Protocol

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

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

WRITTEN PUBLIC COMMENTS:
Use one of the following methods to submit written comments. The deadline to submit written comments is 12:00 PM one business day before the meeting. Comments must include your name, address, telephone number, meeting date, and project number. Written comments are provided to the Board 24 hours in advance of the meeting and will be acknowledged into the record and summarized; if this is a concern, you are encouraged to attend the meeting in person.
•  Complete the Citizen Participation form at http://innovate.charleston-sc.gov/; or
•  Call 843-724-3765; or
•  Mail comments to the Dept. of Planning, Preservation & Sustainability, 2 George St, Charleston, SC 29401.
Protocol

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

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

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

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

Approval of Minutes from May 26, 2022, Meeting
Agenda Item #2

119-121 Broad Street
TMS # 457-12-04-009

Request conceptual approval for new pool and one-story pool-house.

Category 2 | Charlestowne | c. 1803 | Old and Historic District
Agenda Item #2

Applicant’s Presentation
THE RUCKER RESIDENCE
119 + 121 BROAD STREET
HOME RENOVATION
neil stevenson
ARCHITECTS

POOL HOUSE,
PERGOLA & GARAGE

DRAWING SHEET LIST
CS COVER SHEET
A0.1 SANBORN MAP
A0.2 EXISTING SURVEY
A1 PROPOSED LANDSCAPE PLAN
A2 POOL HOUSE FLOOR PLANS
A3 POOL HOUSE ELEVATIONS
A4 PERGOLA STRUCTURE
A5 RENDERINGS
A6 WROUGHT IRON GATE DETAILS
A7 STREETSCAPE ELEVATION
A8 MATERIALS

ZONING INFORMATION
TMS#: 457-12-04-009
JURISDICTION: CITY OF CHARLESTON
NEIGHBORHOOD: CHARLESTOWNE
SUBDIVISION: SOUTH OF BROAD

ZONING: SR-4
FEMA FLOOD ZONE: AE-10 (45019COS18K - JAN. '21)
FREEBOARD REQ.: 2'
TOP OF FIRST FLOOR: 1' AMSL
LOT SIZE: 29,456 SQ.FT.
LOT COVERAGE EXIST: 4926 SQ.FT. (16.7%)
LOT COVERAGE PROPOSED: 5836 SQ.FT. (19.8%)
LOT COVERAGE MAX: 35%
ACCESSORY BLDG SETBACKS: FRONT: 60', SIDE 9'

A SUBMITTAL TO:
THE CITY OF CHARLESTON
BOARD OF ARCHITECTURAL REVIEW
FOR A
POOL HOUSE & PERGOLA STRUCTURE
AT
119/121 BROAD STREET
THE RUCKER RESIDENCE
119 + 121 BROAD STREET
POOLHOUSE

PERGOLA STRUCTURE - PLAN
SCALE: 1/4" = 1'-0"

FRONT ELEVATION (VIEWED FROM STREET)
SCALE: 1/4" = 1'-0"

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

REAR ELEVATION
SCALE: 1/4" = 1'-0"
EXISTING FENCE AND GATE

NOTE: RENDERING TO SHOW VISIBILITY CONTEXT ONLY - SEE GATE ELEVATION AT RIGHT FOR ACTUAL PIER AND GATE DESIGN

3D RENDERING

SCALE: N.T.S.

PROPOSED GATE

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

PROJECT #: 2001
DATE: 5.16.2022
DESIGN BY: NEIL STEVENSON ARCHITECTS

THE RUCKER RESIDENCE
119 + 121 BROAD STREET

POOLHOUSE

EXISTING FENCE AND GATE SCALE: N.T.S.

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

NOTE: RENDERING TO SHOW VISIBILITY CONTEXT ONLY - SEE GATE ELEVATION AT RIGHT FOR ACTUAL PIER AND GATE DESIGN

3D RENDERING

SCALE: N.T.S.
THE RUCKER RESIDENCE
119 + 121 BROAD STREET
HOME RENOVATION
STREETScape

117 BROAD ST
EDWARD RUTLEDGE HOUSE

119 + 121 BROAD ST
PROPOSED POOL HOUSE

125 BROAD ST

BROAD STREET STREETSCAPE (LOOKING SOUTH BETWEEN ORANGE AND LEGARE STREETS)

SCALE: 1" = 10'-0"

BIRDSEYE VIEW

SCALE: 1" = 10'-0"

PROPOSED POOLHOUSE LOCATION

119 + 121 BROAD ST

PROPOSED
POOLHOUSE
LOCATION

SCALE: N.T.S.

SCALE: AS NOTED

PROJECT #: 2001
DATE: 5.16.2022
DESIGN BY:

Neil Stevenson
Architects

Sheet: A7

Scale: 1" = 10'-0"
PAINT COLORS:
ALL POOL HOUSE, PERGOLA & GARAGE PAINT COLORS TO MATCH EXISTING COLORS FROM MAIN HOUSE (119 BROAD)

TRIM & MILLWORK:
ALL TRIM DETAILS AND MILLWORK INCLUDING COLUMNS, RAILINGS, CORNICE TO BE PAINTED WOOD AND CUSTOM MADE TO MATCH MAIN HOUSE PORCH DETAILS SHOWN ABOVE

ROOFING:
PERGOLA STRUCTURE, POOL HOUSE & GARAGE ROOFING TO BE HIGHEST QUALITY STANDING SEAM METAL ROOF - SLATE GRAY KYNAR FINISH

CUSTOM TRADITIONAL WOOD WINDOWS & DOORS TO MATCH EXISTING STYLE FROM MAIN HOUSE (119 BROAD) PROVIDED BY MW MILLWORKS

MATERIALS
TRADITIONAL 3-PART 7/8" STUCCO DETAIL
SCALE: N.T.S.

SLATE GRAY
Agenda Item #3

119-121 Broad Street
TMS # 457-12-04-009

Request conceptual approval for new garage.

Category 2 | Charlestowne | c. 1803 | Old and Historic District
Agenda Item #3

Applicant’s Presentation
A SUBMITTAL TO:
THE CITY OF CHARLESTON
BOARD OF ARCHITECTURAL REVIEW
FOR A
GARAGE &
SPIRAL STAIRCASE
AT
119 BROAD STREET

GENERAL SCOPE OF WORK
1. INTERIOR DEMO & RENOVATION (PREVIOUSLY PERMITTED)
2. ADD (2) NEW WINDOWS IN VAULT ROOM
3. ADD SPIRAL STAIR TO MECHANICAL PLATFORM
4. RENOVATE EXISTING GARAGE STRUCTURE

DRAWING SHEET LIST
A-0.1 COVER SHEET
A-0.2 EXTERIOR PHOTOS
A-1.0 EXISTING & PROPOSED 1ST FL. PLANS
A-1.1 EXISTING & PROPOSED 2ND FL. PLANS
A-1.2 EXISTING & PROPOSED 3RD FL. PLANS
A-1.3 EXISTING & PROPOSED 4TH FL. PLANS
A-2.0 EXISTING & PROPOSED WEST ELEVATION
A-2.1 EXISTING & PROPOSED PARTIAL WEST ELEVATION
A-2.2 EXISTING & PROPOSED EAST ELEVATION

LOT INFO
TMS#: 457-12-04-009
JURISDICTION: CITY OF CHARLESTON
NEIGHBORHOOD: CHARLESTOWNE
SUBDIVISION: SOUTH OF BROAD
ZONING: SR-4
FLOOD ZONE: AE-10 (45019CO518K - JAN. '21)
FREEBOARD REQ.: 2'
TOP OF FIRST FLOOR: 14' AMSL

PROPOSED SITE PLAN
SCALE: 1" = 20'-0"
THE RUCKER RESIDENCE
119 + 121 BROAD STREET
HOME RENOVATION

EXTERIOR PHOTOS - WEST ELEVATION
SCALE: N.T.S.
EXTERIOR PHOTOS - GARAGE
SCALE: N.T.S.
NEW WINDOWS (MATCH EXISTING)

PROPOSED EAST ELEVATION

EXISTING EAST ELEVATION

SCALE: 3/16" = 1'-0"

11' AMSL

DFE

OPENING
40" x 25" (1000 SQ. IN)

FLOOD OPENINGS LEGEND

ELEVATIONS

NS / BD

DESIGN BY:

DATE:

PROJECT #:

5.13.2022

AS NOTED

2001

SCALE:

A-2.2

THE RUCKER RESIDENCE

HOME RENOVATION

(2) EXISTING

(308 SQ. IN)

OPENING

14" x 11"

ADDITIONAL OPENINGS REQ'D: 1000 SQ IN.

EXISTING FLOOD OPENINGS: 3000 SQ IN.

REQUIRED AREA OF FLOOD OPENINGS: 1455 SQ. IN.

TOTAL CRAWLSPACE AREA: 1455 SQ. FT.

AREA "A"

TOTAL AREA OF FLOOD OPENINGS: 4000 SQ IN.

ADDITIONAL OPENINGS REQ'D: 1000 SQ IN.

EXISTING FLOOD OPENINGS: 3000 SQ IN.

REQUIRED AREA OF FLOOD OPENINGS: 1455 SQ. IN.

TOTAL CRAWLSPACE AREA: 1455 SQ. FT.

AREA "A"

TOTAL AREA OF FLOOD OPENINGS: 1386 SQ IN.

ADDITIONAL OPENINGS REQ'D: 0 SQ IN.

EXISTING FLOOD OPENINGS: 1386 SQ IN.

REQUIRED AREA OF FLOOD OPENINGS: 493 SQ. IN.

TOTAL CRAWLSPACE AREA: 493 SQ. FT.

AREA "C"

TOTAL AREA OF FLOOD OPENINGS: 1386 SQ IN.

ADDITIONAL OPENINGS REQ'D: 0 SQ IN.

EXISTING FLOOD OPENINGS: 1386 SQ IN.

REQUIRED AREA OF FLOOD OPENINGS: 493 SQ. IN.

TOTAL CRAWLSPACE AREA: 493 SQ. FT.

AREA "C"

PARTIALLY BLOCKED. CONTRACTOR TO REMOVE
SOME FLOOD OPENINGS @ PORCH AREA

NOTE:

UP

(1000 SQ. IN)

OPENING

14" x 11"

ADDITIONAL OPENINGS REQ'D: 561 SQ IN.

EXISTING FLOOD OPENINGS: 928 SQ IN.

REQUIRED AREA OF FLOOD OPENINGS: 1489 SQ. IN.

TOTAL CRAWLSPACE AREA: 1489 SQ. FT.

AREA "B"

TOTAL AREA OF FLOOD OPENINGS: 1632 SQ IN.

ADDITIONAL OPENINGS REQ'D: 561 SQ IN.

EXISTING FLOOD OPENINGS: 928 SQ IN.

REQUIRED AREA OF FLOOD OPENINGS: 1489 SQ. IN.

TOTAL CRAWLSPACE AREA: 1489 SQ. FT.

AREA "B"
GARAGE PLAN
SCALE: 1" = 1'-0"

FRONT ELEVATION
SCALE: 1" = 1'-0"

SIDE ELEVATION
SCALE: 1" = 1'-0"

GARAGE RENDERING
SCALE: N.T.S.
304 King Street
TMS # 457-04-04-018

Request conceptual approval of storefront alterations.

Category 4  |  c. 1912  |  Old and Historic District
Agenda Item #4

Applicant’s Presentation
TENANT INTERIOR FIT OUT WITH MINOR EXTERIOR ALTERATIONS
FOR:
BARTACO KING STREET, LLC
304 KING STREET
CHARLESTON, SC 29401

PROJECT DIRECTORY
ZONING/ HISTORIC STRUCTURE BACKGROUND:

LOCATION MAP
SITE PLAN

DRAWING INDEX

REVIEW STATUS
LOCATION MAP
SITE PLAN

SCALE: 1" = 20'-0"
TENANT INTERIOR FIT-OUT WITH MINOR EXTERIOR ALTERATIONS FOR:

BARTACO KING STREET, LLC.
304 KING STREET
CHARLESTON, SC 29401

ISSUES:

Design Professional's 'wet', electronic or digital seal or signature is effective only as to that version of this document as originally published by Design Professional. Design Professional is not responsible for any subsequent modification, corruption, or unauthorized use of such document. To verify the validity or applicability of the seal or signature, contact Design Professional.

