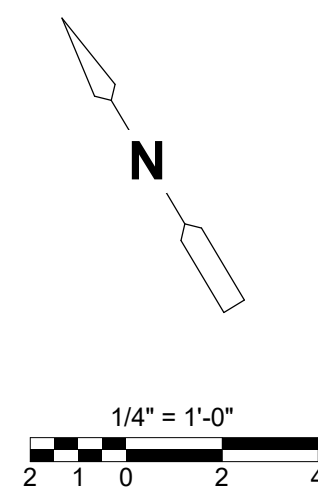
DESIGNED BY: A. R. ARZON
DRAWN BY: P. KARTHIKAYAN
SHEET CHK'D BY: J. DOUGHNEY
CROSS CHK'D BY: X
APPROVED BY: S. PERRY
DATE: JULY 2026

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GREENVILLE WATER
GREENVILLE, SOUTH CAROLINA
DOWNTOWN TRANSFER PUMP STATION
300 BIRNIE ST, GREENVILLE, SC 29601

ELECTRICAL
OVERALL SITE PLAN

PROJECT NO. 250128-288190
FILE NAME: E004STPL.DWG
SHEET NO.
E-04



- ## NOTES:
1. LOCATION OF LIGHT FIXTURES SHALL BE COORDINATED WITH HVAC CONTRACTOR TO AVOID ANY INTERFERENCE WITH HVAC OPENINGS.
 2. EMERGENCY LIGHT FIXTURES SHALL BE WIRED TO THE NORMAL LIGHTING CIRCUIT OF THE ROOM IT SERVER AND TO THE LINE SIDE OF THE LIGHTING SWITCH.
- ## KEY NOTES:
- ① PENDANT MOUNT LIGHT FIXTURE TYPE 'AL1' AND 'AL1E' LIGHTING FIXTURE AT 12' A.F.F UNLESS NOTED OTHERWISE.
 - ② PENDANT MOUNT LIGHT FIXTURE TYPE 'AL2' AND 'AL2E' LIGHTING FIXTURE AT 17' A.F.F UNLESS NOTED OTHERWISE.
 - ③ WALL MOUNT LIGHT FIXTURE 'WL1E' TO BE INSTALLED 8'-0" A.F.F UNLESS NOTED OTHERWISE.
 - ④ WALL MOUNT EXIT SIGN TYPE "EX1" ABOVE THE DOOR UNLESS NOTED OTHERWISE.

LIGHT FIXTURE SCHEDULE			
FIXTURE TAGS	FIXTURE DETAILS	CATALOG NUMBER	WATTS
AL2,AL2E	HIGHBAY INDUSTRIAL CORROSION RESISTANT LUMINAIRE, NEMA 4X WET LOCATION UL LISTED, 360DEG HIGH MOUNT SENSOR, HIGH/LOW OCCUPANCY DIMMING WITH EMERGENCY PACK	HOLOPHANE PXHW 12000LM MDU5 MVOLT 40K 80CRI UNM DNXD SBGR6 D 3V-E10WMPQR OR EQUAL IN ACUITY BRANDS	83
AL1,AL1E	LED LINEAR LIGHT 48" LENGTH, DLC PREMIUM EFFICIENCY, LESS LOUVER WITH FLAT DIFFUSE LENS, MVOLT, 0-10V GENERIC DIMMING DIVER, 4000K, 80CRI, WHITE FINISH WITH EMERGENCY PACK	LITHONIA LIGHTING CLX-L48-7000LM-HEF-FDL-MVOLT-40K-80CRI-WH-E10W OR EQUAL	44
WL1E	D-SERIES SIZE 1 LED WALL LUMINAIRE WITH EMERGENCY BATTERY BACKUP, PIR CONTROL, DARK BRONZE FINISH	D-SERIES SIZE1 DSXW1 LED P4 30K 80CRI T3M MVOLT PIR E20WC DDBXD OR EQUAL	67
SL1,SL1E	LED AREA POLE LIGHT, PRECISION-MOLDED PROPRIETARY SILICONE LENSES LED MODULE 40 COUNT 12090 LUM, 70CRI, 4000K 480VOLT INPUT, WET LOCATION UL LISTED WITH EMERGENCY PACK	LITHONIA DSX0 LED P5 40K 70CRI T3M MVOLT RPA PER7-E10W OR EQUAL	90

DESIGNED BY: A. R. ARZON
DRAWN BY: P. KARTHIKAYAN
SHEET CHK'D BY: J. DOUGHNEY
CROSS CHK'D BY: X
APPROVED BY: S. PERRY
DATE: JULY 2026

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ELECTRICAL
DOWNTOWN BOOSTER PUMP STATION
LIGHTING AND RECEPTACLE PLAN

PROJECT NO.	250128-288190
FILE NAME:	EWZ000PS.rvt
SHEET NO.	
E-10	

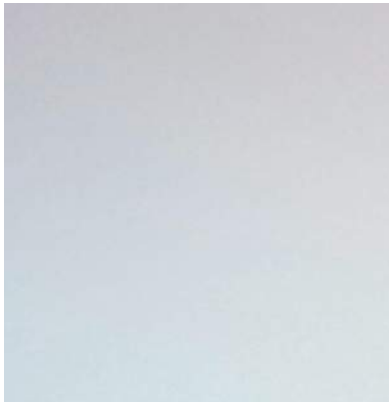
SITE PHOTOS AND MATERIALS

Site Photographs



Exterior Materials

Window Frames
Clear Anodized



Brick
General Shale
Old Brick Originals
Thin Brick
English Pub



Window System

Clear Glass
Guardian Sunguard IGU
UltraClear SNX70+



Cast Stone Sign



Aluminum Door Finish
Sherwin Williams
SW 6959
Blue Chip



Aluminum Canopy
Mapes Canopies

MAN DOORS

Cline DOORS

Series 100BE



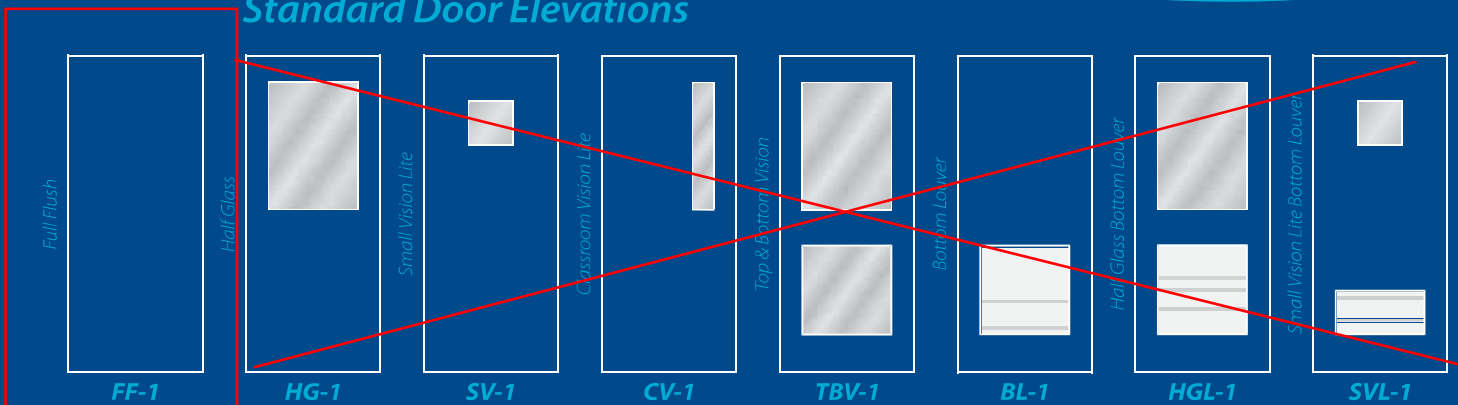
Water Treatment Plants ■ Offshore Oil Rigs ■ Animal Control Facilities
Military Housing ■ Government Buildings ■ Hospitals

CLINE DOORS CERTIFIED
EnviroGreen
Sustainable and Recyclable Building Materials



NGA
National Glass Association

Standard Door Elevations



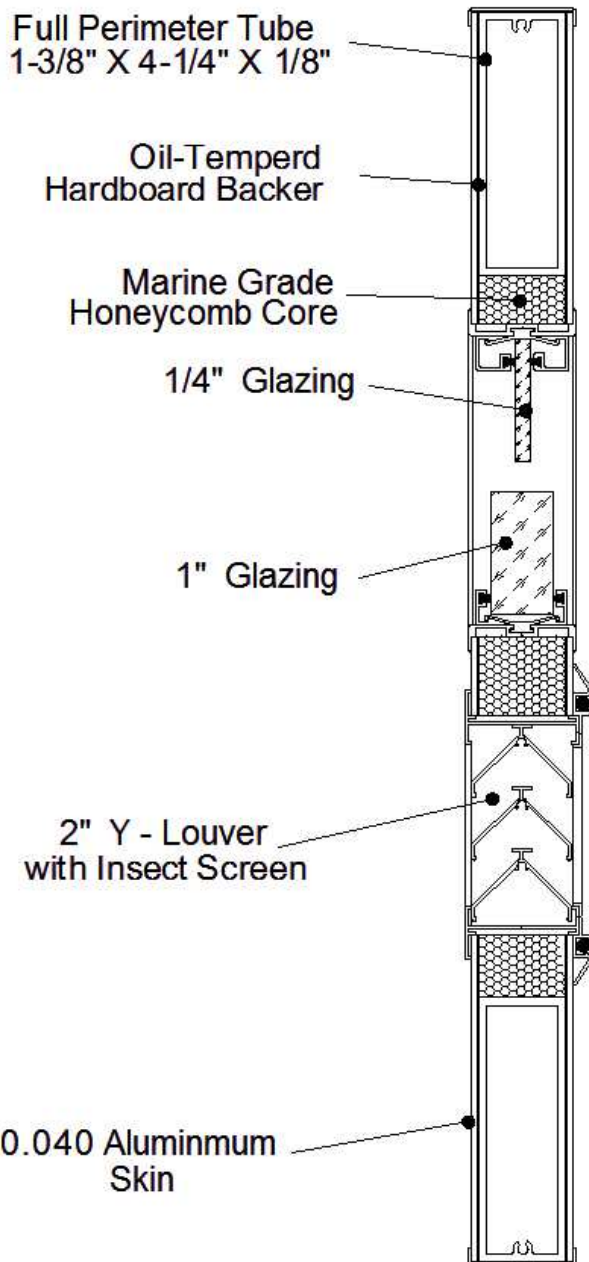
Aluminum Flush Doors

Custom Aluminum Doors and Frames Since 1961



SERIES 100BE ALUMINUM FLUSH DOOR

SPECIFICATIONS



Aluminum heavy-duty doors shall be Cline Doors 100BE. Doors shall have a thickness of 1.75-inches (44.45mm) and be of minimum 5-ply construction with composite skin thickness of 0.125-inch (3.18mm). Exterior door ply shall be one-piece 0.040-inch (1.02mm) smooth 5005-H14 stretcher-leveled aluminum alloy facing. [Option: Exterior door ply shall be one-piece 0.040-inch (1.02mm) vertical ribbed embossed 5005-H14 stretcher-leveled aluminum alloy facing.] Facings shall be commercially bonded edge-to-edge to one-piece oil-tempered hardboard backer. Core shall be an organic based marine grade honeycomb core with high compression strength of 94.8psi (ASTM C365), and internal aluminum hardware backup tube. The hardware backup tube shall be a minimum of 4.25-inches (107.95mm) in width, 1.375-inches (34.93mm) in depth with a wall thickness of 0.125-inches (3.18mm). Internal framing members shall be mechanically joined with #10 stainless steel threaded fasteners and cross laminated. [Option: Internal framing members shall be mechanically joined with 3/8-inch (95.25mm) plated steel tie rods secured with stainless steel nylock nuts.] Door edges and face sheets shall be flush in appearance; face sheets shall be trimmed with replaceable extruded aluminum reglets of 6063-T5 alloy on perimeter edges. Lock stile shall have aluminum beveled-edge and integral wool-pile weather stripping. Hinge stile to be prepared for standard template 4.5-inch (114.30mm) x 4.5-inch (114.30mm) butt hinges. [Option: Hinge stile to be smooth to accept standard geared hinges.] Beads and trim wall thickness shall be 0.05-inch (1.27mm). Nominal door sizes shall be provided.

Standard clearances shall be:

- Hinge and lock stiles, 0.125-inch (3.18mm)
- Between meeting stiles, 0.250-inch (6.35mm)
- At top rails, 0.125-inch (3.18mm)
- Between door bottom and threshold, 0.125-inch (3.18mm).
- Bonding agents shall meet EPA requirements.

Florida Building Code #FL6336

Website address: www.floridabuilding.org

Note: When used in wind-borne debris regions this product complies with section 1609.1.4 of the Florida Building Code as an impact resistant product and does not require the use of external impact resistant covering. This product meets the requirements for enhanced protection of essential facilities (missile level "D", wind zone 4) as defined in ASTM E1996.

Cline Aluminum Doors, Inc. reserves the right to alter dimensions or modify construction specifications to accommodate actual door sizes and/or product integrity.

Phone: (941) 746-4104 * (800) 648-6736 * FAX (941) 746-5153 * www.clinedoors.com * inquire@clinedoors.com * 112 32nd Avenue West - Bradenton, FL 34205



SERIES 100BE ALUMINUM FLUSH DOOR

FINISHES

ALUMINUM ANODIZED FINISHES

STOCK FINISHES

CLEAR ANODIZE CLASS II	AAMI2C22A31	204
DARK BRONZE CLASS I	AAMI2C22A44	444

OPTIONAL FINISHES

CLEAR ANODIZE	AAMI2C22A41	215
LIGHT BRONZE	AAMI2C22A44	442
MEDIUM BRONZE	AAMI2C22A44	443
BLACK	AAMI2C22A44	446

CLASS I

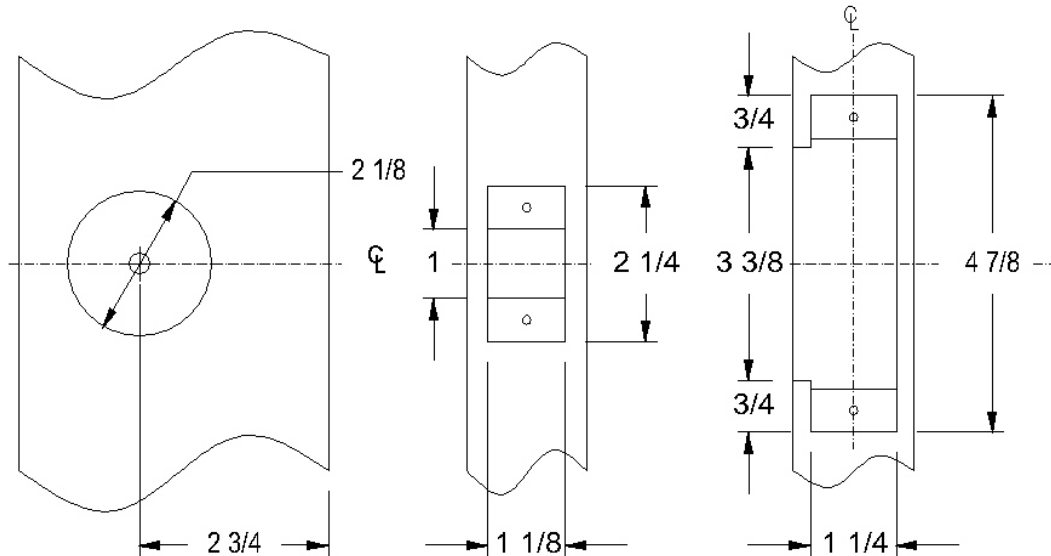
ALUMINUM PAINTED FINISHES

Aluminum flush doors and aluminum door frames shall be finished with two-coat, shop applied, high performance, 70% Polyvinylidene Fluoride (PVDF) coating based on Kynar500@ or Hylar 5000@ resin, formulated by a licensed manufacturer and applied by manufacturer's approved applicator, to meet American Architectural Manufacturers Association performance standard 2605. Color variation shall be no more than 2E (CMC) when measured in accordance with MTCC 173-1989.

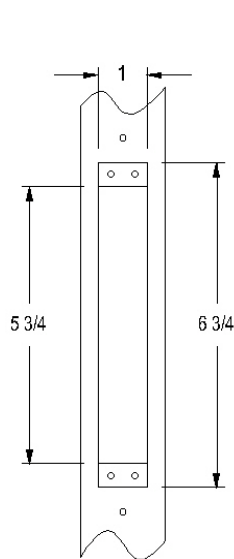


SERIES 100BE ALUMINUM FLUSH DOOR

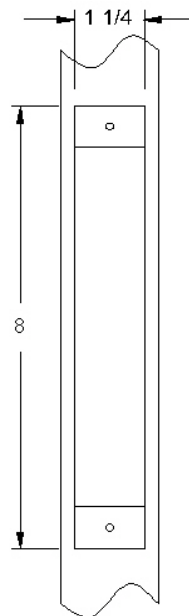
STANDARD HARDWARE PREP



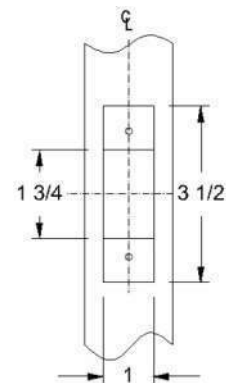
DOOR & FRAME PREPARATION FOR BOARD OR CYLINDER LOCKS FOR 1-3/4" DOORS ANSI A115.2 - 1995



DOOR EDGE FLUSH BOLT ANSI
STANDARD
A115.4 - 1994



DOOR EDGE MORTISE LOCK
PREP ANSI STANDARD A115.1



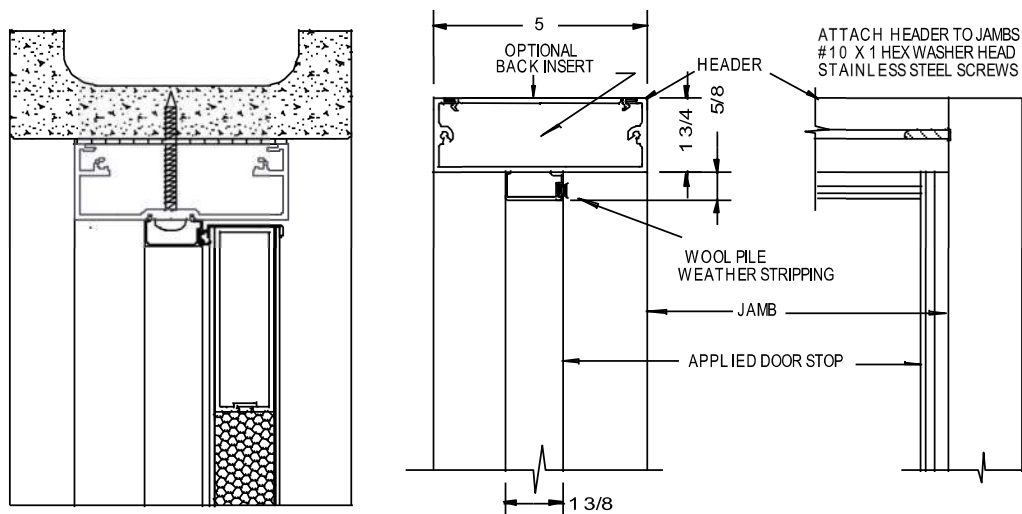
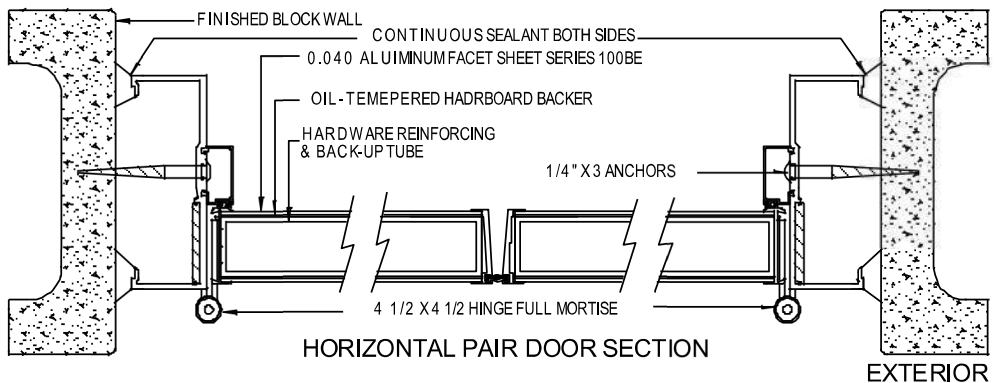
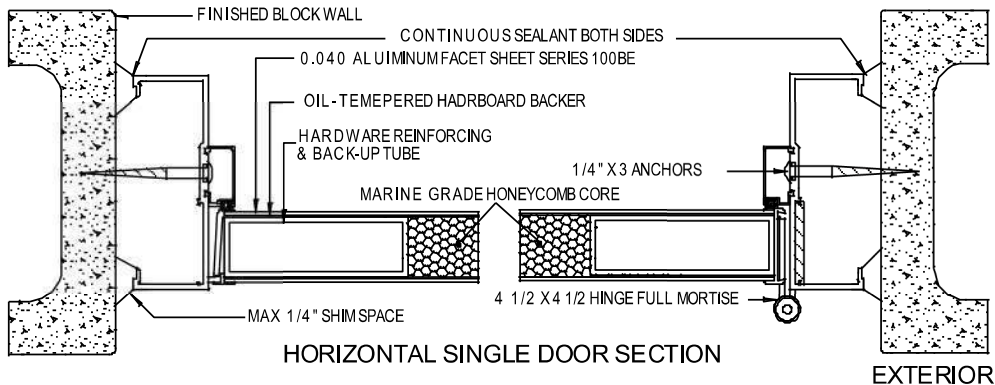
DEAD BOLT FRAME STRIKE

Cline Aluminum Doors, Inc. reserves the right to alter dimensions or modify construction specifications to accommodate actual door sizes and/or product integrity.

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SERIES 100BE ALUMINUM FLUSH DOOR



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Put the Power of 5-ply in Your Flush Door Specifications



Custom Aluminum Doors
and Frames Since 1961

Cline's Series 100BE Aluminum Flush Doors are the perfect entry solution for a variety of specialized applications, including: water and wastewater treatment plants; offshore oil rigs; animal control facilities; military housing; government buildings and hospitals. With nearly 50 years of manufacturing experience in the commercial aluminum door industry, Cline has set the standard for Aluminum Flush Doors. Our products are custom fabricated to meet or exceed the ever changing demands of architects, engineers and environments. State-of-the-art engineering, advanced technology, and superior materials combine to produce the definitive full flush aluminum door.



A cut-away view of our Series 100BE reveals the 5-ply construction which includes full perimeter aluminum frame, high compression honeycomb core, and aluminum facing with tempered organic backing (on both exterior and interior door surfaces).

Exclusive Features



Honeycomb Core — Organic materials used to form core with high compression strength of 94.8 pounds per square inch.

Hardware Reinforcement — Hardware backup tubes are a minimum of 4.25-inches wide and 1.375-inches deep, with a wall thickness of 0.125-inches. Contiguous for the full perimeter of the door.

Door Trim — Lock and hinge stile trim are mechanically fastened to the backup tube to help protect the flush door edges and allow field replacement. Lock stile beveled edge with integral weather stripping.



Green since 1961, Cline Doors are made of recyclable aluminum materials, and designed to withstand even the harshest of chemicals or environments. Cline Doors pre- and post-consumer recycle content can contribute to your Sustainable Design and Green Building requirements, while our doors' low maintenance and service longevity also reduce your Life-Cycle Costs.



Trim Pieces — Finished with a minimum of Class-I anodized finish.

Vision Lites — Glazed with snap-in, non-removable extruded aluminum stops and no exposed fasteners.

Louvers — Aluminum alloy frames and blades, allowing a minimum of 50 percent free air flow. All exposed fasteners are stainless steel.

Skins — Cross laminate seams for corner strength and laminated the full length of the door.



Aluminum — Contains pre- and post-consumer recyclable content.



Adhesives — Water soluble, non-toxic with no VOCs (volatile organic compounds).

American Society for Testing Materials (ASTM)

Production Standards

101/I.S.2-NAFS — Standards and Specifications

Accepted Engineering Practice

ASTM E1300 — Load Resistance of Glass in Building

ASTM E1886 — Impact Test Procedures (Includes Large Missile Impact)

ASTM E1996 — Wind Load Test

ASTM E330 — Structural Load Test

Impact and Wind Code Compliance

Florida Building Code #FL6336 — When used in wind-borne debris regions our Series 100BE Flush Door complies with section 1609.1.4 of the Florida Building Code as an impact resistant product and does not require the use of external impact resistant covering.

The Series 100BE Flush Doors meet the requirements for enhanced protection of essential facilities (missile level "E", wind zone 4) as defined in ASTM E1996.



LOUVERS

EME6325D

Wind-Driven Rain Resistant Stationary Louver | Miami-Dade Approved

Miami-Dade County, Florida Notice Of Acceptance Number: 23-1116.03

Florida Product Approval FL#21829.7 Expires 8/25/2026



APPLICATION

The EME6325D is a 6" deep extruded aluminum louver with closely spaced vertical blades that prevent the penetration of wind-driven rain. This louver is designed with exceptional protection against wind-driven rain under severe conditions.

STANDARD CONSTRUCTION

Louver Frame	6" (152) deep, 6063T6 extruded aluminum with .095" (2.4) nominal wall thickness.
Louver Blades	6063T6 extruded aluminum .062" (1.6) nominal wall thickness. Blades are positioned vertically.
Bird Screen	1/2" x .063" (13 x 1.6) square mesh aluminum bird screen in removable frame. Screen adds approximately 1/2" (13) to louver depth.
Finish	Mill
Minimum Size	12"w x 12"h (305 x 305).
Approximate Shipping Weight	14 lbs. per sq. ft. (68.4 kg/m ²)
Maximum Shipping Section Size	48"w x 120"h (1219 x 3048).
Maximum Overall Assembly Size	Unlimited width x 120"h (3048). Overall assembly consists of individual sections combined in the field (combination of sections in the field not by Ruskin).
Installation	Ruskin's EME6325D utilizes a continuous angle installation method and must be installed per the appropriate Installation Detail. Reference the appropriate separate Installation Instruction Sheets.

Consult Ruskin for additional information.

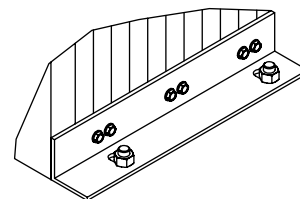
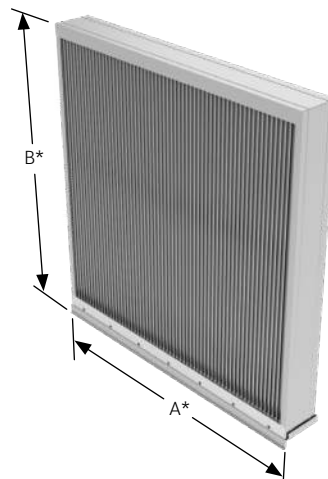
FEATURES

- ▶ 38% Free Area
- ▶ The EME6325D passes the Miami-Dade TAS-100A Wind Driven Rain Test
- ▶ The EME6325D Louver is approved for use in open structures without provisions to manage weather infiltration (dry rooms)
- ▶ Exceptional windload integrity of ± 150 PSF (± 7.18 KPa)
- ▶ Published free area and pressure drop performance ratings based on testing in accordance with AMCA Publication 511
- ▶ Miami Dade NOA #23-1116.03 Expires 8/25/2026
- ▶ 2017 FBC #FL 21829.7

VARIATIONS

- ▶ Filter racks
- ▶ Extended sill
- ▶ Universal Front Flange
- ▶ A variety of bird and insect screens
- ▶ Optional finishes available at additional cost.
Please see [Paint Finishes and Color Guide](#) and [Finish Type Model Chart](#) for more details. Contact louversales@ruskin.com with questions

Consult Ruskin for other special requirements.



Installation Angle Detail



NOTES:

- Dimensions in inches, parenthesis () indicate millimeters.
- Units can be furnished actual size or with size deducts.

FREE AREA GUIDE

Free Area Guide shows free area in ft² and m² for various sizes of EME6325D.

