BOARD OF ARCHITECTURAL REVIEW - SMALL

Meeting of March 24, 2022
4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

www.charleston-sc.gov/bar
Protocol

MEETING PARTICIPATION:
Information on each application, including documents submitted by the applicant, as well as post-meeting results and staff comments will be available online at www.charleston-sc.gov/bar.

To view or participate in the Board Meeting, please refer to the following options:
• **In-Person** (to participate or view)
  Public Meeting Room at 2 George Street, First Floor
• **YouTube Streaming** (to view live or after the meeting)
  The meeting will be recorded and livestreamed to the City of Charleston BAR-S YouTube channel at https://www.youtube.com/channel/UCBofP1rUHr3PnAGIY3w7a5Q/playlists.

PUBLIC WRITTEN COMMENT:
Use one of the following methods to submit written comments to be shared with Board Members prior to the Meeting. Please provide your name, address, telephone number, meeting date, and project number. The deadline to submit written comments is 12:00 PM one business day before the meeting.
• Complete the Citizen Participation form at http://innovate.charleston-sc.gov/; or
• Call 843-724-3765; or
• Mail comments to: Department of Planning, Preservation & Sustainability, 2 George St, Charleston, SC 29401.
Protocol

MEETING PROCEDURES:
The Applicants (all team members) have been required to register and submit any documents in advance of the meeting. Staff will control the slide presentation that includes everything submitted by the Applicant by the deadline, in accordance with the Submittal Requirements. Applicants simply need to ask staff to advance to the next slide during your presentation. Applicants, Staff, and Board members are required to give their name whenever speaking.

PUBLIC COMMENT:
All applications heard today are part of public meeting format. Written public comment, received by the deadline of noon the day before the meeting, provided to the Board members 24 hours in advance of the meeting, is acknowledged into the record and summarized. Members of the public who wish to be heard in person during an agenda item’s public portion shall announce their name and address for the record.

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

Results will be posted on the City website at www.charleston-sc.gov/bar.
Agenda Item #1

Approval of Minutes from February 24, 2022, Meeting
Agenda Item #2

63 Simons Street - - TMS # 463-15-02-031

Request demolition of historic structure.

Not Rated | North Central | c. 1922 | Historic Materials Demolition Purview
Agenda Item #2 (63 Simons Street – Demolition)

Applicant’s Presentation
October 26, 2021

Jason Pinard
PO Box 884
Mt. Pleasant, SC 29465

Re: at 63 Simons Street, Charleston, SC 29403

Dear Mr. Pinard:

Per your request, Billy Kroeger and Mike Cunningham conducted a limited structural assessment of the above-referenced residence on October 26, 2021. In connection with this evaluation, they performed a site visit during which data was gathered through visual observation. This site visit has been requested to assess the structural integrity of the structure and its foundation system. We understand that the primary reason for our site visit was to determine if the existing framing and foundation are salvageable and capable of being brought up to code per today's IRC standards. This assessment was limited to those areas reasonably accessible, visible or exposed and did not include removal of surface elements to view underlying supports. Please see comments below as they relate to the assessment. Note: All directives are from a person facing the residence from the street.

Observations/Findings:

The house was observed to be a 2-story house, on a crawl foundation, with a gable roof with the ridge running front-to-back. The crawl space underpinning was open and it was observed that the floor joist for the first floor were running left-to-right. Most of the home was supported on clay masonry (brick) piers. We probed down with a 15” steel bar and were able to hit solid concrete on some (not all) piers. The piers that did have concrete below only had about 3” projecting around the pier giving it a +- 14”x20” spot footing. Some CMU piers and replacement beams were added down the right side of the home, most likely to stabilize the home, as it appeared to be leaning to the right. The newly added piers were either bearing on the original footings or no footing at all. The framing that was visible from the exterior of the home showed signs of weathering, termites and/or rot. (see attachment 1-3 for field pics)

Recommendations:

Based on the observed conditions, a significant amount of the existing framing members show signs of heavy damage and/or degradation and would require replacement. Further, the lack of adequate foundation piers and footings prevent the home from being properly anchored and supported. A full new foundation would be required in order to make the structure capable of resisting Code required gravity and wind/seismic loadings.

In our professional opinion the existing structure is unsafe in its current condition and the cost to make the home code compliant just from a structural standpoint would be cost prohibited and potentially dangerous to the surrounding structures.
This report does not constitute an overall review or observation of all aspects of this property. It only represents a report of the items specifically covered by this report. The evaluation was limited to items visually observed at the time of inspection and does not include destructive or invasive testing or observation. This report represents our best judgments and opinions based on site observations and experience. Nothing is implied or can be assumed on any items not mentioned in this report.

Should you have any questions, please feel free to contact me.

Sincerely,

Cory C. Munson, P.E.
Residential Structures P.C.

(Attachments 3)
(ATTACHMENT 1)

Left View

Right View

Rear View
Client: Jason Pinard
Job: 63 Simone St.
Charleston, SC 29403
Date: October 26, 2021

(ATTACHMENT 2)

Termite damage
15" steel bar driven next to brick piers. Showing lack of footing.
2/25/2022

Frankie Pinto
City of Charleston, Urban Design & Preservation
2 George Street, 3rd Floor
Charleston, SC 29401

Re: Rogers #: 22010
Structural Evaluation
63 Simons Street, Charleston, SC

Dear Ms. Pinto,

Rogers Engineering, LLC was retained by JTB Construction to prepare a design for new foundation system below the existing building at 63 Simons Street in Charleston, South Carolina after they were advised that the existing foundation system was inadequate and unsafe. The original intent of the owner was to perform structural repairs to deteriorated wood framing components of the upper structure after the foundation system was replaced. Rogers Engineering performed a structural inspection of the building on January 20, 2022. The two-story, wood-frame structure was found to be severely deteriorated from years of rot and termite infestation that occurred prior to the purchasing of the property by the current owner.

Since that time, the property owner has subsequently approached us to prepare a temporary shoring plan to stabilize the structure for the safety of the workers during remediation. Based upon our review and inspection of the structure, we do not feel this is practical. Given the current condition, even work to install the necessary temporary bracing measures presents an unreasonable risk to the life and safety of workers. In addition, by our estimation, there are few, if any, of the original structural components that are salvageable. The entirety of the structural framing shall require replacement regardless of the means and methods of remediation that are performed.

Due to the severity of deterioration at the building, Rogers Engineering is recommending the demolition and replacement of the building. Rogers Engineering is regularly engaged in the repair and remediation of historic structures throughout the Charleston peninsula, including buildings such as the Heyward-Washington House and the South Carolina Society Hall. We understand that any time a building is demolished or heavily modified that the fabric of this historic city is put at risk. However, we feel that attempts to remediate this building’s structure in a piecemeal manner will compromise the ability to provide a structure that complies with current wind and seismic provisions.
It is our understanding that the owner’s design team will be preparing plans for a replacement building that meets the design aesthetics of the existing buildings in the neighborhood. The intent of the plan will be to ensure that the character of the neighborhood and street is maintained while still providing a structure that meets modern standards for safety.

Thank you for taking the time to review our recommendation. If you have any questions, please do not hesitate to contact me.

Kind Regards,

Craig D. Rogers, P.E.  
Principal Engineer
LOT 4

LOT 5

LOT 6

EXISTING HOUSE

SITE PLAN

LOT 4

LOT 5

LOT 6

63 Simons St
Charleston, SC 29403
Agenda Item #3

5 Killians Street - - TMS # 460-07-01-018

Request demolition of historic structure.

Not Rated | Westside | c. 1935 | Historic Materials Demolition Purview
Agenda Item #3 (5 Killians Street – Demolition)

Applicant’s Presentation
3/2/2022

New Homes Street Baptist Church
5 Killians Street
Charleston, SC 29403

To whom it may concern:

Upon review and inspection of the structure located at the above referenced address, we have determined this structure to currently be beyond reasonable economic repair and not safely habitable due to (1) poor conditions, (2) existing functionality and (3) safety hazards of all the key/essential structural components such as the foundation, floor, walls and roof. A large percentage of these compromised structural components are not salvageable and rehabilitation will be cost-prohibitive. Additionally, the current state of this structure presents a potential safety concern for the adjacent/neighboring structures and its occupants if it were to collapse prior to any appropriate action. Considering this structure as described above, it is our professional opinion and recommendation that it be demolished.

Steven J. Slaughter Jr., PE
Owner & Licensed Professional Engineer
Agenda Item #4

34 Percy Street - TMS # 460-08-01-072

Request demolition of historic structure.

Category 4 | Cannonborough/Elliottborough | c. 1885 | Old City District
Agenda Item #4 (34 Percy Street – Demolition)

Applicant’s Presentation
January 10, 2022

Board of Architectural Review
City of Charleston

In re: Demolition Application 34 Percy Street
Engineering Report

Gentlemen,

At the request of Altman & Derfner Law Firm we inspected the readily and safely accessible portions of 34 Percy Street, December 22, 2021.

The purpose of that inspection was to prepare this report on the structural characteristics of the house.

General

34 Percy Street is a two story wood frame, originally wood sided, structure. The style of construction is locally referred to as a “Charleston Single”.

We estimate that it was built in the early 19th century.

Many sections of the interior floors have collapsed and safe access is not practical.

The Charleston Fire Department has placed a plaque on the building to notify rescue personnel not to enter the building.

Roof

The primary roof is standing seam metal.

The roof at the additions is 5-V metal crimp.

The roofs are in poor condition and require replacement.
Exterior

There is an addition on the rear and portions of the side porch have been enclosed. All in poor condition.

Much of the exterior is clad with a "vintage" brick asphalt type material (Insul-Brick).

The visible siding and framing is in poor condition. It must be assumed that all of the exterior framing and finishes will have to be replaced.

Our opinion is that, subsequent to the application of the siding, the first floor porch was replaced with a concrete porch; the brick "privacy" wall was built; and the low quality "wrought Iron" columns and handrails were installed. All are in poor condition and require replacement.

The door and window units are in poor condition.

Interior

The interior needs to be cleaned out.

Access to the interior is unsafe.

Multiple sections of the floors and ceilings have collapsed. There are significant openings in the walls and roof.

Access to the second floor is by an unsafe exterior stair.

Chimneys

There are/were two chimneys. Both will have to be rebuilt; whether for aesthetics or function.

Attic

No safe access.

Crawl Space

No safe access.

However, given the condition and age of the foundations, complete replacement will be required.
Conclusions

Based on our observations very little, if any, original fabric can be salvaged or incorporated in a renovation.

We and our colleagues often refer to percentage of salvageable materials. Candidly, we don't see any of the structure as salvageable.

In conclusion, our opinion is that the building must be demolished.

Unless specifically mentioned in this report, this inspection does not include any evaluation for environmental concerns, indoor air quality, lead based paint or asbestos.

This inspection and report are done with the best of our experience and ability. However, we cannot be responsible for items that we may have overlooked, concealed conditions, or defects that may develop later.

We believe this report reflects the condition of the property at the time of the inspection, based on visual evidence.

The inspection and this report do not constitute a guarantee of any portion of the property and no warranty is implied.

Should you have any questions, please call.

Very truly yours,

Russell A. Rosen, P. E.