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04.18.22

SUBMITTED FOR BAR APPROVAL

DRAWN:
JOB NO:
DATE:

DRAWING STATUS:
EXISTING CONDITIONS
PRELIMINARY
BID DRAWINGS
CONTRACT DRAWINGS
PERMIT DRAWINGS
NOT FOR CONSTRUCTION
CONSTRUCTION DRAWINGS

EXISTING SITE CONTEXT PHOTOS

SCALE: N.T.S.

EXISTING NORTH CONTEXT PHOTO
EXISTING NORTH-EAST CONTEXT PHOTO
EXISTING NORTH-WEST CONTEXT PHOTO

EXISTING NORTH-WEST CONTEXT PHOTO
**COLOR SCHEDULE**

Address: 304 King Street, Charleston

TMS No.: C4570404018

---

**Board of Architectural Review**

Applicant: Rocco DiLeo  
Daytime Phone: (914) 774-0534  
Date: 5/28/22

Mailing Address: 363 Westchester Avenue  
City: Port Chester, NY  
Zip Code: 10573

---

**Main Body of the Building:**

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<tr>
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**Trim:**

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**Window Sash:**

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**Exterior Doors:**

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**Roof:**

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**Piazza or Porch:**

**Columns and Balustrade:**

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**Shutters:**

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**Other (*Signage*):**

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Agenda Item #5

57 Barre Street
TMS # 457-02-04-088

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

New | Harleston Village  | Old & Historic District
Agenda Item #5

Applicant’s Presentation
LOT COVERAGE

<table>
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<tr>
<th>Description</th>
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<tr>
<td>TOTAL LOT AREA</td>
<td>4,274 SQFT</td>
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<td>COVERAGE ALLOWED (80%)</td>
<td>3,419 SQFT</td>
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<tr>
<td>PROPOSED HEATED FOOTPRINT</td>
<td>2,289 SQFT</td>
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<tr>
<td>PROPOSED DRIVEWAY PAVEMENTS</td>
<td>195 SQFT</td>
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<tr>
<td>PROPOSED PORCHES</td>
<td>368 SQFT</td>
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<td>PROPOSED WALKWAYS</td>
<td>274 SQFT</td>
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<td>PROPOSED HVAC</td>
<td>63 SQFT</td>
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<tr>
<td>TOTAL COVERAGE</td>
<td>2,943 SQFT</td>
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<tr>
<td>TOTAL PERCENTAGE</td>
<td>68.9%</td>
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SITE PLAN

PHASE 1

LOT 18 - 6,130 sq. ft.
LOT 19 - 6,603 sq. ft.

PHASE 2

LOT 1B - 6,130 sq. ft.
Agenda Item #6

52 Amherst Street
TMS # 457-08-03-118

Appeal staff decision for shingle roof.
Church currently does not have a roof, last approved roof was metal.

Category 4 | East Side | c. 1935-1945 | Old City District
Agenda Item #6

Applicant’s Presentation
Agenda Item #7

92 Ashley Avenue
TMS # 457-03-04-072

Request conceptual approval for addition at rear of house.

NS | Harleston Village | c. 1930 | Old and Historic District
Agenda Item #7

Applicant’s Presentation
Existing Site Plan

- Scale: 1" = 20'-0"
- Existing Site Plan

Proposed Site Plan

- Scale: 1" = 20'-0"
- Proposed Site Plan

B.A.R. Preliminary Submittal

Reviewed Conceptual Design w/Tory Parrish at the Permit Center on 4/19/22 - Comments Below

Being as the brick will be painted to match, the cornices/eaves align, and the window grids are the same, we are looking for a bit more of both subordination and differentiation between the existing and the newly proposed. Being that it doesn't appear that you have much more to lower the roof in the new portion, you may need to achieve this in width of the footprint and detailing. Last, there may be a visibility corridor from Montagu of the north elevation. For this reason, additional fenestration on the newly proposed addition would be encouraged.

General Scope of Work

Full house renovation to include a rear addition and 2-story porch

Drawing Sheet List

- A-0.1 Cover Sheet / Site Plan
- A-0.2 Existing Condo Photos
- A-1.0 Existing 1st Fl. Plan
- A-1.1 Proposed 1st Fl. Plan
- A-1.2 Existing 2nd Fl. Plan
- A-1.3 Proposed 2nd Fl. Plan
- A-1.4 Proposed Roof Plan
- A-2.0 Exterior Renderings
- A-2.1 Existing & Proposed Front Elevations
- A-2.2 Existing & Proposed Side Elevations
- A-2.3 Existing & Proposed Rear Elevations
- A-2.4 Existing & Proposed Side Elevations

Lot Info

- Jurisdiction: City of Charleston
- Neighborhood: Harleston Village
- Subdivision: St. James
- J/B: 37
- Flood Zone: AR-11
- Improvements Value: $378,600 (2022 Charleston County)
- Setbacks:
  - Front: 25 feet
  - Rear: 12 feet (upper), 6 feet (lower)
- Max Lot Coverage: 50%
- Proposed Lot Coverage: 39.46% Coverage: 1563 sf
- Lot: 3965 sf
EXISTING CONDITIONS

FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION (SOUTH-EAST)

SIDE ELEVATION (NORTH-WEST)

REAR CORNER OF LOT (NORTH)
EXISTING ROOF PITCH ASSUMED TO BE 7:12 VERIFY ON SITE.

PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"
THE BIBLE RESIDENCE
92 ASHLEY AVENUE
HOME RENOVATION

THESE DOCUMENTS ARE PREPARED FOR USE BY CLASSIC REMODELING & CONSTRUCTION, INC. (HEREINAFTER REFERRED TO AS CONTRACTOR) WITH THE ASSUMPTION THAT THIS PROJECT WILL BE BUILT ACCORDING TO THE MANAGEMENT SYSTEMS AND CONSTRUCTION TECHNIQUES OF CONTRACTOR. USE OF THE DOCUMENTS BY ANYONE OUTSIDE THE CONTRACTOR'S CONTROL SHALL RELIEVE CONTRACTOR OF ANY AND ALL LIABILITIES.

EXTERIOR RENDERINGS
SCALE: N.T.S.

PROJECT #: 2828
DATE: 05.16.2022
DESIGN BY: C.AMMERMAN
SCALE: AS NOTED
SHEET: A-2.0
EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
ALL NEW WINDOWS AND DOORS TO BE HISTORIC WOOD WINDOWS.
DETAILS TO STAFF TO BE PROVIDED UPON SELECTION OF WINDOW AND DOOR MANUFACTURER

REBUILD NON-HISTORIC MASONRY PIER TO TIE IN AT CORNER OF ADDITION
FASCIA, FRIEZE & GUTTER TO MATCH EXISTING DETAILS

THE BIBLE RESIDENCE
92 ASHLEY AVENUE
HOME RENOVATION

THESE DOCUMENTS ARE PREPARED FOR USE BY CLASSIC REMODELING & CONSTRUCTION, INC. (HEREINAFTER REFERRED TO AS CONTRACTOR) WITH THE ASSUMPTION THAT THIS PROJECT WILL BE BUILT ACCORDING TO THE MANAGEMENT SYSTEMS AND CONSTRUCTION TECHNIQUES OF CONTRACTOR. USE OF THE DOCUMENTS BY ANYONE OUTSIDE THE CONTRACTOR'S CONTROL MAY RELIEVE CONTRACTOR OF ANY AND ALL LIABILITIES.

DESIGN BY:
C. AMMERMAN
PROJECT #:
2828
DATE:
05.16.2022
SCALE:
AS NOTED
SOUTHERN LUMBER

TBR1128 TOP RAIL
PAINTED WOOD PICKETS
5" O.C. (1-1/2" x 1-1/4")

HISTORIC WOOD BOTTOM RAIL (PAINTED)

SOUTHERN LUMBER TBR1128

SOUTHERN LUMBER PRCT8 - 4-1/4" PORCH RAIL CAP

PAINTED WOOD PICKETS
5" O.C. (1-1/2" x 1-1/4")

HISTORIC WOOD BOTTOM RAIL (PAINTED)
SOUTHERN LUMBER TBR1128

P.T. Painted 1X6 Horizontal Screening @ 6" O.C.
P.T. 2X4 Frame

BRICK PIER (MATCH EXISTING COLOR AND FINISH)

PRELIMINARY - NOT FOR CONSTRUCTION

THE BIBLE RESIDENCE
92 ASHLEY AVENUE
HOME RENOVATION

THESE DOCUMENTS ARE PREPARED FOR USE BY CLASSIC REMODELING & CONSTRUCTION, INC. (HEREINAFTER REFERRED TO AS CONTRACTOR) WITH THE ASSUMPTION THAT THIS PROJECT WILL BE BUILT ACCORDING TO THE MANAGEMENT SYSTEMS AND CONSTRUCTION TECHNIQUES OF CONTRACTOR. USE OF THE DOCUMENTS BY ANYONE OUTSIDE THE CONTRACTORS CONTROL SHALL RELIEVE CONTRACTOR OF ANY AND ALL LIABILITIES.

SCALE: AS NOTED

NOTE: RAILING NOT SHOWN FOR CLARITY. REFER TO DETAIL AT LEFT.
Agenda Item #8

95 Beaufain Street
TMS # 457-08-03-072

Request replacement of windows to match existing. Existing windows were installed without BAR approval.

NS | Harleston Village | 1970s | Old and Historic District
Agenda Item #8

Applicant’s Presentation
Window Replacement

95 Beaufain Street
Apartment A
Charleston, SC 29401
Background

- We would like to replace seven windows on Apt A (see figure 1) with windows to match the style of windows currently installed on the upper floors (Apt. A). The upper floor windows are with non-grid double pane windows.

- Most of the windows to be replaced are part of a “bubble” on the bedroom and tend to leak. Numerous attempts were made to repair and seal the windows.

- The replacement windows are energy efficient and will be painted to match the trim color of the other windows. Note: these windows are not visible from the Right-of-way.

- A cut sheet of the replacement windows for Apt. A is attached. The total cost is approximately $9000.

- Contractor/ Installer: Muhler 630 Skylark Dr., Suite U Charleston, SC 29407
Fig. 1
Window Replacement
95 Beaufain A

2nd Floor Plan
Fig 2.
Photos showing Unit A (2\textsuperscript{nd} 3\textsuperscript{rd} floor) windows to be replaced to match existing second floor windows.

Note: These windows are on the rear of the house and not visible from the right-of-way.
Window Replacement

95 Beaufain Street
Charleston, SC 29401
Background

• We would like to replace five windows on Apt B ground floor (see figure 1) with wooden windows to match the style of windows installed on the upper floor (Apt. A). As you can see from the photos in figure 2, the upper floor windows were replaced (date unknown) with non-grid double pane windows. The lower unit windows appear to be the original, single-pane, gridded windows with storm windows from 1976.

• We believe that the new windows would provide a better aesthetic match rather than a mix of window styles as viewed from the street. The replacement windows are energy efficient and will be painted to match the trim color of the other windows. A cut sheet of the replacement windows for Apt. B is attached. The total cost is approximately $7000.

• Contractor/ Installer: Muhler 630 Skylark Dr., Suite U Charleston, SC 29407
Fig. 1
Window Replacement
95 Beaufain B
First Floor
Wood 5
Fig 2.
Photos showing Unit B (1st floor) windows to be replaced
To match Unit A (second floor) windows.