Width – Inches and Meters

HEIGHT	12	18	24	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120
	0.30	0.45	0.60	0.75	0.90	1.05	1.20	1.35	1.50	1.65	1.80	1.95	2.10	2.25	2.40	2.55	2.70	2.85	3.00
12	0.08	0.14	0.20	0.26	0.32	0.38	0.44	0.50	0.56	0.62	0.68	0.74	0.80	0.86	0.92	0.98	1.04	1.10	1.16
0.30	0.01	0.01	0.02	0.02	0.03	0.04	0.04	0.05	0.05	0.06	0.06	0.07	0.07	0.08	0.09	0.09	0.10	0.10	0.11
18	0.25	0.44	0.62	0.81	0.99	1.17	1.36	1.54	1.73	1.91	2.09	2.28	2.46	2.65	2.83	3.01	3.20	3.38	3.57
0.45	0.02	0.04	0.06	0.07	0.09	0.11	0.13	0.14	0.16	0.18	0.19	0.21	0.23	0.25	0.26	0.28	0.30	0.31	0.33
24	0.42	0.73	1.04	1.35	1.66	1.97	2.28	2.58	2.89	3.20	3.51	3.82	4.13	4.43	4.74	5.05	5.36	5.67	5.98
0.60	0.04	0.07	0.10	0.13	0.15	0.18	0.21	0.24	0.27	0.30	0.33	0.36	0.38	0.41	0.44	0.47	0.50	0.53	0.56
30	0.60	1.03	1.46	1.89	2.33	2.76	3.19	3.63	4.06	4.49	4.92	5.36	5.79	6.22	6.66	7.09	7.52	7.95	8.39
0.75	0.06	0.10	0.14	0.18	0.22	0.26	0.30	0.34	0.38	0.42	0.46	0.50	0.54	0.58	0.62	0.67	0.70	0.71	0.78
36	0.77	1.32	1.88	2.44	3.00	3.55	4.11	4.67	5.23	5.78	6.34	6.90	7.45	8.01	8.57	9.13	9.68	10.24	10.80
0.90	0.07	0.12	0.17	0.23	0.28	0.33	0.38	0.43	0.49	0.54	0.59	0.64	0.69	0.75	0.80	0.85	0.90	0.95	1.00
42	0.94	1.62	2.30	2.98	3.66	4.35	5.03	5.71	6.39	7.07	7.76	8.44	9.12	9.80	10.48	11.16	11.85	12.53	13.21
1.05	0.09	0.15	0.21	0.28	0.34	0.40	0.47	0.53	0.59	0.66	0.72	0.78	0.85	0.91	0.97	1.04	1.10	1.17	1.23
48	1.11	1.91	2.72	3.53	4.33	5.14	5.95	6.75	7.56	8.36	9.17	9.98	10.78	11.59	12.40	13.20	14.01	14.81	15.62
1.20	0.10	0.18	0.25	0.33	0.40	0.48	0.55	0.63	0.70	0.78	0.85	0.93	1.00	1.08	1.15	1.23	1.30	1.38	1.45
54	1.28	2.21	3.14	4.07	5.00	5.93	6.86	7.79	8.72	9.66	10.59	11.52	12.45	13.38	14.31	15.24	16.17	17.10	18.03
1.35	0.12	0.21	0.29	0.38	0.47	0.55	0.64	0.72	0.81	0.90	0.98	1.07	1.16	1.24	1.33	1.42	1.50	1.59	1.68
60	1.45	2.51	3.56	4.62	5.67	6.73	7.78	8.84	9.89	10.95	12.00	13.06	14.11	15.17	16.22	17.28	18.33	19.39	20.44
1.50	0.13	0.23	0.33	0.43	0.53	0.63	0.72	0.82	0.92	1.02	1.12	1.21	1.31	1.41	1.51	1.61	1.70	1.80	1.90
66	1.62	2.80	3.98	5.16	6.34	7.52	8.70	9.88	11.06	12.24	13.42	14.60	15.78	16.96	18.14	19.31	20.49	21.67	22.85
1.65	0.15	0.26	0.37	0.48	0.59	0.70	0.81	0.92	1.03	1.14	1.25	1.36	1.47	1.58	1.69	1.80	1.91	2.02	2.13
72	1.79	3.10	4.40	5.70	7.01	8.31	9.62	10.92	12.22	13.53	14.83	16.14	17.44	18.74	20.05	21.35	22.66	23.96	25.26
1.80	0.17	0.29	0.41	0.53	0.65	0.77	0.89	1.02	1.14	1.26	1.38	1.50	1.62	1.74	1.86	1.99	2.11	2.23	2.35
78	1.96	3.39	4.82	6.25	7.68	9.11	10.53	11.96	13.39	14.82	16.25	17.68	19.10	20.53	21.96	23.39	24.82	26.25	27.68
1.95	0.18	0.32	0.45	0.58	0.71	0.85	0.98	1.11	1.25	1.38	1.51	1.64	1.78	1.91	2.04	2.18	2.31	2.44	2.57
84	2.14	3.69	5.24	6.79	8.35	9.90	11.45	13.00	14.56	16.11	17.66	19.22	20.77	22.32	23.87	25.43	26.98	28.53	30.09
2.10	0.20	0.34	0.49	0.63	0.78	0.92	1.07	1.21	1.35	1.50	1.64	1.79	1.93	2.08	2.22	2.36	2.51	2.65	2.80
90	2.31	3.98	5.66	7.34	9.02	10.69	12.37	14.05	15.72	17.40	19.08	20.76	22.43	24.11	25.79	27.47	29.14	30.82	32.50
2.25	0.21	0.37	0.53	0.68	0.84	0.99	1.15	1.31	1.46	1.62	1.77	1.93	2.09	2.24	2.40	2.55	2.71	2.87	3.02
96	2.48	4.28	6.08	7.88	9.68	11.49	13.29	15.09	16.89	18.69	20.49	22.30	24.10	25.90	27.70	29.50	31.30	33.11	34.91
2.40	0.23	0.40	0.57	0.73	0.90	1.07	1.24	1.40	1.57	1.74	1.91	2.07	2.24	2.41	2.58	2.74	2.91	3.08	3.25
102	2.65	4.57	6.50	8.43	10.35	12.28	14.21	16.13	18.06	19.98	21.91	23.84	25.76	27.69	29.61	31.54	33.47	35.39	37.32
2.55	0.25	0.43	0.60	0.78	0.96	1.14	1.32	1.50	1.68	1.86	2.04	2.22	2.40	2.57	2.75	2.93	3.11	3.29	3.47
108	2.82	4.87	6.92	8.97	11.02	13.07	15.12	17.17	19.22	21.27	23.33	25.38	27.43	29.48	31.53	33.58	35.63	37.66	39.73
2.70	0.26	0.45	0.64	0.83	1.03	1.22	1.41	1.60	1.79	1.98	2.17	2.36	2.55	2.74	2.93	3.12	3.31	3.50	3.69
114	2.99	5.17	7.34	9.52	11.69	13.87	16.04	18.22	20.39	22.57	24.74	26.92	29.09	31.27	33.44	35.62	37.79	39.97	42.14
2.85	0.28	0.48	0.68	0.88	1.09	1.29	1.49	1.69	1.90	2.10	2.30	2.50	2.71	2.91	3.11	3.31	3.51	3.72	3.92
120	3.16	5.46	7.76	10.06	12.36	14.66	16.96	19.26	21.56	23.86	26.16	28.46	30.75	33.05	35.35	37.65	39.95	42.25	44.55
3.00	0.29	0.51	0.72	0.94	1.15	1.36	1.58	1.79	2.00	2.22	2.43	2.65	2.86	3.07	3.29	3.50	3.72	3.93	4.14

WIND-DRIVEN RAIN PERFORMANCE – AMCA 500-L WIND-DRIVEN RAIN TEST

Test size is 1m x 1m (39" x 39") core area, 1.05m x 1.08m (41 1/4" x 42 5/16") nominal. Free Area of test louver is 4.84 ft² (.45m²).

Wind Velocity mph (kph)	Rain Fall Rate In./hr. (mm/hr.)	Core Velocity ₁ fpm (m/s)	Airflow cfm (m ³ /min)	Free Area Velocity ₂ fpm (m/sec.)	Effectiveness Ratio	Class _{3, 4}	Discharge Loss Class ₅ Intake
29 (46.4)	3 (76)	1,006 (5)	10,830 (307)	2,238 (11)	99.9%	A	3
50 (80.5)	8 (203)	969 (5)	10,431 (295)	2,155 (11)	99.9%	A	3

NOTES:

1. Core area is the open area of the louver face (face area less louver frames). Core Velocity is the airflow velocity through the Core Area of the louver (1m x 1m). 5 m/s is the maximum core velocity utilized in this test.
2. Free Area of test size is calculated per AMCA standard 500-L.
3. Wind Driven Rain Penetration Classes:

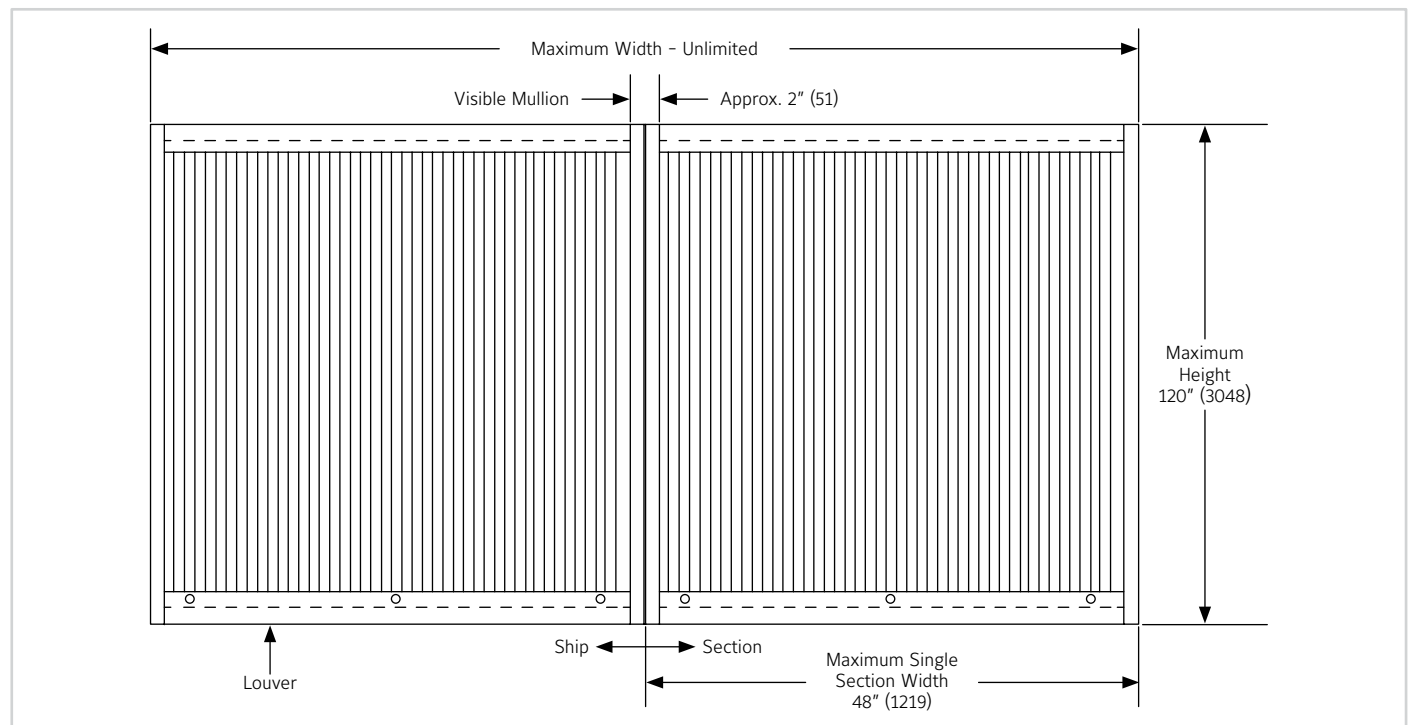
Class	Effectiveness
A	1 to .99
B	0.989 to 0.95
C	0.949 to 0.80
D	Below 0.8

Class	Discharge Loss Coefficient
1	0.4 and above
2	0.3 to 0.399
3	0.2 to 0.299
4	0.199 and below

(The higher the coefficient, the less resistance to airflow.)

The AMCA Wind Driven Rain Test is performed in a laboratory environment and incorporates controlled wind, water and system airflow effects. In actual field installations, storms may create conditions not considered by the AMCA test. Penthouse and similar applications where wind can pass through multiple louvers in an enclosure is another condition that is not simulated by AMCA tests. These applications can create elevated water penetration rates through any louver. Because of these uncontrolled situations, it is recommended that provisions to manage water penetration through louvers be included in the building design.

CONSTRUCTION INFORMATION



General Notes:

1. Reference separate Installation Instruction sheets (with and without optional damper) for installation details. The installation methods indicated must be complied with for MIAMI-DADE Approval. It is the responsibility of the installing contractor to properly install the louvers per the appropriate detail.
2. On special orders, Ruskin may provide submittal and/or shop drawings. Reference these drawings for additional installation information.
3. Louvers wider than the maximum single section width will be shipped in multiple sections and will require field assembly. Field assembly is not by Ruskin.
4. Installation channels are shipped loose.

HINGED ACCESS
DOOR

COMMERCIAL & INDUSTRIAL

FF30 Performance Series – CLASSIC | EDGE | FLEX

CLASSIC | EDGE | FLEX

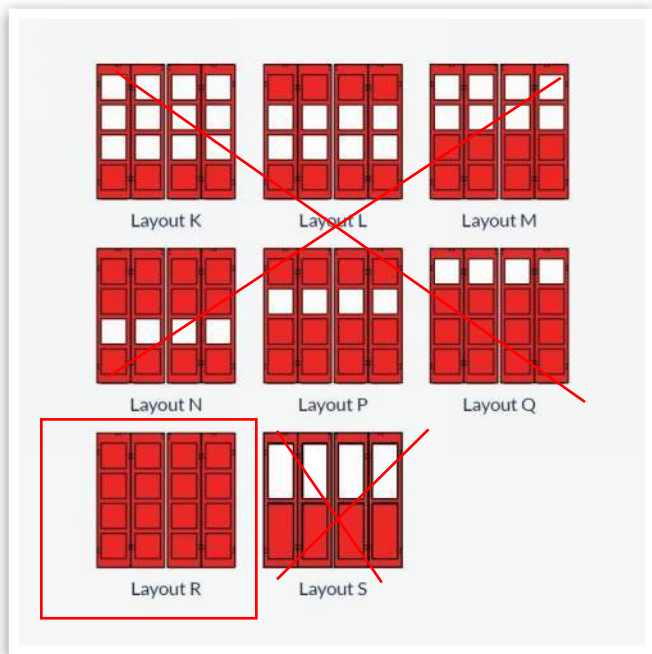
Discover the unparalleled performance and versatility of Door Engineering's flagship door, the FF30 Performance Series model. Available in a range of window configurations and pre-engineered sizes, including 14' wide x 14' tall and 12' wide x 14' tall, our Four-Fold Doors deliver premium performance at exceptional value. Additionally, our FF30 Flex model offers the same window layouts and allows for customization of door size, accommodating dimensions up to 16' wide x 16' tall.



FEATURES

- Most reliable apparatus bay door on the market.
- Operators and components are designed and tested for over 1.5 million cycles.
- Reduced installation time.
- High speed opening in 7 seconds.
- Multiple window design layouts.
- Factory installed 1" insulated Low-E tempered glass for superior energy efficiency.
- Manual operation in power outage event.
- Designed to meet a maximum wind load of 120mph 3-second gust per ASCE7. Contact us for higher wind loads if applicable.
- Zinc coated sheeting for superior corrosion resistance.
- Select up to (4) rows of glass.

WINDOW LAYOUTS: FF30 EDGE – INSET PANELS



- Layout K - 3 Windows per Panel
- Layout L - 2 Windows per Panel (Centered)
- Layout M - 2 Windows per Panel (High)
- Layout N - 1 Window per Panel (Mid-Low)
- Layout P - 1 Window per Panel (Mid-High)
- Layout Q - 1 Window per Panel (High)
- Layout R - No Glass
- Layout J - 1 Tall Window

FF30 FLEX

The above window layouts are also available in custom sizes up to 16' wide x 16' tall.



Power Or Manual Operation

- 110-120VAC single phase
- 208-240VAC single phase
- 208-240VAC three phase
- 460-480VAC three phase

Additional Electrical Options

- Warning Strobe/Horn
- LED Red/Green Light Strips
- Loop Detector
- Additional Pushbutton Stations (Surface or Flush Mounted)
- Multi-Door Command Station (Open up to 6 Doors)

HORIZONTAL MOVEMENT

The Four-Fold door moves horizontally rather than vertically, this allows an apparatus to move quickly and safely.

As a result, the door is visible throughout the opening and closing motion allowing the driver to know the precise second the doorway is clear to exit.

It is common with overhead sectional and coiling steel doors for vehicles to begin driving through the door opening after losing sight of the bottom of the door, only to hit the bottom panel as they move through the opening.



A collision of this type will make it impossible to operate the door (especially with telescoping and coiling steel doors, which cannot tolerate any denting or deforming of the slats).

MANUAL OPERATION

Manual operation is available with the Four-Fold door system. With the simple pull of a cord, manual operation is quick and easy. It requires no springs under tension, time consuming chain hoists, or heavy lifting.



SAFETY FEATURES

Standard features include:

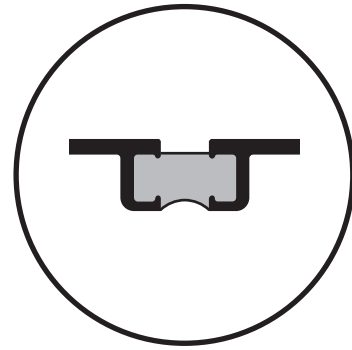
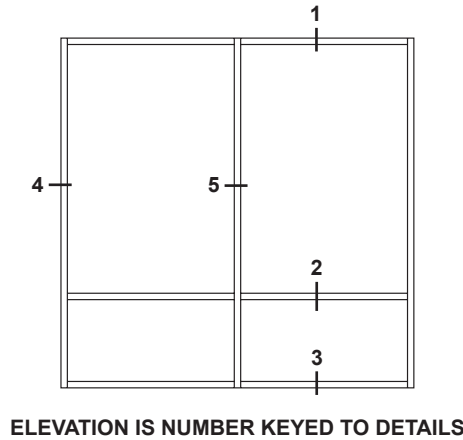
- Fail-safe bump edges that sense obstructions that the photo eye and interior presence sensors may miss.
- Exterior light curtain photo eyes that provide continuous protection to sense both objects and personnel in that area.
- Torque sensing safety which is compliant with UL 325 safety standards
- UL compliant spacing between all panels and conventional pinch points

Optional features include:

- Center-mounted presence sensor that provides sensing of pedestrians with 3 independent sensing fields for opening and closing

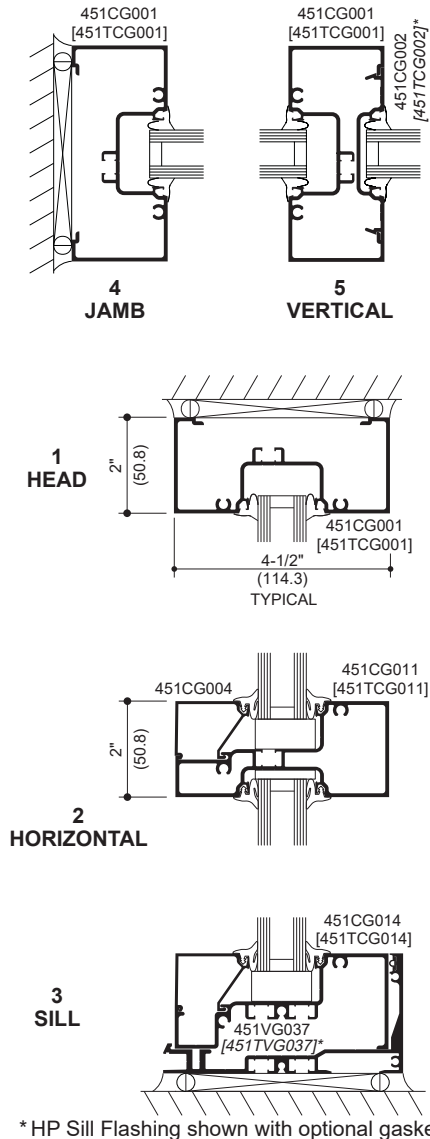
WINDOWS

Additional information and CAD details are available at www.kawneer.com

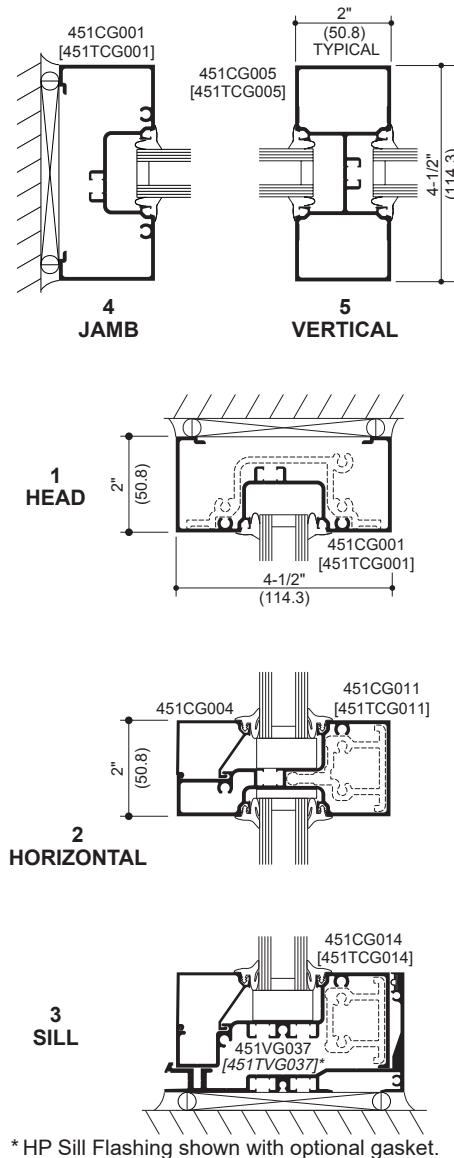


NUMBERS IN BRACKETS ARE
THERMALLY BROKEN MEMBERS

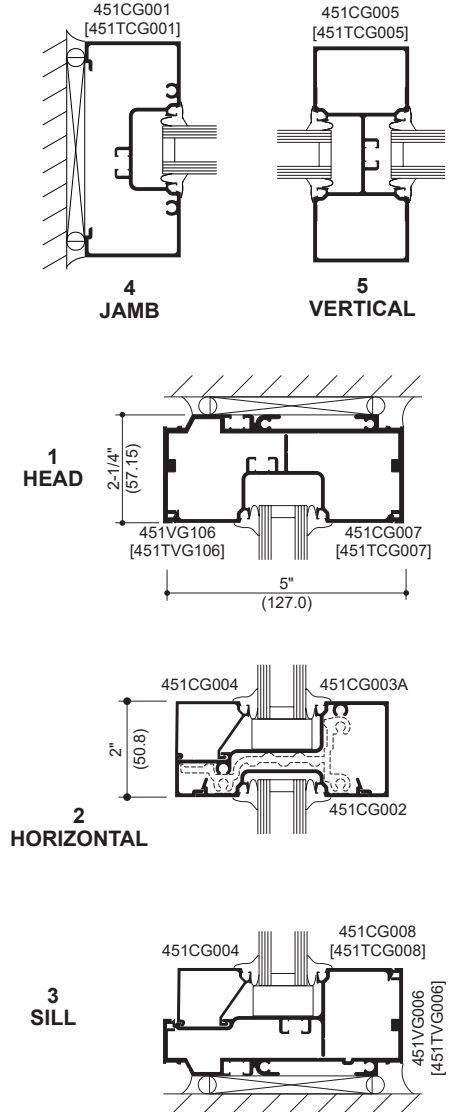
SCREW SPLINE



SHEAR BLOCK



STICK



Laws and building and safety codes governing the design and use of Kawneer products, such as glazed entrance, window, and curtain wall products, vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.

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SITE LIGHTING

d^sseries

D-Series Size 0 LED Area Luminaire

Catalog
Number

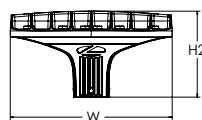
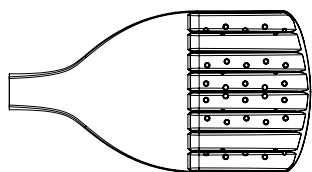
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.44 ft ² (0.04 m ²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)

Design Select options indicated
by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.



design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED							
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution		Voltage	Mounting
DSX0 LED	Forward optics	(this section 70CRI only)		AFR Automotive front row	T5M Type V medium	MVOLT (120V-277V) ⁹	Shipped included
	P1 P5	30K 3000K	70CRI	T1S Type I short	T5LG Type V low glare	HVOLT (347V-480V) ^{5,6}	SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole)
	P2 P6	40K 4000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V-480V) ^{7,8}	RPA Round pole mounting (#8 drilling, 3" min. RND pole)
	P3 P7	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control ³	120 ^{16, 24}	
	P4			T3LG Type III low glare ³	BLC4 Type IV backlight control ³	208 ^{16, 24}	
	Rotated optics	27K 2700K	80CRI	T4M Type IV medium	LCCO Left corner cutoff ³	240 ^{16, 24}	SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole) ⁹
	P10 ¹ P12 ¹	30K 3000K	80CRI	T4LG Type IV low glare ³	RCCO Right corner cutoff ³	277 ^{16, 24}	RPA5 Round pole mounting (#5 drilling, 3" min. RND pole) ⁹
	P11 ¹ P13 ¹	35K 3500K	80CRI	TFTM Forward throw medium		347 ^{16, 24}	SPA8N Square narrow pole mounting (#8 drilling, 3" min. SQ pole)
		40K 4000K	80CRI			480 ^{16, 24}	WBA Wall bracket ¹⁰
		50K 5000K	80CRI				MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed	Shipped installed	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc ^{11, 12, 18, 19}	HS Houseside shield (black finish standard) ²⁰	DBLXD Black
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc ^{13, 18, 19}	L90 Left rotated optics ¹	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁴	R90 Right rotated optics ¹	DWHXD White
PERS Five-pin receptacle only (controls ordered separate) ^{14, 19}	CCE Coastal Construction ²¹	DDBTXD Textured dark bronze
	HA 50°C ambient operation ²²	DBLBXD Textured black
	BAA Buy America(n) Act and/or Build America Buy America Qualified	DNATXD Textured natural aluminum
	SF Single fuse (120, 277, 347V) ²⁴	DWHGXD Textured white
	DF Double fuse (208, 240, 480V) ²⁴	
	Shipped separately	
	EGSR External Glare Shield (reversible, field install required, matches housing finish)	
	BSDB Bird Spikes (field install required)	



1 Acuity Way • Decatur, Georgia 30035 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX0-LED
Rev. 08/28/25
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Ordering Information

Accessories

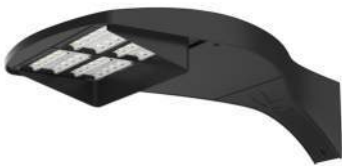
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²³
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²³
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²³
DSHORT SBK	Shorting cap ²³
DSX0HS P#	House-side shield (enter package number P1-7, P10-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSX0EGSR (FINISH)	External glare shield (specify finish)
DSX0BDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1, P2, or P10. XVOLT not available with fusing (SF or DF). XVOLT also not available in packages P3, P4, P5, P7, P11, P13 when combined with NLTAIR2 PIRHN or PIR.
- SPAS and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 using MVOLT.
- PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1 using MVOLT.
- PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, or DMG.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG. BL30 or BL50 must specify 120 or 277V.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P6, P7, P12 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



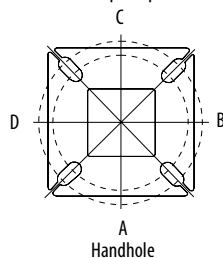
External Glare Shield (EGSR)



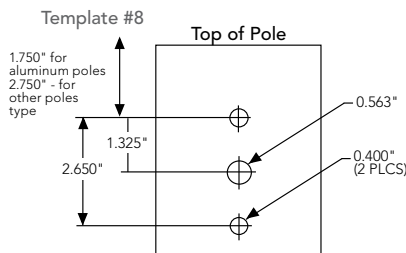
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION (from top of pole)



A Handhole



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPAS	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPAS, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93

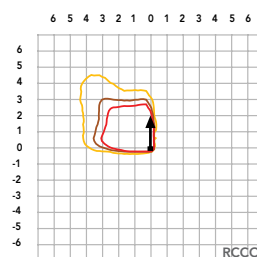
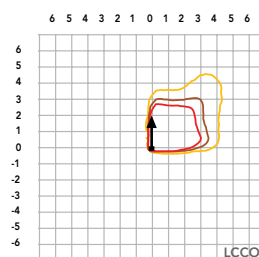
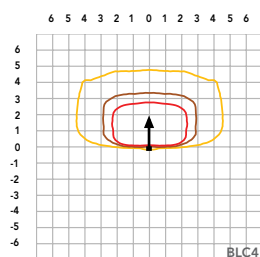
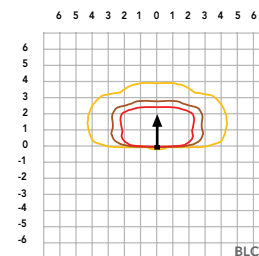
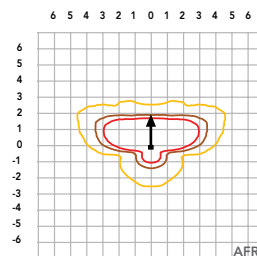
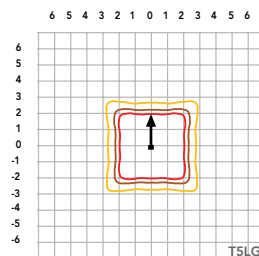
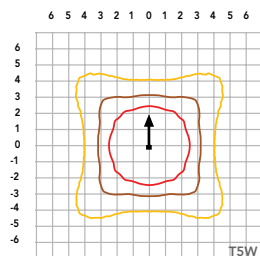
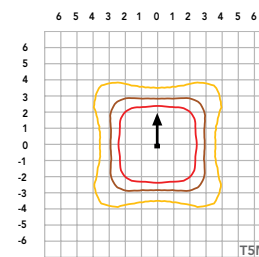
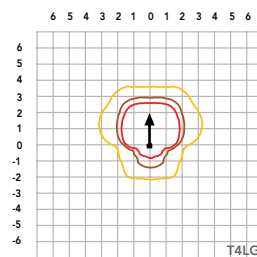
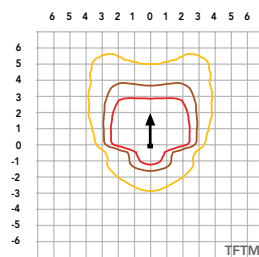
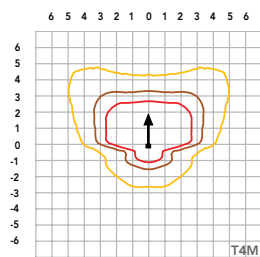
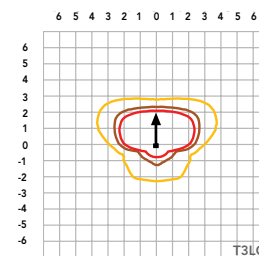
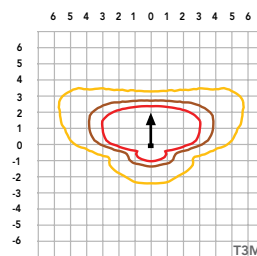
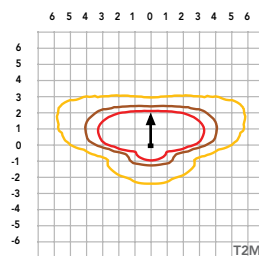
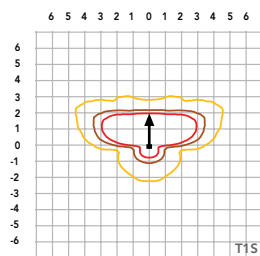
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [homepage](#).

Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (20').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.94
50,000	0.89
100,000	0.80

FAO Dimming Settings

FAO Position	% Wattage	% Lumen Output
8	100%	100%
7	93%	95%
6	80%	85%
5	66%	73%
4	54%	61%
3	41%	49%
2	29%	36%
1	15%	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use published values for each package based on input watts and lumens by optic type.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current (mA)	Wattage	120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	20	530	34	0.28	0.16	0.14	0.12	0.10	0.07
	P2	20	700	45	0.38	0.22	0.19	0.16	0.13	0.09
	P3	20	1050	69	0.57	0.33	0.29	0.25	0.20	0.14
	P4	20	1400	94	0.78	0.45	0.39	0.34	0.27	0.19
	P5	40	700	89	0.75	0.43	0.38	0.33	0.26	0.19
	P6	40	1050	136	1.14	0.66	0.57	0.49	0.39	0.29
	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49	0.36
Rotated Optics (Requires L90 or R90)	P10	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P11	30	700	67	0.57	0.33	0.28	0.25	0.20	0.14
	P12	30	1050	103	0.86	0.50	0.43	0.37	0.30	0.22
	P13	30	1300	129	1.07	0.62	0.54	0.46	0.37	0.27

LED Color Temperature / Color Rendering Multipliers

	70 CRI		80CRI		90CRI	
	Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
5000K	102%	Standard	92%	Extended lead-time	71%	(see note)
4000K	100%	Standard	92%	Extended lead-time	67%	(see note)
3500K	100%	(see note)	90%	Extended lead-time	63%	(see note)
3000K	96%	Standard	87%	Extended lead-time	61%	(see note)
2700K	94%	(see note)	85%	Extended lead-time	57%	(see note)

Note: Some LED types are available as per special request. Contact Technical Support for more information.

Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS (not available on DSX0)	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.
PIR	Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height.	Luminaires dim when no occupancy is detected.	Acuity Controls rSBG	Cannot be used with other controls options that need the 0-10V leads.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor override when wirelessly connected to the nLight Eclipse.	nLight Air rSBG	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads.
BL30 or BL50	Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output	BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit	BLC UVOLT1	BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V



COMMERCIAL OUTDOOR

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	33W	20	530	T1S	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
				T2M	4,545	1	0	2	137	4,736	1	0	2	143	4,829	1	0	2	145
				T3M	4,597	1	0	2	138	4,791	1	0	2	144	4,885	1	0	2	147
				T3LG	4,107	1	0	1	124	4,280	1	0	1	129	4,363	1	0	1	131
				T4M	4,666	1	0	2	141	4,863	1	0	2	146	4,957	1	0	2	149
				T4LG	4,244	1	0	1	128	4,423	1	0	1	133	4,509	1	0	1	136
				TFTM	4,698	1	0	2	141	4,896	1	0	2	147	4,992	1	0	2	150
				T5M	4,801	3	0	1	145	5,003	3	0	1	151	5,101	3	0	1	154
				T5W	4,878	3	0	1	147	5,084	3	0	2	153	5,183	3	0	2	156
				T5LG	4,814	2	0	1	145	5,018	2	0	1	151	5,115	2	0	1	154
				BLC3	3,344	0	0	1	101	3,485	0	0	1	105	3,553	0	0	1	107
				BLC4	3,454	0	0	2	104	3,599	0	0	2	108	3,670	0	0	2	111
				RCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				LCCO	3,374	0	0	1	102	3,517	0	0	1	106	3,585	0	0	1	108
				AFR	4,906	1	0	1	148	5,113	1	0	1	154	5,213	1	0	1	157
P2	45W	20	700	T1S	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
				T2M	5,862	1	0	2	130	6,109	1	0	2	135	6,228	1	0	2	138
				T3M	5,930	1	0	3	131	6,180	1	0	3	137	6,301	1	0	3	140
				T3LG	5,297	1	0	1	117	5,521	1	0	1	122	5,628	1	0	1	125
				T4M	6,018	1	0	3	133	6,272	1	0	3	139	6,395	1	0	3	142
				T4LG	5,474	1	0	1	121	5,705	1	0	1	126	5,816	1	0	1	129
				TFTM	6,060	1	0	3	134	6,316	1	0	3	140	6,439	1	0	3	143
				T5M	6,192	3	0	1	137	6,453	3	0	2	143	6,579	3	0	2	146
				T5W	6,293	3	0	2	139	6,558	3	0	2	145	6,686	3	0	2	148
				T5LG	6,210	2	0	1	138	6,472	3	0	1	143	6,598	3	0	1	146
				BLC3	4,313	0	0	2	96	4,495	0	0	2	100	4,583	0	0	2	102
				BLC4	4,455	0	0	2	99	4,643	0	0	2	103	4,733	0	0	2	105
				RCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				LCCO	4,352	0	0	2	96	4,536	0	0	2	100	4,624	0	0	2	102
				AFR	6,328	1	0	1	140	6,595	1	0	1	146	6,724	1	0	1	149
P3	69W	20	1050	T1S	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
				T2M	8,343	2	0	3	121	8,694	2	0	3	126	8,864	2	0	3	129
				T3M	8,439	2	0	3	122	8,795	2	0	3	128	8,967	2	0	3	130
				T3LG	7,539	1	0	2	109	7,857	1	0	2	114	8,010	1	0	2	116
				T4M	8,565	2	0	3	124	8,926	2	0	3	129	9,100	2	0	3	132
				T4LG	7,790	1	0	2	113	8,119	1	0	2	118	8,277	1	0	2	120
				TFTM	8,624	1	0	3	125	8,988	1	0	3	130	9,163	2	0	3	133
				T5M	8,812	3	0	2	128	9,184	4	0	2	133	9,363	4	0	2	136
				T5W	8,955	4	0	2	130	9,333	4	0	2	135	9,515	4	0	2	138
				T5LG	8,838	3	0	1	128	9,211	3	0	1	134	9,390	3	0	1	136
				BLC3	6,139	0	0	2	89	6,398	0	0	2	93	6,522	0	0	2	95
				BLC4	6,340	0	0	3	92	6,607	0	0	3	96	6,736	0	0	3	98
				RCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				LCCO	6,194	1	0	2	90	6,455	1	0	2	94	6,581	1	0	2	95
				AFR	9,006	1	0	2	131	9,386	1	0	2	136	9,569	1	0	2	139
P4	93W	20	1400	T1S	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130
				T2M	10,557	2	0	3	113	11,003	2	0	3	118	11,217	2	0	3	121
				T3M	10,680	2	0	3	115	11,130	2	0	3	120	11,347	2	0	3	122
				T3LG	9,540	1	0	2	103	9,942	1	0	2	107	10,136	1	0	2	109
				T4M	10,839	2	0	3	117	11,296	2	0	3	121	11,516	2	0	4	124
				T4LG	9,858	1	0	2	106	10,274	1	0	2	110	10,474	1	0	2	113
				TFTM	10,914	2	0	3	117	11,374	2	0	3	122	11,596	2	0	3	125
				T5M	11,152	4	0	2	120	11,622	4	0	2	125	11,849	4	0	2	127
				T5W	11,332	4	0	3	122	11,811	4	0	3	127	12,041	4	0	3	129
				T5LG	11,184	3	0	1	120	11,656	3	0	2	125	11,883	3	0	2	128
				BLC3	7,768	0	0	2	83	8,096	0	0	2	87	8,254	0	0	2	89
				BLC4	8,023	0	0	3	86	8,362	0	0	3	90	8,524	0	0	3	92
				RCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				LCCO	7,838	1	0	2	84	8,169	1	0	2	88	8,328	1	0	2	90
				AFR	11,396	1	0	2	122	11,877	1	0	2	128	12,109	2	0	2	130

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	90W	40	700	T1S	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
				T2M	11,468	2	0	3	127	11,952	2	0	3	133	12,185	2	0	3	135
				T3M	11,601	2	0	3	129	12,091	2	0	3	134	12,326	2	0	4	137
				T3LG	10,363	2	0	2	115	10,800	2	0	2	120	11,011	2	0	2	122
				T4M	11,774	2	0	4	131	12,271	2	0	4	136	12,510	2	0	4	139
				T4LG	10,709	1	0	2	119	11,160	2	0	2	124	11,378	2	0	2	126
				TFTM	11,856	2	0	3	132	12,356	2	0	4	137	12,596	2	0	4	140
				T5M	12,114	4	0	2	134	12,625	4	0	2	140	12,871	4	0	2	143
				T5W	12,310	4	0	3	137	12,830	4	0	3	142	13,080	4	0	3	145
				T5LG	12,149	3	0	2	135	12,662	3	0	2	141	12,908	3	0	2	143
				BLC3	8,438	0	0	2	94	8,794	0	0	2	98	8,966	0	0	2	99
				BLC4	8,715	0	0	3	97	9,083	0	0	3	101	9,260	0	0	3	103
				RCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				LCCO	8,515	1	0	2	94	8,874	1	0	2	98	9,047	1	0	2	100
				AFR	12,380	2	0	2	137	12,902	2	0	2	143	13,154	2	0	2	146
				T1S	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
				T2M	16,253	3	0	4	119	16,939	3	0	4	124	17,269	3	0	4	126
P6	137W	40	1050	T3M	16,442	2	0	4	120	17,135	3	0	4	125	17,469	3	0	4	128
				T3LG	14,687	2	0	2	107	15,306	2	0	2	112	15,605	2	0	2	114
				T4M	16,687	2	0	4	122	17,391	3	0	5	127	17,730	3	0	5	129
				T4LG	15,177	2	0	2	111	15,817	2	0	2	115	16,125	2	0	2	118
				TFTM	16,802	2	0	4	123	17,511	2	0	4	128	17,852	2	0	5	130
				T5M	17,168	4	0	2	125	17,893	5	0	3	131	18,241	5	0	3	133
				T5W	17,447	5	0	3	127	18,183	5	0	3	133	18,537	5	0	3	135
				T5LG	17,218	4	0	2	126	17,944	4	0	2	131	18,294	4	0	2	134
				BLC3	11,959	0	0	3	87	12,464	0	0	3	91	12,707	0	0	3	93
				BLC4	12,352	0	0	4	90	12,873	0	0	4	94	13,124	0	0	4	96
				RCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				LCCO	12,067	1	0	3	88	12,576	1	0	3	92	12,821	1	0	3	94
				AFR	17,545	2	0	3	128	18,285	2	0	3	133	18,642	2	0	3	136
				T1S	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129
				T2M	19,273	3	0	4	113	20,086	3	0	4	118	20,478	3	0	4	120
				T3M	19,497	3	0	5	114	20,319	3	0	5	119	20,715	3	0	5	121
				T3LG	17,416	2	0	2	102	18,151	2	0	2	106	18,504	2	0	2	108
P7	171W	40	1300	T4M	19,787	3	0	5	116	20,622	3	0	5	121	21,024	3	0	5	123
				T4LG	17,997	2	0	2	105	18,756	2	0	2	110	19,121	2	0	2	112
				TFTM	19,924	3	0	5	117	20,765	3	0	5	122	21,170	3	0	5	124
				T5M	20,359	5	0	3	119	21,217	5	0	3	124	21,631	5	0	3	127
				T5W	20,689	5	0	3	121	21,561	5	0	3	126	21,982	5	0	3	129
				T5LG	20,418	4	0	2	120	21,279	4	0	2	125	21,694	4	0	2	127
				BLC3	14,182	0	0	3	83	14,780	0	0	3	87	15,068	0	0	3	88
				BLC4	14,647	0	0	4	86	15,265	0	0	4	89	15,562	0	0	4	91
				RCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				LCCO	14,309	1	0	3	84	14,913	1	0	3	87	15,204	1	0	3	89
				AFR	20,806	2	0	3	122	21,683	2	0	3	127	22,106	2	0	3	129

Performance Data

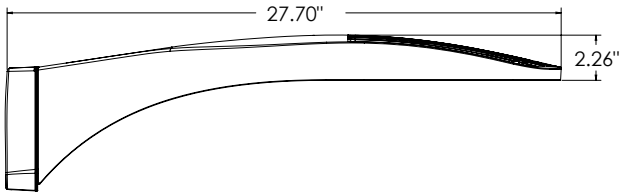
Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

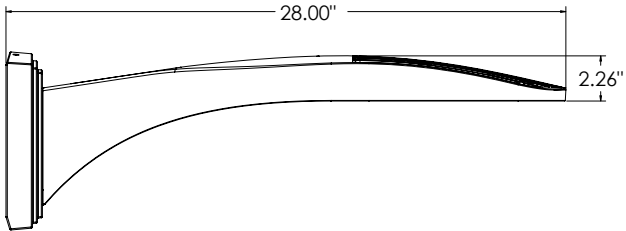
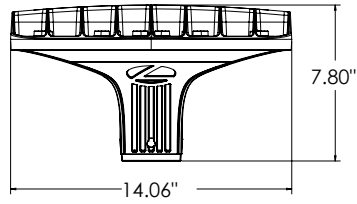
Rotated Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K					40K					50K				
					(3000K, 70 CRI)					(4000K, 70 CRI)					(5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	51W	30	530	T1S	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
				T2M	6,854	3	0	3	135	7,144	3	0	3	140	7,283	3	0	3	143
				T3M	6,933	3	0	3	136	7,225	3	0	3	142	7,366	3	0	3	145
				T3LG	6,194	2	0	2	122	6,455	2	0	2	127	6,581	2	0	2	129
				T4M	7,036	3	0	3	138	7,333	3	0	3	144	7,476	3	0	3	147
				T4LG	6,399	2	0	2	126	6,669	2	0	2	131	6,799	2	0	2	134
				TFTM	7,086	3	0	3	139	7,385	3	0	3	145	7,529	3	0	3	148
				T5M	7,239	3	0	2	142	7,545	3	0	2	148	7,692	3	0	2	151
				T5W	7,357	3	0	2	145	7,667	3	0	2	151	7,816	4	0	2	154
				T5LG	7,260	3	0	1	143	7,567	3	0	1	149	7,714	3	0	1	152
				BLC3	5,043	3	0	3	99	5,256	3	0	3	103	5,358	3	0	3	105
				BLC4	5,208	3	0	3	102	5,428	3	0	3	107	5,534	3	0	3	109
				RCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				LCCO	5,089	0	0	2	100	5,303	0	0	2	104	5,407	0	0	2	106
				AFR	7,399	3	0	3	145	7,711	3	0	3	151	7,862	3	0	3	154
P11	68W	30	700	T1S	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
				T2M	8,669	3	0	3	127	9,034	3	0	3	133	9,211	3	0	3	135
				T3M	8,768	3	0	3	129	9,138	3	0	3	134	9,316	3	0	3	137
				T3LG	7,833	3	0	3	115	8,164	3	0	3	120	8,323	3	0	3	122
				T4M	8,899	3	0	3	131	9,274	3	0	3	136	9,455	3	0	3	139
				T4LG	8,093	3	0	3	119	8,435	3	0	3	124	8,599	3	0	3	126
				TFTM	8,962	3	0	3	132	9,340	3	0	3	137	9,522	3	0	3	140
				T5M	9,156	4	0	2	135	9,542	4	0	2	140	9,728	4	0	2	143
				T5W	9,304	4	0	2	137	9,696	4	0	2	143	9,885	4	0	2	145
				T5LG	9,182	3	0	1	135	9,569	3	0	1	141	9,756	3	0	1	143
				BLC3	6,378	3	0	3	94	6,647	3	0	3	98	6,777	3	0	3	100
				BLC4	6,587	3	0	3	97	6,865	3	0	3	101	6,999	3	0	3	103
				RCCO	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				LCCO	6,436	0	0	2	95	6,707	0	0	2	99	6,838	0	0	2	101
				AFR	9,358	3	0	3	138	9,753	3	0	3	143	9,943	3	0	3	146
P12	103W	30	1050	T1S	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
				T2M	12,271	4	0	4	119	12,789	4	0	4	124	13,038	4	0	4	126
				T3M	12,412	4	0	4	120	12,935	4	0	4	125	13,187	4	0	4	128
				T3LG	11,089	3	0	3	107	11,556	3	0	3	112	11,782	3	0	3	114
				T4M	12,597	4	0	4	122	13,128	4	0	4	127	13,384	4	0	4	129
				T4LG	11,457	3	0	3	111	11,940	3	0	3	116	12,173	3	0	3	118
				TFTM	12,686	4	0	4	123	13,221	4	0	4	128	13,479	4	0	4	130
				T5M	12,960	4	0	2	125	13,507	4	0	2	131	13,770	4	0	2	133
				T5W	13,170	4	0	3	127	13,726	4	0	3	133	13,994	4	0	3	135
				T5LG	12,998	3	0	2	126	13,546	3	0	2	131	13,810	3	0	2	134
				BLC3	9,029	3	0	3	87	9,409	3	0	3	91	9,593	3	0	3	93
				BLC4	9,324	4	0	4	90	9,718	4	0	4	94	9,907	4	0	4	96
				RCCO	9,110	1	0	2	88	9,495	1	0	2	92	9,680	1	0	2	94
				LCCO	9,110	1	0	2	88	9,494	1	0	2	92	9,680	1	0	2	94
				AFR	13,247	3	0	3	128	13,806	3	0	3	134	14,075	3	0	3	136
P13	129W	30	1300	T1S	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130
				T2M	14,547	4	0	4	113	15,161	4	0	4	118	15,457	4	0	4	120
				T3M	14,714	4	0	4	114	15,335	4	0	4	119	15,634	4	0	4	121
				T3LG	13,145	3	0	3	102	13,700	3	0	3	106	13,967	3	0	3	108
				T4M	14,933	4	0	4	116	15,563	4	0	4	121	15,867	4	0	4	123
				T4LG	13,582	3	0	3	105	14,155	3	0	3	110	14,431	3	0	3	112
				TFTM	15,039	4	0	4	117	15,673	4	0	4	122	15,979	4	0	4	124
				T5M	15,364	4	0	2	119	16,013	4	0	2	124	16,325	4	0	2	127
				T5W	15,613	5	0	3	121	16,272	5	0	3	126	16,589	5	0	3	129
				T5LG	15,409	3	0	2	120	16,059	3	0	2	125	16,372	4	0	2	127
				BLC3	10,703	4	0	4	83	11,155	4	0	4	87	11,372	4	0	4	88
				BLC4	11,054	4	0	4	86	11,520	4	0	4	89	11,745	4	0	4	91
				RCCO	10,800	1	0	2	84	11,256	1	0	2	87	11,475	1	0	3	89
				LCCO	10,800	1	0	2	84	11,255	1	0	2	87	11,475	1	0	3	89
				AFR	15,704	3	0	3	122	16,366	3	0	3	127	16,685	4	0	4	130

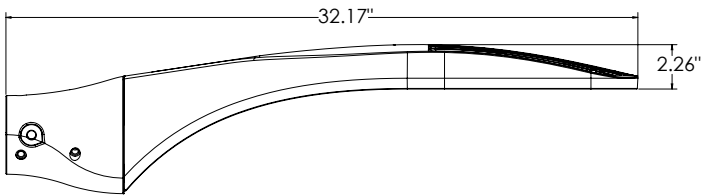
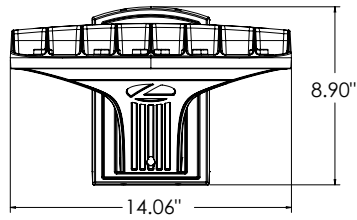
Dimensions



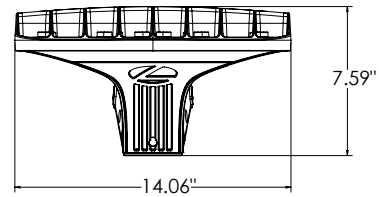
DSX0 with RPA, RPA5, SPA5, SPA8N mount
Weight: 25 lbs



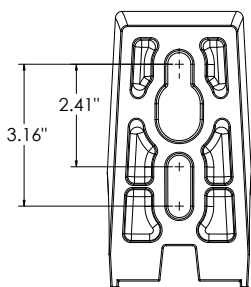
DSX0 with WBA mount
Weight: 27 lb



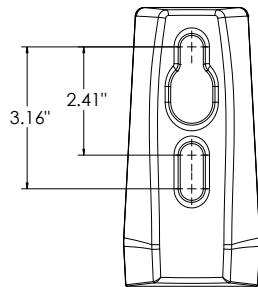
DSX0 with MA mount
Weight: 28 lbs



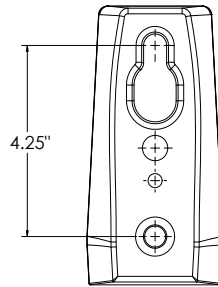
SPA (STANDARD ARM)



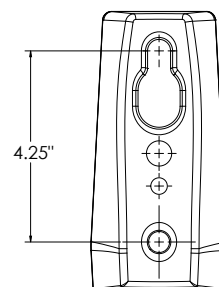
RPA



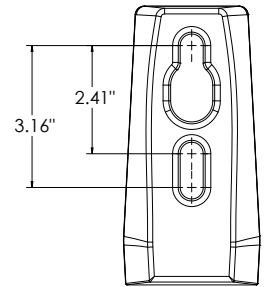
SPA5



RPA5

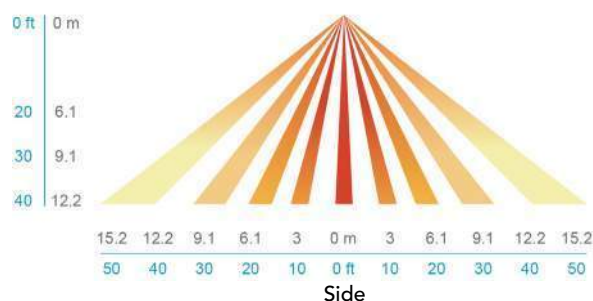
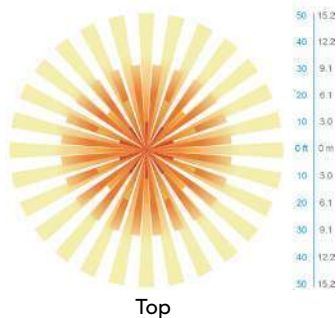


SPA8N



nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G. Low EPA (0.44 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

COASTAL CONSTRUCTION (CCE)

Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS

Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L80/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. PIR integrated motion sensor with on-board photocell feature field-adjustable programming and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS

UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

GOVERNMENT PROCUREMENT

BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.

BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

d^{series}

D-Series Size 1

LED Wall Luminaire

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

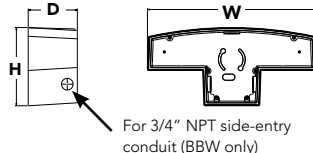
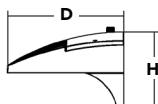
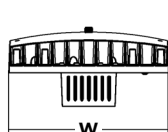
Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED							
Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	P1 2000 Lumens P2 2200 Lumens P3 3200 Lumens P4 4300 Lumens P5 5200 Lumens P6 7200 Lumens P7 10000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K 57K 5700K AMBPC Amber PC ³ AMBLW Amber LW ^{1,3}	70CRI 70CRI 80CRI 80CRI⁷ AMCRI Amber CRI	T2S Type 2 Short T2M Type 2 Medium T3LG Type 3 Low Glare ⁴ T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium BLC3 Back Light Control Type 3 ⁴ BLC4 Back Light Control Type 4 ⁴	MVOLT 120⁵ 208 ⁵ 240 ⁵ 277 ⁵ 347 ^{5,6} 480 ^{5,6} HVOLT ⁶	Shipped included SRM Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ⁷	Shipped installed PE Photoelectric cell, button type ⁸ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht ⁹ PIRH 180° motion/ambient light sensor, 15-30' mtg ht ⁹ PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁹ PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁹ E20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 Compliant ¹⁰ E10WH 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant ¹⁰

Other Options

Finish (required)

Shipped installed

SF	Single fuse (120, 277 or 347V) ^{5,11}
DF	Double fuse (208, 240 or 480V) ^{5,11}
HS	House-side shield ¹²
SPD	Separate surge protection

Shipped separately¹²

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

DDBXD

Dark bronze

DBLXD

Black

DNAXD

Natural aluminum

DWHXD

White

DSSXD

Sandstone

DBTXD

Textured dark bronze

DBLXD

Textured black

DNATXD

Textured natural aluminum

DWHGXD

Textured white

DSSTXD

Textured sandstone

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

- Only available with P1 and P6 Packages.
- Not available with 57K.
- Only Available with AMCRI.
- Not available with HS Option.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.

- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3. Not available with DMG.
- Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with 347, 480, HVOLT voltage options. Emergency components located in back box housing. Not available with SPD.
- Not available with E20WC and E10WH.
- Also available as a separate accessory; see Accessories information.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

Package	Dist. Type	System Watts	30K, 70CRI		40K, 70CRI		50K, 70CRI	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	T2M	12	1,840	149	1,965	159	1,993	161
	T3M	12	1,786	144	1,908	154	1,934	156
	T4M	12	1,821	147	1,946	157	1,973	159
	TFTM	12	1,816	147	1,940	157	1,967	159
	BLC4	12	1,382	112	1,476	119	1,497	121
P2	T2M	15	2,189	150	2,339	160	2,371	163
	T3M	15	2,126	146	2,271	156	2,302	158
	T4M	15	2,168	149	2,316	159	2,348	161
	TFTM	15	2,161	148	2,309	158	2,341	161
	BLC4	15	1,645	113	1,757	121	1,781	122
P3	T2M	21	3,064	146	3,273	155	3,318	158
	T3M	21	2,974	141	3,177	151	3,222	153
	T4M	21	3,033	144	3,240	154	3,285	156
	TFTM	21	3,024	144	3,231	153	3,275	156
	BLC4	21	2,302	109	2,459	117	2,493	118
P4	T2M	29	3,997	139	4,269	149	4,329	151
	T3M	29	3,880	135	4,145	145	4,203	147
	T4M	29	3,957	138	4,227	147	4,286	149
	TFTM	29	3,945	138	4,214	147	4,273	149
	BLC4	29	3,002	105	3,207	112	3,252	113
P5	T2M	37	4,977	134	5,317	143	5,391	145
	T3M	37	4,832	130	5,162	139	5,233	141
	T4M	37	4,928	132	5,264	142	5,337	144
	TFTM	37	4,913	132	5,248	141	5,321	143
	BLC4	37	3,739	101	3,994	107	4,050	109
P6	T2M	48	6,867	142	7,335	152	7,437	154
	T3M	48	6,667	138	7,122	148	7,220	150
	T4M	48	6,798	141	7,262	151	7,363	153
	TFTM	48	6,778	140	7,241	150	7,341	152
	BLC4	48	5,158	107	5,511	114	5,587	116
P7	T2M	73	9,819	135	10,490	145	10,635	147
	T3M	73	9,533	131	10,184	140	10,325	142
	T4M	73	9,722	134	10,385	143	10,529	145
	TFTM	73	9,693	134	10,354	143	10,498	145
	BLC4	73	7,377	102	7,880	109	7,989	110

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.04
10°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED P7** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.91	0.82

Electrical Load

Performance Package	LEDs	Drive Current (mA)	System Watts	Current (A)					
				120V	208V	240V	277V	347V	480V
DSXW1 P1	10	375	12	0.10	0.06	0.05	0.04	-	-
DSXW1 P2	10	450	15	0.12	0.07	0.06	0.05	0.04	0.03
DSXW1 P3	10	650	21	0.18	0.10	0.09	0.08	0.06	0.05
DSXW1 P4	10	875	29	0.24	0.14	0.12	0.10	0.08	0.06
DSXW1 P5	10	1125	37	0.30	0.18	0.16	0.14	0.11	0.08
DSXW1 P6	20	750	48	0.39	0.24	0.20	0.18	0.14	0.10
DSXW1 P7	20	1150	73	0.60	0.36	0.31	0.27	0.21	0.15

Motion Sensor Default Settings

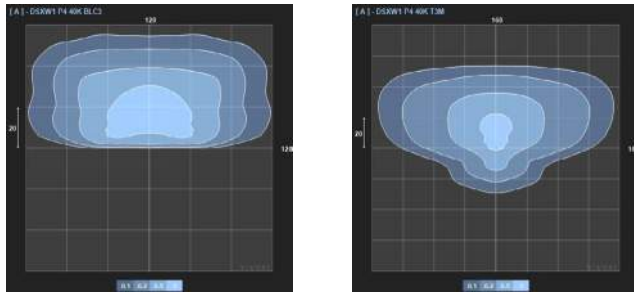
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 1 homepage](#).

Isofootcandle plots for the DSXW1 LED P4 40K. Distances are in units of mounting height (20').



