



The City of Spartanburg Design Review Board

AGENDA

April 2, 2024, at 5:30 P.M.

Dr. TK Gregg Recreation Center

650 Howard Street – Spartanburg, SC 29303

(Please Note: Items as they appear on the Docket may or may not be considered in the order as they are presented. The Chairman will announce any changes after the roll call).

- I. Call to Order.**
- II. Roll Call.**
- III. Freedom of Information Act Compliance –** Public notification of the Design Review Board meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance
- IV. Approval of Agenda.**
- V. Disposition of the Minutes of March 5, 2024, meeting.**
- VI. Old Business:**
DRB-23-020-00002 – The Design Review Board (DRB) has received a request for Full and Final Approval for conversion of residential on the first floor located at 249 E. Main Street (Tax Map Sheet: 7-12-19-002.00) in the DT-5 (Downtown Code) zoning district. Owner: Brandon McKillop; McKillop Business Group, LLC / Applicant: Meghan Teague; Teague Studios.
- VII. New Business:**
DRB-23-020-00006 – The Design Review Board (DRB) has received a request for Preliminary conceptual approval of the buildings form, massing, and placement on the site for the Grain District Parking Garage located at 344 S. Daniel Morgan Avenue (Tax Map Sheet: 7-12-14-005.00) in the DT-5 (Downtown Code) zoning district. Owner/Applicant: Morgan & Henry JOF ESA II, LLC / Agent: Michael Judice; McMillan Pazdan Smith.
- VIII. Staff Announcements:**
- IX. Adjournment.**

For more information, please call Martin L. Livingston, Jr., AICP, CPM, Community Development Director at (864) 580-5323 or by email at planning@cityofspartanburg.org.

Meeting Minutes of the Design Review Board (DRB)
Tuesday, March 5th, 2024, at 6:00 PM
County Council Chambers

The Design Review Board (DRB) on Tuesday, March 5th, 2024, at 6:00pm. The following Board Members were in attendance: **Lucy Lynch, Alexander Newman, Tori Wallace Babcock and Lukas Hauser**. Representing the City of Spartanburg's Planning Department was **Martin Livingston, Community Development Director; Oksana Holbrooks, Administrative Assistant and Nan Zhou, Planner II**.

Roll Call:

Mr. Newman: Alexander Newman

Ms. Lynch: Lucy Lynch

Mr. Hauser: Lukas Hauser

Ms. Babcock: Tori Wallace Babcock

Ms. Lynch: Per the Freedom of Information Act, public notice of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance. We will now approve tonight's agenda unless there are any changes.

Approval of Agenda

On a motion by Mr. Hauser and second by Mr. Newman, the agenda was approved by a vote of 4 to 0.

Mr. Hauser: Motion to approve.

Mr. Newman: Second

Ms. Lynch: All in favor say aye?

Attendees: Aye.

Ms. Lynch: Okay tonight's agenda is approved. Has everyone had a chance to review the meeting minutes from the last meeting February 6th, 2024?

Approval of Meeting Minutes for February 6th, 2024

On a motion by Mr. Hauser to approved minutes as amended and second by Mr. Newman, the minutes was approved by a vote of 4 to 0.

Mr. Hauser: Motion to approve

Mr. Newman: Second.

Ms. Lynch: All in favor of approving the minutes from February 6th?

Attendees: Aye.

Old Business: None.

New Business:

The Design Review Board (DRB) has received a request for Preliminary conceptual approval of the buildings form, massing, and placement on the site for the Arcadia Press Arts, LLC Development located at 251 E. Main Street (Tax Map Sheet: 7-12-19-003.00) in the DT-5 (Downtown Code) zoning district. Owner: Michele Cook / Applicant/Agent: Meghan Teague, AIA; Teague Studios

GENERAL PROJECT OVERVIEW

The applicant is seeking to renovate an existing one-story commercial building as an artist studio along Main Street between Broad Street and Dean Street.

AUTHORITY

This project is zoned DT-5. Formal design review and approval by the Design Review Board is required due to the substantial renovation of the front façade.

DETERMINATION OF COMPLETENESS

- Application is complete

EXCEPTIONS REQUIRED FOR APPROVAL

- 3.3.6 Building Frontage and 6.1.5.A – An awning or canopy is required across the frontage of the façade to provide pedestrian comfort

CODE REVIEW

A. Applicability Matrix: This is presumed to be a substantial modification where the improvements are greater than 50% of appraised value or a minor modification. Compliance is required of the expanded building area only (filling in of the front façade) and the rear entry.

B. Use Standards: The proposed use is permitted by right.

C. District Standards:

- **3.3.1 Lot Configuration:** *Compliant*
- **3.3.2 Primary Building Standards:** *Compliant*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Not applicable*
- **3.3.6 Building Frontage:** *Shopfront – permitted – awning or canopy required (see Additional Comment Below)*
 - Not applicable

D. General Standards:

- Not applicable

E. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space. *Compliant*

F. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** *Compliant*
- **5.2.2 Solid Waste Storage Areas:** *Not applicable*
- **5.2.3 Mechanical and Utility Equipment:** *Located in rear yard*

G. Building Standards:

- **6.1.2 General Design Principles - Housing:** Not applicable
- **6.1.3 General Design Principles – Mixed-Use Infill and Redevelopment:** *Compliant*
- **6.1.4 General Design Principles – Downtown Should be Urban:** *Compliant*
- **6.1.5 General Design Principles - Put People First:** *Need a canopy to provide pedestrian comfort*
- **6.2 Required Building Design Standards:**
 - **6.2.1 Architectural Style:** *Compliant*
 - **6.2.2 Compatibility:** *Compliant*
 - **6.2.3 Proportions:** *Compliant*
 - **6.2.4 Wall Materials:** *Compliant*
 - **6.2.5 Façade Treatment:** *Compliant*
 - **6.2.6 Building Entrances:** *Compliant*
- **6.4 Specific Building Design Standards for Mixed-use and Commercial Buildings in D-T5 (option b)**
 - **6.4.1 Roof and Eaves:** *Compliant*
 - **6.4.2 Canopies/Awnings:** *Compliant but see also additional comments*
 - **6.4.3 Encroachments:** *Compliant*
 - **6.4.4 Ground Level Detailing:** *Compliant*
 - **6.4.5 Materials:** *Compliant*

H. Parking:

- **Not Applicable**

I. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:** 12 ft streetscape zone with a minimum 8 ft sidewalk and trees planted in wells consistent with downtown standards (40 ft on-center). – *Not applicable*

J. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Provision of Canopy or Awning:** Along Main Street, the canopies and awnings of buildings provide shelter from sun and rain to pedestrians walking by. It appears that no canopies or awnings have been provided in the renovation of the facades of the neighboring buildings, however, that should not be the precedent. Because this application requires Board approval, we typically recommend the installation of some type of a canopy or awning that is consistent with the other commercial storefronts along Main Street and with the code requirements. In this case, the client has requested an exception to our standards based on the following request:

- *There is a desire to maximize the natural light into the building along the frontage and the placement of a canopy or awning across the full frontage would be challenging for this building as it is north facing, short in height and relatively narrow. We believe that the entrance canopy is of sufficient width to ensure pedestrian comfort while providing relief from the elements for both building tenants and passersby.*

RECOMMENDATION

We recommend final approval of the application including the granting of an exception to minimize the required canopy to span only the entry.

Applicant:

Meghan Teague, AIA; Teague Studios.

Public Comments:

None.

Discussion:

The well proposed project matches the surrounding businesses and buildings. The new walkway the applicant is not responsible for, since there is access in front.

A motion was made by Ms. Babcock, seconded Mr. Newman for full & final approval with the modifications requested by a vote of 4-0.

GENERAL PROJECT OVERVIEW

The proposed 10-unit townhome project sits on 0.52 acres across two lots at the corner of Oakland Avenue and East Saint John Street. The southern parcel along East Saint John is an existing parking lot and is nearly completely impervious. There is a 20" water oak tree on the 218 Oakland Avenue parcel located in the front setback area. The proposed units are intended to be for-sale, necessitating a subdivision plat (presumably as a condominium project) prior to final approval. The project received preliminary approval at the January 2, 2024 meeting.

AUTHORITY

This project is split zoned with the northern parcel (218 Oakland) zoned D-T4 and the parcel along East Saint John Street (214 Oakland) zoned D-T5. Without a rezoning to consolidate the zoning across the entire site, each parcel will have to express compliance individually. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

- Application complete however the following required supplemental information
 - Buildings elevations do not show elevation details
 - Landscape plan lacks information on the side and back of Units 3-6

EXCEPTIONS

- 6.4.4 Garage Access: Units 3-6 have front loaded garages that are not recessed and exceed 50% of the façade
 - *Applicants have provided a decorative garage door with a dark bronze color to minimize its visual impact as an alternative to this requirement.*

CODE REVIEW

Exceptions or deviations required are noted in *blue italics*

A. Use Standards: The proposed use (dwelling-multi-family) is permitted by right in both districts.

B. District Standards:

- **3.3.1 Lot Configuration:** *Not applicable*
- **3.3.2 Primary Building Standards:** Lots 1 & 2 are subject to D-T4 standards and the remaining are subject to D-T5. – *Exception Approved 1/2/2024*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Compliant for Lots 1-2 and 7-10*
- **3.3.6 Building Frontage:** *Stoop - permitted*

C. General Standards:

- Not applicable

D. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space. – *Lots 3-6 front the interior court/alley - Exception Approved 1/2/2024*
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. *Non-compliant for Lots 3-6 - Exception Approved 1/2/2024*
- **5.1.4 Setbacks:** Front and side setbacks must be consistent with surrounding buildings. *Non-compliant for Lots 1-2 - Exception Approved 1/2/2024*
- **5.1.5 Adjacent Lots:** Grading between lots to be sensitively considered. *Non-compliant for Lots 3-6*

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** *Compliance presumed*
- **5.2.2 Solid Waste Storage Areas:** *Sutera location shown on plan - compliant*
- **5.2.3 Mechanical and Utility Equipment:** *Compliance to be confirmed with final approval*

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** *Not applicable*
- **6.1.2 General Design Principles - Housing:** *Not applicable*
- **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment:** *Not applicable*
- **6.1.1 General Design Principles - Downtown Should be Urban:** *Compliant*
- **6.1.5 General Design Principles - Put People First:** Streetscapes should be composed of wide sidewalks for walking, seating, public art, and landscaping. – *Exception Approved 1/2/2024– note that the current drawings do not show the correct streetscape improvements along both street frontages in the building*

elevation and model drawings. The landscape plan shall be the prevailing document.

- **6.2 Required Building Design Standards:**
 - **6.2.1 Architectural Style:** *Compliant*
 - **6.2.2 Compatibility:** *Compliant*
 - **6.2.3 Proportions:** *Compliant*
 - **6.2.4 Wall Materials:** *Compliant – See Additional Comments*
 - **6.2.5 Façade Treatment:** *Compliant*
 - **6.2.6 Building Entrances:** *Non-compliant for Lots 3-6 - Exception Approved 1/2/2024*
- **6.4 Specific Building Design Standards for all D-T4 and Residential Structures**
 - **6.3.1 Roof and Eaves:** *Flat roofs in D-T4 - Exception Approved 1/2/2024*
 - **6.3.2 Façade Design:** *Compliance presumed but needs to be confirmed with measurements*
 - **6.3.3 Building Entrances:** *Model depicts intended compliance.*
 - **6.4.4 Garages**
 - **a. Garage Setbacks:** *Garages on Lots 3-6 are not recessed a minimum of 5 ft – Exception Required*
 - **b. Garage Width:** *Garages on Lots 3-6 may not exceed 50% of the façade width – Exception Required*
 - **6.3.5 Materials:** *Compliant*

G. Parking:

- **Parking Area Access:** *Parking is provided via a rear court/alley*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:**
 - D-T4: 11 ft zone with 6 foot planting strip; trees every 50 ft; and a 5 ft sidewalk – *The landscape plan (this is the prevailing document) shows compliance with the following changes – replace the two Redbuds along Oakland with Nuttall Oaks*
 - D-T5: 12 ft/14 ft without tree wells; 8 ft sidewalk; trees in wells – *The landscape plan (this is the prevailing document) show compliance with the following changes – replace the Nuttall Oak along East Saint John with a Redbud (may be in sight distance triangle either way – please confirm)*

I. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Elevation Details:** The submitted elevation drawings lack some of the usual detail required for final approval. We recommend approval subject to inclusion of the following notes on the plan:
 - *All changes in materials shall terminate at inside corners.*
 - *Windows shall be inset from the exterior wall material and shall have a sill.*
 - *All casing shall be a minimum of 3 ½ inches in width.*
- **Landscape Plan:** Please provide landscape plan detail for the side and rear of Units 3-6 (e.g., vegetation, ground cover, fences, retaining walls)

- **Façade Materials:** There seems to be an unnecessary variety of façade treatments and we would recommend some simplification. Specifically, we strongly urge consistent spacing for all board and batten elements with battens spaced 10-12” apart. Traditionally horizontal lap siding, when used, is the predominant façade material with b&b utilized for bays, gable ends, and other notable façade elements. On your façade, we recommend the use of b&b on the upper story and lap siding for the rest of the building. This provides a balanced “verticals over horizontals” which tends to be more visually pleasing. Alternatively, if you wish to keep the current arrangement, we recommend a standard batten width of 10-12”. There is a practical element to this recommend, in addition to the design aesthetic. It’s been our observation that maintaining a smooth finish paint across a large uninterrupted area is difficult. These areas tend to show wear much quicker because they don’t have the shadow lines of battens to conceal the wear.

RECOMMENDATION

We recommend final approval conditioned on the modifications noted above.

Applicant:

Zedekiah Heydenburg; Site Design Inc.

Public Comments:

Michael Hammond, 230 Oakland Ave, Spartanburg, SC 29302.

Discussion:

The applicant needs to re-evaluate the materials used for the appearance of the townhomes to better blend and be harmonious to the surrounding neighbors.

Two motion(s) was made by Ms. Babcock seconded by Mr. Newman for exception of the façade variance for the garage doors being more the 50% on the units that are not on the public street by a vote of 4-0.

No motion was made, but a recommendation for continuance to next month’s meeting until ready to present by a vote of 4-0.

The Design Review Board (DRB) has received a request for Full and Final Approval for the Spartanburg Ballpark Development located at 300 W. Henry Street (Tax Map Sheet: 7-12-14-005.00, 7-12-14-036.00, 7-12-14-037.00) in the DT-5 (Downtown Code) zoning district. Owner/Applicant: Chris Story; City of Spartanburg / Agent: Eric Miller; Johnson Development.

GENERAL PROJECT OVERVIEW

The proposed 3500+ seat, Single-A baseball stadium is located on approximately 14.5 acres at the intersection of West Henry Street and South Daniel Morgan Avenue. This project received preliminary approval on 11/7/2024.

