City of Charleston

BOARD OF ARCHITECTURAL REVIEW - SMALL

Virtual Meeting of June 11, 2020
4:30 PM

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

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

Use the following link for online access: https://us02web.zoom.us/j/87536519296.

To access via phone, dial 1 (312) 626-6799. When prompted, enter meeting ID# 875 3651 9296. The meeting will be recorded.

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

Public Comment Instructions:

Please use **one** of the following methods to request to speak at the meeting or provide comments for the Board. Requests to speak at the meeting and comments must be received by 12:00 p.m., Wednesday, June 3rd:

1. Request to speak or leave a comment via voice mail at 843-724-3765. If requesting to speak or leaving a comment, please provide your name, address, and telephone number;
2. Sign-up to speak or leave comments for the Board of Zoning Appeals-Site Design by completing the form a http://innovate.charleston-sc.gov/comments/;
3. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3rd floor, Charleston, SC 29401.

MEETING PROTOCOL

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

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

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

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

- Public Comment:
  - The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.
  - Just as in an in-person meeting, all applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.
  - Those members of the public that have registered will be called in order by project.
  - Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.
  - Staff will call on the registered members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.

- Board:
  - Board members should open the "Participants" panel so that each Board member can see the status of other Board members' microphones and cameras.

MEETING PROTOCOL (continued)

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

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

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

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

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

- These proceedings are being recorded.

Agenda Item #1

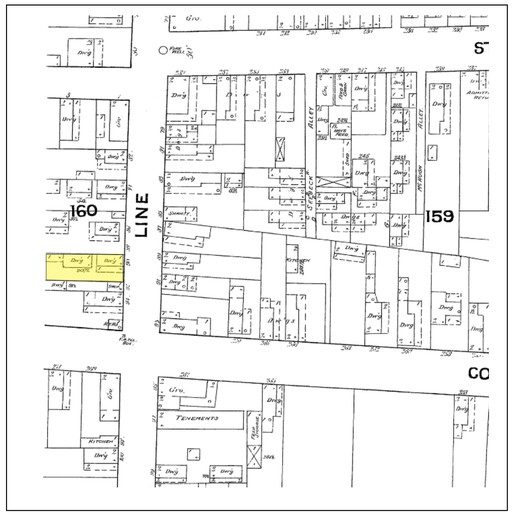
90 LINE STREET
TMS # 460-04-04-004

Request partial demolition of rear portions of structure.

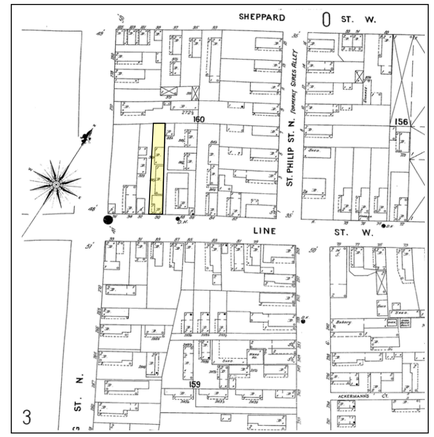
Not Rated / (Cannon-Elliottborough) / c. 1902-44; post-1973 /
Historic Materials Demo Purview District

Agenda Item #1

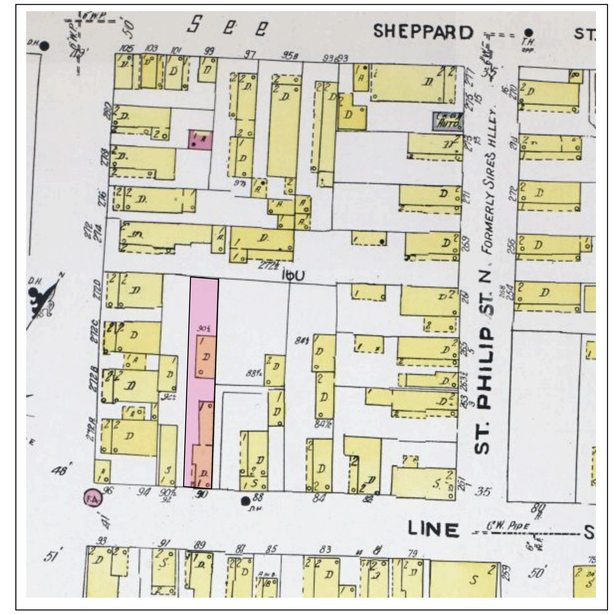
Applicant's Presentation



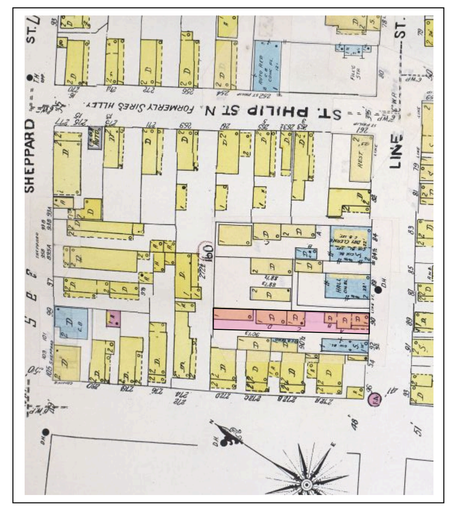
1888



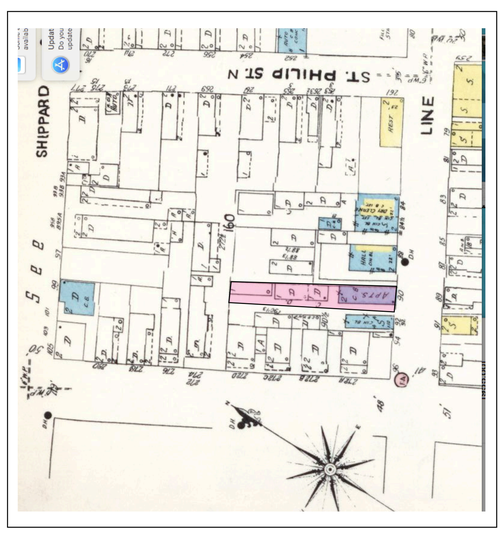
1902



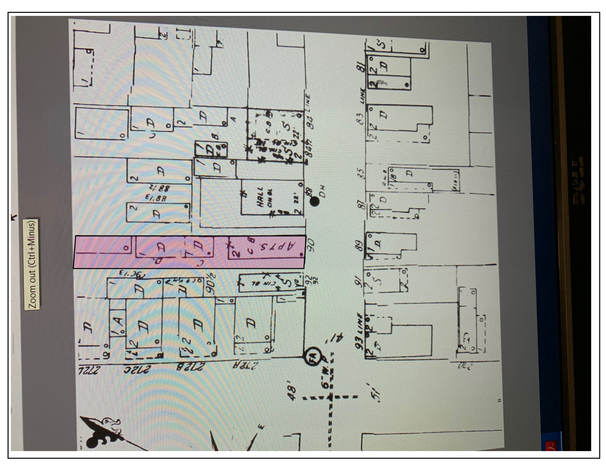
1944



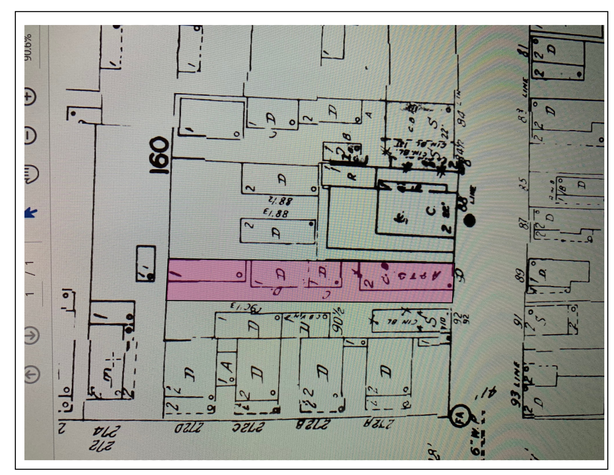
1951



1955



1964



1973

American Vernacular, Inc.®

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151 Sheppard St.
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South Carolina
29403
843-856-4818
www.americanvernacular.com

ISSUES/REVISIONS	
4/22/20	BAR SUBMITTAL

Haute on Line, LLC
90 Line Street
Charleston, South Carolina
SANBORN MAPS

DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE DESIGNER WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT. THESE DRAWINGS CANNOT BE CHANGED OR REPRODUCED WITHOUT WRITTEN CONSENT OF THE DESIGNER.

SCALE: NO SCALE

DATE: April 22, 2020

SANBORN MAPS

T000

LOCATION MAP

WEST ELEVATION LOOKING NORTH

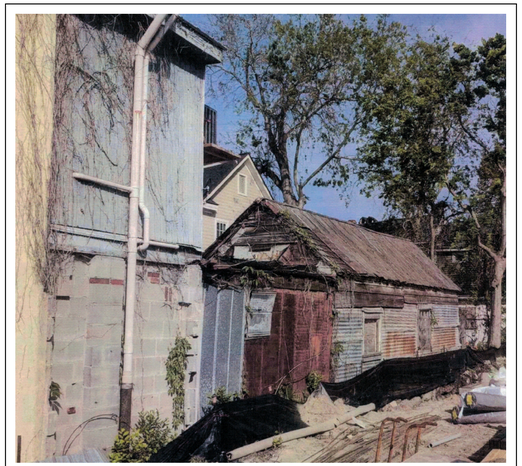
WEST ELEVATION

WEST ELEVATION

WEST ELEVATION LOOKING SOUTH

NORTH ELEVATION

EAST ELEVATION LOOKING NORTH



EAST ELEVATION LOOKING NORTH

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ISSUES/REVISIONS	
4/22/20	BAR SUBMITTAL

Haute on Line, LLC

90 Line Street
Charleston, South Carolina

SITE PHOTOS

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SCALE: NO SCALE

DATE: April 22, 2020

SITE PHOTOS

T000

RUSSELL A. ROSEN, P.E.
Consulting Engineer
65 Broad Street
Charleston, SC 29401
(843) 882-7623
Email: RRosen@RosenOnLine.com

April 20, 2020

Board of Architectural Review
City of Charleston
2 George Street
Charleston, SC 29401

Attn: Ms. Kim Hlavin - BAR Small - Administrator

In re: 90 Line Street Rear Additions Demolition Request

Gentlemen,

On the morning of March 30, 2020, I inspected the construction at the rear of 90 Line Street.

The additions at the rear of 90 Line Street appear to be of at least four iterations. See sketch attached.

The purpose of our inspection was to supplement an application for demolition of these additions. Reference is made to other data prepared by American Vernacular.

For the purposes of this report, the additions are referred to as A, B, C, & D.

A is the two story wood frame gable roof addition directly behind the CMU two story 90 Line Street.

B is the single story connector from A to C.

C is the larger single story wood frame gable roof portion.

D is a small single story "speed tile" addition at the very rear.

Common

The floor in all of these segments is cast in place concrete (thickness unknown).

The (structural) sills contain significant decay.

There is extensive decay and insect damage throughout.

Addition Segment "A"

Segment "A" is two story wood frame attached directly to the CMU two story 90 Line Street. My opinion is that it dates from the 1970s (T-111 Siding).

Portions of the siding were replaced to provide substrate for the stucco finish.

Addition Segment "B"

Segment "B" is a wood frame single story "hyphen" (connector) between "A" and "C".

The roof and ceiling are collapsing.

Portions of the right side, East, wall sheathing have been replaced with corrugated metal.

Portions of the siding were replaced to provide substrate for the stucco finish.

Addition Segment "C" (Sanborn 1888)

Segment "C" is "balloon" wood frame single story. Our opinion is that this was an independent structure; now attached to more recent "B" and "D".

Please note that the left side, West, wall was removed and another wall built, approximately a foot over. This relocated wall is the substrate for the stucco finish.

The right (East) side of the roof "sheathing" is wood shingles. The left (West) side is salvaged lumber built out to accommodate the relocated wall.

There is extensive decay in the front left (South West) corner.

Portions of the siding were replaced to provide substrate for the stucco finish.

Addition Segment "D"

Segment "D" is a small sloped roof, unreinforced non-structural clay tile wall bathroom(?) addition.

There is extensive decay in the wall furring and ceiling and roof framing.

Conclusions

Prudent renovation would require replacement of the foundations and sills.

The slab(s) are of unknown thickness and would have to be replaced to assure stability and allow for contemporary (kitchen, bathroom, etc.) utilities.

All portions will require extensive reconstruction for any salvage effort. The ability to "meaningfully reinforce" any of the existing structure is not practical.

Any remaining, post-renovation, "existing" fabric would be "charitable". That is, my opinion is there will be no real re-use of existing fabric.

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

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

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

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

Should you have any questions, please call.

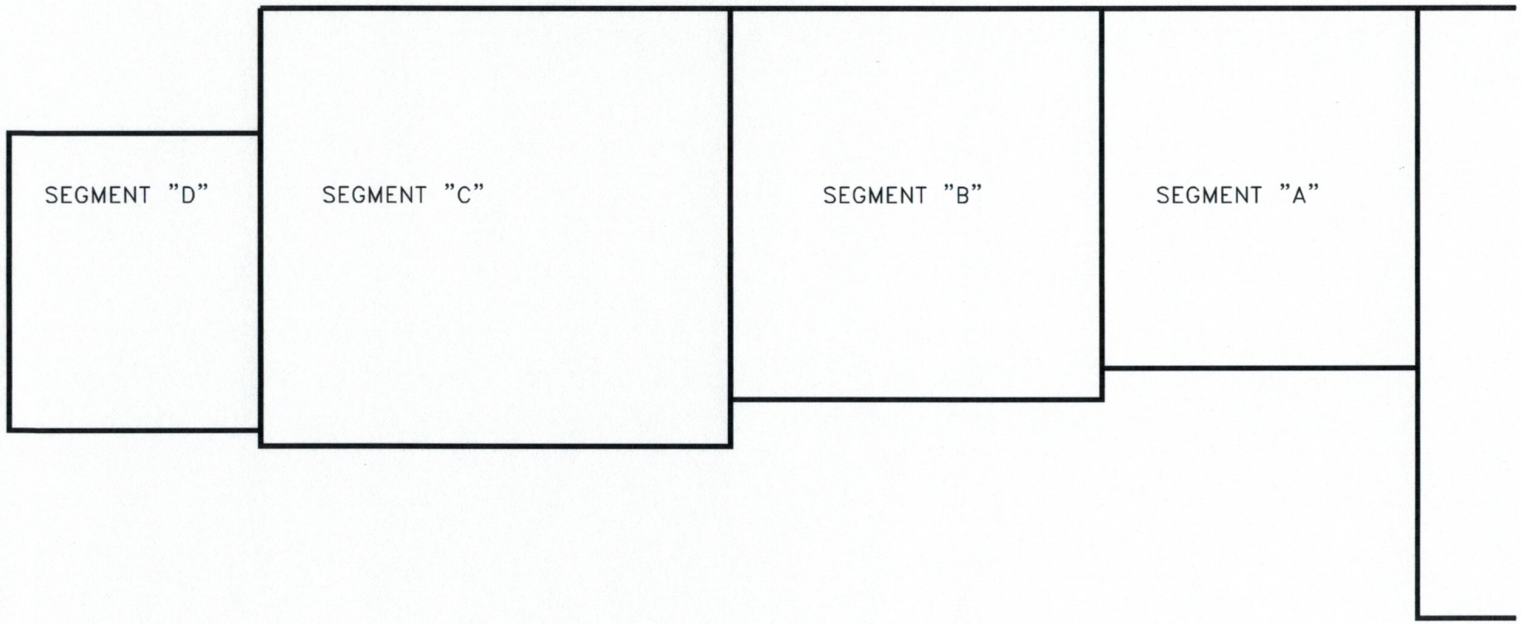
Very truly yours,

Russell A. Rosen, P. E.

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 6929
RUSSELL A. ROSEN

RAR/rar

C:\DOC\Line 90 Partial Demo



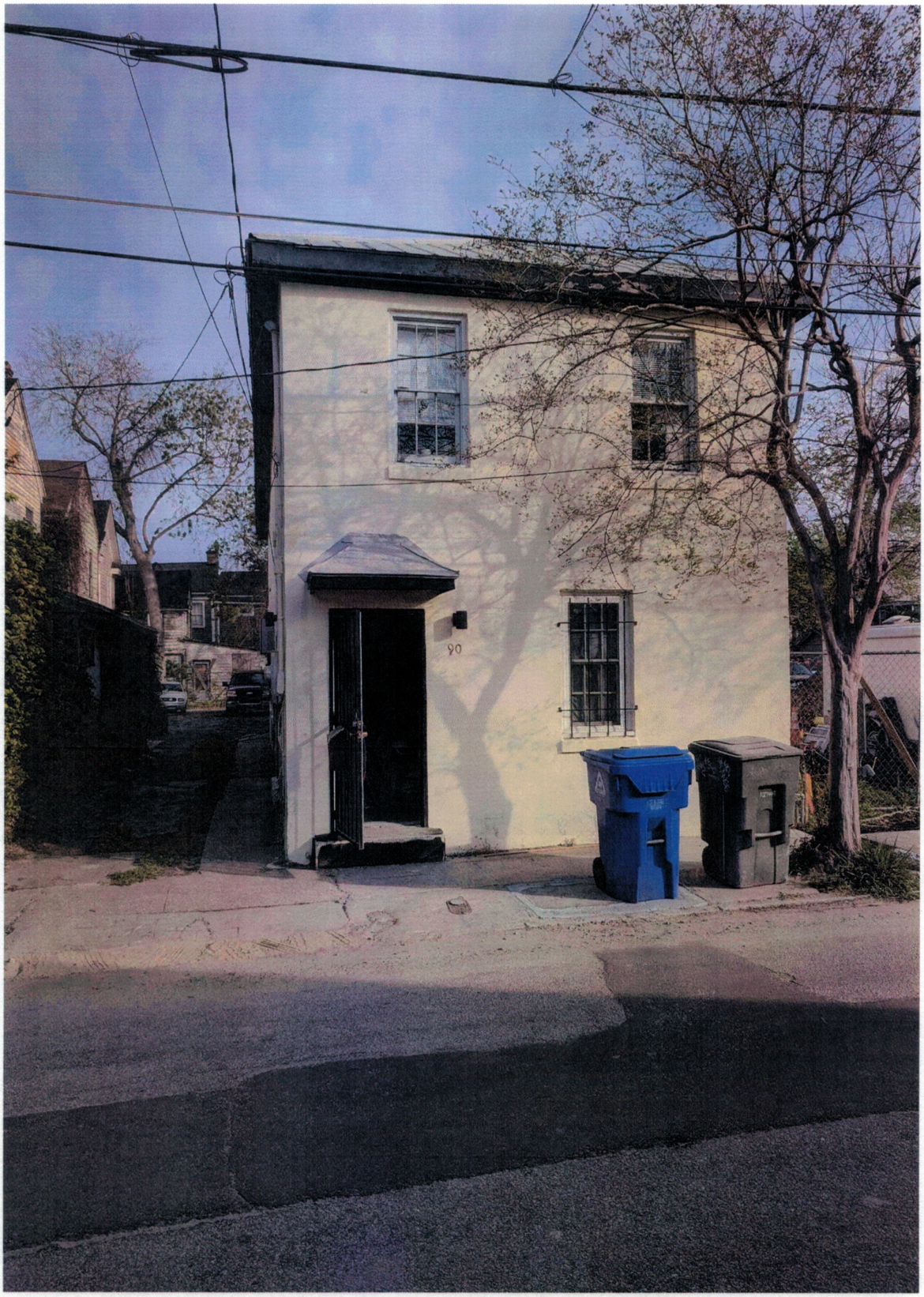
ROSEN AND ASSOCIATES INC.
CONSULTING ENGINEERS

ORIENTATION

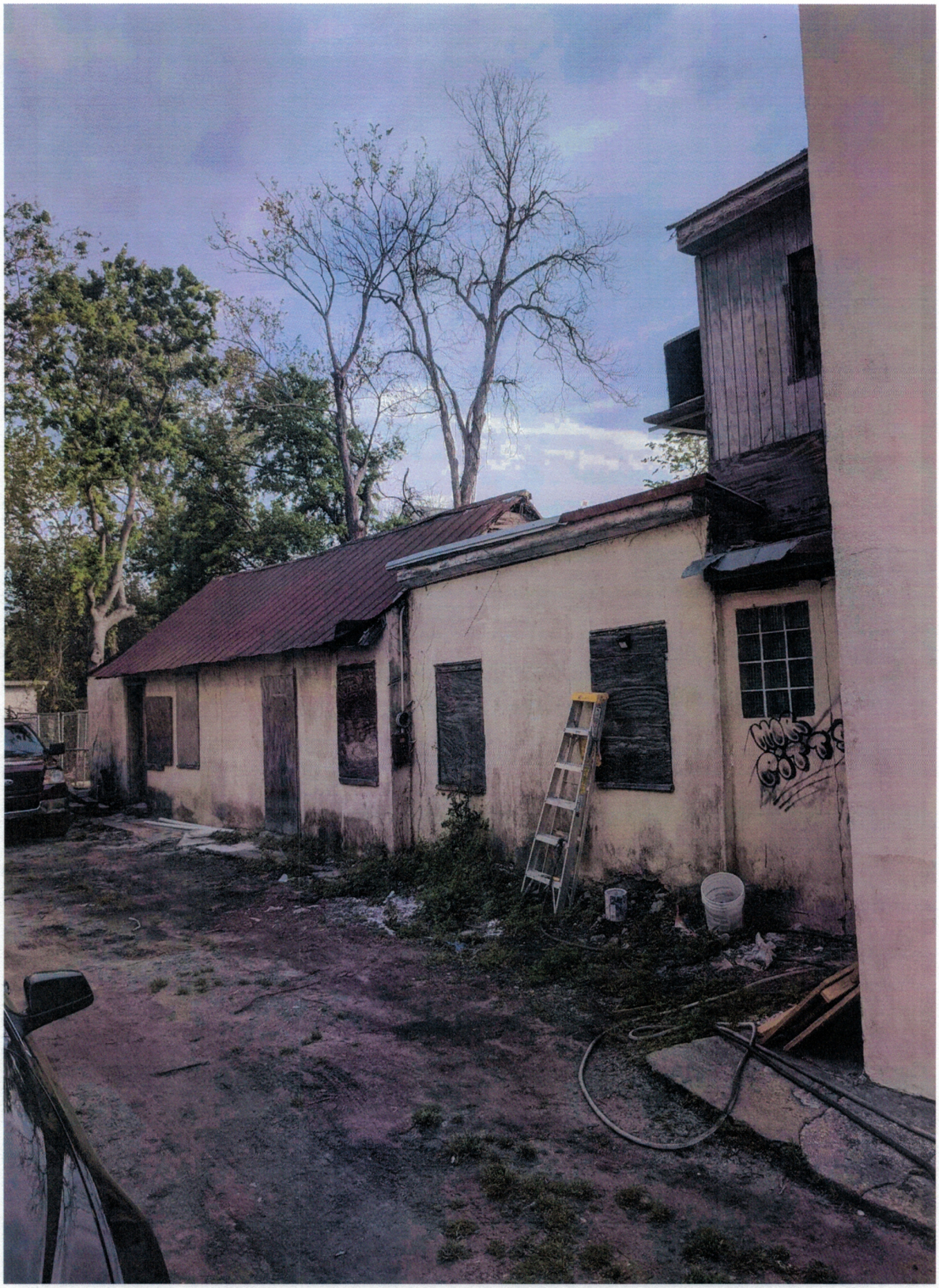
ADDITIONS AT REAR OF 90 LINE STREET

RUSSELL A. ROSEN, P.E.

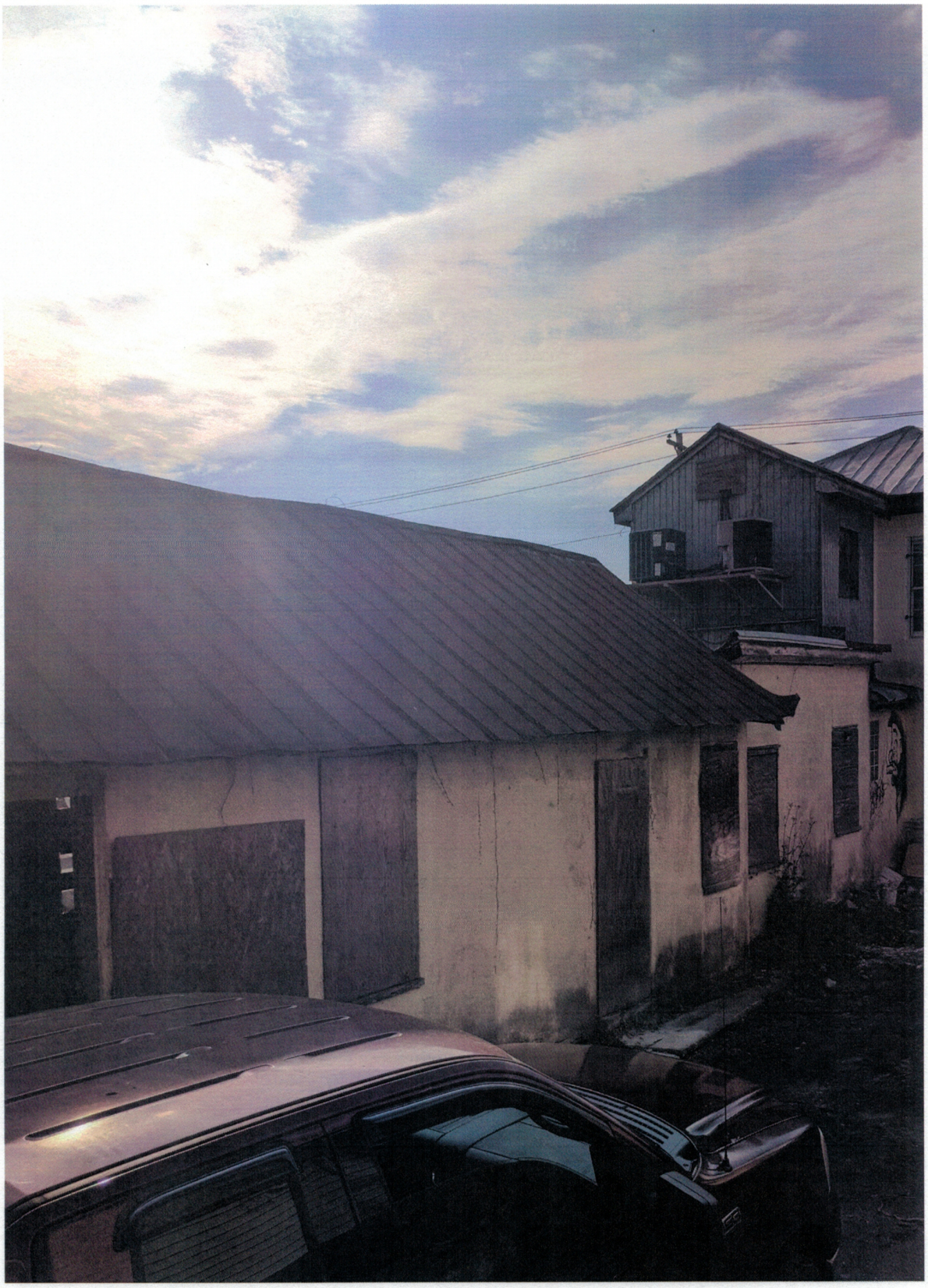
APRIL 20, 2020



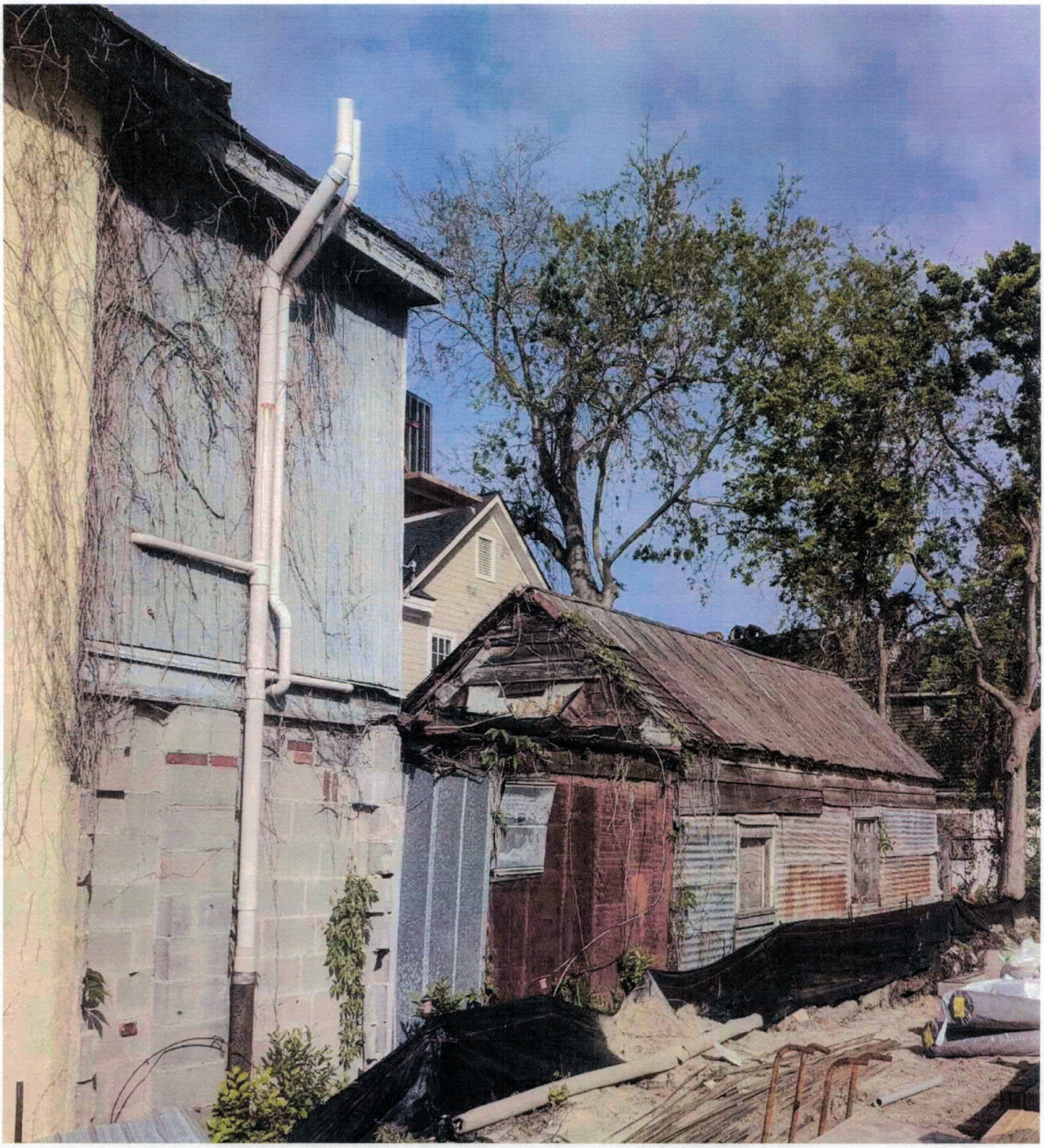
90 Line Street



Segments from right to left - A, B, C, and D.



Looking South - C in foreground, B and A against the house



Right (East) Side - Segment A in foreground. Note corrugated siding at Segments B and C.

Note joist "extension at relocated wall Segment C

Decay at (corner) wall between B and C.

Framing at right (East) side B

Corrugated siding at right (East) side wall

Ceiling collapse at segment B

Block sill - typical; Corugated siding at right (East) side

Interior of C, looking at B

Wood shake shingles at right side roof - segment C

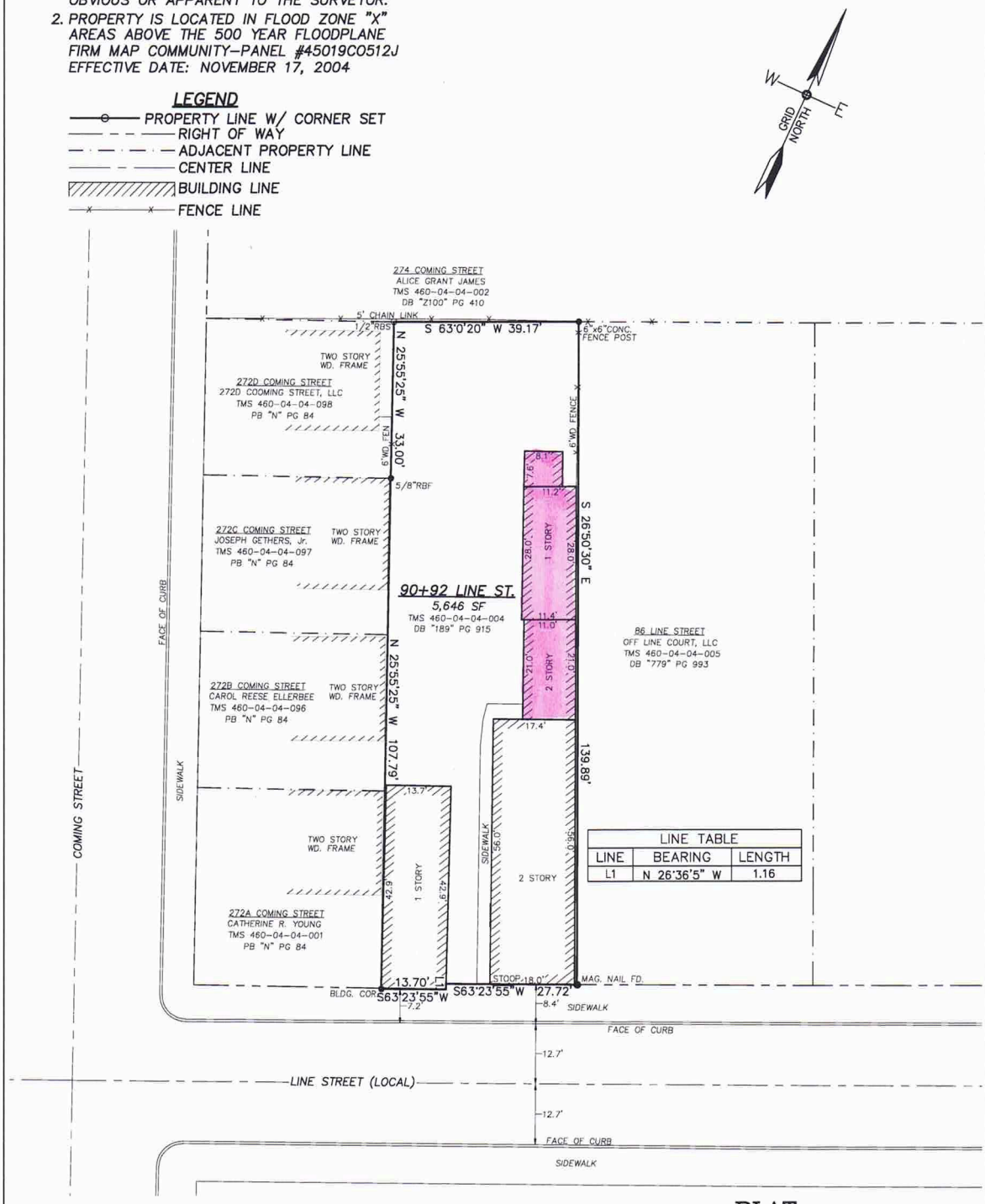
Unreinforced clay tile walls at segment D.

SURVEYORS NOTES:

1. THIS PLAT SHOWS ONLY EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR.
2. PROPERTY IS LOCATED IN FLOOD ZONE "X" AREAS ABOVE THE 500 YEAR FLOODPLANE FIRM MAP COMMUNITY–PANEL #45019C0512J EFFECTIVE DATE: NOVEMBER 17, 2004

LEGEND

- PROPERTY LINE W/ CORNER SET
- RIGHT OF WAY
- ADJACENT PROPERTY LINE
- CENTER LINE
- BUILDING LINE
- FENCE LINE



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 26°36'5" W	1.16

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR No. 16492 JOSEPH O. EELMAN

JOSEPH O. EELMAN – SCRLS No. 16492–B
1933 CHESTNUT OAK LANE
CHARLESTON, SC 29414
(843) 478–3937
jeelman2@comcast.net

PLAT

SHOWING THE LINES OF OCCUPATION FOR

No. 90+92 LINE STREET

TMS 460–04–04–004

PROPERTY OF

LINE STREET, LLC 90

SURVEYED AT THE REQUEST OF

TIFT MITCHELL

LOCATED IN THE

CITY OF CHARLESTON
CHARLESTON COUNTY, SC

SCALE 1"= 20' MAY 4, 2019

20 10 0 20 40

Agenda Item #2

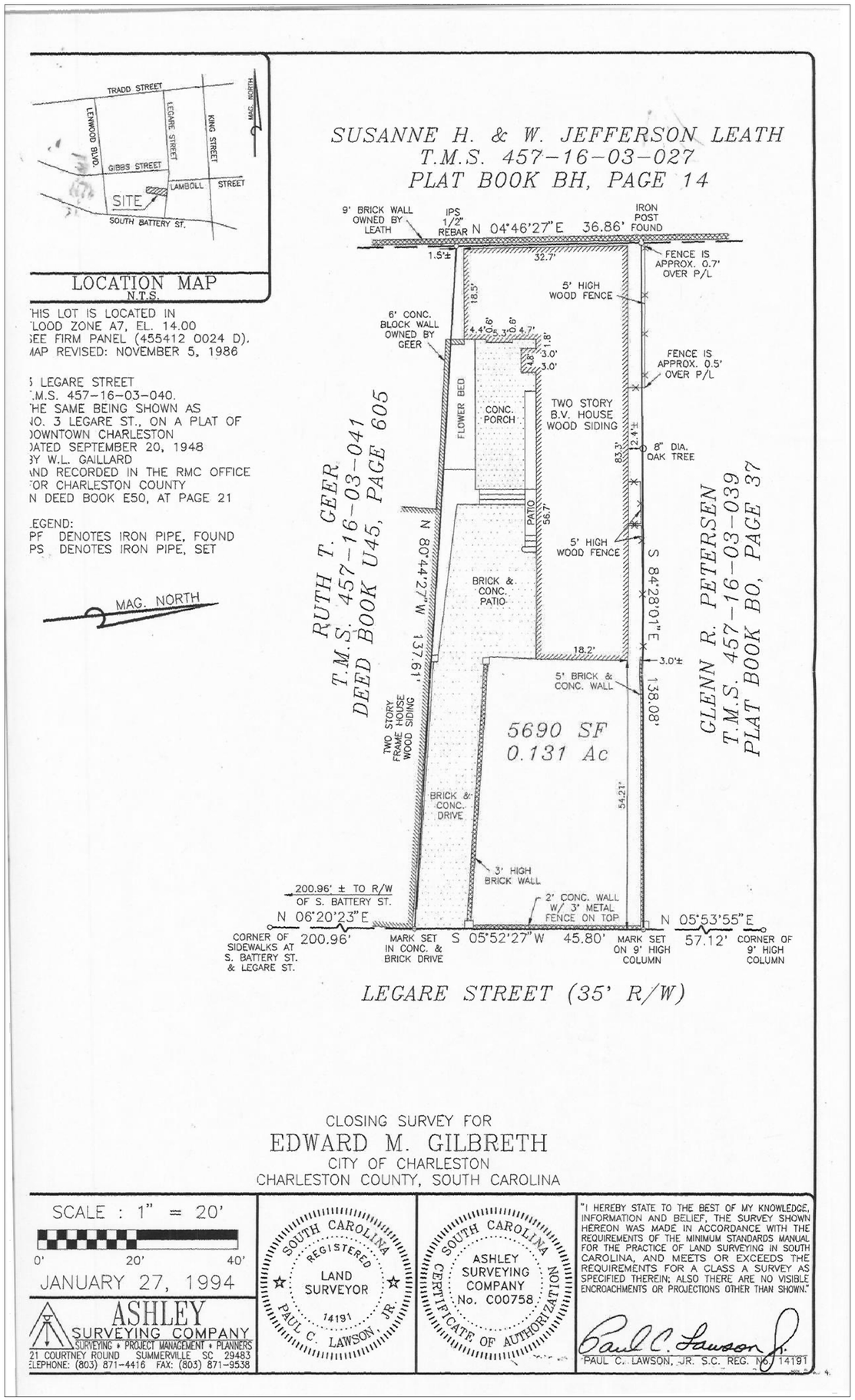
3 LEGARE STREET
TMS # 457-16-03-040

Request final approval for demolition of brick wall along driveway, demolition of portion of wall and iron fence at street for new pedestrian gate, and new garden hardscape.

Not Rated / (Charlestowne) / c. 1944-51 / Old and Historic District

Agenda Item #2

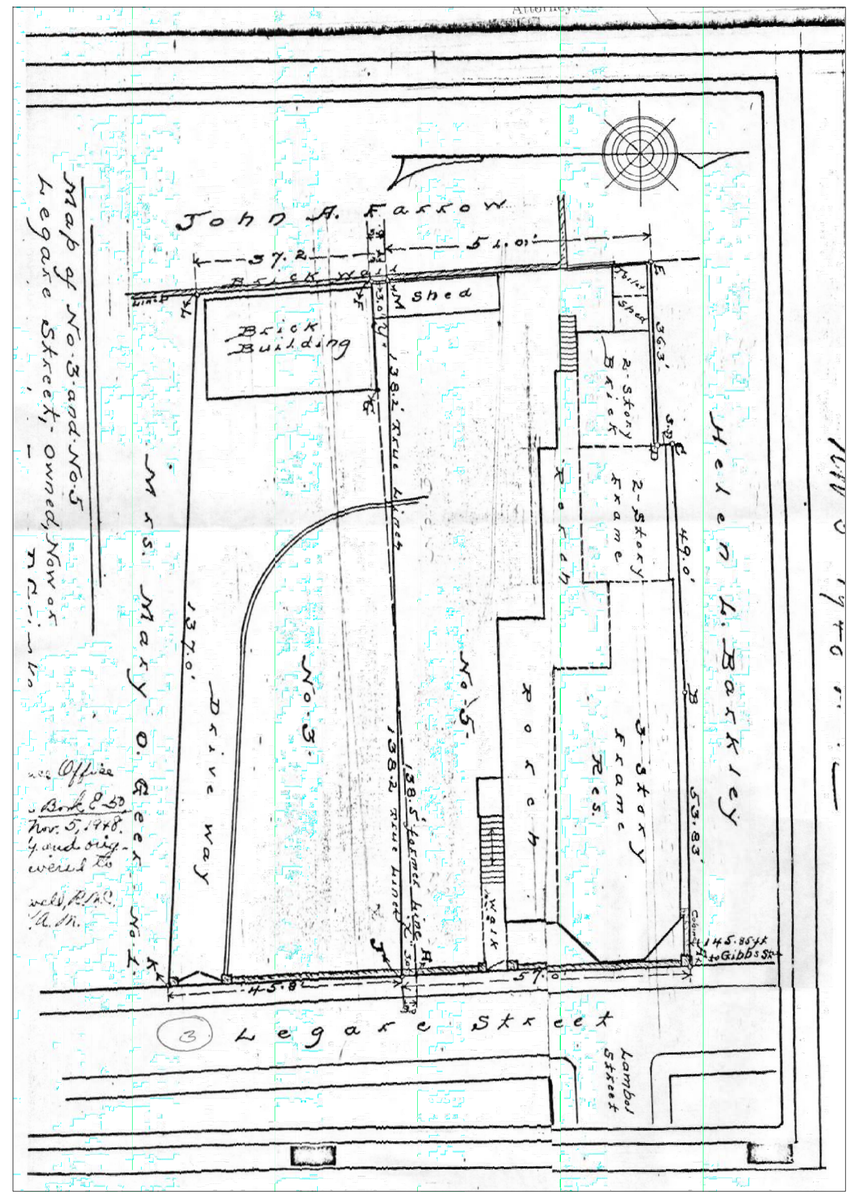
Applicant's Presentation



KING & SOCIETY

3 LEGARE STREET
CHARLESTON, SC 29401

L-0 Cover Page
L-1 Existing Conditions (2020)
(a:d) Existing Site Photos
L-2 Masterplan - Hardscape
L-3 Demo Plan - Hardscape
L-4 Landscape Plan
D-1 Hardscape Details
D-2 Planting Details



Scan of 1948 plat - full copy is in 3 Legare file at BAR desk

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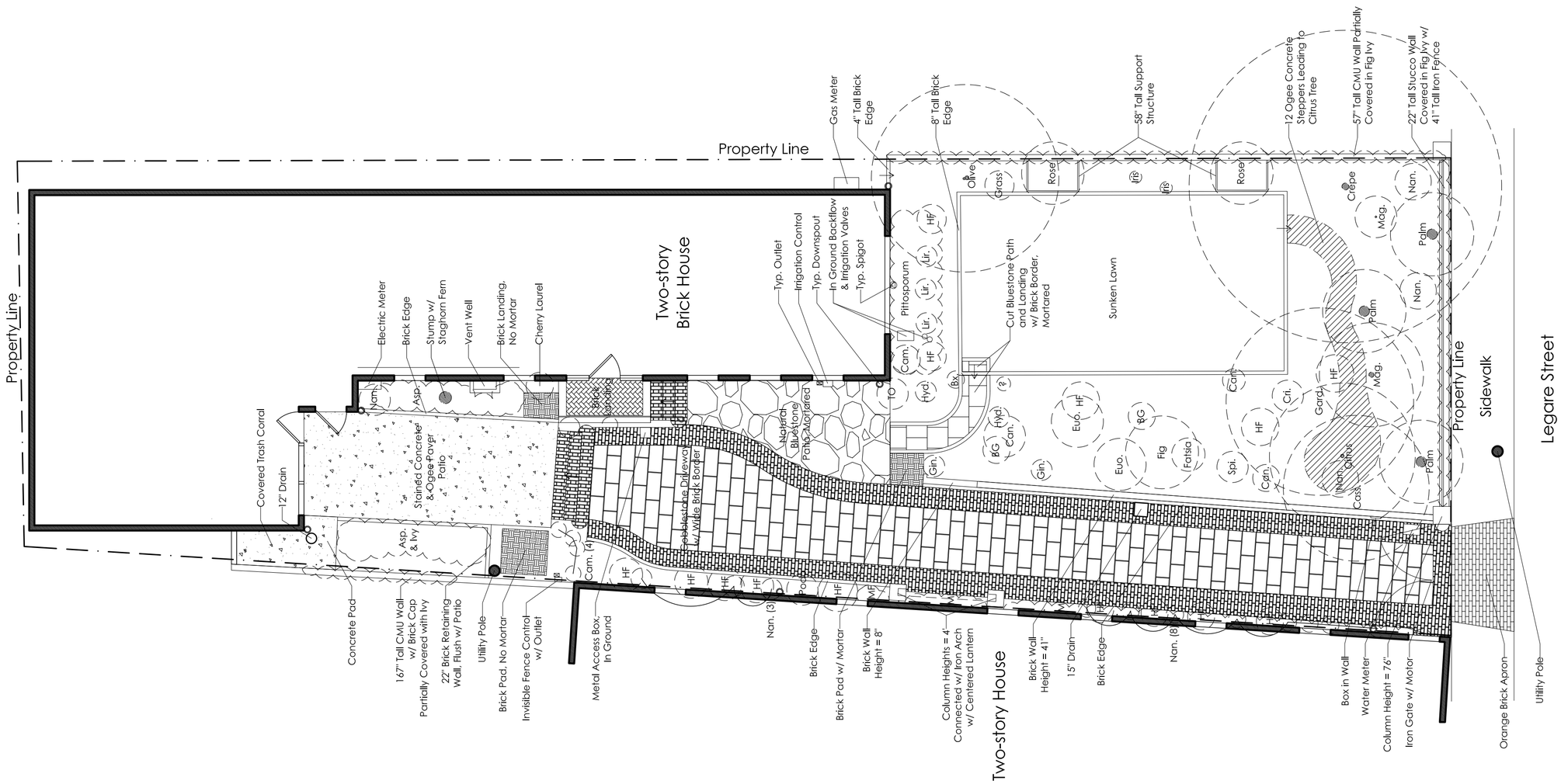
730 Up On The Hill Rd | Charleston, SC 29412
843.795.4769 | www.carolinalandscape.net

King & Society
3 Legare Street | Charleston, SC 29401
843.452.6797
Bid #20-1084

Start Date | 4.21.20_DS
Rev. by |
Rev. by |
Rev. by |
Rev. by |

Sheet No.
L-0
Title Page



EXISTING PLAN NOTES:

1. Please refer to L-0 for recent site survey and 1948 plat

Scale: $\frac{1}{8}$" = 1'- 0" (only Arch C)

0 5 10 20 30

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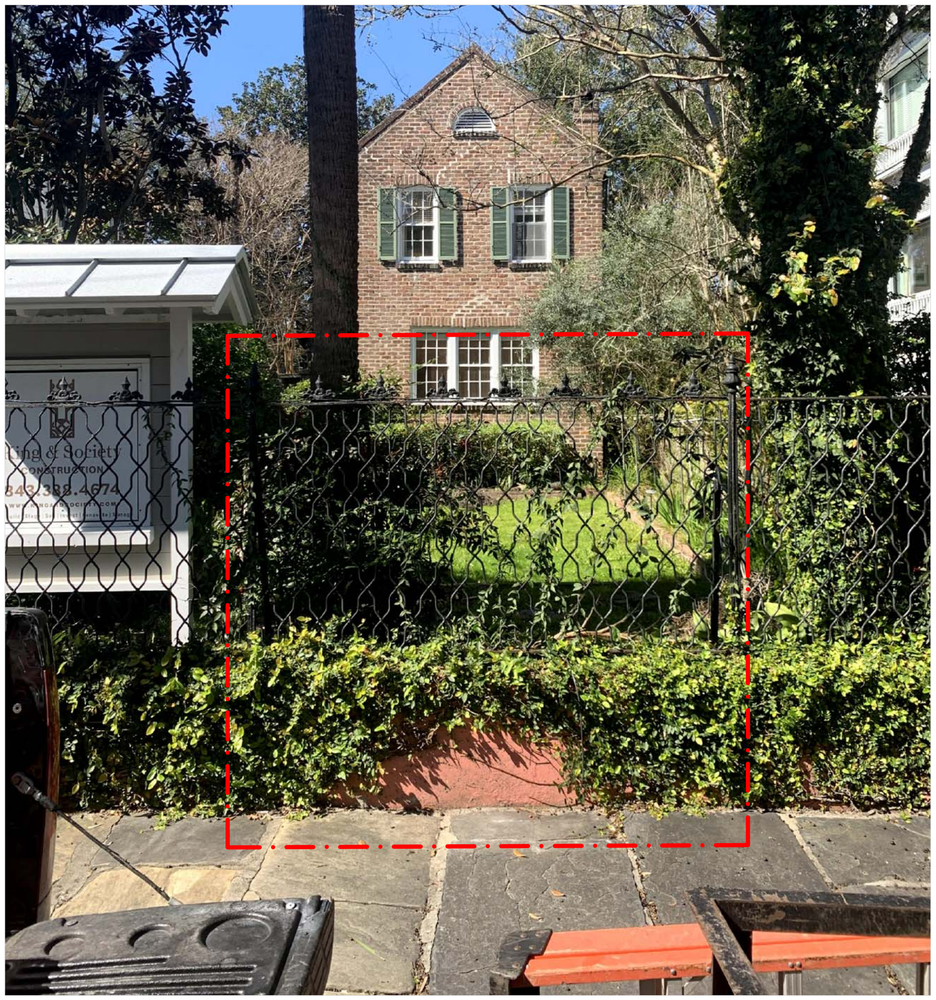
Start Date | 4.21.20_DS
Rev. by |
Rev. by |
Rev. by |
Rev. by |

Sheet No.
L-1
Existing Conditions

Wrought Iron fence from Legare St

Existing vehicular gate



Proposed section of iron fence and stucco wall to be removed for new pedestrian gate

Wrought Iron fence looking at Legare St

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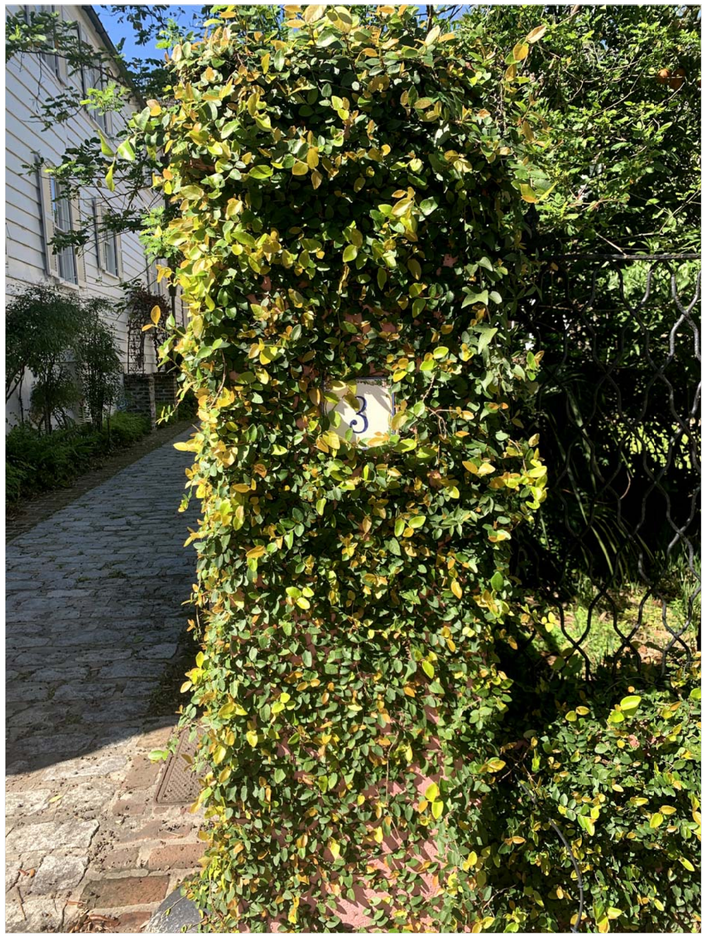
Start Date | 4.21.20_DS
Rev. by |
Rev. by |
Rev. by |
Rev. by |

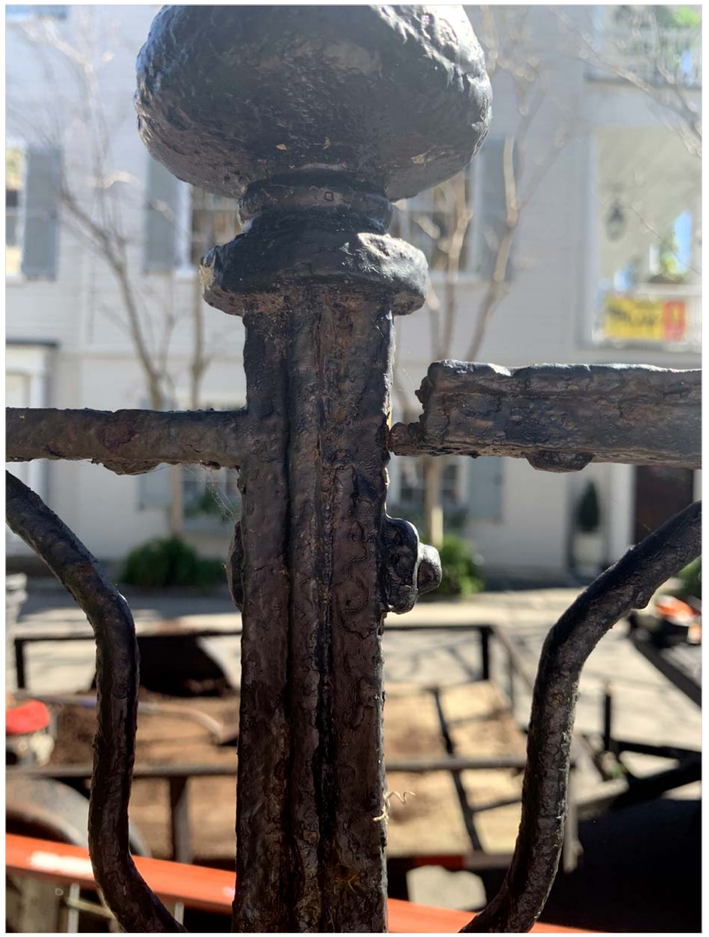
Sheet No.
L-1a
Site Photos

Condition of fence section proposed to be removed

Condition of fence section proposed to be removed



Existing 20" stucco column - connects to brick wall



Condition of fence section proposed to be removed

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Bid #20-1084

Start Date | 4.21.20_DS
Rev. by |
Rev. by |
Rev. by |
Rev. by |

Sheet No.
L-1b
Site Photos

Existing 3'h brick wall, age unknown

End of brick wall

Existing 3'h brick wall, age unknown

Close-up of cracking within wall

Sheet No.
L-1c
Site Photos

Start Date| 4.21.20_DS
Rev. by|
Rev. by|
Rev. by|
Rev. by|

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Existing bluestone walkway

Existing concrete and Ogee concrete patio

Typical brick landing

Existing sunken lawn with brick edging

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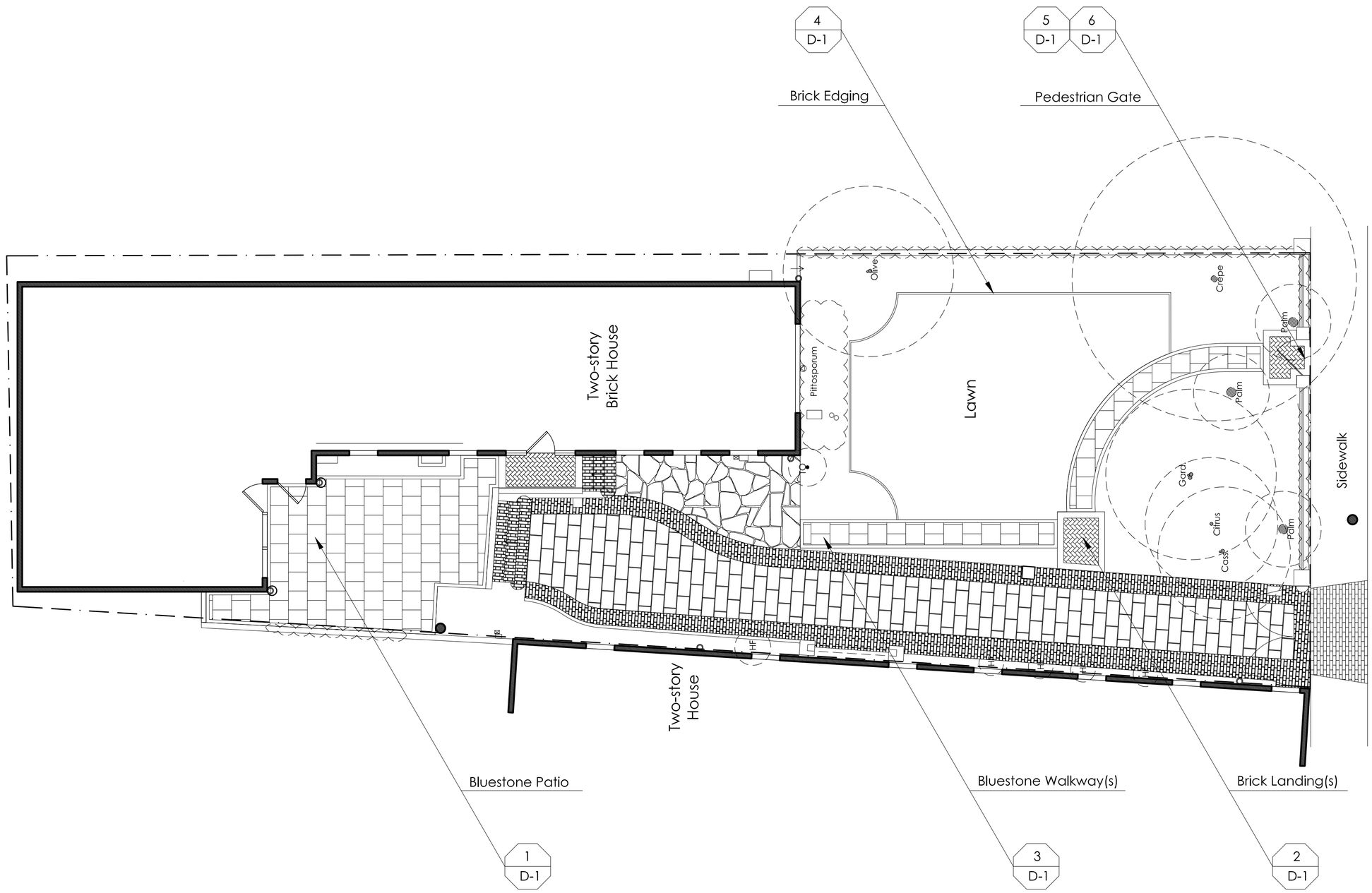
Bid #20-1084

Start Date | 4.21.20_DS
Rev. by |
Rev. by |
Rev. by |
Rev. by |

Sheet No.
L-1d
Site Photos



MASTER PLAN (HARDSCAPE) NOTES:

1. Plan only depicts proposed hardscape changes
2. Refer to page L-4 for Landscape Plan and details
3. Brick assumed to be Old Carolina (2:1 Savannah Grey & Georgetown Red)
4. Refer to page D-1 for Hardscape details

Scale: $\frac{1}{8}$" = 1'- 0" (only Arch C)

0 5 10 20 30

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King & Society
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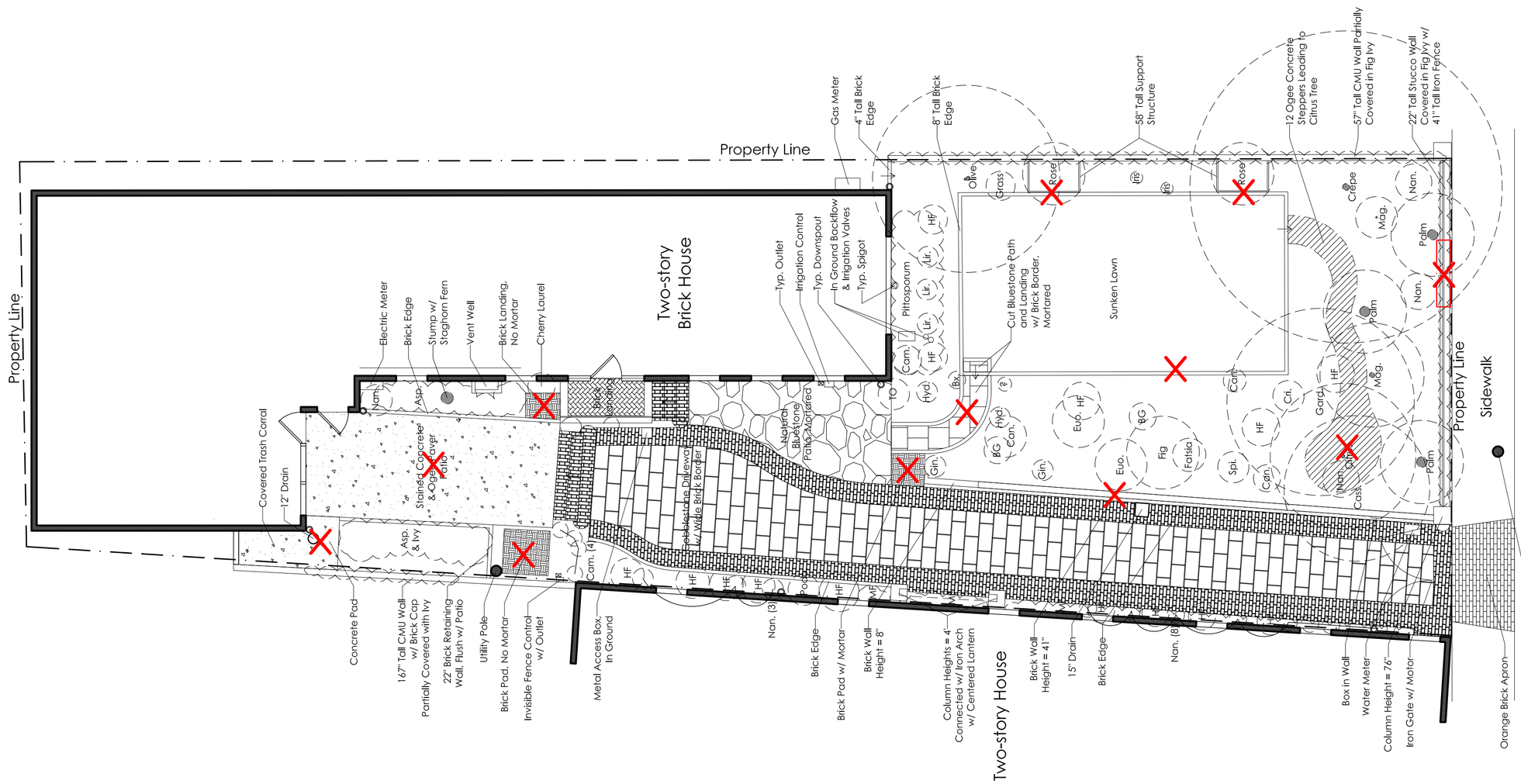
843.452.6797
Bid #20-1084

Start Date | 4.21.20_DS
Rev. by |
Rev. by |
Rev. by |
Rev. by |

Sheet No.
L-2
Master Plan



HARDSCAPE DEMO PLAN NOTES:

1. Hardscapes not marked REMOVED are to remain
2. Existing raised patio structure to remain - only pavers are to be removed
3. Only 77" of existing iron fence & knee wall to be removed as marked
4. Landscape demo plan not included in this packet

KEY:

X = REMOVE

Scale: $\frac{1}{8}$" = 1'- 0" (only Arch C)

0 5 10 20 30

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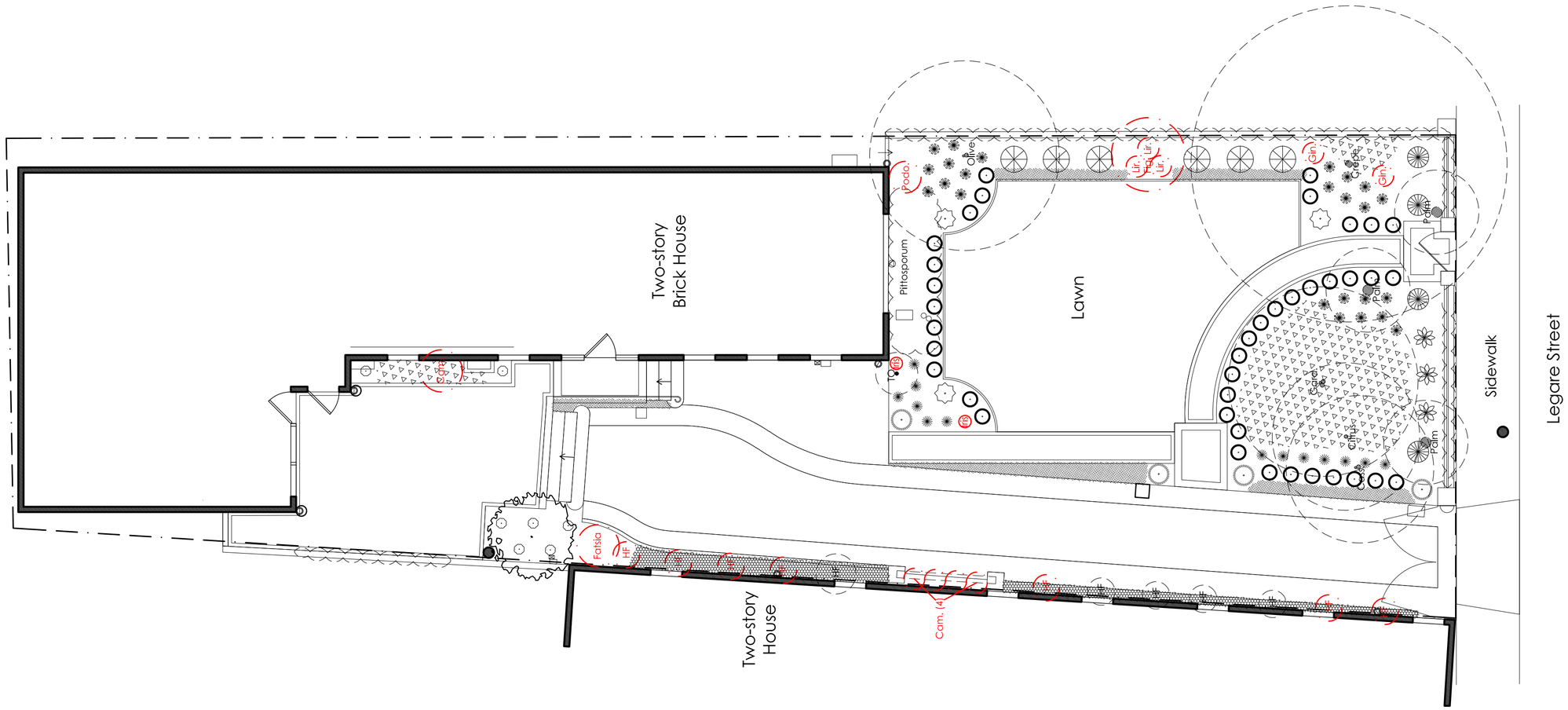
Bid #20-1084

Start Date | 4.21.20_DS
Rev. by |
Rev. by |
Rev. by |
Rev. by |

Sheet No.
L-3
Hardscape Demo Plan



Plant Schedule:

Latin Name	Common Name	Size	Quantity
Ligustrum japonicum	Ligustrum, tree form	10-12' h	1
Camellia sasanqua 'Mine-No-Yuki'	Sasanqua, mounding	4' h	4
Cycas revoluta	Sago Palm	15 gal	3
Hydrangea macrophylla	Big-leaf Hydrangea	7 gal	3
Rosa radrazz 'Knockout'	Knockout Rose, red	7 gal	6
Buxus microphylla japonica 'Wintergreen'	Boxwood - globe	7 gal	4
Buxus microphylla japonica 'Wintergreen'	Boxwood - hedge	3 gal	39
Farfugium japonicum	Leopard Plant	3 gal	5
Iris germanica	Tall Bearded Iris	1 gal	13
Alpinia zerumbet 'Variegata'	Shell Ginger	1 gal	24
Aspidistra elatior	Cast Iron Plant	1 gal	50
Ophiopogon japonicus	Mondo Grass	4" pot	90

LANDSCAPE PLAN NOTES:

1. Plants in red are transplanted material
2. Landscape demo plan not included in this packet
3. Please refer to page D-2 for planting techniques

Plant Legend:

- Ligustrum - tree form
- Camellia sasanqua - white, upright
- Sago Palm
- Hydrangea macrophylla
- Knockout Rose - double red
- Boxwood - Globe
- Boxwood - Hedge
- Farfugium
- Tall Bearded Iris var.
- Ginger - variegated
- Aspidistra (Transplant & New)
- Maiden Hair Fern (Transplant)
- Mondo Grass

Scale: $\frac{1}{8}$" = 1'- 0" (only Arch C)

0 5 10 20 30

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Bid #20-1084

Start Date | 4.21.20_DS
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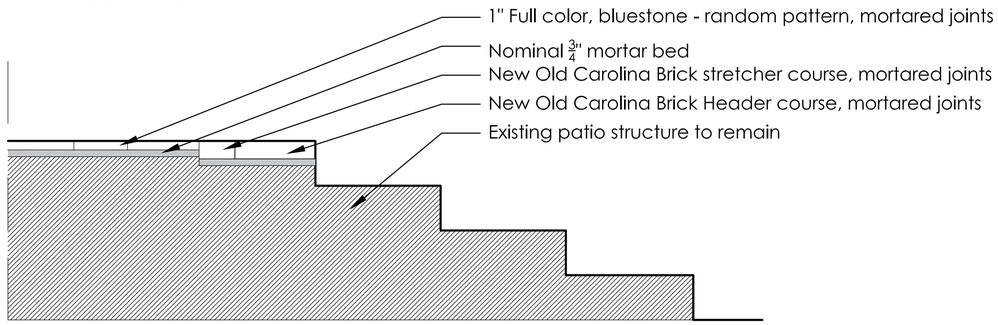
Rev. by |

Sheet No.
L-4
Landscape Plan

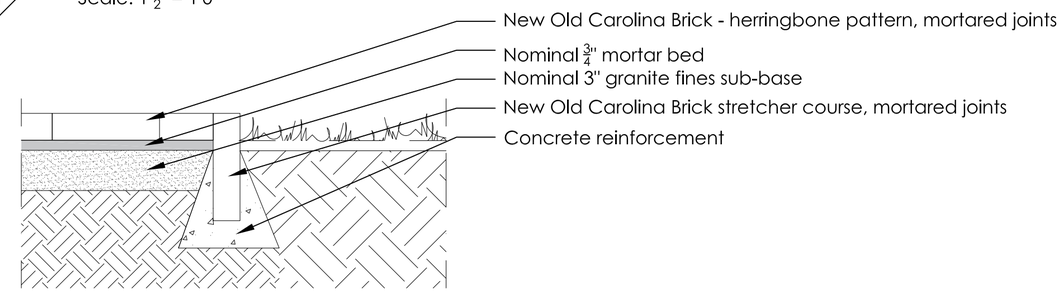
1 D-1 Raised Patio resurfacing: Section

Scale: 1" = 1'0"



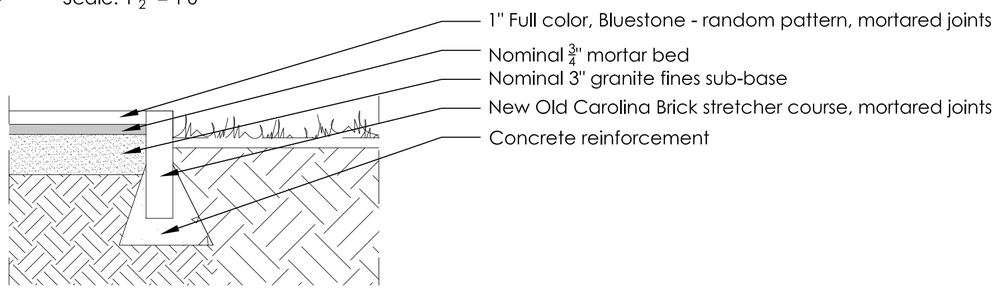
2 D-1 Brick Landing(s): Section

Scale: 1 ½" = 1'0"



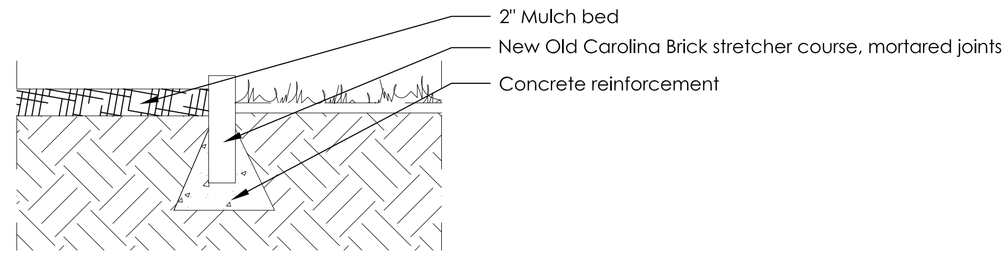
3 D-1 Bluestone Walkway(s): Section

Scale: 1 ½" = 1'0"



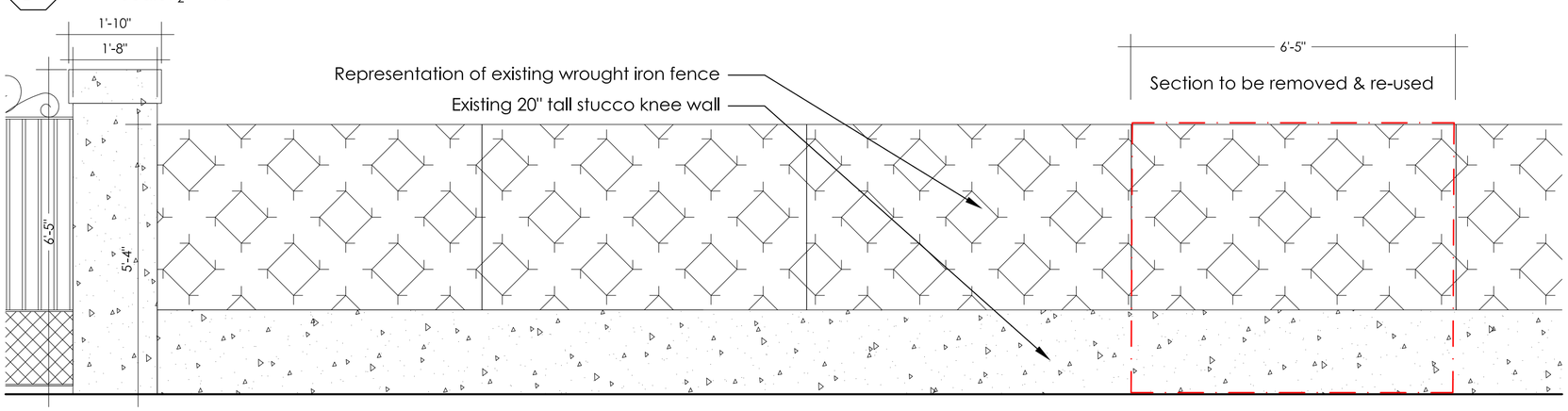
4 D-1 Brick Edging: Section

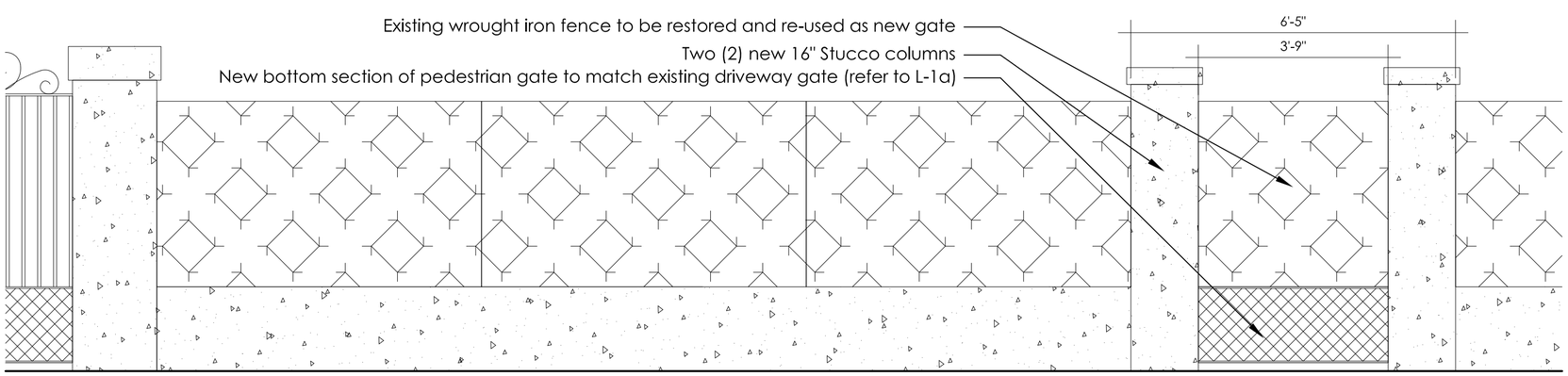
Scale: 1 ½" = 1'0"



5 D-1 New Pedestrian Gate: Elevation - Existing and Proposed

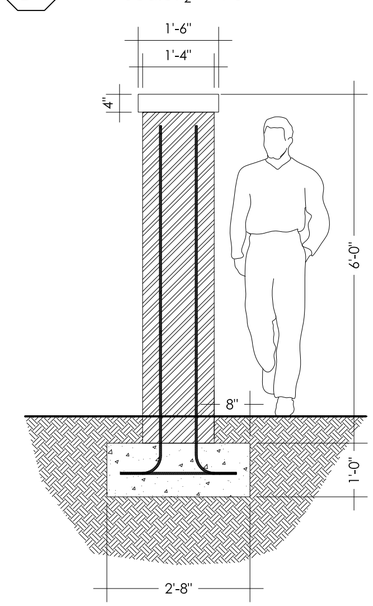
Scale: ½" = 1'0"





6 D-1 Stucco Column: Section

Scale: ½" = 1'0"



Stucco Column Notes:
- Columns to be CMU with rebar reinforcement
- Columns to have concrete footer
- Stucco finish to match existing column

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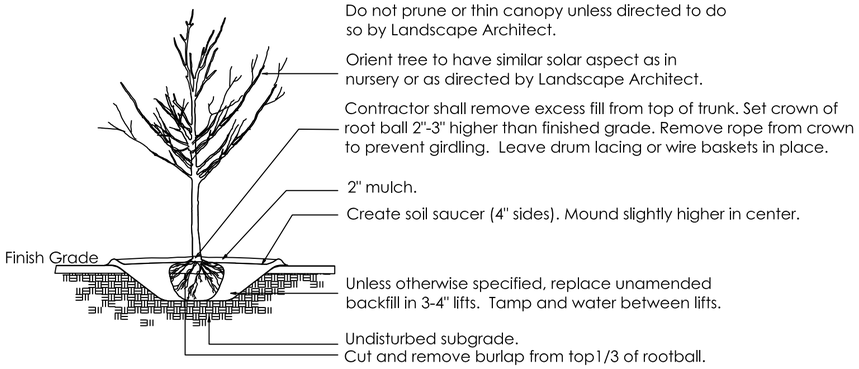
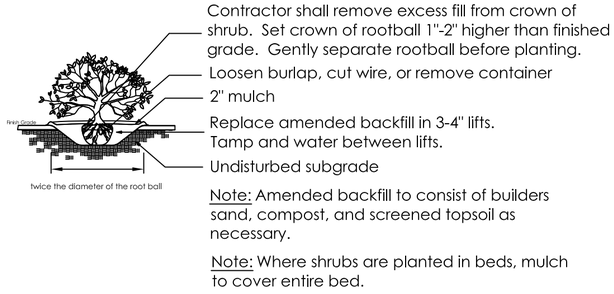
Sheet No. D-1 Details

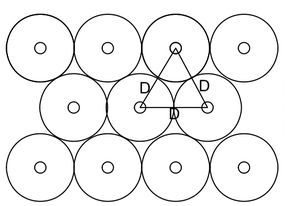
1 D-2 Tree Planting: Section
Scale: NTS



2 D-2 Shrub Planting: Section
Scale: NTS

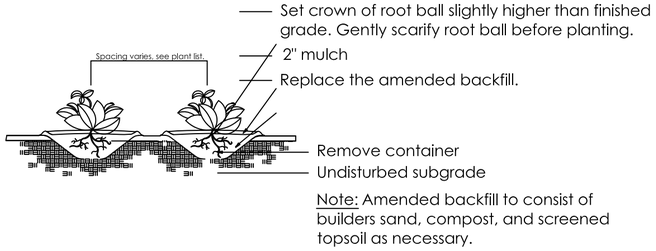


3 D-2 Typical Plant Spacing
Scale: NTS



D = dimension of plant spacing (shrub, ground cover or perennial) as indicated on plans.

4 D-2 Groundcover Planting: Section
Scale: NTS



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Sheet No.
D-2
Planting Details

Agenda Item #3

17 LEGARE STREET
TMS # 457-11-04-111

Request final approval for modification to garden hardscape to include replacement of ironwork at entry fencing and gate and new lighting.

Category 3 / (Charlestowne) / c.1797; c.1840 / Old and Historic District

Agenda Item #3

Applicant's Presentation

17 Legare Street
Charleston, SC 29401

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LANDSCAPE ARCHITECTS

Existing entrance on Legare Street

Existing garden looking towards Legare Street

Existing front of house

Entrance to rear yard

Existing south side yard looking west

Existing rear yard looking northwest

Existing rear yard looking south towards 4 Gibbes

Existing rear yard looking southwest

17 Legare Street
Charleston, SC 29401

WERTIMER + CLINE
LANDSCAPE ARCHITECTS

Existing stucco columns and coping with wrought iron fence and gates at Legare Street sidewalk

5'-6" ht. stucco columns with 5' ht. wrought iron drive gates

5'-6" ht. stucco column with 5' ht. wrought iron pedestrian gate

7'-4" ht. stucco column on north property corner with 12" ht. stucco coping and 42" ht. wrought iron fence

2' ht. brick wall at drive court interior

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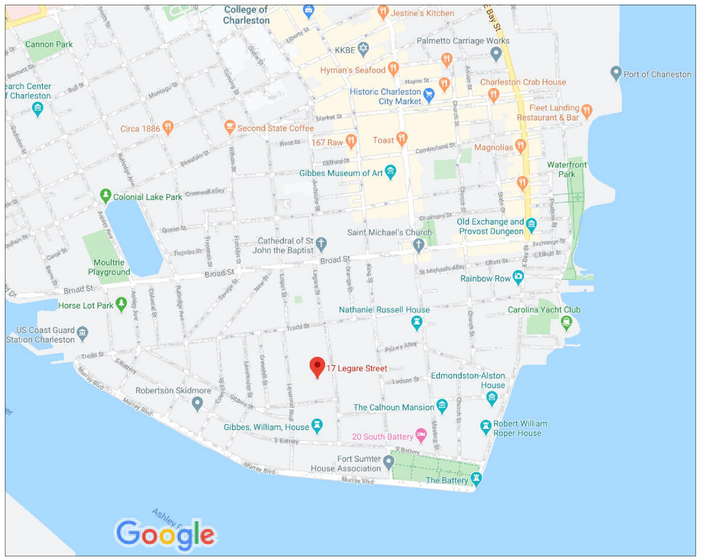

Charleston, South Carolina

North ↑

The Richards Residence Garden Construction

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2 of 12 Removals Plan
3 of 12 Layout Plan
4 of 12 Masonry Details
5 of 12 Masonry Details
6 of 12 Masonry Details
7 of 12 Wrought Iron Details
8 of 12 Wrought Iron & Carpentry Details
9 of 12 Planting Plan
10 of 12 Plant List and Details
11 of 12 Lighting Plan
12 of 12 Lighting Specifications

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Richards
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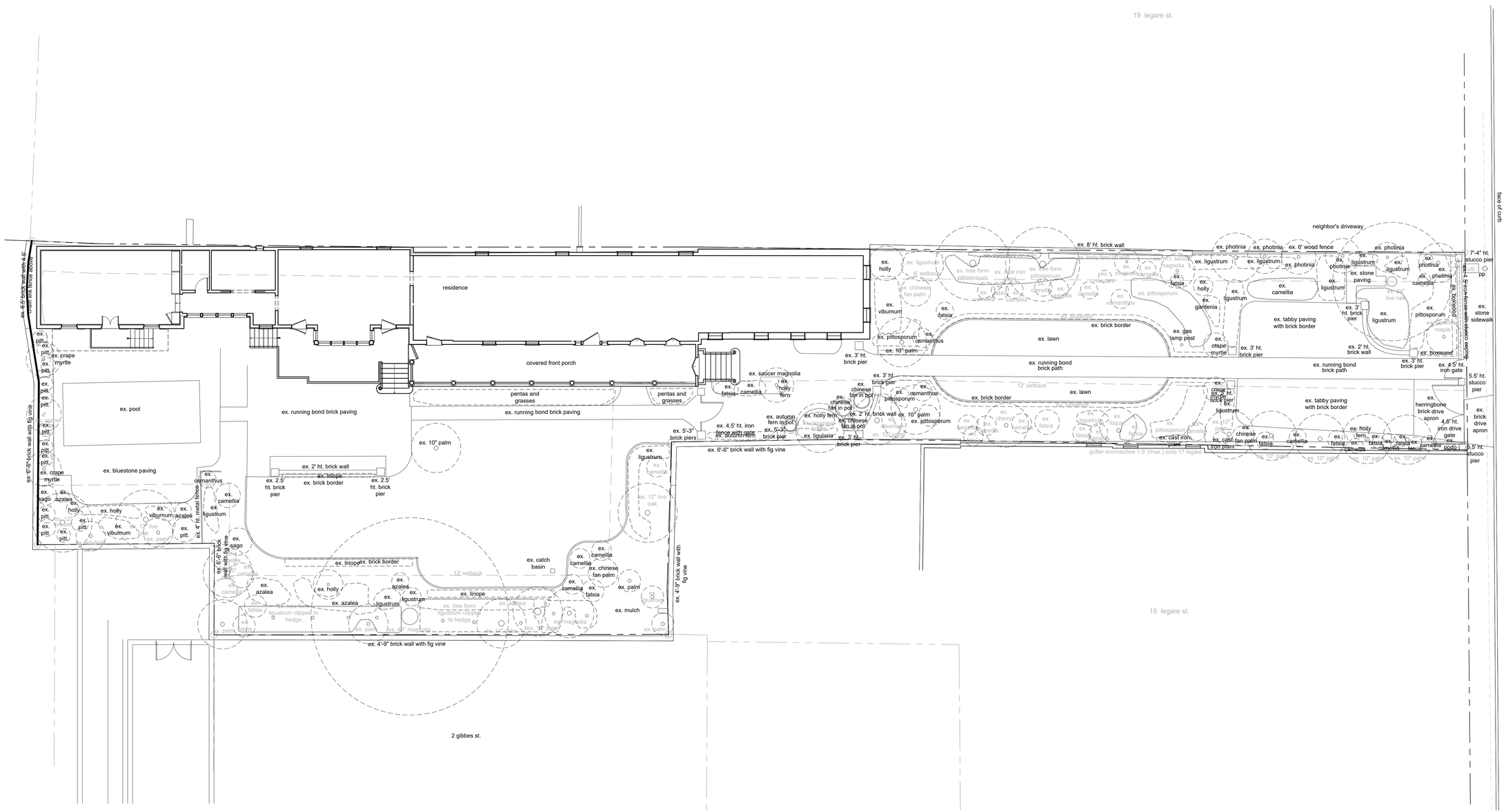
Cover



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General notes for all work:

1. All work shall be done in accordance with all national, state, and local codes. Contractors shall acquire and pay for all permits, licenses, taxes, and fees required. All contractors shall include all labor, materials, equipment, transportation, services, tools, and miscellaneous items required for a fully complete project.

2. All materials, workmanship, and equipment shall be guaranteed by Contractors for a minimum of one year from the date of final completion and acceptance by the owner.

3. Contractors shall verify all dimensions in the field prior to beginning construction, fabrication or the ordering of any items to be used on site. Contractors shall notify the Landscape Architect of any discrepancies at his earliest opportunity.

4. Contractors shall coordinate all work with the other contractors working on the site.

5. Any discrepancies between drawings, shop drawings, product samples, and actual conditions shall be reported to the Landscape Architect immediately. Contractors are responsible for the inspection and supervision of all their workmen and work.

6. Notify the Landscape Architect to check the grades and alignment of all new walls and paving prior to the beginning of construction.

Existing Conditions

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0' 10' 20' 30'

North

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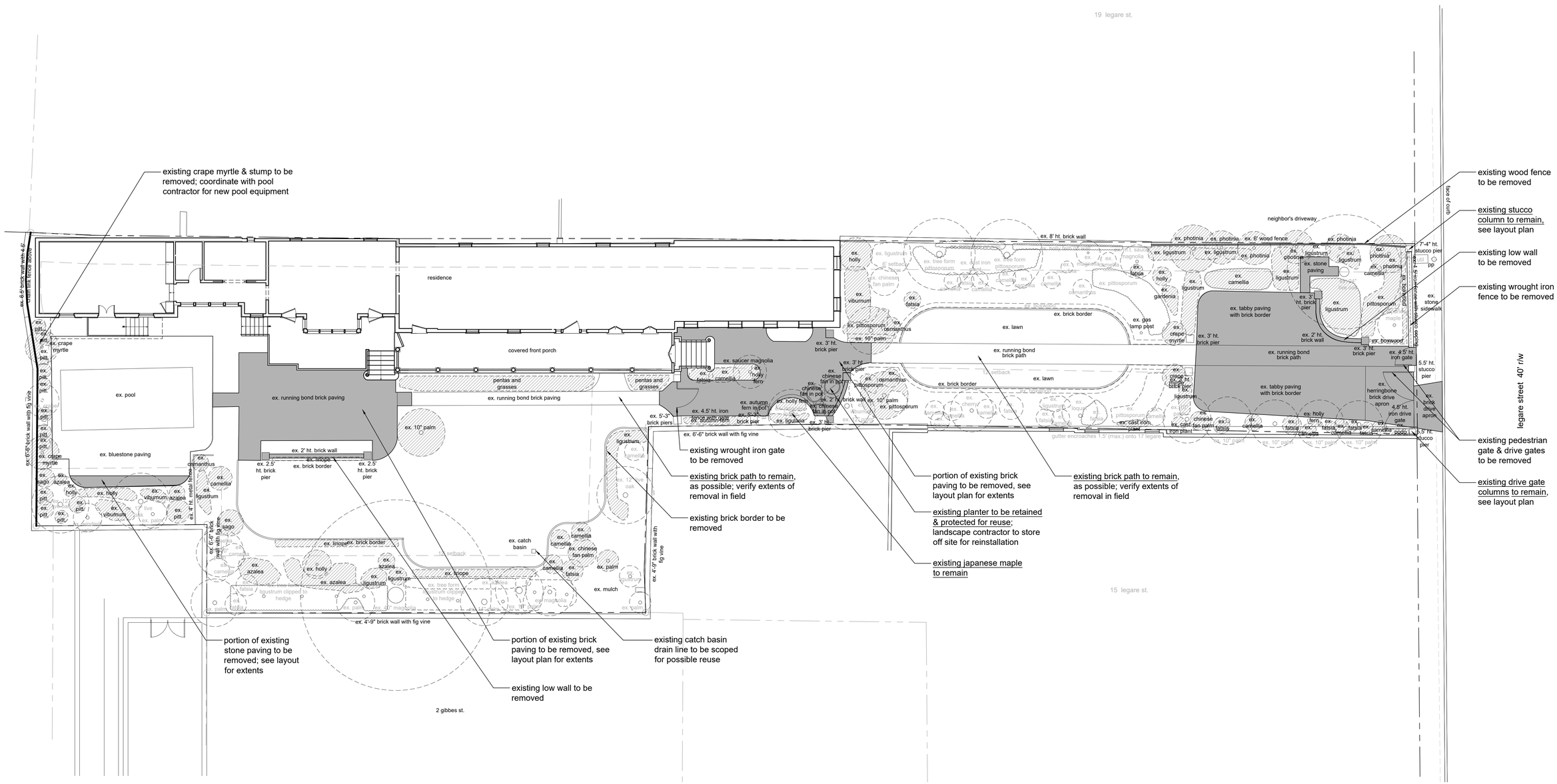

Legend

- plant material to remain and be protected
- plant material to be removed
- hardscape to be removed

Removals Plan

sheet 2 of 12

Richards

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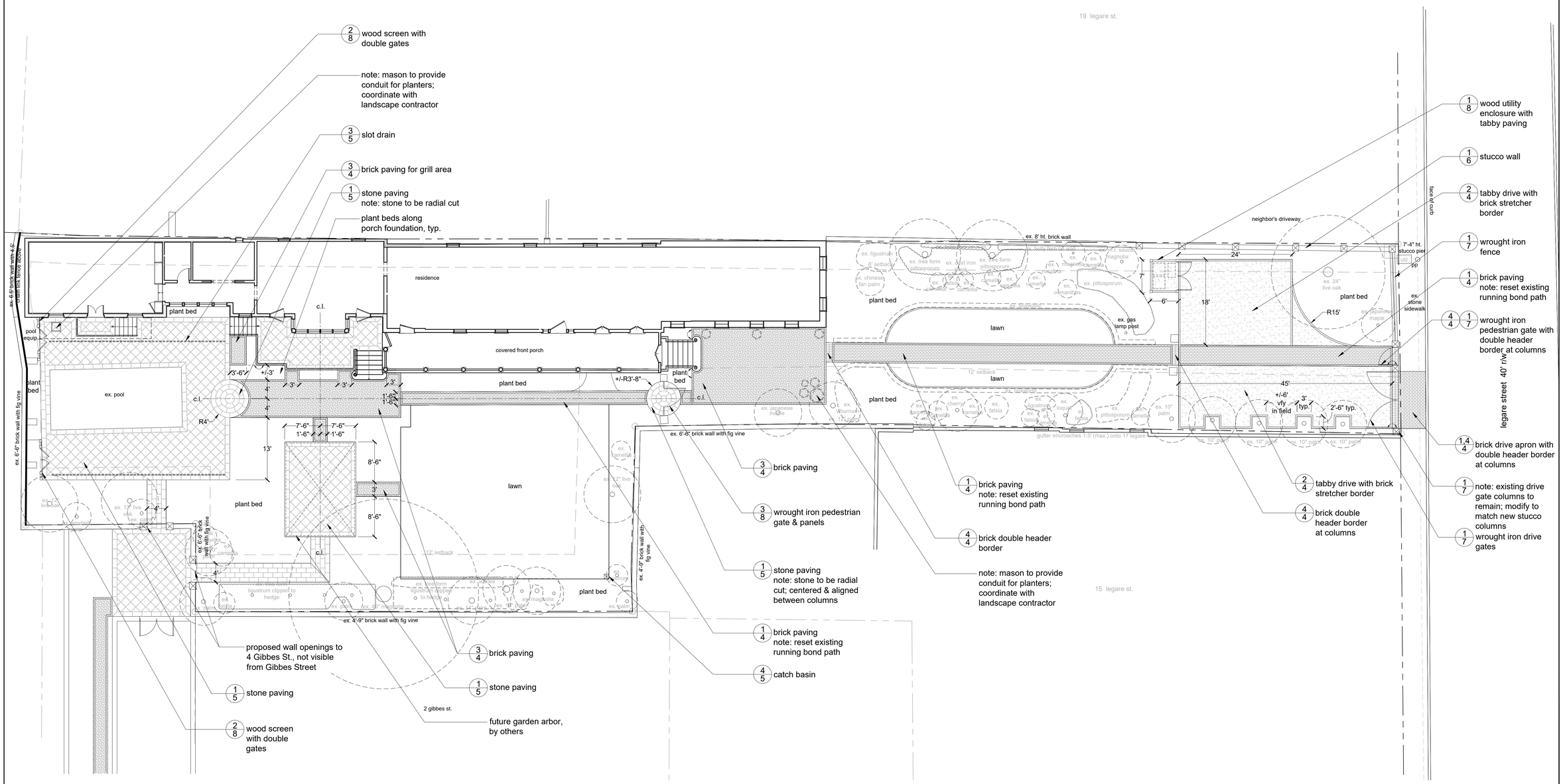

Legend

stone paving	(2) 4" schedule 40 PVC conduit installed side by side at a max. of 12" below grade or below wall footers
tabby drive	underground drainage line, french drain, or footing drain
brick paving	catch basin
	direction of drainage

Layout Plan

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30' 20' 10' 0'

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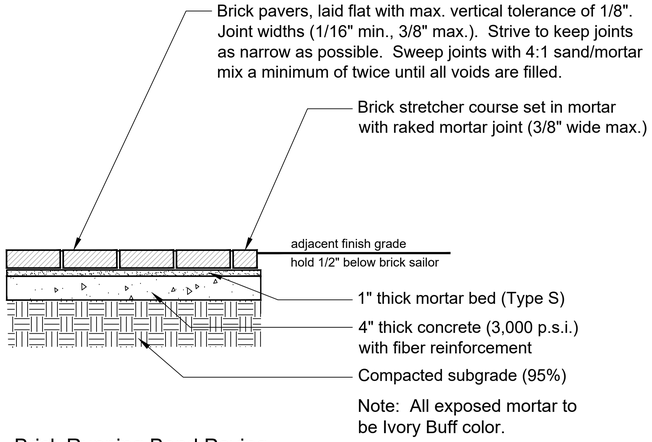
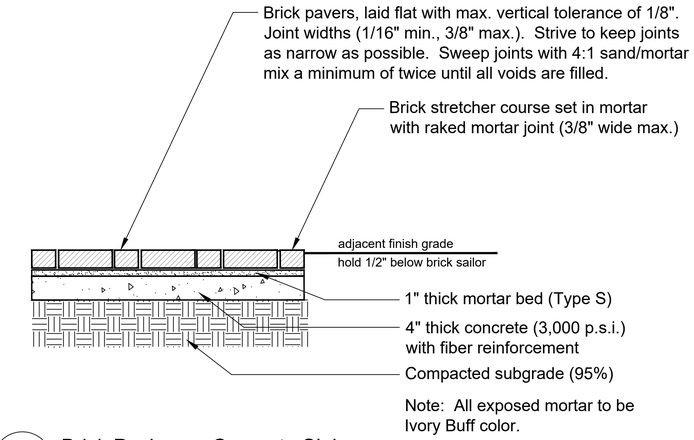
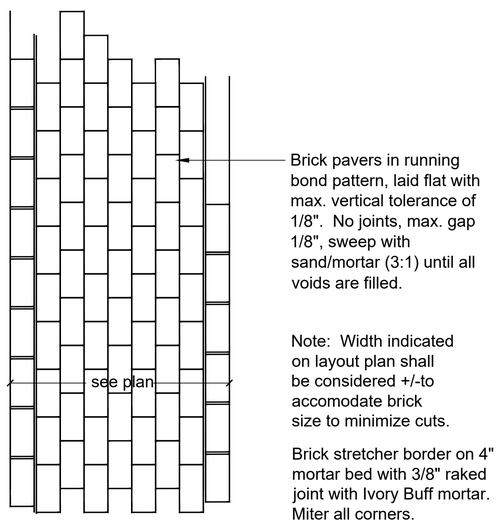


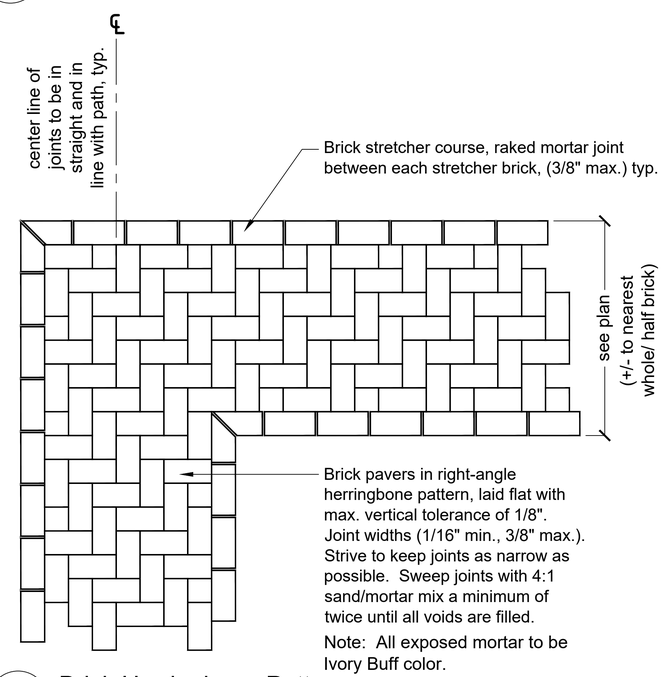
1/4 Brick Running Bond Paving
Scale 1" =1'-0" Section



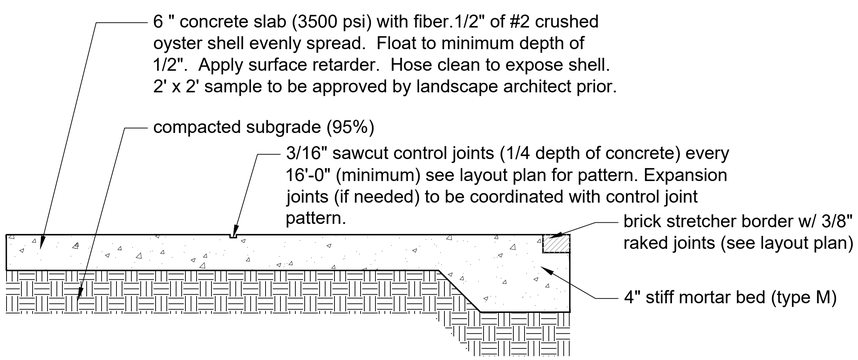
3/4 Brick Paving on Concrete Slab
Scale 1" =1'-0" Section



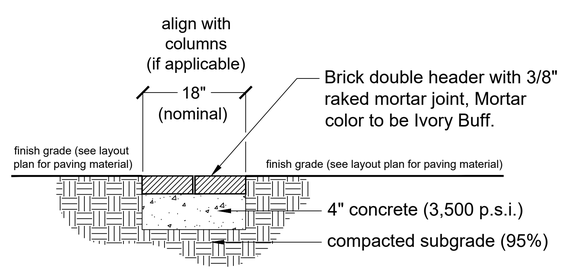
1/4 Brick Running Bond Paving Plan
Scale 1" =1'-0"



3/4 Brick Herringbone Pattern
Scale 1" =1'-0" Plan



2/4 Tabby Drive Detail
Scale 1" =1'-0" Section



4/4 Brick Double Header Threshold
Scale 1" =1'-0" Section

Brick Notes:

1. All bricks to be Old Carolina Brick Co. Color to be 50% Savannah Gray and 50% Georgetowne. Different color bricks to be mixed in a random fashion when installed.

2. Sides of brick with sand or lime coating to be considered finished side - only finished sides to be exposed.

3. Brick pavers in right angle herringbone pattern, laid flat with max. vertical tolerance of 1/8".

4. Brick sizes vary. Joints widths: min. 1/16", max. 3/8". Strive to keep joints as tight as possible. Center line of joints to be straight and in line with path.

5. Swept joints to be filled with 4:1 sand/mortar mix. Mortar to be type 200N, Ivory Buff color. Mix into slurry, sweep into joints and hose down right away to avoid mortar setting on top of brick. Repeat a minimum of twice until all voids are filled.

6. All exposed mortar joints to be raked. Max. width 3/8". Ivory Buff color

7. Widths indicated on layout plan shall be considered +/- to work to the nearest whole or half brick. Verify adjusting layout dimensions to whole/half brick will not conflict with other areas of layout. If conflict arises, contact Landscape Architect before proceeding.

8. Dimensions given are from edge-to-edge of stretchers (or face-to-face of brick sailors where present).

9. Do not pressure wash bricks or allow acid to come in contact with it.

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Masonry Details

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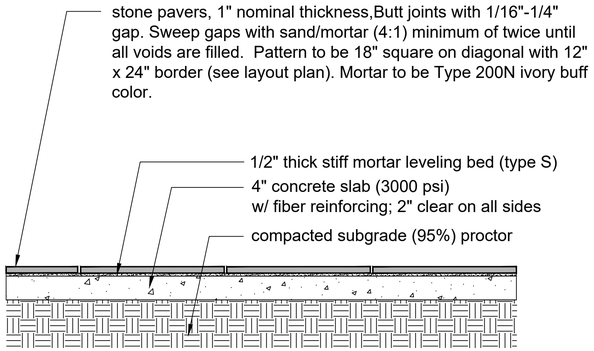
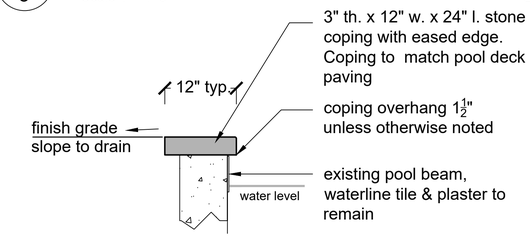


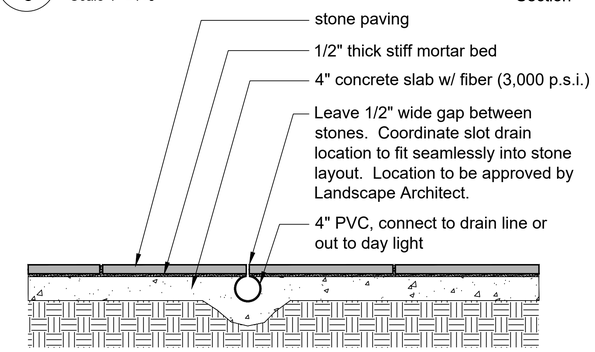
1/5 Stone Paving

Scale 1" =1'-0" Section



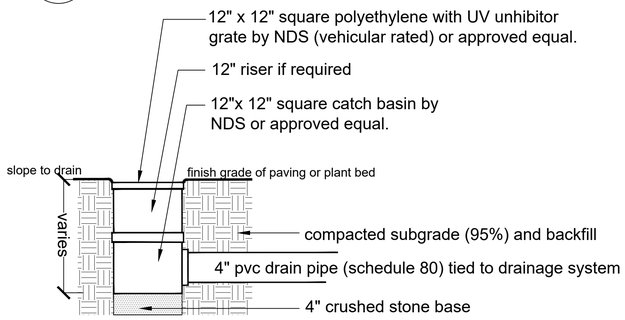
2/5 Stone Pool Coping

Scale 1" =1'-0" Section



3/5 Slot Drain

Scale 1" =1'-0" Section



4/5 Catch Basin Detail

Scale 1" = 1'-0"

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Masonry Details

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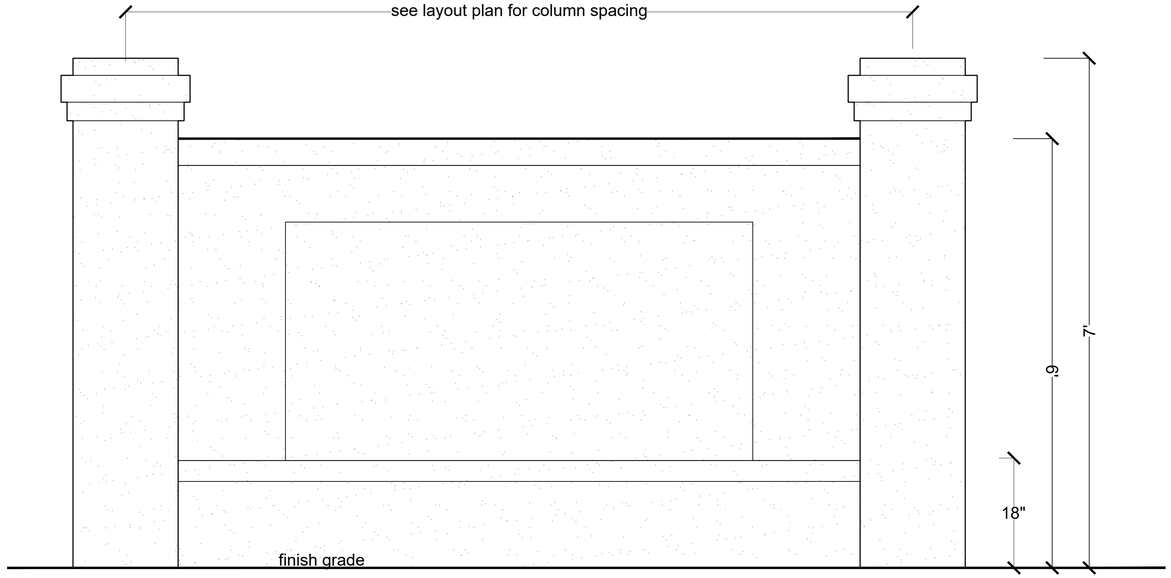
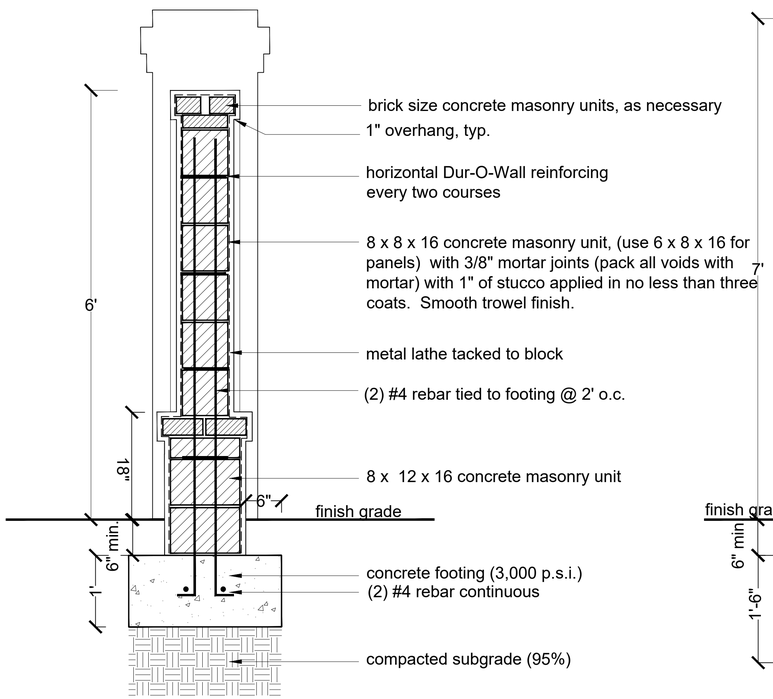
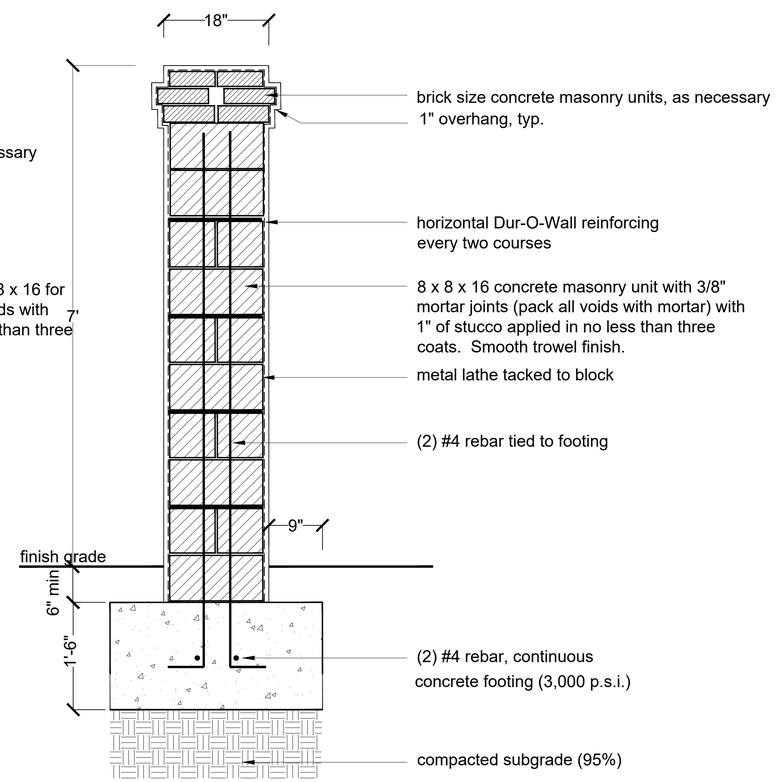


Stucco Wall and Column Elevation
Scale 1" =1'-0"



Stucco Wall Detail
Scale 1" =1'-0"



Stucco Column Detail
Scale 1" =1'-0"

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Masonry Details

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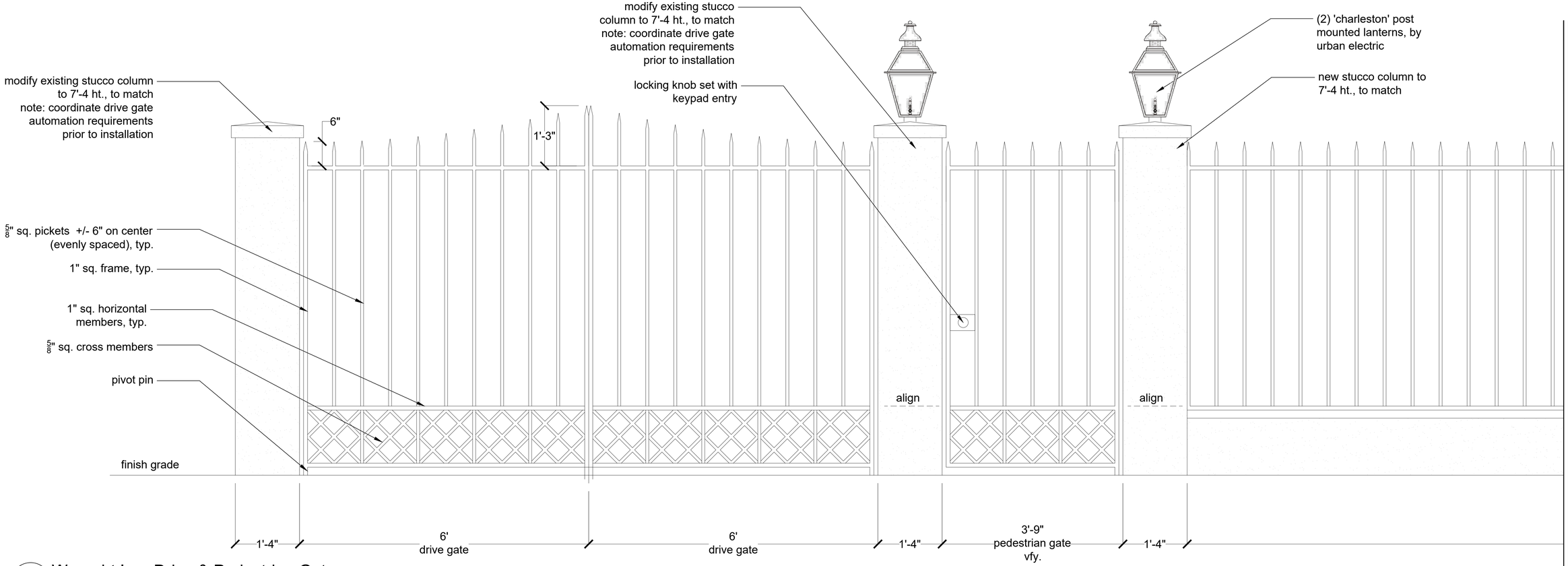
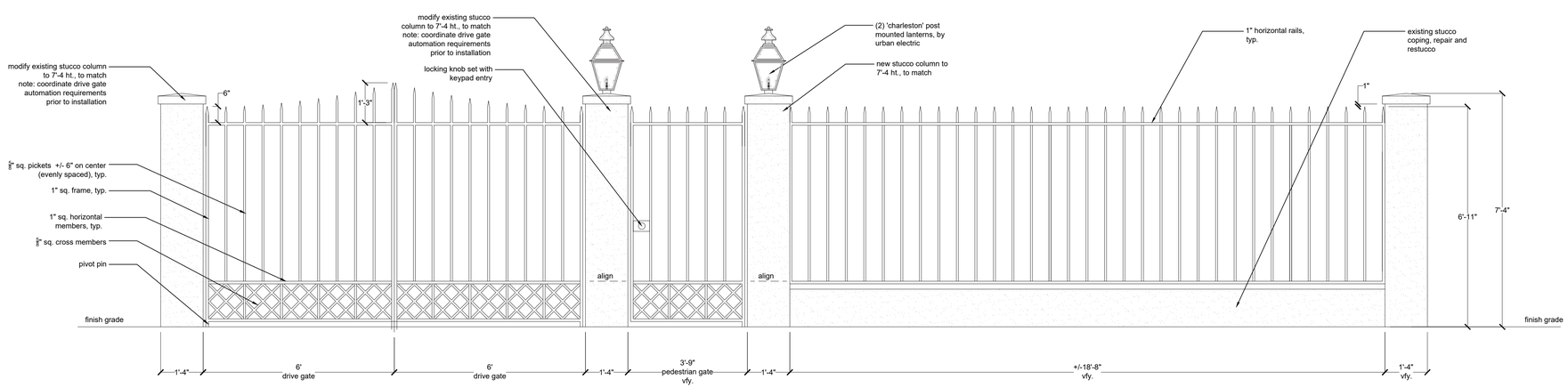


1/7 Wrought Iron Drive & Pedestrian Gates

Scale 1" =1'-0"



1/7 Wrought Iron Drive & Pedestrian Gates

Scale 1/2" =1'-0"

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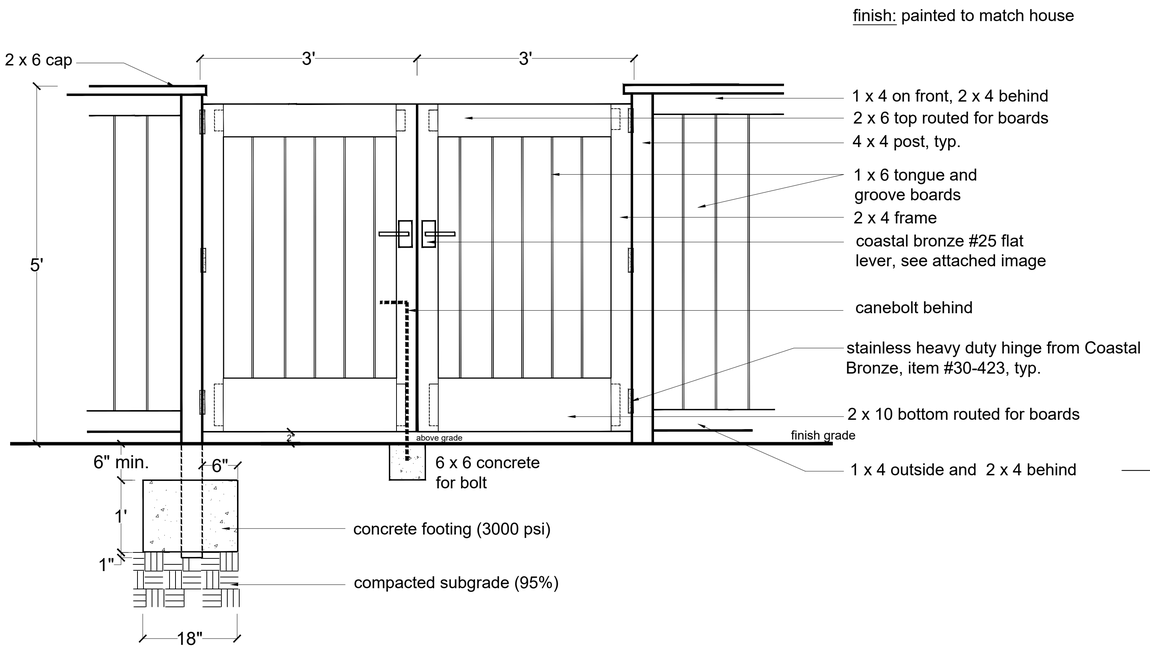
02-13-19 cq	02-26-20 sc
07-29-19 sc	03-18-20 sc
07-30-19 sc	03-20-20 sc
12-12-19 sc	04-07-20 sc
02-14-20 sc	
02-21-20 sc	

Richards
17 Legare Street
Charleston, SC 29401
1907

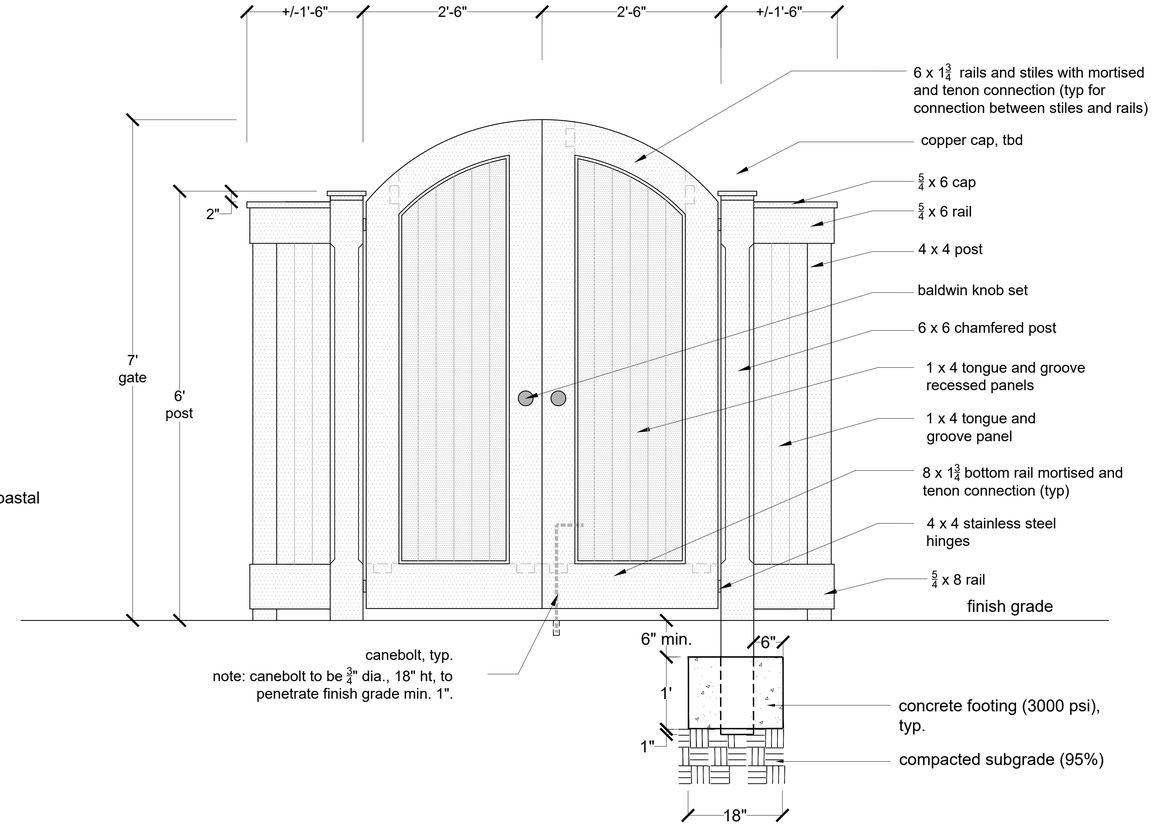
Wrought Iron Details

sheet 7 of 12



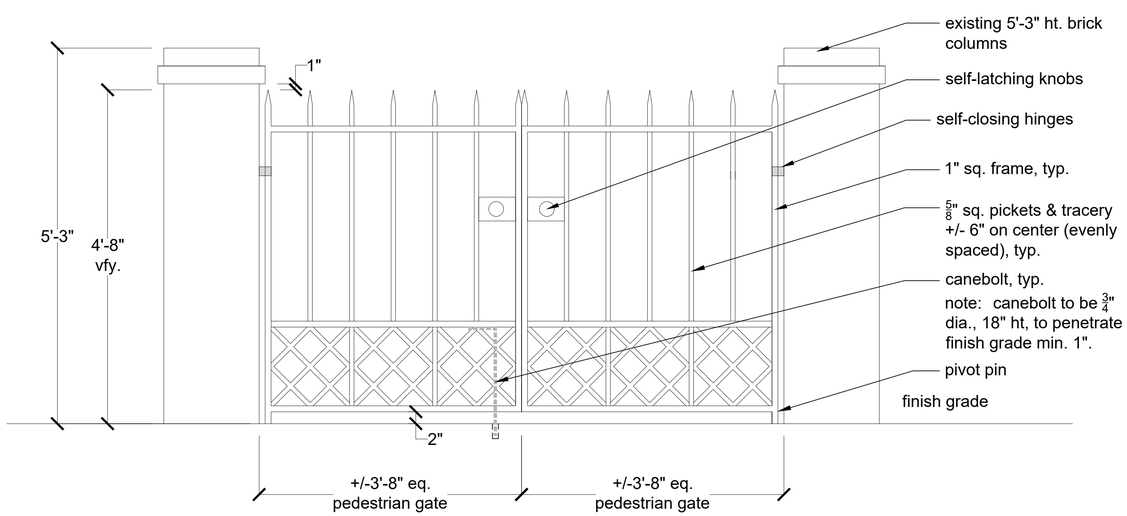
1/8 Wood Utility Enclosure Detail

scale 1" = 1'- 0"



2/8 Wood Enclosure

scale 1" = 1'- 0"



3/8 Wrought Iron Pedestrian Gates

scale 1" = 1'- 0"

General Carpentry Notes:

1. All painted fence material to be "Elite" treated pine from Southern Lumber or approved equal. All gates and stained fence material to be African mahogany.
2. All material that comes in contact with ground to be ground contact pressure treated material.
3. All materials to be primed/painted/sealed prior to construction, minimum two coats. Color and finish to be Charleston green. Provide sample for approval prior to application.
4. Interior parts of gates and tongue and groove panels to be painted and sealed with finish color prior to assembly and installation.
5. Contractor shall notify Landscape Architect if existing grade varies to such an extent that ground clearances specified are unreasonable.
6. Unless noted "True," all material dimensions to be nominal.
7. All posts are to be set in concrete footing as specified and must extend a minimum of 1" below the footing to all for drainage.
8. All fasteners, nails, screws, bolts, etc. to be stainless steel.
9. Gate hardware to be chosen by owner.

Wrought Iron & Carpentry Details

WERTIMER + CLINE
LANDSCAPE ARCHITECTS
171 Church Street, Suite 350
Charleston, SC 29401
tel.: 843.577.3360
email: swla@wertimer.com

Date: 02-13-19 cq
Rev: 07-29-19 sc
07-30-19 sc
12-12-19 sc
02-14-20 sc
02-21-20 sc
02-26-20 sc
03-18-20 sc
03-20-20 sc
04-07-20 sc

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17 Legare Street
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sheet 8 of 12

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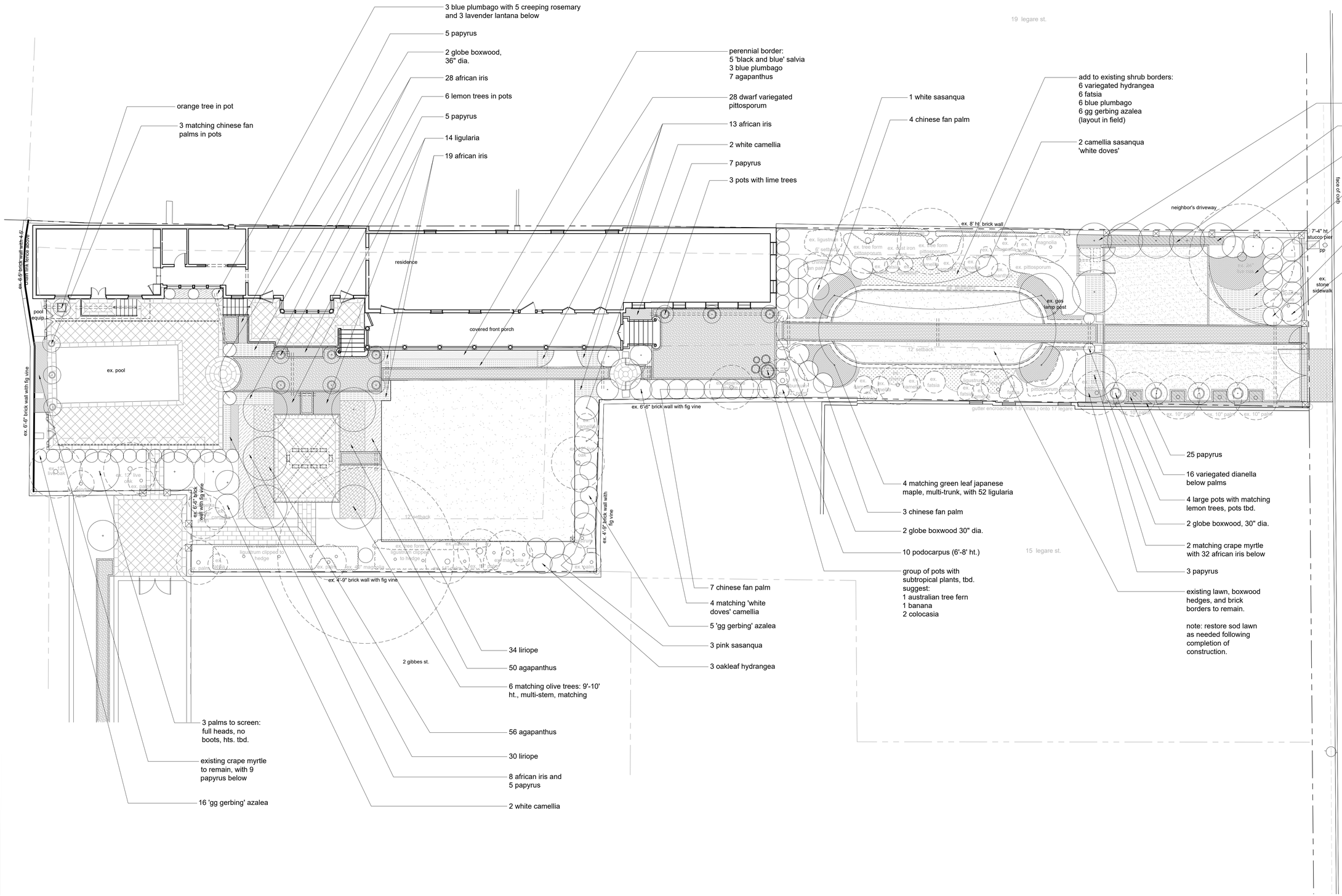

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171 Church Street, Suite 350
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	12-12-19 sc	04-07-20 sc
	02-14-20 sc	
	02-21-20 sc	

Richards
17 Legare Street
Charleston, SC 29401
1907

Planting Plan

sheet 9 of 12

PLANTING NOTES

1. The Landscape Contractor is responsible for contacting the utility locator service, NO CUTS (1.800.922.0983), to locate all existing underground electrical and telephone utilities. Contractor to make this contact prior to beginning construction.

2. Landscape Contractor shall verify plans in the field and notify Landscape Architect of any discrepancies prior to construction.

3. Tree plantings and bed lines shall be staked by Landscape Contractor for Landscape Architect's approval prior to installation. The Landscape Architect reserves the right to make adjustments to planting locations as needed.

4. Base bid items include all indicated graded swales, berms, plantings, mulching, **irrigation system**, and backflow preventer. Irrigation system to provide 100% coverage to all plant beds on site and to include a minimum of two hose bibs, and a rain gauge.

5. Add fine pine bark mulch to all beds at 3 inch depth, unless otherwise noted.

6. Landscape Contractor is responsible for maintaining all plants & work during the course of the project until final acceptance by Landscape Architect.

7. Landscape Contractor to guarantee plant material for (1) one year from the date of final acceptance by Landscape Architect.

8. The Landscape Contractor shall exercise extreme caution in areas where additional suspected underground utilities may exist. The Landscape Contractor shall be responsible for all damage to existing utilities, both known and unknown. Also, he shall exercise industry standard safety practices while working near vehicular traffic.

9. Landscape Contractor shall make all arrangements for temporary irrigation system services, permits and fees as needed.

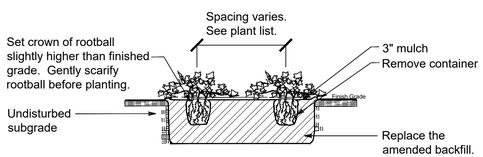
10. Landscape Contractor to provide 3" Bee's Ferry compost or approved equal to all beds and fine grade to provide smooth transition into existing grades. Grade to prevent ponding.

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

12. If seasonal conditions necessitate the need for container grown stock when balled and burlapped plant material is specified, contractor shall contact Landscape Architect for approval prior to substitution.

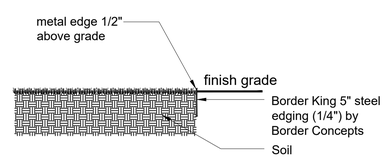
13. If present, Landscape Contractor to include all pumps and filters suitable for aquatic plant culture in pools.

14. Contractor must do a soil test and provide results to Landscape Architect and verify that existing soil conditions are adequate before any planting commences.



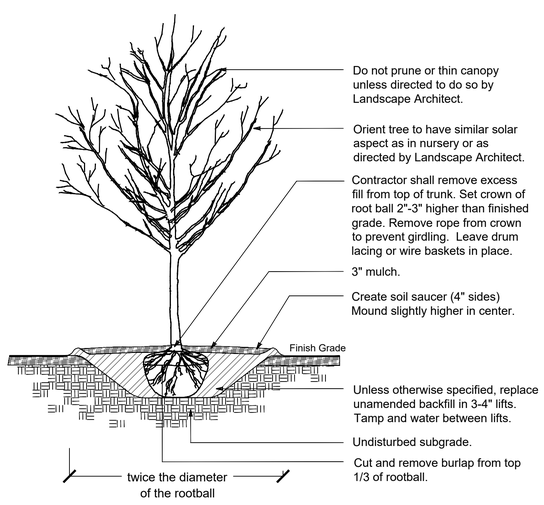
Groundcover Planting

Not to Scale



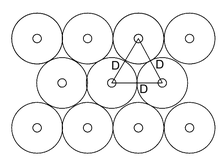
1/10 Metal Edge

Scale: 1" = 1'-0"



Deciduous Tree Planting

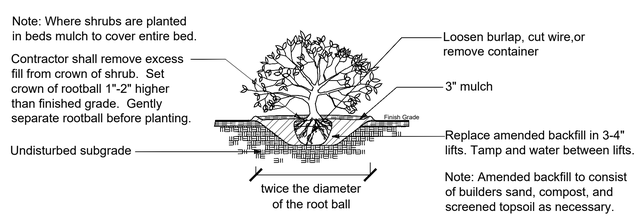
Not to Scale



D = dimension of plant spacing (shrub, ground cover or perennial) as indicated on plans.

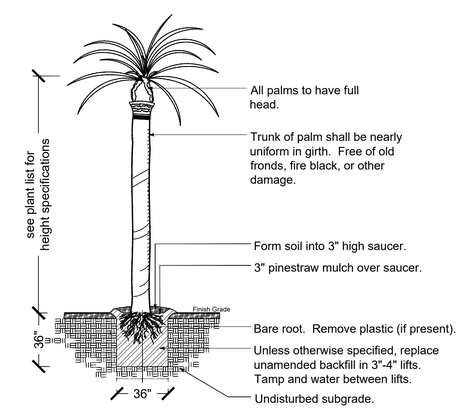
Typical Plant Spacing

Not to Scale



Shrub Planting

Not to Scale



Palm Tree Planting

Not to Scale

Richards Residence Plant List

Trees

Quantity	Botanical Name	Common Name	Size	Root	Remarks
4	Acer palmatum 'Seiryu'	Seiryu Japanese Maple	8' ht.	cont.	matching, multi-trunk
2	Lagerstroemia indica	Crape Myrtle	12' ht.	cont.	single trunk, matching
1	Musa basjoo	Banana	30 gal.	cont.	
6	Olea europaea	Olive	9'-10' ht.	cont.	multi-stem. matching
8	Sabal Palmetto	Palmetto	hts. vary	cont.	verify in field

Shrubs

Quantity	Botanical Name	Common Name	Size	Root	Remarks
1	Alsophila australis	Australian Tree Fern	7 gal.	cont.	
27	Azalea 'G.G. Gerbing'	G.G. Gerbing Azalea	7 gal.	cont.	
4	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	30" dia.	cont.	round, matching
2	Buxus microphylla japonica 'Winter Gem'	Winter Gem Globe Boxwood	36" dia	cont.	round, matching
11	Camellia japonica 'Nuccio's Gem'	White camellia	30 gal.	cont.	
3	Camellia sasanqua 'Plantation Pink'	Pink sasanqua	30 gal.	cont.	
7	Camellia sasanqua 'White Doves'	White sasanqua	30 gal.	cont.	
1	Citrofortunella microcarpa	Calamondin Orange	15 gal.	cont.	
10	Citrus 'Meyer Lemon'	Meyer Lemon	15 gal.	cont.	in pots
3	Citrus × latifolia	Lime	15 gal.	cont.	
2	Colocasia gigantea	Green colocasia	3 gal.	cont.	
6	Fatsia japonica	Fatsia	7 gal.	cont.	per plan
10	Hydrangea macrophylla 'Variegata'	Variegated Hydrangea	7 gal.	cont.	
3	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	7 gal.	cont.	
17	Livistona chinensis	Chinese Fan Palm	15 gal.	cont.	
28	Pittosporum tobira 'Variegata'	Variegated Pittosporum	15 gal.	cont.	
10	Podocarpus macrophyllus	Podocarpus	6'-8' ht.	cont.	

Perennials, Groundcover, Grasses, and Vines

Quantity	Botanical Name	Common Name	Size	Root	Remarks
113	Agapanthus africanus 'Midknight Blue'	Midknight Blue Agapanthus	1 gal.	cont.	
62	Cyperus alternifolius	Papyrus	1 gal.	cont.	per plan
52	Dianella tasmanica 'Variegata'	Variegated Dianella	1 gal.	cont.	18" o.c.
122	Dietes iridioides	African Iris	1 gal.	cont.	18" o.c.
109	Farfugium japonica 'Giganteum'	Ligularia	1 gal.	cont.	
3	Lantana	Lavender Lantana	1 gal.	cont.	
64	Liriope muscari 'Big Blue'	Big Blue Liriope	1 gal.	cont.	
12	Plumbago auriculata	Blue Plumbago	1 gal.	cont.	
5	Rosmarinus officinalis 'Prostrata'	Prostrate Rosemary	1 gal.	cont.	
5	Salvia guaranitica 'Black and Blue'	Black and Blue Salvia	1 gal.	cont.	

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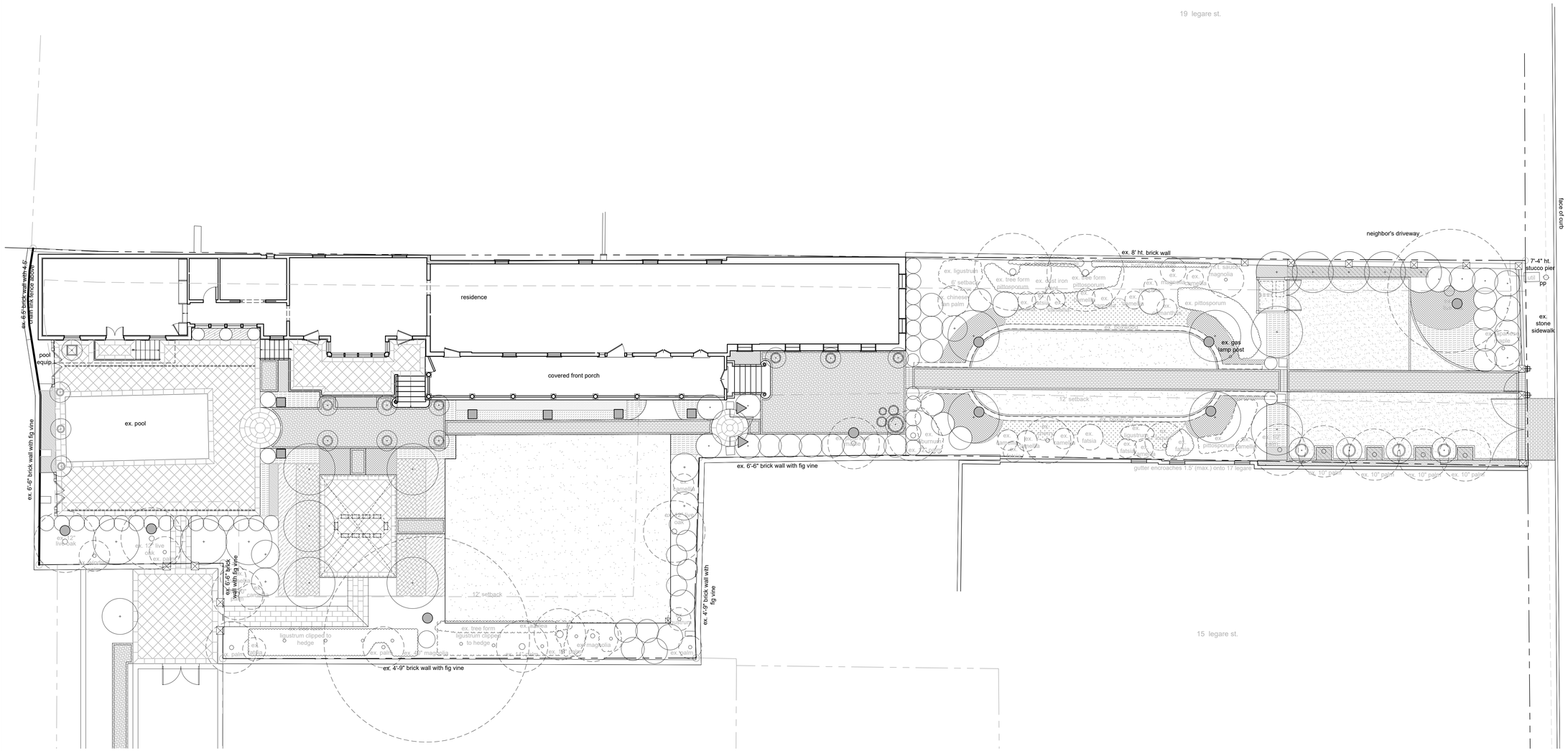
Richards
17 Legare Street
Charleston, SC 29401
1907

Plant Schedule and Planting Details



General Lighting Notes:

1. Placement shown on plan is diagramatic only.
2. Switching of lighting system to be determined by client and landscape architect, and may be additional to contract price. Contractor to provide transformers, clock and photocell in base bid.
3. Electrical stub-out and conduit locations to be coordinated with site, mason and landscape contractors.

Legend

(9)	ML-CBA9
(2)	Copper Moon CM-825 - downlight
(6)	Copper Moon CM710/15 - path area light
(2)	Urban Electric 'Charleston' post lantern
	(tbd) 4" schedule 40 PVC conduit installed side by side at a max. of 12" below grade or below wall footers

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Richards
17 Legare Street
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Lighting Plan

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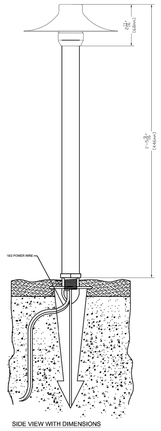


SIDE VIEW WITH DIMENSIONS

TOP VIEW WITH DIMENSIONS

FEATURES:
-Solid Copper Top
-Solid Copper Stem
-Machined Brass Fittings
-Porcelain Socket with 4 ft. Lead

FINISHES:
-Natural Copper
-Antique
-Dark Antique
-Black
-Verde
-Rust

LAMPS:
-12 Volt, 10 or 20 watt Bi-Pin
-LED Bi-Pin's
-20 Watt Maximum

LENS:
-37.4mm x 2.8mm x 2.1875in FROSTED TEMPERED GLASS (STANDARD)
-37.4mm x 2.8mm x 2.1875in CLEAR TEMPERED GLASS

MOUNTING:
-Black ABS Ground Stake 8 ½" Long with Female 1/2" NPT (STANDARD)
-Brass Threaded (Female ½" NPT) or Non-Threaded Ground Stake 9 1/2 " Long
-Brass Threaded (Female ½" NPT) or Non-Threaded Flush Mount (Deep or Shallow Housing)
-Copper Stem Risers-1" Diameter (Female ½" NPT) or ¾' Diameter (Female ½" NPT)
-Available in custom heights

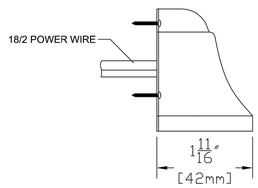
ACCESSORIES:
-25ft. & 50 ft. 16/2 Leads Available

SHOWN IN NATURAL COPPER

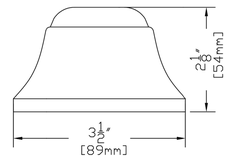
CopperMoon PATH LIGHTS
CM.710/15

901 3rd AVE.
WEST POINT, GA. 31833
1 800.727.5483
www.coppermoon.com

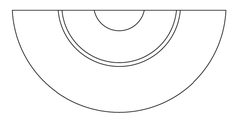
SCALE	DRAWN BY	CLASSIFICATION	REV
NTS	CHAD CRAWFORD	PATIO LIGHTS	ONE OF ONE



SIDE VIEW WITH DIMENSIONS



FRONT VIEW WITH DIMENSIONS



TOP VIEW

FEATURES:
-SOLID COPPER CONSTRUCTION
-PORCELAIN MINI WEDGE SOCKET WITH 6ft 18/2 POWER LEAD

FINISHES:
-NATURAL COPPER
-ANTIQUE COPPER
-VERDE
-ANTIQUE RUST

LAMPS:
-11 WATT MINI WEDGE BASE, AVAILABLE IN 7 & 10 WATTS
-18 WATT MAXIMUM

STANDARD MOUNTING:
-FLUSH MOUNT WITH 2 SCREWS

ACCESSORIES:
-25ft & 50ft 16/2 LEADS AVAILABLE

SHOWN IN ANTIQUE FINISH

CopperMoon DECK, SURFACE & STEP
CM.825

901 3rd AVE.
WEST POINT, GA. 31833
1 800.727.5483
www.coppermoon.com

SCALE	DRAWN BY	CLASSIFICATION	DATE
NTS	CHAD CRAWFORD	DECK, SURFACE & STEP	MARCH 26, 2013

moonlighting
LANDSCAPE LIGHTING SYSTEMS

ML-CBA9 Specification Sheet
Stake Mounted Up Light

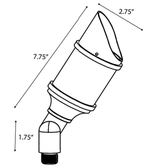
Moonlighting: 12V Solid Copper & Brass Up Light

PROJECT NAME:	DATE:
FIXTURE TYPE: QUANTITY: LAMP(S): NOTES:	

ML-CBA9 INFORMATION:
Polished Solid Copper & Brass Up Light

Plan Symbol:

FEATURES:
- SOCKET HEIGHT ADJUSTABLE TO ACCOMMODATE ALL BEAM SPREADS
- NON-CORROSIVE MATERIALS ADJUSIABLE
- GLARE SHIELD
- POTTED KNUCKLE AND BASE
- WATER TIGHT FIXTURE ASSEMBLY
- OPTIONAL LENSES & LOUVERS:
  - Prismatic, Linear, Metal Halide, Mercury Vapor, Honeycomb Louver, Various Color Lenses
- WIDE RANGE OF BI-PIN LAMPS, INCANDESCENT AND LED



MADE IN U. S. A.

Moonlighting LLS reserves the right to modify the design and/or construction of the fixture shown without further notification.

SPECIFICATIONS:

Body
Machined brass bar stock and copper tubing. Body design provides enclosed, water resistant wireway to protect wires. The top and base come with a triple lead thread pattern which creates easy opening and closing of the luminaire. Fixture weight is 3.3 lbs.

Gasket
High temperature silicone o-rings for water-tight seal.

Knuckle
Machined brass knuckle with Stainless Steel Adjustment screw. Vertical tilt of -30° to +210° for precise final adjustment. Thread on the knuckle is 1/2" NPS which easily threads into all fixture accessories.

Visor
Precision machined C110 US copper tubing. Includes 2 stainless steel set screws for easy adjustment, removal, or replacement. 2 inches in length, the visor is adjustable to prevent glare and rotatable 360°.

Lens
Comes with a factory sealed shock resistant heat tempered borosilicate glass lens to prevent water intrusion. Glass lens sits flush with top to prevent debris/water buildup. A complete set of optical designer lenses including: spread lens, frosted, range of colored lenses, hex cell also available.

Lamp
For use with a MR16 halogen lamp up to 35W. LED MR16 lamps are available and recommended.

Electrical Requirements
A remote 12V transformer is required. Recommended voltage range for 12V halogen lamps is 10.8V - 12V. Recommended voltage range for 12V LEDs is 10V - 14V (12V is ideal).

Lamp Connection
Patent-pending adjustable height socket. Pre-greased beryllium copper GU5.3 socket.

Mounting Stake
Thread on the knuckle is 1/2" NPS which easily threads into all mounting accessories.

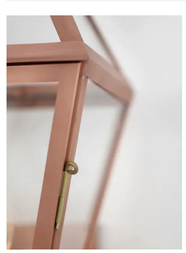
Wiring
48 of 16AWG UL Listed, copper wire that is protected by Black Polyvinyl Chloride (PVC).

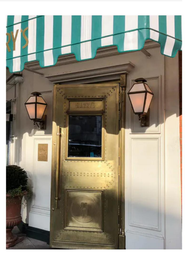
Finish
Polished Copper finish gives the luminaire a beautiful uniform look. Overtime the ML-CBA9 luminaire will naturally patina. The copper luminaire has a "Living Finish".

Warranty
Structural Lifetime Warranty

Manufacturing
Proudly made in Greensboro, NC, USA.

THE URBAN ELECTRIC Co.





CHARLESTON WALL

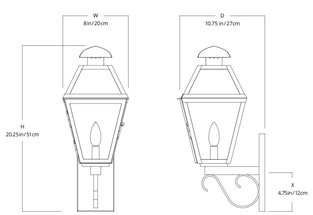
SMALL UE-1001WS

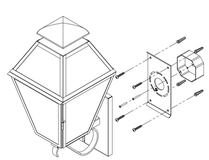
DIMENSIONS	
Width	8in
Height	20.25in
Depth	10.75in
X	4.75in

MOUNTING	
Recommended Installers	2
Weight	10lbs
Backplate	4.5in x 9.5in
Junction Box	4in oct/rnd

LAMP / WIRING	
Max Wattage	(1) 60W C
Ships with complimentary 60W incandescent bulb	

RATING
Suitable for WET locations
UL Listed





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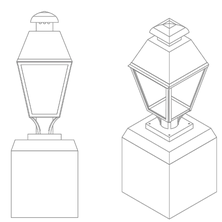
VERSION 3 - PIER MOUNT W/ FITTER-BOX & PIPE
FITTER-BOX SIZES TO BE DETERMINED BY LIGHT SIZE



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171 Church Street, Suite 350
Charleston, SC 29401
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Richards
17 Legare Street
Charleston, SC 29401
1907

Lighting Specifications

Agenda Item #4

7 COUNCIL STREET
TMS # 457-11-04-007

Request final approval to elevate an existing house.

Not rated / (Charlestowne) / c. 1902-1944 / Old and Historic District

Agenda Item #4

Applicant's Presentation

LAWTON RESIDENCE

7 COUNCIL STREET
CHARLESTON, SOUTH CAROLINA

T-100	TITLE PAGE
C-101	EXISTING SITE
R-101	EXISTING FIRST FLOOR PLAN
R-201	EXISTING ELEVATIONS
R-202	EXISTING ELEVATIONS
R-203	EXISTING COUNCIL STREET ELEVATION
A-101	GROUND FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	THIRD FLOOR PLAN
A-201	PROPOSED ELEVATIONS
A-202	PROPOSED ELEVATIONS
A-203	PROPOSED ELEVATIONS
A-204	PROPOSED ELEVATIONS
A-301	WALL SECTIONS
A-302	WALL SECTIONS

VDL ASSOCIATES, LLC
ONE TRADD STREET CHARLESTON, SC
tel: 843 830 2728 VaDLane@gmail.com

PROJECT: LAWTON RESIDENCE
7 COUNCIL STREET
CHARLESTON, SC

NOT FOR CONSTRUCTION

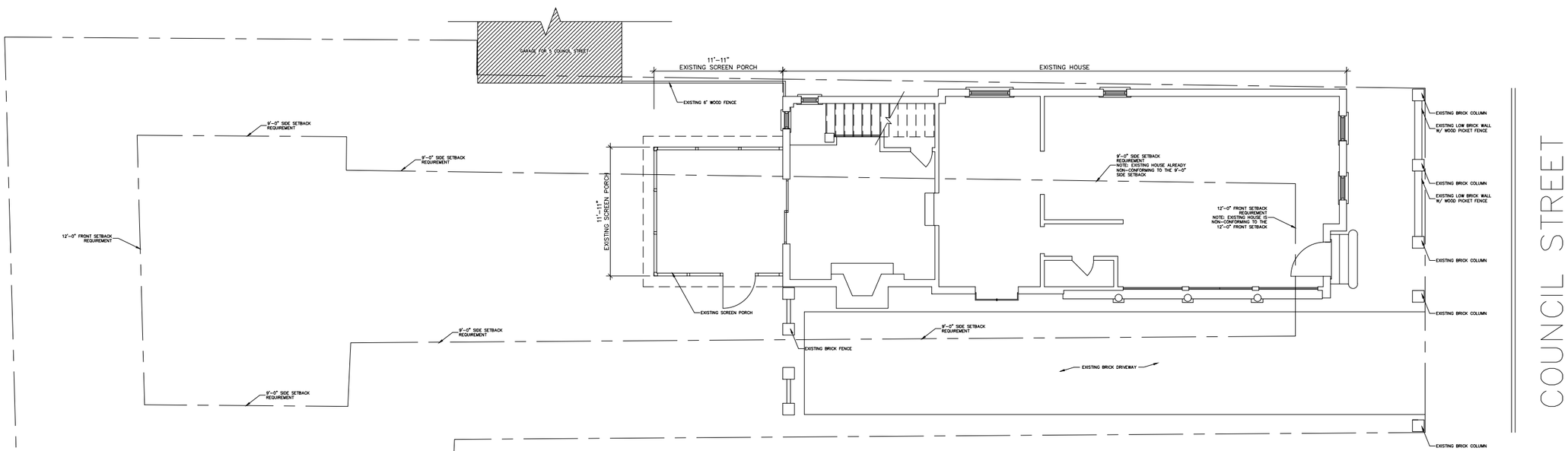
DATE: 18 MAY 20

ISSUE HISTORY:
18 MAY 20 - BAR SET
04 DEC 17 - BAR SET

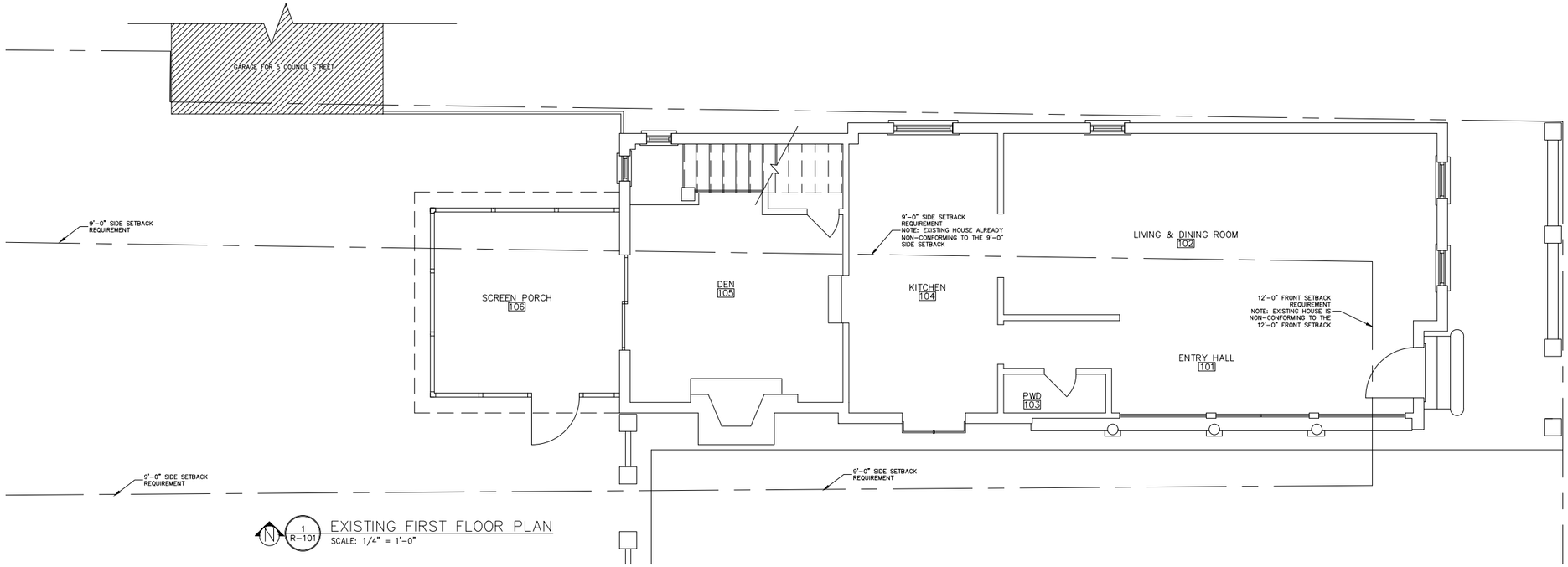
SCALE: 11X17 DRAWINGS ARE 1/2 OF NOTED SCALE

DRAWING TITLE: TITLE PAGE

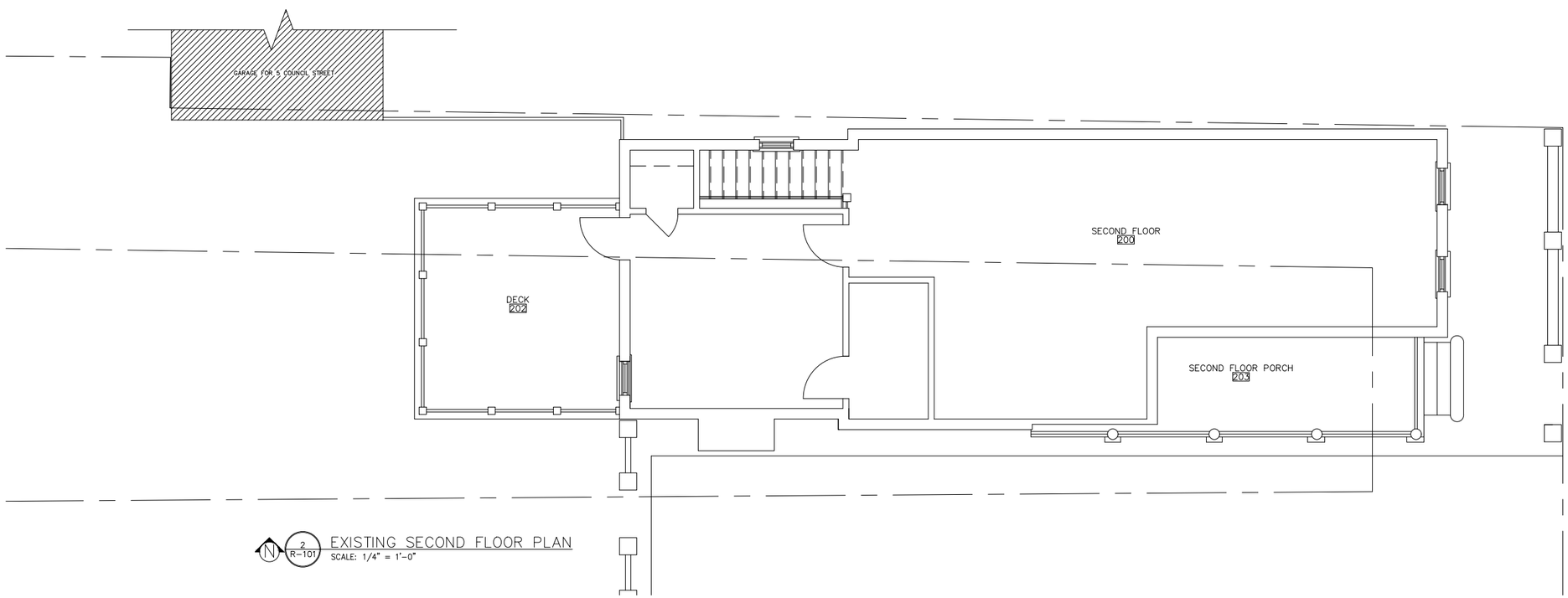
DRAWING NO: T-100



VDL ASSOCIATES, LLC	PROJECT:	NOT FOR CONSTRUCTION	DATE:	ISSUE HISTORY:	SCALE:	DRAWING TITLE:	DRAWING NO:
ONE TRADD STREET CHARLESTON, SC tel: 843 830 2728 VaDLane@gmail.com	LAWTON RESIDENCE 7 COUNCIL STREET CHARLESTON, SC		18 MAY 20	18 MAY 20 - BAR SET 04 DEC 17 - BAR SET	11X17 DRAWINGS ARE 1/2 OF NOTED SCALE	EXISTING SITE	C-101



N 1 R-101 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



N 2 R-101 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

VDL ASSOCIATES, LLC ONE TRADD STREET CHARLESTON, SC tel: 843 830 2728 VaDLane@gmail.com	PROJECT: LAWTON RESIDENCE 7 COUNCIL STREET CHARLESTON, SC	NOT FOR CONSTRUCTION	DATE: 18 MAY 20	ISSUE HISTORY: 18 MAY 20 – BAR SET 04 DEC 17 – BAR SET	SCALE: 11X17 DRAWINGS ARE 1/2 OF NOTED SCALE	DRAWING TITLE: EXISTING FLOOR PLANS	DRAWING NO: R-101

1 A–202 PROPOSED NORTH ELEVATION
SCALE: 1/2" = 1'–0"

Existing East Elevation

2 A–202 PROPOSED SOUTH ELEVATION
SCALE: 1/2" = 1'–0"

Existing West Elevation

VDL ASSOCIATES, LLC ONE TRADD STREET CHARLESTON, SC tel: 843 830 2728 VaDLane@gmail.com	PROJECT: LAWTON RESIDENCE 7 COUNCIL STREET CHARLESTON, SC	NOT FOR CONSTRUCTION	DATE: 18 MAY 20	ISSUE HISTORY: 18 MAY 20 – BAR SET 04 DEC 17 – BAR SET	SCALE: 11X17 DRAWINGS ARE 1/2 OF NOTED SCALE	DRAWING TITLE: EXISTING ELEVATIONS	DRAWING NO: R–201

1 R-202 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Existing North Elevation

2 R-202 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

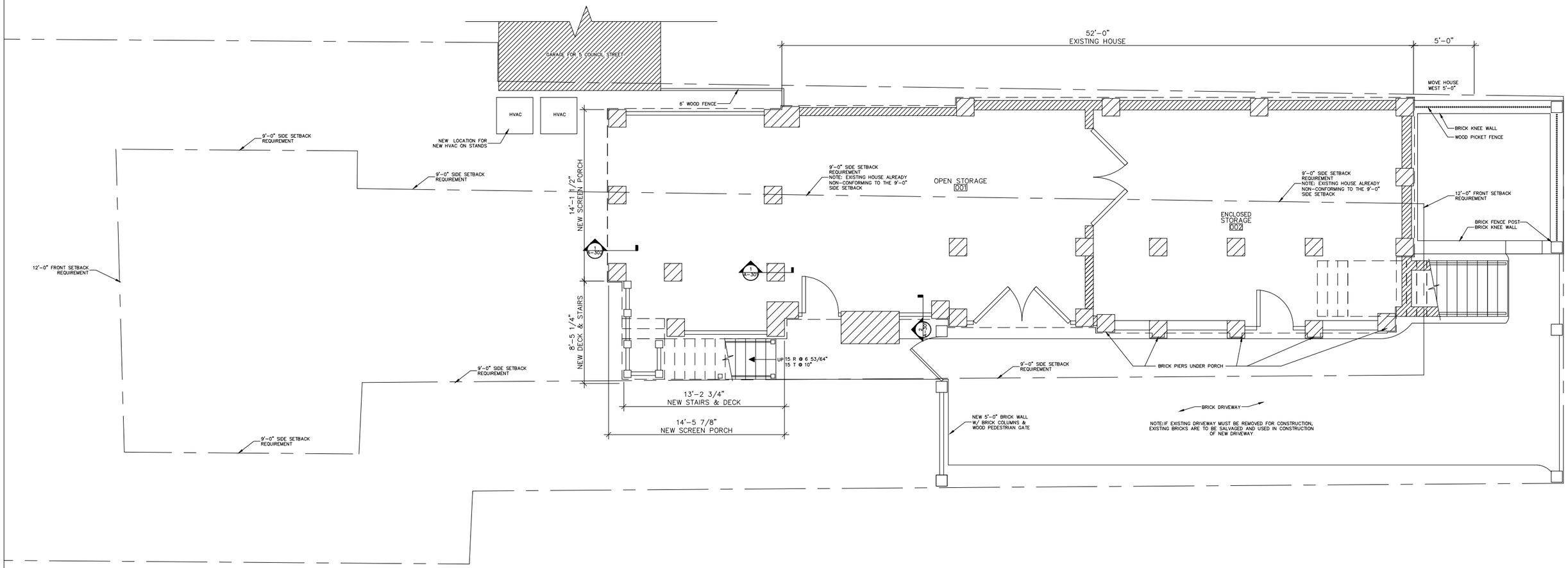
Existing South Elevation

VDL ASSOCIATES, LLC ONE TRADD STREET CHARLESTON, SC tel: 843 830 2728 VaDLane@gmail.com	PROJECT: LAWTON RESIDENCE 7 COUNCIL STREET CHARLESTON, SC	NOT FOR CONSTRUCTION	DATE: 18 MAY 20	ISSUE HISTORY: 18 MAY 20 – BAR SET 04 DEC 17 – BAR SET	SCALE: 11X17 DRAWINGS ARE 1/2 OF NOTED SCALE	DRAWING TITLE: EXISTING ELEVATIONS	DRAWING NO: R-202

1 R-203 EXISTING COUNCIL STREET ELEVATION
SCALE: 1/8" = 1'-0"

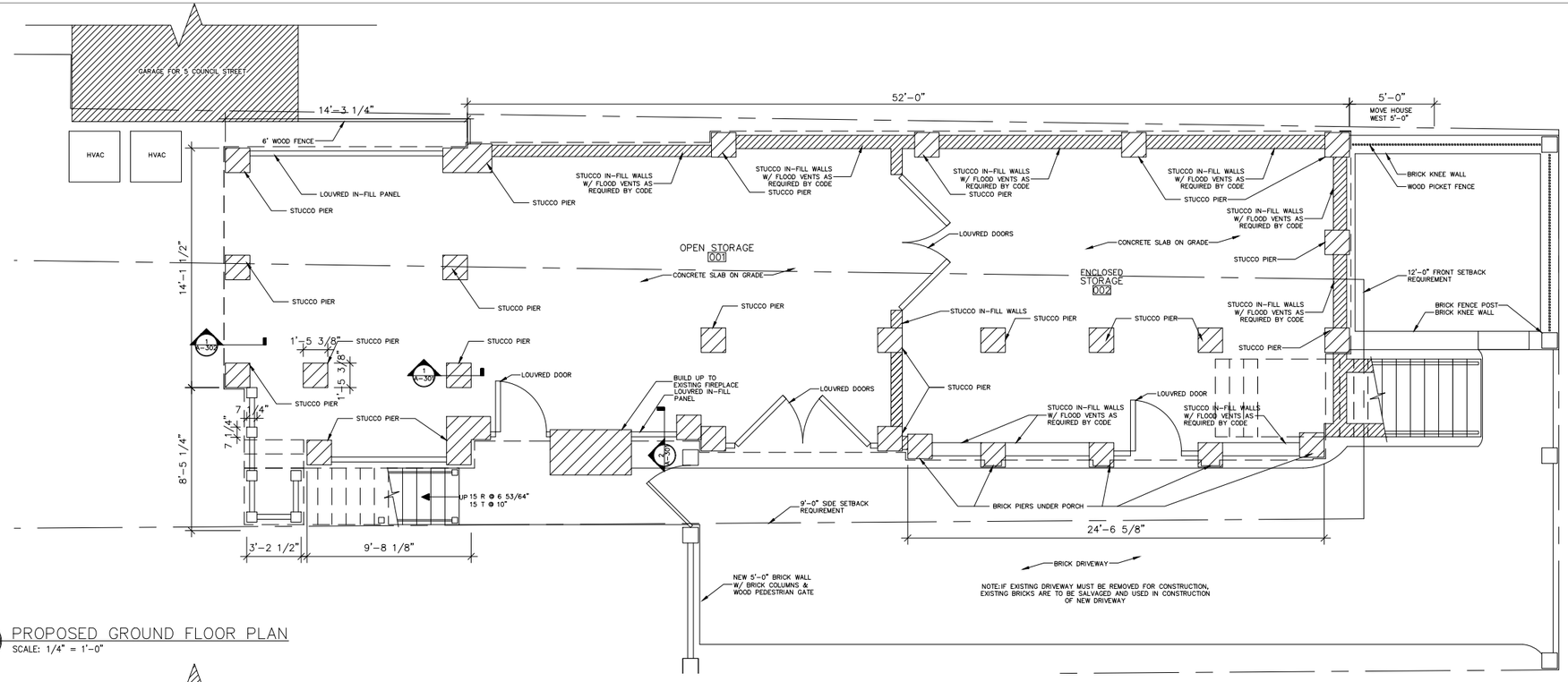
2 R-203 EXISTING COUNCIL STREET ELEVATION WITH FRONT FENCE @ 7 COUNCIL STREET
SCALE: 1/8" = 1'-0"

VDL ASSOCIATES, LLC ONE TRADD STREET CHARLESTON, SC tel: 843 830 2728 VaDLane@gmail.com	PROJECT: LAWTON RESIDENCE 7 COUNCIL STREET CHARLESTON, SC	NOT FOR CONSTRUCTION	DATE: 18 MAY 20	ISSUE HISTORY: 18 MAY 20 - BAR SET 04 DEC 17 - BAR SET	SCALE: 11X17 DRAWINGS ARE 1/2 OF NOTED SCALE	DRAWING TITLE: EXISTING COUNCIL STREET ELEVATION	DRAWING NO: R-203

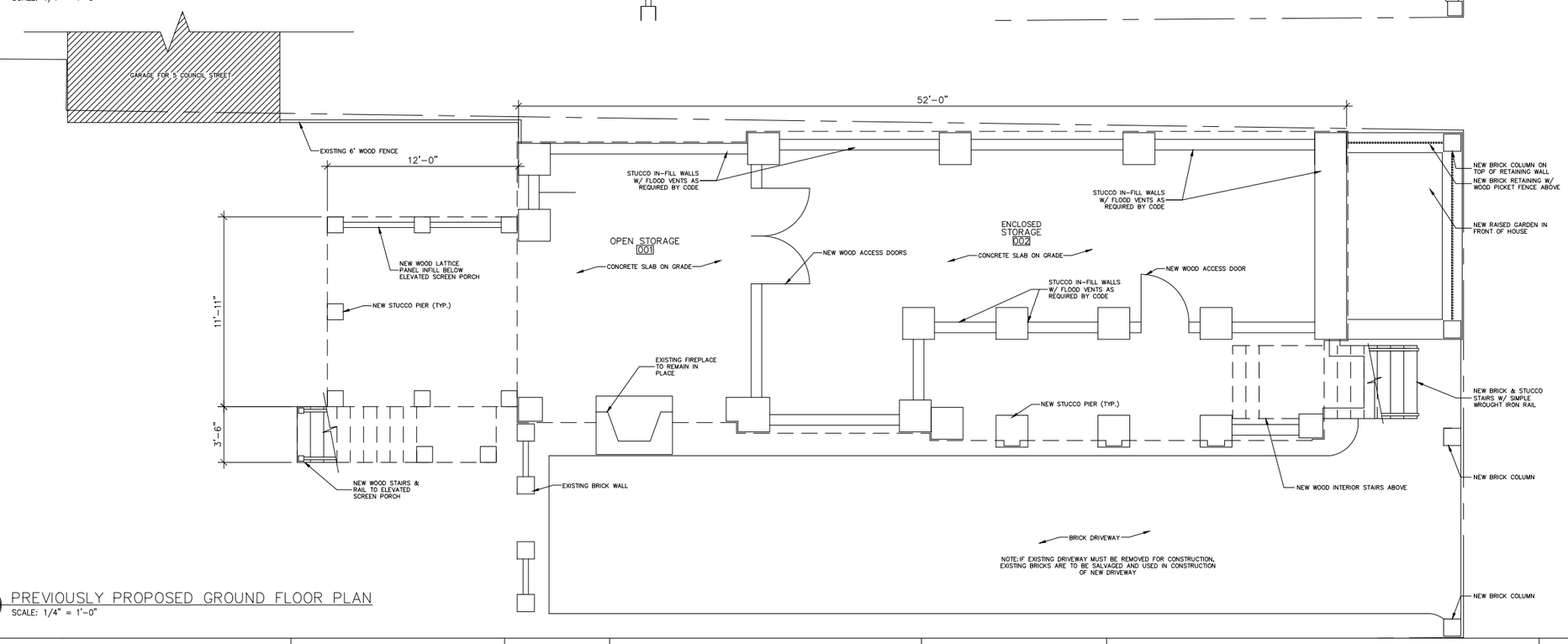


N 1 A-100 PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"

VDL ASSOCIATES, LLC ONE TRADD STREET CHARLESTON, SC tel: 843 830 2728 VaDLane@gmail.com	PROJECT: LAWTON RESIDENCE 7 COUNCIL STREET CHARLESTON, SC	NOT FOR CONSTRUCTION	DATE: 18 MAY 20	ISSUE HISTORY: 18 MAY 20 - BAR SET 04 DEC 17 - BAR SET	SCALE: 11X17 DRAWINGS ARE 1/2 OF NOTED SCALE	DRAWING TITLE: PROPOSED SITE PLAN	DRAWING NO: A-100

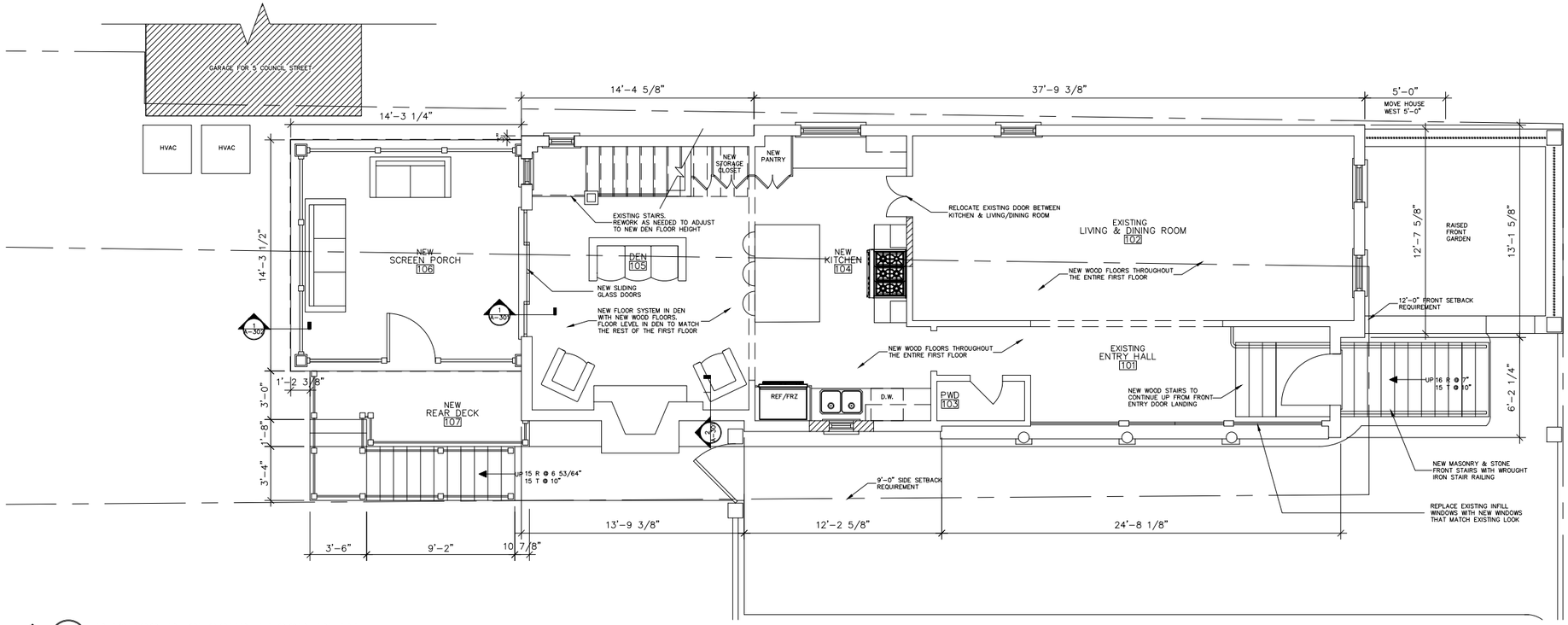


N 1 A-101 PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

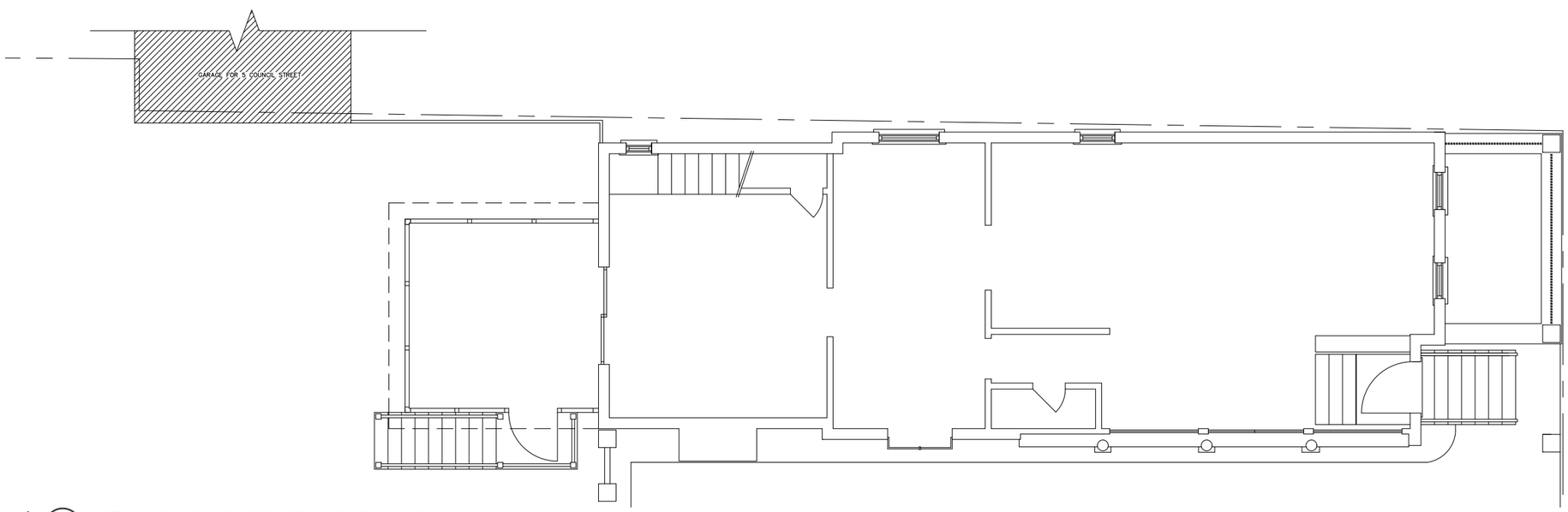


N 2 A-101 PREVIOUSLY PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

VDL ASSOCIATES, LLC ONE TRADD STREET CHARLESTON, SC tel: 843 830 2728 VaDLane@gmail.com	PROJECT: LAWTON RESIDENCE 7 COUNCIL STREET CHARLESTON, SC	NOT FOR CONSTRUCTION	DATE: 18 MAY 20	ISSUE HISTORY: 18 MAY 20 – BAR SET 04 DEC 17 – BAR SET	SCALE: 11X17 DRAWINGS ARE 1/2 OF NOTED SCALE	DRAWING TITLE: GROUND FLOOR PLAN	DRAWING NO: A-101

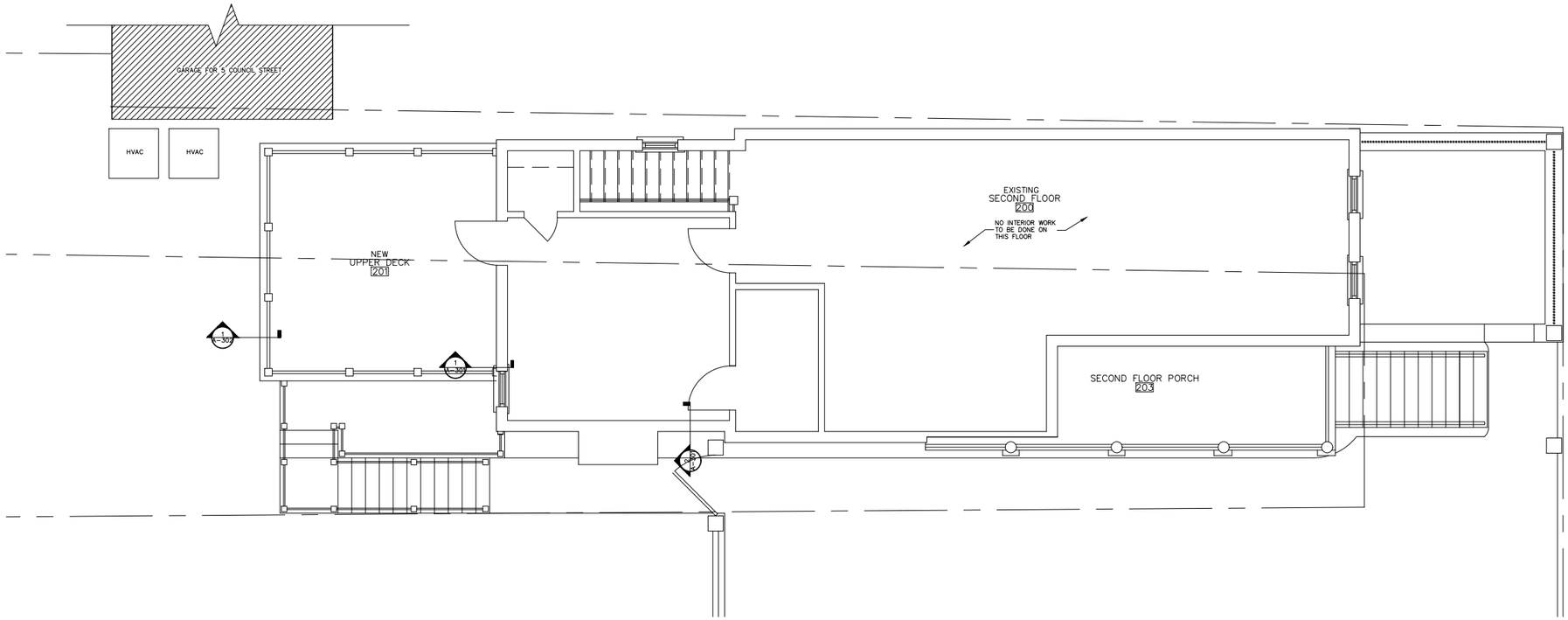


N 1 A-102 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



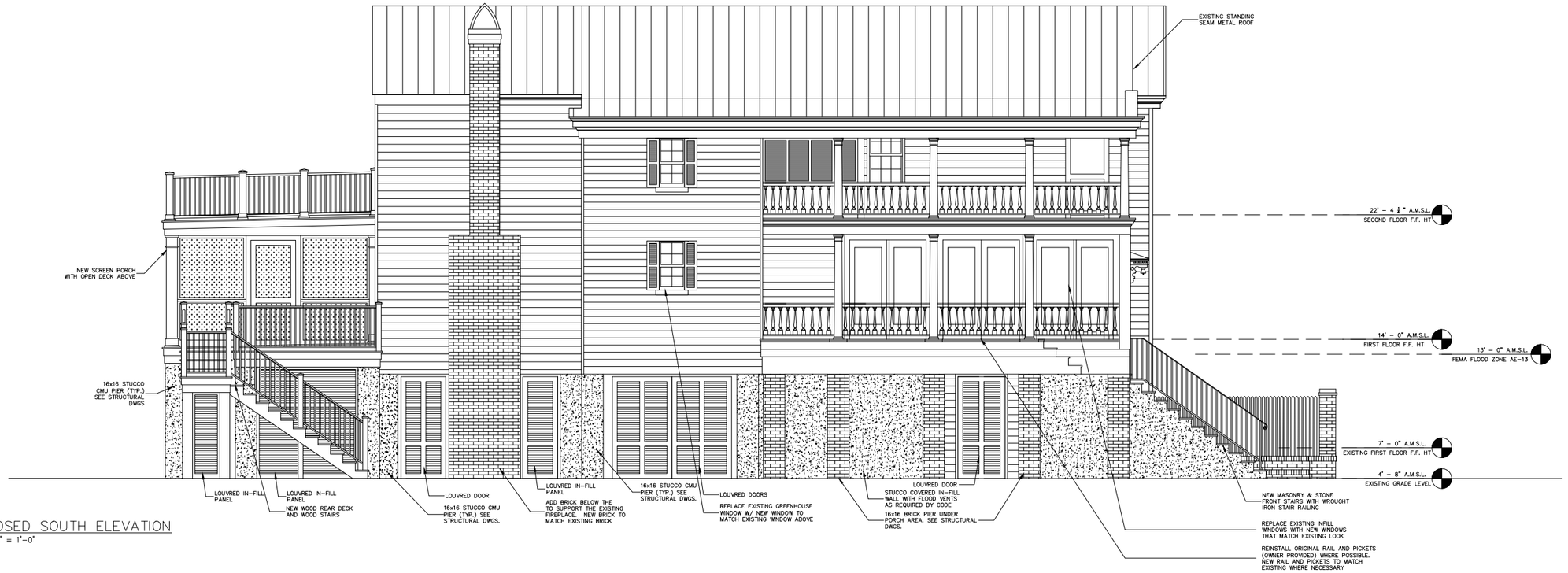
N 2 A-102 PREVIOUSLY PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

VDL ASSOCIATES, LLC	PROJECT:	NOT FOR CONSTRUCTION	DATE:	ISSUE HISTORY:	SCALE:	DRAWING TITLE:	DRAWING NO:
ONE TRADD STREET CHARLESTON, SC tel: 843 830 2728 VaDLane@gmail.com	LAWTON RESIDENCE 7 COUNCIL STREET CHARLESTON, SC		18 MAY 20	18 MAY 20 – BAR SET 04 DEC 17 – BAR SET	11X17 DRAWINGS ARE 1/2 OF NOTED SCALE	SECOND FLOOR PLAN	A–102

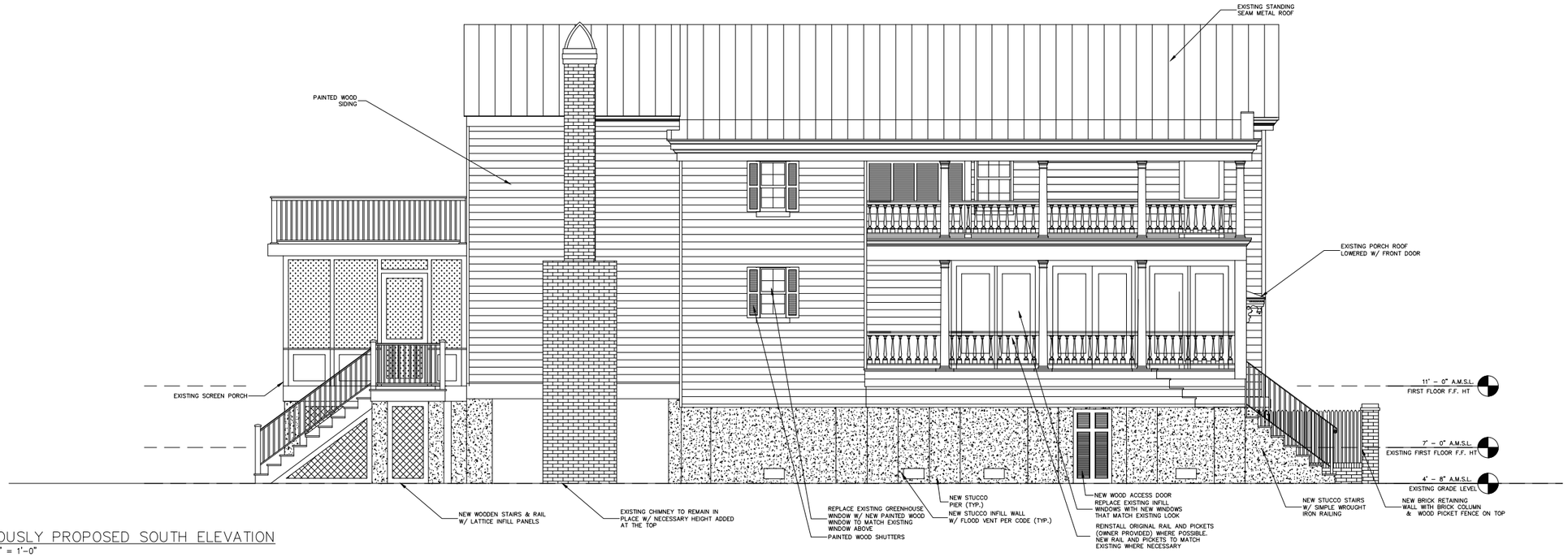


N 1 A-103 PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

VDL ASSOCIATES, LLC ONE TRADD STREET CHARLESTON, SC tel: 843 830 2728 VaDLane@gmail.com	PROJECT: LAWTON RESIDENCE 7 COUNCIL STREET CHARLESTON, SC	NOT FOR CONSTRUCTION	DATE: 18 MAY 20	ISSUE HISTORY: 18 MAY 20 – BAR SET 04 DEC 17 – BAR SET	SCALE: 11X17 DRAWINGS ARE 1/2 OF NOTED SCALE	DRAWING TITLE: THIRD FLOOR PLAN	DRAWING NO: A–103

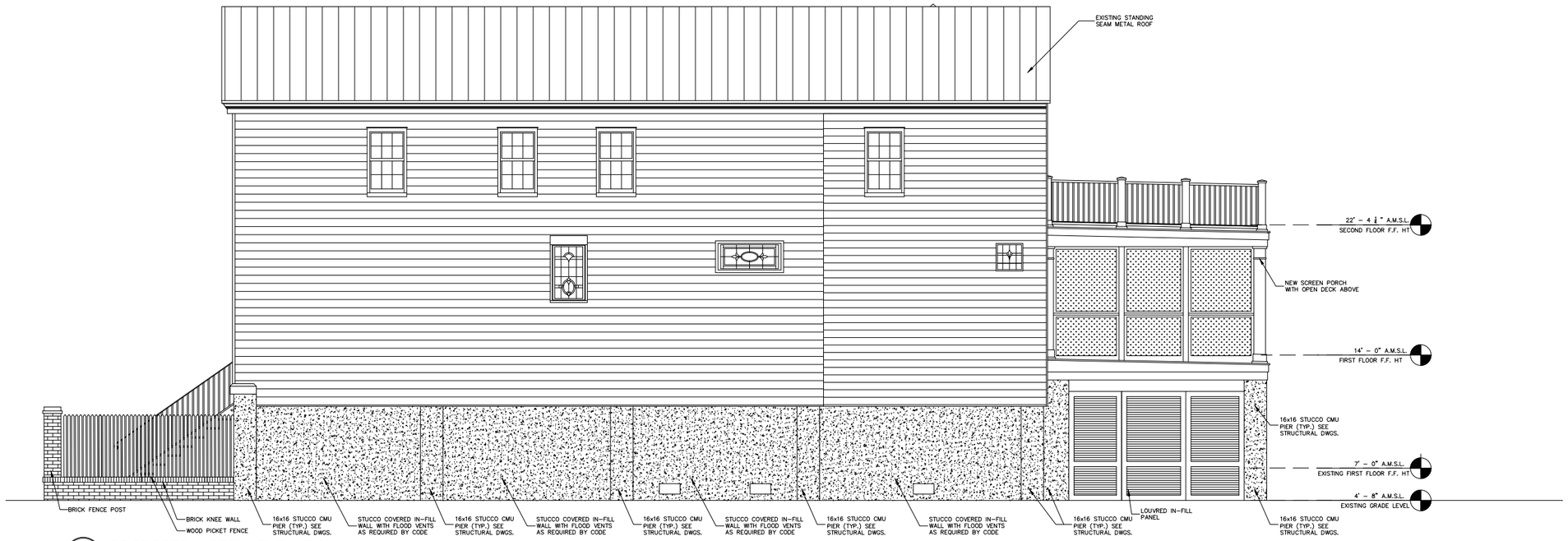


1 / A-201 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

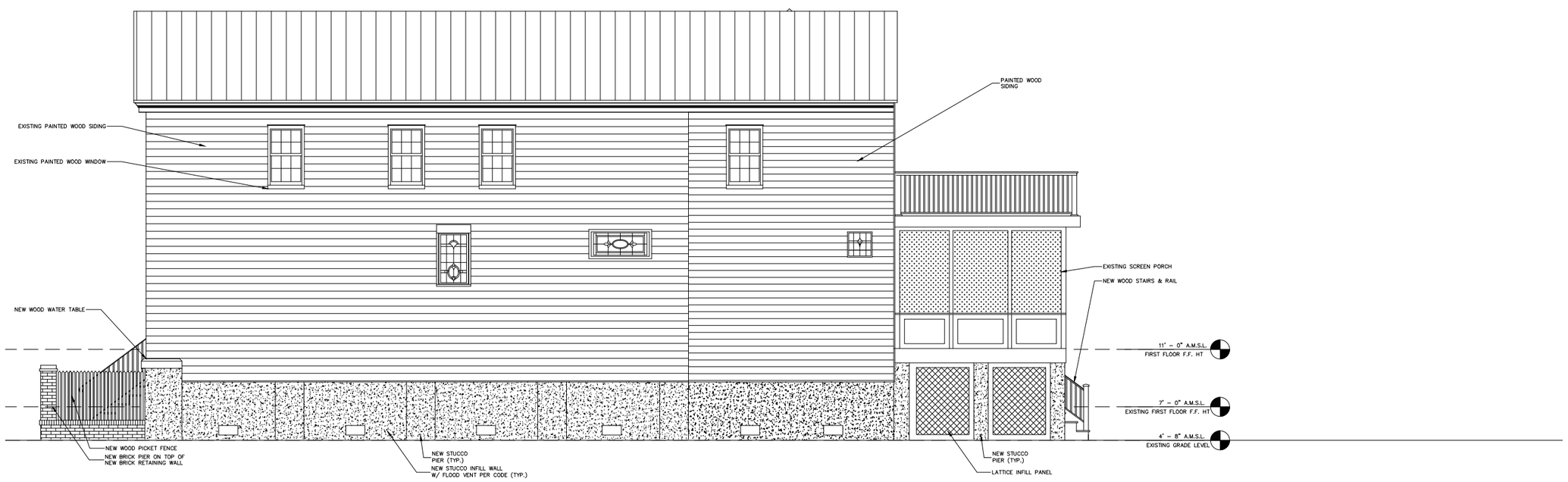


2 / A-201 PREVIOUSLY PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

VDL ASSOCIATES, LLC	PROJECT:	NOT FOR CONSTRUCTION	DATE:	ISSUE HISTORY:	SCALE:	DRAWING TITLE:	DRAWING NO:
ONE TRADD STREET CHARLESTON, SC tel: 843 830 2728 VaDLane@gmail.com	LAWTON RESIDENCE 7 COUNCIL STREET CHARLESTON, SC		18 MAY 20	18 MAY 20 – BAR SET 04 DEC 17 – BAR SET	11X17 DRAWINGS ARE 1/2 OF NOTED SCALE	PROPOSED ELEVATIONS	A–201

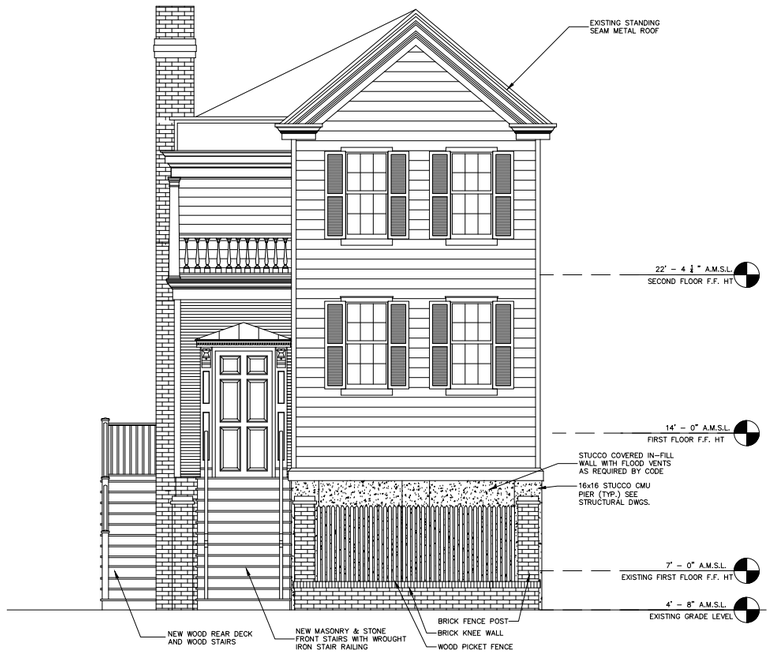


1 A-202 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

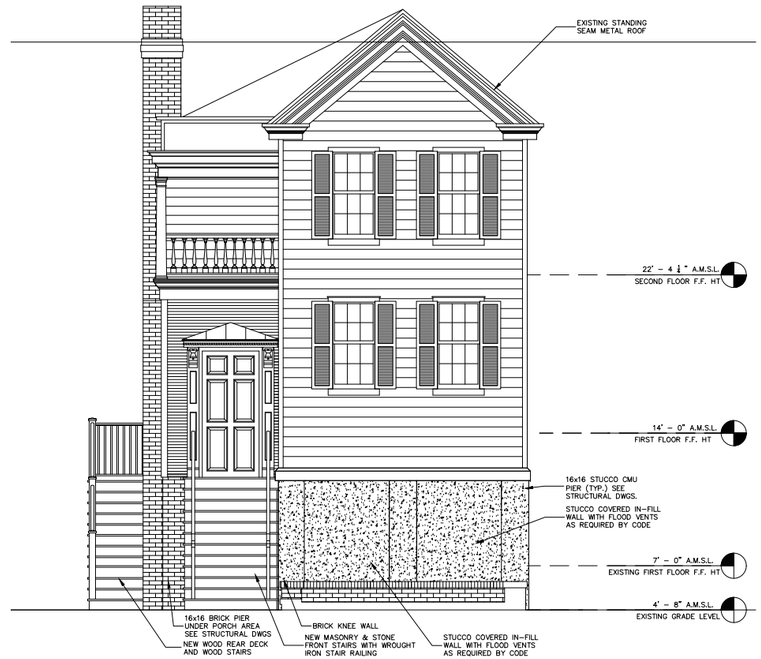


2 A-202 PREVIOUS PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

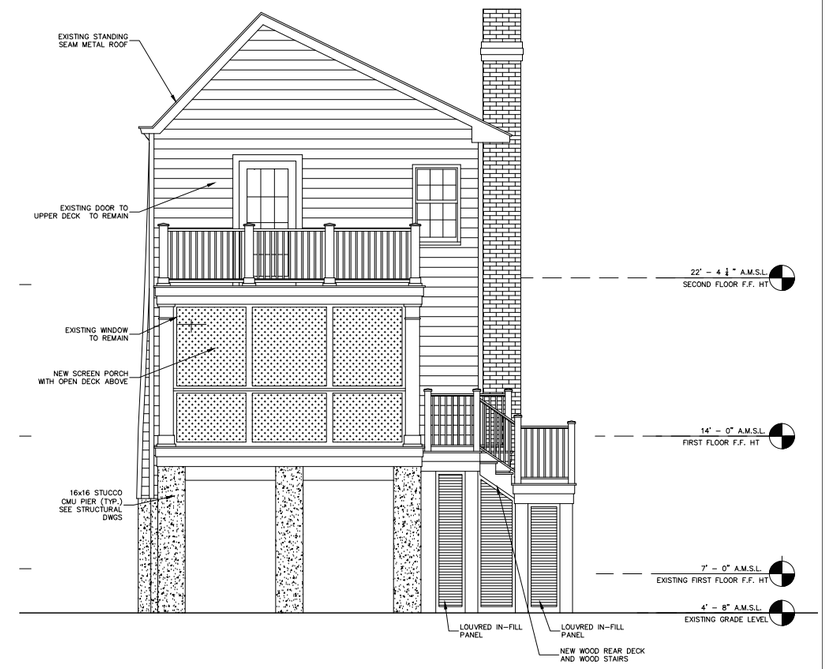
VDL ASSOCIATES, LLC ONE TRADD STREET CHARLESTON, SC tel: 843 830 2728 VaDLane@gmail.com	PROJECT: LAWTON RESIDENCE 7 COUNCIL STREET CHARLESTON, SC	NOT FOR CONSTRUCTION	DATE: 18 MAY 20	ISSUE HISTORY: 18 MAY 20 – BAR SET 04 DEC 17 – BAR SET	SCALE: 11X17 DRAWINGS ARE 1/2 OF NOTED SCALE	DRAWING TITLE: PROPOSED ELEVATIONS	DRAWING NO: A-202



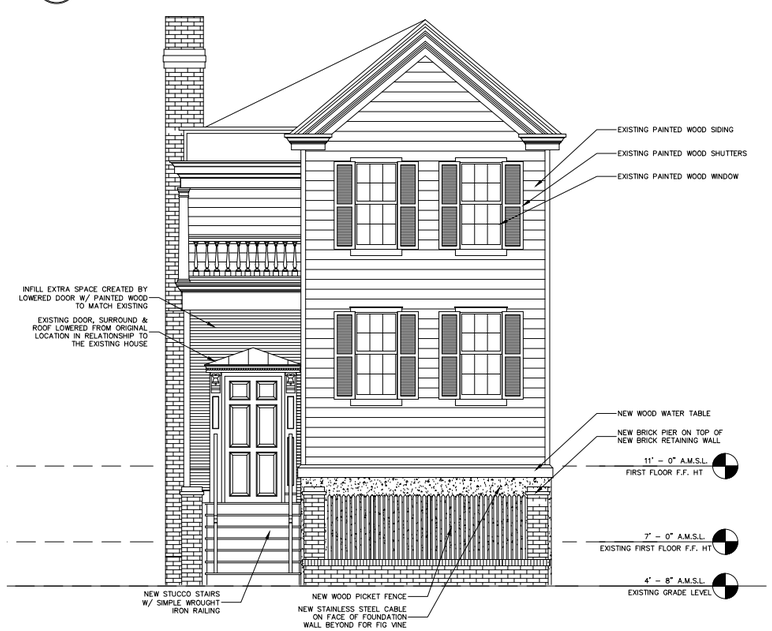
1 A-203 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



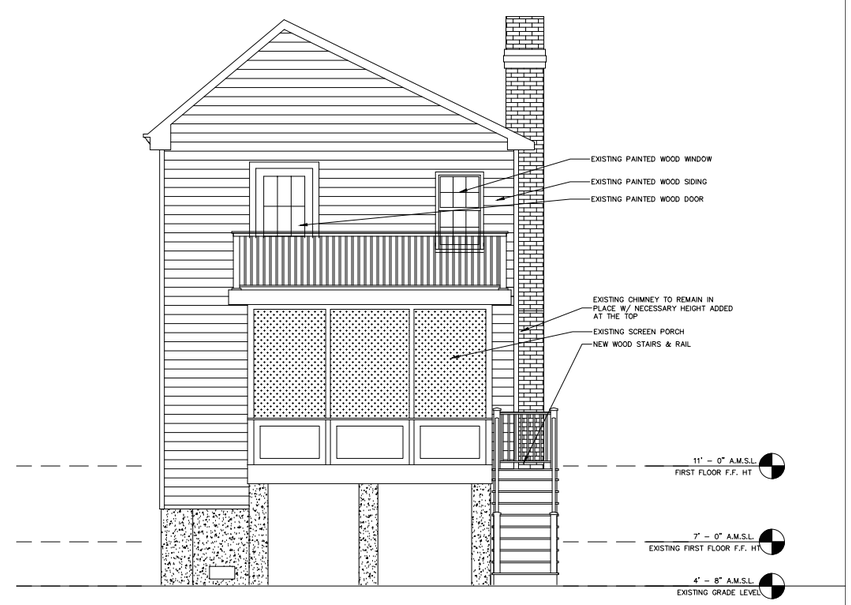
2 A-203 PROPOSED EAST ELEVATION W/ FRONT FENCE
SCALE: 1/4" = 1'-0"



3 A-203 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 A-203 PREVIOUS PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



5 A-203 PREVIOUS PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

VDL ASSOCIATES, LLC
ONE TRADD STREET CHARLESTON, SC
tel: 843 830 2728 VaDLane@gmail.com

PROJECT: LAWTON RESIDENCE
7 COUNCIL STREET
CHARLESTON, SC

NOT FOR CONSTRUCTION

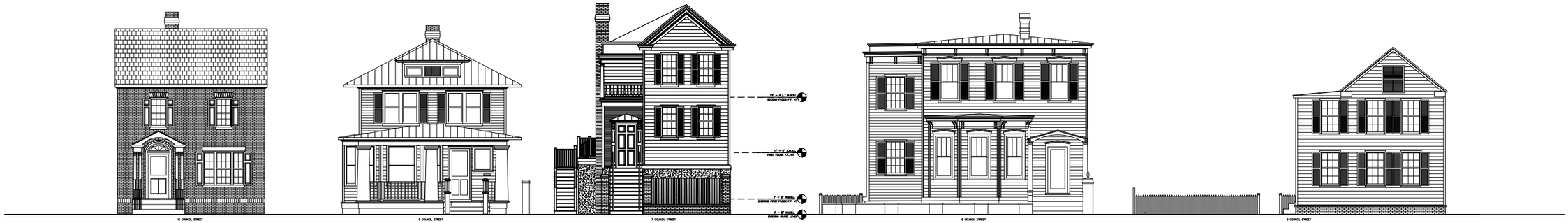
DATE: 18 MAY 20

ISSUE HISTORY:
18 MAY 20 – BAR SET
04 DEC 17 – BAR SET

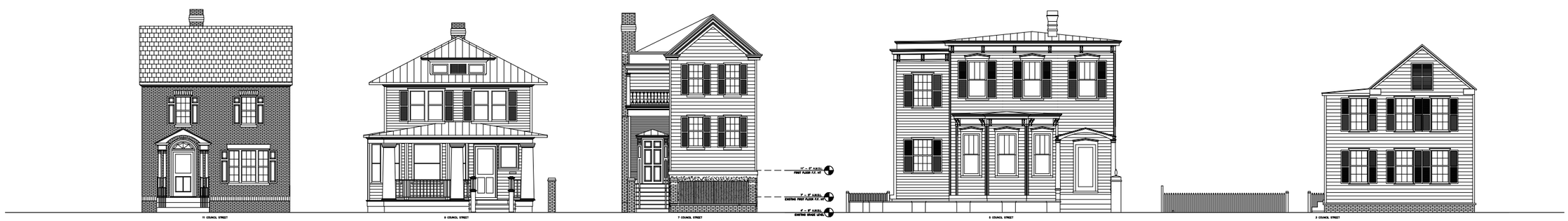
SCALE: 11X17 DRAWINGS ARE 1/2 OF NOTED SCALE

DRAWING TITLE: PROPOSED ELEVATIONS

DRAWING NO: A-203

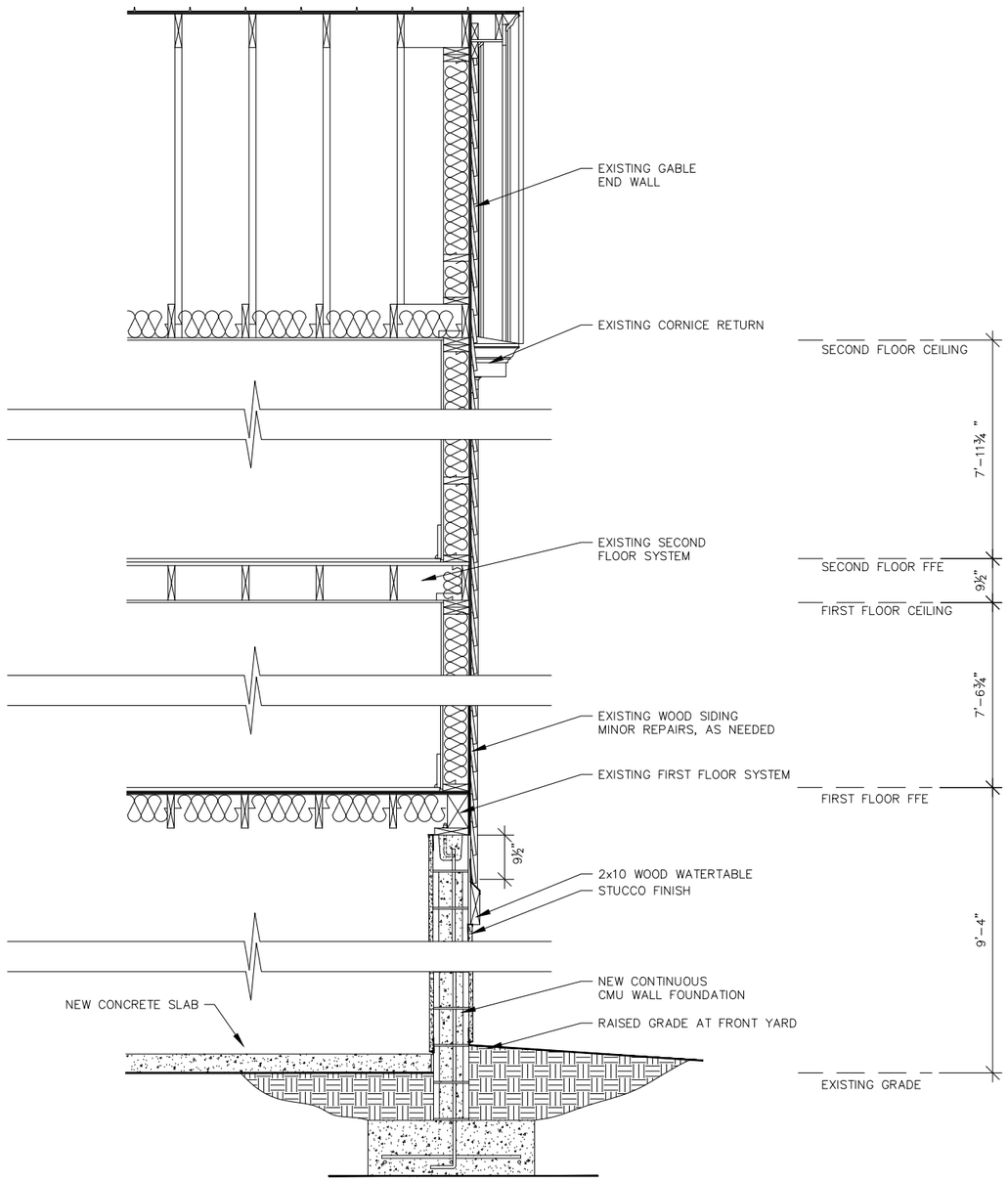


1 A-204 PROPOSED COUNCIL STREET ELEVATIONS
SCALE: 1/8" = 1'-0"

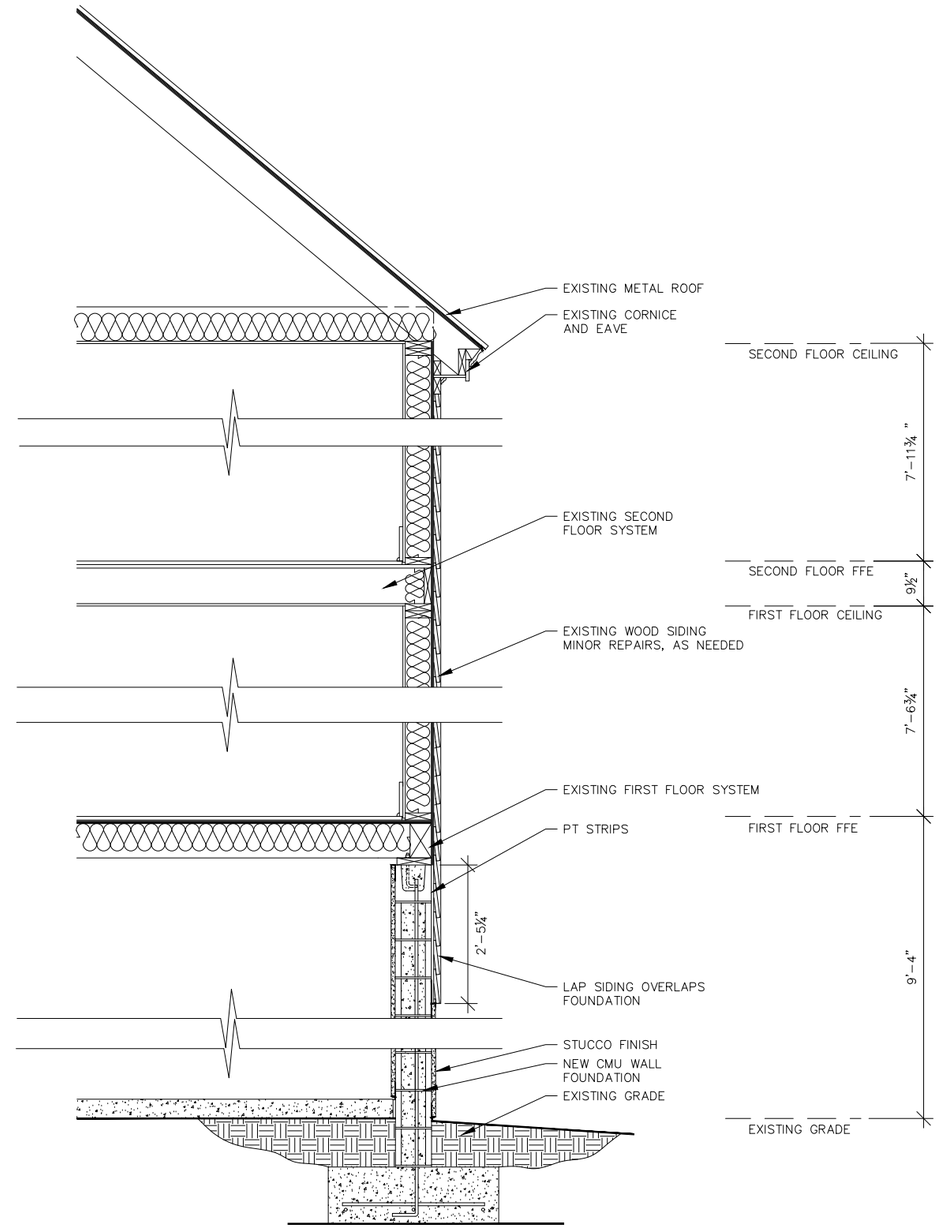


2 A-204 PREVIOUS PROPOSED COUNCIL STREET ELEVATIONS
SCALE: 1/8" = 1'-0"

VDL ASSOCIATES, LLC	PROJECT:	NOT FOR CONSTRUCTION	DATE:	ISSUE HISTORY:	SCALE:	DRAWING TITLE:	DRAWING NO:
ONE TRADD STREET CHARLESTON, SC tel: 843 830 2728 VaDLane@gmail.com	LAWTON RESIDENCE 7 COUNCIL STREET CHARLESTON, SC		18 MAY 20	18 MAY 20 – BAR SET 04 DEC 17 – BAR SET	11X17 DRAWINGS ARE 1/2 OF NOTED SCALE	PROPOSED ELEVATIONS	A–204

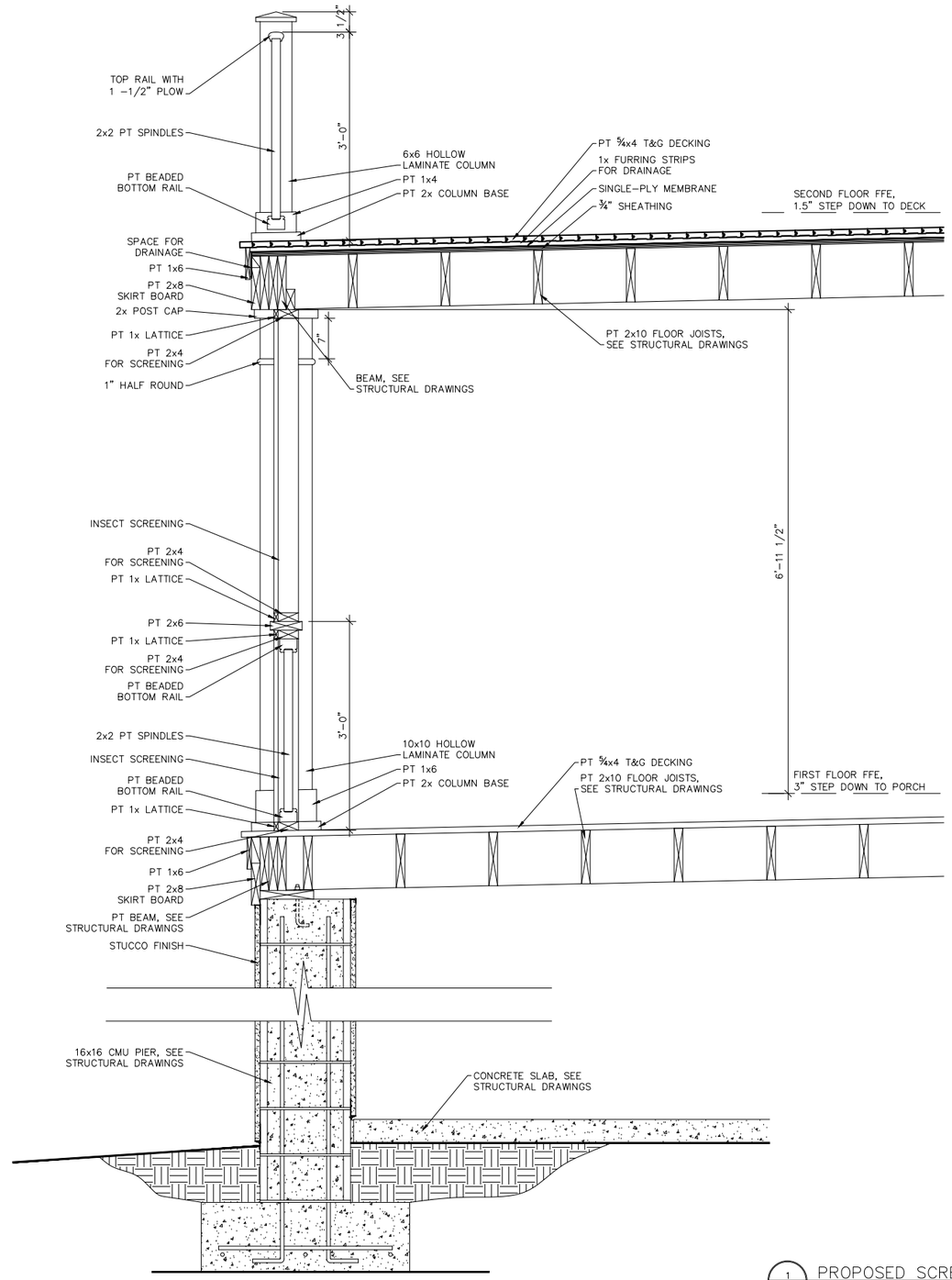


1 A-301 PROPOSED GABLE END WALL SECTION
SCALE: 3/4" = 1'-0"



2 A-301 PROPOSED WALL SECTION
SCALE: 3/4" = 1'-0"

VDL ASSOCIATES, LLC ONE TRADD STREET CHARLESTON, SC tel: 843 830 2728 VaDLane@gmail.com	PROJECT: LAWTON RESIDENCE 7 COUNCIL STREET CHARLESTON, SC	NOT FOR CONSTRUCTION	DATE: 18 MAY 20	ISSUE HISTORY: 18 MAY 20 – BAR SET 04 DEC 17 – BAR SET	SCALE: 11X17 DRAWINGS ARE 1/2 OF NOTED SCALE	DRAWING TITLE: WALL SECTIONS	DRAWING NO: A-301



1 A-302 PROPOSED SCREEN PORCH
SCALE: 3/4" = 1'-0"

VDL ASSOCIATES, LLC ONE TRADD STREET CHARLESTON, SC tel: 843 830 2728 VaDLane@gmail.com	PROJECT: LAWTON RESIDENCE 7 COUNCIL STREET CHARLESTON, SC	NOT FOR CONSTRUCTION	DATE: 18 MAY 20	ISSUE HISTORY: 18 MAY 20 - BAR SET 04 DEC 17 - BAR SET	SCALE: 11X17 DRAWINGS ARE 1/2 OF NOTED SCALE	DRAWING TITLE: WALL SECTION	DRAWING NO: A-302

Agenda Item #5

95 BOGARD STREET
TMS # 460-11-02-122

Request conceptual approval for new construction of addition.

Category 4 / (Cannon-Elliottborough) / c. 1890's / Old City District

Agenda Item #5

Applicant's Presentation

Conceptual Review, 95 Bogard Renovation and Addition

Applicant:

Charlie Masencup
138 Broad St, Apt D
Charleston, SC 29401

Project:

95 Bogard St renovation and addition.

Previous reviews:

Presented to CENA in April, 2019 who responded by neither supporting nor opposing the plans. This position was affirmed to zoning by Marion Hawkins, President, on November 26, 2019.

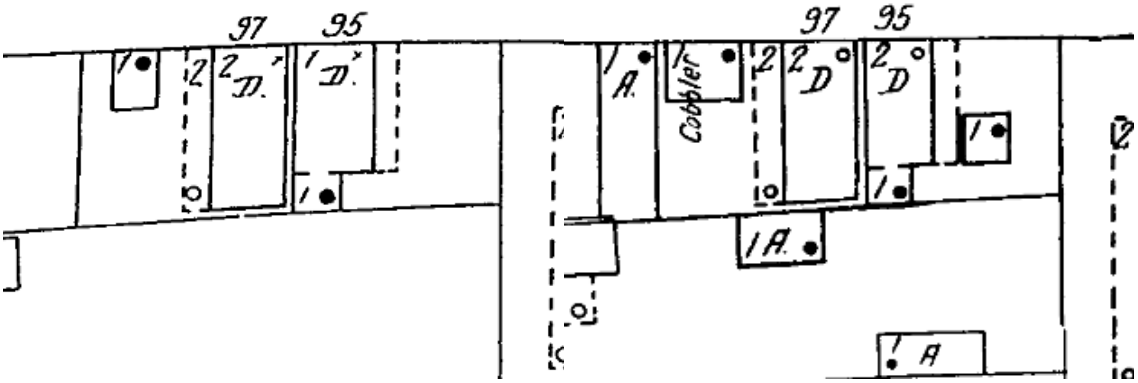
Neighbors and Zoning: I contacted all abutting neighbors and received one letter of support from 97 Bogard, Mrs. Blakely and Mr. Curtis Little; and one letter of opposition from the newly constructed home behind me. Ms. Miriam Soyoye objects to having the view from her small stairwell window obstructed by my addition in spite of having blocked both of my full sized kitchen and bedroom windows with her newly constructed home (which also encroaches on the required setback). Ms. Soyoye argued that she would not allow me to maintain my home from her yard at the zoning hearing and successfully blocked my requested Special Exception to continue the existing non-conformance rear setback, but the Board did approve my variance request to increase to 60% lot coverage so that I might build my addition. My variance was issued on 12/17/19. I have redrawn my plans to step in an additional two feet on the addition to accommodate this change.

BAR: I met with a staffer in January for his input prior to redrawing the plans to accommodate for the two-foot setback change. He suggested that the addition should be differentiated from the original house in some way so that it could be easily identified as an addition and not an original part of the house. While it is my belief that the existing windows are not original, we have called for a change in the fenestration of the addition in the new drawings in an effort to provide the distinction requested in addition to the Boral Shiplap siding differentiation as called out on the attached drawings.

There have been no previous official formal BAR submittals. It is my belief that this project is outside of the scope of the TRC.

Historic Structure Background Information:

An investigation was conducted into the background of the structure. County records reflect 1890 as the construction date which is supported by its absence from the Sanborn maps of 1888. The home first appears on the 1902 Sanborn map which depicts a single-story original structure with a porch atypically extending along the Eastern side. This depiction is repeated on the 1944 map but now indicates a two-story structure occupying the identical footprint. A second structure (garage/shed?) also appears on the 1944 map. It is unclear whether the single-story notation on the 1902 map was erroneous (the standing seam metal roof and chimney suggest that they are original, but I am unable to authenticate that opinion).



1902 1944

None of the Sanborn maps reflect the current footprint. The exterior of the home is vinyl siding, over faux-brick asphalt siding, over wood siding. The secondary structure was removed at an unknown time. Apart from any records that the BAR may have, I was unable to locate any historic photos of the home.

In spite of having been occupied as recently as 2019, the structure is in overall very poor condition. The windows are wood and appear to be 1960 or 70s vintage and exhibit extensive wood rot. The vinyl was improperly flashed allowing for decades of water intrusion particularly around some windows. The interior of the home is entirely clad in 1960/70s era wood paneling over lathe. The ceilings are 9 feet and lack moldings of any kind. The interior chimney is crumbling stucco over brick. The small chimney chase is ensconced behind a larger faux chimney wood paneling box. The chimney supports only stove pipe with no firebox and lacks hearths or redeemable character of any kind. The 'mantels' appear to be of the same vintage as

the wood paneling. On the exterior and framing, while we anticipate rot in certain compromised places, it is our hope that we can reveal significant salvageable original materials under the two added layers of exterior siding.

'Fireplace' Vinyl over asphalt over wood siding.

The L-shaped addition that I am requesting is uncommon on the peninsula in general, but perhaps due to the relative square shape of these lots (having no room in the rear but plenty on the side), there are multiple examples in the immediate neighborhood. The two houses immediately to the right of 95 Bogard both take this form. From the exterior, the home immediately to the right, 97 Bogard, is essentially a mirror image of 95 Bogard and has an L-shaped addition in place. The next home down on the corner of Ashley and Bogard likewise has a similar addition. Both are pictured below from historical Google street views.

Diagrams:

N/A

Existing and Proposed Architectural Site Plans and Context Plan:

Please see first attachment labeled ’95 Bogard - BAR DATA SHT’

Existing and Proposed Architectural Floor Plans:

Please see second attachment labeled ’95 Bogard – BAR PG1 PLANS’

Existing and Proposed Architectural Building Elevations:

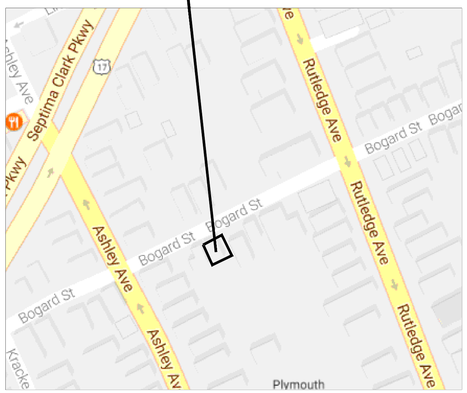
Please see third and fourth attachments labeled ’95 Bogard – BAR PG2 ELVS,’ and ’95 Bogard – BAR PG3 ELVS’

Photographs:

The Western and Southern exposures are two and four feet off of the adjacent houses respectively. Both of these obscured sides have windows that bring in light but have no views and are difficult to show in a photograph but are depicted in the elevation drawings attached. Street views and the area of the proposed addition are provided below.

NORTH STREET ELEVATION/ MASSING

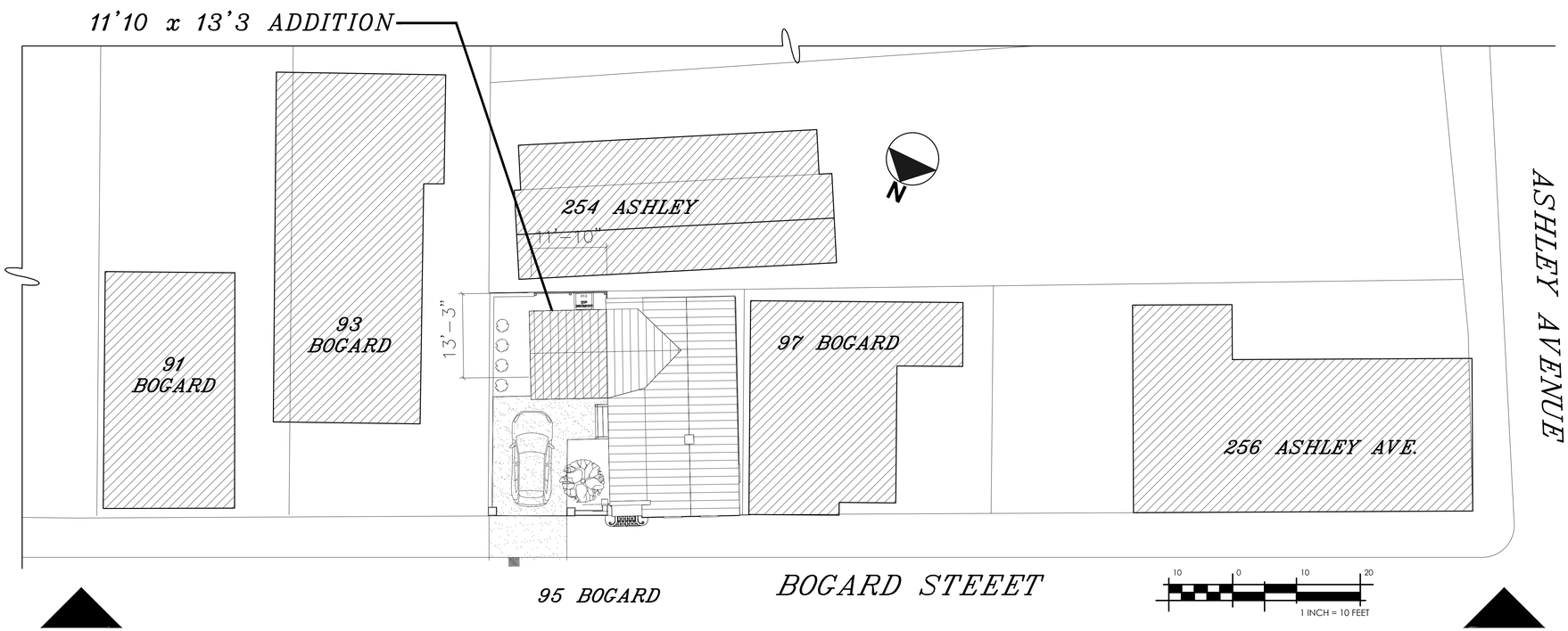
SCALE 1"= 10'-0"



VICINITY MAP
NOT TO SCALE

N

- NOTE: SITE SURVEY INFORMATION TAKEN FROM SURVEY AND FLOOD CERTIFICATE DATED 7.24.2017



SITE CONTEXT/ FIRST FLOOR

SCALE 1"= 10'-0"

PROJECT DATA & ANALYSIS:

- Flood zone: AE-13
- zoning : dr-2f
- Elliotborough - Cannonborough Neighborhood council
- PARCEL IDENTIFICATION: TMS #C4601102122
- OLD CITY DISTRICT: LOWER
- SHORT TERM RENTAL OVERLAY
- AMUSEMENT & RECREATION OVERLAY
- OLD CITY HEIGHT DISTRICT: 50/25
- existing lot coverage 48% (632sqft)
- proposed lot coverage 59.49%, 832 sqft.

PROJECT DESCRIPTION: Renovation of existing circa 1890 two story wood frame dwelling with necessary two story 11'-10"x13'-3" footprint rear expansion into East side yard.

PROJECT DATA & ANALYSIS

REQUIRED ZONING VARIANCES granted (12-17-2019):

1. Two story variance into 25' front setback.
2. Parking: 2 spaces required. 1 provided.
3. Minimum lot size: 2,500 sqft. required. Existing is 1,403.5 sqft. and does not meet post established zoning requirement.
4. 10 percent lot coverage ABOVE 50% maximum allowed. Existing is 683 sqft., 48% coverage, NOTE: lot does not meet minimum lot size

HILL DESIGN CONSULTING
donaldjhill@yahoo.com
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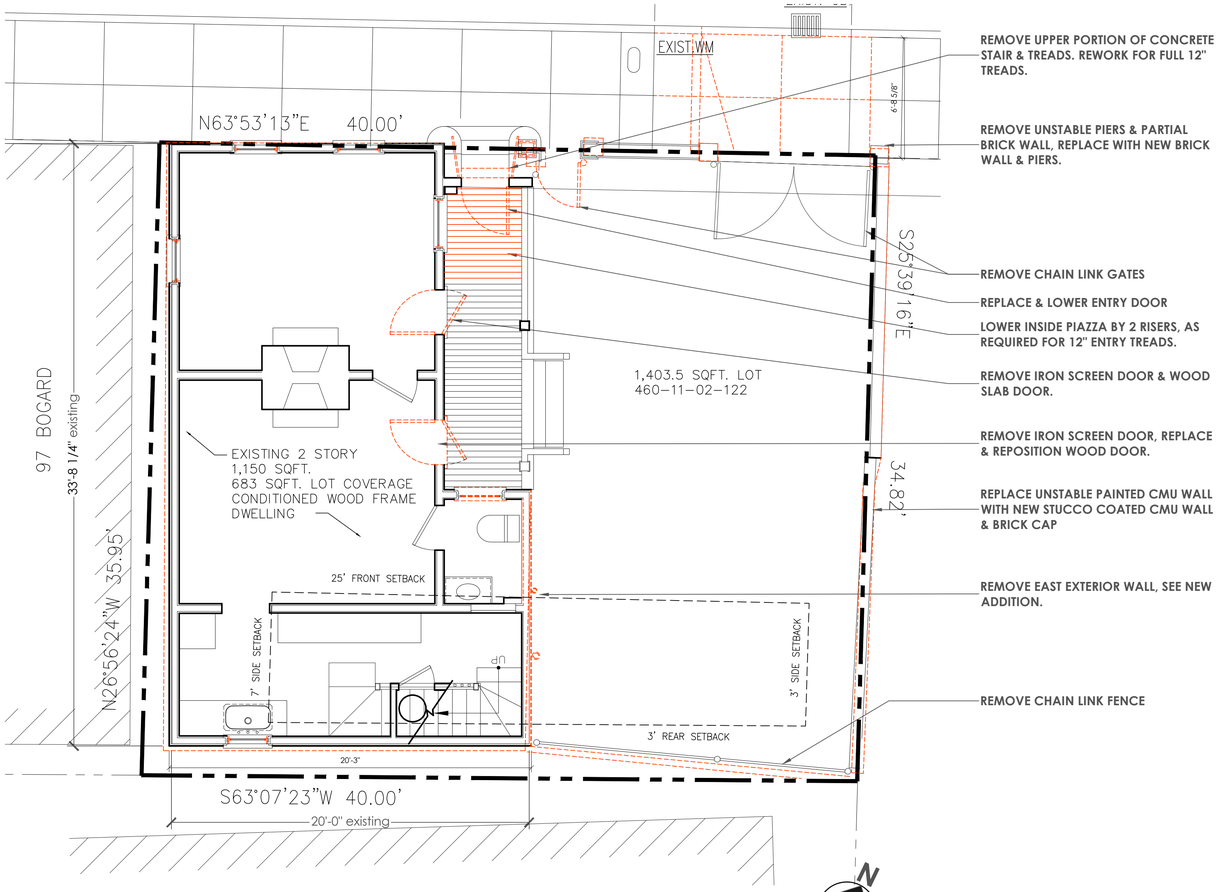
STREET ELEVATION & MASSING
95 BOGARD STREET, CHARLESTON SC

OWNER: -

SCALE: as noted
DATE: 4-27-2020
REV: -
DWN BY DJH
-

DRAWING NO 0

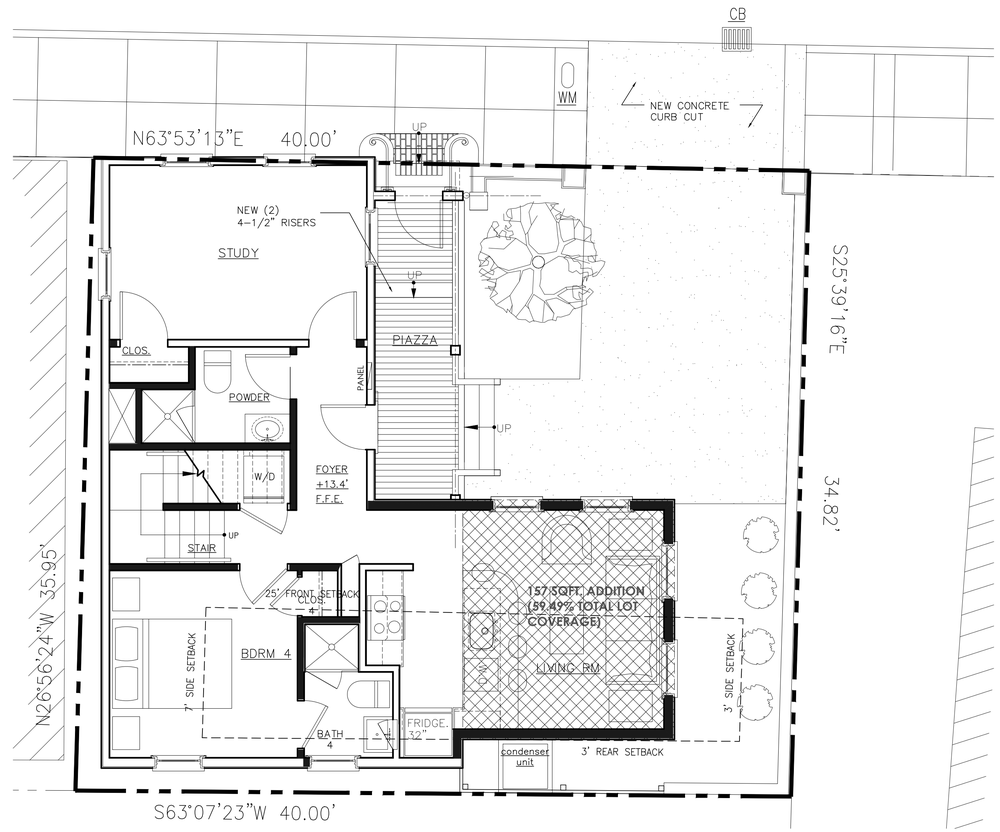


1 EXISTING SITE PLAN/ FIRST FLOOR

SCALE 1/4"= 1'-0"

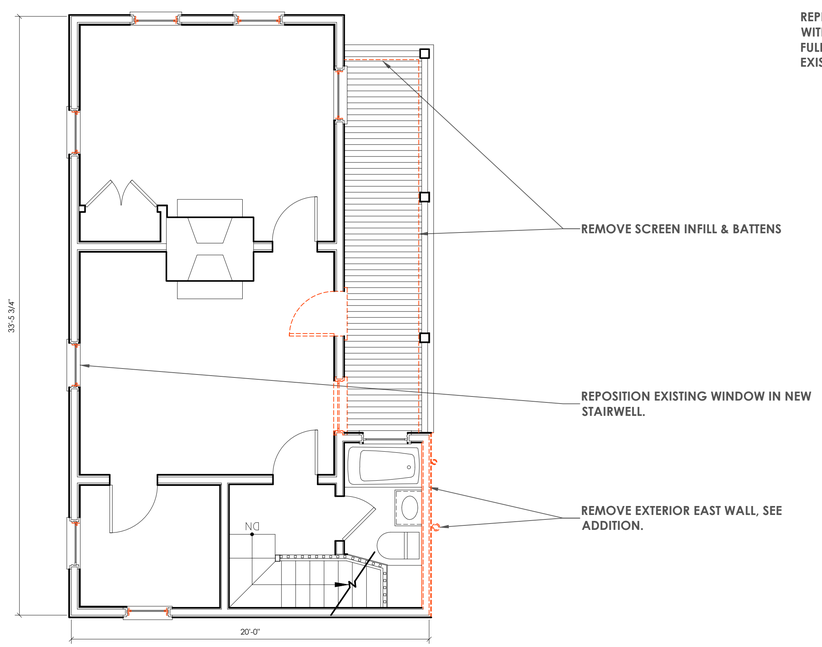
GENERAL NOTES:
REMOVE ALL VINYL SIDING & IRON WINDOW GRILLS.

REPLACE ALL WINDOW INFILL SASHES WITH NEW WOOD WINDOWS TO FILL FULL HISTORIC OPENINGS . MATCH EXISTING MUTIN 3x6 PATTERN



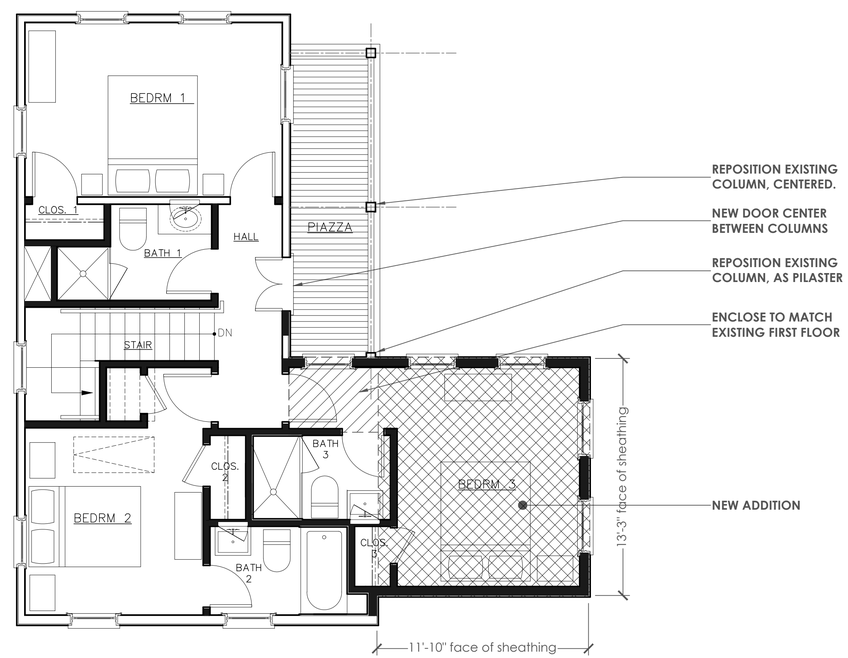
3 PROPOSED SITE PLAN/ FIRST FLOOR

SCALE 1/4"= 1'-0"



2 EXISTING SECOND FLOOR

SCALE 1/4"= 1'-0"



4 PROPOSED SECOND FLOOR

SCALE 1/4"= 1'-0"

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EXISTING PLANS & ELEVATIONS

95 BOGARD STREET, CHARLESTON SC

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SCALE: as noted
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REV: –
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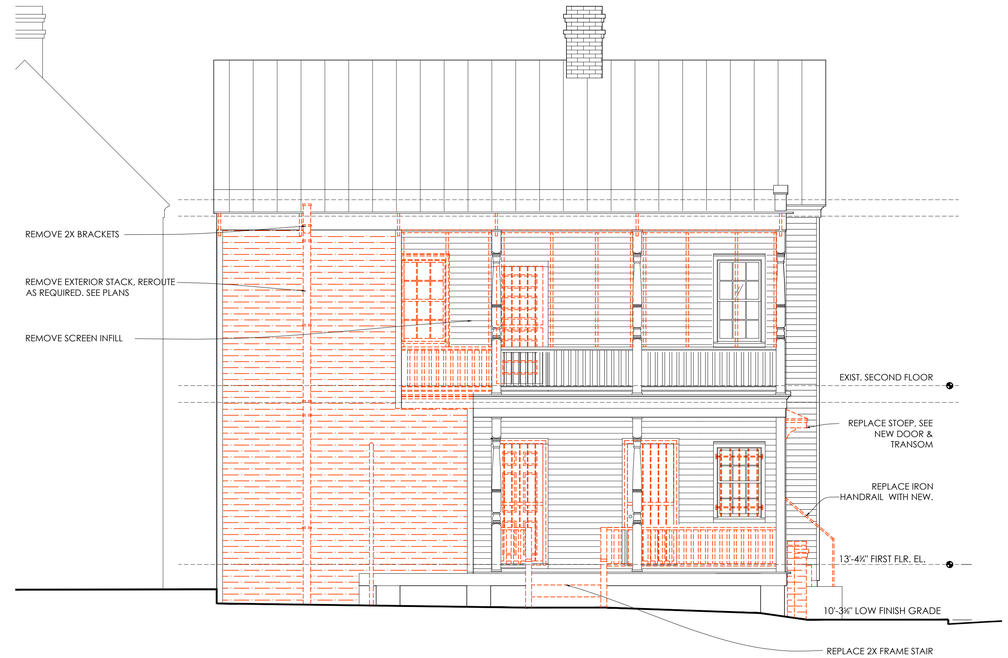
DRAWING NO 1.0

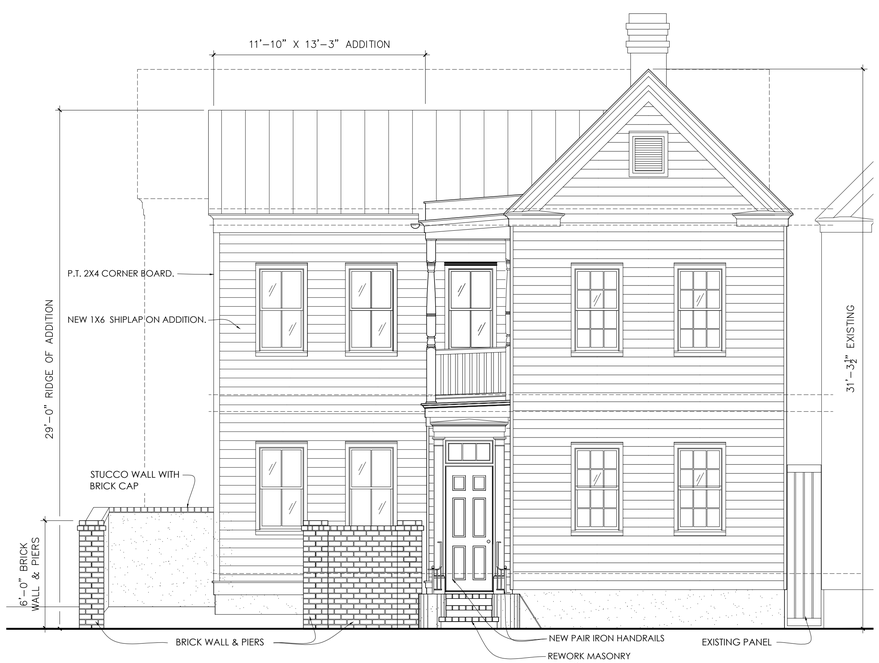
1 EXISTING NORTH ELEVATION

SCALE 1/4"= 1'-0"



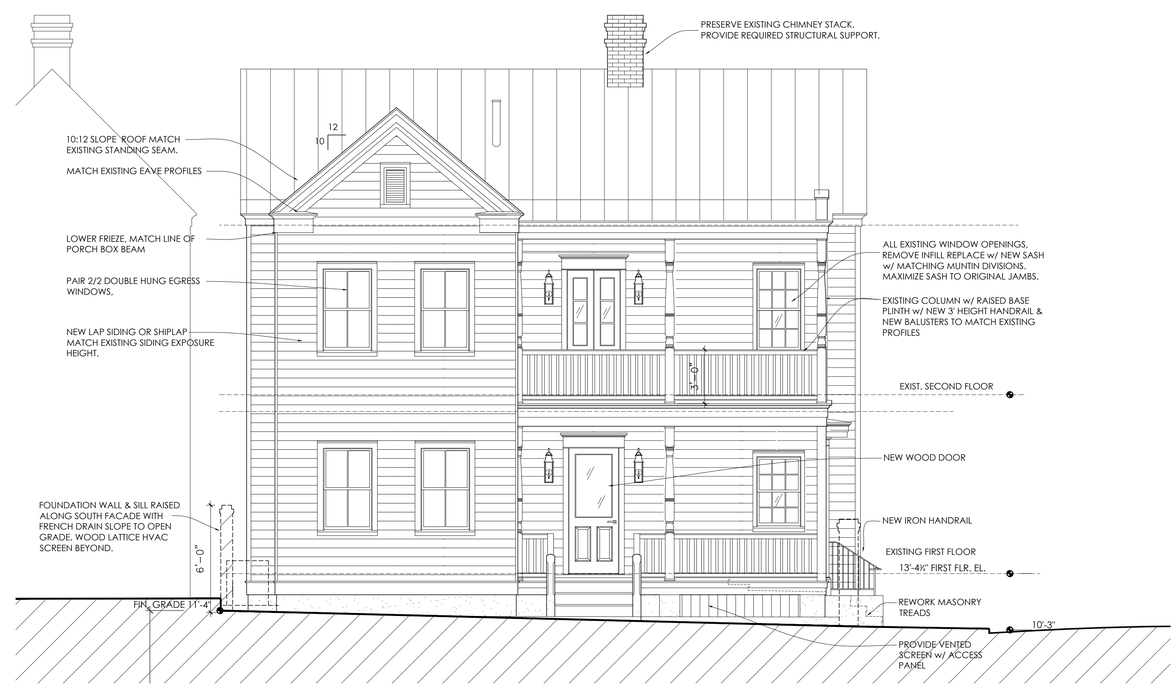
3 EXISTING EAST ELEVATION

SCALE 1/4"= 1'-0"



2 PROPOSED NORTH ELEVATION

SCALE 1/4"= 1'-0"



4 PROPOSED EAST ELEVATION

SCALE 1/4"= 1'-0"

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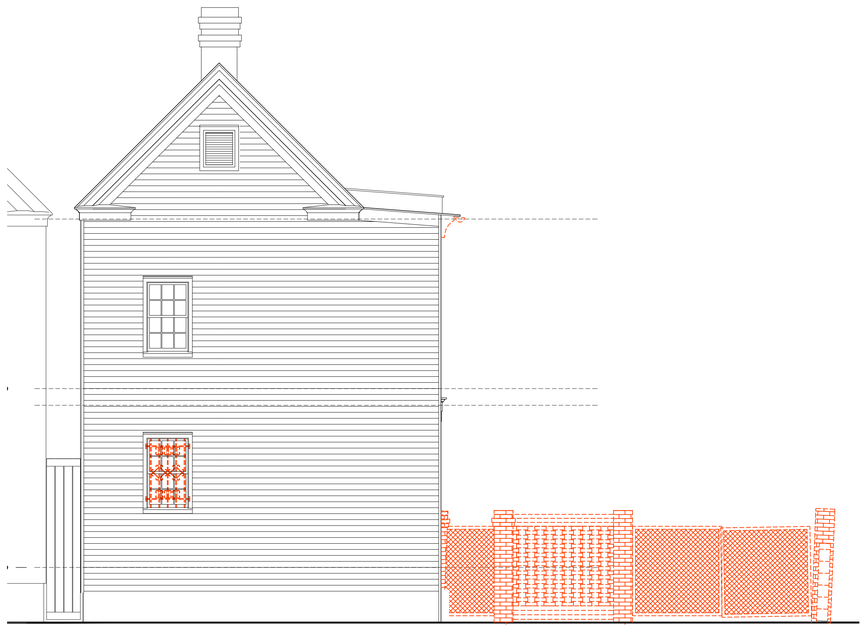
DRAWING NO **2.0**

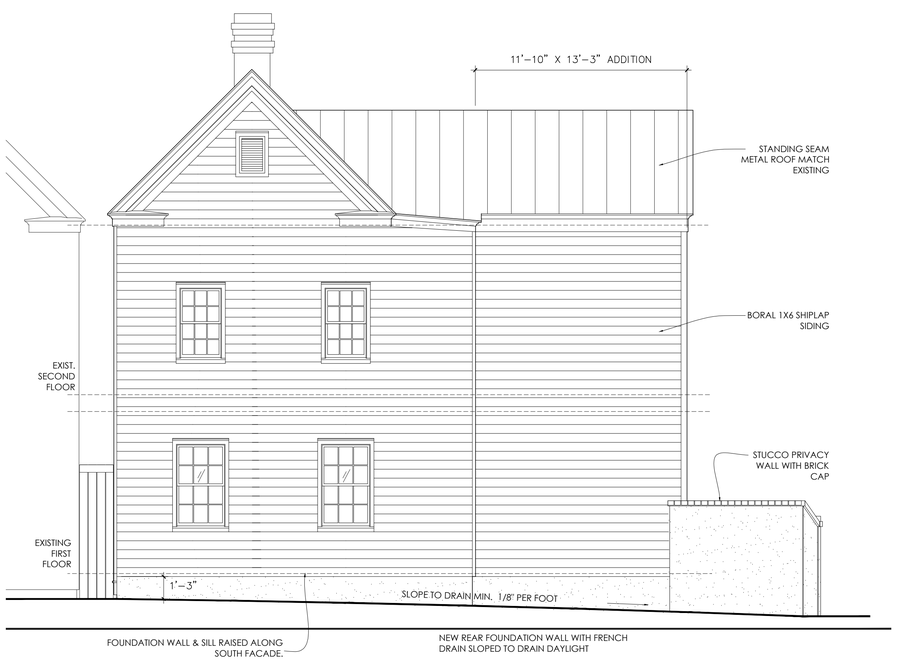


1 EXISTING SOUTH ELEVATION

SCALE 1/4"= 1'-0"

3 EXISTING WEST ELEVATION

SCALE 1/4"= 1'-0"



2 PROPOSED SOUTH ELEVATION

SCALE 1/4"= 1'-0"

4 PROPOSED EAST ELEVATION

SCALE 1/4"= 1'-0"

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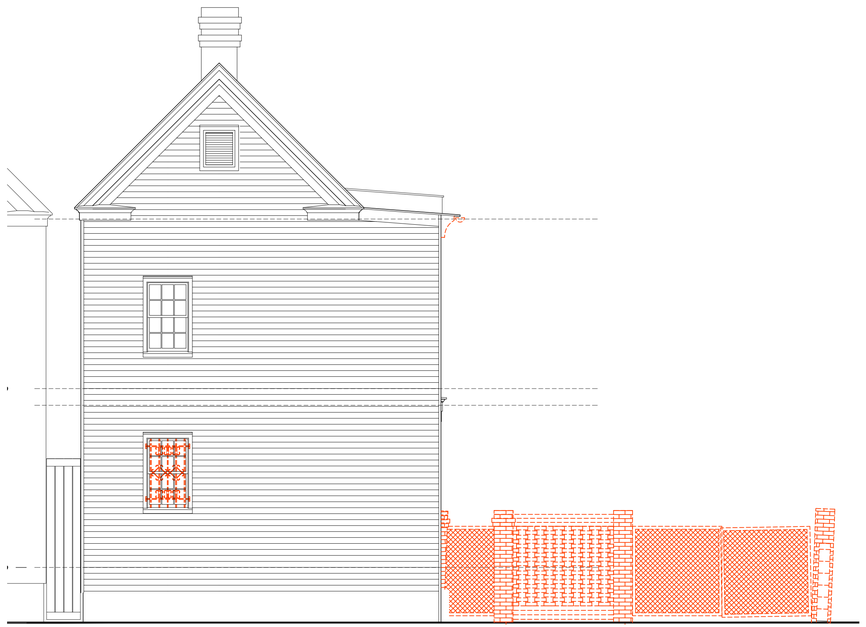
DRAWING NO

3.0



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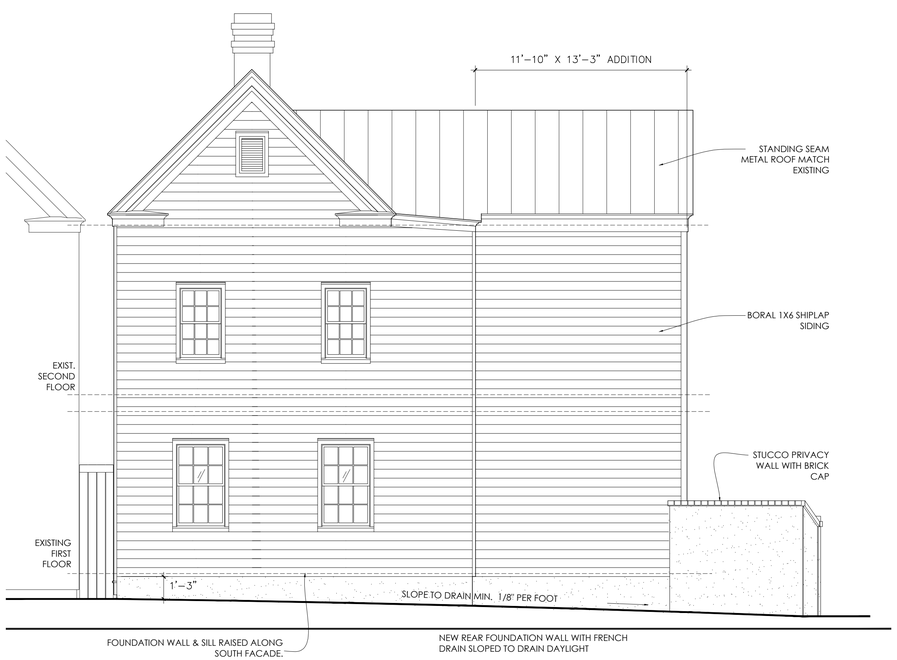
SCALE 1/4"= 1'-0"

3 EXISTING WEST ELEVATION

SCALE 1/4"= 1'-0"



2 PROPOSED SOUTH ELEVATION

SCALE 1/4"= 1'-0"

4 PROPOSED EAST ELEVATION

SCALE 1/4"= 1'-0"

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DRAWING NO

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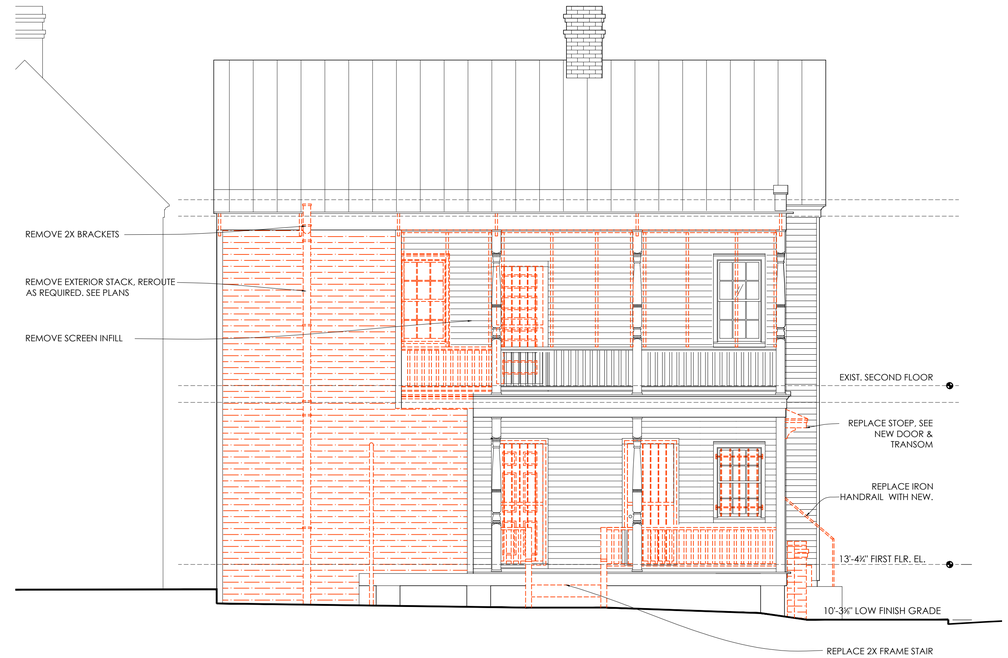
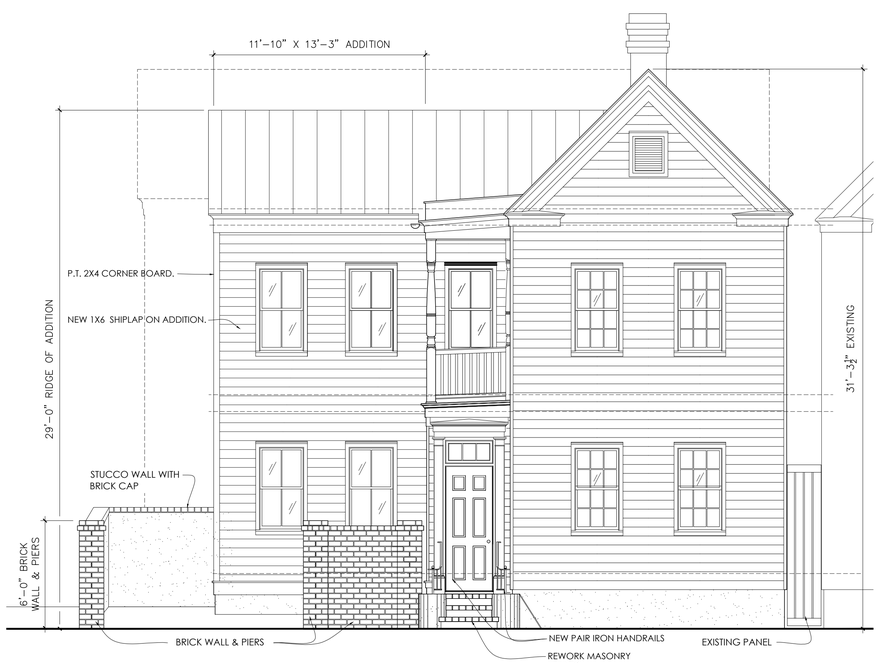
1 EXISTING NORTH ELEVATION

SCALE 1/4"= 1'-0"



3 EXISTING EAST ELEVATION

SCALE 1/4"= 1'-0"



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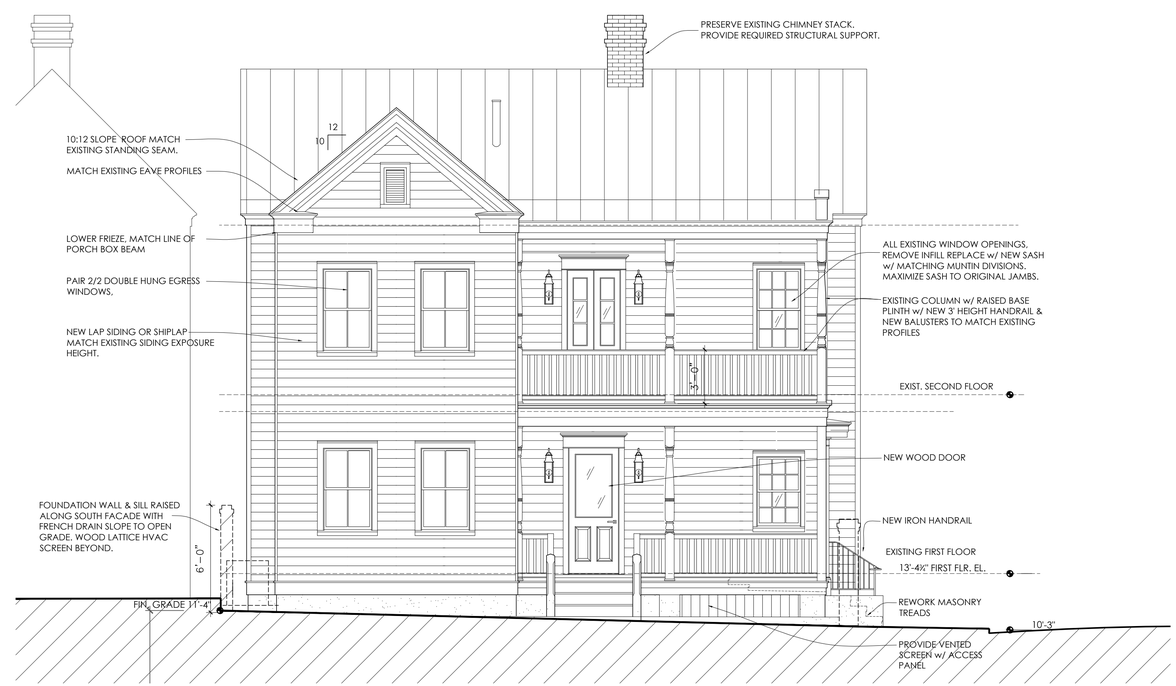

4 PROPOSED EAST ELEVATION

SCALE 1/4"= 1'-0"

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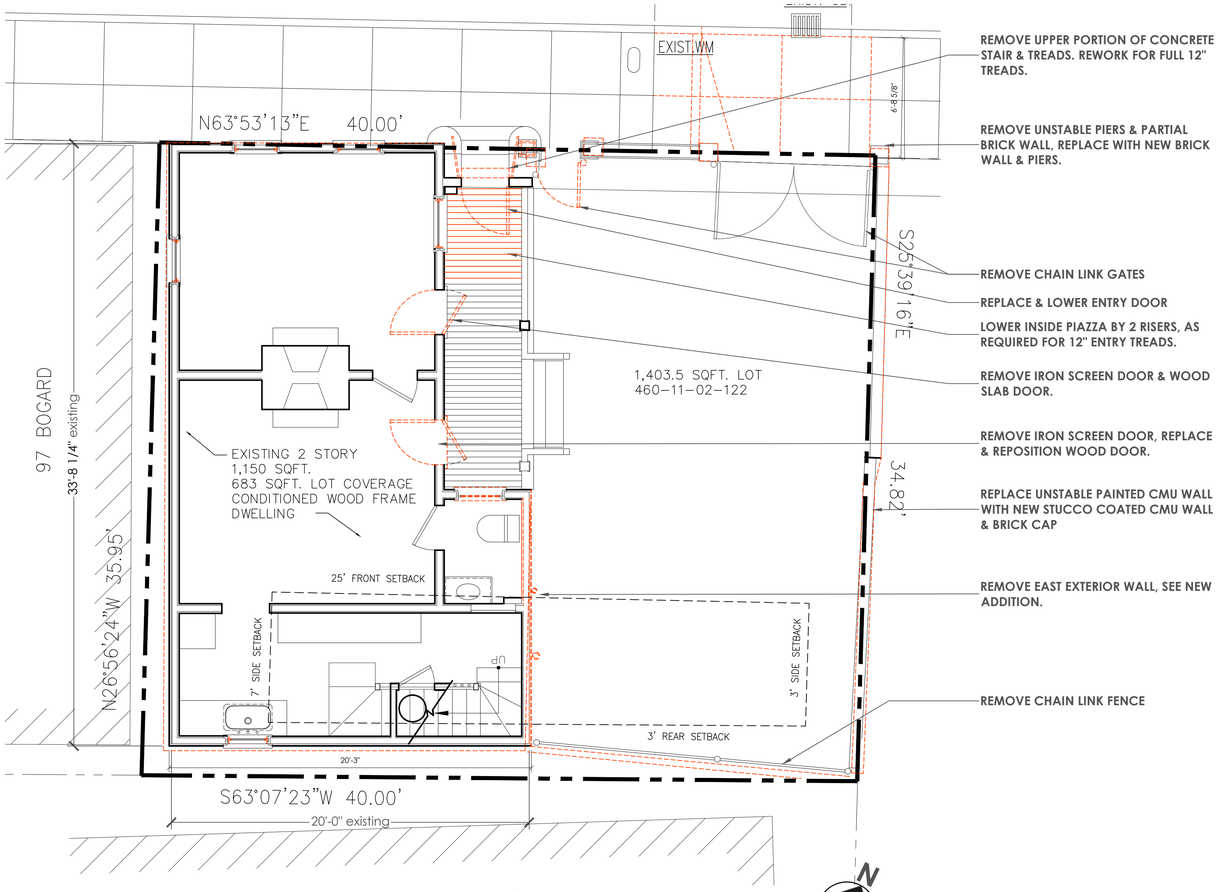

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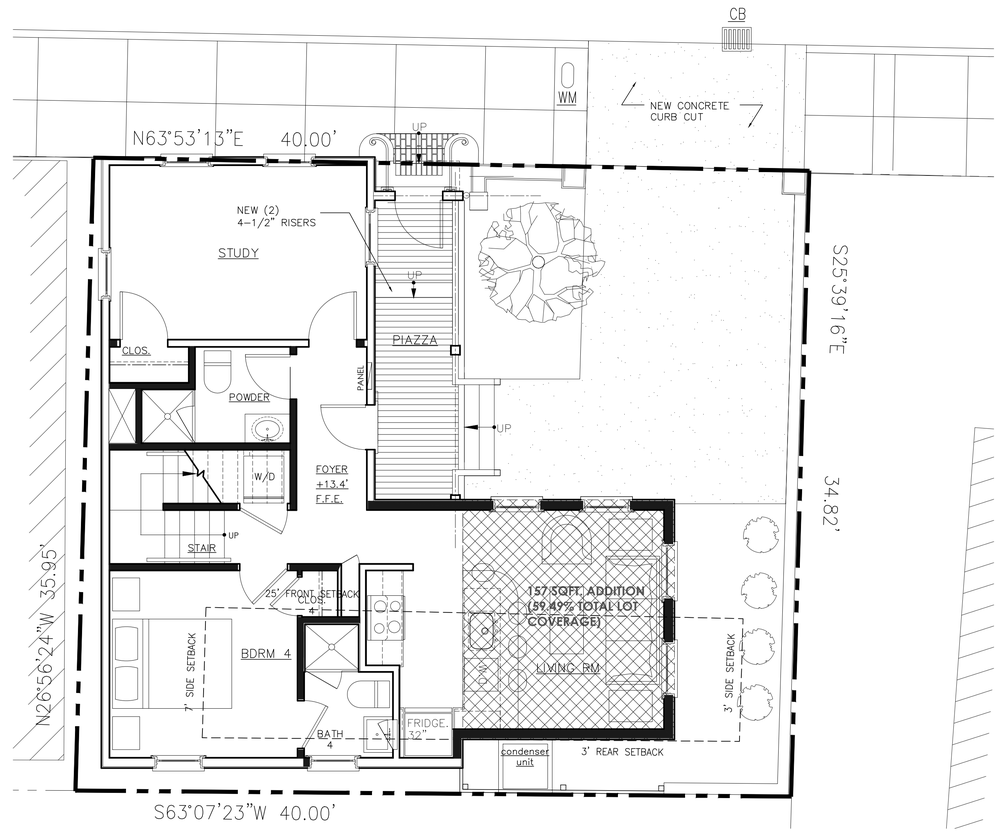
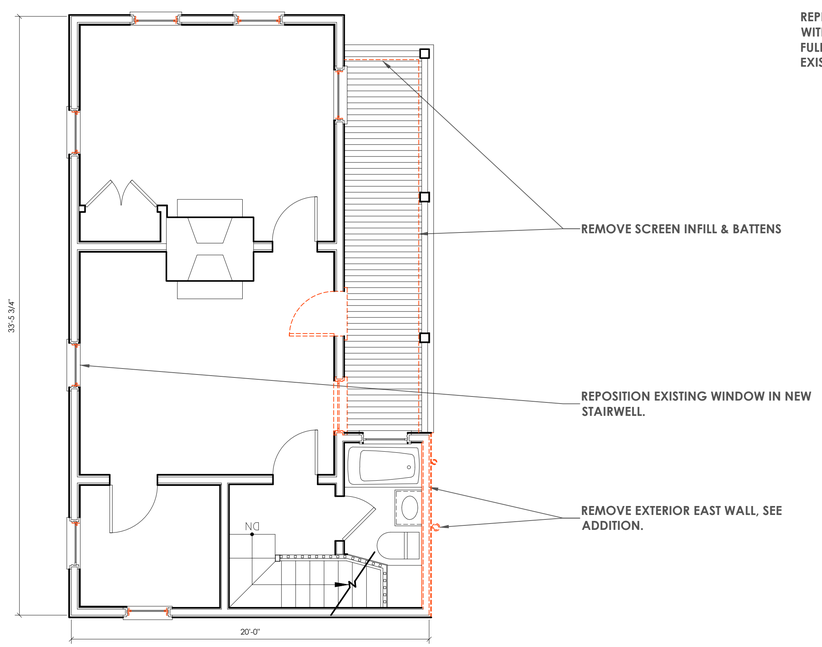


3 PROPOSED SITE PLAN/ FIRST FLOOR

SCALE 1/4"= 1'-0"



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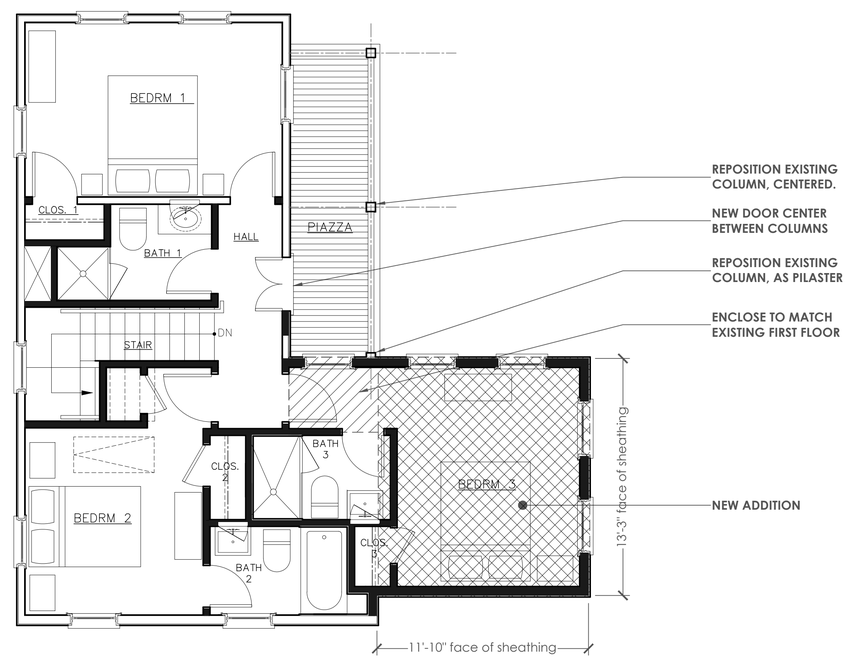
SCALE 1/4"= 1'-0"



4 PROPOSED SECOND FLOOR

SCALE 1/4"= 1'-0"

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Agenda Item #6

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

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

(Cannon/Elliottborough) / Old City District

Agenda Item #6

Applicant's Presentation

englarged area map: NTS

NEW RESIDENCE: 34 ROSE LANE

CONTACT INFORMATION

OWNER: HARRISON MALPASS

ARCHITECT: AJ ARCHITECTS, LLC
CONTACT: ASHLEY JENNINGS
538 KING STREET
CHARLESTON, SOUTH CAROLINA 29403
T. 843 577 7030

GENERAL ZONING INFORMATION

TMS#:	460-08-01-116
FLOOD ZONE:	X Zone
ZONED	DR-2F
LOT SIZE	2,110 SF, NON-CONFORMING variance granted
BLDG FOOTPRINT	1,050 SF
LOT COVERAGE	50% max, 49% proposed CONFORMING
EXISTING USE	2 Units: first floor office, second floor residential
SETBACKS	front - 25'-0"/equal to adj prop, 3'-8" CONFORMING
	rear - 3'-0", 3'-0" CONFORMING
	sw side - 7'-0", 9'-10" CONFORMING
	ne side - 3'-0", 5'-0" CONFORMING
PARKING	2 spaces required, 2 provided CONFORMING

PREVIOUS CITY REVIEWS

BAR-S CONCEPTUAL 11.14.19

DEFERRED:

•Deferred for architectural direction

BAR-S CONCEPTUAL 2.27.20

APPROVED WITH CONDITIONS:

•We acknowledge the applicant's eagerness to veer away from the overly traditional Charleston Single house and appreciate the scaled down size of the proposal from the previous iteration.

•Although the design is reminiscent of a single house, it does not address some of the vernacular that is critical to the scale of this street - examples being the combination of the infilled piazza, other extraneous volumes, and the excessive fenestration.

RESPONSE: RE-WORKED THE FENESTRATION ON ALL ELEVATIONS

•We feel that the height, scale, and mass of the building is overwhelming on Rose Lane. These houses are exceedingly close together, on narrow lots, and require a more traditional refinement in scale.

RESPONSE: LOWERED THE MAIN VOLUME EAVE HEIGHT

•Excessive fenestration on the north side should be eliminated, especially the door and the ganged kitchen windows.

RESPONSE: SIMPLIFIED NORTH ELEVATION

•Any dormer window should face south to follow the northside manners, but also to retain the most light for the artist.

RESPONSE: REMOVED NORTH FACING DORMER

•In general,the fenestration is large and out of proportion, should be restudied, and ganged windows separated.

RESPONSE: RE-WORKED THE FENESTRATION ON ALL ELEVATIONS

•Hardscaping/site plan should be developed.

RESPONSE: ADDED MORE INFORMATION ON HARDSCAPING MATERIALS

•HVAC units, if located on the ground, can be in the setback and should be out of view of the piazza.

RESPONSE: RELOCATED THE HVAC

•Lower secondary eave lines below main gable and eliminate north dormer

RESPONSE: THE EAVE HEIGHT OF THE MAIN VOLUME WAS LOWERED, SO THE OTHER EAVE LINES COULD NOT BE.

area map: NTS

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Charleston, SC
B97003
REGISTERED ARCHITECT

538 KING STREET
CHARLESTON, S.C.
29403

843-577-7030 phone
843-577-8060 fax

NEW RESIDENCE
34 ROSE LANE
CHARLESTON, SC

PRELIMINARY

DESIGNED
akj

DRAWN
akj | bbg

CHECKED
akj

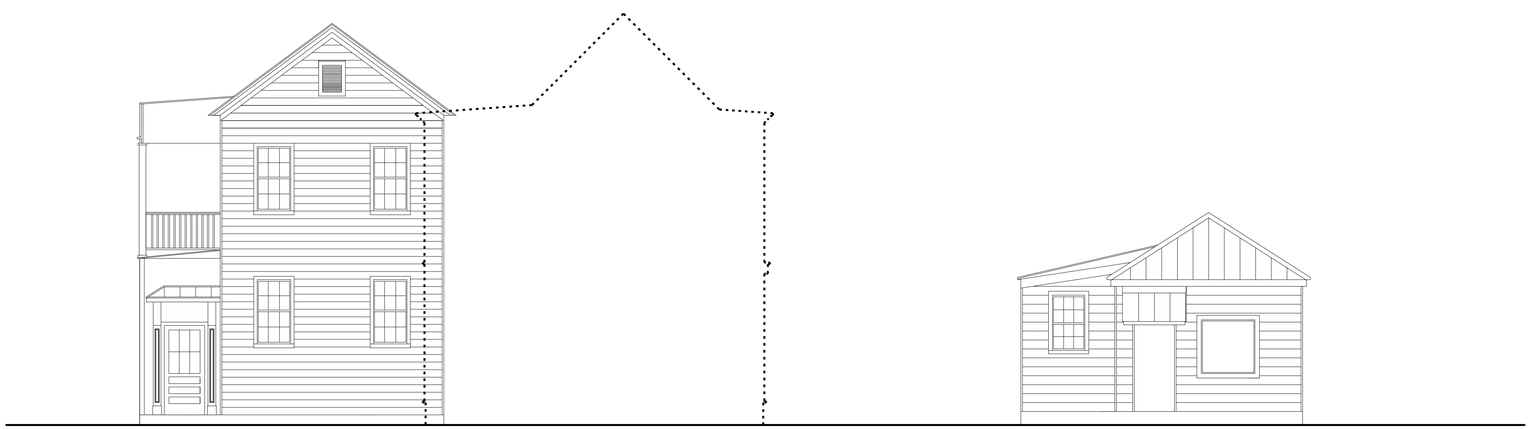
DATE
3•16•2020

REVISIONS

SHEET
A0

COVER

proposed streetscape - rose lane facing west: 3/16" = 1'-0"



relative streetscape - rose lane facing east: 3/16" = 1'-0"

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REVISIONS

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A0

COVER

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

ZONING INFORMATION:

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

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A3.1

SITE PLAN

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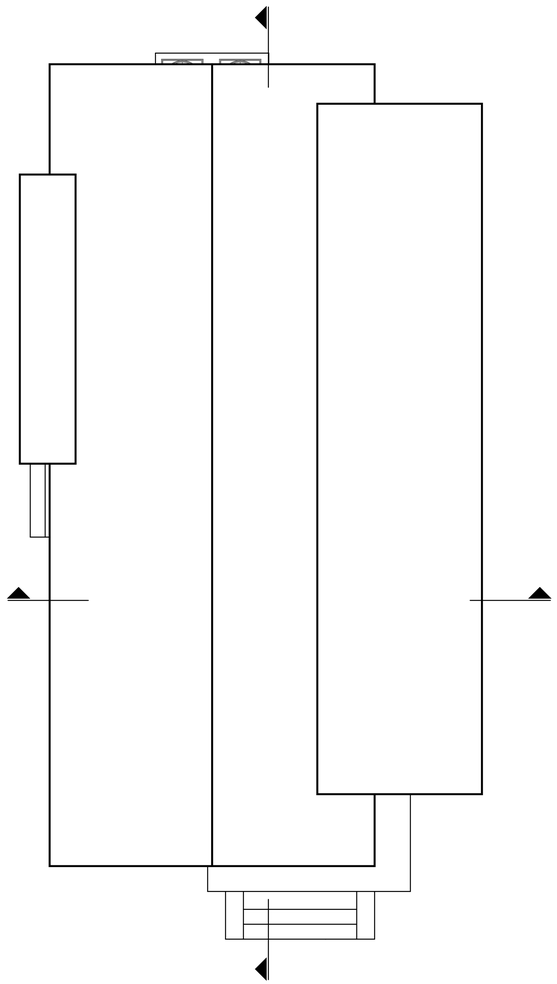
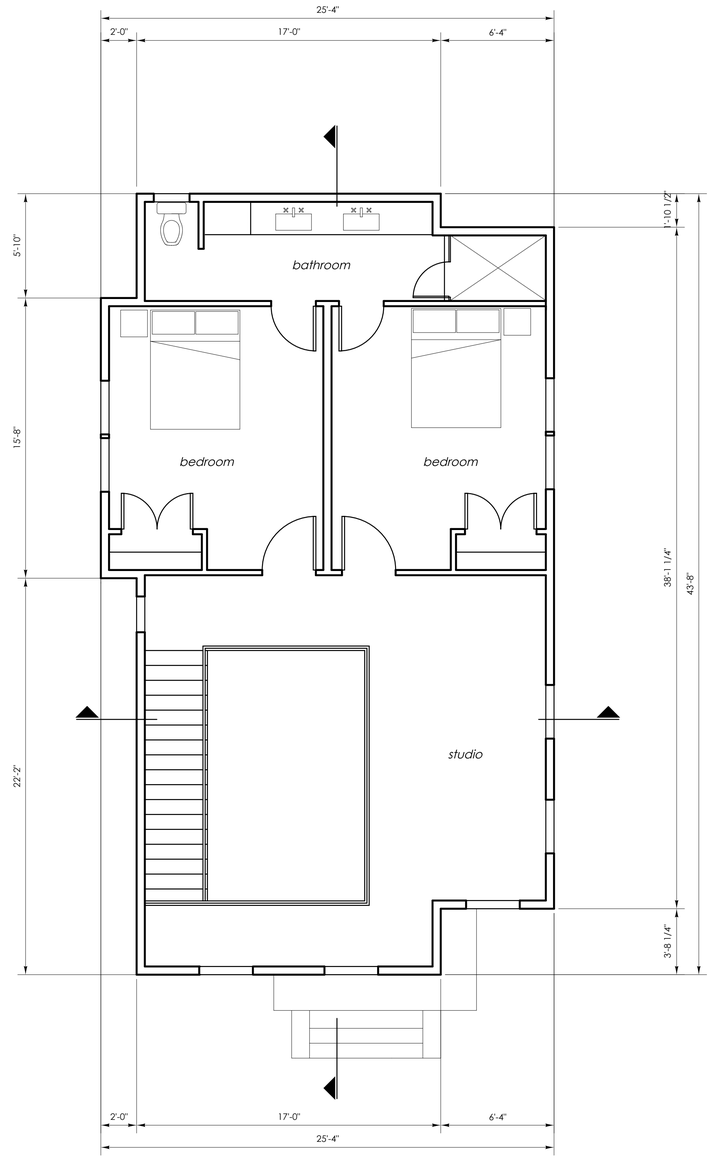
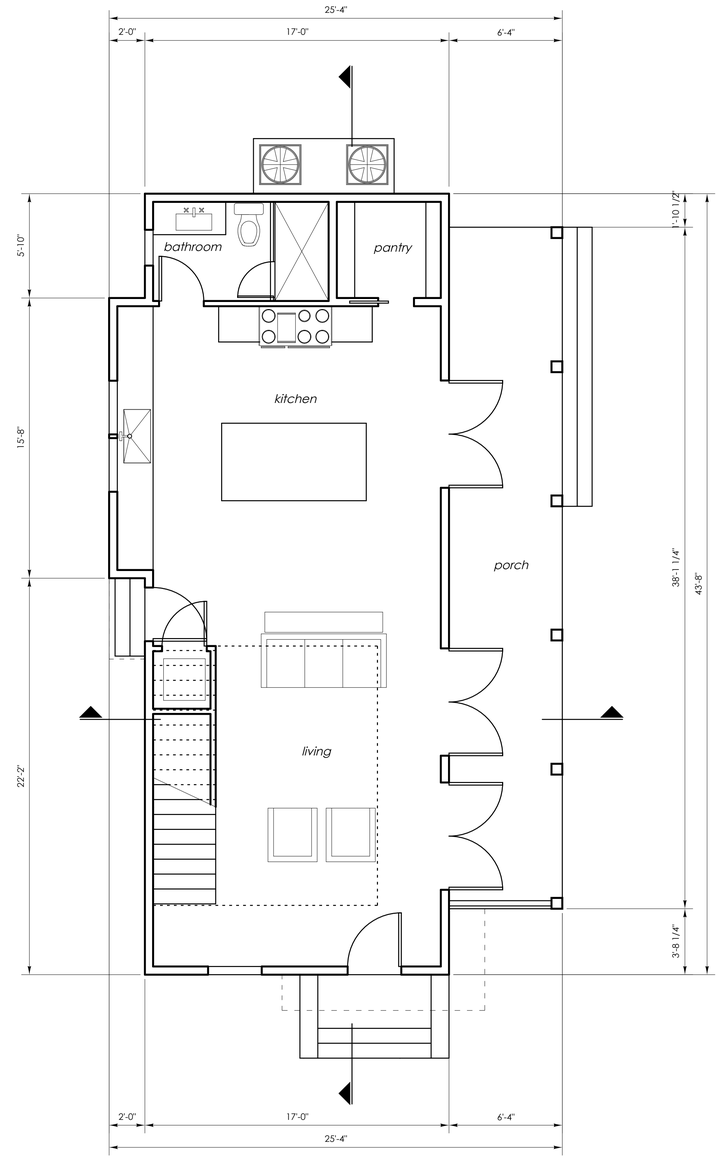


roof plan: 1/4" = 1'-0"



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



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

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A3.2

FLOOR PLANS

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

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A4.1

ELEVATION

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

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A4.2

ELEVATION

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

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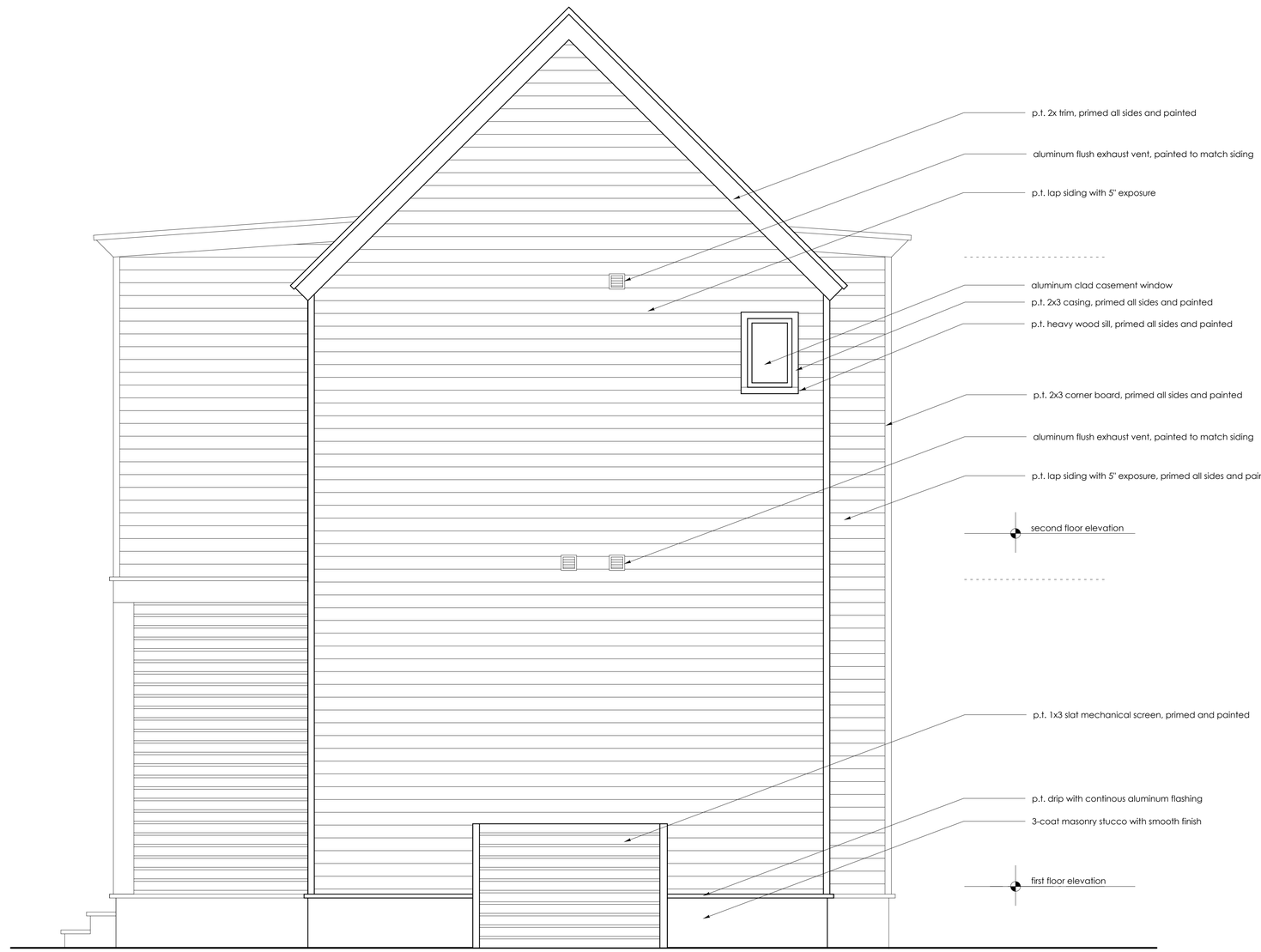
ELEVATION



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

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ELEVATION

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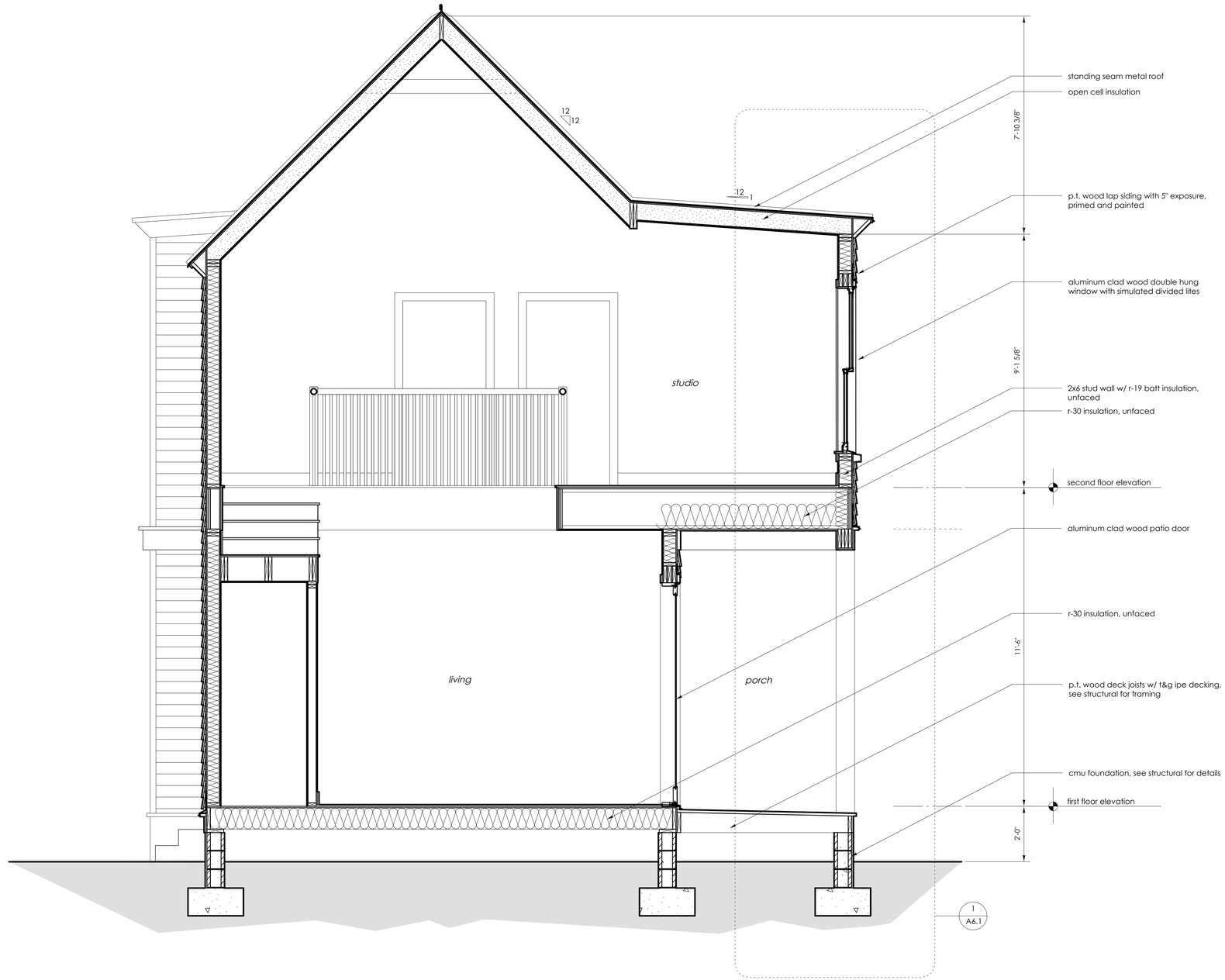

cross building section: 1/2" = 1'-0"

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BUILDING SECTIONS

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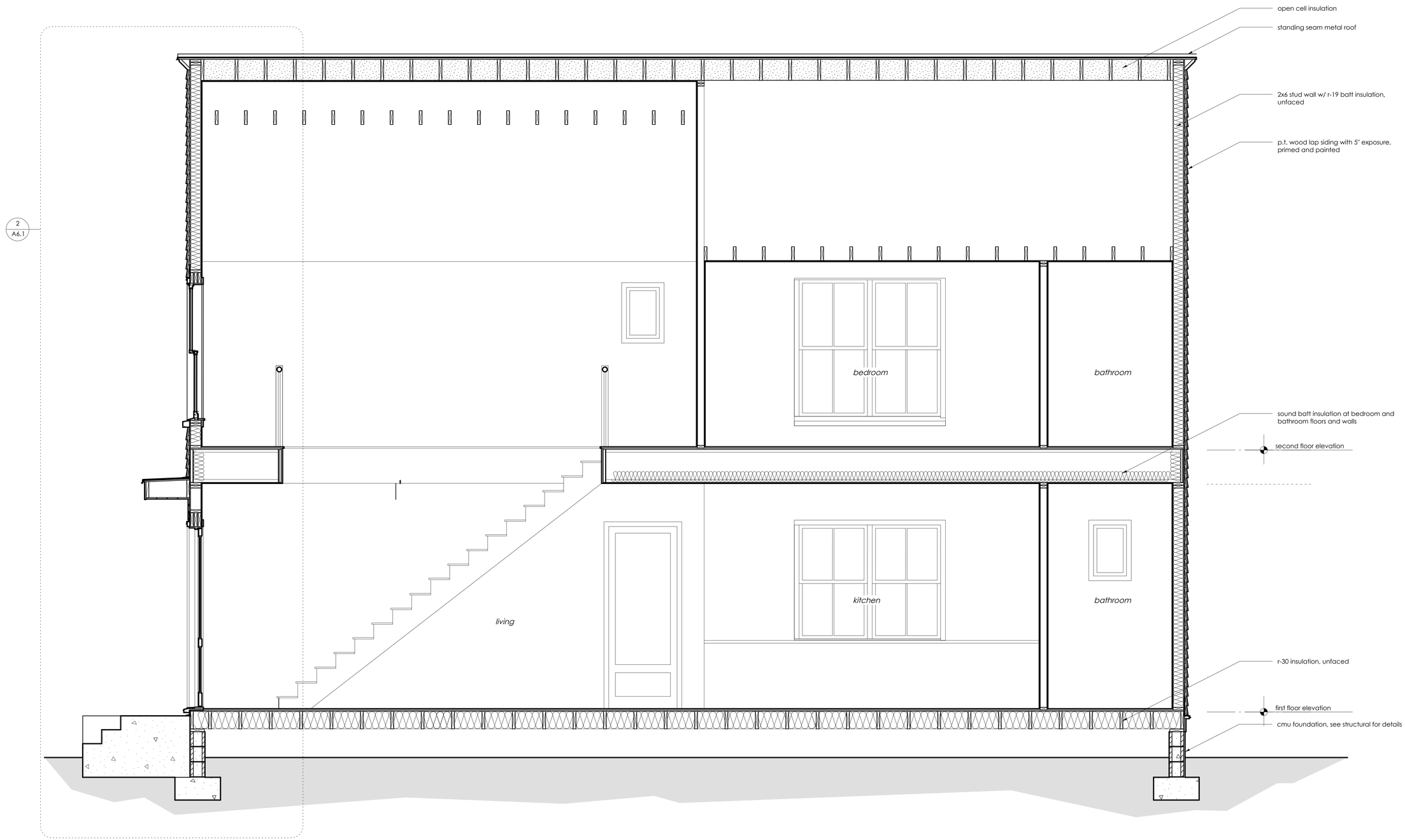

cross building section: 1/2" = 1'-0"

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NEW RESIDENCE
34 ROSE LANE
CHARLESTON, SC

BAR PRELIMINARY

DESIGNED
akj

DRAWN
akj | bbg

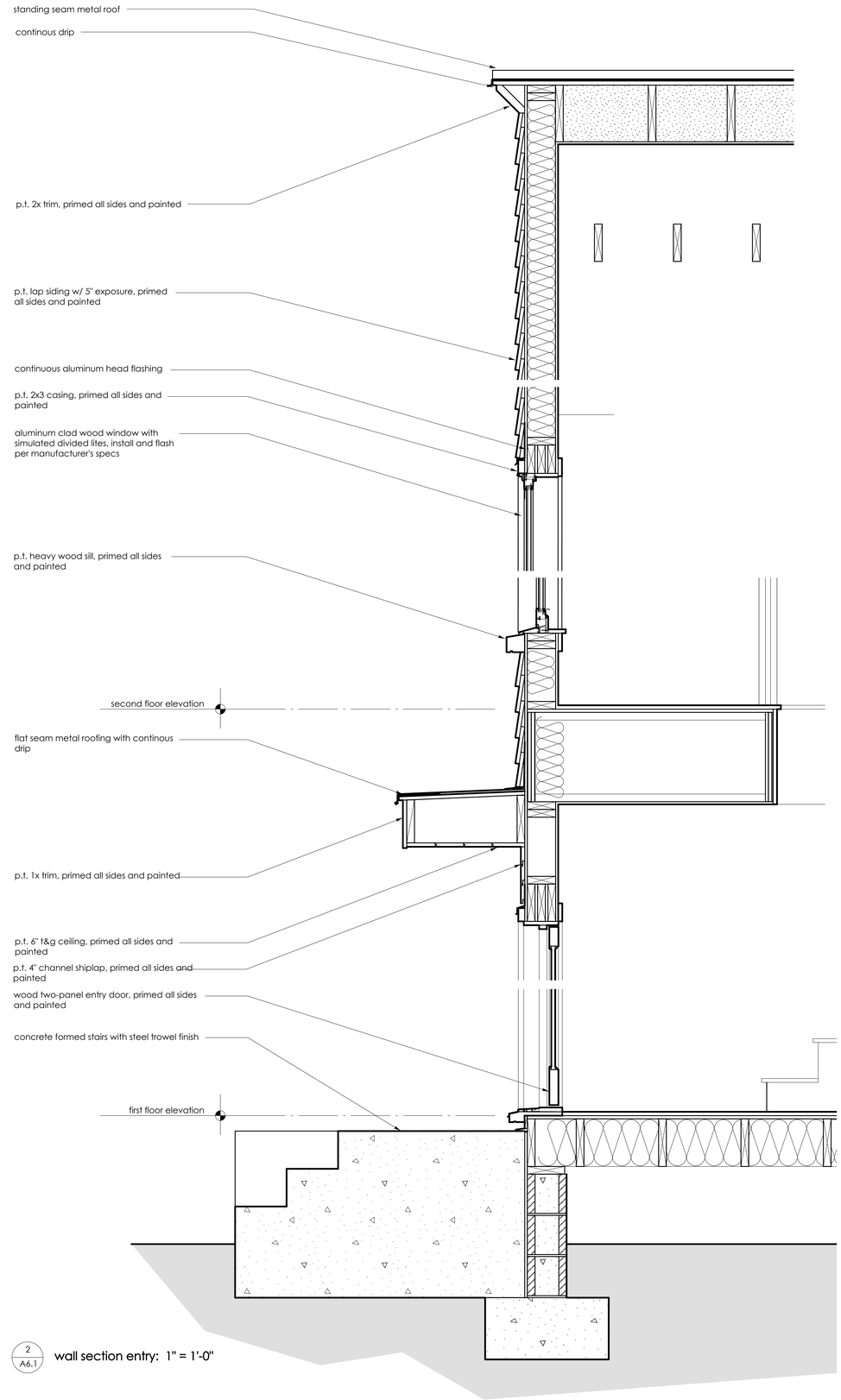
CHECKED
akj

DATE
3•16•2020

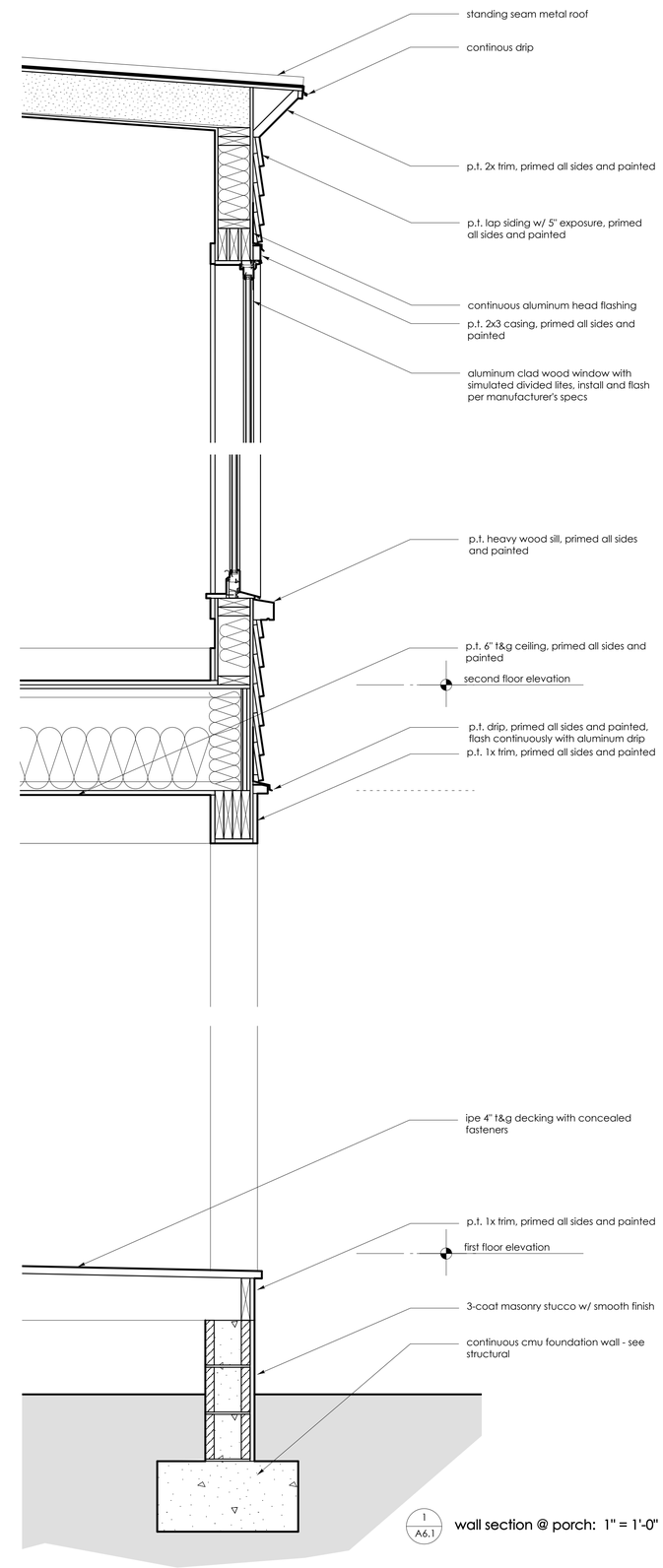
REVISIONS

SHEET
A5.2

BUILDING SECTIONS



2 / A6.1 wall section entry: 1" = 1'-0"



1 / A6.1 wall section @ porch: 1" = 1'-0"

all drawings property of aj architects, l.l.c.,duplication without the express authorization of aj architects, l.l.c. is forbidden

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ASHLEY KLUTTZ JENNINGS
Charleston, SC
05303
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
AJ ARCHITECTS LLC
Charleston, SC
B97003
REGISTERED ARCHITECT

538 KING STREET
CHARLESTON, S.C.
29403

843-577-7030 phone
843-577-8060 fax

NEW RESIDENCE
34 ROSE LANE
CHARLESTON, SC

BAR PRELIMINARY

DESIGNED
akj

DRAWN
akj | bbg

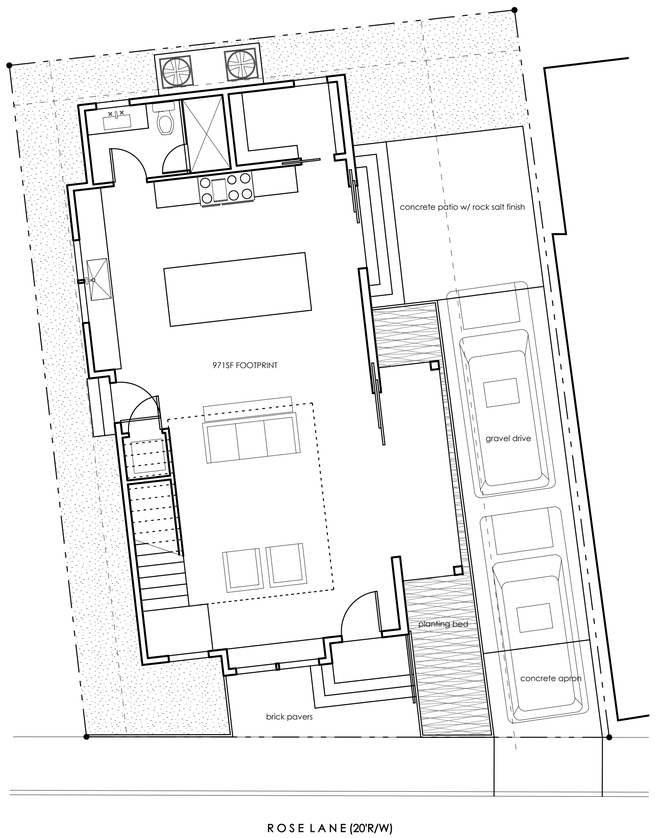
CHECKED
akj

DATE
3•16•2020

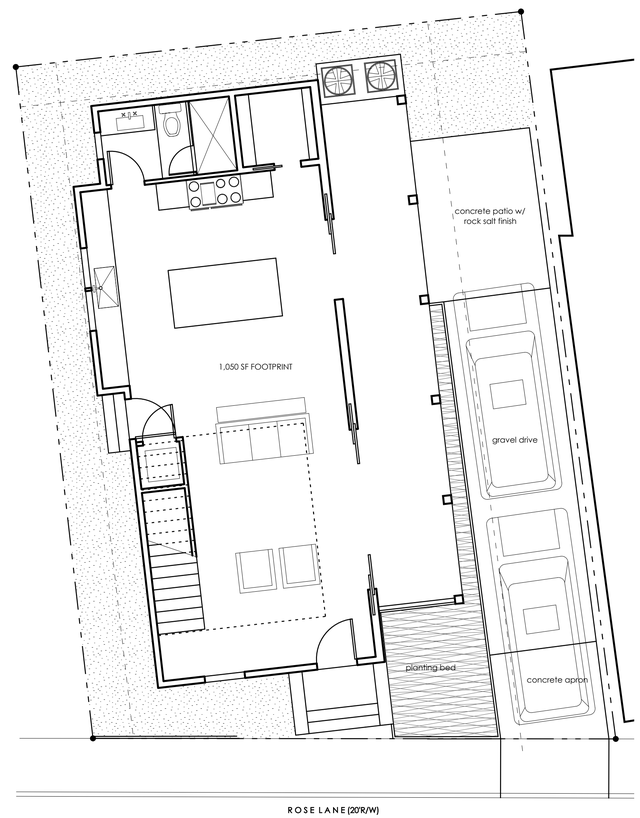
REVISIONS

SHEET
A6.1

WALL SECTIONS



ORIGINAL PROPOSED *site plan: 3/16" = 1'-0"*



PREVIOUS PROPOSED *site plan: 3/16" = 1'-0"*

CURRENT PROPOSED *site plan: 3/16" = 1'-0"*

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AJ ARCHITECTS LLC
Charleston, SC
B97003
REGISTERED ARCHITECT

538 KING STREET
CHARLESTON, S.C.
29403

843-577-7030 phone
843-577-8060 fax

NEW RESIDENCE
34 ROSE LANE
CHARLESTON, SC

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DATE
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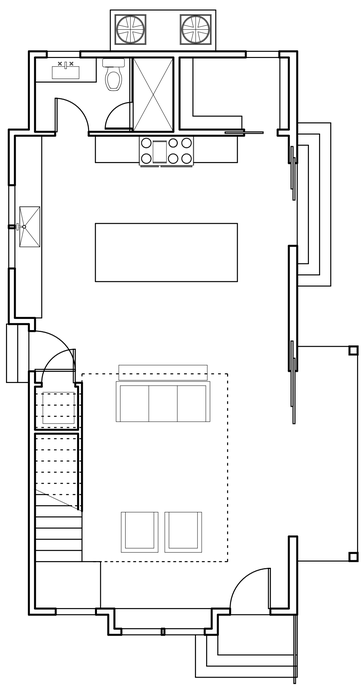
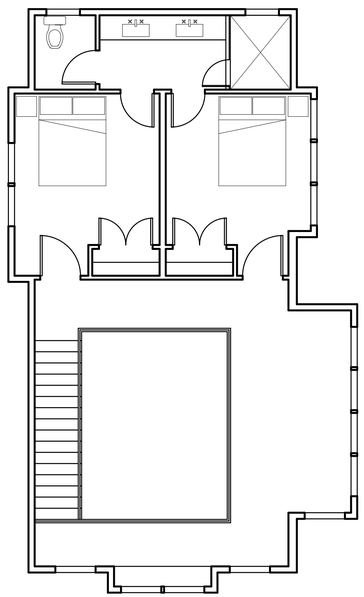
REVISIONS

SHEET
COMP.1

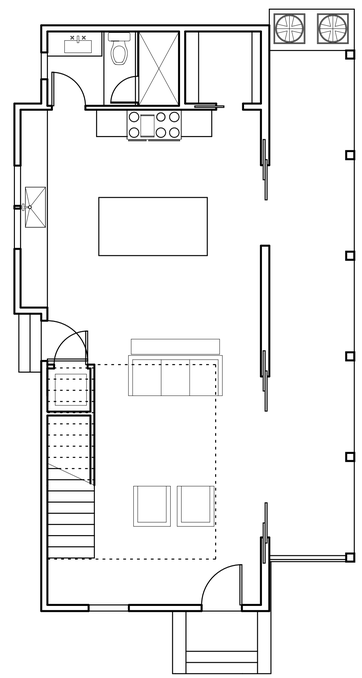
SITE PLAN



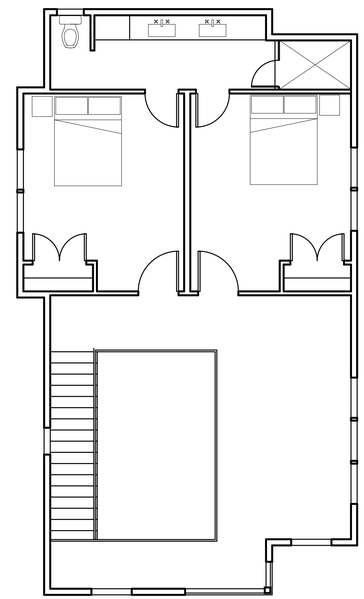
ORIGINAL PROPOSED *second floor plan: 3/16" = 1'-0"*



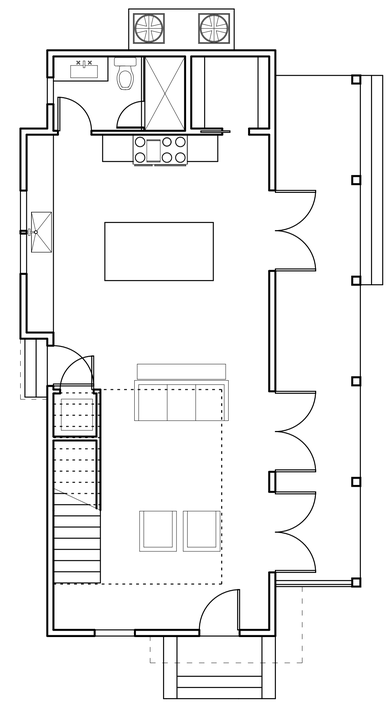
ORIGINAL PROPOSED *second floor plan: 3/16" = 1'-0"*



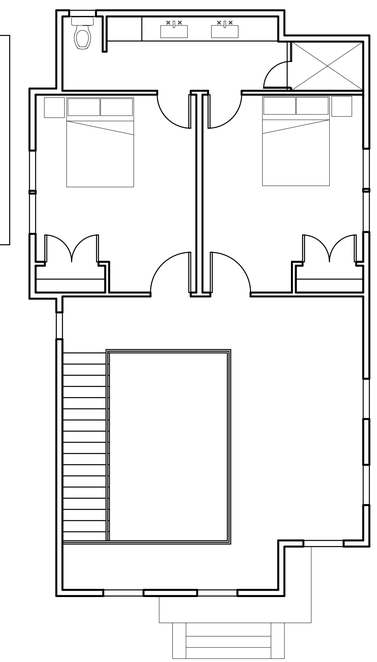
PREVIOUS PROPOSED *first floor plan: 3/16" = 1'-0"*



PREVIOUS PROPOSED *second floor plan: 3/16" = 1'-0"*



CURRENT PROPOSED *first floor plan: 3/16" = 1'-0"*



CURRENT PROPOSED *second floor plan: 3/16" = 1'-0"*

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AJ ARCHITECTS LLC
Charleston, SC
B97003
REGISTERED ARCHITECT

538 KING STREET
CHARLESTON, S.C.
29403

843-577-7030 phone
843-577-8060 fax

NEW RESIDENCE
34 ROSE LANE
CHARLESTON, SC

PRELIMINARY

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akj

DATE
3•16•2020

REVISIONS

SHEET
COMP.2

FLOOR PLANS

ORIGINAL PROPOSED *west (rose lane) elevation: 3/16" = 1'-0"*

ORIGINAL PROPOSED *south elevation: 3/16" = 1'-0"*

PREVIOUS PROPOSED *west (rose lane) elevation: 3/16" = 1'-0"*

PREVIOUS PROPOSED *south elevation: 3/16" = 1'-0"*

CURRENT PROPOSED *west (rose lane) elevation: 3/16" = 1'-0"*

CURRENT PROPOSED *south elevation: 3/16" = 1'-0"*

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Charleston, SC
B97003
REGISTERED ARCHITECT

538 KING STREET
CHARLESTON, S.C.
29403

843-577-7030 phone
843-577-8060 fax

NEW RESIDENCE
34 ROSE LANE
CHARLESTON, SC

PRELIMINARY

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akj

DATE
3•16•2020

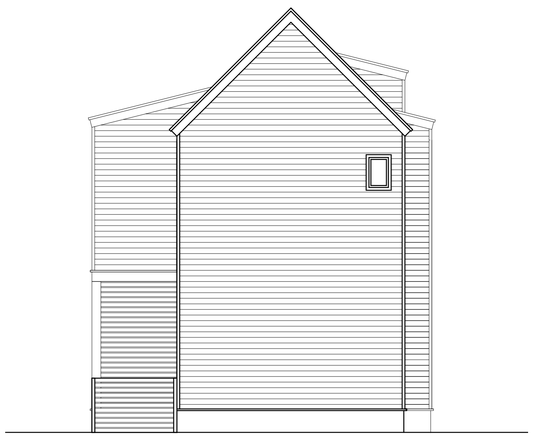
REVISIONS

SHEET
COMP.3

ELEVATION

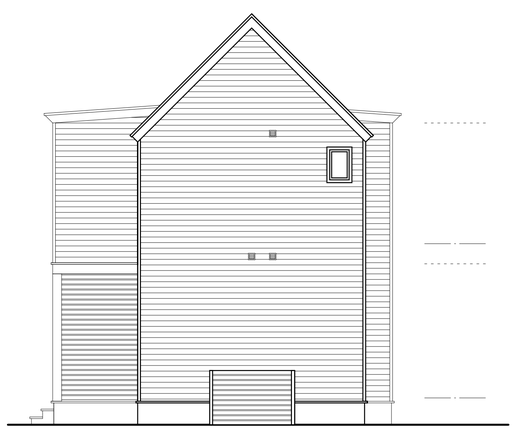
ORIGINAL PROPOSED *east elevation: 3/16" = 1'-0"*

ORIGINAL PROPOSED *north elevation: 3/16" = 1'-0"*



PREVIOUS PROPOSED *east elevation: 3/16" = 1'-0"*

PREVIOUS PROPOSED *north elevation: 3/16" = 1'-0"*



CURRENT PROPOSED *east elevation: 3/16" = 1'-0"*

CURRENT PROPOSED *north elevation: 3/16" = 1'-0"*

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Charleston, SC
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Charleston, SC
B97003
REGISTERED ARCHITECT

538 KING STREET
CHARLESTON, S.C.
29403

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843-577-8060 fax

NEW RESIDENCE
34 ROSE LANE
CHARLESTON, SC

PRELIMINARY

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akj

DATE
3•16•2020

REVISIONS

SHEET
COMP.4

ELEVATION

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

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

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

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aj architects

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Charleston, SC
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REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
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Charleston, SC
B97003
REGISTERED ARCHITECT

538 KING STREET
CHARLESTON, S.C.
29403

843-577-7030 phone
843-577-8060 fax

NEW RESIDENCE
34 ROSE LANE
CHARLESTON, SC

PRELIMINARY

DESIGNED
akj

DRAWN
akj | bbg

CHECKED
akj

DATE
3•16•2020

REVISIONS

SHEET
COMP.5

STREETSCAPE

Agenda Item #7

301 KING STREET
TMS # 457-04-04-092

Request appeal of staff denial for painting of existing unpainted masonry walls limited to Liberty Street and rear elevations.

Not Rated / (none) / c. 1944-51 / Old and Historic District

Agenda Item #7

Applicant's Presentation

COLOR SCHEDULE

Address: 301 King St

TMS No: 4570404307

Board of Architectural Review

Applicant: Seamar Construction Daytime Phone: 8437681758 Date: 04/09/2020

Mailing Address: 3690 Bohicket Rd #3C City: Johns Island Zip Code: 29455

Attach color samples here

Main Body of the Building:
Color: Mineral Gray
Number: SW 2740 (Satin)
Manufacturer: Sherwin Williams

Trim:
Color:
Number:
Manufacturer:

Window Sash:
Color: No change
Number:
Manufacturer:

Exterior Doors:
Color:
Number: No change
Manufacturer:

Foundation:
Color:
Number:
Manufacturer:

Roof:
Color:
Number:
Manufacturer:

Piazza or Porch:
Columns and Balustrade:
Color:
Number:
Manufacturer:

Deck:
Color:
Number:
Manufacturer:

Ceiling:
Color:
Number:
Manufacturer:

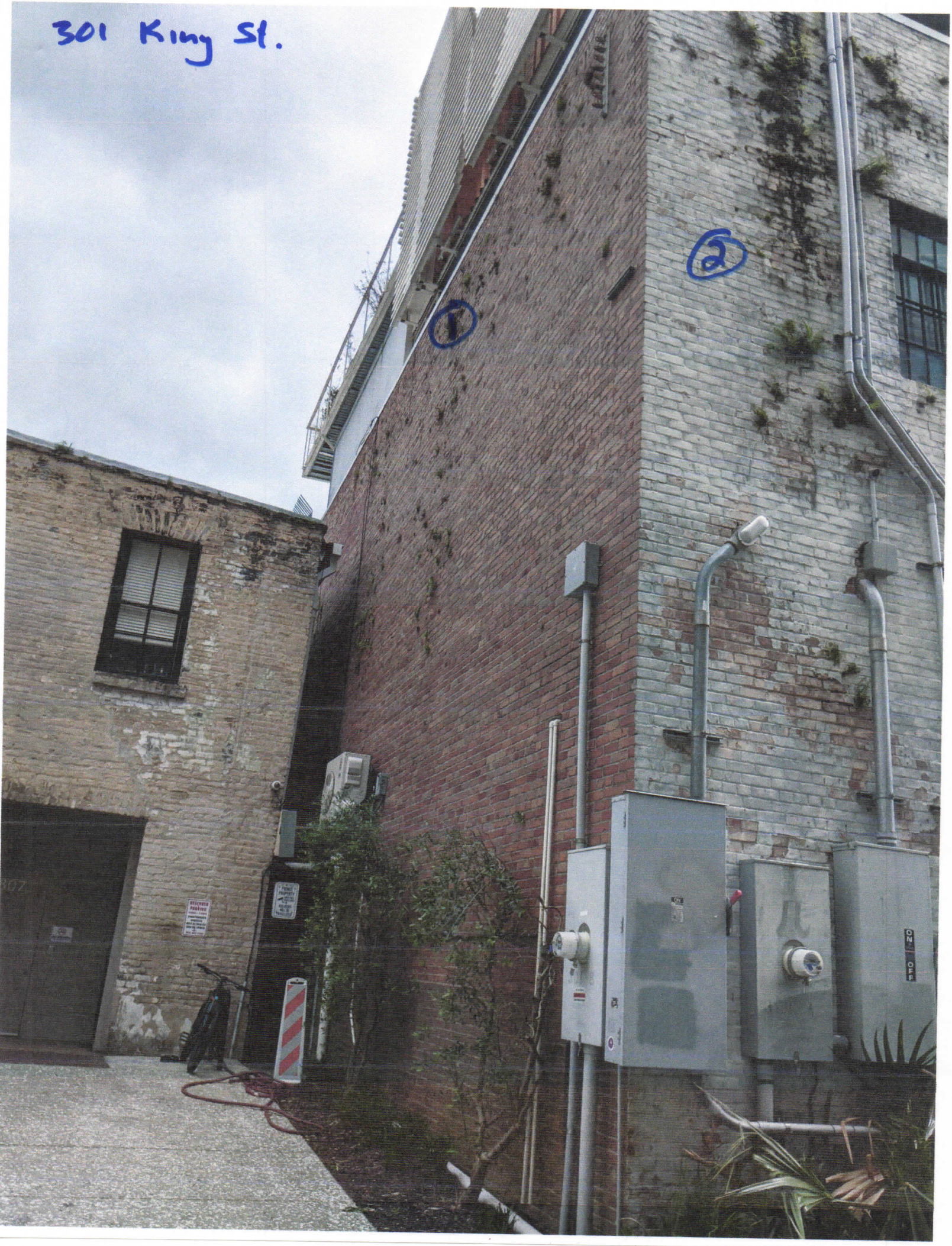
Shutters:
Color:
Number:
Manufacturer:

Other (_____):
Color:
Number:
Manufacturer:

BAR COLOR SCHEDULE

301 King St.

301 King St.



301 King St.
1
2
301 B

301 King St. NC
5
3
24 Hours
PRIVATE
PARKING
GIL CHRIST
19

301B

301B

301B

301B

Agenda Item #8

6 JUDITH STREET
TMS # 459-09-03-134

Request final approval for removal of existing 6-foot chain link fence and replacement with new 7-foot stucco garden wall with brick cap to match existing wall at 8 Judith Street.

Category 3 / (Mazyck-Wraggborough) / c. 1817-20 / Old and Historic District

Agenda Item #8

Applicant's Presentation

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Six Judith Street

John Robinson Tenement

garden wall application

Sheet Listing:

1 Cover
2 Plan
3 Photos

6 Judith Street
Charleston, South Carolina 29403
constructed 1817-1820
kitchen addition 1920

GARDEN WALL SCOPE ONLY
no architectural work in this submittal

no zoning required for this submittal

Contact: Glen Gardner, 842-722-5885

GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
f 843.722.5880
e glen@gardnerlla.com

Date: 06-01-20 grg
Rev:

Six Judith LLC
6 Judith Street
Charleston, South Carolina 29403

Cover

sheet 1

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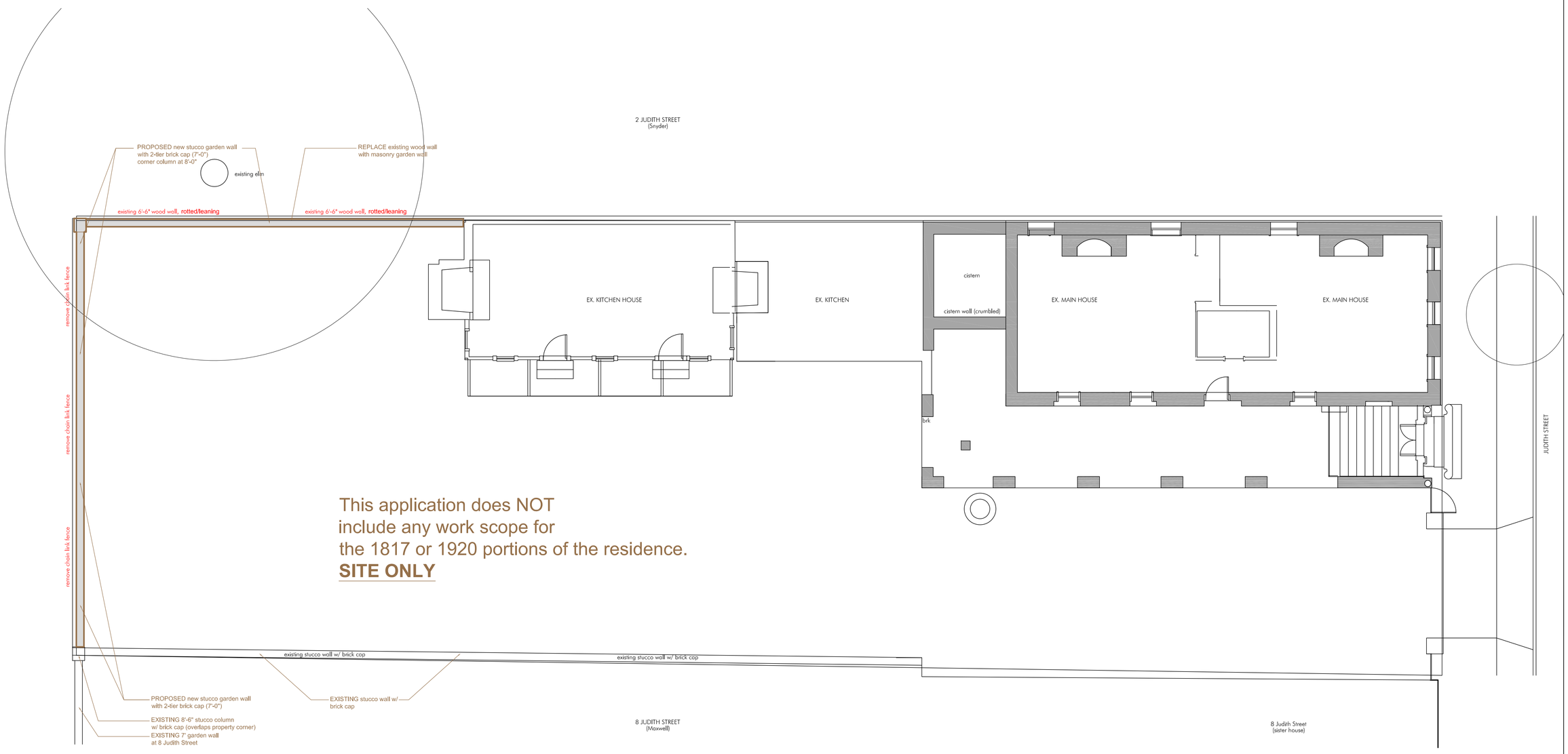


Site Plan Proposed
Scale 3/16" = 1'-0" @24x36 paper

GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5880
f 843.722.5880
e glen@gardnerlla.com

Date: 07-15-18 grg
Rev: 09-12-18 grg
03-09-19 grg
06-01-20 grg

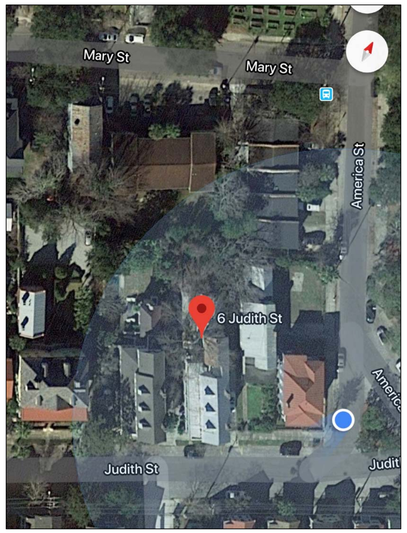
State of South Carolina
Glen R. Gardner
Registered Landscape Architect
No. 886

Six Judith LLC
6 Judith Street
Charleston, South Carolina, 29403

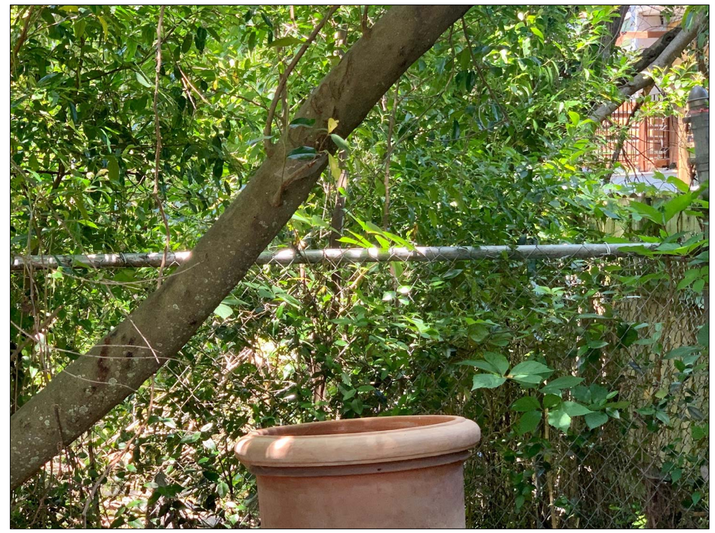
Existing
Site

sheet 5

View looking south from Mary Street
(not visible)

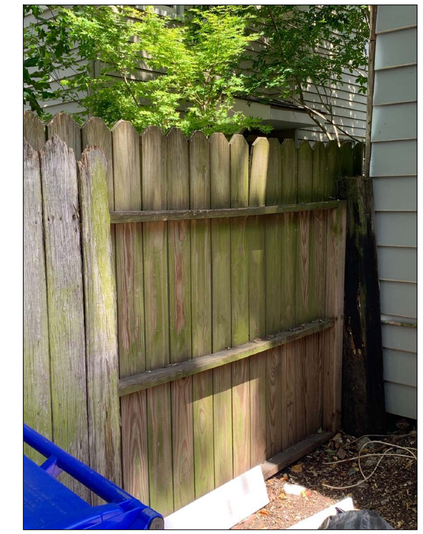


6 Judith Street Google map satellite

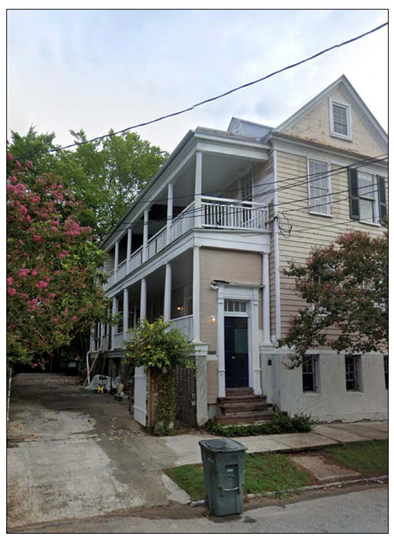


Existing chain link to be removed and
replaced with new wall

Existing wall at 8 Judith

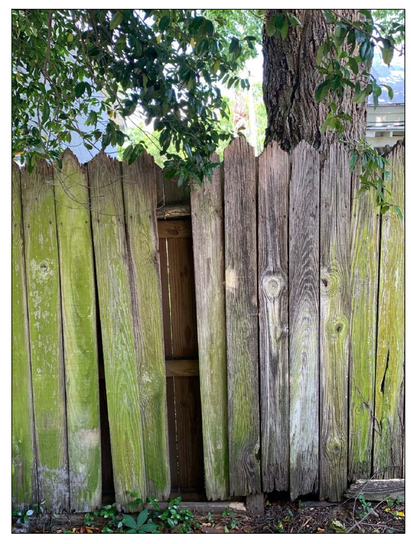


Existing wood wall looking east to 4 Judith

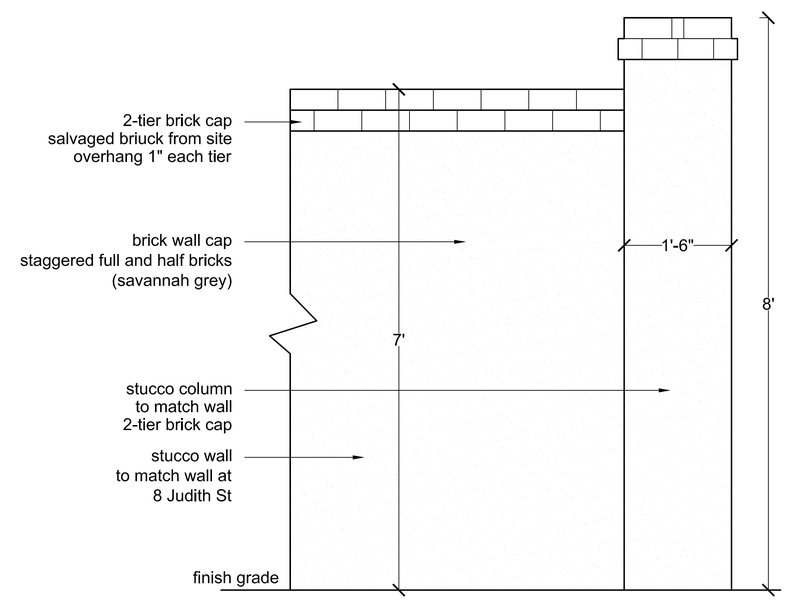


6 Judith Street looking north into property

Existing wall to be matched (8 Judith St)



Existing wood wall looking east to 4 Judith



Masonry Wall and Column Detail
Scale: 1"=1'-0"

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GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5880
f 843.722.5880
e glen@gardnerla.com

Date: 05-14-20 grg
Rev:

Six Judith LLC
6 Judith Street
Charleston, South Carolina, 29403

Photos for
Site + Wall

sheet 5b

Agenda Item #9

27 RUTLEDGE BOULEVARD
TMS # 457-11-01-053

Request final approval to replace panel of existing iron fence with stucco wall panel to match existing stucco piers and hardscape with swimming pool.

Not Rated / (Charlestowne) / c. pre-1921 / Old and Historic District

Agenda Item #9

Applicant's Presentation

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The Meyer-Edwards Residence

garden construction plans

27 Rutledge Boulevard
Charleston, South Carolina

Sheet Listing:

1 of 11 Proposed Plan
2 of 11 Existing Site Plan
3 of 11 Demolition Plan
4 of 11 Layout Plan
5 of 11 Layout Plan-ADDITIONAL NOTES
6 of 11 Masonry Details
7 of 11 Masonry Details
8 of 11 Masonry Details
9 of 11 Planting Plan
10 of 11 Planting List
11 of 11 Site Photographs

GARDEN SUBMITTAL ONLY
NO ZONING REVIEW NEEDED
NO CHANGES TO 1925 RESIDENCE IN THIS SUBMITTAL
ANY LANDSCAPE LIGHTING TO BE SUBMITTED BY LANDSCAPE LIGHTING PROVIDER

Contractors' Certification and Agreement to Terms of Drawings

Signature of contractors below certifies full understanding of and intent to comply with all included drawings, details, notes, lists and terms as issued by the office of Glen R. Gardner Landscape Architect, LLC.

Landscape and Irrigation contractor

Masonry and Hardscape contractor

Landscape Lighting contractor

Pool contractor

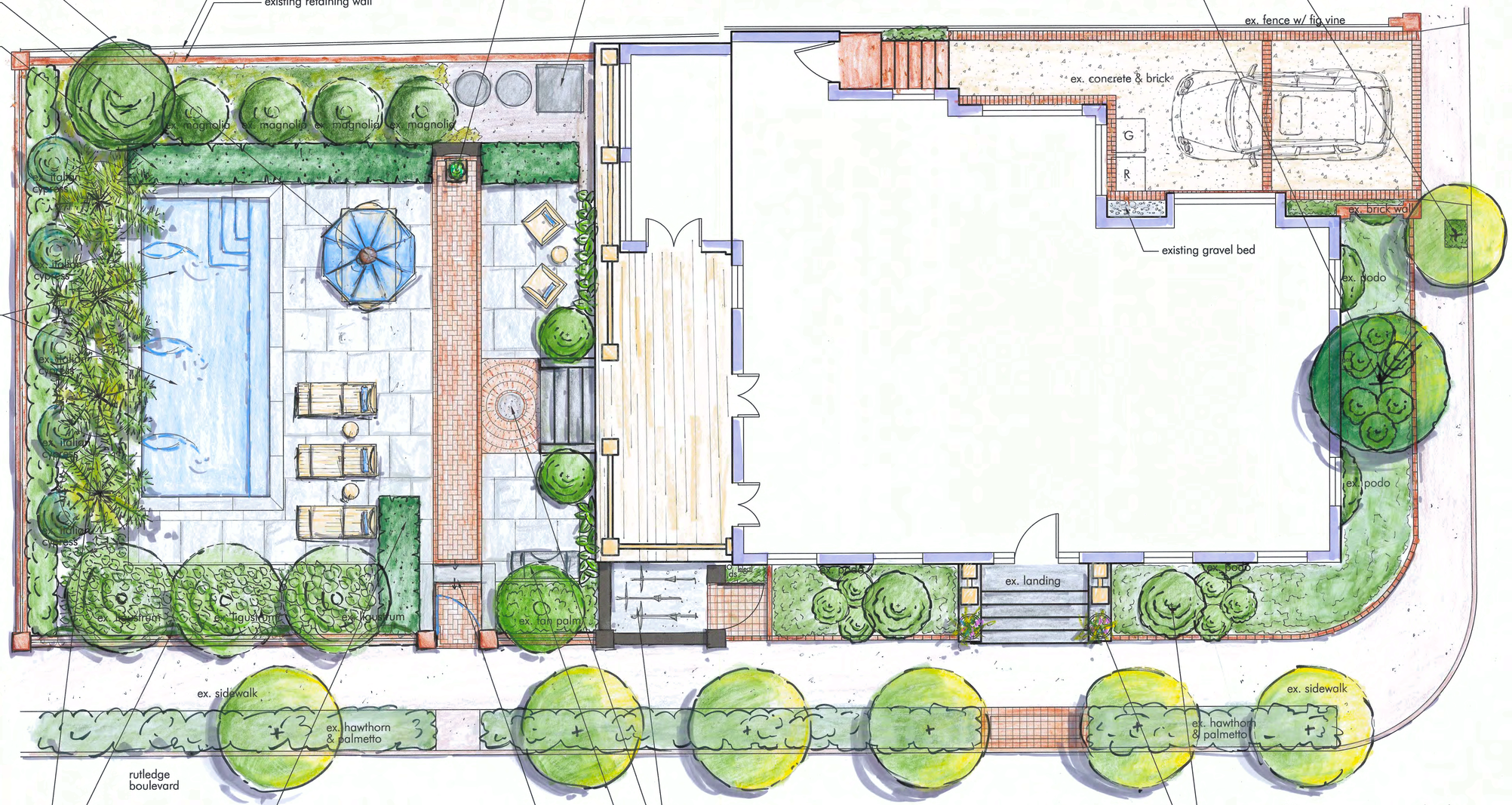
Carpentry contractor

GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

Date: 02-20-20 ecp
Rev: 03-24-20 ecp
03-25-20 ecp
03-31-20 ecp

Meyer-Edwards Residence
27 Rutledge Boulevard
Charleston, South Carolina 29401

Cover



dining area,
poolside dining wih a table for six, shaded by a large umbrella

large ligustrum,
to match existing on east side

tall evergreen hedge,
flanking pool terrace, for enclosure and privacy

new swimming pool,
9'-6" x 22' with raised stone terrace and 3 pencil jets for sound

existing fence

existing retaining wall

focal urn or sculpture,
silhouetted in front of a stucco wall panel, flanked by tall evergreen hedges

pool equipment,
screened by hedge

new palmetto street tree,
in place of deteriorated crape myrtle

new upright holly tree,
centered between windows and underplanted with evergreen viburnum

row of fan palms,
in front of existing italian cypresses as backdrop for new pool

evergreen jasmine on fence,
for screening from sidewalk, with existing shaped ligustrums above

evergreen hedge,
to screen and enclose chaise lounge area

new bicycle enclosure,
with solid stucco garden wall

landing at base of steps,
with radial brick paving and center stone medallion

grill area

garden entry with new gate,
new wood gate between existing columns, brick landing and a stone step tread up into the garden with a brick walkway leading to a new focal point

a pair of large evergreen shrubs,
centered below windows and flanked by viburnums and masses of african iris in existing raised beds

new bowl planters,
large round bowls set atop existing wing walls, overflowing with seasonal flowers

note: measurements taken by hand and property lines must be verified by owner prior to construction

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GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
f 843.722.5880
e glen@gardnerla.com

Date: 01-28-20 vrj
Rev: 02-19-20 grg

State of South Carolina Registered Landscape Architect No. 882 Glen R. Gardner

0' 4' 8' 12'
scale 1/4" = 1'-0"

Project North

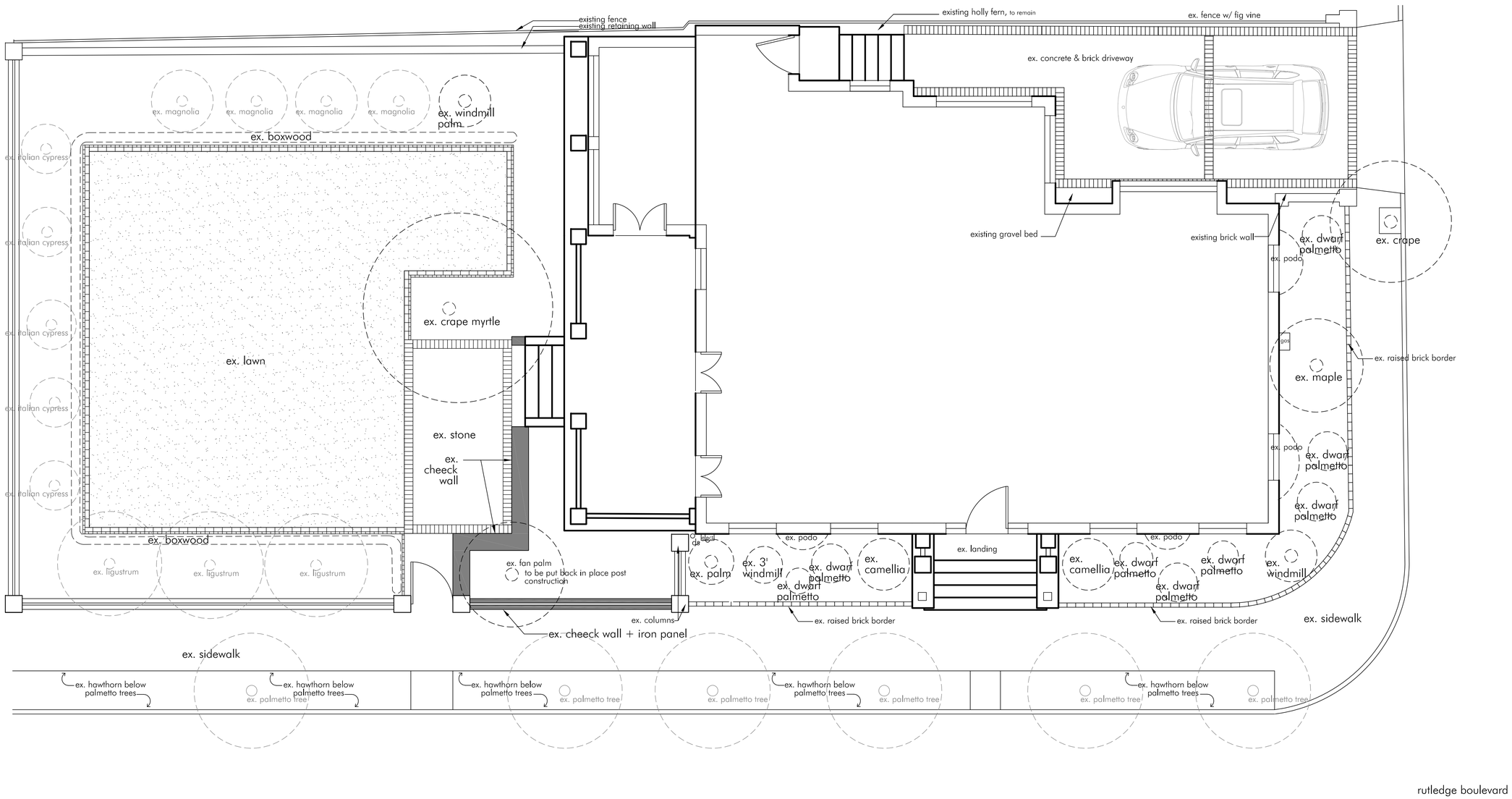
Meyer-Edwards Residence

27 Rutledge Boulevard
Charleston, South Carolina 29401

Proposed Plan

sheet 2

EXISTING SITE PLAN



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post office box 295
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v 843.722.5885
e glen@gardnerla.com

Date: 02-20-20 ecp
Rev:

12'
8'
4'
0'

Project North

Meyer-Edwards Residence
27 Rutledge Boulevard
Charleston, South Carolina 29401

Existing Site Plan
sheet 2

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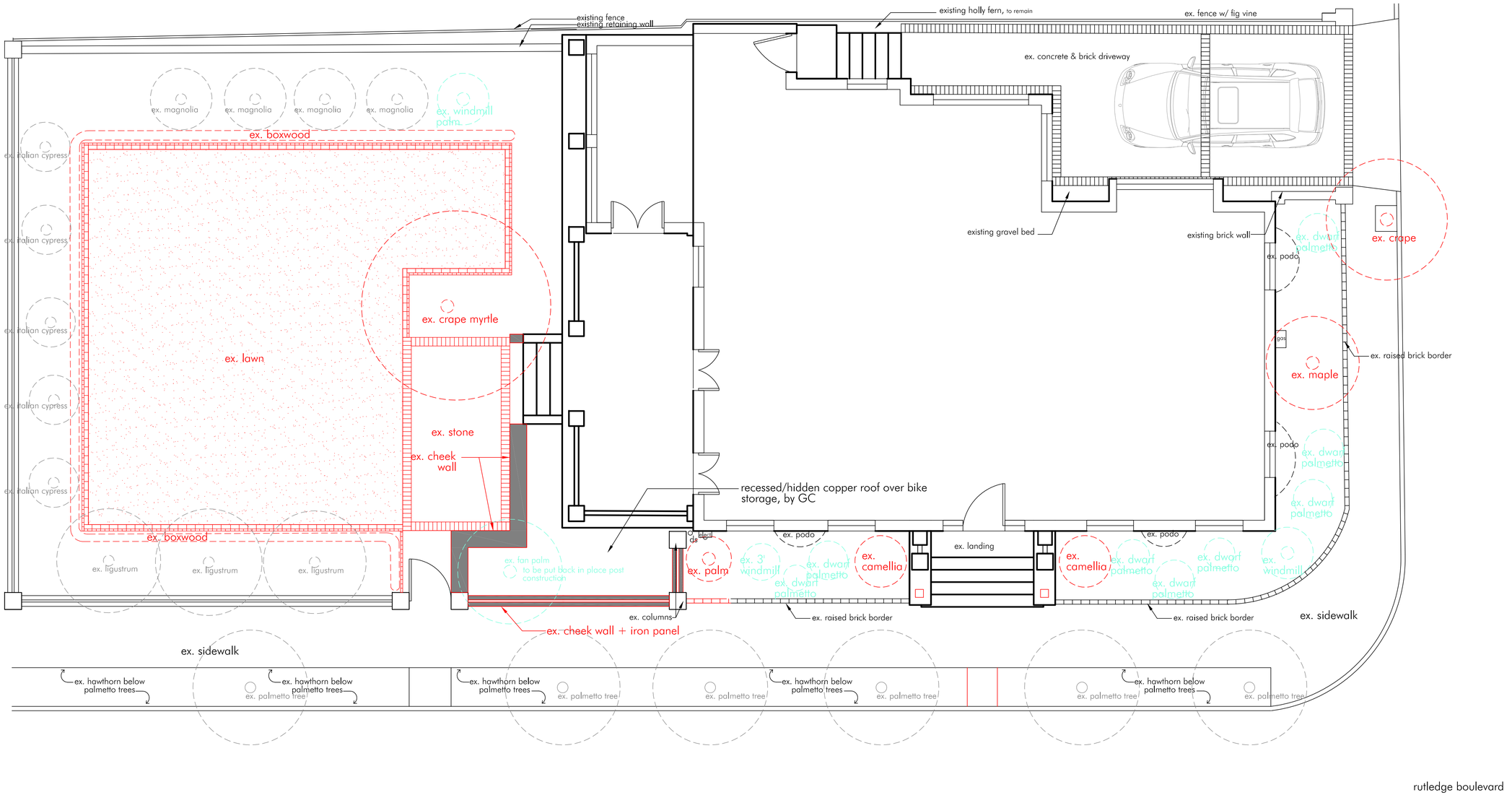
DEMOLITION + TRANSPLANT PLAN

see layout plan to coordinate

all demolition by masonry contractor

all demolition material is marked in red

all transplanted plant material marked in blue



***note: hidden roof structure, tbd by GC

rutledge boulevard

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post office box 295
charleston, sc 29402

v 843.722.5885
e glen@gardnerla.com

Date: 03-20-20 ecp
Rev: 03-24-20 ecp
03-25-20 ecp
03-31-20 ecp

12'
8'
4'
0'

Project North

Meyer-Edwards Residence

27 Rutledge Boulevard
Charleston, South Carolina 29401

Demolition + Transplant Plan

sheet 3

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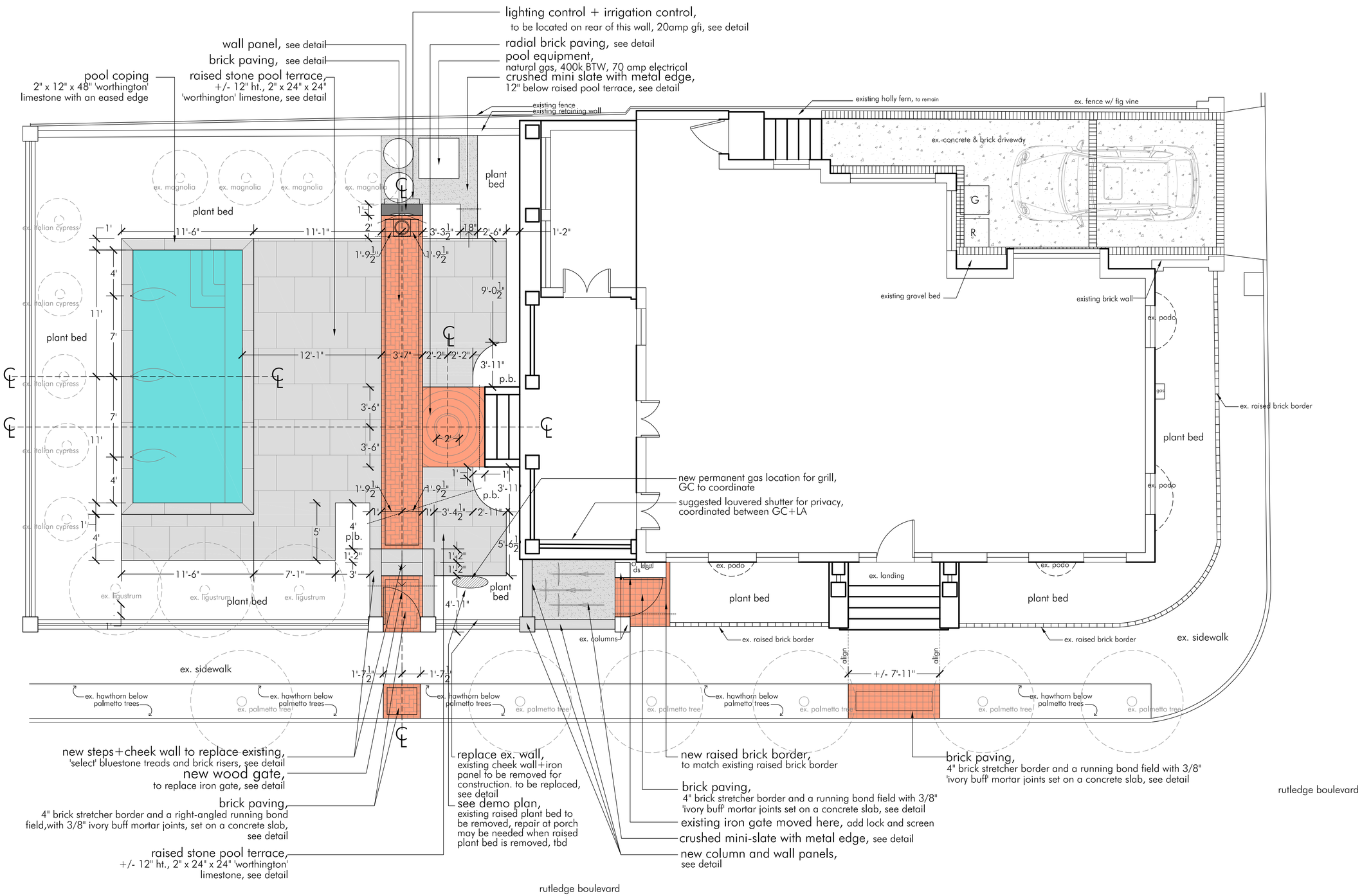
LAYOUT PLAN

see demo plan and detail sheet to coordinate

--- represents 2" conduit to be installed by masonry contractor



GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

Date: 03-20-20 rcp
Rev: 03-23-20 rcp
03-25-20 rcp
03-31-20 rcp

Project North

Meyer-Edwards Residence
27 Rutledge Boulevard
Charleston, South Carolina 29401

Layout Plan

sheet 4

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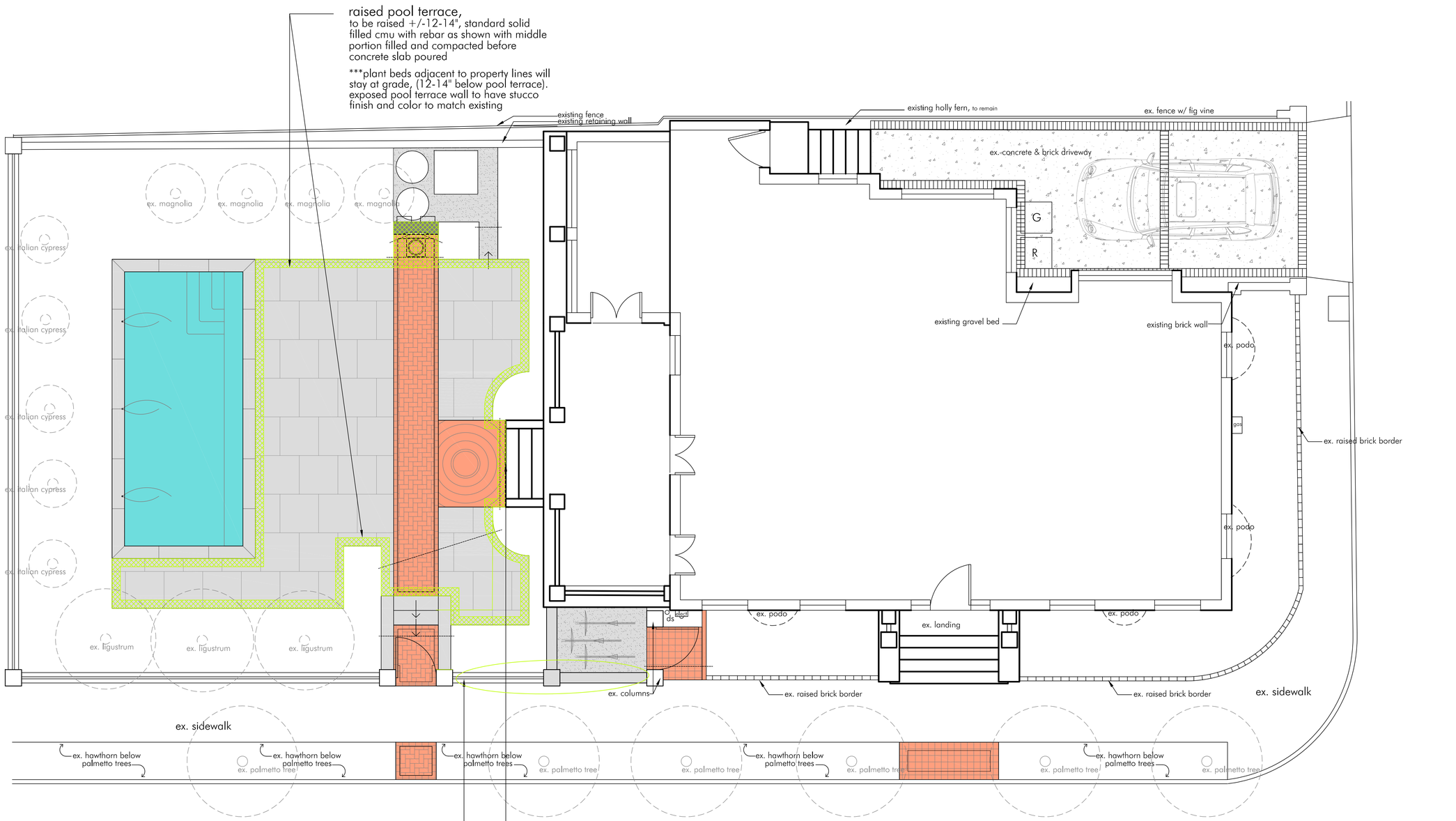
LAYOUT PLAN-additional notes

see demo plan and detail sheet to coordinate

--- represents 2" conduit to be installed by masonry contractor



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post office box 295
charleston, sc 29402
v 843.722.5885
e glenr@gardnerla.com

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0' 4' 8' 12'

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Layout Plan w/ additonal notes

sheet 5

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MASONRY DETAILS

see layout plan to coordinate

General Masonry Notes:

1. Contractor shall verify all materials shown on plan and contact Landscape Architect with any availability, product quality or other concerns. Quality of materials must meet or exceed expectations.

2. Contractors shall verify all dimensions and grades in the field prior to beginning construction. Widths and lengths shown on plans are adjustable to the whole or half brick, with express attention paid to center lines and other alignments on site. Verify any concerns with the Landscape Architect.

3. Generally all mortar joints are to be held to even 3/8" with ivory buff mortar unless otherwise noted. When abutting an existing mortar of another color or shade contact Landscape Architect to verify selections. Note that brick and stone sizes will vary and uniformty of joints must be planned during layout of the paved area to allow for straight and aligned joints over multiple courses or fields. Unless otherwise noted all exposed joints shall be raked.

4. See Layout Plan and Details for callouts of specific materials. Should a discrepancy arise contact Landscape Architect for clarification of the plans.

5. Contractors shal take great care to mix materials from pallet to pallet for even distribution. All materials orders shall be placed for the entire job in one order to avoid variation of factory runs or quarry inconsistency.

6. Any and all necessary grading and drainage materials such as pipes and drain boxes as well as 4" conduits below all hardscape surfaces shall be included in the hardscape contractor's bid and installation scope. Final grades and drainage needs are to be reviewed on site after rough grading is completed and water must drain away from structures and must not adversely affect neighboring properties. Refer to separate grading or civil plans when available.
Hardscape contractors are expected to provide a finished grade within 1.5" of final grade with all large debris, rocks and roots removed from the soil, ready for the landscape contracor to begin work.
As-Builts showing conduits and any site adjustments must be provided for final payment.

Site Specific Masonry Notes:

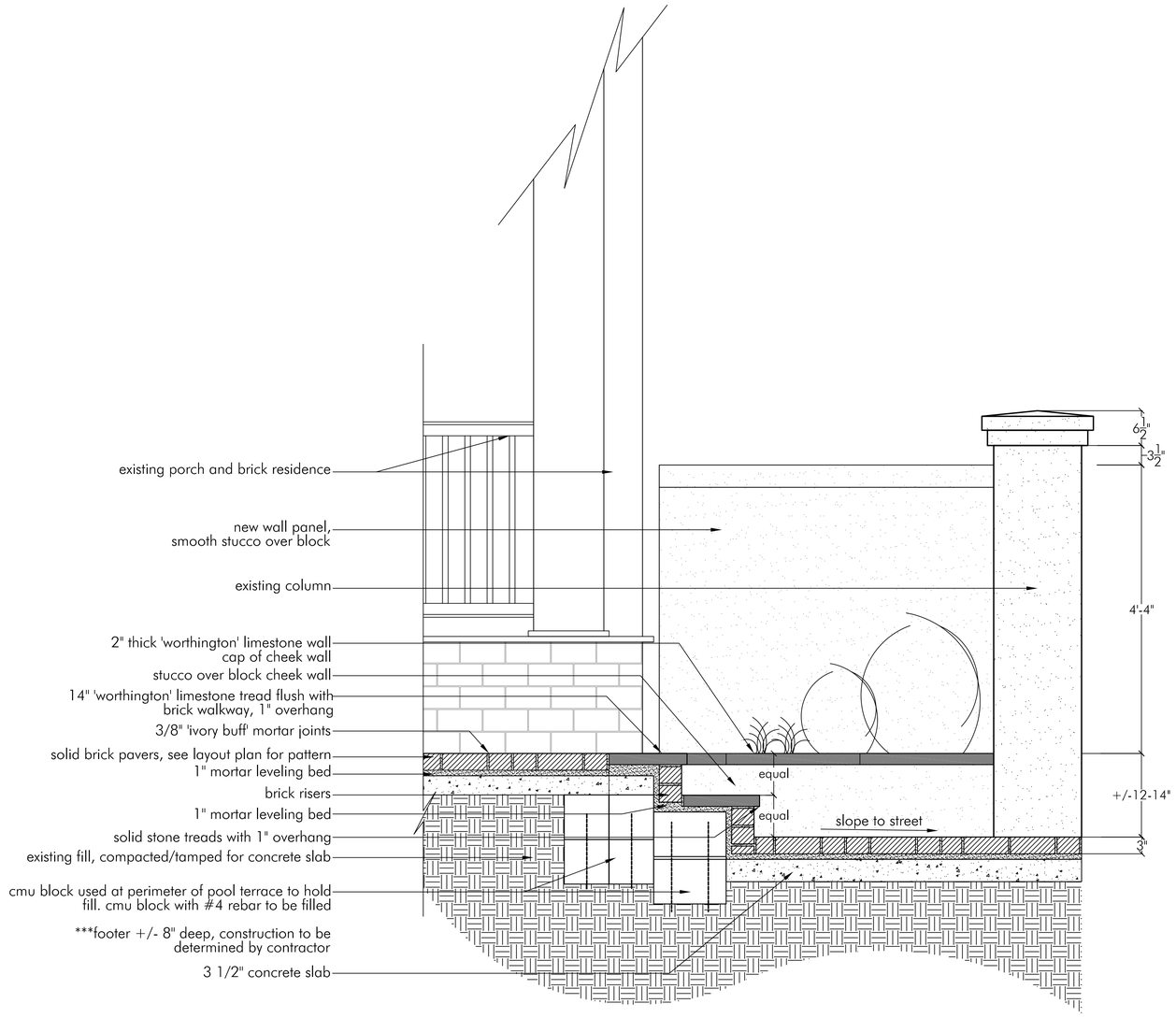
1. All stone used, unless specifically called out, is 'Worthington' Limestone sized: 2" x 24" x 24"

2. Pool coping is 'Worthington' Limestone sized: 2" x 12" x 48" with an eased edge pool side

3. All brick used, unless specifically called out, is Old Carolina 'Charlestown'

4. Mortar color is: 'Ivory Buff'

5. Finished stucco color + type to match existing stucco work on site



Stone and Brick Garden Entry Elevation/Detail
Scale 1" = 1'-0"

GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

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Masonry Details

sheet 6

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MASONRY DETAILS

see layout plan to coordinate

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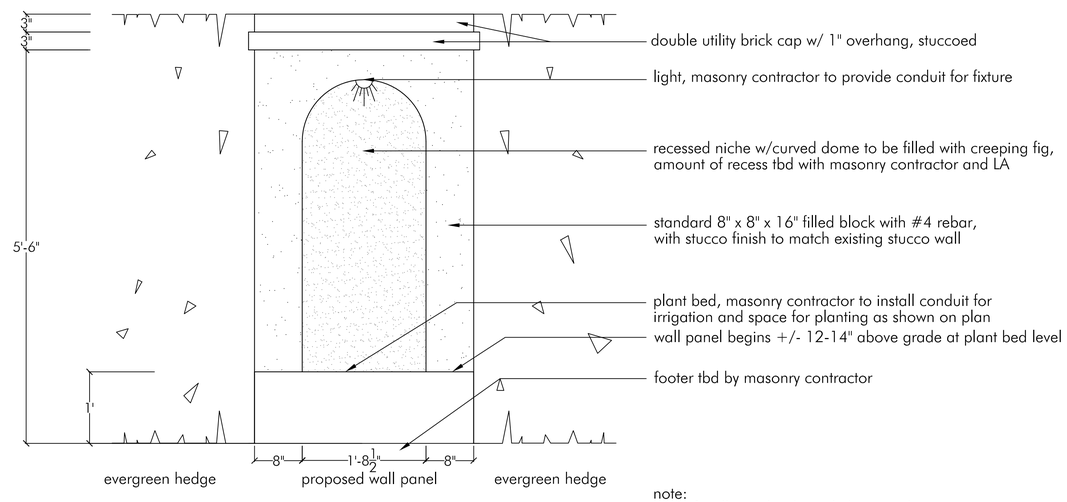
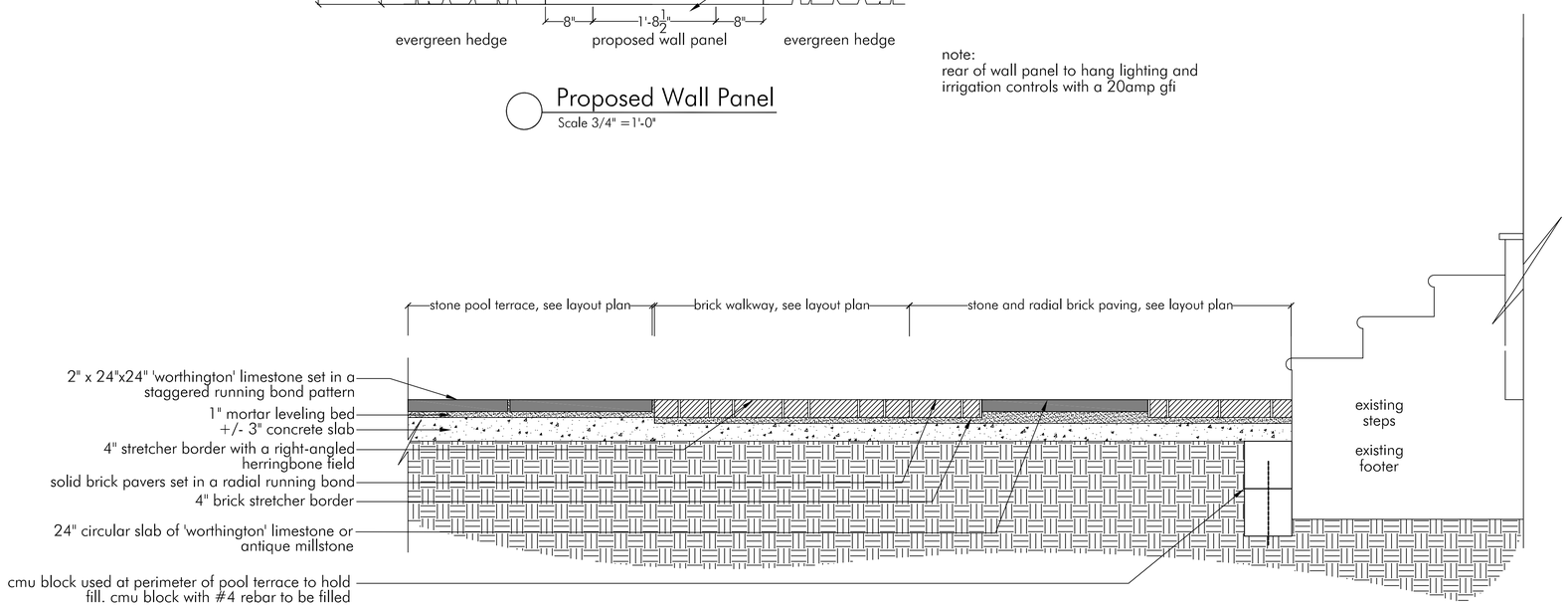


note:
rear of wall panel to hang lighting and irrigation controls with a 20amp gfi

Proposed Wall Panel

Scale 3/4" = 1'-0"



Proposed Pool Terrace Paving Details/Elevation

Scale 3/4" = 1'-0"

GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

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Masonry Details

sheet 7

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MASONRY DETAILS

see layout plan to coordinate

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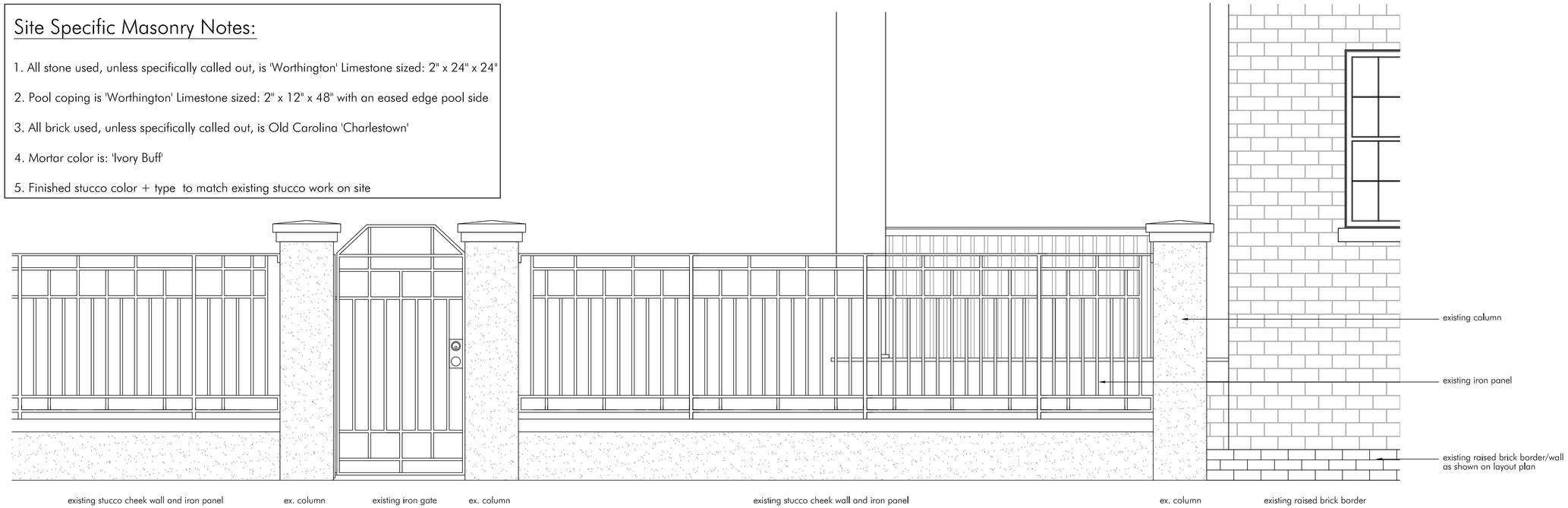
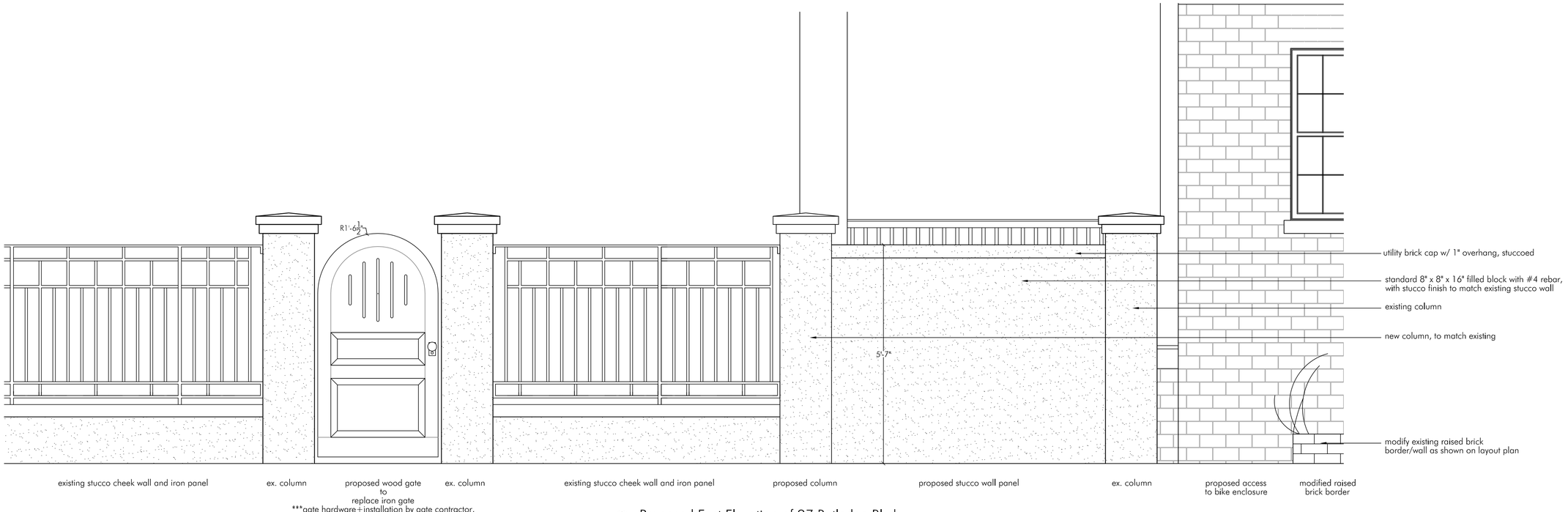


Existing East Elevation of 27 Rutledge Blvd.
Scale 3/4" = 1'-0"



Proposed East Elevation of 27 Rutledge Blvd.
Scale 3/4" = 1'-0"

GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

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Masonry Details

sheet 8

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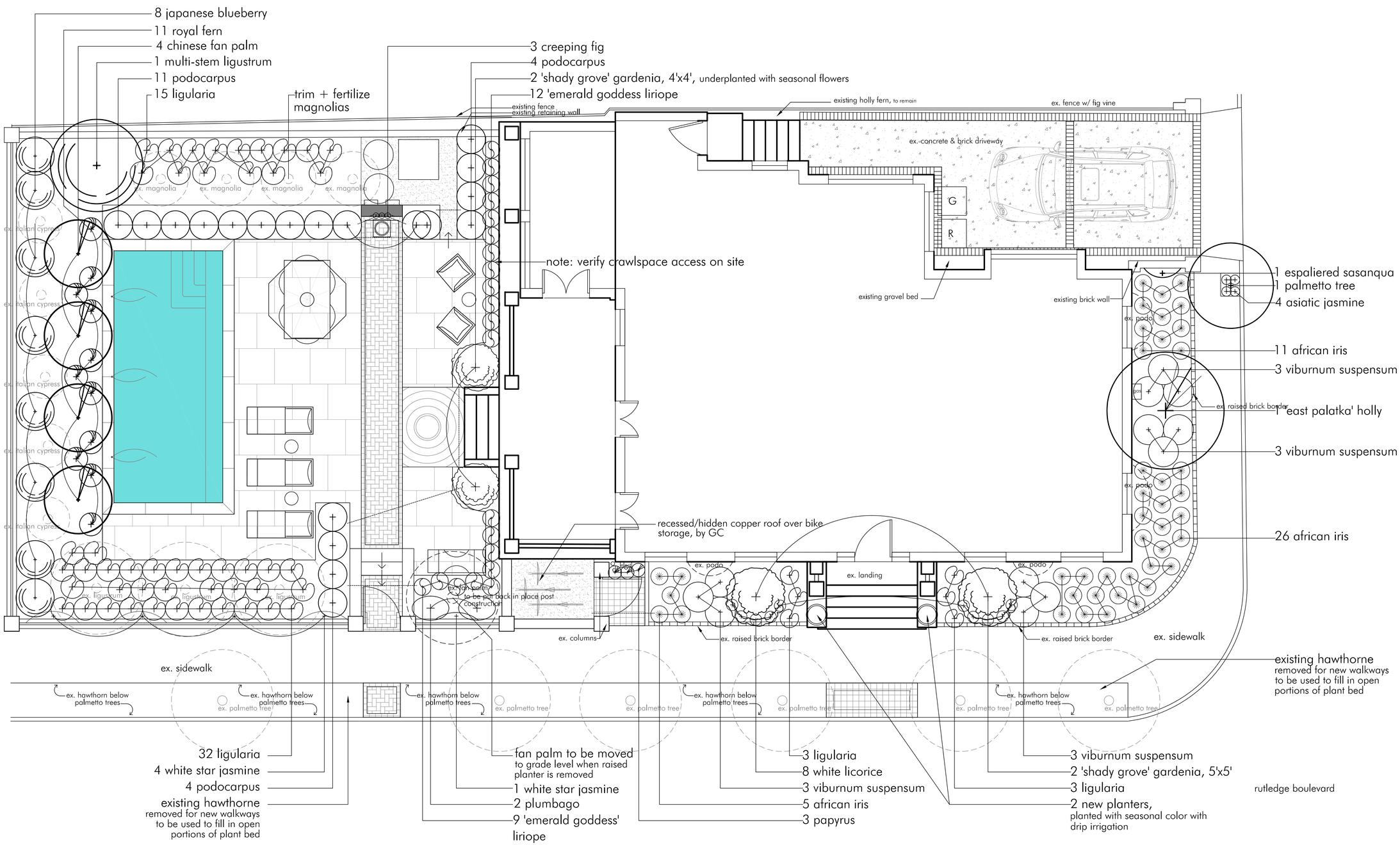
PLANTING PLAN

see layout plan to coordinate

---represents conduit locations



GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

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Project North

Meyer-Edwards Residence
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Planting Plan

sheet 9

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PLANTING LIST

see planting plan to coordinate

Trees

Quantity	Botanical Name	Common Name	Size	Root	Remarks
1	Ilex x attenuata 'East Palatka'	East Palatka Holly	14-15' ht.	cont.	standard tree limbed up 40"
1	Sabal Palmetto	Palmetto	16' c.t.		hurricane cut

Shrubs and Vines

Quantity	Botanical Name	Common Name	Size		
1	Camellia sasanqua	Sasanqua	15 gal.	cont.	white, espaliered on brick wall, remove trellis and install masonry screws to attach to wall
8	Elaeocarpus decipiens	Japanese Blueberry	30 gal.	cont.	full to ground
1	Ligustrum japonica	Ligustrum	10' ht.	cont./b+b	to match ligustrum on site, multi-stem
4	Livistona chinensis	Chinese Fan Palm	30 gal.	cont.	full specimens
2	Gardenia 'Shady Grove'	Shady Grove Gardenia	4' x 4'	b+b	matching
2	Gardenia 'Shady Grove'	Shady Grove Gardenia	5' x 5'	b+b	matching
2	Plumbago auriculata	Plumbago	3 gal.	cont.	purple/blue in color
19	Podocarpus macrophyllus	Podocarpus	30 gal./6'ht.	cont.	trim as hedge, 6' ht.
4	Trachelospermum asiaticum	Asiatic Jasmine	3 gal.	cont.	
5	Trachelospermum jasminoides	Star Jasmine	3 gal.	cont.	white flower, trained on iron panel
12	Viburnum suspensum	Viburnum Suspensum	15 gal.	cont.	
3	Ficus pumila	Creeping Fig	3 gal.	cont.	

Groundcovers, Perennials and Annuals

Quantity	Botanical Name	Common Name	Size		
3	Cyperus alternifolius	Papyrus/Umbrella Plant	1 gal.	cont.	
42	Dietes irioides	African Iris	1 gal.	cont.	white and purple flower
8	Helichrysum	Trailing White Licorice	1 gal.	cont.	
53	Ligularia tussilaginea 'Gigantea'	Giant Leaf Ligularia	1 gal.	cont.	
11	Osmunda regalis	Royal Fern	7 gal.	cont.	
21	Liriope muscari 'Emerald Goddess'	Emerald Goddess Liriope	1 gal.	cont.	

Notes:

1. Landscaper to include pruning and fertilizing magnolia trees
2. Landscaper to include pruning and fertilizing ligustrum shrubs
3. Landscaper to include fertilizing Italian cypress trees
4. Landscaper to include transplanting indian hawthorne shrubbery in sidewalk plant bed to make room for new paving and fill in gaps in hedge
5. Landscaper to include drip irrigation to new planters at front door
6. Landscaper to include allowance for seasonal plantings for new planters at front door
7. Landscaper to include allowance for seasonal plantings under gardenias on pool terrace

General Bid and Planting Notes:

1. Contractors are responsible for contacting 'No Cuts' utility locator service, 1-800-922-0963, in advance of beginning any construction on site. Contractors shall exercise extreme caution when working near any utilities. Work performed around utilities, both known and unknown, is the contractor's responsibility.
2. All contractors shall verify plans in the field and notify landscape architect immediately with any discrepancies prior to moving forward with construction.
3. All hardscape, bed lines, and tree locations shall be flagged and/or painted in the field by contractor for landscape architect's approval prior to installation. Landscape Architect reserves the right to make adjustments on site.
4. Base bid items shall include all debris removal, grading, hardscape materials, swales, berms, plantings, slow-release fertilization, mulching, and irrigation sysytems providing 100% coverage to all beds. Irrigation system shall include a backflow preventer and rain sensor override with wired automatic clock.
5. Add fresh, clean pine straw mulch or hardwood mulch with 3" minimum depth to all beds unless otherwise specified. Some gardens will require other mulches; landscape contractor shall verify with landscape architect prior to ordering mulch.
6. Landscape contractor is responsible for maintaining all installed plantings and lawn areas until the project is deemed substantially complete by the landscape architect.
7. Landscape contractor shall provide a minimum of one year's full replacement warranty on all installed plant materials. One year warranty on all plant material begins with the project's completion date, to be determined by contractor's final invoice date. Owner shall notify landscape architect or contractor of any necessary replacements within the warranty period. Hurricanes and similar acts of God may at times supercede this warranty.
8. Contractors shall acquire necessary permits and approvals, temporary utility services and temporary irrigation where applicable.
9. Any necessary aquatic pumps and filters shall be included in landscape contractor's bid, if applicable.
10. Any necessary grading and drainage materials(pipe, fittings, drain inlets, etc.) shall be included in the hardscape contractor's bid.
11. If weather or seasonal conditions affect installation of specific plantings, contractor shall notify landscape architect in order to decide on a substitution or future planting dates.
12. Landscape contractor shall provide a minimum of 6" organic topsoil and mushroom compost (50/50 mix) for all planting beds. Mix shall be incorporated into existing soil by tiller or fork. All fine-grading shall be completed in a manner to provide ponding and finish grade shall be free of any extraneous materials including, rocks, roots, etc.
13. Landscape contractor shall conduct his or her own quantity takeoff from the planting plan for bidding purposes and also verify scaling. The plant list is for botanical name, size, and specification information only and quantities may vary with the actual plan. Contractor shall notify landscape architect of any discrepancies.
14. Landscape contractor shall test both existing soils and irrigation water sources for any needed amendments, existing contaminants or other present conditions of concern, prior to installation of plantings or soil conditioners. Landscape contractor shall notify landscape architect and Owner of any concerning test results immediately.
15. General contractors and all sub-contractors are required to notify landscape architect of any code compliance issues (including but not limited to pool safety, railings, setbacks, easements and others) prior to starting construction such that revisions may be made to plans for compliance prior to construction.

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GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

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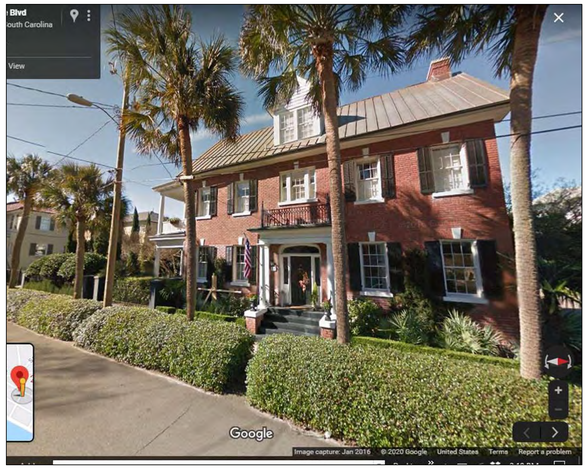
Meyer-Edwards Residence
27 Rutledge Boulevard
Charleston, South Carolina 29401

Planting List

sheet 10

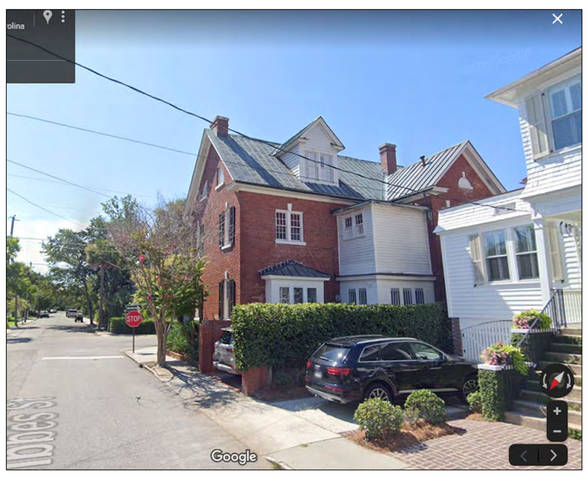
SITE PHOTOGRAPHS



Front of 27 Rutledge looking west

Front of 27 Rutledge looking northwest

Front of 27 Rutledge looking north



Rear of 27 Rutledge looking east

Photo showing existing raised brick border and existing stucco columns, cheek wall+ iron panels

Photo showing existing stucco columns + iron gate

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GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

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Site Photographs

Agenda Item #10

50 LAURENS STREET
TMS # 458-01-01-012

Request final approval for new garden hardscape, swimming pool, and wood gate.

Category 3 / (Ansonborough) / c. 1807-08 / Old and Historic District

Agenda Item #10

Applicant's Presentation

The Sanders Residence

garden construction plans

50 Laurens Street
Charleston, South Carolina

Sheet Listing:

1 of 7 Proposed Plan
2 of 7 Existing Site Plan
3 of 7 Demolition Plan
4 of 7 Drainage Plan (future submittal)
5 of 7 Layout Plan
6 of 7 Masonry Details
7 of 7 Carpentry Details

GARDEN SUBMITTAL ONLY
*zoning approval 11-05-19 for open-air pool structure,
STRUCTURE WILL BE SUBMITTED SEPARATELY
NO CHANGES TO 1807 RESIDENCE IN THIS SUBMITTAL
ANY LANDSCAPE LIGHTING TO BE SUBMITTED BY LANDSCAPE LIGHTING PROVIDER

Contractors' Certification and Agreement to Terms of Drawings

Signature of contractors below certifies full understanding of and intent to comply with all included drawings, details, notes, lists and terms as issued by the office of Glen R. Gardner Landscape Architect, LLC.

Landscape and Irrigation contractor

Masonry and Hardscape contractor

Landscape Lighting contractor

Pool contractor

Carpentry contractor

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GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

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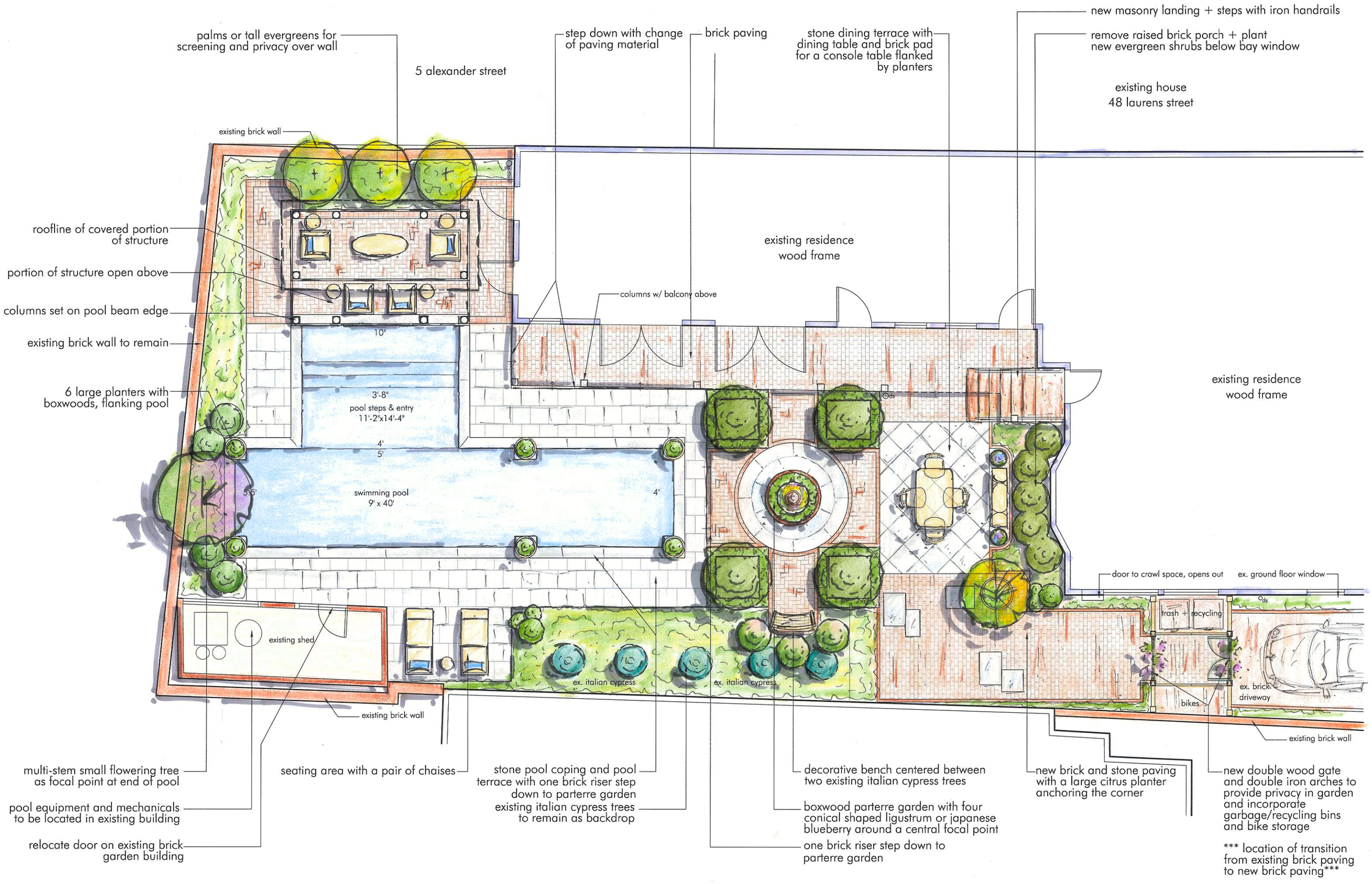
Sanders Residence
50 Laurens Street
Charleston, South Carolina 29403

Cover



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Proposed Plan

sheet 1

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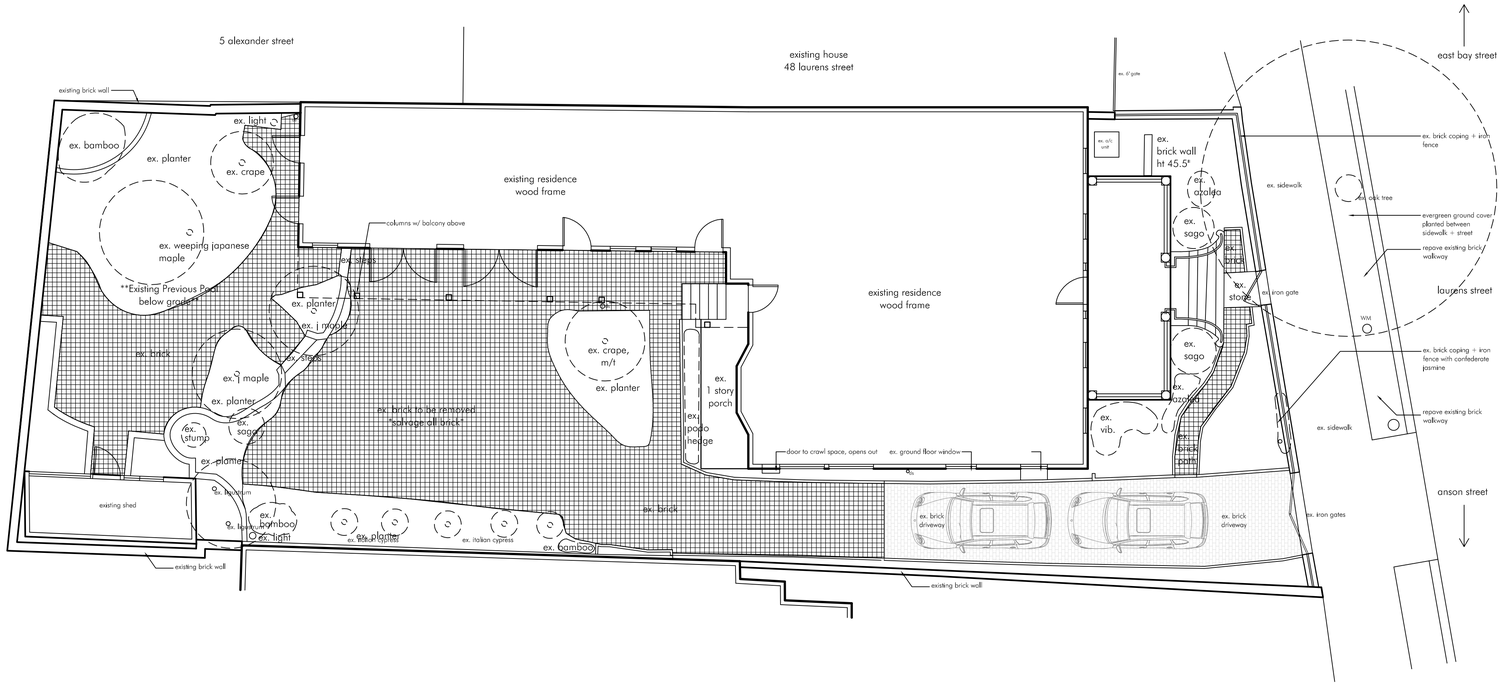
EXISTING SITE PLAN



Lot Coverage:

existing lot coverage: 45%
proposed lot coverage: 46.7%

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GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
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e glen@glendnerla.com

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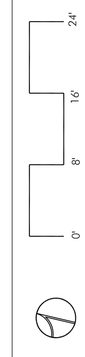


Project North

Sanders Residence
50 Laurens Street
Charleston, South Carolina 29403

Existing Site Plan

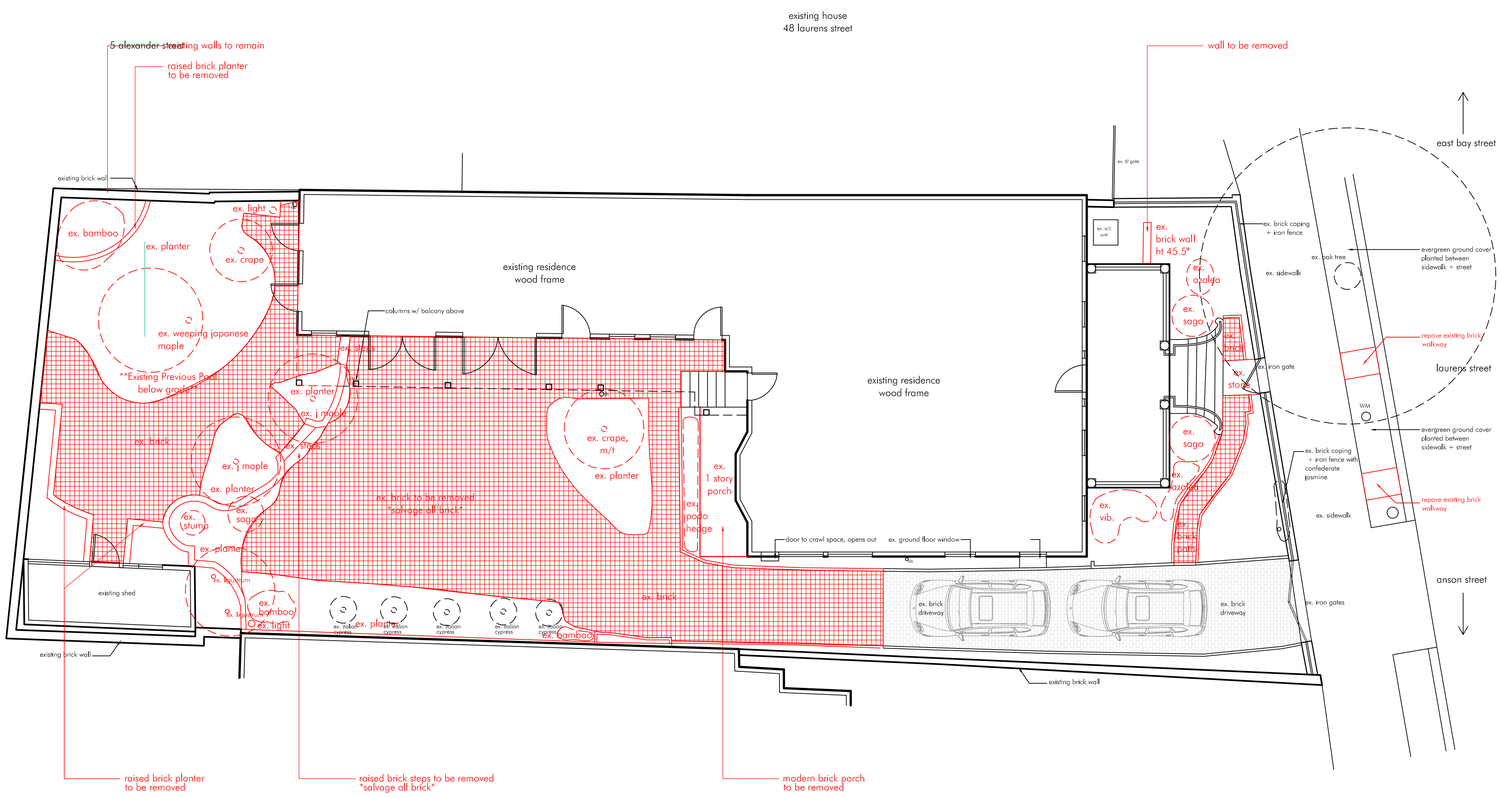
sheet 2

DEMOLITION PLAN

see layout plan to coordinate

all demolition by masonry contractor

all demolition material is marked in red



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post office box 295
charleston, sc 29402
v 843.722.5885
e glen@glendnerla.com

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24'
16'
8'
0'

Project North

Sanders Residence
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Charleston, South Carolina 29403

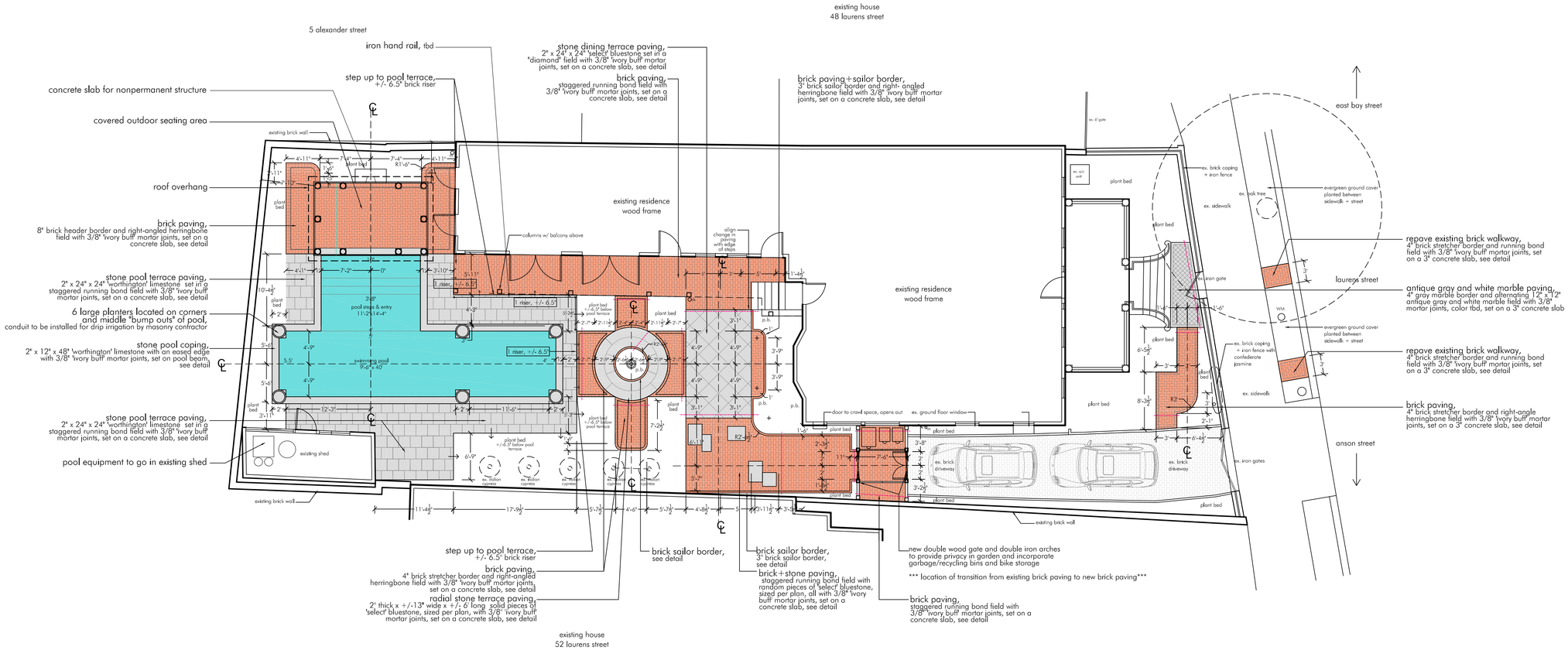
Demolition Plan

sheet 3

LAYOUT PLAN

see demo plan and detail sheet to coordinate

--- represents 2" conduit to be installed by masonry contractor



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post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

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Project North

Sanders Residence
50 Laurens Street
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Layout Plan

sheet 5

MASONRY DETAILS

see layout plan to coordinate

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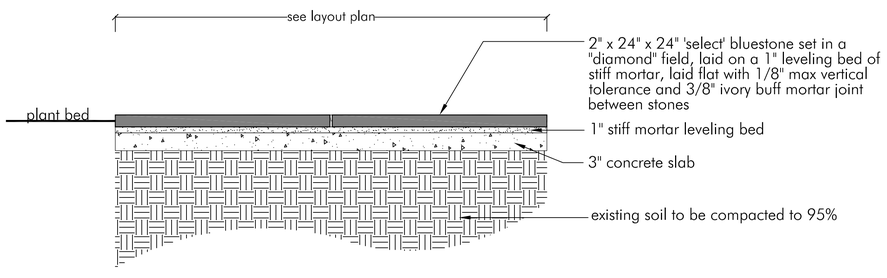
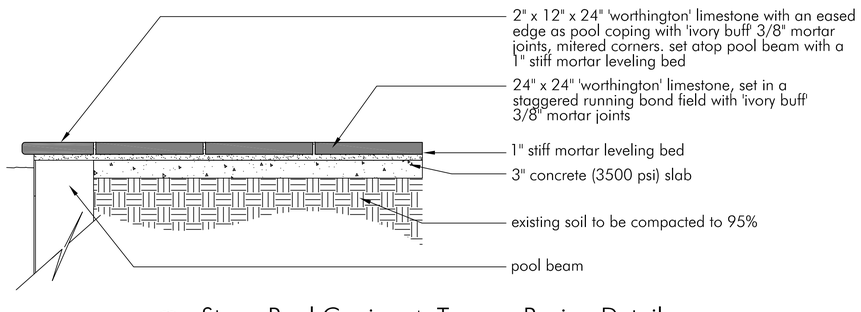
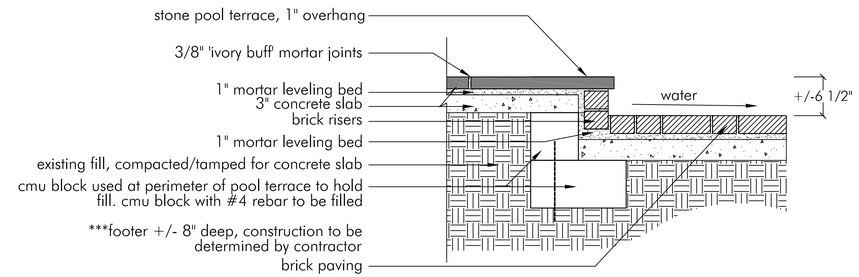


Stone Dining Terrace Paving Detail
Scale 1" =1'-0"



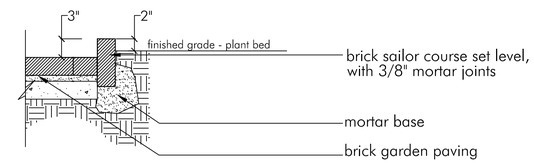
Stone Pool Coping + Terrace Paving Detail
Scale 1" =1'-0"



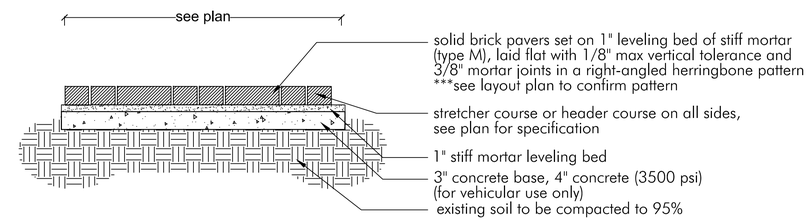
Stone and Brick Step Elevation/Detail
Scale 1" =1'-0"

Note:

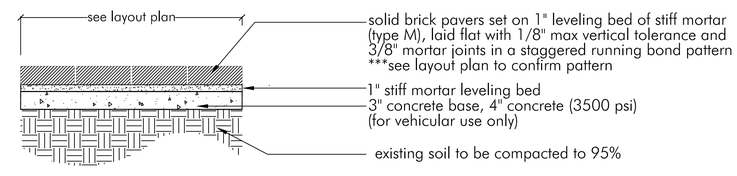
-all brick to be solid pavers from Old Carolina, color tbd
-masonry color tbd



Brick Sailor Border Detail
Scale 1" =1'-0"



Right-Angled Herringbone Brick Paving Detail
Scale 1" =1'-0"



Staggered Brick Running Bond Paving Detail
Scale 1" =1'-0"

GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

Date: 04-09-20 ecp
Rev:

Sanders Residence
50 Laurens Street
Charleston, South Carolina 29403

Masonry Details

sheet 6

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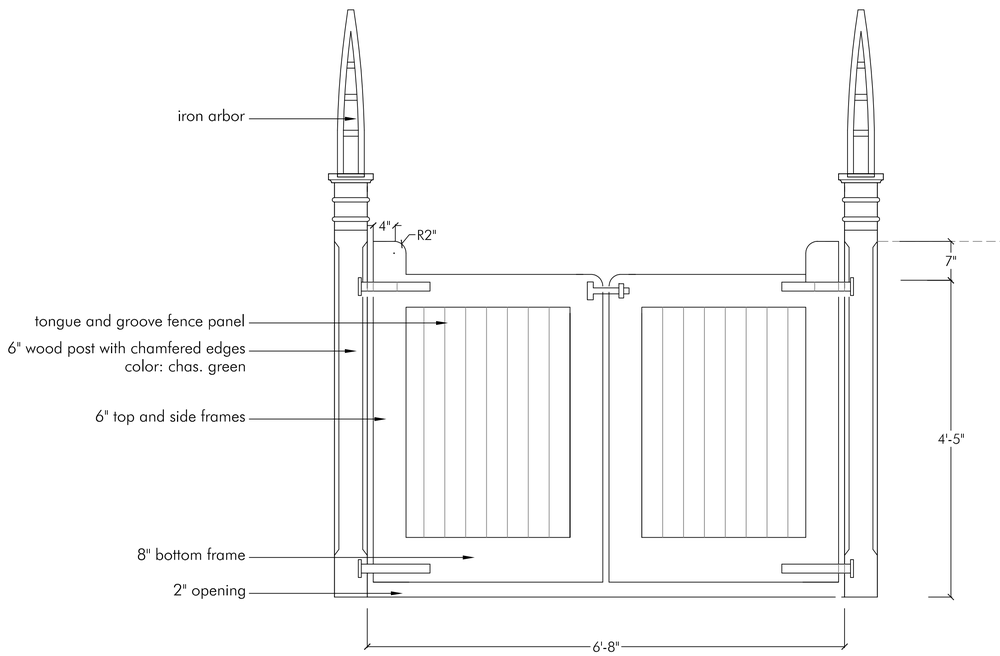
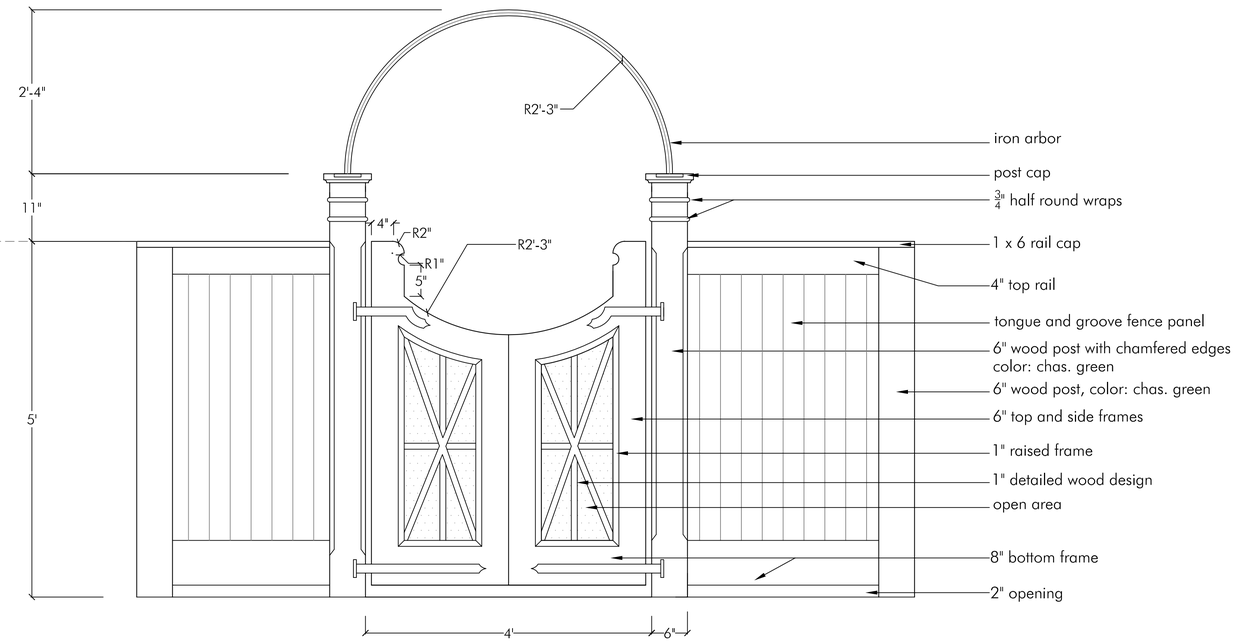
CARPENTRY DETAILS

see layout plan to coordinate



Trash Enclosure Elevation
Scale 1" = 1'-0"



Wood Gate and Fence Detail
Scale 1" = 1'-0"

Note:
-footers to be determined by contractor
-gate hardware and hinges to be black iron
decided by carpenter and approved by LA

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GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

Date: 04-08-20 ecp
Rev:

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50 Laurens Street
Charleston, South Carolina 29403

Carpentry Details

sheet 7

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Photo 1: view from Laurens Street (50 Laurens Street driveway)

Photo 2: view from Laurens Street (50 Laurens)

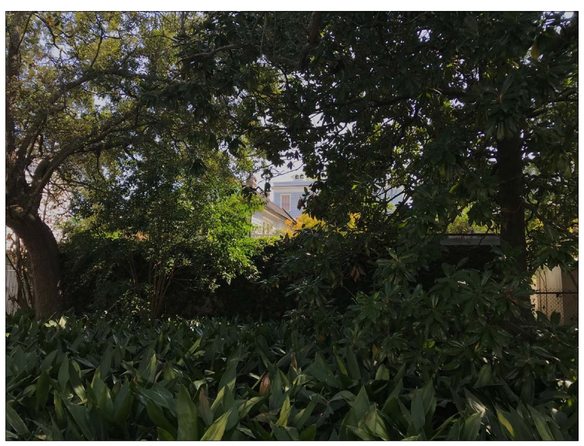
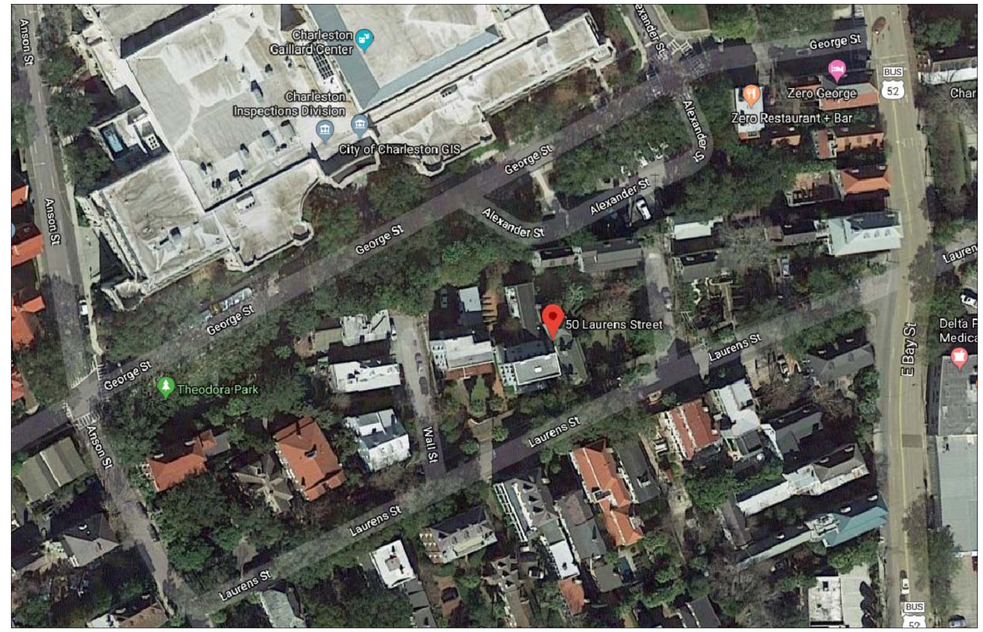
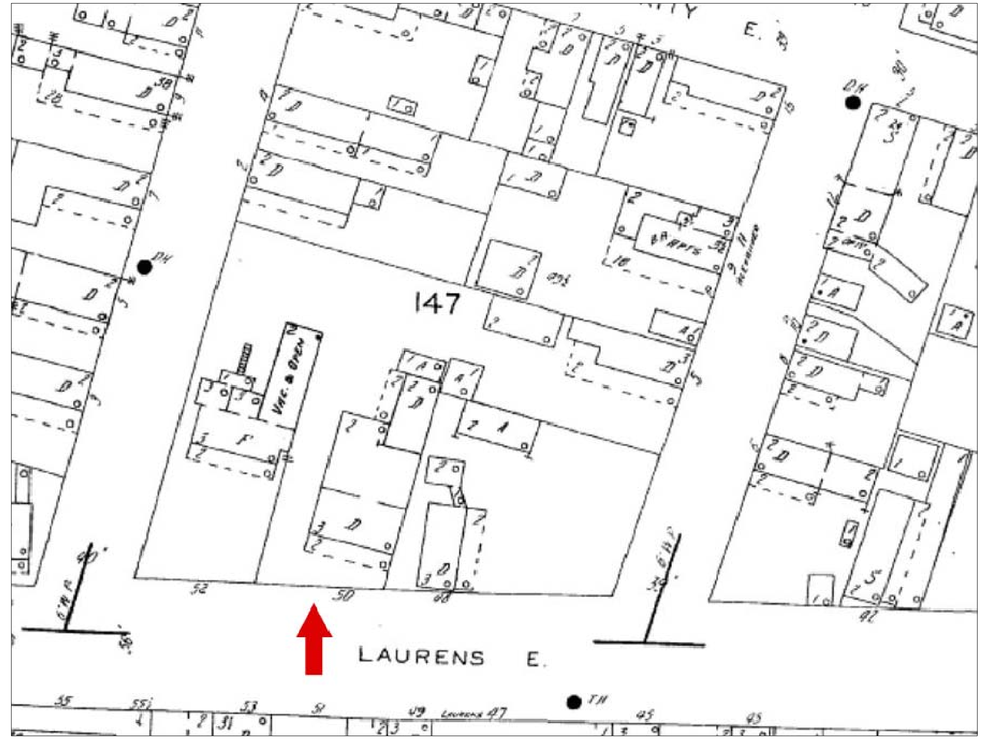


Photo 3: view from George Street, public right of way looking south



Aerial Map



Sanborn Map
Charleston 1902

GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
f 843.722.5880
e glen@gardnerla.com

Date: 10-03-19 vlj
Rev:

Sanders Residence
50 Laurens Street
Charleston, South Carolina 29401

Support Images

sheet 8

Agenda Item #11

2 SOUTH BATTERY
TMS # 457-16-04-089

Request final approval for new front and side garden hardscape, paving, and addition of one matching brick step tread from piazza to garden.

Category 4 / (Charlestowne) / c. 1902-44 / Old and Historic District

Agenda Item #11

Applicant's Presentation

The Moore Residence

garden construction plans

2 South Battery
Charleston, South Carolina

Sheet Listing:

1 of 11 Proposed Plan
2 of 11 Existing Site Plan
3 of 11 Demolition Plan
***to be coordinated on layout plan
4 of 11 Drainage Plan
5 of 11 Layout Plan
6 of 11 Enlarged Layout Plan
7 of 11 Masonry Details
8 of 11 Masonry + Carpentry Details
9 of 11 Site Photographs
10 of 11 Planting Plan
11 of 11 Planting List

GARDEN SUBMITTAL ONLY
NO ZONING REVIEW NEEDED
NO CHANGES TO 1863 RESIDENCE IN THIS SUBMITTAL
ANY LANDSCAPE LIGHTING TO BE SUBMITTED BY LANDSCAPE LIGHTING PROVIDER

Contractors' Certification and Agreement to Terms of Drawings

Signature of contractors below certifies full understanding of and intent to comply with all included drawings, details, notes, lists and terms as issued by the office of Glen R. Gardner Landscape Architect, LLC.

Landscape and Irrigation contractor

Masonry and Hardscape contractor

Landscape Lighting contractor

Pool contractor

Carpentry contractor

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GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

Date: 04-17-20 ecp
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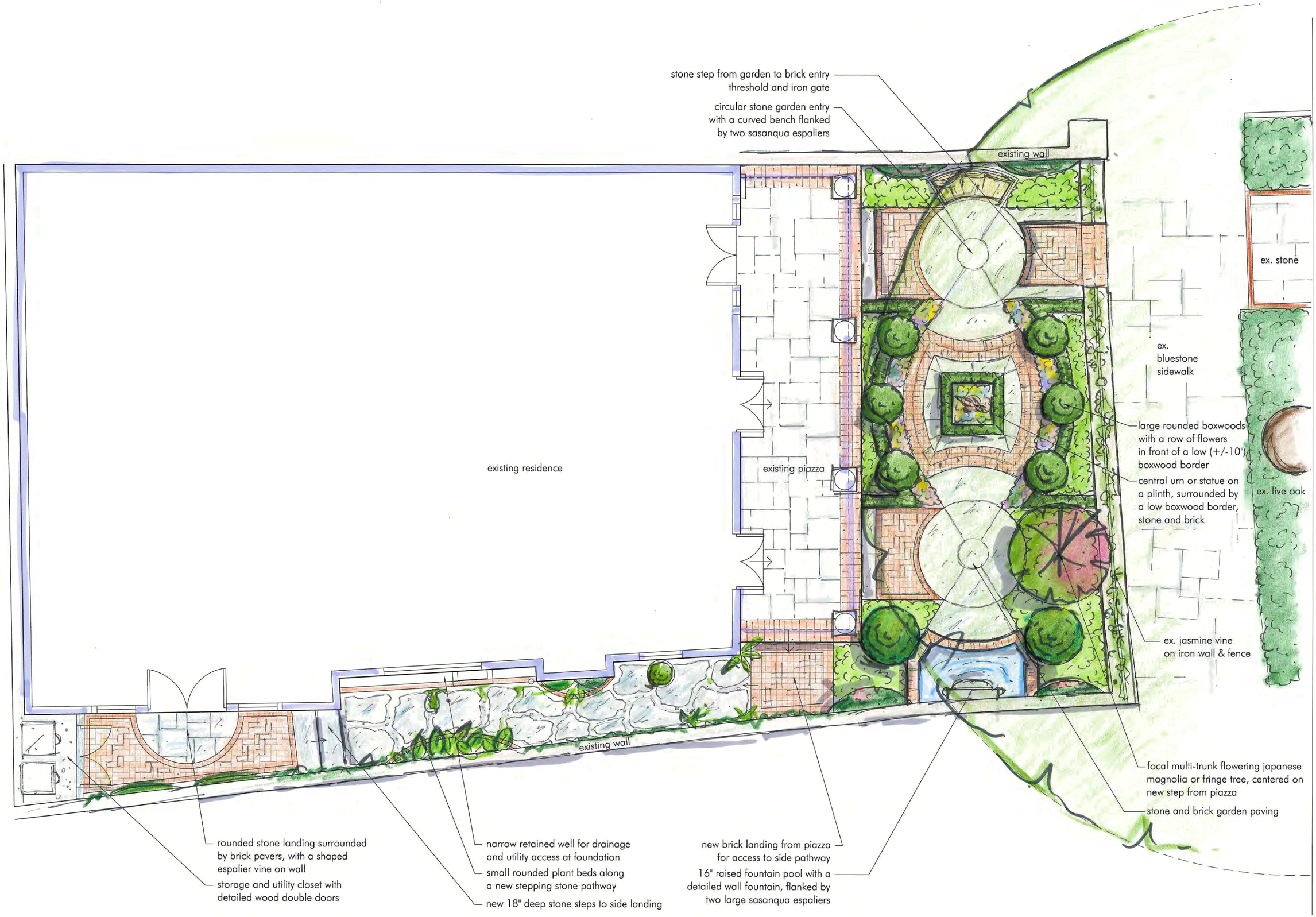
Moore Residence
2 South Battery
Charleston, South Carolina 29401

Cover



GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

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04-02-20 grg

Moore Residence

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Proposed Plan

sheet 1

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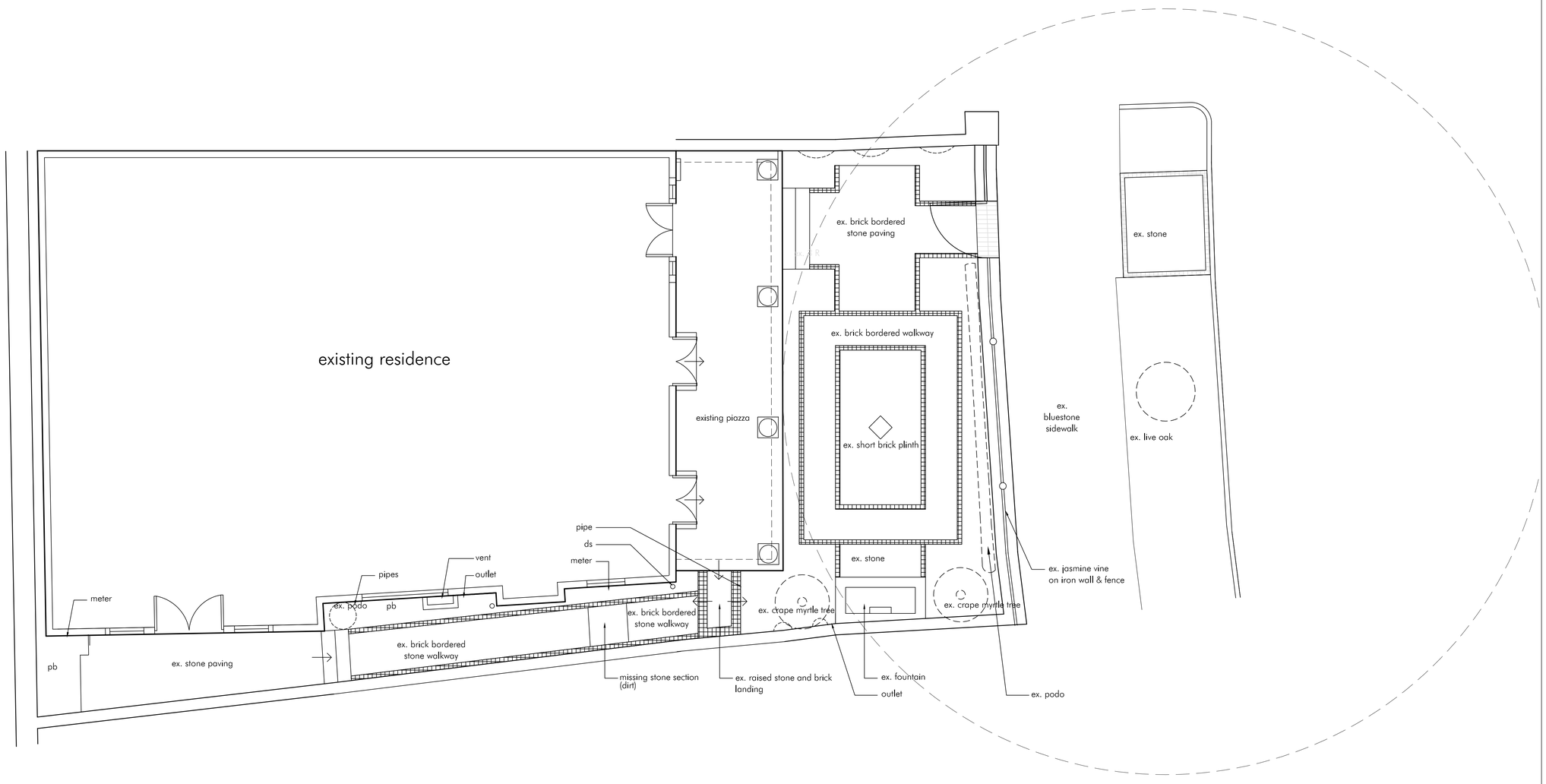
EXISTING SITE PLAN



GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

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04-02-20 grg
04-17-20 ecp

0' 4' 8' 12'

Project North

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2 South Battery
Charleston, South Carolina 29401

Existing Site Plan
sheet 2

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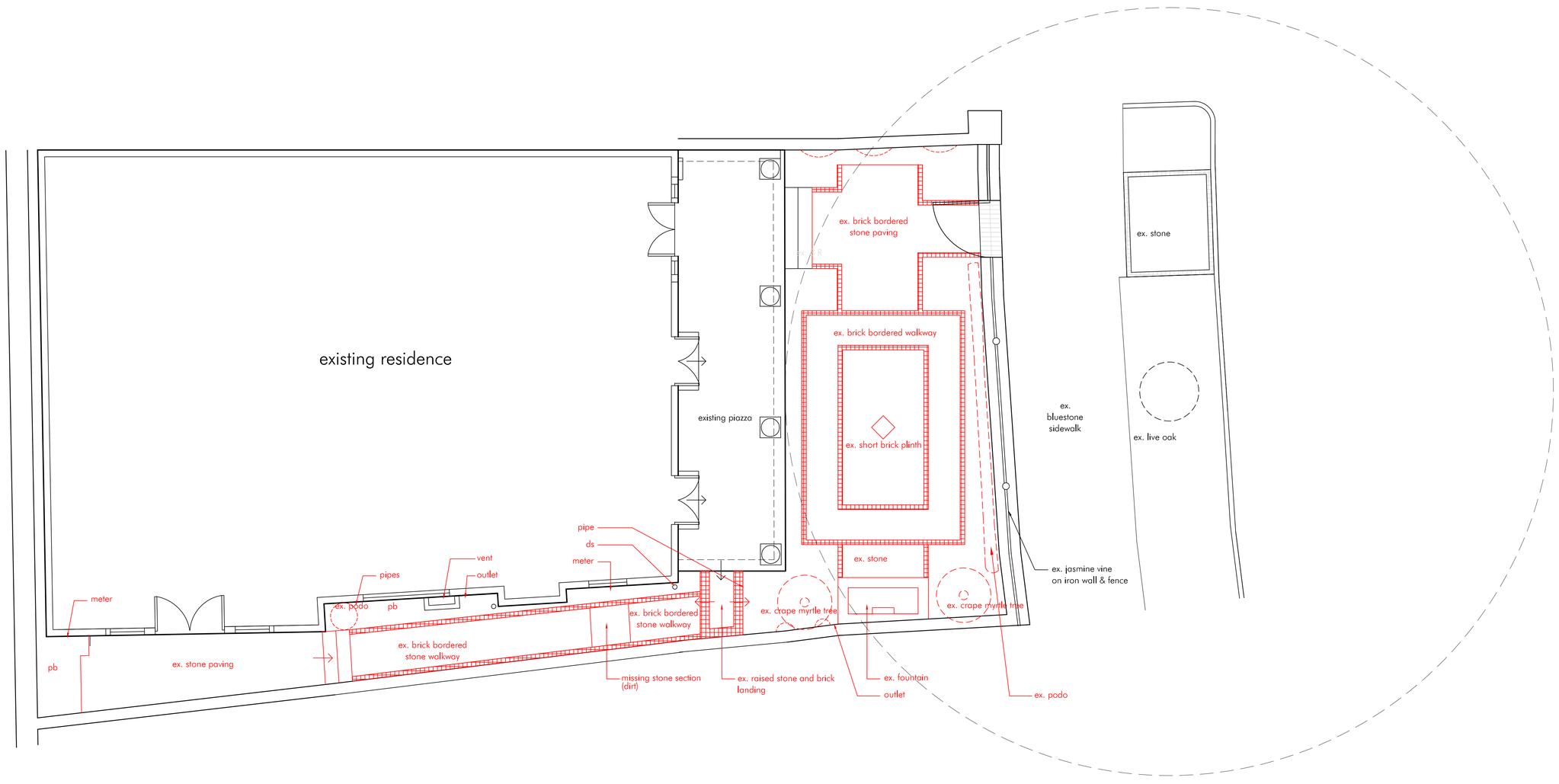
DEMOLITION PLAN

see layout plan to coordinate

all demolition by masonry contractor

all demolition material is marked in red



GLEN R. GARDNER, LANDSCAPE ARCHITECT

post office box 295
charleston, sc 29402

v 843.722.5885
e glen@gardnerla.com

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0' 4' 8' 12'

Project North

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Demolition Plan

sheet 3

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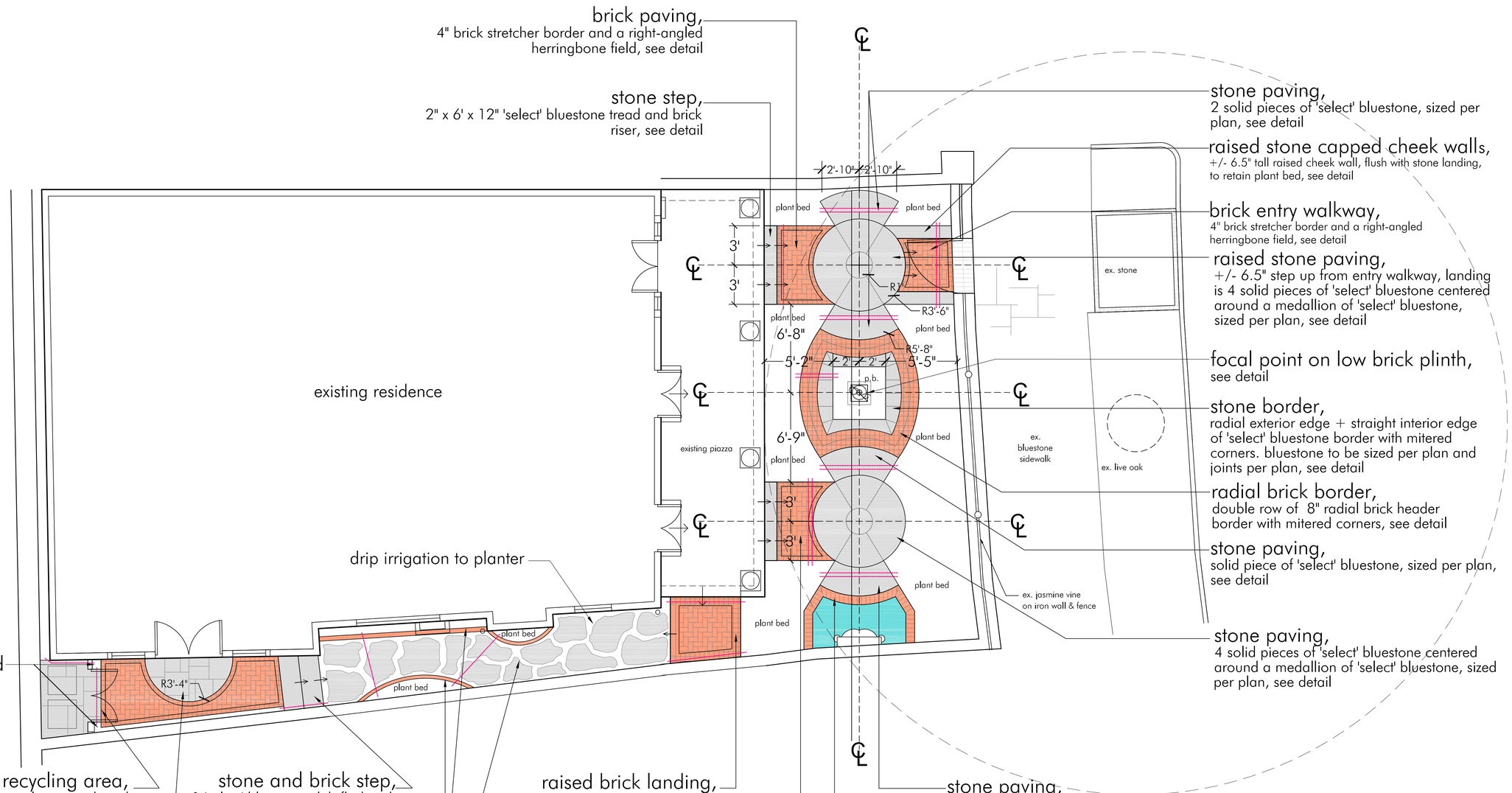
LAYOUT PLAN

see demo plan and detail sheet to coordinate

--- represents 2" conduit to be installed by masonry contractor



brick paving,
4" brick stretcher border and a right-angled herringbone field, see detail

stone step,
2" x 6' x 12" 'select' bluestone tread and brick riser, see detail

stone paving,
2 solid pieces of 'select' bluestone, sized per plan, see detail

raised stone capped cheek walls,
+/- 6.5" tall raised cheek wall, flush with stone landing, to retain plant bed, see detail

brick entry walkway,
4" brick stretcher border and a right-angled herringbone field, see detail

raised stone paving,
+/- 6.5" step up from entry walkway, landing is 4 solid pieces of 'select' bluestone centered around a medallion of 'select' bluestone, sized per plan, see detail

focal point on low brick plinth,
see detail

stone border,
radial exterior edge + straight interior edge of 'select' bluestone border with mitered corners. bluestone to be sized per plan and joints per plan, see detail

radial brick border,
double row of 8" radial brick header border with mitered corners, see detail

stone paving,
solid piece of 'select' bluestone, sized per plan, see detail

stone paving,
4 solid pieces of 'select' bluestone centered around a medallion of 'select' bluestone, sized per plan, see detail

drip irrigation to planter

6" plant bed

trash and recycling area,
double wood gates enclosing trash and recyling area with a 'select' bluestone floor, see detail

stone and brick step,
1 'select' bluestone slab flush with brick paving and 1 'select' blue-stone tread with brick risers, both pieces 2" x 18" x 48"

raised brick landing,
8" brick header border and a right-angled herringbone field, one step below existing piazza and one brick riser down to stepping stone walkway

stone paving,
solid piece of 'select' bluestone, sized per plan, see detail

stone and brick paving,
irregular sized 'select' bluestone encircled by a 4" brick stretcher border and right-angled herringbone field

brick sailor border,
see detail

stepping stone pathway,
irregular shaped 'select' bluestone set on a mortar base, see detail

brick walkway,
4" brick stretcher border and a right-angled herringbone field, see detail

brick fountain,
see detail

GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

Date: 04-10-20 rcp
Rev: 04-13-20 rcp
04-17-20 rcp
04-20-20 rcp

Project North

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2 South Battery
Charleston, South Carolina 29401

Layout Plan

sheet 5

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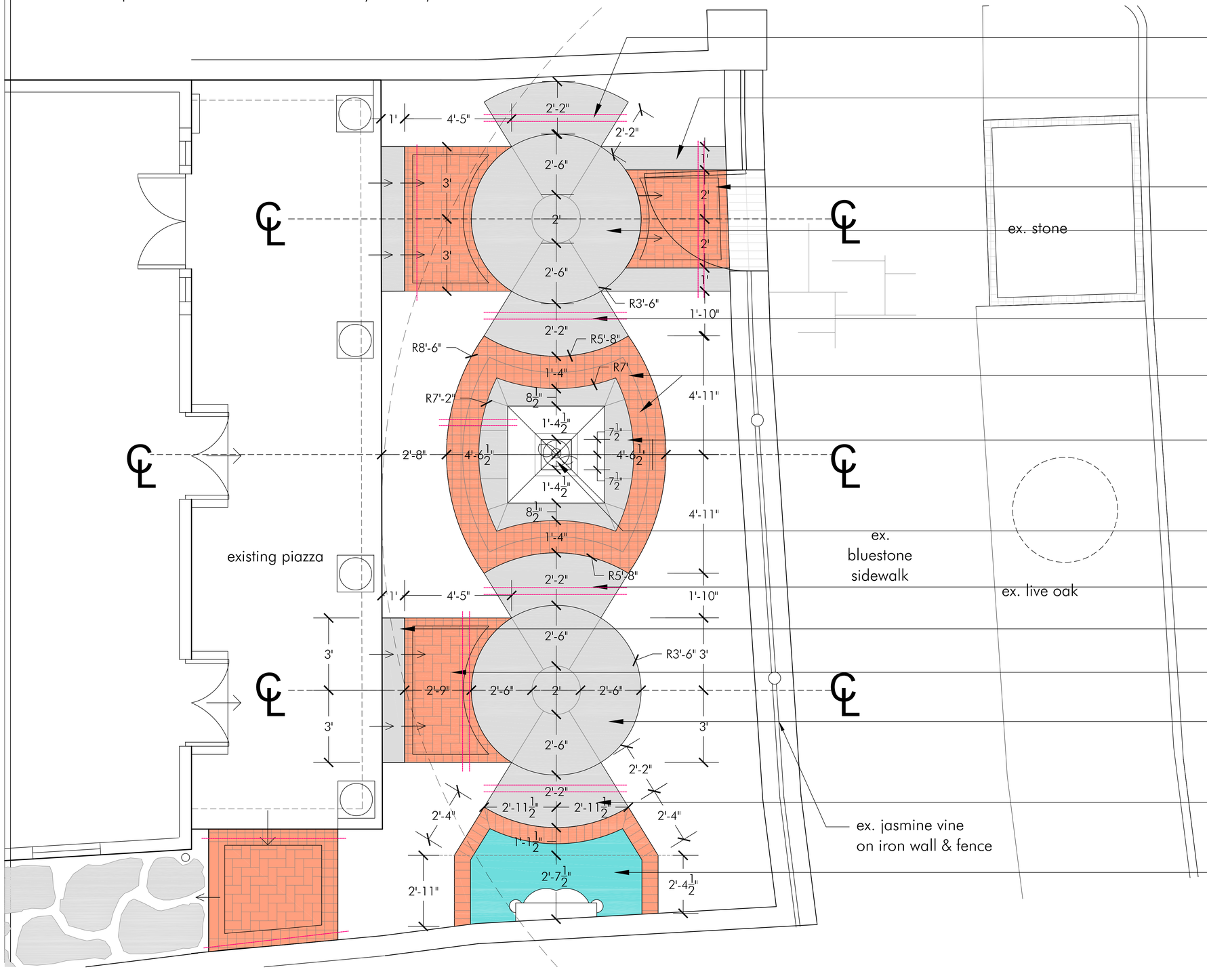
ENLARGED LAYOUT PLAN

see demo plan and detail sheet to coordinate

--- represents 2" conduit to be installed by masonry contractor



stone paving,
solid piece of 'select' bluestone, sized per plan, see detail

raised stone capped cheek walls,
+/- 6.5" tall raised cheek wall, flush with stone landing, to retain plant bed, see detail

brick entry walkway,
4" brick stretcher border and a right-angled herringbone field, see detail

raised stone paving,
+/- 6.5" step up from entry walkway, landing is 4 solid pieces of 'select' bluestone centered around a medallion of 'select' bluestone, sized per plan, see detail

stone paving,
solid piece of 'select' bluestone, sized per plan, see detail

radial brick border,
double row of 8" radial brick header border with mitered corners, see detail

stone border,
radial exterior edge + straight interior edge of 'select' bluestone border with mitered corners. bluestone to be sized per plan and joints per plan, see detail

focal point on low brick plinth,
see detail

stone paving,
solid piece of 'select' bluestone, sized per plan, see detail

stone step,
2" x 6' x 12" 'select' bluestone tread and brick riser, see detail

brick paving,
4" brick stretcher border and a right-angled herringbone field, see detail

raised stone paving,
+/- 6.5" step up from entry walkway, landing is 4 solid pieces of 'select' bluestone centered around a medallion of 'select' bluestone, sized per plan, see detail

stone paving,
solid piece of 'select' bluestone, sized per plan, see detail

masonry fountain,
see detail

GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

Date: 04-10-20 recp
Rev: 04-13-20 recp
04-17-20 recp

Project North

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2 South Battery
Charleston, South Carolina 29401

Enlarged Layout Plan
sheet 6

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MASONRY DETAILS

see layout plan to coordinate

General Masonry Notes:

1. Contractor shall verify all materials shown on plan and contact Landscape Architect with any availability, product quality or other concerns. Quality of materials must meet or exceed expectations.

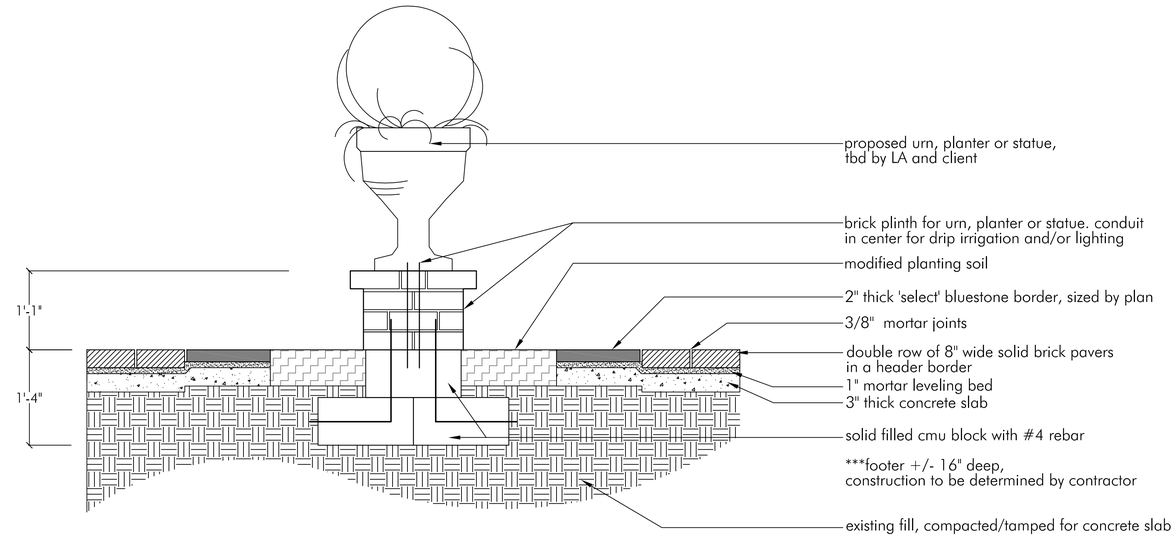
2. Contractors shall verify all dimensions and grades in the field prior to beginning construction. Widths and lengths shown on plans are adjustable to the whole or half brick, with express attention paid to center lines and other alignments on site. Verify any concerns with the Landscape Architect.

3. Generally all mortar joints are to be held to even 3/8" with ivory buff mortar unless otherwise noted. When abutting an existing mortar of another color or shade contact Landscape Architect to verify selections. Note that brick and stone sizes will vary and uniformty of joints must be planned during layout of the paved area to allow for straight and aligned joints over multiple courses or fields. Unless otherwise noted all exposed joints shall be raked.

4. See Layout Plan and Details for callouts of specific materials. Should a discrepancy arise contact Landscape Architect for clarification of the plans.

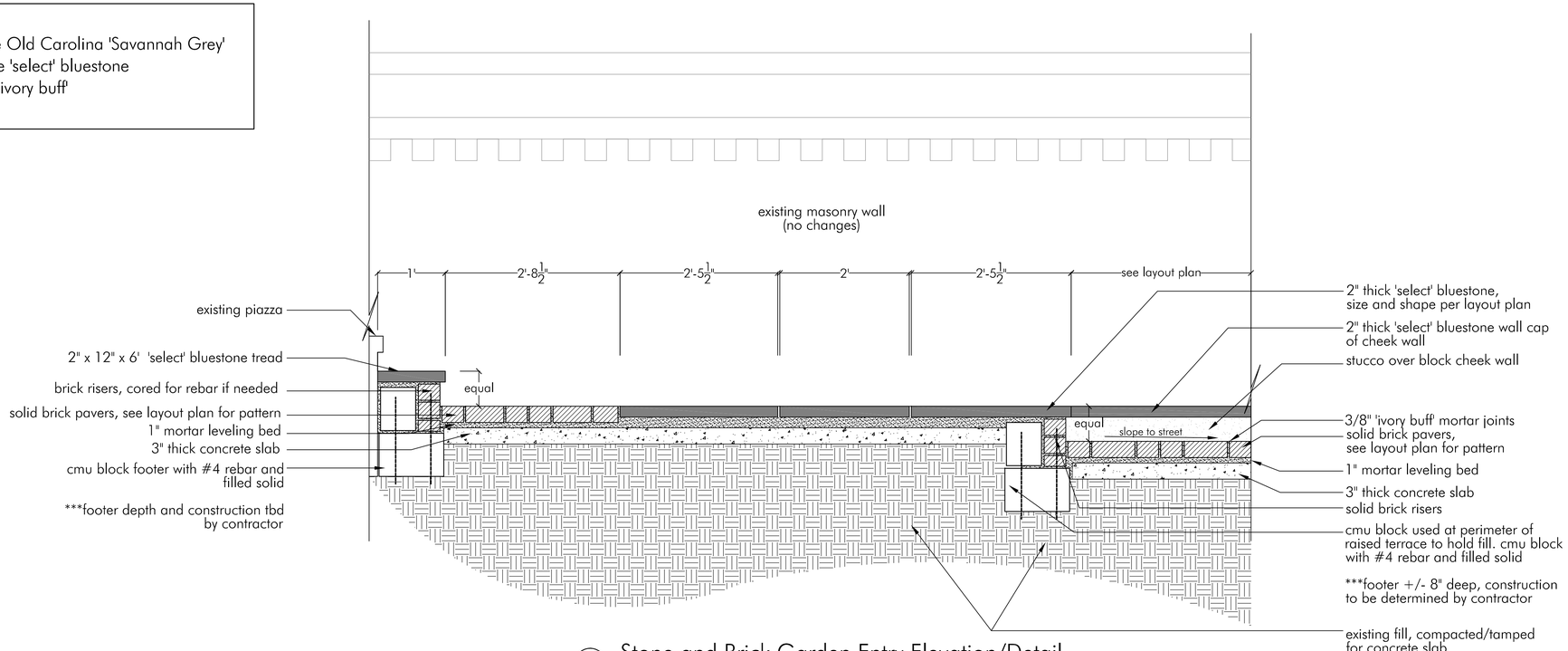
5. Contractors shal take great care to mix materials from pallet to pallet for even distribution. All materials orders shall be placed for the entire job in one order to avoid variation of factory runs or quarry inconsistency.

6. Any and all necessary grading and drainage materials such as pipes and drain boxes as well as 4" conduits below all hardscape surfaces shall be included in the hardscape contractor's bid and installation scope. Final grades and drainage needs are to be reviewed on site after rough grading is completed and water must drain away from structures and must not adversely affect neighboring properties. Refer to separate grading or civil plans when available.
Hardscape contractors are expected to provide a finished grade within 1.5" of final grade with all large debris, rocks and roots removed from the soil, ready for the landscape contracor to begin work.
As-Builts showing conduits and any site adjustments must be provided for final payment.



Stone and Brick Border Surrounding Plinth Detail
Scale 1" =1'-0"

Note:
-all brick to be Old Carolina 'Savannah Grey'
-all stone to be 'select' bluestone
-mortar to be 'ivory buff'



Stone and Brick Garden Entry Elevation/Detail
Scale 1" =1'-0"

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GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@grardnerla.com

Date: 04-17-20 ecp
Rev:

Moore Residence
2 South Battery
Charleston, South Carolina 29401

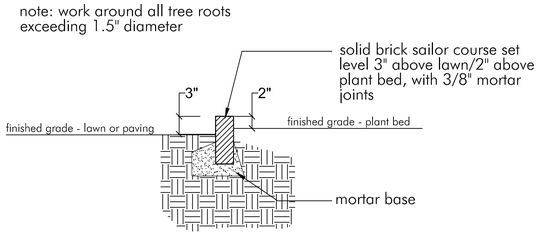
Masonry Details

sheet 7

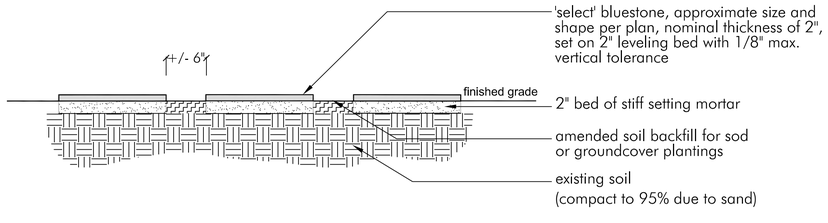
MASONRY + CARPENTRY DETAILS

see layout plan to coordinate

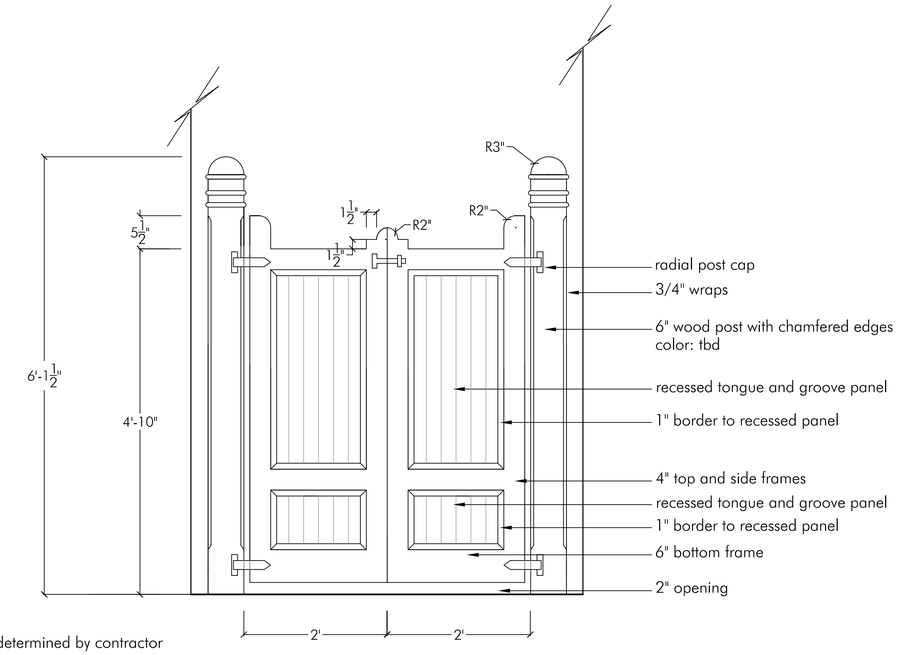
Note:
-all brick to be Old Carolina 'Savannah Grey'
-all stone to be 'select' bluestone
-mortar to be 'ivory buff'



Brick Sailor Border Detail
Scale 1" =1'-0"



Stepping Stone Detail
Scale 1" =1'-0"



Note:
-footers to be determined by contractor
-gate hardware and hinges to be black iron decided by carpenter and approved by LA

Wood Enclosure Detail
Scale 1" =1'-0"

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GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@grardnerla.com

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Rev:

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2 South Battery
Charleston, South Carolina 29401

Masonry+
Carpentry Details
sheet 8

PHOTOS

Looking northward at site

Looking west on sidewalk at 2 South Battery

Looking east on sidewalk at 2 South Battery

Looking into garden entry

Looking into garden entry

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GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@grgardnerla.com

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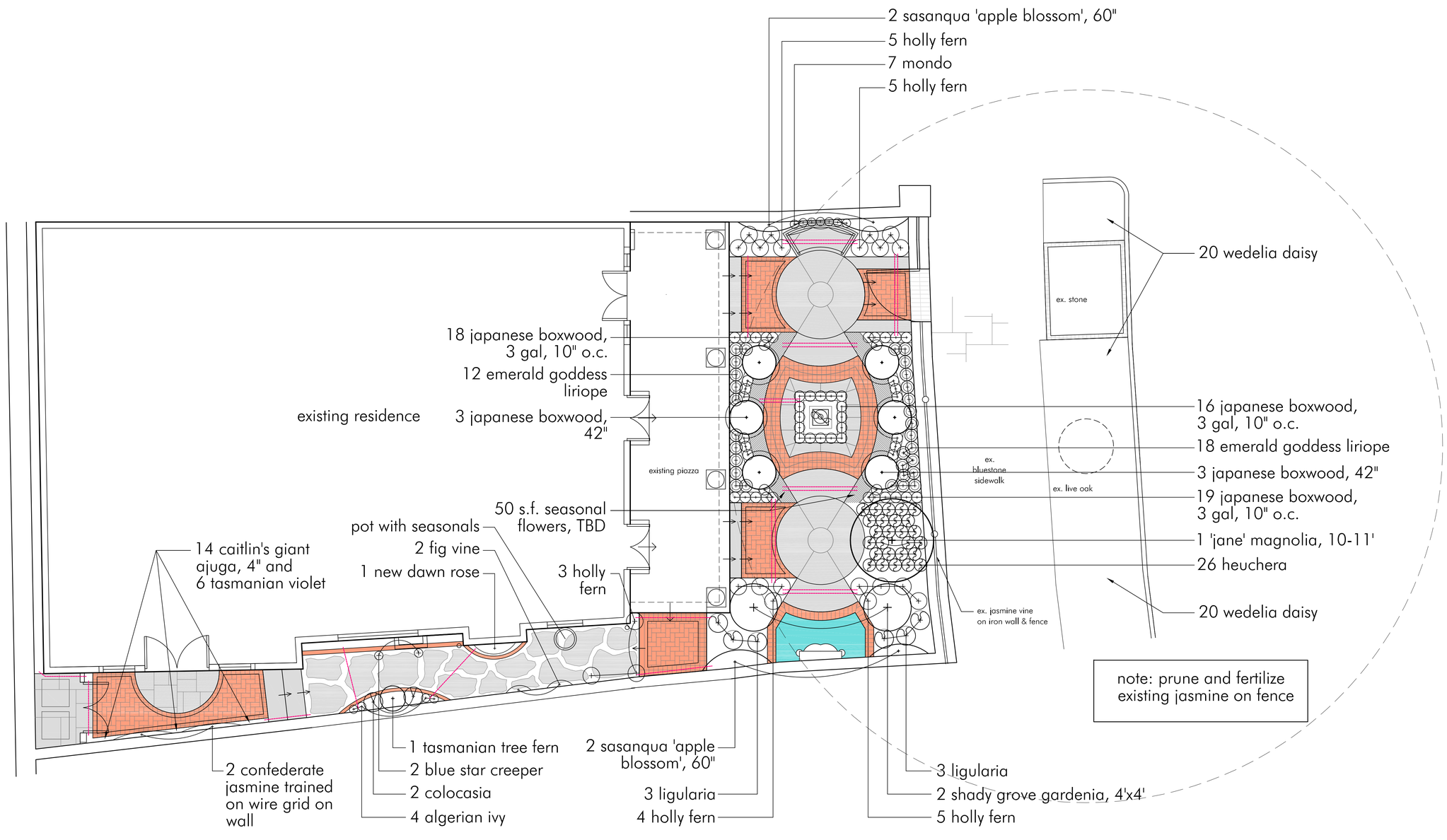
Charleston, South Carolina 29401

Photos

PLANTING PLAN

see layout plan to coordinate

--- represents conduit locations



GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

Date: 04-14-20 rtj
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Project North

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2 South Battery
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Planting Plan

sheet 10

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PLANTING LIST

see planting plan to coordinate

Trees

Quantity	Botanical Name	Common Name	Size	Root	Remarks
1	Magnolia x 'Jane'	Jane Magnolia	10-11'	cont	

Shrubs

Quantity	Botanical Name	Common Name	Size	Root	Remarks
53	Buxus microphylla	Japanese boxwood	3 gal	cont	
6	Buxus microphylla	Japanese boxwood	42"	B&B/cont	
4	Camellia sasanqua 'Apple Blossom'	Sasanqua 'Apple blossom'	60"	cont	espaliered
1	Dicksonia antarctica	Tasmanian tree fern	7 gal	cont	
2	Gardenia jasminoides 'Shady Grove'	Shady grove gardenia	4'x4'	cont	

Groundcovers, Perennials, Annuals, and Grasses

Quantity	Botanical Name	Common Name	Size	Root	Remarks
14	Ajuga reptans 'Caitlin's Giant'	Caitlin's giant ajuga	4"	cont	
2	Colocasia	Elephant Ear	3 gal	cont	
22	Cyrtomium falcatum	Holly fern	1 gal	cont	
2	Ficus pumila	Fig vine	1 gal	cont	
4	Hedera canariensis	Algerian ivy	qt	cont	
26	Heuchera	Heuchera	1 gal	cont	
2	Isotoma fluviatilis	Blue star creeper	qt	cont	
6	Ligularia tussilaginea 'Gigantea'	Ligularia	3 gal	cont	
30	Liriope 'Emerald goddess'	Emerald goddess liriope	1 gal	cont	
7	Ophiopogon japonicus	Mondo grass	1 gal	cont	
1	Rosa 'New Dawn'	New dawn rose	3 gal	cont	
40	Sphagneticola trilobata	Wedelia daisy	1 gal	cont	
2	Trachelospermum jasminoides	Confederate jasmine	3 gal	cont	
6	Viola hederacea	Tasmanian violet	qt	cont	
50 s.f.		Seasonal flowers, TBD		cont	

Note: include pruning and fertilizing jasmine on fence and fig vine on wall

General Bid and Planting Notes:

1. Contractors are responsible for contacting 'No Cuts' utility locator service, 1-800-922-0963, in advance of beginning any construction on site. Contractors shall exercise extreme caution when working near any utilities. Work performed around utilities, both known and unknown, is the contractor's responsibility.
2. All contractors shall verify plans in the field and notify landscape architect immediately with any discrepancies prior to moving forward with construction.
3. All hardscape, bed lines, and tree locations shall be flagged and/or painted in the field by contractor for landscape architect's approval prior to installation. Landscape Architect reserves the right to make adjustments on site.
4. Base bid items shall include all debris removal, grading, hardscape materials, swales, berms, plantings, slow-release fertilization, mulching, and irrigation sysytems providing 100% coverage to all beds. Irrigation system shall include a backflow preventer and rain sensor override with wired automatic clock.
5. Add fresh, clean pine straw mulch or hardwood mulch with 3" minimum depth to all beds unless otherwise specified. Some gardens will require other mulches; landscape contractor shall verify with landscape architect prior to ordering mulch.
6. Landscape contractor is responsible for maintaining all installed plantings and lawn areas until the project is deemed substantially complete by the landscape architect.
7. Landscape contractor shall provide a minimum of one year's full replacement warranty on all installed plant materials. One year warranty on all plant material begins with the project's completion date, to be determined by contractor's final invoice date. Owner shall notify landscape architect or contractor of any necessary replacements within the warranty period. Hurricanes and similar acts of God may at times supercede this warranty.
8. Contractors shall acquire necessary permits and approvals, temporary utility services and temporary irrigation where applicable.
9. Any necessary aquatic pumps and filters shall be included in landscape contractor's bid, if applicable.
10. Any necessary grading and drainage materials(pipe, fittings, drain inlets, etc.) shall be included in the hardscape contractor's bid.
11. If weather or seasonal conditions affect installation of specific plantings, contractor shall notify landscape architect in order to decide on a substitution or future planting dates.
12. Landscape contractor shall provide a minimum of 6" organic topsoil and mushroom compost (50/50 mix) for all planting beds. Mix shall be incorporated into existing soil by tiller or fork. All fine-grading shall be completed in a manner to provide ponding and finish grade shall be free of any extraneous materials including, rocks, roots, etc.
13. Landscape contractor shall conduct his or her own quantity takeoff from the planting plan for bidding purposes and also verify scaling. The plant list is for botanical name, size, and specification information only and quantities may vary with the actual plan. Contractor shall notify landscape architect of any discrepancies.
14. Landscape contractor shall test both existing soils and irrigation water sources for any needed amendments, existing contaminants or other present conditions of concern, prior to installation of plantings or soil conditioners. Landscape contractor shall notify landscape architect and Owner of any concerning test results immediately.
15. General contractors and all sub-contractors are required to notify landscape architect of any code compliance issues (including but not limited to pool safety, railings, setbacks, easements and others) prior to starting construction such that revisions may be made to plans for compliance prior to construction.

GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

Date: 04-14-20 rtj
Rev: 04-17-20 rcp

Moore Residence
2 South Battery
Charleston, South Carolina 29401

Planting List

sheet 11

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Agenda Item #12

114 TRADD STREET
TMS # 457-12-04-088

Request final approval for removal of existing hardscape with salvage of brick, new stone and brick hardscape, bluestone coping at pool, wood gate and garbage enclosure, and removal of selected ground level railing for access to piazza.

Category 3 / (Charlestowne) / c. pre-1888 / Old and Historic District

Agenda Item #12

Applicant's Presentation

The Armstrong Residence

garden construction plans

114 Tradd Street
Charleston, South Carolina 29401

Sheet Listing:

1 of 8 Proposed Plan
2 of 8 Existing Site Plan
3 of 8 Site Photographs
4 of 8 Demolition Plan
5 of 8 Layout Plan
6 of 8 Masonry Details
7 of 8 Carpentry Details
8 of 8 Carpentry Details

Contractors' Certification and Agreement to Terms of Drawings

Signature of contractors below certifies full understanding of and intent to comply with all included drawings, details, notes, lists and terms as issued by the office of Glen R. Gardner Landscape Architect, LLC.

Landscape and Irrigation contractor

Masonry and Hardscape contractor

Landscape Lighting contractor

Pool contractor

Carpentry contractor

GARDEN SUBMITTAL ONLY
NO ZONING REVIEW NEEDED
REQUESTED CHANGE TO *NON-ORIGINAL* HANDRAILS ON THE 1770 RESIDENCE IN THIS SUBMITTAL
ANY LANDSCAPE LIGHTING TO BE SUBMITTED BY LANDSCAPE LIGHTING PROVIDER

GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

Date: 05-13-20 ecp
Rev:

Armstrong Residence
114 Tradd Street
Charleston, South Carolina 29401

Cover

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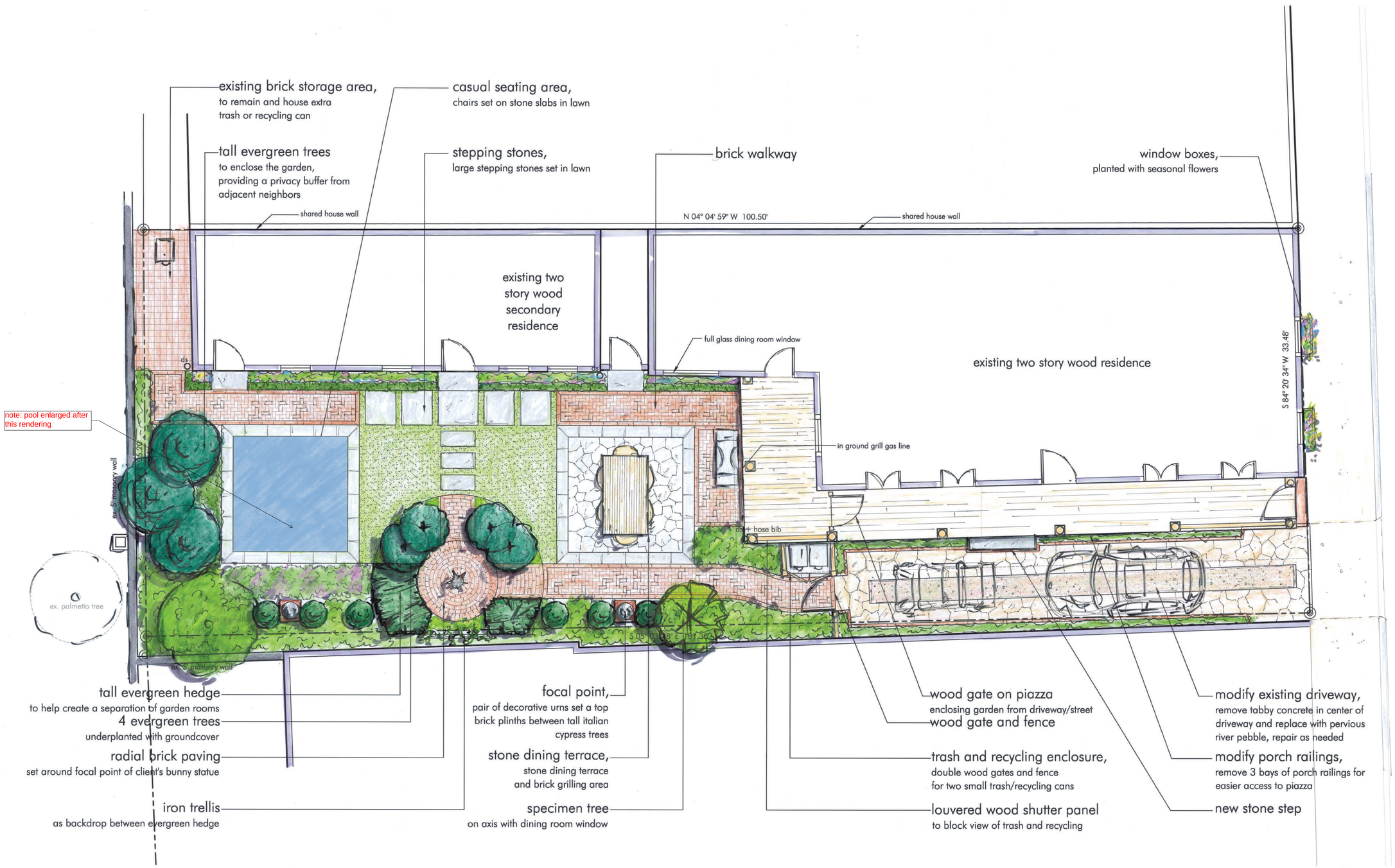

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post office box 295
charleston, sc 29402
v 843.722.5885
e glen@grdnrla.com

Date: 05-04-20 grg
Rev: 05-05-20 ecp

0' 4' 8' 12'

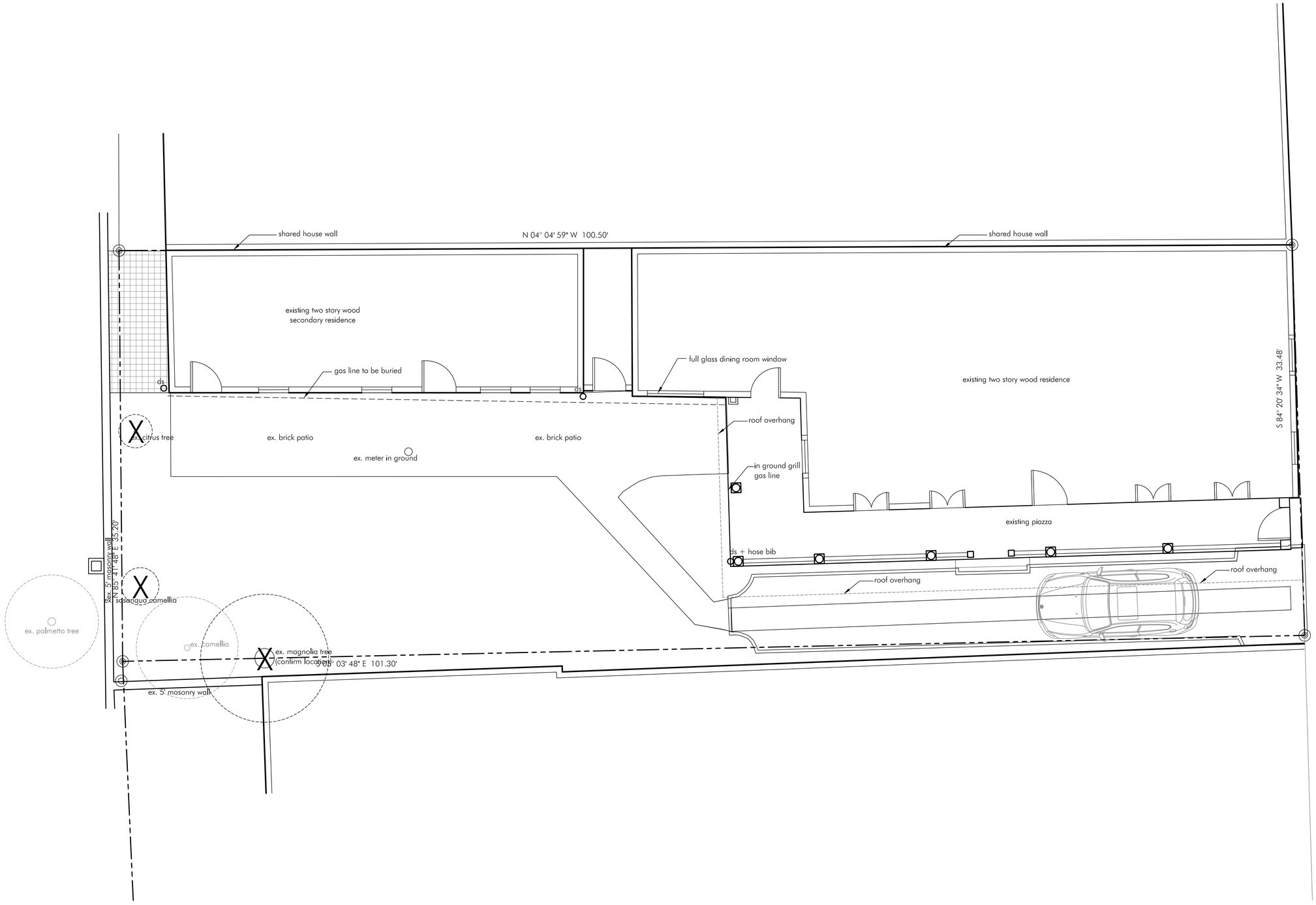
Project North

Armstrong Residence
114 Tradd Street
Charleston, South Carolina 29401

Proposed Plan

sheet 1

EXISTING SITE PLAN



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post office box 295
charleston, sc 29402
v 843.722.5885
e glen@glendnerla.com

Date: 04-09-20 rcp
Rev: 05-13-20 rcp

12'
8'
4'
0'

Project North

Armstrong Residence
114 Tradd Street
Charleston, South Carolina 29401

Existing Site Plan

sheet 2

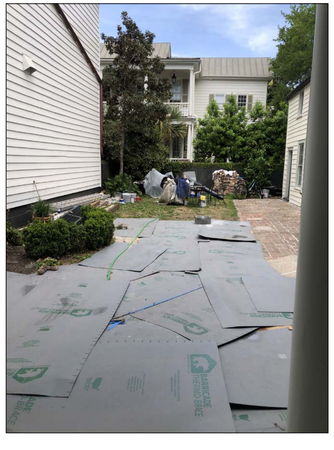
SITE PHOTOGRAPHS

114 Tradd Street looking northeast

114 Tradd Street looking northwest

114 Tradd Street looking north

In the garden of 114 Tradd Street
looking south towards Tradd Street



In the garden of 114 Tradd Street
looking north

Magnolia tree in garden to be removed (not protected)

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post office box 295
charleston, sc 29402
v 843.722.5885
e glen@grgardnerla.com

Date: 05-13-20 ecp
Rev: 05-14-20 ecp

Armstrong Residence
114 Tradd Street
Charleston, South Carolina 29401

Site Photos

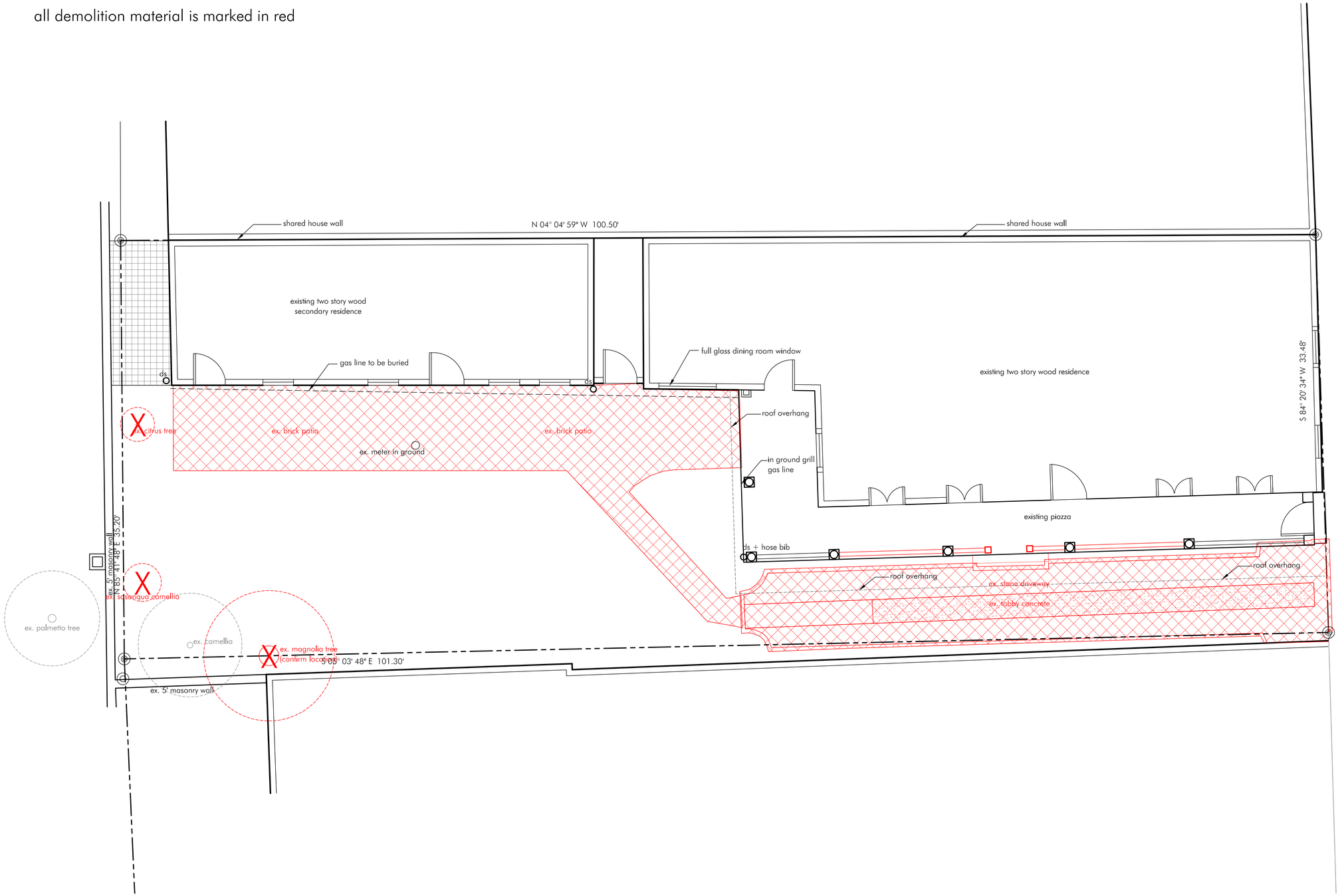
sheet 3

DEMOLITION PLAN

see layout plan to coordinate

all demolition by masonry contractor

all demolition material is marked in red



GLEN R. GARDNER, LANDSCAPE ARCHITECT

post office box 295
charleston, sc 29402

v 843.722.5885
e glen@gardnerla.com

Date: 05-13-20 ecp
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Project North

Armstrong Residence

114 Tradd Street
Charleston, South Carolina 29401

Demolition Plan

sheet 4

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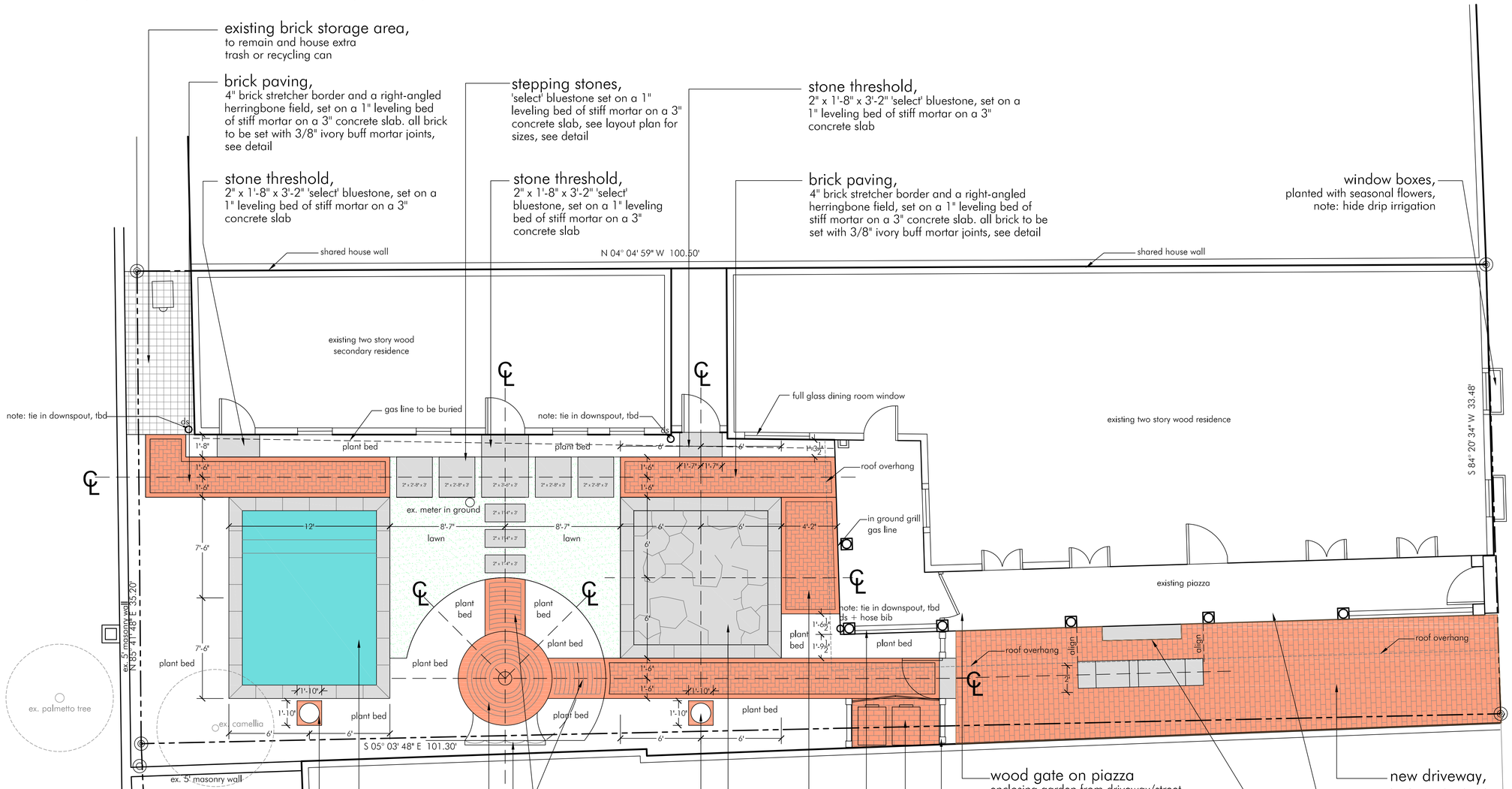
LAYOUT PLAN

see demo plan and detail sheet to coordinate

--- represents 2" conduit to be installed by masonry contractor



existing brick storage area,
to remain and house extra trash or recycling can

brick paving,
4" brick stretcher border and a right-angled herringbone field, set on a 1" leveling bed of stiff mortar on a 3" concrete slab. all brick to be set with 3/8" ivory buff mortar joints, see detail

stone threshold,
2" x 1'-8" x 3'-2" 'select' bluestone, set on a 1" leveling bed of stiff mortar on a 3" concrete slab

stepping stones,
'select' bluestone set on a 1" leveling bed of stiff mortar on a 3" concrete slab, see layout plan for sizes, see detail

stone threshold,
2" x 1'-8" x 3'-2" 'select' bluestone, set on a 1" leveling bed of stiff mortar on a 3" concrete slab

stone threshold,
2" x 1'-8" x 3'-2" 'select' bluestone, set on a 1" leveling bed of stiff mortar on a 3" concrete slab

brick paving,
4" brick stretcher border and a right-angled herringbone field, set on a 1" leveling bed of stiff mortar on a 3" concrete slab. all brick to be set with 3/8" ivory buff mortar joints, see detail

window boxes,
planted with seasonal flowers, note: hide drip irrigation

brick plinth,
brick plinth and stone cap, tbd

swimming pool,
2" x 12" x 24" 'select' bluestone coping with an eased edge

radial brick paving
interior and exterior (8") brick header rings, with 5 (4") brick stretcher rings as the center of the circle, see detail

iron trellis
iron trellis painted black, see detail

offset radial brick paving
4" brick stretcher border with a field of offset radial brick, set on a 1" leveling bed of stiff mortar on a 3" concrete slab. all brick to be set with 3/8" ivory buff mortar joints, see detail

brick plinth,
brick plinth and stone cap, tbd

stone dining terrace,
2" x12" x 24" x 'select' bluestone border and irregular stone field, see detail

wood gate on piazza
enclosing garden from driveway/street, to meet pool code, see detail

wood gate and fence,
to meet pool code, see detail

trash and recycling enclosure,
double wood gates and fence with brick paving

louvered wood shutter panel
to block view of trash and recycling

brick paving,
4" brick stretcher border and a right-angled herringbone field, set on a 1" leveling bed of stiff mortar on a 3" concrete slab. all brick to be set with 3/8" ivory buff mortar joints, see detail
gas hookup for grill here

new driveway,
brick stretcher border and middle section of 'select' bluestone in irregular sizes, brick and stone set on a 4" concrete slab with a 1" leveling bed of stiff mortar. all set with 3/8" ivory buff mortar joints

modify porch railings,
remove 3 bays of porch railings for easier access to piazza, railings to be stored on site

new stone step,
brick riser and 'select' bluestone tread

GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

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Rev: 05-14-20 rcp

Project North

Armstrong Residence
114 Tradd Street
Charleston, South Carolina 29401

Layout Plan

sheet 5

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MASONRY DETAILS

see layout plan to coordinate

General Masonry Notes:

1. Contractor shall verify all materials shown on plan and contact Landscape Architect with any availability, product quality or other concerns. Quality of materials must meet or exceed expectations.

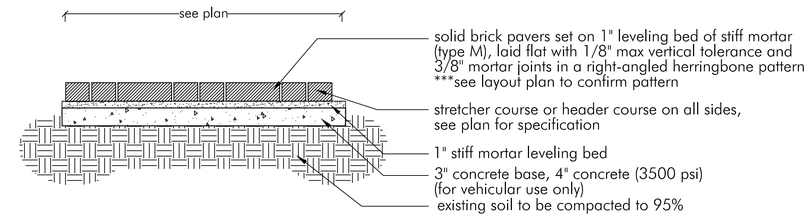
2. Contractors shall verify all dimensions and grades in the field prior to beginning construction. Widths and lengths shown on plans are adjustable to the whole or half brick, with express attention paid to center lines and other alignments on site. Verify any concerns with the Landscape Architect.

3. Generally all mortar joints are to be held to even 3/8" with ivory buff mortar unless otherwise noted. When abutting an existing mortar of another color or shade contact Landscape Architect to verify selections. Note that brick and stone sizes will vary and uniformty of joints must be planned during layout of the paved area to allow for straight and aligned joints over multiple courses or fields. Unless otherwise noted all exposed joints shall be raked.

4. See Layout Plan and Details for callouts of specific materials. Should a discrepancy arise contact Landscape Architect for clarification of the plans.

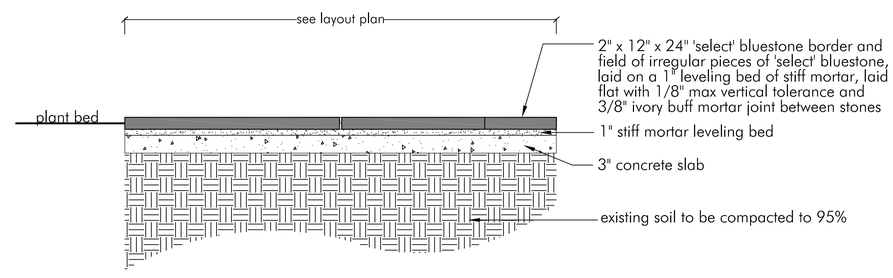
5. Contractors shal take great care to mix materials from pallet to pallet for even distribution. All materials orders shall be placed for the entire job in one order to avoid variation of factory runs or quarry inconsistency.

6. Any and all necessary grading and drainage materials such as pipes and drain boxes as well as 4" conduits below all hardscape surfaces shall be included in the hardscape contractor's bid and installation scope. Final grades and drainage needs are to be reviewed on site after rough grading is completed and water must drain away from structures and must not adversely affect neighboring properties. Refer to separate grading or civil plans when available.
Hardscape contractors are expected to provide a finished grade within 1.5" of final grade with all large debris, rocks and roots removed from the soil, ready for the landscape contracor to begin work.
As-Builts showing conduits and any site adjustments must be provided for final payment.



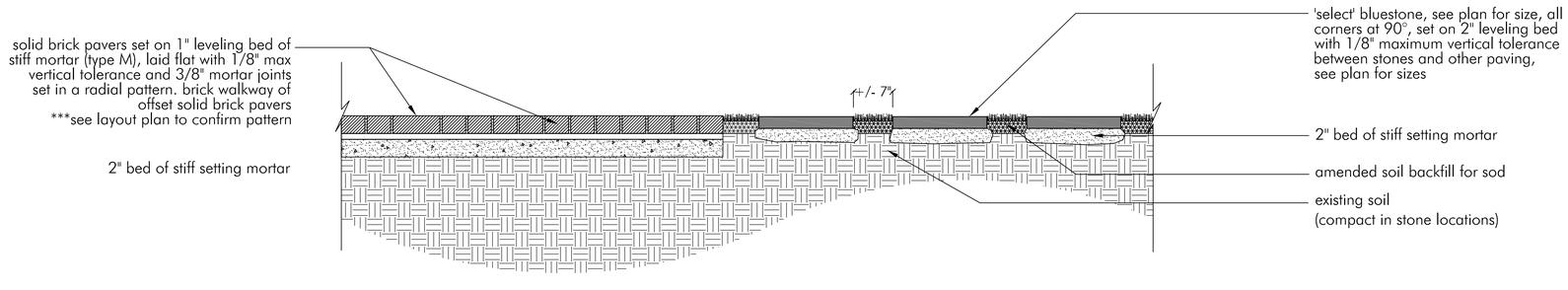
Right-Angled Herringbone Brick Paving Detail

Scale 1" = 1'-0"



Stone Dining Terrace Paving Detail

Scale 1" = 1'-0"



Radial Brick Paving and Stepping Stone Detail

Scale 1" = 1'-0"

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GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@glenrlla.com

Date: 05-13-20 ecp
Rev:

Armstrong Residence
114 Tradd Street
Charleston, South Carolina 29401

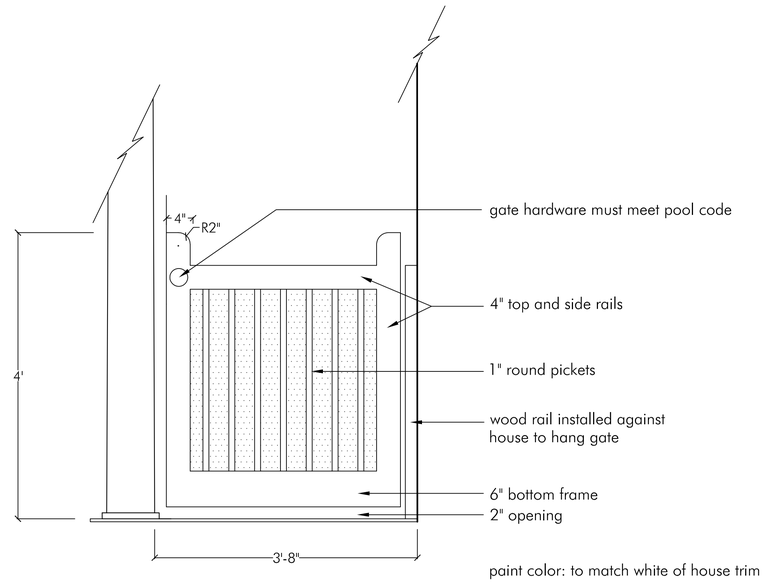
Masonry Details

sheet 6

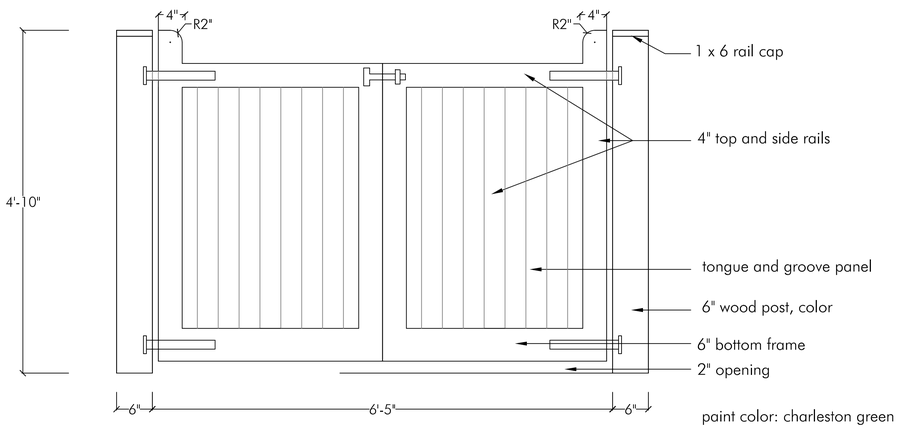
CARPENTRY DETAILS

see layout plan to coordinate

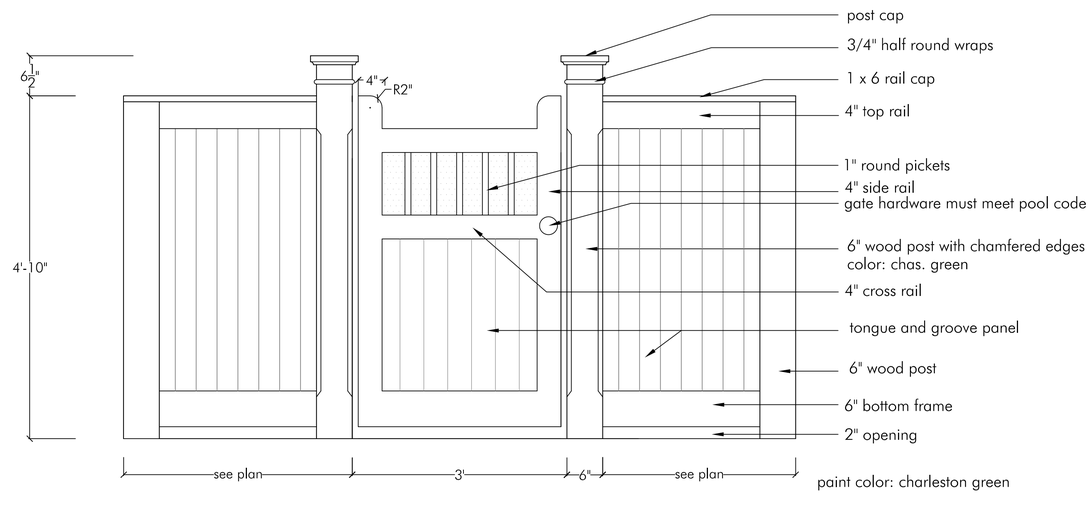
Note:
-footers to be determined by contractor
-gate hardware and hinges to be black iron decided by carpenter and approved by LA



Wood Porch Gate Detail
Scale 1" = 1'-0"



Wood Recycling and Garbage Enclosure Detail
Scale 1" = 1'-0"



Wood Gate and Fence Detail
Scale 1" = 1'-0"

GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

Date: 05-13-20 ecp
Rev: 05-14-20 ecp

Armstrong Residence
114 Tradd Street
Charleston, South Carolina 29401

Carpentry Details

sheet 7

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Agenda Item #13

1 WATER STREET
TMS # 457-16-04-063

Request final approval for new hardscape, reinstallation of existing iron gates, removal of modern utility shed, and new fountain pool in garden.

Category 2 / (Charlestowne) / c. 1857 / Old and Historic District

Agenda Item #13

Applicant's Presentation

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The Mansheim Residence

garden construction plans

1 Water Street
Charleston, South Carolina

Sheet Listing:

1 of 10 Cover
2 of 10 Existing Site Plan
3 of 10 Demolition Plan
4 of 10 Layout Plan
5 of 10 Masonry Details
6 of 10 Masonry Details
7 of 10 Site Photos
8 of 10 Site Photos
9 of 10 Planting Plan
10 of 10 Planting List

GARDEN SUBMITTAL ONLY
NO ZONING REVIEW NEEDED
REQUEST TO REMOVE MODERN GARDEN SHED IS INCLUDED
NO CHANGES TO 1857 RESIDENCE IN THIS SUBMITTAL
SEE JULIA MARTIN'S ARCHITETCURAL SUBMITTALS
ANY LANDSCAPE LIGHTING TO BE SUBMITTED BY LANDSCAPE LIGHTING PROVIDER

Contractors' Certification and Agreement to Terms of Drawings

Signature of contractors below certifies full understanding of and intent to comply with all included drawings, details, notes, lists and terms as issued by the offi[illegible]er Landscape Architect, LLC.

Landscape and Irrigation contractor

Masonry and Hardscape contractor

Landscape Lighting contractor

Pool contractor

Carpentry contractor

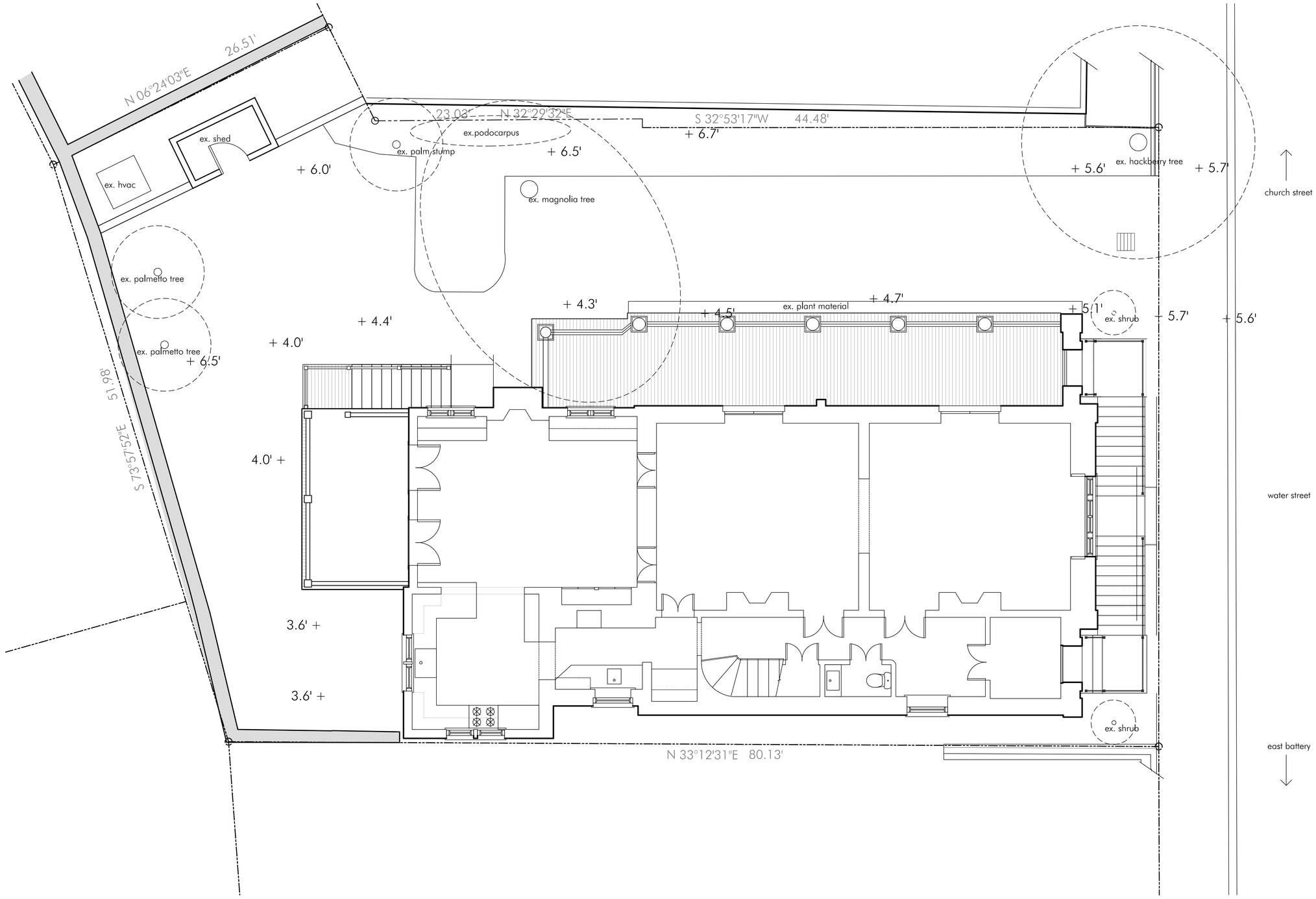
GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

Date: 05-10-20 ecp
Rev:

Mansheim Residence
1 Water Street
Charleston, South Carolina 29401

Cover

EXISTING SITE PLAN



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post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

Date: 02-20-20 ecp
Rev: 02-27-20 ecp

0' 4' 8' 12'

Project North

Mansheim Residence
1 Water Street
Charleston, South Carolina 29401

Existing Site Plan

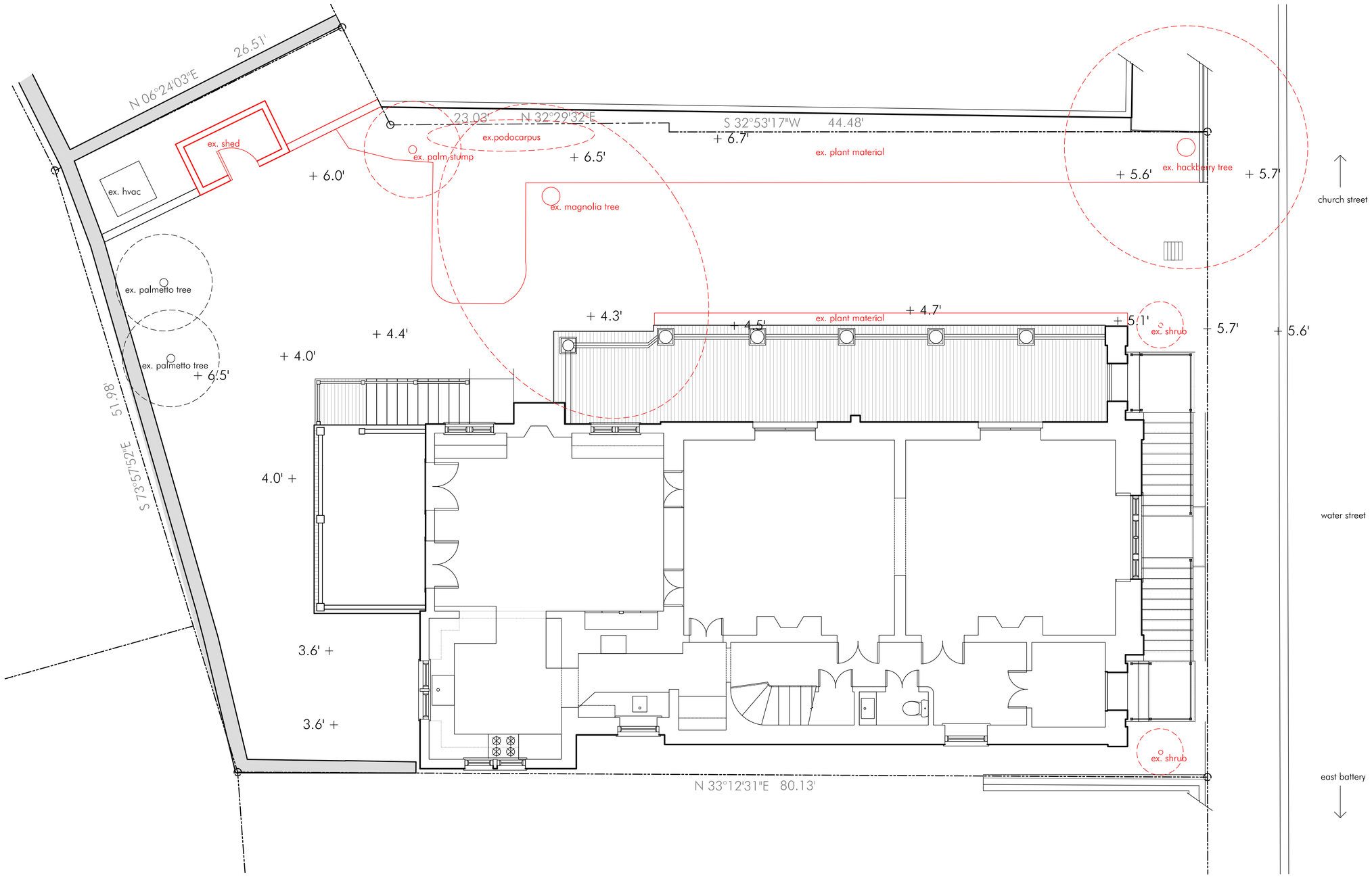
sheet 2

DEMOLITION PLAN

see layout plan to coordinate

all demolition by masonry contractor

all demolition material is marked in red



GLEN R. GARDNER, LANDSCAPE ARCHITECT

post office box 295
charleston, sc 29402

v 843.722.5885
e glen@gardnerla.com

Date: 02-20-20 ecp
Rev: 04-27-20 ecp

Project North

Mansheim Residence

1 Water Street
Charleston, South Carolina 29401

Demolition Plan

sheet 3

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LAYOUT PLAN

see demo plan and detail sheet to coordinate

--- represents 2" conduit to be installed by masonry contractor

brick paving,
4" brick stretcher border and a running bond field, set on a 1" leveling bed of stiff mortar on a 3" concrete slab,all brick to be set with 3/8" ivory buff mortar joints, see detail

stepping stones,
irregular 'select' bluestone, size per plan, set on a mortar leveling bed, see detail

new wood panel or masonry wall,
tbd

brick border + stone paving,
4" brick stretcher border set on a mortar bed, all brick to be set with 3/8" ivory buff mortar joints, irregular 'select' bluestone, sized per plan, set on mortar beds with planting in between, see detail

brick masonry fountain,
see detail

stone paving,
'select' bluestone set in an ashlar pattern, set on a 1" leveling bed of stiff mortar on a 3" concrete slab, see detail

brick paving,
4" brick stretcher border and a right angled herringbone field, set on a 1" leveling bed of stiff mortar on a 3" concrete slab,all brick to be set with 3/8" ivory buff mortar joints, see detail

brick plinths and coping wall,
see detail

stone and brick steps,
2 brick risers, +/- 6" and 2 'select' bluestone treads

reinstall iron fence and driveway gates,
reinstall existing iron fence and driveway gate from site, optional electric driveway openers

stone +radial brick paving,
radial brick, set in 8" header rings around a center medallion of 'select' bluestone, diameter 1'-9", all set with 3/8" ivory buff mortar joints on a 1" leveling bed of stiff mortar, on a 3" concrete slab, see detail

stone grill pad,
'select' bluestone paving on a 1" leveling bed of stiff mortar, on a 3" concrete slab, see detail
*** optional gas tie in for grill

stone landing + steps,
'select' bluestone landing, bottom two step treads are one piece of 'select' bluestone, riser tbd, see detail

stepping stones,
irregular 'select' bluestone, size per plan, set on a mortar leveling bed, see detail

metal edge,
see detail

brick paving,
4" brick stretcher border and a running bond field, set on a 1" leveling bed of stiff mortar on a 3" concrete slab,all brick to be set with 3/8" ivory buff mortar joints, see detail

stepping stones,
irregular 'select' bluestone, size per plan, set on a mortar leveling bed, see detail

brick stretcher border,
4" brick header border, see detail

brick paving,
8" brick header border and a running bond field, set on a 1" leveling bed of stiff mortar on a 4" concrete slab,all brick to be set with 3/8" ivory buff mortar joints, see detail

stone paving,
2" thick x 2'-8" x 1'-6" 'select' bluestone, set on a 1" leveling bed of stiff mortar on a 4" concrete slab, see detail

church street

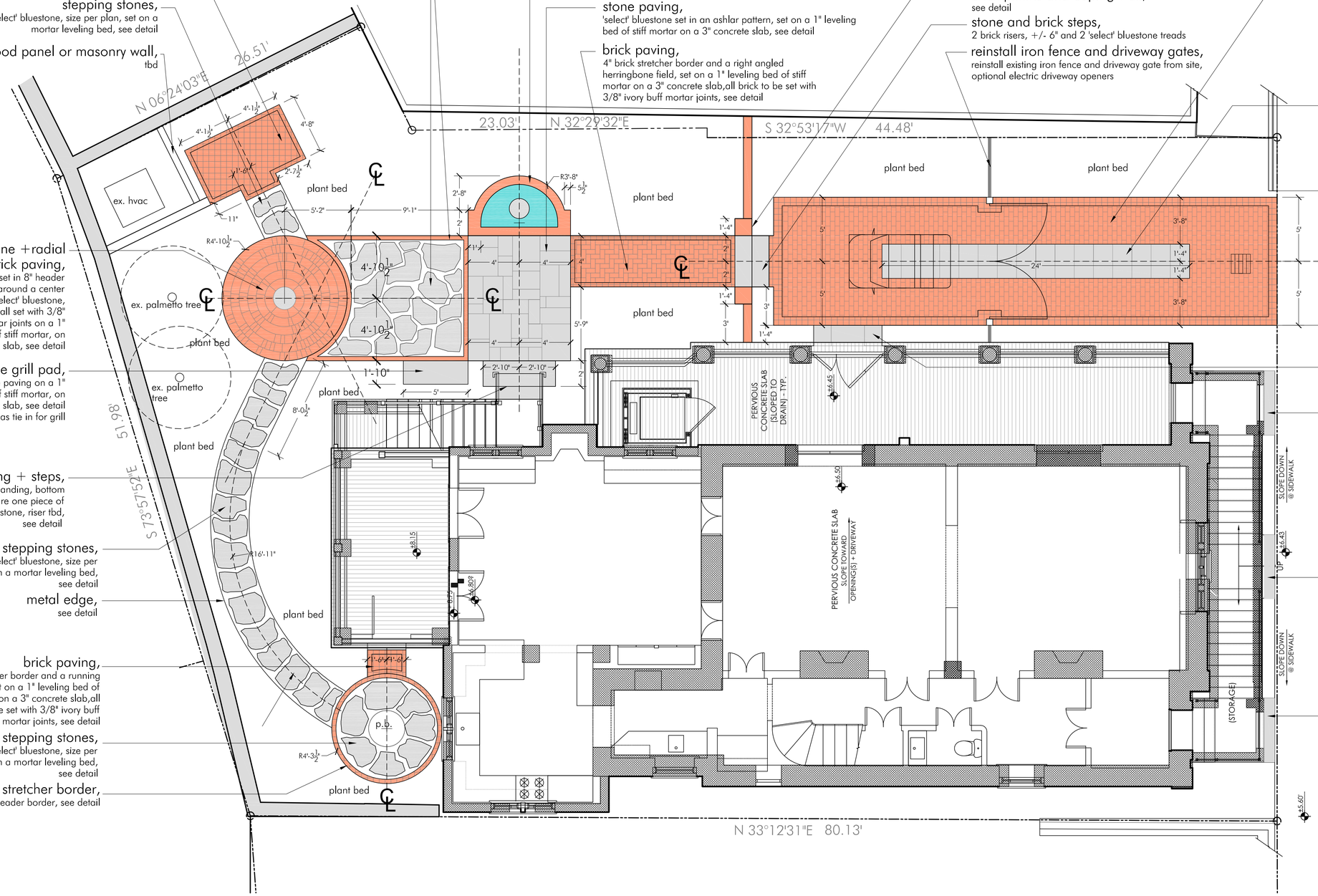
stone paving,
2" thick x 10" x 5' slab of 'select' bluestone set on a 1" leveling bed of stiff mortar on a 3" concrete slab

water street

stone paving,
2" thick x 10" x 5' slab of 'select' bluestone set on a 1" leveling bed of stiff mortar on a 3" concrete slab

stone paving,
2" thick x 10" x 5' slab of 'select' bluestone set on a 1" leveling bed of stiff mortar on a 3" concrete slab

east battery



GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

Date: 05-08-20 rcp
Rev: 05-10-20 rcp

Project North

Mansheim Residence
1 Water Street
Charleston, South Carolina 29401

Layout Plan

sheet 4

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MASONRY DETAILS

see layout plan to coordinate

General Masonry Notes:

1. Contractor shall verify all materials shown on plan and contact Landscape Architect with any availability, product quality or other concerns. Quality of materials must meet or exceed expectations.

2. Contractors shall verify all dimensions and grades in the field prior to beginning construction. Widths and lengths shown on plans are adjustable to the whole or half brick, with express attention paid to center lines and other alignments on site. Verify any concerns with the Landscape Architect.

3. Generally all mortar joints are to be held to even 3/8" with ivory buff mortar unless otherwise noted. When abutting an existing mortar of another color or shade contact Landscape Architect to verify selections. Note that brick and stone sizes will vary and uniformty of joints must be planned during layout of the paved area to allow for straight and aligned joints over multiple courses or fields. Unless otherwise noted all exposed joints shall be raked.

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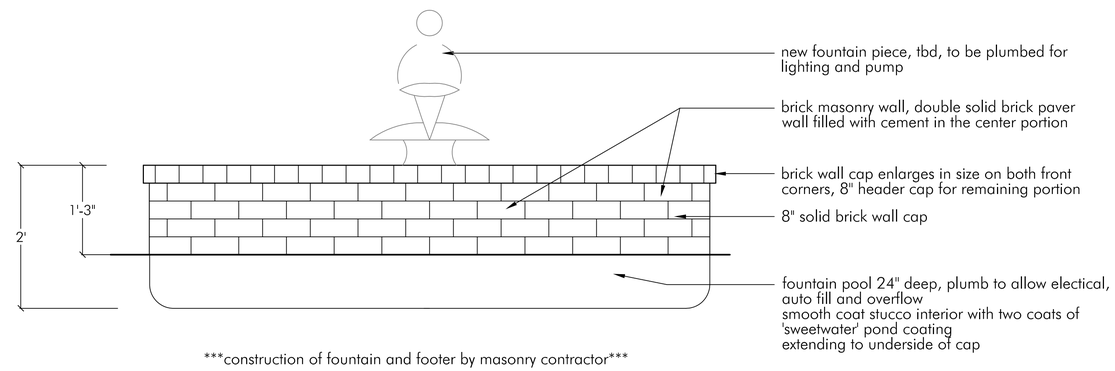
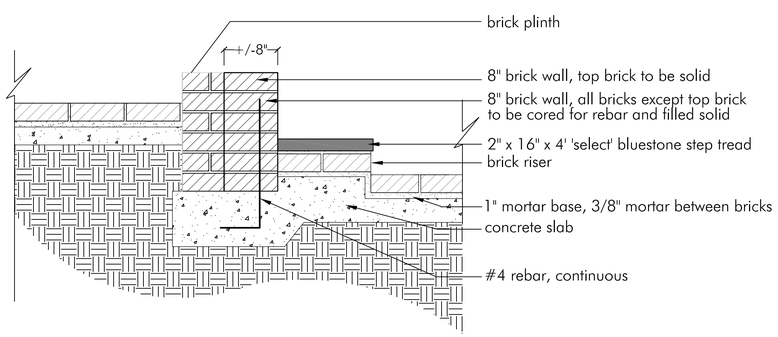
5. Contractors shal take great care to mix materials from pallet to pallet for even distribution. All materials orders shall be placed for the entire job in one order to avoid variation of factory runs or quarry inconsistency.

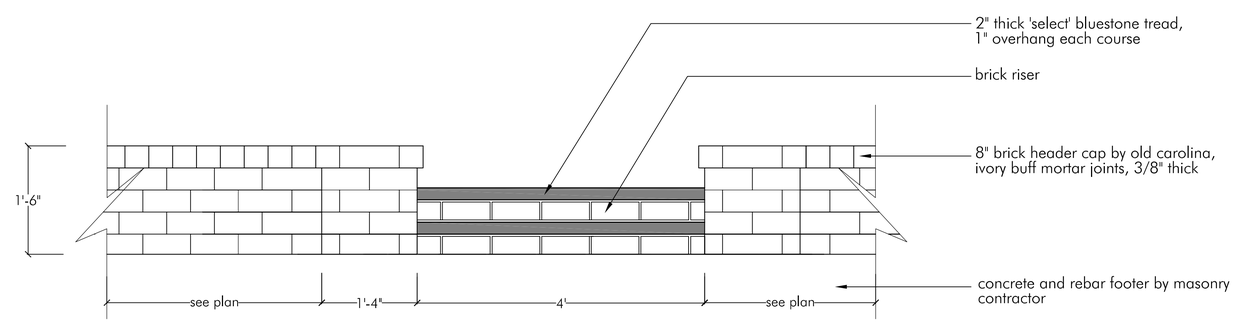
6. Any and all necessary grading and drainage materials such as pipes and drain boxes as well as 4" conduits below all hardscape surfaces shall be included in the hardscape contractor's bid and installation scope. Final grades and drainage needs are to be reviewed on site after rough grading is completed and water must drain away from structures and must not adversely affect neighboring properties. Refer to separate grading or civil plans when available.
Hardscape contractors are expected to provide a finished grade within 1.5" of final grade with all large debris, rocks and roots removed from the soil, ready for the landscape contracor to begin work.
As-Builts showing conduits and any site adjustments must be provided for final payment.



Fountain Pool Front Elevation Detail
Scale 1" =1'-0"



Brick Plinth and Coping Wall Section
Scale 1" =1'-0"



Brick Plinth and Coping Wall Detail
Scale 1" =1'-0"

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GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@glendnerla.com

Date: 05-10-20 ecp
Rev:

Mansheim Residence
1 Water Street
Charleston, South Carolina 29401

Masonry Details

sheet 5

MASONRY DETAILS

see layout plan to coordinate

General Masonry Notes:

1. Contractor shall verify all materials shown on plan and contact Landscape Architect with any availability, product quality or other concerns. Quality of materials must meet or exceed expectations.

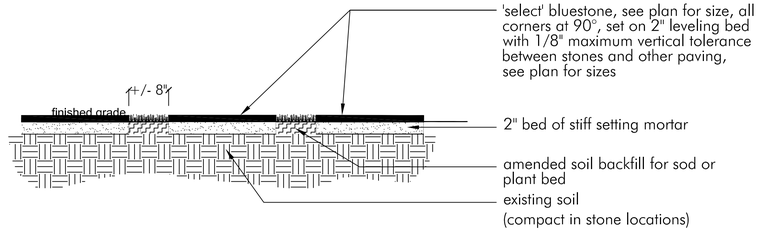
2. Contractors shall verify all dimensions and grades in the field prior to beginning construction. Widths and lengths shown on plans are adjustable to the whole or half brick, with express attention paid to center lines and other alignments on site. Verify any concerns with the Landscape Architect.

3. Generally all mortar joints are to be held to even 3/8" with ivory buff mortar unless otherwise noted. When abutting an existing mortar of another color or shade contact Landscape Architect to verify selections. Note that brick and stone sizes will vary and uniformty of joints must be planned during layout of the paved area to allow for straight and aligned joints over multiple courses or fields. Unless otherwise noted all exposed joints shall be raked.

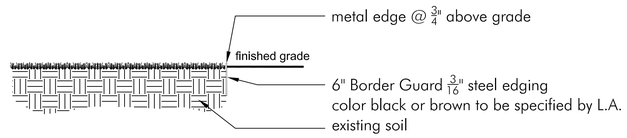
4. See Layout Plan and Details for callouts of specific materials. Should a discrepancy arise contact Landscape Architect for clarification of the plans.

5. Contractors shal take great care to mix materials from pallet to pallet for even distribution. All materials orders shall be placed for the entire job in one order to avoid variation of factory runs or quarry inconsistency.

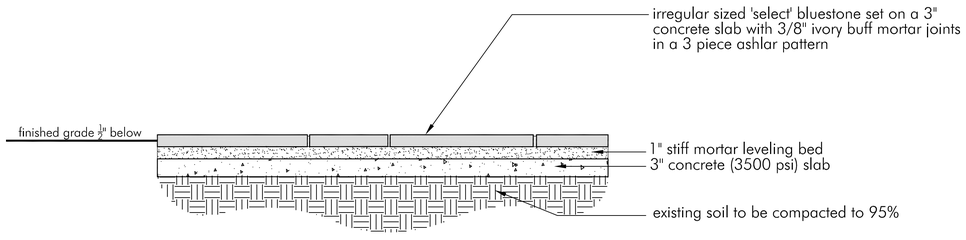
6. Any and all necessary grading and drainage materials such as pipes and drain boxes as well as 4" conduits below all hardscape surfaces shall be included in the hardscape contractor's bid and installation scope. Final grades and drainage needs are to be reviewed on site after rough grading is completed and water must drain away from structures and must not adversely affect neighboring properties. Refer to separate grading or civil plans when available.
Hardscape contractors are expected to provide a finished grade within 1.5" of final grade with all large debris, rocks and roots removed from the soil, ready for the landscape contracor to begin work.
As-Builts showing conduits and any site adjustments must be provided for final payment.



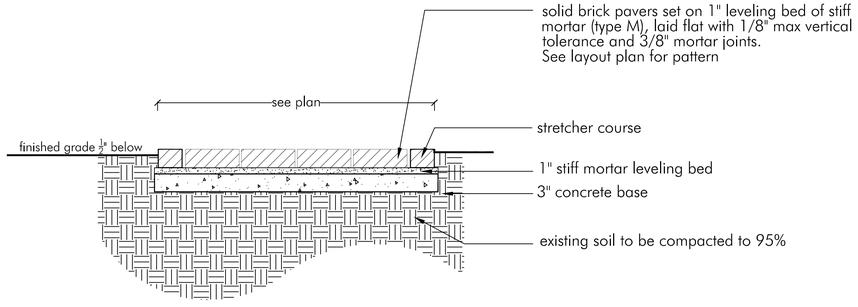
Stepping Stone Detail
Scale 1" = 1'-0"



Metal Bed Edging Detail
Scale 1" = 1'-0"



Stone Paving Detail
Scale 1" = 1'-0"



Brick Paving Detail
Scale 1" = 1'-0"

GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

Date: 05-10-20 ecp
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Masonry Details

sheet 6

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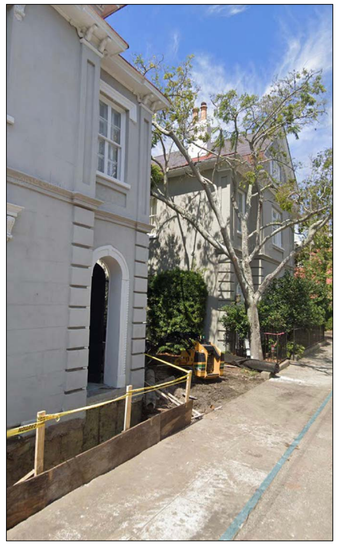
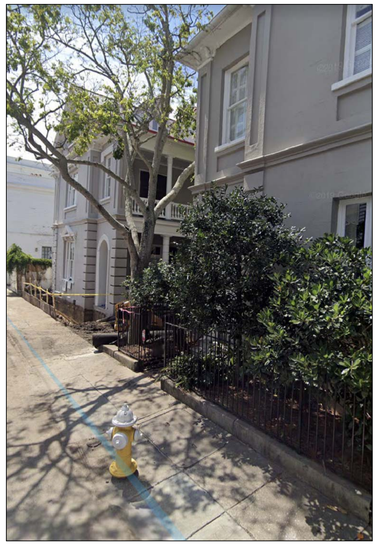
PHOTOS



Looking west on sidewalk at
1 Water Street (pre raising)

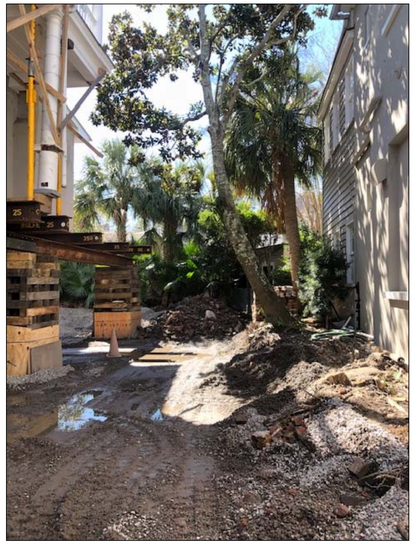


Looking east on sidewalk at
1 Water Street (pre raising)

Looking west on sidewalk at
1 Water Street (post raising)

Looking south into the site
during raising

Looking south into the site
pre raising



Excavated interior of site,
looking south

Excavated interior of site,
looking north

Excavated interior of site,
looking south

Excavated interior of site,
looking south, shed to be
removed

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GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@glenrlla.com

Date: 04-10-20 •|
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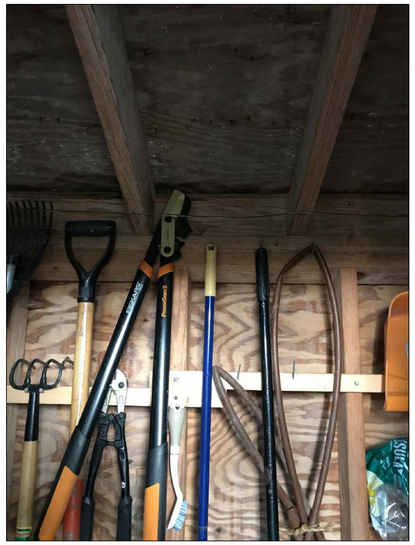
Mansheim Residence
1 Water Street
Charleston, South Carolina 29401

Photos

sheet 7

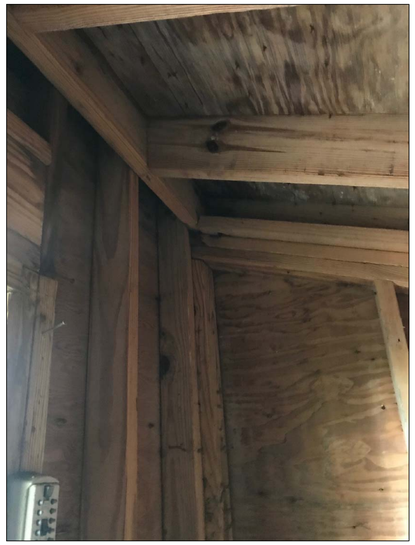
PHOTOS

existing shed to be removed
stucco over frame exterior,
stock door



modern shed interior

modern shed interior



modern shed interior

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GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@glenrlla.com

Date: 04-10-20 ↵|
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1 Water Street
Charleston, South Carolina 29401

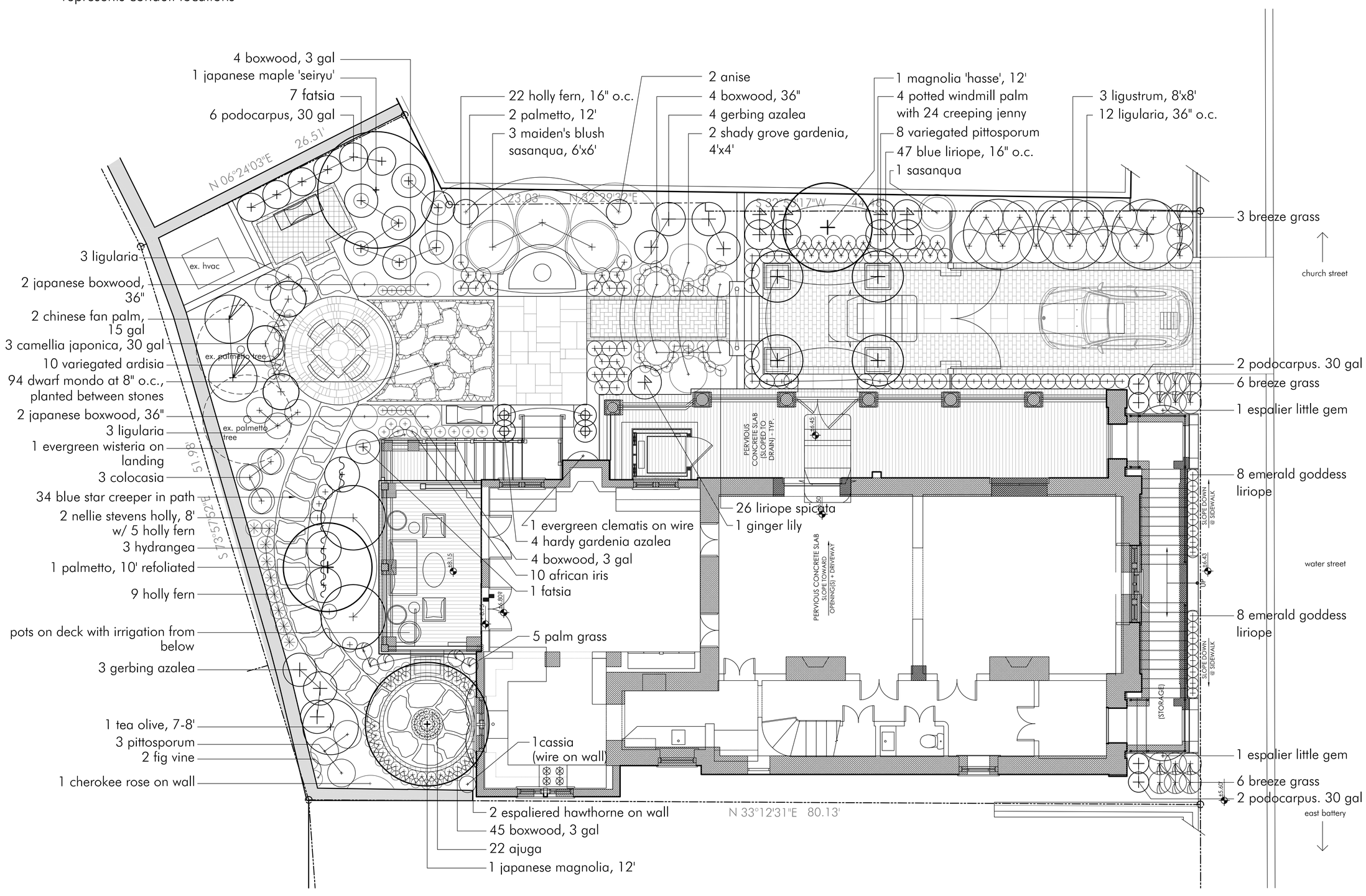
Photos

sheet 8

PLANTING PLAN

see layout plan to coordinate

- - - represents conduit locations



GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

Date: 04-30-20 rtj
Rev: 05-06-20 grg

Project North

Mansheim Residence
1 Water Street
Charleston, South Carolina 29401

Planting Plan

sheet 9

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PLANTING LIST

see planting plan to coordinate

Trees

Quantity	Botanical Name	Common Name	Size	Root	Remarks
1	Acer palmatum ‘Seiryu’	Japanese maple 'seiryu'	8-9'	cont/B&B	
1	Magnolia grandiflora ‘Hasse’	Magnolia 'Hasse'	12'	cont/B&B	
2	Magnolia grandiflora ‘Little Gem’	Little gem magnolia, espalier	15 gal	cont	
1	Magnolia soulangeana	Japanese magnolia	12'	cont/B&B	
1	Sabal Palmetto	Palmetto	10' refoliated	cont/B&B	
2	Sabal Palmetto	Palmetto	12'	cont/B&B	
4	Trachycarpus fortunei	Windmill palm	30 gal	cont	matching

Shrubs and Vines

Quantity	Botanical Name	Common Name	Size	Root	Remarks
7	Azalea indica ‘G.G. Gerbing’	Gerbing azalea	3 gal	cont	
53	Buxus microphylla	Boxwood	3 gal	cont	
8	Buxus microphylla	Boxwood	36"	cont/B&B	
3	Camellia japonica	Camellia japonica 'Seafoam'	30 gal	cont	
1	Camellia sasanqua	Sasanqua 'Apple Blossom'	30 gal	cont	
3	Camellia sasanqua ‘Maiden’s Blush’	Maiden's blush sasanqua	6'x6'	cont	
1	Cassia splendens	Cassia	3 gal	cont	
1	Clematis armandii	Evergreen clematis	3 gal	cont	
8	Fatsia japonica	Fatsia	3 gal	cont	
2	Ficus pumila	Fig vine	1 gal	cont	
2	Gardenia jasminoides ‘Shady Grove’	Shady grove gardenia	4'x4'	cont	
3	Hydrangea macrophylla	Hydrangea 'Blushing Bride'	3 gal	cont	
2	Ilex x 'Nellie R. Stevens'	Nellie Stevens holly	8'	cont	
2	Illicium floridanum	Anise	7 gal	cont	
3	Ligustrum japonica	Ligustrum	8'x8'	cont	
2	Livistona chinensis	Chinese fan palm	15 gal	cont	
1	Osmanthus fragrans	Tea olive	7-8'	cont	
3	Pittosporum tobira	Pittosporum	3 gal	cont	
8	Pittosporum tobira 'Variegatum'	Variegated pittosporum	7 gal	cont	
10	Podocarpus macrophyllus	Podocarpus	30 gal	cont	
2	Rhaphiolepis x 'Montic'	Hawthorne, espaliered	10 gal	cont	
4	Rhododendron x 'Hardy Gardenia'	Hardy gardenia azalea	3 gal	cont	
1	Rosa laevigata	Cherokee rose	3 gal	cont	

Groundcovers, Perennials, Annuals, and Grasses

Quantity	Botanical Name	Common Name	Size	Root	Remarks
22	Ajuga reptans	Ajuga	4"	cont	
10	Ardisia japonica 'Variegata'	Variegated ardisia	1 gal	cont	
3	Colocasia	Colocasia	3 gal	cont	
5	Curculigo capitulate	Palm grass	1 gal	cont	
36	Cyrtomium falcatum	Holly fern	1 gal	cont	
10	Dietes iridioides	African iris	1 gal	cont	
1	Hedychium coronarium	Ginger lily	3 gal	cont	
34	Isotoma fluviatilis	Blue star creeper	4"	cont	
18	Ligularia tussilaginea 'Gigantea'	Ligularia	1 gal	cont	
47	Liriope	Blue liriope	1 gal	cont	
16	Liriope muscari 'Emerald goddess'	Emerald goddess liriope	1 gal	cont	
26	Liriope spicata	Liriope spicata	1 gal	cont	
15	Lomandra longifolia	Breeze grass	1 gal	cont	
24	Lysimachia nummularia	Creeping jenny	qt	cont	
1	Millettia reticulate	Evergreen wisteria	3 gal	cont	
94	Ophiopogon japonicus 'Nanus'	Dwarf mondo	4"	cont	

General Bid and Planting Notes:

1. Contractors are responsible for contacting 'No Cuts' utility locator service, 1-800-922-0963, in advance of beginning any construction on site. Contractors shall exercise extreme caution when working near any utilities. Work performed around utilities, both known and unknown, is the contractor's responsibility.
2. All contractors shall verify plans in the field and notify landscape architect immediately with any discrepancies prior to moving forward with construction.
3. All hardscape, bed lines, and tree locations shall be flagged and/or painted in the field by contractor for landscape architect's approval prior to installation. Landscape Architect reserves the right to make adjustments on site.
4. Base bid items shall include all debris removal, grading, hardscape materials, swales, berms, plantings, slow-release fertilization, mulching, and irrigation sysytems providing 100% coverage to all beds. Irrigation system shall include a backflow preventer and rain sensor override with wired automatic clock.
5. Add fresh, clean pine straw mulch or hardwood mulch with 3" minimum depth to all beds unless otherwise specified. Some gardens will require other mulches; landscape contractor shall verify with landscape architect prior to ordering mulch.
6. Landscape contractor is responsible for maintaining all installed plantings and lawn areas until the project is deemed substantially complete by the landscape architect.
7. Landscape contractor shall provide a minimum of one year's full replacement warranty on all installed plant materials. One year warranty on all plant material begins with the project's completion date, to be determined by contractor's final invoice date. Owner shall notify landscape architect or contractor of any necessary replacements within the warranty period. Hurricanes and similar acts of God may at times supercede this warranty.
8. Contractors shall acquire necessary permits and approvals, temporary utility services and temporary irrigation where applicable.
9. Any necessary aquatic pumps and filters shall be included in landscape contractor's bid, if applicable.
10. Any necessary grading and drainage materials(pipe, fittings, drain inlets, etc.) shall be included in the hardscape contractor's bid.
11. If weather or seasonal conditions affect installation of specific plantings, contractor shall notify landscape architect in order to decide on a substitution or future planting dates.
12. Landscape contractor shall provide a minimum of 6" organic topsoil and mushroom compost (50/50 mix) for all planting beds. Mix shall be incorporated into existing soil by tiller or fork. All fine-grading shall be completed in a manner to provide ponding and finish grade shall be free of any extraneous materials including, rocks, roots, etc.
13. Landscape contractor shall conduct his or her own quantity takeoff from the planting plan for bidding purposes and also verify scaling. The plant list is for botanical name, size, and specification information only and quantities may vary with the actual plan. Contractor shall notify landscape architect of any discrepancies.
14. Landscape contractor shall test both existing soils and irrigation water sources for any needed amendments, existing contaminants or other present conditions of concern, prior to installation of plantings or soil conditioners. Landscape contractor shall notify landscape architect and Owner of any concerning test results immediately.
15. General contractors and all sub-contractors are required to notify landscape architect of any code compliance issues (including but not limited to pool safety, railings, setbacks, easements and others) prior to starting construction such that revisions may be made to plans for compliance prior to construction.

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GLEN R. GARDNER, LANDSCAPE ARCHITECT
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

Date: 05-07-20 ∢|
Rev:

Mansheim Residence
1 Water Street
Charleston, South Carolina 29401

Planting List

sheet 10

Agenda Item #14

1 WATER STREET
TMS # 457-16-04-063

Request conceptual approval for new construction of exterior elevator at rear bay of piazza.

Category 2 / (Charlestowne) / c. 1857 / Old and Historic District

Agenda Item #14

Applicant's Presentation

AERIAL VIEW

NEW EXTERIOR ELEVATOR AT

1 WATER STREET

CHARLESTON, SOUTH CAROLINA

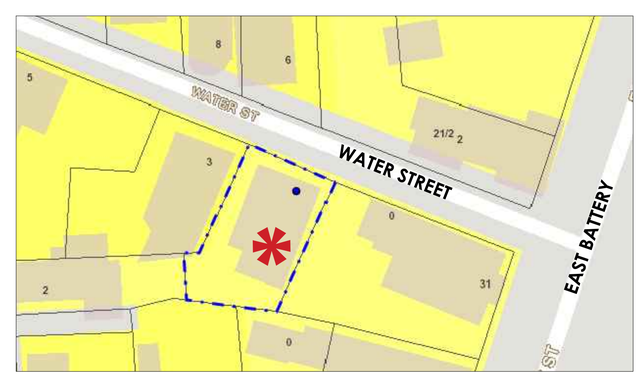
TMS #: 457-16-04-063
ZONING DISTRICT: SR-3
GOVERNING CODE: IRC 2015
FLOOD ZONE: VE (15); F.F. @ 8.2' PER OWNER'S E.C.
TARGET F.F.E. = 16.0'

SCOPE OF WORK:

- REQUEST APPROVAL FOR NEW EXTERIOR ELEVATOR @ REAR OF PIAZZA AS PART OF (PREVIOUSLY-APPROVED) ELEVATION PROJECT

DRAWING SCHEDULE:

A-001	TITLE + DRAWING SCHEDULE
A-002	SITE PHOTOS
A-003	SITE PLANS (EXISTING + PROPOSED)
A-100	ARCHITECTURAL FOUNDATION PLAN (PROPOSED)
A-101	1ST FLOOR PLANS (ORIGINAL, APPROVED + PROPOSED)
A-102	2ND FLOOR PLANS (ORIGINAL, APPROVED + PROPOSED)
A-201	WEST ELEVATIONS (ORIGINAL, APPROVED + PROPOSED)
A-202	SOUTH ELEVATIONS (ORIGINAL, APPROVED + PROPOSED)
A-203	3D VIEWS



ZONING MAP EXCERPT

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NEW EXTERIOR ELEVATOR AT
1 WATER STREET

PROJECT NO.:	2019-08
DATE:	14 MAY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

TITLE, DRAWING SCHEDULE

A-001

NORTHWEST CORNER PRIOR TO ELEVATION

NORTHWEST CORNER POST-ELEVATION

'SISTER HOUSE' TO THE WEST
[note existing infills @ rear bay of piazza]

PROPOSED ELEVATOR LOCATION (REAR BAY)
[note distinct jog in plan + differentiated columns/railing]

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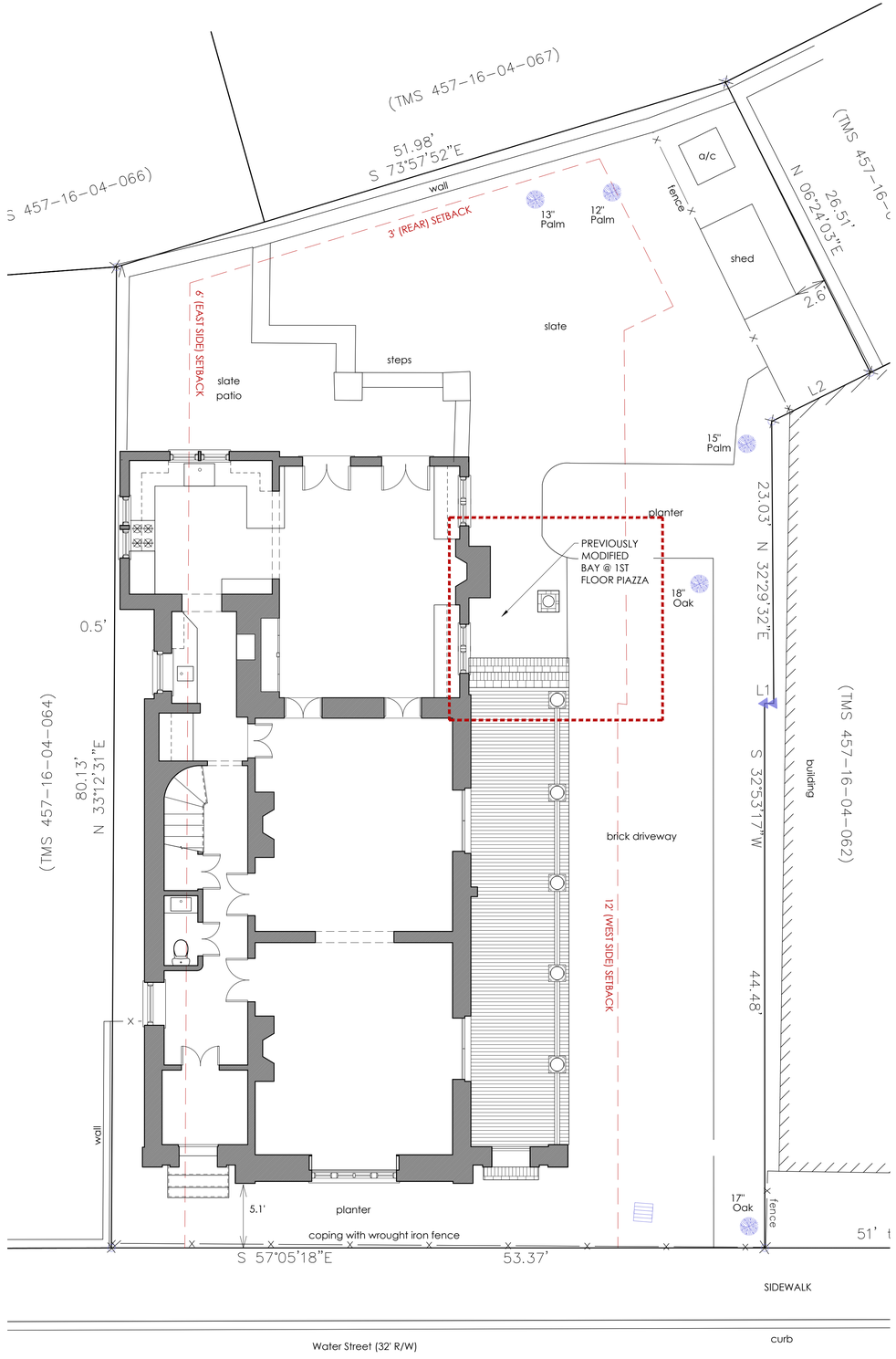
NEW EXTERIOR ELEVATOR AT
1 WATER STREET

PROJECT NO.:	2019-08
DATE:	14 MAY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

SITE PHOTOS

A-002



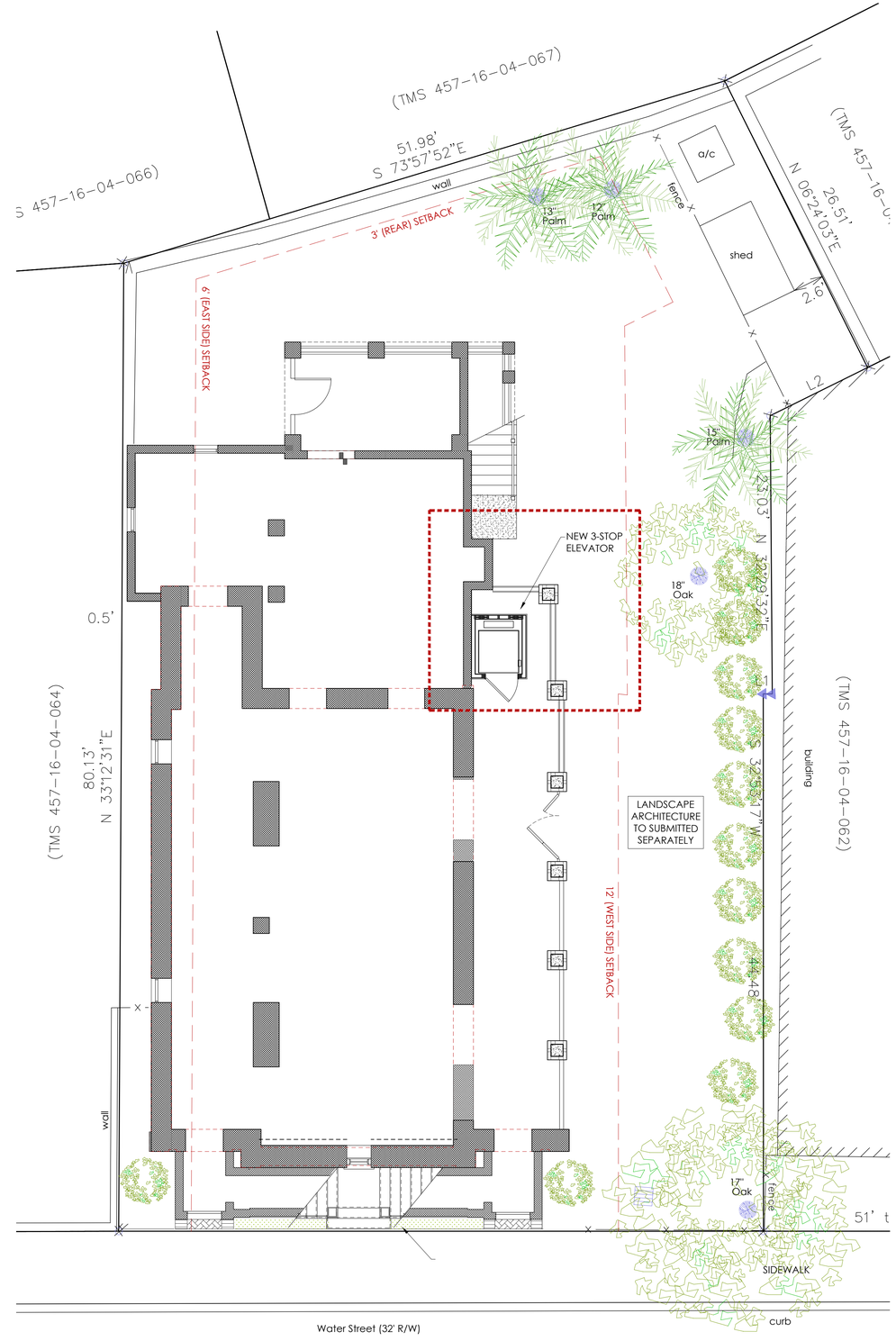
ORIGINAL SITE LAYOUT

SCALE: 3/16" = 1'-0" (3/32" IF HALF-SIZE)

TOTAL FOOTPRINT, incl. porches/steps/hvac - 2,037 SF

LOT SF: 4780 SF

EXISTING LOT COVERAGE: = 42.6%



PROPOSED SITE LAYOUT

SCALE: 3/16" = 1'-0" (3/32" IF HALF-SIZE)

TOTAL FOOTPRINT, incl. porches/steps/hvac - 2,355 SF

LOT SF: 4780 SF

PROPOSED LOT COVERAGE: = 49.2%

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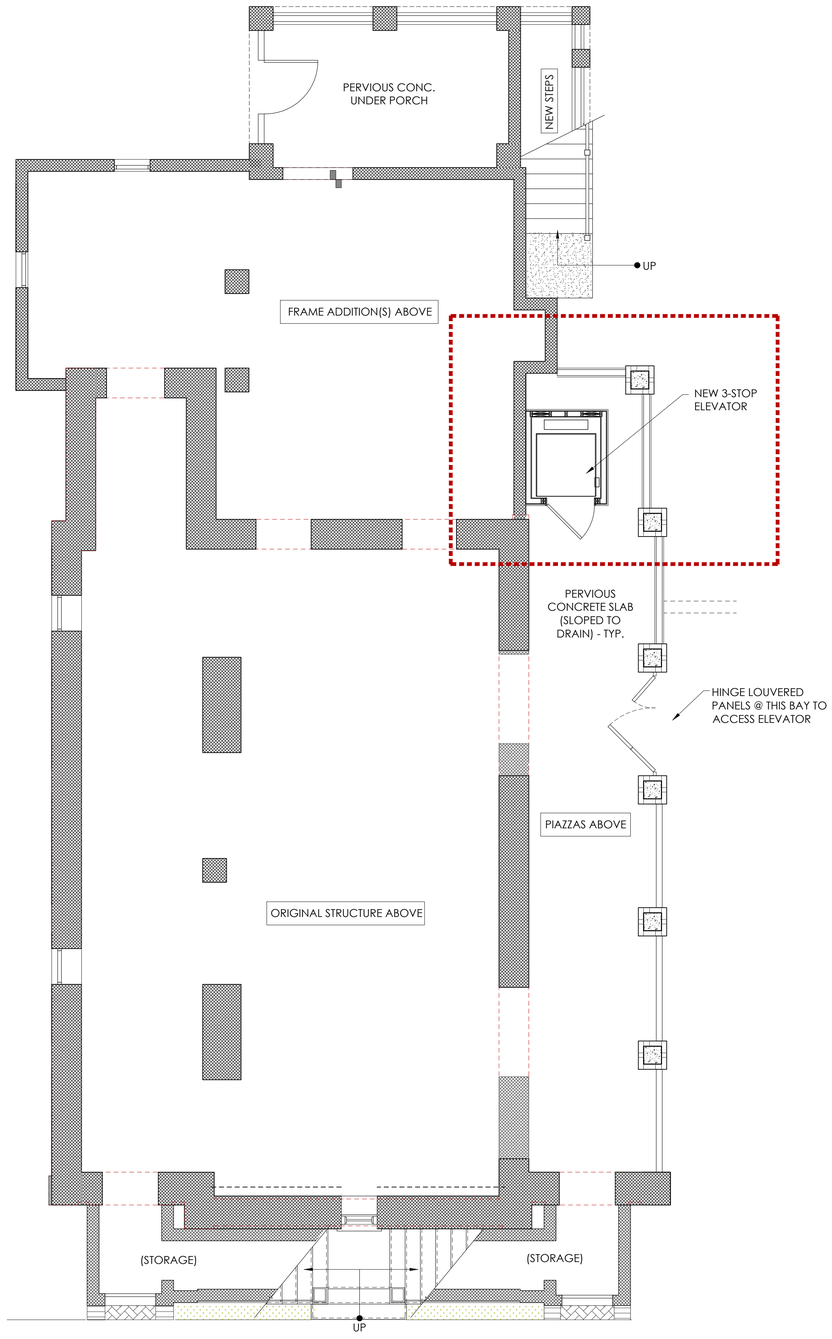
NEW EXTERIOR ELEVATOR AT

1 WATER STREET

PROJECT NO.:	2019-08
DATE:	14 MAY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

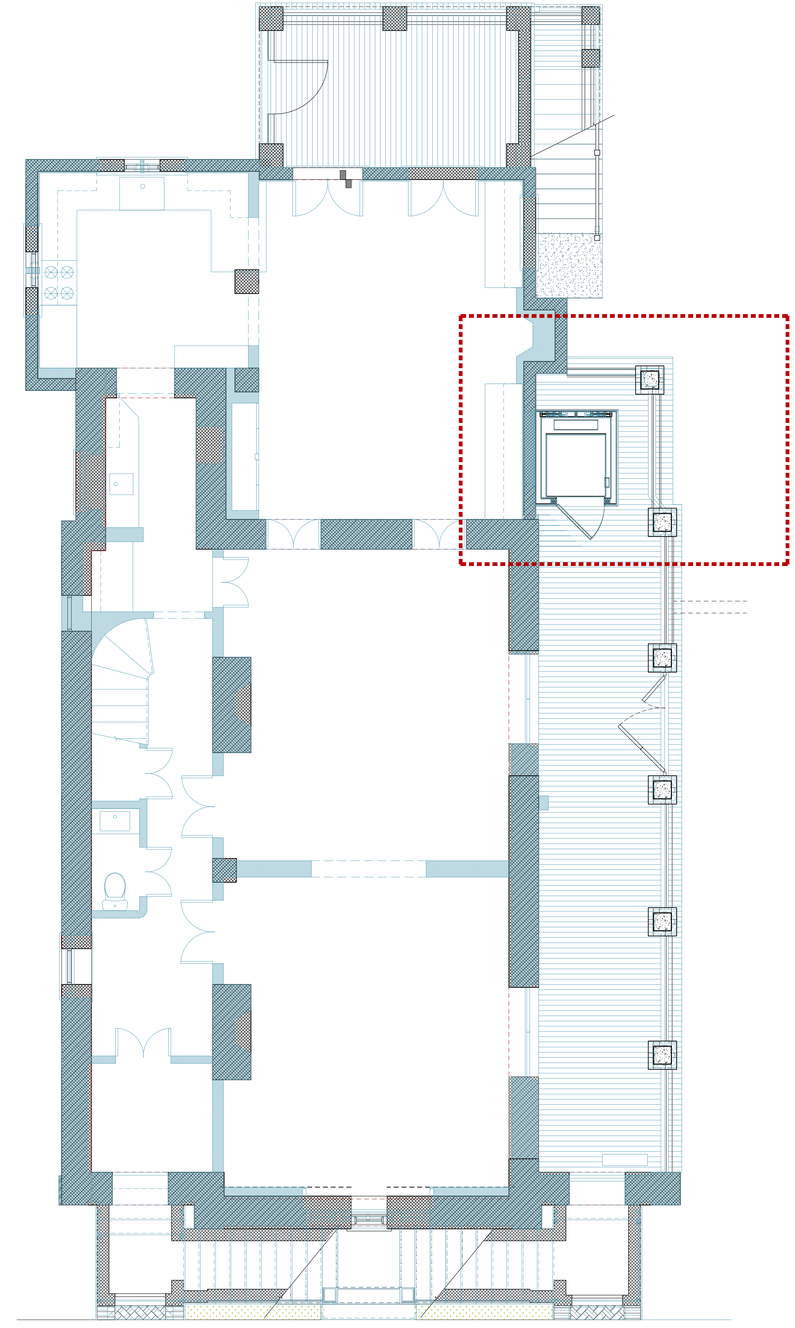
EXISTING + PROPOSED SITE PLANS

A-003



PROPOSED ARCH. FOUNDATION PLAN

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



PROPOSED FDTN. LAYOUT w/ 1st FL. OVERLAY

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

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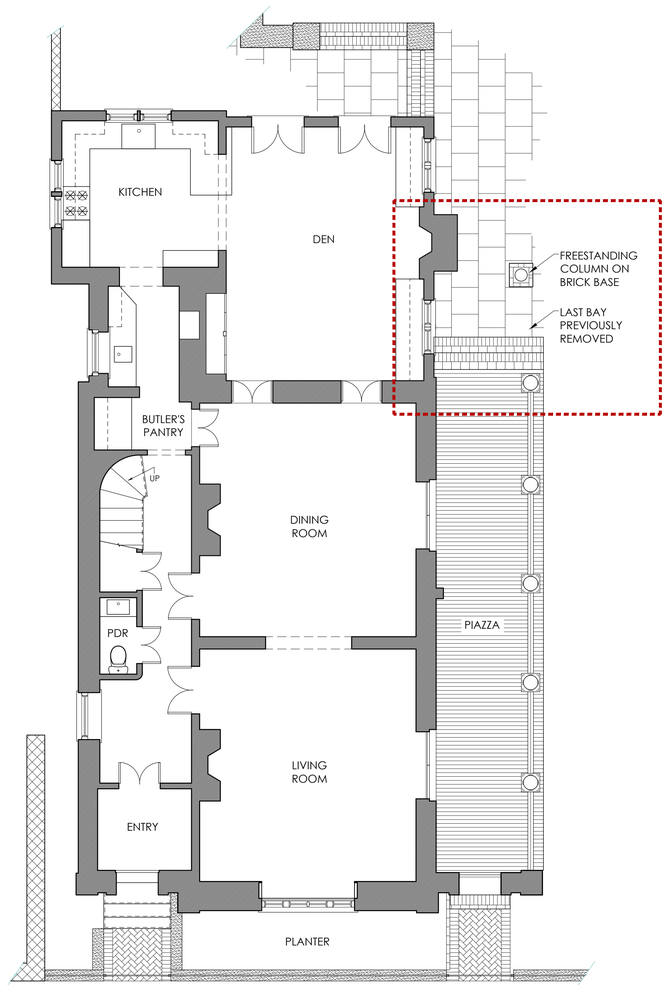
NEW EXTERIOR ELEVATOR AT
1 WATER STREET

PROJECT NO.:	2019-08
DATE:	14 MAY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

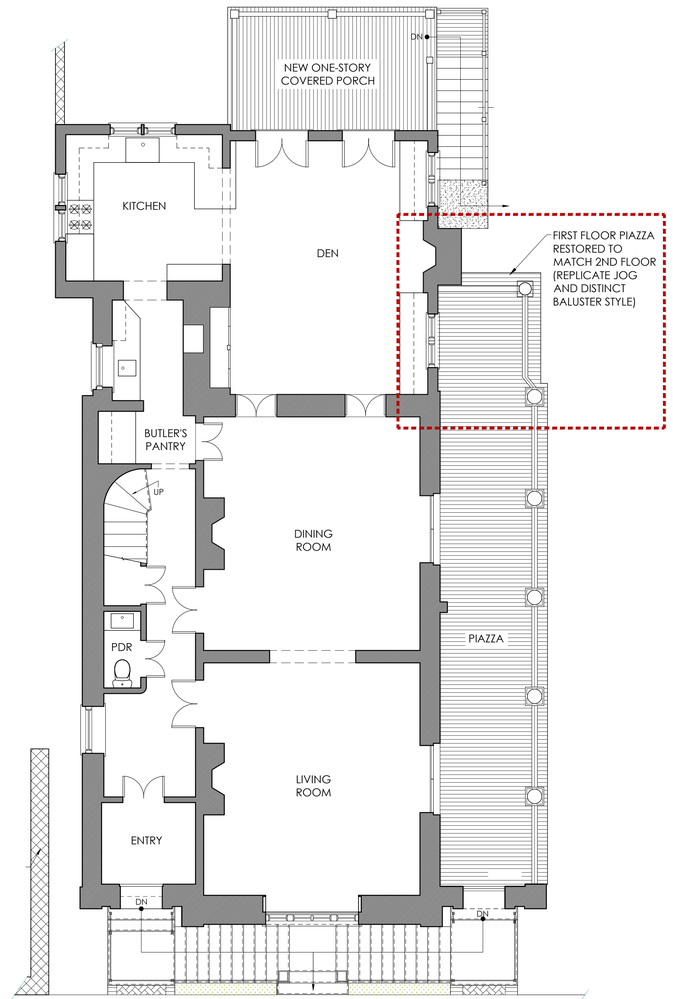
PROPOSED ARCH. FDTN. LAYOUT

A-100



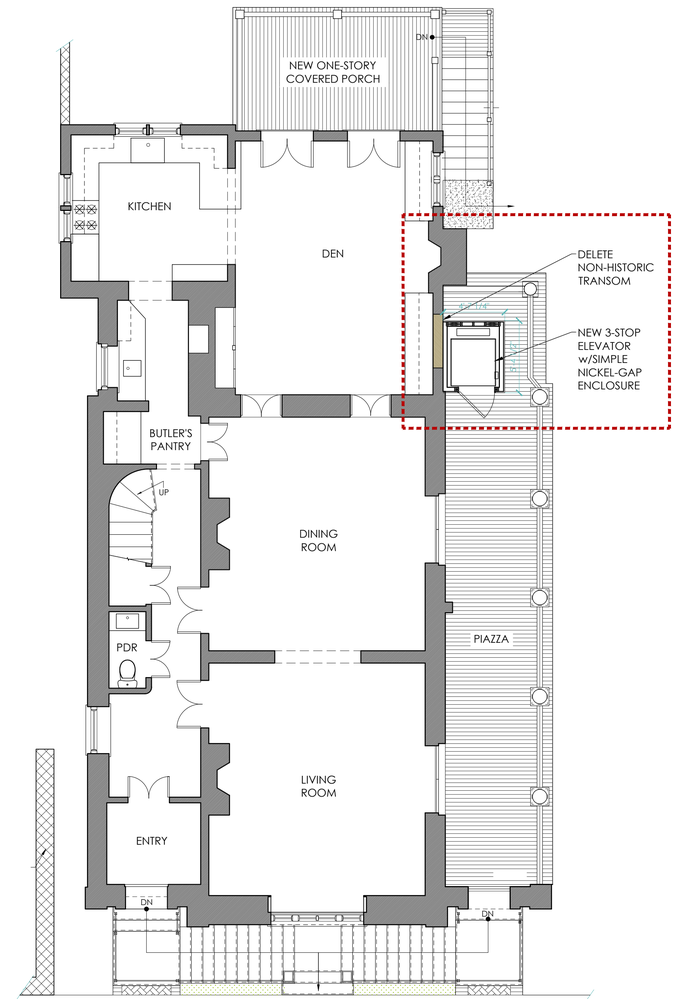
ORIGINAL FIRST FLOOR PLAN

3/16" = 1'-0" (3/32" IF HALF-SIZED)



APPROVED FIRST FLOOR PLAN

3/16" = 1'-0" (3/32" IF HALF-SIZED)



PROPOSED FIRST FLOOR PLAN

3/16" = 1'-0" (3/32" IF HALF-SIZED)

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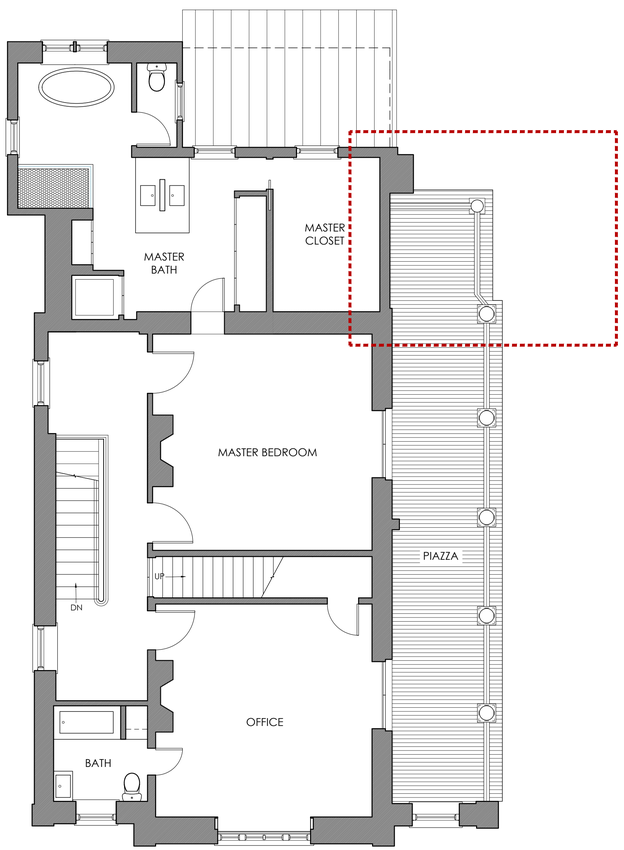
NEW EXTERIOR ELEVATOR AT
1 WATER STREET

PROJECT NO.:	2019-08
DATE:	14 MAY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

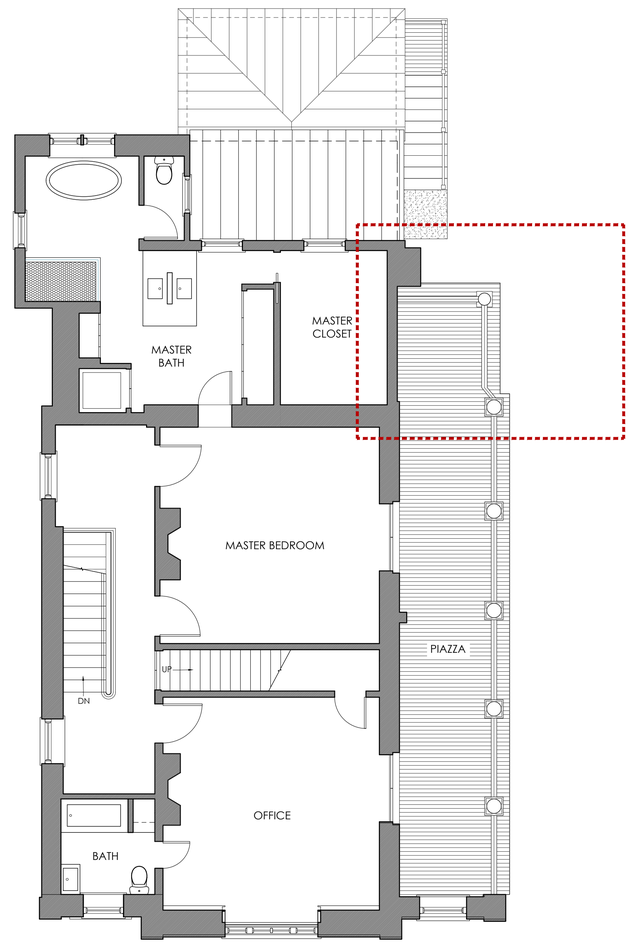
ORIGINAL, APPROVED + PROPOSED 1ST FLOOR PLAN

A-101



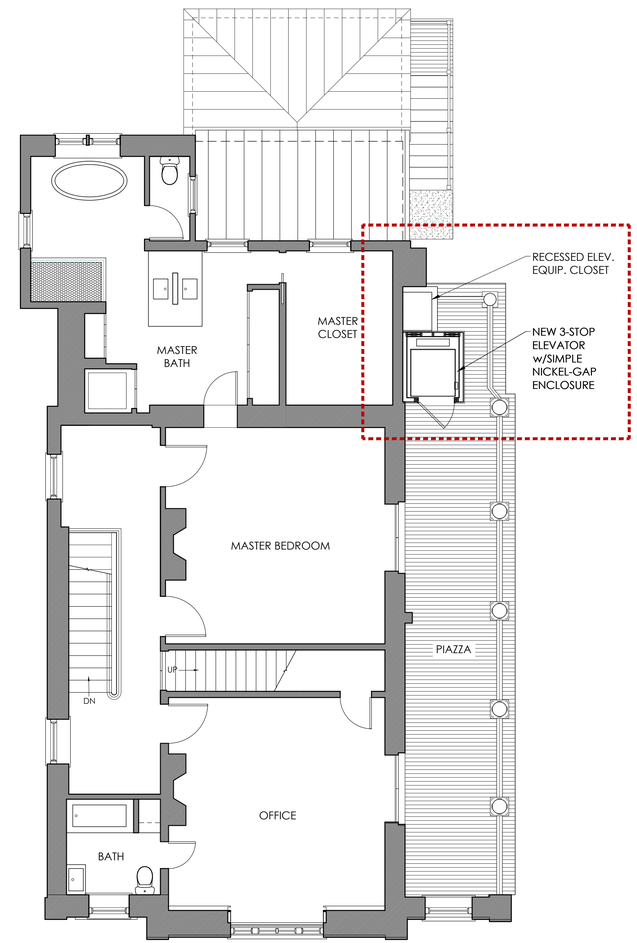
ORIGINAL SECOND FLOOR PLAN

3/16" = 1'-0" (3/32" IF HALF-SIZED)



APPROVED SECOND FLOOR PLAN

3/16" = 1'-0" (3/32" IF HALF-SIZED)



PROPOSED SECOND FLOOR PLAN

3/16" = 1'-0" (3/32" IF HALF-SIZED)

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NEW EXTERIOR ELEVATOR AT

1 WATER STREET

PROJECT NO.:	2019-08
DATE:	14 MAY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

ORIGINAL, APPROVED + PROPOSED 2ND FLOOR PLAN

A-102

ORIGINAL WEST ELEVATION

3/16" = 1'-0" (3/32" IF HALF-SIZED)

APPROVED WEST ELEVATION

3/16" = 1'-0" (3/32" IF HALF-SIZED)

PROPOSED WEST ELEVATION

3/16" = 1'-0" (3/32" IF HALF-SIZED)

ORIGINAL, APPROVED, + PROPOSED ELEVATIONS

A-201

PROJECT NO.: 2019-08
DATE: 14 MAY, 2020
DRAWN BY: E.S.L./J.F.M.
CHECKED BY: J.F.M.

NEW EXTERIOR ELEVATOR AT

1 WATER STREET

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ORIGINAL SOUTH ELEVATION

3/16" = 1'-0" (3/32" IF HALF-SIZED)

APPROVED SOUTH ELEVATION

3/16" = 1'-0" (3/32" IF HALF-SIZED)

PROPOSED SOUTH ELEVATION

3/16" = 1'-0" (3/32" IF HALF-SIZED)

ORIGINAL, APPROVED, + PROPOSED ELEVATION

A-202

PROJECT NO.: 2019-08
DATE: 14 MAY, 2020
DRAWN BY: E.S.L./J.F.M.
CHECKED BY: J.F.M.

NEW EXTERIOR ELEVATOR AT

1 WATER STREET

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APPROVED

PROPOSED

(note: elevator enclosure + door/trim to be painted to match adjacent stucco, not original trim, in order to further minimize its visual impact.)

PROPOSED

(enclosure highlighted in blue for graphic clarity)

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NEW EXTERIOR ELEVATOR AT

1 WATER STREET

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3D VIEWS

A-203

Agenda Item #15

24 HUMPHREY COURT
TMS # 460-08-01-215

Request final approval for new construction of single family affordable housing.

(Cannon-Elliottborough) / Old City District

Agenda Item #15

Applicant's Presentation

AERIAL VIEW

3-D STUDY (VIEW FROM SOUTHWEST)

3-D STUDY (VIEW FROM SOUTH)

A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT

24 HUMPHREY COURT

CHARLESTON, SOUTH CAROLINA

TMS #: 460-08-01-215
ZONING DISTRICT: DR-2F (OLD CITY HEIGHTS DISTRICT 2.5-3)
GOVERNING CODE: IRC 2018
FLOOD ZONE: X

OWNER/DEVELOPER

EPISCOPAL DIOCESE COMMUNITY HOUSING DEVELOPMENT AUTHORITY

SQUARE FOOTAGE:

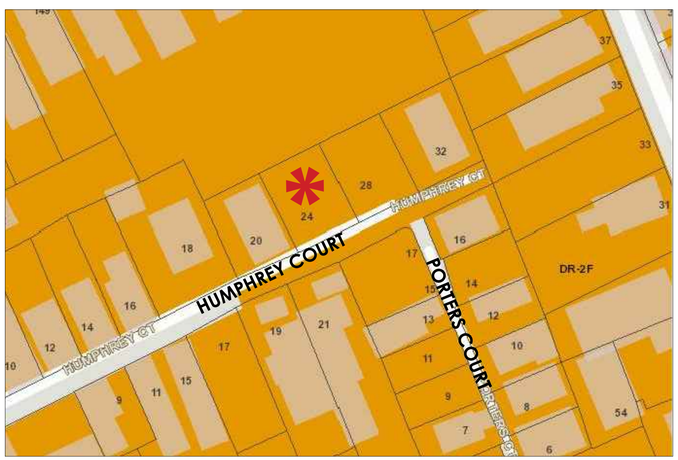
FIRST FLOOR: 522 SQ FT
SECOND FLOOR: 522 SQ FT
TOTAL: 1044 SQ FT

DRAWING SCHEDULE:

1 TITLE + DRAWING SCHEDULE
2 SURVEY
3 CONTEXT PHOTOS
4 SITE PLAN AND SANBORN MAPS
5 PLANS
6 ROOF PLAN + GENERAL NOTES
7 EXTERIOR ELEVATIONS
8 STREETSCAPE
9 DETAILS
10 DETAILS

A DIFFERENT DESIGN BY OTHERS, SIMILAR IN HEIGHT AND SCALE, WAS APPROVED BY BAR ON 5-8-17. SEE PDF OF PREVIOUS DESIGN PROVIDED FOR REFERENCE.

THIS DESIGN FULLY COMPLIES W/ THE ZONING ORDINANCE REQUIREMENTS FOR AFFORDABLE HOUSING IN A DR-2F DISTRICT, AS WELL AS SEWER + ELECTRICAL EASEMENTS AS INDICATED



ZONING MAP EXCERPT

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STATE OF SOUTH CAROLINA
Julia F. Martin
Architects LLC
CHARLESTON, SC
100387
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
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CHARLESTON, SC
6821
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A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
24 HUMPHREY COURT
CHARLESTON, SC

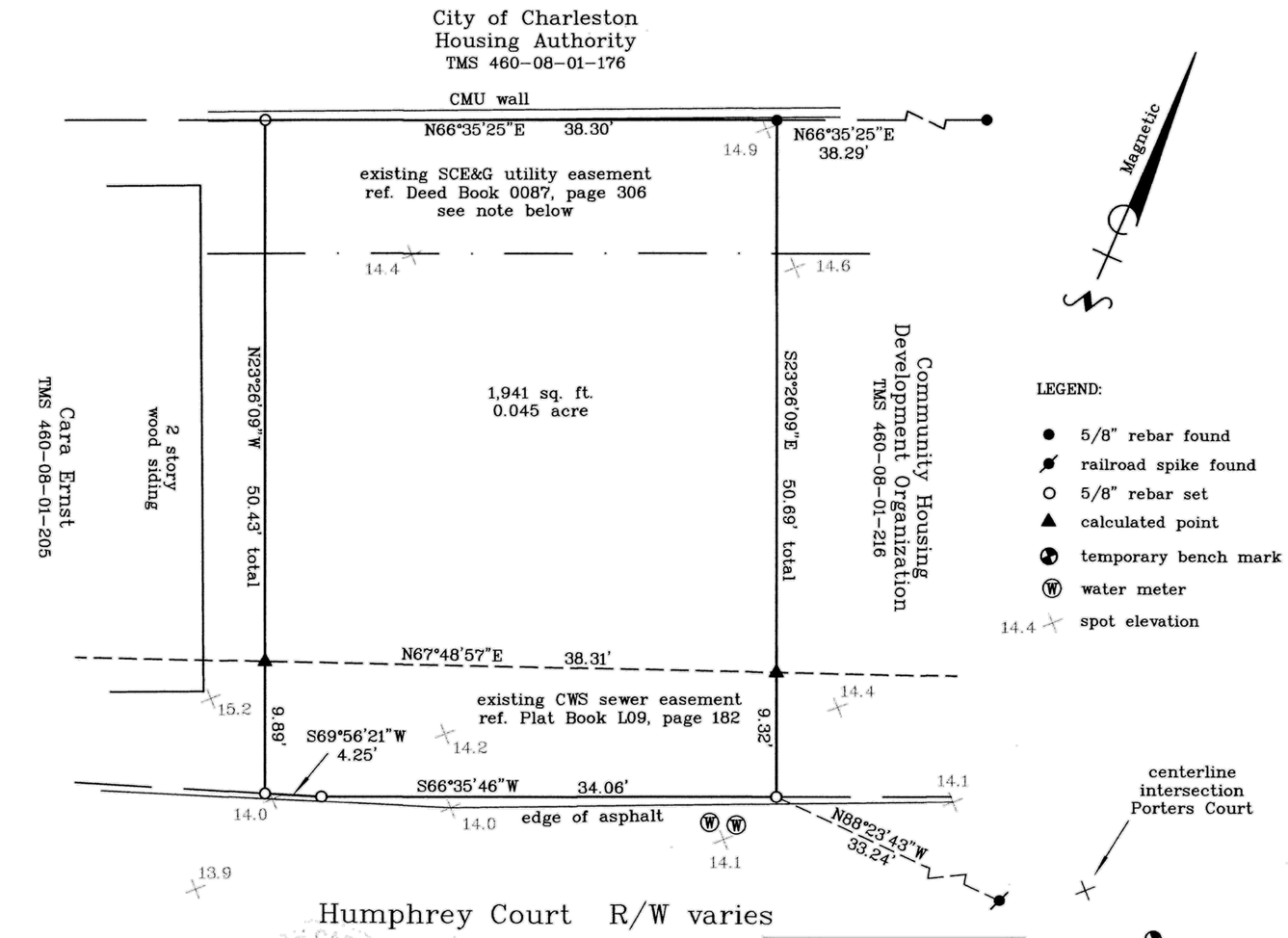
PROJECT NO.:	2019-42
DATE:	01 JUNE, 2020
DRAWN BY:	R.G.B./J.F.M.
CHECKED BY:	J.F.M.

TITLE + SITE PLAN

1

NOTES:

1. Reference Tax Map Number 460-08-01-215
2. Reference Plat Book L10, page 0345
3. Property owners: Community Housing Development Organization.
4. This property may be subject to various utility easements (i.e. power, telephone, water, gas, sewer, etc.) that were not noted in the plats referenced hereon, nor in the other title information noted hereon. This plat does not address any subterranean conditions of any nature, unless specifically noted otherwise.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
6. Declaration is made to Original Purchaser of the survey. It is not transferable to additional institutions or subsequent owner.
7. This lot has been checked against area FEMA maps and to the best of this surveyor's knowledge said lot is located in flood zone X. FEMA Map No. 45019C0512J 11-17-04 Flood zone should be verified with the governing municipality before design and construction.
8. Temporary Bench Mark is a PK nail set at the edge of asphalt at the easterly intersection corner of Porters Court. Elevation= 14.15' (NGVD 1929) Reference Bench Mark: CJ1451
9. Subsurface and environmental conditions were not examined or considered as a part of this survey.
10. Anything shown outside the defined boundary of this survey is for descriptive purposes only.



Boundary Survey and Spot Elevations
24 Humphrey Court
Located in
City of Charleston
Charleston County, South Carolina

FIELD DATE: March 10, 2020 SCALE 1"= 10'
REVISED: April 27, 2020

0 10 20

PALMETTO LAND SURVEYING, INC.

2065 SAVANNAH HIGHWAY STE. 2
CHARLESTON, SC 29407
PHONE(843)571-5191
FAX(843)571-7447
plsoffice@palmettols.com

9260.DWG

PALMETTO LAND SURVEYING, INC. CERTIFICATE OF AUTHORIZATION

UTILITY EASEMENT NOTE:

Easement is shown hereon as 10' from the property line. However, Deed Book 0087, page 306 calls for 5' either side of the electric line. No utilities were marked or located during the course of this survey. The underground electric line should be marked and the easement accurately plotted before design or construction.

I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown

James G. Penington, P.L.S. No. 10291
Palmetto Land Surveying, Inc.
2065 Savannah Highway Suite 2
Charleston, S.C. 29407 571-5191

JULIA F MARTIN ARCHITECTS
210 RUTLEDGE AVENUE, 2ND FLOOR • CHARLESTON, SC 29403
P: 843.577.3275 WWW.JFMARCHITECTS.COM

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STATE OF SOUTH CAROLINA Julia F. Martin CHARLESTON, SC 6821 REGISTERED ARCHITECT

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A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
24 HUMPHREY COURT
CHARLESTON, SC

PROJECT NO.:	2019-42
DATE:	01 JUNE, 2020
DRAWN BY:	R.G.B./J.F.M.
CHECKED BY:	J.F.M.

SURVEY

HUMPHREY COURT

EMPTY LOTS @ 24 AND 28 HUMPHREY COURT

SOUTH SIDE OF HUMPHREY COURT

16 PORTERS COURT ACROSS THE STREET

NEARBY PORTERS COURT

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210 RUTLEDGE AVENUE, 2ND FLOOR • CHARLESTON, SC 29403
P: 843-577-3275 WWW.JFMARCHITECTS.COM

STATE OF SOUTH CAROLINA
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ARCHITECTS LLC
CHARLESTON, SC
100387
REGISTERED ARCHITECTS

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A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT

24 HUMPHREY COURT

CHARLESTON, SC

PROJECT NO.:	2019-42
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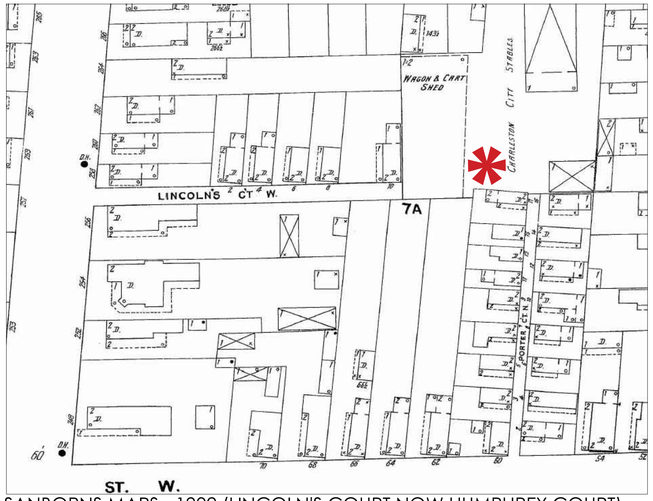
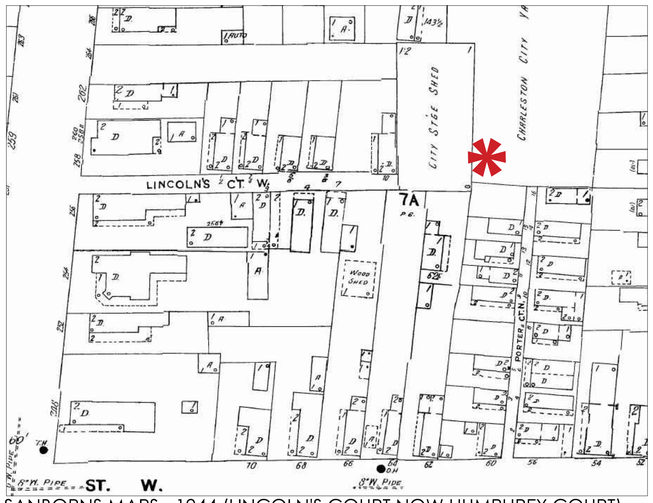
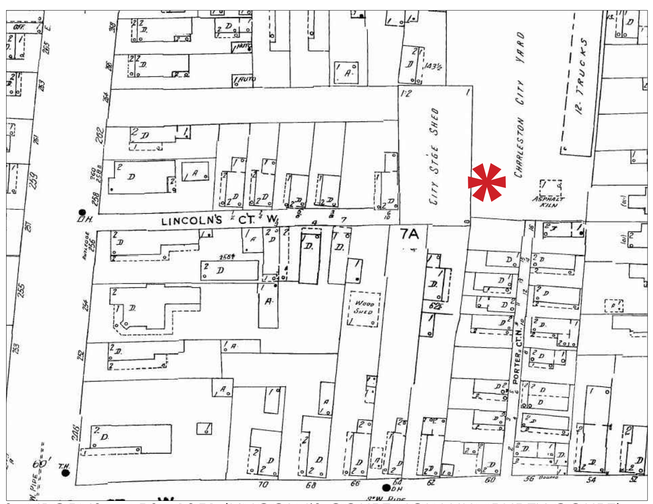
CONTEXT PHOTOS



SANBORNS MAPS - 1902 (LINCOLN'S COURT NOW HUMPHREY COURT)



SANBORNS MAPS - 1944 (LINCOLN'S COURT NOW HUMPHREY COURT)



SANBORNS MAPS - 1951 (LINCOLN'S COURT NOW HUMPHREY COURT)

HUMPHREY COURT

SITE PLAN
3/8" = 1'-0" (3/16" IF HALF-SIZED)

LOT COVERAGE INFORMATION:

LOT AREA: 1,941 SF
PROPOSED FOOTPRINT: 542 SF (INCL. HVAC + DOOR LANDING)
PROPOSED LOT COVERAGE: 28%
ALLOWABLE LOT COVERAGE: 65% (PER ZONING 54-207, SECTION P)

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24 HUMPHREY COURT
CHARLESTON, SC

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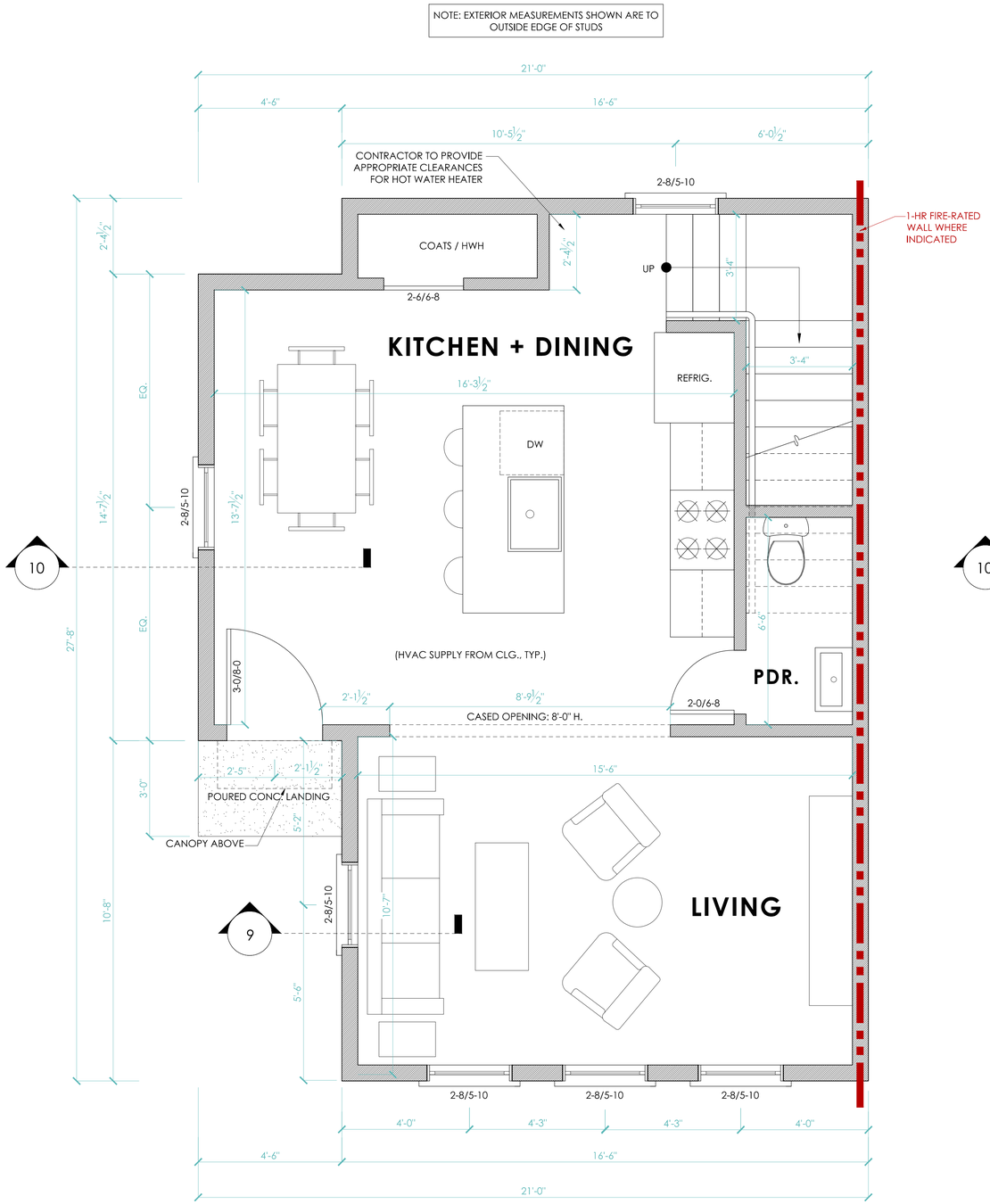
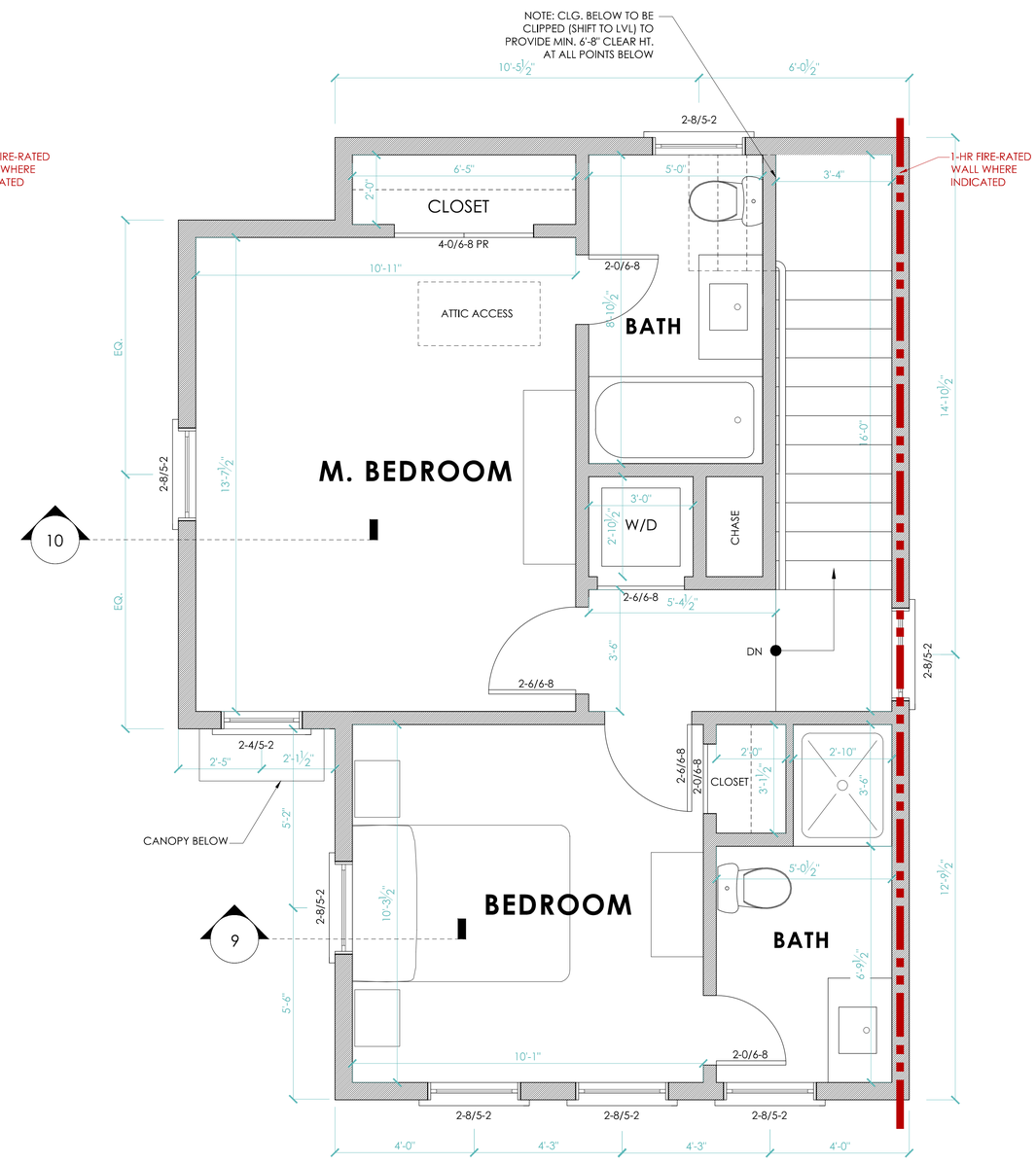
SITE PLAN + SANBORN MAPS



FIRST FLOOR PLAN

1/2" = 1'-0" (1/4" IF HALF-SIZED)



SECOND FLOOR PLAN

1/2" = 1'-0" (1/4" IF HALF-SIZED)

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24 HUMPHREY COURT

CHARLESTON, SC

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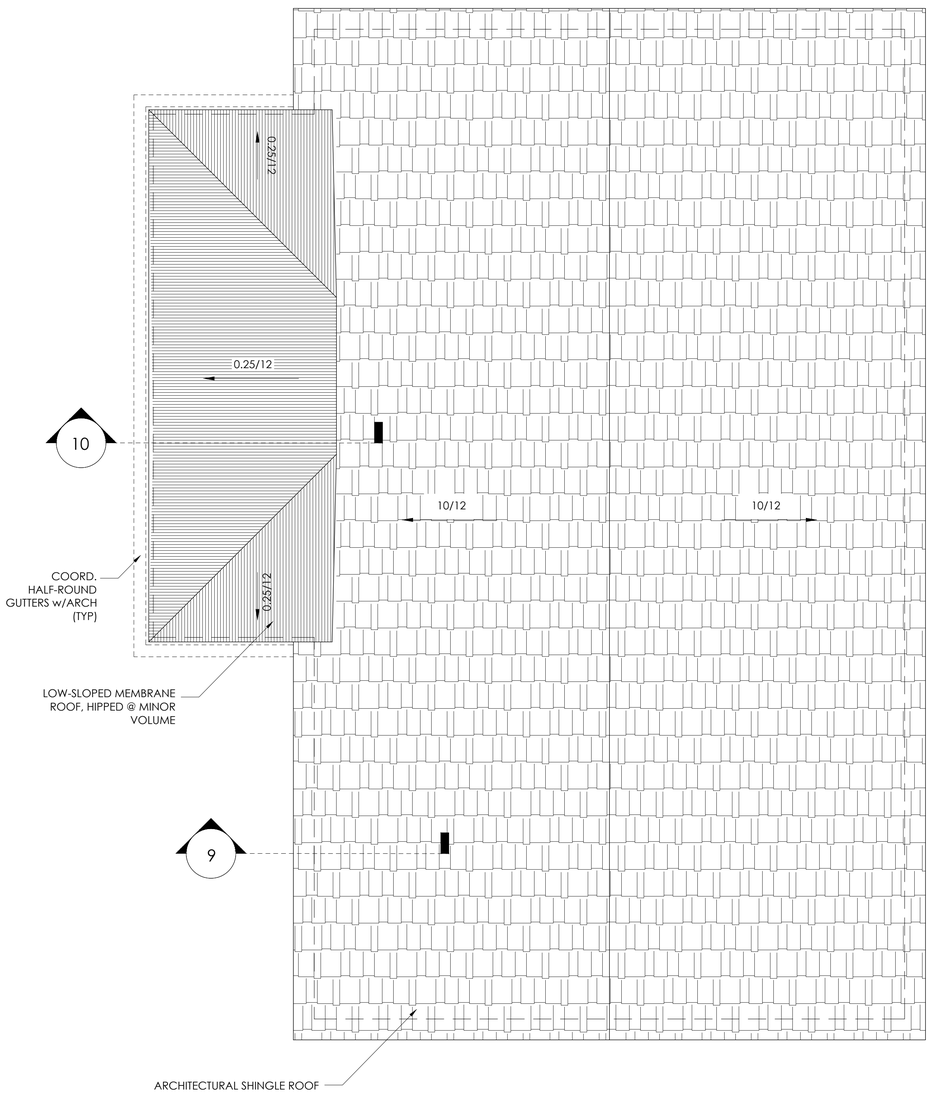
PLANS

5



ROOF PLAN

1/2" = 1'-0" (1/4" IF HALF-SIZED)

GENERAL NOTES

IT IS THE INTENT OF JULIA F. MARTIN, ARCHITECTS LLC THAT THE REQUIREMENTS OF THE CURRENTLY-ENFORCED INTERNATIONAL RESIDENTIAL/BUILDING CODE (IRC 2018) BE MET IN ALL ASPECTS OF THIS PROJECT (unless noted exception (architect-sanctioned) due to historic fabric and/or exceptional condition).

1. MEANS + METHODS: THE ARCHITECT SHALL NEITHER HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR, THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION W/ THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RIGHTS AND RESPONSIBILITIES.
2. The information contained in these documents is intended to show design intent and related construction details. The Contractor is responsible for applying standard construction detailing and practices, and for ensuring a structurally sound, weatherproof finished product.
3. Contractor shall be responsible for securing all required permits and approvals necessary to initiate & complete specified work.
4. Contractor shall verify all dimensions and notify Architect immediately of any conditions that do not comply with proposed plans and associated specifications.
5. Contractor shall resolve any discrepancies or ambiguities with the Owner and/or Architect prior to starting related work.
6. Contractor shall notify Owner immediately of any problems / discrepancies due to unforeseen conditions.
7. The design adequacy & safety of all temporary supports, bracing & shoring is the sole responsibility of the Contractor.
8. Contractor shall ensure that all work is compliant with the applicable currently enforced building codes.
9. Contractor shall maintain a neat and orderly construction site at all times and not allow the unnecessary pile-up of construction debris / materials. [Contractor's staging area /dumpster location shall be approved by Owner and/or City authorities prior to commencement of work.]
10. Contractor shall verify with Owner all structural, mechanical, electrical, and plumbing conditions requiring Engineer's / Consultant's approval.
11. Contractor shall carefully coordinate with Owner and secure approval for locations of all mechanical components, electrical panel, meters, mechanical units, & hot water heaters, as applicable.
12. Building shall remain watertight & secure at all times (a.s.a.p.).
13. The Architect waives all responsibility & liability for Contractor's failure to follow the associated plans, schedules, & the design they convey, or for problems which arise from Others' failure to obtain / follow the Architect's / Owner's guidance with respect to any inconsistencies, errors, omissions, ambiguities or conflicts which are alleged.

NOTES TO CONTRACTOR:

1. Deviations from previously approved submissions, if determined by the B.A.R. staff during or after completion of construction to be a downgrade of the quality of the project and inconsistent with previous approvals, are not approved whether or not noted by staff during its review of these drawings.
2. Any modifications to approved drawings required for code compliance or contemplated during construction must be approved by the B.A.R. prior to undertaking the changes.
3. Contractor shall coordinate w/Architect re: submittal of exterior light fixture cut sheets (requires B.A.R. approval). All light fixtures to be electric. One uplighting fixture approved per tree. 20 watt max light.
4. Contractor to coordinate w/Architect re: exterior color scheme (REQUIRES B.A.R. APPROVAL).
5. Exterior trim boards to be cementitious/smooth, compatible w/siding.
6. Contractor to coordinate proposed hardscaping and landscaping w/Architect.
7. ALL STUCCO TO BE 3-COAT TRADITIONAL MASONRY STUCCO WITH SMOOTH STEEL TROWEL FINISH UNLESS NOTED OTHERWISE.
8. MECHANICAL VENTS (BATHROOM, DRYER, RANGE HOOD, ETC.) SHALL BE LOCATED WHERE INDICATED ON DRAWINGS OR SHALL BE PRESENTED TO AND REVIEWED BY STAFF IF ALTERNATE LOCATIONS ARE DESIRED. VENT COVERS SHALL BE FLUSH (NOT HOODED AND SHALL BE PAINTED TO MATCH ADJACENT BUILDING MATERIAL (e.g. siding) - SEE SPECIFIED TYPE, SHEET A-201.

STRUCTURAL:

1. SEE STRUCTURAL ENGINEERING FOR DEFINITIVE SPECIFICATIONS RE: FOUNDATION, FRAMING, WIND/SEISMIC DESIGN, ET.AL. RELATED DETAILS.
2. ALL LUMBER USED FOR EXTERIOR APPLICATIONS SHALL BE P.T.
3. CONTRACTOR TO COORDINATE/VERIFY LOCATION OF PILINGS AND FRAMING.

MECHANICAL/PLUMBING/ELECTRICAL:

1. CONDENSER UNITS TO BE LOCATED @ REAR YARD (SEE PLANS). DUCTWORK SHALL RUN THROUGH OPEN-WEB FLOOR TRUSSES @ 2ND FLOOR, AND THROUGH ATTIC - TYP. (NOTE: MECHANICAL CONTRACTOR TO DETERMINE OPTIMAL CONFIGURATION - ANY CHANGES TO THE PROPOSED ARCHITECTURAL DESIGN SHALL BE CLEARED WITH OWNER PRIOR TO IMPLEMENTATION.)
2. LOCATION OF RETURN VENTS T.B.D.
3. NO 'TOE-KICK' VENTS - TYP.
4. SEAL BETWEEN VENT GRILLES & DRYWALL/WOOD FLOORING.
5. ADEQUATE MECHANICALLY-CONTROLLED FRESH AIR INTAKE SHALL BE PROVIDED BY MECH. DESIGNER.
6. PROVIDE CODE-REQUIRED RETURN AIR FLOW (e.g. 'hopper') @ EACH BEDROOM.
7. PUMBING & ELECTRICAL FIXTURES: AMERICAN STANDARD (OR EQ). STAINLESS STEEL DOUBLE BOWL KITCHEN SINK W/ ½ HP DISPOSAL. ONE PIECE FIBERGLASS TUB/SHOWER UNITS WITH SUPPORT HANDRAIL & OVERHEAD LIGHT/FAN ABOVE IN CEILING. EXTERIOR WATER SPIGOTS AT FRONT AND BACK OF HOUSE. MINIMUM 80 CFM BATHROOM FANS W/ FAN TIMERS.

WINDOWS/DOORS:

1. SPECIFIED WINDOWS: PLY-GEM ALUMINUM-CLAD WOOD, SINGLE HUNG (SEE PLAN FOR SIZES), ⅞" SDL WITH SPACER BAR. IMPACT RATED, INSULATED GLASS MIN. U=0.35, 'COTTAGE RED'
2. PROPOSED BEDROOM WINDOWS SHALL MEET CURRENT EGRESS REQUIREMENTS
3. HURRICANE PROTECTION SHALL BE PROVIDED (VERIFY TYPE - SUBJECT TO B.A.R. REVIEW/APPROVAL).
4. SOLID CORE INTERIOR DOORS AT BATHROOM AND BEDROOM ENTRY DOORS
5. HOLLOW CORE DOORS AT CLOSETS
6. COMPOSITE INTERIOR DOORS ARE ACCEPTABLE
7. EXTERIOR DOORS - SOLID WOOD IF VISIBLE FROM R.O.W. (PAINTED); FIBERGLASS REAR DOOR ACCEPTABLE (NOT VISIBLE)

MISC./FINISHES/ALLOWANCES:

1. VERIFY ALL FIXTURES, FITTINGS, APPLIANCES AND SPECIAL LIGHTING WITH OWNER AND/OR ARCHITECT. ADJUST/COORDINATED AFFECTED ITEMS (SUCH AS CABINETRY) ACCORDINGLY.
2. ALL APPLIANCES MUST BE ENERGY STAR RATED.
3. INTERIOR PARTITIONS SHALL BE 2x SYP WOOD STUDS WITH MIN.½"GYPSUM WALL BOARD EACH SIDE, WITH SMOOTH TAPED AND PAINTED FINISH (PRIMED + 2 FINISH COATS). NOTE: SEE STRUCTURAL ENGINEERING FOR STUD WIDTHS.
4. PAINT (INTERIOR): LOW- OR NO-V.O.C. LATEX PAINT.
5. FLOORING: LVP - CONFIRM SELECTION w/ARCHITECT.
6. LIGHTING FIXTURES: CONFIRM SELECTIONS w/ARCHITECT.
7. INTERIOR TRIM: 1X4 PICTURE FRAME, SILL & APRON BOARD @ WINDOWS, 1X6 BASE TRIM, NO CROWN MOLDING
8. CEMENT-BOARD LAP SIDING WITH CEMENT-BOARD TRIM (PAINTED). PRESSURE TREATED BANDBOARD. WOOD BEADED BOARD AT PORCH CEILING.
9. CABINETS AND COUNTERTOPS: MEDIUM GRADE DURABLE CABINETRY, WHITE. CHROME OR NICKEL HARDWARE AT CABINET DOORS AND DRAWERS. SOLID COLOR (GRAY OR WHITE) LAMINATE COUNTERTOPS WITH INTEGRATED BACKSPLASH. CULTURED MARBLE BATHROOM SINKS (WHITE).
10. WHITE WIRE CLOSET SHELVING AT PANTRY AND LAUNDRY ROOM.
11. PRIMED & PAINTED CEILING & WALLS. SMOOTH FINISHES THROUGHOUT (COLORS BY OWNER AND/OR ARCHITECT - RECOMMEND 'CHARLESTON WHITE').

JULIA F MARTIN ARCHITECTS
210 RUTLEDGE AVENUE, 2ND FLOOR • CHARLESTON, SC 29403
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PROJECT NO.:	2019-42
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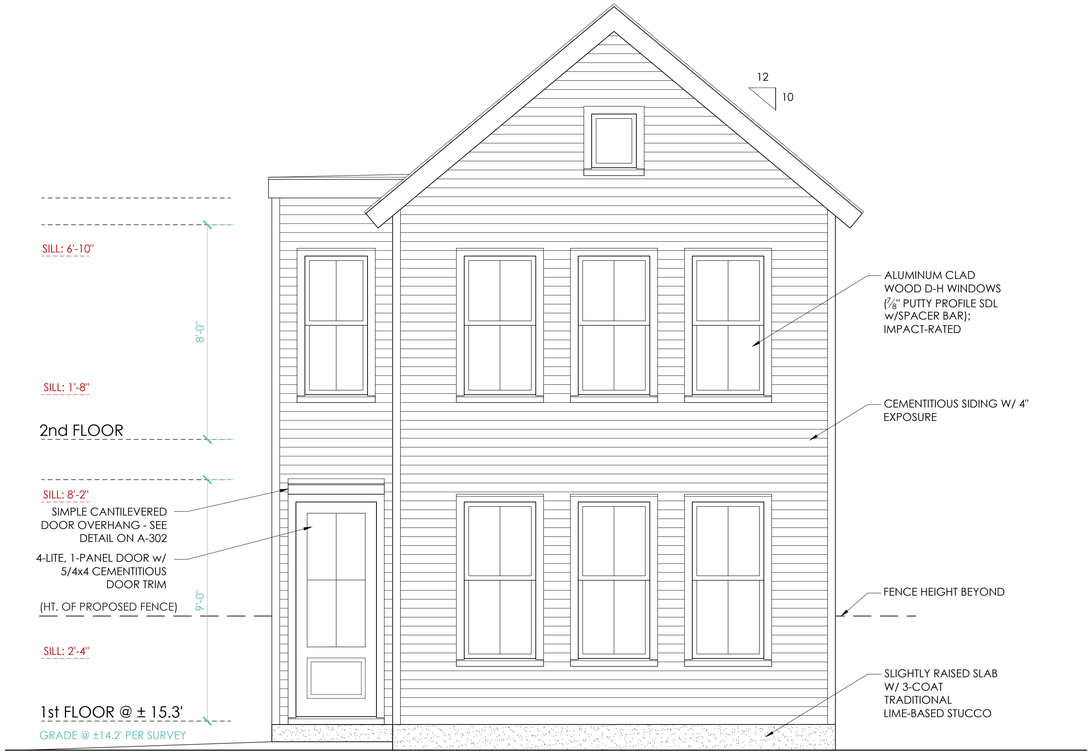
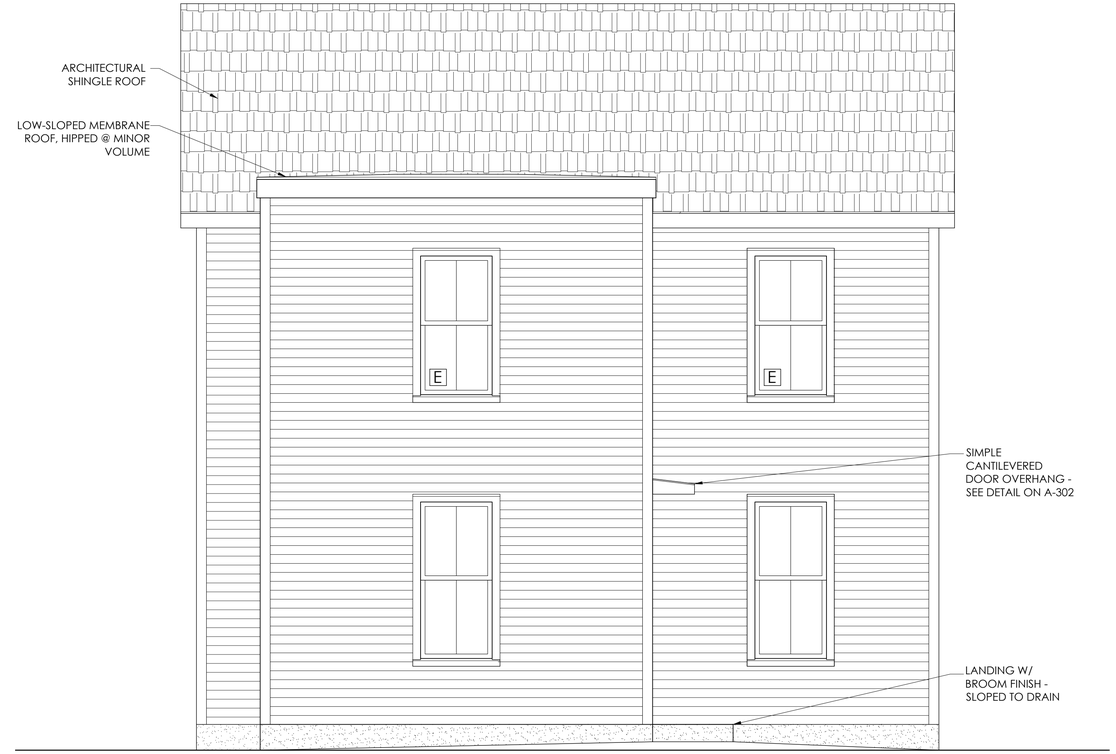
CHECKED BY:	J.F.M.

ROOF PLAN + GENERAL NOTES



SOUTH (FRONT) ELEVATION

3/8" = 1'-0" (3/16" IF HALF-SIZED)



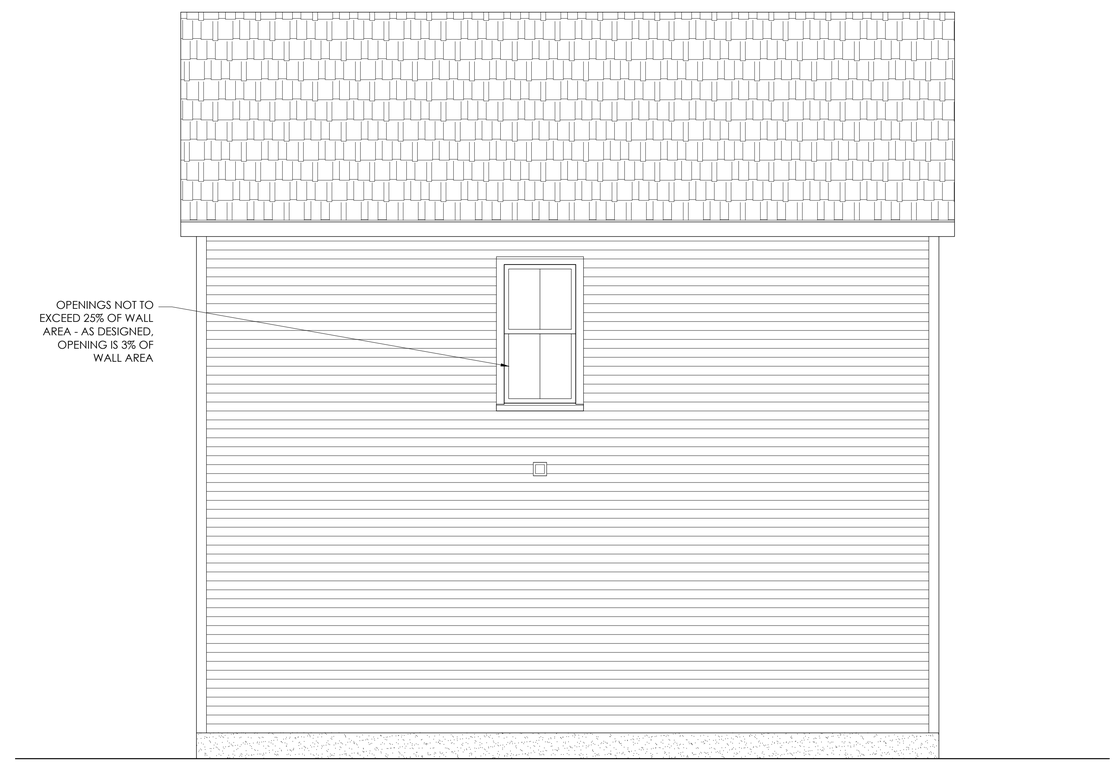
WEST (SIDE) ELEVATION

3/8" = 1'-0" (3/16" IF HALF-SIZED)

FLUSH/SOLID VENTS
e.g. dryerwallvent.com
(center on siding to avoid blocking, if possible; paint to match siding color)

NORTH (REAR) ELEVATION

3/8" = 1'-0" (3/16" IF HALF-SIZED)



EAST (SIDE) ELEVATION

3/8" = 1'-0" (3/16" IF HALF-SIZED)

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Julia F. Martin
Architects LLC
CHARLESTON, SC
100387
REGISTERED ARCHITECTS

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Julia F. Martin
CHARLESTON, SC
6821
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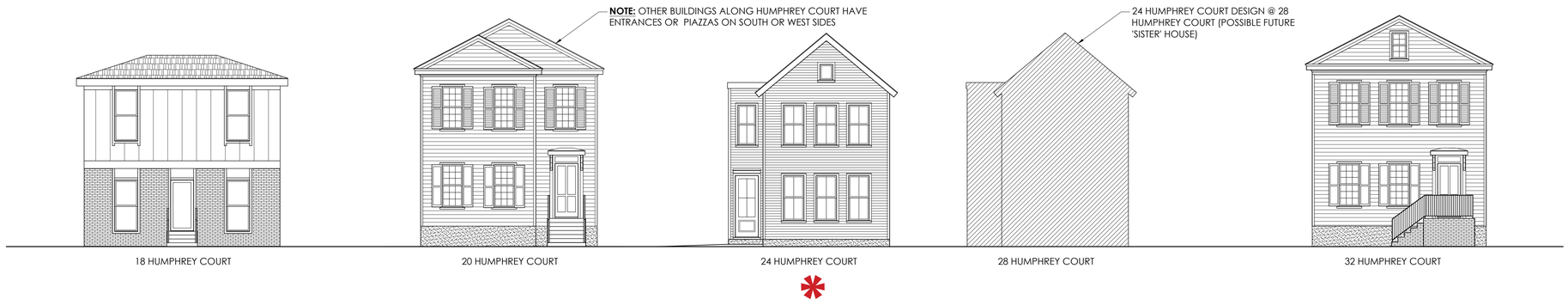
A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT
24 HUMPHREY COURT
CHARLESTON, SC

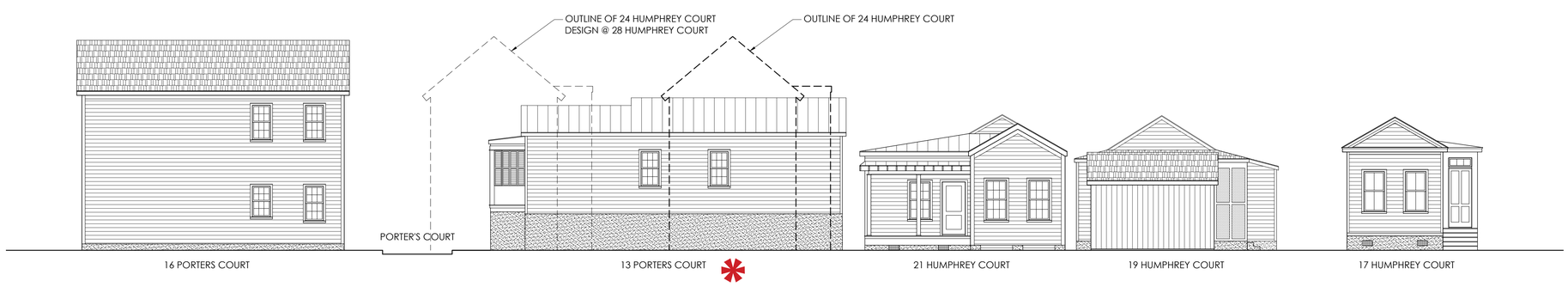
PROJECT NO.:	2019-42
DATE:	01 JUNE, 2020
DRAWN BY:	R.G.B./J.F.M.
CHECKED BY:	J.F.M.

ELEVATIONS



STREETSCAPE (NORTH SIDE OF HUMPHREY COURT)

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



STREETSCAPE (SOUTH SIDE OF HUMPHREY COURT)

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

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A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT

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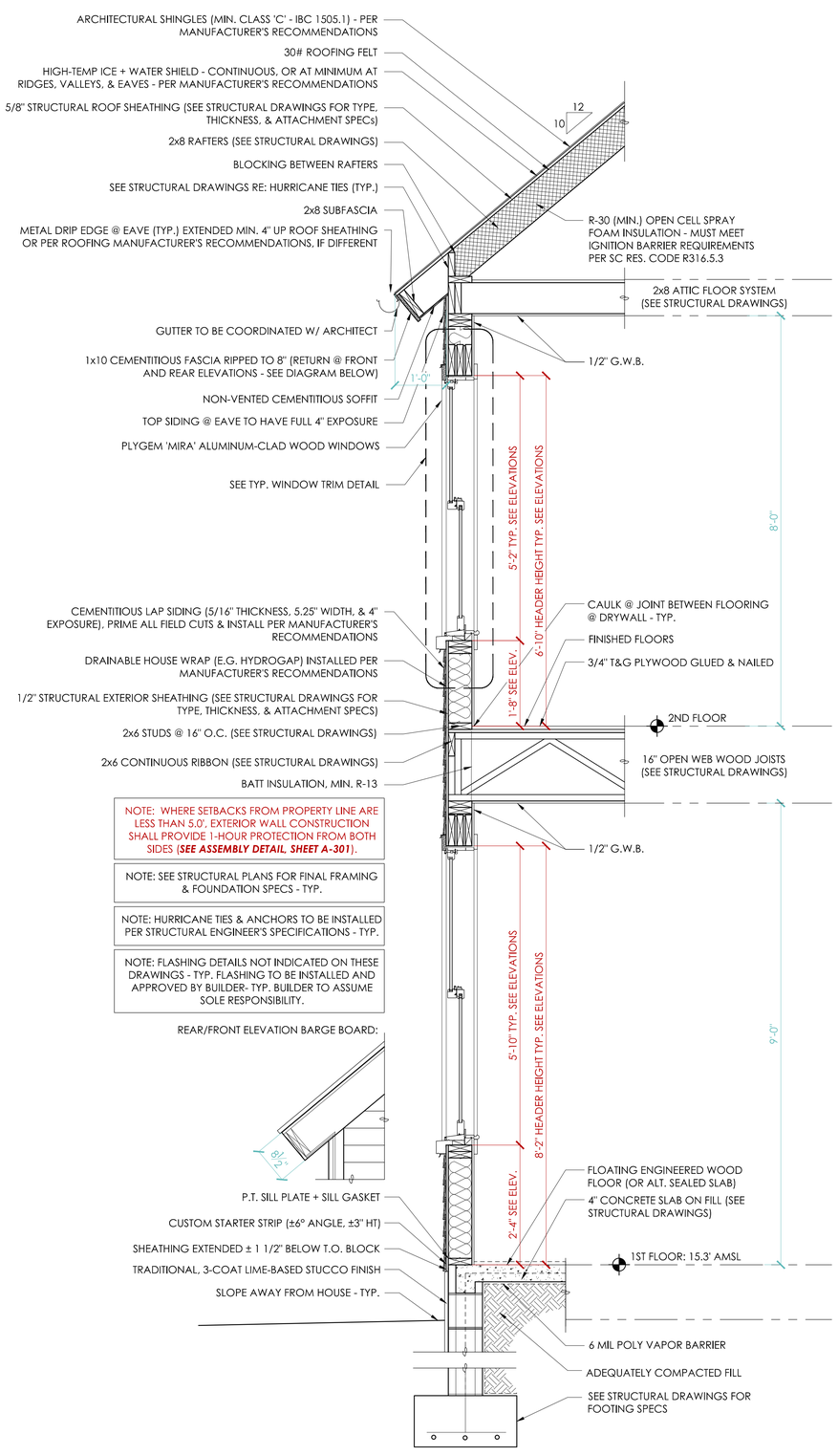
STREETSCAPE



NOTE: WHERE SETBACKS FROM PROPERTY LINE ARE LESS THAN 5.0', EXTERIOR WALL CONSTRUCTION SHALL PROVIDE 1-HOUR PROTECTION FROM BOTH SIDES (***SEE ASSEMBLY DETAIL, SHEET A-301***).

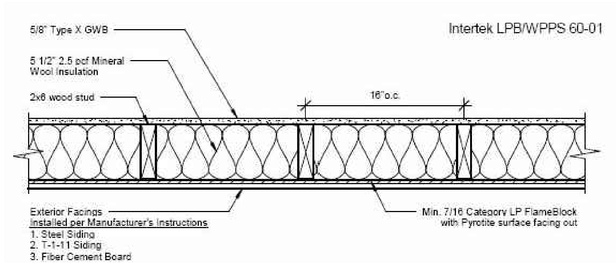
NOTE: SEE STRUCTURAL PLANS FOR FINAL FRAMING & FOUNDATION SPECS - TYP.

NOTE: HURRICANE TIES & ANCHORS TO BE INSTALLED PER STRUCTURAL ENGINEER'S SPECIFICATIONS - TYP.

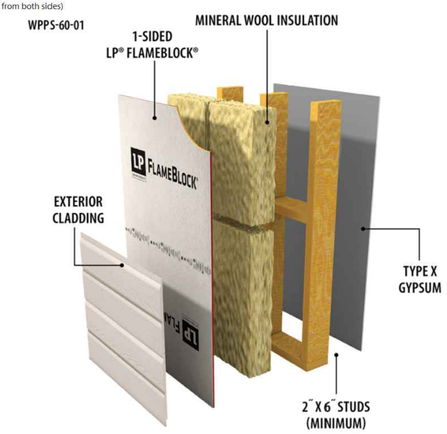
NOTE: FLASHING DETAILS NOT INDICATED ON THESE DRAWINGS - TYP. FLASHING TO BE INSTALLED AND APPROVED BY BUILDER- TYP. BUILDER TO ASSUME SOLE RESPONSIBILITY.

TYPICAL WALL SECTION

3/4" = 1'-0" (3/8" IF HALF-SIZED)



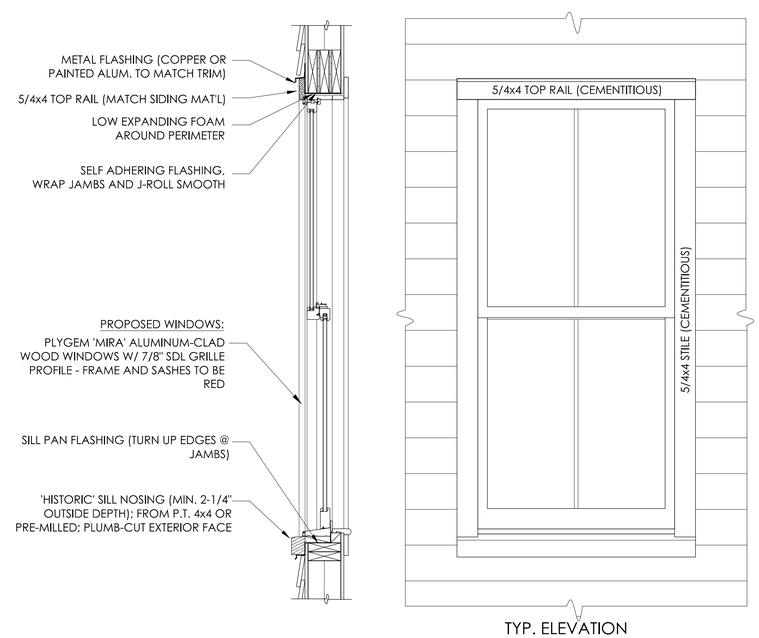
Intertek Listing LPB/WPPS-60-01
(1-Hour Wall; fire-rated from both sides)



1-HOUR RATED WALL DETAIL

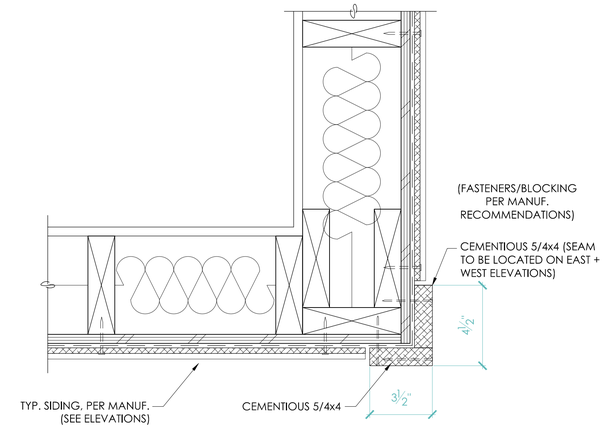
N.T.S.

NOTE: ALL EXTERIOR WALLS LESS THAN 5.0' FROM PROPERTY LINE (i.e. EAST WALLS) MUST BE CONSTRUCTED w/1-HOUR RATING (PROTECTED FROM EACH SIDE)



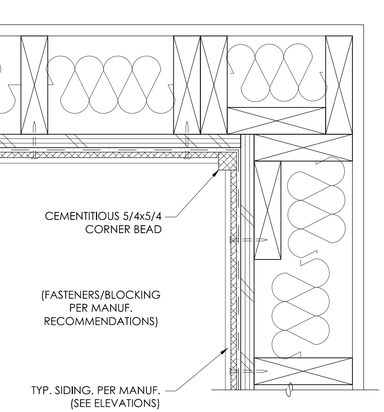
TYPICAL WINDOW DETAIL

1" = 1'-0" (1/2" IF HALF-SIZED)



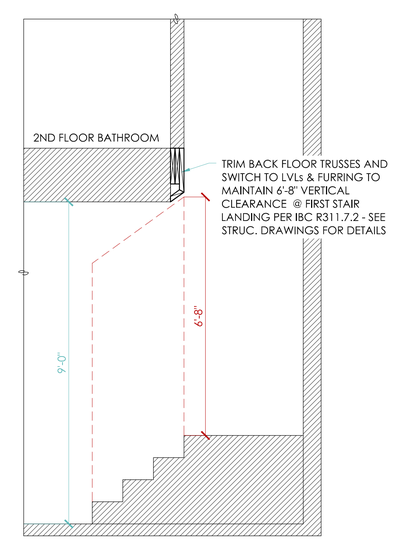
TYPICAL OUTSIDE DETAIL

3" = 1'-0" (1 1/2" IF HALF-SIZED)



TYPICAL INSIDE DETAIL

3" = 1'-0" (1 1/2" IF HALF-SIZED)



STAIR DIAGRAM

1/2" = 1'-0" (1/4" IF HALF-SIZED)

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A NEW [AFFORDABLE] SINGLE-FAMILY RESIDENCE AT

24 HUMPHREY COURT

CHARLESTON, SC

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CHECKED BY:	J.F.M.

DETAILS

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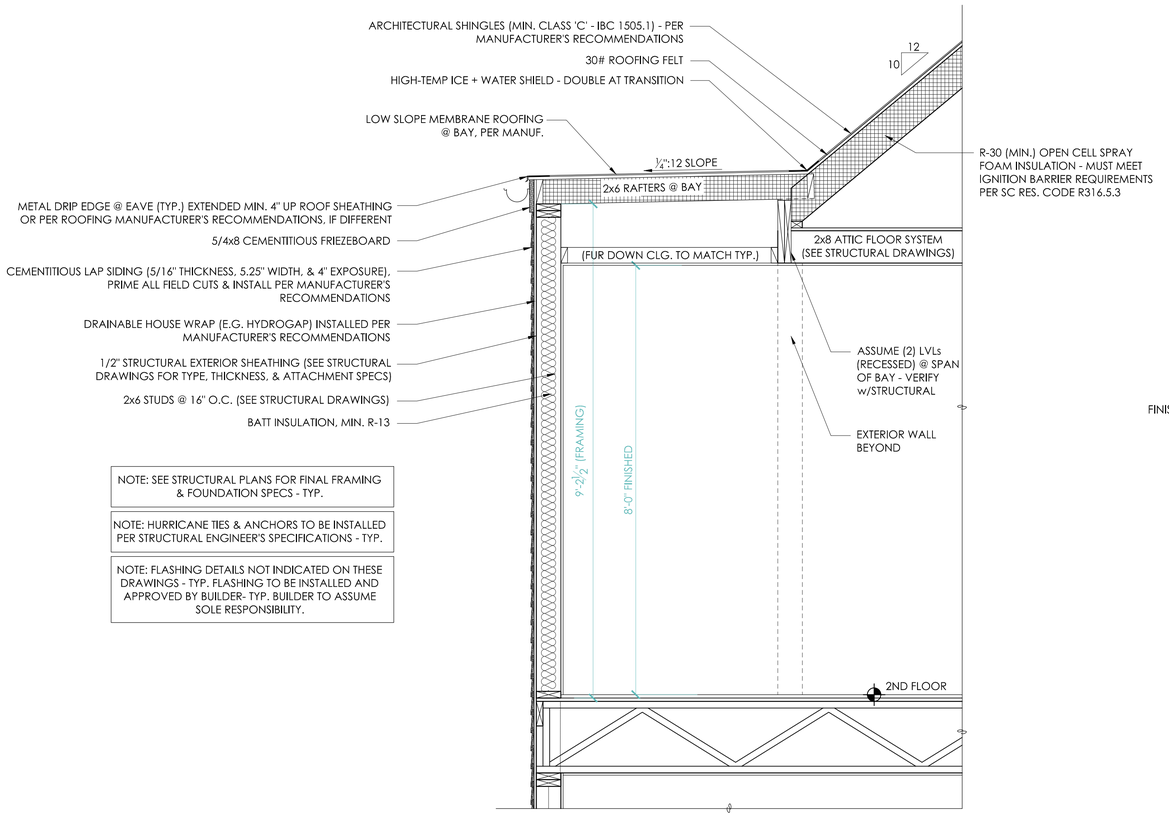


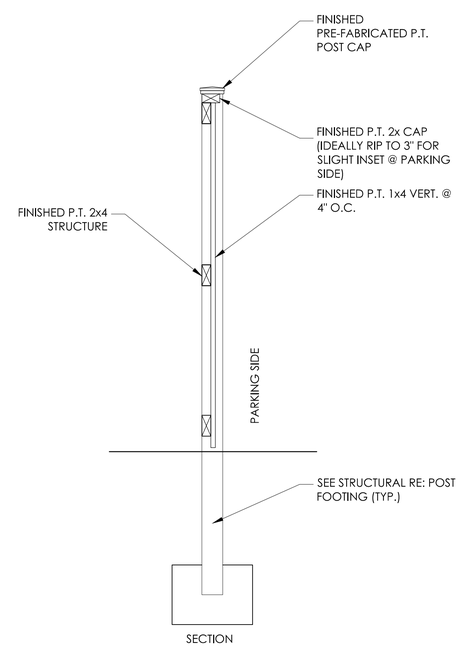
NOTE: SEE STRUCTURAL PLANS FOR FINAL FRAMING & FOUNDATION SPECS - TYP.

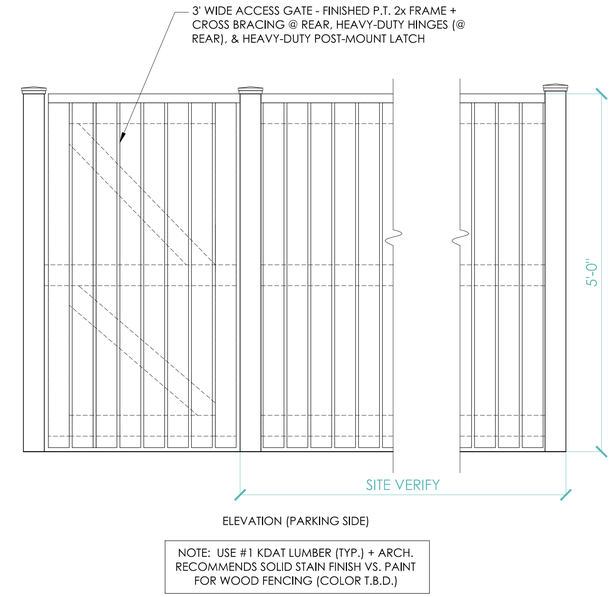
NOTE: HURRICANE TIES & ANCHORS TO BE INSTALLED PER STRUCTURAL ENGINEER'S SPECIFICATIONS - TYP.

NOTE: FLASHING DETAILS NOT INDICATED ON THESE DRAWINGS - TYP. FLASHING TO BE INSTALLED AND APPROVED BY BUILDER- TYP. BUILDER TO ASSUME SOLE RESPONSIBILITY.

WALL SECTION THROUGH MINOR VOLUME @ SECOND FLOOR

3/4" = 1'-0" (3/8" IF HALF-SIZED)

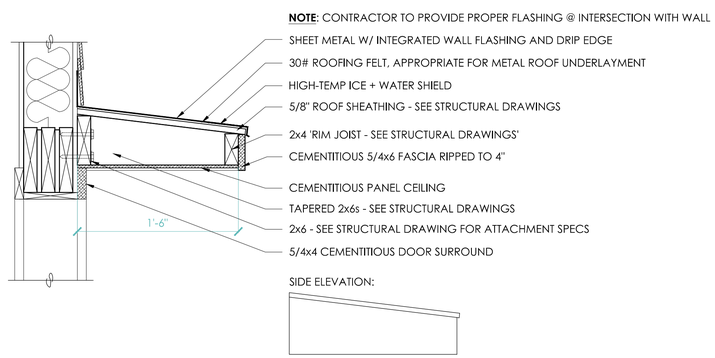




NOTE: USE #1 KDAT LUMBER (TYP.) + ARCH. RECOMMENDS SOLID STAIN FINISH VS. PAINT FOR WOOD FENCING (COLOR T.B.D.)

TYPICAL FENCE DETAIL

1" = 1'-0" (1/2" IF HALF-SIZED)



DOOR OVERHANG

1 1/2" = 1'-0" (3/4" IF HALF-SIZED)

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DETAILS

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