Three windows on front facing Beaufain St. and two on side along driveway

A 6th window (not visible from R of W) may also be replaced to provide consistency from the interior of the dwelling
Gary Margolis  
630 Skylark Dr  
Charleston, SC 29407  
Cell: 843-458-5097

QUOTE BY: Scott Howard  
SOLD TO: Reda  
Ralph

PO#:  
SHIP TO:  
PROJECT NAME:  
REFERENCE:  
U-Factor Weighted Average: 0.31  
SHGC Weighted Average: 0.2

<table>
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<tr>
<th>LINE</th>
<th>LOCATION SIZE INFO</th>
<th>BOOK CODE DESCRIPTION</th>
<th>NET UNIT PRICE</th>
<th>QTY</th>
<th>EXTENDED PRICE</th>
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<tr>
<td>Line 1</td>
<td>Frame Size : 37 X 64</td>
<td>(Outside Casing Size: 39 3/4 X 65 15/16) Custom Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, 4 9/16 Jamb, 4/4 Thick, Fixed Top Sash, Wind Clips &amp; Covers Beige Jambliner, White Hardware, Cam Lock(s), No Finger Lifts, US National-WDMA/ASTM, Wind Zone 3 Rated, PG 50, (+50/-65) Insulated SunResist Impact w/Annealed Out, Neat, PVB Interlayer, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, UltraVue Mesh Brilliant White Screen, IGThick=0.75(9/32 / 1/8), WZ3 Impact Double Hung, fixed upper sash, uses interior wind clips &amp; covers, increases the sill stop height by 3/8”, no sash lifts.; Clear Opening:33.7w, 26.5h, 6.2 sf</td>
<td></td>
<td>1</td>
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</tr>
</tbody>
</table>

**Total Units:** 1

Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

Note: All pricing subject to change without notice. All orders must be signed and no changes made. Deposit required on all orders unless discussed with Gary. Invoices due Net 30 X____________________________ Confirmation.
Agenda Item #9

165 Coming Street
TMS # 460-12-03-035

Request demolition of historic structure.

NS | Radcliffeborough | c. 1971 | Old City District
Agenda Item #9

Applicant’s Presentation
Agenda Item #10

31 Darlington Avenue
TMS # 463-11-03-004

Request partial demolition of historic structure for new addition.
Site visit 6/23/2022 at 8:30am.

Category 4 | Wagener Terrace | c. 1945 | Historic Materials Demolition Purview
Agenda Item #10

Applicant’s Presentation
SECOND STORY ADDITION
31 DARLINGTON AVENUE
CHARLESTON, SOUTH CAROLINA  29403
TMS # 463 11 03 004

ARCHITECTURAL DRAWINGS
FOR PERMIT APPLICATION

SP1.0   SITE PLAN AND PROPERTY INFORMATION
A1.0    FLOOR PLANS
A2.0    EXTERIOR ELEVATIONS
A2.1    EXTERIOR ELEVATIONS
A3.0    BUILDING SECTIONS
A8.0    DOOR AND WINDOW SCHEDULES
E1.0    SCHEMATIC ELECTRICAL PLANS
S1.0    ARCHITECTURAL SPECIFICATIONS
FP2.0   FRAMING PLANS
CD3.0   CONSTRUCTION DETAILS
CD3.1   CONSTRUCTION DETAILS
CN3.2   CONSTRUCTION NOTES

PROPOSED

EXISTING

STRUCTURAL DRAWINGS
FOR PERMIT APPLICATION

S1   GENERAL NOTES & FOUNDATION PLAN
S2   2ND FLOOR & ROOF FRAMING PLANS
S3   BUILDING SECTION
S4   DETAILS & SCHEDULES

General Contractor:
Zourzoukis Homes, LLC
Mount Pleasant, South Carolina 29464
Tel: 834.214.3383

Architect:
Clark Ferguson Architect
316 Hydrangea Street
Summerville, South Carolina 29483
Tel: 918.378.0753
Mail@ClarkFerguson.com

Structural Engineer:
SK Structural Engineers
Sara E. Kasimatis, P.E.
972 Sea Gull Drive
Mount Pleasant, South Carolina 29464
Tel: 843.716.6351

Surveyor:
To Be Determined

Mechanical Contractor:
To Be Determined

Electrical Contractor:
To Be Determined

Plumbing Contractor:
To Be Determined

Owner:
Warren Miller
31 Darlington Avenue
Charleston, South Carolina 29403

This project was approved by the BZAZ on 5/3/2022
for request special exception under Sec. 54-110 to allow a vertical extension 2nd story master bedroom/bathroom/closet/laundry room to a non-conforming building footprint having a 6.7-ft. north side setback (9-ft required).
EXISTING SITE PLAN

TYPICAL SILT FENCING DETAILS

HEIGHTS:
MAXIMUM HEIGHT - 35 FEET
PROPOSED DWELLING - 29' - 6"

LOT COVERAGE CALCULATIONS:
LOT SIZE - 0.131 ACRE - 5,743 SQUARE FEET
MAXIMUM BUILDING COVERAGE - 50% = 2,872 SQUARE FEET
PROPOSED TOTAL BUILDING COVERAGE = 32% = 1,816 SQUARE FEET

PROPERTY INFORMATION:
1. THIS SITE PLAN WAS DEVELOPED FROM THE CHARLESTON COUNTY GEOGRAPHICAL INFORMATION SYSTEM.
2. TMS # 463 11 03 004
3. FLOOD ZONE (X) AS SHOWN ON THE FEMA MAPS 45019C 0512 K DATED 1/29/2021.
4. PROPERTY IS ZONED SR-2 SINGLE FAMILY RESIDENCE.

PROJECT NOTES:
1. A PRELIMINARY SITE LAYOUT IS RECOMMENDED BEFORE FINAL SITE DESIGN OR CONSTRUCTION.
2. FLOOD ZONE SHOULD BE VERIFIED WITH THE GOVERNING MUNICIPALITY BEFORE DESIGN AND CONSTRUCTION.
3. VERIFY SOIL BEARING CAPACITY BEFORE DESIGN AND CONSTRUCTION.
4. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

EROSION CONTROL NOTES:
1. SILT FENCE IS REQUIRED TO BE EMBEDDED TOWARDS CONSTRUCTION SITE.
2. STAKES ARE TO BE SPACE NO MORE THAN SIX (6) FEET.
3. ADDITIONAL ROWS MAY BE REQUIRED PER INSPECTION.
4. ROADS TO BE KEPT CLEAN. CONTRACTOR WILL BE RESPONSIBLE FOR SEDIMENT LEAVING SITE.
5. STORMWATER INLETS ARE TO BE PROTECTED WITH GEOTEXTILE FABRIC OR SILT FENCE WITH GRAVEL.
6. WASHOUT AREA AND DUMPSTER MUST BE LOCATED INSIDE SEDIMENT CONTROLLED AREA.

SET BACKS:
SET BACKS NOT AFFECTED BY THIS PROJECT.

TREES:
NO GRAND TREES AFFECTED BY THIS PROJECT.

SCOPE OF WORK:
1. ADD 678 SQUARE FOOT SECOND STORY ADDITION AT REAR PORTION.
2. FOOTPRINT DOES NOT CHANGE.
3. LOT COVERAGE DOES NOT CHANGE.

LIVING AREA:
FIRST FLOOR 1,498
SECOND FLOOR 678
TOTAL 2,176 SQUARE FEET HEATED SPACE

SITE PLAN
31 DARLINGTON AVENUE
CHARLESTON, SOUTH CAROLINA 29403

SP1.0

1. EXISTING DIMENSIONS TO PROPERTY LINE.
2. PROPOSED SITE PLAN

GRAPHIC SCALE
SCALE: 3/16" = 1'-0"

PROPOSED ENVELOP. = 6' - 0"
ADJACENT GRADE ELEVATION = 0' - 0"

FIRST FLOOR ELEVATION = 3' - 2"

CEILING ELEVATION = 11' - 2"

TOP OF ROOF ELEVATION = 18' - 10"

SECOND FLOOR ELEVATION = 12' - 8"

SECOND FLOOR CEILING ELEVATION = 21' - 8"

ARCHITECTURAL SHINGLES
BRICK
CEDAR SHAKES
CONTINUOUS RIDGE VENT

MATERIALS LEGEND

TYPICAL ALL ELEVATIONS
ARCHITECTURAL SHINGLES
BRICK
CEDAR SHAKES
CONTINUOUS RIDGE VENT

EXHAUST / VENT
CHIMNEY CAP / SPARK ARRESTOR
LOUVERED VENT
FIBER CEMENT HORIZONTAL SIDING
BOARD AND BATTEN VERTICAL SIDING

BOARD AND BATTEN VERTICAL SIDING
FIBER CEMENT TRIM
FIBER CEMENT CORNICE
FIBER CEMENT WATER TABLE
FIBERGLASS TINI OR TRUSCENE SCREEN
TREATED RAILS AND BALUSTRADE
TREATED TREADS AND RISERS
TREATED HORIZONTAL SLATS
TREATED WOOD
CONCRETE BLOCK / STUCCO

HYDROSTATIC VENT
WORKING SHUTTERS
ALL IMPACT RATED WINDOWS
GUTTER AND DOWNSPOUT
BRACKETS TO BE DESIGNED

VERIFY IN FIELD
TO BE DETERMINED

NOTE
ALL LABELS MAY NOT BE USED IN THIS SET OF DRAWINGS.
ADJACENT GRADE ELEVATION = 0' - 0"

FIRST FLOOR ELEVATION = 3' - 2"
FIRST FLOOR CEILING ELEVATION = 11' - 2"

TOP OF ROOF ELEVATION = 29' - 5"
SECOND FLOOR ELEVATION = 12' - 8"
SECOND FLOOR CEILING ELEVATION = 21' - 8"

ATTIC

VAULTED CEILING AT MASTER BEDROOM

VAULTED CEILING AT MASTER WC

VAULTED CEILING AT MASTER CLOSET

MATCH EXISTING DOOR PANEL DESIGN FOR SECOND STORY ADDITION, TYP.

VERIFY EXISTING 2 x 10 FLOOR JOISTS @ 16" O.C.
VERIFY EXISTING CONCRETE BLOCK STEM WALLS, AND PIERs, TYP.
VERIFY EXISTING CONTINUOUS CONCRETE FOOTINGS

MATCH EXISTING 4 x 8 EXTERIOR WALL CONSTRUCTION WITH 7/16" OSB SHEATHING STAGGERED AND NAILED ACCORDING TO SPECIFICATIONS. BLOCK AT ALL SEAMS.

3/4" CDX T & G PLYWOOD SUBFLOOR.
SAND/PREP FOR LEVEL FINISH SURFACE MATCH EXISTING OVERHANG, SOFFIT, TRIM, AND CORNICE, TYP.

2 PLY 1 3/4" x 16" LVL RIM BOARDS
16" I-JOISTS @ 16" O.C.
VERIFY EXISTING 2 x 10 FLOOR JOISTS @ 16" O.C.
VERIFY EXISTING CONCRETE BLOCK STEM WALLS, AND PIERs, TYP.
VERIFY EXISTING CONTINUOUS CONCRETE FOOTINGS

NOTE: THE STRUCTURAL ENGINEER'S DRAWINGS ASSOCIATED WITH THIS PROJECT GOVERN OVER THE ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
**DOOR SCHEDULE**

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<thead>
<tr>
<th>TAG</th>
<th>ROOM NAME / NUMBER</th>
<th>NOMINAL UNIT DIMENSIONS</th>
<th>JAMB</th>
<th>HARDWARE SET #</th>
<th>TYPE - DESCRIPTION</th>
<th>HAND</th>
<th>FINISH</th>
<th>CASING</th>
<th>REMARKS</th>
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<tr>
<td>10</td>
<td>DINING ROOM - DOUBLE</td>
<td>2'-0&quot; x 6'-8&quot;</td>
<td>V.12</td>
<td>PANEL HUNG DOOR</td>
<td>PAINT GRADE</td>
<td>N/A</td>
<td>PAINT GRADE</td>
<td>WOOD</td>
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<tr>
<td>11</td>
<td>DINING ROOM - DOUBLE</td>
<td>2'-0&quot; x 6'-8&quot;</td>
<td>V.19</td>
<td>PANEL RUBBER DOOR</td>
<td>PAINT GRADE</td>
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<td>BATH</td>
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<td>L/R</td>
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<td>V.19</td>
<td>PANEL RUBBER DOOR</td>
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<td>20</td>
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**WINDOW SCHEDULE**

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<th>TAG</th>
<th>ROOM NAME / NUMBER</th>
<th>NOMINAL UNIT DIMENSIONS</th>
<th>JAMB</th>
<th>HARDWARE SET #</th>
<th>TYPE - DESCRIPTION</th>
<th>HAND</th>
<th>FINISH / BOTH SIDES</th>
<th>CASING</th>
<th>REMARKS</th>
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<td>WOOD</td>
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<tr>
<td>40</td>
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<td></td>
<td>N/A</td>
<td>PAINT / BOTH SIDES</td>
<td>WOOD</td>
<td></td>
</tr>
</tbody>
</table>

**ARCHITECT / CLIENT / BUILDER NOTES**

- All doors/windows to meet IRC Code R308 glazing requirements.
- All doors/windows to meet IRC Code R308 glazing requirements for doors.
- Safety glazing required per IRC Code R308 for glazing adjacent to stairs.
- Safety glazing required per IRC Code R308 for glazing adjacent to stairs.
- All windows to meet IRC Code R308 glazing requirements.