RAR/rar

C:\DOC\Percy 34
34 Percy Street – Right Front Corner – Note shingle masonry, brick privacy wall,
34 Percy Street – Façade.
34 Percy Street – Rear left corner – note decay, missing siding, vine growth, decay at siding and roof.
34 Percy Street - rear portion of left side
34 Percy Street - center portion of left side  note missing siding, vine growth, decay at cornice,
34 Percy Street - front portion of left side note decay at bathrooms, vine growth, collapsed sill, decay at corniche
34 Percy Street - decay at rear left corner
34 Percy Street - Left side note decay in wall system
34 Percy Street – Decay in floor and wall system
34 Percy Street - Wall behind chimney, left side.
34 Percy Street – wall at left side. Note failing floor
34 Percy Street - left side wall and cornice. Note vines, decay at cornice.
34 Percy Street right side. Note concrete first floor porch, replacement "columns" and handrail, "T" post support of second floor porch, hole in floor of second floor,
34 Percy Street - Corner of addition on right side. Note failing foundation and sill.
34 Percy Street – Right side porches. Note substandard stairs, "wrought Iron" columns, balustrades and bracing.
34 Percy Street – Decay at front part of second floor porch. Note brick privacy wall installed after siding shingles.
34 Percy Street First floor, front. Note openings in floor system, failing ceiling.
34 Percy Street – first floor bathroom Note floor and wall failure.
34 Percy Street - Missing joists, floor collapse at "Dining Room".
34 Percy Street - Missing joists, floor collapse at "Dining Room".
34 Percy Street - “Dining Room” floor collapse at “Dining Room” / Bathroom wall.
34 Percy Street - Wall and floor failures at "Dining Room"
34 Percy Street - Missing joists, floor collapse at "Dining Room".
34 Percy Street - First floor rear Note failed ceiling.
34 Percy Street - Note brick privacy wall built against brick siding panels.
34 Percy Street - Front bedroom Note collapsed ceiling failed finishes.
34 Percy Street - Failed floor, wall, and ceiling elements at second floor enclosed porch.
34 Percy Street - Roof failures at rear addition second floor.
34 Percy Street - Back of rear chimney second floor
34 Percy Street - Meters removed.
34 Percy Street - porch girder bearing under porch enclosure.
FIRE DEPARTMENT VIOLATION NOTICE FROM CHARLESTON COUNTY
FIRE MARSHALL DATED DECEMBER 22, 2021
Department Violation Notice

December 22, 2021

RESIDENTIAL PROPERTY
34 PERCY ST
CHARLESTON, SC 29403

A fire safety inspection was conducted at this location on Dec 22, 2021. The items listed below were noted and need to be corrected in order to improve safety and assist you with code compliance. You are hereby notified to correct the noted violations immediately.

A reinspection will be conducted on Jan 21, 2022. Failure to correct the violations can result in criminal prosecution under the Code of the City of Charleston.

This report does not imply that the occupancy is safe from fire or that all code violations have been identified. Appeal of this order shall be submitted, in writing, within 30 days of this notice to the City of Charleston Fire Marshal at: 2 George St, Suite 3800, Charleston, SC 29401.

Violations

01 Additional comments or information

Note: Pictures of 4 sides.

02 Additional comments or information

Note: Building appears secure

03 Additional comments or information

Note: Areas of concern
Violations

04 Additional comments or information
Note Electric overhead still connected

05 Additional comments or information
Note Building placarded as exterior operations only

Inspection Note This inspection record was auto-generated by the system.
Inspection Type: Unsafe Structure Inspection or follow up

Please visit our website for additional resources: www.charleston-sc.gov/FireMarshal

E045137 Stephen Baxter
Inspector

No Signature
Current Owner:
FRAYER JAMES C
FORDHAM WILLIAM F
838 HOSS RD
CHARLESTON SC 29414-5135

Property ID 4600801072
Physical Address 34 PERCY ST
Property Class 101 - RESID-SFR
Plat Book/Page /
Neighborhood 261205 PB05 Elliotborough-Cannonboro
Deed Acres 0.0900

Legal Description
Description -34 PERCY
PlatSuffix XXX-NONE PolTwp 004

Sales History

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<th>Date</th>
<th>Grantor</th>
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PIN: 4600801072

This data is as-of 01-27-2022

The information on this page is for Tax Year 2021 and reflects the status of the property for that tax year. This includes building information, values and information on exemptions, discounts and special assessments. Any changes for Tax Year 2022 will not be displayed until later in 2022.

Value Info

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Value History

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* **Capped Value**: At County-wide reassessments the increase in the value of a property for tax purposes is limited (capped) at no more than 15%.

** Taxable/Use Value**: The Capped Value and Taxable/Use Value are usually the same. If the property has been approved for Agricultural Use the values will be different.

Dwelling Info

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<th>Extension</th>
<th>House Type</th>
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Additional Improvements

No data available
Sketches

Municipalities

City of Charleston
City of Folly Beach

Additional Resources
## REAL PROPERTY RECORD

### PROPERTY LOCATION

<table>
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<tr>
<th>Property Location</th>
<th>Subdivision</th>
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<td>34 Percy Street</td>
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</table>

### ACREAGE

- **High Land:**
- **Marsh Land:**
- **Total Acres:**

### MEASUREMENTS

- **Road Frontage:** 30' x 124'

### PLATS RECORDED IN

- 11/96 E Percy 34

### COMPUTERIZED

- **Assessment:**
  - 1969
  - 600
  - 1

### BUILDING PERMIT

- **Issuing Authority:**
- **Number:**
- **Date of MO. Day Yr.:**
- **Description of Work:**
- **Estimated Cost as Taken From Permit:**

### TAX MAP WORK SHEET FOLDER

- **TMS:** 95
- **Block:** 1
- **Lot:** 23

---

**Notes:**

- "X" in last column, see reverse side for additional remarks
LINE #4--Deed N273-647 conveys to Emily Maria Prayor for and during the term of her natural life and the remainder interest to James C. Prayor and William F. Fordham, 9-6-96 bld.
SURVEY NOTES

1. Reference Tax Map Number 460-08-01-072

2. Reference Deed Book W291 Page 876

3. Property Owner: James Voyer & William Fortham

4. Surveyor has made no investigation or independent search for existence of record, existing conditions, restrictive covenants, easements, or any other matters that may affect said parcel.

5. The survey was completed in accordance with the specifications contained in the contract herein referred to.

6. The survey was completed in accordance with the specifications contained in the contract herein referred to.

7. TOTAL AREA: 0.063 Acre 4064 Sq.Ft.

BOUNDARY SURVEY
34 PERCY STREET
(TMS 460-08-01-072)
LOCATED
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SURVEYOR'S STATEMENT

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Uniform Standards Manual for the Preparation of Real Estate Surveys, as adopted by the Association of Indiana Surveyors and reflecting the best that science and engineering can provide.

By: James V. Fortham, P.L.A., No. 10391

Date:

34 PERCY ST.
# 050
Agenda Item #5

65 Barre Street - - TMS # 457-02-04-025

Request demolition of historic structure.

Not Rated | Harleston Village | c. 1962 | Old and Historic District
Agenda Item #5 (65 Barre Street – Demolition)

Applicant’s Presentation
65 BARRE STREET: BAR DEMOLITION REQUEST

REQUEST BAR CONSIDERATION FOR DEMOLITION OF A SINGLE FAMILY RESIDENCE.
Agenda Item #6

56 Morris Street - - TMS # 460-12-01-086

Request preliminary review of alterations to historic structure and the addition of a second story.

Not Rated | Cannonborough-Elliottborough | Old City District
Agenda Item #6 (56 Morris Street)

Applicant’s Presentation
WE HAVE MET WITH ZONING STAFF AND THE PROJECT IS ZONING COMPLIANT. THE PROJECT HAS OBTAINED A PARKING VARIANCE FOR 10 SPACES AFTER MEETING WITH BZA-Z ON DECEMBER 21ST, 2021.

THE PROJECT HAS OBTAINED CONCEPTUAL APPROVAL AFTER MEETING WITH BAR-S ON FEBRUARY 10TH, 2022.
BAR MOTION: CONCEPTUAL APPROVAL WITH STAFF AND BOARD COMMENTS

STAFF COMMENTS:

1. WHILE IT IS UNUSUAL TO SEE AN ADDITION OVER AN EXISTING BUILDING, THE PROPOSED NEW PORTION CONTRAST WITH THE EXISTING BUILDING IN MATERIAL, TEXTURE, AND COLOR AND IS RECESSED. ARCHITECTURALLY IT HARMONIZES WITH THE BUILDING.

2. WHILE THE DARK SHADE OF THE SHO SHUGI BAN CLADDING COMPLIMENTS THE DARK ANODIZED ALUMINUM PROPOSED FOR THE STOREFRONT ELEMENTS, IT MAY FEEL OVERWHELMING AND HEAVY. THIS IS MITIGATED AT THE MORRIS STREET ELEVATION BECAUSE IT IS RECESSED CONSIDERABLY AND LIGHTENED WITH A LARGE PORTION OF GLAZING. HOWEVER, AT THE FELIX STREET FACADE, GLAZING IS ONLY APPLIED FOR ABOUT HALF THE SPAN OF THE NEW ADDITION. BOARD SHOULD DELIBERATE ON THE COLOR AND VISUAL WEIGHT OF THE PROPOSED SHO SHUGI BAN MATERIAL AND ITS SUBORDINATION TO THE EXISTING.

3. SHO SHUGI BAN IS YET TO WIDELY BE USED IN CHARLESTON. IT IS A DURABLE MATERIAL. HOWEVER, THE CAN FADE WITH WATER AND UV EXPOSURE. PROPER MAINTENANCE AND OILING ARE REQUIRED TO MAINTAIN A CONSISTENT APPEARANCE ESPECIALLY WHERE ALL WALL PORTIONS RECEIVE INCONSISTENT WEATHERING DUE TO EAVES AND OVERHANGS.

4. THE PROPOSED SIMPLE AWNINGS COORDINATE WITH THE DESIGN, SUFFICIENTLY FOCUS THE ACCESS POINTS, AND DO NOT DISTRACT FROM THE BUILDING.

5. THE FELIX STREET ENTRY IS A NEW ENTRY AND REMOVES HISTORIC FABRIC. ITS DESIGN CAUSES IT TO BE MORE PROMINENT THAN THE EXISTING ENTRIES ON MORRIS STREET, THE ONE TO REMAIN AND THE TO BE ALTERED INTO A SERVICE WINDOW. THE BUILDING WAS ONCE SPLIT NORTH/SOUTH INSTEAD OF EAST/WEST. WE RECOMMEND MINIMIZING THE FELIX STREET ENTRANCE IN FAVOR OF THE HISTORIC OPENING.

6. THE AWNING OR OVERHANG ELEMENT ON THE SECOND FLOOR IS VERY THICK AND HAS A HEAVY APPEARANCE. THE HEIGHT SHOULD BE REDUCED.

7. THIS BUILDING WAS LISTED IN THE GREEN BOOK AS A SAFE PLACE FOR AFRICAN AMERICANS PRIOR TO THE CIVIL RIGHTS MOVEMENT SO ADDITIONAL CARE SHOULD BE TAKEN SO AS NOT TO DETRACT FROM THIS ORIGINAL BUILDING.

BOARD COMMENTS:

1. THE FELIX STREET FACADE OF THE SECOND STORY ADDITION IS TO BE PUSHED BACK FROM THE PARAPET OF THE ORIGINAL STRUCTURE TO LESSEN IMPACT, AND TO RESTUDY OPENINGS TO LESSEN OVERALL IMPACT.

2. THE FELIX STREET FACADE OF THE PROPOSED SECOND-STOREY ADDITION HAS BEEN RECESSED FROM THE PARAPET BY THREE FE, REF. PROPOSED SECOND FLOOR PLAN AND PROPOSED ELEVATIONS WEST & NORTH.

3. THE FELIX STREET ENTRANCE HAS BEEN MINIMIZED & ORIGINAL WINDOW/DOOR OPENINGS HAVE BEEN REESTABLISHED AS SUGGESTED, REF. PROPOSED FLOOR PLAN & PROPOSED ELEVATIONS WEST & NORTH.
EXISTING ROOF TO BE DEMOLISHED

56 M O R R I S
56 M O R R I S  S T R E E T ,  C H A R L E S T O N  S C

ADAPTIVE REUSE OF HISTORIC STRUCTURE

ROOF PLAN - EXISTING

LEGEND
1. ELEMENTS TO BE DEMOLISHED OR REMOVED
2. REPRESENTS NEW CONSTRUCTION
ADAPTIVE REUSE OF HISTORIC STRUCTURE

56 M O R R I S
56 M O R R I S S T R E E T , C H A R L E S T O N S C

SOUTH ELEVATION - PROPOSED - CONCEPTUAL

SOUTH ELEVATION - PROPOSED - PRELIMINARY

PROPOSED SECOND STORY ADDITION

PROPOSED SHED-BRAKE/EXTENSION WALL CLADDING
PROPOSED STOREFRONT WINDOW SYSTEM IN TERMINUS DOOR
RE-ESTABLISH METAL COPING
PROPOSED PAINTED CAN

PROPOSED PREMANUFACTURED METAL AWNING
PROPOSED SERVICE WINDOW

NEW STOREFRONT DOOR IN EXISTING OPENING
PROPOSED PAINTED CAN
NEW WINDOW IN EXISTING OPENING

SOUTH ELEVATION - PROPOSED - CONCEPTUAL

PROPOSED SECOND STORY ADDITION

PROPOSED SHED-BRAKE/EXTENSION WALL CLADDING
PROPOSED STOREFRONT WINDOW SYSTEM IN TERMINUS DOOR
RE-ESTABLISH METAL COPING
PROPOSED PAINTED CAN

PROPOSED PREMANUFACTURED METAL AWNING
PROPOSED SERVICE WINDOW

NEW STOREFRONT DOOR IN EXISTING OPENING
PROPOSED PAINTED CAN
NEW WINDOW IN EXISTING OPENING

PROPOSED HORIZONTAL GANTRY I - SUPPORT FOR ROOF DECK EQUIPMENT

HYDRODENSIFICATION PLANT FACE JAMB

5 6  M O R R I S
56 M O R R I S S T R E E T , C H A R L E S T O N S C

11/ B A R - 5 / 0 3 . 2 4 . 2 0 2 2
ADAPTIVE REUSE OF HISTORIC STRUCTURE

56 MORRIS STREET, CHARLESTON SC

NORTH ELEVATION - PROPOSED - PRELIMINARY

PROPOSED SECOND STORY ADDITION

PROPOSED LOW-SLOPE MEMBRANE ROOF
PROPOSED BHD SHAKED/VAN EXTERIOR WOOD CLADDING
PROPOSED WINDOW
RE-ESTABLISH METAL COPING
PROPOSED PAINTED CMU
NEW WINDOW IN EXISTING OPENING
PROPOSED PAINTED CMU

NORTH ELEVATION - PROPOSED - CONCEPTUAL

PROPOSED SECOND STORY ADDITION

PROPOSED LOW-SLOPE MEMBRANE ROOF
PROPOSED BHD SHAKED/VAN EXTERIOR WOOD CLADDING
PROPOSED WINDOW
RE-ESTABLISH METAL COPING
PROPOSED PAINTED CMU
NEW WINDOW IN EXISTING OPENING
PROPOSED PAINTED CMU

56 MORRIS
15/24/2022
56 MORRIS STREET, CHARLESTON SC
ADAPTIVE REUSE OF HISTORIC STRUCTURE

MORRIS STREET, CHARLESTON SC

1. MORRIS ST ELEVATION - PROPOSED - PRELIMINARY

2. MORRIS ST ELEVATION - PROPOSED - CONCEPTUAL

SCALE: 1"=10' 0"=0' 0"=12' 0"
EXISTING STUCCO OVER CMU WALL TO BE PAINTED
METAL PIPE GUARD RAIL SYSTEM TO BE MIN. HEIGHT OF 42" FROM FINISHED SURFACE AS PER IBC 2018 SEC 1015.3.
PROPOSED STOREFRONT WINDOW SYSTEM
SHO SHUGI BAN EXTERIOR WOOD CLADDING
RE-ESTABLISH PREMANUFACTURED METAL COPING
NEW STOREFRONT WINDOW IN EXISTING OPENING
SHO SHUGI BAN FASCIA BOARD
T&G CEDAR SOFFIT BOARD
FULLY SOLDERED METAL HEAD FLASHING W/ DRIP EDGE
PREMANUFACTURED METAL COPING, PAINTED TO MATCH
EXISTING T/ SIDEWALK
-0’-8” 5’-9” AMSL
PROPOSED T/ SLAB
0’-0” 6’-5” AMSL
BASE FLOOD ELEVATION +2’-0”
5’-7” 12’-0” AMSL
PROPOSED T/ SECOND FLOOR SLAB
11’-4” 17’-9” AMSL
G.C. TO FIELD VERIFY
EXISTING T/ PARAPET
PROPOSED T/ HEADER
21’-0”
PROPOSED OVERALL HT.
24’-0”

LEGEND

1. REPRESENTS EXISTING STRUCTURE

WALL SECTION TYP.—PROPOSED
SCALE: 3/4”=1’-0” @ 24”X36” OR 3/8”=1’-0” @ 12”X18”

syncronicity
56 M O R R I S
ADAPTIVE REUSE OF HISTORIC STRUCTURE
56 M O R R I S  S T R E E T ,  C H A R L E S T O N  S C

247 B A R . 5 / 0 3 . 2 4 . 2 0 2 2
Agenda Item #7

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

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

Category 1 & 3  |  Harleston Village  |  c. 1840  |  Old and Historic District
Agenda Item #7 (138 & 140 Wentworth Street)

Applicant’s Presentation
6. Previous Bar-S submissions reviewed by Bar-S on 1-27-22 and 2-24-22 - granted conceptual approval.

5. No FEMA variances required. Existing house in both X and AE-10' flood zones, with existing zone X. The new poolhouse is in AE-10', with FFE at 12'.

4. Owner recently submitted application to combine 138 and 140 Wentworth - property line abandonment application submitted to the City of Charleston on 12-09-21. Approval received in February 2022.

3. Proposed site plan reviewed with zoning staff (Lee Batchelder) in NOV/DEC 2021. Preliminary approval granted 01-14-22. No variances or special exceptions needed.

2. Proposed site plan reviewed with zoning staff (Lee Batchelder) in NOV/DEC 2021. Preliminary approval granted 01-14-22. No variances or special exceptions needed.

1. Proposed site plan reviewed with zoning staff (Lee Batchelder) in NOV/DEC 2021. Preliminary approval granted 01-14-22. No variances or special exceptions needed.
SURVEY NOTES:

1. SITING OF NEW STRUCTURES ASSUMES ACCURACY OF SURVEY PROVIDED TO THE ARCHITECT BY THE OWNER.

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

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

STRUCTURAL:
ROSEN & ASSOCIATES
65 BROAD STREET
CHARLESTON, SC 29401

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

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

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

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EXISTING CONDITIONS PHOTOS

5 | G004

LUCAS BOYD
9998
CHARLESTON, SC
03/14/22

RANDAZZO RESIDENCE
138 + 140 WENTWORTH ST
CHARLESTON, SC 29401

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

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

STRUCTURAL:
ROSEN & ASSOCIATES
65 BROAD STREET
CHARLESTON, SC 29401

LANDSCAPE:
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CHARLESTON, SC 29405

INTERIORS:
MELISSA RUFTY DESIGN STUDIO
3806 MAGAZINE ST SUITE 1
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CONTRACTOR:
RENEW URBAN CHARLESTON
251 1/2 KING ST
CHARLESTON, SC 29401

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

ISSUED:
FOR BAR REVIEW
ONLY

AERIAL (REAR OF PROPERTY)
SIDE (EAST) FACADE
ENTRY DOOR AT EAST TERRACE
SIDE (EAST) FACADE W/ EAST TERRACE
SIDE (EAST) AND REAR (NORTH) FACADE
REAR (NORTH) FACADE
SIDE (EAST) FACADE
EAST TERRACE
SIDE (EAST) FACADE

NOT FOR CONSTRUCTION

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EXISTING SITE PLAN NOTES:

1. REFER TO LANDSCAPE DRAWINGS FOR THE PLACEMENT, EXTENTS, DESIGN, AND DEMO OF LANDSCAPING ELEMENTS INCLUDING, BUT NOT LIMITED TO: DRIVEWAY, TREES, PLANTERS, POOL, POOL DECK, AND EQUIPMENT STANDS.

2. PLACEMENT OF SITE ELEMENTS SHOWN HAVE BEEN DETERMINED BY WAY OF SURVEY PROVIDED BY OWNER, A COPY OF WHICH HAS BEEN INCLUDED IN THIS DRAWING SET ON G001 - REFER TO SURVEY FOR DEFINITIVE POSITION AND EXTENTS OF ALL EXISTING SITE ELEMENTS. SITING OF BUILDING ASSUMES ACCURACY OF SURVEY PROVIDED TO ARCHITECT BY OWNER.

BAR-S NOTES:

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

2. REFER TO LANDSCAPE ARCHITECT'S SUBMISSION FOR ALL EXISTING AND PROPOSED SITE ELEMENTS.
The new poolhouse is in AE-10', with FFE at DFE 12'. Code-compliant as-is and does not require a FEMA variance. The two rear existing structures.

Approval received in abandonment application submitted to the City of Charleston on 12-09-21.

The existing arbor to be retained. Existing staircase to be demoed. No change to the existing structures.

New staircase - not within Bar-S purview.

The existing bathhouse (not in Bar-S purview); new exterior staircase not within Bar-S purview.

The existing side stair to be demoed. Refer to landscape drawings for the definitive position and extents of all existing site elements. Siting of building determined by way of survey provided by Boyd Architects. The Architect assumes accuracy of survey provided to owner, a copy of which has been included in final submission.

The side porch on the existing main house will also be demolished. Pool deck, walkways, fencing, and equipment highlighted and outlined in red. The side porch on the existing main house; (2) a new west covered porch; (2) a new exterior stair - not within Bar-S purview.

The entrance. The side porch on the existing main house; (2) a new west covered porch; (2) a new exterior stair - not within Bar-S purview.

The Architect retains all copyrights, all common elements. Claims subject to bar review. Architect's submission for all existing and proposed site elements.

For definitive position and extents of all existing site elements. Siting of building determined by way of survey provided by Boyd Architects. The Architect assumes accuracy of survey provided to owner, a copy of which has been included in final submission.

The existing side stair to be demoed. Refer to landscape drawings for the definitive position and extents of all existing site elements. Siting of building determined by way of survey provided by Boyd Architects. The Architect assumes accuracy of survey provided to owner, a copy of which has been included in final submission.

Architect's submission for all existing and proposed site elements.
EXISTING PLAN NOTES:
1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER -- GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS
2. CONTRACTOR TO COMPARE EXISTING FLOOR PLAN WITH PROPOSED FLOOR PLAN TO DETERMINE EXTENT OF INTERIOR WALL DEMO

BAR-S NOTES:
1. DRAWINGS ARE EXPRESSLY PROPOSED CHANGES SUBJECT TO BAR-S REVIEW, SEE BAR-F FOR EXPLANATION OF THE PROPOSED CHANGES

- EXISTING DOOR AND SCREEN TO BE REMOVED - INTERIOR DOOR CASING TO BE REMOVED AS REQUIRED
- EXISTING DOORS TO BE REMOVED
- EXISTING OPENINGS TO BE EXPANDED FOR NEW FRENCH DOORS
- EXISTING DOOR, SCREEN, & INTERIOR CASING TO BE REMOVED
- EXISTING FIREPLACE TO BE REMOVED (CHIMNEY TO REMAIN)
- DOOR AND DOOR CASING ON NEW KITCHEN SIDE TO BE REMOVED
- EXISTING CROWN MOLDING TO BE REMOVED TO EXPOSE HISTORIC CROWN UNDERNEATH
- EXISTING MIRRORED WALL PANELS TO BE REMOVED
- EXISTING DOOR, SCREEN, & INTERIOR CASING TO BE REMOVED
- EXISTING STAIR AND STRUCTURE TO BE REMOVED
- CARPET TO BE REMOVED ON STAIR
- EXISTING STAIR TO BE REMOVED
- INTERIOR WINDOW CASING AND DOOR CASING AT FRENCH DOORS TO BE REMOVED
- NOTE: OLD PIAZZA CEILING TO BE REMOVED
NOTE 6

SCALE: 1/4" = 1'

INTERIOR SHUTTERS TO BE RESTORED TO FULL OPERABILITY

FIREPLACE TO BE RESTORED TO FULL OPERABILITY

CONTRACTOR TO DISCUSS ON-SITE

PERIOD-APPROPRIATE WAINSCOTING TO BE MAINTAINED

EXISTING TRIM TO FORMAL DINING

EXISTING TRIM TO FORMAL LIVING

"SEE NOTE 6 ABOVE" TO MATCH TRIM CURRENTLY MAINTAINED

3'-0" POVER

4'-10 1/2" V.I.F.

103

18

3 RISERS DN

SEE STRUCTURAL

3'-0" V.I.F.

102

105

112

13

3. DOORS

3. CONSTRUCTION

4. HVAC

5. TYPICAL TRIM

15'-7" V.I.F.

BAR-S NOTES:

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

HOUSE - 8'-0" V.I.F.

NEW CODE COMPLIANT STAIR AND LANDING

NEW 2X6 FRAMING FOR POCKET DOOR

WINDOW TO BE ELIMINATED - NOT IN BAR-S PURVIEW

AT INTERIOR OF WINDOWS 12, 13, 14, 15, AND 16

DOORS'

TYPICAL TRIM

IN BAR-S NOTES:

3. DOORS

3. CONSTRUCTION

4. HVAC

5. TYPICAL TRIM

15'-7" V.I.F.

BAR-S NOTES:

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

HOUSE - 8'-0" V.I.F.

NEW CODE COMPLIANT STAIR AND LANDING

NEW 2X6 FRAMING FOR POCKET DOOR

WINDOW TO BE ELIMINATED - NOT IN BAR-S PURVIEW

AT INTERIOR OF WINDOWS 12, 13, 14, 15, AND 16

DOORS'

TYPICAL TRIM

IN BAR-S NOTES:

3. DOORS

3. CONSTRUCTION

4. HVAC

5. TYPICAL TRIM

15'-7" V.I.F.
EXISTING PLAN NOTES:
1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER. GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS

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

- EXISTING DOORS TO BE REMOVED
- CHAIRRAIL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- TRIM/PEDIMENT OVER MANTLE TO BE REMOVED
- NOTE: CORNER PILASTERS TO BE REMOVED
- NOTE: ALL PILASTERS TO BE REMOVED
- PRIMARY DOORS TO BE REMOVED (OPERABLE SIDE PANELS TO REMAIN)
- WET BAR TO BE REMOVED
- WAINSCOTING TO BE REMOVED THROUGHOUT ROOM
- NOTE: CEILING MEDALLION TO BE REMOVED
- FLORAL TRIM OVER MANTLE TO BE REMOVED
- INTERIOR SHUTTERS TO BE REMOVED
- NOTE: ALL CARPET ON SECOND FLOOR TO BE REMOVED
- NOTE: CEILING ABOVE TO BE INSULATED - NON-HISTORIC
- CROWN MOLDING TO BE REMOVED AS REQUIRED
- NOTE: CEILING ABOVE TO BE INSULATED - NON-HISTORIC
- CROWN MOLDING TO BE REMOVED AS REQUIRED

NOTE:
- CONTRACTOR TO COMPARE EXISTING FLOOR PLAN WITH PROPOSED FLOOR PLAN TO DETERMINE EXTENT OF INTERIOR WALL DEMO
EXISTING PLAN NOTES:
1. All existing conditions, dimensions, and areas have been provided to the Architect by the Contractor and the Owner. The Architect and the Contractor assume no responsibility for any discrepancies between the existing conditions and the final construction.

BAR-S NOTES:
1. Dashed areas represent proposed changes subject to BAR-S review. Refer to the next page for explanations of the proposed changes.
MAIN HOUSE ROOF PLAN NOTES:
1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER -- GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS

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

STANDING SEAM ROOF TO MATCH ROOF OF NEW WEST PORCH - NO VISIBILITY FROM THE STREET
NON-ORIGINAL CHIMNEY TO BE DEMOLISHED - ALL OTHER CHIMNEYS TO BE RETAINED
HIPPEED STANDING SEAM ROOF OF NEW WEST PORCH

EXTERIOR STANDING SEAM ROOF OF MAIN HOUSE PRISM
MAIN HOUSE SOUTH ELEVATION NOTES:

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

BAR-S NOTES:

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

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

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

4. **ARCHITECTURAL ELEVATION INTERVENTIONS LIMITED TO TYPICAL NOTE 2 AND NOTE 3 ABOVE. THE NEW WEST SIDE PORCH CAN BE SEEN IN THE BACKGROUND - SEE A204 FOR MORE INFO.**
MAIN HOUSE EAST ELEVATION NOTES:

1. All existing conditions drawings have been provided to the Architect by the Contractor & Owner -- General accuracy is assumed and Architect is not responsible for any discrepancies between line work and built/existing conditions.

BAR-S NOTES:

1. Changes subject to BAR-S review are highlighted and outlined in RED.
2. Typical note for all proposed elevations of Main House -- All existing windows to be replaced with period-appropriate traditional TDL Sapele windows. Existing windows do not appear to be original.
3. Typical note for all proposed elevations of Main House -- Existing worn facade elements (e.g., deteriorating wood trim and peeling paint) to be repaired as needed or replaced in kind as the last resort.
4. Architectural elevation interventions limited to typical note 2 and note 3 above; (1) the expansion of two existing window openings on the west terrace into French doors (three total -- see A203); and (2) the demolition of a non-original chimney at the rear single-story addition.

Second floor ceiling @ 12'-9.5".
First floor @ 12.3'-12.9".
Finishing grade @ 9.5'-10'.

T.O. Structure @ 12.0'.
B.O. Structure @ 10.0'.

Removal of rear stair -- seen A203 (limited to no visibility from the street).

DEMOLITION OF NON-ORIGINAL CHIMNEY AT REAR SINGLE-STORY ADDITION -- ALL OTHER CHIMNEYS TO BE RETAINED (LIMITED TO NO VISIBILITY FROM THE STREET).
TYPICAL NOTE FOR ALL PROPOSED ELEVATIONS OF

SEE BAR-S NOTES 2 & 3

FRENCH DOORS (TRADITIONAL PERIOD-APPROPRIATE TDL SAPELE DOORS) - HEAD HEIGHT TO REMAIN AS IS EXISTING WINDOW OPENINGS TO BE EXPANDED FOR (NO VISIBILITY FROM THE STREET)

EXISTING STAIR AND LANDING TO BE REMOVED (NO VISIBILITY FROM THE STREET)

REAR ENTRY DOOR TO BE ELIMINATED - (1) NEW MATCH EXISTING WINDOW STYLE TO THE RIGHT) OPENING (TRADITIONAL TDL SAPELE WINDOW TO W/ STUCCO REPAIR BELOW IN KIND (NO VISIBILITY FROM THE STREET)

PORCH (NO VISIBILITY FROM THE STREET) EXISTING STAIR TO BE REPLACED WITH CODE MATCHING DETAILING OF NEW WEST SIDE COMPLIANT STAIR AND LANDING - NEW STAIR TO INTRUSION ISSUES FROM CANOPY - OPENING TO NEW WEST SIDE PORCH - SEE A204 FOR MORE INFO; AND (6) THE DEMOLITION OF A NON-ORIGINAL CHIMNEY AT KIND

WINDOW TO BE ELIMINATED DUE TO WATER VISIBILITY FROM THE STREET)

NOTE: REAR SINGLE-STORY ADDITION - ALL OTHER DEMOLITION OF NON-ORIGINAL CHIMNEYS TO BE RETAINED (LIMITED TO NO WINDOW IN EXISTING REAR ENTRY DOOR VISIBILITY FROM THE STREET)

NOTE 4(1)

NOTE 4(2)

NOTE 4(3)

NOTE 4(4)

ARCHITECTURAL ELEVATION INTERVENTIONS HIGHLIGHTED AND OUTLINED IN RED
TYPICAL NOTE FOR ALL PROPOSED ELEVATIONS:

1. **FINISHED GRADE @ 9.5’-10’**
   - **FIRST FLOOR @ 12.3’-12.9’**
   - **SECOND FLOOR**

2. **B.O. STRUCTURE**
   - **T.O. STRUCTURE**

3. **BFE @ 10.0’**
   - **DFE @ 12.0’**

4. **NEW WEST SIDE PORCH**
   - **SEE A204B AND DETAILS**
   - **EXISTING ENGAGED PIAZZA FLOOR DRAWN IN**

5. **FRENCH DOORS RESTORED TO FULL OPERABILITY**
   - **NOTE 4(5)**

6. **NEW FULL-LITE ENTRY DOOR (TRADITIONAL PERIOD-APPROPRIATE TDL SAPELE DOOR)**
   - **(NO VISIBILITY FROM THE STREET)**

BAR-S NOTES:

1. **OWNER:**
   - **RANDAZZO**
   - **1859 SUMMERVILLE AVE**
   - **NEW ORLEANS, LA**

2. **INTERIORS:**
   - **MELISSA RUFTY DESIGN**
   - **3806 MAGAZINE ST SUITE 1**
   - **843.729.1274**

3. **LANDSCAPE:**
   - **ROSEN & ASSOCIATES**
   - **45 Isabella St, Suite 120**
   - **Charleston, SC**

4. **CONTRACTOR:**
   - **BOYD ARCHITECTS LLC**
   - **45 BROAD STREET**
   - **29403**

5. **ARCHITECT/DESIGNER:**
   - **DANNY & CAITLIN RANDAZZO**
   - **138 + 140 WENTWORTH ST**
   - **Charleston, SC**

6. **OWNER, CONTRACTOR, ANY SUB-CONTRACTOR, OR MATERIAL OR EQUIPMENT SUPPLIER ON ANY OTHER PROJECT, OR FOR ADDITIONS TO THIS PROJECT, WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE ARCHITECT.**

7. **THE ARCHITECT RETAINS ALL COPYRIGHTS, ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS FOR ALL DRAWINGS, SPECIFICATIONS AND DOCUMENTS PREPARED OR PROVIDED TO THE ARCHITECT FOR THE USE SOLELY WITH RESPECT TO THE PROJECT. THEY ARE NOT TO BE USED BY THE ARCHITECT, OWNER, SUB-CONTRACTOR, SUB-Supplier, CONTRACTOR OR MATERIAL OR EQUIPMENT SUPPLIER ON ANY OTHER PROJECT, OR FOR ADDITIONS TO THIS PROJECT, WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE ARCHITECT.**

8. **THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS.**

9. **THE DEMOLITION OF THE REAR ENTRY STAIR AND LANDING; (5) THE RESTORATION OF THREE PAIRS OF LANDING; (3) THE DEMOLITION OF A NON-ORIGINAL CHIMNEY AT REAR STREET)**

10. **MAIN HOUSE - EXISTING WORN FACADE ELEMENTS (E.G. DETERIORATING WOOD TRIM AND PEELING PAINT) TO BE REPAIRED AS NEEDED OR REPLACED IN KIND AS THE LAST RESORT**

11. **ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN ABOVE; (1)**

12. **STANDING SEAM ROOF TO MATCH MAIN HOUSE WEST ELEVATION**

13. **SCALE: 1/4’ = 1’**

14. **NO VISIBILITY FROM THE STREET**

15. **NEW COVERED PORCH ON THE WEST FACADE - SEE BAR-S NOTES 2 & 3**

16. **RENEW URBAN CHARLESTON**
   - **SUITE 550**
   - **101559 CHARLESTON, SC**
   - **29401**

17. **RANDAZZO RESIDENCE**
   - **FOR BAR REVIEW**
   - **101559 CHARLESTON, SC**
   - **70115**

18. **DRAWN BY: RBG/LB**
   - **DATE: 3/14/2022**

19. **CHECKED BY: LB**

20. **ISSUED:**
   - **01 01/14/22 BAR CONCEPT**
   - **02 02/11/22 BAR CONCEPT**
   - **03 03/14/22 BAR FINAL**
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GARAGE ELEVATIONS

SCALE: 1/4" = 1'

GARAGE SOUTH ELEVATION

LUCAS BOYD
9998 CHARLESTON, SC
03/14/22

GARAGE NORTH ELEVATION

LUT OF TDS RR

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

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

STRUCTURAL: ROSEN & ASSOCIATES
65 BROAD STREET
CHARLESTON, SC 29401

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

INTERIORS: MELISSA RUFTY DESIGN STUDIO
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251 KINGS-ST CHARLESTON, SC 29401

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BAR-S NOTES:

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

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

SEE BAR-S NOTE 2
SEE BAR-S NOTE 3(2)
SEE BAR-S NOTE 2
SEE BAR-S NOTE 3(4)
EXISTING ELEVATION NOTES:

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

BAR-S NOTES:

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

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

TO STRUCTURE:

SECOND FLOOR CEILING

GROUND FLOOR

8'-1"

8'-0"

8'-9"

BAR-S NOTES:

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

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

3. ARCHITECTURAL ELEVATION INTERVENTIONS LIMITED TO TYPICAL NOTE 2 ABOVE; (1) THE PAINTING OF THE NON-HISTORIC BROWN BRICK WITH A WHITE MINERAL PAINT; (2) THE REMOVAL OF THE EXISTING SIDE PORCH; (3) THE REPLACEMENT OF THE SECOND FLOOR ENTRY DOOR WITH A WINDOW; (4) THE REPLACEMENT OF THE GROUND FLOOR ENTRY DOOR WITH A NEW FULL-LITE DOOR; AND (5) THE REPLACEMENT OF THE EXISTING ASPHALT SHINGLE ROOF WITH A HAND-CRIMPED STANDING SEAM ROOF.

NEW FULL-LITE ENTRY DOOR IN EXISTING OPENING (TO MATCH EXISTING ADJACENT WINDOW STYLE)

SEE BAR-S NOTE 2

EXISTING SIDE PORCH IN DISREPAIR AND TO BE ELIMINATED

NEW WINDOW IN EXISTING DOOR OPENING (TO MATCH EXISTING ADJACENT WINDOW STYLE) W/ BRICK INFILL BELOW

EXISTING NON-HISTORIC BRICK TO BE PAINTED WITH WHITE MINERAL PAINT

NEW DOOR CANOPY - SEE A207B AND DETAILS FOR MORE INFO

EXISTING ASPHALT SHINGLE ROOF TO BE REPLACED WITH HAND-CRIMPED STANDING SEAM ROOF - ROOFING PANEL SPECS TO MATCH ROOFING PANEL SPECS OF THE TYPICAL POOLHOUSE ROOF ASSEMBLY - SEE A501 | 2

NEW FULL-LITE ENTRY DOOR IN EXISTING OPENING (TO MATCH EXISTING ADJACENT WINDOW STYLE)

SEE BAR-S NOTE 3(2)

SEE BAR-S NOTE 2
GARAGE WEST ELEVATION NOTES:

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

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

3. NOTE: ARCHITECTURAL ELEVATION INTERVENTIONS LIMITED TO TYPICAL NOTE ABOVE; (1) THE PAINTING OF THE NON-HISTORIC BROWN BRICK WITH A WHITE MINERAL PAINT; AND (2) THE REPLACEMENT OF THE EXISTING ASPHALT SHINGLE ROOF WITH A HAND-CRIMPED STANDING SEAM ROOF.

EXISTING NON-HISTORIC BRICK TO BE PAINTED WITH WHITE MINERAL PAINT.

EXISTING ASPHALT SHINGLE ROOF TO BE REPLACED WITH HAND-CRIMPED STANDING SEAM ROOF - ROOFING PANEL SPECS TO MATCH ROOFING PANEL SPECS OF THE TYPICAL POOLHOUSE ROOF ASSEMBLY - SEE BAR-S NOTE 2.

SEE BAR-S NOTE 2.
GARAGE RENDERING

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

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

INSPIRATION - CURVED ARCH. ELEMENTS

INSPIRATION - CURVED ARCH. ELEMENTS

INSPIRATION - DARK WROUGHT-IRON ELEMENTS

CURVED METAL BRACKETS TO MATCH METAL BRACKETS AT NEW WEST SIDE PORCH ON MAIN HOUSE - SEE DETAILS

EXISTING ASPHALT SHINGLE ROOF TO BE REPLACED WITH HAND-CRIMPED STANDING SEAM ROOF - ROOFING PANEL SPECS TO MATCH ROOFING PANEL SPECS OF THE TYPICAL POOLHOUSE ROOF ASSEMBLY - SEE A501

WHITE MINERAL PAINT ON NON-HISTORIC BRICK - BLACK VS. WHITE COLOR PALETTE INSPIRED BY MAIN HOUSE
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POOLHOUSE FLOOR PLAN NOTES:
1. UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ARE TO EDGE OF CMU OR SLAB
2. THIS DRAWING SHOWS ARCHITECTURAL INTENT ONLY. SEE STRUCTURAL DRAWINGS FOR DEFINITIVE DETAILING AND SPECIFICATIONS

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

DRAWN BY: RBG/LB
CHECKED BY: LB
RANDAZZO RESIDENCE
138 + 140 WENTWORTH ST
CHARLESTON, SC 29401
OWNER: DANNY & CAITLIN RANDAZZO
26 BARRE ST
CHARLESTON, SC 29401
ARCHITECT/DESIGNER: BOYD ARCHITECTS
45 ISABELLA ST SUITE 120
CHARLESTON, SC 29403
STRUCTURAL: ROSEN & ASSOCIATES
65 BROAD STREET
CHARLESTON, SC 29401
LANDSCAPE: REMARK STUDIO
1859 SUMMERVILLE AVE SUITE 550
CHARLESTON, SC 29405
INTERIORS: MELISSA RUFTY DESIGN STUDIO
3806 MAGAZINE ST SUITE 1
NEW ORLEANS, LA 70115
CONTRACTOR: RENEW URBAN CHARLESTON
251 KING ST
CHARLESTON, SC 29401

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POOLHOUSE FLOOR PLAN

NOTES:
1. UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ARE TO EDGE OF FRAMING

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

DRAWN BY: RBG/LB
CHECKED BY: LB
RANDAZZO RESIDENCE
138 + 140 WENTWORTH ST
CHARLESTON, SC 29401

OWNER:
DANNY & CAITLIN RANDAZZO
26 BARRE ST
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ARCHITECT/DESIGNER:
BOYD ARCHITECTS
45 ISABELLA ST SUITE 120
CHARLESTON, SC 29403

STRUCTURAL:
ROSEN & ASSOCIATES
65 BROAD STREET
CHARLESTON, SC 29401

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

INTERIORS:
MELISSA RUFTY DESIGN STUDIO
3806 MAGAZINE ST SUITE 1
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CHARLESTON, SC 29401

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DATE: 3/14/2022
DRAWN BY: RBG/LB
CHECKED BY: LB
RANDAZZO RESIDENCE
138 + 140 WENTWORTH ST
CHARLESTON, SC 29401

NO. DATE SUBMISSION
01 01/14/22 BAR CONCEPT
02 02/11/22 BAR CONCEPT
03 03/14/22 BAR FINAL

SCALE: 1/2" = 1'

POOL EQUIPMENT ROOM
SAUNA & STORAGE
SAINT RUNNING BOND COURSING W/ 1" AIR SPACE BETWEEN BACK OF BRICK & SHEATHING
ROWLOCK & SOLDIER COURSE BRICK BELOW
TYP PILASTER BRICK W/ 3" AIR SPACE BETWEEN BACK OF BRICK & SHEATHING

BATHROOM
DOOR SCHEDULE:
501, 502, 503
TYPE:
FLUSH METAL EXTERIOR-GRADE DOOR & LOUVERED TRANSOM PANEL UNIT
WIDTH:
3'-0" DOOR W/ INTEGRAL LOUVERS ABOVE - SEE A501 | 2 FOR TOTAL HEIGHT
HEIGHT:
7'-0"

OUTDOOR SHOWER
STONE FLOORING MATCH POOL DECK SEE LANDSCAPE
SLOPE BATHROOM SLAB TO CENTRAL FLOOR DRAIN

TYPICAL DRAWING SHEET:
1. SCALE: 1/2" = 1'
2. SHEET NUMBER: 1
3. SHEET SIZE: 17" x 22" TRIMLINE
4. TITLE: 138 + 140 WENTWORTH ST
5. DRAWN BY: RBG/LB
6. CHECKED BY: LB
7. ISSUED FOR BAR REVIEW ONLY
8. NOT FOR CONSTRUCTION
POOLHOUSE ROOF PLAN

BAR-S NOTES:

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

SCALE: 1/2" = 1'

NOTE: NO PENETRATIONS PERMITTED IN ROOFING PANELS.

NOTE: DASHED LINE INDICATES OUTERMOST FINISH SURFACE OF WALL BELOW.

METAL ROOFING

SEE WALL SECTIONS FOR SPECIFICATIONS.
POOLHOUSE ELEVATION NOTES:

1. CONTRACTOR TO REFERENCE WALL SECTIONS FOR DEFINITIVE BUILDING HEIGHTS

LUCAS BOYD
9998 CHARLESTON, SC
03/14/22

LMT DRR
CHSOER
IHCAESET
SA
BOYD ARCHITECTS LLC
DATE: 3/14/2022
DRAWN BY: RBG/LB
CHECKED BY: LB

RANDAZZO RESIDENCE
138 + 140 WENTWORTH ST
CHARLESTON, SC 29401

NO. DATE SUBMISSION
01 01/14/22 BAR CONCEPT
02 02/11/22 BAR CONCEPT
03 03/14/22 BAR FINAL

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

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

STRUCTURAL:
ROSEN & ASSOCIATES
65 BROAD STREET
CHARLESTON, SC 29401

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

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

CONTRACTOR:
RENEW URBAN CHARLESTON
251 1/2 KING ST
CHARLESTON, SC 29401

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POOLHOUSE ELEVATION NOTES:

1. CONTRACTOR TO REFERENCE WALL SECTIONS FOR DEFINITIVE BUILDING HEIGHTS

BAR-S NOTES:

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

INTERIOR SLAB / DFE @ 12.0’ FINISHED GRADE @ 11.0’ BFE @ 10.0’ DOGTROT SLAB @ 11’-10-1/2’

10’-1 1/8” 16’-0 1/2”

METAL ROOFING SEE WALL SECTIONS FOR SPECIFICATIONS

NO PENETRATIONS

BORAL FASCIA BRD SEE WALL SECTIONS & DETAILS

BORAL FRIEZE BRD SEE WALL SECTIONS & DETAILS

SOLDIER COURSE W/ DENTIL EFFECT (NORTH AND SOUTH ELEVATIONS ONLY) SEE WALL SECTIONS & DETAILS

ROWLOCK COURSE SEE WALL SECTIONS & DETAILS

TYP RUNNING BOND COURSING @ PILASTERS

TYP RUNNING BOND COURSING (SET 2” BACK)

ROWLOCK COURSE SEE WALL SECTIONS & DETAILS

SOLDIER COURSE

DOGTROT PASS THRU AREA FROM LAWN TO POOL DECK

BORAL CHANNEL @ DOGTROT DROPPED SOFFIT SEE WALL SECTIONS & DETAILS

STONE FLOORING TO MATCH POOL DECK SEE LANDSCAPE

SLOPE FINISH GRADE AWAY FROM BUILDING

NOTE: NO PENETRATIONS PERMITTED IN ROOFING PANELS
POOLHOUSE ELEVATION NOTES:

1. CONTRACTOR TO REFERENCE WALL SECTIONS FOR DEFINITIVE BUILDING HEIGHTS

BAR-S NOTES:

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

INTERIOR SLAB / DFE @ 12.0'
FINISHED GRADE @ 11.0'
BFE @ 10.0'
DOGTROT SLAB @ 11'-10-1/2''
10'-1 1/8''
16'-0 1/2''
BORA Bİ FASCIA BRD
SEE WALL SECTIONS & DETAILS
BORA Bİ FRIEZE BRD
SEE WALL SECTIONS & DETAILS
SOLDIER COURSE
SEE WALL SECTIONS & DETAILS
ROWLOCK COURSE
SEE WALL SECTIONS & DETAILS
TYP RUNNING BOND COURSING @ PILASTERS
TYP RUNNING BOND COURSING (SET 2'' BACK)
ROWLOCK COURSE
SEE WALL SECTIONS & DETAILS
SOLDIER COURSE

SCALE: 1/2'' = 1'

POOLHOUSE EAST ELEVATION

POOLHOUSE WEST ELEVATION
1. The proposed design is inspired by existing detailing on the main house (wrought iron elements, black vs. white color palette, monumentality, and symmetry) - Bar-S to refer to adjacent images. It is also intended to mirror the new west side porch and revised garage in materiality and color palette - Bar-S to refer to A204B and A207B.

2. Bar-S to also refer to details:
   - NTS 1: Garage Rendering (Pool-facing)
   - NTS 2: Garage Rendering (Street-facing)

Renderings Notes:
1. Renderings are illustrative and do not represent final dimensions or detailing - see A500 series for details.

   - Black vs. white color palette inspired by main house and garage - see A204B and A207B.
   - Simplified dentil molding and engaged pilasters inspired by main house - see pictures above.
CANOPY DETAIL @ BRACKET "01"

- SCALE: 1" = 1'-0"
- CANOPY DETAIL @ BRACKET "01"
- SCALE: 3" = 1'-0"
- EXISTING BUILDING
- BRACKET 01
- 2'-2 1/2"
- R1'-4"
- 2'-0"

1X6 BORAL SHIPLAP BOARDS
- FLASHING REGLET FINISHED W/ BACKER ROD & PAINT TO MATCH ROOFING PANELS
- MATCH SPECIFICATION OF POOLHOUSE/SIDE PORCH ROOFING

- METAL ROOFING PANELS
- MATCH COLOR OF ROOFING PANELS
- MTL FLASHING BY CONTRACTOR - CONTRACTOR TO SUBMIT SHOP DRAWINGS TO FINISH TO MATCH ROOFING PANELS
- FROM 1/4" x 2" FLAT STOCK
- CUSTOM STEEL CANOPY BRACKET "01"

SEALANT - BY CONTRACTOR

ARCHITECT

CANOPY DETAIL @ BRACKET "02"

- SCALE: 1" = 1'-0"
- CANOPY DETAIL @ BRACKET "02"
- SCALE: 3" = 1'-0"
- EXISTING BUILDING
- BRACKET 02
- 2'-2 1/2"
- R1'-4"
- 2'-0"

1X6 BORAL SHIPLAP BOARDS
- FLASHING REGLET FINISHED W/ BACKER ROD & PAINT TO MATCH ROOFING PANELS
- MATCH SPECIFICATION OF POOLHOUSE/SIDE PORCH ROOFING

- METAL ROOFING PANELS
- MATCH COLOR OF ROOFING PANELS
- MTL FLASHING BY CONTRACTOR - CONTRACTOR TO SUBMIT SHOP DRAWINGS TO FINISH TO MATCH ROOFING PANELS
- FROM 1/4" x 2" FLAT STOCK
- CUSTOM STEEL CANOPY BRACKET "02"

SEALANT - BY CONTRACTOR

ARCHITECT

DETAILS NOTES:

1. FINAL WATERPROOFING AND FLASHING DETAILS
2. FROM STRUCTURAL ENGINEERING FOR ALL FRAMING, SEISMIC/WIND/FLOOD DESIGN, HURRICANE (E.G. WINDOW WATERPROOFING) NOT INDICATED IN SPECIFICATIONS REGARDING FOUNDATION, TIES, ETC - THESE ARCHITECTURAL DRAWINGS.

WATERPROOFING AND FLASHING TO BE INSTALLED ASSUME SOLE RESPONSIBILITY AND APPROVED BY CONTRACTOR - ARCHITECT WAIVES ALL RESPONSIBILITY

CONTRACTOR TO SUBMIT SHOP DRAWINGS TO FINISH TO MATCH ROOFING PANELS
- FROM 1/4" x 2" FLAT STOCK
- CUSTOM STEEL CANOPY BRACKET "02"

SEE

A501 | 3&4

A502 | 3
DETAILS NOTES:

1. FINAL WATERPROOFING AND FLASHING DETAILS (E.G. WINDOW WATERPROOFING) NOT INDICATED IN THESE ARCHITECTURAL DRAWINGS. WATERPROOFING AND FLASHING TO BE INSTALLED AND APPROVED BY CONTRACTOR - CONTRACTOR TO ASSUME SOLE RESPONSIBILITY.

2. SEE STRUCTURAL ENGINEERING FOR ALL SPECIFICATIONS REGARDING FOUNDATION, FRAMING, SEISMIC/WIND/FLOOD DESIGN, HURRICANE TIES, ETC - ARCHITECT WAIVES ALL RESPONSIBILITY.
ENLARGED SIDE PORCH PARTIAL ELEVATION

STAIR RISERS TO SIDE OF PORCH AND STUCCO SIDES MATCH MAIN HOUSE

1"x 1" PICKETS @ 4" O.C. W/ SOLID TOP RAIL

CUSTOM DECORATIVE STEEL BRACKET - SEE CUSTOM STEEL GUARDRAIL/HANDRAIL DRAWING TO ARCHITECT

STONE FLOORING TO MATCH POOL DECK

CONTINUOUS SELF ADHERED ICE & WATER SHIELD

PT 2X6 HIPPED ROOF FRAMING (1:12 PITCH)

LOW-SLOPE METAL ROOF PANELS INSTALL PER MANUFACTURER’S SPECIFICATIONS

INKWELL’ GALVALUME METAL ROOF PANELS

INKWELL’ JET METALS JM-1500 PROFILE - CONTRACTOR TO SUBMIT SHOP DRAWING TO ARCHITECT

GALVALUME METAL ROOF PANELS INSTALL PER MANUFACTURER’S SPECIFICATIONS, SIZING, & DETAILING

INKWELL’ WHITE TO MATCH MAIN HOUSE

SIDE OF PORCH TO BE DETAILED TO MATCH FRAME OF PORCH AND HANDRAIL/STAIR DETAIL

NEW ORLEANS, LA

ISSUED: 02 02/11/22 BAR CONCEPT

CONTRACTOR:

OWNER:

STRUCTURAL:

LANDSCAPE:

DATE: 3/14/2022

1" = 1'-0"

MINIMUM CLEARANCE OF 3'-0" IS TO BE MAINTAINED TO FRONT OF STAIR RISER AT FRONT OF STAIR (FROM BOTTOM TO TOP)

1/2" x 2" TOP RAIL

HSS STEEL DROP BEAM ON ALL FOUR SIDES

CUSTOM STEEL GUARDRAIL/HANDRAIL

CUSTOM STEEL COLUMN - SEE ANNOTATIONS

DETAILS NOTES:

1. SEE STRUCTURAL ENGINEERING FOR ALL FRAMING, SEISMIC/WIND/FLOOD DESIGN, HURRICANE (E.G. WINDOW WATERPROOFING) NOT INDICATED IN SPECIFICATIONS REGARDING FOUNDATION, TIES, ETC - DRAWINGS.

2. WATERPROOFING AND FLASHING TO BE INSTALLED SOLE RESPONSIBILITY AND APPROVED BY CONTRACTOR - SEE STRUCTURAL FOR DEFINITIVE SPECIFICATIONS, DRAWINGS.

3. CONTRACTOR TO SUBMIT SHOP DRAWING TO ARCHITECT.

4. DRAWINGS TO匹配 ROOFING

5. CONTINUOUS VAPOR BARRIER

6. COMPACTED SAND CAPILLARY BARRIER

7. COMPACTED FILL

8. BRACKETS TO FORM A COMPLETE 1-1/2" X 1-1/2" HSS STEEL DROP BEAM ON ALL FOUR SIDES

9. SEE LANDSCAPE DRAWINGS

10. INSTALL PANELS, COMPONENTS, AND ALL FINISH WITH ELASTOMERIC PAINT (TO MATCH WHITE TO MATCH MAIN HOUSE)

11. CONTRACT TO SUBMIT SHOP DRAWING TO FINISH TO MATCH ROOFING

12. RISER AT FRONT OF STAIR (FROM BOTTOM TO TOP)

13. DRAWN BY: RBG/LB

14. CHECKED BY: LB

15. REMARK STUDIO

16. LANDSCAPE: ROSEN & ASSOCIATES

17. OWNER:

18. CONTRACTOR:

19. BOYD ARCHITECTS LLC

20. CHARLESTON, SC

21. 843.729.1274

22. www.boyd-architects.com

23. 45 Isabella St, Suite 120

24. Arch.ethics.org

25. PROJECT: 49 | A504

26. RESIDENCE OF DANNY & CAITLIN RANDAZZO

27. NEW ORLEANS, LA

28. 70115

29. 26 BARRE ST

30. 45 BROAD STREET

31. 49 BARRE ST

32. 65 BROAD STREET

33. 45 ISABELLA ST SUITE 120

34. 29401

35. 29403

36. 29405

37. 29401

38. CHARLESTON, SC

39. 843.729.1274

40. www.boyd-architects.com

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42. PROJECT: 49 | A504

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45. 70115

46. 26 BARRE ST

47. 45 BROAD STREET

48. 49 BARRE ST

49. 65 BROAD STREET

50. 45 ISABELLA ST SUITE 120

51. 29401

52. 29403

53. 29405

54. 29401

55. CHARLESTON, SC

56. 843.729.1274

57. www.boyd-architects.com

58. Arch.ethics.org
RANDAZZO
Charleston, South Carolina

138 AND 140 WENTWORTH ST.

MARCH 14, 2022

SCHEDULE OF DRAWINGS

<table>
<thead>
<tr>
<th>SHEET NO.</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>L100</td>
<td>EXISTING CONDITIONS</td>
</tr>
<tr>
<td>L101</td>
<td>DEMOLITION PLAN</td>
</tr>
<tr>
<td>L102</td>
<td>EXISTING SITE IMAGES</td>
</tr>
<tr>
<td>L103</td>
<td>SITE PLAN</td>
</tr>
<tr>
<td>L104</td>
<td>GATE ENTRY EXHIBITS</td>
</tr>
<tr>
<td>L200</td>
<td>LAYOUT</td>
</tr>
<tr>
<td>L300</td>
<td>SITE DETAILS</td>
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<tr>
<td>L303</td>
<td>CARPENTRY DETAILS</td>
</tr>
<tr>
<td>L304</td>
<td>CARPENTRY DETAILS</td>
</tr>
</tbody>
</table>
1. BASE INFORMATION PROVIDED BY A SURVEY OBTAINED FROM PEABODY & ASSOCIATES.

2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CABLE LOCATOR SERVICE 811 TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE UTILITIES PRIOR TO BEGINNING WORK. CONTRACTOR TO MAKE THESE CONTACTS PRIOR TO BEGINNING WORK.

3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS WHERE ADDITIONAL DAMAGE TO EXISTING UTILITIES, BOTH KNOWN AND UNKNOWN. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE UTILITIES PRIOR TO BEGINNING WORK. CONTRACTOR TO MAKE THESE CONTACTS PRIOR TO BEGINNING WORK.

4. THE CONTRACTOR SHALL VERIFY PLANS IN THE FIELD AND NOTIFY LANDSCAPE ARCHITECT OF RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY LICENSES AND INSURANCE TO COMPLETE WORK.

