BOARD OF ARCHITECTURAL REVIEW - SMALL

Virtual Meeting of January 14, 2020
4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bar
To participate in the Virtual Board Meeting please refer to the following instructions:

Use the following link for online access: https://us02web.zoom.us/j/84739934864
Webinar ID: 847 3993 4864

To access via phone, dial 1 (312) 626-6799. The meeting will be recorded.

Information on each application, including documents submitted by the applicant, will be available online at www.charleston-sc.gov/bar one week prior to the meeting. Results will be posted here after meeting.

Public Comment Instructions:
Please use one of the following methods to request to speak at the meeting or provide comments for the Board. Requests to speak at the meeting and comments must be received by 12:00 p.m., Thursday,
Request to speak or leave a comment via phone at 843-724-3765. If requesting to speak or leaving a comment, please provide your name, address, and telephone number;
1. Request to speak or leave a comment via email to Boards@charleston-sc.gov. If requesting to speak or leaving a comment, please provide the meeting date and project, your name, address, and telephone number;
2. Sign-up to speak or leave comments for the Board of Architectural Review - Small by completing the form at http://innovate.charleston-sc.gov/comments/;
3. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3rd floor, Charleston, SC 29401.
MEETING PROTOCOL

• Staff will control the PowerPoint presentation that includes everything submitted by the applicant by the deadline, in accordance with the Submittal Requirements. Applicants simply need to ask staff to advance to the next slide during your presentation.

• Applicants, staff and Board members are required to give their name whenever speaking.

• Video and microphone has been disabled for all attendees. Attendees (not Board members or staff) will only be given the capabilities to speak when they are called on during the public comment period.

• Chat and the Q & A functions have been disabled for everyone.

• Public Comment:
  o The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.

  o Just as in an in-person meeting, all applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.

  o Those members of the public that have registered will be called in order by project.

  o Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.

  o Staff will call on the registered members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.
Board:

- Board members will be polled by the chair for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nay, not in favor”. The Chairman shall re-read the motion verbatim and the Board member making the motion should correct the Chairman if he has not re-read the motion accurately.

- If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.

- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

- Staff will issue meeting results, including staff comments and Board Motion to the applicant following the meeting. Results will also be posted on the City website at www.charleston-sc.gov/bar.

- For additional information:
  - Contact BAR@charleston-sc.gov
  - Visit www.charleston-sc.gov/bar if you are experiencing technical difficulties during the meeting.

- These proceedings are being recorded.
Agenda Item #1

5 CEDAR STREET
TMS # 460-01-01-061

Requesting conceptual approval for additional height. (2.5 story height district)

Not rated / (East Central) / New Construction / Historic Materials Demo District
CUSTOM 2 STORY HOME 3 B.R. / 2.5 BATH (RAISED CONSTRUCTION - 2 CAR GARAGE WITH REAR OPEN DECK)
CRAWLSPACE VENTILATION SHALL COMPLY WITH THE 2006 IRC.

GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GUARDRAIL SHALL NOT ALLOW A 6” DIAMETER SPHERE TO PASS THROUGH.

SPECIES: ALL WOOD USED FOR STRUCTURE OR OUTSIDE CONDITIONED SPACE SHALL BE PRESSURE TREATED #1 SOUTHERN PINE (KDAT 19) RESURFACED AND PRE-PRIMED.

PROVIDE ONE SMOKE DETECTOR IN EACH RADIATOR ROOM, EACH FLOOR, AND EACH GARAGE. PROVIDE ONE SMOKE DETECTOR IN EACH CORRIDOR ACCESSING THE GARAGE.

VACUUM ROOMERS ARE ALSO TO BE VENTED TO THE OUTSIDE. (WITH NON-COMBUSTIBLE DUCT.)

MATERIALS, FIXTURES AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER’S SPECIFICATIONS.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN THOSE SHOWN AND SHALL PROTECT THEM FROM DAMAGE (INCLUDING ROUGH OPENINGS).

GENERAL NOTES:

i) PROVIDE ONE SMOKE DETECTOR IN EACH RADIATOR ROOM, EACH FLOOR, AND EACH CORRIDOR ACCESSING THE GARAGE.

ii) ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

iii) ALL WIRING IN THE BUILDING SHAUL BE COMPLIANT WITH THE 2009 IEC, U.L. LISTED PRODUCTS, AND PER LGML AND LOCAL CODES. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY OMITTED.

iv) ALL MATERIALS, FIXTURES AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER’S SPECIFICATIONS.

v) ALLELECTRICAL INSTALLATION TO BE PER CODE AND NATIONAL ELECTRICAL CODE REQUIREMENTS. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

vi) PROVIDE ONE SMOKE DETECTOR IN EACH RADIATOR ROOM, EACH FLOOR, AND EACH CORRIDOR ACCESSING THE GARAGE.

vii) PROVIDE ONE SMOKE DETECTOR IN EACH CORRIDOR ACCESSING THE GARAGE.

viii) PROVIDE ONE SMOKE DETECTOR IN EACH CORRIDOR ACCESSING THE GARAGE.

ix) PROVIDE ONE SMOKE DETECTOR IN EACH CORRIDOR ACCESSING THE GARAGE.

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xxix) PROVIDE ONE SMOKE DETECTOR IN EACH CORRIDOR ACCESSING THE GARAGE.

xxx) PROVIDE ONE SMOKE DETECTOR IN EACH CORRIDOR ACCESSING THE GARAGE.

GABLE VENTILATION NOTES:

1. ELECTRICAL INSTALLATION TO BE IN ACCORDANCE WITH CODE REQUIREMENTS AND NATIONAL ELECTRICAL CODE REQUIREMENTS.

2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND EACH CORRIDOR ACCESSING THE GARAGE.

3. PROVIDE ONE SMOKE DETECTOR IN EACH CORRIDOR ACCESSING THE GARAGE.

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30. PROVIDE ONE SMOKE DETECTOR IN EACH CORRIDOR ACCESSING THE GARAGE.
LOT 73, COOL BLOW VILLAGE
ALSO KNOW AS SETTLEMENT TRACT
TMS 459-01-01-061
5 CEDAR STREET
CITY OF CHARLESTON
CHARLESTON COUNTY, SC

PROPERTY OF
HATTIE J. SQUIRE
DATE: SEPTEMBER 25, 2018 SCALE: 1" = 20'

LOT COVERAGE CALCULATIONS:
BUILDING FOOTPRINT & PORCH
800 sf

TOTAL COVERED AREA
1,353 sf

LOT HIGH GROUND AREA (.06 Acre)
2,760 sf

PERCENT OF LOT COVERAGE
49.02 %

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN ALONG WITH NO VISUAL ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

SIGNATURE DATE

NOTE:
THERE ARE NO TREES 24" D.B.H. OR LARGER THAT EXIST ON THIS PROPERTY.

PROPOSED SITE PLAN
Black Fan from Fish Tail

3 white drum lights
NOTE:
* ALL DETAILS ARE GENERAL CONSTRUCTION DETAILS. BUILDER TO CHOOSE FINISH & TRIM ASSEMBLIES.
** VERIFY WITH SUPPLEMENTAL ENGINEERING DOCUMENTS. ENGINEERING SHALL OVERRIDE DETAILS IF STRUCTURAL IN NATURE.
*** SEE ELEVATIONS AND FLOOR PLANS & SECTIONS FOR PROJECT SPECIFIC CONDITIONS AND SPECIAL NOTES.
Agenda Item #1

Applicant’s Presentation
Agenda Item #2

23 REID STREET
TMS # 459-09-03-030

Requesting conceptual approval for new construction of a single-family residence including additional floor-to-floor height.