**CLARK FERGUSON**

- Licensed with State of South Carolina
- Mail @ Clark Ferguson.com

**31 DARLINGTON AVENUE**

- CHARLESTON, SOUTH CAROLINA 29403
1. Smoke and carbon monoxide alarms must be provided in all required locations and must be audible in all parts of the house, and installed per code.

2. A combination alarm (combined smoke and carbon monoxide alarm) is acceptable in any required location.

3. Smoke alarms shall be located in each sleeping room and in napping areas in a family home child care.

4. Add, replace, relocate electrical outlets, switches, etc. as necessary to meet electrical code and per final walk through.

5. Verify all exterior lighting fixtures, locations, switching, and automated timers, typ.

6. Verify electrical requirements for HVAC systems located in the attic, typ.

7. Location of exterior HVAC equipment, electrical panel/outlets, hose bibs, and tankless hot water systems to be shown on drawings.

8. Verify lighting over island - pendant, recessed, directional, etc.

9. Avoid placing alarms within 3 feet horizontally from doors to bathrooms containing a bathtub or shower.

10. Avoid placing alarms less than 3 feet from supply registers of a forced air heating or cooling system and do not place alarms in the direct airflow of the registers.

11. Avoid placing alarms within 3 feet horizontally from doors to bathrooms containing a bathtub or shower.

12. Do not place alarms directly above or beside fuel-burning appliances.

13. Do not place alarms in spaces where temperatures may be above or below the alarm's operating temperature range.

14. Do not place alarms in areas where they could be damaged by water, such as near a sink or bathtub.

15. Do not place alarms in areas where they could be damaged by moisture, such as near a shower or bathtub.

16. Photoelectric smoke alarms must not be less than 6 feet from a permanent cooking appliance.

17. Do not place alarms in areas where they could be damaged by electric equipment, such as near a dishwasher or washer.

18. Do not place alarms in areas where they could be damaged by mechanical vibrations, such as near a water heater or mechanical room.

19. Do not place alarms in areas where they could be damaged by impact or shock, such as near a window or door.

20. Do not place alarms in areas where they could be damaged by permanent moisture, such as near a shower or bathtub.

21. Do not place alarms in areas where they could be damaged by fragile, such as near a glass window or door.
10. Unless otherwise detailed, all stick-built “false chimneys” shall be constructed with 2 x 4 studs at 12” o.c. balloon framed from attic ceiling or floor. Trusses and plywood shall not carry concentrated point loads. I-joists shall have cleats attached near mid-span as a load distribution member. If the 2 x 6 bridging is not installed, a 1 1/2” x 4” plate shall be attached to the bottom flange of the I-joist. A 2” x 4” plate shall be used in the same manner at mid-span of the I-joist.

Wood structural panels, subfloor, roof and wall sheathing to framing:

- 3/8” plywood to subfloor - 1 1/2” galvanized roofing nail 6d
- 1/2” plywood to subfloor - 1 1/2” galvanized roofing nail 8d
- 3/4” plywood to subfloor - 1 1/2” galvanized roofing nail 6d, 2” common nail

Other wall sheathing:

- Solid sheathing shall be fastened with 8d common nail
- Plywood - 6-16d common nail
- Particleboard - 3-8d or 2-16d common nail

Stud walls shall be connected to framing with at least two 2 10d common nails per 6” o.c. and shall be fastened to the top plate or sill plate with two connectors at 16” o.c. at the top and bottom. Studs shall be aligned at full-strength points and shall be connected with connectors at top and bottom of studs. The plan and elevation details shall show all stud sizes, locations, offsets, connections, and connections to other members. The details shall be in accordance with the provisions of the 2018 International Residential Code (IRC).

Concrete Floors:

- The concrete floors shall be designed and detailed in accordance with the American Concrete Institute (ACI) Code.
- The concrete shall be placed with a minimum slump of 4 inches and a maximum slump of 8 inches.
- The concrete shall be placed within 2 hours of obtaining the required slump.
- The concrete shall be placed and finished in accordance with the American Concrete Institute (ACI) Code.

Wood Floors:

- The wood floors shall be designed and detailed in accordance with the American Wood Council (AWC) and the Forest Products Laboratory (FPL) Design Handbook.
- The wood floors shall be fabricated using the latest approved methods and materials.
- The wood floors shall be designed and detailed in accordance with the American Wood Council (AWC) and the Forest Products Laboratory (FPL) Design Handbook.

Walls and Ceilings:

- The walls and ceilings shall be designed and detailed in accordance with the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.
- The walls and ceilings shall be fabricated using the latest approved methods and materials.
- The walls and ceilings shall be designed and detailed in accordance with the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.

Wood Wells:

- The wood wells shall be designed and detailed in accordance with the American Wood Council (AWC) and the Forest Products Laboratory (FPL) Design Handbook.
- The wood wells shall be fabricated using the latest approved methods and materials.
- The wood wells shall be designed and detailed in accordance with the American Wood Council (AWC) and the Forest Products Laboratory (FPL) Design Handbook.

Wood Ogee:

- The wood ogee shall be designed and detailed in accordance with the American Wood Council (AWC) and the Forest Products Laboratory (FPL) Design Handbook.
- The wood ogee shall be fabricated using the latest approved methods and materials.
- The wood ogee shall be designed and detailed in accordance with the American Wood Council (AWC) and the Forest Products Laboratory (FPL) Design Handbook.

Specifications for This Project:

- This project is designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.
- The project shall be designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.
- The project shall be designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.

Current Codes for This Project:

- This project is designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.
- The project shall be designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.
- The project shall be designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.

Design Criteria:

- This project is designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.
- The project shall be designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.
- The project shall be designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.

Foundation:

- This project is designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.
- The project shall be designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.
- The project shall be designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.

Framing:

- This project is designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.
- The project shall be designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.
- The project shall be designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.

Flood Zone Notes:

- The project is designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.
- The project shall be designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.
- The project shall be designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.

NOTE: THE STRUCTURAL ENGINEER’S DRAWINGS ASSOCIATED WITH THIS PROJECT GOVERN OVER THE ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

Timber and Dimensional Lumber:

- The project is designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.
- The project shall be designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.
- The project shall be designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.

Lumber Species and Grade:

- This project is designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.
- The project shall be designed and constructed in accordance with the latest edition of the International Building Code (IBC) and the American Institute of Architects (AIA) and the American Society of Civil Engineers (ASCE) Codes.
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Assembly Details for This Project:

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Mechanical:

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Piping:

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Insurance:

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Cost of Construction:

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Liability Statement:

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NOTE: THE STRUCTURAL ENGINEER'S DRAWINGS ASSOCIATED WITH THIS PROJECT GOVERN OVER THE ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
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**Window Detail**

1. Cut, fold up and temporarily secure weather resistant barrier above header between floors.
2. Install Grace Vycor Plus flashing under weather resistant barrier (not applicable at hip roofs).
3. Fold weather resistant barrier back over head flashing and seal with tape.

**Roof Detail**

- Install CSA straps on the studded interior of every 4 ft. over top plate and nail with 4 nails.
- Solid blocking at all sheathing seams blocking may be used at top on sheathing.
- Install CS16 strap on the studded interior of every 4 ft. over top plate and nail with 4 nails.
- Double top plate all walls.
- Double ties at openings greater than 6 ft.

**Strapping Detail**

- Simpson CS16 at locations shown on foundation plan. Position strap enough to flush against girders or rim joists.
- 4 ~ #4 reinforcing rods.
- 3/4 reinforcement rods continuous.

**Sheathing Detail**

- 1/4" metal mesh reinforcement in process of sheathing started to framing with 4 nails at 6" O.C. along corners, joists, and intermediate members in the field, typ.
**HEADERS OVER OPENINGS**

<table>
<thead>
<tr>
<th>QUANTITY</th>
<th>HEADER MEMBER</th>
<th>MAX CLEAR SPAN OVER OPENING</th>
<th># JACK/KING SYSTEMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>2 x 10 CEILING JOISTS @ 16&quot; O.C., U.N.O.</td>
<td>UP TO 20'</td>
<td>HGUS 10</td>
</tr>
<tr>
<td>2</td>
<td>2 x 6 COLLAR TIES @ 16&quot; O.C., U.N.O.</td>
<td>UP TO 20'</td>
<td>HGUS 6</td>
</tr>
</tbody>
</table>

**COLLAR TIE MEMBER SIZE CHART**

<table>
<thead>
<tr>
<th>SPAN</th>
<th>SPECIFICATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>UP TO 6'</td>
<td>2 x 6 COLLAR TIES @ 16&quot; O.C., U.N.O.</td>
</tr>
<tr>
<td>UP TO 15'</td>
<td>3 x 12 STAINLESS STEEL REBAR @ 3' O.C., STAGGERED</td>
</tr>
</tbody>
</table>

**GENERAL NOTES**

1. BUILDERS SHOULD VERIFY ALL EXISTING CONDITIONS ARE ACCURATELY PRESENTED IN DRAWINGS PRIOR TO COMMENCING ANY FIELD WORK (2016 IRC, AS APPLICABLE), INCLUDING, BUT NOT LIMITED TO: CONSTRUCTION MATERIALS, WALLS, ELECTRICAL, PLUMBING, APPLIANCES, ETC., AS DEPICTED ON THE PLANS.
2. BUILDERS SHOULD VERIFY STRUCTURAL CONNECTIONS INSTRUCTIONS AND ANY OTHER STRUCTURAL REQUIREMENTS OR SPECIFICATIONS AS APPLICABLE AND ARE TO BE IN COMPLIANCE WITH THE 2016 IRC, AS APPLICABLE.
3. BUILDERS SHOULD CAREFULLY REVIEW AND REPORT ANY ERRORS, OMISSIONS, OR AMBIGUOUS INFORMATION DEPICTED ON THE DRAWINGS PRIOR TO BEGINNING ANY FIELD AND/or NEW WORK.
4. PROVIDE INSULATION PER 2018 IRC CODE WHERE APPLICABLE.
5. PROVIDE INSULATION PER 2018 IRC CODE WHERE APPLICABLE.
6. EXISTING EXTERIOR SIDING & TRIM MATERIALS MAY VARY. FIELD VERIFY EXISTING CONDITIONS AND/OR BUILDER’S METHODS OR TECHNIQUES MAY IMPACT AND/OR GOVERN THE USE OF SUCH MATERIALS AS NEEDED FOR REUSE OR DONATION.
7. PROVIDE INSULATION PER 2018 IRC CODE WHERE APPLICABLE.
8. BUILDERS SHOULD PROVIDE OWNERS WITH A SCHEDULE OF ALL SUBMISSIONS AND CONSTRUCTION DRAWINGS AVAILABLE FOR INSPECTION.
9. PROVIDE INSULATION PER 2018 IRC CODE WHERE APPLICABLE.
10. BUILDERS SHOULD PROVIDE OWNERS WITH A SCHEDULE OF ALL SUBMISSIONS AND CONSTRUCTION DRAWINGS AVAILABLE FOR INSPECTION.
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14. PROVIDE INSULATION PER 2018 IRC CODE WHERE APPLICABLE.
15. PROVIDE INSULATION PER 2018 IRC CODE WHERE APPLICABLE.
16. PROVIDE INSULATION PER 2018 IRC CODE WHERE APPLICABLE.
17. PROVIDE INSULATION PER 2018 IRC CODE WHERE APPLICABLE.

