**Planning Staff Report**
**Greenville Planning Commission**
**February 11, 2022**
*for the February 17, 2022 Public Hearing*

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| **Docket Number:** | **MD 22-55** |
| **Applicant:** | McMillan Pazdan Smith/Rob Couch |
| **Property Owner:** | Greenville Housing Fund |
| **Property Location:** | **846, 850 West Washington Street** |
| **Tax Map Number:** | 0023000202900, 0023000203000, 0023000203100, 0023000203200 |
| **Acreage:** | 1.0 acre |
| **Zoning:** | UP-NCE, Unity Park Neighborhood Center |
| **Proposal:** | 54-unit senior affordable housing multi-family development |
| **Staff Recommendation:** | **Approve with Conditions** |

**Applicable Sections of the City of Greenville Code of Ordinances:**
Sec. 2-372, *Function, Powers, and Duties of the Planning Commission*
Sec. 19-2.1.2, *Planning Commission Powers and Duties*
Sec. 19-6, *Development and Design Standards*
Sec. 19-6.8, *Design Standards for Multifamily Residential Development*
*Unity Park Neighborhood District Code*

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**Project Overview:**
The proposed project is a 100-percent low-income, 60-percent AMI or less senior housing multi-family development located at 848, 850 West Washington Street. As a multifamily project, the design and architecture require informal review and comment before the Design Review Board – Urban Panel, and formal approval by the Planning Commission.

**Procedural Requirements:**

***Pre-Application and Development Meetings***
Several pre-application meetings were held between the applicant and Planning staff prior to submittal of this multi-family application.

An informal meeting was held on February 4, 2022, between the applicant and Planning staff regarding the architectural design. Discussions focused on materiality; color; landscape and street trees; street frontage and pedestrian interaction; and building articulation.

***Neighborhood Meeting***
The applicant conducted a neighborhood meeting on January 13, 2022, as required by subsection 19-2.2.4 of the Land Management Ordinance. The meeting attendance record and meeting notes are attached to the packet.

**Staff Analysis**

- *Acreage* – The subject property is approximately 1.0 acres in size.
- *Zoning* – The property is UP-NCE, Unity Park Neighborhood Center.
- *Density* – The proposed project consists of 54 units in a single multifamily building. At 1.00 acre, the density is 54 units/acre. The normal density allowance within UP-NCE is 46 units/acre. However, as an affordable housing development, it can be increased to 70 units/acre with the incentives provided within the Unity Park Development Flexibility Incentives.
- *Height* – The standard maximum height in the UP-NCE zoning district is 50 feet, with a two-story minimum. However, this can be increased to 70 feet with incentives. Based on the elevations provided, the approximate height is roughly 47 feet.
- *Parking* – The applicant proposes 22 spaces within the project. Per the Unity Park incentive, a low-income project has 0 required parking spaces/unit.
- *Building coverage* – Coverage is unlimited with Unity Park development incentives

Staff reviewed the application for compliance with the Unity Park Character District Code and Land Management Ordinance (LMO), specifically, Section 19-6.8, Design Principles and Standards for Multifamily Residential Development. The analysis on project compliance is as follows:

***Unity Park Character District Code***

Within the Unity Park Character District Code, the subject area is noted as Unity Park – Neighborhood Center, or UP-NCE. The UP-NCE sub-district is designed to provide neighborhood-scale retail amenities mixed with residential development along prominent corridors. The building type would be defined as Mid-Rise residential.

*2.70 Unity Park Frontage (UP-NCE)*

- Per the Code, the application does appear to meet all setback requirements
- The impervious coverage for a low-income development is 100%. However, it appears the application is well below this figure.

*3.170 Mid-Rise*

- The UP Code states this building type is four-to-eight stories and may be a single-use building, such as residential. The provided plans appear to comply with the attributes provided.

*5.30(A) Mechanical Equipment and Utility Standards*

- This regulation states that this equipment shall be concealed from view to adjacent buildings and the street. No mechanical equipment has been shown on the plans, but a Sutera in-ground refuse collection system has been shown near the rear of the parking lot and will be screened with planting material. Mechanical equipment locations and screening must be provided for permitting.

*5.40 Parking and Loading Standards*

- There are no parking requirements per Table 5.60 of the UP Code for low-income housing.
- Open parking lots are required to be screened from public streets. Planting material has been included to buffer the lot from Washington Street.
- Three bike parking structures have been indicated in the plans. While only one bike rack is required, staff recommends consideration of additional bike parking for increased mobility accommodations.

*5.50 Sign Standards*

- No signs have been provided with this application. All signs must be submitted for a separate sign permit.

*5.60 Affordable & Workforce Housing Incentives*

- The applicant shall submit an affordable housing application and affordable housing development plan for approval by the City of Greenville Community Development Department.

- Prior to the issuance of a building permit, the applicant shall have entered into an affordable housing development agreement with the City of Greenville, and shall execute any and all documents deemed necessary by the City of Greenville to ensure continued affordability in accordance with the ordinance.

*6.40 Thoroughfare Assembly Standards*

- The proposed plans show no improvements to the W. Washington Street sidewalk. Staff recommends rebuilding the sidewalk to conform with the W. Washington Typical Street Section.

Please note that if a conflict exists between the Unity Park Code and the multi-family standards, contained within the LMO, the Unity Park Code shall be the definitive regulatory document.

***19-6.8.9. Multifamily Design Standards***

*(A) Orientation*

- The project site is four parcels with Washington Street to the south, single-family attached dwellings to the east and west, and single-family detached dwellings to the north.
- A surface parking lot is located to the west of the main structure.
- Multifamily residential buildings shall be configured in a manner that activates street frontages and enhances pedestrian activity by orientation of building and entrances towards adjacent streets, sidewalks, and open spaces. Staff finds the orientation of the buildings is generally compliant with this requirement, and recommends enhancement of the pedestrian connections to Washington Street to better activate the street frontage.
- The building scales are appropriate as per the UP Code.

*(B) Setbacks*

- Setbacks appear to comply to the UP-NCE standards.
- The building setback also meets the required 25-foot distance along the abutting property line adjacent to single-family detached residential.

*(C) Entrances*

- There are building entrances at Washington Street and from the parking lot. The entrances from the parking lot appear to be activated for pedestrian use, but staff recommends addition expanded paving zones and addition of furnishings on Washington Street to further activate the pedestrian realm.
- Entrances shall be adequately illuminated and oriented to promote natural surveillance.

*(D) Building Facades*

- The architecture features a consistent color pattern and styling across all sides of the building. The façade mass is broken into modules and recesses.
- The design appears to provide a base, middle, and cap for the building, as required.
- All upper floor balconies will have direct views to the adjacent single-family residences. Given the size and orientation of the site, this is unavoidable unless balconies are eliminated from the rear units.
- The DRB-Urban Panel has provided opinions of the design. This is provided below.

*(E) Service Areas*

- Garbage is provided through an in-ground trash collection system located at the rear of the parking lot, away from Washington Street.
- As previously noted, no HVAC units have been shown in the plans. At the time of permit, all at-grade mechanical equipment and refuse containers shall be shown with adequate screening per Section 19-6.8.9(E).

*(F) Roof Form*

- The roof form is flat and does not include any rooftop amenities for residents. Varying roof heights and three-dimensional cornice treatments have been provided as required.

*(G) Transparency*

- The development appears to meet the 20% transparency requirements for the parking-facing facade and the 10% for side facades, but is short of the requirement for the street-facing facade. Staff recommends increasing the transparency on the street-facing façade to meet the requirement at time of permitting.

*(H) Materials*

- The proposed exteriors include a coordinated color scheme and consistent colors and finishes throughout the development. The primary building materials include a brick base and fiber cement lap siding.

*(I) Open Space*

- The open space appears to meet the minimum requirements as the new Unity Park will be two blocks away.
- Each unit is provided with a private balcony, and additional private open space is provided within an interior courtyard for residents only.

*(J) Parking Lot Location*

- The applicant proposes a surface parking lot to the west of the proposed building. The amount of proposed parking is compliant with the Unity Park Code as mentioned previously.
- Per Section 19-6.8.9(J), multifamily developments with more than 20 units shall provide spaces dedicated for auto maintenance with access to water, electricity, and drainage. The plan does not indicate provisions for this requirement.

*(K) Access and Circulation*

- The project site has vehicular access to West Washington Street, and pedestrian access to nearby Greenlink transit stops.
- Ingress and egress from to all primary building entrances has been provided.

*(L) Landscaping and Screening*

- The design appears to meet planting and buffer requirements; compliance with landscape requirements in the zoning ordinance will be verified at the time of site plan and permit.
- Staff notes that the screen design and placement for the transformer and garbage areas must be provided at permit.
- Per DRB comments, staff notes that variation of the screening material on the rear property boundary should be explored for final permit.

*(M) Exterior Lighting*

- Exterior lighting and photometrics for the parking lot have been provided, but a lighting plan for the remainder of the site has not.

*(N) Pedestrian Walkways*

- Pedestrian walkways are connected to existing sidewalks on Washington Street. Staff recommends enhancement of these pedestrian connections to Washington Street through width or furniture placement to better activate the street frontage.

*(O) Fences and Walls*

- A low brick wall is proposed for privacy within the interior courtyard to match the building foundation. Plantings have also been provided to soften the wall's appearance.

**Design Review Board Comments**

The project design was presented to the Design Review Board – Urban Panel for informal review on February 3, 2022. The board provided the following comments:

- It's a very appealing design. I love the sculptural quality of it. It's friendly
- Great street presence. Nice articulation on Washington.
- Courtyard area is beautiful and could make for a nice outdoor living space for the residents.
- I would be wary of using natural wood for the screen. It looks great at first, but will require lots of maintenance. Something that will wear longer without blackening would be preferable.
- Dense screens of evergreens are not very friendly and can be dark from the inside.
- The plantings should have an urban feel.

Should the Planning Commission vote to approve the project, the Commission should determine which DRB comments will be conditions of approval.

**RECOMMENDATION**

**Staff recommends approval with the following mandatory conditions:**

1) **The applicant shall work with staff to enhance the activation of the frontage along W. Washington through selection and placement of furnishings.**
2) **At the time of permitting, plans shall indicate all mechanical equipment and refuse collection locations, and shall provide proper screening per Section 19-6.8.9(E).**
3) **At the time of permitting, transparency on the W. Washington façade shall be increased to 20% of the façade per Section 19-6.8.9(G).**
4) **At the time of permitting, plans shall make provisions for an auto maintenance space, per Section 19-6.8.9(J).**
5) **At the time of permitting, plans shall include full lighting plans in compliance with Section 19-6.8.9(M).**
6) **At the time of permitting, plans shall include a new sidewalk along W. Washington Street to conform with the W. Washington Street Typical Section per Unity Park code Section 6.40.**
7) **Prior to receipt of a Certificate of Occupancy, an Affidavit of Substantial Compliance shall be provided at the time of Final Zoning Inspection.**
8) **Prior to permit, the applicant must receive approval by the City Community Development Division at a low-income development within Unity Park.**

**City Engineer Comments**

**Recommend**: Approve w/ Comments

**Comments**:
Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.

**Civil Engineer Comments**

**Recommend:** Approve w/ Comments

**Comments:**

**Standard Comments**

1) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City's Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City's design and specifications manual.
2) All improvements proposed within the City's public right of way shall be subject to the requirements of Articles I and II of Chapter 36 – Streets, Sidewalks and Other Public Places of the City of Greenville Code of Ordinances. As required, all improvements or construction activity performed within the public right of way require an approved encroachment permit.
3) A Site Plan Permit will be required for the development detailing the demolition, grading and stormwater, utility improvements, and site access.

4) A traffic impact analysis will be required as a condition of site permit approval if the administrator determines that a proposed development will generate 100 or more traffic trips during the peak hour or if the administrator determines that a proposed development involving substantial improvement or change of use will generate 125 or more traffic trips during the peak hour. Improvements to the existing transportation infrastructure by a developer will be required as a condition of permit issuance if the projected level of service for the build-out year of the development descends below level "D" for any intersection within the study area as a result of the proposed development.
5) The improvements shall comply with Chapter 11 of the International Building Code for site accessibility. Per Section 1104, a minimum of one accessible route shall be provided from each site arrival point (public transportation stops, accessible parking, accessible passenger loading zones and public streets or sidewalks) to the accessible building entrance served. Additionally, an accessible route shall be provided within the site to connect accessible buildings, facilities, elements and spaces on the site.

**Site Specific Comments**

6) **SCDOT Encroachment Permit – *West Washington Street*** is owned by the SCDOT. All work within the existing right of way of this street will require an approved encroachment permit from SCDOT.

**<u>Environmental Engineer Comments</u>**

1) Wastewater – Wastewater service for the development will be subject to the following conditions:
    a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).
    b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
    c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
    d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
    e. Each building shall require a new service fee through ReWa.
2) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:
    a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
    b. At a minimum, a stormwater plan should include:
        i. Proposed layout.
        ii. Appropriate erosion control best management practice standard details.
        iii. A construction entrance.
        iv. A concrete washout.
        v. Silt fence
    c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
        a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.

b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
c. Water quality treatment is required when either:
    - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
    - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.

3) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.

**Traffic Engineer Comments**

**Recommend:** Approve w/ Conditions

**Comments:**

Lighting plan must be revised, showing point levels and a summary table with min, max, and avg lighting levels, particularly at the perimeter of the site to ensure light does not spill onto adjacent properties.

**Fire Department Comments**

**Recommend:** Approve w/ Comments

**Comments:**

At time of site plan submittal, ensure compliance with 2018 IFC D105.1 is met for road widths for fire access. Also plan needs to show how we can gain access to all points of building and a hydrant within 500 feet.