(East Side)  New Construction  Old City District
# LIMBERG RESIDNECE

## 23 REID STREET

**Charleston | South Carolina**

### Owner
DAWN LIMBERG  
4437 Amesbury Court  
Mount Pleasant, SC 29466  
843.897.1392

### Architect
CLAY SHACKELFORD ARCHITECT  
136 Congress Street  
Charleston, SC 29407  
843.225.5959  
Contact: Clay Shackelford

## Zoning
TMS 459 09 04 030  
Zoned DR-2F  
Old City Height District 2.3-3.5  
Eastside Neighborhood

## Submittals / Meetings
- MEETING WITH ZONING STAFF TO REVIEW PROPERTY ZONING  
  January 13, 2020
- BZA–2 FEBRUARY 18, 2020  
  APPROVED SETBACK CHANGE
- BAR–S JANUARY 14, 2021  
  CONCEPTUAL SUBMITTAL

## Zoning Statement
REVIEWED PROJECT ZONING WITH LEE BATCHELOER AND PROJECT COMPLIES WITH ZONING IN PLACE AT TIME OF VARIANCE AS NOTED ON THIS SUBMITTAL  
JANUARY 4, 2021

## Index to Drawings
1. Title Sheet  
2. Site Plan & Ground Floor Plan  
3. Floor Plans  
4. Roof Plan and Material Images  
5. Exterior Elevations  
6. Exterior Elevations  
7. Exterior Elevations  
8. Analog Photos  
9. Context Photos  
10. Street Elevations
221 CALHOUN STREET

Richard Holloway Tenement

221 Calhoun Street, Richard Holloway Tenement
constructed circa 1814

Holloway, a free African American builder who owned more than twenty houses at the time of his death in 1823, constructed this two-and-a-half-story Charleston single house sometime after 1814, along with a nearly identical house at 96 Smith Street. Holloway's houses show impressive planning and detailing. The gable roof at 221 Calhoun covers the siz...
Agenda Item #2

Applicant’s Presentation
Agenda Item #3

357 GROVE STREET
TMS # 463-13-04-011

Requesting final approval for the removal of historic windows.

Category 4 (Wagner Terrace)  c. 1947 Historic Materials Demo District
Agenda Item #3

Applicant’s Presentation
Agenda Item #4

9 MARBEL LANE
TMS # 460-12-03-176

Requesting conceptual approval for modifications including enclosure of terrace, wholesale stucco removal and replacement with artisan cementitious siding.

Not rated (Radcliffeborough) c. 2007 Old City District
SCOPE OF WORK: Extensive water damage requires exterior repairs to the exterior cladding, currently stucco and wood lap siding. We are proposing going back with all cementitious siding - a mixture of lap, panels, and trim board (stucco remains at garage level walls). In addition, the owner has asked that we add a first and second story infill (conditioned interior space) where the front balcony exists today. The additional space will include a half-bath on the first floor and additional closet space on the second floor.

ESTIMATED COST OF WORK: $350,000

Talked with Charleston City zoning staff and this project is zoning compliant and does not require any variances or special exceptions. (11/4/20)
AREA SITE PLAN (PUD)

(FLOOD ZONE: AE13)
GROUND FLOOR - NO CHANGE PROPOSED (GARAGE)

ENTRANCE

SCALE: 1/2" = 1'-0"
1. EXISTING FIRST FLOOR PLAN

2. NEW CONSTRUCTION FIRST FLOOR PLAN (PROPOSED)

TWO STORY IN-FILL TO REPLACE FOOTPRINT OF 1ST FLOOR BALCONY
1. **EXISTING SECOND FLOOR PLAN**

2. **NEW CONSTRUCTION SECOND FLOOR PLAN (PROPOSED)**

   - **TWO STORY IN-FILL TO REPLACE FOOTPRINT OF 1ST FLOOR BALCONY**
   - **NEW CLOSET**
   - **STAIR**
   - **MASTER BEDROOM**
   - **LINEN**
   - **WASH/DRY**
   - **BATH**
PROPOSED STANDING SEAM METAL ROOF ON TWO STORY IN-FILL (TO MATCH EXISTING)
PROPOSED STANDING SEAM METAL ROOF ON EXISTING IN-FILL (TO MATCH EXISTING)
ALL EXISTING LAP SIDING TO BE REMOVED (EXTERIOR WATER DAMAGE)

ALL EXISTING STUCCO TO BE REMOVED (EXTERIOR WATER DAMAGE)

STUCCO ON CMU TO BE SANDED TO RECEIVE NEW PAINT

NEW ARTISAN CEMENTITIOUS LAP SIDING & TRIM

NEW CONDUCTOR HEAD & DOWNSPOUT

NEW ARTISAN CEMENTITIOUS PANEL SIDING, NEW WINDOWS & TRIM

PROPOSED NEW TWO STORY INFILL

NEW ARTISAN CEMENTITIOUS PANEL SIDING, NEW WINDOWS & TRIM

NEW ARTISAN CEMENTITIOUS LAP SIDING, NEW WINDOWS & TRIM

NEW PAINT

NEW CONSTRUCTION EAST ELEVATION - MABEL LANE (PROPOSED)
ALL EXISTING LAP SIDING TO BE REMOVED (EXTERIOR WATER DAMAGE)

ALL EXISTING STUCCO TO BE REMOVED (EXTERIOR WATER DAMAGE)

STUCCO ON CMU TO BE SANDED TO RECEIVE NEW PAINT

NEW ARTISAN CEMENTITIOUS LAP SIDING & TRIM

NEW CONDUCTOR AND DOWNSPOUT

PROPOSED NEW TWO STORY INFILL

NEW ARTISAN CEMENTITIOUS LAP SIDING & TRIM

NEW ARTISAN CEMENTITIOUS LAP SIDING & TRIM

NEW PAINT
ALL EXISTING LAP SIDING TO BE REMOVED (EXTERIOR WATER DAMAGE)

ALL EXISTING STUCCO TO BE REMOVED (EXTERIOR WATER DAMAGE)

STUCCO ON CMU TO BE Sanded TO RECEIVE NEW PAINT

NEW ARTISAN CEMENTITIOUS LAP SIDING & TRIM

NEW PAINT
ALL EXISTING LAP SIDING TO BE REMOVED (EXTERIOR WATER DAMAGE)

ALL EXISTING STUCCO TO BE REMOVED (EXTERIOR WATER DAMAGE)

STUCCO ON CMU TO BE SANDED TO RECEIVE NEW PAINT

PROPOSED NEW ARTISAN CEMENTITIOUS LAP SIDING & TRIM

NEW CONDUCTOR HEAD & DOWN SPOUT

NEW ARTISAN CEMENTITIOUS LAP SIDING & TRIM

NEW ARTISAN CEMENTITIOUS LAP SIDING & TRIM

NEW ARTISAN CEMENTITIOUS LAP SIDING & TRIM

NEW PAINT
1 NEW CONSTRUCTION EAST ELEVATION - STREETSCAPE

ACROSS THE STREET FROM SITE
Agenda Item #4

Applicant’s Presentation
Requesting conceptual approval for new construction of a single-family residence.

(Cannonborough/Elliottborough)  New Construction

Old City District
PROPOSED RESIDENCE: 257 ST PHILIP STREET

CONTACT INFORMATION

ARCHITECTS: AJ ARCHITECTS, LLC
ARCHITECT: ASHLEY JENNINGS
OWNER: HUNTER SCHIMPF

GENERAL TYPING INFORMATION

LOT SIZE: 2,171 SF
BLDG FOOTPRINT: 988 SF
LOT COVERAGE: 48% CONFORMING
EXISTING USE: vacant lot
PROPOSED USE: 1 single family residence

SETBACKS:
- front: NR CONFORMING
- rear: 3'-0" CONFORMING
- sw side: 9'-0" CONFORMING
- ne side: 3'-0" CONFORMING

PARKING:
2 spaces provided, 2 required

The proposed structure meets all setbacks and current parking requirements. This project received a special exception from BZA for construction of a single family residence on a lot of insufficient size.