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

GENERAL NOTES:

- 811 INFORMATION PROVIDED BY A SURVEY OBTAINED FROM PEABODY & ASSOCIATES.
- A SURVEY IS OBTAINED BY REMARK STUDIO. LLC, REMARK STUDIO, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION.
- THE CONTRACTOR IS RESPONSIBLE FOR COLLECTING THE CABLE LOCATOR SERVICE 811 TO LOCATE ALL EXISTING UNDERGROUND ELECTRICAL AND TELEPHONE UTILITIES PRIOR TO BEGINNING WORK.
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- THE CONTRACTOR SHALL SUBMIT SCHEDULE OF WORK TO REMARK STUDIO ONCE CONTRACT IS AWARDED.
FACING SOUTH FROM 140 WENTWORTH - CONCRETE TO BE REMOVED

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

GATES TO BE PRESERVED AND REUSED, SEE SITE PLAN

FOUNTAIN, BRICK TERRACE, AND PIERS TO BE PRESERVED

BRICK GARDEN WALKS TO BE REMOVED

EXISTING CONCRETE DRIVE ENTRY TO BE REMOVED, REPLACED WITH TABBY

EXISTING ARBOR TO BE KEPT

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

GATES TO BE PRESERVED AND REUSED, SEE SITE PLAN

FOUNTAIN, BRICK TERRACE, AND PIERS TO BE PRESERVED

BRICK GARDEN WALKS TO BE REMOVED

EXISTING CONCRETE DRIVE ENTRY TO BE REMOVED, REPLACED WITH TABBY

EXISTING ARBOR TO BE KEPT
iron gates to be replaced with wood gates

140 WENTWORTH - EXISTING NON-HISTORIC IRONWORK

3'-6" WIDE GATE

14' WIDE DRIVE GATE

136 WENTWORTH ST.

27 MONTAGU ST.

173 WENTWORTH ST.

42 GADSDEN ST.

GATE ENTRY EXHIBITS

PLAN ENLARGEMENT AT WENTWORTH STREET

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

1. BASE INFORMATION PROVIDED BY A SURVEY OBTAINED FROM PEABODY & ASSOCIATES.

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

1. USE #2 OYSTER SHELL. CONTRACTOR TO PROVIDE SAMPLE OF TABBY FINISH & COLOR. CONCRETE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

2. ENTIRE DRIVE TO BE FIBER MESH REINFORCED.

3. BRICK HEADER BORDER OPTION: OLD CAROLINA BRICK, COLOR: SAVANNAH GREY.

SECTION

SINGLE BRICK HEADER BORDER (SEE SHEET L101 FOR LAYOUT) WITH 3/8" RAKED MORTAR JOINT TO HOLD PATTERN. MORTAR COLOR: IVORY BUFF

1" THICK MORTAR BED (TYPE S), LOCK IN WITH 3" EXTRA MORTAR ON OUTER SIDE OF BRICK.

4" THICK CONCRETE SLAB (3,000 P.S.I.) WITH FIBER REINFORCEMENT. CONCRETE TO EXTEND A MINIMUM 3" BEYOND EDGE OF BRICK.

4" CONCRETE PAVEMENT (3,000 PSI) W/ FIBER REINFORCEMENT. #2 CRUSHED OYSTER SHELL TO BE EVENLY SPREAD ON TOP.

4" DEPTH OF 789 LIMESTONE GRAVEL

NOTE: APPLY IN 1" LIFTS, WATERING AND COMPACTING BETWEEN LIFTS.
1.25" x 24" x 24" 'SILVER' TRAVERTINE PAVERS
WITH LEATHERED FINISH AND TUMBLED EDGE, TO BE
LAIRED IN A RUNNING BOND PATTERN, SET FLAT WITH
1/8" MAX. VERTICAL TOLERANCE. BUTT JOINTS WITH
1/16"-1/8" GAP. SWEEP GAPS WITH 4:1 SAND/MORTAR MIX MINIMUM OF TWICE UNTIL ALL
VOIDS ARE FILLED.

1" THICK MORTAR BED (TYPE S), LOCK IN WITH 1" EXTRA
MORTAR AROUND LOWER EDGES OF STONE

4" MORTAR BED

BRICK STRETCHER BORDER WITH 3/8" RAKED
MORTAR JOINT. MORTAR COLOR TO BE
IVORY BUFF.

2" DEPTH COMPACTED #57 GRANITE GRAVEL

#4 REBAR AT 24" O.C., TIED TO FOOTING
12" X 12" COURSE GRAVEL BACKFILL (WRAPPED IN FILTER FABRIC) WITH 4"
PERFORATED PIPE

1" O.H., TYP.
BACKFILL WITH EXISTING SOIL, FREE OF
EXTRANEOUS BUILDING MATERIAL,
LARGE STONES OR ROOTS.

1" O.H., TYP.
BACKFILL WITH EXISTING SOIL, FREE OF
EXTRANEOUS BUILDING MATERIAL,
LARGE STONES OR ROOTS.

EXISTING STUCCO GARDEN COLUMNS TO BE MATCHED
NOTE:
all stucco to be traditional stucco in three coats. do not use synthetic stucco unless otherwise noted.

1. scratch
2. brown
3. finish (color t.b.d.)

12" thick masonry wall with stucco

stone wall cap to match existing at northeast corner

overhang 1" on each side.

PILASTER CAP TO MATCH
STONE WALL CAP

EX. WALL CAP

NOTE:
1. stucco to be traditional stucco
2. three coats, do not use synthetic stucco unless otherwise noted
3. scratch
4. brown
5. finish (color t.b.d.)

EXISTING 16" TO STUCCO WALL WITH FENCE PANEL TO BE MATCHED

NOTE: REPAIR AND REUSE EXISTING FENCE PANELS AS POSSIBLE
Wood Fence and Gate for Outdoor Shower and Pool Equipment Enclosures

- True 1 3/8" x 4" top rail routed for boards
- Flat level latch (90°) tip, brass, or similar
- True 1 3/4" x 3 1/2" hollow column
- 1" x 6" tongue and groove boards
- Rail paint all boards with finished color prior to installation
- True 1 3/4" x 5 1/2" frame stainless steel hinge
- True 1 3/8" x 8" base routed for boards
- Flash grade

Concrete footing (3,000 psi)

- True mortise and tenon joinery at all connections
- Footings need to avoid pool plumbing equipment and site drainage piping

W1 1859 Summerville Ave, Suite 550
Charleston, SC 29405
P 843.257.7677
M 843.303.6798
E jr@remakstudiollc.com
W remakstudiollc.com

Innovation
Collaboration
Stewardship
WOOD PEDESTRIAN AND DRIVE GATES AT WENTWORTH STREET

NOTE: GATE TO BE PAINTED BLACK. CARPENTER TO PROVIDE LANDSCAPE ARCHITECT WITH PAINT SAMPLE.

EXISTING BRICK COLUMN

J-BOLT HINGES, TYP.

5" x 1 1/4" TOP RAIL

4" x 1 1/2" BOTTOM RAIL AND EXISTING MIDDLE AND TOP RAILS MORTISED AND TENON CONNECTION (TYP. FOR CONNECTION BETWEEN STILES AND RAILS)

4" x 1 1/2" TONGUE AND GROOVE PANELS SET IN FRAME

STAINLESS STEEL RING LATCH WITH BLACK FINISH

STAINLESS STEEL CANE BOLT LATCH WITH BLACK FINISH

THROW LOCK, TIED INTO EXISTING STRIKE PLATE

NOTE: GATE TO BE PAINTED BLACK. CARPENTER TO PROVIDE LANDSCAPE ARCHITECT WITH PAINT SAMPLE.
Agenda Item #8

66 Church Street -- TMS # 458-13-01-099

Request conceptual approval for piazza enclosure at rear.

Category 3  |  Charlestowne  |  c. 1784  |  Old and Historic District
Agenda Item #8 (66 Church Street)

Applicant’s Presentation
Porter Residence | 66 Church Street | Charleston, SC 29401

Sheet List

A008  Cover
A101  Existing Ground and First Floor Plans
A102  Existing Second and Third Floor Plans
A103  Existing Roof Plan
A103-1  Existing and Proposed First Floor Plan
A201-1  Existing and Proposed Front and Rear Elevations
A202-1  Existing and Proposed Garden Elevations
PH101  Historic and Existing Exterior Photos

03.14.2022
1. Contractor shall maintain a neat & orderly construction site at all times and shall not allow the unnecessary accumulation of construction debris. Contractor's hours, access, staging area, dumpster, and portable w.c. location to be coordinated with and approved by Owner prior to commencement of work.

2. The building shall remain secure and weather tight at all times.

3. Contractor shall be responsible for securing all required permits and approvals necessary to initiate and complete specified work.

4. All demolition and construction shall be in accordance with current applicable building codes and local regulation, including, but not limited to, City of Charleston Board of Architectural Review and Building Inspection Departments.

5. Contractor shall notify Architects immediately of any problems/discrepancies due to unforseen conditions revealed during sitework & construction.

6. Contractor shall notify Architect, Engineer and Owner immediately should demolition work reveal any additional 'hazmat' materials or substances that have not been previously removed. Architect waives all responsibility and liability for any work required, proposed, and/or completed with hazardous materials or substances.

7. The design adequacy & safety of all temporary supports, bracing, & shoring is the sole responsibility of the Contractor.

8. All dimensions must be verified by contractor prior to commencement of work, including installation of fixtures and/or architectural components. All fixture and architectural component sizes should be verified with Architect prior to purchase.

9. Contractor shall verify with Architect and Engineer all structural, mechanical, electrical, and plumbing conditions requiring Engineer's/Consultant's approval. Contractor shall coordinate and verify all HVAC, Plumbing, and Electrical equipment fixture specifications and locations with Architect and Engineer prior to commencement of work.

10. Contractor shall secure verification & approval in writing from the Owner for any requested change orders prior to commencing work associated with a change order.

11. Contractor shall provide documentation that structure is protected by an owner approved chemical termiticide treatment which shall include soil treatment and/or field applied wood treatment. The concentration, rate of application, and method of treatment of chemical termiticide shall be in strict accordance with the termiticide label, legally permissable regulations and standards.

12. The Owner, Engineer, and Architect waive all responsibility & liability for Contractor's failure to follow the associated plans, specification notes, & design they convey, or for problems which arise from other's failure to obtain/follow the Owner's / Engineer's/ Architect's guidance with respect to any inconsistencies, errors, omissions, ambiguities, or conflicts which are alleged.
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General Notes

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Note: These drawings are strictly representations of the existing conditions of the structure and are the result of on-site inspection and measurement. All dimensions and scaled elements noted herein are for reference only and should be verified by all individuals utilizing these documents for any other purpose.

Porter Residence | 66 Church Street | Charleston, SC 29401

eefava architects, etc. | 54 Broad Street | Charleston, South Carolina 29401 | 843.723.5099 | eefava.com
Agenda Item #9

1 Henrietta Street - - TMS # 459-13-03-011

Request conceptual approval for elevation of building; renovation; and modifications building including historic storefront, removal of non-original rear element, and addition to the rear.

Not rated | Old and Historic District
Agenda Item #9 (1 Henrietta Street)

Applicant’s Presentation
Note: These drawings are strictly representations of the existing conditions of the structure and are the result of on-site surveys. All dimensions and scaled elements noted herein are for reference only and should be verified by all individuals utilizing these documents for any other purpose.
Site Context

HENRIETTA STREET - SEE A004 AND A005

- Gaillard Center
- PNC Bank Building
- Mother Emmanuel AME Church
- Citadel Square
- Dewberry Hotel
- Charleston County Public Library
- Southern First Bank Building
- Mazyck Wraggborough Residential District
- Second Presbyterian Church
- Dewberry Hotel
Witty Residence | 1 Henrietta Street | Charleston, SC 29403

No Windows / Non-Original Openings in piazza facade

NON-ORIGINAL DOORS, WINDOWS, PORCHES, AND MATERIALS - SEE PH102
**Witty Residence | 1 Henrietta Street | Charleston, SC | 29403**
eefava architects, etc., inc. | 54 Broad Street | Charleston, South Carolina 29401 | 843.723.5099 | eefava.com

**Note:** These drawings are strictly representations of the existing conditions of the structure and are the result of on-site observations of accessible areas. All dimensions and scaled elements noted herein are for reference only and should be verified by all individuals utilizing these documents for any other purpose.

- **Non-original P.T. 6x6 columns**
- **Non-original P.T. dimensional lumber rails (2x4 rails, 2x2 balusters)**
- **Non-original beaded plywood on piazza ceilings**
- **Non-original dimensional lumber piazza stair**
- **Significant cracking in existing concrete slab foundation**
- **Non-original reinforced concrete slab foundation throughout**
- **Existing storm windows to be removed**
- **Significant wood rot and deteriorated materials**
- **Non-original reinforced concrete stair and insulated fiberglass doors**
- **Non-original reinforced concrete slab foundation, T111 wood siding, and steel column**
- **Non-original textured brick with portland cement mortar**
- **Non-original reinforced concrete storefront windows**
- **Non-original dimensional lumber piazza stair**
Note: These drawings are strictly representations of the existing conditions of the structure and are the result of on-site investigation of accessible areas. All dimensions and scaled elements noted herein are for reference only and should be verified by all individuals utilizing these documents for any other purpose.

Street Facing Off Street Parking Precedent

Structure Raising Precedents
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**Minimum Height Study 1**

- All demolition and construction shall be in accordance with current building codes and standards.
- The building shall remain secure and weather tight at all times.
- Contractor shall notify Architect, Engineer and Owner immediately of any problems/discrepancies due to unforeseen conditions revealed during sitework & construction.

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**Minimum Height Study 2**

- Contractor shall verify with Architect and Engineer all structural, electrical, mechanical, and plumbing conditions requiring changes.
- Contractor shall coordinate and obtain all required permits, approvals, and clearances necessary to initiate and complete specified work.
- Contractor shall be responsible for securing all required permits and approvals issued by the Owner for any requested change orders prior to commencement of work.

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**Minimum Height Study 3**

- Contractor shall provide documentation that the structure is protected by an owner approved chemical termiticide treatment which shall be in strict accordance with the chemical termiticide label, legally permissible regulations and standards.
- Contractor shall verify all HVAC, Plumbing, and Electrical equipment fixture sizes should be verified with Architect prior to purchase.

---

**Existing Streetscape Perspective**

- Note: These drawings are strictly representations of the existing conditions of the structure and are the result of on-site inspections. All dimensions and scaled elements noted herein are for reference only and should be verified by all individuals utilizing these documents for any other purpose.
Required Setbacks
FRONT (North) NR
Allowable Building Height
50' / 3 Stories

1 Henrietta:
Allowable Lot Occupancy
Lot Size x 50%
Existing Lot Occupancy
Lot Size
835 main house + 68 shed + 26 shed

Existing Building Height
26'-8" / 3 Stories
Proposed Building Height
34'-5" / 3 Stories

Accessory Setbacks
FRONT (North) 70' (from street)
REAR (South) 3'
SIDE (East) 3'
SIDE (West) 7'

Lot Size
3 Henrietta: 1,897 SF

Proposed Lot Occupancy
1 Henrietta: 3,183 SF (49%)
3 Henrietta: 880 SF (46.4%)

Proposed Setbacks
FRONT (North) 0'-0"
REAR (South) 3'-0"
SIDE (East) 0'-0"
SIDE (West) 7'-0" (3 Henrietta)

Proposed Site Plan

SCALE: 1/8" = 1'
Witty Residence | 1 Henrietta Street | Charleston, SC, 29403

eefava architects, etc, inc. | 54 Broad Street | Charleston, South Carolina 29401 | 843.723.5099 | eefava.com

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DR-2F
Lot Size
1 Henrietta
6,492 SF
1,897 SF

Allowable Lot Occupancy
Lot Size x 50%
1 Henrietta
3,246 SF (50%)
949 SF (50%)

Existing Lot Occupancy
1 Henrietta
1,694 SF (26%)
929 SF (49%)

Proposed Lot Occupancy
1 Henrietta
3,102 SF (47.8%)
880 SF (46.4%)

Required Setbacks
FRONT (North)
3'
REAR (South)
3'
SIDE (East)
3'
SIDE (West)
7'

Accessory Setbacks
FRONT (North)
7' (from street)
REAR (South)
3'
SIDE (East)
3'
SIDE (West)
3'

Proposed Setbacks
FRONT (North)
0'
REAR (South)
3'
SIDE (East)
0'
SIDE (West)
7'

Proposed Building Height
5' / 2 Storeys

Existing Building Height
26'-8" / 3 Storeys

Proposed Building Height
34'-5" / 3 Storeys

*Per City of Charleston Zoning Article 3, Part 1 Section 54-301 Table 3.1

Note: These drawings are strictly representations of the existing conditions of the structure and are the result of on-ground surveys. All dimensions and scaled elements noted herein are for reference only and should be verified by all individuals utilizing these documents for any other purpose.
1. Contractor shall maintain a neat & orderly construction site at all times and shall not allow the unnecessary accumulation of construction debris. Contractor's hours, access, staging area, dumpster, and portable w.c. location to be coordinated with and approved by Owner prior to commencement of work.

2. The building shall remain secure and weather-tight at all times.

3. Contractor shall be responsible for securing all required permits and approvals necessary to initiate and complete specified work.

4. All demolition and construction shall be in accordance with current applicable building codes and local regulations, including, but not limited to, Sullivan's Island Design Review Board and Building Inspection Departments.

5. Contractor shall notify Architects immediately of any problems/discrepancies due to unforeseen conditions revealed during sitework & construction.

6. Contractor shall notify Architect, Engineer, and Owner immediately should demolition work reveal any additional 'hazmat' materials or substances that have not been previously removed. Architect waives all responsibility and liability for any work required, proposed, and/or completed with hazardous materials or substances.

7. The design adequacy & safety of all temporary supports, bracing, & shoring is the sole responsibility of the Contractor.

8. All dimensions must be verified by contractor prior to commencement of work, including installation of fixtures and architectural components. All fixture and architectural component sizes should be verified with Architect prior to purchase.

9. Contractor shall verify with Architect and Engineer all structural, mechanical, electrical, and plumbing conditions requiring Engineer's/Consultant's approval. Contractor shall coordinate and verify all HVAC, Plumbing, and Electrical equipment fixture specifications and locations with Architect and Engineer prior to commencement of work.

10. Contractor shall secure verification & approval in writing from the Owner for any requested change orders prior to commencing work associated with a change order.

11. Contractor shall provide documentation that structure is protected by an owner approved chemical termiticide treatment which shall include soil treatment and/or field applied wood treatment. The concentration, rate of application, and method of treatment of chemical termiticide shall be in strict accordance with the termiticide label, legally permissible regulations and standards.

12. The Owner, Engineer, and Architect waive all responsibility & liability for Contractor's failure to follow the associated plans, specification notes, & design they convey, or for problems which arise from other's failure to obtain/follow the Owner's / Engineer's / Architect's guidance with respect to any inconsistencies, errors, omissions, ambiguities, or conflicts which are alleged.
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Note: These drawings are strictly representations of the existing conditions of the structure and are the result of on-site inspections and measurements. All dimensions and scaled elements noted herein are for reference only and should be verified by all individuals utilizing these documents for any other purpose.
1 Henrietta - 1st Floor
EL 6' - 7"
1 Henrietta - 2nd Floor
EL 17' - 5"
1 Henrietta - Roof Height
EL 29' - 0"

3 Henrietta - 1st Floor
EL 7' - 7"
3 Henrietta - 2nd Floor
EL 17' - 6"
3 Henrietta - Eave Height
EL 26' - 8"

Design Flood Elevation
EL 12' - 0"

Maximum Zoning Height
EL 56' - 0"

Existing Grade
EL 6' - 0"

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General Notes

1. The Owner, Engineer, and Architect waive all responsibility & liability for Contractor's failure to follow the associated plans, specification notes, & design they convey, or for problems which arise from other's failure to obtain/follow the Owner's/Engineer's specifications and locations with Architect and Engineer prior to commencement of work, including installation of fixtures and/or architectural components. All fixture and architectural component omissions, ambiguities, or conflicts which are alleged.
2. Contractor shall provide a list of and verify construction of all temporary supports, bracing, scaffolding, & shoring is the sole responsibility of the Contractor.
3. Contractor shall verify with Architect and Engineer all structural, mechanical, electrical, and plumbing conditions requiring coordination and/or installation. Contractor shall coordinate and provide documentation that structure is protected by an owner approved chemical termiticide treatment which shall include soil treatment and/or field applied wood treatment. The concentration, rate of application, and method of treatment of chemical termiticide shall be in strict accordance with the termiticide label, legally permissible regulations and standards. Where indicated, termiticide shall be applied to the exterior and interior of the structure.
4. Contractor shall notify Architect, Engineer and Owner immediately during sitework & construction.
5. Contractor shall secure verification & approval in writing from the Engineer/Consultant's approval. Contractor shall coordinate and include soil treatment and/or field applied wood treatment. The concentration, rate of application, and method of treatment of chemical termiticide shall be in strict accordance with the termiticide label, legally permissible regulations and standards. Where indicated, termiticide shall be applied to the exterior and interior of the structure.
6. Contractor shall provide and verify construction of all temporary supports, bracing, scaffolding, & shoring is the sole responsibility of the Contractor.
7. Any proposed change order prior to the commencement of work should be in writing and approved by Owner prior to commencement of work.
8. Contractor shall be responsible for securing all required permits and approvals necessary to initiate and complete specified work.
9. Contractor shall provide for the use of a temporary dumpster, and portable w.c. location to be coordinated with and approved by Owner prior to commencement of work, including installation of fixtures and/or architectural components. All fixture and architectural component omissions, ambiguities, or conflicts which are alleged.
10. No excavation work shall be started until enquiries with all applicable building codes and local regulation, including, but not limited to, Sullivan's Island Design Review Board and Building Inspection Departments.
11. All demolition and construction shall be in accordance with current Sub-Phase A100 and/or Sub-Phase A200 plans and/or approved by Owner prior to commencement of work.
12. Contractor shall maintain a neat & orderly construction site at all times and shall not allow the unnecessary accumulation of construction debris, Contractor shall coordinate with the City of Charleston Construction Office for disposal of construction debris. Contractor shall coordinate with the City of Charleston for waste disposal & recycling of construction debris.
13. All excavation work shall be verified by Architect's guidance with respect to any inconsistencies, errors, omissions, ambiguities, or conflicts which are alleged.
14. The design adequacy & safety of all temporary supports, bracing, scaffolding, & shoring is the sole responsibility of the Contractor.
15. Contractor shall submit for Architect's guidance with respect to any inconsistencies, errors, omissions, ambiguities, or conflicts which are alleged.
16. Contractor shall provide for the use of a temporary dumpster, and portable w.c. location to be coordinated with and approved by Owner prior to commencement of work, if applicable, are permitted by applicable building codes and local regulation, including, but not limited to, Sullivan's Island Design Review Board and Building Inspection Departments.
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5. Contractor shall notify Architects immediately of any problems/discrepancies due to unforeseen conditions revealed during sitework & construction.

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Agenda Item #10

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

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

Category 4 | Cannonborough-Elliotborough | Old City District
Agenda Item #10 (114 Cannon Street /219 Ashley Ave )

Applicant’s Presentation
GENERAL TRIM CARPENTRY SPECIFICATIONS:

All exterior trim shall be factory primed, tumbled, or similar. All trim shall have a smooth surface and sharp edges. Low-grades framing lumber shall not be used.

All exterior trim shall be primed on all sides prior to installation.

All materials must be exactly as specified in plans. No substitutions without permission of owner. Grade of the black window and door chimes shall always have square joints at corners — never inter.

Interior trim shall be solid lumber, not finger jointed.

At walls finished in VPI, all door/window trim shall be flush with the wall, no reveal at these walls.

No base moulding permitted at base of floorpan.

PRELIMINARY
NOT FOR CONSTRUCTION

Andrew Gould
CONSULTANT
210 ASHLEY AVENUE
CHARLESTON, SC 29403
WWW.ANNEGOULDASSOCIATES.COM

TWO PROPOSED NEW
DWELLINGS, AND MODIFICATIONS
TO EXISTING MIXED-USE BUILDINGS

114 CANOPY/219 ASHLEY
CHARLESTON, SC

PROPOSED UNIT 219C ASHLEY WINDOW AND DOOR SCHEDULE

Drawn By: A. GOULD
DATE: 11-30-20

A3.2
PRECEDENT FOR SHAPE
OF CANTILEVERED
PORCH BRACKETS
369 ASHLEY AVE
PRECEDENTS FOR IRON BALUSTRADES ON WOODEN PIAZZAS

NEW ORLEANS
NEW ORLEANS
SELECTION FOR CAST-IRON BALUSTERS
IRON MATCHES FORM OF SCROLLED WINDOW CASING
HISTORIC CHARLESTON EXAMPLES OF IRON RAILINGS ON PIAZZAS
CONTEMPORARY NEIGHBORHOOD EXAMPLES