AUTHORITY

This project is zoned DT-5. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

- Application is complete

EXCEPTIONS

- 3.3.2.a Front Building Setback – Maximum setback of 6 ft
 - *Approval for setbacks granted at 11/7/2024 meeting*
- 6.4.4.a Minimize Blank Walls – Expanses of blank walls may not exceed 20 feet in length – *Proposed blank wall along Henry Street is 273 feet*
 - *Approval granted at 11/7/2024 meeting subject to final review*
- 6.4.4.c Transparency Zone – Glazing (transparent windows or doors) must extend at least 60% of the total façade width – *Proposed glazing along Broad Street is less than 60% (primarily due to the 28 ft blank wall)*
 - *Approval granted at 11/7/2024 meeting subject to final review*
- 8.1 Streetscape – Minimum 16 ft zone with trees in wells
 - *Now reflected in plans along Henry – Daniel Morgan Avenue will require improvement as well*

CODE REVIEW

A. Use Standards: The proposed use is permitted by right.

B. District Standards:

- **3.3.1 Lot Configuration:** *Compliant*
- **3.3.2 Primary Building Standards:** *Additional setback approved at 11/7/24 meeting*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Not applicable*
- **3.3.6 Building Frontage:** *Shopfront - permitted*

C. General Standards:

Not applicable

D. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space. *Compliant*
- **5.1.2 Corner Lots:** Buildings located at street intersections must place the main building, or part of the building, at the corner. *The primary corner is at West Henry and Daniel Morgan. It is presumed that the corner entry at the access road and West Henry is a function of the ballpark orientation.*
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. *Compliant – primary entry is at the corner of West Henry and the Access Road*

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** *Compliant*
- **5.2.2 Solid Waste Storage Areas:** *Compliant*

- **5.2.3 Mechanical and Utility Equipment:** Compliant

F. Building Standards:

- **6.1.1 General Design Principles - Connectivity:** Compliant with the exception of the blank wall that creates a visual gap along the street frontage. *Exception approved at 11/7/24 meeting*
- **6.1.1 General Design Principles - Downtown Should be Urban:** Compliant
- **6.1.5 General Design Principles - Put People First: (B)** Ground floor activity is critical to pedestrian comfort and activity. Long expanses of inactivity are strongly discouraged. *Exception approved at 11/7/24 meeting*
- **6.2 Required Building Design Standards:**
 - **6.2.1 Architectural Style:** *Not applicable*
 - **6.2.2 Compatibility:** *Not applicable*
 - **6.2.3 Proportions:** *Compliant*
 - **6.2.4 Wall Materials:** *Non-compliant: Exception approved at 11/7/24 meeting*
 - **6.2.5 Façade Treatment:** *Compliant*
 - **6.2.6 Building Entrances:** *Compliant*
- **6.4 Specific Building Design Standards for Mixed-Use and Commercial Buildings in D-T5**
 - **6.4.1 Roof and Eaves:** *Compliant*
 - **6.4.2 Canopies/Awnings:** *Compliant*
 - **6.4.3 Encroachments:** *Compliant*
 - **6.4.4 Ground Level Detailing**
 - **a. Minimize Blank Walls:** Expanses of blank walls may not exceed 20 feet in length. (A “blank wall” is a facade that does not contain transparent windows or doors.) – *The proposed blank wall along Henry Street is 273 ft - Exception approved at 11/7/24 meeting*
 - **c. Transparency Zone:** Glazing must extend from the corner of the front facade for a depth equal to 60% of the length of the building *Exception approved at 11/7/24 meeting*
 - **6.4.5 Materials:** *The proposed metal siding is not a permitted material and requires a Discretionary Review. Exception approved at 11/7/24 meeting*

G. Parking:

- **Not Applicable**

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:** 16 ft streetscape zone with a minimum 16 ft sidewalk and trees planted in wells consistent with downtown standards (40 ft on-center). *Compliant*

I. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Substandard Streetscape along Daniel Morgan Avenue Street:** The current plans do not show an upgraded streetscape along Danial Morgan Avenue. Given the expectation of

heavy foot traffic from the ballpark to Morgan Square, this street should be upgraded at the same time. The streetscape should be consistent with the streetscape plan for the renovated Morgan Square.

- **Future Development Along Daniel Morgan:** As noted in the plans, the area in between the ballpark is slated for future development. It is presumed that this future development will be placed between the stadium and Daniel Morgan Avenue, effectively screening that side of the stadium. The DRB may want to consider an interim measure such as supplemental landscaping along that frontage in case those buildings are not delivered in the near term – next five years.
- **Brick Detail on Upper Story:** The inlaid brick pattern on the three panels noted below seems to conflict with the sign. We recommend eliminating the detail for these three sections for a clean sign panel. Additionally, we recommend converting the current square in each remaining panel to two vertical rectangles that more closely mimic the window patterns at the main entry from Henry Street.

RECOMMENDATION

We recommend final approval of this approval subject to the following conditions:

- The improvement of the streetscape along Daniel Morgan Avenue (this needs to be shown on the final plans and may be noted as “by the city” if approved by the City Manager
- The consideration of supplemental landscape as a temporary screening element on the Daniel Morgan Avenue frontage.
- The adjustment of the brick details on the upper story to more closely mimic the window patterns near the main entrance.

Applicant:

Eric Miller; Johnson Development.
Jessica Greer, Johnson Development.

Public Comments: None.

Discussion:

The side walk on S. Daniel Morgan Avenue needs to meet the requirements of the code from the Ballpark to the AC Hotel. The sidewalk is under the purview of City of Spartanburg.

A motion was made by Mr. Hauser, seconded by Ms. Babcock for full & final approval with a request that the streetscape on S. Daniel Morgan Avenue be addressed as part of the development up to the AC hotel and the final brick detail to be submitted to staff for review and approval by a vote of 4-0.

Staff Announcements: The next meeting will be held at Dr. TK Gregg Community Center.

Adjourn meeting at 8:30 PM

Lucy Lynch, Chairperson

Design Review Board Application

Pre-Application Meeting highly recommended.

Name of Development: 249 E Main Street

Street Address: 249 E Main Street

Zoning District: DT-5 Overlay: _____ Tax Map Number: 7-12-19-002.00

Owner: McKillop Business Group, LLC Phone: 864.590.4921

Address: 958 Nantahala Drive Email: brandon.mckillop@gmail.com

City: Chesnee State: SC Zip: 29323

Applicant: Meghan Teague Phone: 864.506.0608

Address: 708 E Main Street Email: meghan@teaguestudio.com

City: Spartanburg State: SC Zip: 29302

Agent: Meghan Teague Phone: 864.506.0608

Address: 708 E Main Street Email: meghan@teaguestudio.com

City: Spartanburg State: SC Zip: 29302

Action Requested:

- ☒ Preliminary conceptual approval of the building's form, massing, and placement on the site (see attached submittal checklist).
- ☒ Full and Final Approval (see attached submittal checklist).

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant / Owner Signature:  Date: 03/11/2024

Staff Use Only / Received by: _____

Date Received: _____ Time: _____ Permit Number: _____

PRELIMINARY REVIEW - REQUIRED DOCUMENTS		☒
Completed Design Review Board (DRB) Application Form		X
Packaged PDF Documents (All documents to be submitted as a packaged PDF in 11X17 or 18X24 formats with consistent page sizes and scaled drawings with common increments)		X
1. Existing Conditions Analysis		
a. Context Plan/Map (Identifying Site Context and Zoning District of Proposed Site)		X
b. Aerial Image of Site/Context (Google Earth, ArcGIS or similar)		X
c. Comprehensive Site Photos (showing adjacent buildings and area context)		X
2. Site Plan (Schematic Level)		
a. Layout of all structures (showing north arrow, graphic drawing scale, cardinal directions, property lines, dimensions and adjacent streets labeled)		X
b. Footprints of adjacent structures (if applicable)		X
c. Site elements (including sidewalks, paths, and landscape areas)		X
d. Parking and loading areas		X
e. Conceptual site grading (indicating any expected retaining walls and stormwater management/site drainage features)		n/a
f. Site Sections (as appropriate, to illustrate unique grade configurations)		n/a
3. Elevations and Floor Plans for all buildings (Schematic Level)		
a. Proposed Finished Floor Elevation(s)		n/a
b. Building Elevations (in color, with proposed material call-outs)		X
c. Floor Plans		X
d. Roof Plan		X
e. Expected locations of mechanical equipment (ground and roof mounted)		X
f. Material Selections and Colors (image and manufacturer product name/number)		X
4. Perspective Illustrations (Minimum of 2)		
a. Proposed view on project side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk abutting the property)		n/a
b. Proposed view on opposite side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk across the street from the property)		n/a
c. A bird's eye view of the block bounded by the surrounding streets (as applicable)		n/a
d. Additional renderings/views (recommended)		n/a
5. Modification of Standards and/or Special Exceptions (if necessary)		
a. Description of Requested Modifications/Special Exceptions including a statement of the unique design considerations that contribute to this request and the proposed design solutions		X
b. Additional drawings that depict the applicant's proposed design, configuration, or material modifications		n/a

PRELIMINARY REVIEW SCHEDULE:

- Initial Package Submitted to City – 3 weeks prior to DRB meeting
- Review by Design Manager – 2 weeks prior to DRB Meeting
- Final Submission of Preliminary Design Package – 1 week prior to DRB Meeting
- Note: An additional meeting may be necessary for the DRB to consider any requested Modification of Standards or Special Exceptions.

FULL and FINAL REVIEW - REQUIRED DOCUMENTS		☒
Completed Design Review Board (DRB) Application Form		X
Packaged PDF Documents (All documents to be submitted as a packaged PDF in 11X17 or 18X24 formats with consistent page sizes and scaled drawings with common increments)		X
1. Existing Conditions Analysis		
a. Context Plan/Map (Identifying Site Context and Zoning District of Proposed Site)		X
b. Aerial Image of Site/Context (Google Earth, ArcGIS or similar)		X
c. Comprehensive Site Photos (showing adjacent buildings and area context)		X
2. Site Plan (Construction Drawing Level)		
a. Layout of all structures (showing north arrow, graphic drawing scale, cardinal directions, property lines, dimensions and adjacent streets labeled)		X
b. Footprints of adjacent structures (if applicable)		X
c. Hardscape elements (including sidewalks, paths, and other paved surfaces)		X
d. Landscape Plan (showing all required tree preservation, tree planting, screening, and foundation plantings)		n/a
e. Site Lighting Plan (with locations and type of all proposed fixtures)		n/a
f. Parking and Loading Areas		n/a
g. Site Grading (indicating any retaining walls and stormwater management/site drainage features)		n/a
h. Site Utilities and Solid Waste Management Plan		n/a
i. Preliminary Plat (as appropriate)		n/a
3. Elevations and Floor Plans for all buildings (Design Development or Construction Drawing Level)		
a. Building Elevations (in color, with proposed material call-outs)		X
b. Floor Plans		X
c. Roof Plan		X
d. Locations of mechanical equipment (ground and roof mounted)		X
e. Material selections (image and manufacturer product name/number)		X
f. Building Lighting Plan (with locations and type of all proposed fixtures)		n/a
g. Location of Signage		n/a
h. Existing Grade and Proposed Grade (with finished floor elevations and building height, measured from the highest curb elevation adjacent to the site)		X
i. Wall Sections that depict the various construction systems and materials specific to the proposed area of the building (i.e., not simply a "typical" wall section)		n/a
j. Material Selections and Colors (image and manufacturer product name/number AND material sample/color board) for all exterior materials, finishes, windows, awnings/canopies, and fixtures		X
4. Perspective Illustrations (Minimum of 2)		
a. Proposed view on project side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk abutting the property)		X
b. Proposed view on opposite side of street (including adjacent structures, as it would be seen at eye level by a pedestrian on a sidewalk across the street from the property)		X
c. A bird's eye view of the block bounded by the surrounding streets (as applicable)		n/a
d. Additional renderings/views (recommended)		n/a

FINAL REVIEW SCHEDULE:

- Initial Package Submitted to City – 3 weeks prior to DRB meeting
- Review by Design Manager – 1 week

SUBJECT:
249 E. Main Street

TO: Spartanburg Design Review Board members

DATE: April 2, 2024

FROM: Martin L. Livingston, Jr.

GENERAL PROJECT OVERVIEW

The applicant is seeking to convert an existing one-story commercial building into a two-unit dwelling along Main Street between Broad Street and Dean Street.

AUTHORITY

This project is zoned DT-5. Formal design review and approval by the Design Review Board is required because of the requested change in use on the ground floor along Main Street from commercial to housing. The Board has previously approved the location of residential on the ground floor facing Main Street at their October, 2023 meeting subject to additional design scrutiny for consistency with the intent of the code.

DETERMINATION OF COMPLETENESS

- Application is complete for Final Approval Review

EXCEPTIONS REQUIRED FOR APPROVAL

- 6.1.2.B Key Principle: Housing – Housing should not be placed on the ground floor frontage in D-T6 and along Main Street. – ***Approved by the DRB subject to design review***

CODE REVIEW

- A. Applicability Matrix:** This is a substantial modification where the improvements are greater than 50% of appraised value. Full compliance is required to the extent practical. Full compliance is required without exception for expansion areas and landscaping standards.
- **Use Standards:** The proposed use is permitted by right (though not on the street facing side). ***Approved by the DRB subject to design review***
- B. District Standards:**
- **3.3.1 Lot Configuration:** *Compliant*
 - **3.3.2 Primary Building Standards:** *Compliant*
 - **3.3.4 Building Height:** *Compliant*
 - **3.3.5 Permitted Parking Location:** *Not applicable*

- **3.3.6 Building Frontage: Shopfront** – permitted – *awning or canopy required (see Table 1) – applicants have requested an exception to not install any canopy or awning*

C. General Standards:

- Not applicable

D. Lot/Site Standards:

- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space. *Compliant*

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** *Compliant*
- **5.2.2 Solid Waste Storage Areas:** *No information provided*
- **5.2.3 Mechanical and Utility Equipment:** *No information provided*

F. Building Standards:

- **6.1.2 General Design Principles - Housing:** Housing should not be placed on the ground floor frontage in D-T6 and along Main Street. – *DRB previously approved exception subject to design review*
- **6.1.3 General Design Principles – Mixed-Use Infill and Redevelopment:** *Compliant*
- **6.1.4 General Design Principles – Downtown Should be Urban:** *Compliant*
- **6.1.5 General Design Principles - Put People First:** Ground floor activity is critical to pedestrian comfort and activity. Long expanses of inactivity are strongly discouraged. – *DRB previously approved exception subject to design review*
- **6.2 Required Building Design Standards:**
 - **6.2.1 Architectural Style:** *Compliant*
 - **6.2.2 Compatibility:** *Compliant*
 - **6.2.3 Proportions:** *Compliant*
 - **6.2.4 Wall Materials:** *Compliant*
 - **6.2.5 Façade Treatment:** *Compliant*
 - **6.2.6 Building Entrances:** *Compliant*
- **6.3 Specific Building Design Standards for Residential Structures/Frontages in D-T5 (option a)**
 - **6.3.1 Roof and Eaves:** *Compliant*
 - **6.3.2 Façade Design:** *Presumed Compliant – Calculation not provided but note on plan guarantees compliance*
 - **6.3.3 Building Entrances: Raised Entries** *Not Compliant – Exception provided by the DRB subject to enhanced design*
 - **6.3.5 Materials:** *Compliant*
- **6.4 Specific Building Design Standards for Mixed-use and Commercial Buildings in D-T5 (option b)**
 - **6.4.1 Roof and Eaves:** *Compliant*
 - **6.4.2 Canopies/Awnings:** *Existing canopy to be removed with no replacement – Installation of a canopy/awning is a requirement of the building frontage (3.3.7)*
 - **6.4.3 Encroachments:** *Not applicable*
 - **6.4.4 Ground Level Detailing:** *Compliant*
 - **6.4.5 Materials:** *Compliant*

G. Parking:

- Not Applicable

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:** 12 ft streetscape zone with a minimum 8 ft sidewalk and trees planted in wells consistent with downtown standards (40 ft on-center). - *One tree is required if there are no conflicts with underground utilities*

I. **Signage:** Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Front Unit Entry:** The proposed front façade is consistent with the neighboring commercial properties though we continue to question the direct access entry from the sidewalk into the living space of the unit. The code requires that residential units be elevated to provide a sense of privacy from the sidewalk but no alternate configuration has been provided. We would strongly encourage some type of visual offset or an entry vestibule to provide a more appropriate transition to the private space.
- **Storefront Windows:** The proposed Main Street elevation windows are high-quality but residential-grade and we are not sure whether they are appropriate for a commercial, storefront condition. We have requested that applicants bring samples to the meeting for DRB review.
- **Street Tree required:** Because the application is a change in use, the streetscape is required to be upgraded. Consistent with the downtown standards, one street tree is required, using a tree well.
- **Front Façade Canopy/Awning:** The proposed recessed is proposed in lieu of the provision of building canopy/awning as required by the building typology. The purpose of this requirement along a main street is two-fold: to provide shelter prior to entry and to provide shelter to pedestrian walking by. The grant of an exception is predicated upon a change necessitated by a site-specific condition, building-specific condition or an innovative manner in which to fulfill the overall design intent of this Code. We do not believe that the application shows a building-specific need to eliminate this requirement nor do we think that it shows an innovative manner in which to fulfill the design intent.
- **Privacy Screening:** The applicants have suggested that the individual residents can use a flexible interior screen as a means to provide natural light while keeping curtains or blinds open to avoid a blank wall condition. We do not think that this solution will provide enough privacy to the unit to preclude this condition. Blank walls and dead spaces simply do not encourage pedestrian activity. Great Main Streets have a continuity of active, ground floor spaces that cast light onto the sidewalk at night and provide visual diversity to a pedestrian. The lack of these ingredients causes a well-documented emotional response that is equivalent to stress or fear which discourages pedestrian activity. As well-intentioned as an interior screen may be, we do not think that it is sufficient to permanently meet the intent of the code.

