



HISTORIC REVIEW BOARD

January 14th, 2020

112 Confederate Street

4:30 PM

AGENDA

CALL TO ORDER

ELECTION OF CHAIRPERSON & VICE-CHAIRPERSON

APPROVAL OF MINUTES

1. HRB Meeting: October 8th, 2019 [Pages 3-6]

NEW BUSINESS

1. **Request for Certificate of Appropriateness** [Pages 7-15]

Applicant Name: Unity Presbyterian Church
Owner Name: Unity Presbyterian Church
Property Address: 303 Tom Hall Street
Purpose: Request for a ground sign and associated directional piers
Zoning: HC, Highway Commercial
THCD, Tom Hall Street Corridor District

2. **Request for Certificate of Appropriateness** [Pages 16-30]

Applicant Name: Honour Trosper
Owner Name: B. Bayles Mack
Property Address: 219 Main Street
Purpose: Request for COA for façade/rear elevation work
Zoning: LC, Local Commercial
Historic District

3. **Request for Preliminary Certification (Bailey Bill)** [Pages 31-78]

Applicant Name: Honour Trosper
Owner Name: B. Bayles Mack
Property Address: 219 Main Street
Purpose: Request for Preliminary Certification (Bailey Bill)
Zoning: LC, Local Commercial
Historic District

ADJOURN

The following press was notified of the meeting by email or fax in accordance of the Freedom of Information Act: The Herald; CN2; WRHI; Fort Mill Times and WBTV. The agenda was also posted at the entrance to Town Hall the required length of time and on the Town website.

The Town of Fort Mill is committed to assuring accessibility with reasonable accommodation, of Town services and facilities for all individuals, in compliance with federal law. Please contact the Town Manager's Office at 803-547-2116 if you need assistance.

MINUTES
TOWN OF FORT MILL
HISTORIC REVIEW BOARD
October 8th, 2019
Council Chambers – 112 Confederate Street
4:30 PM

Present: Chairman Louis Roman, Carmen Banks, Megan Brinton, Scott Couchenour, Samantha Nifong, Senior Planner Alex Moore

Guests: Kevin Carpenter, John Franco, B. Bayles Mack, Esq.

CALL TO ORDER

Chairman Louis Roman called the meeting to order at 4:35 PM.

APPROVAL OF MINUTES

Chairman Roman entertained a motion to approve the minutes from the September 10th, 2019, meeting as presented. Scott Couchenour made a motion to approve the minutes. Samantha seconded the motion. The minutes were then approved with by a vote of 5-0.

NEW BUSINESS

Chairman Roman opened the new business portion of the meeting by noting the contents of the agenda and the associated packet of information. The first item on the agenda included an application submitted by Unity Presbyterian Church for a Certificate of Appropriateness (COA) at 303 Tom Hall Street to demo the Unity Hall building due to damage sustained as the result of a fire.

Senior Planner Moore then introduced the request by noting that the purpose of the application for the COA by Unity Presbyterian Church. Specifically, the COA request was due to a fire at the church in December 2018. This fire severely damaged the Unity Hall building. Additionally, the historic sanctuary was impacted due to smoke, water, etc. which was generated by both the fire and emergency response operations. Subsequent to the fire, Unity Presbyterian Church investigated how they might best approach the restoration of this property. As a result, the church determined to demolish the Unity Hall building and to refurbish the interior of the historic sanctuary building.

Senior Planner Moore then stated that the church complex was listed on the National Register of Historic Places (NRHP). Thus, the proposed project would be required to obtain approval from the Historic Review Board (HRB) prior to commencing. He then noted that the principal role of the HRB would be in reviewing the proposal to demolish the Unity Hall building as the interior work on the historic sanctuary could be done without HRB review.

Senior Planner Moore stated that there is a provision within the historic district ordinance for the HRB to postpone granting a COA for demolition for a period of 180 days after a finding that the structure is of extreme historical importance to the citizens of the Town of Fort Mill.

However, Moore noted that the Unity Presbyterian Church had taken a very measured and thoughtful approach in discerning how they might respond to the fire damage from December 2018. Moore then noted that if the HRB did approve the demolition of the building, the church would still need to obtain approval from the Town of Fort Mill Building Department prior to removal. Based on the plan which Unity brought forward, Planning Staff recommended that HRB grant approval for the COA, with no delay or postponement, for the demolition of the Unity Hall Building.

Moore then illustrated the particulars of the proposed demolition using the submitted site plan and aerial maps. He pointed out the Unity Hall building along with the historic sanctuary.

Chairman Roman asked if the Fire Department had completed their investigation of the fire.

Senior Planner Moore said they had as far as he knew.

Chairman Roman then asked if Staff had a copy of the report.

Senior Planner Moore stated that he did not have a copy of this report.

Chairman Roman then asked if there was a cost analysis available for keeping the Unity Hall building and fixing it versus demolishing the building.

Senior Planner Moore asked Mr. Jacob Saylor, Church Administrative Officer at Unity Presbyterian Church, to come forward and speak to this and any other questions that the HRB might have regarding the project.

Mr. Saylor began his comments by noting that it had been 303 days since the fire on December 8th, 2018 and that the church membership has been living with the results, including the smell for a long time. He stated that the insurance settlement to be completed this month. After this, the church would have some funds to move forward with the demo of the Unity Hall building and the refurbishment of the historic sanctuary.

Mr. Saylor stated that the cause of the fire was a circulating fan in a restroom within Unity Hall. He noted that the damage was very extensive and that temperatures during the fire reached upward of 1,800 degrees Fahrenheit. Based on extensive interaction with the insurance company, the church surmised that there was no value to the Unity Hall building subsequent to the fire. Thus, the intent in filing the application for a COA was to demolish the Unity Hall building, and then once that is completed the plan would be to refurbish the historic sanctuary. Then a much more thorough job would be done to determine the future of the historic sanctuary.

Chairman Roman stated that the reason for the questions on the fire report and the cost analysis because this structure that has met all the criteria for NRHP. Thus, the HRB wanted to be satisfied that everything was moving forward in a manner not to jeopardize the NRHP status.

Scott Cochenhour asked if the historic sanctuary would be receiving a new roof at this time.

Mr. Saylor stated that fortunately the fire did not torch the roof of the historic sanctuary. However, much more could be discerned about the historic sanctuary building once the Unity Building was demolished.

Samantha Nifong then asked Mr. Saylor if they checked the stability of the connection between Unity Hall and the historic sanctuary so that when the demolition of Unity Hall took place the historic sanctuary would not be damaged or also inadvertently demolished.

Mr. Saylor stated that their consultant, Myers & Chapman, would engineer a plan to disassemble the Unity Hall building with no collateral damage to the historic sanctuary.

Megan Brinton clarified that the church did not have an immediate idea what they might put in the open area generated by taking down the Unity Hall.

Mr. Saylor concurred and said this would allow the congregation to take a fresh look at the campus with a view to the future.

Scott Cochenhour noted that the brick on several of the buildings on the Unity campus did not match.

Chairman Roman stated that the board certainly appreciated the work that the church had done on bringing the plan before them. He asked if the Town had any additional information to present.

Senior Planner Moore stated that there was no further information to be presented.

Chairman Roman entertained a motion concerning the applicant's request for a COA to demolish the Unity Hall building.

Scott Cochenour made a motion to approve the request.

Samantha Nifong seconded the motion.

Chairman Roman then asked that all those in favor signify by saying "aye."

By a vote of 5-0 the HRB voted to grant the COA to demolish the Unity Hall building.

Chairman Roman then introduced the second item on the agenda which included preliminary review and discussion for a potential project at 119 Banks Street. The purpose of this was to provide information to the HRB and then gain feedback from them on this planned project.

Mr. Kevin Carpenter and Mr. John Franco of the Master Builder Fellowship for the Built Environment, Inc. were in attendance representing the homeowner. Mr. Carpenter provided an initial overview of the proposed work to be done at 119 Banks Street. Mr. Carpenter noted that their company was a design-build group involved primarily in residential projects. He noted that it was his intent to introduce the company and to understand how their potential

project at 119 Banks Street would be reviewed by the Historic Review Board (HRB) before they entered the design phase.

Mr. Carpenter stated that it was imperative that they gain understanding on the review parameters with this project because what had been gleaned from research on the home at 119 Banks Street was contrary to the National Register of Historic Places (NRHP) record.

Mr. Carpenter stated that the residence at 119 Banks Street is known as the Mack-Belk house and is currently owned and occupied by Calvin and Keala Elston. The homeowners, he noted, wished to undertake an extensive renovation project. This would include the addition of 1,500 square feet to the home as well as a two or three car, detached garage on the property. Carpenter said that the desire was for this renovation to respect the history of the home.

Mr. Carpenter then noted that there were three stages of development for the Mack-Belk house. The first was the rear portion, then the second story, and then the enclosure of porches that were originally on the back side of the home.

Mr. Carpenter then presented a very in-depth and lengthy history of the home and its place within this region. Much of this was based on original research which he had undertaken. This investigation has given him reason to believe that the Mack-Belk home has a different history than what has been documented, including the rationale that the home was once used as a tavern and/or a similar endeavor.

Mr. Carpenter's point in providing such broad and detailed background on the home was to aid the HRB in rendering a decision on a future Certificate of Appropriateness (COA) application.

Chairman Roman pointed out to Mr. Carpenter that while the HRB was greatly appreciative of the presentation of this information, in rendering a decision for the COA, they would only be looking at the outside of the home and how newly proposed exterior work would interplay with the existing architectural features. Specifically, and per Mr. Carpenter's presentation of information, Chairman Roman indicated that he would be most comfortable with a request for a COA which used elements of the Victorian and strong Italianate architecture present in the home. Additionally, Chairman Roman indicated that a plaque which commemorated some of the other history of this structure might be appropriate.

Ms. Brinton asked Mr. Carpenter to clarify that the additional area resulting from this renovation would be 1,500 square feet. Mr. Carpenter concurred, but also noted some of the interior specifics of the planned renovations. Senior Planner Moore reiterated that the HRB would not be reviewing the interior of the project, only the proposed exterior additions. At this juncture of the meeting, Mr. Carpenter indicated that he had a good idea of what the HRB wanted to see, and that he was comfortable with moving into the design phase of the project.

There being no other business, Chairman Roman adjourned the meeting at 6:18 PM.

Respectfully submitted,
Alex J. Moore, AICP
Senior Planner
January 3rd, 2020



HISTORIC REVIEW BOARD

APPLICANT

Unity Presbyterian Church

Subject Property: 303 Tom Hall Street

Tax Map # 020-04-25-001

Zoning District: Highway Commercial, HC/Tom Hall Street Corridor District, THCD

Zoning Case: 2019-0962

REQUEST

The Town of Fort Mill Planning Department has received an application for a Certificate of Appropriateness (COA) from Unity Presbyterian Church articulating a request to place one ground sign, one associated ingress pier, and one associated egress pier at 303 Tom Hall Street.

SITE DESCRIPTION AND GENERAL CONSTRUCTION PLAN

The Unity Presbyterian Church complex is located at 303 Tom Hall Street in Fort Mill. This property is listed on the National Register of Historic Places (NRHP). Though it is not located within the Town of Fort Mill's Historic District, the Historic Review Board must review any proposed changes to this property because it is listed on the NRHP.

Unity Presbyterian Church originally came before the HRB on November 13th, 2018 for an informational session on a proposed ground sign at 303 Tom Hall Street. The current proposal, as submitted, is effectively the same. Subsequent to that HRB meeting, a fire occurred at Unity Presbyterian Church in December 2018 which has since delayed a formal COA request for this sign.

HISTORIC DISTRICT DESIGN GUIDELINES REVIEW

The Town of Fort Mill **Historic District Guidelines** indicate that ground signs should maintain the visual qualities and ambience of a building, site, and surrounding context in the following manner:

- Place ground mounted signs in a location that is readable from the street and appropriate for the building and its surroundings.
- Design ground mounted signs to be subordinate in size to the building and in scale with the building's architectural elements.
- Do not design ground or monument signs to be so elaborate that they replicate or upstage the architecture of a historic building or its surroundings.
- When night-time illumination is needed, use focused external illumination.

- Do not use internally lit plastic or plastic-looking boxes.

ZONING GUIDELINES REVIEW

The allowances for ground signs per the Town of Fort Mill **Zoning Ordinance** and the corresponding design for this sign are noted below:

HEIGHT

- Maximum permitted height for a ground sign: Eight (8) feet
- Proposed height of the ground sign: Eight (8) feet

NUMBER OF GROUND SIGNS

- Maximum number of ground signs: One (1) for each street frontage.
- Number of proposed ground signs for the respective street frontage: One (1)

MAXIMUM AREA

- Maximum square footage for a non-illuminated, ground sign: Eighty (80) square feet
- Proposed square footage for this non-illuminated, ground sign: Eighty (80) square feet

MINIMUM SETBACK

- Minimum setback required for a ground sign: Fifteen (15) feet from any property line and/or three feet from any right-of-way.
- Proposed setback for this ground sign: Fifteen (15) feet from the street right-of-way.

ADVERTISING MESSAGE

- Letters, symbols, and graphics of a ground sign should not occupy more than 40% of the total sign area.
- The lettering of this proposed ground sign, which includes 11 square feet, occupies approximately 14% of the total sign area.

The property is located within the **Tom Hall Street Corridor District (THCD)**. Signage is not addressed within the THCD provisions. However, there are building material requirements which include rock, stone, brick, and wood and other materials deemed appropriate. Ingress/egress directional signage has typically been allowed for businesses within the Town of Fort Mill. The proposed directional signs will replace existing such signs on the unity property. The proposed piers meet the materials requirements of the THCD as noted above.

STAFF RECOMMENDATION

Planning Staff recommends that the HRB grant **APPROVAL** for a Certificate of Appropriateness for the proposed ground sign and associated directional piers at 303 Tom Hall Street.



MEMORANDUM

TO: Town of Fort Mill / Historic Review Board

FROM: Jacob Saylor, Church Administrative Officer 

DATE: December 4, 2019

SUBJECT: SIGNAGE AND LANDSCAPING

Unity Presbyterian Church is seeking certificate of appropriateness approval for our signage and landscaping project along Tom Hall Street.

In developing this project, Dan Mummey of Clear Springs Development and a member at Unity, and I met with Alex Moore, Senior Planner, and Nick Cauthen, Zoning Administrator, as well as the Fort Mill Historic Review Board in November 2018. Due to our campus fire in December 2018, Unity suspended moving forward on this signage and landscaping project until now.

Attached to this memorandum is your application form, the \$250 application fee, and our three-page planning document detailing signage and landscaping. Please let me know if you have any questions.

Thank you.

Jacob Saylor
Church Administrative Officer
jsaylor@unityfortmill.org
803.547.5543 – office
703.955.6310 – mobile

Application for a Certificate of Appropriateness

Town of Fort Mill, South Carolina

Owner / Applicant Information:

Applicant Name: Unity Presbyterian Church

Mailing Address: 303 Tom Hall Street

Telephone Number: 803.547.5543

Property Information:

Address: 303 Tom Hall Street

Current Zoning: Church

Current Use of Property: Church

Submission Checklist

- Completed application*
- Drawings and specifications of proposed improvements*
- Site plan showing location of proposed improvements*
- Application fee (\$125 residential / \$250 non-residential)*

Additional materials may be required
*Required with submission

Work Summary: Please check all areas that apply to the proposed

Refer to attachments.

DEMOLITION

NEW STRUCTURE

EMERGENCY REPAIR

GRAPHICS/SIGNAGE

MAINTENANCE

REHABILITATION

- Foundations
- Masonry
- Siding
- Roof
- Gutters/downspouts
- Chimney
- Doors/entrances
- Windows
- Porch
- Cornice/frieze
- Ornamentation
- Awning/canopy
- Storefront
- Color/painting
- Other

ADDITIONS TO EXISTING

- Room addition
- Garage
- Porch or deck
- Greenhouse
- Dormer
- Skylight
- Chimney
- Other

SITE WORK

- Fence or wall
- Site lighting
- Street furniture
- Special features
- Parking
- Walks, patios
- Other

APPLICATION CONTINUED ON NEXT PAGE

P.O. BOX 159 • 200 TOM HALL STREET • FORT MILL, SC 29715
TELEPHONE (803) 547-2034 • FAX (803) 547-2126

Date Received: 12/4/19

Historic Review Board Date: 1/14/20

Explanation of Work: Please use the area below to provide a detailed explanation of the proposed work. When

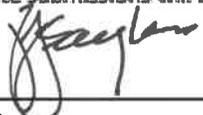
This application for a certificate of appropriateness involves Unity Presbyterian Church installing signage and minimal landscaping along Tom Hall Street. This formal application follows previous input from the Historic Review Board and Town staff on this project—November 2018.

Since new (but limited) construction is involved, Unity will be seeking a building permit for signage.

Refer to attachments for additional detail of project.

Acknowledgement of Requirements: The applicant acknowledges that the information provided is complete and that any exterior modification, except for ordinary maintenance or repair (not involving change in design, material, color, or outer appearance), shall not commence until the Historic Review Board approves the specific modification through a Certificate of Appropriateness. Additional permitting may be required prior to beginning work, including zoning review, stormwater/engineering review, building permitting, and business licensing. Please note, incomplete submissions will not be accepted.

Signature	Date



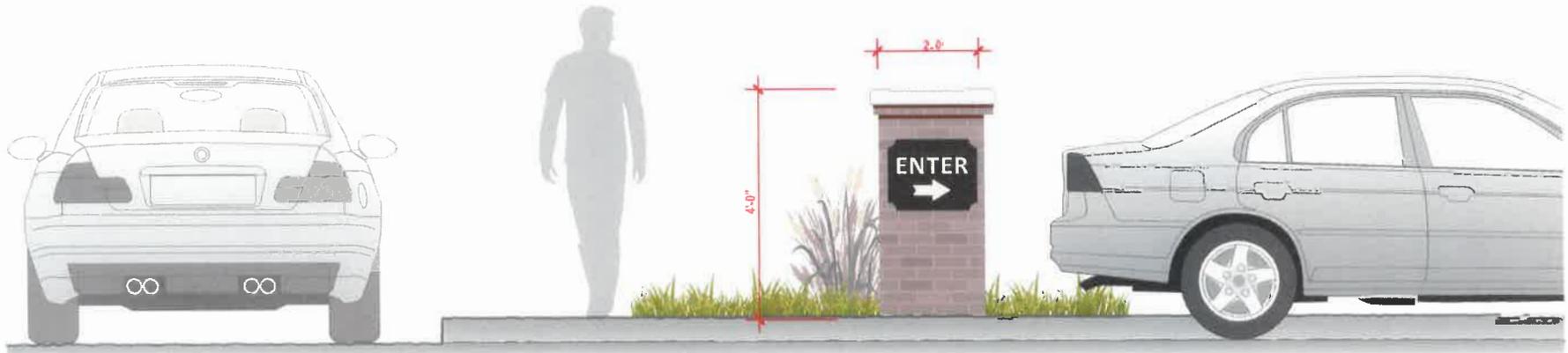
12.4.19

Jacob Lewis Saylor
Church Administrative Officer
Unity Presbyterian Church
803.547.5543 – office
703.955.6310 – mobile

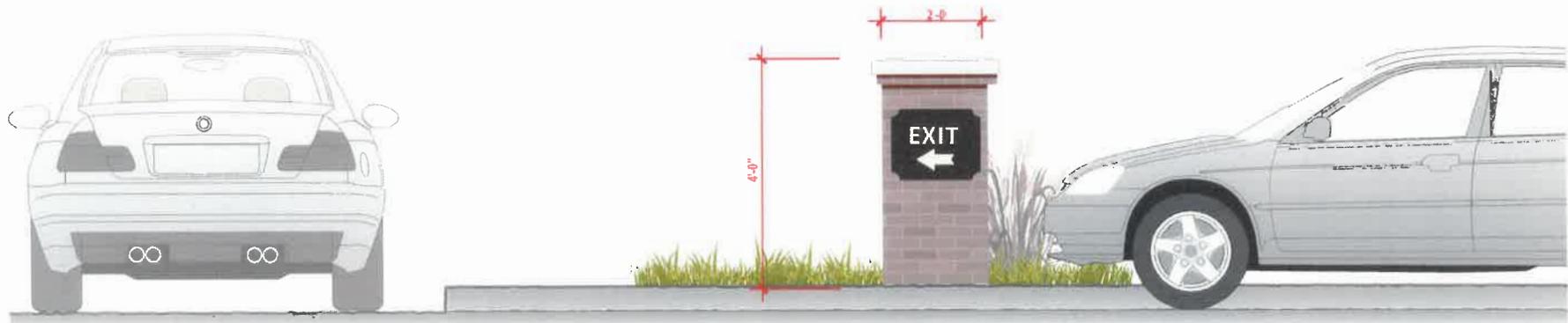
**P.O. BOX 159 • 200 TOM HALL STREET • FORT MILL, SC 29715
TELEPHONE (803) 547-2034 • FAX (803) 547-2126**



