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:** 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-L You Tube channel at https://www.youtube.com/channel/UCBofP1rUHr3PnAGIY3w7a5Q/playlists.

WRITTEN PUBLIC COMMENTS:
Use one of the following methods to submit written comments. The deadline to submit written comments is 12:00 PM one business day before the meeting. Comments must include your name, address, telephone number, meeting date, and project number. Written comments are provided to the Board 24 hours in advance of the meeting and will be acknowledged into the record and summarized; if this is a concern, you are encouraged to attend the meeting in person.
• Complete the Citizen Participation form at http://innovate.charleston-sc.gov/; or
• Call 843-724-3765; or
• Mail comments to the Dept. 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 COMMENTS:
All applications heard today are part of public meeting format. Written public comments, received by the deadline of noon the day before the meeting, are provided to the Board members 24 hours in advance of the meeting and will be 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 April 28, 2022, Meeting
Executive Session

Executive session to receive legal advice pursuant to S.C. Code Sec. 30-4-70(a)(2) specific to item 3. The Board may take action on any item, including any subsection of any section, listed on an executive session agenda or discussed in an executive session during a properly noticed meeting.
Agenda Item #3

376 Race Street
TMS # 460-04-01-062

Requesting replacement of metal roof with shingles at rear cottage, appeal of board decision.

Not Rated | Westside | c. 1930 | Historic Materials Demolition Purview
SANBORN MAPS

1944

SANBORN MAPS

1951
Agenda Item #3

Applicant’s Presentation
Subject: Roof Replacement

Address: 376 Race Street

To: City of Charleston

Upon inspection of the existing metal roof on the structure at the back of this property, we have determined that proper repairs are not possible.

Starting at the eave and rake edges we found significant roof decking rot. Due to the brittle nature of the existing metal, it is not possible to pull this back, repair, and re-install. There are also a number of repairs done with 5v metal roofing materials, not double lock metal standing seam. The ridge is completely failing and would need to be capped with a conventional ridge cap. Keeping the double lock (manual crimp) along the ridge is not feasible.

Taking into consideration the cost of repairs, and the inability to complete them in a cohesive fashion, we are recommending full replacement.
376 Race Street
Unit B, Rear Cottage
Roof Repair/Replacement necessary as leaks are causing damage to interior and exterior areas of the home, and roof is beyond repair
This metal roof was added sometime after 1940 when the left wing of the cottage was built. Building Permit #6761 indicated that the kitchen and bath located on the porch side of the cottage was an addition.
There are several areas where the plywood sheathing must be replaced due to rot, which would require the existing metal roof to be torn off, making the metal material un-usable after removal. This is document on pages 2 thru 4.
There are several areas where the plywood sheathing must be replaced due to rot, which would require the existing metal roof to be torn off, making the metal material un-usable after removal. This is document on pages 2 thru 4.
There are several areas where the plywood sheathing must be replaced due to rot, which would require the existing metal roof to be torn off, making the metal material un-useable after removal. This is document on pages 2 thru 4. This also includes the removal and replacement of the eaves around the porch.
Repairs were made by the old owner. They screwed in standing seam panels where the old chimney was located which has caused damaged to the existing roof underneath and is at risk of leaking.
Agenda Item #4

29 Race Street
TMS # 460-04-01-047

Request demolition of historic carport.

Category 4 | Westside | c. 1940 | Historic Materials Demolition Purview

Deferred by Applicant
Agenda Item #5

179 Fishburne Street
TMS # 460-07-02-175

Request demolition of historic structure.

Category 4  |  Westside  | c. 1953  | Historic Materials Demolition Purview
EXISTING SITE PHOTOS
View looking south from St. Philip

CONTEXT PHOTOS
Agenda Item #5

Applicant’s Presentation
179-181 FISHBURN STREET
BAR DEMOLITION REQUEST

PREPARED FOR:
CHARLESTON BOARD OF ARCHITECTURAL REVIEW
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.0</td>
<td>LETTER FROM ISKAGNA / MRL RE</td>
</tr>
<tr>
<td>2.1</td>
<td>LETTER FROM MT. HERMON RMUE CHURCH</td>
</tr>
<tr>
<td>3.0</td>
<td>SITE SURVEY</td>
</tr>
<tr>
<td>3.1</td>
<td>SITE DEVELOPMENT PLAN</td>
</tr>
<tr>
<td>4.0</td>
<td>EXISTING CONDITIONS - EXTERIOR</td>
</tr>
<tr>
<td>4.1</td>
<td>EXISTING CONDITIONS - INTERIOR</td>
</tr>
<tr>
<td>5.0</td>
<td>HISTORICAL INFORMATION</td>
</tr>
<tr>
<td>5.1</td>
<td>HISTORICAL INFORMATION</td>
</tr>
</tbody>
</table>
Dear BAR Members,

I am currently in contract to purchase 179 & 181 Fishburne St. from the Mt. Hermon Reformed Methodist Union Episcopal Church. The church sits at 179 Fishburne, while 181 Fishburne is a small piece of adjacent vacant land. The church structure is unusable and unsafe, neglected and impacted by severe flooding which can be seen as high as 24" inches in the pictures attached. The church has resorted to building a rudimentary cinderblock structure on the rear of the property to hold services until our transaction closes and they have capital to find a new space. Evident here and in many religious institutions across the country, funding and donations have dwindled, and the sale of the property will enable this church to survive.

In our research and conversations with historical professionals and architects, we have gleaned that the church does not provide historical and architectural significance to the fabric of Charleston that would warrant renovating the building. The brickwork is elementary while the symmetry of the windows and other features is inconsistent. We estimate the building itself to be built in the 1950's-1960's which is typically considered outside Charleston's period of historical significance (1600s-1940). While we recognize that removing a church is not always the best route, in this scenario, with the support of the church and the existing structures proneness to flooding and further damage, we see this as the best path forward. Additionally, we have met with the President of the West Side neighborhood association, and she is supportive of our efforts to clear the land to build sustainable housing here.

Included in this package is a letter of support from the congregation and its Reverend for the demolition of the church, as well as documentation of the current condition which show the impact that neglect, lack of funds, and flooding has had on the building.

I appreciate the BAR's time and consideration on this matter. I am available to discuss further at your convenience.

Best,

Michael R. Levine
Board of Architectural Review  
2 George St.  
Charleston, SC 29401  

re: 179 Fishburne St.  

Dear BAR Members,  

I am Rev. William Kelly, the Pastor of Mt Hermon Reformed Methodist Union Episcopal (RMUE) Church. The congregation is moving its home from 179 Fishburne Street for growth, to acquire better parking and accessibility. The flooding over the years also plays a major role for this decision and it has severely impacted the building structure. Funding continual repairs is cumbersome along with the high cost of the insurance premiums. We look forward to a new space without financial worry.  

We are currently praying out of a small makeshift cinder block structure on the back of our property as the actual sanctuary in the front is unusable and unsafe. We have entered into a contract to sell the church and its land to Michael Levine. We have spoken with Michael and support his request to demolish the church in his efforts to create better flood-resistant housing on the property. We understand that the Westside neighborhood association is also in support of this endeavor.  

As this is a critical component of our contract; myself and my congregation encourage the BAR to grant this demolition request so the Church can close on its sale to Mr. Levine and use the funds to achieve our future goals in creating a better spiritual meeting place.  

Sincerely,  

[Signature]  

Rev. William Kelly  
Pastor
1916 City of Charleston Assessor’s Report
Real Estate Exempt from Taxation

* Does not include any record of the Mt. Herman Reformed Methodist Union Episcopal Church nor does it include another Church located at 178 or 181 Fishburne Street

<table>
<thead>
<tr>
<th>City Assessor’s Report 95</th>
<th>Mayor Hyde’s Annual Review</th>
<th>City Assessor’s Report 90</th>
</tr>
</thead>
</table>

**CHURCHES.**

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Michael’s Church</td>
<td>S. E. Cor. Meeting and Broad St.</td>
</tr>
<tr>
<td>First Baptist Church</td>
<td>60 to 64 Church St.</td>
</tr>
<tr>
<td>First Presbyterian Church</td>
<td>45 to 49 Church St.</td>
</tr>
<tr>
<td>Zion Methodist Church</td>
<td>460 to 462 Church St.</td>
</tr>
<tr>
<td>Trinity Church</td>
<td>492 to 494 Church St.</td>
</tr>
<tr>
<td>St. John’s Church</td>
<td>504 to 506 Church St.</td>
</tr>
<tr>
<td>St. Paul’s Church</td>
<td>516 to 518 Church St.</td>
</tr>
<tr>
<td>First Baptist Church</td>
<td>520 to 522 Church St.</td>
</tr>
<tr>
<td>First Presbyterian Church</td>
<td>524 to 526 Church St.</td>
</tr>
<tr>
<td>First Methodist Church</td>
<td>528 to 530 Church St.</td>
</tr>
<tr>
<td>First Baptist Church</td>
<td>532 to 534 Church St.</td>
</tr>
<tr>
<td>First Presbyterian Church</td>
<td>536 to 538 Church St.</td>
</tr>
<tr>
<td>First Methodist Church</td>
<td>540 to 542 Church St.</td>
</tr>
<tr>
<td>First Baptist Church</td>
<td>544 to 546 Church St.</td>
</tr>
<tr>
<td>First Presbyterian Church</td>
<td>548 to 550 Church St.</td>
</tr>
<tr>
<td>First Methodist Church</td>
<td>552 to 554 Church St.</td>
</tr>
<tr>
<td>First Baptist Church</td>
<td>556 to 558 Church St.</td>
</tr>
<tr>
<td>First Presbyterian Church</td>
<td>560 to 562 Church St.</td>
</tr>
<tr>
<td>First Methodist Church</td>
<td>564 to 566 Church St.</td>
</tr>
<tr>
<td>First Baptist Church</td>
<td>568 to 570 Church St.</td>
</tr>
<tr>
<td>First Presbyterian Church</td>
<td>572 to 574 Church St.</td>
</tr>
<tr>
<td>First Methodist Church</td>
<td>576 to 578 Church St.</td>
</tr>
<tr>
<td>First Baptist Church</td>
<td>580 to 582 Church St.</td>
</tr>
<tr>
<td>First Presbyterian Church</td>
<td>584 to 586 Church St.</td>
</tr>
<tr>
<td>First Methodist Church</td>
<td>588 to 590 Church St.</td>
</tr>
<tr>
<td>First Baptist Church</td>
<td>592 to 594 Church St.</td>
</tr>
</tbody>
</table>

**CHURCHES—COLORED.**

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Calvary Episcopal Church</td>
<td>20 Franklin St.</td>
</tr>
<tr>
<td>First Baptist Church</td>
<td>45 Franklin St.</td>
</tr>
<tr>
<td>First Presbyterian Church</td>
<td>47 Franklin St.</td>
</tr>
<tr>
<td>First Methodist Church</td>
<td>49 Franklin St.</td>
</tr>
<tr>
<td>First Baptist Church</td>
<td>51 Franklin St.</td>
</tr>
<tr>
<td>First Presbyterian Church</td>
<td>53 Franklin St.</td>
</tr>
<tr>
<td>First Methodist Church</td>
<td>55 Franklin St.</td>
</tr>
<tr>
<td>First Baptist Church</td>
<td>57 Franklin St.</td>
</tr>
<tr>
<td>First Presbyterian Church</td>
<td>59 Franklin St.</td>
</tr>
<tr>
<td>First Methodist Church</td>
<td>61 Franklin St.</td>
</tr>
</tbody>
</table>

**PARKS.**

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Battery Park</td>
<td>A. M. E. Church</td>
</tr>
<tr>
<td>Marion Square</td>
<td>A. M. E. Church</td>
</tr>
<tr>
<td>Washington Square</td>
<td>A. M. E. Church</td>
</tr>
<tr>
<td>Jefferson Square</td>
<td>A. M. E. Church</td>
</tr>
<tr>
<td>Chestnut Square</td>
<td>A. M. E. Church</td>
</tr>
</tbody>
</table>

**PARKS—COLORED.**

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Battery Park</td>
<td>A. M. E. Church</td>
</tr>
<tr>
<td>Marion Square</td>
<td>A. M. E. Church</td>
</tr>
<tr>
<td>Washington Square</td>
<td>A. M. E. Church</td>
</tr>
<tr>
<td>Jefferson Square</td>
<td>A. M. E. Church</td>
</tr>
<tr>
<td>Chestnut Square</td>
<td>A. M. E. Church</td>
</tr>
</tbody>
</table>

179-181 FISHBURN BAR PRESENTATION CHARLESTON, SC

REVISED BY: BONNIE M. FERGUSON
CONTRIBUTOR: M. F. MILLER
179 & 181 Fishburne Street

BAR Demolition Request

*Photos of All Sides of Existing Structure & Enlarged Documents from BAR Presentation*
Historical Data – Timeline of Building Permits

Church Built

1953
Brick Veneer added to Exterior of Church and Front Porch Significantly Altered & Enclosed

6/10/1968

```
CITY OF CHARLESTON BUILDING PERMIT
(VALID FOR SIX MONTHS FROM DATE OF ISSUE)

City of Charleston, S. C.

Permit No. 2650

Structural District: Tax District: Date: 

Name and Address of Owner of the Real Estate: 

Location of Building: 179 Fishburne St. Between Street and Street

Lot No: Block No: Subdivision: Size of lot: 

Zone District: 

BUILDING

Front Front: Rear Rear: Depth: 

Front Yard Depth: Rear Yard Depth: Side Yard Depth: Right: 


Demolish ( ): Sidewalk Bond Required: Yes ( ): No ( ): 

Architect or Engineer: Address: 

Contractor/Builder: Address: 

Estimated Cost of Construction $ 

Estimated Total Floor Area in Sq. Ft. 

Existing Total Floor Area in Sq. Ft. 

Estimated Completion Date: 

Type of Construction: Brick ( ): Wood Frame ( ): Concrete Block ( ): Stone ( ): Other ( ): 

Stairs ( ): 

Type of Roof: 

End of Roof: 

No. of Stories: No. of Rooms: No. of Baths: 

No. of Bedrooms: No. of Kitchens: 

Type of Fuel: Gas ( ): Oil ( ): Coal ( ): Electric ( ): Wood or Oil ( ): Other ( ): 

Type Heating System: Furnace with Duct Heat ( ): Hot Water ( ): Other ( ): 

Remarks: 

We hereby certify that the building is constructed in accordance with all applicable codes and ordinances. 

STATE OF SOUTH CAROLINA, 
COUNTY OF CHARLESTON 

being duly sworn, deposes and says that he is the owner (or agent) of the building above referred to and that the facts set forth in the foregoing application are true and correct, as he or she believes. 

Sworn to and subscribed before me, this: 

Notary Public 

Certificate and approved by me, this, the: day of 

Applicant 

Building Inspector: 

Zoning Administrative Officer 

CITY ENGINEER'S COPY 
```
Addition of Rear CMU Section

8/18/1982

---

**City of Charleston Building Permit**

<table>
<thead>
<tr>
<th>Valid for Six Months from Date of Issue</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Charleston, S.C.</strong></td>
</tr>
<tr>
<td><strong>Series C</strong></td>
</tr>
<tr>
<td><strong>No C 5125</strong></td>
</tr>
</tbody>
</table>

**School District No.** 20  
**Tax District** 71  
**Date** 11 August 1982

**Name and Address of Owner of the Real Estate:** Mt. Hermon Church - 179 Fishburne Street

**Location of Building:** 179 Fishburne Street  
ASHLEY Street and Rutledge Street

**Lot No.**  
**Block No.**  
**Subdivision**  
**Site of lot**

**Zone District**

**Building**

**Foot Front**  
**Foot Rear**  
**Depth**  
**Side Yard Depth Right**  
**Side Yard Depth Left**

**Front Yard Depth**  
**Rear Yard Depth**

**Nature of Work:**  
**Excav ( )**  
**Alter ( )**  
**Repair ( )**  
**Add to ( )**  
**Rem ( )**  
**Demolish ( )**  
**Sidewalk Bond Required**  
**Yes ( )**  
**No ( )**

**Architect or Engineer**

**Address**

**Contractor/Builder**

**Members of the Church**  
**City License**  
**State License**

**Estimated Cost of Construction:** $6,000.00  
**Per $**  
**PPF**  
**Exempt**

**Remarks:**

Construction of an addition to church with accordance with plans submitted 8-10-82 and 8-17-82. This includes electricity and plumbing but separate permits must be secured, no mechanical.

**Approved by:** Board of Adjustment and Assistant Chief Building Official

**State of South Carolina**  
**County of Charleston**

**Willie Pitts**

Being duly sworn, depose and say that the owner (or agent) of the building above referred to and that the facts set forth in the foregoing application are true and correct as he verily believes.

Sworn to and subscribed before me this 11th day of August 1982.

**Sworn to and subscribed before me this 11th day of August 1982.**

**Examiner and approved by me this the 18th day of August 1982.**

**Building Inspector**

**CITY ENGINEER'S COPY**
**Historical Data – 1916 Assessor’s Report**

*Does not include any record of the Mt. Hermon Reformed Methodist Union Episcopal Church*

---

**City Assessor’s Report**

**Memorandum of Real Estate Exempt From Taxation as Appears on the Assessment Books for Year 1916.**

### CHURCHES.

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Michael's Church</td>
<td>S. E. Cor. Meeting and Broad sts.</td>
</tr>
<tr>
<td>First Baptist Church</td>
<td>No. 61 to 67 Church st.</td>
</tr>
<tr>
<td>First Presbyterian Church</td>
<td>S. W. Cor. Meeting and Tradd sts.</td>
</tr>
<tr>
<td>The Huguenot Church</td>
<td>N. W. Cor. Church and Queen sts.</td>
</tr>
<tr>
<td>St. Philip's Church</td>
<td>East Church st.</td>
</tr>
<tr>
<td>Church of the Redeemer</td>
<td>227-229 East Bay st.</td>
</tr>
<tr>
<td>Trinity Church</td>
<td>N. W. Cor. Hasell and Maiden lane</td>
</tr>
<tr>
<td>St. Mary's Church</td>
<td>77 to 81 Hasell st.</td>
</tr>
<tr>
<td>Circular Church</td>
<td>136 to 150 Meeting st.</td>
</tr>
<tr>
<td>The Unitarian Church</td>
<td>East Archdale st.</td>
</tr>
<tr>
<td>St. John's Lutheran Church</td>
<td>S. E. Cor. Archdale &amp; Clifford sts.</td>
</tr>
<tr>
<td>Roman Catholic Cathedral</td>
<td>122 to 128 Broad st.</td>
</tr>
<tr>
<td>Roman Catholic Chapel</td>
<td>105 to 113 Queen st.</td>
</tr>
<tr>
<td>St. Joseph's Church</td>
<td>95 Anson st.</td>
</tr>
<tr>
<td>St. Johannes Ger.-Luth. Church</td>
<td>48 Hasell st.</td>
</tr>
<tr>
<td>Hebrew Synagogue</td>
<td>72-78 Hasell st.</td>
</tr>
<tr>
<td>Westminster Church</td>
<td>273-275 Meeting st.</td>
</tr>
<tr>
<td>Wentworth St. Ch., St. Andrew's</td>
<td>37-39-41-43 Wentworth st.</td>
</tr>
<tr>
<td>Bethel Church</td>
<td>59-61-63 Pitt st.</td>
</tr>
<tr>
<td>Hebrew Synagogue</td>
<td>66-68 St. Philip st.</td>
</tr>
<tr>
<td>Grace Church Episcopal</td>
<td>100-102 Wentworth-Glebe sts.</td>
</tr>
<tr>
<td>St. Luke's Episcopal Church</td>
<td>North side Charlotte, 24 Elizabeth</td>
</tr>
<tr>
<td>Citadel Square Baptist Church</td>
<td>328-330 Meeting st.</td>
</tr>
<tr>
<td>Second Presbyterian Church</td>
<td>342 Meeting, 14 Ashmeade Place</td>
</tr>
<tr>
<td>Church of Christ</td>
<td>176-178 Calhoun st.</td>
</tr>
<tr>
<td>St. Paul's Episcopal Church</td>
<td>126 to 136 Coming st.</td>
</tr>
<tr>
<td>German Lutheran Church</td>
<td>West Side King st.</td>
</tr>
<tr>
<td>St. Patrick's Church</td>
<td>134 St. Philip st.</td>
</tr>
<tr>
<td>St. Barnabas Church</td>
<td>77-79 America st.</td>
</tr>
<tr>
<td>Citadel Square Baptist Church</td>
<td>No. 2, 46-50 Cooper st.</td>
</tr>
<tr>
<td>St. John's Chapel</td>
<td>18 to 22 Hanover st.</td>
</tr>
<tr>
<td>Church of the Holy Rosary</td>
<td>472-474 Meeting st.</td>
</tr>
<tr>
<td>Cannon Street Baptist Church</td>
<td>46 Cannon st.</td>
</tr>
<tr>
<td>Spring St. Methodist Church</td>
<td>68 Spring st.</td>
</tr>
<tr>
<td>Presbyterian Bd. C. Missions Ch.</td>
<td>Plat 3, Fishburne st., Block 0</td>
</tr>
<tr>
<td>Baptist State Mission Board</td>
<td>Plat 101, W. King st.</td>
</tr>
<tr>
<td>Christ Church (Episcopal)</td>
<td>East side Rutledge ave.</td>
</tr>
<tr>
<td>Bereith Israel Congregation</td>
<td>145 St. Philip st.</td>
</tr>
<tr>
<td>Greekian Society of Charleston</td>
<td>Plat 1, St. Philip st. S. E. Cor. Fishburne.</td>
</tr>
<tr>
<td>Holy Communion Church</td>
<td>218 Ashley ave.</td>
</tr>
<tr>
<td>Cannon St. Baptist Church</td>
<td>48 and 48½ Spring st.</td>
</tr>
<tr>
<td>Cannon St. Baptist Church</td>
<td>50 Spring st.</td>
</tr>
<tr>
<td>Cannon St. Baptist Church</td>
<td>52 and 54 Spring st.</td>
</tr>
<tr>
<td>Presbyterian Board City Mission</td>
<td>South side Sumter st.</td>
</tr>
<tr>
<td>Holy Communion Church</td>
<td>108-110-112 Cannon st. (Home)</td>
</tr>
<tr>
<td>The Church Home</td>
<td>223-225-227-29 Ashley ave.</td>
</tr>
<tr>
<td>St. John's Chapel</td>
<td>277 Ashley ave.</td>
</tr>
<tr>
<td>St. John's Chapel</td>
<td>68 Amherst st. (Parish Home)</td>
</tr>
<tr>
<td>Cannon St. Baptist Church</td>
<td>East side Rutledge, Cor. Carolina.</td>
</tr>
</tbody>
</table>
Memorandum of Real Estate Eempt From Taxation as Appears on the Assessment Books For Year 1916.

**CHURCHES—COLORED.**

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Calvary Episcopal Church</td>
<td>71 Beaufain st.</td>
</tr>
<tr>
<td>Olivet Presbyterian Church</td>
<td>93 Beaufain st.</td>
</tr>
<tr>
<td>Olivet Presbyterian Chapel</td>
<td>21 Cromwell alley</td>
</tr>
<tr>
<td>Emanuel Church</td>
<td>37 Cromwell alley</td>
</tr>
<tr>
<td>Zion Church</td>
<td>123-125 Calhoun st.</td>
</tr>
<tr>
<td>Zion Indp., A. M. E. Church</td>
<td>84 Concord st.</td>
</tr>
<tr>
<td>Macedonia A. M. E. Church</td>
<td>24 Washington st.</td>
</tr>
<tr>
<td>St. Peter's Catholic Church</td>
<td>36 Wentworth st.</td>
</tr>
<tr>
<td>Centenary Church</td>
<td>58-60 Wentworth st.</td>
</tr>
<tr>
<td>Holy Trinity Ref. Epis. Church</td>
<td>51 Bull st.</td>
</tr>
<tr>
<td>Plymouth Church</td>
<td>41-43 Pitt st.</td>
</tr>
<tr>
<td>Reformed Episcopal Church</td>
<td>48 Calhoun st.</td>
</tr>
<tr>
<td>Emanuel A. M. E. Church</td>
<td>108-112 Calhoun st.</td>
</tr>
<tr>
<td>Fourth Baptist Church</td>
<td>13-15 Palmetto st.</td>
</tr>
<tr>
<td>St. Stephen's Chapel</td>
<td>65-67 Anson st.</td>
</tr>
<tr>
<td>Colored M. E. Church</td>
<td>64-66 Hanover st.</td>
</tr>
<tr>
<td>Presbyterian Church</td>
<td>400 Meeting st.</td>
</tr>
<tr>
<td>Wesley Meth. Epis. Church</td>
<td>446-448 Meeting st.</td>
</tr>
<tr>
<td>St. Mary Ref. Meth. Union Church</td>
<td>Plat 16, E. side Meeting st.</td>
</tr>
<tr>
<td>Union Baptist Church</td>
<td>Plat 7, E. side Meeting, nr. Romney</td>
</tr>
<tr>
<td>African M. E. Church</td>
<td>44 Nassau st.</td>
</tr>
<tr>
<td>Trinity A. M. E. Church</td>
<td>Plat C. W. S. Meeting st.</td>
</tr>
<tr>
<td>Francis Brown A. M. E. Church</td>
<td>9-11 Ashe st.</td>
</tr>
<tr>
<td>Holy Cross Ref. Epis. Church</td>
<td>Plat 55 S. side Huger st.</td>
</tr>
<tr>
<td>Morris St. Baptist Church</td>
<td>25 to 29 Morris st.</td>
</tr>
<tr>
<td>Central Baptist Church</td>
<td>26-28 Radcliffe st.</td>
</tr>
<tr>
<td>St. Paul Baptist Church</td>
<td>378 Rutledge ave.</td>
</tr>
<tr>
<td>Calvary Baptist Church</td>
<td>170-172 Smith st.</td>
</tr>
<tr>
<td>Salem Baptist Church</td>
<td>211-213 Line st.</td>
</tr>
<tr>
<td>Mount Carmel A. M. E. Church</td>
<td>353 Rutledge ave. (building)</td>
</tr>
<tr>
<td>Central Relief M. E. Church</td>
<td>55-57 President st.</td>
</tr>
<tr>
<td>A. M. E. Church</td>
<td>11 Fishburne st.</td>
</tr>
<tr>
<td>Calvary Baptist Church</td>
<td>21 Sumter st.</td>
</tr>
<tr>
<td>Memorial Baptist Church</td>
<td>87-91 Alexander st., North</td>
</tr>
<tr>
<td>First Baptist Church</td>
<td>81 to 85 Alexander st., North</td>
</tr>
<tr>
<td>First Baptist Church</td>
<td>81 to 85 Alexander st., North</td>
</tr>
<tr>
<td>Christ Love Mission</td>
<td>63 Washington</td>
</tr>
<tr>
<td>Mt. Zion A. M. E. Church</td>
<td>5 and 7 Glebe st.</td>
</tr>
<tr>
<td>Virgin A. M. E. Church</td>
<td>188 Line st.</td>
</tr>
<tr>
<td>Bethel Methodist Church</td>
<td>222 Calhoun st.</td>
</tr>
</tbody>
</table>
Memorandum of Real Estate Exempt From Taxation as Appears on the Assessment Books For Year 1916.

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PARSONAGES</strong></td>
<td></td>
</tr>
<tr>
<td><strong>First Baptist Church</strong></td>
<td>31 Church st.</td>
</tr>
<tr>
<td><strong>St. Michael's Church</strong></td>
<td>12 Lamboll st.</td>
</tr>
<tr>
<td><strong>St. Philip's Church Home</strong></td>
<td>142-146 Church st.</td>
</tr>
<tr>
<td><strong>Unitarian Church</strong></td>
<td>4 Archdale st.</td>
</tr>
<tr>
<td><strong>Roman Catholic</strong></td>
<td>112-114 Broad st.</td>
</tr>
<tr>
<td><strong>St. Joseph Church</strong></td>
<td>91 Anson st.</td>
</tr>
<tr>
<td><strong>Bethel M. E. Church</strong></td>
<td>90 Calhoun st.</td>
</tr>
<tr>
<td><strong>St. John's Lutheran Church</strong></td>
<td>5 College st.</td>
</tr>
<tr>
<td><strong>Citadel Square Baptist Church</strong></td>
<td>29 Montague st.</td>
</tr>
<tr>
<td><strong>St. John's Lutheran Church</strong></td>
<td>41 Pitt st.</td>
</tr>
<tr>
<td><strong>Presbyterian Church, Second</strong></td>
<td>49 Pitt st.</td>
</tr>
<tr>
<td><strong>St. Philip Church</strong></td>
<td>6-8-10 Glibb st.</td>
</tr>
<tr>
<td><strong>Trinity Church (Methodist)</strong></td>
<td>94 Wentworth st.</td>
</tr>
<tr>
<td><strong>St. Andrew's Church</strong></td>
<td>129 Coming st.</td>
</tr>
<tr>
<td><strong>Methodist Epis. Church</strong></td>
<td>84 Pitt st.</td>
</tr>
<tr>
<td><strong>Grace Church</strong></td>
<td>138 Rutledge ave.</td>
</tr>
<tr>
<td><strong>Cambridge M. E. Church</strong></td>
<td>14 Hampstead Square</td>
</tr>
<tr>
<td><strong>Roman Catholic</strong></td>
<td>476 Meeting st.</td>
</tr>
<tr>
<td><strong>Spring St. Methodist Church</strong></td>
<td>231 Coming st.</td>
</tr>
<tr>
<td><strong>German Lutheran Church</strong></td>
<td>96 Radcliffe st.</td>
</tr>
<tr>
<td><strong>St. Patrick's Catholic Church</strong></td>
<td>136 St. Philip st.</td>
</tr>
<tr>
<td><strong>Holy Communion Epis. Church</strong></td>
<td>220 Ashley ave. (Parish House)</td>
</tr>
<tr>
<td><strong>Holy Communion Epis. Church</strong></td>
<td>107 Cannon st. (Rectory)</td>
</tr>
<tr>
<td><strong>St. Paul's Episcopal Church</strong></td>
<td>215-217 Ashley ave.</td>
</tr>
</tbody>
</table>

Memorandum of Real Estate Exempt From Taxation as Appears on the Assessment Books For Year 1916.

**PARSONAGES—COLORED.**

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>St. Peter's Catholic Church</strong></td>
<td>34 Wentworth st.</td>
</tr>
<tr>
<td><strong>Falmouth Church</strong></td>
<td>32 Bull st.</td>
</tr>
<tr>
<td><strong>Holy Trinity Ref. Epis. Church</strong></td>
<td>49 Bull st.</td>
</tr>
<tr>
<td><strong>Centenary M. E. Church</strong></td>
<td>132 Wentworth st.</td>
</tr>
<tr>
<td><strong>African Methodist Church</strong></td>
<td>51 Mary st.</td>
</tr>
<tr>
<td><strong>French Brown A. M. E. Church</strong></td>
<td>12 Ashe st.</td>
</tr>
<tr>
<td><strong>Old Bethel M. E. Church</strong></td>
<td>29 Felix st.</td>
</tr>
<tr>
<td><strong>Morris St. Baptist Church</strong></td>
<td>23 Morris st.</td>
</tr>
<tr>
<td><strong>Calvary Baptist Church</strong></td>
<td>86 Morris st.</td>
</tr>
<tr>
<td><strong>Morris Brown A. M. E. Church</strong></td>
<td>194 St. Philip st.</td>
</tr>
<tr>
<td><strong>Zion Presbyterian Church</strong></td>
<td>203 Ashley ave.</td>
</tr>
<tr>
<td><strong>Mount Zion Church</strong></td>
<td>129 Cannon st.</td>
</tr>
<tr>
<td><strong>Wesley M. E. Church</strong></td>
<td>57-59 Nassau st.</td>
</tr>
<tr>
<td><strong>St. Mary Ref. Meth. U. Church</strong></td>
<td>Rear Plat 16 E. side Meeting st.</td>
</tr>
</tbody>
</table>
Agenda Item #6

33 Line Street
TMS # 459-05-03-116

Request demolition of structure.

Not surveyed | Cannonborough – Elliottborough | c. 2001 | Old & Historic District
EXISTING SITE PHOTOS
View looking south from St. Philip
View looking north from St. Philip
Agenda Item #6

Applicant’s Presentation
The applicant listed below hereby requests a hearing before the board for the following:

[X] Conceptual  [ ] Repairs / Alterations  [ ] Appeal Decision of
[ ] Preliminary  [X] New Construction  Preservation Officer
[ ] Final  [ ] Demolition  [ ] Appeal for Rehearing

as described below:

Street Address  33 Line Street  Tax Map Number 459 - 05 - 03 - 116
Zone District  [ ] LI-A  [ ] Old & Historic District  [X] Old City District
Architectural Rating  NR  Height District  Flood Zone
Request:  ____________________________

Request conceptual approval for new residential construction
as per drawings submitted.

REPORT OF THE BOARD OF ARCHITECTURAL REVIEW

To the Preservation Officer:  Date  November 13, 1996

The Board has heard application number 9611 - 13 - 6 for the above referenced property. Its findings are as follows:

[ ] Approved  [ ] Disapproved  [ ] Deferred

[ ] with the following conditions:  For conceptual only.

[] Further Action / Final Approval Requires Board Hearing(s);
[] Final Approval is granted upon fulfillment of the above specified conditions. Verification of compliance is referred to the Preservation Officer.

Chairman

Note: All plans and specifications must be submitted and a permit received from the Building Inspections Division. A Building Permit must be obtained and posted.
APPLICATION
CITY OF CHARLESTON

Meeting Date Nov 6 1996
Application Date 10/12/96
12:00 noon

Street Address 33 Line Street
Zone District L-1-A (L Old & Historic District)
Architectural Rating [X] Old City District
Height District [X] Flood Zone Flood 1

Owner of Record [X] Owned by Estate of Else W. Smith

Applicant Ben Smith
Address 65 Meeting St

Phone Number (Daytime) 722-1657
State SC Zip 29403

If Applicant is agent/representative, (specify eg. Architect, Attorney, Manufacturer) 

Request [ ] Conceptual
[ ] Preliminary [ ] Final [ ] Presentation
[ ] Appeal for Rehearing [ ] Appeal Decision of Preservation Officer
for [ ] Repairs/ Rehabilitation [X] New Construction [ ] Demolition
as described below:

I hereby acknowledge by my signature below that the foregoing
application is complete and accurate and is to be heard by the Board of
Architectural Review of the City of Charleston on the meeting date
specified.

Signature Ben Smith Date 10/28/96

Note: 1) An incomplete application is cause for removal from the
requested agenda. The next available meeting date will be established
at the time all submission requirements have been met.

2) In Accordance with Section 54-84 of the Zoning Code of the
City of Charleston, South Carolina, all properties for which an
application has been filed with the Board of Architectural Review will
be posted by the City with a notice advertising the public hearing.

3) All submissions to the Board of Architectural Review shall
adhere to the standards for professional services as established by the
Standard Building Code (as adopted by the City of Charleston) and
Professional Registration Codes of the State of South Carolina.

[Office Use Only]
Application: Board X Staff
Staffperson CEC
Received: Date 10/6/96 Time 3:42 p.m.
Fee $ 100.00 Receipt # 2241
Application Number: 2611 - 15 - 0

Rev. 11/30/90
The applicant listed below hereby requests a hearing before the Board for the following:

- Conceptual
- Preliminary
- Final

as described below:

Street Address: 33 Line Street

Zone District: LI-A
Architectural Rating: NR
Height District: 3X

Request: Preliminary approval for new construction per documents submitted.

REPORT OF THE BOARD OF ARCHITECTURAL REVIEW

To the Preservation Officer:

Date: 12-11-96

The Board has heard application number: 9612-11-9 for the above referenced property. Its findings are as follows:

☑ Approved
☐ Disapproved
☐ Deferred

Furthemore, the above referenced property requires further Board Hearing(s) and approval of the above conditions for compliance with the City of Charleston Standard Building Code.

Gary Crafts
Chairman
APPLICATION
BOARD OF ARCHITECTURAL REVIEW
CITY OF CHARLESTON

Meeting Date 12-11-94
Application Date 12-4-94
12:00 noon

Street Address 33 LINE ST. Tax Map Number 459-5-3-116
Zone District LC-A [ ] Old & Historic District [ ] Old City District
Architectural Rating NR [ ] Height District 3X [ ] Flood Zone

Owner of Record BEN SMITH
Address

Applicant BEN SMITH
Address 655 MEETING ST.

If Applicant is agent/representative, (specify eg. Architect, Attorney, Manufacturer)

Request [ ] Conceptual [ ] Preliminary [ ] Final [ ] Presentation
[ ] Appeal for Rehearing [ ] Appeal Decision of Preservation Officer

for [ ] Repairs/ Rehabilitation [ ] New Construction [ ] Demolition
as described below:
REQUEST PRELIMINARY APPOINTMENT FOR NEW CONSTRUCTION.

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and is to be heard by the Board of Architectural Review of the City of Charleston on the meeting date specified.

Signature Maybank Date 12-4-94

Note: 1) An incomplete application is cause for removal from the requested agenda. The next available meeting date will be established at the time all submission requirements have been met.

2) In Accordance with Section 54-84 of the Zoning Code of the City of Charleston, South Carolina, all properties for which an application has been filed with the Board of Architectural Review will be posted by the City with a notice advertising the public hearing.

3) All submissions to the Board of Architectural Review shall adhere to the standards for professional services as established by the Standard Building Code (as adopted by the City of Charleston) and Professional Registration Codes of the State of South Carolina.

[Office Use Only]
Application: Board Staff Received: Date Time
Staffperson Fee $ Receipt #
Application Number:
Applicant: Ben Smith
Street Address: 33 Lime ST
Date: 10
Tax Map Number: 459-
<table>
<thead>
<tr>
<th>Date</th>
<th>Approval Received</th>
<th>Work Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/13/96</td>
<td>Conceptual approval</td>
<td>Conceptual approval for new construction.</td>
</tr>
<tr>
<td>12/11/94</td>
<td>Final w/ details to staff</td>
<td>Final</td>
</tr>
<tr>
<td>9/7/01</td>
<td>F/A</td>
<td>After the fact - Exterior painting &amp; repairs - NO CHANGES</td>
</tr>
<tr>
<td>1-14-03</td>
<td>2 Sets (same) removed to shelf</td>
<td>C/A: 11-13-96</td>
</tr>
</tbody>
</table>
Agenda Item #7

186 Saint Philip
TMS # 460-12-02-064

Request demolition of historic structure.

Not rated | Cannonborough – Elliottborough | c. pre-1970 | Old City District
EXISTING SITE PHOTOS
HISTORIC AERIAL VIEW looking north from St. Philip 1957 1971
Agenda Item #7

Applicant’s Presentation
DEMO LITION REQUEST: 186 ST PHILIP STREET

CONTACT INFORMATION

OWNER: CKC PROPERTIES LLC
CONTACT: COLIN COLBERT
124 SPRING STREET
CHARLESTON, SOUTH CAROLINA 29403

ARCHITECT: AJ ARCHITECTS, LLC
CONTACT: ASHLEY JENNINGS
538 KING STREET
CHARLESTON, SOUTH CAROLINA 29403
T. 843 810 0029

STRUCTURAL ENGINEER: TBD

DEMOLITION REQUEST: 186 ST PHILIP STREET

OWNER: CKC PROPERTIES LLC
CONTACT: COLIN COLBERT
124 SPRING STREET
CHARLESTON, SOUTH CAROLINA 29403

ARCHITECT: AJ ARCHITECTS, LLC
CONTACT: ASHLEY JENNINGS
538 KING STREET
CHARLESTON, SOUTH CAROLINA 29403
T. 843 810 0029

STRUCTURAL ENGINEER: TBD

CONTACT INFORMATION
Request conceptual approval for new, three story, mixed use building.
Agenda Item #8

Applicant’s Presentation
PROPOSED MIXED USE: 186 ST PHILIP STREET

CONTACT INFORMATION
OWNER: CKC PROPERTIES LLC
124 SPRING STREET
CHARLESTON, SOUTH CAROLINA 29403
CONTACT: COLIN COLBERT
T. 843 810 0029

ARCHITECT: AJ ARCHITECTS, LLC
538 KING STREET
CHARLESTON, SOUTH CAROLINA 29403
CONTACT: ASHLEY JENNINGS
T. 843 810 0029

STRUCTURAL ENGINEER: TBD

GENERAL ZONING INFORMATION
LOT SIZE 3,109 SF
BLDG FOOTPRINT 2,528 SF
LOT COVERAGE 82% CONFORMING
EXISTING USE vacant building, previously commercial use
PROPOSED USE 1 commercial unit + 2 residential units

SETBACKS
front - NR CONFORMING
rear - NR CONFORMING
sw side - NR CONFORMING
ne side - NR CONFORMING

PARKING non-conforming, no off-street parking provided

OWNER: CKC PROPERTIES LLC
CONTACT: COLIN COLBERT
124 SPRING STREET
CHARLESTON, SOUTH CAROLINA 29403

ARCHITECT: AJ ARCHITECTS, LLC
538 KING STREET
CHARLESTON, SOUTH CAROLINA 29403
T. 843 810 0029

STRUCTURAL ENGINEER: TBD

CONTACT INFORMATION

BZA - PARKING AND DENSITY VARIANCES GRANTED
TRC - PRE-SITE PLAN REVIEW
precedent: simple cantilevered balcony

precedent: scale

precedent: brick pier and corner entrance
ZONING INFORMATION

zoned: GB

use: non-residential (mixed use)

first floor - commercial/restaurant
second floor - apartment 1+2
third floor - apartment 1+2

2,000SF/unit for two residential units - lot size is 3,109SF. NON-CONFORMING, VARIANCE GRANTED

setbacks: NR

lot coverage: NA

parking: commercial - 1 per 100 SF patron use area - 790/100 = 8 spaces. NON-CONFORMING, VARIANCE GRANTED
residential - 2 parking spaces per unit - 4 spaces. NON-CONFORMING, VARIANCE GRANTED

proposed site plan: 1/4" = 1'-0"
Proposed Mixed-Use Building:

- Bar
- Potential Kitchen
- Restaurant: 1,670SF
- Entry
- Residential "A"
- Bedroom
- Bedroom
- Bedroom
- Dining
- Bedroom
- Bedroom
- Potential Bathroom

First Floor Plan: 1/4" = 1'-0"

Second Floor Plan: 1/4" = 1'-0"
al architects + new world byzantine
186 ST PHILIP STREET - PROPOSED MIXED-USE BUILDING
04.05.22

West (St. Philip St.) Elevation: 1/4" = 1'-0"

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

First Floor Elevation

Second Floor Elevation

Third Floor Elevation

Roof Terrace Elevation

Aluminum clad windows w/ simulated divided lites
Brick rowlock sill
Queen size meridienne brick - Savannah grey
Wrought iron balcony
Stucco cornice
Metal diamond pattern siding

41'-4"
PROPOSED MIXED-USE BUILDING:

- First floor elevation
- Second floor elevation
- Third floor elevation
- Roof terrace elevation

Materials:
- Aluminum clad windows w/ simulated divided lites
- Brick rowlock sill
- Queen size meridien brick - savannah grey
- Wrought iron balcony
- Metal diamond pattern siding
- Heavy timber pergola
- Flat seam metal roof
- Stucco cornice
- Aluminum clad fixed windows
- Mahogany doors
- Wood storefront, primed and painted

Dimensions:
- 41'-4"
- 11'-0"
186 ST PHILIP STREET - PROPOSED MIXED-USE BUILDING:  BAR1
04.05.22

south elevation:  1/4" = 1'-0"

- Aluminum clad windows w/ simulated divided lites
- Queen size Meridien brick - Savannah Grey
- Stucco cornice
- Metal diamond pattern siding
- Heavy timber pergola
- Flat seam metal roof
- Stucco cornice
- Metal diamond pattern siding
- Heavy timber pergola
- Potential exhaust chimney
- CMU block, painted
- Steel lintel
- Aluminum clad patio doors
Agenda Item #8

11.5 St. Philip Street
TMS # 457-04-03-112

Request mock up review.

Not Rated | Harleston Village | c. 1915 | Old and Historic District
View looking south from St. Philip
View looking north from St. Philip
Agenda Item #9

Applicant’s Presentation
11.5 ST PHILIP STREET: BLOCK SAMPLE PANEL
Request for preliminary approval of new construction of a single-family residence with additional half-story.

New | Harleston Village | Old and Historic District
EXISTING SITE
LOOKING SOUTH ON HALSEY
LOOKING NORTH ON HALSEY
Agenda Item #10

Applicant’s Presentation
PROPOSED SINGLE FAMILY RESIDENCE: 42 HALSEY BLVD

CONTACT INFORMATION

OWNER: LINDSAY COLBERT AND GARRET VOEGELI
ARCHITECT: AJ ARCHITECTS, LLC
CONTACT: ASHLEY JENNINGS
538 KING STREET, CHARLESTON, SOUTH CAROLINA  29403
T. 843 810 0029

STRUCTURAL ENGINEER: MICHAEL HANCE PE, LLC
1133 CLUB TERRACE
MOUNT PLEASANT, SC  29464

PREVIOUS APPROVALS:
- A variance to exceed the maximum lot coverage by 9%, and a variance to encroach into the 9'-0" combined 12'-0" S/W side yard setback by 5'-2".
- BAR CONCEPTUAL APPROVAL.

CONTACT INFORMATION

OWNER: LINDSAY COLBERT AND GARRET VOEGELI
ARCHITECT: AJ ARCHITECTS, LLC
CONTACT: ASHLEY JENNINGS
538 KING STREET, CHARLESTON, SOUTH CAROLINA  29403
T. 843 810 0029

STRUCTURAL ENGINEER: MICHAEL HANCE PE, LLC
1133 CLUB TERRACE
MOUNT PLEASANT, SC  29464

PREVIOUS APPROVALS:
- A variance to exceed the maximum lot coverage by 9%, and a variance to encroach into the 9'-0" combined 12'-0" S/W side yard setback by 5'-2".
- BAR CONCEPTUAL APPROVAL.
ZONING INFORMATION:

TMS 457-03-03-169
zoning DR-1

lot size 4,000SF minimum, 3,907 SF, non-conforming
VARIANCE GRANTED
setbacks front:  NR, conforming
rear:  3'-0", conforming
north/east side:  3'-0", conforming
south/west side:  9'-0"/15'-0" total, non-conforming VARIANCE GRANTED
height: 3 stories max., non-conforming
lot coverage: 35% maximum, 44% proposed, non-conforming VARIANCE GRANTED
parking: 2 cars per residence  = 2 spaces, 2 spaces proposed, conforming

SITE PLAN:  1/4" = 1'-0"

REFER TO HARDSCAPE PLAN FOR SITE ELEMENTS AND PERIMETER WALL

5.75' MSL SLAB

13'-7 1/2" up
down

S H A R E D   R O A D

5'-2"

25'-8"
7'-6 3/4" 8" 6'-10 3/4" - see note
brick rowlock, sloped
8" cmu, fill solid 48" o.c.
3-coat masonry stucco with integral color, oyster white
continuous 1'-0" x 2'-0" footing
isokern firebox w/ firebrick
brick sill
isokern copper spark arrester

SITE PLAN - HARDSCAPE:  1/4" = 1'-0"

3-coat masonry stucco with integral color, oyster white
brick rowlock, sloped
arched brick header
isokern firebox w/ firebrick
brick sill
isokern copper spark arrester

polyaspartic epoxy flake finish on slabs

deciduous tree - yoshino cherry or equal, 30 GAL
podocarpus - southern yew or equal, spaced 4'-6' o.c., 30 GAL
liriope - big blue or equal, spaced 2' o.c.
2'-0" square bluestone paver
brick pavers set on concrete slab - herringbone pattern
brick pavers set on concrete slab - border

TOW @ PORCH PIERS:  5'-6 3/4" TOW @ EAST PROPERTY LINE:  6'-10 3/4" TOW @ NORTH PROPERTY LINE:  6'-10 3/4" TOW @ SOUTH PROPERTY LINE:  6'-10 3/4"

detail elevation @ outdoor fireplace:  1/2" = 1'-0"
detail elevation @ perimeter wall + pier:  1/2" = 1'-0"
plan detail @ outdoor fireplace:  1/2" = 1'-0"
section @ perimeter wall:  1/2" = 1'-0"
section @ outdoor fireplace:  1/2" = 1'-0"
section @ perimeter pier:  1/2" = 1'-0"
Fence Detail: 1" = 1'-0"  
Note: Wrought iron details are provided for design intent only. Gate fabricator to provide shop drawings for review by architect and owner.
enlarged deck plan: 1/2" = 1'-0"
The south elevation of the residence at 42 Halsey Blvd, Charleston, SC is depicted with the following details:

- Fiberglass clad double hung windows with simulated divided lites.
- 10" square Intex column wrap with 8x8 p.t. post, primed and painted.
- Fiberglass clad casement windows with simulated divided lites.
- Architectural shingle roof, CertainTeed Weathered Wood.
- TruExterior smooth Dutch lap siding, 5" exposure, primed and painted.
- 6" half-round copper gutter.
- 4" round copper downspout.
- Boral 2" x 12" trim, primed and painted.
- PVC bed mould, primed and painted.
- 5" queen size brick, Meridien Savannah Gray.
- Copper standing seam roof.
- Brick pier, Meridien Savannah Gray.
- Copper flat seam roof.
- Wood bracket.

Ground floor: 5.76' MSL
Attic floor: 37.163' MSL
First floor: 15.163' MSL
Second floor: 26.663' MSL
DFE: 14.00' MSL
BFE: 12.00' MSL

Drawing by: 03•19•2022
residence
42 HALSEY BLVD
CHARLESTON, SC

PERMIT
ELEVATIONS

CHARLESTON, SC
residence
42 HALSEY BLVD
west (halsey blvd) elevation: 3/8" = 1'-0"

3-coat masonry stucco, smooth finish
wrought iron gate, primed and painted
brick pier, meridien savannah gray
architectural shingle roof, certainteed weathered wood
copper standing seam roof
copper head flashing
fiberglass clad paired doors w/ 3/4 lites
boral shiplap siding, 4" exposure, primed and painted
Intex 10" square column wrap w/ p.t. 8x8 post, primed and painted
boral nickel gap siding, 4" exposure, primed and painted
fiberglass clad paired doors w/ 3/4 lites
Intex composite rail system, primed and painted
boral 1" x 12" trim, primed and painted
boral 5/4" x 12" trim, primed and painted
6" half-round copper gutter
brake metal cap

attic floor: 37.163' MSL
ground floor: 5.76' MSL
second floor: 26.663' MSL
first floor: 15.163' MSL
DFE 14.00' MSL
BFE 12.00' MSL

Intex 10" square column wrap w/ p.t. 8x8 post, primed and painted
boral shiplap siding, 4" exposure, primed and painted
fiberglass clad paired doors w/ 3/4 lites
Intex composite rail system, primed and painted
Intex 10" square column wrap w/ p.t. 8x8 post, primed and painted
boral shiplap siding, 4" exposure, primed and painted
fiberglass clad paired doors w/ 3/4 lites
Intex composite rail system, primed and painted
boral 1" x 12" trim, primed and painted
boral 5/4" x 12" trim, primed and painted
6" half-round copper gutter
brake metal cap
42 Halsey Blvd
Charleston, SC
05303

Permit Elevation:

A4.4

Permit:

residence: 42 Halsey Blvd
Charleston, SC
05303

Elevations:

West (Halsey Blvd) elevation: 3/8" = 1'-0"

- Fiberglass clad double hung windows with simulated divided lites
- Architectural shingle roof, certainteed weathered wood
- 6" half-round copper gutter
- 4" round copper downspout
- P.T. 1x4 slats w/ 1/2" spacing, primed and painted
- Boral 2 x 4 window casement trim, primed and painted
- PVC historic sill, primed and painted
- Boral 1" x 12" trim, primed and painted
- Gas mtr, electric mtr, comcast
- Irr backflow
- Irr
- L ltg

Second floor: 26.663' MSL

- Attic floor: 37.163' MSL

First floor: 15.163' MSL

- DFE: 14.00' MSL
- BFE: 12.00' MSL

Other:

- Aluminum flush exhaust vent, painted to match siding
- Wrought iron gate, painted and painted
- Queen size brick, meridien savannah gray
- Truexterior smooth dutch lap siding, 5" exposure, primed and painted
- Boral 2 x 4 window casement trim, primed and painted
- Aluminum flush exhaust vent, painted to match siding
Ground Floor: 5.76' MSL
First Floor: 15.163' MSL
Second Floor: 26.663' MSL
Attic Floor: 37.163' MSL

DFE 14.00' MSL
BFE 12.00' MSL

18" trusses @ 16" o.c. - see structural for details
R-23 rockwool insulation
18" TJI's @ 16" o.c. - see structural for details
Open cell foam insulation - R value 31.5
2x10 rafters @ 16" o.c. - see structural for details

2x6 stud wall
R-23 rockwool insulation
2'-0" square continuous concrete grade beam - see structural for reinforcement
4" concrete slab - see structural for reinforcement
Slope grade away from structure, typical
18" trusses @ 16" o.c. - see structural for details
R-23 rockwool insulation

Main Level: 9'-4 7/8"
Second Level: 11'-6"
Third Level: 10'-6"

Residence: 42 Halsey Blvd
Charleston, SC
intex extruded pvc rail

1/4" pickets @ 3 1/2" OC

p.t. plywood cap with copper flashing at all columns

boral 3/4" bead, primed and painted

boral trim bead, primed and painted

boral 1" x 12" trim, primed and painted

v-groove t&g soffit, primed all sides and painted

standing seam copper roofing

p.t. v-groove t&g soffit, primed all sides and painted

PVC bed mould, primed and painted

boral trim bead, primed and painted

intex extruded pvc column

intex extruded pvc rail

intex extruded pvc rail

tpo membrane roofing

boral 1" x 4" trim, primed and painted

PVC bed mould, primed and painted

p.t. 2x4 furring strips @16" OC

p.t. 1x4 furring strips @16" OC

intex extruded pvc rail

intex extruded pvc rail

intex extruded pvc rail

interior wall section @ porches: 1" = 1'-0"
detail @ soffit - main roof: 1" = 1'-0"
- self-adhesive flashing tape "pan" - extend up each jamb 6"
- jumbo building wrap
- continuous copper roof
- copper head flashing
- 12" brick header
- 2"x4 boral trim, primed and painted
- 1" x 8" boral trim, primed and painted
- 2'-6" flat seam copper roof
- 3" architectural shingles over ice and water shield
- continuous copper drip
- 1" x 10" boral trim, primed and painted
- v-groove t&g soffit, primed and painted
- 2" x 12" boral trim, primed and painted
- PVC 3 1/2" crown mould, primed and painted
- continuous copper flashing
- boral 2x4 trim, primed and painted
- boral 2x3 trim, primed and painted
- truexterior dutch lap siding, primed and painted
- continuous copper drip flashing
- boral 2x4 trim ripped at 30 degree angle at top, primed and painted
- boral 1x6 trim, primed and painted
- boral 1x12 trim, primed and painted

detail @ dormer: 1" = 1'-0"
- note: assemble brackets on site using boss 2x material, glued and screwed

detail @ garage cornice: 1" = 1'-0"
- flexible flashing, extend the length of each piece
- brick lintel angle, coated with epoxy paint, color to match brick
- continuous copper flashing
- flashing, extended to the edge of each piece
- max. elevate fiberglass clad window w/ simulated divided lites, install and flash per mfr’s specifications
- boral 2x4 trim, primed and painted
- self-adhesive flashing type "pan" - extend up each jamb 6"
- PVC lattice sill, primed and painted
- self-adhesive flashing type "pan" - extend up each jamb 6"
- max. elevate fiberglass clad window w/ simulated divided lites, install and flash per mfr’s specifications

detail @ dormer: 1 1/2" = 1'-0"
- detail @ garage cornice: 1" = 1'-0"
- detail @ soffit - main roof: 1" = 1'-0"
- detail @ water table: 1 1/2" = 1'-0"
- window detail - wood wall: 1 1/2" = 1'-0"
- window detail - masonry wall: 1 1/2" = 1'-0"
- window detail - masonry wall: 1 1/2" = 1'-0"
ELECTRICAL NOTES

1. GC shall conduct a walkthrough with Owner prior to installation to ensure all electrical junction boxes and conduits are properly sized to accommodate the proposed appliances.
2. All lighting shall be fluorescent, LED, or incandescent. LED lighting fixtures shall be selected by Owner. GC to verify all fixtures, switches, and outlet covers to coordinate specific types of demands with the proposed appliances.
3. All fixtures shall be energy efficient, LED in accordance with IRC 2018 and local codes.
4. Install all electrical fixtures, outlets, and wiring prior to installation to verify locations and connections.
5. On ground level, all exposed electrical conduit should be fed through EMT conduit to galvanized electrical boxes, flush mounted to the wall.
6. All outlets base mounted except those noted for a higher elevation.
7. Kitchen cabinet, vanity and appliance layout should be provided by GC and will supersede electric vehicle charging.
8. Floor outlets should be adjusted based on electrical panel.
9. All switches, outlets, and electrical panels shall be provided by GC and will supersede electric vehicle charging.
10. GC shall conduct a walkthrough with Owner prior to installation to verify locations and connections.

LIGHTING PLANS

second floor lighting plan: 24"=1'-0"

third floor lighting plan: 24"=1'-0"

ELECTRICAL LEGEND:
- master suite switch
- lamp switch
- recessed light
- emergency light or battery backup
- light, pendant fixture
- interior design drawings.
- switch, one-way
- switch, dimmer
- switch, 3-way
- light, ceiling
- switch, two-way
- smoke alarm
- emergency light or battery backup
- exterior motion sensor light
- flood light
- data cable panel
- hose bib
- CO2 monitor
- power
- AV
- bath
- laundry
- office
- bedroom
- bath
- HVAC
- elevator
- bar
- bath
- bedroom
- w/d
- bath
- elevator
down
- wic
- office
- HVAC
- AV

This page contains an electrical plan for the residence located at 42 Halsey Blvd, Charleston, SC. All drawings are property of AJ Architects, LLC and may not be reproduced without the express authorization of the architect.
Agenda Item #11

37 State Street
TMS # 458-09-01-102

Requesting preliminary approval to replace 1958 addition, fenestration changes, and new side entry.

Category 3 | French Quarter | c. 1859 | Old and Historic District
EXISTING SITE PHOTOS
CONTEXT PHOTOS
Agenda Item #11

Applicant’s Presentation
### INDEX OF DRAWINGS

- **A0.0** TITLE SHEET
- **A0.1** SPECIFICATIONS, SCHEDULES (FINISH, DOOR HARDWARE, PLUMBING, ACCESSORIES)
- **A1.0** GENERAL REQUIREMENTS, DEMOLITION PLANS
- **A1.1** BASEMENT & GROUND FLOOR PLANS
- **A1.2** SECOND FLOOR, THIRD FLOOR, & ROOF PLAN
- **A1.3** ENLARGED PLANS, CABINETRY
- **A1.4** REFLECTED CEILING PLANS
- **A2.1** ELEVATIONS, EXISTING - DEMOLITION
- **A2.2** ELEVATIONS, WINDOW & DOOR SCHEDULES
- **A3.1** WALL SECTIONS, WINDOW & DOOR DETAILS
- **A3.2** EXTERIOR DETAILS

---

### PROPOSED FLOOR CONFIGURATION

<table>
<thead>
<tr>
<th>1/8&quot; = 1'-0&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>4&quot; off building face</td>
</tr>
<tr>
<td>one-story storage</td>
</tr>
</tbody>
</table>

---

### EXISTING FLOOR CONFIGURATION

<table>
<thead>
<tr>
<th>1/8&quot; = 1'-0&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>4&quot; off building face</td>
</tr>
<tr>
<td>one-story storage</td>
</tr>
</tbody>
</table>

---

### PROPOSED FLOOR CONFIGURATION

<table>
<thead>
<tr>
<th>1/8&quot; = 1'-0&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>4&quot; off building face</td>
</tr>
<tr>
<td>one-story storage</td>
</tr>
</tbody>
</table>

---

### EXISTING FLOOR CONFIGURATION

<table>
<thead>
<tr>
<th>1/8&quot; = 1'-0&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>4&quot; off building face</td>
</tr>
<tr>
<td>one-story storage</td>
</tr>
</tbody>
</table>

---

### HISTORIC INFORMATION

- Apartments at 37 State Street (8) individuals lived in three families (including one
  - 1950 census data indicates:
    - **A1.1 BASEMENT & GROUND FLOOR PLANS**
    - **A1.0 GENERAL REQUIREMENTS, DEMOLITION PLANS**
    - **A0.1 SPECIFICATIONS, SCHEDULES (FINISH, DOOR HARDWARE, PLUMBING, ACCESSORIES)**
    - **A0.0 TITLE SHEET**

---

### STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA

- **1.** THE PROPERTY APPEARS IN FLOOD ZONE SHADED ''X''
- **2.** THE BEARINGS SHOWN ARE MAGNETIC AND SUBJECT TO REVISION.
  - PROPOSED FLOOR CONFIGURATION
  - EXISTING 3-STOREY BUILDING

---

### Key Notes

- Board comments in response to staff comment #1, re: fenestration at street, and that the current condition is not clear.
- Staff comment #1:
  - Restudy detailing of proposed fenestration at street.
- Staff comment #2, re: window composition of 35 State Street.
  - Restudy detailing of proposed fenestration at street.
- Staff comment #3, re: Fenestration at 39 State Street.
  - Board member comments on the proposed fenestration at the State Street (east) elevation.
- The relocation of the door restores symmetry to the building.
- Staff comments in response to staff comment #3:
  - Board member comments on the proposed fenestration at the State Street (east) elevation.
  - The use is no longer commercial, so the windows of east elevation should be more residential in nature.
  - Maybe it's the layout of the mullions that look more modern and feel out of place.
  - Windows on the addition provide differentiation.

---

### Access

- **37 STATE STREET**
  - **RENOVATIONS**
    - French Quarter
    - Charleston, SC 29401
  - **TITLE SHEET**
    - General Project Information
    - May 2, 2022

---

### REFERENCES

- 1. PLAT IN DEED BK. ''Y62'', PG. 191 BY HILLIARD B. GOOD.
  - Recorded August 14, 1961
  - Dated November 10, 1987

---

### Scale

- 1" = 10'
GENERAL REQUIREMENTS

Scope of the Work: The Owner requires removal of the existing masonry on the roof stair and removal of the existing roof at a stair to roof access. The work includes removal of all visible masonry to the existing building planes, including masonry at the foundation, and all masonry to the roof deck. The work also includes all associated materials, including but not limited to, masonry, concrete, and all associated finishes. The work is to be performed in accordance with the plans and specifications provided by the Architect and Consulting Engineers. The work is to be coordinated with all other ongoing construction activities. The work is to be performed in a manner to minimize disturbance to the surrounding areas.

GENERAL CONDITIONS

The work is to be performed in accordance with the plans and specifications provided by the Architect and Consulting Engineers. The work is to be coordinated with all other ongoing construction activities. The work is to be performed in a manner to minimize disturbance to the surrounding areas.

DEMO PLAN

The work is to be performed in accordance with the plans and specifications provided by the Architect and Consulting Engineers. The work is to be coordinated with all other ongoing construction activities. The work is to be performed in a manner to minimize disturbance to the surrounding areas.

[Diagram of the building with notes indicating areas for demolition and restoration, including the roof stair and roof access.]
These plans are copyrighted and are subject to copyright protection as an "architectural work" under Section 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or building represented, can legally result in the cessation of construction or buildings being seized and/or monetary compensation to Studio A, Inc., an architectural firm.
BAR PRELIMINARY SUBMISSION
EXISTING ELEVATIONS WITH
EXISTING ROOF OF STRUCTURE
PREVIOUSLY SUBMITTED ELEVATIONS

37 STATE STREET
RENOVATIONS
French Quarter
Charleston, SC 29401

PROPOSED, BAR CONCEPTUAL REVIEW

North Elevation

West Elevation

East Elevation

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Section 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or building represented, can legally result in the cessation of construction or buildings being seized and/or monetary compensation to Studio A, Inc., an architectural firm.

Date of Print: 4/29/22

Studio A Inc
Whitney Powers, President
420 King Street
Charleston, South Carolina 29403
843 577 9641
843 577 9911 fax
www.studioa-architecture.com

© 2022 All Rights Reserved
Renovations
French Quarter
Charleston, SC 29401

37 STATE STREET

PROPOSED

Existing rooftop access structure
existing masonry/stucco wall of adjacent property

NORTH ELEVATION

1/4" = 1'-0"

Notes:
- Addition minimally visible from public right of way
- Left: Wall of adjacent property, 35 State Street visible after demolition of interior finishes at 37 State Street
- Note that portion of existing wood siding associated with 35 State Street represents a significant fire/safety hazard
- New framing installed as shoring to ensure safety during subsequent work

9'-10" ceiling ht
11'-1"
8'-6" existing masonry/stucco wall
11'-8 1/2"
8'-6" existing windows

PROPOSED

12'-6" floor
16'-8 3/16"

New masonry infill w/stucco

PROPOSED

lime plaster finish, natural white finish

extend parapet

PROPOSED

shielded source lighting, typical, 10"Ø, silver

new casement windows

rebuild parapet where cracked, raise parapet level to re-establish mortar joint bond; use only materials, including lime-based mortars suitable to restoration materials and compatible with existing conditions subject to weathering

new wood french doors

details to match existing proposed new addition

existing new addition

existing masonry/stucco wall of adjacent property

folding door system aluminum clad wood meeting IZ3

sightline @ 31'-6" width of side court

existing

proposed

proposed new addition

© 2022 All Rights Reserved

May 2, 2022
These plans are copyrighted and are subject to copyright protection as an "architectural work" under Section 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or building represented, can legally result in the cessation of construction or buildings being seized and/or monetary compensation to Studio A, Inc., an architectural firm.
Agenda Item #12

192 Tradd Street
TMS # 457-07-04-038

Request demolition of existing site walls and garden shed, renovation and new two story addition at the rear (North side) of the existing brick house

Not Surveyed | Charlestowne | c.1938 | Old & Historic District
EXISTING SITE PHOTOS
EXISTING SITE PHOTOS
Agenda Item #12

Applicant’s Presentation
192 TRADD STREET
CHARLESTON, SC, 29401
TMS # 457-07-04-038

ARCHITECT
SEBASTIAN VON MARSHALL, ARCHITECT, LLC
3 LADSON ST.
CHARLESTON, SC 29401
TEL: 843.790.4924

CONTRACTOR
CANNON CONTRACTING
1751 MANASSAS DR.
CHARLESTON, SC 29441
TEL: 843.860.0371

SEBASTIAN
von MARSCHALL
ARCHITECT

ARCHITECTURAL & LANDSCAPE DRAWINGS
A-000 COVER SHEET BAR CONCEPTUAL APPLICATION 3.16.2022

A-002 HISTORIC MAPS BAR CONCEPTUAL APPLICATION 3.16.2022

SURVEY BZA-Z APPLICATION 3.07.2022

A-003 AERIAL IMAGES BAR CONCEPTUAL APPLICATION 3.16.2022

A-004 CONTEXT PICTURES BZA-Z APPLICATION 3.07.2022

A-005 SITE PICTURES BZA-Z APPLICATION 3.07.2022

A-006 PRECEDENT PICTURES BZA-Z APPLICATION 3.07.2022

A-007 PRECEDENT PICTURES BAR CONCEPTUAL APPLICATION 3.16.2022

A-010 SITE PLAN BZA-Z APPLICATION 3.07.2022

A-101 FIRST FLOOR PLANS BZA-Z APPLICATION 3.07.2022

A-102 SECOND FLOOR PLANS BZA-Z APPLICATION 3.07.2022

A-103 THIRD FLOOR PLANS BAR CONCEPTUAL APPLICATION 3.16.2022

A-201 EXTERIOR ELEVATIONS BZA-Z APPLICATION 3.07.2022

A-202 EXTERIOR ELEVATIONS BZA-Z APPLICATION 3.07.2022

A-203 EXTERIOR ELEVATIONS BZA-Z APPLICATION 3.07.2022

A-204 EXTERIOR ELEVATIONS BZA-Z APPLICATION 3.07.2022

ZONED SR-2 SINGLE FAMILY RESIDENCE
ZONE AE - 11
ZONING COMPLIANCE ZONING REQUIREMENT EXISTING PROPOSED
SETBACK REQUIREMENTS
MIN. FRONT/ STREET SIDE SETBACK 25' 27'-1" EXISTING TO REMAIN
INTERIOR WEST SIDE SETBACK 9' 7'-8-3/4" EXISTING TO REMAIN
INTERIOR EAST SIDE SETBACK 9' 1'-5-5/8" EXISTING TO REMAIN
REAR SETBACK 25' 61'-5-1/2" 40'-5-7/8"
LOT COVERAGE, FENCES, ACCESSORY STRUCTURES
MAX. BUILDING LOT COVERAGE 50% OF LOT (50% of 6749 sf = 3374.5 sf) 23.15% 27.90%

Existing First Floor: 1098 Conditioned SF Proposed First Floor: 1494 Conditioned SF
Existing Second Floor: 985 Conditioned SF Proposed Second Floor: 1494 Conditioned SF
Total Existing Conditioned: 2056 Conditioned SF Total Proposed Conditioned: 2988 Conditioned SF

MAX HEIGHT LIMITS (STRUCTURES) 35' / 2 1/2" STORIES 33'-4" EXISTING TO REMAIN
OLD CITY HEIGHT DISTRICT 3 STORIES EXISTING TO REMAIN

REGULATORY REVIEW
PREVIOUS REGULATORY REVIEWS
BZA REVIEW: APRIL 5, 2022 PENDING

STANDARD ABBREVIATIONS

ADJ ADJUSTABLE
AFF ABOVE FINISHED FLOOR
BD BOARDS
BMD BOND METAL
BND BOUNDARY
C CENTERLINE
CAB CABINET
CONC CONCRETE
CL CLOSET
CLG CEILING
D DETAIL
Dia DIAMETER
DN DOWN
DW DISHWASHER
DRW DRAWING
E ELEVATION
EL ELEVATION
ELEV ELEVATOR
EQ EQUAL
EXG EXISTING
EXT EXTERIOR
FIN FINISH
FLR FLOOR
FS FULL SCALE
FB FIRE BOX
GA GAUGE
GC GENERAL CONTRACTOR
GYP GYPSUM
HB HOSE BOX
HT HEIGHT
HVAC HEATING, VENTILATING, AND AIR CONDITIONING
JCT JOINT
LAM LAMINATE
LAV LAVATORY
MECH MECHANICAL
MAX MAXIMUM
MIN MINIMUM
MO MASONRY OPENING
MTD MOUNTED
MTL METAL
N NORTH
N/A NOT APPLICABLE
NIC NOT IN CONTRACT
NO NUMBER
NTS NOT TO SCALE
OC ON CENTER
OPP OPPOSITE
P PLAN
PLAS PLASTER
PD PAINTED
PFT PFT
PLA PLATED
PTD PAINTED
PR P/R
PVC PVC
PTA PLATED
RA R/A
REC REQUIRED
RM ROOM
RO ROUGH OPENING
SEC SECTION
S SIMILAR
STL STYLE
TBD TO BE DETERMINED
TEMP TEMPORARY
TH THICK
THICK THICKNESS
TO TO TOP OF
TPA PLATED
TVD T/V/D
VIF VERIFY IN FIELD
VTR VENT THROUGH ROOF
W/ WITH
W/D WASHER/ DRYER
W/H WATER HEATER
W/OUT WITHOUT
W/OUT WATER HEATER
EXCERPT FROM 1944 SANBORN MAP OF CHARLESTON

NEW B. MURRAY VOCATIONAL SCHOOL

1920 fire proof construction
Reinf. conc. fiks. & roof, br. & wall
Nails caenl. extors.
Interior walls 4" tile.

S.

BAR CONCEPTUAL APPLICATION 3.16.2022
EXISTING CONTEXT - 194 Tradd Street South Elevation Facing Tradd St.

EXISTING CONTEXT - 190 Tradd Street South and West Elevation Facing Tradd St.

EXISTING CONTEXT - L to R: 190, 192, 194 Tradd Street North and East Elevations

EXISTING CONTEXT - 3 Chisolm Street Apartments South Elevation Facing the Site

CONTEXT PICTURES

SvMArchitect.com
Sebastian@SvMArchitect.com
SEBASTIAN von MARSCHALL
ARCHITECT
843.790.4924
EXISTING SOUTH ELEVATION FACING TRADD STREET

EXISTING GARDEN SHED TO BE REMOVED

EXISTING NORTH (GARDEN) ELEVATION

EXISTING PARTIAL NORTH (GARDEN) ELEVATION

BZA-Z APPLICATION 3.07.2022
PRECEDENT STUDY - 54 TRADD STREET, SOUTH AND EAST ELEVATION FACING TRADD STREET

PRECEDENT STUDY - 47 GIBBES STREET, NORTH AND EAST ELEVATION SEEN FROM GIBBES STREET

192 Tradd Street
Charleston, SC
29401

SEBASTIAN von MARSCHALL
ARCHITECT

SvMArchitect.com
Sebastian@SvMArchitect.com
843.790.4924
843.790.4924

SvMArchitect.com

EXISTING SLATE ROOF TO
REMAIN

SEBASTIAN von MARSCHALL
ARCHITECT
EXISTING PAINTED WOOD TRIM
WITH METAL HUNG GUTTER TO
REMAIN
EXISTING OPERABLE PAINTED
WOOD SHUTTERS TO REMAIN

Sebastian@SvMArchitect.com

EXISTING PAINTED WOOD
WINDOWS, TRUE DIVIDED LITES,
SINGLE GLAZED TO REMAIN
EXISTING EXTERIOR BRICK TO
REMAIN

EXISTING PAINTED WOOD
AEDICULE W/ DECORATIVE FAN
PANEL TO REMAIN AND BE
EXTENDED ON STOOP
EXISTING PAINTED WOOD
PORCH COLUMNS TO REMAIN

EXISTING WROUGHT IRON
RAILING TO REMAIN, MODIFY AS
REQUIRED FOR NEW PORTICO

EXISTING STONE AND BRICK
STOOP TO REMAIN

01 EXISTING SOUTH ELEVATION
1/4" = 1'-0"
A-201

NEW FLAT SEAM METAL ROOF
VAULTED PORTICO CEILING TO
EXPOSE EXISTING FANLIGHT
BEYOND

BZA-Z APPLICATION

3.07.2022

ISSUE:

DATE:

Project:

192 Tradd Street

NEW TREATED WOOD PORTICO,
PRIMED AND PAINTED TO
MATCH EXISTING COLUMNS

Charleston, SC
29401

EXISTING WROUGHT IRON
RAILING TO REMAIN, MODIFY AS
REQUIRED FOR NEW PORTICO

EXTERIOR ELEVATIONS
Scale:

1/4" - 1'-0"
Date:

01.27.2022
02 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"
A-201

Drawn By:

Drawing No.

A-201

SvM, HJH
Project No:

21022


EXISTING EAST ELEVATION

NEW PAINTED KDAT WOOD WATER TABLE
NEW BRICK FOUNDATION AT ADDITION TO MATCH EXISTING

EXISTING SLATE ROOF TO REMAIN, REPAIR IN KIND TO MATCH EXIST. AS REQUIRED

REPAIR EXISTING DECK ROOFING, PROVIDE NEW SLEEPER SYSTEM AND WOOD DECKING, TREATED WOOD, PRIMED AND PAINTED, TYP.

EXISTING BRICK TO BE REPOINTED, TYP.  MORTAR JOINT AND COLOR TO MATCH EXISTING

KDAT SHIPLAP BOARDS IN TYPANUM, ELITE TREATED STANDARD MOLDING PROFILE TRIM, PRIMED AND PAINTED, TYP.

PAINTED KDAT EXTERIOR TRIM, STOCK PROFILE

NEW DOUBLE HUNG WINDOWS AS SCHEDULED

PAINTED KDAT FLAT STOCK WOOD TRIM COPPER FLASHING AND DRIP

COPPER PAN FLASHING AT ALL WINDOWS AND DOORS, TYP.

EXISTING MASONRY WALL BEYOND TO REMAIN

EXISTING BRICK KITCHEN WING TO REMAIN, REPAIR AS NECESSARY WITH BRICK TO MATCH EXISTING PAINTED WOOD DOOR TO REMAIN

EXISTING CURVED BRICK PORCH STEPS TO BE REMOVED

EXISTING BRICK PORCH STEPS TO BE REMOVED

EXISTING WROUGHT IRON RAILING TO REMAIN, AND REPAIR AS NECESSARY

EXISTING CURVED BRICK PATIO STEPS TO REMAIN

EXISTING CURVED BRICK PATIO STEPS TO REMAIN

EXISTING PAINTED WOOD SCREENED PORCH AND BALCONY TO REMAIN

EXISTING PAINTED WOOD DOORS, TRUE DIVIDED LITES, SINGLE GLAZED TO REMAIN

EXISTING PAINTED WOOD DOOR TO REMAIN

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN AND BE EXTENDED ON STOOP

EXISTING PAINTED WOOD PORCH COLUMNS TO REMAIN

EXISTING PAINTED WOOD WINDOWS, TRUE DIVIDED LITES, SINGLE GLAZED TO REMAIN

NEW TREATED WOOD COLUMNS, TYP.  PRIMED AND PAINTED

NEW TREATED WOOD COLUMNS, TYP.

NEW TREATED WOOD COLUMNS TO MATCH ORIGINAL, PRIMED AND PAINTED

EXISTING PAINTED WOOD TRIM TO BE REMOVED

EXISTING BRICK CHIMNEY TO REMAIN

EXISTING BRICK HEADER TO REMAIN

EXISTING PAINTED WOOD AEDICULE TO REMAIN

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN AND BE EXTENDED ON STOOP

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN AND BE EXTENDED ON STOOP

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN AND BE EXTENDED ON STOOP

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN AND BE EXTENDED ON STOOP

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN AND BE EXTENDED ON STOOP

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN AND BE EXTENDED ON STOOP

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN AND BE EXTENDED ON STOOP

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN AND BE EXTENDED ON STOOP

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN AND BE EXTENDED ON STOOP

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN AND BE EXTENDED ON STOOP

EXISTING BRICK TO BE REPOINTED, TYP.  MORTAR JOINT AND COLOR TO MATCH EXISTING

EXISTING CURVED BRICK PORCH STEPS TO BE REMOVED

EXISTING BRICK PORCH STEPS TO BE REMOVED

EXISTING WROUGHT IRON RAILING TO REMAIN, AND REPAIR AS NECESSARY

NEW DOUBLE HUNG WINDOWS AS SCHEDULED

PAINTED KDAT EXTERIOR TRIM, STOCK PROFILE

OPERABLE SAPELE LOUVER SHUTTER, PRIMED AND PAINTED, TYP.

5/8" #2 CEDAR SIDING, PRIMED AND PAINTED, OVER BENJAMIN OBDYKE HYDROGAP OR SIM. BUILDING WRAP,

3/4" PLYWOOD SHEATHING, 2x6 WOOD FRAMING,

1 1/2" INTERIOR GYP/PLYWOOD BACKUP AS REQ'D

NEW FIXED CEDAR LOUVER SHUTTER, PRIMED AND PAINTED

NEW TREATED WOOD COLUMN TO MATCH ORIGINAL, PRIMED AND PAINTED

NEW PAINTED KDAT FLAT STOCK WOOD TRIM COPPER FLASHING AND DRIP

COPPER PAN FLASHING AT ALL WINDOWS AND DOORS, TYP.

NEW DOUBLE HUNG WINDOWS AS SCHEDULED

PAINTED KDAT EXTERIOR TRIM, STOCK PROFILE

EXISTING BRICK TO BE REPOINTED, TYP.  MORTAR JOINT AND COLOR TO MATCH EXISTING

EXISTING TREATED WOOD SCREENED PORCH AND BALCONY TO REMAIN

EXISTING PAINTED WOOD DOORS, TRUE DIVIDED LITES, SINGLE GLAZED TO REMAIN

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN AND BE EXTENDED ON STOOP

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN AND BE EXTENDED ON STOOP

EXISTING BRICK KITCHEN WING TO REMAIN, REPAIR AS NECESSARY WITH BRICK TO MATCH EXISTING PAINTED WOOD DOOR TO REMAIN

EXISTING BRICK CHIMNEY TO REMAIN

EXISTING BRICK HEADER TO REMAIN

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN AND BE EXTENDED ON STOOP

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN AND BE EXTENDED ON STOOP

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN

EXISTING PAINTED WOOD AEDICULE W/ DECORATIVE FAN PANEL TO REMAIN AND BE EXTENDED ON STOOP

EXISTING BRICK TO BE REPOINTED, TYP.  MORTAR JOINT AND COLOR TO MATCH EXISTING

EXISTING CURVED BRICK PORCH STEPS TO BE REMOVED

EXISTING BRICK PORCH STEPS TO BE REMOVED

EXISTING WROUGHT IRON RAILING TO REMAIN, AND REPAIR AS NECESSARY

NEW DOUBLE HUNG WINDOWS AS SCHEDULED

PAINTED KDAT EXTERIOR TRIM, STOCK PROFILE

EXISTING BRICK TO BE REPOINTED, TYP.  MORTAR JOINT AND COLOR TO MATCH EXISTING
EXISTING NORTH ELEVATION

EXISTING BRICK ARCHITECTURAL ACCENTS TO BE REMOVED AS SHOWN
EXISTING METAL ROOF TO BE REMOVED
EXISTING WINDOW TO BE REMOVED
EXISTING PAINTED WOOD PORTICO AND RAILING TO BE REMOVED
EXISTING FRANKLIN WOOD RAILING TO BE REMOVED

EXISTING PAINTED WOOD SCREENED PORCH AND BALCONY TO REMAIN
EXISTING PAINTED WOOD PORTICO AND RAILING TO BE REMOVED
EXISTING BRICK BALUSTERS TO REMAIN
EXISTING METAL ROOF, TO BE REMOVED
EXISTING WINDOW TO BE REMOVED
EXISTING BRICK KITCHEN WING TO REMAIN, REPAIR AS NECESSARY WITH BRICK TO MATCH
EXISTING WINDOW TO BE REMOVED
EXISTING METAL ROOF, TO BE REMOVED

NEW STANDING SEAM METAL ROOF
NEW DOUBLE HUNG WINDOWS AS SCHEDULED
KDAT SHIPLAP SIDING IN TYPANUM, PRIMED AND PAINTED
NEW PAINTED KDAT FLAT STOCK WOOD TRIM
5/8" SELECT CEDAR CLAPBOARD SIDING AT NEW ADDITION, PRIMED AND PAINTED
NEW FIXED CEDAR SHUTTER PANELS, PRIMED AND PAINTED
NEW CURVED METAL ROOF AT BAY OF ADDITION
NEW PAINTED KDAT WOOD WATER TABLE
NEW BRICK FOUNDATION AT ADDITION TO MATCH EXISTING
NEW OPERABLE SAPELE SHUTTERS, PRIMED AND PAINTED
COPPER PAN FLASHING AT ALL WINDOWS AND DOORS, TYP.

BZA-Z APPLICATION 3.07.2022
EXISTING WEST ELEVATION

PROPOSED WEST ELEVATION

EXISTING METAL ROOF, TO BE REMOVED

EXISTING PAINTED WOOD PORCH TO BE REMOVED

EXISTING BRICK KITCHEN WING TO REMAIN, REPAIR AS NECESSARY WITH BRICK TO MATCH

EXISTING PAINTED WOOD WINDOWS, TRUE DIVIDED LITES, SINGLE GLAZED TO REMAIN

EXISTING BRICK PORCH STEPS TO BE REMOVED

NEW PRIMED & PAINTED FIXED CEDAR SHUTTERS

NEW PRIMED & PAINTED FIXED CEDAR SHUTTER PANELS

NEW DOUBLE HUNG WINDOW AS SCHEDULED

NEW PAINTED FLAT STOCK KDAT WOOD TRIM

5/8" SELECTED CEDAR CLAPBOARD SIDING AT NEW ADDITION, PRIMED AND PAINTED

APPROXIMATE OUTLINE OF EXISTING MASONRY WALL ALONG PROPERTY LINE TO REMAIN

FLAT ROOF FOR PROPOSED MECHANICAL EQUIPMENT, CONCEALED BEHIND PROPOSED PARAPET

BZA-Z APPLICATION 3.07.2022
Agenda Item #13

135 Calhoun Street
TMS # 457-04-02-064

Request conceptual approval for alterations to storefront.

Not Rated | Old & Historic District
EXISTING SITE PHOTOS
Agenda Item #13

Applicant’s Presentation
135 Calhoun Street
TMS 457402894
BAR-SMALL CONCEPTUAL REVIEW

APPLICANT NAME: QUANTUM REALITY CAPTURE (JOSH GOOD)
CONTACT INFO: 701 E. BAY ST., SUITE 120
CHARLESTON, SC 29403
J.GOOD@QUANTUMREALITYCAPTURE.COM
912.713.2018

OWNER: N & N HOLDINGS, LLC (NEIL LYKINS)
CONTACT INFO: 169 MAPLE ST.,
CHARLESTON, SC 29403
843.990.0261

DRAWING INDEX
1 - TITLE PAGE
2 - HISTORIC BACKGROUND
3 - CONTEXT PHOTOS & STREETSCAPE ELEVATION
4 - EXISTING SITE PLAN
5 - EXISTING/DEMO FLOOR PLAN & PROPOSED FLOOR PLAN
6 - EXISTING/DEMO ELEVATION & PROPOSED ELEVATION
7 - NW PERSPECTIVE (BEFORE & AFTER)
8 - NE PERSPECTIVE
9 - NE PERSPECTIVE (BEFORE & AFTER)
10 - GLASS BLOCK PRECEDENT
11 - GLASS BLOCK PRODUCT DATA

NOTE: DUE TO THE MINIMAL NATURE OF THIS RENOVATION, TRC
CONSULTATION/SUBMITTAL WAS NOT REQUIRED AND NO EXISTING
ZONING IS BEING ALTERED
There is limited historic data on the current commercial building fronting the street at 135 Calhoun.

Records indicate that "the original building constructed ca. 1810; later (Victorian row house) constructed early ca. 1900s, altered and used as a commercial establishment in the 1950s. Present day use is commercial."
NOTE THAT EXISTING DOOR AND OPENINGS ARE TO REMAIN AND TOTAL COST OF RENOVATION WILL BE LESS THAN 50% OF THE VALUE OF THE BUILDING

CURRENT ZONING: GB
FEMA FLOOD ZONES A3 (EL 10), K

135 Calhoun Street, Charleston, SC 29401

SCALE: 1/16" = 1'-0"
REMOVE EXISTING WINDOW AND TRIM

REMOVE EXISTING CANOPY AND FRAMING

REMOVE EXISTING WINDOW AND TRIM

PROVIDE NEW WOOD TRIM TO MAKE ROUGH OPENING FIT GLASS BLOCK DIMENSION.

EXISTING BASE WALL AND SILL TO REMAIN

EXISTING DOOR TO REMAIN

8"X8"X4" GLASS BLOCK WALL IN PLACE OF PREVIOUS GLAZING

NOTE: ALL REMAINING WOOD TRIM/WALL/FRAMING TO BE REPLACED/REPAIRED AS NECESSARY AND REPAINTED

EXISTING/DEMO PLAN

PROPOSED PLAN

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

135 Calhoun St - Storefront Renovation
135 Calhoun Street, Charleston, SC 29401

Floor Plan

Conceptual BAR: April 28, 2022
REMOVE CANOPY AND ASSOCIATED FRAMING IN ITS ENTIRETY; PAINT/PATCH/REPAIR REMAINING WOOD TRIM AS NECESSARY

REMOVE WINDOWS AND TRIM

EXISTING TRIM

NEW WOOD WINDOW; PAINT TO MATCH

EXISTING WALL AND SILL TO REMAIN

8"X8"X4" GLASS BLOCK WALL IN EXISTING OPENING

WOOD TRIM AS REQUIRED FOR OPENING TO MEET GLASS BLOCK DIMENSIONS

EXISTING DOOR, WALL, & CEILING TO REMAIN
135 Calhoun St - Storefront Renovation

1 NW Perspective - Existing

2 NW Perspective - Proposed

135 Calhoun Street, Charleston, SC 29401

NW Building Perspective

Conceptual BAR: April 28, 2022
4" Premiere™ Series

The Premiere™ Series consists of 4 block and special shapes for both commercial and residential applications. Architects and designers are familiar with the collection as the leading glass block in the industry. We offer glass block, metalizing glass, with numerous pattern choices. Patterns are chosen to simulate various single and multi-layered systems of light. Our blocks are rated to meet all local building codes, UL 1559, and building standards. Most designs are easy to maintain, and they offer a long-lasting, low-maintenance design.

Options may include:
- Energy Saving
- Solar Reflective
- Self-Cleaning
- Frosted Block

Noble
- Interesting random wave patterns, provide an interesting random wave pattern, visually controlling light transmission and subtle visual decoration.

Clarity
- 4" x 6" x 12" (101.6 mm x 152.4 mm x 304.8 mm)
- Faceted surfaces to control light, and they are ideal for storefront renovation.

Cortina
- Patterned surface on one face and horizontal lines on the other side.
- Unique design diffuses light while allowing maximum light transmission and a medium degree of privacy.

Cross Ribbed
- 4" x 6" x 12" (101.6 mm x 152.4 mm x 304.8 mm)
- Large rectangular pattern with a medium degree of privacy.

Light Diffusing
- 4" x 6" x 12" (101.6 mm x 152.4 mm x 304.8 mm)
- Unique design to diffuse light while allowing maximum light transmission and a medium degree of privacy.

Tartan™
- A balance of light and privacy to control light.
- Patterned surface on the face and horizontal lines on the other side.

ARGUS® Parallel Fluted
- 4" x 6" x 12" (101.6 mm x 152.4 mm x 304.8 mm)
- Unique design to diffuse light while allowing maximum light transmission and a medium degree of privacy.

Exterior Commercial Applications

Glass Block Product Data

135 Calhoun Street, Charleston, SC 29401

Conceptual BAR: April 28, 2022

QRC

135 Calhoun St - Storefront Renovation
135 Calhoun Street, Charleston, SC 29401

Glass Block Product Data

Conceptual BAR: April 28, 2022
Agenda Item #14

90 Cannon Street
TMS # 460-08-03-021

Request conceptual approval for renovation, including new storefront and rear addition.

Category 4 | Cannonborough – Elliottborough | Old City District
View looking north from St. Philip
Agenda Item #14

Applicant’s Presentation
UNDERTAKERS AND LICENSED EMBALMERS
Automobile Funerals furnished at reasonable rates. Funeral goods at lowest prices. Also furniture repairing and upholstering. All calls promptly attended.

J. A. ROBINSON & SONS,
90 Cannon St. Phone 1085.

SECTION THROUGH BACK PORCH

SECTION THROUGH ADDITION
267 RUTLEDGE AVENUE
STOREFRONT RESTORATION
223 ST PHILIP STREET
STOREFRONT RESTORATION
Agenda Item #15

774 Rutledge Avenue
TMS # 463-15-02-012

Request conceptual approval for 3 additional dwellings.

Category 4 | North Central | c. 1925 | Historic Corridor District
EXISTING SITE
Agenda Item #15

Applicant’s Presentation
ZONING INFORMATION
LOT AREA: 9,269 SF
ZONING: DR-1F
FLOOD ZONE 'Y'
2-1/2 STORY HEIGHT DISTRICT

PROPOSED DEVELOPMENT:
EXISTING RESIDENTIAL UNIT: 1,094 SF (UNCHANGED)
THREE NEW RESIDENTIAL UNITS: 910 SF EACH
6 PARKING SPACES
LOT COVERAGE: 33% (50% ALLOWED)
VARIANCES REQUIRED: NONE

PREVIOUS REVIEWS:
TRC PRE-APP AND 1ST REVIEW. COMPLETED 1ST REVIEW ON 2/11/22. 2ND REVIEW SCHEDULED FOR 6/3/22.
EXISTING BACKYARD STRUCTURE APPROVED FOR DEMOLITION BY BAR (DATE UNKNOWN).

ANDREW GOULD
CONSULTANT
24900 PORTER ROAD
ORTHWAITE, MI 48369
WWW.MCGOULDARCHITECTURALT.COM
ANDREW@MCGOULDARCHITECTURAL.COM

PRELIMINARY
NOT FOR CONSTRUCTION

THREE PROPOSED NEW SINGLE-FAMILY DWELLINGS
24900 PORTER ROAD
ORTHWAITE, MI 48369

SP1.0
DRAWN BY: D. ROSS
DATE: 5-10-22
Agenda Item #16

58 Laurens Street
TMS # 458-01-01-018

Requesting conceptual approval to change the configuration of front doors and windows, replacing the Juliet balcony.

Not Rated | Ansonborough | 1940 | Old and Historic District
Agenda Item #16

Applicant’s Presentation
**58 LAURENS STREET HISTORY**

The current house was built in 1940, per tax records, as evidenced in the 1902 and 1944 Sanborn Maps.

**SANBORN MAPS:**
- **1902 Sanborn Map, Sheet 46**: Different buildings and house numbers on Laurens Street between Wall Street to Anson Street.
- **1944 Sanborn Map, Sheet 46**: 58 Laurens shown as a 2-story dwelling, "(VENUS) = Brick Veneered".

**1944 SANBORN MAP, SHEET 46**

58 Laurens shown as a 2-story dwelling, "(VENUS) = Brick Veneered".

**1902 SANBORN MAP, SHEET 46**

Different buildings and house numbers on Laurens Street between Wall Street to Anson Street.

---

**58 LAURENS STREET PHOTOS**

*Street View, South Elevation*

*Street View, South & East Elevations*

*Street View, South & East Elevations, CA. 1960s*
3 AND 5 WENTWORTH STREET: CA. 1841 (PER TAX RECORDS)

44 HASELL STREET: CA. 1849 (PER TAX RECORDS) *PHILADELPHIA PRESSED BRICK

58 LAURENS STREET CHARLESTON, SC

PHILADELPHIA PRESSED BRICK:
*PHILADELPHIA PRESSED BRICK:

LFA Architecture
PO Box 3122
Charleston SC 29417
843.901.8485
www.lfaarchitecture.com

PROJ. NO. 2201
DRAWN BY: LFA
ISSUE DATE: MAY 11, 2022
PROJ. STATUS BAR: MAY 30, 2022

BRICK PRECEDENTS - EARLY 1800s

A004
BRICK PRECEDENTS
EARLY 1900s (RES.)

32 COUNCIL STREET: CA. 1936 (PER TAX RECORDS)

47 LAURENS STREET: CA. 1944-1951 (PER SANBORN MAPS)

58 LAURENS STREET
CHARLESTON, SC

131 S BATTERY: CA. 1935 (PER TAX RECORDS)

139 S. BATTERY: CA. 1937 (PER TAX RECORDS)
REMOVE COVERING AT INTERIOR OF WINDOW

REMOVE DOOR & AWNING

REMOVE DOOR & PREP FOR NEW SMALLER DOOR

REMOVE WALL

REMOVE WALL BELOW SASH

REMOVE WALL BELOW ELEVATED BALCONY

REMOVE FIREFPLACE - CHIMNEY REMOVAL

REMOVE ALL FIXTURES, CABINETS & APPLIANCES TYP.

PREP FOR 2 NEW DOORS

PREP FOR 2 NEW DOORS

SAVE DOORS FOR REUSE - TYP.

SAVE DOORS FOR REUSE - TYP.

PREP FOR 1 NEW DOORS

PREP FOR 1 NEW DOORS

SAVE DOORS FOR REUSE - TYP.

SAVE DOORS FOR REUSE - TYP.

REMOVE DOOR & PREP FOR NEW SMALLER DOOR

REMOVE DOOR & PREP FOR NEW SMALLER DOOR

REMOVE FIREFPLACE - ANGLED WALL - CHIMNEY REMOVAL

REMOVE WALL BELOW STAIR

REMOVE WALL

REMOVE 2 WINDOWS & PREP FOR NEW TRIPLE DOORS IN THE SAME LOCATION

REMOVE 2 WINDOWS & PREP FOR NEW TRIPLE DOORS IN THE SAME LOCATION

REMOVE DOOR & PREP FOR NEW TALLER WINDOW OPENING

REMOVE DOOR & PREP FOR NEW TALLER WINDOW OPENING

REMOVE ALL FIXTURES, CABINETS & APPLIANCES TYP.

PREP FOR 2 NEW DOORS

PREP FOR 2 NEW DOORS

SAVE DOORS FOR REUSE - TYP.

SAVE DOORS FOR REUSE - TYP.

REMOVE DOOR & AWNING

REMOVE DOOR & AWNING

SAVE SASHES - TYP.

SAVE SASHES - TYP.

REMOVE COVERING AT INTERIOR OF WINDOW

REMOVE COVERING AT INTERIOR OF WINDOW

REMOVE COVERING AT INTERIOR OF WINDOW

REMOVE COVERING AT INTERIOR OF WINDOW

REMOVE COVERING AT INTERIOR OF WINDOW
NOTES ON FLOOR PLANS

1. CONVERT THE BUILDING FROM A DUPLEX TO A SINGLE FAMILY RESIDENCE.

2. SHADED/DARK WALLS INDICATE NEW WINDOWS AT INTERIOR WALLS, UNLESS NOTED OTHERWISE.

3. NEW WALLS AND CEILINGS TO BE SPRAY FOAM INSULATED. ADD 3" FOR ROUGH OPENINGS. WINDOW UNITS SHALL BE FURNISHED WITHOUT PLYWOOD HURRICANE PANELS OR IMPACT RATED STORM SHUTTERS. HURRICANE PROTECTION MUST MEET THE REQUIREMENTS OF AWWA D701. IMPACT GLASS SHALL BE FURNISHED WITH PLYWOOD HURRICANE PANELS OR IMPACT RATED STORM SHUTTERS. IMPACT GLASS AND/or STORM SHUTTERS MAY BE MAGIC TO SLIDING GLASS DOORS.

4. DOORS TO REMAIN AS IS EXCEPT AS NOTED, MATCH EXISTING WINDOWS.

5. PROVIDE NEW DOORS TO MATCH EXISTING BRICK TO MATCH EXISTING BRICK.

6. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, FLOOR AND CEILING JOISTS, OTHER AREAS WHERE ACCESSIBLE.

7. ALL WINDOW & DOOR OPENINGS SHALL HAVE PREFAB PANS WITH END DAMS OR SITE BUILT PANS PER HENRY FLASHING DETAIL HC-WF101. WINDOW UNITS SHALL BE FURNISHED WITH PLYWOOD HURRICANE PANELS OR IMPACT RATED STORM SHUTTERS. HURRICANE PROTECTION MUST MEET THE REQUIREMENTS OF AWWA D701. IMPACT GLASS SHALL BE FURNISHED WITH PLYWOOD HURRICANE PANELS OR IMPACT RATED STORM SHUTTERS. IMPACT GLASS AND/or STORM SHUTTERS MAY BE MAGIC TO SLIDING GLASS DOORS.

8. WINDOW UNITS SHALL BE FURNISHED WITH PLYWOOD HURRICANE PANELS OR IMPACT RATED STORM SHUTTERS. HURRICANE PROTECTION MUST MEET THE REQUIREMENTS OF AWWA D701. IMPACT GLASS SHALL BE FURNISHED WITH PLYWOOD HURRICANE PANELS OR IMPACT RATED STORM SHUTTERS. IMPACT GLASS AND/or STORM SHUTTERS MAY BE MAGIC TO SLIDING GLASS DOORS.

9. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, FLOOR AND CEILING JOISTS, OTHER AREAS WHERE ACCESSIBLE.

10. ALL NEW DOORS TO MATCH EXISTING BRICK TO MATCH EXISTING BRICK.
GENERAL SCOPE NOTES

1. CONSTRUCT THE BUILDING FROM A DUPLEX TO A SINGLE FAMILY RESIDENCE.

2. UPDATE ALL INTERIOR FIXTURES AND FINISHES, INCLUDING ALL NEW KITCHEN AND BATHROOMS.

3. ELIMINATE THE CURRENT FRONT ENTRANCE TO THE EXISTING HOUSE AND INSTALL A NEW ENTRANCE."
NOTES ON FLOOR PLANS
1. SHADOWED WALLS INDICATE NEW CONSTRUCTION.
2. DIMENSIONS ARE TO CENTER OF FRAMING, UNLESS NOTED OTHERWISE.
3. BRICK MOLDS TO BE WOOD FINISH, UNLESS NOTED OTHERWISE.
4. MOLDS FOR NEW INTERIOR DOORS ARE TO FINISHED OPENING, ADD 3" FOR ROUGH OPENING.
5. NEW WINDOW AND DOOR OPENINGS TO CENTER EDGES, REFER TO THE WINDOW SCHEDULES FOR ROUGH OPENING DIMENSIONS.
6. BRICK MOLDS FOR EXTERIOR WALLS AND WINDOWS TO CENTER EDGES, REFER TO THE WINDOW SCHEDULES FOR ROUGH OPENING DIMENSIONS.
7. PROVIDE ALL BLOCKING AND MOLDS FOR INTERIOR DOORS TO CENTER EDGES, REFLECT EXISTING FLOORING.
8. PROVIDE ALL BLOCKING AND MOLDS FOR EXTERIOR DOORS TO CENTER EDGES, REFLECT EXISTING FLOORING AND SHEATHING.
9. PROVIDE ALL BLOCKING AND MOLDS FOR EXTERIOR WALLS AND WINDOWS TO CENTER EDGES, REFLECT EXISTING FLOORING AND SHEATHING.
10. PROVIDE ALL BLOCKING AND MOLDS FOR EXTERIOR WALLS AND WINDOWS TO CENTER EDGES, REFLECT EXISTING FLOORING AND SHEATHING.

GENERAL SCOPE NOTES
1. CONVERT THE BUILDING FROM A DUPLEX TO A SINGLE FAMILY RESIDENCE.
2. UPDATE ALL INTERIOR FIXTURES AND HARDWARE TO MATCH ALL NEW KITCHEN AND BATHROOMS.
3. EXISTING FLOORS TO REMAIN. PATCH & REPLACE ALL NEW FLOORS TO MATCH IN SIZE, SPECIES, AND CHARACTER.
4. ALL NEW WALLS AND CEILINGS TO BE CONSTRUCTION. FINISH TO MATCH EXISTING WALLS.
5. ALL EXISTING FLOORS TO REMAIN. PATCH & REPAIR ANY EXISTING HARMFUL DAMAGE TO THE FLOOR.
6. ALL EXISTING FLOORS TO REMAIN. PATCH & REPAIR ANY EXISTING HARMFUL DAMAGE TO THE FLOOR.
7. ALL EXISTING FLOORS TO REMAIN. PATCH & REPAIR ANY EXISTING HARMFUL DAMAGE TO THE FLOOR.
8. ALL EXISTING FLOORS TO REMAIN. PATCH & REPAIR ANY EXISTING HARMFUL DAMAGE TO THE FLOOR.
9. ALL EXISTING FLOORS TO REMAIN. PATCH & REPAIR ANY EXISTING HARMFUL DAMAGE TO THE FLOOR.
10. ALL EXISTING FLOORS TO REMAIN. PATCH & REPAIR ANY EXISTING HARMFUL DAMAGE TO THE FLOOR.

DOOR & WINDOW NOTES
1. DIMENSIONS ARE TO CENTER OF FRAMING, UNLESS NOTED OTHERWISE.
2. PROVIDE ALL BLOCKING AND MOLDS FOR INTERIOR DOORS TO CENTER EDGES, REFLECT EXISTING FLOORING.
3. PROVIDE ALL BLOCKING AND MOLDS FOR EXTERIOR DOORS TO CENTER EDGES, REFLECT EXISTING FLOORING.
4. PROVIDE ALL BLOCKING AND MOLDS FOR EXTERIOR WALLS AND WINDOWS TO CENTER EDGES, REFLECT EXISTING FLOORING.
5. PROVIDE ALL BLOCKING AND MOLDS FOR EXTERIOR WALLS AND WINDOWS TO CENTER EDGES, REFLECT EXISTING FLOORING.
6. PROVIDE ALL BLOCKING AND MOLDS FOR EXTERIOR WALLS AND WINDOWS TO CENTER EDGES, REFLECT EXISTING FLOORING.
7. PROVIDE ALL BLOCKING AND MOLDS FOR EXTERIOR WALLS AND WINDOWS TO CENTER EDGES, REFLECT EXISTING FLOORING.
8. PROVIDE ALL BLOCKING AND MOLDS FOR EXTERIOR WALLS AND WINDOWS TO CENTER EDGES, REFLECT EXISTING FLOORING.
9. PROVIDE ALL BLOCKING AND MOLDS FOR EXTERIOR WALLS AND WINDOWS TO CENTER EDGES, REFLECT EXISTING FLOORING.
10. PROVIDE ALL BLOCKING AND MOLDS FOR EXTERIOR WALLS AND WINDOWS TO CENTER EDGES, REFLECT EXISTING FLOORING.

DRAWN BY:  LFA
ISSUE DATE: MAY 11, 2022

58 LAURENS STREET
CHARLESTON, SC

LFA Architecture
703 E 31st St
Charleston, SC 29403
843.901.8485
www.lfa-architecture.com

PFQ NO. 2201
DRAWN BY: LFA
ISSUE DATE: MAY 11, 2022
PFQ STATUS: BAR - MAY 30, 2022

THIRD FLOOR PLANS
DEMO & PROPOSED
A103
NOTES ON FLOOR PLANS
1. CONVERT THE BUILDING FROM A DUPLEX TO A SINGLE FAMILY RESIDENCE.
2. UPDATE ALL INTERIOR FIXTURES AND FINISHES INCLUDING ALL NEW KITCHEN AND BATHROOMS.
3. EXISTING FIXTURES TO REMAIN, PATCH & REFINISH TO MATCH IN SIZE, STYLE, AND CHARACTER.
4. EXISTING FIXTURES TO REPLACE COVERS TO MATCH SIZE, STYLE, CHARACTER.
5. PROVIDE ONE NEW ELECTRICAL PANEL AND ONE METER TO SERVE ONE RESIDENCE IN LIEU OF TWO SEPARATE PANELS.
6. PROVIDE NEW ON-DEMAND WATER HEATERS TO BE MOUNTED AT THE EXTERIOR.
7. INSPECT ALL PLUMBING SYSTEMS AND RECOMMEND REPAIRS OR REPLACEMENTS.
8. PROVIDE SOLID BLOCKING FOR LIGHT FIXTURES, TOWEL BARS, TOILET PAPER HOLDERS, OTHER SURFACE MOUNTED FIXTURES AND DEVICES.
9. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, FLOOR AND CEILING JOISTS, OTHER AREAS TO RECEIVE FLOORING, GYPSUM BOARD, OTHER FINISH MATERIALS.
10. EXTERIORS
   A. RESTORE FULL SECOND FLOOR PORCH.
   B. PAINT ALL EXTERIOR TRIM, DOORS, WINDOWS, AND BRICK.
   C. REPLACE EXISTING BRICK.
   D. NEW ADDED TO MATCH EXISTING BRICK, EXPOSED BRICK.
   E. ROOFING TO RESTORE, REPAIR AS NEEDED.
   F. ROOFING TO RESTORE, REPAIR AS NEEDED.
   G. HINGE EXISTING INTERIOR DOORS AS NEEDED.
   H. ADD HINGE EXISTING INTERIOR DOORS AS NEEDED.
   I. PROVIDE ONE NEW ELECTRICAL PANEL AND ONE METER TO SERVE ONE RESIDENCE IN LIEU OF TWO SEPARATE PANELS.
   J. PROVIDE NEW ON-DEMAND WATER HEATERS TO BE MOUNTED AT THE EXTERIOR.
   K. INSPECT ALL PLUMBING SYSTEMS AND RECOMMEND REPAIRS OR REPLACEMENTS.
   L. PROVIDE ONE NEW ELECTRICAL PANEL AND ONE METER TO SERVE ONE RESIDENCE IN LIEU OF TWO SEPARATE PANELS.
   M. PROVIDE NEW ON-DEMAND WATER HEATERS TO BE MOUNTED AT THE EXTERIOR.
   N. INSPECT ALL PLUMBING SYSTEMS AND RECOMMEND REPAIRS OR REPLACEMENTS.
   O. PROVIDE SOLID BLOCKING FOR LIGHT FIXTURES, TOWEL BARS, TOILET PAPER HOLDERS, OTHER SURFACE MOUNTED FIXTURES AND DEVICES.
   P. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, FLOOR AND CEILING JOISTS, OTHER AREAS TO RECEIVE FLOORING, GYPSUM BOARD, OTHER FINISH MATERIALS.
   Q. PROVIDE SOLID BLOCKING FOR LIGHT FIXTURES, TOWEL BARS, TOILET PAPER HOLDERS, OTHER SURFACE MOUNTED FIXTURES AND DEVICES.
   R. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, FLOOR AND CEILING JOISTS, OTHER AREAS TO RECEIVE FLOORING, GYPSUM BOARD, OTHER FINISH MATERIALS.
   S. PROVIDE SOLID BLOCKING FOR LIGHT FIXTURES, TOWEL BARS, TOILET PAPER HOLDERS, OTHER SURFACE MOUNTED FIXTURES AND DEVICES.
   T. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, FLOOR AND CEILING JOISTS, OTHER AREAS TO RECEIVE FLOORING, GYPSUM BOARD, OTHER FINISH MATERIALS.
   U. PROVIDE SOLID BLOCKING FOR LIGHT FIXTURES, TOWEL BARS, TOILET PAPER HOLDERS, OTHER SURFACE MOUNTED FIXTURES AND DEVICES.
   V. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, FLOOR AND CEILING JOISTS, OTHER AREAS TO RECEIVE FLOORING, GYPSUM BOARD, OTHER FINISH MATERIALS.
   W. PROVIDE SOLID BLOCKING FOR LIGHT FIXTURES, TOWEL BARS, TOILET PAPER HOLDERS, OTHER SURFACE MOUNTED FIXTURES AND DEVICES.
   X. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, FLOOR AND CEILING JOISTS, OTHER AREAS TO RECEIVE FLOORING, GYPSUM BOARD, OTHER FINISH MATERIALS.
   Y. PROVIDE SOLID BLOCKING FOR LIGHT FIXTURES, TOWEL BARS, TOILET PAPER HOLDERS, OTHER SURFACE MOUNTED FIXTURES AND DEVICES.
   Z. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, FLOOR AND CEILING JOISTS, OTHER AREAS TO RECEIVE FLOORING, GYPSUM BOARD, OTHER FINISH MATERIALS.
   AA. PROVIDE SOLID BLOCKING FOR LIGHT FIXTURES, TOWEL BARS, TOILET PAPER HOLDERS, OTHER SURFACE MOUNTED FIXTURES AND DEVICES.
   BB. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, FLOOR AND CEILING JOISTS, OTHER AREAS TO RECEIVE FLOORING, GYPSUM BOARD, OTHER FINISH MATERIALS.
   CC. PROVIDE SOLID BLOCKING FOR LIGHT FIXTURES, TOWEL BARS, TOILET PAPER HOLDERS, OTHER SURFACE MOUNTED FIXTURES AND DEVICES.
   DD. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, FLOOR AND CEILING JOISTS, OTHER AREAS TO RECEIVE FLOORING, GYPSUM BOARD, OTHER FINISH MATERIALS.
   EE. PROVIDE SOLID BLOCKING FOR LIGHT FIXTURES, TOWEL BARS, TOILET PAPER HOLDERS, OTHER SURFACE MOUNTED FIXTURES AND DEVICES.
   FF. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, FLOOR AND CEILING JOISTS, OTHER AREAS TO RECEIVE FLOORING, GYPSUM BOARD, OTHER FINISH MATERIALS.
   GG. PROVIDE SOLID BLOCKING FOR LIGHT FIXTURES, TOWEL BARS, TOILET PAPER HOLDERS, OTHER SURFACE MOUNTED FIXTURES AND DEVICES.
   HH. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, FLOOR AND CEILING JOISTS, OTHER AREAS TO RECEIVE FLOORING, GYPSUM BOARD, OTHER FINISH MATERIALS.
   II. PROVIDE SOLID BLOCKING FOR LIGHT FIXTURES, TOWEL BARS, TOILET PAPER HOLDERS, OTHER SURFACE MOUNTED FIXTURES AND DEVICES.
   JJ. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, FLOOR AND CEILING JOISTS, OTHER AREAS TO RECEIVE FLOORING, GYPSUM BOARD, OTHER FINISH MATERIALS.
   KK. PROVIDE SOLID BLOCKING FOR LIGHT FIXTURES, TOWEL BARS, TOILET PAPER HOLDERS, OTHER SURFACE MOUNTED FIXTURES AND DEVICES.
   LL. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, FLOOR AND CEILING JOISTS, OTHER AREAS TO RECEIVE FLOORING, GYPSUM BOARD, OTHER FINISH MATERIALS.
   MM. PROVIDE SOLID BLOCKING FOR LIGHT FIXTURES, TOWEL BARS, TOILET PAPER HOLDERS, OTHER SURFACE MOUNTED FIXTURES AND DEVICES.
   NN. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, FLOOR AND CEILING JOISTS, OTHER AREAS TO RECEIVE FLOORING, GYPSUM BOARD, OTHER FINISH MATERIALS.
   OO. PROVIDE SOLID BLOCKING FOR LIGHT FIXTURES, TOWEL BARS, TOILET PAPER HOLDERS, OTHER SURFACE MOUNTED FIXTURES AND DEVICES.
   PP. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, FLOOR AND CEILING JOISTS, OTHER AREAS TO RECEIVE FLOORING, GYPSUM BOARD, OTHER FINISH MATERIALS.
   QQ. PROVIDE SOLID BLOCKING FOR LIGHT FIXTURES, TOWEL BARS, TOILET PAPER HOLDERS, OTHER SURFACE MOUNTED FIXTURES AND DEVICES.
   RR. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, FLOOR AND CEILING JOISTS, OTHER AREAS TO RECEIVE FLOORING, GYPSUM BOARD, OTHER FINISH MATERIALS.
   SS. PROVIDE SOLID BLOCKING FOR LIGHT FIXTURES, TOWEL BARS, TOILET PAPER HOLDERS, OTHER SURFACE MOUNTED FIXTURES AND DEVICES.
   TT. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, FLOOR AND CEILING JOISTS, OTHER AREAS TO RECEIVE FLOORING, GYPSUM BOARD, OTHER FINISH MATERIALS.
   UU. PROVIDE SOLID BLOCKING FOR LIGHT FIXTURES, TOWEL BARS, TOILET PAPER HOLDERS, OTHER SURFACE MOUNTED FIXTURES AND DEVICES.
  VV. PROVIDE ALL BLOCKING AND MISCELLANEOUS FRAMING TO STUDS, FLOOR AND CEILING JOISTS, OTHER AREAS TO RECEIVE FLOORING, GYPSUM BOARD, OTHER FINISH MATERIALS.
NOTES ON ELEVATIONS

1. EXCEPT AS INDICATED, ALL EXTERIOR WOOD-CLAD COMPONENTS, WINDOWS AND DOOR TRIM, OTHER WOOD TRIM SHALL BE FLAT WOOD TRIM, 5/4 X 2 X 8. SIDE AND END STOCK, WIDTH AS SHOWN, PRESSURE TREATED, 15% MAXIMUM MOISTURE.

2. ALL WOOD TRIM SHALL BE BAKED FINISHED PRIOR TO INSTALLATION. DO NOT FRAM AND INSTALL JOINTS DURING INSTALLATION.

3. ALL SASHES ON EXTERIOR AND FRAMING MUST BE REUSED.  SASHES MUST BE REUSED AND REPAIRED AS INDICATED.

4. EXISTING ROOF TO REMAIN.  REPAIR AS NEEDED.

5. EXISTING SASHES - TO BE REUSED IN NEW LOCATIONS.

6. NEW BRICK TO MATCH EXISTING BRICK IN TEXTURE ONLY.

7. NEW BRICK WILL NOT BE TOOTHED INTO EXISTING OR OLD CEMENTS. MAINTAIN VERTICAL BRICK JOINTS FOR REVERSIBILITY AND TO SHOW EVOLUTION OF DESIGN.

8. ALL EXISTING TRIM TO BE PAINTED.

9. ALL EXISTING TRIM, WINDOW SASHES, DOORS, ETC. TO BE PROPERLY PREPPED AND PAINTED. COLORS TBD.

10. ALL PAINT COLORS TO BE APPROVED BY CITY OF CHARLESTON B.A.R. PRIOR TO START OF PAINTING.

58 LAURENS STREET
CHARLESTON, SC

LFA Architecture
PO Box 31225
Charleston SC 29417
843.901.8485
www.lfa-architecture.com

ELEVATIONS - FRONT

- STREET LEVEL
- FIRST FLOOR
- SECOND FLOOR
- THIRD FLOOR

EXISTING ROOFING, GUTTERS & DOWNSPOUTS REMAIN
REPAIR WOOD TRIM THROUGHOUT AS NEEDED - TYP.
NEW FRENCH DOORS AT EXISTING SINGLE WINDOW LOCATION
NEW WIDE JULIET BALCONY IN WIDGHT IRON RAILING (10” DEEP) - PAINT BRICK - TYP.
FIRST FLOOR CLG: 24’ - 1 3/4"
SECOND FLOOR CLG: 33’ - 11 3/4"
SECOND FLOOR CLG: 33’ - 11 3/4"
THIRD FLOOR CLG: 34’ - 11 3/4"
EXISTING ROOFING, GUTTERS & DOWNSPOUTS REMAIN
REPAIR WOOD TRIM THROUGHOUT AS NEEDED - TYP.
NEW FRENCH DOORS AT EXISTING SINGLE WINDOW LOCATION
NEW WIDE JULIET BALCONY IN WIDGHT IRON RAILING (10” DEEP) - PAINT BRICK - TYP.
FIRST FLOOR CLG: 24’ - 1 3/4"
SECOND FLOOR CLG: 33’ - 11 3/4"
SECOND FLOOR CLG: 33’ - 11 3/4"
THIRD FLOOR CLG: 34’ - 11 3/4"
NEW WINDOW AT EXISTING DOOR LOCATION (NEW TALLER HEAD HEIGHT)
NEW WIDE JULIET BALCONY IN WIDGHT IRON RAILING (10” DEEP) - PAINT BRICK - TYP.
FIRST FLOOR CLG: 24’ - 1 3/4"
SECOND FLOOR CLG: 33’ - 11 3/4"
SECOND FLOOR CLG: 33’ - 11 3/4"
THIRD FLOOR CLG: 34’ - 11 3/4"
NEW WINDOW AT EXISTING DOOR LOCATION (NEW TALLER HEAD HEIGHT)
NEW WIDE JULIET BALCONY IN WIDGHT IRON RAILING (10” DEEP) - PAINT BRICK - TYP.
FIRST FLOOR CLG: 24’ - 1 3/4"
SECOND FLOOR CLG: 33’ - 11 3/4"
SECOND FLOOR CLG: 33’ - 11 3/4"
THIRD FLOOR CLG: 34’ - 11 3/4"
NEW WINDOW AT EXISTING DOOR LOCATION (NEW TALLER HEAD HEIGHT)
STREET LEVEL
10'-0" - 6" AVG. GRADE

FIRST FLOOR
15'-0" - 1 3/4" FIRST FLR. CLG.
24'-0" - 1 3/4"

SECOND FLOOR
25'-0" - 1 3/4" SECOND FLOOR CLG.
33'-0" - 11 3/4"

THIRD FLOOR
34'-0" - 11 3/4"

CLOSED AT INTR
CLOSED AT INTERIOR (BOTH)
REMOVE STAIRS & LANDINGS - TYP.
DOOR & AWNING TO BE REMOVED
2 SMALL WINDOWS TO BE REMOVED
DOOR TO BE REMOVED & REPLACED WITH NEW WINDOW (TALLER HEAD-HEIGHT)
REMOVE HVAC STAND, EQUIP. & FENCES
DOUBLE WINDOWS TO BE REMOVED & REPLACED WITH A DOOR
FIRST FLOOR CLG.
REPAIR BRICK AT OLD OPENINGS (TYP.) TEXTURE TO MATCH EXISTING - TYP.
APPROX. LOCATION OF HOOD EXHAUST
NEW WINDOW AT EXISTING DOOR LOCATION (TALLER HEAD-HEIGHT)
NEW BRICK LANDING, STAIR & IRON RAILING
REPAIR BRICK AT OLD OPENINGS (TYP.)
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION (TALLER HEAD-HEIGHT)
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION (TALLER HEAD-HEIGHT)

EXISTING ROOFING REMAINS
REPAIR WOOD TRIM THROUGHOUT AS NEEDED - TYP.
PAINT BRICK - TYP.
PAINT NEW DOOR & AWNING TO MATCH EXISTING - TYP.
REPAIR BRICK AT OLD OPENINGS (TYP.) TEXTURE TO MATCH EXISTING - TYP.
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION

REMOVE HVAC STAND, EQUIP. & FENCES
DOUBLE WINDOWS TO BE REMOVED & REPLACED WITH A DOOR
FIRST FLOOR CLG.
REPAIR BRICK AT OLD OPENINGS (TYP.) TEXTURE TO MATCH EXISTING - TYP.
APPROX. LOCATION OF HOOD EXHAUST
NEW WINDOW AT EXISTING DOOR LOCATION (TALLER HEAD-HEIGHT)
NEW BRICK LANDING, STAIR & IRON RAILING
REPAIR BRICK AT OLD OPENINGS (TYP.)
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION

EXISTING ROOFING REMAINS
REPAIR WOOD TRIM THROUGHOUT AS NEEDED - TYP.
PAINT BRICK - TYP.
PAINT NEW DOOR & AWNING TO MATCH EXISTING - TYP.
REPAIR BRICK AT OLD OPENINGS (TYP.) TEXTURE TO MATCH EXISTING - TYP.
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION

REMOVE HVAC STAND, EQUIP. & FENCES
DOUBLE WINDOWS TO BE REMOVED & REPLACED WITH A DOOR
FIRST FLOOR CLG.
REPAIR BRICK AT OLD OPENINGS (TYP.) TEXTURE TO MATCH EXISTING - TYP.
APPROX. LOCATION OF HOOD EXHAUST
NEW WINDOW AT EXISTING DOOR LOCATION (TALLER HEAD-HEIGHT)
NEW BRICK LANDING, STAIR & IRON RAILING
REPAIR BRICK AT OLD OPENINGS (TYP.)
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION

EXISTING ROOFING REMAINS
REPAIR WOOD TRIM THROUGHOUT AS NEEDED - TYP.
PAINT BRICK - TYP.
PAINT NEW DOOR & AWNING TO MATCH EXISTING - TYP.
REPAIR BRICK AT OLD OPENINGS (TYP.) TEXTURE TO MATCH EXISTING - TYP.
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION

REMOVE HVAC STAND, EQUIP. & FENCES
DOUBLE WINDOWS TO BE REMOVED & REPLACED WITH A DOOR
FIRST FLOOR CLG.
REPAIR BRICK AT OLD OPENINGS (TYP.) TEXTURE TO MATCH EXISTING - TYP.
APPROX. LOCATION OF HOOD EXHAUST
NEW WINDOW AT EXISTING DOOR LOCATION (TALLER HEAD-HEIGHT)
NEW BRICK LANDING, STAIR & IRON RAILING
REPAIR BRICK AT OLD OPENINGS (TYP.)
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION

EXISTING ROOFING REMAINS
REPAIR WOOD TRIM THROUGHOUT AS NEEDED - TYP.
PAINT BRICK - TYP.
PAINT NEW DOOR & AWNING TO MATCH EXISTING - TYP.
REPAIR BRICK AT OLD OPENINGS (TYP.) TEXTURE TO MATCH EXISTING - TYP.
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION
NEW FR. DOOR AT EXISTING DOUBLE WINDOW LOCATION

REMOVE HVAC STAND, EQUIP. & FENCES
DOUBLE WINDOWS TO BE REMOVED & REPLACED WITH A DOOR
FIRST FLOOR CLG.
NOTES ON ELEVATIONS

1. EXCEPT AS INDICATED, ALL EXTERIOR WOOD CAME COMPONENTS, WINDOWS AND DOORS FROM OTHER WOOD TRIM SHALL BE FLAT WOOD TRIM WINDOW DADO AND PRESSURE TREATED, 15% MAXIMUM MOISTURE CONTENT.

2. ALL WOOD TRIM SHALL BE BACKPRIMED PRIOR TO INSTALLATION. SPOT PRIME ALL JOINTS DURING INSTALLATION.

3. ALL HANGERS EXTERIOR AND FIRMING MUST BE OF STAINLESS STEEL OR GALVANIZED AND PER STRUCTURAL SPECIFICATIONS.

4. EXISTING ROOF TO BE REPAIRED AS NECESSARY.

5. BALCONY WINDOW SASHES TO BE REUSED.

6. BRICK REPAIRS:
   A. NEW BRICK TO MATCH EXISTING BRICK IN TEXTURE ONLY.
   B. NEW BRICK WILL NOT BE TOOTHED INTO EXISTING BRICK AT REPAIRS AND OLD OPENINGS. MAINTAIN VERTICAL BRICK JOINTS FOR REVERSIBILITY AND TO SHOW EVOLUTION OF DESIGN.

7. PAINT:
   A. ALL BRICK VENEER TO BE PAINTED, USING VAPOR PERMEABLE MINERAL PAINT, MANUFACTURER & COLOR TBD.
   B. ALL WOOD TRIM, WINDOW SASHES, DOORS, ETC. TO BE PROPERLY PREPPED AND PAINTED. COLORS TBD.
   C. ALL PAINT COLORS TO BE APPROVED BY CITY OF CHARLESTON B.A.R. PRIOR TO START OF PAINTING.
NOTES ON ELEVATIONS

1. EXCEPT AS INDICATED, ALL EXTERIOR WOOD TO BE FLAT WOOD TRIM, (NOM.) 1X, 5/4X AND 2X STOCK, WIDTHS AS SHOWN, PRESSURE TREATED, 15% MAXIMUM MOISTURE CONTENT.

2. ALL WOOD TRIM TO BE BACKPRIMED PRIOR TO INSTALLATION. SPOT PRIME ALL JOINTS DURING INSTALLATION.

3. ALL NAILS ON EXTERIOR AND FRAMING MUST BE STAINLESS STEEL OR GALVANIZED AND PER STRUCTURAL SPECIFICATIONS.

4. EXISTING ROOF TO REMAIN. REPAIR AS NEEDED.

5. SALVAGE WINDOW SASHES - TO BE REUSED WHEREVER POSSIBLE.

6. BRICK REPAIRS:
   A. NEW BRICK TO MATCH EXISTING BRICK IN TEXTURE, COLOR, AND SIZE. EXISTING BRICK TO WITHSTAND TOOTHING INTO NEW BRICK.
   B. NEW BRICK WILL NOT BE TOOTHED INTO EXISTING BRICK. BEGONIA AND OTHER OPENINGS TO REMAIN IN PLACEMENT.

7. PAINT:
   A. ALL BRICK VENTS TO BE PAINTED, USING VAPOR PERMEABLE MINERAL PAINT. MANUFACTURER & COLOR TBD.
   B. ALL WOOD TRIM, WINDOW SASHES, DOORS, ETC. TO BE PROPERLY PREPPED AND PAINTED. COLORS TBD.
   C. ALL PAINT COLORS TO BE APPROVED BY CITY OF CHARLESTON B.A.R. PRIOR TO START OF PAINTING.

58 LAURENS STREET
CHARLESTON, SC

LFA Architecture
PO Box 31225
Charleston SC 29417
843.901.8485
www.lfa-architecture.com

PROJ. NO: 2201
DRAWN BY: LFA
ISSUE DATE: MAY 11, 2022
PROJ. STATUS: BAR - MAY 26, 2022

ELEVATIONS - WEST PROPOSED

REVISIONS:

C:\Users\Laura\Dropbox\LFA projects\2201_Firestone-Vyborny_58 Laurens\2201_Drawings\2201_58 Laurens_DD_BAR mtg 2022-05-26.rvt
5/11/2022 1:27:11 PM
Agenda Item #17

23 Reid Street
TMS # 459-09-03-030

Request final approval for new construction of a single-family residence.

Not rated | East Side | Old City District
EXISTING SITE
EXISTING SITE
Agenda Item #17

Applicant’s Presentation
GENERAL NOTES

23 REID STREET
GARAGE
ENTRY
LOGGIA
PORCH

AREA
1174 SF FIRST FLOOR
1174 SF SECOND FLOOR
596 SF THIRD FLOOR
2944 SF TOTAL HEATED
1180 SF GROUND FLOOR ENCLOSED
263 SF GROUND FLOOR PORCH
263 SF FIRST FLOOR PORCH (INCLUDES STAIRS)
263 SF SECOND FLOOR PORCH
153 SF REAR PORCH
466 SF ROOF DECK

FLOOD VENTS
200 SF PER SMART VENT
6 VENTS REQUIRED AT PERIMETER

ZONING
PROPOSED LOT OCCUPANCY
OVER 1 FOOT

GROUND FLOOR PLAN
SITE & GROUND FLOOR PLAN - 04.14.22

SITE & GROUND FLOOR PLAN - 12.09.21
1. NT S | REID STREET STREETSCAPE

2. NT S | REID STREET CONTEXT
ENSURE THAT THERE IS A CONTINUOUS THERMAL ENVELOPE FROM WALL TO ROOF. ALL ATTIC SPACES ARE INSULATED EVEN OVER UNCONDITIONED SPACE. ROOF IS INSULATED AT THE Underside of Sheathing.
ENSURE THAT THERE IS A CONTINUOUS THERMAL ENVELOPE FROM WALL TO ROOF. ALL ATTIC SPACES ARE INSULATED EVEN OVER UNCONDITIONED SPACE. ROOF IS INSULATED AT THE UNDERSIDE OF SHEATHING.
Agenda Item #18

559 Rutledge Avenue
EXISTING SITE PHOTOS
View looking north from St. Philip
Agenda Item #18

Applicant’s Presentation
NEW HOME PLANS FOR:
559 Rutledge Ave.
Charleston, SC, 29403

NOTE:
IF THIS PLAN IS PRINTED
ON 11"x17" PAPER, REDUCE
NOTED SCALE BY 50%

GENERAL NOTES
1. These plans are Design Development drawings and not 100% Construction Documents. Contractor is responsible for details not shown in this plan set, including foundation, framing, structural connections, roofing, door and window openings, HVAC, insulation, electrical, plumbing, building envelope, water tightness and water infiltration products, components and details.

2. All construction materials, detailing, connections and workmanship not showing in these plans shall comply with the 2018 International Residential Code for One- and Two-Family Dwellings (2018 IRC).

3. The Contractor shall review all layouts and dimensions prior to construction. Engineer of record shall be notified of any dimensional discrepancies or inconsistencies before materials are ordered or fabricated, and before construction begins.

4. Do not substitute materials, or do not modify layout, spans or structural elements without the written consent of the structural engineer of record.

5. Contractor shall coordinate with electrical, plumbing and mechanical contractors for block outs, conduit, sleeves, ducts, chases, embedded items. No large holes or notches are permitted through any walls or wood framing.

6. During construction, all foundations, walls, floors, trusses and other building elements shall be adequately braced with appropriate temporary shoring to resist construction loads until all structural elements have been permanently installed and secured.
WOOD

1. All framing lumber (joists, rafters, headers and beams) shall be Hem-Fir Grade #2 or Spruce-Pine-Fir Grade #2 or better, having the following minimum base design values: Bending stress Fs = 350 psi for single member use; 250 psi for repetitive member use; Horizontal shear $F_v = 70$ psi; Compression perpendicular to grain $F_c = 400$ psi. Note: Spruce-Pine-Fir must be graded by AGLA.

2. All exterior deck framing lumber or structural post shall be Southern Yellow Pine Grade #2 or better, having the following minimum properties (based on 2 x 12 lumber): Bending stress $F_b = 75$ psi for single member use; Horizontal shear $F_v = 150$ psi; Compression perpendicular to grain $F_c = 450$ psi. Southern Yellow Pine Grade #2 or better pressure treated to type I is acceptable. Note: Southern Yellow Pine Grade #2 must be pressure treated to 0.40 pounds per square foot chemical retention.

3. Prefabricated roof joist and beam systems shall have the following minimum properties: Bending stress $F_b = 200$ psi for single member use; Horizontal shear $F_v = 285$ psi; Modulus of Elasticity $E = 1,900,000$ psi. Note: Higher strength members may be used as specifically noted in structural drawings.

4. All studs in bearing walls shall have a minimum 7/16" 3x3 @ 16" O.C. for heights up to 10' 6", and 2 x 3 @ 16" O.C. for heights greater than 10' 6". All stud bearing walls shall have two continuous top plates and one continuous bottom plate unless noted otherwise. Splices of top plate shall occur over a stud. Splices shall be staggered a minimum of four feet.

5. All roof rafters and trusses shall be connected at each bearing point with one prefabricated galvanized metal connector. Horizontal shear capacity of connectors shall be min. 18 gauge thick and shall be attached to have a capacity to resist a min. 450 # uplift unless noted otherwise.

6. Provide solid blocking at 4'-0" O.C. between band joist and first interior parallel joist unless using manufactured floor joists.

7. Prefab joist and beam hangers shall be sized and attached according to manufacturer's recommendations.

8. U.N.O. manufactured floor joist systems shall have a min. 1 1/4" PSL rim board at all perimeter bearing walls. Provide squash blocks and web stiffeners as required to distribute loadings.

9. Wood floor system shall have a min. 2x6 nailing the depth of the floor system.

10. All freestanding posts shall have prefabricated post cap and base. Posts within wall shall not have prefabricated cap attached to beam. Posts bearing directly on masonry or concrete shall have prefabricated bases.

11. Trusses, joists and floor joists shall align directly over studs with an offset of no more than three inches. Install additional studs as required.

12. Holes bored in bearing wall studs shall not exceed 1/3 of stud width.

13. All holes cut through manufactured floor trusses except as specifically allowed by the manufacturer.

14. All roof offers and trusses shall be connected at each bearing point with one prefabricated galvanized metal connector. Each connector shall be min. 18gauge steel and shall be attached to have a capacity to resist a min. 450# uplift unless noted otherwise.

15. Roof and truss joint spacing shown on the drawings in maximum acceptable spacing of trusses shall be adjusted as required to meet load requirements.

16. Contractor shall submit roof and floor truss shop drawings and calculations sealed by a professional engineer in the governing jurisdiction to the Architect for review.

17. All structural wood exposed to outside unprotected or bearing directly on concrete shall be pressure treated (PT) with approved materials to resist decay and infestation by termite and/or moisture.

18. All wall Studs shall be left untouched to ensure that the wall has the required structural integrity.

19. All exterior wood framework supported on foundation walls shall be a min. 8" above finish grade.

20. All wood framed exterior corners shall be battered braced 4'-0" each direction from the corner with 11/2" exterior plywood or other approved structural sheathing or approved galvanized steel corner bracing.

21. Provide blocking between all joists 2x10 and greater, at intervals not to exceed 8'-0" O.C.

22. All structural wood posts under beams and headers over 4'-0" span shall be min. 2 x 4 unless noted otherwise.

23. All framing shall be detailing in accordance with NFPA Manual for House Framing.

24. Unless noted otherwise, plywood sheathing shall be glued and nailed with APA approved engineered structural adhesive and min. 1/2" common nails spaced @ 6" O.C. at edges and @ 12" O.C. at intermediate supports unless noted otherwise.

25. All plywood roof, floor and wall sheathing shall be APA approved.

26. All wood blocking, trimmers, etc., shall be attached to steel or concrete framing with power actuated fasteners or 3/8" diameter bolts unless noted otherwise.

DOORS AND WINDOWS

Contractor shall verify that windows and doors to be installed shall comply with applicable building code standards for argued, light, ventilation, and wind impact loads. Contractor shall provide field-used costs at specific locations as required by applicable building codes.

THERMAL AND MOISTURE PROTECTION

1. All exterior walls in conditioned spaces shall be insulated with min. 1" thick rigid insulation from top of slab downward to 24" below grade and inward 24" from perimeter of slab.

2. Waterproof all exterior foundation walls enclosing habitable spaces as required by applicable building code at exterior of wall prior to backfilling.

3. Flashing: Code approved corrosion resistive flashing shall be provided at top and sides of all window and door openings in such a manner as to be watertight, except that self-flashing window having a continuous lip of not less than 1 1/4" over the flashing material around the perimeter of the opening, including corners, do not require additional flashing. Jamb flashing may also be omitted when specifically approved by the building official. Similar flashings shall be installed at the intersection of chimneys or other masonry construction with frames or stucco walls, with projecting lips on both sides of all members, wood or metal coping and eaves, continuously above all projective window trim at all wall and roof intersections, under built-in gutters, at junctions of chimneys and roofs, and in all roof valleys and around all roof openings.

4. The Contractor is further responsible for using sound judgment and accepted building practices to prevent thermal and moisture infiltration and to protect the integrity of the building.

5. Building paper: When veneer of brick, clay, tile, fiber cement planks, concrete or natural or artificial stone are used, min. "Type I" or equivalent building paper shall be attached to the sheathing with flashing wherever necessary to prevent moisture penetration behind the veneer.

HEATING, VENTILATION AND AIR CONDITIONING

Design and installation of HVAC system, including sizing of equipment and ductwork, is the responsibility of the Mechanical Contractor. These plans typically show suggested locations for installation of return air ducts and gas flames. Duct sizes shown are approximate and actual sizes may vary. Contractor shall verify size and location of these items with design drawings as provided by the installer. ENVIRONMENTAL HAZARDS These plans do not include design for systems to alleviate specific environmental hazards, including gas piping, seepage of toxic waste, solid, liquid or gaseous which may occur on building sites.

P.T. WOOD REQUIREMENTS

1. ALL EXTERIOR FRAMING SHALL BE PRESSURE-TREATED. FRAMING SHALL BE PRESSURE-TREATED WITH CHROMIUM COPPER ARSINATE (CCA) (AS AVAILABLE AND AS ALLOWED), ALUMINUM COPPER (ACQ) OR COPPER AZOLE (CBA AND CA-B), NOT SODIUM BORATE (SBX). LUMBER OR STRUCTURAL POSTS SHALL BE SOUTHERN YELLOW PINE, GRADE 2 OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES (BASED ON 2 X 12 LUMBER):

   - BENDING STRESS $F_b = 75$ PSI FOR SINGLE MEMBER USE
   - HORIZONTAL SHEAR $F_v = 150$ PSI
   - COMPRESSION PARALLEL TO GRAIN $F_c = 450$ PSI
   - COMPRESSION PERPENDICULAR TO GRAIN $F_c = 1,900$ PSI
   - MODULUS OF ELASTICITY $E = 1,900,000$ PSI

2. PREFABRICATED JOIST HANGERS, BEAM HANGERS, POST CAPS AND POST BASES SHALL BE SIZED AND ATTACHED PER MANUFACTURERS' RECOMMENDATION.

3. FASTENERS AND CONNECTORS UTILIZED WITH PRESSURE-TREATED WOOD SHALL BE GBS-GALVANIZED OR STAINLESS STEEL.

NOTE: IF THIS PLAN IS PRINTED ON 11"X17" PAPER, REDUCE NOTED SCALE BY 50%
The floor truss systems are assumed to be TJI joist supplied and engineered by Trues Joist or Equal. The Truse Joist supplier is expected to review all systems and details herein for compatibility with the actual system supplied. Floor trusses supplied by other manufacturers may require different details and may not be substituted without consulting the Architect.

1. The term "work" as used in these notes shall include all provisions as drawn or specified in these documents as well as all other provisions specifically included by the Architect in the form of drawings, specifications, and written instructions.

2. Contractor shall visit the site to verify all existing dimensions and conditions and shall notify the Architect in writing of the discrepancies before proceeding with the work or shall be responsible. Contractor shall be familiar with provisions of all applicable codes and shall review all systems and details herein for compatibility with the actual system supplied. Floor trusses supplied by other manufacturers may require different details and may not be substituted without consulting the Architect for confirmation to local codes and conditions.

3. These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations regarding safety are and shall be the Contractor's responsibility.

4. Contractor shall supervise and direct the work and be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.

5. In the event of conflict between local, state, and national code, the more stringent shall govern.

6. Construction is to follow the following code: IRC-2016 edition of SC.

7. All new exterior corner framing shall be in compliance with the requirements of Table R602.10.

8. The floor truss systems are assumed to be TJI joist supplied and engineered by True Joist or Equal. The True Joist supplier is expected to review all systems and details herein for compatibility with the actual system supplied. Floor trusses supplied by other manufacturers may require different details and may not be substituted without consulting the Architect.

9. Additional equipment or fixtures not shown on structural drawings and having a weight in excess of 400 pounds shall be brought to the attention of the Architect prior to installation.

10. Holz for HVAC, electrical, plumbing, etc., are not allowed except as specifically approved by True Joist. Refer to "TJI Joist Hole Charts" in manufacturer's brochure for specific information.

11. Contractor shall refer to floor framing diagrams supplied by manufacturer and sealed by a professional engineer for additional information.

NOTE: IF THIS PLAN IS PRINTED ON 11"x17" PAPER, REDUCE NOTED SCALE BY 50%
NOTE:
IF THIS PLAN IS PRINTED
ON 11"x17" PAPER, REDUCE
NOTED SCALE BY 50%

Remove existing beadboard ceiling
Remove existing siding
Remove and reuse existing windows
Remove existing railing

SHEET #:
SCALE:
DATE:
PAGE TITLE:
4/19/2022
1/4" = 1'
A4
As-Built Plans

NEW HOME PLANS FOR:
559 Rutledge Ave.
Charleston, SC, 29403

2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

© LOW COUNTRY HOME DESIGNERS, LLC. ALL RIGHTS RESERVED, DUPLICATION AND DISTRIBUTION OF THIS PLAN WITHOUT WRITTEN PERMISSION IS PROHIBITED

2139 Dorchester rd.
North Charleston, SC 29405
(843)270-4019 CLIENT EMAIL:
PHONE: CELL PHONE:

NOTE:
IF THIS PLAN IS PRINTED
ON 11"x17" PAPER, REDUCE
NOTED SCALE BY 50%
NOTE:
IF THIS PLAN IS PRINTED ON 11"x17" PAPER, REDUCE NOTED SCALE BY 50%
Architectural Plan, Floor 2

NEW HOME PLANS FOR:
559 Rutledge Ave.
Charleston, SC, 29403

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS.

© LOW COUNTRY HOME DESIGNERS, LLC. ALL RIGHTS RESERVED, DUPLICATION AND DISTRIBUTION OF THIS PLAN WITHOUT WRITTEN PERMISSION IS PROHIBITED.

NOTE:
IF THIS PLAN IS PRINTED ON 11"x17" PAPER, REDUCE NOTED SCALE BY 50%.

Proposed Floor Plan

Scale: 1/2" = 1'

Note: Verify Windows and Doors Before Ordering.