**STAIRS TO MEET CODE:**

- Minimum headroom = 6'-8"
- Maximum nailing thickness = 1 1/4"
- Minimum nailing thickness = 3/4"
- Maximum nailing overhang = 1 1/4"
- Minimum nailing overhang = 3/4"
- Maximum stair rise = 7"
- Maximum rise between landings = 12" - 7" (minimum)

**JEFFERSON**

1. BUILDER SHOULD VERIFY ALL EXISTING CONDITIONS ARE ACCURATELY PRESENTED IN DRAWINGS PRIOR TO COMMENCING ANY FIELD WORK (2016 IRC, AS APPLICABLE), INCLUDING, BUT NOT LIMITED TO: CONSTRUCTION MATERIALS, WALLS, ELECTRICAL, PLUMBING, APPLIANCES, ETC., AS DEPICTED ON THE PLANS.
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**JEFFERSON GENERAL NOTES:**

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Agenda Item #11

0 Gibbes Street
TMS # 457-11-04-115

Request elevation of historic structure due to FEMA requirements.

Category 4 | Charlestowne | c.1893 | Old & Historic District
Agenda Item #11

Applicant’s Presentation
Agenda Item #12

656 King Street
TMS # 460-04-04-031

Request approval of mural.

NS | Old & Historic District
Agenda Item #12

Applicant’s Presentation
EXTERIOR

VERSION 3.0
April 21st, 2022

NOVUS ARCHITECTS

656 King Street, Exterior Signage and Branding Design Application
Jerry Traino, 843 437 8879
jerry.traino@novusarchitects.com

DRAWING INDEX
1 - FLOOR PLAN SHOWING AREAS OF EXTERIOR WORK
2 - NORTHEAST ENTRY GRAPHICS
3 - COURTYARD ENTRY GRAPHICS
E-1 IMPACT GRAPHICS AT NORTHEAST EXTERIOR

PAINT
MATCH SW 6994 "GREENBLACK"

Paint Masks - NO VINYL WRAP
Match Pantone 123 C / White - Logo
Match Pantone 447C "Tint Variant" - Shape

BUILDING SIDE: 1,277.5 SQUARE FEET
SIGNAGE: 52.75 SQUARE FEET

NOVUS ARCHITECTS
**GRAPHIC ELEMENTS - E-3 - AT COURTYARD ENTRY - DARK**

**EXISTING**

**PAINT**

MATCH SW 6994 "GREENBLACK"

1. Paint Masks - NO VINYL WRAP
   - Match Pantone 447 C "Tint Variant" (Shape)
   - Match Pantone 123 C / White (Logo)

**ALTERNATE FOR PRICING:**

1" Thick Dimensional Metal Logo mounted flush with the wall surface

**BUILDING SIDE : 468 SQUARE FEET**

**SIGNAGE : 36 SQUARE FEET**
Agenda Item #13

62 Queen Street
TMS # 458-09-01-082

Request final approval for new mural on east elevation

Not Rated | French Quarter | c. 1915 | Old and Historic District
Agenda Item #13

Applicant’s Presentation
Magritte’s artistic motif. The subject and the motif are of the same period, so the project will be a unique creation and variation to the mural at 68½.

This mural is a landmark for the lower Peninsula, but it is not technically in the French Quarter. The Structure at 62 Queen Street provides an excellent location in the heart of the French Quarter. The building provides an exceptionally suitable surface for the proposed mural. We have commissioned the same muralist for our project, providing the BAR with the assurance of a top quality artistic endeavor. It also provides a welcome addition to the narrative of the French Quarter Carriage Itinerary.

Given the current social and political climate in Charleston and particularly the historical trail being developed by the International African American Museum, this project provides a significant addition to Charleston’s diversity initiative. The BAR is in a unique position to enhance their recognition of the Black Lives Matter social justice movement.

The BAR has previously rejected the Owner’s efforts to contribute to the City’s urban landscape. We trust this application will be favorably received by the BAR.

Prior rejected applications:

Birds

King Charles II red crown

Dianna Brown-single image on left side and alternative with 5 images different sizes

Current options:

Dianna Brown in Magritte motif

Dianna Brown with furniture/doll

Dianna Brown with sky and bird

King Charles sepia
Board of Architectural Review
Application/Certificate of Appropriateness

Current Submission:

Mural 20 by 30 feet wide as illustrated in the attached artist’s rendition. The motif of the mural is taken from the Golconda series painted by Rene Magritte in ____ Brussels Belgium. Magritte was a Master in the Surrealist School and gained wide popularity in that era. He has continued as a highly valued artist in the current fine art auctions in New York and Paris.

The figure in our mural is Dianna McCall Brown, owner and resident 50+ years at 62 Queen Street. As described below she was an important historic figure in the development of the fine art antique trade in the Southeast. We believe the integration of this mural into the narrative of the IMAA will be a milestone in Charleston.

Background:

62 Queen Street was admitted to the National Register of Historic Buildings on July 10, 2020. The admission was granted for the life and accomplishments of Dianna McCall Brown (1868 -1959, wife of Jason Brown). In addition to birthing 15 children in 62 Queen Street when it was a two story single house, she started a small antique shop operating out of the ground floor. The small shop at 62 Queen Street gained renown throughout the East Coast antique market over the 40 years she operated it. Dianna sold pieces to the Metropolitan Museum of Art and had many collectors from the Northeast.

The ability of an African American female to climb to the top of the antique business, particularly during the Jim Crowe era, was formally recognized as historically significant by the Department of Interior’s admission to the Registry. Dianna was a widely respected leader of the Charleston antique community. Susan Pringle Frost was an admirer and supporter of Dianna’s antique trade. She shared her feelings for Dianna in a moving Obituary in the Post & Courier. We are submitting this Obituary and the other documents we used in our application to the Historic Registry as part of our application.

Presentation

Charleston’s reputation as the leading art community in the Southeast is universally accepted. The City’s art culture is evidenced in the concentration of art galleries, performing art venues, and the international stature of Spoletto. And one of the most unique aspects of the art scene is the wall art which has flourished. The level of sophistication in the wall art of recent years has been a major contribution to the city’s reputation as a cultural destination and a source of pride to Charlestonians and an attraction to the 7+ million visitors annually.

Our mural will continue the theme captured at 68 ½ Queen Street of an adapted work of an Old Master. In that adaptation of Renoir’s Luncheon of the Boating Party, the painter, David Boatwright, replaced the original painting’s faces with those of 14 members of the then current Charleston food scene. Renoir Redux: Exceptional Pairings has garnered much acclaim for the use of current notable members of the community in an adapted renowned work of fine art. The mural at 62 Queen Street will use a different technique. We will use the same image (a demonstrably severe countenance of Dianna Brown) in a repetitious pattern made famous by Rene Magritte. The intent is to provide an interesting twist on
June 1, 2019  
Mrs. Virginia Harness  
State Historic Preservation Office  
State of South Carolina  
8301 Park Lane Road  
Columbia, SC 29223  

Ms. Harness:

I am thrilled to support Dr. Ralph Muldrow’s proposal nominating Mrs. Dianna Brown’s location at 62 Queen Street in Charleston, for the National Register of Historic Places. Born enslaved in Darlington County she migrated to Charleston and eventually worked with her husband in a livery shop that operated in the building. However, as technology and modes of transportation changed, the era of the animal propelled drays and carriages was replaced by that of the automobile. In the course of the transition Dianna became increasingly involved in the enterprise for which she would build a considerable reputation, the trade in antiques. This demonstrates an important business acumen and sensitivity to changing markets. With a location in the French Quarter, Brown had a perfect venue to capitalize on the city’s emerging reputation as a tourist destination. She was able to establish a reputation for a discerning eye for antiques with some of the city’s most aristocratic families. By the 1930s and 1940s Brown was engaged in purchases and sales that were not only regional but also national in scope. By her death in 1949 she was well known to the likes of preservationists such as Susan Pringle Frost who described her as a Charleston “landmark.”

Based on what we know presently Dianna Brown was the first African American woman in the city to enter into the field of antiques merchandising and to garner such a well-established and geographically expansive reputation. It is significant also that the building where the business once operated still exists because many places that once housed successful African American businesses no longer do.

This nomination also fits directly into the plans that the International African American Museum (to open in 2021) and the Center for the Study of Slavery in Charleston have slated. Both are involved in identifying significant African American sites throughout the city and then linking them physically through signage and digitally to comprise a heritage trail. Certainly 62 Queen St. and the unique record of African American entrepreneurship Mrs. Dianna Brown built there, is most worthy of a National Register of Historic Places Nomination and recognition. This submission has my enthusiastic recommendation. If I can be of any assistance please do not hesitate to contact me.

Sincerely,

Dr. Bernard Powers  
College of Charleston  
Center for the Study of Slavery in Charleston  
66 George St.  
Charleston, SC 29424
Statement of Significance (attach additional sheets if necessary):

The story of Dianna Brown (1860 - 1949), an African American woman of distinction in the fine art of antiques, provides a compelling case for the inclusion of 62 Queen Street in Charleston, SC, as an individual listing in the National Register of Historic Places. Dianna achieved remarkable stature in an arena dominated by men and overcame the well-known obstacles to women, especially African American women in the early twentieth century. Her achievement was all the more remarkable as she was born into slavery in Darlington County, SC, and was a mother to 15 children -- an unmatched role model especially for women and African Americans.

She found her way into this strata of society at a time when she was assisting her husband Jason in his livery and hack stable business which was operated out of 62 Queen Street. During the "horse and buggy" era, carriage rides throughout the city were reputed to be as popular with tourists as they are today. As the advent of the automobile rendered the livery business obsolete, Dianna's antique business became the "bread winner" for the family.

Beginning in 1915 Dianna Brown became a primary source for antiques through her participation in the trade and her devotion to collecting and preserving history. The location of 62 Queen, in the heart of the French Quarter, enabled her to develop recognition with the tourist trade. As noted in 1936 by Augustus Ladson in 1936, an historian with the WPA, Dianna Brown was the first African American women to venture into the antique business in Charleston, SC. Ladson wrote, when Dianna Brown "first started out she sold privately for white people of Southern Aristocracy who did not want their names exposed as connected with this business." "Then finding that she could make a living at it took out a license in 1920 and sold to the public." As noted in an obituary in Charleston newspaper, upon her death in 1949, "She had shipped antiques all over the country and numbered the Metropolitan Museum of Art in New York City among her customers." She managed her gallery until she was well beyond 70 years of age. She stands as an unmatched role model for African Americans to revere and emulate.

In paying tribute to her memory, Susan P. Frost, Founder of the Preservation Society of Charleston and President of the Charleston Equal Suffrage League, wrote in a letter to the editor of the Charleston newspaper "I felt her going was a personal and public loss...... I would say that our city has lost a landmark...... It was always with interest that I visited her shop on Queen Street. Charleston has lost one of its valuable and interesting citizens and many were the friends she made"

Following Dianna's retirement, the Antique store was operated by two of her children, Gardner and Ruth Brown. Ruth Brown had a successful interior decorating business which she operated contemporaneously. Interestingly, her hobby of doll making evolved into a widely recognized specialty. In fact she created the Museum of Dolls later on at 62 Queen Street. In the end Dianna Brown provided an economic platform for financial independence for generations to come. Such independence was not possible for very many other black South Carolinians due to the restrictions of Jim Crow segregation.
By recognizing this building individually in the National Register the Dianna Brown story will become a permanent memorial for the rarely recognized African American contributions to Charleston and the South at large. That a black woman should have such a positive effect on the city in those lean years is a testament to her persistence and acumen.

The owners would like to have a plaque naming the property as the Dianna Brown House of Antiques which would convey the history of the property for natives and visitors to Charleston. They also would be glad to have the house on tours with interpretive information. The famous carriage tours in Charleston today all pass by 62 Queen Street. The raconteurs who conduct those journeys down history's lanes would no doubt celebrate this newly uncovered treasure and provide a bright light on the heretofore unheralded "Queen" of antiques.
Diana Brown, Antique Dealer, Dies at 88

Diana Brown, of 62 Queen street, long-time antique dealer whose clients included the Metropolitan Museum of Art in New York, died yesterday afternoon at the age of 88.

She was the widow of Jason Brown, who used to run a livery stable, but since 1912 they had devoted full time to buying and selling antiques. Even for years before she had been collecting furniture.

Funeral services will be held at 10 a.m. tomorrow at the residence.

