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.

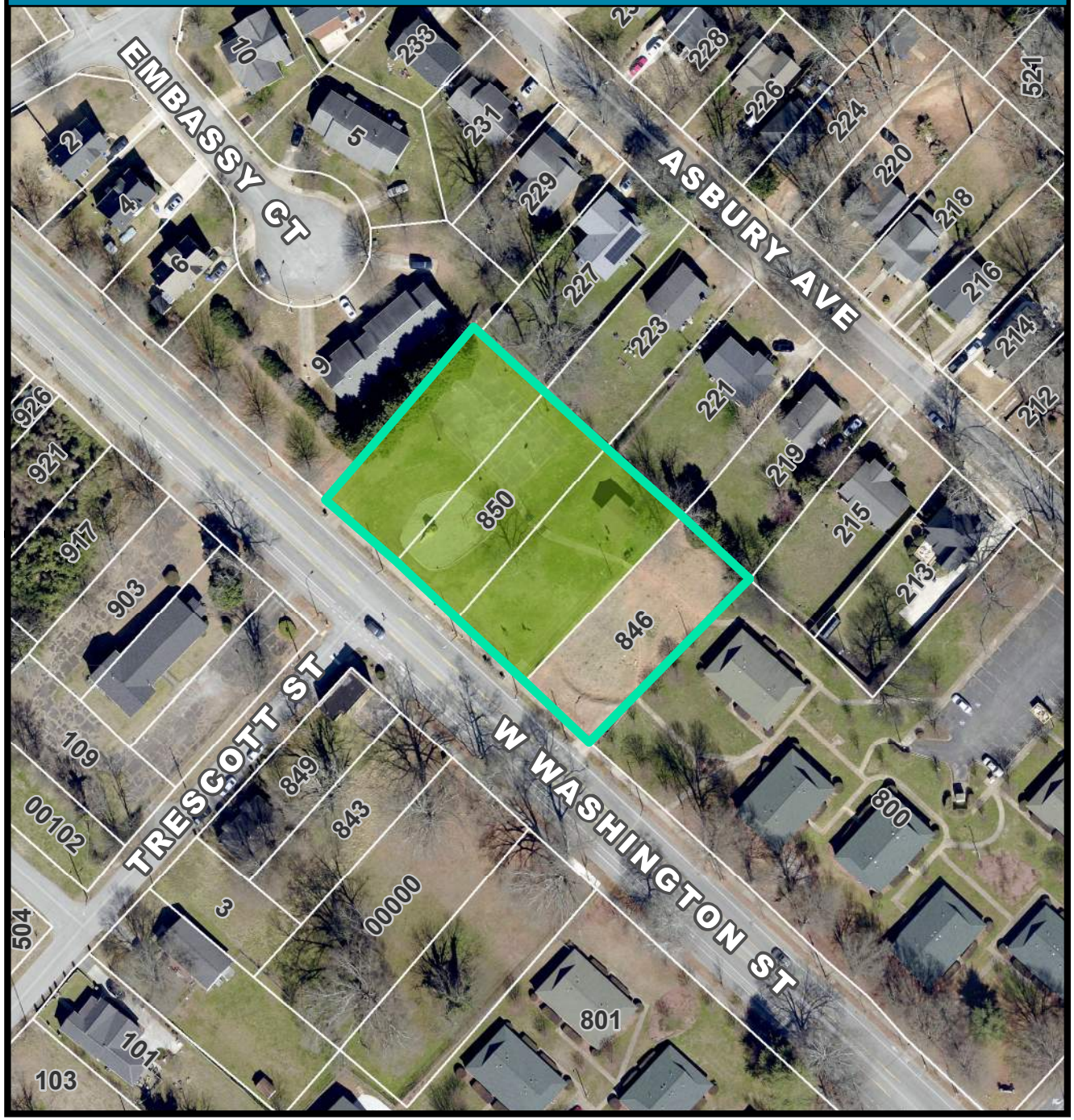
*Signatures	
*Applicant	Robert Cuck
*Date	01/20/2022
*Property Owner/Authorized Agent	Tsya Brown
*Date	1/13/2022

APPLICATION REQUIREMENTS

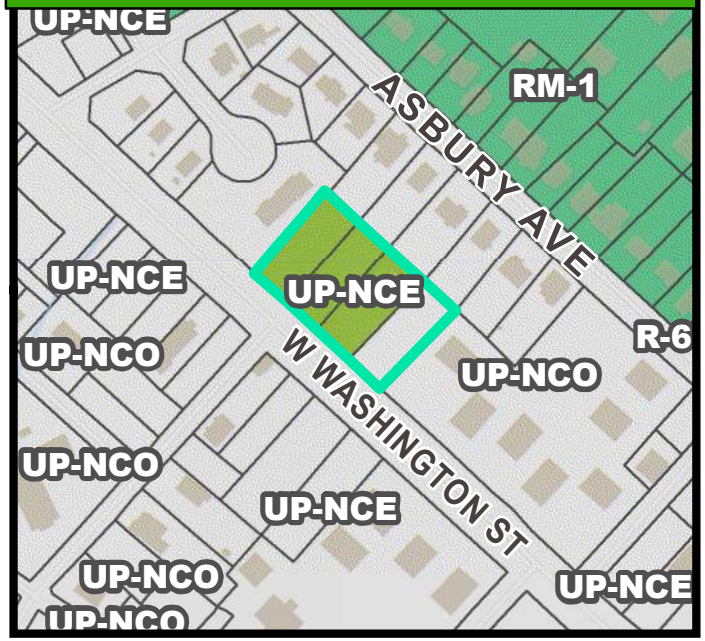
1. Multifamily development format and content requirements are reflected in the City of Greenville Administrative Manual at Appendix 'H'.
2. The submitted information shall include at a minimum:
   - *a.* Completed application for Multifamily development;
   - *b.* Context map, showing relationship of 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