RECOMMENDATION

While the application addresses many of the DRB's concerns, we still do not believe that the proposed solution for the Main Street elevation will adequately address the need for the tenant's privacy and the importance of providing an active, ground floor. In addition, we do not think that application has established a building-specific need to eliminate the proposed canopy/awning nor have they provided an innovative solution that addresses the intent. In addition, no accommodation has been made for the required street tree.

Because of these two outstanding issues, we are not able to provide a recommendation for approval with specific exceptions granted by the Board as follows:

That the proposed elevation provides sufficient shelter to pedestrians on the sidewalk for comfort and shelter; and

That the proposed design will prioritize pedestrian activity through the provision of an active, ground floor space; and

That the required street tree is not practical to install due to existing site conditions (need to define what these are).

DOWNTOWN STOREFRONT UPFIT

upfitting an existing storefront at 249 E Main Street in downtown Spartanburg.



URBAN CONTEXT



Vicinity Map

URBAN CONTEXT



Proximity Map

URBAN CONTEXT



project site



photographs from north side of E Main Street looking south

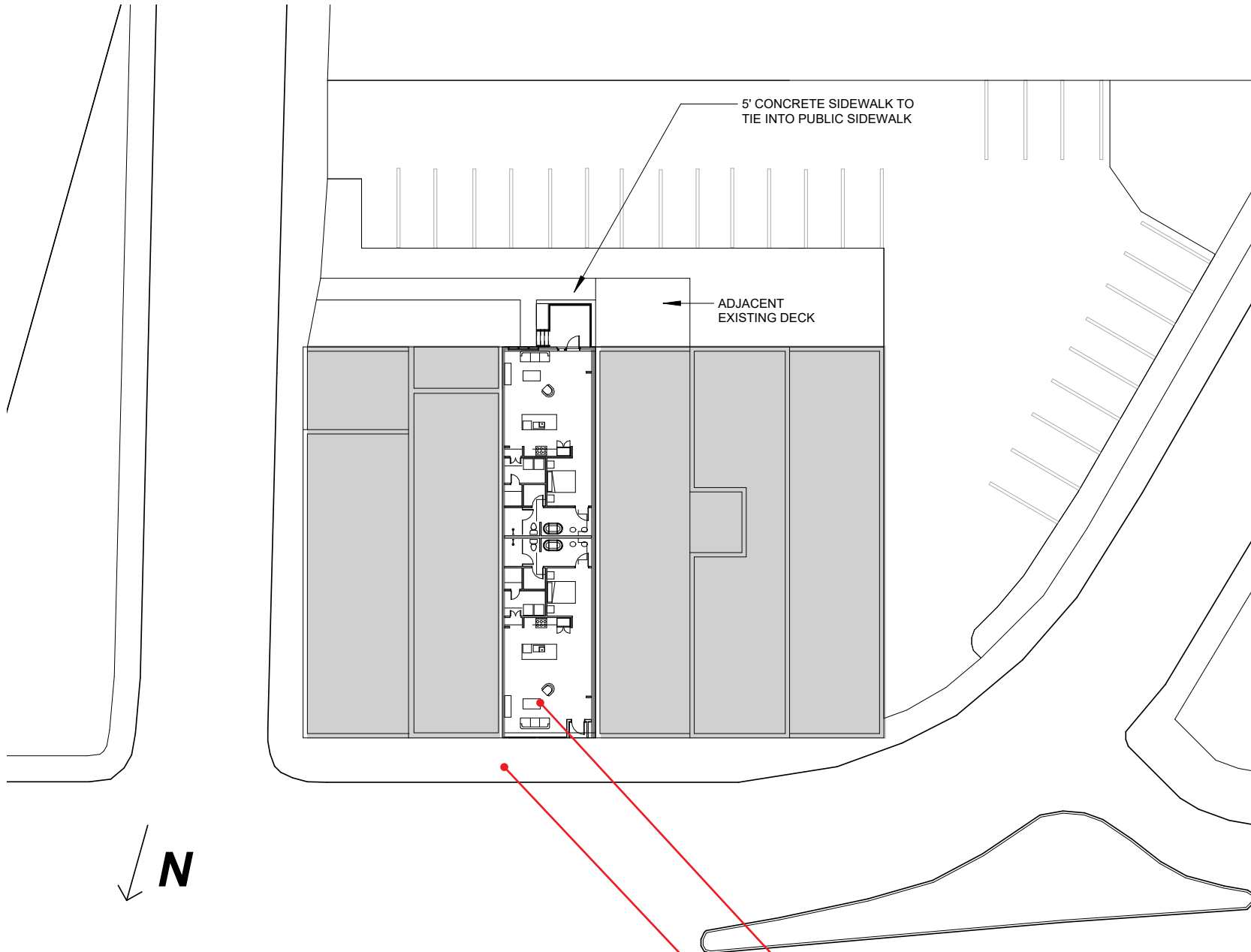


photographs from site looking north



photographs looking at the rear of the building

DOWNTOWN CODE COMPLIANCE



SITE + BUILDING FOOTPRINT @ 1/32" = 1'-0"

existing building footprint to remain;
floor level even to sidewalk level

existing sidewalks

Spartanburg Downtown Code Compliance for 249 E Main Street

DT-5 - gateway corridors and blocks surrounding the downtown core

Code Section	Section Title	Requirement	Compliance
3.1.4	Use Standard by Zone	Dwelling - Two / Multi Family	✓
3.3	District Standards		
3.3.2	Primary Building Standards	no change	✓
6.4	Specific Building Design Standards		
6.4.1	Roof and Eaves		
	a. flush eaves must be finished by profiled molding or gutters.		✓
	b. All rooftop equipment must be screened from view		
6.4.3	Ground Level Detailing		
	a. Minimize Blank Walls: Expanses of blank walls may not exceed 20 feet in length. (A "blank wall" is a facade that does not contain transparent windows or doors.)		✓
	b. Ground-Level Glazing: Window glazing and doorways must be the predominant features in the street-level facade. Exterior burglar bars, fixed "riot shutters," or similar security devices must not be visible from the public right-of-way. All ground level windows must provide direct views to the building's interior extending a minimum of 6 feet behind the window.		✓



EXISTING STREET ELEVATION

DOWNTOWN CODE COMPLIANCE



Elevations @ 1/8" = 1'-0"

c. Transparency Zone: Glazing that is transparent under all lighting conditions must extend from a base of contrasting material (not exceeding four (4) feet in height above the adjacent grade) to at least the height of the door head. However, spandrel or colored glass may be used above the height of the door head. Glazing must extend from the corner of the front facade for a depth equal to: 1. Shopfront Frontage Transparency per Section 4.2: At least seventy (70) percent of the length of building along all street side building facades.

✓

6.4.4 Materials

Commercial building walls must be brick, pre-cast concrete, cut stone (residential applications such as field stone and ledge stone are prohibited), cementitious fiber board, or wood clapboard. Regular or decorative concrete block and EIFS-type stucco may be used on building walls not visible from a public street or as an accent material only. All accessory buildings must be clad in materials similar in appearance to the principal structure.

✓

8.1 Required Streetscape

no change

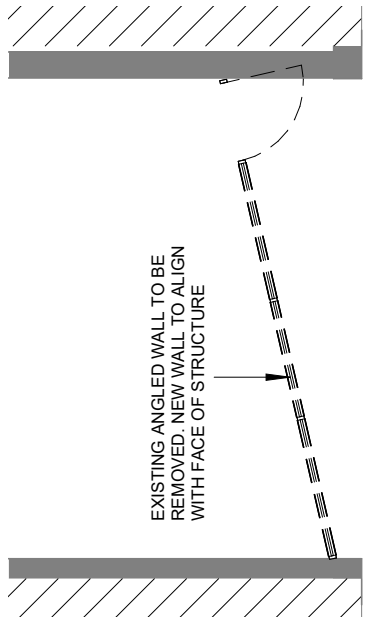
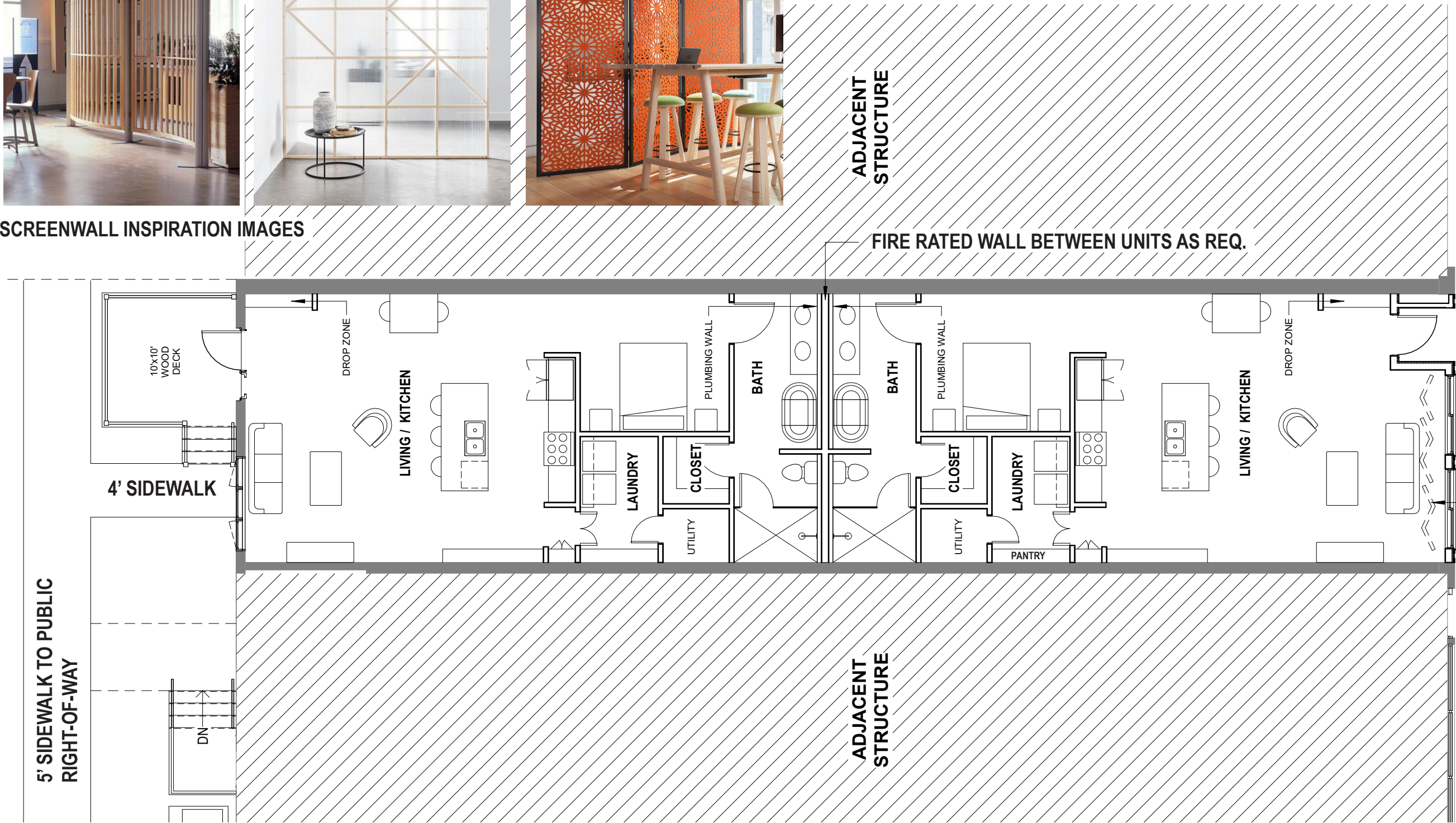
✓

- at least 70% glazing on street frontage
- original brick facade to remain; repaired and repointed
- existing gutter and downspout to remain



BUILDING DESIGN

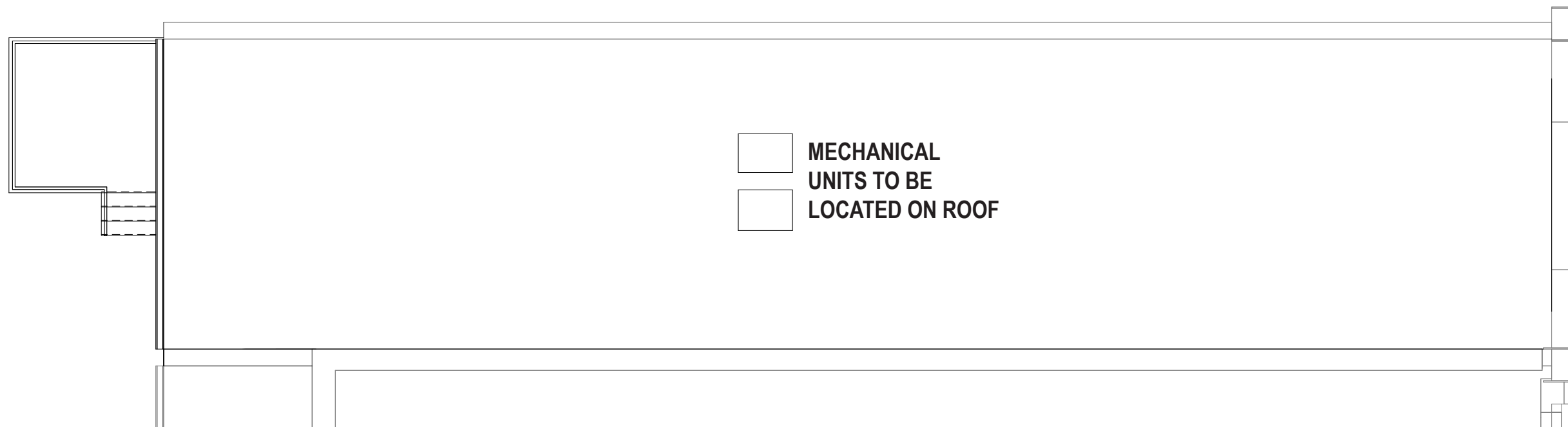
SCREENWALL INSPIRATION IMAGES



DEMO PLAN

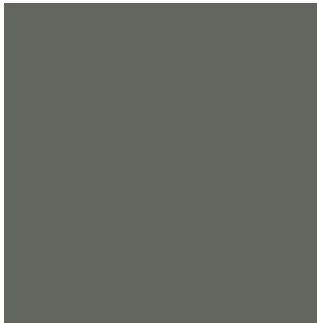
1ST FLOOR @ 1/8" = 1'-0"

BUILDING DESIGN



ROOF PLAN @ 1/8" = 1'-0"

BUILDING DESIGN



SW7061 NIGHT OWL



MARVIN ELEVATE
EBONY EXTERIOR FINISH



BASIS OF DESIGN LANTERN:
BEVOLO FRENCH QUARTER - 18"



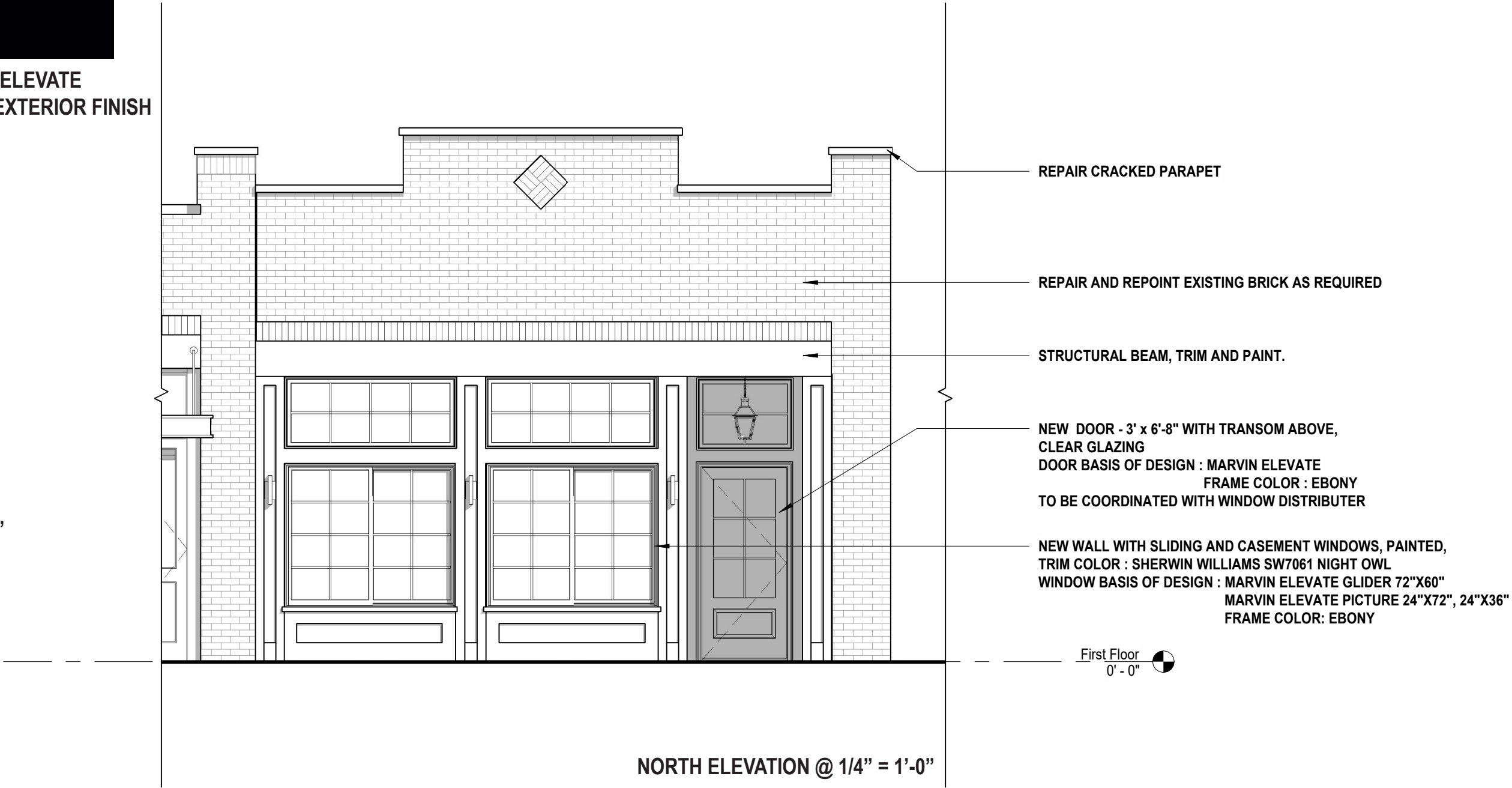
BASIS OF DESIGN SCONCE:
VISUAL COMFORT CHARA - 12"

TEAGUE STUDIO
ARCHITECTURE + DESIGN

www.studiotague.com | 864.310.4327

249 E MAIN STREET
SPARTANBURG, SC

DRB Preliminary Review
04/02/24



BUILDING DESIGN



MARVIN ELEVATE
EBONY EXTERIOR FINISH



REPAIR AND REPOINT EXISTING BRICK AS REQUIRED

NEW DOOR, TRANSOM AND SIDELITE IN EXISTING WALL,
6'8", CLEAR GLAZING
BASIS OF DESIGN : MARVIN ELEVATE
FRAME COLOR : EBONY

NEW CASEMENT WINDOW, USE JAMBS OF EXISTING
OPENINGS, APPROX. 3W 2'-6"x6'-0
WINDOW BASIS OF DESIGN : MARVIN ELEVATE
FRAME COLOR : EBONY

First floor
0' - 0"

WOODEN DECK AND STAIR, RAILING AND LANDING, STAINED.

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

PO Box 1749 • Spartanburg, SC 29304 • phone: (864) 596-2068 • email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

Design Review Board Application

Pre-Application Meeting highly recommended.

Name of Development: Grain District Parking Garage

Street Address: Pollard Ln

Zoning District: DT5 Overlay: _____ Tax Map Number: 7-12-14-005.00

Owner: Morgan & Henry JOF ESA II, LLC Phone: 956-285-1025

Address: One Morgan Square Suite 400 Email: mvillarreal@johnsondevelopment.net

City: Spartanburg State: SC Zip: 29306

Applicant: Morgan & Henry JOF ESA II, LLC Phone: 956-285-1025

Address: One Morgan Square Suite 400 Email: mvillarreal@johnsondevelopment.net

City: One Morgan Square Suite 400 State: SC Zip: 29306

Agent: Michael Judice Phone: 8645855229

Address: 127 Dunbar St Email: mjudice@mcmillanpazdansmith.com

City: Spartanburg, State: South Carolina Zip: 23906

Action Requested:

- ☒ Preliminary conceptual approval of the building's form, massing, and placement on the site (see attached submittal checklist).
- ☐ Full and Final Approval (see attached submittal checklist).

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Spartanburg. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I hereby authorize the staff of the Planning Department to inspect the premises of the above-described property.

Applicant / Owner Signature:  Date: 3/8/2024

Staff Use Only / Received by: _____

Date Received: _____ Time: _____ Permit Number: _____

SUBJECT: Spartanburg Ball Park Garage

TO: Spartanburg Design Review Board members

DATE: April 2, 2024

FROM: Martin L. Livingston, Jr.

GENERAL PROJECT OVERVIEW

The proposed parking garage and surface parking lot is designed to provide parking for the ballpark and a future office building planned along Main Street.

AUTHORITY

This project is zoned DT-5. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

- Application is missing the following elements but may be sufficient for Preliminary Review:
 - Parking and Loading areas – Please show the drives from Daniel Morgan
 - Material Selections and Colors – Please correct page 14 for consistency with the other drawings (no brick shown) – note that final approval will require cut sheets or manufacturer’s photos of the proposed materials
 - Perspective Illustration – *As needed by the DRB to understand the context of the proposal*

EXCEPTIONS

- 8.1 Streetscape – Minimum 12 ft zone (preferred 16 ft zone) with trees in wells - **proposal is for a 5 foot sidewalk and a 4.5 ft planting strip**
 - *Subject to DRB approval*

CODE REVIEW

- A. Use Standards:** The proposed use is permitted by right. Applicable standards are 3.2.10.b – Parking Structure

- **3.2.10.b.1 Liner Buildings Required:** *Presumed compliant with additional of future office building along Main Street required by development agreement with City*
- **3.2.10.b.2 High-Quality Materials:** *Compliant*
- **3.2.10.b.3 Clear Entries:** *Compliant*
- **3.2.10.b.4 Vents and Utility Openings:** *Assumed compliant – subject to Final Approval review*

- B. District Standards:**

- **3.3.1 Lot Configuration:** *Compliant*

- **3.3.2 Primary Building Standards:** *Compliant*
- **3.3.4 Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Not applicable*
- **3.3.6 Building Frontage:** *Not applicable*

C. General Standards:

- *Not Applicable*

D. Lot/Site Standards:

- *Not Applicable*

E. Utilities and Trash Containment:

- **5.2.1 Underground Utilities:** Compliance presumed – TBD at Final
- **5.2.2 Solid Waste Storage Areas:** Compliance presumed – TBD at Final
- **5.2.3 Mechanical and Utility Equipment:** Compliance presumed – TBD at Final

F. Building Standards:

- *Not Applicable*

G. Parking:

- **8.2 Parking Area Landscaping (Required Plantings & Parking Area Screening):** *Presumed compliant subject to Final Approval submission*

H. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:** 12 ft streetscape zone (preferred 16 ft zone) with a minimum 8 ft sidewalk and trees planted in wells consistent with downtown standards (40 ft on-center). – *Exception Required*

I. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Substandard Streetscape across frontage of parking lot and parking garage:** The proposed sidewalk zone along the western side (along access drive) of this site is a 4.5 ft planting strip and a 5 ft sidewalk directly adjacent to the building. The code requires a 12 foot zone with an 8 ft sidewalk zone and trees planted in wells. The sidewalk along the ballpark edge to the immediate south is an 8 ft planting strip, 6 ft sidewalk and a 2.5 ft foundation planting which would ideally be continued along the garage. We understand this sidewalk is not intended to be a primary pedestrian route (the plaza on the east side of the garage, currently under design, is intended to be the primary pedestrian route to the stadium).

RECOMMENDATION

In order to approve this application, at a minimum, the DRB will need to grant the following exceptions:

That the substandard streetscape presented is sufficient to satisfy the intent of the code

Items for discretionary approval:

Section 515.8 Table indicates that streetscape in the DT-5 shall have a 12-foot street scape zone. We are requesting a discretionary approval for a 9.5' streetscape zone along the future access road for the following reasons: the nature of the site location, the access road along the CSX rail corridor, the difference in grade between the plaza level and the ground level access, the dimensional requirements of a functional garage, the coordination with adjacent structures, and the location of underground storm water structures associated with future development. Otherwise, this project is fully code compliant.



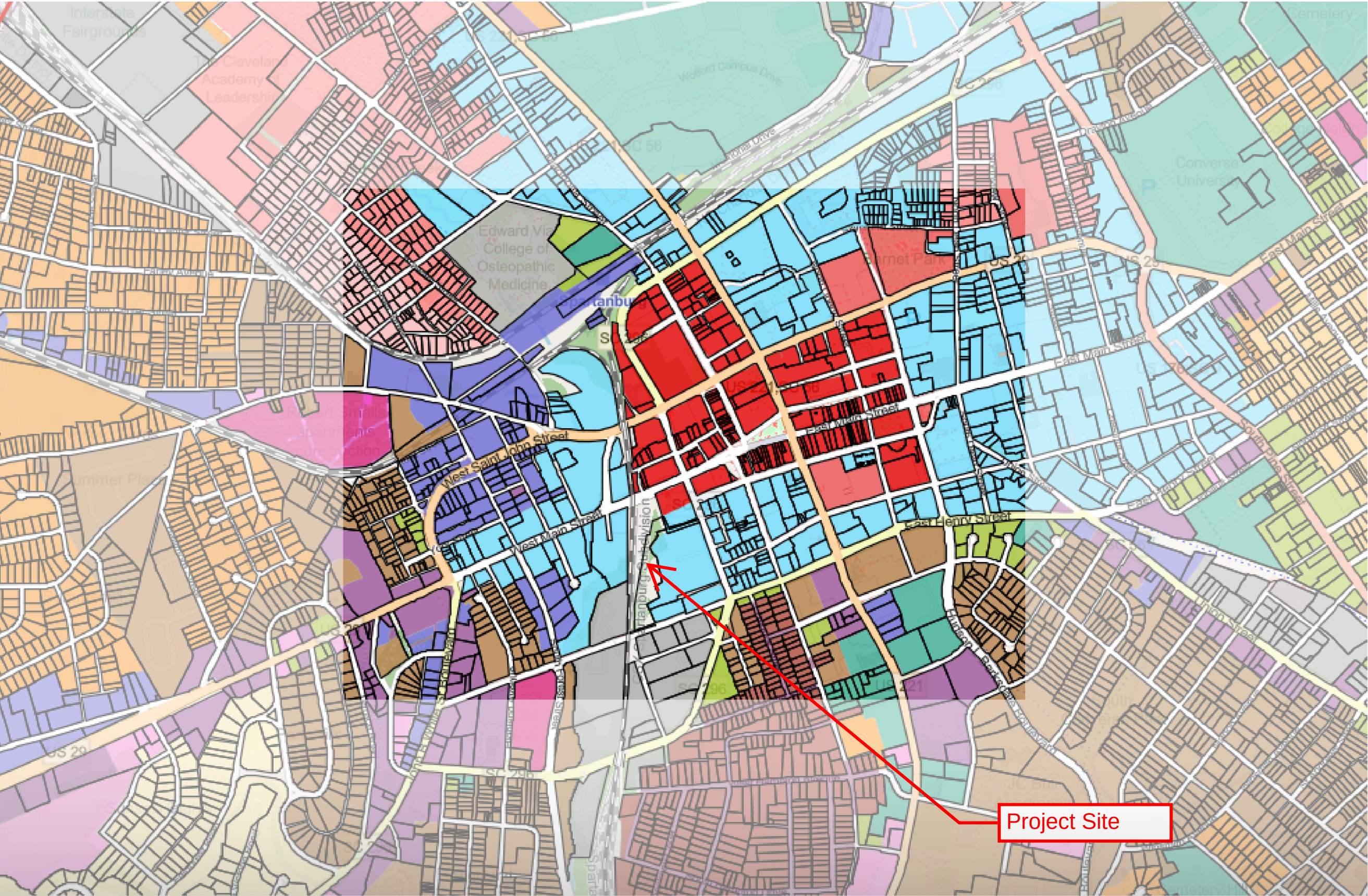
GRAIN DISTRICT PARKING GARAGE

344 S. Daniel Morgan Avenue

04/02/2024

VICINITY MAP VIEW

VICINITY MAP VIEW



GRAIN DISTRICT PARKING GARAGE

344 S. Daniel Morgan Avenue

04/02/2024

ZONING MAP

ZONING MAP



GRAIN DISTRICT PARKING GARAGE

344 S. Daniel Morgan Avenue

04/02/2024

SITE PHOTOS





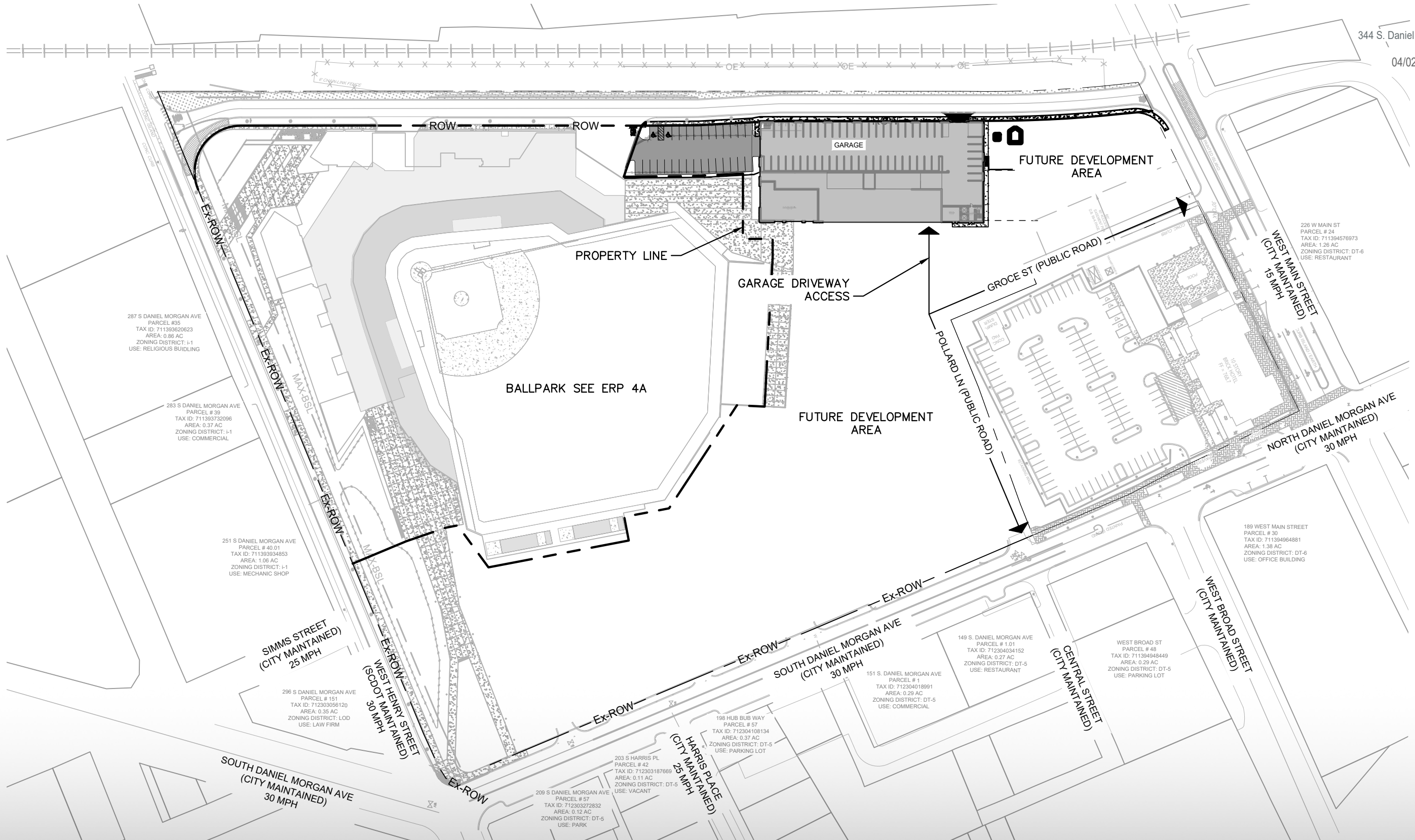
GRAIN DISTRICT PARKING GARAGE

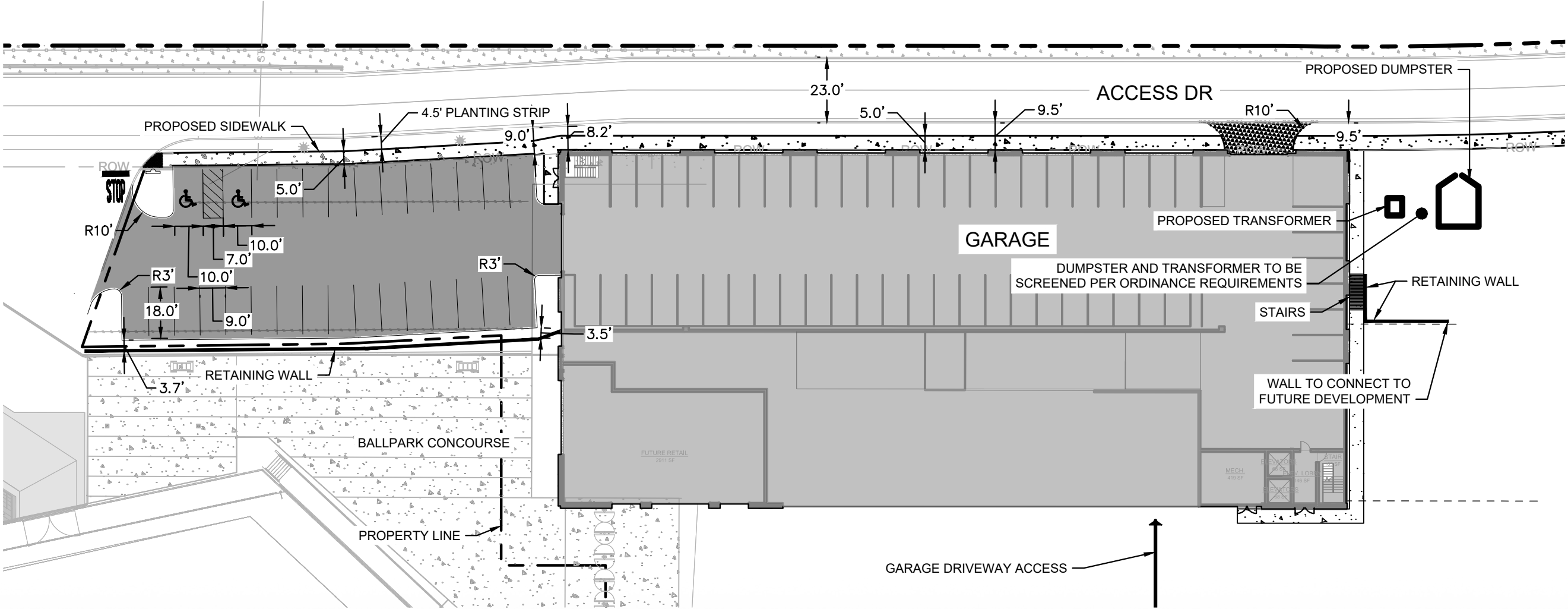
344 S. Daniel Morgan Avenue

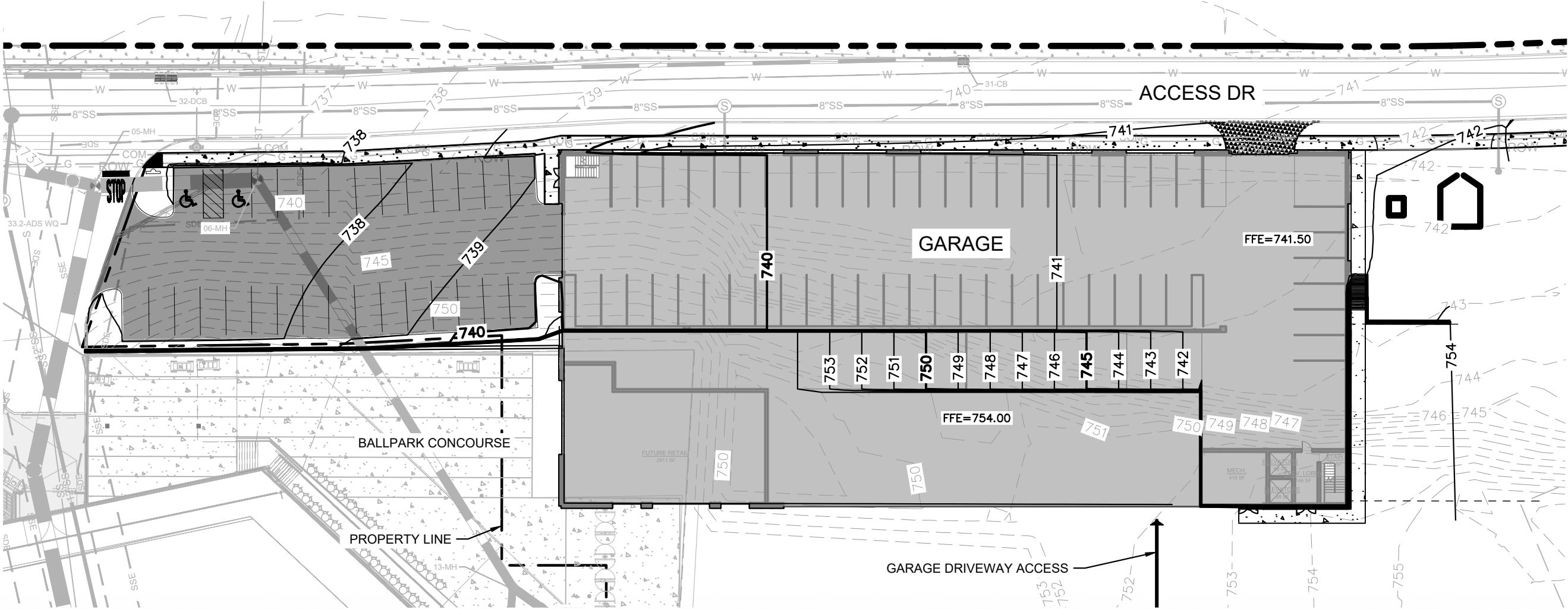
04/02/2024

SITE PHOTOS





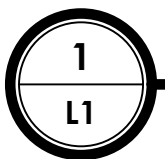
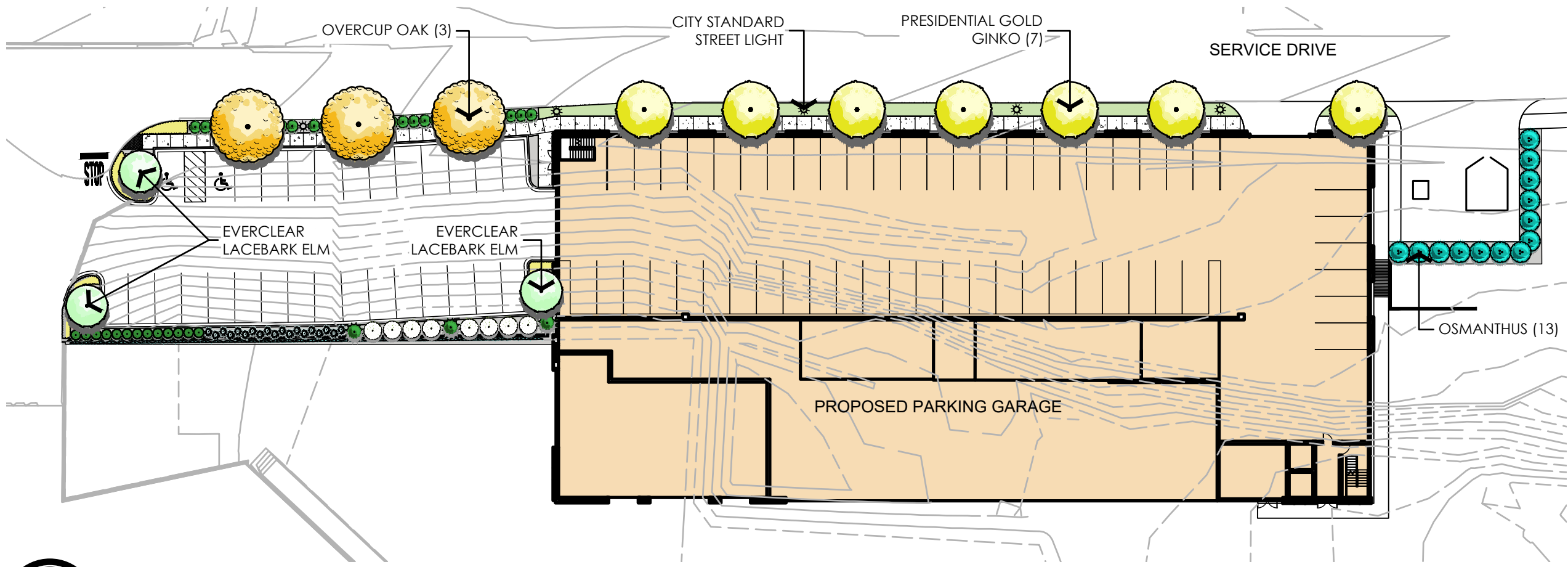




GRAIN DISTRICT PARKING GARAGE

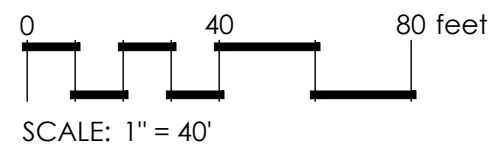
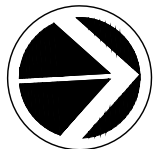
344 S. Daniel Morgan Avenue

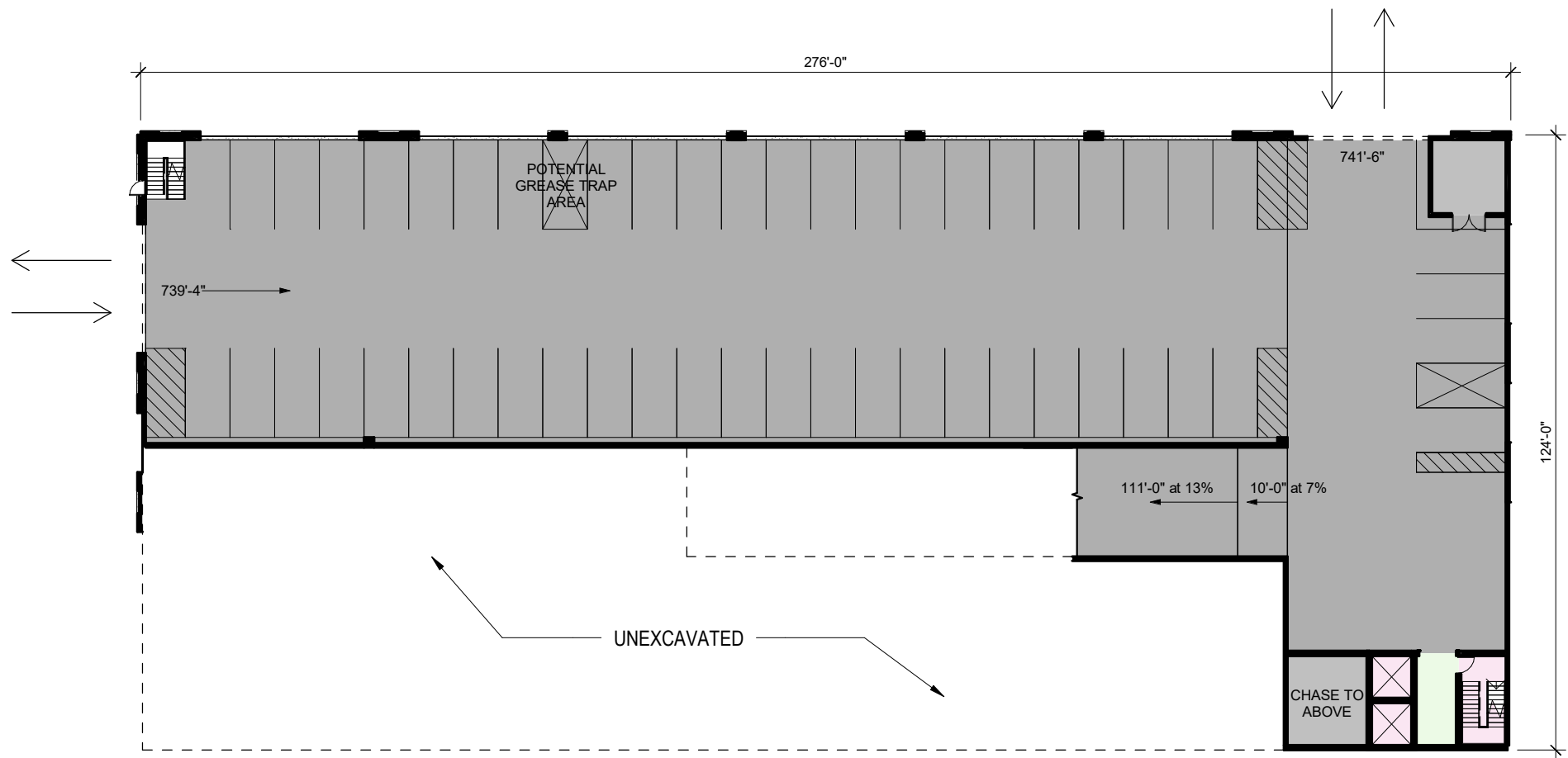
04/02/2024



LANDSCAPE PLAN

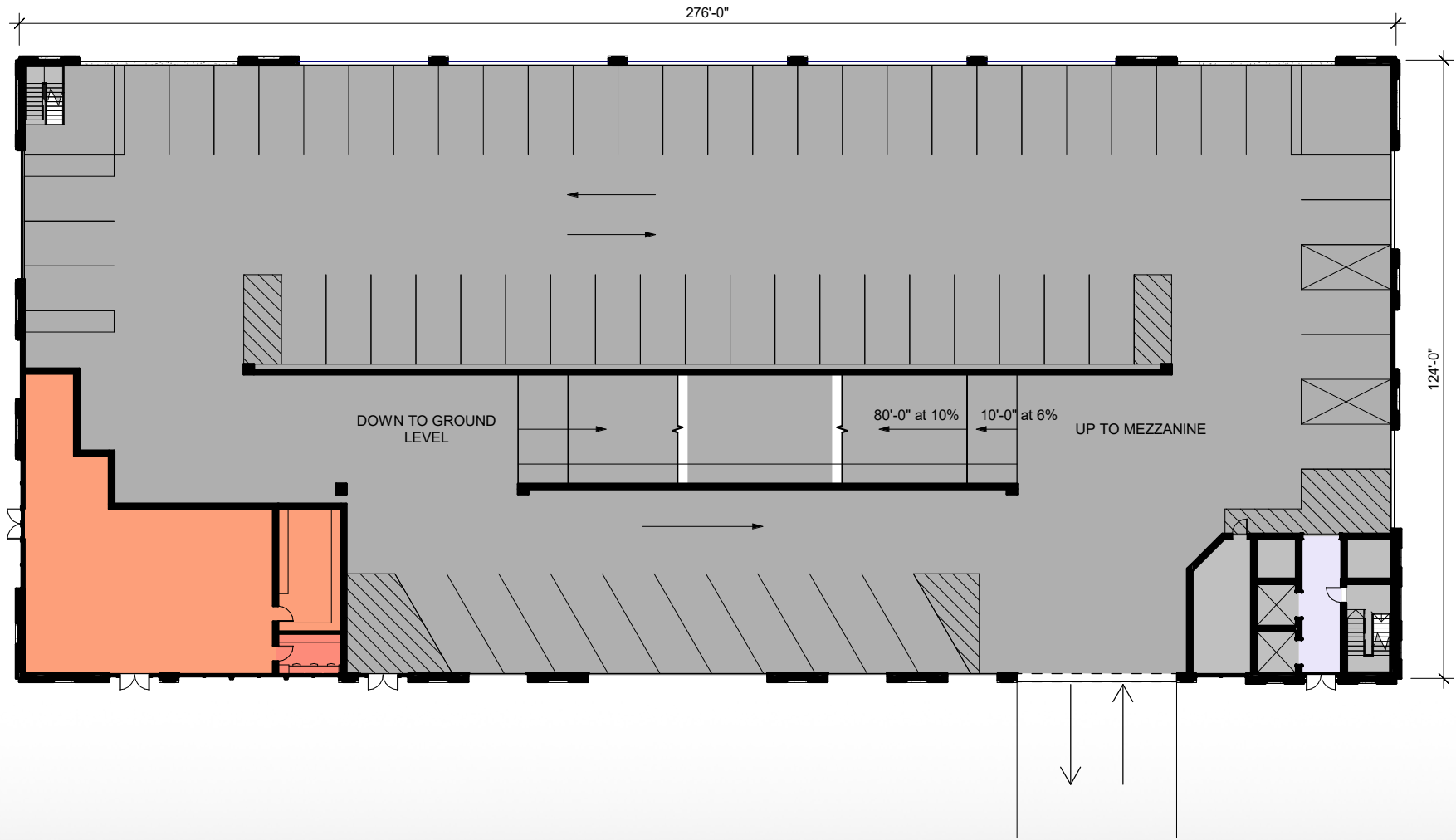
SCALE: 1" = 40'





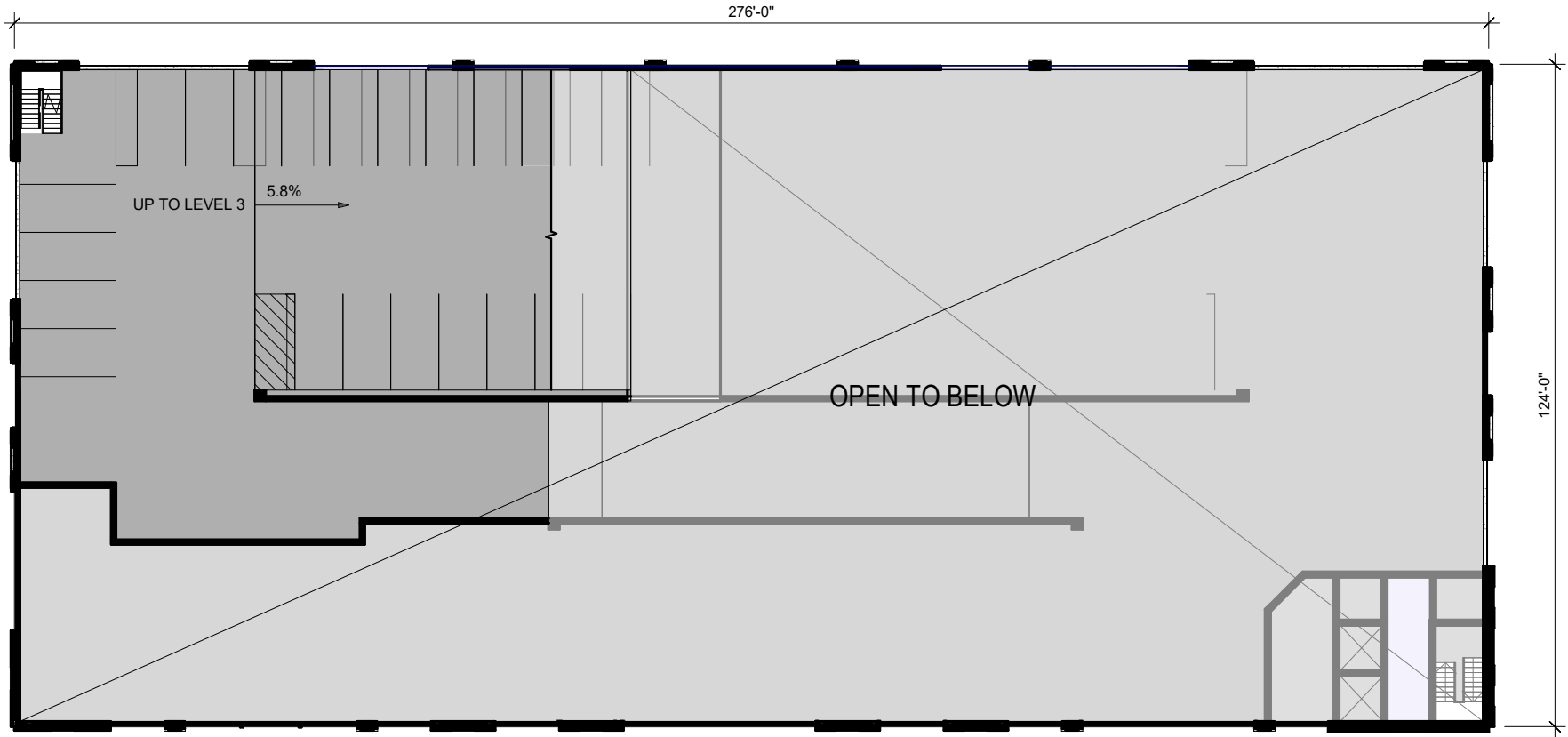
GROUND LEVEL

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



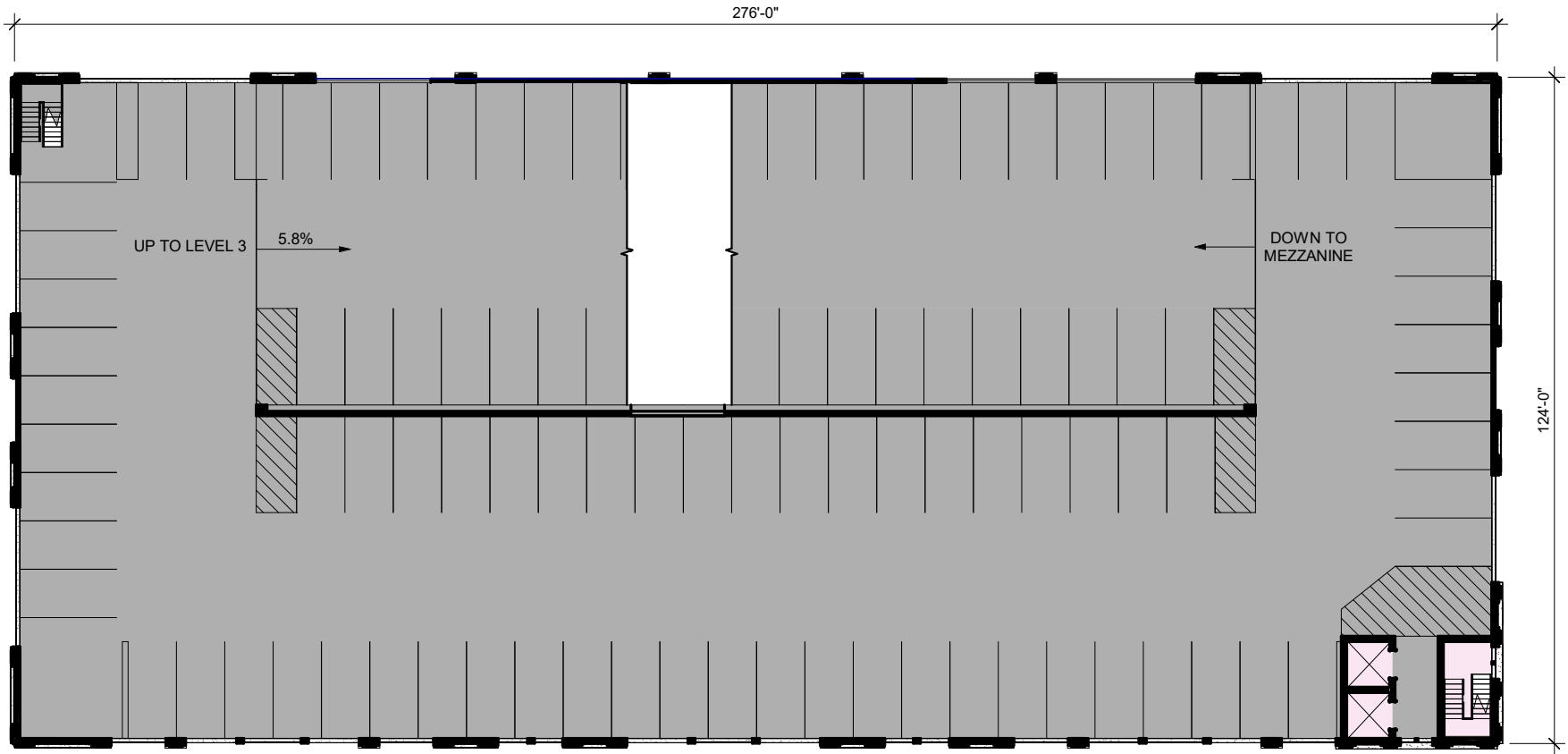
LEVEL 1

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



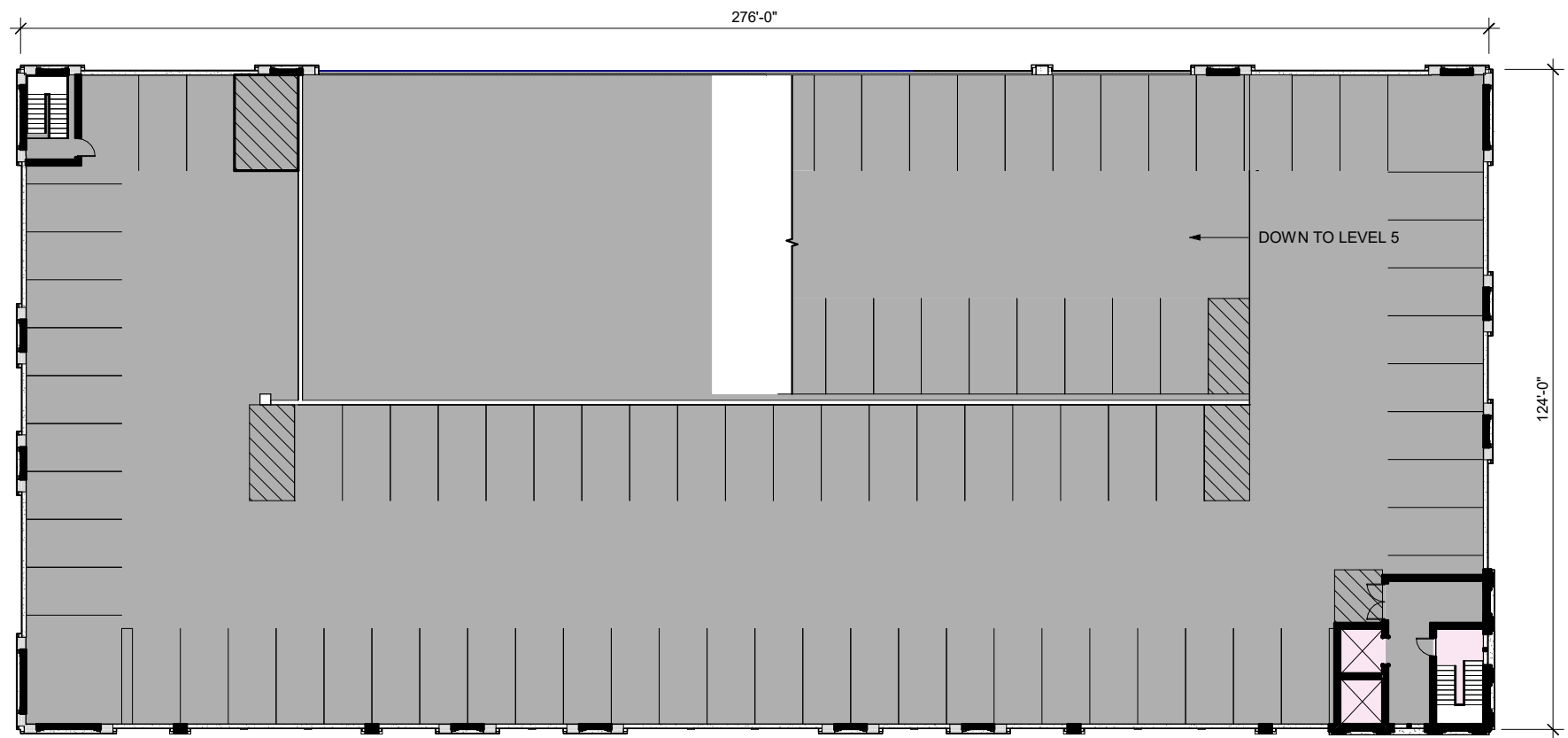
LEVEL 1.5 - MEZZANINE

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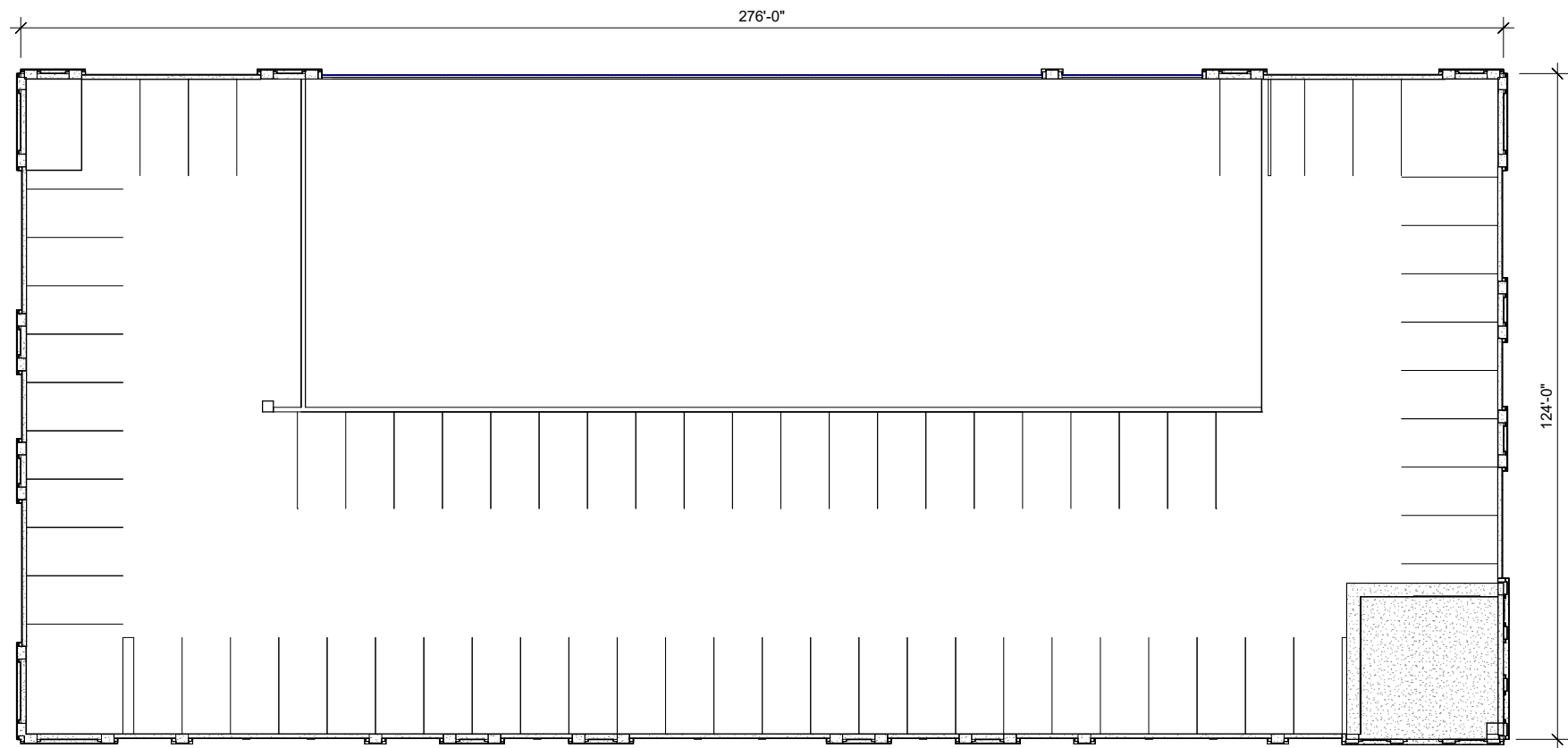
TYPICAL LEVEL (LEVELS 2-5)

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



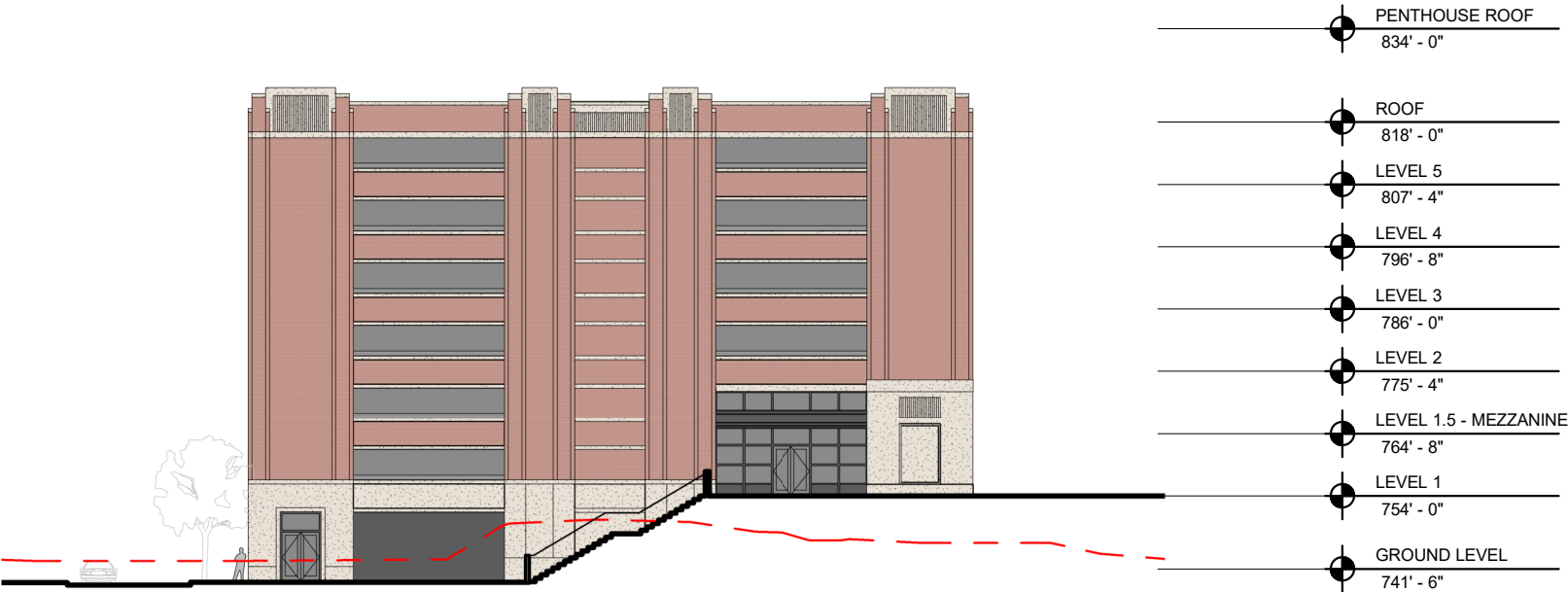
ROOF LEVEL

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



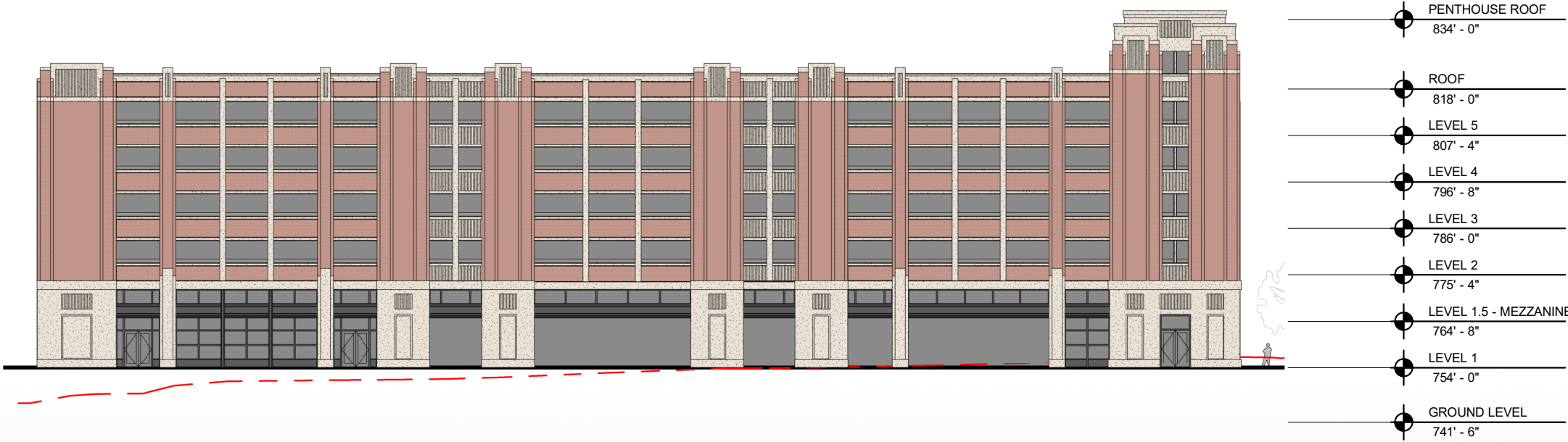
PENTHOUSE ROOF LEVEL

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



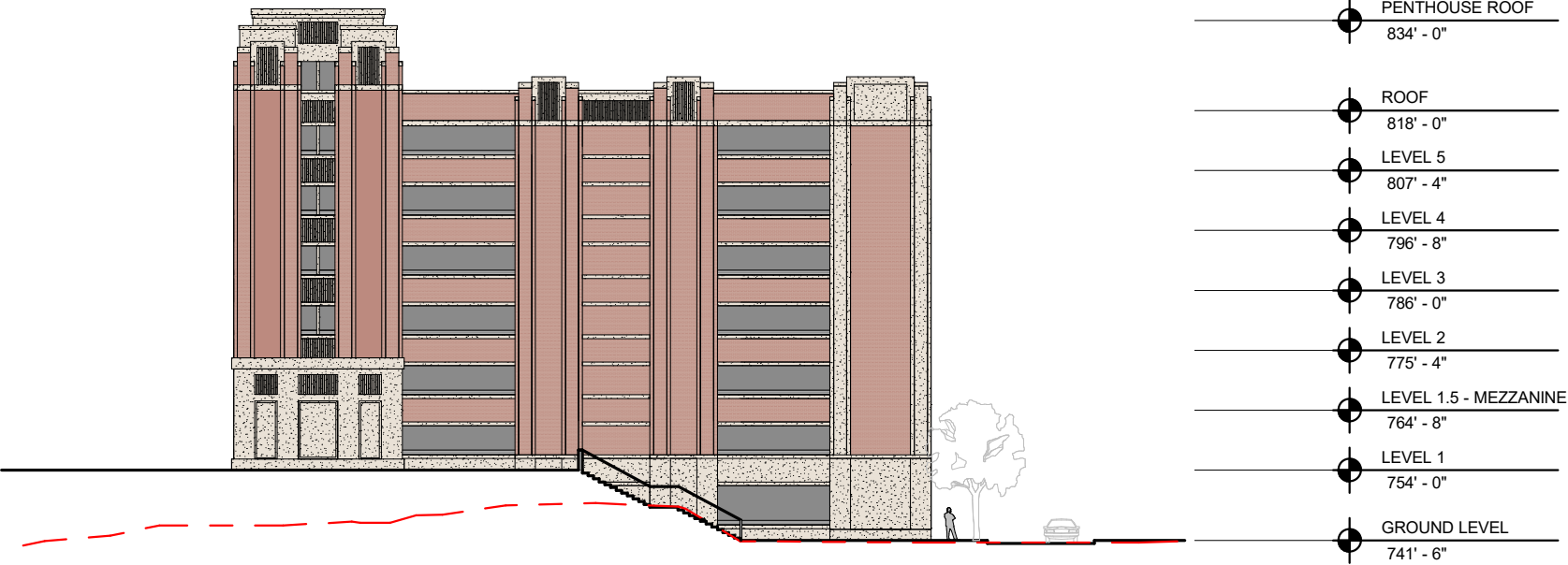
SOUTH ELEVATION

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



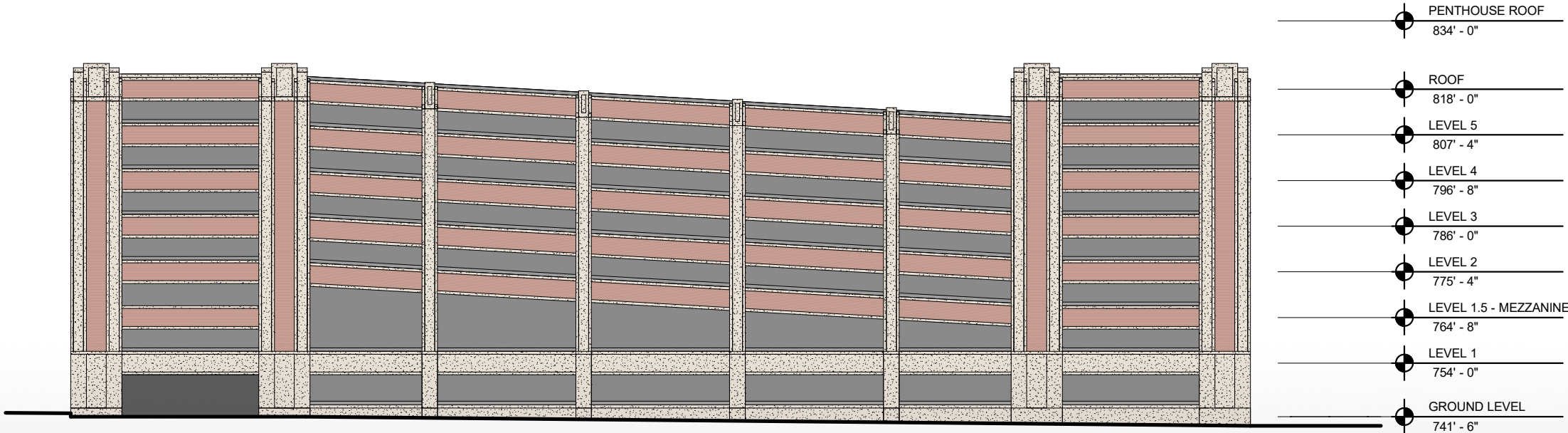
EAST ELEVATION

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



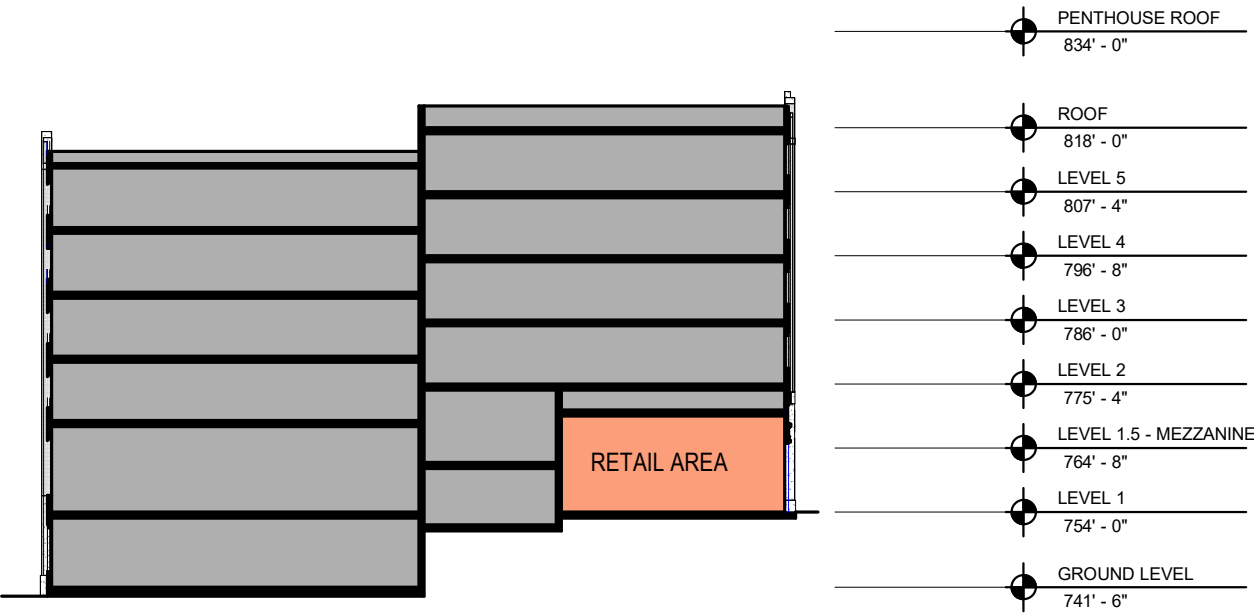
NORTH ELEVATION

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



WEST ELEVATION

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



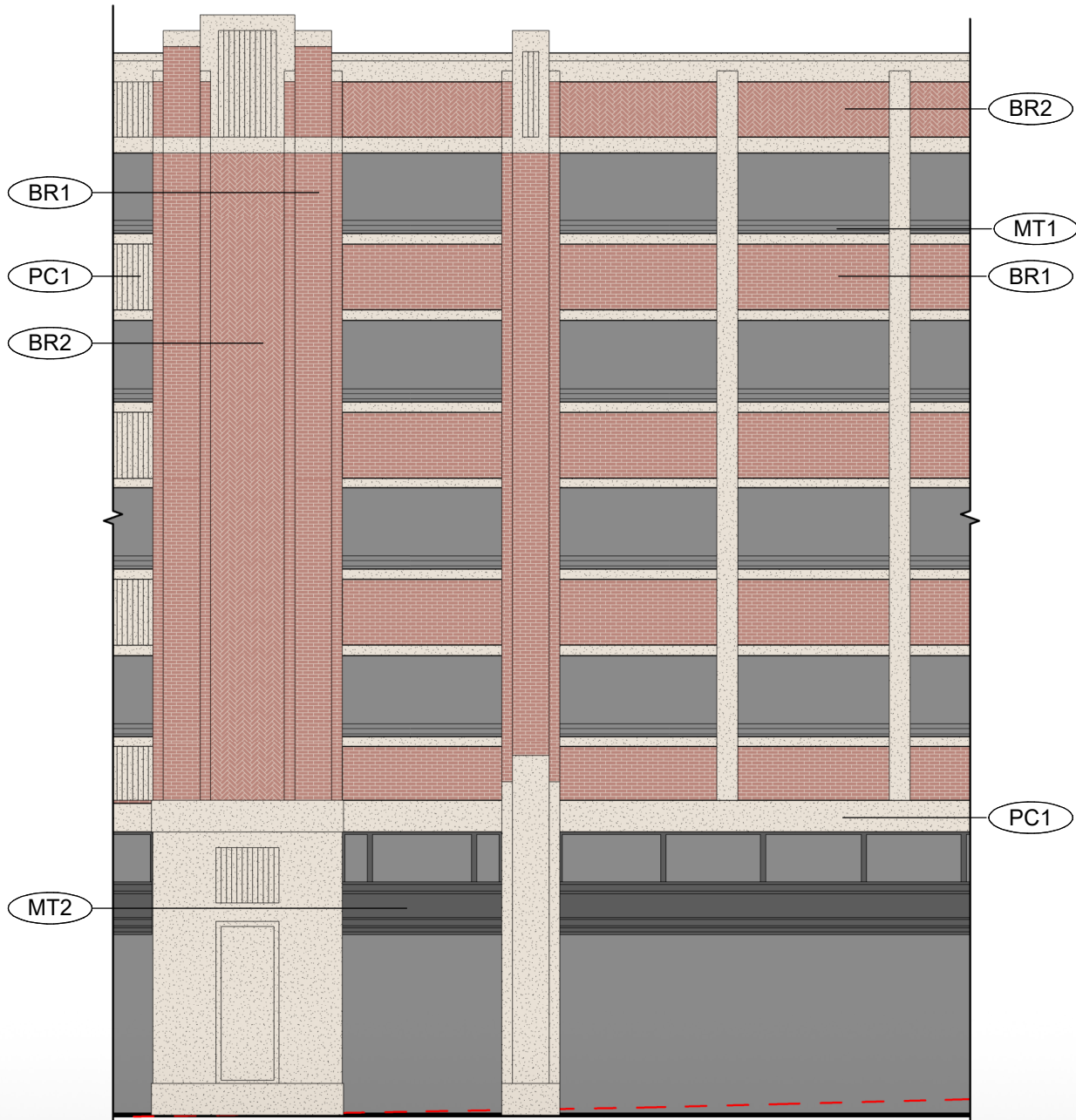
TRANSVERSE SITE SECTION

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



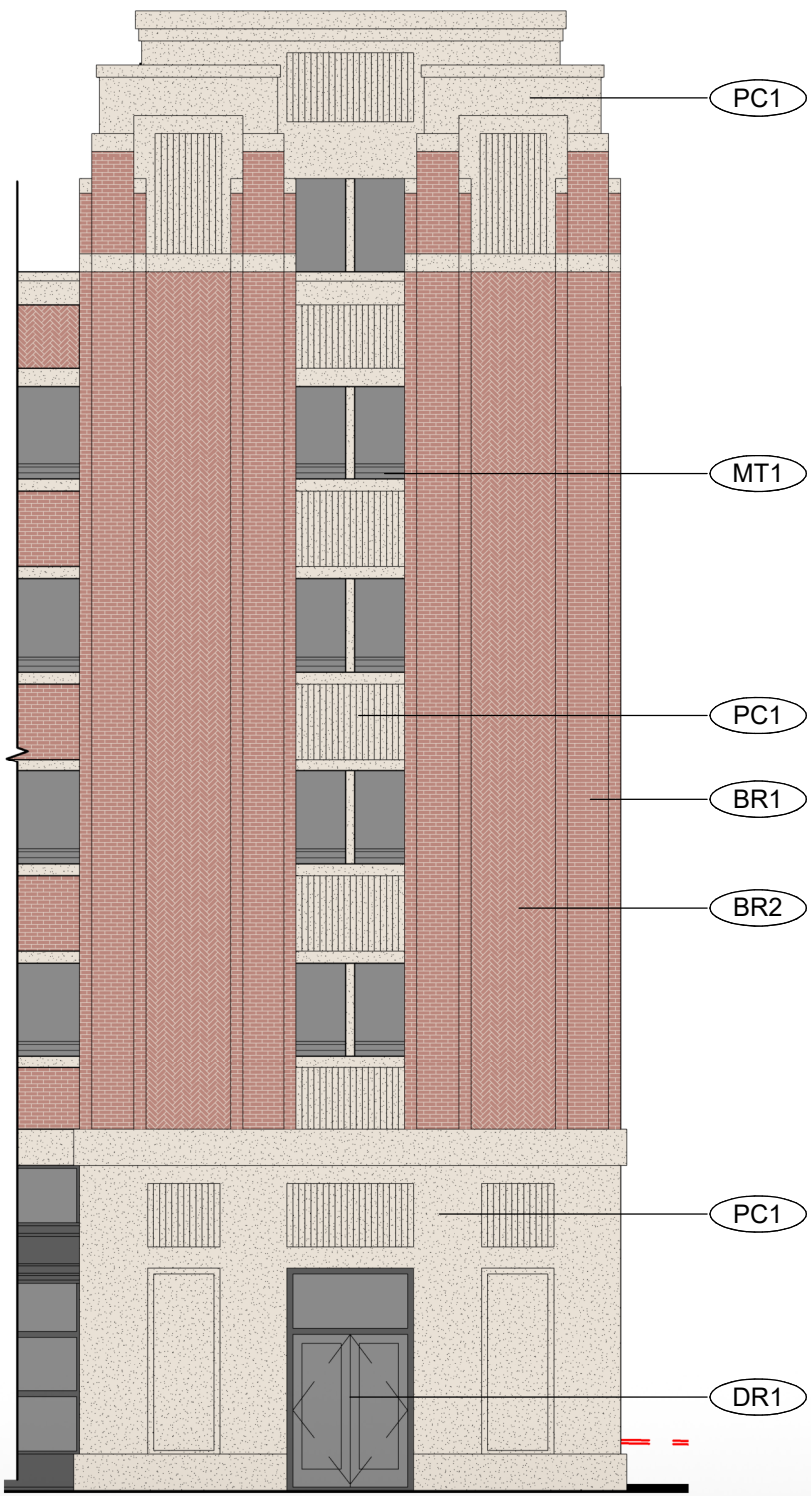
SITE SECTION

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



ENLARGED ELEVATION - TYP BAY - EAST FACADE

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

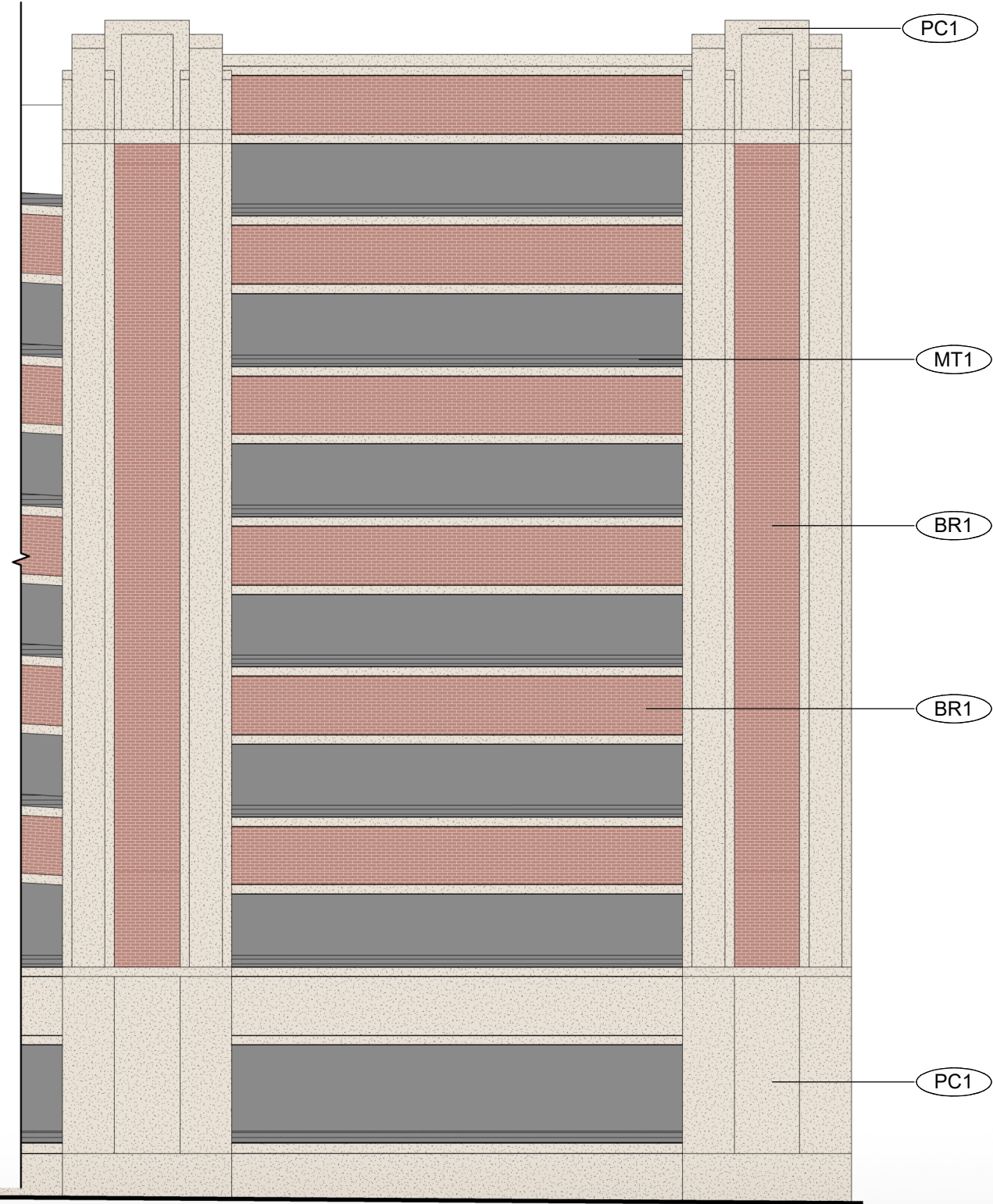


ENLARGED ELEVATION - TOWER

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

MATERIALS LEGEND

MATERIALS ID	MATERIAL DESCRIPTION
PC1	Precast, Sand Finish (Sim to Cast Stone)
BR1	Thin Brick Over Precast - Type 1
BR2	Think Brick Over Precast - Type 2
MT1	Metal Railing of Standard Pipe Section, Painted
MT2	Metal Sign Band Painted to Match Storefront
DR1	Aluminum Storefront Door with Glass Panel
DR2	Sectional Overhead Aluminum or Steel Door, Painted to Match Storefront
SF1	Aluminum Storefront, Painted Frame



ENLARGED ELEVATION - WEST FACADE

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

GRAIN DISTRICT PARKING GARAGE

344 S. Daniel Morgan Avenue

03/26/24

ENLARGED ELEVATIONS

MATERIALS LEGEND	
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SF1	Aluminum Storefront, Painted Frame

GRAIN DISTRICT PARKING GARAGE

344 S. Daniel Morgan Avenue

04/02/2024

PERSPECTIVE ILLUSTRATION -
NORTHEAST



David M Schwarz Architects, Inc 2024

GRAIN DISTRICT PARKING GARAGE

344 S. Daniel Morgan Avenue

04/02/2024

PERSPECTIVE ILLUSTRATION -
SOUTHWEST



GRAIN DISTRICT PARKING GARAGE

344 S. Daniel Morgan Avenue

04/02/2024

PERSPECTIVE ILLUSTRATION -
NORTHWEST



David M Schwarz Architects, Inc 2024