**Parks & Recreation Comments**

**Recommend:** Approve

**Comments:**

Landscape maintenance to be performed by property management.

**Community Development Comments**

Washington Senior Apartments" development as proposed utilizes density incentives as allowed in the Unity Park Character Code. Maximum density by right is 46 units/acre with the current proposal at 54 units/acre. As dictated in the Unity Park Character Code, developers must submit an application and execute a development agreement and restrictive covenants with the Community Development Division prior to permitting. The development far exceeds the affordability requirements of the incentive in the code with 100% affordability for seniors (55 and older) at 60% Area Median Income (AMI). Currently, the U.S. Department of Housing and Urban Development income limits for 60% is capped at approximately $29,182 – 1 person household and $33,350 – 2 person household. Income and rent limits are subject to change as data is updated. Development exceeds affordable housing goals in GVL 2040 and will increase available affordable housing stock at 60% AMI and below.

city of greenville

# APPLICATION FOR MULTIFAMILY DEVELOPMENT

Contact Planning & Development (864) 467-4476

**Office Use Only:**
Application#_____ Fees Paid_____
Date Received_____ Accepted By_____
Date Complete_____ App Deny Conditions

## APPLICANT/OWNER INFORMATION

*Indicates Required Field

| | APPLICANT | PROPERTY OWNER |
|---|---|---|
| *Name: | McMillan Pazdan Smith - Rob Couch | Greenville Housing Fund |
| *Title: | Architect | 100 W. Antrim Drive |
| *Address: | 400 Augusta Street, Suite 200 | Greenville, SC 29607 |
| *State: | South Carolina | |
| *Zip: | 29601 | |
| *Phone: | (864) 242-2033 | |
| *Email: | rcouch@mcmillanpazdansmith.com | |

## PROPERTY INFORMATION

*STREET ADDRESS 846 Washington Street, 850 Washington Street, and two un-addressed properties

*TAX MAP # #0023000203200, #0023000203100, #0023000203000, #0023000202900

*CURRENT ZONING DESIGNATION UP-NCE

*TOTAL ACREAGE 1.0 acres

## PROPOSED DEVELOPMENT INFORMATION

*TYPE OF APPLICATION: X New _____Modification – Major _____Modification – Minor

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

*NUMBER OF UNITS 54

*MULTIFAMILY DEVELOPMENT TYPE 100% low-income at 60% AMI or less

*AGE RESTRICTED HOUSING (Y / N) Yes

NUMBER OF UNITS AND/OR PERCENTAGE OF AGE RESTRICTED UNITS (If applicable) 100%

## INSTRUCTIONS

1. The applicant is **required** to schedule a pre-application meeting according to the dates outlined on the Board calendar. Call (864) 467-4476 to schedule an appointment.

   *PREAPPLICATION MEETING DATE 06/17/21, 07/29/21, and 01/06/22

2. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.
3. All applications and fees (made payable to the City of Greenville) for designation as a Multifamily Development must be received by **no later than 2:00 pm** of the date reflected on the Board schedule.

A. Multifamily development - New $550.00 – *public hearing required*

B. Multifamily development – Major Modification $275.00 – *public hearing required*

C. Multifamily development – Minor Modification $150.00 – *administrative review*

4. Staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will go back into the queue for review. Please refer to ***section 19-2.3.13 (D), Multifamily residential development*** for additional information.

5. **Public Notice Requirements.** Multifamily development applications require a Planning Commission public hearing. There is also an informal review from the Design Review Board required prior to the planning commission hearing.

6. The applicant is responsible for sign posting the subject property. Instructions will be provided at the time of submission.

7. Multifamily development applications also **require** a developer-led neighborhood meeting which is to be held at least eight (8) days prior to the scheduled Planning Commission hearing (Sec. 19-2.2.4, Neighborhood meetings). Information will be emailed within a few days of submittal to the listed applicant email provided on page one of this application.

8. Upon planning commission recommendation, the application item will be scheduled for city council hearing.

**To be filled out at time of application submittal**

_____ Public Hearing signs are acknowledged as received by the applicant

_____ Posting sign instructions and affidavit are acknowledged as received by the applicant

*APPLICANT SIGNATURE _____

9. Please verify that all required information is reflected on the plan(s), and **submit one (1) paper copy and one (1) electronic version** of the application submittal package.

10. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

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

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

Robert Cuck *APPLICANT ACKNOWLEDGEMENT SIGNATURE

01/20/2022 *DATE

11. Per acknowledgement and understanding of item #8, the applicant hereby affirms that the tract or parcel of land subject of the attached application **is** ___ or **is not** X restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

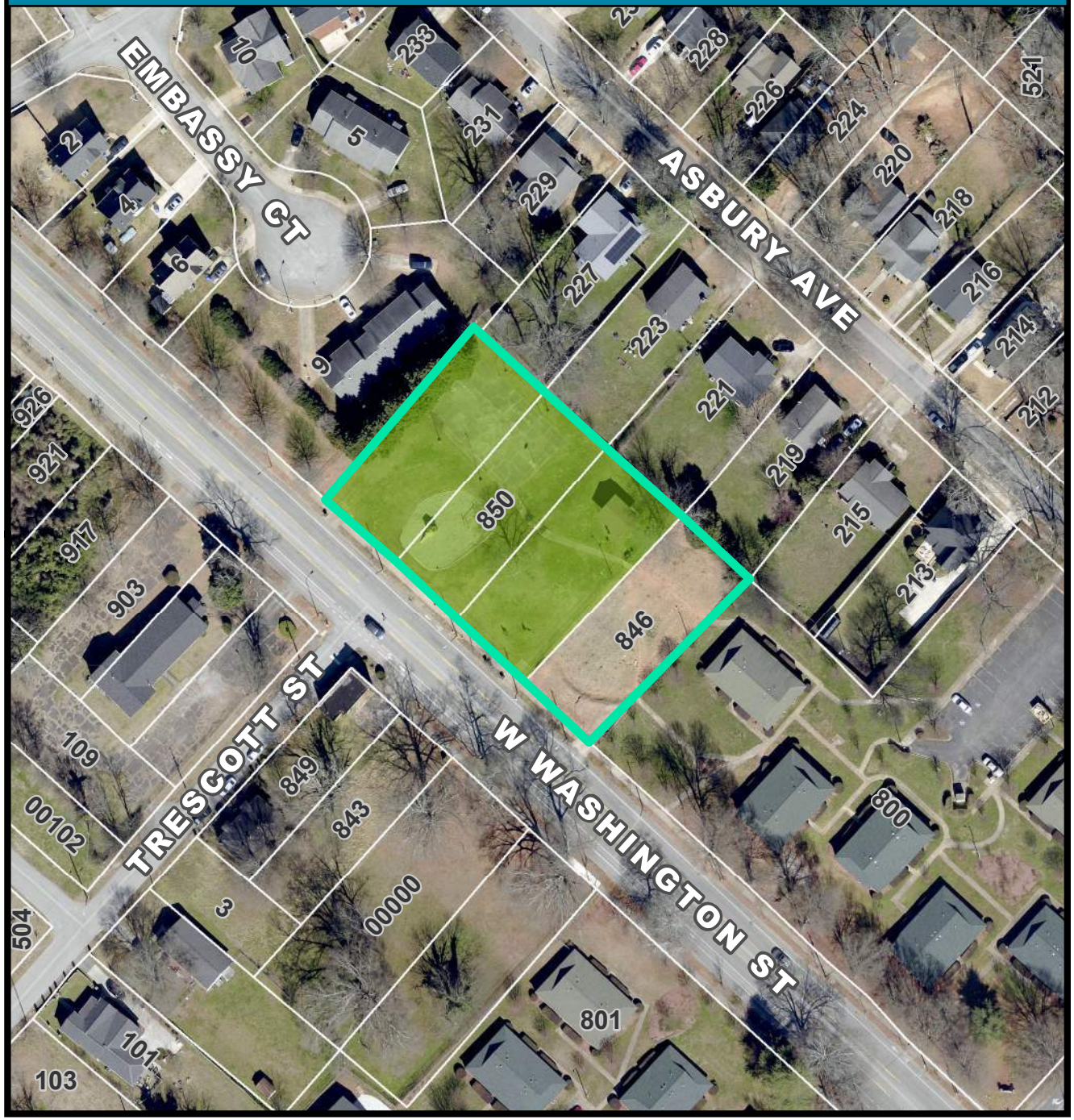
| | |
|---|---|
| *Signatures | |
| *Applicant | Robert Cuck |
| *Date | 01/20/2022 |
| *Property Owner/Authorized Agent | Tsya Tsou |
| *Date | 1/13/2022 |

## APPLICATION REQUIREMENTS

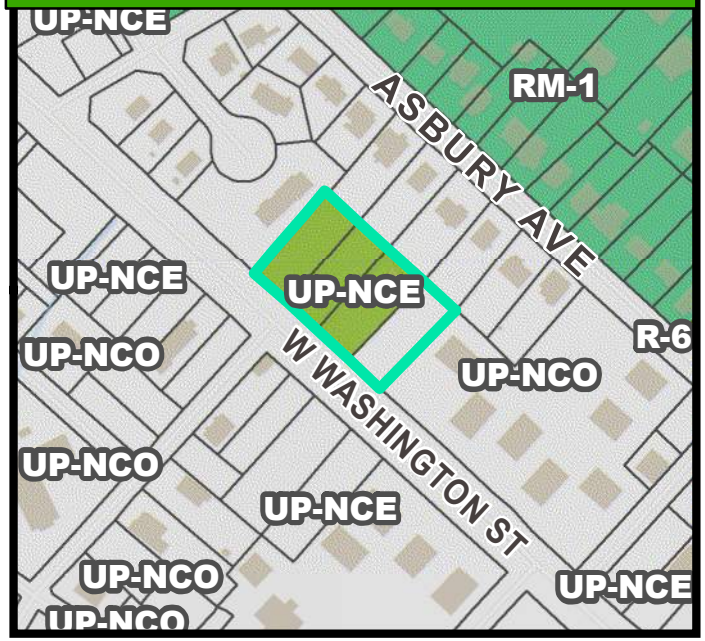
1. Multifamily development format and content requirements are reflected in the City of Greenville Administrative Manual at Appendix 'H'.
2. The submitted information shall include at a minimum:
   *a.* Completed application for Multifamily development;
   *b.* Context map, showing relationship of proposed development to the surrounding neighborhood;
   *c.* Photographs of surrounding area;
   *d.* Site plan, showing building(s) footprint, parking lot layout, pedestrian and vehicular access, internal walkways, amenities (i.e. pool, playground, picnic area, etc.), and service areas (i.e. dumpster pad/trash collection area, HVAC units, car wash area, etc.);
   *e.* Grading plan, showing existing and proposed topographic contours, storm drainage collection facilities, existing and proposed retaining walls (with top-of-wall and bottom-of-wall elevations for at least the ends of the walls and the high point of the walls);
   *f.* Building elevations, of all sides of the building(s), with exterior materials and colors indicated;
   *g.* Plan showing elevation of proposed buildings in relation to adjoining structures;
   *h.* Building floor plans;
   *i.* Landscape plan, showing existing vegetation that will remain and the new plants to be added;
   *j.* Lighting plan, showing location of light fixtures (on the site and on the building), cut sheets of the proposed light fixtures, and wattage; and
   *k.* Materials board.
3. Please refer to ***Section 19-6.8, Design standards for multifamily residential development*** for additional information.