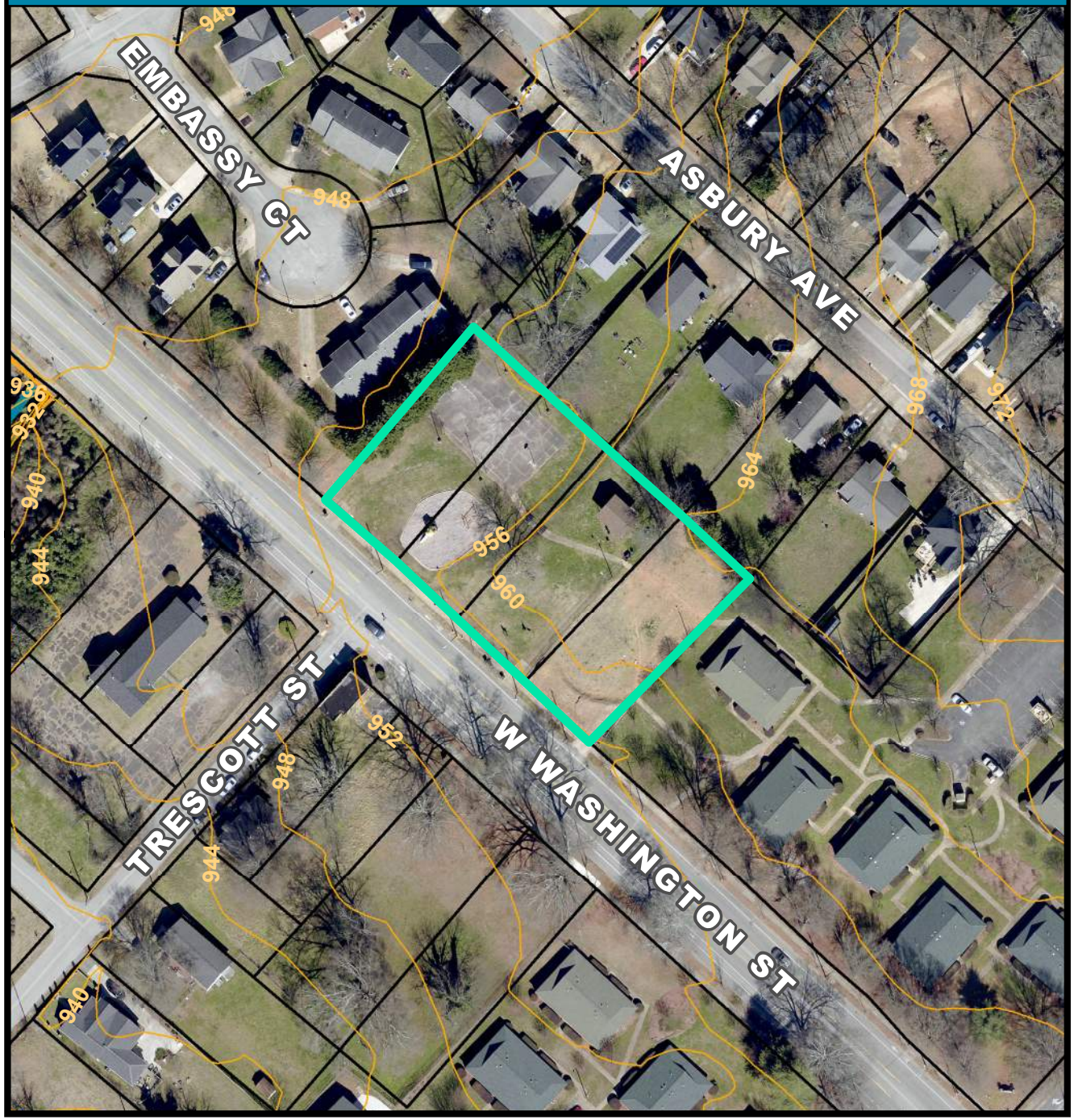
CURRENT ZONING



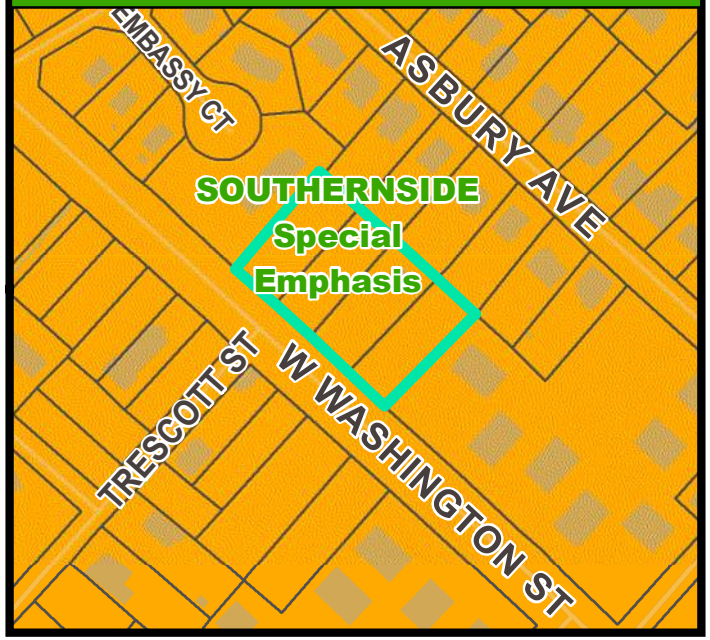
FUTURE LAND USE

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

mcmillan | pazdan | smith ARCHITECTURE

THOMAS & HUTTON

GREYSTONE AFFORDABLE DEVELOPMENT

GREENVILLE HOUSING FUND

WASHINGTON STREET

WASHINGTON STREET

WASHINGTON STREET

WASHINGTON STREET

WASHINGTON STREET LOOKING EAST

WASHINGTON STREET

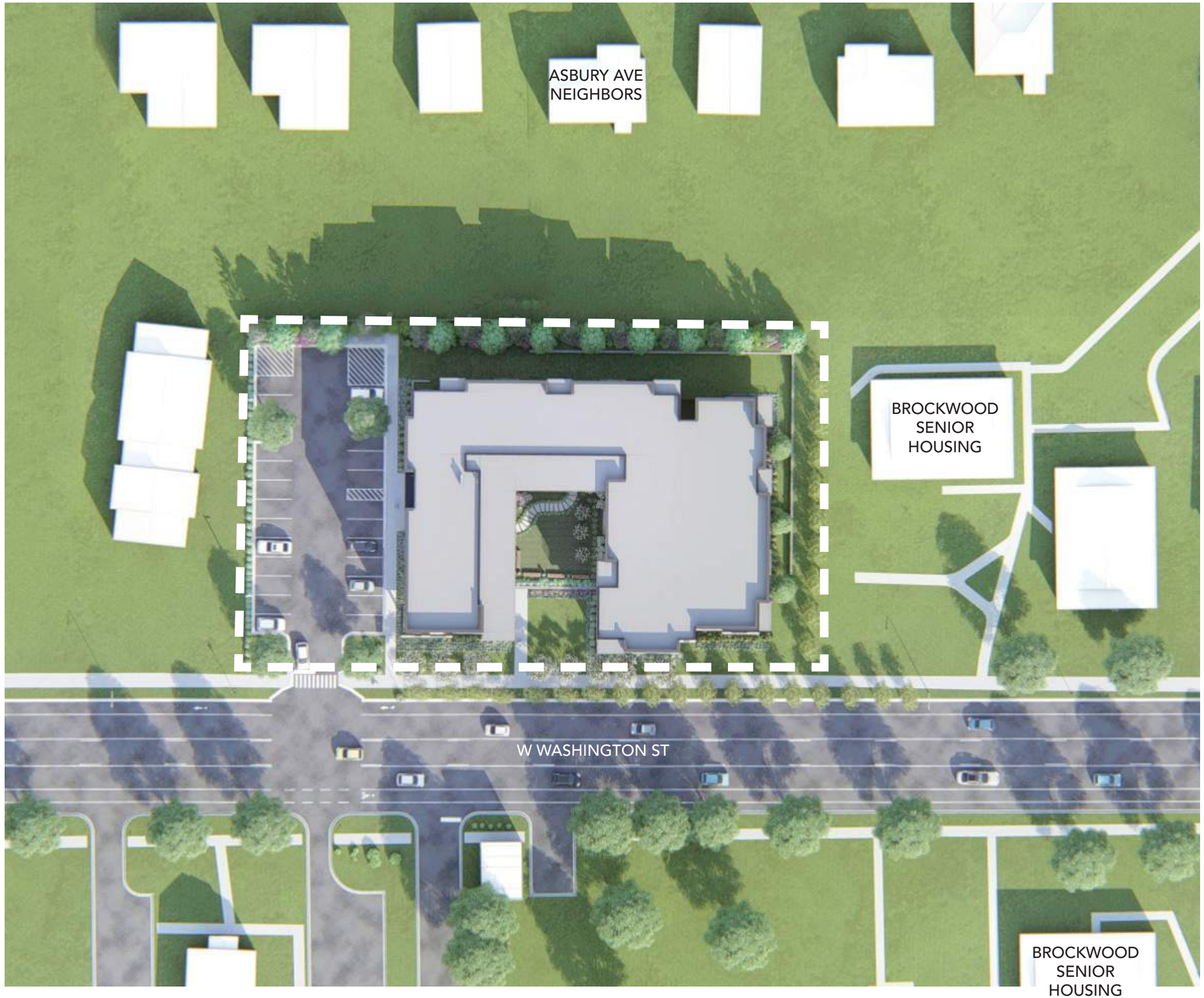
mcmillan | pazdan | smith ARCHITECTURE

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)

mcmillan | pazdan | smith ARCHITECTURE
THOMAS & HUTTON
GREYSTONE AFFORDABLE DEVELOPMENT
GREENVILLE HOUSING FUND

mcmillan | pazdan | smith ARCHITECTURE

THOMAS & HUTTON

GREYSTONE AFFORDABLE DEVELOPMENT

GREENVILLE HOUSING FUND

AERIAL VIEW LOOKING EAST
A4

mcmillan | pazdan | smith ARCHITECTURE

THOMAS & HUTTON

GREYSTONE AFFORDABLE DEVELOPMENT

GREENVILLE HOUSING FUND

WASHINGTON STREET LOOKING WEST

A5

mcmillan | pazdan | smith ARCHITECTURE

THOMAS & HUTTON

GREYSTONE AFFORDABLE DEVELOPMENT

GREENVILLE HOUSING FUND

COURTYARD ENTRY FROM WASHINGTON STREET

A6

mcmillan | pazdan | smith ARCHITECTURE

THOMAS & HUTTON

GREYSTONE AFFORDABLE DEVELOPMENT

GREENVILLE HOUSING FUND

COURTYARD LOOKING TOWARDS WASHINGTON STREET

A7

mcmillan | pazdan | smith ARCHITECTURE

THOMAS & HUTTON

GREYSTONE AFFORDABLE DEVELOPMENT

GREENVILLE HOUSING FUND

COURTYARD LOOKING WEST

A8

mcmillan | pazdan | smith ARCHITECTURE

THOMAS & HUTTON

GREYSTONE AFFORDABLE DEVELOPMENT

GREENVILLE HOUSING FUND

BUILDING ENTRY FROM PARKING LOT

A9

mcmillan | pazdan | smith ARCHITECTURE

THOMAS & HUTTON

GREYSTONE AFFORDABLE DEVELOPMENT

GREENVILLE HOUSING FUND

VIEW FROM ASBURY AVENUE HOUSES

A10

mcmillan | pazdan | smith ARCHITECTURE

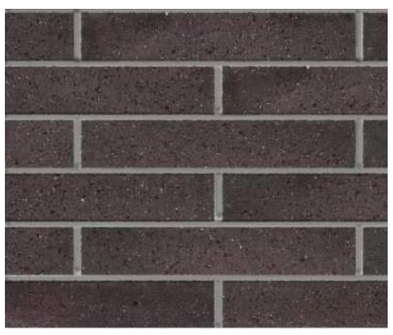
THOMAS & HUTTON

GREYSTONE AFFORDABLE DEVELOPMENT

GREENVILLE HOUSING FUND

WASHINGTON STREET LOOKING EAST

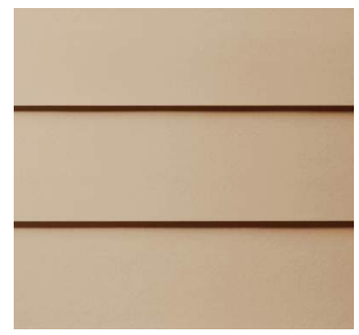
A11



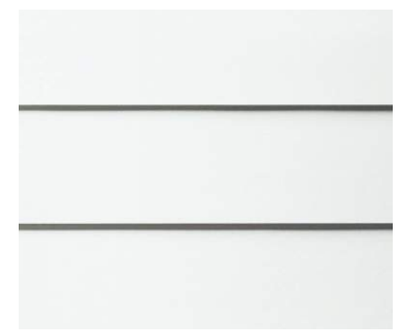
NORMAN BRICK

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

mcmillan | pazdan | smith ARCHITECTURE

THOMAS & HUTTON

GREYSTONE AFFORDABLE DEVELOPMENT

GREENVILLE HOUSING FUND

MATERIAL BOARD
A12

CONTEXT MAP

SOUTHERNSIDE SENIOR LIVING

GREENVILLE, SC

PREPARED FOR:

GREYSTONE AFFORDABLE AND GREENVILLE HOUSING FUND

PREPARED BY:

THOMAS & HUTTON

501 River Street • Suite 200
Greenville, SC 29601 • 864.412.2222

www.thomasandhutton.com

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

GREENVILLE, SC

PREPARED FOR:

GREYSTONE SENIOR LIVING

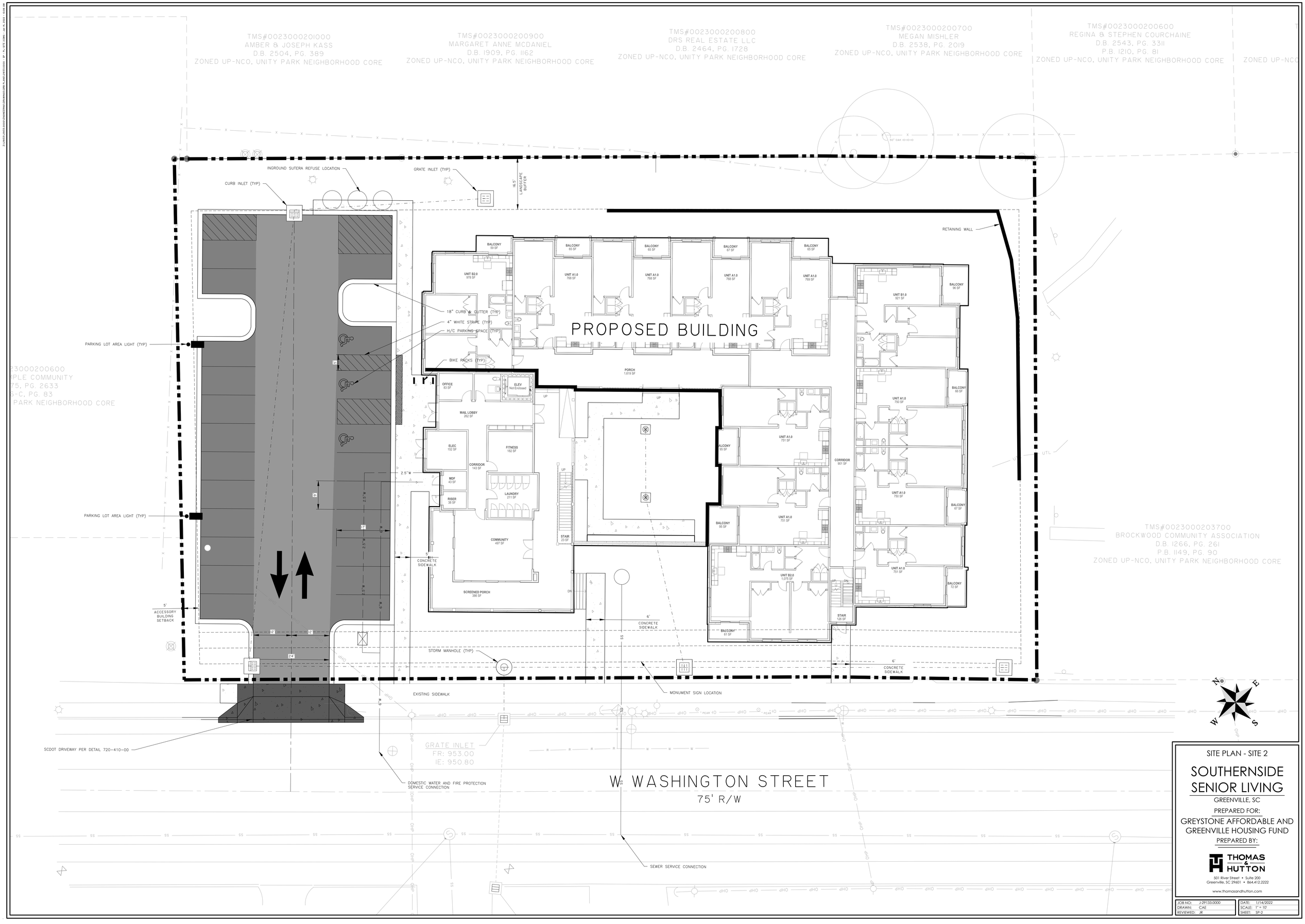
PREPARED BY:

THOMAS & HUTTON

501 River Street • Suite 200
Greenville, SC 29601 • 864.412.2222

www.thomasandhutton.com

JOB NO: J-29133.0000	DATE: 01/12/2022
DRAWN: GL	SCALE: 1" = 10'
REVIEWED: JR	SHEET: LS-2



SITE PLAN - SITE 2

SOUTHERNSIDE SENIOR LIVING

GREENVILLE, SC

PREPARED FOR:

GREYSTONE AFFORDABLE AND GREENVILLE HOUSING FUND

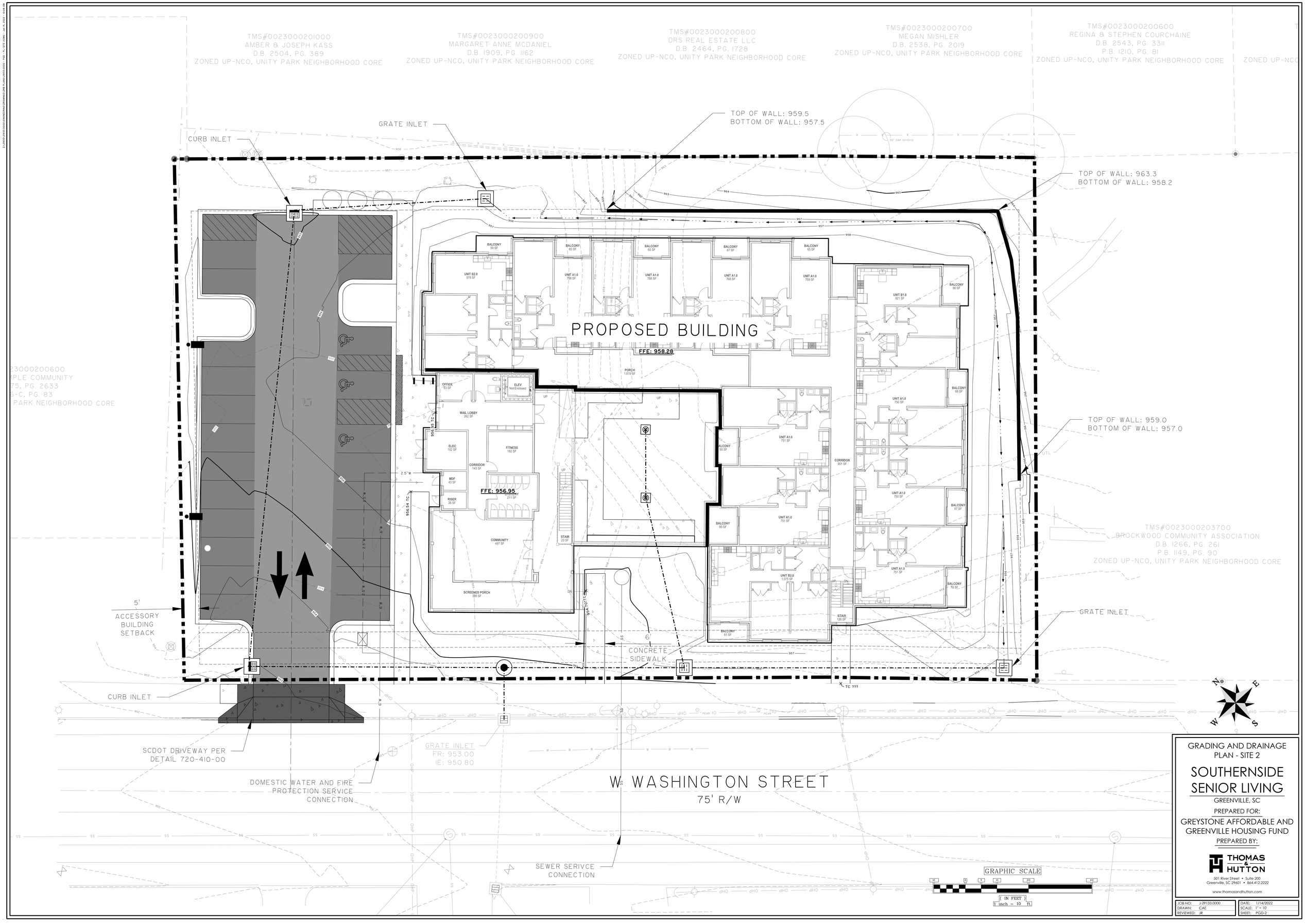
PREPARED BY:

THOMAS & HUTTON

501 River Street • Suite 200
Greenville, SC 29601 • 864.412.2222

www.thomasandhutton.com

JOB NO:	J-29133.0000	DATE:	1/14/2022
DRAWN:	CAE	SCALE:	1" = 10'
REVIEWED:	JR	SHEET:	SP-2



GRADING AND DRAINAGE PLAN - SITE 2

SOUTHERNSIDE SENIOR LIVING

GREENVILLE, SC

PREPARED FOR:

GREYSTONE AFFORDABLE AND GREENVILLE HOUSING FUND

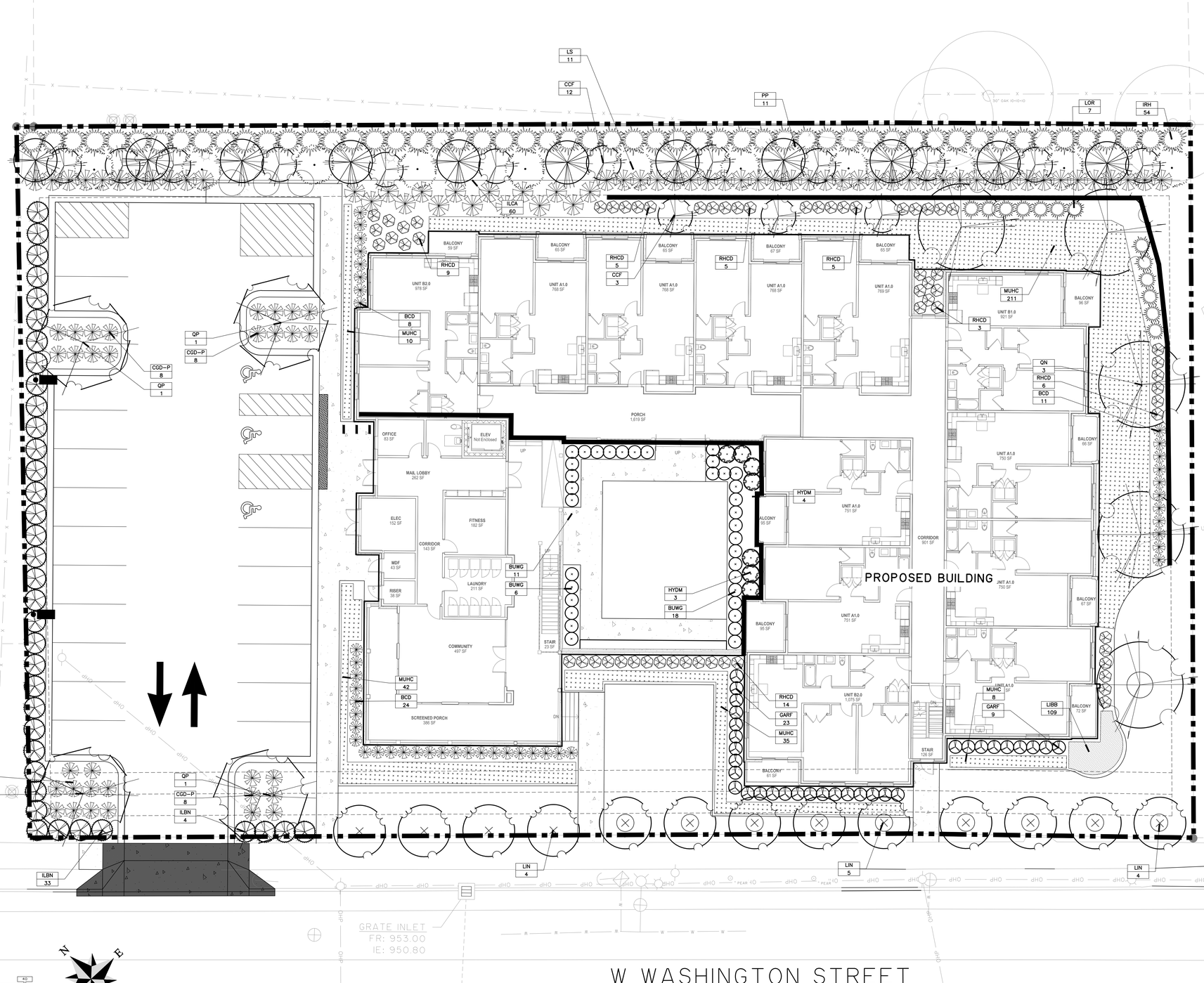
PREPARED BY:

THOMAS & HUTTON

501 River Street • Suite 200
Greenville, SC 29601 • 864.412.2222

www.thomasandhutton.com

JOB NO:	J-29133.0000	DATE:	1/14/2022
DRAWN:	CAE	SCALE:	1" = 10'
REVIEWED:	JR	SHEET:	PGD-2

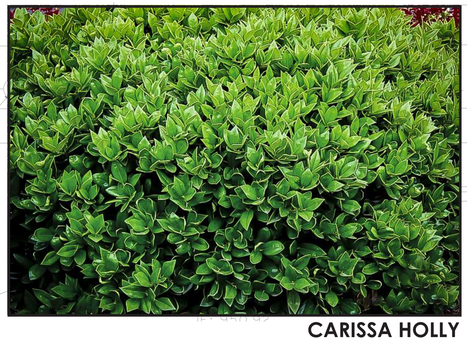


BLUE CASCADE DISTYLIUM

WINTER GEM BOXWOOD

PINK MUHLY GRASS

FROSTPROOF GARDENIA



CARISSA HOLLY

AUTUMN CORAL ENCORE AZALEA

BIG BLUE LIRIOPE

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

LANDSCAPE PLAN - SITE 2

SOUTHERNSIDE SENIOR LIVING

GREENVILLE, SC

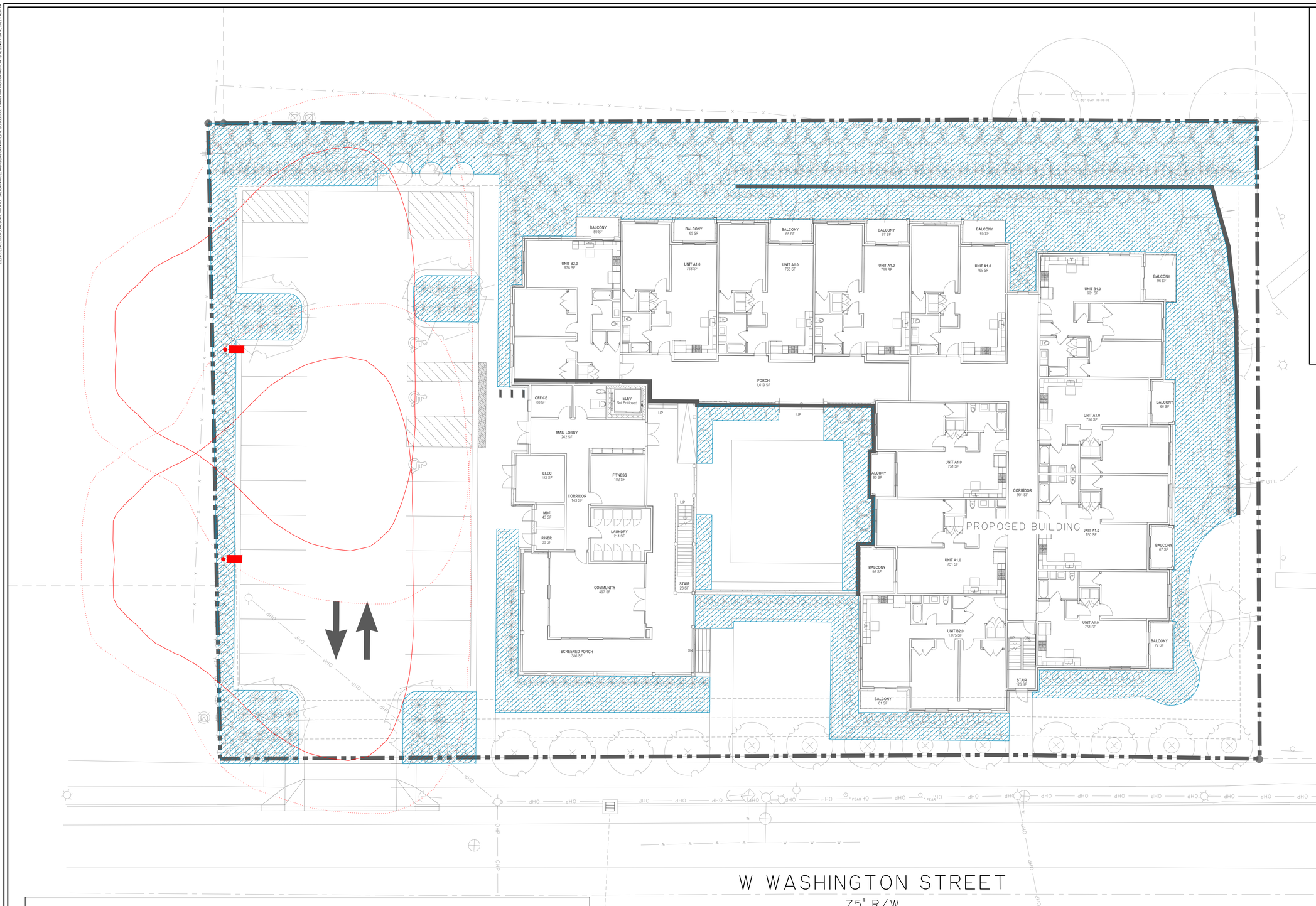
PREPARED FOR:

GREYSTONE AFFORDABLE AND GREENVILLE HOUSING FUND

PREPARED BY:

THOMAS & HUTTON
501 River Street • Suite 200
Greenville, SC 29601 • 864.412.2222
www.thomasandhutton.com

JOB NO: J-29133.0000	DATE: 08/11/2021
DRAWN: GL	SCALE: 1" = 10'
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

GREENVILLE, SC

PREPARED FOR:

GREYSTONE AFFORDABLE AND GREENVILLE HOUSING FUND

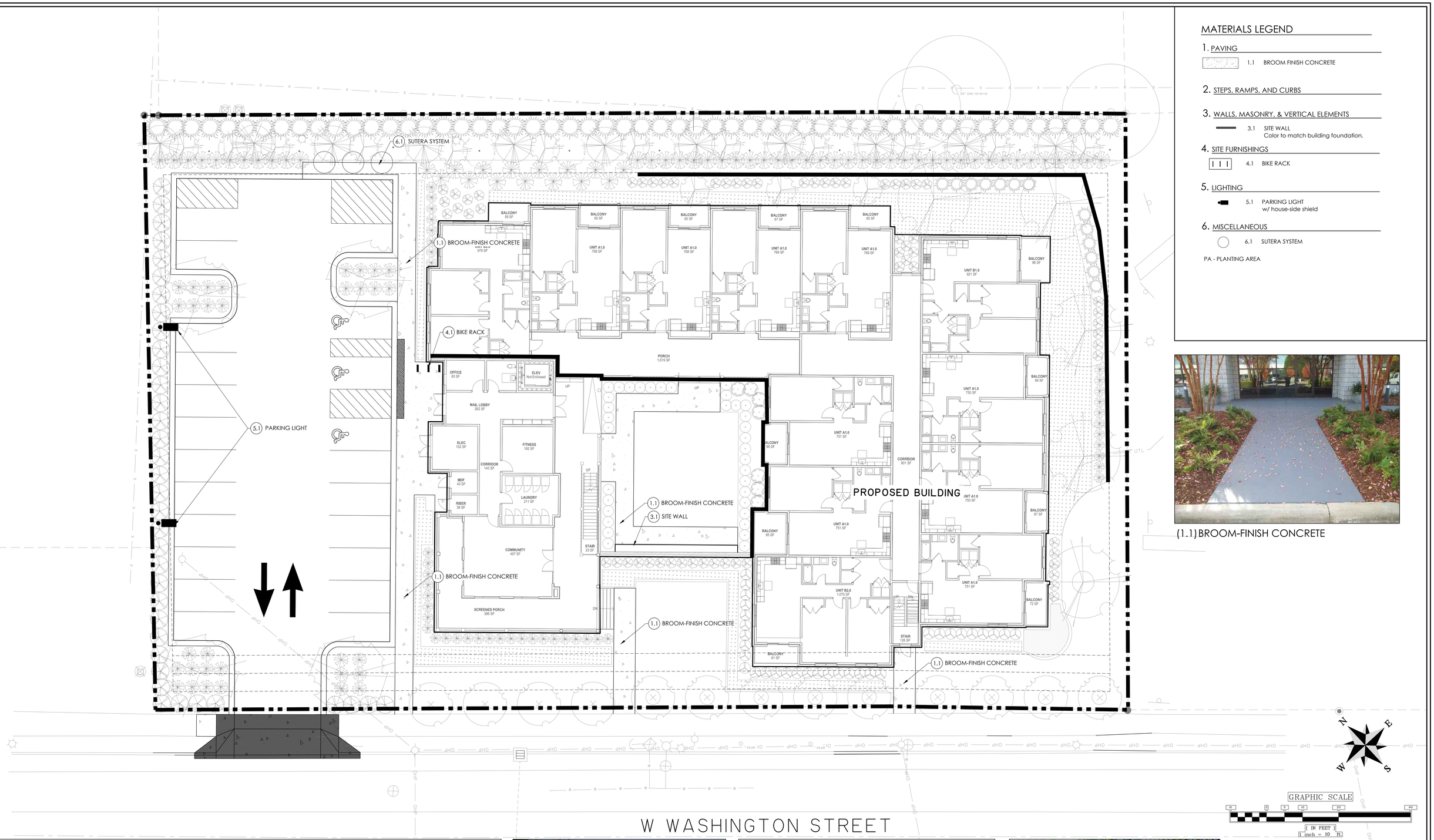
PREPARED BY:

THOMAS & HUTTON

501 River Street • Suite 200
Greenville, SC 29601 • 864.412.2222

www.thomasandhutton.com

JOB NO: J-29133.0000	DATE: 01/14/2022
DRAWN: JC	SCALE: 1" = 10'
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

GREENVILLE, SC

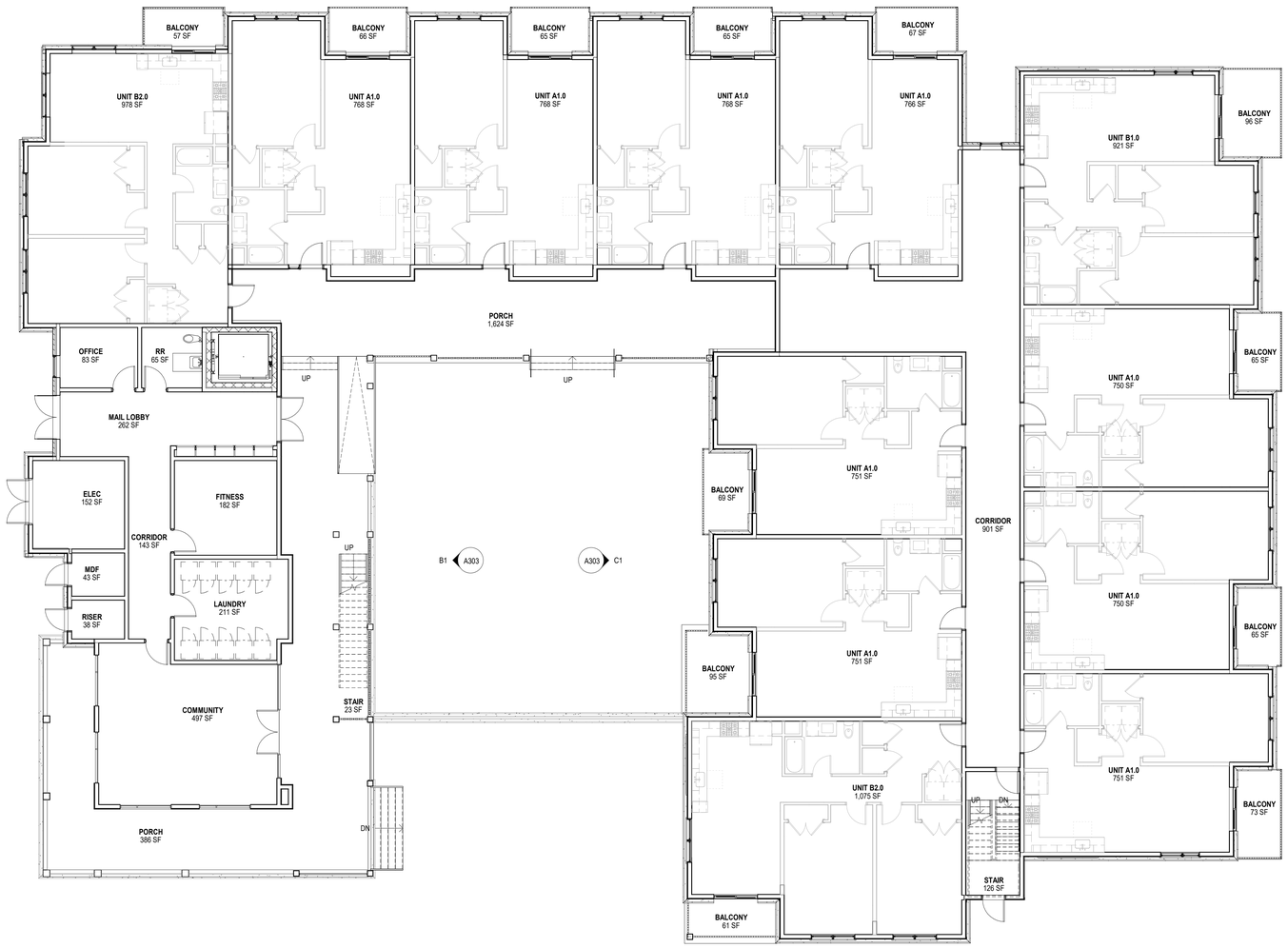
PREPARED FOR:

GREYSTONE AFFORDABLE AND GREENVILLE HOUSING FUND

PREPARED BY:

THOMAS & HUTTON
501 River Street • Suite 200
Greenville, SC 29601 • 864.412.2222
www.thomasandhutton.com

JOB NO: J-29133.0000	DATE: 01/14/2022
DRAWN: JC	SCALE: 1" = 10'
REVIEWED: JC	SHEET: LS-2



A1 A101 **FLOOR PLAN - LEVEL 1**

1/8" = 1'-0"

ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY MCMILLAN PAZDAN SMITH ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF MCMILLAN PAZDAN SMITH ARCHITECTURE. THESE DRAWINGS AND SPECIFICATIONS ARE TO BE RETURNED ON REQUEST. ACCORDING TO MCMILLAN PAZDAN SMITH ARCHITECTURE OPA COMPLETION OF THE PROJECT, SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF MCMILLAN PAZDAN SMITH'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS. COPYRIGHT 2019 MCMILLAN PAZDAN SMITH. ALL RIGHTS RESERVED

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	

NOT FOR CONSTRUCTION

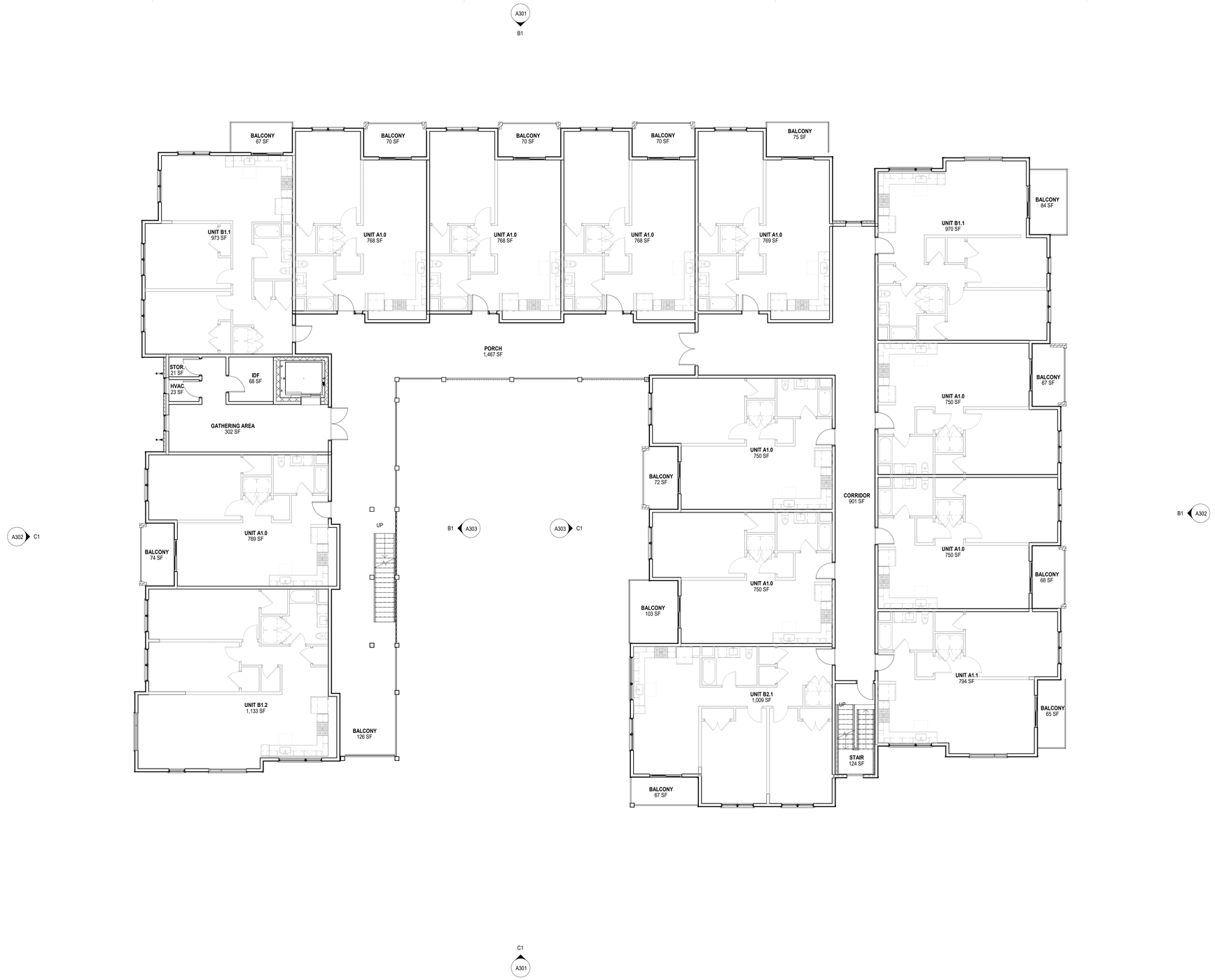
PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: DT

SHEET TITLE:

LEVEL 1 FLOOR PLAN

SHEET NO. PROJ. NO.

A101



A1 A102 **FLOOR PLAN - LEVEL 2**

1/8" = 1'-0"

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	

NOT FOR CONSTRUCTION

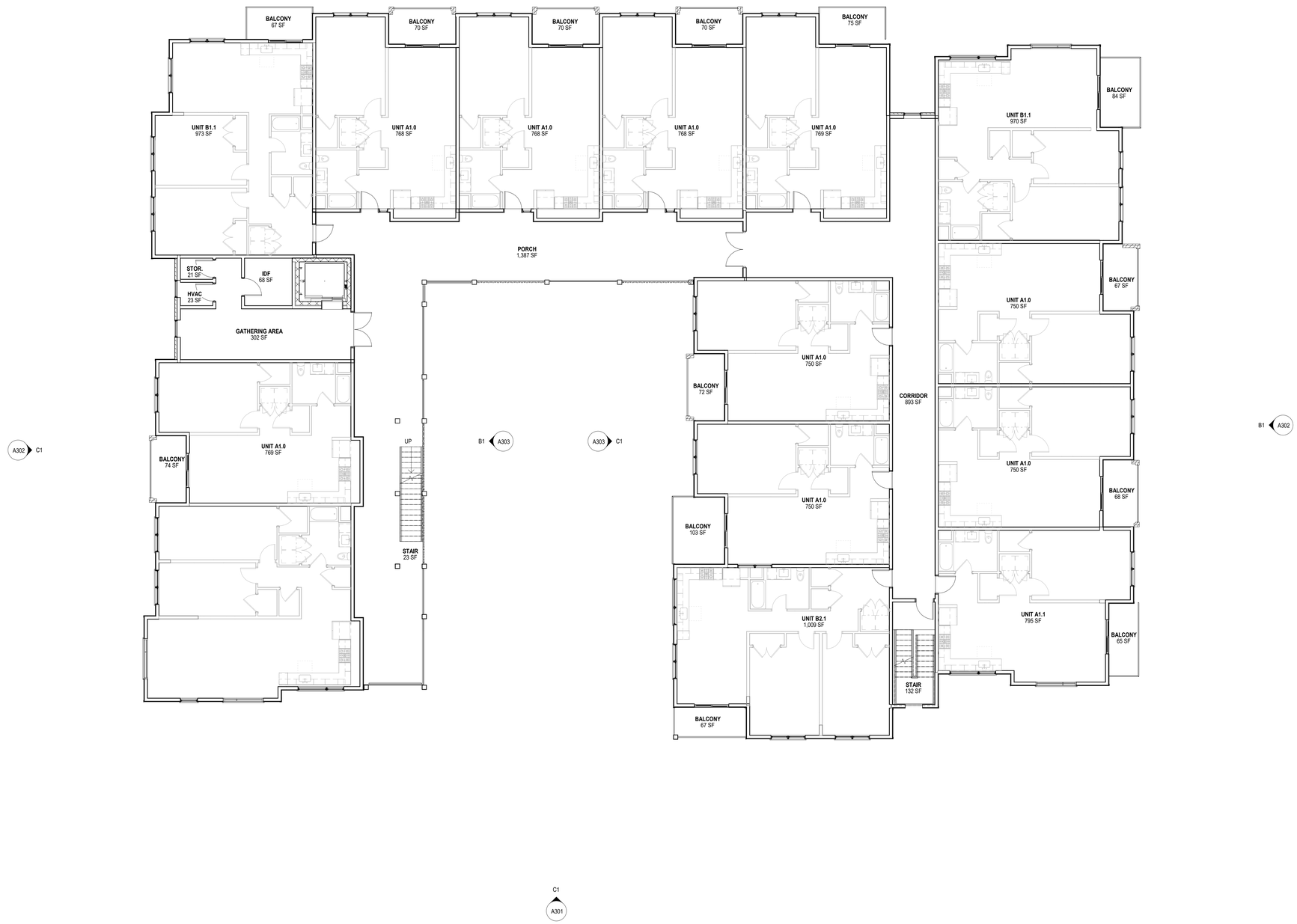
PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: DT

SHEET TITLE:

LEVEL 2 FLOOR PLAN

SHEET NO. PROJ. NO.

