City of Charleston

BOARD OF ARCHITECTURAL REVIEW - SMALL

Virtual Meeting of July 23, 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/83374437023.

To access via phone, dial 1 (312) 626-6799. When prompted, enter meeting ID#833 7443 7023. 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., Thursday, June 25th:

1. Request to speak or leave a comment via phone at 843-724-3765. If requesting to speak or leaving a comment, please provide your name, address, and telephone number;
2. Request to speak or leave a comment via email to Boards@charleston-sc.gov. If requesting to speak or leaving a comment, please provide the meeting date and project, your name, address, and telephone number;
3. Sign-up to speak or leave comments for the Board of Architectural Review - Small by completing the form at http://innovate.charleston-sc.gov/comments/;
4. 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

Approval of minutes from the March 12, 2020 Meeting.

Agenda Item #2

74 COOPER STREET
TMS # 459-05-04-055

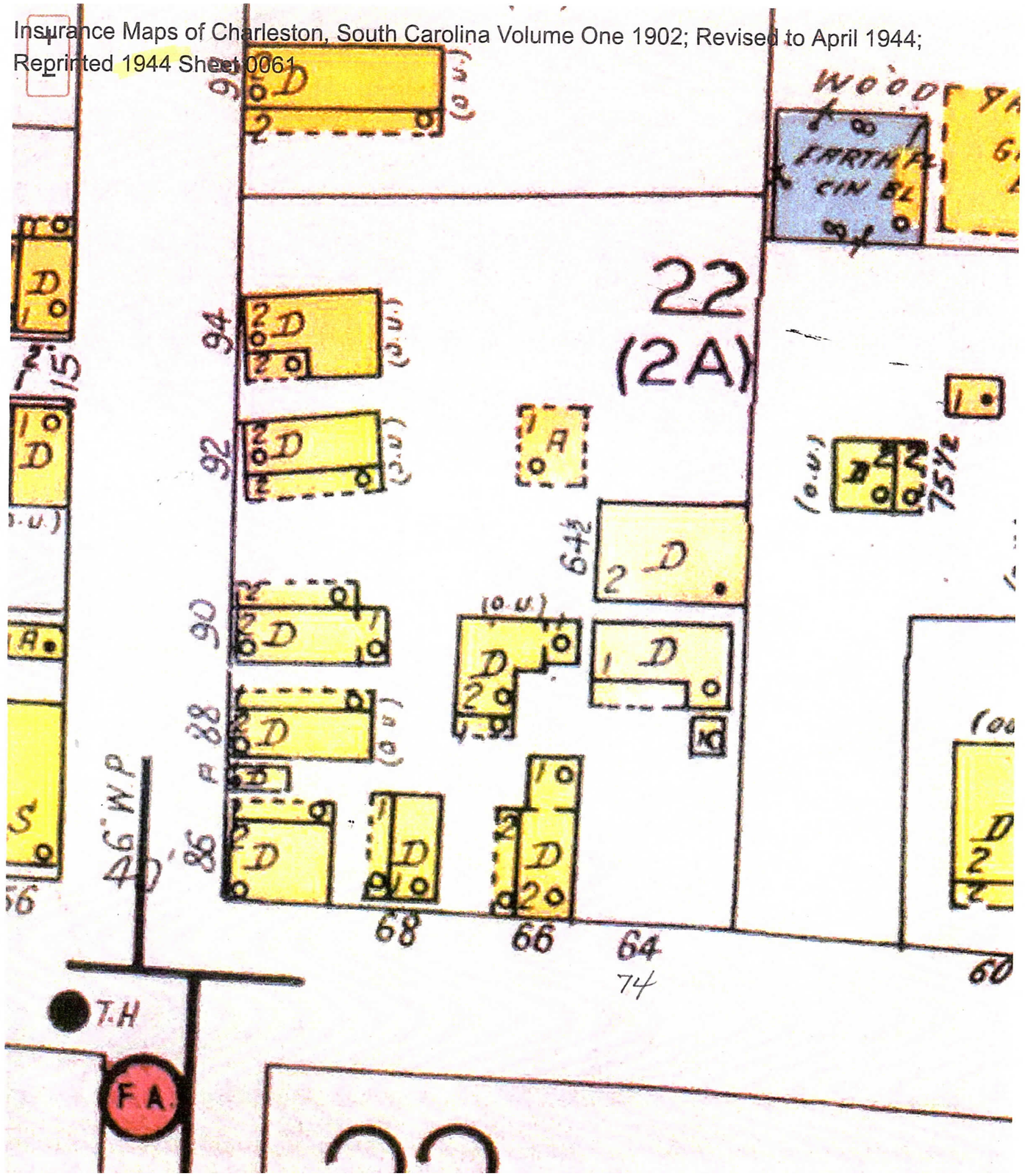
Request demolition of two existing structures.

(East Side) / c. 1910-30 / Historic Material Demo Purview

Agenda Item #2

Applicant's Presentation

Insurance Maps of Charleston, South Carolina Volume One 1902; Revised to April 1944;
Reprinted 1944 Sheet 0061



SANBORN MAP 1944

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sanford@byerscol.com

SEAL

PROJECT

74 COOPER ST

LOCATION

74 COOPER ST
CHARLESTON, SC

TITLE

SHEET

3

DATE | PURPOSE

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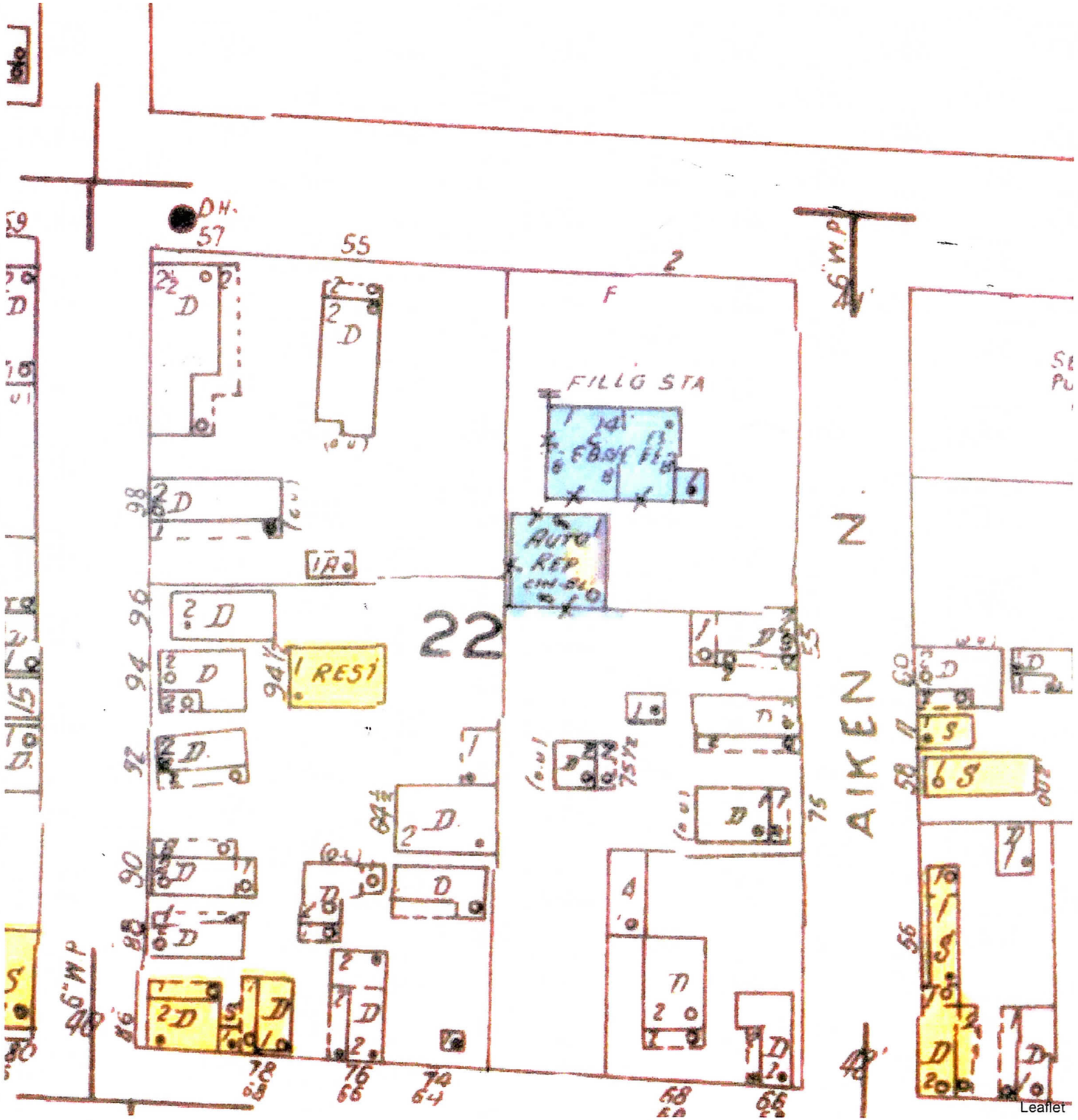

SANBORN MAP 1955

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SEAL

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CHARLESTON, SC

TITLE

SHEET

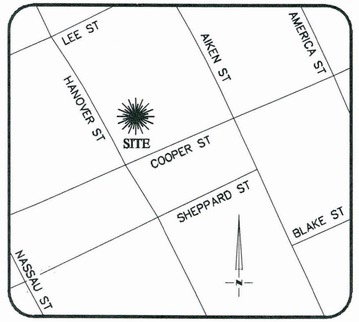
4

DATE	PURPOSE

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR 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.

SIGNED Jeffrey W. Sawyer

JEFFREY W. SAWYER, S.C. PLS L-28590



VICINITY MAP
Not To Scale

LEGEND

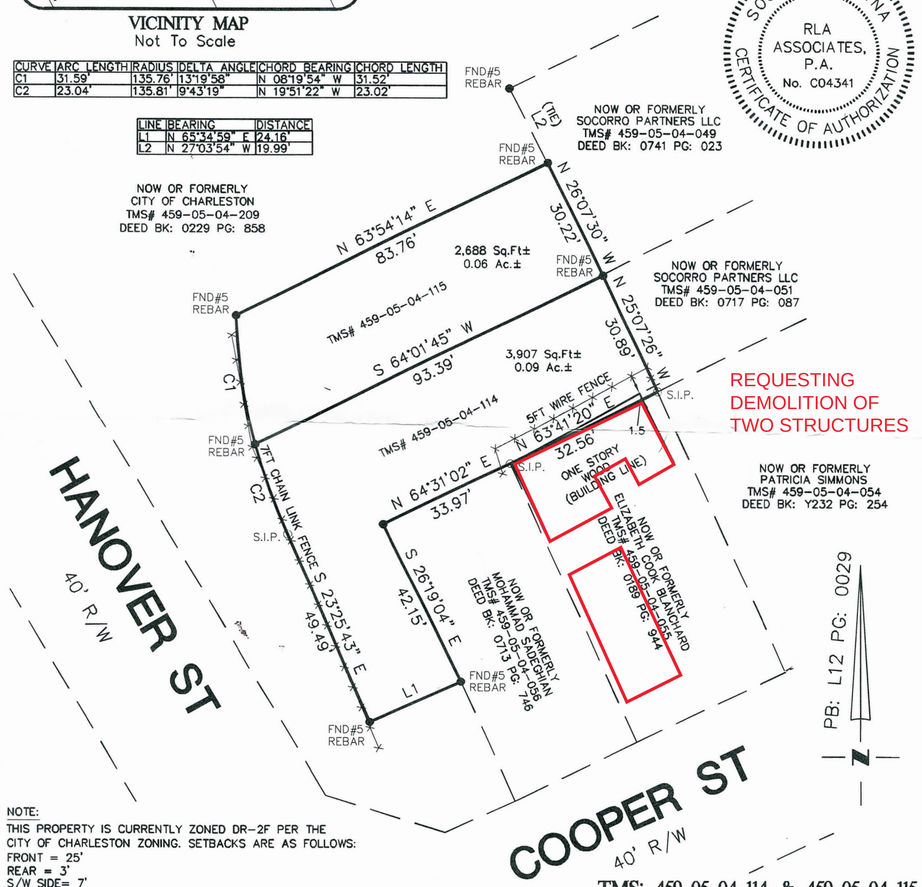
E.I.P.	EXISTING IRON PIN
E.C.M.	EXISTING CONCRETE MONUMENT
S.I.P.	SET IRON PIN
F.P.E.	FLOOD PROTECTION ELEVATION
CLOSURE	EXCEEDS 1 INCH in 10,000'
	PROPERTY LINE
	ADJOINER PROPERTY LINE BY DEED OR PLAT
X-X-X	FENCE LINE
	FIRE HYDRANT
	CLEAN OUT
	TRANSFORMER
	LIGHT POST
	ELECTRIC BOX
	MAN HOLE
	CABLE PEDISTAL
	TELEPHONE PEDISTAL
	WATER VALVE
	WATER METER
	HVAC
	POWER POLE

SOUTH CAROLINA PROFESSIONAL No. 28590 LAND SURVEYOR JEFFREY W. SAWYER

SOUTH CAROLINA RLA ASSOCIATES, P.A. No. C04341 CERTIFICATE OF AUTHORIZATION

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.59'	135.76'	13°19'58"	N 06°19'54" W	31.52'
C2	23.04'	135.81'	9°43'19"	N 19°51'22" W	23.02'

LINE	BEARING	DISTANCE
L1	N 65°34'59" E	24.18'
L2	N 27°03'54" W	19.99'



NOTE:
THIS PROPERTY IS CURRENTLY ZONED DR-2F PER THE CITY OF CHARLESTON ZONING. SETBACKS ARE AS FOLLOWS:
FRONT = 25'
REAR = 3'
S/W SIDE= 7'
N/E SIDE= 3'

THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD OR IMPLIED

TMS: 459-05-04-114 & 459-05-04-115

FLOOD NOTE:
ACCORDING TO F.E.MA. F.I.R.M. PANEL# 45019C 0512J, DATED 11/17/2004, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "AE 13".

30 0 30
SCALE: 1" = 30'

RLA ASSOCIATES, PA
2204 BACONS BRIDGE ROAD
SUMMERVILLE, SC 29485
PHONE (843) 879-9091
FAX (843) 261-9092

BOUNDARY SURVEY

FOR

TMS# 459-05-04-114 & 459-05-04-115 (COOPER ST & HANOVER ST)

CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

PROPERTY OF: JERUSALEM BAPTIST CHURCH & RAVENEL EMMA LIFE INT

MAP BOOK L12-0029 DEED REFERENCE K070-134 & H045-415

DRAWN BY: MAH DATE: OCTOBER 31, 2018

BOUNDARY SURVEY 2018

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SEAL

PROJECT

74 COOPER ST

LOCATION

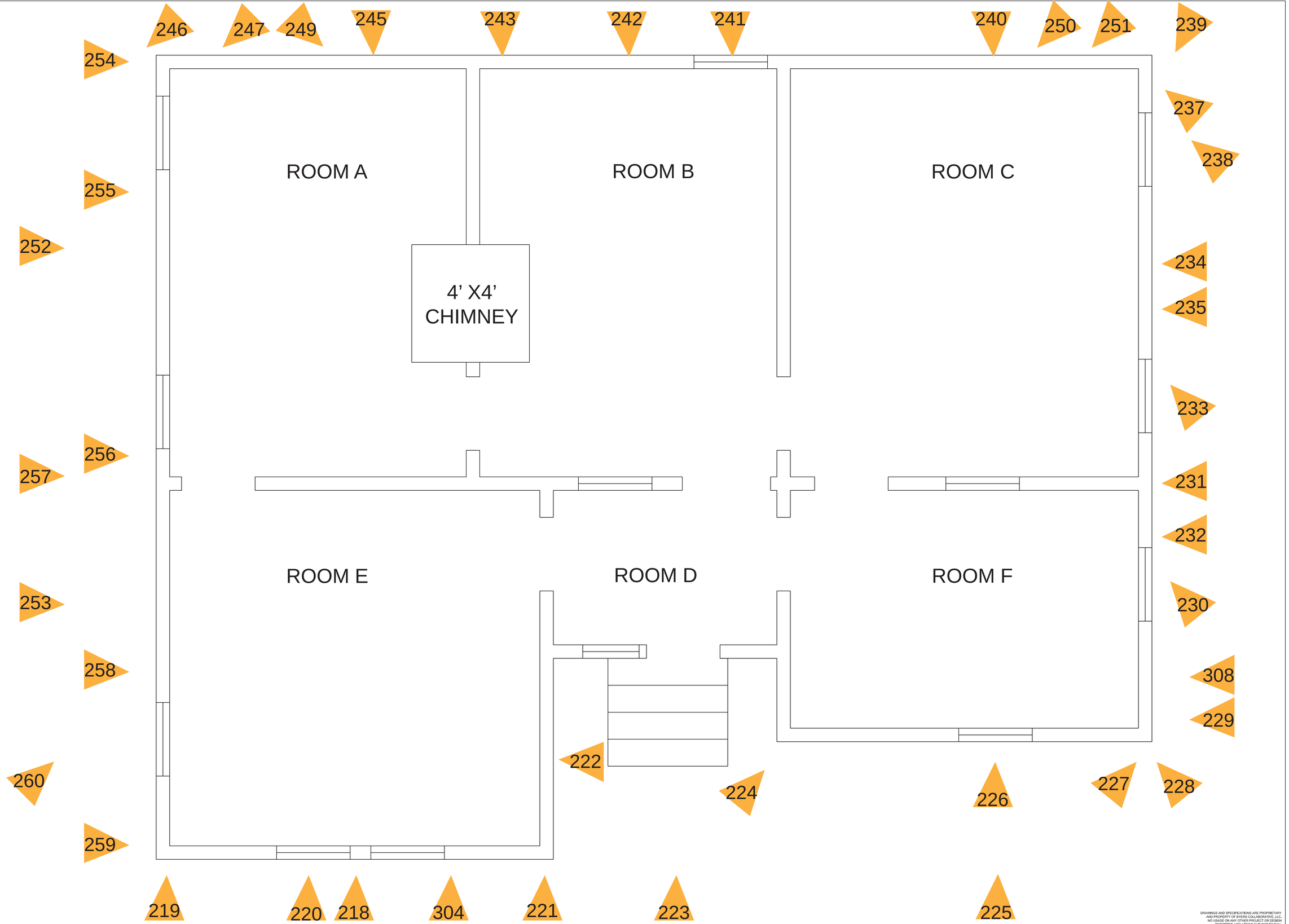
74 COOPER ST
CHARLESTON, SC

TITLE

SHEET

5

DATE	PURPOSE



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SEAL

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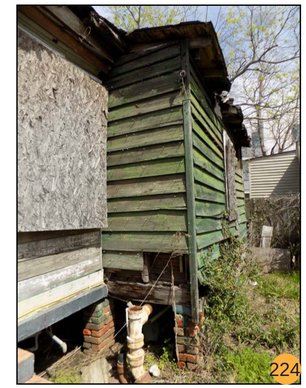
CHARLESTON, SC

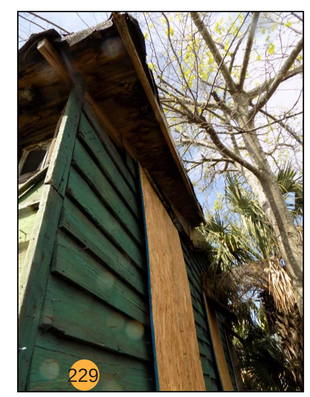
TITLE

SHEET

6

DATE	PURPOSE





Narrative of pictured

Having inspected the structure, it appears that rooms A,B, and C constituted the original structure. A small wood porch existed and later was closed in at room A location. Concrete slab was added and has caused the porch floor and structure to deteriorate over time. Rooms E and F are later additions as indicated by different color siding and remaining corner boards on the exterior. The brick piers are crumbling and all framing structure has deteriorated to the point of being unsalvageable for reuse. Original three room structure appears to be over the rear property line.

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SEAL

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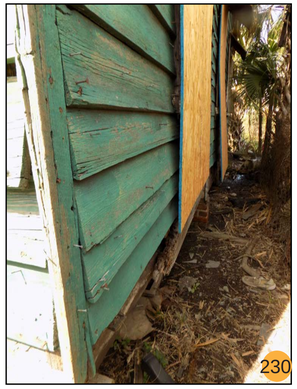
CHARLESTON, SC

TITLE

SHEET

7

DATE	PURPOSE



Narrative of pictured

If renovation was a possibility, structure would have to be relocated onto the lot of record and all setback requirements would have to be met. Structural members are in various states of damage by termites and rot.

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CHARLESTON, SC

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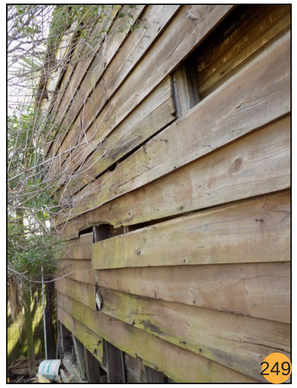
SHEET

8

DATE	PURPOSE



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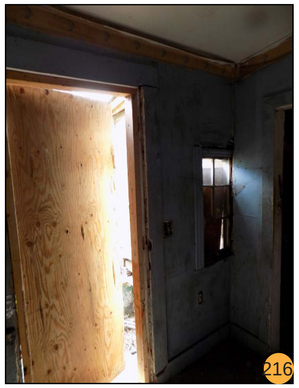
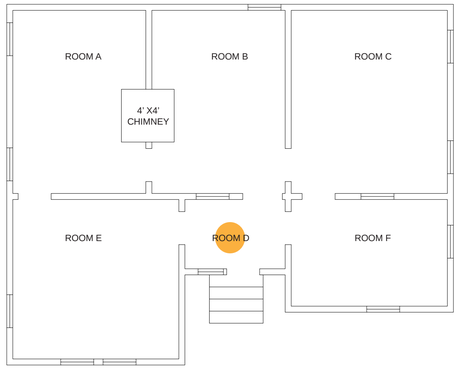
9

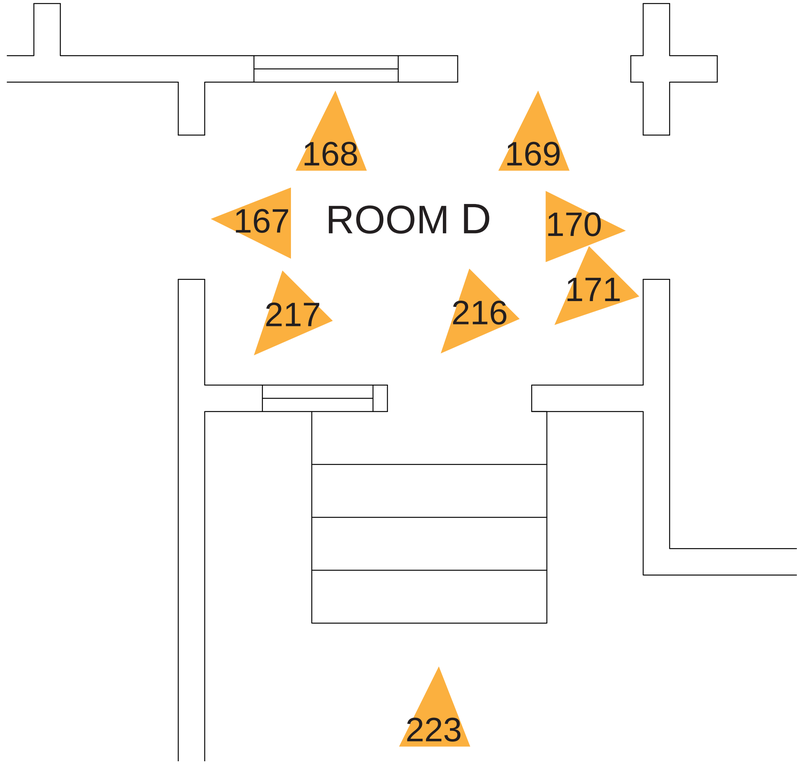
DATE	PURPOSE



Narrative of pictured

Photo #168 shows an exterior window and front door of the porch. This was the entry before it was closed. The floor is concrete slab.





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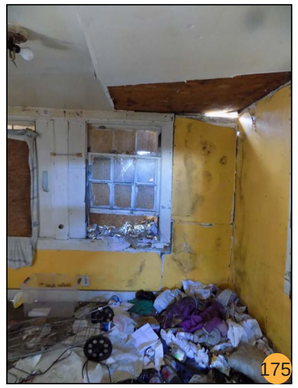
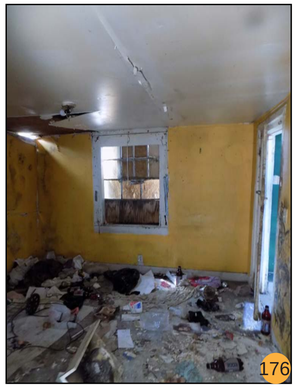
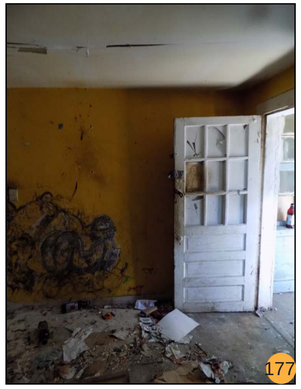
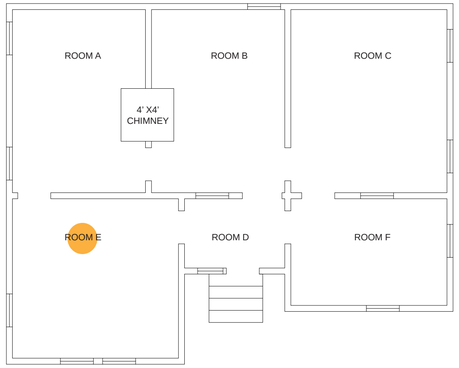
10

DATE	PURPOSE









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S E A L

P R O J E C T

74 COOPER ST

L O C A T I O N

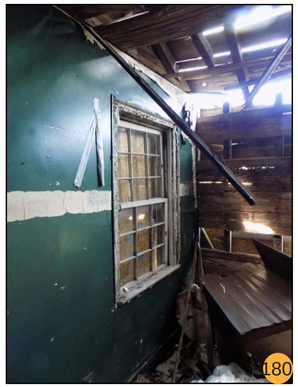
74 COOPER ST
CHARLESTON, SC

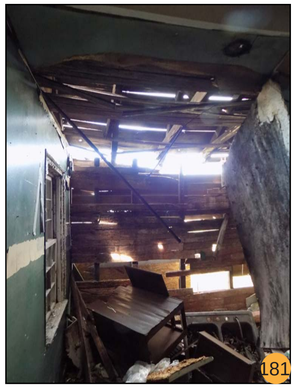
T I T L E

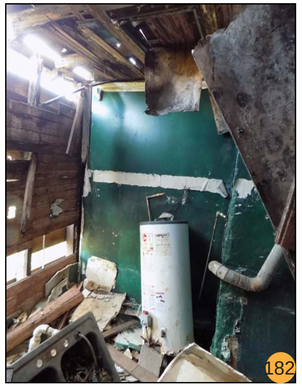
S H E E T

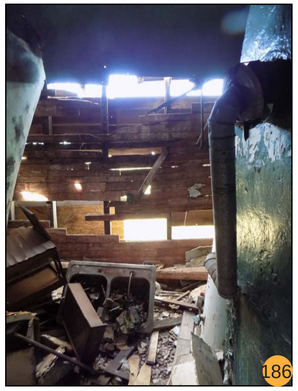
11

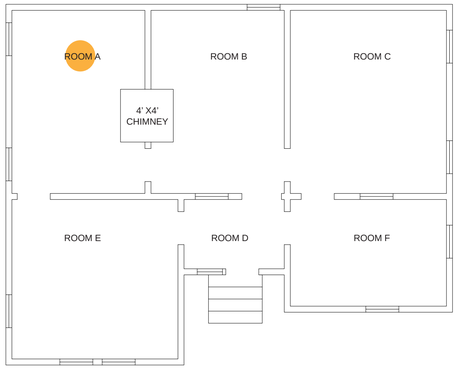
DATE	PURPOSE

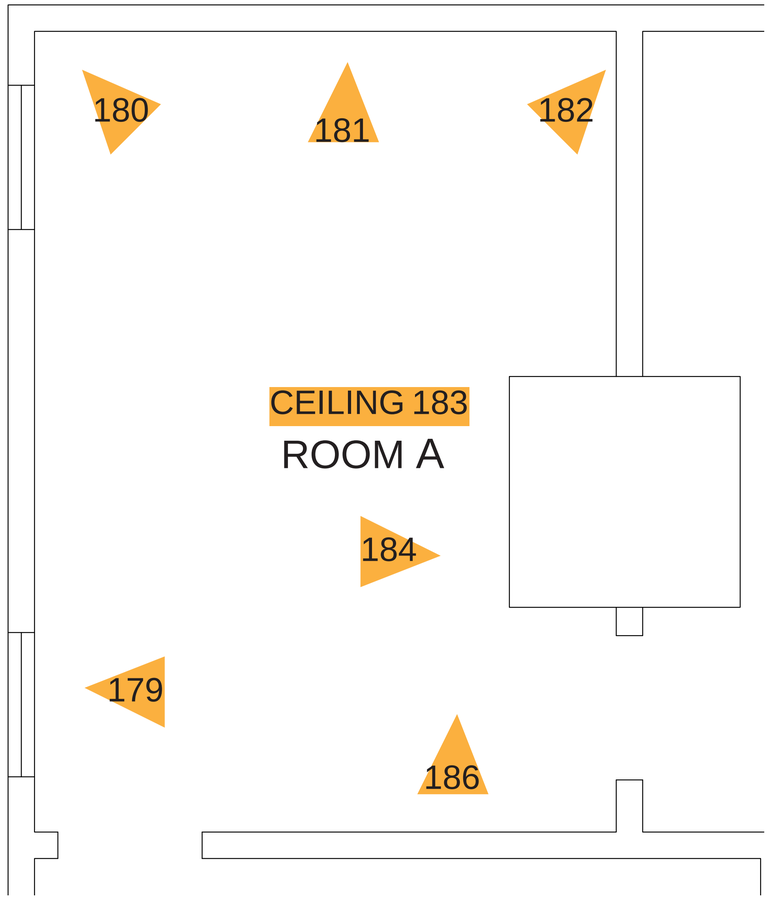












Narrative of pictured

Photos 180,181,182, and 186 show the rear wall separating from the structure. The roof is open and water continues to deteriorate the structure. A Masonry fireplace exists between rooms A and B.

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SEAL

PROJECT

74 COOPER ST

LOCATION

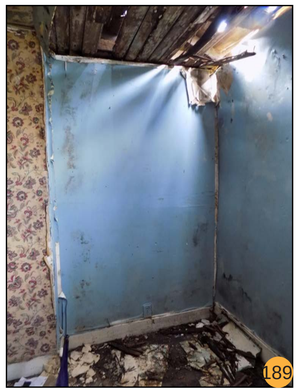
74 COOPER ST
CHARLESTON, SC

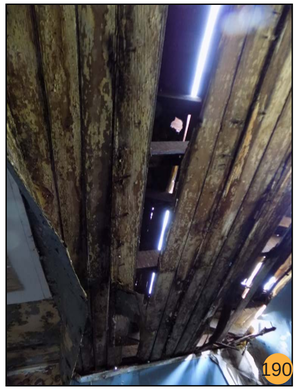
TITLE

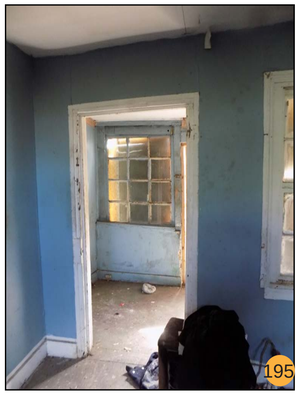
SHEET

12

DATE	PURPOSE

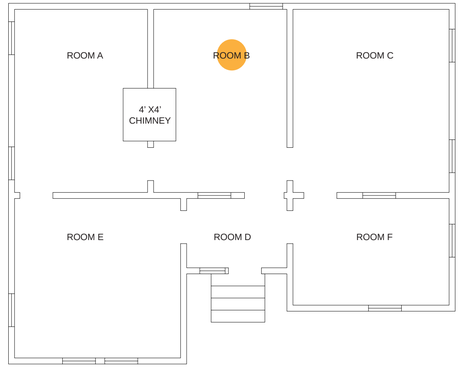


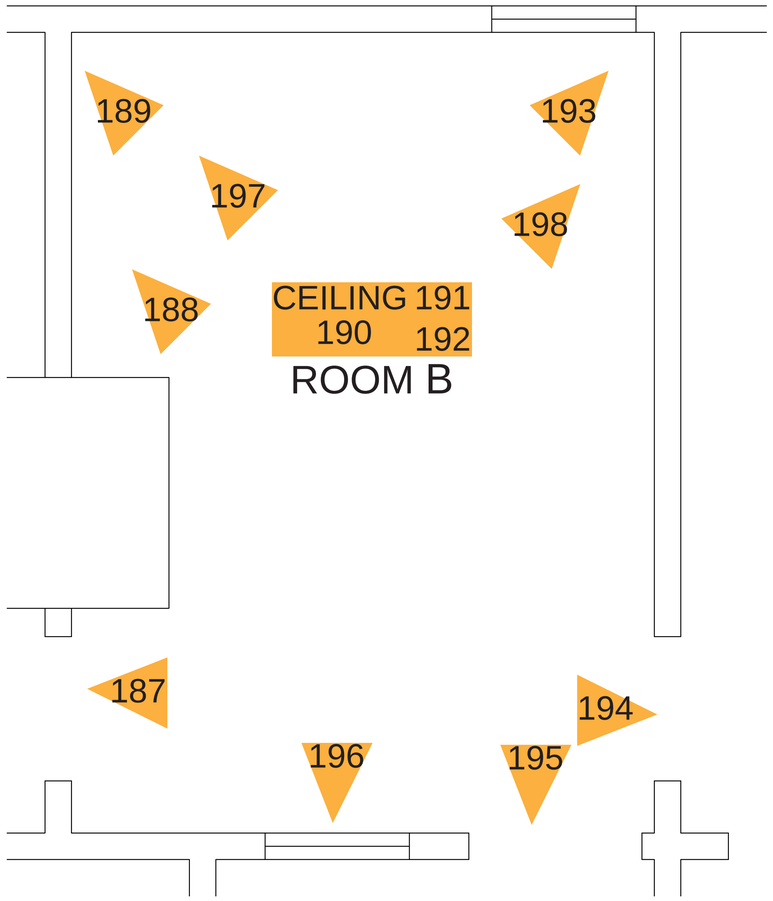




Narrative of pictured

The roof and ceiling has fallen into fifty percent of the room. Water intrusion has caused the floor and structure to deteriorate.





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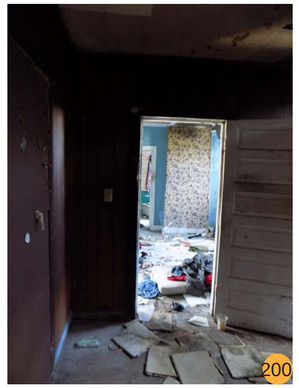
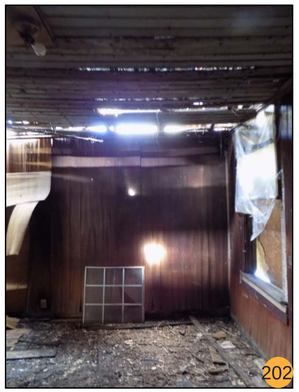
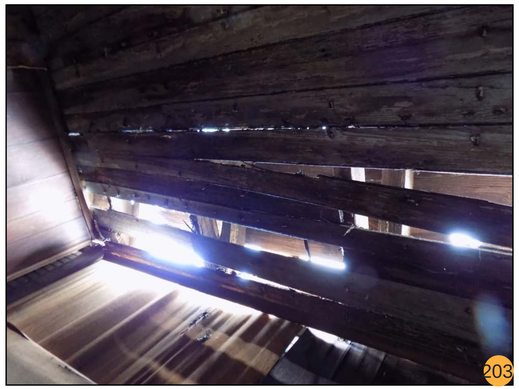
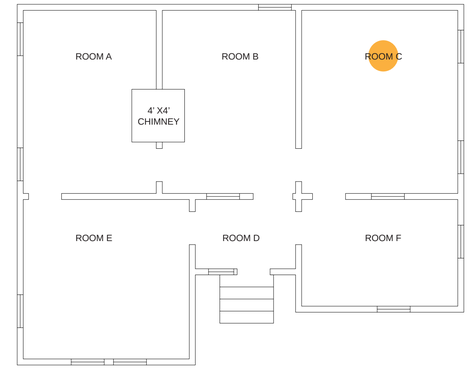
13

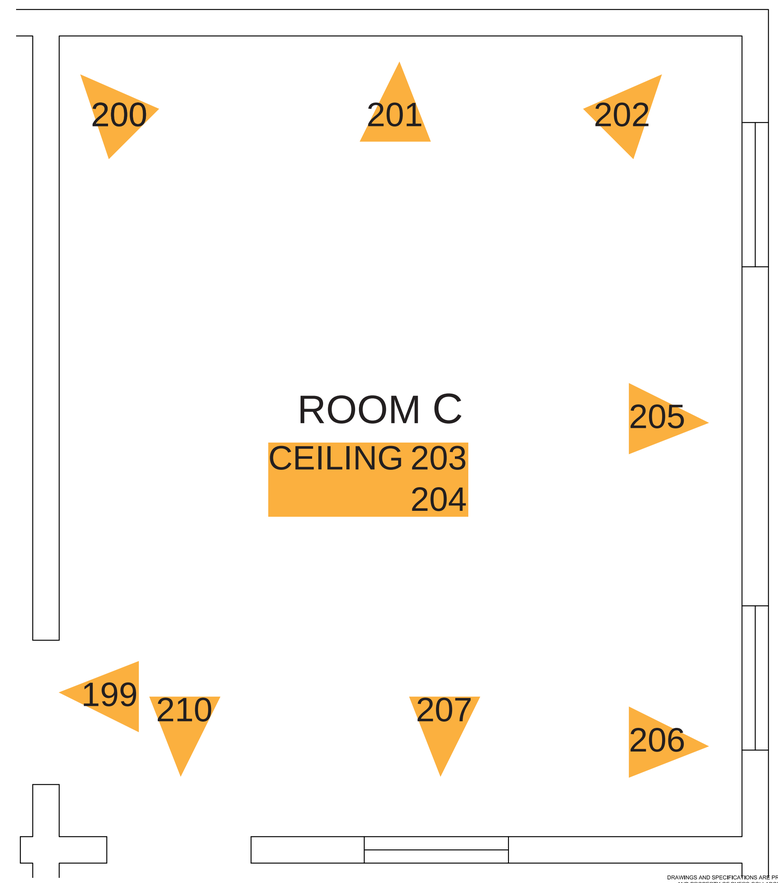
DATE	PURPOSE











Narrative of pictured

The majority of the roof and ceiling has failed and allowed water intrusion.
The floor and structure is totally deteriorated.

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74 COOPER ST
CHARLESTON, SC

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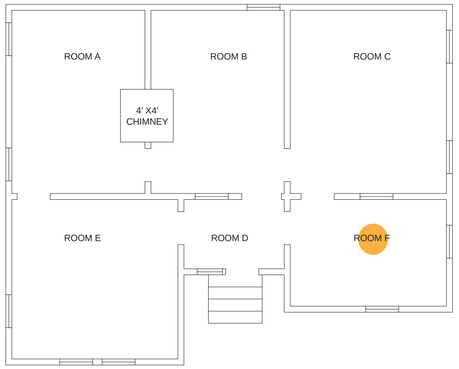
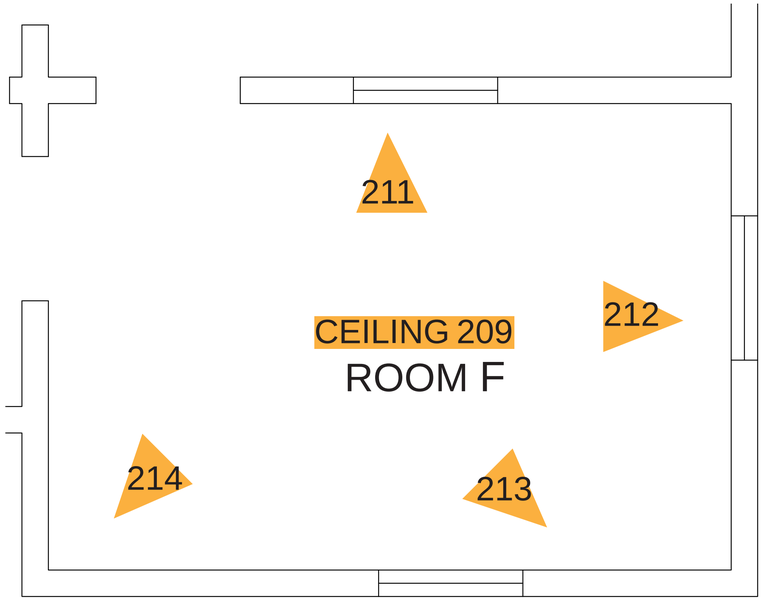
14

DATE	PURPOSE





Narrative of pictured

The room was obviously a later addition because of the use of different materials. The failure of the roof structure caused the ceiling and floor to deteriorate.

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Narrative of pictured

This structure appears to have been expanded to the rear, possibly two different times, apparent from the corner boards and foundation piers.

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16

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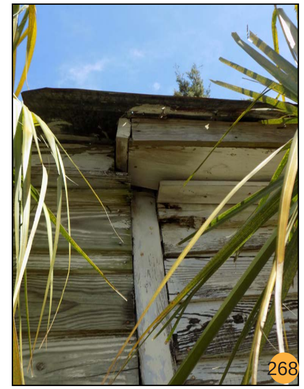

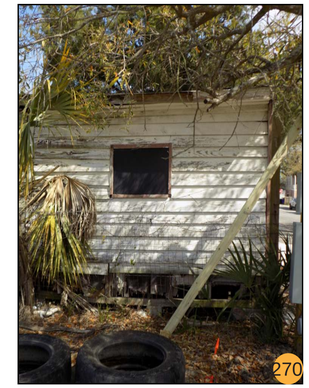

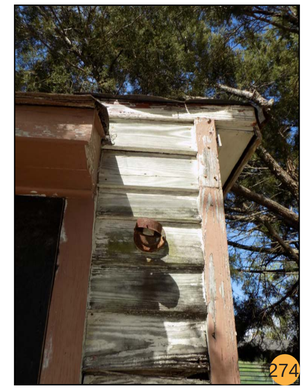

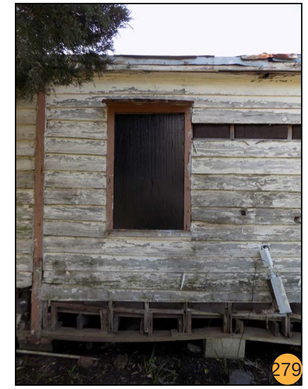

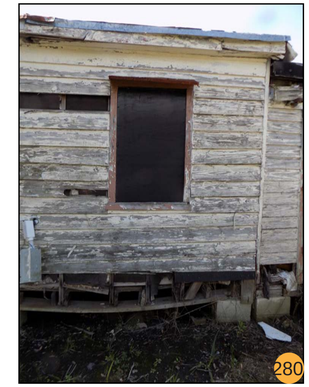

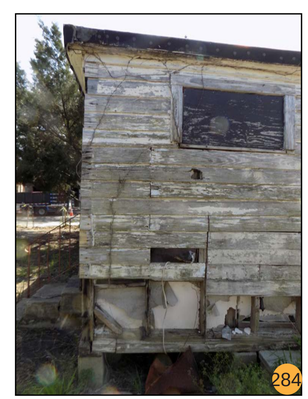

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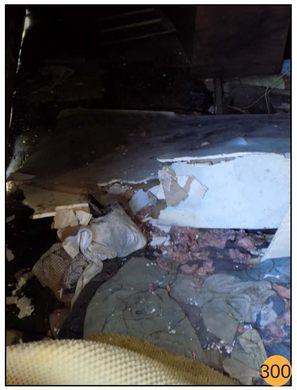

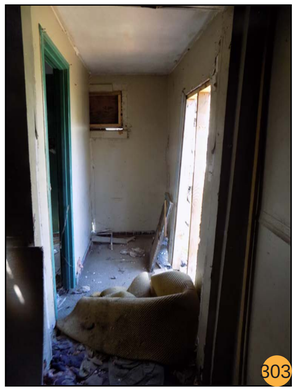

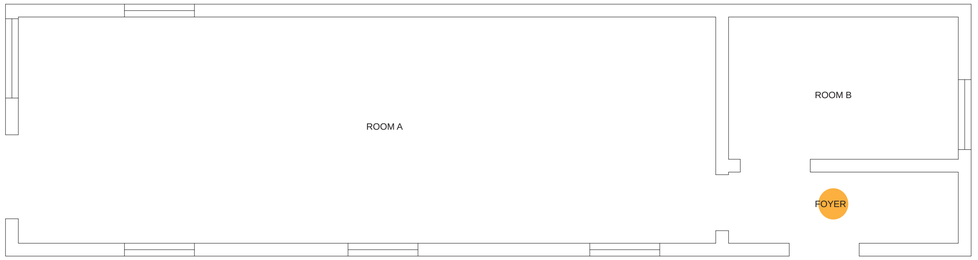

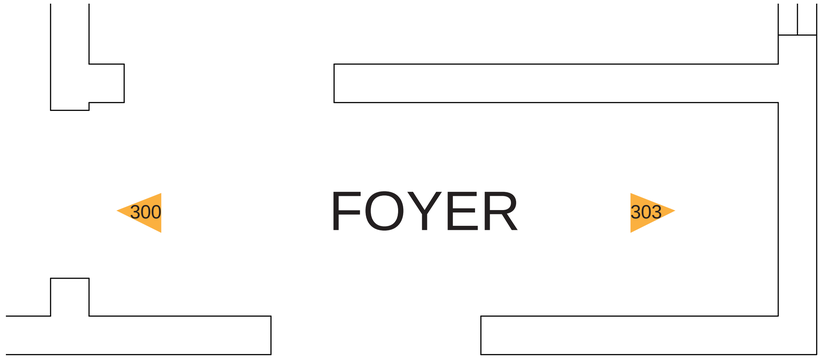

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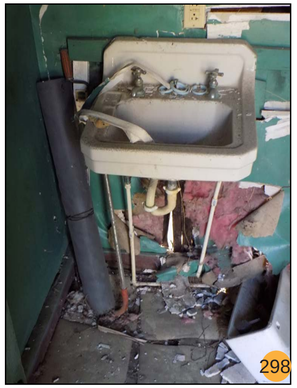

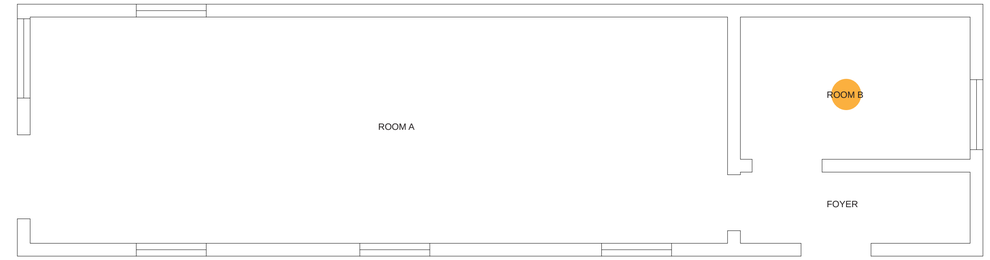

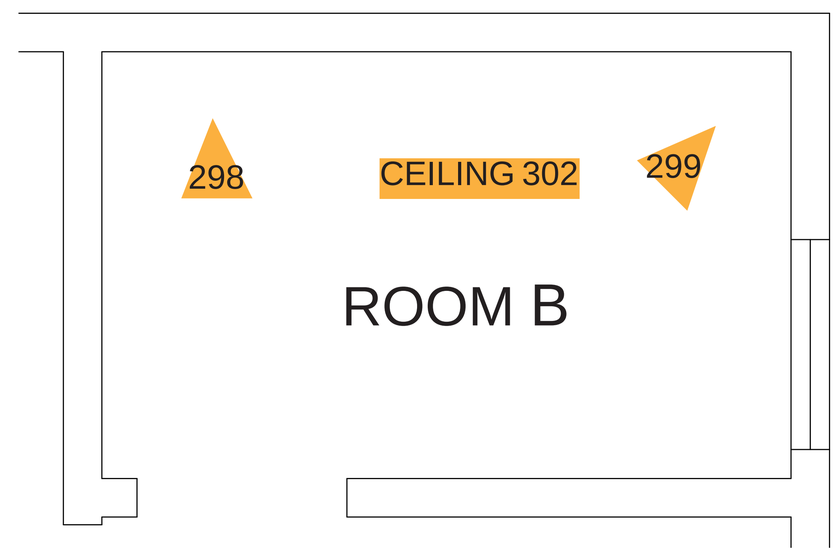

Narrative of pictured

Room B appeared to have been a bathroom added on at some later date. The floor, ceiling, and walls have deteriorated.

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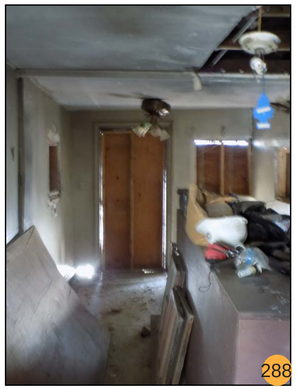

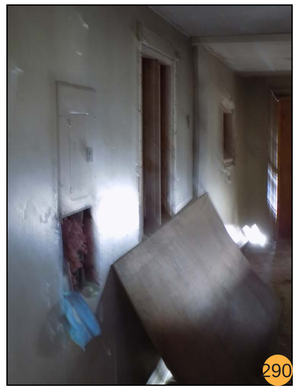

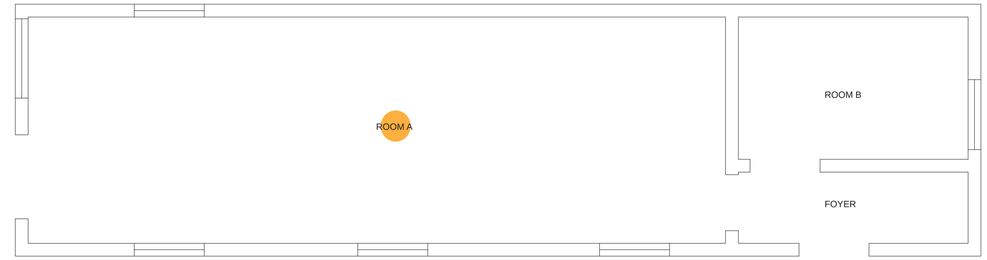

Narrative of pictured

Roof structure has failed and allowed water intrusion to deteriorate the structure, ceiling, walls, and floor.

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D A T E	P U R P O S E

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

May 19, 2020

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

Attn: Ms. Kim Hlavin - BAR Small - Administrator

In re: 74 Cooper Street Demolition Request

Gentlemen,

On the morning of May 1, 2020, I inspected the readily accessible areas of 74 Cooper Street.

The purpose of our inspection was to supplement an application for demolition of these buildings. Reference is made to other data prepared by Sandy Byers, Architect.

My interpretation of the Halsey Map is that this site is on reclaimed land in the Hampstead Borough neighborhood and may have been developed in the mid to late 19th Century.

The lot is in a locally recognized Flood Hazard Zone. And that these buildings would be flooded in the event of a locally anticipated flood event.

For the purposes of this report, the buildings are referred to as A and B.

> Building A is the single-story structure at the front of the lot. It appears to have been a bar.
>
> Building B is the single-story structure at the rear of the lot. My opinion is that the original structure was a three-room building built along the back-lot line. There was an addition to the right front (painted green along with the core house). And a later addition at the left front.

Building A

Building A is approximately 8′ wide. Although it is "Balloon" frame, it appears to be mid twentieth century.

Based on my experience, it probably was not built by a "professional" builder. Given the "details" and estimated date of construction, my opinion is that construction was done by unskilled tradesmen.

We speculate that it may have been relocated from the lot to the left.

The structure is in extremely poor condition.

The roof was marginally built and is collapsing.

There is no wall sheathing and much of the siding is missing and contains decay. There are gaps in the wall framing.

The sills and wall framing are visible in many areas. Much of it is decayed.

There are holes in the floor where the framing is failing.

The foundations are poor to nonexistent.

The bathroom was built with just a toilet and lavatory. That is, it was not built as a "residence".

Building B

My opinion is that Building B was built earlier, possibly late nineteenth century.

It has been reported to me that the building is built over the recognized rear property line.

My opinion is that the core building was three rooms across the back of the lot with the single chimney between the center and left room.

The first addition appears to have been a concrete "porch", now entry, and the room to the right front.

Note the similar paint at the core house and the right front.

The second addition appears to be at the left front. The exterior was never painted so that all of the exterior(s) would match.

Although there is a water heater in the rear left room, I found no identifiable kitchen or bathroom in the structure.

The structure is in poor condition.

The roof is collapsing.

There is no wall sheathing and much of the siding is missing and contains decay. There are gaps in the wall framing.

The sills and wall framing are visible in many areas. Much of it is decayed.

There are holes in the floor where the framing is failing.

The foundations are poor to non-existent.

Conclusions & Recommendations

Building B will have to be moved on to the property.

Repairs at both structures will require significant replacement of damaged elements.

Contemporary construction requirements will dictate new foundations; reinforcement of floor, wall, and roof structural systems; earthquake and wind resistant characteristics; flood resistant construction; modern utility elements; etc.

My opinion is that there will be extremely little original fabric left, perhaps less than 5%.

Therefore, our opinion is that the buildings be demolished.

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

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

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

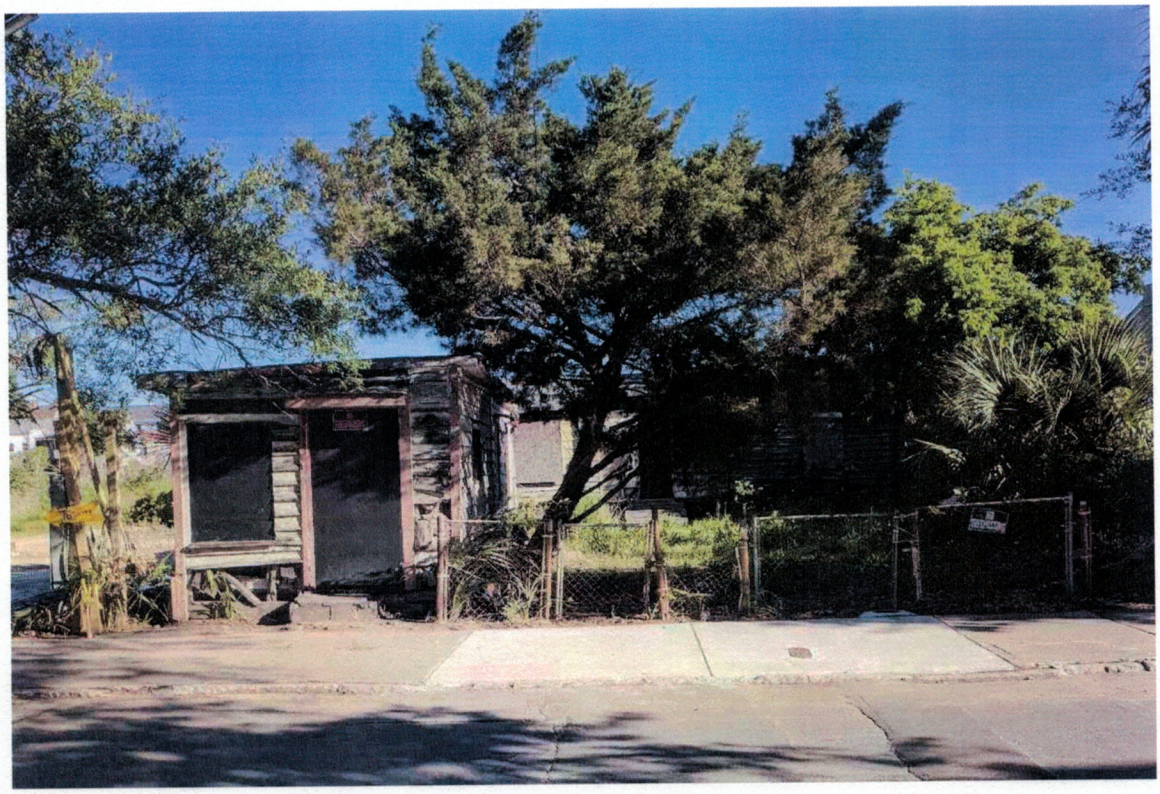
Should you have any questions, please call.

