City of Charleston

BOARD OF ARCHITECTURAL REVIEW - SMALL

FEBRUARY 27, 2020
4:30 PM

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

Agenda Item #3

166 WENTWORTH STREET

TMS # 457-03-04-062

Requesting conceptual approval for partial demolition of pre-1911 rear kitchen addition, and new construction of kitchen addition and elevator.

Category 2 (Harleston Village) c. pre 1911, 1809 Old and Historic District

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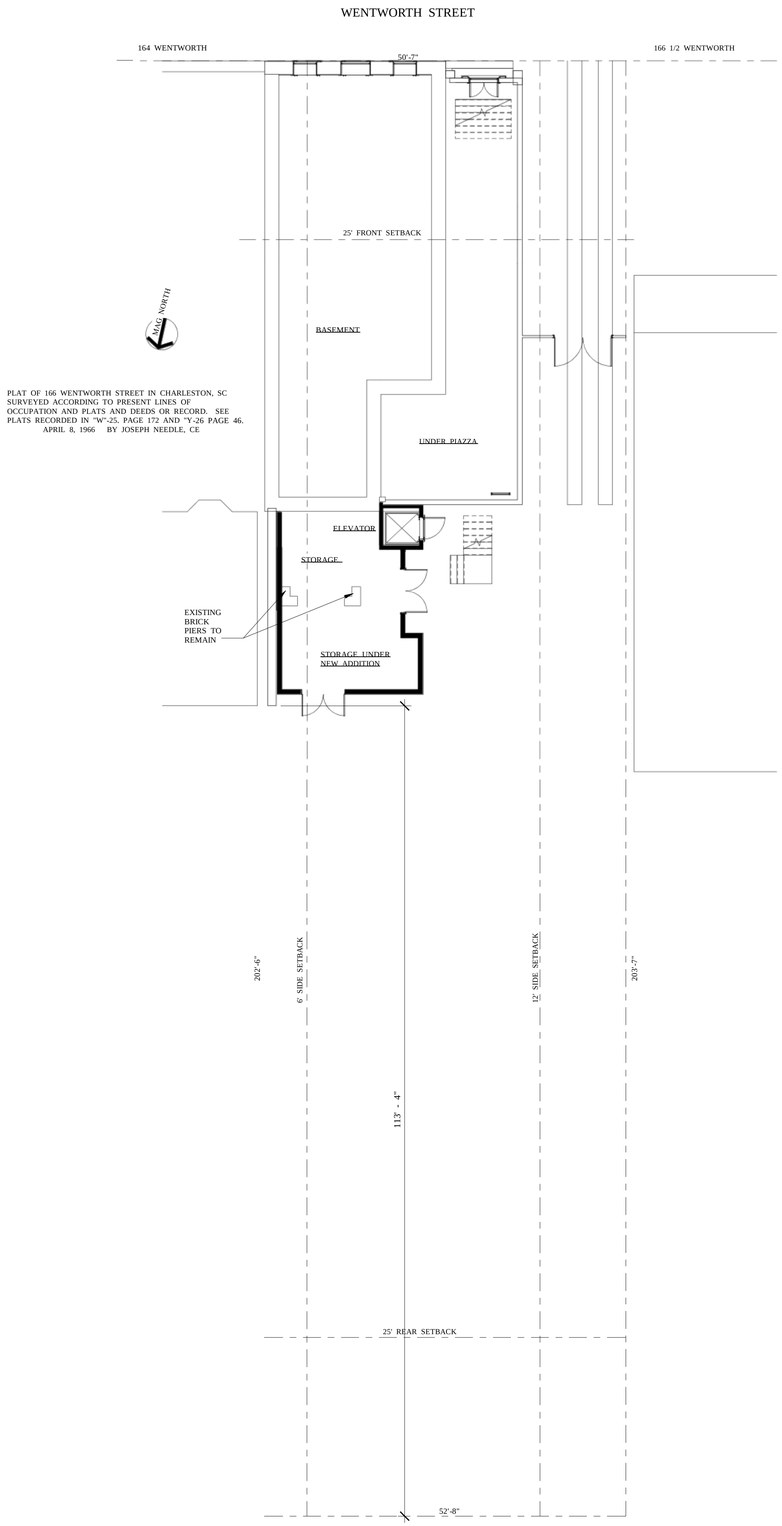
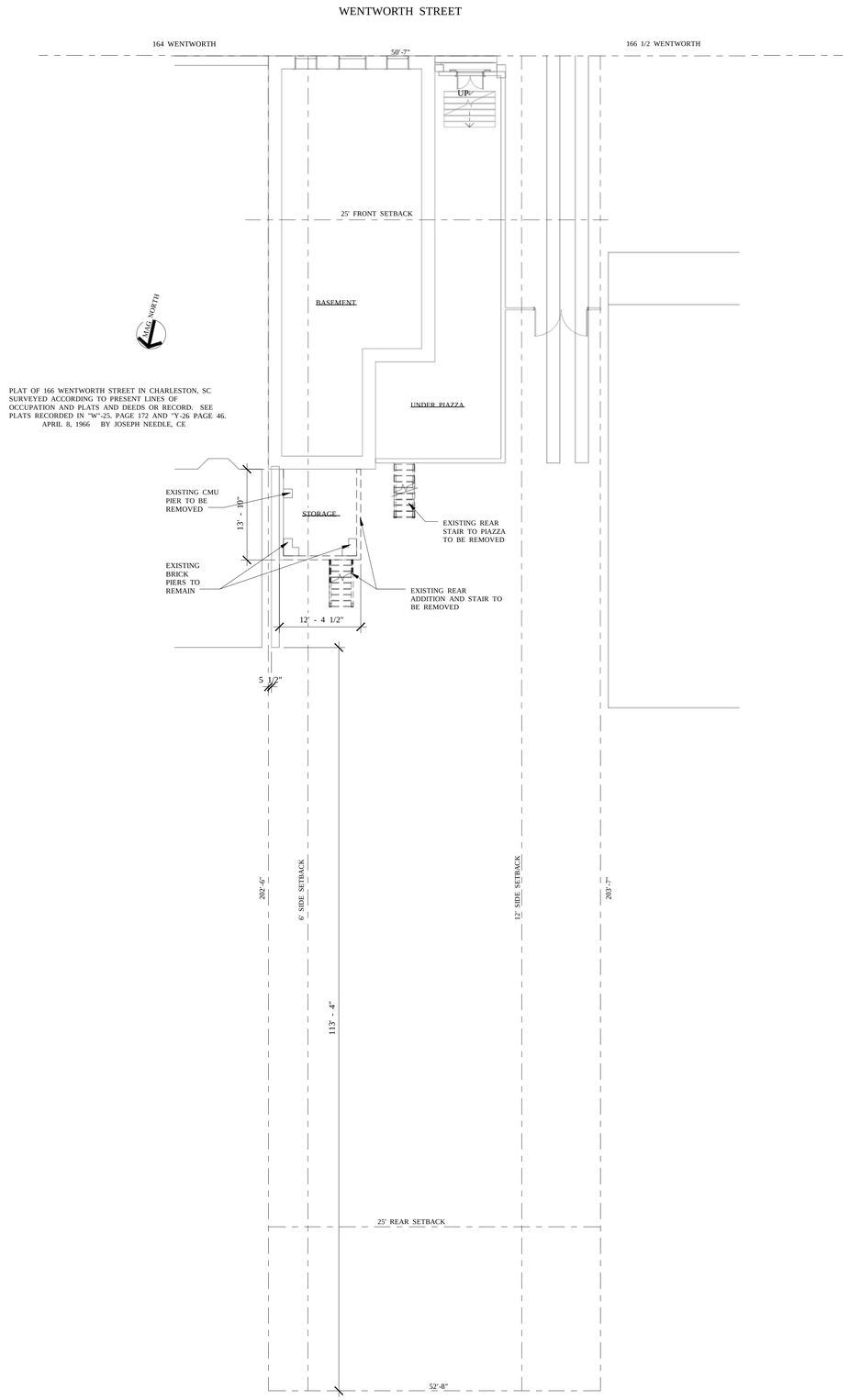
CLARK-GLIDEWELL/ ARCHITECT



2 PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



1 EXISTING SITE PLAN
SCALE: 1" = 10'-0"

ZONING INFORMATION:

DESIGNATION: STR

SETBACKS:	REQUIRED	EXISTING	PROPOSED
FRONT :	25'-0"	0'	0'
EAST SIDE:	6'-0"	0'	0'
WEST SIDE:	12'-0"	14'-6"	14'-6"
REAR	25'-0"	125'-8"	125'-8"

	REQUIRED	EXISTING	PROPOSED
LOT OCCUPANCY	50%	24.5%	27.8%

EXISTING LOT OCCUPANCY
LOT SF: 10,227 SF
BLDG: 2501 SF
COVERAGE: 2501/10,227 SF = 24.5%

PROPOSED LOT OCCUPANCY
LOT SF: 10,227 SF
BLDG: 2842 SF
COVERAGE: 2842/10,227 SF = 27.8%

Clark Glidewell ARCHITECT, LLC

166 WENTWORTH
CHALESTON, SOUTH CAROLINA

DRAW ING TITLE:
EXISTING & PROPOSED SITE PLANS

No.	REVISIONS	DATE
1	TEST REVISION	11/1/2017

PROJECT NO.: 2019.102
DATE ISSUED: 1.21.20
DRAW N BY: SCG
CHECKED BY: Checker

A101

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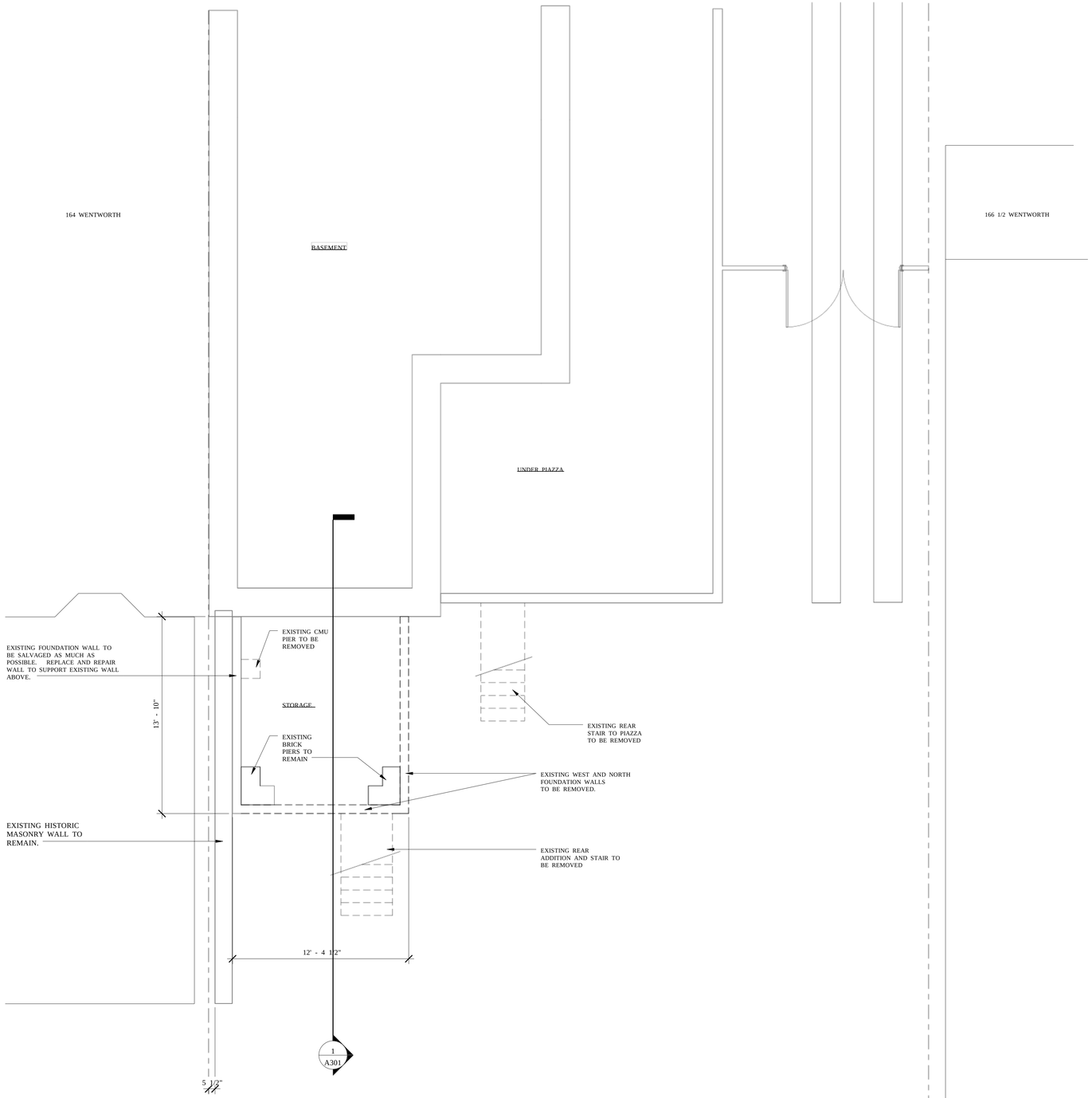

1 EXISTING GROUND FLOOR PLAN

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

Clark-Glidewell ARCHITECT, LLC

166 WENTWORTH

CHALESTON, SOUTH CAROLINA

DRAWING TITLE

EXISTING GROUND FLOOR PLAN

No.	REVISIONS	DATE

PROJECT NO.: 2019.102

DATE ISSUED: 1.21.20

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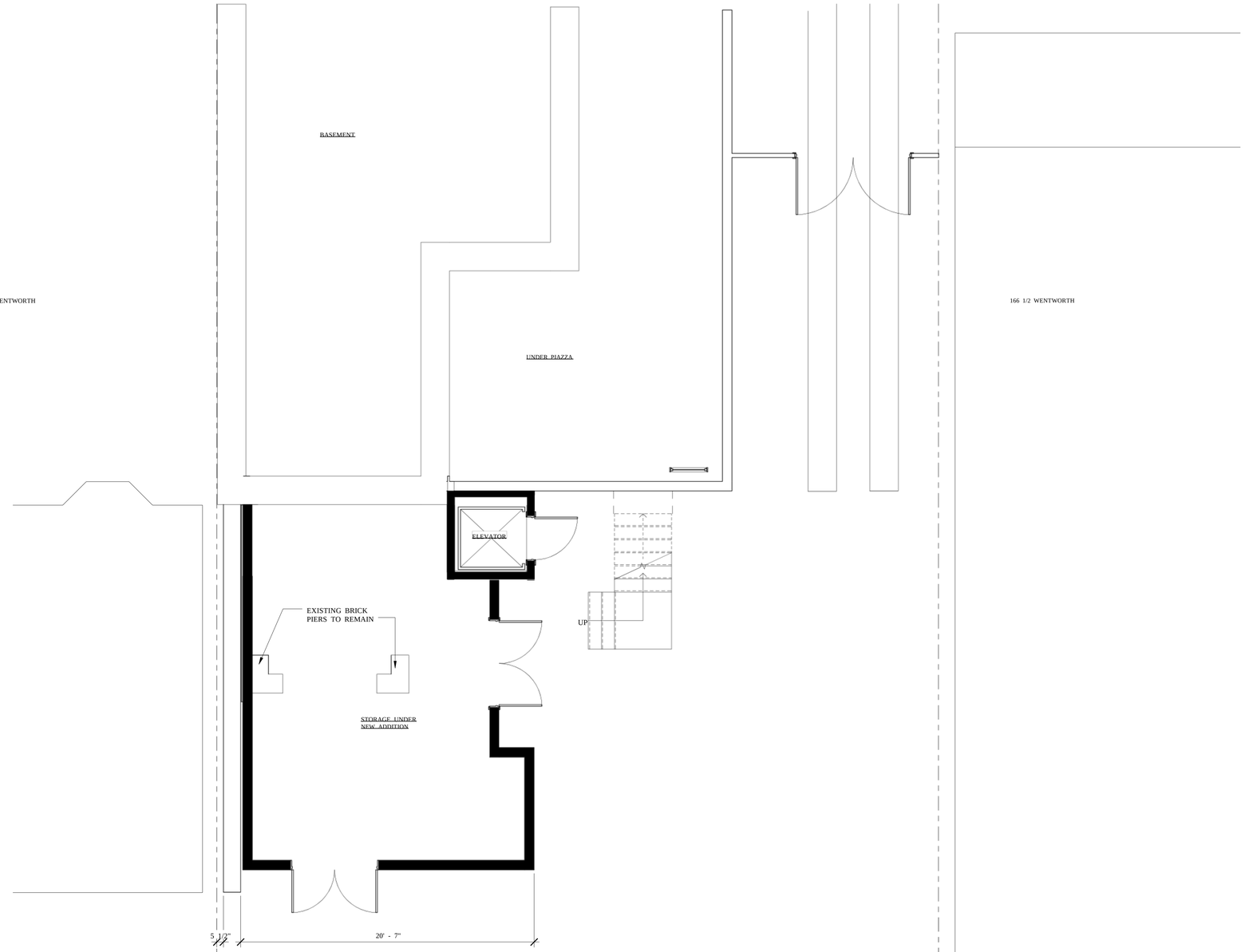

1 PROPOSED GROUND FLOOR PLAN

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

Clark-Glidewell ARCHITECT, LLC

166 WENTWORTH

CHALESTON, SOUTH CAROLINA

DRAW ING TITLE

PROPOSED GROUND FLOOR

No.	REVISIONS	DATE

PROJECT NO.: 2019.102

DATE ISSUED: 1.21.20

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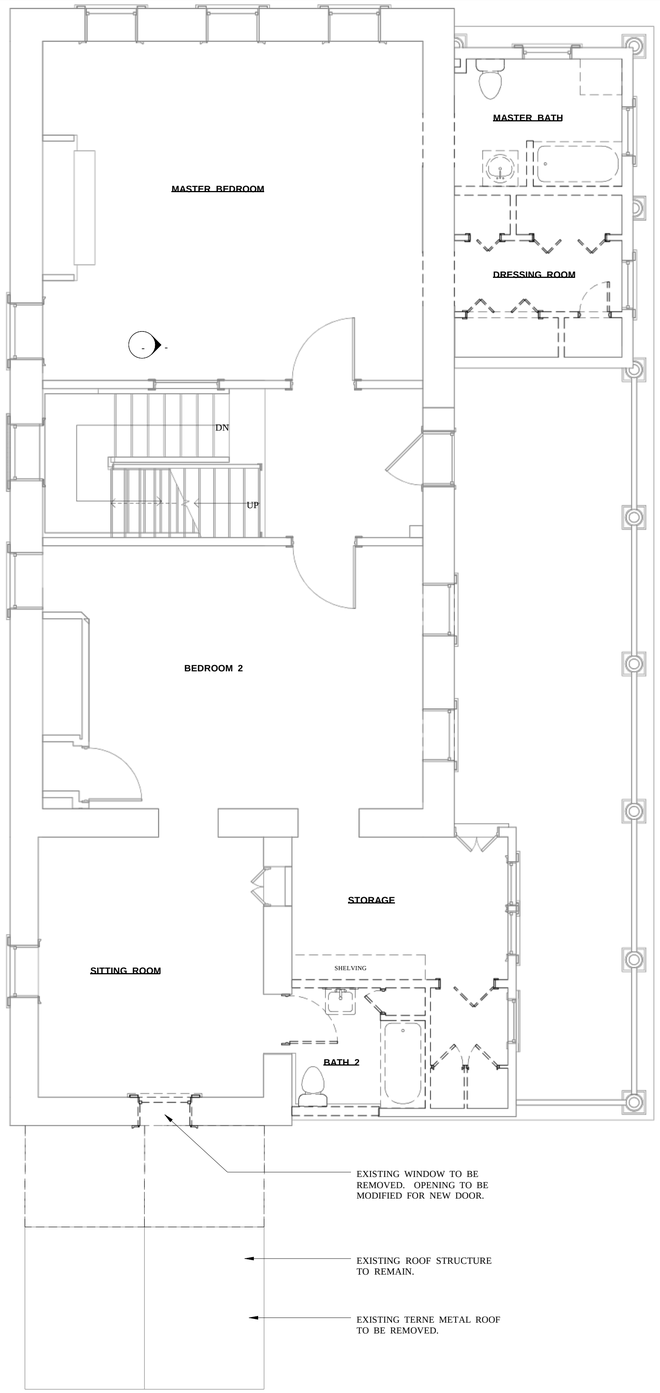
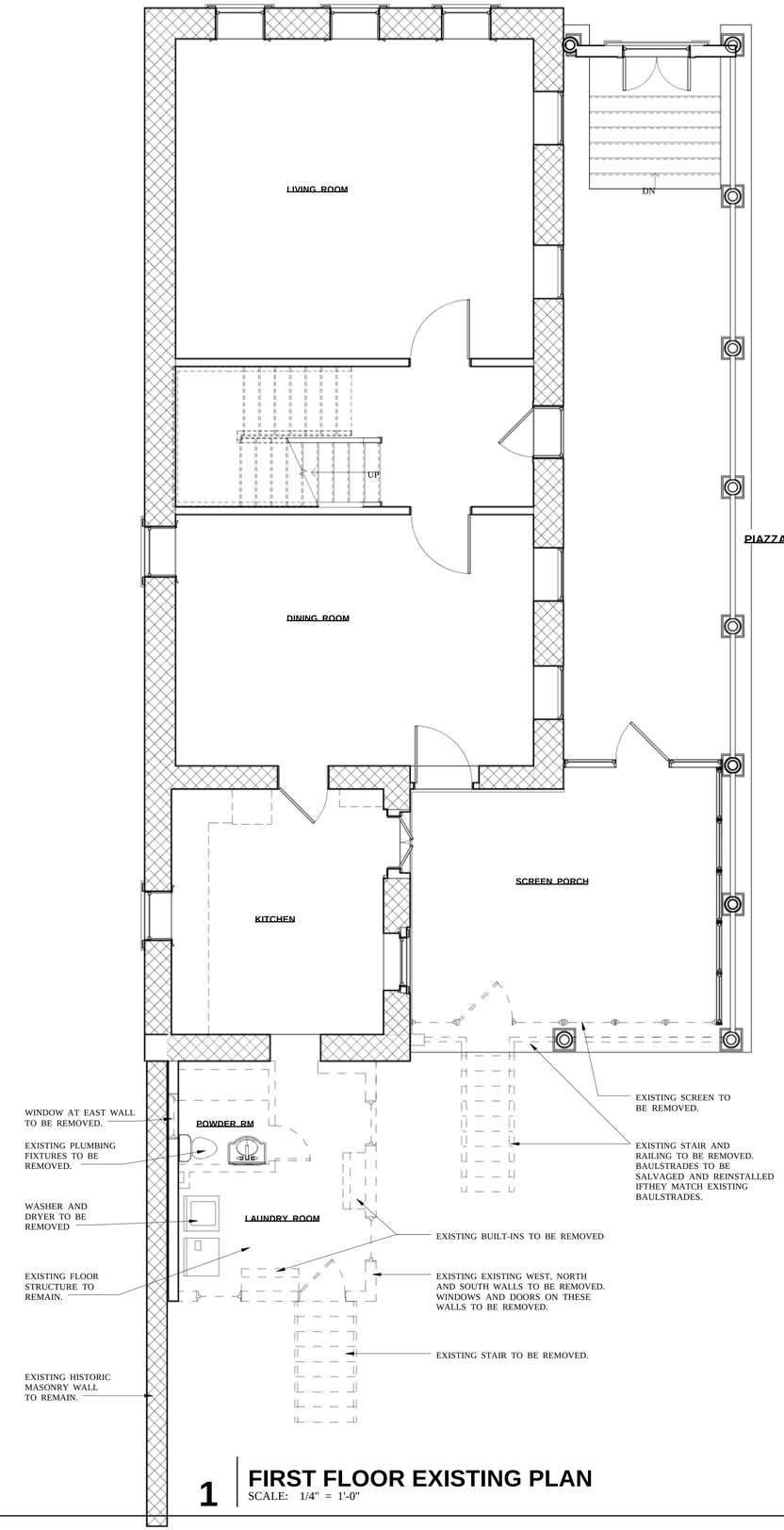


2 SECOND FLOOR EXISTING PLAN

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



1 FIRST FLOOR EXISTING PLAN

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

Clark-Glidewell ARCHITECT, LLC

166 WENTWORTH
CHALESTON, SOUTH CAROLINA

DRAW ING TITLE
EXISTING FIRST, SECOND FLOOR PLANS

No.	REVISIONS	DATE

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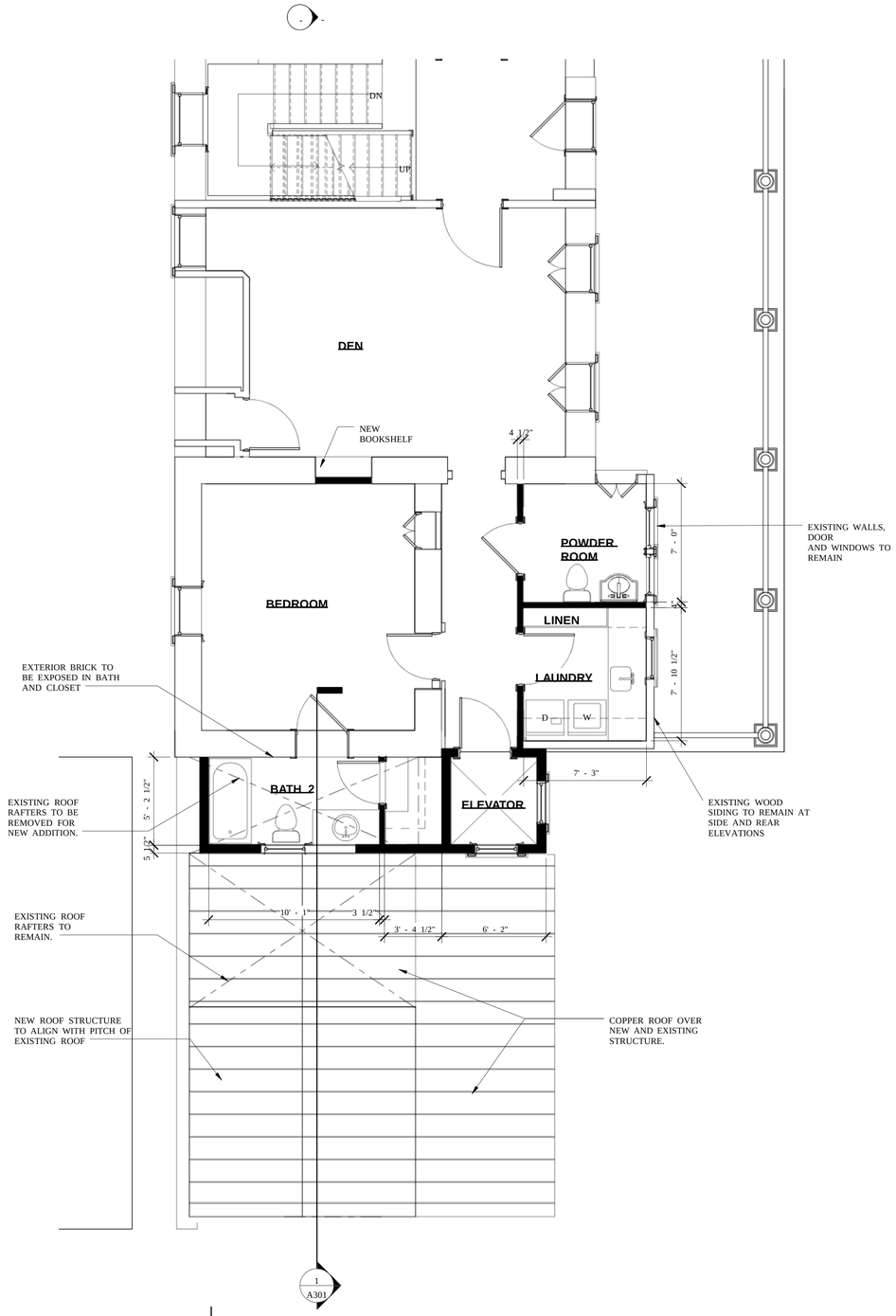
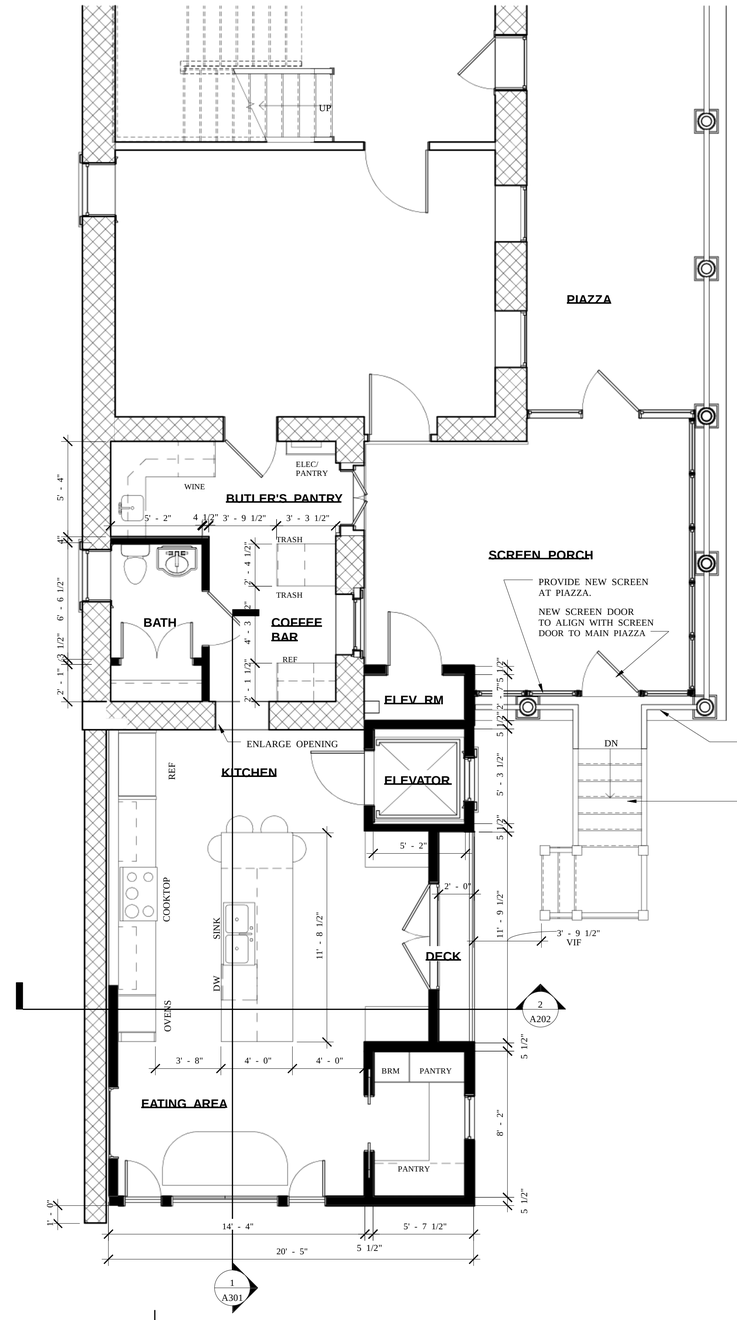


3 SECOND FLOOR PROPOSED PLAN

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



2 FIRST FLOOR PROPOSED PLAN

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

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166 WENTWORTH
CHALESTON, SOUTH CAROLINA

DRAW ING TITLE:
PROPOSED FIRST AND SECOND FLOOR PLANS OPTION 9

No.	REVISIONS	DATE

PROJECT NO.: 2019.102
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1 **EXISTING WEST ELEVATION**
SCALE: 1/4"=1'-0"

PRELIMINARY PLAN REVIEW

Clark Glidewell ARCHITECT, LLC

166 WENTWORTH
CHALESTON, SOUTH CAROLINA

DRAWING TITLE
EXISTING WEST ELEVATION

No.	REVISIONS	DATE

PROJECT NO.: 2019.102
DATE ISSUED: 1.21.20
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1 PROPOSED WEST ELEVATION

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

Clark-Glidewell ARCHITECT, LLC

166 WENTWORTH

CHALESTON, SOUTH CAROLINA

DRAW ING TITLE

PROPOSED WEST ELEVATION

No.	REVISIONS	DATE

PROJECT NO.: 2019.102

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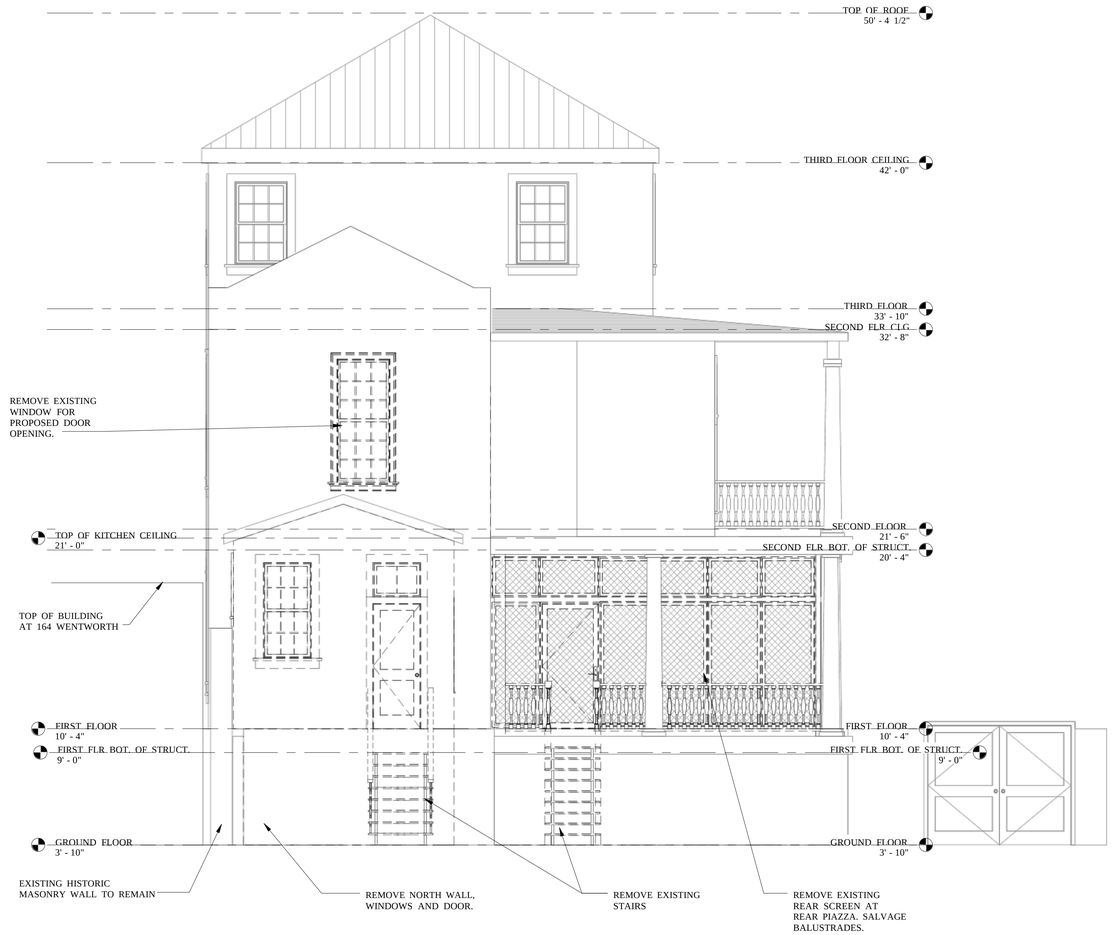

1 EXISTING REAR ELEVATION

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

PRELIMINARY PLAN REVIEW

Clark Glidewell ARCHITECT, LLC

166 WENTWORTH
CHALESTON, SOUTH CAROLINA

DRAWING TITLE
EXISTING REAR ELEVATIONS

No.	REVISIONS	DATE

PROJECT NO.: 2019.102
DATE ISSUED: 1.21.20
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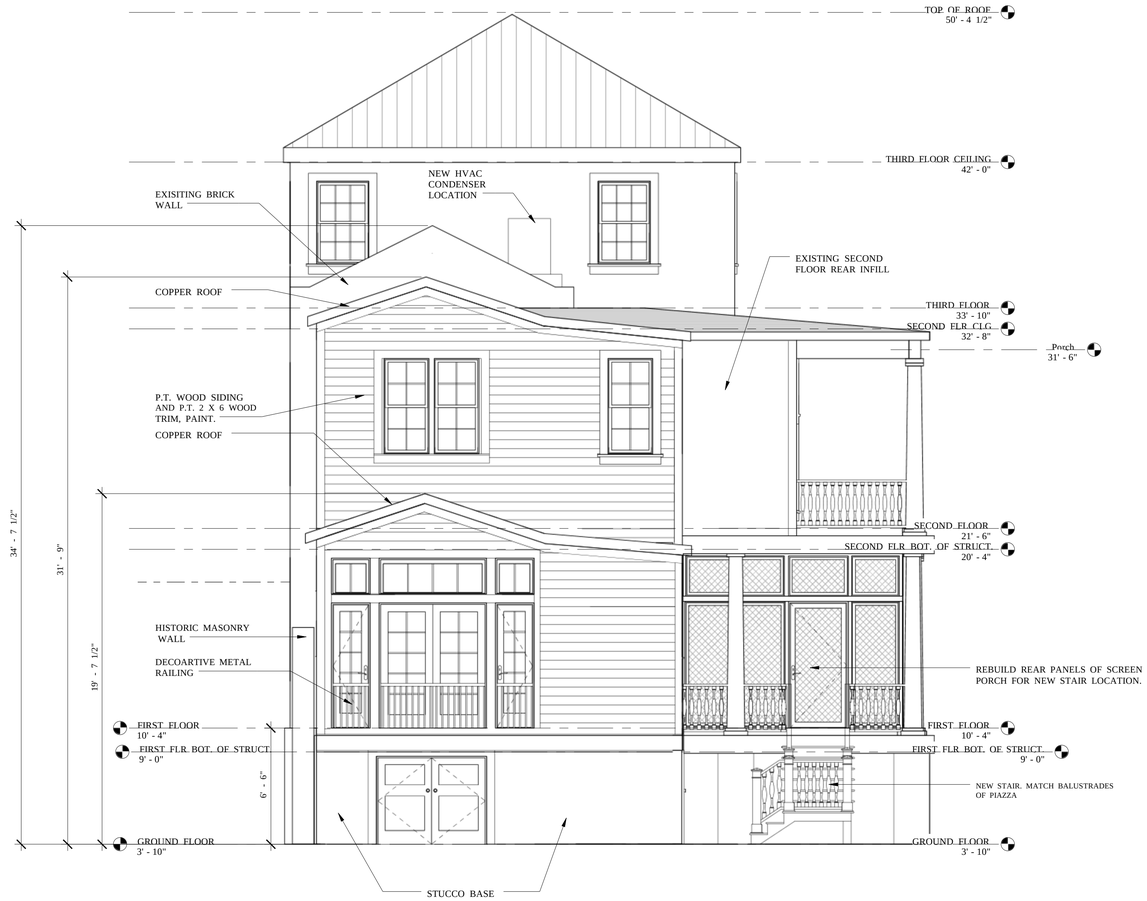
CLARK-GLIDEWELL/ ARCHITECT

2 CROSS SECTION THRU PROPOSED ADDITION

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



1 PROPOSED REAR ELEVATION

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

Clark-Glidewell ARCHITECT, LLC

166 WENTWORTH

CHALESTON, SOUTH CAROLINA

DRAW ING TITLE

PROPOSED REAR ELEVATION

No.	REVISIONS	DATE

PROJECT NO.: 2019.102

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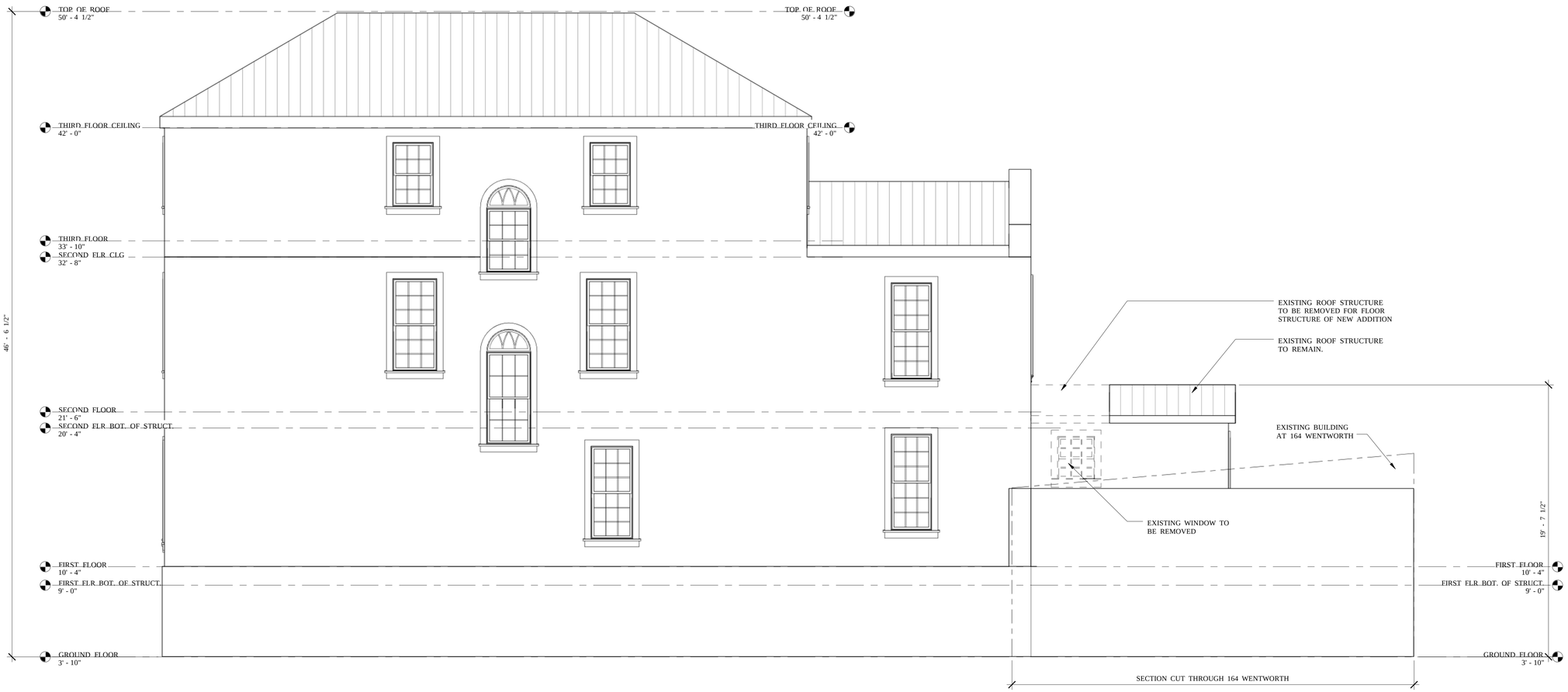

1 EXISTING EAST ELEVATION

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

PRELIMINARY PLAN REVIEW

Clark Glidewell ARCHITECT, LLC

166 WENTWORTH
CHALESTON, SOUTH CAROLINA

DRAW ING TITLE
EXISTING EAST ELEVATIONS

No.	REVISIONS	DATE

PROJECT NO.: 2019.102
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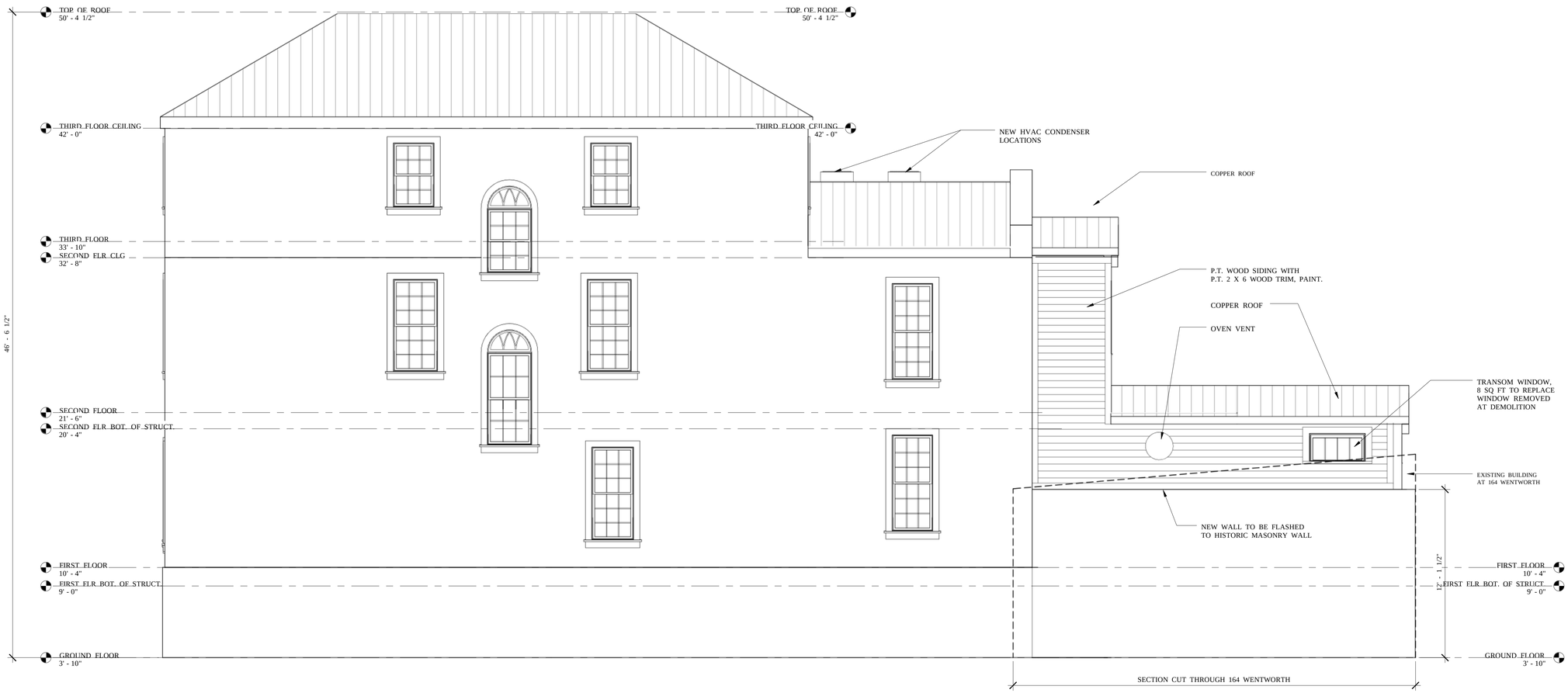

1 PROPOSED EAST ELEVATION

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

Clark Glidewell ARCHITECT, LLC

166 WENTWORTH

CHALESTON, SOUTH CAROLINA

DRAW ING TITLE

PROPOSED EAST ELEVATION

No.	REVISIONS	DATE

PROJECT NO.: 2019.102

DATE ISSUED: 1.21.20

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A203

Project Phase

BAR CONCEPTUAL: 02-18-2020

INDEX OF DRAWINGS

BAR	
A00	COVER
A01	SITE PLAN
A02	FIRST & SECOND FLOOR PLANS
A03	THIRD FLOOR PLAN
A04	ELEVATIONS
A05	ELEVATIONS
A06	STREETSCAPE & SURROUNDING PHOTOS
A07	EXISTING PHOTOS

JASMINE HOUSE INN - ELEVATOR ADDITION

64 HASELL ST, CHARLESTON, SC 29401

PRELIMINARY NOT FOR CONSTRUCTION

Architect:

Goff•D'Antonio Associates

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JASMINE HOUSE INN - ELEVATOR ADDITION

64 HASELL ST, CHARLESTON, SC 29401

REV.	DESCRIPTION	DATE

SHEET TITLE
COVER

DRAWN BY: YM/CB	PROJ. COOR.: TG
PROJ. NUMBER:	18029.00
ISSUE DATE:	FEBRUARY 18, 2020

DRAWING

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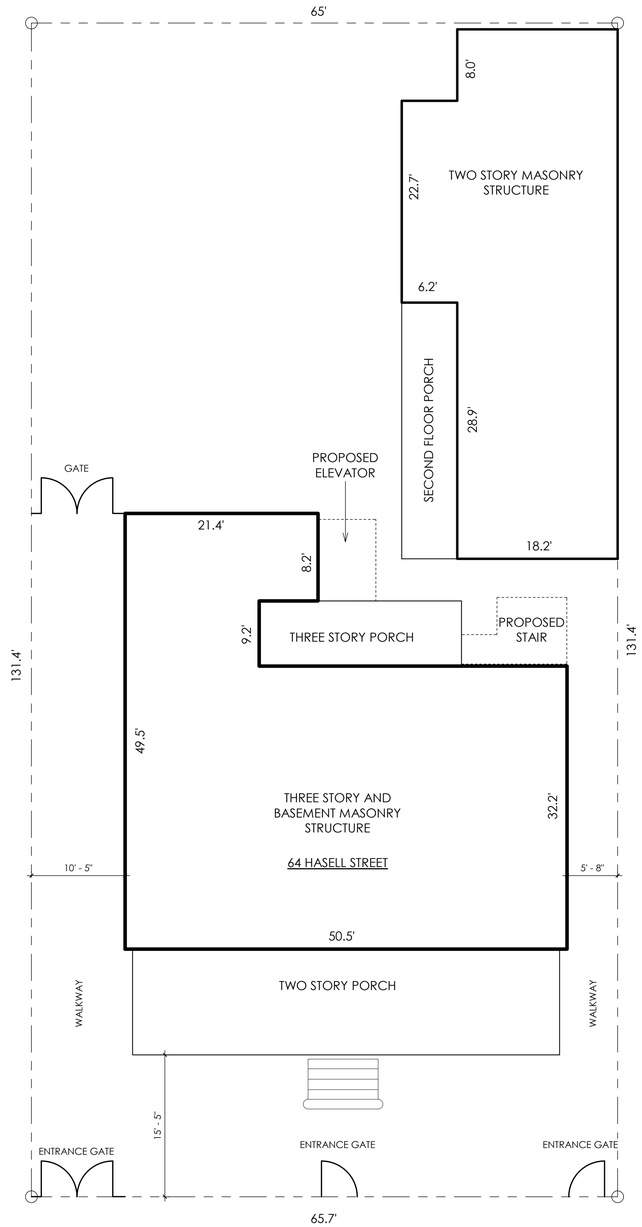

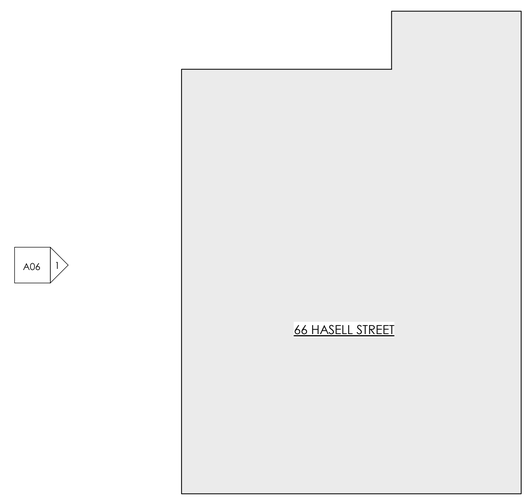

1 BAR - SITE PLAN
SCALE: 1/8" = 1'-0"

0' 2' 4' 8' 16'
1/8" = 1'-0"

PROJECT NORTH

MAGNETIC NORTH

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JASMINE HOUSE INN - ELEVATOR ADDITION

64 HASELL ST, CHARLESTON, SC 29401

REV.	DESCRIPTION	DATE

PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE
SITE PLAN

DRAWN BY:	PROJ. COOR.:
YM/CB	Checker

PROJECT NUMBER: 18029.00

ISSUE DATE: FEBRUARY 18, 2020

DRAWING
A01

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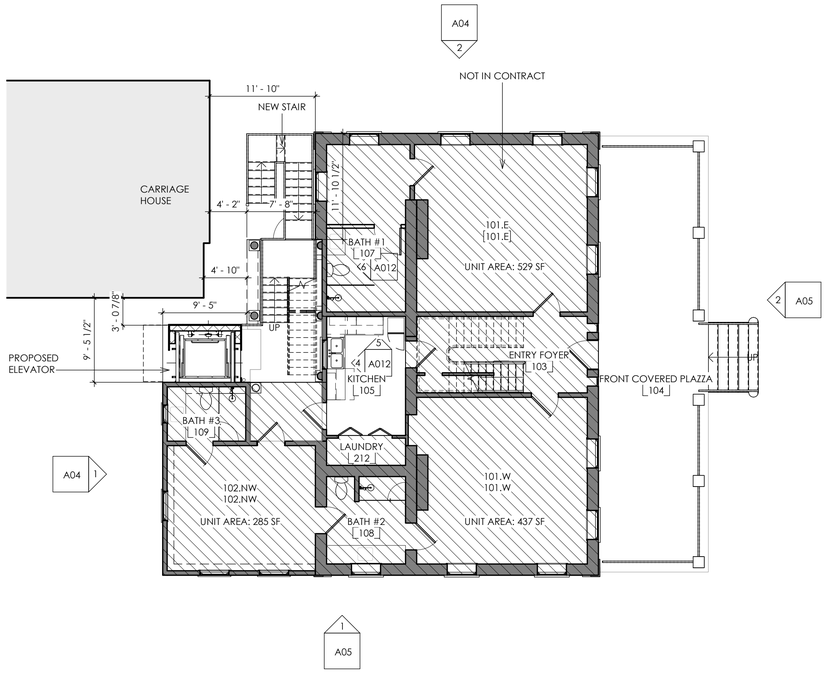
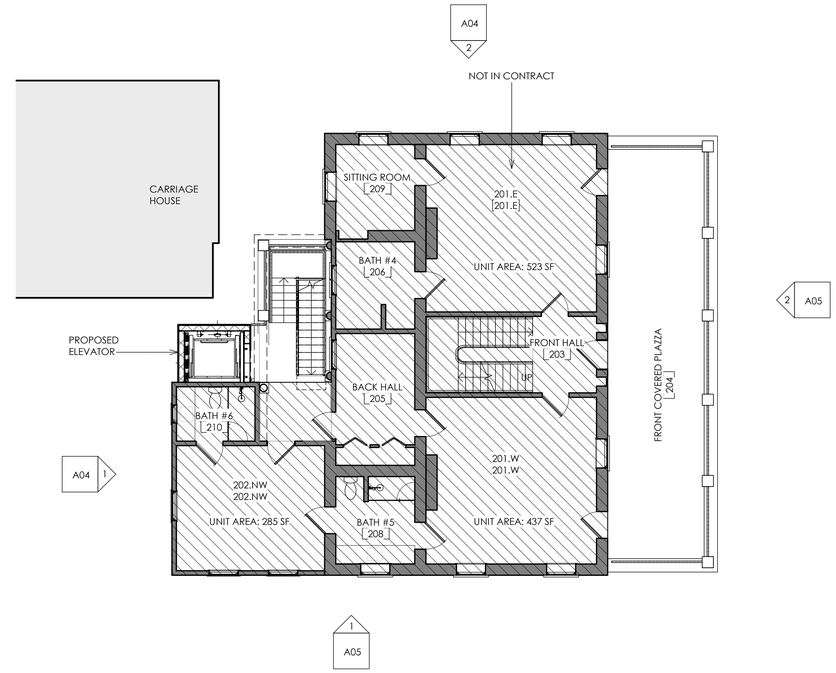
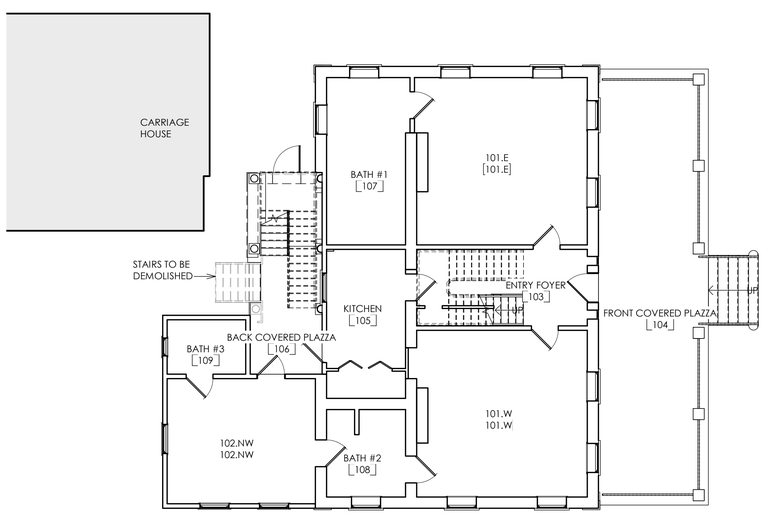


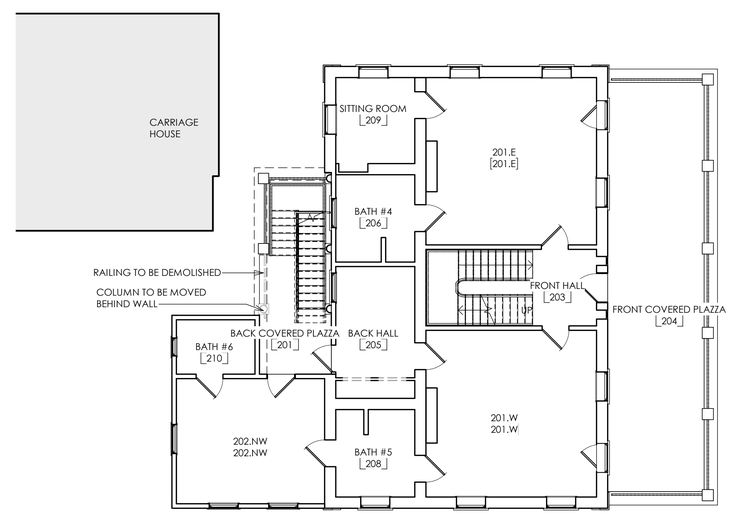
1 FIRST FLOOR PROPOSED PLAN
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PROPOSED PLAN
SCALE: 1/8" = 1'-0"



3 BAR - FIRST FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"



4 BAR - SECOND FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"

0' 2' 4' 8' 16'
1/8" = 1'-0"

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JASMINE HOUSE INN - ELEVATOR ADDITION

64 HASELL ST, CHARLESTON, SC 29401

REV.	DESCRIPTION	DATE

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SHEET TITLE
FIRST & SECOND FLOOR PLANS

DRAWN BY:	PROJ. COOR.:
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PROJECT NUMBER: 18029.00

ISSUE DATE: FEBRUARY 18, 2020

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A02

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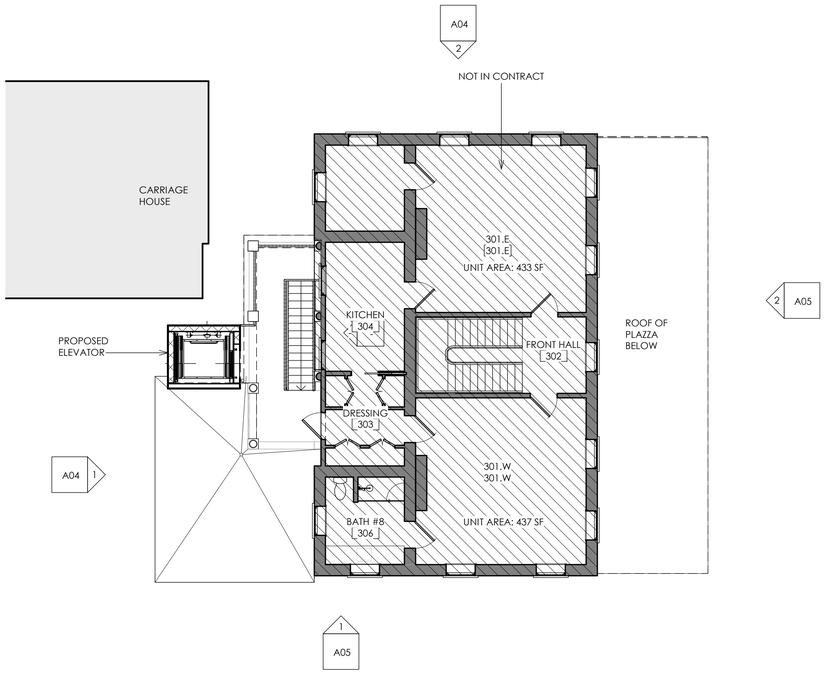
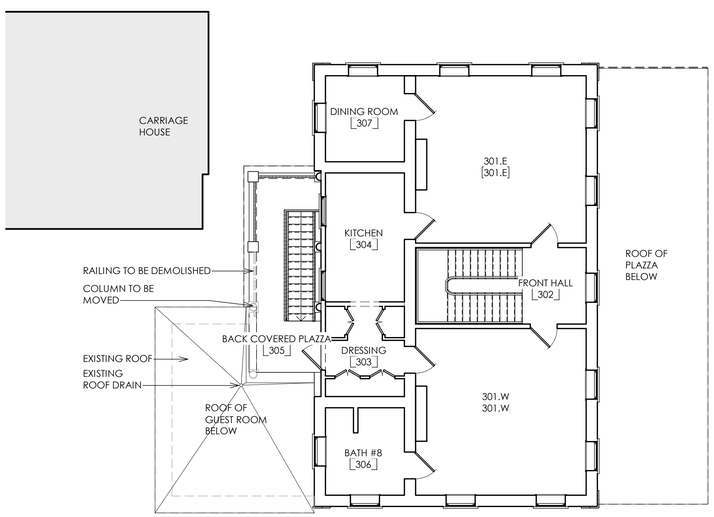


1 BAR - THIRD FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"



2 BAR - THIRD FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"

0' 2' 4' 8' 16'
1/8" = 1'-0"

PROJECT NORTH

MAGNETIC NORTH

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JASMINE HOUSE INN - ELEVATOR ADDITION

64 HASELL ST, CHARLESTON, SC 29401

REV.	DESCRIPTION	DATE

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SHEET TITLE
THIRD FLOOR PLAN

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PROJECT NUMBER: 18029.00

ISSUE DATE: FEBRUARY 18, 2020

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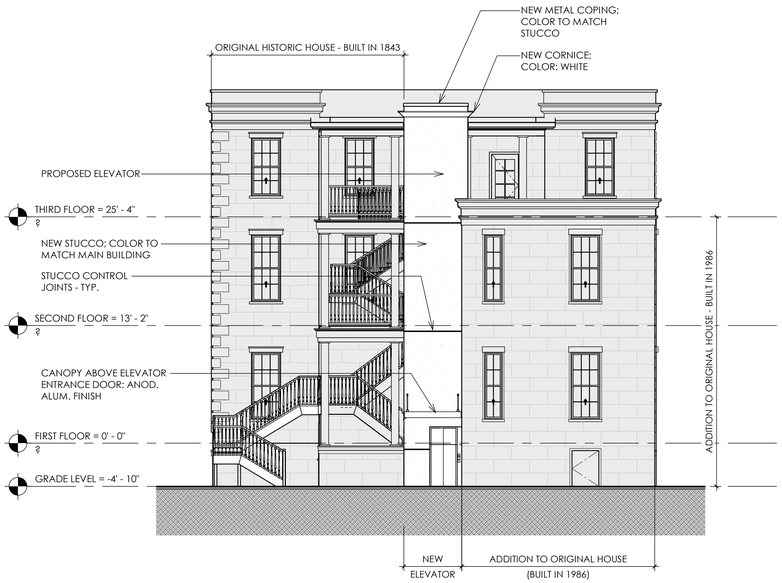
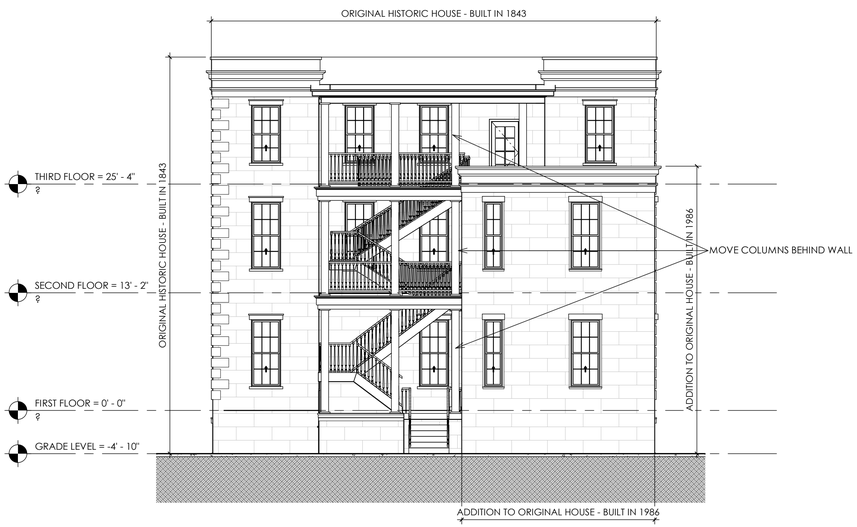


1 NORTH ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

2 EAST ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

4 EAST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

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JASMINE HOUSE INN - ELEVATOR ADDITION

64 HASELL ST, CHARLESTON, SC 29401

REV.	DESCRIPTION	DATE

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SHEET TITLE
ELEVATIONS

DRAWN BY:	PROJ. COOR.:
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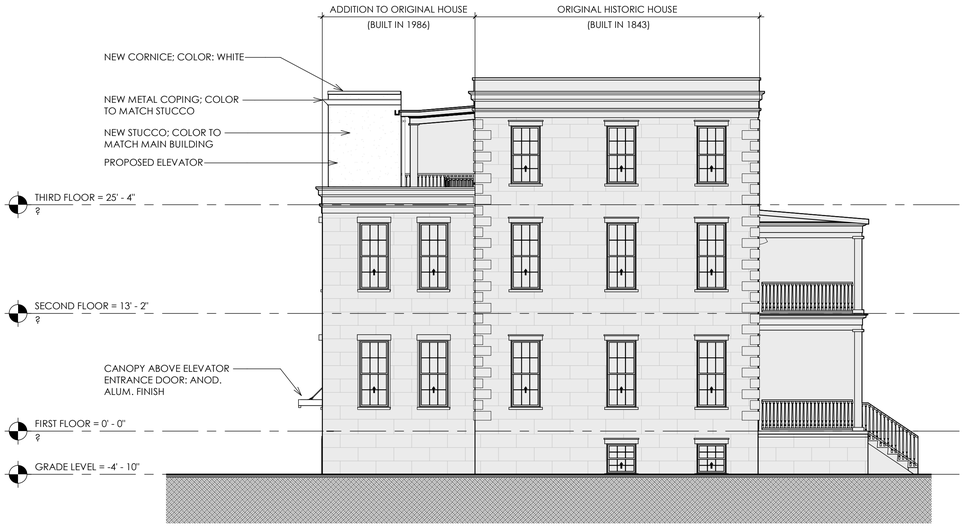

1 WEST ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

NOTE:
SOUTH ELEVATION REMAINS UNCHANGED

2 SOUTH ELEVATION PROPOSED
SCALE: 1/8" = 1'-0"

3 WEST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

NOTE:
SOUTH ELEVATION REMAINS UNCHANGED

4 SOUTH ELEVATION EXISTING
SCALE: 1/8" = 1'-0"

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JASMINE HOUSE INN - ELEVATOR ADDITION

64 HASELL ST, CHARLESTON, SC 29401

REV.	DESCRIPTION	DATE

PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE
ELEVATIONS

DRAWN BY: YM/CB	PROJ. COOR.: TG
PROJECT NUMBER:	18029.00
ISSUE DATE:	FEBRUARY 18, 2020

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A05

2/16/2020 4:55:14 PM

1 WEST STREETSCAPE - VIEW FROM MEETING STREET

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

0' 4' 8' 16' 32'

1/16" = 1'-0"

PHOTO 1: EXISTING VIEW OF PARAPET FROM CORNER OF MEETING HASALL STREETS (WEST ELEVATION)

PHOTO 2: EXISTING VIEW OF HOUSE/PORCH FROM WENTWORTH STREET (NORTH ELEVATION)

PHOTO 3: EXISTING VIEW OF HOUSE/PORCH FROM WENTWORTH STREET

PHOTO 4: EXISTING VIEW OF WEST ELEVATION FROM HASALL STREET

PHOTO 5: EXISTING VIEW OF SOUTH ELEVATION FROM HASALL STREET

PHOTO 6: EXISTING VIEW OF SOUTH ELEVATION FROM HASALL STREET

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JASMINE HOUSE INN - ELEVATOR ADDITION

64 HASELL ST, CHARLESTON, SC 29401

REV.	DESCRIPTION	DATE

PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE
STREETSCAPE & SURROUNDING PHOTOS

DRAWN BY:	PROJ. COOR.:
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PROJECT NUMBER: 18029.00

ISSUE DATE: FEBRUARY 18, 2020

DRAWING
A06

2/16/2020 4:55:25 PM

PHOTO 7: EXISTING VIEW OF PORCH/STAIRS FROM REAR PATIO

PHOTO 8: EXISTING VIEW OF STAIRS FROM FIRST FLOOR PORCH

PHOTO 9: EXISTING VIEW OF PORCH/STAIRS FROM REAR PATIO

PHOTO 10: EXISTING VIEW OF PORCH AT REAR FROM CARRIAGE HOUSE

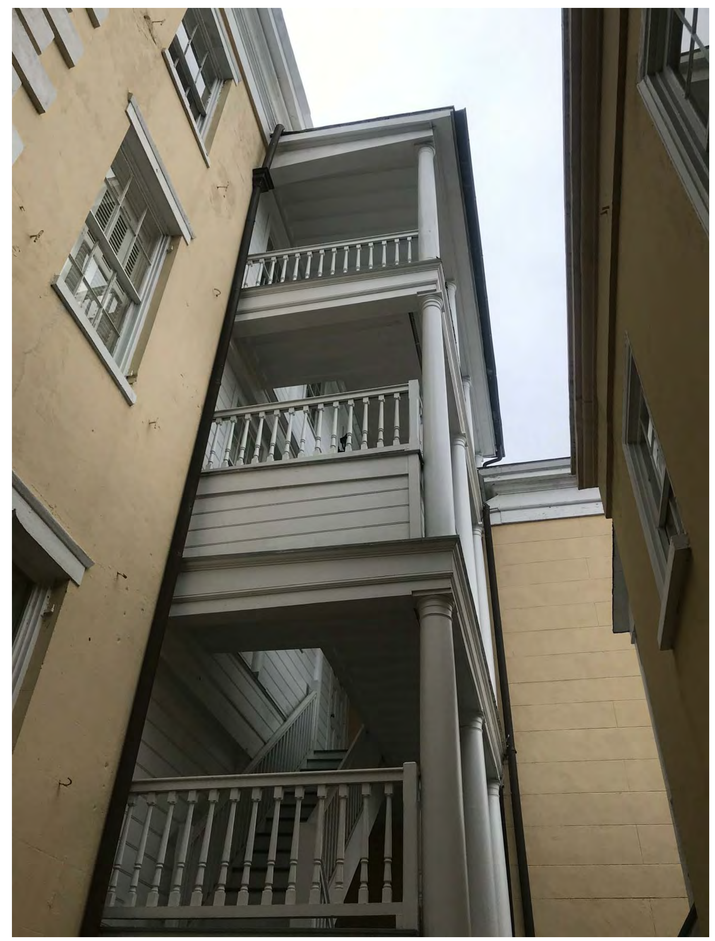

PHOTO 11: EXISTING VIEW OF PORCH AT REAR FROM CARRIAGE HOUSE

PHOTO 12 - EXISTING VIEW OF PORCH AT REAR FROM CARRIAGE HOUSE

Goff•D'Antonio Associates

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Interiors
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843-577-2163
www.goffdantonio.com

JASMINE HOUSE INN - ELEVATOR ADDITION

64 HASELL ST, CHARLESTON, SC 29401

REV.	DESCRIPTION	DATE

PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE
EXISTING PHOTOS

DRAWN BY:	PROJ. COOR.:
YM/CB	TG

PROJECT NUMBER: 18029.00

ISSUE DATE: FEBRUARY 18, 2020

DRAWING

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Agenda Item #6

84 SPRING STREET
TMS # 460-08-03-178

Request conceptual approval for renovations to existing structure including removal of a non-historic, one-story addition.

