



The City of Spartanburg Design Review Board

AGENDA

August 5, 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 June 3, 2025 meeting.**
- VI. Old Business:**
 1. DRB-25-020-00001 – The Design Review Board (DRB) has received a request for Full and Final Approval for the proposed development, Homes of Hope, located at 770 Howard St (Tax Map Sheet: 7-11-04-206.01) with a zoning designation of DT-4 Zone (Downtown Urban District). **Owner: Northside Development Corp / Agent: Jeffrey B Randolph, The Randolph Group.**
 2. DRB-25-020-00003 – The Design Review Board (DRB) has received a request for Full and Final 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.**
- VII. New Business:**
 1. DRB-25-020-00008 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed development, City and Spartanburg County / Park Garage, 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: William Gray, McMillan Pazdan Smith.**
 2. DRB-25-020-00009 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed development, Howard Townes at Northside, located at 535 Howard St (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: Jay Cox, Red Cedar Homes SC.**

VIII. Staff Announcements: ACOG continued training and introduction of new planners joining the City of Spartanburg team.

IX. Adjournment.

Meeting Minutes of the Design Review Board (DRB)
Tuesday, June 3, 2025, at 5:30 PM
Dr. TK Gregg Recreation Center

The Design Review Board (DRB) on Tuesday, June 3, 2025, at 5:30pm. The following Board Members were in attendance: **Jean Crowther, Alexander Newman, Lauren Rogers and Tori Babcock**. Representing the City of Spartanburg's Planning Department was **Fredalyn Frasier, Planning Director, and Nan Zhou, Planner II**.

Roll Call:

Mr. Newman: Alexander Newman

Ms. Crowther: Jean Crowther

Ms. Rogers: Lauren Rogers

Ms. Babcock: Tori Babcock

Ms. Rogers: 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 Ms. Babcock to approve and seconded by Mr. Newman the case has been moved to the top of the agenda list by a vote of 4 to 0.

Approval of Meeting Minutes for May 6, 2025.

On a motion by Mr. Newman to approve and seconded by Mr. Hauser, the amended minutes were approved by a vote of 4 to 0.

Old Business:

DRB-25-020-00005 – The Design Review Board (DRB) has received a request for Full and Final 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.

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 & PREVIOUSLY APPROVED

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-T5.
- 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 of Transept along Dean Street Façade: 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. While the window treatment is architecturally consistent with the main building, we do not have any specific design suggestions to resolve that condition, particularly because the sidewalk is already substandard and there is no room for ground level landscaping that would otherwise soften the transition.

Ground Level Detailing of Entry Vestibule along Dean Street Façade: The proposed new entry vestibule along North Dean Street is also considered a blank wall condition because it does not have any windows or doors for a span of approximately 30 feet.

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. At present, there are three openings shown. The one to the left appears to go into spaces that is at the same finished floor level as the church. The middle one appears to be an elevator shaft. The one to the right (north) in the image below appears to open into space at the finished floor of the church as well as the entry vestibule. It appears to be possible to insert an asymmetrical pattern of windows that can extend to the sidewalk level and satisfy the transparency requirement (see suggestion below). We recommend a similar treatment on the other side of the entry as well. There are, of course, other options that could be considered for windows at the ground level.

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. The proposed improvements from Main Street to the southern edge of the transept expansion would insert two trees in wells with compliant, 12 foot streetscape section. The segment across the frontage of the transept and entry vestibule remains non-compliant. The remaining sidewalk is proposed to be improved slightly to widen from 6-7 feet to 8 feet in total width.

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 wall 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. [Note the alternative for the entry vestibule wall]
- **8.1 Required Streetscape:** To permit a portion of Dean Street to remain non-compliant with only an 8 foot sidewalk (no street trees).

Applicant:
Spencer Dixon.

Public Comments: None.

Discussion:

The Board acknowledged that the applicant has been responsive in addressing previous architectural feedback and noted that the revised design is progressing well. Remaining variances were left open for continued discussion at final review, specifically regarding the sidewalk alignment along Dean Street, the omission of a tree at Dean Street, and transepts providing less than 60% transparency near the building entrance.

The primary concern focused on the entry area, specifically the recessed space between the transept extension and entrance, which creates an unnecessary hyphen or gap. The board noted that this recessed, shadowed nook may raise safety concerns due to its closed-in appearance. A recommendation was made to consider a low street screen or fence similar to the one used near the playground to better define and secure the space. The applicant confirmed the dimensions as approximately 6' by 8'. While the architectural reasoning was understood, the board emphasized improving the street-level experience. It was noted that simple fencing, consistent with existing site features, could resolve this issue, particularly if paired with emergency lighting and interior light for visibility.

The board was pleased with the addition of the canopy, which was seen as a direct response to earlier feedback. This also mitigates the lack of a shade tree in that location, supporting their prior sidewalk and streetscape discussions. The two main exceptions under consideration for final are:

1. **Glazing and transparency** falling below the required 60%, and
2. **The 12' streetscape zone**, which includes an 8' sidewalk and appropriate entries and tree wells.

A motion was made by Ms. Babcock, seconded by Mr. Newman, to grant Full & Final Approval with variances for the blank wall and the 8' sidewalk along Dean Street. The motion passed by a vote of 4–0.

New Business:

DRB-24-020-00021 – The Design Review Board (DRB) has received a request for Preliminary Conceptual Approval for the proposed town-homes, Townes on Howard, located at 535 Howard Street (Tax Map Sheet: 7-12-05-113.00, 7-12-05-113.02) with a zoning designation of DT-4 Zone (Downtown Urban District). Owner: GVL Property Group, LLC / Agent: Jenny Reyes, VanRock Holdings, LLC.

A motion was made by Ms. Babcock, seconded by Mr. Newman, to defer the case 24-020-00021 from GVL Property LLC and VanRock Holdings with a vote of 4–0.

Staff Announcements:

Introducing Lennon Murphy the summer Intern. Tori Babcock's last day, as she has served on Design Review Board for some time.

Adjourned meeting at 6:58 P.M.

Lauren Rogers, Chair

DATE

July 28, 2025

TO

Design Review Board Members

PROJECT/ADDRESS/ TAX ID

Howard Street - Homes of Hope/ 711359326623

PROJECT NUMBER

DRB-24-020-00001

REVIEW STATUS - Full & Final**COPIES TO**

City Departments/Applicant

STAFF

Fredalyn M. Frasier, Planning Director

Nan Zhou, AICP, Planner II

GENERAL PROJECT OVERVIEW

The 2.77 acre site is bound by Fairgrounds Road, Howard Street, and West Fremont Avenue. The existing site is cleared of the previous structures and has several trees on the site.

The proposed 26-unit townhome buildings are proposed in seven (7) buildings and will include parking to the rear and a new detention pond.

AUTHORITY & APPLICABILITY

The project is zoned DT-4. Formal design review and approval by the Design Review Board is required.

DETERMINATION OF COMPLETENESS

- Applicant requires the following:
 - Applicant to provide location of mechanical equipment and detail the solid waste management plan.

EXCEPTIONS REQUIRED

- None requested

CODE REVIEW

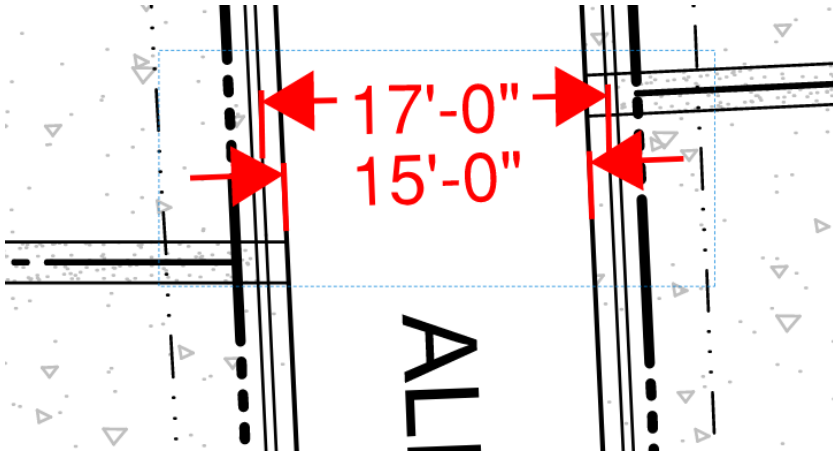
Deficiencies noted, or exceptions or deviations required, are noted in *blue italics*

- 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:** *Compliant*
 - **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 – Lots 14-26 front on a green space.*
 - **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 – Consistent with surrounding buildings but exceed the maximum setback of 18 feet.*
- 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*
 - **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

- **Alleys:** As noted in the preliminary review and with the applicants' previously approved project; alley widths should be reduced.
 - **Alley A** - only needs to be 12 feet in total width to serve its function – 10 feet of asphalt with a 1 foot concrete edging on each side. The proposed 17 foot wide alley is unnecessarily wide.
 -



An example of a typical 12 foot wide alley with townhomes is shown below.



RECOMMENDATION

The application meets the standards for Full and Final Approval without the need for any exceptions.

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: Northside Homes of Hope

Street Address: 254 Franklin Street Spartanburg, SC

Zoning District: DT-4 Overlay: DT Tax Map Number: 7-11-04-206.01

Owner: Piedmont Interstate Fair Inc Phone: _____

Address: PO Box 4965 Email: _____

City: Spartanburg State: SC Zip: 29305

Applicant: Homes of Hope Phone: 864.269.4663

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

City: Greenville State: SC Zip: 29611

Agent: Jeff Randolph (The Randolph Group, TRG) Phone: 864.420.2504

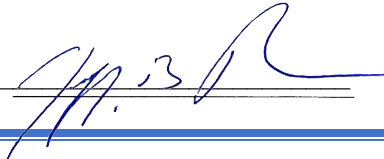
Address: 607 Pendleton Street, Suite 200 Email: jrandolph@trgcommunities.com

City: Greenville State: SC Zip: 29601

Action Requested:

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

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

Applicant / Owner Signature: 

Date: June 9, 2025

Staff Use Only / Received by: _____

Date Received: _____

Time: 11 of 132

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		x
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

Northside Howard Street (Homes of Hope)

Project Team

The Northside Howard Street (the “Development” or the “Property”) is being developed by Homes of Hope, Inc in conjunction with the City of Spartanburg and Northside Development Corporation. Homes of Hope of Greenville, South Carolina is a non-profit provider of affordable and workforce housing in multiple markets across South Carolina.

In addition to Homes of Hope, the development team includes TRG Communities/The Randolph Group (Development Manager), Seamon Whiteside & Associates (Landscape Architect and Civil Engineering) and Langley and Associates (Project Architect).

Project Scope

The Development contains 2.58 acres adjacent to Howard Street, Fairgrounds Road, and W. Fremont Avenue in the City of Spartanburg, South Carolina. The Property is presently vacant and zoned DT-4 which allows for the construction of attached townhomes. The submitted land plan indicates 26 attached townhomes in seven (7) buildings. Each building contains 3-5 townhome units. All 26 units are considered affordable.

The development contains significant common space and required buffers including a central passive lawn for the use of all residents.

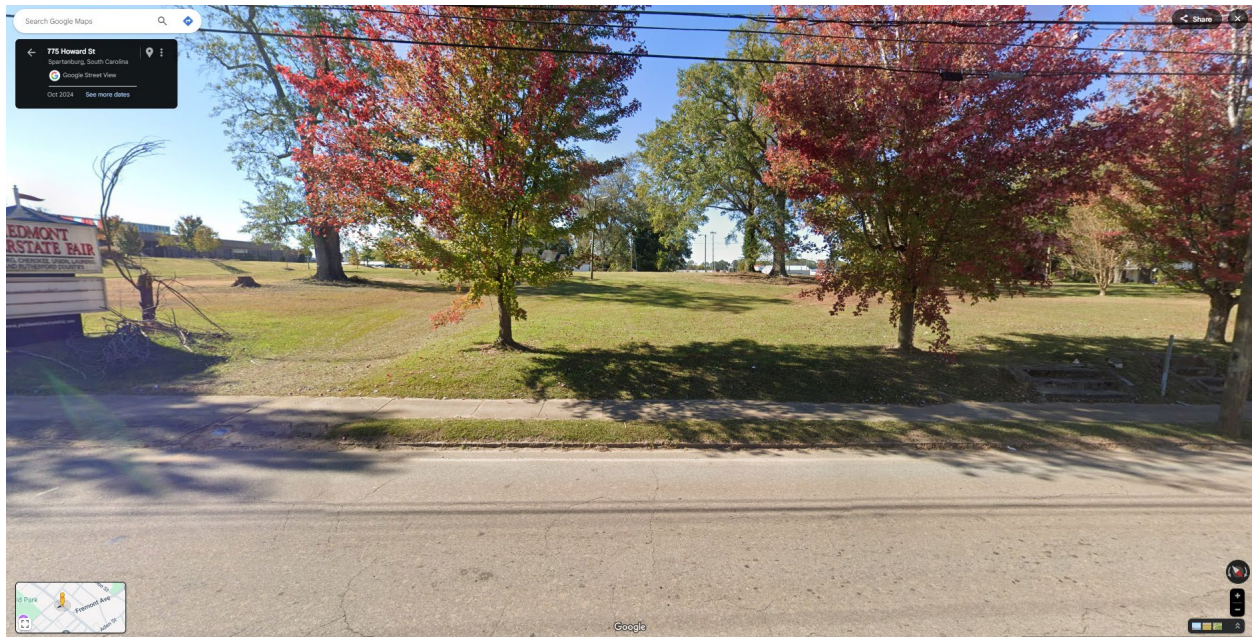
Each townhome contains a front porch to connect to the public realm containing a 5’ sidewalk and 6’ planter bed and a rear enclosed patio for individual privacy. The townhomes are 2-story in height with access from a rear alley. Building materials include Hardi Board siding with brick and metal accents.

A mandatory Homeowner Association will own and maintain the common areas and alley ways. Trash pickup will be contracted utilizing a roll cart system. All roll carts will be screened in the real fenced area of each townhome.

Northside Homes of Hope – Site Context Photos (DRB Submittal)



789 Howard Street – Facing South West (Corner of Howard and Fairgrounds Rd.)



775 Howard Street – Facing South



763 Howard Street – Facing South East (Corner of Howard and W. Fremont Ave)



200 W Fremont Avenue – Facing East

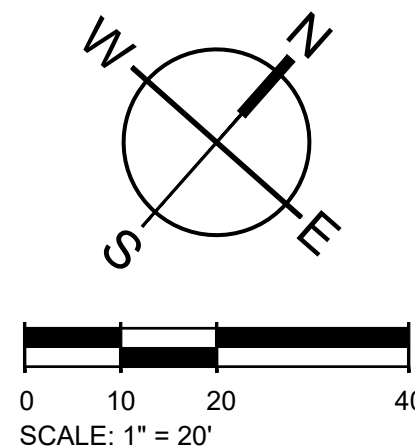


525 Fairgrounds Road – Facing West

501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 6000, 701 EAST FIFTH STREET, CHARLOTTE, NC 28201 | 701 N. CEDAR STREET, SUMMERVILLE, SC 29583 | 100 N. DANIEL MORGAN AVENUE, SUITE 200, SPARTANBURG, SC 29306
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Know what's below.
Call before you dig.



FAIRGROUNDS ROAD
(BISHOP STREET)
(LOCAL)
50' PUBLIC R/W

APPROX. 12" WATER LINE
LOCATION PER
SPARTANBURG WATER MAP

R/W

TBM-MAG NAIL
ELEVATION=836.00

S48°44'22"W
78.37'(TIE)

TMS #7-11-04-206.01
PART OF PARCEL 2
PIEDMONT INTERSTATE FAIR
N/F THE PIEDMONT INTERSTATE FAIR
ASSOCIATION
DB 151-V PG 585 OF
PROPERTY USAGE: NON-QUALIFIED
REGULAR RESIDENTIAL IMPROVED

METAL NAIL
(DELETED)

S49°09'47"W

S47°41'19"E

TMS #7-11-04-205.00
LOT 9
WM. W. HYATT ESTATE PLAT 1
N/F CATHERINE E. SMITH ETAL
DB 114-V PG 921
PROPERTY USAGE: NON-QUALIFIED
REGULAR RESIDENTIAL VACANT

TMS #7-11-04-204.00
LOT 10
WM. W. HYATT ESTATE PLAT 1
N/F JOAN M. PAXTON
DB 143-B PG 385
PROPERTY USAGE: NON-QUALIFIED
REGULAR RESIDENTIAL IMPROVED

TMS #7-11-04-205.00
LOT 11 & LOT 12
WM. W. HYATT ESTATE PLAT 1
N/F FAIRFORD, LLC
DB 154-V PG 264
PROPERTY USAGE: NON-QUALIFIED
REGULAR RESIDENTIAL IMPROVED

TMS #7-11-04-206.01
PART OF PARCEL 2
AREA=120,558 SQ. FT. OR
2.77 ACRES

FREMONT STREET
(LOCAL)
VARIABLE PUBLIC R/W

HOWARD STREET
(S-2)
PUBLIC R/W

NORTHSIDE
HOMES OF HOPE
TRG COMMUNITIES
CITY OF SPARTANBURG, SC

SW+ PROJECT: 11417
DATE: 6/9/2025
DRAWN BY: SJG
CHECKED BY: KJ

REVISION HISTORY

EXISTING
CONDITIONS

SW

SEAMONWHITESIDE

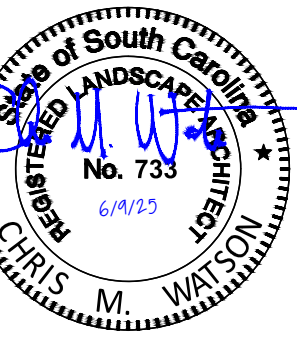
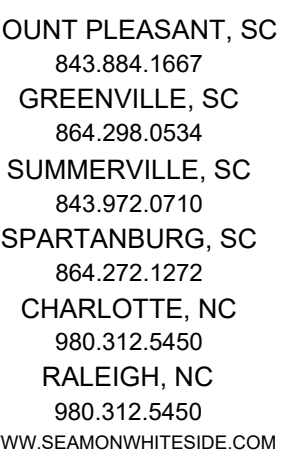
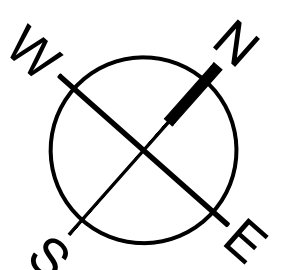
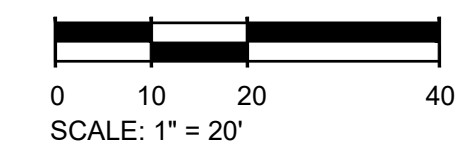
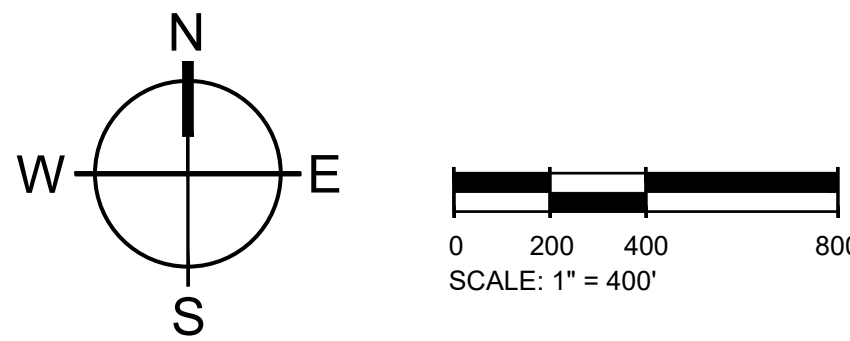
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SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
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RALEIGH, NC
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SOUTH CAROLINA
SEAMON,
WHITESIDE &
ASSOCIATES, INC.
No. C0047
STATE OF AUTHORITY

State of South Carolina
Chris M. Wat
No. 733
6/9/25

17 of 132

301 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6000, GREENVILLE, SC 29611 | 230 PETERSON DR., CHARLOTTE, NC 28217 | 712 N. CEDAR STREET, SUMMERVILLE, SC 29403 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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**NORTHSHORE
HOMES OF HOPE**
TRG COMMUNITIES
CITY OF SPARTANBURG, SC

PROJECT: 11417
DATE: 6/9/2025
DRAWN BY: SJG
CHECKED BY: KJ

ICINITY AND ERIAL MAP

2.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON HILL & BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6000, GREENVILLE, SC 29611 | JASON PETERSON, P.E., CHARLOTTE, NC 28027 | 701 N. CEDAR STREET, SUMMERVILLE, SC 29583 | 1501 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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SITE DATA:

TMS NUMBER: 7-11-04-206.01
ACREAGE: 2.58 ACRES
MUNICIPALITY: CITY OF SPARTANBURG
ZONING DT-4

DT-4 CODE:

- 70% LOT COVERAGE
- SETBACKS:
 - FRONT - 6-18'
 - CORNER - 6'
 - REAR - 3'
- STREETSCAPE ZONE: 11' ZONE, 5' SIDEWALK, 6' PLANTING STRIP

PROPOSED DEVELOPMENT:
26 TOWNHOMES (20-25' X 60' FOOTPRINT)
DENSITY: 10.1 UNITS/ACRE

ROADWAY INFO:

OFF SITE:
W FREMONT AVENUE - LOCAL
FAIRGROUNDS ROAD - LOCAL
HOWARD STREET - SCDOT

ON SITE:
ALLEY A - PRIVATE
ALLEY B - PRIVATE
ALLEY C - PRIVATE

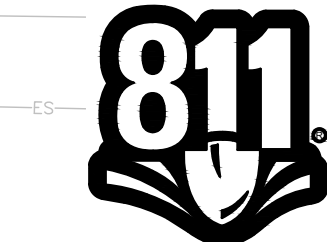
LEGEND

OPEN SPACE

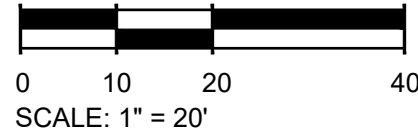
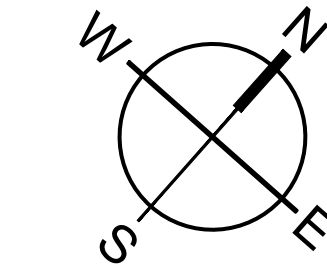
STORMWATER POND
SIZE & LOCATIONS TO BE DETERMINED DURING DESIGN

ASPHALT

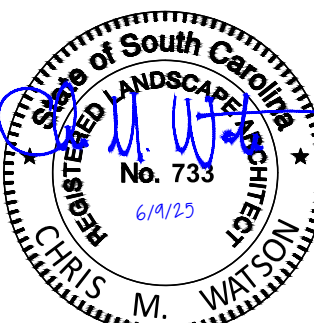
ALL SURVEYED ELEMENTS ARE BASED ON THE TOPOGRAPHIC SURVEY COMPLETED BY ARBOR LAND DESIGN DATED MAY 6, 2024



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**NORTHSIDE
HOMES OF HOPE**
TRG COMMUNITIES
CITY OF SPARTANBURG, SC

SW+ PROJECT: 11417
DATE: 6/9/2025
DRAWN BY: SJG
CHECKED BY: KJ

REVISION HISTORY

NO.	DESCRIPTION	DATE

SITE PLAN

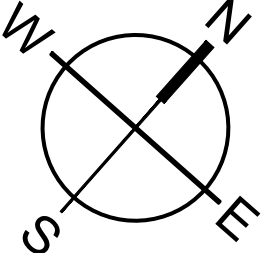
L3.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSONVILLE BUILDING 6000, 701 EASLEY BRIDGE RD, SUITE 6000, GREENVILLE, SC 29611 | 1201 PETERSON DR, CHARLOTTE, NC 28207 | 111 N CEDAR STREET, SUMMERVILLE, SC 29585 | 150 N DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306
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W
N
S
E

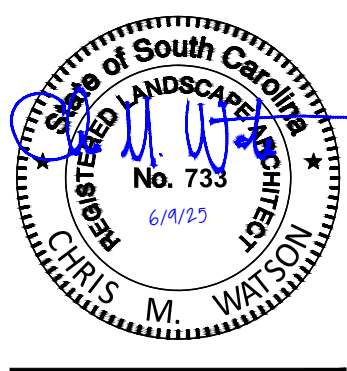
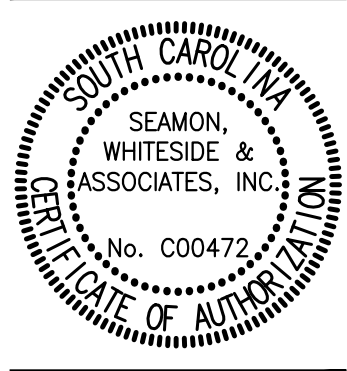


0 10 20 40
SCALE: 1" = 20'



SEAMONWHITESIDE

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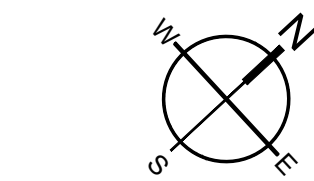


NORTHSIDE
HOMES OF HOPE
TRG COMMUNITIES
CITY OF SPARTANBURG, SC

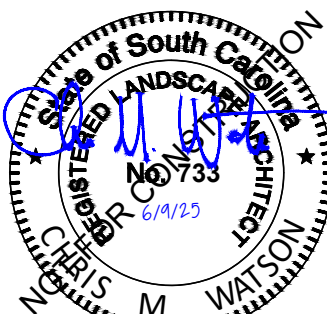
SW+ PROJECT: 11417
DATE: 6/9/2025
DRAWN BY: SJG
CHECKED BY: KJ

REVISION HISTORY	

EXISTING
BUILDING
SETBACK
EXHIBIT

The logo for Seamon Whiteside features a stylized 'SW' in a dark green color. To the right of the 'SW', the words 'SEAMON WHITESIDE' are written in a smaller, dark green, sans-serif font, stacked vertically. Above the 'SW' are four small squares arranged in a 2x2 grid, with the top-left square in dark green and the other three in orange.

SOUTH CAROLINA
SEAMON,
WHITESIDE &
ASSOCIATES, INC.
No. C00472
CERTIFICATION



**NORTHSIDE
HOMES OF HOPE**
TRG COMMUNITIES
CITY OF SPARTANBURG, SC

SW+ PROJECT: 1141
DATE: 6/9/2021
DRAWN BY: XX
CHECKED BY: XX

REVISION HISTORY

L4.0

501 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON HILL & BUILDING GROUP, 171 N. CEDAR STREET, SUMMERVILLE, SC 29583 | 803.493.1454 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306

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10/11/2025 12:25 PM, BY: [Name], PROJECT: [Project Name], FILE: [File Name]

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Street Light	6	

Street Light: 12' Ht. LED Full Cutoff fixture.
Mini Bell LED by Duke Energy or Approved Equal

Spacing: +/- 150'

Final Fixture Placement to be determined by photometric study and design by electrical engineer and shall meet all City of Spartanburg roadway lighting standards.

GENERAL NOTES:

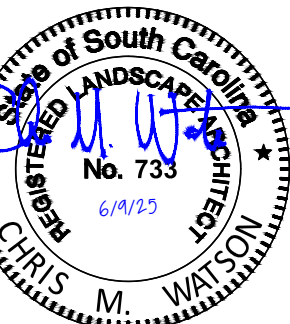
- SEE ESC PLANS FOR SILT FENCE LOCATIONS, ANY TREE PROTECTION ZONES AND BARRICADES, AND ADDITIONAL NOTES AND DETAILS.
- APPLY 6" DIAMETER MULCH RINGS TO ALL TREES IN TURF AREAS. LARGER AREAS OF CONTINUOUS TREE OR SHRUB PLANTINGS TO BE SURROUNDED BY NATURAL MULCH BED WITH SOD OR SEED INSTALLED UP TO EDGE.
- SOD OR SEED ALL DISTURBED AREAS NOT COVERED BY MULCH, VEGETATION, OR HARDSCAPE. DO NOT LEAVE BARE SOIL EXPOSED.
- THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON THE MASTER PLANT SCHEDULE.
- SEE SITE PLAN FOR SITE LABELS, INFORMATION AND DETAILS.
- CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY SITEWORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD. CONTACT: 864-298-0534

SCDOT NOTES:

- NO IRRIGATION TO BE INSTALLED WITHIN PUBLIC ROW.
- ANY ADDITIONAL LANDSCAPING OR IRRIGATION MUST BE DONE UNDER PERMIT. CONTRACTOR IS ALSO RESPONSIBLE TO NOT INSTALL ANY LANDSCAPING OR SIGNS IN THE SCDOT ROW IN ANY WAY WITHOUT COORDINATING WITH THE SCDOT, ENGINEER, AND OWNER.
- NOTHING INSTALLED WITHIN SCDOT ROW OR PROPERTY CAN IMPEDE SIGHT DISTANCE.



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SW+ PROJECT: 11417
DATE: 6/9/2025
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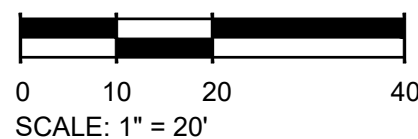
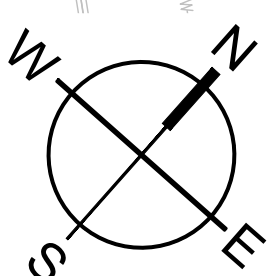
REVISION HISTORY

NO.	DESCRIPTION	DATE

LIGHTING PLAN



Know what's below.
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NORTHSIDE HOMES OF HOPE

SITE AREA
TOTAL AREA: 2.58 ACRES

TMS NUMBER
7-11-04-206.01

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
± 625 LINEAR FEET = 0.12 MILES

DEVELOPMENT SUMMARY
TYPE OF DEVELOPMENT: TOWNHOMES ATTACHED
TOTAL PROPOSED UNITS: 26
TOTAL PROPOSED BUILDINGS: 7
TOTAL DENSITY: 10.08 UNITS / ACRE
TYPICAL LOT SIZE: 20' X 117' (2,340 SF) & 35' X 117' (4,095 SF)

BUILDING/UNIT SUMMARY
BUILDING INFORMATION:
3 UNIT (4200 SF) (X3) ; 4 UNIT (5400 SF) (X3);
5 UNIT (6600 SF) (X1)
TOTAL BUILDING SF:
35,400 SF
BUILDING DENSITY:
5.057 SF/BUILDING
10.08 UNITS/ACRE
* SEE SHEET PP2.0 FOR BUILDING TABLE

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. 0.40 AC
2. 0.03 AC

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

NOTES

- STORMWATER MANAGEMENT POND AREA IS NOT INCLUDED IN OPEN SPACE TOTAL.
- ALL LOTS WILL HAVE A MINIMUM OF 18' OF ROAD FRONTAGE.
- ANY CORNER LOT OR DOUBLE FRONTAGE LOT MAY ONLY ACCESS ONE ADJACENT STREET.
- NEW ROADS ARE TO BE CITY OWNED AND MAINTAINED UPON COMPLETION OF THE DEVELOPMENT.
- PARKING WILL BE PROVIDED AT (2) SPACES PER DWELLING UNIT.
- EXISTING STRUCTURE(S) WILL BE DEMOLISHED OR REMOVED UNLESS OTHERWISE NOTED ON PLANS.
- LOTS MUST USE INTERNAL ROADS FOR ACCESS.
- DOUBLE FRONTAGE LOTS MAY ONLY ACCESS ONE ROAD.
- SIGNS WILL BE PERMITTED AND APPROVED SEPARATELY.
- SIGN HEIGHT SHOWN AS APPROXIMATE AND SUBJECT TO CHANGE.

SURVEY NOTE:
BOUNDARY INFORMATION IS BASED ON THE BOUNDARY SURVEY PROVIDED BY ARBOR LAND DESIGN DATED MAY 6, 2024.

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.

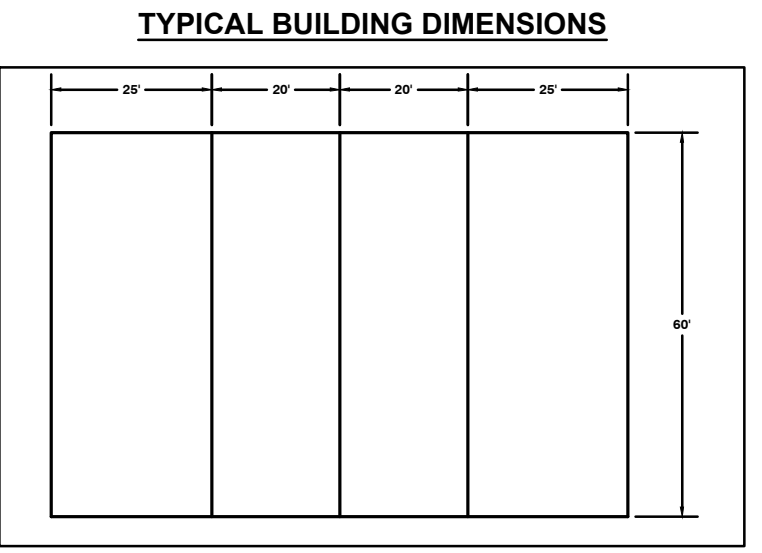
LEGEND

COMMON AREA

STREETSCAPE ZONE

STORMWATER POND

ASPHALT



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

*STREETSCAPE AREAS
(5' SIDEWALK + MIN 6' PLANTING STRIP)
(PER SPARTANBURG COUNTY DOWNTOWN CODE SECTION 8.1)

OWNER
NORTHSIDE DEVELOPMENT CORPORATION
DB 148K, PG 167

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

SEAMON WHITESIDE

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NOT FOR CONSTRUCTION

NORTHSIDE HOMES OF HOPE
TRG COMMUNITIES
CITY OF SPARTANBURG, SC

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 11417
DATE: 6/9/2025
DRAWN BY: SG
CHECKED BY: CD

REVISION HISTORY

PRELIMINARY PLAT

PP1.0

PARCEL LINE TABLE		
Line #	Bearing	Length
L1	N89°14'39"E	15.14
L2	S49°58'02"E	2.41
L3	S49°58'02"E	26.03
L4	S49°58'02"E	20.02
L5	S49°58'02"E	20.02
L6	S49°58'02"E	30.03
L7	S49°58'02"E	30.03
L8	S49°58'02"E	20.02
L9	S49°58'02"E	26.03
L10	S49°58'02"E	5.02
L11	S03°36'38"E	13.80
L12	S42°44'46"W	112.57
L13	S40°46'59"E	17.11
L14	N42°44'46"E	32.13
L15	N42°44'46"E	20.00
L16	N42°44'46"E	20.00
L17	N42°44'46"E	20.00
L18	N42°44'46"E	23.17
L19	N86°23'22"E	14.47
L20	S49°58'02"E	68.89
L21	S06°12'29"E	14.45
L22	N42°44'46"E	96.94
L23	S42°44'46"W	90.02
L24	S47°15'14"E	26.00
L25	S47°15'14"E	20.00
L26	S47°15'14"E	20.00
L27	S47°15'14"E	30.00
L28	S47°15'14"E	30.00
L29	S47°15'14"E	20.00
L30	S47°15'14"E	26.00
L31	N42°44'46"E	98.17
L32	N42°44'46"E	95.99
L33	S40°01'58"W	109.43
L34	N40°46'59"W	122.91
L35	S49°09'47"W	169.99

PARCEL LINE TABLE		
Line #	Bearing	Length
L36	N47°12'45"W	194.80
L37	N48°31'04"E	0.05
L38	N48°31'04"E	18.54
L39	N48°31'04"E	18.54
L40	N48°31'04"E	160.74
L41	N48°27'20"E	83.88
L42	N48°27'20"E	20.11
L43	N48°27'20"E	20.11
L44	N48°27'20"E	100.93
L45	S50°09'03"E	61.01
L46	S50°09'03"E	16.28
L47	S49°04'16"E	14.73
L48	S49°04'16"E	20.00
L49	S49°04'16"E	20.00
L50	S49°04'16"E	35.00
L51	S49°04'16"E	35.00
L52	S49°04'16"E	1.58
L53	S50°38'30"E	18.42
L54	S50°38'30"E	20.00
L55	S50°38'30"E	17.00
L56	S05°24'24"E	35.21
L57	S39°49'43"W	53.86
L58	S37°45'28"W	20.11
L59	S37°45'28"W	19.88
L60	S37°33'03"W	0.13
L61	S37°33'03"W	20.01
L62	S37°33'03"W	20.92
L63	S37°37'13"W	6.61
L64	S37°37'13"W	20.08
L65	S37°37'13"W	15.35
L66	S39°21'14"W	4.72
L67	S39°21'14"W	2.36
L68	S41°41'12"W	7.09
L69	S44°34'12"W	10.43
L70	S48°00'14"W	0.13

PARCEL LINE TABLE		
Line #	Bearing	Length
L71	S48°00'14"W	10.29
L72	S49°22'09"W	23.23
L73	S47°40'18"W	9.18
L74	S47°40'18"W	10.00
L75	S40°01'58"W	109.12
L76	S00°45'21"E	13.07
L77	S49°58'02"E	67.26
L78	S49°58'02"E	31.00
L79	S49°58'02"E	20.00
L80	S49°58'02"E	20.00
L81	S49°58'02"E	35.00
L82	S49°58'02"E	35.00
L83	S49°58'02"E	20.00
L84	S49°58'02"E	20.00
L85	S49°58'02"E	33.48
L86	N83°53'43"E	13.86
L87	S49°58'02"E	207.12
L88	S49°58'02"E	96.49
L89	N42°44'46"E	94.57
L90	N42°44'46"E	93.15
L91	N47°15'14"W	92.18
L92	N47°15'14"W	93.97
L93	N42°44'46"E	125.85
L94	N42°44'46"E	91.25
L95	N47°15'14"W	95.55
L96	N40°46'59"W	91.72
L97	N42°44'46"E	92.20
L98	N47°15'14"W	95.62
L99	N49°09'47"E	90.57
L100	N47°15'14"W	39.66
L101	N47°15'14"W	20.00
L102	N47°15'14"W	30.00
L103	N47°15'14"W	30.00
L104	N47°15'14"W	20.00
L105	N47°15'14"W	31.00

PARCEL LINE TABLE		
Line #	Bearing	Length
L106	S42°44'46"W	90.00
L107	N42°44'46"E	90.00
L108	S00°37'55"W	13.41
L109	S47°15'14"E	14.52
L110	S47°15'14"E	31.00
L111	S47°15'14"E	20.00
L112	S47°15'14"E	30.00
L113	S47°15'14"E	30.00
L114	S47°15'14"E	20.00
L115	S47°15'14"E	27.50
L116	S42°44'46"W	17.00
L117	N47°15'14"W	174.74
L118	N89°22'05"W	14.84
L119	N42°44'46"E	90.00
L120	N47°15'14"W	177.38
L121	N42°44'46"E	90.00
L122	N42°44'46"E	90.00
L123	N42°44'46"E	90.00
L124	S40°01'58"W	108.45
L125	S40°01'58"W	108.22
L126	S40°01'58"W	108.03
L127	S40°01'58"W	108.57
L128	S40°01'58"W	109.92
L129	S40°01'58"W	109.75

PARCEL AREA DATA			
Parcel #	Area (sf)	Area (ac)	Perimeter
1	3492.84	0.08	262.112
2	1915.18	0.04	231.185
3	1897.07	0.04	229.667
4	1861.52	0.04	226.233
5	3095.20	0.07	240.680
6	4240.54	0.10	281.975
7	2166.73	0.05	256.674
8	2162.05	0.05	256.246
9	3790.50	0.09	286.604
10	3809.66	0.09	287.699
11	2185.55	0.05	258.558
12	2191.81	0.05	259.183
13	3407.17	0.08	281.673
14	2356.60	0.05	233.306
15	1834.57	0.04	223.479
16	1853.52	0.04	225.375
17	2815.83	0.06	247.756
18	2858.48	0.07	250.599
19	1929.35	0.04	232.957
20	2536.49	0.06	247.144
22	1800.00	0.04	220.000
23	2700.00	0.06	240.000
24	2700.00	0.06	240.000
25	1800.00	0.04	220.000
26	2790.00	0.06	242.000



NOT FOR CONSTRUCTION
6/9/25

NORTHSIDE

HOMES OF HOPE

TRG COMMUNITIES

CITY OF SPARTANBURG, SC

SD SET
(NOT FOR CONSTRUCTION)

SW+ PROJECT: 11417
DATE: 6/9/2025
DRAWN BY: SG
CHECKED BY: CD

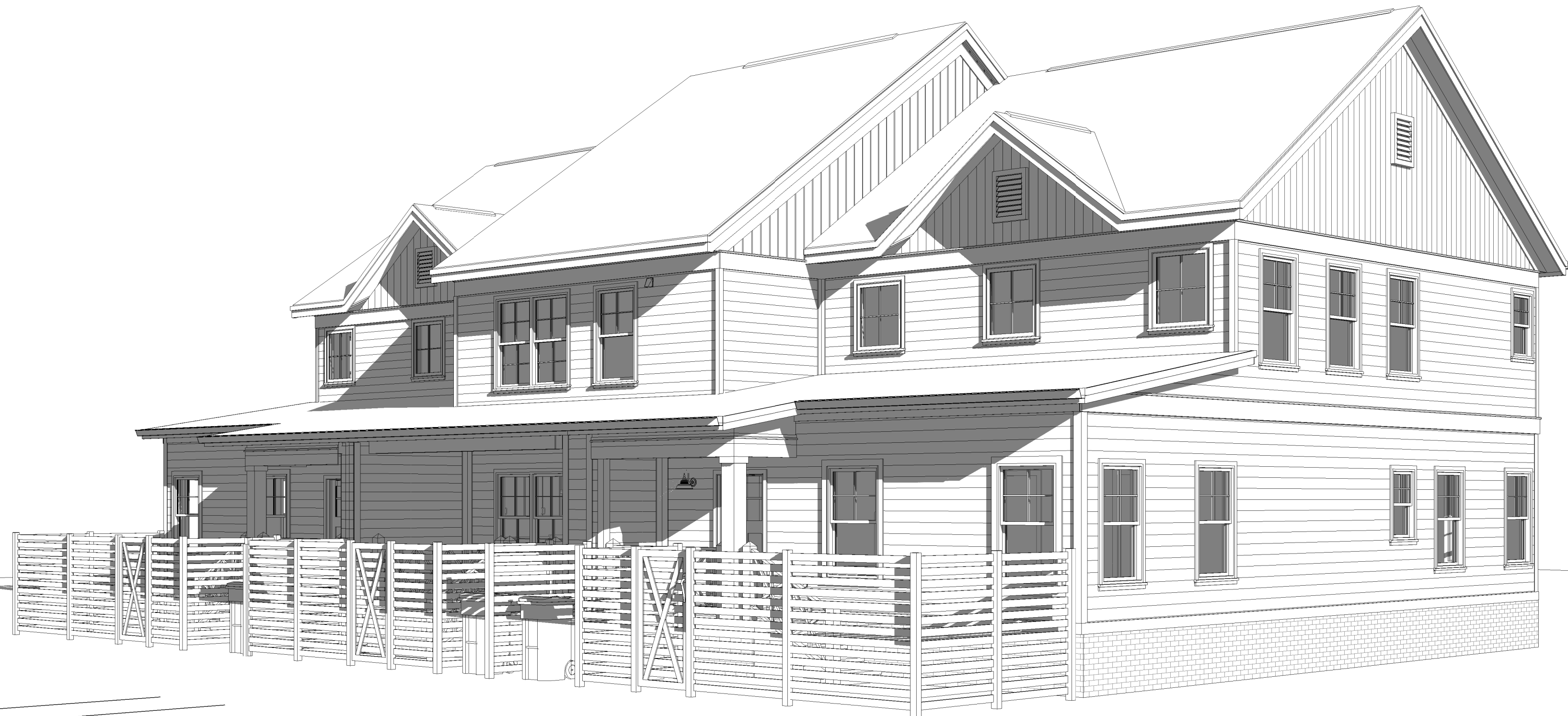
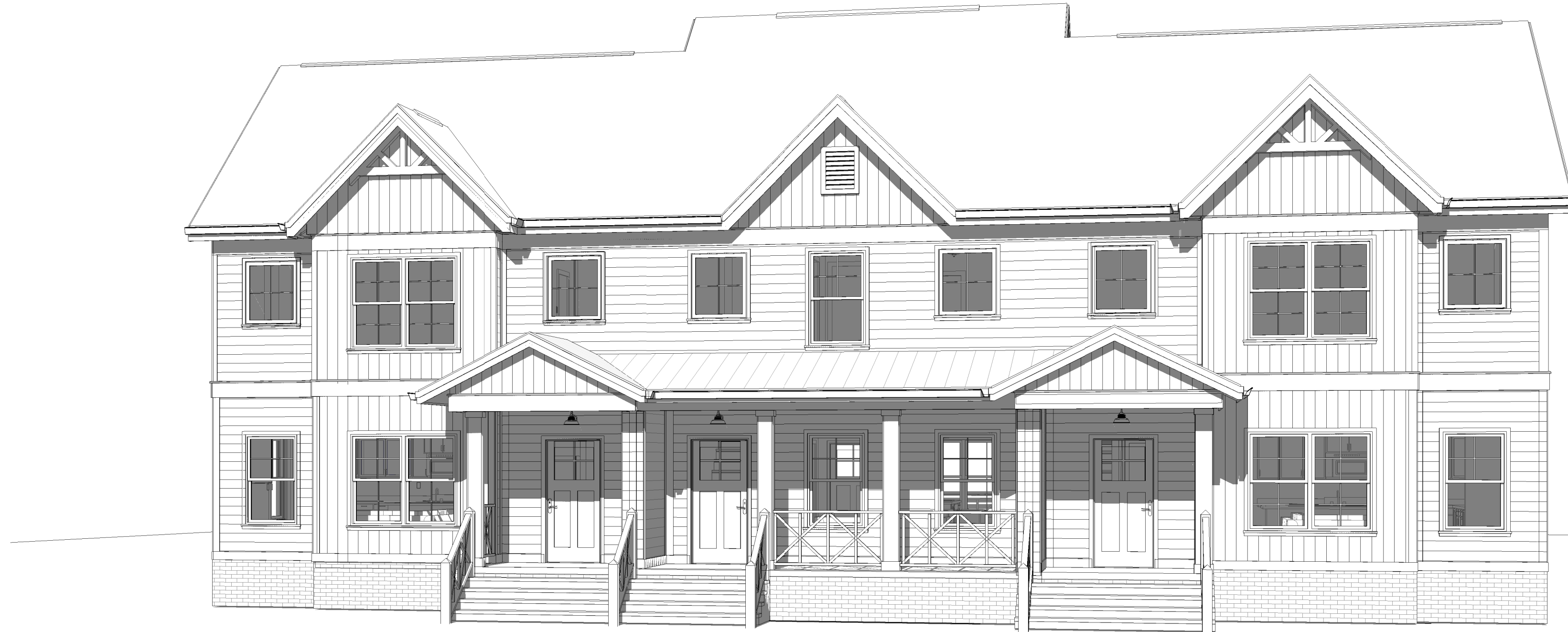
REVISION HISTORY

PRELIMINARY
PLAT TABLES



A NEW 3-UNIT TOWNHOUSE FOR HOMES OF HOPE NORTHSIDE

NORTHSIDE - SPARTANBURG, SC



HEATED AREA SF END UNIT		
LEVEL	END UNIT (A)	AREA
FIRST FLOOR	UNIT A HEATED AREA (END UNIT A)	1,081 SF
SECOND FLOOR	UNIT A HEATED AREA (END UNIT)	790 SF
TOTAL		1,870 SF

UNHEATED AREA SF END UNIT		
LEVEL	END UNIT (A)	AREA
FIRST FLOOR	UNIT A UNHEATED FRONT PORCH (END UNIT A)	61 SF
FIRST FLOOR	UNIT A UNHEATED REAR PORCH	43 SF
FIRST FLOOR	UNIT A UNHEATED REAR YARD	177 SF
TOTAL		281 SF

TOTLA AREA : 2,151 SF

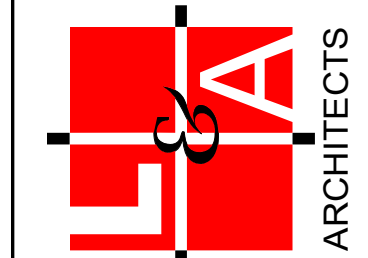
HEATED AREA SF CENTER UNIT		
LEVEL	END UNIT (A)	AREA
FIRST FLOOR	UNIT B HEATED AREA (CENTER UNIT)	772 SF
SECOND FLOOR	UNIT B HEATED AREA (CENTER UNIT)	773 SF
TOTAL		1,546 SF

UNHEATED AREA SF CENTER UNIT		
LEVEL	END UNIT (A)	AREA
FIRST FLOOR	UNIT B UNHEATED FRONT PORCH (CENTER UNIT)	130 SF
FIRST FLOOR	UNIT B UNHEATED REAR PORCH (CENTER UNIT)	130 SF
FIRST FLOOR	UNIT B UNHEATED REAR YARD (CENTER UNIT)	118 SF
TOTAL		396 SF

TOTLA AREA : 1,941 SF

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS		
REV	DATE	DESCRIPTION
0	06/09/2025	DRB REVIEW



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**LANGLEY
& ASSOCIATES**
ARCHITECTS, LLC

A NEW 3-UNIT TOWNHOUSE FOR
HOMES OF HOPE NORTHSIDE
NORTHSIDE - SPARTANBURG, SC
COVER SHEET

Job No: 2024-087
Date: 06/09/2025
Desc: DRB REVIEW

A-0.0

HEATED AREA SF END UNIT		
LEVEL	END UNIT (A)	AREA
FIRST FLOOR	UNIT A HEATED AREA (END UNIT A)	1,081 SF
SECOND FLOOR	UNIT A HEATED AREA (END UNIT)	790 SF
TOTAL		1,870 SF

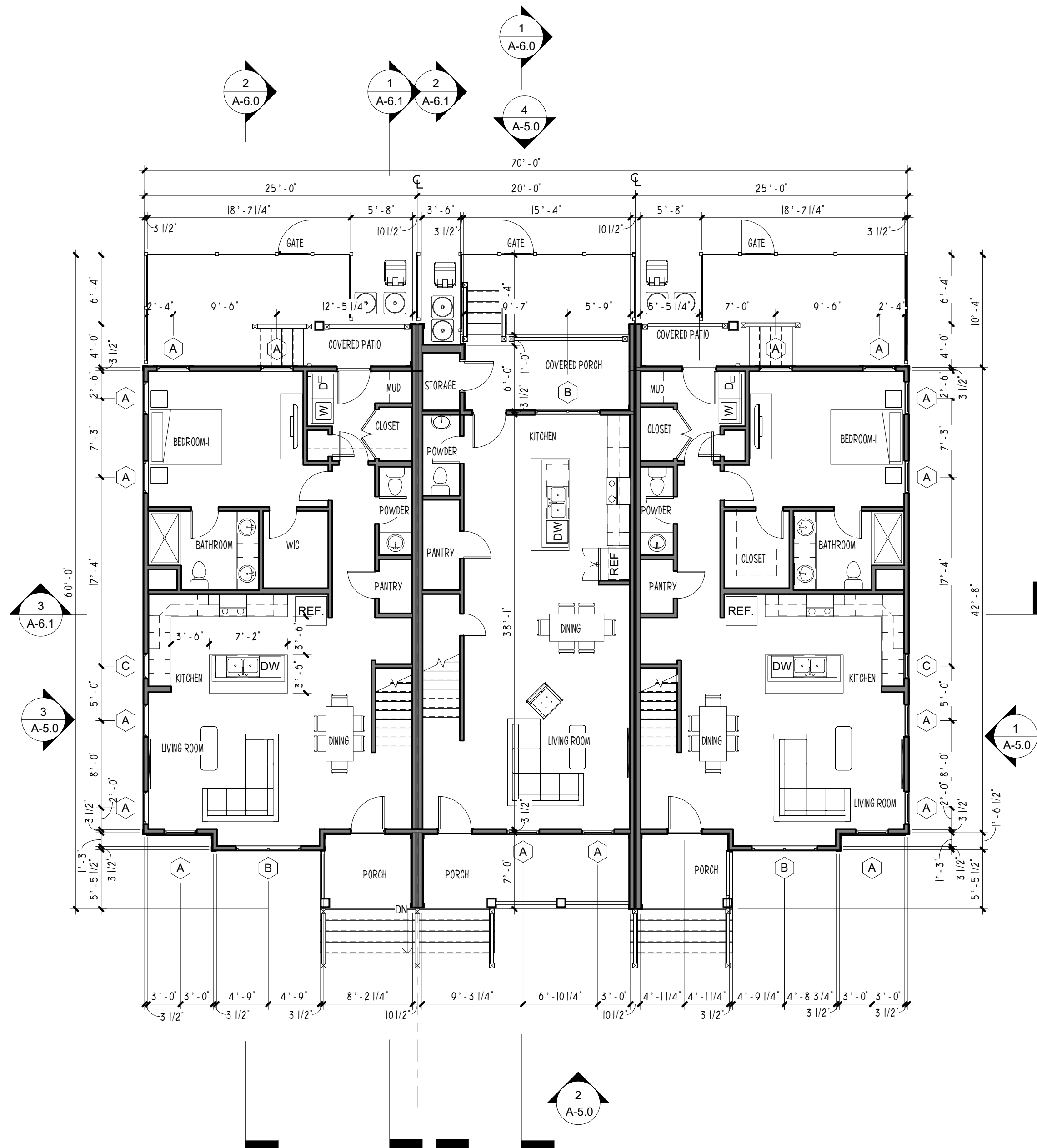
UNHEATED AREA SF END UNIT		
LEVEL	END UNIT (A)	AREA
FIRST FLOOR	UNIT A UNHEATED FRONT PORCH (END UNIT A)	61 SF
FIRST FLOOR	UNIT A UNHEATED REAR PORCH	43 SF
FIRST FLOOR	UNIT A UNHEATED REAR YARD	177 SF
TOTAL		281 SF