A102



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

1/8" = 1'-0"

ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY MCMILLAN PAZDAN SMITH ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF MCMILLAN PAZDAN SMITH ARCHITECTURE. THESE MATERIALS ARE TO BE USED ON ATTHE PROJECT TO WHICH THEY PERTAIN AND NOT TO BE USED WITH ANY OTHER PROJECT, WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT, SUCH DOCUMENTS ARE TO BE RETURNED ON DEMAND. ALL REPRODUCTIONS AND COPIES THEREOF MADE BY ANY PARTY OTHER THAN MCMILLAN PAZDAN SMITH ARCHITECTURE, THE PROJECT ARCHITECT OR OTHER PROPERTY RIGHTS OWNER MUST BE ACCOMPANIED BY THE COPYRIGHT NOTICE OF MCMILLAN PAZDAN SMITH ARCHITECTURE. THESE MATERIALS ARE NOT TO BE USED ON ANY OTHER PROJECT, FOR ANY OTHER PURPOSE, OR FOR ANY OTHER PERSON WITHOUT THE WRITTEN PERMISSION OF MCMILLAN PAZDAN SMITH. COPYRIGHT 2019 MCMILLAN PAZDAN SMITH.
ALL RIGHTS RESERVED

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	

NOT FOR CONSTRUCTION

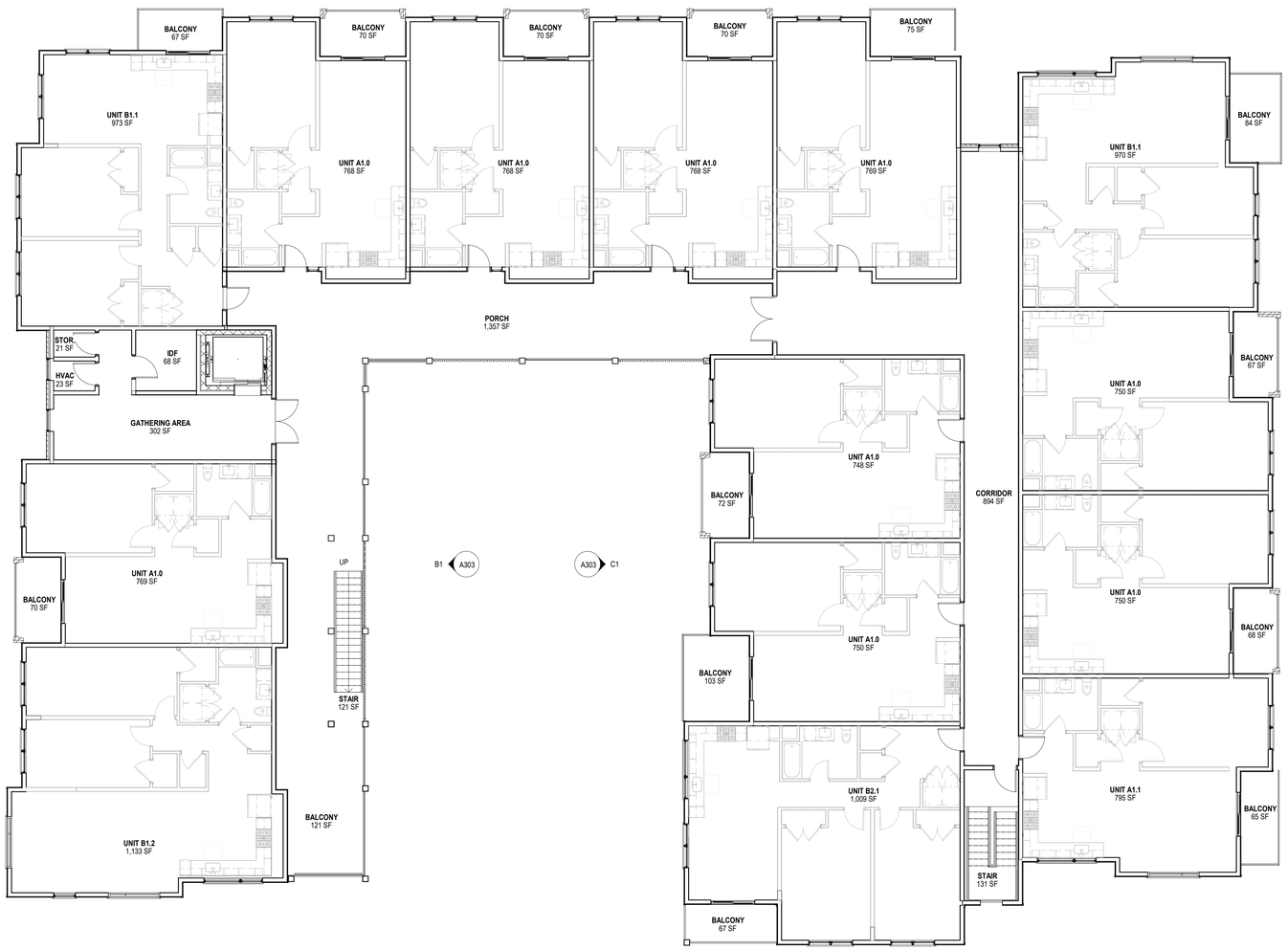
PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: DT

SHEET TITLE:

LEVEL 3 FLOOR PLAN

SHEET NO. A103

PROJ. NO.



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

11/5/2021 1:43:34 PM 6MPSM-SITE 2.rvt
ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY MCMILLAN PAZDAN SMITH ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF MCMILLAN PAZDAN SMITH ARCHITECTURE. THESE MATERIALS ARE TO BE USED ON A PROJECT AND SITE TO BE AGREED UPON BY MCMILLAN PAZDAN SMITH ARCHITECTURE AND OTHERS PARTY(IES) WITH WHOM MCMILLAN PAZDAN SMITH ARCHITECTURE HAS ENTERED INTO AN AGREEMENT. THESE MATERIALS ARE TO BE USED ON A PROJECT AND SITE TO BE AGREED UPON BY THE PARTIES AND THE ARCHITECT. THESE MATERIALS ARE NOT TO BE USED ON ANY OTHER PROJECT, WITH THE EXCEPTION OF ONE CONTRACT SET FOR EACH PARTY TO THE CONTRACT. SUCH DOCUMENTS ARE TO BE RETURNED ON DEMAND. ALL REPRODUCTIONS, COPIES OR OTHER DISPOSITIONS OF THESE MATERIALS, WHETHER ACCIDENTAL OR OTHERWISE, MUST BE ACCOMPANIED BY THE ORIGINAL COPYRIGHT AND OTHER PROPRIETARY NOTICES. COPYRIGHT 2019 MCMILLAN PAZDAN SMITH.
ALL RIGHTS RESERVED

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	

NOT FOR CONSTRUCTION

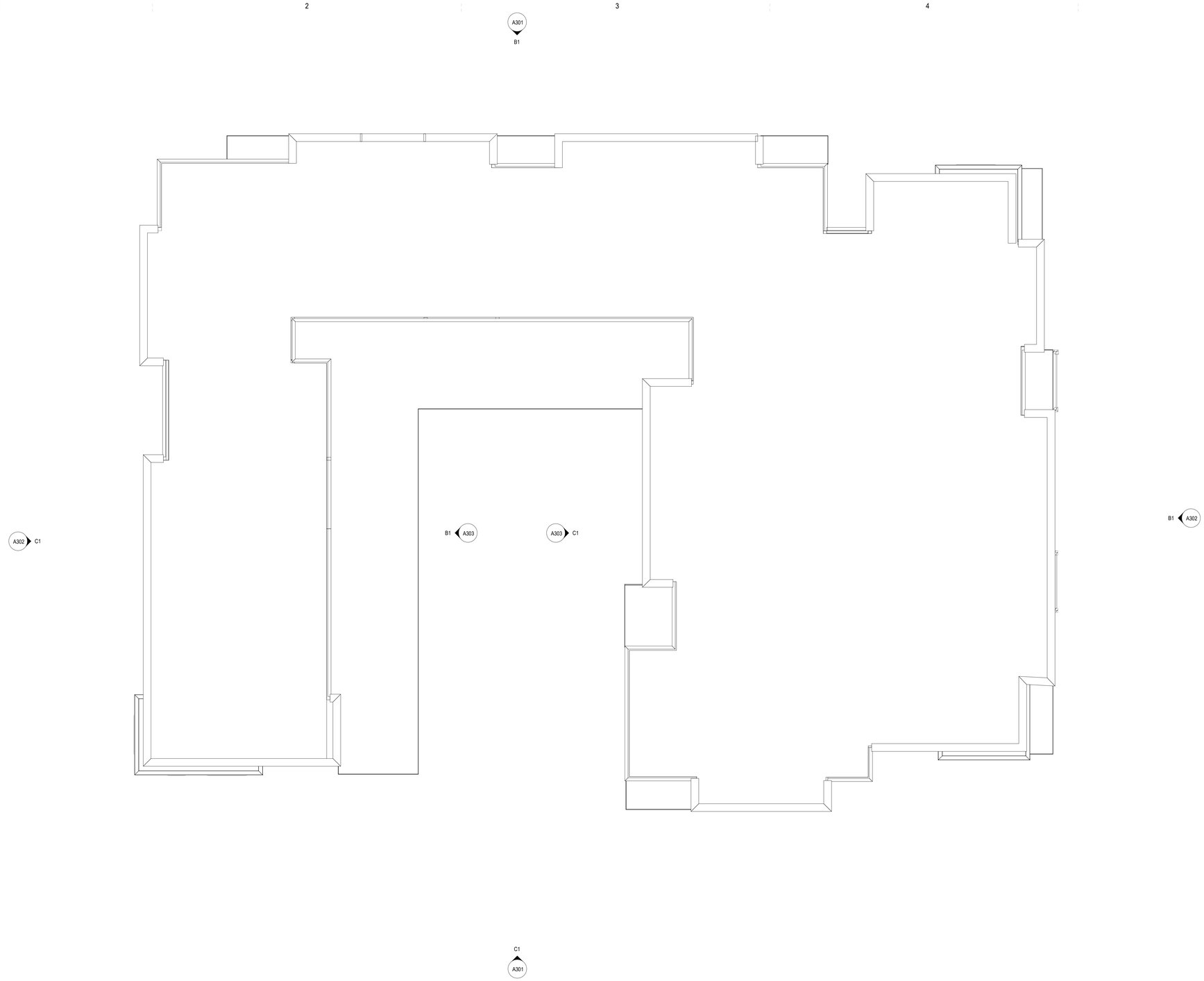
PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: DT

SHEET TITLE:

LEVEL 4 FLOOR PLAN

SHEET NO. PROJ. NO.