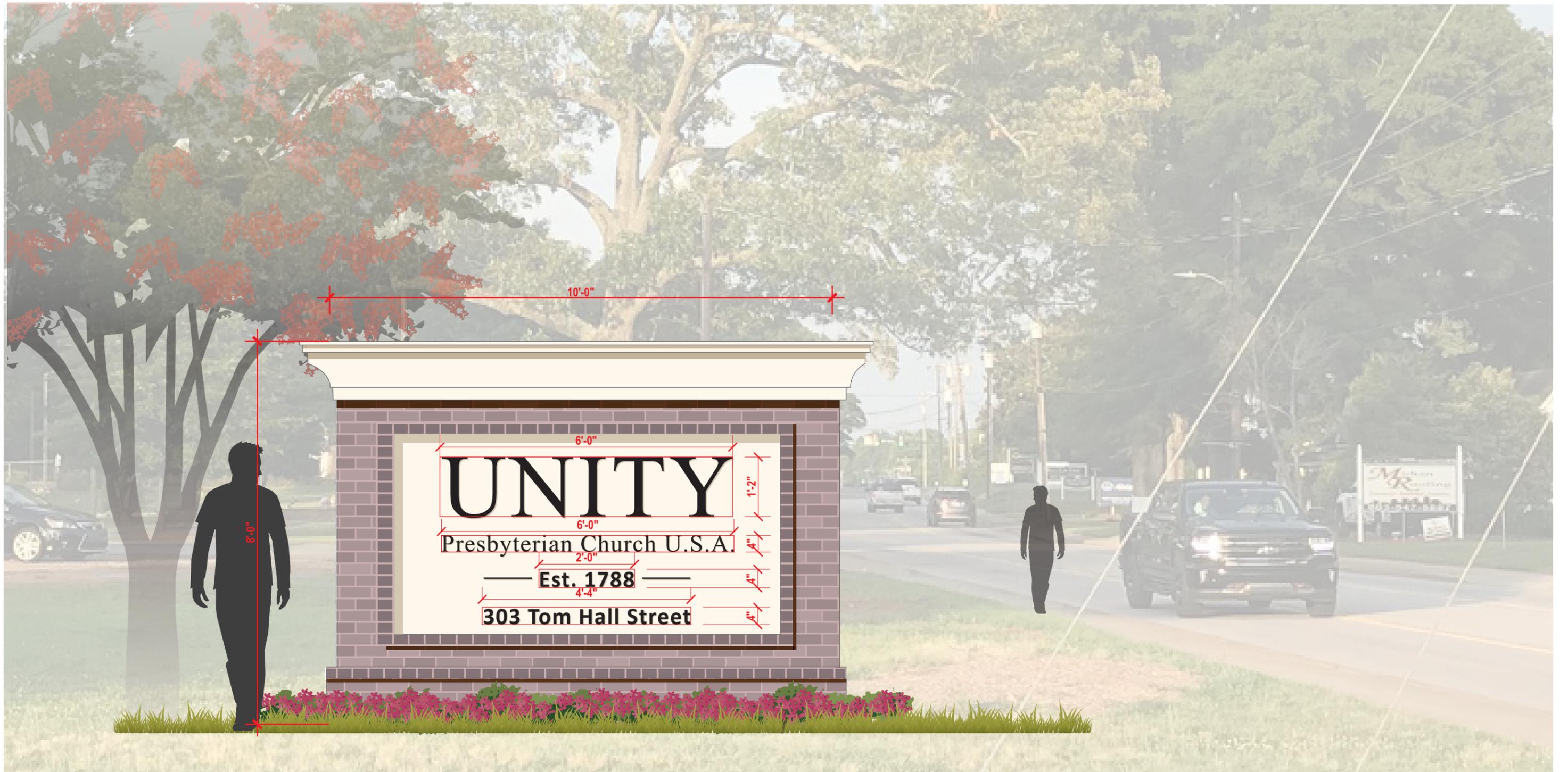
MAIN MONUMENT SIGN



ENTRY PIER ELVATION



EXIT PIER ELVATION



MAIN MONUMENT SIGN



HISTORIC REVIEW BOARD

APPLICANT

Honour D. Trosper (Represented by ALB Architecture)

Subject Property: 219 Main Street

Tax Map # 020-02-01-008

Zoning District: Local Commercial, LC/Downtown Historic District

Zoning Case: 2019-0963

REQUEST

The Planning Department has received an application for a **Certificate of Appropriateness (COA)** from ALB Architecture on behalf of Honour D. Trosper. The purpose of this COA request is to make changes to the front and rear elevations of the existing building at 219 Main Street. The current owner of this building is Bayles Mack.

SITE DESCRIPTION AND GENERAL CONSTRUCTION PLAN

This property is located within the downtown historic district and is listed on the National Register of Historic Places (NHRP). This building was constructed in 1900. The front façade of this building consists of the original brick, augmented with aluminum awning windows, an aluminum storefront, and metal siding. The rear elevation of this structure currently consists of original brick, an awning over the rear door, infill wood sections surrounding the rear windows, along with a concrete loading deck.

The applicant proposes front façade alterations to include refurbished brick and likely paint removal. The full aluminum storefront and metal siding will be removed and replaced with brick masonry framed glass and wood display windows. A wood, recessed door will be added for sidewalk entry via steps. A faux door will be installed along the right façade. The aluminum awning will be replaced with fixed casement-display windows. Signage will also be added.

The rear elevation alterations will include removing the infill sections and replacing them with wood windows. Handicap accessibility will be added via a lift. A deck will be added across the loading dock. This section will be covered with a metal porch. HVAC equipment will be installed on the porch roof. Water, sewer, and electrical will be added along with crawlspace behind the lift.

HISTORIC DISTRICT DESIGN GUIDELINES REVIEW

When considering an application for a COA for alteration, repair, or restoration, the HRB shall use the Secretary of Interior's Standards for Rehabilitation as guidelines in making its decisions. These guidelines are to serve as the basis for determining the approval, approval with modification, or denial of a COA. These guidelines are listed below. The staff findings follow each guideline and are in **bold and underlined**.

- 1) Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its original intended purpose. **This is an adaptive reuse project. As such, significant historic characteristics of the exterior will be retained and refurbished while accommodating a new function. The proposed use for the building is a hair and aesthetician salon.**
- 2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible. **The original qualities and character of this building are not being destroyed but rather enhanced. Non-contributing architectural features are proposed to be removed from both the front and rear elevations.**
- 3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged. **The proposed work to be done consists mostly of enhancements to the original architectural features of the building rather than alterations. The principal, contemporary exterior alteration includes the proposed ADA lift to be installed at the rear of the building so that proper accessibility will be granted.**
- 4) Changes which have taken place in the course of time are evidence of the history development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. **This building is an example of an early 20th century vernacular storefront. Subsequent changes to the front and rear building elevations are not reflective of that era and have not obtained significance in their own right.**
- 5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity. **It is anticipated that distinctive features of this building will be treated with sensitivity. Materials submitted by the applicant indicate a desire to maintain significant, original features found on both the front and rear elevations.**
- 6) Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visible qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by history, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings. **The applicant has indicated that there are significant, deteriorated architectural features on either elevation.**

- 7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building material shall not be undertaken. **Sandblasting will not be used for this project. It is anticipated that surface cleaning will be done in a manner that is conducive to preservation.**
- 8) Every reasonable effort should be made to protect and preserve archaeological resources affected by, or adjacent to the property. **There are no known archaeological resources that will be affected by this project.**
- 9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment. **Contemporary design is not being used. This is an adaptive reuse project. The work will include refurbishment and enhancement of original architectural features.**
- 10) Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. **Neither additions or alterations are being proposed to the exterior of the building to the extent that the form and integrity of the structure might be impaired.**

ZONING DISTRICT GUIDELINES REVIEW

- The subject property being reviewed by the HRB is zoned LC, Local Commercial District.
- The proposed use is a hair and aesthetician salon. This is a permitted use within the LC District.

STAFF RECOMMENDATION

Planning Staff recommends that the HRB grant **APPROVAL** for a Certificate of Appropriateness for the exterior improvements at 219 Main Street.

Application for a Certificate of Appropriateness

Town of Fort Mill, South Carolina

Owner / Applicant Information:

Applicant Name: HONOUR TROSPER

Mailing Address: 839 KNIGHTSBRIDGE, FT. MILL, SC.

Telephone Number: 704.798.1409

Property Information:

Address: 219 MAIN ST, FORT MILL, SC

Current Zoning: LOCAL COMMERCIAL/HISTORIC

Current Use of Property: COMMERCIAL BUSINESS

Submission Checklist

- Completed application*
- Drawings and specifications of proposed improvements*
- Site plan showing location of proposed improvements*
- Application fee (\$125 residential / \$250 non-residential)*

Additional materials may be required
*Required with submission

Work Summary: Please check all areas that apply to the proposed improvements

DEMOLITION

NEW STRUCTURE

EMERGENCY REPAIR

GRAPHICS/SIGNAGE

MAINTENANCE

REHABILITATION

- Foundations
- Masonry
- Siding
- Roof
- Gutters/downspouts
- Chimney
- Doors/entrances
- Windows
- Porch
- Cornice/frieze
- Ornamentation
- Awning/canopy
- Storefront
- Color/painting
- Other

ADDITIONS TO EXISTING

- Room addition
- Garage
- Porch or deck
- Greenhouse
- Dormer
- Skylight
- Chimney
- Other

SITE WORK

- Fence or wall
- Site lighting
- Street furniture
- Special features
- Parking
- Walks, patios
- Other

APPLICATION CONTINUED ON NEXT PAGE

P.O. BOX 159 • 200 TOM HALL STREET • FORT MILL, SC 29715
TELEPHONE (803) 547-2034 • FAX (803) 547-2126

Date Received: 12/31/19
Historic Review Board Date: 1/14/20

Explanation of Work: Please use the area below to provide a detailed explanation of the proposed work. When explaining the work, please provide information on the design, materials, colors, as well as installation/construction procedures. For example, when applying for a wall sign please provide detail on the design of the sign, what materials will be used, what colors will be used, and how will the sign will be affixed to the wall. Please attach continuation sheets as needed.

As a SHPO federal tax credit project, the work will conform to rehabilitation to restore and preserve the original 1900 features of the building for the exterior as well as the interior. _____

Front facade: 1) Removal of full aluminum storefront and metal siding to replace with brick masonry framed glass and wood display windows, 2) Install wood door recessed at street entry between display windows with steps, 3) Install non-operable side door at right, 4) remove aluminum awning windows to replace with wood 8/8 windows. 5) Consider paint removal and repointing of currently exposed masonry. 6) Signage _____

Rear alley: 1) Remove masonry infill of original opening and replace with wood windows, 2) Provide handicap accessibility via a lift and adding a deck across loading dock to finished floor street level , 3) Cover the entire dock area with a metal porch, 4) Install HVAC equipment on porch roof, 5) Install water, sewer and electrical. 6) Provide crawlspace access behind lift. _____

Interior Upfit: 1) Street level to have open plan as a styling salon with toilets and break room at rear, 2) upstairs level to have spa therapy in existing rooms with new partitions and toilet at rear room. _____

Acknowledgement of Requirements: The applicant acknowledges that the information provided is complete and that any exterior modification, except for ordinary maintenance or repair (not involving change in design, material, color, or outer appearance), shall not commence until the Historic Review Board approves the specific modification through a Certificate of Appropriateness. Additional permitting may be required prior to beginning work, including zoning review, stormwater/engineering review, building permitting, and business licensing. Please note, incomplete submissions will not be accepted.



Signature

10-10-19

Date



Town of Fort Mill
Façade Improvement Grant Application Form

RETURN COMPLETED APPLICATION TO:

Penelope G. Karagounis, Planning Director
 Town of Fort Mill
 200 Tom Hall Street
 Fort Mill, SC 29715

DUE DATE: November 30th of each year*

*Applications will be considered after the deadline if program funding is still available

Email: pkaragounis@fortmillsc.gov
 Phone: (803) 547-2034 ext. 1160

APPLICANT INFORMATION

Applicant(s) Name: HONOUR TROSPER

Applicant(s) Mailing Address: 839 KNIGHTSBRIDGE, FORT MILL, SC 29708

Phone Number: 704-798-1409 Email Address: HTROSPER@GMAIL.COM

What is your legal interest in the property?* Property Owner Tenant Other: _____

*If you are not the property owner, please provide a completed Owner Consent Form

PROPERTY INFORMATION

Property Address(es): 219 MAIN STREET FORT MILL

Tax Map Number(s): 020-02-01-008

Property Zoning Classification(s): _____

Description of Property/Business(es): WILL BECOME "MAGNOLIAS ON MAIN"

Please provide the following information for ALL current and proposed tenants:

Business/Tenant Name(s)	Owner(s) / Manager(s)
<u>Rugs & Antiques, Inc.</u>	<u>B. Bayles Mack - current owner</u>
<u>Magnolias On Main Salon and Spa</u>	<u>Honour D. Trospen - purchaser</u>

PROJECT DESCRIPTION

As a SHPO federal tax credit project, the work will conform to rehabilitation to restore and preserve the original 1900 features of the building for the exterior as well as the interior.

Front facade: 1) Removal of full aluminum storefront and metal siding to replace with brick masonry framed glass and wood display windows, 2) Install wood door recessed at street entry between display windows with steps, 3) Install non-operable side door at right, 4) remove aluminum awning windows to replace with wood 8/8 windows. 5) Consider paint removal and repointing of currently exposed masonry. 6) Signage

Rear alley: 1) Remove masonry infill of original opening and replace with wood windows, 2) Provide handicap accessibility via a lift and adding a deck across loading dock to finished floor street level , 3) Cover the entire dock area with a metal porch, 4) Install HVAC equipment on porch roof, 5) Install water, sewer and electrical. 6) Provide crawlspace access behind lift.

Anticipated Start Date: DEC 2019 Anticipated Completion Date: JUN 2020
Anticipated Total Cost of Project (Including all improvements): \$ 475,000
Anticipated Total Cost of GRANT ELIGIBLE* Façade Improvements: \$ 16,000
*For a list of eligible expenses, see the Program Guidelines
Total Façade Grant Amount Requested (Maximum \$5,000): \$ 5,000

ADDITIONAL SUBMITTAL REQUIREMENT CHECKLIST:

Please attach the following to the completed application:

- Owner Consent Form (if applicable) (BANKER LETTER)
- Photographs of all existing façades, including front, rear and side (if applicable) NO.
- Color plans, drawings and/or elevations of all proposed improvements RENDERING REVISED
- List and/or description of materials to be used FINISHED
- Detailed cost estimates/bids for proposed improvements _____
- IRS W-9 Form (available at <http://www.irs.gov/pub/irs-pdf/fw9.pdf>) _____

ACKNOWLEDGEMENT OF PROGRAM RULES

I have completed this form to the best of my knowledge and authorize the Town of Fort Mill, its Staff, and the Façade Improvement Grant Committee to process this application and review the submittal according to the Program Guidelines and all governing standards. I acknowledge that the Town reserves the right to require additional information if requested. I acknowledge that the submittal of this application shall not guarantee approval or awarding of funds. I acknowledge that I have reviewed the Program Guidelines and agree to follow those guidelines and applicable governing standards. Furthermore, I acknowledge that the Town of Fort Mill, its Staff, and/or the Façade Improvement Grant Committee shall not be party to, nor accused of, nor be held liable for any legal or financial disputes that may result between myself and any other parties acting upon this application.

HONORAR TROSPER Applicant Name [Signature] Applicant Signature 11/10/19 Submittal Date

B. Bayles Mack

Office: (803) 548-7200
Fax: (803) 548-4751

MACK & MACK
ATTORNEYS AT LAW

101 Allison Street
Fort Mill, SC 29715

81 Hillside Drive N., Suite C
North Myrtle Beach, SC 29582

www.mackandmacklaw.com
mackandmack@comporium.net

09 October 2019

I, Bayles Mack, dba, B. Mack & Co, LLC + Repts + Antiques, Inc

Is the owner of the property noted as the building addresses of:

219 Main Street Fort Mill, SC 29715
&
221 Main Street Fort Mill, SC 29715

Currently the buildings operate as one; however, each address building will become physically and legally independent as such time of renovation and tax credit certification.

The 219 Main Street building will be sold to another business entity

B. Bayles Mack, individually
d/b/a B. Mack & Co, LLC
B. Bayles Mack, member/manager
Repts + Antiques, Inc.
By: B. Bayles Mack
President

Existing Facade



Existing Rear Elevation



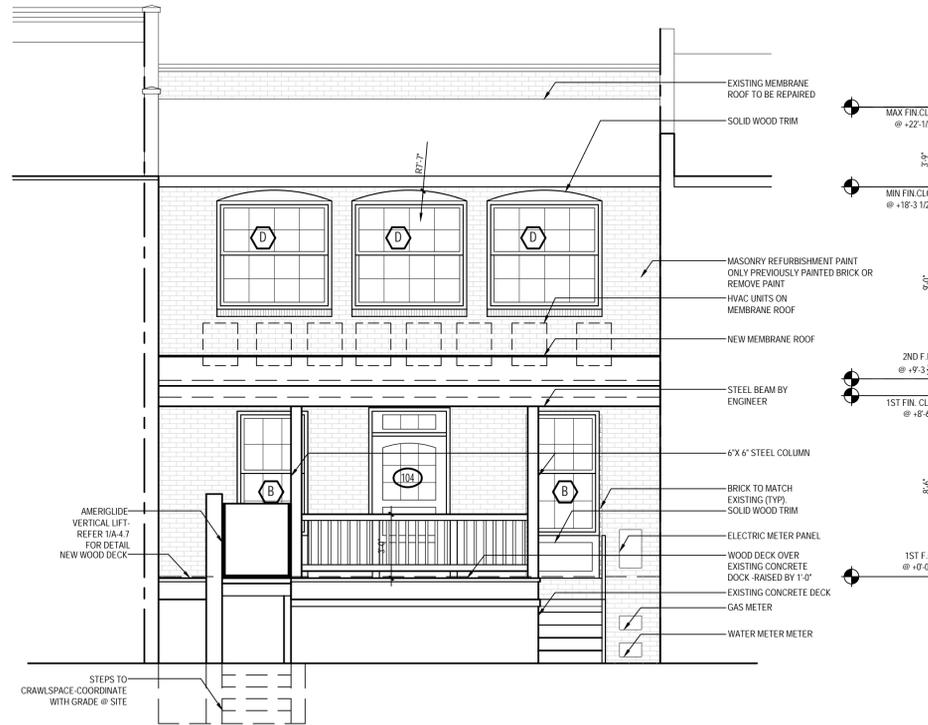
Existing Rear Elevation





WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-10" X 7'-2"	8'-2"	FIXED CASEMENT-DISPLAY WINDOW
B	3'-0" X 5'-6"	EXISTING HEADER HT	DOUBLE HUNG
C	4'-8" X 7'-4" (EXISTING OPENING)	EXISTING HEADER HT	DOUBLE HUNG
D	5'-0" X 4'-8"	EXISTING HEADER HT	DOUBLE HUNG

- NOTE:
- MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
 - SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 - ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18' A.F.F. MUST BE TEMPERED.
 - PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW.
 - WINDOW SIZING:
 - NEW CONSTRUCTION - DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.
 - FOR ADDITIONS & REMODELS - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 - M.E. = MATCH EXISTING
 - PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.



2 PROPOSED REAR ELEVATION
1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

This architectural package will expire on December 31, 2018 @ 11:59 PM if building permits is not acquired prior to expiration date.
This drawing and the design shown is the property of ALB Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.
© ALB Architecture

Rehabilitation for Downtown Fort Mill Historic District:
'MAGNOLIAS ON MAIN' STYLING SALON
219 Main St, Fort Mill, SC 29517

PROJECT #: 19052
ISSUED: 30 DEC 2019
REVISIONS:

PROPOSED ELEVATIONS

A-5.0
OF:







HISTORIC REVIEW BOARD

APPLICANT

Bayles Mack (Represented by ALB Architecture)

Subject Property: 219 Main Street

Tax Map # 020-02-01-008

Zoning District: Local Commercial, LC/Downtown Historic District

Zoning Case: 2019-0964

REQUEST

The Planning Department has received an application for **Bailey Bill Preliminary Certification** submitted by ALB Architecture on behalf of Bayles Mack. The purpose of this request is to obtain preliminary certification for the existing building at 219 Main Street. The current owner of this building is Bayles Mack.

PRELIMINARY CERTIFICATION REVIEW

The Town of Fort Mill Code of Ordinances authorizes a Special Tax Assessment for Rehabilitated Historic Properties that meet the criteria for eligibility. This is authorized by Section 5-21-140 of the SC Code of Laws and is generally referred to as the Bailey Bill. Upon final certification, the Bailey Bill allows the property's value to be assessed at the pre-rehabilitation value for a period of 20 years. It should be noted that this is only for the Town of Fort Mill as York County does not participate in the Bailey Bill Program.

The goal for the Bailey Bill within the Town of Fort Mill is to:

1. Encourage the rehabilitation of historic properties;
2. Promote community development and redevelopment;
3. Encourage sound community planning; and
4. Promote the general health, safety, and welfare of the community

In order to be eligible for the Bailey Bill special tax assessment, historic properties must receive both preliminary and final certification. For income-producing or non-owner-occupied properties, the minimum investment for a Bailey Bill project is 20% of the fair market value. Additionally, the property must be listed on the National Register of Historic Places (NRHP) or the property must be located within

a historic district listed on the NRHP and the primary structure to be rehabilitated must be at least 50 years old.