PREVIOUS CITY REVIEWS

BZA: Special Exception to allow construction of a single family residence on a lot of insufficient size 11.17.2020
BAR 1: Conceptual Review 12.10.2020
DEFERRED w/ comments
1. The property is in the 2.5/3 height district, and it meets height requirements, and the 2:1 ratio, but the primary facade seems to tall and narrow
RESPONSE: WE HAVE LOWERED THE FLOOR-TO-FLOOR HEIGHTS
2. The floor-to-floor heights should be reduced
RESPONSE: WE HAVE LOWERED THE FLOOR-TO-FLOOR HEIGHTS
3. The oversized windows are not in keeping with the context
RESPONSE: WE HAVE MAINTAINED THE SIZE OF THE WINDOWS TO ENSURE EGRESS
### ZONING INFORMATION:

- **TMS**: 460-08-02-127
- **Zoning**: GB-Residential
- **Units**: 2,500 SF for a residence, non-conforming - special exception
- **Lot Size**: 2,171 SF
- **Setbacks**:
  - Front: not required
  - Rear: 3'-0", conforming
  - North/East Side: 3'-0", 15'-0" total, conforming
  - South/West Side: 9'-0", 15'-0" total, conforming
- **Lot Coverage**: 50% maximum, 988 SF TOTAL PROPOSED = 46%, conforming
- **Flood Zone**: X zone

### Proposed Site Plan:

- **Proportion**: 1/4" = 1'-0"
- **Proposed Residence**: Approximately 28' x 28'
- **Hvac Planting**: Concrete apron w/ rock salt finish
- **Gravel Drive**: Gravel bed w/ metal edging
- **Raised Terrace**: With pavers
- **Pool**: Approximate footprint of original structure: 1888 Sanborn Map

### Building Uses:

- **Main Level**: Living/Office, Master Bedroom, Bath, Dining, Kitchen, Storage, Laundry
- **Upper Level**: 3 bedrooms, 2 bathrooms, Study/Office

### Site Information:

- **Existing Site Plan**: 1/4" = 1'-0"
- **Proposed Site Plan**: 1/4" = 1'-0"
ELEVATIONS
PROPOSED SINGLE FAMILY RESIDENCE
CHARLESTON, SC
257 ST PHILIP STREET

south elevation: 2/8" = 1'-0"
(height during 2-3 stories)

architectural shingle roof
artisan trim
aluminum clad double hung window w/ simulated divided lites
artisan siding w/ 7" exposure
french door w/ 3/4 lite
flat-sawn baluster rail
wood door w/ 3/4 lite
wood door w/ 3/4 lite

architectural shingle roof
artisan trim
aluminum clad double hung window w/ simulated divided lites
artisan siding w/ 7" exposure
french door w/ 3/4 lite
flat-sawn baluster rail
wood door w/ 3/4 lite
wood door w/ 3/4 lite
west elevation: 2'-0" = 1'-0"
(heights inside 2'-3" storys)
architectural shingles

artisan siding w/ 7” exposure

double hung window w/ simulated divided lites

operable wood louvered shutter

north elevation: 3/8" = 1'-0"
Agenda Item #5

Applicant’s Presentation
Agenda Item #6

257 ST. PHILIP STREET
TMS # 460-08-02-127

Requesting conceptual approval for new construction of a single-family residence.

(Cannonborough/Elliottborough) New Construction
Old City District
The proposed structure meets current parking requirements. This project received a special exception from BZA for construction of a single family residence on a lot of insufficient size, and received a variance for a non-conforming north side-yard setback.

PREVIOUS CITY REVIEWS

BZA: Special Exception to allow construction of a single family residence on a lot of insufficient size, variance for non-conforming north side-yard setback: 13.1.2020
east (st philip street) elevation: 3/8" = 1'-0" (height 3 stories)
PROPOSED SINGLE FAMILY RESIDENCE
257 ST PHILIP STREET
CHARLESTON, SC

ELEVATIONS

south elevation: 3/8” = 1'-0" (height attic to 3-5 stories)

- brick veneer, painted white
- aluminum clad double hung windows
- solid wood shutters
- steel cantilever balcony
- aluminum channel gap siding
- custom wood moulding
- wood trim
- single ply roofing
- aluminum clad patio door
- aluminum clad sliding door
- wood ceiling
- metal roof sheathing
Bar 1

West elevation: 3/8" = 1'-0" (height distributed 2.5-3 stories)

- Single ply roofing
- Stucco wood molding
- Vent fan
- Aluminum steel sliding door
- Brick veneer, painted white
- Brick veneer, painted white
- Aluminum steel curtain wall
- Steel channel gap siding
- Steel cantilever balcony
- Custom wood molding
- Wood trim
- Single ply roofing
- Aluminum clad casement window
- Brick veneer, painted white
- Aluminum clad sliding door
- Stucco wood molding
- Vent fan
PROPOSED SINGLE FAMILY RESIDENCE
CHARLESTON, SC
259 ST PHILIP STREET

at philip street facing west: 1/8" = 1'-0"
(height district 2.5-3 stories)

at philip street facing west: 1/8" = 1'-0"
(height district 2.5-3 stories)

line street facing north: 1/8" = 1'-0"
(height district 2.5-3 stories)

B97003
Charleston, SC
Ashley Kluttz
Charleston, SC
5 3 8
KING STREET

ARCHITECTS
Charleston, SC
843-577-7503 phone
843-577-9040 fax

DATE
REVISIONS
SHEET
D S I G N E D
D R A W N
C H E C K E D
5 3 8
Agenda Item #6

Applicant’s Presentation
Agenda Item #7

11 GADSDEN STREET
TMS # 457-03-03-078

Requesting preliminary approval for the elevation of house 5’8” to meet FEMA requirements.

Not Rated (Harleston Village) C.1941 Old And Historic District
KRAMER RESIDENCE ADDITION
11 GADSDEN STREET
CHARLESTON, SC 29401

ZONE: STR
TMS: 457-03-03-078
B.A.R. PRELIMINARY SUBMITTAL SET
DECEMBER 28, 2020

ARCHITECT: Simons Young + associates
3 Morris St, Suite B
Charleston, SC 29403
Contact: Simons Young
843.277.0996
simons@simonsyoung.com

OWNER: Laurie Kramer
11 Gadsden Street
Charleston, SC 29401

STRUCTURAL ENGINEER: TBD

CONTRACTOR: TBD

CODE DESIGN:
- International Existing Building Code, 2018
- International Residential Code, 2018

THIS PROJECT HAS BEEN REVIEWED BY THE FOLLOWING:
- ZONING DEPARTMENT BY EMAIL ON 10/29/2020
- B.A.R. CONCEPTUAL MEETING - APPROVAL ON 11/12/2020
1. The new foundation should be brick. Response: At the end of the packet see images of successful stucco base buildings with brick above.

2. Similar to above.

3. Refine the front steps. Cheek walls have been removed.


5. Add larger windows and trim details to match house. Complete.

6. Reconsider the piers at the rear. They are equally spaced and more substantial.

### Zoning Map

This map shows the zoning information and requirements for the project. The map includes the zone, setback distances, and additional details necessary for compliance with zoning regulations. The map is color-coded to indicate different zones and setbacks.

### Previous Bar Results

Conceptual Approval with Staff Comments.

- The new foundation should be brick.
- Similar to above.
- Refine the front steps. Cheek walls have been removed.
- Simple metal rail. Provided.
- Add larger windows and trim details to match house. Complete.
- Reconsider the piers at the rear. They are equally spaced and more substantial.

### Code

The code section includes a table with project information such as project number, date, and issue date. The table is formatted to clearly display the data for easy reference.

### Abbreviations

A list of abbreviations is provided for quick reference. The abbreviations are organized alphabetically to ensure easy access.

### Zoning Information

The zoning information section provides detailed data on the zoning requirements for the project. This includes information on setbacks, zones, and other relevant details.

