BOARD OF ARCHITECTURAL REVIEW - SMALL

January 27, 2021
4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bar
Protocol

To participate in the Virtual Board Meeting please refer to the following instructions:

MEETING LINK: https://us02web.zoom.us/j/84739934864
To access via phone, dial 1 (312) 626-6799  Webinar ID# 847 3993 4864.

Information on each application, including documents submitted by the applicant, and results after the meeting, will be available online at www.charleston-sc.gov/bar

The meeting will be recorded and livestreamed to the City of Charleston BAR-S You Tube channel at https://www.youtube.com/channel/UCBofP1rUHR3PnAGIY3w7a5Q/playlists. Information on the applications will be available at www.charleston-sc.gov/bar in advance of the meeting.

Public Comment Instructions:
Written comments are received by the Board in advance of the meeting and will be acknowledged into the record and summarized; if this is a concern, you are encouraged to sign up to speak at the meeting.

Please submit written comments and sign up to speak via the Citizen Participation webpage http://innovate.charleston-sc.gov/. Comments and registration must be received by 12:00 p.m., on the DAY BEFORE THE MEETING. If you need assistance please call 843-724-3765.
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:
  • 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.

  • 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.

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

  • 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.
Protocol

Board:
- Board members will be polled by the Chairperson for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nay, not in favor”. The Chair shall re-read the motion verbatim for accuracy.

- If a Board member needs to recuse, he or she 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.

- Results and staff comments will be posted on the City website at www.charleston-sc.gov/bar.
- These proceedings are being recorded and broadcasted to the City of Charleston’s You Tube Channel.
Agenda Item #1

29 Legare Street
TMS # 457-11-04-105

Request final approval for new handrail at front steps.

Category 2  |  Charlestowne  |  c. 1835  |  Old and Historic District
Owner:  Hillary Lamendola
Applicant:  Glenn Keyes Architects
Agenda Item #1

Applicant’s Presentation
Agenda Item #2

171 E Bay Street
TMS # 458-09-01-118

Request appeal of staff denial for extraneous information on signage.

Not Rated  |  French Quarter  | c.  | Old and Historic District

Owner:  Parsell Enterprises
Applicant:  Charleston Sign
Agenda Item #2

Applicant’s Presentation
1. 2" DEEP CNC ROUTED HDU PANEL
   DIMENSIONAL COPY / LOGO / OUTLINES
   DOUBLE-FACED
   CHAIN HUNG ON EXISTING POLE

2. 2" DEEP CNC ROUTED HDU PANEL
   DIMENSION COPY
   DOUBLE-FACED
   TWO MOUNTING ANCHORS ON TOP

9.0 SQ FT
Agenda Item #3

42 Charlotte Street
TMS # 459-13-01-174

Request preliminary approval for new construction of duplex.

New  |  Mazyck-Wraggborough  |  Old and Historic District

Owner:  John Paul Huguley
Applicant:  John Paul Huguley
Agenda Item #3

Applicant’s Presentation
PROJECT GOAL

DESIGN WITH GRADUATES, STUDENTS, AND ARCHITECTURE PROFESSORS OF THE AMERICAN COLLEGE OF THE BUILDING ARTS AND VISITING ARCHITECTS, A STRUCTURE THAT INCORPORATES TRADITIONAL AND SUSTAINABLE DESIGN, MATERIALS, AND CONCEPTS.

THE PROJECT GOAL IS TO COMMISSION GRADUATES TO WORK ALONGSIDE PROFESSIONALS TO DESIGN AND BUILD, CAREFULLY STITCHING TOGETHER A DREAM OF ARCHITECTURE THAT HUMBLES AND TEACHES ABOUT DESIGN, COST SAVINGS, NEW VERSUS OLD BUILDING TECHNOLOGY, ALL TO PROVIDE A LIVING LABORATORY SHOWCASING THE QUALITY OF BUILDING ARTS.

STAFF COMMENTS

2. "Simplify the conservatory form and detailing as part of the previous Board motion. The massing, design, height, details and form should be restudied. It will be the most prominent part of the project and therefore should be reviewed the most carefully." We changed the 8-sided shaped conservatory to more of a rectangle. After zoom call with City Architect, we clipped the corners and added a cricket roof to separate the structure but keep it connected. We restudied the roof vents and agreed with Historic Charleston Foundation that the vents can be reduced to one pane high. The overall height reduced again.

ZONING D1-RF: FEMA X-ZONE

SUBMITTED TO BZA: REVIEWED 18 JANUARY, 2022.
WE WILL COMPLY WITH ZONING: SITE VISIT FOR TREE PROTECTION AND SETBACKS
EXISTING SITE PLAN
AT 1/32" = 1'-0" SCALE
PREVIOUS PROPOSED SITE PLAN
AT 1/32" = 1'-0" SCALE

PROPOSED SITE PLAN
AT 1/32" = 1'-0" SCALE
EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

GARDEN WALL SEPERATING 40 & 42 CHARLOTTE ST.

INGRESS/EGRESS/UTILITY EASMENT

WOODEN FENCE INSIDE PROPERTY LINE

GRAND TREE: OAK

TREE: PECAN

VIEW OF GARDEN WALL LOOKING NORTHWEST

GARDEN WALL CONSTRUCTION USING SUSTAINABLE TECHNOLOGY

RENDERING OF GARDEN WALL DURING EDUCATIONAL WORKSHOP

PREVIOUS SUBMITTAL REVIEWS

DRAWINGS FOR REVIEW AND APPROVAL BY CHARLESTON CITY BOARD OF ARCHITECTURAL REVIEW

FORTY-TWO CHARLOTTE STREET
CHARLESTON, SC 29403

BUILDING ART LLC.
JOHN PAUL HUGULEY
JOHNPAUL.BUILDINGART@GMAIL.COM

+1(843)670-5245

DRAWN BY:
MARTYN DELO
STEVEN FANCSALI
JACK DUNCAN
TOM MORRISON
JOSEF PAUTSCH
ANNIE ARTHUR

1ST REVIEW 04/08/21
2ND REVIEW 07/08/21
3RD REVIEW 10/28/21

40 CHARLOTTE ST. KITCHEN HOUSE

38 CHARLOTTE ST.
EXISTING SITE SECTION

SCALE: 1/32" = 1'-0"
CURRENT ADJACENT PROPERTIES SITE SECTION

SCALE: 1/16" = 1'-0"
CURRENT ENGLISH BASEMENT
SCALE: 1/8" = 1'-0"
EXTERIOR MEASUREMENT
BASEMENT 1,908 SF

OLD ENGLISH BASEMENT
SCALE: 1/8" = 1'-0"
TOTAL FOOTPRINT 2,446 SF
EXTERIOR MEASUREMENT

FORTY-TWO CHARLOTTE STREET
CHARLESTON, SC 29403

DRAWINGS FOR REVIEW AND APPROVAL BY CHARLESTON CITY BOARD OF ARCHITECTURAL REVIEW

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PREVIOUS SUBMITTAL REVIEWS
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1ST REVIEW 04/08/21
2ND REVIEW 07/08/21
3RD REVIEW 10/28/21
PREVIOUS SOUTH ELEVATION (FRONT)

SCALE: 1/8" = 1'-0"

STANDING SEAM ROOF (TYP)
PARAPET CAP STONE OR SIMILAR
CUSTOM METAL CASEMENT WINDOWS BY BLACKSMITHS 4 OVER 4 TYP 2ND FLOOR
POTENTIAL SOLAR FILM ON STANDING SEAM SHED
HIDDEN DOWNLIGHTING UNDER CANOPY TYP
CUSTOM METAL CASEMENT WINDOWS BY BLACKSMITHS 4 OVER 5 TYP 1ST FLOOR
LIME WASHED BRICK
LIME STUCCO FLOWER BED WALL

T/RIDGE - 45.25'
T/WINDOW - 36.46'
T/2ND FLOOR 28.25'
T/HCS - 27.25'
T/WINDOW - 26.93'
LIME STUCCO BASE
FFE/1ST FLOOR 16.75'
PROPOSED GRADE - 16.25'
EXISTING GRADE - 15.5'

POTENTIAL SOLAR FILM ON STANDING SEAM SHED DORMERS (TYP)
CURRENT SOUTH ELEVATION (FRONT)

SCALE : 1/8" = 1'-0"

STAFF COMMENTS

1. "In general, the massing of the project has not been radically changed. In an attempt to accomplish this, eliminate the cross gable entirely. This appears to be a change that would not hinder the overall function of the house but would have a large impact on the mass since this prominent volume directly faces the street."

We removed the cross-gable and added a dormer to the south side. This took away the kitchen for Unit B, we studied many options, and have added that kitchen to the North side where it is not visible, with an open porch below. We are having an updated survey and tree company confirm the shifting of the building, so not to harm the great oak tree.

3. While we encourage the use of solar panels and solar film, the location for it should be located elsewhere and the awning should be eliminated.”

We have removed the awnings.

4. Eliminate the wall for the planter bed which appears as a porch foundation, and in doing so, potentially, refine the egress wells with simple caps.”

We have removed the planter beds.

Board Comment: “Eliminate or restudy form and aesthetic of cupola element.”

We restudy the function, form and aesthetics of the cupola. The cupola will exhaust the excessive heat that rises and builds up, this is part of the sustainability systems of the house heating and cooling. The Velux system is presently being used and opens to exhaust the heat and with it rain sensor closes automatically, all controlled by an app with settings. We again reduced the height and width slightly to accommodate the Velux system. We have added vents to change the aesthetic.
PREVIOUS SOUTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

CURRENT SOUTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"
PREVIOUS NORTH ELEVATION (REAR)

SCALE: 1/8" = 1'-0"
PREVIOUS WEST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"

CURRENT WEST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"

STAFF COMMENTS
2. "Simplify the conservatory form and detailing as part of the previous Board motion. The massing, design, height, details and form should be reviewed. It will be the most prominent part of the project and therefore should be reviewed the most carefully."

We changed the 8-sided shaped conservatory to more of a rectangle. After zoom call with City Architect, we clipped the corners and added a cricket roof to separate the enclosure but keep it connected. We included the roof vents and agreed with Historic Charleston Foundation that the vents can be reduced to one pane high. The overall height reduced again.
FIRST FLOOR HEIGHT 11'-0"'

2ND FLOOR HEIGHT TO PLATE 9'-2"

PLATE TO RIDGE 7'-10"

BUILDING SECTION
SCALE: 1/4" = 1'-0"
1. WINDOWS WILL BE EITHER OPERABLE OR FIXED.
   HINGE MECHANISM FOR OPERABLE WINDOWS T.B.D.
2. WINDOW SIZE & PANE ARRANGEMENT VARIES, BUT CONSTRUCTION IS SIMILAR FOR ALL SIZES.
PROPOSED SITE PLAN W/ SETBACKS

SCALE: 1/16" = 1'-0"

PROPERTY LINE
FENCE LINE (EXISTING)
SETBACK LINE
Proposed Duplex at 42 Charlotte Street.  

Johan Venning House, Lumber Merchant, Built in 1831    FRONT HOUSE “PRIMARY” @ 40 Charlotte St  
Located in the Garden District.  3 Story (with English Basement + ½ Story at Attic Level) Height 44.9’

Walker Family (1877-1955) Imported Stone: Marble Steps and Mantles
S-I: Lot Size Study of a Grid Lot Verse Non-Grid Depth:

**Grided Example:** 49 Charlotte Street Depth = ~112’ and Backs up to 6 & 10 Henrietta Street ~ 112’
Total Depth thru Block is 224’

**Non-Grided:** 40/42 Charlotte Street Lot Depth: 254’ Backs up to 45 & 47 Chapel Street Depth: ~112’
The Total Depth thru Block there is 367’; Our Lot is ~ 81’ x ~254’ = 20,655 Sq Ft or .48 acre
Zoning: DR-1F; Fema X- Zone
Section thru entire Lot of 40 & 42 Charlotte Street:
The Front of New Proposed sits ~195.6’ back from Right of Way
Our proposed height is 29’ where the Primary Structure is over 44.9’
Goals for the Proposed Layout and Design Concept of a Duplex: 42 A & B Charlotte Street:
Weighing the options that define the architectural craftsmanship that I want to create with my graduates of the American College of the Building Arts, versus the highest and best use for the Property, I am proposing first a Carriage Style house that anchors the rear lot verse the Options of multi-tiny houses that are more financially beneficial and popular today. With creativity we want the one structure to appear exactly that, but for my purpose it will be a duplex but can easily be converted to a single family.