Options and Accessories



T3M (left)



HS - House-side shields



BSW - Bird-deterrent spikes



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. IP66 rated light engine.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in multiple CCTs and CRIs including Amber for specialized applications.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L80/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 6KV surge rating. Driver is 0-10V dimming. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

GOVERNMENT PROCUREMENT

BAA – Buy American Act: This product is available in a version that qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS.
BABA – Build America Buy America: This product is available in a version that qualifies as produced in the United States under the definitions of the Build America, Buy America Act, as implemented by 2 C.F.R. Part 184 and other agency implementing regulations, including Department of Transportation regulations.
 Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



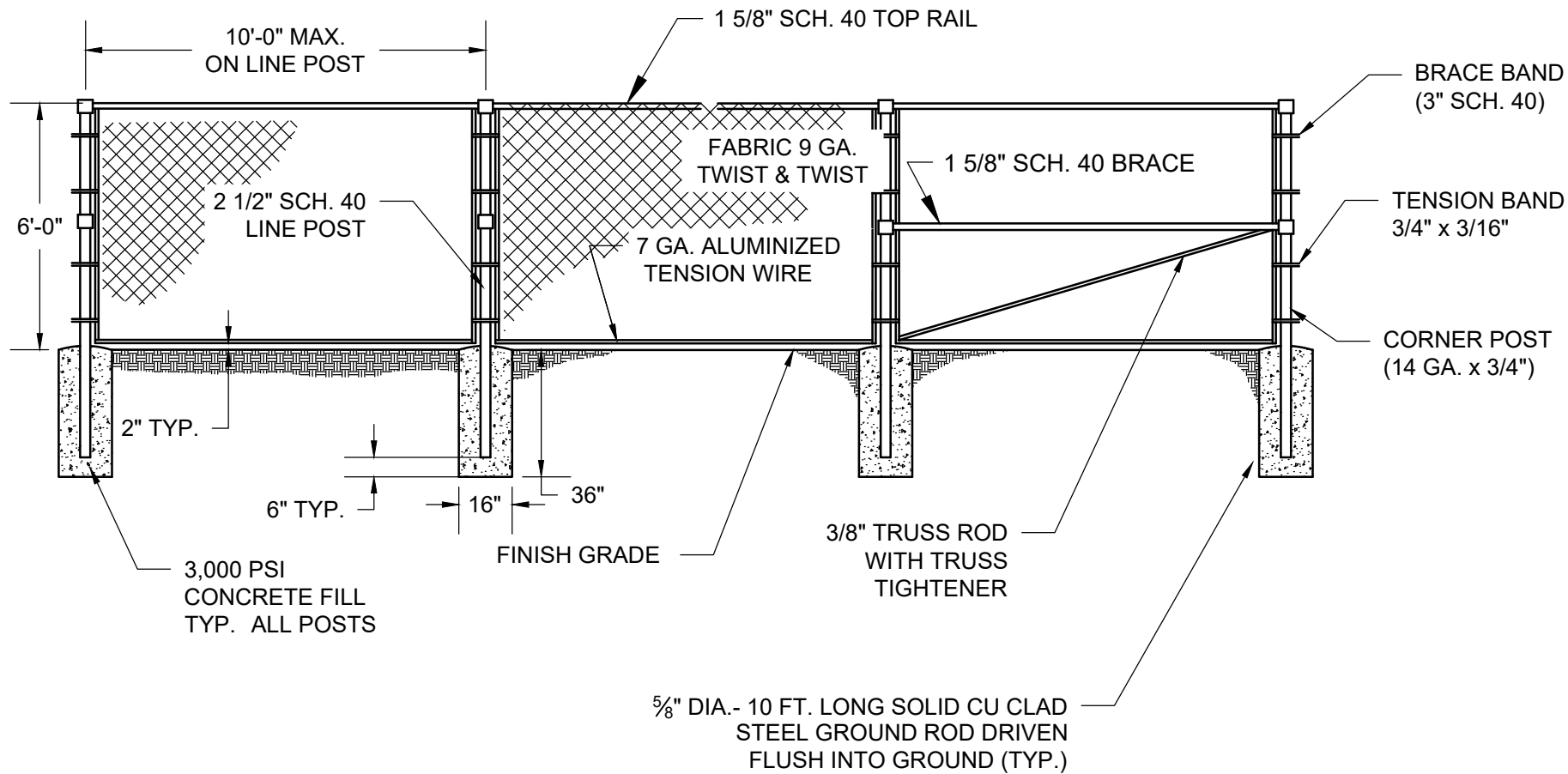
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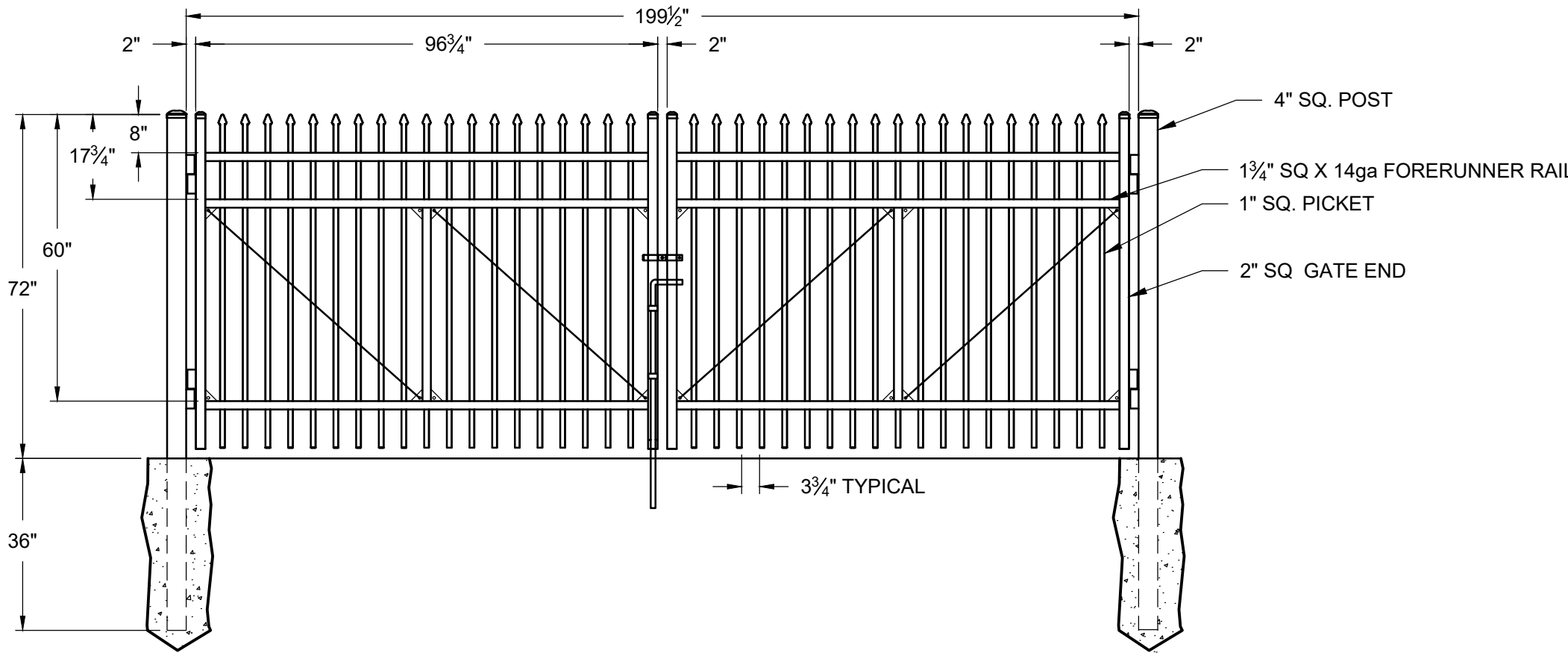
DSXW1-LED
 Rev. 5/18/26

SITE FENCING

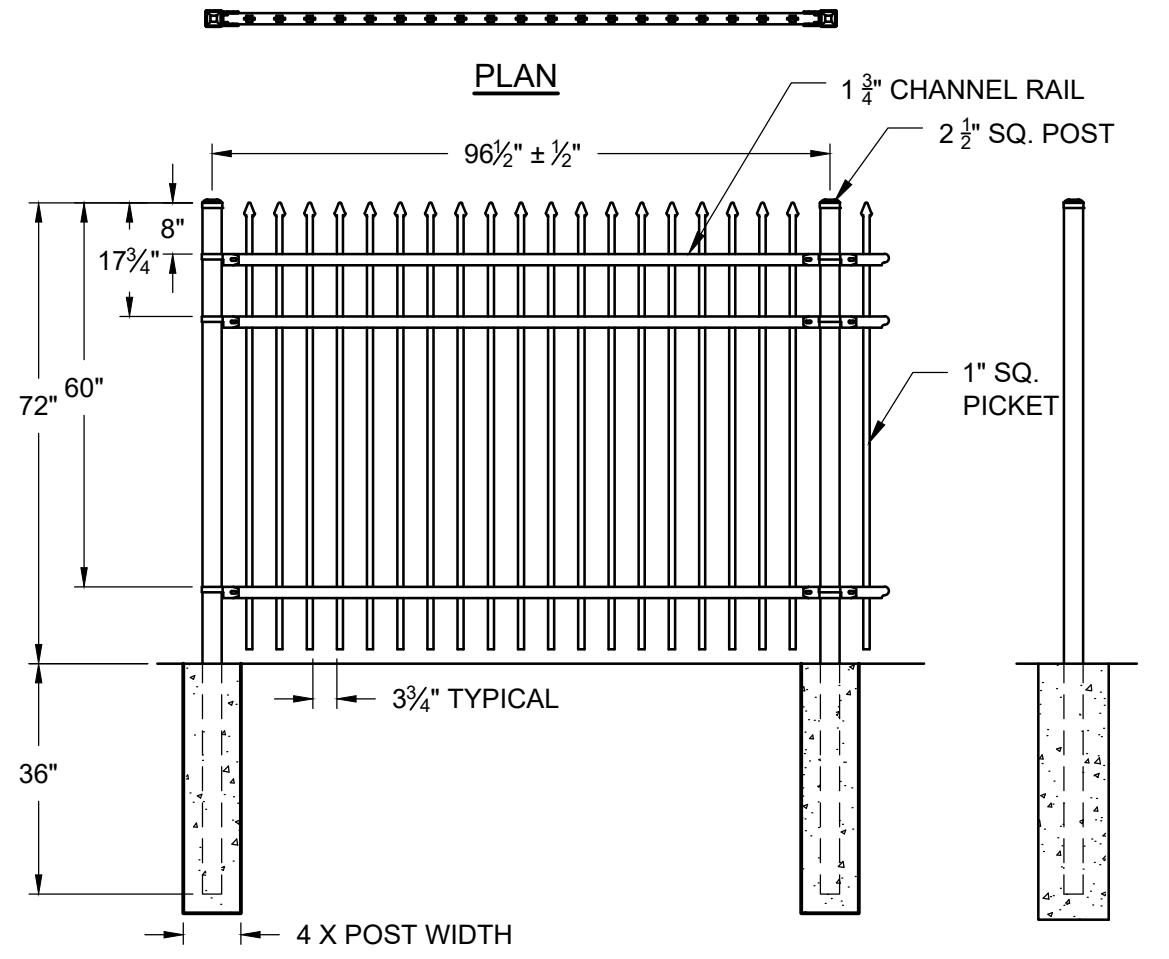
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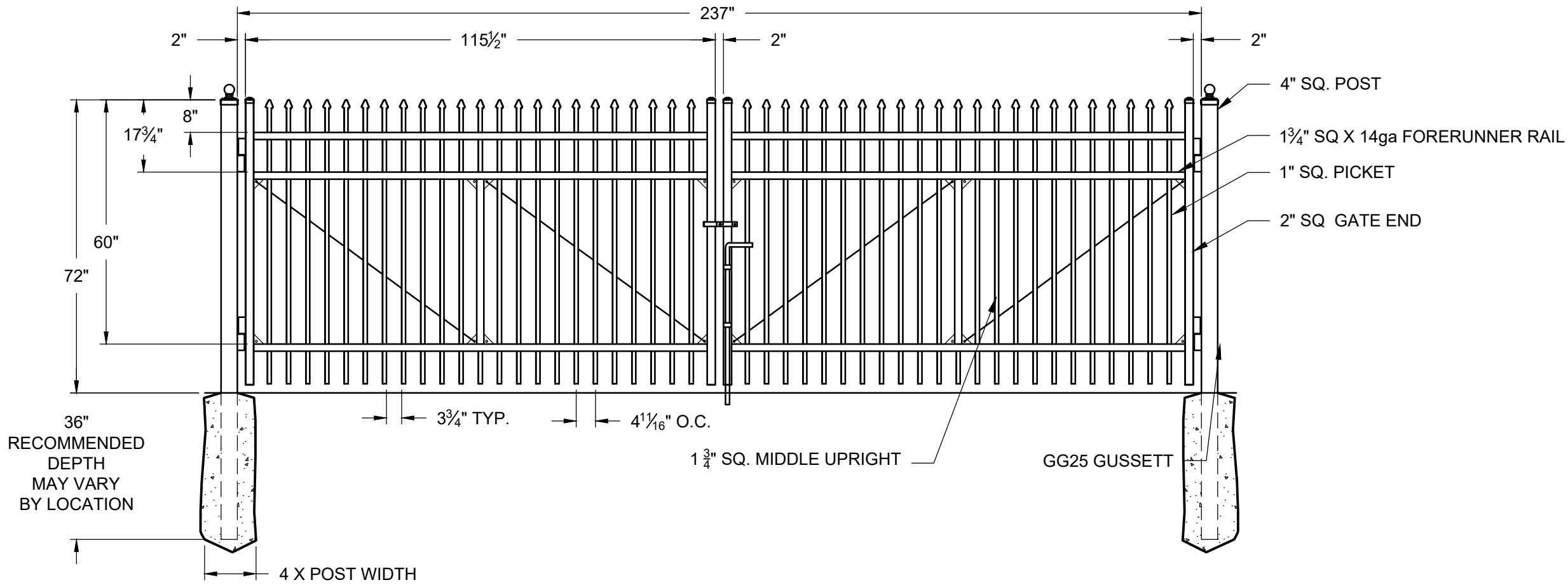
CHAINLINK FENCE DETAIL A



16' GATE DETAIL B



SHEPHERDS HOOK FENCE DETAIL C



20' GATE DETAIL D

NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY:	K. STUHN
DRAWN BY:	M. ARUN
SHEET CHK'D BY:	F. SEVER
CROSS CHK'D BY:	T. SHULTZ
APPROVED BY:	F. SEVER
DATE:	OCTOBER 2026

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ON-SITE
300 BIRNIE ST, GREENVILLE, SC 29601

CIVIL DETAILS - 2

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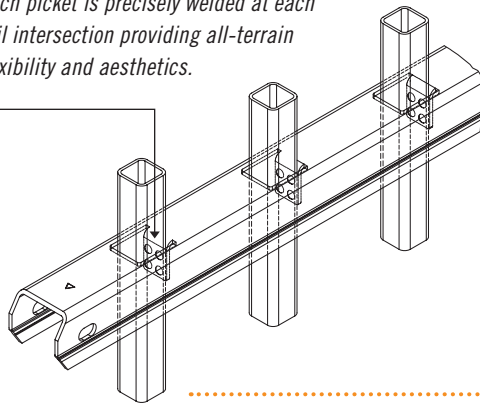
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STYLE OPTIONS



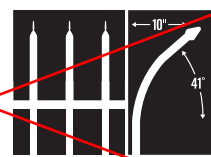
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PROFUSION WELDING

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GREENVILLE DOWNTOWN DESIGN GUIDELINES

DRAFT ISSUED FOR REVIEW AUGUST 21, 2026

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Barrett Armstrong - *Senior Urban Designer*
Alyson Smith - *Senior Development Planner*
Jamie Pratt - *Development Planner*



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city of
greenville

INTRODUCTION

DRAFT ISSUED FOR REVIEW AUGUST 21, 2026

GUIDING GREENVILLE

Greenville and the Halprin Legacy

Downtown Greenville has a long history of ambitious, people-focused urban design. In the 1970s, the City hired landscape architect Lawrence Halprin to apply his knowledge and expertise in the public realm to transform Main Street.

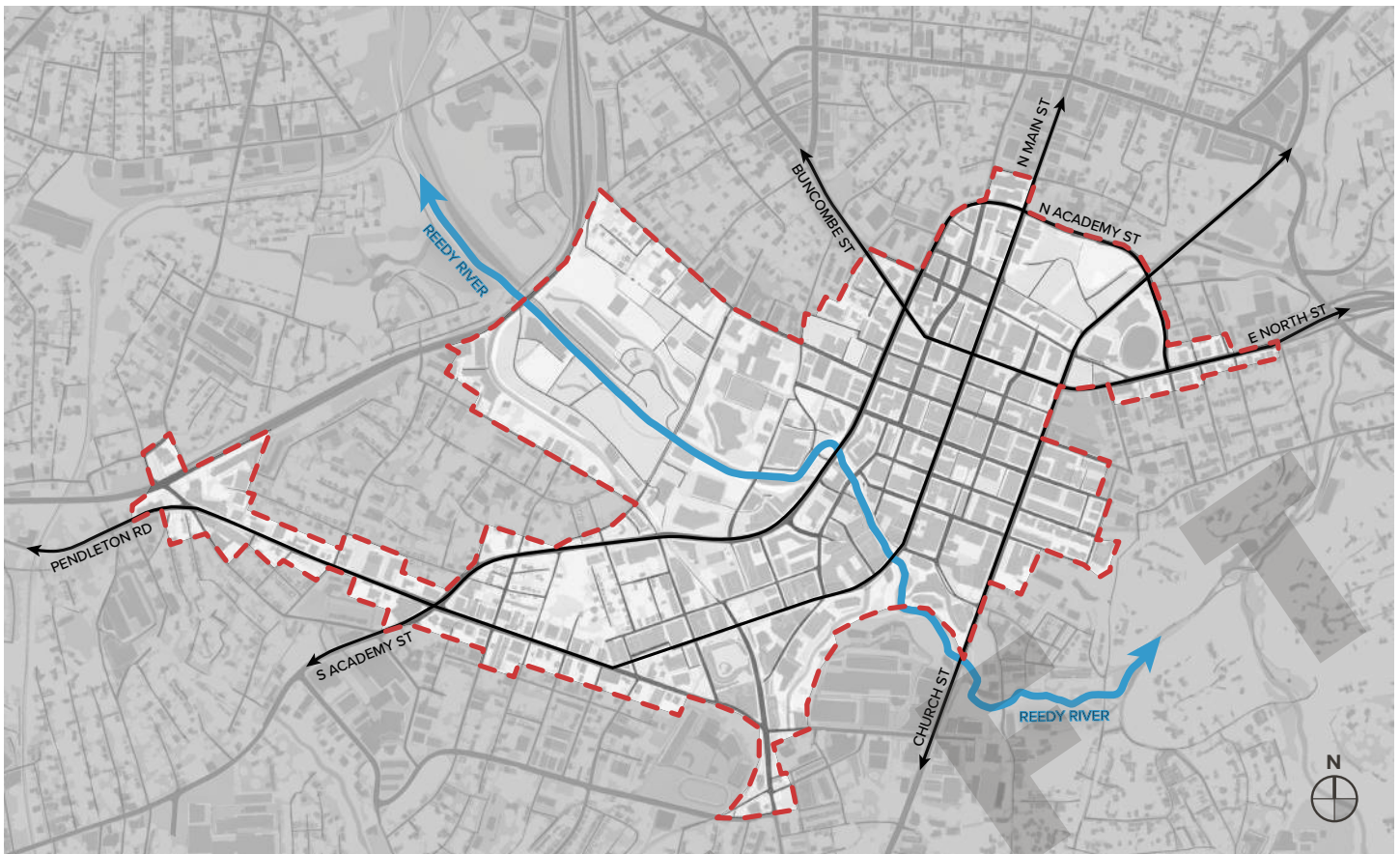
Halprin's design was bold for the time; it prioritized the pedestrian and the landscape by reducing the number of travel lanes, widening sidewalks, and establishing planting zones. The implementation of that design established a walkable street that has set the tone for downtown Greenville's evolution.

Greenville's Design Today

Downtown Greenville has become nationally recognized over the years for its walkable streets and iconic Main Street. Yet downtown has expanded beyond its original footprint, and the way people live, work, experience, and define downtown has evolved. As defined in the Greenville Development Code, the Downtown Review Boundary has been expanded to include several new areas, encompassing a wide range of conditions, uses, and activity, which make for a dynamic and vibrant downtown.



Landscape Architect, Lawrence Halprin, was instrumental in the redesign of Downtown Greenville.



— Downtown Design District Boundary

Figure 1 - Design District Boundaries

Boundaries subject to change, please reference <https://www.greenvillesc.gov/downtown-design-guidelines> for the current overlay

The Future of Greenville

Community feedback gathered through numerous in-person events emphasized Greenville's need for updated design guidelines to prioritize the pedestrian experience while enhancing architectural standards and preserving areas of distinct character.

Participants emphasized the importance of:

- Managing scale and character as new development is woven into the existing context.
- Identifying the need for a high-quality, well-connected public realm that supports walkability and active street connectivity throughout the core.
- Encouraging design that expresses Greenville's identity while enabling creativity and innovation.
- Providing a clear the intent of guidelines and a predictable process for property owners, developers, and the community.

As Greenville's downtown continues to grow and expand, new development joins a foundation of pedestrian activation and historic character, these Guidelines are intended to ensure the design and construction quality for new projects continues to elevate the character and experience on downtown. They give property owners, developers, and the community a shared, predictable framework for shaping what downtown becomes next.

HOW TO USE THIS DOCUMENT

As established in the Greenville Development Code, all projects within the Downtown Design District must receive a Certificate of Appropriateness from the Design Review Board before proceeding through permitting. City staff and the Design Review Board use these Guidelines to evaluate design appropriateness. Where these Guidelines conflict with the Greenville Development Code, the Development Code governs. See the Greenville Development Code for additional requirements and definitions.

Begin by identifying which guideline sections apply to your project:

General Design Guidelines

These apply to all projects unless noted otherwise, and address:

- Site Plan & Massing (p.39)
- Architecture & Detailing (p. 77)

Character District Guidelines

If a project has frontage along a Character District Street (see map on page 16), the Character District Guidelines apply in addition to the General Design Guidelines. These guidelines serve as an overlay to the General Design Guidelines and do not replace them.

Residential Design Guidelines

May be applied to single-family residential projects (attached or detached) in lieu of the General Design Guidelines in predominantly residential areas.

If applicability is unclear, consult City staff for guidance before proceeding.



Falls Park on the Reedy

DESIGN REVIEW BOARD

The City of Greenville established the Design Review Board (DRB) to evaluate new development, exterior alterations and demolitions within the Downtown Design Overlay District. The DRB is responsible for approving Major Urban Design Certificates of Appropriateness, which must be received before a project may be issued a permit.

The DRB reviews projects using these Downtown Design Guidelines to ensure development supports Downtown character, quality, and the public realm.

Refer to Sec. 19-6.1.6. for a full list of DRB functions and responsibilities.

Review Considerations

These Design Guidelines are administered by City staff and the Design Review Board based on project scope and context.

Each section begins with an Intent Statement that explains the purpose and priorities behind the guidelines. Where a proposal cannot be evaluated through direct application of the standards, intent statements may be used to guide professional judgment.

In limited circumstances, a design solution that differs from the prescriptive guidelines may be considered when it clearly demonstrates merit based on site conditions, context, and alignment with the Design Principles.

Review Authority

Procedures for implementing the Downtown Design Guidelines are established in the Greenville Development Code Div. 19-6.



Fluor Field and Downtown Greenville skyline

REVIEW PROCESS

The Downtown design review process is intended to align with typical design and construction work flows. Reviews follow a logical sequence: site organization and massing, followed by Architecture & Detailing. Both phases may occur in the same application or across multiple applications depending on project scale. City staff coordinates with the Design Review Board Chair to determine the appropriate review path.

Projects within the Downtown Design District fall into one of two review categories:

- Minor Urban Design Certificate of Appropriateness (UDCA)– reviewed and approved administratively
- Major Urban Design Certificate of Appropriateness (UDCA)– reviewed by staff and the Design Review Board

Thresholds for Minor and Major UDCA reviews are defined in the *Greenville Development Code, Div. 19-6*.

If previously approved plans are revised, updated drawings must be resubmitted to City staff. When deemed necessary by the Administrator, an amended Certificate of Appropriateness application may be required and submitted to the Design Review Board, in accordance with *Greenville Development Code Div. 19-6*.

For broader information on the permitting and approvals process in the Downtown Design District, refer to *Greenville Development Code Div. 19-6.2*.

Projects requiring DRB review are expected to follow the below process:

Step 1: Pre-Application Meeting

Major UDCA process, a Pre-application Meeting should be scheduled with Urban Design Division staff to determine submittal requirements and the anticipated review process. Staff will also outline the expectations for site design, considering context, and redevelopment opportunities, as outlined in the Development Code, Design Guidelines, and other relevant documents. The purpose is to give each applicant clear direction on what will be expected in the application before the Project Preview Meeting and Design Review Board presentation.

Step 2: Project Preview Meeting

Applicants seeking a Major UDCA are required to attend a Project Preview Meeting, as required by *Greenville Development Code Div. 19-6.2.1.B.1.b*. The intent of this meeting is to provide an opportunity for public feedback before submitting an application to the city. Additional factors may need to be considered, based on public input. Staff may require projects to return to the Project Preview Meeting if significant alterations are made which affect its impact on surrounding properties.

Step 3: Site Plan Review

For all new construction or any site modifications, applicants are required to submit a site plan and accompanying graphics of any development plans that indicate how the project addresses the applicable Downtown Design Guidelines, and the Greenville Development Code as they pertain to the site plan and massing.

Step 4: Architectural Review*

All new construction and building modifications, including facade changes, require drawings that clearly communicate the proposed project. Submittals should include, at a minimum, elevations sections, renderings, and sufficient detail to demonstrate compliance with the Downtown Design Guidelines and other applicable requirements.

*The Site Plan and Architectural Review are not always separate and may occur at the same time. Step 1 will define how the project will proceed through the process.

Informal Review

Informal reviews with a two-member panel of the DRB may be available by request throughout the process.

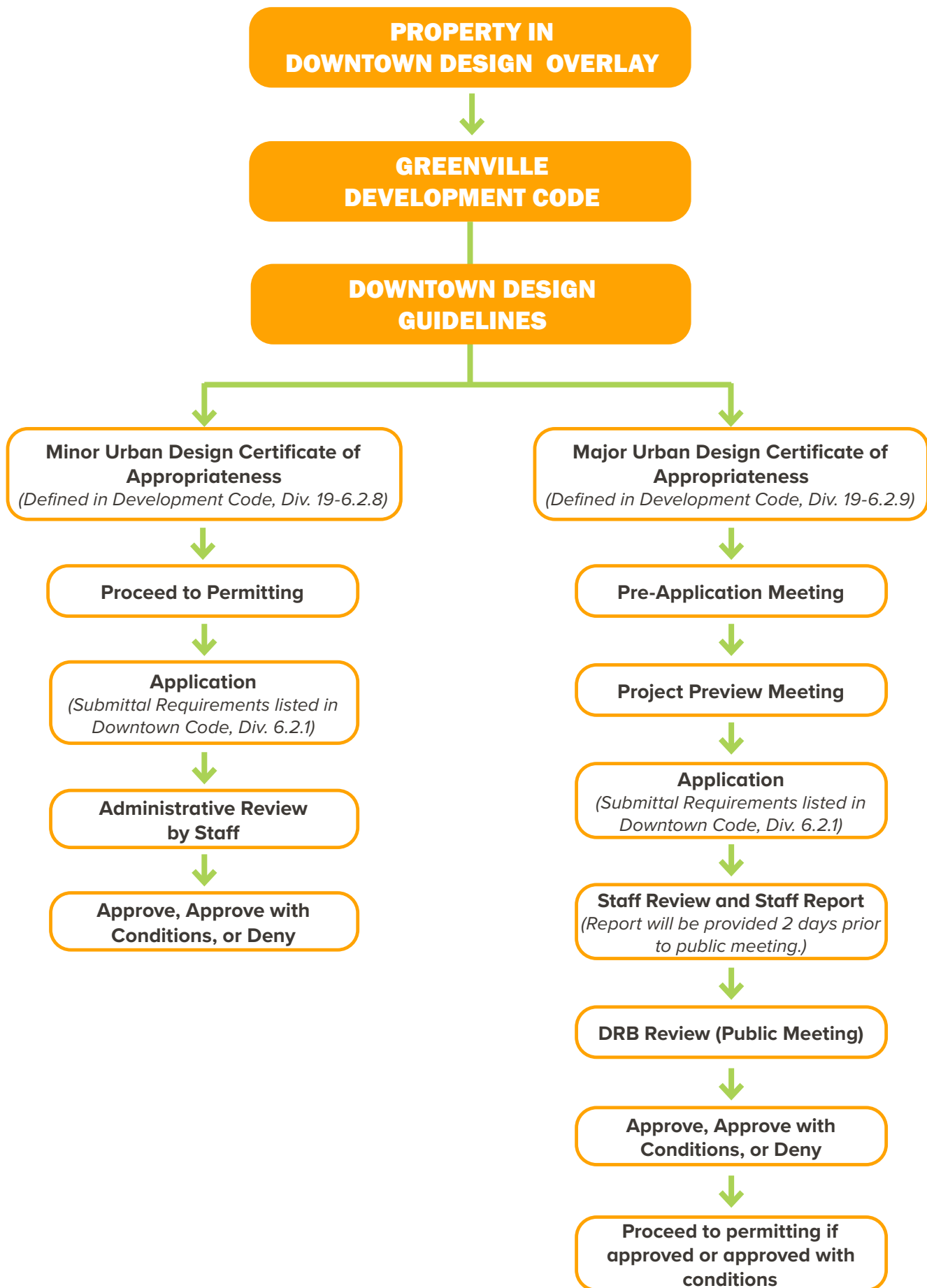


Figure 2 - Review Process

DESIGN PRINCIPLES

Greenville's downtown is more than a collection of buildings and streets; it is the heart of the community, a place where history, culture, and innovation converge.

As Greenville grows, the community faces the challenge of balancing progress with preservation, ensuring that new development strengthens the qualities that make the City unique.

The Downtown Design Principles are the foundation of this vision. They reflect community input gathered through workshops, surveys, and conversations, and build upon the City's legacy of strong urban design while setting the stage for a dynamic future.

The Design Principles express the City's overarching vision and priorities for downtown development. They guide interpretation of the Design Guidelines, inform design review, and generally serve as the basis of approval for every project.

COLLABORATION



- Engage City planning staff early in the design process to align expectations.
- Coordinate across design disciplines at the outset of a project to resolve conflicts between site, building, and infrastructure. Projects requiring significant site work should involve site designers (landscape architects and civil engineers) at the start of the project
- Use available City tools and resources to clarify expectations and reduce uncertainty at formal review.



DESIGN QUALITY



- Encourage high-quality detailing and facade articulation that reinforce a distinctive sense of place.
- Support resilient landscapes through native plantings and integrated stormwater management practices.
- Inspire new development that elevates the quality of the downtown experience.



PEDESTRIAN PRIORITY



- Prioritize pedestrian movement over vehicular infrastructure.
- Contribute to a comfortable, engaging public realm that creates active and engaging streets.
- Design sidewalks wide enough for pedestrian circulation and interaction.



COMFORT & ACTIVATION



- Make public spaces comfortable, safe, and inviting.
- Provide amenities that encourage gathering and social interaction.
- Strengthen identity through clear and consistent design.



HUMAN SCALE



- Include porches, step backs, rooflines, and details that create comfort and visual interest.
- Encourage Architecture & Detailing at eye level to create visual richness.
- Prioritize the human perspective. Consider how a project will be experienced by all users.



CONTEXTUAL FIT



- Respect Greenville's existing and historic character through complementary materials, colors, and proportions.
- Promote smooth transitions between single-family homes and mixed-use areas through appropriate building heights and setbacks.
- Consider compatibility of new buildings with regard to surrounding community character.



VARIETY & ADAPTABILITY



- Support diverse building types while maintaining harmony.
- Enable buildings and spaces to adapt to a variety of uses over time.



STRENGTHENED CONNECTIVITY



- Strengthen links between neighborhoods and eliminate gaps pedestrian mobility networks.
- Prioritize shaded, safe, and walkable streets with sidewalks, bike lanes, and buffers.





1. CHARACTER DISTRICTS

DRAFT ISSUED FOR REVIEW ON AUGUST 21, 2026

CHARACTER DISTRICTS

Character district guidance applies to a project's street frontage and public-realm interface, as well as to massing, materiality, and articulation. District boundaries shown on the map are illustrative and should be interpreted by City staff and the Design Review Board based on context, building orientation, frontage conditions, and public realm impact.

Downtown Greenville includes areas with distinct design characteristics that have evolved into unique identities over time. These Character Districts are intended to provide targeted guidance to ensure new development reinforces the unique qualities of each area. The four Character Districts identified establish specific priorities and design guidance. Where conflicts arise, Character District guidance takes precedence over the General Design Guidelines.

INTENT

- Recognize each district's identity with design flexibility.
- Provide clear guidance for areas with unique historic, cultural, or physical features.
- Override general guidelines within their district boundaries when conflicts arise.



Figure 2 - Greenville Design Today

FOUR DISTINCT DISTRICTS ACROSS THE CITY

1

Signature
landscape features
and a vibrant
public realm.