### Project Information

The project information includes details such as the project name, client information, and other relevant project data. The information is organized in a clear and concise manner for easy reference.
***ALL DRAWINGS RECEIVED APPROVAL WITH CONDITIONS ON NOVEMBER 12, 2020***
1. THE SITE PLAN CONTAINS A REFERENCE PLAT REPRODUCED FROM:
   CLOSING SURVEY OF LOT #8
   11 GADSDEN STREET
   CHARLESTON COUNTY, SC
   FORSERG ENGINEERING & SURVEYING
   CHARLESTON, SC
   ***NEW SURVEY HAS BEEN REQUESTED***

2. CONTRACTOR TO VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, FEMA REQUIREMENTS, TREES AND OTHER LANDMARKS PRIOR TO CONSTRUCTION.

3. COORDINATE ANY REPAIRS, ALTERATIONS, OR CONSTRUCTION OF WALKS, DRIVEWAY, AND FENCES WITH ARCHITECT AND OWNER.

4. THIS PROJECT HAS BEEN REVIEWED BY THE ZONING DEPARTMENT BY EMAIL.

ZONE: TMS#:
FLOOD ZONE:
FRONT SETBACK:
REAR SETBACK:
SOUTH/WEST SETBACK:
NORTH/EAST SETBACK:
FRONT/REAR SETBACK TOTAL:
SIDE SETBACK TOTAL:
LOT AREA:
EXISTING BUILDING AREA:
PROPOSED BUILDING AREA:
EXISTING LOT COVERAGE:
PROPOSED LOT COVERAGE:
MAX LOT COVERAGE IN ZONE:
EXISTING BUILDING HEIGHT:
PROPOSED BUILDING HEIGHT:
MAX BUILDING HEIGHT IN ZONE:
MAX HEIGHT LIMIT FENCES/WALLS:
ACCESORY BUILDINGS TO RESIDENCE SETBACKS FROM FRONT STREET:
FROM SIDE STREET:
DISTANCE FROM FRONT LINE:

ZONING NOTES

1. STR:
   457-
   03-
   03-
   078
   AE
   13

2. 25' 25' 12' 6' 50' 18' ~6,472 SQ FT ~2,180 SQ FT 2,270 SQ FT 33% 35% 50% +/- +/- 28' - 0" 33' - 8" 35' - 2 1/2 STR

3. 6' 60' 25' 100' 3000

4. THIS PROJECT HAS BEEN REVIEWED BY THE ZONING DEPARTMENT BY EMAIL.

5. SCALE
   PROJECT NUMBER
   DATE
   DRAWN BY
   CHECKED BY

6. 3 MORRIS STREET   SUITE B
   CHARLESTON  SC   29403
   843  277  0996
   www.simonsyoung.com

7. PRELIMINARY
   NOT FOR CONSTRUCTION

8. 2020 COPYRIGHT SIMONS YOUNG + associates

9. 1/8" = 1'-0" 1 SITE PLAN - EXISTING

10. 1/8" = 1'-0" 2 SITE PLAN - PROPOSED.

11. 11 GADSDEN 11 GADSDEN 11 GADSDEN 11 GADSDEN

12. PROJECT STATUS
   1/8/2018
   12/28/2020
   20106
   JB
   SY

13. As indicated


15. A100 A100 A100 A100

16. EXISTING & PROPOSED SITE PLANS

17. 11 GADSDEN

PRELIMINARY
NOT FOR
CONSTRUCTION
HATCH DENOTES WALLS/MATERIALS TO BE DEMOLISHED
EXISTING OPEN AIR HVAC ENCLOSURE
3' OVERHANG

BRICK TO BE REMOVED

PORCH TO BE REMOVED FOR STRUCTURE RAISING
COLUMNS, RAILINGS, BALUSTERS, AND FASCIA DETAILING TO BE SALVAGED TO REUSE ON NEW PORCH

12X12 CMU PIER
INSTALL 6'-8" CRAWL SPACE ACCESS DOOR WITH LOCK

CONCRETE "FURNISHED AND Poured BY PILING CONTRACTOR"
VERIFY IN FIELD THAT THE FOUNDATION IS SUPPORTED BY PILINGS, AND COORDINATE FOUNDATION WORK WITH STRUCTURAL ENGINEER
12" X 24" CONCRETE FOOTING, EPOXY ANCHOR INTO EXISTING FOOTING. COORDINATE WITH ENGINEER

3 LAYER STUCCO OVER CMU
CONCRETE SLAB TO REMAIN - TRENCH AS NEEDED FOR NEW PIER FOOTINGS

NO. DESCRIPTION DATE

1. DEMOLISH EXISTING HYDRO-AREA

CRAWL SPACE
CRAWL SPACE

1/4" = 1'-0" 1 EXISTING/DEMOLITION GROUND FLOOR PLAN
1/4" = 1'-0" 2 GROUND FLOOR - PROPOSED

3/5/2021 10:32:56 PM
A101
BAND COURSE DENOTES LEVEL OF HOUSE BEFORE LIFT
STUCCO OVER CMU AND ANDERSEN FRENCH CASEMENT WINDOWS
GUTTER W/ DOWNSPOUT
WOOD LAP SIDING TO MATCH REAR OF EXISTING STRUCTURE
ARCHITECTURAL ASPHALT SHINGLE ROOF
HVAC CONCEALED BEHIND HORIZONTAL SLAT SCREENING
WOOD STEPS W/ TOP RAIL AND BALUSTERS TO MATCH EXISTING AT FRONT
WOOD DECK W/ 3/4" DECKING & TOP RAILS AND BALUSTERS TO MATCH EXISTING AT FRONT
SIDING TO BE EXTENDED DOWN WALL
STUCCO OVER CMU PIERS
WROUGHT IRON RAILING
BRICK VENEER SEE NOTE EAST ELEVATION

1/4" = 1'-0" PREVIOUSLY PROPOSED SOUTH ELEVATION - 11/12/2020.
1/4" = 1'-0" SOUTH ELEVATION - PROPOSED - 12/2020.

SOUTH ELEVATION
PRELIMINARY
NOT FOR CONSTRUCTION
11 GADSDEN STREET ELEVATION - PROPOSED - 12/2020

3/16" = 1'-0"
EXISTING FIRST FLOOR CEILING 8' - 4"

SECOND FLOOR CEILING 17' - 9"

GRADE AFTER LIFT -8' - 0"

PROPOSED CEILING HEIGHT 9' - 0"

12" CMU WITH STUCCO
8" CMU WITH BRICK VENEER. SOLDIER COURSE AT TRANSITION

8" X 16" CMU PIERS AT LOCATIONS OF EXISTING BRICK PIERS. CONSULT WITH STRUCTURAL ENGINEER.

NEW ROW OF MID SPAN COLUMNS IN LINE GIRDER WITH SIMPSON JOIST HANGERS 2X10 N-S JOISTS FLOOR SYSTEM WITH CENTRAL E-W GIRDER

A300 NEW COLUMN IN EXISTING WALL. DIG AROUND FOOTING TO EVALUATE BEARING CAPACITY. PROVIDE SPOT FOOTING IF NEEDED, EPOXY ANCHOR TO EXISTING FOOTING.