A104



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

ALL DRAWINGS, SPECIFICATIONS AND CONCEPTS HEREOF FURNISHED BY MCMILLAN PAZDAN SMITH ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF MCMILLAN PAZDAN SMITH ARCHITECTURE AND SHALL NOT BE USED ON ANY WITHIN THE PROJECT OR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF MCMILLAN PAZDAN SMITH ARCHITECTURE UPON COMPLETION OF THE PROJECT. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF MCMILLAN PAZDAN SMITH'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS. COPYRIGHT 2018 MCMILLAN PAZDAN SMITH. ALL RIGHTS RESERVED

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	

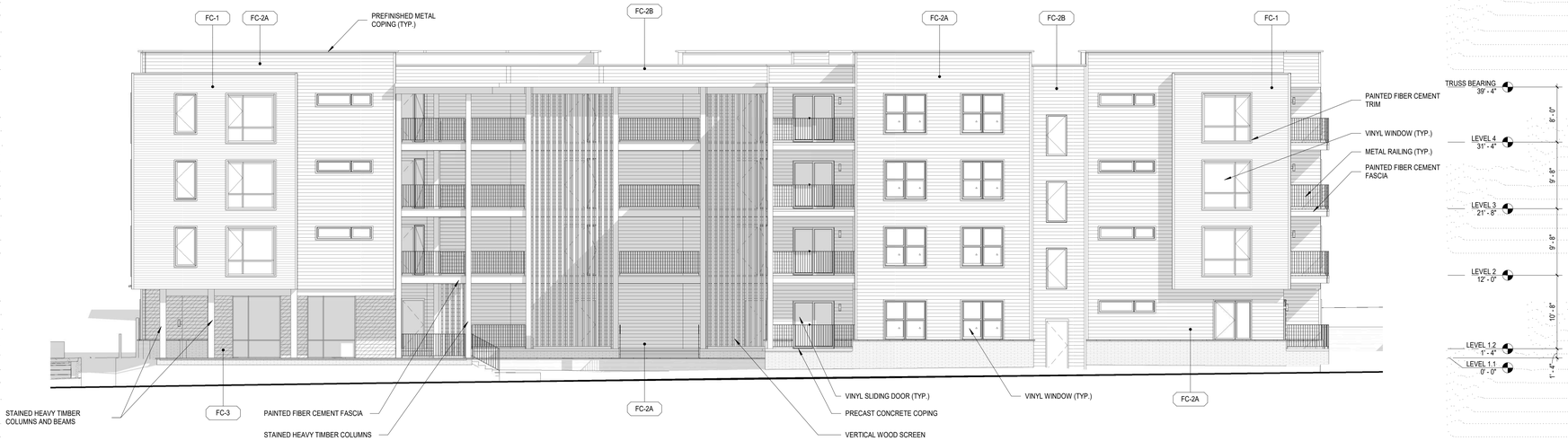
NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: DT

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	

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	

NOT FOR CONSTRUCTION

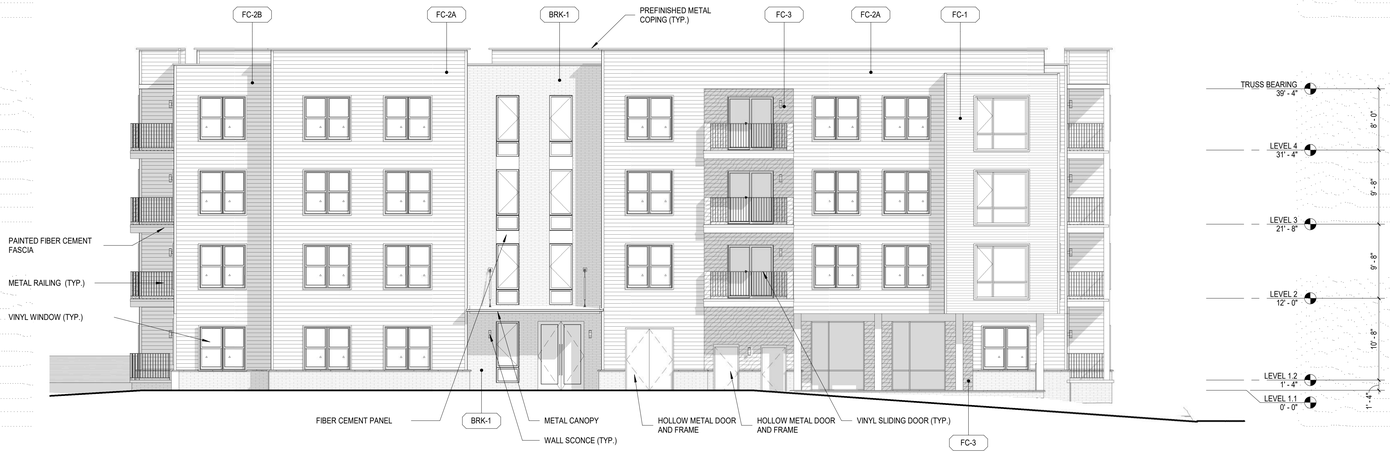
PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: DT

SHEET TITLE:

EXTERIOR ELEVATIONS

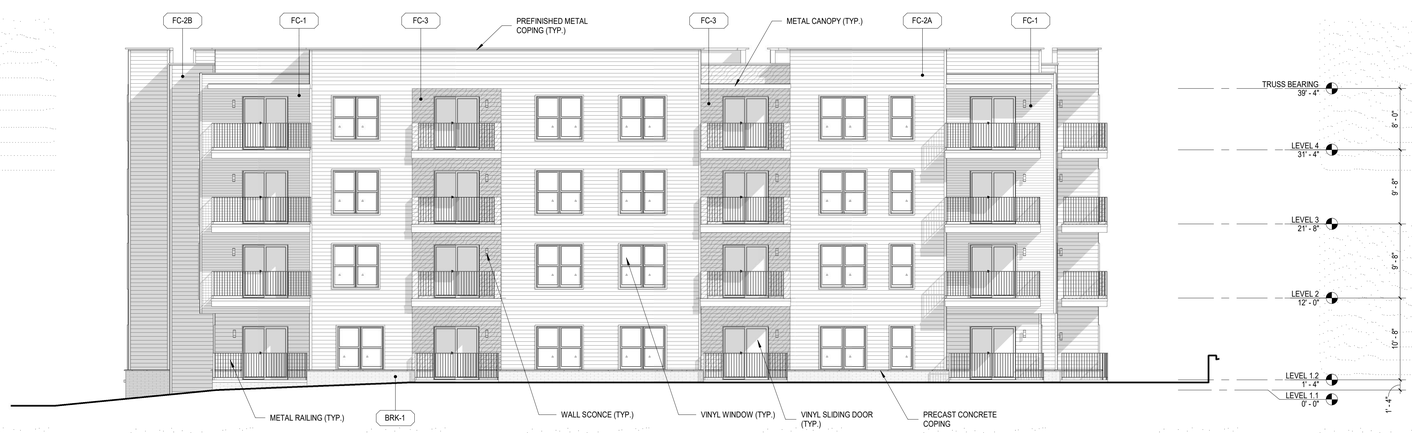
SHEET NO. PROJ. NO.

A301



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	

ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY MCMILLAN PAZDAN SMITH ARCHITECTURE ARE AND SHALL REMAIN THE PROPERTY OF MCMILLAN PAZDAN SMITH ARCHITECTURE. THESE MATERIALS ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND ARE NOT TO BE LOANED OR MADE AVAILABLE TO ANY PERSON OR ENTITY FOR USE ON OTHER PROJECTS. IN THE EXCEPTION OF THE CONTRACT SET FOR EACH PARTY TO THE CONTRACT, SUCH DOCUMENTS ARE TO BE RETURNED UPON REQUEST AT COMPLETION OF THE PROJECT. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF MCMILLAN PAZDAN SMITH'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS. COPYRIGHT 2019 MCMILLAN PAZDAN SMITH.
ALL RIGHTS RESERVED

11/17/2022 4:46:18 PM RVT FILE: 19-0101 GREYSTONE SOUTHERNSIDE SITE 2 CENTRAL.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	

NOT FOR CONSTRUCTION

PRINCIPAL IN CHARGE: LL
PROJECT ARCHITECT: RC
DRAWN BY: DT

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO. PROJ. NO.

A302