Very truly yours,

Russell A. Rosen, P. E.

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

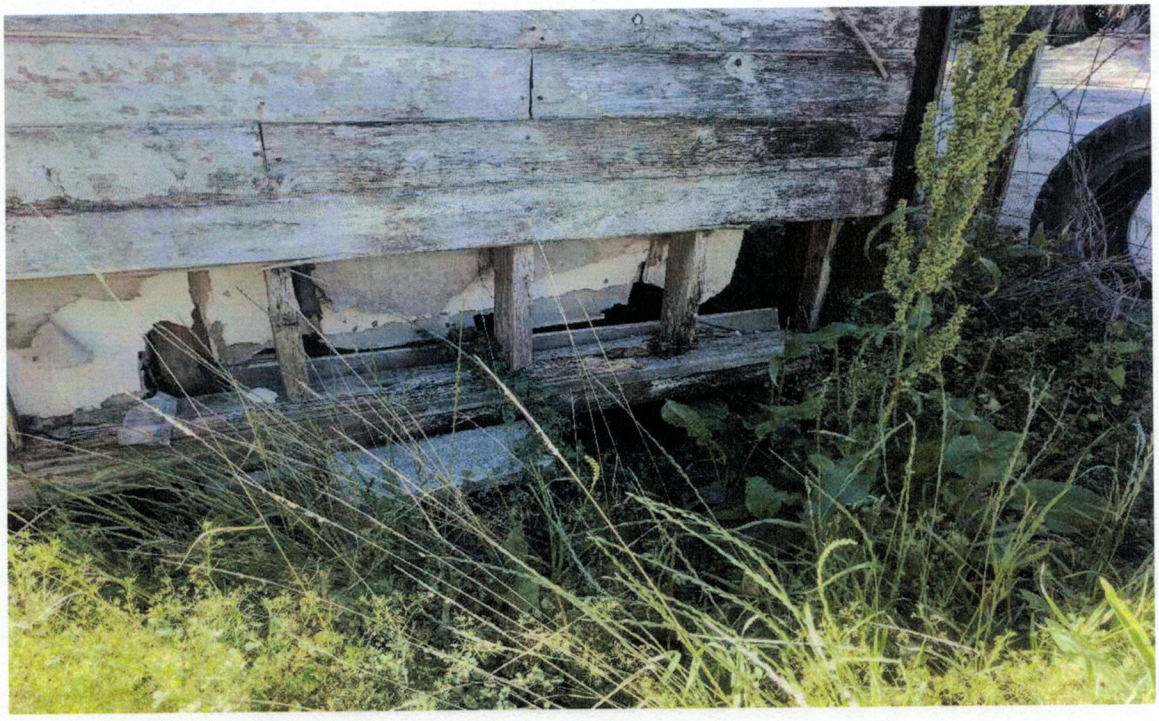
RAR/rar
C:\DOC\Cooper 74 Demo



74 Cooper Street Bldg A to the left at the front of the lot

74 Cooper Bldg B

74 Cooper Bldg A Sill at right side



74 Cooper Rear of Bldg A

74 Cooper Bldg A Left side rear

74 Cooper Bldg A Interior

74 Cooper Bldg A Interior

74 Cooper Bldg A Interior

74 Cooper Bldg A Interior

74 Cooper Bldg A Interior

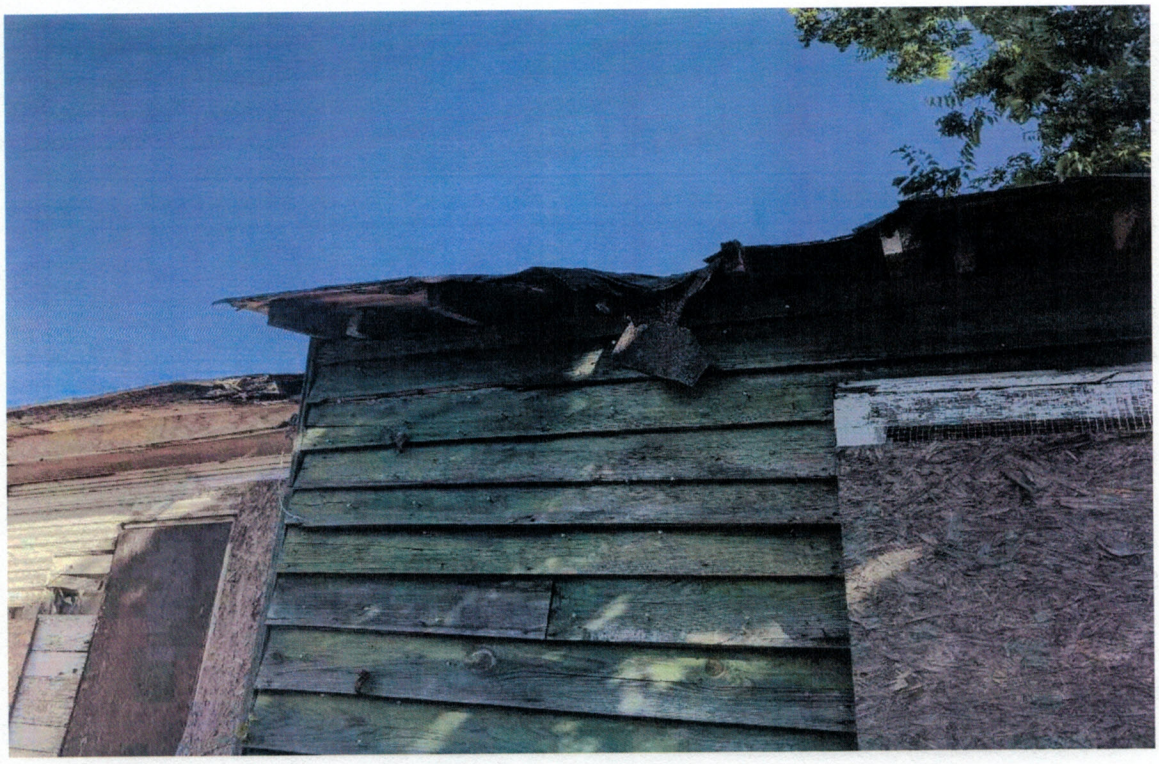
74 Cooper Bldg A Roof from interior

74 Cooper Bldg A Rear left corner

74 Cooper Bldg B sill at left side

74 Cooper Bldg B

74 Cooper sill at front of Bldg B Right side

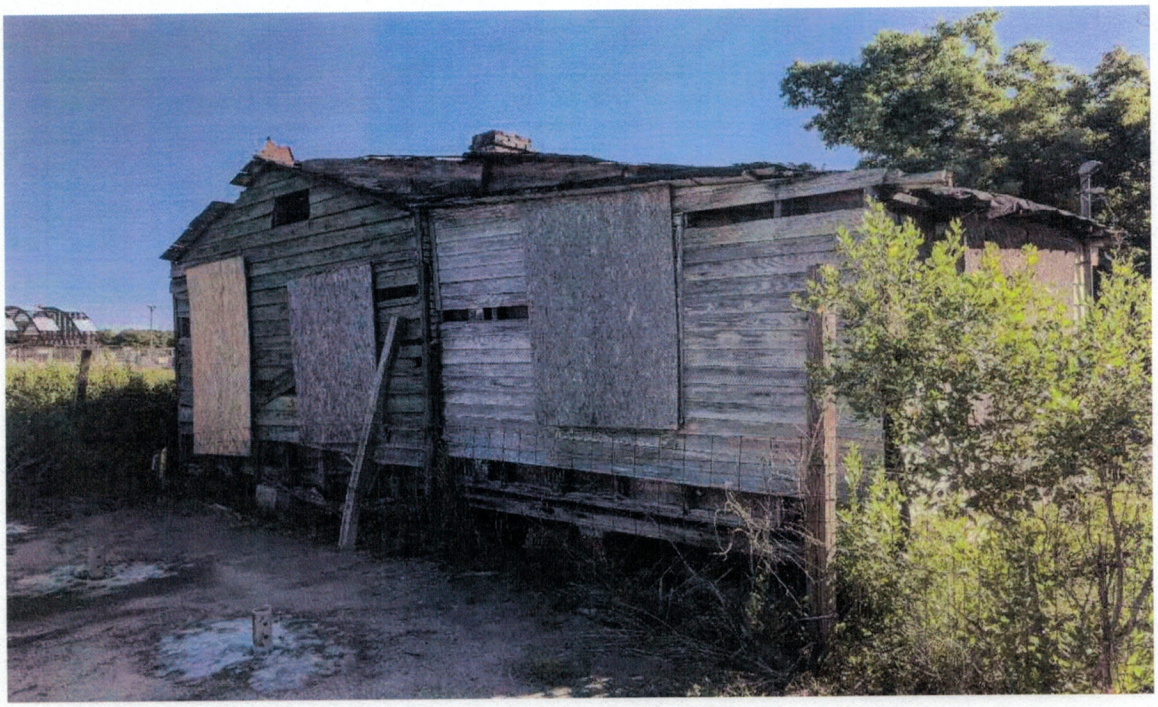


74 Cooper Bldg B Roof

74 Cooper Bldg B

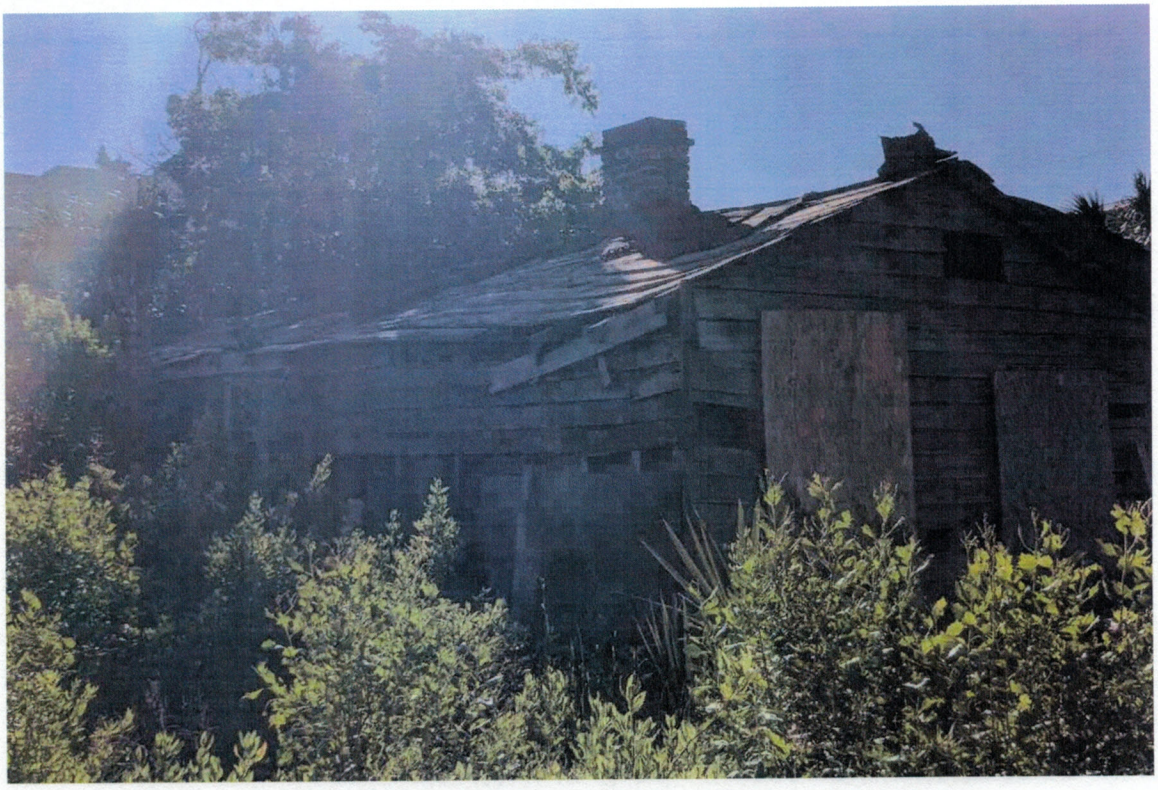
74 Cooper Bldg B front left corner

74 Cooper left front corner of Bldg B



74 Cooper Bldg B left side

74 Cooper Bldg B left front corner

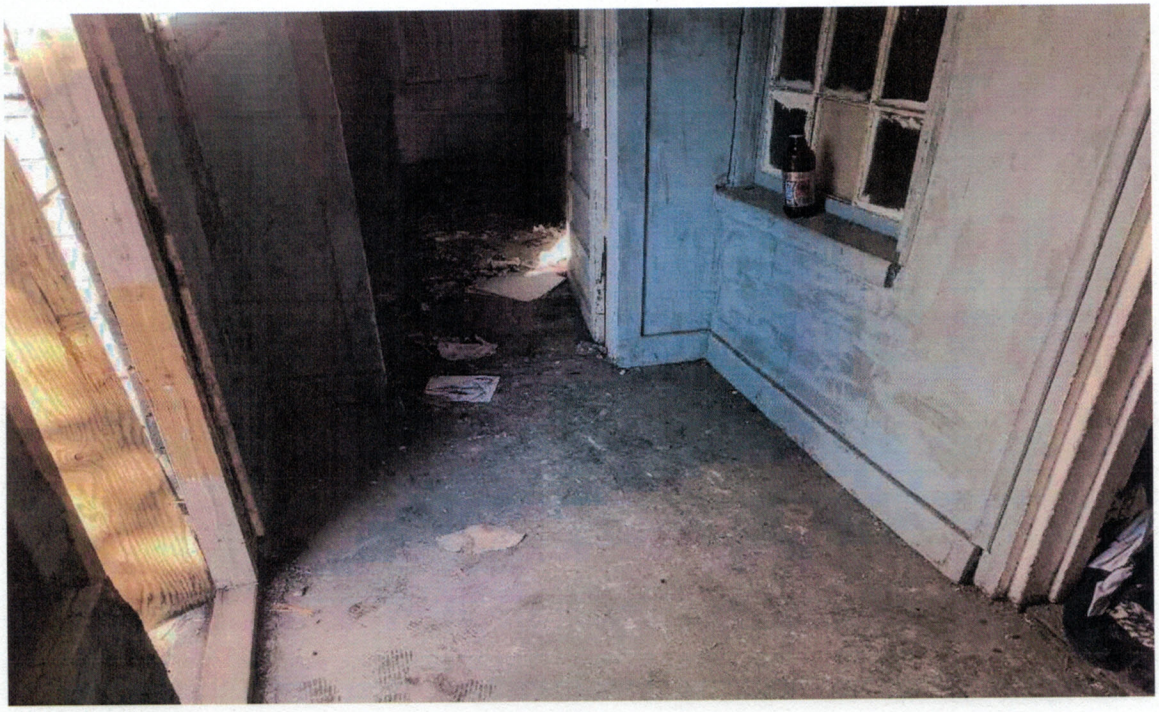


74 Cooper Bldg B rear

74 Cooper Bldg B rear

74 Cooper Bldg B rear left corner

74 Cooper Bldg B Rear left corner



74 Cooper Bldg B Entry

74 Cooper Bldg B Front right interior

74 Cooper Bldg B Rear wall left bedroom

74 Cooper Bldg B Center room

74 Cooper Bldg B Ceiling & Roof

74 Cooper Bldg B Interior

74 Cooper Bldg B Right side rear room

Agenda Item # 3

139 WENTWORTH STREET
TMS # 457-03-04-003

Request approval for demolition of existing structure.

(Harleston Village) / c. pre 1902 / Old and Historic District
c. 1975 (Renovation/Addition)

Agenda Item #3

Applicant's Presentation

139 Wentworth Street – Property Narrative

BAR Submission for Demolition

Historic Narrative:
The age of the building at 139 Wentworth Street is not exactly known. The 1902 Sanborn maps show a building at this location and is noted as a two-story dwelling at front building, one-story hyphen, and two-story back building. By the 1944 Sanborn maps the footprint of the hyphen and back building change and the occupancy changes to a store. Also, the 1944 Sanborn illustrates a one-story auto garage along the west edge and other infill behind the garage. In the 1951 Sanborn map it is noted that the back building is constructed of CMU block masonry. Also, by 1951 a one-story addition has been added to the west of the front building and a second story addition has been added to the infill portion behind the garage. Building documentation continued in 1975, when it is recorded that the building was significantly modified. The renovation consisted of a new façade and a second story addition. This renovation was completed shortly after Atlantic Coast Life Insurance purchased the property in 1971 from George C. Kanellos for $15,000 (see property card below, Charleston County RMC). No sources explicitly confirm that a building was demolished for the construction of the current building. Based on building analysis and materials visibly present with regard to the structure, it was assumed that minimal original fabric of the 1902 and 1940's structure was retained with the 1970's work. During further investigation and exploratory demolition, it was found that the entire first floor is of modern construction and minimal historic fabric was found on the second-floor front bedrooms.

Existing Conditions and Proposal:
All exterior cladding systems visible from Wentworth Street are from the 1975 renovation. There is no historic fabric left on the exterior of the building, there are no historic windows, trim, or siding. The North (front) elevation appears to be from the 1975 renovation. The East elevation on the first floor also appears to be from the 1975 renovation. It is noted that during the exploratory demo some historic material was found on the second-floor east elevation. The West elevation can be presumed to be evolved since the 1951 Sanborn map and the 1975 addition. The South (rear) elevation was heavily modified in the 1975 renovation and is composed of modern building materials and has no relationship to the original 1902 structure. The interiors have been heavily modified over the life of the building with a most recent renovation from 2016. No historic material is visible from the right of way, in addition the original historic footprint has been modified through multiple renovations and additions. If this building is to remain and a renovation approved, little to no historic fabric would be left. The project has been reviewed with the Zoning Department for a variance to approve a non-conforming building footprint with conditions to maintain a building that keeps the scale of the existing structure, as shown in the massing diagram attached. If the building demolition is approved the proposal would be to replace the existing structure with a single-family residence that is similar in scale and mass that will fit appropriately within the existing streetscape.

139 Wentworth Street – Existing Conditions

Exterior Photographs

139 Wentworth

Figure 1 & 2: Birds Eye View and Aerial View of Building

Figure 3: North Elevation

Figure 4: North Elevation Abutting 141 Wentworth St.

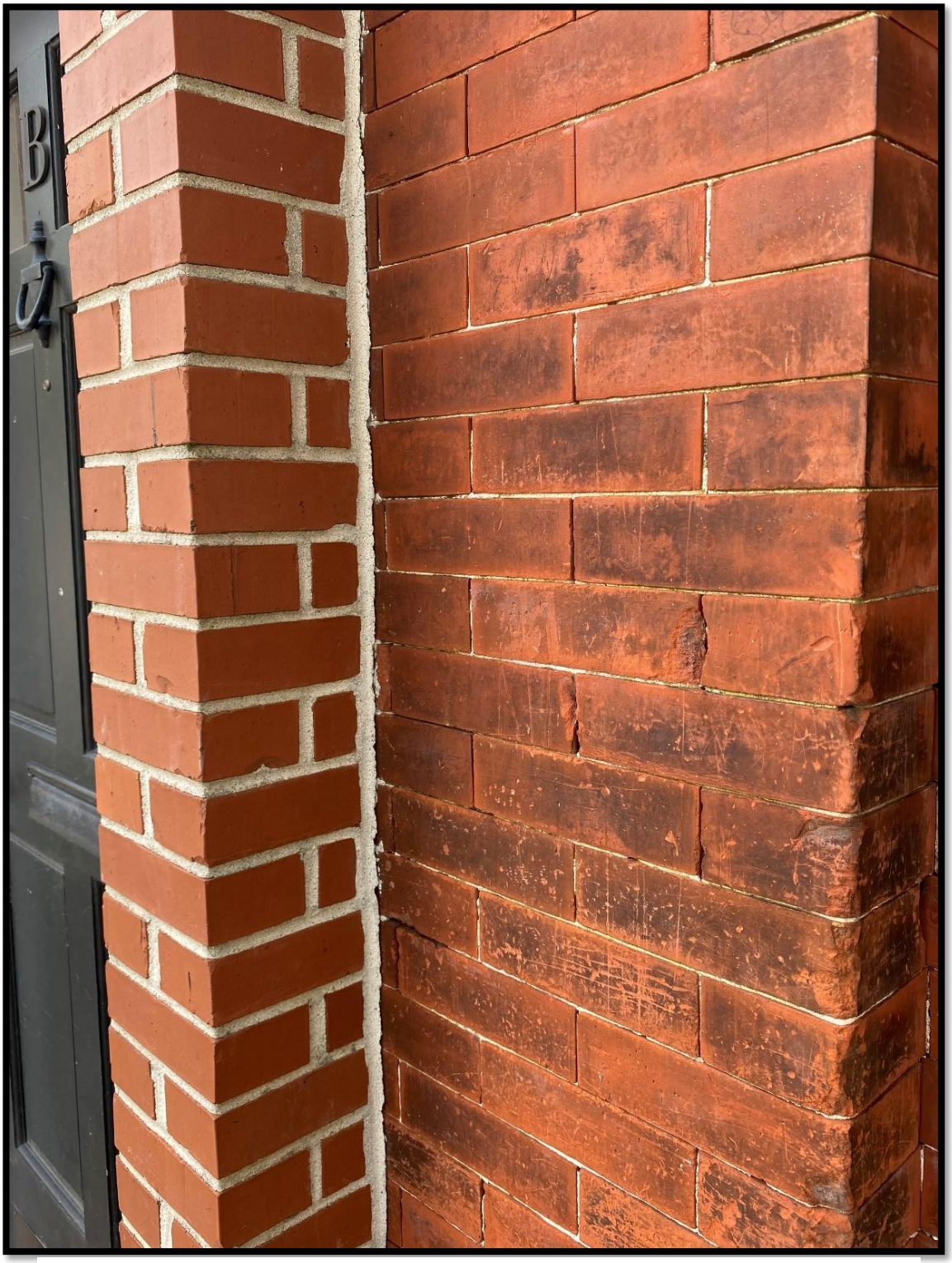


Figure 5: North West Corner – North Elevation abutting 141 Wentworth St.

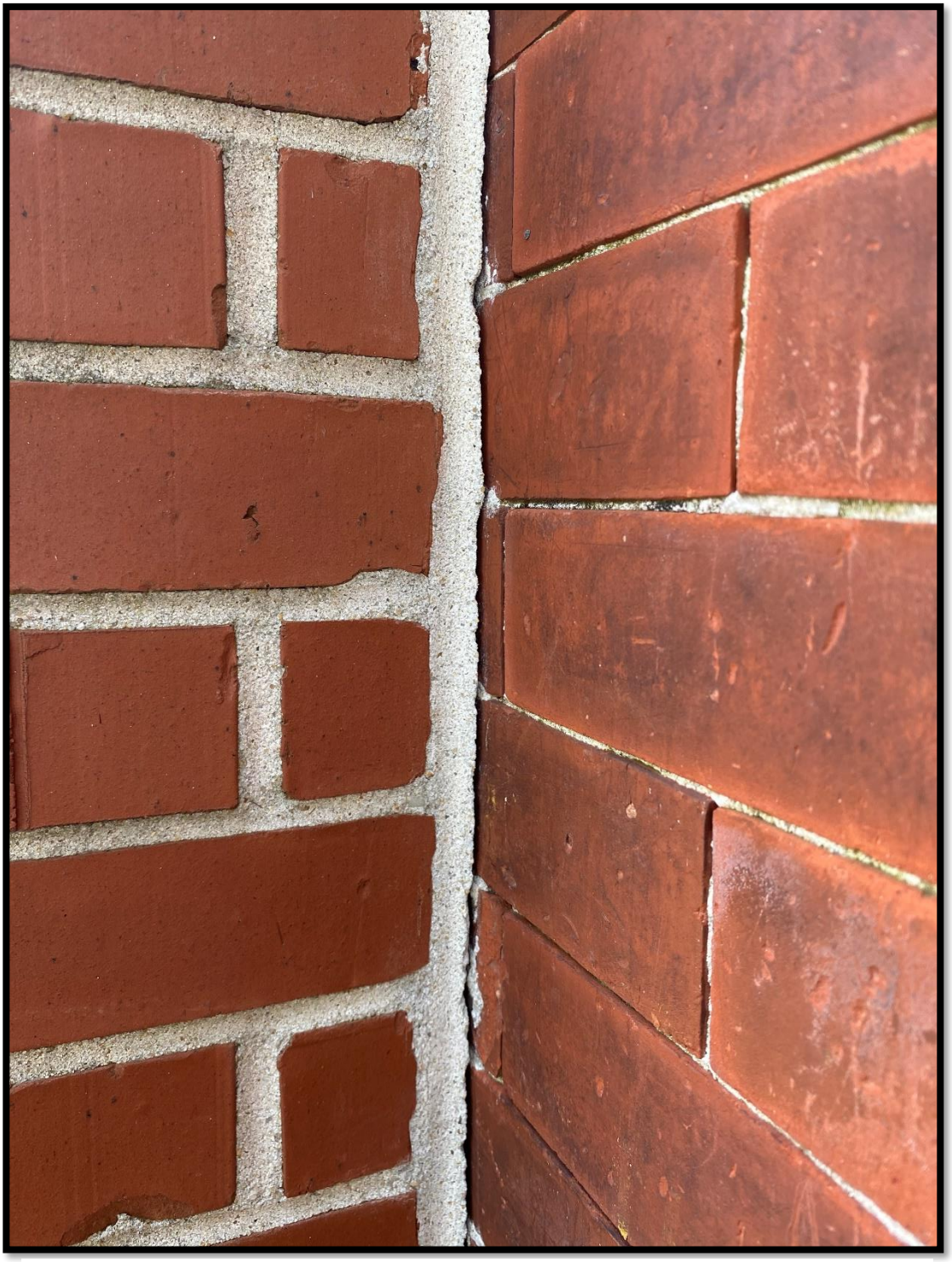


Figure 6: North West Corner – North Elevation abutting 141 Wentworth St.

Figure 7: North West Corner – North Elevation abutting 141 Wentworth St.

Figure 8: North Elevation Adjacent to 137 Wentworth St.

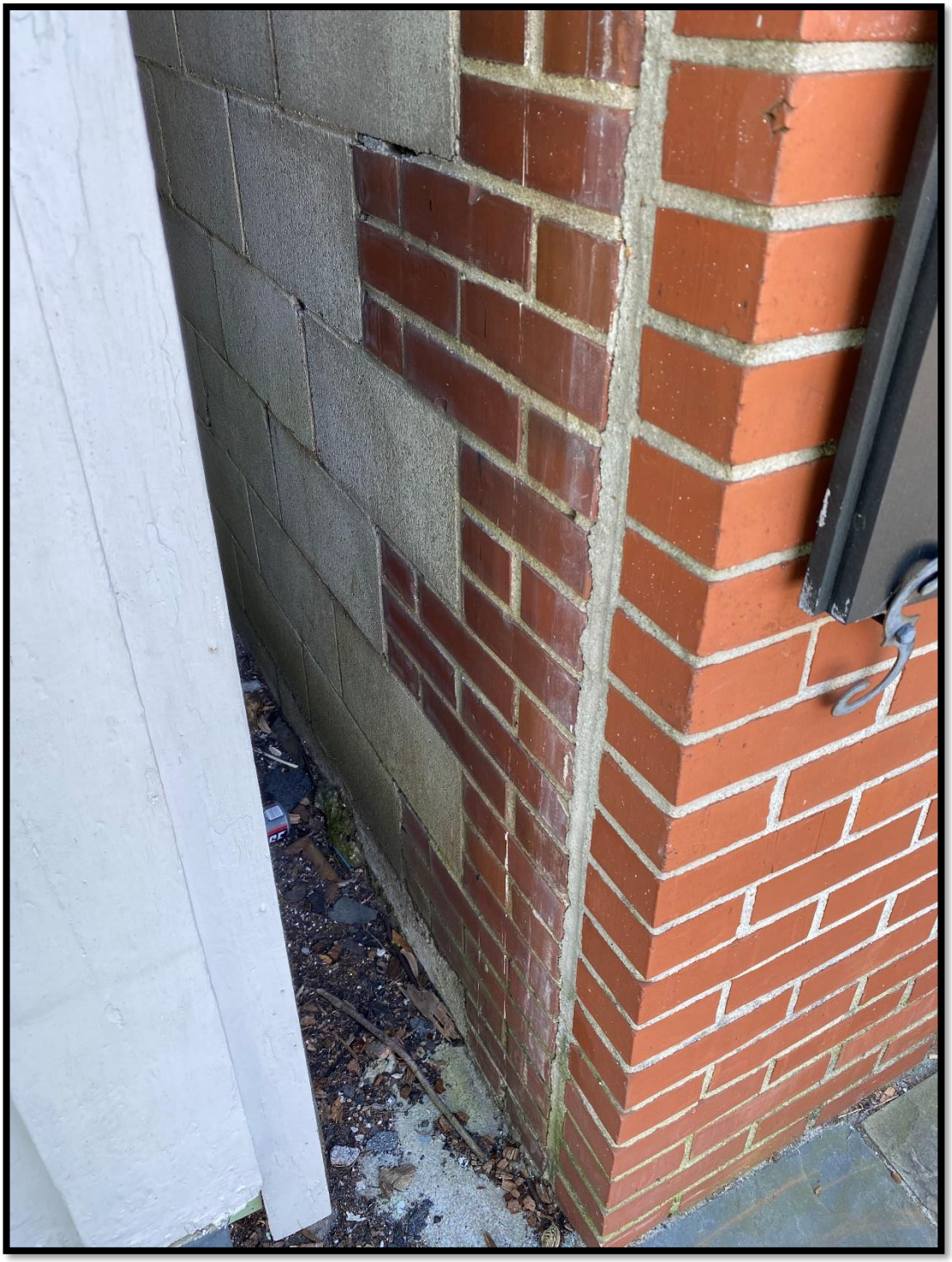


Figure 9: North East Building Corning – East Elevation Showing CMU Block

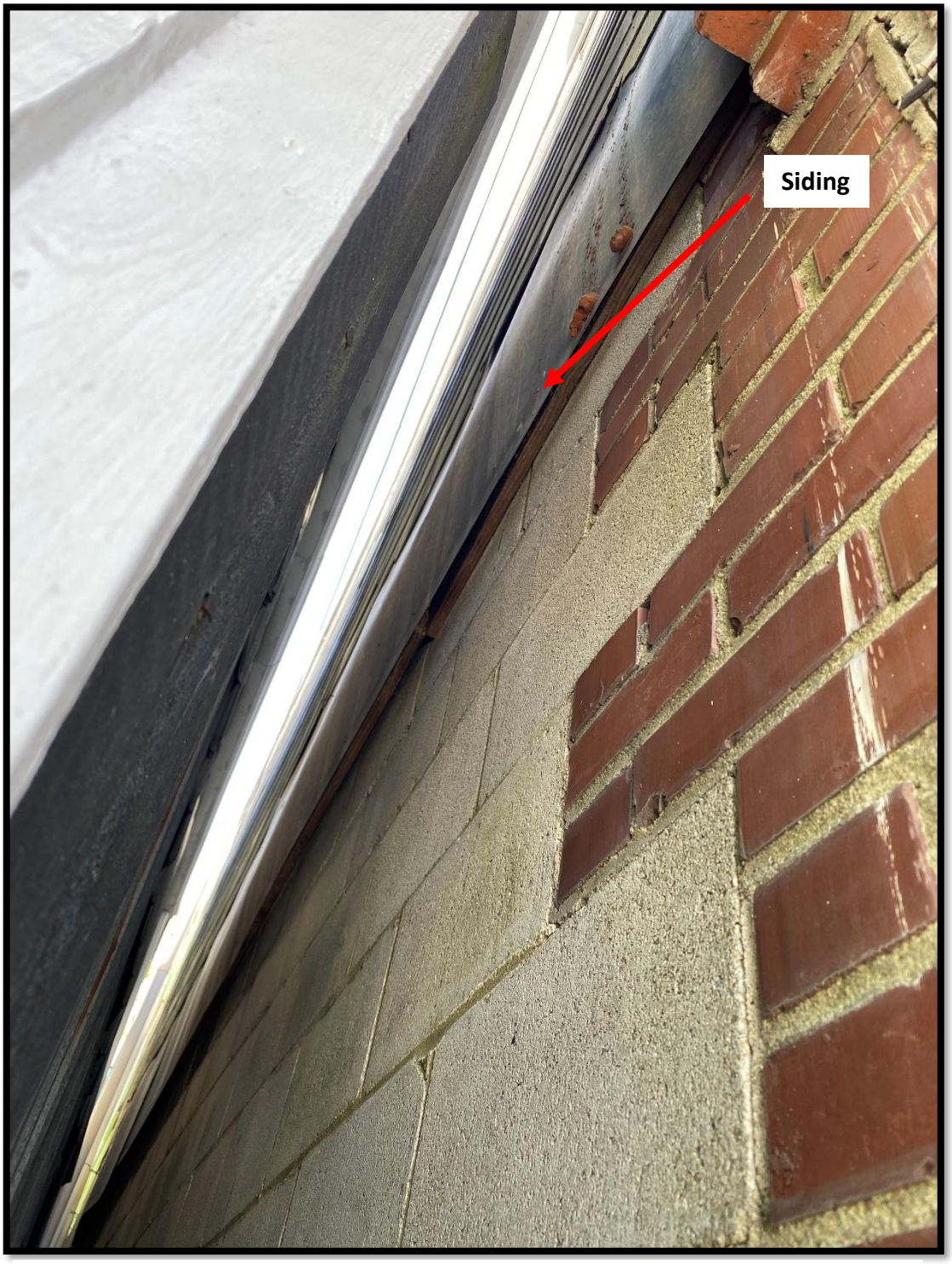


Figure 10: North East Building Corning – East Elevation Showing CMU Block with Wood Furring and Siding Above

Figure 11: East Elevation Showing Standard CMU Block (7 5/8” x 15 5/8”)

Figure 12: East Elevation

Figure 13: South East Corner

Figure 14: South Elevation

Figure 15: South West Corner – South Elevation abutting 141 Wentworth St.

139 Wentworth Street – Existing Conditions

Interior Photographs

Figure 16: Unit #A – First Floor – facing south

Figure 17: Unit #A – First Floor – facing north

Figure 18: Unit #A – First Floor

Figure 19: Unit #A – First Floor

Figure 20: Unit #B – Second Floor – facing north

Figure 21: Unit #B – Second Floor – facing south

Figure 22: Unit #B – Second Floor – Front/North Bedroom 1

Figure 23: Unit #B – Second Floor – Middle/North Bedroom 2

Figure 24: Unit #B – Second Floor – Middle/South Bedroom 3

Figure 25: Unit #B – Second Floor – Back/South Bedroom 4

Figure 26: Unit #B – Second Floor

139 Wentworth Street – Existing Conditions

Exploratory Demo

Figure 27: 1A – First Floor East exterior wall showing modern framing

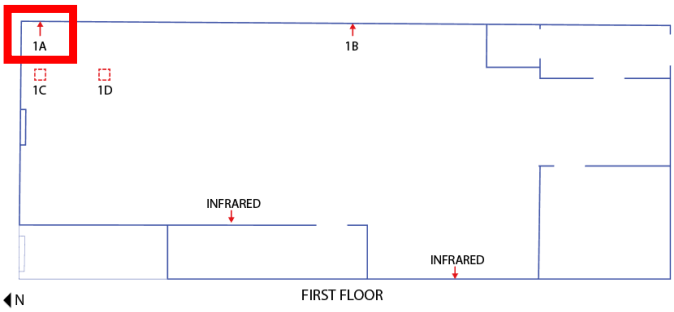
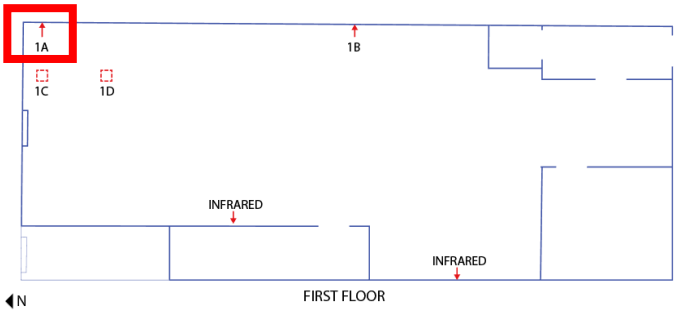


Figure 28: 1A – First Floor East exterior wall showing CMU



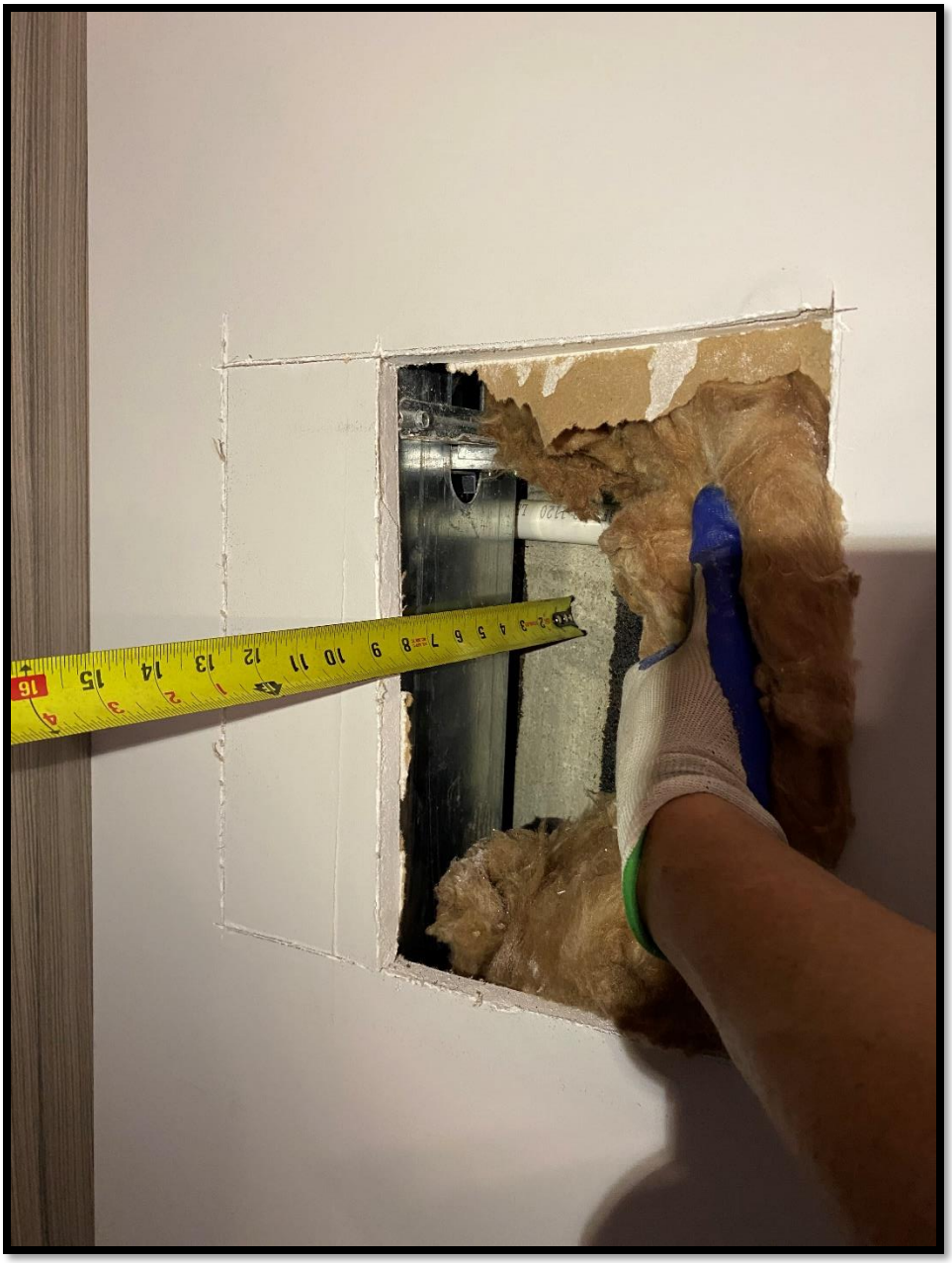
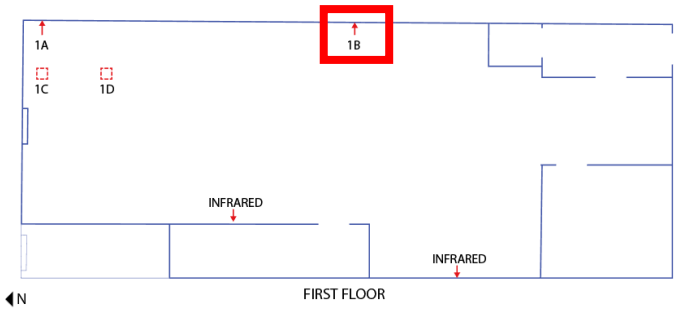


Figure 29: 1B – First Floor East exterior wall showing metal stud and CMU



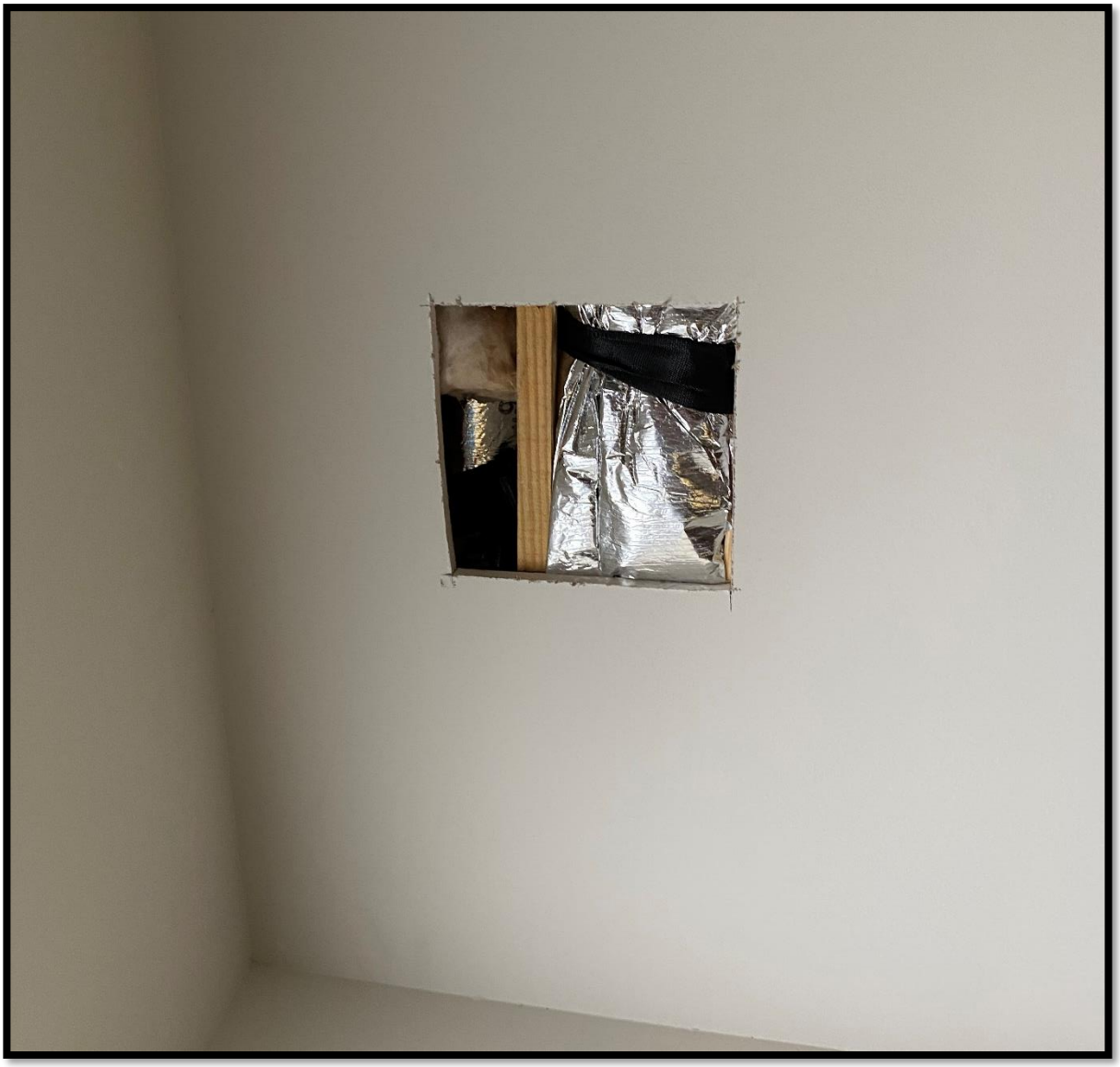


Figure 30: 1C – Ceiling of first floor showing modern framing

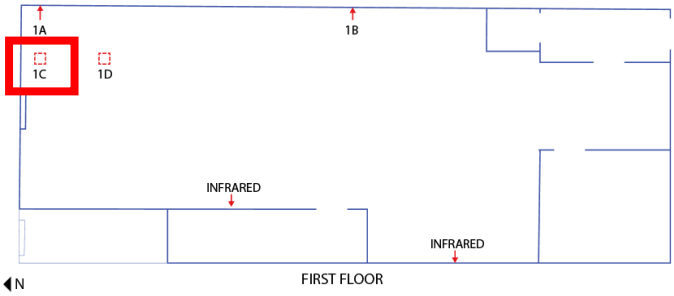
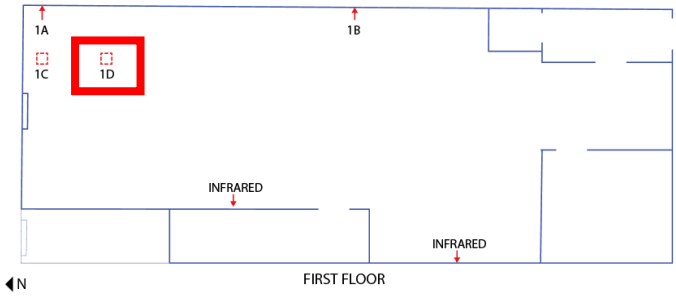


Figure 31: 1D – Ceiling of first floor showing modern and historic framing



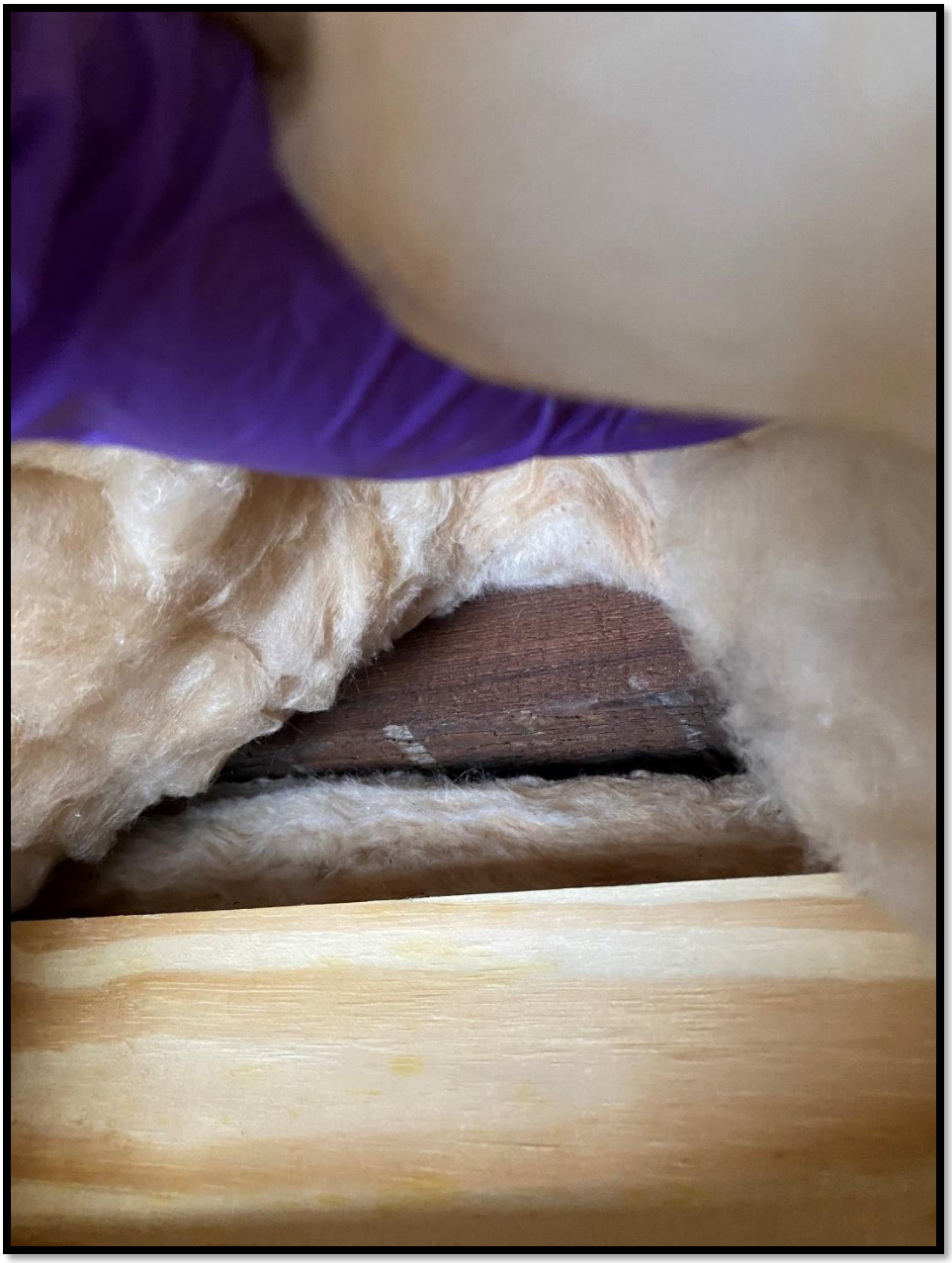
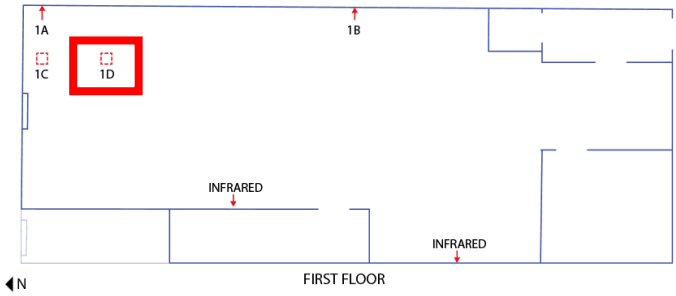


Figure 32: 1D – Ceiling of first floor showing historic framing



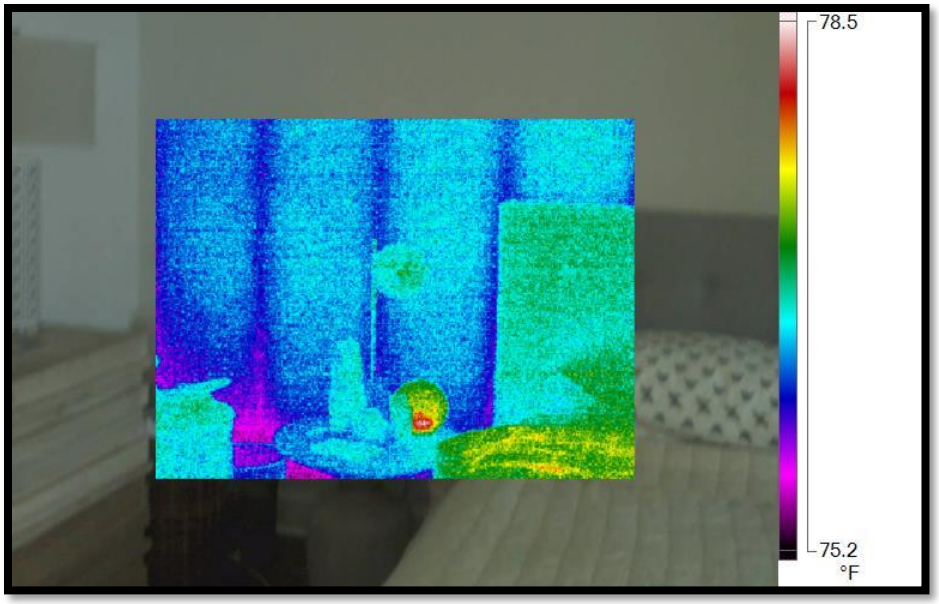


Figure 33: Infrared – First Floor West exterior wall showing consistent repetition and spacing of modern framing

Figure 34: Infrared – First Floor West stair wall showing consistent repetition, spacing, and horizontal blocking indicating modern framing.