RETAIN EXISTING CMU WALL - NOT STRUCTURAL

NEW COLUMN AND FOOTING

GENERAL NOTE: CONSULT STRUCTURAL ENGINEER FOR DESIGN OF FOUNDATION OF REAR ADDITION. CONCEPTUAL STRUCTURAL DESIGN NOTES SHOWN FOR PRICING

EXISTING SLAB ON GRADE EVALUATE SOIL AND BEARING CAPACITY WITH ENGINEER. ADD MICROPILES OR HELICAL PIERS IF NEEDED

(3) 2 X 10 GIRDER 2 X 10 JOISTS
ARCHITECTURAL ASPHALT SHINGLES
SECOND FLOOR CEILING
ICE & WATER SHIELD
ICE & WATER SHIELD
3/4" PLYWOOD SHEATHING
3/4" PLYWOOD SHEATHING
3 MORRIS STREET   SUITE B
CHARLESTON  SC   29403
2X8 RAFTERS @ 16" O.C.
843  277  0996
www.simonsyoung.com
IN VAULTED AREAS, ADD R 30 INSULATION
1' - 3"
1' - 3"
METAL DRIP DEGE
OVERHANG
METAL HALF ROUND GUTTER
METAL Ogee GUTTER
2X8 CEILING JOISTS @ 16" O.C. W/ R
-30 INSULATION
2X8 CEILING JOISTS @ 16" O.C. W/ R
-30 INSULATION
EXISTING FIRST FLOOR
EXISTING FIRST FLOOR
CEILING
CEILING
PT 1X4 OVER 1X FASCIA BOARD
8' - 4"
8' - 4"
PT 5/4X6 FRIEZE BOARD
1"
1"
3/4" BEAD BOARD SOFFIT W/ 2" VENTS
@ 16" O.C.
PT 1X3
8" CMU, WATER RESISTANT BARRIER, 1' AIR
SPACE, MODULAR BRICK WITH TIES
PT 1X4
PT 1X12
VERIFY UPLIFT & SHEAR CONNECTION WITH
METAL FLASHING
PEEL AND STICK FLASHING TO LAP
METAL FLASHING PAINT
BASE TRIM TO ALIGN METAL FLASHING
PT 1X3
PT 1X4
PT 1X12
PT 2X8 SILL PLATE
PT 2X4
PT 2X6 AROUND PIERS
PT 2X10 OVER TERMITE SHIELD
STUCCO OVER CMU WALL - NON STRUCTURAL
DECORATIVE METAL VENT WITH IN CMU WALL
STUCCO TO DENOTE ORIGINAL GRADE
8X16 CMU -7' - 0"
10 MIL POLYETHYLENE VAPOR BARRIER - LAP SPLICE 12" MIN
CONCRETE FOOTING - 8X12X8
COORD W/ STRUCTURAL REINFORCEMENT
CONCRETE FOOTING - 8X12X8
COORD W/ STRUCTURAL REINFORCEMENT
CONCRETE FOOTING - 8X12X8
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CONCRETE FOOTING - 8X12X8
COORD W/ STRUCTURAL REINFORCEMENT
CONCRETE FOOTING - 8X12X8
COORD W/ STRUCTURAL REINFORCEMENT
PEEL AND STICK FLASHING TO LAP
METAL FLASHING TO LAP
BASE TRIM TO ALIGN METAL FLASHING
CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION
EXISTING CMU WALL
- NON STRUCTURAL
EXISTING CMU WALL
- NON STRUCTURAL
EXISTING CMU WALL
- NON STRUCTURAL
EXISTING CMU WALL
- NON STRUCTURAL
EXISTING 2X4 WALL AND 3/4" X 7 1/2" SHEATHING TO REMAIN. PROVIDE NEW BREATHABLE WATER RESISTANT BARRIER. 1" AIR SPACE. NEW BRICK VENEER TO MATCH EXISTING. SALVAGE EXISTING BRICK TO THE EXTENT POSSIBLE, MIXING IN NEW MATCHING AS NEEDED.
HOUSEWRAP OR EQUIV.
EXISTING WINDOWS TO REMAIN.
INSPECT WINDOWS AFTER REMOVAL OF EXISTING FOOTING
-2' - 4" GRADE AFTER LIFT
GRADE 12' - 0"
8" CMU, WATER RESISTANT BARRIER, 1' AIR
SPACE, MODULAR BRICK WITH TIES
INSTALL SALVAGED AND NEW BRICK VENEER, MIXED IN. PROVIDE SAMPLE FOR APPROVAL. (MERIDIAN PHENIX CITY ARCHITECTURAL SMOOTH RANGE, OR APPROVED EQUAL). ORIGINAL BRICK IS KNOWN AS SUMMERVILLE COMMON MINGLED SHADE BRICK
EXISTING CMU AND STRUCTURAL REINFORCEMENT
STUCCO OVER SINGLE FACE SOLID 8X16 CMU -7' - 0"
10 MIL POLYETHYLENE VAPOR BARRIER
CONCRETE FOOTING - 8X12X8
COORD W/ STRUCTURAL REINFORCEMENT
STUCCO OVER 12" CMU PIER W/ STRUCTURAL REINFORCEMENT
THROUGH WALL FLASHING AND WEEPS. HOLD BACK FOUNDATION AND BOTTOM OF EXISTING FLOOR JOISTS RAISED STRUCTURE
EXISTING CONCRETE FOUNDATION. CONSULT STRUCTURAL ENGINEER WITH EXISTING PILINGS AND COORDINATE SECTIONS WITH ENGINEER.

<table>
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Project number: 11 GADSDEN
Date: 12/28/2020
Checked by: SY
Scale: 3/4" = 1'-0" 3 WALL SECTION AT BRICK VENEER

11 GADSDEN
SECTIONS

A301

PRELIMINARY
NOT FOR CONSTRUCTION

2020 COPYRIGHT SIMONS YOUNG + associates
Agenda Item #7

Applicant’s Presentation
Agenda Item #8

182 TRADD STREET
TMS # 457-07-04-019

Requesting conceptual approval for modifications to rear including the installation of deck with shed roof, double glass doors with glass surround, chimney, and stairs.

Category 4 (Charlestowne) C. 1920
Old And Historic District
ARCHITECTURAL DRAWINGS FOR PERMIT APPLICATION

SV1.0 LATEST SURVEY
SP1.0 SITE PLAN AND PROPERTY INFORMATION
A1.1 EXISTING FIRST FLOOR PLAN
A1.2 EXISTING SECOND FLOOR PLAN
A1.3 EXISTING THIRD FLOOR PLAN
A2.1 PROPOSED FIRST FLOOR PLAN
A3.0 EXISTING EXTERIOR ELEVATION
A3.1 PROPOSED EXTERIOR ELEVATION
A3.2 PROPOSED ELEVATION SECTIONS
A5.0 INTERIOR ELEVATIONS
E1.0 SCHEMATIC ELECTRICAL PLANS
S1.0 SPECIFICATIONS
S2.0 STRUCTURAL DESIGN PLANS
S3.0 CONSTRUCTION DETAILS
S3.1 CONSTRUCTION DETAILS

EXISTING REAR ELEVATION

RENOVATIONS
182 TRADD STREET
CHARLESTON, SOUTH CAROLINA  29401
TMS # 457 07 04 019

ARCHITECT:
Clark Ferguson Architect
316 Hydrangea Street
Summerville, South Carolina 29483
Tel: 918.378.0753

INTERIOR DESIGNER:
Bess Lee
Lola & Bess
330 Confederate Circle
Charleston, South Carolina 29407
Tel: 336.601.2601

GENERAL CONTRACTOR:
George Zourzoukis
Mount Pleasant, South Carolina 29464
Tel: 834.214.3383

MECHANICAL CONTRACTOR:
To Be Determined

PLUMBING CONTRACTOR:
To Be Determined

SOILS ENGINEER:
To Be Determined

SURVEYOR:
To Be Determined

LANDLESS CONTRACTOR:
To Be Determined

ELECTRICAL CONTRACTOR:
To Be Determined

MECHANICAL CONTRACTOR:
To Be Determined

LANDSCAPE CONTRACTOR:
To Be Determined

OWNERS:
Gordon and Megan Maner
182 Tradd Street
Charleston, South Carolina 29401
SURVEY NOTES

1. Reference Tax Map Number 457-07-04-019
2. Reference Plat Book C Page 058 dated Feb 18, 1890
3. Property Owner: Dixon Living Trust
4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership of title evidence, or any other facts that an accurate and current title search may disclose.
5. No subsurface environmental conditions or utilities were examined or located by this survey.
6. Anything shown outside the defined boundary of this survey is for descriptive purposes only.
7. These lots have been checked against area FEMA maps and to the best of this surveyor's knowledge, said lot is located in Flood Zone AE (13).
   Ref. Map No. 45096000HJ dated 11-17-2004
   It is the responsibility of the owner and/or builder to verify the flood zone with the governing municipality prior to design and construction.
8. AREA: 0.241 Acre  10497 Sq.Ft.