For preliminary certification, the proposed rehabilitation work must receive approval from the Town of Fort Mill Historic Review Board. To be eligible the following work will be reviewed.

1. Repairs to the exterior of the designated building
2. Alterations to the exterior of the designated building
3. New construction on the property on which the building is located, including site work.
4. Alterations to interior primary public spaces, as defined by the reviewing authority.
5. Any remaining work where the expenditures for such work are being used to satisfy the minimum expenditures for rehabilitation, including but not limited to, alterations made to mechanical, plumbing, and electrical systems.

The historic rehabilitation must be conducted according to the following standards:

1. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations or of features and spaces that characterize each property shall be avoided.
2. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development shall not be undertaken.
3. Most properties change over time. Those changes that have acquired historic significance in their own right shall be retained and preserved.
4. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.
5. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement or of a distinctive feature, the new should match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
6. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
7. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the historic property and its environment.
8. New additions and adjacent new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Additionally, there is a minimum expenditure requirement for such projects. The amount spent on all improvements must be at least 20% of the appraised value. The applicant has submitted an appraisal indicating the property's pre-rehabilitation value to be \$420,000 on June 13th, 2019. The cost estimates provided by the applicant for work to be done at 219 Main Street indicate that the expenditures will be \$422,900. Thus, the anticipated cost of the project exceeds the appraisal value and meets the minimum cost of improvements.

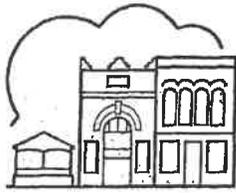
If this application receives preliminary approval from the HRB, rehabilitation work may begin subsequent to plan review, approval, and issuance of permits by the Town of Fort Mill Building Department. The project must be completed within two years of the date of the preliminary certification. If the project is not complete after two years, but the minimum expenditures for rehabilitation have been incurred, the property continues to receive the special assessment until the project is completed or until the end of the special assessment period, whichever shall occur first.

Upon completion of the project, the property must receive final certification in order to be eligible for the special assessment. This assessment will be based on the pre-rehab appraisal value and will last for 20 years. The HRB shall review at a regularly scheduled meeting, and inspect, if they so desire, completed projects to determine if the work is consistent with rehabilitation plan previously approved during the preliminary certification process.

The applicant's submittal information for Bailey Bill Preliminary review, including pictures, plans, etc. are included subsequent to this staff report.

STAFF RECOMMENDATION

Based on the information provided by the applicant, Planning Staff recommends that HRB grant **APPROVAL** for preliminary certification for the proposed Bailey Bill project at 219 Main Street.



Fort Mill
SOUTH CAROLINA

Town of Fort Mill
Special Tax Assessment for Rehabilitated Historic Properties (Bailey Bill)

Application for Preliminary Certification

The Town of Fort Mill Code of Ordinances authorizes a Special Tax Assessment for Rehabilitated Historic Properties that meet the criteria for eligibility. Upon Final Certification, eligible properties will receive a special assessment equal to the pre-rehabilitation value for a period of twenty years. The provisions of the Special Tax Assessment for Rehabilitated Historic Properties shall be administered pursuant to Chapter 2, Article IV; Division 3 of the Town of Fort Mill Code of Ordinances and Section 5-21-140 of the South Carolina Code of Laws, 1976, as amended. This application is used by the Town of Fort Mill for the purpose of granting Preliminary Certification to eligible properties. A separate application will be required for Final Certification once the rehabilitation work has been completed. Completed applications, including all required attachments, may be dropped off at Town Hall, 200 Tom Hall Street to the attention of the Planning Director.

Property Information

Name of Historic Property:		219 MAIN ST. (ANDEA DRUGSTORE/PYRAMID MARKET)			
Street Address:		219 MAIN ST.			
City:	FORT MILL	State:	SC	Zip Code:	29715
TM #:	020-02-01-008	Fair Market Value:	\$ 428,000		
How did you determine the fair market value of the property? (Select one. Please submit appropriate documentation with your application)		<input checked="" type="checkbox"/> Property appraisal completed by a real estate appraiser licensed by the State of South Carolina. <input type="checkbox"/> Sale price as delineated in a bona fide contract of sale within twelve months of the time the application is submitted <input type="checkbox"/> Most recent appraised value published by the York County Tax Assessor.			

Applicant Information

Name of Property Owner:		HONOUR TROSPER (BAYLES MARK)			
Mailing Address:		839 KNIGHTS BRIDGE			
City:	FORT MILL	State:	NC	Zip Code:	29708
Phone:	(704) 798-1489	Fax:	() -	Email:	HTROSPER@GMAIL.COM

Historic Designation

<p>Eligibility Requirements (Select one. If your property does not meet one of these criteria, you are not eligible for the Special Tax Assessment for Rehabilitated Historic Properties.)</p>	<input checked="" type="checkbox"/> Property is listed on the National Register of Historic Places, individually or as a contributing property within a National Register Historic District. <input type="checkbox"/> Property is at least fifty (50) years old and has been determined to be eligible for listing on the National Register of Historic Places by the South Carolina Department of Archives and History. <input type="checkbox"/> Property is at least fifty (50) years old and is located within the Town of Fort Mill Historic Preservation District <input type="checkbox"/> Property was designated, by resolution, as eligible by town council pursuant to the eligibility criteria in Chapter 2, Article IV, Division 3, Sec. 2-201(b)(2)(b) of the Town of Fort Mill Code of Ordinances.
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Please provide a BRIEF overview of the historical significance of the building.	ONE OF SEVERAL MASONRY BUILDINGS CONSOLIDATED AS THE DOWNTOWN COMMERCIAL CORE. EARLY 20th CENTURY. RUDOLPH DRUG STORE & PYRAMID GROCERY WERE EARLY TENANTS
In what year was the primary structure(s) built?	1900
Have there been any major alterations or additions to the structure(s)? (Select one)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please include the dates and description of any alterations.	1969 - INSTALLATION OF ALUMINUM STOREFRONT & CONSOLIDATION OF OPEN SPACE WITH 221 MAIN WHEN ALTERED FOR HOME STORE

Project Information			
Project Start Date: (Month/Year)	DEC / 2019	Estimated Completion Date: (Month/Year)	JUN / 2020

Total Estimated Project Cost: \$ 495,000 / \$ 422,900 ATM

<p>What type of improvements will be undertaken as part of this project? (Select all that apply. Please attach a detailed description of the work to be completed with your application.)</p>	<input checked="" type="checkbox"/> Repairs to the exterior of the designated building. <input checked="" type="checkbox"/> Alterations to the exterior of the designated building. <input checked="" type="checkbox"/> New construction on the property on which the building is located, including site work. <input checked="" type="checkbox"/> Alterations to interior primary public spaces, as defined by the reviewing authority. <input checked="" type="checkbox"/> Any remaining work where the expenditures for such work are being used to satisfy the minimum expenditures for rehabilitation, including, but not limited to, alterations made to mechanical, plumbing and electrical systems.
---	--

Required Attachments

Applications will not be reviewed until all required attachments have been submitted.

- Signed and completed Town of Fort Mill Application for Preliminary Certification.
- A map showing the location of the property.
- Color photographs showing the interior and exterior of the building, including, but not limited to, any areas to be rehabilitated.
- A detailed description of proposed work. (If an application has been submitted for federal Investment Tax Credits, you may attach a copy of the proposed work from the federal form.)
- Architectural floor plans showing the pre-rehabilitation conditions.
- Architectural floor plans showing the proposed rehabilitation work.
- Documentation of fair market value (a valid appraisal, contract of sale, or appraised value published by the York County Assessor are acceptable).

Optional Attachments

- There is a fee required for the review of rehabilitation work. The fee may be paid at the time the applicant applies for Preliminary or Final Certification; however, Final Certification will not be given until the fee has been paid in full. Fees shall be made payable to the Town of Fort Mill. The amount of the fee shall be as follows:
 - For owner-occupied, non-income producing properties, the fee shall be \$150.00.
 - * For income-producing or non-owner occupied properties, the fee shall be \$300.00.

~~* THE REVIEW FEE WILL BE PAID AT THE TIME THE APPLICANT APPLIES FOR FINAL CERTIFICATION - ATM~~
THE REVIEW FEE HAS BEEN PAID. ATM 1-6/20

Under penalty of perjury, I certify that all information included in this application is true and correct. I understand that this property shall not be eligible for the Special Tax Assessment for Rehabilitated Historic Properties until final

certification has been granted by the Town of Fort Mill pursuant to Chapter 2, Article IV, Division 3 of the Town of Fort Mill Code of Ordinances and Section 5-21-140 of the South Carolina Code of Laws, 1976, as amended

Applicant Signature

Date



10-10-19

For Town of Fort Mill Office Use Only

- Completed application and all required attachments were received on 12/31/19.
- This property meets the Historic Designation Criteria of Chapter 2, Article IV, Division 3, Sec. 2-201(b)(2)(b) of the Town of Fort Mill Code of Ordinances.
- The work described in the application appears to meet the Standards for Rehabilitation of Chapter 2, Article IV, Division 3, Sec. 2-202(a) of the Town of Fort Mill Code of Ordinances.
- The total estimated project cost meets Minimum Expenditures for Rehabilitation requirements of Chapter 2, Article IV, Division 3, Sec. 2-202(c) of the Town of Fort Mill Code of Ordinances.
- Scheduled for Historic Review Board review on TUESDAY DECEMBER 10TH, 2019
- Historic Review Board recommended ___ Approval ___ Denial on _____.
- Preliminary Certification ___ Granted ___ Denied on _____.
- Applicant notified on _____.

Application Processed by: **ALEX J. MOORE**

Notes:



**HISTORIC PRESERVATION CERTIFICATION APPLICATION
STATE HISTORIC PRESERVATION OFFICE
REVIEW & RECOMMENDATION SHEET
REHABILITATION - PART 2 / PART 3**



SECTION 1. APPLICATION INFORMATION

PROJECT NUMBER **41254**

Property Name _____

Property Address **219 Main Street, Fort Mill, SC**

Certified Historic Structure (select one) Yes Pending

Part 2

Preliminary (date) _____

Applying for state tax credit

Part 3 (Part 2 previously reviewed)

Completed rehabilitation work conforms to work previously approved

Completed rehabilitation work differs substantively from work previously approved (describe divergences from Part 2 scope of work in Section 5)

Part 3 (Part 2 not previously reviewed)

Amendment

Advisory determination that a phase meets the Standards

Property visited by State staff (dates): Before _____, during _____, and/or after _____ rehab

SHPO REVIEW SUMMARY

No outstanding concerns

In-depth NPS review requested

Applicant informed of SHPO recommendation

Date application received by SHPO **11-18-19**

Date(s) additional information requested by SHPO _____

Date complete information received by SHPO **11-18-19**

Date of transmittal to NPS **12-20-19**

SECTION 2. APPLICATION MATERIALS

Sent previously Photographs Other (list) **Part 1**

Attachments Photographs Rolled plans Flat plans, large size Flat plans, 11" x 17" or smaller Other (list) _____

Sent separately Photographs Rolled plans Flat plans, large size Flat plans, 11" x 17" or smaller Other (list) _____

Documentation remaining on file in SHPO (e.g., masonry repointing samples, specifications) _____

SECTION 3. SHPO RECOMMENDATION

Dan Elswick , who meets the Secretary of the Interior's Professional Qualification Standards has reviewed this application.

The rehabilitation work (select only one):

meets the Standards.

meets the Standards with concerns.

meets the Standards *only* if the attached conditions are met (Part 2 only).

does not meet Standard number(s) _____ for the reasons described in Section 5.

does not meet Standard number(s) _____ as completed, but could be brought into conformance with the Standards if the remedial work recommended in Section 5 is completed (Part 3 only).

warrants denial for lack of information.

is being forwarded without recommendation.

12/20/2019
Date


State Historic Preservation Office Signature

This is a review sheet only and does not constitute an official certification of rehabilitation.

SECTION 4. ISSUES

- | | |
|---|--|
| <input checked="" type="checkbox"/> Alteration of significant exterior features or surfaces | <input type="checkbox"/> Alteration, removal, or covering of significant interior features or finishes |
| <input checked="" type="checkbox"/> Window replacement | <input type="checkbox"/> Changes in significant interior plan, spaces, or circulation patterns |
| <input type="checkbox"/> Additions, including rooftop. | <input checked="" type="checkbox"/> Other (explain) <u>Drywall on historic walls</u> |
| <input type="checkbox"/> Extensive site work, adjacent new construction, or demolition of adjacent structures | |

SECTION 5. SHPO EVALUATION

Explain the recommendation and any concerns, particularly issues checked in Section 4. Where denial is recommended, explain fully. For Part 3s, describe any work that differs substantively from the approved work. For Part 3s that do not meet the Standards as completed, describe remedial work, if any, that could enable the project to meet the Standards. Comment on notable aspects of the project, such as technical or design innovations, or creative solutions.

This project provides commercial space in this historic mercantile building. Exterior work includes restoration of the first level storefront, repointing (see condition), replacement windows based on historic photographs, and possible paint removal (see condition).

On the interior, the openness of the mercantile space is respected. New services to include MEP, which is not fully described (see condition). Historic finishes to be retained or repaired, including new drywall on historic partitions with significant trim (see condition).

We recommend preliminary certification with conditions.

SECTION 6. NATIONAL PARK SERVICE EVALUATION

Date

National Park Service Signature

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
NATIONAL PARK SERVICE
CONDITIONS**

Property Name _____ Project Number _____

Property Address 219 Main Street, Fort Mill, SC

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic masonry. Specifications and repointing samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both before and after repointing must be submitted with the Request for Certification of Completed Work.

New mechanical, electrical, and plumbing systems must be installed in a manner that has minimal effect on the historic character of the building. In order to ensure the installation of the systems meets the *Standards*, details of the location, size, and concealment or finish of the mini split units, utility lines, electrical, and plumbing must be submitted for review.

Furring-out or resurfacing interior walls may not result in the loss of historic interior trim and must not change the historic relationship of trim and wall surface. This treatment should not be undertaken if the majority of the historic trim cannot be successfully removed and reinstalled atop the new surface. Any trim that is damaged in the process of removal must be replicated. In addition walls must not be thickened to the extent that it significantly alters the relationship of the historic door and windows to the wall surfaces. Photographs showing the historic trim in context with the new wall surfaces must be submitted with the Request for Certification of Completed Work.

This approval does not extend to work not submitted, such as paint removal from the front façade, signage, and other work where details have not been submitted for review and approval to the State Historic Preservation Office and this office. Federal regulations governing this program require evaluation of the entire project. This approval may be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. Please submit for review the information regarding any additional work as soon as available to ensure conformance of the overall project with the Secretary's Standards.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

12/20/2019
Date


State Historic Preservation Office Signature

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

Date

National Park Service Signature

DATE: 12-20-19

TO: HONOUR DANIELLE TROSPER
 APPLICANT

FROM: DAN ELSWICK *DB*
 SC DEPT. OF ARCHIVES & HISTORY CONTACT

RE: 219 MAIN STREET
FORT MILL, SC
 FEDERAL TAX INCENTIVE PROJECT



This application was transmitted to NPS via FedEx Standard Overnight.

→ The attached state review sheet provides you a copy of our comments for your Federal Investment Tax Credit Project. These comments have been provided to the National Park Service (NPS) for their use while reviewing the application. **Note that this is not an approval of your project.** This information is for your reference and does not require any specific action on your part.

→ **NOTE:** For Part 2 and Part 3 applications, NPS will bill the required fee to the email address you provided on your application. They cannot begin the review until the requested fee has been paid. **Check your email, including your Spam folder, about one week after you receive these comments.**

Enclosed you will find the state review sheet describing the part of the application that is under review in our office. Please note the parts of the application provide different approvals.

Part 1 – NPS and this office use Part 1 of the application as the basis for certifying that a structure is historic. It is needed for properties that are within National Register Historic Districts, National Register properties with more than one building, or properties not yet listed in the National Register.

✓ **Part 2** – NPS and this office use Part 2 of the application to determine if the proposed rehabilitation work will meet the Secretary of the Interior's Standards for Rehabilitation. The verbal description in the application is often supplemented with plans and specifications. Approval of Part 2 by NPS provides preliminary approval of the rehabilitation project.

Amendment – NPS and this office use the Amendment to review work that was not included in the initial application or is a change based on newly discovered conditions or circumstances. Approval of the Amendment by NPS provides preliminary approval of the work described.

Request for Certification of Completed Work (Part 3) – NPS and this office use Part 3 to determine if the completed work meets the Standards for Rehabilitation. Approval of Part 3 by NPS provides final approval of the rehabilitation project.

As you know, each part of the application is sent to the state office for initial review and comments, and then sent to the National Park Service for review and approval. If you have any questions concerning the Part 1 application please contact Virginia Harness at (803) 896-6179 or via email at vharness@scdah.sc.gov. For questions concerning the Part 2/Part 3 applications and the Federal Tax Incentive Program, in general, please contact Dan Elswick at (803) 896-6174 or via e-mail at delswick@scdah.sc.gov.

CC: ALLEN L. BROOKS, AIA, Project Contact
Penelope Karagounis, Certified Local Government Contact



FRED H. BECK AND ASSOCIATES, LLC
*Real Estate Appraisers
& Consultants*

APPRAISAL REPORT

Retail Facility
219 Main Street
Fort Mill, York County, South Carolina 29715
(Pinnacle Bank File ID #190605037 / Loan #N/A)

PREPARED FOR

Pinnacle Bank
BRANCH: CAG – NC Southern - # 7195
150 3rd Avenue South, Suite 900
Nashville, TN 37201

DATE OF REPORT

June 25, 2019

EFFECTIVE DATE OF APPRAISAL

"As Is" – June 13, 2019
"Upon Completion" – June 12, 2020

APPRAISED BY

FRED H. BECK & ASSOCIATES, LLC
Fred H. Beck, Jr., MAI, CCIM
Mark A. Morgan
Thomas L. Beck



FRED H. BECK AND ASSOCIATES, LLC
*Real Estate Appraisers
& Consultants*

June 25, 2019

Pinnacle Bank
BRANCH: CAG – NC Southern - #7195
150 3rd Avenue South, Suite 900
Nashville, TN 32701

REFERENCE: Retail Facility
219 Main Street
Fort Mill, York County, South Carolina 29715
(Pinnacle Bank File ID #190605037 / Loan #N/A)

To whom it may concern:

As requested, we have inspected the above-mentioned property for the purpose of providing an opinion of market value. Based on our inspection and analysis of the information obtained, it is our opinion that the market value of the **Fee Simple interest** in the subject property is shown as follows:

MARKET VALUE "AS IS" as of June 13, 2019	\$420,000
MARKET VALUE "AT COMPLETION" as of June 12, 2020	\$640,000

Our value conclusion is supported by the data and reasoning set forth in the attached narrative. Your attention is invited to the Assumptions and Limiting Conditions attached and made a part of this report. We certify that we have no present or contemplated future interest in the property appraised and that our fee for this assignment is in no way contingent upon the opinions of value supplied.

The following report complies with the standards and regulations outlined in Title XI of the *Federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA)*. This report complies with the *Uniform Standards of Professional Appraisal Practice (USPAP)* including the ethics and competency provisions, as promulgated by the Appraisal Standards Board of The Appraisal Foundation. In addition, the report conforms to the *Federal Deposit Insurance Corporation (FDIC)* and *Office of the Comptroller of the Currency's (OCC)* appraisal standards.

The undersigned hereby acknowledges considerable input, investigation, and analysis by Mark A. Morgan and Thomas L. Beck, who both contributed to the information set forth in the attached narrative. Thank you for the opportunity to be of service and please let us know if you have any questions.

Respectfully Submitted,
FRED H. BECK & ASSOCIATES, LLC

Fred H. Beck, Jr., MAI, CCIM
State-Certified General R.E. Appraiser
S.C. Certificate No. CG1117

Mark A. Morgan
State-Certified General R.E. Appraiser
S.C. Certificate No. CG3890
(Review Appraiser)

Thomas L. Beck
State-Certified General R.E. Appraiser
S.C. Certificate No. CG5572

CERTIFICATE OF THE APPRAISER / MAI

I, *Fred H. Beck, Jr., MAI, CCIM*, certify that, to the best of my knowledge and belief:

1. The statements of facts contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported Assumptions and Limiting Condition, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have no bias with respect to this property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* (USPAP), and with the requirements of the State of North Carolina for State Certified Appraisers. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
8. The use of this report is subject to the requirement of the Appraisal Institute relating to review by its duly authorized representatives.
9. I have made personal inspection of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the person signing this certification, other than *Mark A. Morgan* and *Thomas L. Beck*.
11. As of the date of this report, *Fred H. Beck, Jr., MAI, CCIM* has completed the continuing education program for Designated Members of the Appraisal Institute.
12. I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.