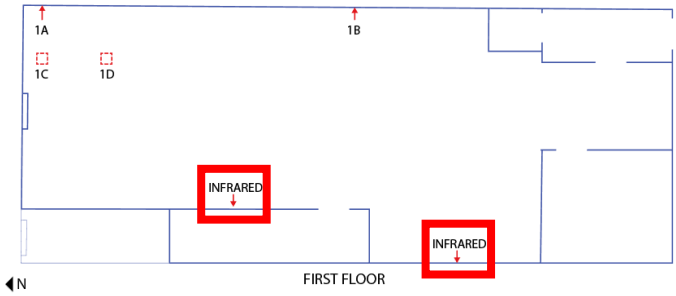


Figure 35: 2A – Second Floor East exterior wall showing historic corner cross bracing

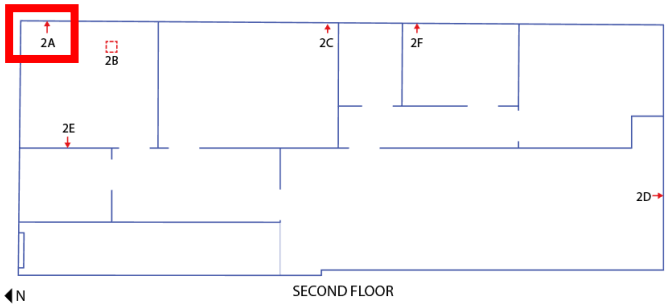
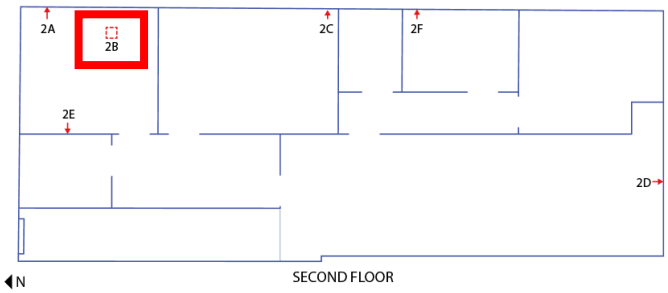


Figure 36: 2B – Ceiling/Roof framing at second floor



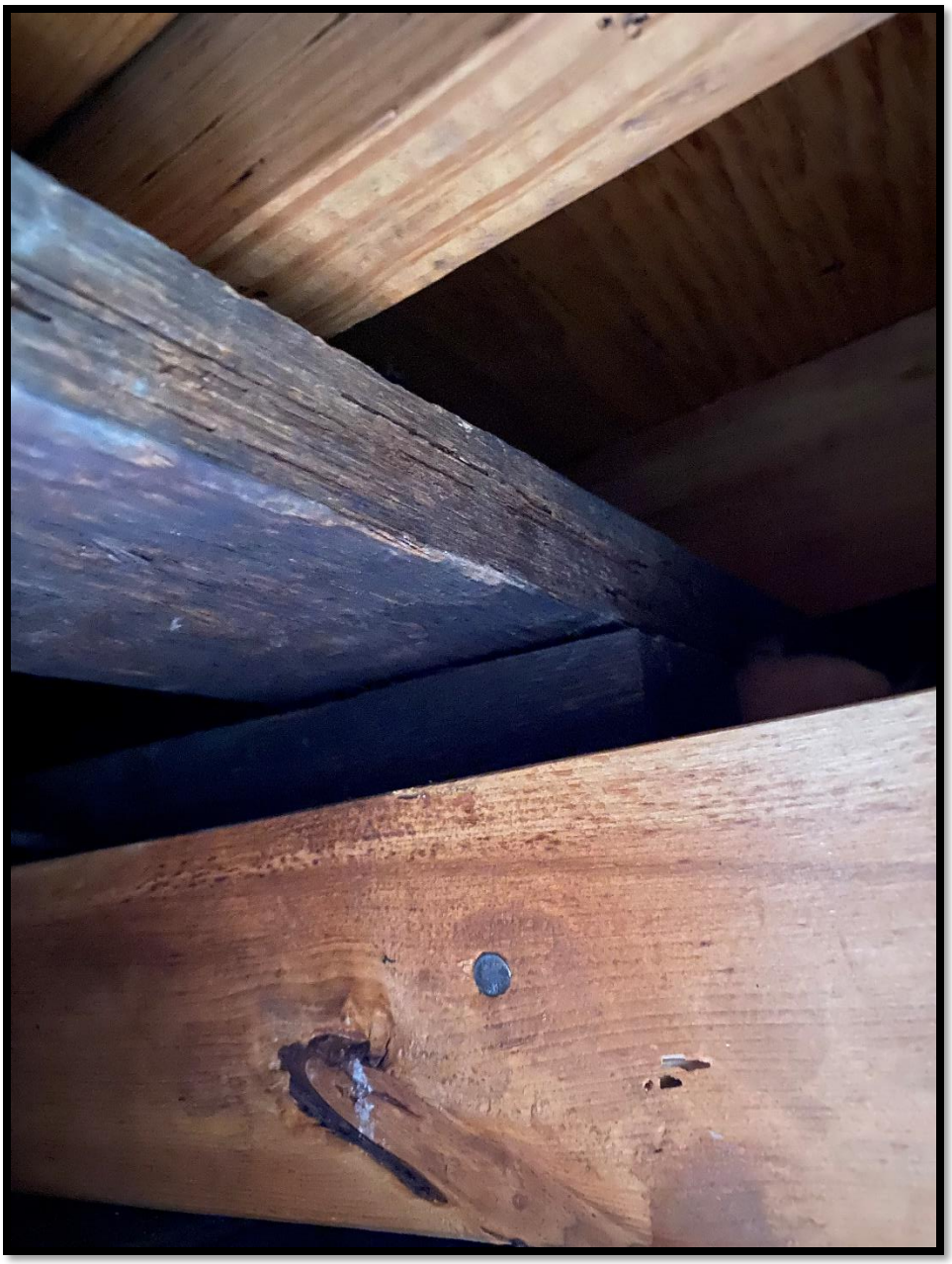
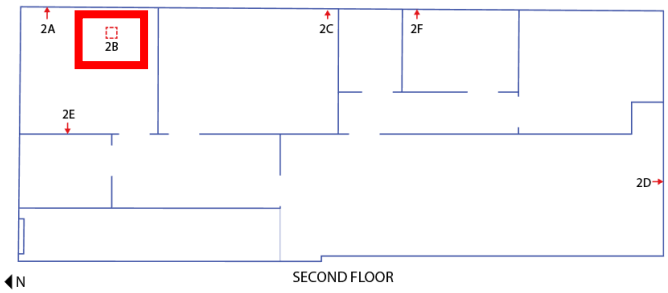


Figure 37: 2B – Ceiling/Roof framing at second floor showing modern and historic construction



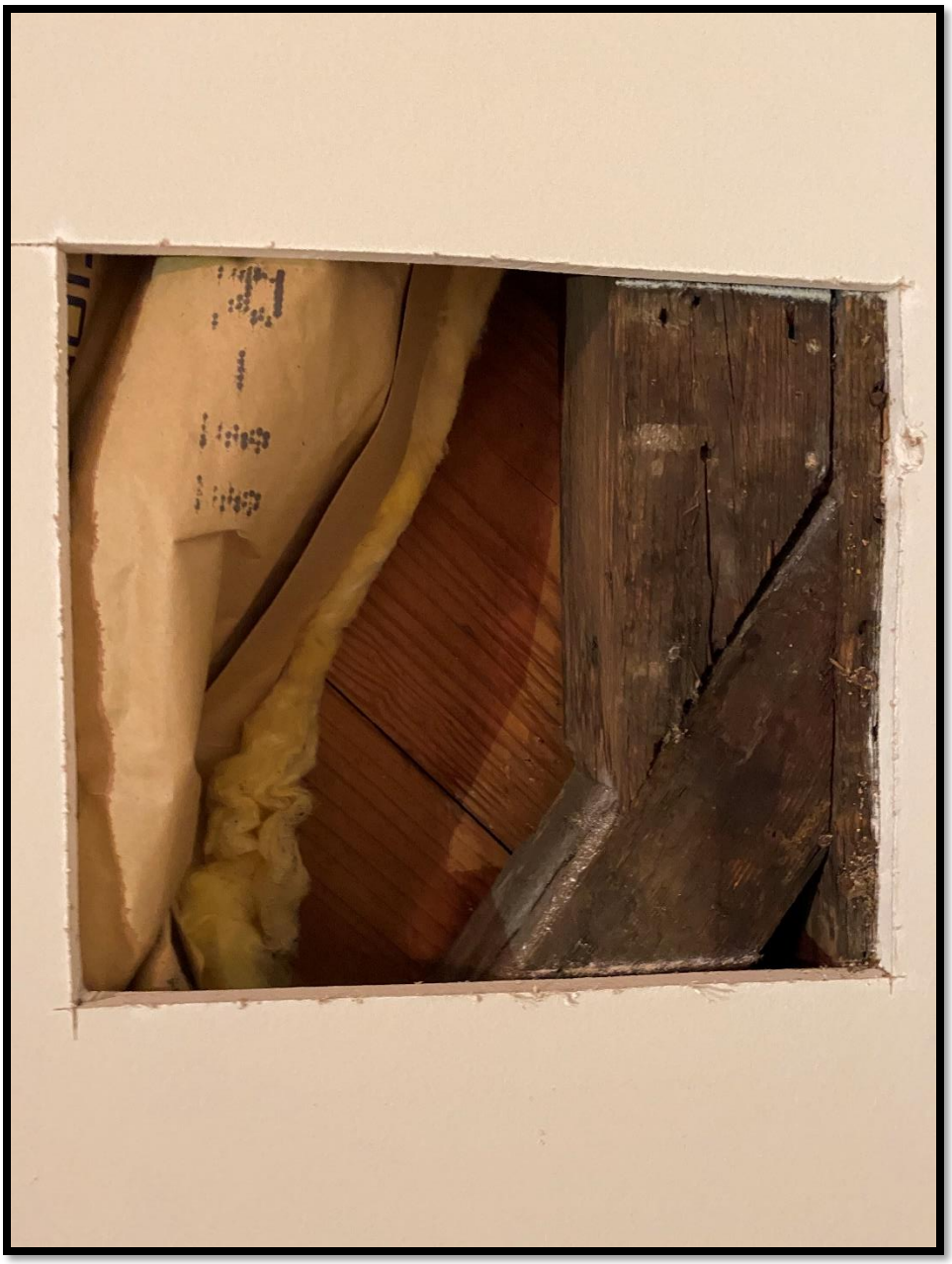
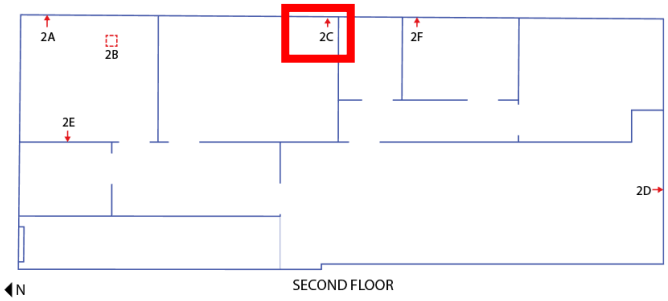


Figure 38: 2C – Second Floor East exterior wall showing historic corner cross bracing



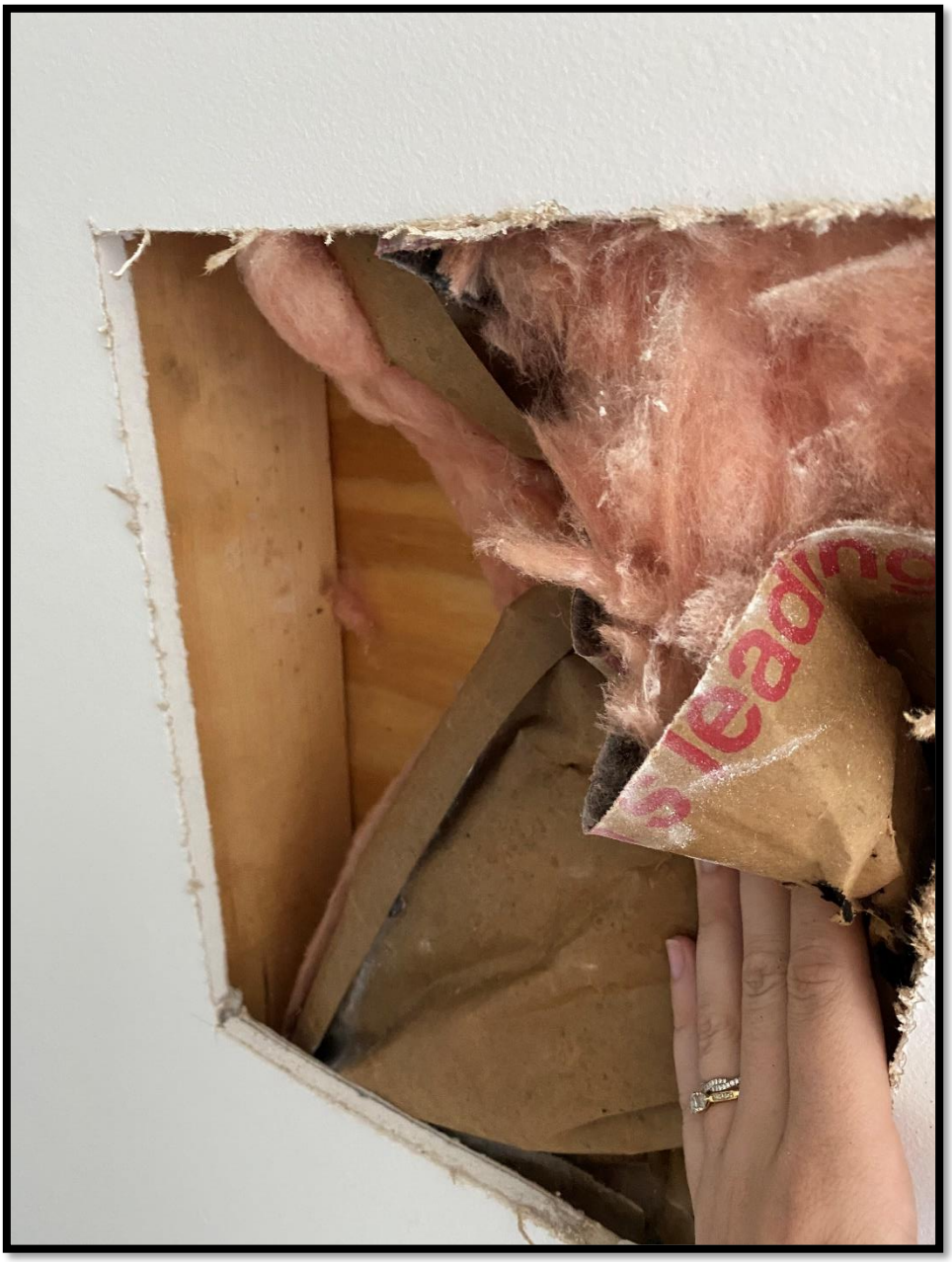


Figure 39: 2D – Second Floor South exterior wall showing modern construction

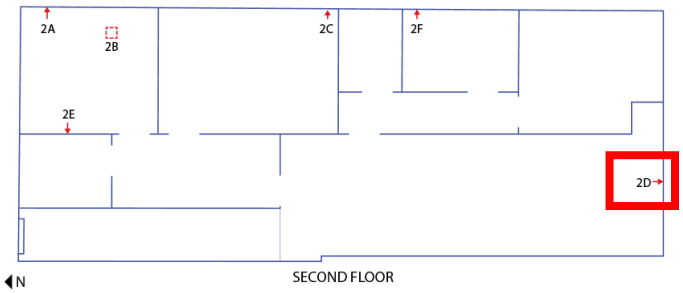


Figure 40: 2E – Second Floor Interior wall showing historic window construction and modern infill framing

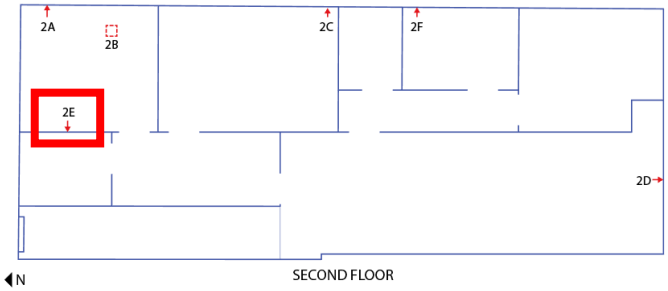
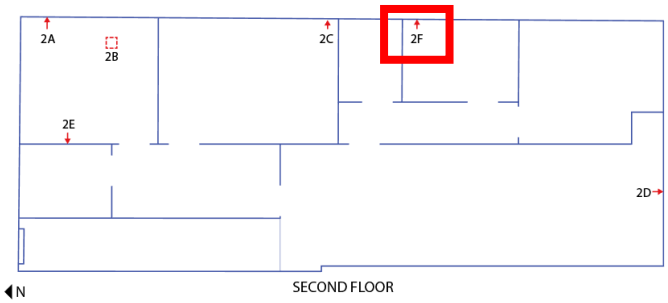
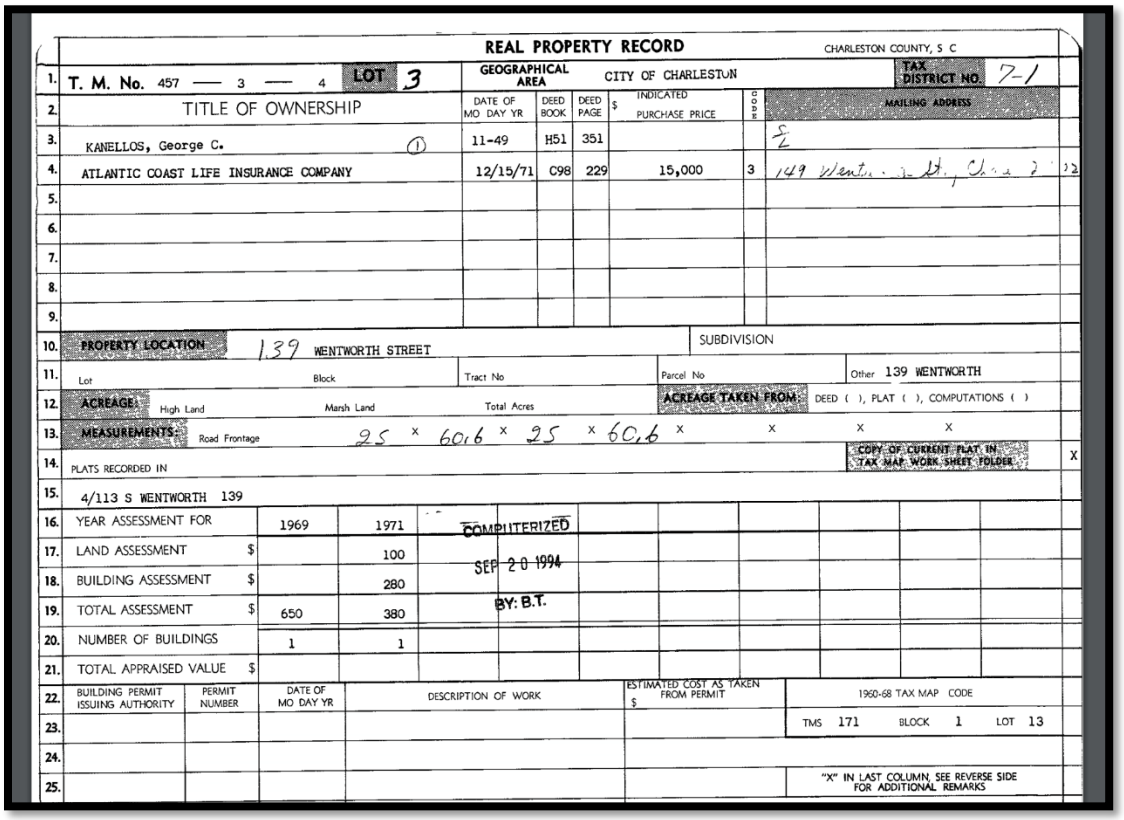


Figure 41: 2F – Second Floor East exterior wall showing historic framing



139 Wentworth Street – Historic Context Information

BAR Submission for Demolition



REAL PROPERTY RECORD — CHARLESTON COUNTY, S C

1. T. M. No. 457 — 3 — 4 LOT 3 | GEOGRAPHICAL AREA: CITY OF CHARLESTON | TAX DISTRICT NO. 7-1

2. TITLE OF OWNERSHIP	DATE OF MO DAY YR	DEED BOOK	DEED PAGE	$ INDICATED PURCHASE PRICE	CODE	MAILING ADDRESS
3. KANELLOS, George C. (1)	11-49	H51	351			S
4. ATLANTIC COAST LIFE INSURANCE COMPANY	12/15/71	C98	229	15,000	3	149 Wentworth St., Chas 2
5.						
6.						
7.						
8.						
9.						

10. PROPERTY LOCATION: 139 WENTWORTH STREET | SUBDIVISION
11. Lot | Block | Tract No | Parcel No | Other 139 WENTWORTH
12. ACREAGE: High Land | Marsh Land | Total Acres | ACREAGE TAKEN FROM: DEED ( ), PLAT ( ), COMPUTATIONS ( )
13. MEASUREMENTS: Road Frontage 25 x 60.6 x 25 x 60.6 x x x x
14. PLATS RECORDED IN | COPY OF CURRENT PLAT IN TAX MAP WORK SHEET FOLDER X
15. 4/113 S WENTWORTH 139

16. YEAR ASSESSMENT FOR	1969	1971	COMPUTERIZED							
17. LAND ASSESSMENT $		100	SEP 20 1994							
18. BUILDING ASSESSMENT $		280	BY: B.T.							
19. TOTAL ASSESSMENT $	650	380								
20. NUMBER OF BUILDINGS	1	1								
21. TOTAL APPRAISED VALUE $										

22. BUILDING PERMIT ISSUING AUTHORITY	PERMIT NUMBER	DATE OF MO DAY YR	DESCRIPTION OF WORK	ESTIMATED COST AS TAKEN FROM PERMIT $	1960-68 TAX MAP CODE
23.					TMS 171 BLOCK 1 LOT 13
24.					
25.					"X" IN LAST COLUMN, SEE REVERSE SIDE FOR ADDITIONAL REMARKS

Figure 42: 139 Wentworth St. Property Card, Charleston County RMC. The neighboring lot at 137 Wentworth was purchased at the same time by Atlantic Coast Life Insurance as well and was described as in "'terrible condition'" by Y.W. Scarborough, the President of Atlanta Coast Life Insurance Co at conveyance (Robert Stockton, *The News and Courier*: "Unusual Features Found In Dwelling", July 28, 1980, see attached). After purchasing 137 Wentworth, the Scarborough family restored the building on the lot and presumptively built the building at 139 Wentworth.

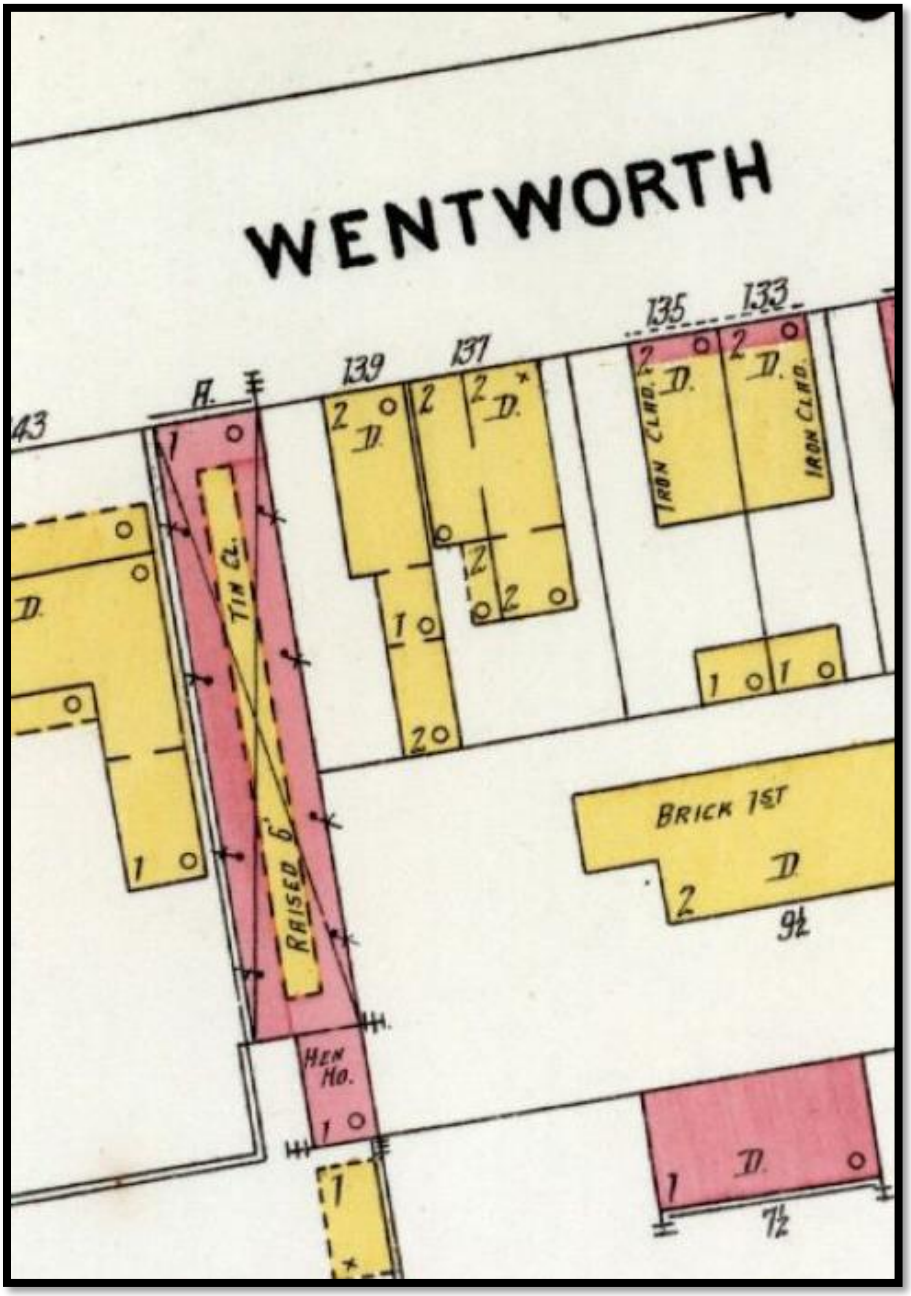


Figure 43: Sanborn Map Company. Sanborn Fire Insurance Maps: South Carolina. Charleston County, 1902. The property is notated with a larger two-story frame dwelling, with two smaller frame structures in the back of the lot.

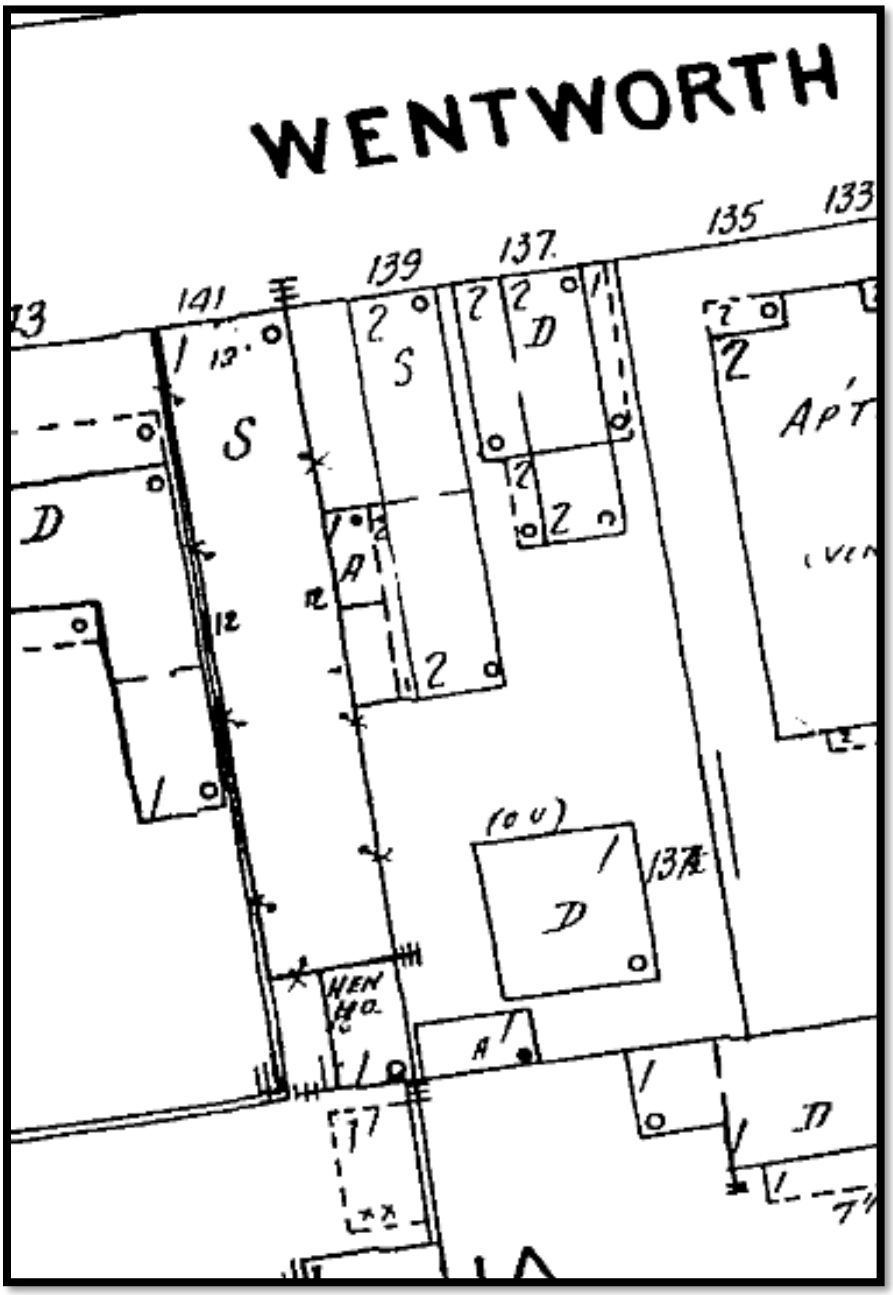


Figure 44: Sanborn Map Company. Sanborn Fire Insurance Maps: South Carolina. Charleston County, 1944. The back portion of the lot is shared with the parcel at 137 Wentworth Street. The street front building is notated as a two-story "store" building with an additional two-story building and accessory building.

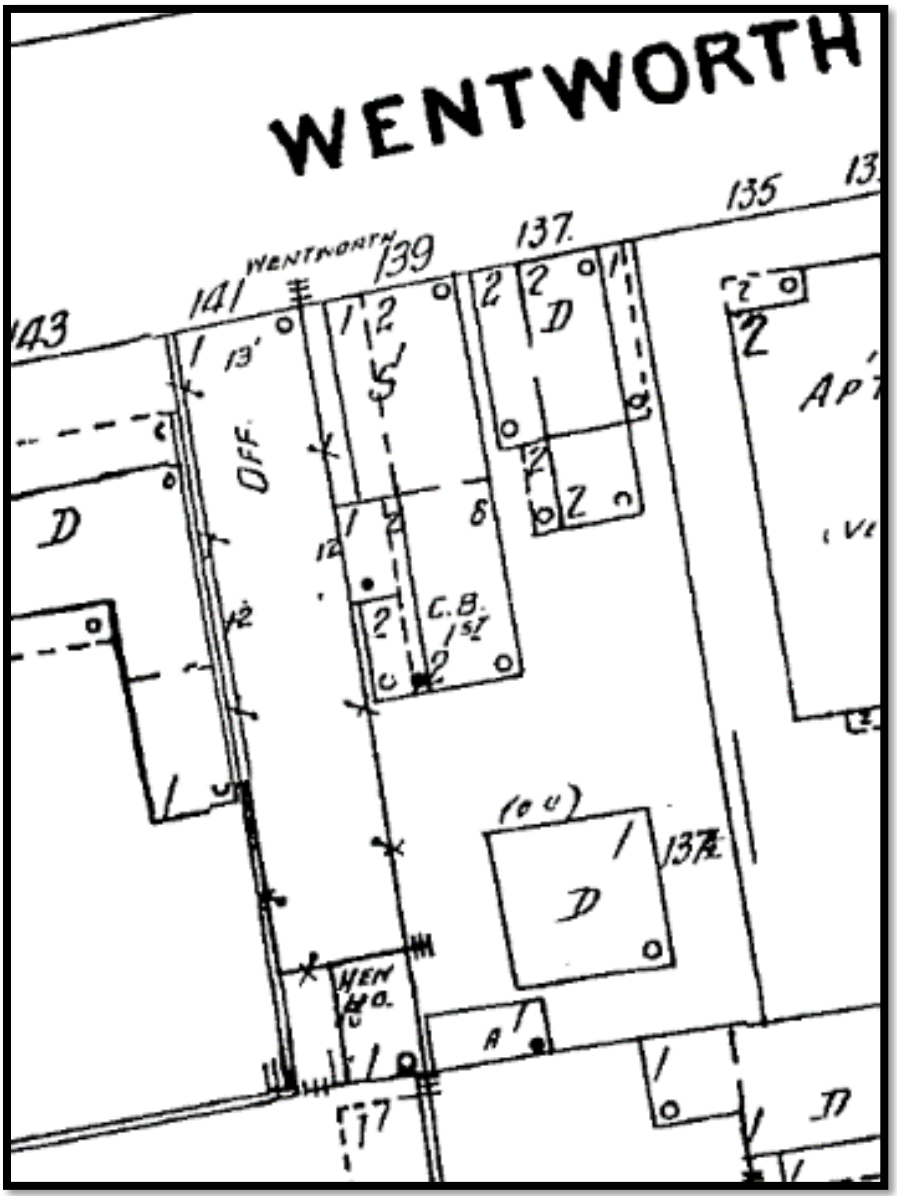


Figure 45: Sanborn Map Company. Sanborn Fire Insurance Maps: South Carolina. Charleston County, 1951. The back portion of the lot is shared with the parcel at 137 Wentworth Street. The main structure on the 139 Wentworth property is notated with a two story "store" building with a one-story porch. There is also a two-story "cement block" "store" building behind the street front building, along with two additional small structures.

Figure 46: 1973 Aerial showing a pre renovation building footprint.
Figure 47: 2020 Aerial, for comparison, showing current building footprint.

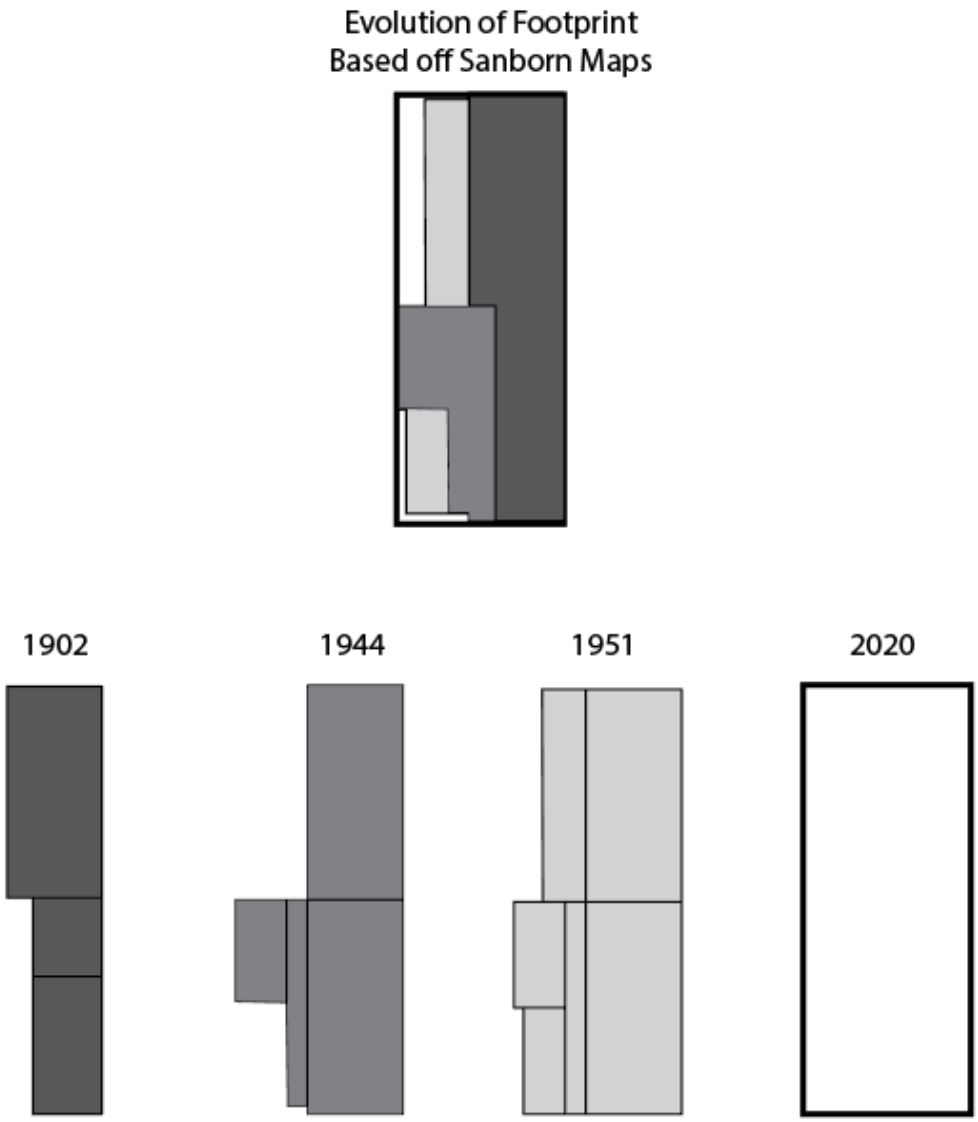


Figure 48: Diagram of building footprint based off of Sanborn Maps and Survey of the property today. As shown, the 1902 footprint is no longer maintained.

Charleston News and Courier (published as The News and Courier) - January 30, 1975 - page 5
January 30, 1975 | Charleston News and Courier (published as The News and Courier) | Charleston, South Carolina | Page 5

"BOARD OF ADJUSTMENT, ZONING ORDINANCE

A meeting of the Board of Adjustment, Z. O. will be held on Tuesday, February 4, 1975 at 5 p.m. on City Hall, Charleston, S. C. The following applications will be considered:

1. Permission to construct an addition to second floor at No. 139 Wentworth Street and occupy building as storage facilities for adjoining office building. DR-1F Residential District. Old and Historic Charleston.

CITATION (MLA STYLE)

Charleston News and Courier, Two Star ed., 30 Jan. 1975, p. 5. *NewsBank: America's News – Historical and Current*, infoweb.newsbank.com/apps/news/document-view?p=AMNEWS&docref=image/v2%3A13CCA871AD118D5A%40EANX-1546A968A9AB7F8B%402442443-1546A8B215361DE4%404-1546A8B215361DE4%40. Accessed 13 May 2020.

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Figure 49: 1975 Board of Adjustment Zoning Ordinance for addition and occupancy change

Evening Post (published as CHARLESTON EVENING POST) - January 31, 1975 - page 13
January 31, 1975 | Evening Post (published as CHARLESTON EVENING POST) | Charleston, South Carolina | Page 13

Board Grants Changes

Five applications for variances from the city's zoning ordinance were approved Thursday by the Board of Architectural Review.

Approved were requests to:

— Remodel the exterior and enlarge the second floor of 139 Wentworth St. The board reserved the right to review the color of paint and the design of bricks to be used in the work.

CITATION (MLA STYLE)

Evening Post, FINAL ed., 31 Jan. 1975, p. 13. *NewsBank: America's News – Historical and Current*, infoweb.newsbank.com/apps/news/document-view?p=AMNEWS&docref=image/v2%3A13E3762B9393175B%40EANX-154719E9F0A48227%402442444-154718FEC2987F3F%4012-154718FEC2987F3F%40. Accessed 13 May 2020.

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Figure 50: 1975 Board Grants Approval for Addition with right to review color of brick.

Charleston News and Courier (published as The News and Courier) - January 31, 1975 - page 16
January 31, 1975 | Charleston News and Courier (published as The News and Courier) | Charleston, South Carolina | Page 16

Townhouse Plans Airing Set

By MARY A. GLASS
Staff Reporter

Revived plans for townhouse construction at John and Meeting streets will be aired Feb. 4 at Charleston City Hall.

The proposal, submitted by Arthur Ravenel Co., needs renewed approval of the city's zoning Board of Adjustment.

The board approved minor variances for lot lines and setbacks on the project in December 1973, but the variances have lapsed without the start of construction.

Also on the board's adgenda for Feb. 4 are applications seeking permission to:

Locate dwellings on lots at 30 Rutledge Avenue and 97 Beaufain St., neither meeting required elevations for Flood Insurance regulations.

Construct an addition to the second floor at 139 Wentworth St. and occupy the building as storage facilities for adjoining office building.

Occupy the northeast corner of Courtenay Drive and Doughty Street as offices without required offstreet parking.

Occupy the lot at 150 Rutledge Avenue (at the northeast corner of Vanderhorst Street) as a commercial parking lot in a residential district.

Construct an addition to the church at 180-186 Romney Court for use as a meeting room

Construct an addition to the west side of 1253 Camelot Drive in Lenevar subdivision.

Occupy the fifth and sixth floors of the hospital at 135 Rutledge Ave. without required offstreet parking.

Construct a swimming pool on the front portion of the lot at 3 Legare St.

Applications Reviewed

The city's Board of Architectural Review met Thursday and approved the following applications:

The addition of a rear portion to a side porch at 9 King St.

The addition to a first floor dwelling at 46 King St.

An alteration to the exterior at 213 Metting St.

The construction of a six story addition to rear of office building at 2 Court House Square.

In other action the board:

Approved the design to remodel exterior and enlarge second floor at 139 Wentworth St.

Delayed the demolition of 177 St. Philip St. for 180 days.

SUGAR MILLS SET

MANILA — The Philippines is planning to construct five, and possibly six, new sugar mills. The five would increase the milling capacity by 300,000 to 350,000 short tons. The 37 present mills have a capacity of 3.2 million short tons a year.

CITATION (MLA STYLE)
Charleston News and Courier, Two Star ed., 31 Jan. 1975, p. 16. *NewsBank: America's News – Historical and Current*, infoweb.newsbank.com/apps/news/document-view?p=AMNEWS&docref=image/v2%3A13CCA871AD118D5A%40EANX-1546A9696A20C30F%402442444-154657E88E49B88C%4015-154657E88E49B88C%40. Accessed 13 May 2020.
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Figure 51: Description of 1975 alterations. Remodel of exterior and enlarge second floor.

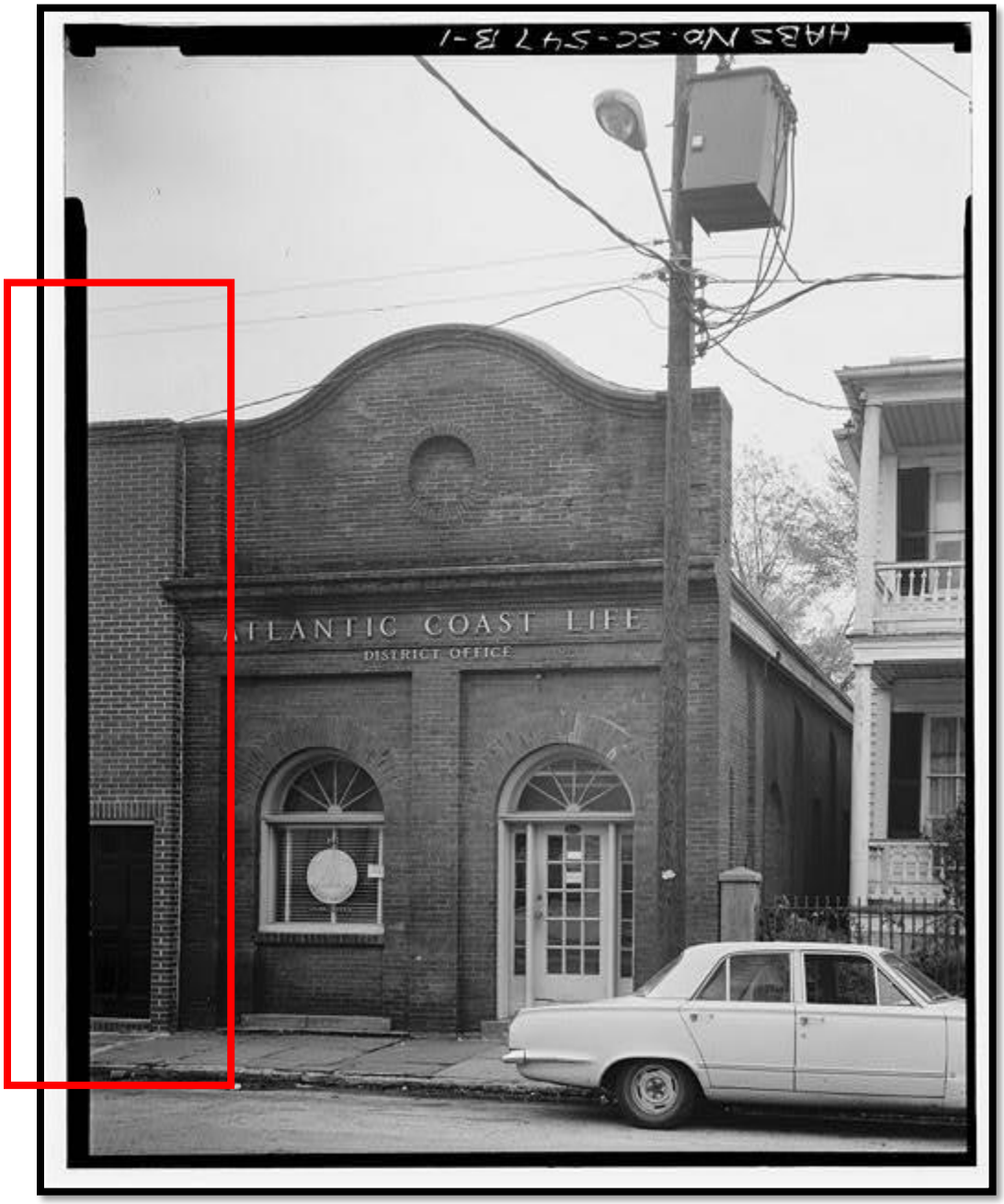


Figure 52: 1977 HABS. Image shows small section of the façade from the post 1975 remodel.

ments on oyster cultivation in a concept was made obsolete by laws

(See Page 11-B, Column 4)

Davis N

Unusual Features Found In Dwelling

By ROBERT P. STOCKTON
Special Writer

Built on speculation by Alexander Black, the two-story frame house at 137 Wentworth St. was first occupied by Mrs. Catherine Lopez, a "free person of color."

Black built the small dwelling sometime between October 1837 when he purchased the vacant site, and March 1838 when he sold the lot and building to Mrs. Lopez.

The site was historically part of Lot No. 16 in the plan of Harleston, surveyed by William Rigby Naylor in 1770.

According to Naylor's survey, Lot 16 had 120 feet, 4 inches frontage on Pitt Street and 212 feet, 6 inches in depth along Wentworth Street.

A portion of Lot No. 16, measuring 60 feet, 6 inches on Pitt Street and 212 feet on Wentworth Street, was purchased by Black on Oct. 10, 1837, for $3,200, from Basile Lanneau Jr. The property was then described as "All that Vacant ... Lot of Land."

The News and Courier

Do You Know Your Charleston?

Black conveyed to Catherine Lopez, for $2,000, a lot "with the Buildings thereon," on March 17, 1838. The lot, fronting 25 feet on Wentworth and 60 feet, 6 inches in depth, was described as being part of the larger lot purchased by Black from Lanneau.

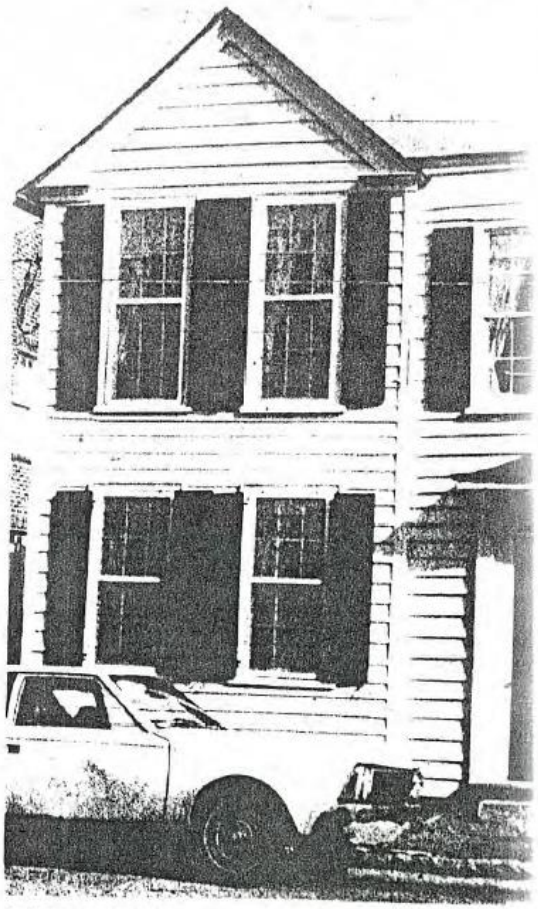
Black, the apparent builder of 137 Wentworth St., is identified in the 1838 deed as a "Merchant." He was either the Alexander Black listed in contemporary city directories as a resident of Wentworth Street, or Alexander W. Black, notary public and "shipping master," listed with offices on "the Bay" and residing at various times on East Bay and Savage Street.

Catherine Lopez, identified as a "free person of color" in the 1840-41 city directory, is listed in that directory for the first time at 117 Wentworth St., which was probably the present 137 Wentworth St.

Mrs. Lopez died in 1846. Robert Mishau, Samuel Weston and Benjamin K. Kinloch, who inventoried her estate, concluded, "There is ... nothing more than two Story wooden House & lot...which in our humble opinion is not worth more than one thousand dollars."

In April, 1846, Daniel Butler and his wife, Ann, formerly Ann Lopez, petitioned the Court of Ordinary of Charleston District, seeking permission to sell Mrs. Lopez's real estate and divide the proceeds. The court ordered the "Lot and House thereon" to be sold at auction.

(See Page 12-B, Column 1)



Staff Photo by Bill Murton

137 Wentworth St.

...1830s Dwelling

Continued From Page 1-B

Consequently, on July 6, 1846, Thomas Lehre, Ordinary of Charleston District, conveyed the lot, "with a Two story wooden House" to Edward S. Lee, administrator of Mrs. Lopez's estate, for a high bid of $1,100.

Lee sold the property to Anna M. Belle for $1,150 on July 24, 1846.

The property subsequently went through several owners until 1970 when it was purchased by the Atlantic Coast Life Insurance Co., the present owner.

Y.W. Scarborough, president of Atlantic Coast Life, said the company bought the house, which was then in "terrible condition," to protect the neighborhood of the company headquarters, which is located in the Rodgers Mansion, dating from the 1880s, at 149 Wentworth.

The house at 137 Wentworth was restored under the direction of Mrs. Scarborough and her daughter, Mrs. Harold R. Pratt-Thomas Jr., and the Pratt-Thomases were the first tenants.

The house, though in its outward appearance a typical small Charleston single house, has som unusual characteristics.

The house contains, in its original portion, two small rooms (perhaps originally one large room) on the first floor and a large room on the second.

The stairway is not centrally located, as in the typical single house, but on the right side of the house in a small hallway behind the original piazzas.

The piazzas, which were shorter than typical Charleston piazzas, not extending the full length of the house but terminating at the stairhall, appear to have been enclosed sometime before 1882 when a ward plat shows the house in its present configuration.

The 1882 ward plat also shows the house with its shed roofed rear addition, indicating the addition was constructed by then.

The enclosed piazzas contain, on the first floor, a small entrance hall and on the second floor, a small bedroom.

An unusual feature of the staircase is a large, mast-like post, extending from the first floor to the second floor landing.

Another unusual feature is the oversized windows of the second floor, in the house's original potion.

The windows, oversized for the scale of the house, have almost the effect of floor-to-ceiling windows, giving the main upstairs room a light and airy effect unusual in a small house of its period.

The house originally had one chimney, located at the rear and probably having a fireplace on each floor. The house had no mantels by the time it was remodeled in 1970 and the chimney now houses the heating unit.

On the exterior, the house has beaded siding and narrow window surrounds with simple molding. The cornice, with simple ovolo molding above a plain platband, has returns on the front and rear gable ends and is repeated in the gables and along the parapet of the piazza screen.

The entrance door, originally the piazza entrance, is off center in the piazza screen. It has a simple surround and a hip-roofed canopy set on Victorian brackets.

Ornamentation of the interior is very plain, the most elaborate feature being simulated triglyphs in gougework in the molding of the stair string.

Figure 53: Robert Stockton, *The News and Courier*: "Unusual Features Found In Dwelling", July 28, 1980

Figure 54 + 55: Photo from Historic Charleston Foundation, 1996: http://www.historiccharleston.org/research/photograph-collection/detail/137-wentworth-

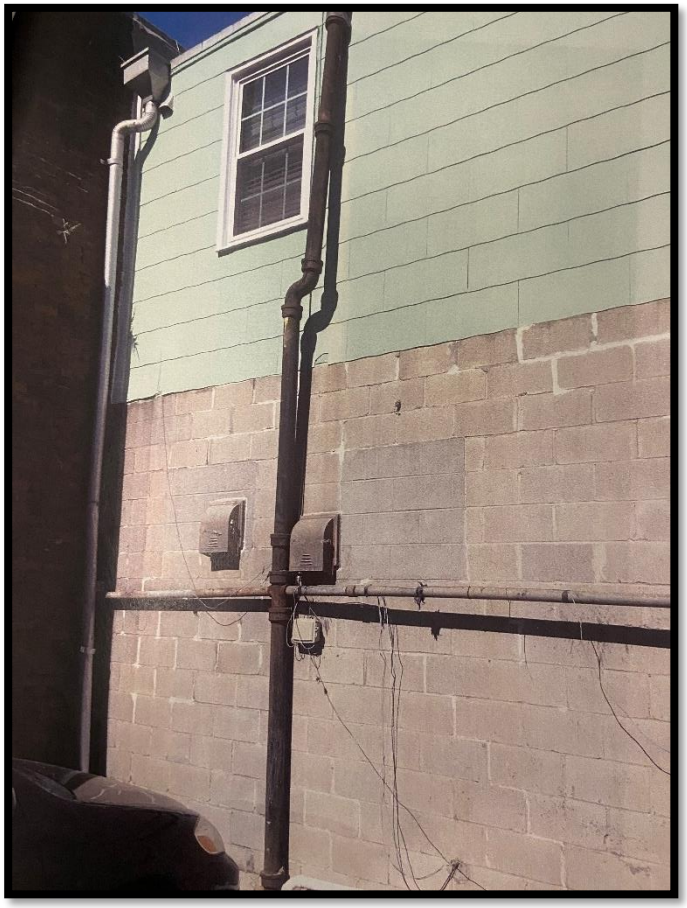
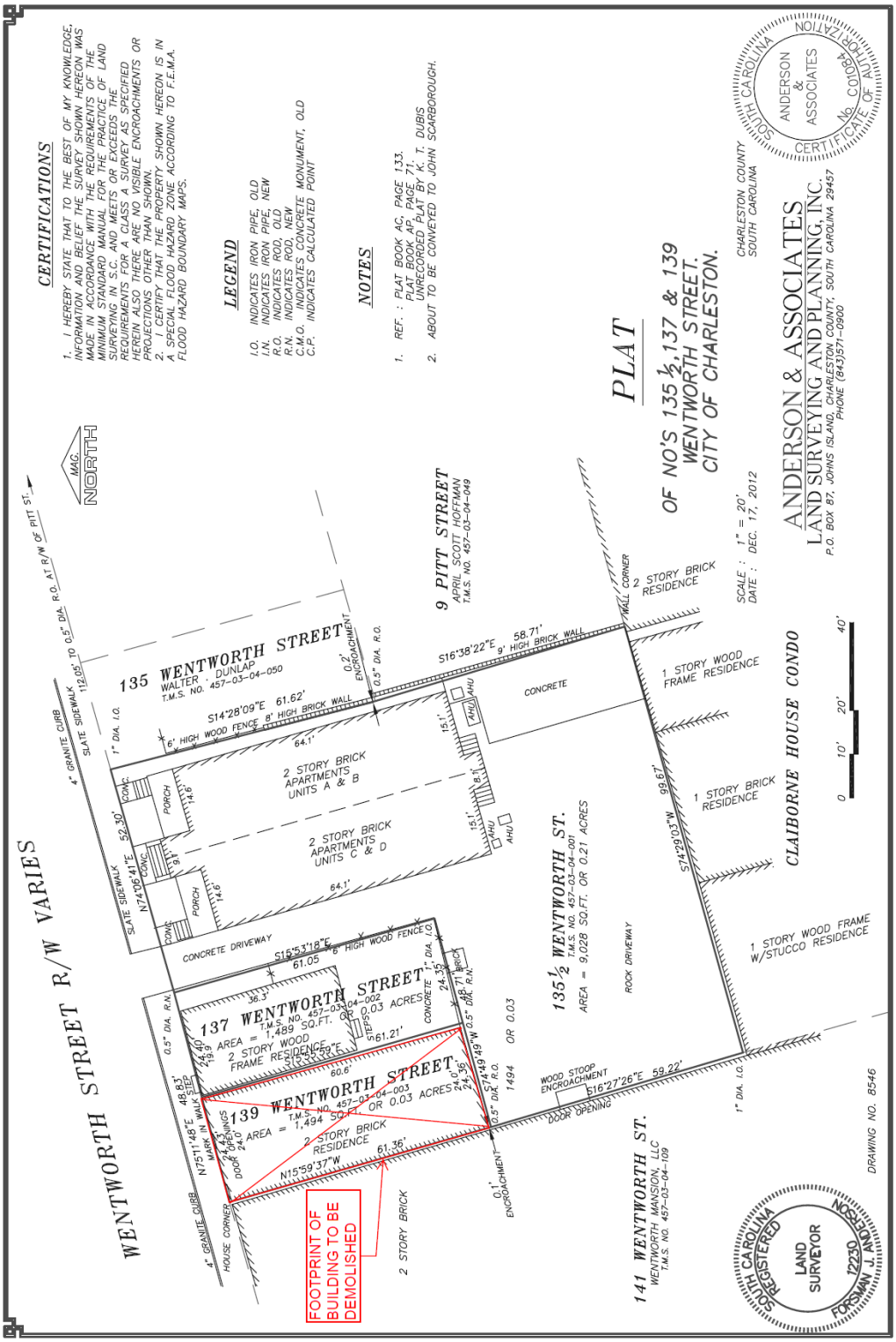


Figure 56 + 57: Photos from 2016 BAR submission for renovation showing modern CMU and framing at South Elevation

139 Wentworth Street – Survey

BAR Submission for Demolition

- See separate file for scaled copy of building demo plan.