SITE SURVEY
182 TRADD STREET
LOCATED IN THE
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SURVEYOR'S STATEMENT.
I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Uniform Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.

By: James G.彭思格, P.L.S. No. 30291
Date: 

PREPARED EXCLUSIVELY FOR:
Elizabeth Dixon

GRAPHIC SCALE: 1"=20'

SV1.0
182 Tradd Street
TMS # 457 07 04 019

PROPERTY INFORMATION:
1. SITE PLAN WAS DEVELOPED FROM THE CHARLESTON COUNTY GEOGRAPHICAL INFORMATION SYSTEM.
2. TMS# 457 07 04 019
4. PROPERTY IS ZONED 101 RESID SFR SINGLE FAMILY RESIDENCE.

LOT COVERAGE CALCULATIONS:
LOT SIZE - 0.246 ACRE - 10,698 SQUARE FEET
MAXIMUM BUILDING COVERAGE - 50% = 5,349 SQUARE FEET
PROPOSED TOTAL BUILDING COVERAGE = 25% = 2,268 SQUARE FEET

PROJECT NOTES:
1. A PRELIMINARY SITE LAYOUT IS RECOMMENDED BEFORE FINAL SITE DESIGN OR CONSTRUCTION.
2. FLOOD ZONE SHOULD BE VERIFIED WITH THE GOVERNING MUNICIPALITY BEFORE DESIGN AND CONSTRUCTION.
3. VERIFY SOIL BEARING CAPACITY BEFORE DESIGN AND CONSTRUCTION.
4. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

EROSION CONTROL NOTES:
1. SILT FENCE IS REQUIRED TO BE EMBEDDED TOWARDS CONSTRUCTION SITE.
2. STAKES ARE TO BE SPACE NO MORE THAN SIX (6) FEET.
3. ADDITIONAL ROWS MAY BE REQUIRED PER INSPECTION.
4. ROADS TO BE KEPT CLEAN. CONTRACTOR WILL BE RESPONSIBLE FOR SEDIMENT LEAVING SITE.
5. STORMWATER INLETS ARE TO BE PROTECTED WITH GEOTEXTILE FABRIC OR SILT FENCE WITH GRAVEL.
6. WASHOUT AREA AND DUMPSTER MUST BE LOCATED INSIDE SEDIMENT CONTROLLED AREA.

SET BACKS:
SETBACKS NOT AFFECTED BY THIS PROJECT.

TREES:
NO GRAND TREES AFFECTED BY THIS PROJECT.

PROPERTY LINE
12'-0"

PROPERTY LINE
6'-0"

PROPERTY LINE
25'-0"

PROPERTY LINE
182 TRADD STREET
SUMMERVILLE, SOUTH CAROLINA 29483

GMB BLDG 205
CHARLESTON, SOUTH CAROLINA 29401

DRAWING FOR REVIEW

182 TRADD STREET
SUMMERVILLE, SOUTH CAROLINA 29483

10/16/2020

NERB 20020

George Zourzoukis
Cell 918 378 0753
LICENSED WITH STATE OF SOUTH CAROLINA
MAIL@CLARKFERGUSON.COM
316 Hydrangea Street
Summerville, South Carolina 29483
9. All structural framing lumber exposed directly to the weather or bearing International Fuel Gas Code, 2018 Edition with SC Modifications of the 2018 IRC unless otherwise noted.

4. Where partitions fall between floor joists or trusses, 2 x 4 ladders at 16" on center are required. Tie-down connections to resist uplift must be installed where required. Tie-down connections to resist uplift shall be installed where required.

3. ROOF DEAD LOAD

Flood Zone Notes

Concrete Floors

Wood Floors

Wood Walls

General Concrete Masonry Units (CMU) Notes

Cost of Construction

Timber and Dimensional lumber

Lumber Species and Grade

Mechanical

Assembly Details for This Project

Insulation

Connections

Liability Statement
CONTINUOUS STAP
HOLLOW COLUMN

COLUMN TIE DOWN
NOT TO SCALE

LAP DETAIL
NOT TO SCALE

8 X 8 PIER AND FOOTING DETAIL
NOT TO SCALE

8" X 8" PIER AND FOOTING DETAIL
NOT TO SCALE

FLASHING DETAIL AT DOOR OR WINDOW UNIT
NOT TO SCALE

TYPICAL ROOF SHEATHING AND CONSTRUCTION
NOT TO SCALE
182 Exterior Siding Repair Pictures
182 Exterior Siding Repair Pictures
182 Exterior Siding Repair Pictures
182 Exterior Siding Repair Pictures
182 Exterior Siding Repair Pictures

Left Upper: Photo of existing rear of the house where deck is to be built

Right Bottom: Photo of the back of the house via Rutledge Blvd. Bushes and tree block major view to the rear of the house.
Agenda Item #8

Applicant’s Presentation
Agenda Item #9

44 LEGARE STREET
TMS # 457-12-04-093

Requesting final approval for new vehicular iron gate and hardscaping.

Category 3  (Charlestowne)  C. 1865  Old And Historic District
LAURA AND JAMES BARNHART
SOUTH OF BROAD
CHARLESTON, SOUTH CAROLINA

LANDSCAPE CONSTRUCTION DOCUMENTS
PROGRESS SET

SET NO.: 1

LOCATION MAP

PROJECT DESCRIPTION
Work includes, but is not limited to, installation of new paving, minor grading, plantings, and irrigation system.

OWNER:
LAURA AND JAMES BARNHART
44 LEGARE STREET
Charleston, SC 29401

LANDSCAPE CONTRACTOR:
ABLES LANDSCAPES
4527 HWY 162
Hollywood, SC 29449
TEL: 843.571.4973
REMOVE EXISTING 6' TALL WOOD FENCE

EXISTING MAGNOLIA TO REMAIN

PLANT MATERIAL TO REMAIN AND BE PROTECTED

PLANT MATERIAL TO BE REMOVED

SITE MATERIAL TO BE REMOVED

neighbors driveway (46 Legare street)

Legend

DEMO/LDNG PLANS
SCALE: 1/4" = 1'-0"

BARNHART RESIDENCE
44 Legare St.
Charleston, SC 29401

ABLES LANDSCAPES
44 Legare St.
Charleston, SC 29401

DESIGN AND ALL DETAILS ARE THE EXCLUSIVE PROPERTY OF ABLES LANDSCAPES. ALL RIGHTS RESERVED, DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

BARNHART RESIDENCE
44 Legare St.
Charleston, SC 29401

THU 11.18.20

L1-01

DEMOLITION PLANS
SCALE: 1/4" = 1'-0"
NOTE:
- INCORPORATE MOSQUITO SYSTEM
- ALL BRICK TO BE SAVANNAH GREY

- SYNTHERIC TURF 816 SQ. FT.
- TRAVERTINE PAVING 1.1
- STEPPING STONES 1.2
- DECORATIVE GATE 2.1
- 7' Stucco Wall
- BRICK APRON 2.2
- Decorative Iron Gate

SHED
- 55 GALLON DRUM FOR MOSQUITO SYSTEM TO BE LOCATED HERE
- CONCRETE PAD
- SS GALLON DRUM FOR MOSQUITO SYSTEM TO BE LOCATED HERE
- SHED TO BE PAINTED COLOR: LIGHT WHITE
- RECREATE SIDE TRELLIS OUT OF WOOD.
- REPAINT TRELLIS

HOUSE
- TRAVERTINE PAVING

PORCH
- TABBY CONCRETE WITH LEADER COURSE BRICK BORDER. SCORED AS SHOWN.
- TABBY TO BE SMALL CRUSHED OYSTER SHELL.