Creating a Great Living Laboratory for ACBA graduates, inspiration pictures
Respect the Grand Tree on the East Property line
Appear as a Single Unit with Traditional Building Materials and Techniques
Married with Contemporary Sustainable Practices
Straw Bale Wall between 40 and 42 Charlotte St. Built as a Sustainable Example

Cob Base hand-messed into the Straw on North Face of wall; Before Lime Stucco
South Face of Wall used Stucco: Jet applied Lime Base in faction of time
21 Charlotte Street; Street View; Recent Neighborhood additions at the rear

21 Charlotte Street: Historic Front House (Circa 1873) ~ 1,900 sq ft footprint
Lot is 61’ x 250’ ~ 15,250 sq ft or .34 acre will allow 6 units
Four New Units Recently Added; 24.5’ x 26.5’ = 650 sq ft x 4 = over 2,500 sq ft footprint
Comparison: 40/42 Charlotte Zoning: DR-1F and 81’x 255’ @ .48 acre it will allow 9 units
S-I: Historic Forms as Precedent
Our Evolution of Form; Sanborn 1888:
Examples of Similar Appropriate Forms
The Main Structure from the Original was reduced in depth by 3’ to the present 35’

Proposed 42 A & B Charlotte Street:
A. Footprint (East) 761 Sq Ft
B. Footprint (West) 965 Sq Ft
Common 449 Sq Ft.
Total of Two Units Footprint 2,175 Sq Ft.

For Comparison: Primary Structure 40 Charlotte Footprint
Main House: 2,314 Sq Ft
Kitchen House 410 Sq Ft
2,724 Sq Ft

To Be in Compliance with 54-306; and 54-308
We Compressed the Shape by 35% from where we started
We have been able to keep it in one Structure.
We Have reduced the height from 30’-6” presently to (29’); compared to Primary structure at 45’
We have reduced depth to protect the tree
We have removed over 13% of Mass from the Cross-Gable
S-VII: Glass Conservatory
Conservatory Glass Structure at 40 Charlotte Street:
Paying respect to the Glass Structure that is documented for over 77 years on the West Property Line

1852 Bridgen Allen Map; 40 Charlotte Street (with Three Structures)
Glass Structure Exists for over 77 Years
21 Legare Street: Carriage House Runs Parallel to Legare; Has Full Parapet Walls;
(Carriage House Stretches across entire Rear Lot)

S-IV: Height Comparison to 42 Charlotte to Chapel Street Properties on the Next Street

**STUDY: Height of Adjacent Buildings (at Ridge):**

Front House Height 40 Charlotte St: 44.9’

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<tr>
<th>Building</th>
<th>Height</th>
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<tr>
<td>Proposed 42 Charlotte</td>
<td>29’</td>
</tr>
<tr>
<td>45 Chapel</td>
<td>34.8’</td>
</tr>
<tr>
<td>47 Chapel</td>
<td>31.7’</td>
</tr>
<tr>
<td>49 Chapel</td>
<td>37.5’</td>
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</tbody>
</table>

View from 40 Charlotte Looking North to 42 Charlotte and Rear Structures on Chapel
Modeling of Masses and Views

Rough Model View between 40 and 44 Charlotte of 42 Charlotte (Note Cupola is ~213’ from Sidewalk) Note that Charlotte Street sits 4’ below the base of the Wall. So the only visible part will be most of the conservatory, and the two western (left) roof dormers. You will not be able to see doors and windows on the first floor. All the Front Primary House and landscape has been omitted. The cupola will not even be in clear site from the public right-away.
Recap:

New Proposed Duplex Carriage House

**Sits 211’ CL** from Charlotte St. & 155’ CL to Chapel St.
Typical Lot in Adjacent blocks are ~112’ deep; Our Lot is 255’ (Double plus 30’)
It’s Orientated Parallel to street like the Front House 40 Charlotte
There are over 53 Existing Rear Structures in Lower Peninsula Parallel to Street
There were and still are a significant number in our neighborhood;
There are 2 great examples within few feet of this proposed structure
The Footprint is less than the primary structure and half- as-such given a duplex plan
The Conservatory is rare to Sanborn Maps in the Peninsula and should be incorporated in design
The Height (29’) is subordinate to the Primary Structure: 40 Charlotte St. at 44.9’ and
The Height is less than all three ridges of Rear properties on Chapel Street in our Study
The Material Choices are driven by all the historic & sustainable trades ACBA teaches
These materials are appropriate and as demonstrated in examples of Carriage Houses in Chs

Design Inspiration

Design Foot Notes:
Cupolas are found on the Sanborn Maps; not only for light, they are critical to release rising hot air
Using one structure at the Rear verse 4 to 6 Micro-Houses; respects Historic forms
In respect to Neighbors to North, A single building at 2 stories is better than multiples at 3 stories
And by honoring a full setback at the Rear of proper, and a wider but shorter house, give more sun
We have with engineers & will be managing all water runoff; Capturing as part of Sustainable Plan

Requested Letters of support from immediate neighbors and others I have met on the street; over 20 letters and each was contacted with new updates and continued support, see summary
Studies Index (Eleven Study these are their summaries):

______ S-I Given the neighborhood fierce objection to the collection of tiny square houses, that seem foreign in form and materials; What are the historic building precedent forms for a single structure that can house two units (duplex).

- Our in-depth study of Sanborn Map shows how our neighborhood and surround, was a working-class neighborhood. We have great detailed history and chain of title for this property (Page 2 Drawing Set) that shows the Carpenters, Lumber merchants, and Stone importers all as the first owners and building of this site. Christina Butler describes it more in depth with the German immigrants and the brick structures they build like Wagon Shed which are utilitarian shaped large buildings behind these huge houses on deep lots. We have great Sanborn examples but 304 to 308 Meeting Street near our site, is the best residential front comparing the sizes to the rear. Our neighborhood has many examples of large rectangular deep rear structures.

______ S-II Can a rear structure be oriented parallel to the street?

- Our Study easily showed there are over 50 examples in the historic district that still exist, with over 17 of those clustered near this project site. Maps and spreadsheets listed all the properties clearly. Further Studies Listed 39 more historic structures oriented parallel to the street that had been torn down.

______ S-III Can a rear subordinate structure be brick if the front structure has wood lap siding?

- Many subordinate structures or working structures like kitchen houses and industrial barns we often brick, for obvious reasons. Architecturally, brick structures were even scaled smaller than the front house, but still had beautiful details by craftsmen. Easy examples to see from a corner lots would be Albert Simons, the founder of the BAR home at 8 South Battery, or the “Theodore Gaillard House” 60 Montagu.

______ S-IV Study how the rear structure of 42 Charlotte, might compare in height to structures behind it on Chapels Street.

- Per “Submittal Requirements”(page 4) this is only required for “Primary” Structures, meaning ones that are on the front street. Not ones that are on a separate street, with minimal view if any. Note there was an additional useful study done as a section through the lot, showing that the front “Primary” house is ~45’ and the new proposed structure at the rear is only 29’ (16’ lower). And that this structure sits only partially visible and 194’ from the public-right away 194’;
- It should be noted, that even though we started near 30’ in height in the design process, we are way below a subordinate rear structure to the “primary” structure. (See Study Main-Sept-I)

______ S-V To incorporate our Sustainable program at ACBA into a new residence, we studied historic option to know how our predecessors dealt with significant heat gain in this working case neighborhood.

- The obvious and most effective is exhausting rising heat through cupolas and or lanterns. We have incorporated a Velux automatic heat dump window in the cupola that will also close automatically from rain sensor.
- An additional benefit to this option is the indirect lighting into the space below. This option is significant because it reduces heat gain, save on cooling and lighting bills electric bills. This light will now be filtered by shutters.
- We suggested automated skylights, and they exhaust heat, but have huge heat gain. They also can get in the way of solar. This idea was not supported by BAR or Preservation groups.

______ S-VI Are shed dormers a Charleston Vernacular, and can you compare gable to sheds in a study.

- We not only did a study early on based on Conversations with Kim, and Andrew Gould about different dormers, Eyebrows, Gables, Hips; Then working with Code Compliance for exit and sustainable with solar, shed roofs which are the most simply in style and are historically in Charleston in the 1800’s (See Report of over 20 examples).
Research any historic precedent to glass structures in historic Charleston

- Harlan Greene assisted, and I looked through every birds-eye and Sanborn map and only found the reference to our structure as a glass building. The was a conservatory at Drayton Hall. A few early pictures piazza getting closed in for garden uses. We did uncover a plat dating 1852 showing the structure already there. And maps for 77 years where the glass structure remained.

Three Additional Mass, Height, Scale Studies: Calculation Worksheet

Main-Jan-I: S-VIII. Main Masonry Structure: Worksheet Calculation of Height, Footprint and Mass

It’s hard to perceive all Mass sometimes. So we made a clear Excel worksheet so you can see the calculations of Volume which directly related to Density. Density is proportional to Mass and inversely proportional to volume. For simplicity, we did not include the cupola in this the Main Masonry structure, we separated it into its own study (see Cup-Jan-I). We also left out the dormers in both, since they are the same. To be consistent we calculated the gable roofs the same. The results are that since July, every study and all proposal have decreased in volume and therefore in Mass.

Conservatory: Worksheet Calculations for Height, Footprint & Mass

The conservatory was the biggest shock regarding mass reduction. We omitted the balcony in this calculation, so the reduction in volume/mass is very conservative. We also simplified the curved roof to make calculation easy. We loose an entire floor and balcony; we reduce the height by 4.5', we moved from a huge rectangular metal fabricated box to a whimsical forged curved “folly-like” roof line. The mass was reduced by over 58%, and sadly the footprint by 45% + losing an addition floor. It was recommend to make it more free standing and simplify the footprint shap.

Cupola: Worksheet Calculation for Height and Mass

The cupola has reduced in volume/mass by 40%. It is critical to the sustainable part of this structure. And the height has dropped 2.6’. We made studies at 50% and met with Staff and all agreed that is was too small so we picked with staff a 60% of the original.

Windows: Worksheet Calculation for Window Area Reduction

Its was surprising for us to clearly see that an area the size of 4.4 windows (ones the dormer size) was eliminated at the most recent submittal. I agreed with Kim, that the drawings, although accurate and double checked, it is hard to see in the drawings or on a screen that we literally removed over 4 full windows by a ~11% reduction
Sanborn 1888: Within a few Blocks We Have Many Examples of Appropriate Forms
STUDY Shows: Over 50 Existing Rear Structures: Rectangular and oriented parallel to the front street

S-II: Can a Rear Structure be oriented parallel to the Street
Study: S-II. Over 54 Examples that still Exist;  
Over 17 of those are clustered in my neighborhood

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Further Study of Buildings Lost:

Historical Study Immediate Neighborhood 39 Structures that Are No Longer Standing that Ran Parallel to Street
### S-II: Can a Rear Structure be oriented parallel to the Street

#### Rear Structures that ran Parallel to the Street: GONE

<table>
<thead>
<tr>
<th>Notes</th>
<th>Neighborhood</th>
<th>St #</th>
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<td>(40-1/8) Chapel</td>
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<td>35 B</td>
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<td>(10) Judith</td>
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<td>Wragg</td>
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</table>

39 Rear Structures that Ran Parallel to the Street Nearby: GONE
EXAMPLES: Looking at two Examples in our own block: One Existing & One Lost:

24 Elizabeth Street (Existing)
   Runs Parallel to Elizabeth
   Built as a Residence
   Later a structure behind the Church Parish
   Front Structure Footprint is 1,900 Sq Ft
   Rear Structure Footprint is 2,069 Sq Ft
1859 Plat for St. Luke Episcopal Church to Be Built at 22 Elizabeth
(Also Noteworthy, is the Stable on Chapel that is over 100’ long)

Today Structure at Rear of 24 Elizabeth Street; Over 65’ long
49 Chapel Street: Rear Structure (Lost)
Rans Parallel to Chapel St. and even L-Shaped at Rear of Lot
Front Structure Footprint is 2,126 Sq Ft.
Rear Structure Footprint ~ 2,420 Sq Ft

Note:
Zero George is a similar footprint except its lot depth 135’ our lot is 255’ (~50% Lot in depth and width)
Its back house is 28’ x 40’ if scaled to our double lot (81’ x 255’) the similar rear structure would be 56’x
80’ (our proposed building is 38’x56)
61 Meeting Street: Carriage House Faces Meeting Street; Has Full Wall Parapets
S-III: 61 Ashley Avenue: Carriage House Runs Parallel to Ashley

21 East Battery: Edmondston-Alston House; Carriage House Runs Parallel to East Battery (Carriage House Stretches across entire Rear Lot)
S-II: Can a rear Structure be oriented parallel to the Street
S-III: Are there Wood Primary Residences with Brick Outbuildings

60 Montagu Street: Carriage House Parallel to Montagu; Configuration Similar to our Site; Depth of lot is less than 200’; Ours is 255’

60 Montagu Street: Length Is over 70’ Long; Brick Carriage House Front House is Wood Siding
Natural Cooling

- KEEPING COOL WITHOUT AN AIR CONDITIONER. Using prevailing winds, a reflective roof, and basic physics (hot air rises), this house in Florida stays cool all summer long.