139 Wentworth Street – Massing Diagram

BAR Submission for Demolition

Figure 58 + 59: Massing diagrams showing the proposed building scale. The building will be the same footprint and height of the existing structure and then elevated four feet to accommodate FEMA requirements.

STEPHEN YABLON ARCHITECTURE

306 West 38th Street
New York NY 10018
+1 212 868 1665

June 12, 2020

Mr. Dennis Dowd
City of Charleston, City Architect - Division Director
2 George Street
Charleston, SC 29404

RE: Letter of Design Intent
139 Wentworth Street

Dear Mr. Dowd and Community Members,

Our intent, if the building demolition is approved, would be to replace the existing structure with a single-family residence that is similar in scale and mass to the current structure that will fit appropriately within the existing streetscape.

If zoning approves the existing nonconforming footprint of the building the new structure will sit in that same footprint at roughly 24 feet wide by 61 feet long.

The building will be no taller than two stories and will accommodate the four feet in elevation change required to meet FEMA. The existing height of the building is roughly 24 feet tall; the final height of the new building will be roughly 28 feet tall.

The goal of this massing proposal and letter of design intent is to ensure that the proposed new building will maintain an appropriate streetscape that is complimentary to the surrounding structures.

If demolition is approved further study would go into the final massing of the building.

Sincerely,

Stephen Yablon FAIA, LEED AP

Stephen Yablon Architecture PLLC
306 West 38th Street
New York, NY 10018

Hyman Bielsky

Owner
139 Wentworth Street

Agenda Item #4

183 TRADD STREET
TMS # 457-11-01-060

Request final approval for repaint with color change to include painting of unpainted brick.

(Charlestowne) / c. pre-1921 / Old and Historic District

Agenda Item #4

Applicant's Presentation

COLOR SCHEDULE

Address: 183 Tradd Street

TMS No: 4571101060

Board of Architectural Review

Applicant: Meadors, Inc. (Betty Prime) Daytime Phone: 843-532-7291 Date: 05.22.20

Mailing Address: PO Box 21758 City: Charleston Zip Code: 29412

Attach color samples here

Main Body of the Building: Including Brick
Color: Grecian Ivory
Number: SW7541
Manufacturer: Sherwin Williams

Trim:
Color: Dogwood
Number: MV50
Manufacturer: Sherwin Williams

Window Sash:
Color: Honed Soapstone
Number: SW9126
Manufacturer: Sherwin Williams

Exterior Doors: Front Door
Color: Kennebunkport Green
Number: HC-123
Manufacturer: Benjamin Moore

Foundation:
Color: Grecian Ivory
Number: SW7541
Manufacturer: Sherwin Williams

Roof:
Color: Existing Terra Cotta Roof to Remain
Number:
Manufacturer:

Piazza or Porch:

Columns and Balustrade:
Color: Dogwood
Number: MV50
Manufacturer: Sherwin Williams

Deck:
Color: Grecian Ivory
Number: SW7541
Manufacturer: Sherwin Williams

Ceiling:
Color: Dogwood
Number: MV50
Manufacturer: Sherwin Williams

Shutters:
Color: Dogwood
Number: MV50
Manufacturer: Sherwin Williams

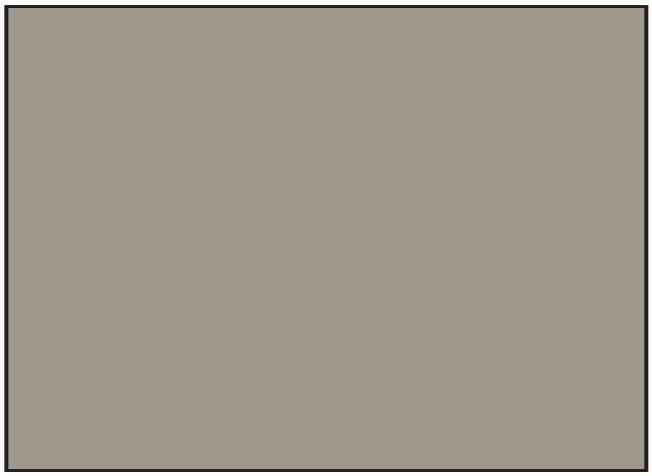
Other (Garage Door):
Color: Honed Soapstone
Number: SW9126
Manufacturer: Sherwin Williams

BAR COLOR SCHEDULE

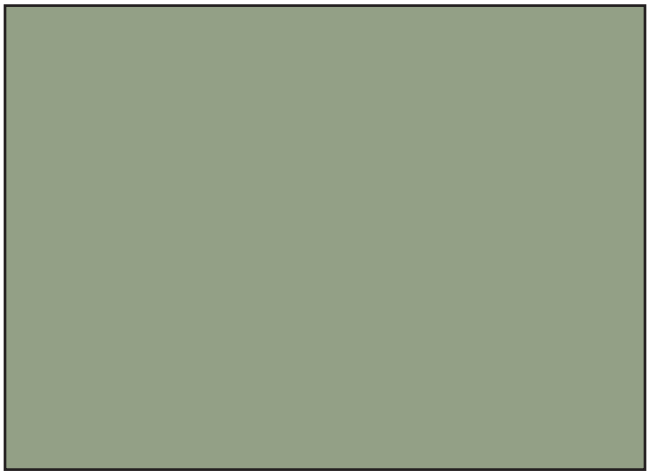
Note: Color Swatches extracted from manufacturer's website. Physical samples are available, but could not be submitted online.

Grecian Ivory
SW7541
Sherwin Williams

Dogwood
MV50
Sherwin Williams



Honed Soapstone
SW9126
Sherwin Williams



Kennebunkport
HC-123
Benjamin Moore

Painting 183 Tradd Street would not only help preserve the house but also make it more attractive. The brick on 183 Tradd Street is a veneer and not of the highest quality. This spring, Meadors had to replace a beam under one of the front windows partly because of water damage due to the wet weather Charleston had this spring. Because of the porous nature of the brick, Meadors has recommended that the brick be sealed. Painting the brick would seal it and prevent water intrusion.

Also, Meadors has done a number of projects for me over the years. Each time brick repair is required, Meador spends a lot of effort (and at great expense to me) to match the original brick as well as the mortar. Notwithstanding this effort, you can easily see where the brick was repaired. Please see the pictures that were included in the submittal to the BAR.

If you think an explanation would be appropriate and helpful to the Board in making its decision, either this email or a separate document containing this brief explanation could be attached to the application. I would appreciate your thoughts.

As always, thank you for your consideration.

Catherine Owen

Photograph of color swatches. Door paint was color matched to the magazine image.

View of 183 Tradd Street looking South.

View of 183 Tradd Street's South Elevation.

Close-up photograph of 183 Tradd Street's North Elevation (Tradd Street facade).

View of 183 Tradd Streeet looking West.

Close-up view of 183 Tradd Street West Elevation.

View of 183 Tradd Street's East Elevation.

Agenda Item #5

34 SAVAGE STREET
TMS # 457-12-03-134

Request approval for partial demolition of existing non-historic dependency.

Category 3 / (Charlestowne) / c. post-1955 / Old and Historic District

Agenda Item #5

Applicant's Presentation

PROJECT INFORMATION

34 SAVAGE STREET

PARTIAL DEMOLITION OF NON-HISTORIC CMU DEPENDENCY

ARCHITECT:
BECKY FENNO, AIA, LEED AP
JIANFEI SHEN
FENNO ARCHITECTURE LLC
1459 STUART ENGALS BLVD., SUITE 202
MT. PLEASANT SC, 29464
(EMAIL) BFENNO@FENNOARCH.COM
(EMAIL) JSHEN@FENNOARCH.COM
(PHONE) 843.442.6552

OWNER:
GARY & CAROLYN GILDERSLEEVE
34 SAVAGE ST.
CHARLESTON, SC 29401

SITE INFORMATION

TMS NO. 457-12-03-134
NEIGHBORHOOD: CHARLESTOWNE
WITHIN THE OVERLAY ZONES:
OLD CITY HEIGHT DISTRICTS
OLD AND HISTORIC DISTRICT
AMUSEMENT & RECREATION OVERLAY

FLOOD ZONE: AE - 13 (PANEL 45019C0514J, 2004)
FUTURE: AE-11

ZONING DR-1F

SETBACKS:
TOTAL FRONT/REAR: 3' MIN.
FRONT: 25'
BACK: 25'
TOTAL SIDE:15' MIN.
SOUTH: 9' MIN
NORTH: 3' MIN
MAX. LOT COVERAGE: 50%

MAX HEIGHT: 3 STORIES

LOT SIZE: 3,468 SF

LOT COVERAGE:
EXISTING:
MAIN BUILDING: 1,218 SF
DEPENDENCY: 207 SF
PIAZZA 372 SF
TOTAL: 1,797 SF OR 52%

PROPOSED LOT COVERAGE:
MAIN BUILDING: 1,218 SF
PIAZZA: 372 SF
DEPENDENCY / HYPHEN: 324 SF
(ADDITIONAL 117 SF; 52 SF HEATED & COOLED / 65 SF COVERED)
TOTAL: 1,914 SF OR 55%

SHEET INDEX

Sheet Number	Sheet Name
A000	PROJECT INFO & LOCATION
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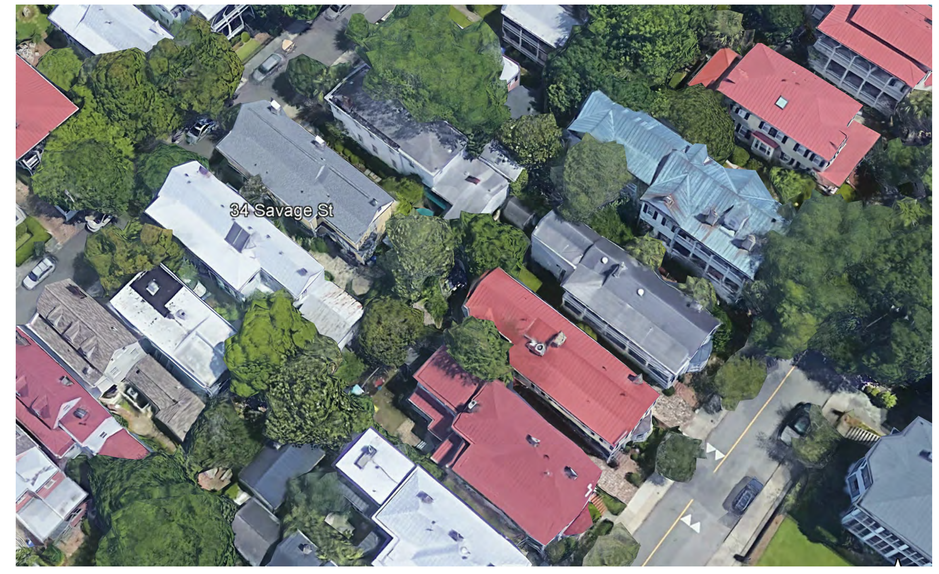
A002	MAPS
A003	SITE PHOTOS
A004	SITE PHOTOS
A005	SURVEY
A100.1	DEMOLITION PLAN
A100.2	DEMOLITION ROOF PLAN



AERIAL PHOTO SHOWING SITE LOCATION

* BZA-Z APPROVAL ACQUIRED ON JUNE 2, 2020

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34 SAVAGE STREET
CHARLESTON, SC

BAR SUBMITTAL
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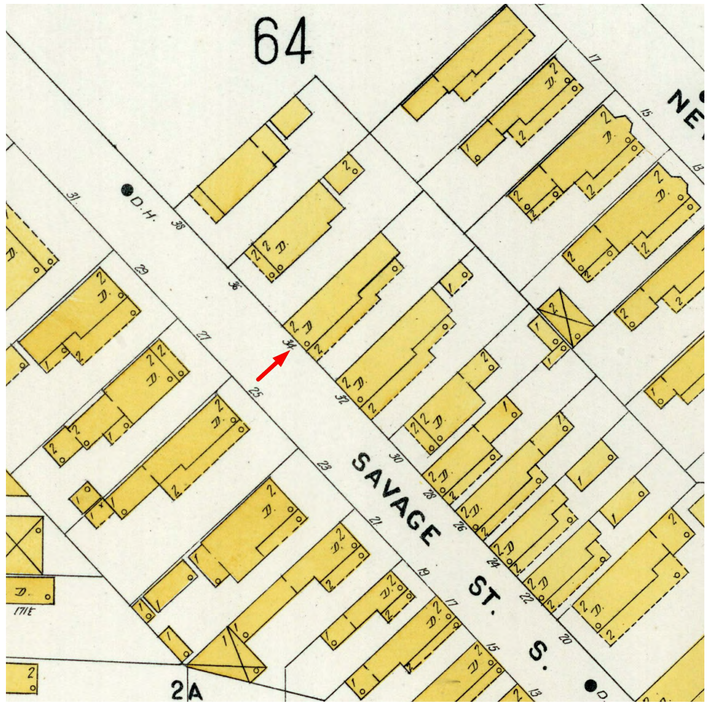
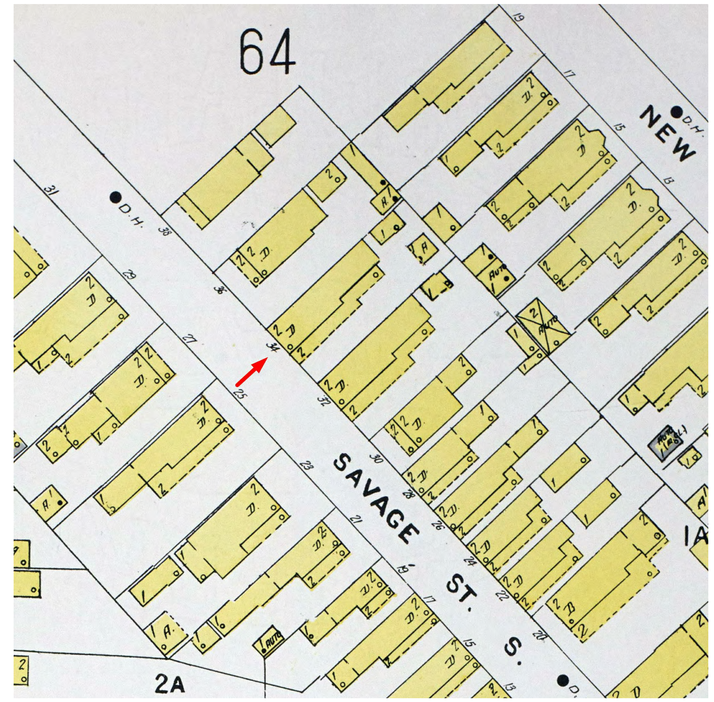
STATE OF SOUTH CAROLINA — REBECCA FENNO — Charleston, SC — 6689 — REGISTERED ARCHITECT

PROJECT INFO & LOCATION

A000

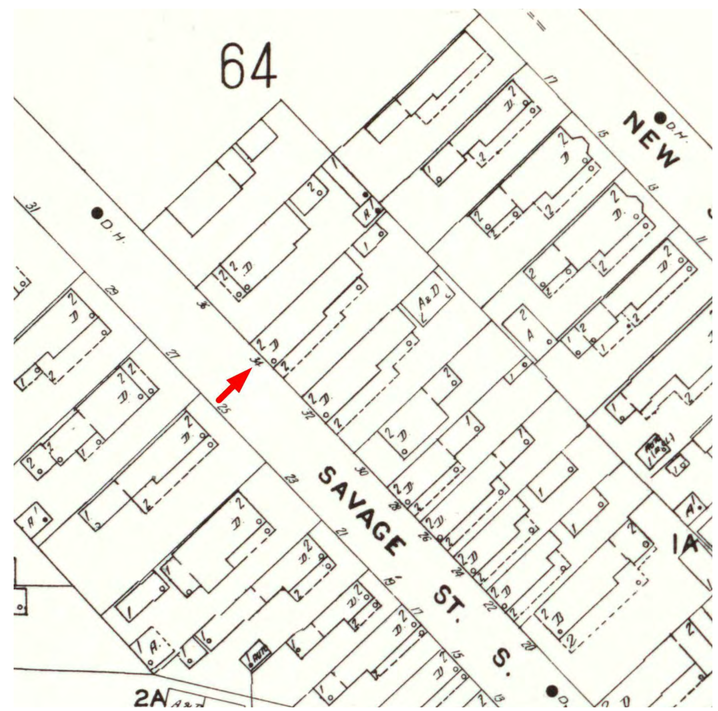


1902 - SANBORN MAP



1902 - SANBORN MAP REVISED 1944

1902 - SANBORN MAP REVISED 1951



1902 - SANBORN MAP REVISED 1955

CURRENT DEPENDENCY ON SITE IS NOT STRUCTURE SHOWN ON SANBORN MAPS. IT IS A NEWER STRUCTURE WITH NEW MATERIALS AND LARGER FOOTPRINT THAT EXTENDS TO EAST PROPERTY LINE.

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STATE OF SOUTH CAROLINA
REBECCA FENNO
Charleston, SC
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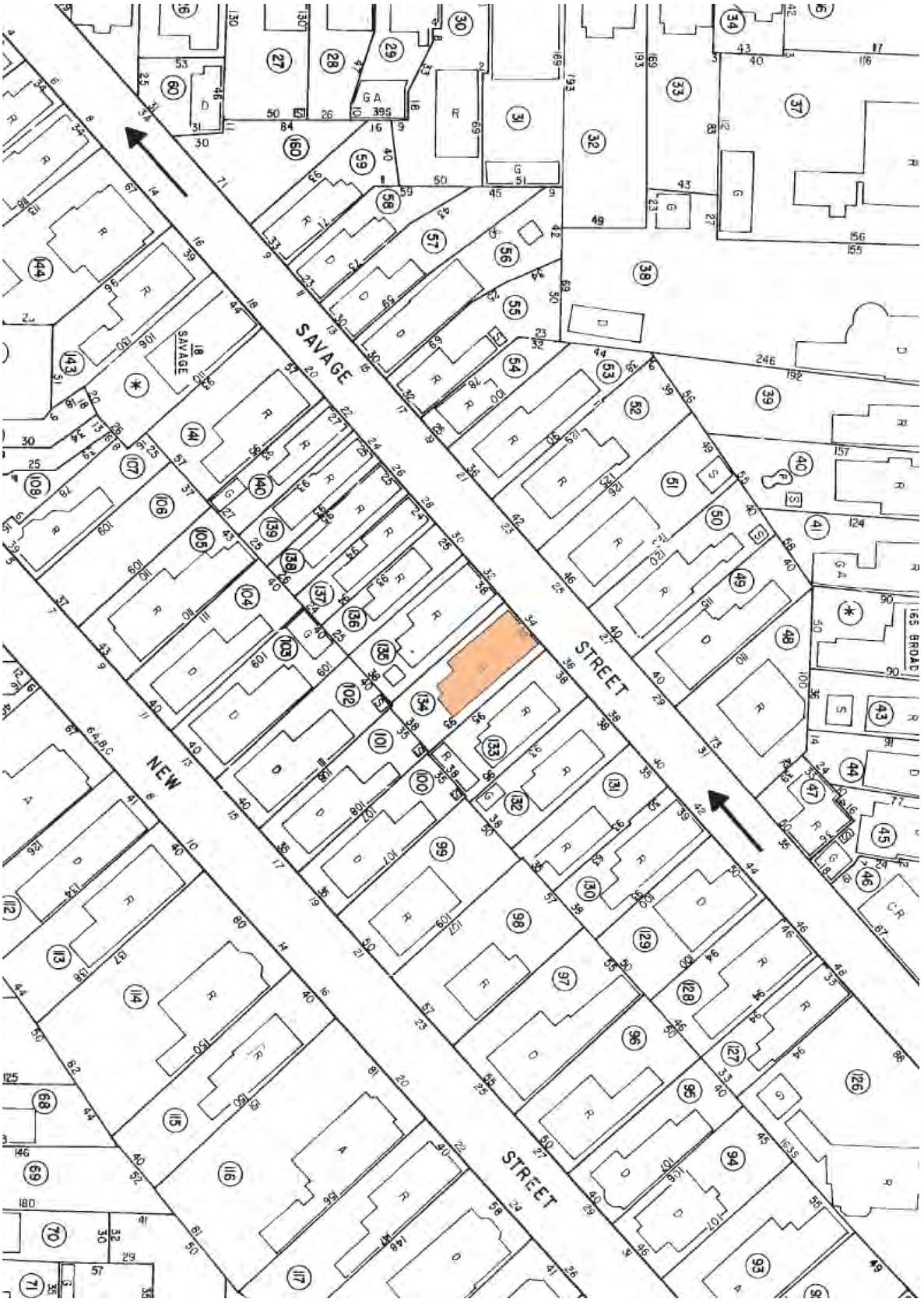
MAPS

A001



1998 TAX MAP, 34 SAVAGE HIGHLIGHTED, NO DEPENDENCY STRUCTURE SHOWN

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A002

MAPS

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6689
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06/15/20

34 SAVAGE STREET

CHARLESTON, SC

FENNO ARCHITECTURE

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SITE PHOTOS

MAIN HOUSE FACADE FACING SAVAGE STREET

MAIN HOUSE SOUTH ELEVATION SHOWING PIAZZA
NOTE: REAR DEPENDENCY NOT VISIBLE FROM STREET

MAIN HOUSE EAST ELEVATION AS VIEWED FROM REAR COURTYARD

MAIN HOUSE NORTH ELEVATION FROM SAVAGE STREET
NOTE: VISIBILITY OF DEPENDENCY ONLY FROM THIS VIEW,
CONCEALED BY VEGETATION.

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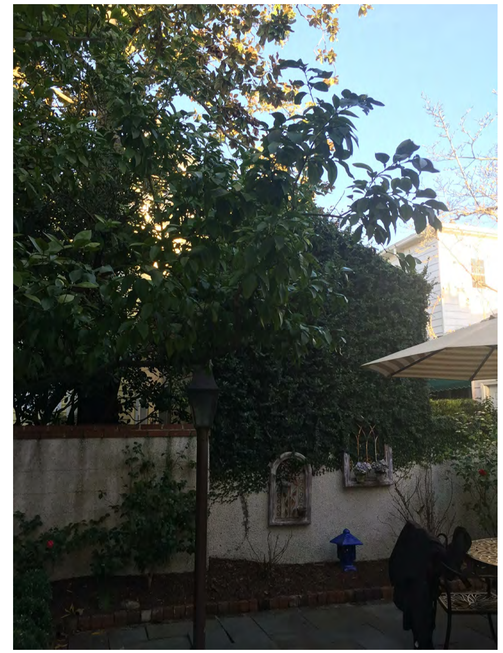
SEAL:

SITE PHOTOS

A003

SITE PHOTOS

DEPENDENCY SOUTH ELEVATION



DEPENDENCY EAST ELEVATION AS SEEN FROM
PRIVATE COURTYARD AT 17 NEW STREET

DEPENDENCY NORTH ELEVATION FROM YARD OF 36 SAVAGE ST

GAP BETWEEN MAIN HOUSE AND DEPENDENCY

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SEAL:

SITE PHOTOS

A004

NOTE: SURVEY DONE BY PALMETTO LAND SURVEYING
DATE: 2/23/11

1 SURVEY OF 34 SAVAGE STREET
3/16" = 1'-0"

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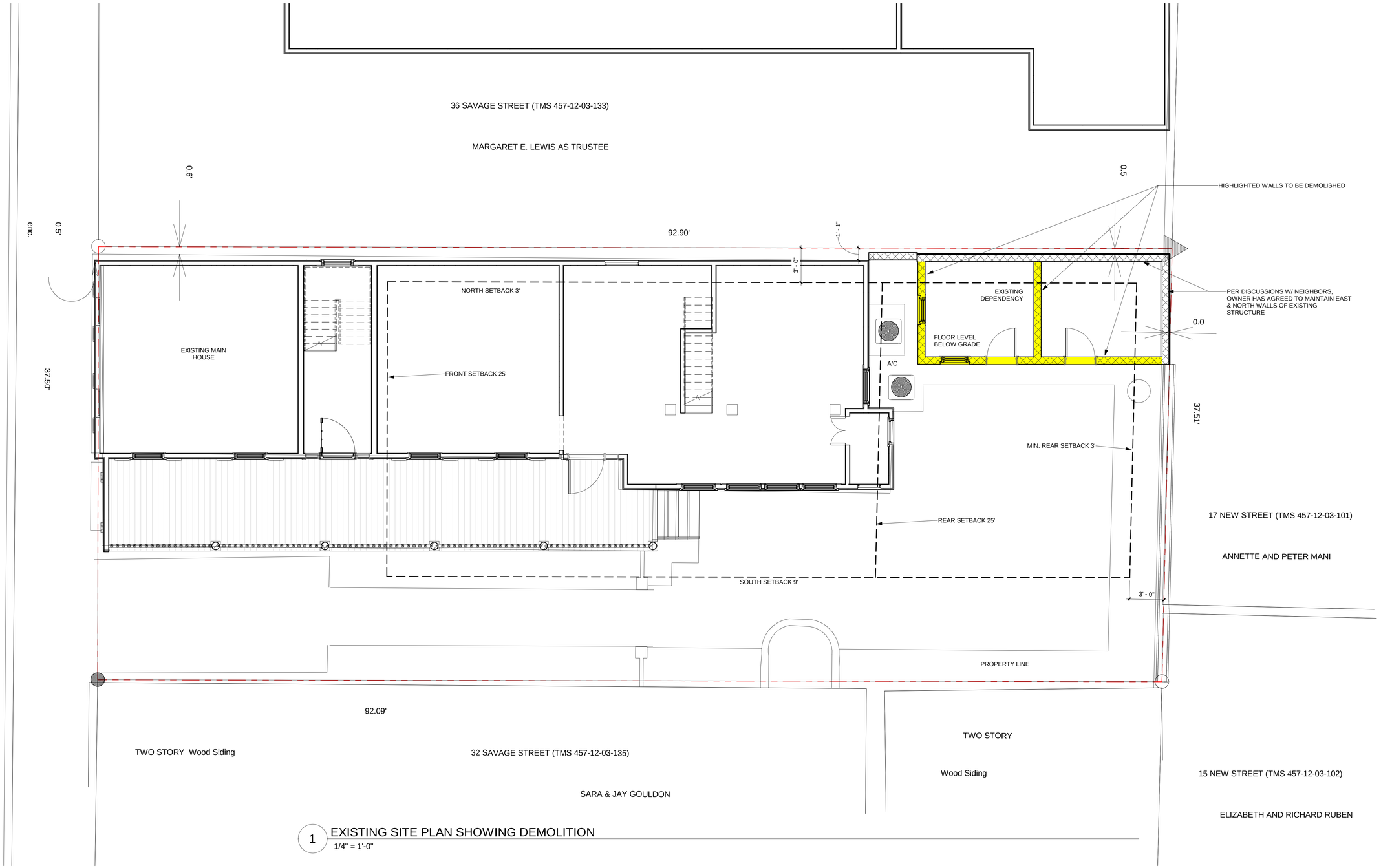
SURVEY

A005



1 EXISTING SITE PLAN SHOWING DEMOLITION
1/4" = 1'-0"

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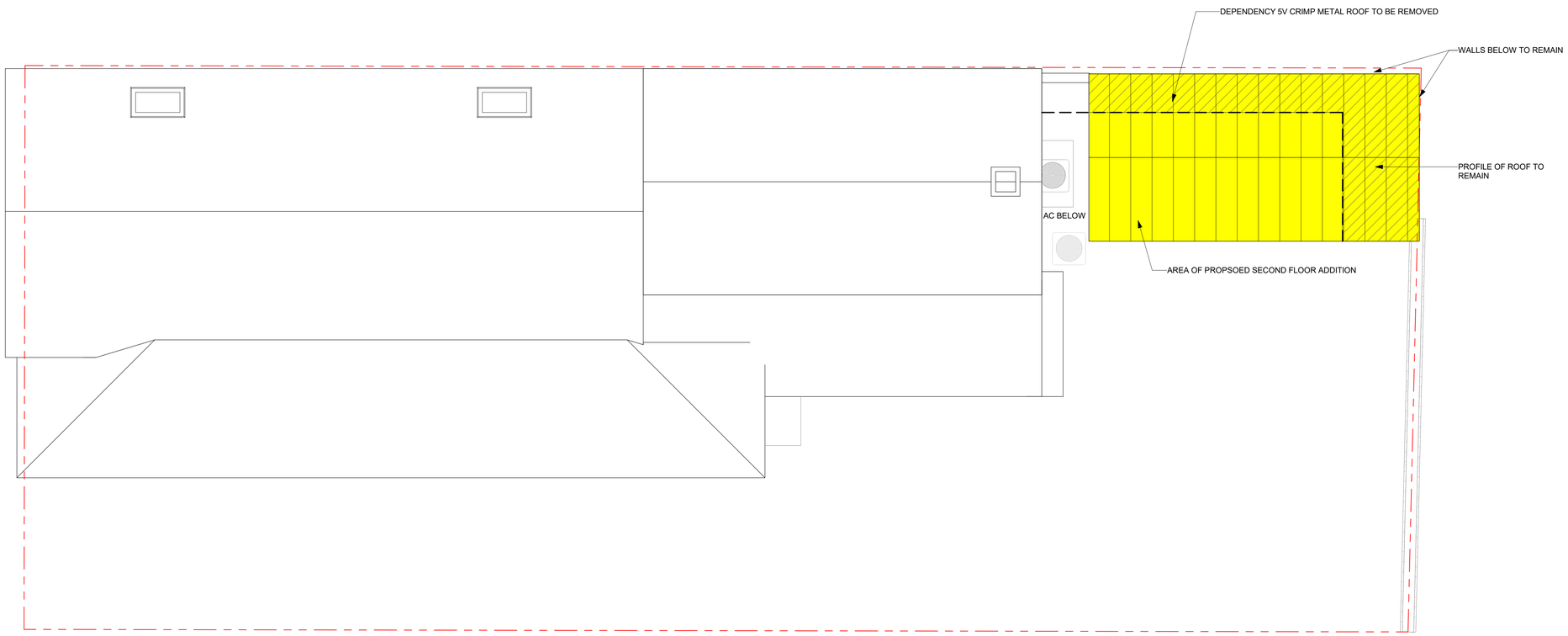
DEMOLITION PLAN

A100.1



1 DEMOLITION ROOF PLAN
1/4" = 1'-0"

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SEAL

DEMOLITION ROOF PLAN

A100.2

FENNO ARCHITECTURE

34 Savage Street

BAR-S: Partial Demolition Request for West and South Walls of Non-Historic Dependency

View of Dependency from Rear Courtyard

Request demolition of south wall (being shown) and west wall (at left)

Per neighbor requests, owner to leave the north and east walls and the shape of the roof where not covered by the second floor addition (proposed / submitted)

1459 Stuart Engals Blvd., Mt. Pleasant, SC 29464 T: 843.442.6552 E:bfenno@fennoarch.com

View of east wall (to remain) - from neighbor's property at 17 New Street

View of north wall (to remain) - from neighbor’s property at 36 Savage Street.

West wall (to be demolished) as seen from above (second floor window)

West wall to be demolished – detail of top of wall

West wall – exterior detail view

West wall (on left) – interior detail view

West wall – interior detail view

South wall of dependency (to be demolished)

South wall – detail of window

South wall – Detail of Door

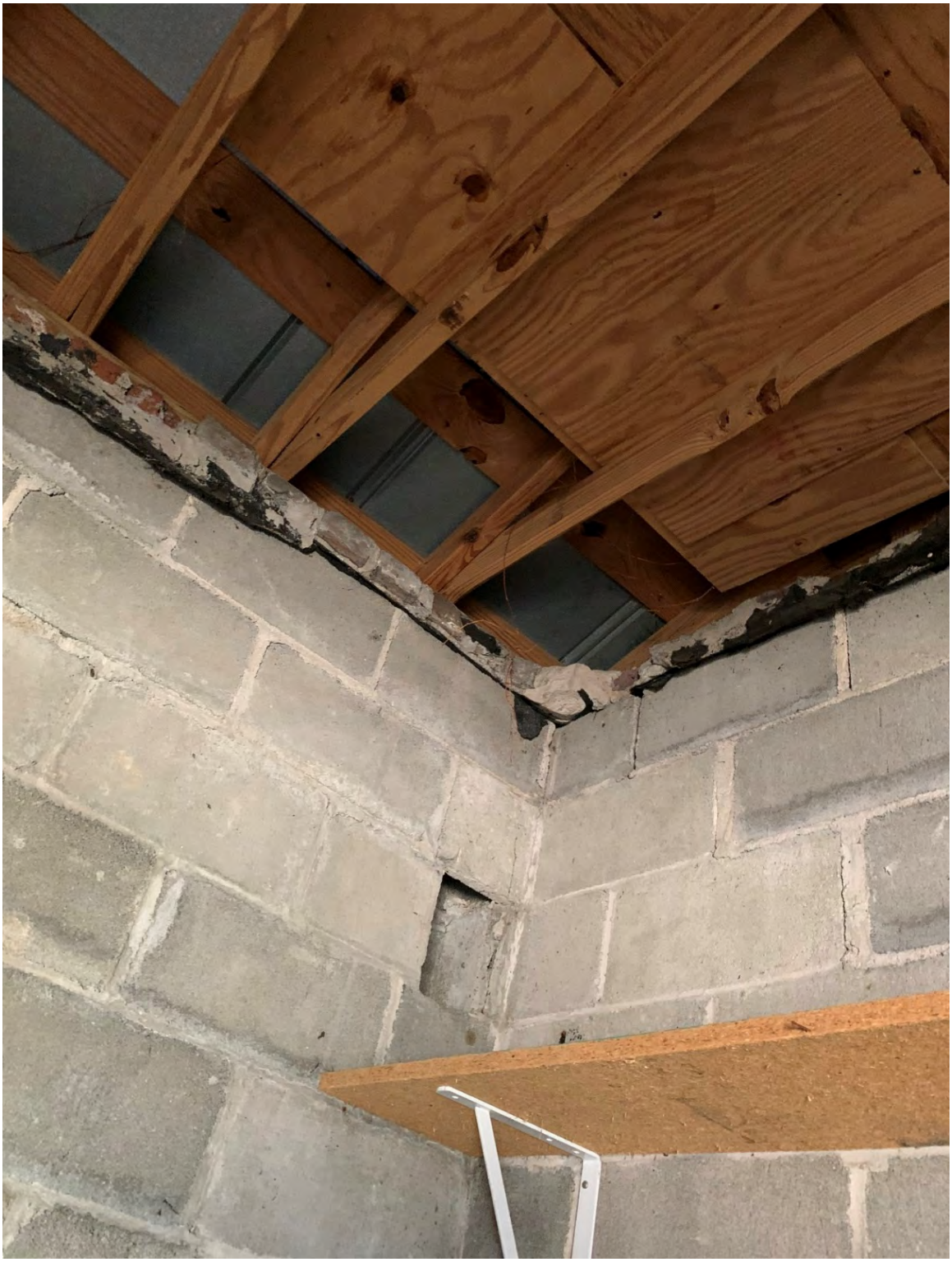
South wall – Detail of door at east end

South wall – Detail of door at east end and opening that has been sealed up with plywood

South wall – Interior view of opening with infill

Roof of Dependency

5V roofing to be removed. Framing at east and north ends to remain (or shape / slope to be maintained during addition of space above)



Interior view of non-historic roof framing

Agenda Item #6

34 SAVAGE STREET
TMS # 457-12-03-134

Request conceptual approval of alteration and addition to connect dependency to house.

Category 3 / (Charlestowne) / c. Pre-1902 / Old and Historic District

Agenda Item #6

Applicant's Presentation

PROJECT INFORMATION

34 SAVAGE STREET ADDITION

ARCHITECT:
BECKY FENNO, AIA, LEED AP
JIANFEI SHEN
FENNO ARCHITECTURE LLC
1459 STUART ENGALS BLVD., SUITE 202
MT. PLEASANT SC, 29464
(EMAIL) BFENNO@FENNOARCH.COM
(EMAIL) JSHEN@FENNOARCH.COM
(PHONE) 843.442.6552

OWNER:
GARY & CAROLYN GILDERSLEEVE
34 SAVAGE ST.
CHARLESTON, SC 29401

SITE INFORMATION

TMS NO. 457-12-03-134
NEIGHBORHOOD: CHARLESTOWNE
WITHIN THE OVERLAY ZONES:
OLD CITY HEIGHT DISTRICTS
OLD AND HISTORIC DISTRICT
AMUSEMENT & RECREATION OVERLAY

FLOOD ZONE: AE - 13 (PANEL 45019C0514J, 2004)
FUTURE: AE-11

ZONING DR-1F

SETBACKS:
TOTAL FRONT/REAR: 3' MIN.
FRONT: 25'
BACK: 25'
TOTAL SIDE:15' MIN.
SOUTH: 9' MIN
NORTH: 3' MIN
MAX. LOT COVERAGE: 50%

MAX HEIGHT: 3 STORIES

LOT SIZE: 3,468 SF

LOT COVERAGE:
EXISTING:
MAIN BUILDING: 1,218 SF
DEPENDENCY: 207 SF
PIAZZA 372 SF
TOTAL: 1,797 SF OR 52%

PROPOSED LOT COVERAGE:
MAIN BUILDING: 1,218 SF
PIAZZA: 372 SF
DEPENDENCY / HYPHEN: 324 SF
(ADDITIONAL 117 SF; 52 SF HEATED & COOLED / 65 SF COVERED)
TOTAL: 1,914 SF OR 55%

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A004	SITE PHOTOS
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A005.3	NEIGHBORHOOD STUDY
A005.4	NEIGHBORHOOD STUDY
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A100	SITE PLAN
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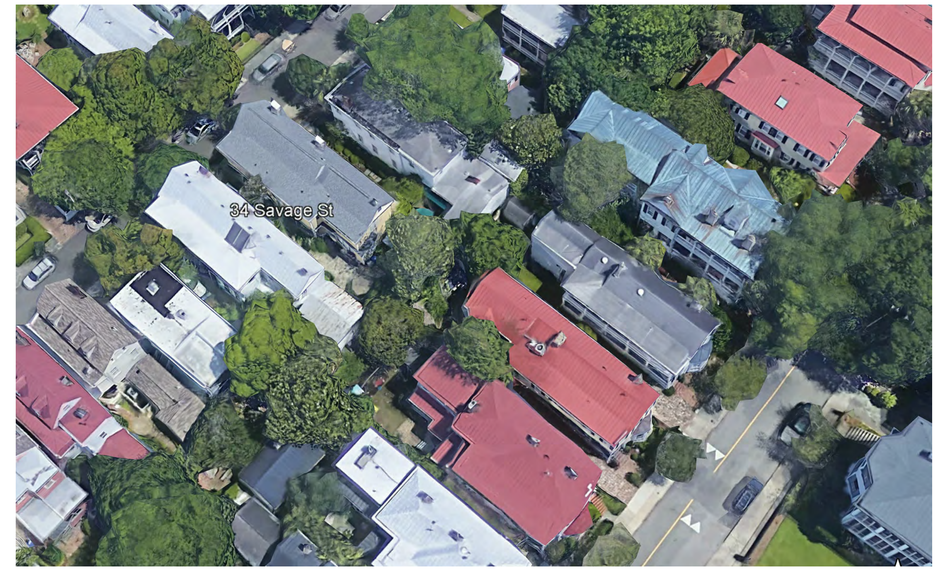
A102	SECOND FLOOR PLANS
A103	ROOF PLANS
A201	ELEVATION
A202	ELEVATIONS
A203	ELEVATIONS
A204	ELEVATIONS
A301	SECTIONS
A901	PERSPECTIVES
A902	PERSPECTIVES



AERIAL PHOTO SHOWING SITE LOCATION

* BZA-Z APPROVAL ACQUIRED ON JUNE 2, 2020

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34 SAVAGE STREET ADDITION
CHARLESTON, SC

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Charleston, SC
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STATE OF SOUTH CAROLINA
REBECCA FENNO
Charleston, SC
6689
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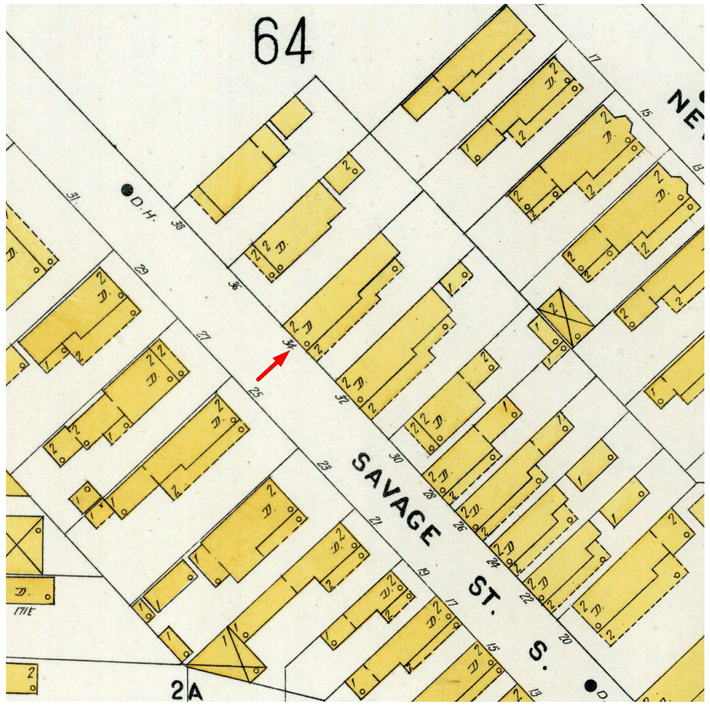
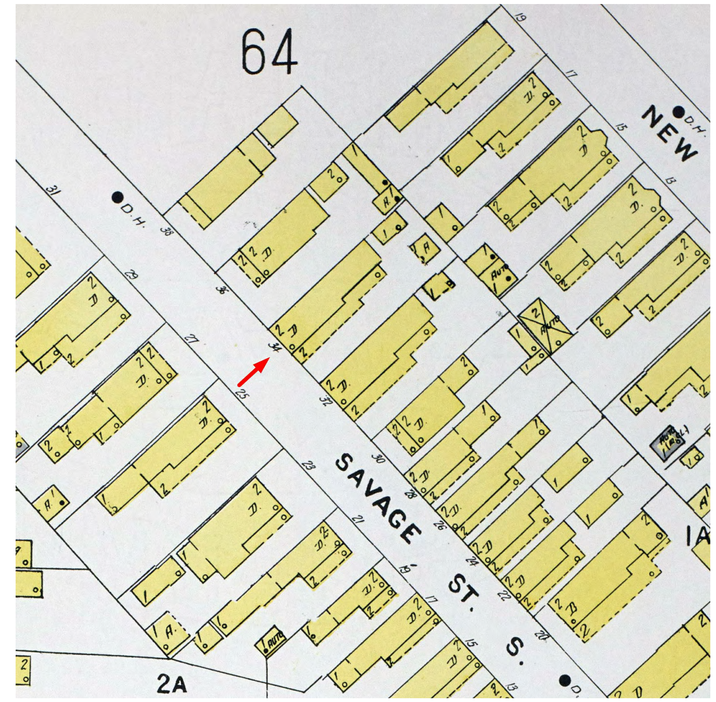
PROJECT INFO & LOCATION

A000

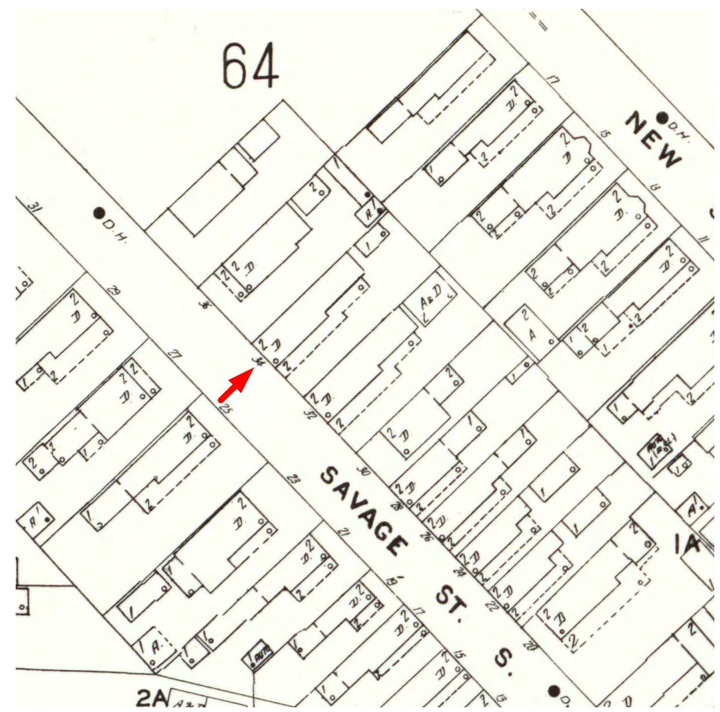


1902 - SANBORN MAP



1902 - SANBORN MAP REVISED 1944

1902 - SANBORN MAP REVISED 1951



1902 - SANBORN MAP REVISED 1955

CURRENT DEPENDENCY ON SITE IS NOT STRUCTURE SHOWN ON SANBORN MAPS. IT IS A NEWER STRUCTURE WITH NEW MATERIALS AND LARGER FOOTPRINT THAT EXTENDS TO EAST PROPERTY LINE.

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34 SAVAGE STREET ADDITION
CHARLESTON, SC

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Charleston, SC
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REGISTERED ARCHITECTS

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MAPS

A001

1998 TAX MAP, 34 SAVAGE HIGHLIGHTED, NO DEPENDENCY SHOWN

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A002

MAPS

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FENNO ARCHITECTURE LLC
Charleston, SC
101158
REGISTERED ARCHITECTS

BAR SUBMITTAL

06/15/20

34 SAVAGE STREET ADDITION

CHARLESTON, SC

FENNO ARCHITECTURE

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Mt. Pleasant, SC 29464

SITE PHOTOS

MAIN HOUSE FACADE FACING SAVAGE STREET

MAIN HOUSE SOUTH ELEVATION SHOWING PIAZZA
NOTE: REAR DEPENDENCY NOT VISIBLE FROM STREET

MAIN HOUSE EAST ELEVATION AS VIEWED FROM REAR COURTYARD

MAIN HOUSE NORTH ELEVATION FROM SAVAGE STREET
NOTE: VISIBILITY OF DEPENDENCY ONLY FROM THIS VIEW,
CONCEALED BY VEGETATION.

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34 SAVAGE STREET
ADDITION
CHARLESTON, SC

BAR SUBMITTAL
06/15/20

STATE OF SOUTH CAROLINA
FENNO ARCHITECTURE LLC
Charleston, SC
101158
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
REBECCA FENNO
Charleston, SC
6689
REGISTERED ARCHITECT

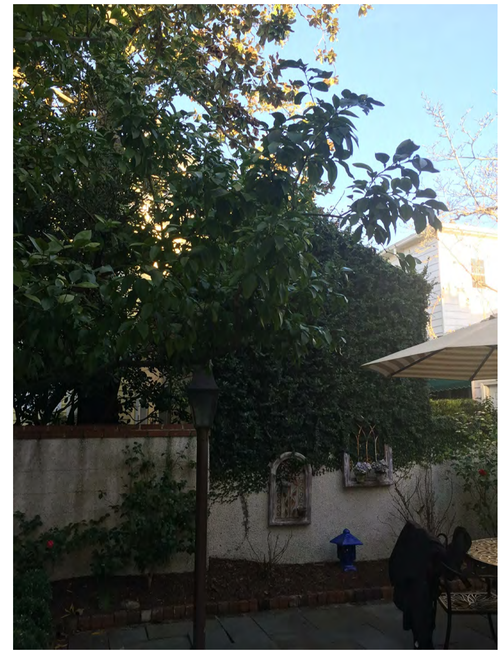
SEAL:

SITE
PHOTOS

A003

SITE PHOTOS

DEPENDENCY SOUTH ELEVATION



DEPENDENCY EAST ELEVATION AS SEEN FROM
PRIVATE COURTYARD AT 17 NEW STREET

DEPENDENCY NORTH ELEVATION FROM YARD OF 36 SAVAGE ST

GAP BETWEEN MAIN HOUSE AND DEPENDENCY

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34 SAVAGE STREET
ADDITION
CHARLESTON, SC

BAR SUBMITTAL
06/15/20

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REBECCA FENNO
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6689
REGISTERED ARCHITECT

SEAL:

SITE
PHOTOS

A004

NOTE: SURVEY DONE BY PALMETTO LAND SURVEYING
DATE: 2/23/11

1 SURVEY OF 34 SAVAGE STREET
3/16" = 1'-0"

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SEAL

SURVEY

A005

NEIGHBORHOOD STUDY WAS PRODUCED FOR ZONING PURPOSE.
IT IS INCLUDED HERE FOR REFERENCE.