Diana Brown

To the News and Couriers:

As I appeared the telephone yesterday (Thursday) and one of the daughters of Diana Brown told me of the passing of her mother to the higher life, I felt her going was a personal and a public loss. I always enjoyed a visit to her, left a widow some time ago, she had worked hard and faithfully, and her sons and daughters are a testimony to their faithful bringing up.

In paying this tribute to her memory, I would say that our city has lost a landmark, for she always seemed to me as I would visit her; first strong and bright, and then of late years in her feeble health when she would be sitting in her shop, but moving to depend largely on the help of her children. One of our leading citizens, she was an interesting personality. It was always with interest that we visited her in her shop on Queen street.

Charleston has lost one of its valuable and interesting citizens, and many were the friends she had among those who went to her little shop to purchase a bit of china or glass.

Mr. Brown and I had a boarder who patronized Diana's shop frequently during the months of her stay with us, and always came to show us the articles she had purchased from Diana. If I am not mistaken she opened the second of the antique shops in Charleston. The first one of the kind that I can remember was kept on King street, opposite the old house when we lived with our grandparents. This shop was kept by one of the early Irish families, and his stock of antique furniture was large. But his time to exhibit it was crowded and I well remember the way through the narrow passages between the piles of old mahogany furniture.

So far as I have lived and my memory goes, Diana was the next antique shop to be opened in Charleston and then followed, as the years passed, the many others that have come into our midst and have served their useful purpose.

I think the order of the opening of these shops was Conolly, O'Leary, Diana Brown and then the others.

She earned the highest praise... all and everyone who has ever been to her shop.

SUSAN P. FROST

24 King street.
NEGRO INTEREST IN CHARLESTON

There is in Charleston an unusual Negro woman, and one just like her is not to be found in any other city or town in the Palmetto State. This person is (Mrs.) Diana Brown. This statement is made after having made written inquiries to some fifteen cities and large towns in this state. (A)

If there is one Negro woman that tourists seek to see when they are in America's most historic city, it is "Diana". During the winter sometimes she goes to Aiken, South Carolina, another tourists' center, and winter resort. (A)

Diana Brown lives at 62 Queen Street. She is the first Negro woman in Charleston to have ventured into the antique business. At first she sold privately for white people of the Southern Aristocracy who did not want their names exposed as connected with this business. Then, finding that she could make a living at it, took out a license in 1920, and sold to the public. Her antiques are of the rarest kind. During the twenty-three years in business, Diana is known she sold, throughout America.

Whenever she is asked the history of a piece of antique, she replies, "I don't give history of anything, unless I know to whom I am talking". In other words, the tourist must make himself (herself) known beforehand. To complete strangers she says, "...but my guarantee is whatever you buy from me
29 Race Street
TMS # 460-04-01-047

Request demolition of historic carport.
Site visit 6/23/2022 at 9:10 am.

Category 4 | Westside | c.1940 | Historic Materials Demolition Purview
Agenda Item #14

Applicant’s Presentation
29 Race Street Charleston SC

Request for demolition of attached carport

Applicant: Richard Callari
Proposed Roofline Demolition Area
Sanborn Fire Map - 1955
Existing Conditions - Aerial
Agenda Item #15

15 Savage Street
TMS # 457-12-03-056

Request conceptual approval for changes to convert from duplex to single family, addition of rear porch, and elevation of historic structure due to FEMA requirements.

Category 4 | Charlestowne | c. 1890 | Old and Historic District
Agenda Item #1

Applicant’s Presentation
15 SAVAGE STREET
RENOVATION & "LIFTING" OF EXISTING STRUCTURE

OWNER:
KEVIN HUFFMAN & ALLAN DUNCAN
15 SAVAGE STREET
CHARLESTON, SC 29401
KHUFFMAN@VERIZON.NET

ARCHITECT:
FENNO ARCHITECTURE LLC
BECKY FENNO, AIA, LEED AP
1459 STUART ENGALS BLVD.
SUITE 202
MT. PLEASANT, SC 29464
BFENNO@FENNOARCH.COM
843.442.6552

AERIAL PHOTO SHOWING SITE LOCATION

SITE INFORMATION:
• TMS: 457-12-03056
• ZONING: DR-1F
• NEIGHBORHOOD: CHARLESTOWNE
• OLD CITY HEIGHT DISTRICT - 3
• BUILDING SETBACKS:
  TOTAL MIN: 3'
  FRONT: 25'
  REAR: 25'
• SIDE SETBACKS:
  TOTAL MIN: 15'
  SOUTH OR WEST SIDE: 9'
  NORTH OR EAST SIDE: 3'
• NO CHANGE TO EXISTING TOPOGRAPHY / GRADING OR DRAINAGE
• OFFSET FROM GRAND TREES PER ORDINANCE SEC.
  A. FOR PROTECTED TREE AND GRAND TREES
  GREATER THAN 23" D.B.H.
  PROTECTIVE BARRICADES SHALL PROVIDE A DIAMETER OF
  PROTECTION AROUND THE TREE EQUAL IN FEET TO
  THE DIAMETER BREAST HEIGHT OF THE TREE
  B. CONSTRUCTION WITHIN THE PROTECTIVE BARRICADE
• GRAND TREES: A MINIMUM CLEARANCE OF TWELVE FEET IS REQUIRED, PLUS AN ADDITIONAL ONE FOOT (1') OF CLEARANCE FOR EVERY THREE (3") IN EXCESS OF TWENTY-FOUR (24"
• FEMA FLOOD ZONE: AE 11
• FIRM PANEL: 452/85514
• LOT AREA: 4,516 SF
• MAX. LOT OCCUPANCY: 50%
• EXISTING LOT COVERAGE: 1,926 SF (43%)
• PROPOSED LOT COVERAGE: 1,898 SF (42%)

APPROVALS TO DATE:
BZA - APRIL 19, 2022
APPROVAL OF PORCH/BALCONY ADDITION THAT EXTENDS A NON-
CONFORMING SETBACK ON SOUTH SIDE
CONTEXT PHOTOS:

SAVAGE STREET LOOKING NORTH - NUMBER 15 IS THE LAST OF THE "SISTER HOUSES" ON THE LEFT

SISTER HOUSES ON SAVAGE STREET LOOKING NORTH - 15 SAVAGE IS ON THE LEFT IN THE DISTANCE

SAVAGE STREET LOOKING SOUTH - "SISTER HOUSES" ON RIGHT WITH NUMBER 15 SAVAGE IN THE FOREGROUND

7 AND 9 SAVAGE STREET

9 SAVAGE STREET - HAS BEEN ELEVATED

16 SAVAGE STREET - ACROSS THE STREET - HAS BEEN ELEVATED
BUILDING PHOTOS:

- EAST ELEVATION FACING SAVAGE STREET
- SOUTH ELEVATION WITH NUMBER 13 ON THE LEFT
- DETAIL OF THE BACK SOUTH ELEVATION WITH NUMBER 13 ON THE LEFT
- SOUTH ELEVATION LOOKING TOWARD SAVAGE STREET
- NORTH ELEVATION WITH NUMBER 17 ON THE RIGHT
- DETAIL OF THE NORTH ELEVATION AT THE REAR OF THE BUILDING
- WEST ELEVATION FACING THE BACK GARDEN

DATE DESCRIPTION REV
15.06.22 BUILDING PHOTOS:

- WEST ELEVATION FACING THE BACK GARDEN
- NORTH ELEVATION WITH NUMBER 17 ON THE RIGHT
- DETAIL OF THE NORTH ELEVATION AT THE REAR OF THE BUILDING
- SOUTH ELEVATION LOOKING TOWARD SAVAGE STREET
- SOUTH ELEVATION WITH NUMBER 13 ON THE LEFT
- DETAIL OF THE BACK SOUTH ELEVATION WITH NUMBER 13 ON THE LEFT
- EAST ELEVATION FACING SAVAGE STREET

ISSUE
REVISION
A-005

FENNO ARCHITECTURE, LLC - ALL RIGHTS RESERVED

10 SAVAGE STREET
RENOVATION
1459 STUART ENGELS BLVD, SUITE 202,
MT. PLEASANT, SC 29464

101158 Charleston, SC

REBECCA FENNO
PHOTOS OF SHED:

1. Non-historic shed at the rear of the property.
2. East elevation.
3. South elevation.
4. West elevation (back of shed).
5. Interior photo.
6. Interior photo.
**SITE INFORMATION**

- TMS: 457-1203-056
- ZONING: DR-1F
- NEIGHBORHOOD: CHARLESTOWNE
- OLD CITY HEIGHT DISTRICT - 3
- BUILDING SETBACKS:
  - FRONT: 25’
  - REAR: 25’
  - TOTAL MIN: 3’
  - SOUTH OR WEST SIDE: 9’
  - NORTH OR EAST SIDE: 3’
- NO CHANGE TO EXISTING TOPOGRAPHY / GRADING OR DRAINAGE
- OFFSET FROM GRAND TREES PER ORDINANCE SEC. 54-330:
  A. FOR PROTECTED TREE AND GRAND TREES GREATER THAN 22” D.B.H. PROTECTIVE BARRICADES SHALL PROVIDE A DIAMETER OF PROTECTION AROUND THE TREE EQUAL IN FEET TO THE D.B.H. PLUS AN ADDITIONAL THREE FEET. CONSTRUCTION WITHIN THE PROTECTIVE BARRICADE.
  B. GRAND TREES, A MINIMUM CLEARANCE OF TWELVE FEET IS REQUIRED, PLUS AN ADDITIONAL ONE FOOT (1’) OF CLEARANCE FOR EVERY THREE D.B.H. INCHES (3”) IN EXCESS OF TWENTY-FOUR (24) INCHES.
- FEMA FLOOD ZONE: AE 11
- FIRM PANEL: 45019C0514K
- MAX. LOT OCCUPANCY: 50%
- EXISTING LOT COVERAGE: 1,926 SF (43%)
- PROPOSED LOT COVERAGE: 1,898 SF (42%)

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**EXISTING SITE PLAN**

- 15 SAVAGE STREET
- TMS: 457-1203-056
- ZONING: DR-1F
- NEIGHBORHOOD: CHARLESTOWNE
- OLD CITY HEIGHT DISTRICT - 3
- BUILDING SETBACKS:
  - FRONT: 25’
  - REAR: 25’
  - TOTAL MIN: 3’
  - SOUTH OR WEST SIDE: 9’
  - NORTH OR EAST SIDE: 3’
- NO CHANGE TO EXISTING TOPOGRAPHY / GRADING OR DRAINAGE
- OFFSET FROM GRAND TREES PER ORDINANCE SEC. 54-330:
  A. FOR PROTECTED TREE AND GRAND TREES GREATER THAN 22” D.B.H. PROTECTIVE BARRICADES SHALL PROVIDE A DIAMETER OF PROTECTION AROUND THE TREE EQUAL IN FEET TO THE D.B.H. PLUS AN ADDITIONAL THREE FEET. CONSTRUCTION WITHIN THE PROTECTIVE BARRICADE.
  B. GRAND TREES, A MINIMUM CLEARANCE OF TWELVE FEET IS REQUIRED, PLUS AN ADDITIONAL ONE FOOT (1’) OF CLEARANCE FOR EVERY THREE D.B.H. INCHES (3”) IN EXCESS OF TWENTY-FOUR (24) INCHES.
- FEMA FLOOD ZONE: AE 11
- FIRM PANEL: 45019C0514K
- MAX. LOT OCCUPANCY: 50%
- EXISTING LOT COVERAGE: 1,926 SF (43%)
- PROPOSED LOT COVERAGE: 1,898 SF (42%)