STUCCO WALL
- REPAIR BLUESTONE ALONG SIDEWALK.
- CONTACT CITY ABOUT COLLAPSING STREET DRAIN INLET

WALLS & GATES
- 7' Stucco Wall
- Decorative Iron Gate

EX. NEIGHBORING HOME

4 NEW DOORS FOR SHED,
MATCH EXISTING BARN DOOR.
- ALL DOORS TO BE STAINED AND GLOSSED.
- SHED TO BE PAINTED COLOR: LIGHT WHITE

CONTACT ABLES LANDSCAPES FOR MORE INFORMATION.
**Brick Notes:**

1. All bricks to be Old Carolina Brick Company. Color to be Savannah Grey.
2. Sides of brick with sand or lime coating to be considered finished side - only finished sides to be exposed.
3. Brick pavers in right angle herringbone pattern laid flat with max. vertical tolerance of 1/8".
4. Brick sizes vary. Joints widths: min. 1/16", max. 3/8". Strive to keep joints as tight as possible. Center line of joints to be straight and in line with path.
5. Swept joints to be filled with 4:1 sand/mortar mix. Mortar to be Type 200N, ivory buff color. Mix into slurry, sweep into joints and hose down right away to avoid mortar setting on top of brick. Repeat a minimum of twice until all voids are filled.
6. All exposed mortar joints to be raked. Max. width 3/8", ivory buff color.
7. Dimensions indicated on layout plans shall be considered from the nearest edge of brick. BUTT JOINTS WITH 1/16" - 1/8" GAP. SWEEP GAPS WITH SAND A MINIMUM OF TWICE UNTIL ALL VOIDS ARE FILLED.
8. Dimensions given are from edge to edge of stretcher or face to face of brick (unless otherwise present).
9. Do not pressure wash bricks or allow acid to come in contact with it.

---

**Stone Paving**

- 6" x 24" x 1" Bedding sand

**Stepping Stone 1**

- 3" thick mortar bed (Type S) locked in with 1" extra mortar around lower edges of stone

---

**Barnhart Residence**

44 Legare St.
 Charleston, SC 29401

---

**Ables Landscapes**

4121 Old Hwy 165 North Charleston, SC 29410
 tel: 843.257.4972
NOTE:
1. ADJUSTMENTS WILL BE MADE PER IRONSMITH'S COMMENTS
2. LANDSCAPE ARCHITECT TO REVIEW FINAL DRAFT FROM IRONSMITH
3. GATE TO OPEN INTO DRIVE.
4. GATE TO HAVE AUTOMATIC OPERATOR

4'-0" METAL FRAME, PAINTED BLACK
2" METAL FRAME, PAINTED BLACK
1" METAL CROSS LATTICE, PAINTED BLACK
2" MIN. CLEARANCE
6" METAL POSTS, PAINTED BLACK
HARDWARE BY OTHERS
METAL DETAILS, PAINTED BLACK

#4 REBAR @ 24" O.C. TIED TO FOOTING
(2) #4 REBAR, CONTINUOUS
10" X 12" X 16" CMU WITH #6 FLUSH MORTAR JOINTS - PACK ALL Voids WITH MORTAR

7'-3" FLUSH MORTAR JOINTS - PACK ALL Voids WITH MORTAR

NOTE:
1. ADJUSTMENTS WILL BE MADE PER IRONSMITH'S COMMENTS
2. LANDSCAPE ARCHITECT TO REVIEW FINAL DRAFT FROM IRONSMITH
3. GATE TO HAVE AUTOMATIC OPERATOR

7'-0" COMPACTED SUBGRADE

NOTE:
STUCCO COLOR TO BE PAINTED TO MATCH SHED COLOR

1. ADJUSTMENTS WILL BE MADE PER IRONSMITH'S COMMENTS
2. LANDSCAPE ARCHITECT TO REVIEW FINAL DRAFT FROM IRONSMITH
3. GATE TO HAVE AUTOMATIC OPERATOR

BARNHART RESIDENCE
44 Legare St.
Charleston, SC 29401
OLD CAROLINA BRICK - SAVANNAH GREY

BRICK & OYSTERSHELL TABBY CONCRETE
PLANTING NOTES:

1. The landscape contractor is responsible for contracting the utility locator service, no cuts (1.800.922.0983) to locate all existing underground electrical and telephone utilities. Contractor to make this contact prior to beginning construction.

2. Landscape contractor shall verify plans in the field and notify L.A. of any discrepancies prior to construction.

3. Tree plantings and bed lines shall be staked by contractor for approval by L.A. prior to installing tree. The L.A. reserves the right to make adjustments to planting locations as needed.

4. Base soils include all indicated graded swales, berms, plantings, mulching, irrigation system, and back-fills. Newer irrigation system to provide wider coverage to all plant beds on site and to include a rain gauge.

5. Add fine pine mulch to all beds at 3" depth unless otherwise noted.

6. Landscape contractor is responsible for maintaining all plants and work during the course of the project until final acceptance by L.A.

7. Landscape contractor to guarantee plant material for (1) one year from the date of initial planting.

8. The landscape contractor shall exercise extreme caution in areas where additional suspected underground utilities may exist. The landscape contractor shall be responsible for all damages existing utilities, both known and unknown, also, the landscape contractor must follow industry standard safety practices while working near underground utilities.

9. The landscape contractor shall provide temporary irrigation system services, permits and fees as needed.

10. Landscape contractor to install 3" bee's ferry compost or approved equal to all beds and fine grade to provide smooth transition into existing grades. Fine grade to prevent ponding.

11. Plant material list is prepared for estimating purposes only. Contractor shall make their own quantity takeoffs using drawings to determine quantities to their satisfaction. Contractor shall report any discrepancies which may affect bidding to L.A.

12. If seasonal conditions necessitate the need for container grown stock when balled and burlapped plant material is specified, contractor must notify L.A. for approval.

13. If present, landscape contractor to include all pumps and filters suitable for aquatic plant culture in pools.

PLANTING LIST:

<table>
<thead>
<tr>
<th>ABBR.</th>
<th>QUANTITY</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>TYPE</th>
<th>SEED</th>
<th>SPACING</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD</td>
<td>4</td>
<td>Cupressus sempervirens</td>
<td>Hinoki Cypress</td>
<td>CONIFER</td>
<td>18&quot;</td>
<td>1/4&quot;</td>
<td>FULL PLANT</td>
</tr>
<tr>
<td>CL</td>
<td>2</td>
<td>Citrus aurantifolia</td>
<td>Lemon Tree</td>
<td>DECIDOUS</td>
<td>18&quot;</td>
<td>1/4&quot;</td>
<td>FULL PLANT</td>
</tr>
<tr>
<td>DB</td>
<td>2</td>
<td>Zelkova serrata</td>
<td>Korean Zelkova</td>
<td>DECIDOUS</td>
<td>18&quot;</td>
<td>1/4&quot;</td>
<td>FULL PLANT</td>
</tr>
</tbody>
</table>

DECIDOUS & EVERGREEN SHRUBS:

<table>
<thead>
<tr>
<th>ABBR.</th>
<th>QUANTITY</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>TYPE</th>
<th>SEED</th>
<th>SPACING</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>FK</td>
<td>8</td>
<td>Philadelphus 'Krinkle'</td>
<td>Fringe Tree</td>
<td>DECIDOUS</td>
<td>7&quot;</td>
<td>1/4&quot;</td>
<td>FULL PLANT</td>
</tr>
<tr>
<td>CS</td>
<td>9</td>
<td>Cornus sericea 'Sibirica'</td>
<td>Redosier Dogwood</td>
<td>DECIDOUS</td>
<td>18&quot;</td>
<td>1/4&quot;</td>
<td>FULL PLANT</td>
</tr>
<tr>
<td>RP</td>
<td>6</td>
<td>Phytolacca americana</td>
<td>Pokeweed</td>
<td>DECIDOUS</td>
<td>18&quot;</td>
<td>1/4&quot;</td>
<td>FULL PLANT</td>
</tr>
<tr>
<td>HM</td>
<td>3</td>
<td>Hydrangea macrophylla 'Nikko Blue'</td>
<td>Nikko Blue Hydrangea</td>
<td>DECIDOUS</td>
<td>7&quot;</td>
<td>1/4&quot;</td>
<td>FULL PLANT</td>
</tr>
</tbody>
</table>

FERNS, GRASSES, & GROUNDCOVERS:

<table>
<thead>
<tr>
<th>ABBR.</th>
<th>QUANTITY</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>TYPE</th>
<th>SEED</th>
<th>SPACING</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>L</td>
<td>34</td>
<td>Festuca rubra 'Kanekan'</td>
<td>Kanan Kan Grass</td>
<td>GRASS</td>
<td>16&quot;</td>
<td>1/4&quot;</td>
<td>FULL PLANT</td>
</tr>
<tr>
<td>RV</td>
<td>34</td>
<td>Dianthus 'Korea Rose'</td>
<td>Korea Rose</td>
<td>DECIDOUS</td>
<td>16&quot;</td>
<td>1/4&quot;</td>
<td>FULL PLANT</td>
</tr>
<tr>
<td>EU</td>
<td>34</td>
<td>Oncidium japonicum</td>
<td>Japanese Onion</td>
<td>FLOWERS</td>
<td>4&quot;</td>
<td>1/4&quot;</td>
<td>FULL PLANT</td>
</tr>
<tr>
<td>C</td>
<td>34</td>
<td>Carex Pennisetiformis</td>
<td>Pennisetum Grass</td>
<td>GRASS</td>
<td>16&quot;</td>
<td>1/4&quot;</td>
<td>FULL PLANT</td>
</tr>
<tr>
<td>5</td>
<td>34</td>
<td>Dichondra 'Korea Blue'</td>
<td>Korea Blue Grass</td>
<td>GRASS</td>
<td>16&quot;</td>
<td>1/4&quot;</td>
<td>FULL PLANT</td>
</tr>
</tbody>
</table>

Palm Tree Planting:

- True to be free of damage (chain marks, burns, gouges, etc.) and have uniform taper
- 3' depth mulch
- Soil berm to hold water
- Bare root - remove plastic if present
- Prepared planting soil
- Undisturbed soil

Palm Tree Planting:

- 12' min
- 3' depth mulch
- Soil berm to hold water
- Bare root - remove plastic if present
- Prepared planting soil
- Undisturbed soil

Groundcover Planting:

- Equal distance spacing, varies by plant type, see plant list
- Set crown of rootball slightly higher than finished grade, gently scarify rootball before planting.
- Remove plant container prior to planting
- Replace with amended backfill

Shrub Planting:

- Add fine pine mulch to all beds at 3' depth unless otherwise noted.

Planting List and Details Scale 1"=1'-0"
LIGHTING KEY

(6) Copper, LED Path Lights

(11) Kichler 12V 1 Light Mini Accent Light Architectural Bronze
Agenda Item #9

Applicant’s Presentation
Agenda Item #10

43 - 47 BROAD STREET
TMS # 458-09-03-325

Requesting conceptual approval of new louvered screening at roof to conceal existing mechanical system.

Category 2 (Charlestowne) C. 1855 Old And Historic District
NEW ROOF SCREENING AT 43-47 BROAD STREET
CHARLESTON, SOUTH CAROLINA

TMS #: 458-09-03-325
ZONING DISTRICT: LB
OLD CITY HEIGHT DISTRICT: 3.5 STORIES
GOVERNING CODE: IRC 2018

SCOPE OF WORK:
- INSTALLATION OF NEW LOUVERED SCREENING @ REAR OF ROOF (FACING ELLIOTT STREET) TO HIDE EXISTING MECHANICAL EQUIPMENT AND TO SERVE AS GUARD RAIL FOR FUTURE ROOF DECK
- NOTE: ANY FUTURE ROOF ACCESS TO BE LIMITED TO SINGLE RESIDENTIAL UNIT @ 3RD FLOOR AND SHALL NOT BE VISIBLE FROM ANY PUBLIC R.O.W.

DRAWING SCHEDULE:
A-001 TITLE + DRAWING SCHEDULE + SANBORN MAPS
A-002 EXISTING CONDITIONS + CONTEXT PRECEDENT PHOTOS
A-101 EXISTING + PROPOSED ROOF PLAN
A-201 BUILDING SECTION + EXISTING + PROPOSED 3D VIEW
A-202 EXISTING + PROPOSED 3D VIEW
43-47 BROAD STREET
NEW ROOF SCREENING AT EXISTING CONTEXT + PRECEDENT IMAGES

AERIAL VIEW OF THE VICINITY, LOOKING SOUTHEAST
VIEW OF SOUTHWEST CORNER OF BUILDING PARAPET FROM CHURCH STREET
VIEW OF REAR OF BUILDING FROM ELLIOTT STREET
VIEW OF SIMILAR PARADIGM (29 BROAD) FROM ELLIOTT STREET
PRECEDENT FOR LOUVERED SCREENING DETAIL ON ELLIOTT STREET

JULIA F. MARTIN ARCHITECTS
1100 College Avenue, 8th Floor
Charleston, SC 29403
www.juliamaartin.com

43-47 BROAD STREET
NEW ROOF SCREENING
EXISTING CONTEXT + PRECEDENT IMAGES
A-002
NOTE: THIS ROOF PLAN WAS PROVIDED BY OTHERS; ALL CONDITIONS TO BE FIELD VERIFIED.

PRESUME CONDENSER UNIT TO BE RELOCATED - LOCATION TBD

MEMBRANE ROOFING TO BE REPAIRED AS NEEDED

EXISTING HISTORIC PARAPET TO REMAIN (TYP)

ALL CHIMNEYS TO REMAIN

LOWER ROOF OF ADJACENT BUILDING BELOW

NOTE: ALL EXISTING PENETRATIONS + EQUIPMENT TO BE FIELD VERIFIED

NOTE: ALL MECH. EQUIPMENT TO BE SCREENED BY LOUVERED PANELS (TYP.)

GUARDRAIL @ INTERIOR PERIMETER AS REQ'D FOR LIFE SAFETY

OPTIONAL CONCEALED ROOF TERRACE - NOTE: ACCESS + RAILINGS SHALL NOT BE VISIBLE FROM PUBLIC R.O.W.

LOUVERED PANEL SCREEN/ GUARDRAIL (SAPELE OR EQ. PAINTED TO MATCH PARAPET COLOR); RETURN @ EAST SIDE AS INDICATED (ENSURE NO VISIBILITY FROM BROAD STREET)
NEW ROOF SCREENING AT
43-47 BROAD STREET

EXISTING VIEW FROM CHURCH STREET

PROPOSED VIEW FROM CHURCH STREET

LOCATION OF NEW LOUVRED PANEL TO BE IDENTICAL TO EXISTING PANELS PAINTED TO MATCH PARAPET COLOUR

BUILDING STRUCTURAL AXES FOR REFERENCE

TOP OF WEST SIDE PARAPETS

OPTIONAL CONCEALED ROOF TERRACE BUSHING

BUILDING SECTION IMPOSED ON WEST ELEVATION

1/4" = 1'-0" (1/8" = 1'-0")
Agenda Item #10

Applicant’s Presentation