TOTLA AREA : 2,151 SF

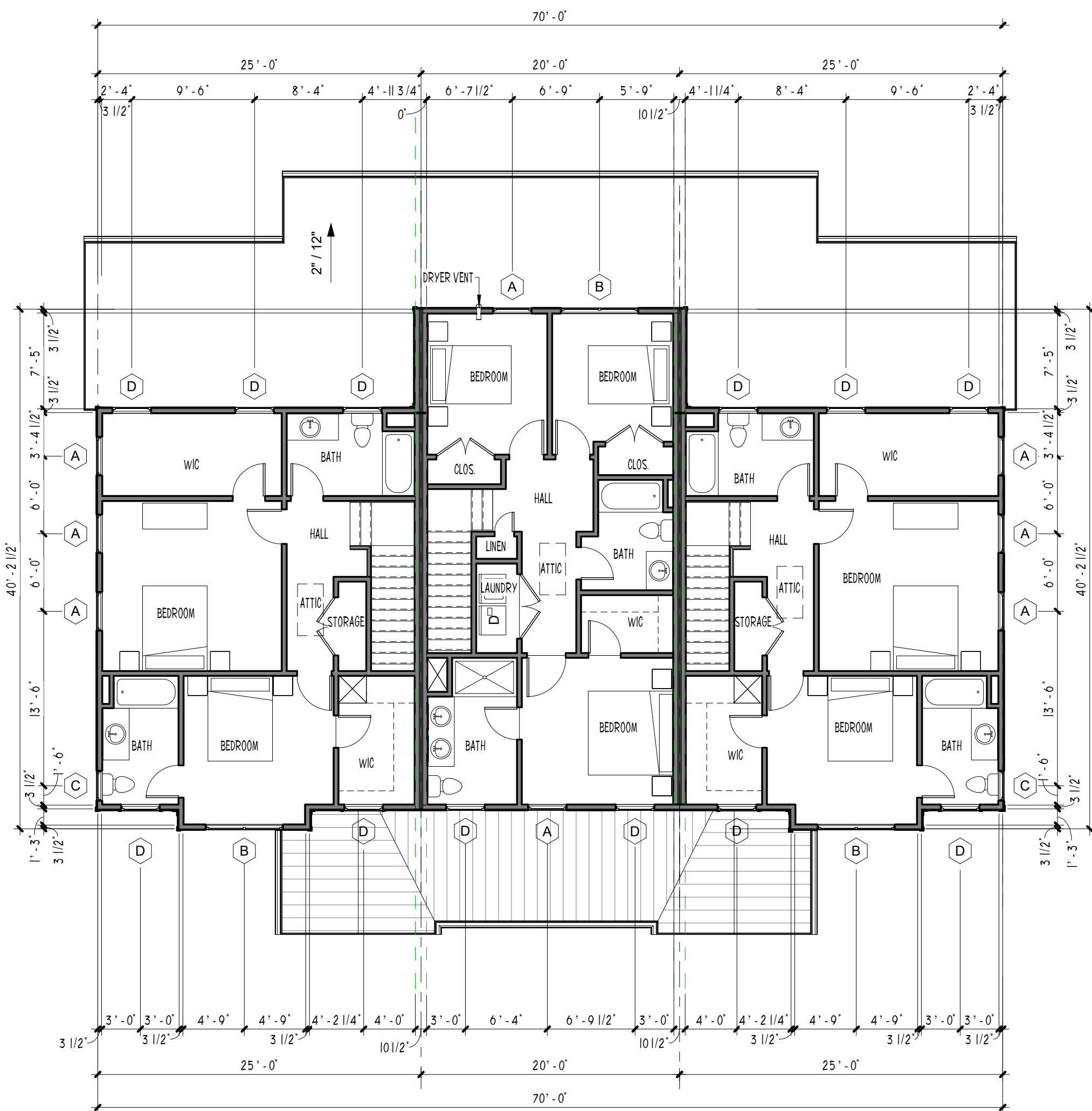
HEATED AREA SF CENTER UNIT		
LEVEL	END UNIT (A)	AREA
FIRST FLOOR	UNIT B HEATED AREA (CENTER UNIT)	772 SF
SECOND FLOOR	UNIT B HEATED AREA (CENTER UNIT)	773 SF
TOTAL		1,546 SF

UNHEATED AREA SF CENTER UNIT		
LEVEL	END UNIT (A)	AREA
FIRST FLOOR	UNIT B UNHEATED FRONT PORCH (CENTER UNIT)	139 SF
FIRST FLOOR	UNIT B UNHEATED REAR PORCH (CENTER UNIT)	139 SF
FIRST FLOOR	UNIT B UNHEATED REAR YARD (CENTER UNIT)	118 SF
TOTAL		395 SF

TOTAL UNIT AREA : 1,941 SF



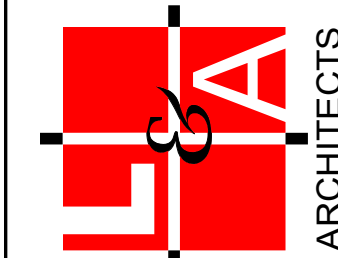
1 FIRST FLOOR
SCALE 1/8" = 1'-0"



2 SECOND FLOOR
SCALE 1/8" = 1'-0"

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REVISIONS		
REV	DATE	DESCRIPTION
0	06/09/2025	DRB REVIEW



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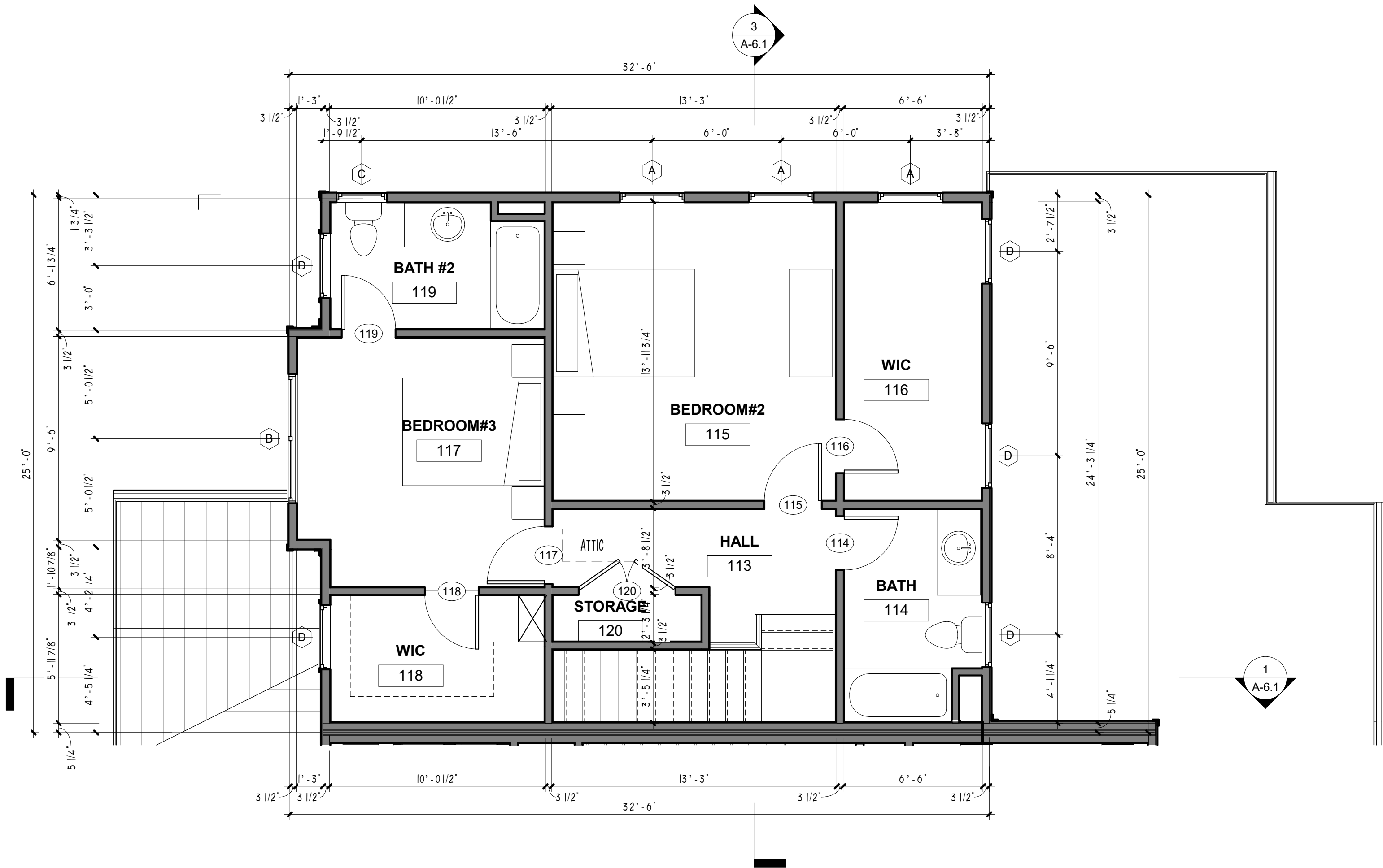
A NEW 3-UNIT TOWNHOUSE FOR
HOMES OF HOPE NORTHSIDE
NORTHSIDE - SPARTANBURG, SC
OVERALL FLOOR PLANS

Job No: 2024-087
Date: 06/09/2025
Desc: DRB REVIEW

A-2.1

2 SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



ROOM FINISH SCHEDULE (MIDDLE UNIT)

NO	ROOM NAME	FLOOR			BASE		WALLS								CEILING			COMMENTS
		SUB	MATL	FINISH	MATL	FINISH	NORTH		SOUTH		EAST		WEST		MATL	FINISH	HEIGHT	
100	COVERED PORCH	CONCRETE	SEALED	SEALED	--	--	---	---	---	---	---	---	---	---	EXT. GWB	PAINT	9'-6"	
101	LIVING	CONCRETE	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	9'-0"	
102	KITCHEN	CONCRETE	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	9'-0"	
103	PWDR	CONCRETE	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	7'-4"	
104	PAN	CONCRETE	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	9'-0"	
105	CORRIDOR	CONCRETE	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	9'-0"	
106	PRIMARY BEDROOM	CONCRETE	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	9'-0"	
107	WIC	CONCRETE	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	9'-0"	
108	PRIMARY BATH	CONCRETE	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	9'-0"	
109	STORAGE	CONCRETE	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	9'-0"	
110	STORAGE	CONCRETE	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	9'-0"	
111	LNDRY	CONCRETE	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	9'-0"	
112	COVERED PORCH	CONCRETE	SEALED	SEALED	--	--	---	---	---	---	---	---	---	---	EXT. GWB	PAINT	9'-6"	
113	HALL	PLYWOOD	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	8'-0"	
114	BATH	PLYWOOD	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	8'-0"	
115	BEDROOM#2	PLYWOOD	CARPET	CPT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	8'-0"	
116	WIC	PLYWOOD	CARPET	CPT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	8'-0"	
117	BEDROOM#3	PLYWOOD	CARPET	CPT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	8'-0"	
118	WIC	PLYWOOD	CARPET	CPT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	8'-0"	
119	BATH #2	PLYWOOD	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	8'-0"	
120	STORAGE	PLYWOOD	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	8'-0"	

DOOR & FRAME SCHEDULE (MIDDLE UNIT)

NO	DOORS						FRAME				FIRE RATING	HW SET	COMMENTS
	SIZE	THK	TYPE	MAT'L	FINISH	GLAZING	TYPE	MATL	FINISH	SILL			
101	3'-0" x 6'-8"	1 3/4"	CW-3PL	FIBERGLASS	PAINT	G-E	PRE-HUNG	PAINT	PAINT	S-VU	NONE	RES-1	
103	2'-6" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	NONE	NONE	C-1	
104	2'-6" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	NONE	NONE	C-1	
105	2'-6" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	NONE	NONE	C-1	
106	2'-8" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	NONE	NONE	C-1	
107	2'-6" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	NONE	NONE	C-1	
108	2'-6" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	NONE	NONE	C-1	
109	4'-6" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	NONE	NONE	C-2	
110	2'-0" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	NONE	NONE	C-1	
111	2'-8" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	NONE	NONE	C-1	
111A	3'-0" x 6'-8"	1 3/4"	CW-3PL	FIBERGLASS	PAINT	G-E	PRE-HUNG	PAINT	PAINT	S-VU	NONE	RES-1	
112	2'-8" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	NONE	NONE	C-1	
113	2'-6" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	NONE	NONE	C-1	
114	2'-6" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	S-CV	NONE	PR-1	
115	2'-8" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	S-CV	NONE	PR-1	
116	2'-6" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	S-CV	NONE	PR-1	
117	2'-8" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	S-CV	NONE	PR-1	
118	2'-6" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	S-CV	NONE	PR-1	
119	2'-6" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	S-CV	NONE	PR-1	
120	4'-6" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	NONE	NONE	C-2	

HEATED AREA SF END UNIT

LEVEL	END UNIT (A)	AREA
FIRST FLOOR	UNIT A HEATED AREA (END UNIT A)	1,081 SF
SECOND FLOOR	UNIT A HEATED AREA (END UNIT)	790 SF
TOTAL		1,870 SF

UNHEATED AREA SF END UNIT

LEVEL	END UNIT (A)	AREA
FIRST FLOOR	UNIT A UNHEATED FRONT PORCH (END UNIT A)	61 SF
FIRST FLOOR	UNIT A UNHEATED REAR PORCH	43 SF
FIRST FLOOR	UNIT A UNHEATED REAR YARD	177 SF
TOTAL		281 SF

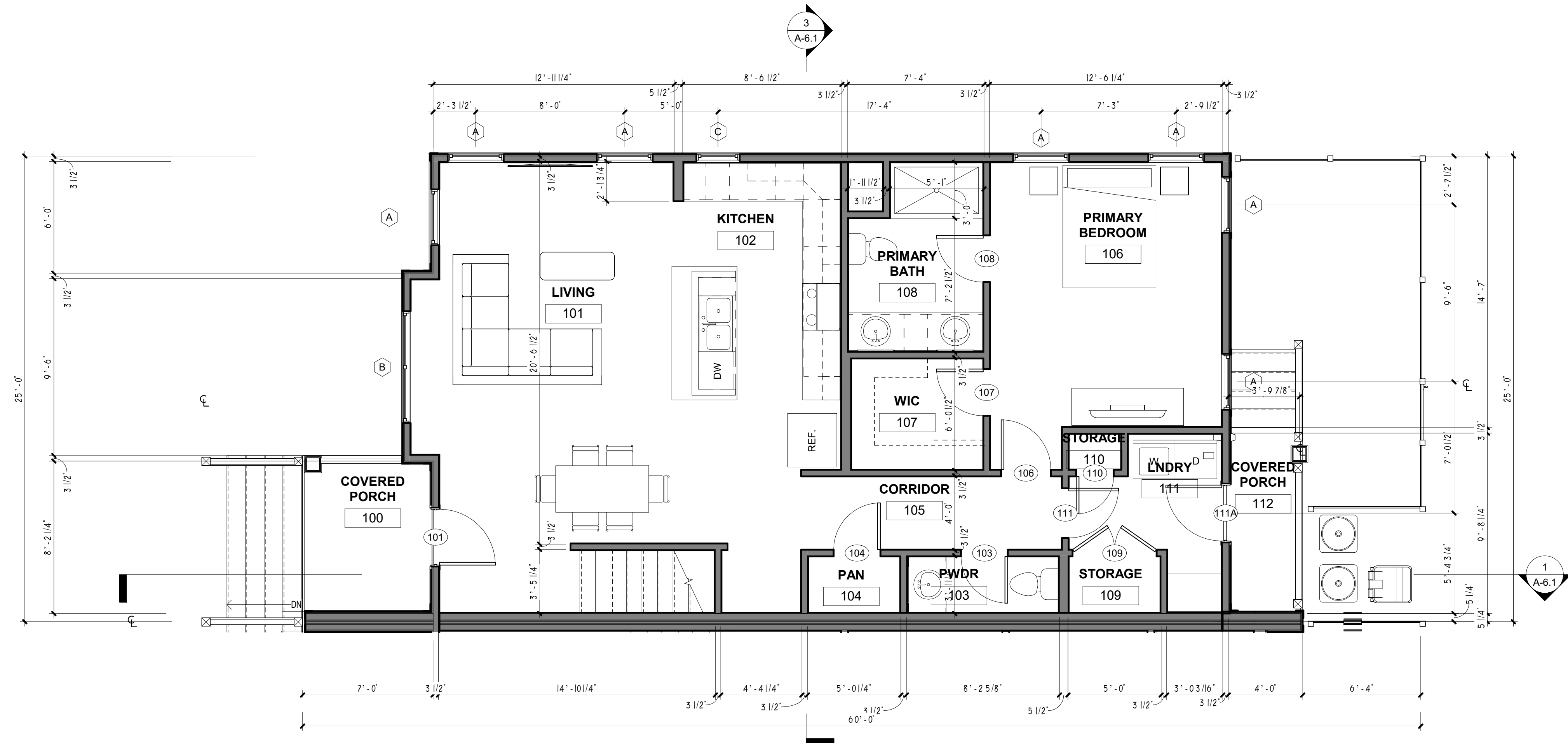
TOTAL UNIT AREA : 2151 SF

GENERAL NOTES:

- GENERAL CONTRACTOR SHALL PROVIDE CASEWORK DRAWINGS FOR CLIENT APPROVAL
- GENERAL CONTRACTOR PROVIDE DOORS HARDWARE PER DOOR MANUFACTURER'S STANDARDS.
- DOOR AND WINDOW HEAD, JAMB, AND SILL CONTRACTOR TO PROVIDE DETAILS AS REQUIRED PER STANDARDS FOR TYPICAL CONSTRUCTION AND PER BUILDING CODE.

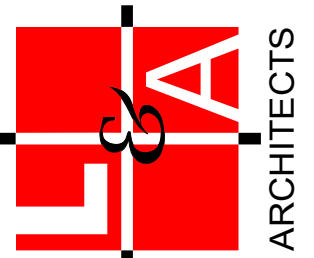
1 FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



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REVISIONS		
REV	DATE	DESCRIPTION
0	06/09/2025	DRB REVIEW



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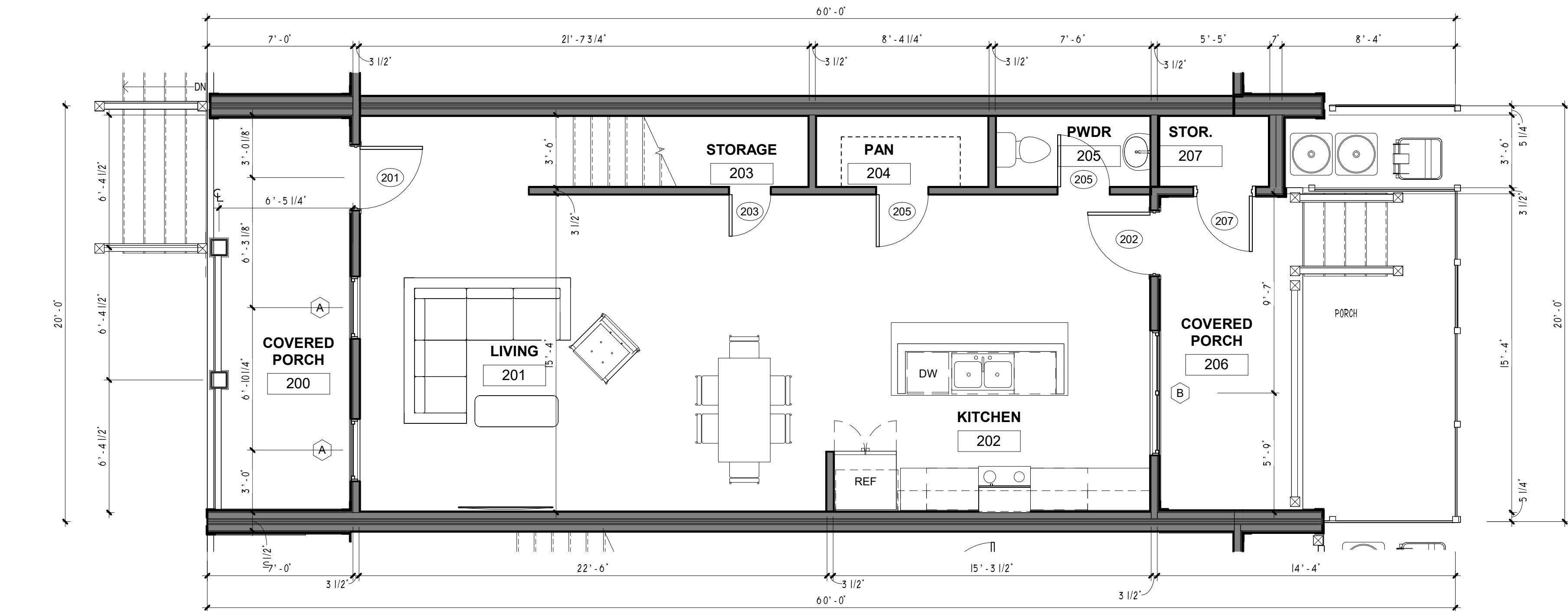
A NEW 3-UNIT TOWNHOUSE FOR
HOMES OF HOPE NORTHSIDE
NORTHSIDE - SPARTANBURG, SC
ENLARGED END UNIT PLANS

Job No: 2024-087
Date: 06/09/2025
Desc: DRB REVIEW

A-2.2

2 SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



1 FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

ROOM FINISH SCHEDULE (END UNIT)

NO	ROOM NAME	FLOOR			BASE		WALLS								CEILING			COMMENTS
		SUB	MATL	FINISH	MATL	FINISH	NORTH		SOUTH		EAST		WEST		MATL	FINISH	HEIGHT	
200	COVERED PORCH	CONCRETE	SEALED	SEALED	--	--	--	--	--	--	--	--	--	--	EXT. GWB	PAINT	9'-6"	
201	LIVING	CONCRETE	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	9'-0"	
202	KITCHEN	CONCRETE	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	9'-0"	
203	STORAGE	CONCRETE	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	9'-0"	
204	PAN	CONCRETE	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	9'-0"	
205	PWDR	CONCRETE	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	7'-4"	
206	COVERED PORCH	CONCRETE	SEALED	SEALED	--	--	--	--	--	--	--	--	--	--	EXT. GWB	PAINT	9'-6"	
207	STOR.	CONCRETE	SEALED	SEALED	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	9'-0"	
208	STOR.	PLYWOOD	CARPET	CPT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	8'-0"	
209	HALL	PLYWOOD	CARPET	CPT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	8'-0"	
210	BATH	PLYWOOD	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	8'-0"	
211	LAUNDRY	PLYWOOD	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	8'-0"	
212	PRIMARY BEDROOM	PLYWOOD	CARPET	CPT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	8'-0"	
213	WIC	PLYWOOD	CARPET	CPT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	8'-0"	
214	PRIMARY BATH	PLYWOOD	LVT	LVT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	8'-0"	
215	BEDROOM#2	PLYWOOD	CARPET	CPT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	8'-0"	
216	WIC	PLYWOOD	CARPET	CPT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	8'-0"	
217	BEDROOM#2	PLYWOOD	CARPET	CPT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	8'-0"	
218	WIC	PLYWOOD	CARPET	CPT-1	1x5 MDF	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	GWB	PAINT	8'-0"	

DOOR & FRAME SCHEDULE (END UNIT)

NO	SIZE	THK	DOORS				FRAME				FIRE RATING	HW SET	COMMENTS
			TYPE	MAT'L	FINISH	GLAZING	TYPE	MATL	FINISH	SILL			
201	3'-0" x 6'-8"	1 3/4"	CW-3PL	FIBERGLASS	PAINT	G-E	PRE-HUNG	PAINT	PAINT	S-VU	NONE	RES-1	
202	3'-0" x 6'-8"	1 3/4"	CW-3PL	FIBERGLASS	PAINT	G-E	PRE-HUNG	PAINT	PAINT	S-VU	NONE	RES-1	
203	2'-0" x 5'-0"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	NONE	NONE	C-1	
205	2'-6" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	NONE	NONE	C-1	
207	2'-8" x 6'-8"	1 3/4"	WH-2P-S	FIBERGLASS	PAINT	NONE	PRE-HUNG	PAINT	PAINT	NONE	NONE	RES-1	
208	1'-6" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	S-CV	NONE	PR-1	
210	2'-6" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	NONE	NONE	PR-1	
211	5'-0" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	NONE	NONE	C-2	
212	3'-0" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	S-CV	NONE	PR-1	
213	2'-6" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	NONE	NONE	C-1	
214	2'-6" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	NONE	NONE	PR-1	
215	2'-8" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	S-CV	NONE	PR-1	
216	4'-6" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	NONE	NONE	C-2	
217	2'-8" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	S-CV	NONE	PR-1	
218	4'-6" x 6'-8"	1 3/4"	WH-2P-S	HC WOOD	PAINT	NONE	PRE-HUNG	PAINT	PAINT	NONE	NONE	C-2	

UNHEATED AREA SF CENTER UNIT

LEVEL	END UNIT (A)	AREA
FIRST FLOOR	UNIT B UNHEATED FRONT PORCH (CENTER UNIT)	139 SF
FIRST FLOOR	UNIT B UNHEATED REAR PORCH (CENTER UNIT)	139 SF
FIRST FLOOR	UNIT B UNHEATED REAR YARD (CENTER UNIT)	118 SF
TOTAL		395 SF

HEATED AREA SF CENTER UNIT

LEVEL	END UNIT (A)	AREA
FIRST FLOOR	UNIT B HEATED AREA (CENTER UNIT)	772 SF
SECOND FLOOR	UNIT B HEATED AREA (CENTER UNIT)	773 SF
TOTAL		1,545 SF

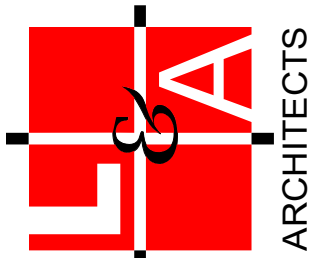
TOTLA AREA :1941 SF

GENERAL NOTES:

- GENERAL CONTRACTOR SHALL PROVIDE CASEWORK DRAWINGS FOR CLIENT APPROVAL.
- GENERAL CONTRACTOR PROVIDE DOORS HARDWARE PER DOOR MANUFACTURER'S STANDARDS.
- DOOR AND WINDOW HEAD, JAMB, AND SILL CONTRACTOR TO PROVIDE DETAILS AS REQUIRED PER STANDARDS FOR TYPICAL CONSTRUCTION AND PER BUILDING CODE.

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REVISIONS		
REV	DATE	DESCRIPTION
0	06/09/2025	DRB REVIEW



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& ASSOCIATES
ARCHITECTS, LLC

A NEW 3-UNIT TOWNHOUSE FOR
HOMES OF HOPE NORTHSIDE
NORTHSIDE - SPARTANBURG, SC
ENLARGED MIDDLE UNIT PLANS

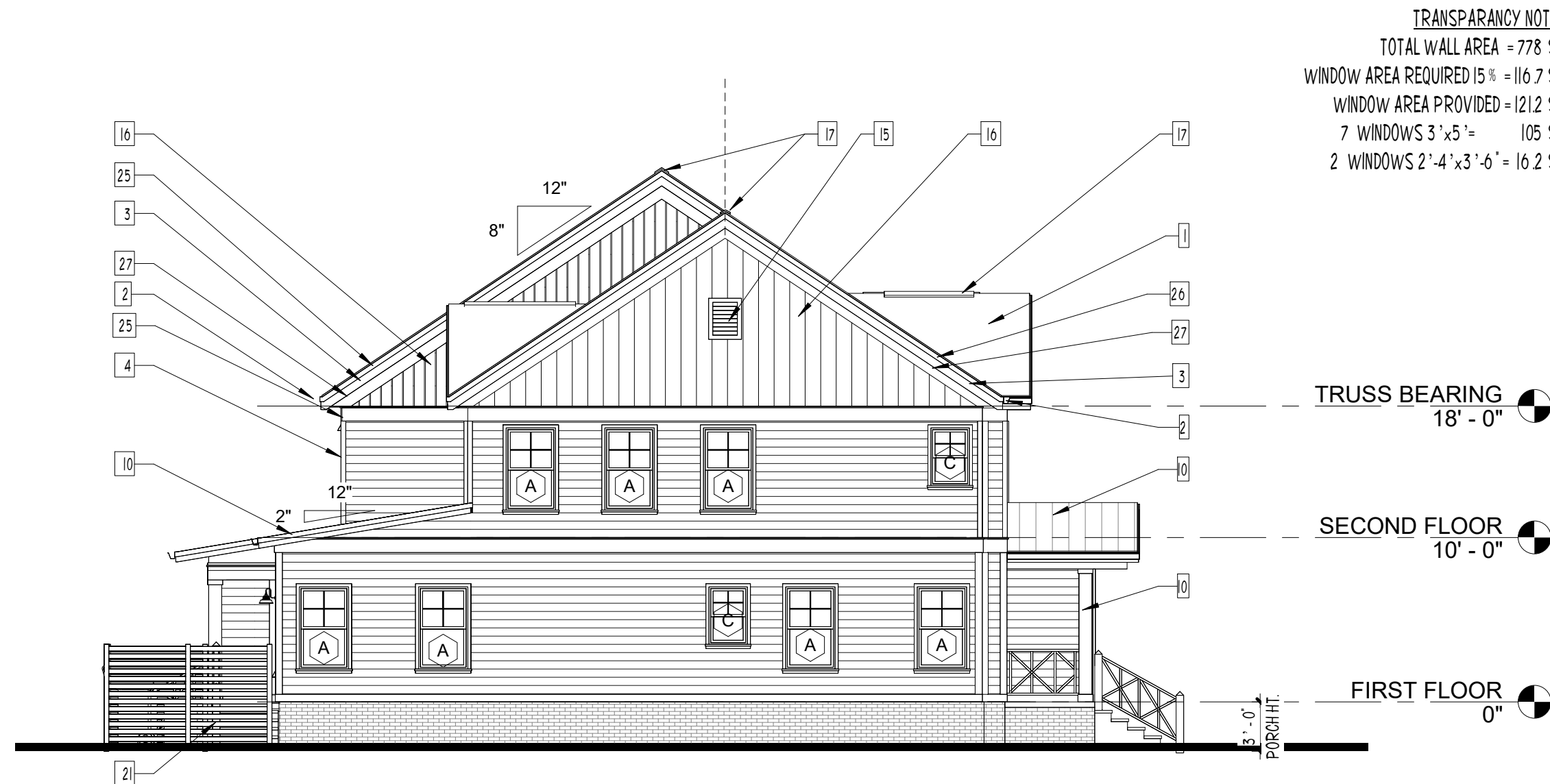
Job No: 2024-087
Date: 06/09/2025
Desc: DRB REVIEW

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3 WEST ELEVATION

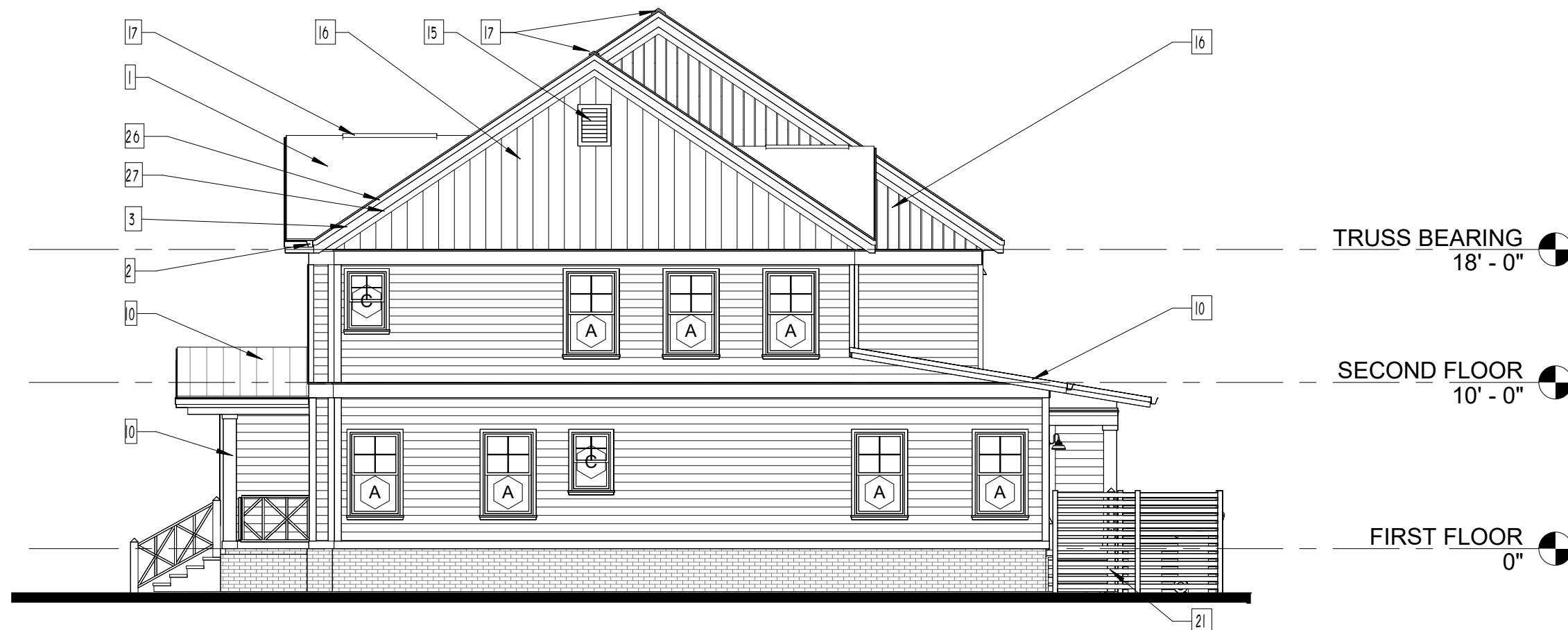
SCALE 1/8" = 1'-0"



TRANSPARANCY NOTES:
TOTAL WALL AREA = 778 S.F.
WINDOW AREA REQUIRED (5%) = 116.7 S.F.
WINDOW AREA PROVIDED = 121.2 S.F.
7 WINDOWS 3'x5'-6" = 105 S.F.
2 WINDOWS 2'-4"x3'-6" = 16.2 S.F.

1 EAST ELEVATION

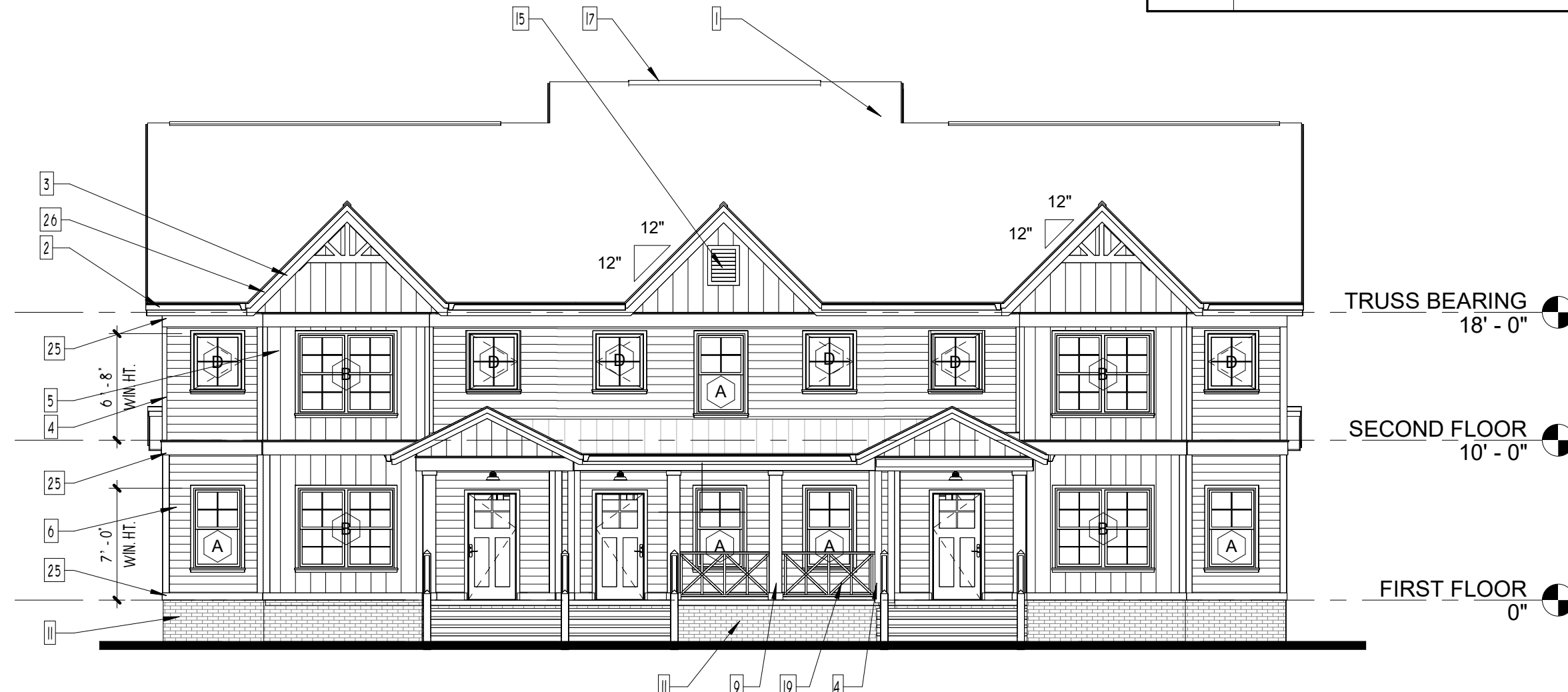
SCALE 1/8" = 1'-0"



TRANSPARANCY NOTES:
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WINDOW AREA REQUIRED (5%) = 116.7 S.F.
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2 WINDOWS 2'-4"x3'-6" = 16.2 S.F.

2 SOUTH ELEVATION

SCALE 1/8" = 1'-0"



4 NORTH ELEVATION

SCALE 1/8" = 1'-0"



EXTERIOR MATERIAL LEGEND

TAG...	DESCRIPTION	FINISH
1	30-YR ARCH SHINGLE o/ 30# SYNTHETIC FELT	
2	PREFIN. ALUM 6" GUTTER & DOWNSPOUTS w/ LEAFGUARD (TYP.)	
3	1x8 FASICA	
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	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	
24	TRASH GARBAGE	
25	WOOD BAND	
26	1x4 FASCIA	
27	6" FRIEZE BOARD	

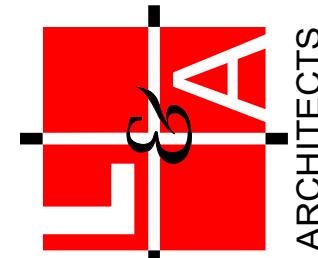
A NEW 3-UNIT TOWNHOUSE FOR
HOMES OF HOPE NORTHSIDE
NORTHSIDE - SPARTANBURG, SC
EXTERIOR ELEVATIONS

Job No: 2024-087
Date: 06/09/2025
Desc: DRB REVIEW

A-5.0

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9 in. Outdoor LED Gooseneck Barn Light, Brown Finish,

800 Lumens, 2700K Warm White

MODEL: MEL-7140BW



PRODUCT SPECIFICATIONS

MODEL	MEL-7140BW	DEPTH	9.41"
MANUFACTURER	Maxxima	DIAMETER	8.03"
LIGHT TYPE	LED Outdoor Light	WEIGHT	1.6 lbs
COLOR	Brown	VOLTAGE	120V AC
QTY PACK SIZE	Single	WARRANTY	3 Years
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"		

ADDITIONAL INFORMATION

- Standard E26 base
- S119 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

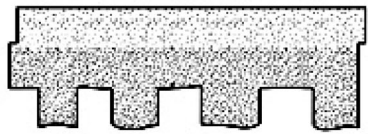


Technical Data Sheet

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, D4889 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

Home / Residential / Earth Tones / Allendale Rustic



ADDITIONAL INFORMATION

Request: Sample, Order

Location: Manufactured in Columbia, SC

Technical Data Sheet

Presidential® Shake® & Presidential® Shake® TL Shingles

Page 2 of 2

Technical Data:

Weight/Square (approx.):
Dimensions (overall):
Shingles/Square:
Weather Exposure:

Presidential Shake
350 lb.
14 1/4" x 40"
90
4"

Presidential Shake TL
468 lb.
14 1/4" x 40"
90
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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SIDING COLORS

SW 9561
Guild Grey

SW 9563
Bedrock

Designer
Color
Collection

Designer
Color
Collection

TRIM COLOR

DOOR COLOR

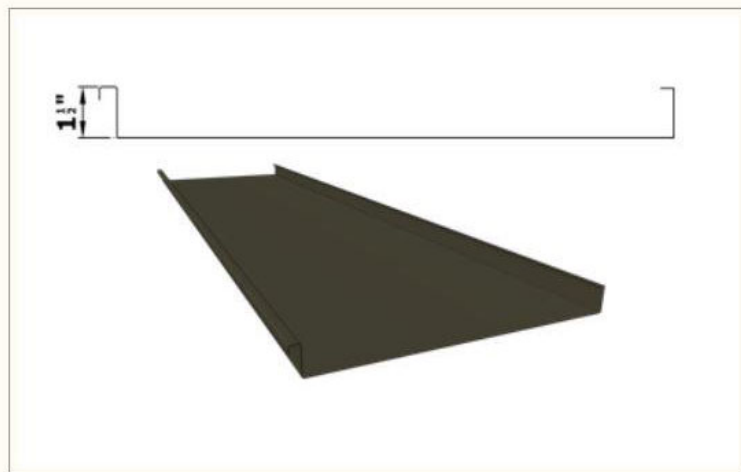
SW 9541
White Snow

SW 9151
Daphne

Designer
Color
Collection

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.



AlumaKlad® ColorKlad™



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.

Snowdrift (92)	Bone White (82)	Regal White (79)	Stone White (68)	Antique Medium Bronze (31)
Almond (78)	Sandstone (57)	Sierra Tan (56)	Roman Bronze (29)	Dark Bronze (27)
Aged Copper (53)	Dove Gray (48)	Ash Gray (35)	Slate Gray (34)	Charcoal Gray (29)
Patina Green (55)	Classic Evergreen (27)	Hartford Green p (24)	Royal Blue (29)	Regal Ocean Blue p (25)
Banner Red p (46)	Colonial Red (31)	Terra Cotta (39)	Mansard Brown (29)	Matte Black (25)
Bright Silver z (59)	Silver z (48)	Copper Penny z (43)	Pre-Weathered z (22)	* Acrylic AZ55

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 G30 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"	
			20"	48"	20"	48"	48"	48"		
Premium p Metallic z	Style									
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	•	•	•	•	•	•	•	•

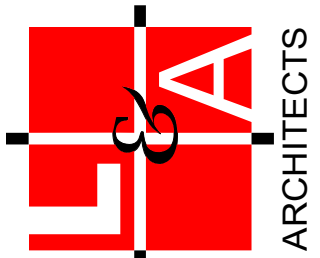


AlumaKlad® ColorKlad™

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

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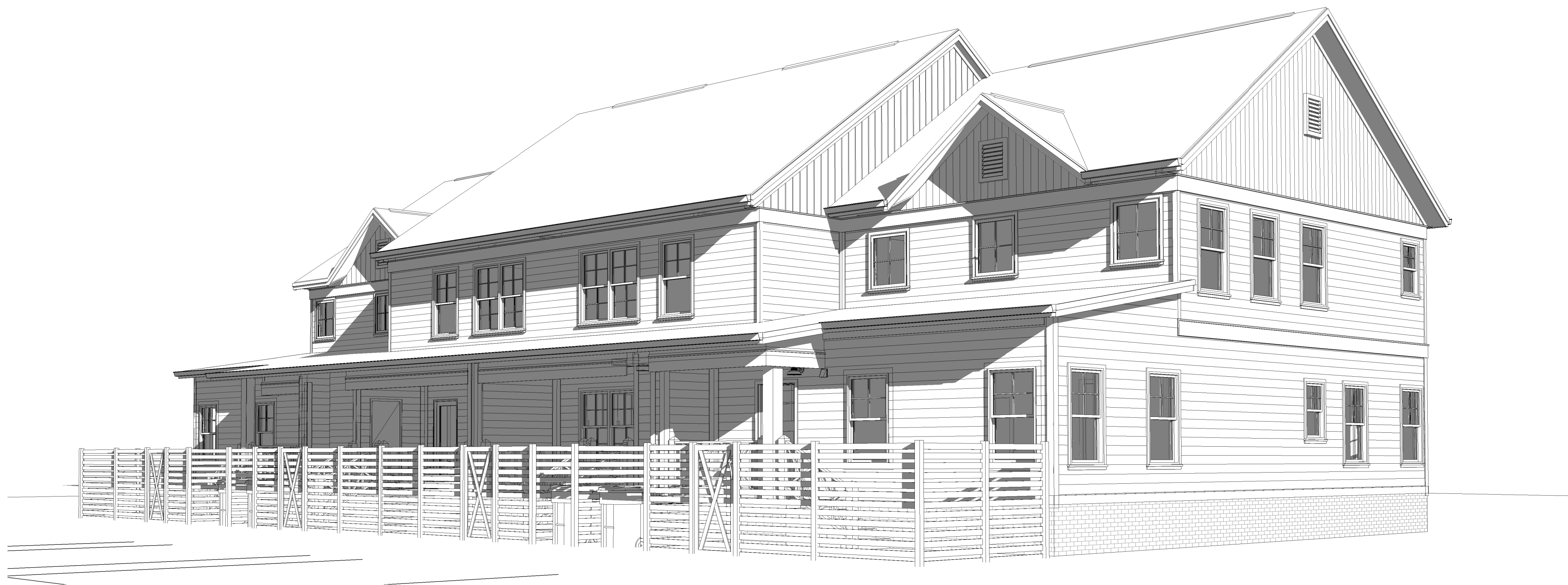
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A NEW 3-UNIT TOWNHOUSE FOR
HOMES OF HOPE NORTHSIDE
NORTHSIDE - SPARTANBURG, SC
MATERIAL SELECTIONS

Job No: 2024-087
Date: 06/09/2025
Desc: DRB REVIEW

A-9.0

A NEW 4-UNIT TOWNHOUSE FOR
HOMES OF HOPE NORTHSIDE
NORTHSIDE - SPARTANBURG, SC



HEATED AREA SF END UNIT		
Level	END UNIT (A)	AREA
FIRST FLOOR	UNIT A HEATED AREA (END UNIT A)	1,080 SF
SECOND FLOOR	UNIT A HEATED AREA (END UNIT)	790 SF
TOTAL		1,871 SF

UNHEATED AREA SF END UNIT		
Level	END UNIT (A)	AREA
FIRST FLOOR	UNIT A UNHEATED FRONT PORCH (END UNIT A)	65 SF
FIRST FLOOR	UNIT A UNHEATED REAR PORCH	41 SF
FIRST FLOOR	UNIT A UNHEATED REAR YARD	176 SF
TOTAL		282 SF

TOTLA AREA : 2153 SF

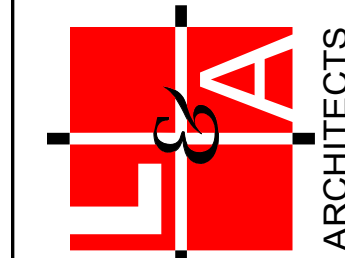
HEATED AREA SF MIDDLE UNIT		
Level	END UNIT (A)	AREA
FIRST FLOOR	UNIT B HEATED AREA (CENTER UNIT)	771 SF
SECOND FLOOR	UNIT B HEATED AREA (CENTER UNIT)	772 SF
TOTAL		1,544 SF

UNHEATED AREA SF MIDDLE UNIT		
Level	END UNIT (A)	AREA
FIRST FLOOR	UNIT B UNHEATED FRONT PORCH (CENTER UNIT)	136 SF
FIRST FLOOR	UNIT B UNHEATED REAR PORCH (CENTER UNIT)	135 SF
FIRST FLOOR	UNIT B UNHEATED REAR YARD	120 SF
TOTAL		392 SF

TOTLA AREA :1936 SF

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REVISIONS		
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A NEW 4-UNIT TOWNHOUSE FOR
HOMES OF HOPE NORTHSIDE
NORTHSIDE - SPARTANBURG, SC
COVER SHEET

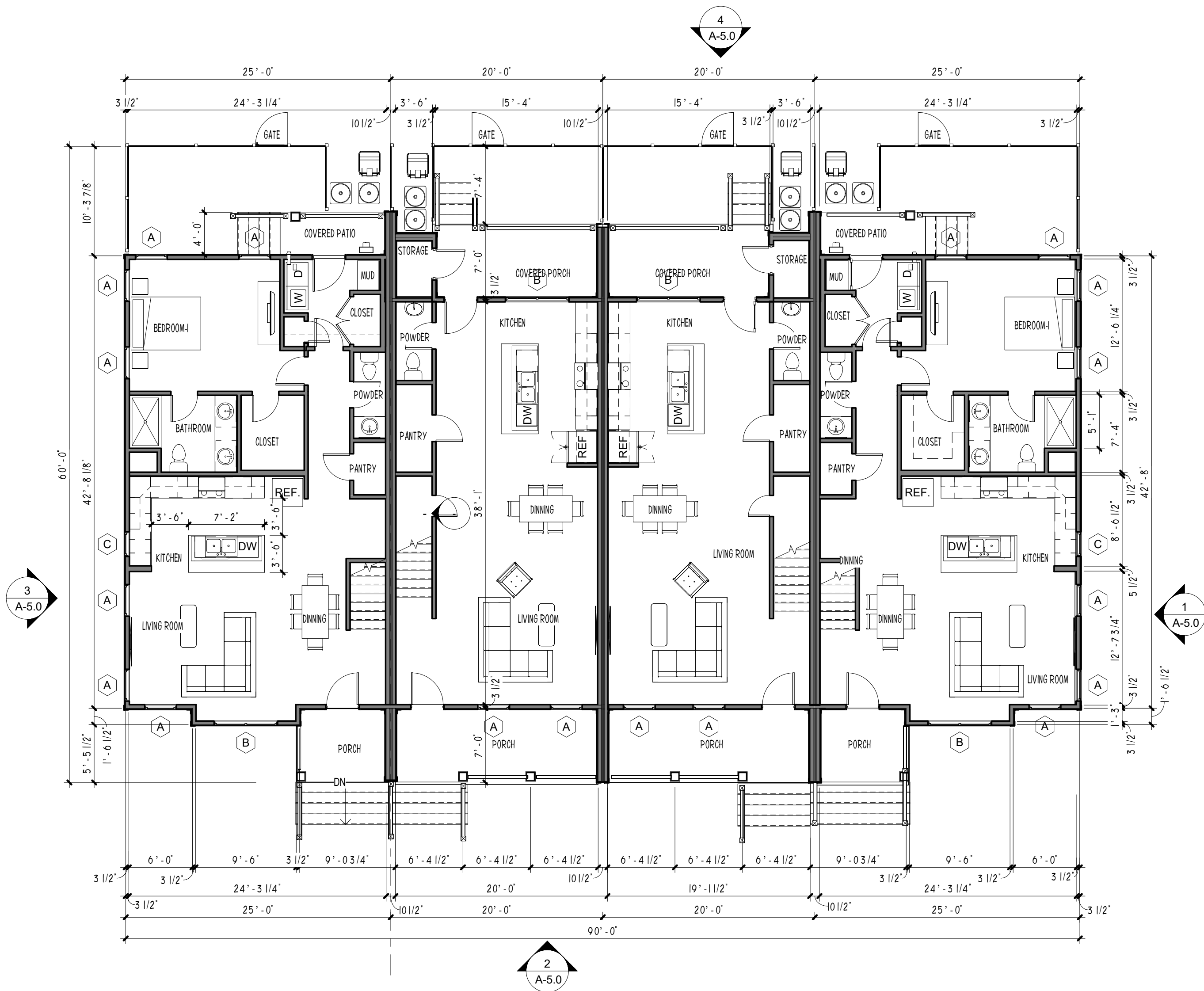
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Date: 06/09/2025
Desc: DRB REVIEW

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1 FIRST FLOOR

SCALE 1/8" = 1'-0"



HEATED AREA SF END UNIT		
Level	END UNIT (A)	AREA
FIRST FLOOR	UNIT A HEATED AREA (END UNIT A)	1,080 SF
SECOND FLOOR	UNIT A HEATED AREA (END UNIT)	790 SF
TOTAL		1,871 SF

UNHEATED AREA SF END UNIT		
Level	END UNIT (A)	AREA
FIRST FLOOR	UNIT A UNHEATED FRONT PORCH (END UNIT A)	65 SF
FIRST FLOOR	UNIT A UNHEATED REAR PORCH	41 SF
FIRST FLOOR	UNIT A UNHEATED REAR YARD	176 SF
TOTAL		282 SF

TOTLA AREA: 2,153 SF

HEATED AREA SF MIDDLE UNIT		
Level	END UNIT (A)	AREA
FIRST FLOOR	UNIT B HEATED AREA (CENTER UNIT)	771 SF
SECOND FLOOR	UNIT B HEATED AREA (CENTER UNIT)	772 SF
TOTAL		1,544 SF

UNHEATED AREA SF MIDDLE UNIT		
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FIRST FLOOR	UNIT B UNHEATED REAR PORCH (CENTER UNIT)	135 SF
FIRST FLOOR	UNIT B UNHEATED REAR YARD	120 SF
TOTAL		392 SF

TOTLA AREA: 1,936 SF

2 SECOND FLOOR

SCALE 1/8" = 1'-0"



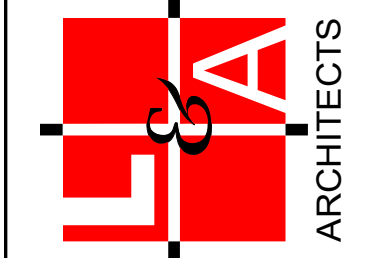
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Desc: DRB REVIEW

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A NEW 4-UNIT TOWNHOUSE FOR
HOMES OF HOPE NORTHSIDE
NORTHSIDE - SPARTANBURG, SC
OVERALL FLOOR PLANS

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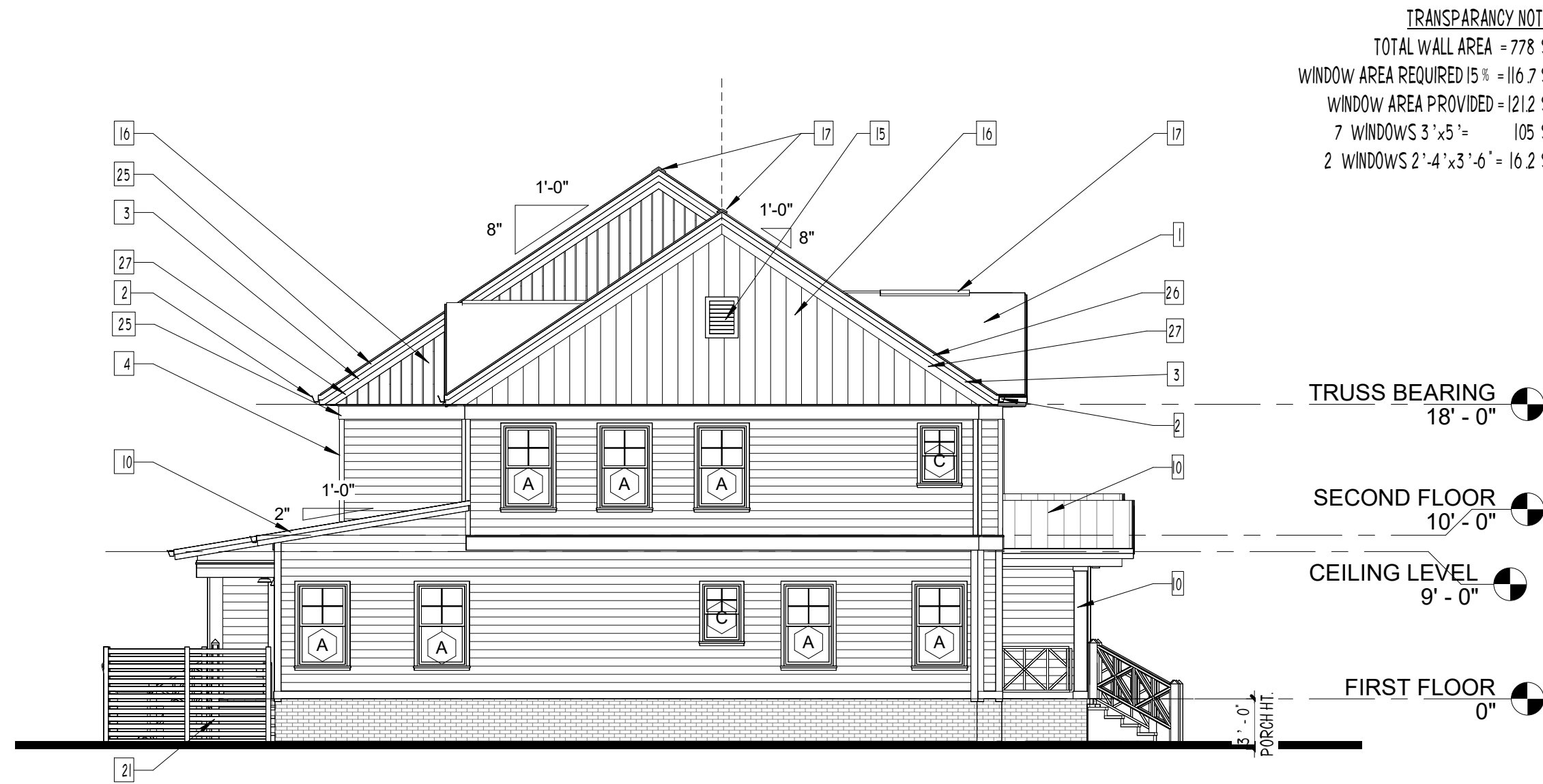
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3 WEST ELEVATION

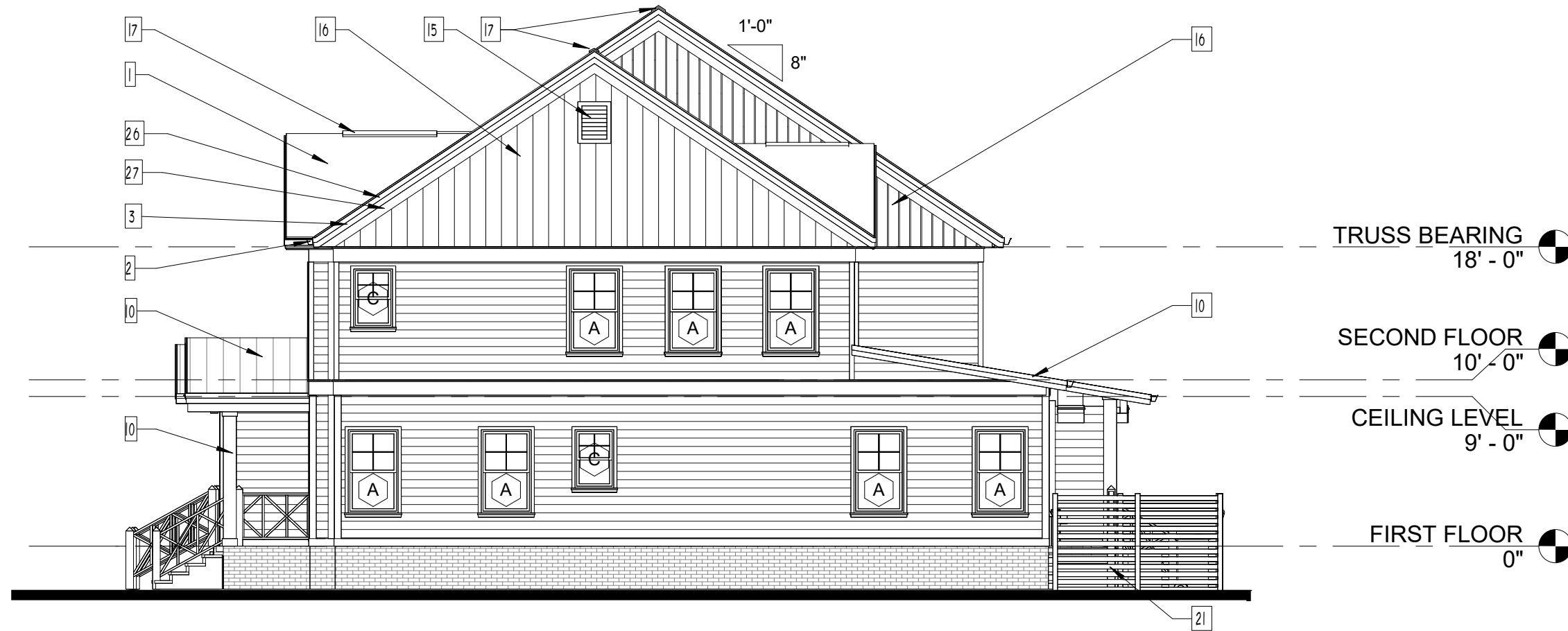
SCALE 1/8" = 1'-0"



TRANSPARANCY NOTES:
TOTAL WALL AREA = 778 SF.
WINDOW AREA REQUIRED 15% = 116.7 SF.
WINDOW AREA PROVIDED = 121.2 SF.
7 WINDOWS 3'x5' = 105 SF.
2 WINDOWS 2'-4" x 3'-6" = 16.2 SF.