6/25/2019

FRED H. BECK, JR., MAI, CCIM

DATE

State-Certified General Real Estate Appraiser
S.C. Certificate No. CG1117

CERTIFICATE OF THE APPRAISER

I, **Mark A. Morgan**, certify that, to the best of my knowledge and belief:

1. The statements of facts contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported Assumptions and Limiting Condition, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
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10. No one provided significant real property appraisal assistance to the person signing this certification, other than **Fred H. Beck, Jr., MAI, CCIM** and **Thomas L. Beck**.
11. I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.



6/25/2019

MARK A. MORGAN

DATE

State-Certified General Real Estate Appraiser
S.C. Certificate No. CG3890
(Review Appraiser)

CERTIFICATE OF THE APPRAISER

I, **Thomas L. Beck**, certify that, to the best of my knowledge and belief:

1. The statements of facts contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported Assumptions and Limiting Condition, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
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10. No one provided significant real property appraisal assistance to the person signing this certification, other than **Fred H. Beck, Jr., MAI, CCIM** and **Mark A. Morgan**.
11. I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.



6/25/2019

THOMAS L. BECK

DATE

State-Certified General Real Estate Appraiser
S.C. Certificate No. CG5572

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS:

**Retail Facility
219 Main Street**

**Fort Mill, York County, South Carolina 29715
(Pinnacle Bank File ID #190605037 / Loan #N/A)**

Property Location	219 Main Street, Fort Mill, York County, South Carolina 29715
Property Owner	RUGS & ANTIQUES, INC.
Date of Report	June 25, 2019
Effective Dates of Appraisal	June 13, 2019 ("As Is") & June 12, 2020 (At Completion)
Property Rights Appraised	Fee Simple Interest
Zoning	LC, Local Commercial District by the City of Fort Mill
Tax Map Reference	Real Estate Identification # 020-02-01-008 in York County
Land Area	0.05-acres
FEMA Flood Map No.	FEMA Flood Map No. 45091C0214F, effective as of May 16, 2017; Subject is outside of a flood plain.
Improvements	A two-story retail building containing 4,224 square feet – unfinished 2 nd level. 1 st level to be renovated into a hair salon.
Year Built	1900
Effective Age At Completion	5 years
Remaining Economic Life	45 years
Present Use	Street Retail – Unfinished 2 nd level.
Highest and Best Use	Street Retail – Unfinished 2 nd level.
Marketing and Exposure Time	12 months
Appraisal Procedures	Income Approach Sales Comparison Approach

SUMMARY OF VALUES – AS IS – JUNE 13, 2019

INCOME APPROACH	N/A
SALES COMPARISON APPROACH	\$420,000
FINAL MARKET VALUE	\$420,000
SUMMARY OF VALUES – AT COMPLETION - JUNE 12, 2020	
INCOME APPROACH	\$650,000
SALES COMPARISON APPROACH	\$635,000
FINAL MARKET VALUE	\$640,000

STEWART CONSTRUCTION SERVICE							
CONSTRUCTION COST WORKSHEET							
PROJECT NAME:		Ft Mill Hair Salon Façade Project					
PROJECT LOCATION:		219 Main Street Ft Mill, SC					
SQUARE FEET: 2400 +-		Date: 03-Dec-19					
	Material Unit Cost	Total Mat'l Cost	Labor Unit Cost	Total Labor Cost	Sub. Con Unit Cost	Total Sub Cost	Total Cost
1. GENERAL REQUIREMENTS							
Supervision	6.0 WK		1,400.00	8,400.00			8,400
Project Management	6.0 WK		400.00	2,400.00			2,400
Mobile Phone Expense	6.0 WK		0.0				0
Supervision Truck & Fuel	6.0 WK		125.00				750
Daily Clean Up	6 WK		100.00				600
Dumpster Rental & Fees	3 EA		0.00				500
Field office	0 MOS		0.00				0
Temporary utilities	0 LS						0
Final Clean Up	0 SF		0.00				750
Misc. Tools & Equipment	0 WK						0
Floor Protection	0 LS						0
Temporary Protection	0 LS						0
First Aid	0 LS			0.00			0
Safety & OSHA	0 LS						0
Equipment rental - Lifts	1 LS						0
Closeout Documents	0 LS						0
Insurance	0 LS						550
Travel & misc.	0 LS						0
Porta-Jon	2 EA				0.00		300
Temp. Fence	0 LS						0
Business License							50
Tap & usage fees	0						0
Blue Prints	1 LS		0.00				100
Division 1 Total							14,400
2. SITEWORK, DEMOLITION & LANDSCAPING							
Sitework	0 LS						0
Paving	0						0
Storm Drain	0						0
Demo	1						6,500
Site layout	0						0
Landscaping	0						0
Division 2 Total							6,500
3. CONCRETE							
Concrete Package	0 LS						5,000
Footing spoils	0						0
Termite treatment	0						0
Division 3 Total							5,000
4. MASONRY							
Masonry package	0						4,000
	0 0.0						0
Division 4 Total							4,000
5. METALS							
Structural steel	0						0
Steel Awnings	0						0
Division 5 Total							0
6. WOOD & PLASTICS							
Trim & Wainscot	0 LS						0
Framing & Wood Blocking	1 LS						3,000
Beam Install	0						0
Millwork Allowance	0 LF						0
Division 6 Total							3,000
7. THERMAL AND MOISTURE PROTECTION							
Caulking	0 LS						0
Roofing	0 LS						0
EIFS	0 SF						0
Division 7 Total							0
8. DOORS, WINDOW, & GLASS							
Doors/frames/hardware/	0 LS						5,500
Glass/Storefront	0 LS						29,600
Division 8 Total							35,100
9. FINISHES							
GYPSUM WALLBOARD							
Drywall package	0 LS						0
FRP Panneling	0 LS						0

STEWART CONSTRUCTION SERVICES									
CONSTRUCTION COST WORKSHEET									
PROJECT NAME:		FI Mill Hair Slaon "MAGNOLIAS ON MAIN" <i>AD 12/20/2019</i>							
PROJECT LOCATION:		219 MAIN ST.							
SQUARE FEET: 2400 + -		Date: 02-May-19							
	Material Unit Cost	Total Mat'l Cost	Labor Unit Cost	Total Labor Cost	Sub. Con Unit Cost	Total Sub. Cost	Total Cost		
1. GENERAL REQUIREMENTS									
Supervision	12.0 WK		1,400.00	16,800.00			16,800		
Project Management	12.0 WK		400.00	4,800.00			4,800		
Mobile Phone Expense	12.0 WK		0.0				0		
Supervision Truck & Fuel	12.0 WK		125.00				1,500		
Daily Clean Up	12 WK		100.00				1,200		
Dumpster Rental & Fees	3 EA		0.00				1,500		
Field office	0 MOS		0.00				0		
Temporary utilities	0 LS						0		
Final Clean Up	0 SF		0.00				750		
Misc. Tools & Equipment	0 WK						0		
Floor Protection	0 LS						0		
Temporary Protection	0 LS						0		
First Aid	0 LS			0.00			0		
Safety & OSHA	0 LS						0		
Equipment rental - Lifts	1 LS						0		
Closeout Documents	0 LS						0		
Insurance	0 LS						550		
Travel & misc.	0 LS						0		
Porta-Jon	2 EA				0.00		300		
Temp. Fence	0 LS						0		
Business License							50		
Tap & usage fees	0						0		
Blue Prints	1 LS		0.00				100		
Division 1 Total							27,550		
2. SITEWORK, DEMOLITION & LANDSCAPING									
Sitework	0 LS						0		
Paving	0						0		
Storm Drain	0						0		
Demo	1						6,500		
Site layout	0						0		
Landscaping	0						0		
Division 2 Total							6,500		
3. CONCRETE									
Concrete Package	0 LS						10,000		
Footing spoils	0						0		
Termite treatment	0						0		
Division 3 Total							10,000		
4. MASONRY									
Masonry package	0						750		
	0 0.0						0		
Division 4 Total							750		
5. METALS									
Structural steel	0						7,500		
Steel Awnings	0						0		
Division 5 Total							7,500		
6. WOOD & PLASTICS									
Trim & Wainscot	0 LS						1,700		
Framing & Wood Blocking	1 LS						16,000		
Beam Install	0						0		
Millwork Allowance	0 LF						25,000		
Division 6 Total							42,700		
7. THERMAL AND MOISTURE PROTECTION									
Caulking	0 LS						0		
Roofing	0 LS						28,970		
EIFS	0 SF						0		
Division 7 Total							28,970		
8. DOORS, WINDOW, & GLASS									
Doors/frames/hardware/	0 LS						3,700		
Glass/Storefront	0 LS						9,000		
Division 8 Total							12,700		
9. FINISHES									
GYPSUM WALLBOARD									
Drywall package	0 LS						22,000		
FRP Panneling	0 LS						0		
	0						0		
	0						0		

PIEDMONT COMMERCIAL ROOFING, INC.

315 Cherio street
P.O. Box 502
Marshville, n. c. 28103
Office 704-624-5544 fax 704-624-5979
piedmontrroofing@charlotte.twcbc.com

Date: March 26, 2019

Proposal Submitted to:

Work To Be Performed At

Sean Stewart

~~218 Main St~~ 219 MAIN ST. (AP) 12/29/2019
Fort Mill, SC

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of:

1900 SF of roof area as listed: Remove spray foam material from roof and walls. Remove top built-up roof. Leave bottom or original roof in place if possible. Install one layer of 3.5" (R20.5) ISO insulation mechanically attached thru to deck. Install 1/2" Heavy Duty ISO Gard board on parapet walls. Install .060 TPO membrane, Fully Adhered System with 15 year warranty. (Sewer pipe boxed out by others). Install new 24 Ga. prefinished galv. coping, counterflashing, gutter, eave and downspouts.

All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications Submitted for above work and completed in a substantial workmanlike manner for the sum of

TWENTY-EIGHT THOUSAND, NINE HUNDRED AND SEVENTY DOLLARS..... \$28,970.00

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Submitted by: Piedmont Commercial Roofing, Inc.

by: Michael G. Stewart





RHANAUER
ЯН
www.bowties.com





TANKER TRUCK



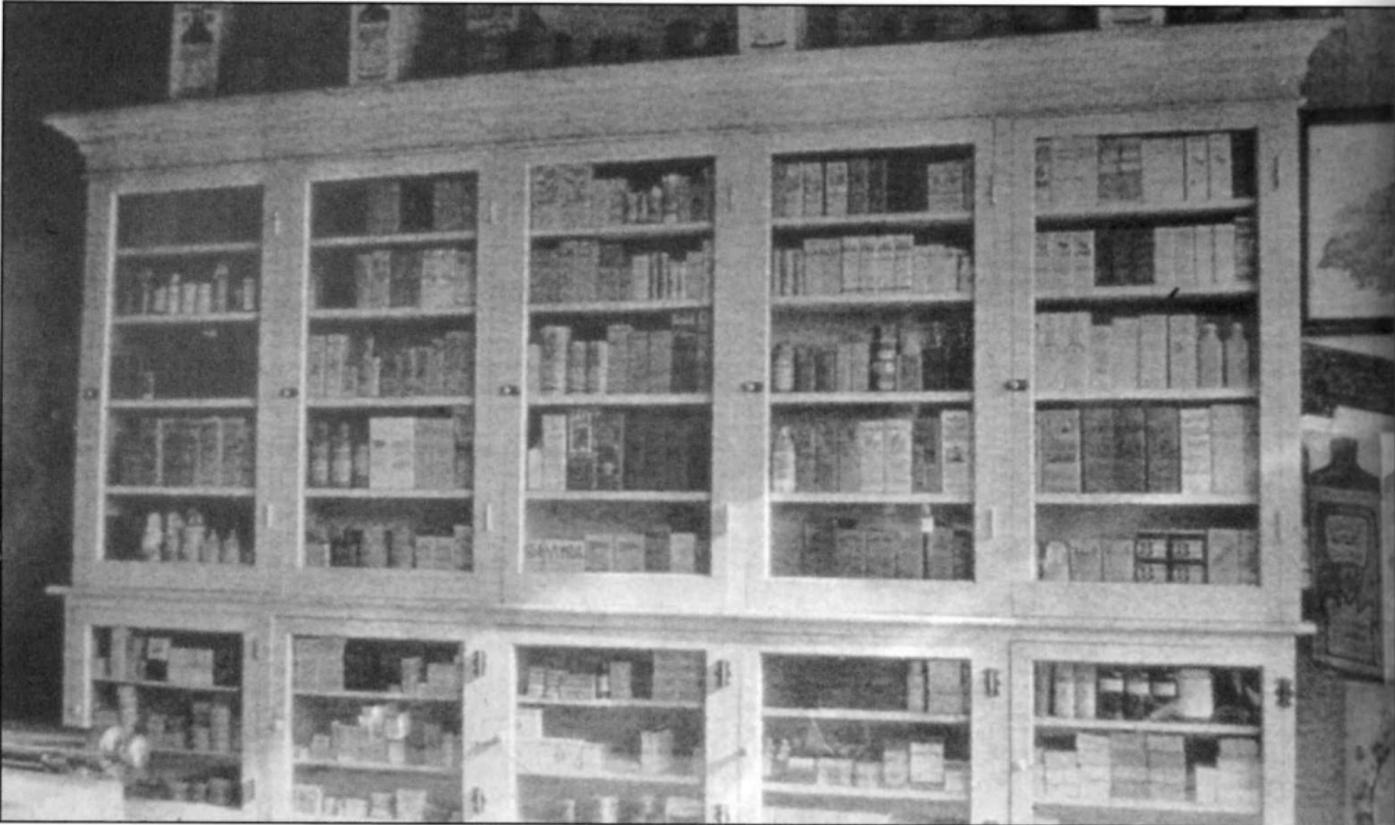












Ardrey's Drug Store was the place to find almost anything a Fort Mill resident could need. Be it items for the home, health, or farm, Ardrey and his fellow merchants kept shelves well stocked, making the town self sufficient. It was not necessary to go into Charlotte or Rock Hill for most needs, and Main Street flourished as the heart of the town. (Courtesy of the J.B. Mills Collection and Betty Mills Thomas.)



Ardre's Drug Store was a fixture on Main Street. Proprietor W.B. Ardre Sr. is shown in the center of this photograph, taken in 1912. The interior was lit with carbide lights, and the well stocked shelves to the right are topped with one of Ardre's specialty items, Indian pottery. Ardre's grandson Jim Ardre tells a story his grandfather passed on to him about the day a salesman, known at the time as a drummer, came into the store selling a new kind of syrup. He offered Ardre the opportunity to buy stock in the new brand, but he politely declined, saying "You'll never make any money with that." It turned out the syrup was to be used in the making of a new product called Coca-Cola. Fortunately, Ardre was a good businessman with many successful ventures to his credit and could laugh about his brush with soft drink greatness. (Courtesy of the J.B. Mills Collection and Betty Mills Thomas.)





VICINITY MAP

INDEX OF DRAWINGS

- A-0 Cover Sheet
- A-1.0 Site Plan
- A-2.0 Existing Plans
- A-2.1 Existing Plans
- A-3.0 Existing Elevations
- A-4.0 Proposed Foundation Plans
- A-4.1 Proposed First Floor Plan
- A-4.2 Proposed Second Floor Plan
- A-4.3 Proposed Roof Plan
- A-4.4 Proposed Reflected Ceiling Plans
- A-4.5 Proposed Egress Plans
- A-4.6 Party Wall Detail
- A-4.7 Vertical Platform Lift Detail
- A-5.0 Proposed Elevations
- A-5.1 Proposed Sections



ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

E-mail:
brooks.alb@icloud.com
lauer.ab@icloud.com

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ARCHIVAL PHOTO

ARDREY DRUG STORE, CIRCA 1920
Images of America FORTMILL, LeAnne Burnett Morse
Acadia Publishing House, 2015

SQUARE FOOTAGE CALCULATIONS

	Heated	Unheated
Existing First Floor:	1937 S.F.	0 S.F.
Existing Second Floor:	1422 S.F.	0 S.F.
	+	+
Proposed First Floor:	0 S.F.	0 S.F.
Proposed Second Floor:	0 S.F.	0 S.F.
Total:	3359 S.F.	0 S.F.
Total Under Roof:		3359 S.F.

NOTE:
Reuse or modification of these construction documents by the client, without the Architects permission, shall be at the client's sole risk, and the client agrees to indemnify and hold the Architect harmless for all claims, damages and expenses, including attorney fees, arising out of such reuse by client or by others acting through client.

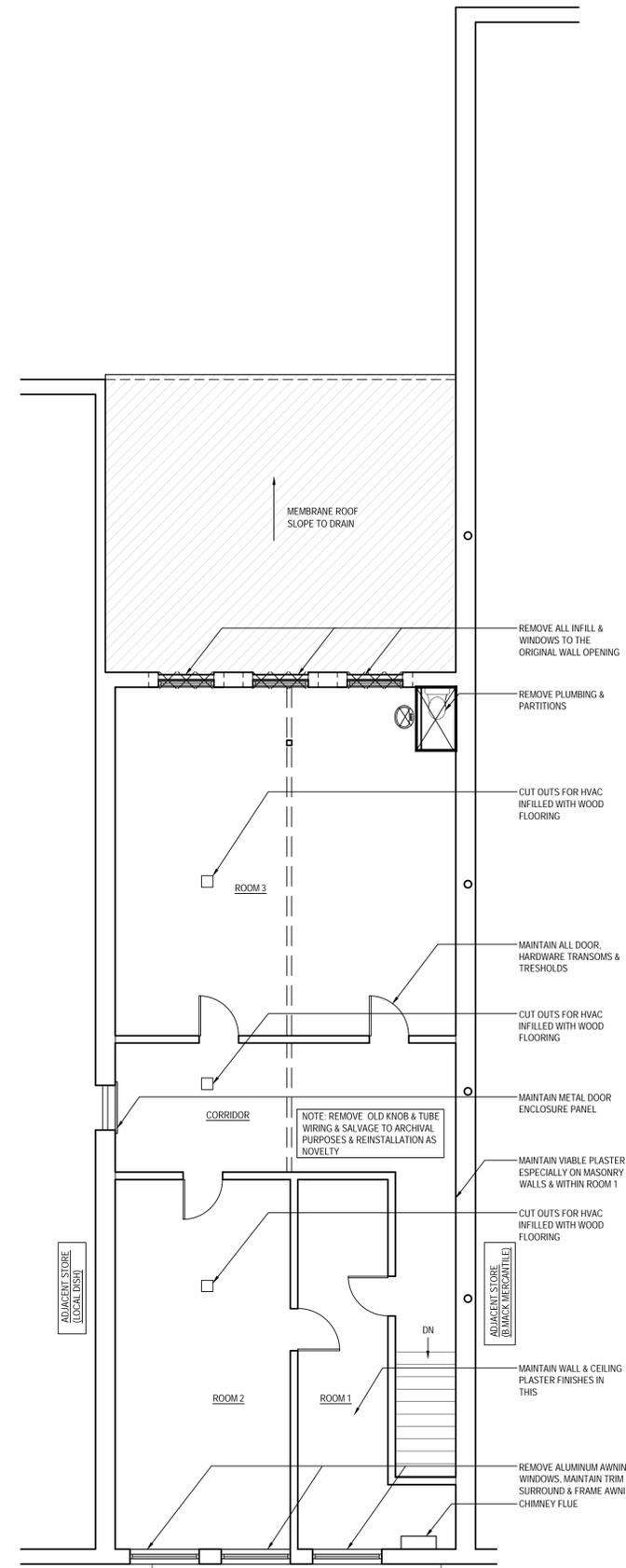
Rehabilitation for Downtown Fort Mill Historic District:
'MAGNOLIAS ON MAIN' STYLING SALON
219 Main St, Fort Mill, SC 29517

PROJECT #: 19052
ISSUED: 30 DEC 2019
REVISIONS:

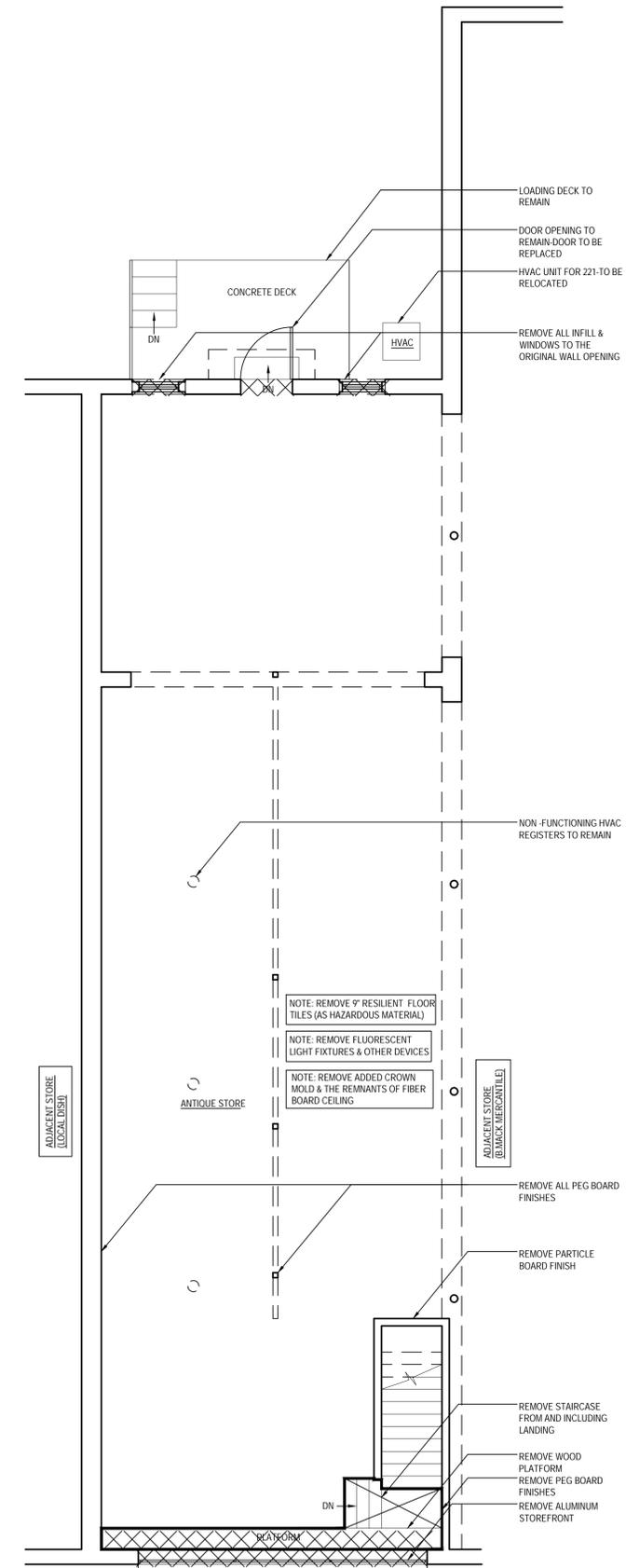
COVER SHEET

A-0

OF:



2 EXISTING SECOND FLOOR PLAN
3/16" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
3/16" = 1'-0"

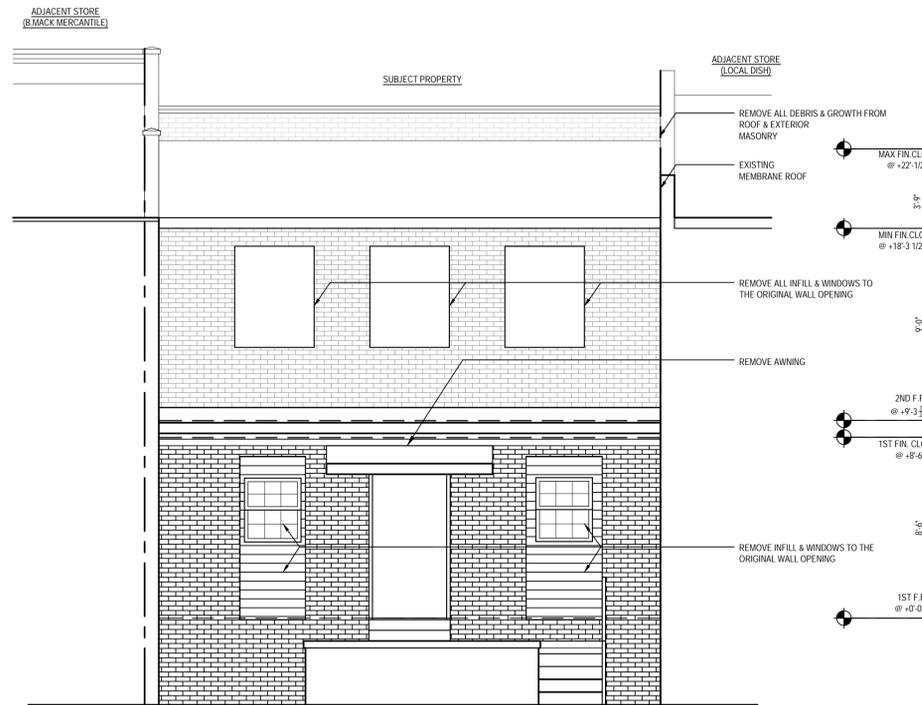


Rehabilitation for Downtown Fort Mill Historic District:
'MAGNOLIAS ON MAIN' STYLING SALON
219 Main St, Fort Mill, SC 29517

PROJECT #: 19052
ISSUED: 30 DEC 2019
REVISIONS:

EXISTING FLOOR PLANS

A-2.0
OF:



② EXISTING REAR ELEVATION
1/4" = 1'-0"



① EXISTING FRONT ELEVATION
1/4" = 1'-0"

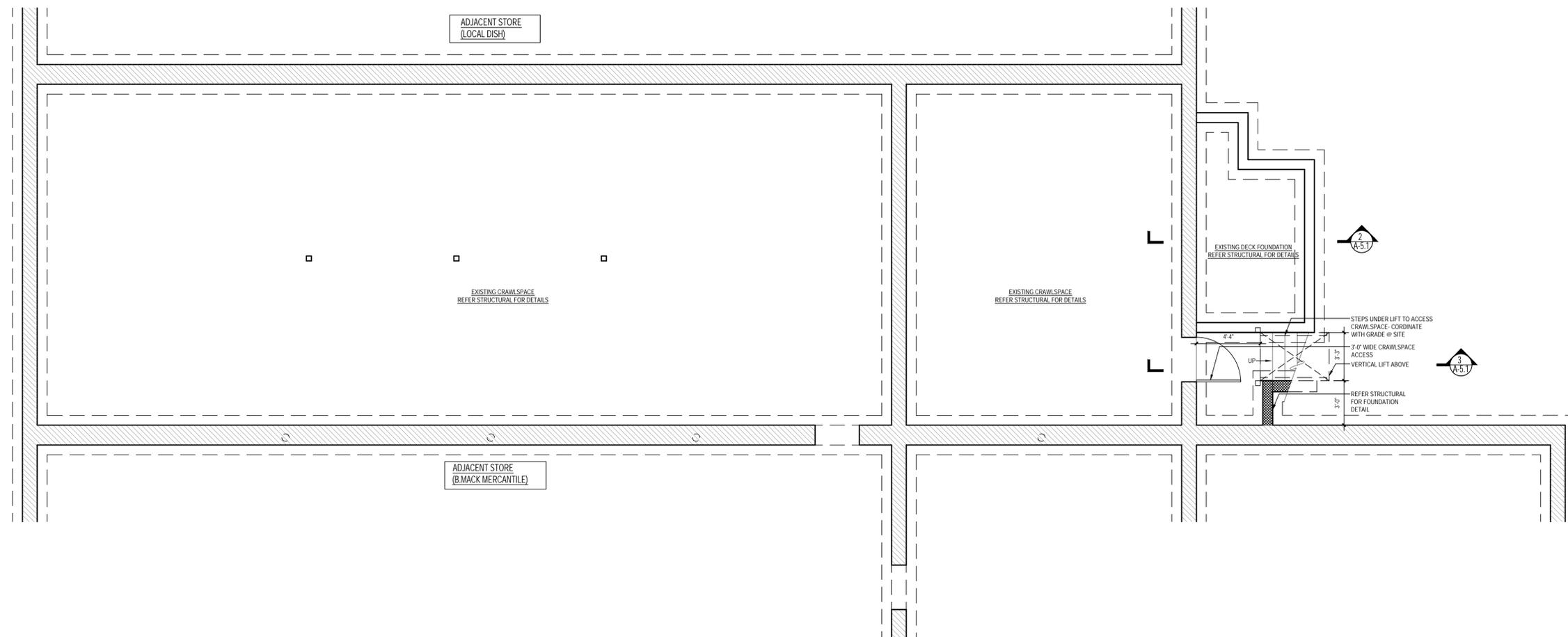
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PROJECT #: 19052
ISSUED: 30 DEC 2019
REVISIONS:

EXISTING ELEVATIONS

A-3.0

OF:



1 PROPOSED FOUNDATION FLOOR PLAN
1/4" = 1'-0"



Rehabilitation for Downtown Fort Mill Historic District:
'MAGNOLIAS ON MAIN' STYLING SALON
219 Main St, Fort Mill, SC 29517

PROJECT #: 19052
ISSUED: 30 DEC 2019
REVISIONS:

PROPOSED FLOOR PLANS

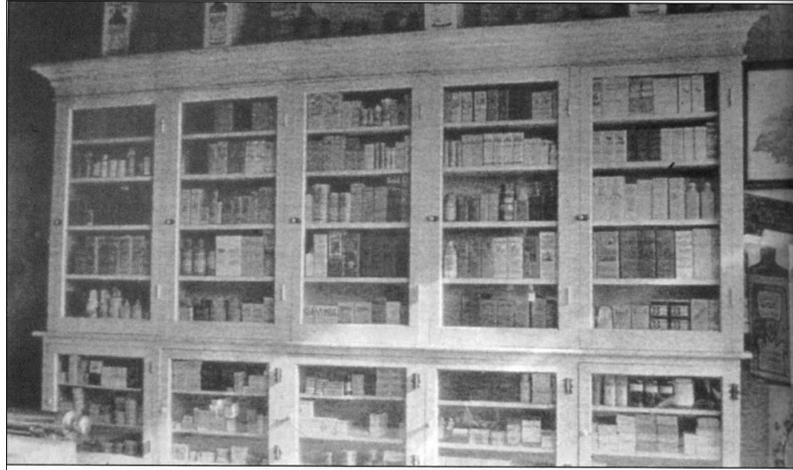
A-4.0

OF:

SECOND FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
201	3'-0" x 6'-8"	AESTHETICIAN
202	3'-0" x 6'-8"	AESTHETICIAN
203	3'-0" x 6'-8"	BATHROOM

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-10" X 7'-2"	8'-2"	FIXED CASEMENT-DISPLAY WINDOW
B	3'-0" X 5'-4"	EXISTING HEADER HT	DOUBLE HUNG
C	4'-6" X 7'-4" (EXISTING OPENING)	EXISTING HEADER HT	DOUBLE HUNG
D	5'-0" X 4'-8"	EXISTING HEADER HT	DOUBLE HUNG

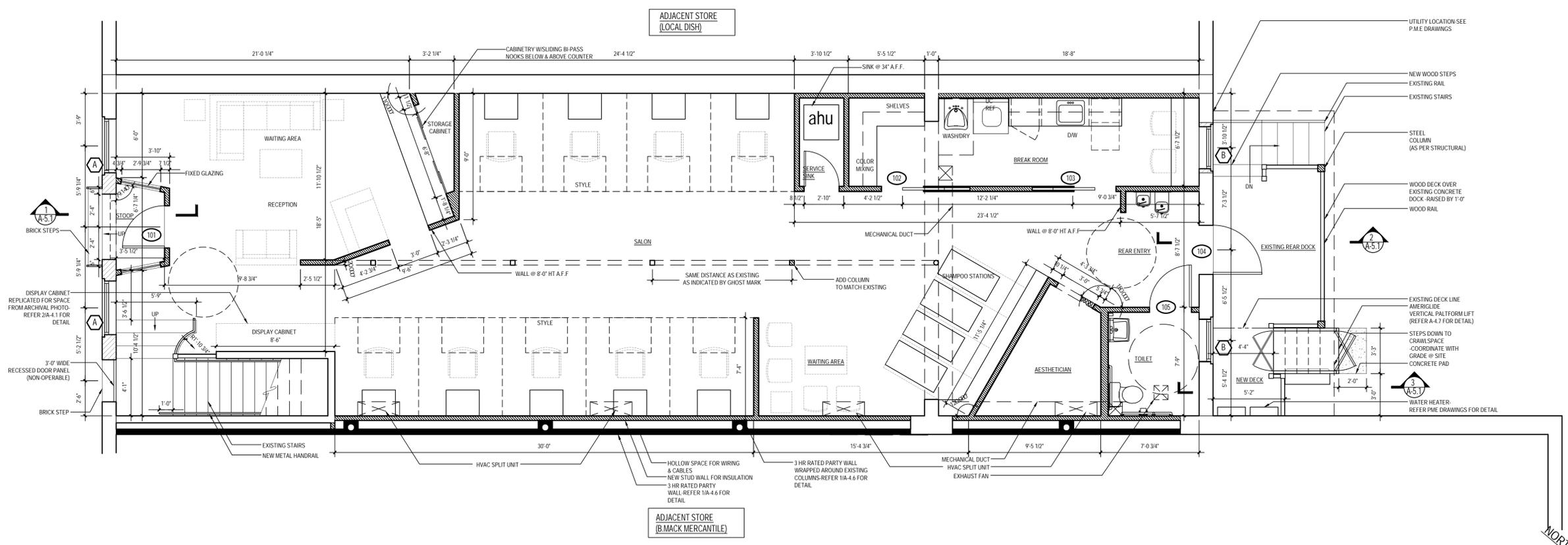
- NOTE:
- MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
 - SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 - ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED.
 - PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW.
 - WINDOW SIZING:
 - NEW CONSTRUCTION - DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.
 - FOR ADDITIONS & REMODELS - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 - M.E. = MATCH EXISTING.
 - PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.



2 ARCHIVAL PHOTO OF DISPLAY CABINET ON STAIR WALL
ARDREY DRUG STORE, CIRCA 1920
Images of America FORTMILL, LeAnne Burnett Morse
Acadia Publishing House, 2015



3 ARCHIVAL PHOTO OF INTERIOR OF FIRST FLOOR
ARDREY DRUG STORE, CIRCA 1920
Images of America FORTMILL, LeAnne Burnett Morse
Acadia Publishing House, 2015



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

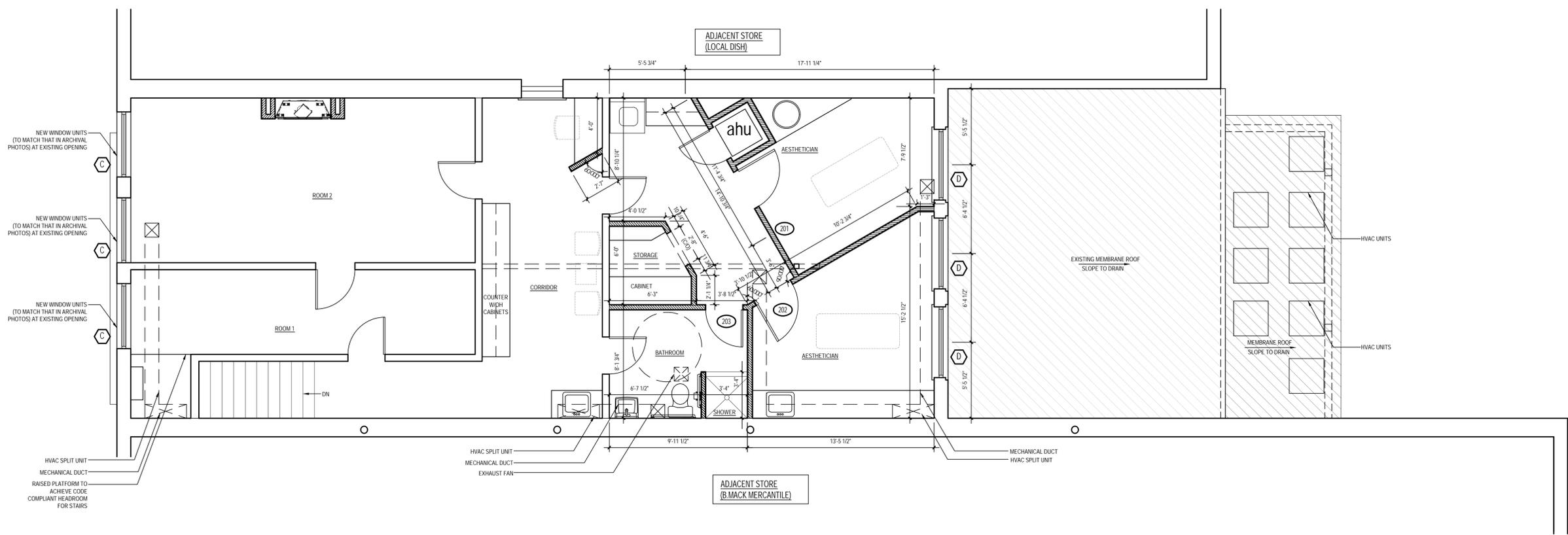
SECOND FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
201	3'-0" x 6'-8"	AESTHETICIAN
202	3'-0" x 6'-8"	AESTHETICIAN
203	3'-0" x 6'-8"	BATHROOM

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-10" X 7'-2"	8'-2"	FIXED CASEMENT-DISPLAY WINDOW
B	3'-0" X 5'-4"	EXISTING HEADER HT	DOUBLE HUNG
C	4'-6" X 7'-4" (EXISTING OPENING)	EXISTING HEADER HT	DOUBLE HUNG
D	5'-0" X 4'-8"	EXISTING HEADER HT	DOUBLE HUNG

- NOTE:
- MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
 - SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 - ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18" A.F.F. MUST BE TEMPERED.
 - PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW.
 - WINDOW SIZING:
 - NEW CONSTRUCTION - DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.
 - FOR ADDITIONS & REMODELS - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 - M.E. = MATCH EXISTING
 - PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

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

Rehabilitation for Downtown Fort Mill Historic District:
'MAGNOLIAS ON MAIN' STYLING SALON
219 Main St, Fort Mill, SC 29517

PROJECT #: 19052
ISSUED: 30 DEC 2019
REVISIONS:

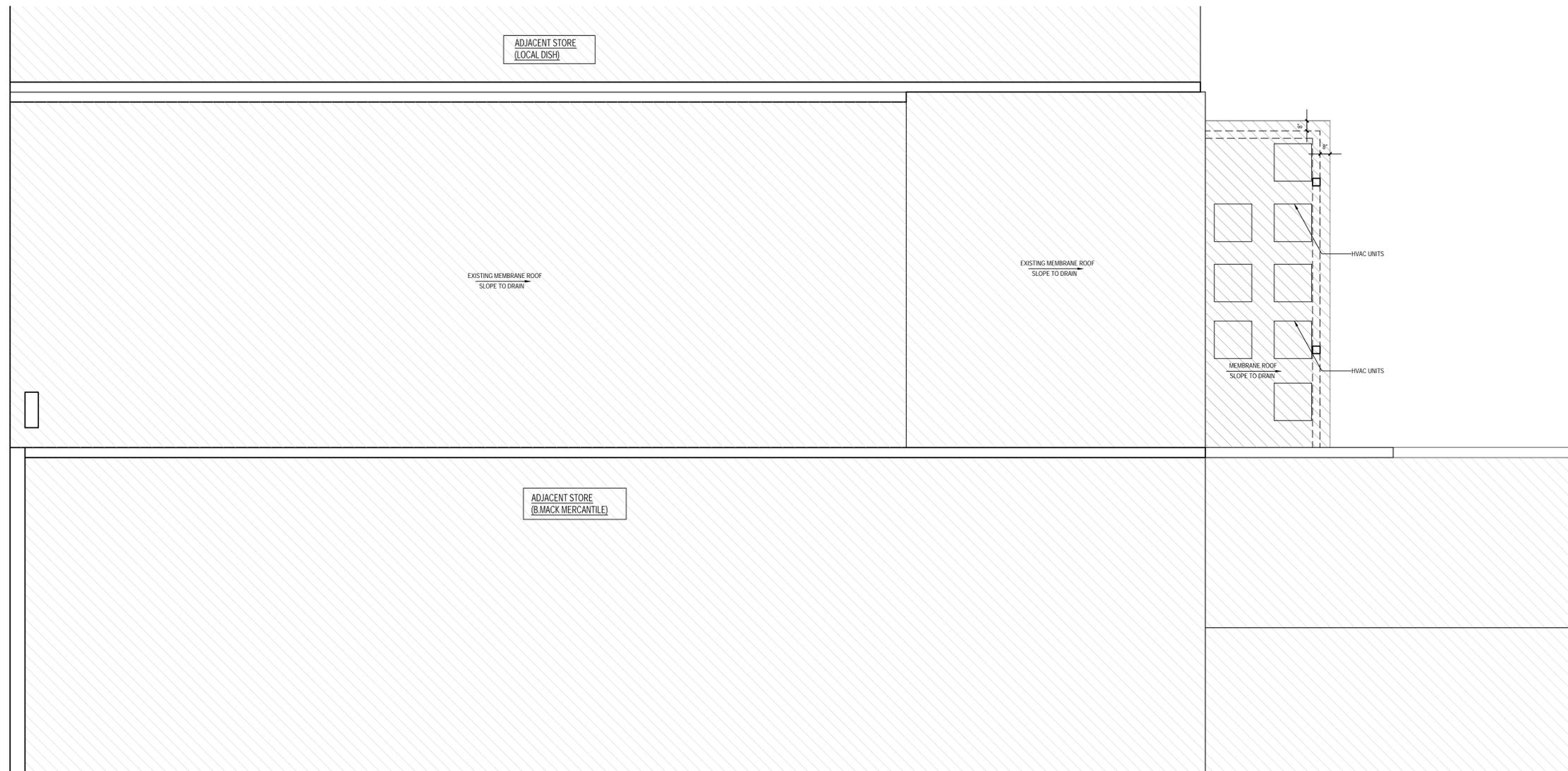
PROPOSED FLOOR PLANS

A-4.2
OF:

Seal

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① PROPOSED ROOF PLAN
1/4" = 1'-0"



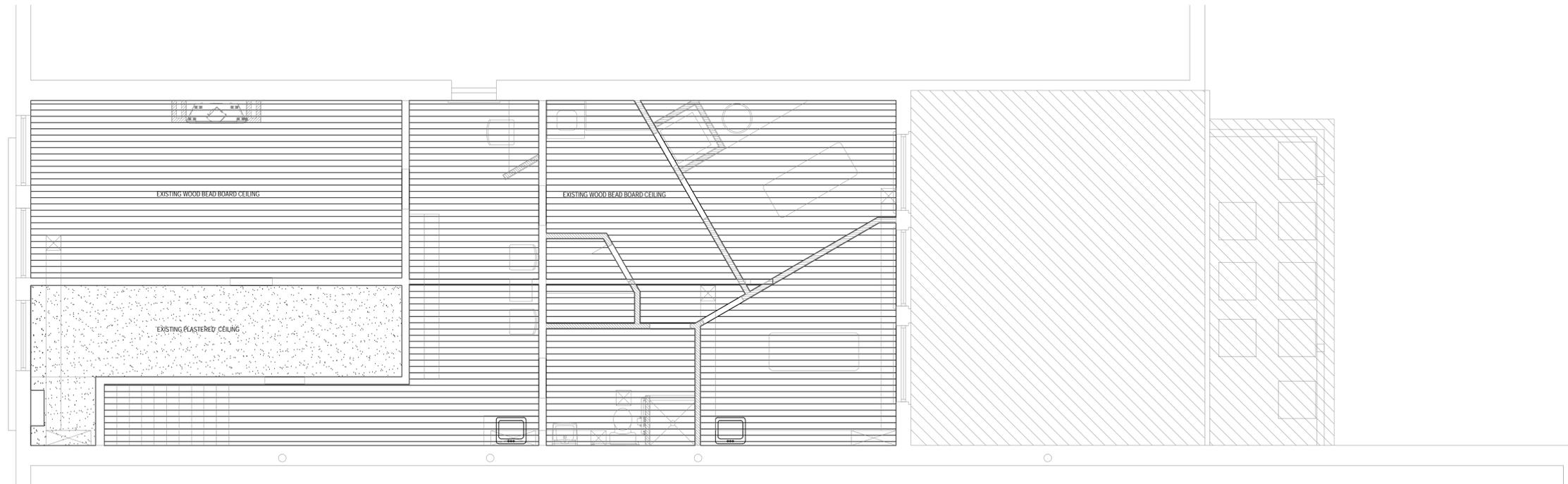
Rehabilitation for Downtown Fort Mill Historic District:
'MAGNOLIAS ON MAIN' STYLING SALON
219 Main St, Fort Mill, SC 29517

PROJECT #: 19052
ISSUED: 30 DEC 2019
REVISIONS:

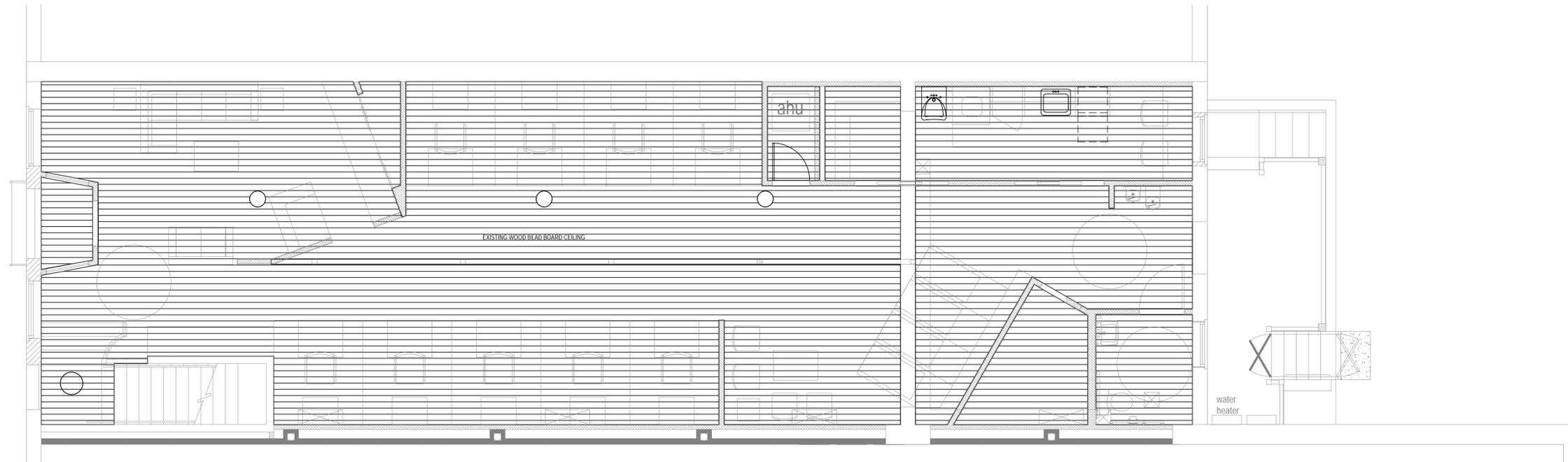
PROPOSED FLOOR PLANS

A-4.3

OF:



② PROPOSED SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



① PROPOSED FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



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'MAGNOLIAS ON MAIN' STYLING SALON
219 Main St, Fort Mill, SC 29517

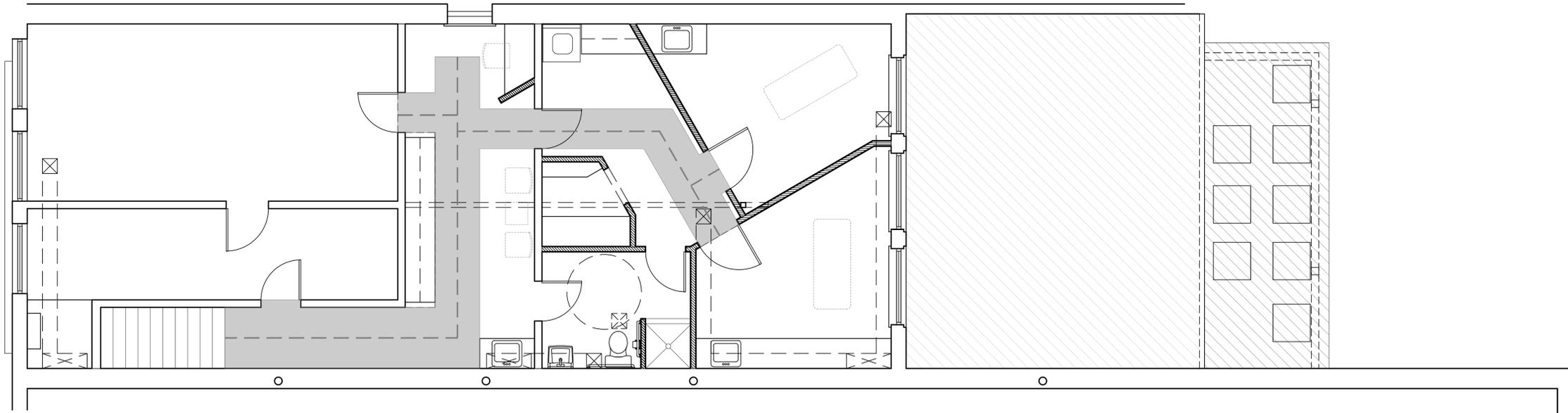
PROJECT #: 19052
ISSUED: 30 DEC 2019
REVISIONS:

PROPOSED REFLECTED
CEILING PLANS

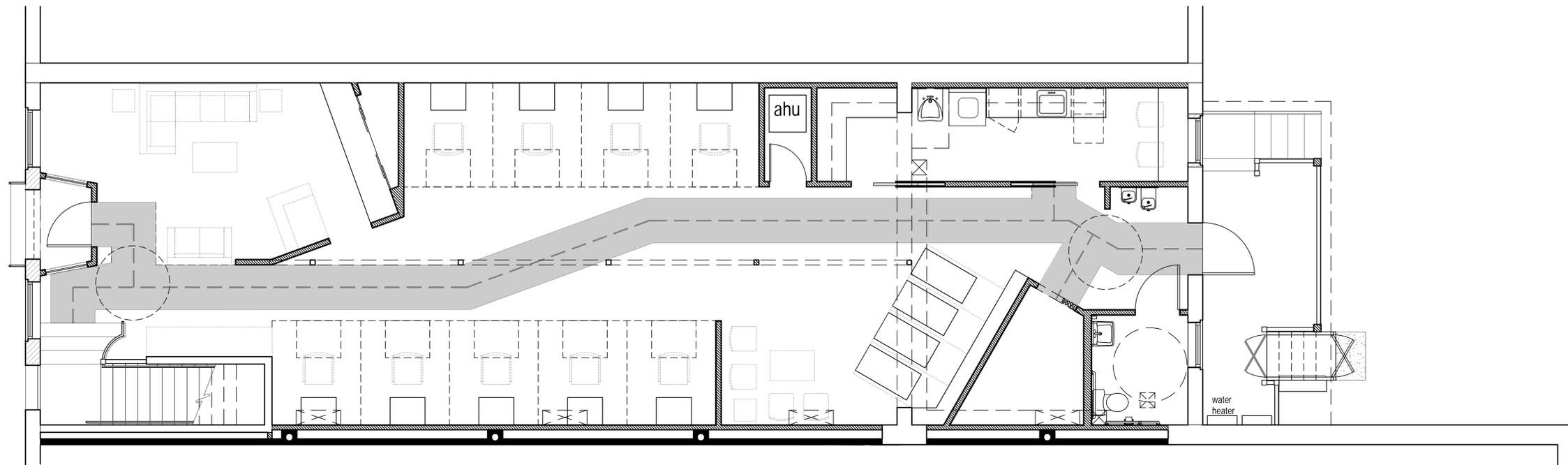
A-4.4

OF:

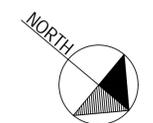
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② PROPOSED SECOND FLOOR EGRESS PLAN
1/4" = 1'-0"



① PROPOSED FIRST FLOOR EGRESS PLAN
1/4" = 1'-0"



Rehabilitation for Downtown Fort Mill Historic District:
'MAGNOLIAS ON MAIN' STYLING SALON
219 Main St, Fort Mill, SC 29517

PROJECT #: 19052
ISSUED: 30 DEC 2019
REVISIONS:

PROPOSED EGRESS FLOOR PLANS
A-4.5
OF:



ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

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Seal

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Rehabilitation for Downtown Fort Mill Historic District:
'MAGNOLIAS ON MAIN' STYLING SALON
219 Main St, Fort Mill, SC 29517

PROJECT #: 19052
ISSUED: 30 DEC 2019
REVISIONS:

PARTY WALL DETAIL

A-4.6

OF:

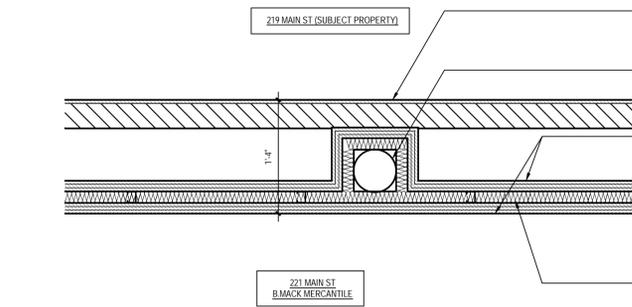
FIRE-RESISTANCE DESIGN Assembly Usage Disclaimer BXUV - Fire Resistance Ratings - ANSUL 263 Certified for United States BXUV7 - Fire Resistance Ratings - CANULC-S101 Certified for Canada See General Information for Fire Resistance Ratings - ANSUL 263 Certified for United States Design Criteria and Allowable Variances See General Information for Fire Resistance Ratings - CANULC-S101 Certified for Canada Design Criteria and Allowable Variances Design No. U435 September 30, 2019 1) Studs — Channel-shaped, 1.56in. wide by 1.14in. deep, with 5/16in. flaked back return flange legs. Fabricated from No. 25MSG galvanized steel. Stud spacing 16 or 24 in. OC. Studs to be cut 1 in. less than assembly height. 1A) Framing Members* — Steel Studs — As an alternate to Item 1 — Channel shaped studs, min 1.56in. wide, spaced a max of 24in. OC. Studs to be cut 1 in. less than assembly height. ALLSTEEL & GYPSUMPRODUCTS INC. — Type SUPREME D24X3CEOD and Type SUPREME D20 CONSOLIDATED FABRICATORS CORP. BUILDING PRODUCTS DIV. — Type SUPREME D24X3CEOD and Type SUPREME D20 QUAIL RUN BUILDING MATERIALS INC. — Type SUPREME D24X3CEOD and Type SUPREME D20 SCAFCO STEEL STUD MANUFACTURING CO. — Type SUPREME D24X3CEOD and Type SUPREME D20 STEEL CONSTRUCTION SYSTEMS INC. — Type SUPREME D24X3CEOD and Type SUPREME D20 UNITED METAL PRODUCTS INC. — Type SUPREME D24X3CEOD and Type SUPREME D20 1B) Framing Members* — Steel Studs — Not Shown — In lieu of Item 1 — For use with Item 2B, proprietary channel shaped steel studs, 1.14 in. deep by min 1.56in. wide fabricated from min 0.018 in. thick galv steel. Attached to floor and ceiling with fasteners spaced 24 in. OC max. Studs to be cut 1 in. less than assembly height. CALIFORNIA EXPANDED METAL PRODUCTS CO. — Viper20™ MARINOWARE, DIV. OF WARE INDUSTRIES INC. — Viper20™ FUSION BUILDING PRODUCTS — Viper20™ IMPERIAL MANUFACTURING GROUP INC. — Viper20™ 1C) Framing Members* — Steel Studs — Not Shown — In lieu of Item 1 — For use with Item 2C, proprietary channel shaped steel studs, 1.14 in. deep by min 1.56in. wide fabricated from min 0.015 in. thick galv steel. Attached to floor and ceiling with fasteners spaced 24 in. OC max. Studs to be cut 1 in. less than assembly height. CLARKDITRICH BUILDING SYSTEMS — CD ProSTUD DMFCMS L.L.C. — ProSTUD MBA METAL FRAMING — ProSTUD RAMSALES L.L.C. — RamProSTUD STEEL STRUCTURAL PRODUCTS L.L.C. — Tri S ProSTUD 1D) Framing Members* — Steel Studs — Not Shown — In lieu of Item 1 — For use with Item 2D, proprietary channel shaped steel studs, 1.14 in. deep by min 1.58 in. wide fabricated from min 0.018 in. thick galv steel. Attached to floor and ceiling with fasteners spaced 24 in. OC max. Studs to be cut 1 in. less than assembly height. TELLING INDUSTRIES L.L.C. — TRUE-STUD™ 1E) Framing Members* — Steel Studs — (As an alternate to Item 1) — For use with Item 4C) Channel shaped, fabricated from min 20MSG corrosion protected or galv steel, 3.12in. min width, min 1.12in. in flanges and 1/4 in. return, spaced a max of 1 in. OC. Studs friction fit into floor and ceiling runners. Studs to be cut 5/8 to 3/4 in. less than assembly height. 1F) Framing Members* — Steel Studs — Not Shown — In lieu of Item 1 — For use with Item 2F, proprietary channel shaped steel studs, 1.14in. deep by min 1.56in. wide fabricated from min 0.018 in. thick galv steel. Attached to floor and ceiling with fasteners spaced 24 in. OC max. Studs to be cut 1 in. less than assembly height. TELLING INDUSTRIES L.L.C. — Viper20™ 1G) Framing Members* — Steel Studs — (As an alternate to Item 1) through 1F, for use with Item 2G) Channel shaped, min 1.97in. wide by 1.14in. deep. Fabricated from 25MSG galv steel. Stud spacing 16 or 24 in. OC. Studs to be cut 1 in. less than assembly height. KRIRI (HONG KONG) LTD. — Type KRIRI 1H) Framing Members* — Steel Studs — In lieu of Item 1 — For use with Item 2H, proprietary channel shaped steel studs, min 1.56in. wide (SmartTrack20™), min 3.68in. wide (SmartTrack20™). Stud spacing 16 or 24 in. OC. Studs to be cut 1 in. less than assembly height. GRACO MFG INC. — SmartStud20™, SmartStud20™ 1I) Framing Members* — Steel Studs — Channel-shaped, 1.56in. wide by 11/16in. deep. Fabricated from No. 25MSG galvanized steel. Stud spacing 16 or 24 in. OC. Studs to be cut 1 in. less than assembly height. EBMETAL INC. — NITROSTUD
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product. The minimum dry density shall be 4.30lbs/ft ³ . INTERNATIONAL CELLULOSE CORP. — Odebr-RI. 3D) Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 3) — Sprappled cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. To facilitate the installation of the material, any thin, woven or non-woven netting may be attached by any means possible to the outer face of the studs. The material shall reach equilibrium moisture content before the installation of materials on either face of the studs. The minimum dry density shall be 5.79 Built 3. APPLIGATE HOLDINGS L.L.C. — Applegate Advanced Stabilized Cellulose Insulation 4) Gypsum Board* — 1/2 in. thick, 4 ft wide with square or tapered edges. For 4 Hr Rating Four layers of gypsum board to be used. Inner layers to be applied vertically with joints centered over studs. Outer layer may be applied vertically or horizontally. First layer fastened to each stud with 1 in. long Type 5 screws. Second layer fastened to each stud through the first layer with 1.58 in. long, Type 5 screws. Third layer fastened to each stud through the first and second layers with 2.14 in. long, Type 5 screws. Fourth layer fastened to each stud through the first, second and third layers with 2.58 in. long, Type 5 screws. First layer screws shall be located 5 in. from top and bottom of wall with a maximum spacing of 48 in. O.C. vertically between top and bottom screws. Second and third layer screws shall be located 12 in. from top and bottom of wall with the same vertical spacing as the first layer screws. Fourth layer screws shall be located 2 in. from top and bottom of wall and spaced 12 in. OC vertically. Each fourth layer horizontal board end shall be centered over and secured to the stud with screws spaced 12 in from end joint and 12 in. OC vertically. Board end joints shall be staggered. All board side joints, all screws shall be located 1/2in. from the joints. Fourth layer also secured to the second and third layers with 11/2in. long, Type C, self-tapping steel screws located midway between studs and 1 in. from the horizontal joint. Joints in each layer of gypsum board to be staggered from the joints in the adjacent layer and on opposite sides of studs. For 3 Hr rating — Three layers of gypsum board to be used. Inner layers to be applied vertically with joints centered over studs. Outer layer may be applied vertically or horizontally. First layer fastened to each stud with 1 in. long, Type 5 screws. Second layer fastened to each stud through the first layer with 1.58 in. long, Type 5 screws. Third layer fastened to each stud through the first and second layers with 2.14 in. long, Type 5 screws. First & second layer screws shall be located 4 and 3 in. from top and bottom of wall, respectively, with a maximum spacing of 48 in. OC vertically. The third layer screws shall be located 2 in. from top and bottom of wall with a maximum spacing of 12 in. OC vertically. Each third layer horizontal board end shall be centered over and secured to the stud with Type 5 screws spaced 1/2 in. from end joint and 12 in. OC vertically. Third layer, also secured to the first and the second layers with 1.1/2 in. long, Type G, self-tapping steel screws located midway between studs and 1 in. from the horizontal joint. Board end joints shall be staggered. Vertical board joints to be staggered from the joints in the adjacent layer and on opposite sides of studs. CABOT MANUFACTURING ULC. — Type C AMERICAN GYPSUMCO. — Types AG-C CERTAINTED GYPSUM INC. — Type FRPC, Type C CGC INC. — Types C, IP-X2, IPC-AR CONTINENTAL BUILDING PRODUCTS OPERATING CO. L.L.C. — Type LGFCCA GEORGIA PACIFIC GYPSUM L.L.C. — Types 5, DAPC, TG-C NATIONAL GYPSUMCO. — Types dXP-C, FSX-C, FSWG, FSWC, FSMR-C PABCO BUILDING PRODUCTS L.L.C. DBA PABCO GYPSUM. — Type PG-C SAINT-GOBAIN GYPROC MIDDLE EAST FZE. — Type Gyproc FireStp, Gyproc FireStp MR, Gyproc FireStp M2EHC, Gyproc FireStp ACTiVAir, Gyproc FireStp MR ACTiVAir, Gyproc FireStp M2ECHAir THAI GYPSUM PRODUCTS PCL. — Type C UNITED STATES GYPSUMCO. — Types C, IP-X2, IPC-AR USG BORAL DRYWALL SFZ LLC. — Type C USG MEXICO S A DE C V. — Types C, IP-X2, IPC-AR For 3 Hr rating — Two layers of 3/4 in. thick, 4 ft wide applied to each side of the steel studs. Inner layers to be applied vertically with joints centered over studs and staggered on opposite sides of studs. Outer layers to be applied horizontally with vertical butt joints staggered from inner layer joints or vertically with joints centered over studs and staggered on opposite sides of studs. Inner layer secured with 1.14 in. long Type 5 self-drilling, self-tapping steel screws spaced 24 in. OC along the perimeter and in the field. Outer layer, when secured horizontally, secured with 2.14 in. long Type 5 self-drilling, self-tapping steel screws spaced 24 in. OC along the perimeter and in the field. Outer layer, when secured vertically, secured with 2.14 in. long Type 5 self-drilling, self-tapping steel screws to be applied midway between the studs (24 in. OC) and 1 in. from the longitudinal joint. Outer layer, when secured vertically, secured with 2.14 in. long Type 5 self-drilling, self-tapping steel screws spaced 24 in. OC along the perimeter and in the field. CGC INC. — Type IP-X3, ULTRACODE, ULTRACODE SHC or ULTRACODE WRC UNITED STATES GYPSUMCO. — Type IP-X3, ULTRACODE, ULTRACODE SHC or ULTRACODE WRC USG BORAL DRYWALL SFZ LLC. — Type ULTRACODE USG MEXICO S A DE C V. — Type IP-X3, ULTRACODE, ULTRACODE SHC or ULTRACODE WRC 4) Gypsum Board* — (As an alternate to Item 4) — 5/8 in. thick. For 4 Hr Rating — Four layers of gypsum board installed as described in Item 4, with fourth layer screw length increased by 1/4 in. For 3 Hr Rating — Three layers of gypsum board installed as described in Item 4. CONTINENTAL BUILDING PRODUCTS OPERATING CO. L.L.C. — Type LGFCCA
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1) Framing Members* — Steel Studs — (As an alternate to Items 1 through 10) Channel-shaped, min 1.56in. deep by min 1.14 in. wide. Fabricated from No. 25MSG galvanized steel. Stud spacing 16 or 24 in. OC. Studs to be cut 1 in. less than assembly height. OLMAR SUPPLY INC. — PRIMESTUD 1K) Framing Members* — Steel Studs — As an alternate to Item 1 through 1J — For use with Item 2B (3.56 in. wide back), channel shaped studs, fabricated from min 25MSG corrosion protected steel, 1.14 in. wide by 3.58 in. deep, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. MARINOWARE, DIV. OF WARE INDUSTRIES INC. — SUIRiRi™ 1L) Framing Members* — Steel Studs — As an alternate to Item 1 — For use with Item 2L, channel shaped, min 3.68in. wide, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. BAILEY METAL PRODUCTS LTD. — Type PLATINUMPLUS 1M) Framing Members* — Steel Studs — Not Shown — In lieu of Item 1 — For use with Item 2M, proprietary channel shaped steel studs, 1.14 in. deep by min 3/12 in. wide fabricated from min 0.018 in. thick galv steel. Attached to floor and ceiling with fasteners spaced 24 in. OC max. Studs to be cut 1 in. less than assembly height. STEEL INVESTMENT GROUP L.L.C. — AlphaSTUD 1N) Framing Members* — Steel Studs — As an alternate to Item 1 — For use with Item 2N, Channel-shaped, min 1.56in. deep by min 1.14 in. wide. Fabricated from No. 25MSG galvanized steel. Stud spacing 16 or 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. OEG BUILDING MATERIALS — OEG Stud 1O) Framing Members* — Steel Studs — Not Shown — In lieu of Item 1 — For use with Item 2O, proprietary channel shaped steel studs, 1.14 in. deep by min 1.56in. wide fabricated from min 25 MSG (0.018 in. min. bare metal thickness). Attached to floor and ceiling with fasteners spaced 24 in. OC max. Studs to be cut 1 in. less than assembly height. CALIFORNIA EXPANDED METAL PRODUCTS CO. — Viper X 1P) Framing Members* — Steel Studs — In lieu of Item 1 — For use with Item 2M channel shaped studs, min 1.56in. deep, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height. ALLSTEEL & GYPSUMPRODUCTS INC. — Type SUPREME D25 CONSOLIDATED FABRICATORS CORP. BUILDING PRODUCTS DIV. — Type SUPREME D25 QUAIL RUN BUILDING MATERIALS INC. — Type SUPREME D25 SCAFCO STEEL STUD MANUFACTURING CO. — Type SUPREME D25 STEEL CONSTRUCTION SYSTEMS INC. — Type SUPREME D25 UNITED METAL PRODUCTS INC. — Type SUPREME D25 2) Floor and Ceiling Runners — Channel-shaped runners, min 1.56in. wide by 1.14 in. deep, fabricated from No. 25MSG galvanized steel. Attached to floor and ceiling with fasteners spaced 24 in. OC max. 2A) Framing Members* — Floor and Ceiling Runners — As an alternate to Item 2 — Channel shaped, min 1.56in. wide, attached to floor and ceiling with fasteners 24 in. OC max. ALLSTEEL & GYPSUMPRODUCTS INC. — Type SUPREME D20 CONSOLIDATED FABRICATORS CORP. BUILDING PRODUCTS DIV. — Type SUPREME D20 QUAIL RUN BUILDING MATERIALS INC. — Type SUPREME D20 SCAFCO STEEL STUD MANUFACTURING CO. — Type SUPREME D20 STEEL CONSTRUCTION SYSTEMS INC. — Type SUPREME D20 UNITED METAL PRODUCTS INC. — Type SUPREME D20 2) Floor and Ceiling Runners — Channel-shaped runners, min 1.56in. wide by 1.14 in. deep, fabricated from No. 25MSG galvanized steel. Attached to floor and ceiling with fasteners spaced 24 in. OC max. 2A) Framing Members* — Floor and Ceiling Runners — As an alternate to Item 2 — Channel shaped, min 1.56in. wide, attached to floor and ceiling with fasteners 24 in. OC max. ALLSTEEL & GYPSUMPRODUCTS INC. — Type SUPREME D20 CONSOLIDATED FABRICATORS CORP. BUILDING PRODUCTS DIV. — Type SUPREME D20 QUAIL RUN BUILDING MATERIALS INC. — Type SUPREME D20 SCAFCO STEEL STUD MANUFACTURING CO. — Type SUPREME D20 STEEL CONSTRUCTION SYSTEMS INC. — Type SUPREME D20 UNITED METAL PRODUCTS INC. — Type SUPREME D20 2B) Framing Members* — Floor and Ceiling Runner — Not Shown — In lieu of Item 2 — For use with Item 1B, proprietary channel shaped runners, 1.14 in. deep by min 1.56 in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max. CALIFORNIA EXPANDED METAL PRODUCTS CO. — Viper20™ Track MARINOWARE, DIV. OF WARE INDUSTRIES INC. — Viper20™ Track FUSION BUILDING PRODUCTS — Viper20™ Track IMPERIAL MANUFACTURING GROUP INC. — Viper20™ Track 2C) Framing Members* — Floor and Ceiling Runners — Not Shown — In lieu of Item 2 — For use with Item 1C, proprietary channel shaped runners, 1.14 in. deep by min 1.56in. wide fabricated from min 0.015 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max. CLARKDITRICH BUILDING SYSTEMS — CD ProTRAK DMFCMS L.L.C. — ProTRAK MBA METAL FRAMING — ProTRAK RAMSALES L.L.C. — RamProTRAK