ABOUT NATURAL & ALTERNATIVE COOLING

The principles of staying cool haven’t changed

For thousands of years before residential air conditioning became popular people relied on a variety of strategies, including natural ventilation, to keep their homes cool.

These time-tested strategies still work. In temperate climates, they should be enough to handle all cooling and ventilation needs. In warmer regions, natural cooling can reduce reliance on refrigerated air conditioning equipment, which is expensive to install and operate.
Strategically placed windows capture prevailing winds and direct fresh air inside. Window selection also helps: casements make better wind scoops than double-hung or sliding windows.

In the evening, when it’s cooler outside than inside, convection can expel warm air from vents or windows at the top of the house. Cooler air will be drawn in to replace it.

**Using natural convection.** Cupolas or a solar chimney creates a stack effect that helps cool a house without electricity, and a vertical shaft designed to encourage air flow. As air rises and escapes at the top, fresh air is drawn in at lower levels.

**Fans make us feel cooler without AC.** Fans move air without lowering its temperature, yet they can make us feel cooler. At night, whole-house fans can be used to flush hot air out of the house and replace it with cooler outdoor air.

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Journal of Sustainability Research

Lessons from Sustainable and Vernacular Passive Cooling Strategies

**ABSTRACT**

Passive cooling strategies have long been used in vernacular and traditional architecture practices. Today, with the surge in energy consumption, excessive carbon emissions and lingering climate change challenges, the shift to passive solutions to heat and cool buildings is crucial. Despite this urgency, we heavily rely on electricity and gas to maintain thermal comfort inside buildings. Since heating and cooling accounts for 40% of household energy use, devising passive strategies in housing design can make a significant difference in energy consumption.

The study suggests that designing tall, north-facing walls, large and shallow pools in the courtyards, multiple openings in the courtyard-facing wall in the same room, stack-cooling for instigating the convective air movement, **night purge ventilation**, dome ceilings, earth coupling and using thermally massive materials, as well as seasonal relocation across the courtyard…

**INTRODUCTION**

Buildings account for a significant proportion of the total energy and carbon emissions worldwide [1]. Over the recent decades, there has been a significant increase in the use of air conditioning for cooling buildings around the globe [2]. Identifying and adopting passive cooling measures used in traditional buildings can therefore assist in developing zero or low energy buildings.
<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
<th>Label</th>
<th>Length Feet</th>
<th>Height Feet</th>
<th>Width Feet</th>
<th>Footprint Square Feet</th>
<th>Mass/Volume Cubic Feet</th>
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<td>Main House; This was the first Barn-like three doors</td>
<td>Main Apr-A</td>
<td>54.35</td>
<td>19</td>
<td>38.1</td>
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<td>54.35</td>
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<td>41</td>
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<td>63,633</td>
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<td>8-Jul-21</td>
<td>Main House; Roof accidentally increased; added the Cross Gable</td>
<td>Main Jul-A</td>
<td>54.35</td>
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<td>38</td>
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<td>Sep-21</td>
<td>Main House; Overall roof dropped by 1.5'; the N/S gable dropped by over 5'</td>
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<td>54.35</td>
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<td>35</td>
<td>36,143</td>
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<td>Roof: Gabled*</td>
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<td>54.35</td>
<td>10</td>
<td>35</td>
<td>19,023</td>
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<tr>
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<td>Entrance Base</td>
<td>Main-Sep-C</td>
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<td>1,791</td>
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<td></td>
<td>58,580</td>
<td>Mass CF</td>
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<td>Jan-22</td>
<td>Main House; Removed the entire Cross gable; Removed the Kitchen on the front; added to the rear above open porch</td>
<td>Main-Jan-A</td>
<td>54.35</td>
<td>19</td>
<td>35</td>
<td>36,143</td>
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<td>54.35</td>
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<td>35</td>
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<td>Rear Entrance ***</td>
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<td>29</td>
<td></td>
<td>58,265</td>
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</table>

**Not only has the Mass on the Front Entrance "Cross Gable" been removed, the back is no longer a gable.**
**The mass under is open air; but for numbers above we calculated it like it was solid**
*Did not include dormers or cupola in calculation. Cupola is studied separately*

Heights are measure at Ridge; Per Section 54-308

Study: S-VIII

JPH Notes:
Attracted by dock and factory work, nineteenth century Mazyck-Wraggborough became home to German immigrants, enslaved people living out, free people of color, and other working class residents, who lived on short courts; many of these smaller enclaves were replaced by Wraggborough Homes in 1938, although there are still surviving examples of modest wood frame Charleston single houses in the neighborhood, dotted here and there amongst stately mansions with deep, lush gardens.
Film is thin and does not require anchors into roofing. It does not delaminate from roofing during heavy winds and become air born by itself. If applied in the correct spots, one cannot see it from the ground due to its contact-paper-like thickness.
Brick Dormer Construction Study

New Masonry: Brick Dormers with Masonry Sides

Historic masonry: Brick Dormers with Masonry Sides

Historic Masonry with wood siding; Not fond of look, and the expansion And contraction of two materials, not great idea
A Brief Study of Shed Dormers Discovered;

<table>
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<th>How Many</th>
<th>Which Direct. are they facing</th>
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<td>Stolls Alley 7</td>
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<td>Tradd 19</td>
<td>Triple</td>
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<td>Water St. 10</td>
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<td>Church St. 73</td>
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<tr>
<td>Tradd 25</td>
<td>Double</td>
<td>West</td>
</tr>
<tr>
<td>Prioleau 8</td>
<td>3</td>
<td>South</td>
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</tbody>
</table>
At this point, this might be too heavy, not enough brick texture and tone
This might be just a little too much brick texture and color.
Agenda Item #4

138 & 140 Wentworth Street
TMS # 457-03-04-052 / 457-03-04-051

Request conceptual approval alterations to historic house and bathhouse, new side porch (house) and exterior stair (bathhouse), and the new construction of a pool house. Hardscaping alterations included as well.

Category 1 & 3 | Harleston Village | c. 1840 | Old and Historic District

Owner: Danny & Caitlin Randazzo
Applicant: Lucas & Rachel Boyd, Boyd Architects
Nate Dittman, Remark Landscape Architecture
Agenda Item #4

Applicant’s Presentation
NOTES PERTINENT TO BAR-S REVIEW HIGHLIGHTED AND OUTLINED IN RED ON THE FOLLOWING PAGES.
SURVEY NOTES:
1. SITING OF NEW STRUCTURES ASSUMES ACCURACY OF SURVEY PROVIDED TO THE ARCHITECT BY THE OWNER

RANDAZZO RESIDENCE
138 + 140 WENTWORTH ST
CHARLESTON, SC 29401

NOTES:
1. PROPERTY APPROXIMATELY 140 X 140, TO BE CONFIRMED WITH FIELD MEASUREMENTS
2. DATE: 1/14/2022
3. SURVEY ALSO SHOWN OUTSIDE OF THE SUBJECT
4. ARCHITECT TO BE NOTIFIED IF PROPOSED TO BE USED FOR CONSTRUCTION
5. ALL NOTES TO BE REVIEWED AND APPROPRIATELY HANDLED

OWNER:
DANNY & CAITLIN RANDAZZO
26 BARRE ST
CHARLESTON, SC 29401

ARCHITECT/DESIGNER:
BOYD ARCHITECTS
45 ISABELLA ST SUITE 120
CHARLESTON, SC 29403

STRUCTURAL:
TBD

LANDSCAPE:
REMARK STUDIO
1859 SUMMERVILLE AVE SUITE 550
CHARLESTON, SC 29405

INTERIORS:
MELISSA RUFTY DESIGN STUDIO
3806 MAGAZINE ST SUITE 1
NEW ORLEANS, LA 70115

CONTRACTOR:
RENEW URBAN CHARLESTON
251 W KING ST
CHARLESTON, SC 29401

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A very elegant brick residence, removed from the street, is surrounded by a handsome brick garden in front, situated on the North side of the street, between Pitt and East streets, on a lot of land, acquired by Mr. J. L. Kerrison. The house is commodious and harmoniously arranged, every feature being a joy to the eye. The eastern part of the residence was added by Mr. Kerrison in 1887, when the property was purchased.

The house and garden are surrounded by a handsome brick fence, and the garden is planted with a variety of flowers, shrubs, and trees. The garden is large enough to accommodate a small orchard, and the house is surrounded by a beautiful lawn.

The house has five rooms on the first floor, each with a fireplace, and the second floor has three large rooms, also with fireplaces. The rooms are well-lit and comfortably furnished.

At the time of this writing, the house was occupied by Mr. Kerrison, who is a wealthy merchant. The house is valued at $10,000, and it is considered one of the finest residences in the city.
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EXISTING CONDITIONS PHOTOS

RANDAZZO RESIDENCE
138 + 140 WENTWORTH ST
CHARLESTON, SC 29401

OWNER:
DANNY & CAITLIN RANDAZZO
26 BARRE ST
CHARLESTON, SC 29401

ARCHITECT/DESIGNER:
BOYD ARCHITECTS
45 ISABELLA ST SUITE 120
CHARLESTON, SC 29403

STRUCTURAL:
TBD

LANDSCAPE:
REMARK STUDIO
1859 SUMMERVILLE AVE
SUITE 550
CHARLESTON, SC 29405

INTERIORS:
MELISSA RUFTY DESIGN STUDIO
3806 MAGAZINE ST SUITE 1
NEW ORLEANS, LA 70115

CONTRACTOR:
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251 KING ST
CHARLESTON, SC 29401

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EXISTING SITE PLAN NOTES:
1. REFER TO LANDSCAPE DRAWINGS FOR THE PLACEMENT, EXTENTS, DESIGN, AND DEMO OF LANDSCAPING ELEMENTS INCLUDING, BUT NOT LIMITED TO: DRIVEWAY, TREES, PLANTERS, POOL, POOL DECK, AMENITIES, FENCING, AND EQUIPMENT STANDS.
2. PLACEMENT OF SITE ELEMENTS SHOWN HAVE BEEN DETERMINED BY WAY OF SURVEY PROVIDED BY OWNER, A COPY OF WHICH HAS BEEN INCLUDED IN THIS DRAWING SET ON G001 - REFER TO SURVEY FOR DEFINITIVE POSITION AND EXTENTS OF ALL EXISTING SITE ELEMENTS. SITING OF BUILDING ASSUMES ACCURACY OF SURVEY PROVIDED TO ARCHITECT BY OWNER.

BAR-S NOTES:
1. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED.
2. REFER TO LANDSCAPE ARCHITECT'S SUBMISSION FOR ALL EXISTING AND PROPOSED SITE ELEMENTS.
GARAGE AND BATHHOUSE ARE IN FLOOD ZONE X. THE NEW POOLHOUSE IS IN AE-10', WITH FFE AT 12'. CODE-COMPLIANT AS-IS AND DOES NOT REQUIRE A FEMA VARIANCE. THE TWO REAR EXISTING STRUCTURES COVERAGE

LOT COVERAGE = OBJECTS 3' OR MORE OVER GRADE, PER CHARLESTON ZONING 54-120 DEFINITION OF "LOT

EXISTING HOUSE IN BOTH X AND AE-10' FLOOD ZONES, WITH EXISTING FFE AT 12.3'-12.9'. THE PROJECT IS THUS MEASURED FROM INTERIOR FACE OF EXTERIOR WALLS PER SC BC DEFINITION OF "BUILDING AREA" INCLUDES GARAGE, PORCHES, DECKS, ETC.