01 ADDRESS NUMBER

PROPERTY LINE

PROJECT SITE

1.5-2 STORIES DEPENDENCY

1.5-2 STORIES DEPENDENCY IN CLOSE PROXIMITY OF LOT LINE

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Charleston, SC
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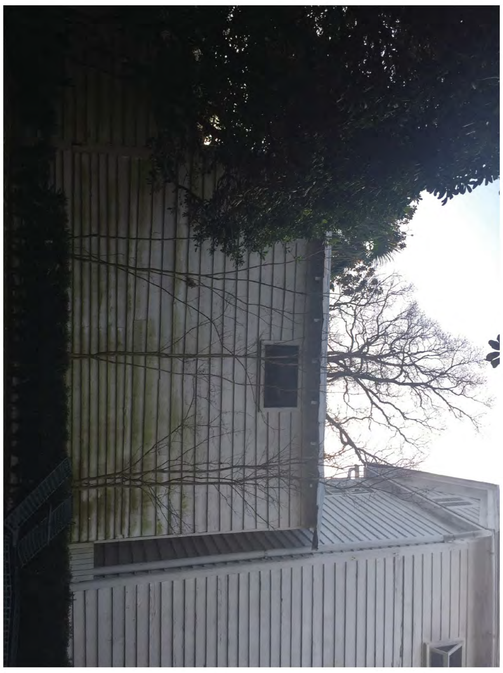
NEIGHBORHOOD STUDY

A005.1

A

C



B

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A005.2

NEIGHBORHOOD STUDY

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34 SAVAGE STREET ADDITION

CHARLESTON, SC

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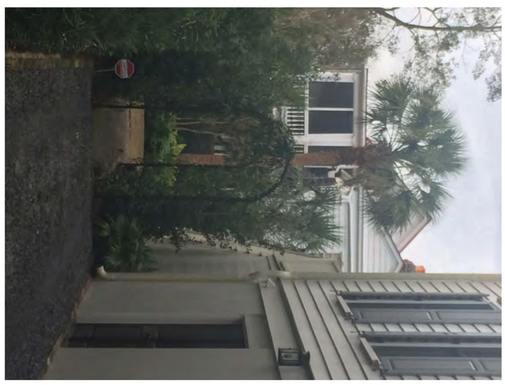
A

B

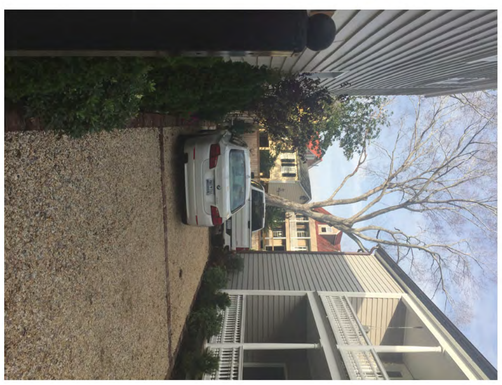
C



D

E

F



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A005.3

NEIGHBORHOOD STUDY

SEAL

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FENNO ARCHITECTURE LLC
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34 SAVAGE STREET ADDITION

CHARLESTON, SC

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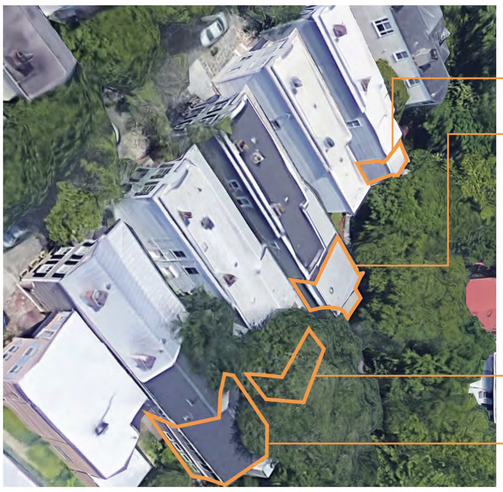

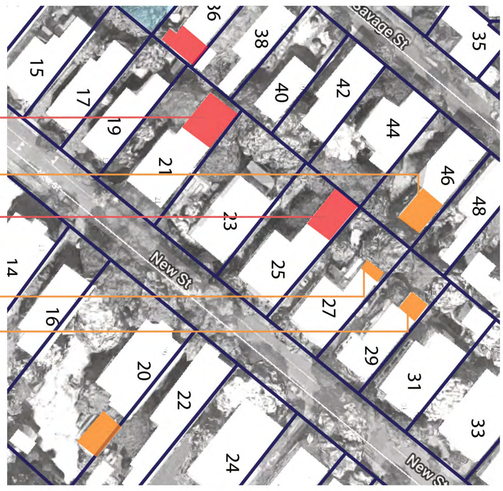

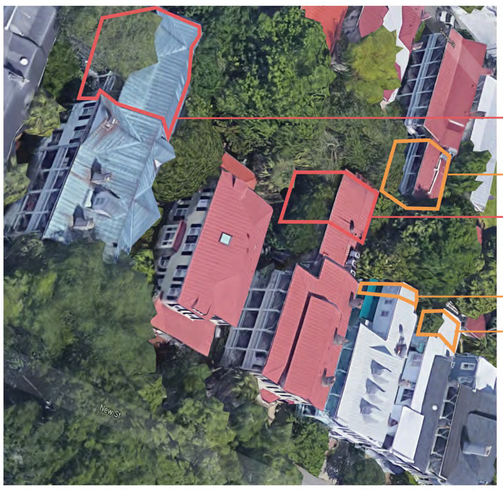

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A005.4

NEIGHBORHOOD STUDY

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34 SAVAGE STREET ADDITION

CHARLESTON, SC

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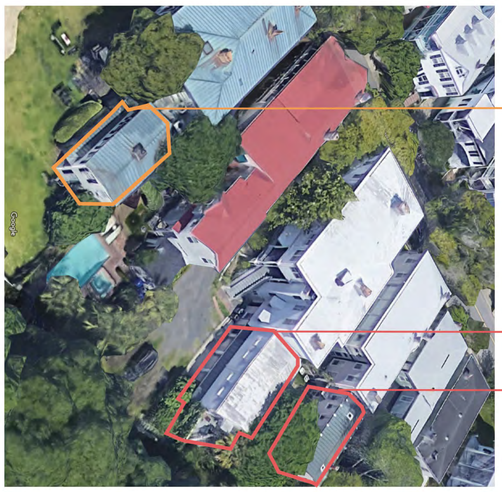

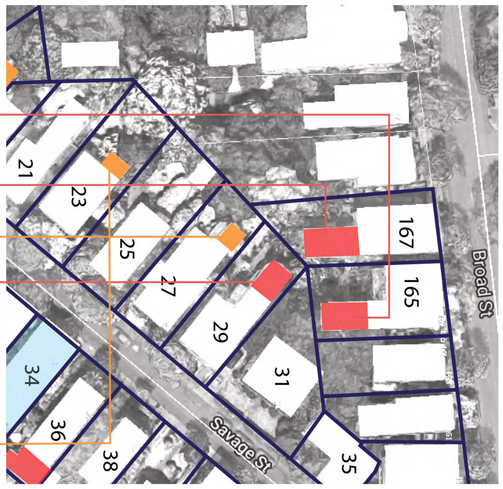

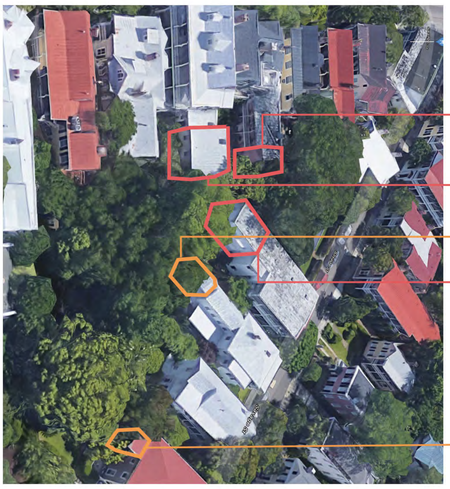

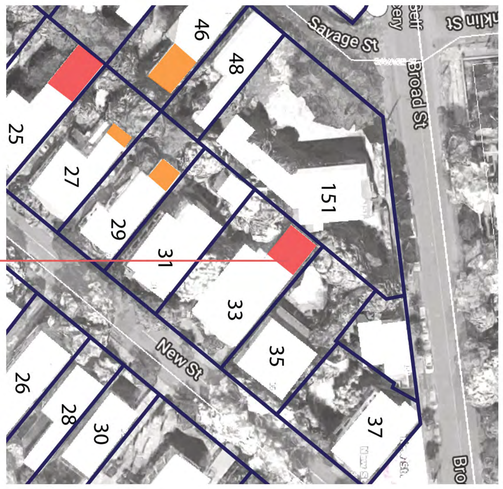

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A005.5

NEIGHBORHOOD STUDY

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34 SAVAGE STREET ADDITION

CHARLESTON, SC

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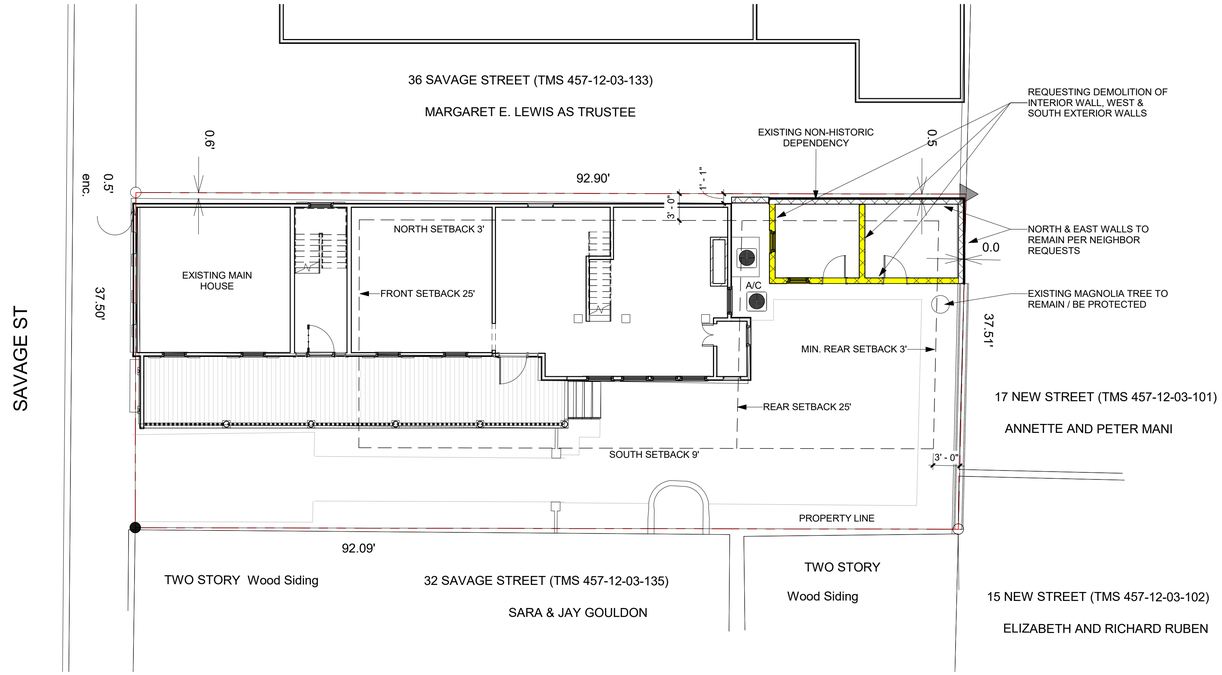
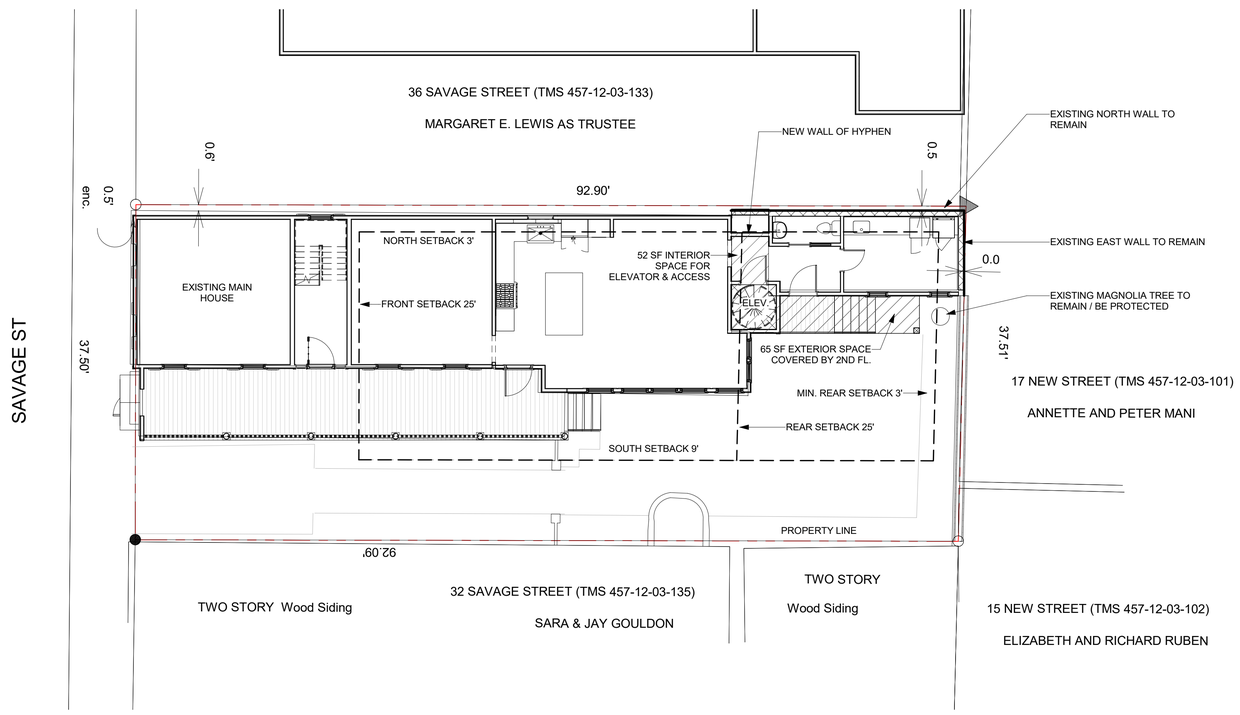


1 EXISTING SITE PLAN
1/8" = 1'-0"



2 PROPOSED SITE PLAN
1/8" = 1'-0"

NOTES ON SITE PLAN:
-SURVEY SHOWN AS UNDERLAY FOR BOTH SITE PLANS; NAMES OF ADJACENT OWNERS UPDATED
-MAGNOLIA TREE ASSESSED BY ARBORIST, ARY FUN
  -IS IN HEALTHY CONDITION
  -CAN TRIM AS NECESSARY TO BUILD ADDITION AND MAINTAIN HEALTH OF TREE
  -PERFORM SOIL CONDITIONING AS PART OF PROJECT TO ENSURE HEALTH

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06/15/20

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STATE OF SOUTH CAROLINA
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Charleston, SC
6689
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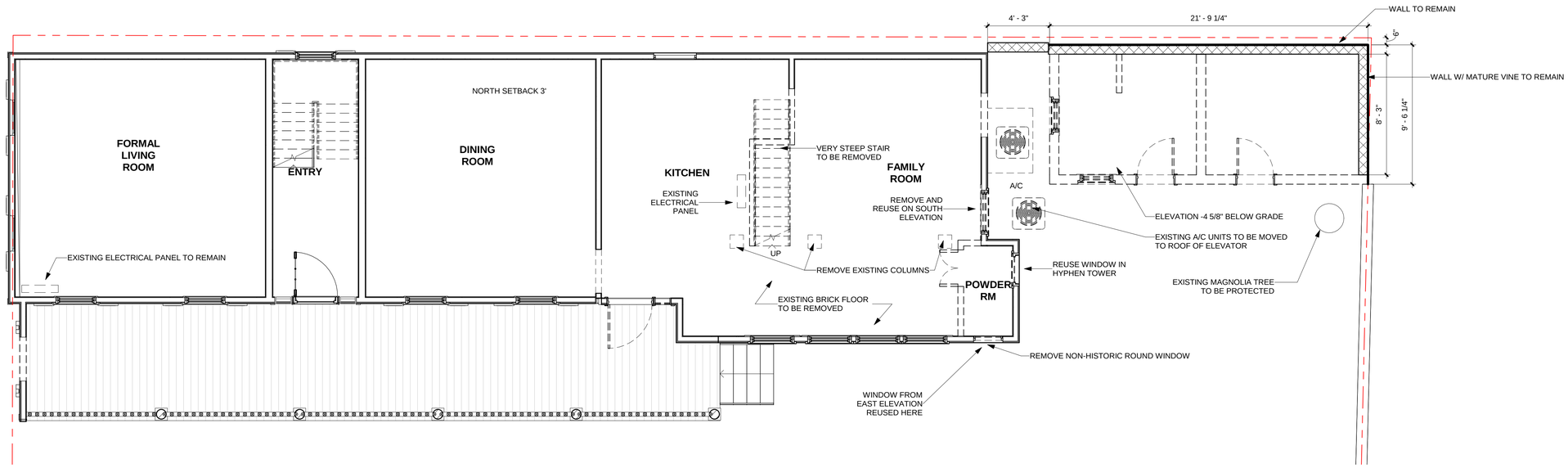
SEAL

SITE PLAN

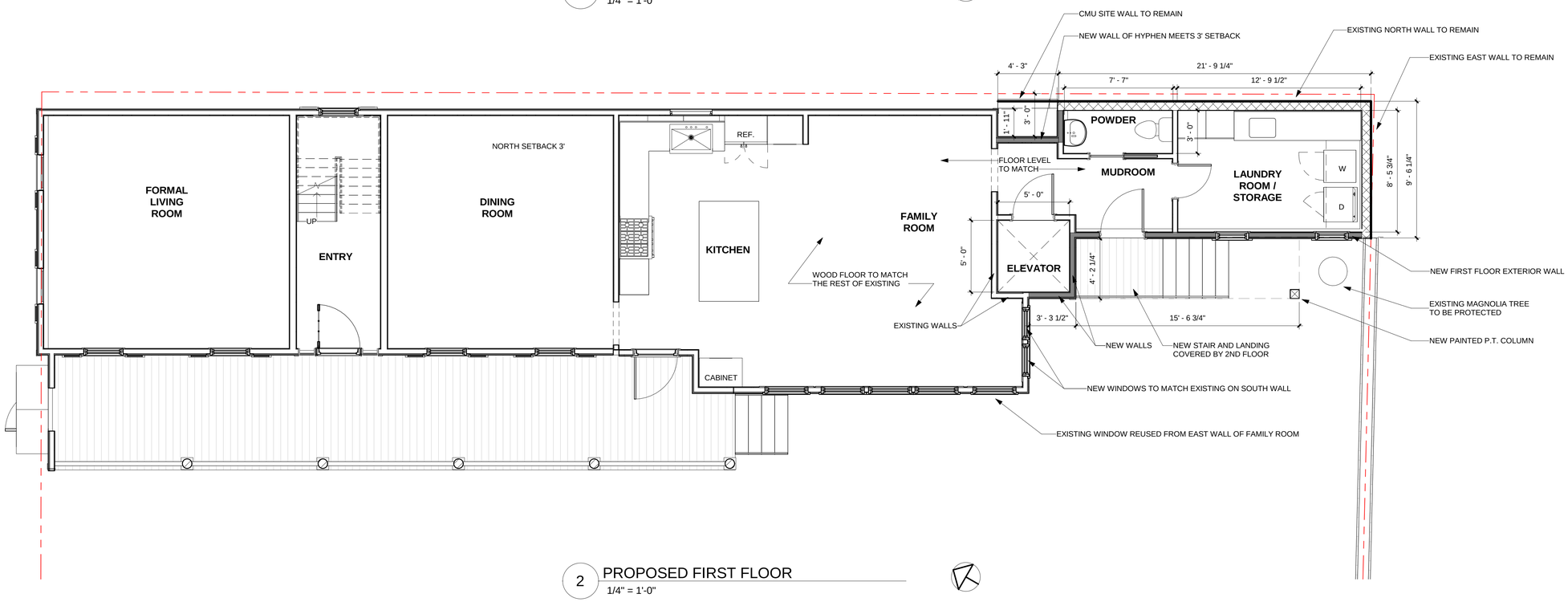
A100



1 EXISTING FIRST FLOOR - DEMOLITION

1/4" = 1'-0"

NOTE: PER DISCUSSIONS WITH NEIGHBORS, OWNER HAS AGREED TO LEAVE NORTH AND EAST WALLS OF DEPENDENCY THAT HAVE MATURE VINE



2 PROPOSED FIRST FLOOR

1/4" = 1'-0"

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06/15/20

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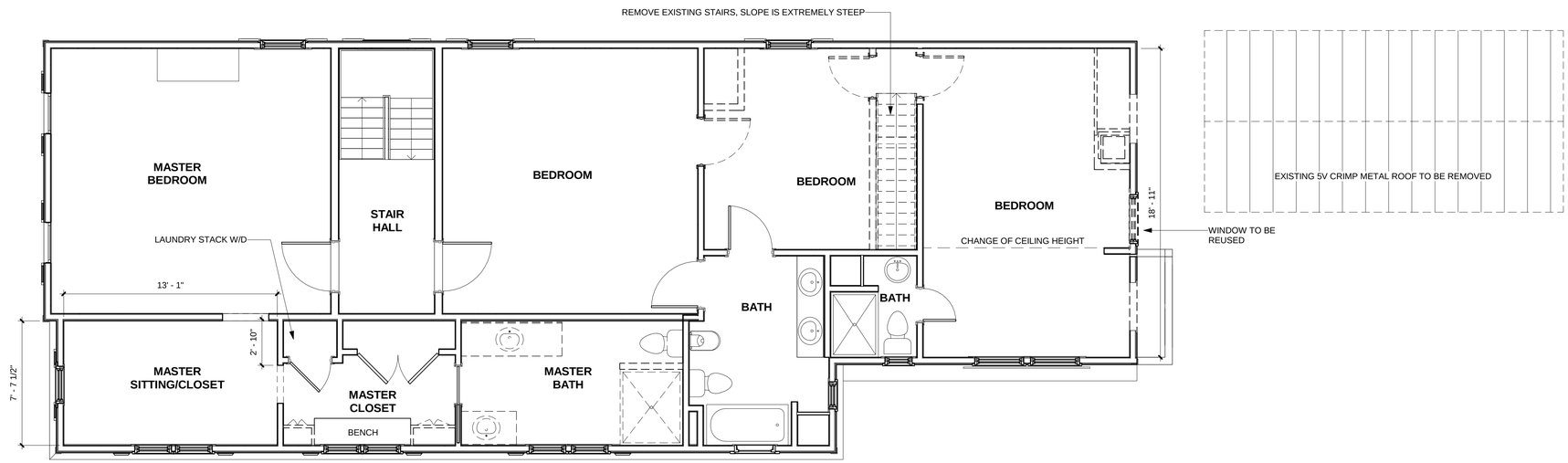
STATE OF SOUTH CAROLINA — REBECCA FENNO — Charleston, SC — 6689 — REGISTERED ARCHITECT

SEAL

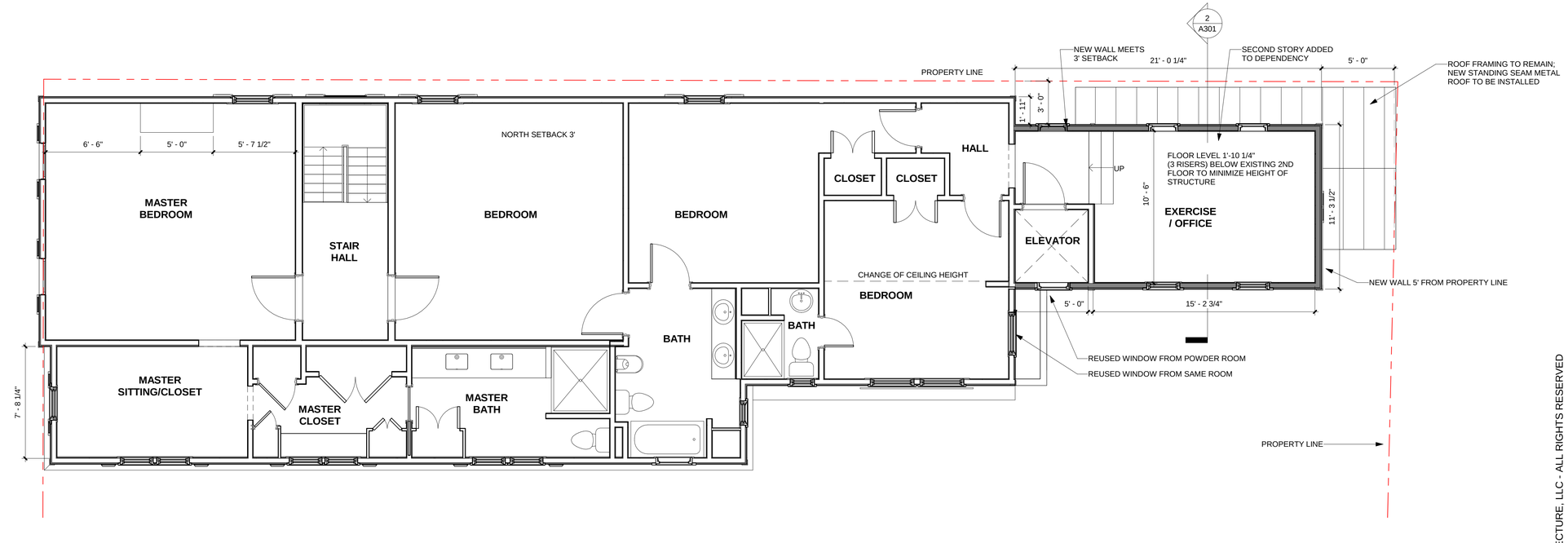
FIRST FLOOR PLANS

A101



1 EXISTING SECOND FLOOR - DEMOLITION

1/4" = 1'-0"



2 PROPOSED SECOND FLOOR

1/4" = 1'-0"

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34 SAVAGE STREET ADDITION

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06/15/20

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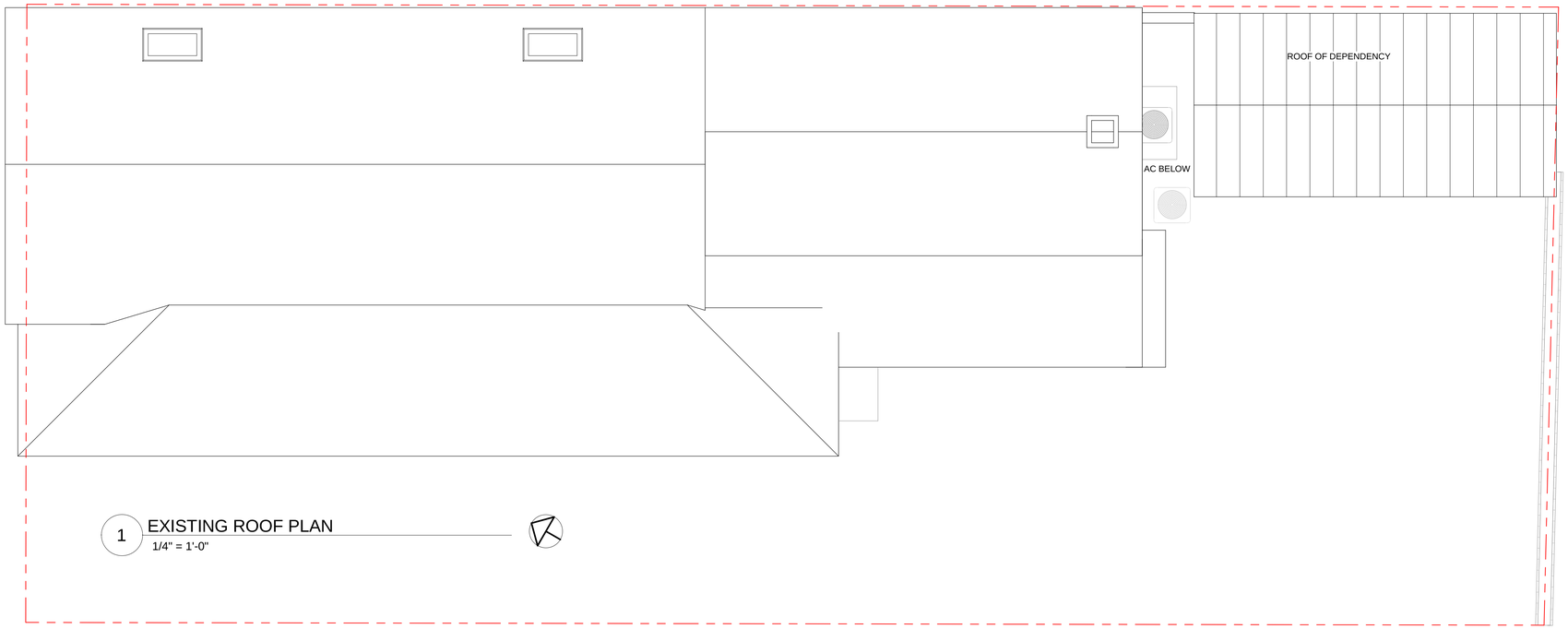
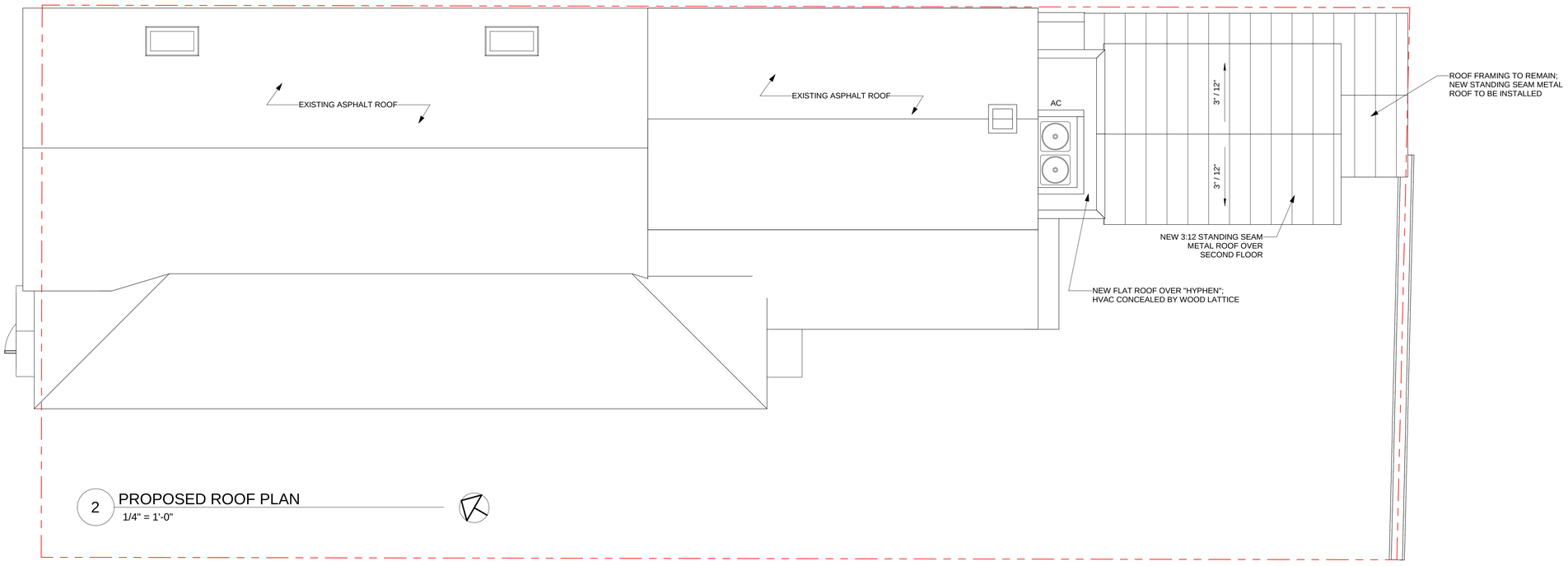
SEAL

SECOND FLOOR PLANS

A102



1 EXISTING ROOF PLAN
1/4" = 1'-0"



2 PROPOSED ROOF PLAN
1/4" = 1'-0"

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Charleston, SC
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STATE OF SOUTH CAROLINA
REBECCA FENNO
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SEAL

ROOF PLANS

A103

1 EXISTING WEST ELEVATION (NO MODIFICATION)
1/4" = 1'-0"

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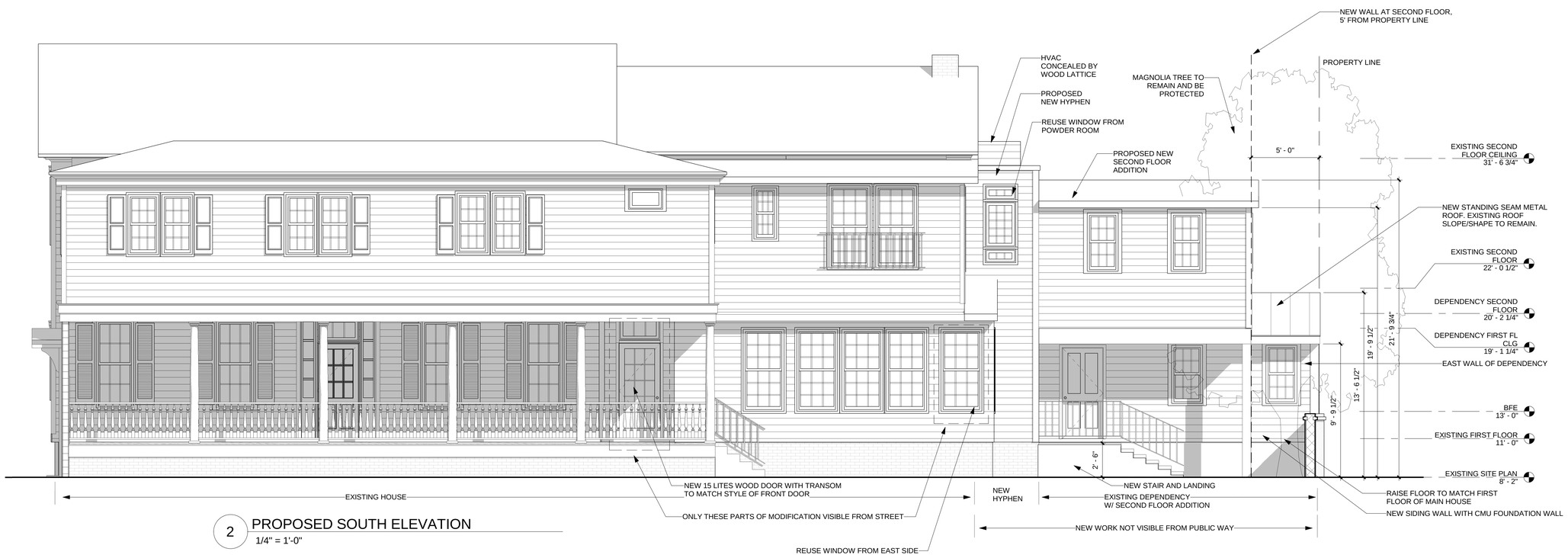
SEAL:

ELEVATION

A201

1 EXISTING SOUTH ELEVATION

1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

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34 SAVAGE STREET ADDITION

CHARLESTON, SC

BAR SUBMITTAL

06/15/20

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SEAL

ELEVATIONS

A202

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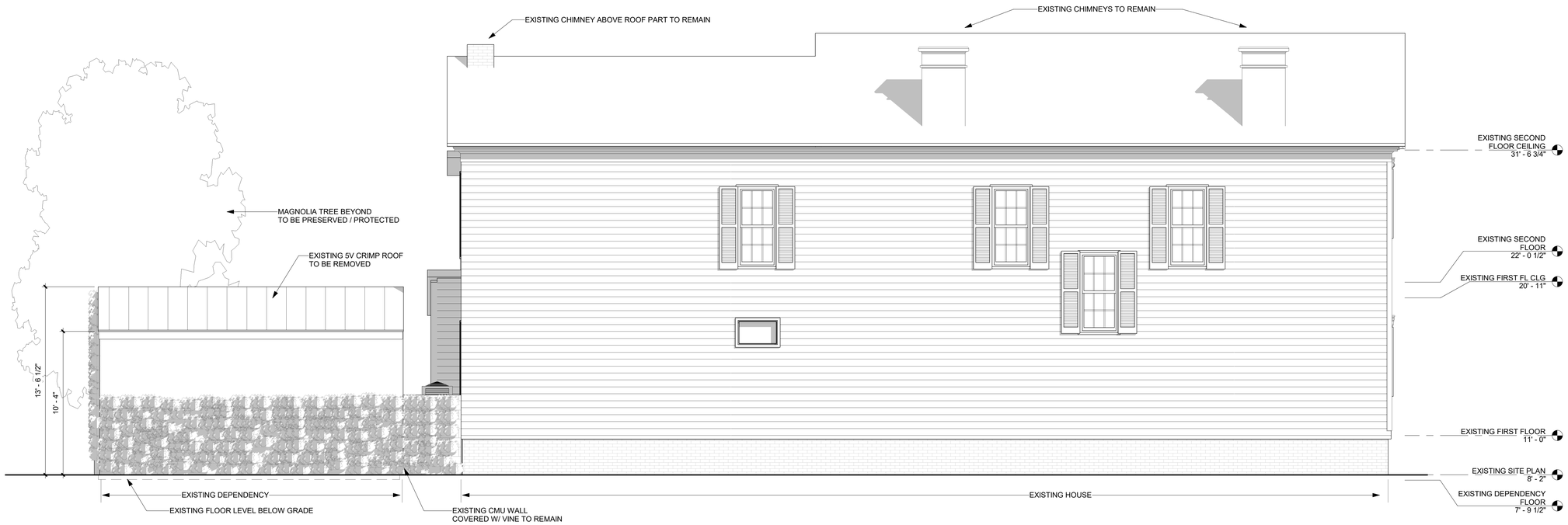

1 EXISTING NORTH ELEVATION
1/4" = 1'-0"

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

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Charleston, SC
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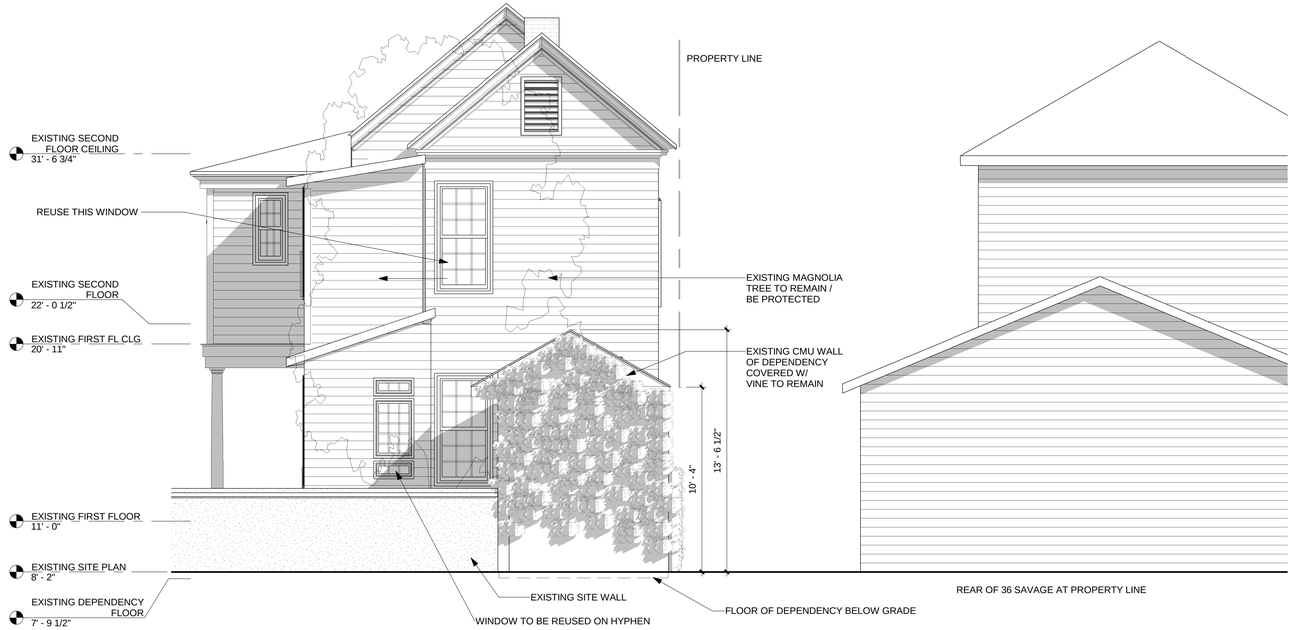
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
REBECCA FENNO
Charleston, SC
6689
REGISTERED ARCHITECT

SEAL:

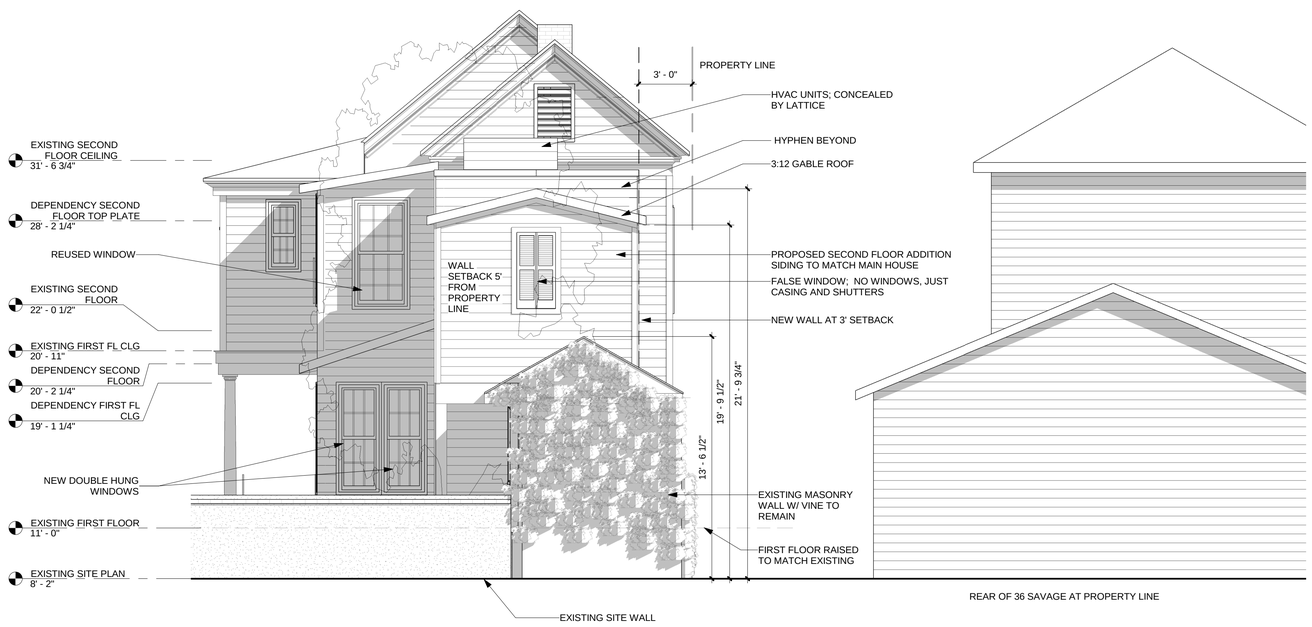
ELEVATIONS

A203



1 EXISTING EAST ELEVATION

1/4" = 1'-0"



2 PROPOSED EAST ELEVATION

1/4" = 1'-0"

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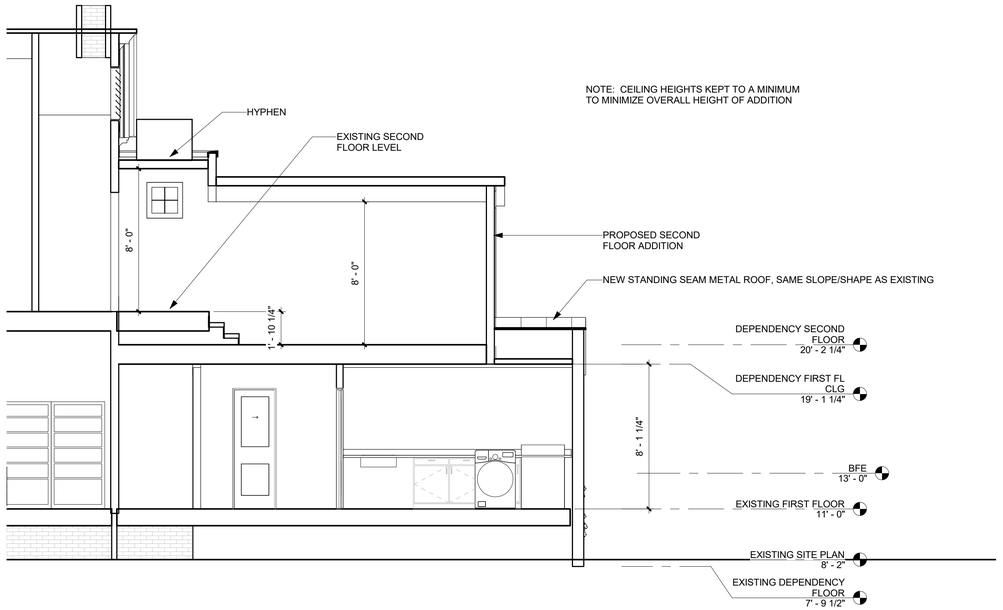
SEAL

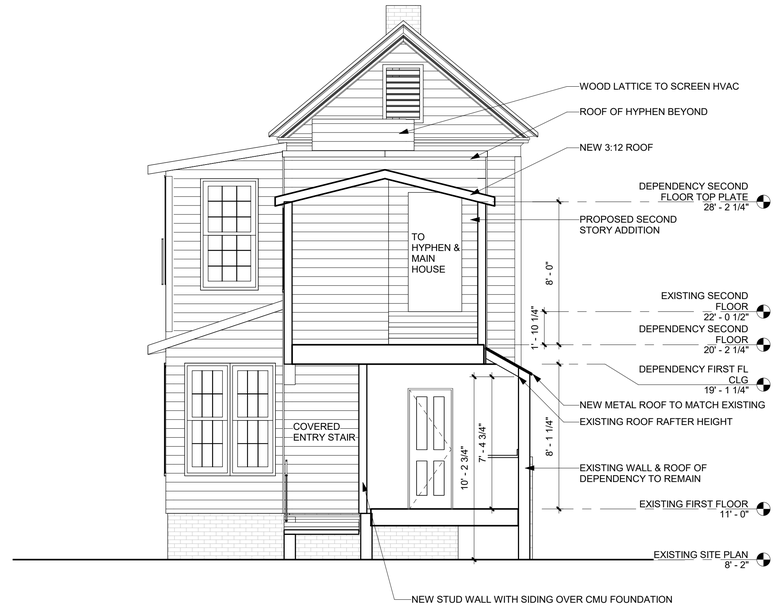
ELEVATIONS

A204



1 SECTION EAST WEST

1/4" = 1'-0"



2 SECTION NORTH SOUTH

1/4" = 1'-0"

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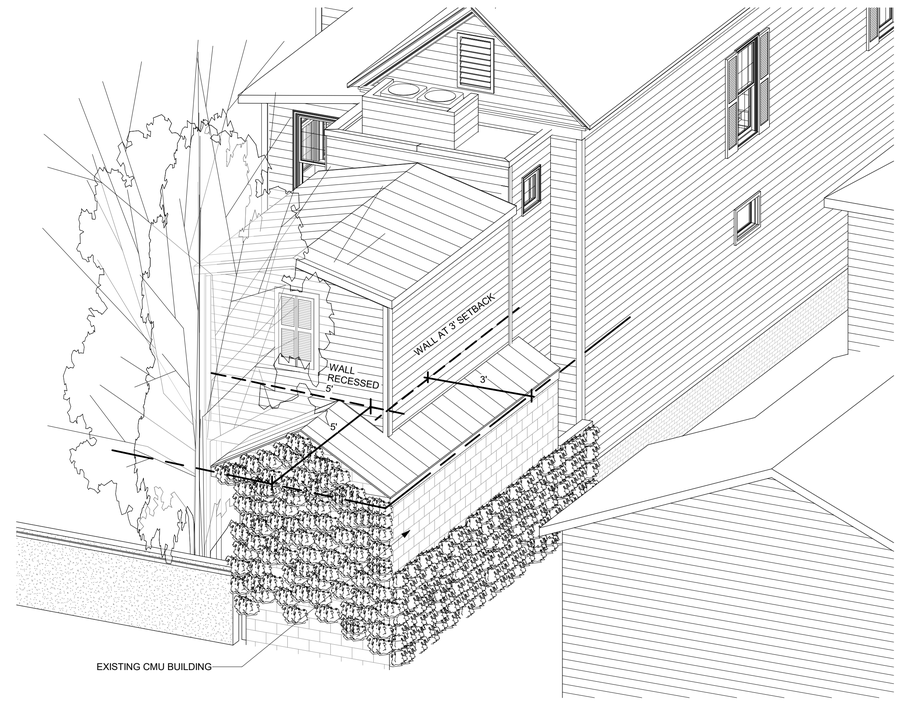
STATE OF SOUTH CAROLINA
REBECCA FENNO
Charleston, SC
6689
REGISTERED ARCHITECT

SEAL:

SECTIONS

A301

1 PERSPECTIVE FROM REAR



2 AERIAL VIEW 1

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REBECCA FENNO
Charleston, SC
6689
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SEAL

PERSPECTIVES

A901

PHOTO VIEW FROM 36 SAVAGE STREET DRIVEWAY

VEGETATION REMOVED IN 3D VIEW SO
DEPENDENCY CAN BE SEEN

1 PERSPECTIVE FROM 36 SAVAGE STREET DRIVEWAY

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1011158
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6689
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SEAL:

PERSPECTIVES

A902

Agenda Item #7

95 LINE STREET
TMS # 460-08-01-049

Request conceptual approval for restoration of storefront and new fenestration along Coming and Line Streets.

Category 4- / (Cannon-Elliottborough) / c. 1852-72 / Old and Historic District

Agenda Item #7

Applicant's Presentation

PROJECT INFORMATION

95 LINE STREET RENOVATION

ARCHITECT:

BECKY FENNO, AIA, LEED AP
NICOLE DALLAIRE

FENNO ARCHITECTURE LLC
1459 STUART ENGALS BLVD., SUITE 202
MT. PLEASANT SC, 29464
(EMAIL) BFENNO@FENNOARCH.COM
(PHONE) 843.442.6552

OWNER:

NAME: PREMIER HOMES OF THE LOW COUNTRY, LLC
CONTACT: BARRY COHN
EMAIL: BARRY.W.COHN@GMAIL.COM

SITE INFORMATION

TMS NO. LOT A: 460-08-01-049
LOT B: 460-08-01-199

NEIGHBORHOOD: CANNONBOROUGH / ELLIOTTBOROUGH

WITHIN THE FOLLOWING OVERLAY ZONES:
OLD CITY HEIGHT DISTRICT 2.5-3
AMUSEMENT AND RECREATE
SHORT TERM RENTALS
OLD CITY DISTRICT

FLOOD ZONE: AE-13 AND ZONE X

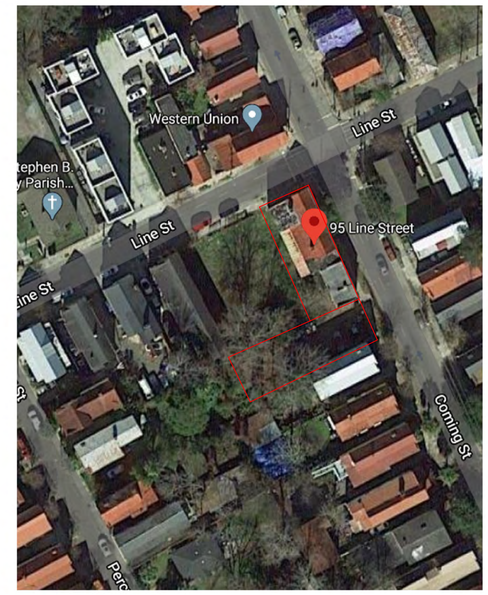
LOT SIZE:
LOT A: 0.07 AC, 3,117 SF
LOT B: 0.11 AC, 4,693 SF

ZONING:
LOT A: CT COMMERCIAL TRANSITIONAL
LOT B: DR-2F DIVERSE RESIDENTIAL

SETBACKS:
TOTAL FRONT/REAR: 3'
FRONT: NR
BACK: 3'
TOTAL SIDE: 15'
SOUTH/WEST: 9'
NORTH/EAST: 3'

DRAWING LIST

NO.	DRAWING NAME
A001	PROJECT INFO
A002	SURVEY
A003	SANBORN MAPS
A004	EXISTING PHOTOS - VISIBILITY FROM STREET
A005	EXISTING PHOTOS- VISIBILITY FROM STREET
A006	EXISTING PHOTOS
A100	EXISTING SITE PLAN
A100.1	PROPOSED SITE PLAN
A101	FIRST FLOOR PLANS
A102	SECOND FLOOR PLANS
A201	EAST ELEVATIONS (COMING ST)
A201.1	EAST ELEVATION PHOTOS AND PERSPECTIVES
A201.2	EAST ELEVATION PHOTOS
A202	NORTH ELEVATIONS (LINE ST)
A202.1	STORE FRONT PRECEDENT AND PHOTOS
A203	WEST ELEVATIONS
A203.1	WEST ELEVATION PHOTOS
A203.2	WEST ELEVATION PHOTOS
A204	SOUTH ELEVATIONS
A204.1	REAR PORCH INFILL PERSPECTIVES



LOCATION MAP

1 EXISTING NORTH EAST CORNER PERSPECTIVE

2 PROPOSED NORTH EAST CORNER PERSPECTIVE

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95 LINE STREET RENOVATION
CHARLESTON, SC

BAR SUBMITTAL
06/12/2020

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STATE OF SOUTH CAROLINA
REBECCA FENNO
Charleston, SC
6689
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SEAL

PROJECT INFO

A001

PLANNING AND ROD USE ONLY.

NOTES:

1. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN FLOOD ZONE "X" AND AE, EL 13' ON FLOOD INSURANCE RATE MAP NUMBER 45019C0513J. MAP REVISED NOVEMBER 17, 2004.
2. THE BEARINGS SHOWN ARE MAGNETIC AND SUBJECT TO LOCAL ATTRACTION.
3. ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
4. THIS SURVEY IS BASED ON THE REFERENCES SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH.
5. THIS SURVEY PREPARED FROM PLATS AND DEEDS OF RECORD AND LINES OF OCCUPATION OF LONG DURATION.

LINE TABLE

Id	Bearing	Distance
L1	N 70° 30' 00" E	35.00'
L2	S 17° 04' 59" E	6.83'
L3	S 71° 55' 18" W	17.97'
L4	N 18° 12' 50" W	5.38'
L5	S 67° 17' 18" W	15.22'

EXISTING ENCROACHMENT TABLE

ENC1	STEP INTO R/W BY +/- 1.1'
ENC2	HOUSE CORNER INTO R/W BY +/- 0.2'
ENC3	EAVES OVERHANGS R/W BY +/-1.9'
ENC4	EAVES OVERHANGS R/W BY +/-0.6'
ENC5	STEP INTO R/W BY +/- 1.3'
ENC 6	HOUSE CORNER INTO R/W BY +/- 0.2'
ENC7	EAVES OVERHANGS INTO R/W BY +/- 0.4'
ENC8	HOUSE CORNER INTO R/W BY +/- 0.1'
ENC9	EAVE OVERHANGS PROPERTY LINE BY +/- 0.4'
ENC10	EAVES OVERHANGS R/W BY +/- 0.4'
ENC11	EAVES OVERHANGS R/W BY +/-1.6'

LEGEND:

HCRN - HOUSE CORNER,OLD.
CCN,CRN - COLUMN CORNER, OLD.
REBAR(F) - 5/8" REBAR FOUND, OLD.
WCRN - WALL CORNER OLD.
BLINE - BUILDING LINE, OLD.
MAG(F) - MAG NAIL FOUND, FOUND, OLD.
CCRN - COMING CORNER, OLD.
FHYD. - FIRE HYDRANT.
WV - WATER VALVE.
GV - GAS VALVE
SDCI - STORM DRAIN CURB INLET.
ENC. - PLOTTABLE EXISTING ENCROACHMENT.
FL "13.1" - SPOT ELEVATION 13.1' M.S.L., NGVD'29
FFE - FINISHED FLOOR ELEVATION.

PLAT

OF A PROPERTY LINE ADJUSTMENT OF A SURVEY OF OCCUPATION OF
No. 95 LINE STREET (0.07 ACRES) & No. 267 COMING STREET (0.11 ACRES),
TO CREATE NEW LOT A (0.07 ACRES) AND NEW LOT B (0.11 ACRES),
CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA.
No. 95 LINE STREET & No. 267 COMING STREET PRESENTLY OWNED BY
PREMIERE HOMES OF THE LOWCOUNTRY, LLC.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION , AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR 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.

10 5 0 10

SCALE: 1" = 10'

DATE: MAY 1, 2018
REV: FEBRUARY 5, 2020
REV: APRIL 29, 2020

REF: SEE REFERENCES

TMS: AS SHOWN

ALEXANDER C. PEABODY, PLS
PEABODY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
P.O. BOX 22646, CHARLESTON, SC 29413
OFFICE 843-723-5225 MOBILE 843-270-4847

CHARLESTON COUNTY
SOUTH CAROLINA

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SEAL:

SURVEY

A002

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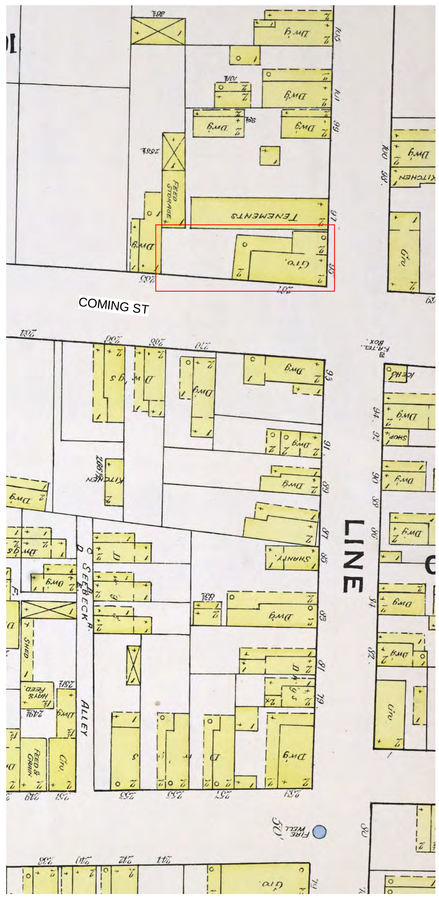
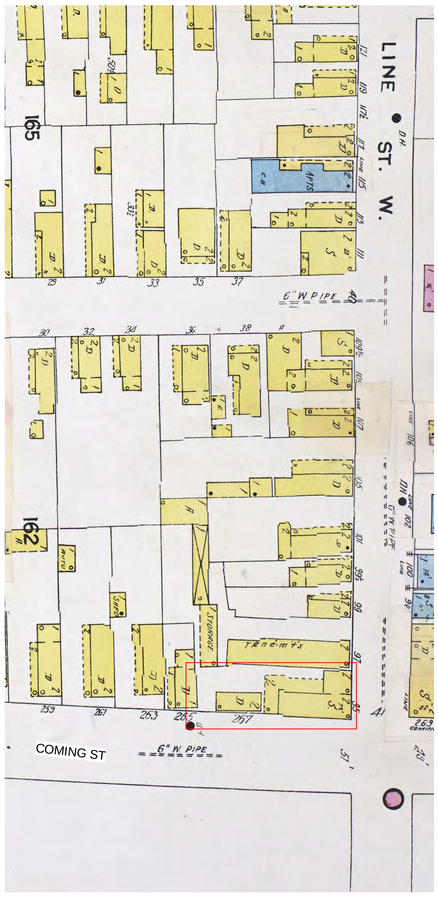
1944 SANBORN MAP

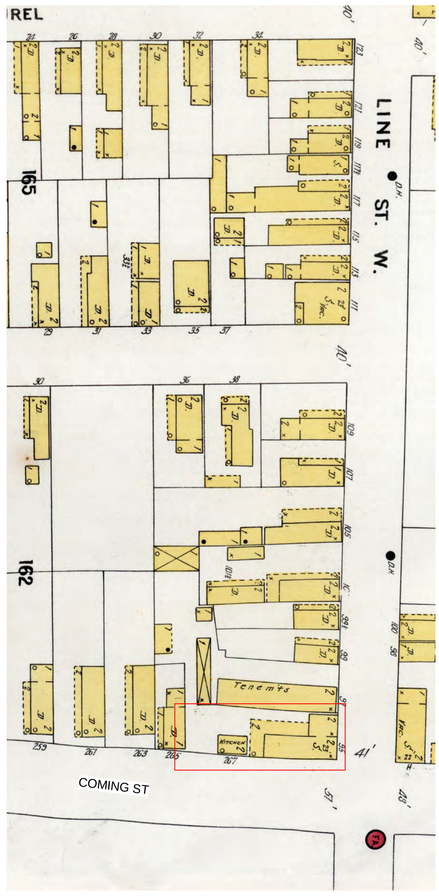
1888 SANBORN MAP



1951 SANBORN MAP



1902 SANBORN MAP



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A003

SANBORN MAPS

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VISIBILITY FROM STREET

SOUTH ELEVATION VIEWED FROM COMING STREET

EAST ELEVATION VIEWED FROM COMING STREET

EAST ELEVATION OF FRONT PART OF BUILDING VIEWED FROM COMING STREET

NORTH EAST CORNER VIEWED FROM THE INTERSECTION OF COMING STREET AND LINE STREET

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EXISTING PHOTOS - VISIBILITY FROM STREET

A004

NORTH EAST CORNER VIEWED FROM THE INTERSECTION OF COMING STREET AND LINE STREET

NORTH ELEVATION VIEWED FROM LINE STREET

WEST ELEVATION VIEWED FROM LINE STREET

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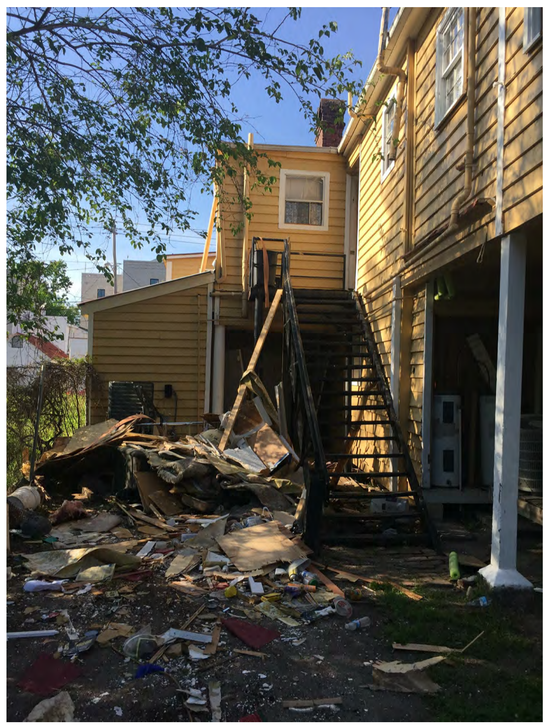
EXISTING PHOTOS- VISIBILITY FROM STREET

A005

REAR VIEWS

SOUTH WEST CORNER VIEWED FROM LOT B

SOUTH ELEVATION VIEWED FROM COMING STREET (THIS IS VISIBLE FROM PUBLIC WAY)



EXISTING REAR METAL STAIRS AND LANDING

EXISTING WATER HEATERS AND HVAC UNITS AT REAR BUILDING, VIEWED FROM LOT A

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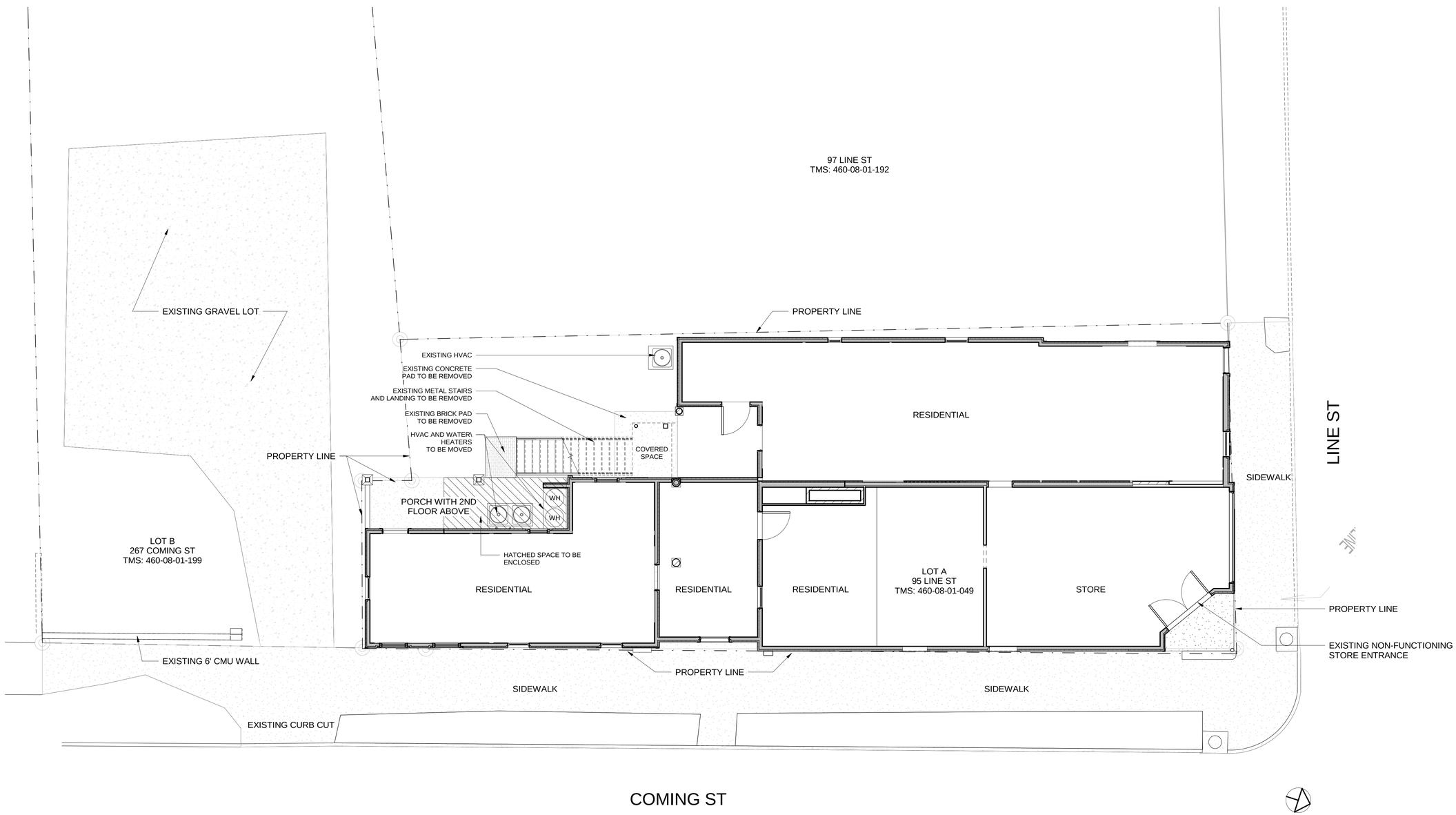
SEAL:

EXISTING PHOTOS

A006

LEGEND
LOT A SF: 3,117 SF
LOT B SF: 4,693 SF
EXISTING LOT COVERAGE WILL NOT CHANGE
EXISTING HEATED/COOLED SF: 4,459 SF (GROSS)
ADDITIONAL HEATED/COOLED SF: 74 SF (GROSS)
TOTAL PROPOSED HEATED/COOLED SF: 4,533 SF (GROSS)



1 SITE PLAN - EXISTING
3/16" = 1'-0"

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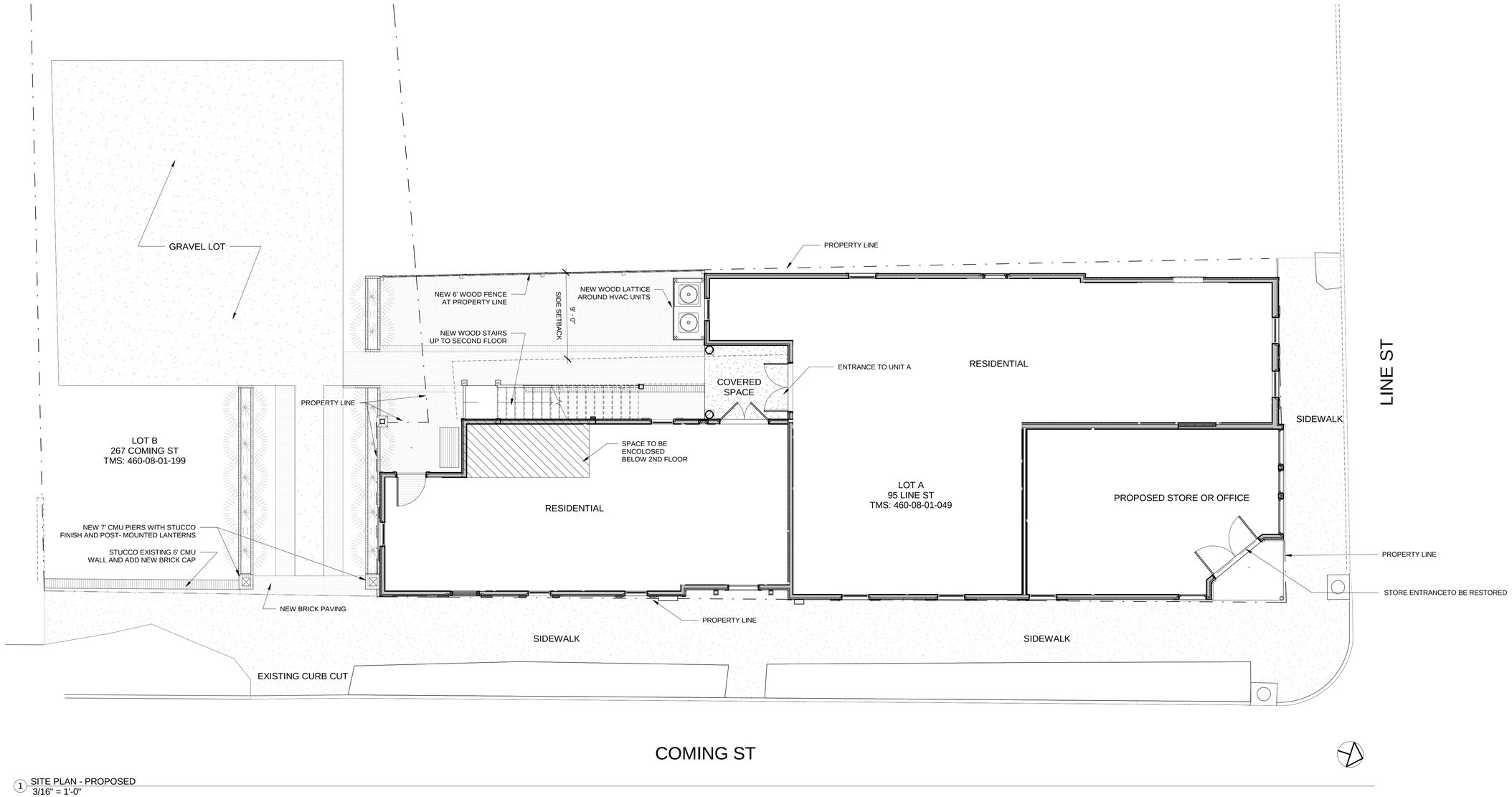
SEAL

EXISTING SITE PLAN

A100



1 SITE PLAN - PROPOSED
3/16" = 1'-0"

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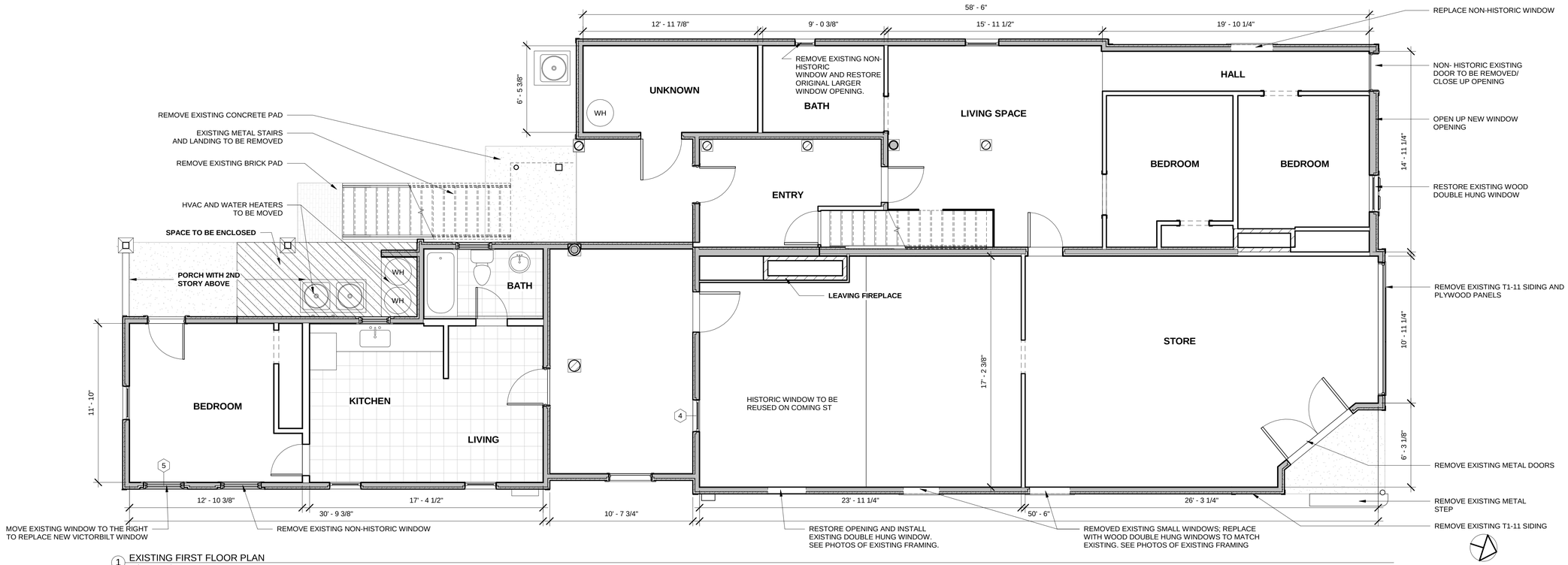
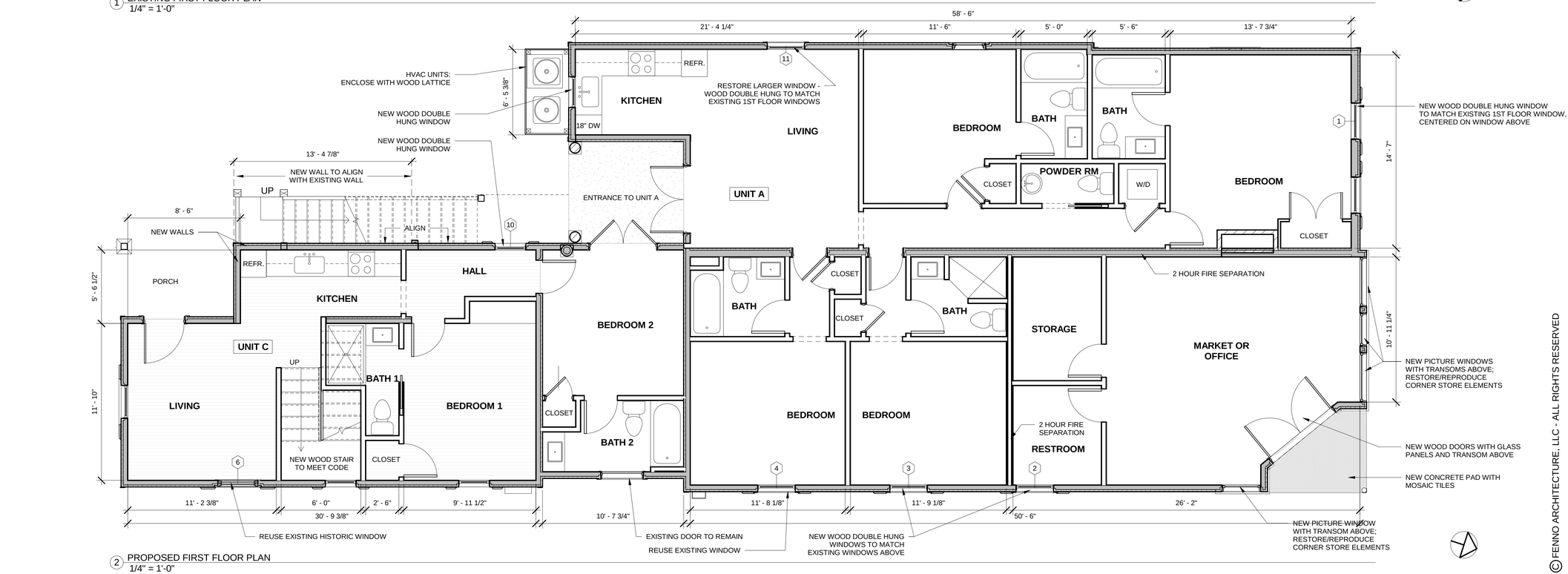
PROPOSED SITE PLAN

A100.1



1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

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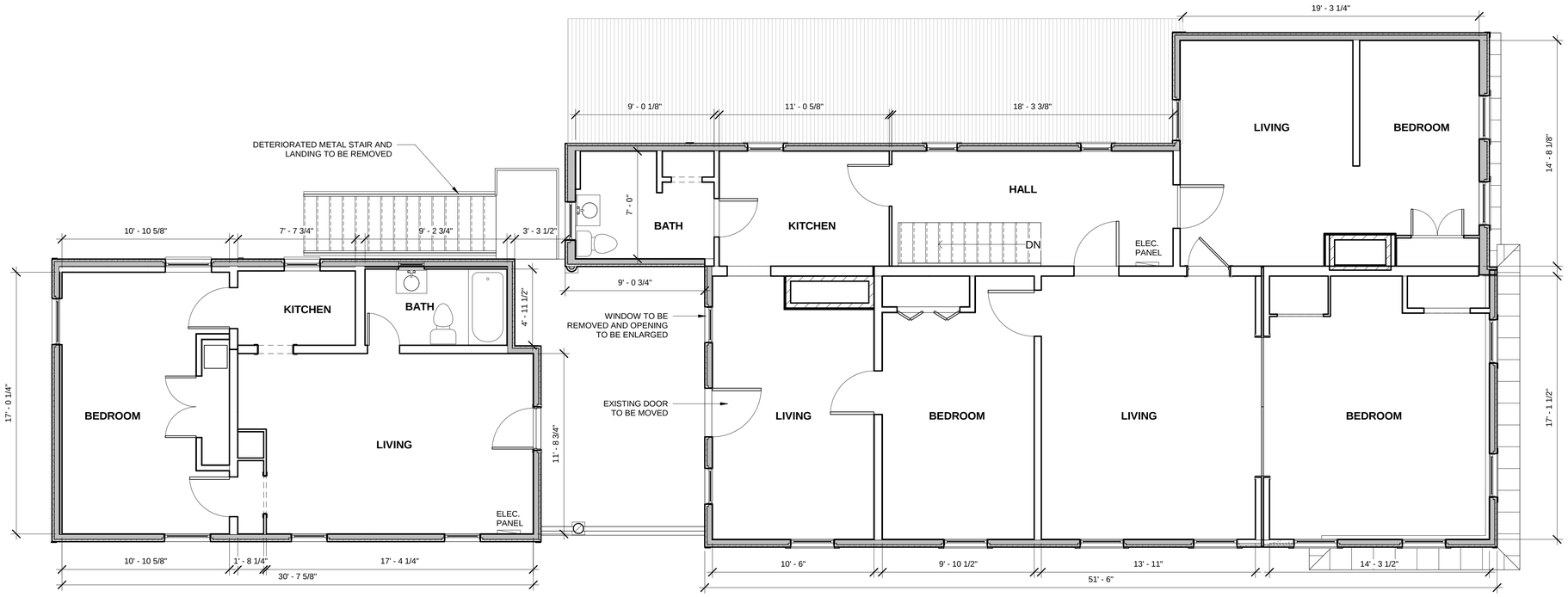
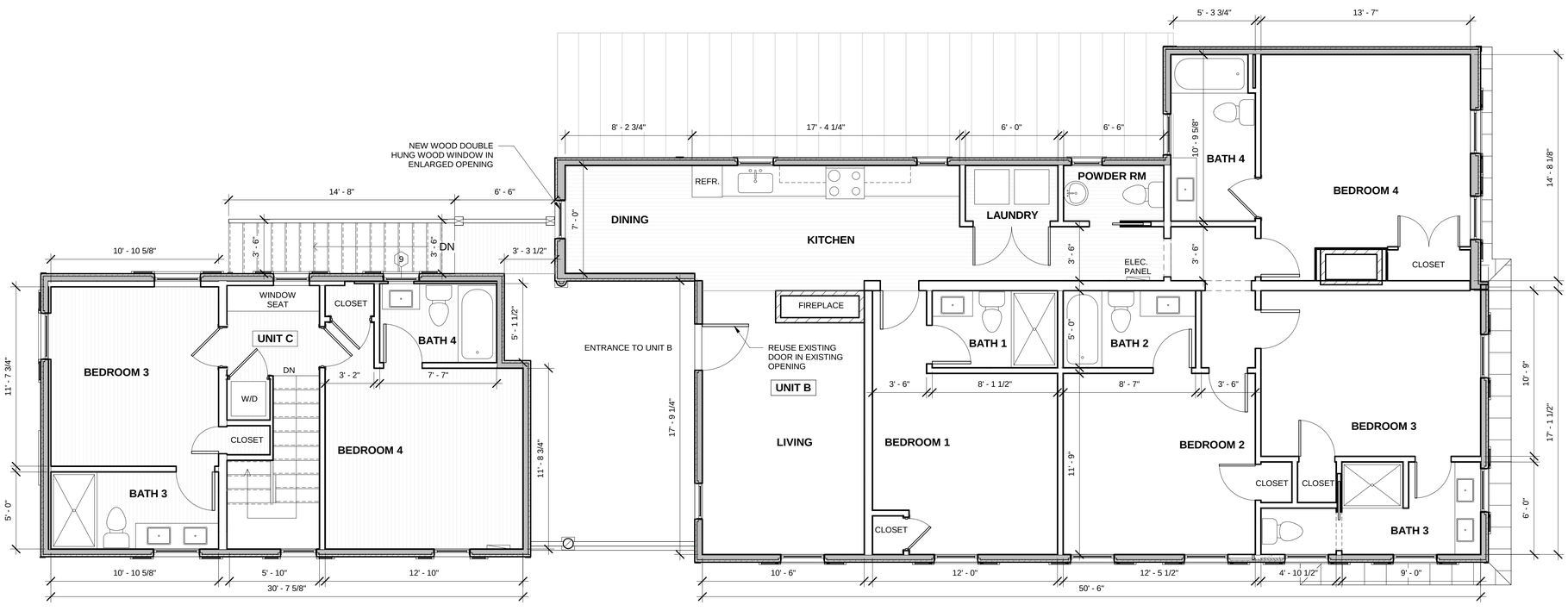
FIRST FLOOR PLANS

A101



1 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

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SECOND FLOOR PLANS

A102

SEE FOLLOWING PAGE(S) FOR RELEVANT PHOTOS

1 EXISTING EAST ELEVATION (COMING ST)
1/4" = 1'-0"

2 PROPOSED EAST ELEVATION (COMING ST)
1/4" = 1'-0"

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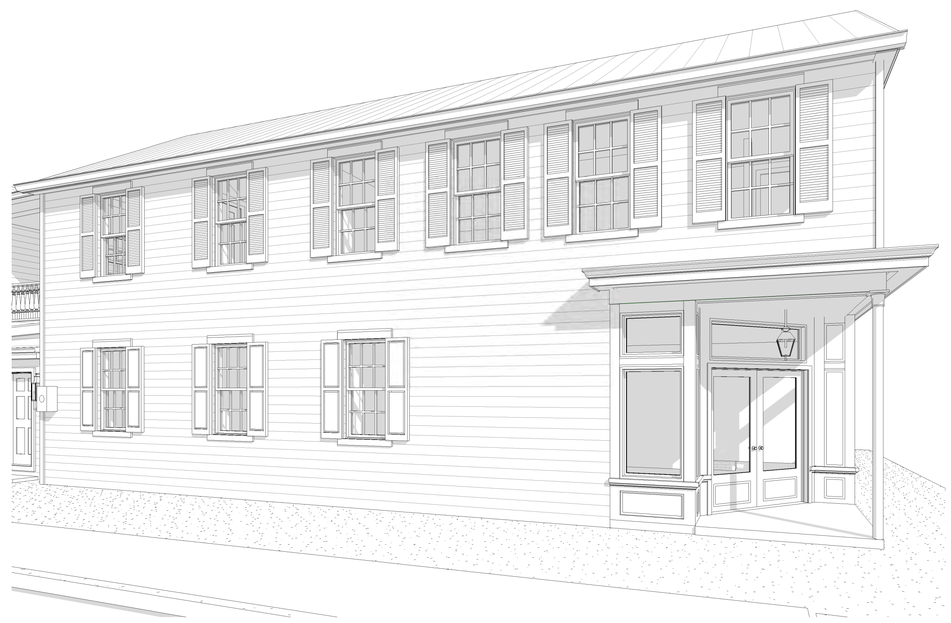
EAST ELEVATIONS (COMING ST)

A201

NORTH EAST CORNER VIEWED FROM THE INTERSECTION OF COMING STREET AND LINE STREET

4 EXISTING NORTH EAST CORNER PERSPECTIVE



5 PROPOSED NORTH EAST CORNER PERSPECTIVE

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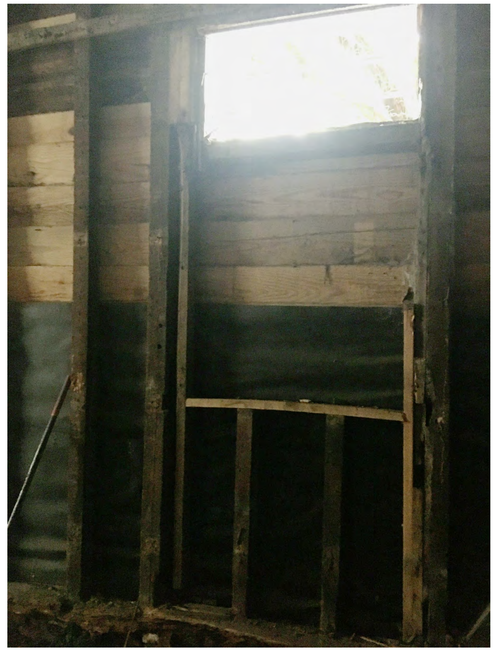
SEAL

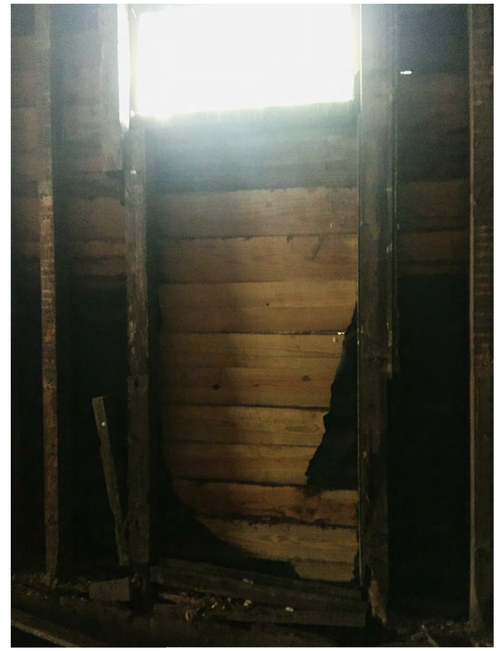
A201.1

EAST
ELEVATION
PHOTOS
AND
PERSPECTIVES

INTERIOR VIEW OF PROPOSED WINDOWS 2 AND 3 SHOWING THE EXISTING FRAMING FOR LARGER OPENINGS



INTERIOR VIEW OF PROPOSED WINDOW 2 SHOWING THE EXISTING FRAMING OF A LARGER OPENING



INTERIOR VIEW OF PROPOSED WINDOW 3 SHOWING THE EXISTING FRAMING FOR A LARGER OPENING

INTERIOR VIEW OF WINDOW 4 PROPOSED LOCATION SHOWING EXISTING NEWER STUDS AT PROPOSED LOCATION.

INTERIOR VIEW OF EXISTING WINDOW 4

EXTERIOR VIEW OF WINDOW 5 TO BE MOVED TO THE RIGHT TO REPLACE NEW VICTORBILT WINDOW.

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SEAL:

EAST ELEVATION PHOTOS

A201.2

SEE FOLLOWING PAGE(S) FOR
RELEVANT PHOTOS

1 EXISTING NORTH ELEVATION (LINE ST)
1/4" = 1'-0"

2 PROPOSED NORTH ELEVATION (LINE ST)
1/4" = 1'-0"

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SEAL

NORTH
ELEVATIONS
(LINE ST)

A202

STORE FRONT AT COMING & LINE ST GROCERY AT THE CORNER OF COMING ST AND LINE ST

STORE FRONT AT ELLIOTBOROUGH MINI BAR AT THE CORNER OF BOGARD ST AND PERCY ST

STORE FRONT AT CHUBBY FISH AT THE CORNER OF BOGARD ST AND COMING ST

STORE FRONT AT 50 BOGARD ST

STORE FRONT AT RENZO AT THE CORNER OF HUGER ST AND NORTH TRACY ST

STORE FRONT AT THE COLLEGE CORNER AT THE CORNER OF GEORGE ST AND KING ST

EXTERIOR VIEW OF EXISTING NON-HISTORIC DOOR.

EXISTING STORE FRONT

3 EXISTING STORE FRONT PERSPECTIVE

2 PROPOSED STORE FRONT PERSPECTIVE

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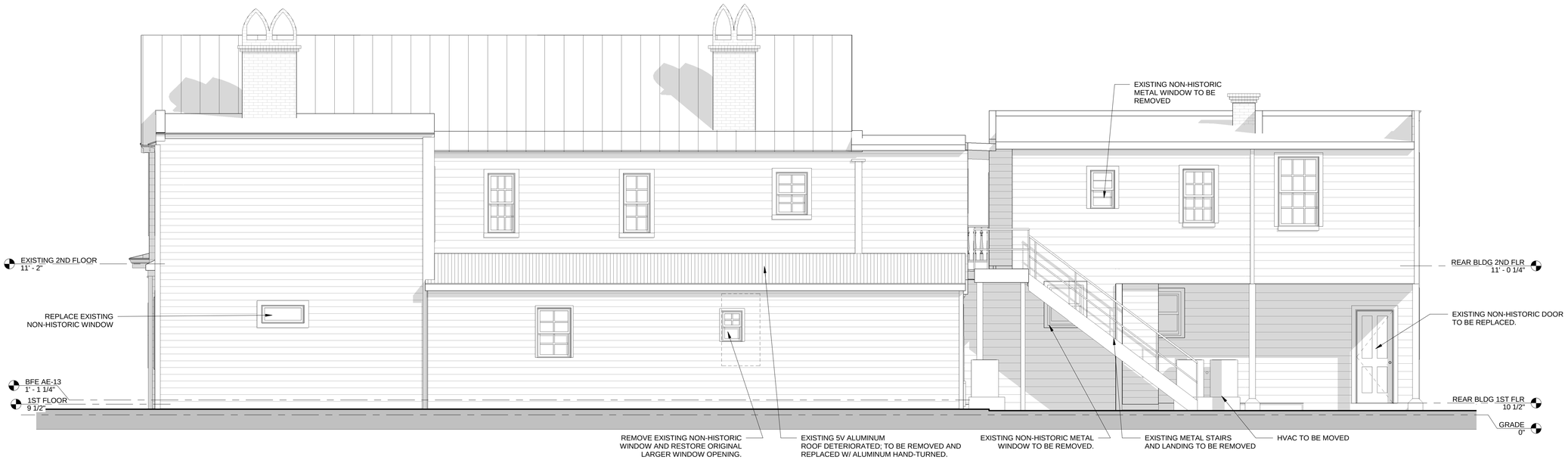
SEAL:

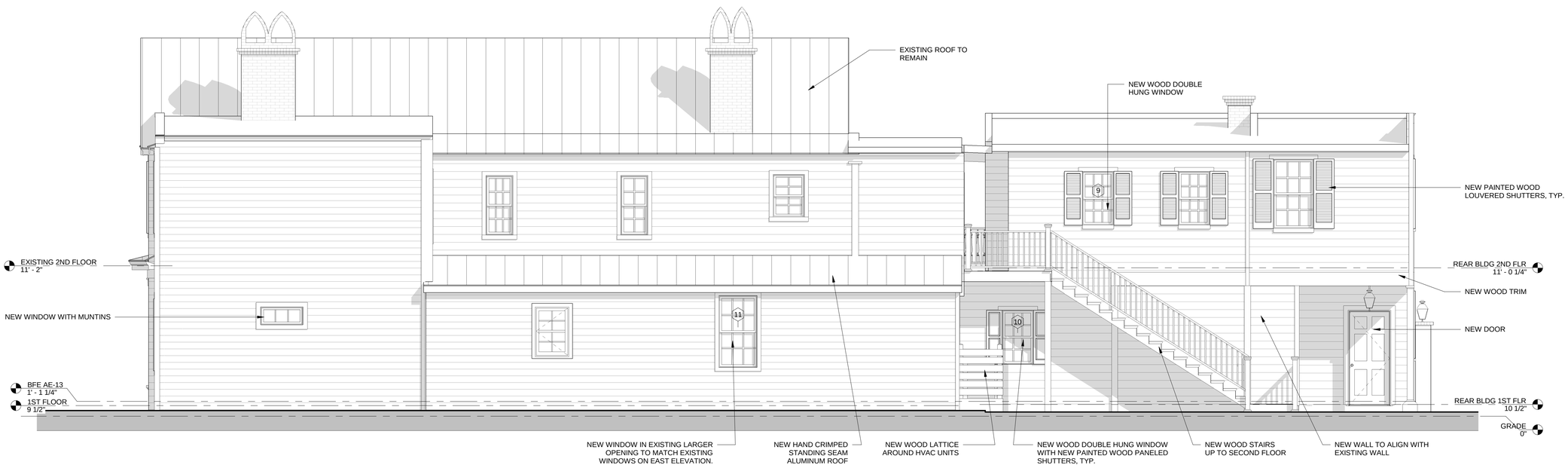
STORE FRONT PRECEDENT AND PHOTOS

A202.1

SEE FOLLOWING PAGE(S) FOR RELEVANT PHOTOS



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



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

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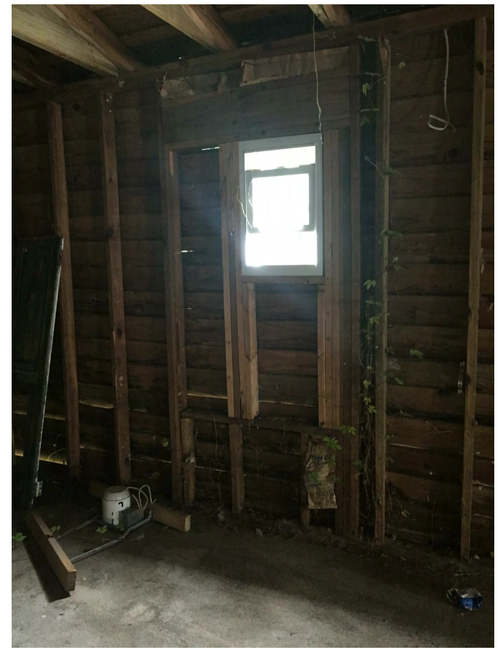
SEAL

WEST ELEVATIONS

A203

EXTERIOR VIEW OF EXISTING NON-HISTORIC WINDOW.

EXTERIOR VIEW OF PROPOSED WINDOW 11 SHOWING THE EXISTING FRAMING FOR A LARGER OPENING



INTERIOR VIEW OF PROPOSED WINDOW 11 SHOWING THE EXISTING FRAMING FOR A LARGER OPENING

VIEW OF EXISTING DETERIORATED CORRUGATED ALUMINUM ROOF

VIEW OF EXISTING DETERIORATED CORRUGATED ALUMINUM ROOF

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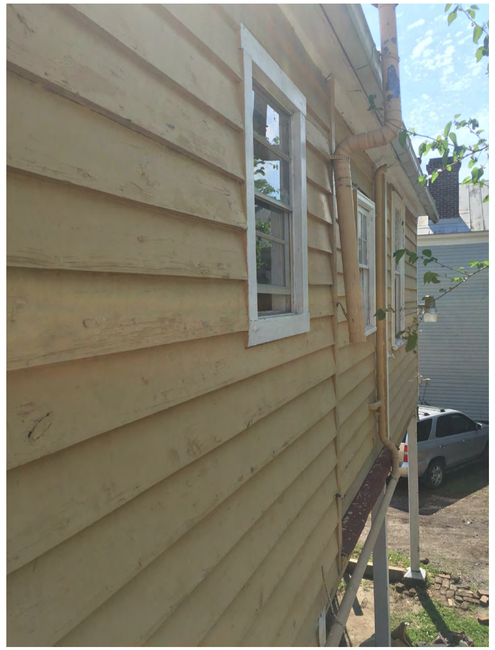
SEAL

WEST
ELEVATION
PHOTOS

A203.1



EXTERIOR VIEW OF EXISTING NON-HISTORIC WINDOW TO BE REPLACED BY PROPOSED WINDOW 9.

INTERIOR VIEW OF EXISTING NON-HISTORIC WINDOW TO BE REPLACED BY PROPOSED WINDOW 9.

VIEW OF AREA TO BE ENCLOSED.

VIEW OF EXISTING NON-HISTORIC DOOR

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Mt. Pleasant, SC 29464

95 LINE STREET RENOVATION
CHARLESTON, SC

BAR SUBMITTAL
06/12/2020

STATE OF SOUTH CAROLINA
FENNO ARCHITECTURE LLC
Charleston, SC
101158
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
REBECCA FENNO
Charleston, SC
6689
REGISTERED ARCHITECT

SEAL

WEST ELEVATION PHOTOS

A203.2

SEE FOLLOWING PAGE(S) FOR
RELEVANT PHOTOS

1 EXISTING SOUTH ELEVATION
1/4" = 1'-0"

2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

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101158
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STATE OF SOUTH CAROLINA
REBECCA FENNO
Charleston, SC
6689
REGISTERED ARCHITECT

SEAL

SOUTH
ELEVATIONS

A204

EXISTING VIEW OF SOUTHERN ELEVATION FROM COMING STREET

2 EXISTING VIEW OF SOUTHERN ELEVATION FROM STREET

3 PROPOSED VIEW OF SOUTHERN ELEVATION FROM STREET

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A204.1

REAR PORCH INFILL PERSPECTIVES

SEAL

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REBECCA FENNO
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6689
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
FENNO ARCHITECTURE LLC
Charleston, SC
101158
REGISTERED ARCHITECTS

BAR SUBMITTAL

06/12/2020

95 LINE STREET RENOVATION

CHARLESTON, SC

FENNO ARCHITECTURE

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Mt. Pleasant, SC 29464

Agenda Item #8

11 ½ SAINT PHILIP STREET
TMS # 457-04-03-112

Request conceptual approval for new construction of office building utilizing existing remnant walls of previous structure.

Not Rated / (Harleston Village) / c. 1915 / Old and Historic District

Agenda Item #8

Applicant's Presentation

ZONING:
RECEIVED BZA-Z APPROVAL ON 3.3.20 FOR VARIANCE TO ALLOW OFFICE USE IN A DR-2F DISTRICT, AND A SPECIAL EXCEPTION FOR NO REQUIRED OFF-STREET PARKING. SEE ATTACHED.

ST. PHILIP OFFICE

11 1/2 ST. PHILIP STREET, CHARLESTON, SC
TMS# C457-040-3112

CONCEPTUAL BAR SUBMITTAL - **06.25.20**

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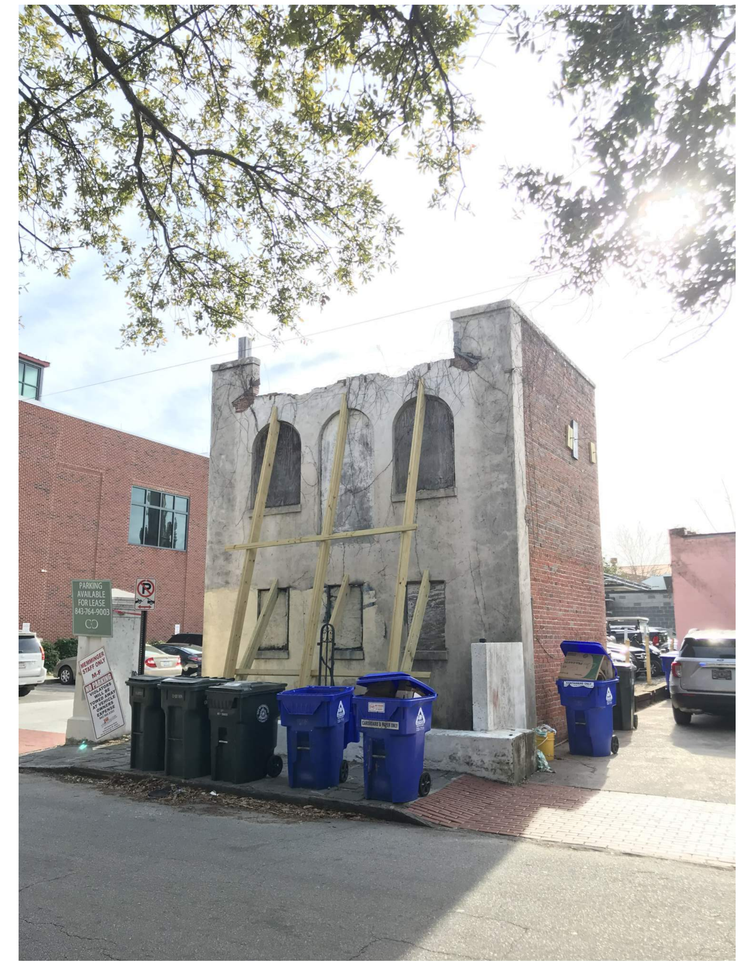
ARCHITECTS
EDDIE BELLO, AIA, LEED AP
EDDIE@BELLOGARRIS.COM
843.640.3566

PORTION OF SOUTH FACADE OF PREVIOUS BUILDING ON SITE

VIEW OF EAST AND SOUTH FACADE FROM ST. PHILIP STREET



VIEW OF EAST AND NORTH FACADE FROM ST. PHILIP STREET

WEST ST. PHILIP STREET

MEMMINGER ELEMENTARY

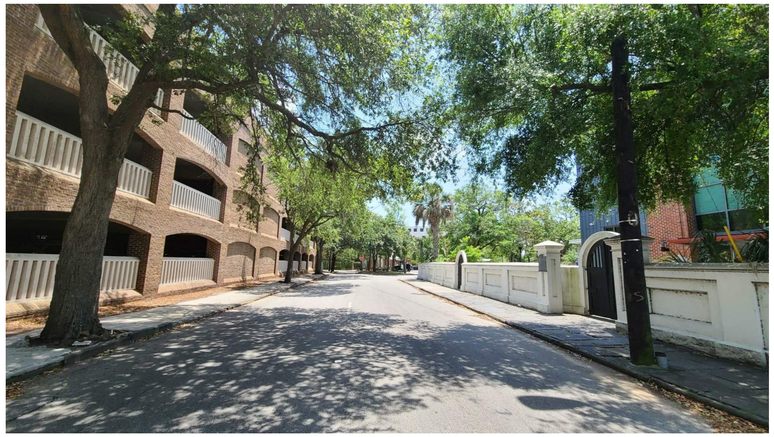
11.5 ST. PHILIP

85 WENTWORTH ST.

EAST ST. PHILIP STREET

12 ST PHILIP ST. - WENTWORTH GARAGE

12 ST PHILIP ST. - LOOKING NORTH



12 ST PHILIP ST. - LOOKING SOUTH

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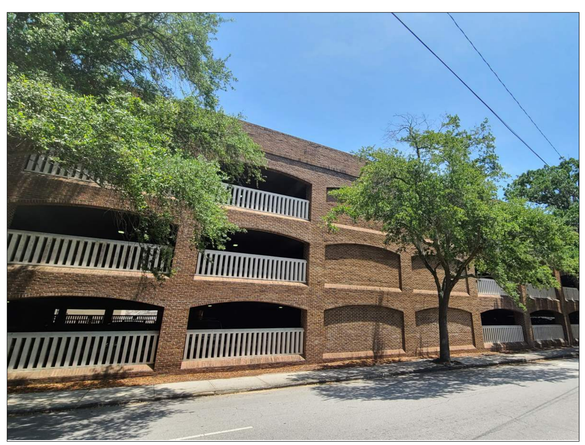
A-003*

11 1/2 ST. PHILIP OFFICE
CONCEPTUAL



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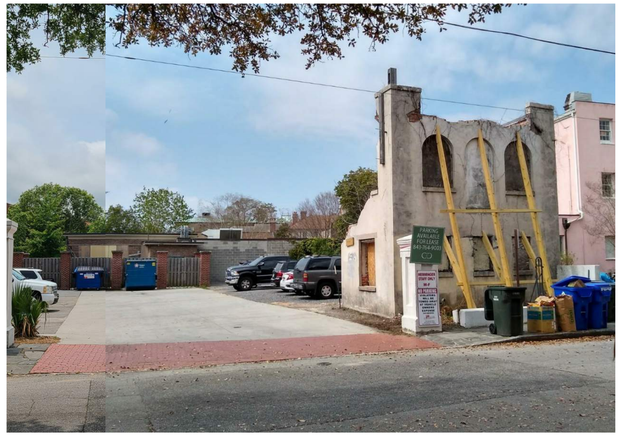
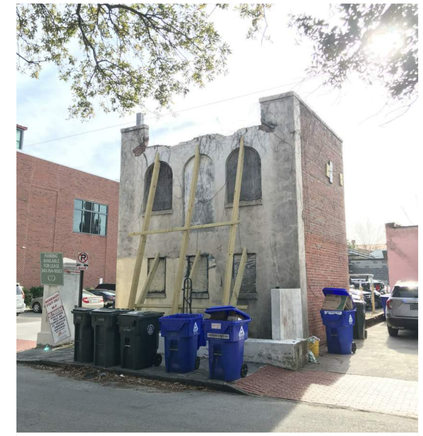
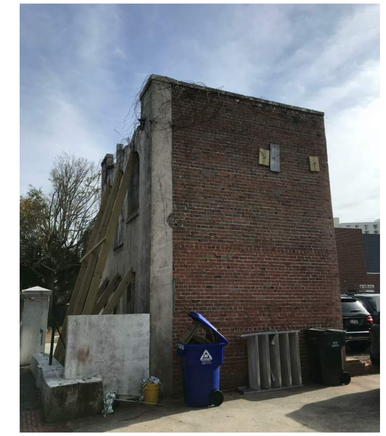
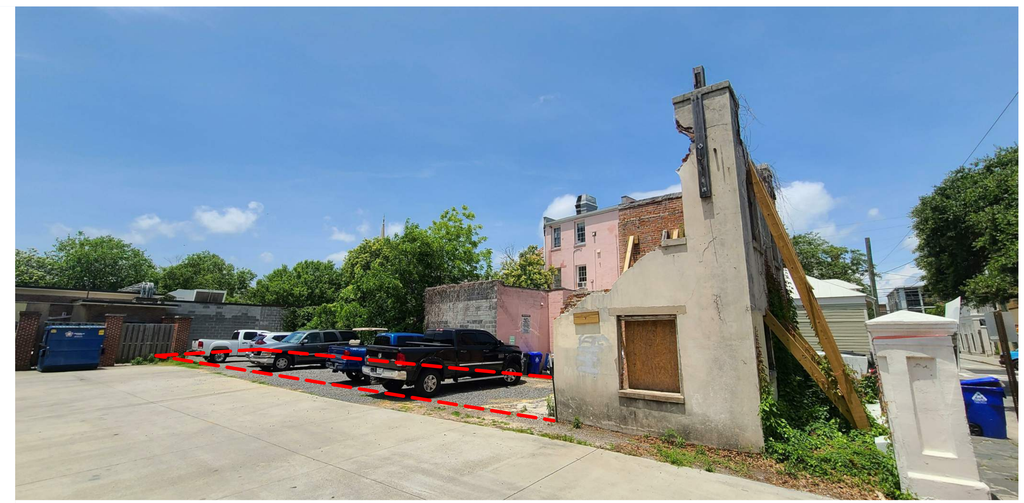
A-004*

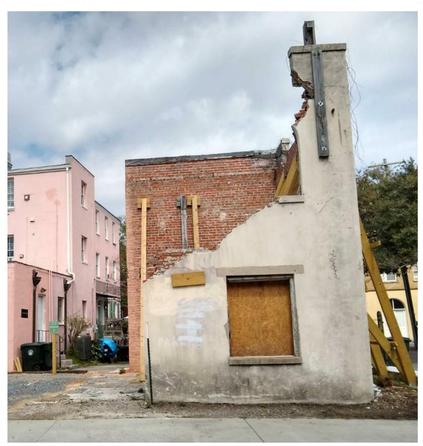
11 1/2 ST. PHILIP OFFICE
CONCEPTUAL

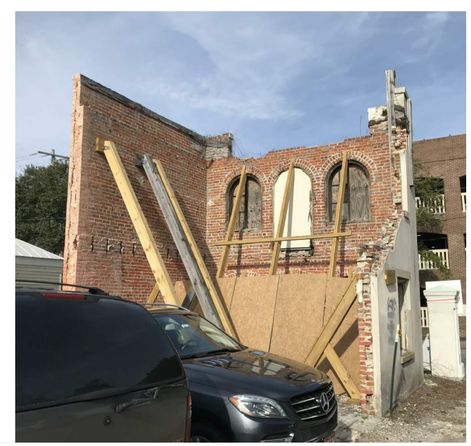
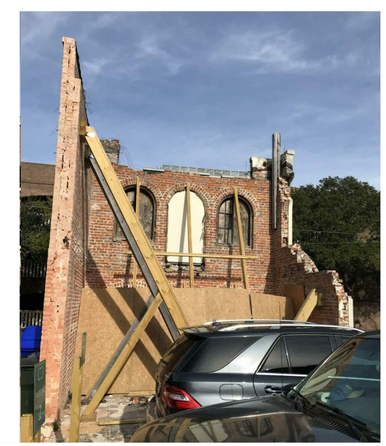


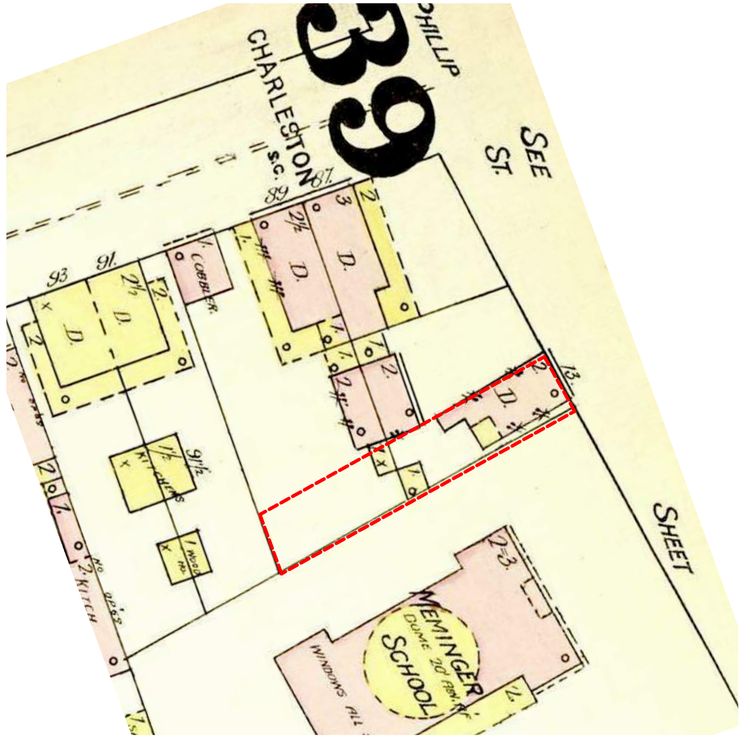
EXISTING STRUCTURE FROM ST. PHILIP STREET



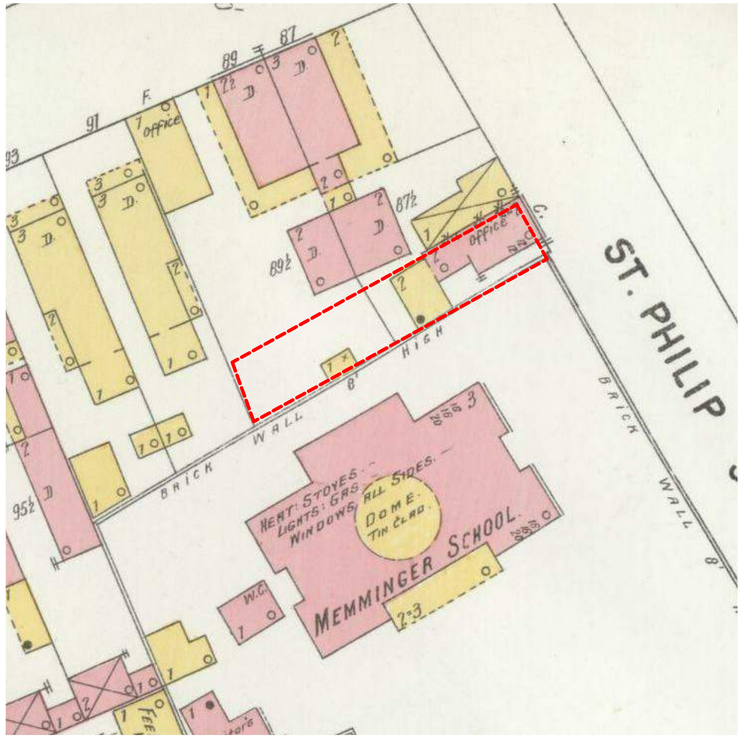


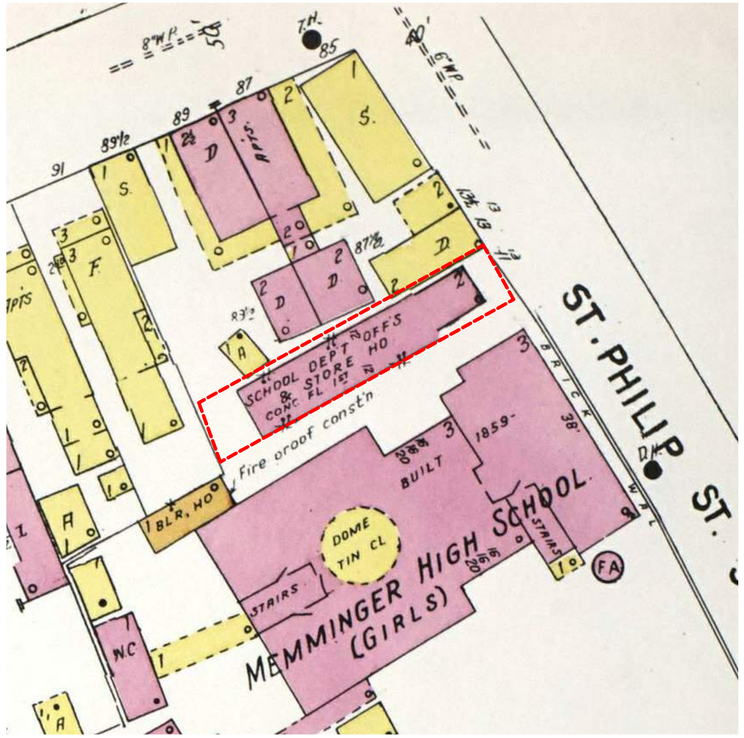
EXISTING STRUCTURE ON SITE



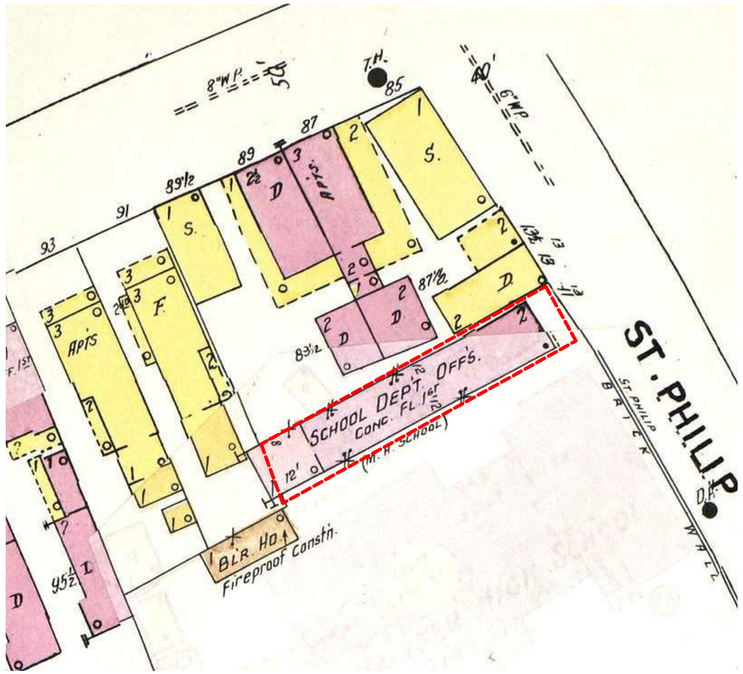
1888



1902

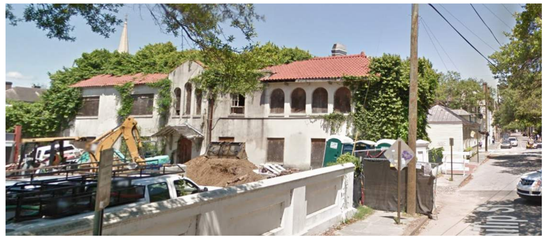


1942

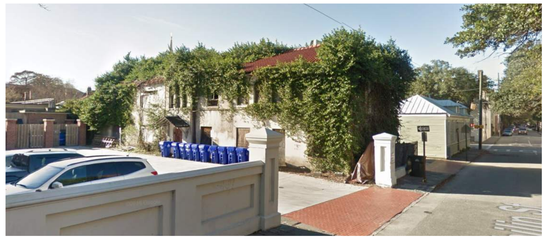


1951

2011



2012



2016

2017

2019

2020

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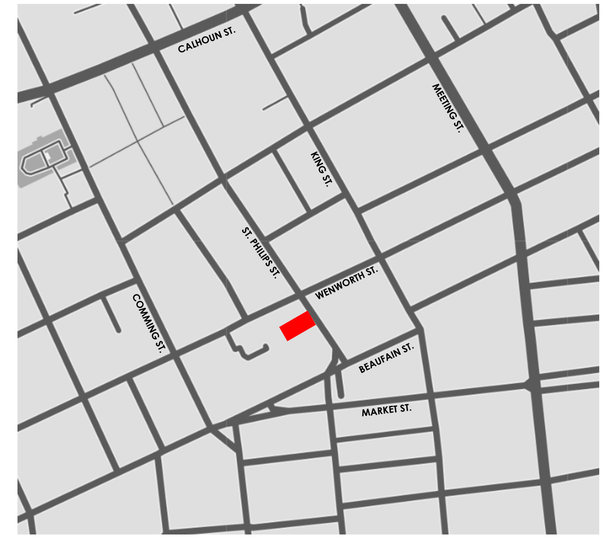
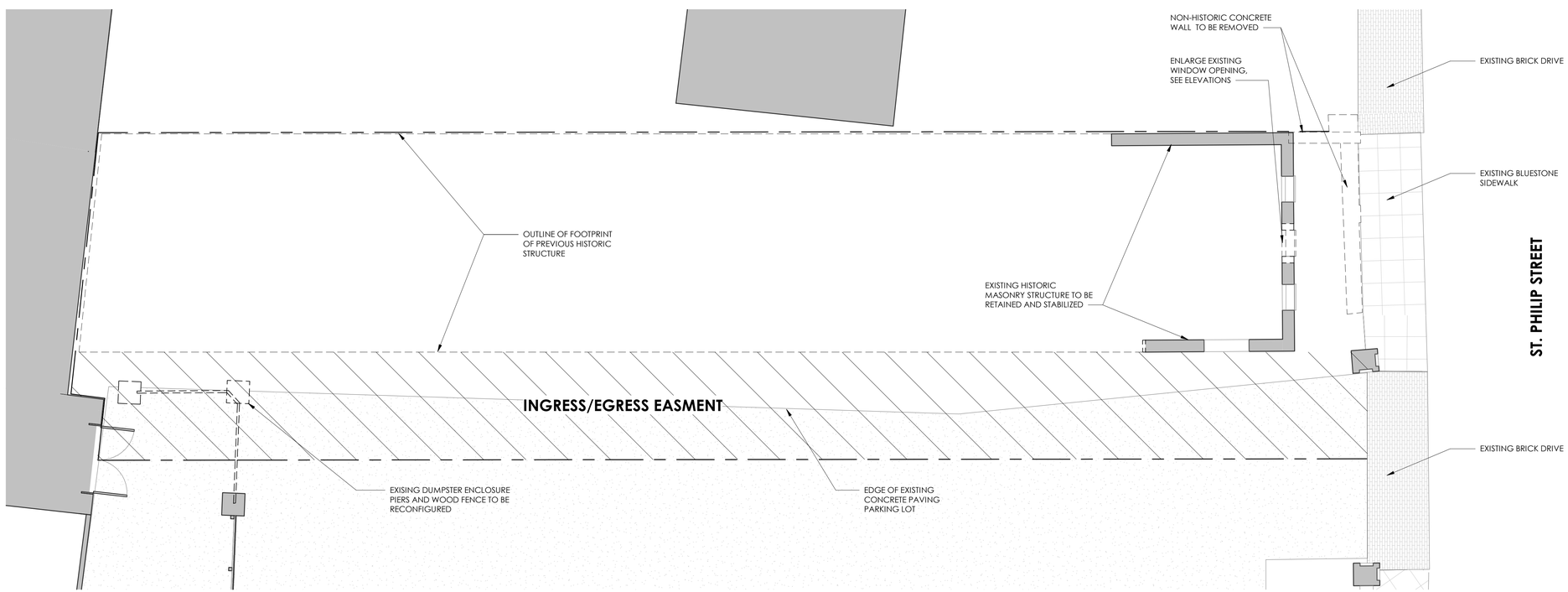
A-006*

11 1/2 ST. PHILIP OFFICE
CONCEPTUAL

FLOOD ZONE: AE-13

11 /2 SAINT PHILIP STREET LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY FEMA. THE PROPERTY LIES WITHIN FLOOD ZONE AE -13' ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 45019CO516J.
MAP REVISED NOVEMBER 17, 2004





1 3/16" = 1'-0" **FIRST FLOOR DEMOLITION**

4' 2' 0 2' 4'

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FIRST FLOOR DEMOLITION

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Date

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Scale

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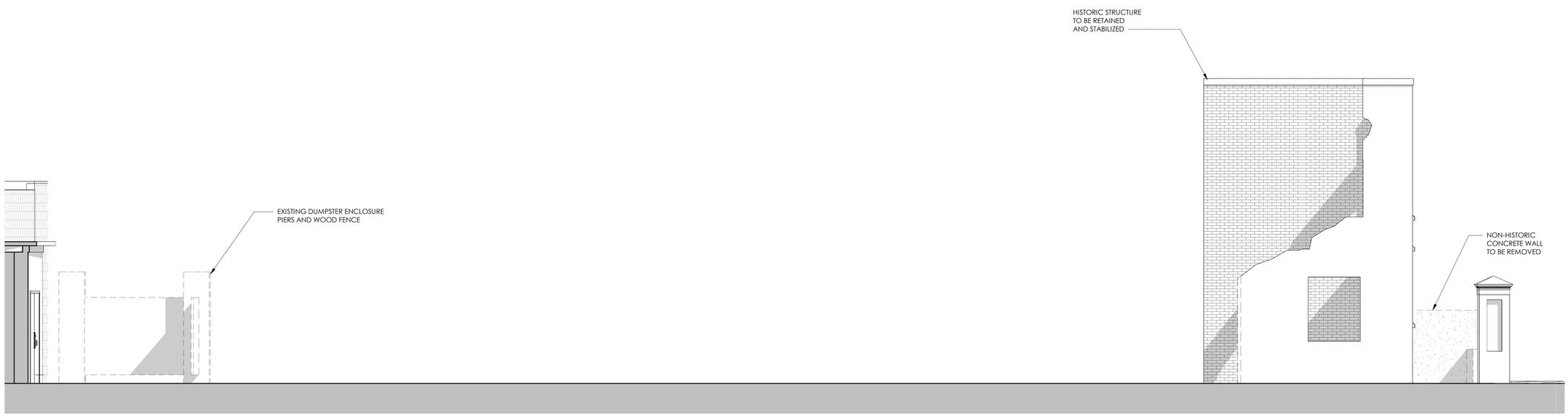
6/2/2020 1:41:24 PM

1/4" = 1'-0"

EXISTING EAST ELEVATION



1/4" = 1'-0"

EXISTING SOUTH ELEVATION

4' 2' 0 2' 4'

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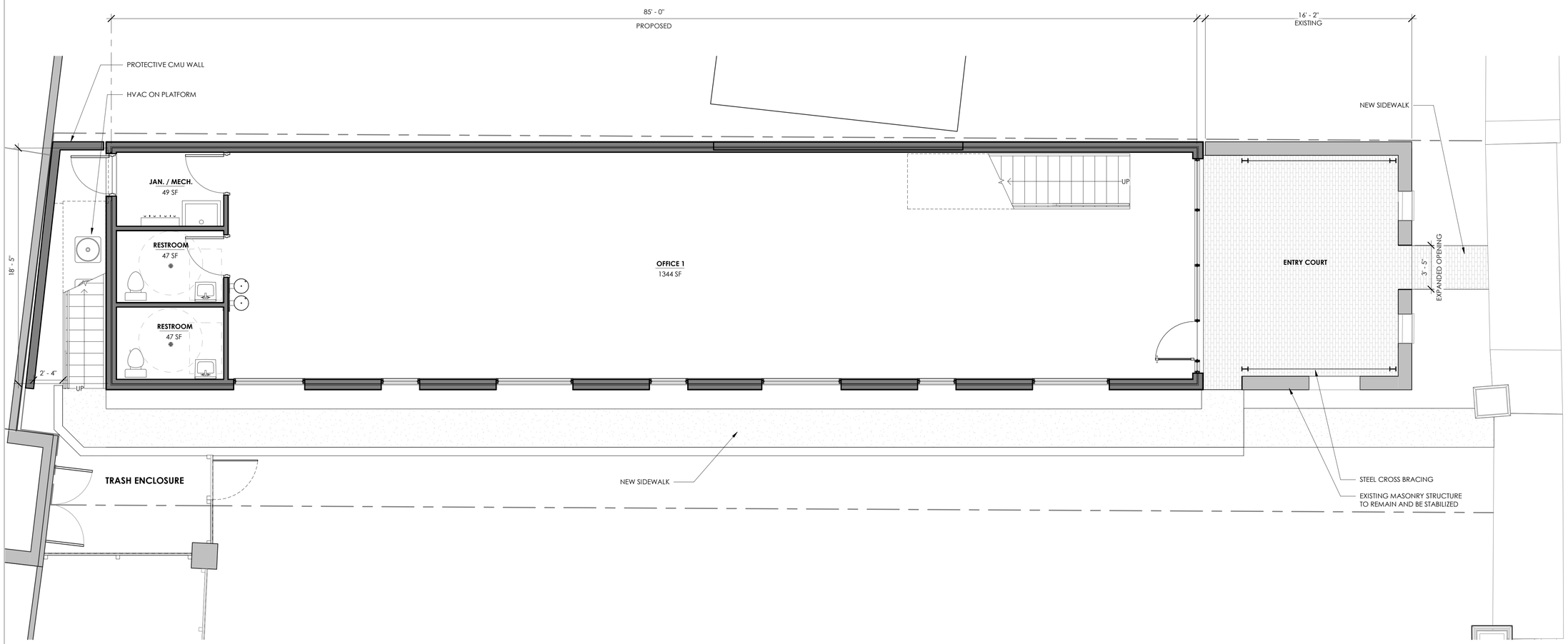

1 1/4" = 1'-0"

PROPOSED FIRST FLOOR PLAN

4' 2' 0 2' 4'

6/1/2020 2:08:55 PM

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PROPOSED FIRST FLOOR PLAN

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1/4" = 1'-0"
Scale

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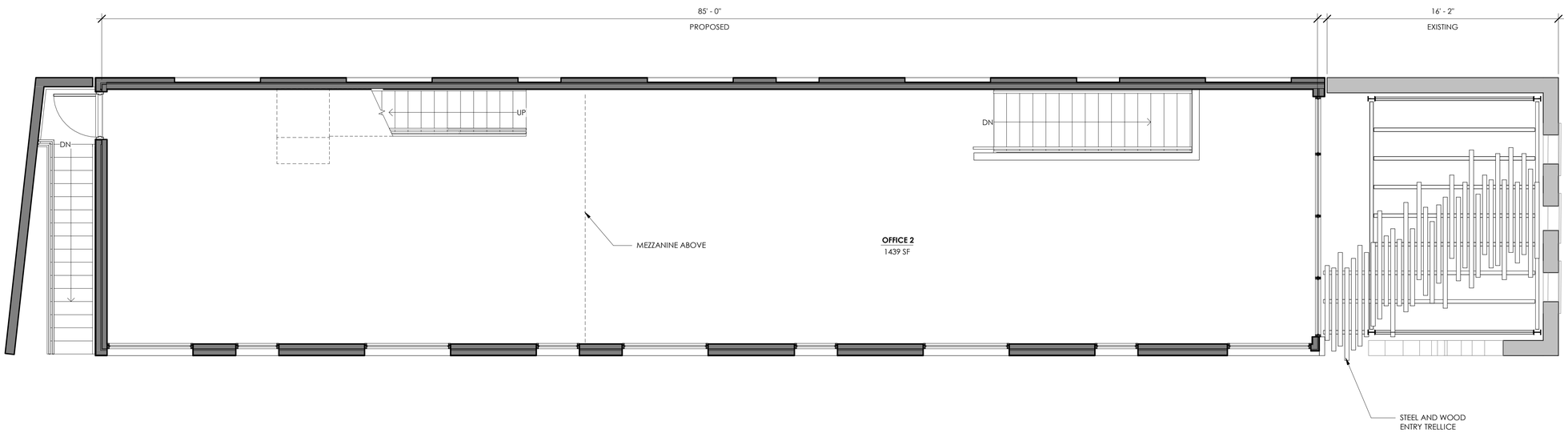

1 1/4" = 1'-0"

PROPOSED SECOND FLOOR PLAN

4' 2' 0 2' 4'

6/1/2020 2:08:56 PM

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PROPOSED SECOND FLOOR PLAN

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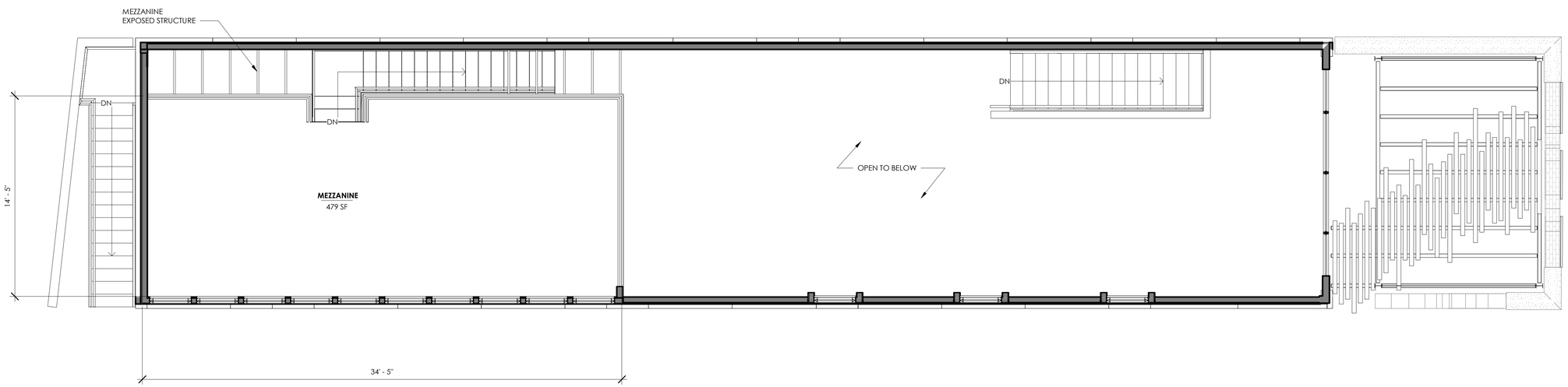

1 1/4" = 1'-0" **PROPOSED MEZZANINE FLOOR PLAN**

4' 2' 0 2' 4'

6/1/2020 10:48:56 AM

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No.	Date	Description

PROPOSED MEZZANINE FLOOR PLAN

Issue Date
Date

1/4" = 1'-0"
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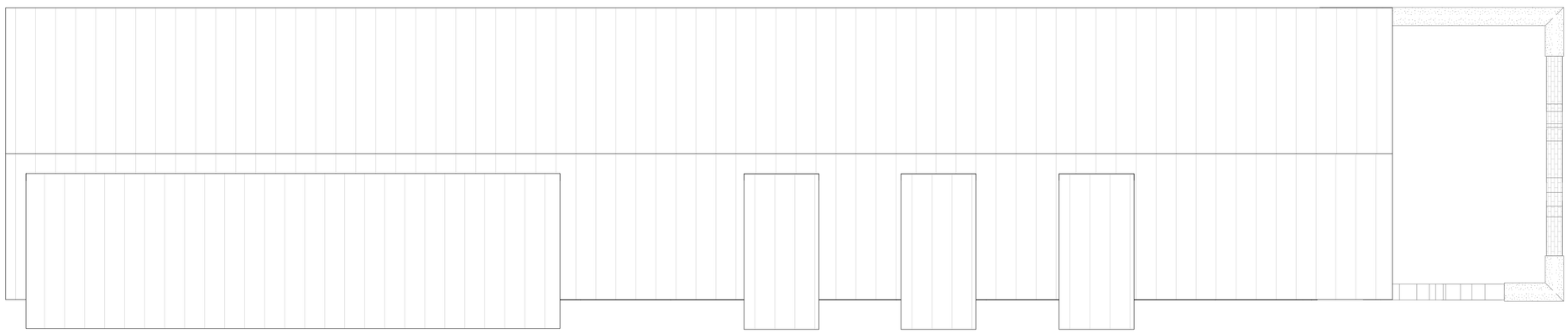

1 1/4" = 1'-0" **PROPOSED ROOF PLAN**

4' 2' 0 2' 4'

6/17/2020 10:48:56 AM

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1/4" = 1'-0"
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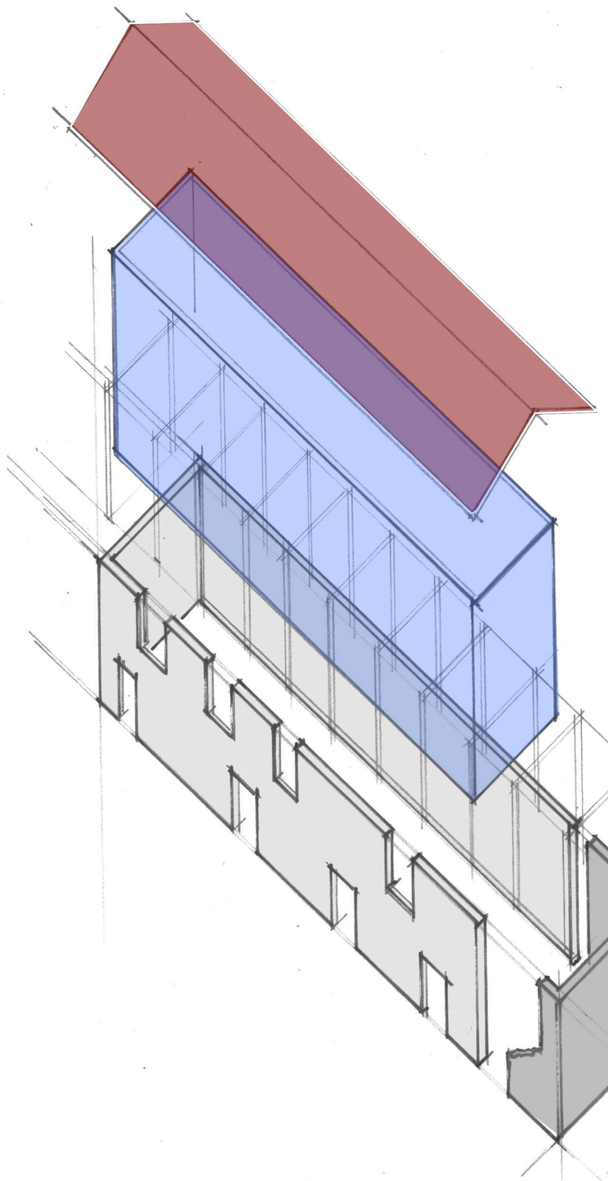

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A-013*

11 1/2 ST. PHILIP OFFICE
CONCEPTUAL

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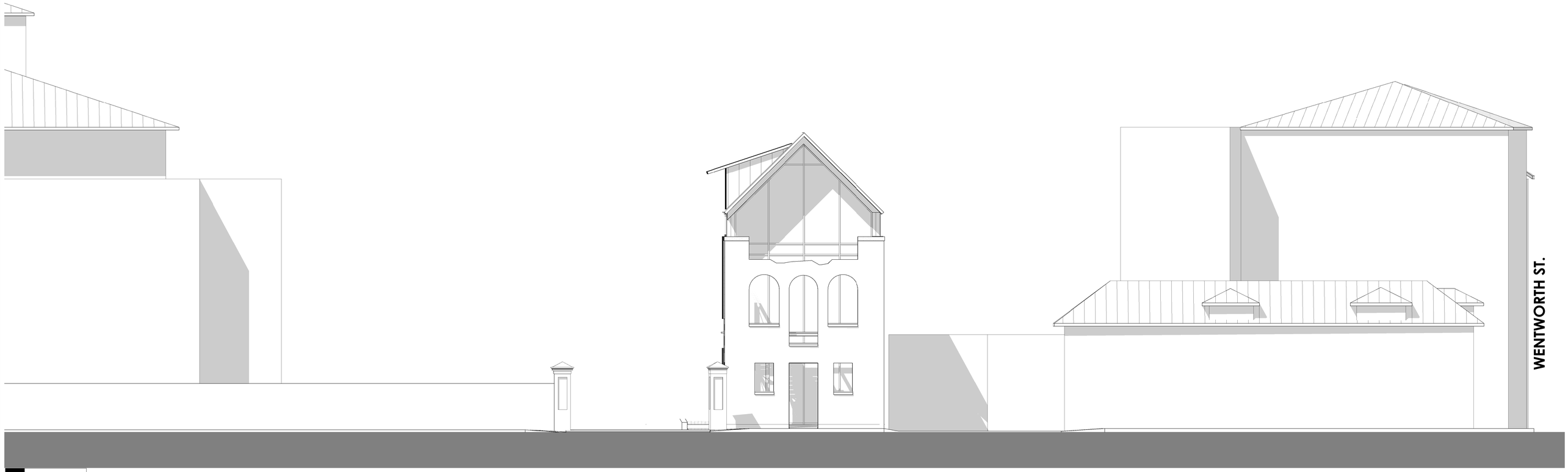
ARCHITECTS

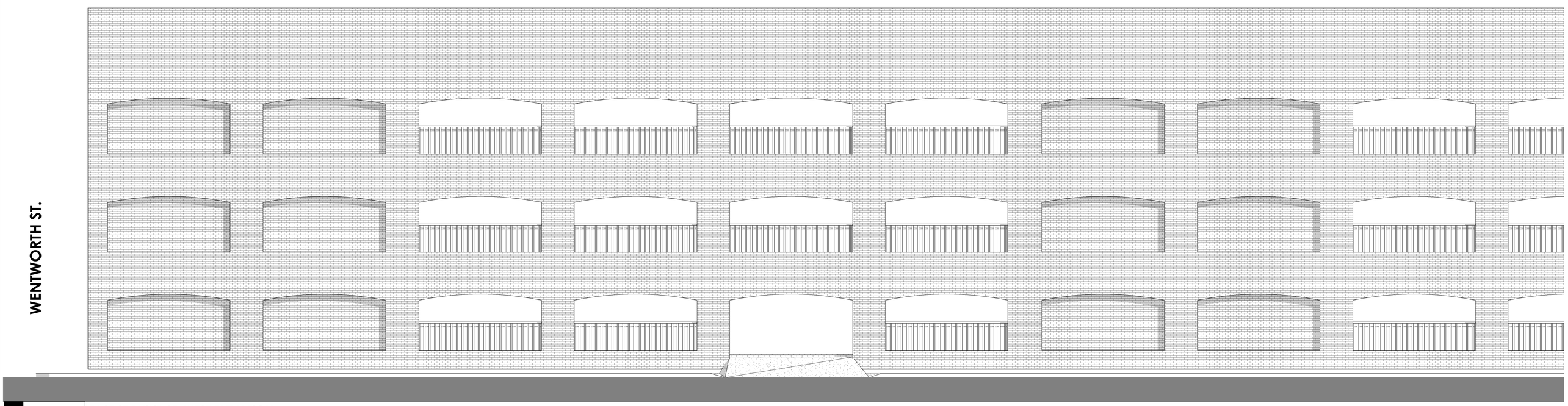
A-014*

11 1/2 ST. PHILIP OFFICE
CONCEPTUAL



3/16" = 1'-0"

PROPOSED STREETSCAPE - ST. PHILIP STREET EAST ELEVATION



3/16" = 1'-0"

EAST ST.PHILIP ST. WEST ELEVATION

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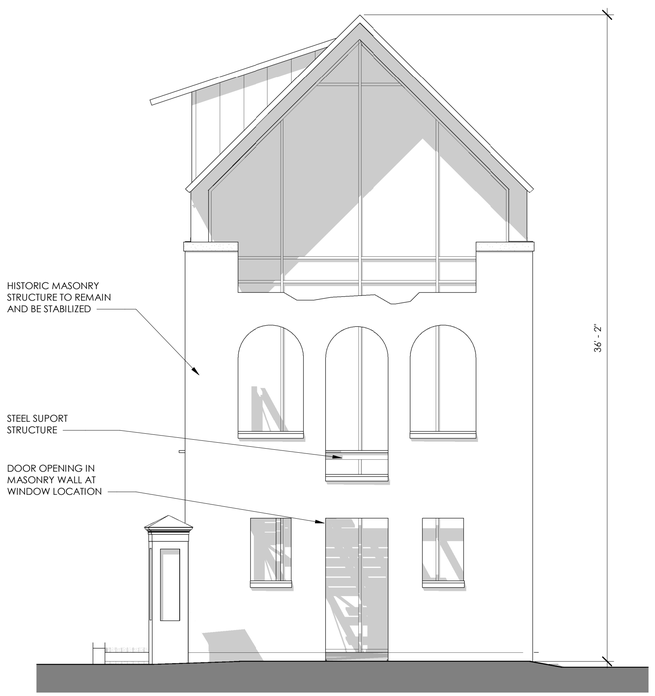
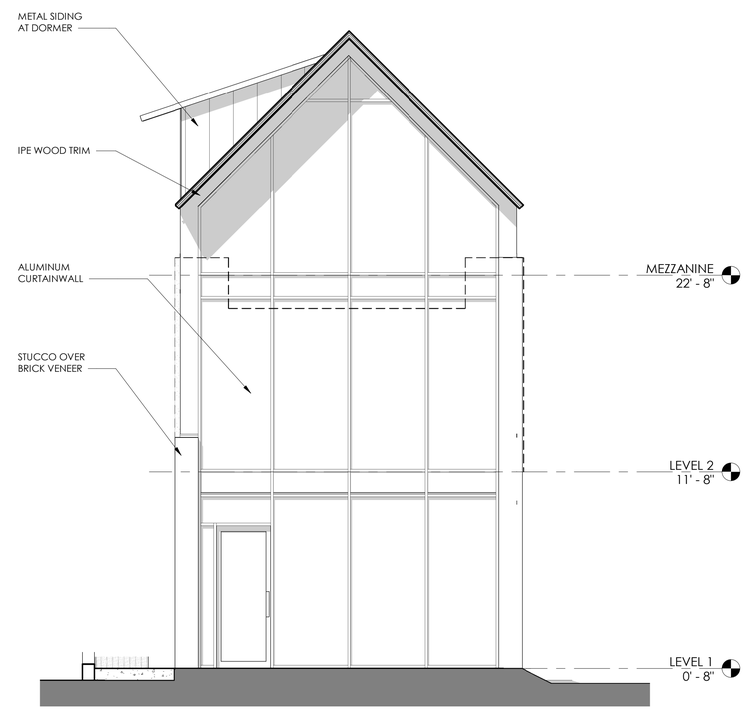
A-015*

11 1/2 ST. PHILIP OFFICE
CONCEPTUAL



1/4" = 1'-0"

PROPOSED EAST ELEVATION - STREET VIEW



1/4" = 1'-0"

PROPOSED EAST ELEVATION

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EAST ELEVATIONS

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Date

1/4" = 1'-0"
Scale

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4' 2' 0 2' 4'

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1/4" = 1'-0"

EXISTING EAST ELEVATION

1/4" = 1'-0"

PROPOSED EAST ELEVATION

4' 2' 0 2' 4'

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EAST COMPARATIVE ELEVATIONS

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Scale

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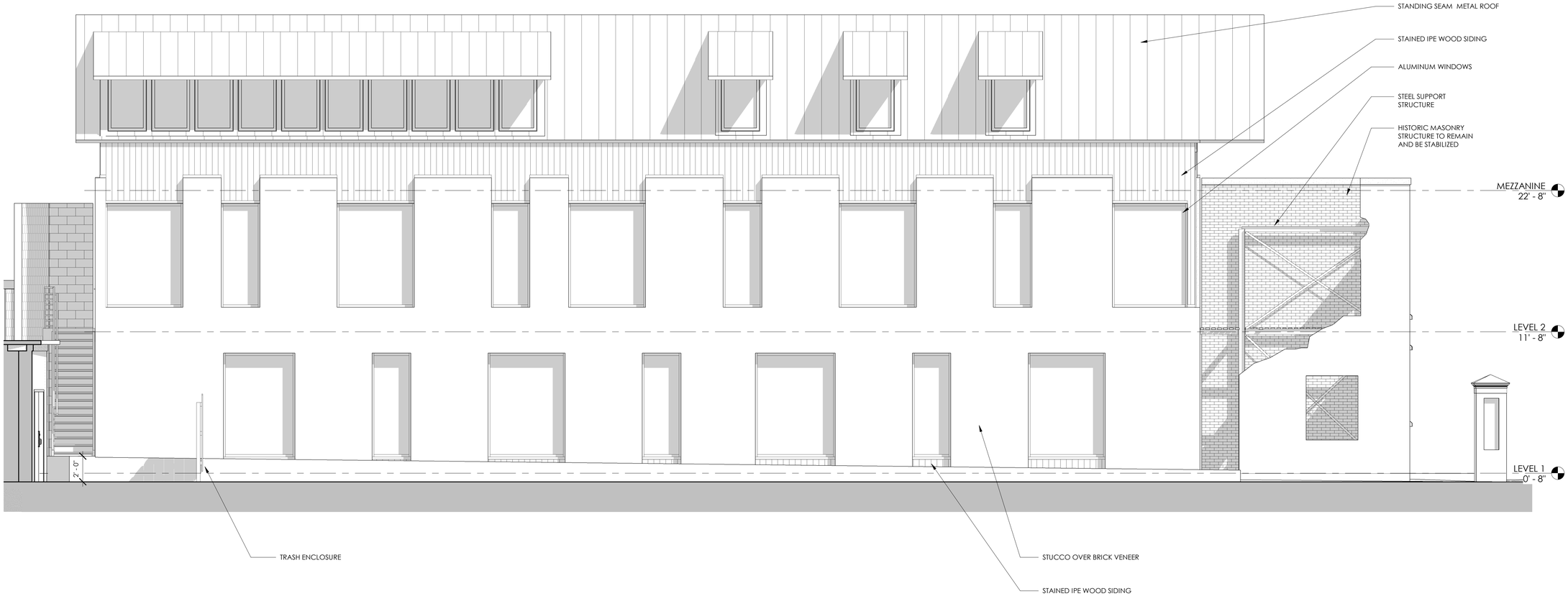

1/4" = 1'-0"

PROPOSED SOUTH ELEVATION

4' 2' 0 2' 4'

6/1/2020 2:00:55 PM

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CHARLESTON, SC

Document Record

No.	Date	Description

SOUTH ELEVATION

Issue Date
Date

1/4" = 1'-0"
Scale

Author
Drawn

20-05
Job No.

A-202

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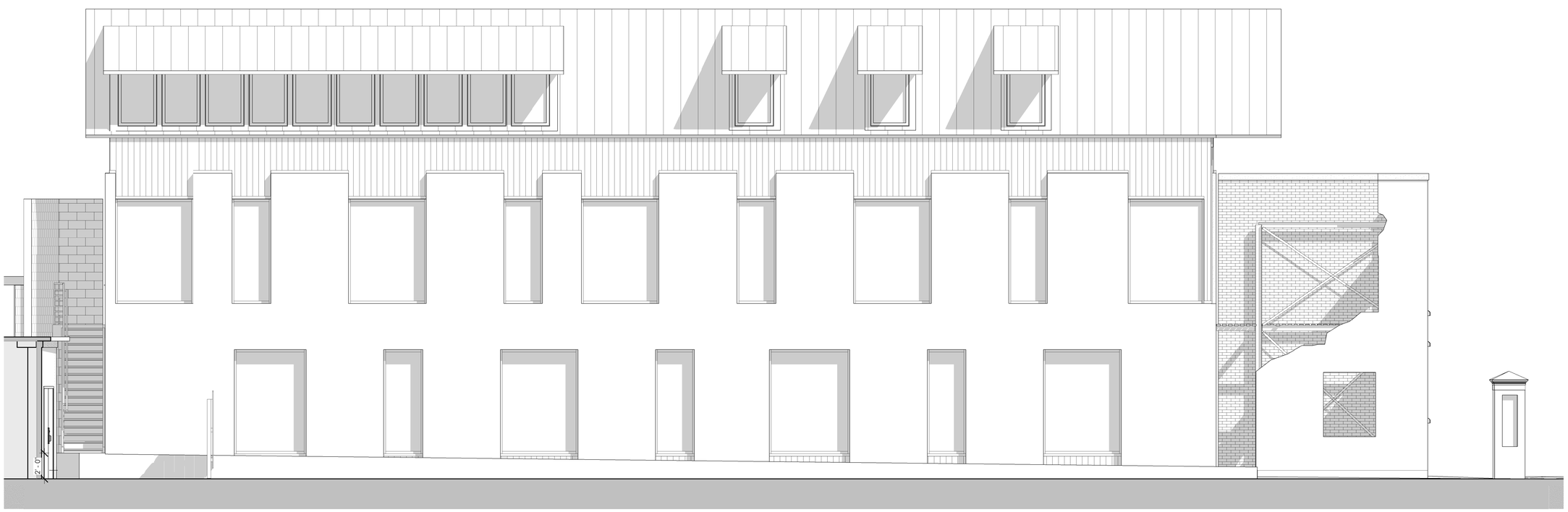
1/4" = 1'-0"

EXISTING SOUTH ELEVATION



1/4" = 1'-0"

PROPOSED SOUTH ELEVATION

4' 2' 0 2' 4'

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Document Record

No.	Date	Description

SOUTH COMPARATIVE ELEVATIONS

Issue Date
Date

1/4" = 1'-0"
Scale

Author
Drawn

20-05
Job No.

A-202*

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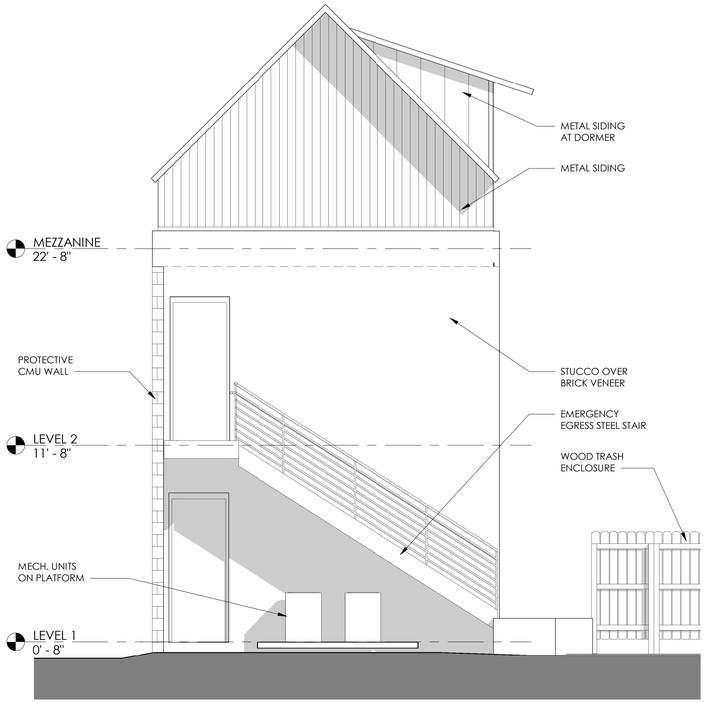

1/4" = 1'-0"

PROPOSED WEST ELEVATION (NOT VISIBLE FROM PUBLIC RIGHT OF WAY)

4' 2' 0 2' 4'

6/1/2020 2:01:06 PM

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No.	Date	Description

WEST ELEVATION

Issue Date
Date

1/4" = 1'-0"
Scale

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A-203

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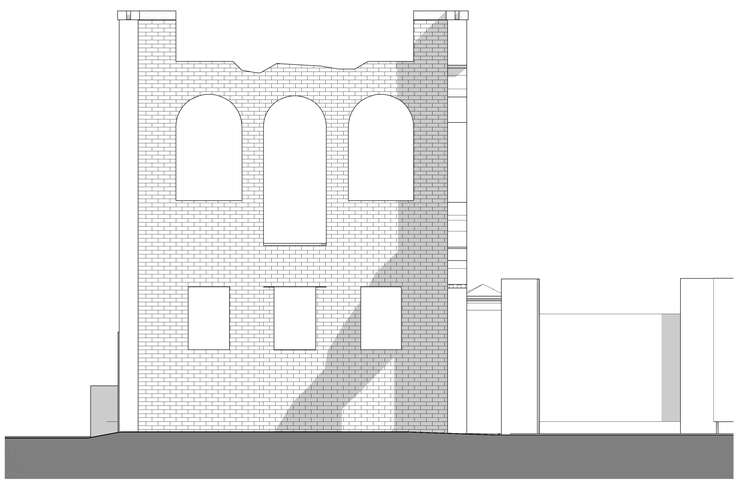
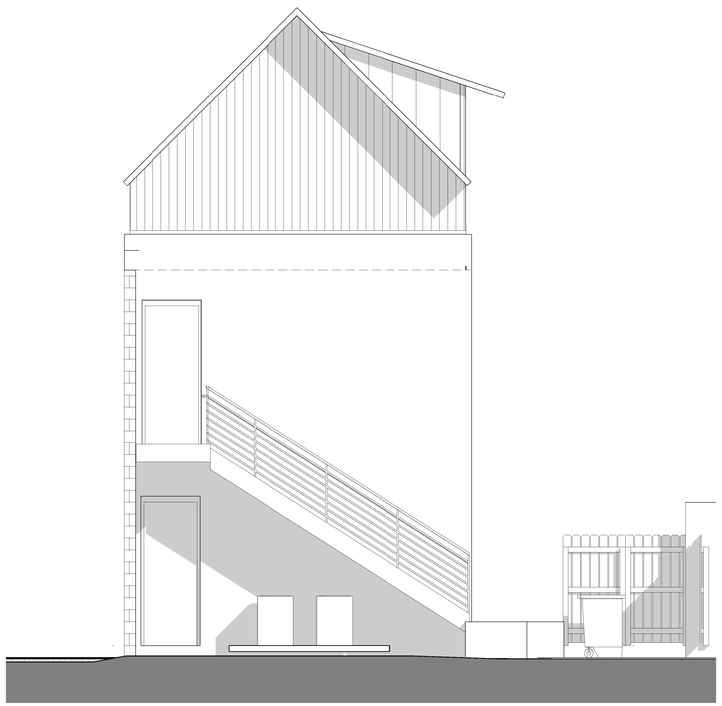


1/4" = 1'-0"

EXISTING WEST ELEVATION



1/4" = 1'-0"

PROPOSED WEST ELEVATION

4' 2' 0 2' 4'

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Document Record

No.	Date	Description

WEST COMPARATIVE ELEVATIONS

Issue Date
Date

1/4" = 1'-0"
Scale

Author
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Job No.

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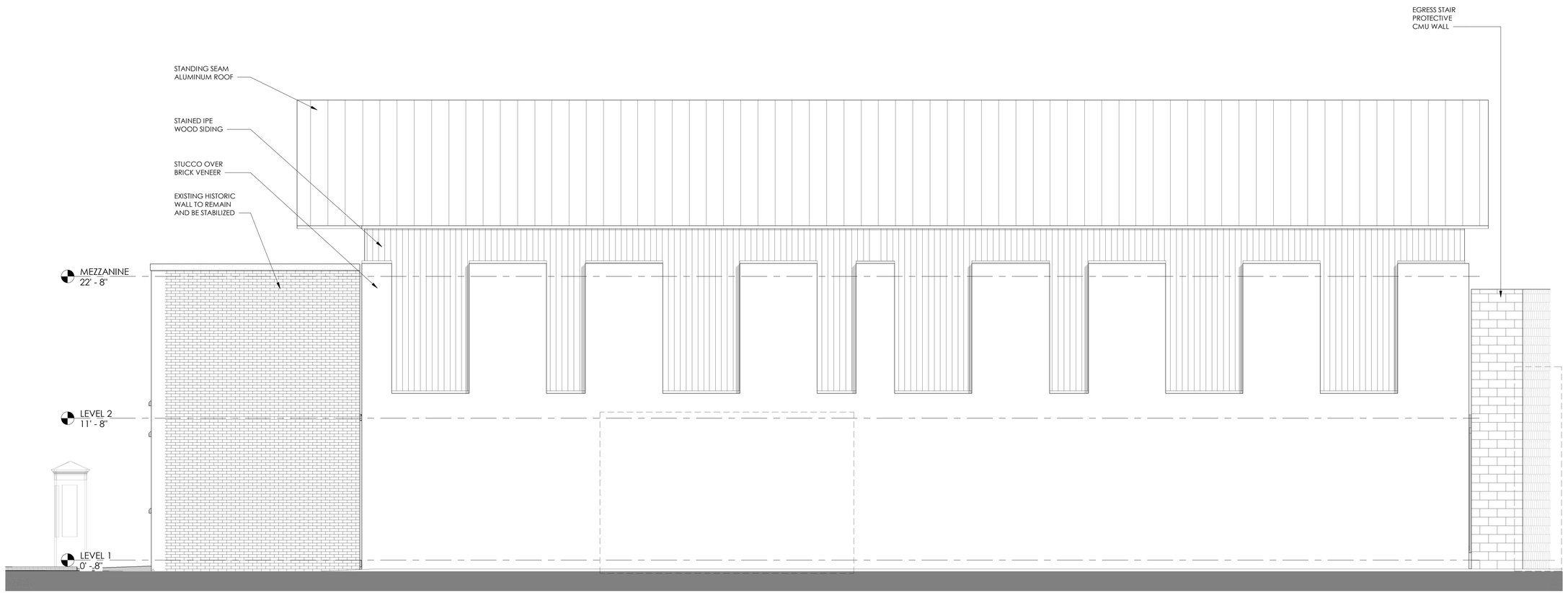

1/4" = 1'-0"

PROPOSED NORTH ELEVATION

4' 2' 0 2' 4'

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ARCHITECTS

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CHARLESTON, SC

Document Record

No.	Date	Description

NORTH ELEVATION

Issue Date
Date

1/4" = 1'-0"
Scale

Author
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20-05
Job No.

A-204

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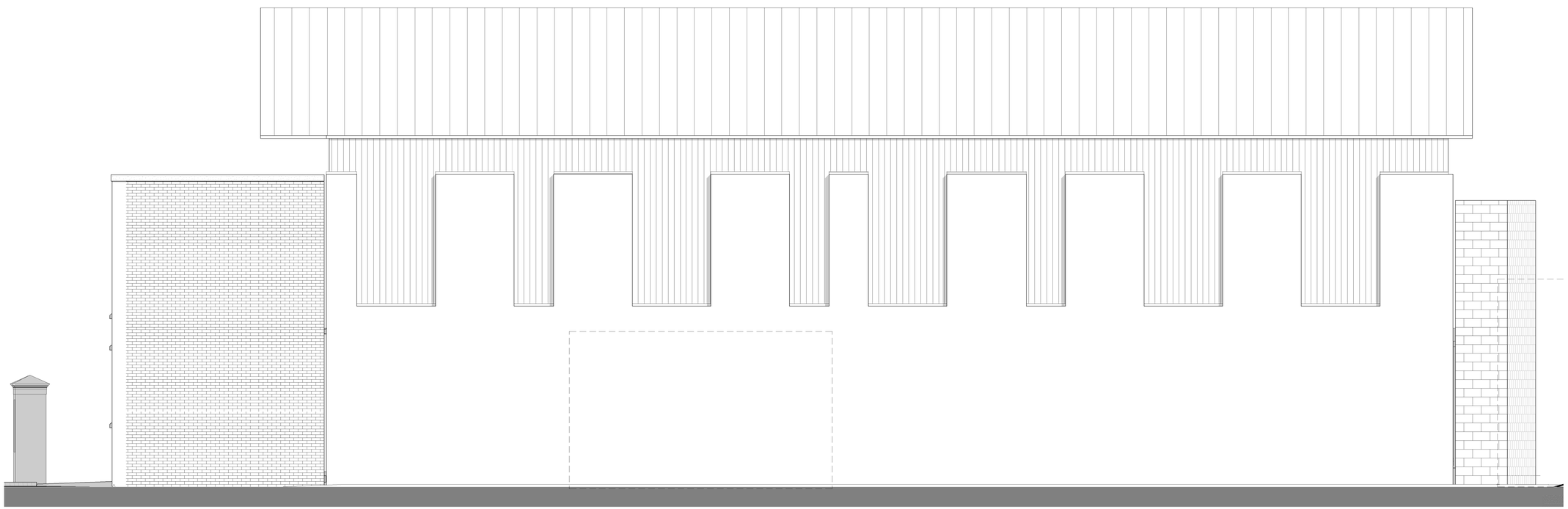
1/4" = 1'-0"

EXISTING NORTH ELEVATION



1/4" = 1'-0"

PROPOSED NORTH ELEVATION

4' 2' 0 2' 4'

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ARCHITECTS

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11 1/2 ST. PHILIP ST.
CHARLESTON, SC

Document Record

No.	Date	Description

NORTH COMPARATIVE ELEVATIONS

Issue Date
Date

1/4" = 1'-0"
Scale

Author
Drawn

20-05
Job No.

A-204*

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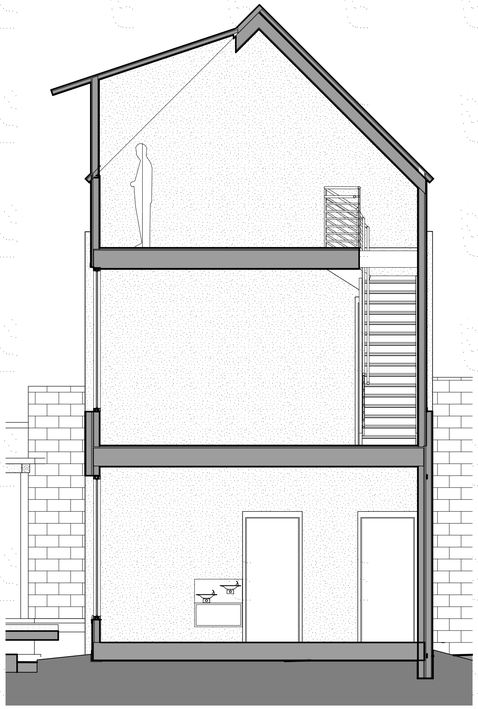

1 1/4" = 1'-0" **BUILDING SECTION**

2 **BUILDING SECTION - 3D**

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Document Record

No.	Date	Description

BUILDING SECTIONS

Issue Date
Date

1/4" = 1'-0"
Scale

Author
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A-301

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A-025*

11 1/2 ST. PHILIP OFFICE
CONCEPTUAL

BELLO | GARRIS
ARCHITECTS

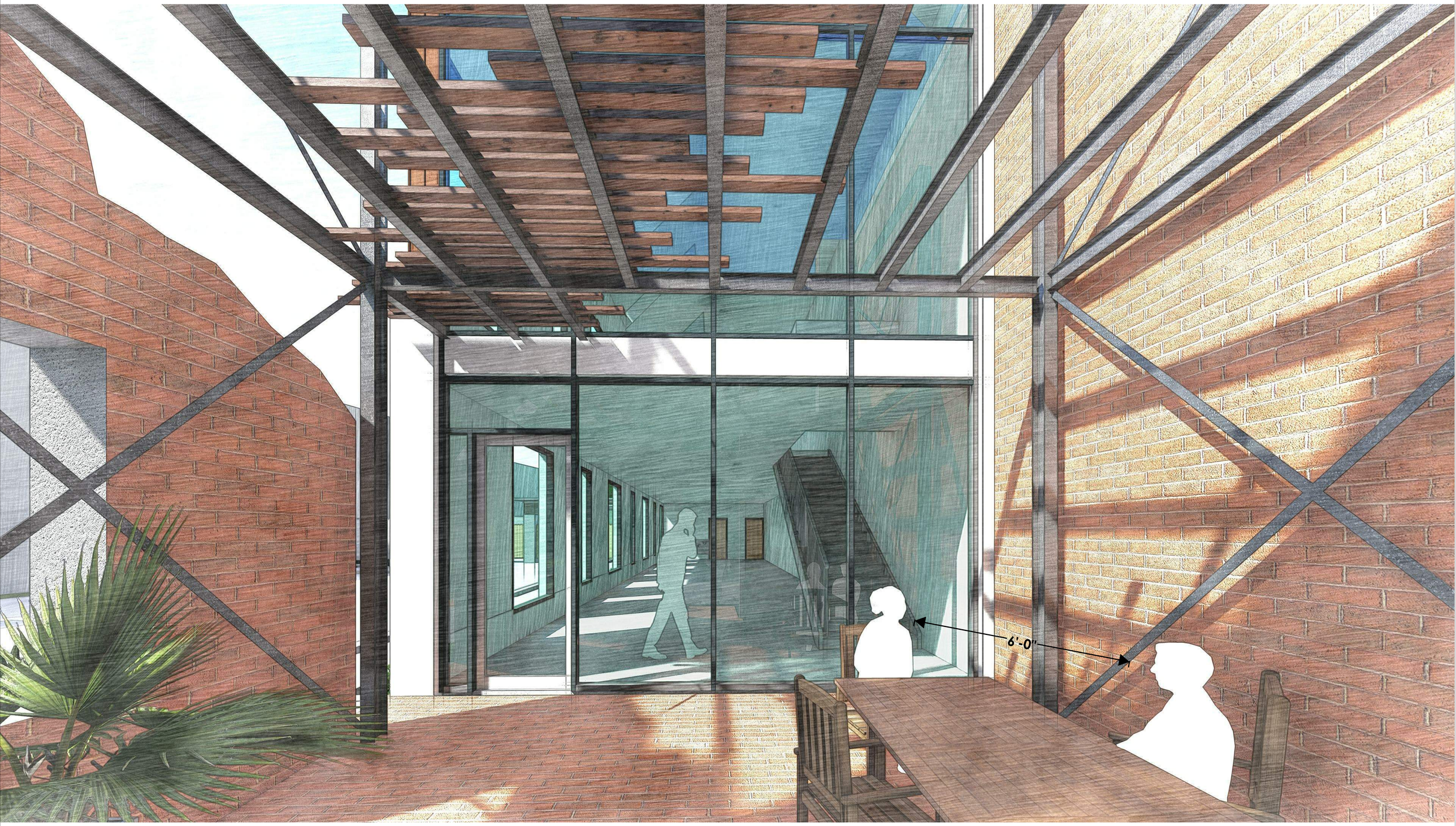
A-026*

11 1/2 ST. PHILIP OFFICE
CONCEPTUAL

BELLO | GARRIS
ARCHITECTS

A-027*

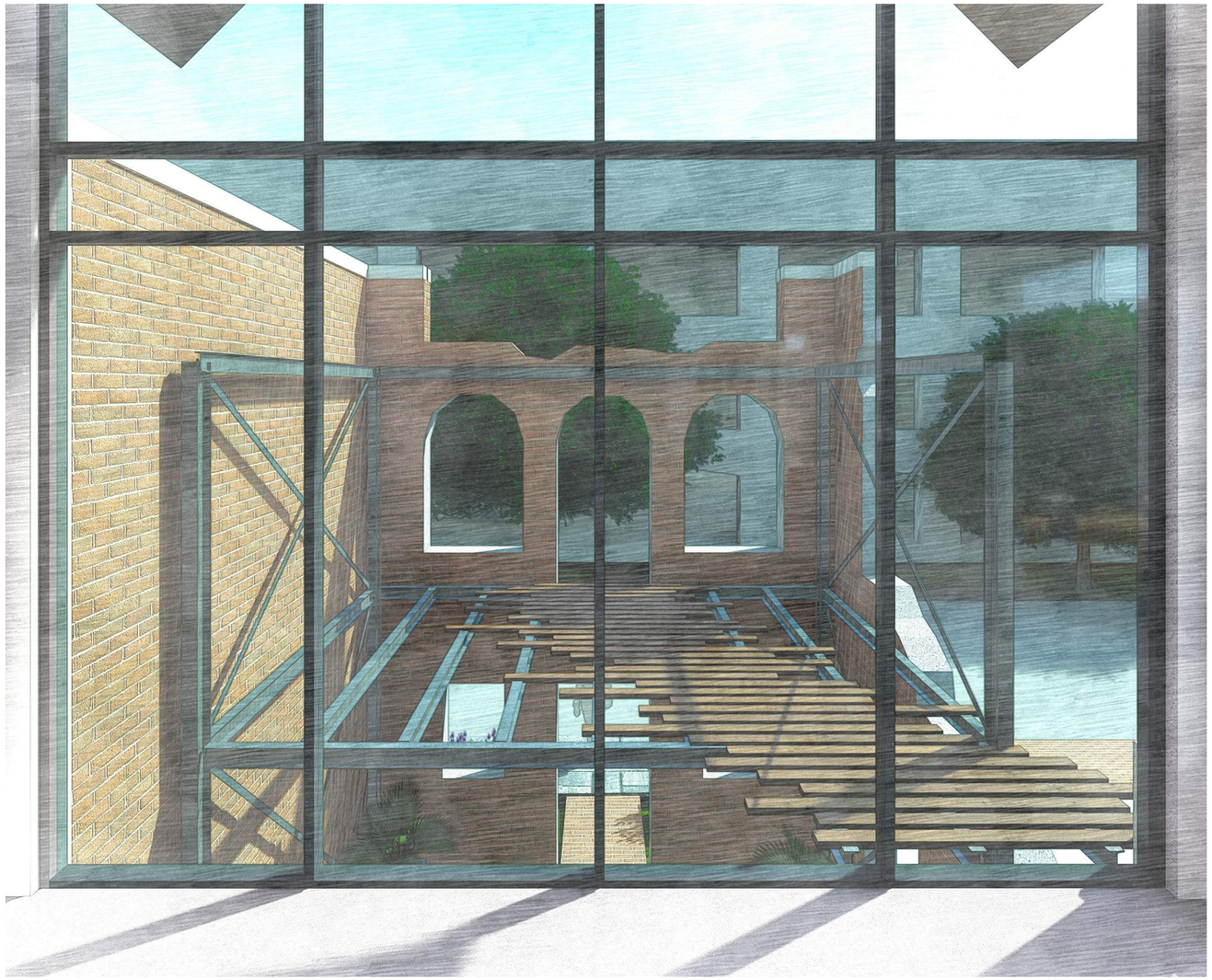
11 1/2 ST. PHILIP OFFICE
CONCEPTUAL



BELLO | GARRIS
ARCHITECTS

A-028*

11 1/2 ST. PHILIP OFFICE
CONCEPTUAL



BELLO | GARRIS
ARCHITECTS

A-029*

11 1/2 ST. PHILIP OFFICE
CONCEPTUAL

BELLO | GARRIS
ARCHITECTS

A-030*

11 1/2 ST. PHILIP OFFICE
CONCEPTUAL

Agenda Item #9

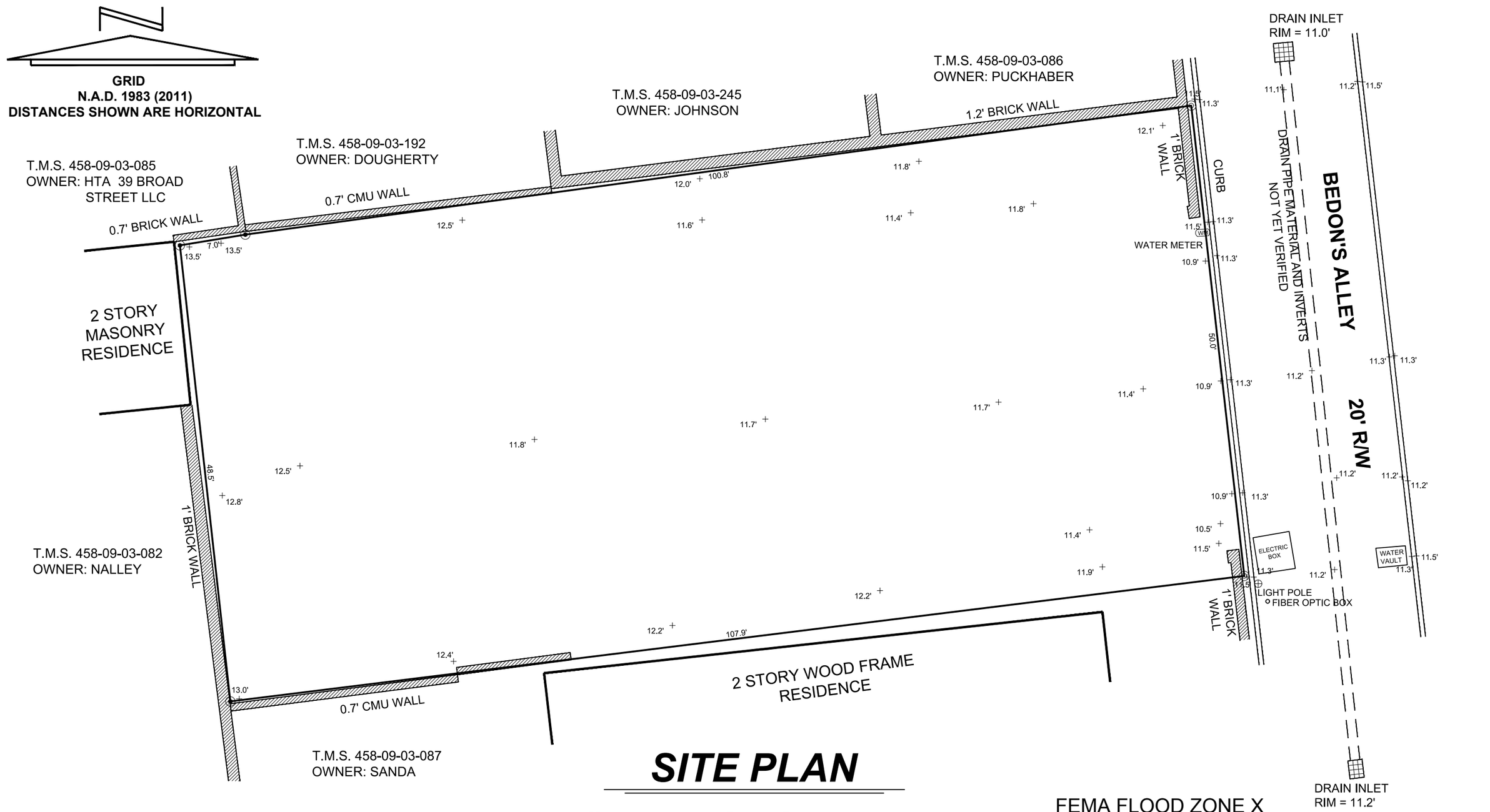
15 BEDONS ALLEY
TMS # 458-09-03-087

Request preliminary approval for new construction of a single-family dwelling.