2

Welcoming,
walkable, mixed-
use park-centered
design.



3

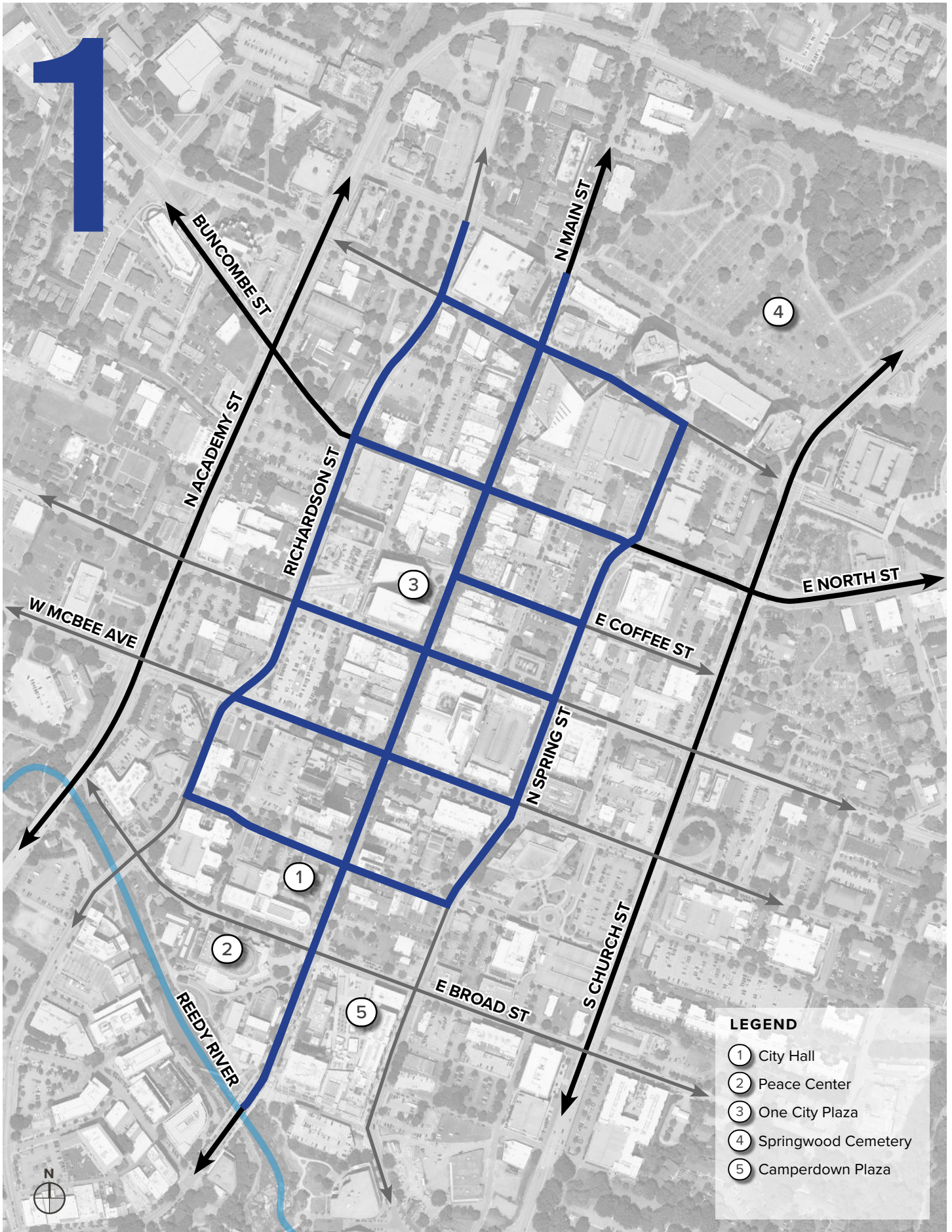
Lively retail streets
and public spaces.



4

Art-forward,
intimate, and
eclectic retail
storefronts.





HALPRIN DISTRICT

PRIMARY CHARACTER

Main Street's historic charm and walkable streetscapes establish a district identity that clearly resonates with residents.

Named for Lawrence Halprin, this district preserves the original streetscape elements which prioritized a generous and highly activated pedestrian realm. New projects should emphasize the original design and preserve mature trees.

Halprin's Greenville design reduced the number of downtown travel lanes, created and widened sidewalks, defined street planting zones, planted hundreds of trees, and added angled parking.

PRIORITIES

- Preserve established green spaces and mature trees as defining features of the district.
- Strengthen the retail storefront experience by improving transparency, signage, and the ground floor and outdoor activation.
- Maintain the historic rhythm as a defining architectural element of the district.
- Celebrate the original Halprin design by preserving its original intent and thoughtfully integrating new development into the district.
- Preserve historic resources as defining features of the district.



Main Street's streetscape supports a rich fabric of historic buildings and high-quality architecture.

SITE PLAN & MASSING DESIGN GUIDELINES

1. Building massing should establish a consistent street wall of 2 to 5 stories, built to the street edge, with step backs and rich architectural articulation to enhance the pedestrian experience.
2. Street wall height should reflect the district's established scale, ranging from 2 to 5 stories.
3. Align new storefronts with the historic street wall.
4. Preserve the continuous building facade by designing service alleys so that they do not intersect with Main Street.
5. No additional curb cuts are permitted along Main Street within the Halprin District.
6. Maintain typical historic storefronts in Halprin District, between 15 feet and 30 feet width. Anchor or corner storefronts can be up to 40 feet on a single facade. Storefronts of larger buildings should be broken down to follow the rhythm of the facade.
7. Arcades or fully recessed storefronts along the entire street wall are generally not allowed, though these elements may be used for limited portions of the street wall if activated and inviting.
8. Preserve Main Street's current pedestrian realm composition. Verify with city staff the desired sidewalk and planting zone dimensions.
9. Outdoor cafe seating may be located outside of the building transition zone in the furnishing zone, provided that it does not encroach upon the minimum sidewalk width. Refer to 2.B.2 for the definition of the sidewalk zone and planting zone.
10. Preserve the district's current approach to sidewalk design. Use the existing distinctive paving pattern and material to match a site's context. Unique approaches to pavement may be considered to accent strategic areas of the pedestrian realm.
11. On Main Street, maintain the historic Halprin planting zones and accessories like railings, curb details, street signs, and lighting. On non-Main Street segments of the Halprin District, maintain established planting zones.

The Halprin district of Main Street has a unique pedestrian character that sets the tone for the rest of downtown.



*Site Plan & Massing Design
Guidelines Continued.*

12. Maintain the existing street tree planting strategy. Promote consistency in tree spacing and species selection. Coordinate species selection with the City's Urban Forester.
13. Site lighting should emphasize the original Halprin design elements.
14. Signage should prioritize pedestrians in scale, placement, and legibility, with textured, visually engaging backer boards where used, and raceways avoided whenever possible or integrated into the facade to complement the overall architecture.
15. With city-issued permits, sandwich board-style sidewalk signage may be located outside of the building transition zone in the furnishing zone provided that it does not encroach upon the minimum sidewalk width. *Refer to 2.B.3 for the definition of the furnishing zone.*



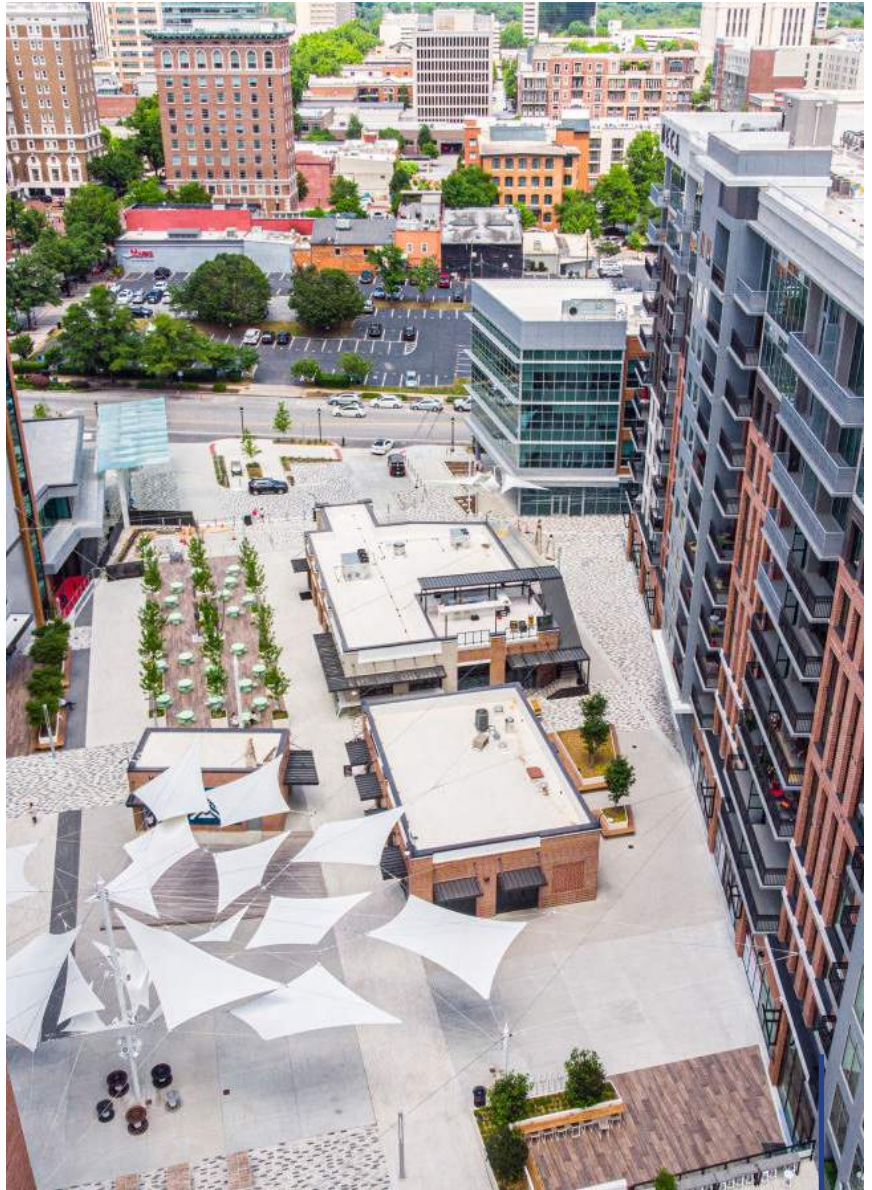
Mature street trees frame Main Street as it transforms into a gathering place during a special event, prioritizing people over through-traffic



Active storefronts and generous sidewalk width along Main Street create a comfortable, pedestrian-scaled environment for outdoor dining and gathering.

ARCHITECTURE & DETAILING DESIGN GUIDELINES

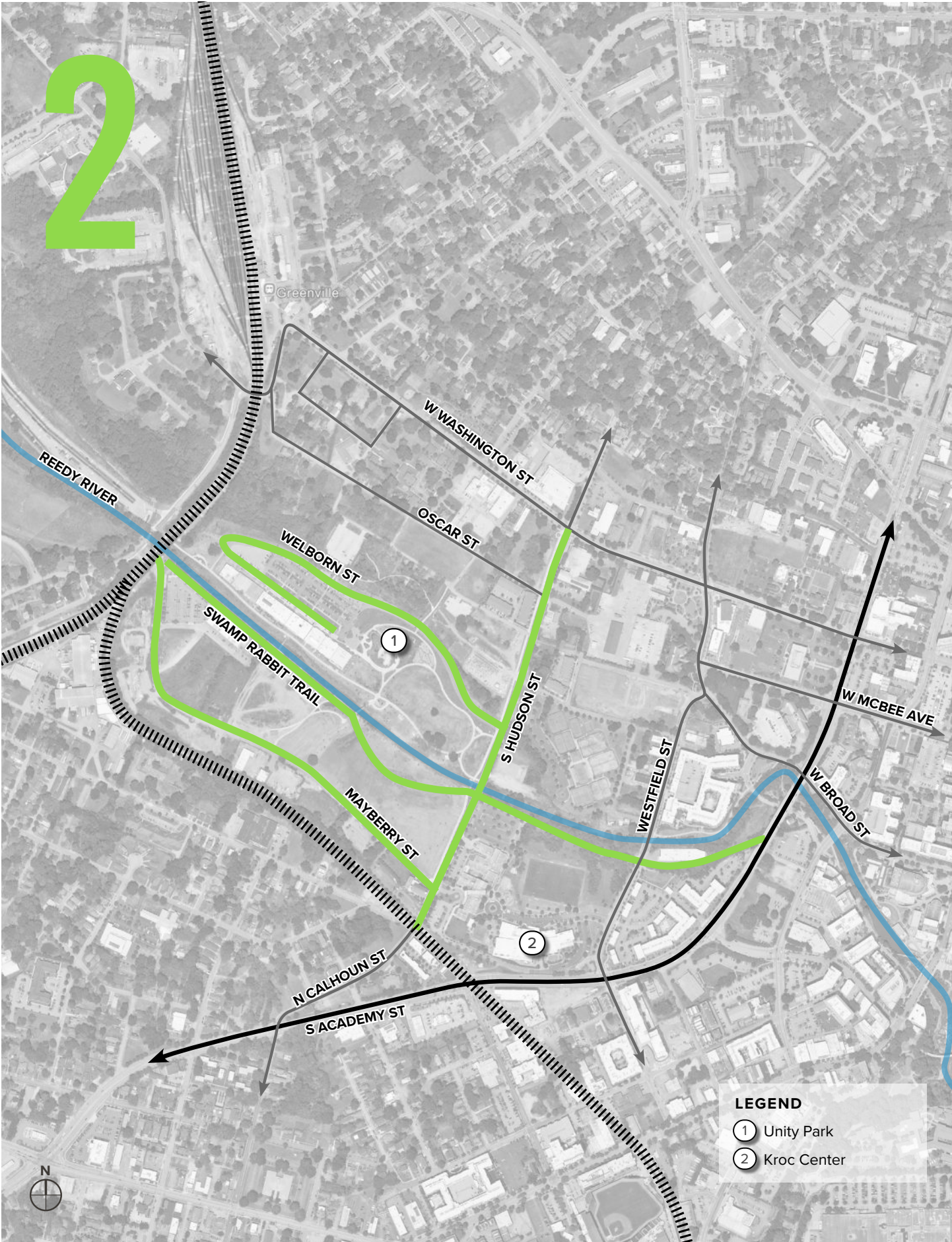
16. Traditional materials should be considered for Main Street. Recommended materials include brick, stone, painted wood, clear glass, and cast stone.
17. Consider subdued field colors, characterized by reduced saturation and moderate contrast. Use colors to provide a visually calm backdrop for architectural detailing, storefront activity, and signage.
18. Adjacent storefronts should be of different designs using different glass, color, or panel and siding placement and textures.
19. Parking structures facing Main Street are prohibited.

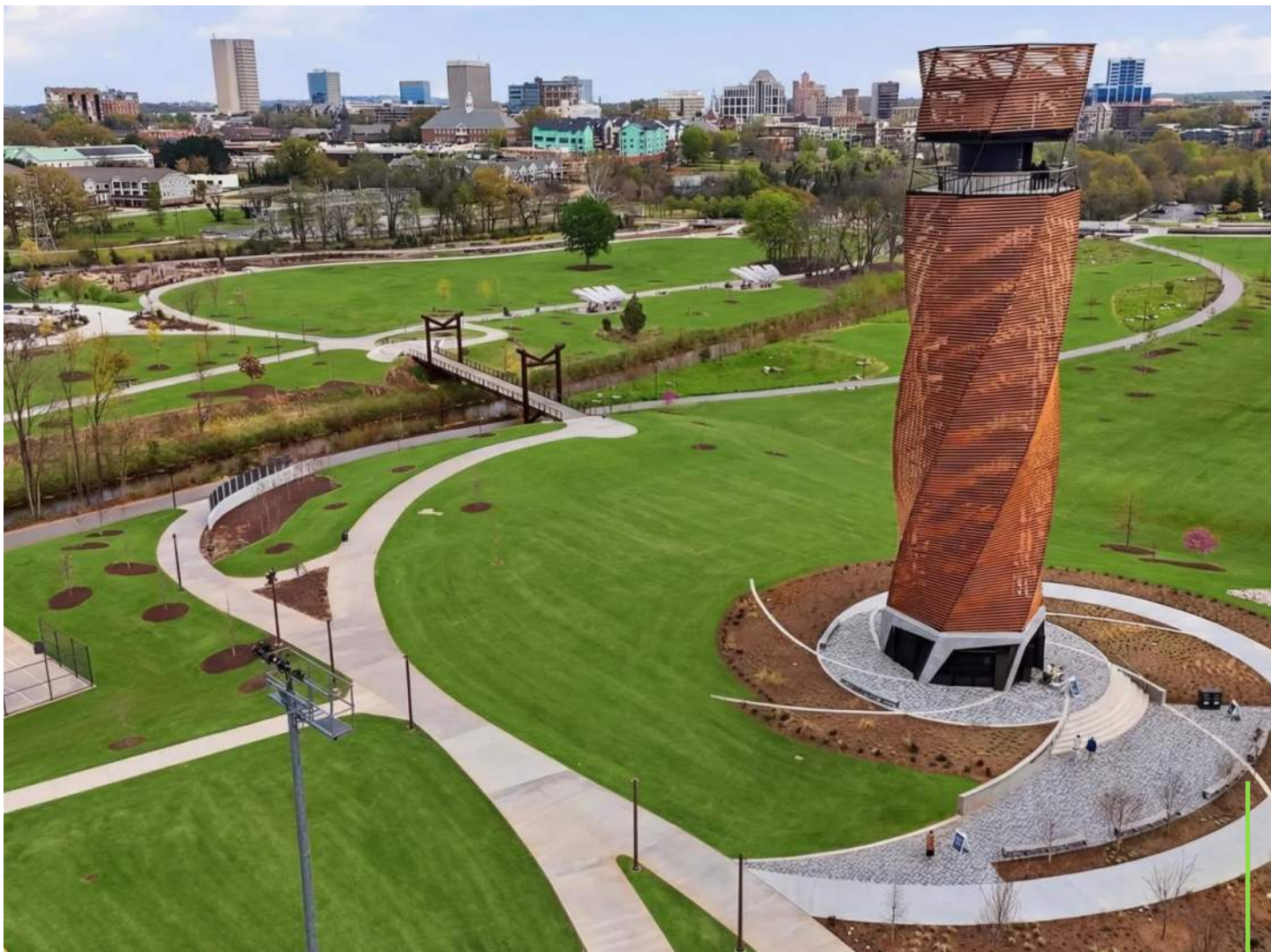


Single-story commercial structures alongside larger-scale development, illustrating the range of building types within the district.

District-specific sidewalk materials: railings and street lights are unique to the Halprin district of Main Street.







Unity Park's trail network serve as the district's central green connection to the Reedy River.

UNITY PARK

PRIMARY CHARACTER

Welcoming, local character that embraces contemporary architecture and landscape design. This section prioritizes high-quality site and landscape design that complements the park. Projects integrate pedestrian connections to adjacent sites, and embrace infill mixed-use development that reinforces Unity Park as the center piece for the district.

PRIORITIES

- Encourage site and architectural designs that prioritize strong park frontage and orient buildings to engage directly with Unity Park, trails, and Reedy River.
- Improve flood mitigation and expand tree canopy through resilient green infrastructure strategies.
- Infuse strong pedestrian infrastructure throughout to create district connections.



Unity Park's naturalistic landscape design and high-quality paving set the character standard for adjacent development.

Stormwater Best Management Practices integrated within the park's naturalistic landscape design.

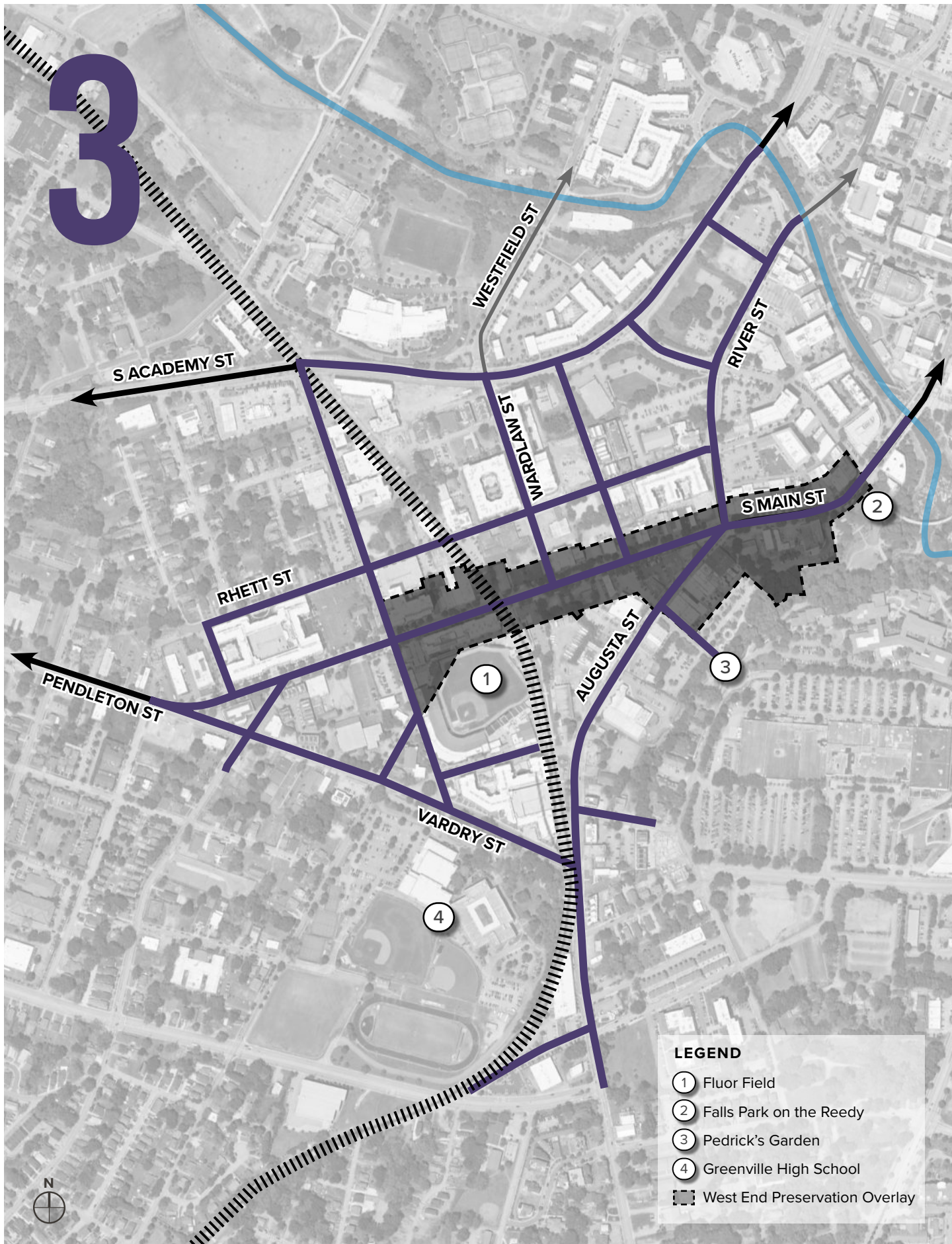


SITE PLAN & MASSING DESIGN GUIDELINES

1. Through-block pedestrian connectivity is required to provide increased connectivity to and from Unity Park.
2. Infill projects should create a continuous street wall or provide publicly accessible open space that reflects the character of Unity Park.
3. Buildings taller than two stories that are adjacent to single-family homes should be thoughtfully designed with step backs or other vertical articulation to create a gradual transition in context.
4. Building programming and orientation should prioritize park views.
5. Design public realm to support multi-modal transportation by providing wide sidewalks using durable, high-quality paving materials, and integrating safe, convenient bicycle facilities.
6. Pedestrian-scaled street lights shall be added to all streets within the street furnishing and planting zones as redevelopment occurs.
7. New public or semipublic open spaces should be contextual to the landscape design of Unity Park with regard to materials, furnishings, and plant selections.
8. Integrate Stormwater Best Management Practices where possible to mirror the environmentally sensitive design of the park. Refer to the Engineering Design and Specifications Manual for recommended solutions.

ARCHITECTURE & DETAILING DESIGN GUIDELINES

9. Buildings are encouraged to have a more contemporary or progressive architectural character and materials.
10. Ground floor materials should include transparent glass to activate the pedestrian realm and prioritize park views. Darkly tinted, reflective, and opaque glass is prohibited.
11. Incorporate balconies and terraces to enhance building articulation and emphasize an active park frontage.
12. Avoid major impacts to sun exposure for the park or adjacent developments. High reflectivity or glare should also be avoided.
13. Orienting the building to interact with the rail way in some manner is encouraged



WEST END DISTRICT

PRIMARY CHARACTER

Grounded in its 19th-century brick storefronts and warehouse architecture built around the railroad and cotton trade, the district is now an arts and entertainment destination anchored by Falls Park, Fluor Field, and the West End Historic District. This section reinforces the historic storefront character along Main and Augusta Streets while recognizing that the district's edges include development at a different scale. Guidance calibrates accordingly, prioritizing preservation and fine-grained storefront rhythm at the core and contextual, pedestrian-focused design at the district's larger, more transitional parcels. Refer to *Preservation Design Guidelines* for properties within the West End Historic District.



PRIORITIES

- Preserve the historic commercial character of the West End Historic District while welcoming adaptive reuse and thoughtful, context-sensitive infill.
- Integrate green infrastructure in the planting zone to enhance environmental performance and reinforce the district's walkability.
- Ensure a cohesive streetscape that reinforces the district's standard details and fixtures.

Colorful murals and active outdoor seating define the district's lively character.

SITE PLAN & MASSING DESIGN GUIDELINES

1. Street wall height should reflect the district's established scale, ranging from 1 to 3 stories.
2. Align new storefronts with the adjacent buildings to respect the historic street wall.
3. Arcades or fully recessed storefronts along the entire street wall are generally not allowed, though these elements may be used for limited portions of the street wall if activated and inviting.
4. Facades along Main and Augusta Streets should incorporate traditional materials and a high level of architectural detailing that reflects and complements the existing historic character.
5. No additional curb cuts are permitted along Main Street within the West End district.
6. Design service alleys so that they do not intersect with Main or Augusta Streets to preserve the continuous street wall. When alleys must intersect Main or Augusta Streets, they must be designed to act as an activated pedestrian thoroughfare, utilizing changes in pavement, high-quality screening, building entrances, lighting, or other creative solutions.
7. Preserve Main Street's current pedestrian realm composition. Verify with city staff the desired sidewalk and planting zone dimensions.
8. Preserve the district's current approach to sidewalk design. Use the existing distinctive paving pattern and material to match a site's context. Unique approaches to pavement may be considered to accent strategic areas of the pedestrian realm.
9. Maintain the existing street tree planting design strategy. Promote consistency in tree spacing and species selection.
10. Outdoor café seating may be located within the street furnishing and planting zone. Tables and chairs should not encroach into the sidewalk zone. *Refer to Figure C – Pedestrian Realm Guideline.*
11. Design the public realm to support outdoor gatherings. Curbside areas should be managed to allow service access and operations without disrupting pedestrian activity.
12. Provide head-in angled parking where it matches existing conditions and does not reduce sidewalk widths below minimum standards.
13. Light fixture height: 12–16 feet; sidewalk illumination: 3–6 footcandles to support evening activity.
14. With a city-issued encroachment permit, sandwich board-style sidewalk signage may be located outside of the building transition zone in the furnishing zone, provided that it does not encroach upon the minimum sidewalk width.
15. Promote colorful and creative signage and wayfinding measures that effectively guide visitors to their destination.
16. New buildings in this district should carefully consider form, orientation, and materials to align with the area's character. If a building is significantly taller than adjacent buildings, step back the upper floors from the front facade to maintain a consistent street wall height.

Distinctive blade signage and historic brick storefronts establish the commercial identity in the West End district.





Fluor Field anchors the West End as a vibrant public gathering space, reinforcing the district's historic brick character and creative wayfinding.



A colorful storefront and preserved historic street wall reflect Main Street's distinct character and pedestrian-scaled charm.

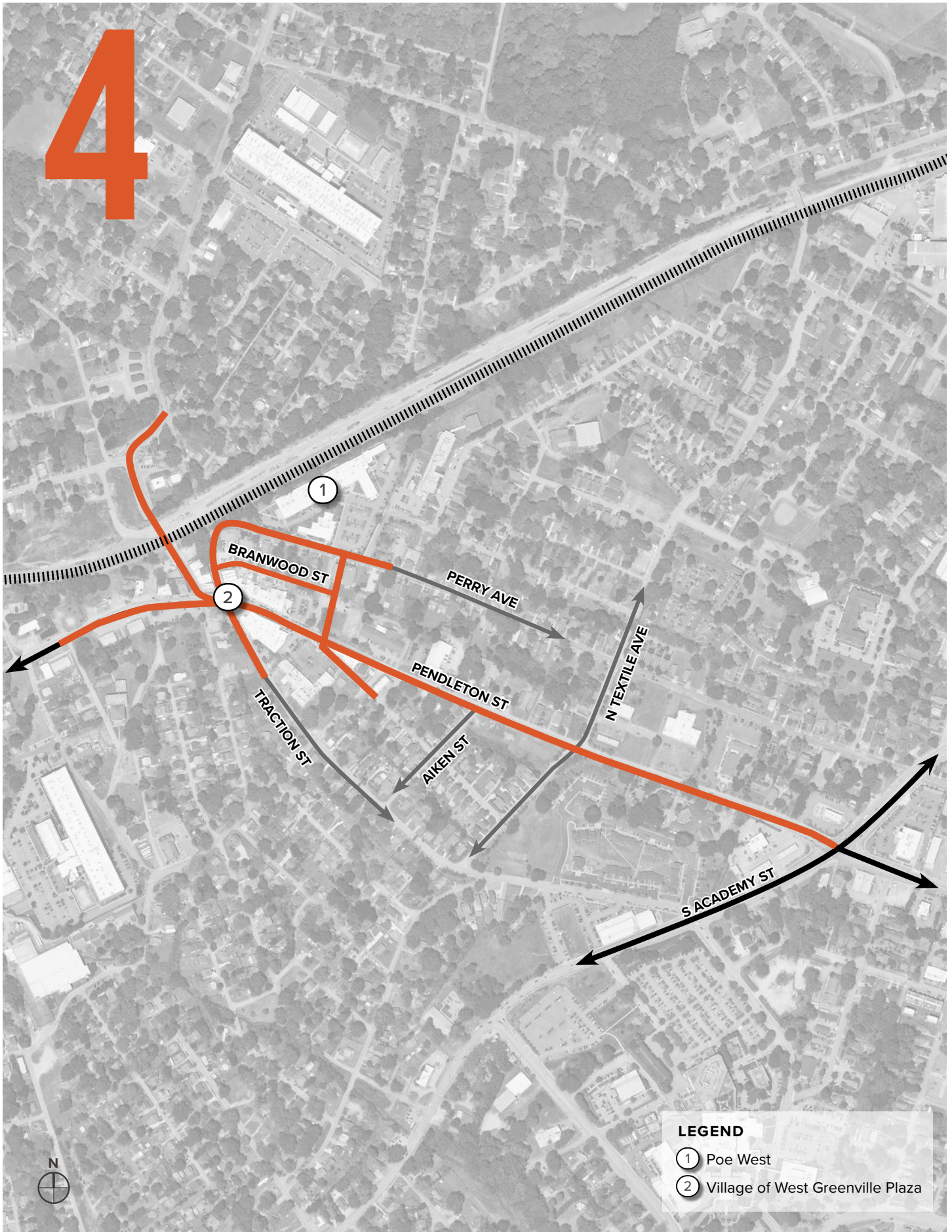
ARCHITECTURE & DETAILING DESIGN GUIDELINES

17. Buildings that are considered to be contributing historic structures should not be demolished and should instead be adapted and reused wherever feasible. Consider rehabilitation, restoration, preservation, reconstructions, or complementary additions.
18. Encourage preservation of existing brick facades.
19. Preserve and expose historic masonry, cornices, windows and other historic materials where feasible.
20. Painting of historic brick is prohibited unless previously painted.
21. Brighter colors are encouraged to create a vibrant, exciting setting but should be coordinated with the building composition and surrounding character.
22. Parking structures facing Main or Augusta Streets are not permitted.
23. Where new on-street parking is proposed or adjacent to redevelopment, a paved strip between the curb and tree well is required.
24. Signage lighting should highlight craftsmanship and reinforce the West End's nighttime identity while remaining compliant with illumination standards.
25. Signage should be playful and promote lively energy and excitement

Preserved brick facades and pedestrian-scaled lighting bring nighttime energy and craftsmanship to the street.



4



VILLAGE OF WEST GREENVILLE



PRIMARY CHARACTER

The Village is defined by an eclectic, locally driven character that values creativity and individuality. Future growth should preserve this authentic identity by celebrating the district's creative energy, strengthening community connections, and supporting the people and places that define The Village of West Greenville.

Pedestrian-scaled storefronts with creative signage and colors are a signature characteristic of the Village.

PRIORITIES

- Maintain the Village's authenticity, creative culture, and community-driven identity while promoting mixed-use growth that supports local businesses, artists, and creative enterprises.
- Add local gathering spots such as public plazas, accessible courtyards, and outdoor art installations in new developments that foster interaction and cultural expression. Coordinate with the City's Arts in Public Places program early in design to integrate public art, including murals, sculptures, or interactive installations.
- Preserve existing structures where they contribute to the character of the Village.
- Encourage community-driven public art throughout the Village.

SITE PLAN & MASSING DESIGN GUIDELINES

1. Align new storefronts with the historic commercial street wall on Pendleton Street as defined between Irvine Street and Calder Street.
2. Infill and redevelopment should respect the existing 1- and 2-story masonry buildings along Pendleton Street through complementary scale and setbacks at the immediate street edge. Elsewhere along the corridor, taller development is appropriate and encouraged, consistent with the increased scale established by Woven.
3. Where right-of-way is constrained, small pocket parks are encouraged between buildings, accessible from the sidewalk and designed to support outdoor gathering spaces.
4. Locate all service areas to avoid conflicts with the pedestrian realm.
5. Use traditional black fixtures that match existing Pendleton Street fixtures. Privately-owned fixtures should incorporate artistic detailing.

Vibrant, colorful facades signal an active and inviting ground-floor experience.





Recessed seating, reclaimed materials, and hanging greenery activate the pedestrian realm at a human scale

ARCHITECTURE & DETAILING DESIGN GUIDELINES

6. Street wall height should reflect the district's established scale, ranging from 1 to 3 stories.
7. Building facades should be articulated through recessed entrances, arcades, parapet heights, and fine-grained detailing of elements such as railings, windows, and other architectural features to enhance visual interest and pedestrian-scale design.
8. Use reclaimed, high quality material. Palettes may include brick, stone, heavy timber, and metal. Materials on facades intended to receive art must be evaluated for durability and maintenance.
9. Buildings should reflect the individuality and scale of the district. Variation of facade and roof heights is encouraged. Window proportions should be similar to those found in the district.
10. Capitalize on opportunities to incorporate art into the built form. Locations where art can only be experienced from the pedestrian perspective can help elevate the creative and intimate character of the district.
11. Creative architectural lighting is encouraged and should be shielded from adjacent residences.
12. Vibrant field and accent colors are encouraged, but must be coordinated to create a unified, cohesive look.
13. Creative screens and utility screens (art walls, metalwork) are preferred.
14. Building signs should be colorful and creative, and may include sculptural or unconventional forms. Signs in this district should contain bright colors, layered or dimensional forms, handcrafted elements, decorative brackets, natural materials, or other unique and high-quality elements that reinforce its creative character.

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city of
greenville

2. SITE PLAN & MASSING

DRAFT ISSUED FOR REVIEW AUGUST 21, 2026

A.1. Block Pattern

Intent

Downtown blocks, streets, and alleys establish the framework for walkability and circulation. These guidelines reinforce Greenville's historic fine-grained block pattern while accommodating new development.

Design Guidelines

1. Reinforce downtown's traditional block structure. Where feasible, block lengths should be consistent with historic patterns (approximately 300–500 feet) and comply with Development Code standards for block length and perimeter.
2. Connect new developments to existing sidewalks with a seamless transition.
3. Where a block is unusually long, provide a street, alley, or pedestrian cut-through that reinforces the surrounding block rhythm and connects directly to public sidewalks or alleys.
4. Design vehicular access within blocks to minimize conflicts with established pedestrian circulation routes. When alley access is not feasible, prioritize access along streets with lower pedestrian activity, maintaining pedestrian safety and comfort.
5. Limit curb cuts in width and number to preserve active street frontage. Avoid locating curb cuts near intersections or high-pedestrian nodes.
6. Utilize smaller curb radii to match existing urban intersection context.



Block proportions support a comfortable, human-scaled streetscape.

GUIDELINES ILLUSTRATED IN THIS FIGURE

- 1 Block sizes between 300 and 500 feet
- 2 Sidewalk connection to existing blocks' sidewalks
- 3 Pedestrian cut-through
- 4 Vehicular access through alley
- 6 Smaller curb radii that match existing context

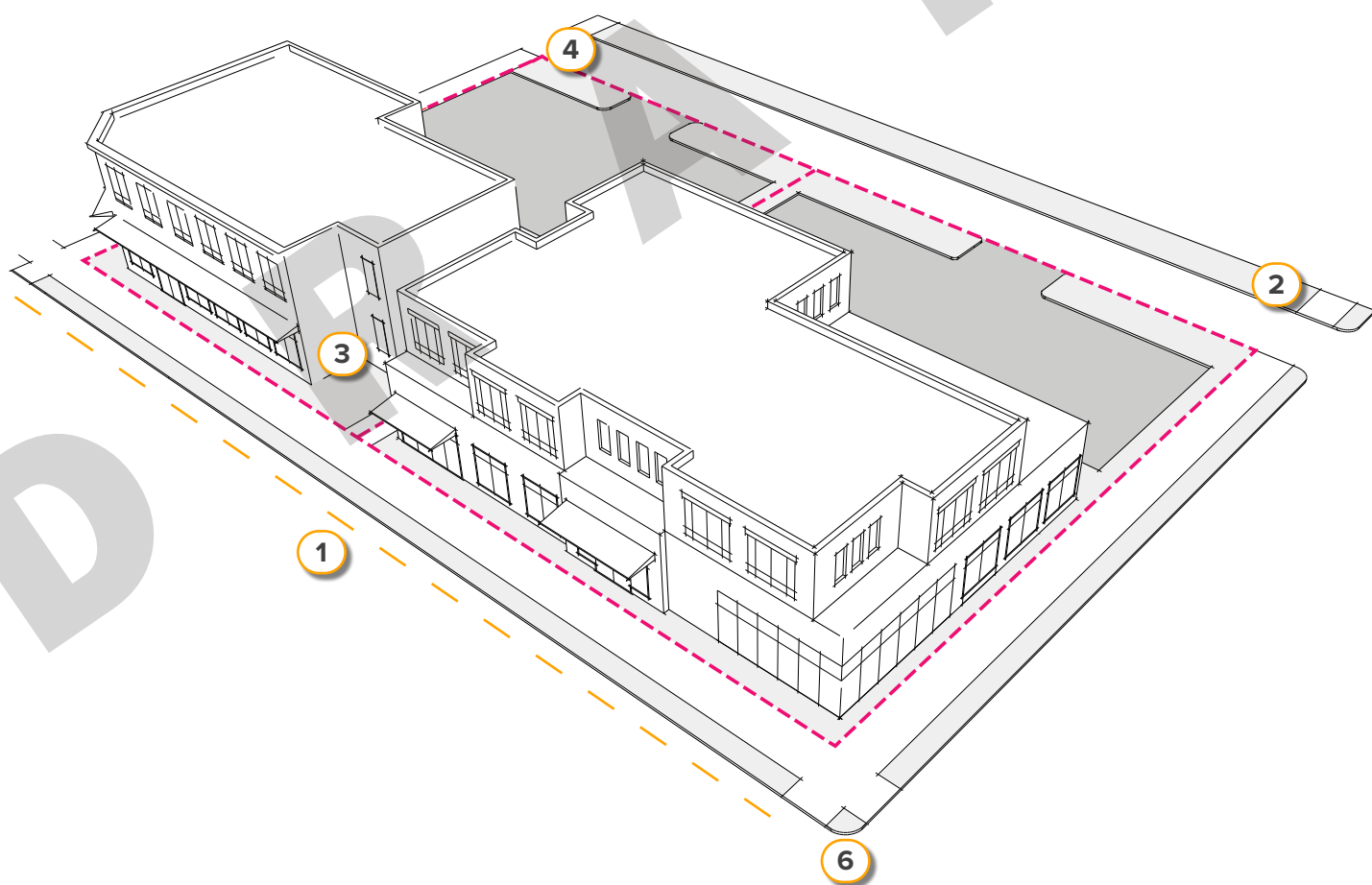


Figure A.1 - Block Pattern Guidelines

A.2. Placement

Intent

Building placement establishes the relationship between the private and public realm. These guidelines ensure buildings are located to reinforce Downtown Greenville's street network, define public spaces, and support active, legible streets.

Design Guidelines

1. Ensure that building placement creates an active street edge, frames the public space, and makes public uses directly accessible from the pedestrian cut-through.
2. Design corner sites to maintain strong street definition on both frontages.
3. Use building placement to create smooth transitions where adjacent zoning districts differ in setback.
4. When buildings are pulled away from the street edge, ensure the created space serves the public realm.
5. Use placement to highlight important views, reinforce connections to nearby parks or civic spaces, and support visual orientation.
6. Orient primary entrances toward the street.
7. Public-facing uses should be visible and directly accessible from the street, alley, or pedestrian cut-through.
8. Encourage alternative modes of transportation by installing bicycle racks where bike routes currently exist or are planned. Ensure that they are in a safe, convenient and well-lit location.



An active street edge with public uses opening onto the pedestrian cut-through.



Building placement frames the public lawn, creating an active edge that supports gathering and direct pedestrian access.



A corner building maintains strong street definition on both frontages, while public art reinforces visual orientation within the streetscape.

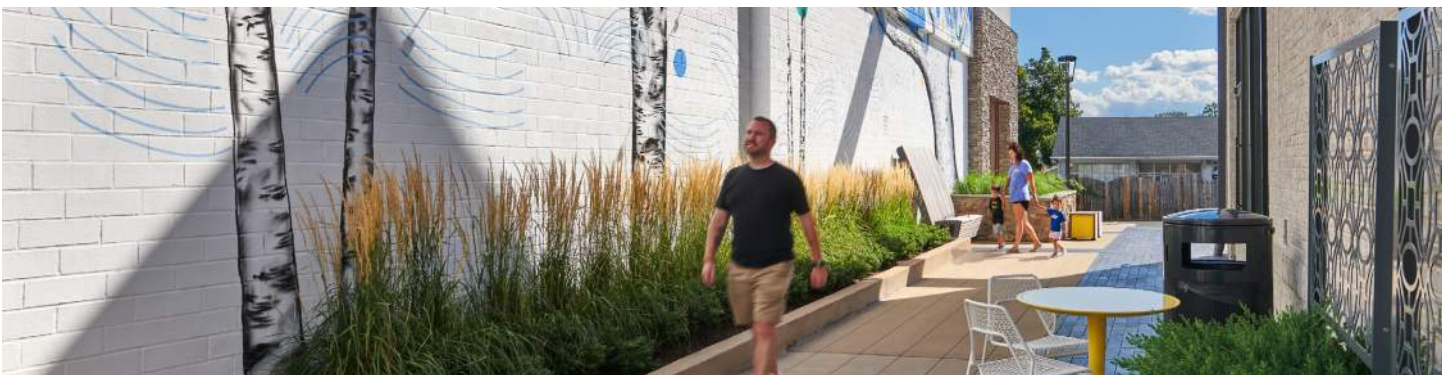
A.3. Access: Alleys & Pedestrian Cut-Throughs

Intent

Alleys and pedestrian cut-throughs provide secondary access and circulation within downtown blocks. These guidelines ensure they function as safe, visible, and usable extensions of the public realm.

Design Guidelines

1. Treat alleys and pedestrian cut-throughs as extensions of the public realm.
2. Where appropriate, activate alleys and cut-throughs with outdoor seating, flexible gathering areas, plantings, and public art. Avoid blank walls; activate facades with windows, doors, architectural articulation, lighting, or material changes to promote safety, visibility, and comfort.
3. Service functions should be located and designed to minimize their impact on the public realm. Where service uses occur in pedestrian alleys, screen them in ways that maintain visibility and pedestrian comfort.
4. Maintain clear and accessible circulation routes. Furnishings, utilities, bollards, public art, and landscape elements should be placed to avoid obstructing pedestrian or vehicular movement. Where alleys serve both vehicles and pedestrians, include a clearly defined pedestrian zone to minimize conflict.
5. Arrange adjacent building massing to allow daylight into alleys and support visibility.
6. Provide pedestrian-scaled lighting in alleys and cut-throughs to support visibility and safety.



Murals, plantings, and furnishings make a passageway to parking comfortable for all.



Alley is activated with outdoor seating, storefronts, and lighting. Utilities, landscape elements, and seating are outside of a clear circulation route.

A.4. Parking: On-Street

Intent

On-street parking plays an important role in supporting retail activity, moderating vehicular speeds, and contributing to a comfortable and engaging public realm. These guidelines ensure that the design and placement of on-street parking enhances multimodal access, reinforces active streetscapes, and maintains safe, unobstructed pedestrian movement.

Design Guidelines

1. Prioritize on-street parking in mixed-use areas that include active retail and restaurants.
2. Align the location of elements in the furnishing zone and planting zone so that they do not disrupt the flow of passengers exiting parked cars. Maintain at least 3 feet of clearance between parked cars and curbside elements.
3. In areas of high activity, integrate specialized curbside zones to maintain safe pedestrian conditions. This includes loading and drop-off, rideshare, and ADA zones.
4. Design on-street parking areas with materials, striping, and edge treatments that reinforce the overall character of the street and surrounding context.
5. Design on-street parking to preserve views into the public realm and maintain clear visibility at street crossings.
6. In areas of high bicycle traffic, include on-street bicycle parking corrals adjacent to intersections.



On-street parking in high retail area. There is a clearance zone for passengers to exit parked cars, a planting zone, and a clear path for pedestrians.



On-street parking helps improve pedestrian comfort on busy streets.

- 1 Parallel on-street parking
- 2 Unimpeded passenger exit
- 3 Curbside zones
- 6 Bike racks near intersections



A.5. Parking: Off Street Parking Lots

Intent

Where parking must be accommodated in surface lots, these parking areas should support access without diminishing the walkable, compact character of Downtown. Well-designed parking is secondary to buildings and streets, reinforces pedestrian activity, and incorporates landscape and stormwater elements as visible, integrated components of the public realm.

Design Guidelines

1. All off-street parking should be placed behind buildings where possible, and subordinate to the pedestrian experience.
2. If surface parking must abut a primary street, the parking setback must include a planting and furnishing zone.
3. Landscaping should not exceed four feet in height and must maintain visibility between parking areas and sidewalks. Include trees and layered plantings that provide year-round visual and seasonal interest.
4. Incorporate Low Impact Development (LID) features such as bioswales and permeable pavers. Design planting islands as bioswales where feasible. *Refer to the Engineering Design and Specifications Manual for LID standards and details.*
5. Pedestrian paths should be clearly demarcated through a change in paving material, raised crossings, or striping. Create seamless connections between sidewalks, building entries, and other pedestrian destinations.
6. Provide lighting in parking areas that supports safety while minimizing glare impacts on adjacent properties and public spaces.
7. Massing design on steep slopes should respond to the sloping street and the site topography.



Surface parking designed to incorporate landscape, safe pedestrian movement, and stormwater integration.

GUIDELINES ILLUSTRATED IN THIS FIGURE

- 2 Planting zones between parking lots and sidewalks
- 3 Layered plantings and screening no higher than 4 feet
- 5 Water-quality swales
- 6 Pedestrian path to streets



Figure A.6 - Off-street Parking Lots Guidelines

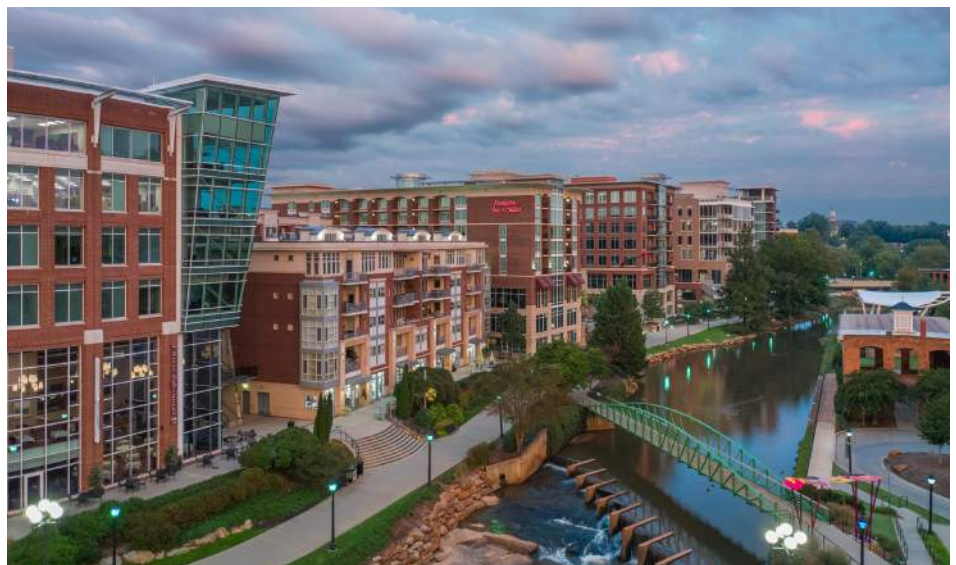
A.6. Steep Slopes

Intent

Steep slopes create challenges for accessibility, building placement, and public realm continuity. These guidelines provide direction for designing sites to address significant grade changes to ensure that sidewalks remain walkable, building entries remain visible and welcoming, and the overall streetscape maintains coherence, comfort, and human scale.

Design Guidelines

1. Massing design on steep slopes should respond to the sloping street and the site topography.
2. Design structures and sites to complement the existing topography. Use stepped foundations, terracing, platforms, and low retaining walls to mitigate grade changes while maintaining active street level frontages. Articulate and step these elements to conform to the site's contours.
3. Implement stepped building bases and terraced entries to maintain storefronts and primary entrances as close as possible to sidewalk grade and to ensure visual continuity with neighboring structures.
4. Maintain an uninterrupted, secure, and accessible pedestrian route along all public frontages. Limit abrupt grade changes, provide ADA-compliant stairs, ramps, and wayfinding components that are highly visible and adequately illuminated.
5. Use grade changes to create outdoor seating areas, terraces, overlooks, or planted steps that activate the frontage and maintain visibility from public sidewalks.
6. Utilize planting beds, green infrastructure, and landscape systems to stabilize slopes, manage runoff, and mitigate grade transitions. Landscape interventions should function as deliberate public-realm features rather than utilitarian solutions.



Building entrances are placed at levels of adjacent sidewalks along the Reedy River to mitigate the grade changes and maintain an active street.

GUIDELINES ILLUSTRATED IN THIS FIGURE

- 3 ADA-compliant access to buildings
- 4 Stepped retaining base
- 5 Massing steps down to follow the slope of the street
- 6 Landscape terraces stabilize the grade transition

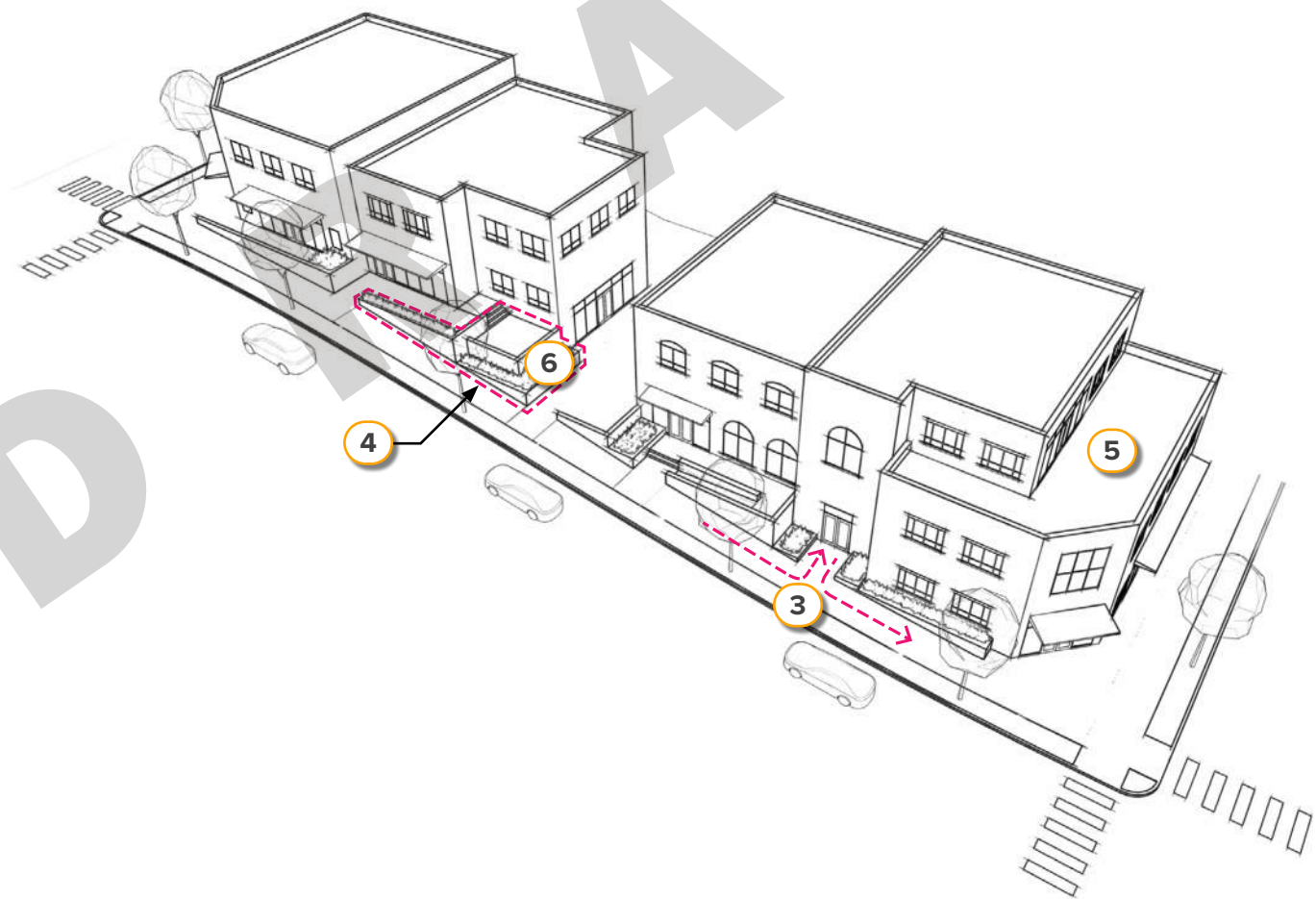


Figure A.6 - Steep Slopes Guidelines

Intent

Building massing should reinforce Downtown Greenville's established scale and rhythm while allowing new development to align with the realities of a denser urban form and transitions so new development relates comfortably to its context and the public realm.

Design Guidelines

1. Design building massing to complement the scale, rhythm, and proportions of buildings within one block of the proposed development. New development should not be in stark contrast to its surroundings.
2. Encourage a variety of building heights along the street with vertical and horizontal proportioning similar to the site's immediate context.
3. On multi-building sites, vary massing using building breaks, varying heights, or step backs to avoid monolithic expression.
4. Street wall height should respond to the scale of adjacent buildings.
5. Design the ground level massing and facade character to be clearly distinguished from upper stories, with scale, proportion, and detail that relate to the pedestrian.
6. Use step-downs or transitional building elements to soften height differences where a taller building abuts a lower-scale building or neighborhood.
7. Organize upper-story massing to reduce perceived bulk, improve daylight to the street, and maintain comfortable relationships to the surrounding context.



A stepped transition between a lower-scale brick building and a taller tower softens the height difference while maintaining a pedestrian-scaled street wall.

GUIDELINES ILLUSTRATED IN THIS FIGURE

- 2 Varied vertical and horizontal proportions
- 3 Varied massing on multi-building site
- 5 Pedestrian-scaled street wall
- 6 Transitional building massing
- 7 Reduce impact from larger massing.

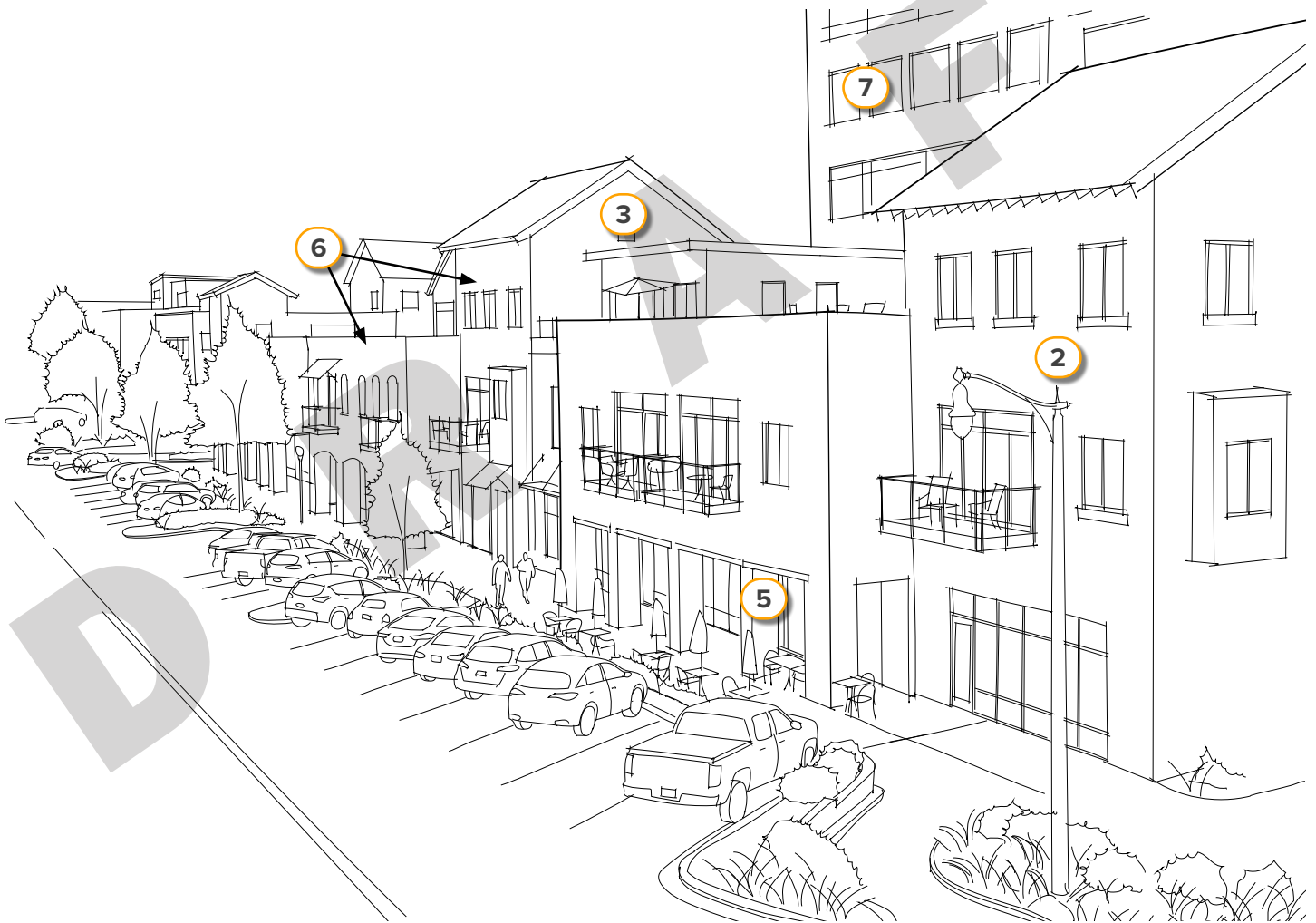


Figure B - Context Sensitive Massing Guidelines

C Pedestrian Realm

Intent

The pedestrian realm includes the entire area from back of curb to the building facade. It is made up of four zones: the building transition zone, the sidewalk zone, the street furnishings zone, and the planting zone. Pedestrian realm guidelines describe the proportion of each of these zones.

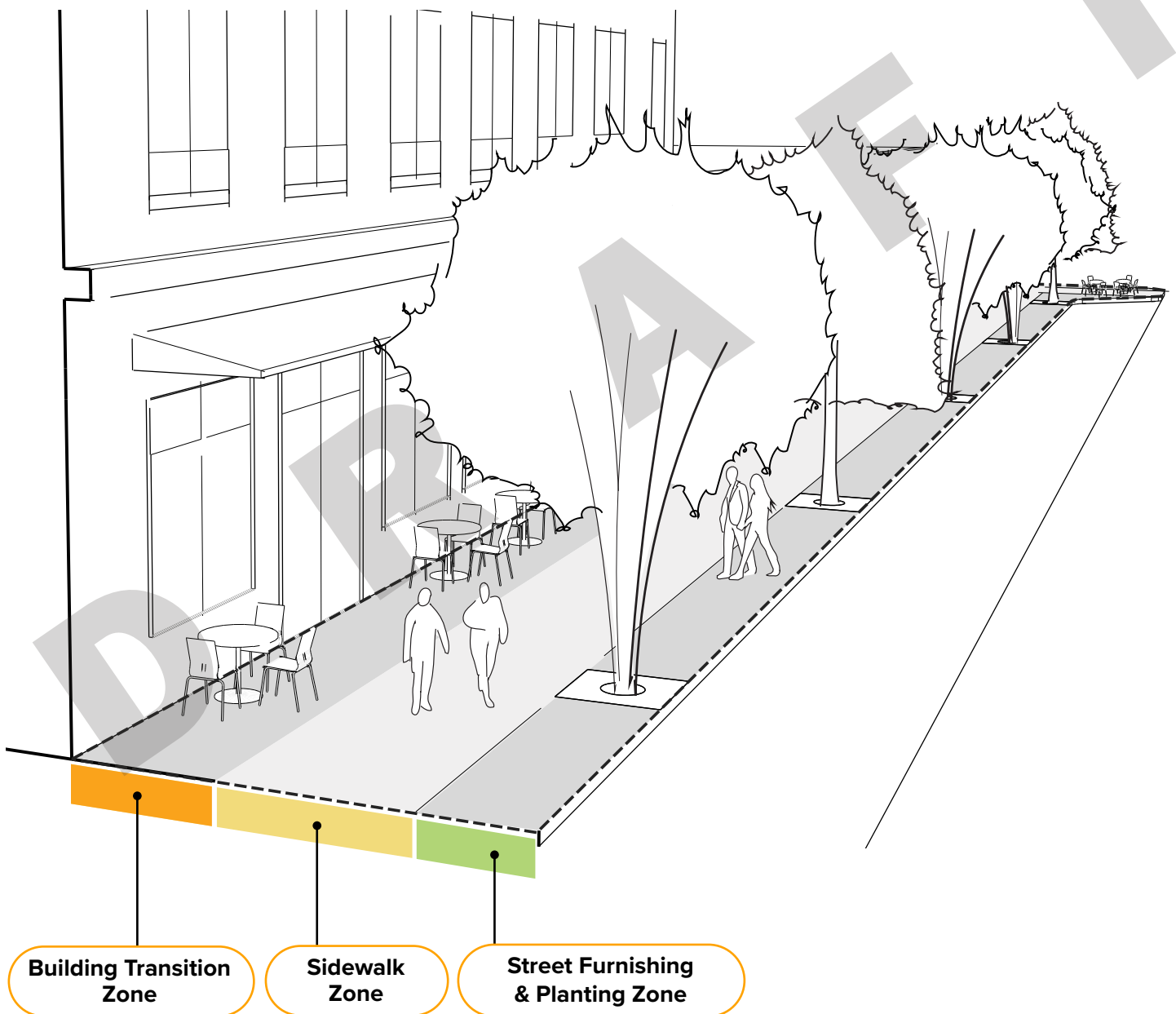


Figure C - Pedestrian Realm Guideline

Design Guidelines

1. The building transition zone should be at least 4 feet and should not encroach upon the minimum sidewalk width. *Refer to C.1. Building Transition Zone for additional guidelines.*
2. The sidewalk zone should accommodate a continuous path of travel of at least 6 feet. In situations where it is not feasible to provide all pedestrian realm zones, prioritize the sidewalk zone. *Refer to C.2. Sidewalk Zone for additional guidelines.*
3. The street furnishing and planting zone is generally located between the curb and sidewalk, and should generally be a width of at least 5 feet. *Refer to C.3. Street Furnishing Zone for additional guidelines. Refer to C.4. Planting Zone for additional guidelines.*
4. Provide expanded sidewalk areas or plazas where conditions permit. Work within existing extended rights of way or consider expansions to existing sidewalks at strategic locations. These expanded areas also provide space for clustering street furniture.



C.1. Building Transition Zone

Intent

The building transition zone abuts a building's facade and is at grade with the adjacent sidewalk. It provides a comfortable buffer between the building and the sidewalk zone, supporting outdoor dining, browsing, seating, planting, and other low-impact activities that enhance street life and encourage lingering.

Design Guidelines

1. Outdoor seating, cafe, dining, planting, and retail displays are encouraged in the building transition area.
2. Scale the building transition zone so that it does not encroach upon the minimum sidewalk width. *Refer to C.2 Sidewalk Zone for additional guidelines.*
3. When establishing café seating in the building transition zone, consider separating seating areas from the sidewalk zone with movable barriers. For solid barriers, use free-standing structures constructed of durable materials like hot rolled steel or concrete planters. Solid barriers should be between 30-40 inches high and should allow views into semi-public space. *Refer to C.4 Planting Zone for additional guidelines.*
4. Select furnishings constructed of durable, high-quality materials that will withstand weather and heavy use.
5. Maintain access to the building entry. The building entry must be kept clear of obstructions.
6. On corner lots with outdoor dining, do not obstruct the sight distance triangle.
7. All movable furnishings that are not intended to be used outside of normal hours of operation must be stored to minimize impacts on the public realm.



Transition zones support dining and retail seating without encroaching on sidewalk zones.

GUIDELINES ILLUSTRATED IN THIS FIGURE

- 2 Outdoor seating in the zone
- 4 Durable weather-resistant furnishings
- 5 Keep entry clear and accessible
- 1 Seating and retail display in building transition zone



Figure C.1 - Building Transition Zone Guidelines

C.2. Sidewalk Zone

Intent

The sidewalk zone functions as the primary pedestrian movement corridor. These guidelines focus on maintaining a clear, continuous, and comfortable walking environment that prioritizes pedestrian movement and supports downtown street character.

Design Guidelines

1. Provide a continuous, unobstructed sidewalk along both sides of all vehicular rights of way, prioritized above all other pedestrian realm zones when space is constrained.
2. On primary corridors, the sidewalk zone should accommodate heavier pedestrian volumes, at least 8 feet wide. *Refer to the Engineering Design and Specifications Manual*
3. Construct sidewalks using durable materials such as concrete, brick, or stone, including decorative variants appropriate to context.
4. Mark crosswalks, intersections, and mid-block connections with accent paving that supports wayfinding and placemaking.
5. Where distinctive legacy paving patterns exist, integrate them consistently to reinforce identity and highlight significant intersections or building frontages.
6. Use curb extensions or bulb-outs in high-traffic areas to reduce crossing distances and enlarge pedestrian space. Coordinate design with adjacent transition and furnishing zones.
7. All sidewalks must comply with the South Carolina Accessibility Standards and the ADA as amended.



Generous sidewalks are constructed of durable and variable materials to highlight pedestrian pathways.



Unobstructed sidewalks accommodate heavy pedestrian traffic and are coordinated with other pedestrian realm zones.

C.3. Street Furnishing Zone

Intent

The street furnishing zone supports comfort, convenience, and usability for pedestrians. Furnishings contribute to the character and rhythm of the streetscape while remaining secondary to the pedestrian through-zone. Street furnishings can include benches, tables, chairs, waste receptacles, bollards, water fountains and planters. These guidelines describe the desired character and pedestrian comfort expected in the street furnishing zone.

Design Guidelines

1. Organize all elements within the street furnishing and planting zones to create a unified pedestrian experience. Scale these zones to provide safe and comfortable spaces for respite without crowding the sidewalk zone.
2. Arrange furnishing zone to remain convenient, accessible, and free of clutter that could create mobility pinch points.
3. Select durable, pedestrian-scale furnishings appropriate for outdoor use and long-term maintenance.
4. Use a coordinated palette of furnishings to reinforce neighborhood identity and visual coherence. Use city standard fixtures when applicable.
5. Place bike racks in convenient and accessible locations of the street furnishing zone, coordinated with any nearby bike infrastructure.



Finished wood can be both welcoming and resilient.



Seating is located in the pedestrian realm of public open space.

- 1 Street furnishing zone
- 1 Planting integrated within the furnishing zone
- 3 Durable and pedestrian scale furnishing
- 2 Clear, unobstructed sidewalk zone

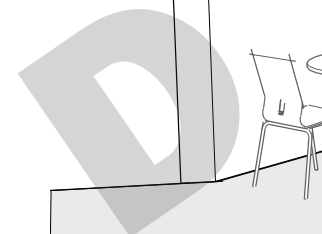


Figure C.3 - Street Furnishing Zone Diagram

C.4. Planting Zone

Intent:

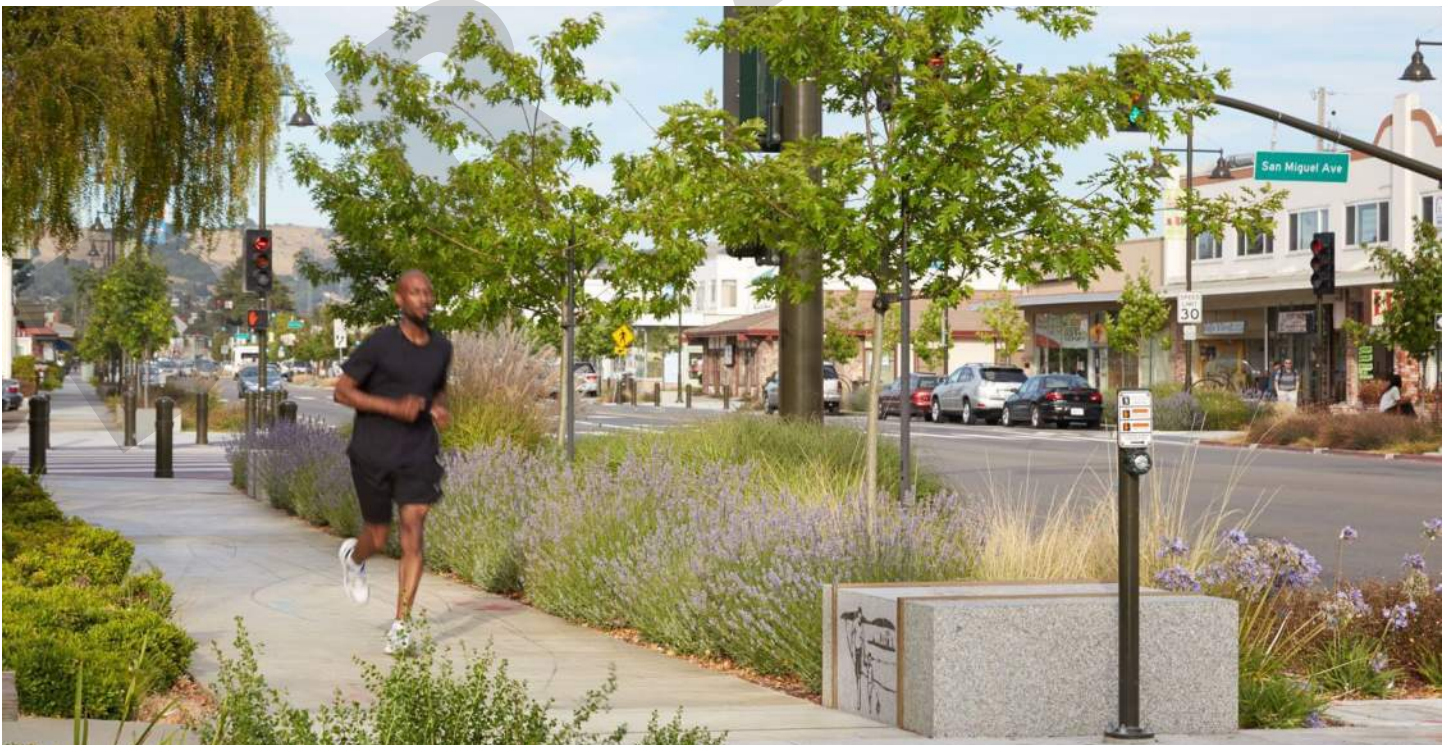
The planting zone refers to all areas where plants are used in the pedestrian realm including tree wells, garden beds, and planter pots. Plantings enhance visual quality, comfort, environmental performance, and habitat value. These guidelines describe the desired character and function of plantings in the pedestrian realm. Plantings in this zone provide a separation between the street and the sidewalk zone.

Design Guidelines

1. Ensure planting design reinforces the streetscape's character and integrates with adjacent building frontages, sidewalks, and furnishings.
2. Select species and spacing that avoids obstructing driver or pedestrian sight distance.
3. All planted areas should include a groundcover layer to support plant health, and longevity and support water conservation. Mulches (stone, bark, etc.) are also encouraged to suppress weeds and reduce long-term maintenance.
4. Prioritize species with rich human interest and that provide high-quality habitat for native species and insects.
5. Use bioswales, rain gardens, or other BMP-based strategies where feasible. *Refer to the Engineering Design and Specifications Manual.*
6. Engineer soils to support healthy root growth, water infiltration, and long-term plant health based on specific species needs. For street trees, provide adequate soil volume based on industry standards and best practices; use planting cell systems in urban conditions to expand soil volume and promote connected root growth. In highly trafficked urban areas, install physical measures to protect the roots of street trees. Measures could include architectural elements such as curbing, seat walls or steel railing.
7. Use of tree grates is discouraged, except in narrow areas or highly urban areas such as drop off areas and plazas. If installing tree grates, ensure that the tree opening can accommodate trees with large trunk diameters.
8. Space street trees to achieve a consistent canopy over time, adjusting spacing based on species size, form, and streetscape character.



Consistent tree spacing and mulched planting areas support a cohesive canopy along the pedestrian realm.



Naturalistic, layered plantings support habitat value while maintaining a continuous canopy along the sidewalk.

C.5. Entry & Activated Ground Floor

Intent

Following building placement, entry and ground-floor design shape how pedestrians experience buildings at the street level. These guidelines focus on entry legibility, accessibility, and active ground-floor uses that support a clear, engaging pedestrian experience.

Design Guidelines

1. Design building entries to be clearly visible, accessible to all abilities, and easy to find from adjacent sidewalks and pedestrian zones. Provide direct and intuitive pedestrian access into ground-floor uses.
2. Prioritize public-facing, publicly accessible activities along the ground floor, such as retail, services, cultural uses, food and beverage, and other active programs. Avoid exclusively private uses along primary streets and pedestrian corridors.
3. On larger parcels or multi-building sites, extend ground-floor activation strategies to internal plazas, walkways, and secondary pedestrian routes that function as public pedestrian spaces.
4. Highlight entries through wayfinding, architectural articulation, material changes, lighting, canopies, or gathering zones that mark them as destinations without overwhelming the building's scale. An entry must pronounce its purpose.
5. Residential entrances should face the public realm. Individual or shared entrances to residential units should be appropriately scaled, and should use architectural elements, stoops, furnishings, wayfinding, landscaping, or similar to clearly articulate each entrance.
6. Incorporate pedestrian-oriented elements along the ground floor of each building such as lighting, shading devices, landscape, seating, artwork, display windows, and other features that support a comfortable and inviting environment. Security bars, grills or gate are prohibited.
7. Ensure that landscaping does not create a visual barrier between the building's interior and pedestrians.
8. Design corner entrances to be prominent and address both street frontages, using a chamfered corner where appropriate.
9. Security bars, grills or gates are prohibited.



Residential entrances face the public realm with stoops that adjust for slope.



The ground floor includes retail and food and beverage uses facing an internal public plaza.

D Lighting & Utilities

*GDC Reference:
Div. 19-4.12. - Lighting

D.1. Lighting

Intent

Lighting shapes how Downtown Greenville is experienced after dark. These guidelines focus on pedestrian-scaled illumination that enhances safety, visibility, and character while supporting a cohesive nighttime environment.

This section may be deferred for review with the Architecture & Detailing application to the DRB.

Design Guidelines

1. Provide continuous pedestrian-oriented lighting along all streets, sidewalks, plazas, and publicly accessible passageways.
2. Use a coordinated combination of pedestrian-scaled fixtures and carefully integrated building lighting.
3. Locate street and pedestrian poles evenly between street trees to maintain a consistent lighting rhythm. Emphasize pedestrian-scale lighting at pedestrian crossings.
4. Use lighting fixture and pole designs that complement Downtown's architectural character. Follow City standards where applicable; where it is not, select designs compatible with existing context and accommodate banners, hanging elements, or seasonal displays.
5. Prioritize street light fixtures that are full cut-off, deliver uniform illumination, and minimize skyglow.
6. Use accent lighting such as ground-mounted uplighting, grazing fixtures, or subtle facade lighting to highlight public art and landscape features.
7. Maintain a consistent color temperature throughout the Downtown Design District, with 3000K as the preferred standard. A range of 2500K–3500K may be used where appropriate.
8. Modulate lighting levels at edges between quieter residential environments and brighter mixed-use or entertainment areas.



Street lights and festoon lights create a well-lit safe space for the community.



Accent lighting creates a safe pedestrian environment and highlights site features.



Continuous pedestrian lighting, landscape, and street trees create a comfortable rhythm of light along sidewalks and open space in Downtown.

D.2. Utilities/Trash/Recycling

Intent

Utilities, trash, and recycling should be accommodated with the goal to protect walkability and preserve the character of downtown streets and public spaces. These guidelines focus on organizing and screening service elements so pedestrian routes remain clear, comfortable, safe and designed to minimize visual clutter, protect walkability.

Design Guidelines

1. Locate utilities, trash, and recycling away from primary pedestrian frontages and open spaces, consolidating and clustering elements along secondary frontages, alleys, service courts, or landscape zones to minimize visual clutter.
2. Coordinate placement with street tree spacing and root zones to avoid conflicts with tree establishment, long-term canopy development, and future greening strategies.
3. Where above-ground equipment is unavoidable integrate it into planting beds, walls, or architectural elements for seamless incorporation into the overall design.
4. Screening should complement architectural character and materiality of adjacent buildings or provide coordinated landscape palettes to maintain visual continuity.
5. Keep all equipment outside of the sidewalk zone to preserve comfortable, ADA-compliant movement.
6. Orient screening, planting, and enclosures to maintain clear sight lines and avoid blind spots or concealment areas along sidewalks and public spaces.
7. Locate utilities and service elements to support long-term functionality and maintenance without disrupting pedestrian circulation.
8. Organize access paths, pads, and screening so maintenance can occur without impacting planting, hardscape, or pedestrian circulation.
9. Use limited, reversible attachment methods for any components installed on historic masonry or architectural elements, avoiding irreversible damage. *Refer to F. Existing Architecture for additional guidelines.*



Utility box is located out of the pedestrian path in the landscape zone.



Placing trash is clustered and tucked out of the pedestrian passageway with a solid door that blends with the building and pedestrian passageway design.



Utilities including traffic lights and transformers are located outside of pedestrian paths to maintain accessibility. The arrangement maintains clear sight lines while integrated into the landscape design.

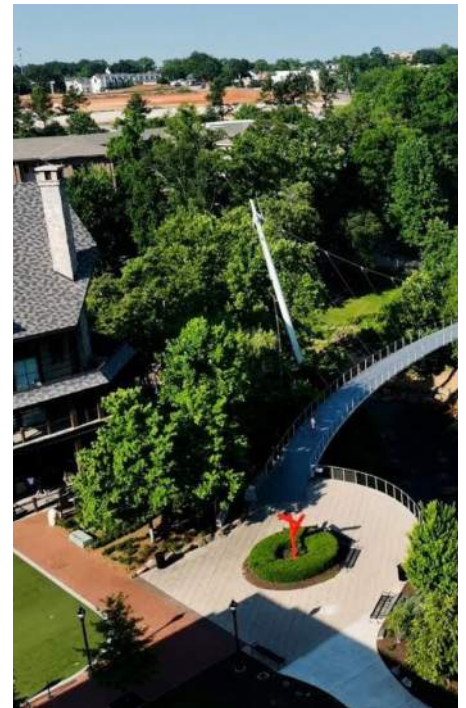
E.1. Publicly Accessible Parks & Plazas

Intent

Publicly accessible parks and plazas should function as welcoming, safe, and socially vibrant open spaces that strengthen downtown's urban life. These spaces should promote comfort, visibility, and intuitive circulation while supporting identity and year-round activation.

Design Guidelines

1. Provide clear, visible, and welcoming access from adjacent sidewalks and align primary entries with pedestrian circulation. Maintain physical and visual connections to surrounding streets and spaces.
2. Where it is possible, locate parks and plazas at or near sidewalk grade.
3. Orient spaces to maximize sunlight and provide a balance of open sky and shade using trees or structures to support year-round comfort.
4. Incorporate layered, durable planting that provides shade, seasonal interest, and helps define edges and identity.
5. Integrate flexible program elements such as seating areas, art, play features, or kiosks to encourage lingering, interaction, and community use. These program elements should promote placemaking and provide public interest, education, and activation.
6. Avoid blind corners and apply Crime Prevention Through Environmental Design (CPTED) principles to support natural surveillance and safety.
7. Provide lighting that supports nighttime visibility and comfort without glare.
8. Offer a variety of seating types, including but not limited to movable chairs, benches, seat walls, or steps, to accommodate different user preferences.
9. Place utility and mechanical uses like vents and trash storage away from parks and prominent locations.
10. Orient and activate ground floor uses and entries around internal publicly accessible parks and plazas to enhance visibility and invite people into the space. Refer to C.5 Entry & Activated Ground Floor for additional guidelines.



Well-designed park include well-defined edges and flexible program elements and create safe spaces.



Use plantings to help define edges, enhance comfort.

GUIDELINES ILLUSTRATED IN THESE FIGURE

- ① Clear and visible access from sidewalks
- ④ Layered planting for shade and identity
- ⑤ Flexible park program
- ⑪ Visible and inviting ground-floor entries from parks

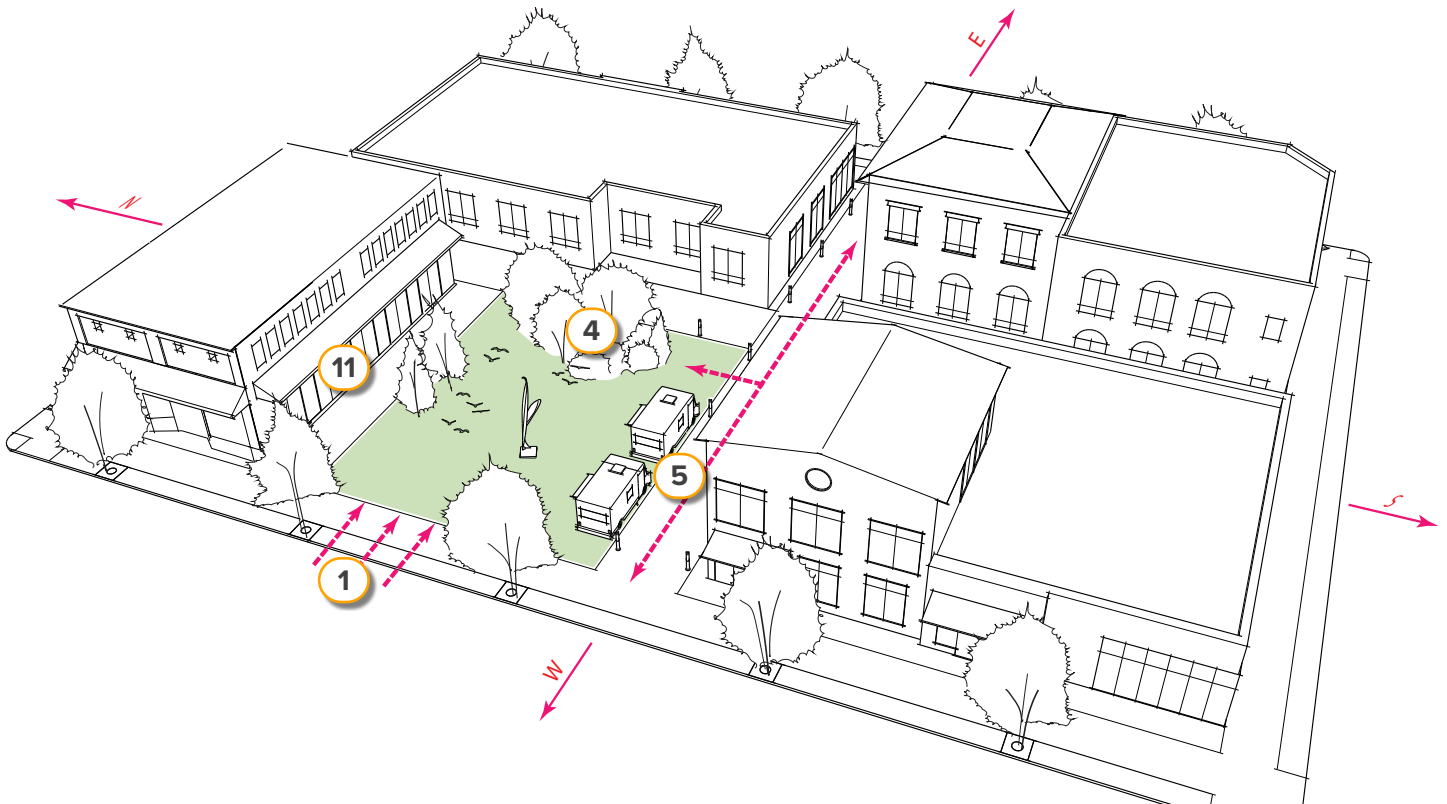


Figure E.1 - Publicly Accessible Parks and Plazas Diagram

E.2. Private Outdoor Spaces

Intent

Private outdoor spaces including terraces, courtyards, balconies, rooftop amenities, and semi-private gardens should enhance building livability and contribute positively to the overall urban environment while remaining visually coherent with the public realm. Occupants of the building have access to these private spaces but the general public does not. These guidelines address the character of these spaces, and the spaces immediately adjacent to these spaces.



Durable furnishings, layered plantings, and materials consistent with the building's architecture create a cohesive private courtyard.

Design Guidelines

1. Match the materials, detailing, and forms of private outdoor spaces with the primary building architecture.
2. Use proportions, railings, paving, and lighting that feel consistent with the building's character identity.
3. Use permeable materials, efficient irrigation, resilient planting, or on-structure stormwater strategies where feasible. Design planting beds, soils, and drainage systems to support long-term vegetation health and utilize LID principles.
4. Locate building equipment and utilities to minimize visual impact within private outdoor spaces that are visible from the public realm. Screen equipment with planting, walls, or integrated architectural elements that complement the building design and maintain clear sightlines and natural surveillance.
5. Outdoor space should complement and enhance the design of the building.



Lush, layered plantings and permeable paving reflect a resilient, low-impact approach to courtyard landscaping.

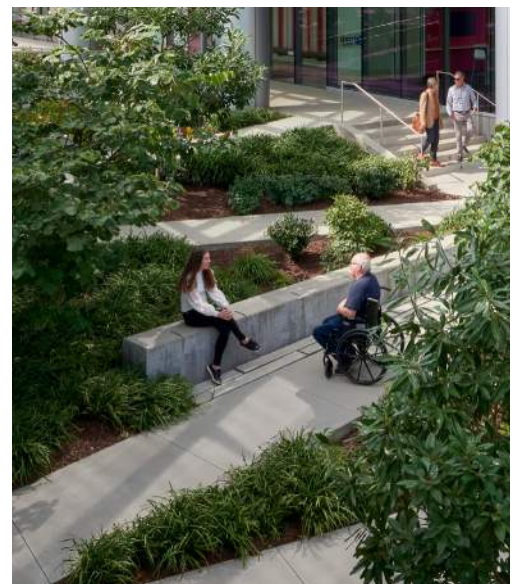
E.3. Walls, Fencing, & Screening

Intent

Walls, fences, and screening elements shape the edges of public and private spaces. These guidelines ensure that such elements reinforce walkability, safety, natural surveillance, and character while supporting a high-quality, human-scaled streetscape.

Design Guidelines

1. Where walls occur in high-pedestrian areas, design them to function as comfortable, informal seating. Seat heights should generally range from 16–20 inches and depths of approximately 18 inches.
2. Align the scale, rhythm, and detailing of walls and fences with the architectural composition of the site.
3. Use durable, high-quality materials that visually complement adjacent buildings and site elements.
4. Where stone is used, prioritize materials that reflect regional identity, such as Piedmont granite.
5. Use vertical screening elements to reinforce building massing, articulation, and materiality.
6. Use plant-based screening to soften hard edges while maintaining visibility through the space. Provide sufficient soil volume, irrigation access, and maintenance strategies to support healthy growth without creating blind corners or concealment areas.
7. Use walls and screening to integrate and conceal building systems where visible from the public realm. Coordinate parapets, architectural extensions, or screening walls so service elements appear cohesive with the building rather than additive.
8. Outdoor space should compliment and enhance the design of the building.



The pedestrian area includes a wall that serves as comfortable informal seating.



The detailing of the walls align with the architectural composition and site elements, are high quality materials, and create a series of outdoor spaces.



Terraced low walls as part of this park design provide informal seating for community gatherings, activating the public realm along the riverfront.

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3. ARCHITECTURE & DETAILING

DRAFT ISSUED FOR REVIEW AUGUST 21, 2026

A ARTICULATION

*GDC Reference:
Div. 19-2.11.11. - Massing/
Div. 19-2.11.13. - Transparency

Intent

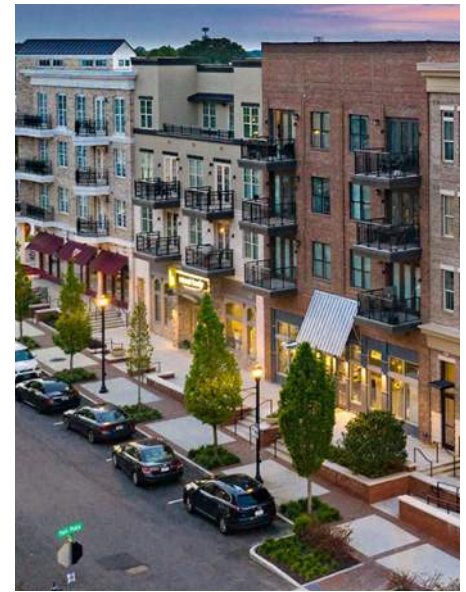
Architectural articulation and facade detailing shape how a building is perceived within the streetscape. Articulation should reinforce human scale, respond to the rhythm of adjacent buildings, and clearly express a base, middle, and top. Ground floors are expected to be visually rich and legible at pedestrian scale. This section should be coordinated with 2.B.5 Entry & Activated Ground Floor to ensure that architecture, transparency, and street-level uses create a cohesive public realm.