# MD-22-55 • 846, 850 WEST WASHINGTON STREET

## AERIAL VIEW



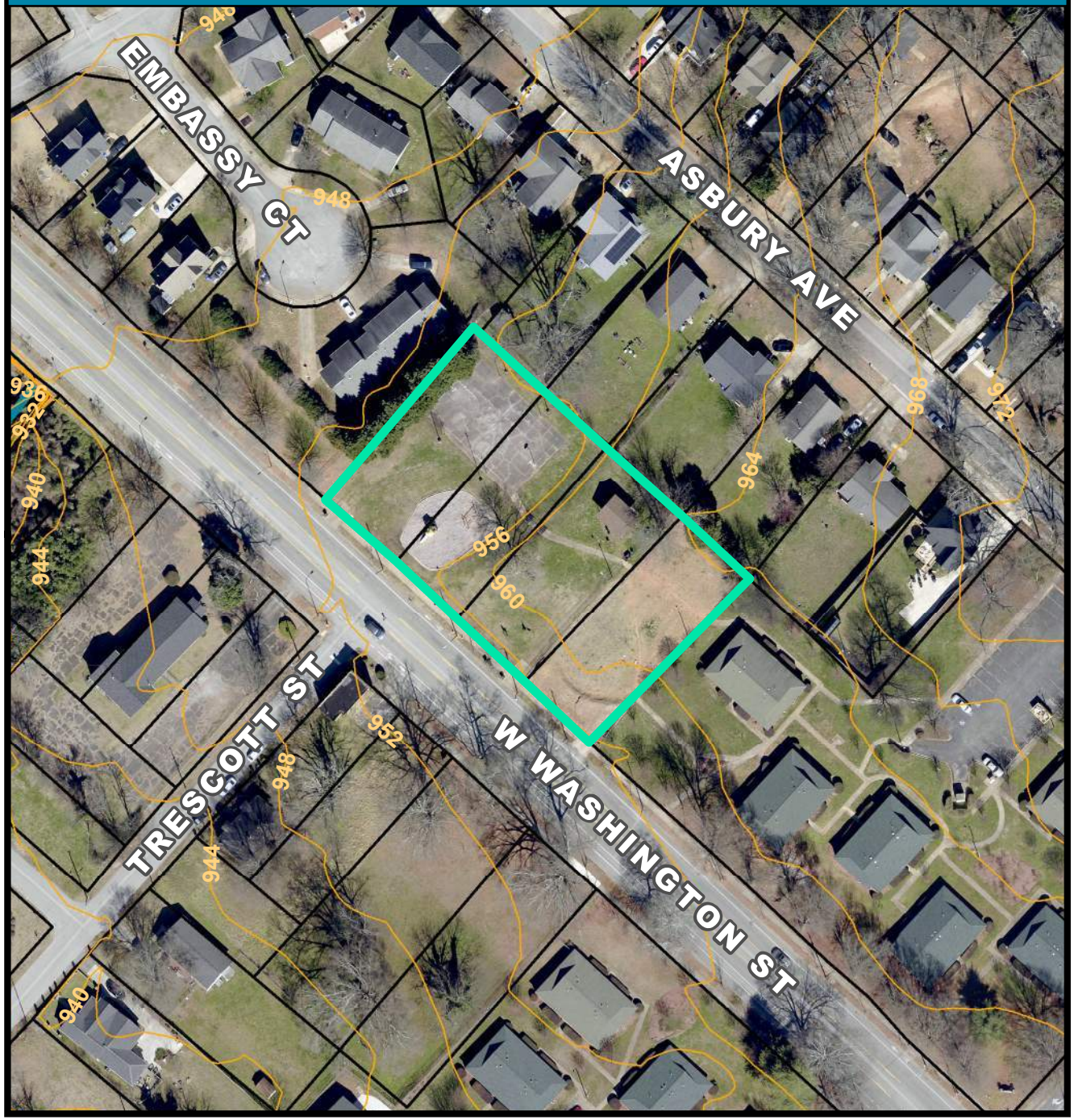

## CURRENT ZONING



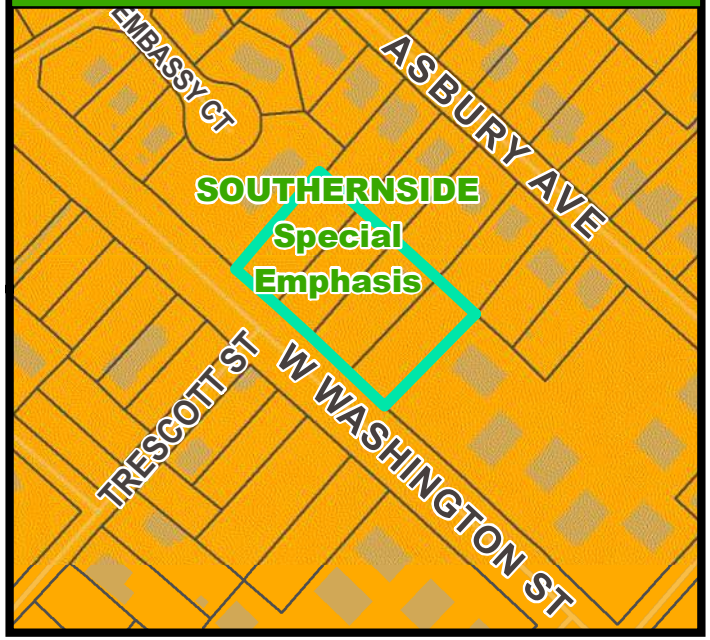

## FUTURE LAND USE

# MD-22-55 • 846, 850 WEST WASHINGTON STREET

## NATURAL / ENVIRONMENTAL FEATURES




## SPECIAL EMPHASIS NEIGHBORHOODS




## PRESERVATION OVERLAYS

mcmillan | pazdan | smith
ARCHITECTURE

January 18, 2022

City of Greenville
Planning & Development Department
Planning Commission

**Re: Southernside Senior Living, Site 2**
**Application for Multifamily Development**
**Description of Request**

Staff and Planning Commission Members:

McMillan Pazdan Smith along with the development team of Greystone Affordable Development and The Greenville Housing Fund respectfully request approval of the proposed development known as Southernside Senior Living, Site 2.

The proposed multifamily development includes 54 total dwelling units with a mix of one- and two-bedroom apartments along with residential amenities, located on W. Washington Street at the site of West Washington Park in the Southernside Neighborhood. The project will be partially financed through Low-Income Housing Tax Credits and tax-exempt bonds through the South Carolina State Housing Finance & Development Authority. All dwelling units will be affordable at 60% or less of the area median income (AMI) and age-restricted to residents 55 years or older. The project seeks to further the ideals of the nearby Unity Park through the creation of new public and private outdoors spaces. The contemporary design will reflect the forward-thinking goals of Unity Park while relating to the context of the Southernside neighborhood through the use of traditional materials and colors.

Please find enclosed the completed application form, drawings, renderings, and material boards for your consideration. The development team also conducted a neighborhood meeting on January 13, 2022, as required. The attendees and notes from this meeting are attached for record. The development team is committed to neighborhood engagement as the project develops and has planned a follow-up meeting with the Southernside Neighborhood Association and residents of Brockwood Senior Housing.

We request as a condition of approval that final materials and paint color selections be approved by staff at permit review and validated through an in-place mockup to be approved by staff during construction. Additionally, all final development signage will be submitted for approval as a separate application.

400 augusta street, suite 200, greenville, sc 29601
o. 864 242 2033 f. 864 242 2034

mcmillanpazdansmith.com

We appreciate your consideration of this project. Please do not hesitate to call if you have questions or require additional information.

Sincerely,

Rob Couch

Attachments

400 augusta street, suite 200, greenville, sc 29601
o. 864 242 2033 f. 864 242 2034

mcmillanpazdansmith.com

mcmillan | pazdan | smith
ARCHITECTURE

# meeting minutes

| | | | |
|---|---|---|---|
| **Issue Date:** | 01/18/2022 | **Meeting Date:** | 01/11/2022 |
| | | **Meeting Location:** | Teams |

**Project Name:** Southernside Senior Living
**Project Number:** 017327.02 and 017327.03

**Attendees:**

**McMillan Pazdan Smith**
Rob Couch
Lisa Lanni

**Greystone Affordable Development**
Sarah Jones-Anderson
Jim Triano
Jon Wilson
Amie Cofini

**Greenville Housing Fund**
Bryan Brown

**Thomas & Hutton**
Jack Reel
Joe Clark

**Public Attendees**
Names and Addresses from Zoom Chat:
Claire Whitlinger (101 Trescott Street)
Wayne & Leslie Triner
Alex & Nicole Dmyterko (100 S Hudson Unit A2, Greenville)
David & Amy Connor (101 Lloyd Street)
Jeremy Huff "Director – Miracle Hill Greenville Rescue Mission" (575 W. Washington)
Travis Seward & Wade Cleveland (308 Hampton Ave)
Celeste Brummett (13 Nassau St.)
Philip & Melanie Wessinger (100 S Hudson Street Unit B13)
Thomas Gorman (100 South Hudson St. Unit C19)
Joseph & Amber Kass (227 Asbury Ave)
Karl Schnelle (100 S Hudson)
Todd & Stacy DeYoung (C21 PPOH)
Jerry & Gidge Calvert B10 (PPOH)
Lillian Flemming (398 Oscar St.)
Teresa Redmond (Brockwood Tenant)
Sandra Sepulveda (Brockwood Tenant)
Essie Logan (Brockwood Tenant)

Bishop Sam Zimmerman (SSED Board)
Rev. J. M. Flemming (SSED Board)
Shannon Lavrin
Brock Senior Housing (Group Call In)
Austin Rutherford (Senior Development Partner – GSC)
Doug Heinzer (100 S Hudson Unit B16)
Robert Benedict (Hampton Pinckney)
Clink Link – Director of Public Works
Rebecca Edwards – Community Development Manager
Sara & Eric Dellinger (309 Hampton Ave)
Paul Dow – City Engineering Office
Jan Jernigan (100 S Hudson St Unit C17)
"Nicole the Magnificent" – Zoom Handle
"Kelli Walker Jones" – Zoom Handle
"Isabella Gardner" – Zoom Handle
"Jeff Tiddy" – Zoom Handle
"Margarita" – Zoom Handle
"Cindy Smith" – Zoom Handle

From Zoom:
Bobby Austell
Brockwood Senior Housing
Amy Connor
Beth Cromer
Celeste Brummett
Cindy Smith
Chris Baretta
Clair Whitlinger
Doug Heinzer
Docarver
Ellen
Isabella Gardner
Jack Reel
James's iPhone
Kathryn
Iphone
Alex
Jancj
Jeff Tiddy
Jeremy Huff
Jerome Calvert
Karl Schnelle

mcmillan | pazdan | smith
ARCHITECTURE

# meeting minutes

Kelli Walker-Jones
Lillian Flemming
Monique Mattison
Nicole the Magnificent
Paul Dow
Rebecca Edwards
Shannon's iPhone
Stacy and Todd
Thomas Gorman
Todd DeYoung
Travis Seward
Wayne Triner
Melanie Wessinger
Jeremy Huff

**Distribution:** (if different from above) Internal distribution to project team, and distribution to other attendees pvia public notice

**Writer:** Rob Couch and Jon Wilson

*The following notes represent our understanding of matters discussed and actions agreed upon. Please report corrections and/or omissions to the writer within five (5) working days.*

## Structure of Call

1. Sarah introduced Greystone Affordable Development
2. Bryan introduced GHF
3. Rob introduced MPS and T&H team, proceeded to lead Design presentation on both sites
4. Sarah opened Q&A to the attendees

## Question and Answer

1. Jeremy Calver: Are these going to be apartments?
    a. Sarah: Yes.
2. Thomas Gorman: A concern was brought up regarding the width of Oscar Street and whether it will be widened during our project.
    a. Jack Reel: Unity Park has an expansion plan in the works for Oscar Street. Our current proposed setbacks will allow plenty of room for this expansion. The expansion will not take place during the development of our project.

3. Wayne Triner: Regarding the number of bedrooms; what do we know about how people use the second BR?
    a. Sarah: Second bedrooms could be used as a guest room, etc. Market study indicates that there is a demand for 2 bedrooms.
4. Lillian Flemming: The question of income and eligibility arose – we were asked to provide 60% AMI and speak to application process for potential residents.
    a. Sarah: GAD explained the application process and discussed 60% AMI/Eligibility.
5. Jancj: The notice states that the apartment homes are exclusively for people 55 and over. Will individuals younger than 55 be allowed?
    a. Sarah: Will be age restricted to 55 and older. Can have visitors but must meet age restrictions if on the lease.
6. Todd & Stacy DeYoung: Will grandchildren (anyone under 55) be allowed to be permanent residents?
    a. Sarah: No. A permanent resident would be required to be on the lease and no one under 55 is eligible.
7. Jerome Calver: Are these apartments #1 still going to be multigenerational.? And the second bedroom will require more parking. Can the resident have their grandchildren living with them?
    a. Similar answer to age restriction questions.
8. Alex: How large will the investment into the neighborhood be?
9. Jerome Calvert: Having children there will disrupt the neighborhood.
10. Jerome Calvert: Why not paint the areas shown as mustard color a nice green to blend in with the trees and not seem so industrial.
11. Jerome Calvert: Can the resident have their grandchildren living with them?
    a. Lillian: Can only live there if they are in care of the resident.
12. How did the city determine that this would be a good location for senior housing? What are the options for public transportation for residents? Currently there is only one bus route down Washington St.
    a. Sarah: Intention is to ensure that residents that have lived in the neighborhood for a long time can stay in the neighborhood.
13. Doug Heinzer: Are there any plans for assisted senior living? Or all unassisted?
    a. Rob: No assisted living. Just age-restricted to 55 and older.
14. Travis Seward: How do setbacks relate to the water building? Would like to see consistent setbacks.
    a. Rob: Setbacks are about 25' from sidewalk. Will comply with zoning requirements for setbacks.
15. JM Flemming: Where are Southernside residents on this call? Haven't received letter or phone call.

   a. Sarah: Provided instructions and mailing list from the city and have followed those requirements. Understand that not everyone received the notice and committed to following up to have another meeting. Not intended to exclude them from the meeting.
16. Robert Benedict: Thank you for the presentation and I appreciate how the density is reduced. However the Unity Park Community Code calls for the design to complement the character of the surrounding neighborhoods - HP and Southernside. This design doesn't reflect. the materials will accomplish this but it appears to be mid-modern without any inspiration from the traditional, historic neighborhoods around it, Please explain. Don't see how this is achieved. No traditional jesture to the neighborhood. Who is the developer?
   a. Sarah: Greystone is the codeveloper with GHF.
   b. Rob: Architectural design is based on utilizing outdoors spaces to tie the buildings into the Unity Park area. Design is forward thinking and meant to complement the neighborhood but not necessarily replicate it.
17. Bishop Zimmerman: Concern surrounding the absence of SSED in our presentation and circulated information in the mailers was brought up.
   a. Sarah: Confirmed SSED's role in this development.
18. Cindy Smith: Is there a limitation as to the number of residents per unit?
   a. Typically two people per bedroom.
19. Thomas Gorman: Timing of the project for both sites?
   a. Financing is critical piece before construction. Hope to have in place by the end of the year then start construction early 2023.
20. Alex: Good job. Affordable housing is greatly needed in Greenville and the country. The additional green space is welcome. The urban design is appropriate for the area. You have put together an excellent team. Greystone is top-notch as are the civil engineer and architect. Lower density than allowed is nice to see. The access is the same as from Park Place on Hudson. I welcome the investment into the neighborhood and its benefit to our home values. Good job!
21. Travis Seward: Is city staff on the call?
   a. Monique Mattison and Rebecca Edwards with community development. Will post contact in the chat. Also Clint Link, Paul Dow, and Shannon Lavrin.
22. Beth Cromer: are the apartments rented and how much is the rent?
   a. Yes. Income requirements driven by HUD. Encourage use of housing choice vouchers.
23. Is entry into the project via GHF or another entity?
   a. SSED was the original partner that introduced us to the site and still a close partner. Look forward to working together in the future.
24. Thomas Gorman: Length of the leases?
   a. 12 months is typical.