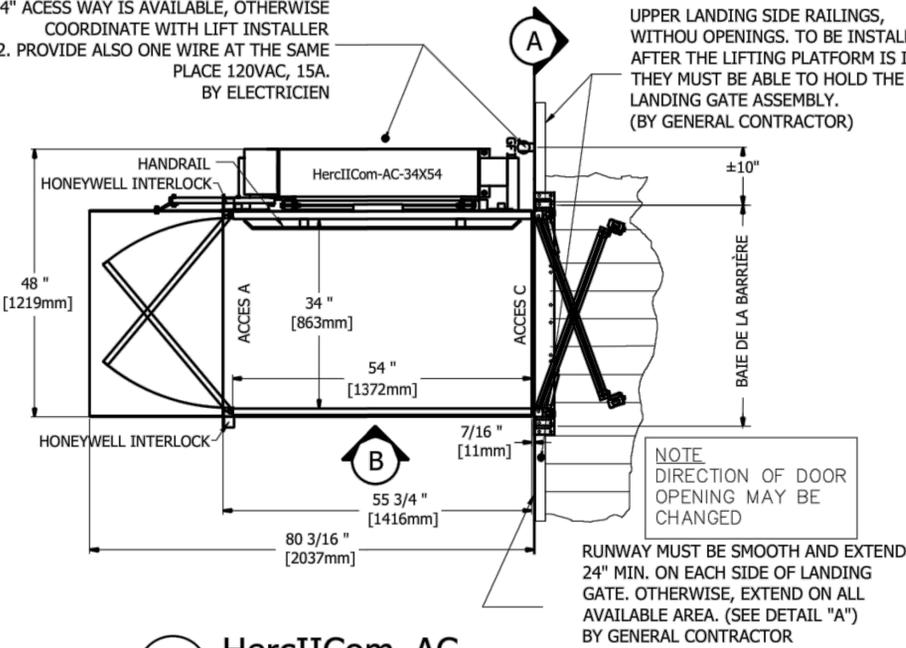
2D) Framing Members* — Floor and Ceiling Runners — Not Shown — In lieu of Item 2 — For use with Item 1D, proprietary channel shaped runners, 1.14 in. deep by min 1.56in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max. TELLING INDUSTRIES L.L.C. — TRUE-TRACK™ 2E) Framing Members* — Floor and Ceiling Runners — (Not Shown) — For use with Item 1E, Channel shaped, fabricated from min 20MSG corrosion protected or galv steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners spaced max 24 in. OC. 2F) Framing Members* — Floor and Ceiling Runner — Not Shown — In lieu of Item 2 — For use with Item 1F, proprietary channel shaped runners, 1.14 in. deep by min 1.56in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max. TELLING INDUSTRIES L.L.C. — Viper20™ Track 2G) Framing Members* — Floor and Ceiling Runners — (Not Shown) — For use with Item 1G - proprietary channel shaped runners, 1.14 in. deep by min 1.97 in. wide fabricated from 25MSG galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max. KRIRI (HONG KONG) LTD. — Type KRIRI 2H) Framing Members* — Floor and Ceiling Runners — (Not Shown) — In lieu of Item 2 — For use with Item 1H - proprietary channel shaped runners, min 1.56in. wide (SmartTrack20™), min 3.68in. wide (SmartTrack20™), attached to floor and ceiling with fasteners 24 in. OC max. GRACO MFG INC. — SmartTrack20™, SmartTrack20™ 2I) Framing Members* — Floor and Ceiling Runners — (Not Shown) — As an alternate to Item 2 — For use with Item 1I, Channel shaped, attached to floor and ceiling with fasteners 24 in. OC max. BAILEY METAL PRODUCTS LTD. — Type PLATINUMPLUS 2J) Framing Members* — Floor and Ceiling Runners — Not Shown — In lieu of Item 2 — For use with Item 1J, proprietary channel shaped runners, 1.14 in. deep by min 3/12 in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max. STEEL INVESTMENT GROUP L.L.C. — AlphaTRAK 2K) Framing Members* — Floor and Ceiling Runners — (Not Shown) — As an alternate to Item 2 — For use with Item 1K, Channel shaped, attached to floor and ceiling with fasteners 24 in. OC max. OEG BUILDING MATERIALS — OEG Track 2L) Framing Members* — Floor and Ceiling Runner — Not Shown — In lieu of Item 2 — For use with Item 1O, proprietary channel shaped runners, 1.14 in. deep by min 1.56in. wide fabricated from min 25 MSG (0.018 in. min. bare metal thickness), attached to floor and ceiling with fasteners spaced 24 in. OC max. CALIFORNIA EXPANDED METAL PRODUCTS CO. — Viper X Track 2M) Framing Members* — Floor and Ceiling Runners — (Not Shown) — In lieu of Item 2 — For use with Item 1P, Channel shaped, min 1.56in. deep, attached to floor and ceiling with fasteners 24 in. OC max. ALLSTEEL & GYPSUMPRODUCTS INC. — Type SUPREME D25 CONSOLIDATED FABRICATORS CORP. BUILDING PRODUCTS DIV. — Type SUPREME D25 QUAIL RUN BUILDING MATERIALS INC. — Type SUPREME D25 SCAFCO STEEL STUD MANUFACTURING CO. — Type SUPREME D25 STEEL CONSTRUCTION SYSTEMS INC. — Type SUPREME D25 UNITED METAL PRODUCTS INC. — Type SUPREME D25 2) Batts and Blankets* — (Optional) — Mineral wool insulation, partially or completely filling stud cavity. INDUSTRIAL INSULATION GROUP L.L.C. — Type SAFB JOHNS MANVILLE — Type SAFB ROCK WOOL MANUFACTURING CO. — Deltis Board 3 ROCKWOOL — Type AFB, min density 1.8 pcf/28lb/ft ³ THERMIFIBER INC. — Type SAFB, SAFB FF 3A) Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 3) — (ODS Bonath Formulation) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft ³ . Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft ³ , in accordance with the application instructions supplied with the product. U GREENFIBER L.L.C. — INS735, INS745, INS750, INS760, INS770, INS780 are to be used for dry application only. 3B) Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 3) — Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft. NU-WOOL CO. INC. — Cellulose Insulation 3C) Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 3) — Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the
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NATIONAL GYPSUMCO. — Type FSNR-C UNITED STATES GYPSUMCO. — Type ULX 4B) Gypsum Board* — (As an alternate to Item 4) — 5/8 in. thick. For 3 Hr Rating — Three layers of gypsum board installed as described in Item 4. CONTINENTAL BUILDING PRODUCTS OPERATING CO. L.L.C. — Types LGFCCA, LGFC-MD, and LGFC-A. 4C) Gypsum Board* — (Not Shown) — (As an alternate to Item 4) when used as the base layer on one or both sides of wall. For direct attachment only to steel studs. Item 2C, spaced 16 in. OC - Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints, centered over studs and staggered min 1 stud cavity on opposite sides of stud. Gypsum board secured to studs with 1.14 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. RAY BAR ENGINEERING CORP. — Type RB4LBG 4C) Gypsum Board* — (Not Shown) — (As an alternate to Item 4) when used as the base layer on one or both sides of wall. For direct attachment only to steel studs. Item 2C, spaced 16 in. OC - Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints, centered over studs and staggered min 1 stud cavity on opposite sides of stud. Gypsum board secured to studs with 1.14 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. To be used with Lead Batten Strips (see Item 6A) or Lead Discs (see Item 7A). MAYCO INDUSTRIES INC. — Type X-Ray Shielded Gypsum 4C) Gypsum Board* — (Not Shown) — (As an alternate to Item 4) when used as the base layer on one or both sides of wall. For direct attachment only to steel studs. Item 2C, spaced 16 in. OC - Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints, centered over studs and staggered min 1 stud cavity on opposite sides of stud. Wallboard secured to studs with 1.14 in. long Type S-12 steel screws gypsum panel steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 in. long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression filled or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-2011, Grade "C". RADIATION PROTECTION PRODUCTS INC. — Type RPP - Lead Lined Drywall 5) Joint Tape and Compound — Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads. Paper tape, 2 in. wide, embedded in first layer of compound over all joints. 6) Lead Batten Strips — (Not Shown, For use With Item 4C) — Lead batten strips, min 1.1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the interior face of studs and attached from the exterior face of the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-2011, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum board (Item 4C) and optional at remaining stud locations. Required behind vertical joints. 6A) Lead Batten Strips — (Not Shown, For use With Item 4C) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.14 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-2011, Grades "B, C or D". Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. 7) Lead Discs or Tabs — (Not Shown, For use With Item 4C) — Used in lieu of or in addition to the lead batten strips (Item 6) or optional at other locations — Max 3/4 in. diam by max 0.125 in. thick lead discs compression filled or adhered over steel screw heads or max 1/2 in. by 1.14 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 4C) and underneath screw locations prior to the installation of the screws. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification QQ-L-2011, Grade "C". 7A) Lead Discs — (Not Shown, For use With Item 4C) — Max 5/16 in. diam by max 0.14 in. thick lead discs compression filled or adhered over steel screw heads. Lead discs to have a purity of 99.5% meeting the Federal Specification QQ-L-2011, Grades "B, C or D". 8) Barrier Mesh — (Optional, Not Shown) — Attached to steel studs on one or both sides of the wall using Barrier Mesh Clips, spaced at maximum 12 inches on center vertically, using a flathead screw penetrating through the steel stud at min. 1 in. For Steel Studs less than 0.03 inches in thickness, use self-drilling screws. For Steel Studs equal to or greater than 0.03 inches in thickness, use steel drill screws (self-tapping). Gypsum Board (Item 4) to be installed directly over the Barrier Mesh using prescored screw patterns with lengths increased by a minimum 1/8 in. Barrier Mesh may be installed with the long dimension of the diamond pattern positioned vertically or horizontally. Barrier Mesh joints may occur at butt joints at the framing members and second using the Barrier Mesh Clips or occur in between framing members as overlapping joints secured using 18 SWG wire less spaced a maximum 12 in. on center. CLARKDITRICH BUILDING SYSTEMS — Barrier Mesh, Barrier Mesh Clips. * Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively. Last Updated on 2019-09-30 Design/System/Construction/Assembly Usage Disclaimer Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials. Authorities Having Jurisdiction should be consulted before construction. Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field. When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction. Only products which bear UL's Mark are considered Certified. The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. 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3 HR RATED FIRE SEPARATION WALL DETAIL FOR FIRST FLOOR
1" = 1'-0"

1. PROVIDE ONE GFI 120VAC 15A OUTLET CLOSE TO THE BACK OF TOWER ONLY IF A MIN 24" ACCESS WAY IS AVAILABLE, OTHERWISE COORDINATE WITH LIFT INSTALLER
2. PROVIDE ALSO ONE WIRE AT THE SAME PLACE 120VAC, 15A. BY ELECTRICIEN



1 HercIICom AC 34x54 (WITH HELPER)

NOTE

1. PROVIDE 100 lx MIN. LIGHTING TO THE WHOLE PLATFORM (BY ELECTRICIAN).
2. ANY WALL LOCATED LESS THAN 12" (WITHOUT HELPER) OR 24" (WITH HELPER) AWAY FROM THE CAB MUST EXCEED THE UPPER LANDING HEIGHT BY AT LEAST 42". IT MUST BE SMOOTH (NO RECESSES OR PROTRUSIONS).