Category 4/ (Cannonborough | Elliottborough) / c. 1895
Old City District

location map - NTS

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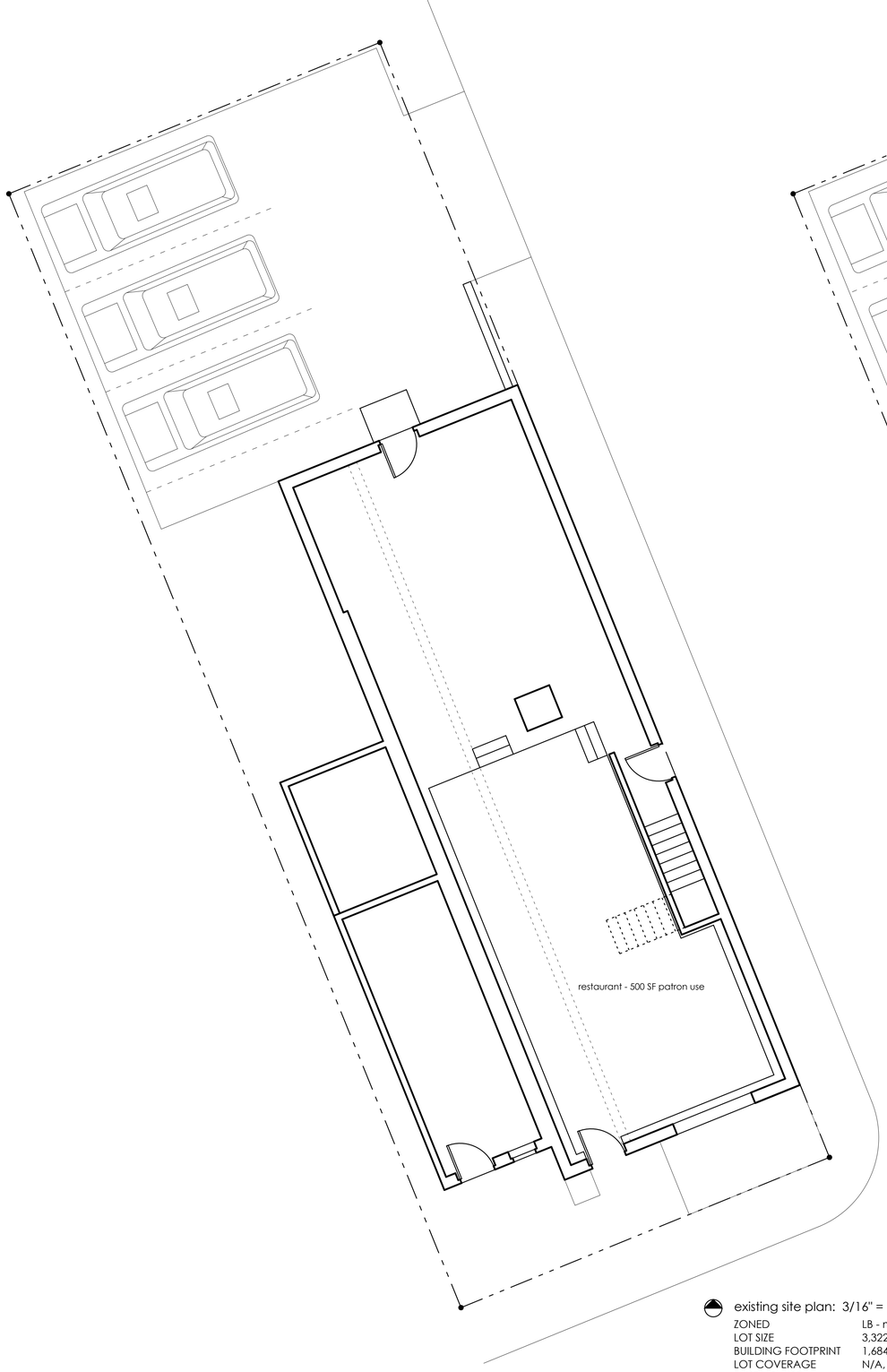
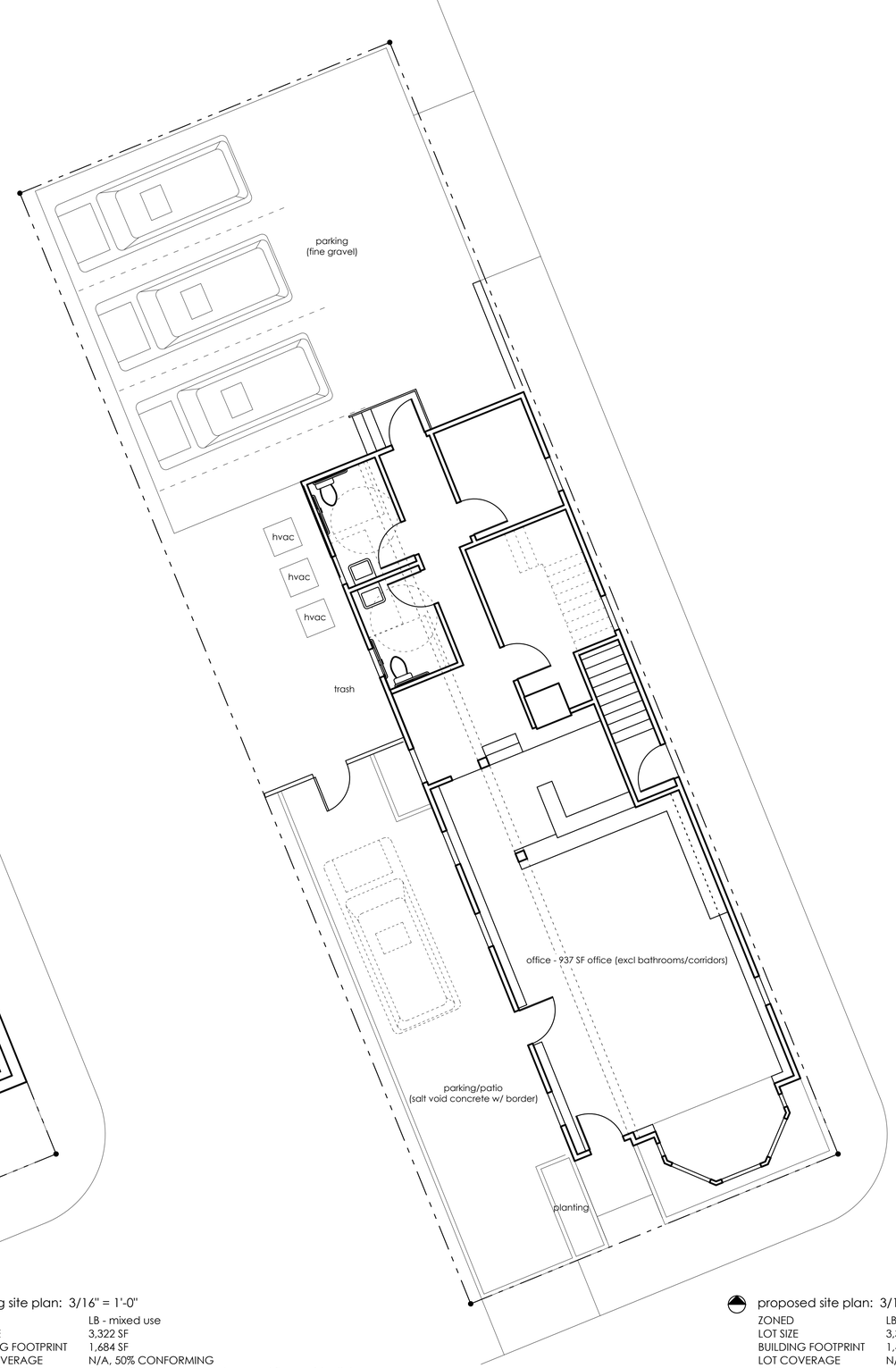


existing site plan: 3/16" = 1'-0"

ZONED	LB - mixed use
LOT SIZE	3,322 SF
BUILDING FOOTPRINT	1,684 SF
LOT COVERAGE	N/A, 50% CONFORMING
EXISTING USE	2 Units: first floor restaurant, second floor residential
SETBACKS	front - N/R, 6'-6" CONFORMING
	rear - N/R, 30'-7" CONFORMING
	sw side - N/R, 2'-5" CONFORMING
	ne side - N/R, 0'-0" CONFORMING
PARKING	3 spaces provided, 7 required NON-CONFORMING



proposed site plan: 3/16" = 1'-0"

ZONED	LB - mixed use
LOT SIZE	3,322 SF
BUILDING FOOTPRINT	1,428 SF
LOT COVERAGE	N/A, 43% CONFORMING
EXISTING USE	2 Units: first floor office, second floor residential
SETBACKS	front - N/R, 1'-6" CONFORMING
	rear - N/R, 30'-7" CONFORMING
	sw side - N/R, 7'-10" CONFORMING
	ne side - N/R, 0'-0" CONFORMING
PARKING	3 spaces provided, 7 required NON-CONFORMING

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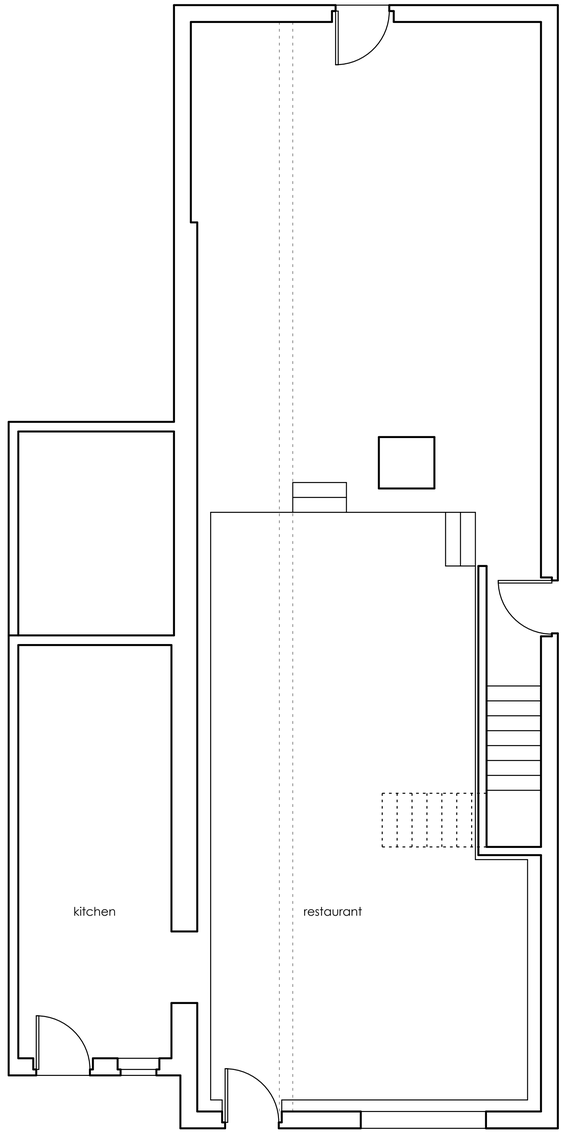
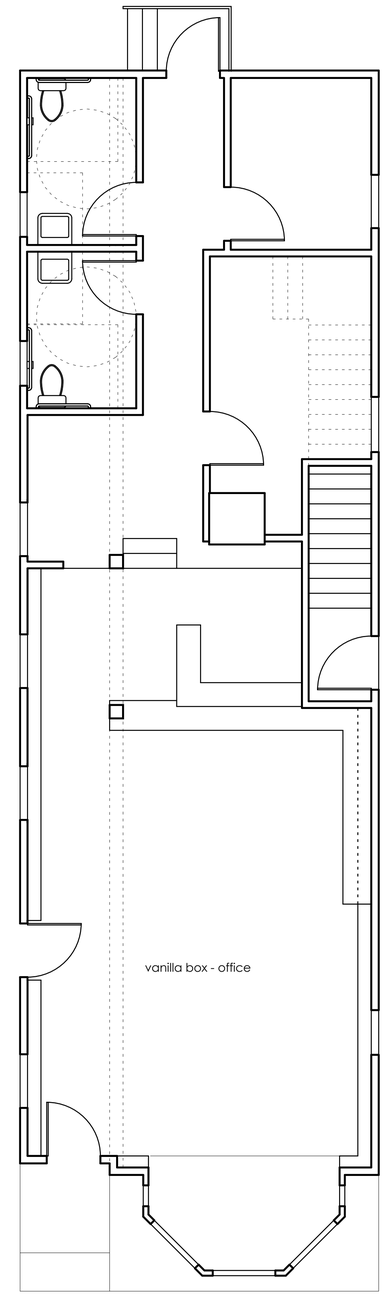


existing first floor plan: 1/4" = 1'-0"



proposed first floor plan: 1/4" = 1'-0"

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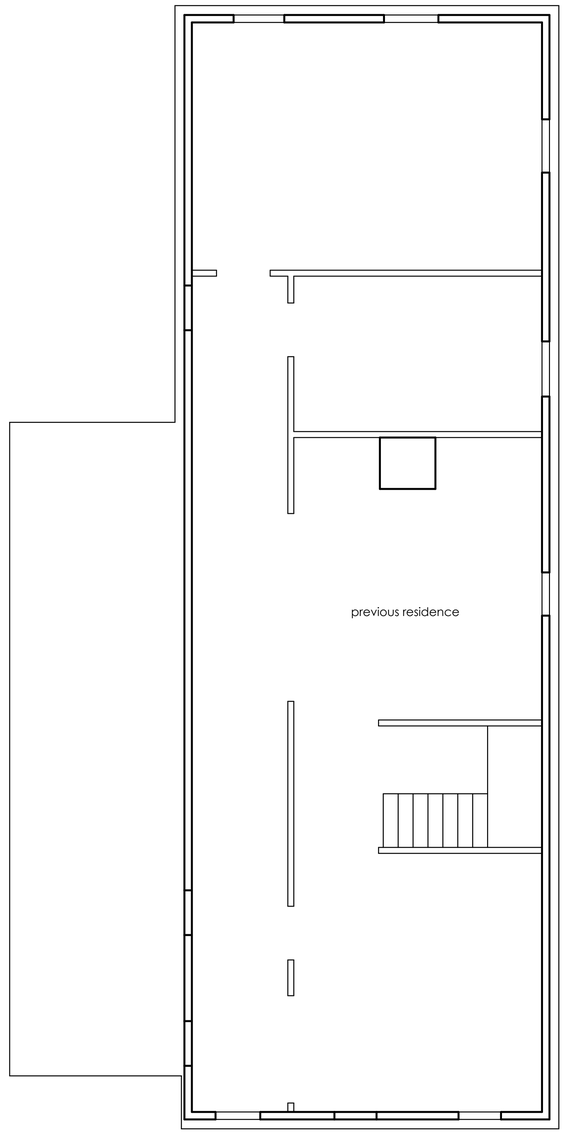
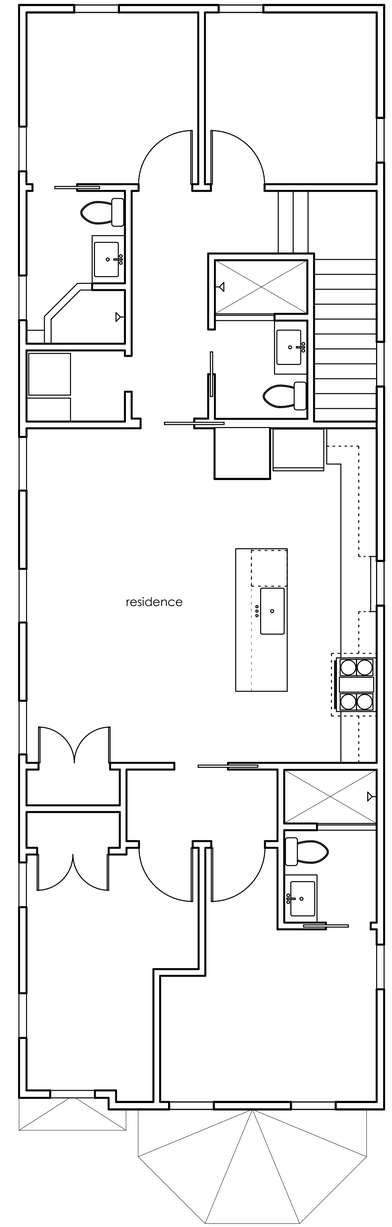


existing second floor plan: 1/4" = 1'-0"



proposed second floor plan: 1/4" = 1'-0"

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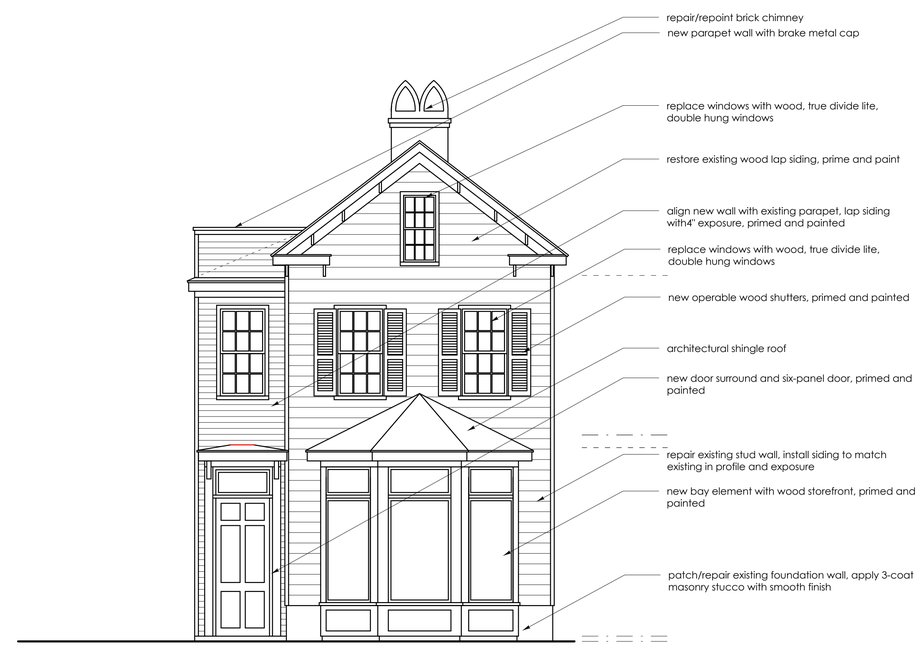
existing south (spring street) elevation: 1/4" = 1'-0"



proposed south (spring street) elevation: 1/4" = 1'-0"

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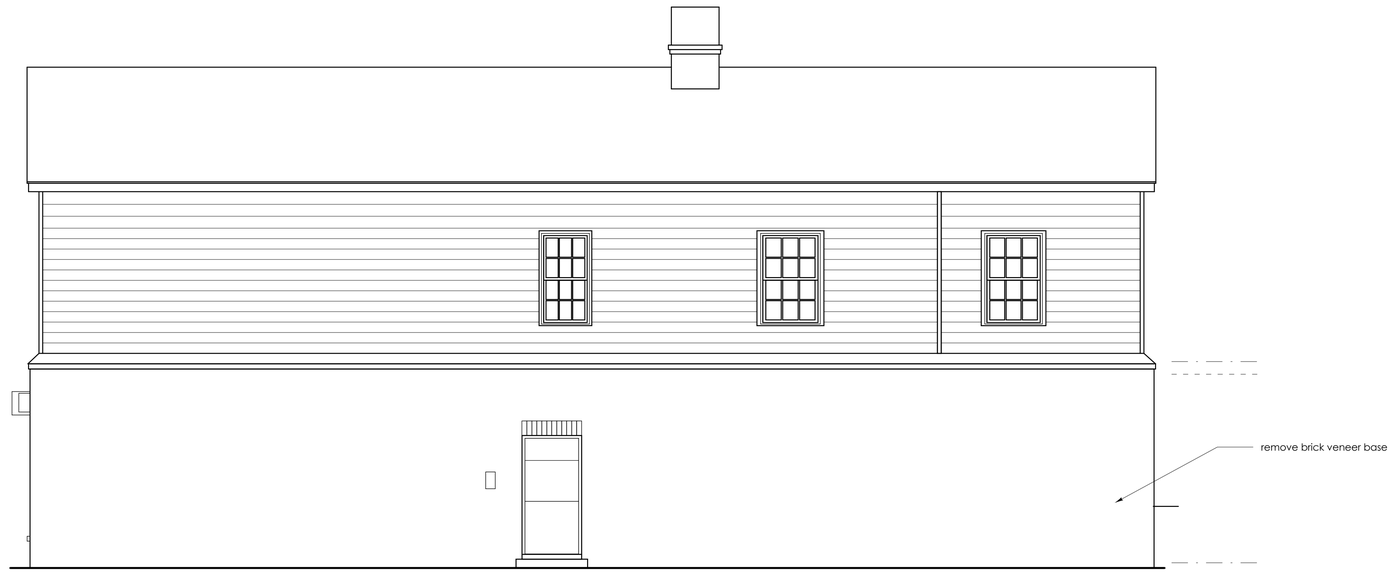
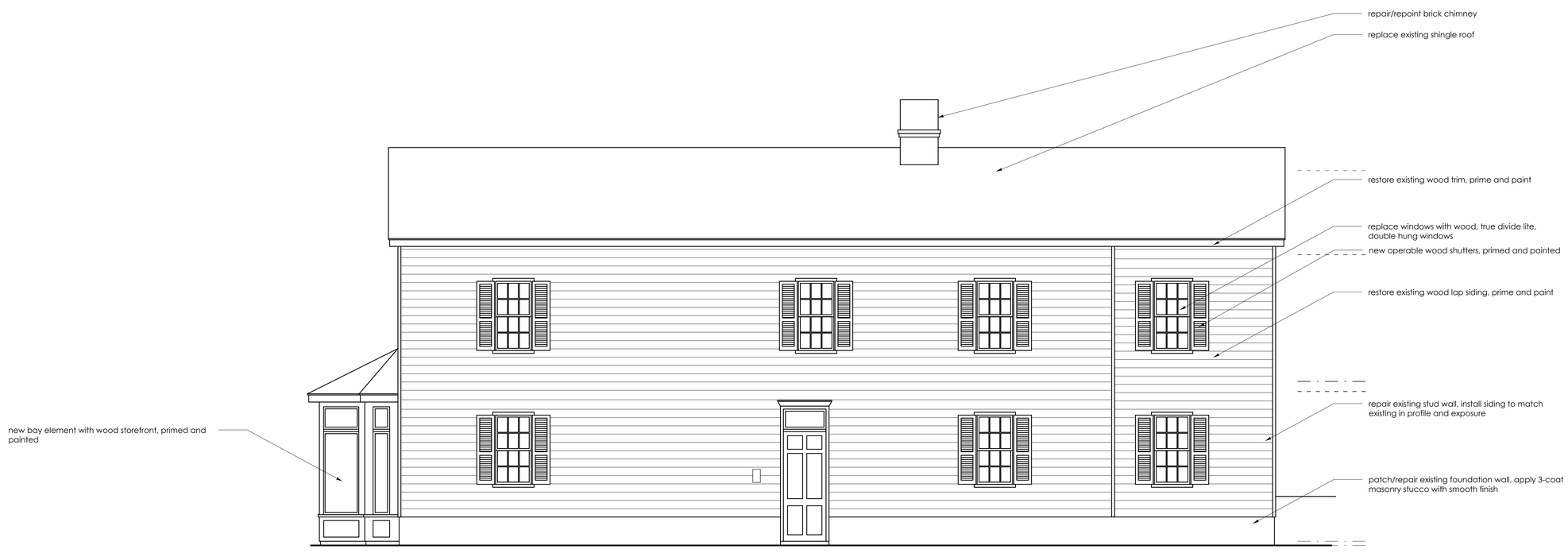


existing east (ashe street) elevation: 1/4" = 1'-0"



proposed east (ashe street) elevation: 1/4" = 1'-0"

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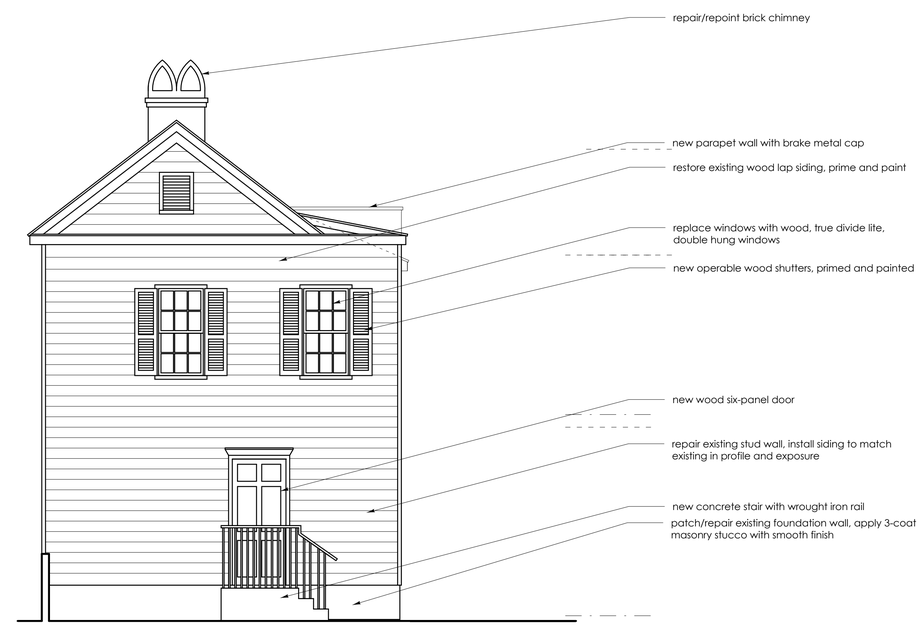
existing north elevation: 1/4" = 1'-0"



proposed north elevation: 1/4" = 1'-0"

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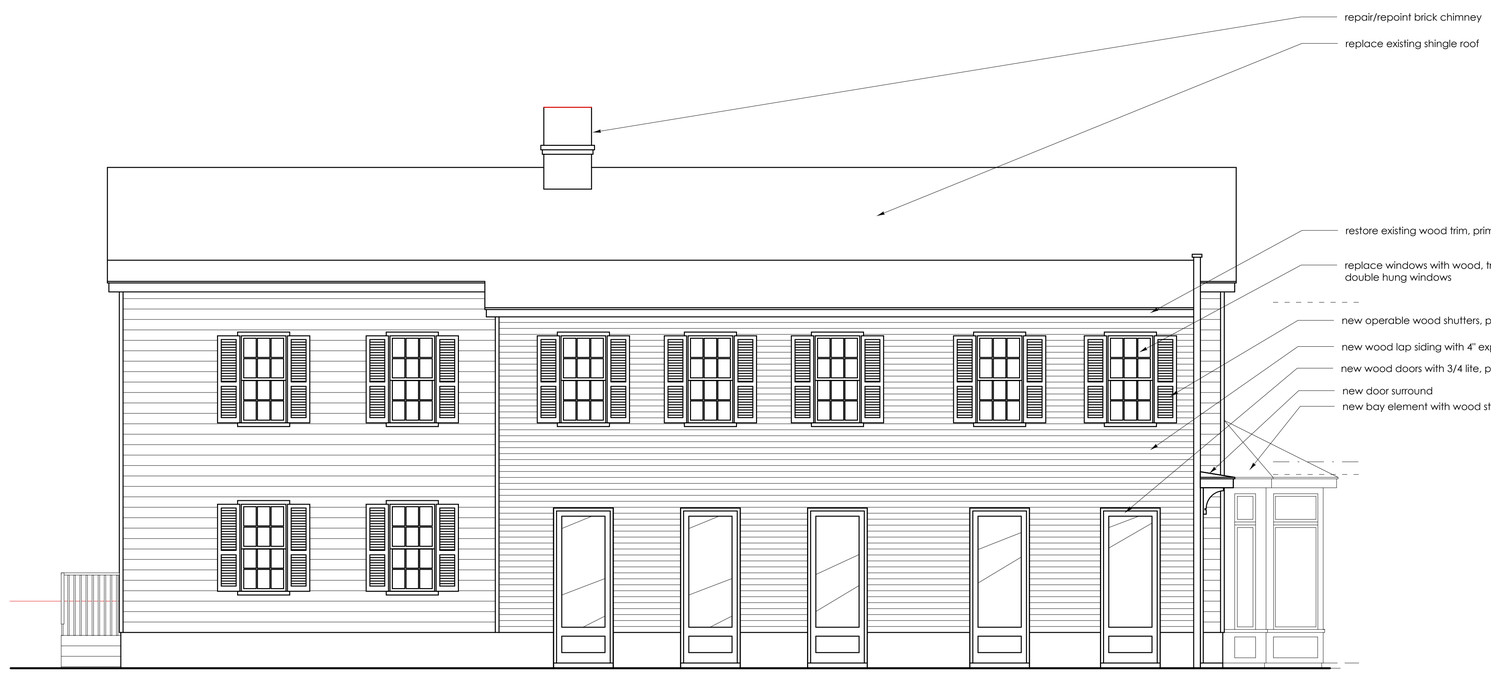
existing west elevation: 1/4" = 1'-0"



proposed west elevation: 1/4" = 1'-0"

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Agenda Item #7

415 KING STREET TMS
460-08-03-178

Request conceptual approval for removal and reconstruction of storefront.

Category 4 (Radcliffeborough) c.pre1872 Old and Historic District

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context plan: NTS

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NEW STOREFRONT
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EXISTING/PROPOSED ELEVATIONS

King Street looking north

415 King Street

King Street looking southwest

King Street looking northwest

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King Street West Elevation

King Street East Elevation

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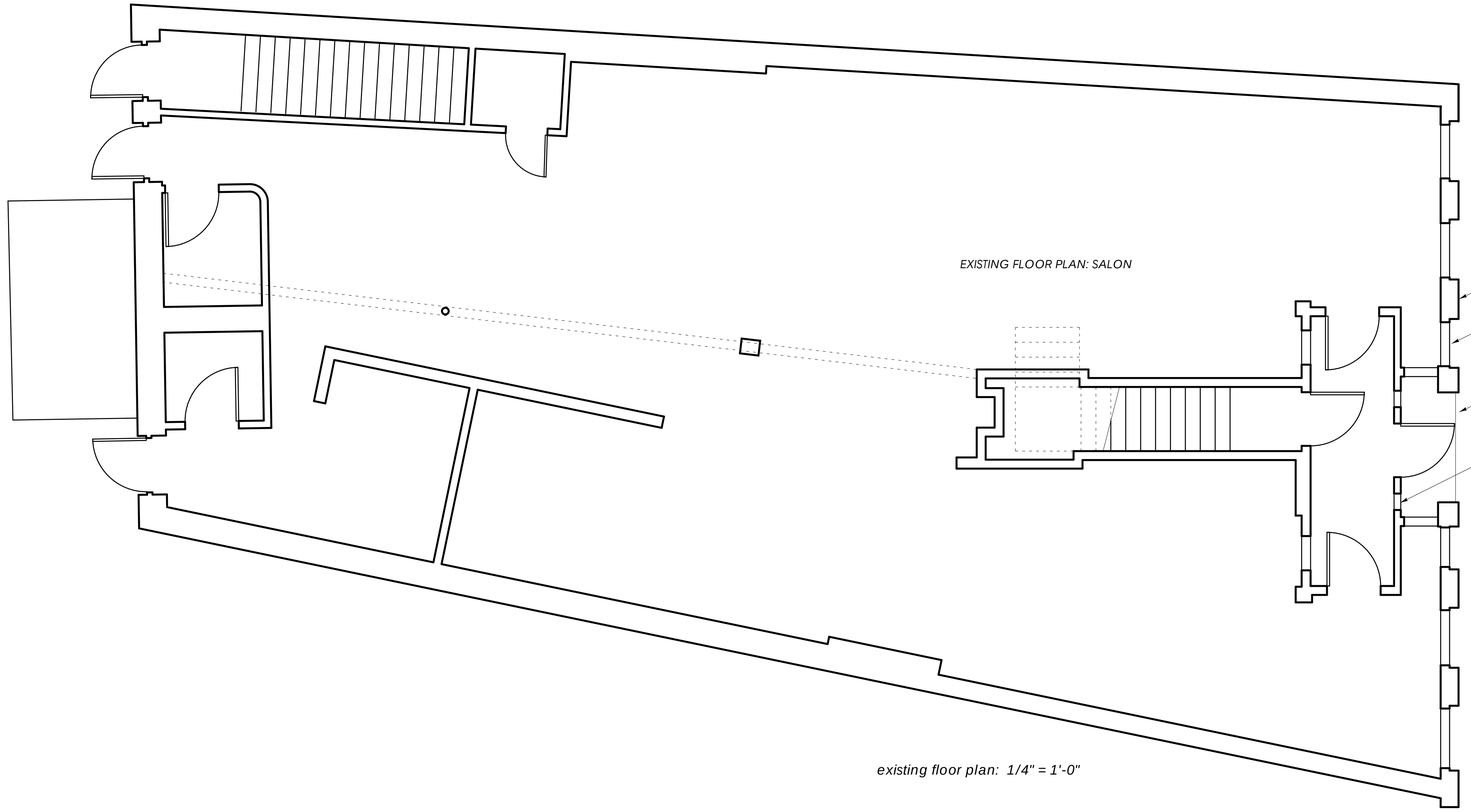
PHOTOGRAPHS



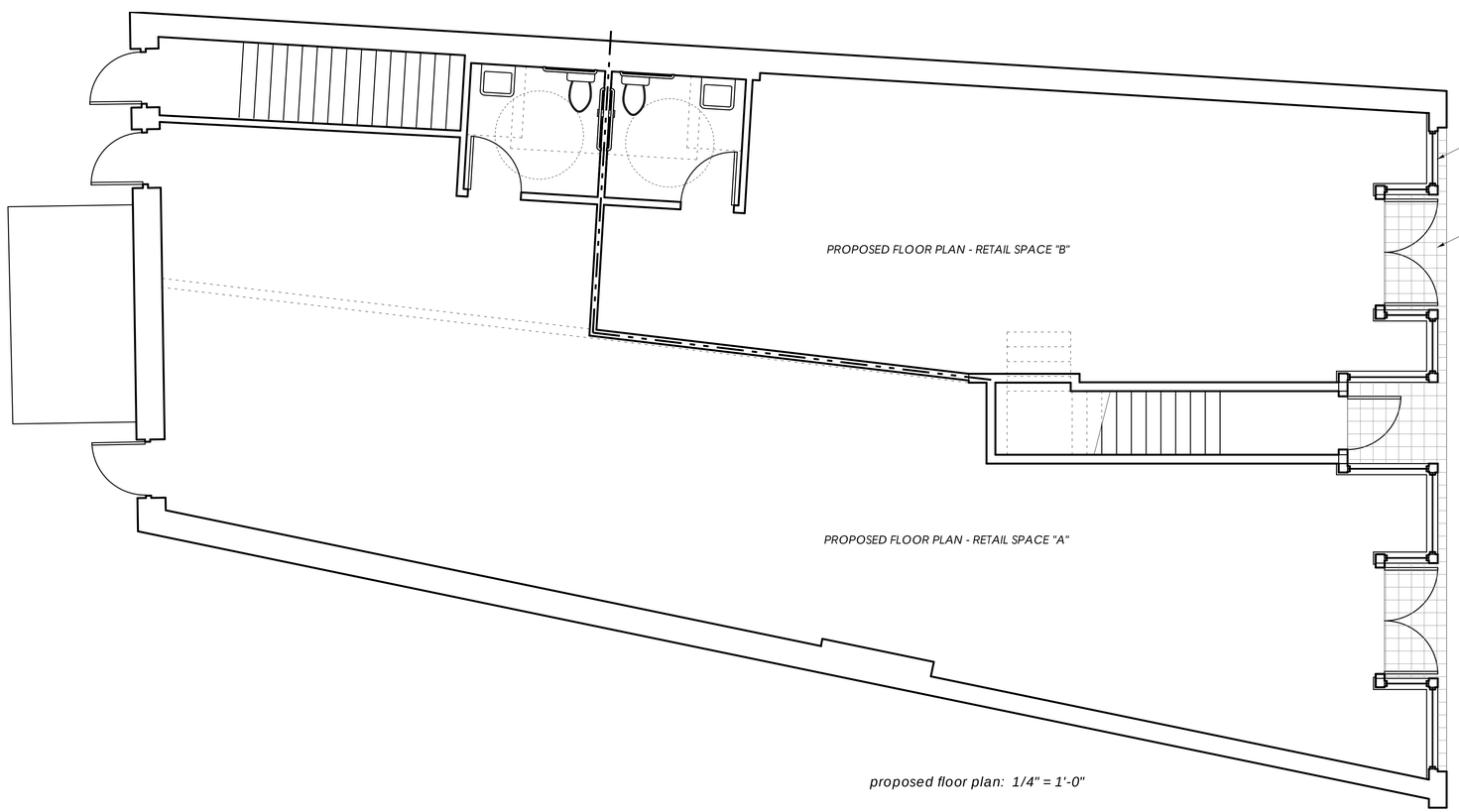
existing floor plan: 1/4" = 1'-0"

temporarily shore, remove existing masonry piers

remove existing windows

remove existing step

remove existing entry vestibule



proposed floor plan: 1/4" = 1'-0"

new sapele wood storefront system, primed and painted

new porcelain tile

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EXISTING/PROPOSED FLOOR PLANS

existing king street elevation: 3/8" = 1'-0"

proposed king street elevation: 3/8" = 1'-0"

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EXISTING/PROPOSED ELEVATIONS

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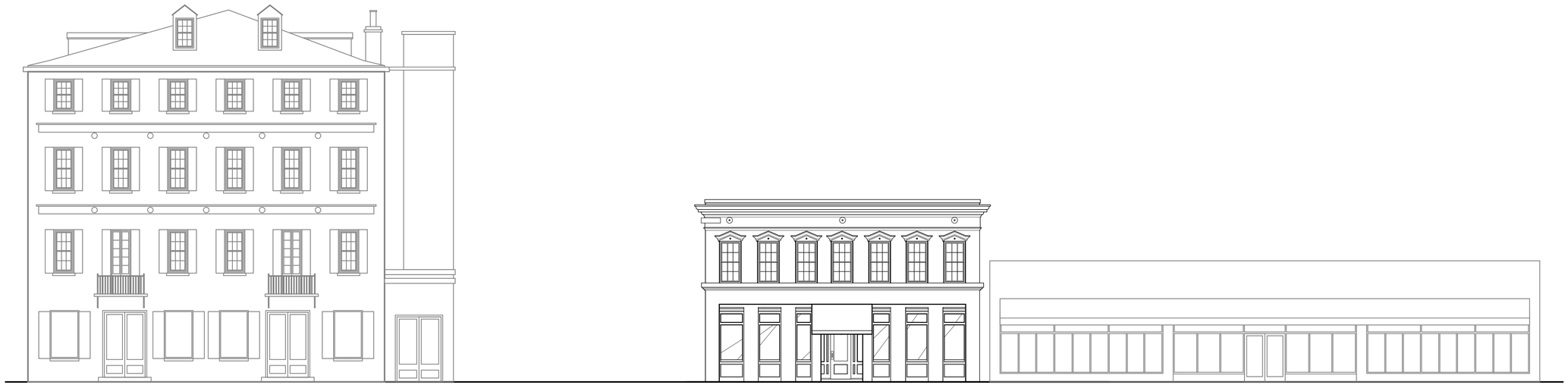
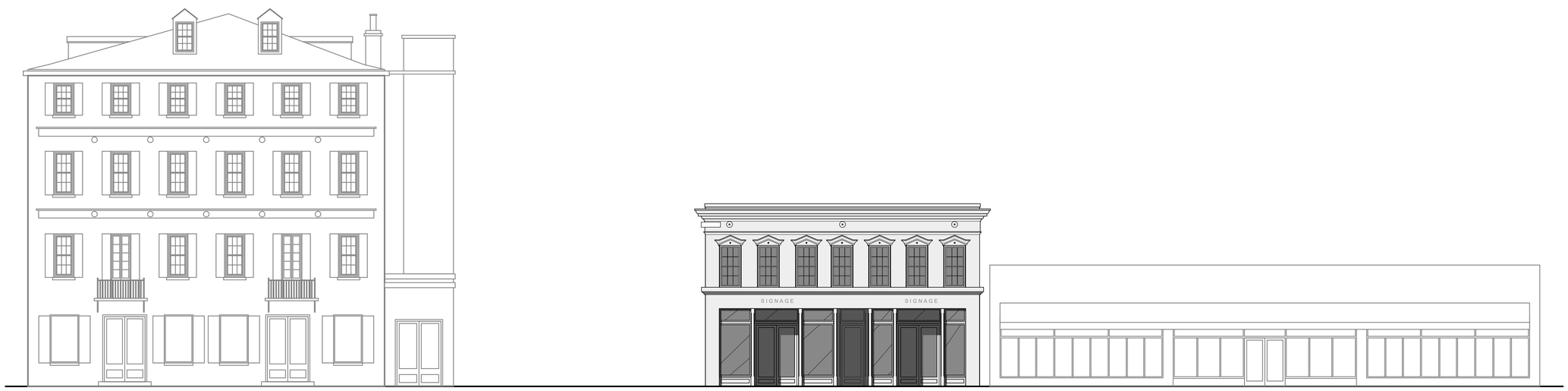


existing king street context: 1/8" = 1'-0"



proposed king street context: 1/8" = 1'-0"

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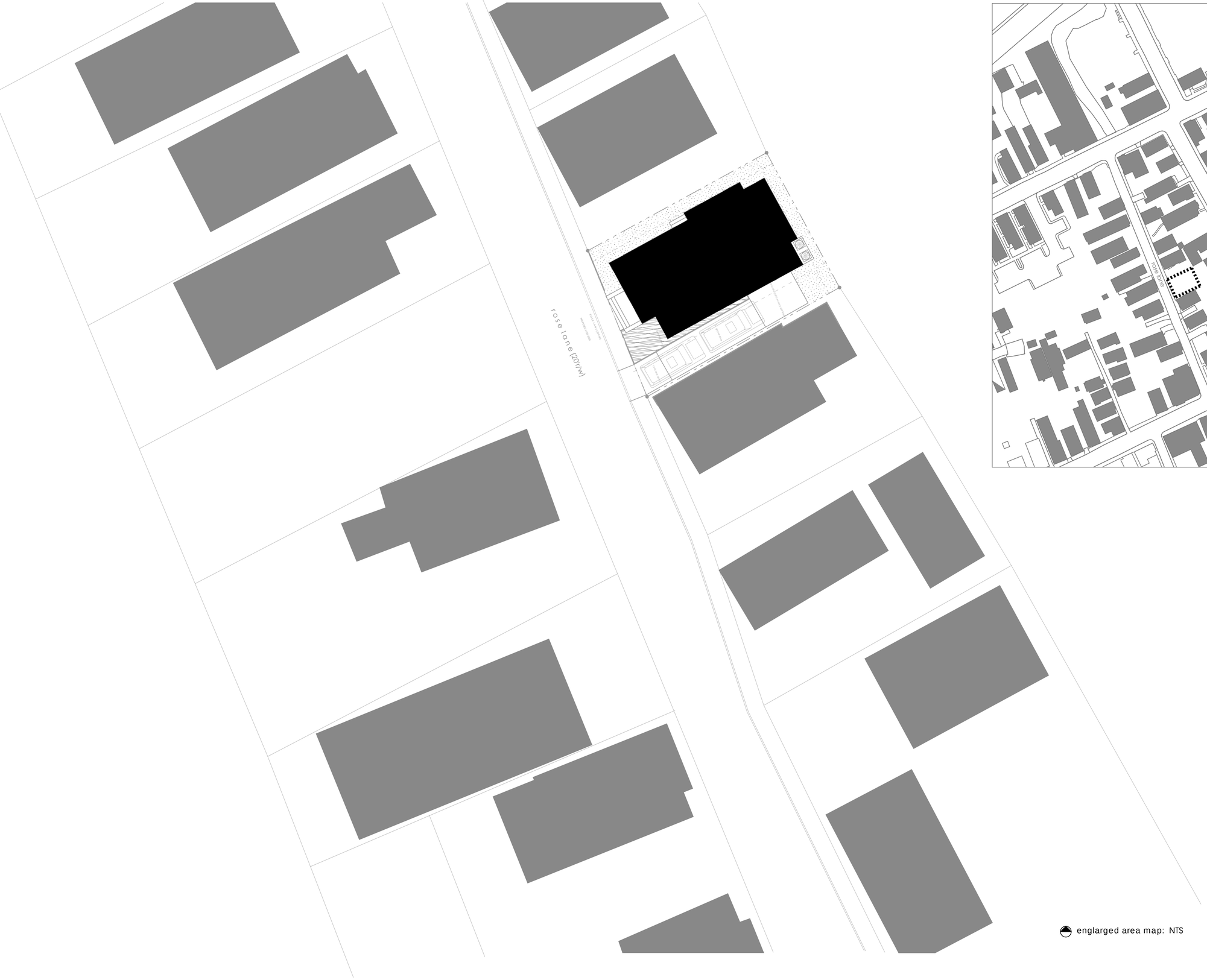
EXISTING/PROPOSED CONTEXT

Agenda Item #8

34 ROSE LANE
TMS # 460-08-01-116

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

New Construction (Cannonborough/Elliottborough) Old City District



area map: NTS

englarged area map: NTS

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NEW RESIDENCE
34 ROSE LANE
CHARLESTON, SC

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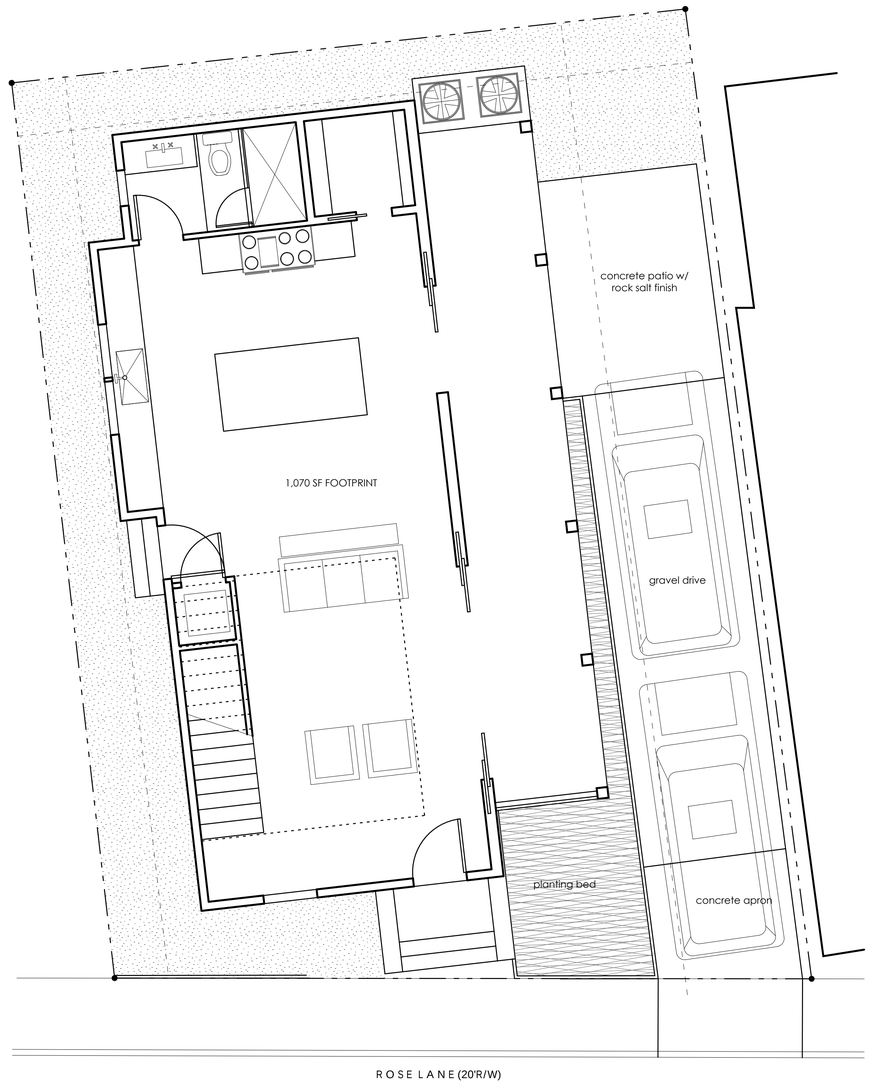

site plan: 1/4" = 1'-0"

ZONING INFORMATION:

TMS	460-08-01-116
zoning	DR-2F
lot size	2,110 SF, non-conforming, **VARIANCE GRANTED**
setbacks	front: 25'-0" (or equal to adj. prop.), **conforming**
	rear: 3'-0", **conforming**
	north/east side: 3'-0", **conforming**
	south/west side: 7'-0", **conforming**
lot coverage:	50% maximum, 1050 SF footprint house, 49% proposed, **conforming**
parking:	2 cars per residence = 2 spaces, 2 spaces proposed, **conforming**

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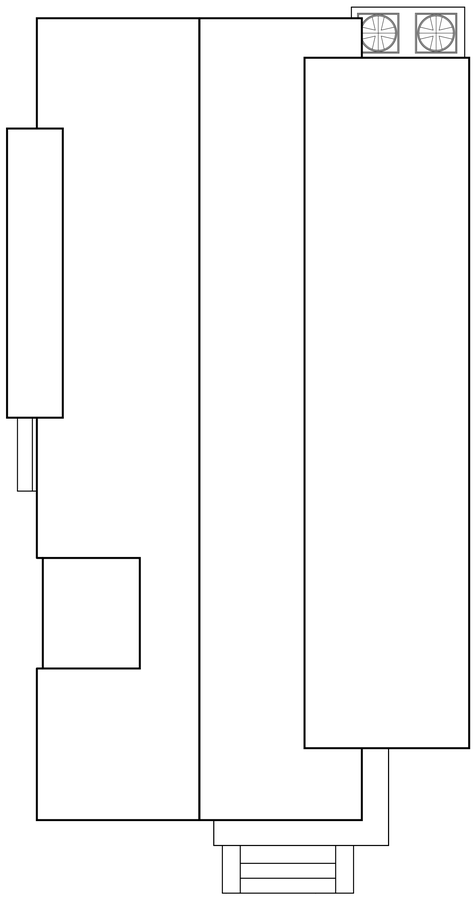
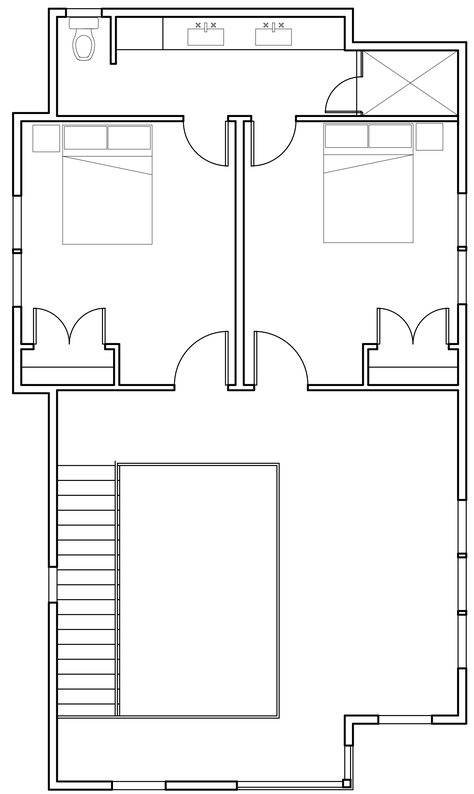
A3.1

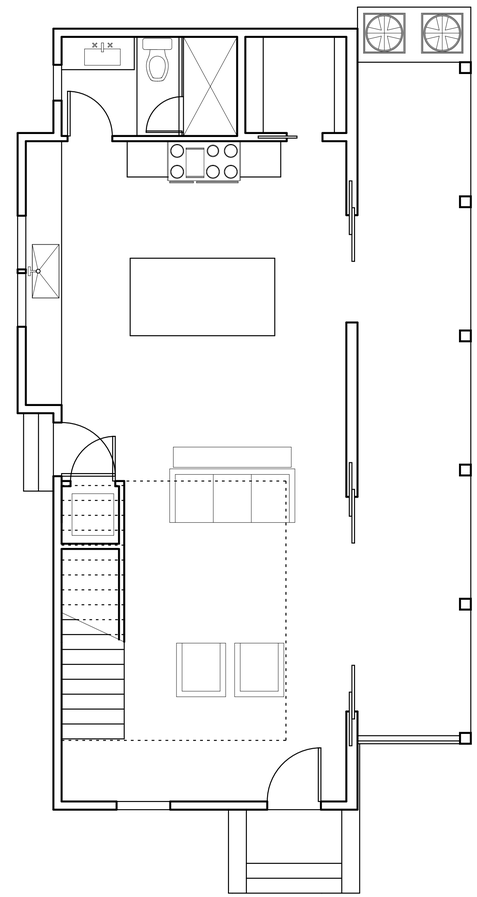
SITE PLAN



roof plan: 1/4" = 1'-0"



second floor plan: 1/4" = 1'-0"



first floor plan: 1/4" = 1'-0"

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A3.2

FLOOR PLANS

west (rose lane) elevation: 1/2" = 1'-0"

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ELEVATION

south elevation: 1/2" = 1'-0"

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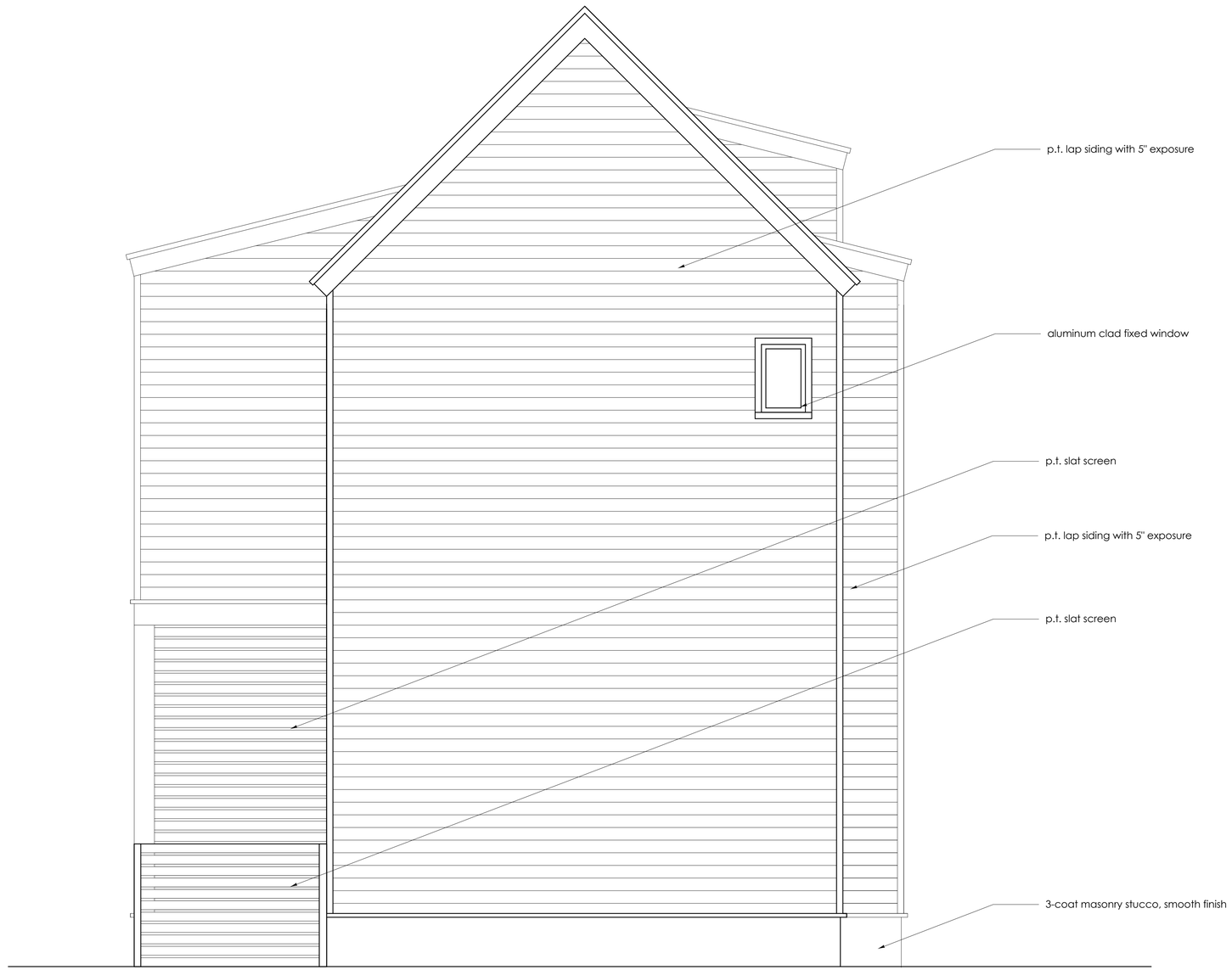
ELEVATION



east elevation: 1/2" = 1'-0"

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A4.3

ELEVATION

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north elevation: 1/2" = 1'-0"

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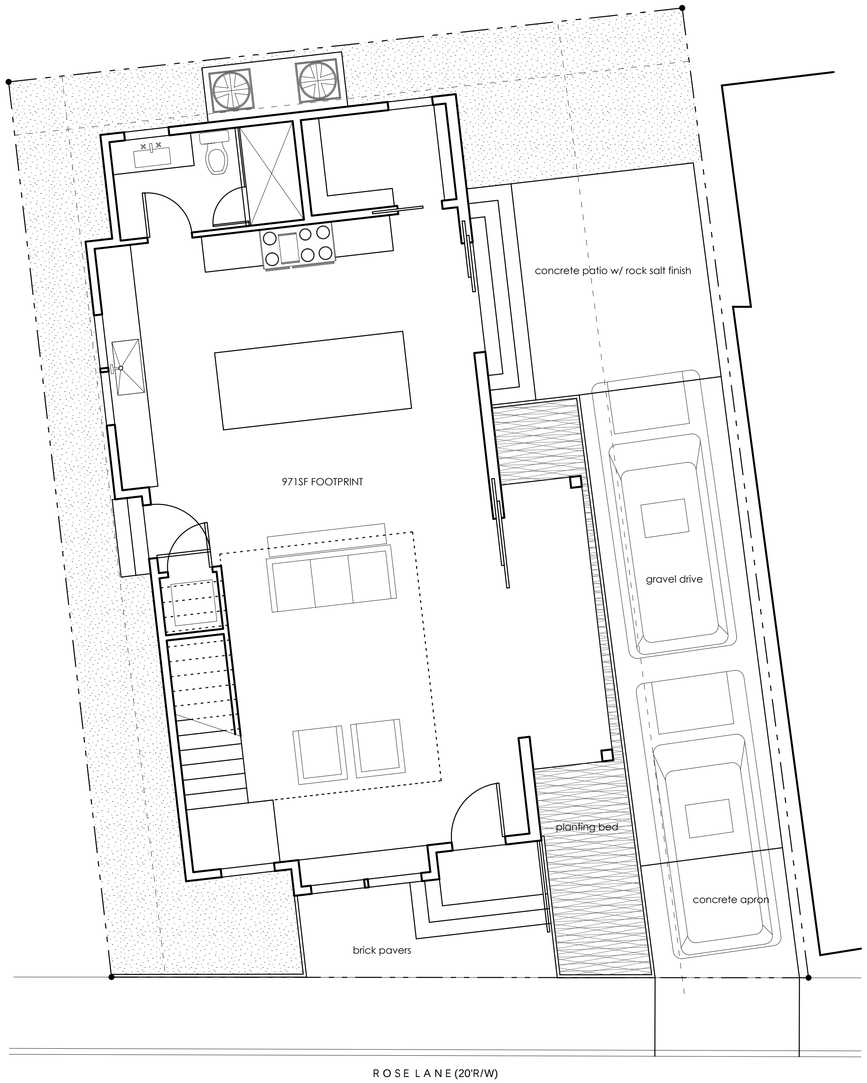
A4.4

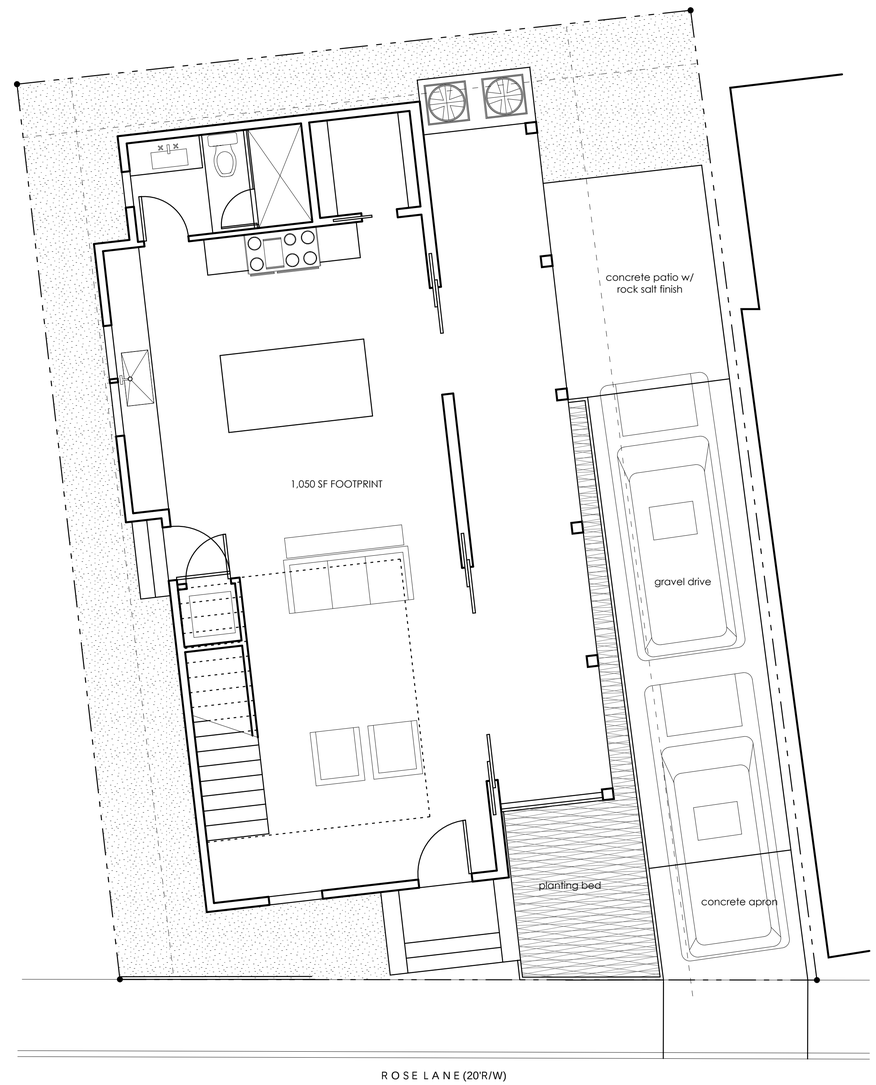
ELEVATION



PREVIOUS PROPOSED *site plan: 1/4" = 1'-0"*

ZONING INFORMATION:

TMS	460-08-01-116
zoning	DR-2F
lot size	2,110 SF, non-conforming, VARIANCE GRANTED
setbacks	front: 25'-0" (or equal to adj. prop.), conforming
	rear: 3'-0", conforming
	north/east side: 3'-0", conforming
	south/west side: 7'-0", conforming
lot coverage:	50% maximum, 971 SF footprint house, 46% proposed, conforming
parking:	2 cars per residence = 2 spaces, 2 spaces proposed, conforming



CURRENT PROPOSED *site plan: 1/4" = 1'-0"*

ZONING INFORMATION:

TMS	460-08-01-116
zoning	DR-2F
lot size	2,110 SF, non-conforming, VARIANCE GRANTED
setbacks	front: 25'-0" (or equal to adj. prop.), conforming
	rear: 3'-0", conforming
	north/east side: 3'-0", conforming
	south/west side: 7'-0", conforming
lot coverage:	50% maximum, 1050 SF footprint house, 49% proposed, conforming
parking:	2 cars per residence = 2 spaces, 2 spaces proposed, conforming

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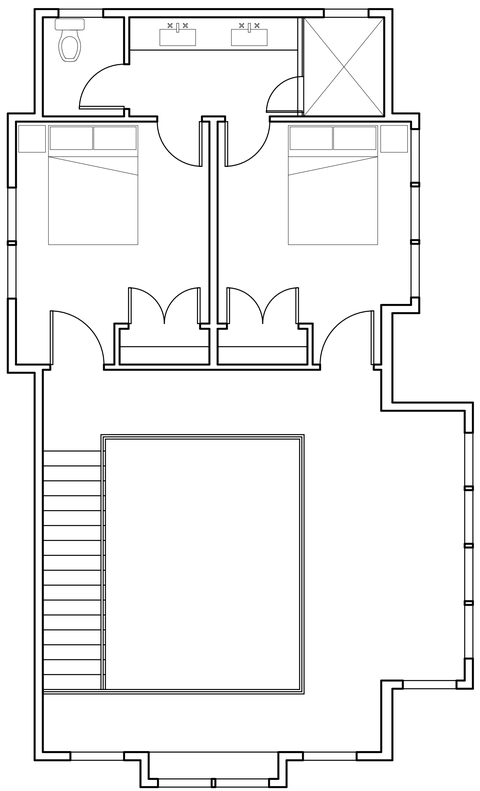
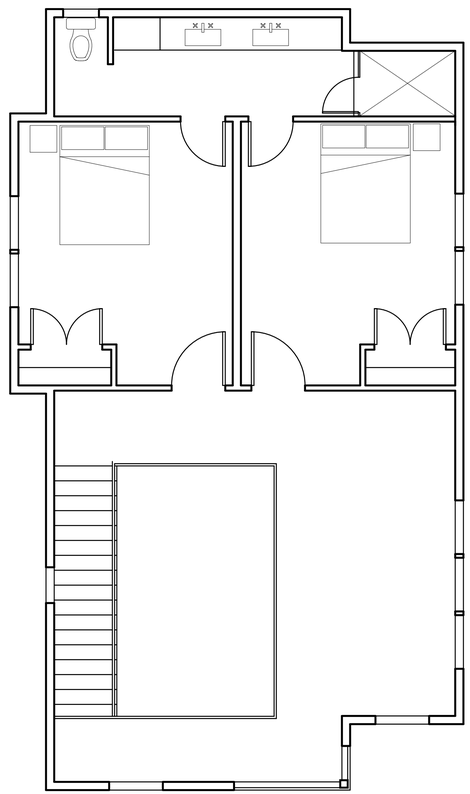
COMP.1

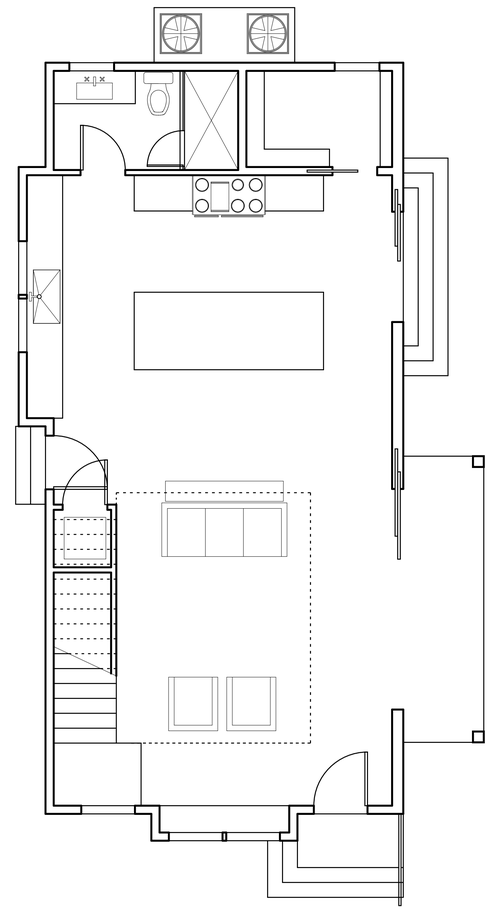
SITE PLAN



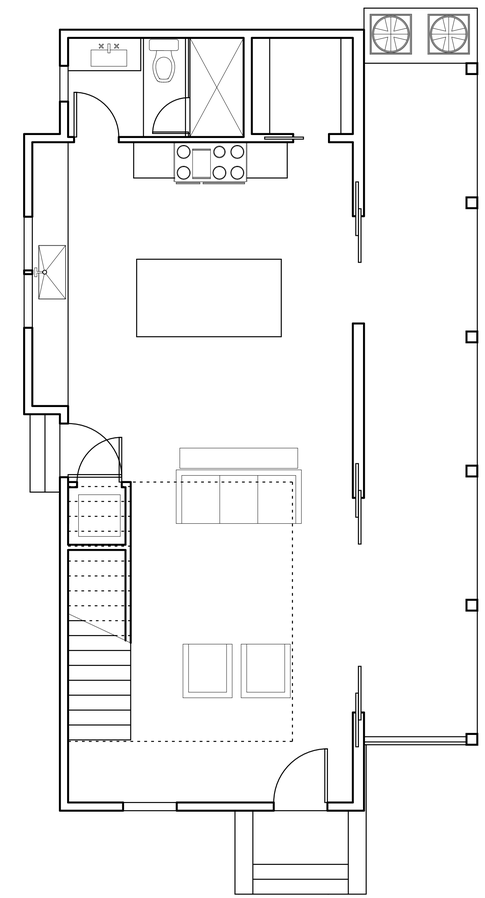
PREVIOUS PROPOSED *second floor plan: 1/4" = 1'-0"*



CURRENT PROPOSED *second floor plan: 1/4" = 1'-0"*



PREVIOUS PROPOSED *first floor plan: 1/4" = 1'-0"*



CURRENT PROPOSED *first floor plan: 1/4" = 1'-0"*

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COMP.2

FLOOR PLANS

PREVIOUS PROPOSED *west (rose lane) elevation: 1/4" = 1'-0"*

PREVIOUS PROPOSED *south elevation: 1/4" = 1'-0"*

CURRENT PROPOSED *west (rose lane) elevation: 1/4" = 1'-0"*

CURRENT PROPOSED *south elevation: 1/4" = 1'-0"*

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COMP.3

ELEVATION

PREVIOUS PROPOSED *east elevation: 1/4" = 1'-0"*

PREVIOUS PROPOSED *north elevation: 1/4" = 1'-0"*

CURRENT PROPOSED *east elevation: 1/4" = 1'-0"*

CURRENT PROPOSED *north elevation: 1/4" = 1'-0"*

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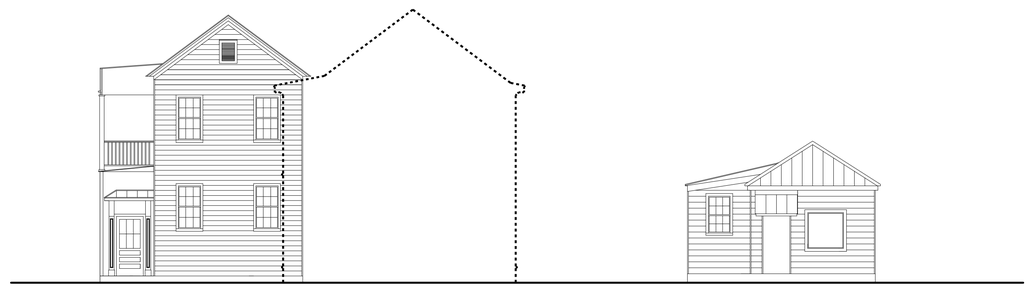
COMP.4

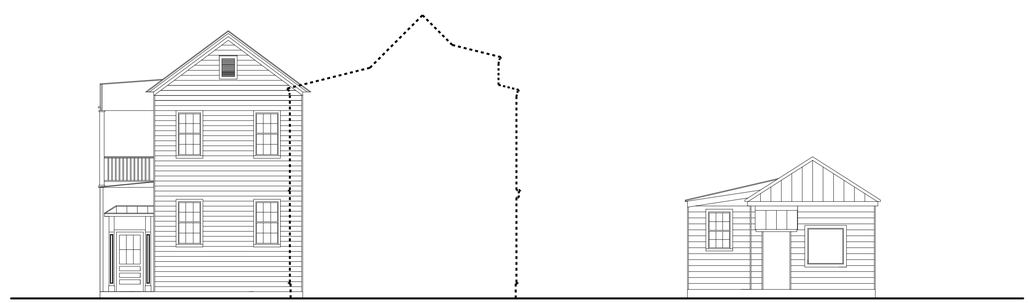
ELEVATION

PREVIOUS PROPOSED *streetscape - rose lane facing west:* *1/8" = 1'-0"*



PREVIOUS PROPOSED *relative streetscape - rose lane facing east:* *1/8" = 1'-0"*

CURRENT PROPOSED *streetscape - rose lane facing west:* *1/8" = 1'-0"*



CURRENT PROPOSED *relative streetscape - rose lane facing east:* *1/8" = 1'-0"*

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SHEET
COMP.5

STREETSCAPE

Agenda Item #9

66 CANNON STREET
TMS # 460-08-03-034

Request conceptual approval for the construction of two new
2 ½ story carriage houses at the rear, including hardscaping.