25. Joseph Kass: Live directly behind Site 2. Property will abut the parking lot. Generally like the look of it. Looks nice. Like courtyard style building. Pleased that there isn't tons of parking. Seems like the right amount of parking. Generally in favor of affordable housing. Lived there for 5 years. Brockwood Senior Housing has been a good neighbor. New sidewalks will be great. Make sure that site lighting is considered. Don't want to feel like living next to Walmart parking lot. Is motion activated lighting an option? Please be a good neighbor with lighting.
    a. Jack: Will overlay the photometric plan on an aerial for the Site 2 parking lot so the extent of light spill-over on adjacent property can be explained.
    b. Shannon: Joseph, correct we updated the site lighting ordinance last summer.

**End of Document**

# SOUTHERNSIDE SENIOR LIVING

## SITE 2

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THOMAS & HUTTON

GREYSTONE AFFORDABLE DEVELOPMENT

GREENVILLE HOUSING FUND

COVER
A1

WASHINGTON STREET

WASHINGTON STREET

WASHINGTON STREET

WASHINGTON STREET

WASHINGTON STREET LOOKING EAST

WASHINGTON STREET

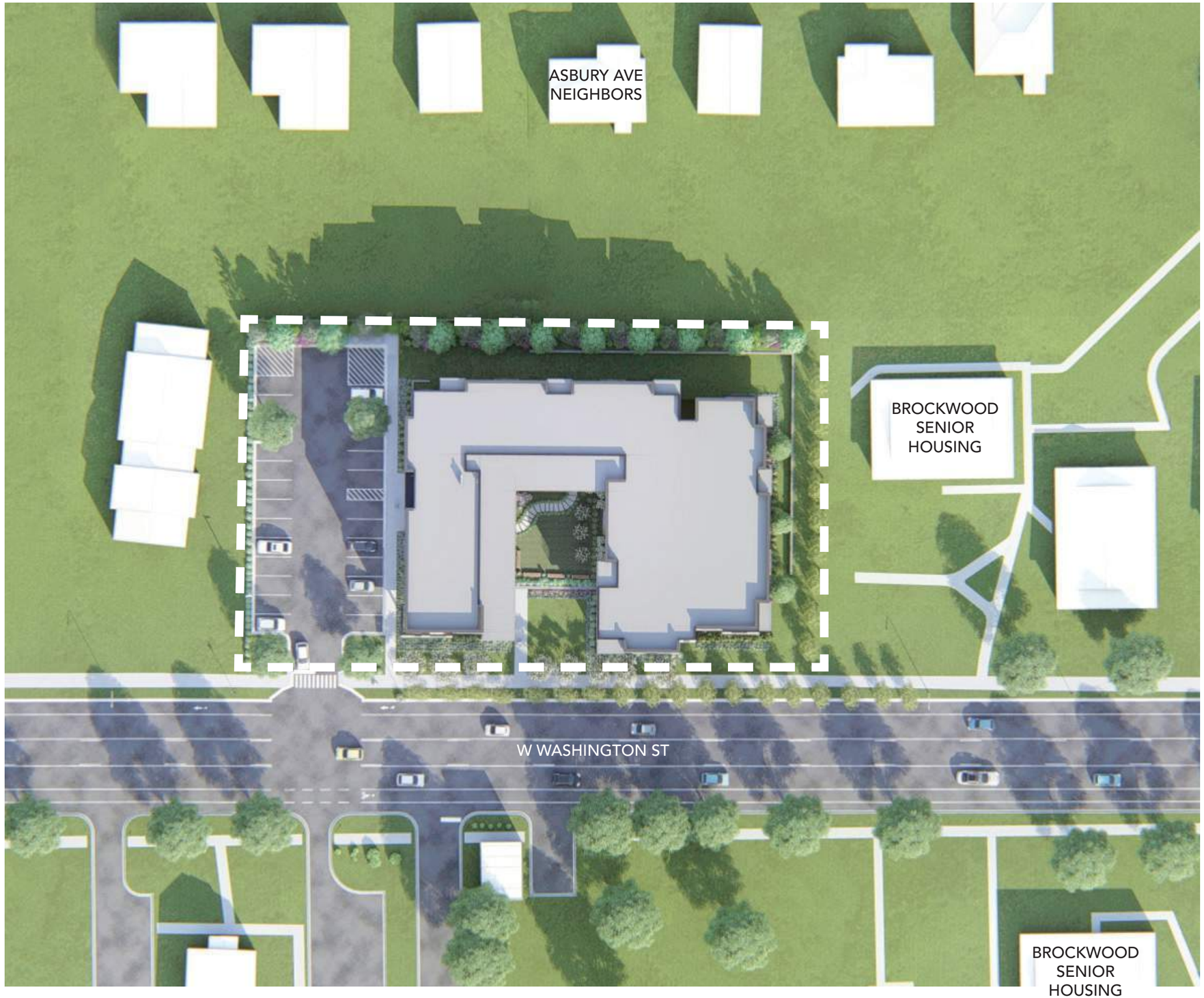
mcmillan | pazdan | smith ARCHITECTURE

THOMAS & HUTTON

GREYSTONE AFFORDABLE DEVELOPMENT

GREENVILLE HOUSING FUND

# CONTEXT PHOTOS
# A2




# SITE 2

**UNIT MIX:**
- 1BR - 39 UNITS
- 2BR - 15 UNITS

**TOTAL :** 54 UNITS

**ZONING:**
UP-NCE

70' MAX HEIGHT
±44' PROPOSED HEIGHT

70 UNITS/ACRE MAX DENSITY
(46 UNITS/ACRE WITHOUT INCENTIVES)

70 UNITS ALLOWED (1.0 ACRES)
54 PROPOSED (54 UNITS/ACRE)

**PARKING:**
22 SPACES PROVIDED
(0.4 SPACES/UNIT)

0 SPACES/UNIT REQUIRED
(0.5/UNIT WITHITOUT INCENTIVES)

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GREYSTONE AFFORDABLE DEVELOPMENT
GREENVILLE HOUSING FUND

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GREENVILLE HOUSING FUND

# AERIAL VIEW LOOKING EAST
# A4

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GREYSTONE AFFORDABLE DEVELOPMENT

GREENVILLE HOUSING FUND

WASHINGTON STREET LOOKING WEST

A5

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GREYSTONE AFFORDABLE DEVELOPMENT

GREENVILLE HOUSING FUND

COURTYARD ENTRY FROM WASHINGTON STREET

A6

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GREYSTONE AFFORDABLE DEVELOPMENT

GREENVILLE HOUSING FUND

COURTYARD LOOKING TOWARDS WASHINGTON STREET

A7

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GREYSTONE AFFORDABLE DEVELOPMENT

GREENVILLE HOUSING FUND

COURTYARD LOOKING WEST

A8

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GREYSTONE AFFORDABLE DEVELOPMENT

GREENVILLE HOUSING FUND

**BUILDING ENTRY FROM PARKING LOT**

**A9**

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GREYSTONE AFFORDABLE DEVELOPMENT

GREENVILLE HOUSING FUND

VIEW FROM ASBURY AVENUE HOUSES

A10

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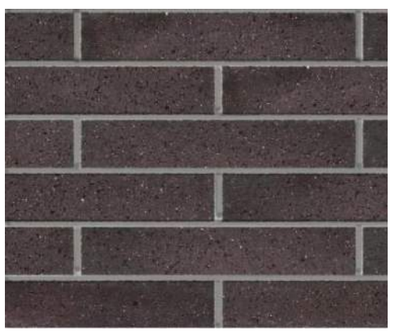
GREYSTONE AFFORDABLE DEVELOPMENT

GREENVILLE HOUSING FUND

WASHINGTON STREET LOOKING EAST

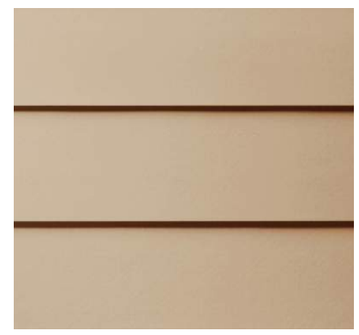
A11



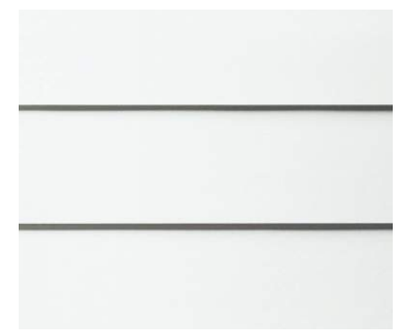
NORMAN BRICK

SHIPLAP SIDING
COLOR RANGE

LAP SIDING - 4 INCH
COLOR RANGE



LAP SIDING - 6 INCH
COLOR RANGE



LAP SIDING - 6 INCH
COLOR RANGE

LAP SIDING - 6 INCH
STAINED COLOR RANGE

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GREYSTONE AFFORDABLE DEVELOPMENT

GREENVILLE HOUSING FUND

**MATERIAL BOARD**
**A12**

CONTEXT MAP

# SOUTHERNSIDE SENIOR LIVING

GREENVILLE, SC

PREPARED FOR:

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| | | | |
|---|---|---|---|
| JOB NO: | J-29133.0000 | DATE: | 1/14/2022 |
| DRAWN: | CAE | SCALE: | 1" = 100' |
| REVIEWED: | JR | SHEET: | X1 |

ILLUSTRATIVE PLAN - SITE 2

# SOUTHERNSIDE SENIOR LIVING

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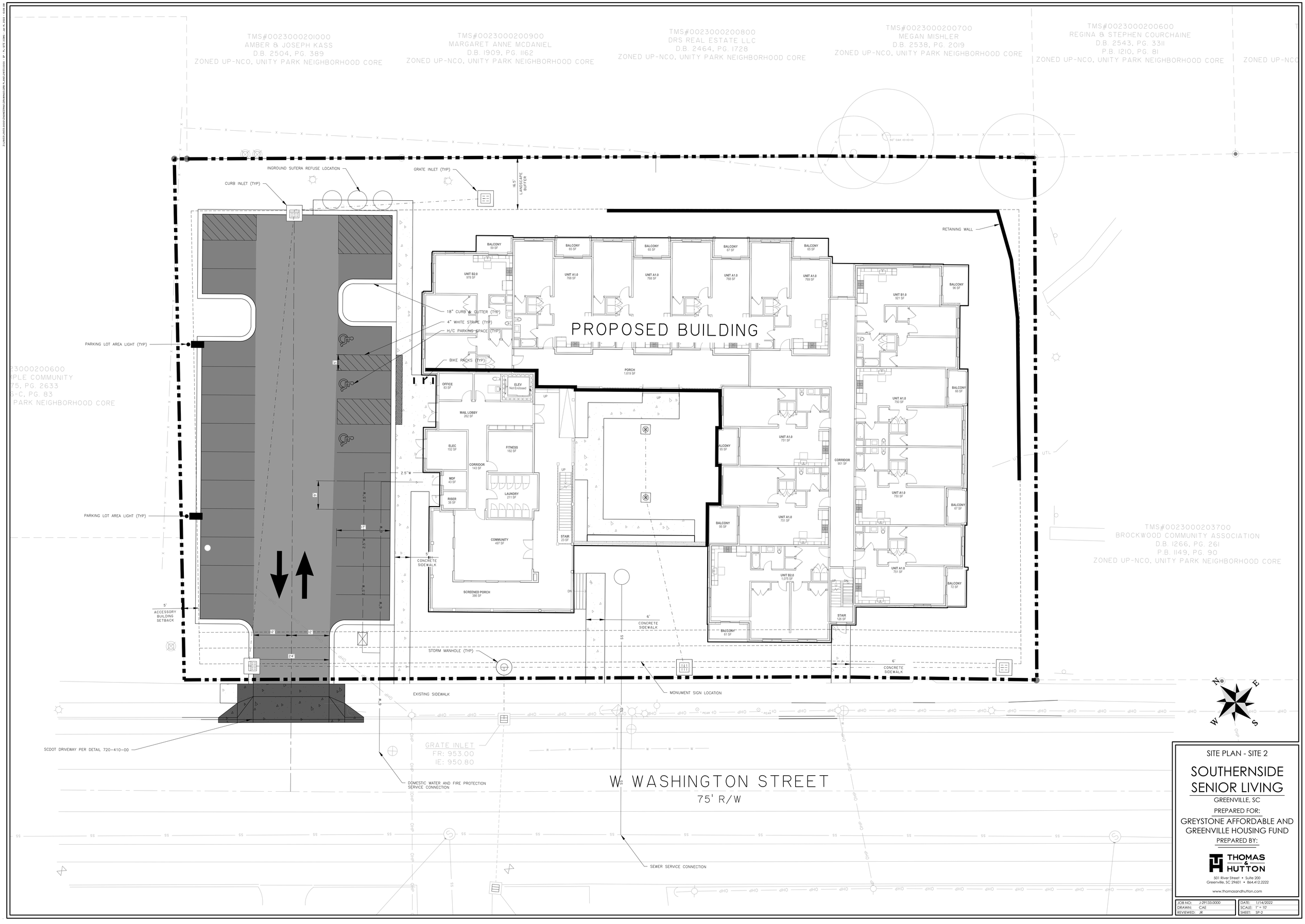