1 EAST ELEVATION

SCALE 1/8" = 1'-0"



TRANSPARANCY NOTES:
TOTAL WALL AREA = 778 SF.
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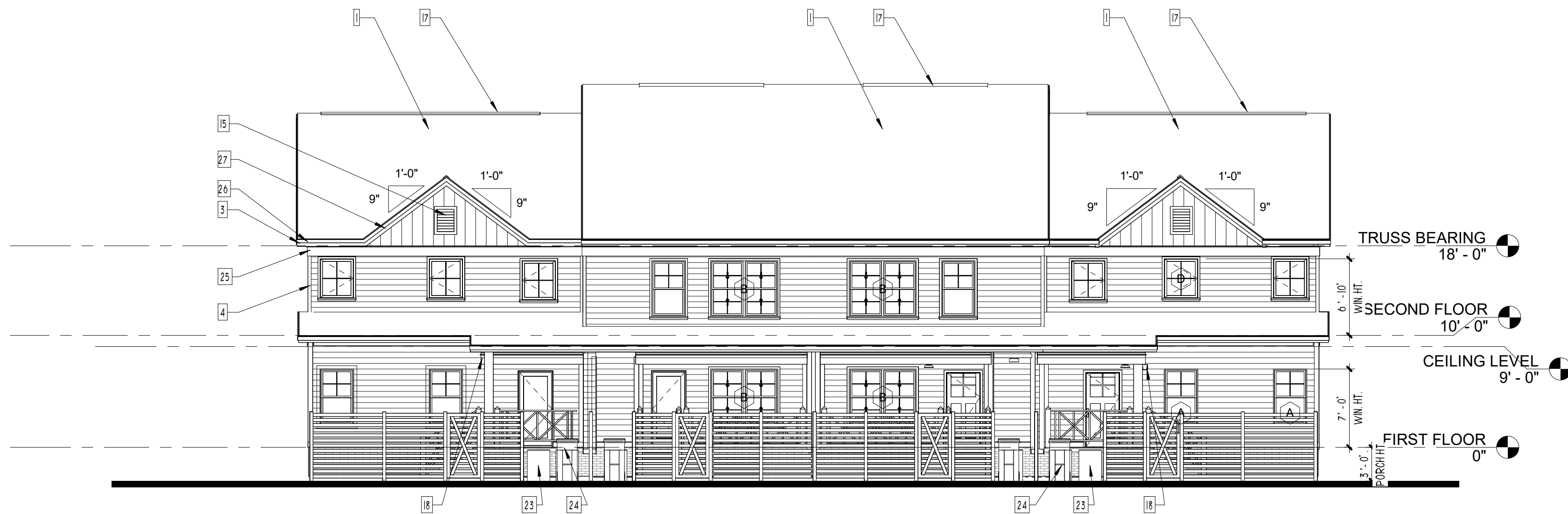
2 SOUTH ELEVATION

SCALE 1/8" = 1'-0"



4 NORTH ELEVATION

SCALE 1/8" = 1'-0"



EXTERIOR MATERIAL LEGEND

TAG...	DESCRIPTION	FINISH
1	30-YR ARCH SHINGLE o/ 30# SYNTHETIC FELT	
2	PREFIN. ALUM 6" GUTTER & DOWNSPOUTS w/ LEAFGUARD (TYP.)	
3	1x8 FASICA	
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	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	
24	TRASH GARBAGE	
25	WOOD BAND	
26	1x4 FASCIA	
27	6" FRIEZE BOARD	

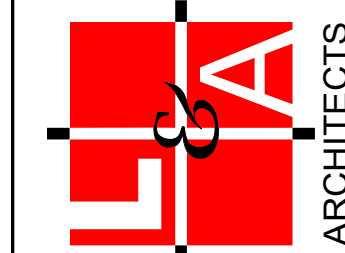
A NEW 4-UNIT TOWNHOUSE FOR
HOMES OF HOPE NORTHSIDE
NORTHSIDE - SPARTANBURG, SC
EXTERIOR ELEVATIONS

Job No: 2024-087
Date: 06/09/2025
Desc: DRB REVIEW

A-5.0

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REV	DATE	DESCRIPTION
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9 in. Outdoor LED Gooseneck Barn Light, Brown Finish,

800 Lumens, 2700K Warm White

MODEL: MEL-7140BW



PRODUCT SPECIFICATIONS

MODEL	MEL-7140BW	DEPTH	9.41"
MANUFACTURER	Maxxima	DIAMETER	8.03"
LIGHT TYPE	LED Outdoor Light	WEIGHT	1.6 lbs
COLOR	Brown	VOLTAGE	120V AC
QTY PACK SIZE	Single	WARRANTY	3 Years
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"		

ADDITIONAL INFORMATION

- Standard E26 base
- S119 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



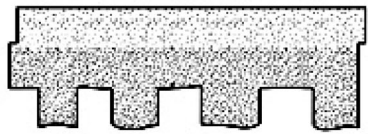
CertainTeed
SAINT-GOBAIN

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, D4889 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.

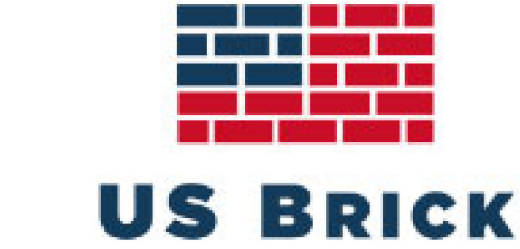
On slopes greater than 21" per foot, use nine nails and apply spots of roofing cement under each shingle tab, according to application instructions provided with the product and the shingle package.

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



HOME ABOUT

Home / Residential / Earth Tones / Allendale Rustic



ADDITIONAL INFORMATION

Request: Sample, Order

Location: Manufactured in Columbia, SC

Technical Data Sheet

Presidential® Shake® & Presidential® Shake® TL Shingles

Page 2 of 2

Technical Data:

Weight/Square (approx.):
Dimensions (overall):
Shingles/Square:
Weather Exposure:

Presidential Shake
350 lb.
14 1/4" x 40"
90
4"

Presidential Shake TL
468 lb.
14 1/4" x 40"
90
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

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Malvern, PA 19355

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SIDING COLORS

SW 9561
Guild Grey

SW 9563
Bedrock

Designer
Color
Collection

Designer
Color
Collection

TRIM COLOR

DOOR COLOR

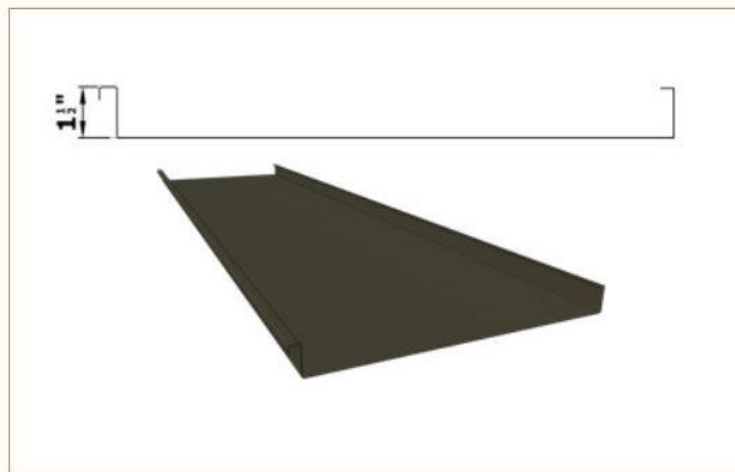
SW 9541
White Snow

SW 9151
Daphne

Designer
Color
Collection

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.



AlumaKlad® ColorKlad™

FILL
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.

Snowdrift (92)	Bone White (82)	Regal White (79)	Stone White (68)	Antique Medium Bronze (31)
Almond (78)	Sandstone (57)	Sierra Tan (56)	Roman Bronze (29)	Dark Bronze (27)
Aged Copper (53)	Dove Gray (48)	Ash Gray (35)	Slate Gray (34)	Charcoal Gray (29)
Patina Green (55)	Classic Evergreen (27)	Hartford Green (24)	Royal Blue (29)	Regal Ocean Blue (25)
Banner Red (46)	Colonial Red (31)	Terra Cotta (39)	Mansard Brown (29)	Matte Black (25)
Bright Silver (59)	Silver (48)	Copper Penny (43)	Pre-Weathered (22)	* Acrylic AZ55

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 G30 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"	
			20"	48"	20"	48"	48"	48"	48"	48"
Premium p Metallic z	Style									
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	•	•	•	•	•	•	•	•



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 BBE International Inc., and some of its licensed producers, and a trademark of Delcose Inc. in Canada.

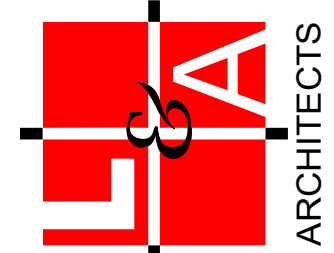
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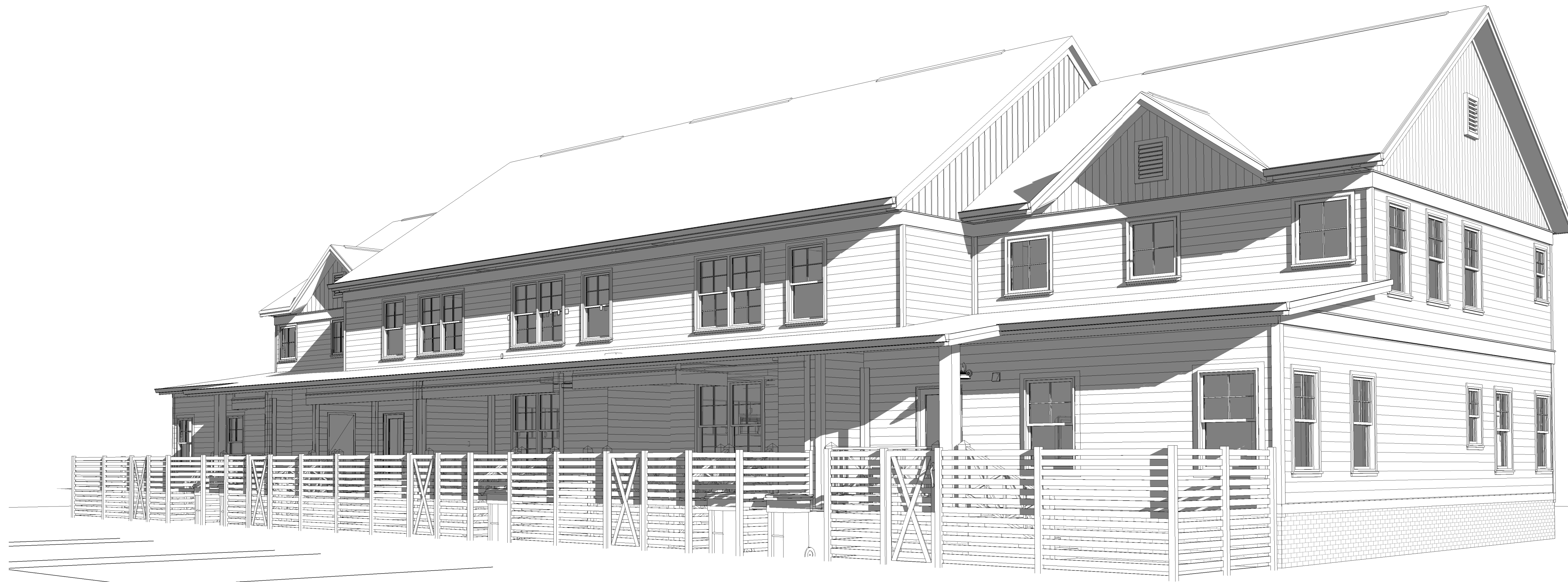
A NEW 4-UNIT TOWNHOUSE FOR
HOMES OF HOPE NORTHSIDE
NORTHSIDE - SPARTANBURG, SC
MATERIAL SELECTIONS

Job No: 2024-087
Date: 06/09/2025
Desc: DRB REVIEW

A-9.0

A NEW 5-UNIT TOWNHOUSE FOR HOMES OF HOPE NORTHSIDE

NORTHSIDE - SPARTANBURG, SC



HEATED AREA SF END UNIT		
Level	END UNIT (A)	AREA
FIRST FLOOR	UNIT A HEATED AREA (END UNIT A)	1,083 SF
SECOND FLOOR	UNIT A HEATED AREA (END UNIT)	790 SF
TOTAL 2		1,872 SF

UNHEATED AREA SF END UNIT		
Level	END UNIT (A)	AREA
FIRST FLOOR	UNIT A UNHEATED FRONT PORCH (END UNIT A)	62 SF
FIRST FLOOR	UNIT A UNHEATED REAR PORCH	41 SF
FIRST FLOOR	UNIT A UNHEATED REAR YARD	177 SF
TOTAL UNHEATED AREA		281 SF

TOTLA AREA : 2,153 SF

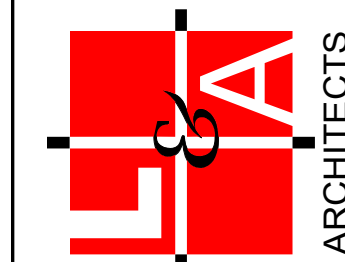
HEATED AREA SF CENTER UNIT		
LEVEL	CENTER UNIT (B)	AREA
SECOND FLOOR	UNIT B HEATED AREA (CENTER UNIT)	773 SF
FIRST FLOOR	UNIT B HEATED AREA (END UNIT)	773 SF
TOTAL 2		1,547 SF

UNHEATED AREA SF CENTER UNIT		
Level	CENTER UNIT (B)	AREA
FIRST FLOOR	UNIT B UNHEATED FRONT PORCH (CENTER UNIT)	138 SF
FIRST FLOOR	UNIT B UNHEATED REAR PORCH	135 SF
FIRST FLOOR	UNIT B UNHEATED REAR YARD	120 SF
TOTAL UNHEATED AREA		393 SF

TOTLA AREA :1,939 SF

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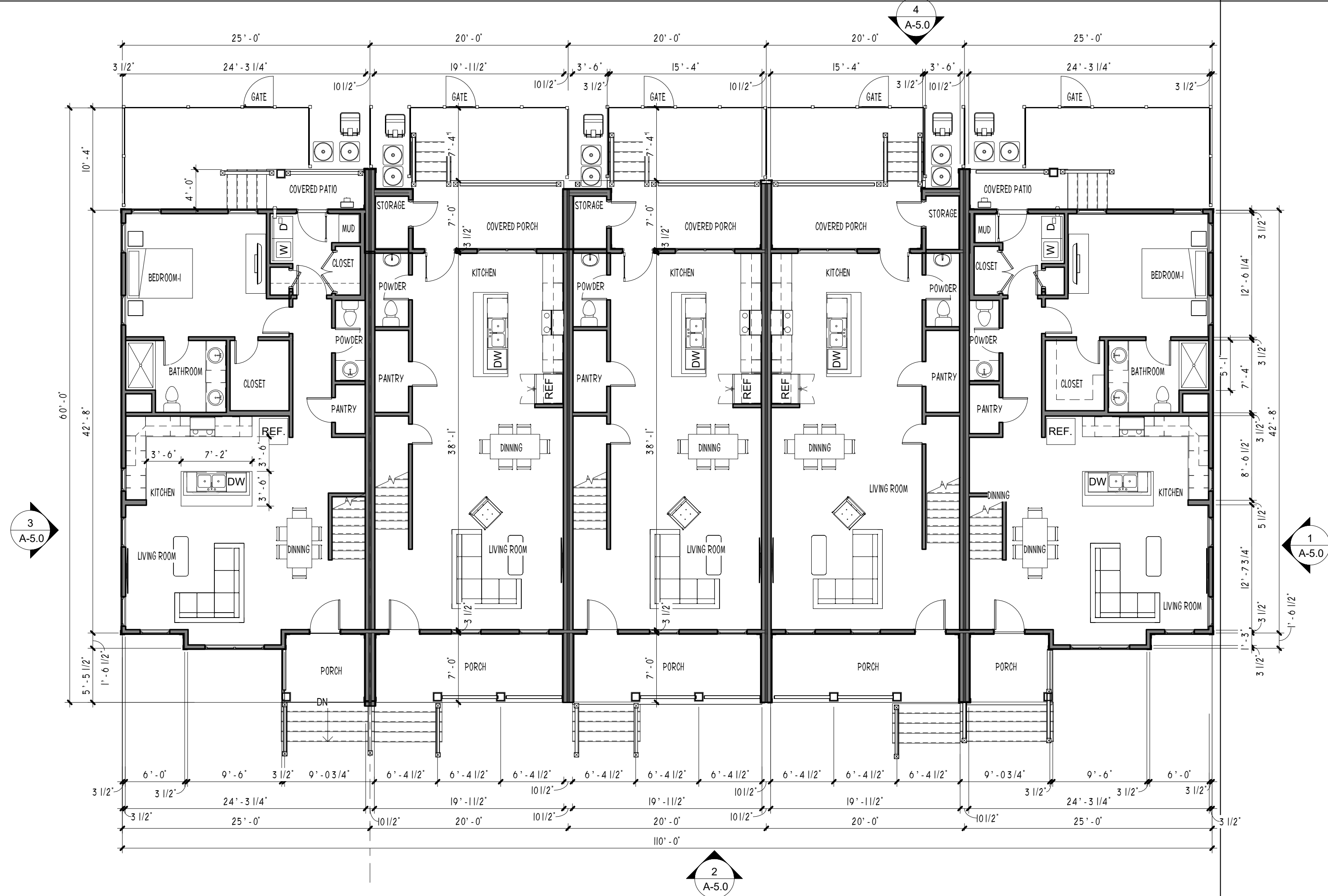
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A NEW 5-UNIT TOWNHOUSE FOR
HOMES OF HOPE NORTHSIDE
NORTHSIDE - SPARTANBURG, SC
COVER SHEET

Job No: 2024-087
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A-0.0

1 FIRST FLOOR
SCALE 1/8" = 1'-0"



2 SECOND FLOOR
SCALE 1/8" = 1'-0"



HEATED AREA SF END UNIT		
Level	END UNIT (A)	AREA
FIRST FLOOR	UNIT A HEATED AREA (END UNIT A)	1,083 SF
SECOND FLOOR	UNIT A HEATED AREA (END UNIT)	790 SF
TOTAL: 2		1,872 SF

UNHEATED AREA SF END UNIT		
Level	END UNIT (A)	AREA
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TOTLA AREA: 2153 SF

HEATED AREA SF CENTER UNIT		
LEVEL	CENTER UNIT (B)	AREA
SECOND FLOOR	UNIT B HEATED AREA (CENTER UNIT)	773 SF
FIRST FLOOR	UNIT B HEATED AREA (END UNIT)	773 SF
TOTAL: 2		1,547 SF

UNHEATED AREA SF CENTER UNIT		
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FIRST FLOOR	UNIT B UNHEATED REAR YARD	120 SF
TOTAL UNHEATED AREA		393 SF

TOTLA AREA: 1939 SF

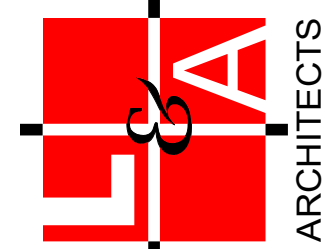
A NEW 5-UNIT TOWNHOUSE FOR
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NORTHSIDE - SPARTANBURG, SC
OVERALL FLOOR PLANS

Job No: 2024-087
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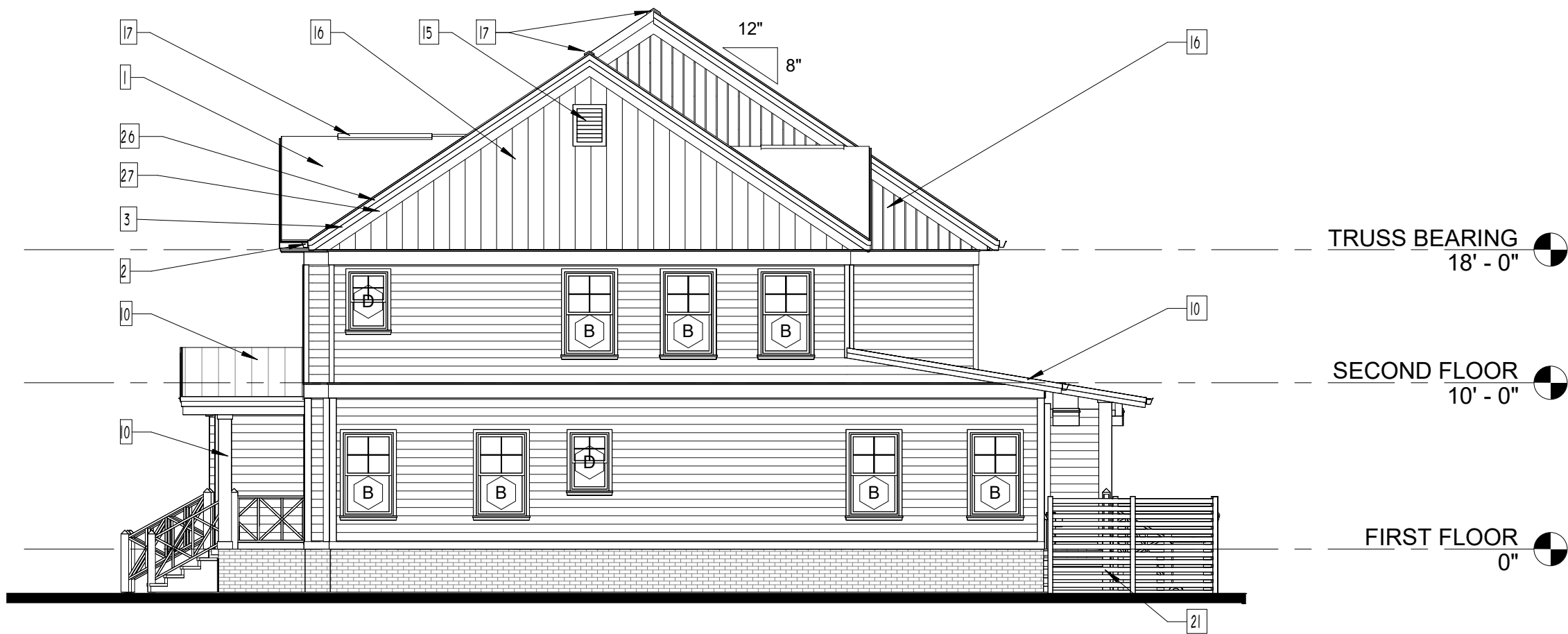
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1 EAST ELEVATION

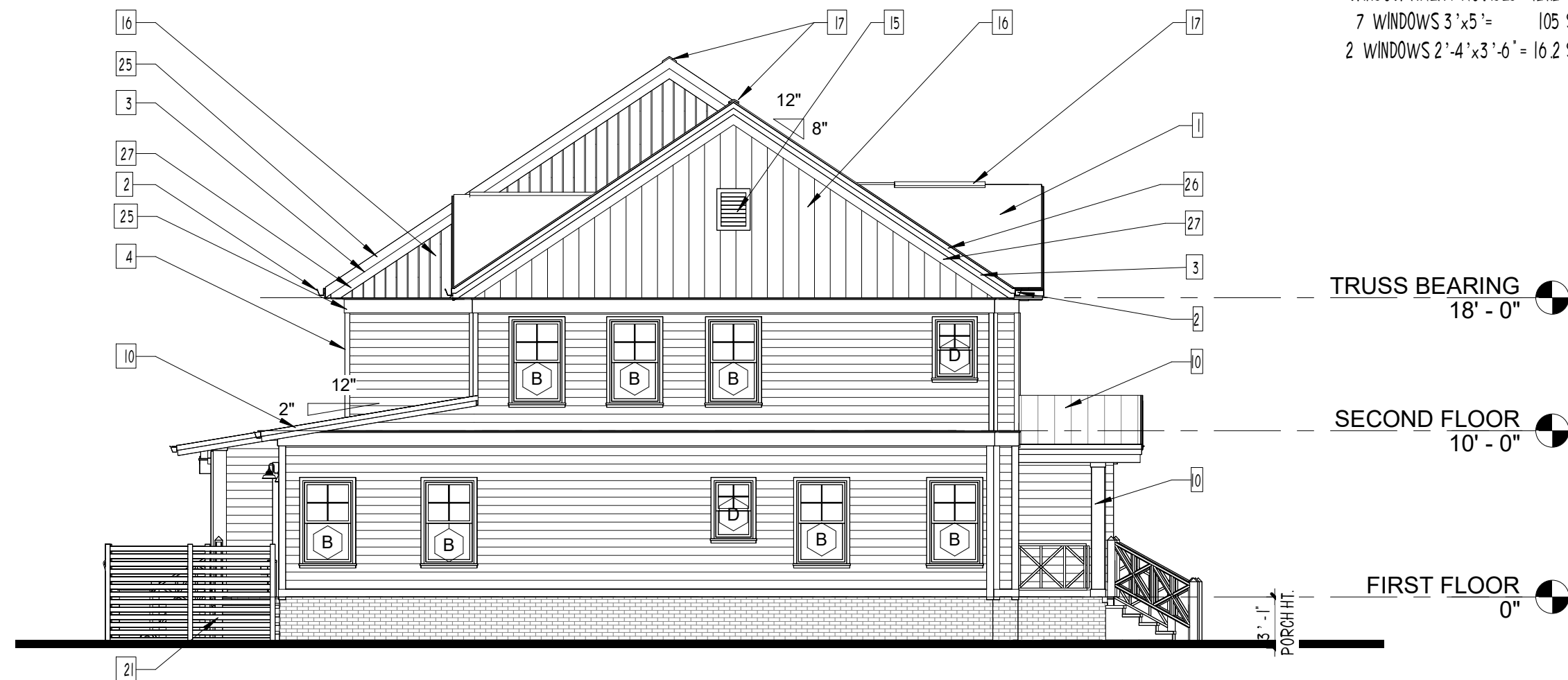
SCALE 1/8" = 1'-0"



TRANSPARANCY NOTES:
TOTAL WALL AREA = 778 S.F.
WINDOW AREA REQUIRED 15% = 116.7 S.F.
WINDOW AREA PROVIDED = 121.2 S.F.
7 WINDOWS 3'x5'-6" = 105 S.F.
2 WINDOWS 2'-4" x 3'-6" = 16.2 S.F.

3 WEST ELEVATION

SCALE 1/8" = 1'-0"



TRANSPARANCY NOTES:
TOTAL WALL AREA = 778 S.F.
WINDOW AREA REQUIRED 15% = 116.7 S.F.
WINDOW AREA PROVIDED = 121.2 S.F.
7 WINDOWS 3'x5'-6" = 105 S.F.
2 WINDOWS 2'-4" x 3'-6" = 16.2 S.F.

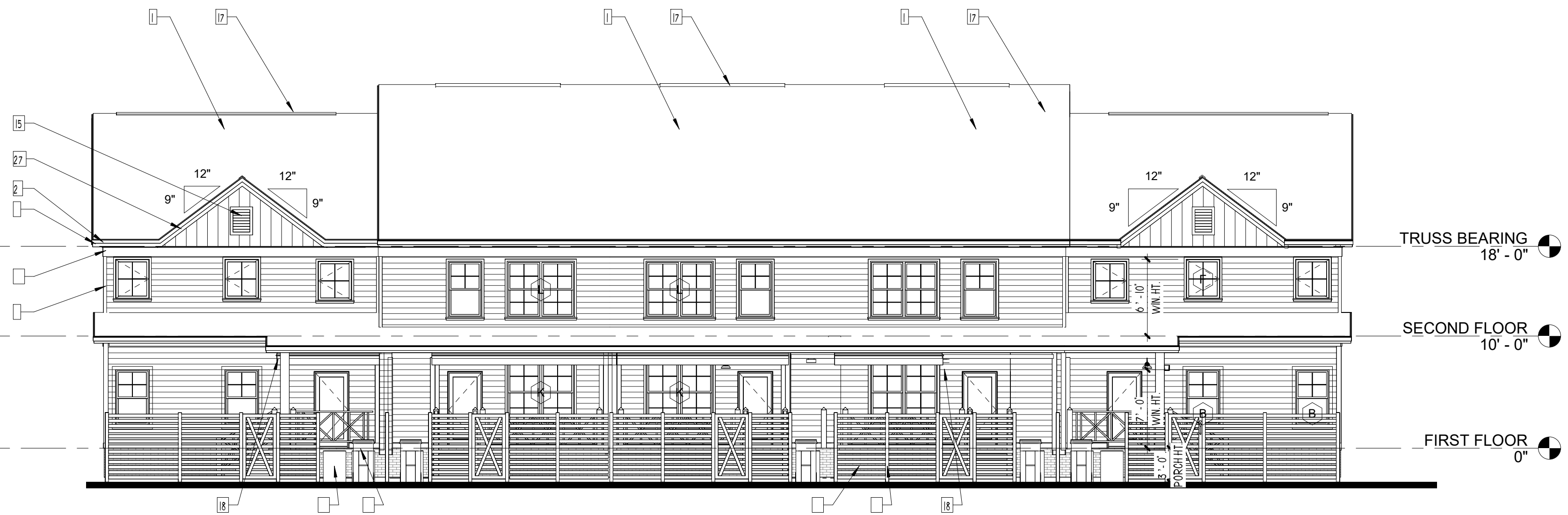
2 SOUTH ELEVATION

SCALE 1/8" = 1'-0"



4 NORTH ELEVATION

SCALE 1/8" = 1'-0"

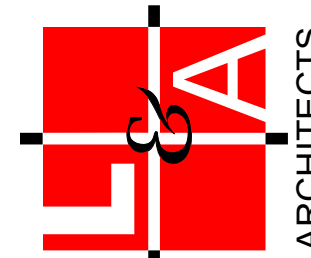


EXTERIOR MATERIAL LEGEND

TAG...	DESCRIPTION	FINISH
1	30-YR ARCH SHINGLE o/ 30# SYNTHETIC FELT	
2	PREFIN. ALUM 6" GUTTER & DOWNSPOUTS w/ LEAFGUARD (TYP.)	
3	1x8 FASICA	
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	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	
24	TRASH GARBAGE	
25	WOOD BAND	
26	1x4 FASCIA	
27	6" FRIEZE BOARD	

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A NEW 5-UNIT TOWNHOUSE FOR
HOMES OF HOPE NORTHSIDE
NORTHSIDE - SPARTANBURG, SC
EXTERIOR ELEVATIONS

Job No: 2024-087
Date: 06/09/2025
Desc: DRB REVIEW

A-5.0



9 in. Outdoor LED Gooseneck Barn Light, Brown Finish,

800 Lumens, 2700K Warm White

MODEL: MEL-7140BW



PRODUCT SPECIFICATIONS

MODEL	MEL-7140BW	DEPTH	9.41"
MANUFACTURER	Maxxima	DIAMETER	8.03"
LIGHT TYPE	LED Outdoor Light	WEIGHT	1.6 lbs
COLOR	Brown	VOLTAGE	120V AC
QTY PACK SIZE	Single	WARRANTY	3 Years
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"		

ADDITIONAL INFORMATION

- Standard E26 base
- S119 filament bulb included (UL Listed)
- Included non-dimmable bulb model # MLB-S119700W-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

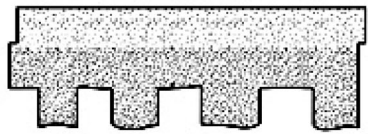


Technical Data Sheet

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

Home / Residential / Earth Tones / Allendale Rustic



ADDITIONAL INFORMATION

Request: Sample, Order

Location: Manufactured in Columbia, SC

Technical Data Sheet

Presidential® Shake® & Presidential® Shake® TL Shingles

Page 2 of 2

Technical Data:

Weight/Square (approx.):
Dimensions (overall):
Shingles/Square:
Weather Exposure:

Presidential Shake
350 lb.
14 1/4" x 40"
90
4"

Presidential Shake TL
468 lb.
14 1/4" x 40"
90
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

© 05/21CertainTeed

SIDING COLORS

SW 9561
Guild Grey

SW 9563
Bedrock

Designer
Color
Collection

Designer
Color
Collection

TRIM COLOR

DOOR COLOR

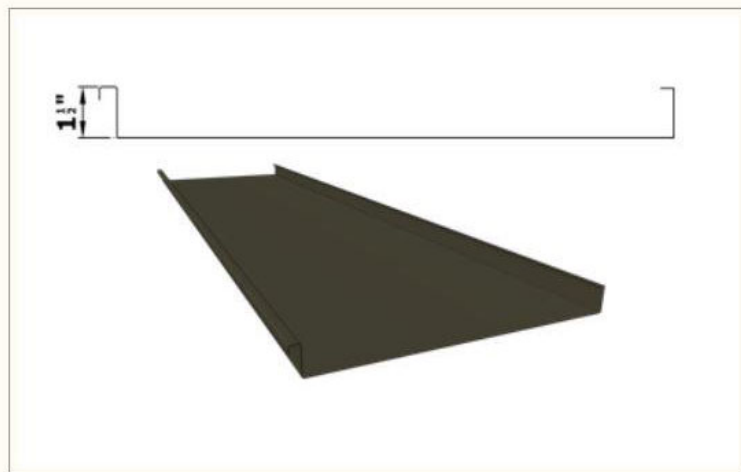
SW 9541
White Snow

SW 9151
Daphne

Designer
Color
Collection

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.



AlumaKlad® ColorKlad™



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.

Snowdrift (92)	Bone White (82)	Regal White (79)	Stone White (68)	Antique Medium Bronze (31)
Almond (78)	Sandstone (57)	Sierra Tan (56)	Roman Bronze (29)	Dark Bronze (27)
Aged Copper (53)	Dove Gray (48)	Ash Gray (35)	Slate Gray (34)	Charcoal Gray (29)
Patina Green (55)	Classic Evergreen (27)	Hartford Green <i>p</i> (24)	Royal Blue (29)	Regal Ocean Blue <i>p</i> (25)
Banner Red <i>p</i> (46)	Colonial Red (31)	Terra Cotta (39)	Mansard Brown (29)	Matte Black (25)
Bright Silver <i>z</i> (59)	Silver <i>z</i> (48)	Copper Penny <i>z</i> (43)	Pre-Weathered <i>z</i> (22)	* Acrylic AZ55

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 G30 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"	
			20"	48"	20"	48"	48"	48"	48"	48"
Premium <i>p</i> Metallic <i>z</i>	Style									
Acrylic AZ55 *	CLEAR	55	•	•	•	•	•	•	•	•
Snowdrift	STANDARD	92	•	•	•	•	•	•	•	•
Bone White	STANDARD	82	•	•	•	•	•	•	•	•
Regal White	STANDARD	79	•	•	•	•	•	•	•	•
Almond	STANDARD	78	•	•	•	•	•	•	•	•
Stone White	STANDARD	68	•	•	•	•	•	•	•	•
Bright Silver <i>z</i>	METALLIC	59	•	•	•	•	•	•	•	•
Sandstone	STANDARD	57	•	•	•	•	•	•	•	•
Sierra Tan	STANDARD	56	•	•	•	•	•	•	•	•
Patina Green	STANDARD	55	•	•	•	•	•	•	•	•
Aged Copper	STANDARD	53	•	•	•	•	•	•	•	•
Silver <i>z</i>	METALLIC	48	•	•	•	•	•	•	•	•
Dove Gray	STANDARD	48	•	•	•	•	•	•	•	•
Banner Red <i>p</i>	PREMIUM	46	•	•	•	•	•	•	•	•
Copper Penny <i>z</i>	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	•	•	•	•	•	•	•	•
Royal Blue	STANDARD	29	•	•	•	•	•	•	•	•
Classic Evergreen	STANDARD	27	•	•	•	•	•	•	•	•
Dark Bronze	STANDARD	27	•	•	•	•	•	•	•	•
Matte Black	STANDARD	25	•	•	•	•	•	•	•	•
Regal Ocean Blue <i>p</i>	PREMIUM	25	•	•	•	•	•	•	•	•
Hartford Green <i>p</i>	PREMIUM	24	•	•	•	•	•	•	•	•
Pre-Weathered <i>z</i>	METALLIC	22	•	•	•	•	•	•	•	•



AlumaKlad® ColorKlad™

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

Form #19-1

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS		
REV	DATE	DESCRIPTION
0	06/09/2025	DRB REVIEW



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 5-UNIT TOWNHOUSE FOR
HOMES OF HOPE NORTHSIDE
NORTHSIDE - SPARTANBURG, SC
MATERIAL SECTIONS

Job No: 2024-087
Date: 06/09/2025
Desc: DRB REVIEW

A-9.0

DATE

July 28, 2025

TO

Design Review Board Members

PROJECT/ADDRESS/ TAX ID

145 W. Broad Street /City County Complex
7-12-21-062.00; 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

PROJECT NUMBER

DRB-25-02000003

REVIEW STATUS – Full and Final Review**COPIES TO**

City
Departments/Applicant

STAFF

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

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 application is for Final Approval. The project received Preliminary Approval at the April 1, 2025 DRB meeting. As a part of the approval, the DRB had the following requests for changes:

- 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.

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 – Approved at Preliminary Review 04.01.25

- 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:**
 - **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:** *area identified - detail requested*

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*

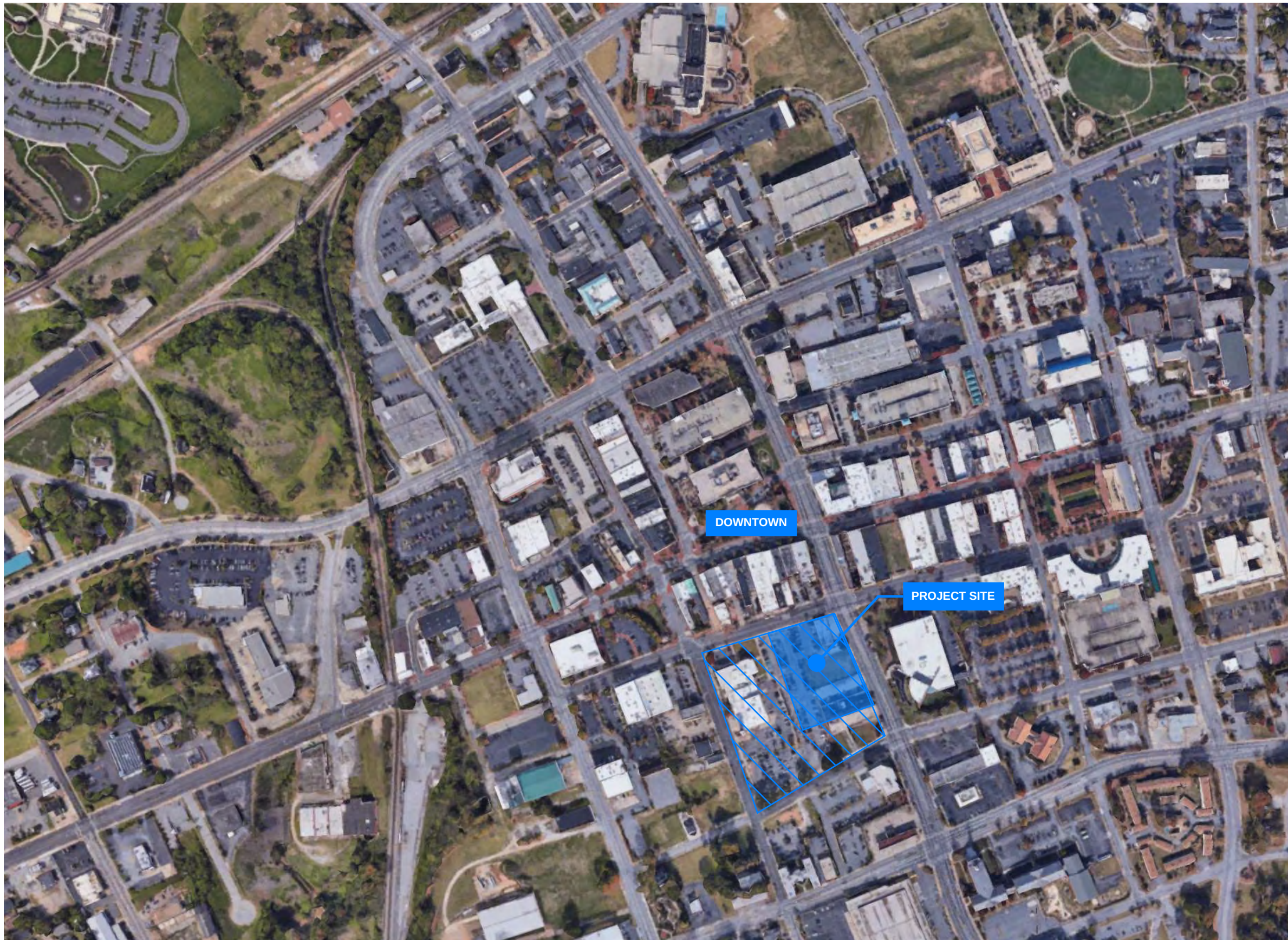
ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

None.

RECOMMENDATION

Final Approval is recommended.





PROJECT PARAMETERS

PROJECT LOCATION:
145 W BROAD STREET

ZONING CLASSIFICATION:
DT-5

MAXIMUM LOT COVERAGE:
100%

FRONT SETBACK:
0 FEET MIN / 12 FEET MAX*

CORNER SIDE SETBACK:
0 FEET MIN / 12 FEET MAX*

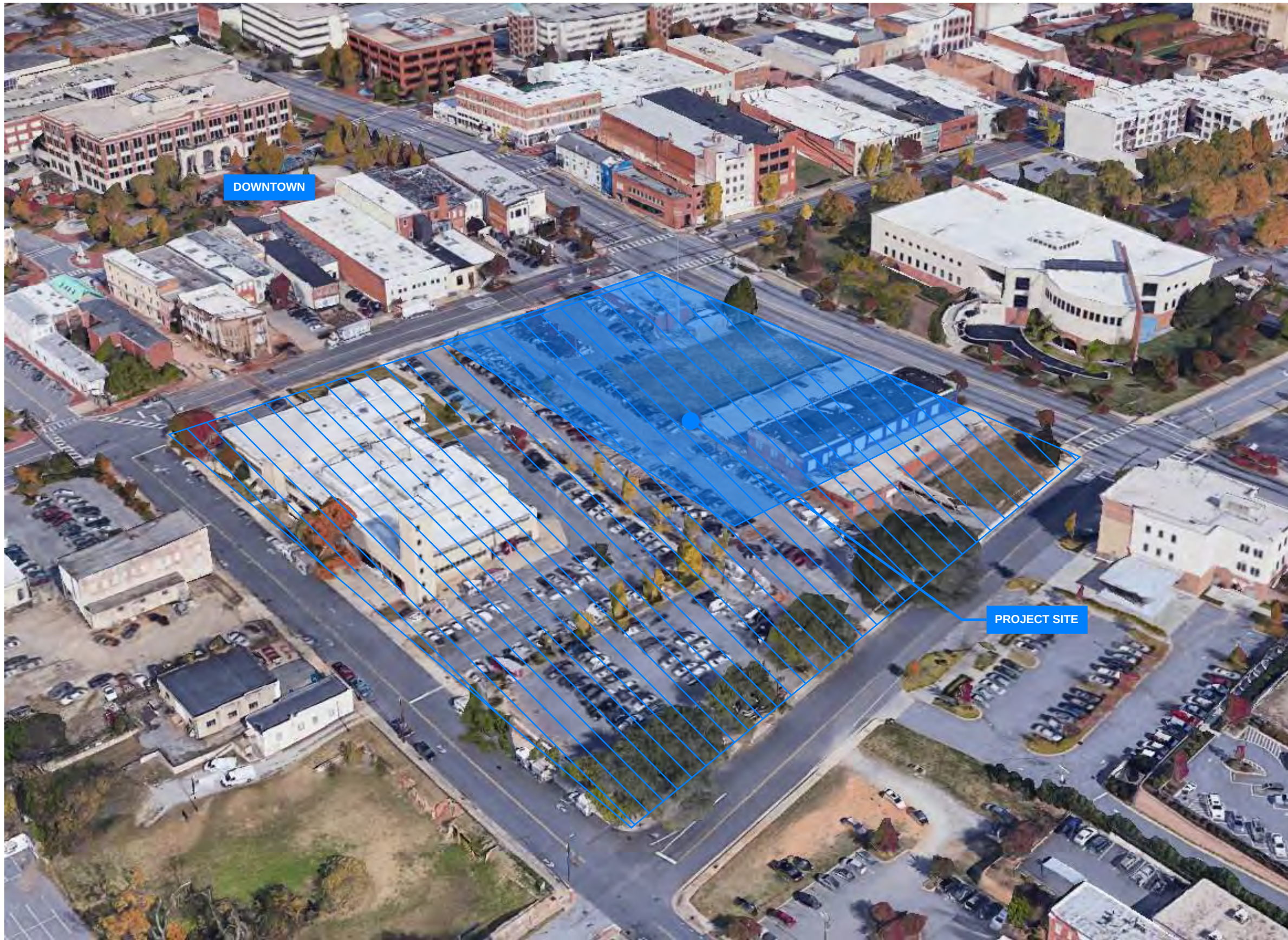
INTERIOR SIDE SETBACK:
0 FEET MIN / 24 FEET MAX*

REAR SETBACK:
0 FEET MIN*

FRONTAGE BUILDOUT:
60% MIN AT SETBACK*

BUILDING HEIGHT:
2 STORIES MIN / 6 STORIES MAX

SPECIAL PROVISIONS:
CIVIC / LANDMARK BUILDING (*)



**CIVIC & LANDMARK
BUILDING STANDARDS**

*(Spartanburg Downtown Code Section
515.4.1)*

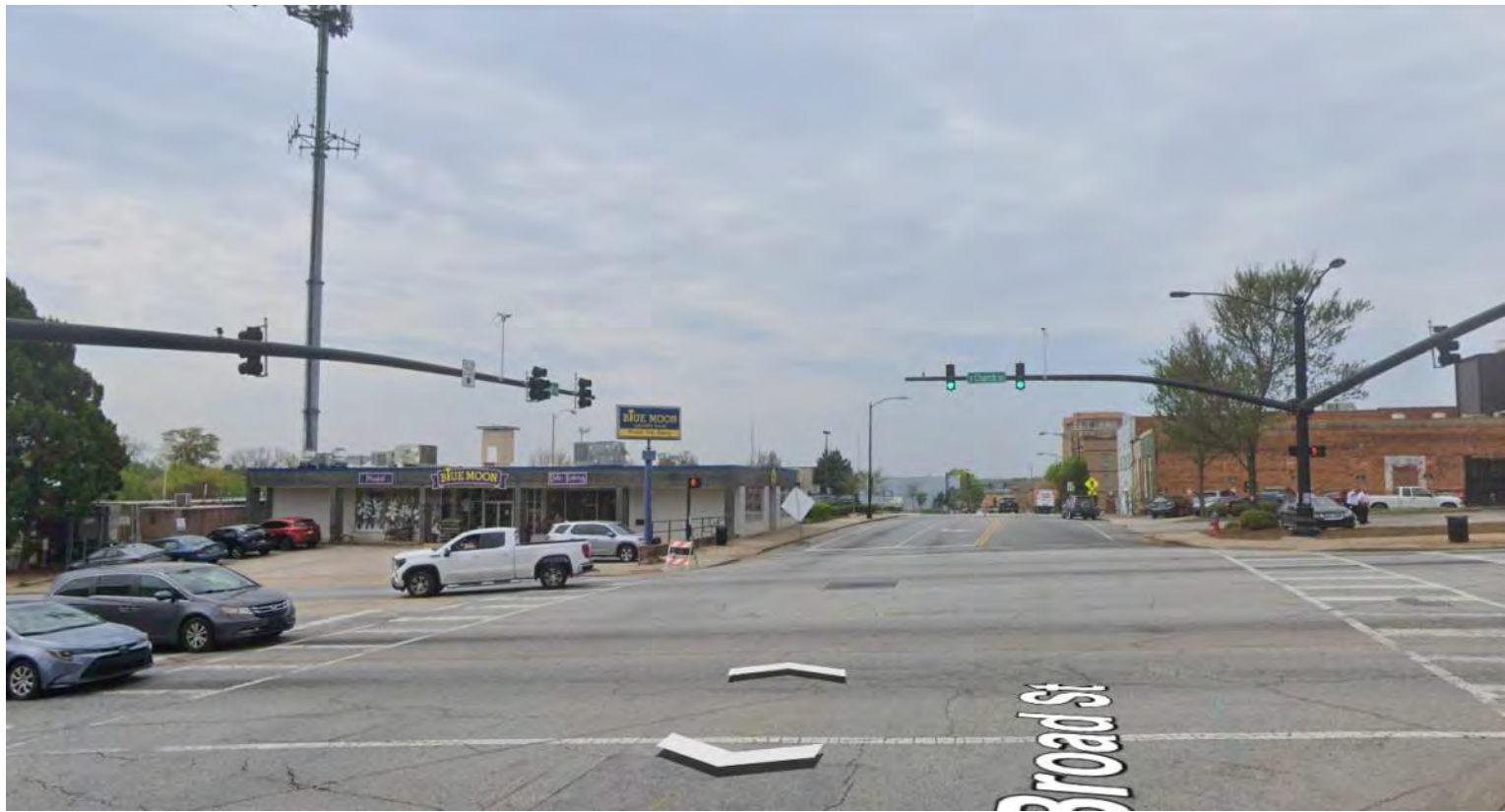
SITED TO TERMINATE A STREET

INCORPORATE DETAILING AND
MATERIAL AUTHENTIC TO THE
INTENDED STYLE

PLAZAS, COURTYARDS, OR
LANDSCAPED AREAS MAY BE
SUBSTITUTED FOR REQUIRED
BUILDING FRONTAGE AND SETBACKS

ENTRANCES MAY BE RAISED ABOVE
THE STREET ELEVATION

PROVIDE CLEAR ENTRANCES AND
ADEQUATE WINDOWS

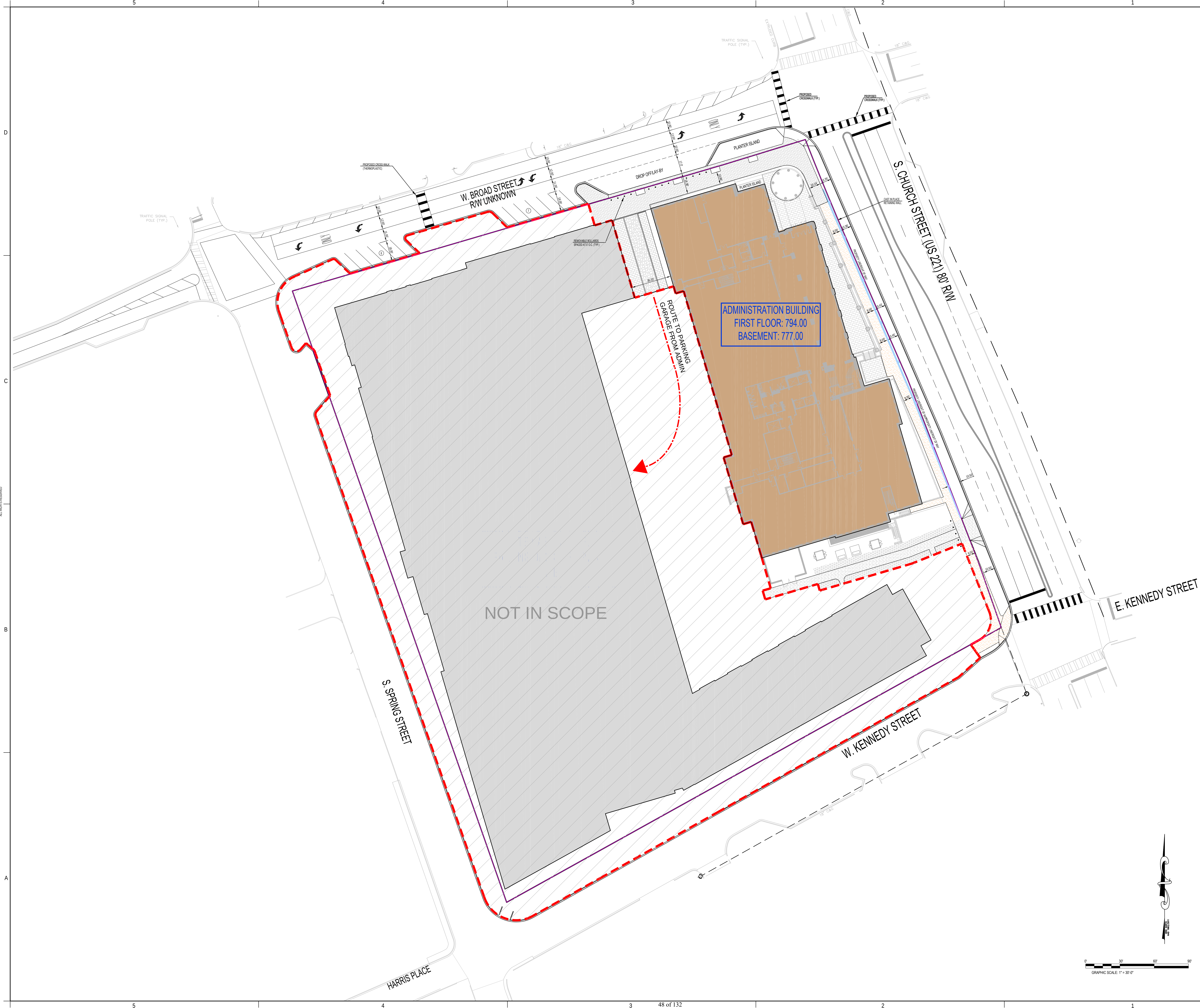




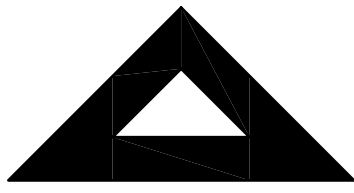
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CIVIL ENGINEER:



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

SEALS

SPARTANBURG COUNTY

SPARTANBURG COUNTY/CITY ADMINISTRATION BUILDING

145 W BROAD ST, SPARTANBURG, SC 29306

ISSUE DATE: NOVEMBER 2024

SHEET ISSUE:
NO. DATE DESCRIPTION

NOT FOR CONSTRUCTION
DRB FINAL SUBMITTAL
JUNE 2025

PRINCIPAL IN CHARGE: JDM
PROJECT ENGINEER: CWJ
DRAWN BY: CWJ

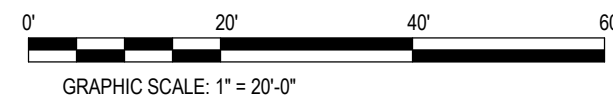
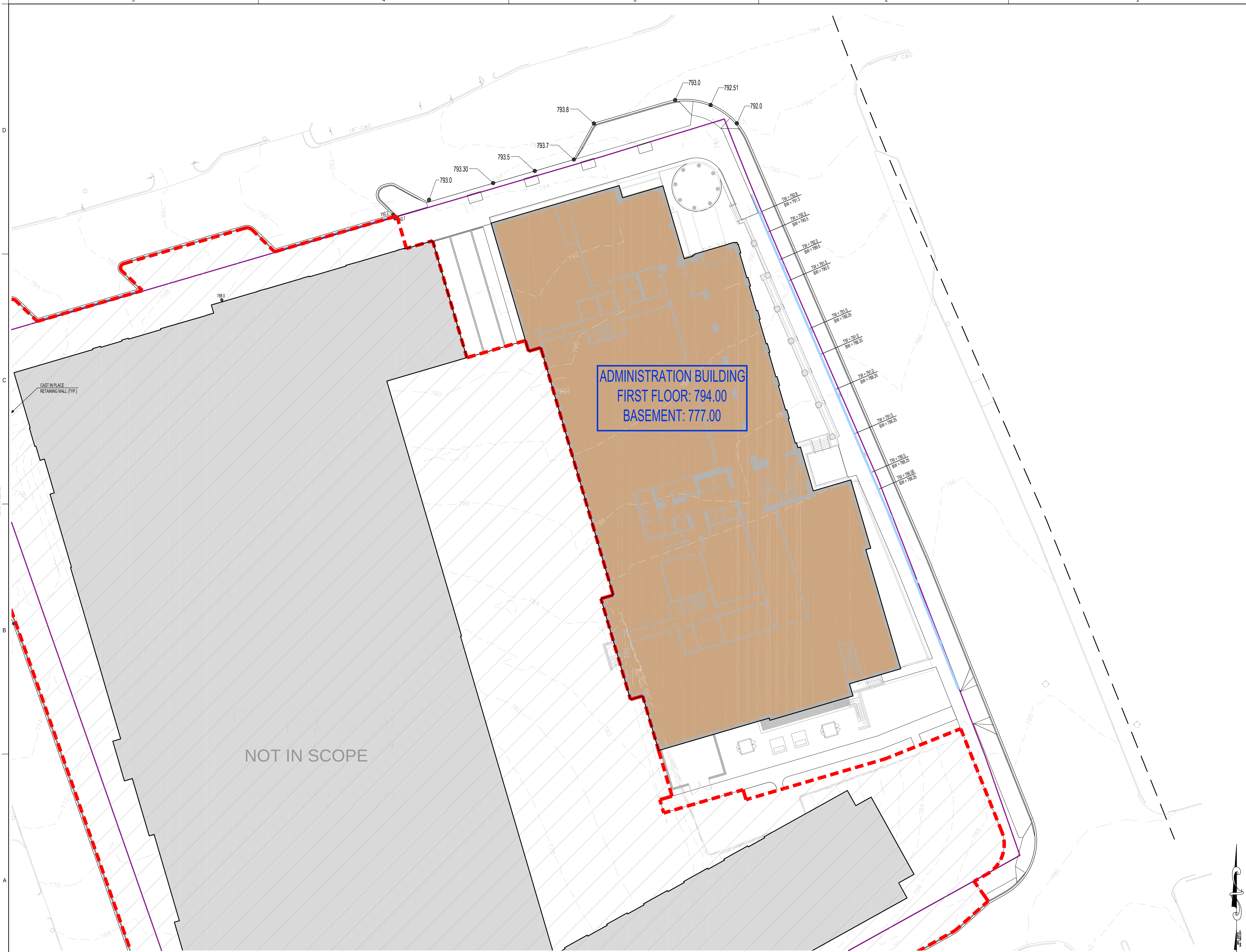
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OVERALL SITE
LAYOUT PLAN

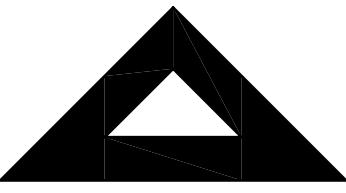
SHEET NO. PROJ. NO.
2405.002

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CIVIL ENGINEER:



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

SEALS

SPARTANBURG COUNTY

SPARTANBURG COUNTY/CITY ADMINISTRATION BUILDING

145 W BROAD ST, SPARTANBURG, SC 29306

ISSUE DATE: NOVEMBER 2024

SHEET ISSUE:
NO. DATE DESCRIPTION

NOT FOR CONSTRUCTION
DRB FINAL SUBMITTAL
JUNE 2025

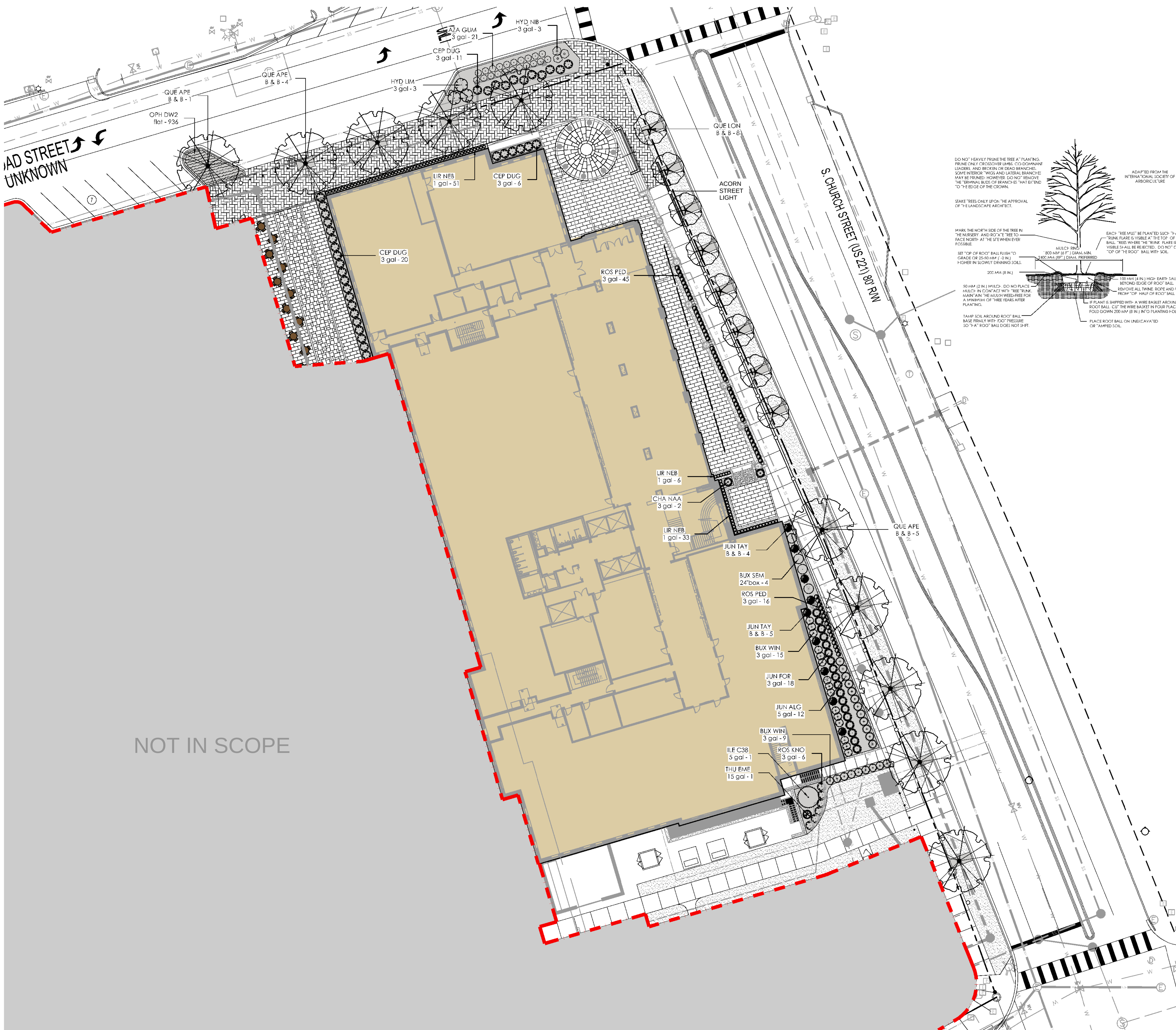
PRINCIPAL IN CHARGE: JDM
PROJECT ENGINEER: CWJ
DRAWN BY: CWJ

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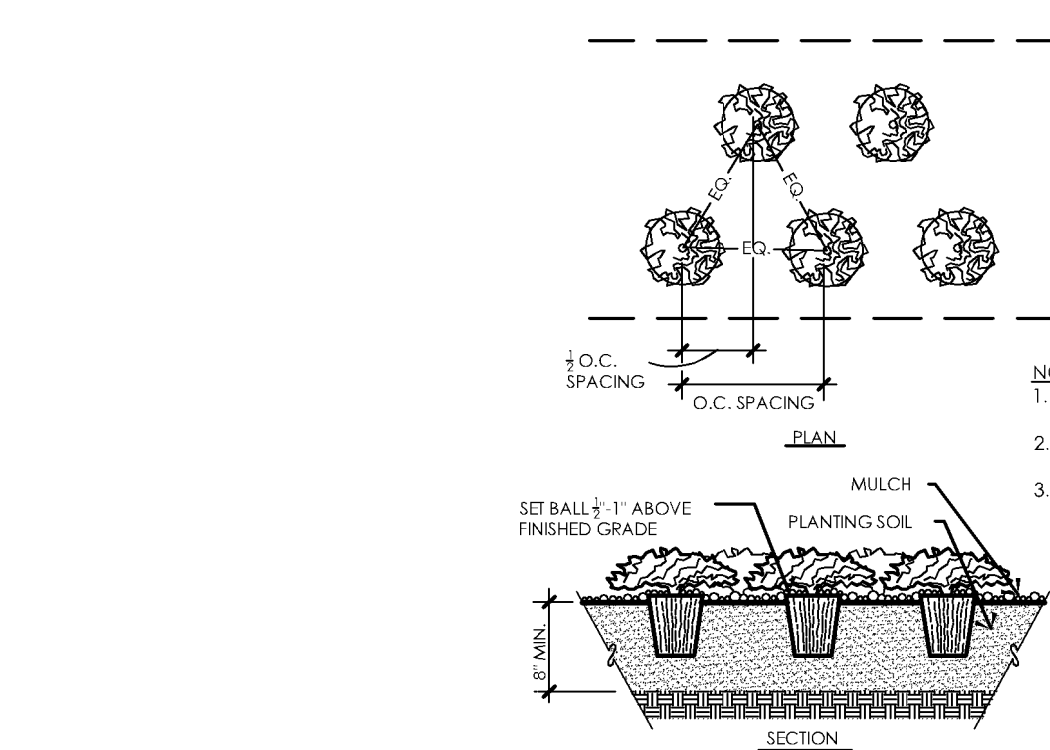
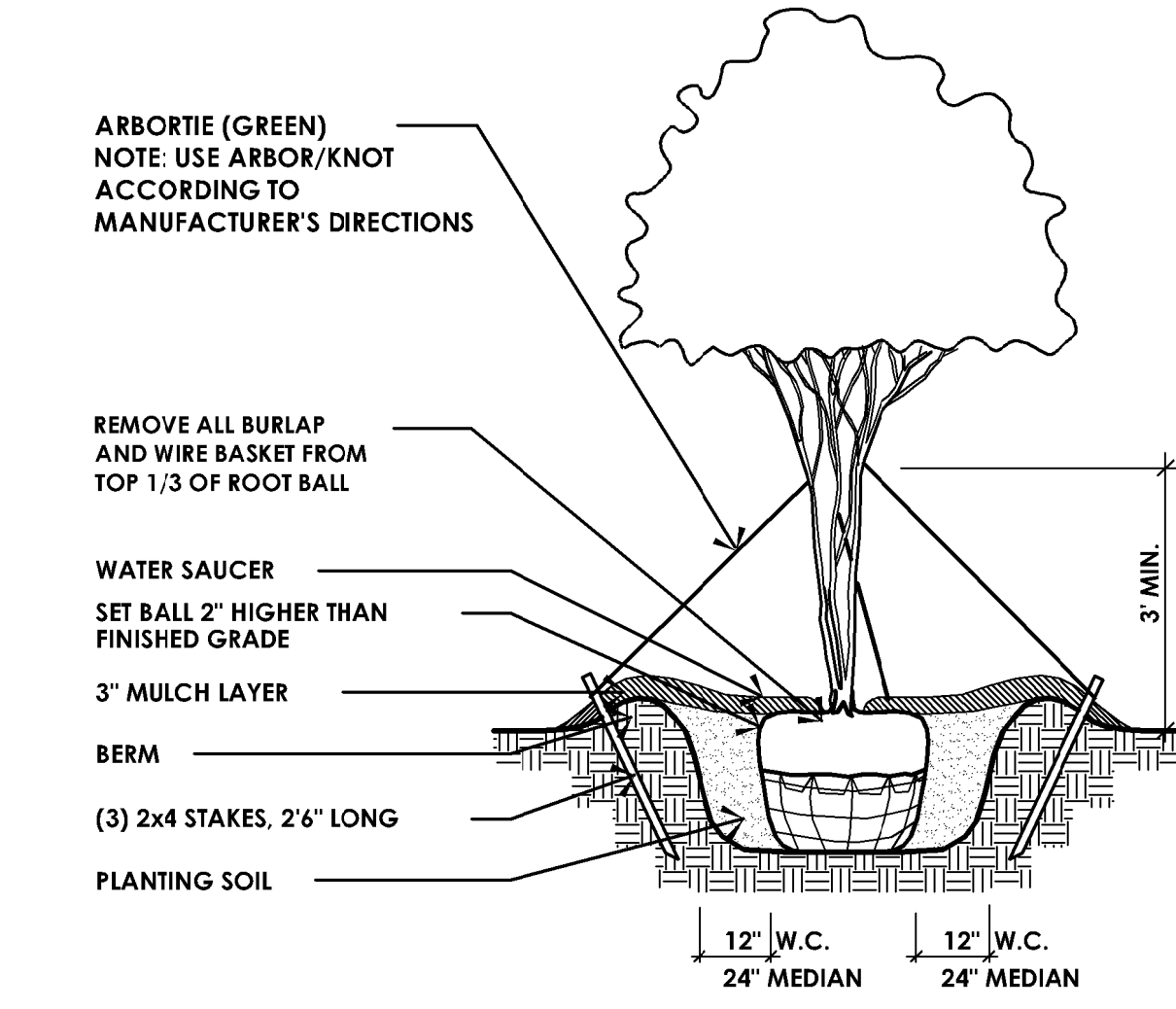
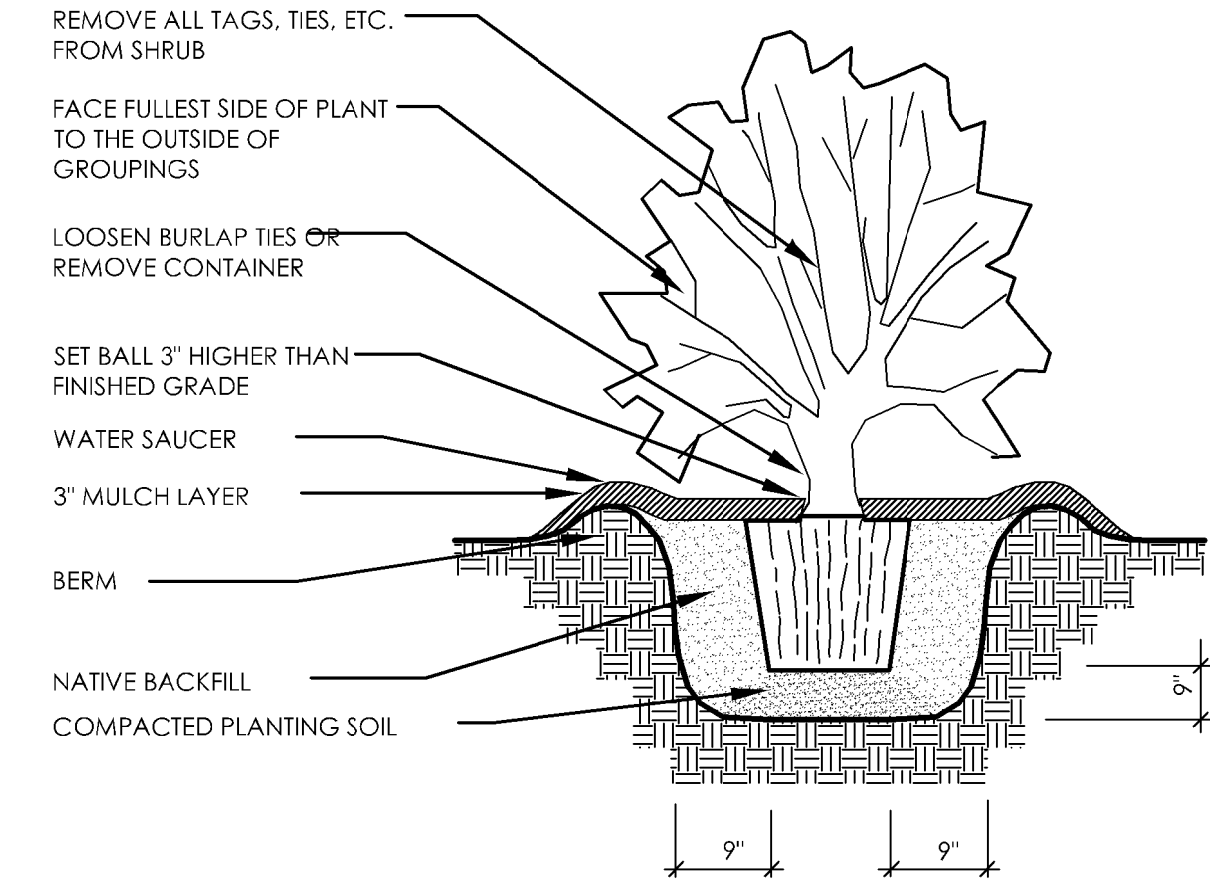
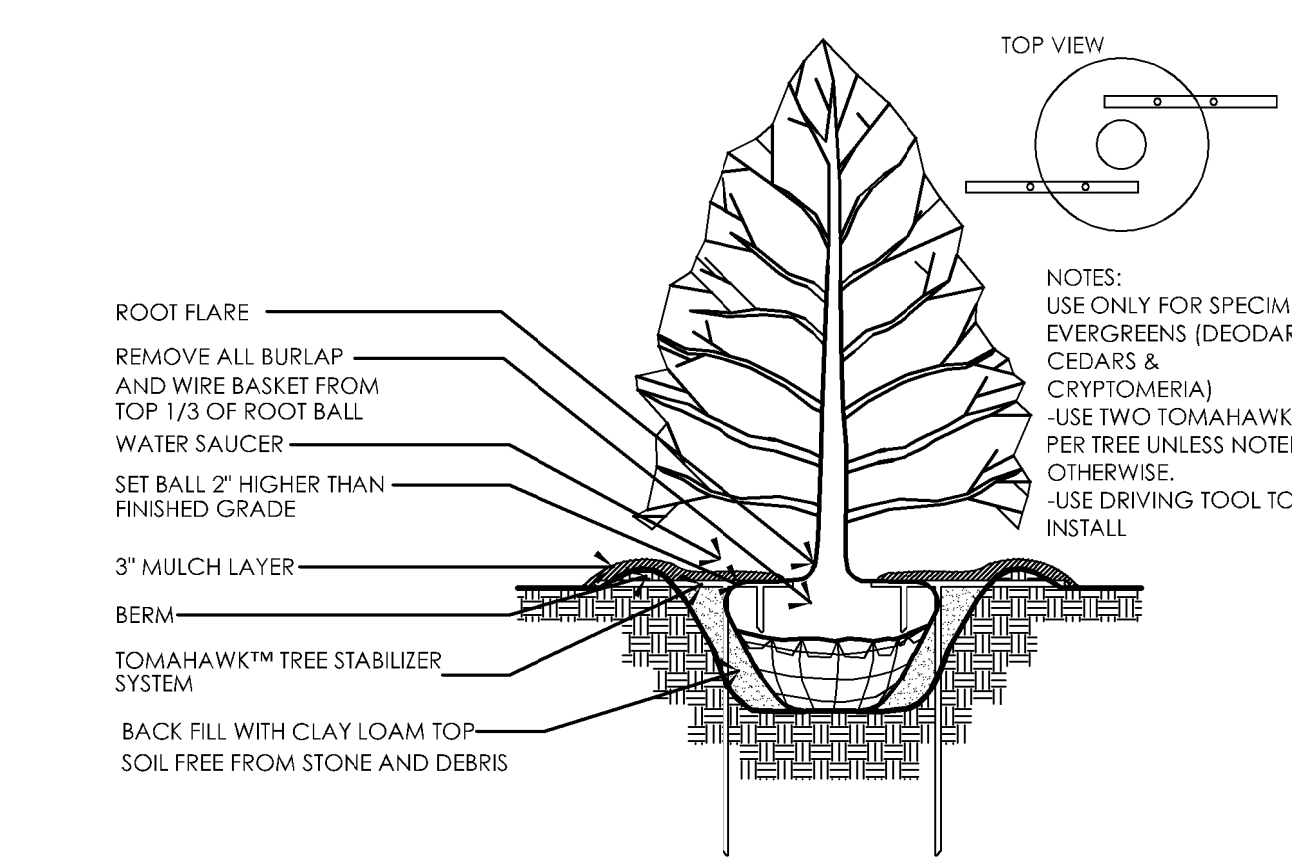
OVERALL SITE
GRADING PLAN

SHEET NO. PROJ. NO.
2405.002

C200



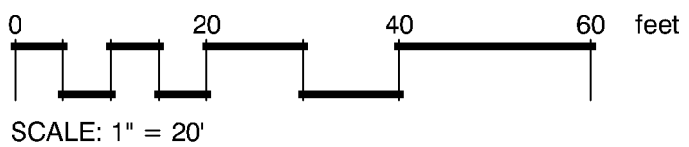
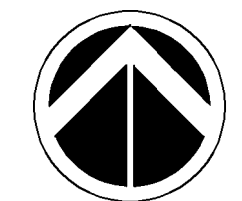
1 LANDSCAPE PLAN
SCALE: 1" = 20'



2 TREE PLANTING DETAIL
SCALE: N.T.S.



NOTE:
THE BASE INFORMATION FOR THIS DRAWING HAS BEEN COMPILED FROM A VARIETY OF SOURCES AT VARIOUS TIMES AND AS SUCH IS INTENDED TO BE USED ONLY AS A CONCEPTUAL GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND DESCRIPTIONS ARE FOR GRAPHIC PURPOSES ONLY. AS AN AID TO SITE LOCATION AND POSSIBLE POTENTIAL LAND USE. ANY PERSON DESIRING TO DETERMINE ACTUAL COMMITMENTS SHOULD EXAMINE THE APPROPRIATE PLATS, DEED RESTRICTIONS, COVENANTS, AND PLANNING AND ZONING REGULATIONS APPLICABLE TO SPECIFIC PORTIONS OF THE PROPERTY.



ISSUE DATE:		01/08/2025
SHEET ISSUE:		
NO.	DATE	DESCRIPTION

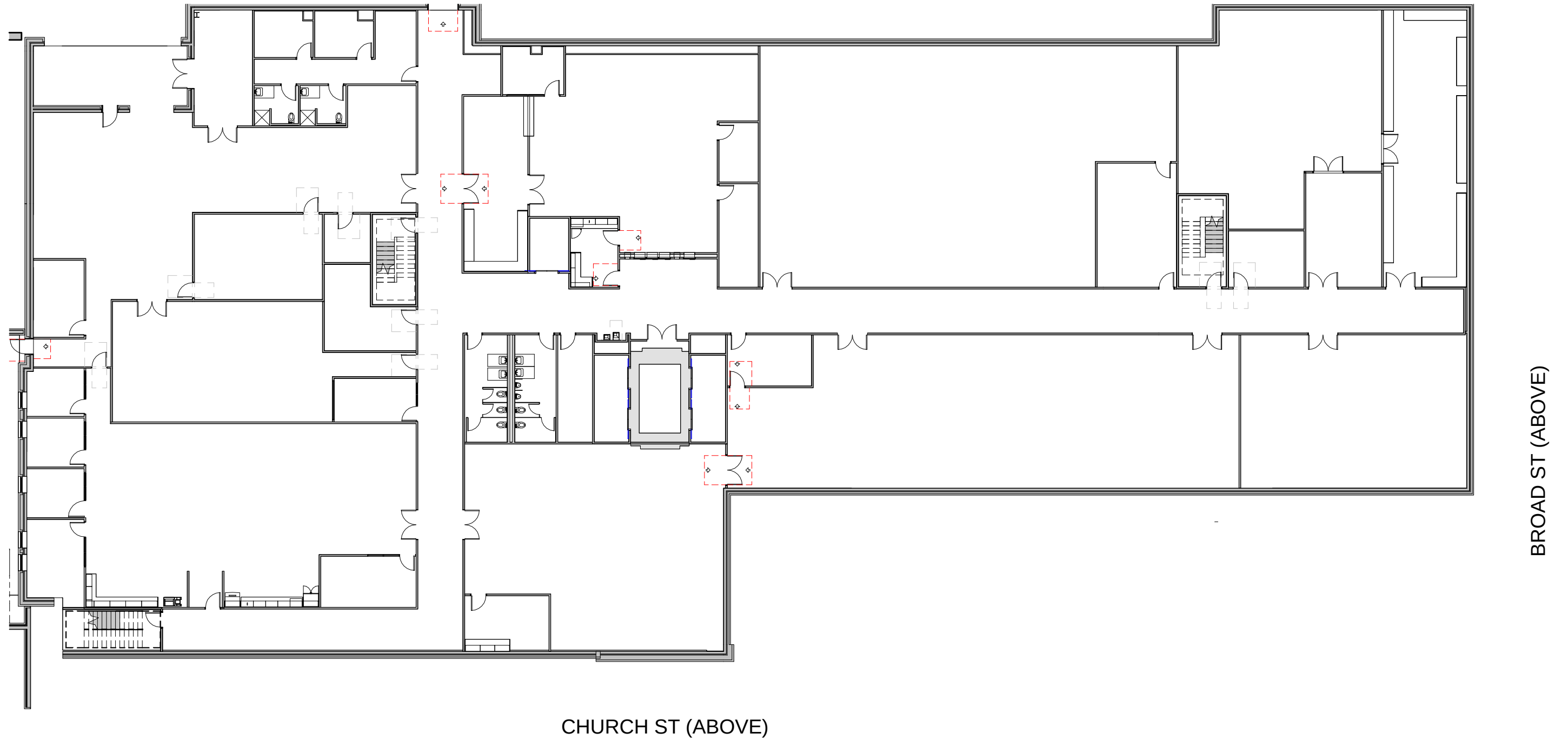
PRINCIPAL IN CHARGE:	TP
PROJECT ARCHITECT:	TP
DRAWN BY:	TP/KK

SHEET TITLE:
LANDSCAPE PLAN

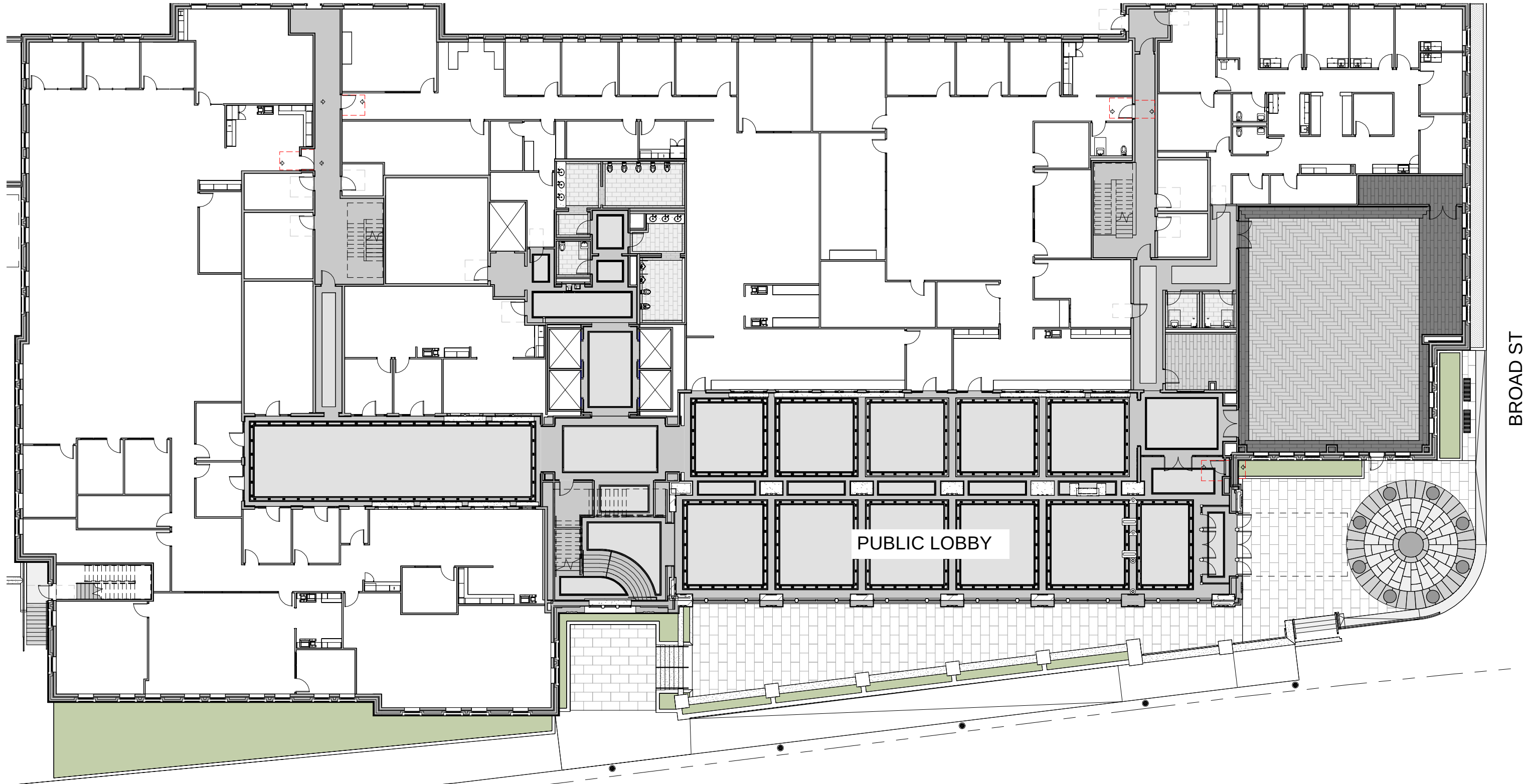
SHEET NO.	PROJ. NO.
	21005-00

L2

NOT FOR CONSTRUCTION
DRB FINAL SUBMITTAL
JUNE 2025



LEVEL 0
 3/64" = 1'0"



LEVEL 1
3/64" = 1'0"

CHURCH ST

BROAD ST

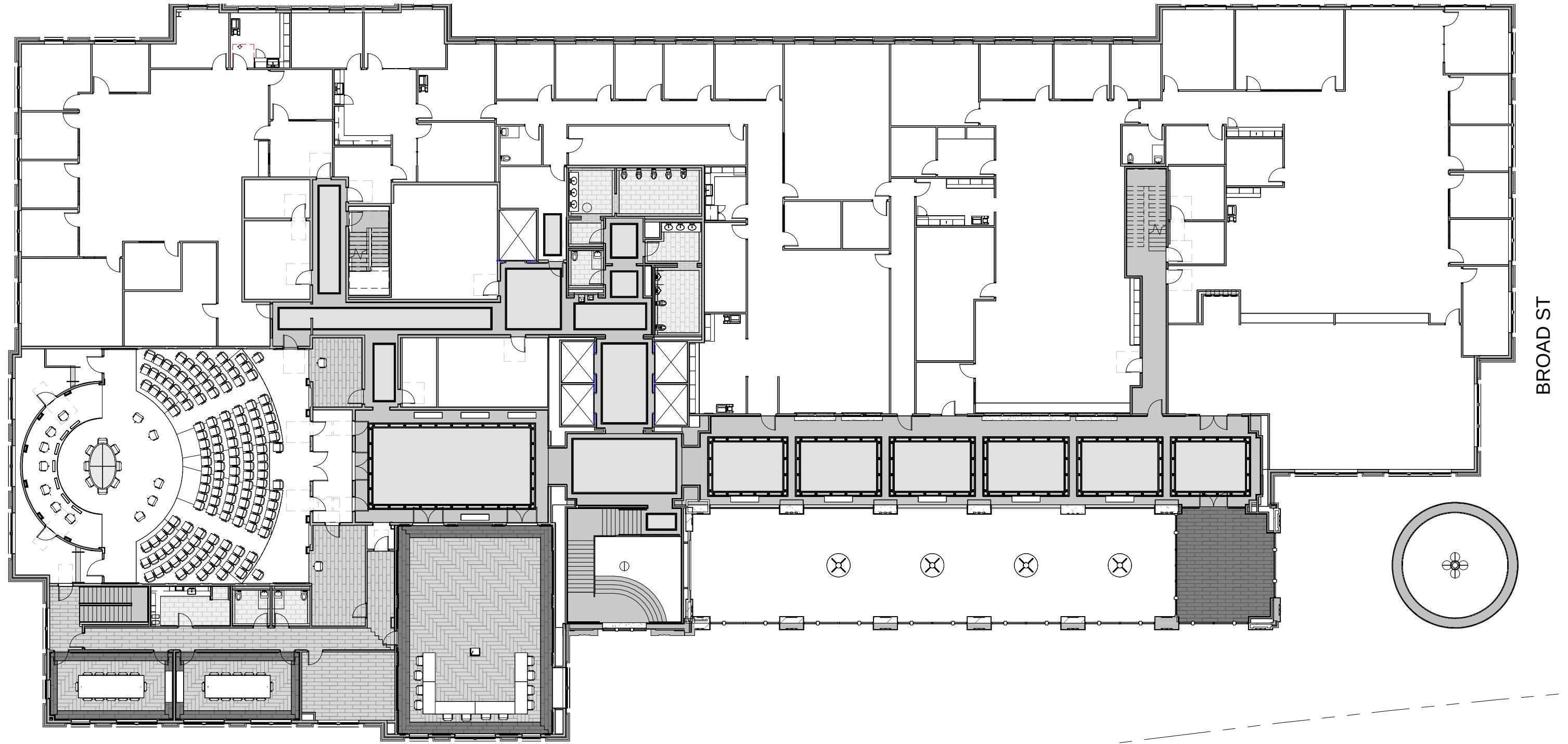


Spartanburg County / City Administration
Spartanburg, South Carolina

April 1, 2025
52 of 132

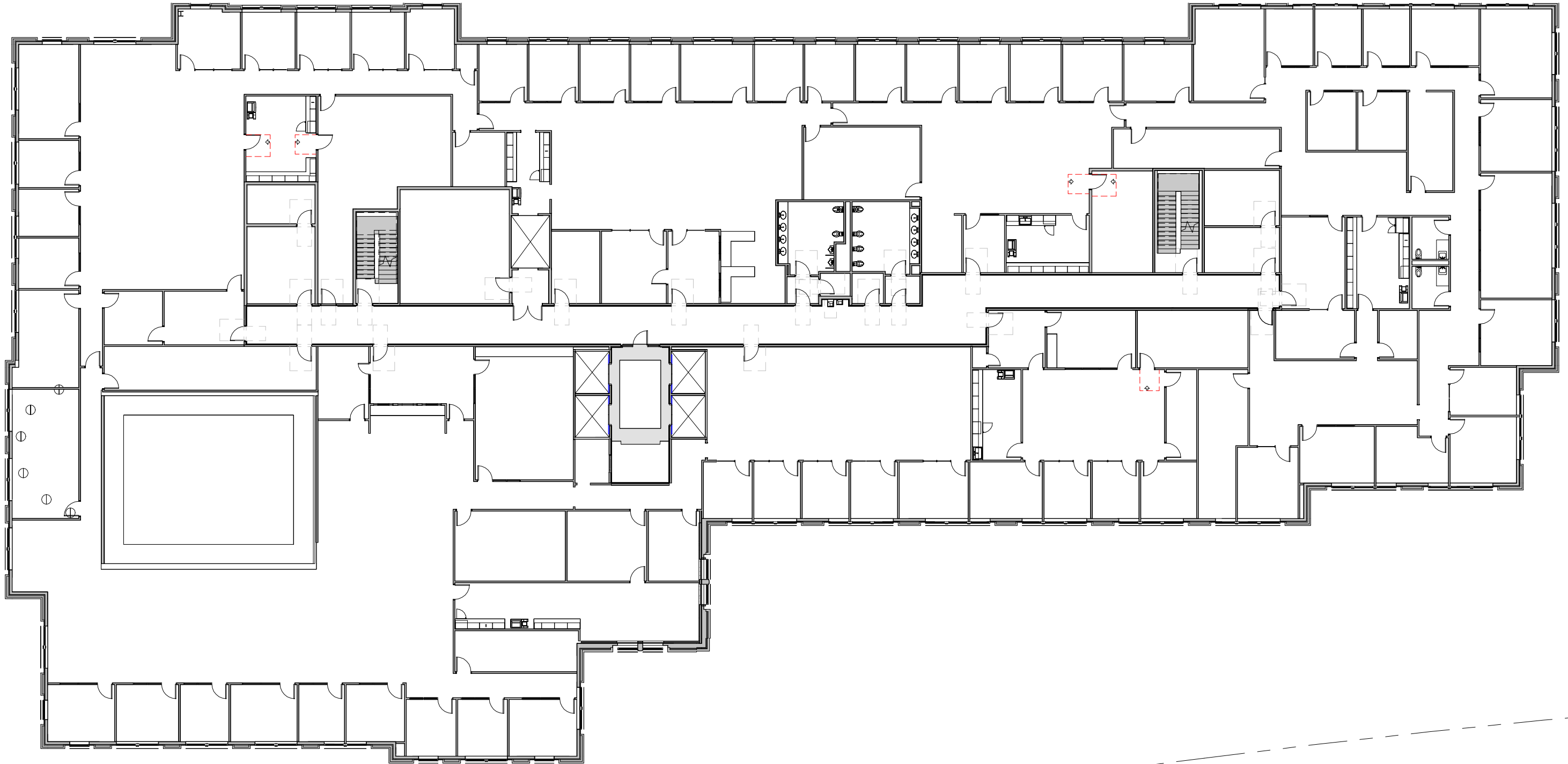


CLERESTORY
PROJECTS GROUP, INC.



CHURCH ST

LEVEL 2
3/64" = 1'0"



BROAD ST

CHURCH ST

LEVEL 3
3/64" = 1'0"

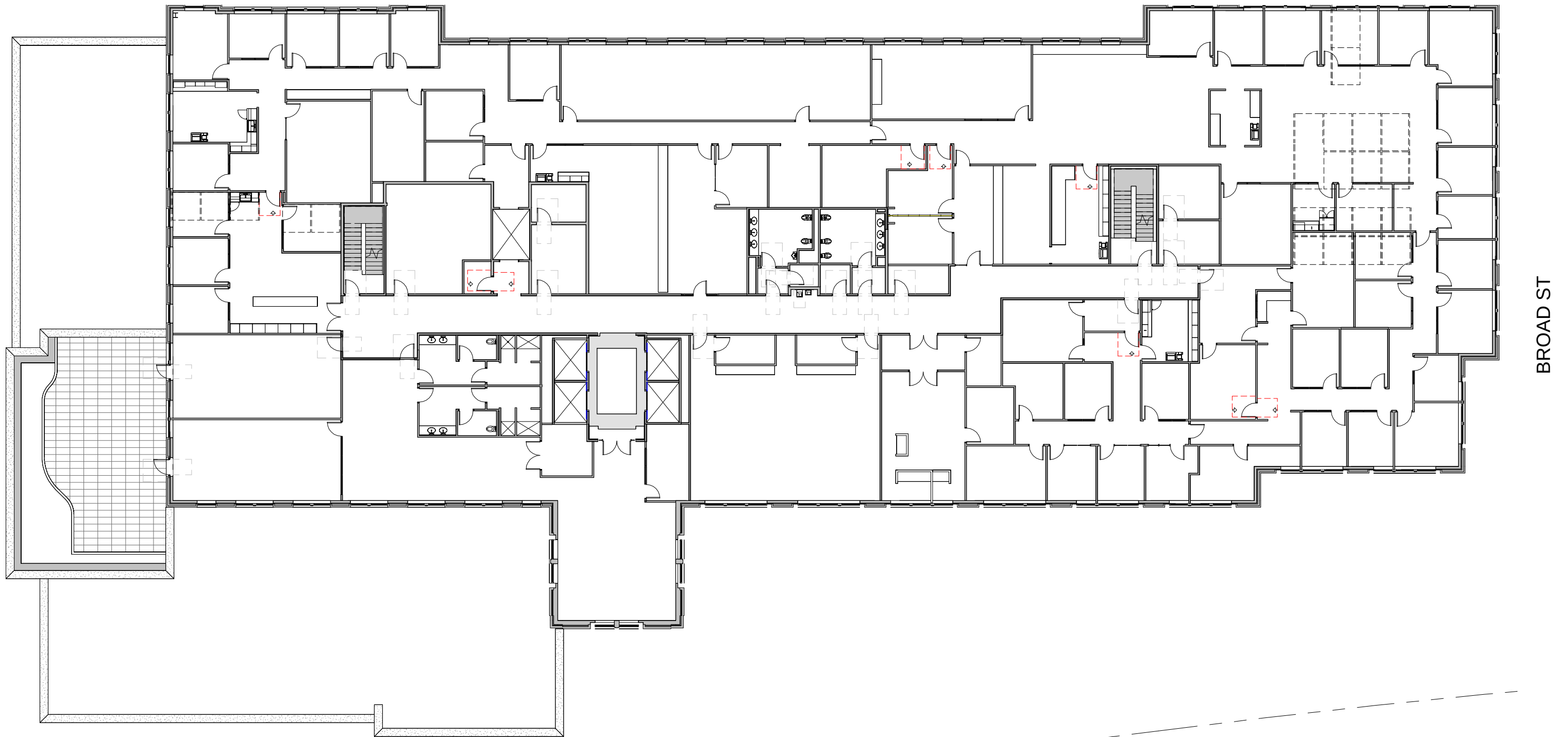


Spartanburg County / City Administration
Spartanburg, South Carolina

April 1, 2025
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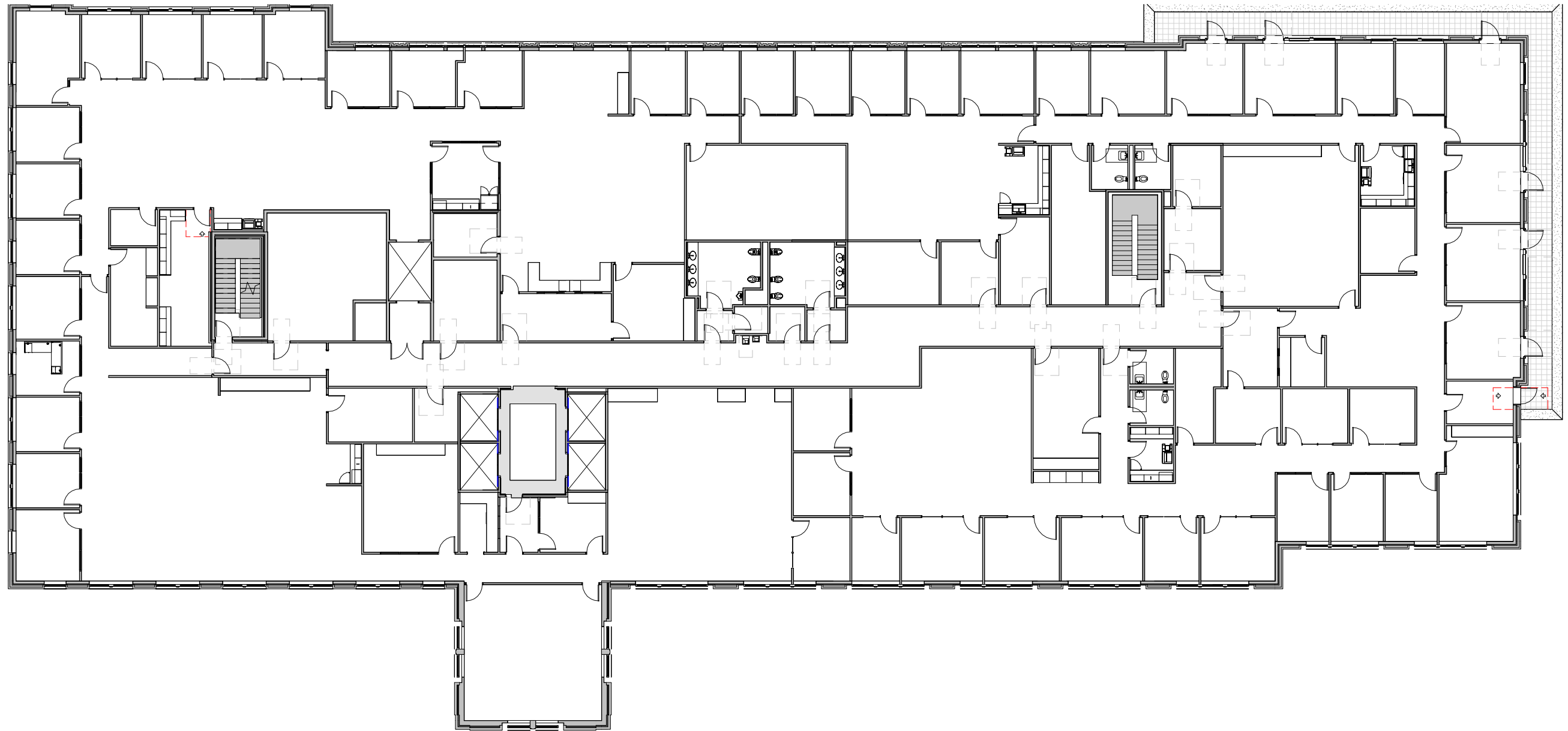
CLERESTORY
PROJECTS GROUP, INC.



BROAD ST

CHURCH ST

LEVEL 4
3/64" = 1'0"



BROAD ST

CHURCH ST

LEVEL 5
3/64" = 1'0"

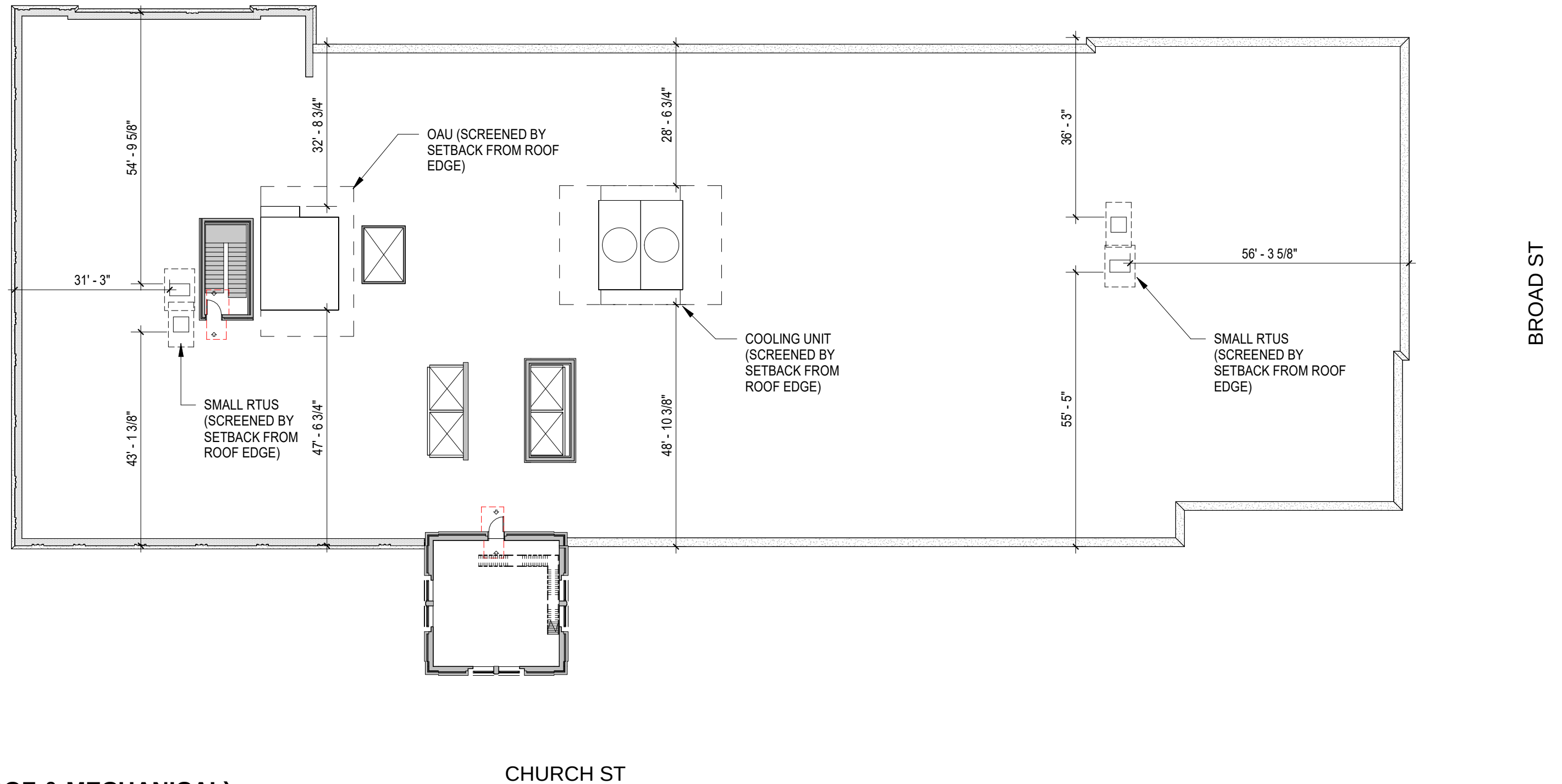


Spartanburg County / City Administration
Spartanburg, South Carolina

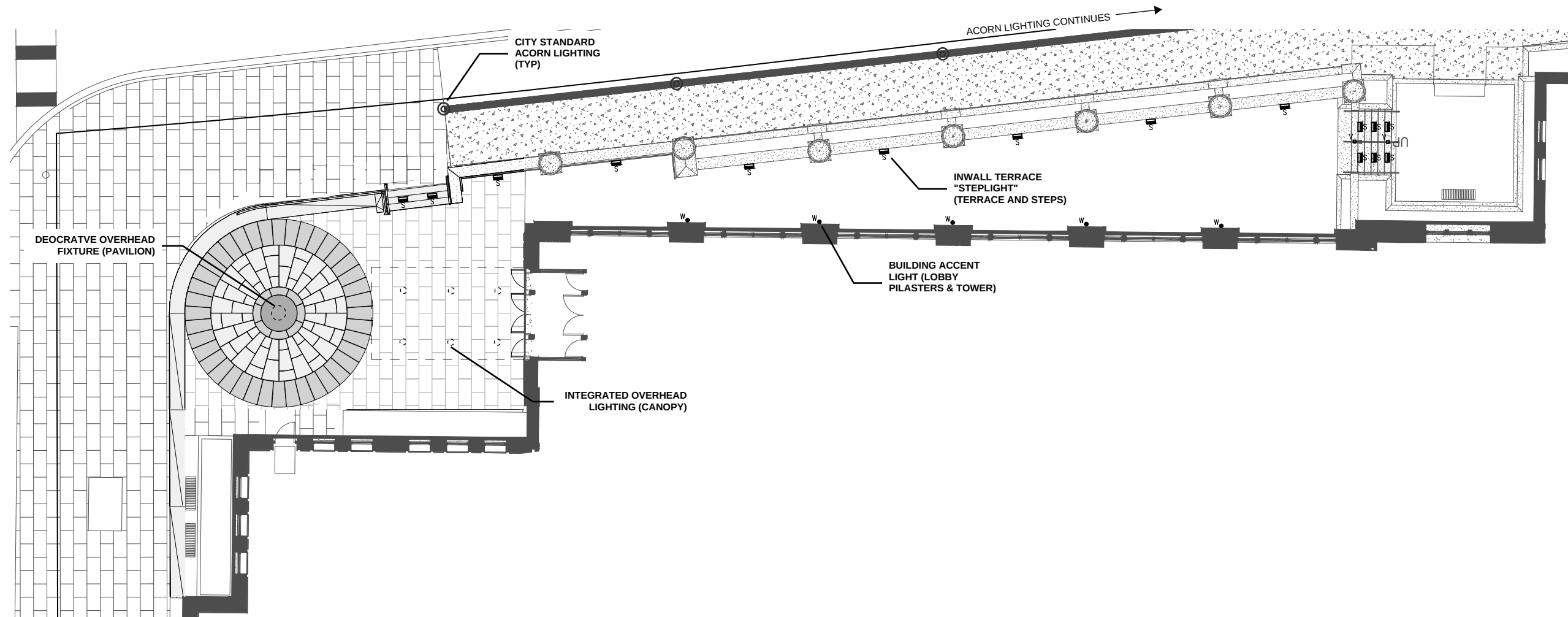
April 1, 2025
56 of 132



CLERESTORY
PROJECTS GROUP, INC.



LEVEL 6 (ROOF & MECHANICAL)
 3/64" = 1'0"



- SITE LIGHTING PLAN GENERAL NOTES:**
1. ELECTRICAL CONTRACTOR TO COORDINATE ALL ELECTRICAL WORK WITH THE GENERAL CONTRACTOR AND OTHER TRADES.
 2. ELECTRICAL CONTRACTOR TO COORDINATE EXACT LOCATIONS OF ALL HARDWARE, AND LANDSCAPE LIGHT FIXTURES WITH THE LANDSCAPE ARCHITECT.
 3. ELECTRICAL CONTRACTOR TO COORDINATE SETBACK LOCATIONS FOR ALL HARDSCAPE LIGHT FIXTURES WITH FIXTURE MANUFACTURER AND THE LANDSCAPE ARCHITECT. ELECTRICAL CONTRACTOR SHALL SCHEDULE A NIGHT TO VERIFY SETBACK LOCATIONS FOR FIXTURES. PROVIDE REQUIRED ILLUMINATION FOR COLUMNS, SIGNS, HARDWARE, AND LANDSCAPING.
 4. ELECTRICAL CONTRACTOR TO INSTALL IN GRADE WATERTIGHT JUNCTION BOXES AS NECESSARY TO FACILITATE WIRING.
 5. ALL FIXTURES SHALL MEET THE SEISMIC REQUIREMENTS OF ASCE 7.

TERRACE & BUILDING LIGHTING PLAN

3/64" = 1'0"

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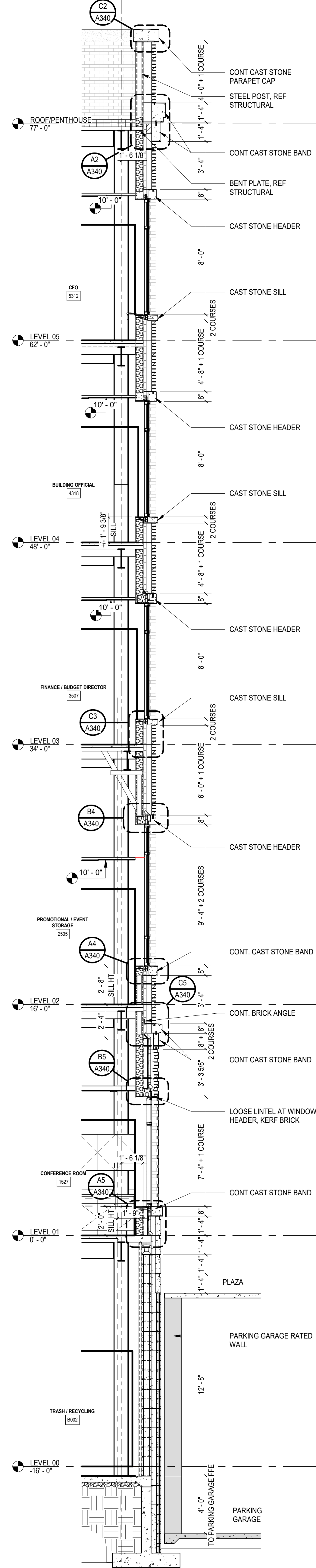
A5 WALL SECTION - WEST WALL 1
A330B 1/4" = 1'-0"

D

C

B

A



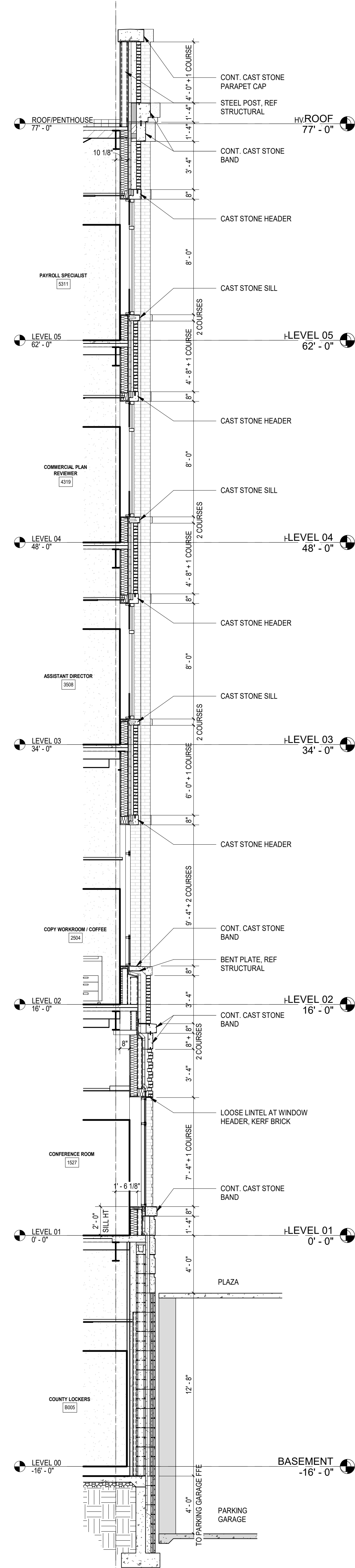
A4 WALL SECTION - WEST WALL 2
A330B 1/4" = 1'-0"

D

C

B

A



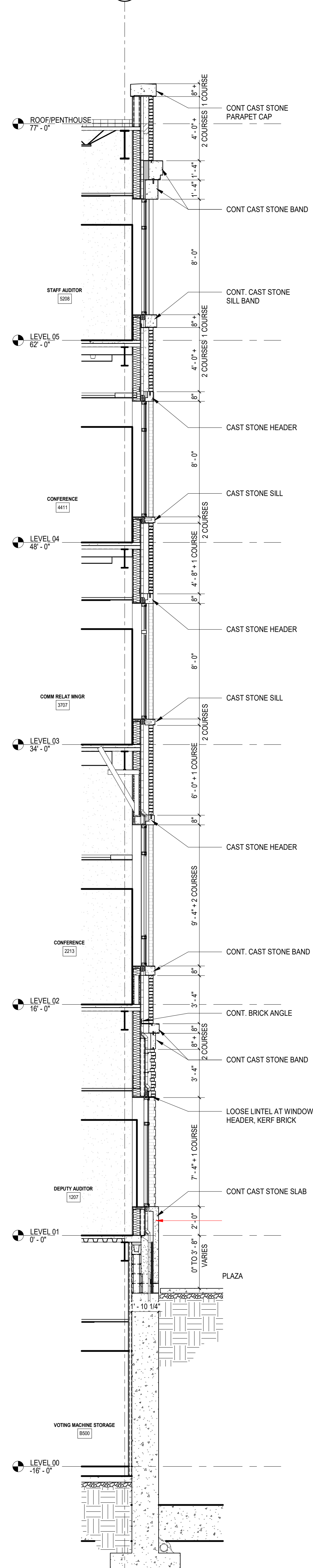
A3 WALL SECTION - WEST WALL 3
A330B 1/4" = 1'-0"

D

C

B

A



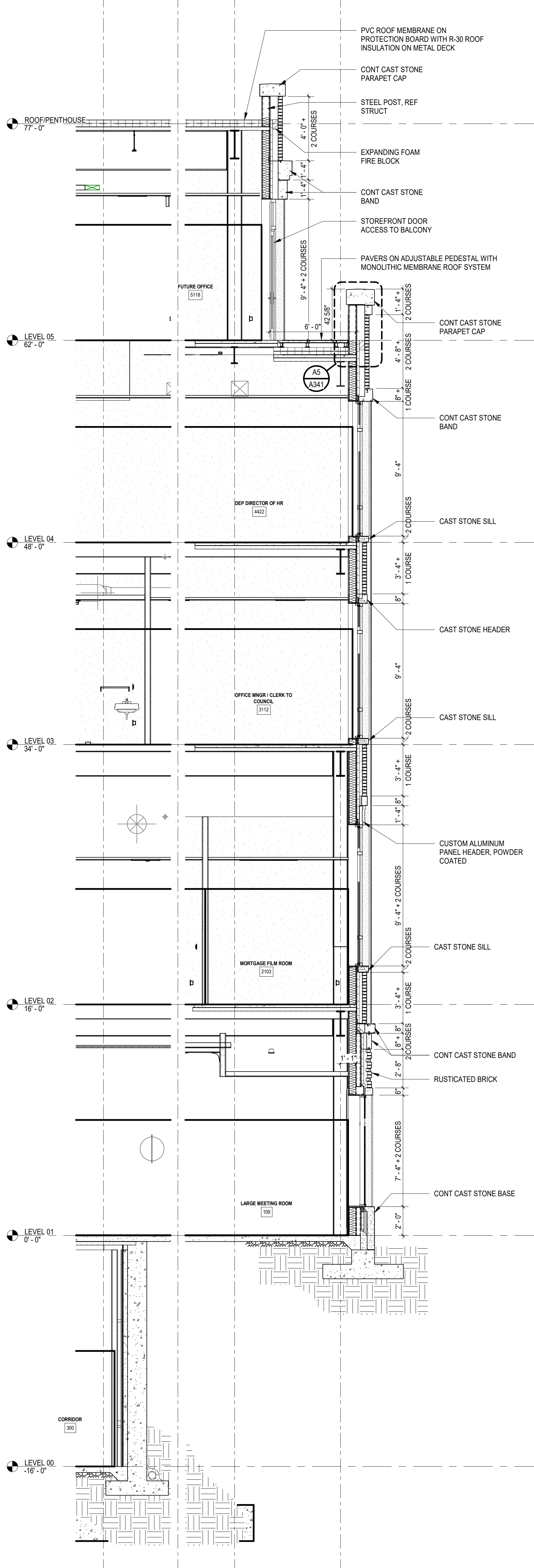
A2 WALL SECTION - SOUTH WALL 1
A330B 1/4" = 1'-0"

D

C

B

A

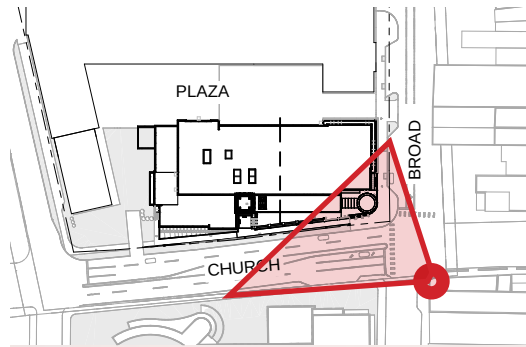


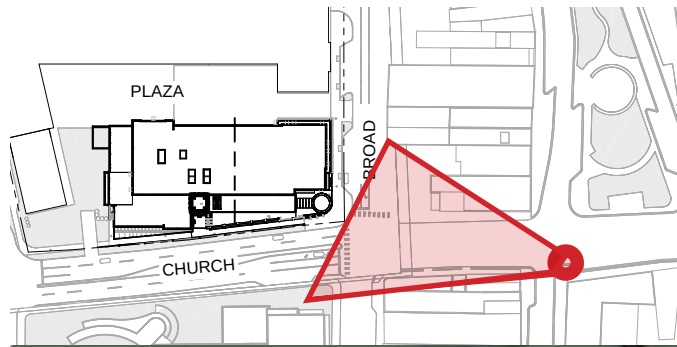
187 W Broad St, Spartanburg, SC 29306

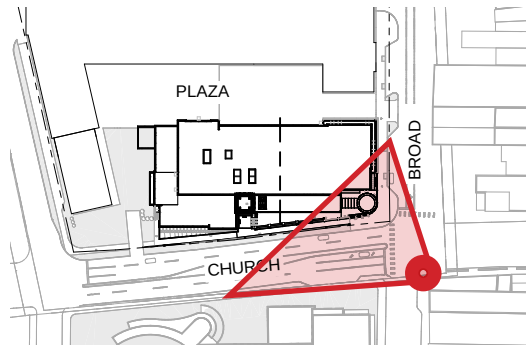
SHEET TITLE:
WALL SECTIONS

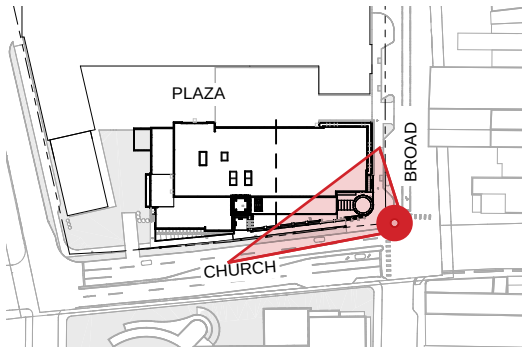
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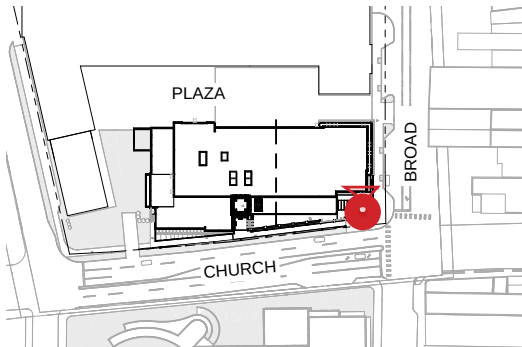


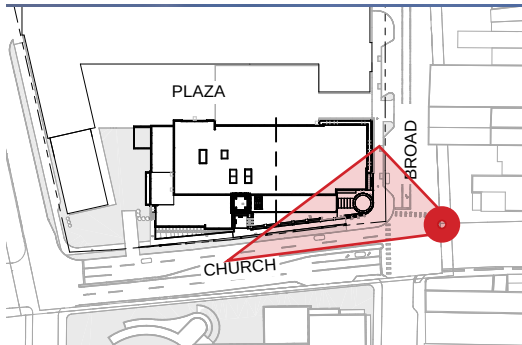


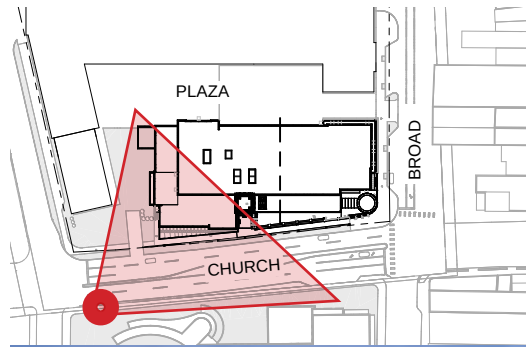


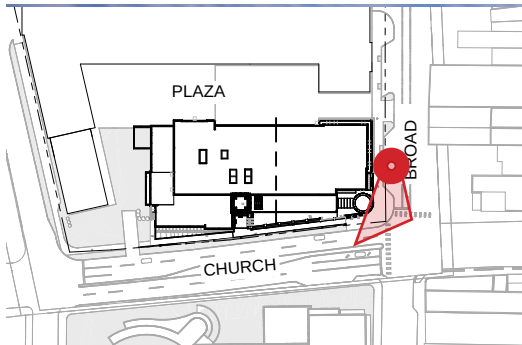


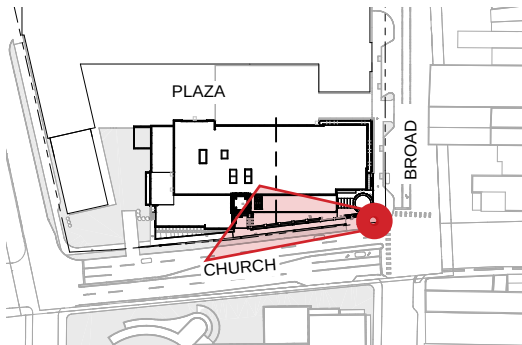


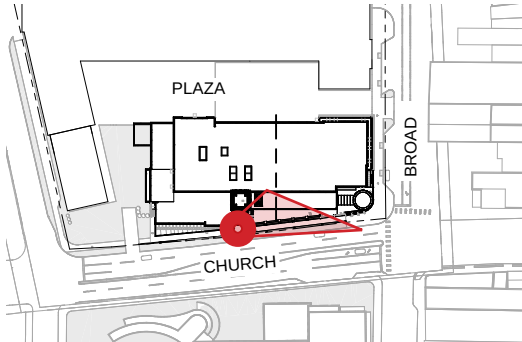


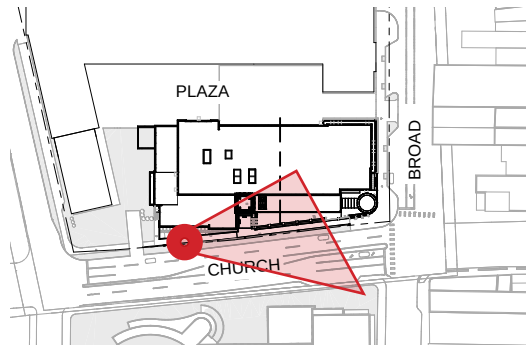














157 LINEAR FT OF GLAZING = 51% OF FRONTAGE

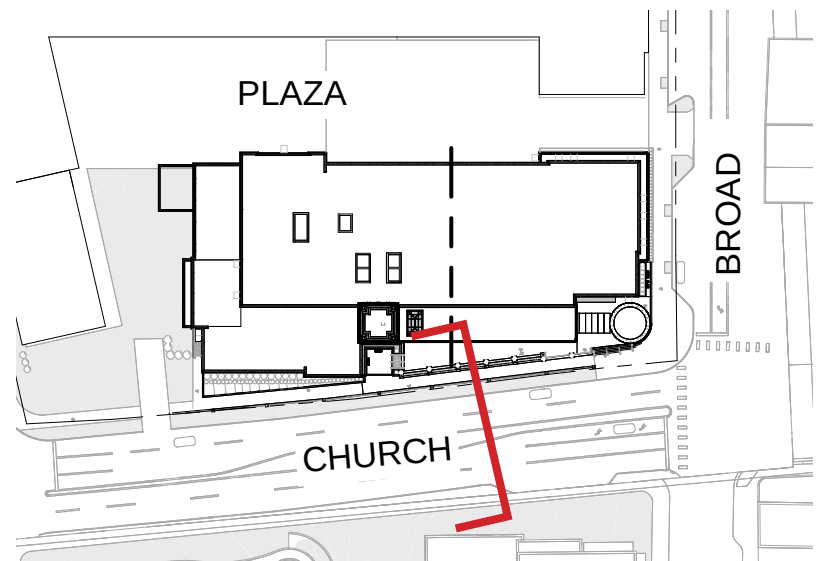
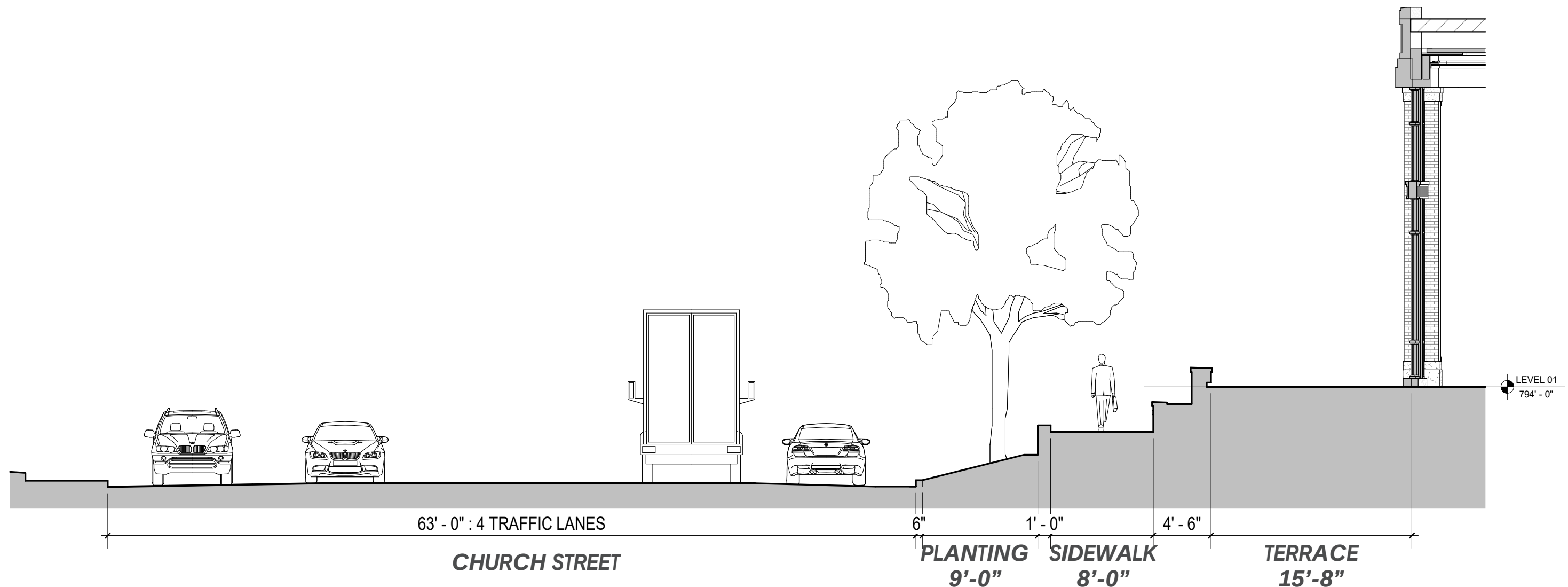


52 LINEAR FT OF GLAZING = 39% OF FRONTAGE

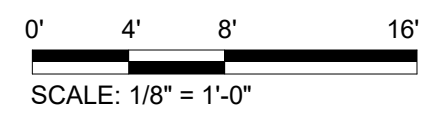
**VARIANCE GRANTED DURING
PRELIMINARY REVIEW**

EAST & NORTH ELEVATION

SCALE: 3/64" = 1'-0"



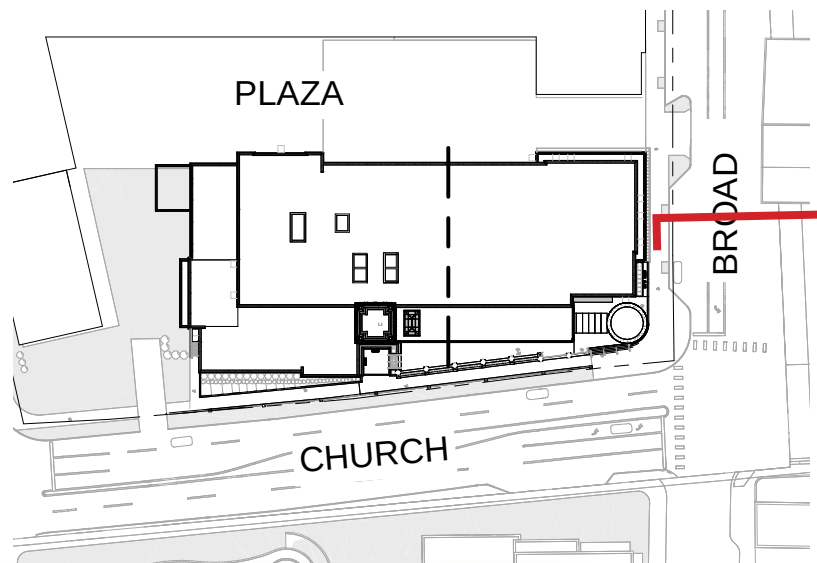
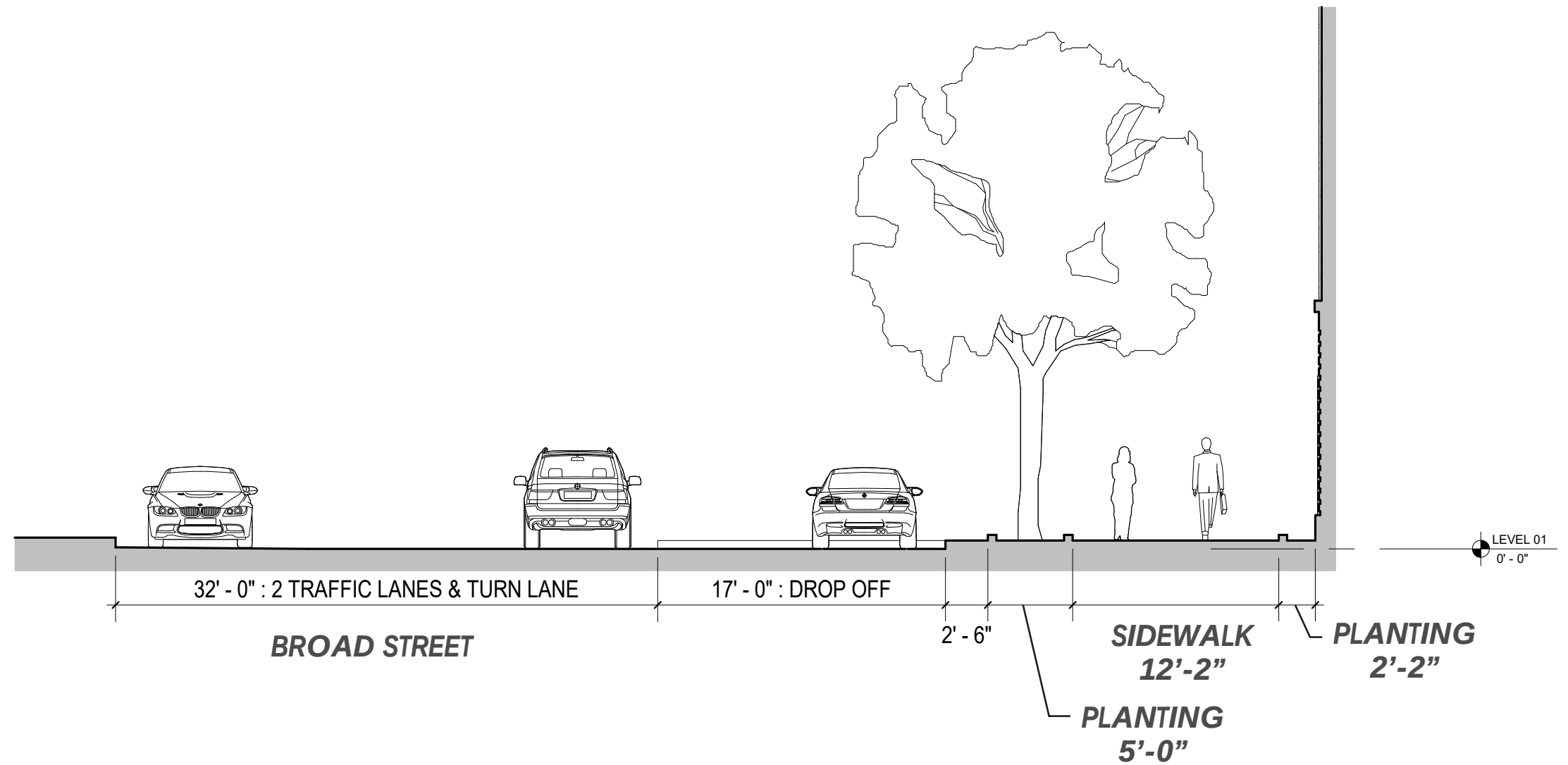
SECTION THROUGH CHURCH STREET



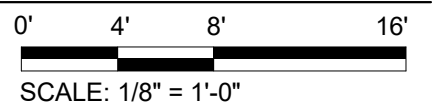
Spartanburg County / City Administration
Spartanburg, South Carolina



CLERESTORY
PROJECTS GROUP, INC.

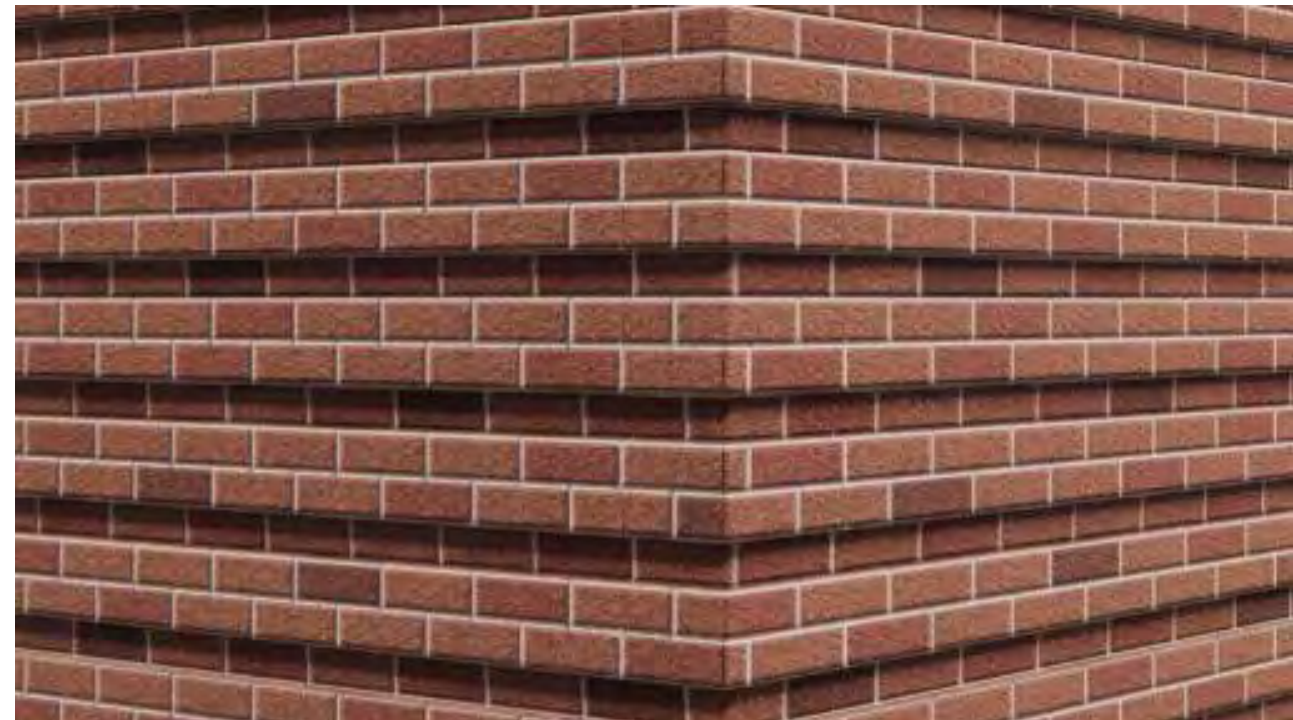


SECTION THROUGH BROAD STREET





MODULAR BRICK (FIELD)
 BRICK BLEND: RED
 MORTAR COLOR : TBD



RUSTICATED BRICK @ LEVEL 1
 BRICK BLEND: RED
 MORTAR COLOR : TBD



CAST STONE
 LIGHT SANDBLAST FINISH



METAL RAILING
 DARK GRAY



CANOPY METAL
 LIGHT GRAY



GLAZING

MATERIAL LEGEND	
BR01	TYPE 1 BRICK
BR02	RUSTICATED BRICK
CN01	CONCRETE FLOORING
CS01	PROFILED CAST STONE
MSP01	MASONRY SPANDREL PANEL
MT02	DECORATIVE METAL CANOPY
MT05	METAL HANDRAIL
LT09	CUSTOM LIGHT FIXTURE
WN01	FIXED ALUMINUM WINDOW
WN03	SKYLIGHT



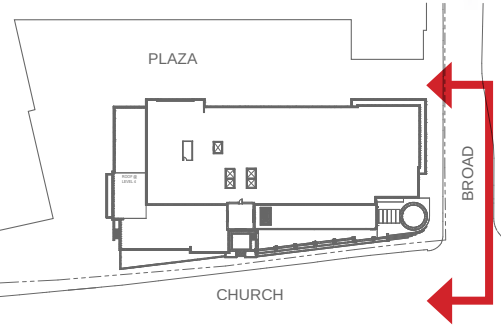
EAST ELEVATION

SCALE: 3/64" =1'-0"

MATERIAL LEGEND	
BR01	TYPE 1 BRICK
BR02	RUSTICATED BRICK
CN01	CONCRETE FLOORING
CS01	PROFILED CAST STONE
MSP01	MASONRY SPANDREL PANEL
MT02	DECORATIVE METAL CANOPY
MT05	METAL HANDRAIL
LT09	CUSTOM LIGHT FIXTURE
WN01	FIXED ALUMINUM WINDOW
WN03	SKYLIGHT



S.CHURCH STREET



NORTH ELEVATION

SCALE: 3/64" =1'-0"

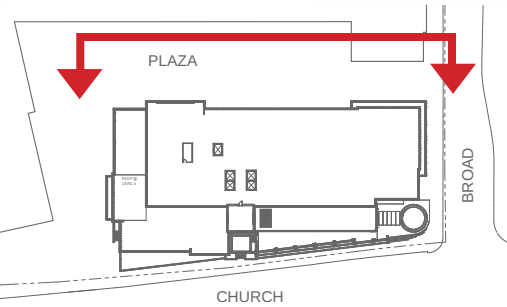
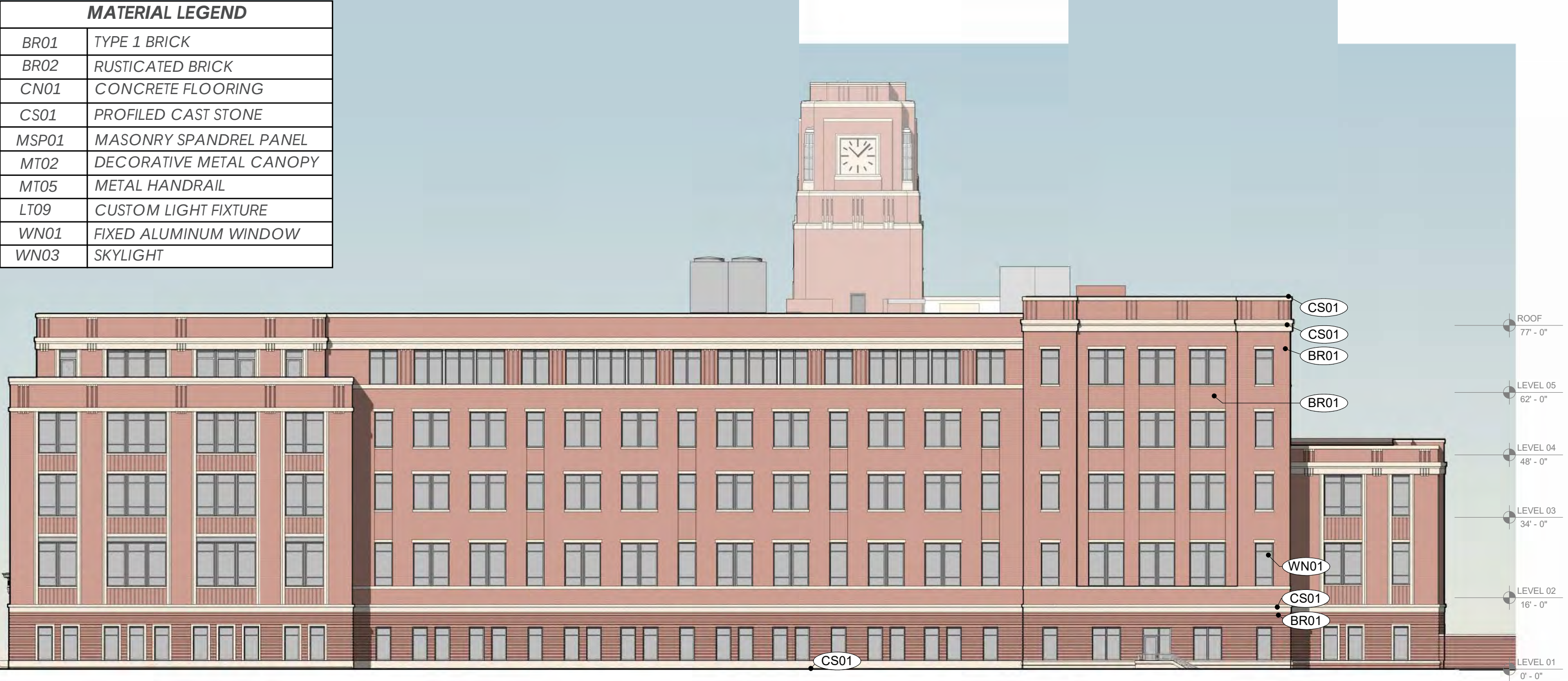
MATERIAL LEGEND	
BR01	TYPE 1 BRICK
BR02	RUSTICATED BRICK
CN01	CONCRETE FLOORING
CS01	PROFILED CAST STONE
MSP01	MASONRY SPANDREL PANEL
MT02	DECORATIVE METAL CANOPY
MT05	METAL HANDRAIL
LT09	CUSTOM LIGHT FIXTURE
WN01	FIXED ALUMINUM WINDOW
WN03	SKYLIGHT



SOUTH ELEVATION

SCALE: 3/64" =1'-0"

MATERIAL LEGEND	
BR01	TYPE 1 BRICK
BR02	RUSTICATED BRICK
CN01	CONCRETE FLOORING
CS01	PROFILED CAST STONE
MSP01	MASONRY SPANDREL PANEL
MT02	DECORATIVE METAL CANOPY
MT05	METAL HANDRAIL
LT09	CUSTOM LIGHT FIXTURE
WN01	FIXED ALUMINUM WINDOW
WN03	SKYLIGHT



WEST ELEVATION

SCALE: 3/64" =1'-0"



VIEW FROM NE CORNER OF BROAD AND CHURCH ST. MECH EQUIPMENT NOT VISIBLE



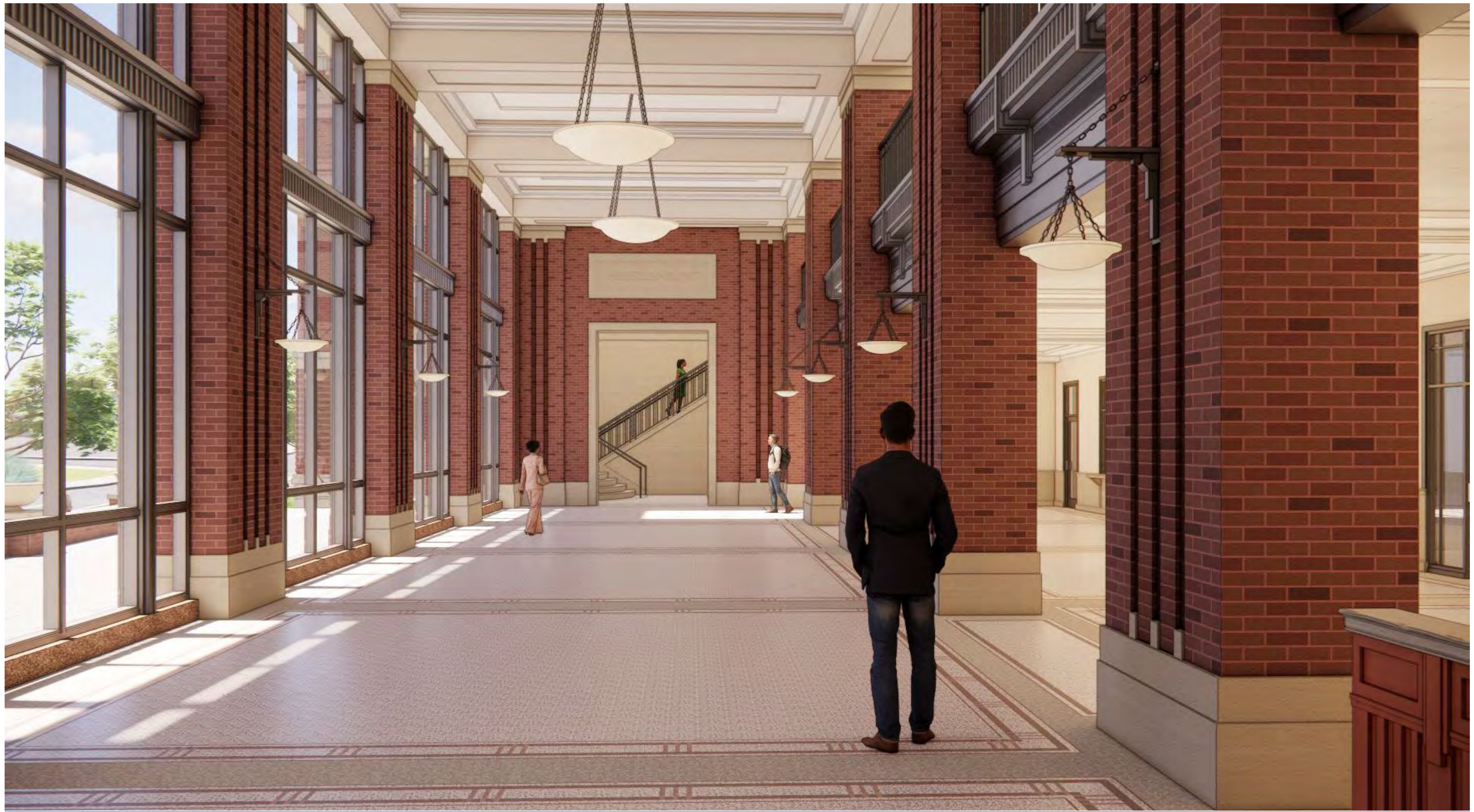
VIEW FROM ACROSS BROAD ST. MECH EQUIPMENT NOT VISIBLE



VIEW FROM SE CORNER OF KENNEDY AND CHURCH ST. MECH EQUIPMENT NOT VISIBLE



AERIAL VIEW FROM SOUTH EAST





THANK YOU

DATE

July 28, 2025

TO

Design Review Board Members

PROJECT/ADDRESS/ TAX ID

145 W. Broad Street / City County Parking Deck
7-12-21-062.00; 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

PROJECT NUMBER

DRB- 25-02000008

REVIEW STATUS – Preliminary Review**COPIES TO**

City Departments/Applicant

STAFF

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

GENERAL PROJECT OVERVIEW

The proposed 7-story, 950 space parking structure is the second of three phases in the redevelopment of the city-owned block bound by Broad Street, Spring Street, and Kennedy Street. The proposed structure is expected to be completely lined by housing to be proposed in a subsequent phase. This is the first review for Preliminary Approval.

AUTHORITY & APPLICABILITY

This project is zoned D-T5 and is a full site redevelopment. The Kennedy Street frontage is subject to the Sideyard Parking Overlay. Formal design review and approval by the Design Review Board is required. Because this structure is proposed to be completely lined in a subsequent phase, the consideration of the design of facades is functionally unnecessary. As such, the only item for consideration are the proposed driveways/entries.

DETERMINATION OF COMPLETENESS

- Application is complete for Preliminary Review.

EXCEPTIONS REQUIRED

- **7.1.4.d Driveway Width:** The vehicular entrance of a parking lot or garage on a frontage must be no wider than 24 feet. The proposed width of the Kennedy Street entrance is 68 feet.

CODE REVIEW

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

A. Use Standards: The proposed use (parking structure) is permitted by right in D-T5.

- **3.2.10 Parking Lot/Structure – Principal Use**
 - i. **Liner Buildings Required:** *Compliant*
 - ii. **High Quality Materials:** *Not Applicable*
 - iii. **Clear Entries:** *Presumed Compliant*
 - iv. **Vents and Utility Openings:** *Presumed Compliant*

B. District Standards:

- **3.3.1 Lot Configuration:** Frontage Build-Out: 60% except in Side Yard Parking Overlay – *Not Applicable*
- **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: *Not Applicable*
- C. General Standards:
- 4.3. Sideyard Parking Overlay: *Not Applicable*
- D. Lot/Site Standards:
- 5.1.1 Lot Frontage: All lots must front on a street, square, or common open space - *Compliant*
 - 5.1.3 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. - *Not Applicable*
 - 5.1.5 Adjacent Lots: Grading between lots to be sensitively considered. - *Not Applicable*
- 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**: New development should not create physical or visual gaps along the street frontage and should fill existing gaps to the greatest extent possible with interesting and active frontages. – **Exception Required – See 7.1.4.d**
 - 6.1.2 General Design Principles - **Housing**: *Not Applicable*
 - 6.1.3 General Design Principles – **Mixed-Use Infill & Redevelopment**: *Not Applicable*
 - 6.1.1 General Design Principles - **Downtown Should be Urban**: *Not Applicable*
 - 6.1.5 General Design Principles - **Put People First**: Ground floor activity is critical to pedestrian comfort and activity. Long expanses of inactivity are strongly discouraged. - **Exception Required – See 7.1.4.d**
 - 6.2 Required Building Design Standards:
 - 6.2.1 Architectural Style: *Not Applicable*
 - 6.2.2 Compatibility: *Not Applicable*
 - 6.2.3 Proportions: *Not Applicable*
 - 6.2.4 Wall Materials: *Not Applicable*
 - 6.2.5 Façade Treatment: *Not Applicable*
 - 6.2.6 Building Entrances: *Presumed Compliant*
 - 6.4 Specific Building Design Standards for all D-T5 Mixed-Use and Commercial Buildings
 - 6.4.1 Roof and Eaves: *Not Applicable*
 - 6.4.2 Canopies/Awnings: *Not Applicable*
 - 6.4.3 Encroachments: *Not Applicable*
 - 6.4.4 Ground Level Detailing: *Not Applicable*
 - 6.4.5 Materials: *Not Applicable*
- G. Parking:
- 7.1.4.d Parking Area Access: The vehicular entrance of a parking lot or garage on a frontage must be no wider than 24 feet. – **Exception Required**
 - 7.2 Bicycle Parking: **More detail requested**

H. Streetscape and Site Landscaping:

- 8.1 Required Streetscape:
 - D-T5: 12 ft zone with 8 ft wide sidewalk and trees in wells: *Unable to determine at this time*
- 8.2 Parking Area Landscaping: *Not applicable*

I. Signage: *Staff level approval*

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

Kennedy Street Parking Structure Driveway: The proposed driveway width on the Kennedy Street frontage is 68 feet to accommodate four (4) lanes averaging 17 feet per lane. The medians between each are 3 feet wide. The current design is driven by the multi-functions of the deck.

Given that this is a preliminary design review, staff will continue to explore the option of reducing lane widths to evaluate potential impacts on the deck's functionality, as well as the integration of pedestrian safety crossing measures.

RECOMMENDATION

The following exception(s) are required for Preliminary Approval:

- 7.1.4.d Driveway Width: To permit an increase in the maximum driveway width from 24 feet to 68 feet.

June 9th, 2025

RE: Spartanburg Government Center Parking Deck
Design Review Board Preliminary Review
Description of Requested Modification of Standards

McMillan Pazdan Smith appreciates the opportunity to present our application for a preliminary review of the Spartanburg Government Center Parking Deck. We are requesting a modification to following design standard:

Spartanburg Downtown Code, Zoning Ordinance, Appendix A

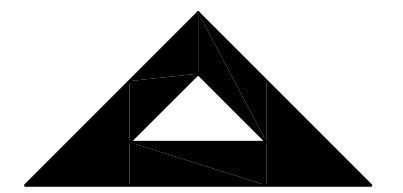
Section 7.1.4; d: The vehicular entrance of a parking lot or garage on a frontage must be no wider than 24 feet.

Requested Modification: Permit a vehicular entrance width of 68 feet at the Kennedy St. entrance to the structure.

Explanation: The proposed parking deck will be a public parking deck with approximately 950 parking spaces serving the adjacent County/City Administration building, the adjacent multifamily building and the general public. The basement level of the deck is primarily utilized for secure staff parking, loading and trash service and drive-through service lanes for the treasury department. Levels 1-6 serve staff and the public.

Numerous parking deck configurations were studied for this high-volume deck with the goal of creating an efficient and intuitive vehicular circulation pattern. A compliant entrance-only lane is located at Broad St. and a compliant entrance and exit lane is located at Spring Street. Broad St. and Spring St. are anticipated to be the main pedestrian routes on this site, thus the bulk of vehicular parking deck traffic has been located on Kennedy St. The optimal design for the deck utilizes a speed ramp that directs visitors directly to/from the Kennedy Street basement level entrance to the public parking spaces up on Level 1 and above. This design requires an entrance/exit at Kennedy St. that is 4 lanes/68 feet wide. 2 of the lanes are dedicated to the speed ramp (an entrance and an exit lane) and 2 of the lanes are for a truck entrance to the restricted staff-only portion of the deck and a truck and self-service exit lane. The lanes for the speed ramp are separated from the truck lanes to avoid backups and confusion caused by public traffic mixing with truck traffic. Several measures will be implemented to promote pedestrian safety while crossing this wide opening. The pedestrian crossing will be constructed as a crosswalk with a contrasting surface pattern to promote visibility. Additionally, each lane will have a concrete curb just beyond the crosswalk as a traffic calming device.

CIVIL ENGINEER:



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

SEALS

SPARTANBURG COUNTY

SPARTANBURG COUNTY/CITY ADMINISTRATION BUILDING

145 W BROAD ST, SPARTANBURG, SC 29306

ISSUE DATE: NOVEMBER 2024

SHEET ISSUE:
NO. DATE DESCRIPTION

PARKING DECK
NOT FOR CONSTRUCTION
DRB PRELIMINARY SUBMITTAL
JUNE 2025

PRINCIPAL IN CHARGE: JDM
PROJECT ENGINEER: CWJ
DRAWN BY: CWJ

SHEET TITLE:

OVERALL SITE
LAYOUT PLAN

SHEET NO. PROJ. NO.
2405.002

C100

DRIVEWAY #3
• ENTRANCE (ONLY)

PROPOSED CROSS-WALK
THERMOPLASTIC

W. BROAD STREET
RW UNKNOWN

ADMINISTRATION BUILDING
FIRST FLOOR: 794.00
BASEMENT: 777.00

PROPOSED PARKING
DECK
FLOOR 0: 773.00
FLOOR 1: 790.33

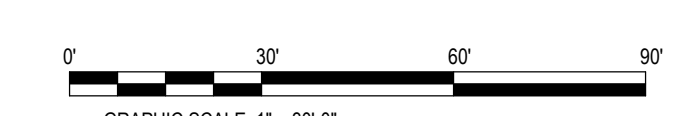
PARKING GARAGE ENTRANCE FOR
PLANNED MAGNOLIA MULTIFAMILY
DEVELOPMENT

PROPOSED CROSS-WALK
STAMPED CONCRETE WITH
THERMOPLASTIC BARS

DRIVEWAY #2
• ENTRANCE
• EXIT

LOCATION OF REQUESTED
DESIGN STANDARD
MODIFICATION

DRIVEWAY #1
• ENTRANCE (RESTRICTED)
• ENTRANCE (SPEED RAMP ONLY)
• EXIT (SPEED RAMP ONLY)
• EXIT



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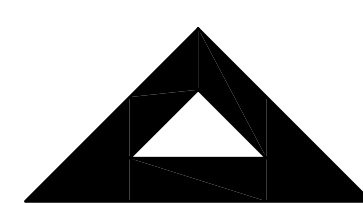
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127 dunbar street
spartanburg, sc 29306

CIVIL ENGINEER:



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

SPARTANBURG COUNTY

SPARTANBURG COUNTY/CITY ADMINISTRATION BUILDING

145 W BROAD ST. SPARTANBURG, SC 29306

ISSUE DATE: NOVEMBER 2024

SHEET ISSUE:

NO.	DATE	DESCRIPTION
-----	------	-------------

PRINCIPAL IN CHARGE: JDM
PROJECT ENGINEER: CWJ
DRAWN BY: CWJ

SHEET TITLE:

OVERALL SITE GRADING PLAN

SHEET NO. C200

PROJ. NO. 2405.002

PARKING DECK
NOT FOR CONSTRUCTION
DRB PRELIMINARY SUBMITTAL
JUNE 2025

June 9th, 2025

RE: Spartanburg Government Center Parking Deck
Design Review Board Preliminary Review
Description of Requested Modification of Standards

McMillan Pazdan Smith appreciates the opportunity to present our application for a preliminary review of the Spartanburg Government Center Parking Deck. We are requesting a modification to following design standard:

Spartanburg Downtown Code, Zoning Ordinance, Appendix A

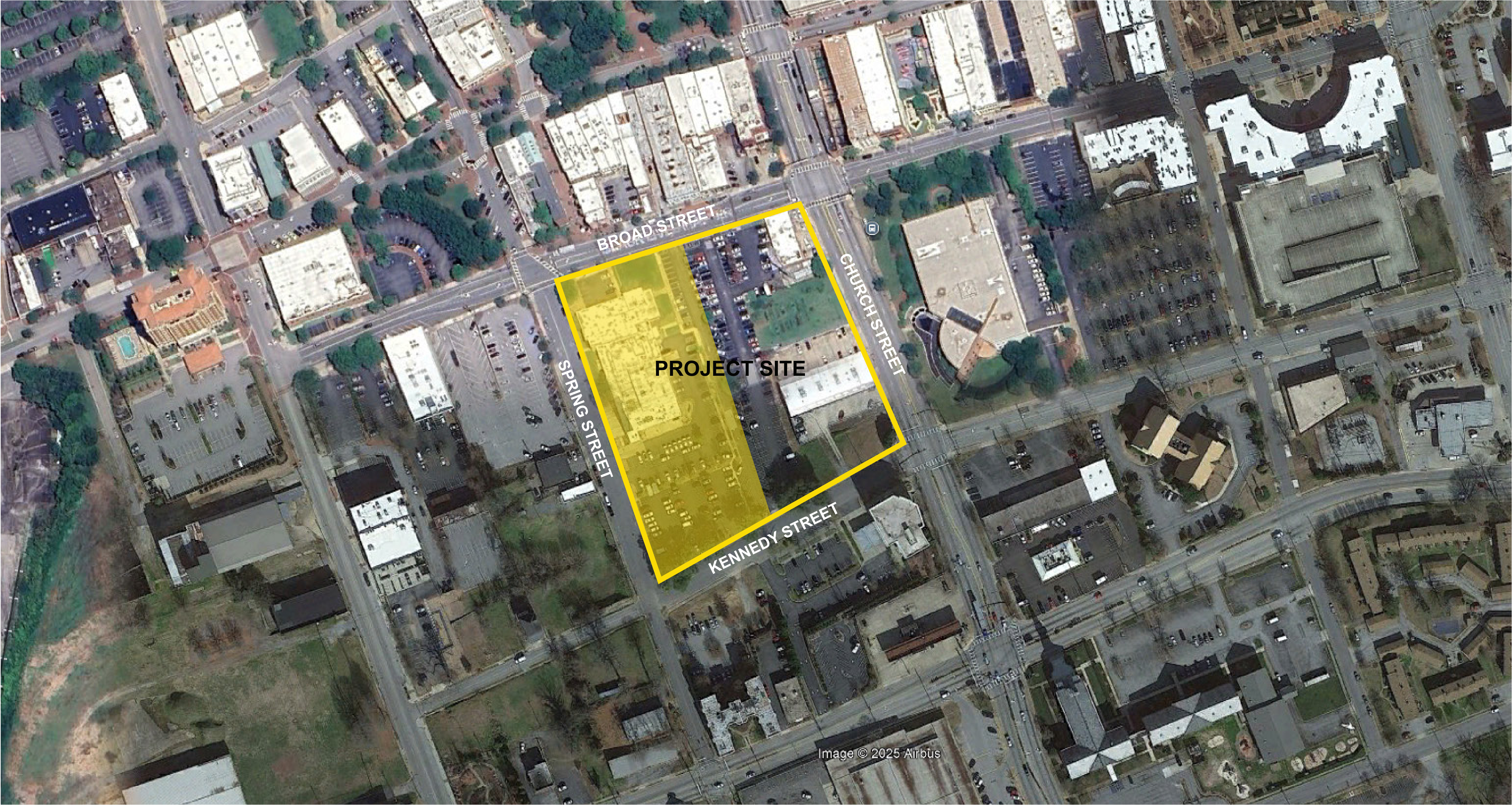
Section 7.1.4; d: The vehicular entrance of a parking lot or garage on a frontage must be no wider than 24 feet.

Requested Modification: Permit a vehicular entrance width of 68 feet at the Kennedy St. entrance to the structure.

Explanation: The proposed parking deck will be a public parking deck with approximately 950 parking spaces serving the adjacent County/City Administration building, the adjacent multifamily building and the general public. The basement level of the deck is primarily utilized for secure staff parking, loading and trash service and drive-through service lanes for the treasury department. Levels 1-6 serve staff and the public.

Numerous parking deck configurations were studied for this high-volume deck with the goal of creating an efficient and intuitive vehicular circulation pattern. A compliant entrance-only lane is located at Broad St. and a compliant entrance and exit lane is located at Spring Street. Broad St. and Spring St. are anticipated to be the main pedestrian routes on this site, thus the bulk of vehicular parking deck traffic has been located on Kennedy St. The optimal design for the deck utilizes a speed ramp that directs visitors directly to/from the Kennedy Street basement level entrance to the public parking spaces up on Level 1 and above. This design requires an entrance/exit at Kennedy St. that is 4 lanes/68 feet wide. 2 of the lanes are dedicated to the speed ramp (an entrance and an exit lane) and 2 of the lanes are for a truck entrance to the restricted staff-only portion of the deck and a truck and self-service exit lane. The lanes for the speed ramp are separated from the truck lanes to avoid backups and confusion caused by public traffic mixing with truck traffic. Several measures will be implemented to promote pedestrian safety while crossing this wide opening. The pedestrian crossing will be constructed as a crosswalk with a contrasting surface pattern to promote visibility. Additionally, each lane will have a concrete curb just beyond the crosswalk as a traffic calming device.

EXISTING SITE



EXISTING SITE



EXISTING SITE CONDITIONS (PRE-DEMOLITION)



BROAD STREET AND SPRING STREET



SPRING STREET AND KENNEDY STREET

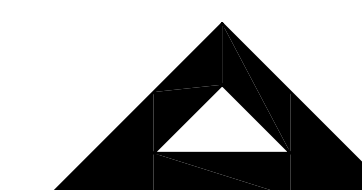


KENNEDY STREET AND CHURCH STREET



CHURCH STREET AND BROAD STREET

CIVIL ENGINEER:



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

95

SPARTANBURG COUNTY

SPARTANBURG COUNTY/CITY ADMINISTRATION BUILDING

145 W BROAD ST, SPARTANBURG, SC 29306

ISSUE DATE: NOVEMBER 2021

SHEET ISSUE:		
NO.	DATE	DESCRIPTION

PARKING DECK
NOT FOR CONSTRUCTION
DRB PRELIMINARY SUBMITTAL
JUNE 2025

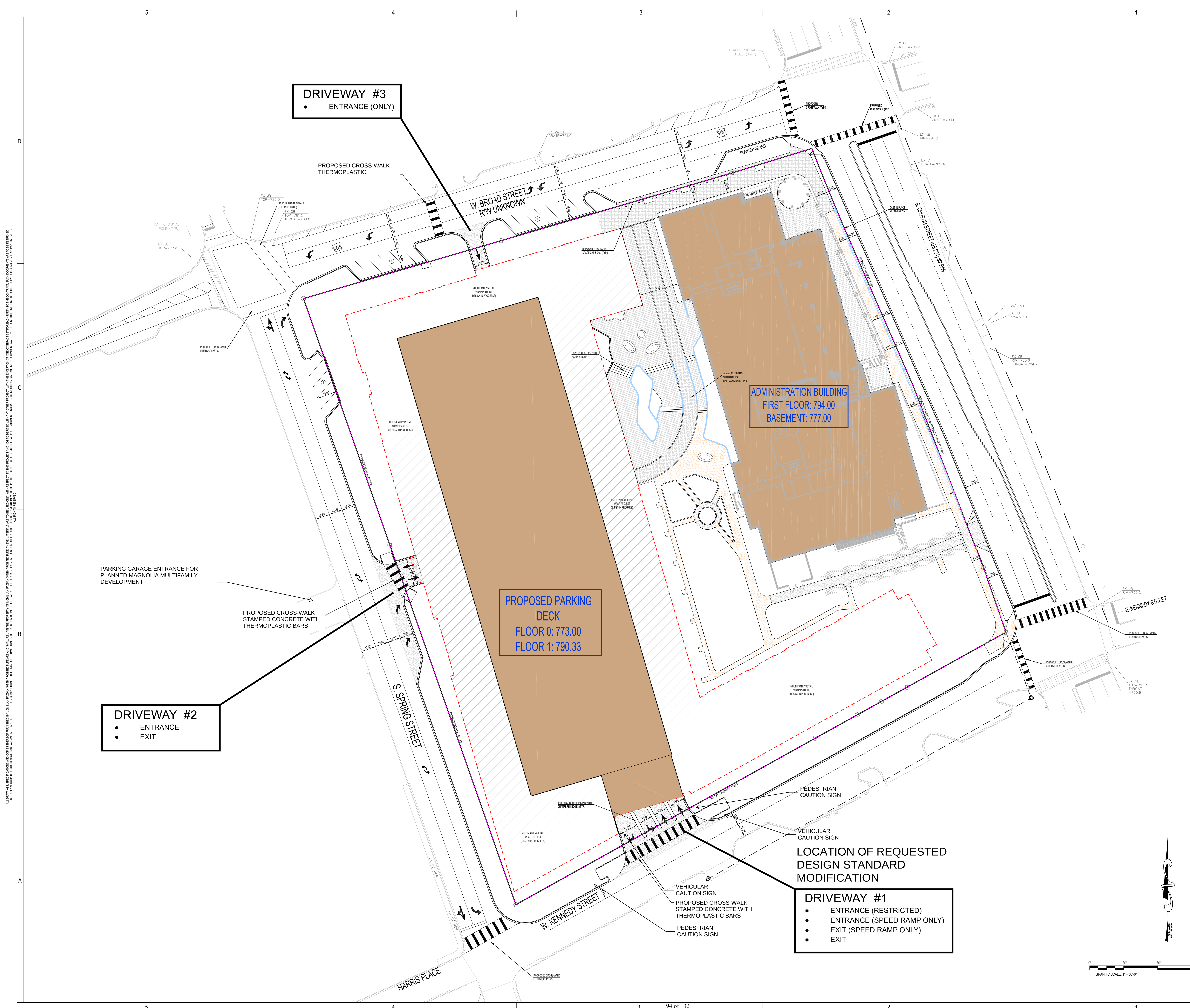
PRINCIPAL IN CHARGE:	JDI
PROJECT ENGINEER:	CW
DRAWN BY:	CW

SHEET TITLE

OVERALL SITE
LAYOUT PLAN

SHEET NO.	PROJ. NO.
	2405.002

C100



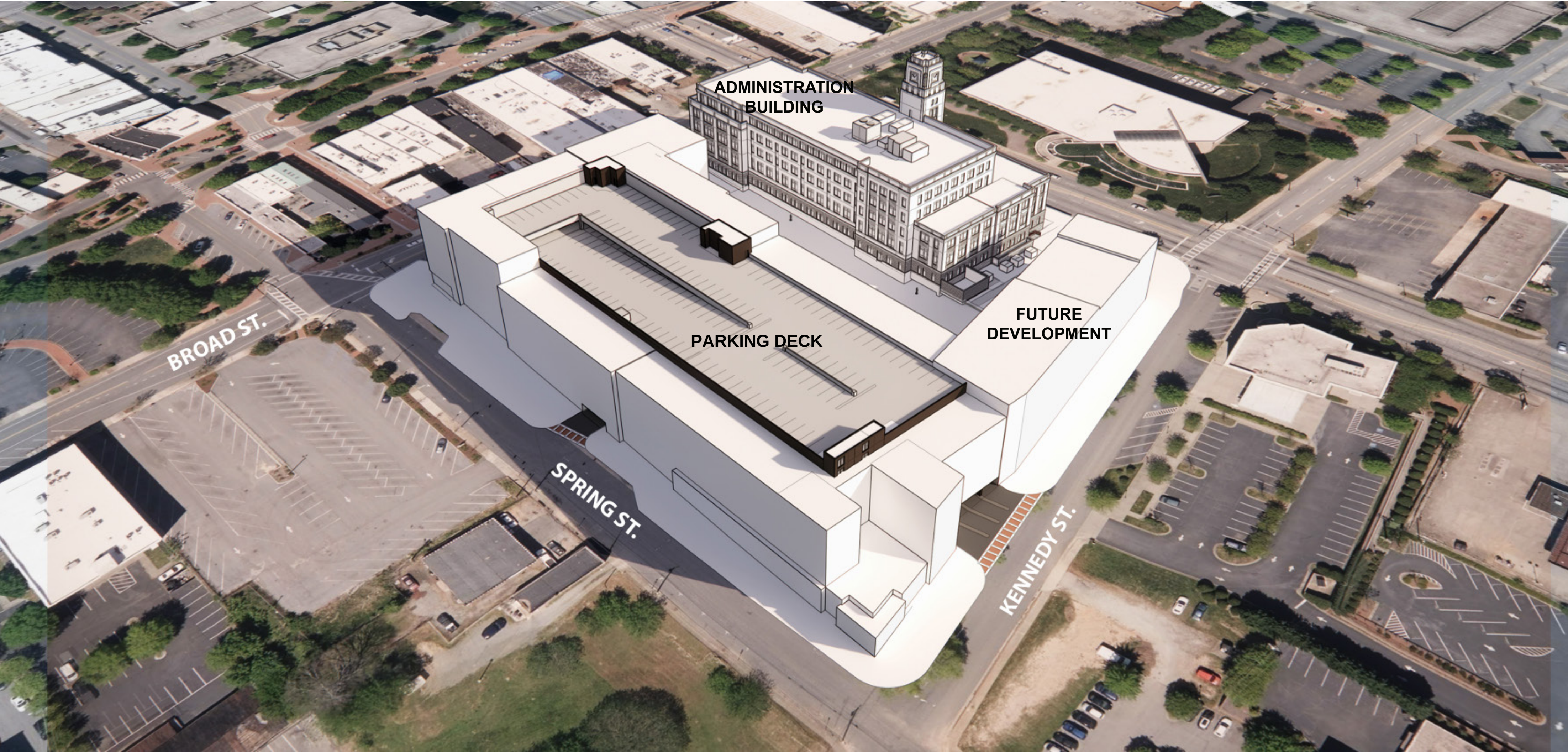
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AERIAL VIEW



AERIAL VIEW

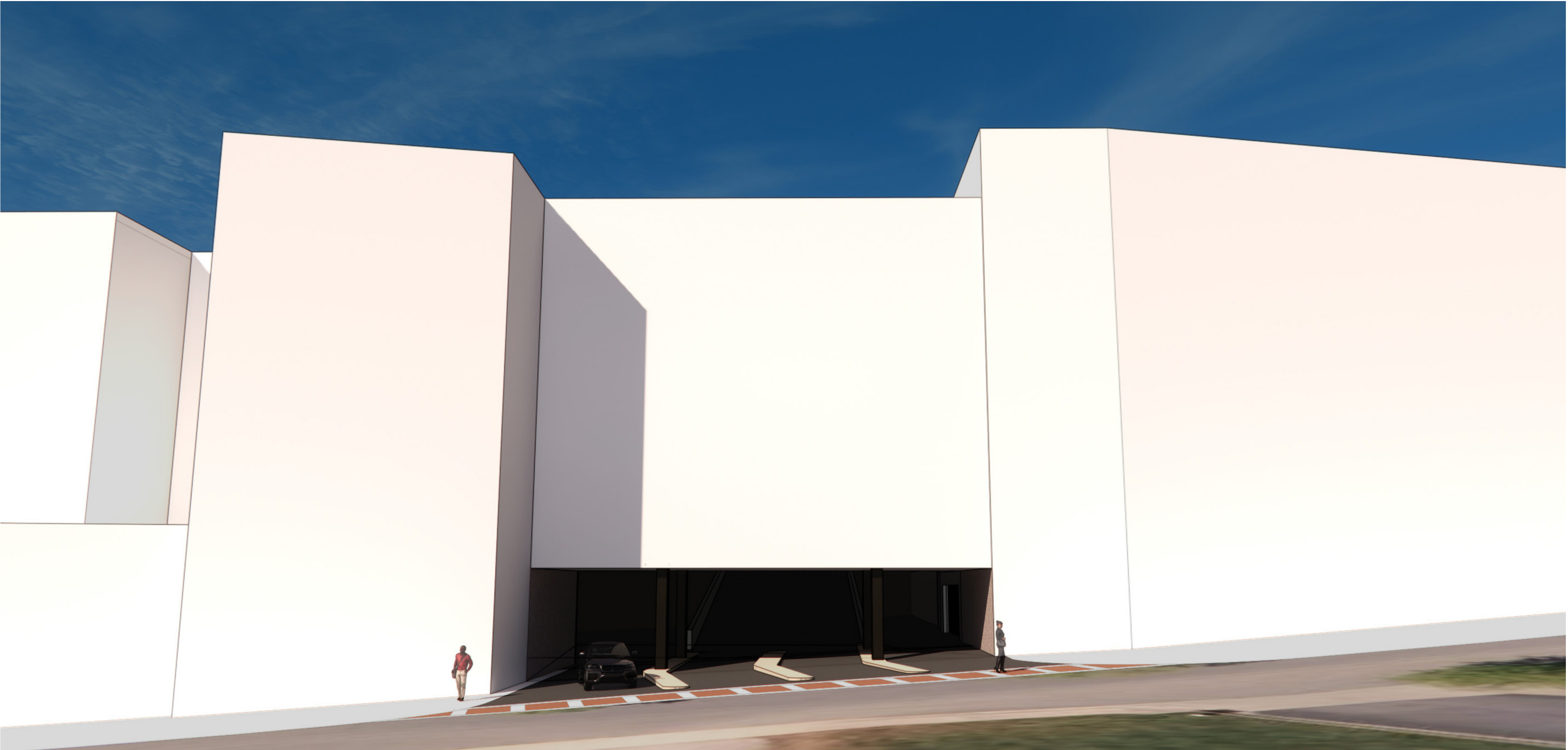


KENNEDY AND SPRING CORNER

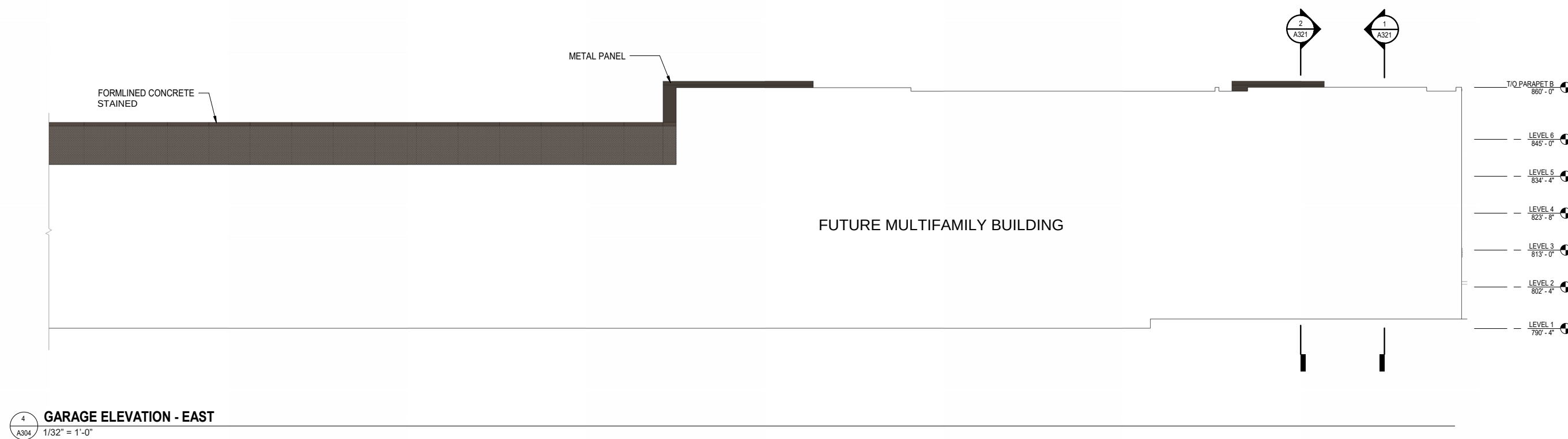
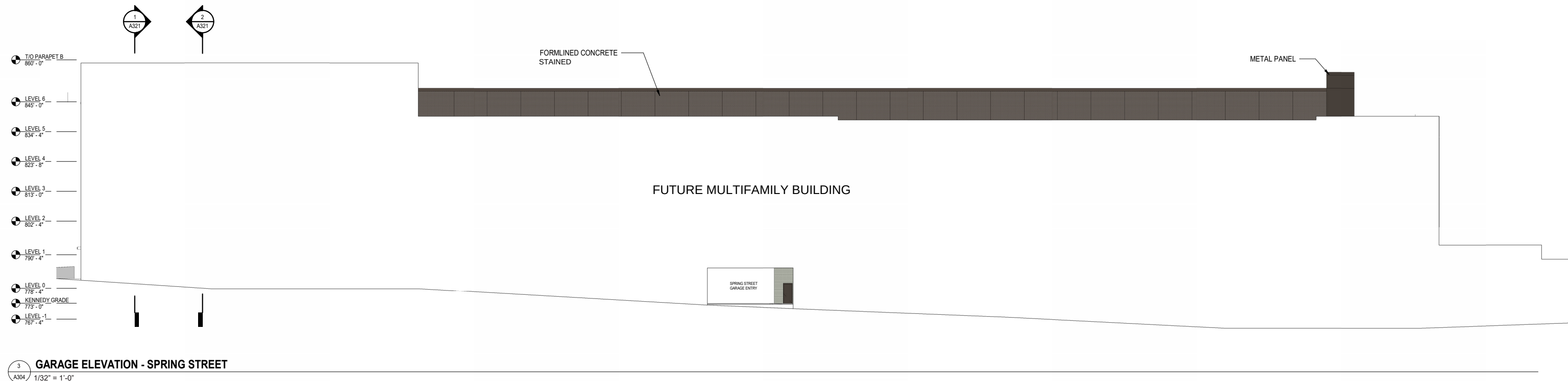
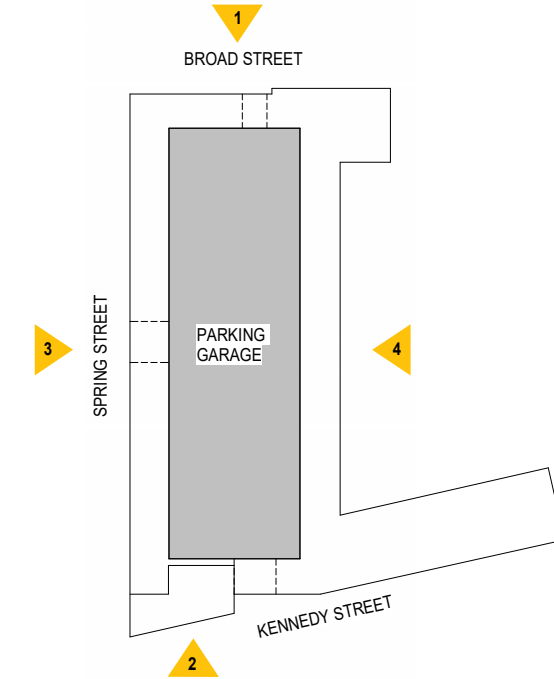
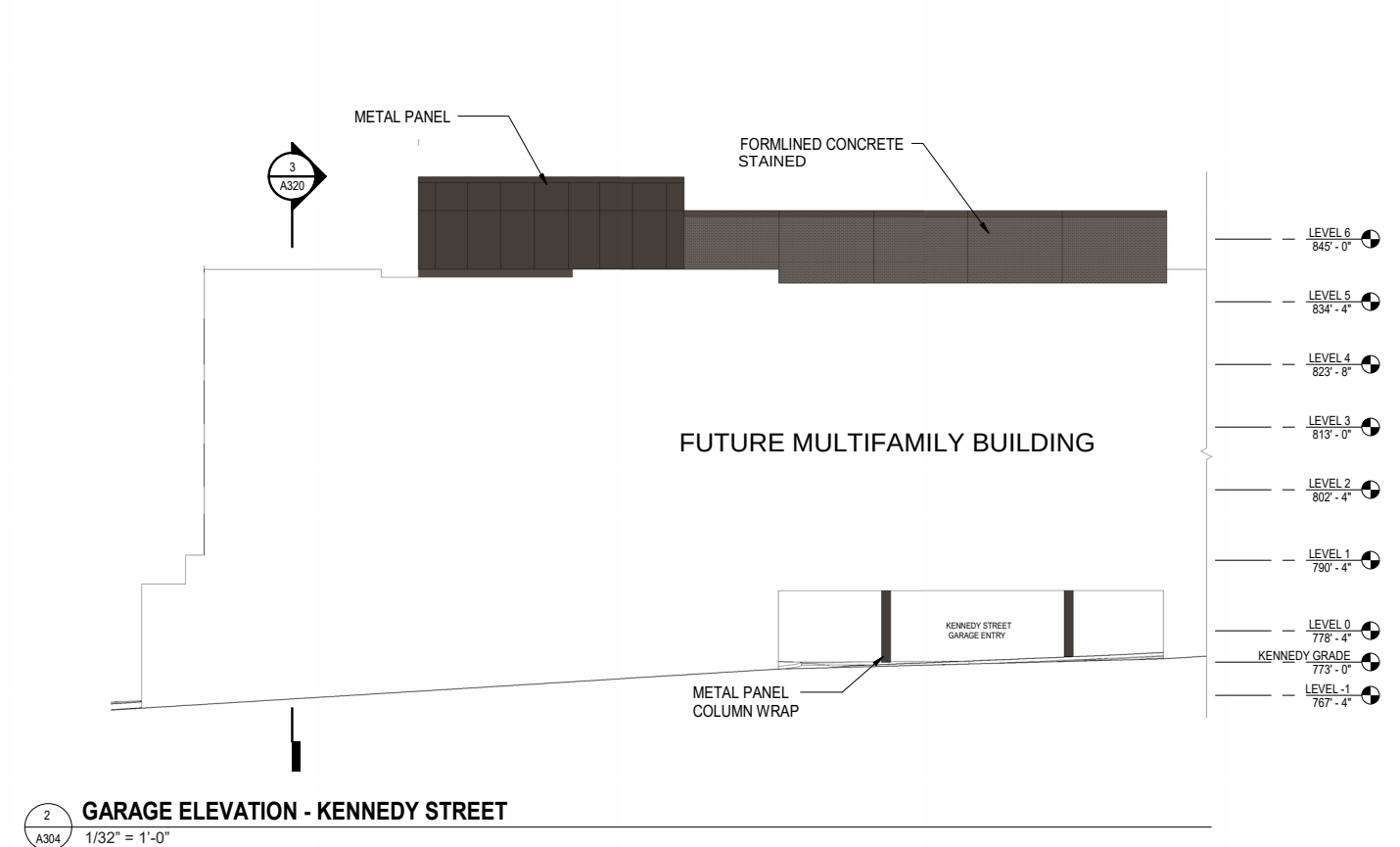
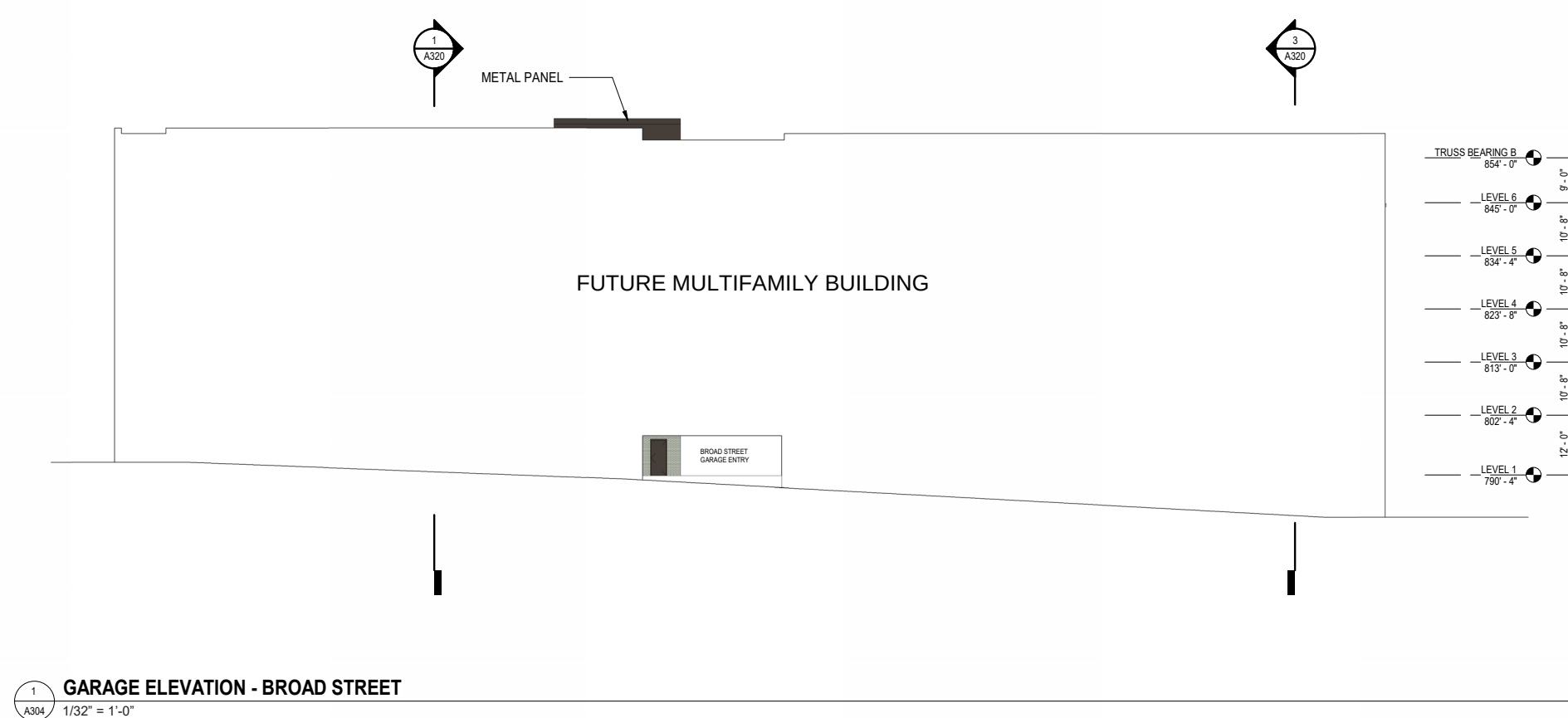


FUTURE MULTI-FAMILY WRAP BUILDING TO BE REVIEWED AT A LATER DATE

KENNEDY ENTRY



FUTURE MULTI-FAMILY WRAP BUILDING TO BE REVIEWED AT A LATER DATE

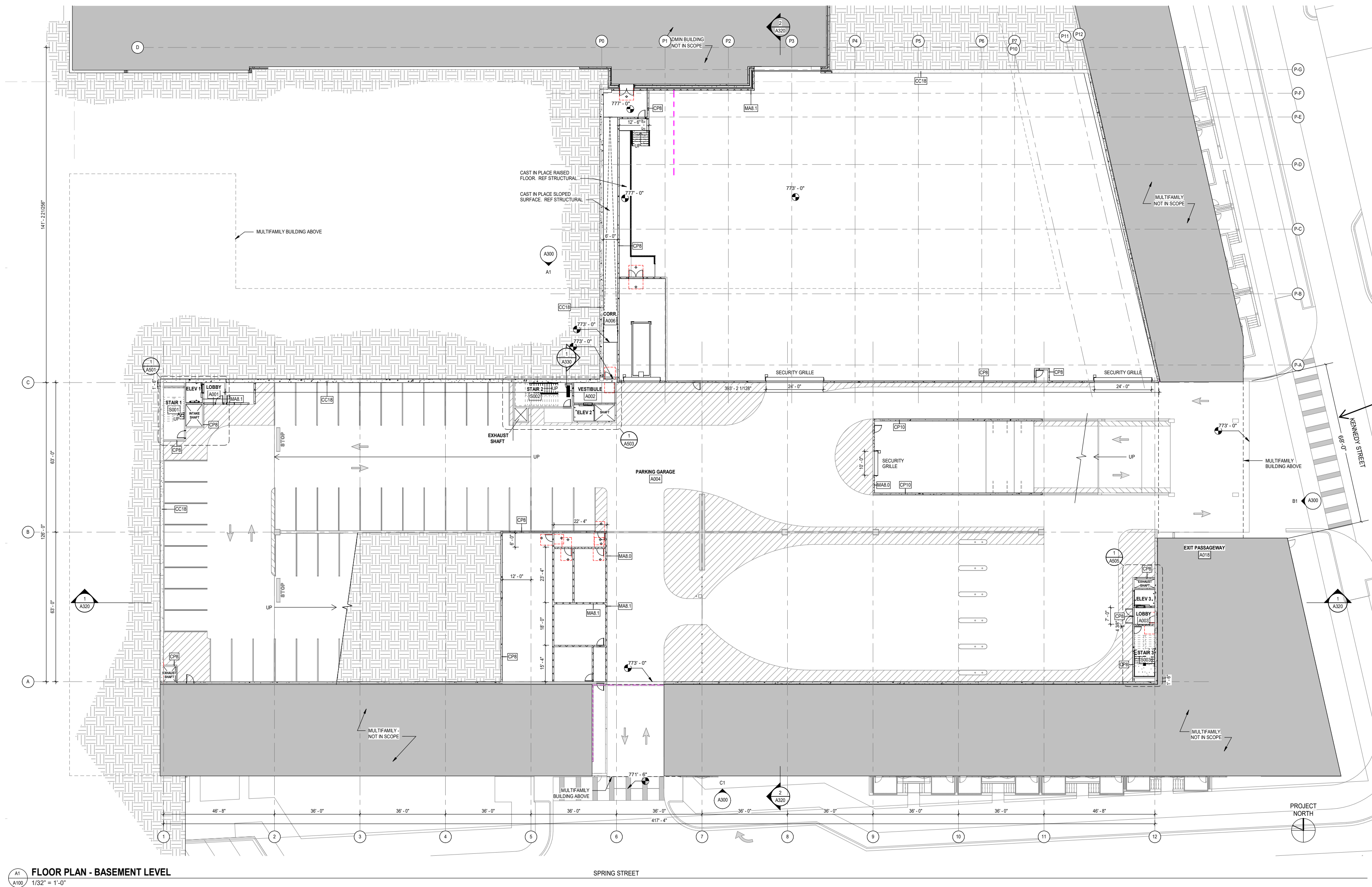


MATERIAL LEGEND

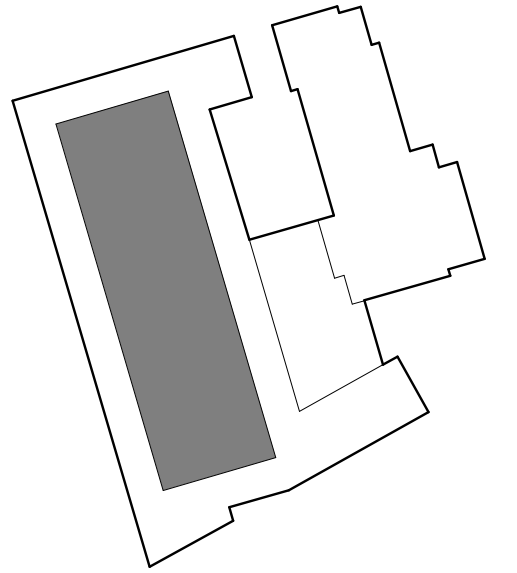
- BRICK - TYPE 2
MANUFACTURER: PALMETTO BRICK
COLOR: GREYSTONE WIRECUT
SIZE: QUEEN
- METAL WALL PANEL
MANUFACTURER: ATAS INTERNATIONAL
STYLE: VERSA-SEAM
COLOR: MEDIUM BRONZE
- CONCRETE - FORMLINED PATTERN
COLOR: TBD



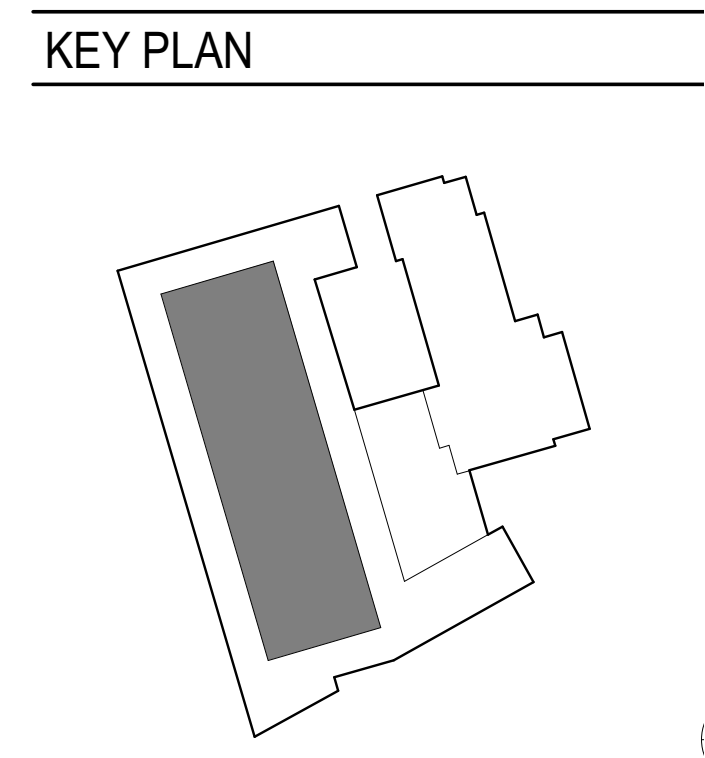
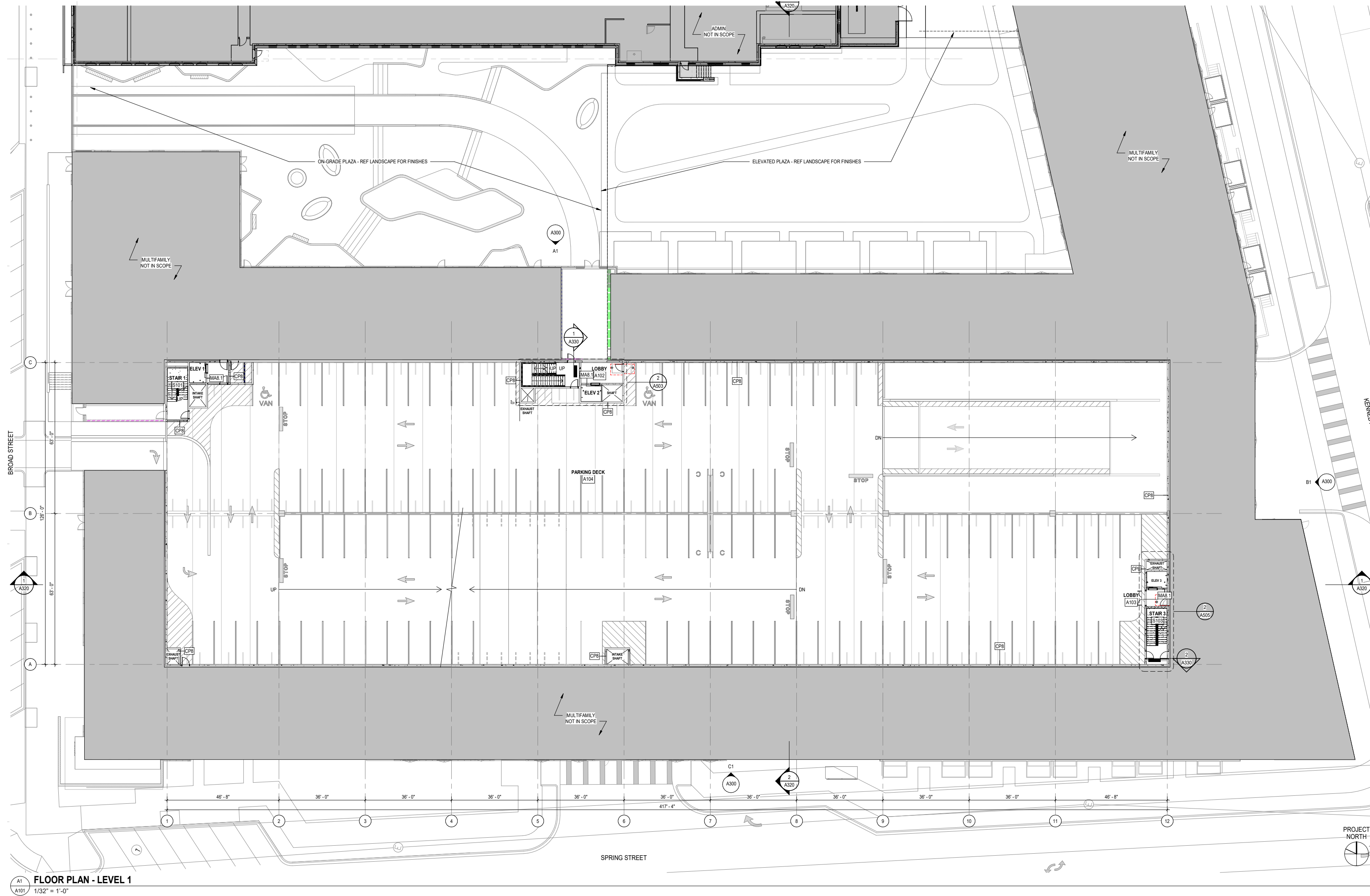
METAL PANEL - MEDIUM BRONZE FORMLINED CONCRETE BRICK 2



KEY PLAN

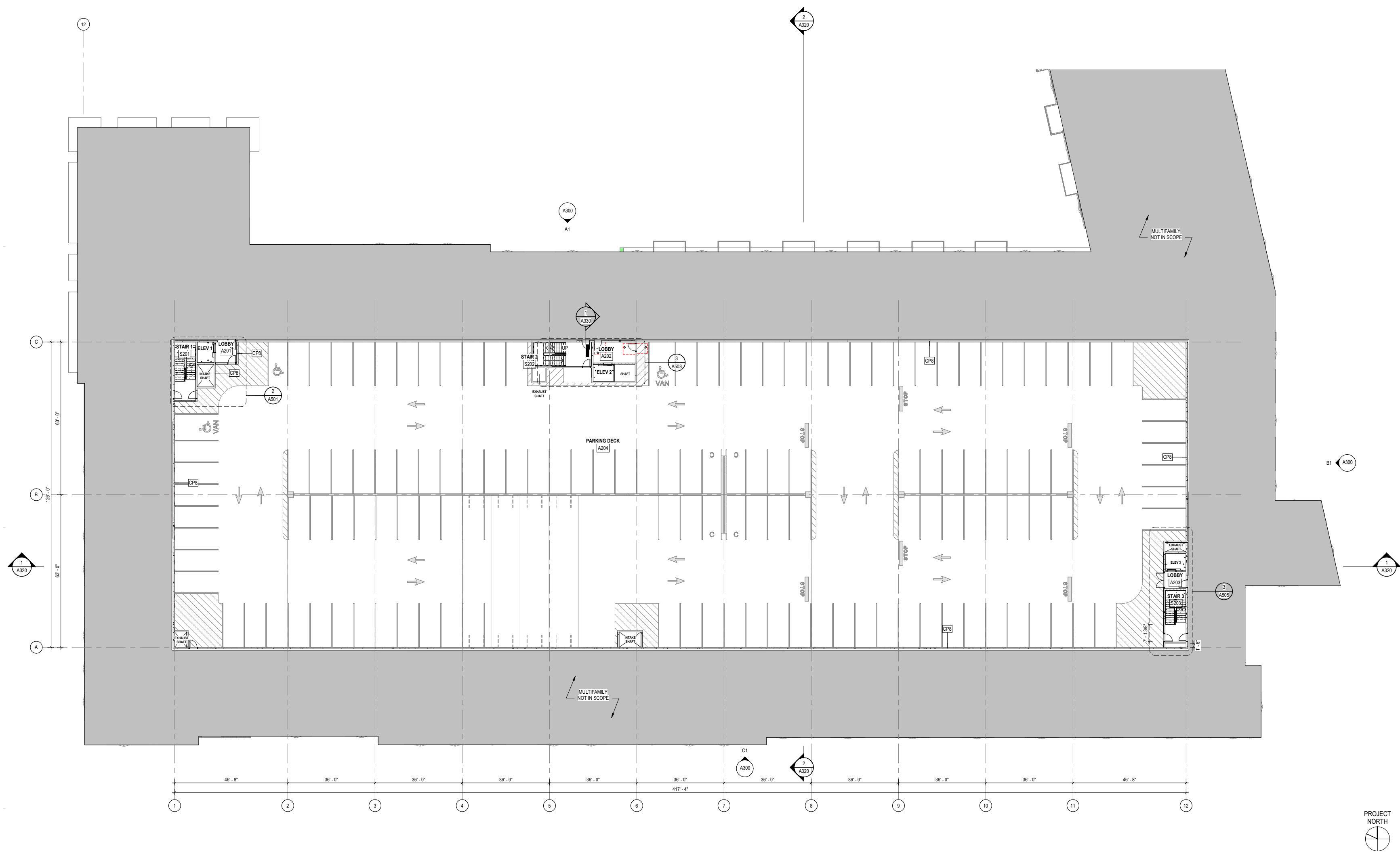
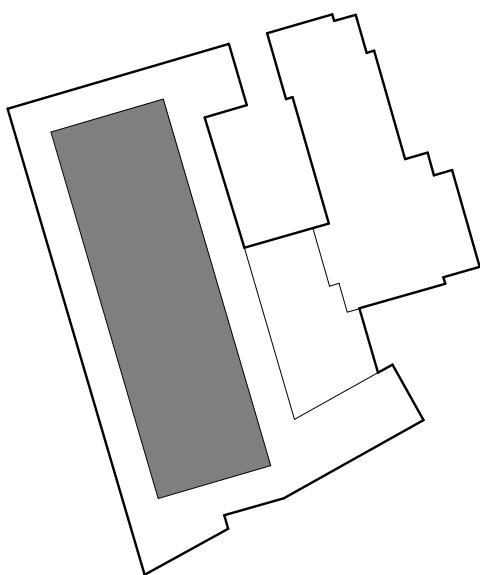


LOCATION OF
REQUESTED DESIGN
STANDARD
MODIFICATION



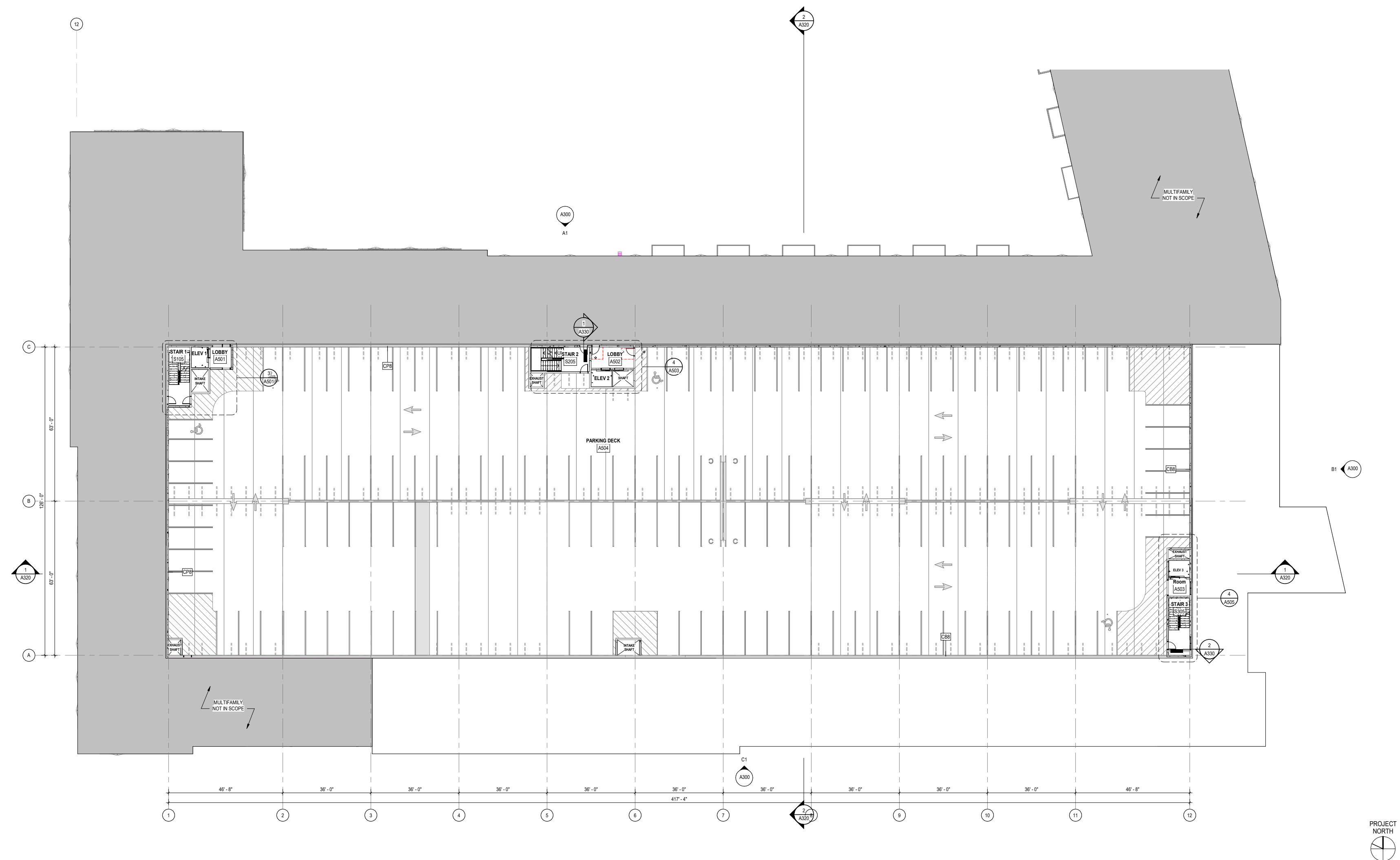
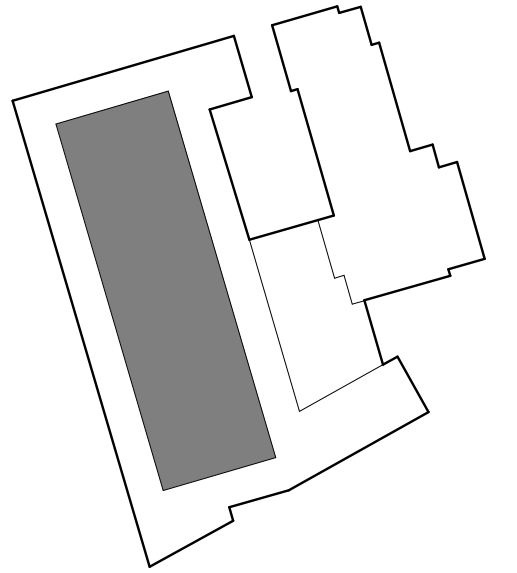
FLOOR PLAN - LEVEL 1
1/32" = 1'-0"

KEY PLAN



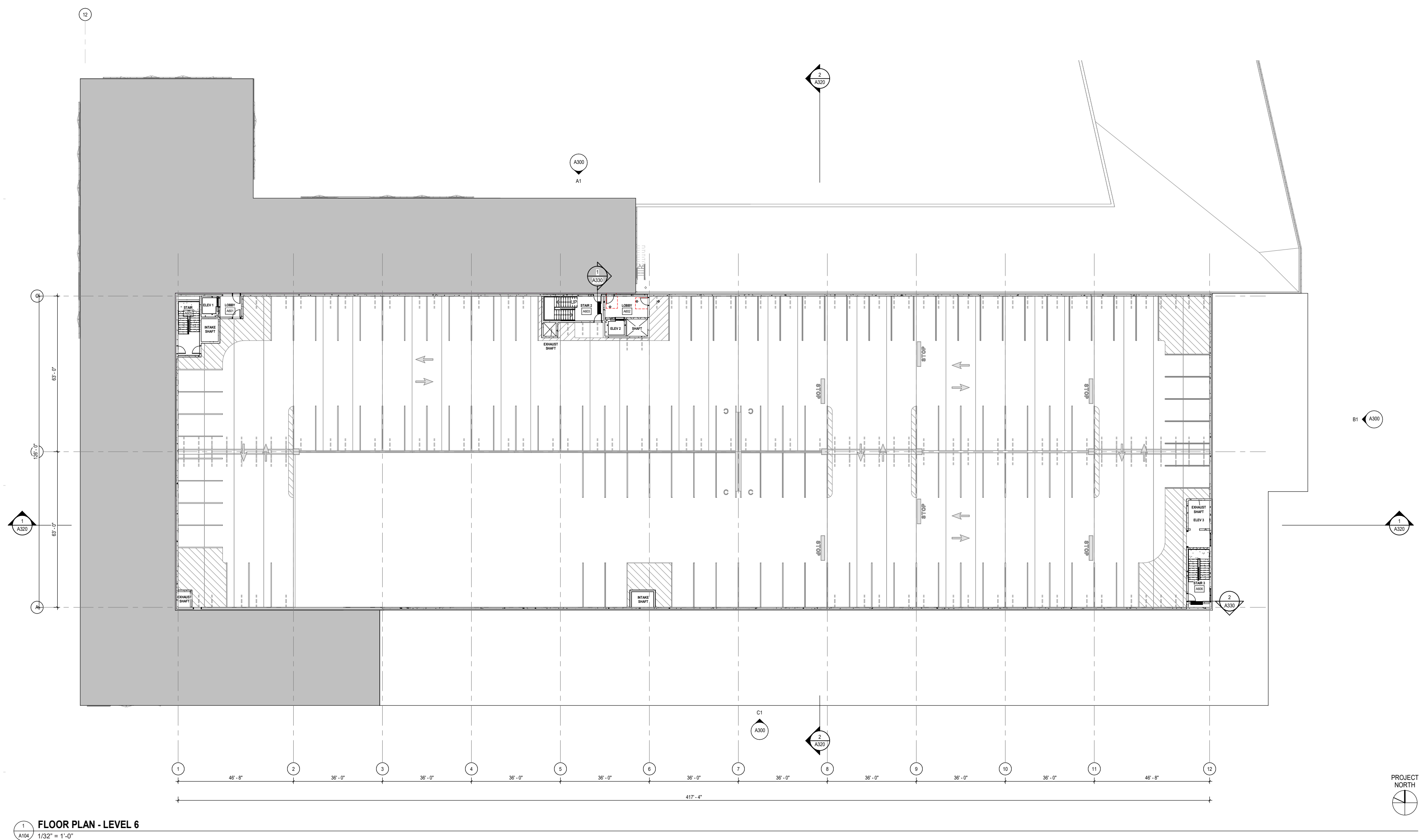
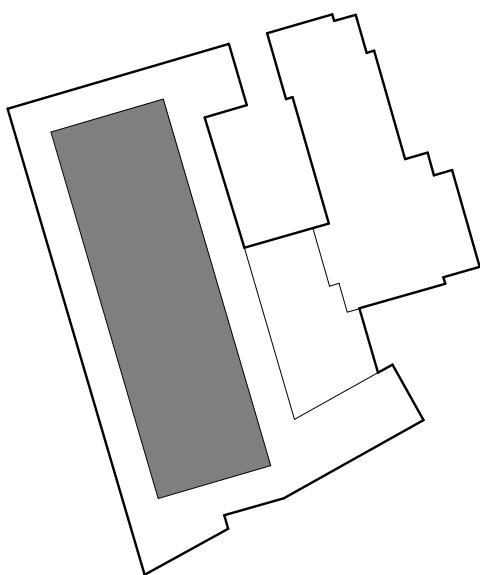
FLOOR PLAN - LEVEL 2 - 4
1/32" = 1'-0"

KEY PLAN



FLOOR PLAN - LEVEL 5
1/32" = 1'-0"

KEY PLAN





DATE

July 25, 2025

PROJECT/ADDRESS/ TAX IDTownes on Howard/535 Howard Street/
7120511300, 01 & 02**TO**

Design Review Board Members

APPLICANT /OWNER - Red Cedar Homes/

GLV Property Group, LLC

STAFFFredalyn M. Frasier, Planning Director
Dominick Calace, Planner**PROJECT NUMBER**

DRB -25-020-00009

COPIES TO

City Departments/Applicant

REVIEW STATUS – PRELIMINARY**GENERAL PROJECT OVERVIEW**

The 0.5 acre site is proposed to include one five-unit townhome building fronting Howard Street with parking using site access from Vernon Street. The existing site is cleared of the previous structures and has several trees on the site.

AUTHORITY & APPLICABILITY

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

DETERMINATION OF COMPLETENESS

- Application requires the following:
 - Expected Location of Mechanical Equipment
 - Building Materials

EXCEPTIONS REQUIRED

None requested. The following code inconsistencies have been noted:

- **3.3.6 Building Frontage:** A compliant frontage could not be determined
- **6.3.3.a Raised Entries:** Indeterminate - To provide privacy, all residential entrances within 15 feet of the sidewalk must be raised from the finished grade (at the building line) a minimum of 2 feet. **Plans note slab on grade foundation.**
- **8.1 Streetscape:** The trees should be between the sidewalk and the curb as is the convention for the City.

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: *Indeterminant - streetscape is not clearly defined which could influence placement.*
- 3.3.4 Building Height: *Compliant*
- 3.3.5 Permitted Parking Location: *Compliant*
- 3.3.6 Building Frontage: *Indeterminant. Likely Stoop - raised entry to be determined.*

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. *Block is empty – no adjacent structures to align*

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: *Compliance Presumed – to be confirmed prior for Final Approval*

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.*
 - 6.3.2 Façade Design: *Compliance Presumed – to be confirmed prior for Final Approval*
 - 6.3.3 Building Entrances: *Entrances do not appear to be raised a minimum of 2 feet from the finished grade. A porch or stoop does not appear to be the predominate design element for the entrance. Plans note slab on grade foundation.*
 - 6.3.4 Garages: *Compliant*
 - 6.3.5 Materials: *Compliance Presumed – to be confirmed prior for Final Approval*

F. Parking:

- **7.1.4 Parking Area Access:** *Compliant – see note below*
- **7.2 Bicycle Parking:** *Exempt*

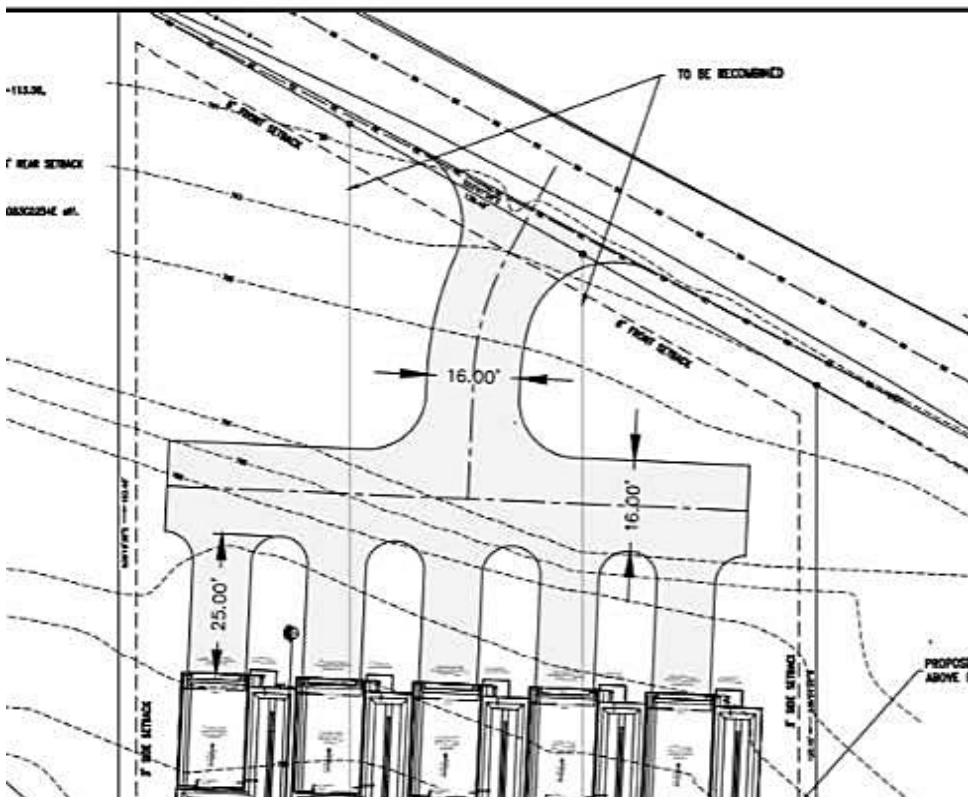
G. Streetscape and Site Landscaping:

- **8.1 Required Streetscape:** 11 ft streetscape zone with a minimum 5 ft sidewalk and street trees in a 6 ft wide planting strip. *Sidewalk needs to be on the building side and trees should be planted in a planting street between the sidewalk and the curb.*

H. Signage: Not applicable.

ADDITIONAL COMMENTS AND SUGGESTIONS FOR BOARD CONSIDERATION

- **Rear Parking Lot, Driveway Apron and Vernon Street:** The applicant agreed to adjust the drive width to maximum of 16 feet. It should be noted a 12 foot driveway would be consistent with other alley conditions in the Northside area.



Building Design: The submitted plans indicate raised entries, however there are no elevations to substantiate the design. Confirmation is required. There is no reason to vary this standard as recent approvals including below-market rate projects have met this standard.



RECOMMENDATION

There are several deficiencies that will require correction prior to consideration for Preliminary Approval.

- **3.3.6 Building Frontage:** A compliant frontage could not be determined.
- **6.3.3.a Raised Entries:** Unable to determine if the entry from the finished grade (at the building line) at a meets the minimum of 2 feet.
- **6.3.3.b Porches:** Usable porches and/or stoops are recommended for entries.
- **8.1 Streetscape:** No streetscape detail provided. Trees should be between the sidewalk and the curb as is the convention for the City.

All supporting documents are uploaded into the shared folder.

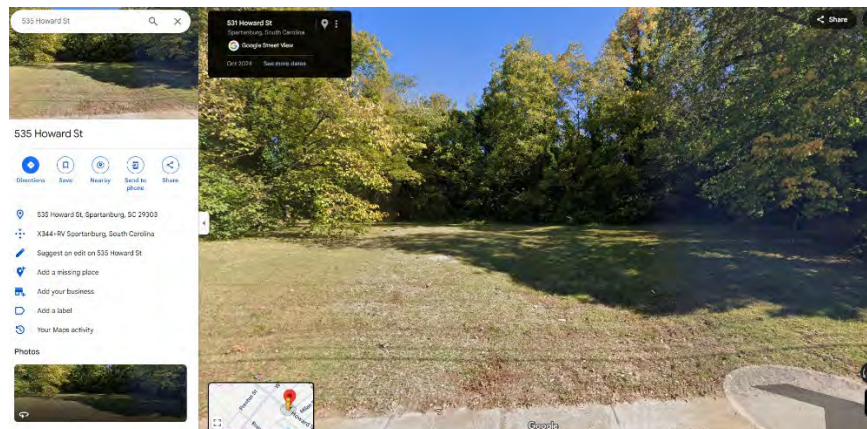
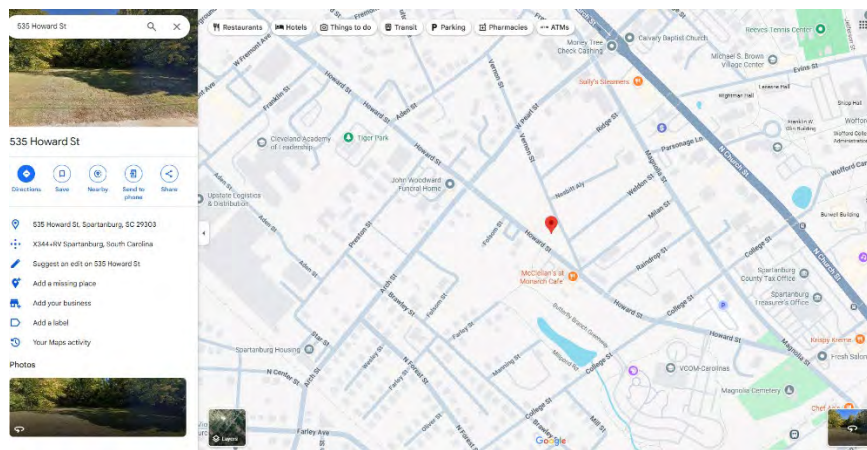
1. Existing Conditions Analysis

a. Context Plan/Map

- The site is located at the intersection of Howard Street and Vernon Street in Spartanburg, SC, in zoning district **D-T4**.

b. Aerial Image of Site/Context

- Please reference the [Google Street View link](#) for a current view of the site and surrounding context.



c. Comprehensive Site Photos

- The Street View shows surrounding residential structures, sidewalk connectivity, and general urban context along Howard Street.



2. Site Plan (Schematic Level)

a. Layout of All Structures

- The site plan shows the townhome layout.

b. Footprints of Adjacent Structures

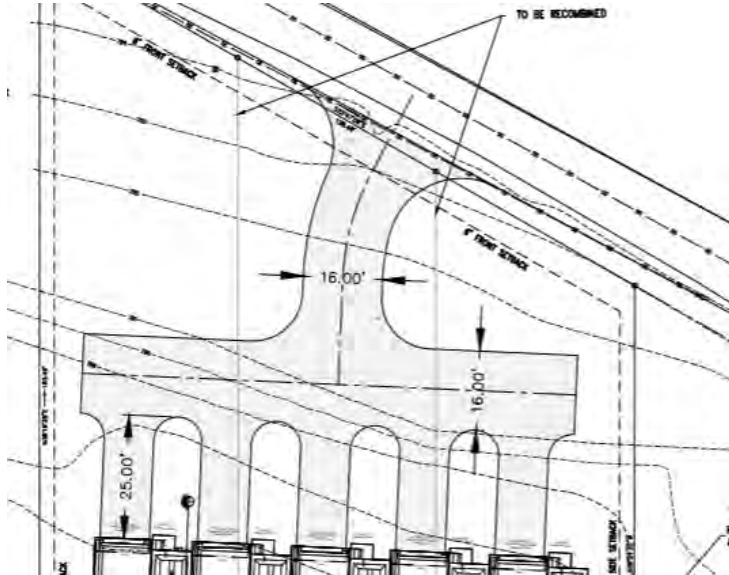
- There are no adjacent structures to this lot.

c. Site Elements

- Tree Wells will be provided as required .

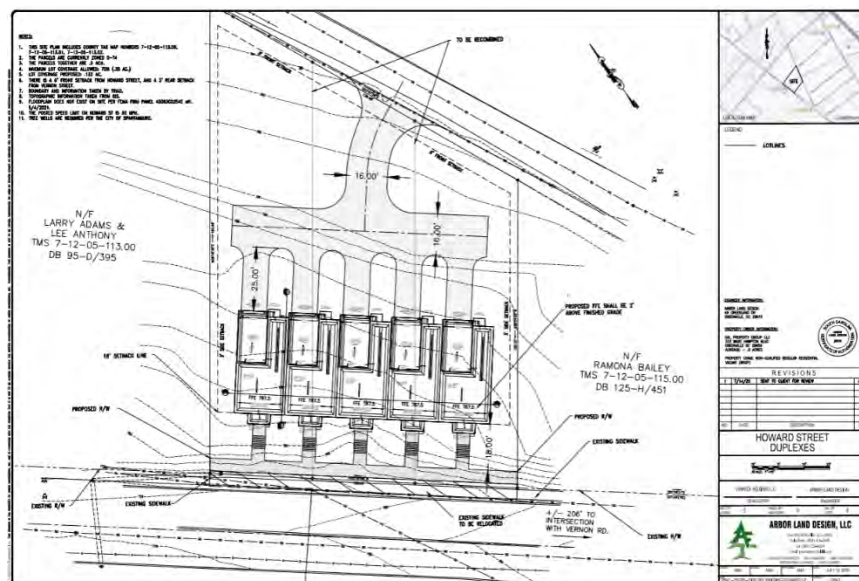
d. Parking and Loading Areas

- (5) 1 Car Garage Bays with Private Driveway Space for another car. 10 spots total provided.



e. Conceptual Site Grading

- Proposed and Finish Grading Lines are included on site plan.



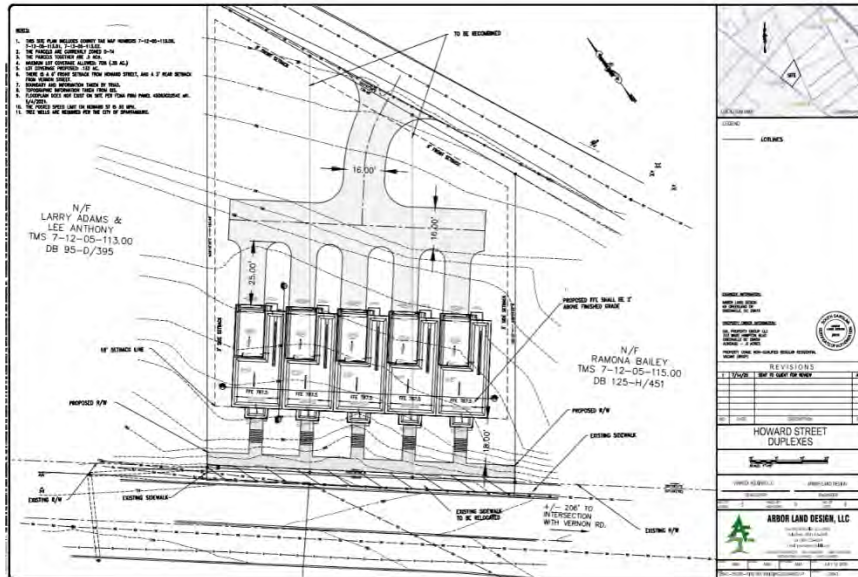
f. Site Sections

- Sections are included in the construction drawing set, showing slab elevations and elevation changes across the units.

3. Elevations and Floor Plans (Schematic Level)

a. Finished Floor Elevations

- FFE's are shown on the Site Plan and notate a 2' difference between FFE and Finished Grade as required.



b. Building Elevations (Color, Material Call-outs)

- Elevation Drawings Are Included, Colors TBD. Material Call-Outs on Dwg A2.0

c. Floor Plans

- Floor Plans are included on Dwgs A1.1 & 1.2

d. Roof Plan

- A.1.4 sheet contains a full roof plan with overhangs, slopes, and drainage.

e. Mechanical Equipment Locations

- Outdoor condensing unit locations are noted on Dwg A1.1

f. Material Selections & Colors

- Material Selections are in General Notes and on Dwg A2.0 as mentioned above.



4. Perspective Illustrations

a. Project Side of Street

- Refer to Google Street View for current street-side conditions.
- Renderings included from front Left of building (full file in folder)



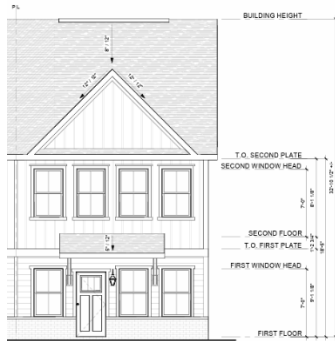
b. Opposite Side of Street

- Rendering of Straight on View of Building from opposite side of street included (included in folder)



c. Bird's Eye View

- A 3-D Illustration with Building Heights has been provided (included in folder).



d. Additional Renderings

- Additional Street Views have been provided.
- Color renderings can be produced, if needed.

5. Modifications of Standards and/or Special Exceptions

a. Description of Requested Modifications

- No zoning modifications or variances are requested at this time.

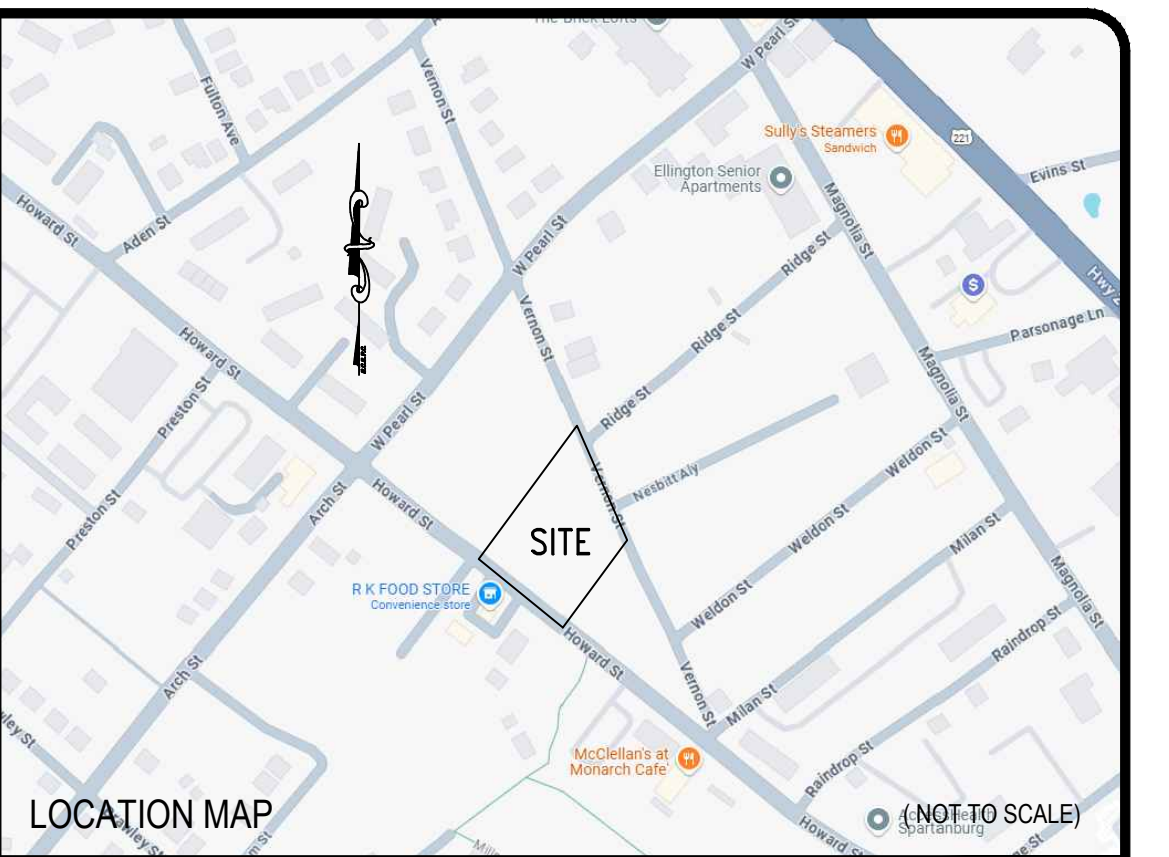
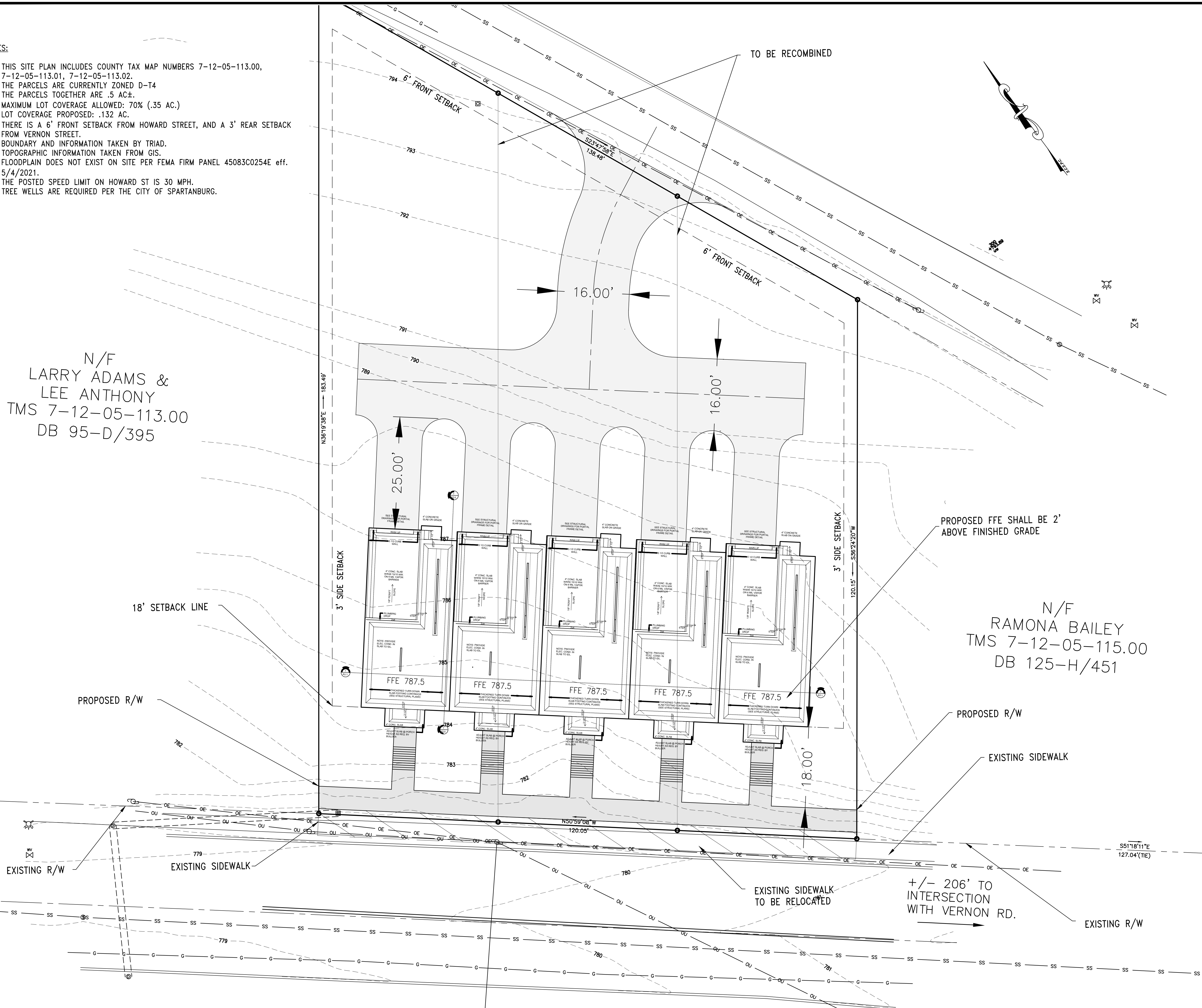
b. Additional Drawings

- Full Set of Preliminary Construction Drawings have been provided to the Board.
(included in folder)

NOTES:

1. THIS SITE PLAN INCLUDES COUNTY TAX MAP NUMBERS 7-12-05-113.00, 7-12-05-113.01, 7-12-05-113.02.
2. THE PARCELS ARE CURRENTLY ZONED D-T4
3. THE PARCELS TOGETHER ARE .5 AC±.
4. MAXIMUM LOT COVERAGE ALLOWED: 70% (.35 AC.)
5. LOT COVERAGE PROPOSED: .132 AC.
6. THERE IS A 6' FRONT SETBACK FROM HOWARD STREET, AND A 3' REAR SETBACK FROM VERNON STREET.
7. BOUNDARY AND INFORMATION TAKEN BY TRIAD.
8. TOPOGRAPHIC INFORMATION TAKEN FROM GIS.
9. FLOODPLAIN DOES NOT EXIST ON SITE PER FEMA FIRM PANEL 45083C0254E eff. 5/4/2021.
10. THE POSTED SPEED LIMIT ON HOWARD ST IS 30 MPH.
11. TREE WELLS ARE REQUIRED PER THE CITY OF SPARTANBURG.

N/F
LARRY ADAMS &
LEE ANTHONY
TMS 7-12-05-113.00
DB 95-D/395



LEGEND

LOT LINES

ENGINEER INFORMATION:

ARBOR LAND DESIGN
49 GREENLAND DR
GREENVILLE, SC 29615

PROPERTY OWNER INFORMATION:

GVL PROPERTY GROUP LLC
333 WADE HAMPTON BLVD
GREENVILLE, SC 29609
ACREAGE: - .5 ACRES

PROPERTY USAGE NON-QUALIFIED REGULAR RESIDENTIAL
VACANT (6RGP)

SOUTH CAROLINA
ARBOR LAND DESIGN
#6651
CERTIFICATE OF AUTHORIZATION

REVISIONS			
1	7/14/25	SENT TO CLIENT FOR REVIEW	AMA
NO.	DATE	DESCRIPTION	BY

HOWARD STREET
DUPLEXES

10' 10' 10' 20'
SCALE: 1"=10'

VANROCK HOLDINGS LLC		ARBOR LAND DESIGN	
DEVELOPER		ENGINEER	
NO. OF ACRES: .5	MILES OF NEW ROAD: 0	NO. OF LOTS: 5	
 ARBOR LAND DESIGN, LLC Box 263 Greenville, S.C. 29602 Telephone: (864) 495-4446 Fax: (864) 233-6274 Email: postmaster@aldllc.net LANDSCAPE ARCHITECTS - CIVIL ENGINEERS - LAND SURVEYORS RECREATIONAL PLANNERS - LAND PLANNERS			
DRAWN: AMA	DESIGN: AMA	APPROVED: AMA	DATE: JULY 14, 2025
FILE: 25043 - 250708 - SITE REV BUILDING SQUARED UP	JOB NO: 25043		

DTE-DV10-20230927 6/23/2025 10:02:46 AM



UNIT 1
ELEVATION A

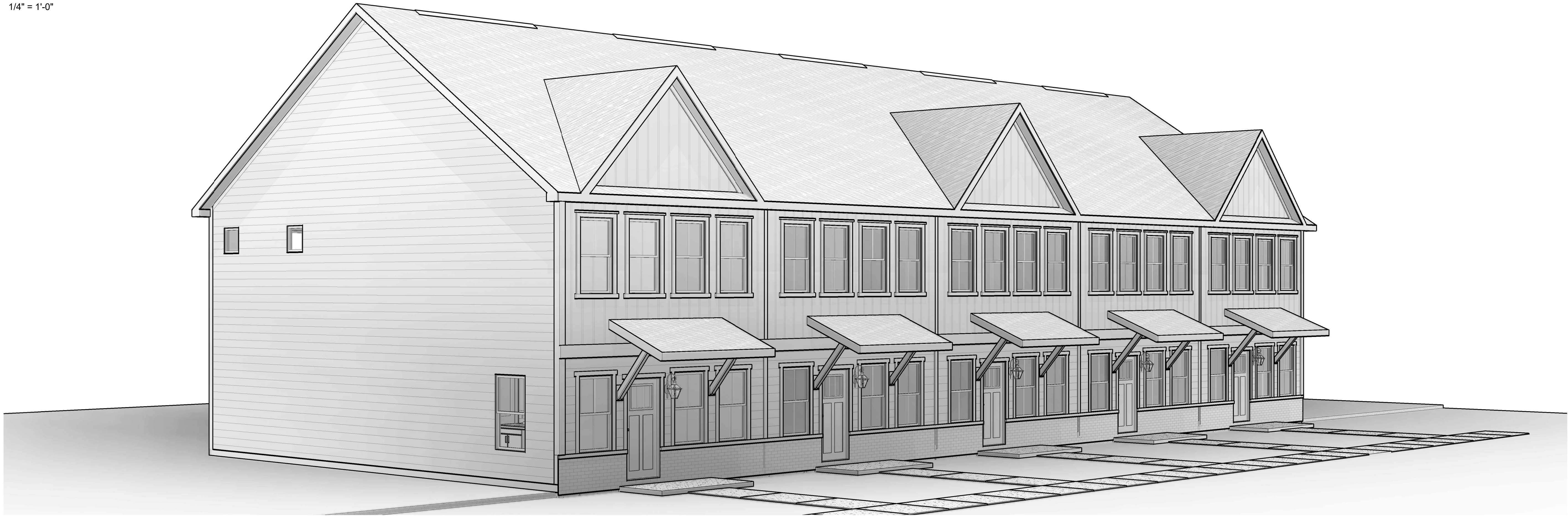
UNIT 2
ELEVATION B

UNIT 3
ELEVATION A

UNIT 4
ELEVATION B

UNIT 5
ELEVATION A

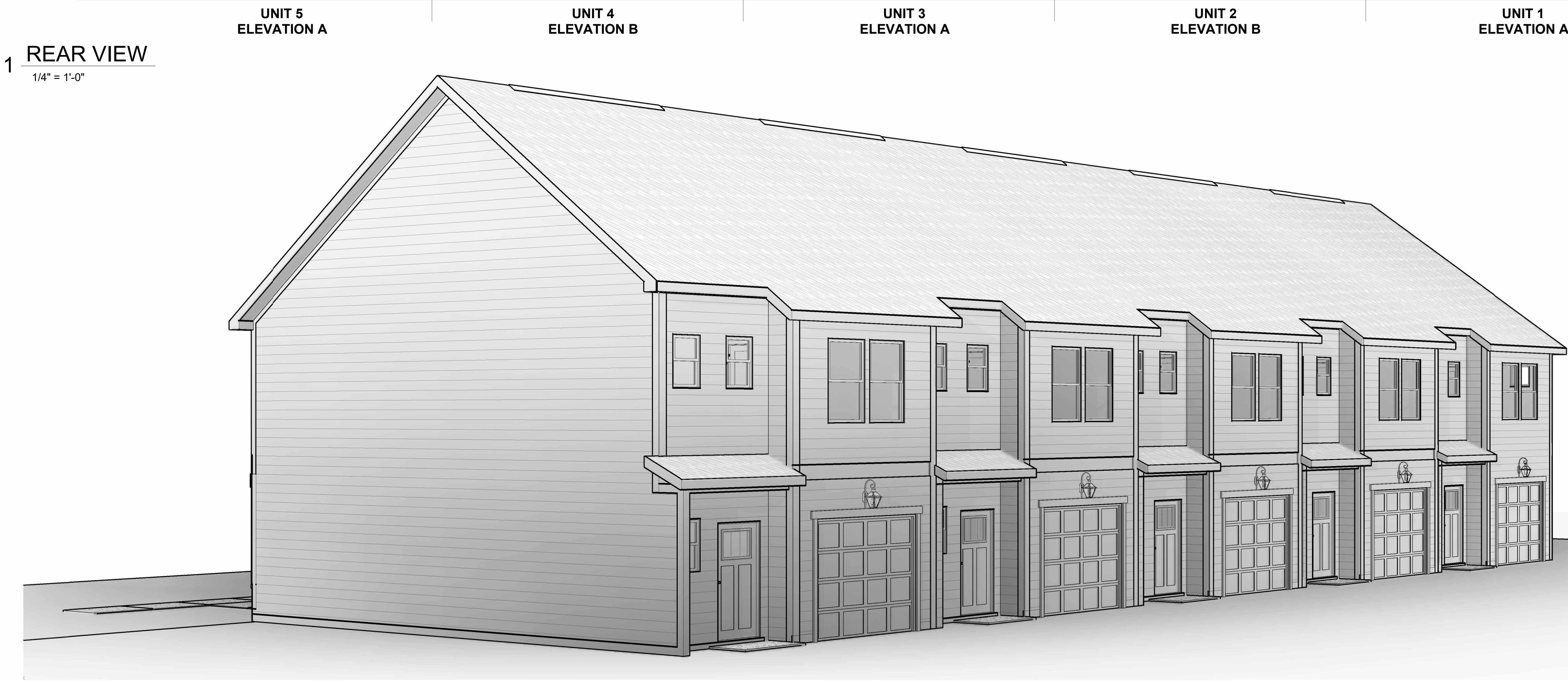
1 FRONT VIEW
1/4" = 1'-0"



THIS DRAWING IS THE PROPERTY OF WTS PARADIGM, AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION. ANY UNAUTHORIZED ALTERATION WILL VOID RESPONSIBILITY BY WTS PARADIGM, ITS EMPLOYEES AND REPRESENTATIVES.			THE PECAN CHARLOTTE, NC		
SCALE: AS NOTED			PARADIGM		
DRAWN BY: C.T. CHECKED BY: R.O.			ISSUE DATE: 06.23.2025		
CLIENT: RED CEDAR HOMES			REVISION DATE		
			DRAWING # A2.0.		

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1 REAR VIEW
1/4" = 1'-0"

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SCALE: AS NOTED

DRAWN BY: C.T. CHECKED BY: R.O.
CLIENT: RED CEDAR HOMES



THE PECAN
CHARLOTTE, NC

ISSUE DATE	REVISION DATE	DRAWING #
06.23.2025		A2.1.



THE PECAN

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Issue Date : 06.13.2025



SHEET # SHEET NAME

- A0.1. COVER SHEET
- A0.2. GENERAL NOTES
- A1.0. SLAB ON GRADE FOUNDATION
- A1.1. FIRST FLOOR PLAN
- A1.2. SECOND FLOOR PLAN
- A1.4. ROOF PLAN
- A2.0. EXTERIOR ELEVATIONS
- A2.1. EXTERIOR ELEVATIONS
- A2.2. EXTERIOR ELEVATIONS
- A3.0. BUILDING SECTIONS
- A3.1. BUILDING SECTIONS
- E1.0. ELECTRICAL FLOORPLANS
- E1.1. ELECTRICAL FLOORPLANS

APPROXIMATE SQFT - UNFINISHED TOTA...

UNIT 1		
GARAGE	UNFINISHED	240 SF
PORCH	UNFINISHED	35 SF
PATIO	UNFINISHED	13 SF
288 SF		
UNIT 2		
PATIO	UNFINISHED	13 SF
GARAGE	UNFINISHED	240 SF
PORCH	UNFINISHED	35 SF
288 SF		
UNIT 3		
PATIO	UNFINISHED	13 SF
GARAGE	UNFINISHED	240 SF

PROJECT INFORMATION

APPROXIMATE SQFT - UNFINISHED TOTA...

PORCH		
UNFINISHED		35 SF
288 SF		
UNIT 4		
PATIO	UNFINISHED	13 SF
GARAGE	UNFINISHED	240 SF
PORCH	UNFINISHED	35 SF
288 SF		
UNIT 5		
PATIO	UNFINISHED	13 SF
GARAGE	UNFINISHED	240 SF
PORCH	UNFINISHED	35 SF
288 SF		
Total Unfinished Area		1439 SF

APPROXIMATE SQFT - FINISHED TOTALS ...

UNIT 1		
FIRST FLOOR	FINISHED	531 SF
SECOND FLOOR	FINISHED	703 SF
1234 SF		
UNIT 2		
SECOND FLOOR	FINISHED	703 SF
FIRST FLOOR	FINISHED	531 SF
1234 SF		
UNIT 3		
SECOND FLOOR	FINISHED	703 SF
FIRST FLOOR	FINISHED	531 SF
1234 SF		
UNIT 4		
SECOND FLOOR	FINISHED	703 SF
FIRST FLOOR	FINISHED	531 SF
1234 SF		
UNIT 5		
SECOND FLOOR	FINISHED	703 SF
FIRST FLOOR	FINISHED	531 SF
1234 SF		
Total Finished Area		6172 SF

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ROOF PLAN NOTES

- TYPICAL NOTES:**
- ALL OVERHANGS ARE MEASURED HORIZONTALLY FROM FACE OF FRAME TO END OF TRUSS/RAFTER, UNLESS NOTED OTHERWISE.
 - ALL TRUSSES TO BE FABRICATED AND DESIGNED UNDER THE SUPERVISION OF A LICENSED STRUCTURAL ENGINEER / TRUSS MANUFACTURER.
 - PROVIDE ROOF VENTS AND/OR SOFFIT VENTS TO PROVIDE ATTIC VENTILATION AS REQUIRED
 - PENETRATIONS OF PIPES AND SIMILAR TO BE SEALED AT ALL OPENINGS, TYPICAL FLOOR OR CEILING ASSEMBLY PIPES AND VENTS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS.
 - ALL PENETRATIONS / OPENINGS IN THE ROOF SHALL BE MADE WATER TIGHT.
 - CRICKETS AND SADDLES SHALL BE INSTALLED AT THE REQUIRED LOCATIONS, PER CODE. COVERINGS SHALL BE SHEET METAL OR THE SAME MATERIAL AS ROOF COVERING. BUILDER TO COORDINATE UNDERLAYMENT APPLICATION TYPE PER CRICKET AND SADDLE ROOF SLOPE.

- ROOF DRAINAGE:**
- GALVANIZED DOWNSPOUTS TO HAVE ADJUSTABLE EXTENDERS TO CARRY WATER MIN. 5'-0" AWAY FROM BUILDING OR AS RECOMMENDED BY SOILS REPORT (TYP).

- ROOF-CEILING CONSTRUCTION:**
- PROVIDE LOAD-BEARING DIMENSION LUMBER FOR TRUSSES/RAFTERS AND CEILING JOISTS.
 - 7/16" ROOF SHEATHING - UNLESS DIMENSIONED OR NOTED OTHERWISE - FASTENED TO PRE-ENGINEERED TRUSSES PER MANUFACTURER.
 - PROVIDE ADEQUATE CUT-OUTS IN SHEATHING AT OVER-FRAMED ROOF LOCATIONS FOR VENTILATION.

- ROOF COVERINGS:**
- APPLY 1/16" ROOF UNDERLAYMENT MINIMUM
 - PROVIDE 3" OF ICE AND WATER PROOF MEMBRANE AT EAVES / VALLEYS AND CRICKETS PER MANUFACTURERS INSTALLATION GUIDELINES.
 - 1/4" ASPHALT SHINGLES, TYPICAL - UNLESS DIMENSIONED OR NOTED OTHERWISE.

- ROOF ASSEMBLIES PER IRC:**
- ROOF ASSEMBLIES SHALL PROVIDE A WEATHER RESISTANT ROOF SYSTEM AND SHALL INCLUDE WEATHER PROTECTION AND ROOF COVERINGS.
 - ICE BARRIER AT EAVES SHALL BE INSTALLED PER IRC AND AS REQUIRED BY LOCAL AMENDMENTS. NOT REQUIRED FOR CLAY OR CONCRETE ROOF TILE SYSTEMS.
 - ROOF COVERING APPLICATION SHALL COMPLY WITH IRC, GENERAL UNDERLAYMENT APPLICATION FOR ROOF SLOPES:
 - LESS THAN 4:12, TWO LAYERS, OR EQUIV. UNDERLAYMENT.
 - 4:12 AND GREATER ONE-LAYER, OR EQUIV. UNDERLAYMENT.
 - FOR SPECIFIC UNDERLAYMENT TYPES, APPLICATION AND ATTACHMENT.
 - UNLESS A ROOF IS SLOPED TO DRAIN OVER ROOF EDGES, DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF A ROOF. WHERE ROOF DRAINS ARE REQUIRED, SECONDARY EMERGENCY OVERFLOW DRAIN OR SCOURPS SHALL BE PROVIDED. OVERFLOW DRAINS SHALL DISCHARGE TO AN APPROVED LOCATION AND SHALL NOT BE CONNECTED TO ROOF DRAIN LINES, PER IRC.
 - UNLESS SHOWN ON DRAWINGS, BUILDER TO FIELD VERIFY LOCATION OF GUTTERS, DIVERTERS, DOWNSPOUTS AND SPLASH BLOCKS TO DIRECT POSITIVE DRAINAGE AWAY FROM BUILDING.

- TOWNHOUSE EAVE PROTECTION:**
- IN TOWNHOUSE CONSTRUCTION PROJECTIONS EXTENDING INTO THE FIRE SEPARATION DISTANCE SHALL HAVE NOT LESS THAN 1-HOUR FIRE RESISTIVE CONSTRUCTION ON THE UNDERSIDE.
 - SOFFIT MATERIAL BEYOND THE FIRE SEPARATION DISTANCE SHALL BE SECURELY ATTACHED TO FRAMING MEMBERS AND SHALL BE CONSTRUCTED USING NONCOMBUSTIBLE SOFFIT MATERIAL.

- VENTING REQUIREMENTS**
- VENTS SHALL BE EITHER NOMINAL 2-INCH (51 MM) CONTINUOUS OR EQUIVALENT INTERMITTENT AND SHALL NOT EXCEED THE MINIMUM NET FREE AIR REQUIREMENTS BY MORE THAN 50 PERCENT.
 - VENTS IN SOFFIT ARE NOT ALLOWED WITHIN 4 FEET (1219 MM) OF FIRE WALLS OR PROPERTY LINES.
 - METHOD OF 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE UNDERSIDE OF SOFFIT WITHIN THE 3-FT.
 - FIRE-SEPARATION DISTANCE. DOUBLE LAYER 5/8-IN. TYPE-X GB OR 1 LAYER OF THE ASW CORE BOARD.

- UNDERLAYMENT APPLICATION**
- ASPHALT SHINGLES: FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), UNDERLAYMENT SHALL BE TWO (2) LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19-INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES. STARTING AT THE EAVE, APPLY 36-INCH-WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET.

- FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER: UNDERLAYMENT SHALL BE APPLIED IN SINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET.

- ROOF VENT CALCULATIONS:**
- VENTILATION REQUIRED: ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16" MIN. AND 1/4" MAX. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4" SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING OR SIM. MATERIAL W/ OPENINGS HAVING A LEAST DIMENSION OF 1/16" MIN. AND 1/4" MAX., PER IRC.
 - MINIMUM AREA: THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3' BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE PROVIDED BY EAVE OR CORNICE VENTS, PER IRC.
 - VENT AND INSULATION CLEARANCE: WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A 2" MIN. AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT, PER IRC.
 - UNLESS NOTED IN STRUCTURAL DRAWINGS, CUT OUT ROOF SHEATHING BETWEEN OVERFRAMED AREAS AND OTHER INTERCONNECTED ROOF AREAS TO COMBINE VENTILATING AREAS.
 - LIMIT ROOF VENTS TO NO MORE THAN 2 OPENINGS PER ROOF SHEATHING PANEL WITH NO TWO OPENINGS IN THE SAME PANEL BETWEEN THE SAME TRUSSES.

FRAMING NOTES

- INTERIOR WALLS:**
- MINIMUM 2X4 WOOD STUDS - UNLESS DIMENSIONED OR NOTED OTHERWISE - WITH 1/2" GYP BOARD ON EACH SIDE FOR A FINISHED DIMENSION OF 4 1/2"
 - INSTALL INTERIOR 2X4 INTERIOR WALLS 1/2" AWAY FROM FOUNDATION WALL.
 - FOUNDATION AND BASEMENT FLOOR DESIGN MAY REQUIRE FLOATING WALLS, VERIFY WITH STRUCTURAL PLANS.
 - HALF WALL TO BE MINIMUM OF 42" TALL, SIMILAR CONSTRUCTION TO STANDARD INTERIOR WALLS.
 - ALL INTERIOR WALLS MAY BE LOAD BEARING AS NOTED

- EXTERIOR WALLS:**
- 2x6 WOOD STUDS - UNLESS DIMENSIONED OR NOTED OTHERWISE - WITH 1/2" EXTERIOR SHEATHING AND 1/2" GYP BOARD INTERIOR. TYPICAL WITH R-21 INSULATION
 - EXTERIOR COVERING PER IRC - (1) LAYER OF A WATER-RESISTIVE BARRIER (WRB) MATERIAL TO THE OUTSIDE OF ALL EXTERIOR WALL AND GABLE END TRUSS SHEATHING APPLIED FOR
 - A. WOOD HARDBOARD AND WOOD STRUCTURAL PANEL SIDING
 - B. FIBER CEMENT SIDING
 - EXTERIOR COVERING PER IRC - (2) LAYERS OF A WATER-RESISTIVE BARRIER (WRB) MATERIAL TO THE OUTSIDE OF ALL EXTERIOR WALL AND GABLE END TRUSS SHEATHING APPLIED FOR
 - A. EXTERIOR PLASTER (STUCCO SYSTEM)
 - B. STONE AND MASONRY VENEER
 - C. ADHERED MASONRY VENEER
 - EXTERIOR WALL ASSEMBLIES SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE AND INCLUDE FLASHING

- FIREBLOCKING**
- PROVIDE FIREBLOCKING IN COMBUSTIBLE CONSTRUCTION TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERT. AND HORZ.) AT THE FOLLOWING LOCATIONS:
 - IN WALLS VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - IN WALLS HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVELS.

- FRAMING**
- TYPICAL WALL FRAMING TO BE 16" O.C. TYPICAL UNLESS NOTED BY ENGINEER.
 - ALL DIMENSIONS ARE TO "FACE OF STUD" UNLESS NOTED OTHERWISE.
 - DIMENSIONS TAKE PRECEDENCE OVER SCALE.
 - IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR / CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 S.F. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROX. EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:
 - CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
 - FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.

- GUARDRAILS:**
- SHALL BE LOCATED ALONG ALL OPEN-SIDED WALKING SURFACES INCLUDING STAIRS, RAMPS AND LANDINGS (INCLUDING PATIOS) THAT ARE LOCATED MORE THAN 30" HIGH TO ANY POINT WITHIN 36" TO THE EDGE OF THE OPEN SIDE.
 - GUARD RAILS SHALL BE NO LESS THAN 36" HIGH
 - EXCEPTION: WHERE THE TOP OF THE GUARD RAIL ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD RAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" HIGH.
 - INTERMEDIATE BALUSTERS / RAILS SHALL BE CONSTRUCTED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.

ELEVATION NOTES

- EXTERIOR COVERING PER:**
- EXTERIOR WALL ASSEMBLIES SHALL PROVIDE THE BUILDING WITH A WEATHER RESISTANT EXTERIOR WALL ENVELOPE AND SHALL INCLUDE FLASHING.
 - REFER TO PLANS AND DETAILS FOR FIRE RATED ASSEMBLY LOCATION, PER LOT SPECIFIC DETAIL. PENETRATIONS OF PIPES AND SIMILAR TO BE SEALED AT ALL OPENINGS IN A BUILDING ENVELOPE WALL, FLOOR OR CEILING ASSEMBLY. PIPES AND VENTS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS.
 - WATERPROOFING OF OPENINGS AT ROOF AND EXTERIOR WALL PENETRATIONS SHALL BE MADE WATER TIGHT.
 - WHEN WINDOWS ARE ADJACENT TO A DOOR, THE BUILDER IS TO ADJUST ADJACENT WINDOW HEADS AND ALL OTHER WINDOWS IN SAME ROOM TO ALIGN.

- CLEARANCE TO GRADE:**
- UNLESS NOTED OTHERWISE, EXTERIOR WALL CLADDINGS SHALL BE ELEVATED FROM ADJACENT FINISHED GRADE (INCLUDING FINISHED BASE FLOOR) A MINIMUM OF 4" FOR BEARING MASONRY VENEER AND 6" FOR ADHERED MASONRY VENEER AND OTHER WALL CLADDINGS OR 2" ABOVE ADJACENT FLATWORK OR ROOF SURFACES FOR ADHERED MASONRY VENEER AND OTHER WALL CLADDINGS AND MFG. INSTALLATION INSTRUCTIONS.

- WINDOWS AND DOORS:**
- ALL WINDOWS AND DOORS SHALL BE BY OWNER / BUILDER / CONTRACTOR
 - SIZES / EGRESS / AND SPECIAL REQUIREMENTS MUST BE VERIFIED BY OWNER / BUILDER / CONTRACTOR.

- OPENINGS:**
- WINDOWS: ALL WINDOWS ARE TO BE WEATHER-STRIPPED AND DOUBLE GLAZED. FRAME MATERIAL PER GENERAL CONTRACTOR.
 - PROVIDE TEMPERED GLASS PER IRC SECTION WHEN:
 - GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION & WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR/WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET
 - BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FLOOR
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING.
 - ALL GLAZING IN RAILINGS REGARDLESS OF RAIL HEIGHT ABOVE A WALKING SURFACE, INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS
 - WITHIN ANY COMPARTMENT CONTAINING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS/SHOWERS WHOSE BOTTOM EDGE OF GLAZING IS LESS THAN 60" ABOVE FINISHED FLOOR.
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE
 - GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD
 - GLAZING IN WALLS/FENCES ADJACENT TO INDOOR/OUTDOOR SWIMMING POOLS, HOT TUBS, SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE WATER'S EDGE

FLOOR PLAN NOTES

- GENERAL NOTES**
- ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD TO FACE OF STUD OR TO FACE OF CONCRETE OR TO CENTERLINE OF BEARING / SUPPORT.
 - ANGLES OTHER THAN 90°, ARE 45° UNLESS NOTED OTHERWISE
 - PROVIDE 6" MIN. DOOR JAMB CONDITION AT PERPENDICULAR WALL OR CENTER WITHIN FRAMED OPENING, (TYPICAL UNLESS NOTED OTHERWISE)
 - STANDARD INTERIOR WALL DIMENSIONS ARE 2x4 + 3 1/2", 2x6 + 5 1/2" TYPICAL, UNLESS OTHERWISE NOTED
 - TYPICAL STAIR RAILING @ 34"-38" ABOVE THE TREAD NOSING.
 - WINDOW AND DOOR CALLOUTS ON PLANS ARE GENERIC/NOMINAL WIDTH CALLOUTS. ACTUAL ROUGH OPENING PER MANUFACTURER'S SPECS
 - MILLWORK AND CABINETRY SPECIFIED AND SUPPLIED BY OTHERS.
 - ALL EXISTING CONDITIONS TO BE FIELD VERIFIED.

- BLOCKING:**
- KITCHEN BLOCKING: 34", 54" AND 94" TO CENTER OF BLOCKING
 - VANITY: 28" TO CENTER, 34" FOR RAISED HEIGHT VANITIES TO CENTER OF BLOCKING
 - PEDESTAL SINKS: 34" TO CENTER OF BLOCKING
 - TOWEL RINGS, HOLDERS & TOWEL RINGS: TOWEL BAR 60", TISSUE HOLDER 28" AND TOWEL BARS 48" FOR LOWER VANITIES AND 54" FOR RAISED VANITIES TO CENTER OF BLOCKING
 - HANDRAILS: BLOCKING INSTALLED FOR ALL RAILS @ 42" FROM FLOOR TO CENTER OF BLOCKING.

- KITCHEN**
- KITCHEN COUNTERTOP 36" ABOVE FINISHED FLOOR UNLESS DIMENSIONED OR NOTED OTHERWISE. TYPICAL.
 - 4" BACKSPLASH - TYPICAL
 - UPPER WALL CABINETS 12" DEEP. CABINETS INDICATED BY DASHED LINE ON PLAN, TYPICAL.
 - CROWN MOULDING, TYPICAL, UNLESS DIMENSIONED OR NOTED OTHERWISE - INSTALLED A MINIMUM OF 18" ABOVE COUNTER TOP, 30" MINIMUM ABOVE COOK SURFACE.

- BATH**
- FIBER-CEMENT TUB / SHOWER, FIBER-MAT REINFORCED CEMENT, GLASS MAT SHOWER BACKERS AND FIBER-REINFORCED GYPSUM SHALL BE USED AS BACKERS FOR WALL TILE IN TUB / SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.
 - BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT NOT LESS THAN 8" ABOVE THE FINISHED FLOOR.
 - BATH CABINETS VANITY HEIGHT 32-1/2" TALL AND 21" DEEP, TYPICAL.
 - 4" BACKSPLASH - TYPICAL - SET MIRROR 6" ABOVE BACKSPLASH
 - A WATER CLOSET, LAVATORY OR BIDET SHALL NOT BE SET CLOSER THAN 16 INCHES FROM ITS CENTER TO ANY SIDE WALL, PARTITION, OR VANITY OR CLOSER THAN 32 INCHES FROM CENTER-TO-CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE A CLEARANCE OF NO LESS THAN 24 INCHES IN FRONT OF A WATER CLOSET, LAVATORY OR BIDET TO ANY WALL, FIXTURE OR DOOR.

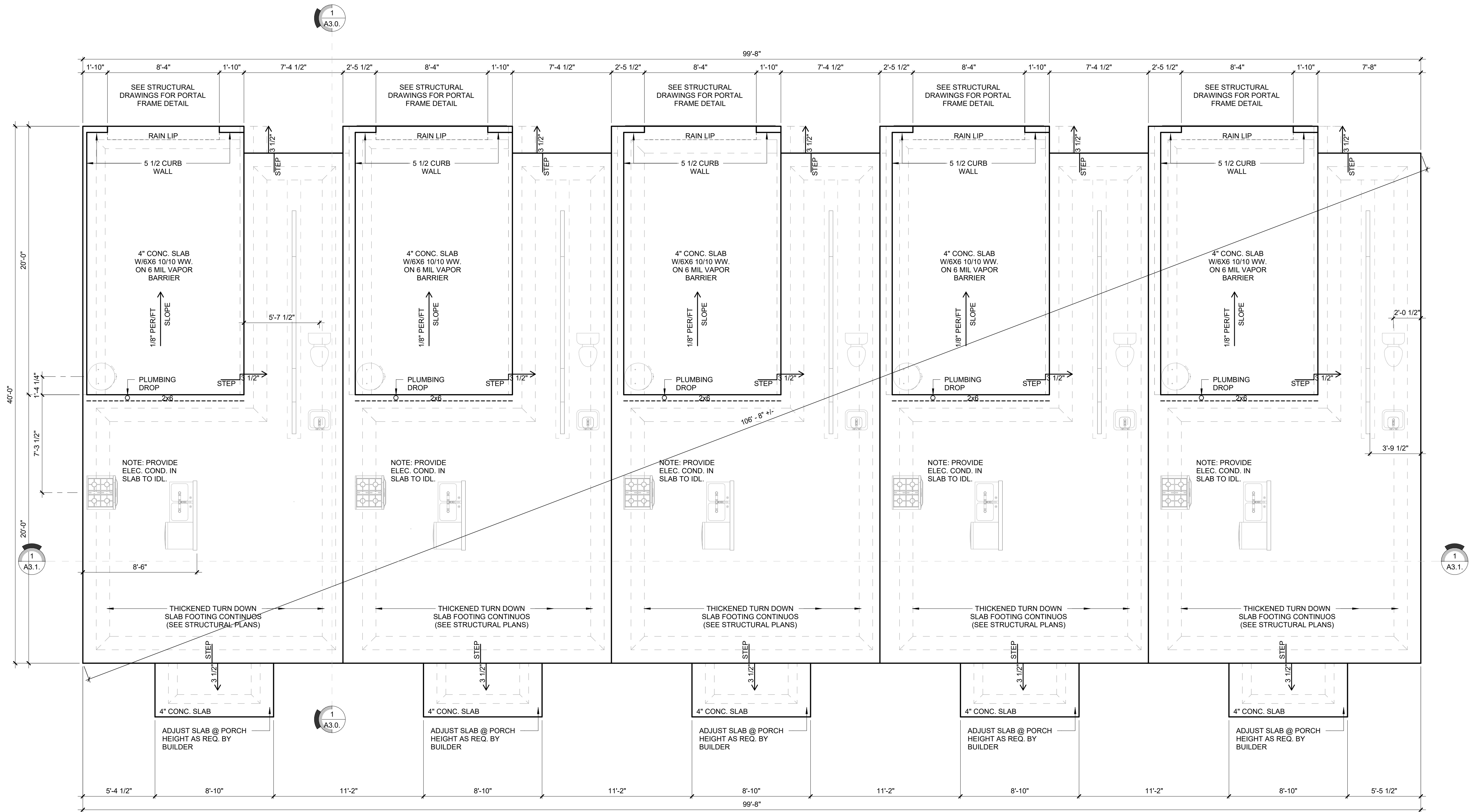
- LAUNDRY**
- WASHER / DRYER SPACE TO BE A MINIMUM OF 5'-3" WIDE WITH A 3'-0" CLEARANCE IN FRONT OF THE APPLIANCES
 - SHELVING OR CABINETRY TO BE A MINIMUM OF 18" ABOVE APPLIANCES.
 - LOCATE WASHER GRAY BOX AS REQUIRED.
 - INSTALL A MOISTURE EXHAUST SYSTEM THAT VENTS TO THE EXTERIOR. VENT MUST BE EQUIPPED WITH A BACKDRIFT DAMPER. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 35' FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL.
 - BUILDER TO FIELD VERIFY FLOOR DRAIN LOCATION WITH FLOOR FRAMING LAYOUT. ADJUST FRAMING AS REQUIRED PRIOR TO FLOOR DRAIN INSTALLATION.

- MECHANICAL & PLUMBING**
- FURNACE AND WATER HEATER: FINAL LOCATION PER MECHANICAL CONTRACTOR AND ENERGY REPORT. PROVIDE COMBUSTION AIR IN COMPLIANCE WITH CODE.
 - THE PRESSURE RELIEF VALVE FOR THE WATER HEATER MUST DISCHARGE TO AN APPROVED RECEPTOR, TYPICALLY A FLOOR DRAIN.
 - WHEN THE WATER HEATER IS LOCATED ON A STRUCTURAL FLOOR, AN APPROVED DRAIN PAN MUST ALSO BE PROVIDED. THE PAN MUST BE AT LEAST 1.5" IN DEPTH.

- ROOM**
- R & S: INDICATES ROD & SHELF IN CLOSETS. (2) R & S) INDICATES (1) HIGH ROD AND (2) LOW ROD IN CLOSETS.
 - FIREPLACE: GAS FIREPLACE (PER BUILDER) WITH DIRECT VENT OR B-VENT PER PLANS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. REFER TO INTERIOR ELEVATIONS FOR DIMENSIONS AND DESIGN LAYOUT. MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL FIREPLACES MUST BE KEPT ON SITE FOR VERIFICATION/INSPECTION OF REQUIRED CLEARANCES TO COMBUSTIBLE MATERIAL. ALL FIREPLACES TO BE U.L LISTED & PROVIDE WITH A READY ACCESSIBLE SHUT-OFF VALVE PER INTERNATIONAL FUEL GAS CODE.
 - ATTIC ACCESS: THE ROUGHED-FRAMED OPENING SHALL BE A MINIMUM OF 22"x32" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION WITH AIR BARRIER SEAL AND INSULATION, MEETING IRC GUIDELINES.

- GARAGE / EXTERIOR**
- DWELLING-GARAGE: OPENING AND PENETRATION PROTECTION, SHALL COMPLY WITH IRC REQUIREMENTS FOR DWELLING-GARAGE FIRE SEPARATION.
 - INSTALL A MINIMUM OF 58" GYP BOARD TO ANY WALL THAT CONNECTS GARAGE TO THE INTERIOR CONDITION SPACE AND SHALL BE PAINTED TO MATCH ADJACENT ACCESSIBLE SHUT-OFF VALVE PER INTERNATIONAL FUEL GAS CODE.
 - ATTIC ACCESS: THE ROUGHED-FRAMED OPENING SHALL BE A MINIMUM OF 22"x32" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION WITH AIR BARRIER SEAL AND INSULATION, MEETING IRC GUIDELINES.
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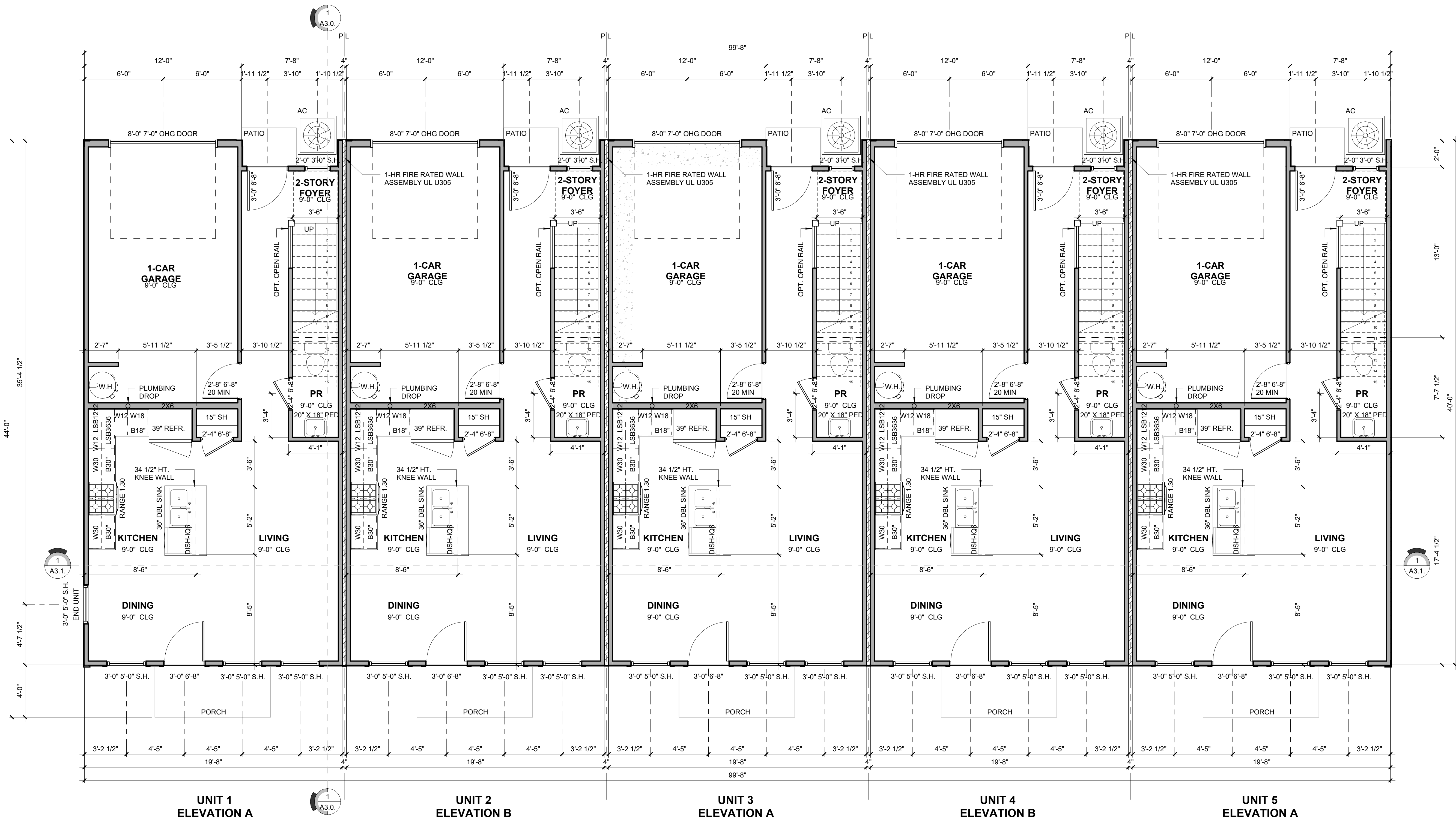
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1 SLAB ON GRADE FOUNDATION PLAN
1/4" = 1'-0"

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SCALE: AS NOTED			PARADIGM		
DRAWN BY: C.T. CHECKED BY: R.O.			THE PECAN CHARLOTTE, NC		
CLIENT: RED CEDAR HOMES			A1.0.		
ISSUE DATE			06.13.2025		
REVISION DATE					
DRAWING #					

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1 FIRST FLOOR PLAN

1/4" = 1'-0"

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SCALE: AS NOTED			PARADIGM		
DRAWN BY: C.T. CHECKED BY: R.O.			ISSUE DATE 06.13.2025		
CLIENT: RED CEDAR HOMES			REVISION DATE		
			DRAWING # A1.1.		

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1 SECOND FLOOR PLAN

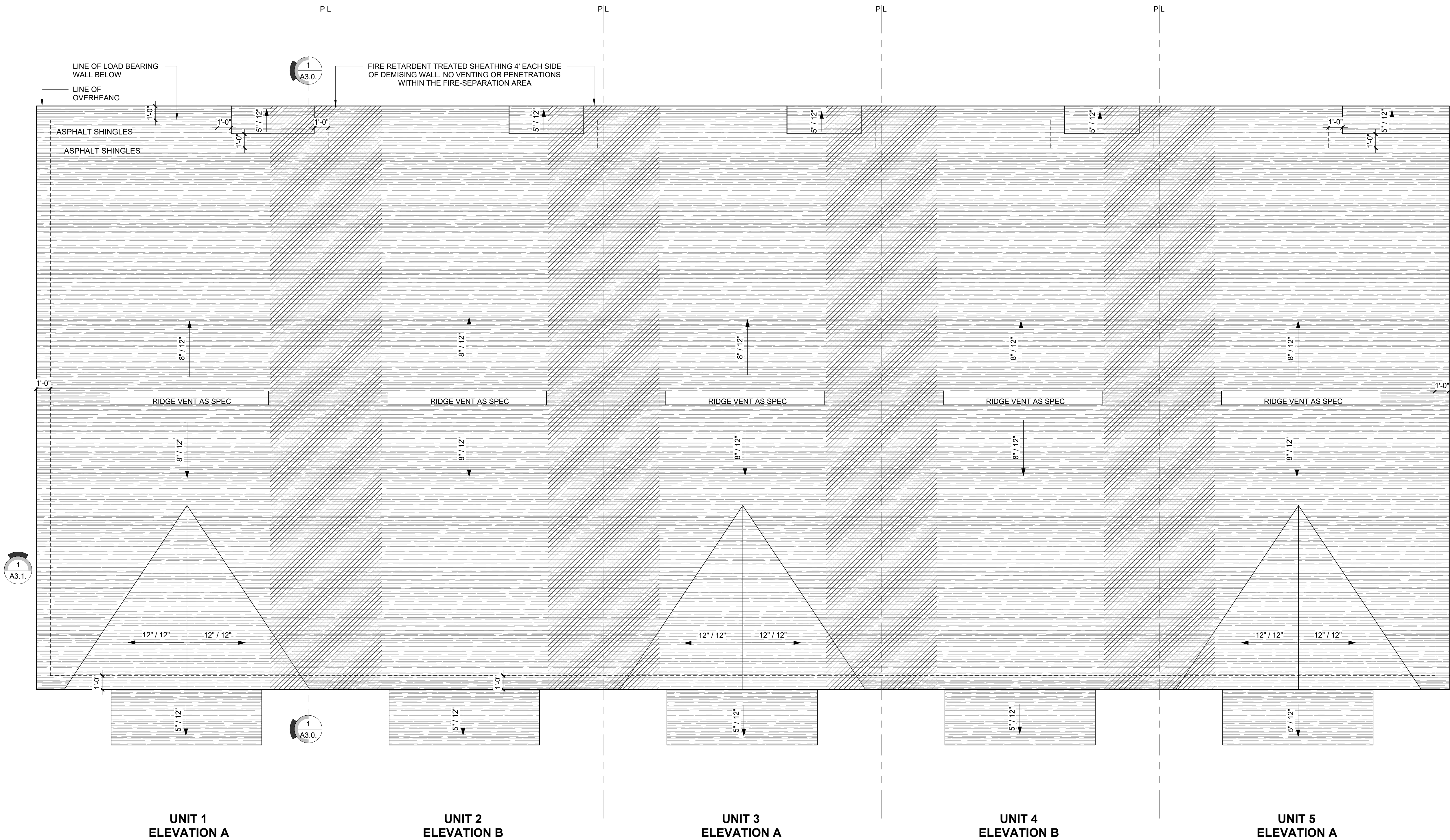
$$1/4" = 1'-0"$$

THESE PLANS ARE BEING FURNISHED BY PARADIGM BY ARCHITECTS OR ENGINEERS. CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A PROFESSIONAL ENGINEER OR ARCHITECT. PARADIGM ARCHITECTS ASSUMES NO LIABILITY FOR ANY OMISSIONS, ERRORS OR OMISSIONS. THE GENERAL CONTRACTOR AND OWNER SHALL ASSUME FULL LIABILITY FOR ALL STATE DIMENSIONS, DETAILS, CONSTRUCTION TECHNIQUES, AND STRUCTURAL REQUIREMENTS CONFORMING TO ALL STATE AND LOCAL CODES AND ORDINANCES. PARADIGM ACCEPTS NO RESPONSIBILITY FOR STRUCTURAL INTEGRITY WHICH IS THE RESPONSIBILITY OF THE ARCHITECT AND ENGINEER. PARADIGM ARCHITECTS ASSUMES NO LIABILITY FOR SPECIFICALLY EXCLUDED. USERS OF THESE PLANS UNDERSTAND AND AGREE THAT NO WARRANTIES HAVE BEEN PROVIDED. EXPRESSED NOR IMPLIED AND PARADIGM DECLINES ANY AND ALL CLAIMS FOR FAULTY WORKMANSHIP.			SCALE: AS NOTED			THE PECAN CHARLOTTE, NC	ISSUE DATE REVISION DATE DRAWING #	06.13.2025 A12.				
THIS DRAWING IS THE PROPERTY OF WTS PARADIGM, AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION. ANY UNAUTHORIZED ALTERATION WILL VOID RESPONSIBILITY BY WTS PARADIGM. ITS EMPLOYEES AND REPRESENTATIVES			DRAWN BY: C.T. CHECKED BY: R.O.									
CLIENT: RED CEDAR HOMES												

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1 ROOF PLAN

1/4" = 1'-0"



ROOF PLAN NOTES

TOWNHOUSE EAVE PROTECTION.

IN TOWNHOUSE CONSTRUCTION PROJECTIONS EXTENDING INTO THE FIRE SEPARATION DISTANCE SHALL HAVE NOT LESS THAN 1-HOUR FIRE RESISTIVE CONSTRUCTION ON THE UNDERSIDE. SOFFIT MATERIAL BEYOND THE FIRE SEPARATION DISTANCE SHALL BE SECURELY ATTACHED TO FRAMING MEMBERS AND SHALL BE CONSTRUCTED USING EITHER NONCOMBUSTIBLE SOFFIT MATERIAL, FIRE-RETARDANT-TREATED SOFFIT MATERIAL, VINYL SOFFIT INSTALLED OVER 3/4-INCH (19 MM) WOOD SHEATHING OR 5/8-INCH (15.9 MM) GYPSUM BOARD; OR ALUMINUM SOFFIT INSTALLED OVER 3/4-INCH (19 MM) WOOD SHEATHING OR 5/8-INCH (15.9MM) GYPSUM BOARD.

VENTING REQUIREMENTS.

VENTING REQUIREMENTS. VENTS SHALL BE PROVIDED IN BOTH SOFFIT AND UNDERLAYMENTS. VENTS SHALL BE EITHER NOMINAL 2-INCH (51 MM) CONTINUOUS OR EQUIVALENT INTERMITTENT AND SHALL NOT EXCEED THE MINIMUM NET FREE AIR REQUIREMENTS ESTABLISHED IN SECTION R806.2 BY MORE THAN 50 PERCENT. VENTS IN SOFFIT ARE NOT ALLOWED WITHIN 4 FEET (1219 MM) OF FIRE-RATED WALLS OR PROPERTY LINES. PROVIDE THE METHOD OF 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE UNDERSIDE OF SOFFITS WITHIN THE 3-FT. FIRE SEPARATION DISTANCE. DOUBLE LAYER 5/8" TYPE-X GB OR 1-LAYER OF 1" ASW CORE BOARD WILL ACCOMMODATE THE FIRE-RESISTANCE-RATING.

UNDERLAYMENT APPLICATION

ASPHALT SHINGLES: FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12), UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), UNDERLAYMENT SHALL BE TWO (2) LAYERS APPLIED IN THE FOLLOWING MANNER: APPLY A 19-INCH STRIP OF UNDERLAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES. STARTING AT THE EAVE, APPLY 36-INCH-WIDE SHEETS OF UNDERLAYMENT, OVERLAPPING SUCCESSIVE SHEETS 19 INCHES. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET.

FOR ROOF SLOPES FROM FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER: UNDERLAYMENT SHALL BE APPLIED IN SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. END LAPS SHALL BE 4 INCHES AND SHALL BE OFFSET BY 6 FEET.

ROOF VENT CALCULATIONS:

- VENTILATION REQUIRED: ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16" MIN. AND 1/4" MAX. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4" SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING OR SIM. MATERIAL W/ OPENINGS HAVING A LEAST DIMENSION OF 1/16" MIN. AND 1/4" MAX., PER IRC.

- MINIMUM AREA: THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3' BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE PROVIDED BY EAVE OR CORNICE VENTS, PER IRC.

- VENT AND INSULATION CLEARANCE: WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A 2" MIN. AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT, PER IRC.

- UNLESS NOTED IN STRUCTURAL DRAWINGS, CUT OUT ROOF SHEATHING BETWEEN OVERFRAMED AREAS AND OTHER INTERCONNECTED ROOF AREAS TO COMBINE VENTILATION AREAS.

- LIMIT ROOF VENTS TO NO MORE THAN 2 OPENINGS PER ROOF SHEATHING PANEL WITH NO TWO OPENINGS IN THE SAME PANEL BETWEEN THE SAME TRUSSES.

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1 FRONT VIEW
1/4" = 1'-0"



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1 REAR VIEW
1/4" = 1'-0"



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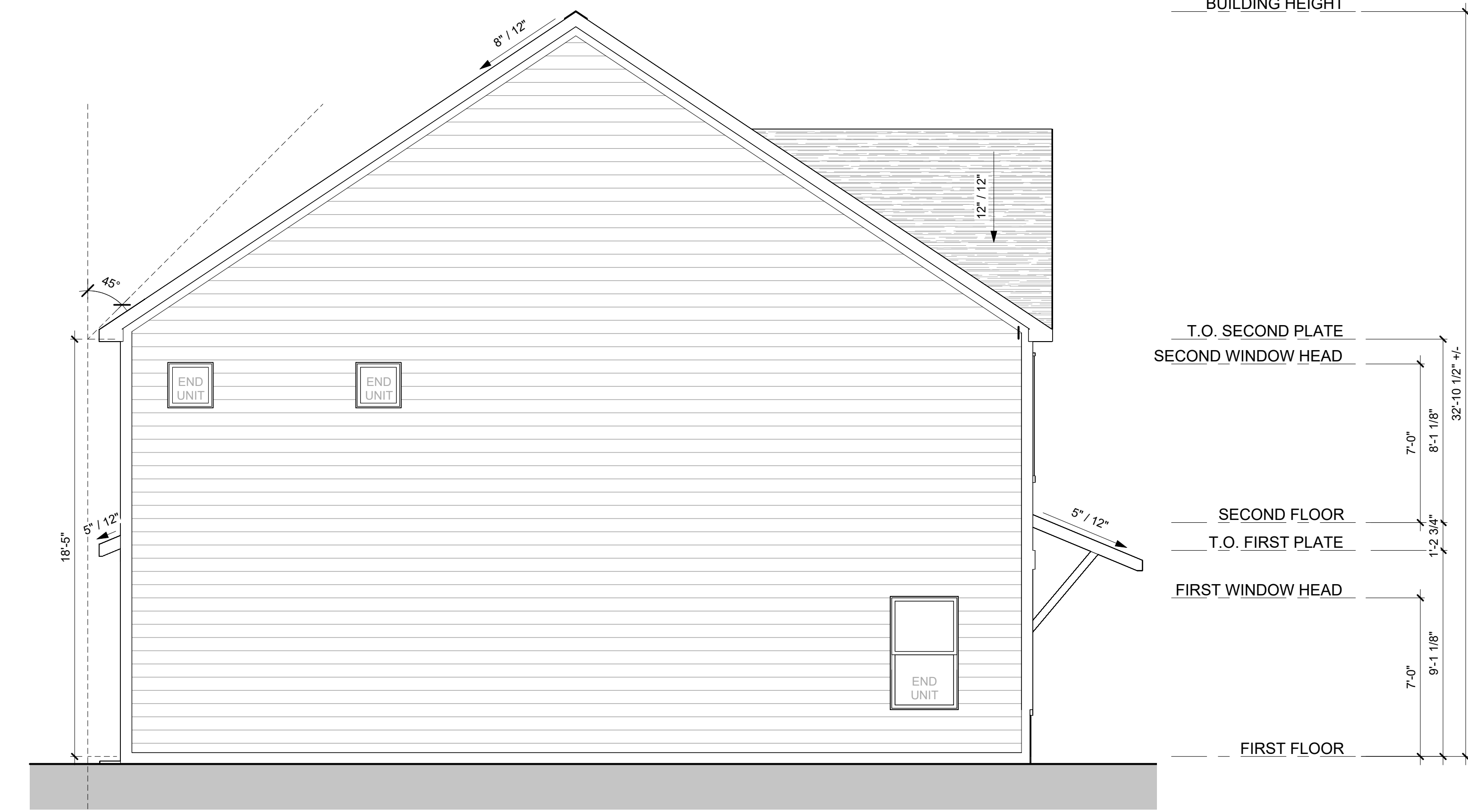
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PARADIGM

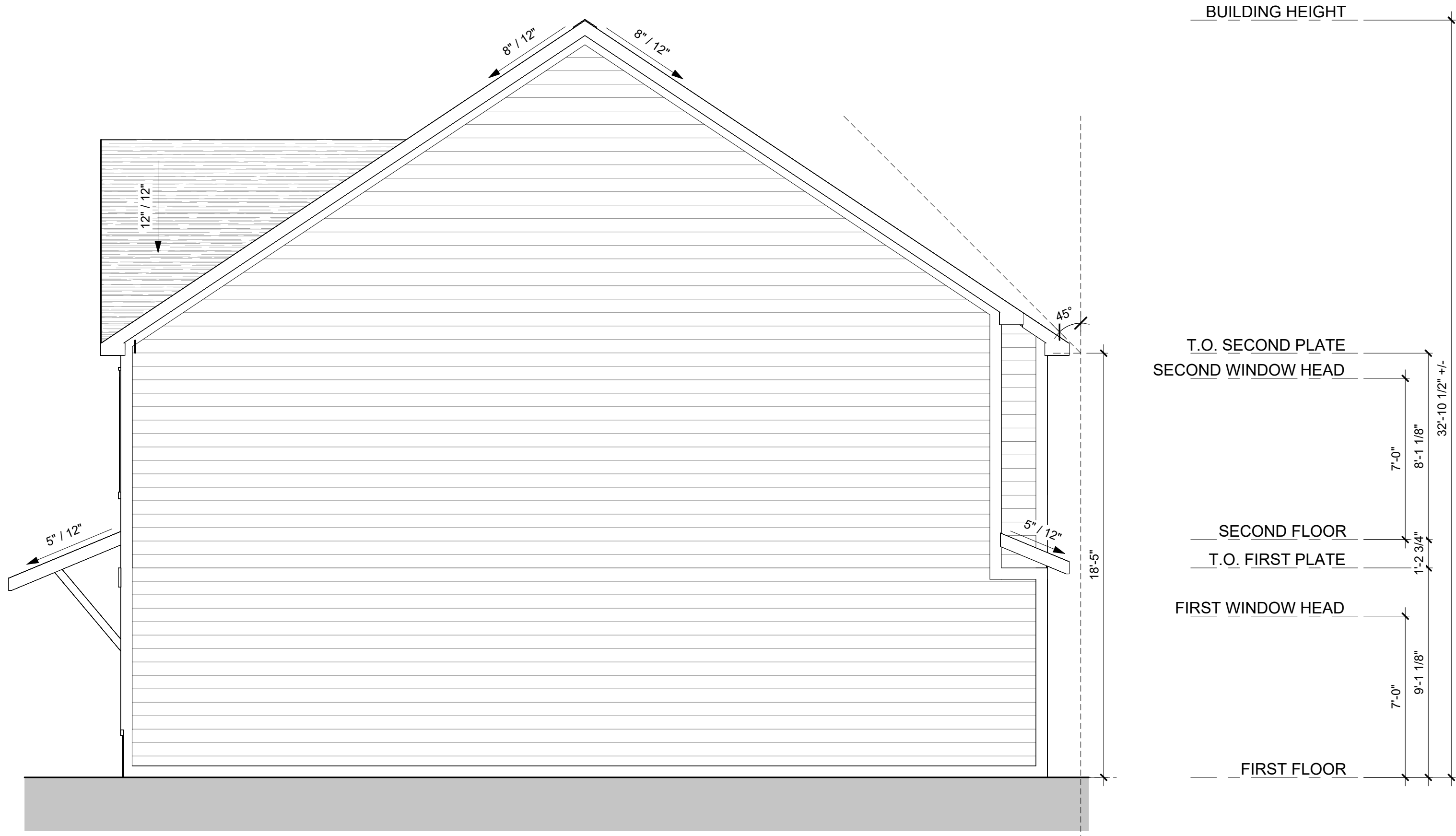
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THE PECAN

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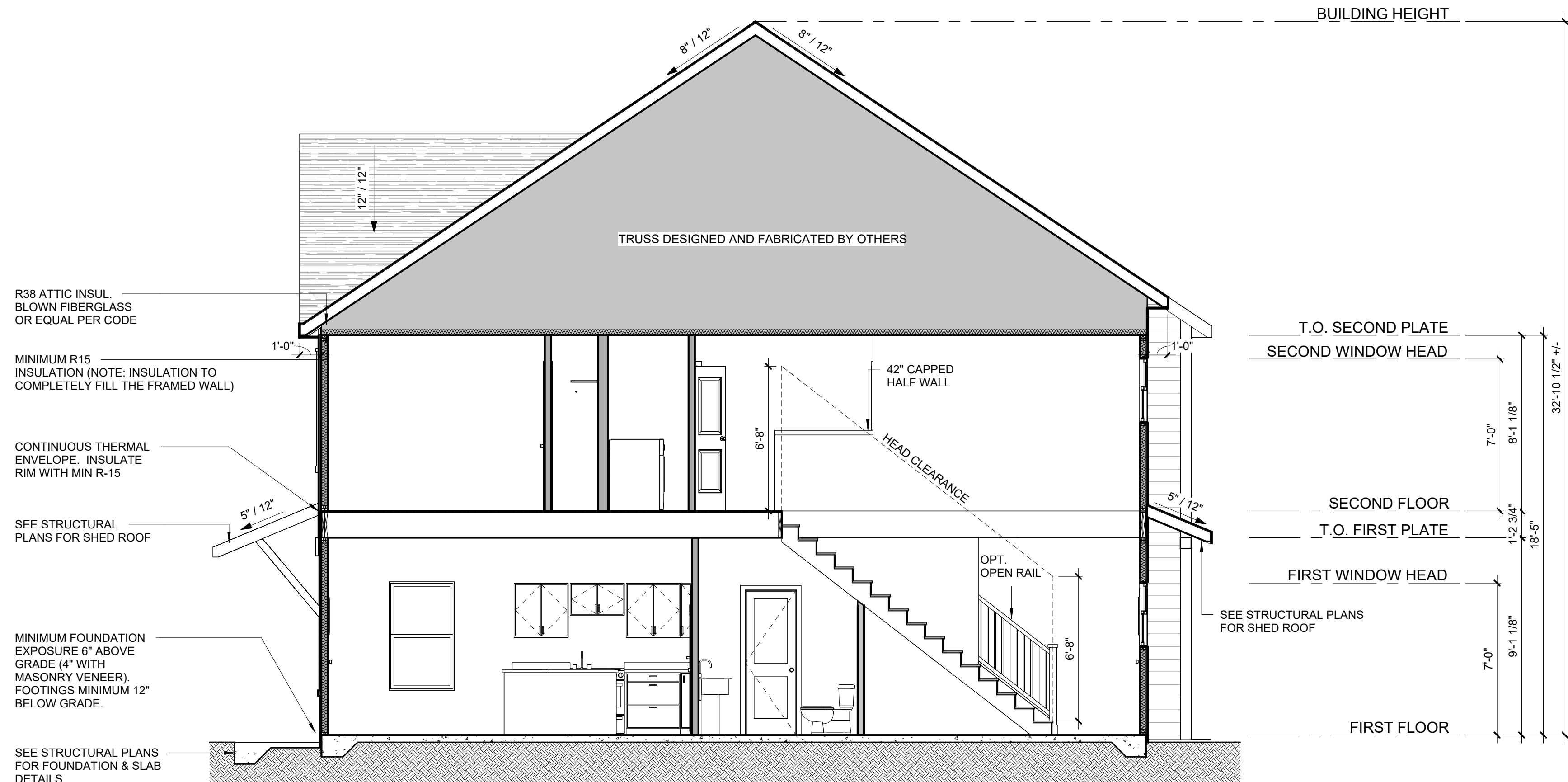
1 LEFT VIEW
1/4" = 1'-0"



2 RIGHT VIEW
1/4" = 1'-0"

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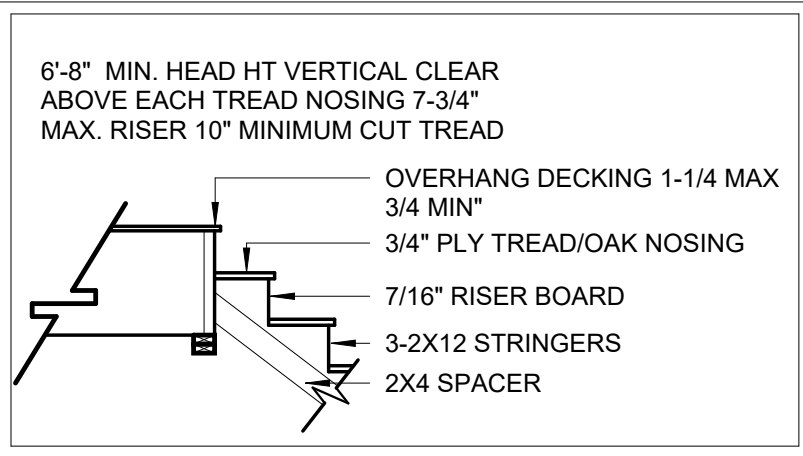
1 CROSS SECTION
1/4" = 1'-0"



- Townhouse Eave Protection.**
- In townhouse construction projections extending into the fire separation distance shall have not less than 1-hour fire resistive construction on the underside.
 - Soffit material beyond the fire separation distance shall be securely attached to framing members and shall be constructed using either noncombustible soffit material, fire-retardant-treated soffit material, vinyl soffit installed over 3/4-inch (19 mm) wood sheathing or 5/8-inch (15.9 mm) gypsum board; or aluminum soffit installed over 3/4-inch (19 mm) wood sheathing or 5/8-inch (15.9mm) gypsum board.

- Venting Requirements.**
- Vents shall be provided in both soffit and underlayments.
 - Vents shall be either nominal 2-inch (51 mm) continuous or equivalent intermittent and shall not exceed the minimum net free air requirements established in Section R806.2 by more than 50 percent.
 - Vents in soffit are not allowed within 4 feet (1219 mm) of fire-rated walls or property lines.
 - Provide the method of 1-hour fire-resistance-rated construction on the underside of soffits within the 3-ft. fire-separation distance. Double layer 5/8" Type-X GB or 1-layer of 1" ASW core board will accommodate the fire-resistance-rating.

- STAIR CONSTRUCTION**
- PROVIDE TREAD UNIFORMITY WITH MINIMUM 9 in.TREAD FROM FOREMOST PROJECTING NOSING
 - MAINTAIN MINIMUM STAIR NOSING OF 3/4 in AND MAX. 1.25 in
 - MAINTAIN STAIR HANDRAILS CONTINUOSLY FROM DIRECTLY OVER UPPER MOST STAIR RISER TO DIRECTLY OVER LOWEST STAIR RISER.
 - STAIR HANDRAIL HEIGHT MINIMUM 34" AND MAXIMUM 38"
 - MAINTAIN GUARDS WERE REQUIRED. HORIZONTAL WALKING SURFACE GUARDS CANNOT ALLOW PASSAGE OF A 4" SPHERE. STAR RAILING GUARDS CANNOT ALLOW PASSAGE OF A 4-3/8" SPHERE.



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1 CROSS SECTION

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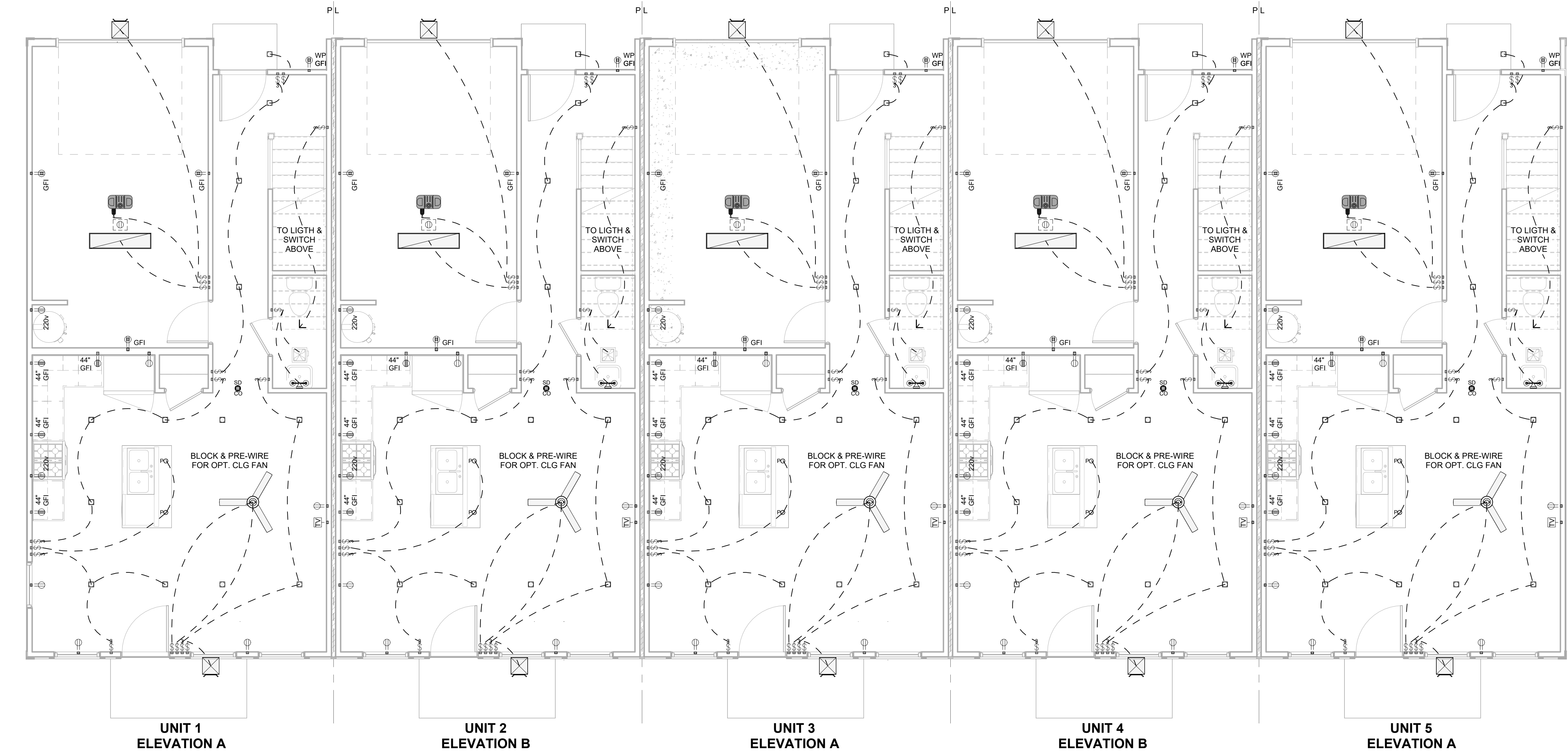
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1 FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL NOTES

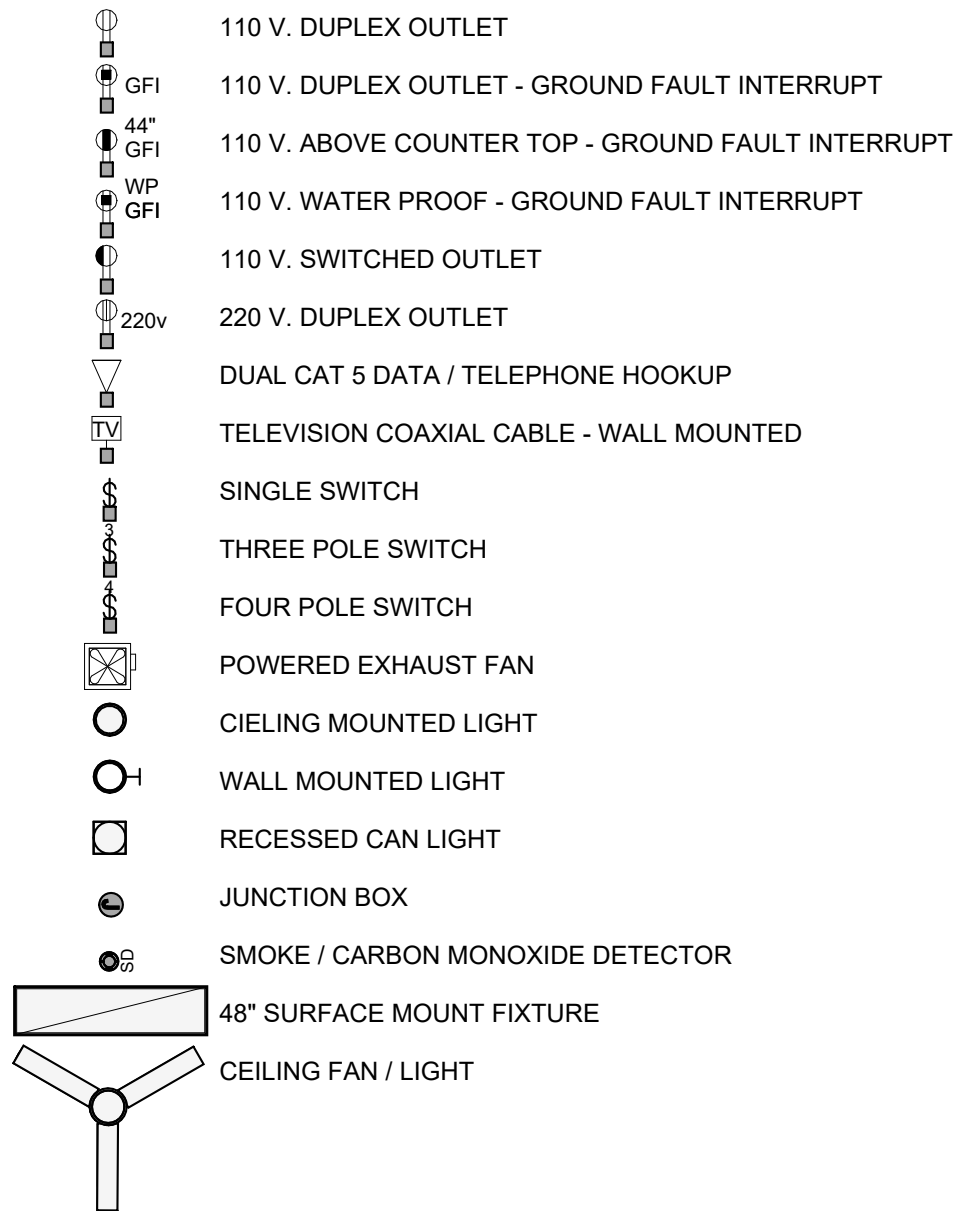
- EXTERIOR COVERING:**
- ALL ELECTRICAL OUTLETS, LIGHT FIXTURES, FANS, SWITCHES, ETC. SHALL BE INSTALLED AND COMPLY WITH APPROVED ELECTRICAL CODE & IRC.
 - PROVIDE POWER FOR FIREPLACE PER MANUFACTURER'S SPECIFICATIONS. PROVIDE SWITCH FOR GAS STARTER & VERIFY LOCATION FOR GAS SHUTOFF VALVE PRIOR TO INSTALL.
 - VERIFY POWER & GAS REQUIREMENTS FOR ERV, WATER HEATER, FURNACE, RANGE, ETC. WITH BUILDER AND MANUFACTURER'S SPECIFICATIONS.
 - INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHT ABOVE FINISHED FLOOR TO CENTER LINE OF DEVICE, UNLESS NOTED OTHERWISE:
 - OUTLETS 12"
 - OUTLETS ABOVE 30" COUNTERTOPS 42"
 - OUTLETS ABOVE 36" COUNTER TOPS 44"
 - SWITCHES 48"
 - GROUND-FAULT AND ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION SHALL BE PROVIDED PER LOCAL CODES (IRC)
 - A MINIMUM OF 75" OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS (IRC)
 - RECESSED LIGHT FIXTURES AND OTHER SIMILAR FIXTURES SHALL BE AIR TIGHT, "IC" RATED, AND SEALED TO THE DRYWALL. (IRC)

- PENDANT LIGHT FIXTURES SHALL BE HUNG AT THE FOLLOWING HEIGHT:
 - ENTRY 84" ABOVE FINISHED FLOOR
 - DINING ROOM 66" ABOVE FINISHED FLOOR
 - KITCHEN ISLAND 36" ABOVE COUNTERTOP
- RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE NOT CONTAINING COUNTERTOPS OR SIMILAR WORK SPACES IS MORE THAN 6'-0" FROM A RECEPTACLE OUTLET. (IRC)
- WHERE ACCESSIBLE REQUIREMENTS EXIST, TYPICAL OUTLET, SWITCH AND CONTROL MOUNTING LOCATIONS SHALL COMPLY WITH REACH RANGE REQUIREMENTS.
- RANGE HOODS SHALL DISCHARGE TO THE EXTERIOR
- ELECTRICAL DRAWINGS PROVIDED ARE NOT A FINAL ELECTRICAL PLANS. THEY ARE INTENDED AS A DESIGN GUIDELINE ONLY. REVISING THIS GUIDELINE DESIGN / DRAWING AS NECESSARY TO COMPLY WITH APPLICABLE CODES AND REGULATIONS AS WELL AS WITH THE DESIGN OF THE ELECTRICAL PANELS, CIRCUITS, AND DEVELOPING ELECTRICAL LOAD CALCULATIONS, ECT. SHALL BE BY A LICENSED ELECTRICAL ENGINEER/CONTRACTOR.

- SMOKE AND CARBON MONOXIDE ALARM NOTES**
- MINIMUM OF (1) IN EACH ROOM
 - OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - ON EACH LEVEL OF THE DWELLING, INCLUDING BASEMENT AND CELLARS BUT NOT TO INCLUDING CRAWLSPACES OR UNINHABITABLE ATTICS.
 - WHEN MORE THAN (1) SMOKE ALARM IS REQUIRED TO BE INSTALLED IN A DWELLING UNIT, THE DEVICES ARE TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
 - ALARMS TO BE AUDIBLE ABOVE BACKGROUND NOISE AND WITH DOORS CLOSED.
 - REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. WHEN POWER IS SEVERED, SMOKE ALARM SHALL RECEIVE POWER FROM A BATTERY SOURCE.
 - CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE IRC AND OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PREMITTED IN LIEU OF SEPERATE SMOKE AND CARBON MONOXIDE ALARMS.

- AUDIO / VISUAL NOTES**
- IN LIVING ROOM, MASTER BEDROOM, REC ROOMS & LOFTS, INSTALL HIGH AND LOW DUPLEX OUTLETS AND CONDUIT CONNECTORS FOR COMMUNICATION PORT AT 12" ABOVE FINISHED FLOOR AND 60" ABOVE FINISHED FLOOR (TV LOCATION)
 - DESIGN AND INSTALLATION OF (PV) SYSTEM BY OTHERS.
 - PROVIDE CONDUIT AND GROUND WIRE FROM ATTIC TO MAIN SERVICE PANEL - FIELD VERIFY LOCATION OF MAIN SERVICE PANEL
 - MAIN ELECTRICAL PANEL SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF DUAL POLE CIRCUIT BRAEAKER FOR FUTURE SOLAR ELECTRICAL INSTALLATION AND SHALL BE LABELED "FOR FUTURE SOLAR ELECTRIC" THE RESERVED SPACE SHALL BE OPPOSITE END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION
 - A PERMANENT CERTIFICATE INDICATING SOLAR-READY ZONE SHALL BE POSTED NEAR THE ELECTRICAL DISTRIBUTION PANEL
 - ELECTRIC VEHICLE CHARGING
 - PROVIDE (1) "EV-READY" OUTLET IN THE GARAGE AND LABEL EV-READY. BRANCH CIRCUIT IN PANEL SHALL BE LABELED EV READY
 - ELECTRIC VEHICLE READY SPACES, AND ELECTRIC VEHICLE SUPPLY EQUIPMENT INSTALLED SPACES SHALL CLEARLY BE IDENTIFIED ON THE PANEL BOARD.

ELECTRICAL LEGEND



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1 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL NOTES

- EXTERIOR COVERING:
- ALL ELECTRICAL OUTLETS, LIGHT FIXTURES, FANS, SWITCHES, ETC. SHALL BE INSTALLED AND COMPLY WITH APPROVED ELECTRICAL CODE & IRC.
 - PROVIDE POWER FOR FIREPLACE PER MANUFACTURER'S SPECIFICATIONS. PROVIDE SWITCH FOR GAS STARTER & VERIFY LOCATION FOR GAS SHUTOFF VALVE PRIOR TO INSTALL.
 - VERIFY POWER & GAS REQUIREMENTS FOR ERV, WATER HEATER, FURNACE, RANGE, ETC. WITH BUILDER AND MANUFACTURER'S SPECIFICATIONS.
 - INSTALL SWITCHES AND RECEPTACLES AT THE FOLLOWING HEIGHT ABOVE FINISHED FLOOR TO CENTER LINE OF DEVICE, UNLESS NOTED OTHERWISE:
 - OUTLETS 12"
 - OUTLETS ABOVE 30" COUNTERTOPS 42"
 - OUTLETS ABOVE 36" COUNTER TOPS 44"
 - SWITCHES 48"
 - GROUND-FAULT AND ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION SHALL BE PROVIDED PER LOCAL CODES (IRC)
 - A MINIMUM OF 75" OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.(IRC)
 - RECESSED LIGHT FIXTURES AND OTHER SIMILAR FIXTURES SHALL BE AIR TIGHT, "IC" RATED, AND SEALED TO THE DRYWALL. (IRC)

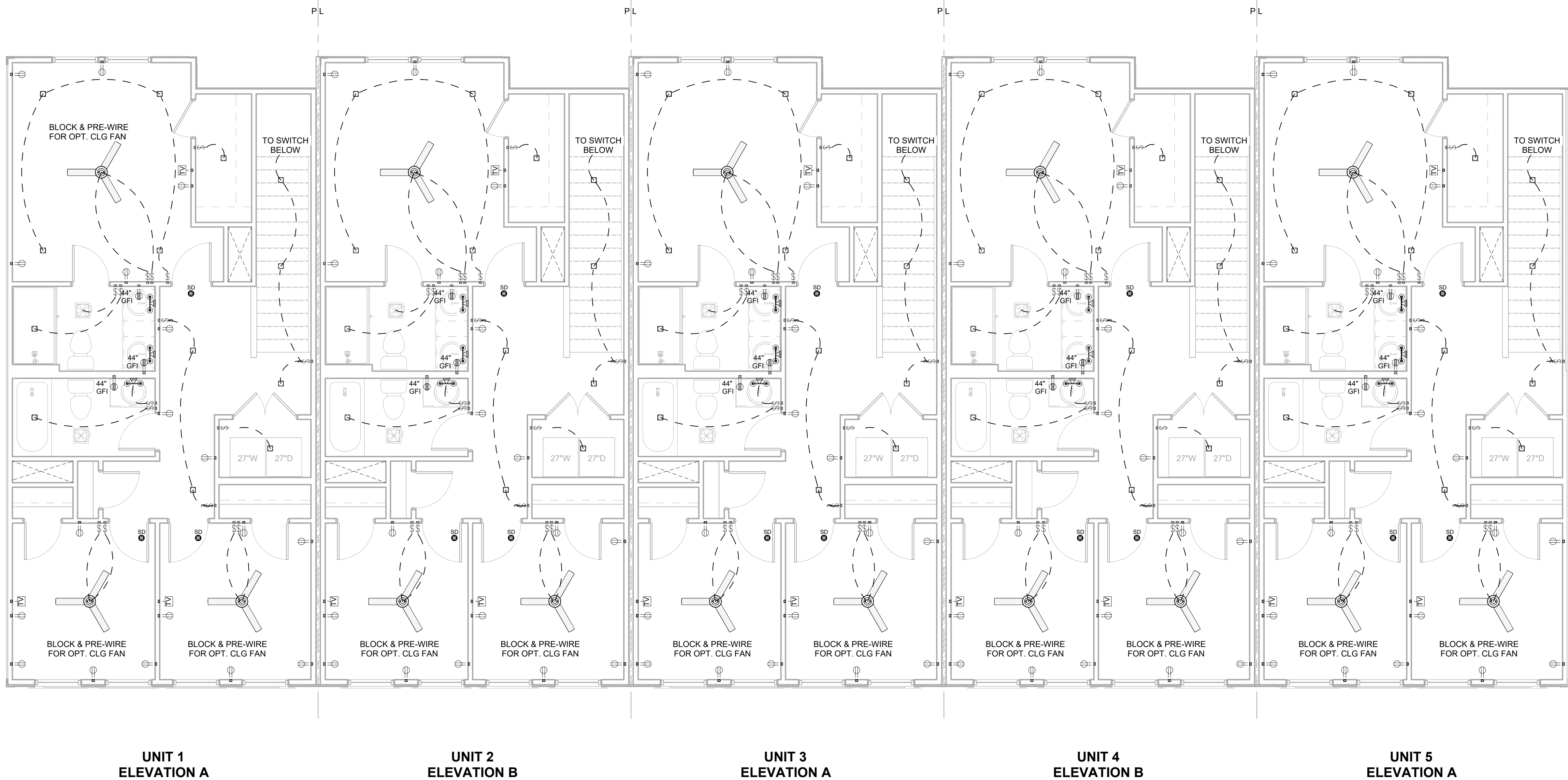
- PENDANT LIGHT FIXTURES SHALL BE HUNG AT THE FOLLOWING HEIGHT:
 - ENTRY 84" ABOVE FINISHED FLOOR
 - DINING ROOM 68" ABOVE FINISHED FLOOR
 - KITCHEN ISLAND 36" ABOVE COUNTERTOP
- RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE NOT CONTAINING COUNTERTOPS OR SIMILAR WORK SPACES IS MORE THAN 6'-0" FROM A RECEPTACLE OUTLET. (IRC)
- WHERE ACCESSIBLE REQUIREMENTS EXIST, TYPICAL OUTLET, SWITCH AND CONTROL MOUNTING LOCATIONS SHALL COMPLY WITH REACH RANGE REQUIREMENTS.
- RANGE HOODS SHALL DISCHARGE TO THE EXTERIOR
- ELECTRICAL DRAWINGS PROVIDED ARE NOT A FINAL ELECTRICAL PLANS. THEY ARE INTENDED AS A DESIGN GUIDELINE ONLY. REVISING THIS GUIDELINE DESIGN / DRAWING AS NECESSARY TO COMPLY WITH APPLICABLE CODES AND REGULATIONS AS WELL AS WITH THE DESIGN OF THE ELECTRICAL PANELS, CIRCUITS, AND DEVELOPING ELECTRICAL LOAD CALCULATIONS, ECT. SHALL BE BY A LICENSED ELECTRICAL ENGINEER/CONTRACTOR.

- SMOKE AND CARBON MONOXIDE ALARM NOTES
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 - OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - ON EACH LEVEL OF THE DWELLING, INCLUDING BASEMENT AND CELLARS BUT NOT TO INCLUDING CRAWLSPACES OR UNINHABITABLE ATTICS.
 - WHEN MORE THAN (1) SMOKE ALARM IS REQUIRED TO BE INSTALLED IN A DWELLING UNIT, THE DEVICES ARE TO BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
 - ALARMS TO BE AUDIBLE ABOVE BACKGROUND NOISE AND WITH DOORS CLOSED.
 - REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, WHEN POWER IS SEVERED, SMOKE ALARM SHALL RECEIVE POWER FROM A BATTERY SOURCE.
 - CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE IRC AND OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED IN LIEU OF SEPERATE SMOKE AND CARBON MONOXIDE ALARMS.

- AUDIO / VISUAL NOTES
- IN LIVING ROOM, MASTER BEDROOM, REC ROOMS & LOFTS, INSTALL HIGH AND LOW DUPLEX OUTLETS AND CONDUIT CONNECTORS FOR COMMUNICATION PORT AT 12" ABOVE FINISHED FLOOR AND 60" ABOVE FINISHED FLOOR (TV LOCATION)
 - SOLAR PHOTOVOLTAIC (PV) (FUTURE OR INSTALLED BY OTHERS)
 - DESIGN AND INSTALLATION OF (PV) SYSTEM BY OTHERS.
 - PROVIDE CONDUIT AND GROUND WIRE FROM ATTIC TO MAIN SERVICE PANEL - FIELD VERIFY LOCATION OF MAIN SERVICE PANEL
 - MAIN ELECTRICAL PANEL SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF DUAL POLE CIRCUIT BRAEAKER FOR FUTURE SOLAR ELECTRICAL INSTALLATION AND SHALL BE LABELED "FOR FUTURE SOLAR ELECTRIC" THE RESERVED SPACE SHALL BE OPPOSITE END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION
 - A PERMANENT CERTIFICATE INDICATING SOLAR-READY ZONE SHALL BE POSTED NEAR THE ELECTRICAL DISTRIBUTION PANEL
 - ELECTRIC VEHICLE CHARGING
 - PROVIDE (1) "EV-READY" OUTLET IN THE GARAGE AND LABEL EV-READY. BRANCH CIRCUIT IN PANEL SHALL BE LABELED EV READY.
 - ELECTRIC VEHICLE READY SPACES, AND ELECTRIC VEHICLE SUPPLY EQUIPMENT INSTALLED SPACES SHALL CLEARLY BE IDENTIFIED ON THE PANEL BOARD.

ELECTRICAL LEGEND

- 110 V. DUPLEX OUTLET
- 110 V. DUPLEX OUTLET - GROUND FAULT INTERRUPT
- 110 V. ABOVE COUNTER TOP - GROUND FAULT INTERRUPT
- 110 V. WATER PROOF - GROUND FAULT INTERRUPT
- 110 V. SWITCHED OUTLET
- 220 V. DUPLEX OUTLET
- DUAL CAT 5 DATA / TELEPHONE HOOKUP
- TELEVISION COAXIAL CABLE - WALL MOUNTED
- SINGLE SWITCH
- THREE POLE SWITCH
- FOUR POLE SWITCH
- POWERED EXHAUST FAN
- CEILING MOUNTED LIGHT
- WALL MOUNTED LIGHT
- RECESSED CAN LIGHT
- JUNCTION BOX
- SMOKE / CARBON MONOXIDE DETECTOR
- 48" SURFACE MOUNT FIXTURE
- CEILING FAN / LIGHT



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SCALE: AS NOTED				
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