Category 4/ (Cannonborough|Elliottborough) / c.1944-1951 / Old City District

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New Carriage Houses

66 Cannon Street - Charleston, South Carolina

February 19, 2019

BAR Concept Submittal

Sheet Index

G1.0 Cover Sheet

C1.1 Existing & Proposed Site Plans
C1.2 Parking Manueverabilty Analysi

A1.1 New Floor & Roof Plans
A2.1 New Exterior Elevations
A2.2 Overall Site Elevations
A2.3 Perspectives
A3.1 Building Section
A4.1 Site Photographs
A4.2 Images

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Project:
New Carriage Houses @ 66 Cannon

66 Cannon Street
Charleston, SC 29403

Sheet Title:
Cover Sheet

Project # 19-015
Date: 2.19.2020
Rev: Date:

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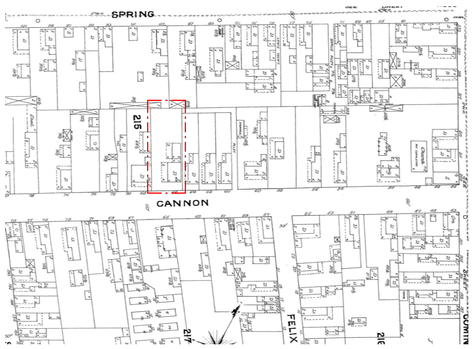
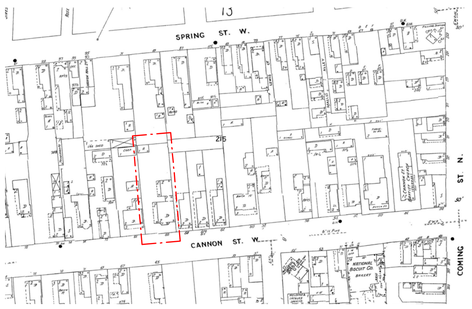
G1.0

SANBORN MAPS



1888 SANBORN MAP

1902 SANBORN MAP



1944 SANBORN MAP

1951 SANBORN MAP

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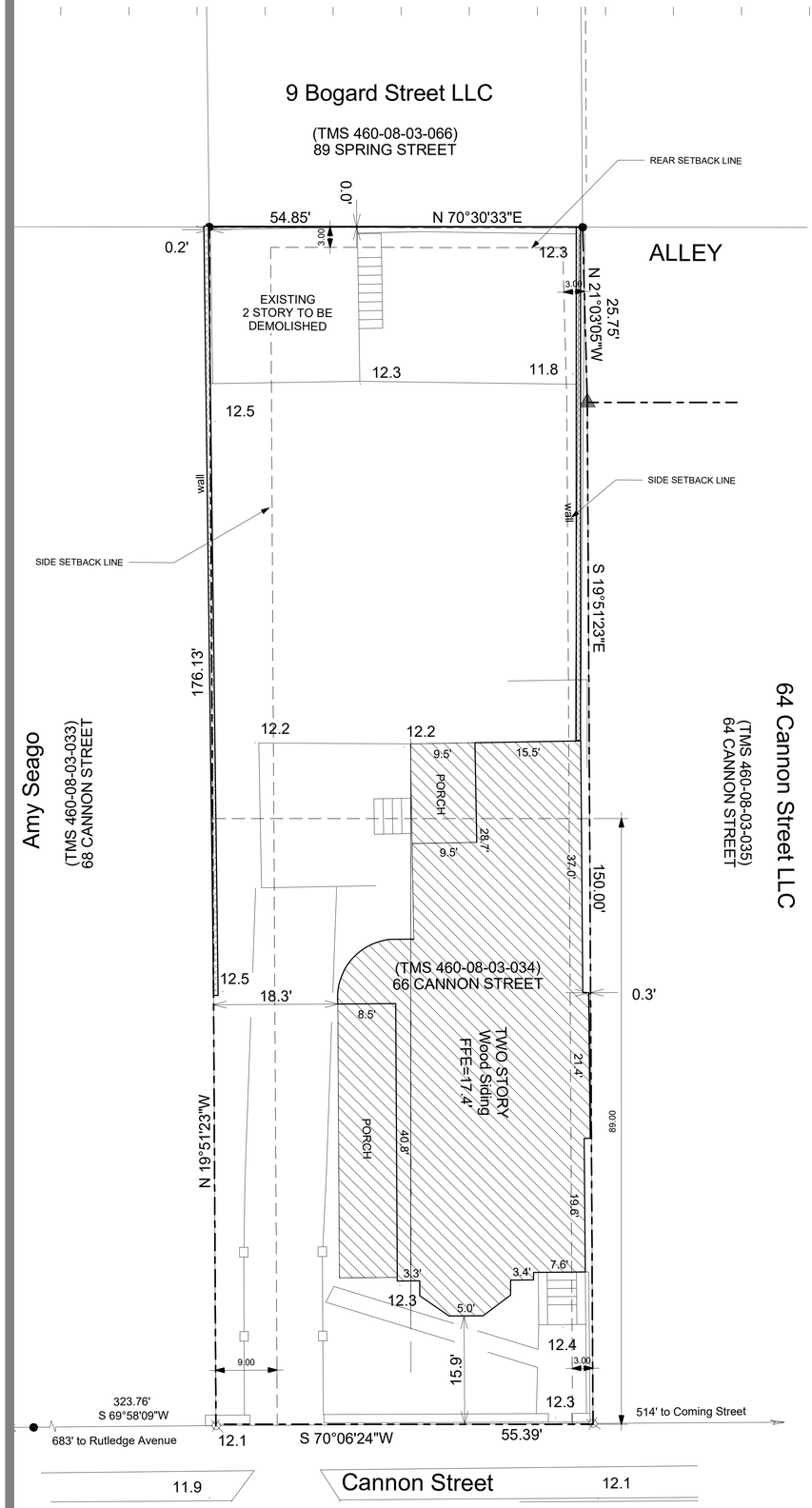
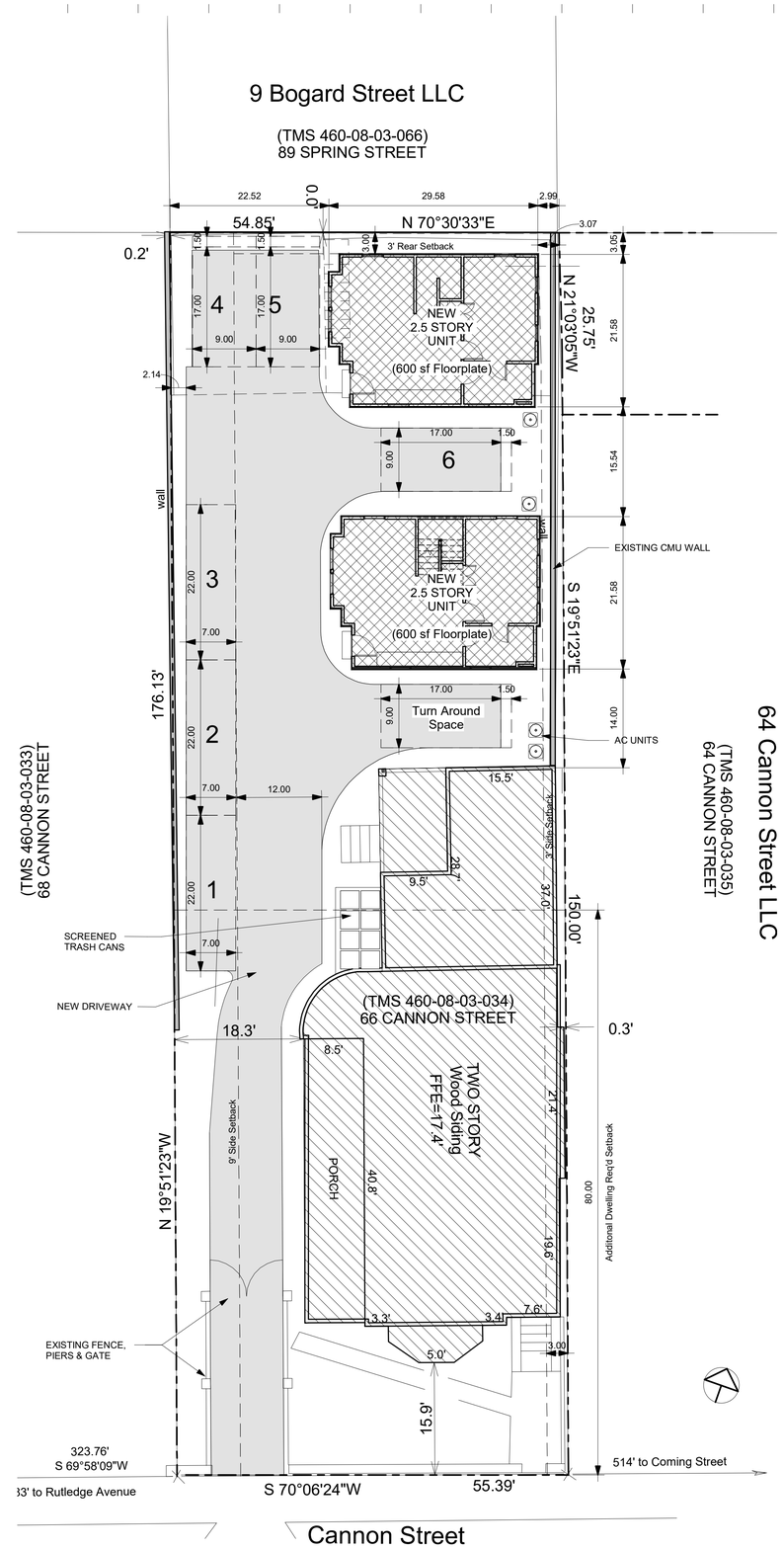


1 Existing Site Plan
1" = 10'-0"



2 New Site Plan
1" = 10'-0"

CODE & ZONING INFORMATION

Project Address: 66 Cannon St.
TMS Number: 460-08-03-034
Flood Zone: X
Zoning: LB

PRIMARY CODES AND ORDINANCES USED

1. 2018 International Residential Code w/ SC Modifications
2. 2009 International Energy Conversation Code
3. SC Energy Efficiency Standards Act
4. ASHRAE 90.1-2004

LOT COVERAGE

Total Lot Area:	9,738 sf
Allowable Lot Coverage:	4,869 sf (50%)
Existing Building:	2,575.8 sf
New Buildings:	1,200 sf
Total Lot Coverage	3,775.8 sf (38.8%)

SETBACKS

	Front & Rear		Side		
	Front	*Rear*	*S/W*	*N/E*	*Total*
Required:	0'	3'	9'	3'	15'
Existing:	15.9'	0'	0'	0.3'	0.3'
Proposed:	15.9'	22.5'	18.3'	0.3'	18.6'

Add'l Dwelling Distance from Front Lot Line:

Required: 80'
Proposed 105.12'

PARKING

Required: 6 Spaces
Provided: 6 Spaces

MINIMUM LOT AREA PER FAMILY

Required: 9,000 sf (2,250sf per 6 Families)
Provided: 9,738 sf (2,434.5 per Family)

LOT USE

Existing Use: 2 Family
Proposed Use: 4 Family

ENERGY CODE COMPLIANCE

2009 IEEC ZONE 3 COMPLIANCE

Windows U Factor (<=0.50): 0.28 U
Window SHGC (<=0.30): 0.28
Door U Factor (<=0.50): 0.34
Ceiling Insulation (R-30 Min): R-30
Wall Insulation (R-13 Min): R-13
Floor Insulation (R-19 Min): R-19
Crawl Insulation (R-5 cont. Min): N/A
Builidng Envelope Air Sealing: Visual Inspection per IECC Section 402.4.2.2
Pipes carrying fluids above 105 F shall be insulated to a min of R-3
Minimum of 50% of lamps to be high-efficient
No recessed lighting shall penetrate air barrier into conditioned space

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Sheet Title:
Existing & Proposed Site Plans

Project # 19-015
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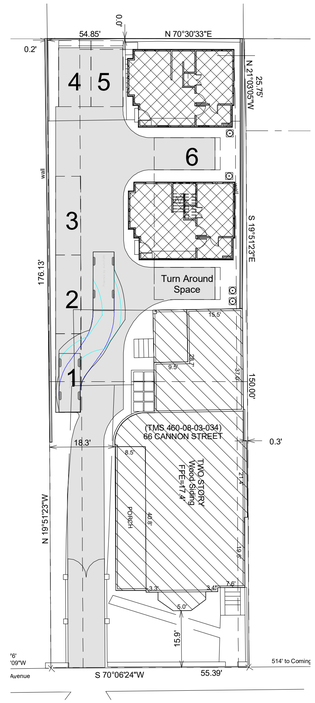
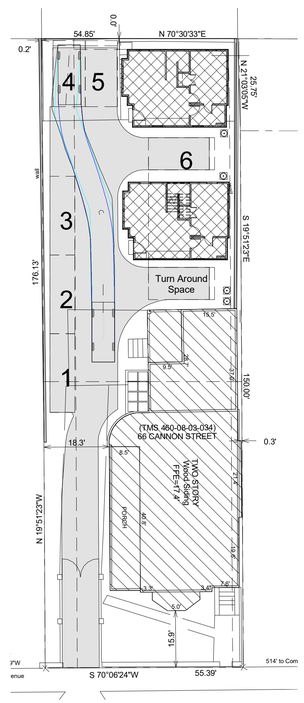


1 AutoTurn - Parallel
1" = 20'-0"



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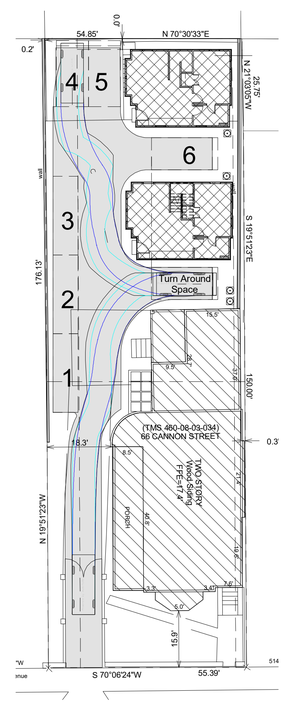
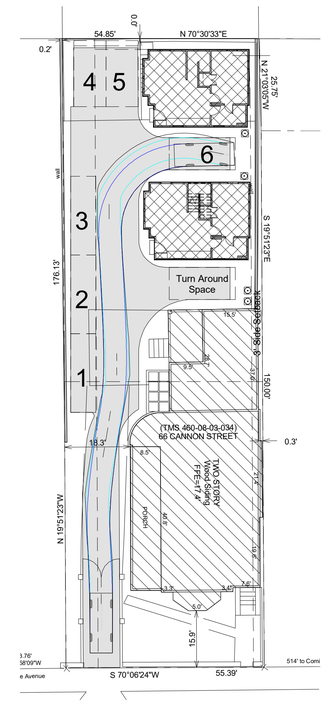
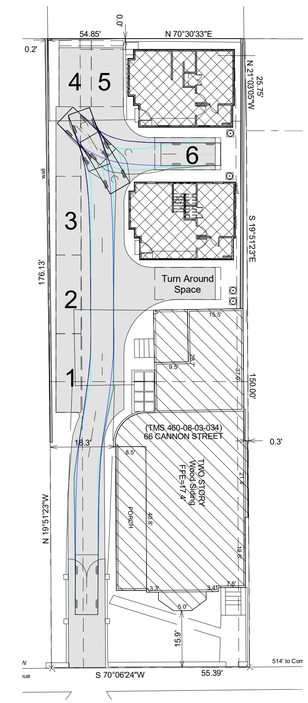
1" = 20'-0"



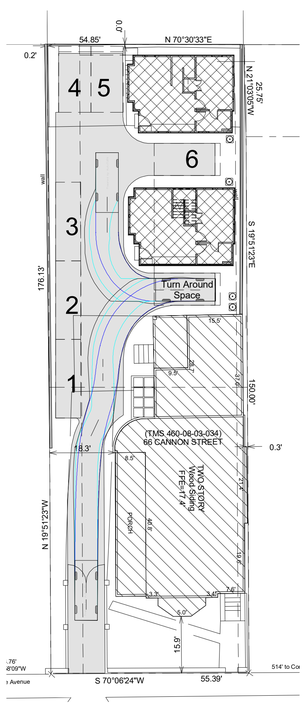
3 AutoTurn- 4 Out
1" = 20'-0"



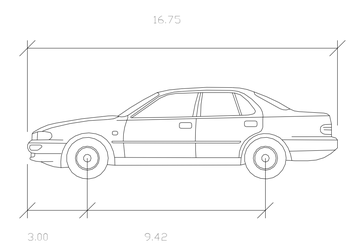
4 AutoTurn- 6 In
1" = 20'-0"



5 AutoTurn- 6 Out
1" = 20'-0"



6 AutoTurn - Turn Around
1" = 20'-0"



Composite Passenger Vehicle

Feet

Width	:	6.33
Track	:	6.33
Lock to Lock Time	:	6.00
Steering Angle	:	26.40

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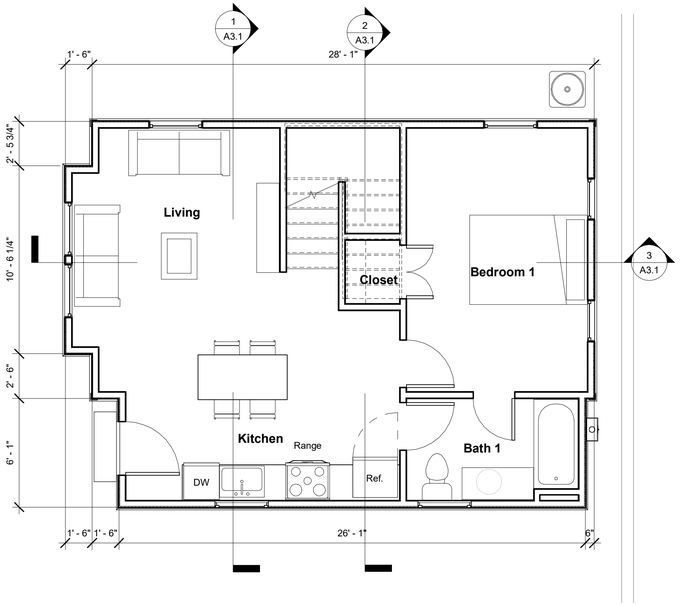
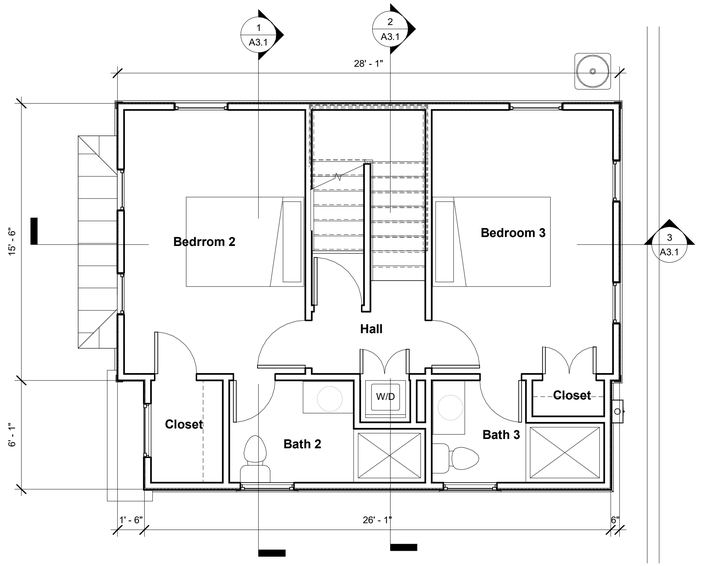
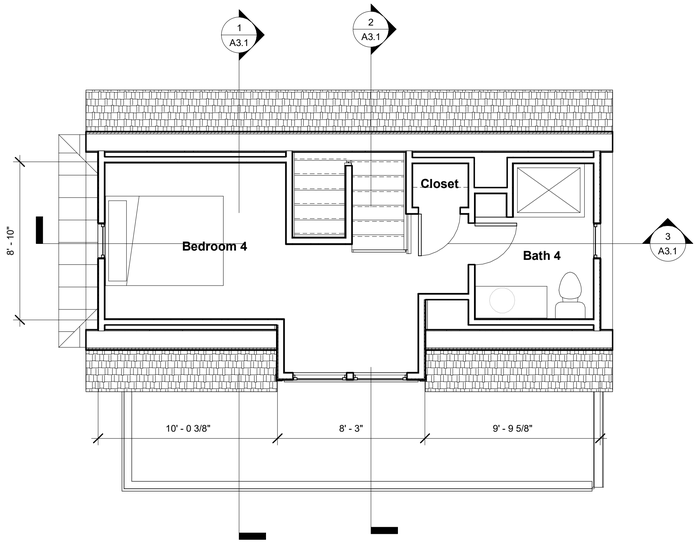


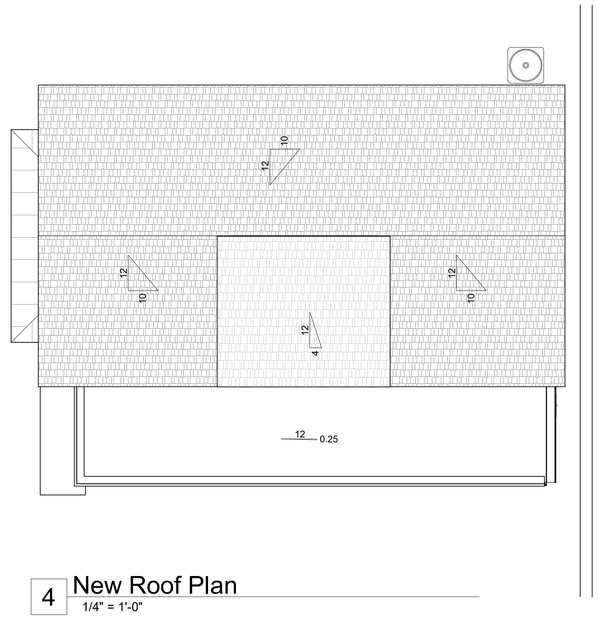
1 New 1st Floor Plan
1/4" = 1'-0"



2 New 2nd Floor Plan
1/4" = 1'-0"



3 New Attic Plan
1/4" = 1'-0"



4 New Roof Plan
1/4" = 1'-0"

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Project:
New Carriage Houses @ 66 Cannon

66 Cannon Street
Charleston, SC 29403

Sheet Title:
New Floor & Roof Plans

Project # 19-015
Date: 2.19.2020

Rev:	Date:

Sheet #:
A1.1

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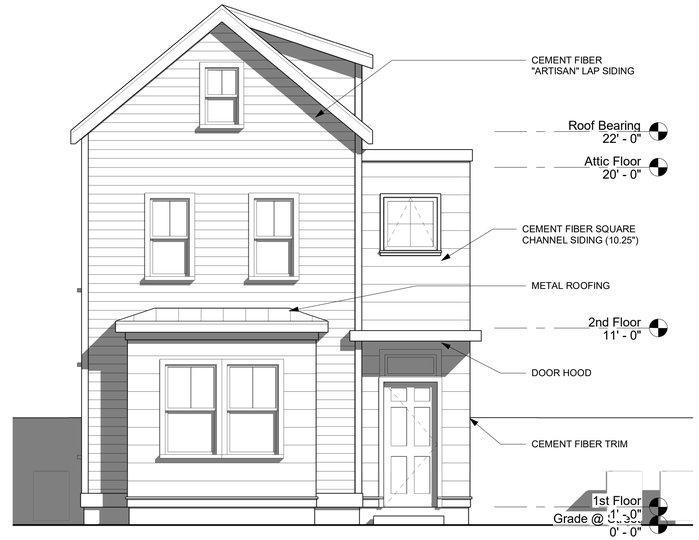
1 New North Elevation
1/4" = 1'-0"



2 New West Elevation
1/4" = 1'-0"

3 New South Elevation
1/4" = 1'-0"

4 New East Elevation
1/4" = 1'-0"

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Project:
New Carriage Houses @ 66 Cannon

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Sheet Title:
New Exterior Elevations

Project # 19-015
Date: 2.19.2020

Rev:	Date:

Sheet #:
A2.1

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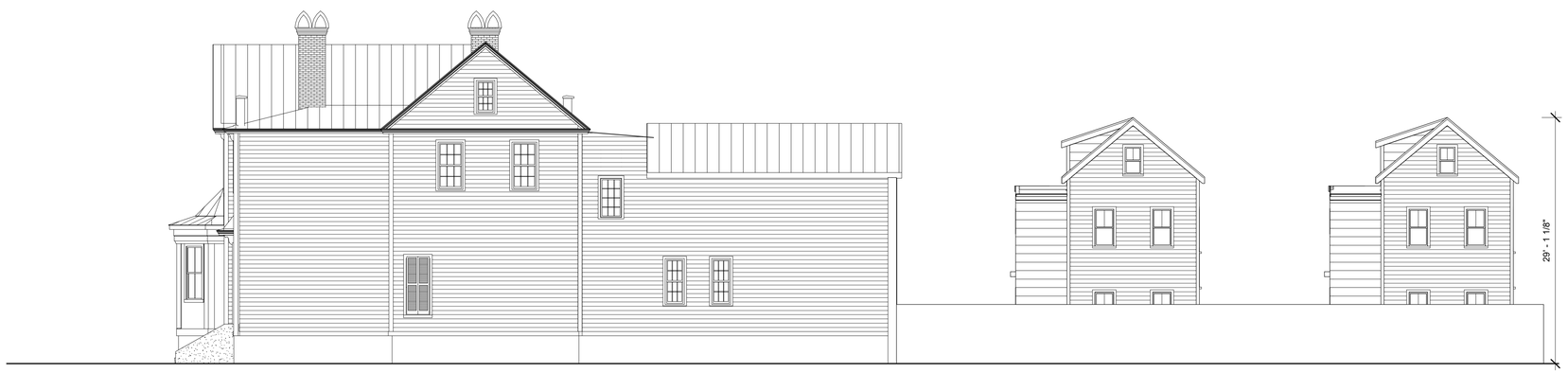
1 Overall West Elevation
1/8" = 1'-0"



2 Overall East Elevation
1/8" = 1'-0"

3 Elevation from Cannon St
1/8" = 1'-0"

4 North Elevation w/ Existing Bldg
1/8" = 1'-0"

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Project:
New Carriage Houses @ 66 Cannon

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Sheet Title:
Overall Site Elevations

Project # 19-015
Date: 2.19.2020

Rev:	Date:

Sheet #:
A2.2

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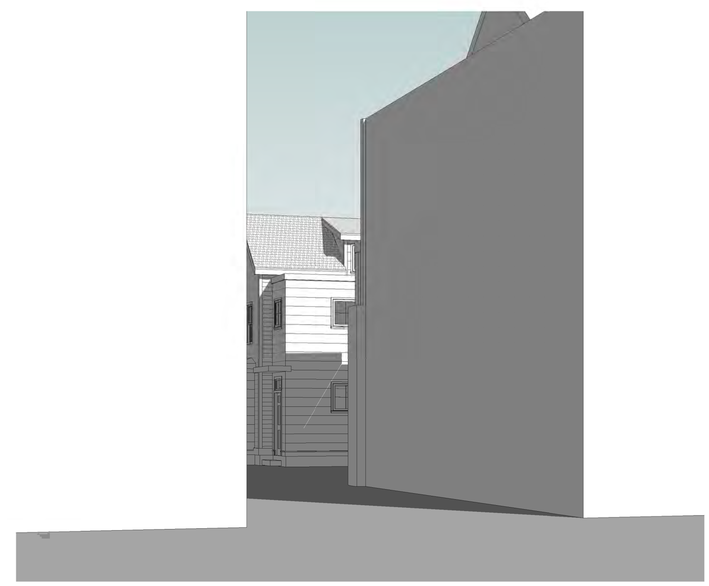
1 Carriage House View

2 Perspective From Street



3 Perspective From Across Street

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Project:
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Sheet Title:
Perspectives

Project # 19-015

Date: 2.19.2020

Rev:	Date:

Sheet #:
A2.3

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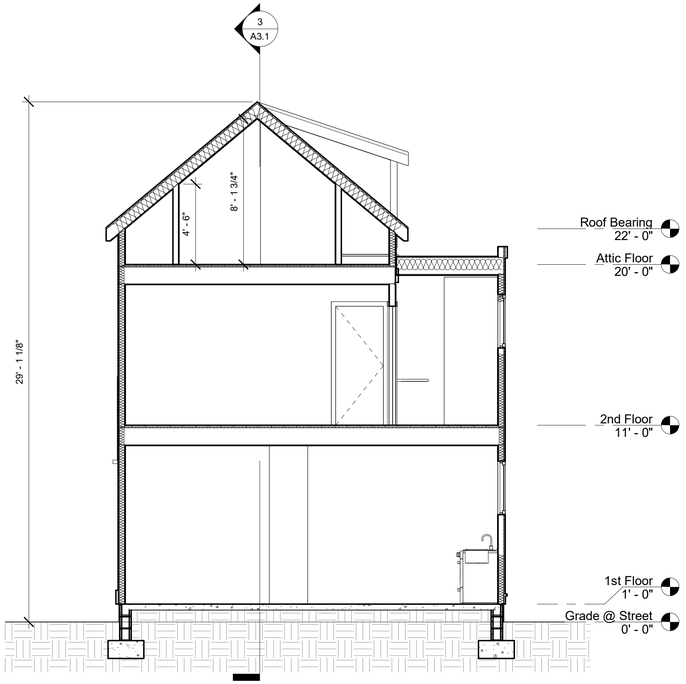
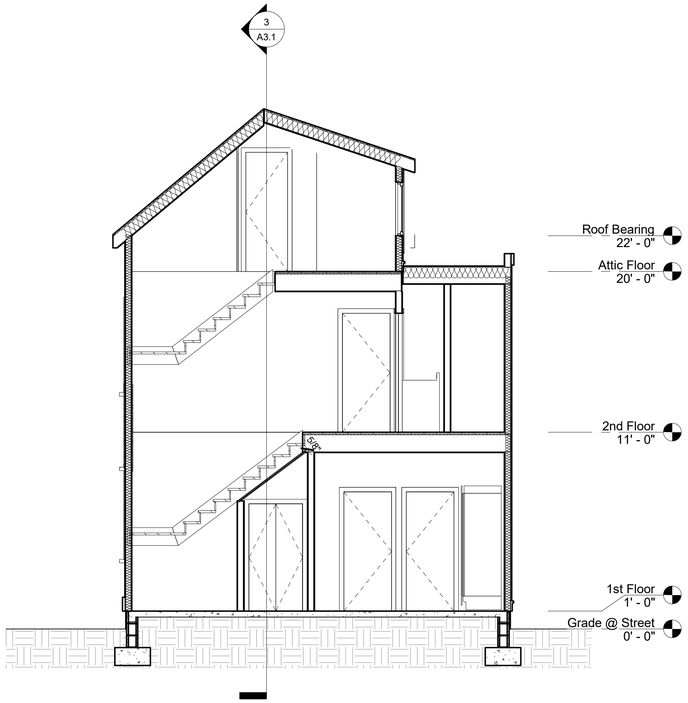
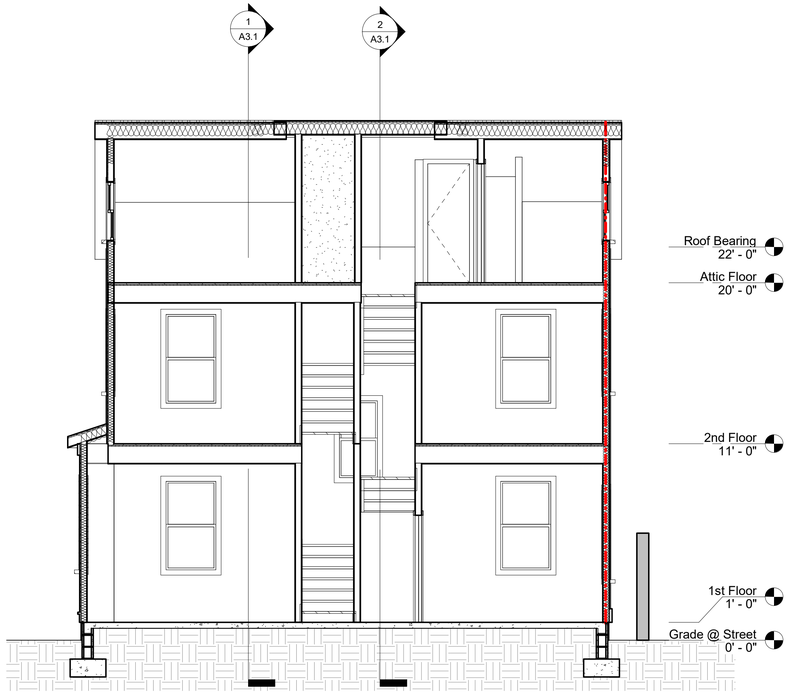


1 Building Section thru Bedroom
1/4" = 1'-0"



2 Building Section thru Stairs
1/4" = 1'-0"



3 Building Section thru Ridge
1/4" = 1'-0"

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Project:
New Carriage Houses @ 66 Cannon

66 Cannon Street
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Sheet Title:
Building Section

Project # 19-015
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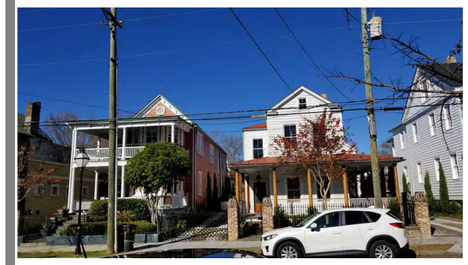
Sheet #:
A3.1



66 Cannon

CANNON STREET LOOKING NORTH

CANNON STREET LOOKING SOUTH

EXISTING 66 CANNON STREET BUILDING (CURRENTLY UNDER RENOVATION - NO CHANGES AS PART OF THIS SCOPE)

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Project:
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Sheet Title:
Site Photographs

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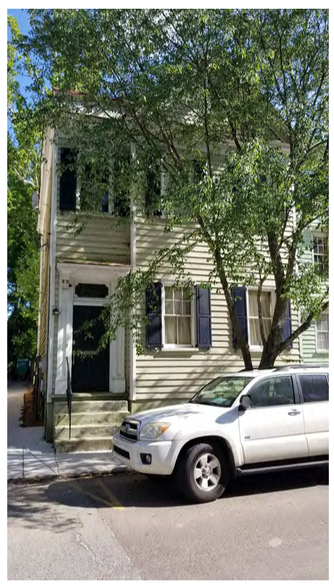
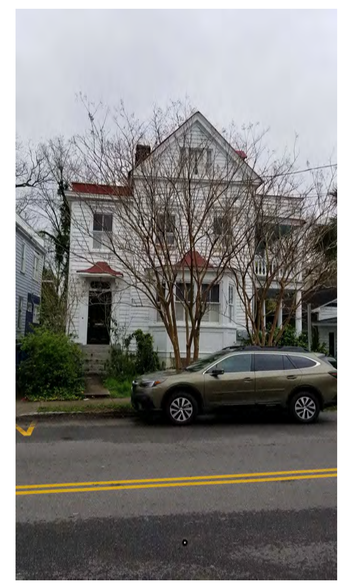
EXISTING 66 CANNON STREET BUILDING

VIEW DOWN EAST SIDE - LITTLE TO NO VISABLITY OF NEW STRUCTURES





NEARBY STRUCTURES WITH SIMILAR ELEMENAT THAT IS NOT FILLED IN PIAZZA

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Sheet Title:
Images

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Sheet #:
A4.2

Agenda Item #10

2 JUDITH STREET
TMS 459-09-03-132

Request conceptual approval for new construction of an attached rear dependency.

Category 4 (Mazyck-Wraggborough) c.1905 Old City District

CURRENT JUDITH STREET VIEW

CURRENT AMERICA STREET VIEW

ZONING MAP EXCERPT

RENOVATION OF A DUPLEX + NEW ADDITION AT

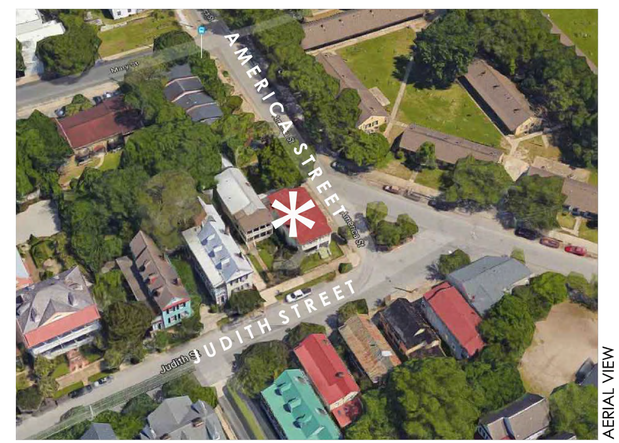
2 JUDITH STREET

CHARLESTON, SOUTH CAROLINA

TMS #: 459-09-03-132
ZONING DISTRICT: DR-2F
GOVERNING CODE: IRC 2015
FLOOD ZONE: 'AE(13)', FFE @ 11.3' AMSL

DRAWING SCHEDULE:

A-001	TITLE + DRAWING SCHEDULE
A-002	CONTEXT PHOTOS
A-003	EXISTING CONDITIONS PHOTOS
A-004	EXISTING CONDITIONS PHOTOS
A-005	HISTORIC IMAGES + SANBORN MAPS
A-006	EXISTING SITE PLAN
A-007	SITE PLANS (PREVIOUS + PROPOSED)
A-101	FIRST FLOOR PLANS (PREVIOUS + PROPOSED)
A-102	SECOND FLOOR PLANS (PREVIOUS + PROPOSED)
A-103	ROOF PLANS (EXISTING)
A-104	ROOF PLANS (PREVIOUS + CURRENT)
A-200a	EXTERIOR ELEVATIONS (EXISTING)
A-200b	EXTERIOR ELEVATIONS (EXISTING)
A-201	EAST ELEVATIONS (PREVIOUS + PROPOSED)
A-202	NORTH & SOUTH ELEVATIONS (PREVIOUS + PROPOSED)
A-203	WEST ELEVATIONS (PREVIOUS + PROPOSED)
A-301	3D STUDIES
A-302	ILLUSTRATION OF SUBORDINATE SCALE



AERIAL VIEW

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TELEPHONE 904.572.1505

DERYL L. PATTERSON

SC LIC. No. 5985

WAR EAGLE ONE LLC
Charleston RealEstate development

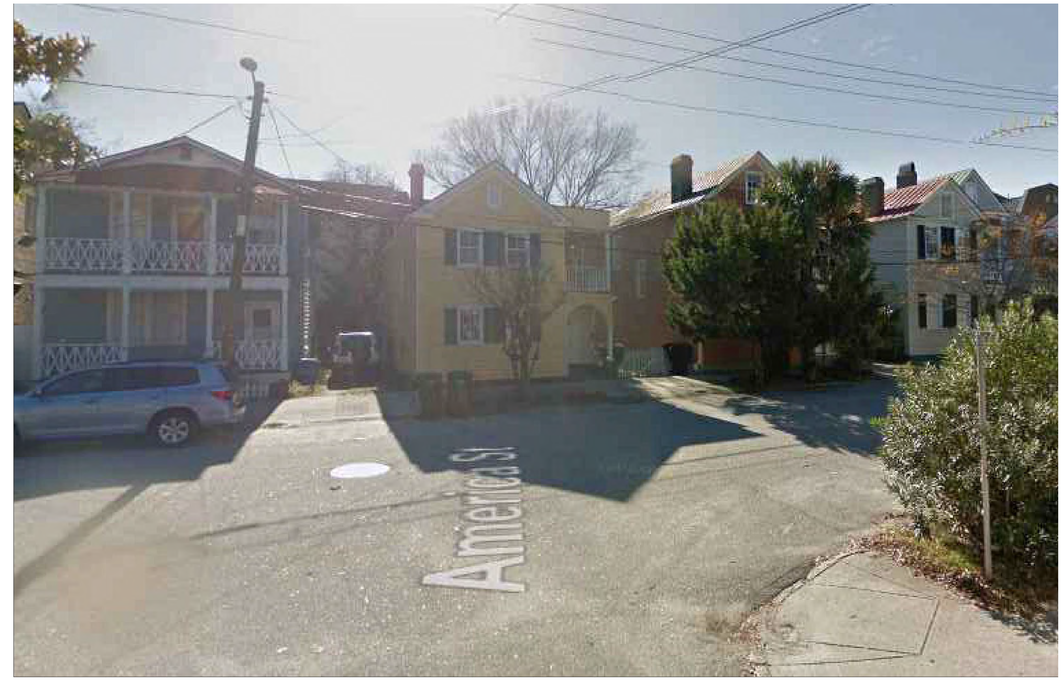
2 JUDITH STREET
MODIFICATIONS TO DUPLEX RESIDENCE AND NEW ADDITION

02.13.2020 SUBMITAL
NOT VALID UNLESS WET SIGNATURE AND RAISED SEAL

TITLE + DRAWING SCHEDULE

A-001

PROPERTY ADJACENT TO 2 JUDITH ON JUDITH STREET



PROPERTIES ON OPPOSITE SIDE OF JUDITH STREET

PROPERTIES ON OPPOSITE SIDE OF AMERICA STREET

PROPERTIES ADJACENT TO 2 JUDITH ON AMERICA STREET

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CONTEXT
PHOTOS

A-002

VIEW OF SOUTH + EAST ELEVATIONS FROM CORNER OF JUDITH AND AMERICA

VIEW OF EAST + NORTH ELEVATIONS FROM AMERICA

VIEW OF NORTH ELEVATION FROM REAR YARD

VIEW OF WEST ELEVATION FROM JUDITH

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PHOTOS (EXISTING CONDITIONS)

A-003

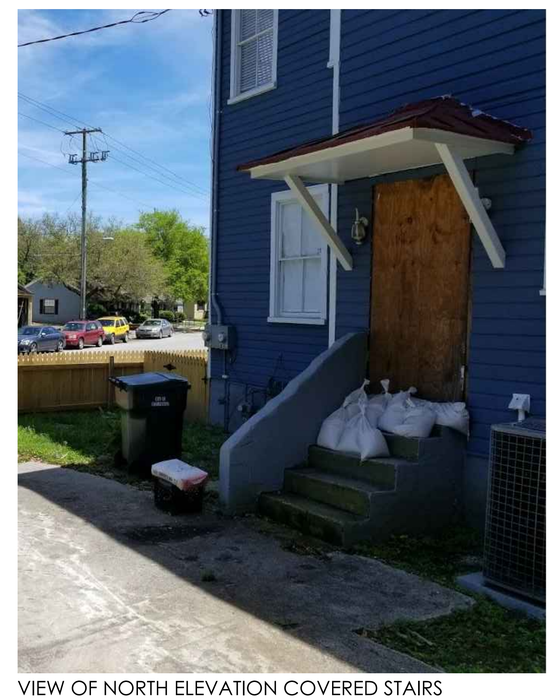
VIEW OF REAR LOT FROM AMERICA

VIEW OF REAR LOT FROM HOUSE

VIEW OF NORTH WEST CORNER ELEVATION

VIEW OF WEST SIDE ELEVATION FROM JUDITH STREET

VIEW OF SOUTH WEST CORNER ELEVATION



VIEW OF NORTH ELEVATION COVERED STAIRS

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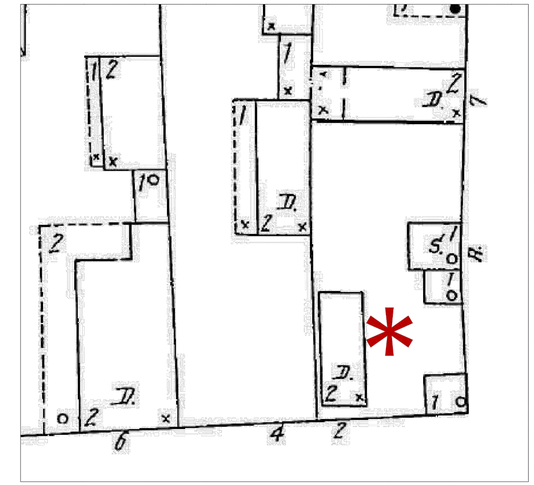
PHOTOS (EXISTING CONDITIONS)

A-004

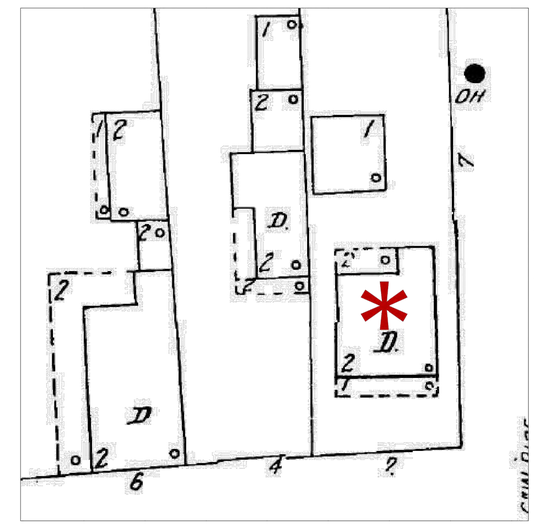
BAR FILE PHOTO (1991)

SURVEY CARD PHOTO (1985)

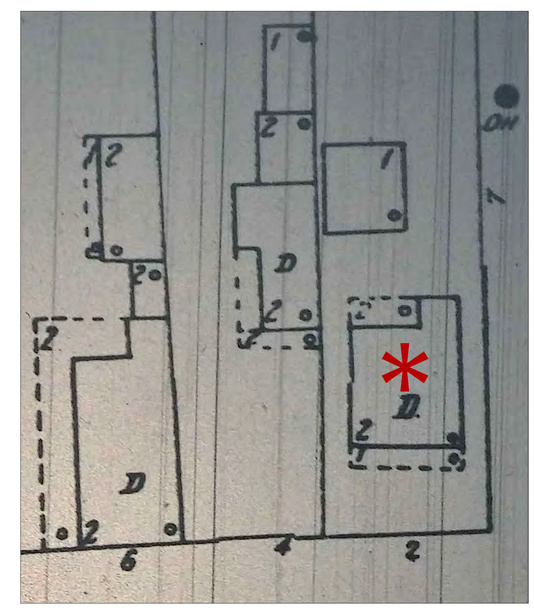
BAR FILE PHOTO (1991)



SANBORN MAP EXCERPT (1902)



SANBORN MAP EXCERPT (1944)



SANBORN MAP EXCERPT (1973)

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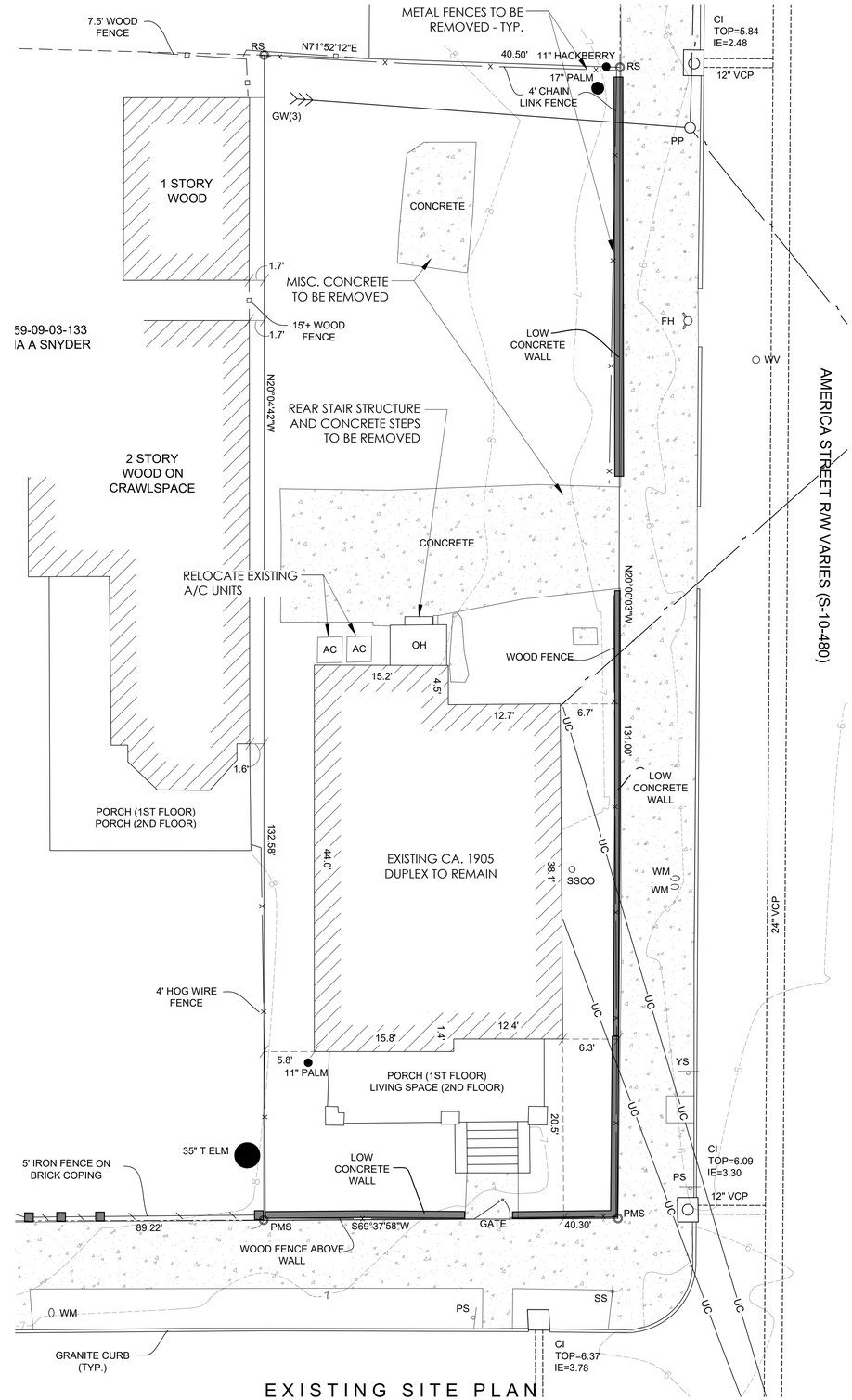
HISTORIC IMAGES + SANBORNS

A-005



EXISTING SITE PLAN

1/8" = 1'-0" (1/16" IF HALF-SIZED)

TOTAL FOOTPRINT, incl. porches/steps/hvac - 1581 SF
LOT SF: 5323 SF
EXISTING LOT COVERAGE: = 30%

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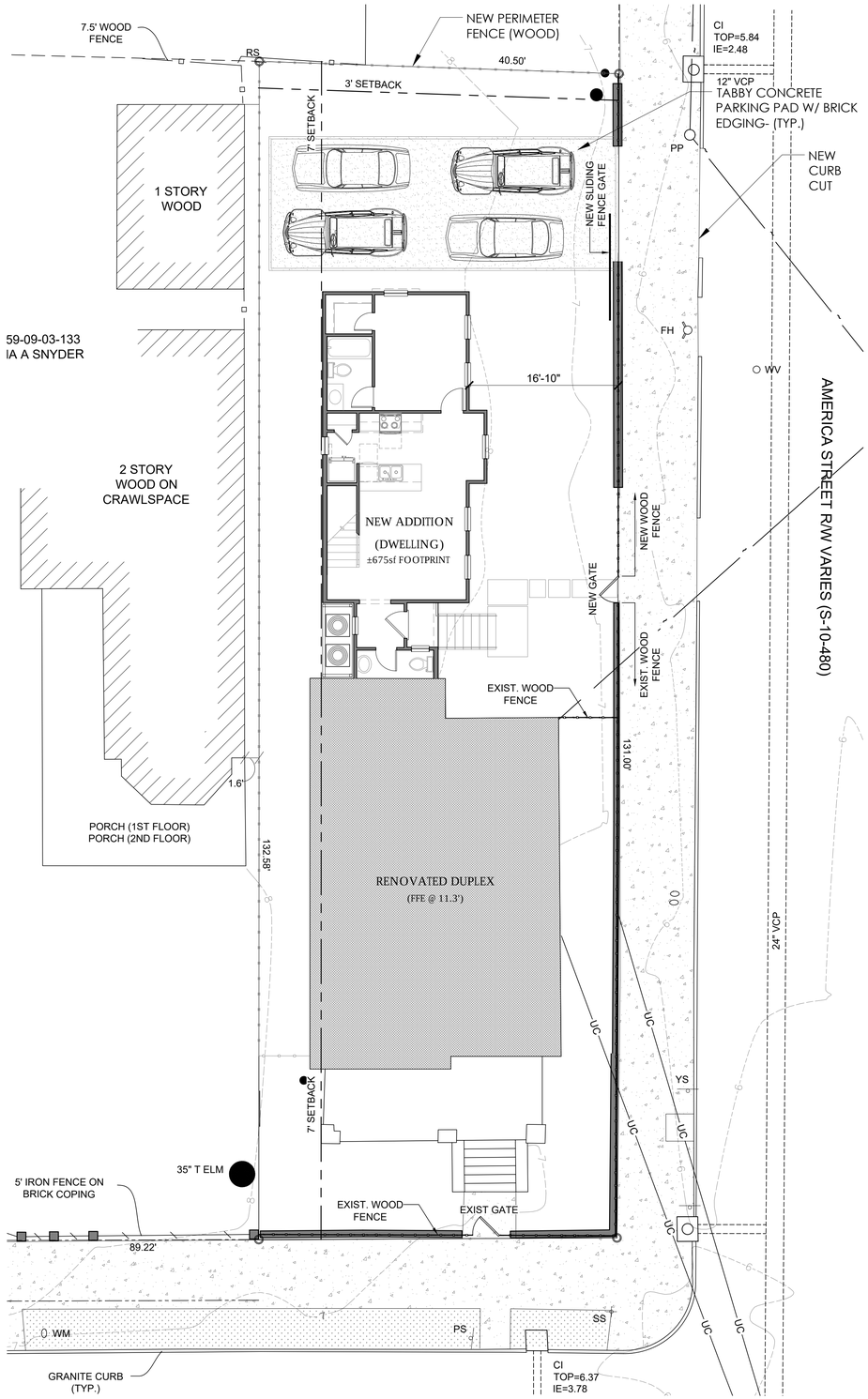
EXISTING SITE LAYOUT

A-006



PREVIOUS SITE PLAN

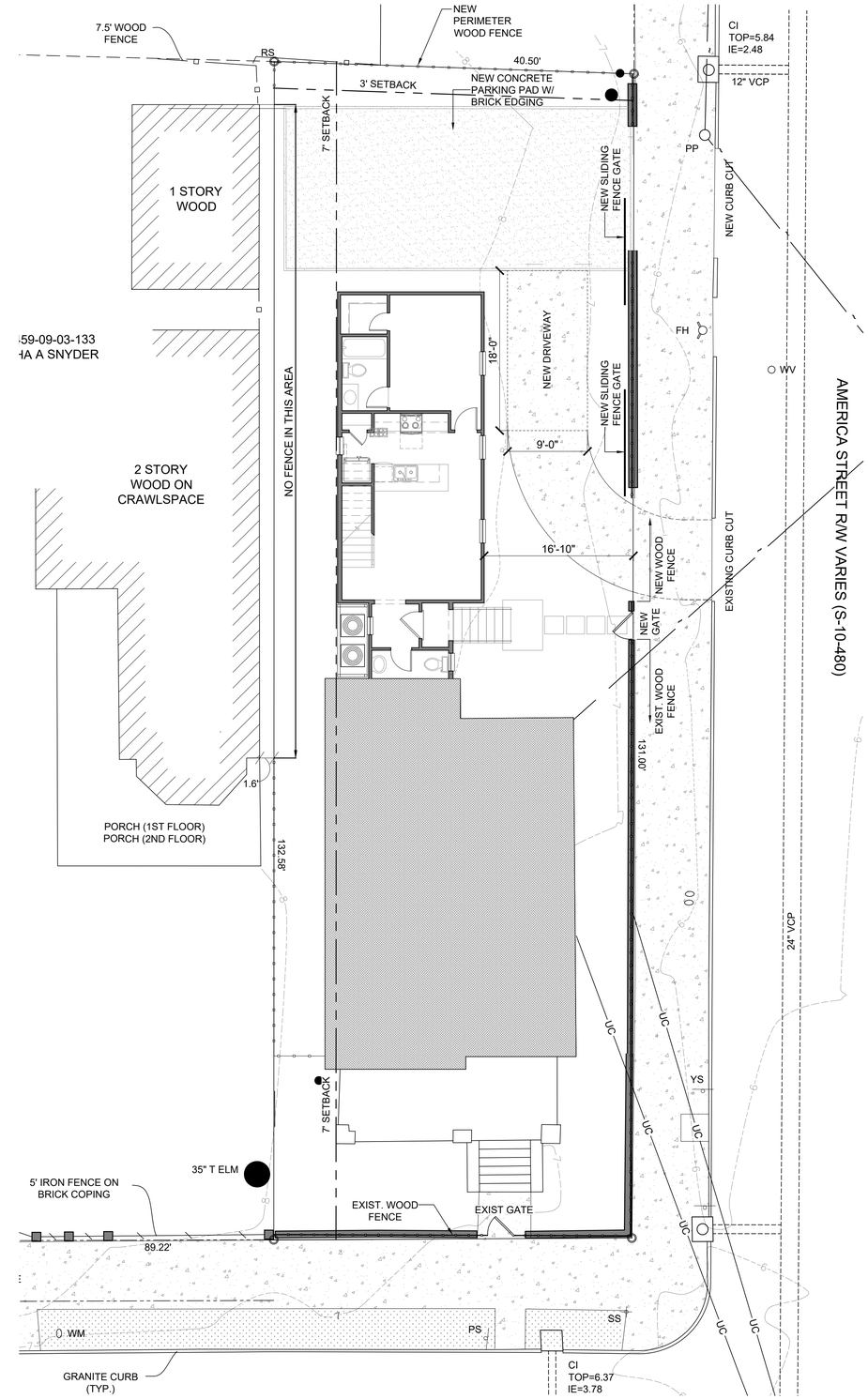
1/8" = 1'-0" (1/16" IF HALF-SIZED)

TOTAL FOOTPRINT, incl. porches/steps/hvac - 2127 SF

LOT SF: 5323 SF

PROPOSED LOT COVERAGE: = 40%

(Submitted 7.25.19)



PROPOSED SITE PLAN

1/8" = 1'-0" (1/16" IF HALF-SIZED)

TOTAL FOOTPRINT, incl. porches/steps/hvac - 2110 SF

LOT SF: 5323 SF

PROPOSED LOT COVERAGE: = 40%

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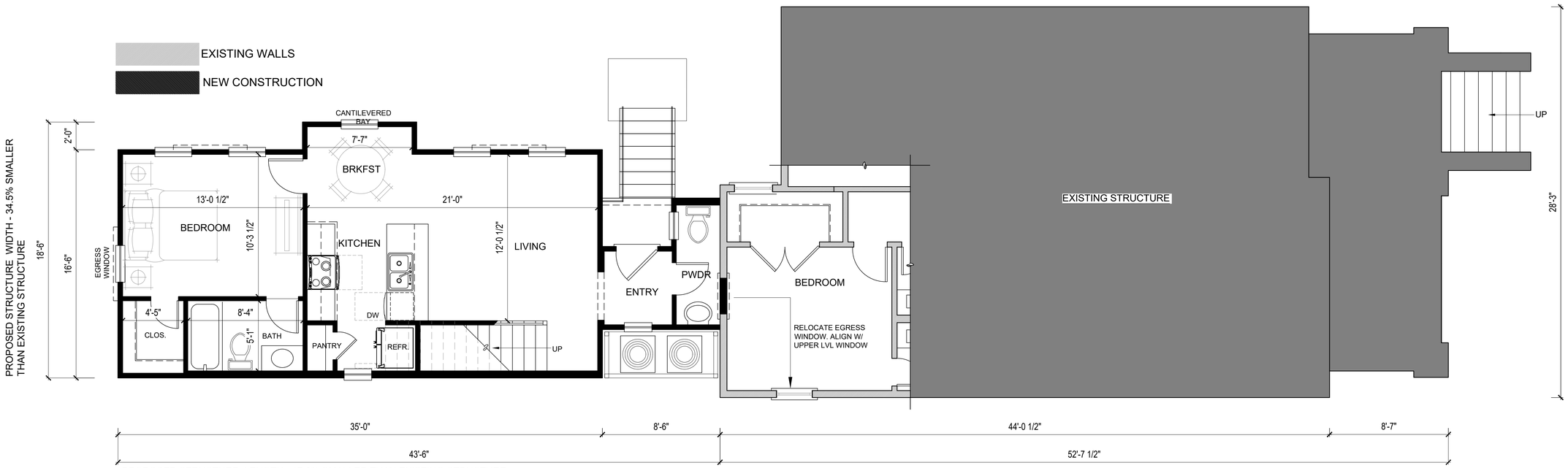
PREVIOUS & PROPOSED SITE PLANS

A-007



PREVIOUS FIRST FLOOR PLAN

1/4" = 1'-0" (1/8" IF HALF-SIZED)

(Submitted 7.25.19)

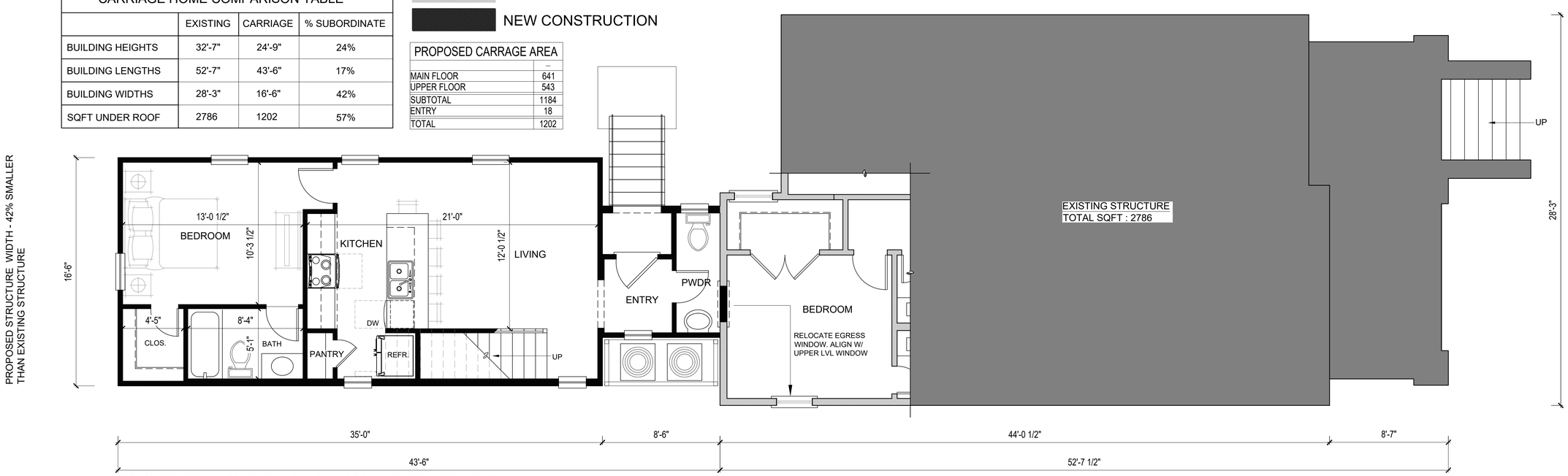
EXISTING HOME AND PROPOSED CARRIAGE HOME COMPARISON TABLE			
	EXISTING	CARRIAGE	% SUBORDINATE
BUILDING HEIGHTS	32'-7"	24'-9"	24%
BUILDING LENGTHS	52'-7"	43'-6"	17%
BUILDING WIDTHS	28'-3"	16'-6"	42%
SQFT UNDER ROOF	2786	1202	57%

EXISTING WALLS

NEW CONSTRUCTION

PROPOSED CARRAGE AREA	

MAIN FLOOR	641
UPPER FLOOR	543
SUBTOTAL	1184
ENTRY	18
TOTAL	1202



PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0" (1/8" IF HALF-SIZED)

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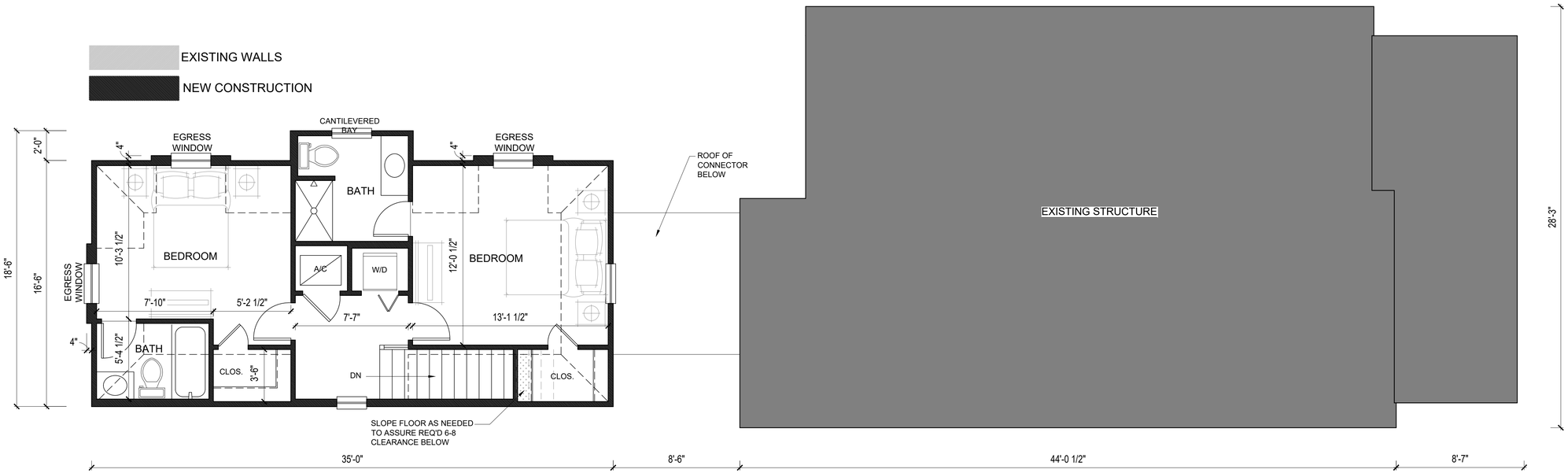
PREVIOUS & PROPOSED FIRST LEVEL FLOOR PLANS

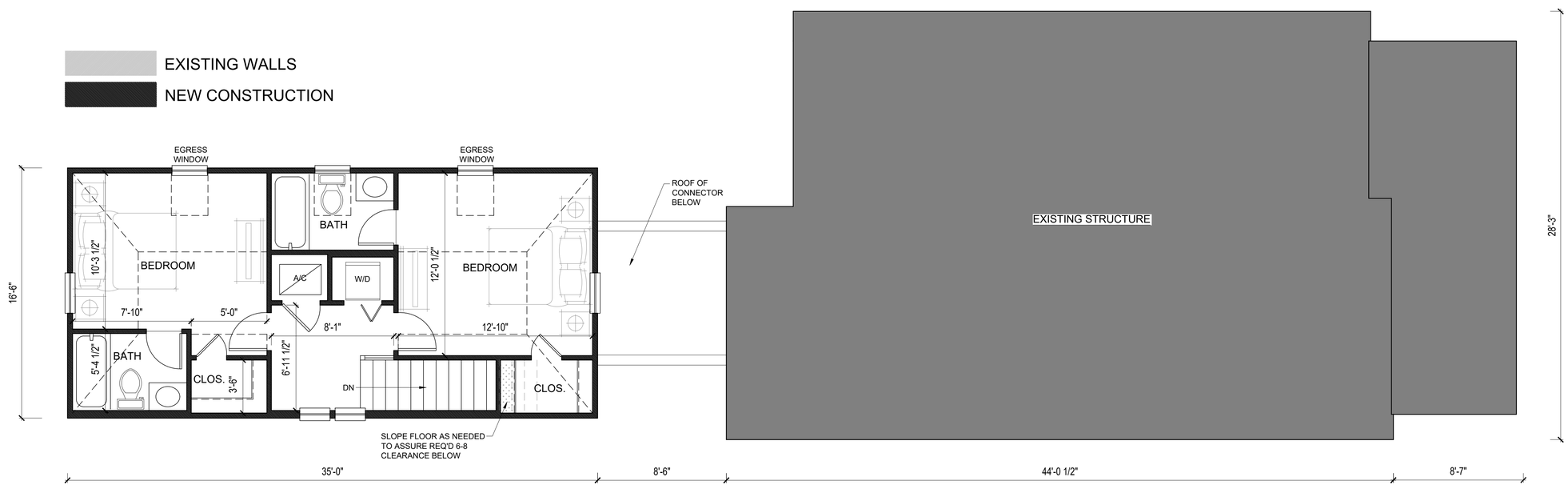
A-101



PREVIOUS SECOND FLOOR PLAN

1/4" = 1'-0" (1/8" IF HALF-SIZED)

(Submitted 7.25.19)



PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0" (1/8" IF HALF-SIZED)

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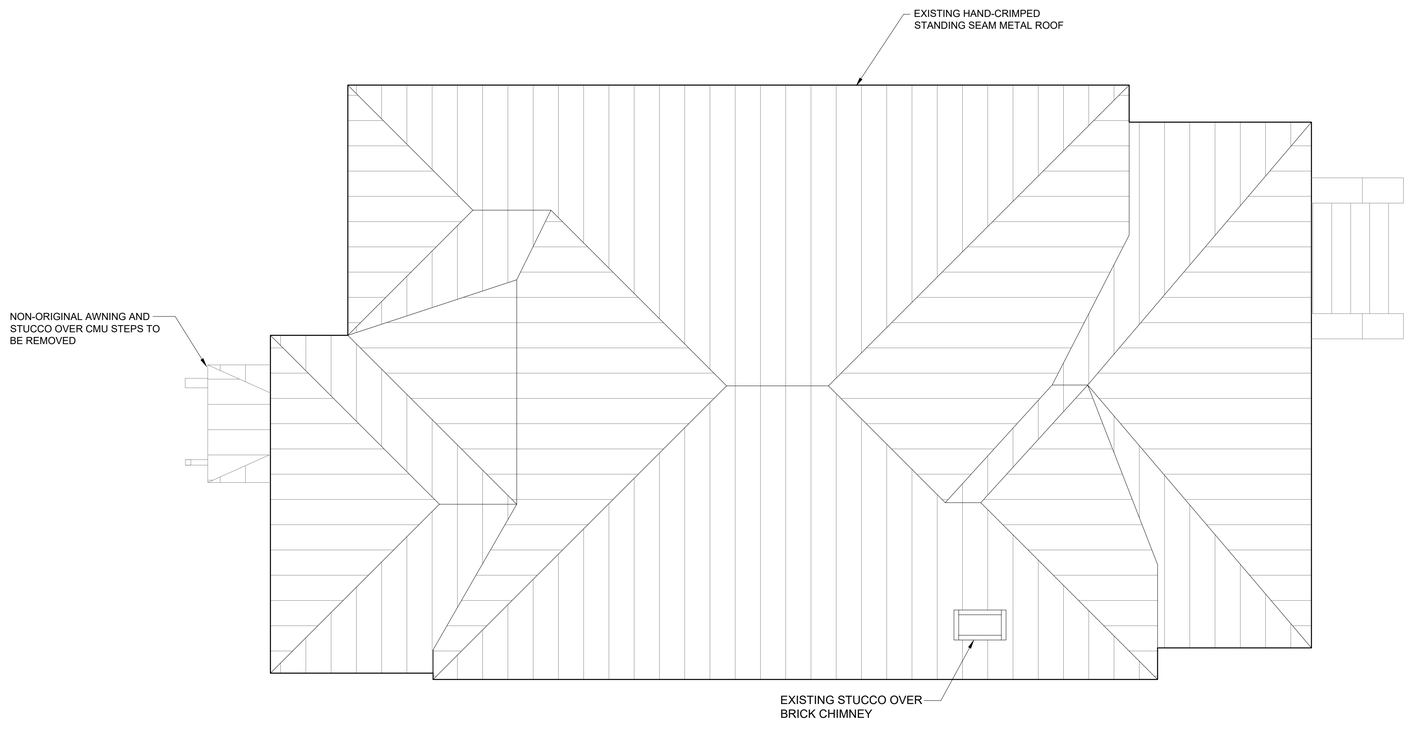
PREVIOUS & PROPOSED SECOND LEVEL FLOOR PLANS

A-102



EXISTING ROOF PLAN

1/4" = 1'-0" (1/8" IF HALF-SIZED)

HOUSING
DESIGN
MATTERS

HOUSING DESIGN MATTERS
11512 LAKE MEAD AVENUE
SUITE 102
JACKSONVILLE, FL 32256
TELEPHONE 904.572.1505

DERYL L. PATTERSON

SC LIC. No. 5985

WAR EAGLE ONE LLC
Charleston Real Estate development

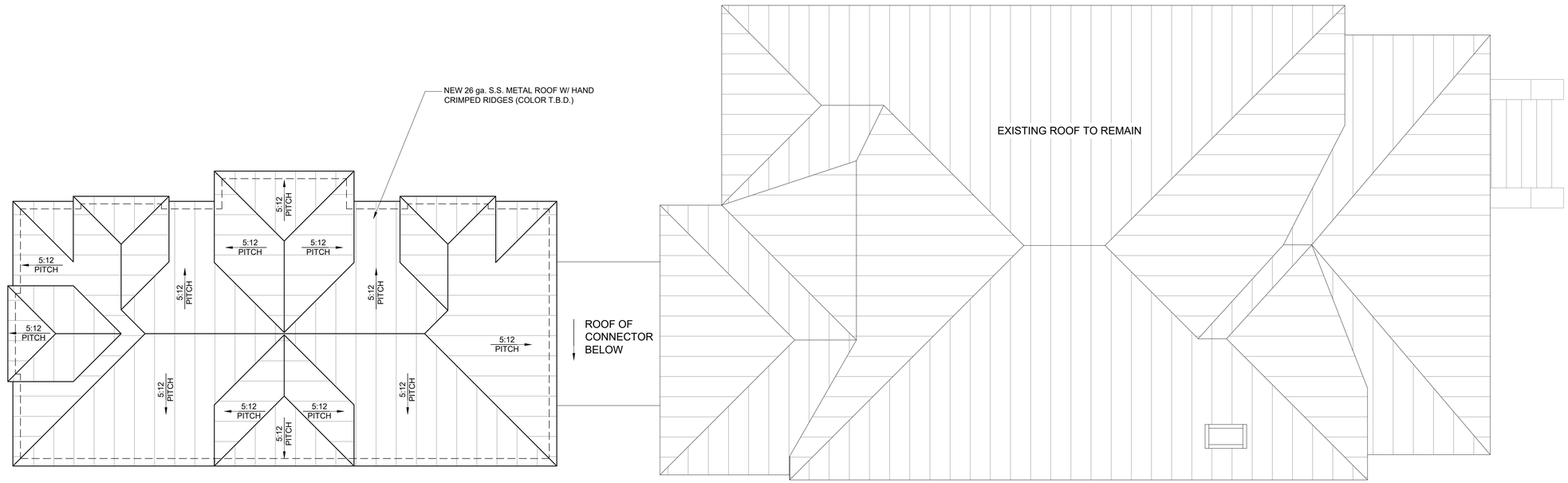
2 JUDITH STREET

MODIFICATIONS TO DUPLEX RESIDENCE
AND NEW ADDITION

02.13.2020 SUBMITAL
NOT VALID UNLESS WET
SIGNATURE AND RAISED SEAL

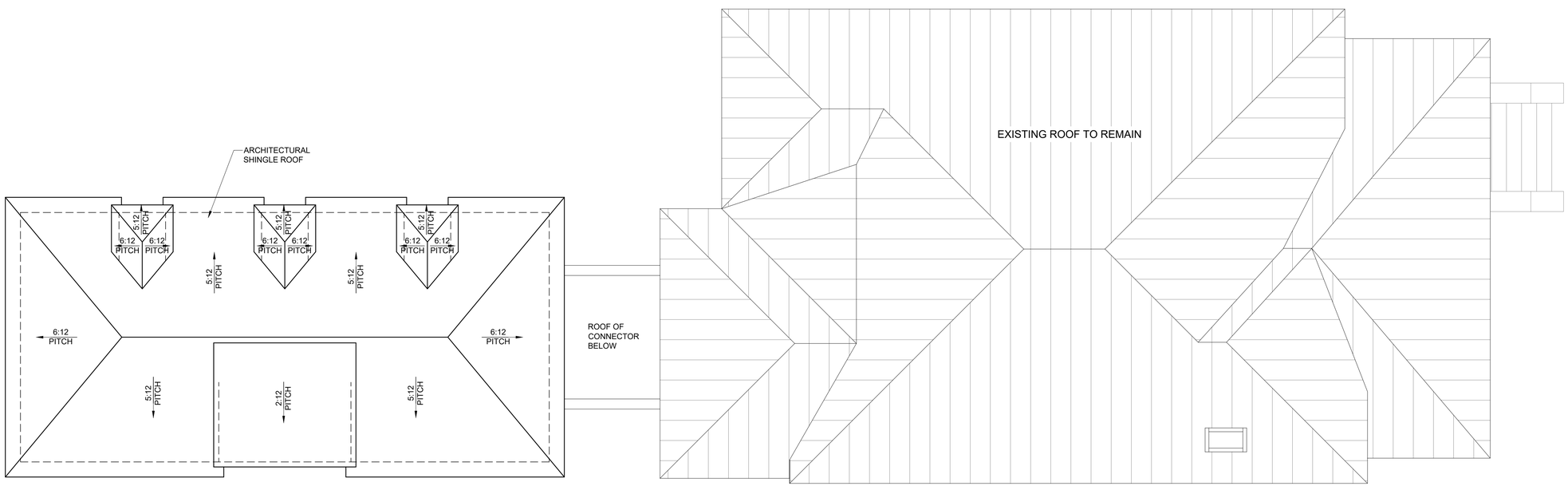
EXISTING
ROOF PLAN

A-103



PREVIOUS ROOF PLAN

1/4" = 1'-0" (1/8" IF HALF-SIZED)
(Submitted 7.25.19)



PROPOSED ROOF PLAN

1/4" = 1'-0" (1/8" IF HALF-SIZED)

HOUSING DESIGN MATTERS

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MODIFICATIONS TO DUPLEX RESIDENCE AND NEW ADDITION

02.13.2020 SUBMITAL
NOT VALID UNLESS WET SIGNATURE AND RAISED SEAL

PREVIOUS & PROPOSED ROOF PLANS

A-104

EXISTING SOUTH ELEVATION

NO ADDITIONAL CHANGES REQUIRED

1/4" = 1'-0" (1/8" IF HALF-SIZED)

EXISTING EAST SIDE ELEVATION

1/4" = 1'-0" (1/8" IF HALF-SIZED)

HOUSING DESIGN MATTERS

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SUITE 102
JACKSONVILLE, FL 32256
TELEPHONE 904.572.1505

DERYL L. PATTERSON

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WAR EAGLE ONE LLC
Charleston RealEstate development

2 JUDITH STREET

MODIFICATIONS TO DUPLEX RESIDENCE AND NEW ADDITION

02.13.2020 SUBMITAL
NOT VALID UNLESS WET SIGNATURE AND RAISED SEAL

EXISTING EXTERIOR ELEVATIONS

A-200a

EXISTING NORTH (Rear) ELEVATION

1/4" = 1'-0" (1/8" IF HALF-SIZED)

EXISTING WEST SIDE ELEVATION

1/4" = 1'-0" (1/8" IF HALF-SIZED)

HOUSING DESIGN MATTERS

HOUSING DESIGN MATTERS
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TELEPHONE 904.572.1505

DERYL L. PATTERSON

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Charleston RealEstate development

2 JUDITH STREET

MODIFICATIONS TO DUPLEX RESIDENCE AND NEW ADDITION

02.13.2020 SUBMITAL
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EXISTING EXTERIOR ELEVATIONS

A-200b

PREVIOUS EAST SIDE ELEVATION

1/4" = 1'-0" (1/8" IF HALF-SIZED)

(Submitted 7.25.19)

PROPOSED EAST SIDE ELEVATION

1/4" = 1'-0" (1/8" IF HALF-SIZED)

HOUSING DESIGN MATTERS

HOUSING DESIGN MATTERS
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Charleston RealEstate development

2 JUDITH STREET

MODIFICATIONS TO DUPLEX RESIDENCE AND NEW ADDITION

02.13.2020 SUBMITAL
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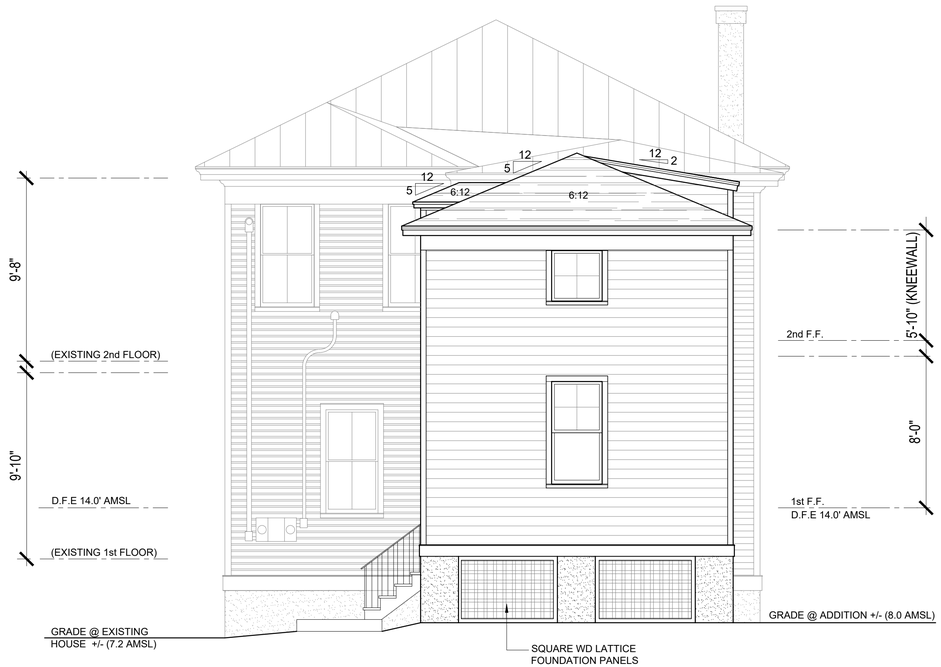
PREVIOUS & PROPOSED EXTERIOR ELEVATIONS