SITE PLAN - SITE 2

# SOUTHERNSIDE SENIOR LIVING

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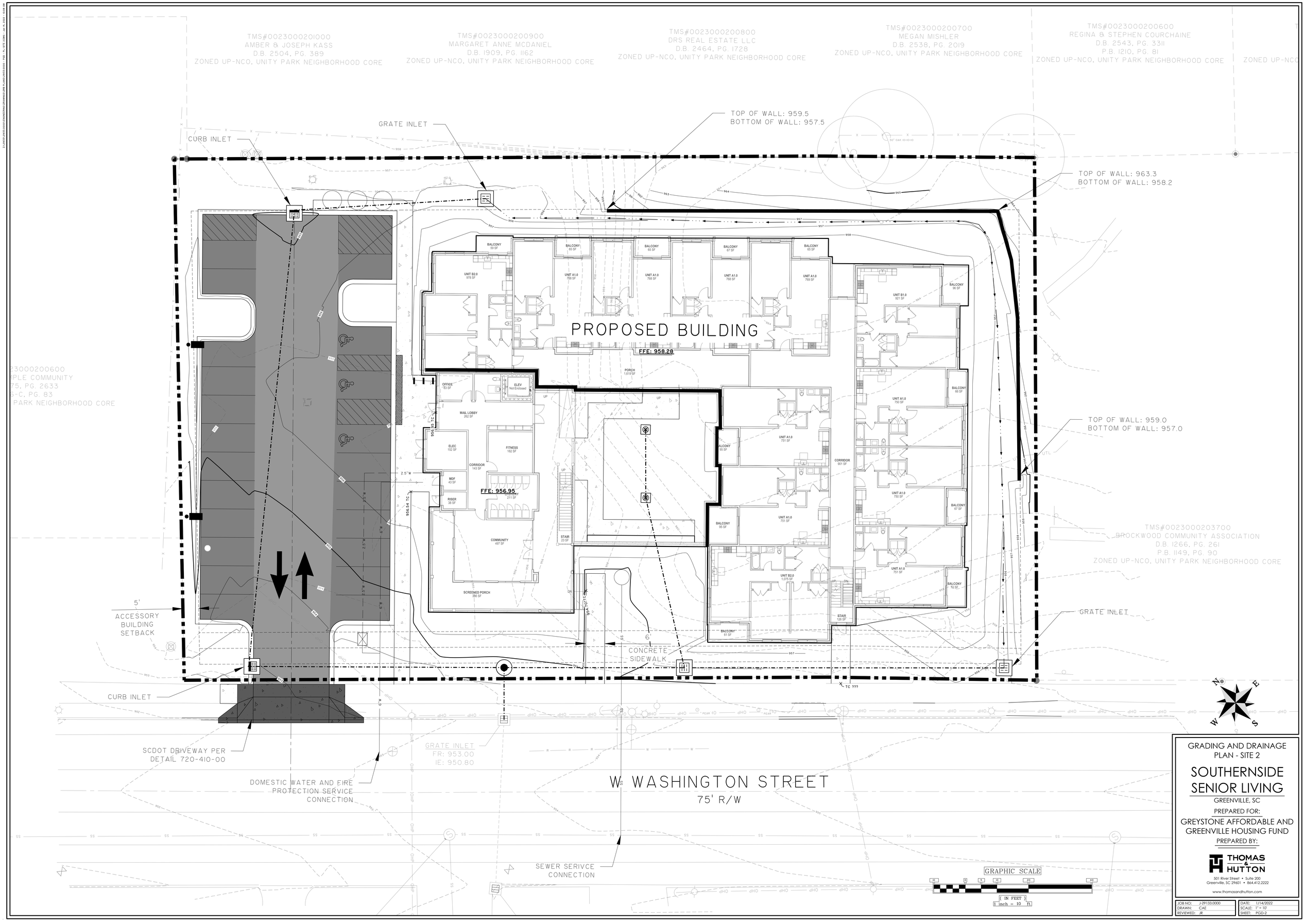


GRADING AND DRAINAGE PLAN - SITE 2

# SOUTHERNSIDE SENIOR LIVING

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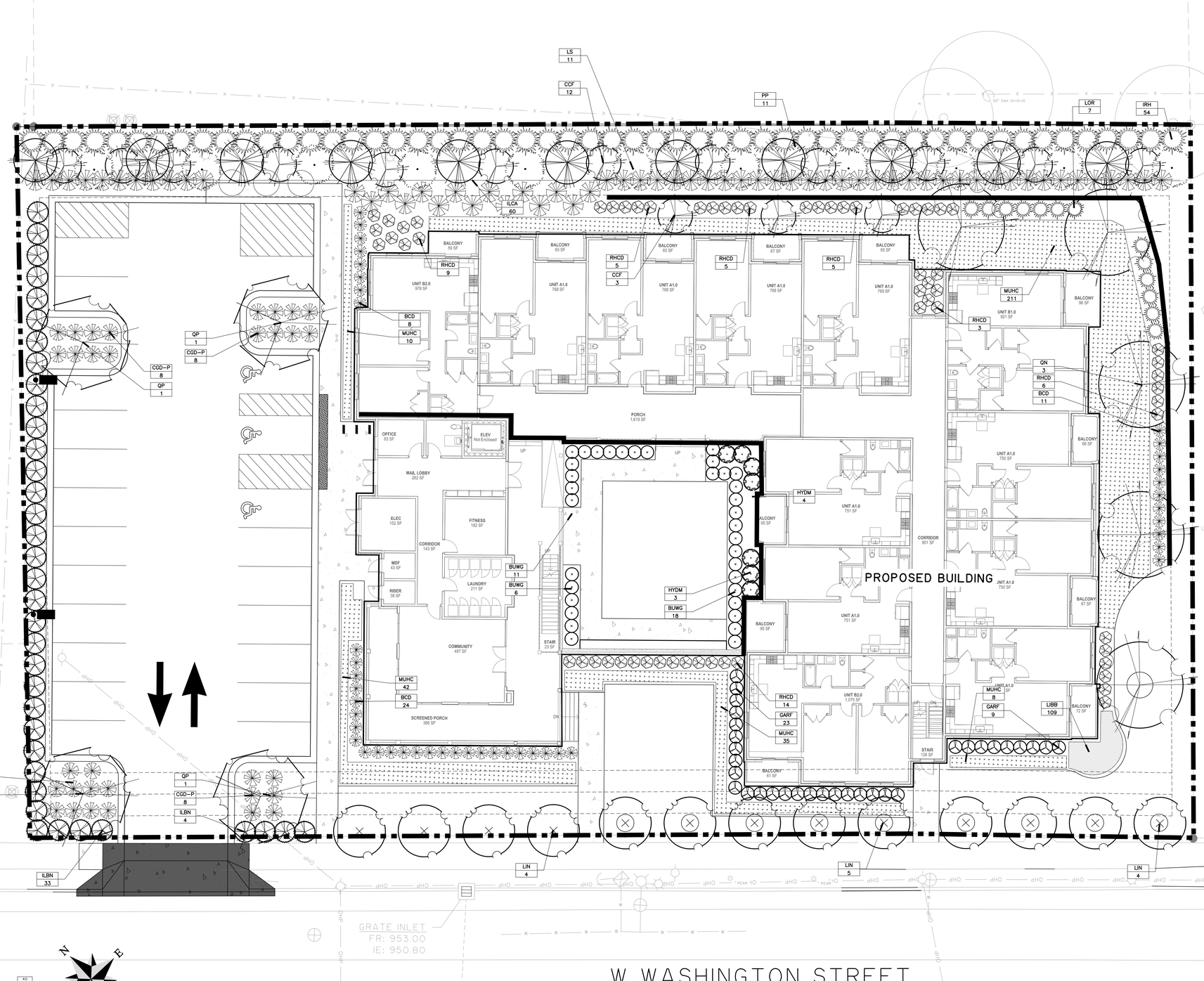


BLUE CASCADE DISTYLIUM

WINTER GEM BOXWOOD

PINK MUHLY GRASS

FROSTPROOF GARDENIA

GRAPHIC SCALE

( IN FEET )
1 inch = 10 ft.

## PLANT SCHEDULE

### TREES

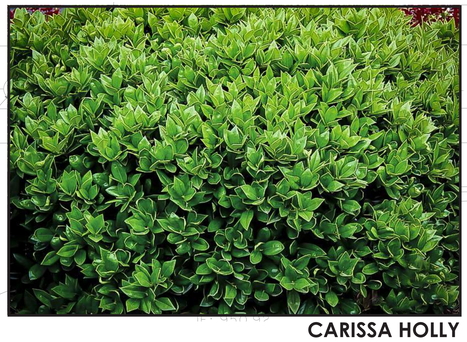
| QNTY | ABBRV | SCIENTIFIC NAME | COMMON NAME | PLANTING SIZE | SPACING | MISCELLANEOUS / REMARKS |
|---|---|---|---|---|---|---|
| 12 | CCF | Cercis canadensis 'Forest Pansy' | Forest Pansy Redbud | B & B OR CONT. ; 2" CAL. 6' - 8' HT. | AS SHOWN | Specimen, single trunk |
| 32 | IRH | Ilex x 'Conin' P.P.# 9486 | Robin™ Red Holly | B & B OR CONT. ; 2" CAL. 6' x 8' HT. | AS SHOWN | Specimen, Full to Ground & Unsheerd |
| 13 | LIN | Lagerstroemia indica 'Natchez' | 'Natchez' Crape Myrtle | B & B OR CONT. ; 2" CAL. 8' - 10' HT. | AS SHOWN | Specimen, multi-trunk, 3 trunk min |
| 11 | LS | Liquidambar styraciflua 'Rotundiloba' | Fruitless Sweetgum | B & B OR CONT. ; 3" CAL. 8' - 10' HT. | AS SHOWN | Specimen |
| 11 | PP | Pinus taeda | Loblolly Pine | B & B OR CONT. ; 3" CAL. 8' - 10' HT. | AS SHOWN | Full, specimen |
| 3 | QN | Quercus nuttallii 'Highpoint' | Highpoint Nuttall Oak | B & B OR CONT. ; 3" CAL. 8' - 12' HT. | AS SHOWN | Specimen |
| 4 | QP | Quercus phellos | Willow Oak | B & B OR CONT. ; 3" CAL. 8' - 12' HT. | AS SHOWN | Specimen |

### SHRUBS

| QNTY | ABBRV | SCIENTIFIC NAME | COMMON NAME | PLANTING SIZE | SPACING | MISCELLANEOUS / REMARKS |
|---|---|---|---|---|---|---|
| 35 | BUWG | Buxus microphylla japonica 'Winter Gem' | Winter Gem Boxwood | CONT. ; 18" x 18" | 3' | Full to ground and well formed |
| 32 | CGD-P | Distylium 'Cinnamon Girl' PP #32763! | Cinnamon Girl Distylium | CONT. ;18" X 18" | 4' | Full |
| 67 | BCD | Distylium 'PIIDIST-II' | Blue Cascade Evergreen Distylium | CONT. ;18" X 18" | 5' | Full |
| 32 | GARF | Gardenia jasminoides 'Frostproof' | Frostproof Gardenia | CONT. ; 18" x 18' | 4' | Full to ground and well formed |
| 7 | HYDM | Hydrangea macrophylla 'SMHMEPSILON' | Seaside Serenade Outer Banks Hydrangea | 5 GAL. ; 36" x 36" | 4' | Full |
| 37 | ILBN | Ilex cornuta 'Burfordii Nana' | Dwarf Burford Holly | 5 GAL. ; 36" x 36" | 5' | Full |
| 68 | ILCA | Ilex cornuta 'Carissa' | Carissa Holly | CONT. ; 18" x 18' | 5' | Full |
| 7 | LOR | Loropetalum chinense 'Rubrum' | Evergreen Loropetalum | CONT.; 24" x 24" | 4' | Full to ground and well formed |
| 50 | RHCD | Rhododendron 'Conled' | Autumn Coral Encore Azalea | CONT. ; 18" X 18" | 3' | Full to ground and well formed |

### ORNAMENTAL GRASSES AND GROUNDCOVERS

| QNTY | ABBRV | SCIENTIFIC NAME | COMMON NAME | PLANTING SIZE | SPACING | MISCELLANEOUS / REMARKS |
|---|---|---|---|---|---|---|
| 160 | LIBB | Liriope muscari 'Big Blue' | Big Blue Liriope | CONT. ; 12" HT. | 12" | Full and well formed |
| 13 | MUHC | Muhlenbergia capillaris | Pink Muhly Grass | CONT. ; 18" HT. | 3' | Full and well formed |


CARISSA HOLLY

AUTUMN CORAL ENCORE AZALEA

BIG BLUE LIRIOPE

LANDSCAPE PLAN - SITE 2

# SOUTHERNSIDE SENIOR LIVING

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| | |
|---|---|
| JOB NO: J-29133.0000 | DATE: 08/11/2021 |
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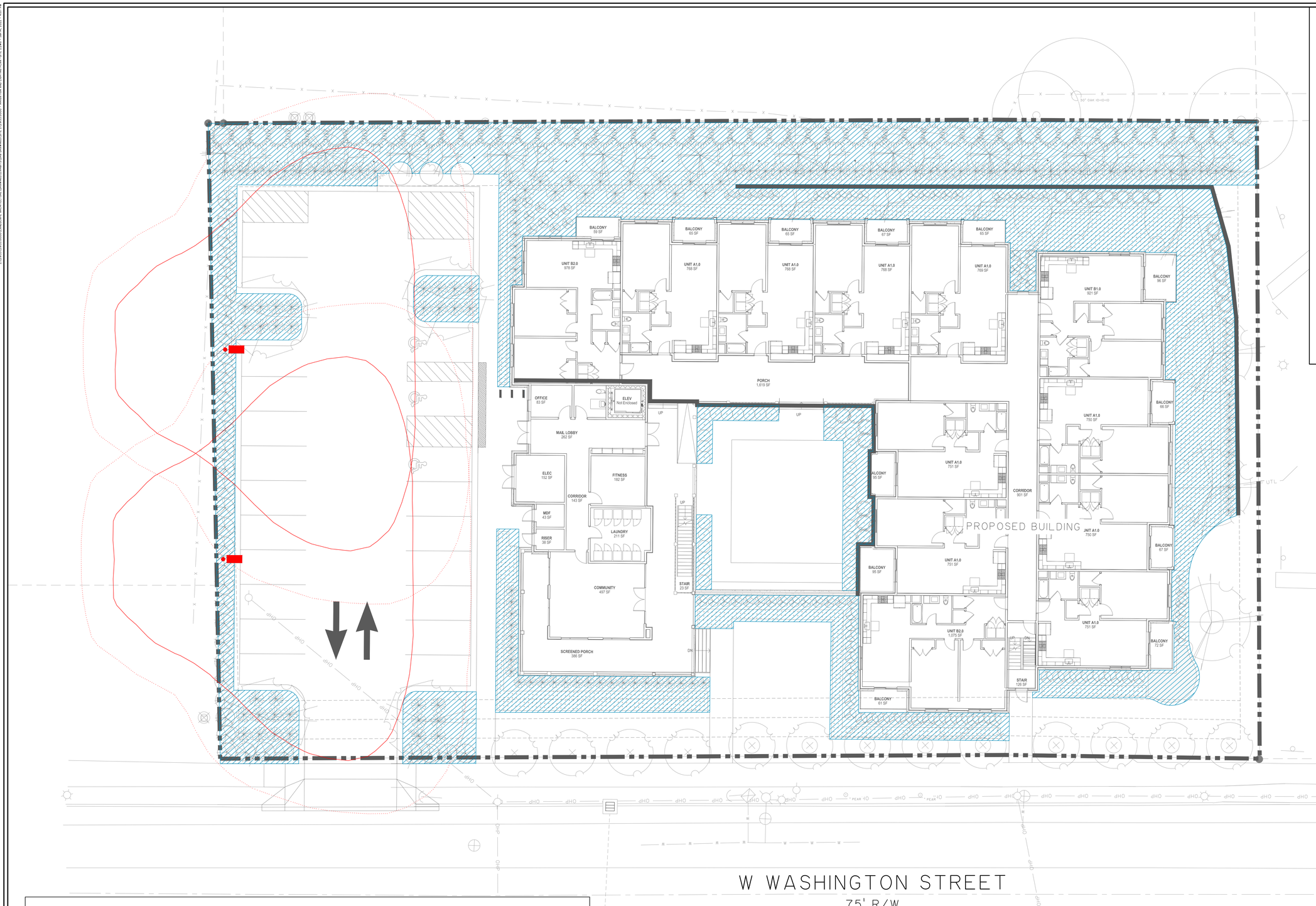
| REVIEWED: JR | SHEET: LS-2 |




## LIGHTING LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | PARKING LIGHT w/ house-side shield |
| | 0.5 FOOT CANDLE COVERAGE |
| | 1 FOOT CANDLE COVERAGE |

## IRRIGATION SCHEDULE

| SYMBOL | DESCRIPTION |
|---|---|
| | Area to be irrigated with automated underground irrigation system. Sod areas to be zoned separately from shrub beds. |

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

# Mirada Medium (MRM)

Outdoor LED Area Light

IP66

| OVERVIEW | |
|---|---|
| Lumen Package | 7,000 - 48,000 |
| Wattage Range | 48 - 401 |
| Efficacy Range (LPW) | 117 - 160 |
| Weight lbs(kg) | 30 (13.6) |

**QUICK LINKS**

Ordering Guide | Performance | Photometrics | Dimensions

**Integral Louver (IL) and House-Side Shield (IH)**

Accessory louver and shield available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (L) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

**Luminaire Shown with IMSBT & IL/IH Options**

PARKING LIGHT

LIGHTING AND IRRIGATION - SITE 2

# SOUTHERNSIDE SENIOR LIVING

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| | |
|---|---|
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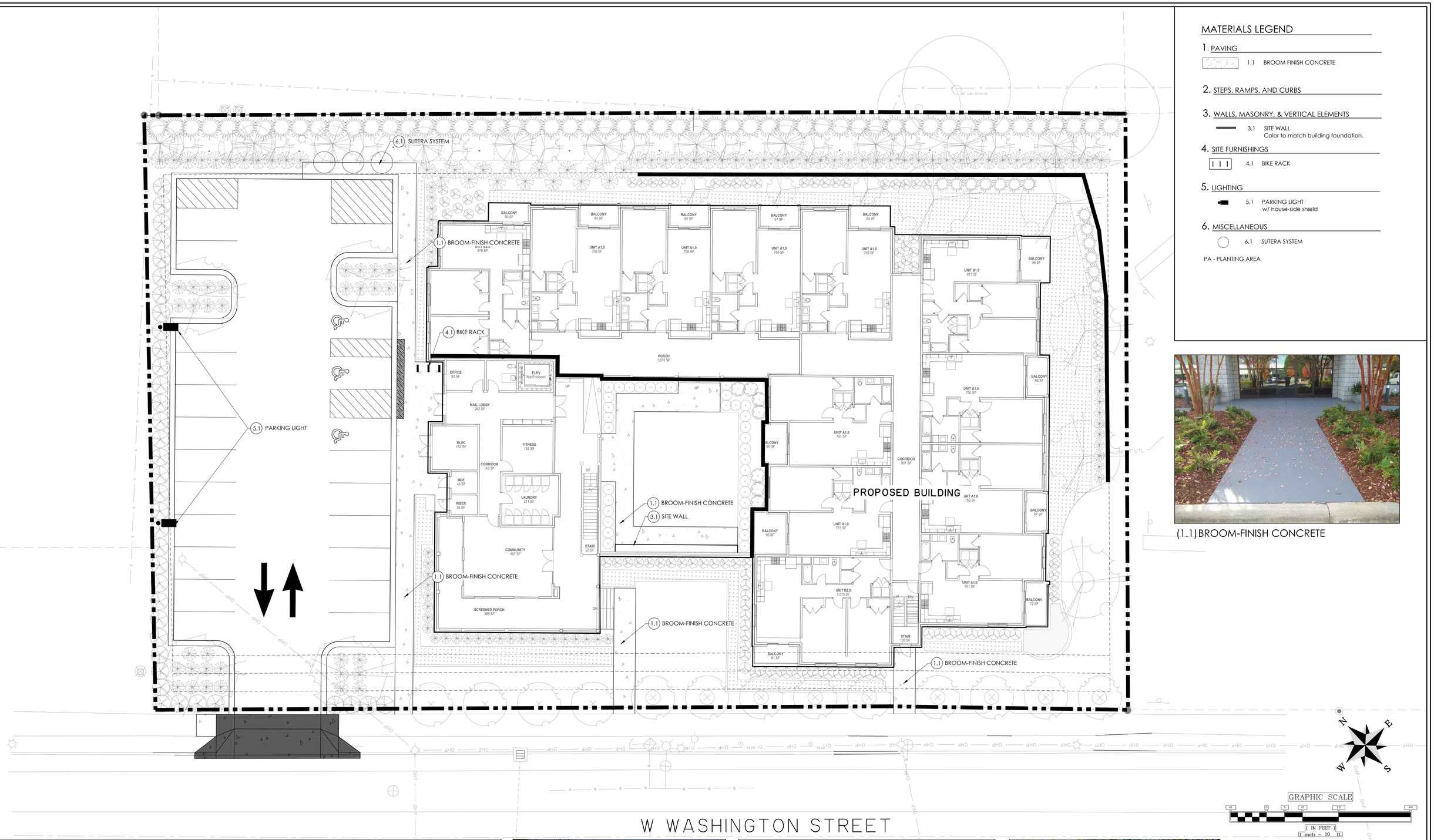
| REVIEWED: JC | SHEET: LS-2 |




## MATERIALS LEGEND

1. PAVING
   - 1.1 BROOM FINISH CONCRETE
2. STEPS, RAMPS, AND CURBS
3. WALLS, MASONRY, & VERTICAL ELEMENTS
   - 3.1 SITE WALL — Color to match building foundation.
4. SITE FURNISHINGS
   - 4.1 BIKE RACK
5. LIGHTING
   - 5.1 PARKING LIGHT w/ house-side shield
6. MISCELLANEOUS
   - 6.1 SUTERA SYSTEM

PA - PLANTING AREA



(1.1) BROOM-FINISH CONCRETE

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

## Mirada Medium (MRM)

Outdoor LED Area Light

IP66

| OVERVIEW | |
|---|---|
| Lumen Package | 7,000 - 48,000 |
| Wattage Range | 48 - 401 |
| Efficacy Range (LPW) | 117 - 160 |
| Weight lbs(kg) | 30 (13.6) |

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

**Integral Louver (IL) and House-Side Shield (IH)**

Accessory louver and shield available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (L) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with IMSBT & IL/IH Options

(5.1) PARKING LIGHT

(6.1) SUTERA SYSTEM

(4.1) BIKE RACK

(3.1) SITE WALL

MATERIALS PLAN - SITE 2

# SOUTHERNSIDE SENIOR LIVING

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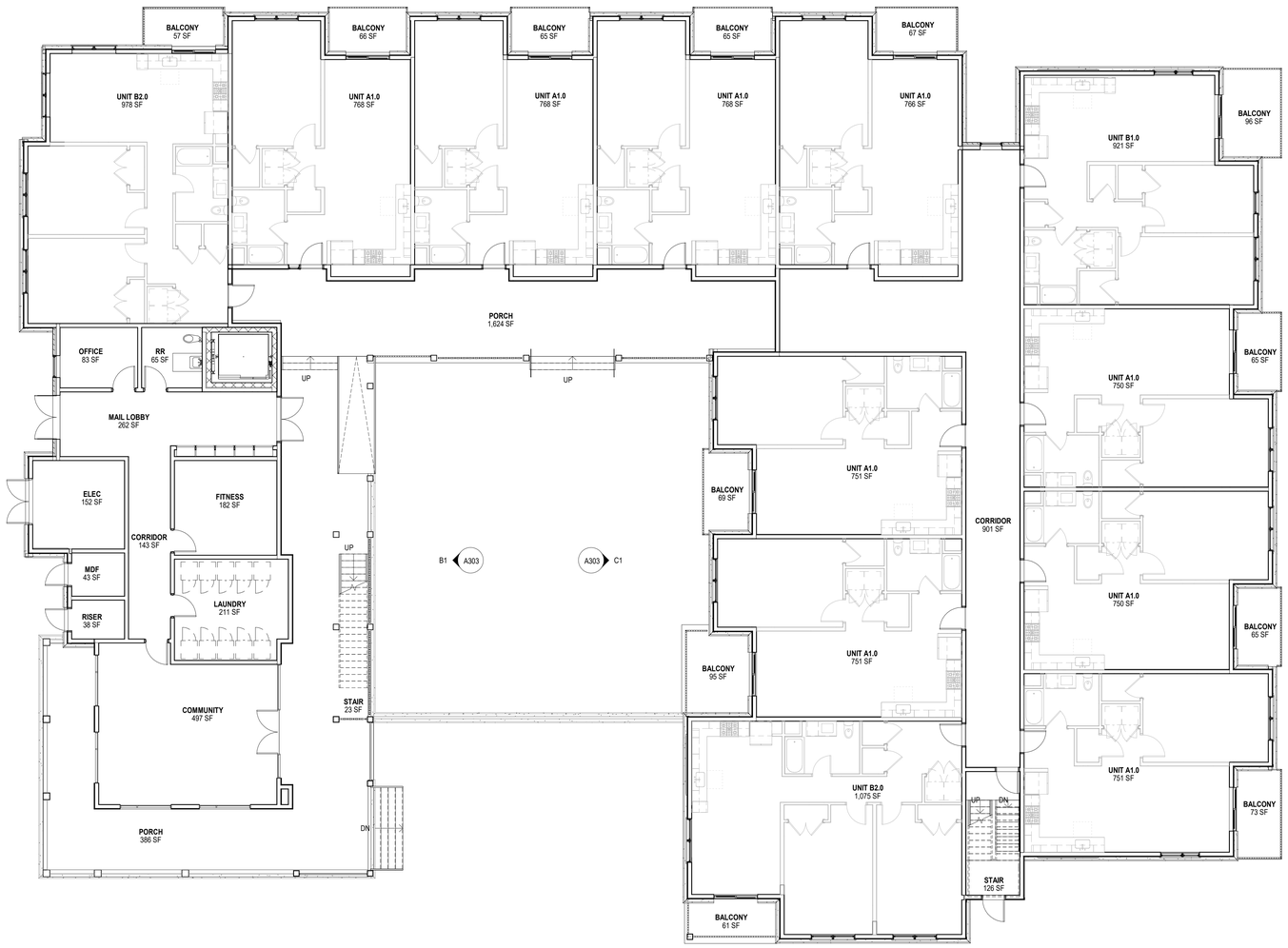
| REVIEWED: JC | SHEET: LS-2 |




A1 A101 **FLOOR PLAN - LEVEL 1**

1/8" = 1'-0"

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1/18/2022 1:42:49 PM BIM 360://2019 Greystone Southernside Site 2 Greenville.rvt

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEALS

GREYSTONE AFFORDABLE DEVELOPMENT

SOUTHERNSIDE SENIOR LIVING

SITE 2

GREENVILLE, SC

SHEET ISSUE:

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| A | 08/31/21 | SD PROGRESS SET | |
| B | 12/22/21 | SD PROGRESS SET | |
| C | 01/18/22 | PLANNING COMMISSION SUBMITTAL | |

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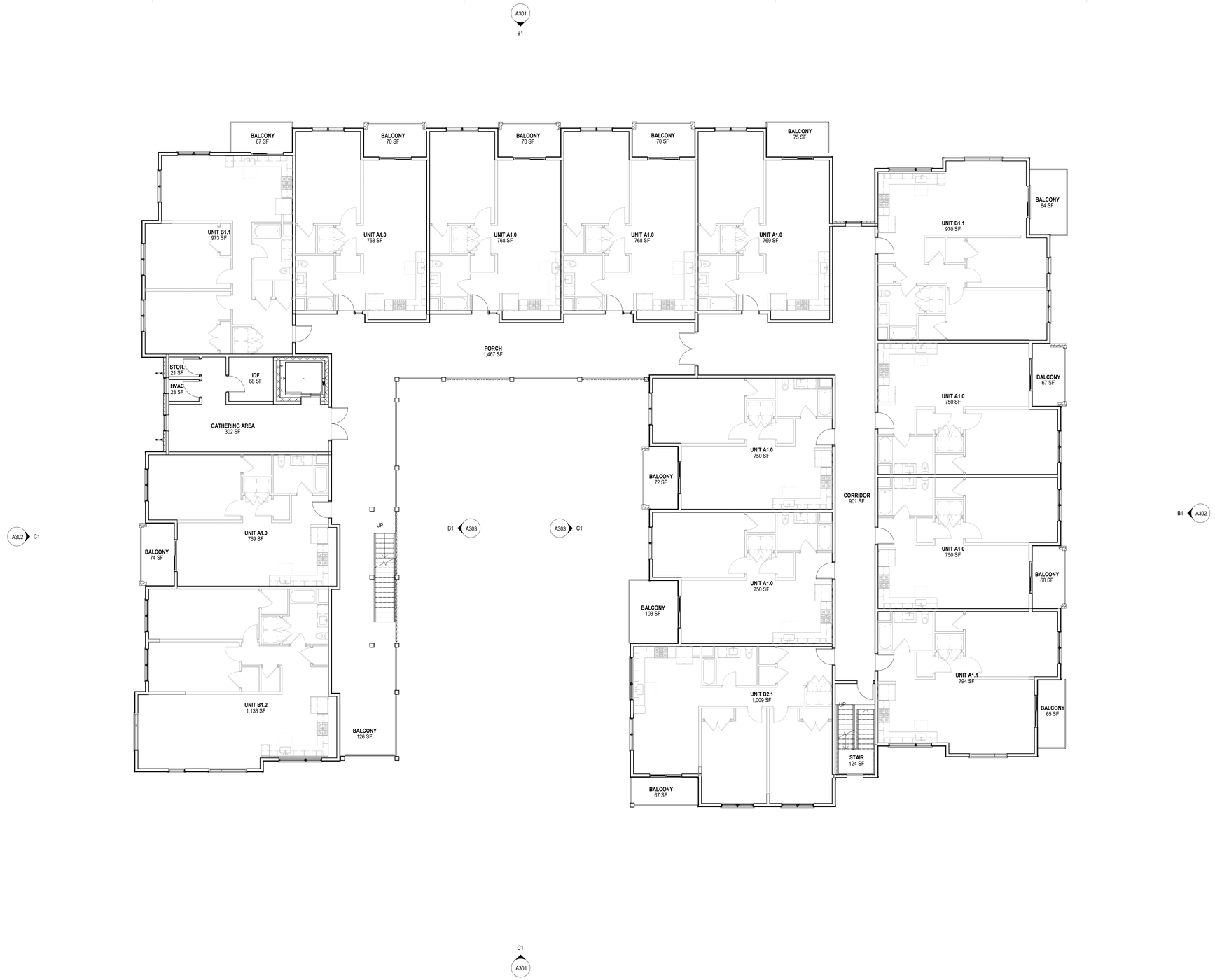
SHEET TITLE:

LEVEL 1 FLOOR PLAN

SHEET NO. PROJ. NO.

A101




A1 A102 **FLOOR PLAN - LEVEL 2**

1/8" = 1'-0"

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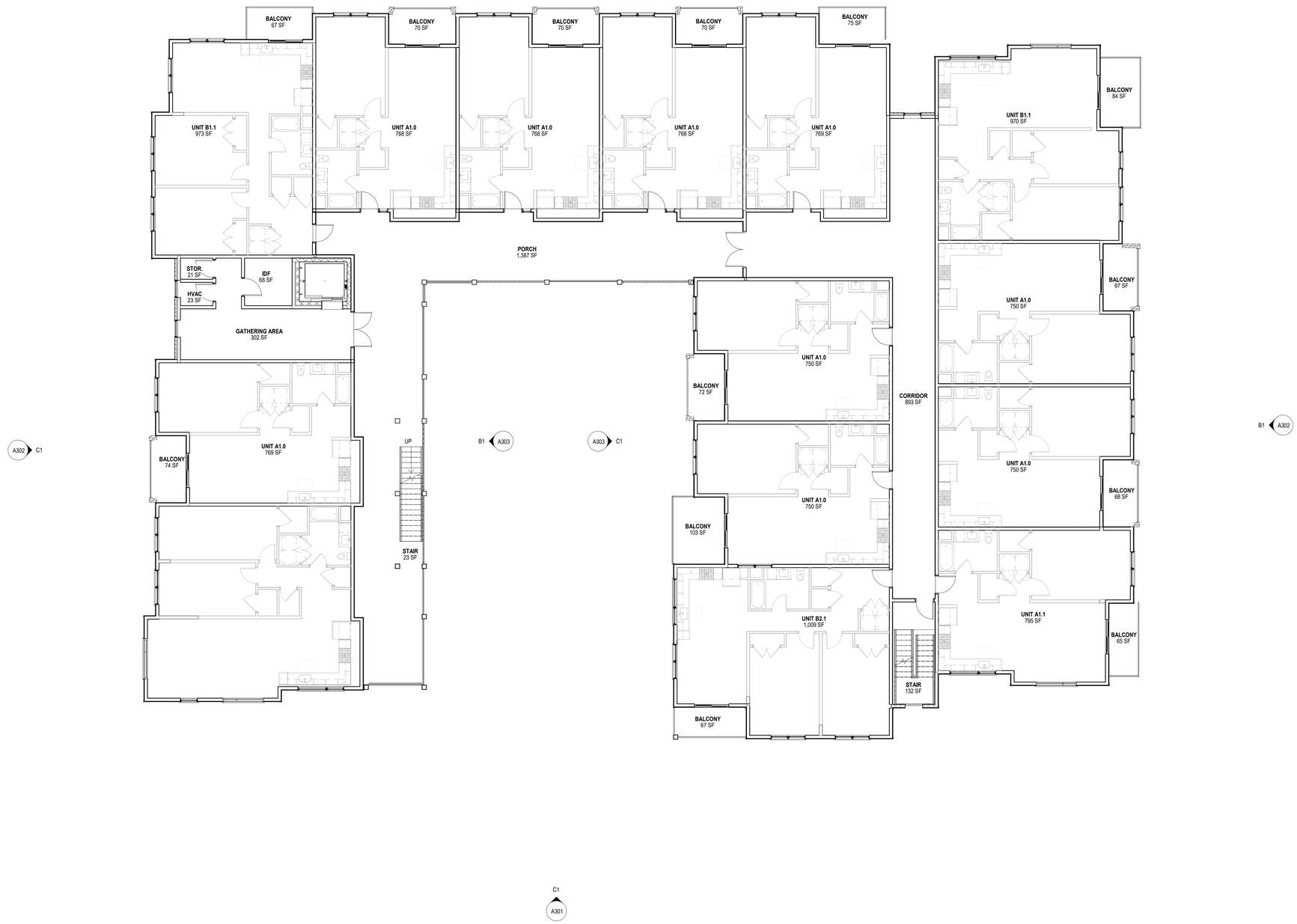
LEVEL 2 FLOOR PLAN

SHEET NO. PROJ. NO.

A102




A1 / A103 **FLOOR PLAN - LEVEL 3**

1/8" = 1'-0"

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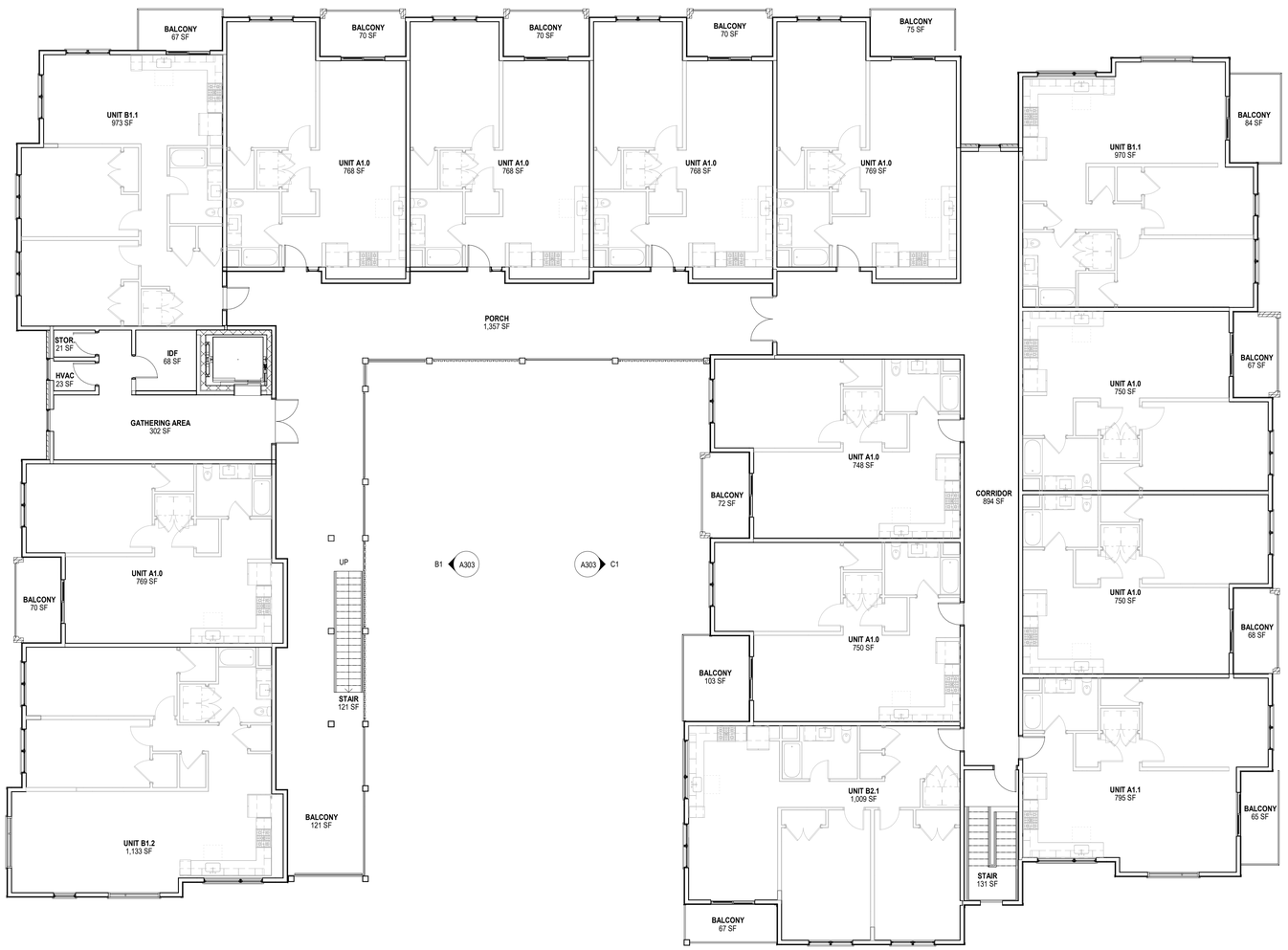
LEVEL 3 FLOOR PLAN

SHEET NO. A103

PROJ. NO.




A1
A104
## FLOOR PLAN - LEVEL 4
1/8" = 1'-0"

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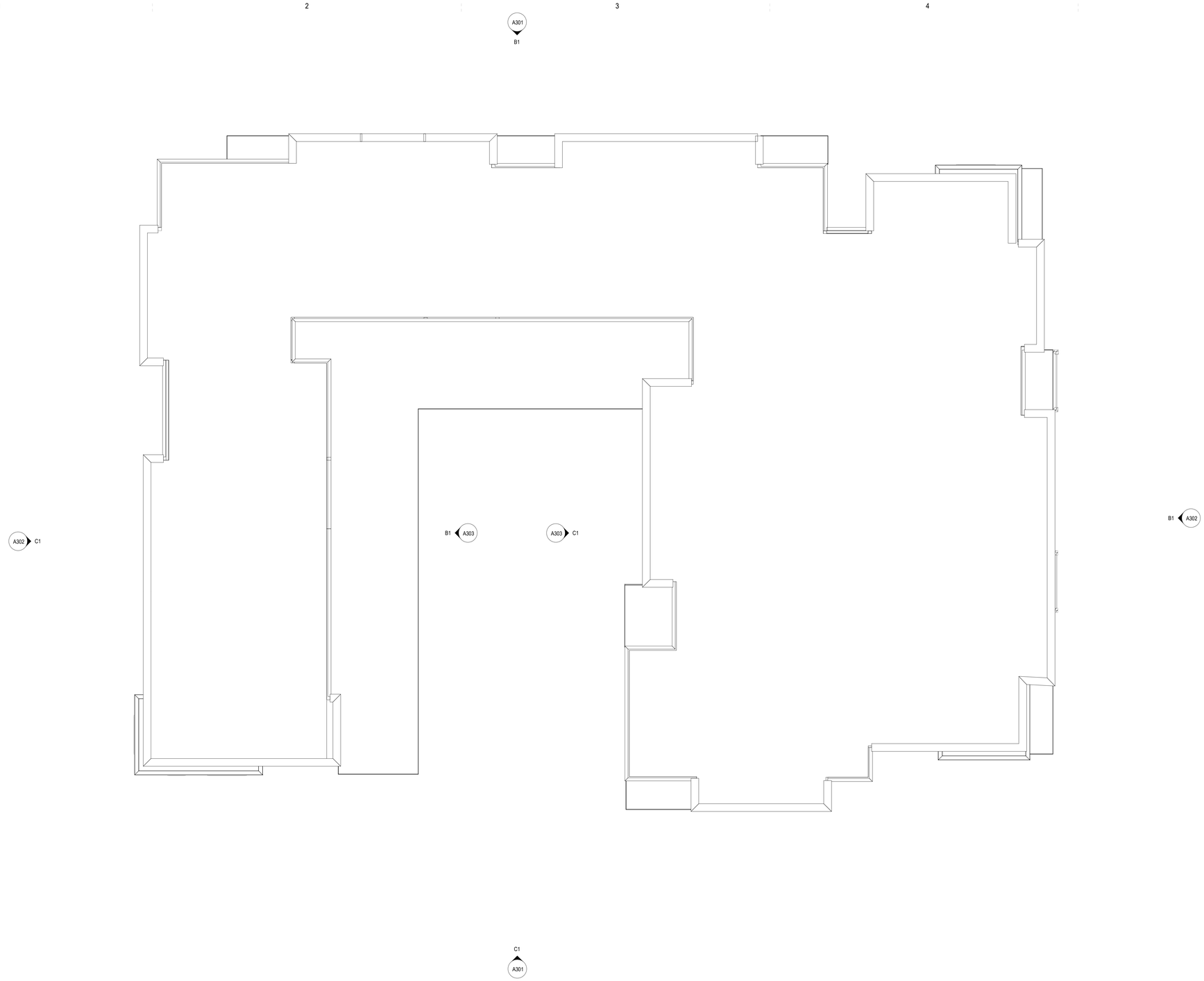
LEVEL 4 FLOOR PLAN

SHEET NO. PROJ. NO.

A104




A1 A105 **ROOF PLAN**
1/8" = 1'-0"

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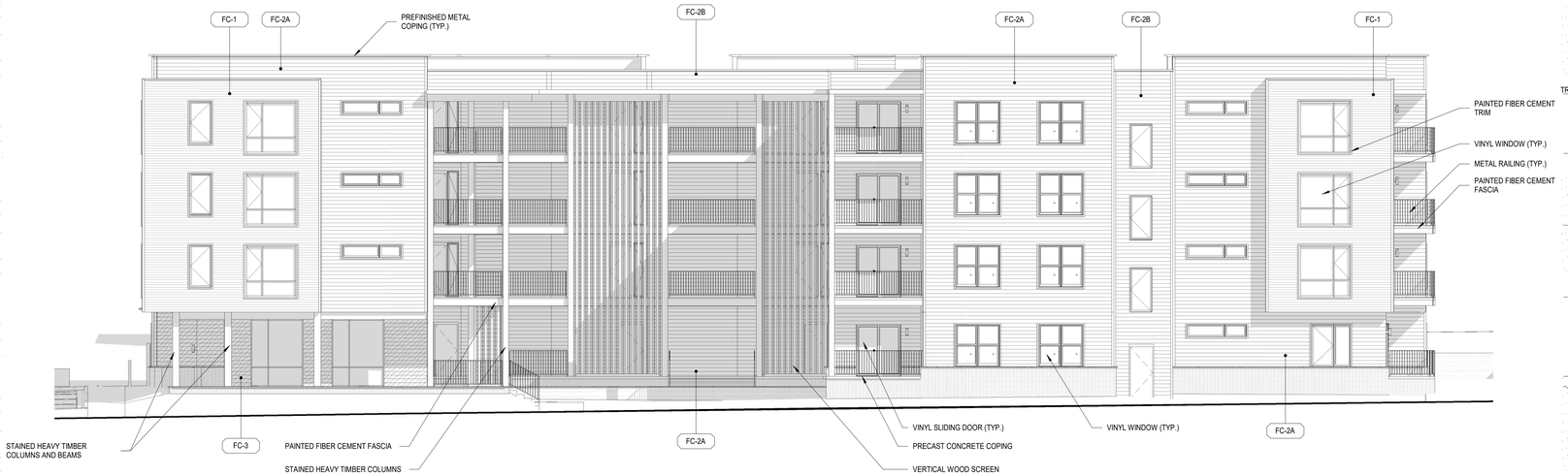
SHEET TITLE:
ROOF PLAN

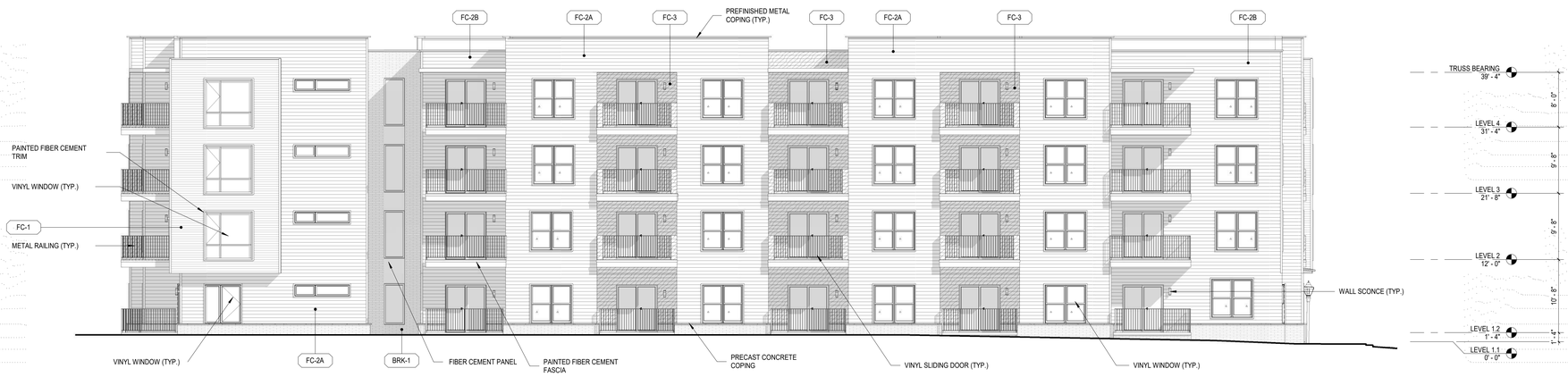
SHEET NO. PROJ. NO.

A105




C1 / A301 **EXTERIOR ELEVATION - SOUTH**

1/8" = 1'-0"




B1 / A301 **EXTERIOR ELEVATION - NORTH**

1/8" = 1'-0"

## ELEVATION MATERIAL LEGEND

| TYPE | GRAPHIC | MATERIAL | MANUFACTURER | PRODUCT/STYLE | SIZE | COLOR FINISH | REMARKS |
|---|---|---|---|---|---|---|---|
| BRK-1 | | BRICK VENEER | TBD | TBD | TBD | TBD | |
| FC-1 | | FIBER CEMENT LAP SIDING | TBD | TBD | 4" EXPOSURE | PAINTED | |
| FC-2A | | FIBER CEMENT LAP SIDING | TBD | TBD | 6" EXPOSURE | PAINTED COLOR 1 | |
| FC-2B | | FIBER CEMENT LAP SIDING | TBD | TBD | 6" EXPOSURE | PAINTED COLOR 2 | |
| FC-3 | | FIBER CEMENT WOODTONE LAP SIDING | TBD | TBD | 6" EXPOSURE | PREFINISHED | |

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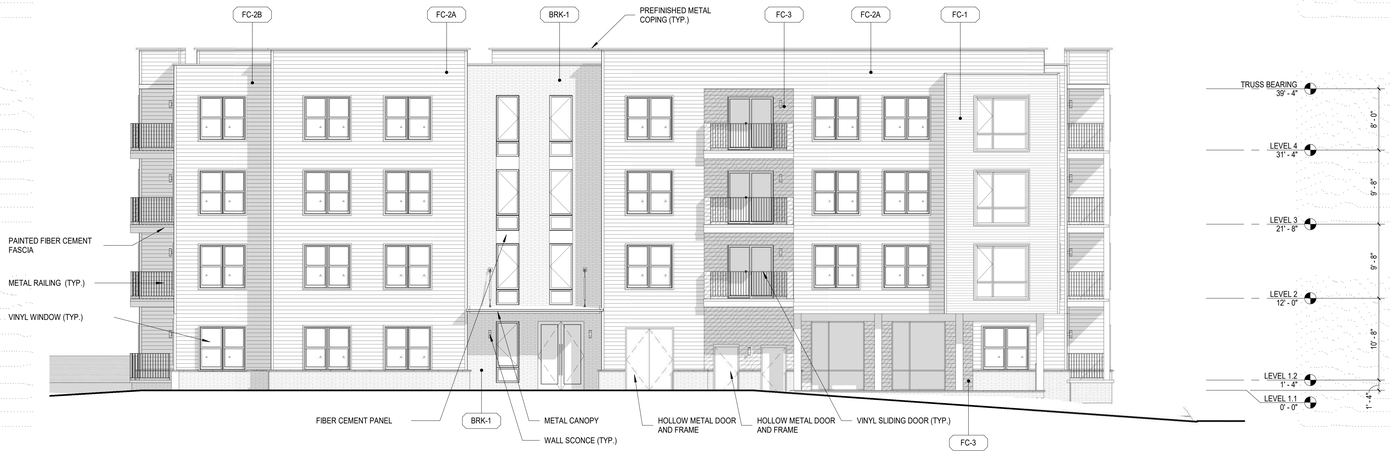
SHEET TITLE:

EXTERIOR ELEVATIONS

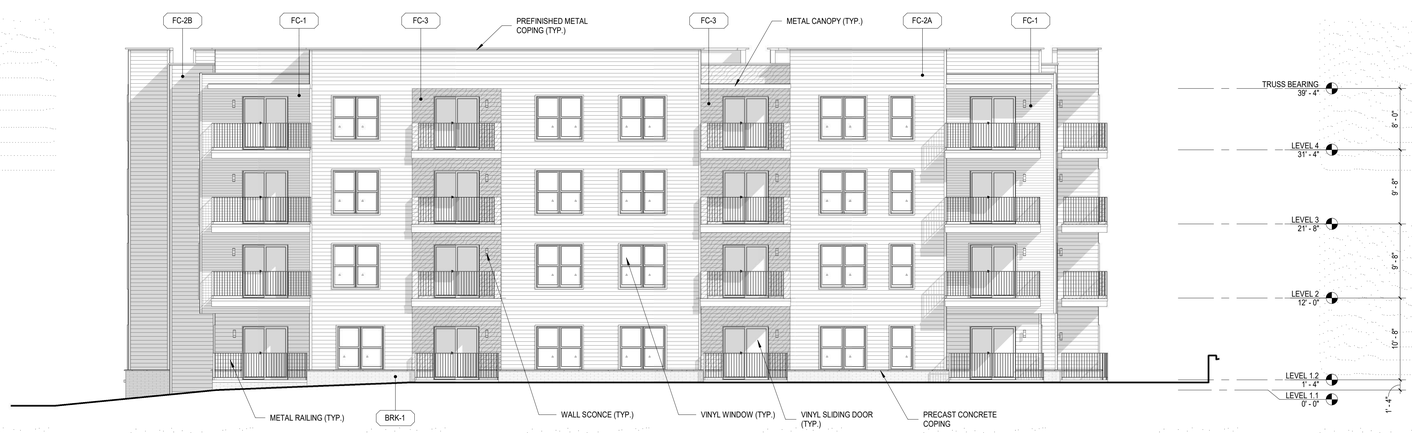
SHEET NO. A301

PROJ. NO.




C1 A302 **ELEVATION - WEST**

1/8" = 1'-0"




B1 A302 **ELEVATION - EAST**

1/8" = 1'-0"

## ELEVATION MATERIAL LEGEND

| TYPE | GRAPHIC | MATERIAL | MANUFACTURER | PRODUCT/STYLE | SIZE | COLOR FINISH | REMARKS |
|---|---|---|---|---|---|---|---|
| BRK-1 | | BRICK VENEER | TBD | TBD | TBD | TBD | |
| FC-1 | | FIBER CEMENT LAP SIDING | TBD | TBD | 4" EXPOSURE | PAINTED | |
| FC-2A | | FIBER CEMENT LAP SIDING | TBD | TBD | 6" EXPOSURE | PAINTED COLOR 1 | |
| FC-2B | | FIBER CEMENT LAP SIDING | TBD | TBD | 6" EXPOSURE | PAINTED COLOR 2 | |
| FC-3 | | FIBER CEMENT WOODTONE LAP SIDING | TBD | TBD | 6" EXPOSURE | PREFINISHED | |

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SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO. PROJ. NO.

A302