---

**EXISTING SITE PLAN**

- 15 SAVAGE STREET
- TMS: 457-1203-056
- ZONING: DR-1F
- NEIGHBORHOOD: CHARLESTOWNE
- OLD CITY HEIGHT DISTRICT - 3
- BUILDING SETBACKS:
  - FRONT: 25’
  - REAR: 25’
  - TOTAL MIN: 3’
  - SOUTH OR WEST SIDE: 9’
  - NORTH OR EAST SIDE: 3’
- NO CHANGE TO EXISTING TOPOGRAPHY / GRADING OR DRAINAGE
- OFFSET FROM GRAND TREES PER ORDINANCE SEC. 54-330:
  A. FOR PROTECTED TREE AND GRAND TREES GREATER THAN 22” D.B.H. PROTECTIVE BARRICADES SHALL PROVIDE A DIAMETER OF PROTECTION AROUND THE TREE EQUAL IN FEET TO THE D.B.H. PLUS AN ADDITIONAL THREE FEET. CONSTRUCTION WITHIN THE PROTECTIVE BARRICADE.
  B. GRAND TREES, A MINIMUM CLEARANCE OF TWELVE FEET IS REQUIRED, PLUS AN ADDITIONAL ONE FOOT (1’) OF CLEARANCE FOR EVERY THREE D.B.H. INCHES (3”) IN EXCESS OF TWENTY-FOUR (24) INCHES.
- FEMA FLOOD ZONE: AE 11
- FIRM PANEL: 45019C0514K
- MAX. LOT OCCUPANCY: 50%
- EXISTING LOT COVERAGE: 1,926 SF (43%)
- PROPOSED LOT COVERAGE: 1,898 SF (42%)
SITE INFORMATION:

- TMS: 457-12-03-056
- ZONING: DR-1F
- NEIGHBORHOOD: CHARLESTOWNE
- OLD CITY HEIGHT DISTRICT - 3
- BUILDING SETBACKS:
  - FRONT & REAR TOTAL: 9'
  - SOUTH OR WEST SIDE: 3'
- NO CHANGE TO EXISTING Topography / Gravel OR DRAINAGE
- OFFSET FROM GRANt TREES PER ORDINANCE SEC. 54-330:
  A. FOR PROTECTED TREE AND GRANt TREES GREATER THAN 23" D.B.H. PROTECTIVE BARRICADES SHALL PROVIDE A DIAMETER OF PROTECTION AROUND THE TREE EQUAL IN FEET TO THE DIAMETER BREAST HEIGHT OF THE TREE.
  B. CONSTRUCTION WITHIN THE PROTECTIVE BARRICADE.
- GRANt TREES:
  A. A MINIMUM CLEARANCE OF TWELVE FEET IS REQUIRED, PLUS AN ADDITIONAL ONE FOOT (1') OF CLEARANCE FOR EVERY THREE (3") INCHES IN EXCESS OF TWENTY-FOUR (24")

FEMA FLOOD ZONE: AE 11
- FIRM PANEL: 40100C0514K
- LOT AREA: 4,516 SF
- MAX. LOT OCCUPANCY: 50%
- EXISTING LOT COVERAGE: 1,926 SF (43%)
- PROPOSED LOT COVERAGE: 1,898 SF (42%)
EXISTING GRADE 4.58' AMSL
FIRST FL. EXISTING
SECOND FL. EXISTING
EAVE HEIGHT 2' - 5"
SECOND FL. CEILING 10' - 11 7/8"
NEW BALCONY AND COLUMNS TO BE REMOVED; SAVE IRONWORK FOR USE ON SITE
BRICK WALL TO BE REMOVED
ELEV. 7' - 0" (6' - 4 3/4" AT REAR)
GRADE AE 11+2 (AFTER LIFT)
NEW MASONRY FOUNDATION WALL
SECOND FL. CEILING NEW OVAL WINDOW CENTERED ABOVE FRENCH DOORS
NEW HVAC UNIT IN EXISTING LOCATION
NEW REAR BALCONY ADDITION
NEW WOOD COLUMNS AND TRIM
NEW WOOD RAILING AND POSTS
NEW ALUMINUM CLAD FRENCH DOORS
NEW FIXED FRENCH DOORS NOT VISIBLE FROM PUBLIC WAY
NEW WOOD STAIRS & RAILING
8' - 5"
EXISTING GRADE 4.58' AMSL
FIRST FL. EXISTING EAVE HEIGHT
SECOND FL. CEILING 10' - 0 1/4"
SECOND FL. CEILING 10' - 11 7/8"

REMOVE NON-HISTORIC WINDOW
REMOVE NON-HISTORIC OPENING / ENTRY
NON-HISTORIC WINDOWS IN THIS AREA TO BE REPLACED WITH CLAD 2 OVER 2 WINDOWS
REPLACE THIS WINDOW WITH WOOD 2 OVER 2 WINDOW

NEW PORCH AT REAR OF HOUSE
NEW MASONRY FOUNDATION WALLS W/ STUCCO FINISH, TYP.
NEW MASONRY COLUMN WITH STUCCO FINISH
NEW WOOD LATTICE
NEW CLAD DOUBLE HUNG 2 OVER 2 WINDOWS
NEW WOOD 2 OVER 2 WINDOWS
NEW MASONRY FOUNDATION WALLS W/ STUCCO FINISH, TYP.
NEW MASONRY COLUMN WITH STUCCO FINISH
NEW WOOD LATTICE
NEW CLAD DOUBLE HUNG 2 OVER 2 WINDOWS
NEW WOOD 2 OVER 2 WINDOWS
EXISTING NORTH ELEVATION

1/4" = 1'-0"

NEW MASONRY FOUNDATION WALL, TYP.

NEW REAR PORCH

SECOND FLOOR
NEW DOUBLE HUNG 2 OVER 2 WINDOWS
NEW CLAD DOUBLE HUNG 2 OVER 2 WINDOWS

NEW WINDOW IN EXISTING OPENING

MOVE WINDOWS TOWARD REAR (SLIGHTLY) TO CENTER IN KITCHEN

NEW WOOD COLUMNS, RAILINGS, TRIM AND STAIR

SECOND FLOOR
NEW WINDOWS IN EXISTING OPENINGS, TYP.

NEW CLAD DOUBLE HUNG 2 OVER 2 WINDOWS

SECOND FLOOR CEILING
10'-11 7/8"
10'-0 1/4"

ELEV. 7' - 0" (6' - 4 3/4" AT REAR)

GRADE

AE 11+2 (AFTER LIFT)

NEW BRICK CHIMNEYS TO REMAIN AND BE ELEVATED

SECOND FLOOR WINDOWS: NEW WINDOWS IN EXISTING OPENINGS, TYP.

1/4" = 1'-0"

PROPOSED NORTH ELEVATION
EXISTING STREETSCAPE

PROPOSED STREETScape
Agenda Item #16

151 Moultrie Street
TMS # 460-02-04-009

Request demolition of brick knee wall and ironwork.
Site visit on 6/23/2022 at 8:50 am.

Category 4 | Hampton Park Terrace | c. 1917 | Historic Materials Demolition Purview
Agenda Item #16

Applicant’s Presentation
Agenda Item #17

8 Trumbo Street
TMS # 457-12-01-012

Request first one year extension, previously approved on 7/23/2020.

Category 4 | Harleston Village | c.1870 | Old and Historic District
Agenda Item #17

Applicant’s Presentation
SCOPE OF WORK:
ELEVATION OF c. 1870 HISTORIC RESIDENCE TO INCLUDE:
· REMOVAL OF NON-HISTORIC SHED
· NEW MASONRY FOUNDATION
· NEW MASONRY ENTRY STAIR
· NEW ELEVATED PATIO + SECONDARY STAIR @ POST-1955 REAR ADDITION
· ALTERATIONS TO NON-ORIGINAL FENESTRATION

NOTE: THIS DESIGN WAS REVIEWED BY ZONING STAFF AND IS COMPLIANT WITH THE ZONING ORDINANCE PER LEE BATCHELDER + PENNYE ASHBY ON 6.17.2020; ANY ADDITIONAL/FUTURE CHANGES PROPOSED TO THE SITE WILL BE REVIEWED SEPARATELY.

NOTE: THIS DESIGN WAS GRANTED FINAL APPROVAL BY THE B.A.R.-S ON 7.23.2020

DRAWING SCHEDULE:
1. TITLE + DRAWING SCHEDULE + SANBORN MAPS
2. CONTEXT PHOTOS
3. EXISTING CONDITIONS PHOTOS
4. PRECEDENT IMAGES
5. SITE LAYOUT (EXISTING + PROPOSED)
6. PROPOSED FOUNDATION PLAN
7. EXISTING + PROPOSED 1ST FLOOR PLANS
8. EXISTING + PROPOSED 2ND FLOOR PLANS
9. EXISTING + PROPOSED ELEVATIONS
10. EXISTING + PROPOSED ELEVATIONS
11. EXISTING + PROPOSED ELEVATIONS
12. EXISTING + PROPOSED STREETSCAPE
13. PROPOSED STAIR + CANOPY DETAILS
14. SECTION THROUGH RAISED PATIO + DOOR DETAILS
15. MISC. TYPICAL DETAILS

STRUCTURAL ENGINEERING TO ACCOMPANY THIS SET FOR PERMITTING AND CONSTRUCTION

TRUMBO STREET

AERIAL VIEW
ELEVATION OF HISTORIC RESIDENCE AT 8 TRUMBO STREET
CHARLESTON, SOUTH CAROLINA

TMS #: 457-12-01-012
ZONING DISTRICT: DR-1F
GOVERNING CODE: IRC 2018
FLOOD ZONE: AE (13); F.F. @ 6.6’ PER OWNER’S E.C.
TARGET F.F.E. = 14.0’ [CURRENT D.F.E.]
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STAIR MATERIALS: STUCCO BASE + BRICK TREADS w/ IRON HANDRAIL (7 NEW STREET)

STAIR FORM + MATERIALS (21 LOGAN STREET)

SHUTTERS @ FOUNDATION (21 WENTWORTH STREET)

FOUNDATION VENTS @ SIDES (27 MEETING STREET)

FOUNDATION VENTS @ SIDES (33 HASSELL STREET)

LOUVERED SCREENING @ PATIO (1 NEW STREET)

LOUVERED DOORS
EXISTING SITE LAYOUT

TOTAL FOOTPRINT, incl. hvac - 961 SF
LOT SF: 2,052 SF
EXISTING LOT COVERAGE: = 47%

PROPOSED SITE LAYOUT

TOTAL FOOTPRINT, incl. porches/steps/hvac - 1,032 SF
LOT SF: 2,052 SF
PROPOSED LOT COVERAGE: = 50%
GENERAL NOTES

IT IS THE INTENT OF JULIA F. MARTIN, ARCHITECTS LLC THAT THE REQUIREMENTS OF THE CURRENTLY-ENFORCED INTERNATIONAL EXISTING BUILDING CODE (IBCC 2010) BE MET IN ALL ASPECTS OF THIS PROJECT.

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 WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR’S RIGHTS AND RESPONSIBILITIES.

2. DETAILS PROVIDED AS A REASONABLE LEVEL OF EXPERTISE ON THE PART OF THE CONTRACTOR AND THEIR SELECTED SUBCONTRACTORS. ARCHITECT PRESENTS PRIOR EXPERIENCE WITH SIMILAR PROJECTS IN THE CHARLESTON HISTORIC DISTRICT & FAMILIARITY WITH EXPECTED QUALITY LEVELS AND PROTOCOLS.

3. ANY SUBSTITUTIONS OR CHANGES TO PROPOSED DESIGN SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW/APPROVAL PRIOR TO COMMENCING ASSOCIATED WORK.

4. 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.

5. Contractor shall coordinate with Owner and secure approval for locations of all mechanical components, electrical panel, associated specifications.

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

7. Any NEW OR REPLACEMENT exterior trim boards to be #1 clear treated pine or better.

8. Contractor shall coordinate with Owner and secure approval for locations of all mechanical components, electrical panel, associated specifications.

9. Contractor shall ensure that all work is compliant with the applicable currently enforced building codes.

10. Contractor shall ensure that all work is compliant with the applicable currently enforced building codes.

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

12. Contractor shall coordinate with Owner and secure approval for locations of all mechanical components, electrical panel, associated specifications.

13. Contractor shall carefully coordinate with Owner and secure approval for locations of all mechanical components, electrical panel, associated specifications.

14. 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 Owner’s failure to obtain / follow the architect’s / Owner’s guidance with respect to any inconsistencies, errors, omissions, ambiguities or conflicts which are alleged.

15. 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.

16. 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.

17. Any problems which arise from Owner’s failure to obtain / follow the architect’s / Owner’s guidance with respect to any inconsistencies, errors, omissions, ambiguities or conflicts which are alleged.