A-201

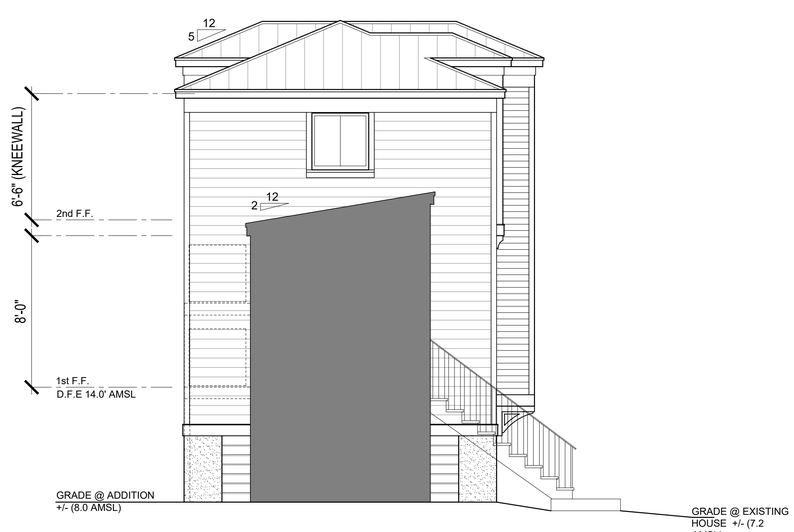
PREVIOUS NORTH ELEVATION

1/4" = 1'-0" (1/8" IF HALF-SIZED)
(Submitted 7.25.19)



PROPOSED NORTH ELEVATION

1/4" = 1'-0" (1/8" IF HALF-SIZED)



PREVIOUS SOUTH ELEVATION

1/4" = 1'-0" (1/8" IF HALF-SIZED)
(Submitted 7.25.19)

PROPOSED SOUTH ELEVATION

1/4" = 1'-0" (1/8" IF HALF-SIZED)

HOUSING DESIGN MATTERS

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Charleston RealEstate development

2 JUDITH STREET
MODIFICATIONS TO DUPLEX RESIDENCE AND NEW ADDITION

02.13.2020 SUBMITAL
NOT VALID UNLESS WET SIGNATURE AND RAISED SEAL

PREVIOUS & PROPOSED EXTERIOR ELEVATIONS

A-202

GUTTERS/DOWNSPOUTS NOT SHOWN FOR CLARITY - CONTRACTOR TO COORDINATE WITH INSTALLER AND SUBMIT PROPOSED CONFIGURATION FOR REVIEW/APPROVAL PRIOR TO INSTALLATION

PREVIOUS WEST SIDE ELEVATION

1/4" = 1'-0" (1/8" IF HALF-SIZED)
(Submitted 7.25.19)

PROPOSED WEST SIDE ELEVATION

1/4" = 1'-0" (1/8" IF HALF-SIZED)

HOUSING DESIGN MATTERS

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TELEPHONE 904.572.1505

DERYL L. PATTERSON

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WAR EAGLE ONE LLC
Charleston RealEstate development

2 JUDITH STREET

MODIFICATIONS TO DUPLEX RESIDENCE AND NEW ADDITION

02.13.2020 SUBMITAL
NOT VALID UNLESS WET SIGNATURE AND RAISED SEAL

PREVIOUS & PROPOSED EXTERIOR ELEVATIONS

A-203

JUDITH STREET VIEW

AERIAL VIEW CORNER OF JUDITH STREET AND AMERICA STREET

AMERICA STREET VIEW

HOUSING DESIGN MATTERS

HOUSING DESIGN MATTERS
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SUITE 102
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WAR EAGLE ONE LLC
Charleston RealEstate development

2 JUDITH STREET

MODIFICATIONS TO DUPLEX RESIDENCE AND NEW ADDITION

02.13.2020 SUBMITAL
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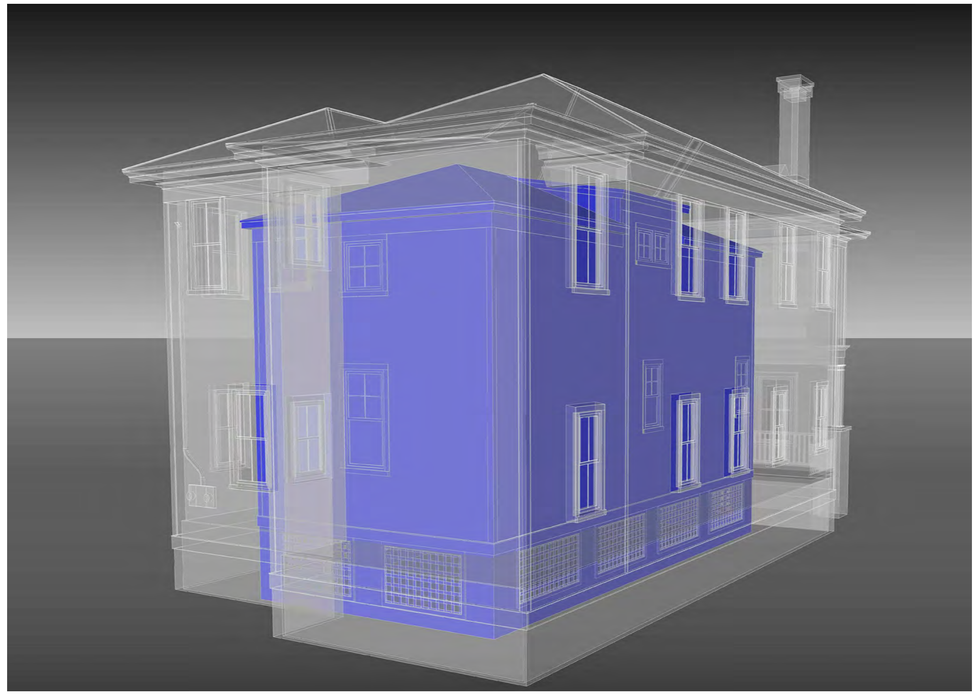
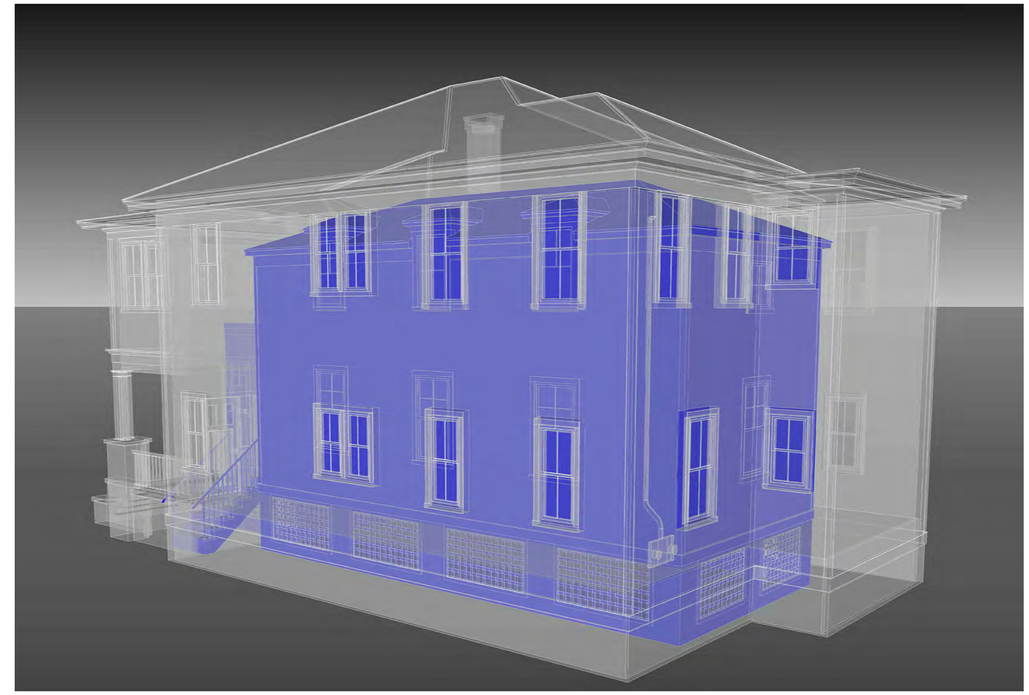
CURRENT 3D VIEWS

A-301

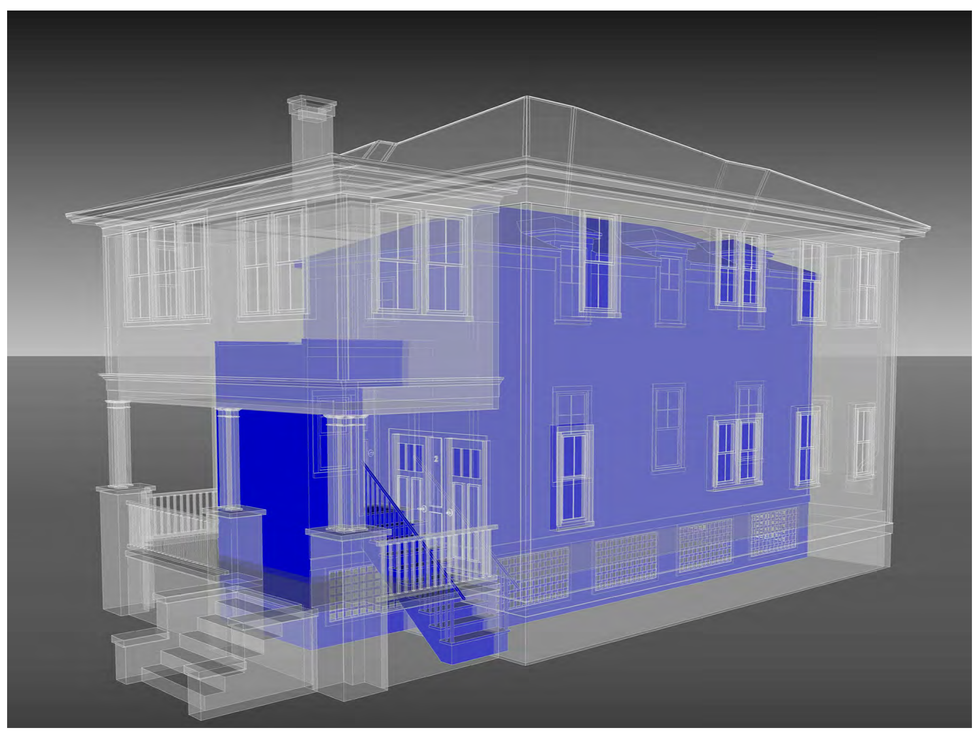


NORTH WEST CORNER ELEVATION

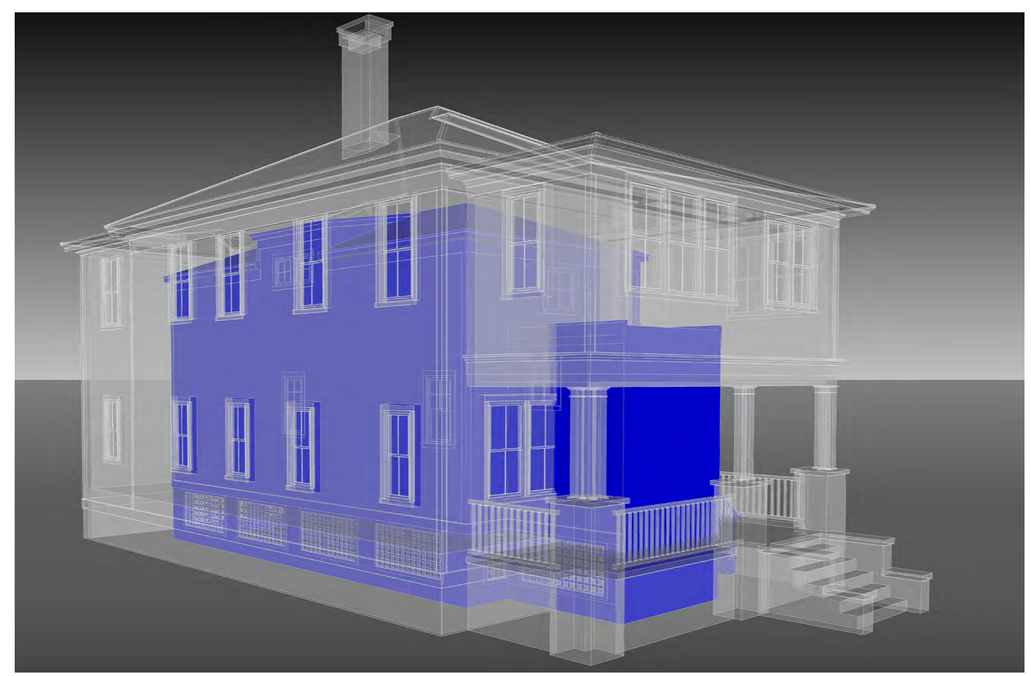


NORTH EAST CORNER ELEVATION

ADDITION FITS WITHIN ORIGINAL HOUSE WITHOUT CONTACTING FRONT, SIDES, REAR WALL AND ROOF



SOUTH EAST CORNER ELEVATION



SOUTH WEST CORNER ELEVATION

HOUSING DESIGN MATTERS

HOUSING DESIGN MATTERS
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SUITE 102
JACKSONVILLE, FL 32256
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Charleston RealEstate development

2 JUDITH STREET

MODIFICATIONS TO DUPLEX RESIDENCE AND NEW ADDITION

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ILLUSTRATION OF SUBORDINATE SCALE

A-302

Agenda Item #11

53 LEGARE STREET
TMS # 457-12-04-104

Conceptual approval for modifications to hardscaping including the removal of existing brick walkway, and installation of iron gates, and masonry piers.

Category 2 (Charlestowne) c.1810 Old and Historic District

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The Hazard Residence

53 Legare Street

Sheet Listing:

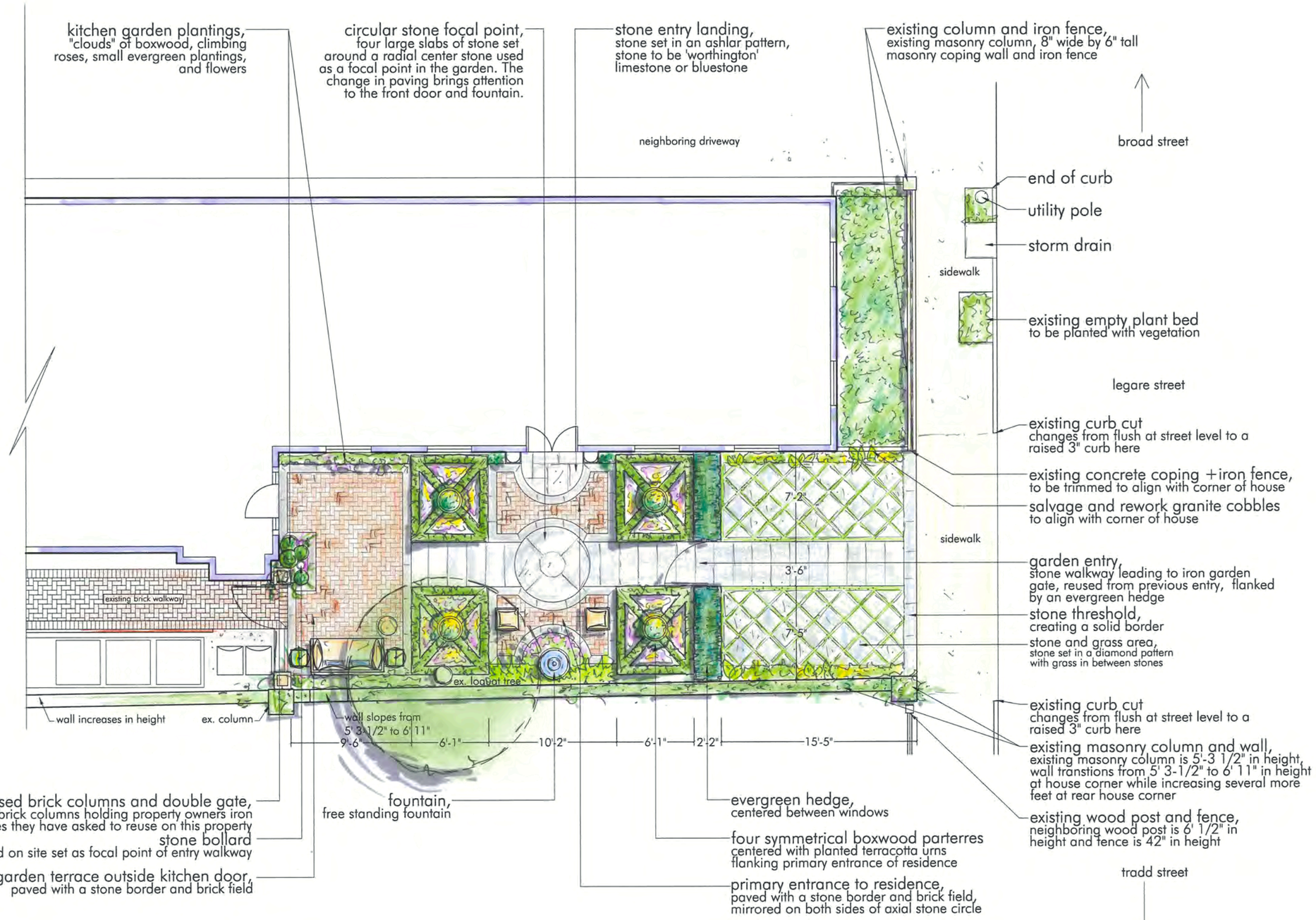
1 of 6 Proposed Garden Plan
2 of 6 Elevation
3 of 6 Proposed Column and Gate Detail
4 of 6 Existing Site Plan
5 of 6 Site Photos A
6 of 6 Site Photos B

elizabeth pope, landscape designer
175 concord street, unit 105
charleston, sc 29401
v 803.920.4618
e 3epope@gmail.com

Date: 01-29-20 ecp
Rev:

Hazard Residence
53 Legare Street
Charleston, South Carolina 29401

cover



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charleston, sc 29401
v 803.920.4618
e 34pope@gmail.com

Date: 11-01-19 ecp 01-02-20 ecp
Rev: 11-02-19 ecp 01-20-20 ecp
11-03-19 ecp 01-21-20 ecp
11-07-19 ecp 01-23-20 ecp
11-17-19 ecp 01-27-20 ecp
12-13-19 ecp 01-28-20 ecp

0' 1' 2' 3' 4' 8' 12'

Project North

Hazard Residence

53 Legare Street
Charleston, South Carolina 29401

proposed plan

sheet 1

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Elevation from Legare Street

scale: 1/2" =1'-0"

*** note: drawing is a sketch produced by hand measuring and only intended for illustrating the proposed garden

Date: 01-02-20 ecp 01-29-20 ecp
Rev: 01-20-20 ecp
01-21-20 ecp
01-23-20 ecp
01-27-20 ecp
01-28-20 ecp

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v 803.920.4618
e 3epope@gmail.com

Hazard Residence
53 Legare Street
Charleston, South Carolina 29401

elevation

sheet 2

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1. iron gate to be hung on new columns

2. view from driveway

3. photo showing first change in wall height

4. photo showing additional change in wall height

Proposed Columns and Gate Detail

scale: 1/2" =1'-0"

Date: 01-02-20 ecp 01-29-20 ecp
Rev: 01-20-20 ecp 01-30-20 ecp
01-21-20 ecp
01-23-20 ecp
01-27-20 ecp
01-28-20 ecp

elizabeth pope, landscape designer
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Hazard Residence
53 Legare Street
Charleston, South Carolina 29401

gate detail

sheet 3

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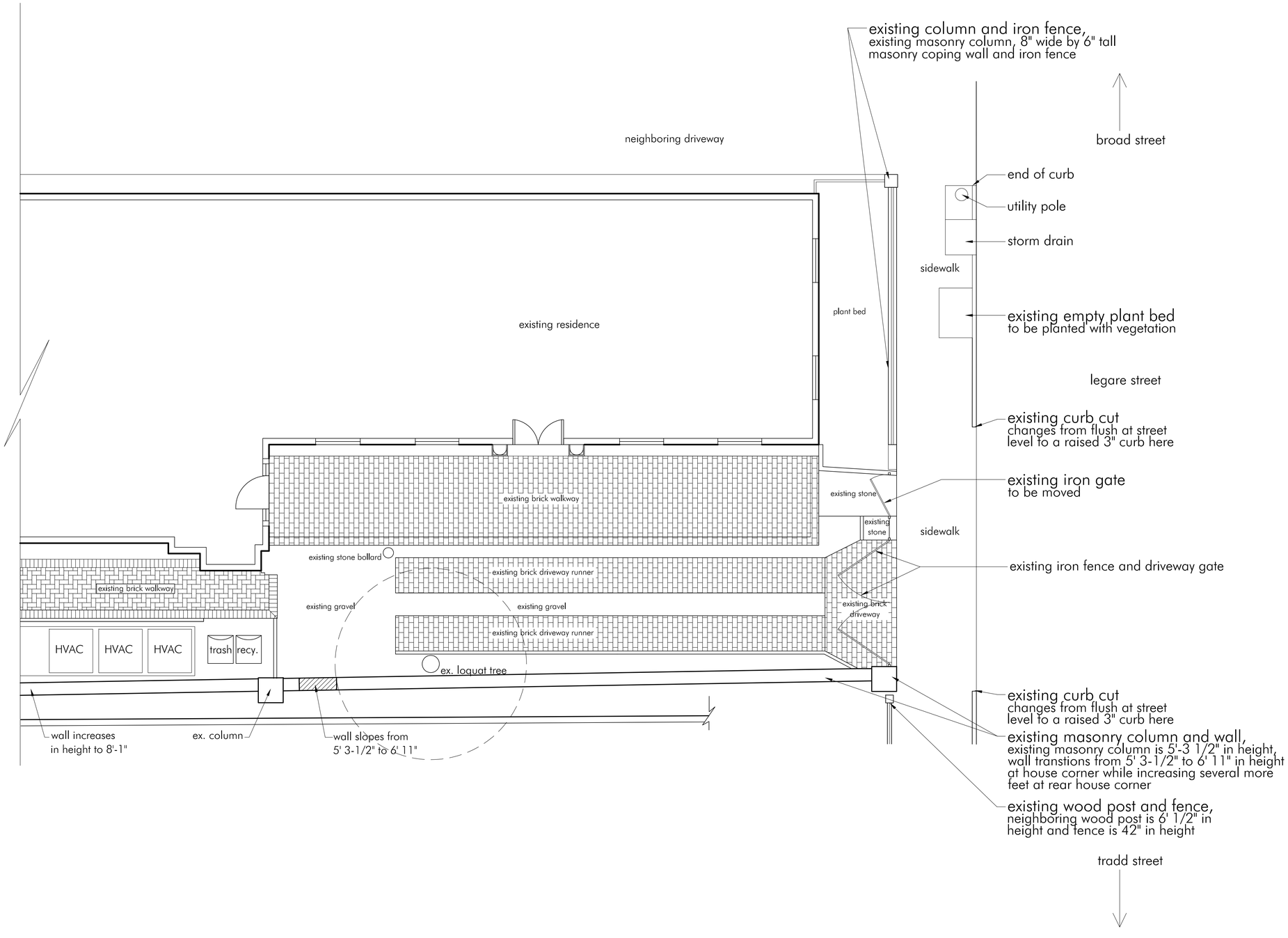

elizabeth pope, landscape designer
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v 803.920.4618
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Date: 11-01-19 ecp 01-02-20 ecp
Rev: 11-02-19 ecp 01-20-20 ecp
11-03-19 ecp 01-21-20 ecp
11-07-19 ecp 01-23-20 ecp
11-17-19 ecp 01-27-20 ecp
12-13-19 ecp

0' 1' 2' 3' 4' 8' 12'

Project North

Hazard Residence

53 Legare Street
Charleston, South Carolina 29401

existing site

sheet 4

Site Photos:

1. view of house looking west from Legare Street

2. view of house looking northwest from Legare Street

3. view of house looking southwest from Legare Street

4. current site conditions
-location of proposed columns and gate

5. current site conditions
-location of proposed columns and gate

6. current site conditions
-front brick walkway

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Date: 01-02-20 ecp 01-29-20 ecp
Rev: 01-20-20 ecp
01-21-20 ecp
01-23-20 ecp
01-27-20 ecp

Hazard Residence
53 Legare Street
Charleston, South Carolina 29401

site photos

sheet 5

Photos of driveways on this block of Legare Street:

-the north end of Legare is unique in their driveways

-most driveways are much larger/wider than you see elsewhere south of broad street

-many driveways have room for two cars to be parked side by side

1. 48 Legare Street

2. 46 Legare Street

3. 51 Legare Street

4. 50 1/2 Legare Street

5. 55 1/2 Legare Street + 55 Legare Street

6. 45 Legare Street + 47 Legare Street

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e 3epope@gmail.com

Date: 01-02-20 ecp
Rev: 01-20-20 ecp
01-21-20 ecp
01-23-20 ecp
01-27-20 ecp
01-29-20 ecp
01-30-20 ecp

Hazard Residence

53 Legare Street
Charleston, South Carolina 29401

photos

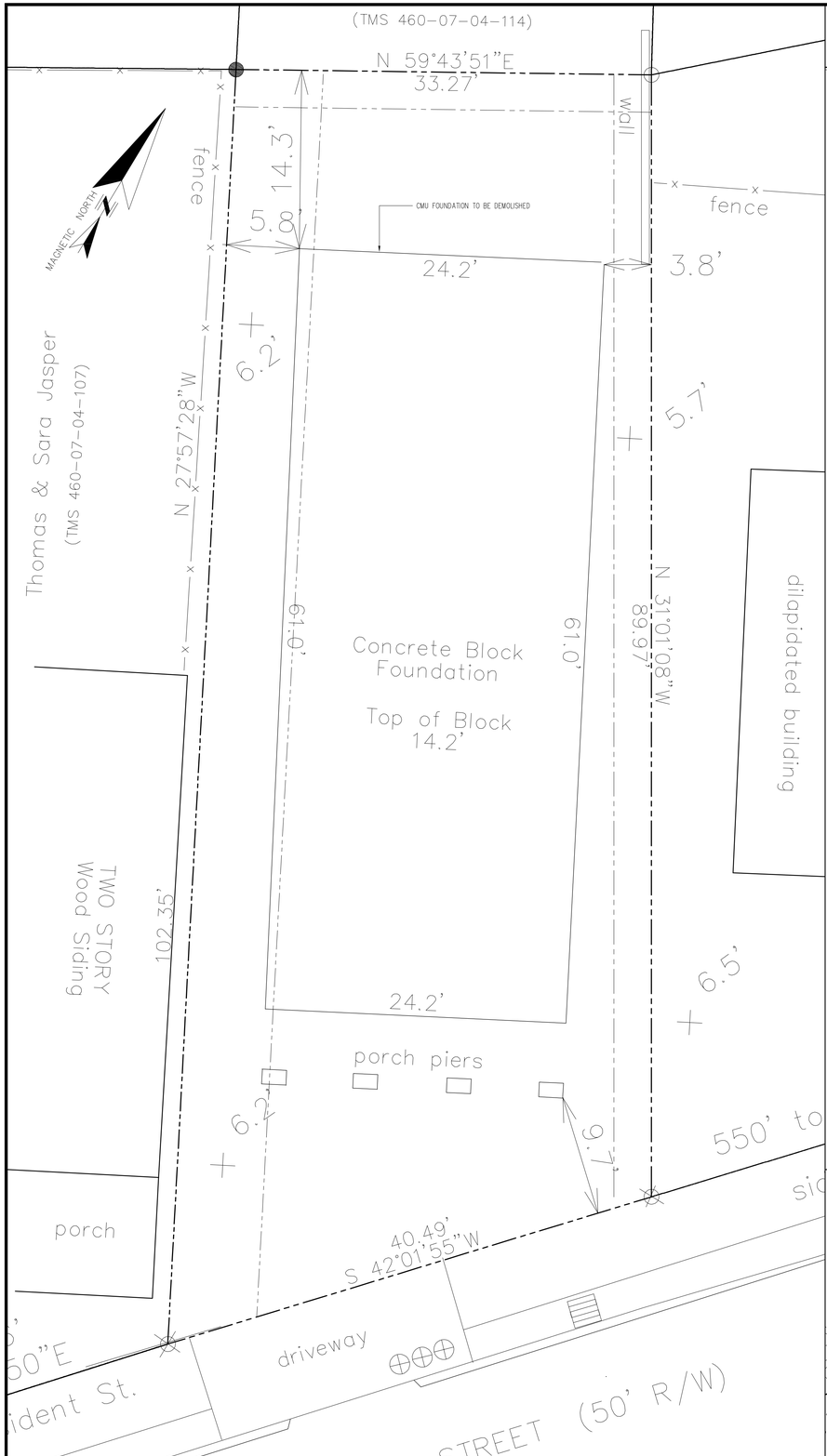
sheet 6

Agenda Item #12

52 KENNEDY STREET
TMS # 460-07-04-106

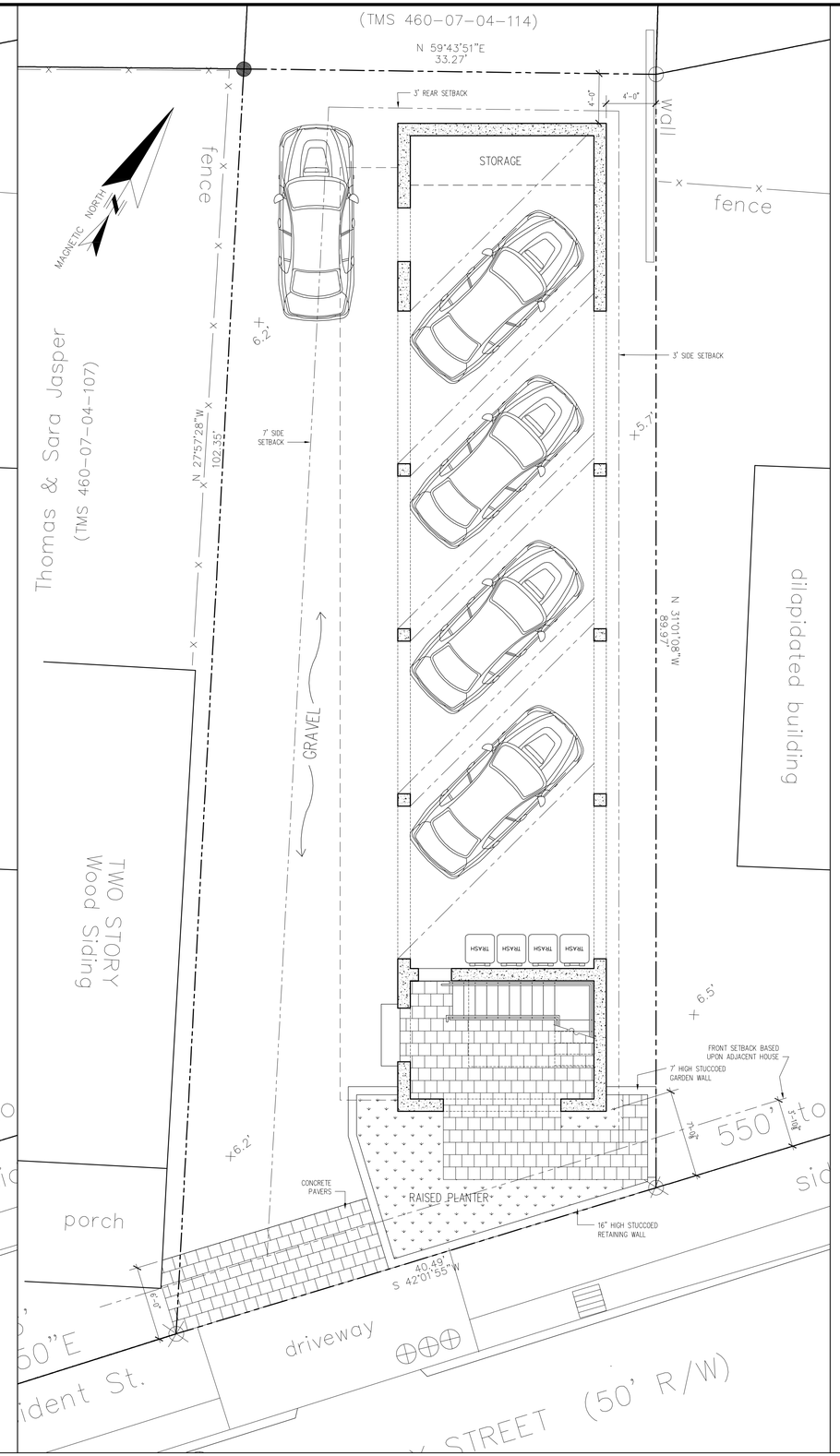
Requesting preliminary approval for new construction of a three-unit affordable housing building.

New Construction (Westside) Old City District



EXISTING SITE PLAN

3/16"=1'-0"



PROPOSED SITE PLAN

3/16"=1'-0"

ZONING INFORMATION

ZONING: DR-2F
HEIGHT DISTRICT: 2.5 STORIES
LOT SIZE: 3443 SF
FLOOD ZONE: AE-13'

CONDITIONAL USE REQUESTED:
AFFORDABLE HOUSING UNDER
SECTION 54-207 p.

PARKING REQUIRED: 0 SPACES
PARKING PROVIDED: 5 SPACES

	ALLOWED	PROPOSED
DWELLING UNITS:	UNLIMITED	3
NO. OF BEDROOMS:	9	6
LOT COVERAGE:	65%	49%

BLDG FOOTPRINTS:	1696 SF
HEATED SPACE (TOTAL):	2556 SF GROSS
HEATED SPACE (UNIT A):	1120 SF GROSS
HEATED SPACE (UNIT B):	931 SF GROSS
HEATED SPACE (UNIT C):	505 SF GROSS

PRELIMINARY

NOT FOR CONSTRUCTION

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ANDREW@NEWWORLDBYZANTINE.COM

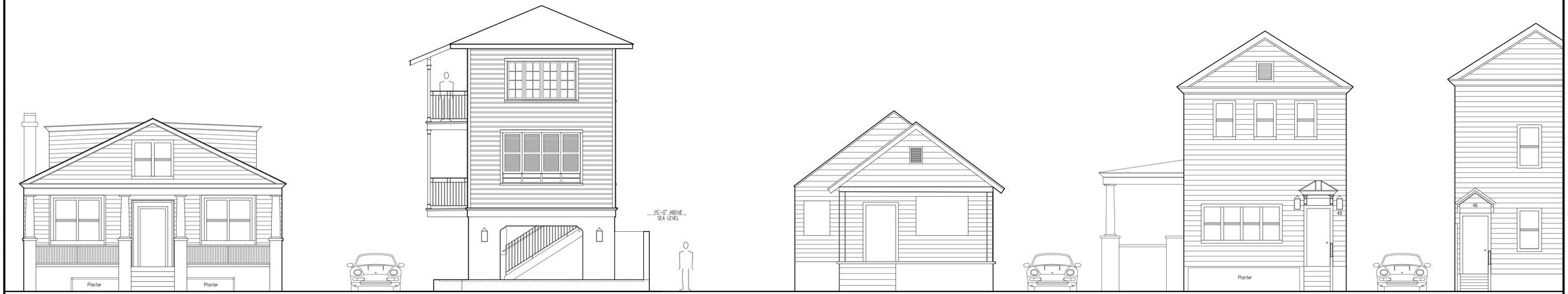
PROPOSED AFFORDABLE
HOUSING TRIPLEX

52 KENNEDY STREET
CHARLESTON, SC

SP1.0

DRAWN BY:
A. GOULD

DATE: 8-5-19



54 Kennedy

52 Kennedy
(PROPOSED)

50 Kennedy

48 Kennedy

46 Kennedy

PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED AFFORDABLE
HOUSING TRIPLEX

52 KENNEDY STREET
CHARLESTON, SC

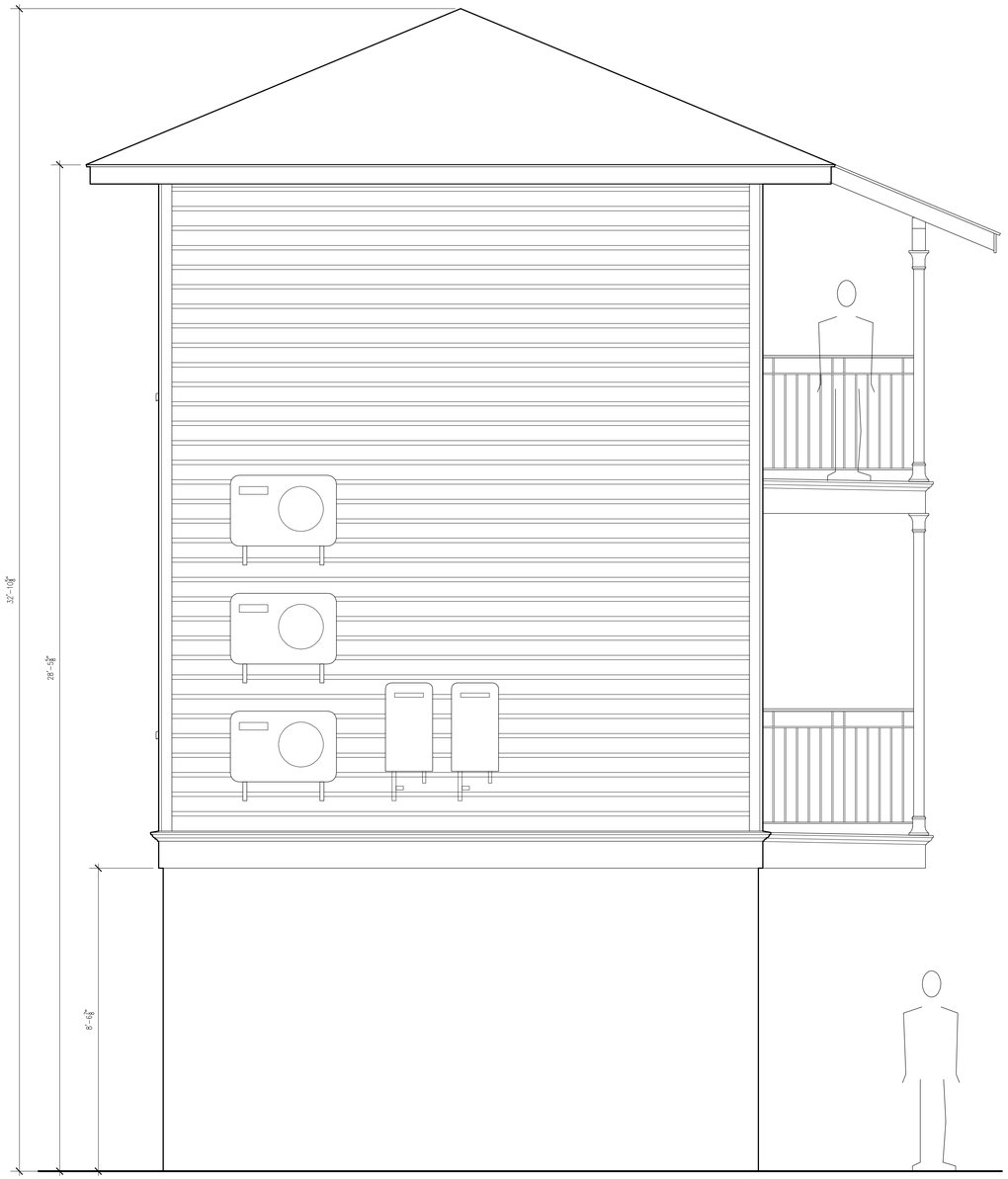
STREETSCAPE ELEVATION

3/16"=1'-0"

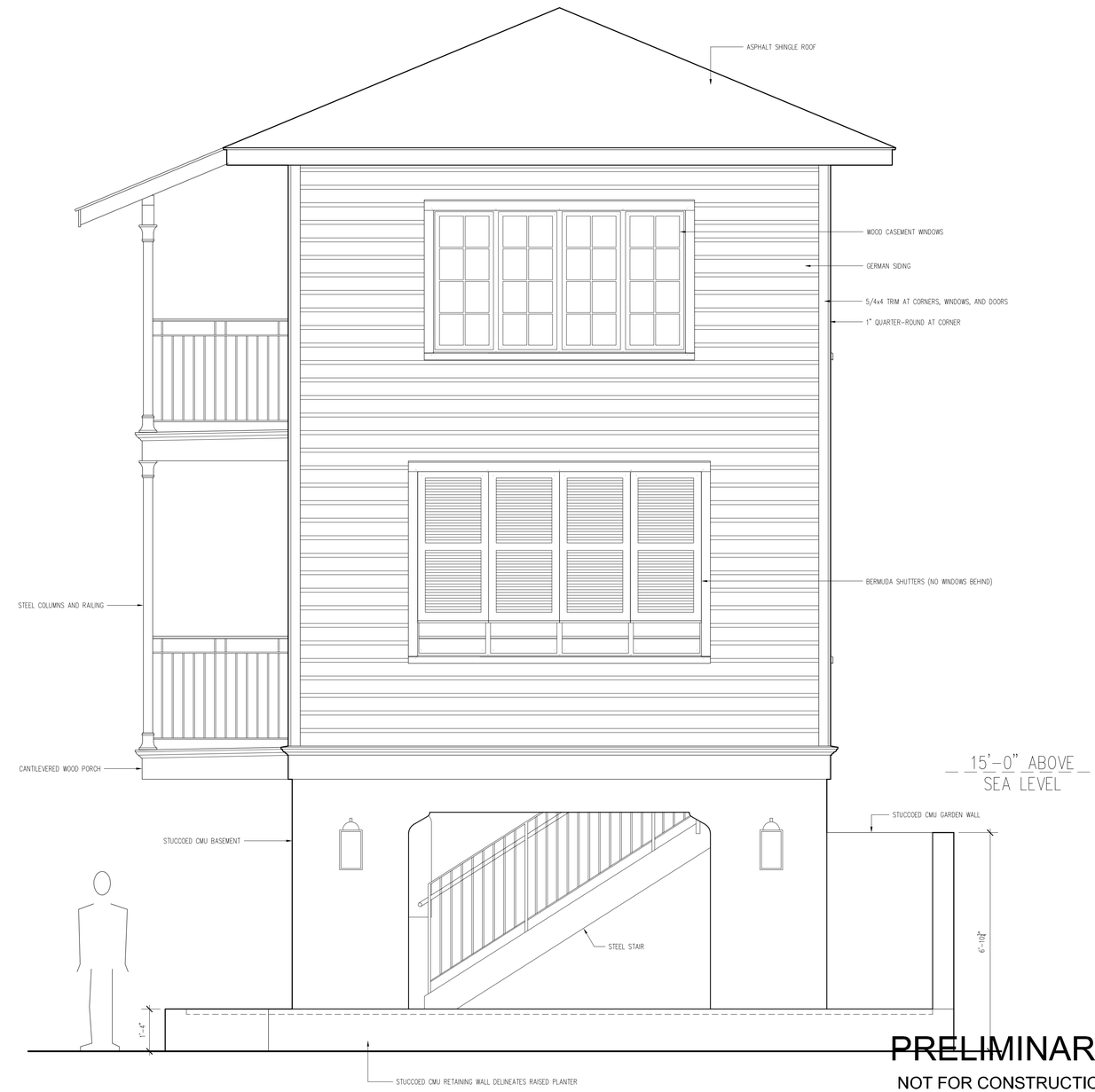
SP1.1

DRAWN BY:
A. GOULD

DATE: 8-5-19



NORTH ELEVATION (REAR)



SOUTH ELEVATION (FRONT)

PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED AFFORDABLE HOUSING TRIPLEX

52 KENNEDY STREET
CHARLESTON, SC

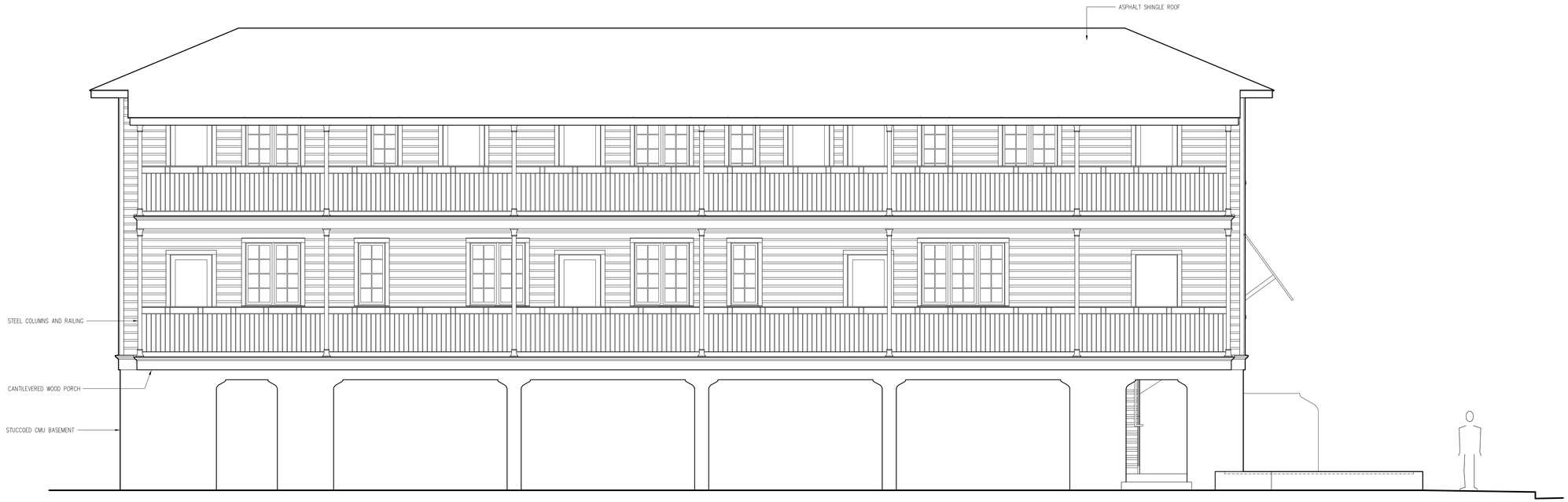
ELEVATIONS

1/2"=1'-0"

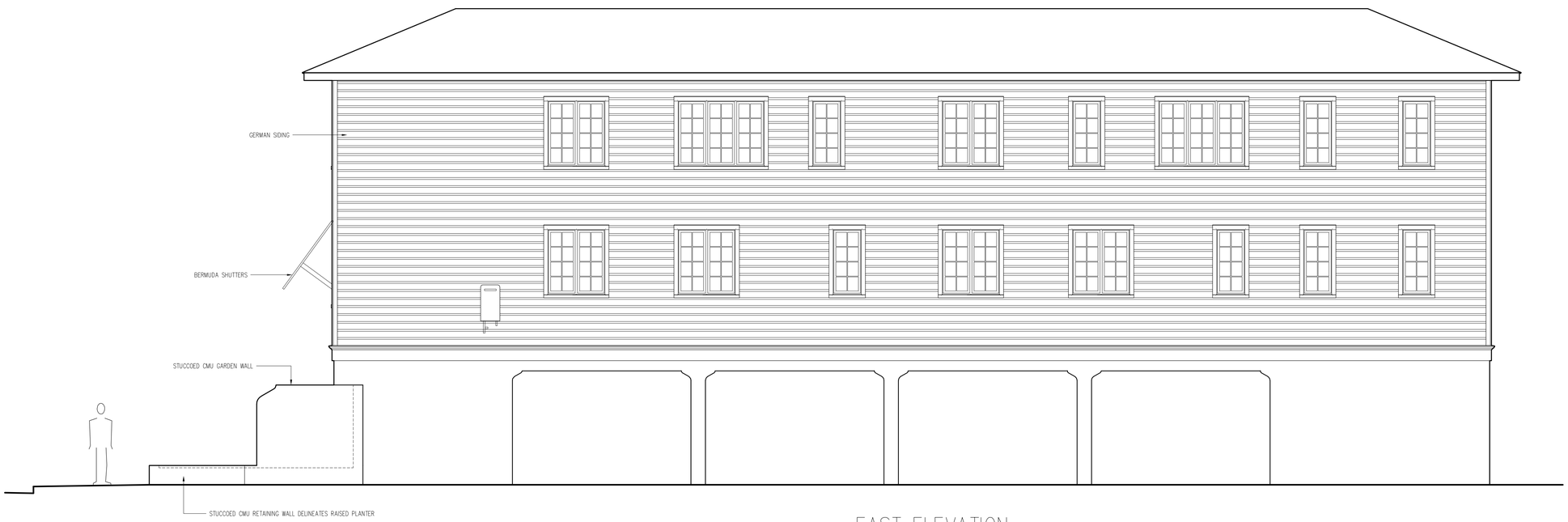
A1.0

DRAWN BY: A. GOULD

DATE: 8-5-19



WEST ELEVATION



EAST ELEVATION

PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED AFFORDABLE HOUSING TRIPLEX

52 KENNEDY STREET
CHARLESTON, SC

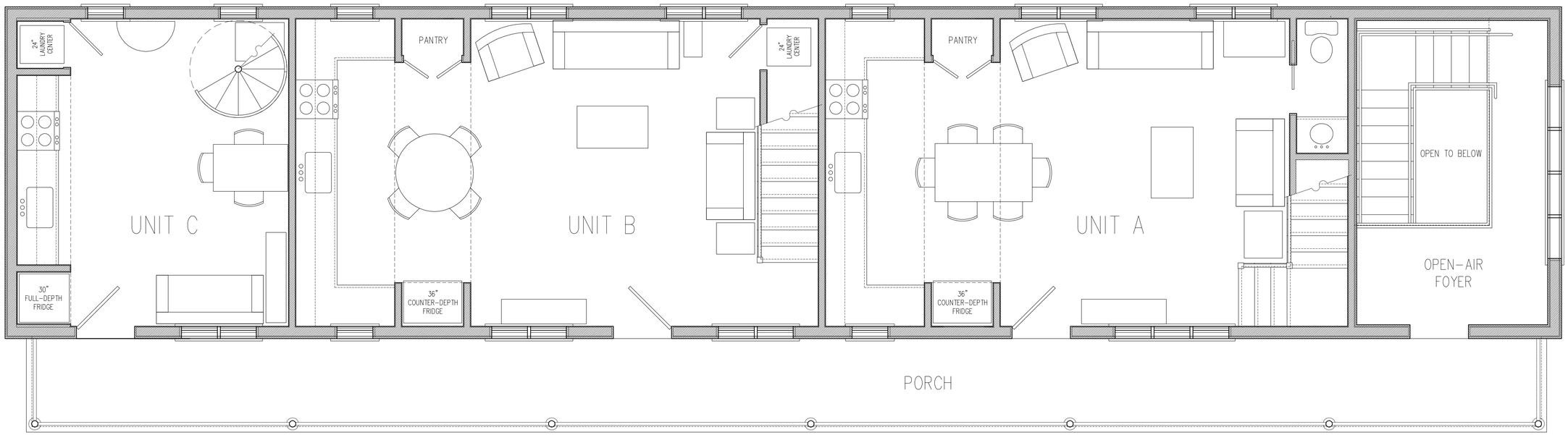
ELEVATIONS

1/4"=1'-0"

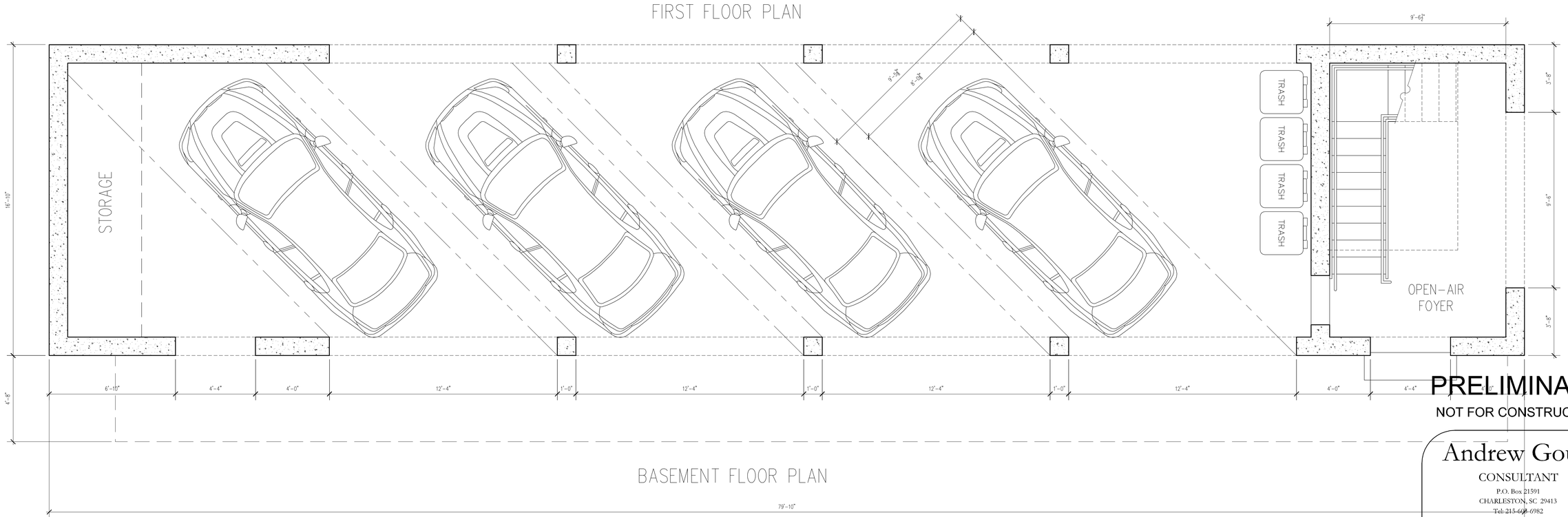
A1.1

DRAWN BY: A. GOULD

DATE: 8-5-19



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED AFFORDABLE HOUSING TRIPLEX

52 KENNEDY STREET
CHARLESTON, SC

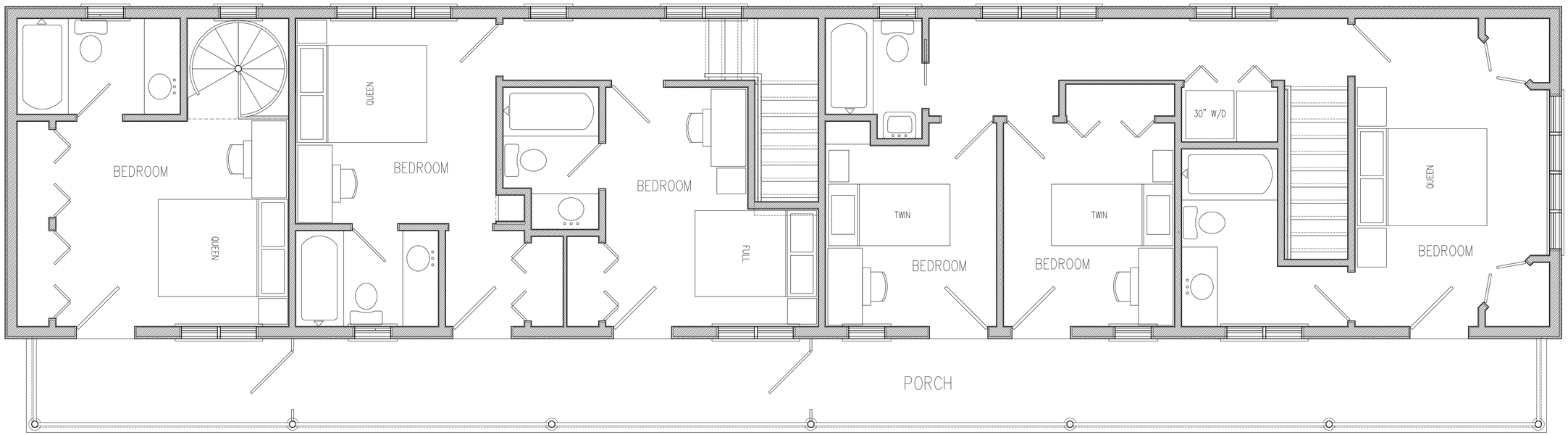
FLOOR PLANS

3/8"=1'-0"

A2.0

DRAWN BY: A. GOULD

DATE: 8-5-19



SECOND FLOOR PLAN

FLOOR PLANS

3/8"=1'-0"

ROOF PLAN

1/4"=1'-0"

PRELIMINARY

NOT FOR CONSTRUCTION

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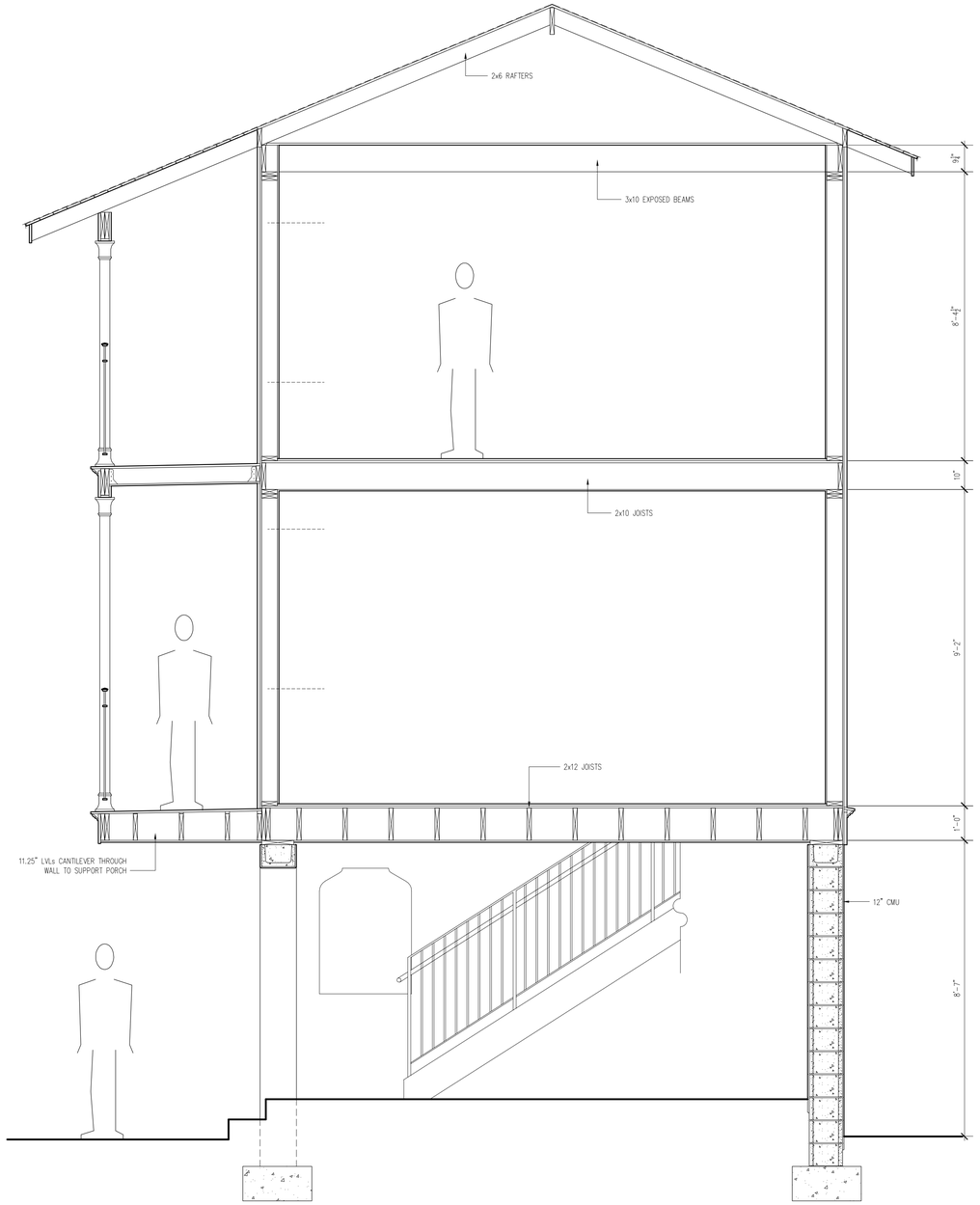
PROPOSED AFFORDABLE HOUSING TRIPLEX

52 KENNEDY STREET
CHARLESTON, SC

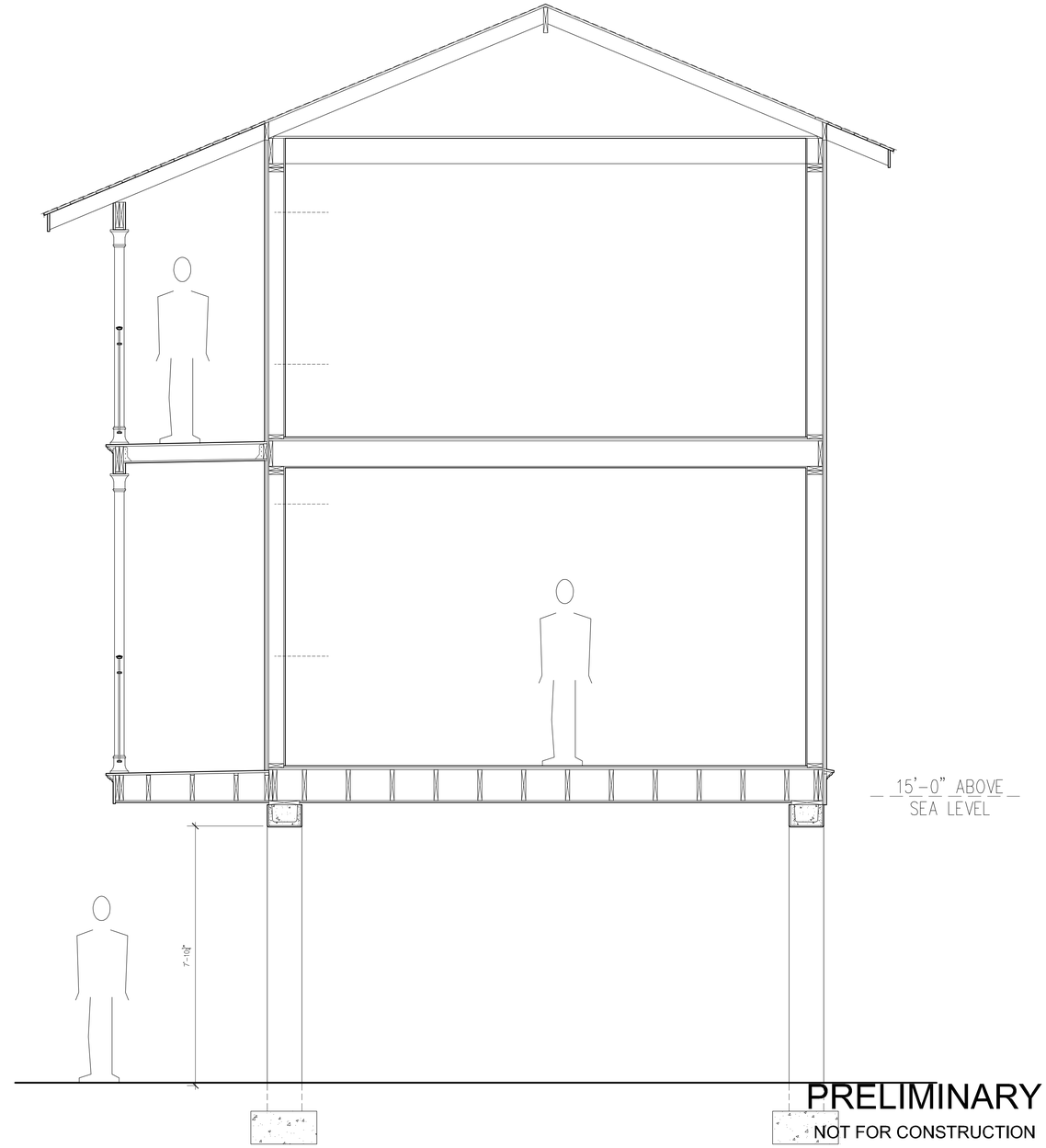
A2.1

DRAWN BY: A. GOULD

DATE: 8-5-19



BUILDING SECTION THROUGH FOYER



BUILDING SECTION THROUGH PARKING

PRELIMINARY
NOT FOR CONSTRUCTION

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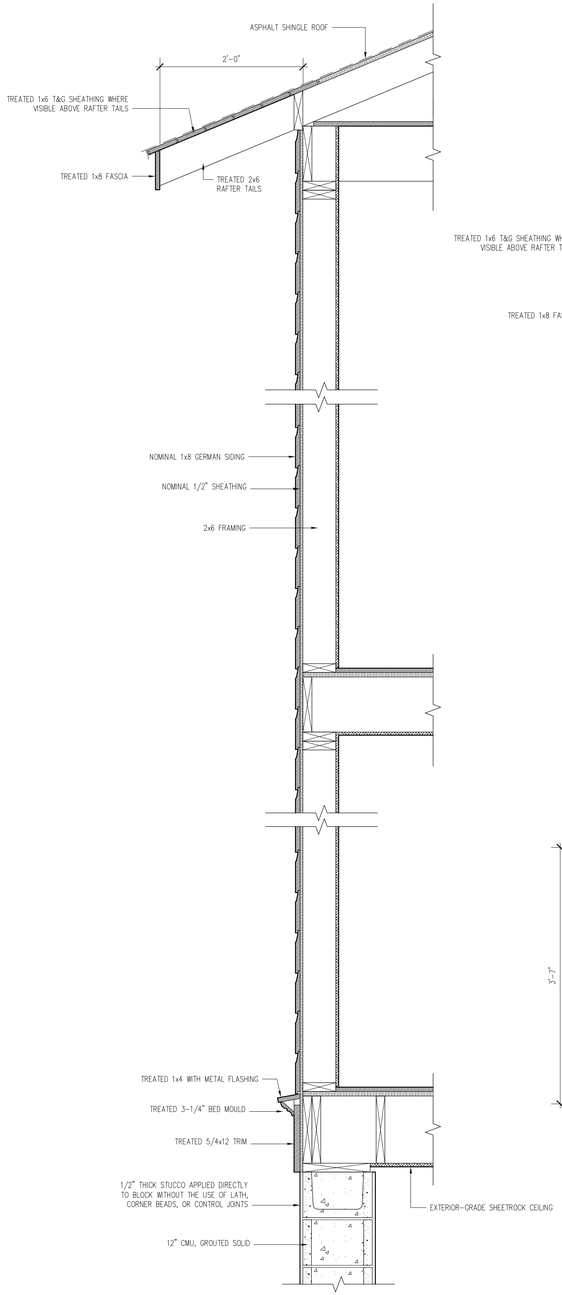
PROPOSED AFFORDABLE HOUSING TRIPLEX
52 KENNEDY STREET
CHARLESTON, SC

BUILDING SECTIONS
1/2"=1'-0"

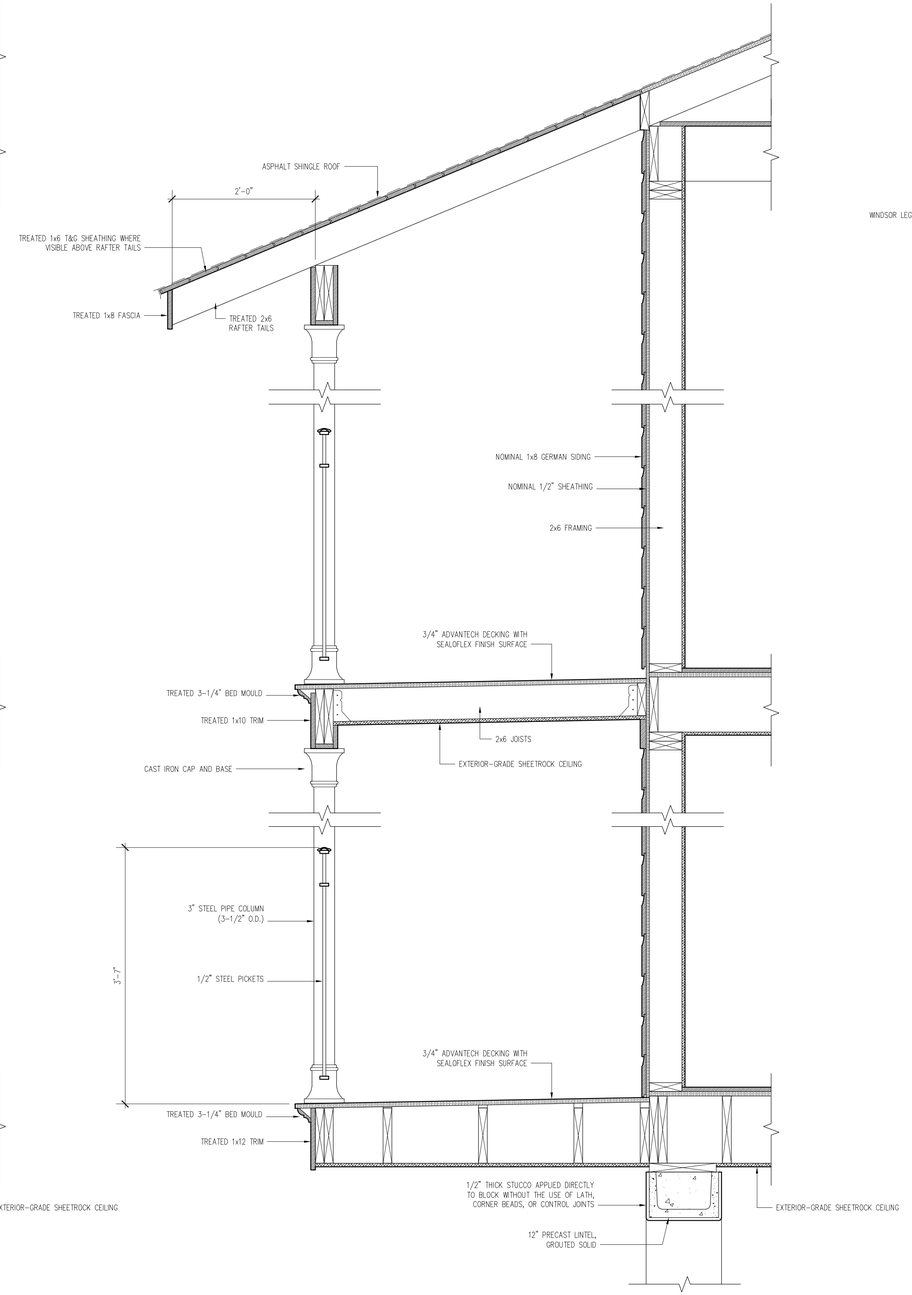
A3.0

DRAWN BY: A. GOULD
DATE: 8-5-19



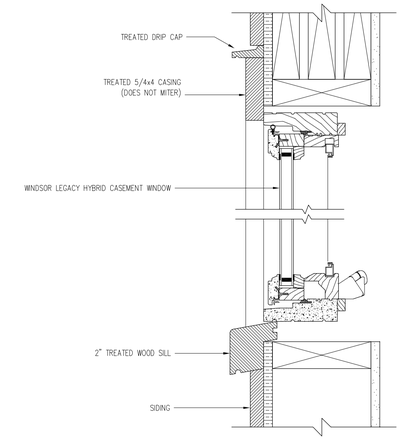
TYPICAL WALL SECTION

SCALE: 1"=1'-0"



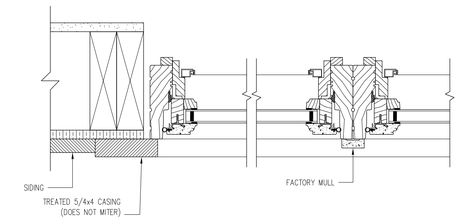
WALL SECTION AT PORCH

SCALE: 1"=1'-0"



WINDOW VERTICAL SECTION

SCALE: 3"=1'-0"



WINDOW HORIZONTAL SECTION

SCALE: 3"=1'-0"

PRELIMINARY

NOT FOR CONSTRUCTION

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PROPOSED AFFORDABLE HOUSING TRIPLEX

52 KENNEDY STREET
CHARLESTON, SC

WALL SECTIONS

A3.1

DRAWN BY: A. GOULD

DATE: 8-4-19

Agenda Item #13

1 SMALLS ALLEY

TMS # 460-08-03-056

Requesting preliminary approval for the new construction of a two-story commercial building at rear of 73 Spring Street.

New Construction (Cannonborough|Elliotborough) Old City District

1 SMALLS ALLEY: new small office building

73 SPRING STREET: three new single-family dwellings & a new small office building at the rear of the property (located behind an existing non-historic building: commercial space with one residential unit above)

(B.A.R. - Preliminary Review : February 2020)

N

AERIAL VIEW: looking north

N

AERIAL VIEW: looking east

N

AERIAL VIEW: looking south

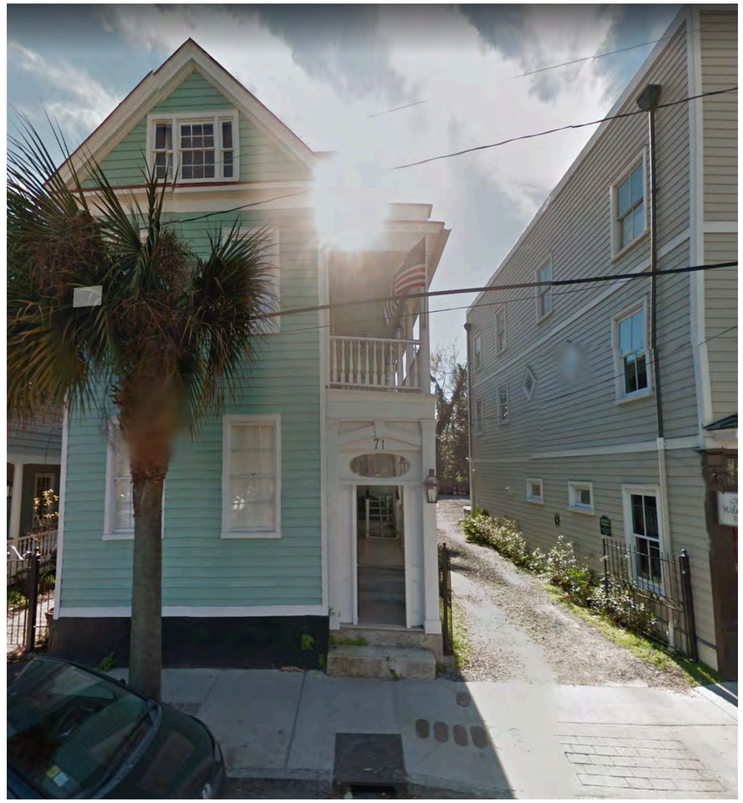
N

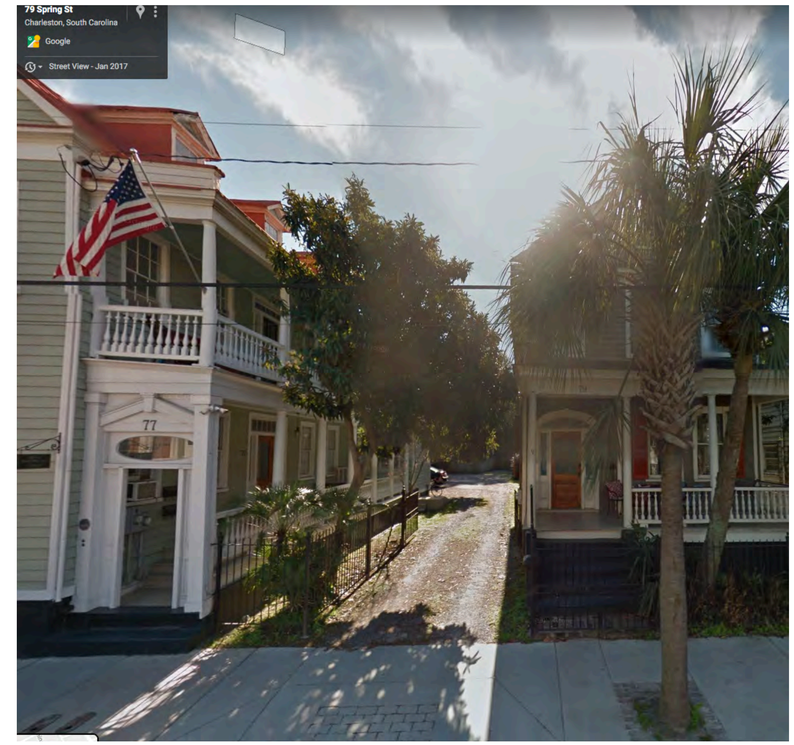
AERIAL VIEW: looking west

DRIVEWAY (SMALLS ALLEY)

LEWIS COURT

71 SPRING ***73 SPRING*** ***75 SPRING*** ***77 SPRING*** ***79 SPRING***





DRIVEWAY (SMALLS ALLEY)

DRIVEWAY (SMALLS ALLEY)

LEWIS COURT

71 SPRING

73 SPRING

77 SPRING

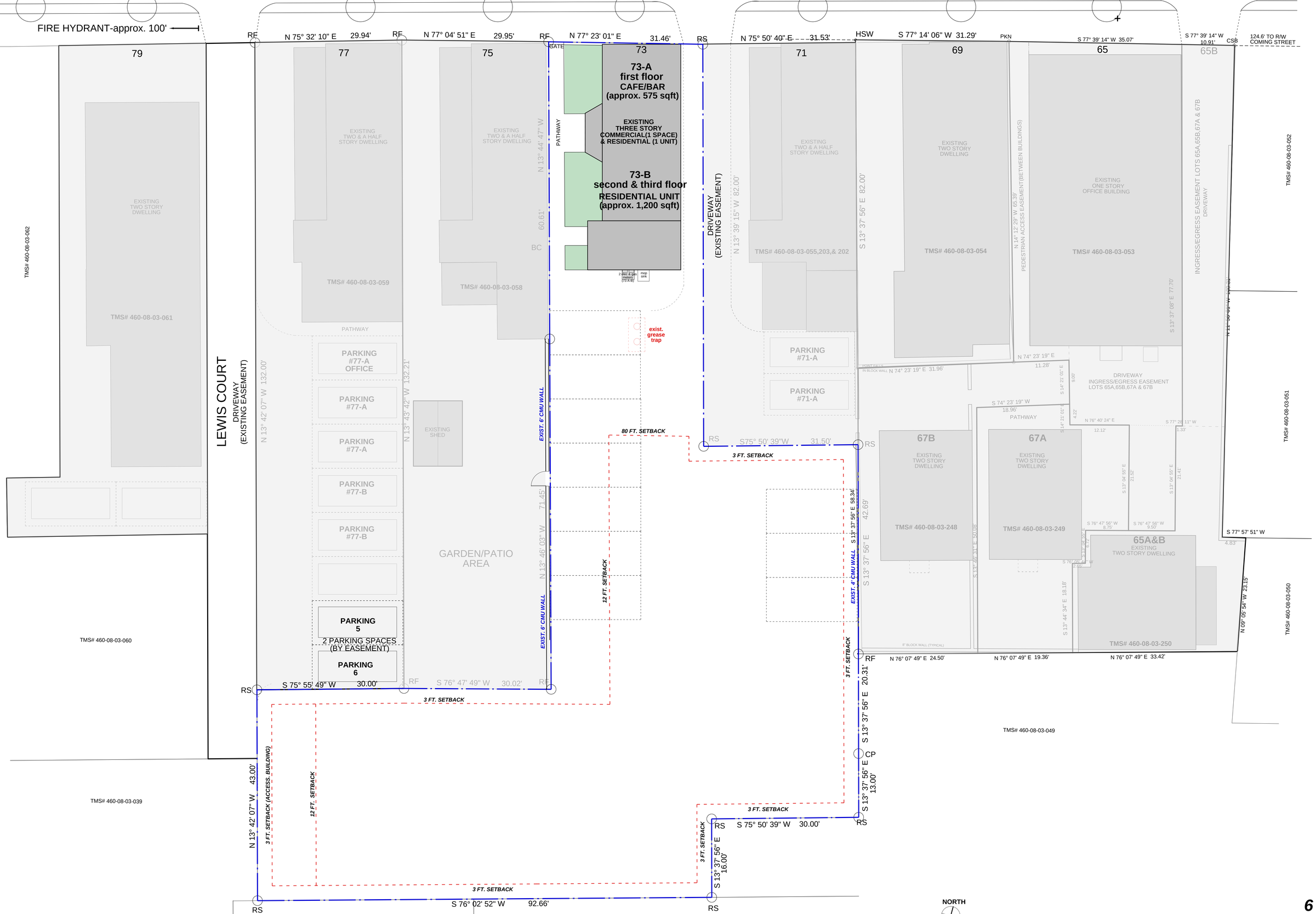
79 SPRING

DRIVEWAY (SMALLS ALLEY): looking south

DRIVEWAY (SMALLS ALLEY): looking west

DRIVEWAY (SMALLS ALLEY): looking north

DRIVEWAY (SMALLS ALLEY): looking east



EXISTING SITE PLAN

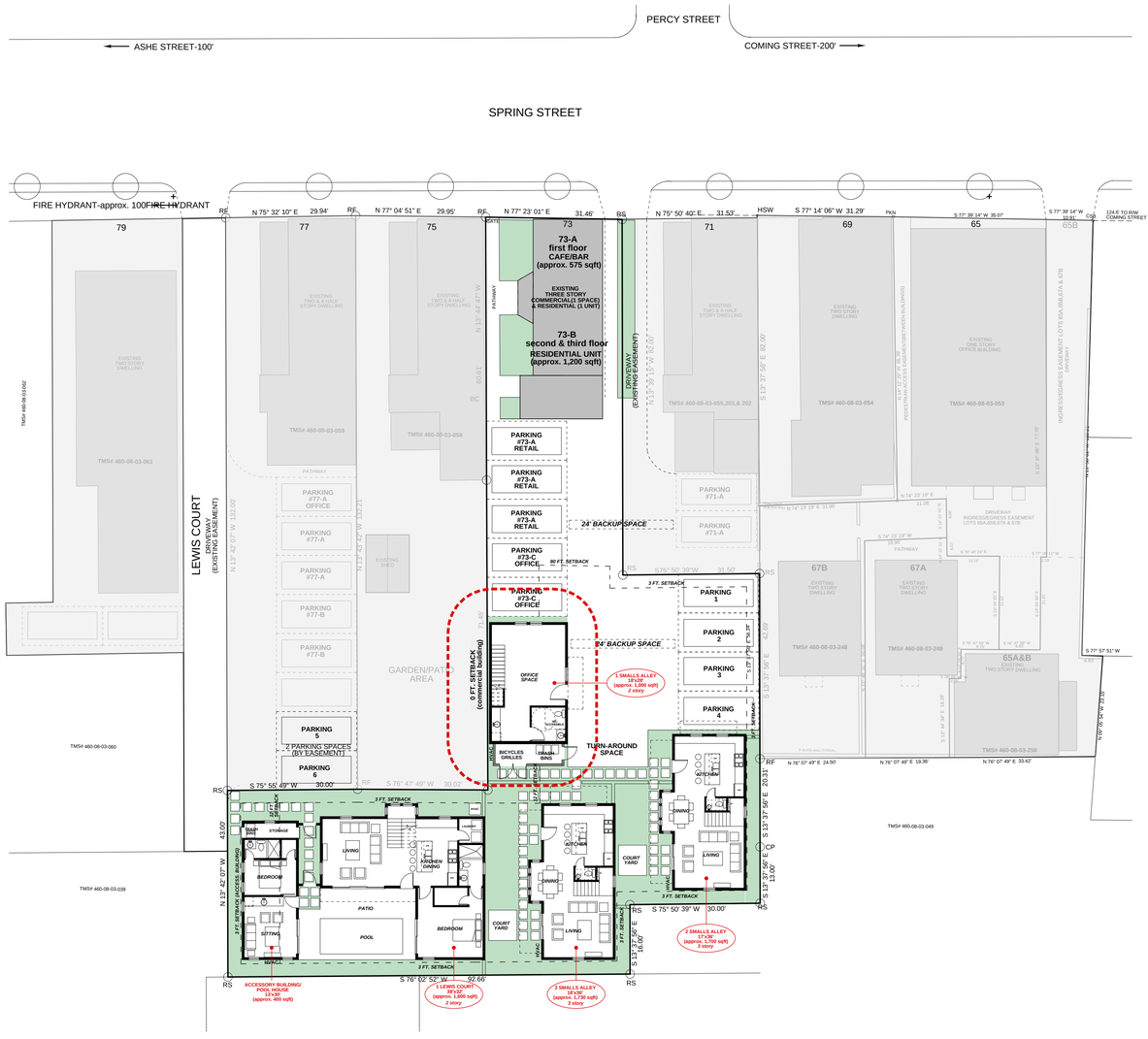
1/8"=1'-0"

SITE / FIRST FLOOR PLAN

1/8"=1'-0"

BAR : CONCEPTUAL - OCT. 2019

*deferred 10/10/2019

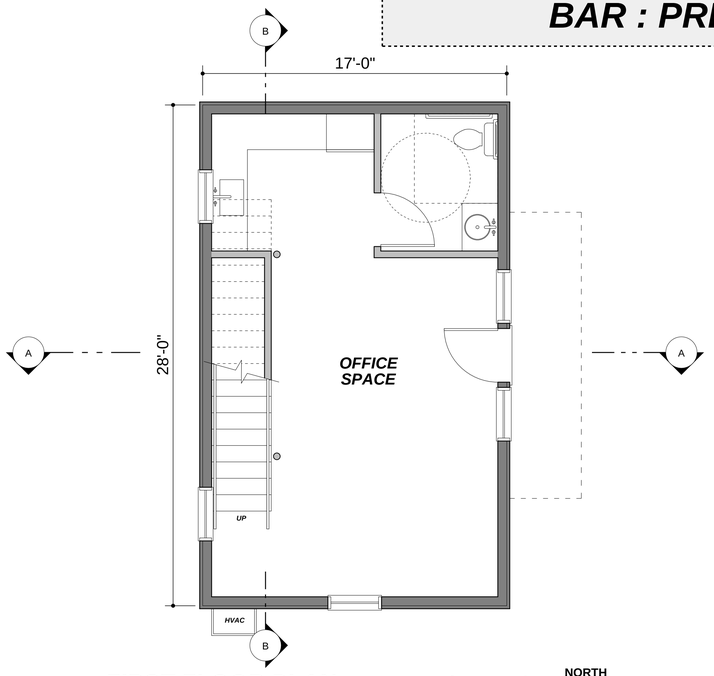


SITE / FIRST FLOOR PLAN 1/16"=1'-0"

BAR : PRELIMINARY - FEB. 2020

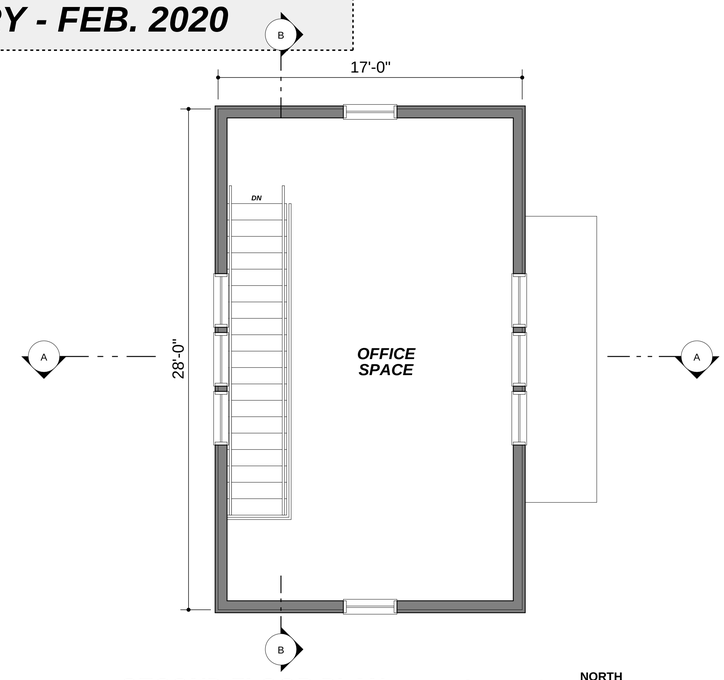
SITE / FIRST FLOOR PLAN 1/16"=1'-0"

BAR : PRELIMINARY - FEB. 2020



FIRST FLOOR PLAN *1/4"=1'-0"*
476 sqft- heated (952 sqft TOTAL)

NORTH

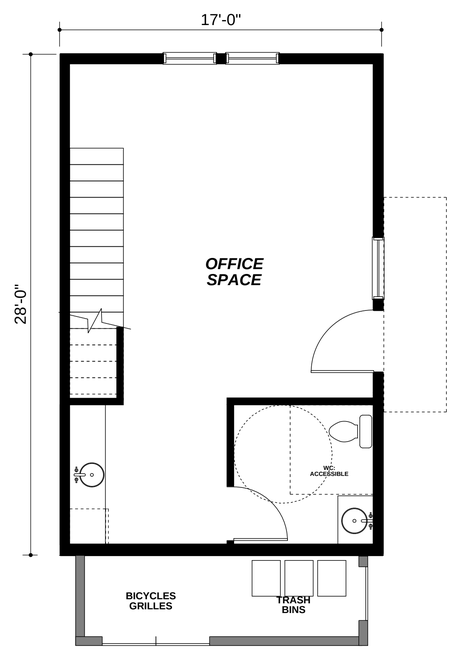


SECOND FLOOR PLAN *1/4"=1'-0"*
476 sqft- heated (952 sqft TOTAL)

NORTH

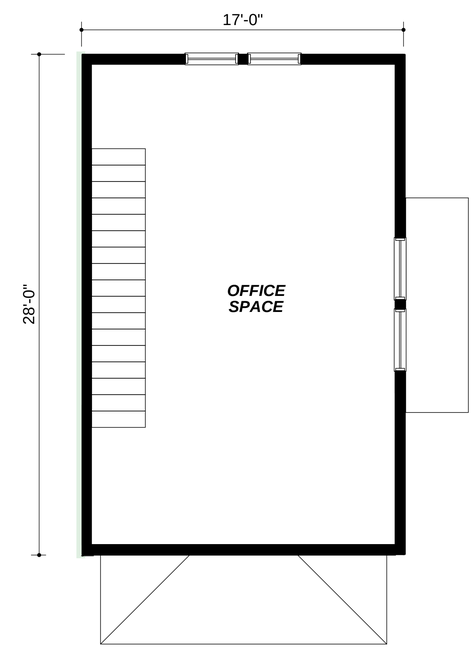
BAR : CONCEPTUAL - OCT. 2019

**deferred 10/10/2019*



FIRST FLOOR PLAN *1/4"=1'-0"*
476 sqft- heated (952 sqft TOTAL)

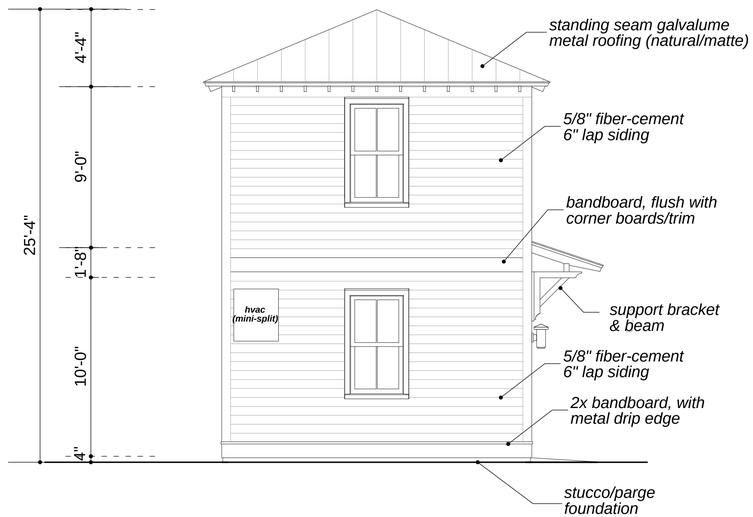
NORTH



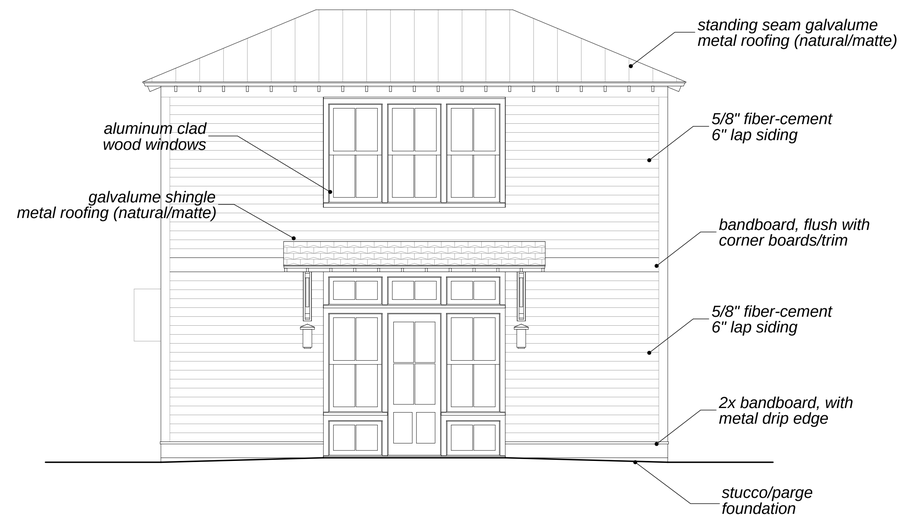
SECOND FLOOR PLAN *1/4"=1'-0"*
476 sqft- heated (952 sqft TOTAL)

NORTH

BAR : PRELIMINARY - FEB. 2020



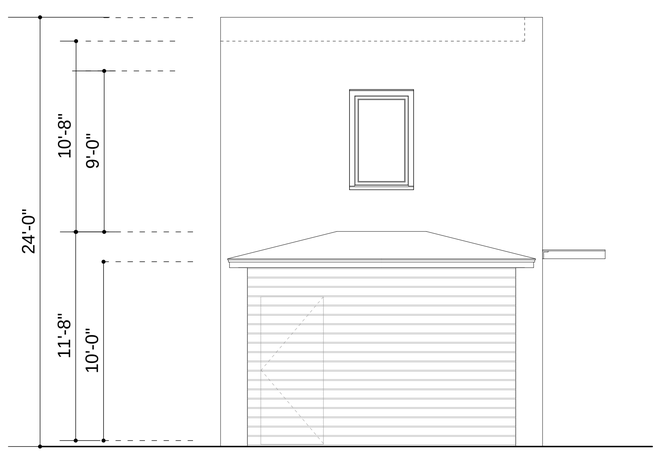
SOUTH (REAR) ELEVATION 1/4" = 1'-0"



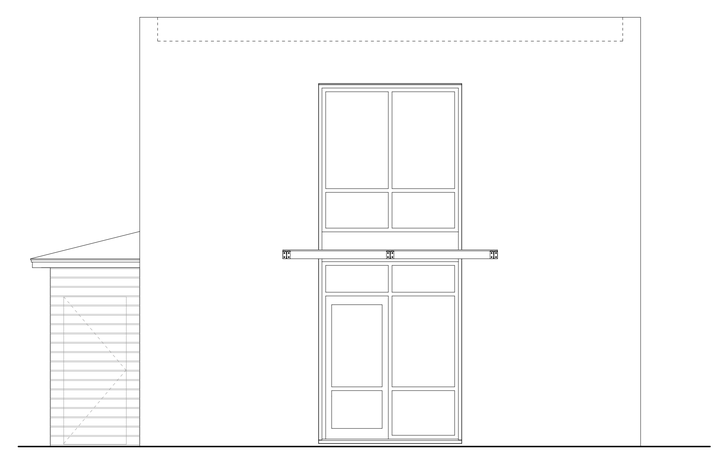
EAST (DRIVEWAY) ELEVATION 1/4" = 1'-0"

BAR : CONCEPTUAL - OCT. 2019

*deferred 10/10/2019

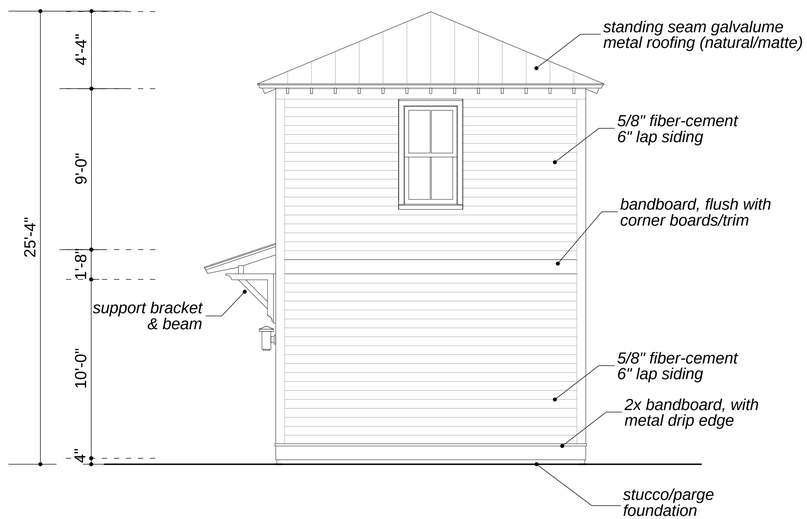


SOUTH (REAR) ELEVATION 1/4" = 1'-0"

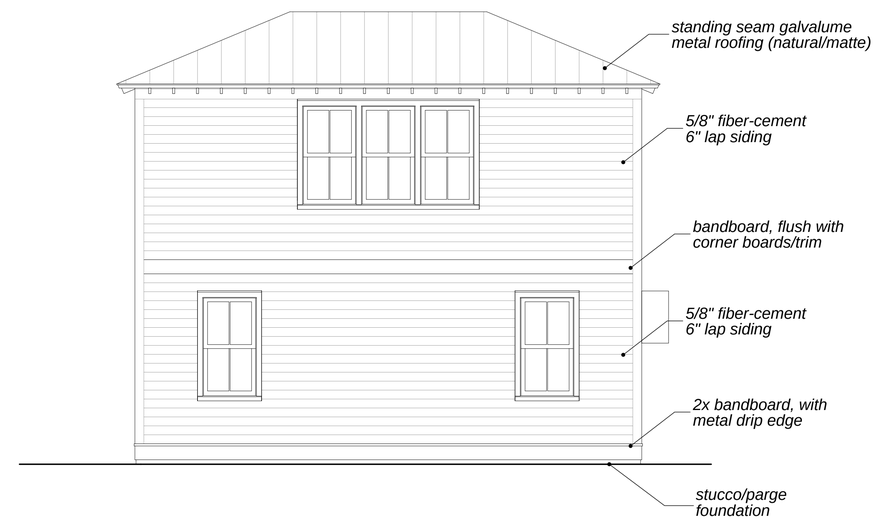


EAST (DRIVEWAY) ELEVATION 1/4" = 1'-0"

BAR : PRELIMINARY - FEB. 2020



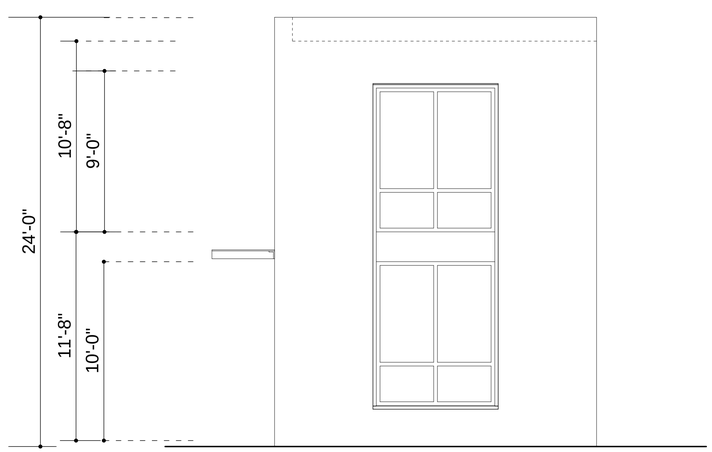
NORTH ELEVATION **1/4" = 1'-0"**



WEST ELEVATION **1/4" = 1'-0"**

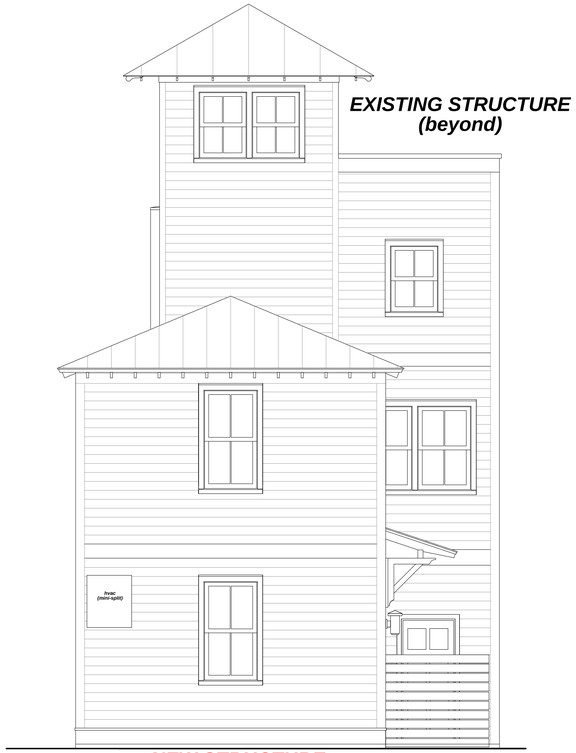
BAR : CONCEPTUAL - OCT. 2019

*deferred 10/10/2019



NORTH ELEVATION **1/4" = 1'-0"**

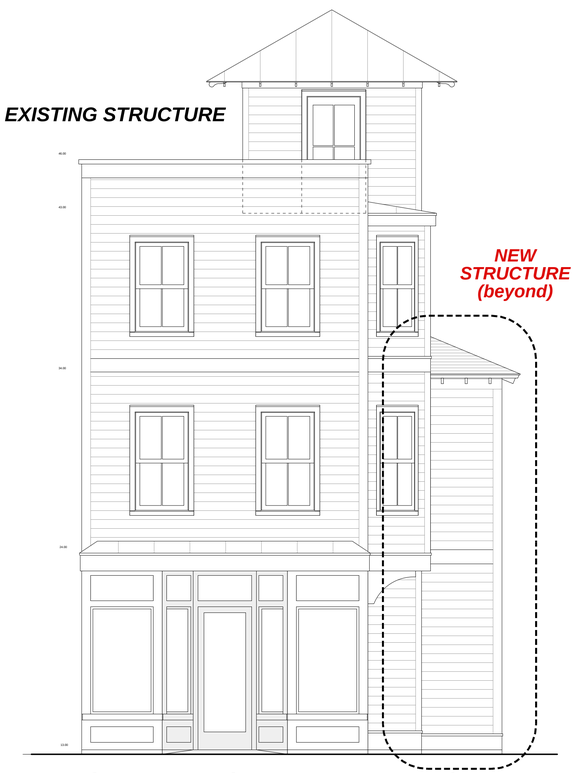
WEST ELEVATION **1/4" = 1'-0"**



SOUTH (REAR) ELEVATION 1/4" = 1'-0"

EAST (DRIVEWAY) ELEVATION

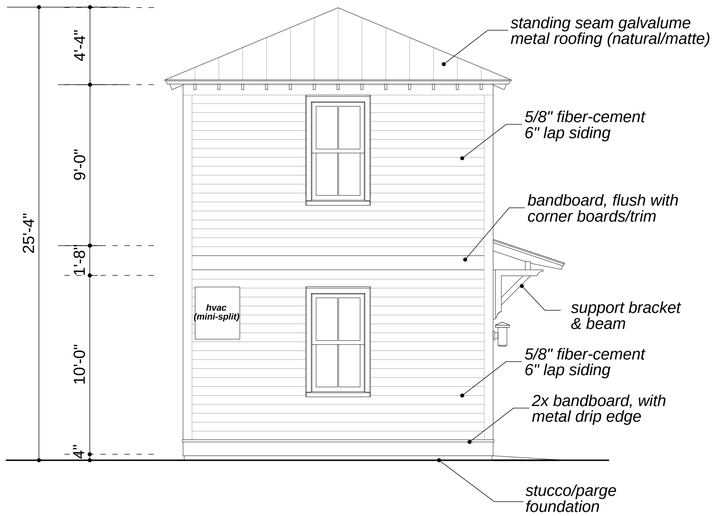
1/4" = 1'-0"



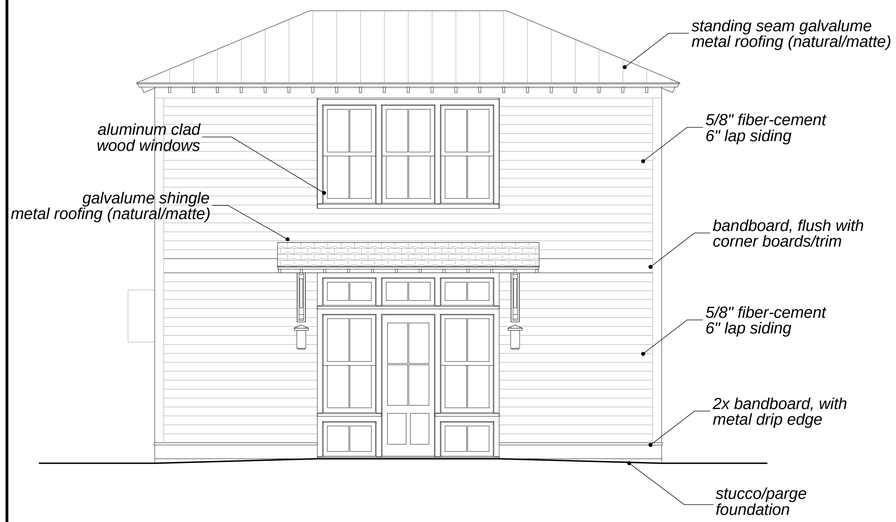
NORTH (SPRING ST.) ELEVATION 1/4" = 1'-0"

WEST ELEVATION

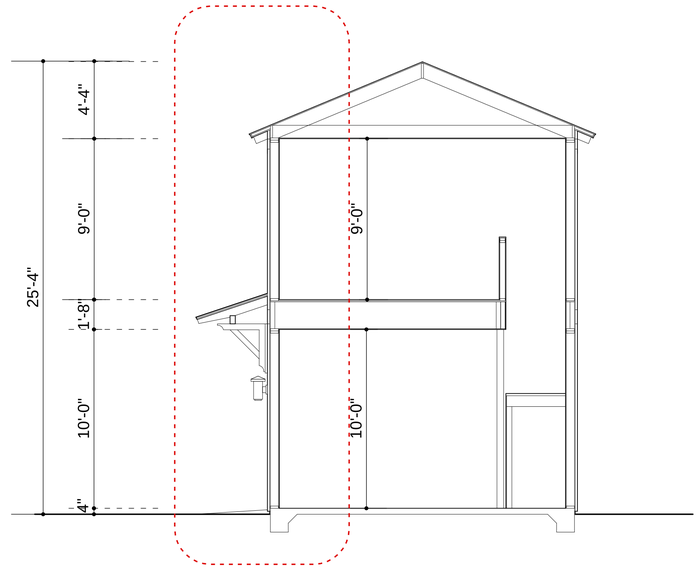
1/4" = 1'-0"



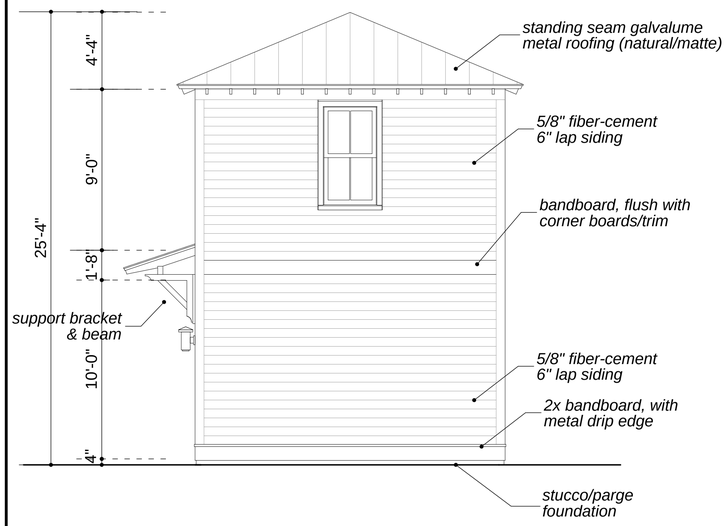
SOUTH (REAR) ELEVATION 1/4" = 1'-0"



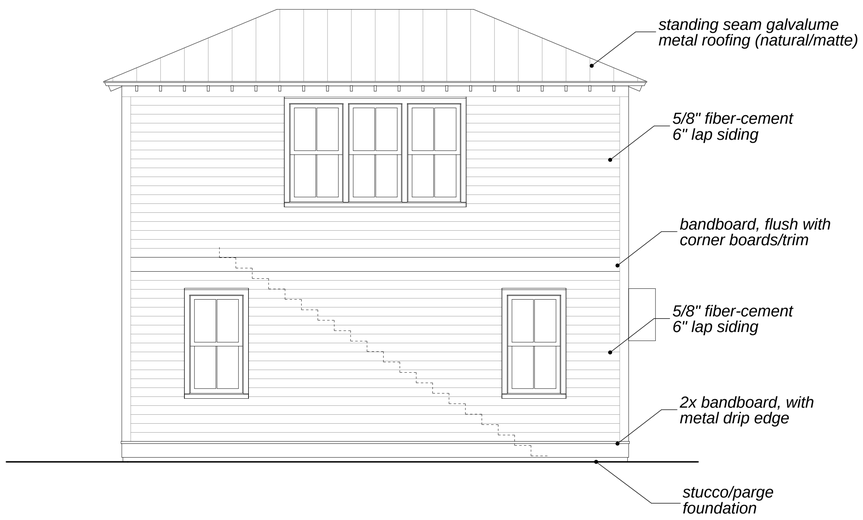
EAST (DRIVEWAY) ELEVATION 1/4" = 1'-0"



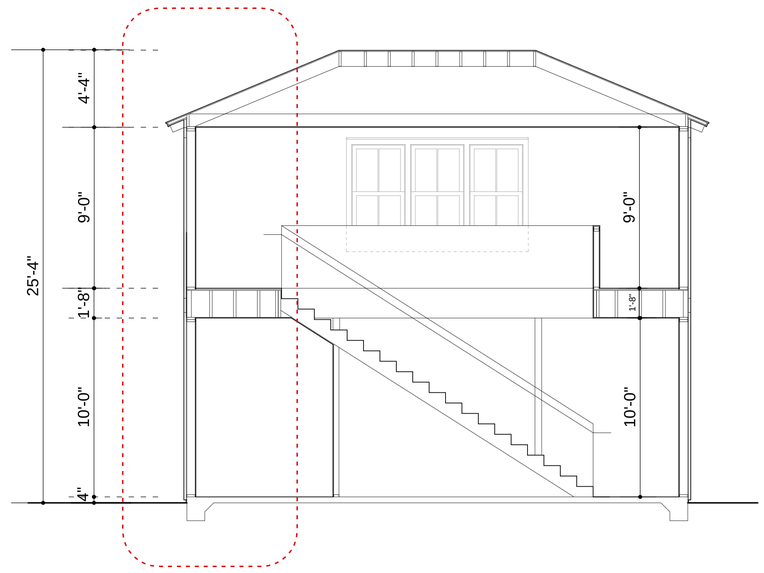
SECTION A-A 1/4" = 1'-0"



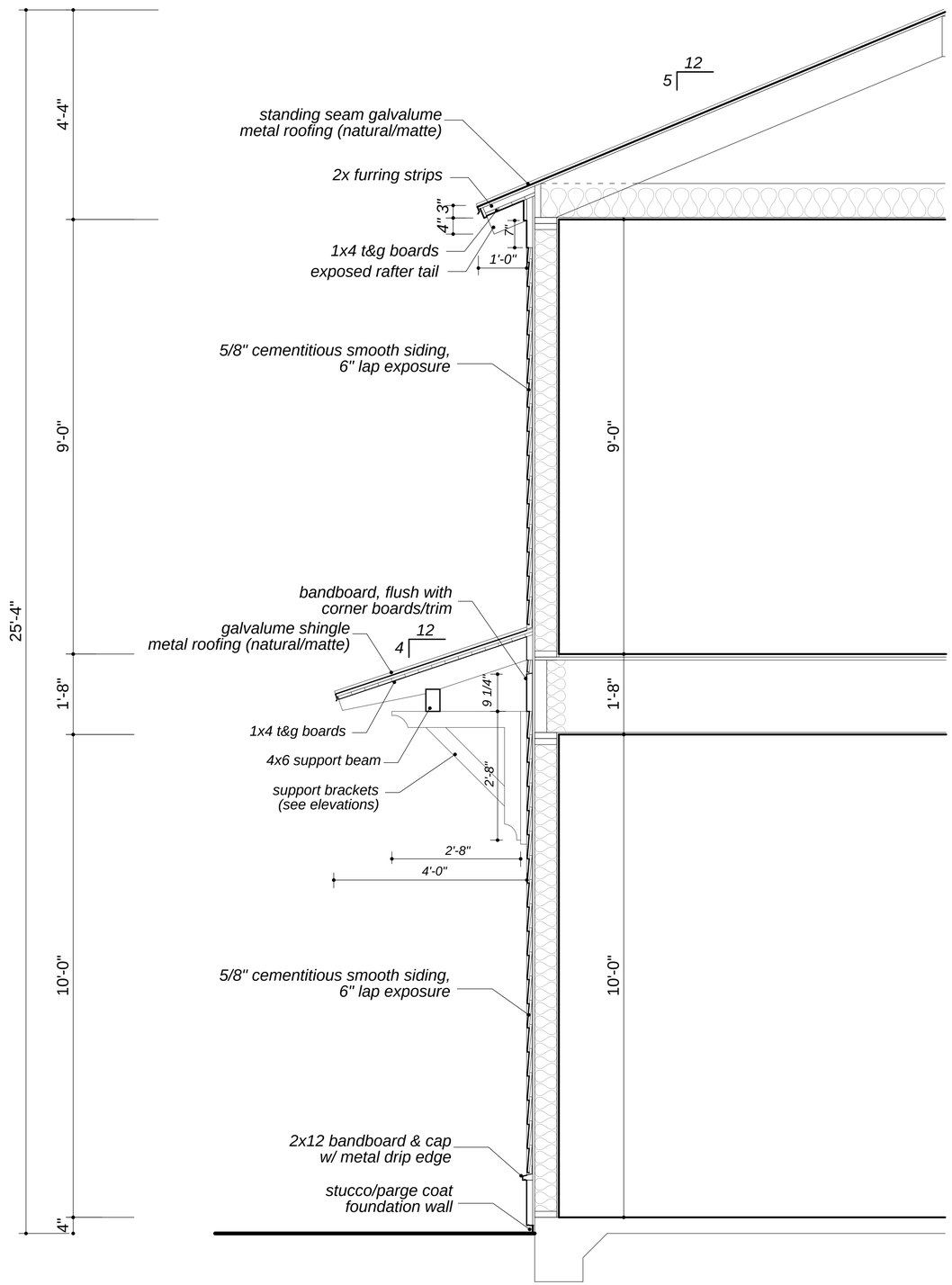
NORTH ELEVATION 1/4" = 1'-0"



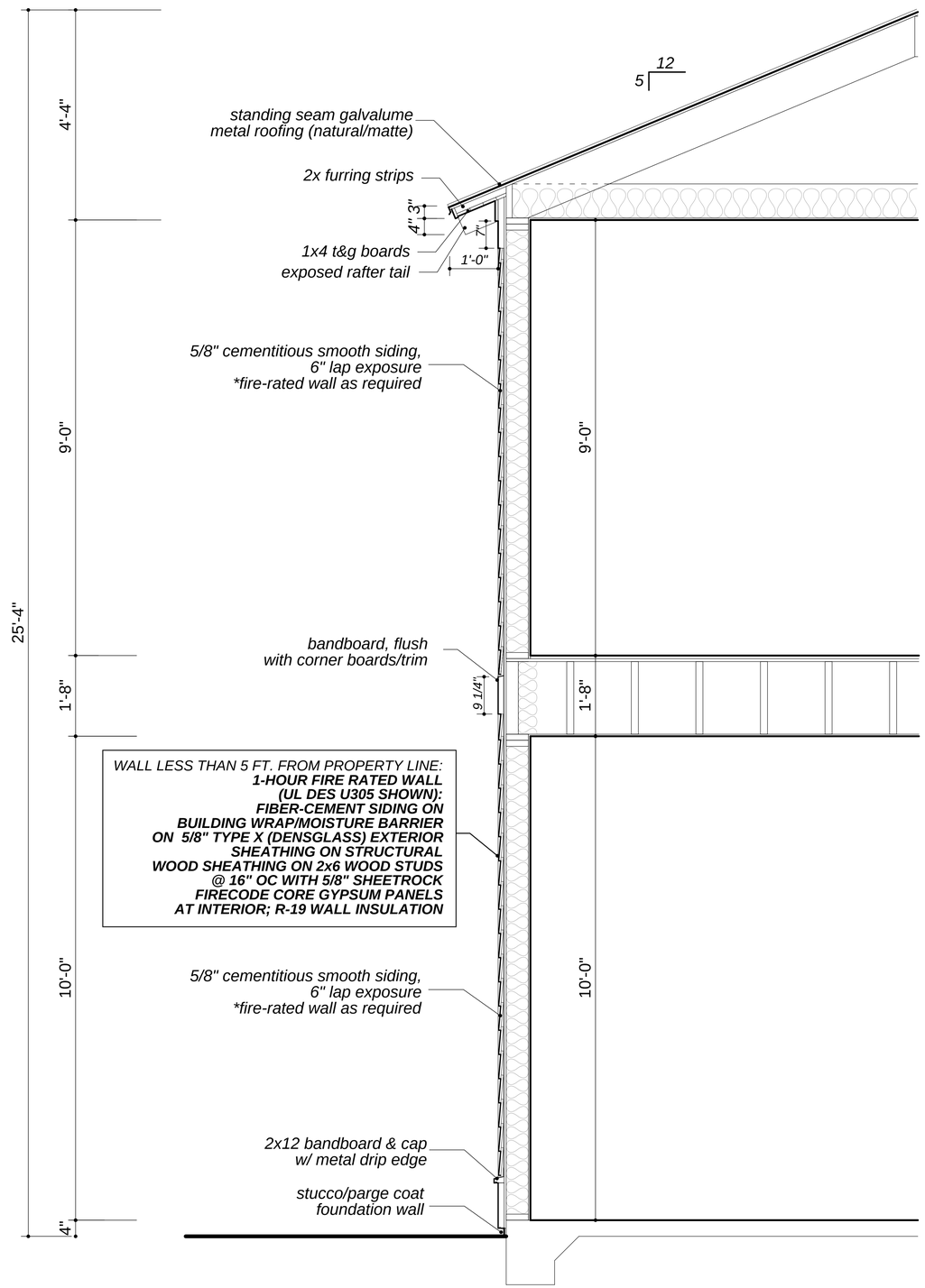
WEST ELEVATION 1/4" = 1'-0"



SECTION B-B 1/4" = 1'-0"



WALL SECTION A-A **3/4" = 1'-0"**



WALL SECTION B-B **3/4" = 1'-0"**

***FLASHING NOTES:**

Install roof-to-wall and deck-to-wall flashings in accordance with code, manufacturer's instructions, best practices and industry standards, including FEMA Home Builder's Guide to Coastal Construction. See FEMA website:

http://www.fema.gov/media-library-data/20130726-1537-20490-9609/fema499_5_2.pdf

Roof-to-Wall and Deck-to-Wall Flashing

HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION — Technical Fact Sheet No. 5.2

Purpose: *To emphasize the importance of proper roof and deck flashing, and to provide typical and enhanced flashing techniques for coastal homes.*

Key Issues

- Poor performance of flashing and subsequent water intrusion is a ***common problem*** for coastal homes.
- ***Enhanced flashing techniques are recommended*** in areas that frequently experience high winds and driving rain.
- ***Water penetration*** at deck ledgers can cause ***wood dry rot and corrosion of connectors*** leading to ***deck collapse.***

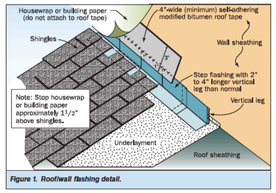


Figure 1. Roof/wall flashing detail.

Roof and Deck Flashing Recommendations for Coastal Areas

- ***Always*** lap flashing and other moisture barriers properly.
- Use increased lap lengths for added protection.
- Do not rely on sealant as a substitute for proper lapping.
- Use fasteners that are compatible with or of the same type of metal as the flashing material.
- Use flashing cement at joints to help secure flashing.
- At roof-to-wall intersections (see Figure 1):
  - Use step flashing that has a 2- to 4-inch-longer vertical leg than normal.
  - Tape the top of step flashing with 4-inch-wide (minimum) self-adhering modified bitumen roof tape.
  - Do not seal housewrap or building paper to step flashing.
- For deck flashing:
  - Follow proper installation sequence to prevent water penetration at deck ledger (see Figure 2).
  - Leave gap between first deck board and flashing to allow for drainage (see Figure 3).
  - Use spacer behind ledger to provide gap for drainage (see Figure 3).
  - Use stainless steel deck connection hardware.

See Fact Sheet Nos. 7.2 and 7.3 for rake and eave details.

FEMA — 5.2: ROOF-TO-WALL AND DECK-TO-WALL FLASHING — HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION — 1 of 3

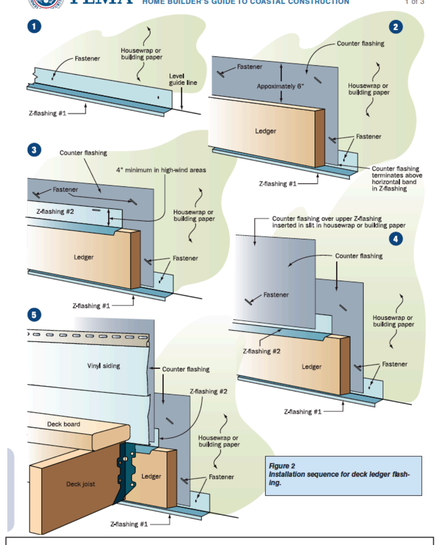


Figure 2 Installation sequence for deck ledger flashing.

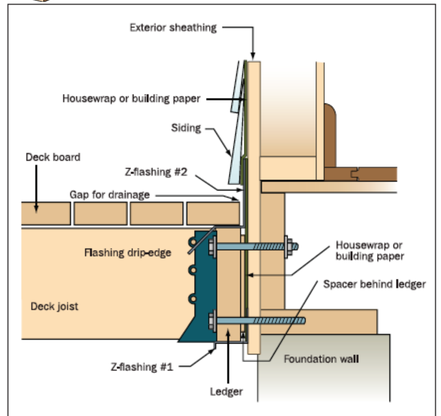
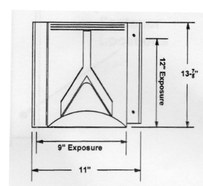
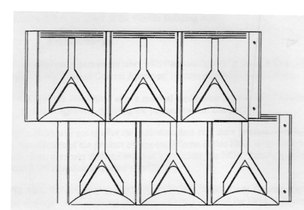


Figure 3 Deck ledger flashing.

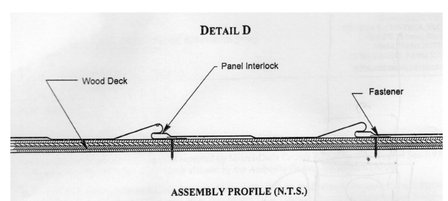
STANDING SEAM METAL ROOFING (GALVALUME: NATURAL/MATTE FINISH)

METAL SHINGLE ROOFING (GALVALUME: NATURAL/MATTE FINISH)





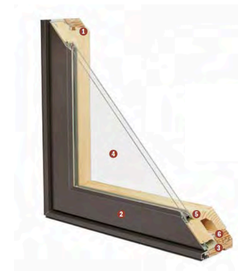
ASSEMBLY PLAN VIEW

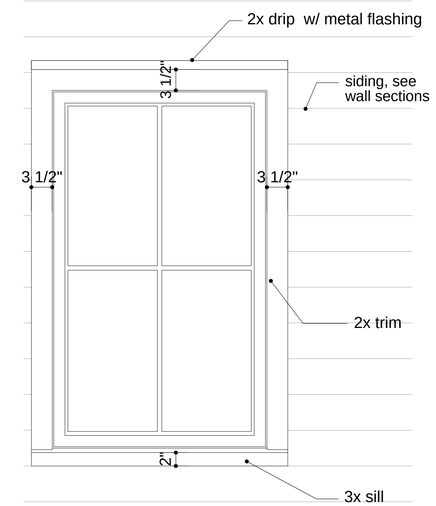


ASSEMBLY PROFILE (N.T.S.)

WINDOWS: ALUMINUM CLAD WOOD

Andersen ARCHITECTURAL COLLECTION | E-SERIES WINDOWS & DOORS

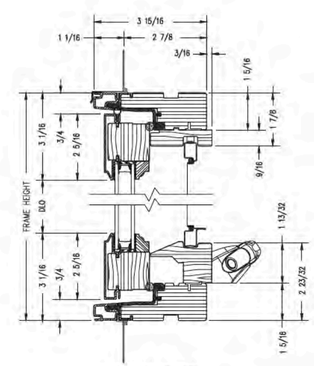




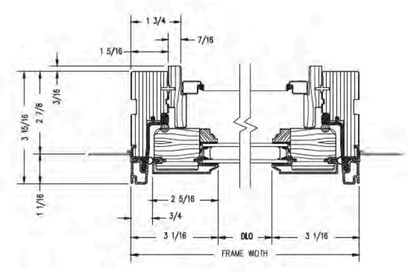
WINDOW- DETAIL ***1"=1'-0"***

EXTERIOR ELEVATION

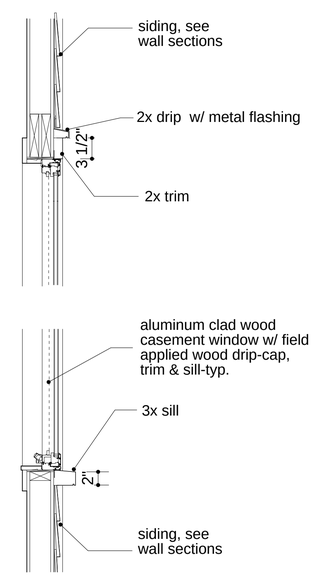
Casement



Vertical Section



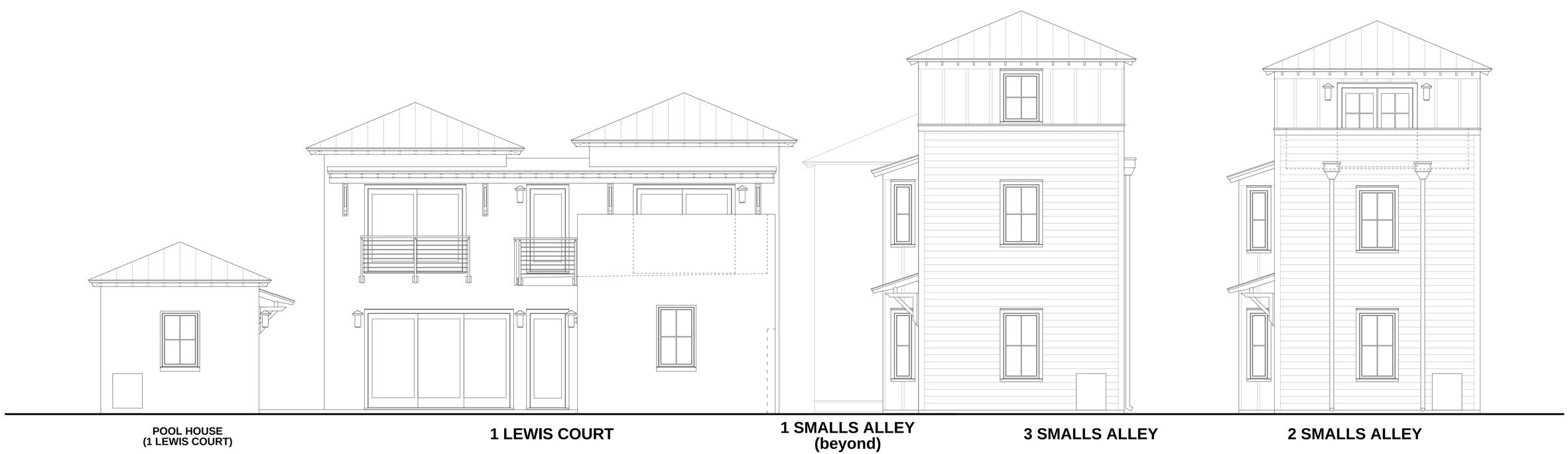
Horizontal Section



WINDOW- DETAIL ***1"=1'-0"***

SECTION

BEHIND 71-77 SPRING: LOOKING SOUTH



BEHIND 71-77 SPRING: LOOKING NORTH

71 SPRING STREET
73 SPRING STREET
75 SPRING STREET
77 SPRING STREET
2 SMALLS ALLEY
3 SMALLS ALLEY
1 SMALLS ALLEY
1 LEWIS COURT
POOL HOUSE
(1 LEWIS COURT)

2 SMALLS ALLEY: new single-family dwelling

73 SPRING STREET: three new single-family dwellings & a new small office building at the rear of the property (located behind an existing non-historic building: commercial space with one residential unit above)

(B.A.R. - Preliminary Review : February 2020)

N

AERIAL VIEW: looking north

N

AERIAL VIEW: looking east

N

AERIAL VIEW: looking south

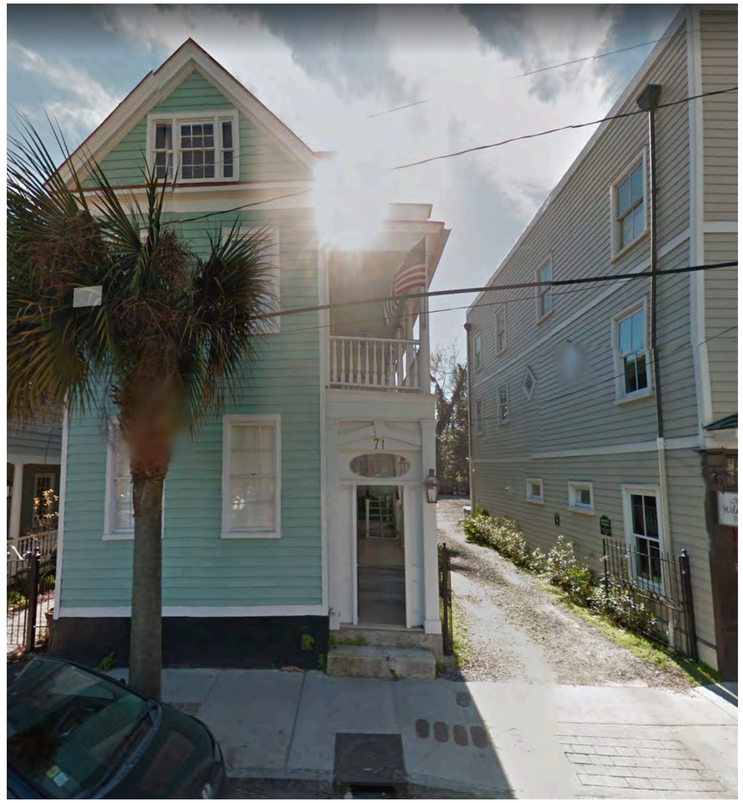
N

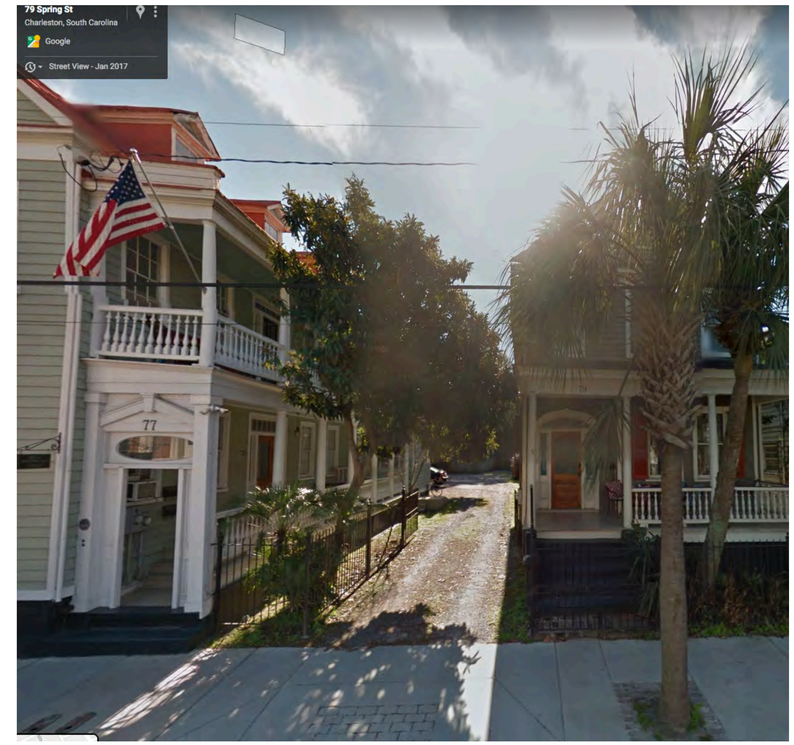
AERIAL VIEW: looking west

DRIVEWAY (SMALLS ALLEY)

LEWIS COURT

71 SPRING ***73 SPRING*** ***75 SPRING*** ***77 SPRING*** ***79 SPRING***





DRIVEWAY (SMALLS ALLEY)

DRIVEWAY (SMALLS ALLEY)

LEWIS COURT

71 SPRING

73 SPRING

77 SPRING

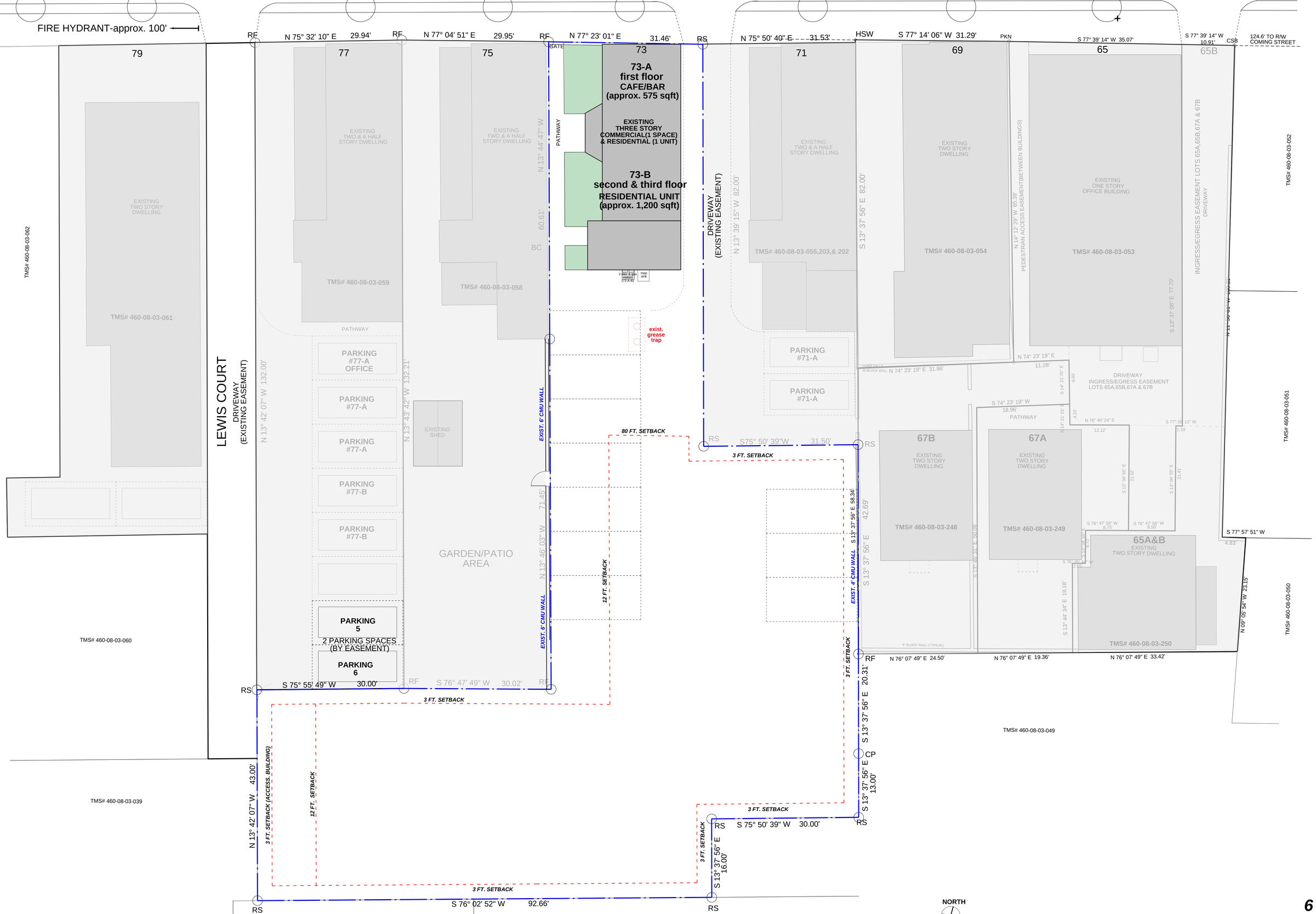
79 SPRING

DRIVEWAY (SMALLS ALLEY): looking south

DRIVEWAY (SMALLS ALLEY): looking west

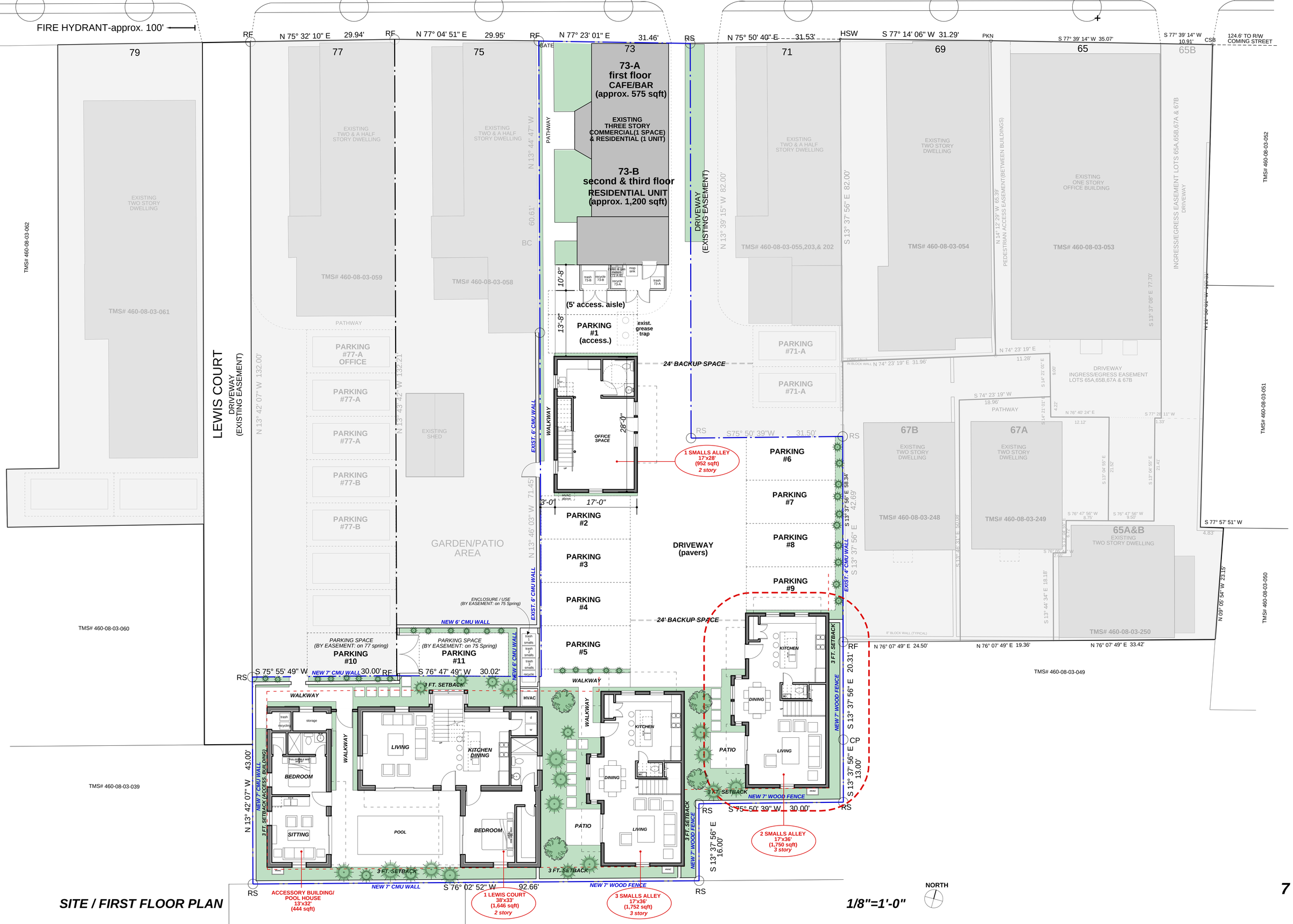
DRIVEWAY (SMALLS ALLEY): looking north

DRIVEWAY (SMALLS ALLEY): looking east



EXISTING SITE PLAN

1/8"=1'-0"

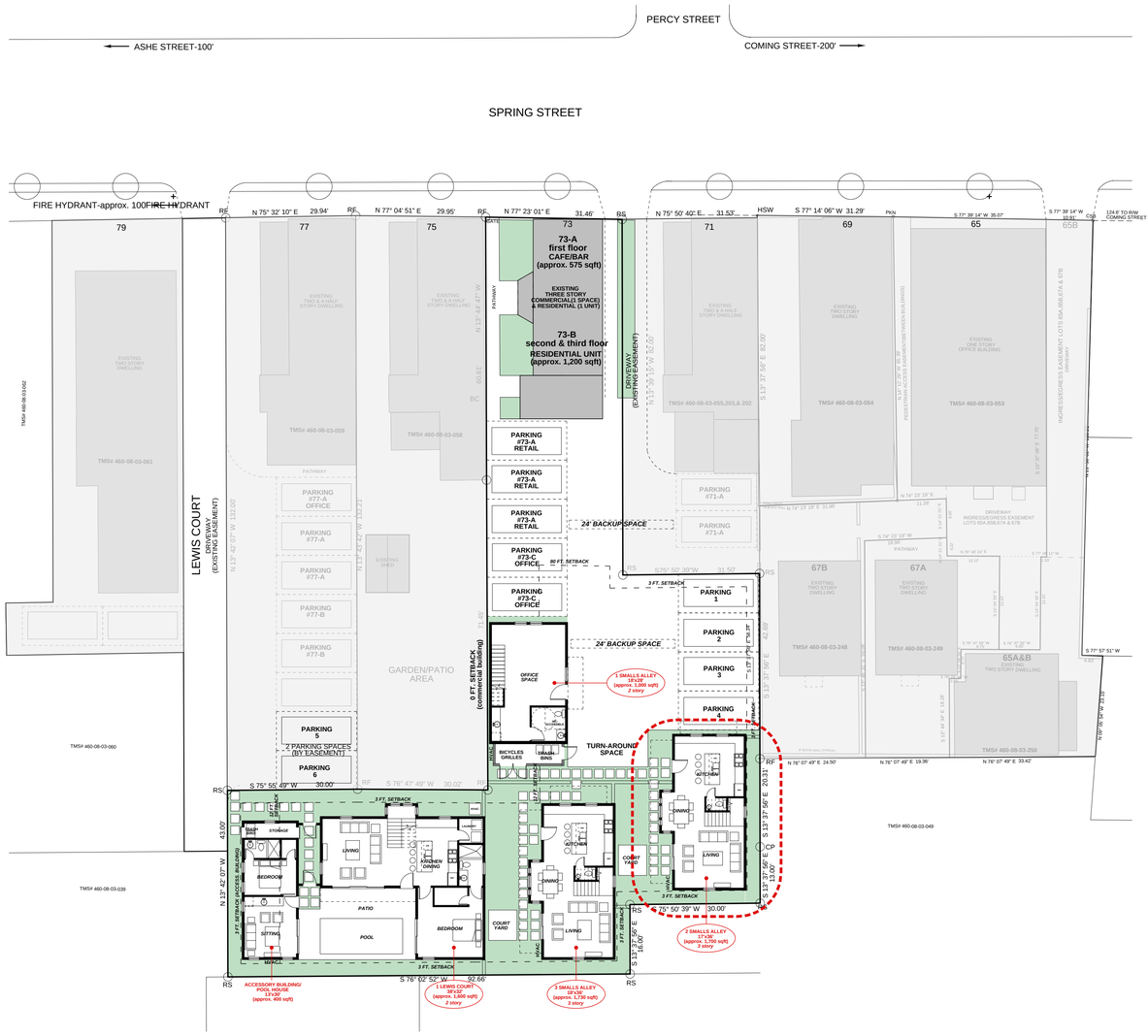


SITE / FIRST FLOOR PLAN

1/8"=1'-0"

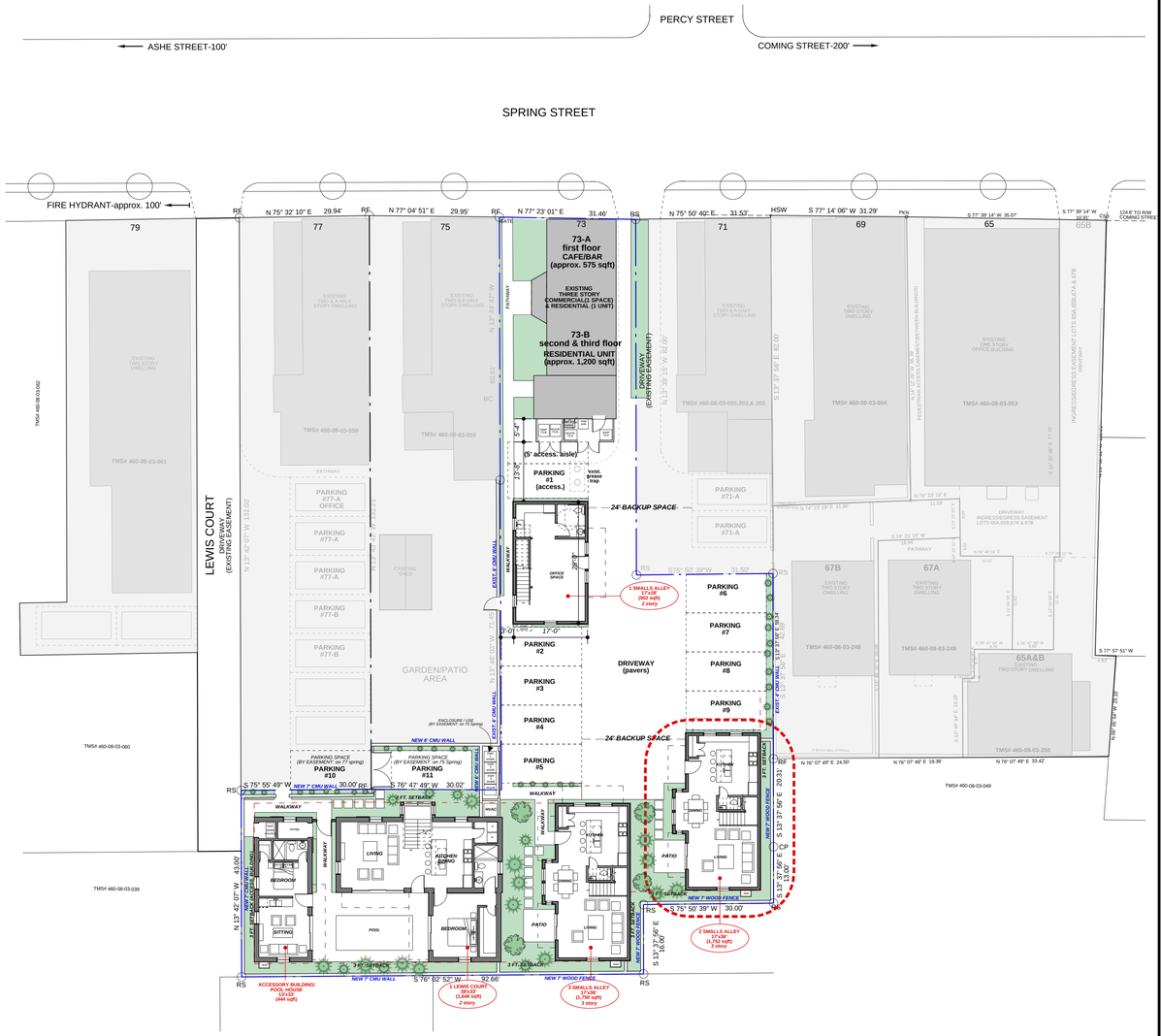
BAR : CONCEPTUAL - OCT. 2019

*approved 10/10/2019



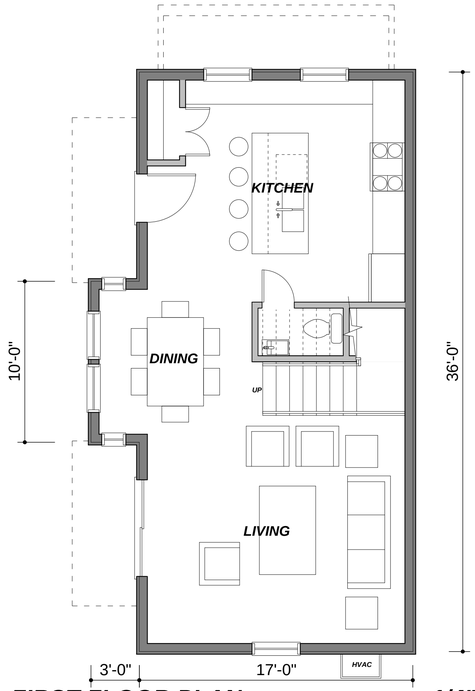
SITE / FIRST FLOOR PLAN 1/16"=1'-0"

BAR : PRELIMINARY - FEB. 2020

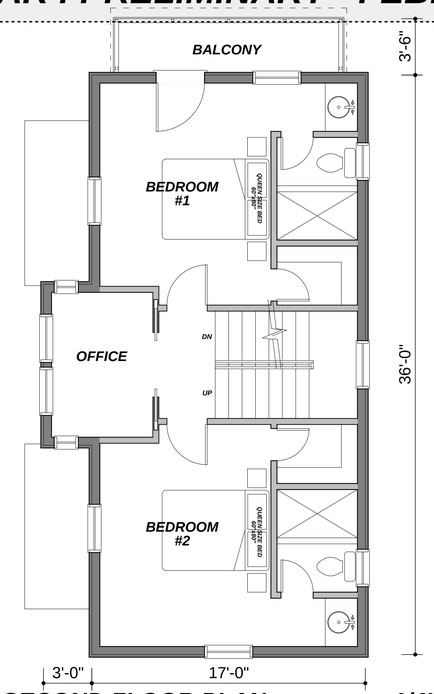


SITE / FIRST FLOOR PLAN 1/16"=1'-0"

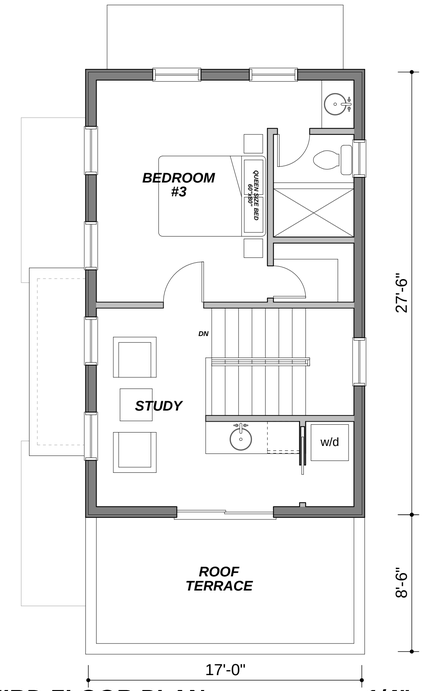
BAR : PRELIMINARY - FEB. 2020



FIRST FLOOR PLAN **1/4" = 1'-0"**
642 sqft- heated (1,752 sqft TOTAL)



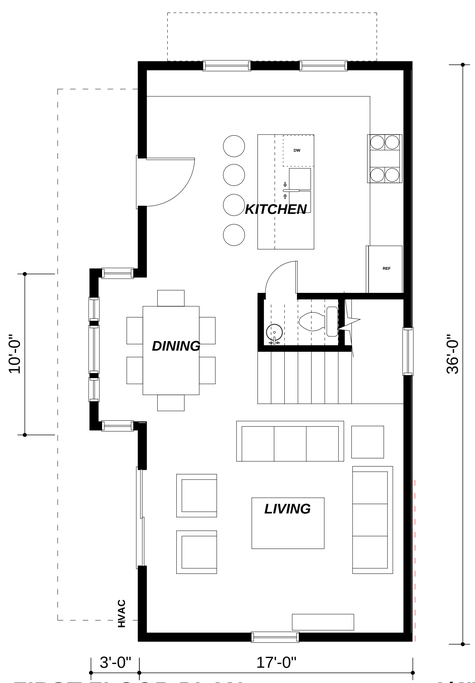
SECOND FLOOR PLAN **1/4" = 1'-0"**
642 sqft- heated (1,752 sqft TOTAL)



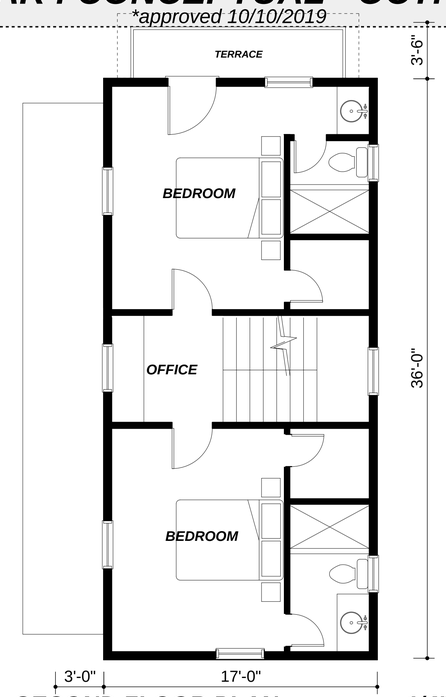
THIRD FLOOR PLAN **1/4" = 1'-0"**
468 sqft- heated (1,752 sqft TOTAL)

BAR : CONCEPTUAL - OCT. 2019

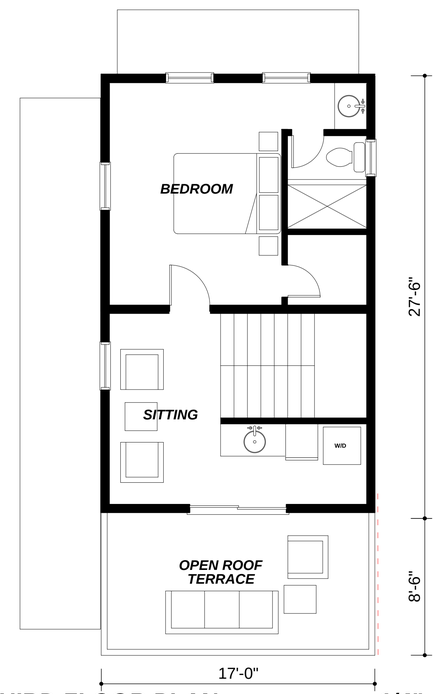
*approved 10/10/2019



FIRST FLOOR PLAN **1/4" = 1'-0"**
642 sqft- heated (1,722 sqft TOTAL)

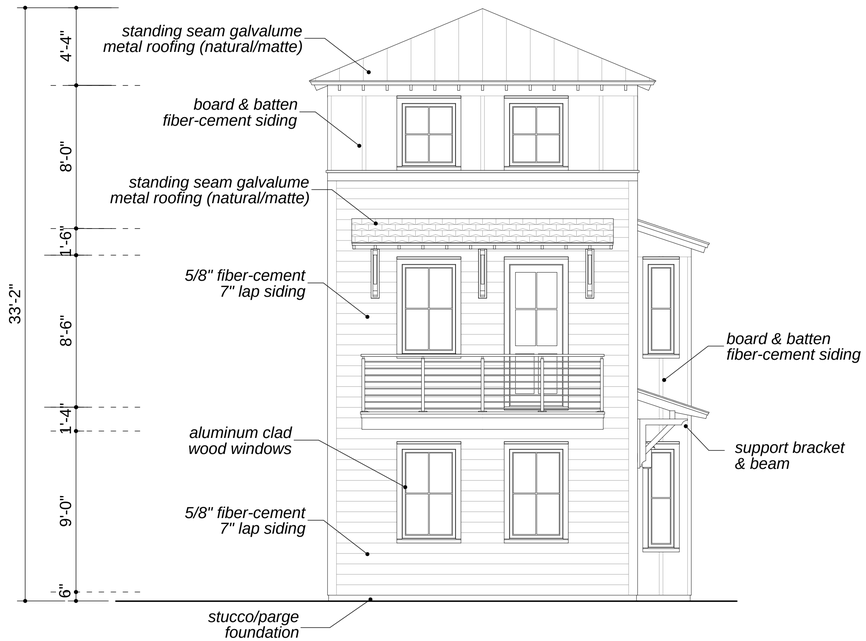


SECOND FLOOR PLAN **1/4" = 1'-0"**
612 sqft- heated (1,752 sqft TOTAL)

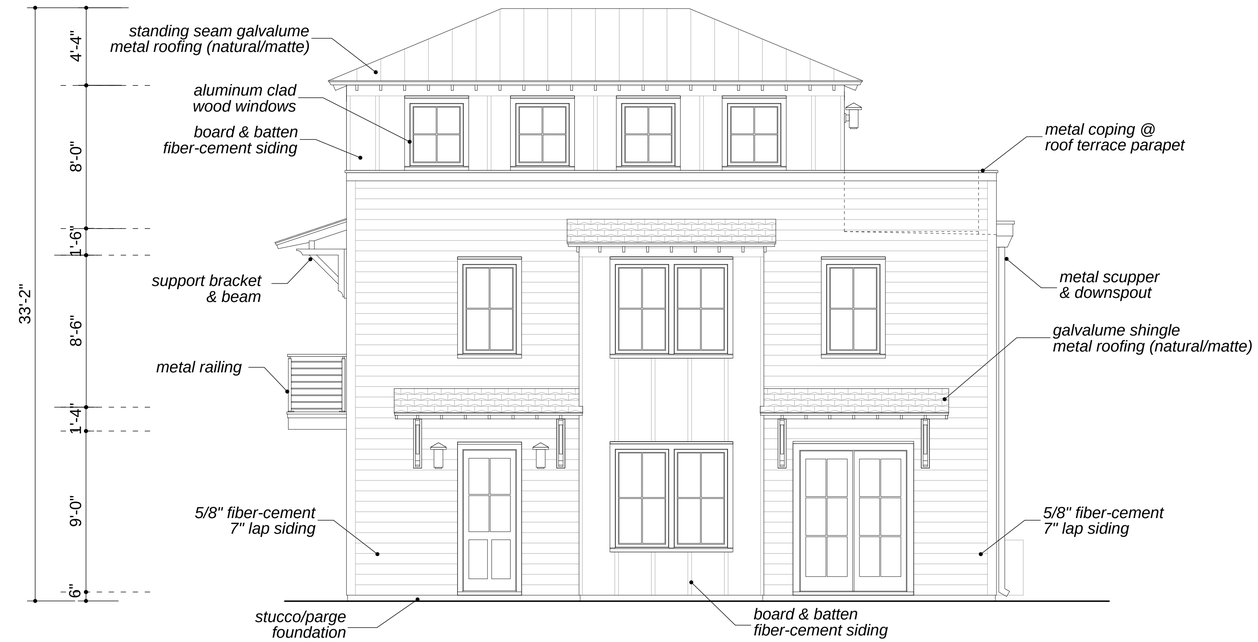


THIRD FLOOR PLAN **1/4" = 1'-0"**
468 sqft- heated (1,722 sqft TOTAL)

BAR : PRELIMINARY - FEB. 2020



NORTH (FRONT) ELEVATION **1/4" = 1'-0"**



WEST (GARDEN) ELEVATION **1/4" = 1'-0"**

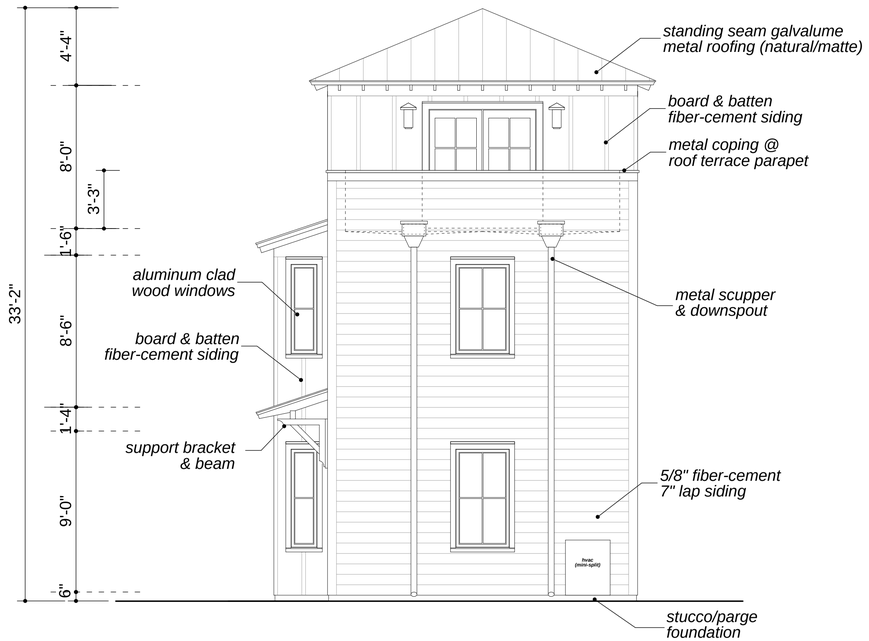
BAR : CONCEPTUAL - OCT. 2019

*approved 10/10/2019

NORTH (FRONT) ELEVATION **1/4" = 1'-0"**

WEST (GARDEN) ELEVATION **1/4" = 1'-0"**

BAR : PRELIMINARY - FEB. 2020

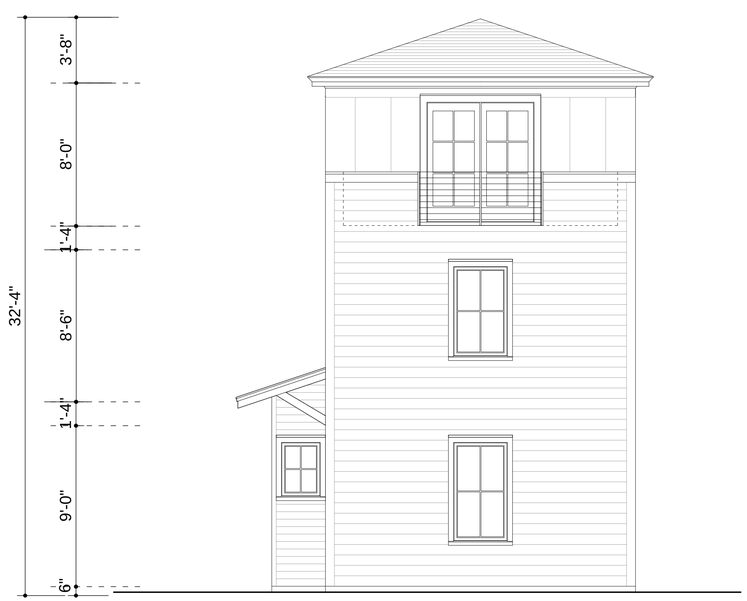


SOUTH (REAR) ELEVATION **1/4" = 1'-0"**

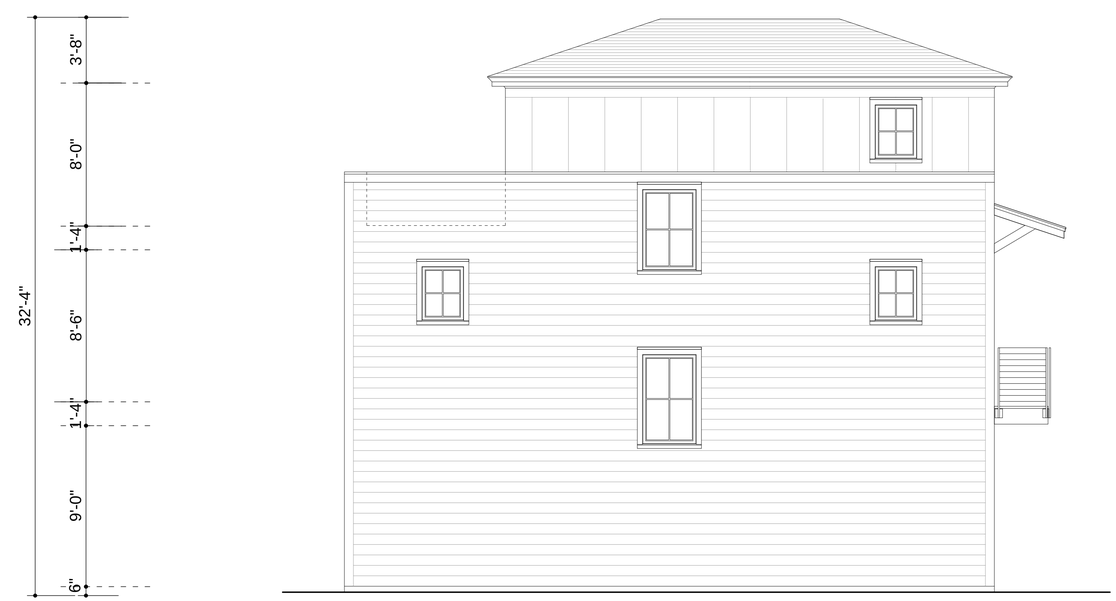
EAST (SIDE) ELEVATION **1/4" = 1'-0"**

BAR : CONCEPTUAL - OCT. 2019

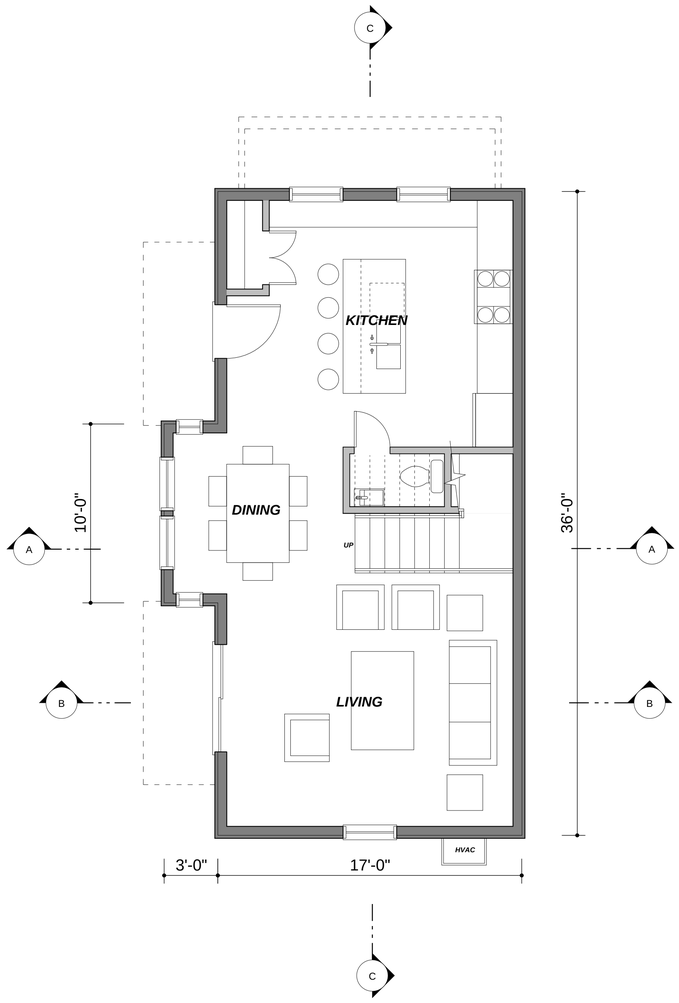
*approved 10/10/2019



SOUTH (REAR) ELEVATION **1/4" = 1'-0"**



EAST (SIDE) ELEVATION **1/4" = 1'-0"**

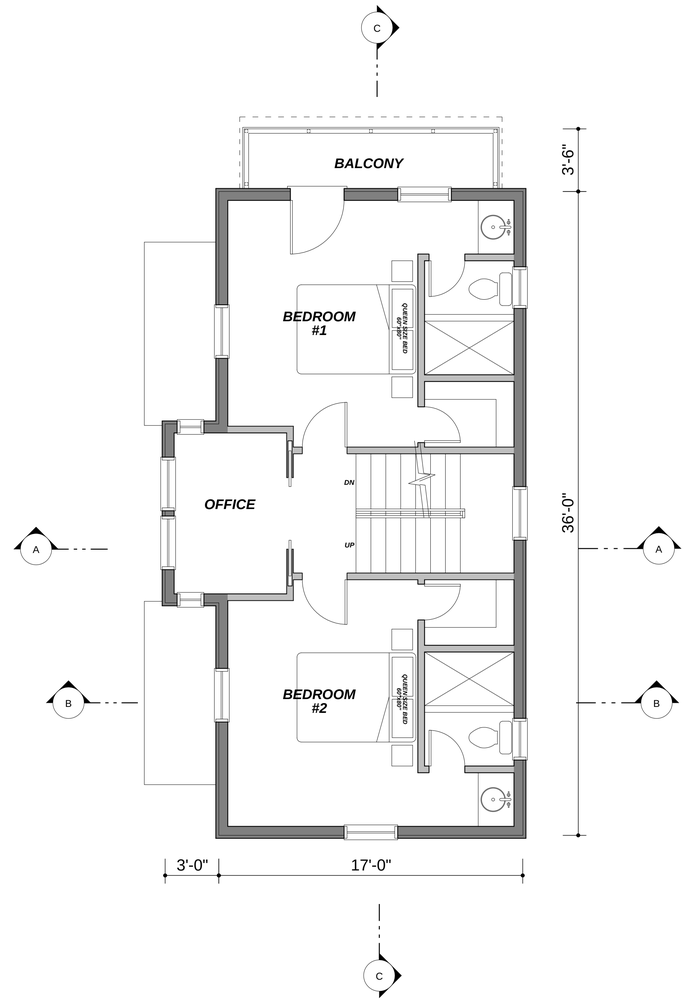


FIRST FLOOR PLAN

642 sqft- heated (1,752 sqft TOTAL)

1/4" = 1'-0"

NORTH

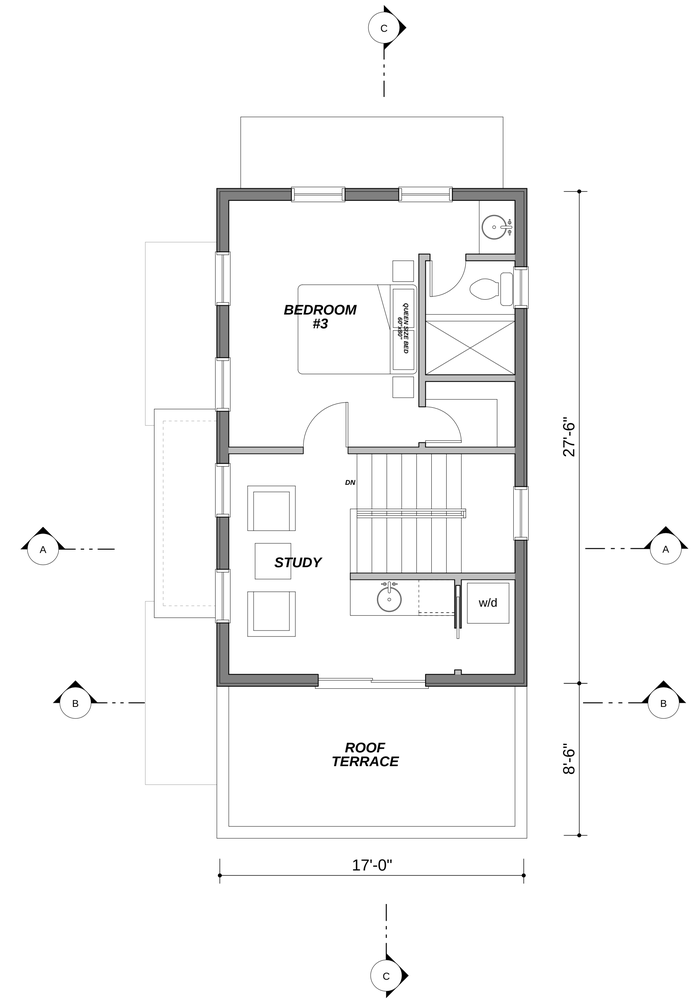


SECOND FLOOR PLAN

642 sqft- heated (1,752 sqft TOTAL)

1/4" = 1'-0"

NORTH

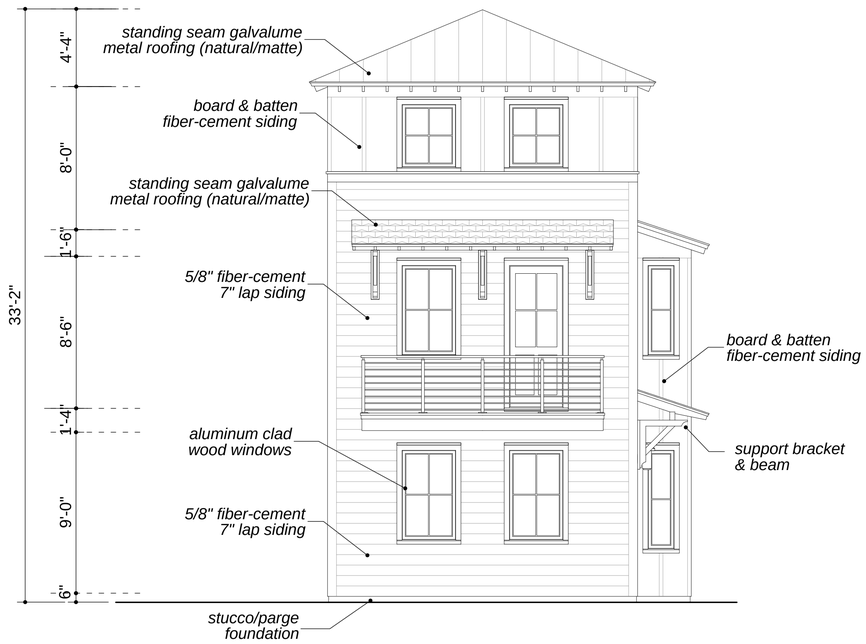


THIRD FLOOR PLAN

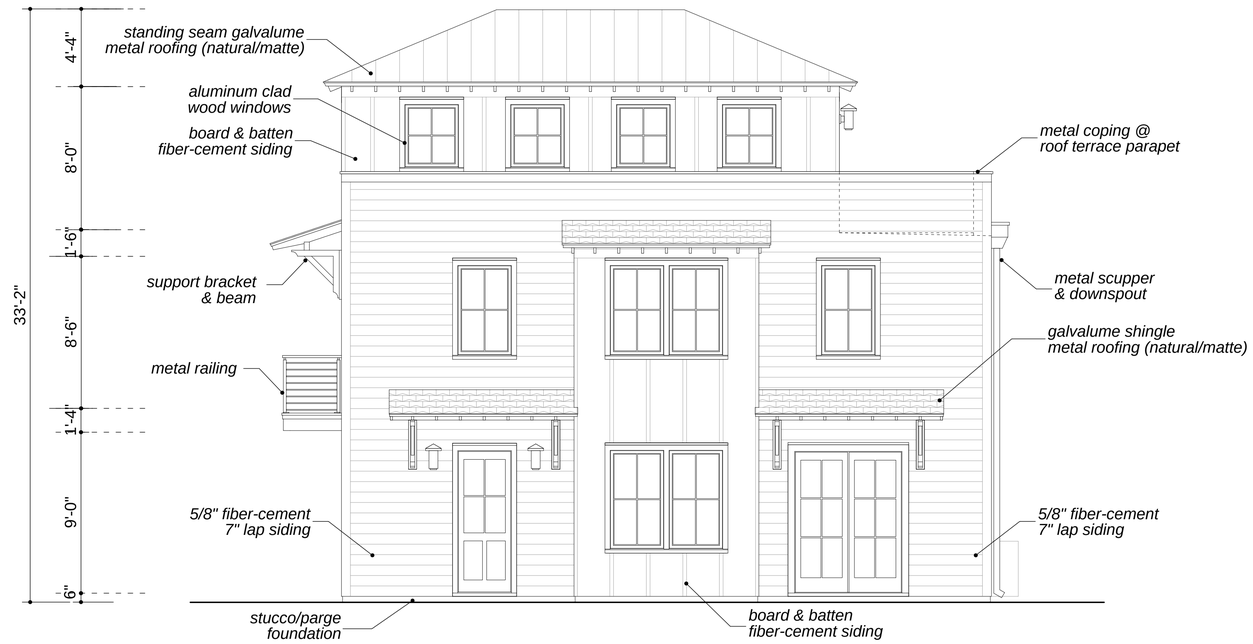
468 sqft- heated (1,752 sqft TOTAL)

1/4" = 1'-0"

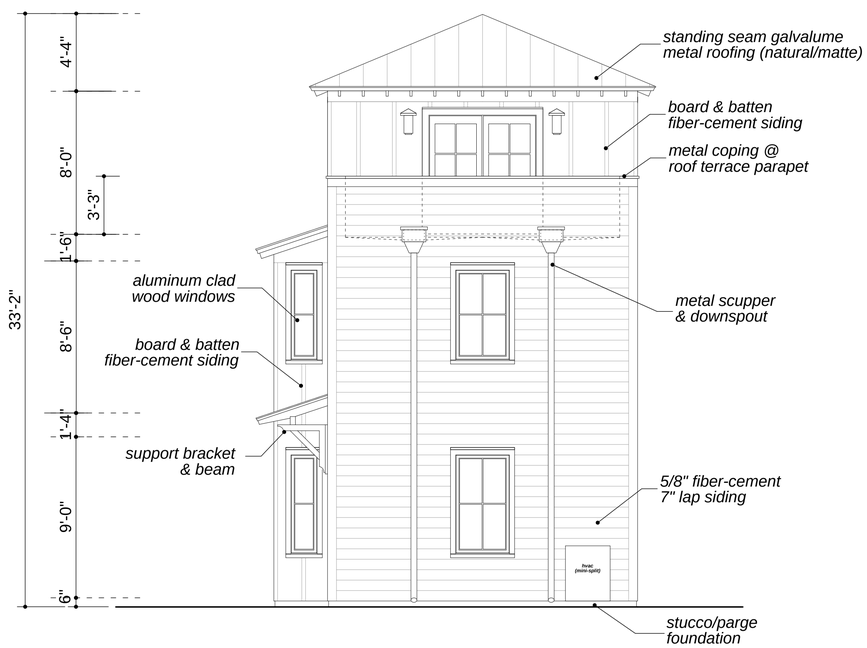
NORTH



NORTH (FRONT) ELEVATION **1/4" = 1'-0"**

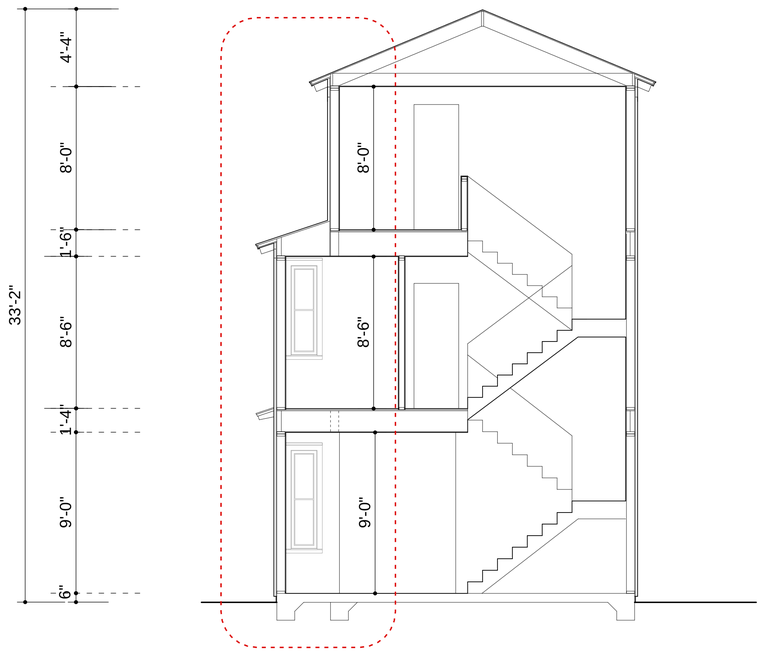


WEST (GARDEN) ELEVATION **1/4" = 1'-0"**

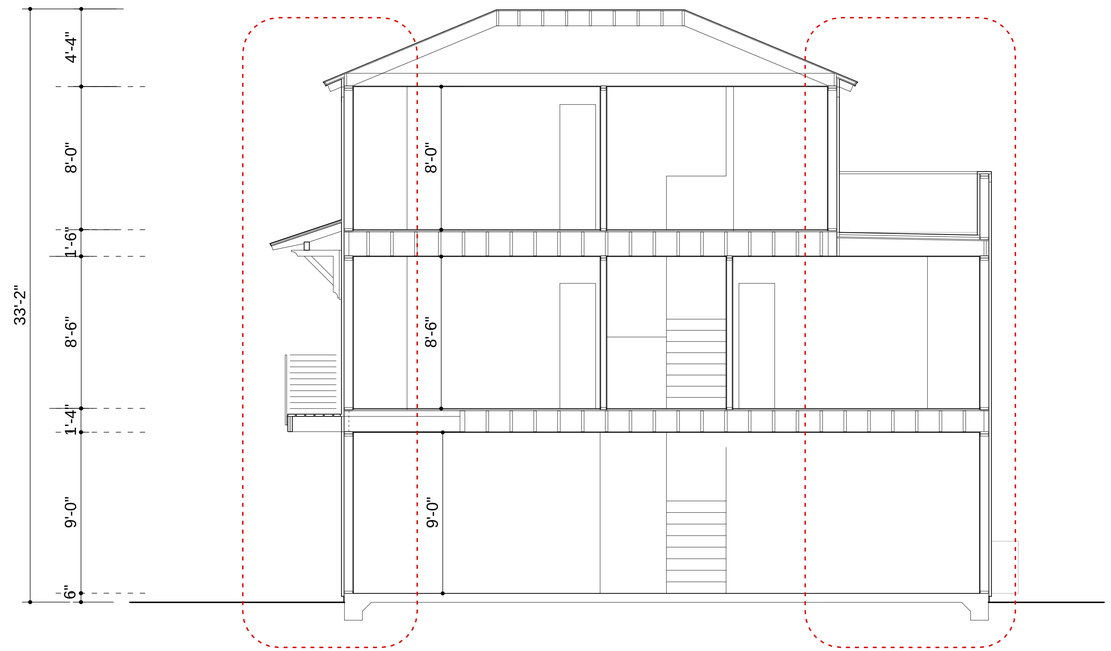


SOUTH (REAR) ELEVATION **1/4" = 1'-0"**

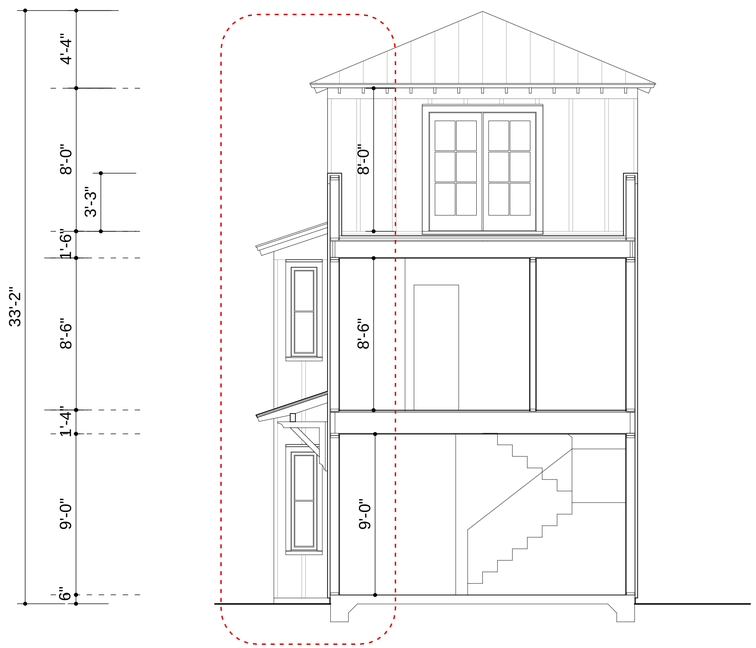
EAST (SIDE) ELEVATION **1/4" = 1'-0"**



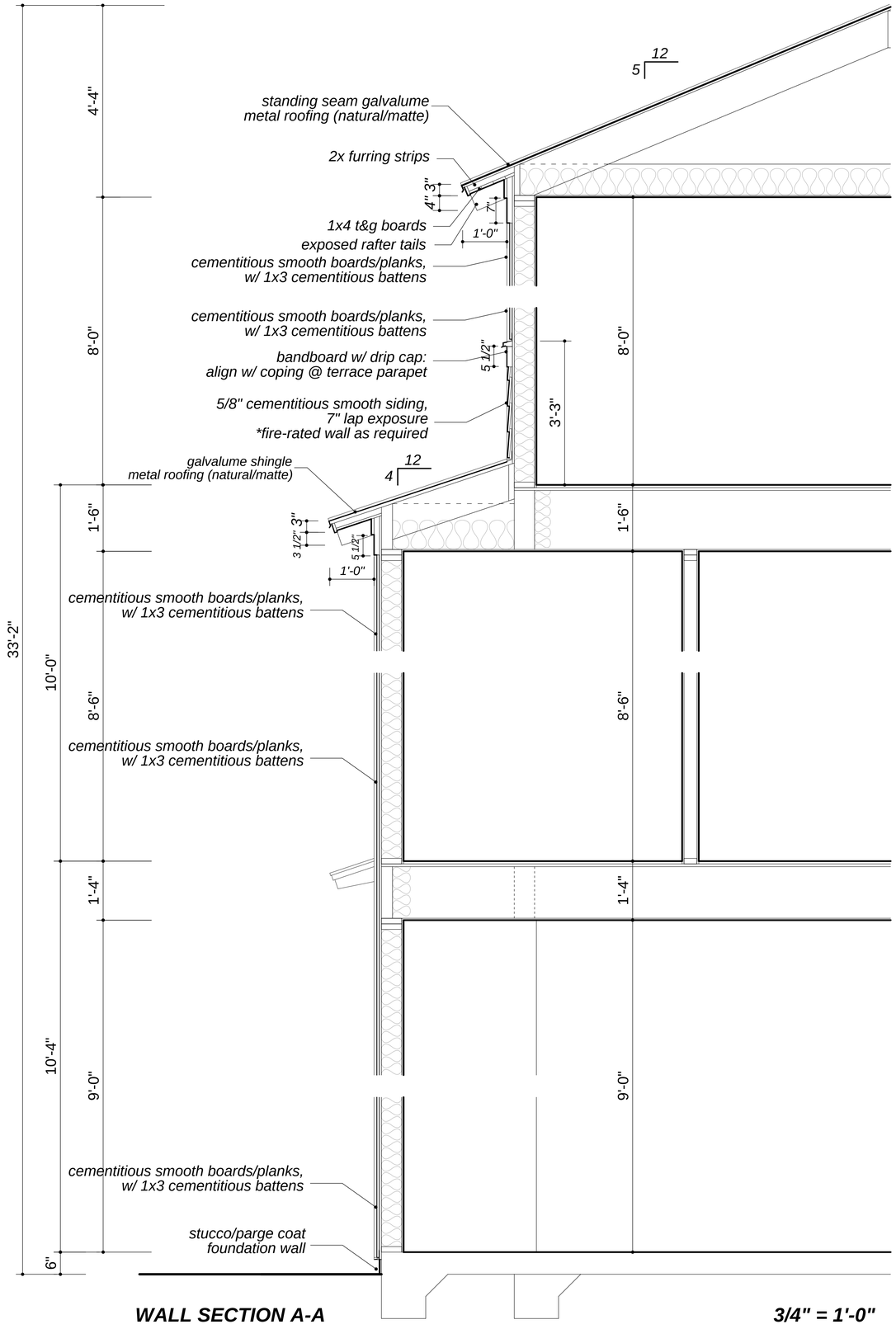
SECTION A-A **1/4" = 1'-0"**



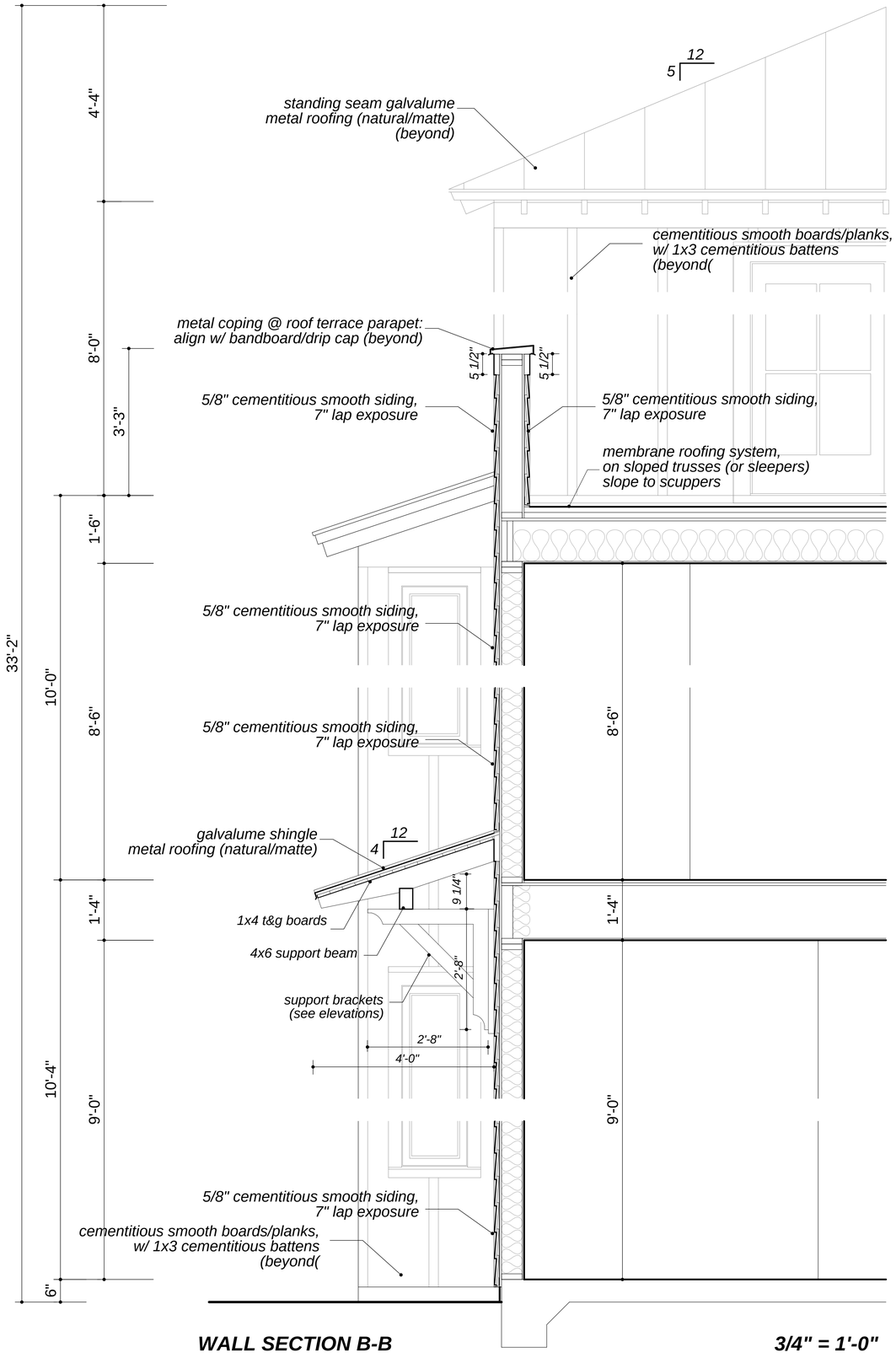
SECTION C-C **1/4" = 1'-0"**



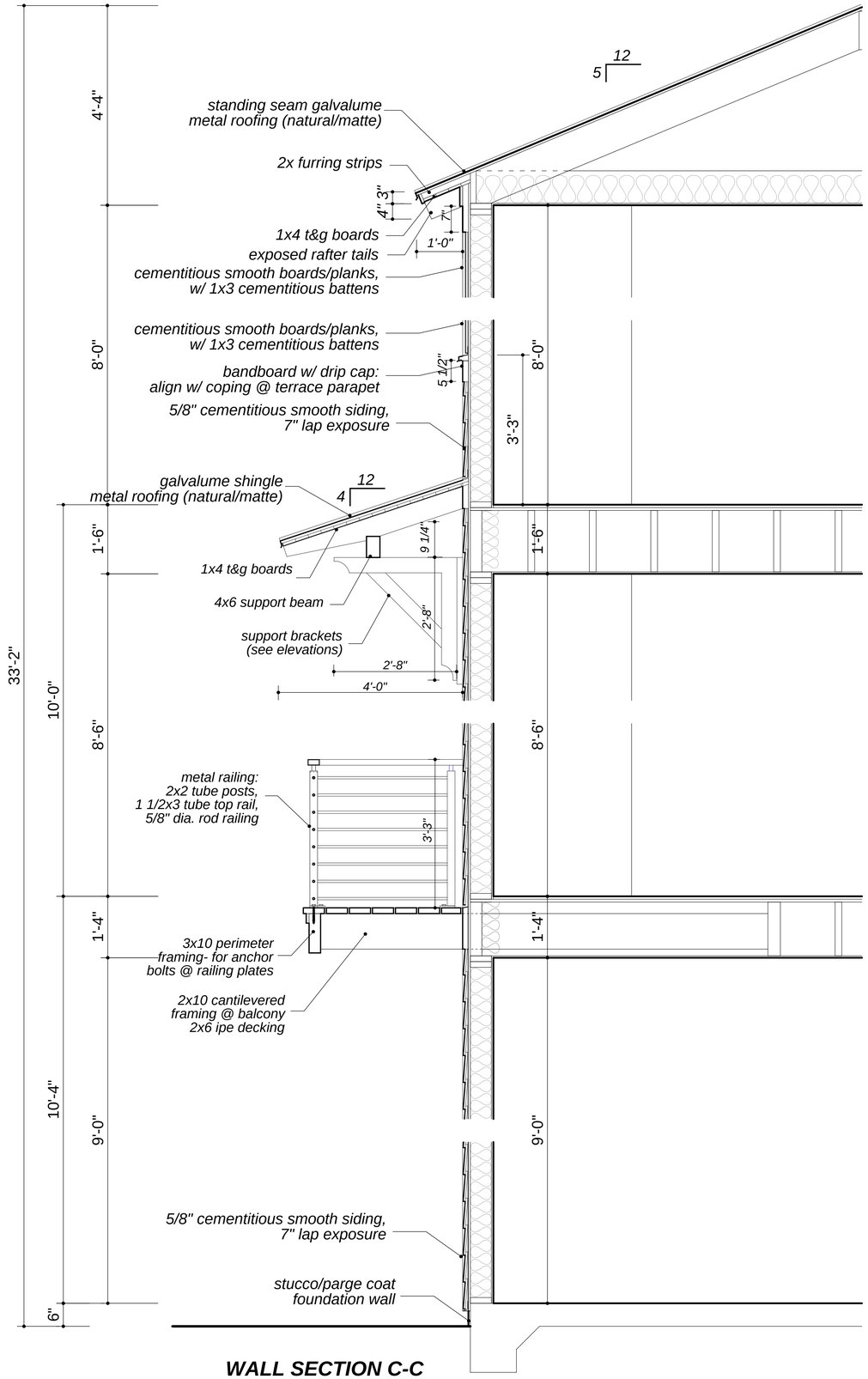
SECTION B-B **1/4" = 1'-0"**



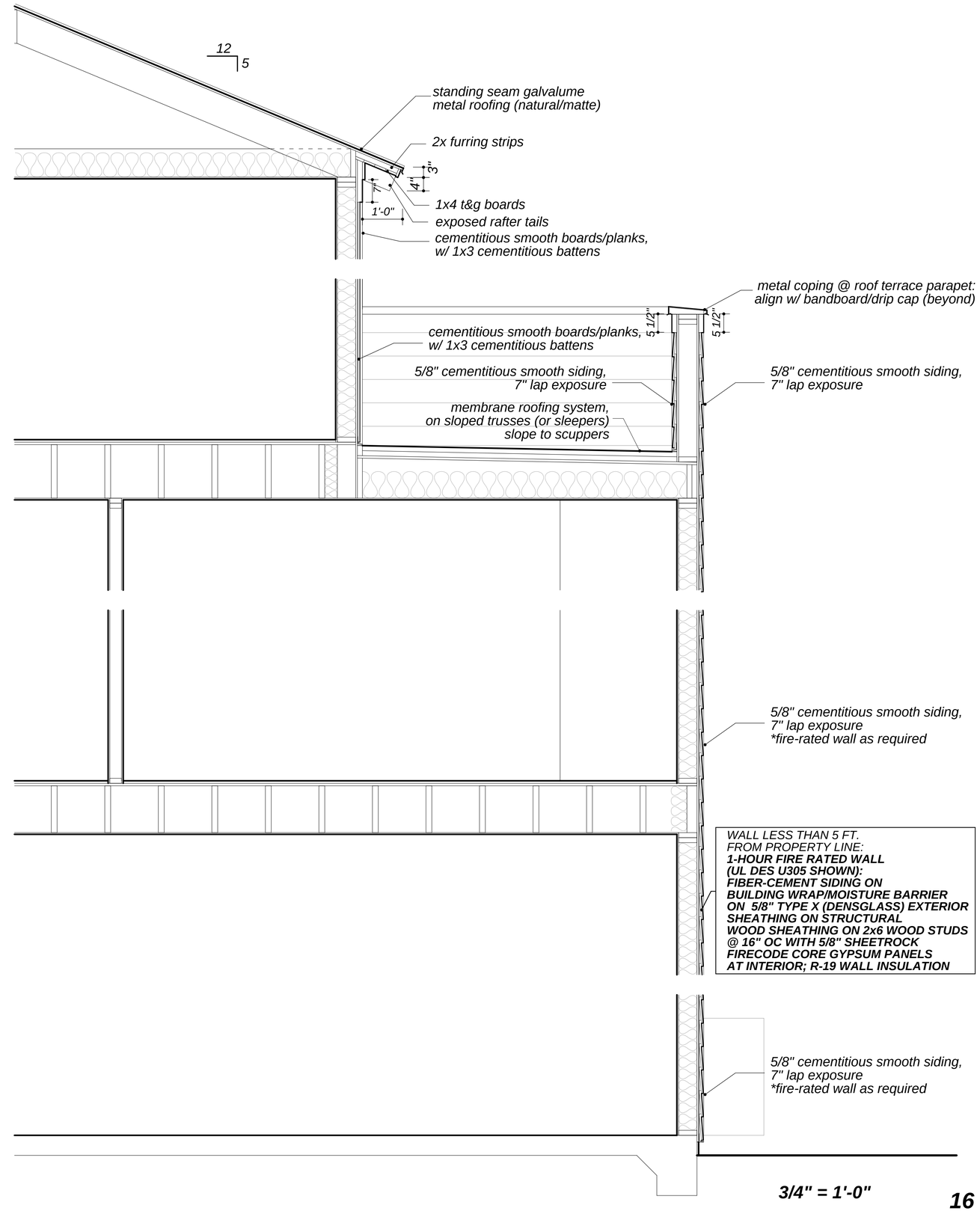
WALL SECTION A-A **3/4" = 1'-0"**



WALL SECTION B-B **3/4" = 1'-0"**



WALL SECTION C-C



3/4" = 1'-0"

***FLASHING NOTES:**

Install roof-to-wall and deck-to-wall flashings in accordance with code, manufacturer's instructions, best practices and industry standards, including FEMA Home Builder's Guide to Coastal Construction. See FEMA website:

http://www.fema.gov/media-library-data/20130726-1537-20490-9609/fema499_5_2.pdf

Roof-to-Wall and Deck-to-Wall Flashing

HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION — Technical Fact Sheet No. 5.2

Purpose: *To emphasize the importance of proper roof and deck flashing, and to provide typical and enhanced flashing techniques for coastal homes.*

Key Issues

- Poor performance of flashing and subsequent water intrusion is a ***common problem*** for coastal homes.
- ***Enhanced flashing techniques are recommended*** in areas that frequently experience high winds and driving rain.
- ***Water penetration*** at deck ledgers can cause ***wood dry rot and corrosion of connectors*** leading to ***deck collapse.***

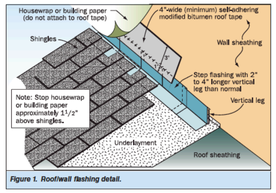


Figure 1. Roof/wall flashing detail.

Roof and Deck Flashing Recommendations for Coastal Areas

- ***Always*** lap flashing and other moisture barriers properly.
- Use increased lap lengths for added protection.
- Do not rely on sealant as a substitute for proper lapping.
- Use fasteners that are compatible with or of the same type of metal as the flashing material.
- Use flashing cement at joints to help secure flashing.
- At roof-to-wall intersections (see Figure 1):
  - Use step flashing that has a 2- to 4-inch-longer vertical leg than normal.
  - Tape the top of step flashing with 4-inch-wide (minimum) self-adhering modified bitumen roof tape.
  - Do not seal housewrap or building paper to step flashing.
- For deck flashing:
  - Follow proper installation sequence to prevent water penetration at deck ledger (see Figure 2).
  - Leave gap between first deck board and flashing to allow for drainage (see Figure 3).
  - Use spacer behind ledger to provide gap for drainage (see Figure 3).
  - Use stainless steel deck connection hardware.

See Fact Sheet Nos. 7.2 and 7.3 for rake and eave details.

FEMA — 5.2: ROOF-TO-WALL AND DECK-TO-WALL FLASHING — HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION — 1 of 3

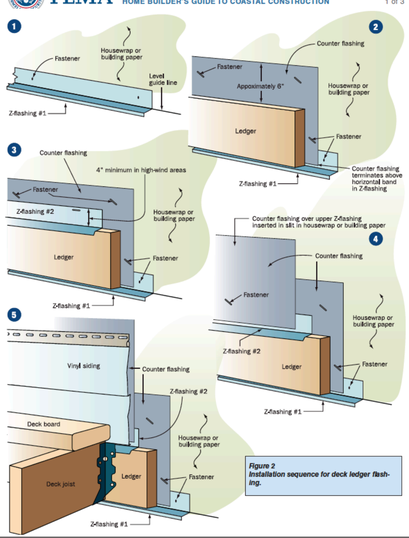


Figure 2 Installation sequence for deck ledger flashing.

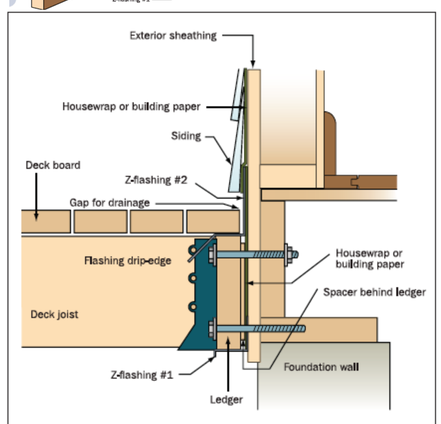
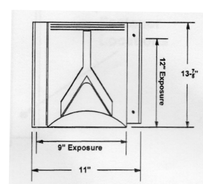
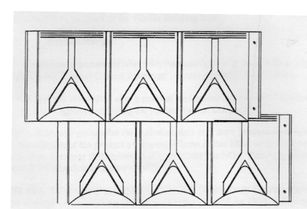


Figure 3 Deck ledger flashing.

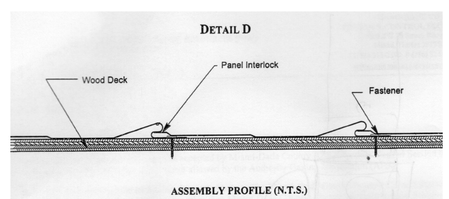
STANDING SEAM METAL ROOFING (GALVALUME: NATURAL/MATTE FINISH)

METAL SHINGLE ROOFING (GALVALUME: NATURAL/MATTE FINISH)





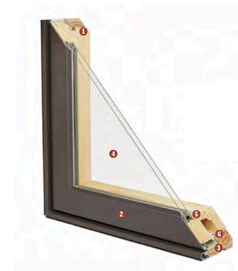
ASSEMBLY PLAN VIEW

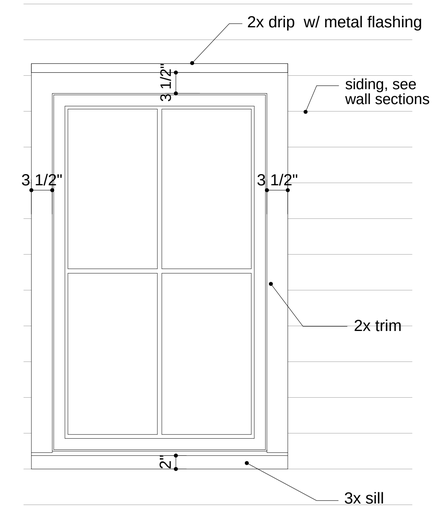


ASSEMBLY PROFILE (N.T.S.)

WINDOWS: ALUMINUM CLAD WOOD

Andersen ARCHITECTURAL COLLECTION | E-SERIES WINDOWS & DOORS

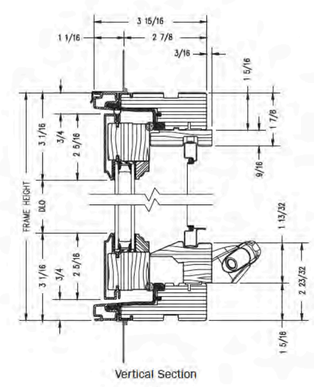




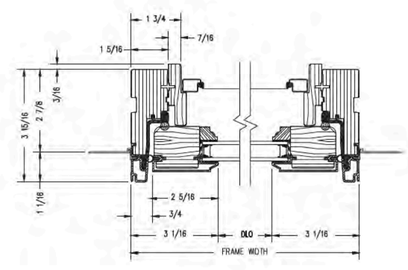
WINDOW- DETAIL **1"=1'-0"**

EXTERIOR ELEVATION

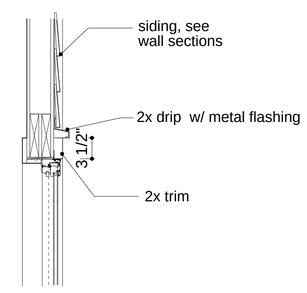
Casement

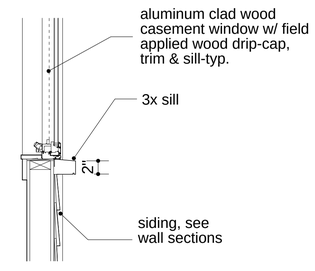


Vertical Section



Horizontal Section

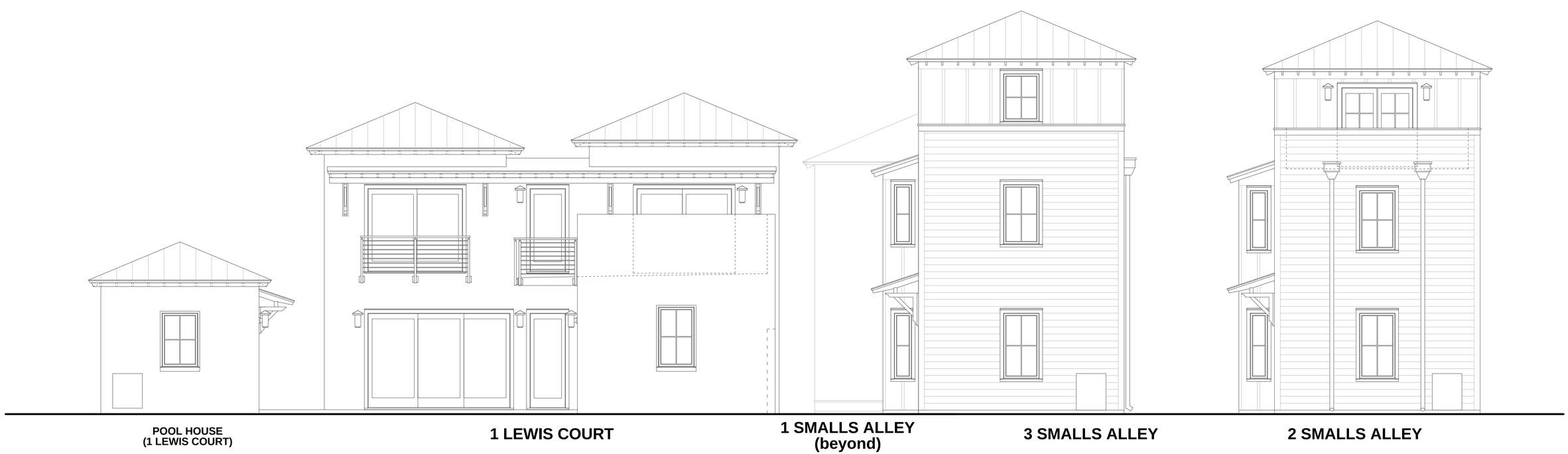




WINDOW- DETAIL **1"=1'-0"**

SECTION

BEHIND 71-77 SPRING: LOOKING SOUTH



BEHIND 71-77 SPRING: LOOKING NORTH

71 SPRING STREET
73 SPRING STREET
75 SPRING STREET
77 SPRING STREET
2 SMALLS ALLEY
3 SMALLS ALLEY
1 SMALLS ALLEY
1 LEWIS COURT
POOL HOUSE
(1 LEWIS COURT)

1 LEWIS COURT: new single-family dwelling

73 SPRING STREET: three new single-family dwellings & a new small office building at the rear of the property (located behind an existing non-historic building: commercial space with one residential unit above)

(B.A.R. - Preliminary Review : February 2020)

N

AERIAL VIEW: looking north

N

AERIAL VIEW: looking east

N

AERIAL VIEW: looking south

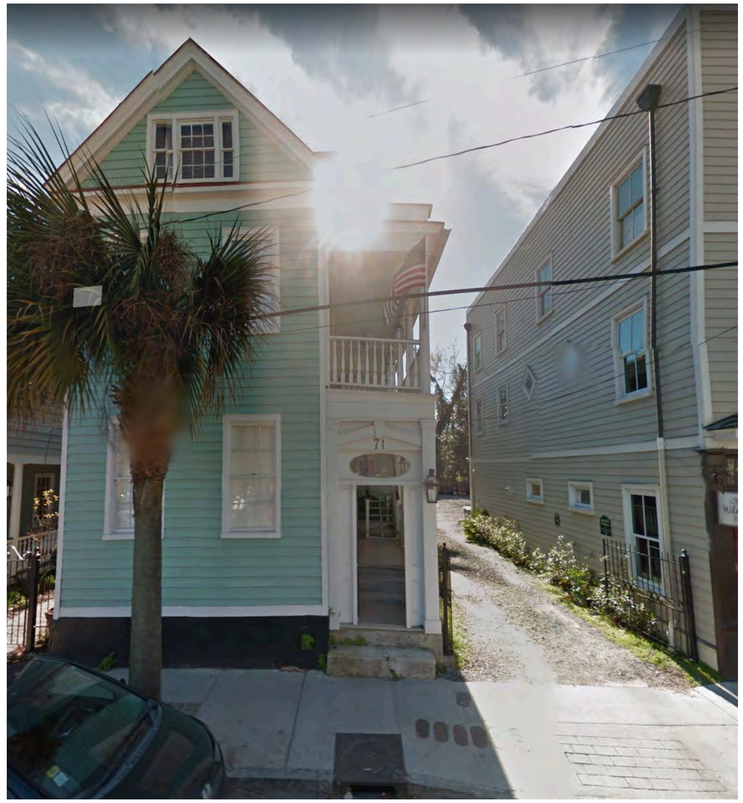
N

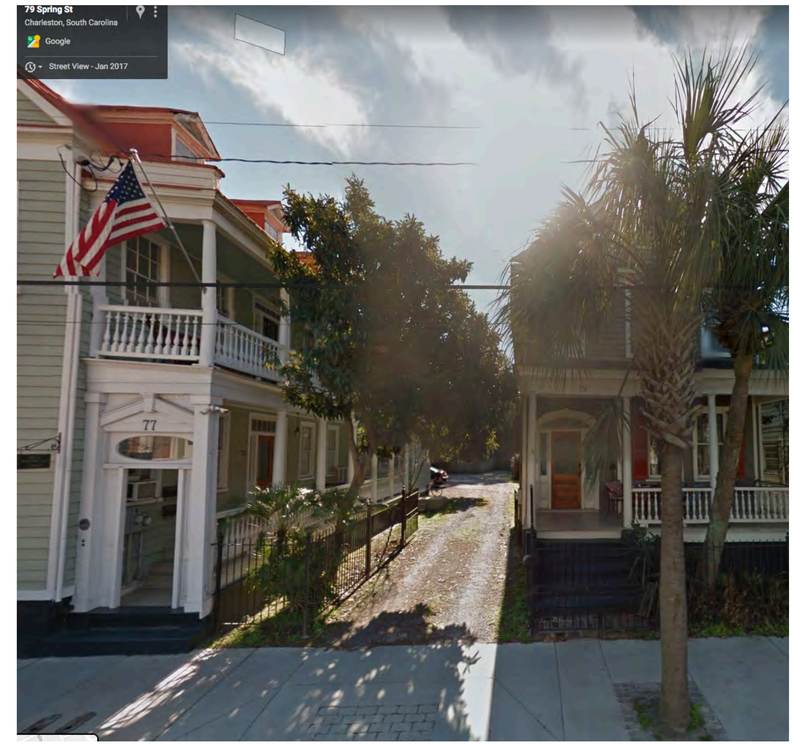
AERIAL VIEW: looking west

DRIVEWAY (SMALLS ALLEY)

LEWIS COURT

71 SPRING ***73 SPRING*** ***75 SPRING*** ***77 SPRING*** ***79 SPRING***





DRIVEWAY (SMALLS ALLEY)

DRIVEWAY (SMALLS ALLEY)

LEWIS COURT

71 SPRING

73 SPRING

77 SPRING

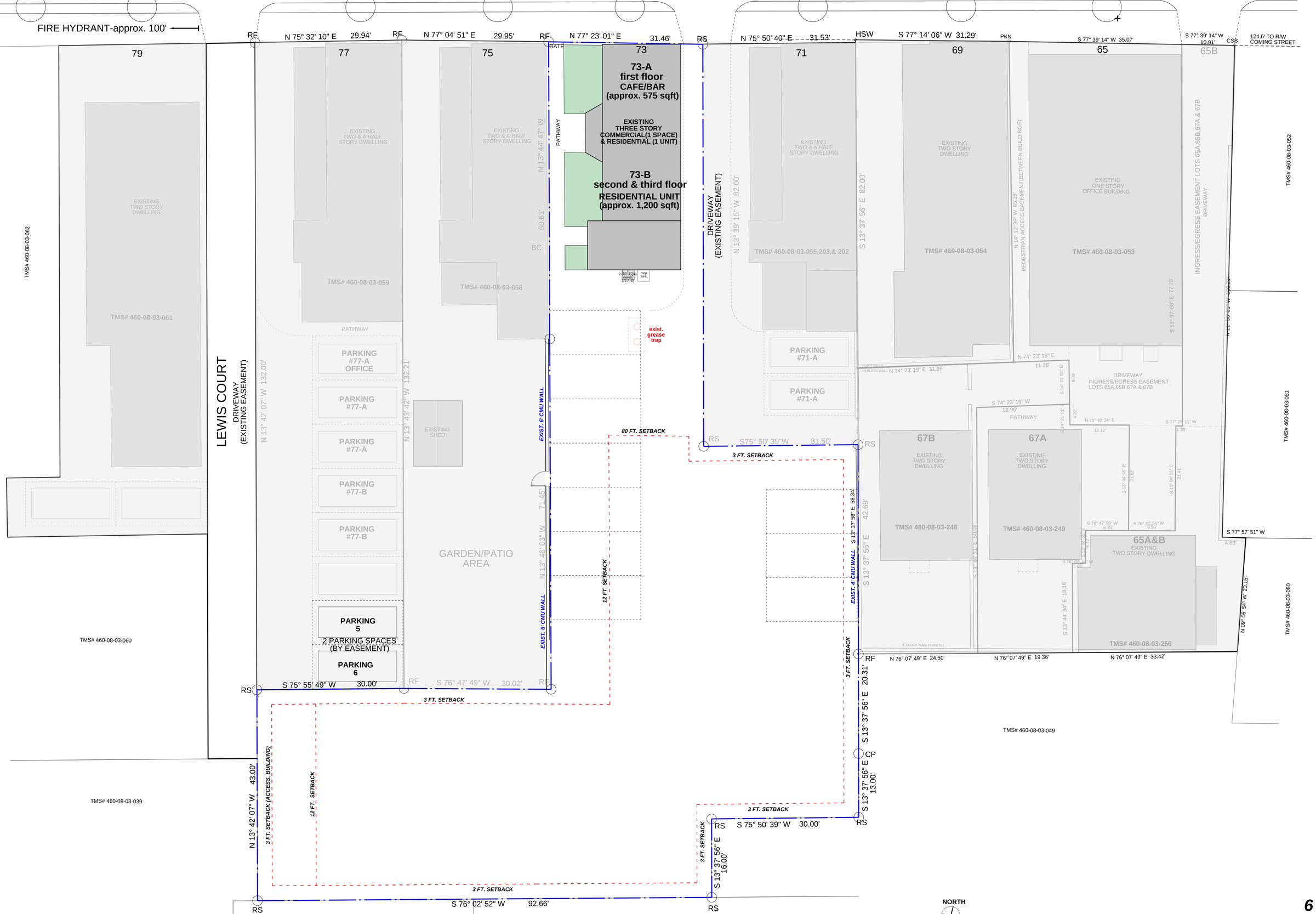
79 SPRING

LEWIS COURT: looking south

LEWIS COURT: looking south

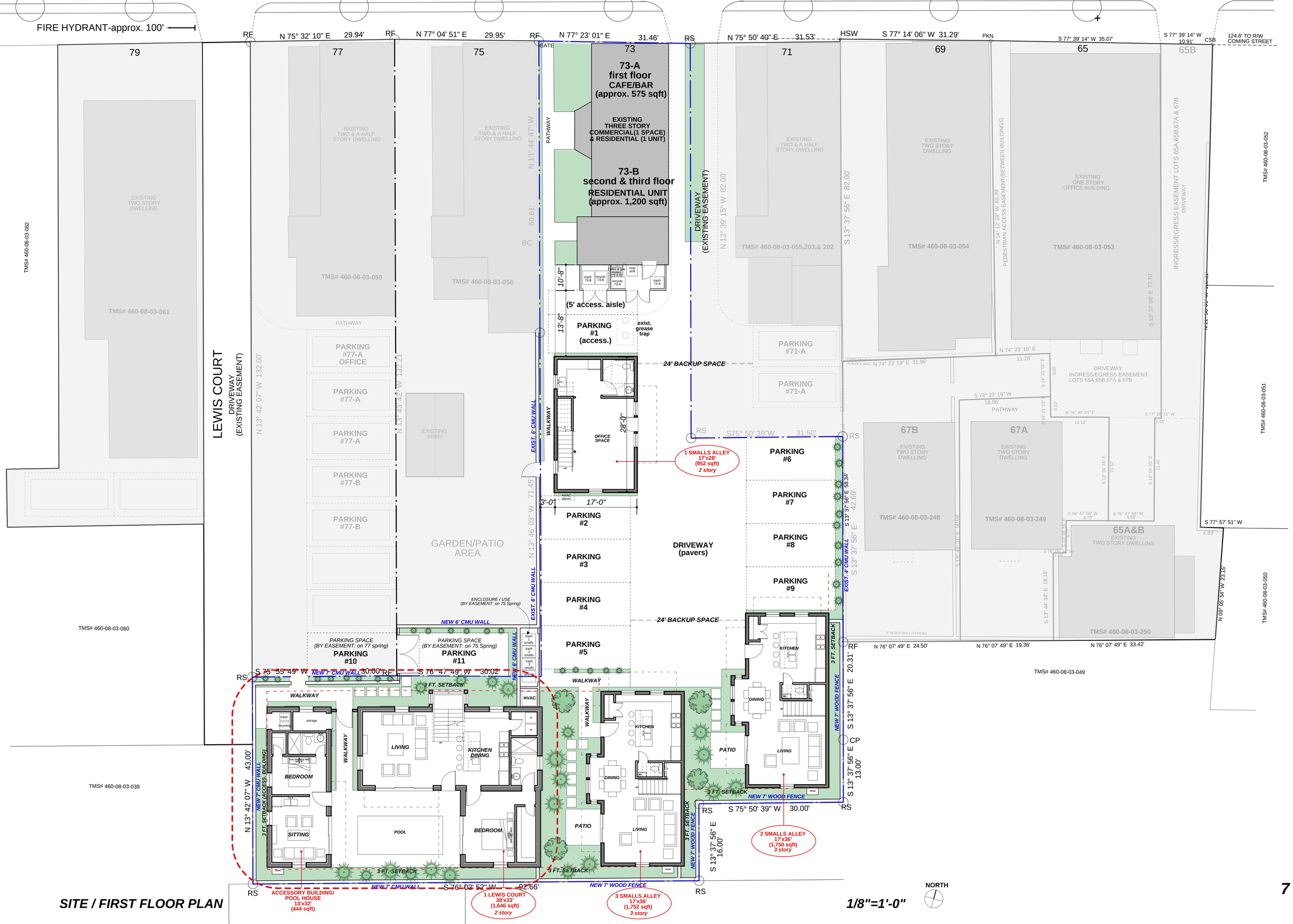
LEWIS COURT: looking north

LEWIS COURT: looking north



EXISTING SITE PLAN

1/8"=1'-0"

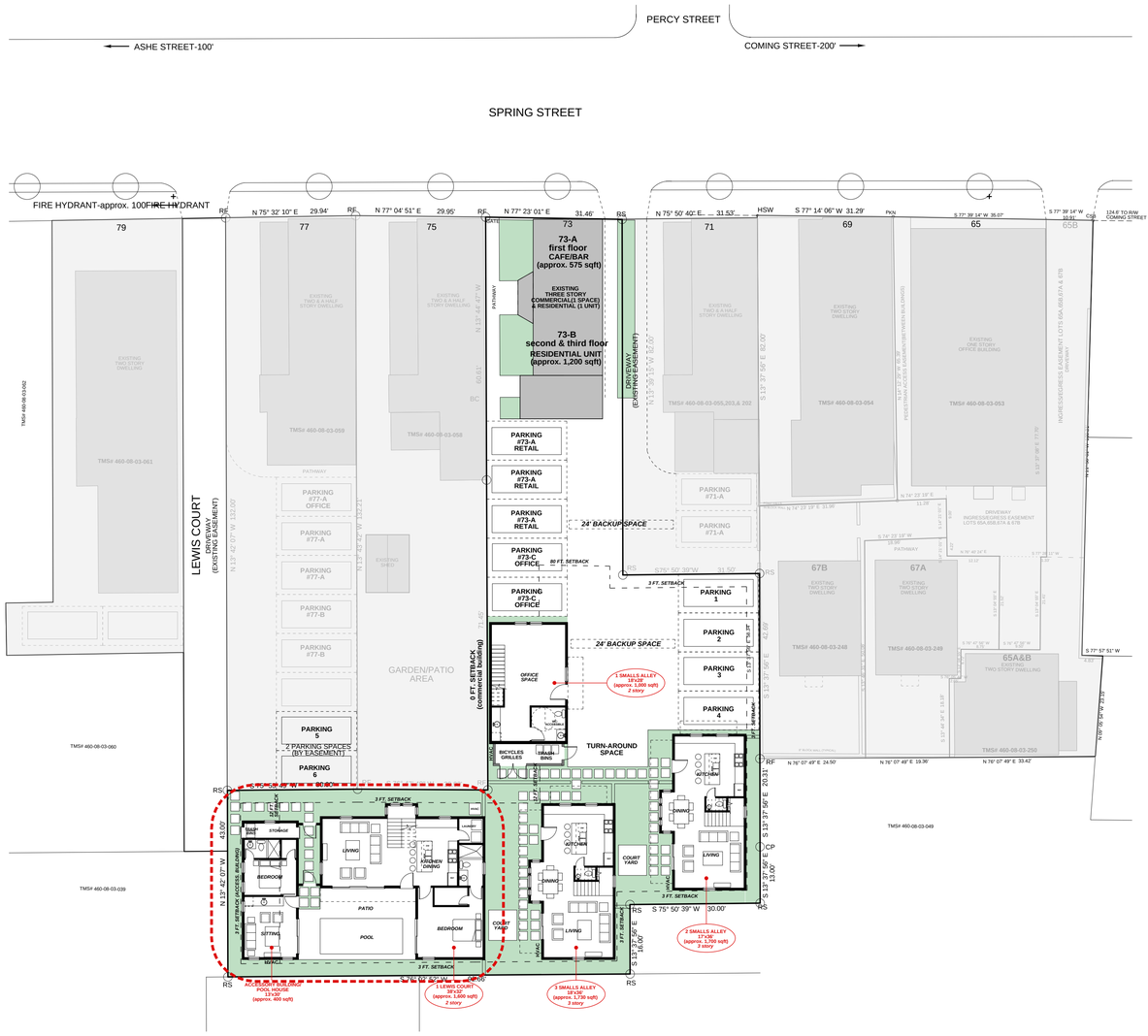


SITE / FIRST FLOOR PLAN

1/8"=1'-0"

BAR : CONCEPTUAL - OCT. 2019

*approved 10/10/2019

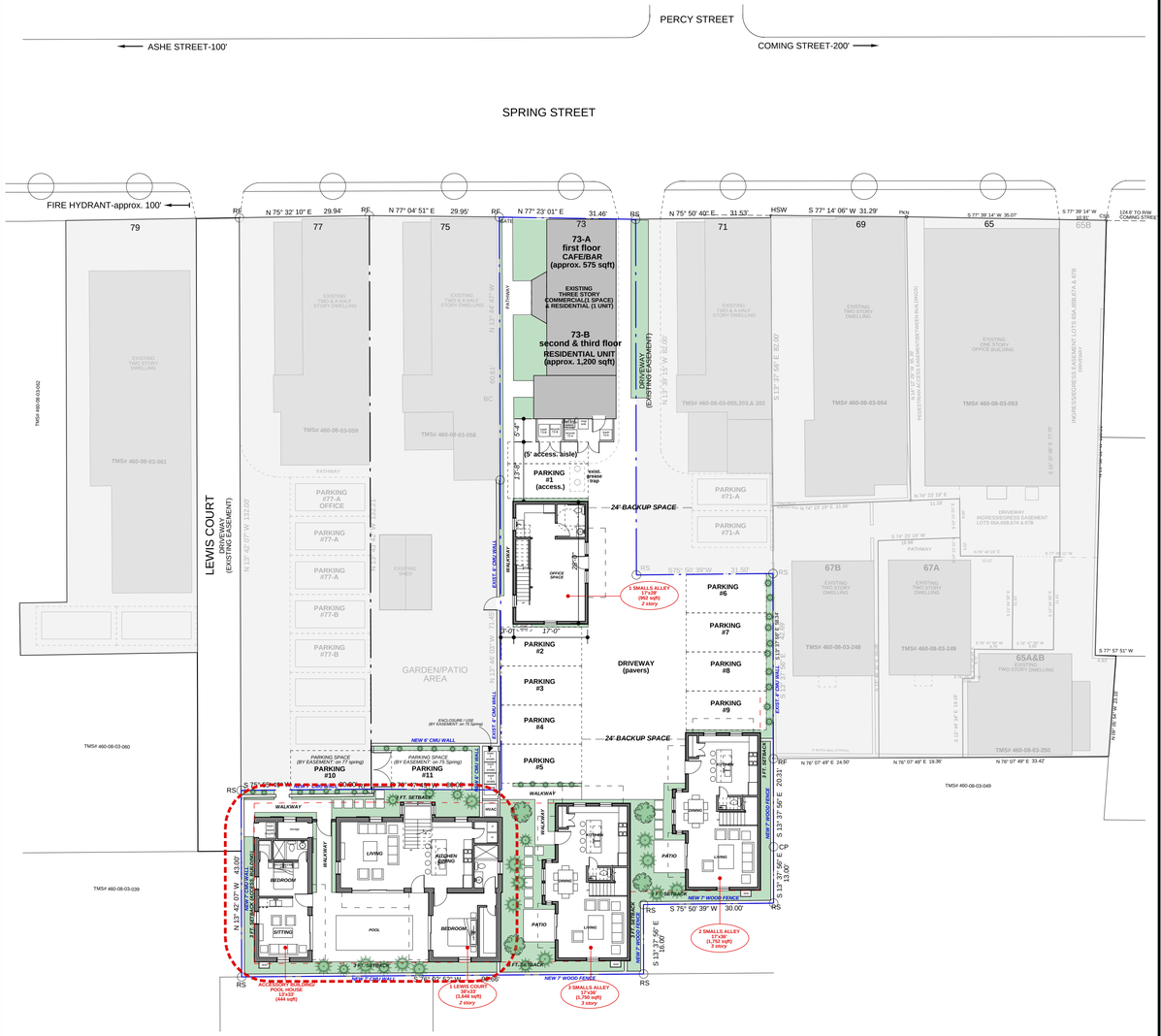


SITE / FIRST FLOOR PLAN

1/16"=1'-0"

NORTH

BAR : PRELIMINARY - FEB. 2020

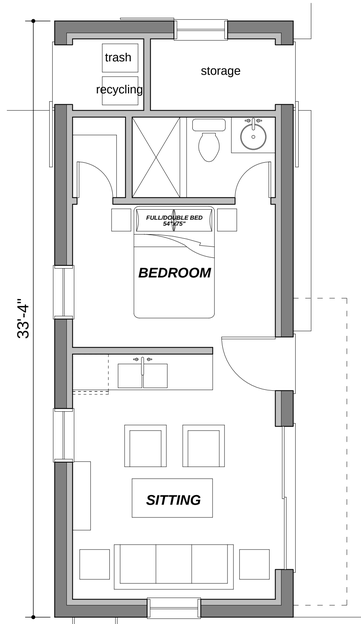


SITE / FIRST FLOOR PLAN

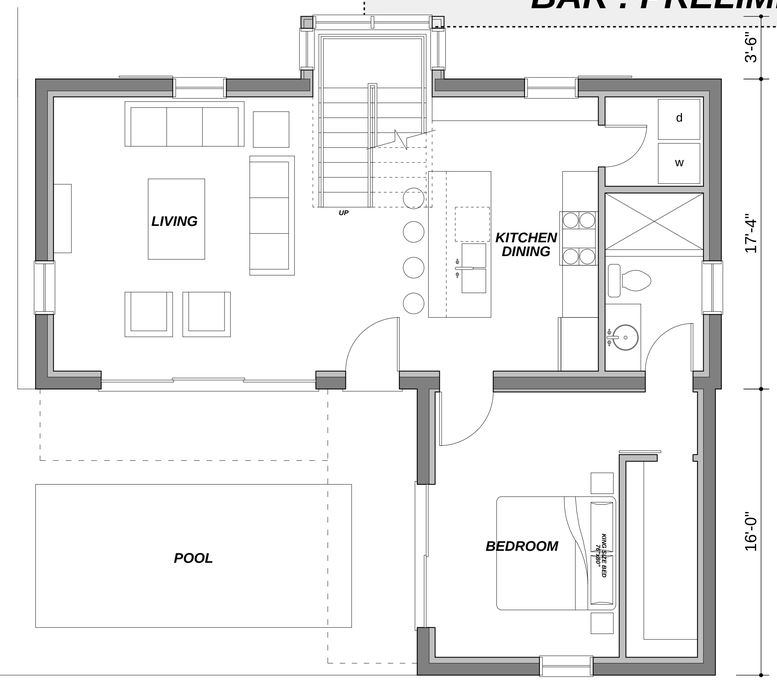
1/16"=1'-0"

NORTH

BAR : PRELIMINARY - FEB. 2020



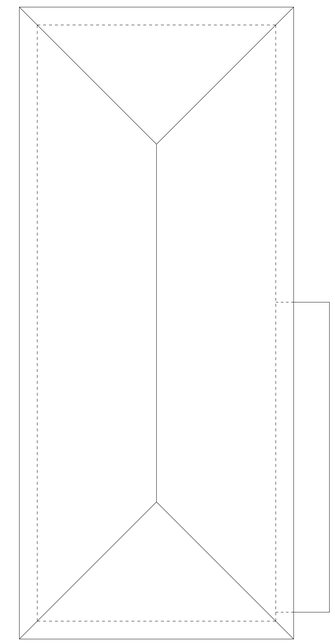
POOL HOUSE PLAN
444 sqft- heated

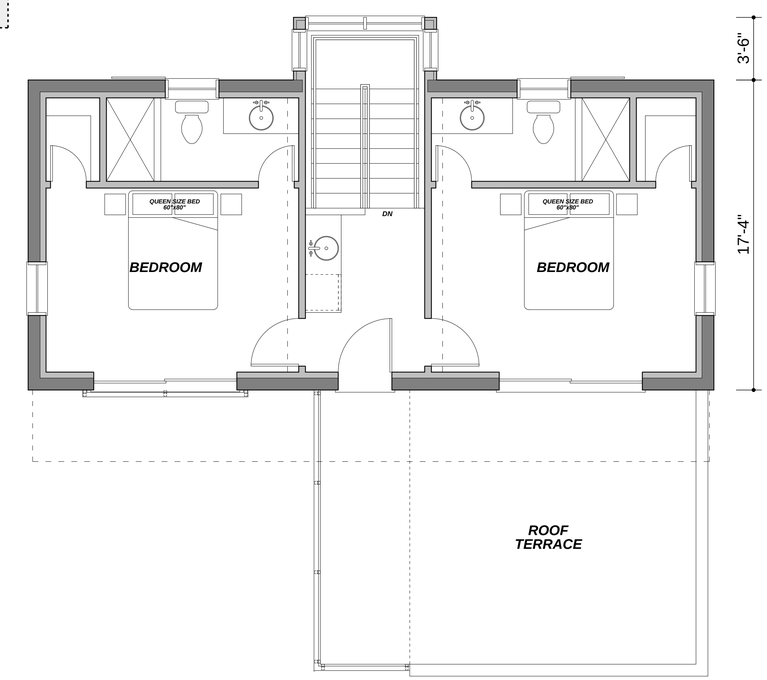


FIRST FLOOR PLAN
956 sqft- heated (1,646 sqft TOTAL)

1/4"=1'-0"

NORTH





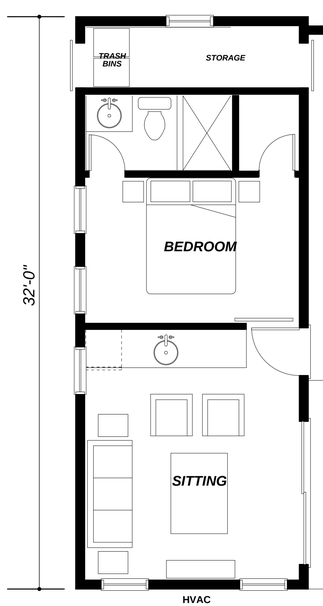
SECOND FLOOR PLAN
690 sqft- heated (1,646 sqft TOTAL)

1/4"=1'-0"

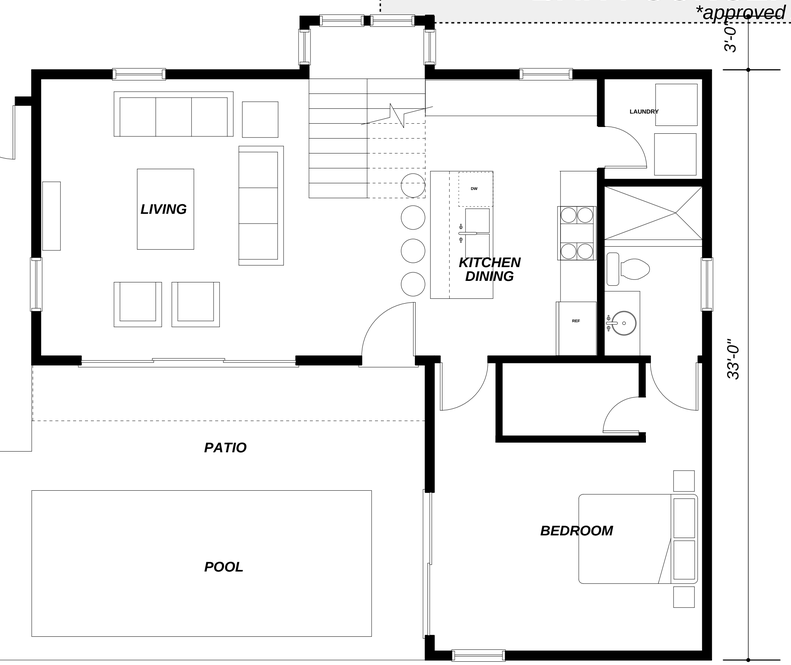
NORTH

BAR : CONCEPTUAL - OCT. 2019

**approved 10/10/2019*



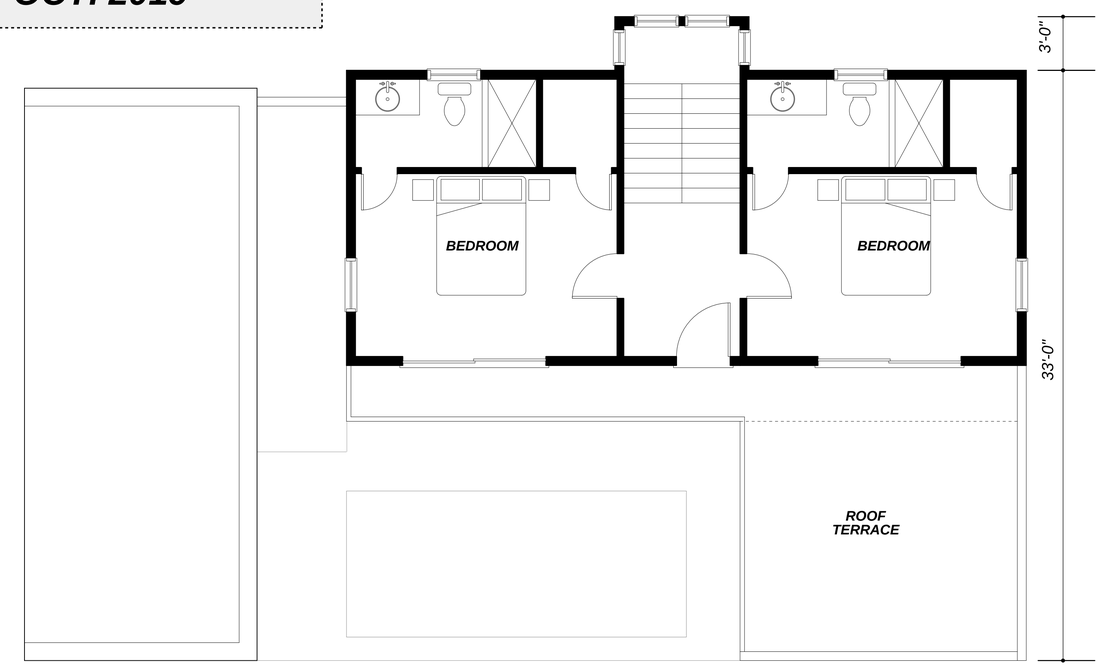
POOL HOUSE PLAN
416 sqft- heated



FIRST FLOOR PLAN
940 sqft- heated (1,600 sqft TOTAL)

1/4"=1'-0"

NORTH

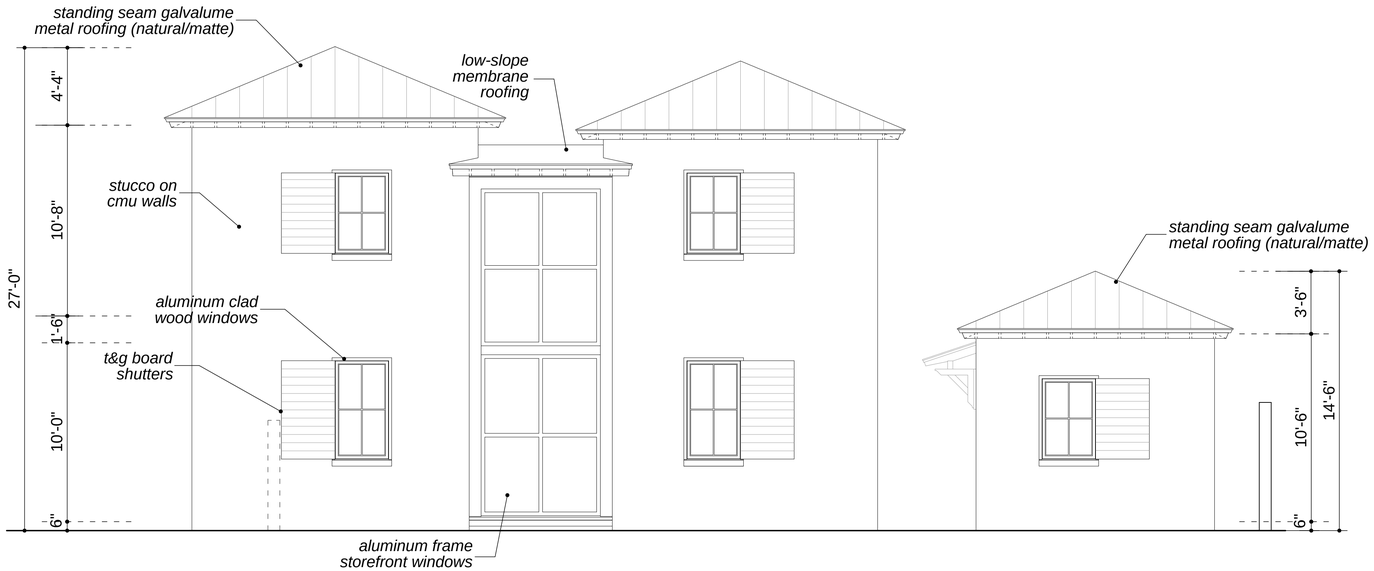


SECOND FLOOR PLAN
660 sqft- heated (1,600 sqft TOTAL)

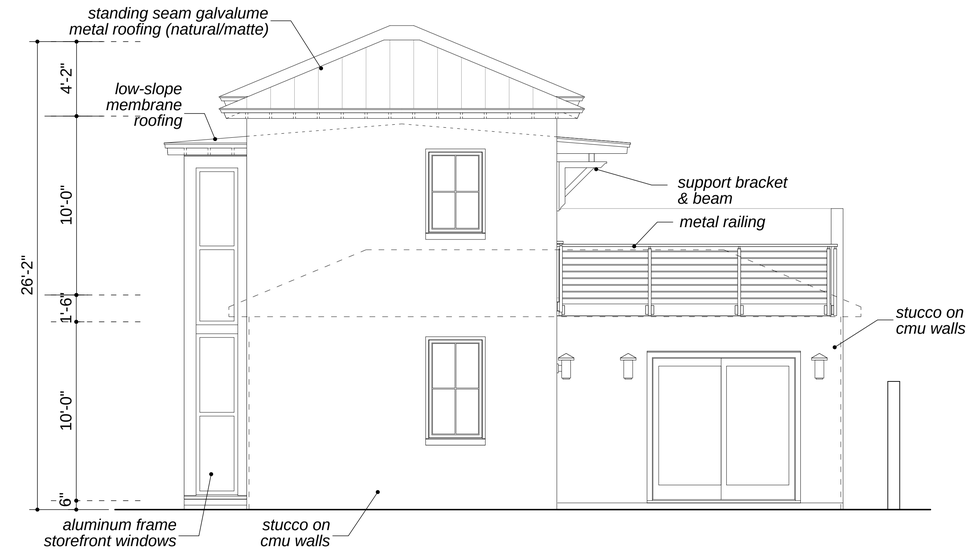
1/4"=1'-0"

NORTH

BAR : PRELIMINARY - FEB. 2020



NORTH (FRONT) ELEVATION **1/4" = 1'-0"**

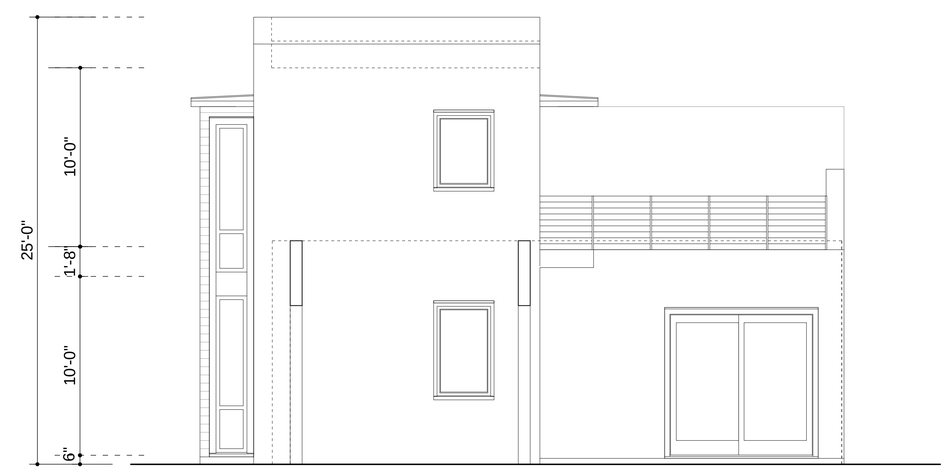


WEST ELEVATION **1/4" = 1'-0"**

BAR : CONCEPTUAL - OCT. 2019

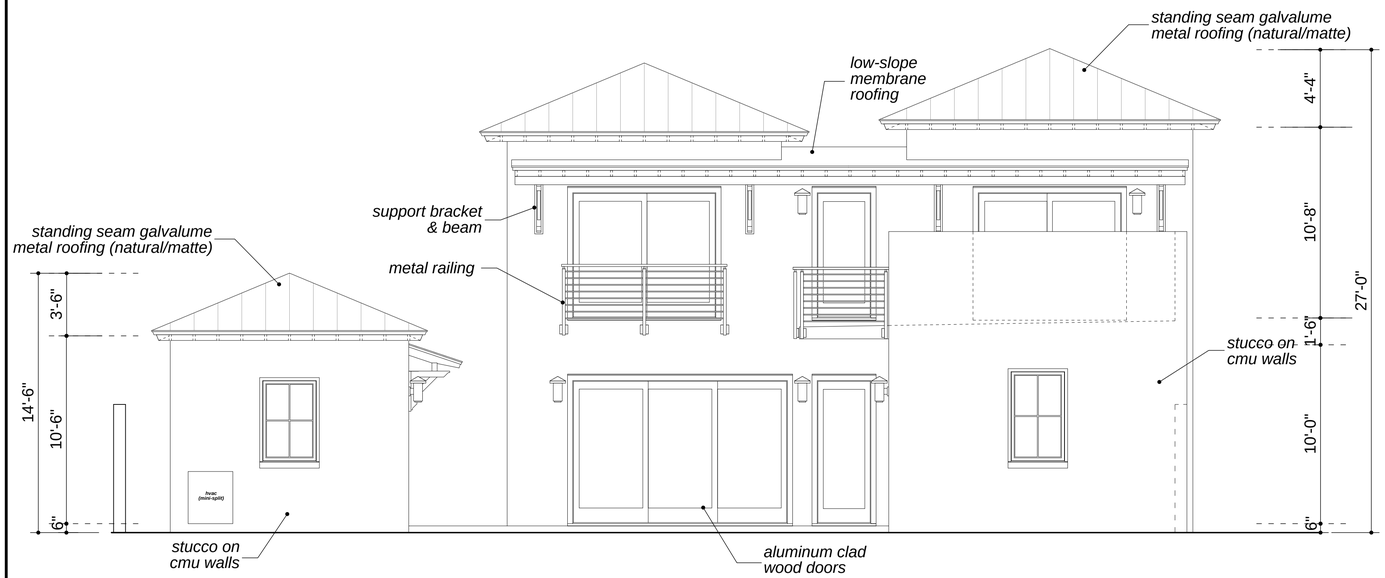
*approved 10/10/2019

NORTH (FRONT) ELEVATION **1/4" = 1'-0"**

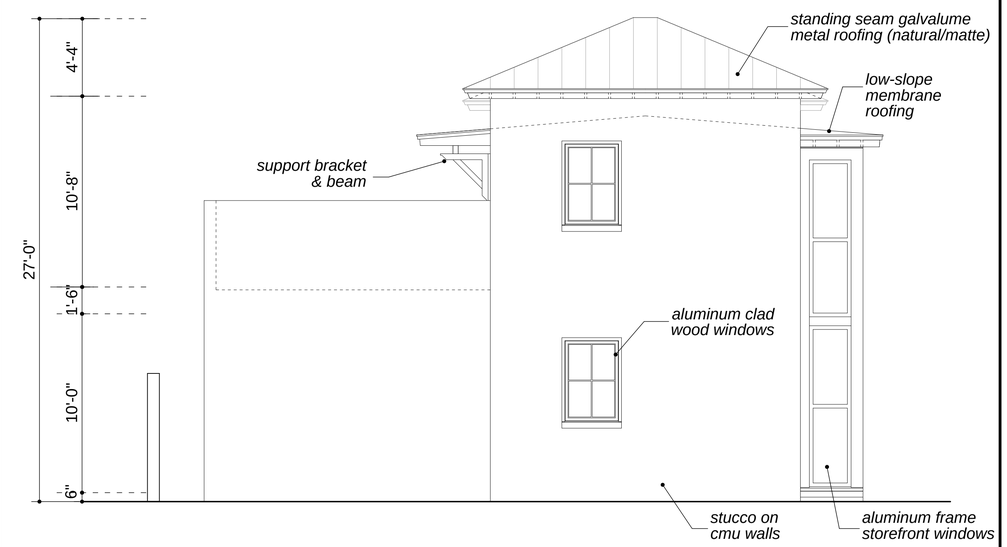


WEST ELEVATION **1/4" = 1'-0"**

BAR : PRELIMINARY - FEB. 2020



SOUTH (REAR) ELEVATION **1/4" = 1'-0"**

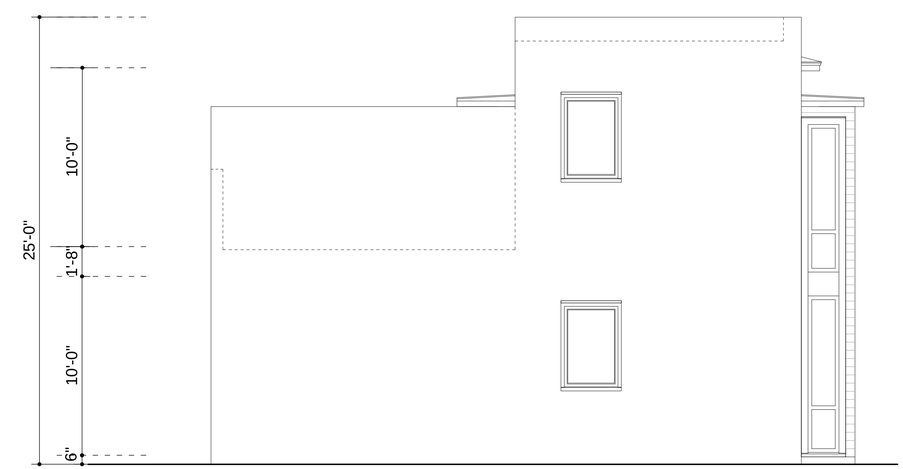


EAST ELEVATION **1/4" = 1'-0"**

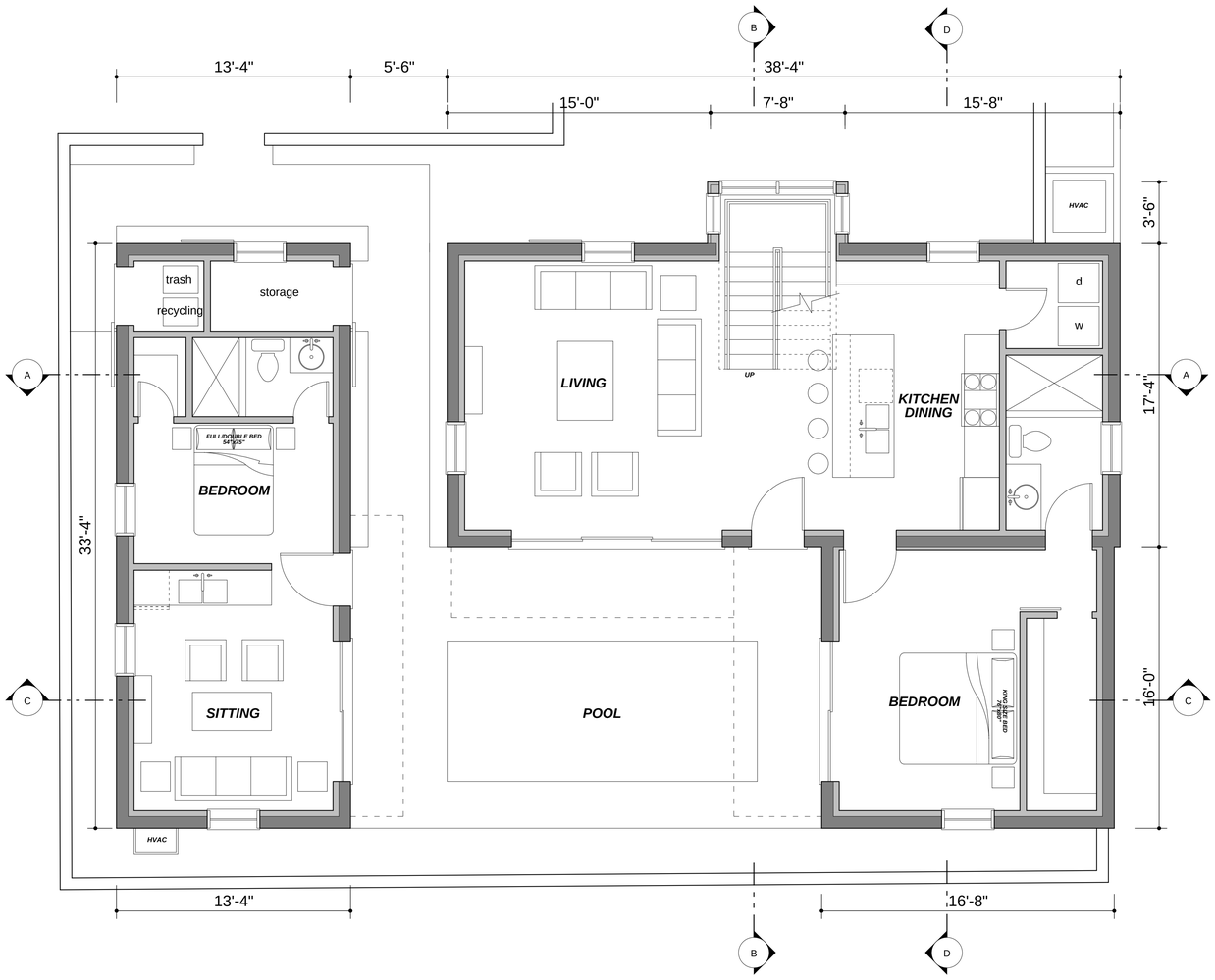
BAR : CONCEPTUAL - OCT. 2019

*approved 10/10/2019

SOUTH (REAR) ELEVATION **1/4" = 1'-0"**



EAST ELEVATION **1/4" = 1'-0"**

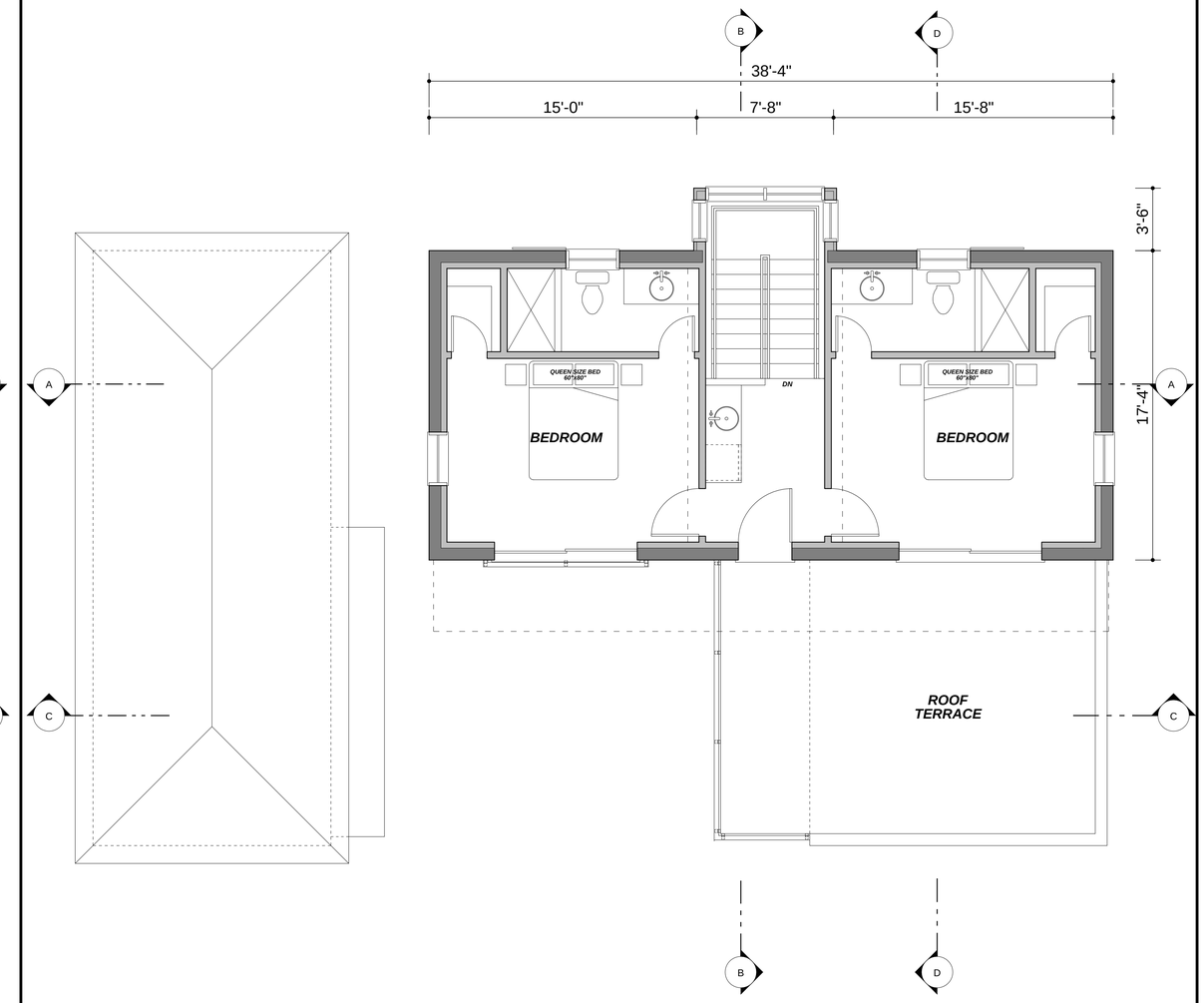


POOL HOUSE PLAN
444 sqft- heated

FIRST FLOOR PLAN
956 sqft- heated (1,646 sqft TOTAL)

1/4"=1'-0"

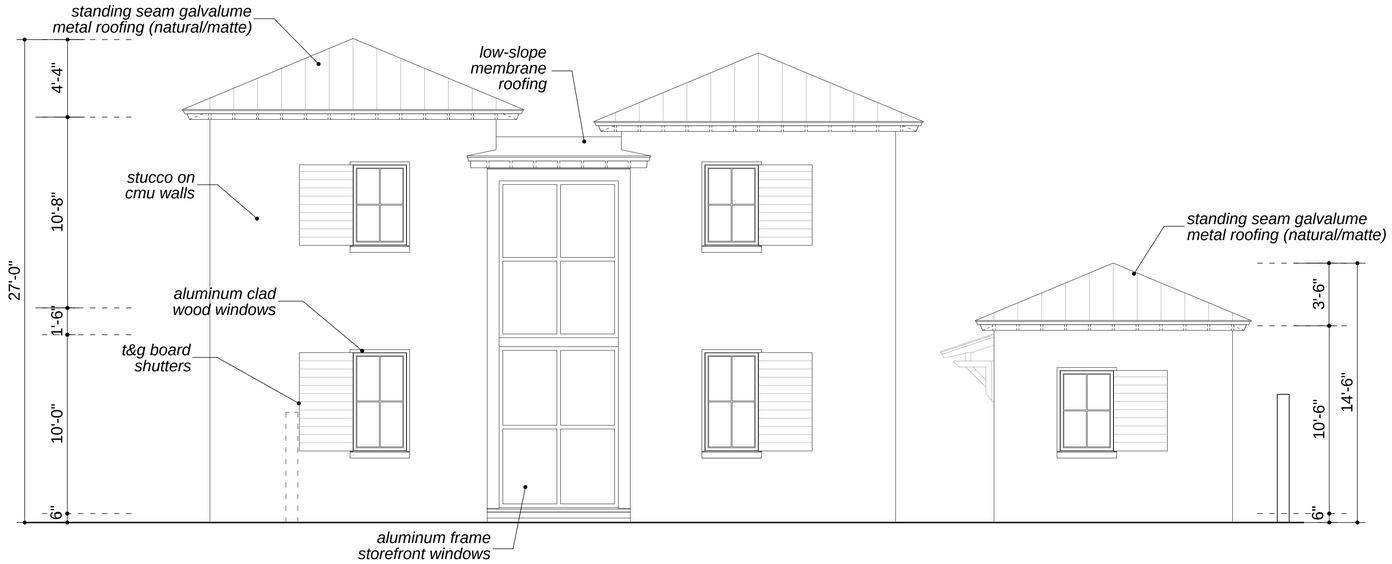
NORTH



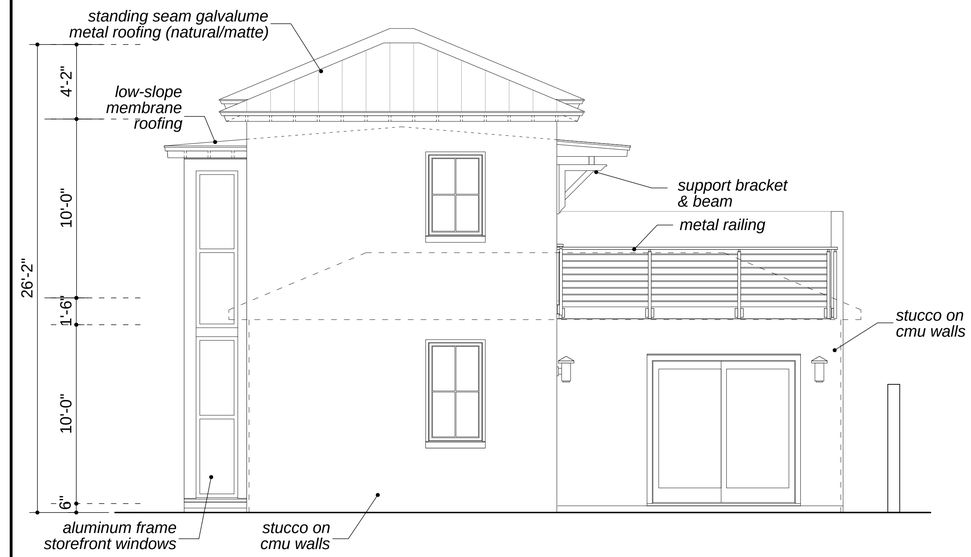
SECOND FLOOR PLAN
690 sqft- heated (1,646 sqft TOTAL)

1/4"=1'-0"

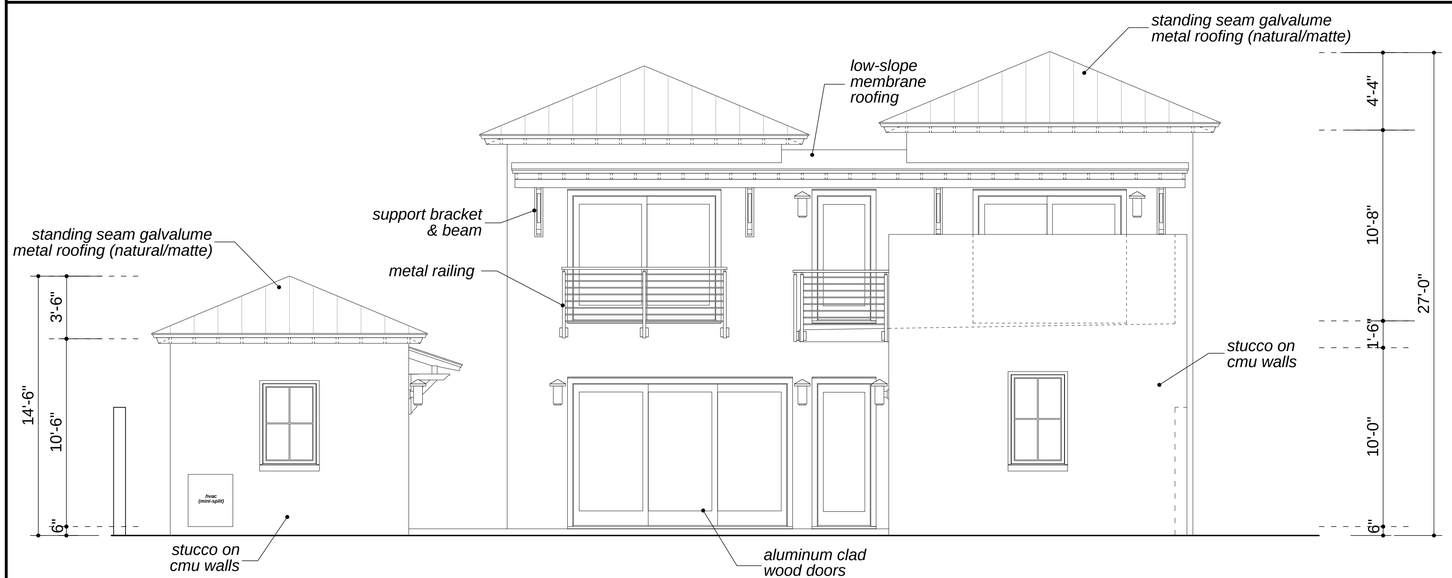
NORTH



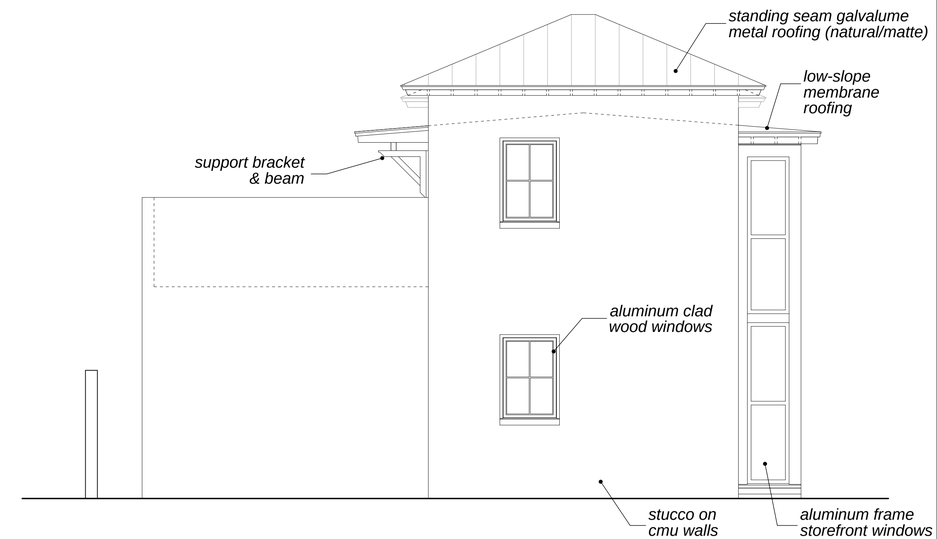
NORTH (FRONT) ELEVATION **1/4" = 1'-0"**



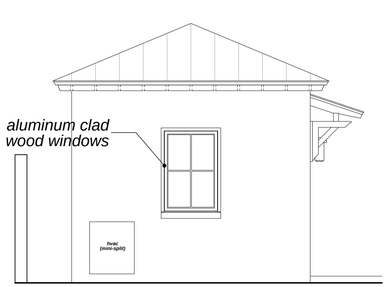
WEST ELEVATION **1/4" = 1'-0"**



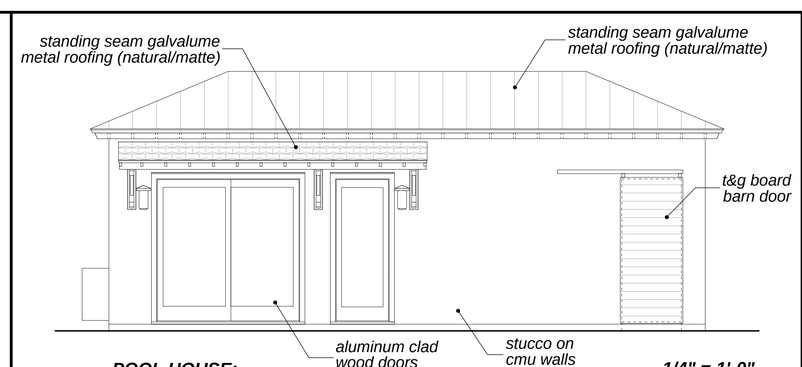
SOUTH (REAR) ELEVATION **1/4" = 1'-0"**



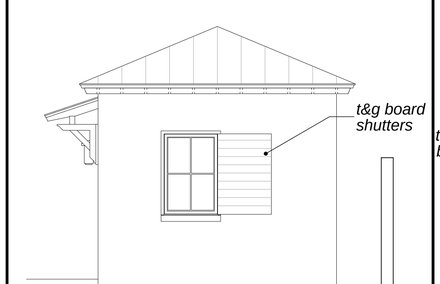
EAST ELEVATION **1/4" = 1'-0"**



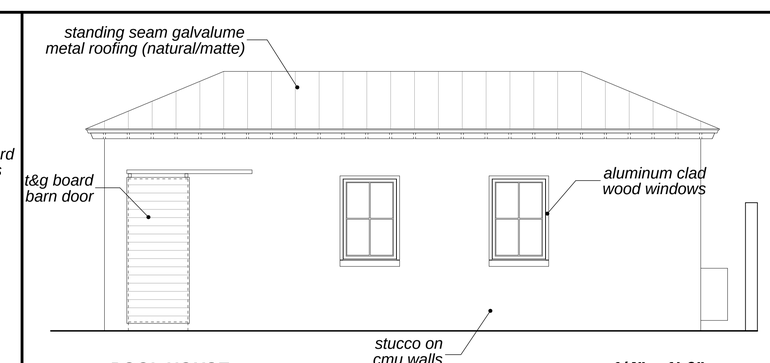
POOL HOUSE: SOUTH (REAR) ELEVATION **1/4" = 1'-0"**



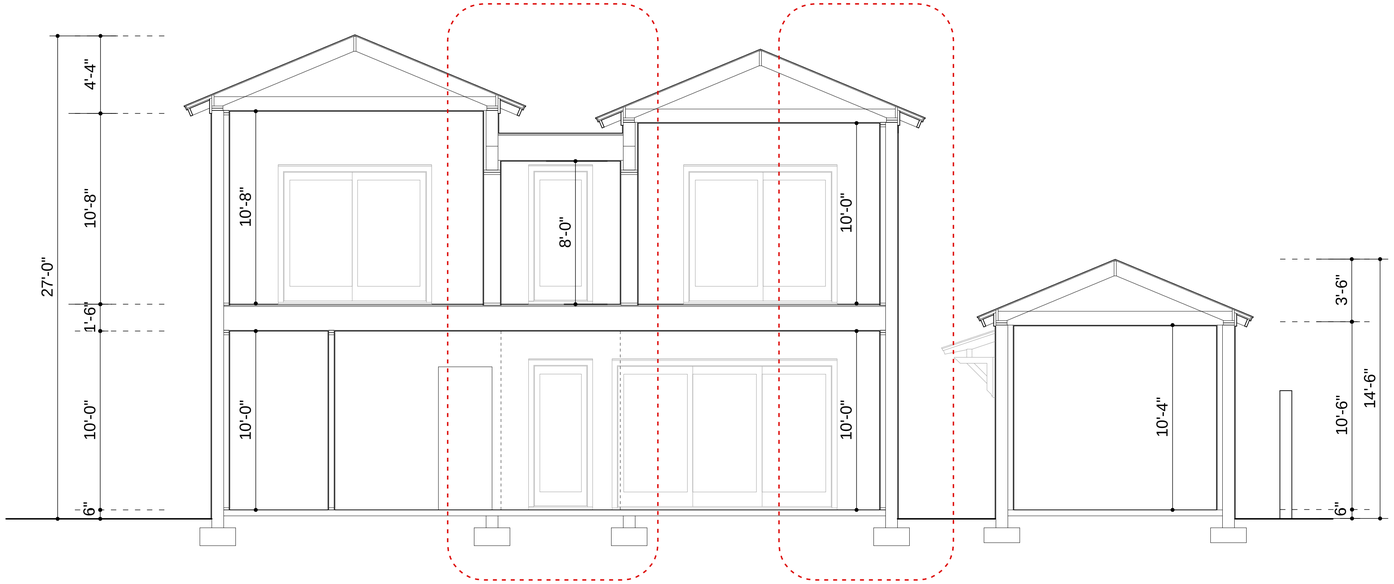
POOL HOUSE: EAST ELEVATION **1/4" = 1'-0"**



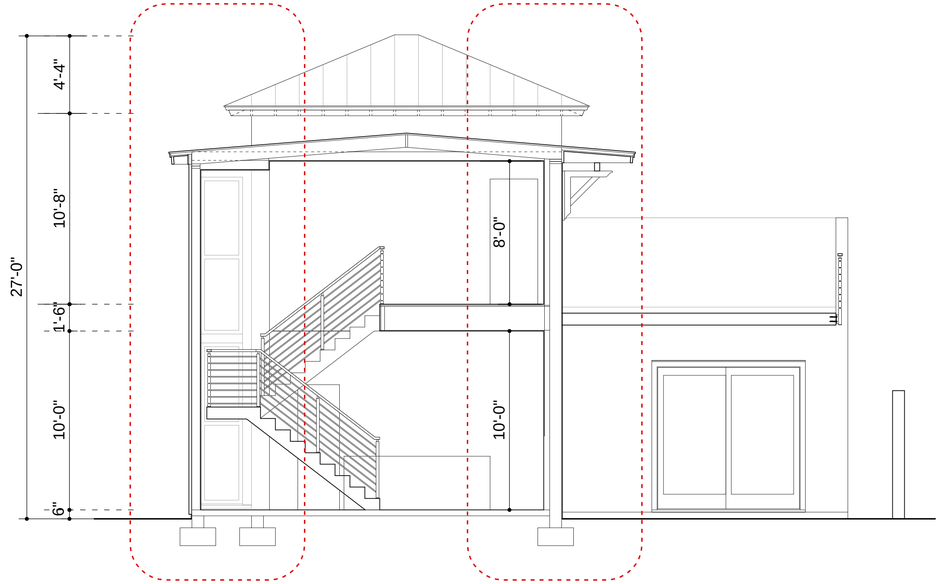
POOL HOUSE: NORTH (FRONT) ELEVATION **1/4" = 1'-0"**



POOL HOUSE: EAST ELEVATION **1/4" = 1'-0"**

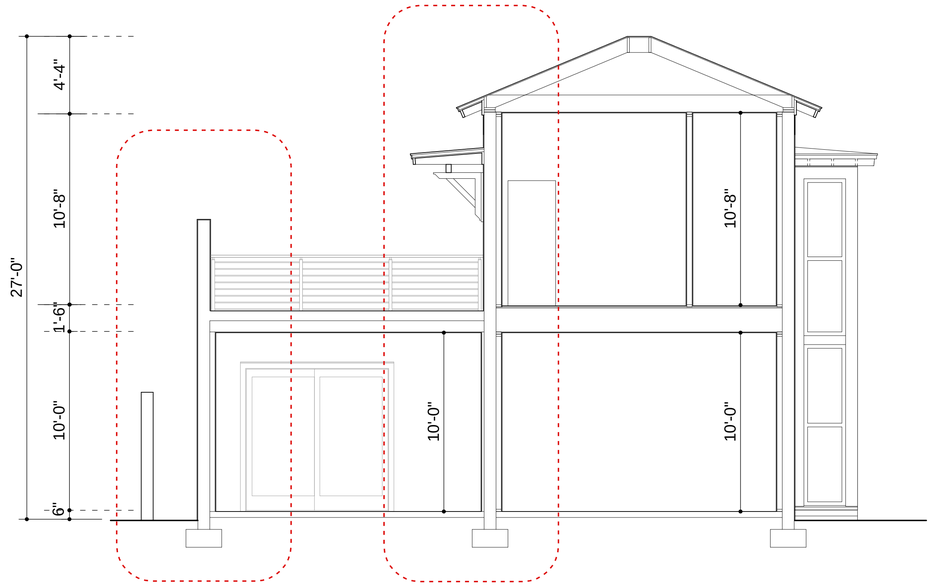


SECTION A-A ***1/4" = 1'-0"***

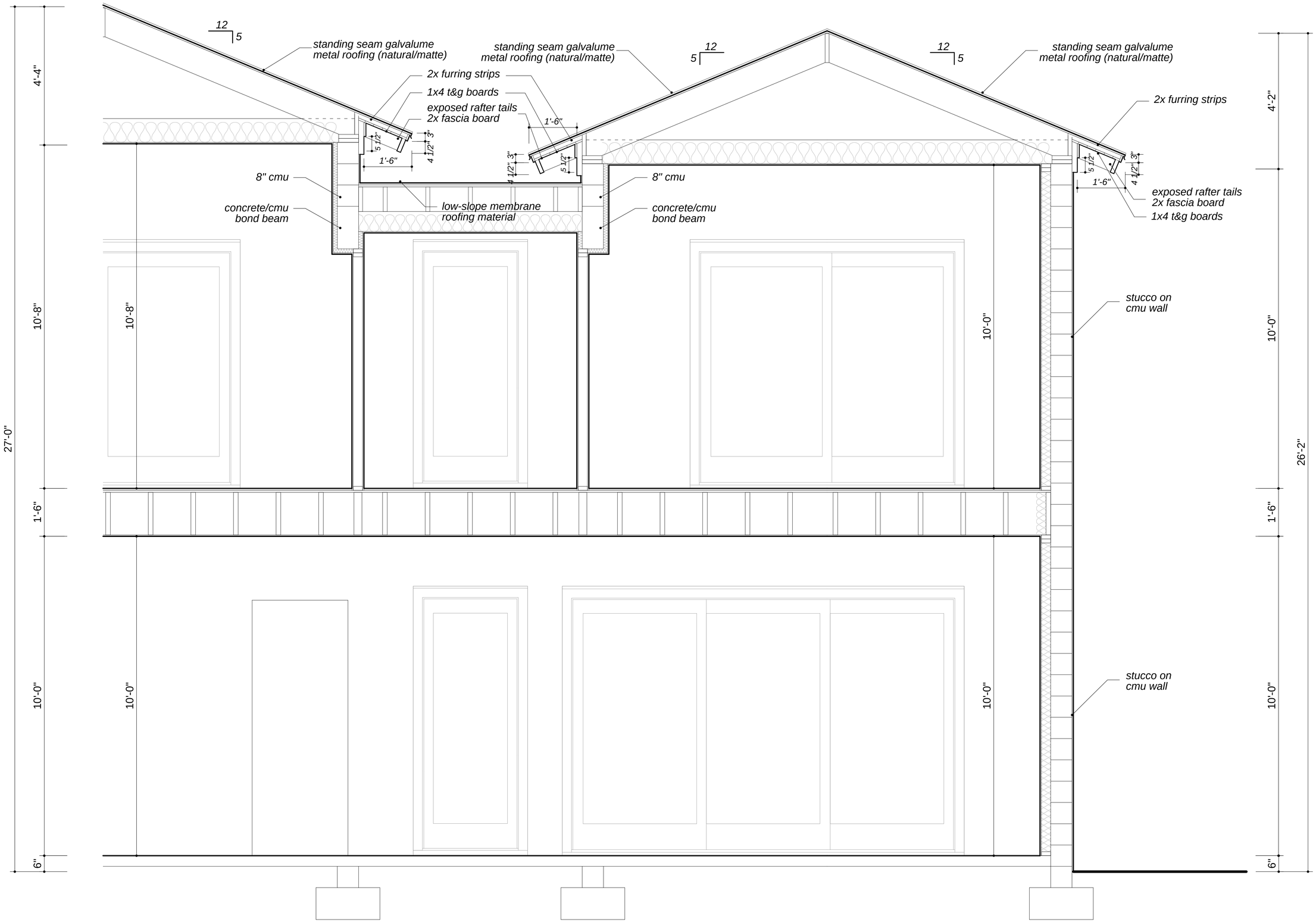


SECTION B-B ***1/4" = 1'-0"***

SECTION C-C ***1/4" = 1'-0"***

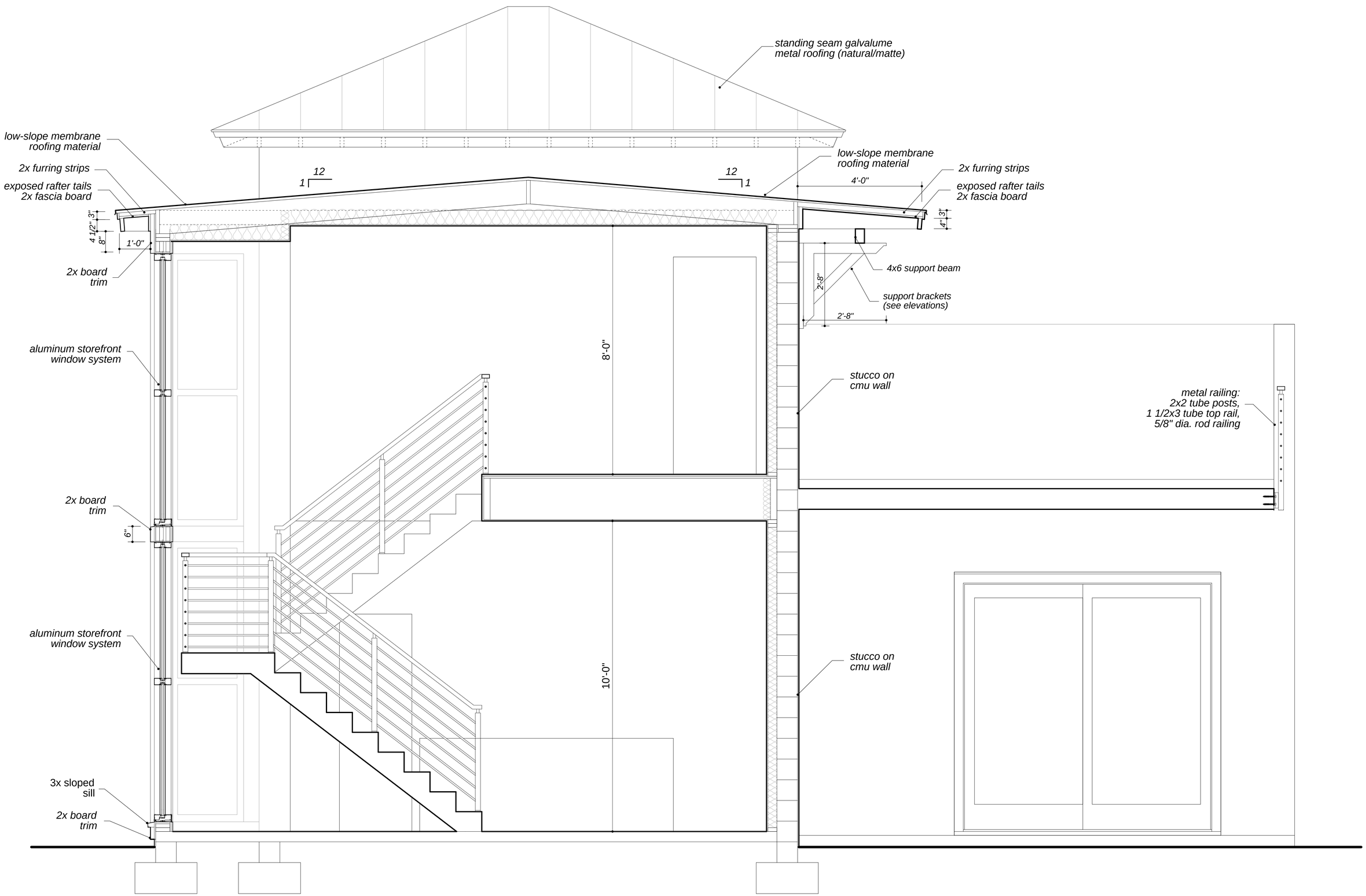


SECTION D-D ***1/4" = 1'-0"***



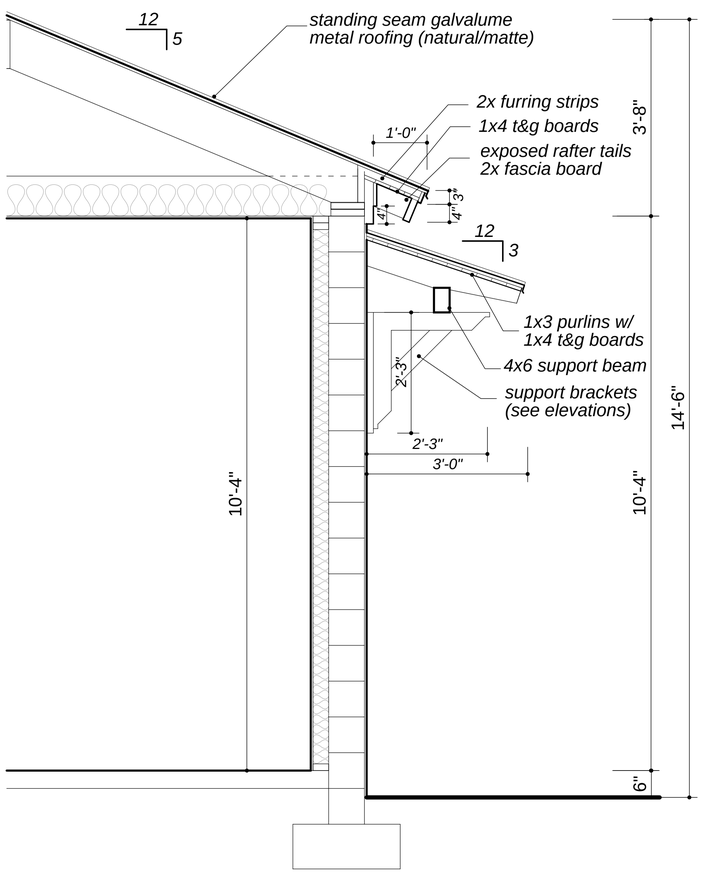
WALL SECTION A-A

3/4" = 1'-0"

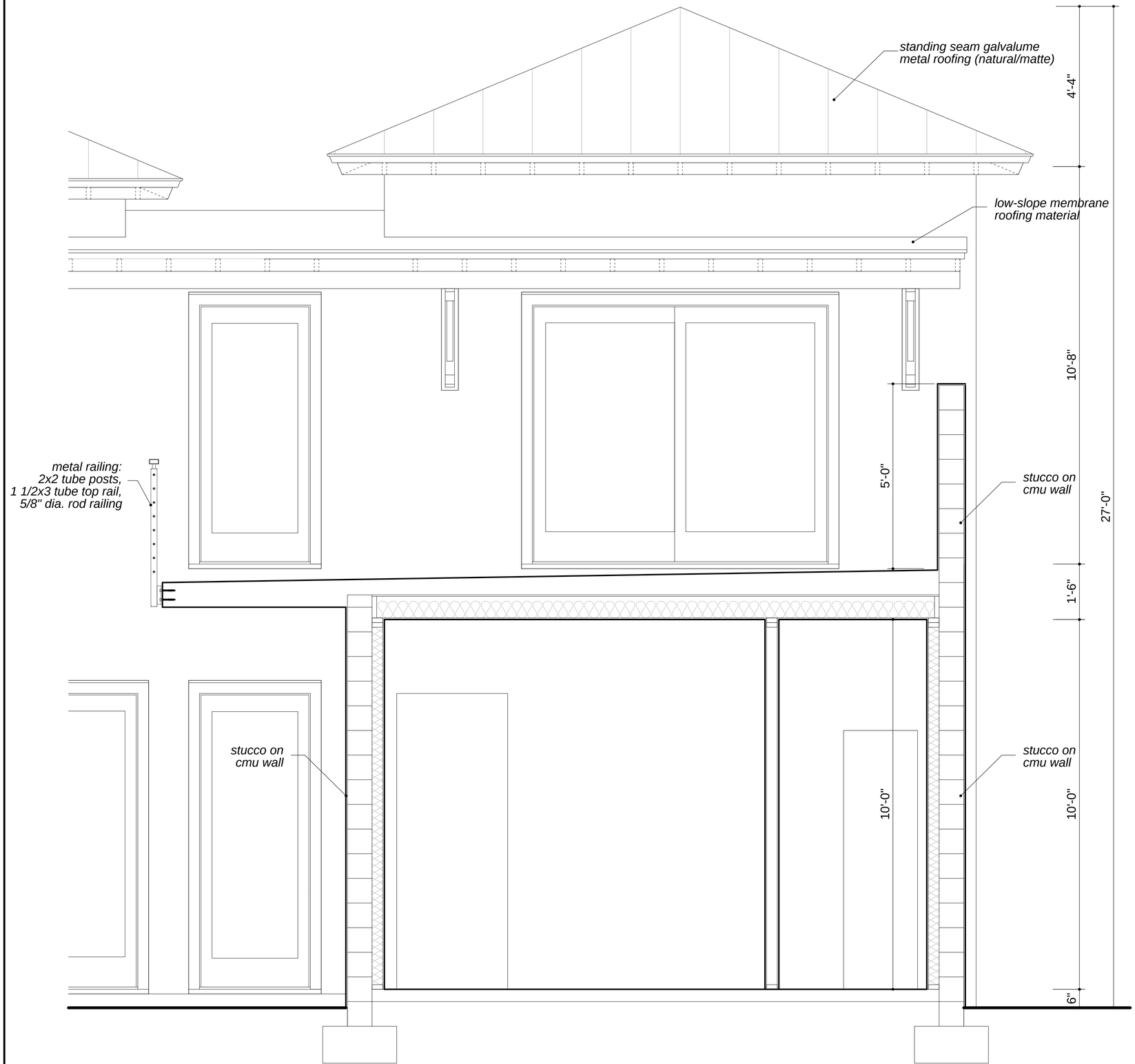


WALL SECTION B-B

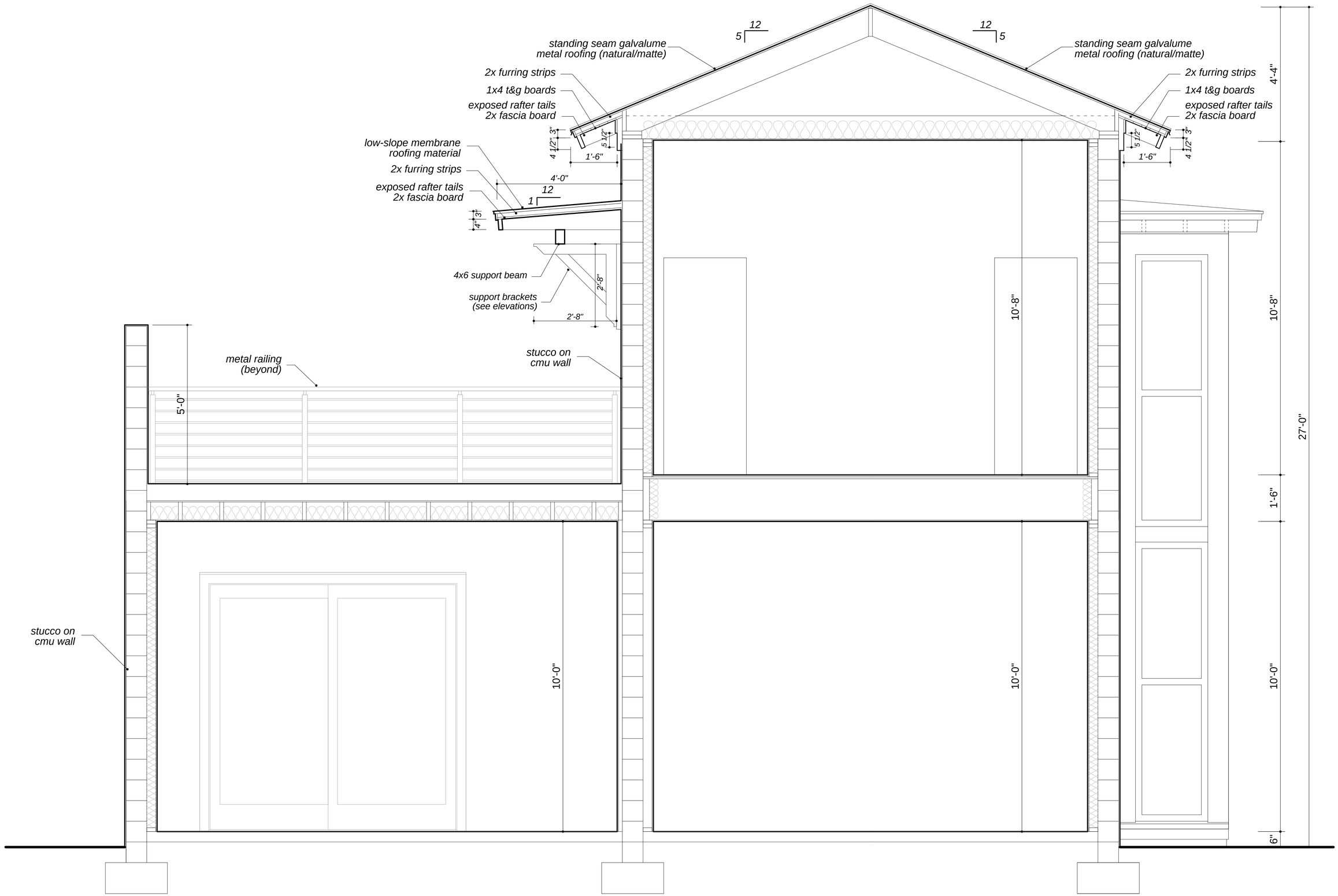
3/4" = 1'-0"



WALL SECTION C-C



3/4" = 1'-0"



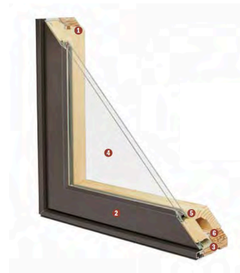
WALL SECTION D-D

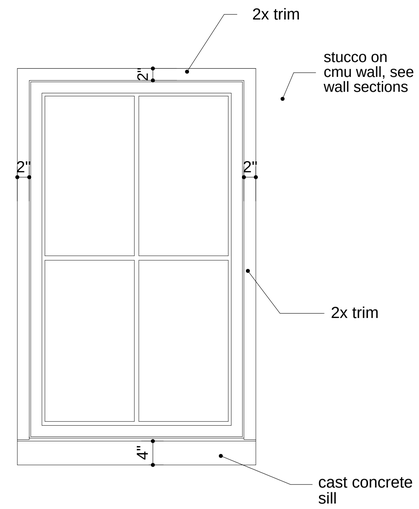
3/4" = 1'-0"

STANDING SEAM METAL ROOFING (GALVALUME: NATURAL/MATTE FINISH)

WINDOWS: ALUMINUM CLAD WOOD

Andersen ARCHITECTURAL COLLECTION | E-SERIES WINDOWS & DOORS

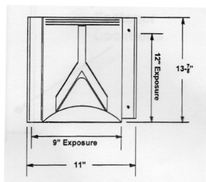


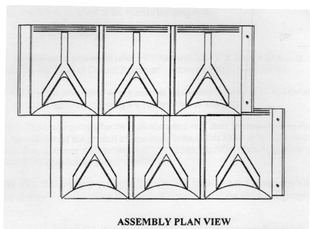


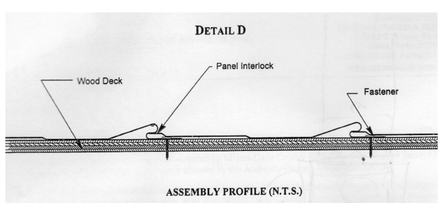
WINDOW- DETAIL ***1"=1'-0"***

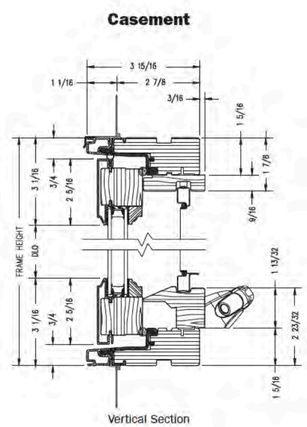
EXTERIOR ELEVATION

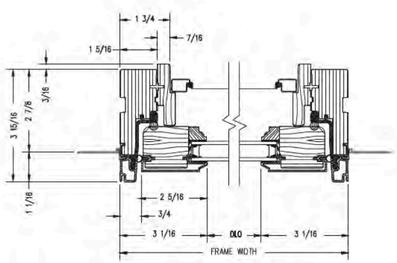
METAL SHINGLE ROOFING (GALVALUME: NATURAL/MATTE FINISH)

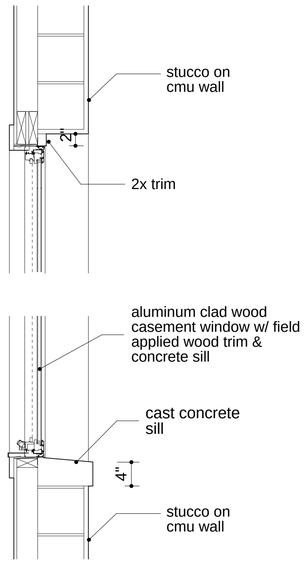








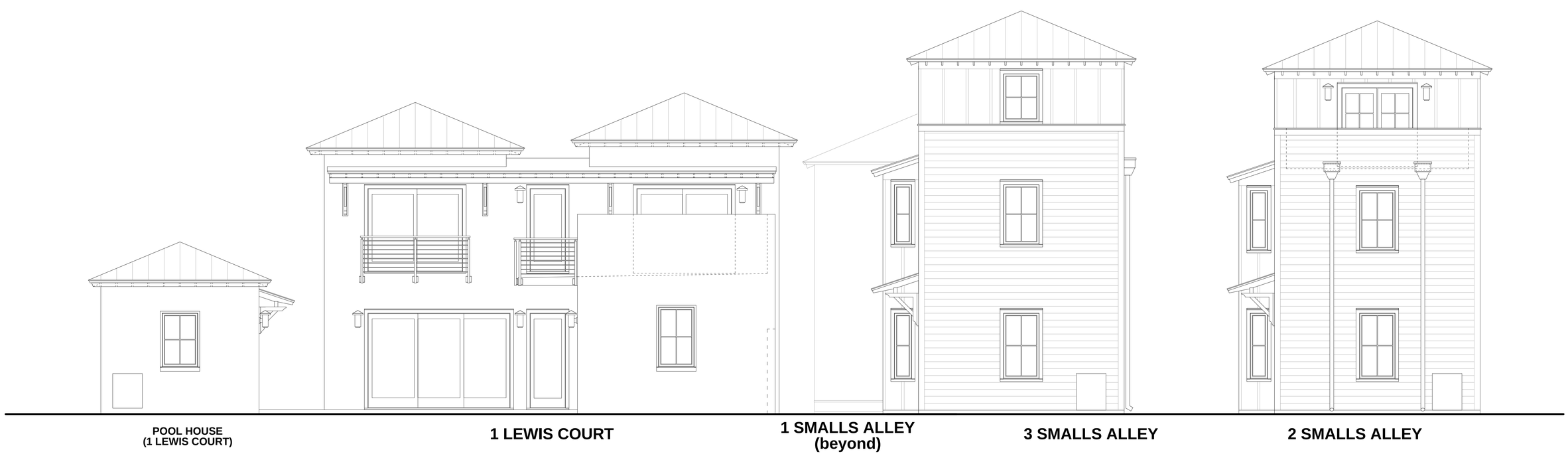




WINDOW- DETAIL **1"=1'-0"**

SECTION

BEHIND 71-77 SPRING: LOOKING SOUTH



BEHIND 71-77 SPRING: LOOKING NORTH

71 SPRING STREET
73 SPRING STREET
75 SPRING STREET
77 SPRING STREET
2 SMALLS ALLEY
3 SMALLS ALLEY
1 SMALLS ALLEY
1 LEWIS COURT
POOL HOUSE
(1 LEWIS COURT)

3 SMALLS ALLEY: new single-family dwelling

73 SPRING STREET: three new single-family dwellings & a new small office building at the rear of the property (located behind an existing non-historic building: commercial space with one residential unit above)

(B.A.R. - Preliminary Review : February 2020)

N

AERIAL VIEW: looking north

N

AERIAL VIEW: looking east

N

AERIAL VIEW: looking south

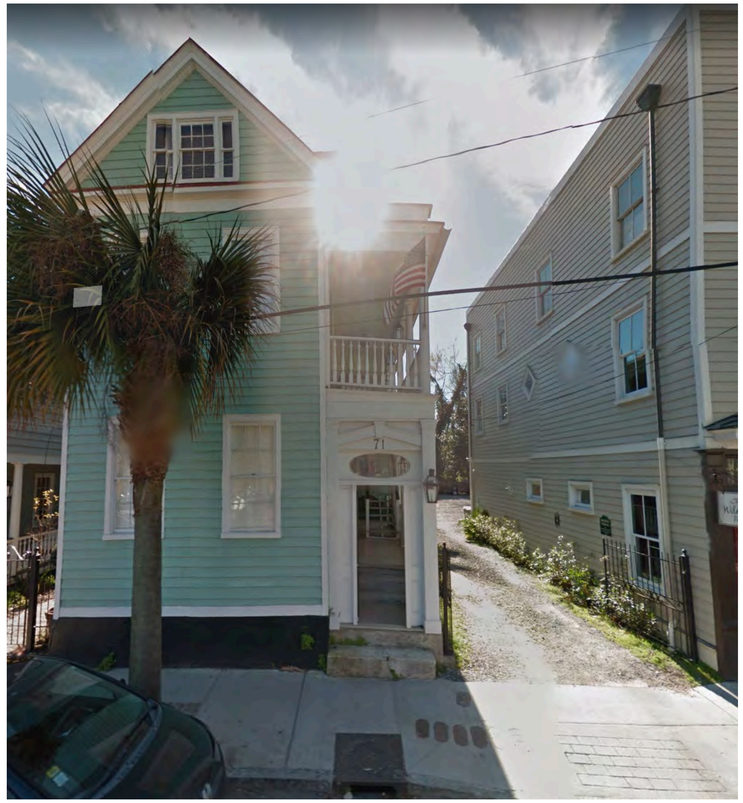
N

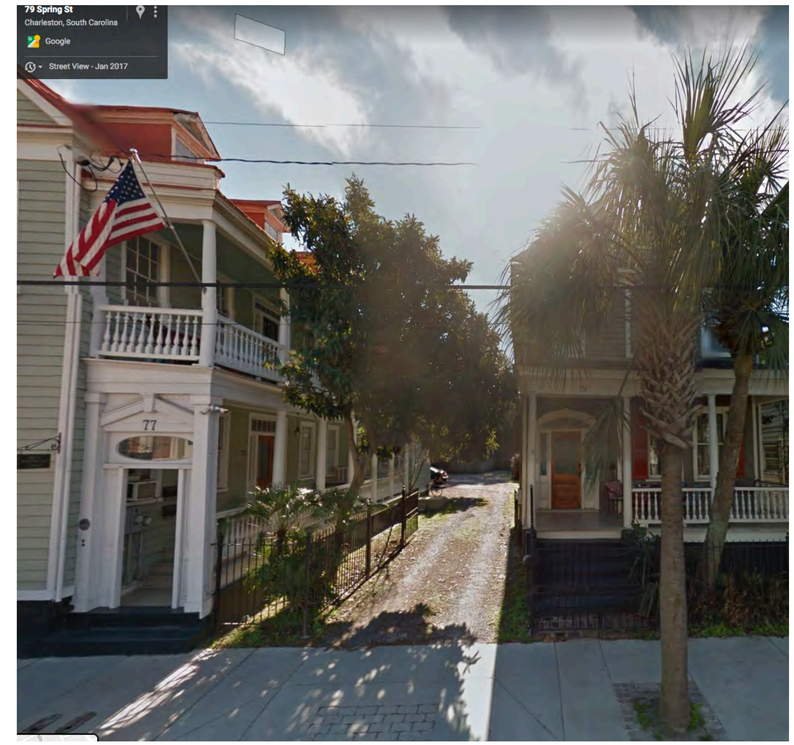
AERIAL VIEW: looking west

DRIVEWAY (SMALLS ALLEY)

LEWIS COURT

71 SPRING ***73 SPRING*** ***75 SPRING*** ***77 SPRING*** ***79 SPRING***





DRIVEWAY (SMALLS ALLEY)

DRIVEWAY (SMALLS ALLEY)

LEWIS COURT

71 SPRING

73 SPRING

77 SPRING

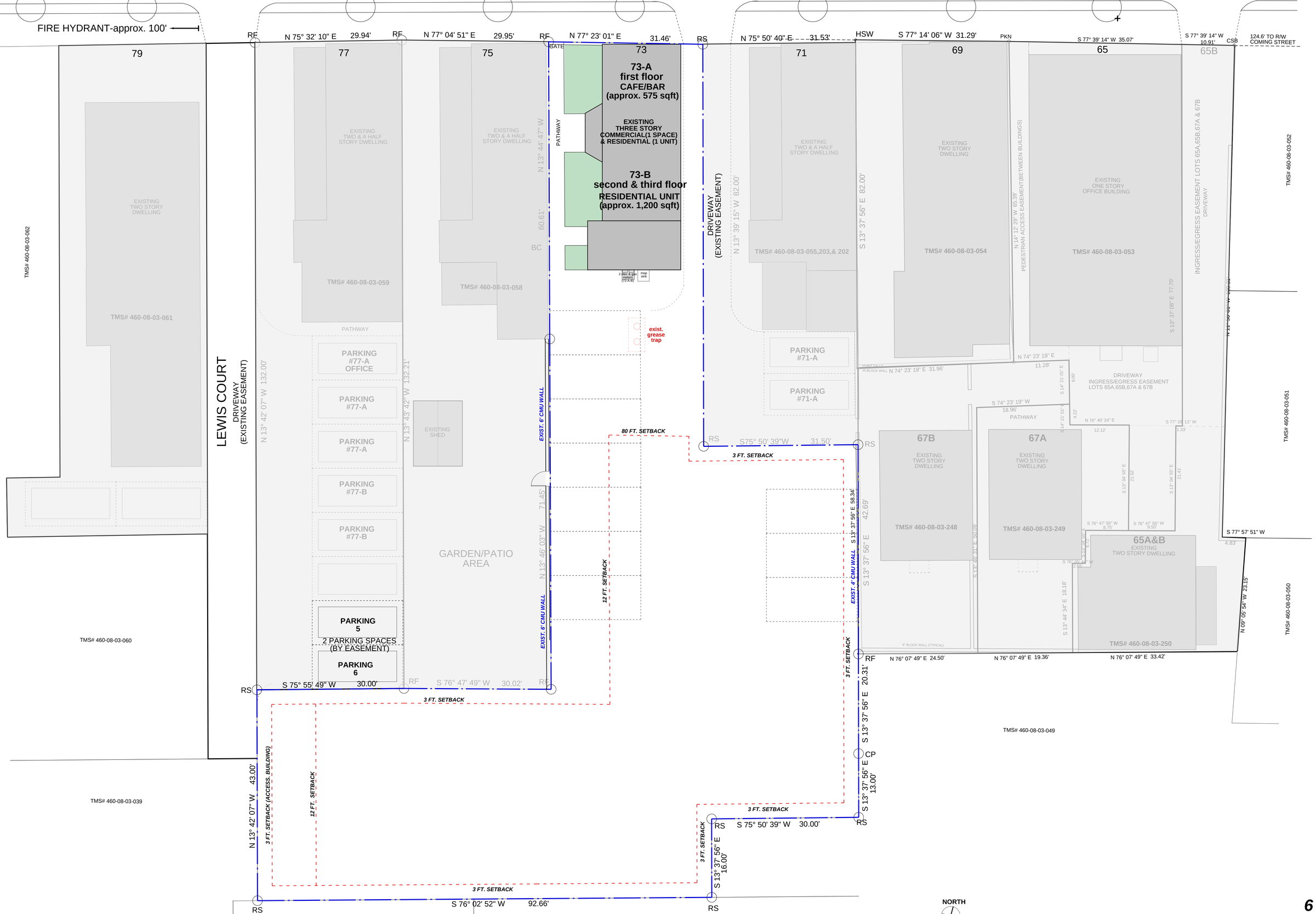
79 SPRING

DRIVEWAY (SMALLS ALLEY): looking south

DRIVEWAY (SMALLS ALLEY): looking west

DRIVEWAY (SMALLS ALLEY): looking north

DRIVEWAY (SMALLS ALLEY): looking east



EXISTING SITE PLAN

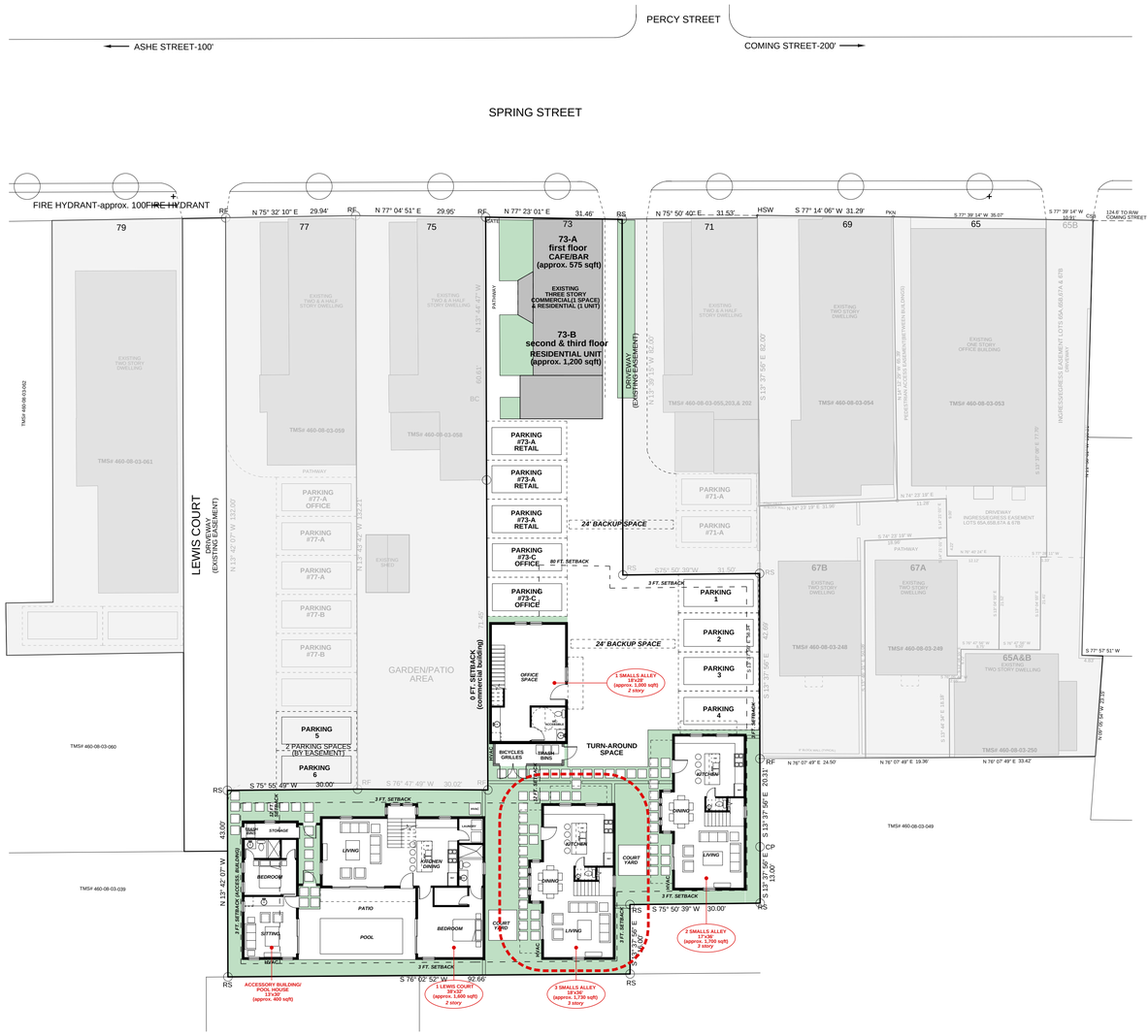
1/8"=1'-0"

SITE / FIRST FLOOR PLAN

1/8"=1'-0"

BAR : CONCEPTUAL - OCT. 2019

*approved 10/10/2019



SITE / FIRST FLOOR PLAN **1/16"=1'-0"**

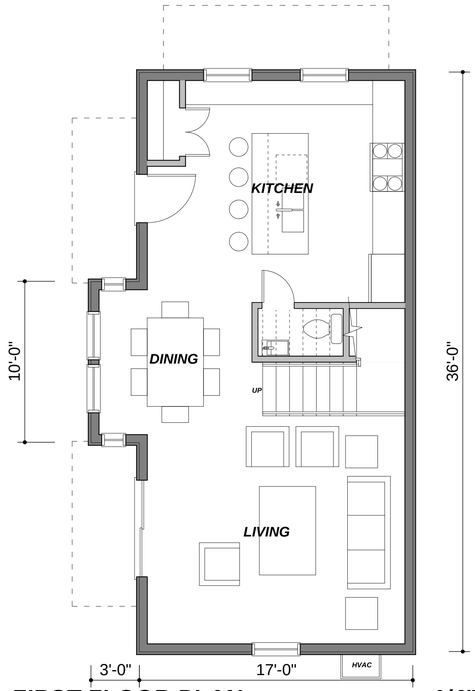
NORTH

BAR : PRELIMINARY - FEB. 2020

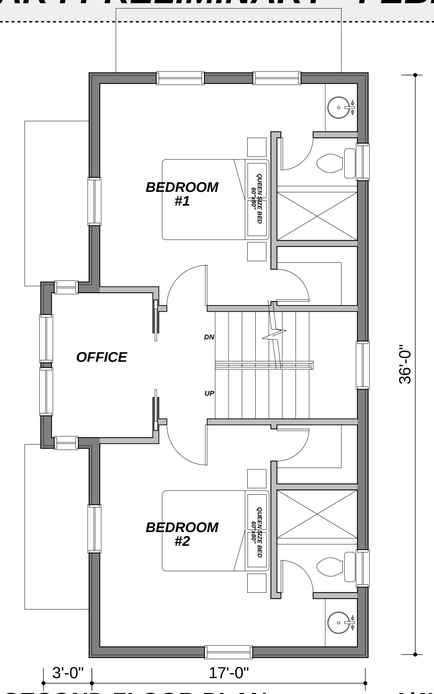
SITE / FIRST FLOOR PLAN **1/16"=1'-0"**

NORTH

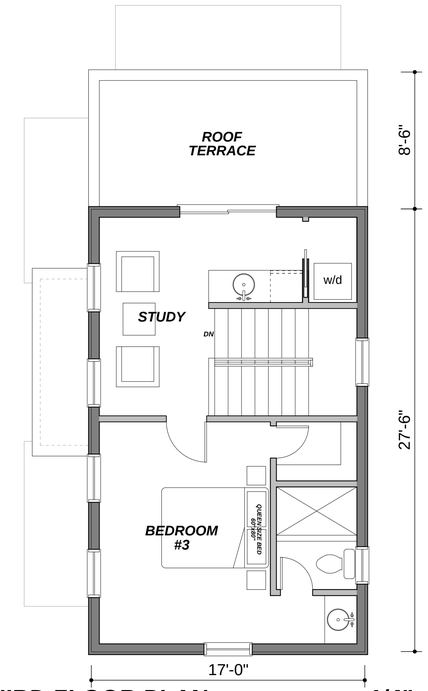
BAR : PRELIMINARY - FEB. 2020



FIRST FLOOR PLAN **1/4" = 1'-0"**
642 sqft- heated (1,752 sqft TOTAL)



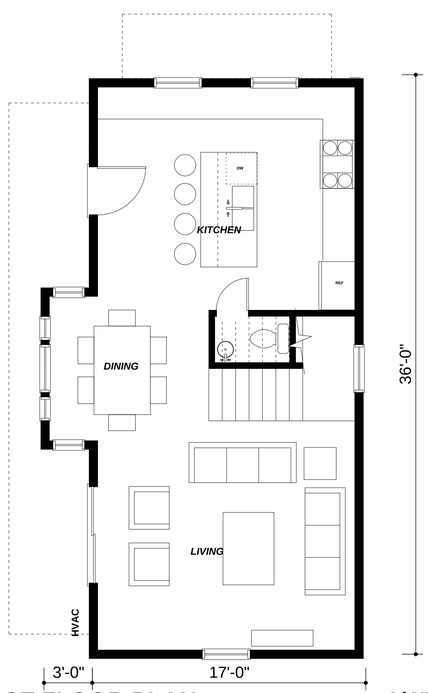
SECOND FLOOR PLAN **1/4" = 1'-0"**
642 sqft- heated (1,752 sqft TOTAL)



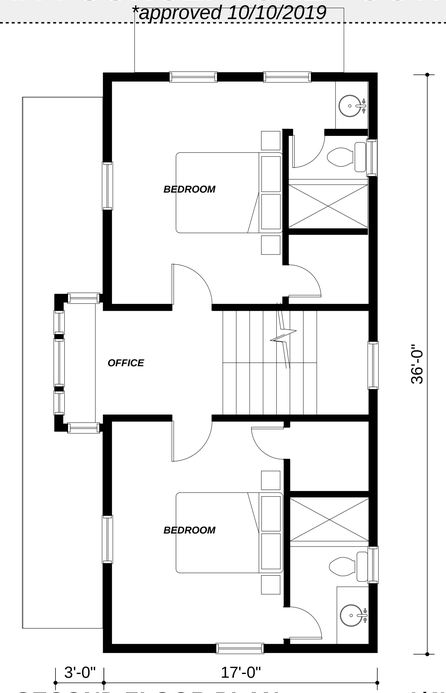
THIRD FLOOR PLAN **1/4" = 1'-0"**
468 sqft- heated (1,752 sqft TOTAL)

BAR : CONCEPTUAL - OCT. 2019

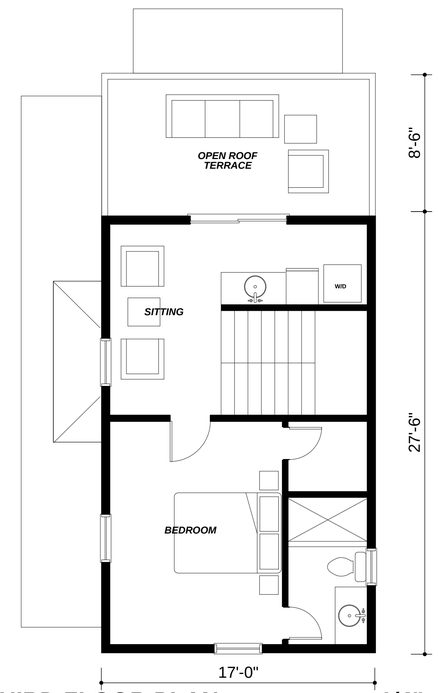
*approved 10/10/2019



FIRST FLOOR PLAN **1/4" = 1'-0"**
642 sqft- heated (1,722 sqft TOTAL)

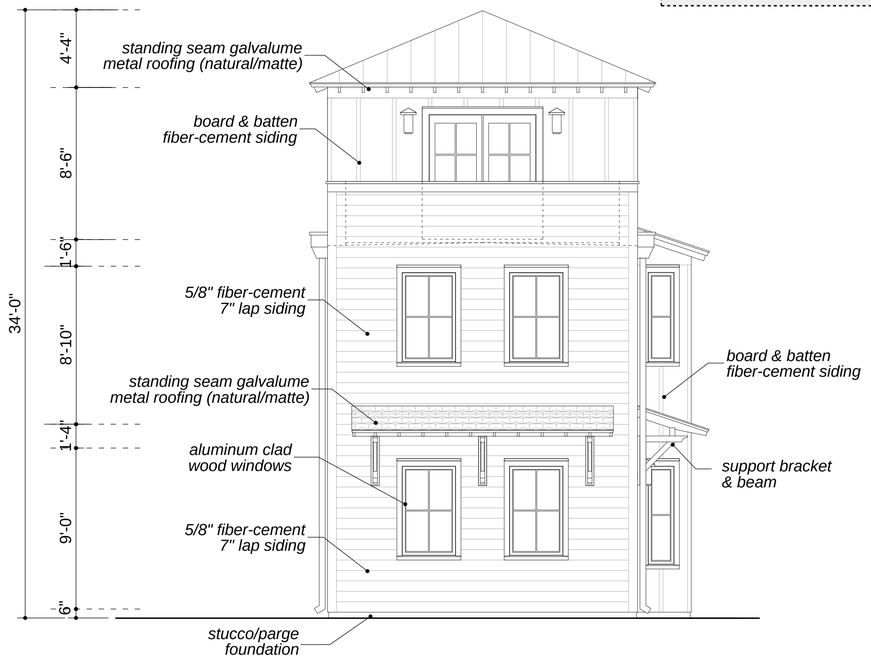


SECOND FLOOR PLAN **1/4" = 1'-0"**
612 sqft- heated (1,752 sqft TOTAL)

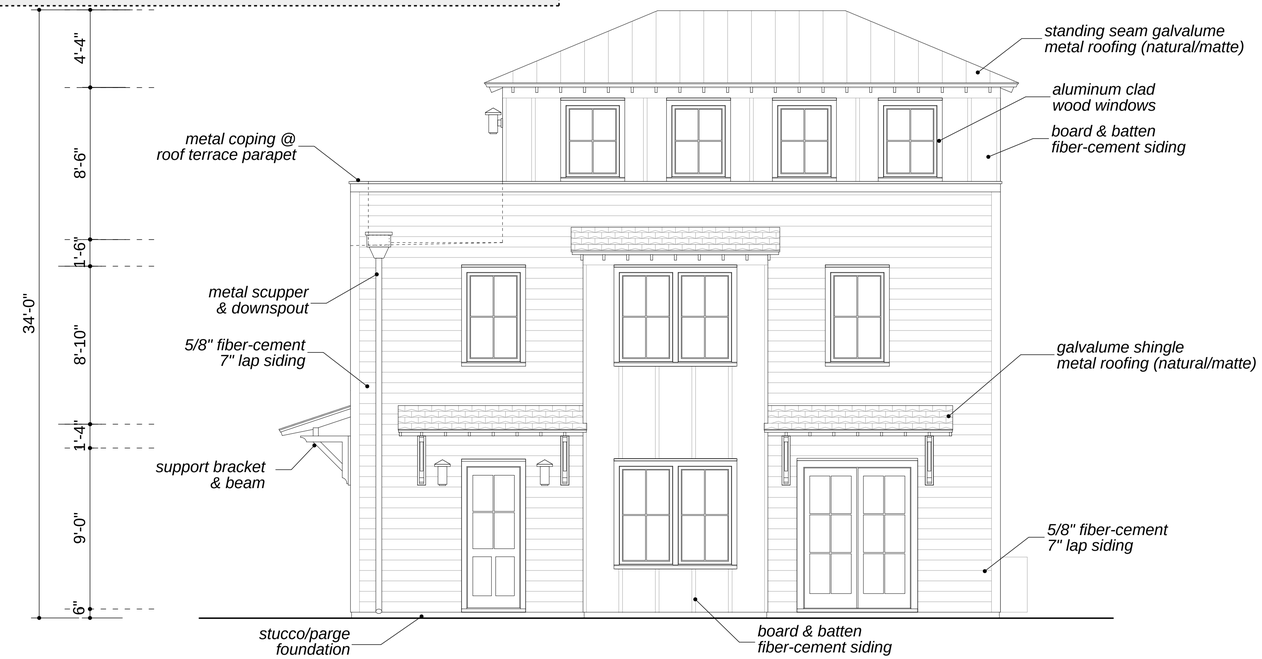


THIRD FLOOR PLAN **1/4" = 1'-0"**
468 sqft- heated (1,722 sqft TOTAL)

BAR : PRELIMINARY - FEB. 2020



NORTH (FRONT) ELEVATION **1/4" = 1'-0"**



WEST (GARDEN) ELEVATION **1/4" = 1'-0"**

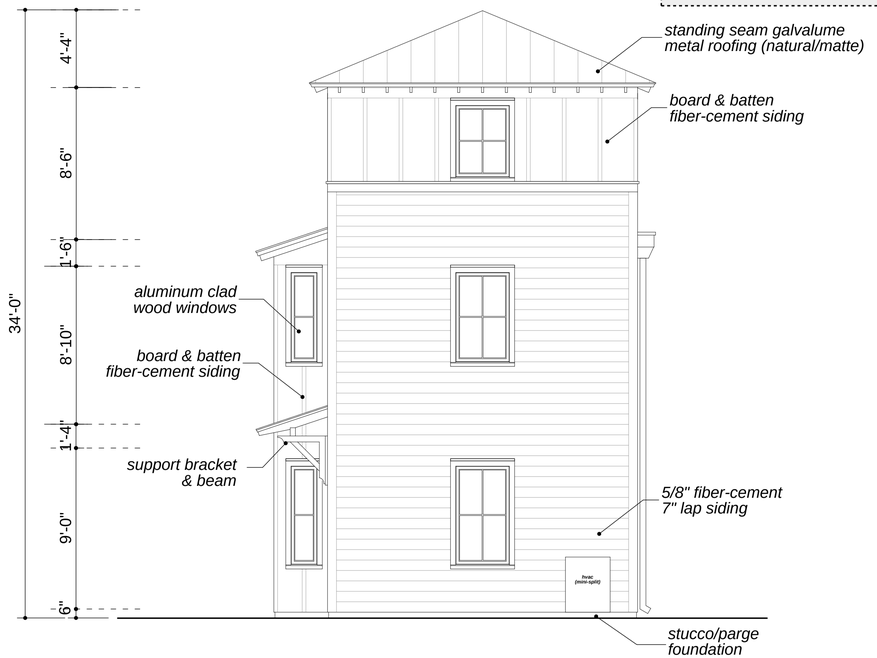
BAR : CONCEPTUAL - OCT. 2019

*approved 10/10/2019

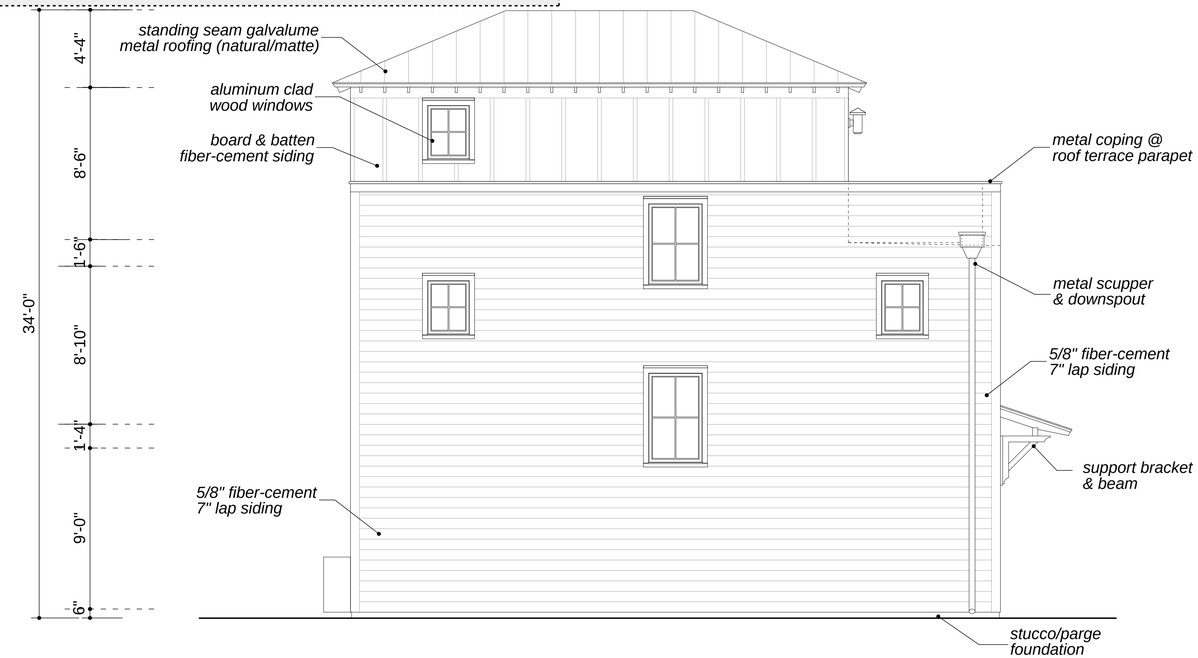
NORTH (FRONT) ELEVATION **1/4" = 1'-0"**

WEST (GARDEN) ELEVATION **1/4" = 1'-0"**

BAR : PRELIMINARY - FEB. 2020



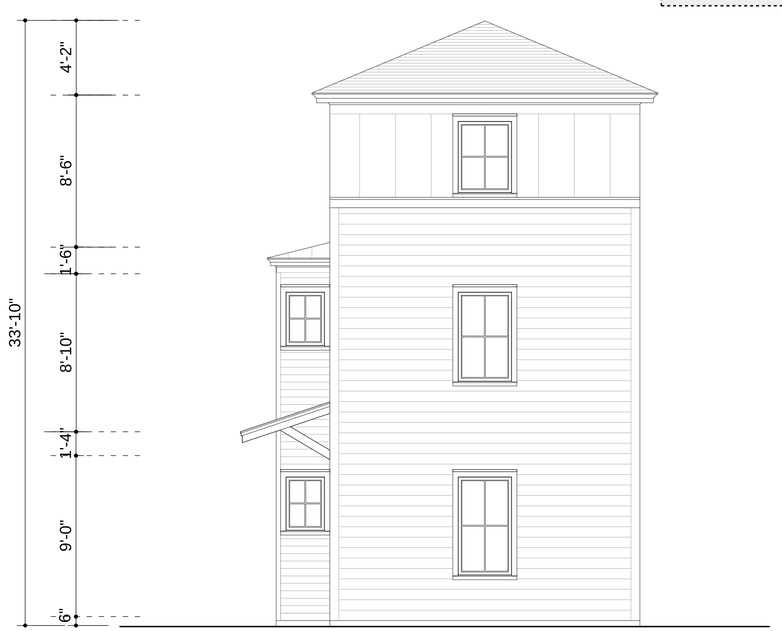
SOUTH (REAR) ELEVATION **1/4" = 1'-0"**



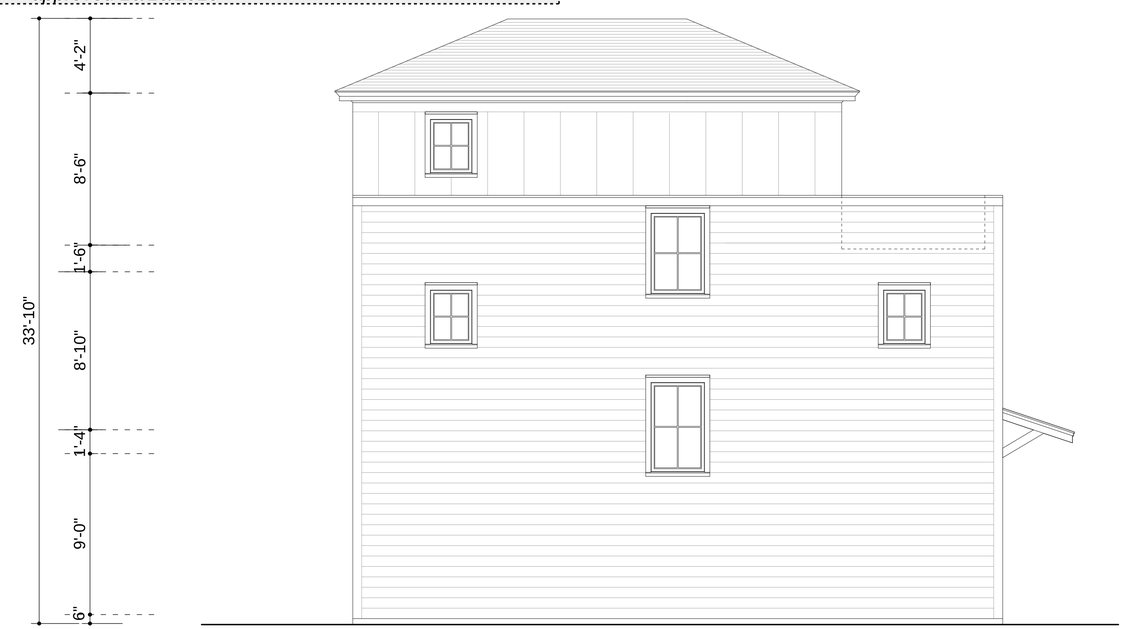
EAST (SIDE) ELEVATION **1/4" = 1'-0"**

BAR : CONCEPTUAL - OCT. 2019

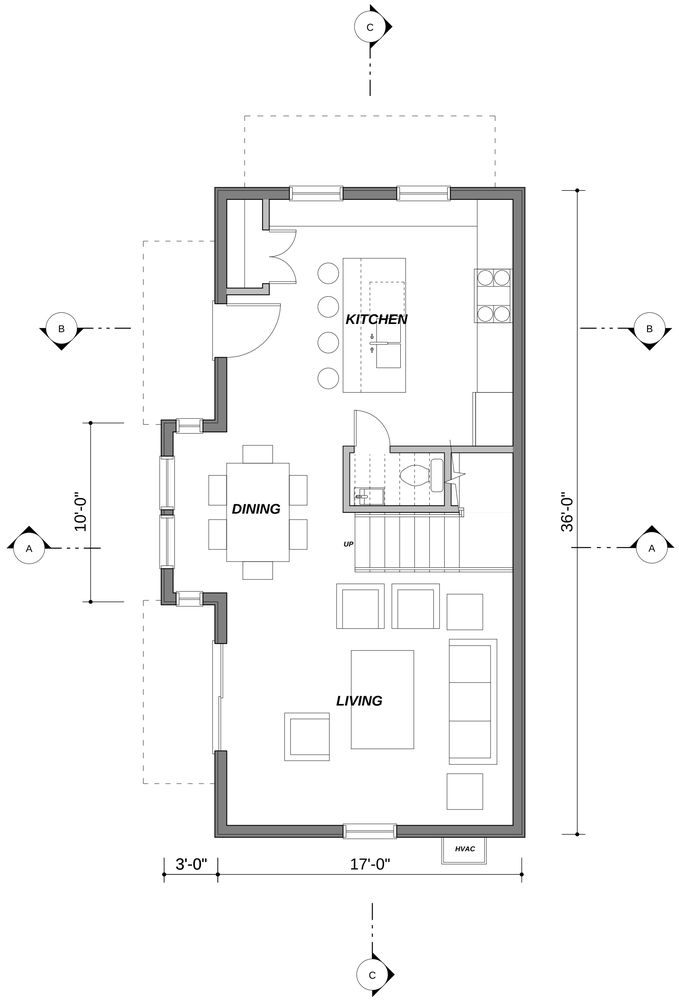
*approved 10/10/2019



SOUTH (REAR) ELEVATION **1/4" = 1'-0"**



EAST (SIDE) ELEVATION **1/4" = 1'-0"**

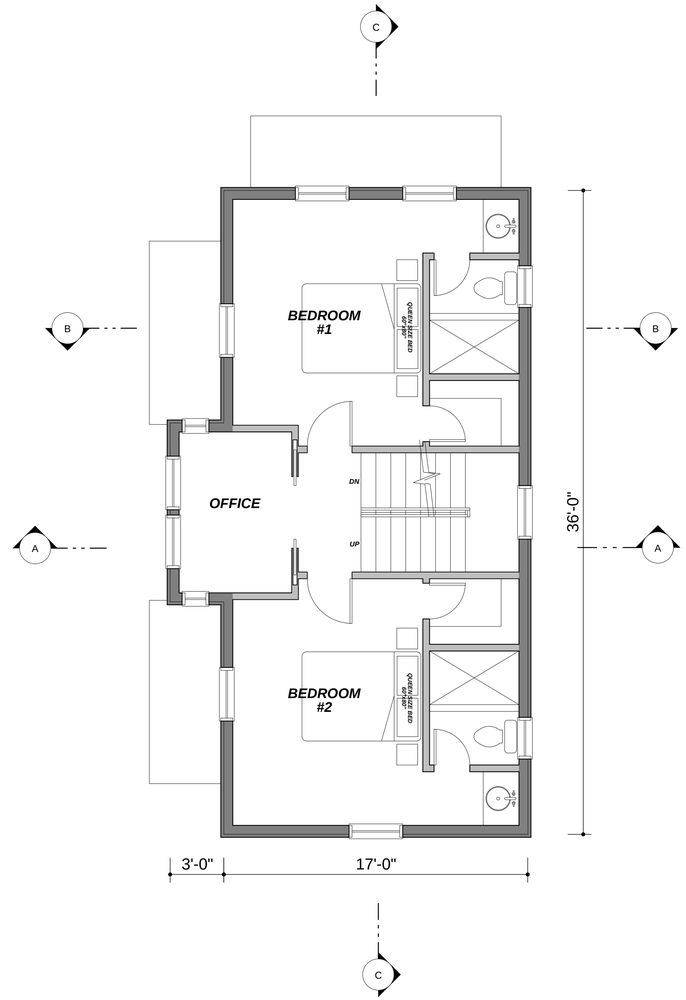


FIRST FLOOR PLAN

642 sqft- heated (1,752 sqft TOTAL)

1/4" = 1'-0"

NORTH

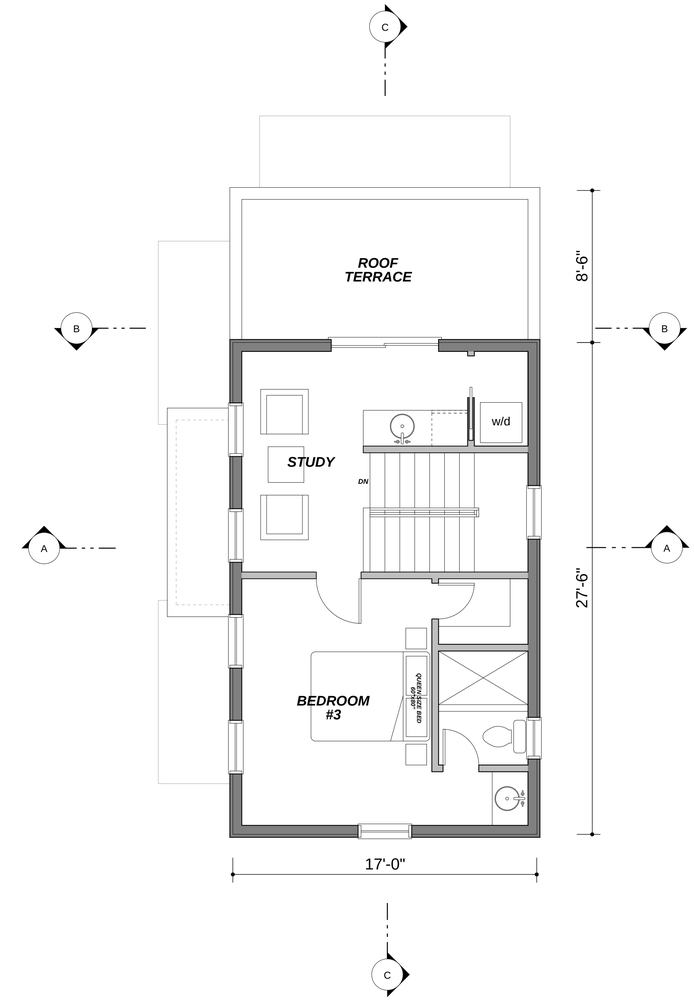


SECOND FLOOR PLAN

642 sqft- heated (1,752 sqft TOTAL)

1/4" = 1'-0"

NORTH

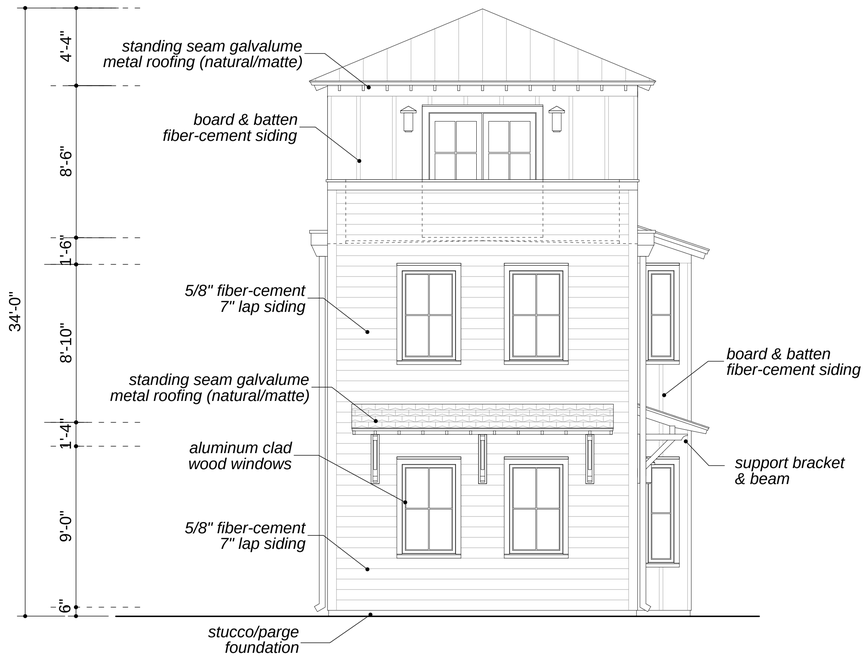


THIRD FLOOR PLAN

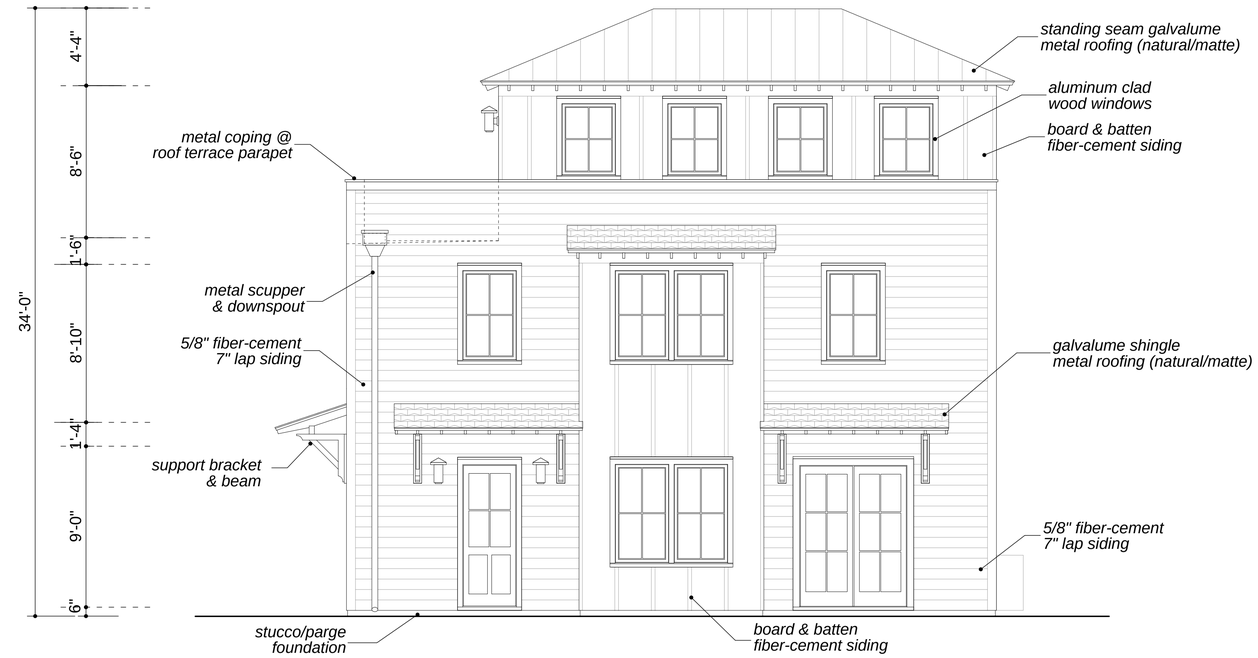
468 sqft- heated (1,752 sqft TOTAL)

1/4" = 1'-0"

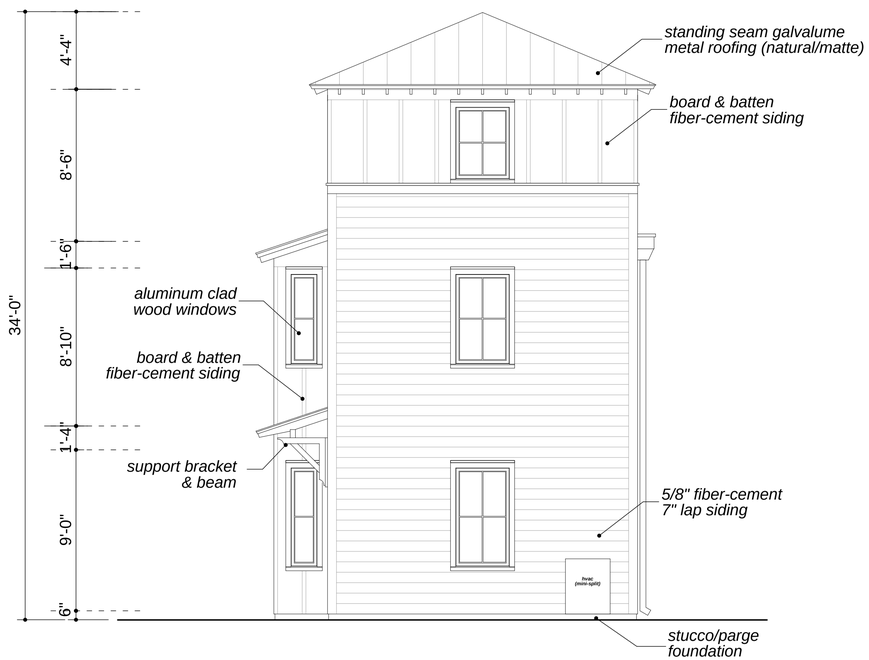
NORTH



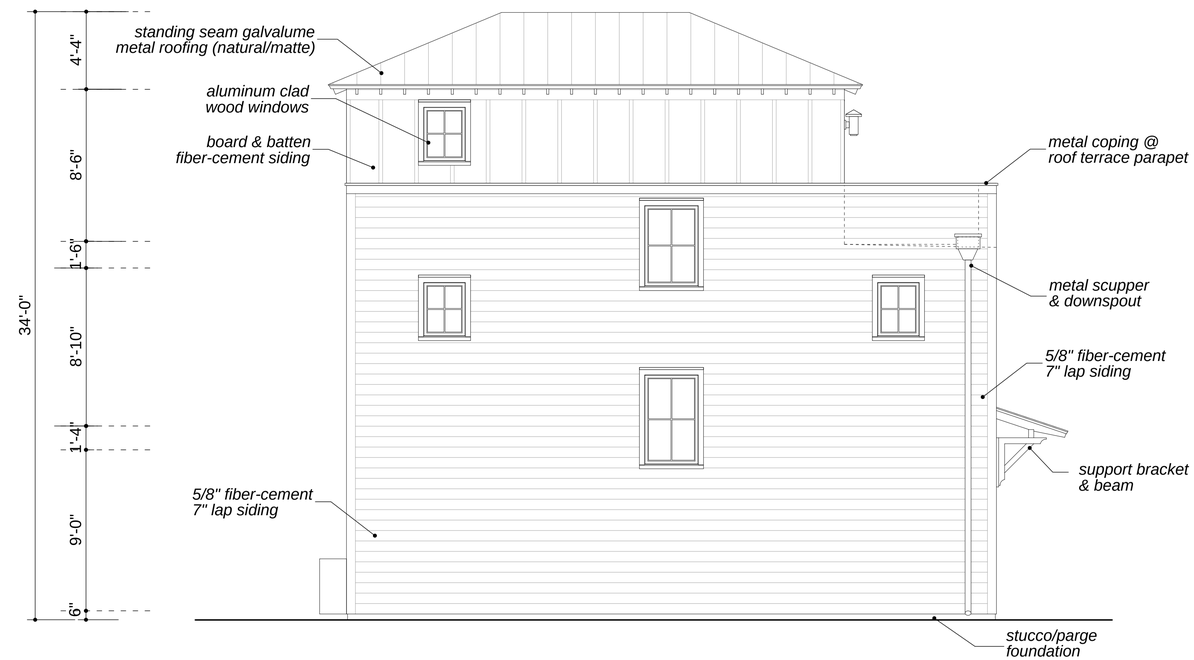
NORTH (FRONT) ELEVATION **1/4" = 1'-0"**



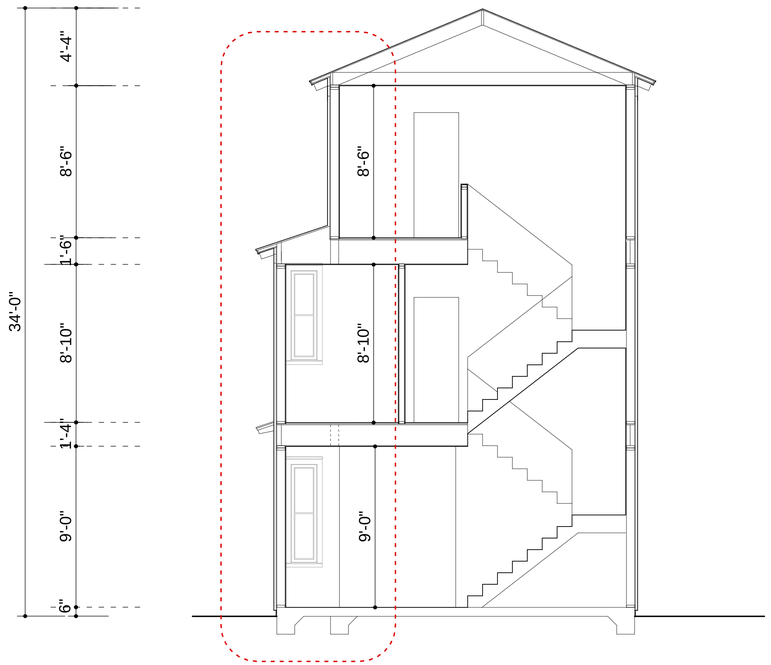
WEST (GARDEN) ELEVATION **1/4" = 1'-0"**



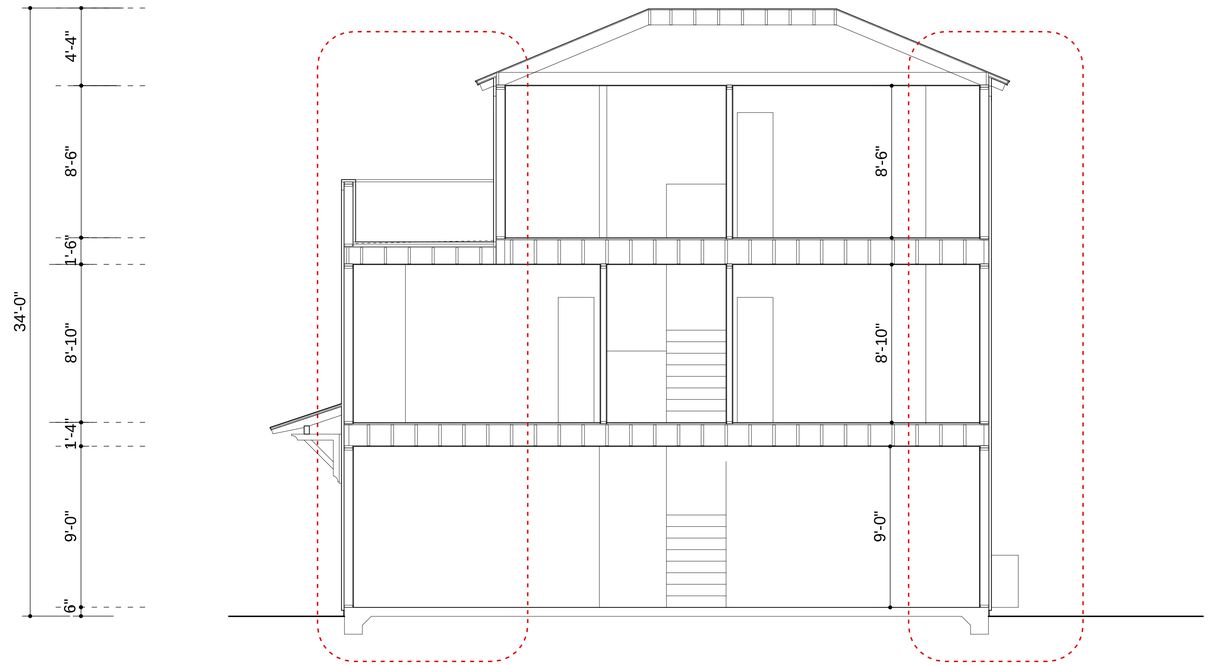
SOUTH (REAR) ELEVATION **1/4" = 1'-0"**



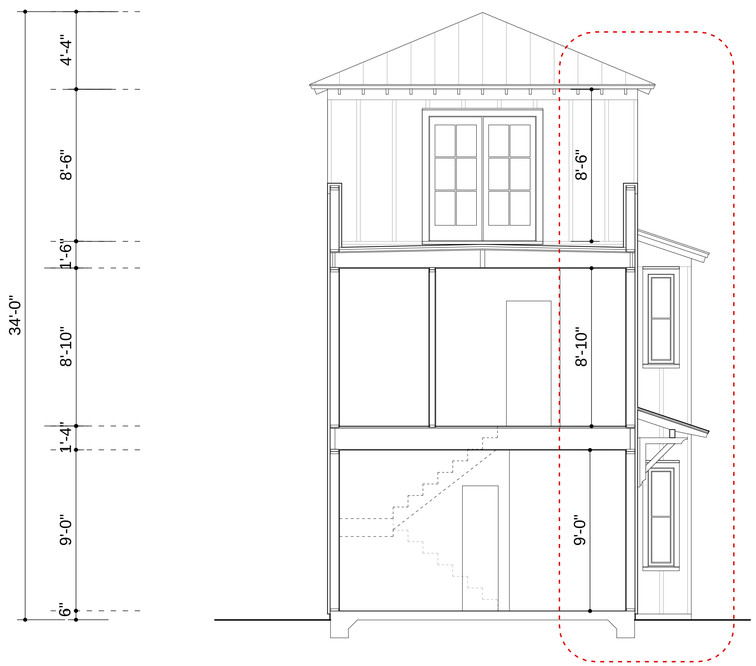
EAST (SIDE) ELEVATION **1/4" = 1'-0"**



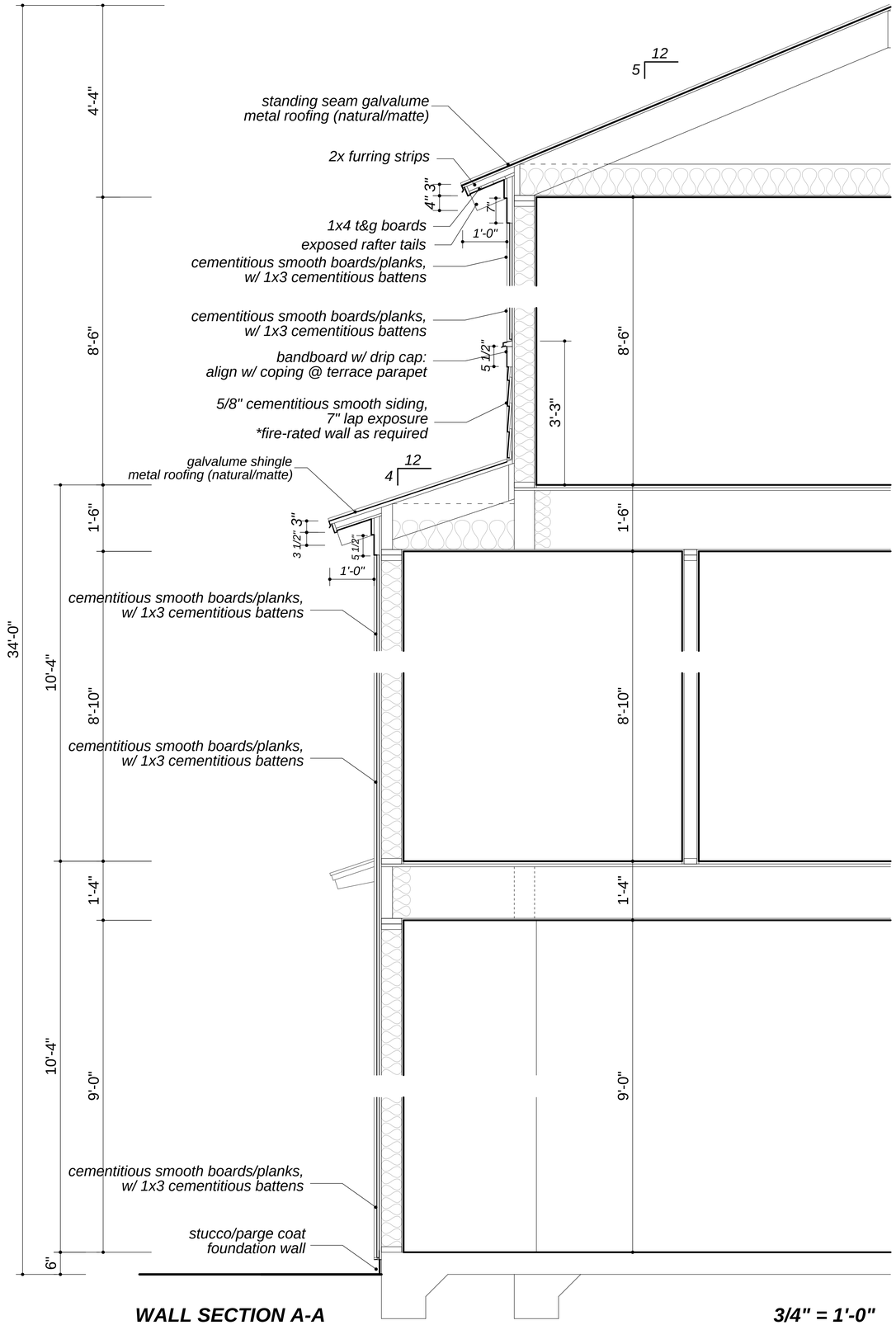
SECTION A-A ***1/4" = 1'-0"***



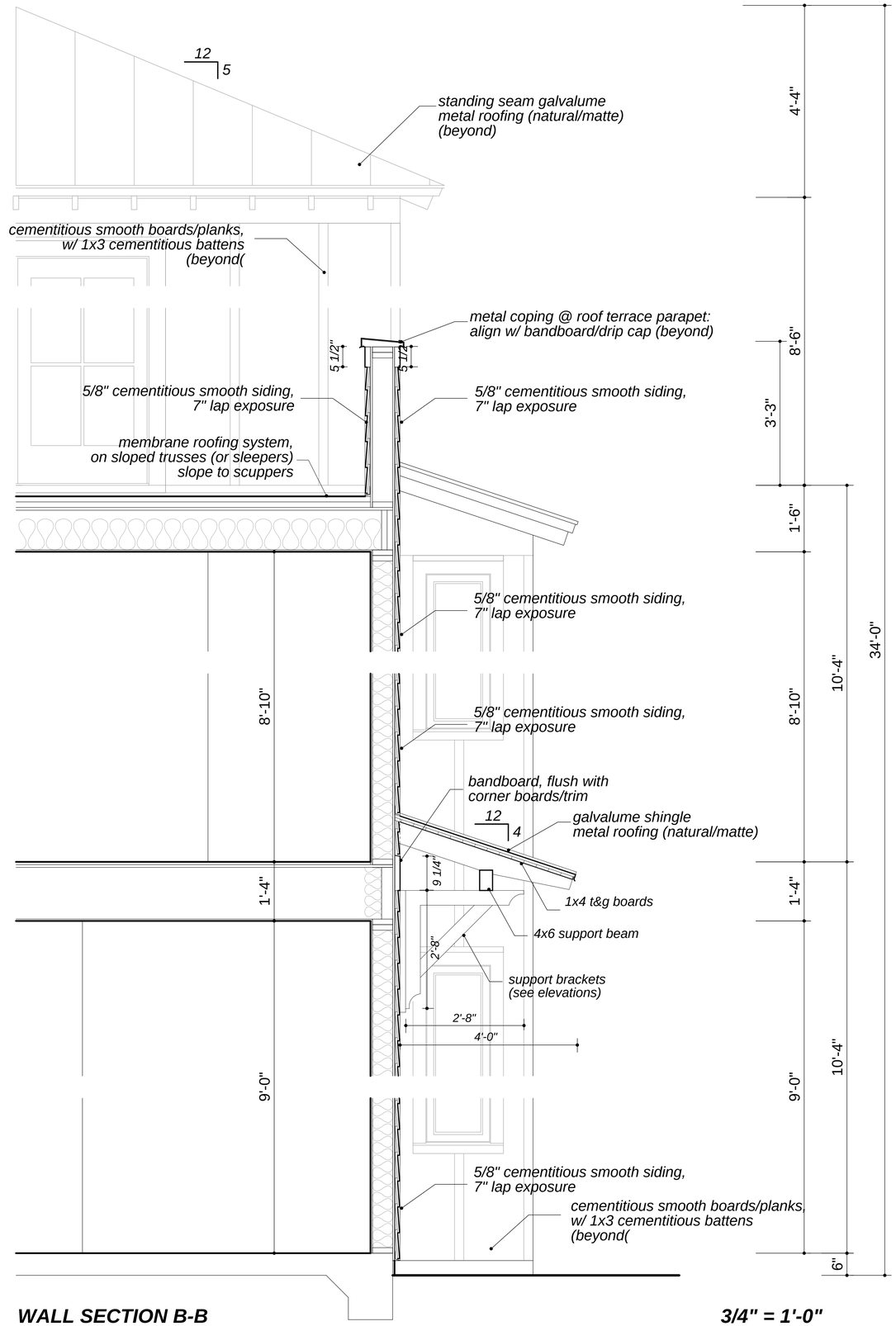
SECTION C-C ***1/4" = 1'-0"***



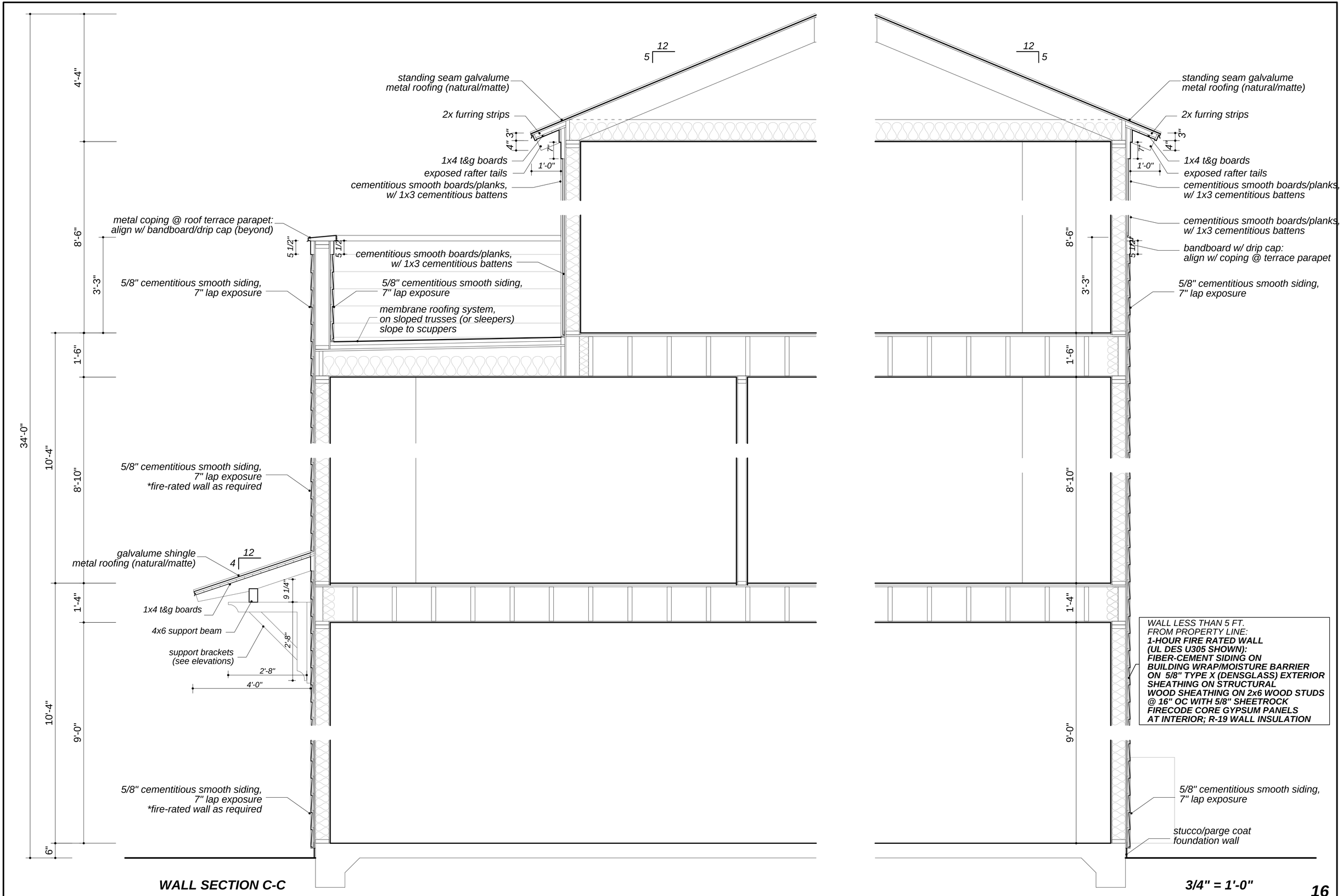
SECTION B-B ***1/4" = 1'-0"***



WALL SECTION A-A **3/4" = 1'-0"**



WALL SECTION B-B **3/4" = 1'-0"**



WALL SECTION C-C

3/4" = 1'-0"

***FLASHING NOTES:**

Install roof-to-wall and deck-to-wall flashings in accordance with code, manufacturer's instructions, best practices and industry standards, including FEMA Home Builder's Guide to Coastal Construction. See FEMA website:

http://www.fema.gov/media-library-data/20130726-1537-20490-9609/fema499_5_2.pdf

Roof-to-Wall and Deck-to-Wall Flashing

HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION — Technical Fact Sheet No. 5.2

Purpose: *To emphasize the importance of proper roof and deck flashing, and to provide typical and enhanced flashing techniques for coastal homes.*

Key Issues

- Poor performance of flashing and subsequent water intrusion is a ***common problem*** for coastal homes.
- ***Enhanced flashing techniques are recommended*** in areas that frequently experience high winds and driving rain.
- ***Water penetration*** at deck ledgers can cause ***wood dry rot and corrosion of connectors*** leading to ***deck collapse.***

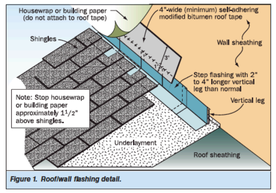


Figure 1. Roof/wall flashing detail.

Roof and Deck Flashing Recommendations for Coastal Areas

- ***Always*** lap flashing and other moisture barriers properly.
- Use increased lap lengths for added protection.
- Do not rely on sealant as a substitute for proper lapping.
- Use fasteners that are compatible with or of the same type of metal as the flashing material.
- Use flashing cement at joints to help secure flashing.
- At roof-to-wall intersections (see Figure 1):
  - Use step flashing that has a 2- to 4-inch-longer vertical leg than normal.
  - Tape the top of step flashing with 4-inch-wide (minimum) self-adhering modified bitumen roof tape.
  - Do not seal housewrap or building paper to step flashing.
- For deck flashing:
  - Follow proper installation sequence to prevent water penetration at deck ledger (see Figure 2).
  - Leave gap between first deck board and flashing to allow for drainage (see Figure 3).
  - Use spacer behind ledger to provide gap for drainage (see Figure 3).
  - Use stainless steel deck connection hardware.

See Fact Sheet Nos. 7.2 and 7.3 for rake and eave details.

FEMA — 5.2: ROOF-TO-WALL AND DECK-TO-WALL FLASHING — HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION — 1 of 3

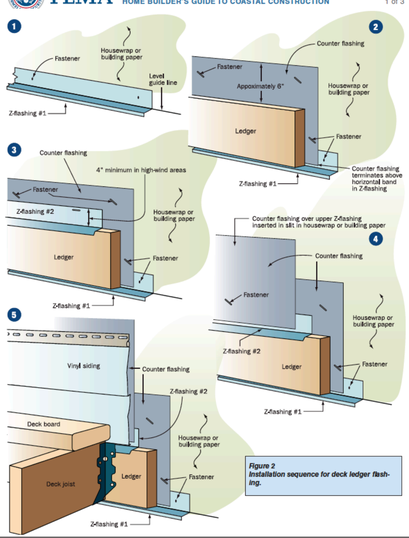


Figure 2 Installation sequence for deck ledger flashing.

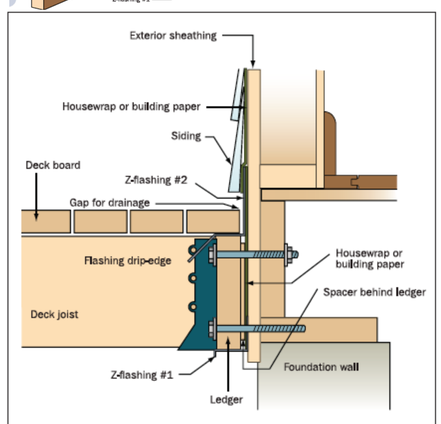
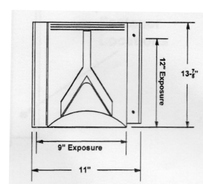
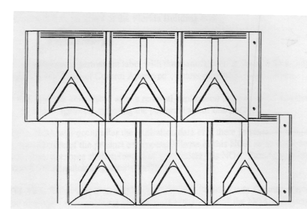


Figure 3 Deck ledger flashing.

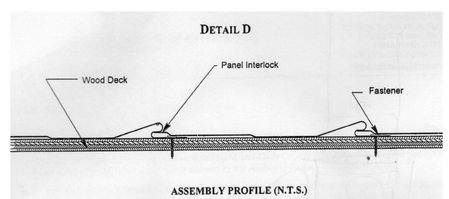
STANDING SEAM METAL ROOFING (GALVALUME: NATURAL/MATTE FINISH)

METAL SHINGLE ROOFING (GALVALUME: NATURAL/MATTE FINISH)





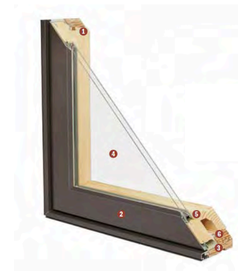
ASSEMBLY PLAN VIEW

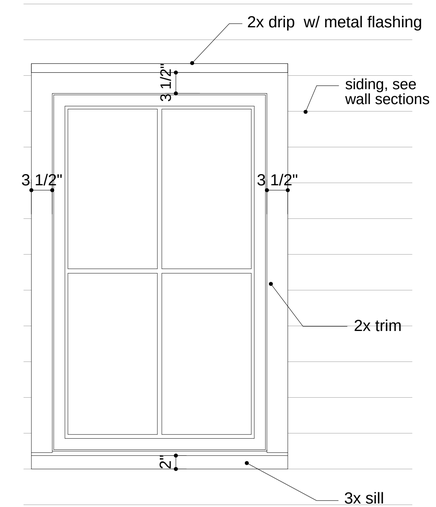


ASSEMBLY PROFILE (N.T.S.)

WINDOWS: ALUMINUM CLAD WOOD

Andersen ARCHITECTURAL COLLECTION | E-SERIES WINDOWS & DOORS

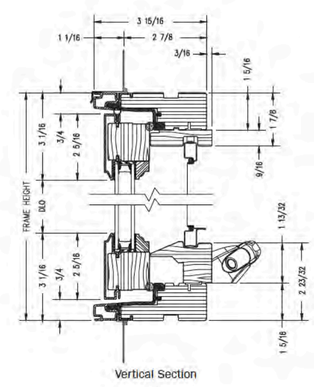




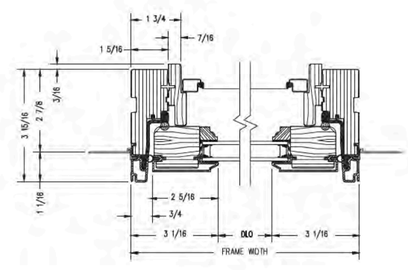
WINDOW- DETAIL **1"=1'-0"**

EXTERIOR ELEVATION

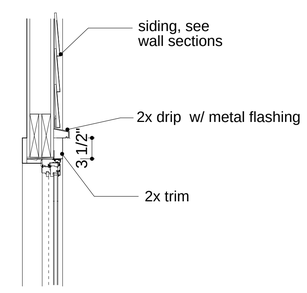
Casement

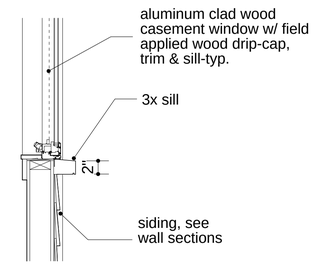


Vertical Section



Horizontal Section

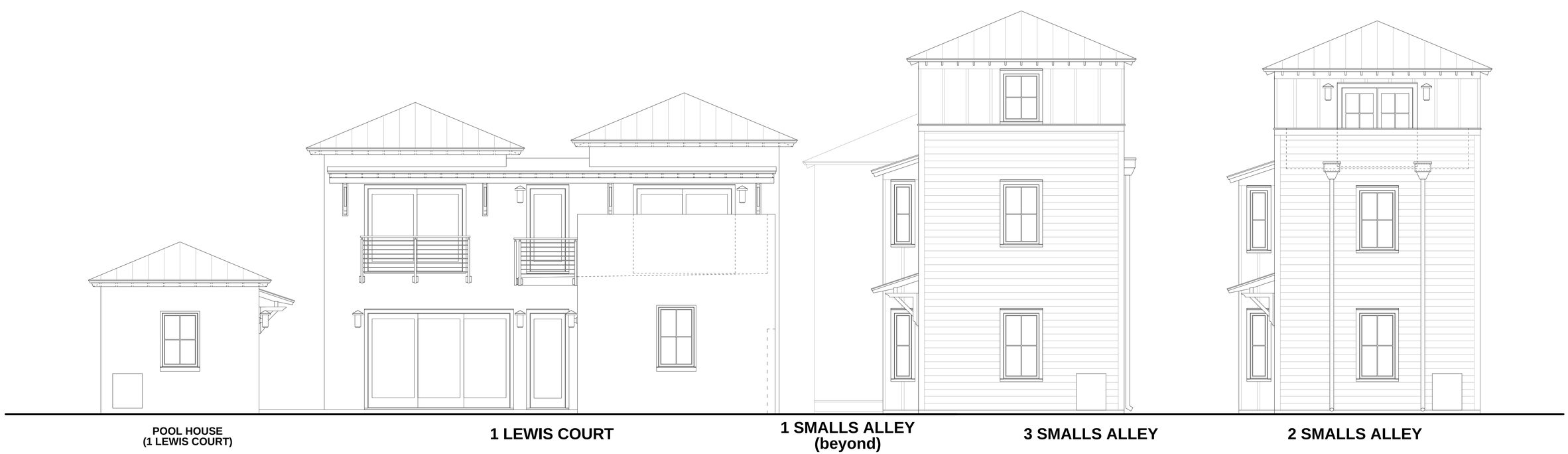




WINDOW- DETAIL **1"=1'-0"**

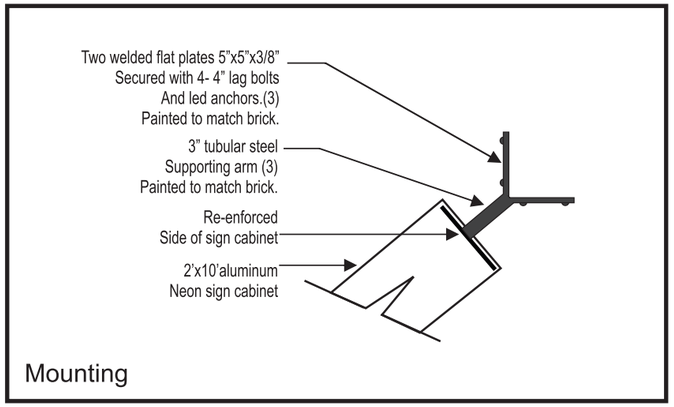
SECTION

BEHIND 71-77 SPRING: LOOKING SOUTH

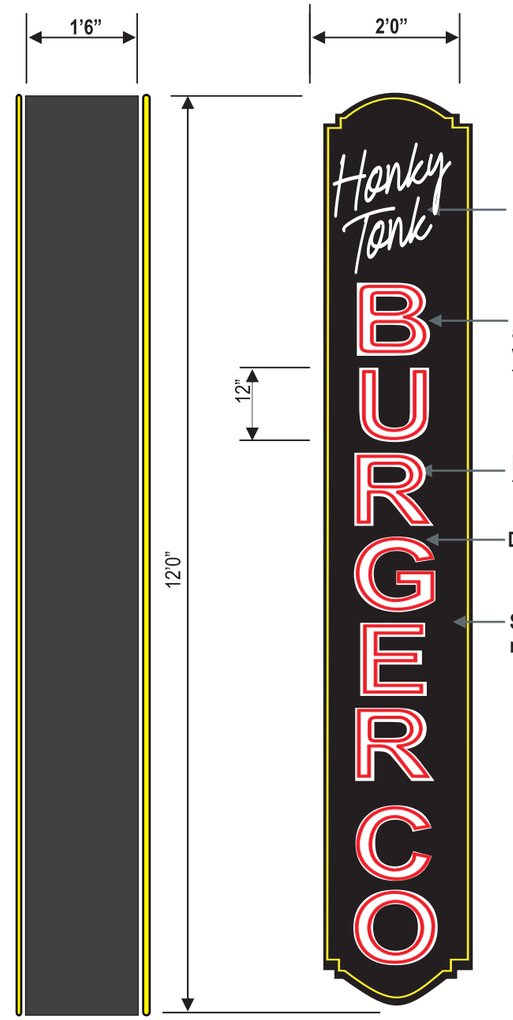


BEHIND 71-77 SPRING: LOOKING NORTH

71 SPRING STREET
73 SPRING STREET
75 SPRING STREET
77 SPRING STREET
2 SMALLS ALLEY
3 SMALLS ALLEY
1 SMALLS ALLEY
1 LEWIS COURT
POOL HOUSE
(1 LEWIS COURT)



#100% White	#90% Black	#347 85% Magenta	#3945 100% Yellow



Side View SIGN SPECS Scale 1/2"=1'0"

JOHN STREET SIGN ELEVATION
Scale 1/4"=1'0"

InSight Architecturals

"The finished product is how the public will identify you." turn key

Design
Landscape
Hard Scape
Construction
Sign Systems

Project:
Honky Tonk Sign
Drawing #:16884
Revised 02/01/20