PROJECT DESCRIPTION
HISTORIC SINGLE-FAMILY DWELLING W/ EXISTING ACCESSORY RANDAZZO RESIDENCE

X / AE-10' W/ DFE 12'

FLOOD ZONE

2018 SC RESIDENTIAL BUILDING CODE + 2018 SC EXG BUILDING CODE

PERMITTING JURISDICTION

PROJECT ADDRESS
138 + 140 WENTWORTH, CHARLESTON, SC 29401

FRONT SETBACK
25'-0"

EAST SIDE SETBACK
6' EAST SIDE SETBACK

NORTH SIDE SETBACK
250 SF

WEST SIDE SETBACK
9' WEST SIDE SETBACK

ALLOWABLE HEIGHT
50%

ARCHITECTURAL SITE PLAN
SCALE: 3/32" = 1'

BAR-S NOTES:
1. CHANGES SUBJECT TO BAR 3 REVIEW ARE
   REFER TO LANDSCAPE DRAWINGS FOR THE
   PROJECT, OR FOR ADDITIONS TO THIS PROJECT, WITHOUT THE
   OWNER, A COPY OF WHICH HAS BEEN INCLUDED IN
   Arch. Site Plan for Bar Review

2. ARCHITECTURAL SITE PLAN NOTES:
   FOR DEFINITIVE POSITION AND EXTENTS OF ALL
   STRUCTURES. NEW ARCHITECTURAL SITE ELEMENTS
   ARE LIMITED TO: DRIVEWAY, TREES, PLANTERS, POOL,
   LANDSCAPING ELEMENTS INCLUDING, BUT NOT
   LIMITED TO: DRIVEWAY, TREES, PLANTERS, POOL,
   BACK FACADE OF THE MAIN HOUSE WILL ALSO BE
   DEMOLISHED

3. ARCHITECTURAL SITE PLAN NOTES:
   FOR BAR REVIEW

   ...
EXISTING PLAN NOTES:
1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN
   PROVIDED TO THE ARCHITECT BY THE CONTRACTOR
   & OWNER -- GENERAL ACCURACY IS ASSUMED AND
   ARCHITECT IS NOT RESPONSIBLE FOR ANY
   DISCREPANCIES BETWEEN LINEWORK AND
   BUILT/EXISTING CONDITIONS

BAR-S NOTES:
1. DASHED AREAS REPRESENT PROPOSED CHANGES
   SUBJECT TO BAR-S REVIEW. SEE NEXT PAGE FOR
   EXPLANATIONS OF THE PROPOSED CHANGES
MAIN HOUSE FIRST FLOOR PLAN

NOTES:

1. All interior finish branding guidelines provided to the Architect by the Contractor are to be followed. Additional materials and finishes are to be discussed in a separate written agreement.

2. All existing conditions and dimensions shown on this drawing are to scale unless noted otherwise. Discrepancies between line work and built/existing conditions are to be worked out by the Architect.

3. All dimensions shown are approximate. The Architect is not responsible for any discrepancies between line work and built/existing conditions.

4. All dimensions shown are approximate. The Architect is not responsible for any discrepancies between line work and built/existing conditions.

5. All dimensions shown are approximate. The Architect is not responsible for any discrepancies between line work and built/existing conditions.

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12. All dimensions shown are approximate. The Architect is not responsible for any discrepancies between line work and built/existing conditions.

13. All dimensions shown are approximate. The Architect is not responsible for any discrepancies between line work and built/existing conditions.

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33. All dimensions shown are approximate. The Architect is not responsible for any discrepancies between line work and built/existing conditions.

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38. All dimensions shown are approximate. The Architect is not responsible for any discrepancies between line work and built/existing conditions.

39. All dimensions shown are approximate. The Architect is not responsible for any discrepancies between line work and built/existing conditions.

40. All dimensions shown are approximate. The Architect is not responsible for any discrepancies between line work and built/existing conditions.
EXISTING PLAN NOTES:
1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER -- GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS.

BAR-S NOTES:
1. DASHED AREAS REPRESENT PROPOSED CHANGES SUBJECT TO BAR-S REVIEW. SEE NEXT PAGE FOR EXPLANATIONS OF THE PROPOSED CHANGES.
EXISTING PLAN NOTES:
1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER -- GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS.

BAR-S NOTES:
1. DASHED AREAS REPRESENT PROPOSED CHANGES SUBJECT TO BAR-S REVIEW. SEE NEXT PAGE FOR EXPLANATIONS OF THE PROPOSED CHANGES.
MAIN HOUSE ROOF PLAN NOTES:
1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER -- GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS
2. CONTRACTOR TO REPAIR ROOF AS NEEDED - ROOFING NOT VISIBLE FROM THE RIGHT-OF-WAY DUE TO PARAPET

BAR-S NOTES:
1. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED
2. ARCHITECTURAL EXTERIOR PLAN INTERVENTIONS LIMITED TO (1) THE STANDING SEAM ROOF OF THE NEW COVERED PORCH ON THE WEST FACADE AND (2) THE PAINTING OF THE EXISTING STANDING SEAM ROOF AT THE WEST FACADE REAR ENTRANCE (TO MATCH THE ROOF COLOR OF NEW WEST PORCH). IN ADDITION, (3) ALL CHIMNEYS TO BE RETAINED AS-IS WITH THE EXCEPTION OF THE NON-ORIGINAL CHIMNEY ON THE REAR SINGLE-STORY ADDITION.

STANDING SEAM ROOF OF NEW WEST PORCH
STANDING SEAM ROOF TO BE PAINTED TO MATCH ROOF OF NEW WEST PORCH
NON-ORIGINAL CHIMNEY TO BE DEMOLISHED - ALL OTHER CHIMNEYS TO BE RETAINED
GARAGE PLANS

GARAGE FIRST LEVEL PLAN
SCALE: 1/4" = 1'

GARAGE SECOND LEVEL PLAN
SCALE: 1/4" = 1'

GARAGE ROOF PLAN
SCALE: 1/4" = 1'

GARAGE FLOOR PLAN NOTES:
1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER -- GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS.

2. UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ARE TO EDGE OF FINISHED MATERIAL (DRYWALL) OR, IN SOME INSTANCES, TO AN ELEMENT'S CENTERLINE.

3. UNLESS NOTED OTHERWISE, CENTER DOOR OPENINGS ON WALLS OR PLACE 4-6" FROM CORNERS.

4. HVAC BY CONTRACTOR.

BAR-S NOTES:
1. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED.

2. EXISTING WALLS ARE SHOWN AS HATCHED.

3. ARCHITECTURAL INTERVENTIONS LIMITED TO (1) THE REMOVAL OF THE EXISTING SIDE PORCH; (2) THE REPLACEMENT OF THE GARAGE DOOR; (3) THE REPLACEMENT OF THE SECOND FLOOR ENTRY DOOR WITH A WINDOW; AND (4) THE REPLACEMENT OF THE EXISTING ASPHALT SHINGLE ROOF WITH A HAND-CRIMPED STANDING SEAM ROOF (TO MATCH THE ROOF COLOR OF NEW WEST PORCH, NEW BATHHOUSE ROOF, NEW POOLHOUSE ROOF, ETC.).

NEW WINDOW IN EXISTING DOOR OPENING
EXISTING SIDE PORCH TO BE REMOVED
EXISTING ASPHALT SHINGLE ROOF TO BE REPLACED WITH HAND-CRIMPED STANDING SEAM ROOF.

ARCHITECT/DESIGNER:
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Issued: FOR BAR REVIEW ONLY

Construction Not For

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Charleston, SC 29401

STRUCTURAL:
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LANDSCAPE:
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BATHHOUSE FLOOR PLAN NOTES:
1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER -- GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS
2. UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ARE TO EDGE OF FINISHED MATERIAL (DRYWALL) OR, IN SOME INSTANCES, TO AN ELEMENT'S CENTERLINE
3. UNLESS NOTED OTHERWISE, CENTER DOOR OPENINGS ON WALLS OR PLACE 4-6" FROM CORNERS

BAR-S NOTES:
1. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED
2. EXISTING WALLS ARE SHOWN AS HATCHED
3. ARCHITECTURAL EXTERIOR PLAN INTERVENTIONS LIMITED TO (1) THE REPLACEMENT OF THE EXISTING HAND-CRIMPED METAL ROOF (TO MATCH THE ROOF COLOR OF NEW WEST PORCH, NEW GARAGE ROOF, NEW POOLHOUSE ROOF, ETC.); (2) THE INFILL OF ONE GROUND LEVEL LOUVER WITH A SOLID STUCCOED PANEL; (3) THE INFILL OF ONE GROUND LEVEL DOOR OPENING WITH A WINDOW; (4) THE INFILL OF A SECOND GROUND LEVEL DOOR OPENING WITH A SOLID STUCCOED PANEL; (5) A REDUCTION IN RISER COUNT AT THE GROUND LEVEL ENTRANCE TO ACCOMMODATE THE NEW DROP IN FLOORING INSIDE; AND (6) A NEW EXTERIOR STAIR AT THE SECOND FLOOR

NEW EXTERIOR STAIR
NEW HAND-CRIMPED STANDING SEAM ROOF (TO MATCH THE ROOF COLOR OF NEW WEST PORCH, NEW GARAGE ROOF, NEW POOLHOUSE ROOF, ETC.)
NOTE: THIS IS THE BEST WAY TO PRESERVE THE VAULTED CEILING INSIDE WHILE ALSO BEING ABLE TO INSULATE THE ROOF EXISTING FLOOR TO BE DROPPED TO FIRST RISER HEIGHT
2ND & 3RD RISERS ELIMINATED AT EXISTING ENTRY
EXISTING WINDOW TO BE REPLACED WITH WINDOW
EXISTING HAND-CRIMPED METAL ROOF TO MATCH THE COLOR OF THE NEW WEST PORCH, NEW GARAGE ROOF, NEW POOLHOUSE ROOF, ETC.
MAIN HOUSE SOUTH ELEVATION NOTES:

1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER -- GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS

BAR-S NOTES:

1. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED

2. TYPICAL NOTE FOR ALL PROPOSED ELEVATIONS - ALL EXISTING WINDOWS TO BE REPLACED WITH PERIOD-APPROPRIATE TRADITIONAL TDL SAPLE WINDOWS. EXISTING WINDOWS DO NOT APPEAR TO BE ORIGINAL

3. TYPICAL NOTE FOR ALL PROPOSED ELEVATIONS - EXISTING WORN FACADE ELEMENTS (E.G. DETERIORATING WOOD TRIM AND PEELING PAINT) TO BE REPAIRED AS NEEDED OR REPLACED IN KIND AS THE LAST RESORT

4. ARCHITECTURAL ELEVATION INTERVENTIONS LIMITED TO TYPICAL NOTE 2 AND NOTE 3 ABOVE AND (1) THE REPLACEMENT OF THE SOLID PANEL IN THE HISTORIC ENTRY DOOR WITH A PERIOD-APPROPRIATE GLASS PANEL. THE NEW WEST SIDE PORCH CAN BE SEEN IN THE BACKGROUND - SEE A204 AND A204B FOR MORE INFO

EXISTING SOLID PANEL TO BE REPLACED WITH PERIOD-APPROPRIATE GLASS TDL PANEL - EXISTING PANEL DOES NOT APPEAR TO BE ORIGINAL

SEE BAR-S NOTES 2 & 3

SEE BAR-S NOTE 4(1)

NEW WEST SIDE PORCH - SEE A204 AND A204B FOR MORE INFO
MAIN HOUSE EAST ELEVATION NOTES:

1. ALL EXISTING CONDITIONS DRAWINGS PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER – GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS.

BAR-S NOTES:

1. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED.

BAR-S NOTES:

1. TYPICAL NOTE FOR ALL PROPOSED ELEVATIONS OF MAIN HOUSE - ALL EXISTING WINDOWS TO BE REPLACED WITH PERIOD-APPROPRIATE TRADITIONAL TDL SAPELE WINDOWS. EXISTING WINDOWS DO NOT APPEAR TO BE ORIGINAL.

2. TYPICAL NOTE FOR ALL PROPOSED ELEVATIONS OF MAIN HOUSE - EXISTING WORN FACADE ELEMENTS (E.G. DETERIORATING WOOD TRIM AND PEELING PAINT) TO BE REPAIRED AS NEEDED OR REPLACED IN KIND AS THE LAST RESORT.

3. ARCHITECTURAL ELEVATION INTERVENTIONS LIMITED TO TYPICAL NOTE 2 AND NOTE 3 ABOVE; (1) THE EXPANSION OF TWO EXISTING WINDOW OPENINGS ON THE WEST TERRACE INTO TWO FRENCH DOORS (THREE TOTAL - SEE NORTH ELEVATION); AND (2) THE DEMOLITION OF A NON-ORIGINAL CHIMNEY AT THE REAR SINGLE-STORY ADDITION.

SEE BAR-S NOTES 2 & 3.

SEE BAR-S NOTE 4(1).

SEE BAR-S NOTE 4(2).

DEMOLITION OF NON-ORIGINAL CHIMNEY AT REAR SINGLE-STORY ADDITION - ALL OTHER CHIMNEYS TO BE RETAINED (LIMITED TO NO VISIBILITY FROM THE STREET).
**MAIN HOUSE NORTH ELEVATION**

- **ARCHITECTURAL ELEVATION INTERVENTIONS** HIGHLIGHTED AND OUTLINED IN RED.
- **NOTES 2 & 3**
  - **PERIOD-APPROPRIATE TDL SAPELE WINDOWS** (LIMITED TO NO VISIBILITY FROM THE STREET).
  - **EXISTING STAIR AND LANDING TO BE REMOVED** (LIMITED TO NO VISIBILITY FROM THE STREET).
  - **REAR ENTRY DOOR TO BE ELIMINATED** - (1) NEW MATCH EXISTING WINDOW STYLE TO THE RIGHT).
  - **EXISTING ARCHITECTURAL ELEMENTS** - SEE A204B FOR MORE INFO.
  - **REAR SINGLE-STORY ADDITION**; AND (5) A NEW DEMOLITION OF A NON-ORIGINAL CHIMNEY AT THE WEST FACADE REAR ENTRANCE; (4) THE EXPANSION OF THE EXISTING DOOR OPENING; (3) A NEW STAIR AND LANDING AT ENTRANCE W/ A NEW WINDOW IN THE EXISTING DOOR OPENING; (2) THE COVERED PORCH ON THE WEST FACADE - SEE PAGE 12 FOR MORE INFO.

- **ARCHITECT is NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS.**
- **OWNER -- GENERAL ACCURACY IS ASSUMED AND PROJECT, or for additions to this project, without the material or equipment supplier on any other contracts, drawings, specifications and documents prepared by the Architect. These drawings, specifications and documents are for the use solely with respect to the project. They are not to be used by the Owner, Contractor, any Sub-Contractor, or any other party without the specific written consent of the Architect.**
- **ISSUED:** 01 01/14/22 BAR CONCEPT
- **CONTRACTOR:** MELISSA RUFTY DESIGN, 138 + 140 WENTWORTH ST, NEW ORLEANS, LA
- **DRAWN BY:** RANDAZZO ARCHITECTURE LLC
- **OWNER:** DANNY & CAITLIN RANDAZZO
- **STUDIO:** REMARK STUDIO, 45 ISABELLA ST SUITE 120, CHARLESTON, SC
- **ARCHITECT/DESIGNER:** RANDAZZO ARCHITECTURE LLC
- **DATE:** 1/14/2022
- **CHECKED BY:** LB
- **REFERENCES:**
  - **ARCHITECTS:** RANDAZZO ARCHITECTURE LLC
  - **INTERIORS:** RANDAZZO ARCHITECTURE LLC
  - **LANDSCAPE:** RANDAZZO ARCHITECTURE LLC
  - **CONSTRUCTION:** RANDAZZO ARCHITECTURE LLC
  - **CONSTRUCTION MANAGER:** RANDAZZO ARCHITECTURE LLC

- **BAR-S NOTES:**
  1. CHANGES SUBJECT TO BAR-S REVIEW ARE TO BE SUBMITTED TO RANDAZZO ARCHITECTURE LLC FOR BAR REVIEW.
  2. CONSTRUCTION NOT SUBJECT TO BAR-S REVIEW ARE TO BE SUBMITTED TO THE OWNER.
  3. TDL SAPELE WINDOWS DO NOT APPEAR TO BE ORIGINAL, AND ARE TO BE REPLACED WITH PERIOD-APPROPRIATE TRADITIONAL TDL SAPELE WINDOWS (LIMITED TO NO VISIBILITY FROM THE STREET).
  4. THE LEFT AND RIGHT (TRADITIONAL 3-COAT STUCCO EXTERIOR FINISH TO MATCH EXISTING STUCCO)  (LIMITED TO NO VISIBILITY FROM THE STREET)
EXISTING ELEVATION NOTES:
1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER -- GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS

BAR-S NOTES:
2. DASHED AREAS REPRESENT PROPOSED CHANGES SUBJECT TO BAR-S REVIEW. SEE NEXT PAGE FOR EXPLANATIONS OF THE PROPOSED CHANGES
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ISSUED:
FOR BAR REVIEW ONLY

NOT FOR CONSTRUCTION

RENDERINGS NOTES:
1. RENDERINGS ARE ILLUSTRATIVE AND DO NOT REPRESENT FINAL DIMENSIONS OR DETAILING - SEE A500 SERIES FOR DETAILS

BAR-S NOTES:
1. THE PROPOSED DESIGN WAS INSPIRED BY EXISTING DETAILING ON THE MAIN HOUSE (WROUGHT IRON ELEMENTS, BLACK VS. WHITE COLOR PALETTE, CURVED ARCHITECTURAL ELEMENTS, AND SYMMETRY) - BAR-S TO REFER TO ADJACENT IMAGES

INSPIRATION - CURVED ARCH. ELEMENTS
INSPIRATION - SYMMETRY
INSPIRATION - DARK WROUGHT-IRON ELEMENTS

STEEL COLUMNS W/ RECESSED PANELS AND CURVED METAL BRACKETS (REFERENCING LUNETTE TRANSOMS)
CURVED METAL PICKET DETAIL

STANDING SEAM ROOF TO MATCH NEW BATHHOUSE ROOF, NEW POOLHOUSE ROOF, NEW GARAGE ROOF, ETC.
EXISTING ELEVATION NOTES:
1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN
   PROVIDED TO THE ARCHITECT BY THE CONTRACTOR
   & OWNER -- GENERAL ACCURACY IS ASSUMED AND
   ARCHITECT IS NOT RESPONSIBLE FOR ANY
   DISCREPANCIES BETWEEN LINEWORK AND
   BUILT/EXISTING CONDITIONS

BAR-S NOTES:
1. DASHED AREAS REPRESENT PROPOSED CHANGES
   SUBJECT TO BAR-S REVIEW. SEE NEXT PAGE FOR
   EXPLANATIONS OF THE PROPOSED CHANGES

GARAGE EXG SOUTH ELEVATION

GARAGE EXG NORTH ELEVATION
GARAGE ELEVATIONS

SCALE: 1/4" = 1'

1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER -- GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS.

BAR-S NOTES:
1. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED
2. TYPICAL NOTE FOR ALL PROPOSED ELEVATIONS OF GARAGE - EXISTING WORN FACADE ELEMENTS (E.G. DETERIORATING WOOD TRIM AND PEELING PAINT) TO BE REPAIRED AS NEEDED OR REPLACED IN KIND AS THE LAST RESORT
3. ARCHITECTURAL ELEVATION INTERVENTIONS LIMITED TO TYPICAL NOTE 2 ABOVE; (1) THE PAINTING OF THE NON-HISTORIC BROWN BRICK WITH A WHITE MINERAL PAINT; (2) THE REMOVAL OF THE EXISTING SIDE PORCH; (3) THE REPLACEMENT OF THE GARAGE DOOR; (4) THE REMOVAL OF THE DECORATIVE GABLE BRACKET; (5) A NEW OVERHANG OVER THE GARAGE DOOR; AND (6) A NEW OVERHANG OVER THE SIDE ENTRY DOOR - SEE A207B FOR MORE INFO

EXISTING NON-HISTORIC BRICK TO BE PAINTED WITH WHITE MINERAL PAINT, TYP.
EXISTING SIDE PORCH IN DISREPAIR AND TO BE DEMOLISHED
NEW OUTSWING GARAGE DOORS - 16'-0" WIDTH OF EXISTING OPENING TO BE MAINTAINED BUT HEIGHT TO GROW TO 8'-0"
NEW GARAGE CANOPY - SEE A207B FOR MORE INFO
NEW DOOR CANOPY - SEE A207B FOR MORE INFO

SEE BAR-S NOTE 2
SEE BAR-S NOTE 3(2)
SEE BAR-S NOTE 3(4)
EXISTING ELEVATION NOTES:
1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN
   PROVIDED TO THE ARCHITECT BY THE CONTRACTOR
   & OWNER -- GENERAL ACCURACY IS ASSUMED. THE
   ARCHITECT IS NOT RESPONSIBLE FOR ANY
   DISCREPANCIES BETWEEN LINEWORK AND
   BUILT/EXISTING CONDITIONS

BAR-S NOTES:
1. DASHED AREAS REPRESENT PROPOSED CHANGES
   SUBJECT TO BAR-S REVIEW. SEE NEXT PAGE FOR
   EXPLANATIONS OF THE PROPOSED CHANGES.
GARAGE EAST ELEVATION NOTES:

1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER -- GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS.

BAR-S NOTES:

1. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED.
2. TYPICAL NOTE FOR ALL PROPOSED ELEVATIONS OF GARAGE - EXISTING WORN FACADE ELEMENTS (E.G. DETERIORATING WOOD TRIM AND PEELING PAINT) TO BE REPAIRED AS NEEDED OR REPLACED IN KIND AS THE LAST RESORT.
3. ARCHITECTURAL ELEVATION INTERVENTIONS LIMITED TO TYPICAL NOTE 2 ABOVE; (1) THE PAINTING OF THE NON-HISTORIC BROWN BRICK WITH A WHITE MINERAL PAINT; (2) THE REMOVAL OF THE EXISTING SIDE PORCH; (3) THE REPLACEMENT OF THE SECOND FLOOR ENTRY DOOR WITH A WINDOW; (4) THE REPLACEMENT OF THE GROUND FLOOR ENTRY DOOR WITH A NEW FULL-LITE DOOR; AND (5) THE REPLACEMENT OF THE EXISTING ASPHALT SHINGLE ROOF WITH A HAND-CRIMPED STANDING SEAM ROOF (TO MATCH NEW BATHHOUSE ROOF, NEW POOLHOUSE ROOF, NEW WEST SIDE PORCH ROOF, ETC.).
EXISTING ELEVATION NOTES:
The existing conditions are based off of the Contractor's drawings and are subject to change. The Contractor is not responsible for any discrepancies.

BAR-S NOTES:
1. Dashed areas represent proposed changes subject to BAR-S Review. See next page for explanations of the proposed changes.

EXCEPT AS OTHERWISE NOTED, ALL DIMENSIONS ARE TO BUILDING CENTER.

NOT TO SCALE.

LUCAS BOYD ARCHITECTS
45 Isabella St, Suite 120
Charleston, SC 29403
843.729.1274
www.boyd-architects.com

ISSUED:
FOR BAR REVIEW
ONLY

NOT FOR
CONSTRUCTION

GARAGE EXG WEST ELEVATION
GARAGE WEST ELEVATION NOTES:

1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER -- GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS

BAR-S NOTES:

1. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED
2. TYPICAL NOTE FOR ALL PROPOSED ELEVATIONS OF GARAGE - EXISTING WORN FACADE ELEMENTS (E.G. DETERIORATING WOOD TRIM AND PEELING PAINT) TO BE REPAIRED AS NEEDED OR REPLACED IN KIND AS THE LAST RESORT
3. ARCHITECTURAL ELEVATION INTERVENTIONS LIMITED TO TYPICAL NOTE 2 ABOVE; (1) THE PAINTING OF THE NON-HISTORIC BROWN BRICK WITH A WHITE MINERAL PAINT; AND (2) THE REPLACEMENT OF THE EXISTING ASPHALT SHINGLE ROOF WITH A HAND-CRIMPED STANDING SEAM ROOF (TO MATCH NEW BATHHOUSE ROOF, NEW POOLHOUSE ROOF, NEW WEST SIDE PORCH ROOF, ETC.)
GARAGE RENDERING

RENDERINGS NOTES:
- RENDERINGS ARE ILLUSTRATIVE AND DO NOT REPRESENT FINAL DIMENSIONS OR DETAILING - SEE A500 SERIES FOR DETAILS

BAR-S NOTES:
- THE PROPOSED RE-DESIGN WAS INSPIRED BY EXISTING DETAILING ON THE MAIN HOUSE - BAR-S TO REFER TO ADJACENT IMAGES. IT IS ALSO INTENDED TO MIRROR THE NEW WEST COVERED PORCH AND NEW POOLHOUSE IN MATERIALITY AND COLOR PALETTE - BAR-S TO REFER TO A204B AND A405B

- CURVED METAL BRACKETS TO MATCH METAL BRACKETS AT NEW WEST SIDE PORCH ON MAIN HOUSE - SEE A204B
- NEW HAND-CRIMPED STANDING SEAM ROOF (TO MATCH NEW BATHHOUSE ROOF, NEW POOLHOUSE ROOF, NEW WEST SIDE PORCH ROOF, ETC.)
- BLACK VS. WHITE COLOR PALETTE INSPIRED BY MAIN HOUSE
- PRECEDENT - PAINTED WHITE BRICK
- PRECEDENT - CHARCOAL STANDING SEAM INSPIRATION - CURVED ARCH. ELEMENTS
- INSPIRATION - CURVED ARCH. ELEMENTS
- INSPIRATION - DARK WROUGHT-IRON ELEMENTS
- INSPIRATION - DARK WROUGHT-IRON ELEMENTS
- INSPIRATION - DARK WROUGHT-IRON ELEMENTS

EXISTING CONDITIONS
EXISTING ELEVATION NOTES:
1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER -- GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS.

BAR-S NOTES:
1. DASHED AREAS REPRESENT PROPOSED CHANGES SUBJECT TO BAR-S REVIEW. SEE NEXT PAGE FOR EXPLANATIONS OF THE PROPOSED CHANGES.
1. CHANGES SUBJECT TO BAR-S REVIEW ARE NOTED IN RED.

2. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN MATCHED COLOR OF NEW SIDING/STUCCO.

3. EXISTING ENTRY TO BE ELIMINATED - (1) NEW PERIOD-APPROPRIATE TDL Sapele Window) AND (2) INFILL WALL BELOW WINDOW IN EXISTING DOOR OPENING (TRADITIONAL 3-COAT STUCCO EXTERIOR WINDOW IN EXISTING DOOR OPENING (TRADITIONAL 3-COAT STUCCO EXTERIOR WINDOW IN EXISTING DOOR OPENING).

4. NEW EXTERIOR STAIR - SEE A209 (LIMITED TO NO VISIBILITY FROM STREET)

5. INSULATE THE ROOF (E.G. DETERIORATING WOOD TRIM AND PEELING PAINT) TO BE REPAIRED AS NEEDED OR REPLACED IN KIND AS THE LAST RESORT. THIS IS THE BEST WAY TO PRESERVE THE EXISTING ENTRANCE.

6. DISCREPANCIES BETWEEN LINEWORK AND MATERIALS TO BE CORRECTED TO MATCH COLOR OF NEW SIDE PORCH ROOF, GARAGE ROOF, POOL HOUSE ROOF, ETC.

7. ARCHITECTUAL ELEVATION INTERVENTIONS HIGHLIGHTED AND OUTLINED IN RED PROVIDED TO THE ARCHITECT BY THE CONTRACTOR FOR BAR REVIEW.

BAR-S NOTES:

- ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND MATERIALS TO BE CORRECTED TO MATCH COLOR OF NEW SIDE PORCH ROOF, GARAGE ROOF, POOL HOUSE ROOF, ETC.; (2) A REDUCTION IN RISER COUNT AT THE GROUND LEVEL ENTRANCE TO ACCOMMODATE THE NEW DROP IN FLOORING INSIDE; (3) A NEW FULL-LITE ENTRY DOOR; (4) THE INFILL OF ONE GROUND LEVEL DOOR OPENING WITH A WINDOW; AND (5) A NEW EXTERIOR STAIR - SEE A209 & A209B FOR MORE INFO.
EXISTING ELEVATION NOTES:
1. All existing conditions illustrated have been provided to the architect by the contractor and owner. General accuracy is assumed and architect is not responsible for any discrepancies between line work and built/existing conditions.

BAR-S NOTES:
1. Dashed areas represent proposed changes subject to bar review. See next page for explanations of the proposed changes.
BATHHOUSE ELEVATION NOTES:

1. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED.
2. EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR.
3. THE INFILL OF THE SECOND GROUND LEVEL DOOR OPENING WITH A WINDOW; (4) THE INFILL OF THE GROUND LEVEL LOUVER WITH A SOLID STUCCOED PANEL;
4. THE INFILL OF ONE GROUND LEVEL DOOR OPENING WITH A WINDOW; (5) A PERIOD-APPROPRIATE TRADITIONAL TDL SAPELE WINDOW IN EXISTING DOOR OPENING TO MATCH EXISTING STUCCO. (1) THE REPLACEMENT OF THE EXISTING HAND-CRIMPED METAL ROOF (TO INSULATE THE ROOF) THAT MATCHES COLOR OF NEW SIDE PORCH ROOF, GARAGE ROOF, POOLHOUSE ROOF, ETC.; (2) THE INFILL OF THE GROUND LEVEL LOUVER WITH A SOLID STUCCOED PANEL TO MATCH EXISTING STUCCOED ROOF AT 144 WENTWORTH;

NOTE 2: CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED.

NOTE 3: 3.

NOTE 4: (1) THE REPLACEMENT OF THE EXISTING HAND-CRIMPED METAL ROOF (TO INSULATE THE ROOF) THAT MATCHES COLOR OF NEW SIDE PORCH ROOF, GARAGE ROOF, POOLHOUSE ROOF, ETC.; (2) THE INFILL OF THE GROUND LEVEL LOUVER WITH A SOLID STUCCOED PANEL TO MATCH EXISTING STUCCOED ROOF AT 144 WENTWORTH; (3) THE INFILL OF ONE GROUND LEVEL DOOR OPENING WITH A WINDOW; (4) THE INFILL OF THE GROUND LEVEL LOUVER WITH A SOLID STUCCOED PANEL; (5) A PERIOD-APPROPRIATE TRADITIONAL TDL SAPELE WINDOW IN EXISTING DOOR OPENING TO MATCH EXISTING STUCCO. (1) THE REPLACEMENT OF THE EXISTING HAND-CRIMPED METAL ROOF (TO INSULATE THE ROOF) THAT MATCHES COLOR OF NEW SIDE PORCH ROOF, GARAGE ROOF, POOLHOUSE ROOF, ETC.; (2) THE INFILL OF THE GROUND LEVEL LOUVER WITH A SOLID STUCCOED PANEL TO MATCH EXISTING STUCCOED ROOF AT 144 WENTWORTH;

NOTE 1: CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED.

NOTE 5: (1) THE REPLACEMENT OF THE EXISTING HAND-CRIMPED METAL ROOF (TO INSULATE THE ROOF) THAT MATCHES COLOR OF NEW SIDE PORCH ROOF, GARAGE ROOF, POOLHOUSE ROOF, ETC.; (2) THE INFILL OF THE GROUND LEVEL LOUVER WITH A SOLID STUCCOED PANEL TO MATCH EXISTING STUCCOED ROOF AT 144 WENTWORTH; (3) THE INFILL OF ONE GROUND LEVEL DOOR OPENING WITH A WINDOW; (4) THE INFILL OF THE GROUND LEVEL LOUVER WITH A SOLID STUCCOED PANEL; (5) A PERIOD-APPROPRIATE TRADITIONAL TDL SAPELE WINDOW IN EXISTING DOOR OPENING TO MATCH EXISTING STUCCO. (1) THE REPLACEMENT OF THE EXISTING HAND-CRIMPED METAL ROOF (TO INSULATE THE ROOF) THAT MATCHES COLOR OF NEW SIDE PORCH ROOF, GARAGE ROOF, POOLHOUSE ROOF, ETC.; (2) THE INFILL OF THE GROUND LEVEL LOUVER WITH A SOLID STUCCOED PANEL TO MATCH EXISTING STUCCOED ROOF AT 144 WENTWORTH; (3) THE INFILL OF ONE GROUND LEVEL DOOR OPENING WITH A WINDOW; (4) THE INFILL OF THE GROUND LEVEL LOUVER WITH A SOLID STUCCOED PANEL; (5) A PERIOD-APPROPRIATE TRADITIONAL TDL SAPELE WINDOW IN EXISTING DOOR OPENING TO MATCH EXISTING STUCCO.

NEW ROOF: STUCCO SHEET METAL TO MATCH ROOF COLOR OF NEW SIDE PORCH ROOF. GABLE END ROOF, ROOF SHEET METAL TO MATCH COLOR OF NEW SIDE PORCH ROOF. BEGINS AT THE GABLE END OF THE SECOND FLOOR. NEW EXTERIOR STAIR INSPIRED BY THE EXISTING WROUGHT IRON PICKETS ON THE SECOND FLOOR. NEW ENTRY STAIR AND LANDING TO MATCH EXISTING STUCCOED PANEL.

NEW ENTRY TO BE ELIMINATED AND REPLACED WITH A SOLID STUCCOED PANEL. EXISTING ENTRY TO BE ELIMINATED AND REPLACED WITH A SOLID STUCCOED PANEL. EXISTING ENTRY TO BE ELIMINATED AND REPLACED WITH A SOLID STUCCOED PANEL. EXISTING ENTRY TO BE ELIMINATED AND REPLACED WITH A SOLID STUCCOED PANEL.

ARCHITECTURAL ELEVATION INTERVENTIONS MATCH THE ROOF COLOR OF NEW WEST PORCH, NEW GARAGE ROOF, NEW POOLHOUSE ROOF, ETC.; EXISTING STANDING SEAM ROOF TO BE REPLACED TO INSULATE THE ROOF.

RUBBER KOENIG PLASTIC SHEET METAL TO MATCH COLOR OF NEW SIDE PORCH ROOF. GABLE END ROOF, ROOF SHEET METAL TO MATCH COLOR OF NEW SIDE PORCH ROOF.

EXISTING SIMPLE WROUGHT-IRON PICKETS ON THE SECOND FLOOR. NEW ENTRY STAIR AND LANDING TO MATCH EXISTING STUCCOED PANEL.

NEW ENTRY TO BE ELIMINATED AND REPLACED WITH A SOLID STUCCOED PANEL.

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NEW ENTRY TO BE ELIMINATED AND REPLACED WITH A SOLID STUCCOED PANEL.
BATHHOUSE RENDERINGS

RENDERINGS NOTES:

RENDERINGS ARE ILLUSTRATIVE AND DO NOT REPRESENT FINAL DIMENSIONS OR DETAILING - SEE A500 SERIES FOR DETAILS

BAR-1 NOTES:

1. THE PROPOSED DESIGN WAS INSPIRED BY EXISTING DETAILING ON THE BATHHOUSE. BAR-1 TO REFER TO ADJACENT IMAGES

INSPIRATION - DARK WROUGHT-IRON ELEMENTS

INTERIOR VAULTED CEILING

NEW ENTRY STAIR TO MATCH EXISTING SIMPLE WROUGHT-IRON PICKETS ON THE SECOND FLOOR (WOOD STAIR TREADS AND LANDING)

(LIMITED TO NO VISIBILITY FROM THE STREET)

EXISTING STANDING SEAM ROOF TO BE REPLACED IN KIND WITH HAND-CRIMPED STANDING SEAM ROOF THAT MATCHES COLOR OF NEW SIDE PORCH ROOF, GARAGE ROOF, POOLHOUSE ROOF, ETC.

NOTE: THIS IS THE BEST WAY TO PRESERVE THE VAULTED CEILING INSIDE WHILE ALSO BEING ABLE TO INSULATE THE ROOF - EXISTING ROOF STRUCTURE DOES NOT HAVE ENOUGH CAVITY SPACE FOR INSULATION

DARK GRAY HAND-CRIMPED ROOF AT 144 WENTWORTH

NEW ENTRY STAIR TO MATCH EXISTING SIMPLE WROUGHT-IRON PICKETS ON THE SECOND FLOOR (WOOD STAIR TREADS AND LANDING)

(LIMITED TO NO VISIBILITY FROM THE STREET)
POOLHOUSE FLOOR PLAN

NOTES:
1. UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ARE TO FACE OF BRICK

BAR-S NOTES:
1. THE PROPOSED DESIGN IS INSPIRED BY EXISTING DETAILING ON THE MAIN HOUSE (WROUGHT IRON ELEMENTS, BLACK VS. WHITE COLOR PALETTE, MONUMENTALITY, AND SYMMETRY). BAR-S TO REFER TO A405B

RANDAZZO RESIDENCE
138 + 140 WENTWORTH ST
CHARLESTON, SC 29401

OWNER: DANNY & CAITLIN RANDAZZO
26 BARRE ST
CHARLESTON, SC 29401

ARCHITECT/DESIGNER: BOYD ARCHITECTS
45 ISABELLA ST SUITE 120
CHARLESTON, SC 29403

STRUCTURAL: TBD

LANDSCAPE: REMARK STUDIO
1859 SUMMERVILLE AVE SUITE 550
CHARLESTON, SC 29405

INTERIORS: MELISSA RUFTY DESIGN STUDIO
3806 MAGAZINE ST SUITE 1
NEW ORLEANS, LA 70115

CONTRACTOR: RENEW URBAN CHARLESTON
251 KING ST
CHARLESTON, SC 29401

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POOLHOUSE ROOF PLAN NOTES:
1. UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ARE TO FACE OF BRICK

BAR-S NOTES:
1. THE PROPOSED DESIGN IS INSPIRED BY EXISTING DETAILING ON THE MAIN HOUSE (WROUGHT IRON ELEMENTS, BLACK VS. WHITE COLOR PALETTE, MONUMENTALITY, AND SYMMETRY). BAR-S TO REFER TO A405B
POOLHOUSE ELEVATION NOTES:

1. CONTRACTOR TO REFERENCE WALL SECTIONS FOR DEFINITIVE BUILDING HEIGHTS

HAND-CRIMPED STANDING SEAM ROOF TO MATCH ROOF COLOR PROPOSED THROUGHOUT (NEW WEST SIDE PORCH ROOF, NEW GARAGE ROOF, NEW BATHHOUSE ROOF, ETC.)

BAR-S NOTES:

1. THE PROPOSED DESIGN IS INSPIRED BY EXISTING DETAILING ON THE MAIN HOUSE (WROUGHT IRON ELEMENTS, BLACK VS. WHITE COLOR PALETTE, MONUMENTALITY, AND SYMMETRY) - BAR-S TO REFER TO A405B

BRICK PAINTED WITH WHITE MINERAL PAINT (TO MATCH NEW GARAGE FINISH) - BRICK PILASTERS AND DETAILING INSPIRED BY EXISTING DETAILING ON THE MAIN HOUSE (SEE A405B)

PAS-THROUGH AREA FROM LAWN TO POOL DECK

STAIR FINISH TO MATCH POOL DECK MATERIALITY

CLIMBER VINE CABLE SYSTEM AT RECESSED BRICK PANELS BETWEEN PILASTERS

CEILING RIDGE

FINISHED FLOOR / DFE @ 12.0'

FINISHED GRADE @ 11.0'

BFE @ 10.0'

9'-0" 16'-7"

SOLDIER COURSE

ROWLOCK COURSE, TYP.

ROWLOCK 'WATER TABLE', TYP.

SOLDIER COURSE WITH RECESSED DENTIL EFFECT, TYP. - SEE A405B

DARK CEILING TREATMENT, TYP. - SEE A405B
POOLHOUSE ELEVATION NOTES:

1. Contractor to reference wall sections for definitive building heights.

BAR-S NOTES:

1. The proposed design is inspired by existing detailing on the main house (wrought iron elements, black vs. white color palette, monumentality, and symmetry). BAR-S to refer to A405B.

SCALE: 1/2" = 1'
POOLHOUSE ELEVATION NOTES:

1. CONTRACTOR TO REFERENCE WALL SECTIONS FOR DEFINITIVE BUILDING HEIGHTS

BAR-S NOTES:

1. THE PROPOSED DESIGN IS INSPIRED BY EXISTING DETAILING ON THE MAIN HOUSE (WROUGHT IRON ELEMENTS, BLACK VS. WHITE COLOR PALETTE, MONUMENTALITY, AND SYMMETRY) - BAR-S TO REFER TO A405B

HAND-CRIMPED STANDING SEAM ROOF TO MATCH ROOF COLOR PROPOSED THROUGHOUT (NEW WEST SIDE PORCH ROOF, NEW GARAGE ROOF, ETC.)

BRICK PAINTED WITH WHITE MINERAL PAINT (TO MATCH NEW GARAGE FINISH)

- BRICK PILASTERS AND DETAILING INSPIRED BY EXISTING DETAILING ON THE MAIN HOUSE (SEE A405B)

PASS-THROUGH AREA FROM LAWN TO POOL DECK

STAIR FINISH TO MATCH POOL DECK MATERIALITY

RECESSED BRICK PANELS BETWEEN PILASTERS

FIELDSTONE PAINTED WITH BLACK MINERAL PAINT (TO MATCH EXISTING FIELDSTONE COLOR)

CEILING

RIDGE

FINISHED FLOOR / DFE @ 12.0'

FINISHED GRADE @ 11.0'

BFE @ 10.0'

9'-0" 16'-7"

3'-11"
RANDAZZO
Charleston, South Carolina

138 WENTWORTH ST.
JANUARY 13, 2022

SCHEDULE OF DRAWINGS

<table>
<thead>
<tr>
<th>SHEET NO.</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>L100</td>
<td>EXISTING CONDITIONS</td>
</tr>
<tr>
<td>L101</td>
<td>DEMOLITION PLAN</td>
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<td>L102</td>
<td>EXISTING SITE IMAGES</td>
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<td>L103</td>
<td>SITE PLAN</td>
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<tr>
<td>L104</td>
<td>GATE ENTRY EXHIBITS</td>
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</tbody>
</table>
1. BASE INFORMATION PROVIDED BY A SURVEY OBTAINED FROM PEABODY & ASSOCIATES

2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CABLE LOCATOR SERVICE 811 TO CONDUCT AN FREE MARKED SERVICE LOCATOR PRIOR TO BEGINNING WORK. CONTRACTOR TO MAKE THESE CONTACTS PRIOR TO BEGINNING WORK.

3. GENERAL NOTES:
   - DAMAGE TO EXISTING UTILITIES, BOTH KNOWN AND UNKNOWN.
   - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES MAY EXIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GENERAL NOTES:
   - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION. CONTRACTOR TO MAKE THESE CONTACTS PRIOR TO BEGINNING WORK.

4. THE CONTRACTOR SHALL VERIFY PLANS IN THE FIELD AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

5. THE CONTRACTOR SHALL VERIFY PLANS IN THE FIELD AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

6. CONTRACTOR SHALL SUBMIT SCHEDULE OF WORK TO REMARK STUDIO ONCE CONTRACT IS

7. GENERAL NOTES:
   - CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CABLE LOCATOR SERVICE 811 TO CONDUCT AN FREE MARKED SERVICE LOCATOR PRIOR TO BEGINNING WORK. CONTRACTOR TO MAKE NEW CONTACTS PRIOR TO BEGINNING WORK.

8. GENERAL NOTES:
   - CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CABLE LOCATOR SERVICE 811 TO CONDUCT AN FREE MARKED SERVICE LOCATOR PRIOR TO BEGINNING WORK. CONTRACTOR TO MAKE NEW CONTACTS PRIOR TO BEGINNING WORK.

9. GENERAL NOTES:
   - CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CABLE LOCATOR SERVICE 811 TO CONDUCT AN FREE MARKED SERVICE LOCATOR PRIOR TO BEGINNING WORK. CONTRACTOR TO MAKE NEW CONTACTS PRIOR TO BEGINNING WORK.

10. GENERAL NOTES:
    - CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CABLE LOCATOR SERVICE 811 TO CONDUCT AN FREE MARKED SERVICE LOCATOR PRIOR TO BEGINNING WORK. CONTRACTOR TO MAKE NEW CONTACTS PRIOR TO BEGINNING WORK.

11. GENERAL NOTES:
    - CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CABLE LOCATOR SERVICE 811 TO CONDUCT AN FREE MARKED SERVICE LOCATOR PRIOR TO BEGINNING WORK. CONTRACTOR TO MAKE NEW CONTACTS PRIOR TO BEGINNING WORK.

12. GENERAL NOTES:
    - CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CABLE LOCATOR SERVICE 811 TO CONDUCT AN FREE MARKED SERVICE LOCATOR PRIOR TO BEGINNING WORK. CONTRACTOR TO MAKE NEW CONTACTS PRIOR TO BEGINNING WORK.

13. GENERAL NOTES:
    - CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CABLE LOCATOR SERVICE 811 TO CONDUCT AN FREE MARKED SERVICE LOCATOR PRIOR TO BEGINNING WORK. CONTRACTOR TO MAKE NEW CONTACTS PRIOR TO BEGINNING WORK.
FACING SOUTH FROM 140 WENTWORTH - CONCRETE TO BE REMOVED

EXISTING DRIVE AT 138 WENTWORTH - CONCRETE TO BE REMOVED; DRIVE TO NARROW

GATES TO BE PRESERVED AND REUSED, SEE SITE PLAN

FOUNTAIN, BRICK TERRACE, AND PIERS TO BE PRESERVED

BRICK GARDEN WALKS TO BE REMOVED

EXISTING CONCRETE DRIVE ENTRY TO BE REMOVED, REPLACED WITH TABBY AND CRUSHED SHELL

EXISTING SITE IMAGES
140 WENTWORTH - EXISTING NON-HISTORIC IRONWORK

3'-6" WIDE GATE

14' WIDE DRIVE GATE

NEIGHBORHOOD PRECEDENTS - PROPOSED STYLE TO REPLACE EXISTING

136 WENTWORTH ST.

173 WENTWORTH ST.

27 MONTAGU ST.

42 GADSDEN ST.

140 WENTWORTH STREET

PLAN ENLARGEMENT AT WENTWORTH STREET
Agenda Item #5

48 Smith Street
TMS # 457-03-04-095

Request preliminary approval for the reconstruction and renovation of burned single-family house.

Previously: Category 3 | Harleston Village | c. 1840s | Old and Historic District

Owner: David and Emily Schaible
Applicant: e e fava architects
Agenda Item #5

Applicant’s Presentation
8-10 Apartments Located on 46 & 48 Smith street
Historic Rooms of 48 Smith Divided to Create Separate Apartments
Exterior Metal Egress Stairs Installed Directly to Historic Structure
Deferred Maintenance across units
IMMEDIATE NEIGHBOR CONTEXT

NEIGHBORHOOD BLOCK CONTEXT

Neighborhood Scale and Context
footprint of original main house
Existing brick foundation to be stabilized reported in place. New reinforced foundation wall on spread footing to be built to provide code required load capacity. (See AS11 for additional information)

Existing Garden Level
SCALE  1/8" = 1'-0"

Existing Dependency Second Level
SCALE  1/8" = 1'-0"

Existing Roof Plan
SCALE  1/8" = 1'-0"
Kitchen House Previously Modified Openings

Prior Modifications

Existing Garden Enlarged. SOUTH

Scale: 1/4" = 1'-0"
CARRIAGE HOUSE PREVIOUSLY MODIFIED STRUCTURE AND OPENINGS

CARRIAGE HOUSE FRONT WALL

CARRIAGE HOUSE REAR WALL

EXISTING GARDEN ENLARGED - SOUTH

EVIDENCE OF ADDITION

STUCCO ON WOOD FRAMING

CMU ADDITION

Schaible Residence | 48 + 46 Smith Street, Charleston SC 29401

eefawa architects, etc., inc. | 54 Broad Street | Charleston, South Carolina 29401 | 843.723.5099 | eefawa.com
Conceptual Approval BAR Comments 11.23.2021 (addressed herein)

(1) It is very unfortunate to have lost this important historic building. While it has been deteriorating for many years, this is a stark reminder for the staff at the City of Charleston in particular the BAR, and livibility that the policy and process for demolition by neglect must be addressed and that this type of deferred maintenance cannot be allowed to continue. There is a loss in historic fabric that the city cannot bring back, and a loss of revenue frankly, when homeowners are not held accountable.

(2) That said, this is a new owner, and a new applicant and we are very pleased to see the spirit of the house being revived, and life being brought back into the neighborhood. Many interested stakeholders have put in great effort to get to where you are now and you are to commended for your determination.

(3) We feel that this building should be rebuilt in the same place to weave the new in with the existing rear additions that have survived the fire. That said, the Foundation that exist should be preserved in Situ and bolstered and rebuilt where necessary.

(5) The fenestration of the building should be appropriate and cohesive. The ribbon Window, and the large floor to ceiling windows will be visible from Smith and also from Wentworth. They are not appropriate and should be replaced.

(6) Generally, Modification to historic openings are not recommended, but given the evidence of major evolution, simplifying the openings of the rear building is appropriate.
Coured Ashlar Paving Pattern

Bluestone pavers, 1" nominal thickness, natural cleft, limited color range, flame edges with welder's torch, all corners at 90 degrees, set flat, with 1/8" max. vertical tolerance. Butt joints with 1/16"-1/4" gap. Sweep gaps with sand/mortar (4:1) minimum of twice until all voids are filled. Pattern to be coursed ashlar pattern OR 30° slop pattern with 12" x 24" border (see layout plan). Mortar to be Type 200N Ivory Buff color. 1" th. mortar leveling bed (Type S). 4" concrete slab (3000 psi) w/ fiber reinforcing. compacted subgrade (90% proctor).

5 Scale 1"=1'-0"

Stepping Stone Paving

Bluestone Stepping Stone - see layout plan for dimensions, natural cleft, 1" minimum thickness, saw-cut edges, all corners @ 90, with 1/8" max. vertical tolerance. Spacing to be laid out as drawn on layout plan and approved in the field by Landscape Architect prior to installation. 2" thick mortar bed (Type S), trowel in 1" extra mortar to about lower edges of stone. Compacted subgrade (90%) below each stone. Topsoil backfill or gravel between stones - see plan.

5 Scale 1"=1'-0"

Stone Paving on Slab

Shell Stone Limestone pavers, 1" nominal thickness, set flat with 1/16" max. vertical tolerance. Butt joints with 1/16"-1/4" gap. Sweep gaps with sand/mortar (4:1) minimum of twice until all voids are filled. Pattern to be random coursed ashlar with 12" x 24" border with mitered corners. Mortar to be Type 200N Ivory Buff color. 1" thick mortar bed (Type S). 4" concrete slab w/ fiber reinforcing (3,000 p.s.i.) compacted subgrade (95%).

5 Scale 1"=1'-0"

Brick Notes:
1. All bricks to be Old Carolina Brick Co. Color to be 50% Savannah Gray and 50% Georgetowne. Different color bricks to be mixed in a random fashion when installed.
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. Centerline 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. Depths indicated on layout plan shall be considered +/- to work to the nearest whole or half brick. Verify adjusting layout dimensions to whole/half brick will not conflict with other areas of layout. If conflict arises, contact Landscape Architect before proceeding.
8. Dimensions given are from edge-to-edge of stretchers (or face-to-face of brick sanitors where present).
9. Do not pressure wash bricks or allow acid to come in contact with it.

Bluestone Notes:
1. Bluestone to be limited full range. Colors to be a mix of 70% blue/green and 30% full range with no rust.
2. Any hammer marks from the supplier to be flamed. Flame edges with a welder's torch.
3. Finish to be natural cliff. Stair treads to have thermal finish.
4. Nominal thickness: 1" (3/4" to 1-1/4"
5. Butt joints with min. 1/16", max. 1/4" gap. Strive to keep joints as tight as possible. Centerline of joints to be straight and in line with path.
6. 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.

Shell Stone Notes:
1. Limestone to be Shell Stone.
2. Pool coping, step treads, and all other pieces with exposed edges to be 2" th. with eased edges.
3. Thickness of stone paving to be 1-1/4".
4. Butt joints with min. 1/16", max. 1/4" gap. Strive to keep joints as tight as possible. Centerline of joints to be straight and in line.
5. 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 stone. Repeat a minimum of twice until all voids are filled.
6. All stone to be sealed per manufacturer's specifications.
Brick Notes:
1. All bricks to be Old Carolina Brick Co. Color to be 50% Savannah Gray and 50% Georgetowne. Different color bricks to be mixed in a random fashion when installed.
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. Joint 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. Widths indicated on layout plan shall be considered 1/2" to work to the nearest whole or half brick. Verify adjusting layout dimensions to whole/half brick will not conflict with other areas of layout. If conflict arises, contact Landscape Architect before proceeding.
8. Dimensions given are from edge-to-edge of stretchers (or face-to-face of brick slabs where present).
9. Do not pressure wash bricks or allow acid to come in contact with it.

Bluestone Notes:
1. Bluestone to be limited full range. Colors to be a mix of 70% blue/green and 30% full range with no rust.
2. Any hammer marks from the supplier to be flamed. Flame edges with a weider's torch.
3. Finish to be natural cliff. Stair treads to have thermal finish.
4. Nominal thickness: 1" (3/4" to 1-1/4")
5. Butt joints with min. 1/16", max. 3/8" gap. Strive to keep joints as tight as possible. Center line of joints to be straight and in line with path.
6. 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.

Note:
- All bricks to be Old Carolina. Color to be mix: (50% Savannah Grey/50% Georgetowne)
Carpentry Notes:

1. All gate frame material to be Sipo and gate panel material to be elite pressure treated pine.
2. All materials to be primed/painted/sealed prior to construction, minimum two coats. Color and finish to be Charleston green. Provide sample for approval prior to application.
3. Interior parts of gates and tongue and groove panels to be painted and sealed with finish color prior to assembly and installation.
4. Contractor shall notify Landscape Architect if existing grade varies to such an extent that ground clearances specified are unreasonable.
5. Unless noted "True," all material dimensions to be nominal.
6. Gate hardware to be chosen by owner.

Wood Drive and Pedestrian Gate
Carpentry Notes:

1. All gate frame material to be Sipo and gate panel material to be redwood pressure treated pine.

2. All materials to be primed/painted/sealed prior to construction, minimum two coats. Color and finish to be Charlestowne Green. Provide sample for approval prior to application.

3. Interior parts of gates and tongue and groove panels to be painted and sealed with finish color prior to assembly and installation.

4. Contractor shall notify Landscape Architect if existing grade varies to such an extent that ground clearances specified are unreasonable.

5. Unless noted "true," all material dimensions to be nominal.

6. Gate hardware to be chosen by owner.
Proposed Second Level (MH)
elevator in location presented at BAR conceptual

Proposed Third Level (MH)

Proposed Roof Plan

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CURRENT PROPOSED

A102
Enlarged Smith Street: WEST

Scale: 1/4" = 1'-0"

Details:
- **Doors**: Standing seam metal roof and painted treated wood siding.
- **Pilasters**: Standing seam metal roof, painted treated wood siding, columns, rail, balusters, T&G decking.
- **Windows and Shutters**: Painted wood double hung windows with painted wood surround, shutters and hardware, typical.
- **Main House Envelope**: Painted brick to match entry, brick to match entry, typical.
- **Windows and Shutters**: Painted wood double hung windows with painted wood surround, shutters and hardware, typical.
- **Awning and Entry Door**: Standing seam copper roof over painted treated wood awning with painted treated wood brackets designed to coordinate with brackets at piano entry door.
- **Pilasters Screed**: Painted treated wood flush siding and trim. Fresh 6 panel painted wood door.
- **Foundation Wall**: Traditional three coat stucco on segmental masonry foundation wall.

See landscape drawings for design of gates.
Accessory Structure (5x10' from property line)
- brick to coordinate with existing at main house, typical; painted wood panelled carriage doors
- garden wall and gates to be designed by landscape architect

Capacity House DCP
- standing seam metal roof between brick parapet walls of accessory structure
- painted wood panelled door

Pool Elevation | WEST
- not visible from public right of way

Smith Street Elevation | EAST
- minimal visibility from public R.O.W.

Garage Street Elevation | EAST
- behind garden wall

Garden Elevation | NORTH
- minimal visibility from public R.O.W.

Side Elevation | SOUTH
- not visible from public right of way
ACCESSORY STRUCTURE CHARACTER

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A207
Final building insulation requirements, materials, and method of application to be determined in accordance with mechanical engineer recommendations and applicable building code requirements.
Agenda Item #6

114 Cannon Street /219 Ashley Ave
TMS # 460-11-04-165

Request conceptual approval for minor alterations to existing structure and the construction of two new dwellings.

4  |  Cannonborough-Elliotborough  |  Old City District

Owner:  Tift Mitchell
Applicant:  Andrew Gould
Agenda Item #6

Applicant’s Presentation
ZONING INFORMATION

LOT AREA: 6,825 SF
ZONING: LIMITED BUSINESS

EXISTING:

ONE COMMERCIAL UNIT: 1,906 SF (BARBER SHOP) PLUS 585 SF (VACANT/DERELICT)
ONE RESIDENTIAL UNIT: 1,926 SF
11 PARKING SPACES

PROPOSED:

ONE COMMERCIAL UNIT: 2,633 SF (RESTAURANT)
EXISTING RESIDENTIAL UNIT: 1,926 SF (UNCHANGED)
TWO NEW RESIDENTIAL UNITS: 1,700 SF AND 1,280 SF
6 PARKING SPACES (4.5 REQUIRED FOR THE THREE RESIDENCES)

LOT COVERAGE: NEW RESIDENCES COVER 39% OF THE OPEN LAND (EXCLUDING THE COMMERCIAL FOOTPRINT). 50% COVERAGE ALLOWED.

SPECIAL EXCEPTION GRANTED BY BZA 12/7/21
SPECIAL EXCEPTION TO RESTORE AND ENLARGE THE EXISTING COMMERCIAL SPACE FOR USE AS A RESTAURANT, PROVIDING NO PARKING FOR THE RESTAURANT. THE RESTAURANT WOULD REQUIRE A MAXIMUM OF 13 PARKING SPACES PER ZONING.
GENERAL TRIM CARPENTRY SPECIFICATIONS:

ALL EXTERIOR TRIM SHALL BE FACTORY PRIMED (TREATED) LUMBER SUCH AS SOUTHERN LUMBER TO BE TREATED AND PAINTED ON-SITE. ALL TRIM SHALL HAVE A SMOOTH SURFACE AND SHARP EDGES. LOW-DENSITY FRAME LUMBER SHALL NOT BE USED.

ALL EXTERIOR TRIM SHALL BE FIXED ON ALL SIDES PRIOR TO INSTALLATION.

ALL MOULDINGS MUST BE EASILY AS SPECIFIED IN PLANS. NO SUBSTITUTIONS WITHOUT PERMISSION OF ARCHITECT AND OWNER.

WINDOW AND DOOR FRAMES SHALL ALWAYS HAVE SQUARE JOINTS AT CORNERS - NO CORNERS.

INTERIOR TRIM SHALL BE SOLID LUMBER, NOT FINGER JOINTED.

AT WALLS FINISHED IN T.G.I.S., ALL DOOR/WINDOW TRIM SHALL BE FLUSH WITH THE T.G.I.S. AT DOORS AND AT THESE WALLS.

NO SHOE MOLDING REQUIRED AT EDGE OF FLOORING.

PROPOSED UNIT 219C ASHLEY WINDOW AND DOOR SCHEDULE

A3.2

Drawn By: A. Gould
Date: 11/16/20
CORNER OF ASHLEY AND BOGARD. NOTE ORIENTATION TO STREET AND POSITION OF PORCH AND PIAZZA DOOR.
CORNER OF ST. PHILIP AND DUNCAN
NOTE ORIENTATION OF DEPENDENCY AND
SIDE PIAZZA DOOR
ST PHILIP STREET, C OF C CAMPUS
NOTE SIDE PIAZZA DOOR
Agenda Item #7

460 King Street
TMS # 460-12-02-034

Request conceptual approval for modifications to storefront, fenestration, and façade.

Not Rated  |  Mazyck-Wraggborough  |  Old and Historic District

Owner: Mike Schuler, BS Number Three LLC
Applicant: Julia Martin Architects

Withdrawn by Applicant