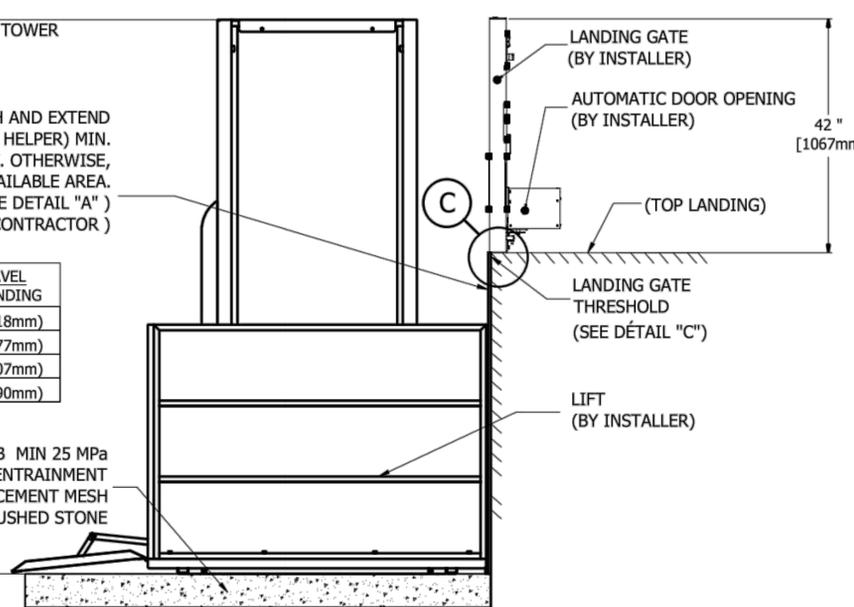
H = (SEE BOARD)
SELF-SUPPORTING TOWER

RUNWAY MUST BE SMOOTH AND EXTEND 12" (WITHOUT HELPER) OR 24" (WITH HELPER) MIN. ON EACH SIDE OF LANDING GATE. OTHERWISE, EXTEND ON ALL AVAILABLE AREA. (SEE DETAIL "A") (BY GENERAL CONTRACTOR)

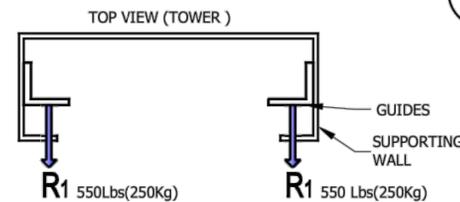
H	HEIGHT/TRAVEL LANDING/LANDING
72" (1829mm)	0 Å 44" (0 Å 1118mm)
92" (2327mm)	0 Å 66" (0 Å 1677mm)
108" (2744mm)	0 Å 79" (0 Å 2007mm)
126" (3201mm)	0 Å 98" (0 Å 2490mm)

- 6" CONCRETE SLAB MIN 25 MPa WITH 5% TO 8% AIR ENTRAINMENT
- #9, 6"x6" REINFORCEMENT MESH
- 12" OF 3/4" CRUSHED STONE

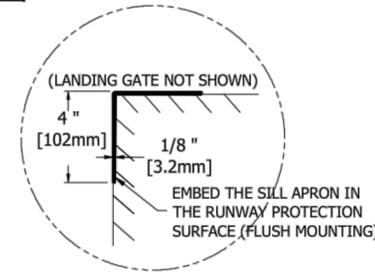
H = 0'-0" (0 mm)
LANDING OR PIT



3 DETAIL B FLOOR ELEVATION

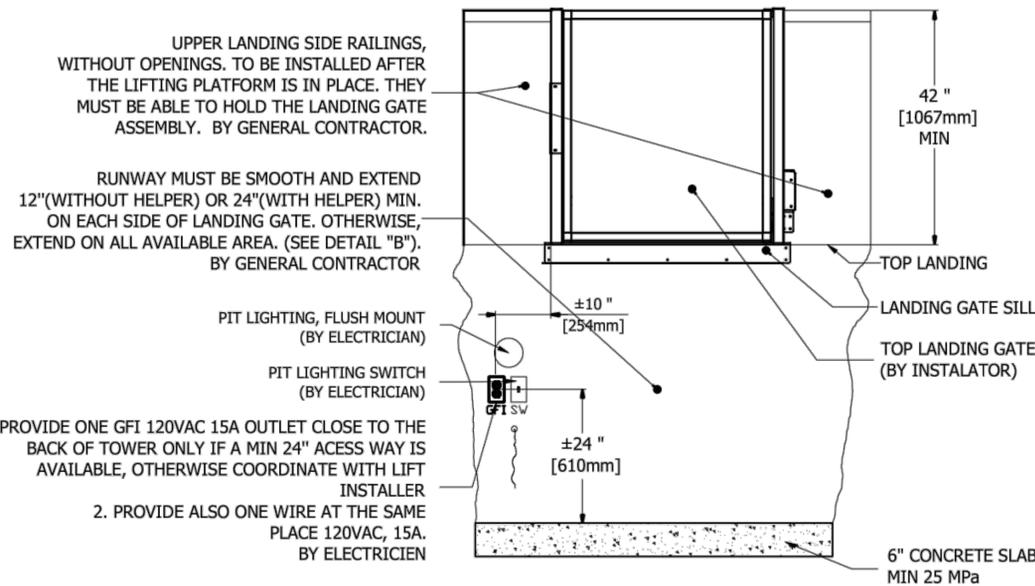
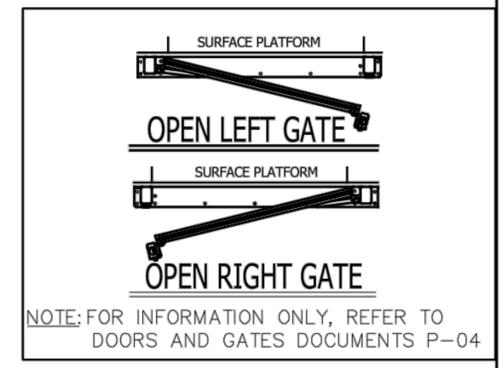


5 RAIL REACTIONS



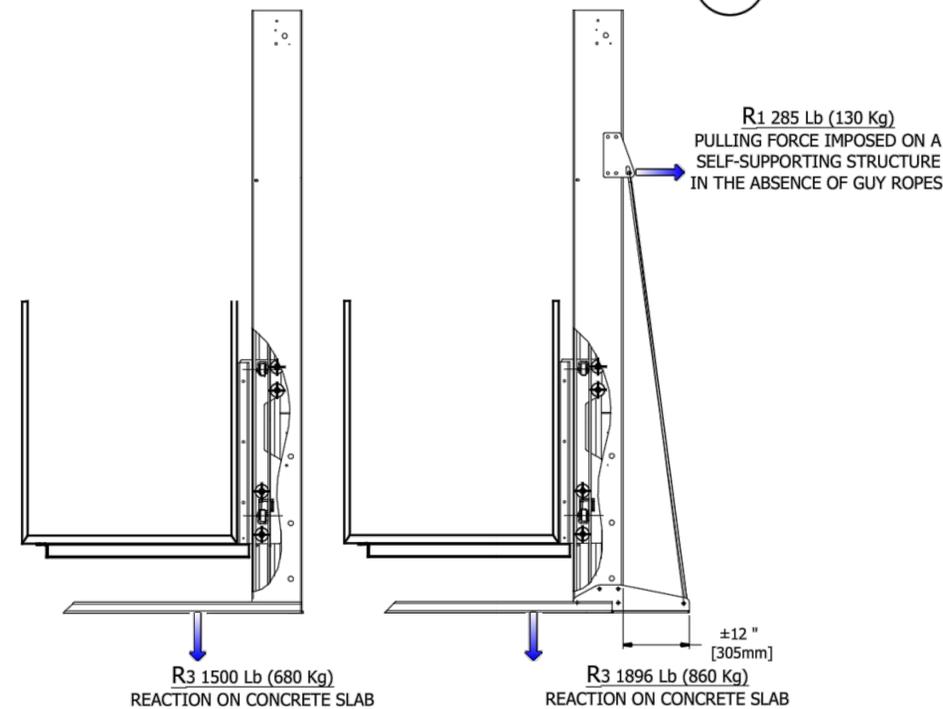
4 DETAIL C

HERCULES II DC TECHNICAL DATA	
TYPE	Outdoor use, vertical lift, open shaft
CODE	CSA/B355-09
MAX CAPACITY	One person a wheelchair or One person a wheelchair and one helper
MAX LOAD	750 lb (340 Kg)
RAIL LINEAR WEIGHT	5 lb/ft
TRACTION MACHINE	Acme screw and nut
ALIMENTATION	DC, 24 VOLT
VELOCITY	9 ft/min (0.05 m/s) *option max speed: 14 ft/min (0.07 m/s)
MAX TRAVEL	98 in (2500 mm) max.
EMERGENCY BRAKES	Bronze safety nut
CAB FINISH	See document C-02
LIFT CAB	Max floor dimensions 40 x 66 in (1018 mm x 1679 mm)
FLOOR FINISH	Anti-skid floor surface
CONTROL BUTTONS	Weatherproof control buttons
CONTOLER	BECVISZ3 (CSA/LR45147)
DOOR INTERLOCK	HONEYWELL (RELIALIGN) or GAL (TYPE N)



2 DETAIL A SIDE VIEW

NOTE
LIFT NOT SHOWN FOR CLARITY PURPOSE OF THE DRAWING.



5 HERC II DC 750 Lb REACTIONS

6 HERC II DC 1000 Lb REACTIONS

NOTE

- THIS ELECTRONIC DOCUMENT IS NOT SIGNED OR SEALED BY AN ENGINEER AND MAY NOT BE USED FOR CONSTRUCTION PURPOSES.
- THIS ELECTRONIC DOCUMENT IS STRICTLY FOR INFORMATION PURPOSES (OR COORDINATION, AS APPLICABLE).
- NO GUARANTEES ARE GIVEN ON THE INTEGRITY OF THE TRANSMITTED INFORMATION.
- NO GUARANTEES ARE GIVEN ABOUT PAST OR FUTURE CHANGES TO THIS DOCUMENT

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Accessibility Solutions

TITLE: GENERAL INFORMATION

No. DRAWING: HERCIIDC_AC	DATE: 26/01/2016	REVISION:
CODE: B355	DRAFTER: M.Deusschere	No SHEET: 1/1



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This architectural package will expire on December 31, 2016 or 11:59 PM if building permits is not acquired prior to expiration date.

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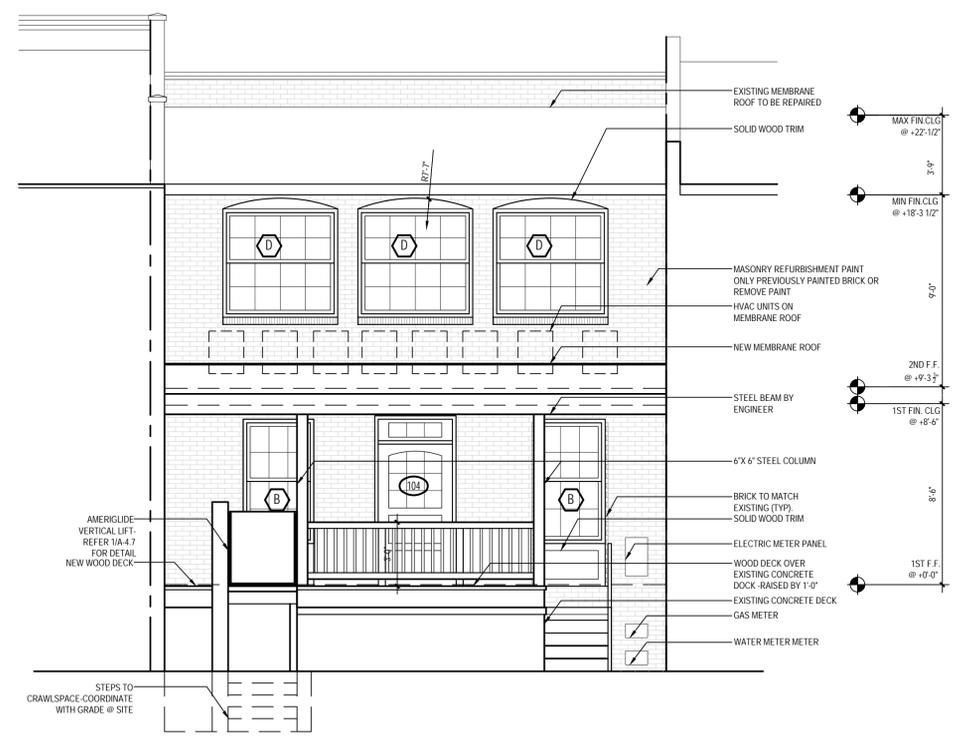
Rehabilitation for Downtown Fort Mill Historic District:
'MAGNOLIAS ON MAIN' STYLING SALON
219 Main St, Fort Mill, SC 29517

PROJECT #: 19052
ISSUED: 30 DEC 2019
REVISIONS:

VERTICAL PLATFORM LIFT
DETAIL
A-4.7
OF:

WINDOW SCHEDULE			
ID	SIZE	HEADER HEIGHT	TYPE
A	3'-10" X 7'-2"	8'-2"	FIXED CASEMENT-DISPLAY WINDOW
B	3'-0" X 5'-6"	EXISTING HEADER HT	DOUBLE HUNG
C	4'-8" X 7'-4" (EXISTING OPENING)	EXISTING HEADER HT	DOUBLE HUNG
D	5'-0" X 4'-8"	EXISTING HEADER HT	DOUBLE HUNG

- NOTE:
- MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT WINDOWS.
 - SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 - ALL WINDOWS WITH 9 SF OF GLASS OR MORE & LESS THAN 18' A.F.F. MUST BE TEMPERED.
 - PROVIDE FALL PROTECTION WHERE THE WINDOW IS LESS THAN 24" ABOVE A.F.F. AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW.
 - WINDOW SIZING:
 - NEW CONSTRUCTION - DIMENSIONS BASED ON KOLBE ULTRA SERIES DIMENSIONS.
 - FOR ADDITIONS & REMODELS - MATCH EXISTING WINDOW & DOOR MFG. INSTALL WITH DRIP CAP AND FLASHING. SEE ELEVATIONS FOR MUNTIN PATTERN. VERIFY ANY REQUIREMENTS FOR EGRESS OR TEMPERED GLASS.
 - M.E. = MATCH EXISTING
 - PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.



2 PROPOSED REAR ELEVATION
1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

This architectural package will expire on December 31, 2018 @ 11:59 PM if building permits is not acquired prior to expiration date.

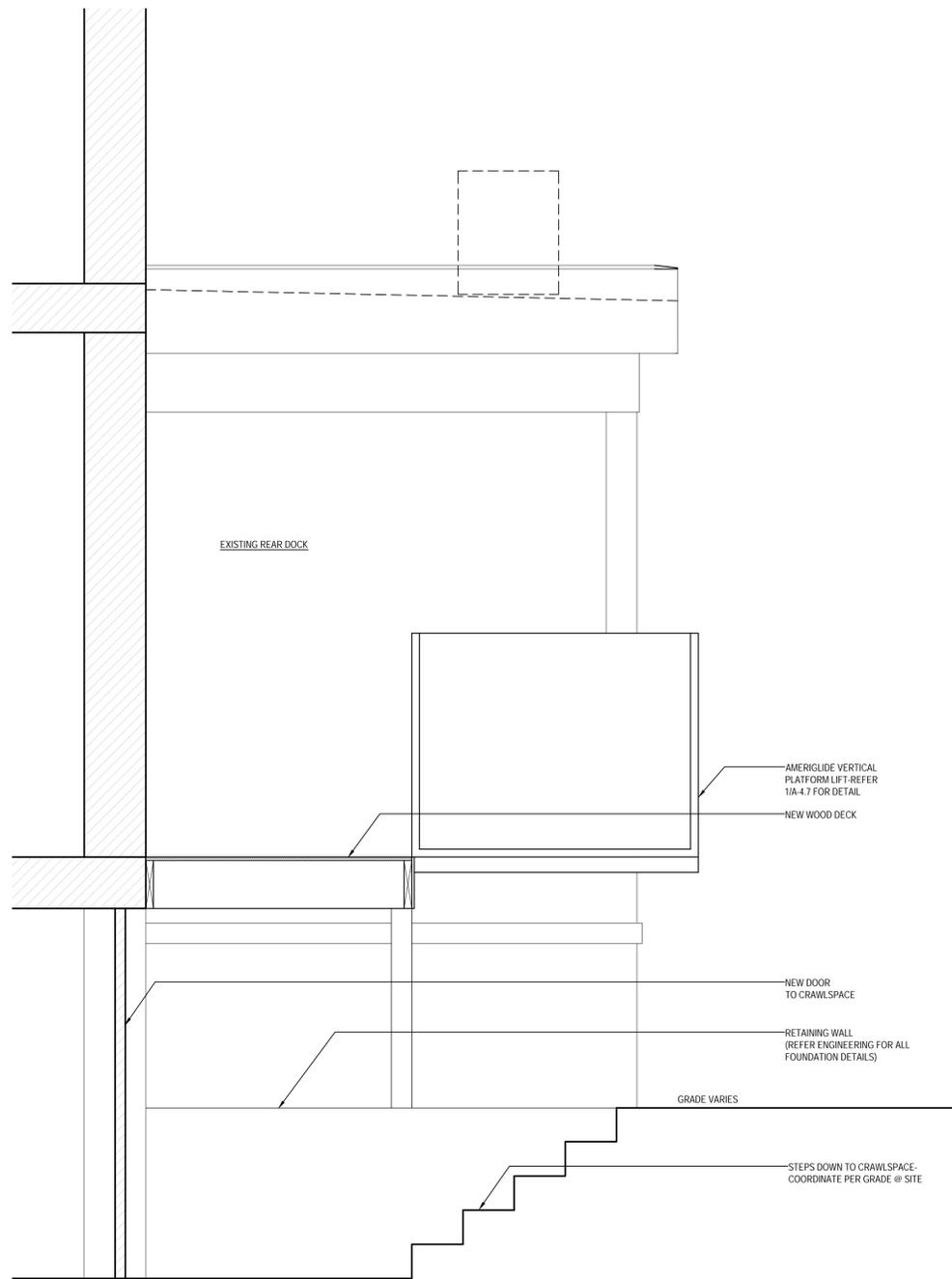
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219 Main St, Fort Mill, SC 29517

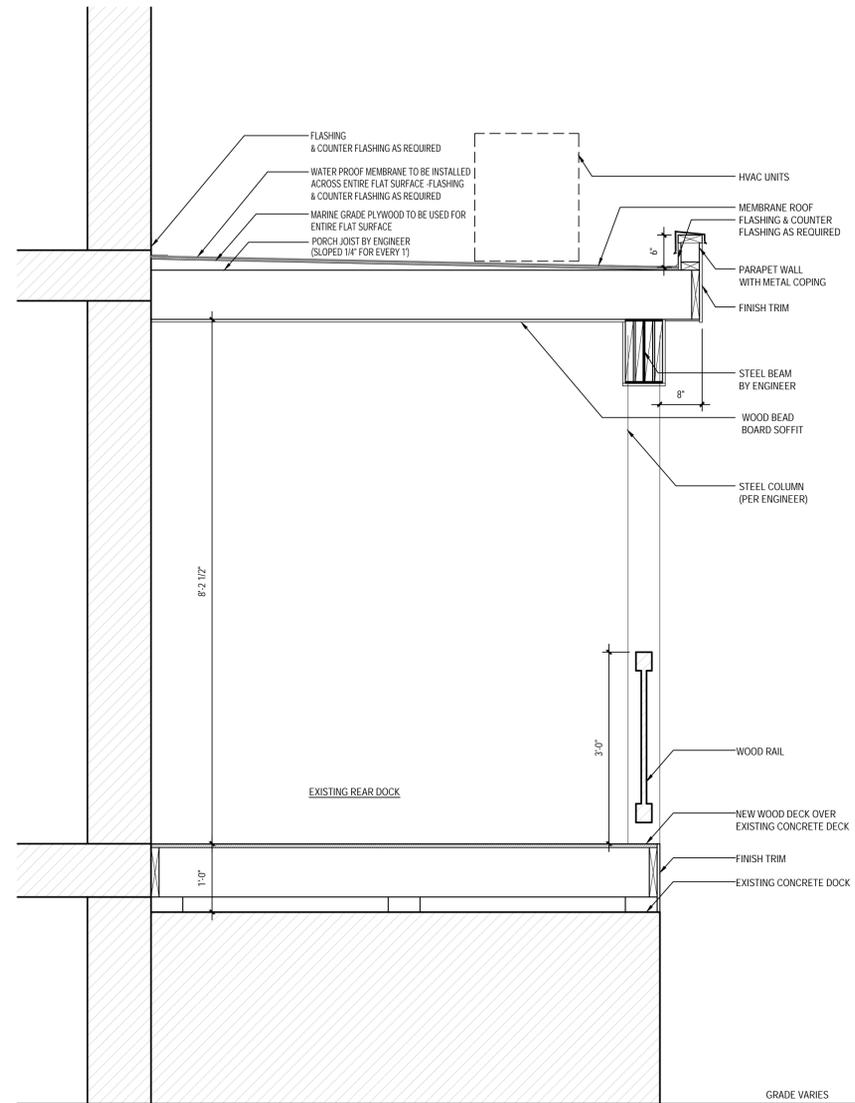
PROJECT #: 19052
ISSUED: 30 DEC 2019
REVISIONS:

PROPOSED ELEVATIONS

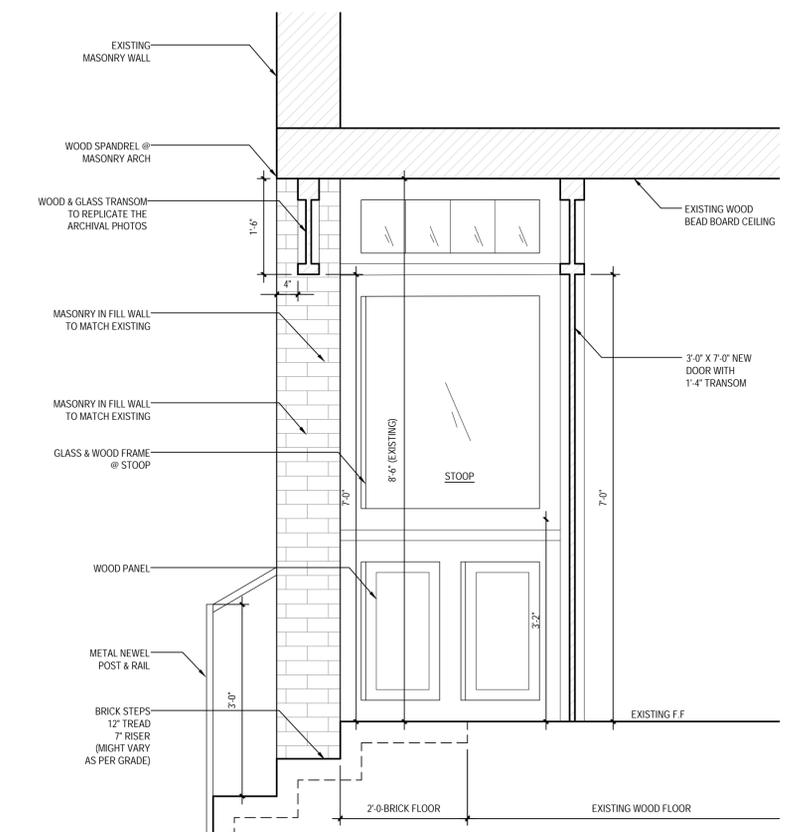
A-5.0
OF:



③ SECTION THROUGH REAR DECK AND VERTICAL LIFT
3/4" = 1'-0"



② SECTION THROUGH REAR DOCK
3/4" = 1'-0"



① SECTION THROUGH FRONT DOOR
3/4" = 1'-0"

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A-5.1
OF: