The City of Spartanburg Design Review Board

AGENDA
May 6, 2025, at 5:30 P.M.
Dr. TK Gregg Community 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 Chairperson will announce any changes after the roll call).

I. Roll Call.

II. 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.

III. Rules and Procedures for Meeting Conduct.

IV. Approval of Agenda.

V. Disposition of the Minutes of April 1, 2025 meeting.

VI. Old Business:

1. DRB-24-020-00021 – The Design Review Board (DRB) has received a request for Full and Final Approval for the proposed building, Pearl Street (Homes of Hope), located at 157, 159 W Pearl Street and 571, 579 Vernon Street (Tax Map Sheet: 7-12-01-151.00, 7-12-01-150.00, 7-12-01-164.00 and 7-12-01-148.00) with a zoning designation of DT-4 Zone (Downtown Urban District). **Owner: Northside Development Corp. / Agent: Jeffrey B Randolph, Homes of Hope.**

VII. New Business:

1. DRB-25-020-00005 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed building, First Baptist Church of Spartanburg, located at 250 E Main Street (Tax Map Sheet: 7-12-11-006.00) with a zoning designation of DT-5 Zone (Downtown Urban District). **Owner: Chad McAllister / Agent: Burgess Metcalf, LS3P.**

VIII. Staff Announcements: ACOG Continued Education Training.

IX. Adjournment.

For more information, please contact the City of Spartanburg Planning Department at planning@cityofspartanburg.org or call (864) 596-2068.

Meeting Minutes of the Design Review Board (DRB)
Tuesday, April 1, 2025, at 5:30 PM
Dr. TK Gregg Recreation Center

The Design Review Board (DRB) on Tuesday, April 1, 2025, at 5:30pm. The following Board Members were in attendance: **Lauren Rogers, Jean Crowther, Tori Babcock, Alexander Newman, and Lukas Hauser.** Representing the City of Spartanburg's Planning Department was **Fredalyn Frasier, Planning Director**, **Nan Zhou, Planner II, and Oksana Holbrooks, Sr. Administrative Assistant**.

Roll Call:
Mr. Newman: Alexander Newman
Ms. Crowther: Jean Crowther
Mr. Hauser: Lukas Hauser
Ms. Babcock: Tori Babcock
Ms. Rogers: Lauren Rogers (Late arrival).

Ms. Babcock: With the 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.

Amend the Agenda:
On a motion by Mr. Newman to approve and seconded by Mr. Hauser the case has been moved to the top of the agenda list by a vote of 5 to 0.

Approval of Meeting Minutes for March 4, 2025.
On a motion by Mr. Newman to approve and seconded by Mr. Hauser, the amended minutes were approved by a vote of 5 to 0.

Old Business:
DRB-24-020-00020 – The Design Review Board (DRB) has received a request for Full and Final Approval for the proposed Building, Magnolia Block Apartments located at 187 W Broad Street (Tax Map Sheet: 7-12-20-048.00, 7-12-20-049.02, 7-12-20-049.00, and 7-12-20-050.00) with a zoning designation of DT-5 Zone (Downtown Urban District) Owner: Haven at West Broad, LLC. /Applicant: Chris Van Kley, Dwell Design Studio.

GENERAL PROJECT OVERVIEW

The proposed redevelopment includes a 5 story apartment building and shared parking structure, with primary frontage along West Broad Street and bound by Daniel Morgan Avenue to the west and Spring Street to the east. It is a part of a larger development that includes 189 West Main Street to the north of Broad Street. The project was presented for Full and Final Approval on March 4, 2025 and the Board voted to continue the case to its April 1, 2025 meeting to allow for additional refinement by the Applicant. The project received Preliminary Approval at the January 7, 2025 meeting.

BOARD ACTION MARCH 4, 2025

DRB Vote: Deferral of application for additional refinement and clarification
On March 4th, the Design Review Board (DRB) voted to defer the application for the Magnolia Residences on West Broad Street. This decision was made to give the applicant time to address the

comments made by the Board. A summary of the Board's feedback was provided to help the design and development team respond to the recommendations, which can be found in the attached materials from the applicant.

RECOMMENDATION

A Final Approval by the DRB is recommended.

AUTHORITY & APPLICABILITY

This project is zoned D-T5 and is a full site redevelopment. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

• Application is complete.

EXCEPTIONS REQUIRED & PREVIOUSLY APPROVED

• **4.2 Required Shopfront designation:** To exclude these frontages from compliance with the required shopfront designations (proposed as exclusively residential frontage conditions). – **Approved at the 1/7/25 DRB Meeting.**

• **7.1.4.b. Parking Area Access:** To permit access to parking from the primary frontage. – **Approved at the 1/7/25 DRB Meeting.**

CODE REVIEW

Deficiencies noted, or exceptions or deviations required, are noted in *blue italics*

A. **Use Standards:** The proposed use (office) is permitted by right in D-T6.

B. **District Standards:**
• **3.3.1 Lot Configuration:** Frontage Build-Out: 60% except in Side Yard Parking Overlay – *Compliant*
• **3.3.2 Primary Building Standards:** *Compliant*
• **3.3.4.a Building Height:** *Compliant*
• **3.3.5 Permitted Parking Location:** *Compliant*
• **3.3.6 Building Frontage:** Shopfront – Permitted

C. **General Standards:**
- 4.2 Required Shopfront Designation: The frontages of Daniel Morgan Avenue and Spring Street are required to have ground-floor commercial frontages supported by Shopfront & Awning, Gallery, or Arcade frontages. *Exception approved at the 1/7/25 DRB Meeting.*

D. **Lot/Site Standards:**
• **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space - *Compliant*
• **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. - *Compliant*
• **5.1.4 Setbacks:** Front and side setbacks must be consistent with surrounding buildings. - *Compliant*
• **5.1.5 Adjacent Lots:** Grading between lots to be sensitively considered. – *Not Applicable*

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*
• **6.1.2 General Design Principles - Housing**: *Not applicable*
• **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment**: *Compliant*
• **6.1.1 General Design Principles - Downtown Should be Urban**: *Compliant*
• **6.1.5 General Design Principles - Put People First**: *Compliant*
• **6.2 Required Building Design Standards:**
  o **6.2.1 Architectural Style:** *Compliant*
  o **6.2.2 Compatibility:** *Compliant*
  o **6.2.3 Proportions:** *Compliant*
  o **6.2.4 Wall Materials:** *Compliant*
  o **6.2.5 Façade Treatment:** *Compliant*
  o **6.2.6 Building Entrances:** *Compliant.*

• **6.4 Specific Building Design Standards for all D-T5 Mixed-Use and Commercial Buildings**
  o **6.4.1 Roof and Eaves:** *Compliant*
  o **6.4.2 Canopies/Awnings:** *Compliant*
  o **6.4.3 Encroachments:** *Compliant*
  o **6.4.4 Ground Level Detailing:** 60% Glazing in Transparency. *Compliant*
  o **6.4.5 Materials**: *Compliant*

G. **Parking:**
• **7.1 Parking Area Access:** Parking must be accessed from a rear alley or a secondary frontage unless approved as a Discretionary Review. (D-T5 & D-T6) – *There is a parking access from the primary frontage of Broad Street. – Exception approved at the 1/7/25 DRB Meeting.*
• **7.2 Bicycle Parking:** *Compliance to be confirmed with Final approval.*

H. **Streetscape and Site Landscaping:**
• **8.1 Required Streetscape:**
  o D-T6: 12 ft zone with 8 ft wide sidewalk and trees in wells: *Compliant*
• **8.2 Parking Area Landscaping:** *Not applicable*

I. **Signage:** *Staff level approval*

Applicant:
Chris Van Kley, Dwell Design Studio.

Public Comments: None.

Discussion:
Based on the materials reviewed in the submitted packet and the applicant's response to comments from the previous meeting, the Board noted that the revised design has addressed prior concerns. Members appreciated the new, more traditional posts, which better harmonize with the rear balconies rather than competing with them. The revisions to the lobby area were also well-received. Additionally, the inclusion of two new perspective views from Daniel Morgan Avenue helped

illustrate the transition from the more active two-story frontage to the quieter alley side, which now appears more natural and contextually appropriate.

A motion was made by Ms. Babcock, seconded Mr. Newman for Full & Final approval by a vote of 5-0.

DRB-25-020-00002 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed building, Townes of Howard, located at 535 Howard Street (Tax Map Sheet: 7-12-05-113.00) with a zoning designation of DT-4 Zone (Downtown Urban District). Owner: GVL Property Group, LLC / Agent: Bryan De Bruin, VanRock Holdings.

A motion was made by Ms. Babcock, seconded Mr. Hauser for a file the application without prejudice by a vote of 5-0.

DRB-25-020-00003 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed development, Spartanburg County / City Administration, located at 145 W Broad St (Tax Map Sheet: 7-12-20-056.00, 7-12-24-001.00, 7-12-21-062.00, 7-12-24-002.00, 7-12-21-063.00, 7-12-21-064.00, 7-12-21-066.00, 7-12-21-067.00, 7-12-21-069.01, 7-12-21-069.00, 7-12-24-004.00, 7-12-24-003.00, and 7-12-24-003.01) with a zoning designation of DT-5 Zone (Downtown Urban District). Owner: City of Spartanburg / Agent: Michael Schwartz, McMillan Pazdan Smith.

GENERAL PROJECT OVERVIEW

The proposed redevelopment along West Broad Street and South Church Street is for a 5 (five) story City/County Administration office building. The next phase, the planned mixed-use building and shared parking structure to the west is not included in this review. This is the first review for Preliminary Approval.

AUTHORITY & APPLICABILITY

This project is zoned D-T5 and is a full site redevelopment. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

Application is complete.

FINDINGS- EXCEPTIONS

• **6.4.4.a Minimize Blank Walls & 6.4.4.c.2 Transparency Zone:** To permit in excess of 20 feet of building that lacks transparent windows or doors not exceeding maximum four (4) feet in height above the sidewalk grade along West Broad Street and South Church Street and to have less than 60% of total frontage in ground-level transparent glazing.

CODE REVIEW

Deficiencies noted, or exceptions or deviations required, are noted in *blue italics*

A. Use Standards: The proposed use (office) is permitted by right in D-T6.

B. District Standards:
• **3.3.1 Lot Configuration:** Frontage Build-Out: 60% except in Side Yard Parking Overlay – *Compliant*
• **3.3.2 Primary Building Standards:** *Compliant*
• **3.3.4.a Building Height:** *Compliant*
• **3.3.5 Permitted Parking Location:** *Compliant*
• **3.3.6 Building Frontage:** Shopfront – Permitted

C. General Standards:
• 4.1. Civic/Landmark Buildings: *Compliant except (f) below*

i. If indicated on the Downtown Master Plan, they must comply with the recommendations therein. *Compliant*
ii. They should be sited to terminate a street vista whenever possible and must incorporate appropriate prominent features, designs, and entrances to celebrate a visual termination. *Compliant*
iii. They should incorporate detailing and materials that are authentic to the intended style. *Compliant*
iv. A pedestrian plaza, courtyard, or similar landscaped area may be substituted for a required building frontage and minimum setback line. *Compliant*
v. Building entrances for civic buildings may be raised above the street elevation and accessed via a monumental stair. *Compliant*
vi. They should respect the character of the fronting streets through the provision of a pedestrian friendly orientation including clear entrances from the street and permeable street walls with adequate windows (no blank walls). *See note regarding exception to Section 6.4.4*

D. Lot/Site Standards:
• **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space - *Compliant*
• **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. - *Compliant*
• **5.1.4 Setbacks:** Front and side setbacks must be consistent with surrounding buildings. - *Compliant*
• **5.1.5 Adjacent Lots:** Grading between lots to be sensitively considered. – *Compliant*

E. Utilities and Trash Containment:
• **5.2.1 Underground Utilities:** *Presumed Compliant*
• **5.2.2 Solid Waste Storage Areas:** *Presumed Compliant- will be confirmed at the staff review level*
• **5.2.3 Mechanical and Utility Equipment:** *Presumed Compliant*

F. Building Standards:
• **6.1.1 General Design Principles - Connectivity**: *See note regarding façade transparency.*
• **6.1.2 General Design Principles - Housing**: *Not applicable*
• **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment**: *Compliant*
• **6.1.1 General Design Principles - Downtown Should be Urban**: *Compliant*
• **6.1.5 General Design Principles - Put People First**: *Compliant*
• **6.2 Required Building Design Standards:**

o **6.2.1 Architectural Style:** *Compliant*
o **6.2.2 Compatibility:** *Compliant*
o **6.2.3 Proportions:** *Compliant*
o **6.2.4 Wall Materials:** *Compliant*
o **6.2.5 Façade Treatment:** *Compliant*

- **6.4 Specific Building Design Standards for all D-T5 Mixed-Use and Commercial Buildings**
    - **6.4.1 Roof and Eaves:** *Compliant*
    - **6.4.2 Canopies/Awnings:** *Compliant*
    - **6.4.3 Encroachments:** *Compliant*
    - **6.4.4 Ground Level Detailing:** 60% Glazing in Transparency. *Exception required*
    - **6.4.5 Materials**: *Compliant*

G. Parking:
- **7.1 Parking Area Access:** Parking must be accessed from a rear alley or a secondary frontage unless approved as a Discretionary Review. (D-T5 & D-T6) – *Compliant*
- **7.2 Bicycle Parking:** *Compliance to be confirmed with Final approval*

H. Streetscape and Site Landscaping:
- 8.1 Required Streetscape:
    - D-T5: 16 ft zone with 16 ft wide sidewalk and trees in wells: *Compliant*
- 8.2 Parking Area Landscaping: *Not applicable*

I. Signage: *Staff level approval*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

6.4.4 Ground Level Detailing: The proposed window spacing and proportions are appropriate for a civic/office building. However, the frontages along West Broad Street and South Church Street do not meet minimum standards of 60% transparency and there is also a series of retaining walls that represent a blank wall condition.
The transparency is a minimum of 51% glazing for South Church Street and 39% for West Broad Street. The spaces behind these windows are predominately office/occupied spaces.
The retaining wall across the southern portion of the South Church Street frontage has been designed with high quality materials and ground-level plantings to help soften the transition. The treatment is appropriate to building and does not compromise the streetscape.

RECOMMENDATION

A Preliminary Approval by the DRB will require the following exceptions:

- **6.4.4.a Minimize Blank Walls & 6.4.4.c.2 Transparency Zone:** To permit in excess of 20 feet of building that lacks transparent windows or doors not exceeding maximum four (4) feet in height above the sidewalk grade along West Broad Street and South Church Street and to have less than 60% of total frontage in ground-level transparent glazing.

Applicant:
Adam Flynn, **McMillan Pazdan Smith**.

Public Comments:
Stephen Sykes, 205 Woodgrove Trace.

Discussion:
The Board discussed several key elements of the proposed design. Members emphasized the importance of preserving an 8-foot sidewalk with tree wells and requested inclusion of street lighting and site features within the plans. They would like to see a revised design that clearly shows the street lighting layout, the pull-up/drop-off zone, and added parking, ensuring compliance with the 4-foot clear zone requirement.

Board members appreciated the generous plaza space, noting that the applicant treated it with the scale and design typically associated with a DT-6 designation, even though the site may ultimately fall under a different zoning district. There were mixed opinions on the proposed red brick material—some felt it was a missed opportunity to introduce a more distinctive finish, while others believed the color palette harmonized well with the surrounding context and added character.

The building's height was viewed favorably for adding architectural interest, and the tower being positioned two-thirds back was recognized as a thoughtful design move that draws the eye and frames the corner effectively. The Church Street façade was praised for addressing a difficult elevation with strong design elements including the plaza interface, window treatment, and shading features, all of which were seen as appropriately integrated into the overall proposal.

Staff recommends approval of the project and associated variance with reviewing the downtown transportation plan comprehensively.

A motion was made by Ms. Babcock, seconded by Mr. Newman, to approve the preliminary design with the exceptions and variances granted as noted. The motion passed with a vote of 5–0.

DRB-25-020-00004 – The Design Review Board (DRB) has received a request for Full and Final Approval for the proposed Sign, Hub City Market, located at 214 S Church St (Tax Map Sheet: 7-12-14-065.00) with a zoning designation of DT-5 Zone (Downtown Urban District). Owner: Jeet Patel / Agent: Signs by Tomorrow.

A motion was made by Ms. Babcock, seconded Mr. Newman for a file the application without prejudice by a vote of 5-0.

Staff Announcements:
Planning is working on sessions on training with all our boards reviewing our procedure of order and business conducts more to come.

Adjourned meeting at 7:17 P.M.

_____
Lauren Rogers, Chair

DATE
May 1, 2025

PROJECT/ADDRESS/ TAX ID
Homes of Hope-Pearl Street/7-12-01-164.00;
7-12-01-148.00; 7-12-01-150.00; 7-12-01-151.00

REVIEW STATUS – PRELIMINARY

COPIES TO
City Departments/Applicant

TO
Design Review Board Members

PROJECT NUMBER
DRB -25-02000001

STAFF
Fredalyn M. Frasier, Planning Director
Nan Zhou, AICP, Planner II

GENERAL PROJECT OVERVIEW

The 0.89 acre site is bound by Pearl Street and Vernon Street. The existing site is cleared of the previous structures and has several trees on the site.

The proposed two 4-unit townhome buildings will include parking to the rear and underground detention in the common area.

AUTHORITY & APPLICABILITY

This project is zoned D-T4. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

Application is complete.

EXCEPTIONS REQUIRED

- None requested.

RECOMMENDATION

The application is complete and compliant for final approval.

Planning Department
Phone: (864) 596-2068 | email: planning@cityofspartanburg.org
website: www.cityofspartanburg.org

CODE REVIEW

Deficiencies noted, or exceptions or deviations required, are noted in *blue italics*

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

B. District Standards:
- 3.3.1 Lot Configuration: *Compliant*
- 3.3.2 Primary Building Standards: *No setbacks shown but the measured dimensions indicate compliance. Applicant to confirm.*
- 3.3.4 Building Height: *Compliant*
- 3.3.5 Permitted Parking Location: *Compliant*
- 3.3.6 Building Frontage: *Stoop - permitted*

C. 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. *Compliant*
- 5.1.3 Pedestrian Entries from Frontage Line: Buildings must have their principal pedestrian entrances on a frontage line. *Compliant*
- 5.1.4 Setbacks: Front and side setbacks must be consistent with those of surrounding buildings. *Compliant*

D. Utilities and Trash Containment:
- 5.2.1 Underground Utilities: *Compliance Presumed – to be confirmed prior for Final Approval*
- 5.2.2 Solid Waste Storage Areas: *Compliance Presumed – to be confirmed prior for Final Approval*
- 5.2.3 Mechanical and Utility Equipment: *Compliant*

E. Building Standards:
- **6.1.1 General Design Principles - Connectivity**: *Compliant*
- **6.1.1 General Design Principles - Downtown Should be Urban**: *Compliant*
- **6.1.5 General Design Principles - Put People First**: *Compliant*
- **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 Mixed-Use and Commercial Buildings in D-T5**
  - **6.3.1 Roof and Eaves:** *Compliant – 8:12.*
  - **6.3.2 Façade Design:** *Compliant*
  - **6.3.3 Building Entrances:** *Compliant*
  - **6.3.4 Garages:** *Not Applicable*
  - **6.3.5 Materials:** *Compliant*

F. Parking:
- **7.1.4 Parking Area Access:** *Compliant*
- **7.2 Bicycle Parking:** *Compliance Presumed – to be confirmed prior for Final Approval*

G. Streetscape and Site Landscaping:
- 8.1 Required Streetscape: 11 ft streetscape zone with a minimum 5 ft sidewalk and street trees in a 6 ft wide planting strip. - *Compliant*

H. Signage: Not applicable.

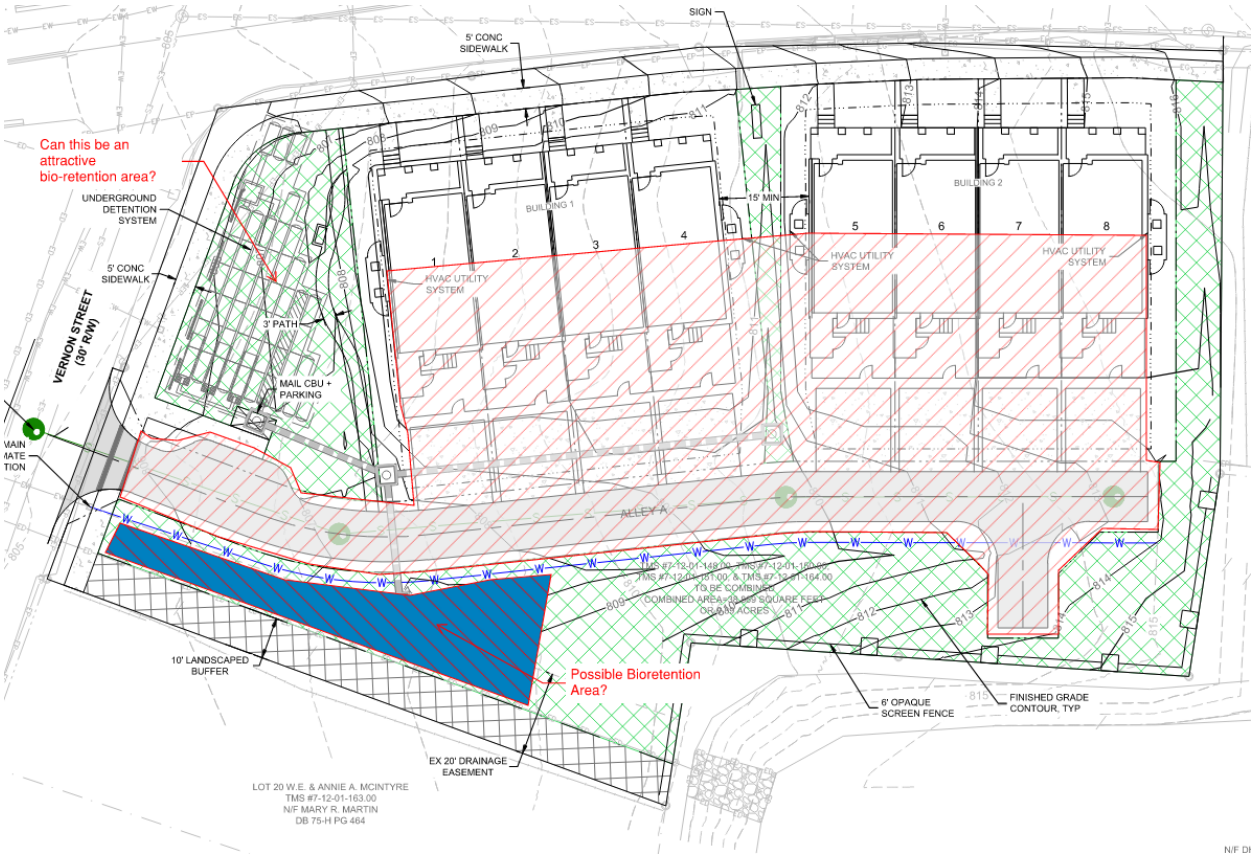
ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Underground Detention at Vernon and Pearl:**
  Staff acknowledges and appreciates the Applicant addressing the City's recommendation to for less obtrusive design for stormwater detention previously located at the corner of Vernon and Pearl Streets.
  However, the proposed underground detention system seems unnecessarily expensive and over engineered for the small number of homes.

  As a city-sponsored project, the City is open to exploring a more cost-efficient approach, such as bio-retention, where the back half of the roofs and the alley could be drained to the rear.

  Action Requested: Staff & Applicant to pursue potential options for stormwater management on the site.

  Planning Department's Technical Advisor, Craig Lewis, provided the following resource for Bioretention Cells:
  A reference sheet from Clemson: https://hgic.clemson.edu/factsheet/bioretention-cells-a-guide-for-your-residents/



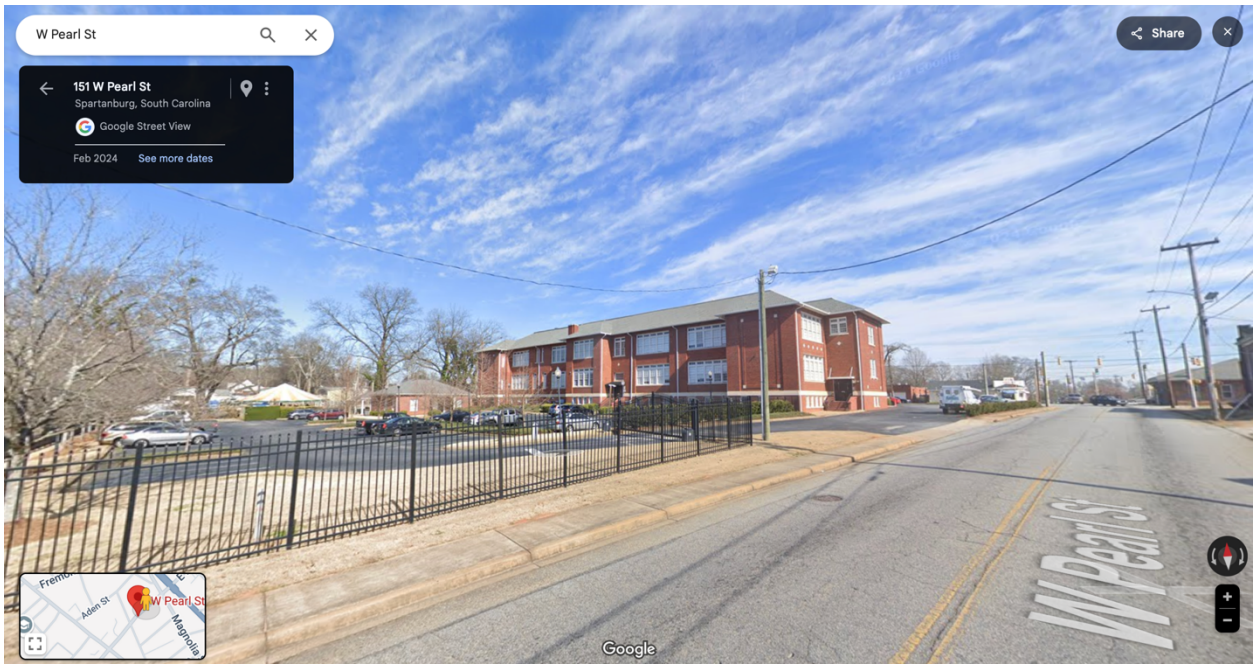
571 Vernon Street, Spartanburg S.C Intersection of Vernon and W. Pearl Streets

159 W. Pearl Street, Spartanburg, S.C.; Intersection of W. Pearl and Vernon Streets

157 W. Pearl Street, Spartanburg, S.C.

572 Vernon Street, Spartanburg, S.C; Intersection of Vernon and W. Pearl Street

200 W. Pearl Street, Spartanburg, S.C; Intersection of W.Pearl and Vernon Street



600 Freemont Avenue, Spartanburg, S.C.

156 and 160 W. Pearl Street, Spartanburg, S.C.

151 W. Pearl Street, Spartanburg, S.C.

VIEW W PEARL ST.

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PROFESSIONAL ENGINEER
No. 30212
CHARLES GREER

PEARL PLACE
HOMES OF HOPE

TRG COMMUNITIES
CITY OF SPARTANBURG, SC

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT:	3832
DATE:	4/14/2025
DRAWN BY:	SJG
CHECKED BY:	KJ

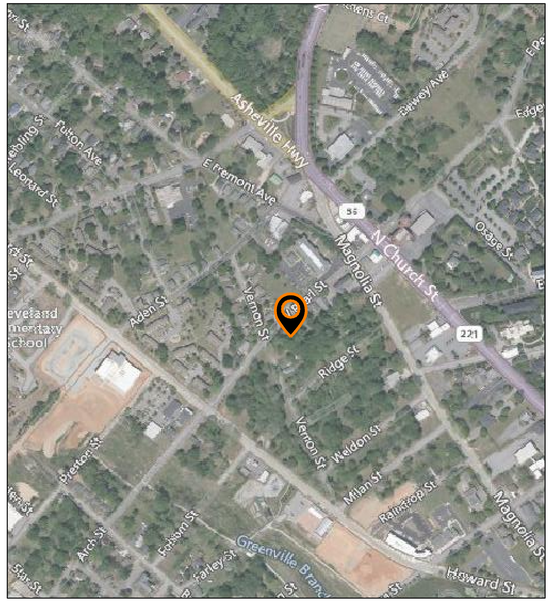
REVISION HISTORY

EXISTING CONDITIONS

L1.0

FLOTTREE 4/16/2025 10:44 AM, BY Steve Glover P:\SWA\PROJECTS\CAD Files\Architects\NB Package\PDB\02 Existing Conditions.dwg

SITE LOCATION MAP



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PEARL PLACE HOMES OF HOPE

TRG COMMUNITIES
CITY OF SPARTANBURG, SC

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT:	3832
DATE:	4/14/2025
DRAWN BY:	SJG
CHECKED BY:	KJ

REVISION HISTORY

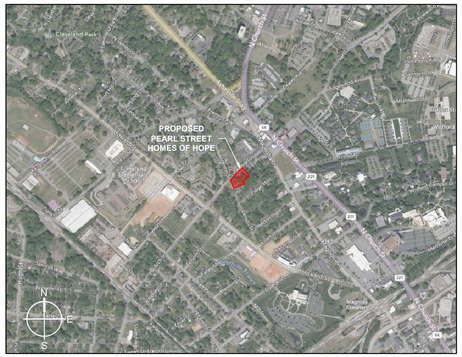
VICINITY AND AERIAL MAP

L2.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 209 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 100 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
COPYRIGHT © SEAMON, WHITESIDE & ASSOCIATES, INC. | THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

PLOT TIME: 4/14/2025 10:44 AM, BY Steve Gilover P:\3832\CAD\3832-CAD Files\Exhibits\DRB Package\L2.0-2.0 Vicinity and Aerial Map.dwg

LOCATION MAP



OWNER
NORTHSIDE DEVELOPMENT CORPORATION
A. DB 103A, PG 950
B. DB 110A, PG 209
C. DB 123N, PG 224
D. DB 111P, PG 996

DEVELOPER
TRG COMMUNITIES

SURVEYOR
ARBOR LAND DESIGN

ENGINEER
CHARLIE GREER, PE
SEAMON WHITESIDE & ASSOCIATES, INC.

POWER PROVIDER
DUKE ENERGY

SEWER PROVIDER
SPARTANBURG SANITARY SEWER DISTRICT

WATER PROVIDER
SPARTANBURG WATER

GAS PROVIDER
UNKNOWN

PEARL PLACE HOMES OF HOPE

SITE AREA
TOTAL AREA: 0.89 ACRES

TMS NUMBERS
A. 7-12-01-148.00
B. 7-12-01-150.00
C. 7-12-01-151.00
D. 7-12-01-164.00

EXISTING ZONING
CITY OF SPARTANBURG DT-4

SETBACKS
FRONT: 6'
REAR: 3'
SIDE: 6'
* MINIMUM SPACING BETWEEN BUILDINGS IS 15'
* FOR END UNITS THE DISTANCE TO THE PROPERTY LINE IS 7.5'
* MAXIMUM BUILDING HEIGHT IS 35'
* EACH ADDITIONAL FOOT OVER 35' ONE FOOT MUST BE ADDED TO THE SIDE AND REAR SETBACK

PROPOSED PRIVATE ROAD LENGTH
± 300 LINEAR FEET = 0.06 MILES

DEVELOPMENT SUMMARY
TYPE OF DEVELOPMENT: TOWNHOMES ATTACHED
TOTAL PROPOSED UNITS: 8
TOTAL PROPOSED BUILDINGS: 2
TOTAL DENSITY: 2.25 UNITS / ACRE
TYPICAL LOT SIZE: 20' X 90' (1,800 SF) &
27.5' X 90' (2,475 SF)

BUILDING/UNIT SUMMARY
BUILDING INFORMATION:
4 UNIT (4,800 SF) (X2)
TOTAL BUILDING SF: 9, 600 SF
BUILDING DENSITY: 4,800 SF/BUILDING
4.49 UNITS/ACRE

LOT COVERAGE CALCULATIONS

ALLOWED LOT COVERAGE: **70% MAXIMUM**
TYPICAL LOT SIZE: 20' X 90' (1,800 SF) &
27.5' X 90' (2,475 SF)

TYPICAL UNIT SIZE: 20' X 60' (1,200 SF)

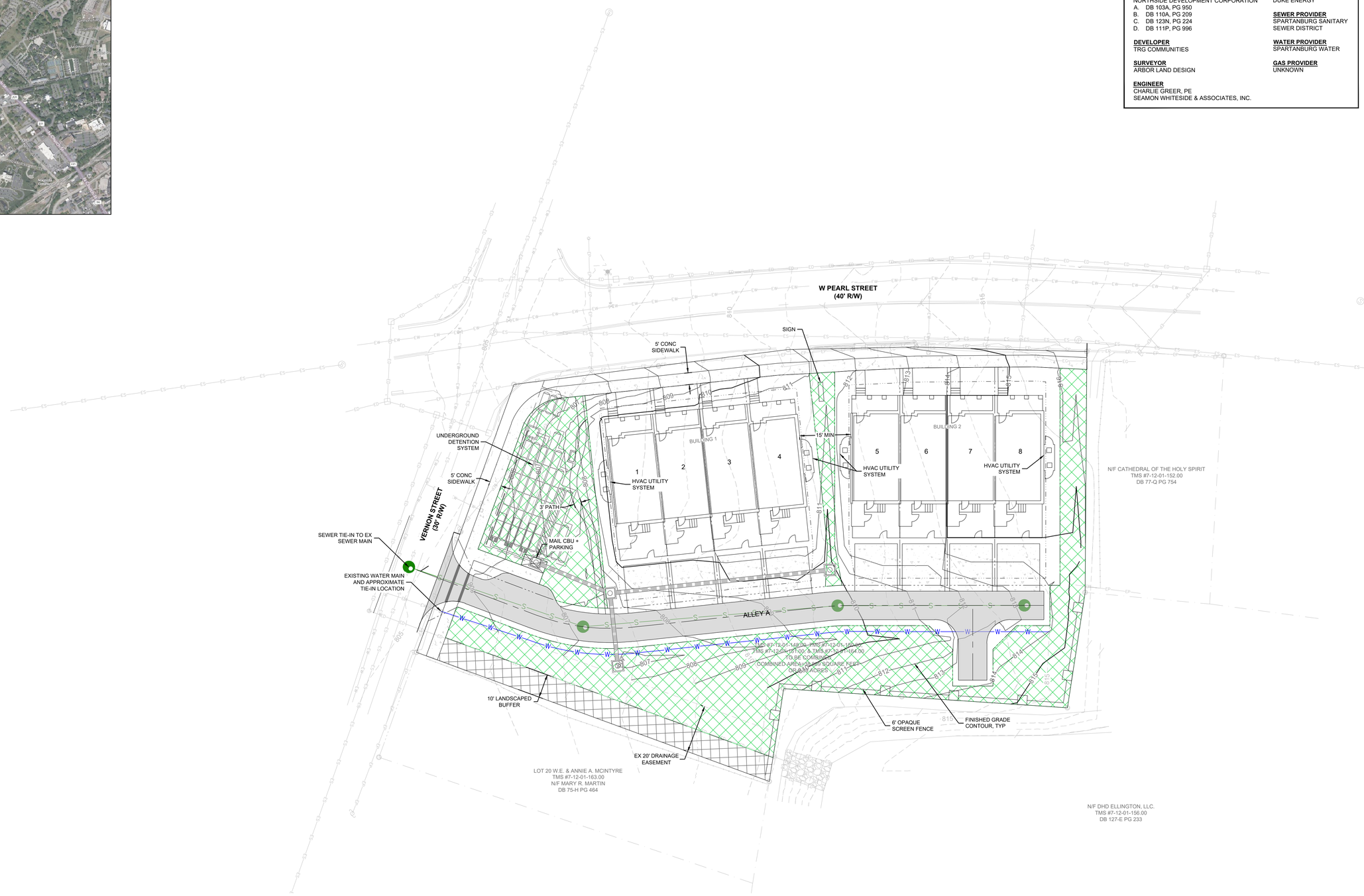
TOTAL LOT COVERAGE:
(1,200 SF/1,800 SF) = **66.6% OF LOT**
(1,200 SF / 2,475 SF) = **48.5% OF LOT**

COMMON AREA CALCULATIONS

PROVIDED COMMON AREA:

1. 0.07 AC
2. 0.19 AC
3. 0.01 AC

NOTE: COMMON AREAS CANNOT BE FURTHER SUBDIVIDED OR USED FOR ANY OTHER PURPOSE.
*** STORMWATER AREAS AND COMMON AREAS TO BE MAINTAINED BY THE HOA.**



NOTES

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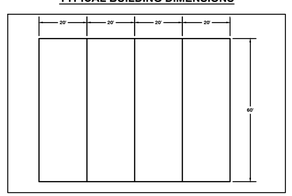
SURVEY NOTE:
BOUNDARY INFORMATION IS BASED ON THE BOUNDARY SURVEY PROVIDED BY FANT REICHERT & FOGLEMAN, INC DATED SEPTEMBER 10, 2021.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 45083C0254E, EFFECTIVE 05/04/2021, THE PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE.

LEGEND

COMMON AREA	
STREETSCAPE ZONE	
ASPHALT	

TYPICAL BUILDING DIMENSIONS



- **BUILDING HEIGHT LESS THAN 35' (2 FLOORS)**
- **BUILDING INFORMATION IS PRELIMINARY AND PROVIDED AS AN EXAMPLE. SUBJECT TO CHANGE.**

0 10 20 40
SCALE: 1" = 20'

SEAMON WHITESIDE
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GREENVILLE, SC
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WWW.SEAMONWHITESIDE.COM

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 20212
CHARLES GREER

PEARL PLACE HOMES OF HOPE

TRG COMMUNITIES
CITY OF SPARTANBURG, SC

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT:	3832
DATE:	4/14/2025
DRAWN BY:	SJG
CHECKED BY:	KJ

REVISION HISTORY

SITE PLAN

L3.0

501 MANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 200 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 103212
CHARLES GREER
NOTARY PUBLIC
4/14/25

PEARL PLACE HOMES OF HOPE

TRG COMMUNITIES
CITY OF SPARTANBURG, SC

SD SET
(NOT FOR CONSTRUCTION)

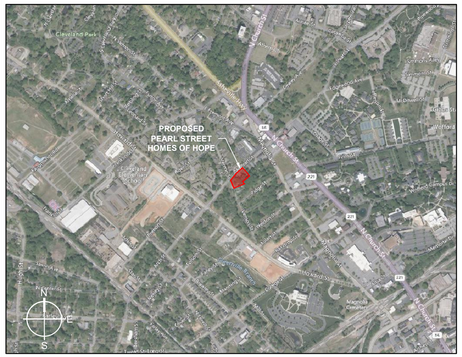
SW+ PROJECT:	3832
DATE:	4/14/2025
DRAWN BY:	SJG
CHECKED BY:	KJ

REVISION HISTORY

EXISTING BUILDING SETBACK EXHIBIT

L4.0

LOCATION MAP



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PARCEL LINE TABLE

Line #	Bearing	Length
L1	S33°54'31"E	49.26
L2	S51°11'42"W	69.91
L3	S51°11'42"W	50.03
L4	S33°56'51"E	39.61
L5	S67°27'33"W	158.46
L6	N22°26'45"W	11.01
L7	N22°26'45"W	21.53
L8	N22°26'45"W	18.42
L9	N22°26'45"W	3.22
L10	N22°52'55"W	66.00
L11	N40°03'18"E	61.54
L12	N40°03'18"E	55.00
L13	N46°14'04"E	54.10
L14	N48°51'42"E	71.97
L15	S42°14'40"E	101.59
L16	N22°16'40"W	3.03
L17	N22°04'24"E	13.91
L18	N68°02'24"E	31.85
L20	N41°17'07"E	82.39
L22	N47°20'18"E	33.65
L23	S87°39'42"E	14.14
L24	S42°39'42"E	15.50
L25	N47°20'18"E	17.00
L26	N42°39'42"W	15.50
L27	N02°20'18"E	14.14
L28	N47°20'18"E	14.00
L29	N42°39'42"W	17.00
L30	S47°20'18"W	23.25
L31	S47°20'18"W	20.00
L32	S47°20'18"W	20.00
L33	S47°20'18"W	21.40
L35	S41°17'07"W	24.31
L36	S41°17'07"W	20.00
L37	S41°17'07"W	20.00

PARCEL LINE TABLE

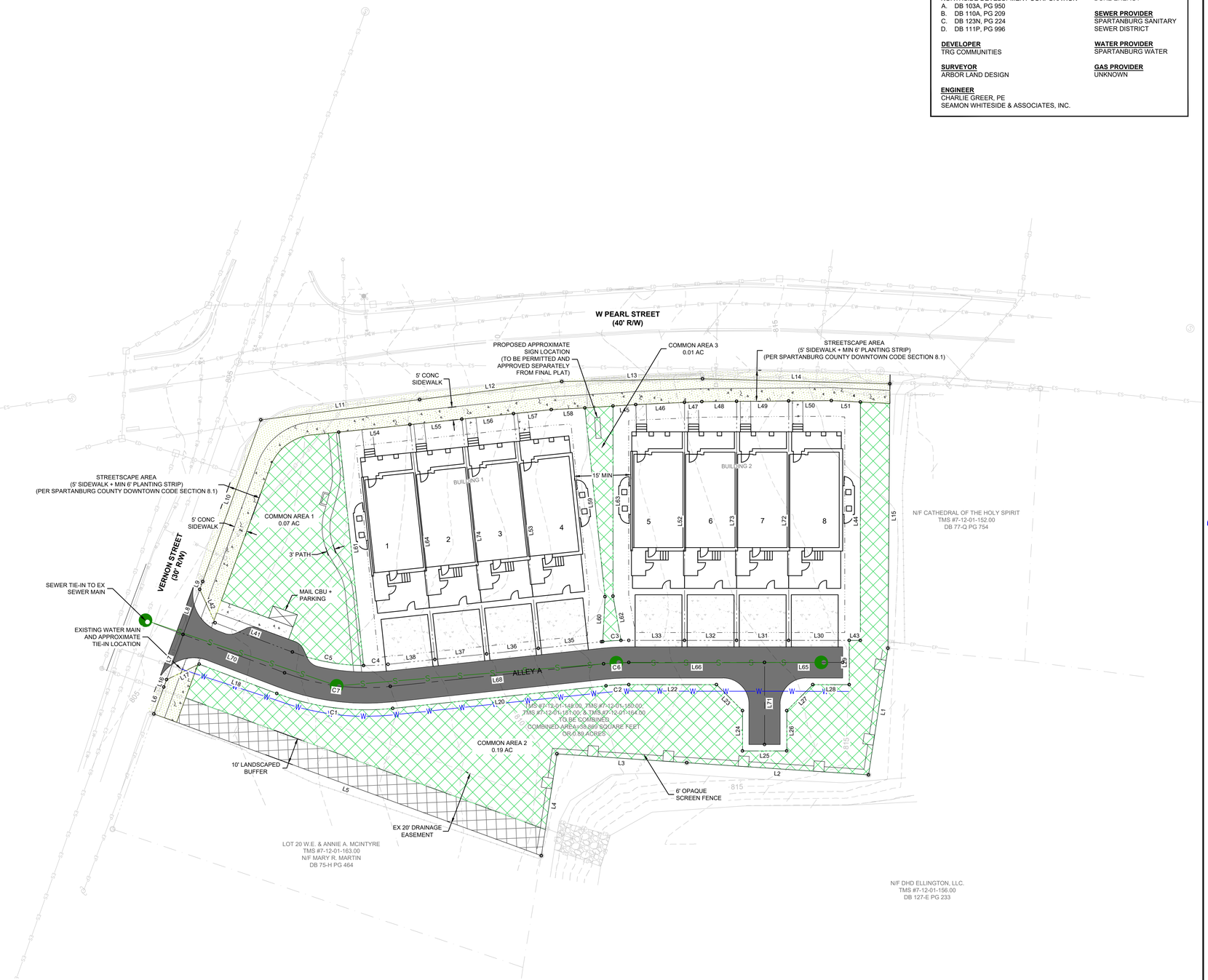
Line #	Bearing	Length
L38	S41°17'07"W	18.08
L41	S68°02'24"W	31.75
L42	N67°25'15"W	14.15
L43	N47°20'18"E	4.25
L44	N42°39'42"W	91.58
L45	N43°36'04"E	8.78
L46	N44°48'07"E	18.76
L47	N44°48'07"E	6.65
L48	N46°52'09"E	13.36
L49	N46°52'09"E	20.00
L50	N46°52'09"E	16.39
L51	N50°03'55"E	11.12
L52	N42°39'42"W	91.41
L53	S48°42'53"E	90.70
L54	N41°17'44"E	27.50
L55	N41°17'44"E	20.00
L56	N41°17'44"E	20.00
L57	N41°17'44"E	14.54
L58	N44°14'10"E	12.97
L59	S48°42'53"E	72.92
L60	S39°52'43"E	17.32
L61	S48°42'53"E	90.16
L62	N52°54'52"W	17.31
L63	N42°39'42"W	73.02
L64	S48°42'53"E	90.71
L65	S47°20'18"W	30.00
L66	S47°20'18"W	52.15
L68	S41°17'07"W	82.39
L70	S68°02'24"W	41.68
L71	S42°39'42"E	31.50
L72	N42°39'42"W	91.97
L73	N42°39'42"W	91.81
L74	S48°42'53"E	90.71

PARCEL CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	45.30	97.00	026.7549	N54°39'45"E	44.88
C2	8.77	83.00	006.0531	N44°18'42"E	8.76
C3	7.01	100.00	004.0168	S43°35'49"W	7.01
C4	9.44	80.00	006.7615	S44°39'57"W	9.44
C5	27.92	80.00	019.9933	S58°02'36"W	27.77
C6	9.67	91.50	006.0531	S44°18'42"W	9.66
C7	41.33	88.50	026.7549	S54°39'45"W	40.95

PARCEL AREA DATA

Parcel #	Area (sf)	Area (ac)	Perimeter
1	2492.90	0.06	235.894
2	1814.20	0.04	221.420
3	1814.13	0.04	221.413
4	2467.23	0.06	233.302
5	2470.05	0.06	233.688
6	1833.75	0.04	223.221
7	1837.82	0.04	223.782
8	2528.90	0.06	238.563



NOTES

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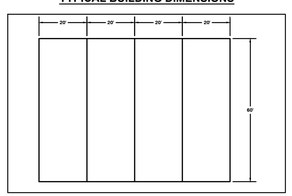
LEGEND

COMMON AREA
STREETSCAPE ZONE
ASPHALT

TYPICAL BUILDING DIMENSIONS



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0 10 20 40
SCALE: 1" = 20'

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SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL ENGINEER
No. 19022
CHARLES GREER
4/14/25

PEARL PLACE HOMES OF HOPE

TRG COMMUNITIES
CITY OF SPARTANBURG, SC

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 3832
DATE: 4/14/2025
DRAWN BY: SJG
CHECKED BY: KJ

REVISION HISTORY

PRELIMINARY PLAT

L5.0

501 MANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 200 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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GENERAL NOTES:

1. FOR REQUIRED TREE MITIGATION AND DEVELOPMENT INCHES PER THE CITY OF SPARTANBURG ZONING ORDINANCE, PLEASE REFER TO SHEET L6.1 FOR PLANT SCHEDULE QUANTITY AND SIZES.
2. THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON THE MASTER PLAN SCHEDULE, SHEET L6.1.
3. SEE SITE PLAN [L3.0] FOR SITE LABELS, INFORMATION AND DETAILS.
4. CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY SITEWORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD.
   CONTACT: 843-884-1667

City of Spartanburg Landscape Code Data:

Streetscape:

Required: 8' sidewalk, 6' planting bed
Provided: 8' sidewalk, 6' planting bed

Required:
3 trees (all understory due to overhead powerlines) and 4 large or 8 small evergreen shrubs per 100 lf of road frontage.

Pearl St: 230 lf of frontage
7 trees and 19 shrubs required
7 trees and 19 shrubs provided

Vernon St: 113 lf of frontage
4 trees and 9 shrubs required
4 trees and 9 shrubs provided

Buffer: "Condominium buffer" of combination of solid fence and evergreen vegetation provided where adjacent to single familty land use.

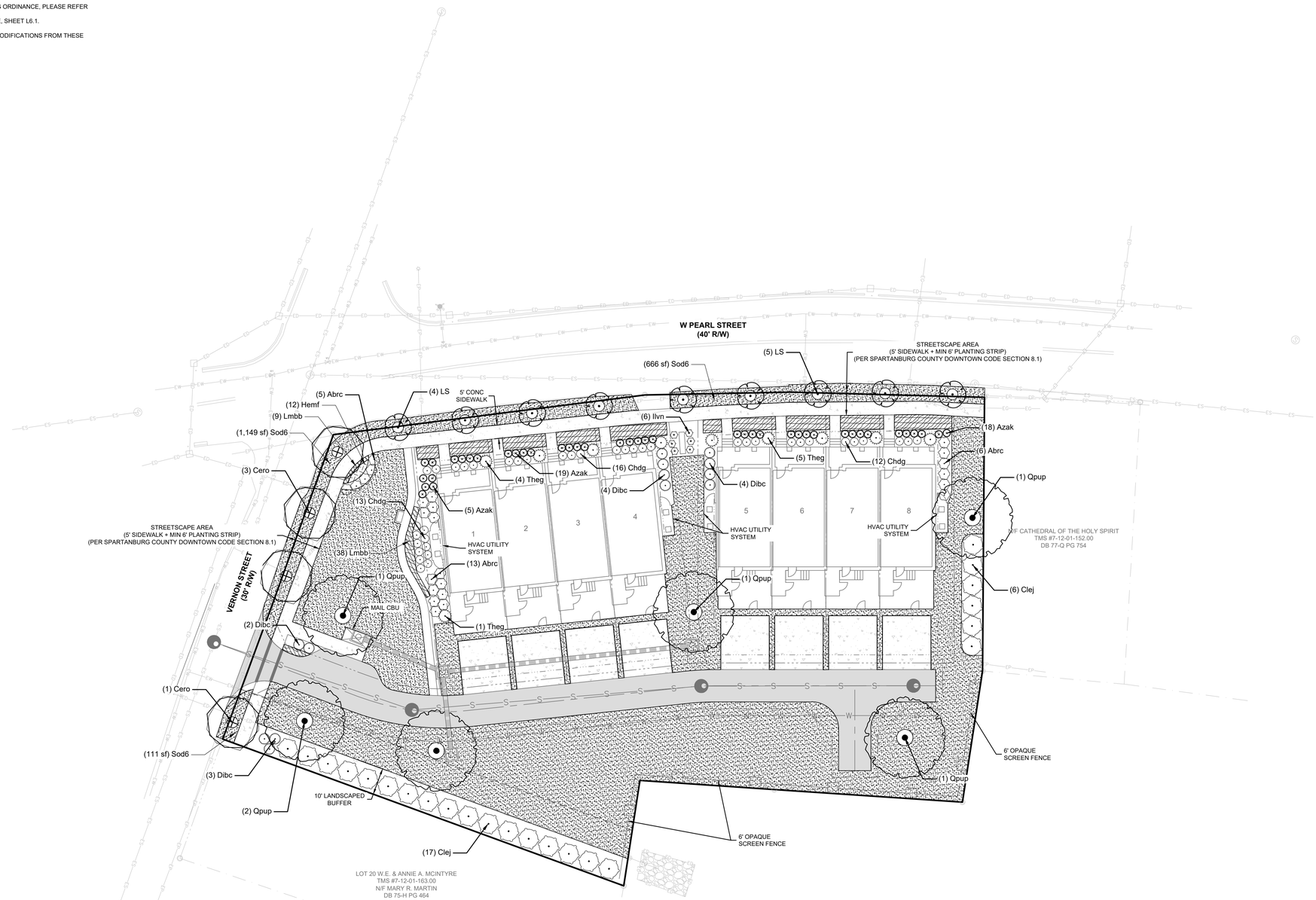
Tree Density:

Required:

20 trees per acre of site

Site Size: 0.89 acres

Required Trees: 18 trees
Provided Trees: 18 trees
(existing trees are not able to be saved due to conflict with overhead power lines and conflict with primary development and related parking and stormwater requirements)



LEGEND

SIDEWALK / DRIVEWAYS	
ASPHALT	
PROPERTY LINE	
ADJOINING PROPERTY LINES	
UTILITY EASEMENT.	
R/W	

Know what's below. Call before you dig.

0 10 20 40
SCALE: 1" = 20'

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REVISION HISTORY

LANDSCAPE PLAN

L6.0

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PLOT TIED 4/16/2025 10:44 AM, BY Steve Glover P:\SWN\CR0832\CAD Files\Civil\SD\Plan\CR0832 Landscape Plan.dwg

GENERAL PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL MEET WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK SO THAT THERE IS A CLEAR UNDERSTANDING OF PROJECT REQUIREMENTS. FAILURE TO DO SO JEOPARDIZES FINAL ACCEPTANCE OF WORK.
2. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT LANDSCAPE CONTRACTOR'S EXPENSE. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY POSSIBLE CONFLICTS BETWEEN PROPOSED IMPROVEMENTS AND UTILITIES, SIGNS, AND/OR OTHER STRUCTURES.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE LANDSCAPE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERCOLATE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLING PLANTS.
4. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, THE LANDSCAPE CONTRACTOR MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
6. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
7. ***PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT SCHEDULE ARE FOR REFERENCE ONLY AND THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS.*** DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
8. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ANSI Z-60.1). UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. ***MINIMUMS FOR HEIGHT, SPREAD, OR CALIPER SHALL TAKE PRECEDENT OVER A SPECIFIED CONTAINER SIZE.***
9. ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
10. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
11. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
12. REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
13. REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
14. DO NOT WRAP TREES.
15. WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
16. TREE GUYING MATERIAL SHALL BE 'ARBOR-TIE' OR EQUIVALENT.
17. ALL PLANT BEDS TO BE MULCHED WITH 4" OF DOUBLE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
18. ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS, SEE SOIL NOTES.
19. ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED, SODDED AND/OR SEEDED SHALL BE REMOVED PRIOR TO PLANTING, SODDING, AND SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE SEEDED PER GRASSING SPECIFICATIONS FOR PERMANENT STABILIZATION.
20. ALL DISTURBED AREAS NOT SPECIFICALLY CALLED OUT ON THIS PLAN SHALL BE SEEDED PER THE PROVIDED SEEDING SCHEDULE. ALL DISTURBED NATURAL AREAS SHALL BE MULCHED (SEE MULCH SPECIFICATIONS).
21. DRAINAGE TO BE PROVIDED FOR ALL ABOVE GROUND PLANTERS.
22. PLANTINGS SHALL BE PRUNED TO CONFORM WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
23. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
24. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
25. SHOULD THE LANDSCAPE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE LANDSCAPE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.

SOIL NOTES:

1. FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; SODIUM ABSORPTION RATIO; DELETERIOUS MATERIAL; BUFFER PH LEVELS; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL.
2. A MINIMUM OF THREE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM VARIED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR PLANTING PURPOSES.
3. LANDSCAPE CONTRACTOR SHALL SUBMIT TO LANDSCAPE ARCHITECT THE LAB RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED. INDICATE LAB RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. OR VOLUME PER CU. YD. FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND ORGANIC AND INORGANIC SOIL AMENDMENTS TO BE ADDED TO PRODUCE PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.
4. ALL SOILS USED FOR PLANTING SHALL BE PREPARED AS NECESSARY USING ORGANIC AND INORGANIC SOIL AMENDMENTS AND FERTILIZERS IN THE QUANTITIES RECOMMENDED IN THE SOIL ANALYSIS REPORT TO PRODUCE SATISFACTORY PLANTING SOIL FOR HEALTHY, VIABLE PLANTS. PLANTING SOILS SHALL HAVE A PH LEVEL BETWEEN 6.0 AND 7.0.
5. IN ALL PLANTING AREAS, SPREAD PLANTING SOIL TO A DEPTH OF 8 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT.

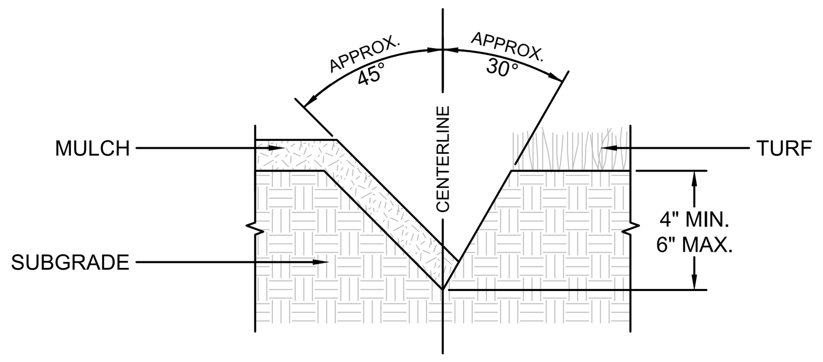
IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PROPOSED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT AND OWNER FOR ACCEPTANCE. LANDSCAPE CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% HEAD TO HEAD COVERAGE OF ALL NEW SODDED AND IMPROVED EXISTING GRASS AREAS, TREES, SHRUBS AND PLANTING BEDS. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE.
2. LANDSCAPE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. LANDSCAPE CONTRACTOR SHALL PROVIDE ELECTRIC METER, BACKFLOW PREVENTER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE WATER METER REQUIREMENTS WITH CIVIL ENGINEER.
3. LANDSCAPE CONTRACTOR TO PROVIDE DRIP IRRIGATION TO ALL ABOVE GROUND PLANTERS. IRRIGATION LINE TO BE INSTALLED BENEATH ADJACENT HARDSCAPE AS NECESSARY.
4. IRRIGATION PIPING, SPRINKLERS, AND OTHER EQUIPMENT MAY BE SHOWN OUTSIDE OF LANDSCAPE AREAS ON DRAWING FOR GRAPHIC CLARITY. ALL VALVE BOXES AND EQUIPMENT VAULTS SHALL BE LOCATED IN MULCH BEDS.
5. NO IRRIGATION COMPONENTS, INCLUDING BUT NOT LIMITED TO, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, AND/OR RAIN SENSORS ARE ALLOWED TO BE INSTALLED WITHIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY.

PLANT SCHEDULE NOTES:

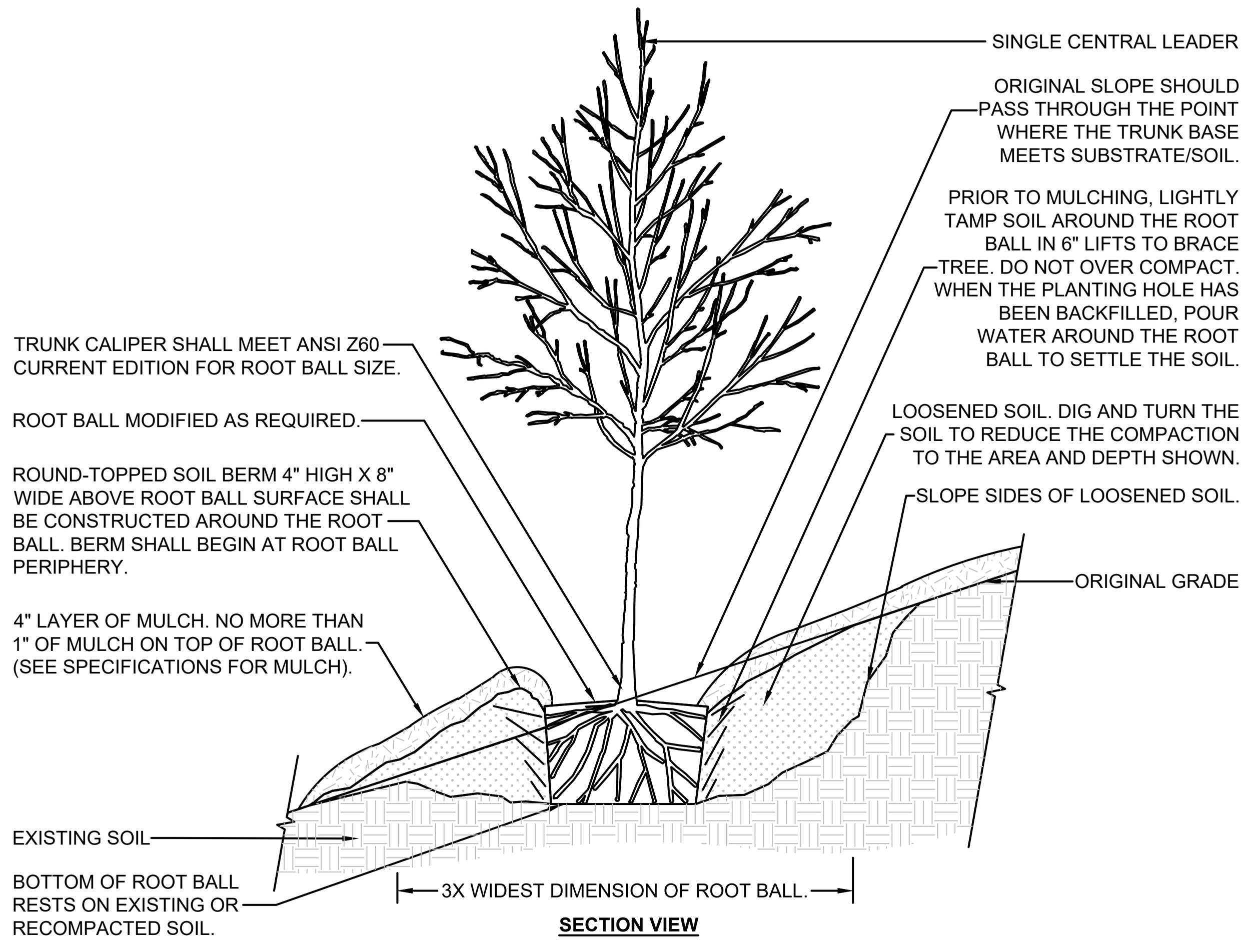
1. THE TECHNICAL SPECIFICATIONS ARE MADE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS AND ON THESE PLANS.
2. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THIS OFFICE OF ANY DISCREPANCIES PRIOR TO BEGINNING OR CONTINUING WORK.
3. THERE WILL BE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS WITHOUT APPROVAL OF THIS OFFICE.
4. SIZE OF PLANT MATERIALS SHALL CONFORM WITH THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK' FOR NUMBER ONE GRADE NURSERY STOCK AS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND AMERICAN NATIONAL STANDARDS INSTITUTE.
5. THE QUANTITIES ON THE SCHEDULE ARE ONLY A GUIDE. ALL QUANTITIES SHALL BE VERIFIED BY THE LANDSCAPE CONTRACTOR ON THE PLANTING PLAN.

1 Landscape Notes
SCALE: NOT TO SCALE



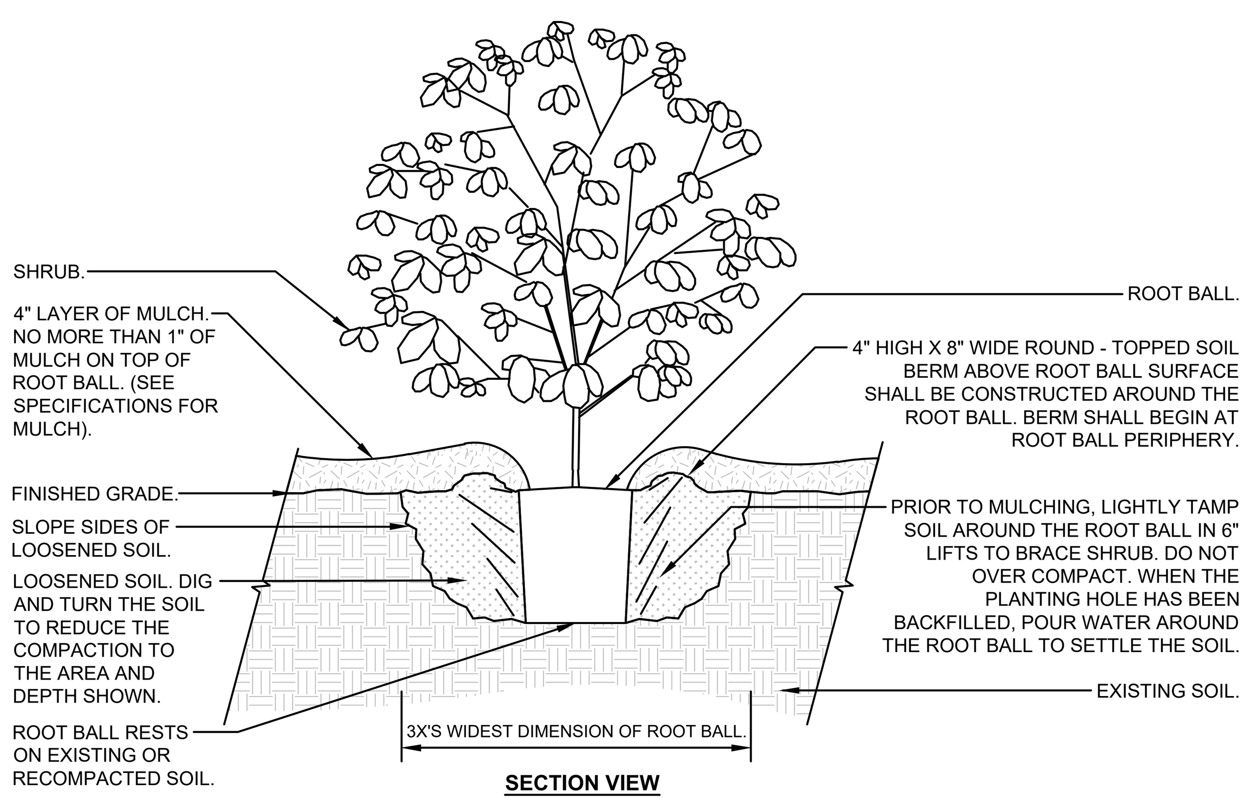
NOTES:
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
2. EXCAVATE TRENCH BY HAND WITH SPADE.
3. ADD EXCESS SOIL TO ADJACENT PLANT BED AFTER PULLING BACK EXISTING MULCH. RAKE SOIL AND SMOOTH BEFORE MULCHING.

2 Lawn Edge Detail
SCALE: NOT TO SCALE



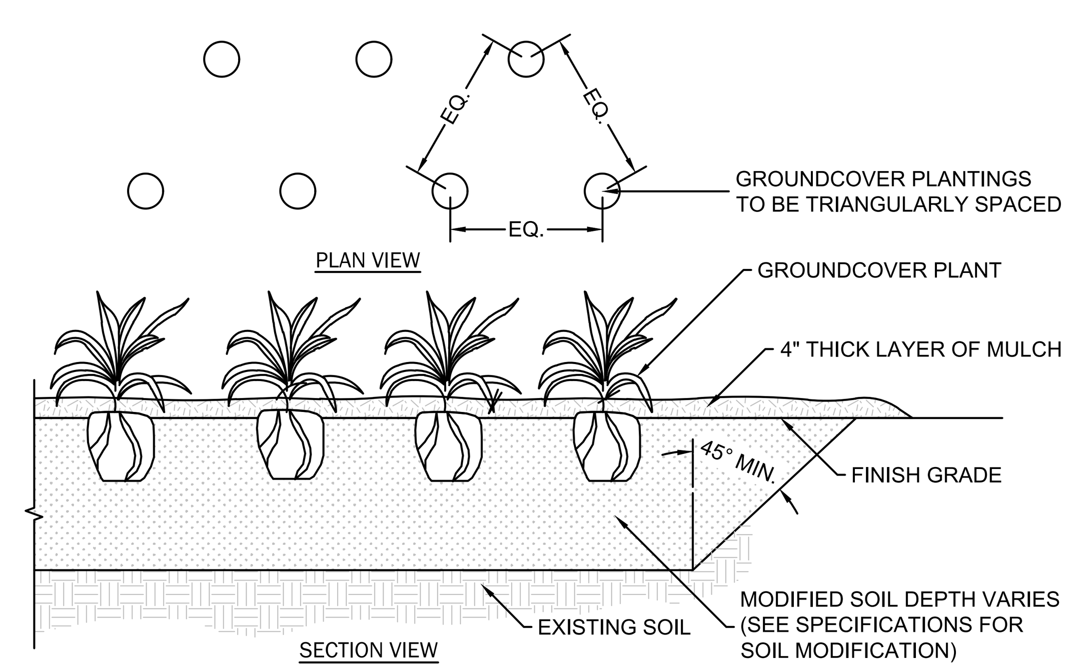
NOTES:
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

3 Tree On Slope 5% To 50% - Existing Soil Unmodified
SCALE: NOT TO SCALE



NOTES:
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

4 Shrub Planting - Unmodified Soil
SCALE: NOT TO SCALE



NOTES:
1. SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
2. SEE PLANT SCHEDULE FOR PLANT SPECIES, SIZE, AND SPACING DIMENSION.
3. SMALL ROOTS (¼" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING.
4. THOROUGHLY TILL IN PLANTING SOIL MIXTURE AMENDMENTS TO DEPTH OF 8" IN ENTIRE GROUNDCOVER BED AREA. WORK SOIL TO LOOSE, UNIFORMLY FINE TEXTURE.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DRAINAGE FROM PLANTING HOLE/BEDS IF COMPACTED SOILS OR POORLY DRAINED SOIL IS ENCOUNTERED.
6. HAND-TAMP BACKFILL TO REMOVE VOIDS AND AIR POCKETS. WATER IMMEDIATELY AFTER PLANTING UNTIL NO MORE WATER IS ABSORBED.

5 Groundcover / Ornamental Grass Planting Detail
SCALE: NOT TO SCALE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
TREES								
	Cero	4	CERCIS CANADENSIS `OKLAHOMA` / OKLAHOMA REDBUD	1.5" CAL	8` MIN		AS SHOWN	FWF, SP, CLEAR TRUNK TO 4'
	LS	9	LAGERSTROEMIA X `SARAH`S FAVORITE` / SARAH`S FAVORITE CRAPE MYRTLE	1.5" CAL	8` MIN		AS SHOWN	FWF, SP, MS, 3-5 EGUAL CANES, CLEAR TRUNK TO 4'
	Qpup	6	QUERCUS PHELLOS `RT3` TM / UPPERTON WILLOW OAK	2" CAL	10` MIN		AS SHOWN	FWF, SP, 5' HT CLEAR TRUNK
SHRUBS								
	Abrc	24	ABELIA X `ROSE CREEK` / ROSE CREEK ABELIA	3 GAL	18"-24"	18"-24"	AS SHOWN	FWF, SP
	Azak	42	AZALEA KURUME HYBRID `CORAL BELLS` / KURUME AZALEA	3 GAL	18"-24"	18"-24"	AS SHOWN	FWF, SP
	Chdg	39	CEPHALOTAXUS HARRINGTONIA `DUKE GARDENS` / DUKE GARDENS PLUM YEW	3 GAL	18"-24"	18"-24"	AS SHOWN	FWF, SP
	Clej	23	CLEYERA JAPONICA / JAPANESE CLEYERA	3 GAL	18"-24"	18"-24"	AS SHOWN	FWF, SP
	Dibc	13	DISTYLIUM MYRICOIDES ``BLUE CASCADE`` / BLUE CASCASE DISTYLLIUM	3 GAL	18"-24"	18"-24"	AS SHOWN	FWF, SP
	Ilvn	6	ILEX VOMITORIA `NANA` / DWARF YAUPON	3 GAL	18"-24"	18"-24"	AS SHOWN	FWF, SP
	Theg	10	THUJA OCCIDENTALIS `SMARAGD` / EMERALD GREEN ARBORVITAE	10 GAL	48" MIN	18"-24"	AS SHOWN	
GROUND COVERS								
	Hemf	12	HEMEROCALLIS X `FAIRY TALE PINK` / DAYLILY	1 GAL	8"-12"	8"-12"	24"	FWF, SP
	Lmbb	423	LIRIOPE MUSCARI `BIG BLUE` / BIG BLUE LILYTURF	4" POT	8"-12"	8"-12"		FWF
SOD/SEED								
	Sod6	15,419 SF	CYNODON DACTYLON `TIFTUF` / TIFTUF BERMUDA GRASS	SOD	N/A	N/A	N/A	

ABBREVIATIONS:
B&B = BALLED & BURLAPPED
BR = BARE ROOT MATERIAL
CAL = TRUNK CALIPER (MIN)
CON = CONTAINERIZED MATERIAL
CT = CLEAR TRUNK
ESP = ESPALIER
FTG = FULL TO GROUND
FWF = FULL WELL FORMED
GAL = GALLON CONTAINER
HC = HURRICANE CUT
MS = MULTI-STEMMED TRUNK
OC = ON-CENTER
RF = REFOLIATED
SP = SPECIMEN MATERIAL
TF = TREE FORM HABIT
TYP = TYPICAL

6 Plant Schedule
SCALE: NOT TO SCALE

SEAMONWHITESIDE
MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
RALEIGH, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM

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SOUTH CAROLINA PROFESSIONAL ENGINEER No. 39212 CHARLES GREER 4/14/25 NOT FOR CONSTRUCTION

PEARL PLACE HOMES OF HOPE
TRG COMMUNITIES
CITY OF SPARTANBURG, SC

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 3832
DATE: 4/14/2025
DRAWN BY: SJG
CHECKED BY: KJ

REVISION HISTORY

LANDSCAPE NOTES AND DETAILS

L6.1

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 230 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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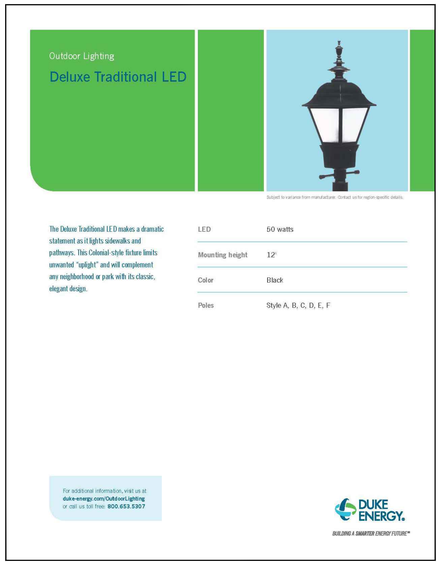
LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Pedestrian Area Light	7	

NOTE:

LIGHTING PLAN IS CONCEPTUAL IN NATURE. PHOTOMETRIC DESIGN TO BE PROVIDED BY LIGHTING DESIGNER/MANUFACTURER.



Outdoor Lighting

Deluxe Traditional LED

Subject to variance from manufacturer. Contact us for region-specific details.

The Deluxe Traditional LED makes a dramatic statement as it lights sidewalks and pathways. This Colonial-style fixture limits unwanted "uplight" and will complement any neighborhood or park with its classic, elegant design.

LED	50 watts
Mounting height	12'
Color	Black
Poles	Style A, B, C, D, E, F

For additional information, visit us at duke-energy.com/OutdoorLighting or call us toll free: 800.653.5307

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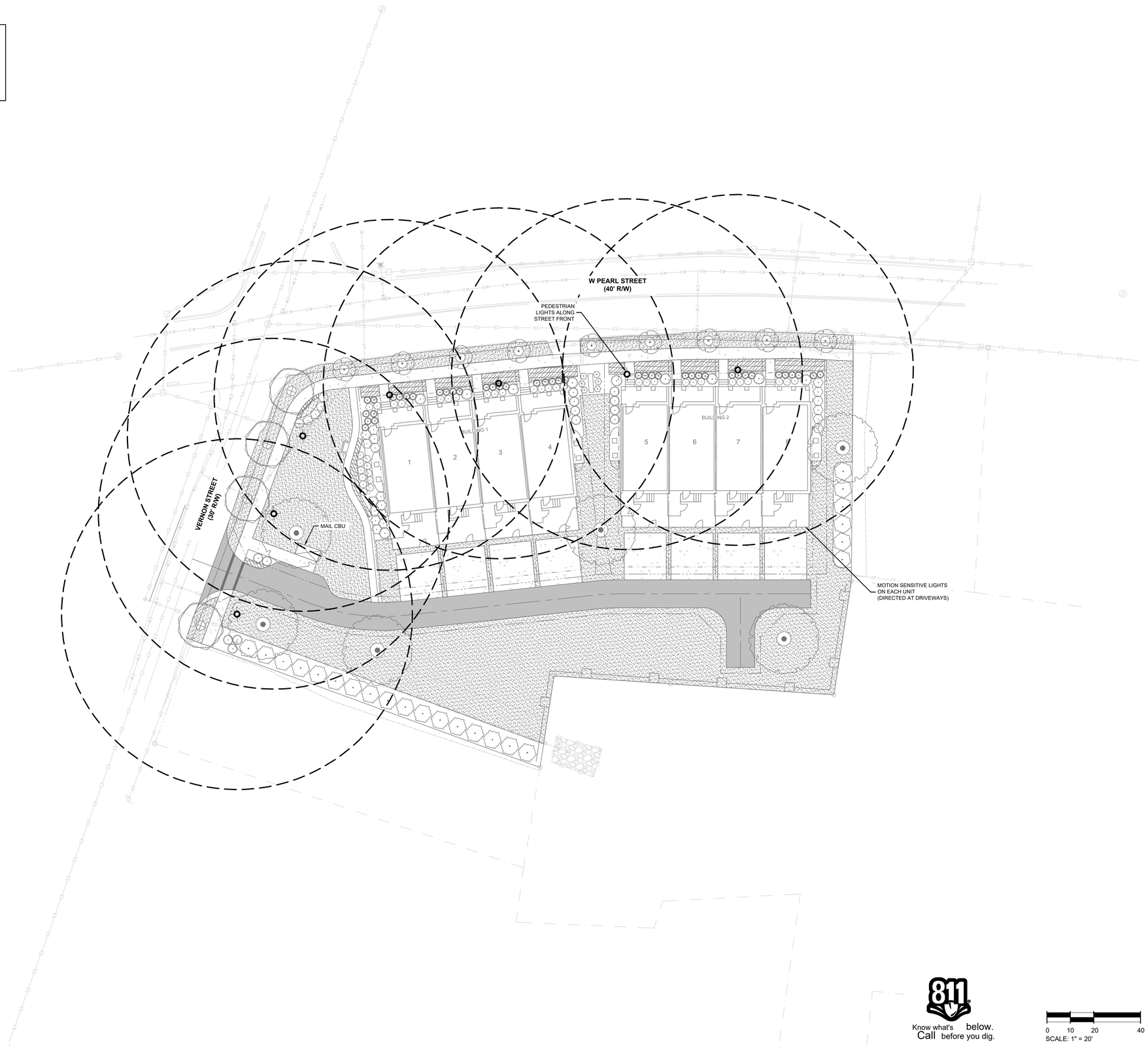

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No. C00472
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 09212
CHARLES GREER
4/14/25

PEARL PLACE HOMES OF HOPE

TRG COMMUNITIES

CITY OF SPARTANBURG, SC

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT:	3832
DATE:	4/14/2025
DRAWN BY:	SJG
CHECKED BY:	KJ

REVISION HISTORY

LIGHTING PLAN

L7.0

501 MANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 200 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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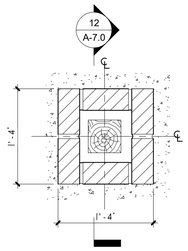
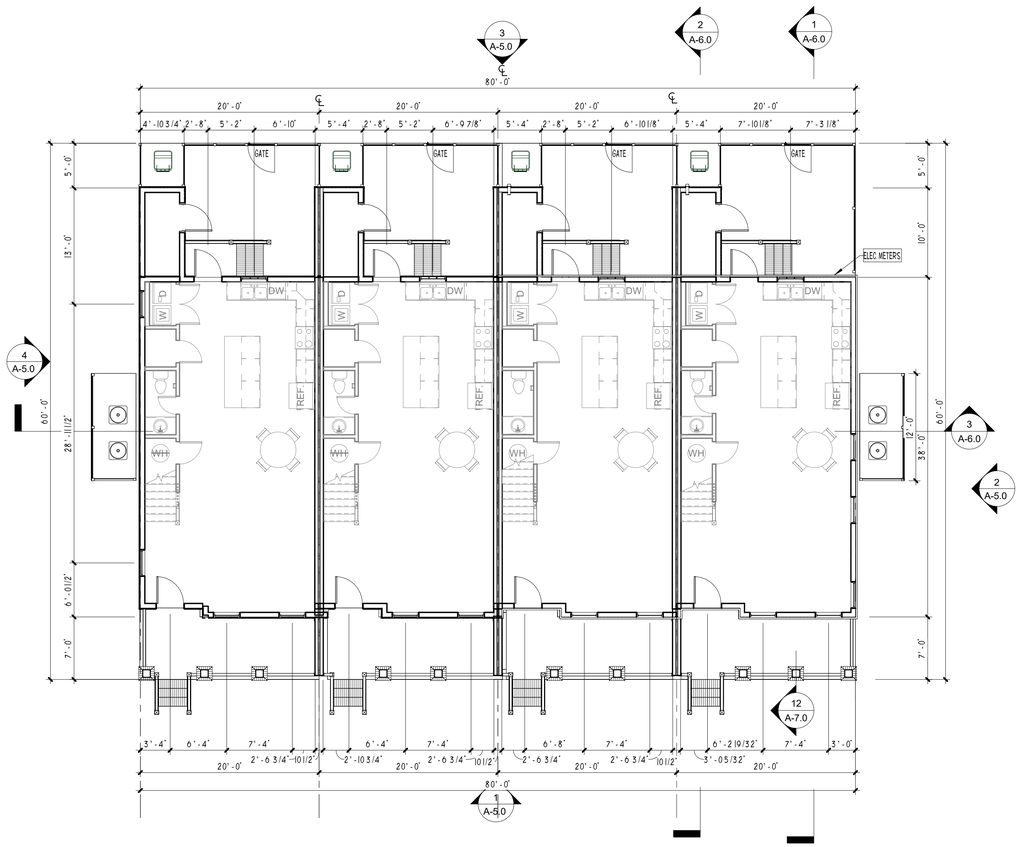
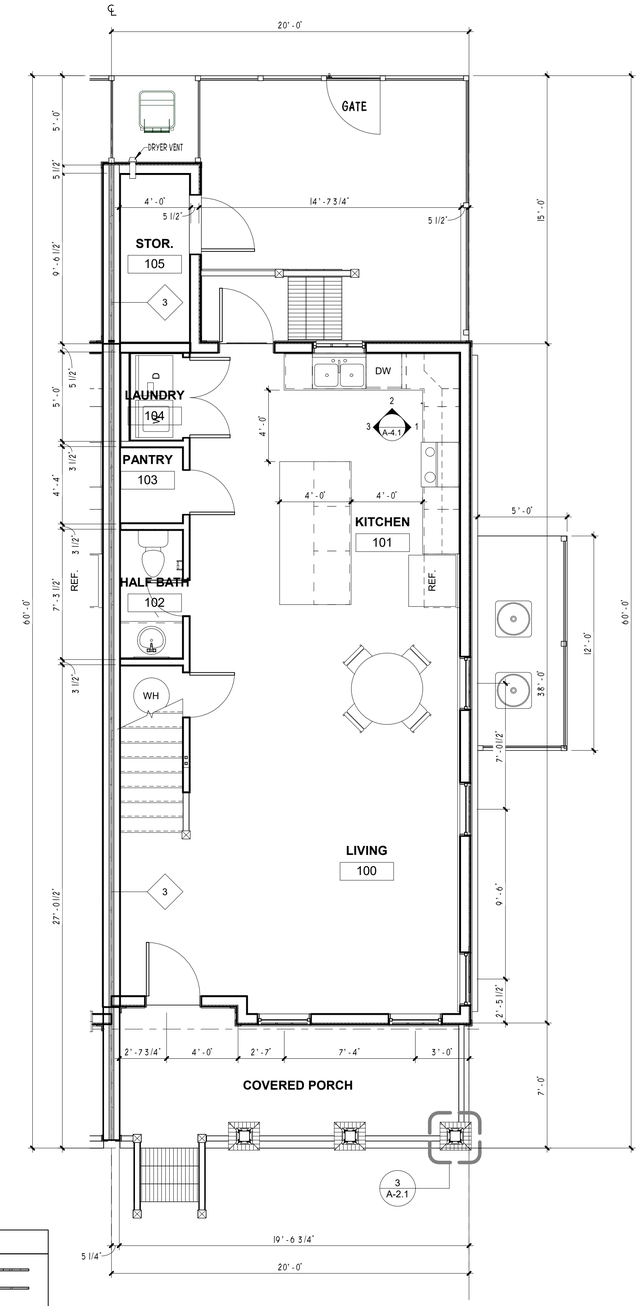


3 COLUMN PLAN DTL
SCALE 1" = 1'-0"



1 FIRST FLOOR - BLDG A & B
SCALE 1/8" = 1'-0"



WALL TYPES

1. NON RATED
2. 2X6 EXTERIOR WALL WITH BRICK
3. 2-HOUR FIRE RATED U.L. 347 SEE DETAIL SHEET A-20
4. 2X6 EXTERIOR WALL

TYPICAL UNIT TOTAL SF:
FIRST FLOOR = 755 SF
SECOND FLOOR = 755 SF
TOTAL = 1,510 SF

GENERAL NOTE:
THIS SHEET IS FOR BUILDING A & B

N
PROJECT NORTH

2 FIRST FLOOR ENLG - BLDG A & B
SCALE 1/4" = 1'-0"

DRB REVIEW NOT FOR CONSTRUCTION

REVISIONS

REV	DATE	DESCRIPTION
0	04/14/2025	DRB REVIEW

109 South Main Street
Greer, SC 29650
T: 864.968.0224
F: 864.968.9550
www.la-architects.com
LA ARCHITECTS

LANGLEY & ASSOCIATES ARCHITECTS, LLC

A NEW 4-UNIT TOWNHOUSE FOR (BLDG A & B)
HOMES OF HOPE - PEARL STREET
PEARL STREET - SPARTANBURG, SC

FIRST FLOOR PLAN

Job No: 2024-088
Date: 04/14/2025
Desc: FOR PERMIT

A-2.1

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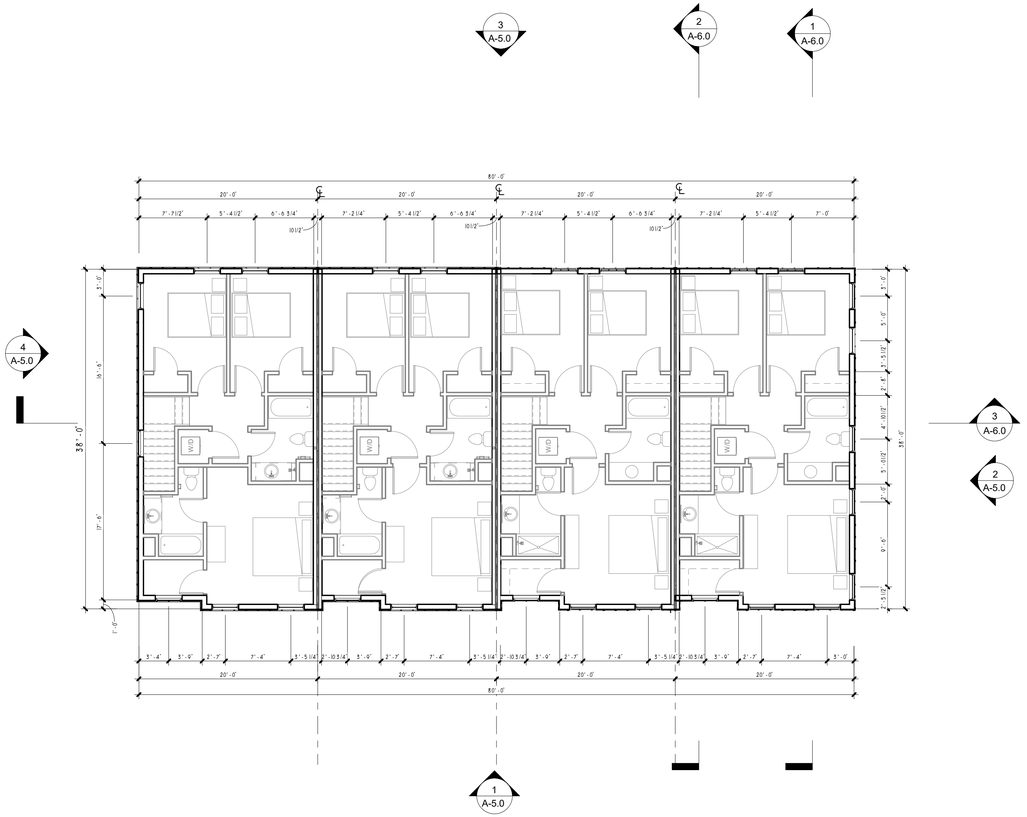
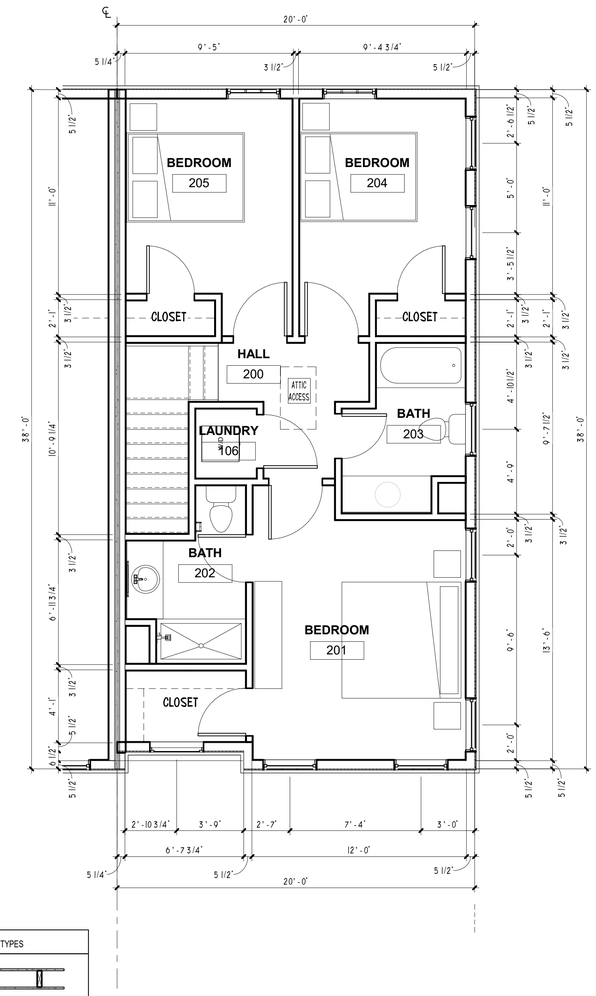


1 **SECOND FLOOR - BLDG A & B**
SCALE 1/8" = 1'-0"



WALL TYPES

1. NON RATED
2. 2X6 EXTERIOR WALL WITH BRICK
3. 2-HOUR FIRE RATED U.L. 347 SEE DETAIL SHEET A-20
4. 2X6 EXTERIOR WALL

TYPICAL UNIT TOTAL SF:
FIRST FLOOR = 755 SF
SECOND FLOOR = 755 SF
TOTAL = 1,510 SF

N
PROJECT NORTH

2 **SECOND FLOOR ENLG - BLDG A & B**
SCALE 1/4" = 1'-0"

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REVISIONS

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0	04/14/2025	DRB REVIEW

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LANGLEY & ASSOCIATES ARCHITECTS, LLC

A NEW 4-UNIT TOWNHOUSE FOR (BLDG A & B)
HOMES OF HOPE - PEARL STREET
PEARL STREET - SPARTANBURG, SC
SECOND FLOOR PLAN

Job No: 2024-088
Date: 04/14/2025
Desc: FOR PERMIT

A-2.2

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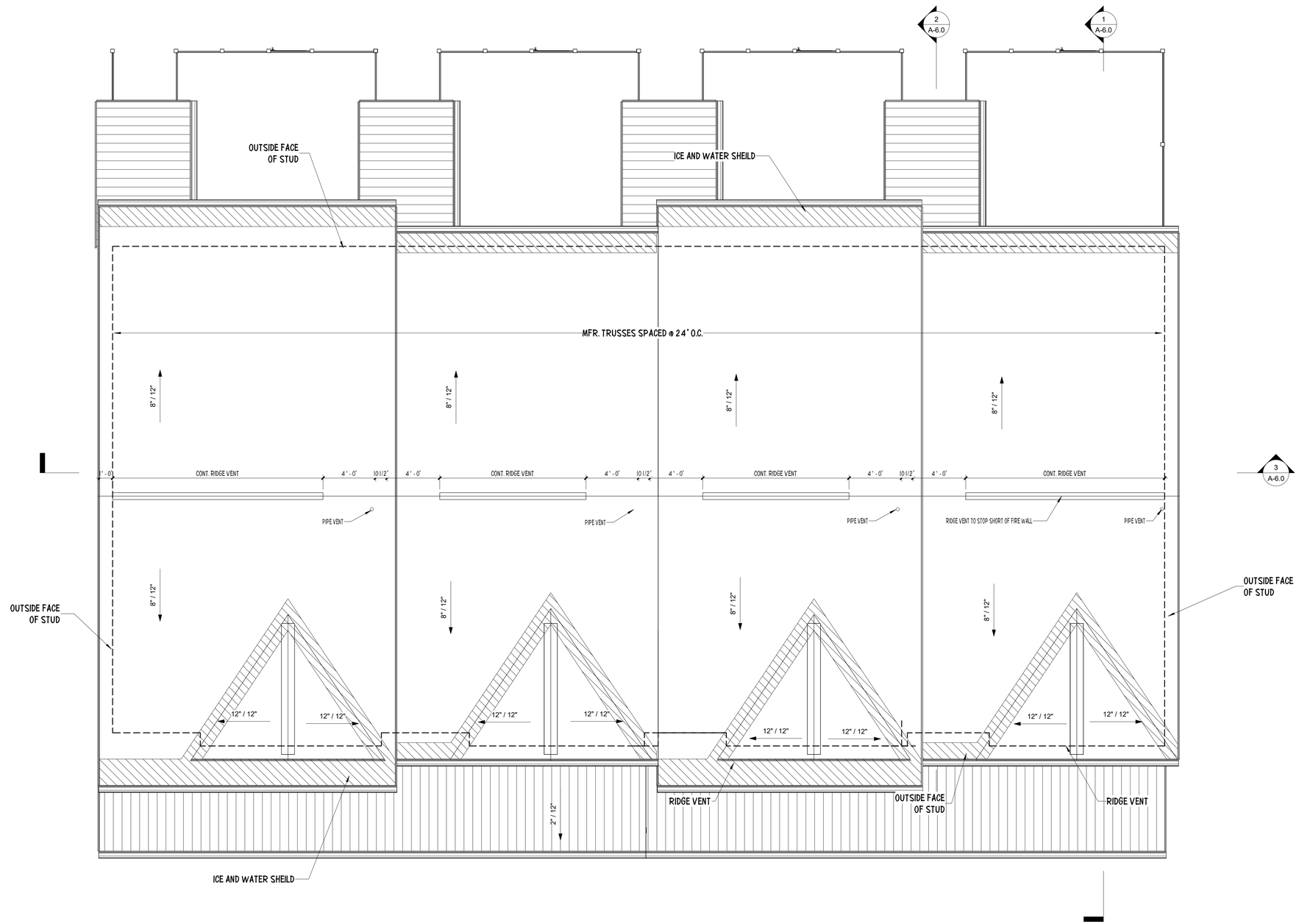

N
PROJECT
NORTH

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

4/14/2025 11:02:21 AM

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A NEW 4-UNIT TOWNHOUSE FOR (BLDG A & B)
HOMES OF HOPE - PEARL STREET
PEARL STREET - SPARTANBURG, SC

ROOF PLAN

Job No: 2024-088
Date: 04/14/2025
Desc: FOR PERMIT

A-2.3

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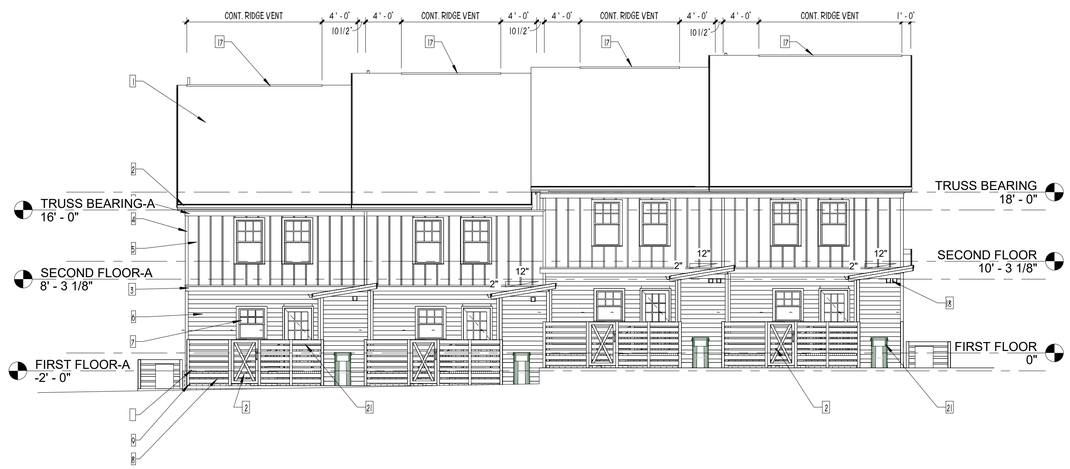
EXTERIOR MATERIAL LEGEND

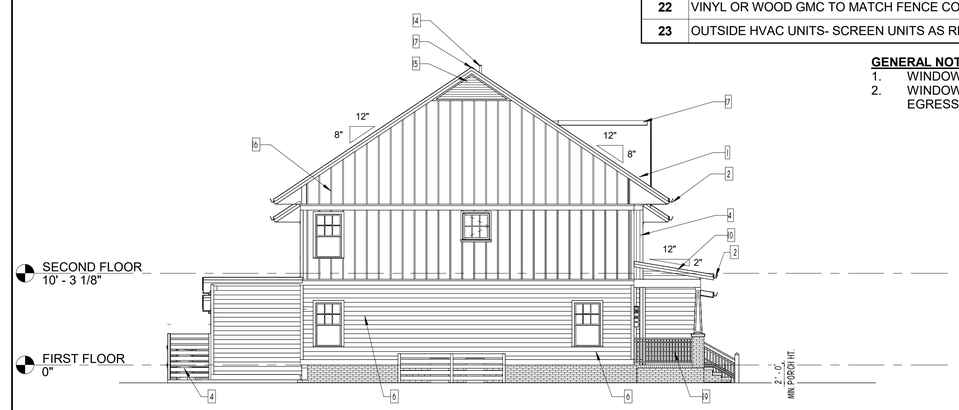
TAG#	DESCRIPTION
1	30-YR ARCH SHINGLE o/ 30# SYNTHETIC FELT
2	PREFIN. ALUM 6" GUTTER & DOWNSPOUTS w/ LEAFGUARD (TYP.)
3	FIBER CEMENT TRIM
4	FIBER CEMENT CORNER TRIM
5	FIBER CEMENT BOARD AND BATTEN SIDING
6	5/8" THICK, 6" FIBER CEMENT SIDING (HARDIE BD. OR SIM.)
7	SINGLE-HUNG WINDOW
8	1X4 COMPOSITE BOARD PANELS
9	4X4 P.T. POST PAINTED
10	STANDING SEAM METAL ROOF
11	BRICK VENEER
12	ADDRESS IDENTIFICATION
13	EXHAUST VENT IN SOFFIT (TYP.)
14	VENT PIPE
15	DECORATIVE GABLE VENTS
16	FIBER CEMENT BOARD & BATTEN SIDING 12" BETWEEN BATTENS(HARDIE BOARD OR SIM.)...
17	CONT. RIDGE VENT
18	DRYER & EXHAUST VENT
19	PORCH RAILING 1 1/2x 1 1/2 PICKET VINYL OR WOOD- OWNER SELECT.
20	PORCH AND HANDRAIL AT STEPS VINYL OR WOOD- OWNER SELECT. HANDRAIL TO MEET CURENT RESIDENTIAL CODES.
21	VINYL OR WOOD FENCE. COLOR BY OWNER
22	VINYL OR WOOD GMC TO MATCH FENCE COLOR BY OWNER.
23	OUTSIDE HVAC UNITS- SCREEN UNITS AS REQUIRED-SEE LANDSCAPE PLANS

GENERAL NOTES:

1. WINDOW & DOOR SELECTION BY OWNER / G.C.
2. WINDOWS ON SECOND FLOOR MUST MEET EGRESS REQUIREMENTS

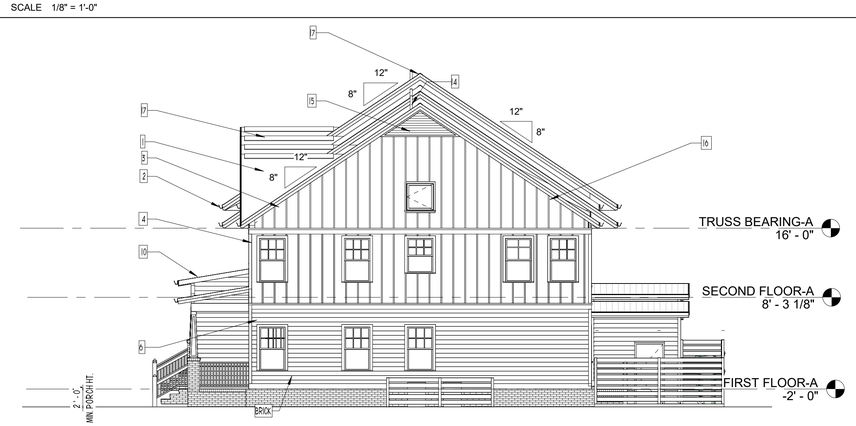


3 REAR ELEVATION
SCALE 1/8" = 1'-0"



4 RIGHT ELEVATION
SCALE 1/8" = 1'-0"

1 FRONT ELEVATION
SCALE 1/8" = 1'-0"



TRANSPARANCY NOTES:
TOTAL WALL AREA = 834 S.F.
WINDOW AREA REQUIRED 15% =125.1 S.F.
WINDOW AREA PROVIDED = 126 S.F.
7 WINDOWS 3'x5' = 105 S.F.
1 WINDOWS 3'x3' = 9 S.F.
1 WINDOWS 3'x4' = 12 S.F.

2 LEFT ELEVATION
SCALE 1/8" = 1'-0"

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REVISIONS

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A NEW 4-UNIT TOWNHOUSE FOR (BLDG A & B)
HOMES OF HOPE - PEARL STREET
PEARL STREET - SPARTANBURG, SC

EXTERIOR ELEVATIONS

Job No: 2024-088
Date: 04/14/2025
Desc: FOR PERMIT

A-5.0

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4/14/2025 11:02:28 AM

NOTE:
1. WINDOW & DOOR SELECTION BY OWNER / G.C.
2. WINDOWS ON SECOND FLOOR MUST MEET EGRESS REQUIREMENTS

3 **LEFT ELEVATION**
SCALE 1/8" = 1'-0"

4 **RIGHT ELEVATION**
SCALE 1/8" = 1'-0"

2 **REAR ELEVATION**
SCALE 1/8" = 1'-0"

1 **FRONT ELEVATION**
SCALE 1/8" = 1'-0"

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LANGLEY & ASSOCIATES ARCHITECTS, LLC

A NEW 4-UNIT TOWNHOUSE FOR HOMES OF HOPE - PEARL ST.
PEARL ST. SPARTANBURG, SC

EXTERIOR ELEVATIONS

Job No: 2024-088
Date: 524/2023
Desc: FOR PERMIT

A-5.1

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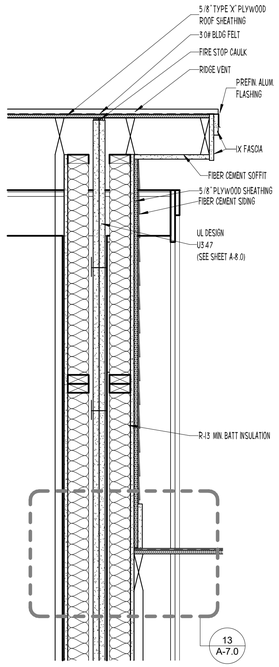
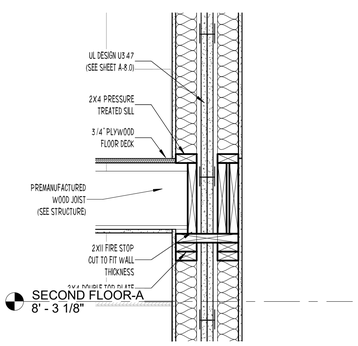
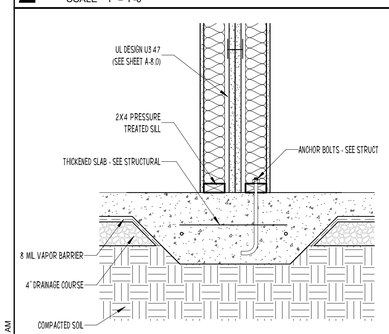


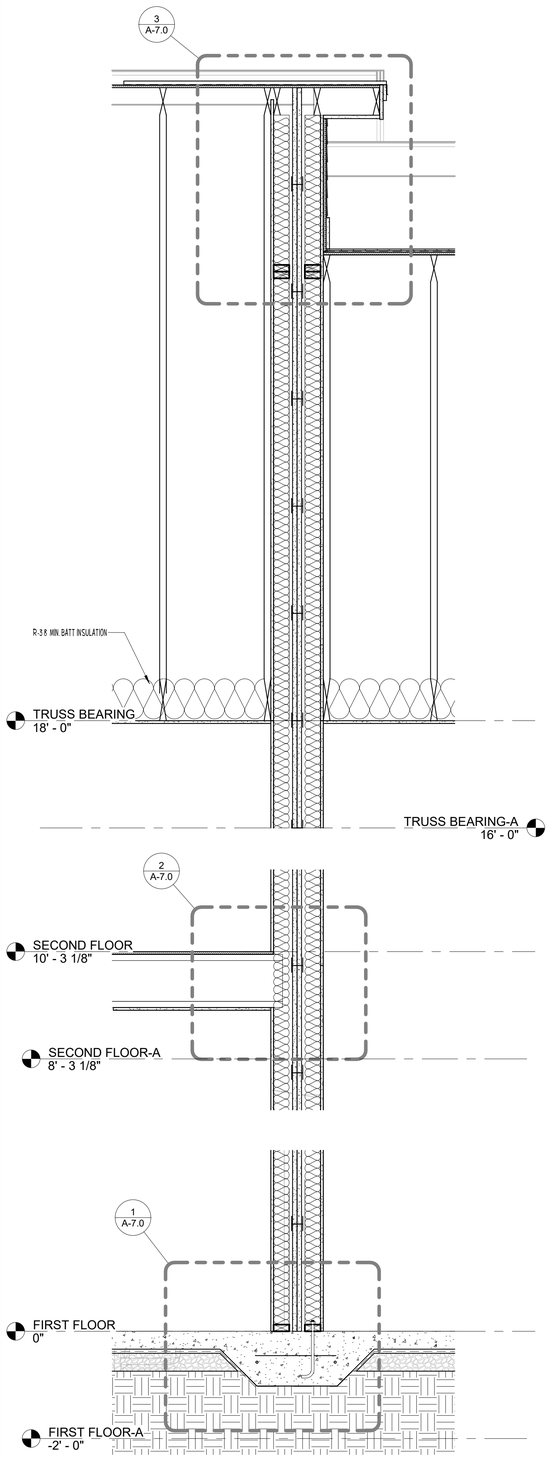
3 ROOF SECTION AT RATED WALL
SCALE 1" = 1'-0"



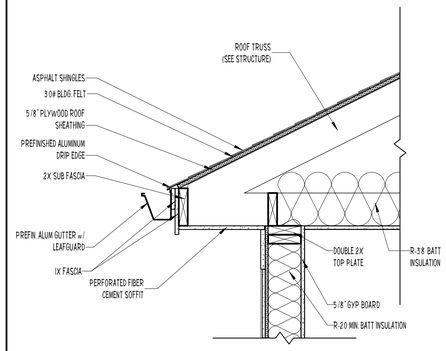
2 2nd FLR. BRG. AT RATED WALL
SCALE 1" = 1'-0"



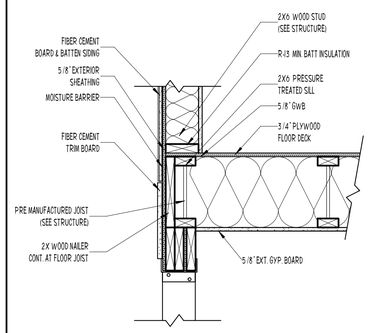
1 FOUNDATION AT RATED WALL
SCALE 1" = 1'-0"



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



8 EAVE DETAIL
SCALE 1" = 1'-0"



7 PORCH TO FLOOR CONN. DETAIL
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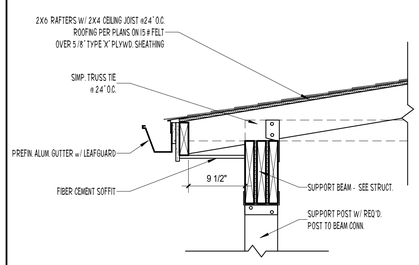
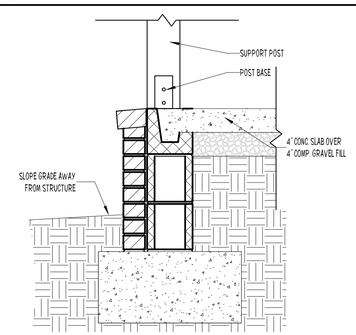
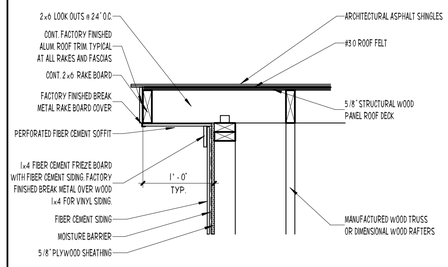


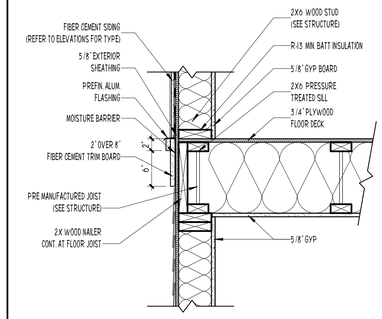
6 PORCH EAVE DETAIL
SCALE 1" = 1'-0"



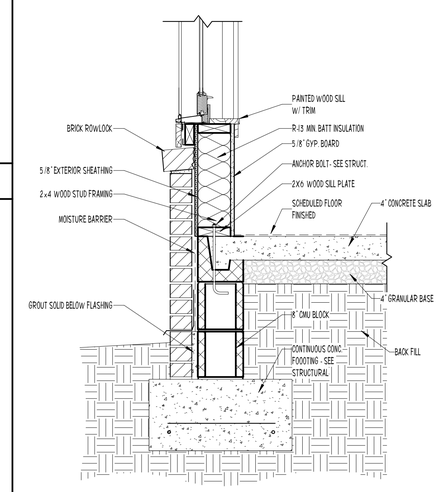
5 PORCH FOOTING DETAIL
SCALE 1" = 1'-0"



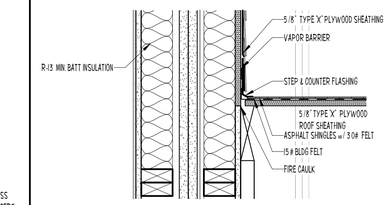
11 ROOF RAKE DETAIL 1
SCALE 1" = 1'-0"



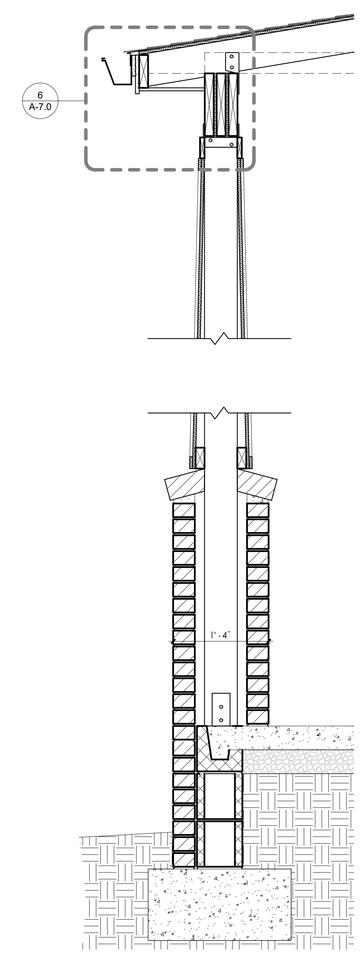
10 FLOOR TO FLOOR CONNECTION DETAIL
SCALE 1" = 1'-0"



9 FOUNDATION DETAIL
SCALE 1" = 1'-0"



13 FLASHING DETAIL
SCALE 1 1/2" = 1'-0"



12 SECTION AT COLUMN
SCALE 1" = 1'-0"

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A NEW 4-UNIT TOWNHOUSE FOR (BLDG A & B)
HOMES OF HOPE - PEARL STREET
PEARL STREET - SPARTANBURG, SC
WALL SECTIONS/ DETAILS

Job No: 2024-088
Date: 04/14/2025
Desc: FOR PERMIT

A-7.0

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MaxximaStyle
Factory Direct LED Lighting & Electrical

9 in. Outdoor LED Gooseneck Barn Light, Brown Finish, 800 Lumens, 2700K Warm White

MODEL: **MEL-7140BW**

7 WATTS ENERGY | 60 WATTS EQUIV | WARM WHITE 2700K | 800 LUMENS | 4/5 BRIGHTNESS

PRODUCT SPECIFICATIONS

MODEL	MEL-7140BW
MANUFACTURER	Maxxima
LIGHT TYPE	LED Outdoor Light
COLOR	Brown
QTY PACK SIZE	Single
WATTS	7
WATTS EQUIVALENT	60
BRIGHTNESS	800
LIGHT COLOR	Warm White
COLOR TEMPERATURE	2700K
CRI	80
LIFETIME HOURS	15000
DIMMABLE	No
BRIGHTNESS	4 of 5
ETL LISTED	Yes
SUITABLE FOR	Damp Locations
WIDTH	8.03"
HEIGHT	10.83"

DEPTH	9.41"
DIAMETER	8.03"
WEIGHT	1.6 lbs
VOLTAGE	120V AC
WARRANTY	3 Years

ADDITIONAL INFORMATION

- Standard E26 base
- ST19 filament bulb included (UL Listed)
- Included non-dimmable bulb model # MLB-ST19700W-06
- 60W max socket
- Diameter of hood: 8.03"
- Back plate dimensions: 4.7" W x 7.8" H x 0.8" D
- Depth from wall: 9.43"
- Height (Base to top of arm): 10.84"
- Can be installed outside or indoors
- Mounting screws included

US BRICK

HOME ABOU

Home / Residential / Earth Tones / Allendale Rustic

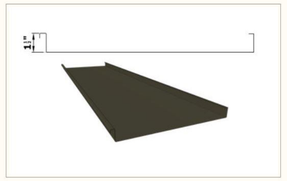
ADDITIONAL INFORMATION

Request:	*Sample, Order*
Location:	*Manufactured in Columbia, SC*

BLDG A SIDING COLOR	BLDG B SIDING COLOR
SW 6119 Antique White	SW 2827 Colonial Revival Stone
TRIM COLOR	**TRIM COLOR**
SW 7005 Pure White Designer Color Collection	SW 7005 Pure White Designer Color Collection
DOOR COLOR	**DOOR COLOR**
SW 0048 Bunglehouse Blue	SW 6258 Tricorn Black

Mechanical Seam

The mechanically crimped side seams can be single locked for most applications, or double locked when taking on blowing rain and snowy environments. These attributes come together making it perfect for light commercial and residential applications. Mechanical seam is available in a 1" rib height that will make a 17" wide pan. Commonly used in historic areas and for renovations of homes on the historic register in Charleston, SC. It is also available in a 1.5" rib height that will make a 16" pan. This system can be used in barrel and radius applications on roofs.



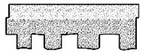
CertainTeed SAINT-GOBAIN

Technical Data Sheet

Presidential® Shake® & Presidential® Shake® TL Shingles

PRODUCT INFORMATION

Presidential® Shake® TL, with its sculpted rustic edges, is constructed using three laminated layers of the industry's strongest, most durable materials, making it one of the thickest, toughest and best looking shingles on the market. It has the beauty of a wood shake with less cost and better performance. It is designed to resist blow off in high wind conditions up to 110-mph with normal installation and 130-mph with special installation.



Presidential® Shake®, with its unique sculptured tab, provides the distinct styling, depth and dimension of wood shakes. It is constructed using two laminated layers of the industry's strongest, most durable roofing materials. It is designed to resist blow off in high wind conditions up to 110-mph with normal installation and 130-mph with special installation.

Presidential Shake TL AR (Algae Resistant) and **Presidential Shake AR** (Algae Resistant) shingles help protect against staining or discoloration caused by algae.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: It is recommended to apply these shingles at slopes of 4" per foot slope and greater in order to achieve optimum appearance. Low slope applications (2:12 to < 4:12) of Presidential TL shingles require CertainTeed's WinterGuard® Waterproofing Shingle Underlayment, or its equivalent meeting ASTM D1970, be applied to the entire deck surface, according to application instructions provided with the product and on the shingle package. For low slope applications of Presidential Shake shingles apply CertainTeed WinterGuard Waterproofing Shingle Underlayment or its equivalent, or two layers of 36" wide felt shingle underlayment (product meeting ASTM D226, D4869 or ASTM D6757) lapped 19", over entire deck according to the application instructions provided with the product. In areas where icing along the eaves can cause the back-up of water (all slopes), apply WinterGuard, or its equivalent, according to application instructions provided with the product and on the shingle package.

On slopes greater than 21" per foot, use nine nails and apply spots of roofing cement under each shingle tab, according to application instructions provided with the product and the shingle package.

Product Composition: Presidential Shake TL and Presidential Shake shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. The laminated pieces are firmly adhered in a special tough asphaltic cement. These fiber glass based shingles have self-sealing adhesive applied.

Applicable Standards:

ASTM D3018 Type 1
ASTM D3462
ASTM E108 Class A Fire Resistance
ASTM D3161 Class F Wind Resistance
ASTM D7158 Class H Wind Resistance
UL 790 Class A Fire Resistance
ICC-ES ESR-1389 & ESR-3537
CSA Standard A123.5
CAN/ULC S107 Class A Fire Resistance
Miami-Dade County Product Control Approved
(Pres Shake – all plants)
(Pres Shake TL – Shakopee only)
Florida Product Approval # FL5444
Meets TDI Windstorm Requirements

Technical Data:	**Presidential Shake**	**Presidential Shake TL**
Weight/Square (approx.):	350 lb.	468 lb.
Dimensions (overall):	14 1/4" x 40"	14 1/4" x 40"
Shingles/Square:	90	90
Weather Exposure:	4"	4"

INSTALLATION

Detailed installation instructions are supplied on each bundle of Presidential Shake and Presidential Shake TL shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

IMPORTANT NOTE - Presidential Starter or an approved alternative starter system must be used for the two-layered starter course.

Hips and Ridges: For a complementary color, use Cedar Crest® or CertainTeed's enhanced high profile accessory shingle, Mountain Ridge®. shingles of a like color for capping the hips and ridges.

MAINTENANCE

Presidential Shake TL and Presidential Shake shingles require virtually no maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Presidential Shake and Presidential Shake TL carry a lifetime limited transferable warranty against manufacturing defects for the original homeowner when applied to stated CertainTeed application instructions. In addition, both Presidential Shake TL and Presidential Shake shingles also carry 10-years of SureStart™ Protection. Presidential AR and Presidential TL AR shingles carry a 15-year algae resistance warranty. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

TECHNICAL SUPPORT

Technical Service Department: 1-800-345-1145
e-mail: RPG.T.Services@saint-gobain.com

FOR MORE INFORMATION

Customer Experience Team: 800-233-8990
e-mail: gethelp@saint-gobain.com
Web site: www.certainteed.com
See us at our on-line specification writing tool, CertaSpec, at www.certainteed.com/certaspec

CertainTeed
20 Moores Road
Malvern, PA 19355

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CertainTeed SAINT-GOBAIN

AlumaKlad ColorKlad™

FULL 30 YEAR WARRANTY

The Solar Reflective Index (ASTM E1980) is noted in parentheses for each color. All colors are direct deposit paint samples. Do not use this sheet to color match. Call your Ryerson representative for a painted metal sample.

In testament to the high quality of ColorKlad® and AlumaKlad®, a 30-year written warranty is available upon request, for qualifying applications. Available at no charge, this warranty covers peeling, color fade, chalking and paint integrity. Reference actual warranty for details and conditions. Check suitability of use in potentially corrosive atmospheres. * Acrylic AZ55 is not covered under the ColorKlad® warranty. Metallics (z) and Premiums (p) may be priced higher than standard colors.

WE SELL ENERGY STAR

AlumaKlad ColorKlad™

RYERSON
— RYERSON CARBON SHEET SOLUTIONS —
877-301-3746 | rcss@ryerson.com

AlumaKlad ColorKlad™ SPECS

ColorKlad® — available in a premium cool coating — is the field-proven, time-tested leader in metal roofing. ColorKlad is made of a PVDF coating containing 70% Kynar 500® or Hylar 5000® resin over a high-quality primer, permanently bonded to commercial quality, extra smooth G50 AZ50 & AZ55 Galvalume® or Galvanized G90 sheet or coil.

AlumaKlad™ — available in a premium cool coating — maintains design integrity and attractive appearance when design, climatic and/or atmospheric conditions call for aluminum. AlumaKlad is made of a PVDF coating containing 70% Kynar 500® or Hylar 5000® resin over a high-quality primer, permanently bonded to 3105-H24 aluminum sheet or coil.

COOL COLORS	Grade 50 ASTM A792-AZ50, AZ55	SRI	24ga		.032"		.040"	.050"
Premium p Metallic z	Style		20"	48"	20"	48"	48"	48"
Acrylic AZ55 *	CLEAR	55	●	●				
Snowdrift	STANDARD	92	●	●	●	●	●	●
Bone White	STANDARD	82	●	●	●	●	●	●
Regal White	STANDARD	79	●	●		●		
Almond	STANDARD	78	●	●	●	●	●	●
Stone White	STANDARD	68	●	●	●	●	●	●
Bright Silver z	METALLIC	59	●	●	●	●		
Sandstone	STANDARD	57	●	●		●		
Sierra Tan	STANDARD	56	●	●	●	●	●	●
Patina Green	STANDARD	55	●	●		●		
Aged Copper	STANDARD	53	●	●	●	●		
Silver z	METALLIC	48	●	●	●	●		
Dove Gray	STANDARD	48	●	●		●		
Banner Red p	PREMIUM	46	●	●		●		
Copper Penny z	METALLIC	43	●	●	●	●		
Terra Cotta	STANDARD	39	●	●		●		
Ash Gray	STANDARD	35	●	●		●		
Slate Gray	STANDARD	34	●	●	●	●	●	●
Antique Medium Bronze	STANDARD	31	●	●		●		
Colonial Red	STANDARD	31	●	●		●		
Charcoal Gray	STANDARD	29	●	●	●	●		
Mansard Brown	STANDARD	29	●	●	●	●		
Roman Bronze	STANDARD	29	●	●	●	●		
Royal Blue	STANDARD	29	●	●	●	●		
Classic Evergreen	STANDARD	27	●	●	●	●	●	●
Dark Bronze	STANDARD	27	●	●	●	●	●	●
Matte Black	STANDARD	25	●	●		●		
Regal Ocean Blue p	PREMIUM	25	●	●		●		
Hartford Green p	PREMIUM	24	●	●		●		
Pre-Weathered z	METALLIC	22	●	●		●		

WE SELL ENERGY STAR

AlumaKlad ColorKlad™

Kynar500® is a registered trademark of Arkema, Inc.
Hylar5000® is a registered trademark of Solvay Solexis, Inc.
GALVALUME® is an internationally recognized and registered trademark of BIEC International Inc., and some of its licensed producers, and a trademark of DuFasco Inc. in Canada.

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Form #19-1

DRB REVIEW
NOT FOR CONSTRUCTION

REVISIONS

REV	DATE	DESCRIPTION
0	04/14/2025	DRB REVIEW

LA ARCHITECTS
109 South Main Street
Greer, SC 29650
T: 864.968.0224
F: 864.968.9550
www.la-architects.com

LANGLEY & ASSOCIATES ARCHITECTS, LLC

A NEW 4-UNIT TOWNHOUSE FOR (BLDG A & B)
HOMES OF HOPE - PEARL STREET
PEARL STREET - SPARTANBURG, SC

MATERIAL SELECTIONS

Job No: 2024-088
Date: 04/14/2025
Desc: FOR PERMIT

A-9.1

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4/14/2025 11:42:22 AM

VIEW W PEARL ST.

PEARL ST. SPARTANBURG, SC

HOMES OF HOPE

TRG communities
creating imaginative places

SEAMONWHITESIDE
Elevating the site design experience.

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L&A ARCHITECTS

Planning Department

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: Pearl Place (Homes of Hope)

Street Address: 157,159 W. Pearl Street / 571,579 Vernon Street, Spartanburg, SC 29303

Zoning District: DT-4 **Overlay:** DT **Tax Map Number:** 7-12-01-148.00, 7-12-01-164.00, 7-12-01-150.00 + 151.00

Owner: Northside Development Corp. Phone: 864.598.0097 x 5

Address: PO Box 3362, 501 Howard Street, Suite A Email: michael@spartanburgndg.com

City: Spartanburg State: SC Zip: 29304

Applicant: Homes of Hope Phone: 864.269.4663

Address: 3 Dunean Street Email: doglesby@homesofhope.org

City: Greenville State: SC Zip: 29611

Agent: Jeffrey B. Randolph (The Randolph Group, TRG) Phone: 864.420.2504

Address: 607 Pendleton Street, Suite 200 Email: jrandolph@trgcommunities.com

City: Greenville State: SC Zip: 29601

Action Requested:

- [ ] Preliminary conceptual approval of the building's from, massing, and placement on the site (see attached submittal checklist).
- [x] 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 Si[redacted] Date: 04.14.2025

Date Received: _____ **Time:** _____ **Permit Number:** _____

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)	X
e. **Site Lighting Plan (with locations and type of all proposed fixtures)**	X
f. **Parking and Loading Areas**	NA
g. **Site Grading** (indicating any retaining walls and stormwater management/site drainage features)	X
h. **Site Utilities and Solid Waste Management Plan**	X
i. **Preliminary Plat (as appropriate)**	X
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)**	X
g. **Location of Signage**	X
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)	X
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)	X
d. **Additional renderings/views** (recommended)	X

FINAL REVIEW SCHEDULE:

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

DATE
May 1, 2025

TO
Design Review Board Members

PROJECT/ADDRESS/ TAX ID
First Baptist Church-250 E. Main Street

PROJECT NUMBER
DRB-25-02000005

REVIEW STATUS - PRELIMINARY

COPIES TO
City Departments/Applicant

STAFF
Fredalyn M. Frasier, Planning Director
Nan Zhou, AICP, Planner II

GENERAL PROJECT OVERVIEW

The application is for various renovations, selective demolition, and expansions to the ~6.4 acre main campus of the First Baptist Church. This is the first review for Preliminary Approval.

AUTHORITY & APPLICABILITY

This project is zoned D-T5 and is subject to the Civic/Landmark Building standards in Section 4.1. Formal design review and approval by the Design Review Board is required.

As part of this review process, the Applicant may request modifications from the applicable district standards. However, all such modifications shall otherwise conform to the general principles for Civic/Landmark buildings below:

1. If indicated on the Downtown Master Plan, they must comply with the recommendations therein.
2. They should be sited to terminate a street vista whenever possible and must incorporate appropriate prominent features, designs, and entrances to celebrate a visual termination.
3. They should incorporate detailing and materials that are authentic to the intended style.
4. A pedestrian plaza, courtyard, or similar landscaped area may be substituted for a required building frontage and minimum setback line.
5. Building entrances for civic buildings may be raised above the street elevation and accessed via a monumental stair.
6. They should respect the character of the fronting streets through the provision of a pedestrian-friendly orientation including clear entrances from the street and permeable street walls with adequate windows (no blank walls).

DETERMINATION OF COMPLETENESS

Application is complete.

EXCEPTIONS REQUIRED

The current proposal requires two Exceptions from the D-T Code:

1. 6.4.4.a Minimize Blank Walls & 6.4.4.c.2 Transparency Zone: To permit in excess of 20 feet of building that lacks transparent windows or doors not exceeding maximum four (4) feet in height above the sidewalk grade along North Dean Street and to have less than 60% of total frontage in ground-level transparent glazing.

2. **8.1 Required Streetscape:** To permit a portion of Dean Street to remain unimproved to the required standard of 12 feet in total width with an 8 foot sidewalk.

CODE REVIEW

Deficiencies noted, or exceptions or deviations required, are noted in *blue italics*

A. **Use Standards:** The proposed use (office) is permitted by right in D-T6.

B. **District Standards:**
- **3.3.1 Lot Configuration:** Frontage Build-Out: 60% except in Side Yard Parking Overlay – *Compliant*
- **3.3.2 Primary Building Standards:** *Compliant*
- **3.3.4.a Building Height:** *Compliant*
- **3.3.5 Permitted Parking Location:** *Compliant*
- **3.3.6 Building Frontage:** Shopfront – Permitted

C. **General Standards:**
- **4.1. Civic/Landmark Buildings:** *Compliant* *except (f) below*
  a. If indicated on the Downtown Master Plan, they must comply with the recommendations therein. *Compliant*
  b. They should be sited to terminate a street vista whenever possible and must incorporate appropriate prominent features, designs, and entrances to celebrate a visual termination. *Compliant*
  c. They should incorporate detailing and materials that are authentic to the intended style. *Compliant*
  d. A pedestrian plaza, courtyard, or similar landscaped area may be substituted for a required building frontage and minimum setback line. *Compliant*
  e. Building entrances for civic buildings may be raised above the street elevation and accessed via a monumental stair. *Compliant*
  f. They should respect the character of the fronting streets through the provision of a pedestrian-friendly orientation including clear entrances from the street and permeable street walls with adequate windows (no blank walls). *See note regarding exception to Section 6.4.4*

D. **Lot/Site Standards:**
- **5.1.1 Lot Frontage:** All lots must front on a street, square, or common open space - *Compliant*
- **5.1.3 Pedestrian Entries from Frontage Line:** Buildings must have their principal pedestrian entrances on a frontage line. - *Compliant*
- **5.1.4 Setbacks:** Front and side setbacks must be consistent with surrounding buildings. - *Compliant*
- **5.1.5 Adjacent Lots:** Grading between lots to be sensitively considered. – *Compliant*

E. **Utilities and Trash Containment:**
- **5.2.1 Underground Utilities:** *Presumed Compliant*
- **5.2.2 Solid Waste Storage Areas:** *Presumed Compliant*
- **5.2.3 Mechanical and Utility Equipment:** *Presumed Compliant*

F. Building Standards:
- **6.1.1 General Design Principles - Connectivity**: *See note regarding façade transparency.*
- **6.1.2 General Design Principles - Housing**: *Not applicable*
- **6.1.3 General Design Principles – Mixed-Use Infill & Redevelopment**: *Compliant*
- **6.1.1 General Design Principles - Downtown Should be Urban**: *Compliant*
- **6.1.5 General Design Principles - Put People First**: *Compliant*
- **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 all D-T5 Mixed-Use and Commercial Buildings**
  - **6.4.1 Roof and Eaves:** *Compliant*
  - **6.4.2 Canopies/Awnings:** *Compliant*
  - **6.4.3 Encroachments:** *Compliant*
  - **6.4.4 Ground Level Detailing:** 60% Glazing in Transparency. *Exception required*
  - **6.4.5 Materials**: *Compliant*

G. Parking:
- **7.1 Parking Area Access:** Parking must be accessed from a rear alley or a secondary frontage unless approved as a Discretionary Review. (D-T5 & D-T6) – *Compliant*
- **7.2 Bicycle Parking:** *Compliance to be confirmed with Final approval*

H. Streetscape and Site Landscaping:

- 8.1 Required Streetscape:
  - D-T5: 12 ft zone with 8 ft wide sidewalk and trees in wells: *Exception required*

- 8.2 Parking Area Landscaping: *Not applicable*

I. Signage: *Staff level approval*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

Ground Level Detailing along Dean Street Facade:
There is a portion of the new transept along North Dean Street that does not have any windows or doors in excess of 60 feet. This condition is caused by a higher finished floor inside the church building relative to the sidewalk in that area and the desire to align the proposed windows along the same datum line as the existing windows. As a result, there is an area that appears to be at least 8 feet in height below the lowest point of the windows – hence the blank wall condition.
Action Requested: We do not have any specific design suggestions to resolve that condition, but recommend the Applicant explore further options.

Required Streetscape along North Dean Street Frontage:
The existing streetscape conditions consist of an approximately 6-7 foot-wide sidewalk at the back of curb and no street trees. With the expansion proposed to the back edge of the existing sidewalk, this narrow condition is further visually aggravated. There is a segment proposed for improvement close to the corner of Dean and Main Streets which is helpful. It's unfortunate that the expansion area doesn't have the necessary improvements. Staff would want the design team to explore options for mitigation or alternatives as none have been proposed by the Applicant.

Action Requested: It's unfortunate that the expansion area lacks the necessary improvements. Staff would want the design team & Applicant to explore mitigation or alternative options, as none have been proposed.

Street Tree Selection Along Main Street
We are concerned that the proposed trees along Main Street – Willow Oaks - are too big a tree for such a narrow environment. The code only requires a 12-foot streetscape, but the Willow Oak is known for its shallow root system. As a result, such a small tree well area will likely be too constraining and result in sidewalk heaving with proper root barriers and other below grade systems. At present, there is on-street parking in that area so there is value in having the sidewalk extend to the back of the curb.

Action Requested: There appear to be three choices –

1. Select a more appropriate street tree for that constrained condition, or
2. Extend the planting box area to allow for the expected growth. or
3. Consider placing the trees behind the sidewalk. Normally there is value in having trees serve as a physical barrier between pedestrians and moving cars but because of the presence of the on-street parking this goal is satisfied. Further, because of the lawn condition, there is a large space in which the trees can thrive.

Street Tree Placement in a Sight Triangle
There are two trees close to the intersection with North Dean Street and East Main Street that may be in a sight distance triangle.
Action Requested: Applicant to confirm prior to Final approval.

ACTION FOR BOARD CONSIDERATION

A Preliminary Approval by the DRB will require the following exceptions:

- 6.4.4.a Minimize Blank Walls & 6.4.4.c.2 Transparency Zone: To permit in excess of 20 feet of building that lacks transparent windows or doors not exceeding maximum four (4) feet in height above the sidewalk grade along North Dean Street and to have less than 60% of total frontage in ground-level transparent glazing.
- 8.1 Required Streetscape: To permit a portion of Dean Street to remain unimproved to the required standard of 12 feet in total width with an 8 foot sidewalk.

City of SPARTANBURG south carolina

Planning Department

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: First Baptist Church of Spartanburg

Street Address: 250 E. Main Street

Zoning District: DT-5 **Overlay:** _____ **Tax Map Number:** 7-12-11-006.00, 7-12-10-057.00 and 7-12-10-056.00

Owner: Chad McAllister (Owner Rep) Phone: 864.699.4443

Address: 250 E. Main Street Email: cmcallister@fbs.org

City: Spartanburg State: SC Zip: 29306

Applicant: LS3P - Burgess Metcalf Phone: 864.235.0405

Address: 2 W. Washington St. Email: burgessmetcalf@ls3p.com

City: Greenville State: SC Zip: 29601

Agent: _____ Phone: _____

Address: _____ Email: _____

City: _____ State: _____ Zip: _____

Action Requested:

- [x] Preliminary conceptual approval of the building's from, 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: 14 April 2025

Staff Use Only / Received by: _____

Date Received: _____ **Time:** _____ **Permit Number:** _____

FIRST BAPTIST SPARTANBURG
LS3P

FIRST BAPTIST SPARTANBURG

EXISTING SITE AXONOMETRIC

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P

FIRST BAPTIST SPARTANBURG

EXISTING SITE AXONOMETRIC

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P

MAIN STREET- NORTH FACING (N CONVERSE ST INTERSECTION)
1

MAIN STREET- NORTH FACING (DEAN ST INTERSECTION)
2

MAIN STREET- SOUTH FACING (N CONVERSE ST INTERSECTION)
1

MAIN STREET- SOUTH FACING (DEAN ST INTERSECTION)
2

FIRST BAPTIST SPARTANBURG

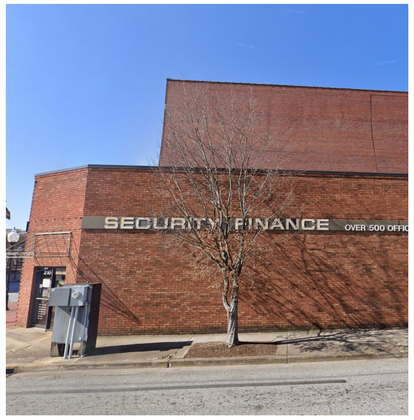
EXISTING MAIN STREET IMAGES

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P

N CONVERSE ST- EAST FACING (E JOHN ST INTERSECTION)
1

N CONVERSE ST- EAST FACING (MAIN ST INTERSECTION)
6



N CONVERSE ST- WEST FACING (E JOHN ST INTERSECTION)
1

N CONVERSE ST- EAST FACING (MAIN ST INTERSECTION)
6

FIRST BAPTIST SPARTANBURG

EXISTING N. CONVERSE STREET IMAGES

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P

FIRST BAPTIST SPARTANBURG PARKING- NORTH FACING
1

FIRST BAPTIST SPARTANBURG PARKING- NORTH FACING (N CONVERSE ST)
2

BARNET PARK- SOUTH FACING (E. JOHN ST)
1

BARNET PARK- SOUTH FACING (E JOHN ST)
2

FIRST BAPTIST SPARTANBURG

EXISTING BARNET PARK (E JOHN ST) IMAGES

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P

N CONVERSE ST- EAST FACING (E JOHN ST INTERSECTION)
1

N CONVERSE ST- EAST FACING (MAIN ST INTERSECTION)
4

N CONVERSE ST- WEST FACING (E JOHN ST INTERSECTION)
1

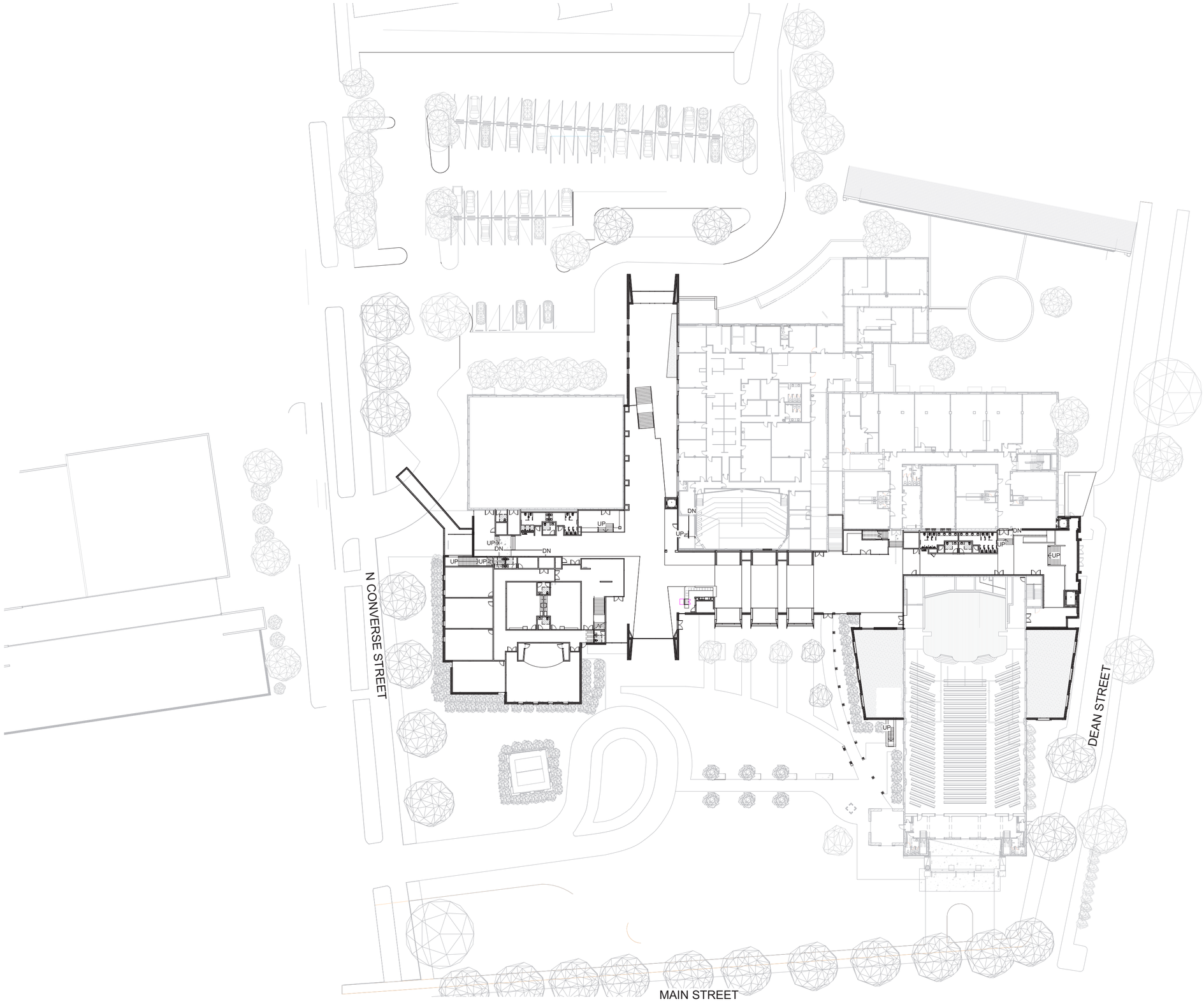
N CONVERSE ST- EAST FACING (MAIN ST INTERSECTION)
4

FIRST BAPTIST SPARTANBURG

EXISTING DEAN STREET IMAGES

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P

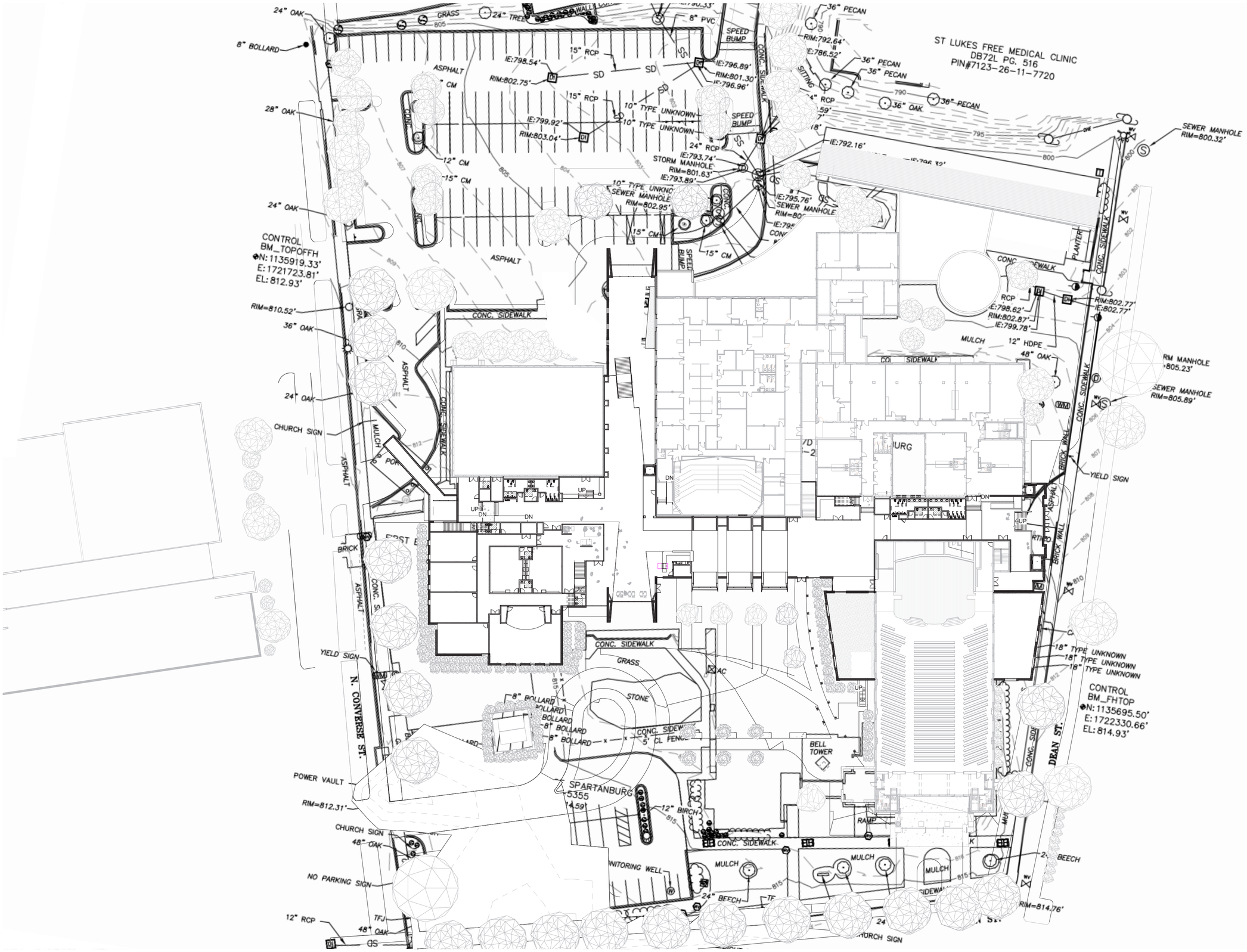


FIRST BAPTIST SPARTANBURG

SITE PLAN

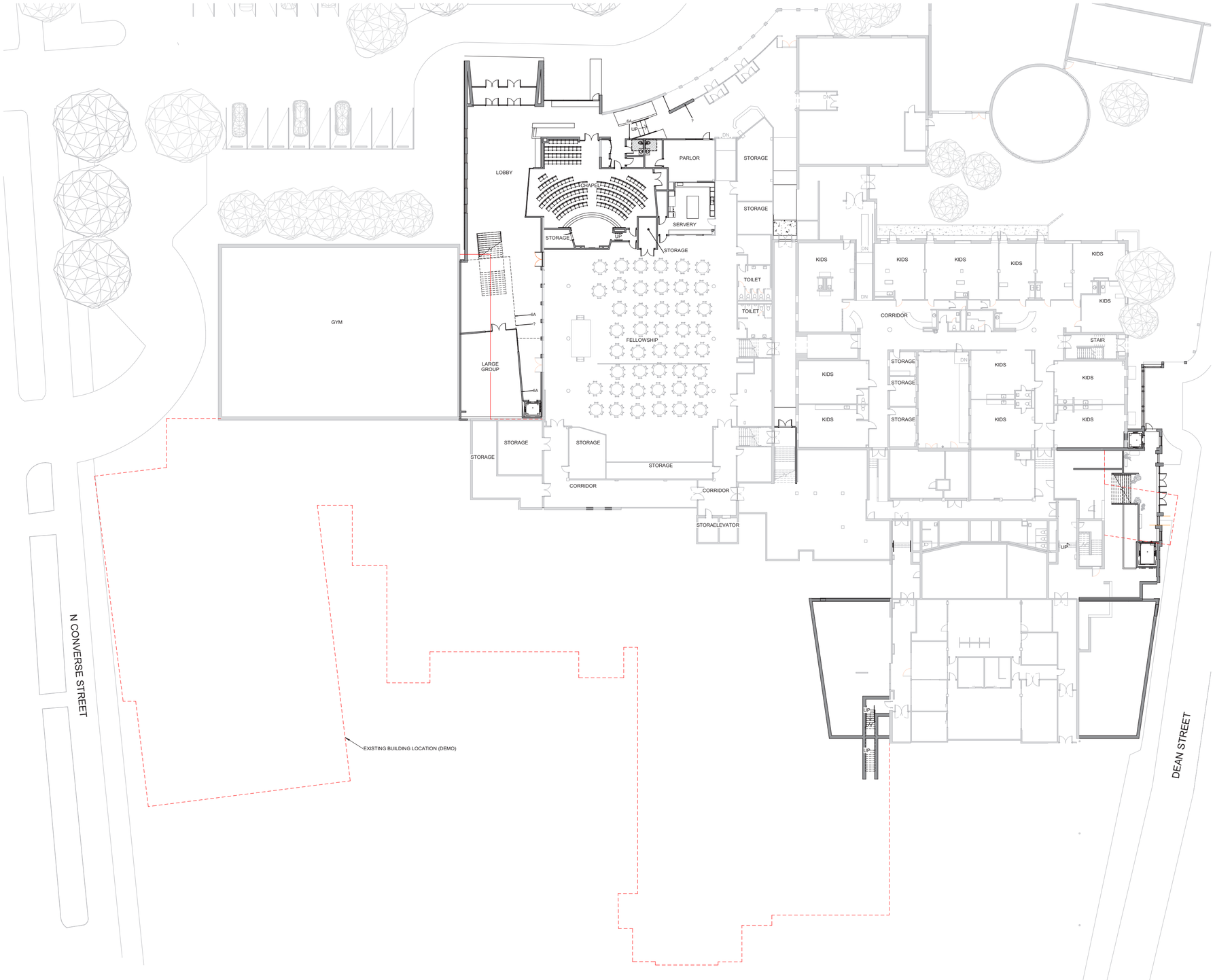
FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P



SITE PLAN + SURVEY

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

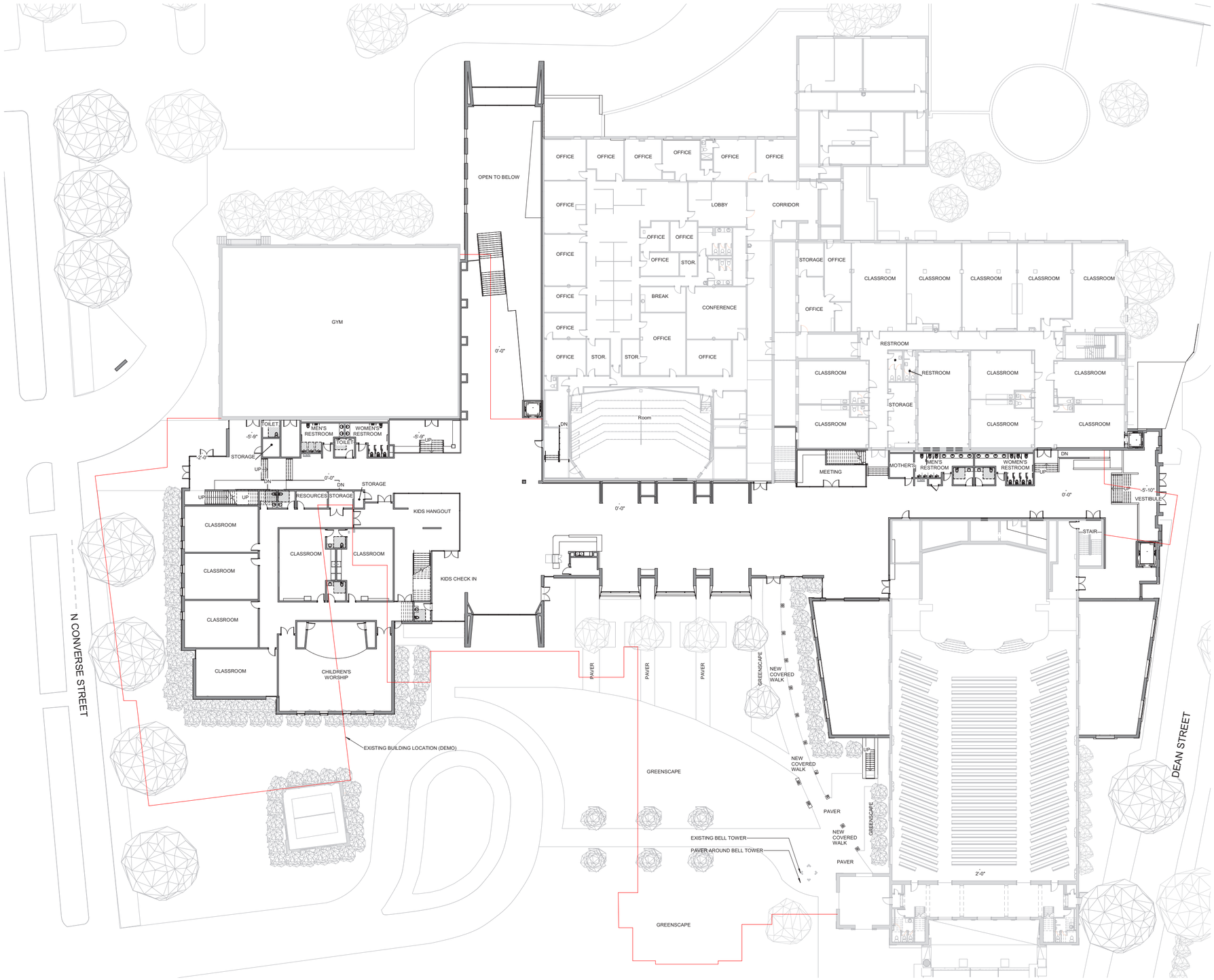


FIRST BAPTIST SPARTANBURG

LOWER LEVEL + SITE

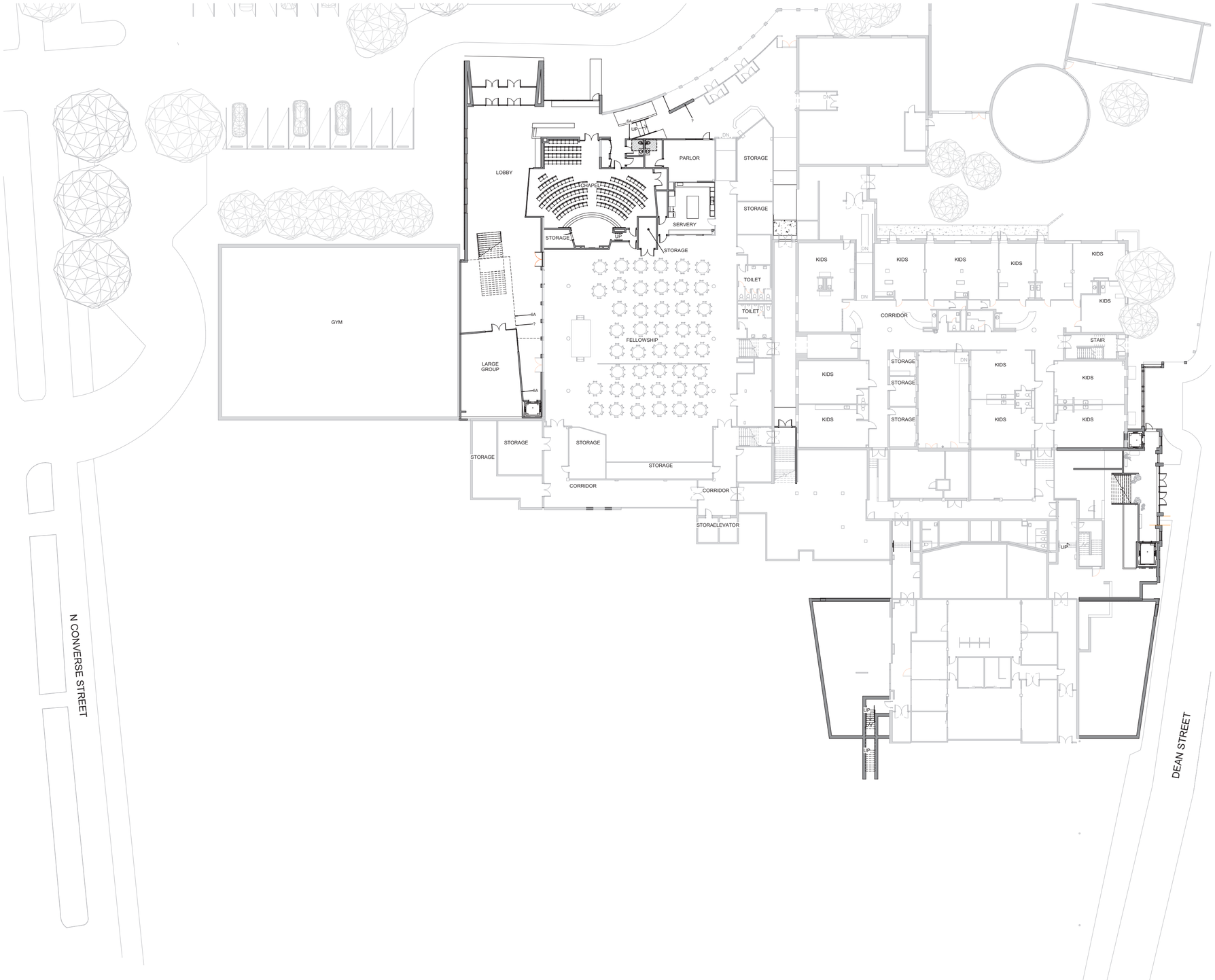
FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P



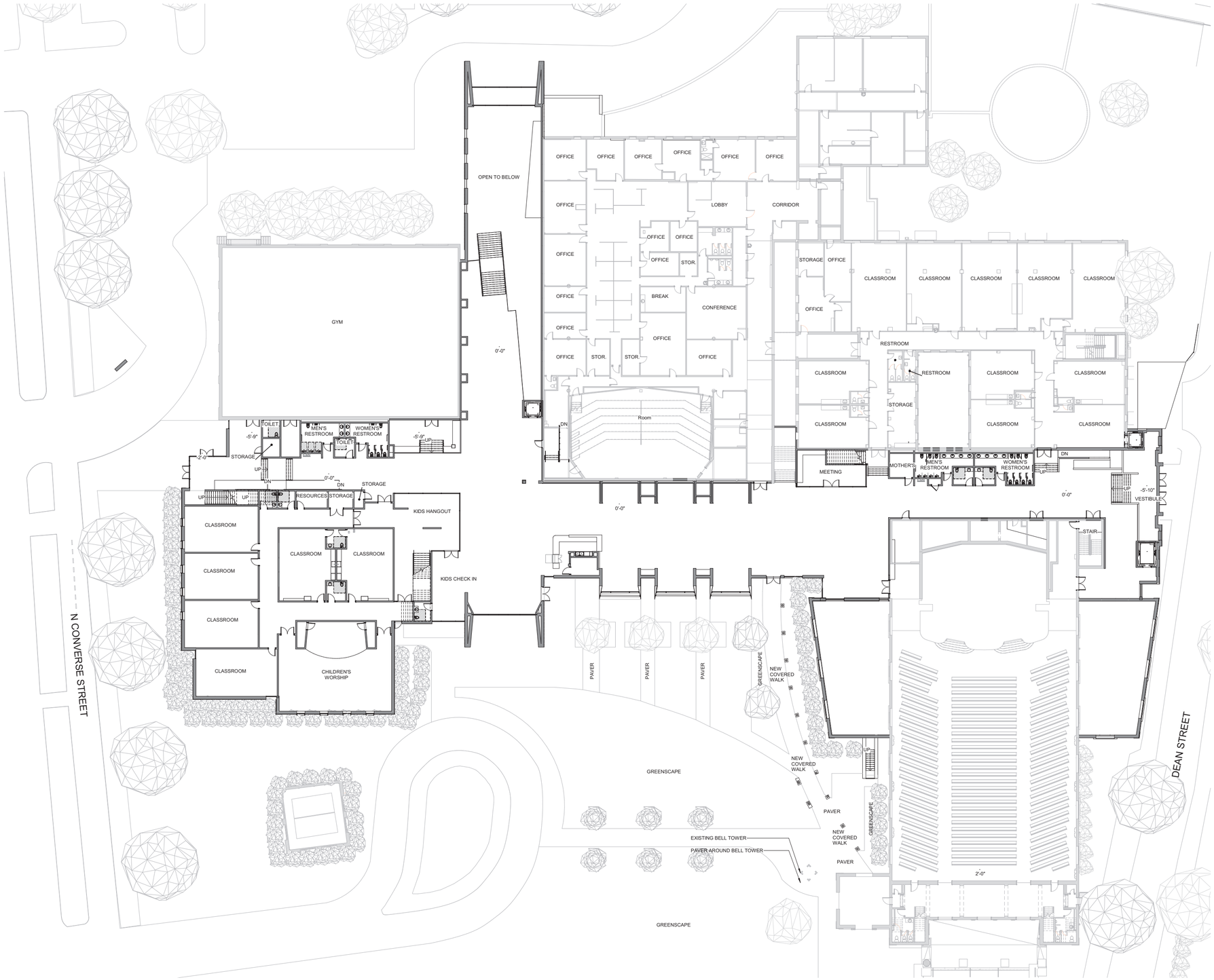
MAIN LEVEL + SITE

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025



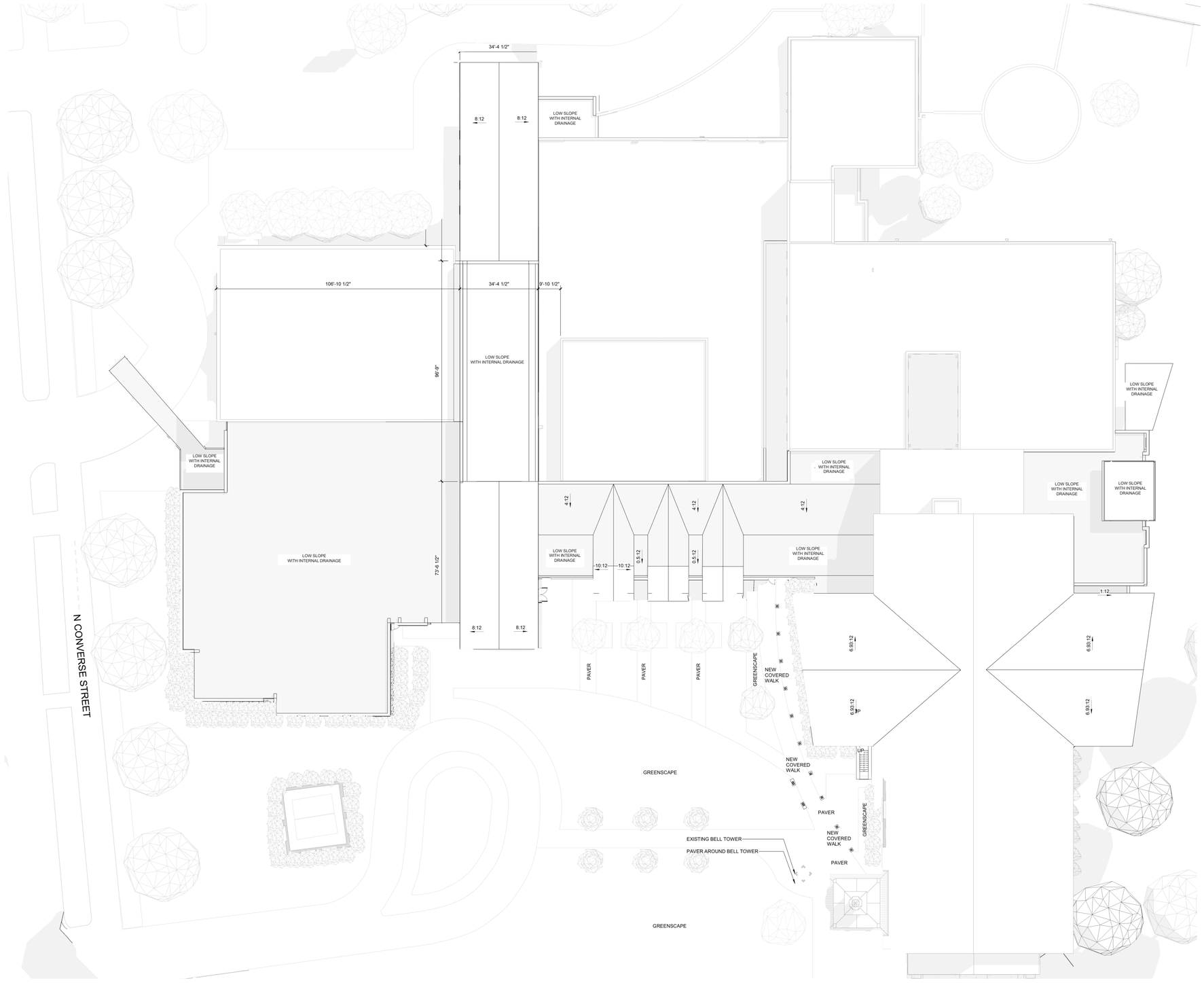
LOWER LEVEL + SITE

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025



MAIN LEVEL + SITE

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025



FIRST BAPTIST SPARTANBURG

ROOF PLAN

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P

FIRST BAPTIST SPARTANBURG

EXISTING EXTERIOR - MAIN STREET DROP OFF

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

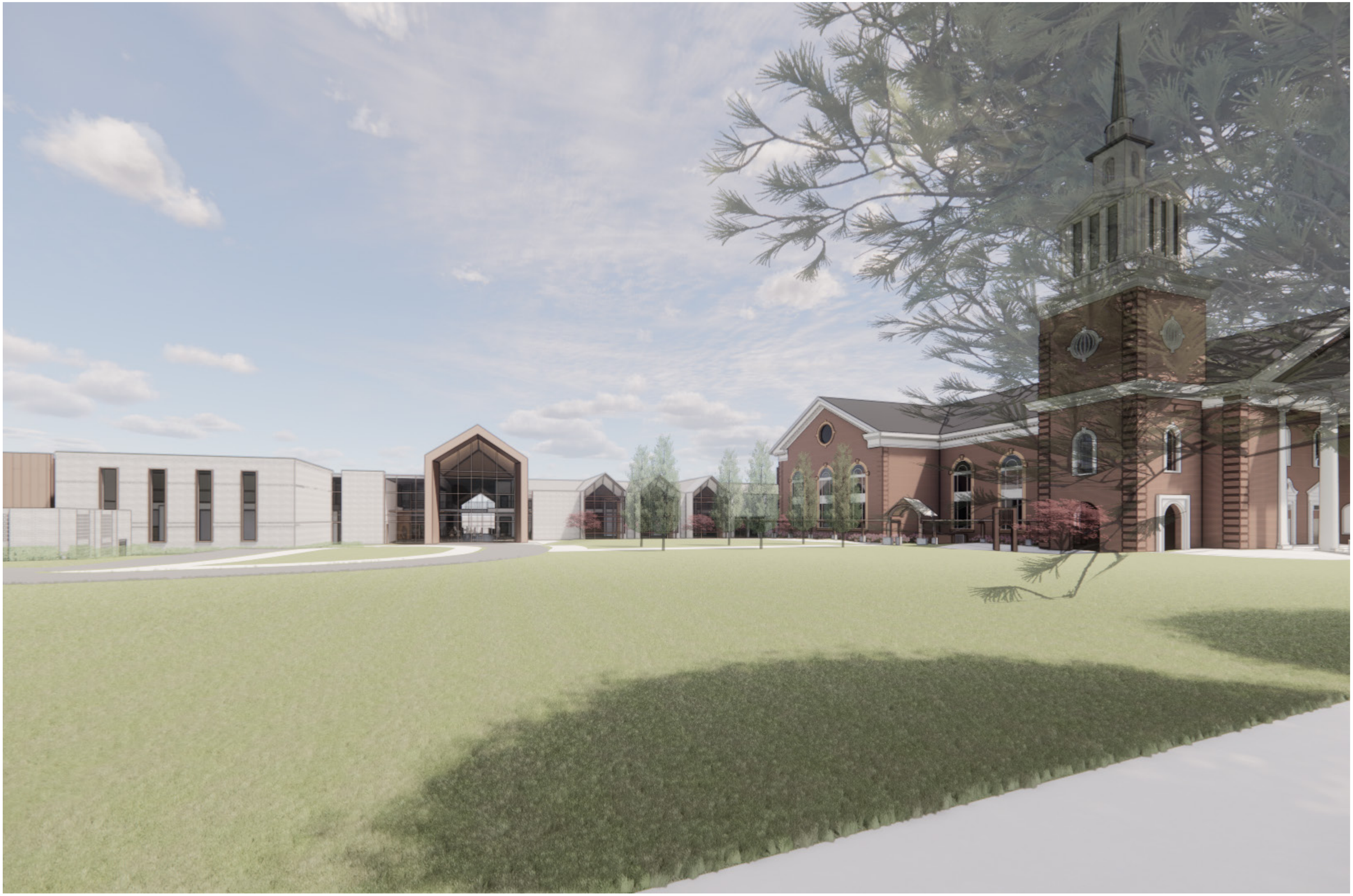
LS3P

FIRST BAPTIST SPARTANBURG

EXTERIOR CONCEPT - MAIN STREET DROP OFF

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025
EXISTING AND NEW

LS3P



FIRST BAPTIST SPARTANBURG

EXTERIOR CONCEPT - MAIN STREET DROP OFF

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

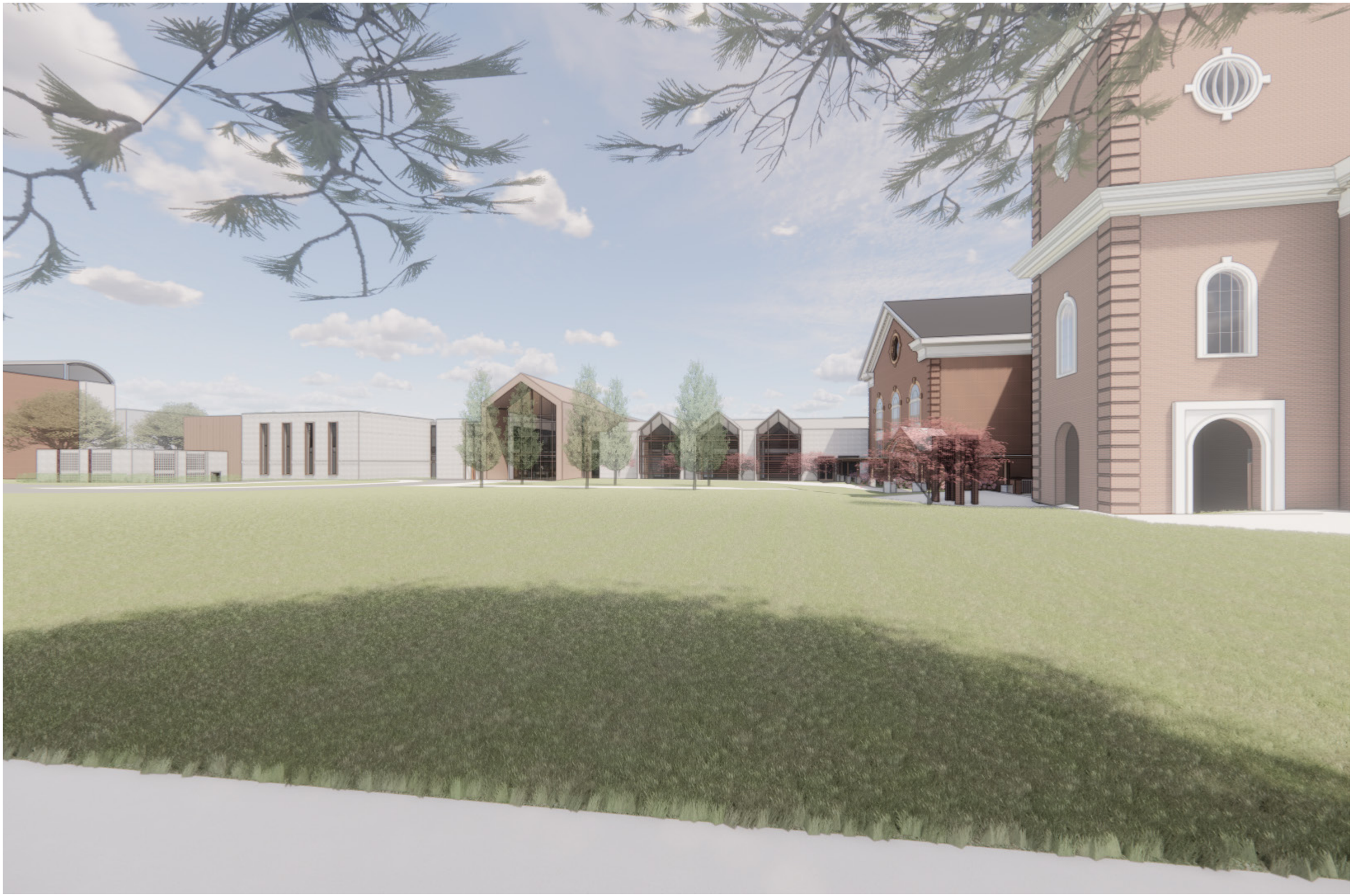
LS3P

FIRST BAPTIST SPARTANBURG

EXISTING EXTERIOR - MAIN STREET

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P



FIRST BAPTIST SPARTANBURG

EXTERIOR CONCEPT - MAIN STREET

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025
EXISTING AND NEW

LS3P

FIRST BAPTIST SPARTANBURG

EXTERIOR CONCEPT - MAIN STREET

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P

FIRST BAPTIST SPARTANBURG

EXISTING EXTERIOR - N CONVERSE STREET

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P

FIRST BAPTIST SPARTANBURG

EXTERIOR CONCEPT - N CONVERSE STREET

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025
EXISTING AND NEW

LS3P

FIRST BAPTIST SPARTANBURG

EXTERIOR CONCEPT - N CONVERSE STREET

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P

FIRST BAPTIST SPARTANBURG

EXISTING EXTERIOR - N CONVERSE STREET

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P

FIRST BAPTIST SPARTANBURG

EXTERIOR CONCEPT - N CONVERSE STREET

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025
EXISTING AND NEW

LS3P

FIRST BAPTIST SPARTANBURG

EXTERIOR CONCEPT - N CONVERSE STREET

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P

FIRST BAPTIST SPARTANBURG

EXTERIOR EXTERIOR - DEAN STREET

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P

FIRST BAPTIST SPARTANBURG

EXTERIOR CONCEPT - DEAN STREET

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025
EXISTING AND NEW

LS3P

FIRST BAPTIST SPARTANBURG

EXTERIOR CONCEPT - DEAN STREET

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P

FIRST BAPTIST SPARTANBURG

EXTERIOR EXTERIOR - DEAN STREET

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P

FIRST BAPTIST SPARTANBURG

EXTERIOR CONCEPT - DEAN STREET

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025
EXISTING AND NEW

LS3P

FIRST BAPTIST SPARTANBURG

EXTERIOR CONCEPT - DEAN STREET

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P

FIRST BAPTIST SPARTANBURG

EXTERIOR CONCEPT - NORTH PARKING

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P

FIRST BAPTIST SPARTANBURG

EXISTING EXTERIOR - NORTH PARKING

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P

FIRST BAPTIST SPARTANBURG

EXTERIOR CONCEPT - NORTH PARKING

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025
EXISTING AND NEW

LS3P

FIRST BAPTIST SPARTANBURG

EXTERIOR CONCEPT - NORTH PARKING

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025

LS3P

SOUTH ELEVATION- MAIN STREET

WEST ELEVATION- N CONVERSE STREET

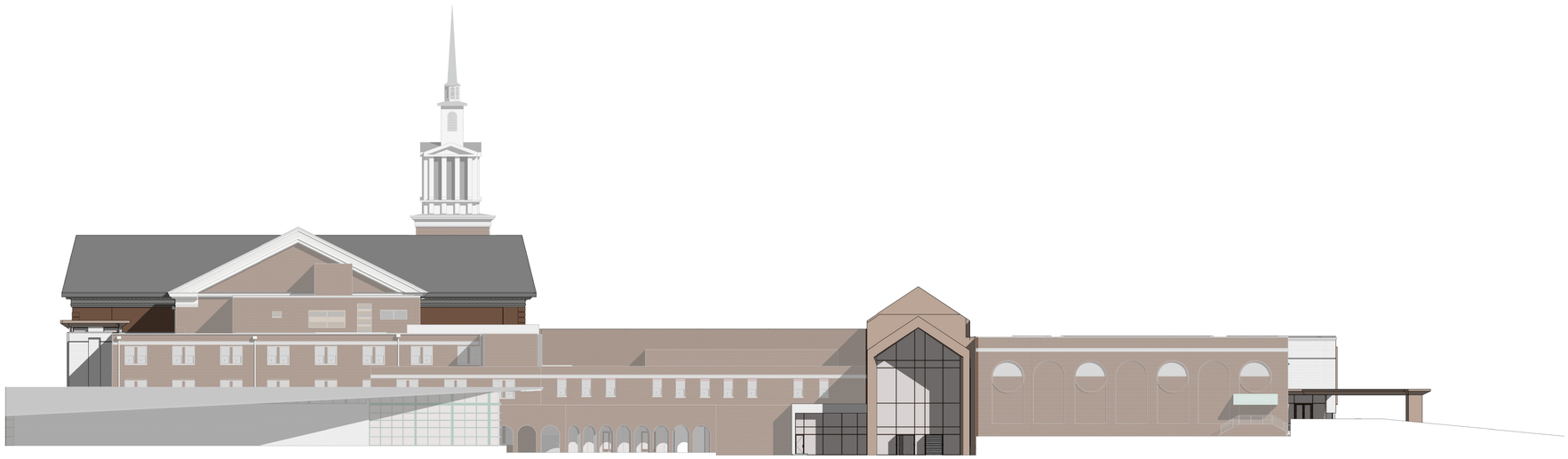
FIRST BAPTIST SPARTANBURG

EXTERIOR ELEVATIONS

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025
SCALE: 1/32” = 1’ 0”

LS3P

EAST ELEVATION- DEAN STREET



NORTH ELEVATION- BARNET PARK

FIRST BAPTIST SPARTANBURG

EXTERIOR ELEVATIONS

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025
SCALE: 1/32” = 1’ 0”

LS3P

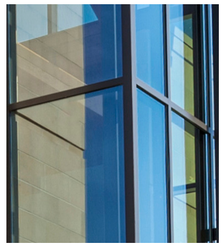
1. METAL PANEL RAIN SCREEN:
B.O.D. = DRI DESIGN;
COPPER ANNODIZED

2. BRICK MASONRY:
B.O.D. = BELDEN;
ALASKA WHITE VELOUR

3. CURTAIN WALL EXTENSION;
BRONZE ANNODIZED

4. PLATE STEEL DETAIL
IN SW 7103 WHITE TAIL

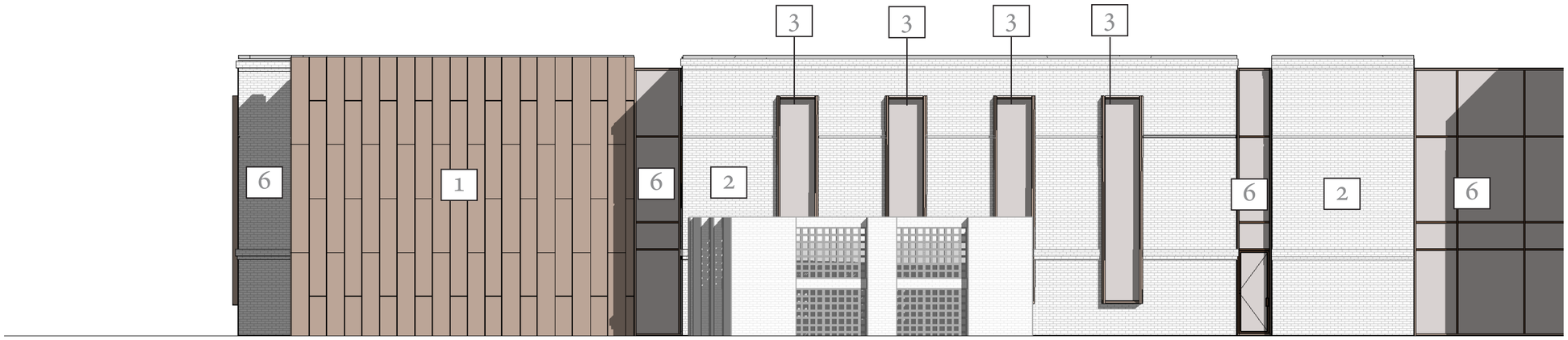
5. STANDING SEAM METAL
ROOF: WHITE



6. CURTAIN WALL +
GLAZING
B.O.D. = YKK; YUW 750,
BRONZE ANNODIZED +
GUARDIAN; SUNGUARD

7. ROOF:
MATCH EXISTING SLATE

8. BRICK MASONRY;
MATCH EXISTING



FIRST BAPTIST
SPARTANBURG

EXTERIOR ELEVATION- MAIN ST

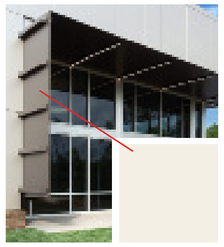
FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025
SCALE: 1/8” = 1’ 0”

LS3P

1. METAL PANEL RAIN SCREEN:
B.O.D. = DRI DESIGN;
COPPER ANNODIZED

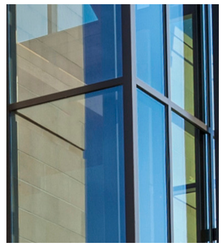
2. BRICK MASONRY:
B.O.D. = BELDEN;
ALASKA WHITE VELOUR

3. CURTAIN WALL EXTENSION;
BRONZE ANNODIZED



4. PLATE STEEL DETAIL IN SW 7103 WHITE TAIL

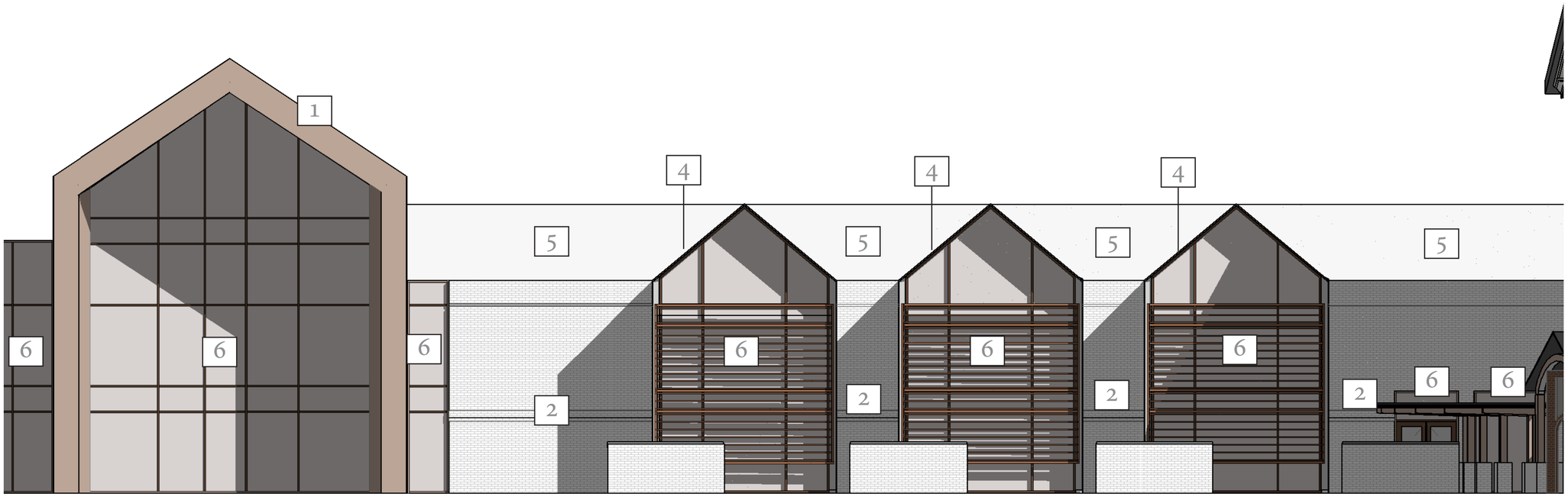
5. STANDING SEAM METAL ROOF: WHITE



6. CURTAIN WALL + GLAZING
B.O.D. = YKK; YUW 750,
BRONZE ANNODIZED +
GUARDIAN; SUNGUARD

7. ROOF:
MATCH EXISTING SLATE

8. BRICK MASONRY;
MATCH EXISTING

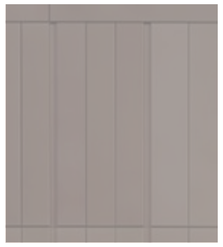


FIRST BAPTIST
SPARTANBURG

EXTERIOR ELEVATION- MAIN ST

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025
SCALE: 1/8” = 1’ 0”

LS3P



1. COPPER PANEL SIDING
B.O.D. = DRI DESIGN

2. BRICK MASONRY:
B.O.D. = BELDEN;
ALASKA WHITE VELOUR

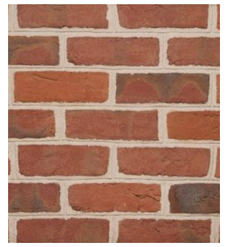
3. CURTAIN WALL
EXTENSION;
BRONZE ANNODIZED

4. PLATE STEEL DETAIL
IN SW 7103 WHITE TAIL

5. STANDING SEAM METAL
ROOF: WHITE

6. CURTAIN WALL +
GLAZING
B.O.D. = YKK; YUW 750,
BRONZE ANNODIZED +
GUARDIAN; SUNGUARD

7. ROOF:
MATCH EXISTING SLATE



8. BRICK MASONRY;
MATCH EXISTING

NEW TRANCEPTS:
EXISTING WINDOWS TO BE RELOCATED IN NEW TRANCEPTS.
NEW TRANCEPT TRIM TO MATCH EXISTING SANCTUARY TRIM

FIRST BAPTIST
SPARTANBURG

EXTERIOR ELEVATION- MAIN ST

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025
SCALE: 1/8” = 1’ 0”

LS3P

1. METAL PANEL RAIN SCREEN:
B.O.D. = DRI DESIGN;
COPPER ANNODIZED

2. BRICK MASONRY:
B.O.D. = BELDEN;
ALASKA WHITE VELOUR

3. CURTAIN WALL EXTENSION;
BRONZE ANNODIZED

4. PLATE STEEL DETAIL
IN SW 7103 WHITE TAIL

5. STANDING SEAM METAL
ROOF: WHITE

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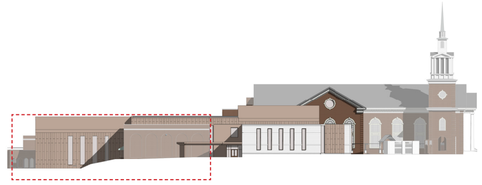
B.O.D. = YKK; YUW 750,
BRONZE ANNODIZED +
GUARDIAN; SUNGUARD

7. ROOF:
MATCH EXISTING SLATE

8. BRICK MASONRY;
MATCH EXISTING



FIRST BAPTIST
SPARTANBURG

EXTERIOR ELEVATION- N CONVERSE

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025
SCALE: 1/8” = 1’ 0”

LS3P

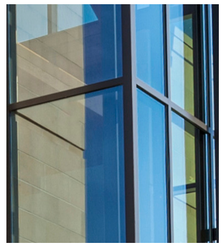
1. METAL PANEL RAIN SCREEN:
B.O.D. = DRI DESIGN;
COPPER ANNODIZED

2. BRICK MASONRY:
B.O.D. = BELDEN;
ALASKA WHITE VELOUR

3. CURTAIN WALL EXTENSION;
BRONZE ANNODIZED

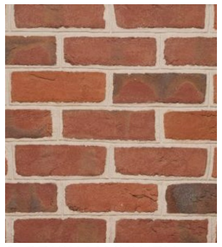
4. PLATE STEEL DETAIL
IN SW 7103 WHITE TAIL

5. STANDING SEAM METAL
ROOF: WHITE



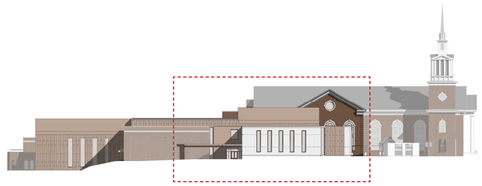
6. CURTAIN WALL +
GLAZING
B.O.D. = YKK; YUW 750,
BRONZE ANNODIZED +
GUARDIAN; SUNGUARD

7. ROOF:
MATCH EXISTING SLATE



8. BRICK MASONRY;
MATCH EXISTING

NEW TRANCEPTS:
EXISTING WINDOWS TO BE RELOCATED IN NEW TRANCEPTS.
NEW TRANCEPT TRIM TO MATCH EXISTING SANCTUARY TRIM



FIRST BAPTIST
SPARTANBURG

EXTERIOR ELEVATION- N CONVERSE

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025
SCALE: 1/8” = 1’ 0”

LS3P

1. METAL PANEL RAIN SCREEN:
B.O.D. = DRI DESIGN;
COPPER ANNODIZED

2. BRICK MASONRY:
B.O.D. = BELDEN;
ALASKA WHITE VELOUR

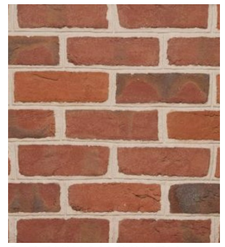
3. CURTAIN WALL EXTENSION;
BRONZE ANNODIZED

4. PLATE STEEL DETAIL IN SW 7103 WHITE TAIL

5. STANDING SEAM METAL ROOF: WHITE

6. CURTAIN WALL + GLAZING
B.O.D. = YKK; YUW 750,
BRONZE ANNODIZED +
GUARDIAN; SUNGUARD

7. ROOF:
MATCH EXISTING SLATE



8. BRICK MASONRY;
MATCH EXISTING

NEW TRANCEPTS:
EXISTING WINDOWS TO BE RELOCATED IN NEW TRANCEPTS.
NEW TRANCEPT TRIM TO MATCH EXISTING SANCTUARY TRIM

FIRST BAPTIST
SPARTANBURG

EXTERIOR ELEVATION- DEAN ST

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025
SCALE: 1/8” = 1’ 0”

LS3P

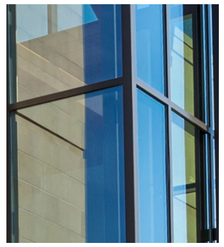
1. METAL PANEL RAIN SCREEN:
B.O.D. = DRI DESIGN;
COPPER ANNODIZED

2. BRICK MASONRY:
B.O.D. = BELDEN;
ALASKA WHITE VELOUR

3. CURTAIN WALL EXTENSION;
BRONZE ANNODIZED

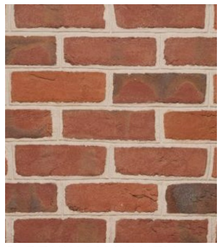
4. PLATE STEEL DETAIL IN SW 7103 WHITE TAIL

5. STANDING SEAM METAL ROOF: WHITE



6. CURTAIN WALL + GLAZING
B.O.D. = YKK; YUW 750,
BRONZE ANNODIZED +
GUARDIAN; SUNGUARD

7. ROOF:
MATCH EXISTING SLATE



8. BRICK MASONRY;
MATCH EXISTING

NEW TRANCEPTS:
EXISTING WINDOWS TO BE RELOCATED IN NEW TRANCEPTS.
NEW TRANCEPT TRIM TO MATCH EXISTING SANCTUARY TRIM

FIRST BAPTIST SPARTANBURG

EXTERIOR ELEVATION- DEAN ST

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025
SCALE: 1/8” = 1’ 0”

LS3P

1. METAL PANEL RAIN SCREEN:
B.O.D. = DRI DESIGN;
COPPER ANNODIZED

2. BRICK MASONRY:
B.O.D. = BELDEN;
ALASKA WHITE VELOUR

3. CURTAIN WALL EXTENSION;
BRONZE ANNODIZED

4. PLATE STEEL DETAIL IN SW 7103 WHITE TAIL

5. STANDING SEAM METAL ROOF: WHITE

6. CURTAIN WALL + GLAZING
B.O.D. = YKK; YUW 750,
BRONZE ANNODIZED +
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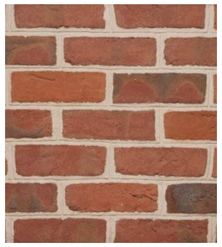
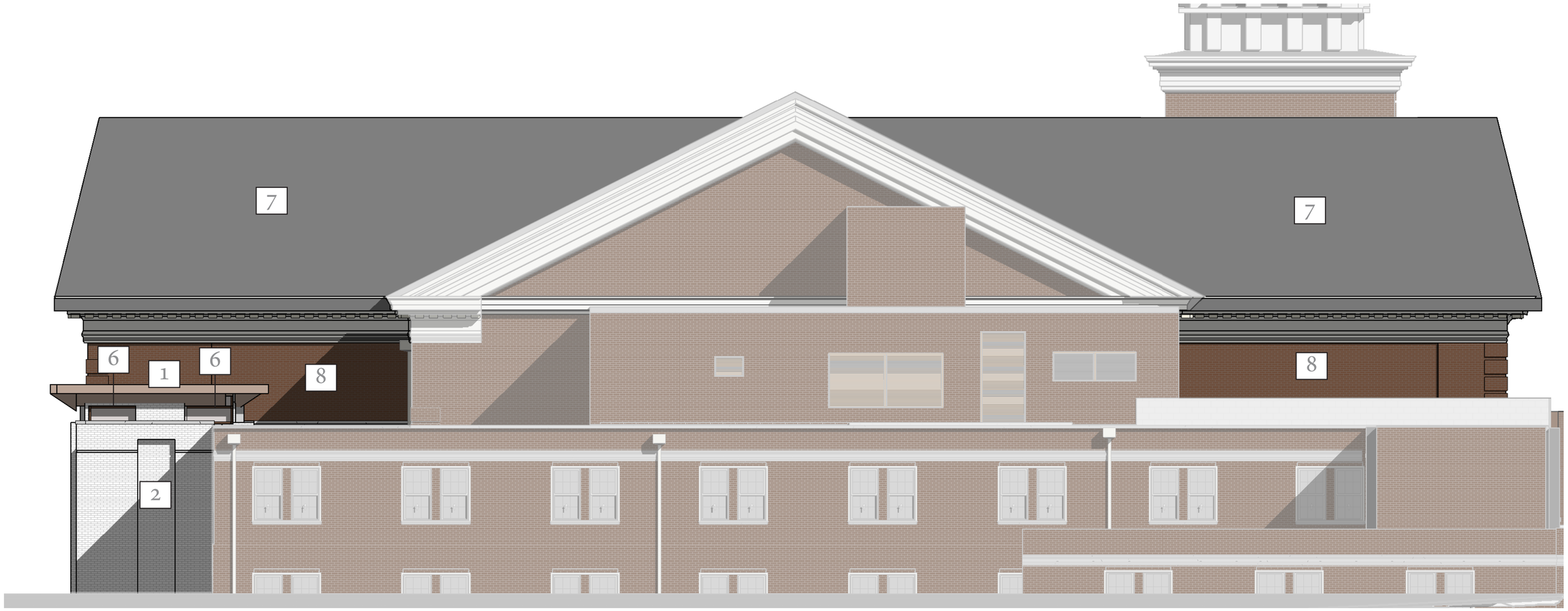
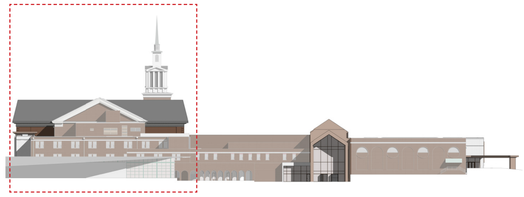
MATCH EXISTING SLATE



8. BRICK MASONRY;
MATCH EXISTING



NEW TRANCEPTS:
EXISTING WINDOWS TO BE RELOCATED IN NEW TRANCEPTS.
NEW TRANCEPT TRIM TO MATCH EXISTING SANCTUARY TRIM



FIRST BAPTIST SPARTANBURG

EXTERIOR ELEVATION- E JOHN ST

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025
SCALE: 1/8” = 1’ 0”

LS3P

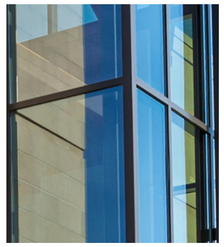
1. METAL PANEL RAIN SCREEN:
B.O.D. = DRI DESIGN;
COPPER ANNODIZED

2. BRICK MASONRY:
B.O.D. = BELDEN;
ALASKA WHITE VELOUR

3. CURTAIN WALL EXTENSION;
BRONZE ANNODIZED

4. PLATE STEEL DETAIL IN SW 7103 WHITE TAIL

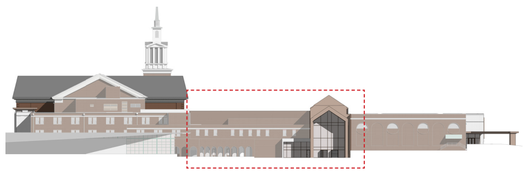
5. STANDING SEAM METAL ROOF: WHITE



6. CURTAIN WALL + GLAZING
B.O.D. = YKK; YUW 750,
BRONZE ANNODIZED +
GUARDIAN; SUNGUARD

7. ROOF:
MATCH EXISTING SLATE

8. BRICK MASONRY;
MATCH EXISTING



FIRST BAPTIST
SPARTANBURG

EXTERIOR ELEVATION- E JOHN ST

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025
SCALE: 1/8” = 1’ 0”

LS3P

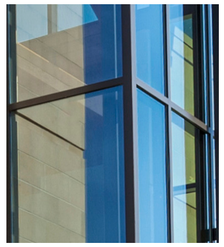
1. METAL PANEL RAIN SCREEN:
B.O.D. = DRI DESIGN;
COPPER ANNODIZED

2. BRICK MASONRY:
B.O.D. = BELDEN;
ALASKA WHITE VELOUR

3. CURTAIN WALL EXTENSION;
BRONZE ANNODIZED

4. PLATE STEEL DETAIL IN SW 7103 WHITE TAIL

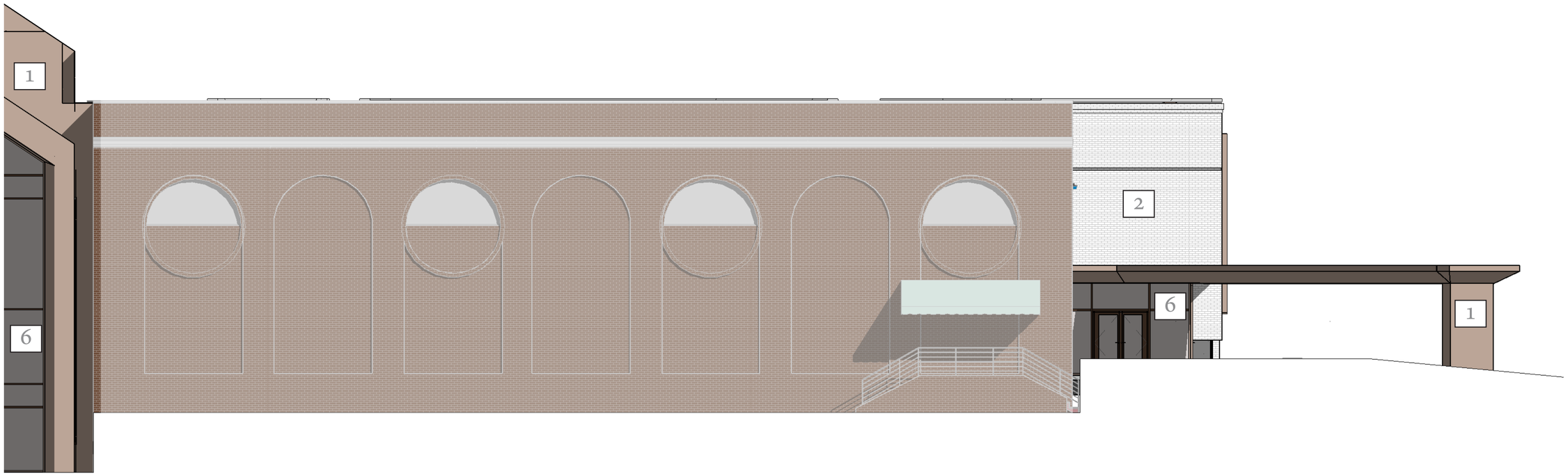
5. STANDING SEAM METAL ROOF: WHITE

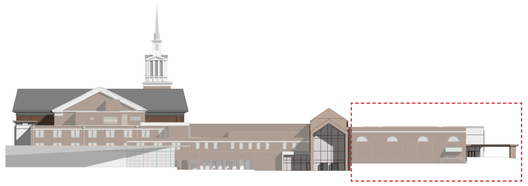


6. CURTAIN WALL + GLAZING
B.O.D. = YKK; YUW 750,
BRONZE ANNODIZED +
GUARDIAN; SUNGUARD

7. ROOF:
MATCH EXISTING SLATE

8. BRICK MASONRY;
MATCH EXISTING



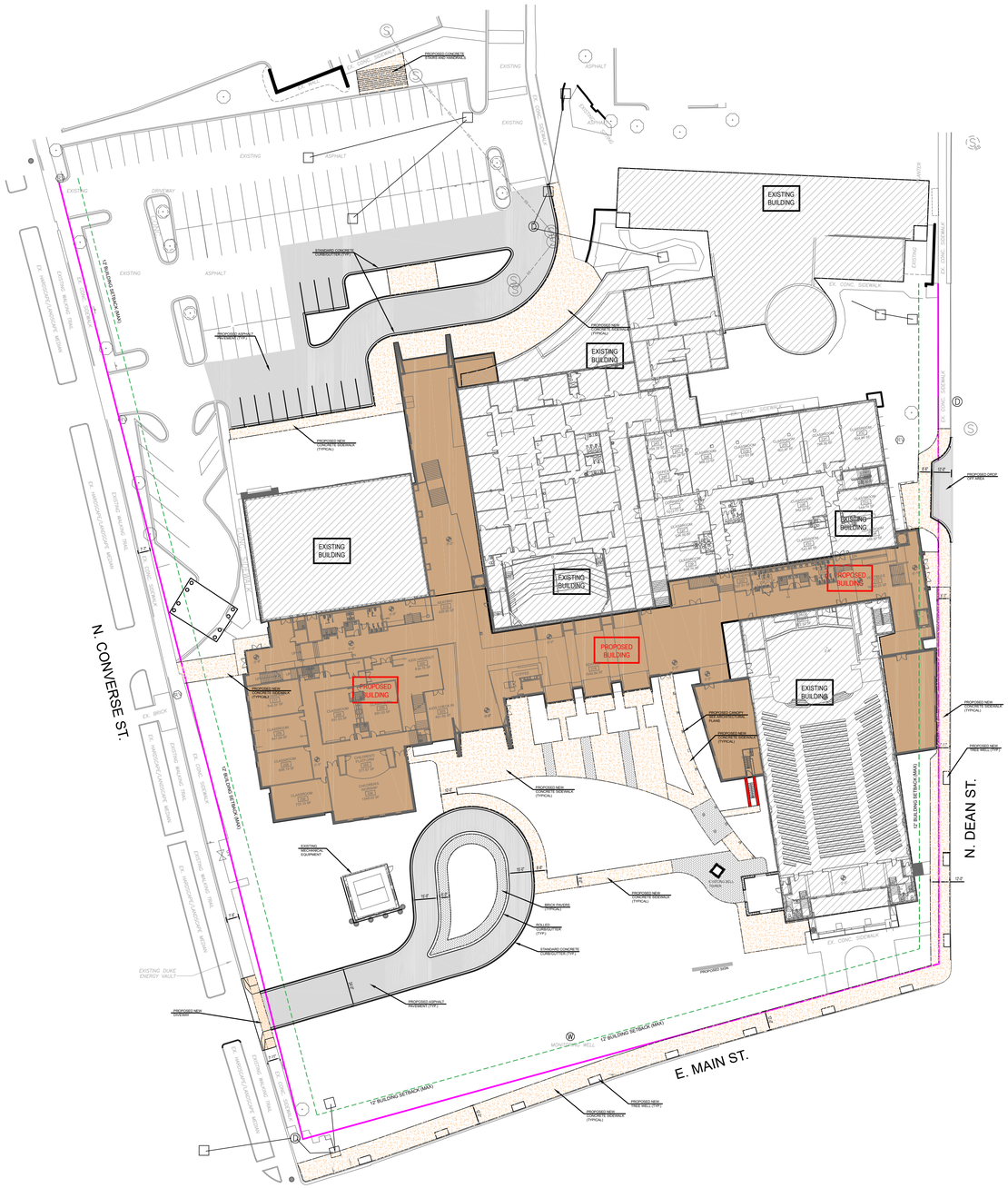


FIRST BAPTIST SPARTANBURG

EXTERIOR ELEVATION- E JOHN ST

FIRST BAPTIST CHURCH SPARTANBURG | EXTERIOR | 04.30.2025
SCALE: 1/8” = 1’ 0”

LS3P



3.3 DISTRICT STANDARDS

DIMENSIONAL STANDARDS	D-T3	D-T4	D-T5	D-T6
3.3.1 Lot Configuration				
a. Lot Width at Front Setback	40 ft min	n/a	n/a	n/a
b. Lot Size	2500 sq ft	n/a	n/a	n/a
c. Maximum Lot Coverage	70%	70%	100%	100%
3.3.2 Primary Building Standards				
a. Front Setback	12 ft min	6 ft min 18 ft max	0 ft min 12 ft max	0 ft min 6 ft max
b. Corner Lot Side Setback	6 ft max	6 ft min	0 ft min 12 ft max	0 ft min 6 ft max
c. Interior Side Setback	6 ft max	0 ft	0 ft min 24 ft max	0 ft min 24 ft max
d. Rear Setback	20 ft min	3 ft min	0 ft	0 ft
e. Rear Setback from Alley	3 ft min	3 ft min	0 ft	0 ft
f. Attached Garage Setback (from front facade)	5 ft min	Access not permitted from frontage	Access not permitted from frontage	Access not permitted from frontage
g. Frontage Buildout	n/a	n/a	60% except in Side Yard Parking Overlay	80% min at setback
3.3.3 Accessory Building Standards				
a. Placement	Side or Rear Yard	Rear Yard Only	Rear Yard Only	Rear Yard Only
b. Corner Lot Side Setback	6 ft min	6 ft min	0 ft	0 ft
c. Interior Side Setback	6 ft min	0 ft or 3 ft min(1)	0 ft or 3 ft min(1)	0 ft
d. Rear Setback	5 ft min	5 ft min	15 ft min	0 ft
e. Rear Setback from Alley (2)	3 ft min	3 ft min	3 ft min	0 ft
3.3.4 Building Height				
a. Primary Building Height	2 ½ stories max	4 stories max	2 stories min 6 stories max (3)	2 stories min 10 stories max (4)
b. Accessory Building Height	2 stories max	2 stories max	2 stories max	n/a
3.3.5 Permitted Parking Location				
a. Front Yard	Permitted	Prohibited	Prohibited	Prohibited
b. Side Yard	Permitted	Permitted	Permitted in Sideyard Parking Overlay only	Prohibited
c. Rear Yard	Permitted	Permitted	Permitted	Permitted

Key: (1) - Subject to Building Code requirements; (2) - Garage doors shall be 15 feet min from alley centerline; (3) - May be increased to 10 stories with DRB approval; (4) - May be increased to 16 stories with DRB approval; (5) - Unless a shopfront/awning, gallery, or arcade frontage is required by the regulating plan

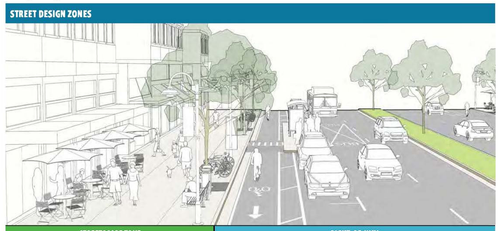
DIMENSIONAL STANDARDS	D-T3	D-T4	D-T5	D-T6
3.3.6 Building Frontage				
a. Common Lawn	Permitted	Permitted	Prohibited	Prohibited
b. Porch & Fence	Permitted	Permitted	Prohibited	Prohibited
c. Terrace or Lightcourt	Prohibited	Permitted	Prohibited	Prohibited
d. Forecourt	Prohibited	Permitted	Permitted(5)	Permitted(5)
e. Stoop	Prohibited	Permitted	Permitted	Permitted(5)
f. Shopfront/Awning	Prohibited	Prohibited	Permitted	Permitted
g. Gallery	Prohibited	Prohibited	Permitted	Permitted
h. Arcade	Prohibited	Prohibited	Permitted	Permitted

Key: (1) - Subject to Building Code requirements; (2) - Garage doors shall be 15 feet min from alley centerline; (3) - May be increased to 10 stories with DRB approval; (4) - May be increased to 16 stories with DRB approval; (5) - Unless a shopfront/awning, gallery, or arcade frontage is required by the regulating plan

8.1 REQUIRED STREETSCAPE

All Streets must be planted with trees of species matching the planting on the public frontage as established by the City. Where no frontage detail has been established the following minimum elements shall apply. The City Engineer may grant a reduction in these dimensions subject to the overall context of the block (e.g., lack of opportunity for wider sidewalk on adjacent parcels).

STREET DESIGN ZONES



STREETSCAPE ZONE			RIGHT-OF-WAY	
Frontage Zone	Sidewalk Zone	Planter Zone	Curbside Zone	Traveltway Zone
Cafe seating, temporary signage, plazas, landscaping, benches, building lighting, stoops, awnings	Pedestrian access, ADA access	Trees, Lightning, Wayfinding, Signage, Waste & Recycling, Bike racks, Vending, Seating, Landscape, Transit stops, Stormwater mgmt.	On-street parking, Transit Stops, Active Mobility Facilities, Loading Zones, Curb Extensions, Stormwater Management, Flexible Uses (e.g., parklets), Mobile Food Vending	General Purpose Travel Lanes, Active Mobility Lanes, Transit Lanes, Shared Lanes

STREETSCAPE	1. D-T3 or D-T4	2. D-T5	3. D-T6
a. Streetscape Zone (min) (measured from back of curb to outside edge of right-of-way)	11 ft	12 ft (14 ft without tree wells)	16 ft (to accommodate outdoor seating) [Verify with current Main dimension]
b. Sidewalk Width (min)	5 ft sidewalk	8 ft	16 ft
c. Planter Type and minimum width	6 ft continuous planting strip or planter beds	Tree Wells only except 6 ft non-continuous planter beds are permitted along streets where on-street parking is not provided	Tree Wells only
d. Street Trees	Trees shall be a species with shade canopies that, at maturity, remain clear of building frontages		

8.2 PARKING AREA LANDSCAPING

8.2.1 REQUIRED PLANTINGS

One (1) Shade Tree and eight (8) shrubs per 10 parking spaces. No parking space shall be further than 60 feet from the trunk of a canopy tree.

8.2.2 PARKING AREA SCREENING

All parking areas visible from the right-of-way should be screened from view. Parking areas in the side yard must have a 3 foot high screen along the street side located in the side yard only (behind the building line) Shrubs, brick walls (using brick that matches the adjacent building), wrought iron fencing, or any combination thereof may be used. If landscaping is used, the minimum planting area width should not be less than 4 feet.

8.3 STREETSCREENS

Interruptions in the street wall discourage pedestrian activity. Streetscreens serve to minimize these interruptions by extending the street wall formed by storefronts and building facades. Street walls or landscaping treatments are semi-opaque screens a minimum of 6 feet in height above grade and constructed of a material matching the adjacent building facade. The streetscreen may be a hedge or fence. Streetscreens must have openings no larger than necessary to allow automobile and pedestrian access. In addition, all streetscreens over 4 feet high should be 30% permeable or articulated.

8.4 FENCES

FENCES	1. D-T3 or D-T4	2. D-T5
a. Frontyard	4 ft maximum height (wrought iron or picket only)	6 ft maximum height (wrought iron only)
b. Side Yard	8 ft maximum height (wood board or chain link permitted — razor wire is not permitted)	8 ft maximum height (wood board or chain link permitted — razor wire is only permitted in the third layer for Vehicle/ Heavy Equipment Rental/ Sales for storing vehicles/ heavy equipment under repair.)
c. Rear Yard		

FIRST BAPTIST CHURCH OF SPARTANBURG
250 E MAIN ST
SPARTANBURG SC 29306

TMS #: 7-12-11-006.00
7-12-10-057.00
7-12-10-056.00

SC GRID (NAD 83)

0' 40' 80' 120'
GRAPHIC SCALE: 1" = 40'-0"

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SOUTH CAROLINA
McCUTCHEN ENGINEERING ASSOCIATES, PC
No. C02894
CERTIFICATE OF AUTHORIZATION

McCutchen Engineering Associates, PC
888 W. Saint John St., Spartanburg, S.C. 29301
Phone: 864 582 0585 | Fax: 864 582 0581

Project: FIRST BAPTIST OF SPARTANBURG ADDITION AND RENOVATION PROJECT
250 E. MAIN STREET, SPARTANBURG SC 29306

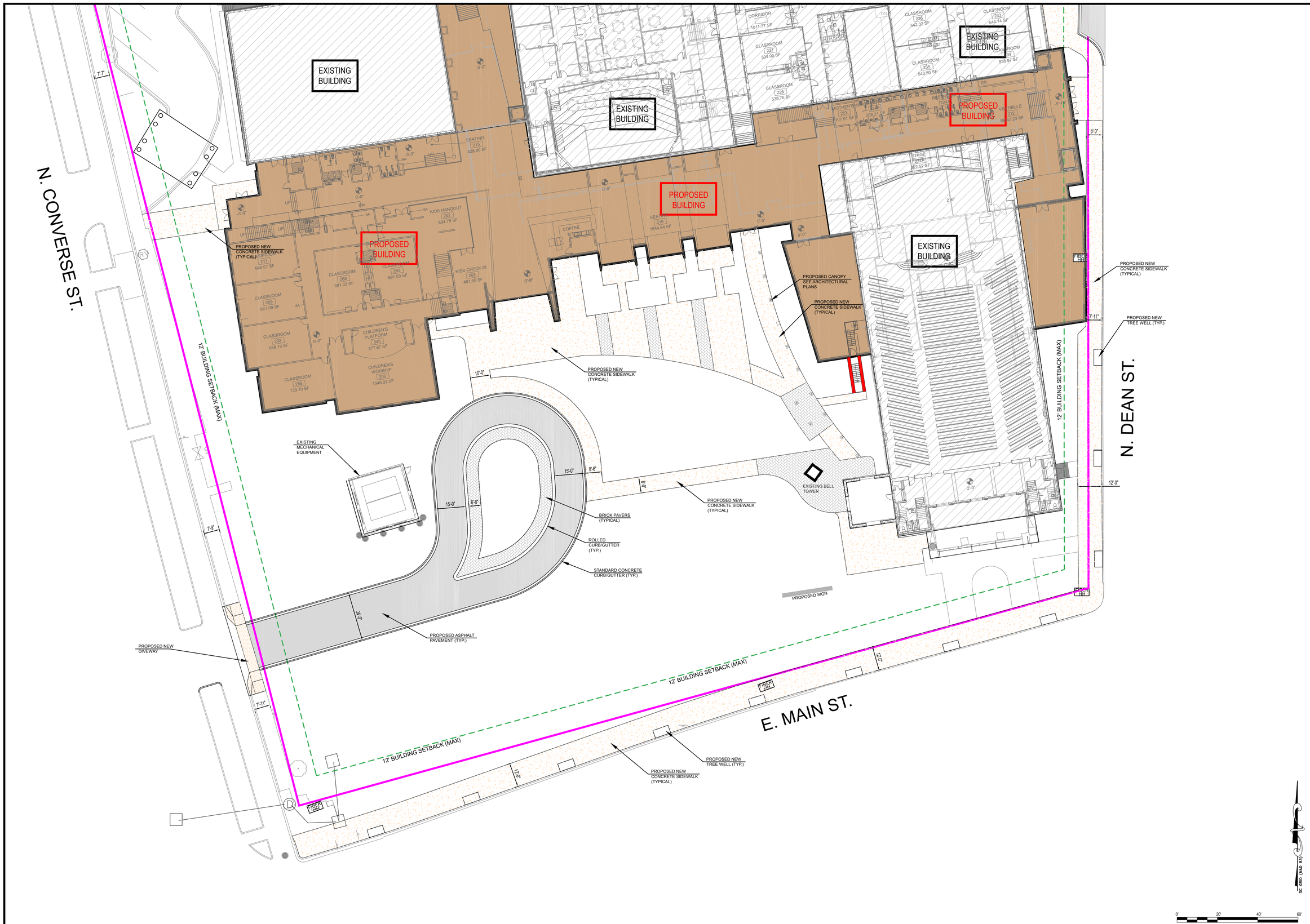
Sheet Title: OVERALL SITE LAYOUT PLAN

CWJ
Engineer
CWJ
Drawn By
FEBRUARY 2025
Date

Revisions
A DRB SUBMITTAL 04.10.25

Project Number
24160.001

Sheet
C100



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McCutchen Engineering Associates, PC
886 W. Saint John St., Spartanburg, S.C. 29301
Phone: 864.582.0585 | Fax: 864.582.0581

Project
FIRST BAPTIST OF SPARTANBURG
ADDITION AND RENOVATION PROJECT
250 E. MAIN STREET, SPARTANBURG SC 29306

Sheet Title
DETAILED SITE LAYOUT PLAN

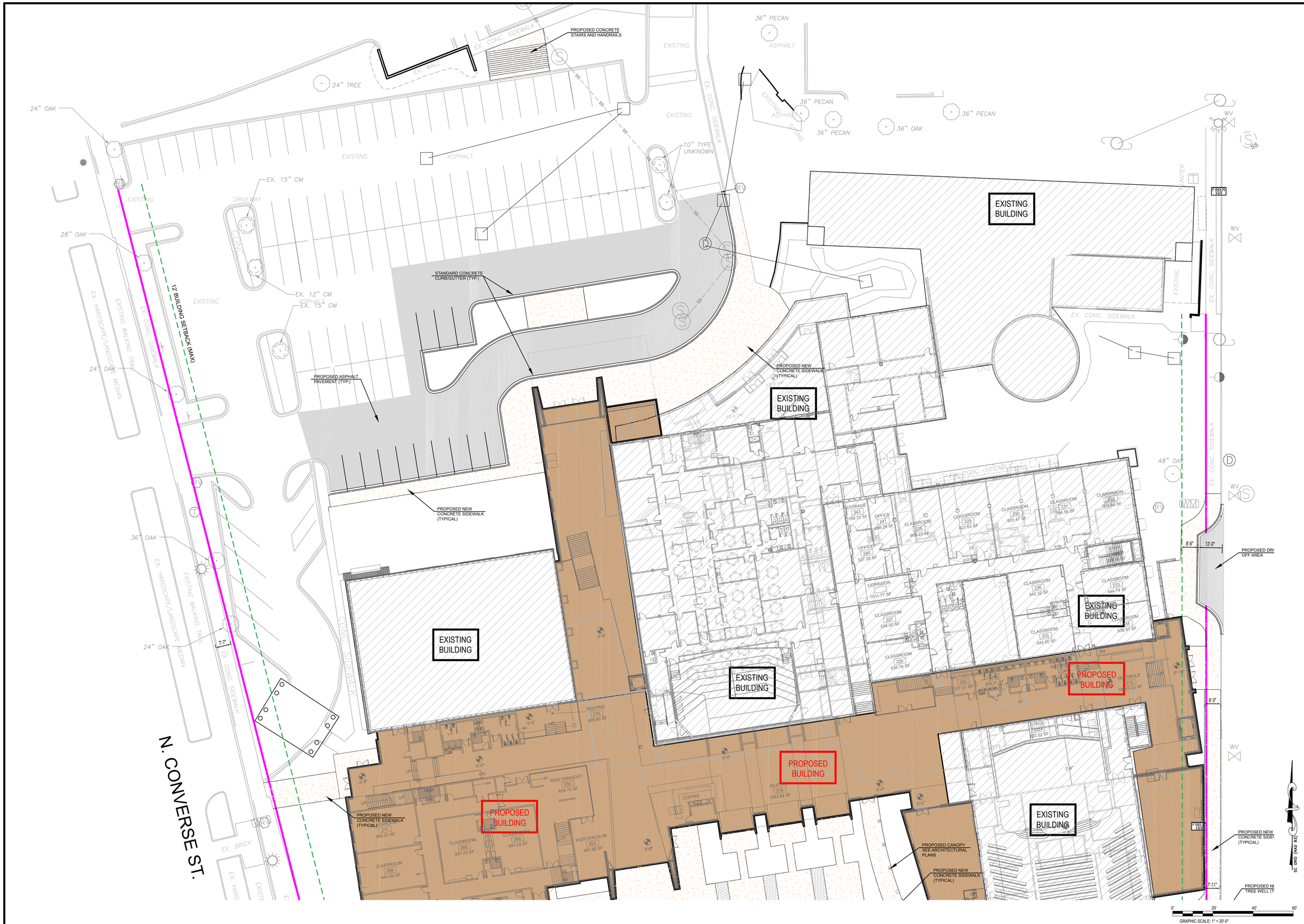
Engineer: CWJ
Drawn By: CWJ
Date: FEBRUARY 2025

Revisions

A	DRB SUBMITTAL	04.10.25

Project Number
24160.001

Sheet
C101



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Project
FIRST BAPTIST OF SPARTANBURG
ADDITION AND RENOVATION PROJECT
250 E. MAIN STREET, SPARTANBURG SC 29306

Sheet Title
DETAILED SITE LAYOUT PLAN

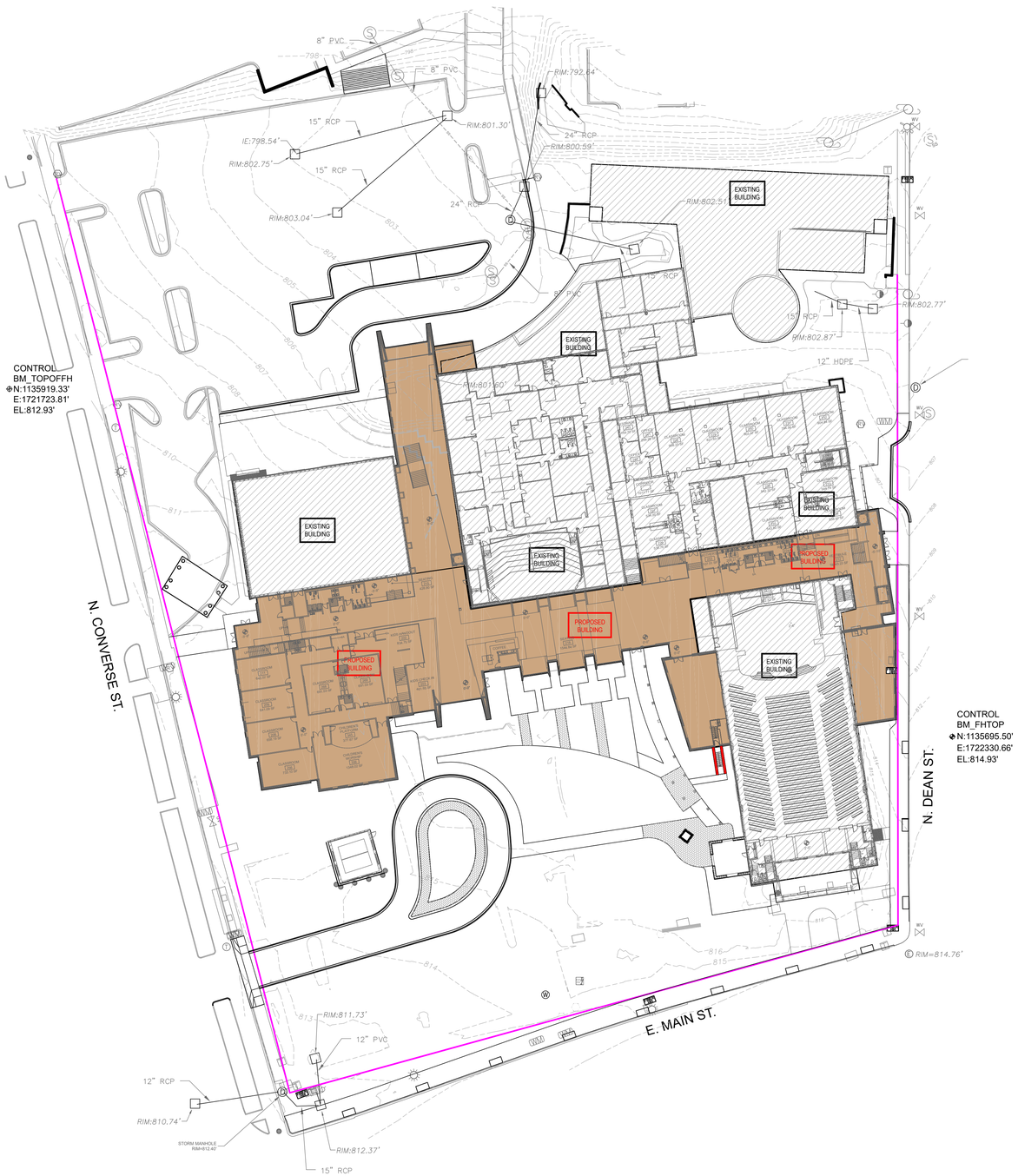
Engineer: CWJ
Drawn By: CWJ
Date: FEBRUARY 2025

Revisions

A	DRB SUBMITTAL	04.10.25

Project Number
24160.001

Sheet
C102



SC GRID (NAD 83)

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GRAPHIC SCALE: 1" = 40'-0"

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Project
FIRST BAPTIST OF SPARTANBURG
ADDITION AND RENOVATION PROJECT
250 E. MAIN STREET, SPARTANBURG SC 29306

Sheet Title
OVERALL SITE LAYOUT PLAN

Engineer: CWJ
Drawn By: CWJ
Date: FEBRUARY 2025

Revisions

A	DRB SUBMITTAL	04.10.25

Project Number
24160.001

Sheet
C100

0' 40' 80' 120'
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SC GRID (NAD 83)

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Project
FIRST BAPTIST OF SPARTANBURG
ADDITION AND RENOVATION PROJECT
250 E. MAIN STREET, SPARTANBURG SC 29306

Sheet Title
EXISTING CONDITIONS AND DEMOLITION PLAN

Engineer: CWJ
Drawn By: CWJ
Date: FEBRUARY 2025
Revisions

Project Number
24160.001

Sheet
D100

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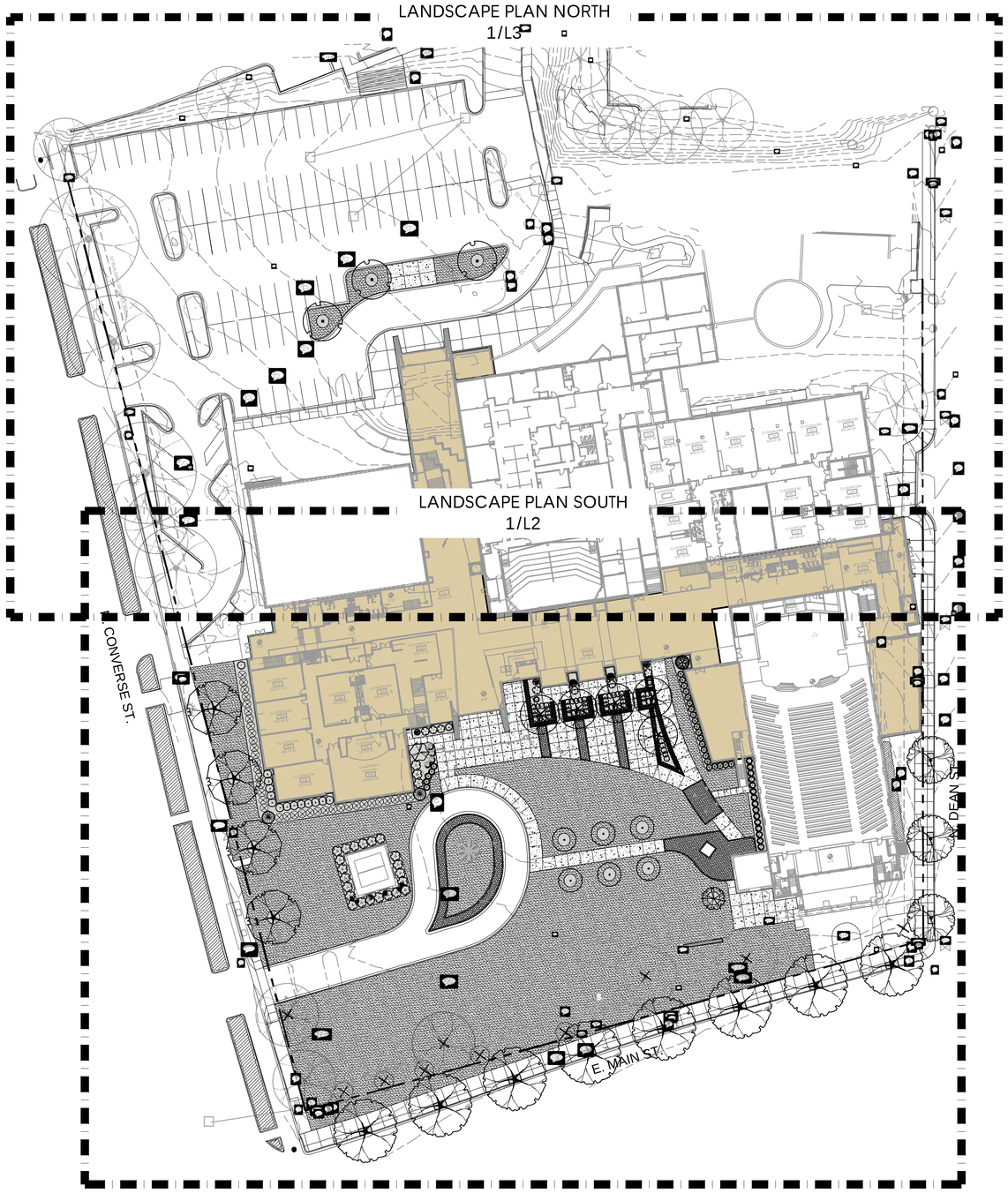


1 / L1 OVERALL LANDSCAPE PLAN

SCALE: 1" = 40'

PLANT SCHEDULE

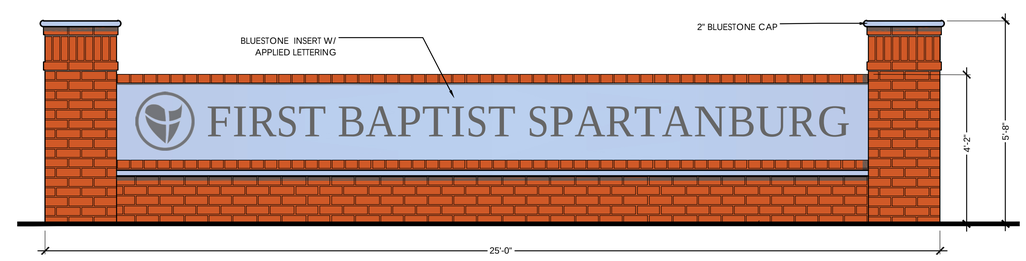
CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES					
ACE RYU	3	ACER PALMATUM `RYUSEN` / RYUSEN JAPANESE MAPLE	7 GAL		4`-5` HEIGHT
ACE TAM	1	ACER PALMATUM `TAMUKEYAMA` / TAMUKEYAMA JAPANESE MAPLE	15 GAL		
CAR FST	6	CARPINUS BETULUS 'FASTIGIATA' / UPRIGHT EUROPEAN HORNBEAM	15 GAL		
CER RUF	1	CERCIS CANADENSIS VAR. `RUBY FALLS` / RUBY FALLS WEEPING REDBUD	7 GAL		
GIN PR2	3	GINKGO BILOBA PRESIDENTIAL GOLD` / PRESIDENTIAL GOLD GINKO	B & B	2.5"CAL	
ILE LIB	2	ILEX X LIBERTY / LIBERTY HOLLY	B & B		8` MIN.
JUN TAY	2	JUNIPERUS VIRGINIANA `TAYLOR` / TAYLOR EASTERN REDCEDAR	B & B		8` MIN.
MAL PRA	1	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE	15 GAL		
QUE BIB	4	QUERCUS NUTTALLII `BIG BOY` / BIG BOY NUTTALL OAK	B & B	3.5" CAL.	12` MIN.
QUE PHE	8	QUERCUS PHELLOS / WILLOW OAK	15 GAL		
ULM BOS	3	ULMUS PARVIFOLIA 'UPMTF' / BOSQUE® LACEBARK ELM	15 GAL		
VIT CHA	1	VITEX AGNUS-CASTUS / CHASTE TREE	15 GAL		
CANOPY TREE					
QUE PAN	5	QUERCUS SHUMARDII 'QSFTC' / PANACHE® SHUMARD OAK	B & B	3"CAL	16` MIN.

CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
SHRUBS				
CAM OMI	13	CAMELLIA SASANQUA 'GREEN 97-039' / OCTOBER MAGIC® INSPIRATION™ CAMELLIA	15 GAL	
CEP DUG	15	CEPHALOTAXUS HARRINGTONIA `DUKE GARDENS` / DUKE GARDENS PLUM YEW	3 GAL	
CHA DWH	2	CHAMAECYPARIS OBTUSA `DWARF HINOKI` / DWARF HINOKI FALSE CYPRESS	7 GAL	
CRY BLD	1	CRYPTOMERIA JAPONICA `BLACK DRAGON` / BLACK DRAGON JAPANESE CEDAR	7 GAL	
DIS MYR	37	DISTYLIUM MYRICOIDES / BLUE LEAF ISU	3 GAL	
HYD YIH	7	HYDRANGEA PANICULATA 'SMNHPPH' / LIMELIGHT PRIME® PANICLE HYDRANGEA	3 GAL	
ILE BUN	21	ILEX CORNUTA `BURFORDII NANA` / DWARF BURFORD HOLLY	3 GAL	
LIR VAR	388	LIRIOPE MUSCARI `VARIEGATA` / VARIEGATED LILY TURF	1 GAL	
LOR AMA	52	LOROPETALUM CHINENSE 'CAROLINA MOONLIGHT' / CHINESE FRINGE FLOWER	3 GAL	
MIS ADA	5	MISCANTHUS SINENSIS `ADAGIO` / ADAGIO EULALIA GRASS	3 GAL	
OSM FRA	25	OSMANTHUS FRAGRANS `FRUITLAND` / FRUITLAND TEA OLIVE	15 GAL	
ROS KNO	4	ROSA X `KNOCKOUT` TM / KNOCKOUT ROSE	3 GAL	

CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
GROUND COVERS				
CYN HYB	46,510 SF	CYNODON DACTYLON `419 HYBRID` / HYBRID BERMUDA GRASS	SOD	

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
32 EXTERIOR IMPROVEMENTS			
32-06	TRIPLE HAMMERED HARDWOOD MULCH (3" THICK)	65.0 CY	
PAVING			
P-101	CONCRETE WALKS	8,579 SF	
P-102	BRICK BANDING/COLOR O MATCH EXISTING	814 LF	
P-103	BRICK PAVER/HERRINGBONE PATTERN/COLOR TO MATCH EXISTING	2,376 SF	



2 / L1 PROPOSED MONUMENT ELEVATION

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

Sheet List Table	
Sheet Number	Sheet Title
L1	OVERALL LANDSCAPE PLAN
L2	LANDSCAPE PLAN SOUTH
L3	LANDSCAPE PLAN NORTH

NOTE:
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0 40 80 120 feet
SCALE: 1" = 40'

LANDART landscape architecture

OVERALL LANDSCAPE PLAN

FIRST BAPTIST OF SPARTANBURG
ADDITION AND RENOVATION PROJECT
250 E. MAIN STREET, SPARTANBURG, SC 29306

LANDART landscape architecture
847 E Main St / Spartanburg, SC 29302
phone 864.582.7530 / fax 864.585.3688
LandArt@landartdesigngroup.com / www.landartdesigngroup.com

SHEET TITLE: OVERALL LANDSCAPE PLAN
JOB #: 22005-00
DATE: 04/10/25
DRAWN: TP/KK
APPROVED: TP

REVISIONS:
1. DRB SUBMITTAL 04/28/25
2.
3.
4.
5.
6.

SHEET L1 OF L3

Filename: \\ldg-1\f\Projects\22005\22005-00\Pdata\FBC-Landscape.dwg
Plot Time: 4/29/2025 8:10:37 AM

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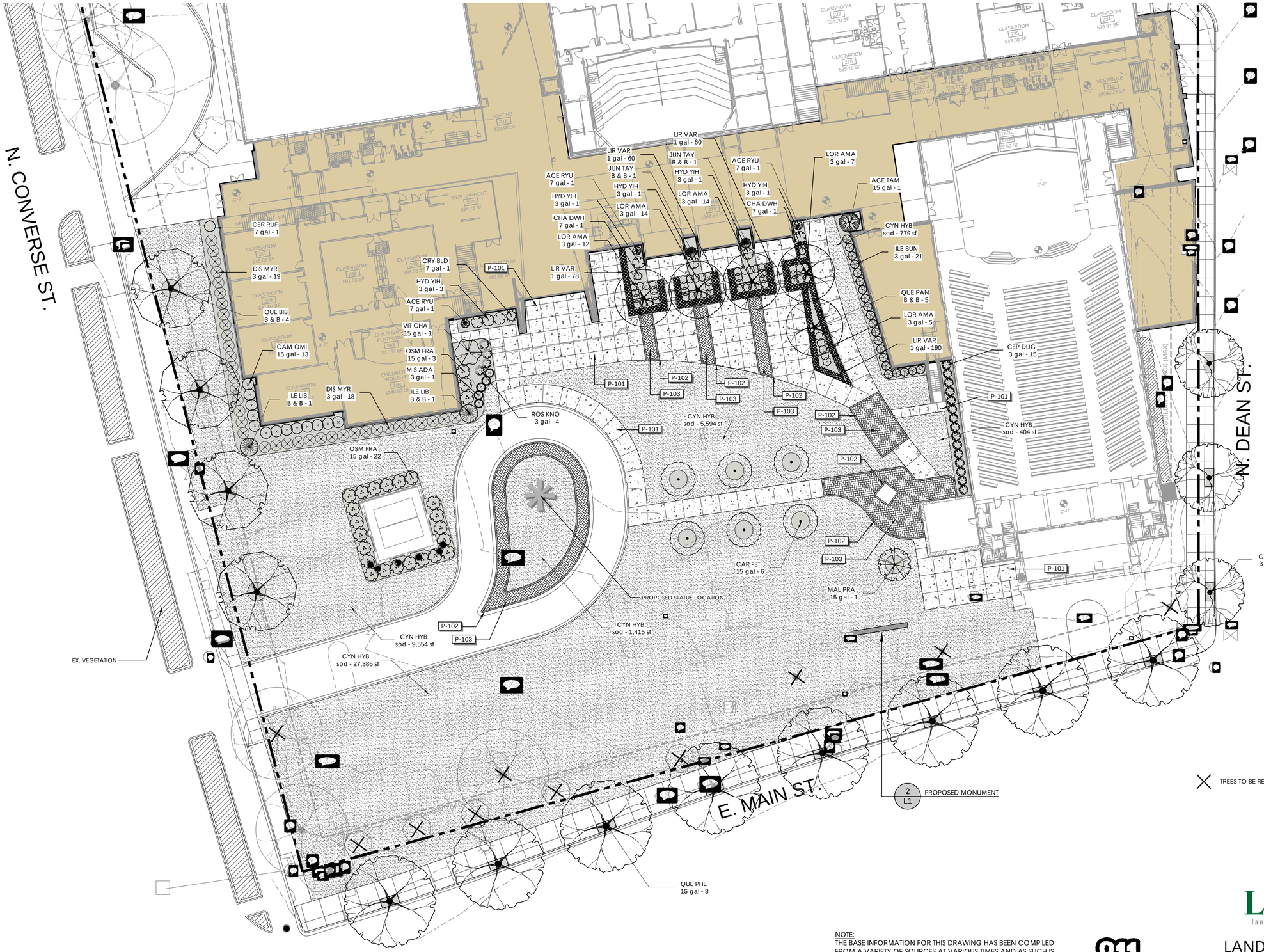

1
L2
LANDSCAPE PLAN SOUTH
SCALE: 1" = 20'

NOTE:
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LANDART
landscape architecture

LANDSCAPE PLAN SOUTH

0 20 40 60 feet
SCALE: 1" = 20'

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Plot Time: 4/29/2025 8:10:39 AM

FIRST BAPTIST OF SPARTANBURG
ADDITION AND RENOVATION PROJECT
250 E. MAIN STREET, SPARTANBURG, SC 29306

LANDART
landscape architecture
847 E Main St / Spartanburg, SC 29302
phone 864.585.5200 / fax 864.585.5300
landart@landartdesigngroup.com / info@landartinc-sparang.com

SHEET TITLE:
OVERALL
LANDSCAPE PLAN

JOB #:
22005-00

DATE:
04/10/25

DRAWN:
TP/KK

APPROVED:
TP

REVISIONS:
1. DRB SUBMITTAL 04/29/25
2.
3.
4.
5.
6.

SHEET
L2
OF L3

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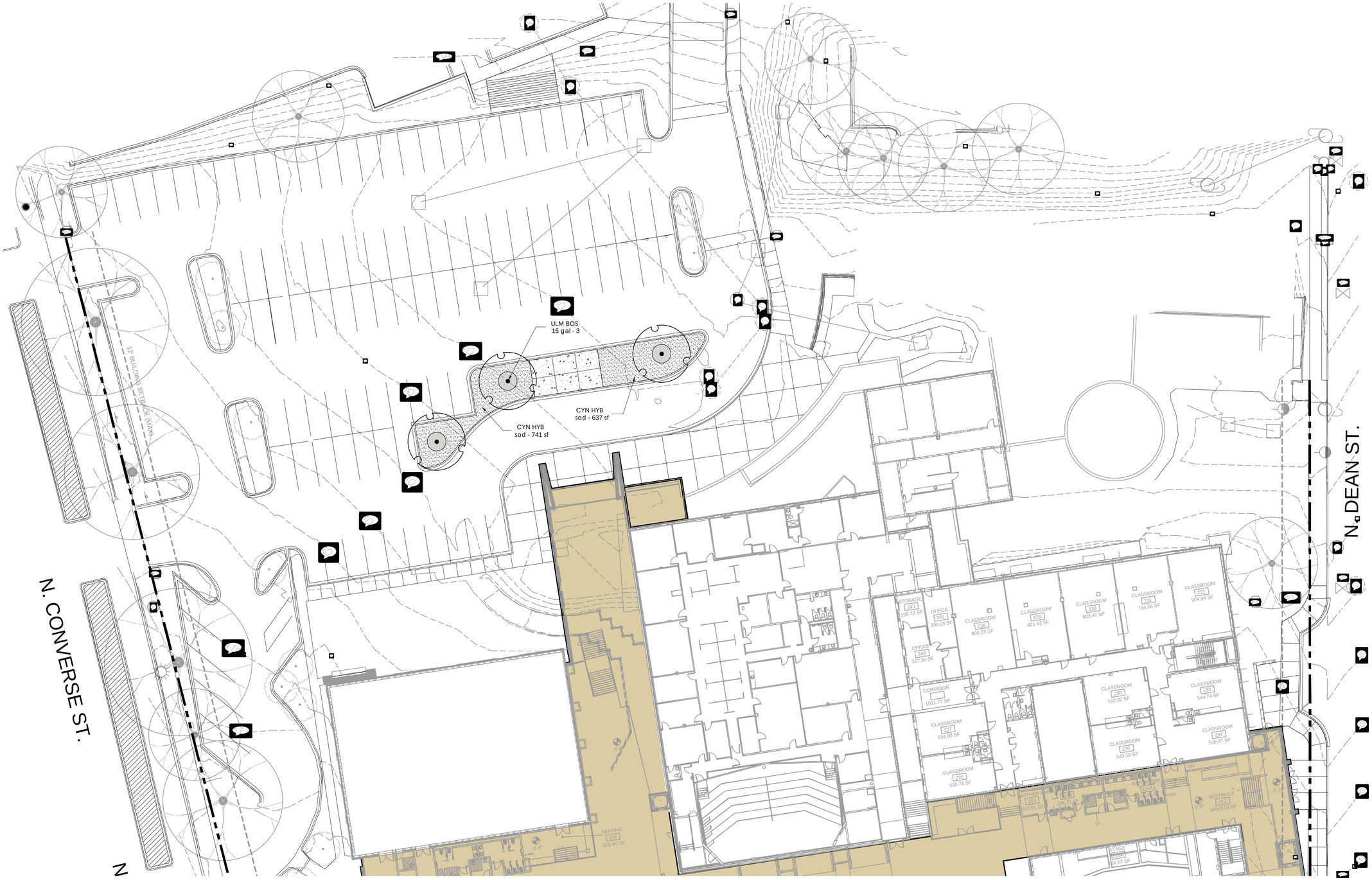

1
L3

LANDSCAPE PLAN NORTH

SCALE: 1" = 20'

NOTE:
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0 20 40 60 feet
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phone 864.582.2520 / fax 864.585.9380
LandArtDesignGroup.com / info@landartdesigngroup.com

SHEET TITLE:
OVERALL
LANDSCAPE PLAN

JOB #:
22005-00

DATE:
04/10/25

DRAWN:
TP/KK

APPROVED:
TP

REVISIONS:
1. DRB SUBMITTAL 04/28/25
2.
3.
4.
5.
6.

SHEET
L3
OF L3