Design Guidelines

1. Articulate buildings with dimensions that promote a sense of human scale.
2. Design articulation to be compatible with surrounding building scale, rhythm, and proportions. Avoid long, uninterrupted facades.
3. Design facades as unified compositions. Avoid competing architectural elements.
4. Clearly differentiate the ground floor from upper stories through vertical articulation.
5. Express a clearly articulated building top through stepped massing, a distinct roof form, material transition, or vertical elements.
6. Proportion window openings consistently and arrange them in a coherent rhythm. Recess or frame windows to express depth, provide shadow, and enhance perceived material quality. Align window groupings horizontally and vertically to reinforce facade rhythm.
7. Articulate entries with appropriate scale, detailing, materials, and lighting.
8. Design balconies as functional, durable elements sized and detailed for usable outdoor space.



Recessed windows and cantilevered balconies add depth and rhythm to the upper stories.



Varied materials, active storefronts, and layered balconies create a rich, pedestrian-scaled streetscape.

*Articulation Design Guidelines,
Continued.*

9. For facades comprised of multiple structural bays, introduce a clear structural rhythm and facade variation to reduce overall sense of scale.
10. For architecture influenced by historic mill buildings or industrial buildings, horizontal articulation may rely on planar shifts, window alignment, or masonry banding.
11. For buildings using curtain wall or glass as a primary material, articulate the facade to reinforce structural rhythm, scale, and depth, expressing a clear base, middle, and top.
12. Emphasize corner lots with architectural features engaging both street frontages, such as chamfered or rounded corners, distinct entries, enhanced massing, or increased transparency. See *Development Code Div. 19-2.11.14 for corner entry requirements.*



Varied bays, balconies, and material changes articulate a clear base, middle, and top across the building facade.

Intent

Materiality standards ensure that buildings contribute to a cohesive, well-crafted built environment through the thoughtful selection, placement, and detailing of exterior materials. Materials should be durable and appropriately detailed, reinforcing architectural clarity, supporting base–middle–top articulation, and creating a human-scaled presence along public streets and open spaces through proper installation, depth, and graceful weathering over time.

Design Guidelines



Ground-floor materials reinforce entrances and storefronts, creating an inviting and vibrant public edge.



Painted brick and durable materials unify the facade while creating a distinct, inviting storefront presence.

1. Materials should convey a sense of human scale at the pedestrian level, and provide durability to withstand heightened activity and wear.
2. Use high-quality, durable materials such as stone, masonry, or architectural panel systems.
3. Materials should be compatible with those used in the surrounding context or achieve compatibility through scale, proportion, form, detailing, color, or texture.
4. Materials and colors should be composed to create a unified whole.
5. Combinations of materials should complement one another in scale, color, and proportion, avoiding visually fragmented or overly busy facades.
6. Material transitions should align with primary architectural articulation such as bays, pilasters, cornices, plane shifts, structural modules, or inside corners to reinforce intentional facade composition.
7. Detail materials with reveals, joints, and surface patterns that provide depth, texture, and shadow, reinforcing the building's articulation.
8. At the ground floor, materials should contribute to a high-quality, human-scaled environment through enhanced durability, tactility, and detail. These materials should reinforce entrances, frame storefronts, and support transparency along public streets.
9. Brighter, bolder colors, including corporate branding colors, may be used on secondary elements such as signage, canopies, or accent trim, provided they don't dominate the overall palette or create an imbalance.



Layered materials, texture, and detailing at the pedestrian level create a human-scaled, inviting public space.



High quality materials are used to reinforce the building's articulation, provide depth and texture, and are composed as a unified whole.

Intent

Signage in the public realm should reinforce character and support intuitive wayfinding through clear, well-scaled, and contextually integrated signs that enhance storefront visibility and contribute to a lively, walkable Downtown.

Design Guidelines

1. Align signage design, scale, and materials with the building's architectural character. Sign materials can vary from building materials.
2. Utilize high-quality, durable materials.
3. Emphasize pedestrian-scaled signage with a clear hierarchy of primary and secondary messages that are distinct and appropriately scaled.
4. Maintain consistency across a tenant's sign family.
5. Use high-contrast typefaces that remain legible at pedestrian viewing distances.
6. Preserve historic painted wall signs, ghost signs, or legacy signage wherever feasible. Avoid covering historic graphics that contribute to character.
7. Ground-mounted signs should not interrupt pedestrian path of travel.
8. Scale projecting signs primarily for pedestrian legibility. Position them to assist wayfinding along the block face without obstructing architectural features, building entries, or the pedestrian path below.
9. Projecting signs are encouraged to be colorful and vibrant. Use concealed LED sources, soft halo illumination and integrated linear light bars on projecting signs.
10. Illuminate signage with sources such as neon tubes, fiber optics, incandescent lamps, shielded spotlights, and wall wash fixtures. Ensure brightness matches surroundings and avoid glare.
11. Mount signs directly onto building walls and conceal electrical components and connections. When using a backer panel, it should be textured or patterned to complement the building facade. Ensure letters project a minimum of one inch.
12. Push through acrylic, halo illuminated or face lit dimensional letters are acceptable; background must be opaque.
13. Use reversible attachment strategies and limited penetrations when installing signs on historic brick, stone, or ornamental facades. Only install into mortar and never into brick.
14. Emphasize legibility and simplicity in signage design, and subordinate signage to the overall building or streetscape composition.
15. Scale and position wall signs in proportion to the wall on which they are placed.
16. Externally illuminated signage should be illuminated from the top of the sign. Use shielded and focused light fixtures, and *apply the guidelines described in C.1 - Lighting*.
17. Emphasize scale and proportionality in freestanding signage. Limit freestanding signage to 50 percent of the height of the first story of the building. Distinguish the base, middle and top components of the sign, and avoid monolithic structures, exposed pole supports.
18. Signage should not obscure architectural elements or details.
19. Directly applied channel letters are encouraged for enhanced when placed on building facades which are not clad in historic brick.



Vibrant projecting signs provide visual interest and variety for a downtown street.



The multi-sided signage is integrated into the site design with appropriate brightness.



Artistic signage adds visual interest while supporting an active streetscape. The ground mounted sign assists navigation and complements the urban environment.

Intent

Architectural lighting highlights building features and reinforces downtown's nighttime character through purposeful, restrained illumination integrated into facade design. Lighting should enhance architectural clarity and pedestrian-scale perception while avoiding glare, over-illumination, or visual clutter.

Design Guidelines

1. Use light fixtures to accent and complement architectural features to reinforce building form.
2. Apply lighting with restraint. Avoid excessive illumination, glare, visual clutter, highly saturated colors, and uniform washing of surfaces. Do not contribute to light pollution that adversely affects adjacent properties.
3. At storefronts, entries, and glazed facades, coordinate interior and exterior lighting to preserve transparency, minimize glare and reflections, and maintain a cohesive day-to-night appearance.
4. Buildings taller than four stories are encouraged to incorporate a crown or upper-story lighting where architectural lighting would reinforce an intentional architectural or skyline feature.
5. For complex projects, retain a lighting specialist to minimize adverse lighting effects on the surrounding environment.



Lighting integrated into reveals highlights material qualities while maintaining a clean facade.



Ground-floor lighting enhances pedestrian comfort and storefront visibility without glare.



Restrained upper-story lighting reinforces the downtown Greenville skyline's nighttime character along the Reedy River.



Accent lighting at the roofline and entry highlights architectural form while maintaining a warm, pedestrian-scale presence.

E PARKING STRUCTURES

*GDC Reference:
Div. 19-2.11.11. - Massing
Div. 19-2.11.13. - Transparency

Intent

Parking structures should be designed as high-quality architectural buildings that strengthen the downtown streetscape and contribute positively to the public realm. Structured parking should incorporate the same expectations for articulation, material quality, lighting integration, and pedestrian comfort as other downtown buildings.

Design Guidelines

1. Street-facing sides of parking structures should minimize visual impact on surrounding streets and pedestrian spaces, and actively contribute to the pedestrian experience.
2. All visible facades should be compatible with surrounding character through scale, proportion, screening, rhythm, and pedestrian treatment.
3. Ground floors facing primary streets should provide an active use consistent with the active depth standards of Development Code. Activate the facade with high-quality materials and articulation, human scaled screens, art or landscape, and cover entrances.
4. Pedestrian entrances should be clearly identifiable through lighting, material changes, transparency, signage, or architectural framing, with direct routes aligned to major pedestrian paths.
5. Visible stair towers and pedestrian circulation should incorporate windows, screens, or other transparent elements to support visibility, safety, and orientation.
6. Lighting at the ground level should support pedestrian safety and comfort.
7. Screens should have a three-dimensional profile and coordinate with structure.
8. Limit visibility of cars, headlights, and interior lighting from the public realm.
9. Integrate public art and lighting strategies with the building's architecture to reinforce a distinct identity, particularly for public parking structures that support visitor wayfinding downtown.
10. Conceal or screen ramps on visible facades as deliberate architectural elements.
11. The top deck should present a finished architectural quality.
12. Locate vehicle access and entrance points from alleys and side streets where feasible.
13. Where possible, orient the short building dimension along the street edge to minimize street frontage.



This garage is screened with a three-dimensional panels that limit the visibility of cars and interior lighting from the public realm.



The ground floor of this Portland, Oregon parking garage have an active use the contributes to a vibrant pedestrian realm.

Intent

Additions and alterations to existing buildings should be done in a way that respects and preserves character-defining features. Alterations should strengthen the architectural clarity of the original structure, reinforce the urban streetscape, and remain visually subordinate to the existing building without resorting to imitation or false historicism.

Design Guidelines

1. Preserve character-defining architectural elements wherever feasible. Renovation or alteration should prioritize retention of original materials and using compatible replacements only where necessary.
2. Additions and renovations must be respectful of a building's original character. Avoid alterations that remove, damage, or visually compromise significant materials, craftsmanship, or facade organization.
3. Additions and alterations should be respectful of the original building's architectural character while remaining clearly distinguishable as contemporary construction.
4. Additions should achieve compatibility with historic context through proportion, alignment, material quality, and rhythm rather than by replicating historic ornamentation, detailing, or materials. Contemporary interpretations of these cues are encouraged over historical mimicry.
5. Additions should align major vertical elements, such as pilasters, bay divisions, or mullion groupings with those of the existing building where appropriate to maintain facade coherence.
6. Additions should remain visually subordinate to the existing building, particularly on primary facades, using step backs, massing breaks, material or fenestration changes, or volume shifts. Additions should respect the original building's proportions and not obscure distinctive rooflines; contemporary roof forms are acceptable where simplified and visually secondary.
7. Where structurally feasible, upper-level additions facing primary streets should step back to maintain the prominence of the existing facade and reduce perceived height from the sidewalk.



Preserved cornices, pilasters, and facade organization maintain the character-defining features of existing buildings.



Adaptively reused masonry buildings retain their architectural character.



A glass connector distinguishes the new addition from the original structure while preserving existing architectural character.

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4. RESIDENTIAL GUIDELINES

DRAFT ISSUED FOR REVIEW AUGUST 21, 2026

INTRODUCTION & APPLICABILITY

These guidelines apply when a project meets one of the triggers: single-family detached projects, single-family attached projects, or existing single-family homes undergoing additions or alteration. Where these guidelines apply, they replace the Character Districts and General Design Guidelines in their entirety for that project.

The guidelines are organized into single-family residential building types, each intended to address a specific scale, building form, and neighborhood context.

Projects should comply with the guideline type that best matches the proposed number of dwelling units, building form, and surrounding development pattern.

Where a project could reasonably fall under more than one category, City staff should determine the most appropriate guideline based on context and intent.

A Single-Family Attached

These guidelines apply to the construction of new attached residential buildings on one or more lots.

Use this section when:

- The development consists of attached dwelling units, including duplexes, triplexes, fourplexes, townhomes, rowhomes, or similar housing types.
- The project includes 2 to 6 dwelling units with a building frontage of 150 feet or less along a public street.

B Single-Family Detached

These guidelines apply to the construction of a new detached single-family residential building on an individual lot.

Use this section when:

- The project proposes a new detached single-family home.
- The project is located within or adjacent to an area that is predominantly characterized with detached single-family homes featuring generally consistent setbacks and neighborhood character.

C Existing Single-Family

These guidelines apply to projects involving alterations, additions, or the adaptive reuse of an existing single-family residential building.

Use this section when a project involves:

- Building additions or expansions.
- Significant exterior alterations or facade modifications.
- Adaptive reuse or substantial rehabilitation of an existing single-family homes.

A. SINGLE-FAMILY ATTACHED

INTENT

Single-family attached residential types include duplexes, triplexes, fourplexes, rowhouses, and townhomes. These housing types should contribute positively to neighborhood character and the surrounding context, while supporting a well-designed public realm.



Rowhouses with varied rooflines, covered entries, and materials create visual rhythm while remaining compatible with the surrounding neighborhood character.

DESIGN GUIDELINES

1. New buildings should be visually compatible with historic and existing structures within one block of the proposed development while remaining distinguishable as contemporary construction.
2. Building mass, scale, form, floor-to-floor height, horizontal alignment, and other key design characteristics should respect the surrounding context and should not be in stark contrast to the established neighborhood character.
3. Facades should avoid large, monotonous facades. Connect new homes to existing sidewalks with a walkway.
4. Limit curb cuts in width and number in each lot.
5. The total number of attached units should be fewer than 6 dwelling units and span no more than 150 feet in length.
6. Finish floor elevation should be placed at a minimum of 16" above ground level to protect privacy and the unique characteristics of the streetscape.
7. Minimize the height of a retaining wall by using terraces no taller than 4 feet or by contouring the site to reduce the need for retaining walls.

8. Detached accessory structures should be subordinate and of similar design to the primary building and be positioned at the rear.
9. Exterior lighting should be simple, low-intensity, and shielded to prevent glare.
10. Mature trees should be preserved. New canopy and under-story trees for new construction should be added to maintain the urban forest character.
11. Front yards along a primary street should feature trees and planted beds, minimizing hard surfaces.
12. Publicly accessible open spaces or pocket parks adjacent to residential buildings should provide clear, visible and welcoming access from sidewalks
13. Landscape should incorporate layered and native planting that provides shade and seasonal interest.
14. Articulate buildings with dimensions that promote a sense of human scale.
15. Design articulation to be compatible with surrounding single-family building scale, rhythm, and proportions.
16. Design facades as unified compositions. Avoid uninterrupted wall planes or competing architectural elements.
17. Provide vertical building articulation at regular intervals to break up the building mass and reinforce a pedestrian-scale rhythm.
18. Articulation is encouraged with recessed windows and entrances or with the inclusion of balconies.
19. If a unique lot shape necessitates an alternative building layout, ensure the rhythm of the front facade should have vertical breaks every 20 feet.
20. Buildings should incorporate varied architectural elements that reflect traditional vertical patterns such as bays, balconies, changes in massing, or porches, particularly along facades facing adjacent streets, parks, or other open spaces.
21. Emphasize buildings located on corner lots through distinctive architectural features, such as chamfered or rounded corners, a prominent entry or porch, and enhanced building massing.
22. Any ground-floor units facing a street, park, or open space should have a functional porch or entry feature with direct access to the sidewalk. Entry features should be at least 6 feet wide and 4 feet deep.
23. A design should have a proper balance of articulation. Lack of variety is discouraged. Design elements and materials must work together to create a unified whole.



Front yard landscaping incorporates trees, layered plantings, and pedestrian-oriented green space to enhance neighborhood character and create an attractive streetscape.

- 24.** Windows and doors should maintain traditional solid-to-void ratios. Windows should have vertical proportions.
- 25.** Exterior materials and colors should reflect the neighborhood and complement the existing context.
- 26.** Material changes should occur only at interior corners or as part of a design return and should not occur at an exterior corner or on an unarticulated plane.
- 27.** Roof forms should align with those in the surrounding context and be scaled to avoid overpowering adjacent structures. New construction should reference these established patterns while incorporating subtle variation to maintain visual interest and preserve neighborhood cohesion.
- 28.** Varied roof forms for units and a minimum 12-inch offset between front wall planes are encouraged.
- 29.** Balconies and porches shall be designed as functional, durable elements sized and detailed for usable outdoor space.



Covered porches and balconies are integrated into the building form to enhance facade articulation, provide usable outdoor space, and reinforce a pedestrian-scaled residential character.



Exterior lighting should be simple, low-intensity, and shielded to provide pedestrian-scale illumination, enhance safety, and minimize glare onto adjacent properties.

B. SINGLE-FAMILY DETACHED

INTENT

Single-family homes should be compatible with the neighborhood character, respect historic context, and promote high-quality design. These guidelines reinforce the established character, scale, and walkable pattern of Greenville's traditional downtown neighborhoods, providing clear expectations for cohesive, context-sensitive development.



The home incorporates compatible massing, traditional roof forms, a prominent covered porch, and articulated architectural details to reinforce neighborhood character, maintain context-sensitive scale, and support the established residential pattern.

DESIGN GUIDELINES

1. New single-family homes should be compatible in scale and massing with adjacent structures.
2. A building's mass, scale, form, floor-to-floor height and horizontal alignment should not be in stark contrast to its surrounding context. It should respect the neighborhood's character while remaining clearly distinguishable from surrounding homes.
3. Connect new homes to existing sidewalks with a walkway.
4. Building and roof forms that are substantially incompatible in scale or relationship to the established streetscape, and that detract from the street's visual continuity and rhythm, are discouraged.
5. The finished floor elevation should be placed at a minimum of 16" above ground level to protect privacy and the unique characteristics of the residential streetscape.
6. Orient the front of a house to the street and clearly identify the front door. A prominent entry will contribute to the pedestrian-friendly character of the street.

7. Garage entrances should be located to the rear of the building and screened from street view. Front-loaded garages are discouraged.
8. At least 50 percent of a proposed front facade should fall within the range of the front setbacks established by the two adjacent properties.
9. Covered porches are encouraged as they animate neighborhood streetscape and help to establish a sense of scale to the building. Covered porches should have a minimum dimension of 10 feet wide and 4 feet deep.
10. Provide a minimum separation depth of 15 feet between the primary and accessory structures in established single-family contexts to help maintain appropriate scale.
11. Accessory structures should be subordinate in size, massing and height to the primary building and be positioned to the rear. Materials, architectural character, and form should be compatible with the primary structure.
12. Landscape should incorporate layered and native planting that provides shade and seasonal interest.
13. Mature trees should be preserved. New canopy and under-story trees for new construction should be added to maintain the urban forest character.
14. Front yards along a primary street should feature trees and planted beds, minimizing hard surfaces.
15. Preserve historic landscapes such as stone retaining walls.
16. Minimize the height of a retaining wall with the use of terraces no greater than 4 feet tall or contour the site to reduce the need for retaining walls.

Front yard landscaping incorporates layered planting beds and generous green space to enhance neighborhood character, support walkability, and reinforce the residential streetscape.





Covered porches and upper-level balconies are integrated into the building form to enhance facade articulation, reinforce pedestrian-scale design, and provide functional outdoor living spaces.

E T

Rear-loaded parking keeps garage entrances out of view from the street, reinforcing the neighborhood's walkable character.





Facade detailing that includes cornice lines, windows, eaves, and overall architectural articulation that complements adjacent buildings.

- 17.** Enhance the design and better unify the architectural relationship within an area by complementing the articulation of adjacent buildings.
- 18.** Building articulation and composition should work together to avoid monotonous facades and support a consistent pedestrian-scale rhythm.
- 19.** Facades should incorporate architectural detailing that reinforces human scale and contributes to neighborhood character. Detailing should include elements such as window and door trim or surrounds, cornice or eave treatments, foundation detailing, façade articulation, or material transitions.
- 20.** Exterior lighting should be simple, low-intensity, and shielded to prevent glare.
- 21.** Porches, chimneys, and other primary architectural features should be detailed with quality materials and craftsmanship consistent with the surrounding block, rather than treated as flat or unadorned elements.
- 22.** Exterior materials and colors should reflect the neighborhood and complement the existing context. Use material and color palettes to create a balanced, coordinated composition for the building.
- 23.** Material changes should occur only at interior corners or as part of a design return and should not occur at external corners or at an unarticulated plane.
- 24.** Materiality and architectural articulation should provide depth, visual interest, and a cohesive building composition while enhancing the pedestrian experience.

C. EXISTING SINGLE-FAMILY

INTENT

Existing single-family homes should be preserved and sensitively adapted to maintain their architectural integrity, historic significance, and contribution to the streetscape. New additions and alterations should respect original design elements, reinforce established scale and rhythm, and remain visually subordinate to the primary structure. These guidelines are intended to protect Greenville's historic residential character, promote context-sensitive reinvestment, and ensure that change enhances the cohesive, walkable fabric of traditional neighborhoods.



DESIGN GUIDELINES

1. Historic homes should be preserved from demolition or adverse alterations.
2. When adapting a residence to a commercial use, respect the residential character of the building.
3. Original architectural elements should be preserved in place wherever feasible, including but not limited to:
 - a. Existing rooflines and roof forms
 - b. Porch elements, including roof configurations and column design
 - c. Exterior millwork and decorative detailing
 - d. Chimneys
 - e. Exterior materiality and finish quality
4. Renovations to building exteriors should be compatible in scale and massing with adjacent structures.

Preserved architectural character, original roof forms, and landscaped frontage reinforce the home's historic presence within the neighborhood streetscape.

Contemporary addition remains clearly distinguishable yet compatible in scale, materials, and character, preserving the prominence of the original home.



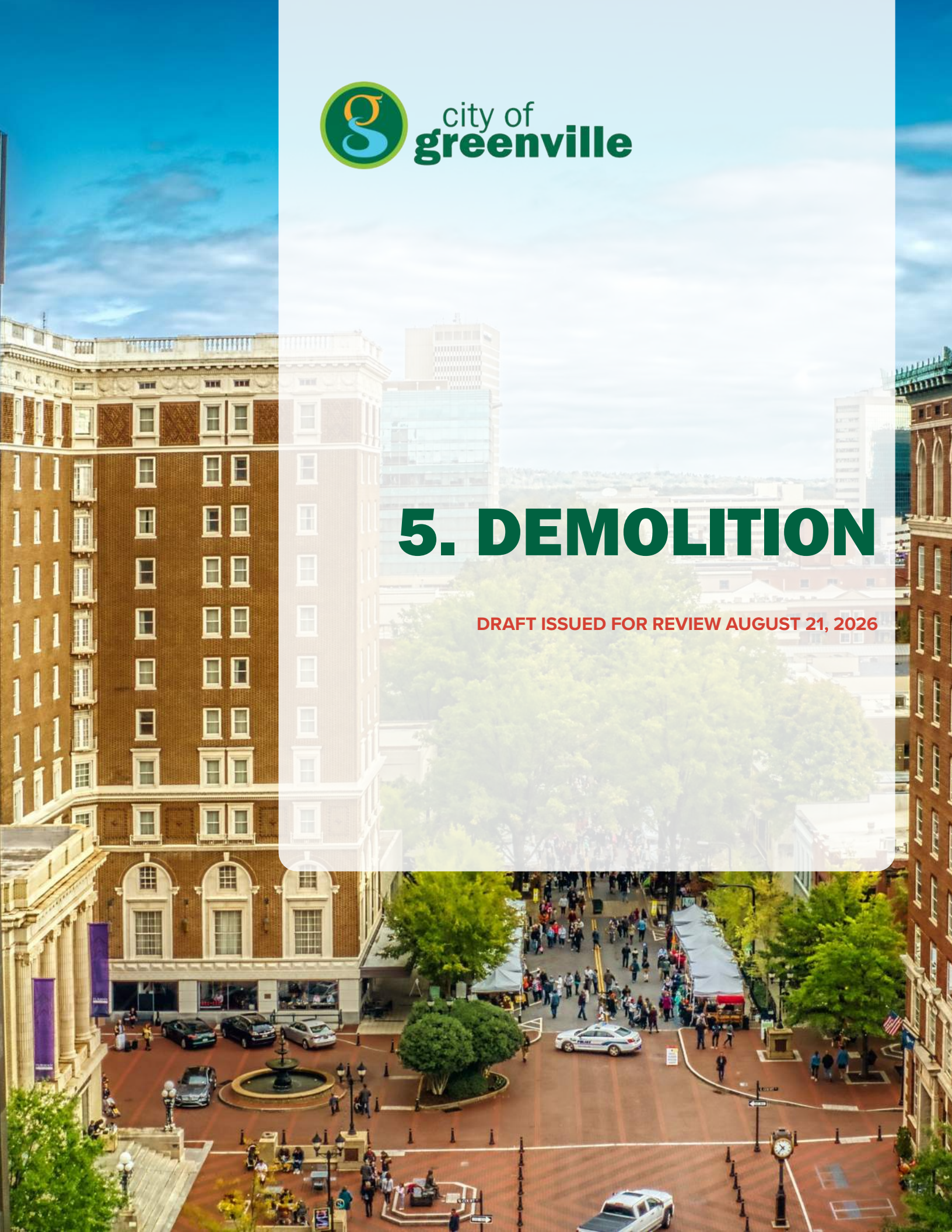
5. Additions should be clearly distinguishable from the original structure while remaining compatible with it.
6. Additions should reinforce and enhance a continuous street wall along the public right-of-way.
7. Additions should be visually subordinate to the original building.
8. Building additions and renovations should be compatible with the existing structure in terms of:
 - a. Scale and massing
 - b. Building materials
 - c. Architectural style
 - d. Overall character and visual hierarchy
 - e. Existing streetscape rhythm
9. Additions and alterations should be compatible in scale, massing, height, and materiality of adjacent neighborhood context.
10. The design for a new addition that would create an appearance inconsistent with the character of the building, especially a historic one, is discouraged.
11. New roof forms should be visually proportional to the existing structure.
12. Rooftop additions, including dormers, should be set back a minimum of 10 feet from the primary, character-defining facade so as not to overpower the primary structure.
13. Rooftop additions should not overhang or project beyond the exterior walls of the lower floors of the primary building.
14. Exterior materials and colors should reflect the neighborhood and complement the existing context.
15. Material changes should occur only at interior corners or as part of a design return and should not occur at external corners or at an unarticulated plane.
16. Garage entrances should be located to the rear of the building and screened from street view. Front-loaded garages are discouraged.
17. Exterior lighting should be simple, low-intensity, and shielded to prevent glare.
18. Landscape should incorporate layered and native planting that provides shade and seasonal interest.
19. Mature trees should be preserved. New canopy and under-story trees for new construction should be added to maintain the urban forest character.
20. Front yards along a primary street should feature trees and planted beds, minimizing hard surfaces.
21. Preserve historic landscapes such as stone retaining walls.
22. Minimize the height of a retaining wall with the use of terraces no greater than 4 feet tall or contour the site to reduce the need for retaining walls.

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5. DEMOLITION

DRAFT ISSUED FOR REVIEW AUGUST 21, 2026



Summary & Policy Framework

Demolition of a historic structure within the Downtown Design District is approached as an exceptional action rather than a routine development tool. Downtown historic buildings, whether individually designated or not, collectively add to the character, walkability, and economic vitality of the city. Demolition is categorized into two types: demolition of historically designated resources and demolition of non-designated structures. Historically designated resources are to be preserved. Should demolition be approved, The new replacement structure must be approved and permitted prior to approval of demolition permits.

To set the foundation for these decisions, the City's intent is to prioritize the retention, stabilization, and adaptive reuse of existing buildings, particularly those that contribute to downtown's historic development pattern. Rehabilitation or alteration that does not preserve historic and cultural features is considered new construction and should be evaluated accordingly, not treated as an alternative to demolition.

Demolition may be considered only when it is clearly demonstrated that reasonable alternatives to retain and reuse a structure are not feasible and that removal will not erode the character or continuity of the downtown environment. Additionally, the demolition of a historic resource is considered only after evaluating the structural and architectural integrity and the feasibility of rehabilitation to determine whether preservation remains a viable option. The authority for the approval of demolition applications is outlined in the Greenville Development Code 19-6.2.17

Alternatives to Demolition

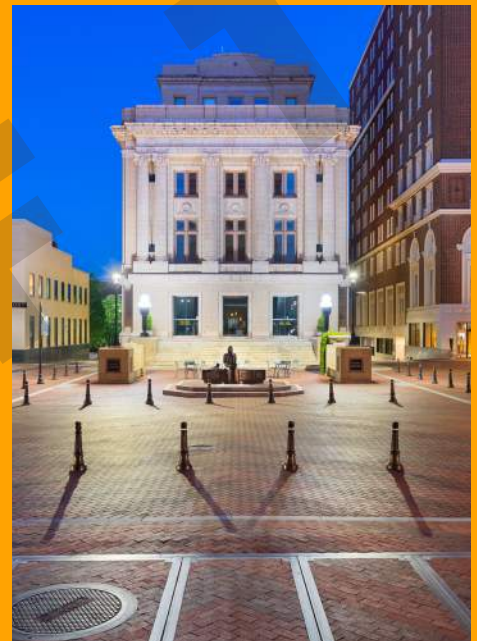
Before demolition is supported, applicants are expected to demonstrate that meaningful alternatives have been explored. Acceptable alternatives include serious consideration of adaptive reuse, partial retention, incorporating existing structures into new development, or stabilization strategies to keep a building viable.

Alternatives analysis should demonstrate a good faith effort to evaluate feasible options that show current downtown uses, flexible configurations, and available preservation tools or incentives. The City's approach emphasizes that challenges alone do not justify demolition; the issue is whether they can be reasonably addressed through design, investment, or creative reuse.

When financial factors are discussed, they are evaluated based on whether reasonable efforts have been made to secure funding, incentives or alternative approaches that support reuse over removal.

Financial Considerations

While economic factors are acknowledged, financial hardship alone is not sufficient basis for approving demolition. The City recognizes that historic buildings require reinvestment and that long-term value often exceeds short-term returns.



Emphasis on Building Condition and Stewardship

Building condition and stewardship are central factors in demolition requests of historically designated structures. Deterioration from neglect or intentional disinvestment does not justify demolition. Owners must demonstrate that reasonable maintenance was provided and that deterioration was neither avoidable nor intentional. Structural and architectural integrity of a historic resource must be verified through independent, third-party structural assessments. Claims of obsolescence or inconvenience are insufficient.

Public Realm and Surrounding Character

Demolition is evaluated for its impact on the public realm pedestrian experience, and building continuity. Structure removal is considered in historic context and current fabric, by assessing effects on adjacent buildings, block rhythm, and the downtown streetscape.

For the demolition of a historic resource, structural assessments must evaluate and document why the structure cannot be reasonably stabilized or rehabilitated, including consideration of standard preservation engineering techniques, rather than presenting new construction as the only viable path.