18. Any changes to proposed color or material selections to be submitted for B.A.R. staff review/aproval. Note: Any wood finishing elements shall be painted a color subject to B.A.R. staff approval.

19. Electrical/architectural box covers and any vent covers must be painted to match adjacent cladding material.

20. ALL LANDSCAPE/HARDCAP PLAN TO BE SUBMITTED SEPARATELY BY LANDSCAPE ARCHITECT/DESIGNER.

21. Contractor and/or City Staff for any preservation / exterior design questions not clearly addressed in this set of drawings.

22. 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.

23. 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.

24. Any problems which arise from Owner’s failure to obtain / follow the architect’s / Owner’s guidance with respect to any inconsistencies, errors, omissions, ambiguities or conflicts which are alleged.

25. Any 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.

26. 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.

27. Any problems which arise from Owner’s failure to obtain / follow the architect’s / Owner’s guidance with respect to any inconsistencies, errors, omissions, ambiguities or conflicts which are alleged.

CONNECTION W/ THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR’S RIGHTS AND RESPONSIBILITIES.
EXISTING FIRST FLOOR PLAN

NOTE: DIMENSIONS PROVIDED ARE FOR REFERENCE ONLY. WHILE PLAN AND ELEVATION DRAWINGS REFLECT RECTILINEAR CONDITIONS, THERE ARE MANY IMPERFECT CONDITIONS PRESENT; CONTRACTOR TO FIELD VERIFY ALL - TYP.

PROPOSED FIRST FLOOR PLAN

NOTE: DIMENSIONS PROVIDED ARE FOR REFERENCE ONLY. WHILE PLAN AND ELEVATION DRAWINGS REFLECT RECTILINEAR CONDITIONS, THERE ARE MANY IMPERFECT CONDITIONS PRESENT; CONTRACTOR TO FIELD VERIFY ALL - TYP.
EXISTING SECOND FLOOR PLAN
3/8" = 1'-0" (3/16" IF HALF-SIZED)

NOTE: DIMENSIONS PROVIDED ARE FOR REFERENCE ONLY. WHILE PLAN AND ELEVATION DRAWINGS REFLECT RECTILINEAR CONDITIONS, THERE ARE MANY IMPERFECT CONDITIONS PRESENT. CONTRACTOR TO FIELD VERIFY ALL - TYP.

EXISTING + PROPOSED 2ND FLOOR PLAN
1/8" = 1'-0" (1/16" IF HALF-SIZED)

NOTE: DIMENSIONS PROVIDED ARE FOR REFERENCE ONLY. WHILE PLAN AND ELEVATION DRAWINGS REFLECT RECTILINEAR CONDITIONS, THERE ARE MANY IMPERFECT CONDITIONS PRESENT. CONTRACTOR TO FIELD VERIFY ALL - TYP.

NOTE: ALL INTERIOR DIMENSIONS + CONDITIONS ARE APPROXIMATE - V.I.F.

CHECKED BY: 
DRAWN BY: 
DATE: 
PROJECT NO.: 2020-25
27 JULY, 2020
E.S.L./J.F.M.

J.F.M.

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

PROPOSED WEST ELEVATION
1/4" = 1'-0" (1/8" IF HALF-SIZED)
EXISTING EAST ELEVATION

GRADE (5.2'-5.5' AMSL)
1ST FLR (±6.6' AMSL)
CRAWL (3.6' AMSL)
1ST FLR CLG.
2ND FLR
2ND FLR CLG.
D.F.E. (14.0' AMSL)
9'-5" 9'-1"
NOTE: NO FOUNDATION EXPOSED - SIDING CONTINUES TO GRADE
RESTROOM VENT?
NON-HISTORIC WINDOW @ KITCHEN SINK
SLIGHT REVEAL @ ORIGINAL CORNER OF HOUSE
POST-FIRE ADDITION ATTACHED TO EXISTING HOUSE
ELEVATED HVAC CONDENSER
BEHIND ADDITION/SHED - AREA NOT READILY ACCESSIBLE; CONDITIONS ARE APPROXIMATE
PROJECTING PRIVACY SCREEN @ BATHROOM WINDOW
SMOOTH STUCCO FINISH OVER CMU FOUNDATION;
LIMEWASH FINISH

PROPOSED EAST ELEVATION

GRADE (5.2'-5.5' AMSL)
1ST FLR CLG.
2ND FLR CLG.
NOTE: NO FOUNDATION EXPOSED - SIDING CONTINUES TO GRADE
RESTROOM VENT?
NON-HISTORIC WINDOW
SLEIGH ROOF R CONTENT OF HOUSE
EXISTING + PROPOSED ELEVATIONS

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8 TRUMBO STREET
ELEVATION OF HISTORIC RESIDENCE AT 8 TRUMBO STREET

CHECKED BY:
DRAWN BY:
DATE:
PROJECT NO.:
2020-25
27 JULY, 2020
E.S.L./J.F.M.
J.F.M.
JULIA F. MARTIN ARCHITECTS
CHARLESTON, SC
ELEVATION OF HISTORIC RESIDENCE AT
8 TRUMBO STREET

EXISTING STREETSCAPE

PROPOSED STREETSCAPE

SOUTH SIDE OF TRUMBO
NEW STAIR DETAILS

CUSTOM WOOD LOUVERED DOOR TO STORAGE BELOW STAIR; RECESSED ±4", DETAILING SIM. TO PAIR BELOW PATIO - SEE DETAIL --

NEW MASONRY STAIR W/ LANDING CENTERED ON ENTRY DOOR

LIME-BASED THREE COAT TRADITIONAL STUCCO (SMOOTH TROWELED FINISH) AT NEW MASONRY STAIRS + LANDING, LIMEWASH TO MATCH FOUNDATION

BRICK PAVERS @ LANDING + TREADS - SEE PLANS FOR LAYOUT

SIMPLE IRON HANDRAIL W/ BALL FINIAL - SEE PRECEDENT IMAGE; CONTRACTOR TO COORDINATE W/ BLACKSMITH AND SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION

VERIFY W/ OWNER IF CREEPING FIG IS DESIRED @ STAIR AND PROVIDE PLANTING AREA WITHIN HARDSCAPE

NOTE: ALL RISERS TO BE EQUAL HEIGHT, APPROX. 7-1/4" -- CONTRACTOR TO VERIFY

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

GENERAL NOTE:

THE EXISTING CANOPY IS NOT ORIGINAL TO THE HOUSE, WHICH ORIGINALLY HAD A TWO-STORY PIAZZA IN THIS LOCATION. EXISTING BRACKETS APPEAR TO BE PIECED TOGETHER AND DO NOT MATCH THE BRACKETS FOUND ON THE ORIGINAL PIAZZA SCREENS OF THE ADJACENT SISTER HOUSES.

MATERIAL SELECTIONS

NOTE: ALL TRIM LUMBER TO BE PRE-PRIMED #1 KDAT OR BETTER

EXISTING CANOPY + NON-REMOVABLE BRACKETS TO BE REMOVED

NEW HIPPED, HAND-CRIMPED STANDING SEAM COPPER ROOF

CUSTOM OR SALVAGED CANOPY BRACKETS - COORD w/ARCH.

NEW MOULDING TO FINISH TOP OF MODIFIED PILASTER (SL M35P or sim.)

CONT. METAL FLASHING (CONCEALED BEHIND SIDING @ WALL)

NEW CP Ceil. FRAMING FOR PLACE

NOTE: DIMENSIONS SHOWN ARE INTENDED TO PROVIDE GENERAL GUIDANCE ON FINISHED CONDITIONS; ASSUME 7 8" 3-COAT STUCCO ON ALL CMU;

CONTRACTOR TO VERIFY ALL DIMS. IN THE FIELD

OPTIONAL MODIFICATION TO EXISTING NON-ORIGINAL CANOPY - SEE DETAILS BELOW

NOTE: DETAILING + MATERIALS OF REAR STAIR TO MATCH FRONT

NOTE: ALL RISES TO BE EQUAL HEIGHT, APPROX. 7-1/4" -- CONTRACTOR TO VERIFY
GRADE BEAM
OPENING IN FOUNDATION WALL
(aligns with french door opening above)

12"x12" MASONRY PIERS w/ TRADITIONAL 3-COAT SMOOTH STUCCO FINISH ON ALL SIDES

RECOMMEND EXISTING CRAWLSPACE INFILLED WITH PERVIOUS PAVEMENT (sloped to drain away from house)

F.F.E 14.0'
GRADE @ ±5.5'
EXISTING FLOOR STRUCTURE
EXISTING FRENCH DOORS
NEW SIMPLE IRON HANDRAIL w/ BALL FINISH, ATTACHED TO MASONRY BEAMS (required to house & support steel pan for anchor)

VERSALITE STEEL PAN w/ FOUNTED CONCRETE (sloped to drain away from house) • VERSALITE japan • GLASS • CHERRY • RED WOOD • BLACK

BOND BEAM TO SUPPORT STEEL PAN + STRUCTURALismic.com
VERSALITE STEEL PAN (non-vented) • SLOPE TO DRAIN

NEW SIMPLE IRON HANDRAIL w/ BALL FINISH, ATTACHED TO MASONRY BEAMS (required to house & support steel pan for anchor)

PAIR OF CUSTOM PAINTED WOOD LOUVERED DOORS - SAPELE OR EQ.; ARCHITECT TO REVIEW SHOP DRAWINGS PRIOR TO FABRICATION

1/4" x 1/8" LOUVERS
1/2" BEAD - TYP.

WOOD SILL w/ 4" T-L JOISTS - PRE-HAILED - 1/4" SPACE BETWEEN OUTFACE AND OUTSIDE FACE

TOP RAIL w/ 1/2" BEAD
MID RAIL w/ 1/2" BEAD
BOTTOM RAIL w/ 1/2" BEAD

NOTE: NEW DOOR UNIT IS INTENDED TO REPLICATE STYLE/DETAILING OF EXISTING FRENCH DOOR UNIT. ALL MATERIALS DIMENSIONS, PANEL SIZES, DETAILS, ETC. TO BE VERIFIED BY CONTRACTOR

CONTRACTOR TO COORDINATE HARDSCAPING W/ OWNER (REQUIRES B.A.R. APPROVAL)

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

NOTE: SEE STRUCTURAL PLANS FOR ALL DEFINITIVE DETAILS & FOUNDATION SPECS. - TYP.

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

7'-0" ±1'-1/2"
14'-0"
6'-8"
1/2" O.S.T.
±3/4" ±6'-8"

TRIM BAND TO ALIGN WITH BOTTOM OF SIDING (MATCH THICKNESS)

MATCH EXIST. FRENCH DOOR UNIT
NOTE: NEW DOOR UNIT IS INTENDED TO REPLICATE STYLE/DETAILING OF EXISTING FRENCH DOOR UNIT. ALL MATERIALS DIMENSIONS, PANEL SIZES, DETAILS, ETC. TO BE VERIFIED BY CONTRACTOR

1/4" x 1/8" LOUVERS
1/2" BEAD - TYP.

1 1/4" CASING RECESSED 1/2" FROM FACE OF STUCCO

CUSTOM PAINTED WOOD LOUVERED DOORS - SAPELE OR EQ. ARCHITECT TO REVIEW SHOP DRAWINGS PRIOR TO FABRICATION

NEW HARDWOOD FLOORING w/ TRADITIONAL 3-COAT SMOOTH STUCCO FINISH (BEARD-WENDELSURFACE); TYP.

CONTRACTOR TO COORDINATE HARDSCAPING W/ OWNER (REQUIRES B.A.R. APPROVAL)

1/2" CASING
6'-8"
3'-6"
2'-6"
1'-7"
4" 4" 14'-0" 2'-6" 1'-7" 4" 4"

WOOD SILL w/ 4" T-L JOISTS - PRE-HAILED - 1/4" SPACE BETWEEN OUTFACE AND OUTSIDE FACE

TOP RAIL w/ 1/2" BEAD
MID RAIL w/ 1/2" BEAD
BOTTOM RAIL w/ 1/2" BEAD

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

1/4" x 1/8" LOUVERS
1/2" BEAD - TYP.

WOOD SILL w/ 4" T-L JOISTS - PRE-HAILED - 1/4" SPACE BETWEEN OUTFACE AND OUTSIDE FACE

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