(Charlestowne) / Old and Historic District

Agenda Item #9

Applicant's Presentation



SITE PLAN

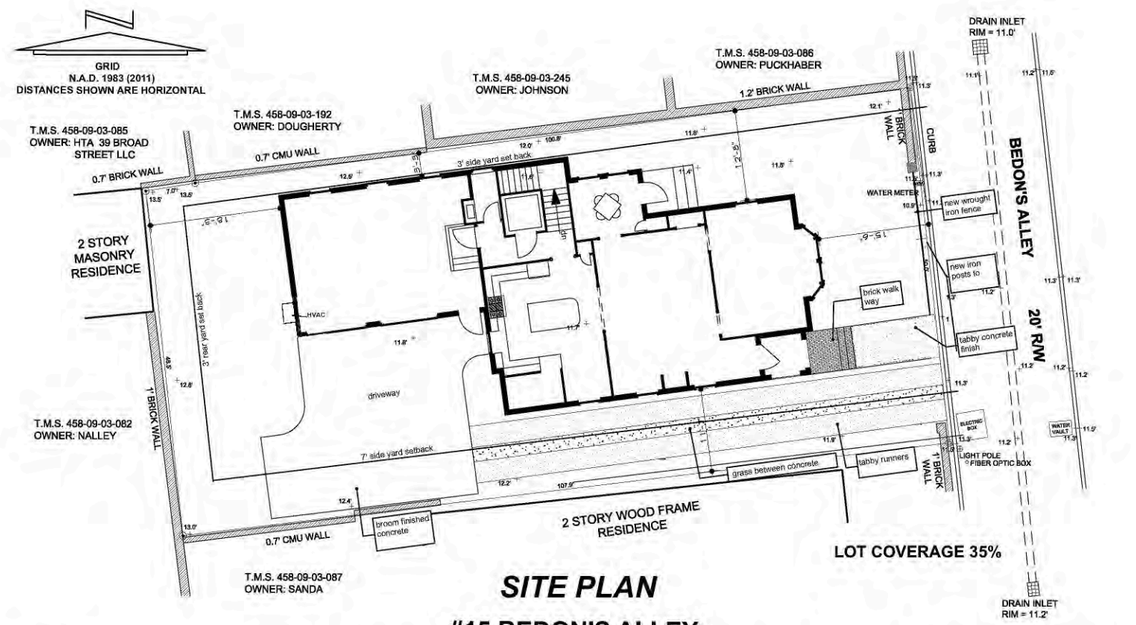
#15 BEDON'S ALLEY

CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

PREPARED FOR INSULSTEEL OF SOUTH CAROLINA, LLC

DATE: DECEMBER 20, 2019
SCALE: 1" = 10'

REFERENCES:
T.M.S. 458-09-03-087
DEED BOOK 0816, PAGE 469
PLAT BOOK R, PAGE 84



SITE PLAN

#15 BEDON'S ALLEY

CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

PREPARED FOR INSULSTEEL OF SOUTH CAROLINA, LLC

REFERENCES:
T.M.S. 458-09-03-087
DEED BOOK 0816, PAGE 469
PLAT BOOK R, PAGE 84

DATE: DECEMBER 20, 2019
SCALE: 1" = 10'

0 5 10 20 30

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KESSLER RESIDENCE
NEW HOME

15 BEDONS
ALLEYCHARLESTON
SC, 29401

MARK	DATE	DESCRIPTION
	/ /	

PROJECT NO:
MODEL FILE:
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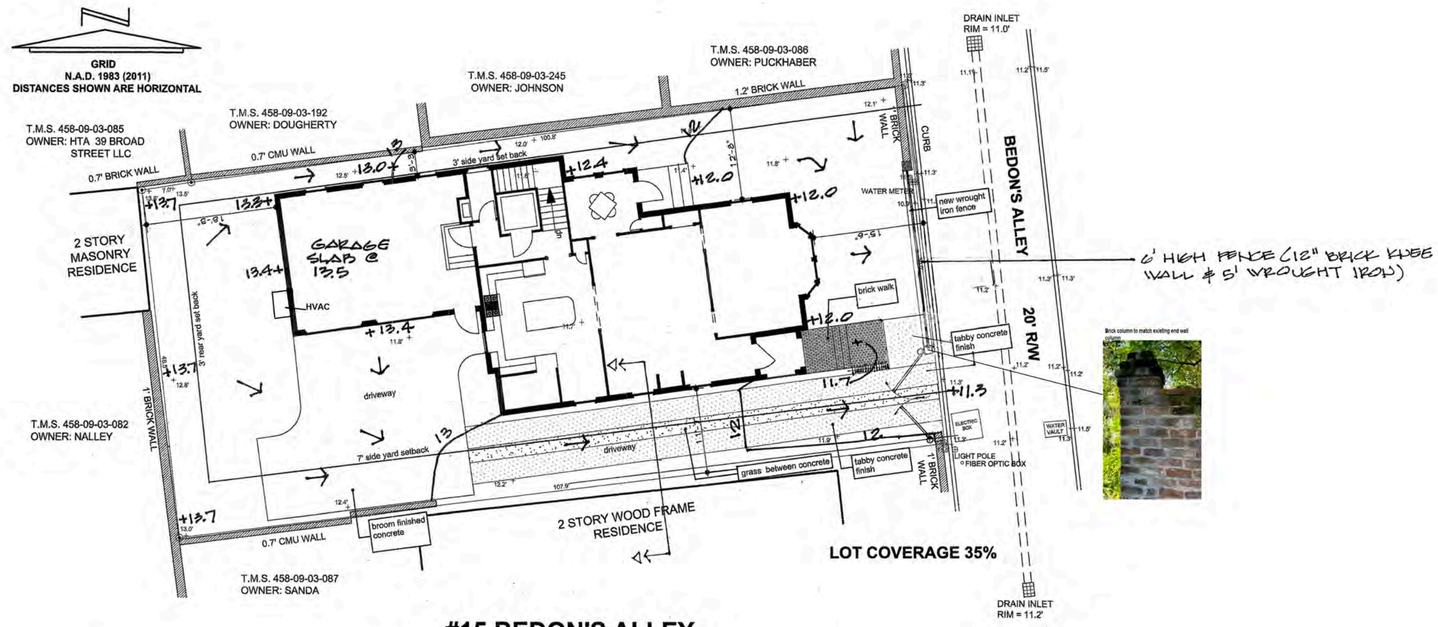
SHEET TITLE

SITE PLAN

Friday, May 1, 2020

L-1.1



6' HIGH FENCE (12" BRICK KNEE WALL & 5' WROUGHT IRON)

#15 BEDON'S ALLEY

CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

PREPARED FOR INSULSTEEL OF SOUTH CAROLINA, LLC

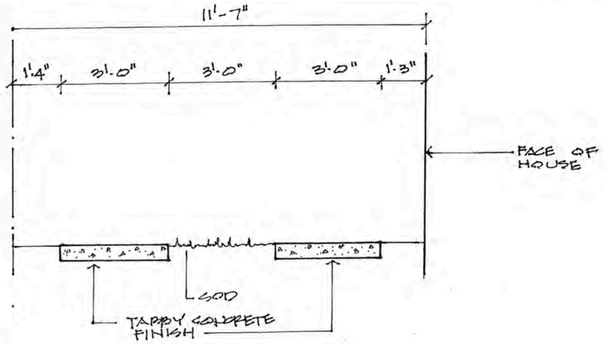
SCALE: 1" = 10'

0 5 10 20 30

REFERENCES:
T.M.S. 458-09-03-087
DEED BOOK 0816, PAGE 469
PLAT BOOK R, PAGE 84

(L/1) GRADING

MAY 14, 2020



SECTION A-A

NOT TO SCALE

GENERAL NOTES:
1. PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE IN ALL DIRECTIONS.
2. FINAL GRADING MUST NOT ADVERSELY IMPACT ADJACENT PROPERTIES.
3. ADD 12" x 12" INLETS AND 6" PERFORATED PIPE AS REQUIRED TO PREVENT ANY STANDING WATER OR FLOW OF WATER TO ADJACENT PROPERTIES.
4. THIS DRAWING FOR SITE GRADING ONLY.

State of South Carolina
Registered Landscape Architect
No. 306
JOSEPH M. GESSNER

Landplan Associates
P.O. Box 250 Johns Island, S.C. 29457
(843) 532-7733

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KESSLER RESIDENCE
NEW HOME

15 BEDONS ALLEYCHARLESTON SC, 29401

MARK	DATE	DESCRIPTION
	//	

PROJECT NO:
MODEL FILE:
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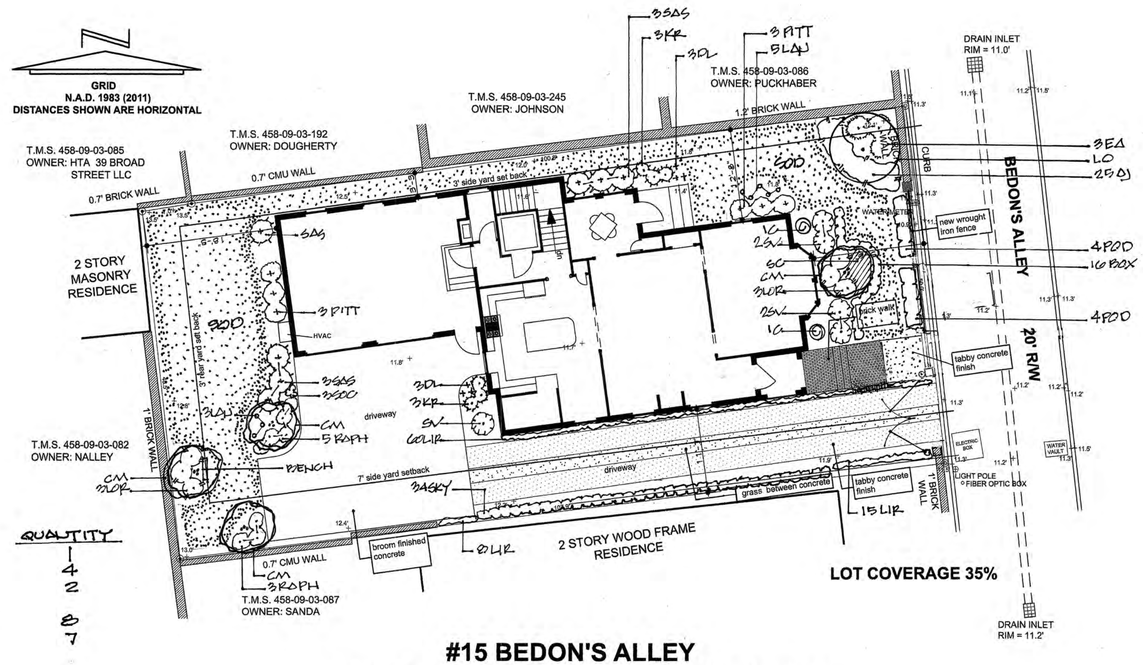
SHEET TITLE
SITE PLAN
GRADING

L-1.1G



PLANT LIST:

SYMBOL	PLANT	SIZE	QUANTITY
LO	LIVE OAK	8"	1
CM	CRAPE MYRTLE	8"	4
IC	ITALIAN CYPRESS	5'	2
POD	PODOCARPUS	15gal. / 48"	8
SAS	SASANQUA CAMELLIA	" "	7
SV	SWEET VIBURNUM	7gal./24-30"	5
LOR	LOROPETALUM	" "	6
EA	ENCORE AZALEA	" "	3
SKY	SKY PENCIL HOLLY	" "	34
PITT	PITTOSPORUM	" "	6
KR	KNOCKOUT ROSE	3gal./15"x15"	6
RAPH	RAPHIOLEPSIS	" "	8
BOX	BOXWOOD	" /12"	10
DL	DAY LILY	1gal.	6
LIR	LIRIOPE	"	83
SOC	SOCIETY GARLIC	"	3
LAN	LANTANA	"	8
AJ	ASIAN JASMINE	"	25
FV	FIG VINE	"	40 (EQ. SPACING @ PERIMETER WALLS)
SOD	ZOYSIA		PER PLAN
PS	PINESTRAW	3" DEPTH	AS REQ'D
SC	SEASONAL COLOR		6 FLATS

THIS DRAWING FOR LANDSCAPE CONSTRUCTION ONLY.

#15 BEDON'S ALLEY

CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

PREPARED FOR INSULSTEEL OF SOUTH CAROLINA, LLC

SCALE: 1" = 10'

0 5 10 20 30

L/2 LANDSCAPE

MAY 14, 2020

GENERAL NOTES:

1. All plant material shall be quality per American Association of Nurserymen standards, well shaped, healthy, vigorous, proper color, free from insect pest, disease and physical injury. Acceptability per Landscape Architect of record.
2. When individual plants are shown on the plan the number of plants shown on the plan shall take precedence over the plant list quantity, notify the Landcape Architect of any discrepancies prior to submission of bid.
3. The landcape contractor shall locate all plant material generally as shown on the plan, any adjustment shall be approved by the Landscape Architect. The Landscape Architect shall review and approve all work prior to payment.
4. The landscape contractor shall verify location of all site utilities prior to plant installation.
5. Apply pinestraw mulch to a minimum depth of 3" in all new planting areas.
6. The landscape contractor shall review the existing conditions on site prior to submission of bid and shall notify the Landscape Architect of any discrepancies.
7. The landscape contractor is responsible for providing all necessary licenses and insurance to complete the work.
8. The landscape contractor shall cleanup the site as required as a result of landscape construction.
9. All new plantings shall be covered by spray irrigation & drip, using Rainbird equipment or equal.
10. All trees, shrubs and groundcovers shall be planted in a soil mix of 2/3 topsoil 1/3 peat and fertilized, Landscape Architect shall random sample for conformance.
11. All plant material and irrigation equipment shall have a one year guarantee from time of acceptance by the Landscape Architect. Individual plant material shall be limited to a one time replacement. The guarantee does not include severe or unusual weather conditions, owner/general contractor abuse or damage and/or lack of proper landscape maintence.
12. There shall be no subtitutions, deletions or additions without approval of the Landscape Architect of record.

State of South Carolina
REGISTERED LANDSCAPE ARCHITECT
No. 306
JOSEPH M. GESSNER

Landplan Associates
P.O. Box 250 Johns Island, S.C. 29457
(843) 532-7733

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KESSLER RESIDENCE
NEW HOME

15 BEDONS
ALLEYCHARLESTON
SC, 29401

MARK	DATE	DESCRIPTION
	//	

PROJECT NO:
MODEL FILE: -
DRAWN BY: JMG
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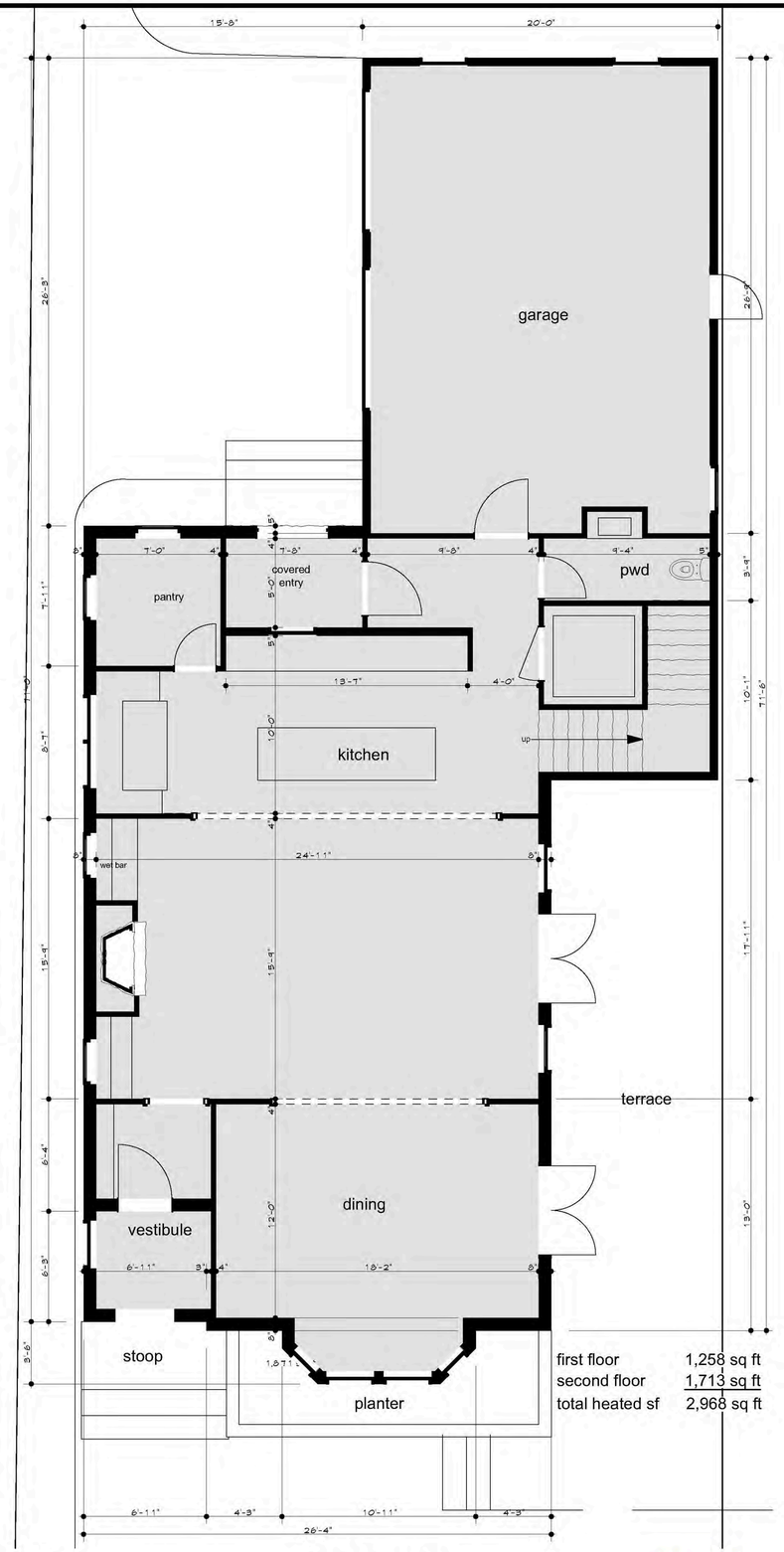
SHEET TITLE

SITE PLAN
LANDSCAPE

L-1.1L

New Proposed Rendering

PREVIOUS FIRST FLOOR PLAN



A-101 first floor plan

1/4" = 1'-0"

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KESSLER RESIDENCE
NEW HOME

15 BEDONS
ALLEYCHARLESTON
SC, 29401

MARK	DATE	DESCRIPTION
	/ /	

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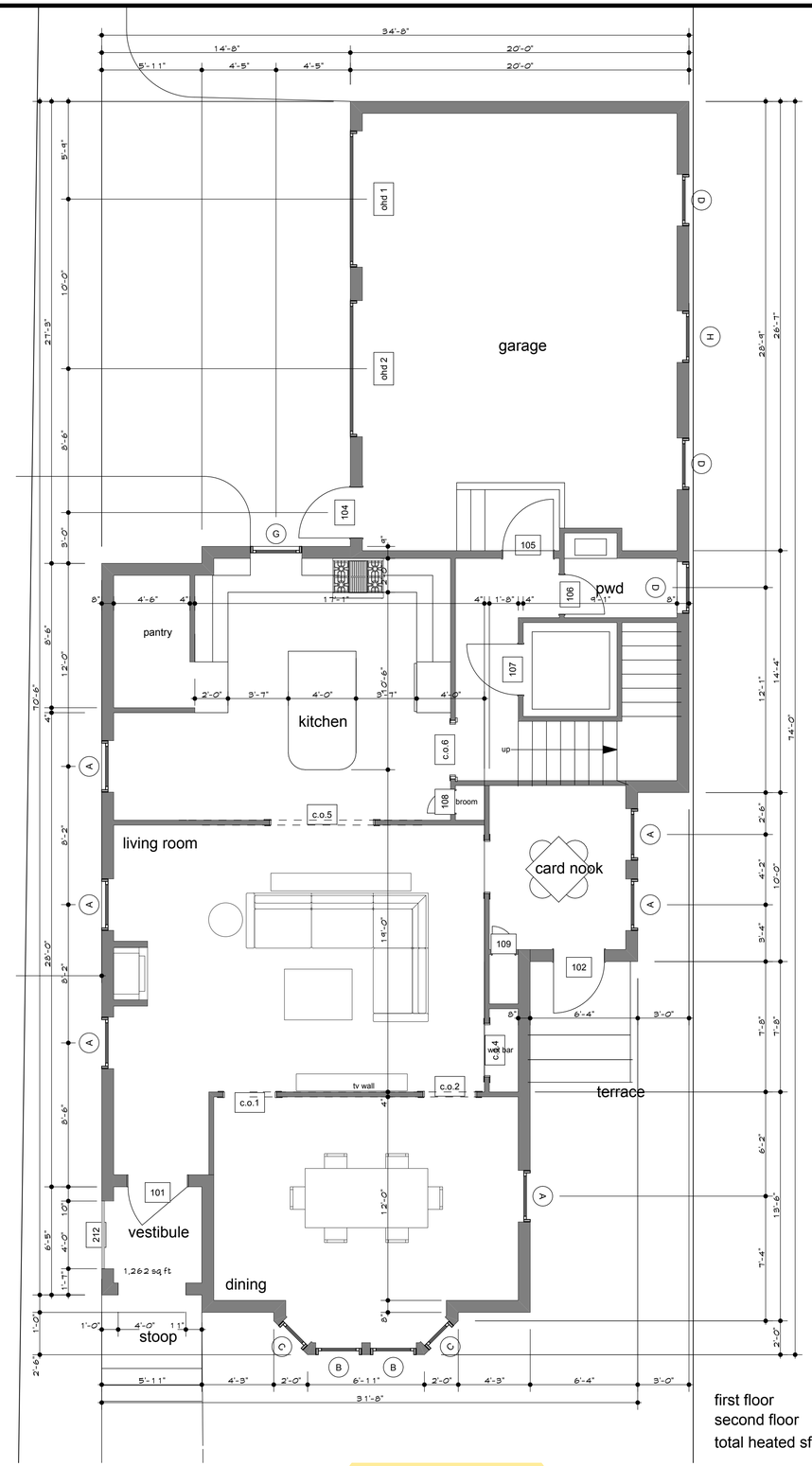
A-1.1

New Proposed First Floor



first floor	1,261sq ft
second floor	1,654 sq ft
total heated sf	2,915 sq ft

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

DOOR AND FRAME SCHEDULE

MARK	DOOR SIZE W	DOOR SIZE HT	NOTES
101	3'-6"	8'-0"	
102	3'-0"	8'-0"	
104	3'-0"	8'-0"	
105	3'-0"	8'-0"	
106	2'-4"	8'-0"	
107	3'-0"	8'-0"	
108	1'-4"	8'-0"	
109	1'-4"	8'-0"	
201	3'-0"	7'-0"	
203	2'-0"	7'-0"	
204	3'-0"	7'-0"	
205	2'-6"	7'-0"	
206	4'-0"	7'-0"	
207	2'-4"	7'-0"	
208	2'-4"	7'-0"	
209	2'-4"	7'-0"	
210	2'-6"	7'-0"	
211	2'-0"	7'-0"	
212	2'-6"	7'-0"	
212	4'-0"	8'-0"	---
213	2'-4"	7'-0"	
214	2'-4"	7'-0"	
215	2'-0"	7'-0"	
216	2'-6"	7'-0"	
217	2'-10"	7'-0"	
218	2'-0"	7'-0"	
219	2'-4"	7'-0"	
220	2'-4"	7'-0"	
c.o.1	3'-0"	8'-0"	
c.o.2	3'-0"	8'-0"	
c.o.3	3'-0"	8'-0"	
c.o.4	3'-0"	8'-0"	
c.o.5	6'-0"	8'-0"	
c.o.6	3'-0"	7'-0"	
c.o.7	3'-0"	7'-0"	

WINDOW SCHEDULE

MARK	QTY	SIZE	TYPE	NOTES
A	6	3'-0"x6'-0"	DH	
B	2	2'-8"x6'-0"	DH	
C	2	2'-0"x6'-0"	DH	
D	2	3'-0"x2'-8"	AWN	
D	15	3'-0"x5'-6"	DH	
E	2	2'-8"x5'-0"	DH	
F	2	2'-0"x5'-0"	DH	
G	1	3'-0"x4'-6"	DH	
H	2	3'-0"x2'-8"	AWN	
I	2	2'-0"x3'-0"	FIXED	

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NEW HOME

15 BEDONS
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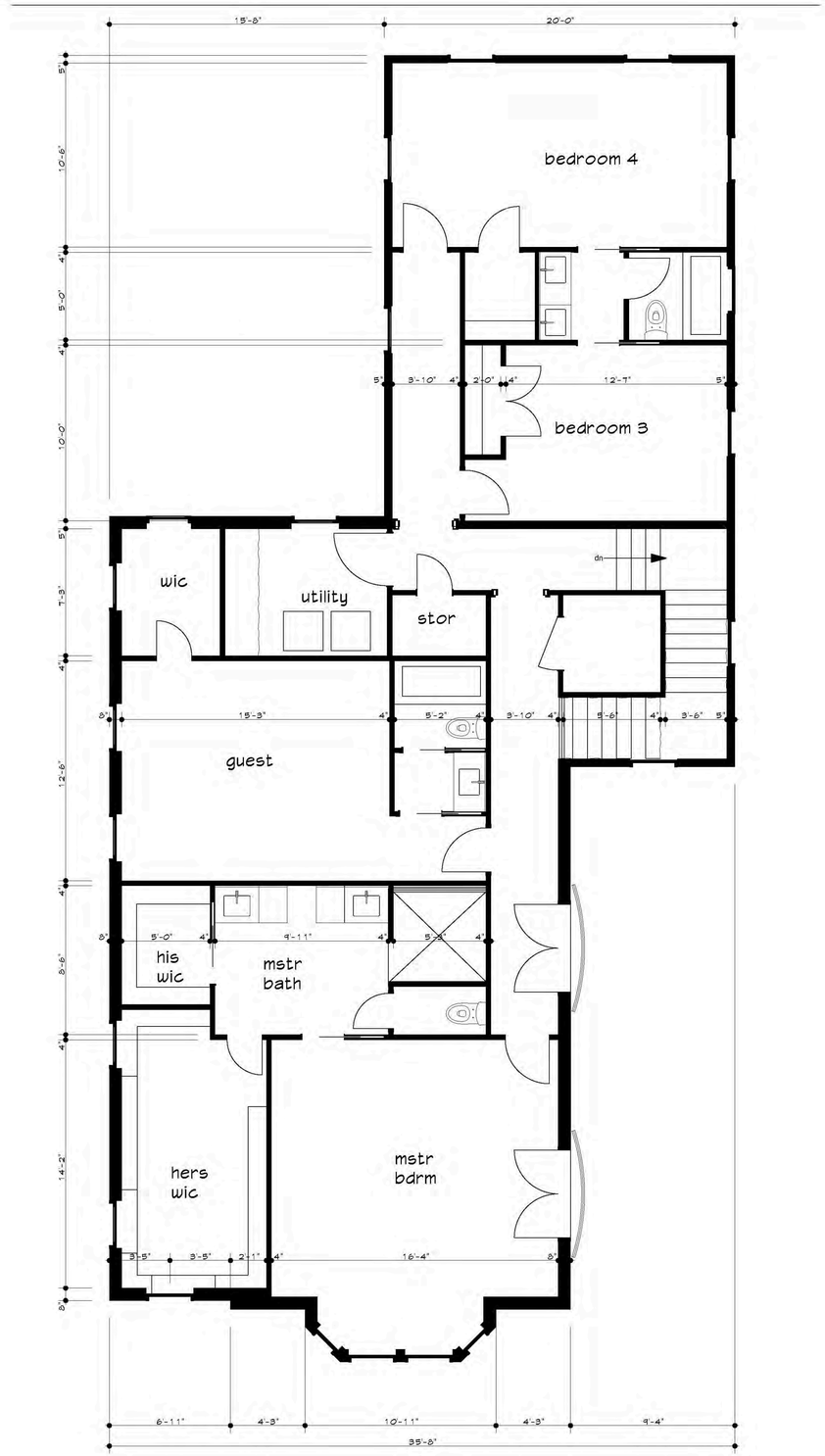
FIRST FLOOR PLAN

Friday, May 1, 2020

A-1.1a

PREVIOUS SECOND FLOOR PLAN



A-100 second floor plan 1/4" = 1'-0"

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NEW HOME

15 BEDONS
ALLEYCHARLESTON
SC, 29401

MARK	DATE	DESCRIPTION
	/ /	

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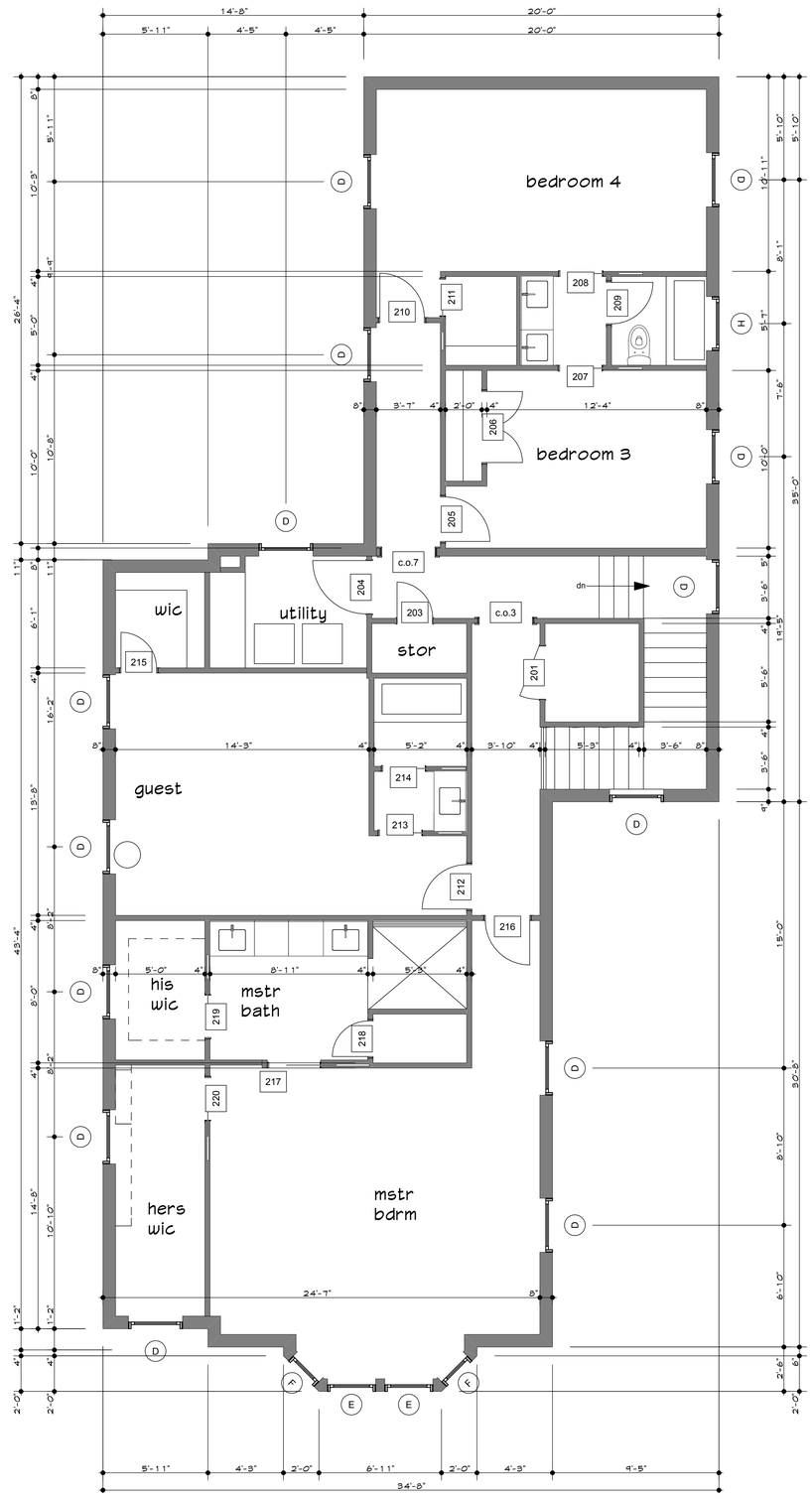
A-1.2

New Proposed Second Floor



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

DOOR AND FRAME SCHEDULE			
DOOR			NOTES
MARK	SIZE		
	W	HT	
101	3'-6"	8'-0"	
102	3'-0"	8'-0"	
104	3'-0"	8'-0"	
105	3'-0"	8'-0"	
106	2'-4"	8'-0"	
107	3'-0"	8'-0"	
108	1'-4"	8'-0"	
109	1'-4"	8'-0"	
201	3'-0"	7'-0"	
203	2'-0"	7'-0"	
204	3'-0"	7'-0"	
205	2'-6"	7'-0"	
206	4'-0"	7'-0"	
207	2'-4"	7'-0"	
208	2'-4"	7'-0"	
209	2'-4"	7'-0"	
210	2'-6"	7'-0"	
211	2'-0"	7'-0"	
212	2'-6"	7'-0"	
212	4'-0"	8'-0"	---
213	2'-4"	7'-0"	
214	2'-4"	7'-0"	
215	2'-0"	7'-0"	
216	2'-6"	7'-0"	
217	2'-10"	7'-0"	
218	2'-0"	7'-0"	
219	2'-4"	7'-0"	
220	2'-4"	7'-0"	
c.o.1	3'-0"	8'-0"	
c.o.2	3'-0"	8'-0"	
c.o.3	3'-0"	8'-0"	
c.o.4	3'-0"	8'-0"	
c.o.5	6'-0"	8'-0"	
c.o.6	3'-0"	7'-0"	
c.o.7	3'-0"	7'-0"	

WINDOW SCHEDULE				
MARK	QTY	SIZE	TYPE	NOTES
A	6	3'-0"x6'-0"	DH	
B	2	2'-8"x6'-0"	DH	
C	2	2'-0"x6'-0"	DH	
D	2	3'-0"x2'-8"	AWN	
D	15	3'-0"x5'-6"	DH	
E	2	2'-8"x5'-0"	DH	
F	2	2'-0"x5'-0"	DH	
G	1	3'-0"x4'-6"	DH	
H	2	3'-0"x2'-8"	AWN	
I	2	2'-0"x3'-0"	FIXED	

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KESSLER RESIDENCE
NEW HOME

15 BEDONS
ALLEYCHARLESTON
SC, 29401

MARK	DATE	DESCRIPTION
	/ /	

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MODEL FILE:
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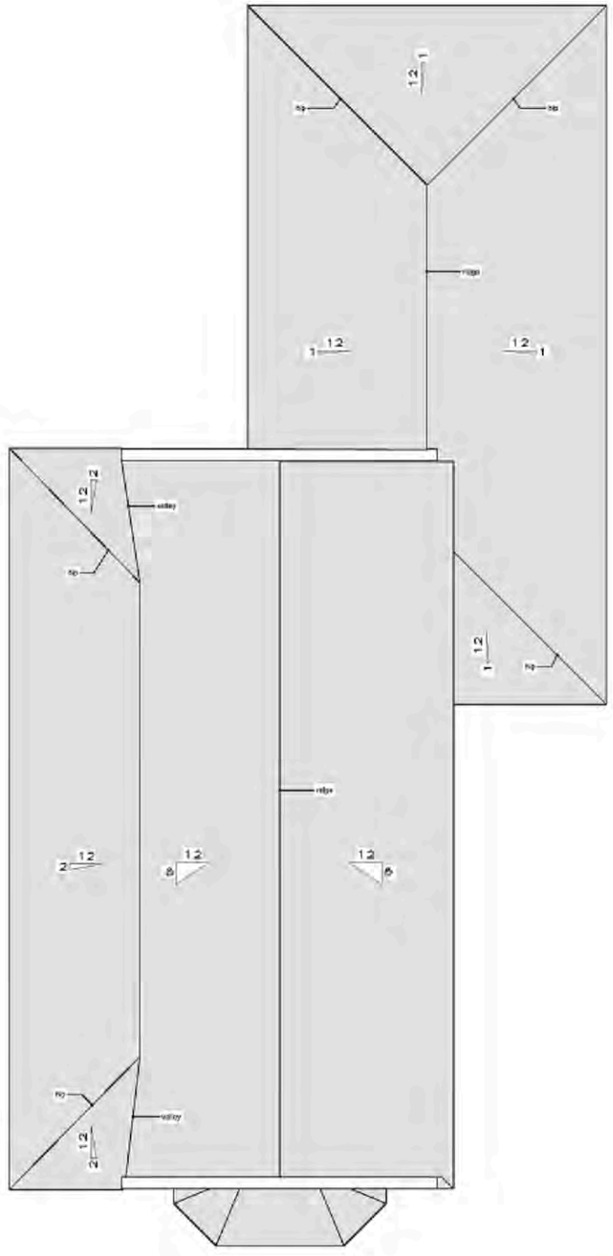
SHEET TITLE

SECOND FLOOR PLAN

Friday, May 1, 2020

A-1.2a

Previous Roof Plan



roof plan previous

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SC, 29401

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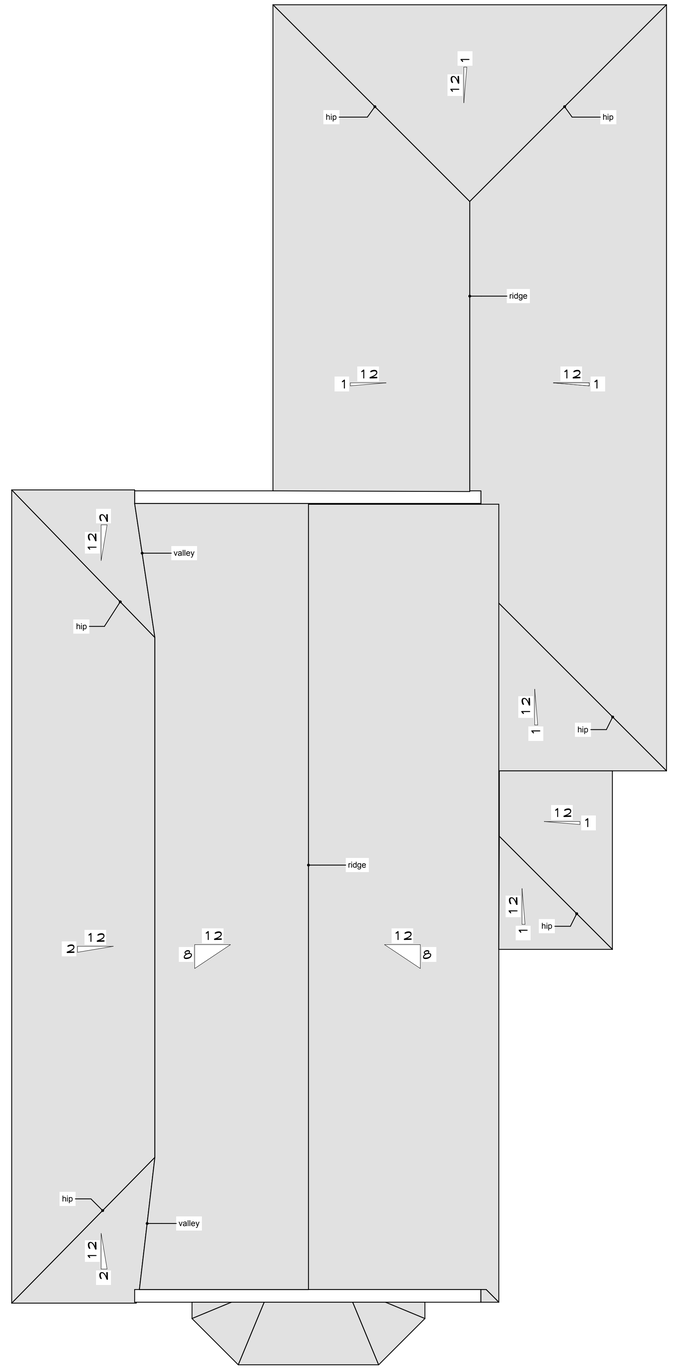
SHEET TITLE
ROOF PLAN

A-1.3

New Proposed Roof Plan



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

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ROOF PLAN

Friday, May 1, 2020

A-1.3a

PREVIOUS EAST ELEVATION

1 east/front elevation 1/4" = 1'-0"

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SHEET TITLE

EAST ELEVATIONS

Thursday, February 27, 2020

A-2.1

SHEET 9 OF 24

New Proposed East Elevation

1 east/front elevation-new 1/4" = 1'-0"

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KESSLER RESIDENCE
NEW HOME

15 BEDONS
ALLEYCHARLESTON
SC, 29401

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SHEET TITLE

EAST ELEVATION

Friday, May 1, 2020

A-2.1a

PREVIOUS NORTH ELEVATION

1 north/right elevation 1/4" = 1'-0"

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KESSLER RESIDENCE
NEW HOME

15 BEDONS
ALLEYCHARLESTON
SC, 29401

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SHEET TITLE

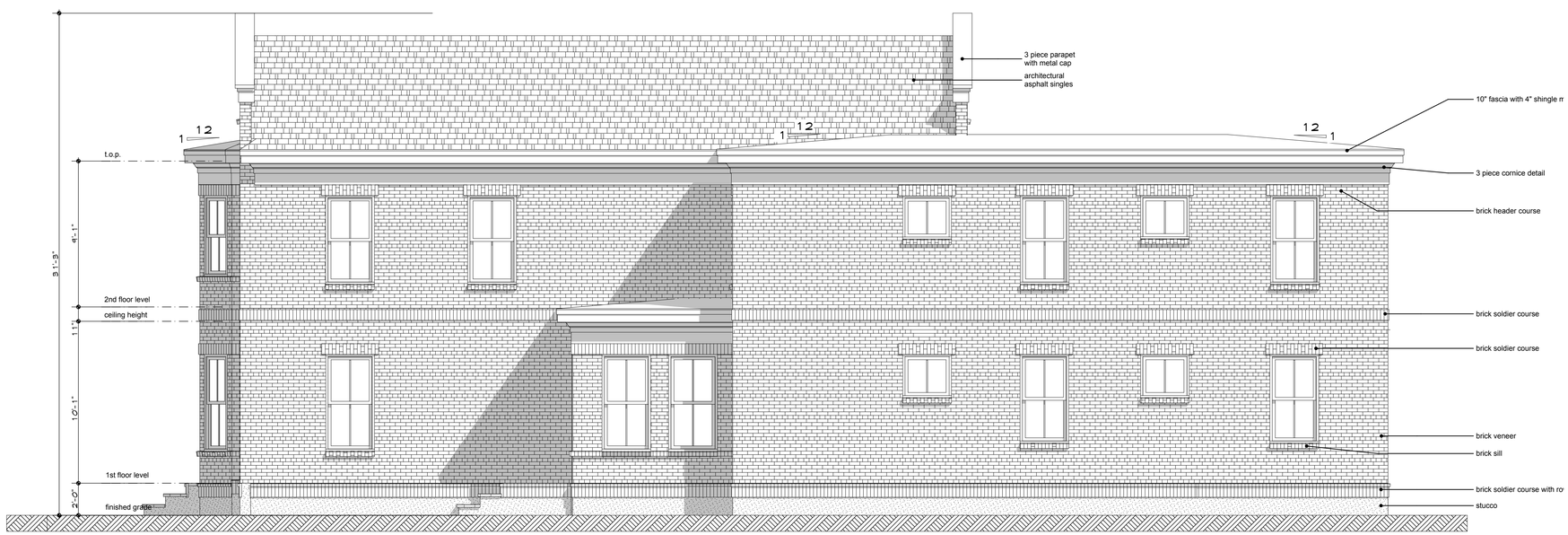
NORTH ELEVATIONS

Thursday, February 27, 2020

A-2.2

SHEET 10 OF 24

New Proposed North Elevation



1 north/right elevation-new 1/4" = 1'-0"

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KESSLER RESIDENCE
NEW HOME

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north elevation

Friday, May 1, 2020

A-2.2a

PREVIOUS WEST ELEVATION

1 west/rear elevation 1/4" = 1'-0"

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KESSLER RESIDENCE
NEW HOME

15 BEDONS
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SHEET TITLE

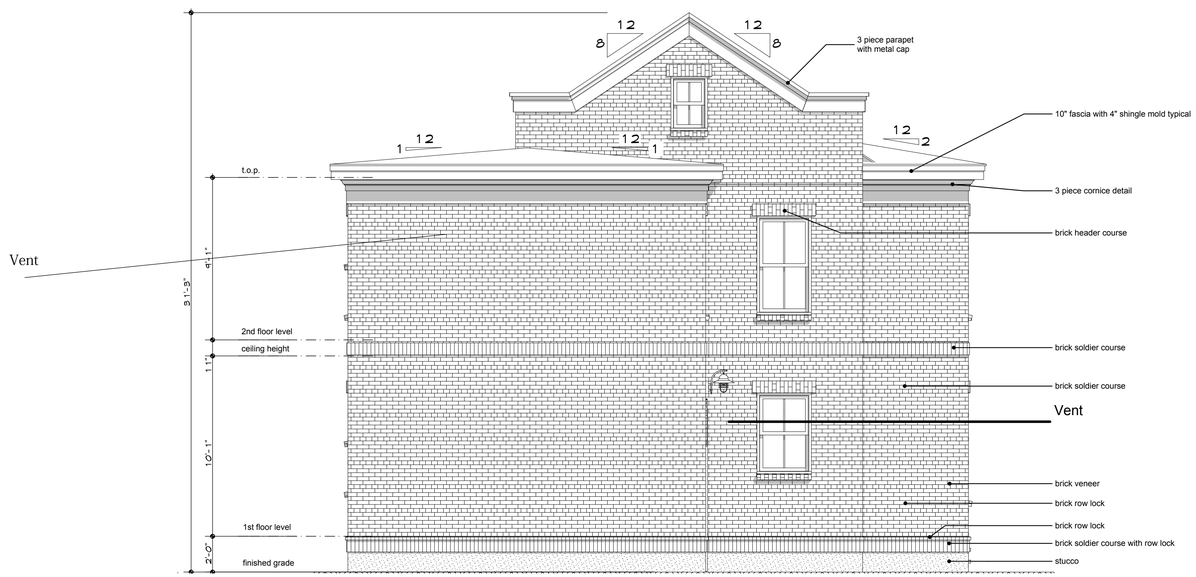
WEST ELEVATION

Thursday, February 27, 2020

A-2.3

SHEET 11 OF 24

New Proposed West Elevation



1 west/rear elevation-new 1/4" = 1'-0"

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KESSLER RESIDENCE
NEW HOME

15 BEDONS
ALLEYCHARLESTON
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WEST ELEVATION

Friday, May 1, 2020

A-2.3a

PREVIOUS SOUTH ELEVATION

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

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NEW HOME

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SC, 29401

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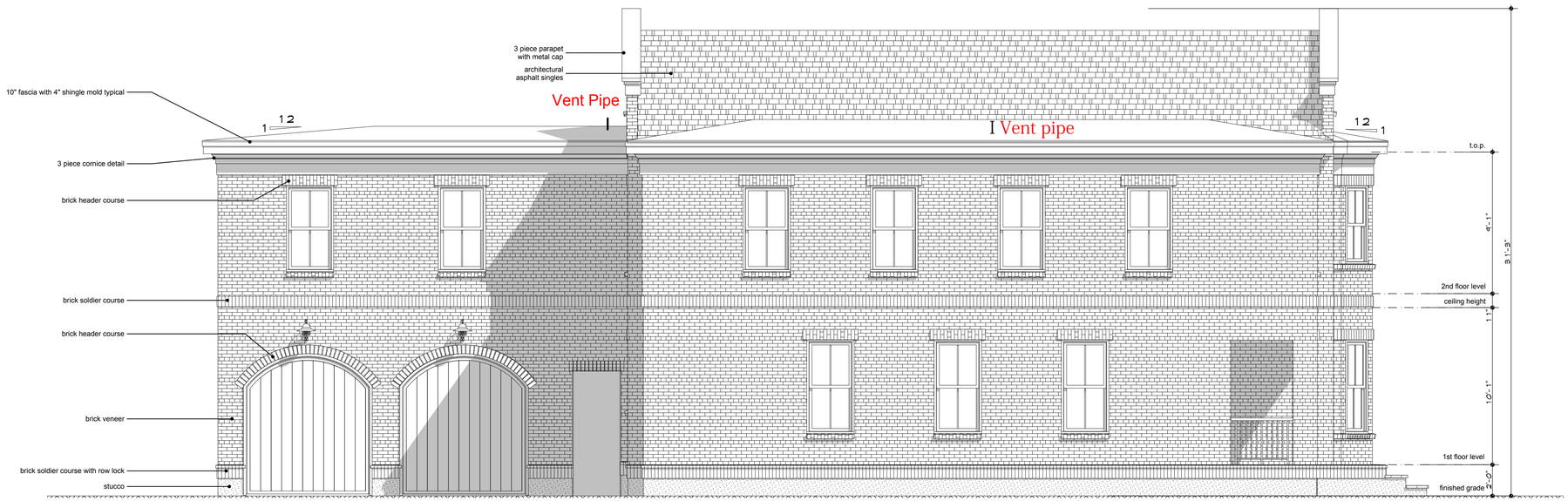
SOUTH ELEVATION

Thursday, February 27, 2020

A-2.4

SHEET 12 OF 24

New Proposed South Elevation



1 south/left elevation-new 1/4" = 1'-0"

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NEW HOME

15 BEDONS ALLEYCHARLESTON SC, 29401

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SOUTH ELEVATION

Friday, May 1, 2020

A-2.4a

PREVIOUS RENDERING

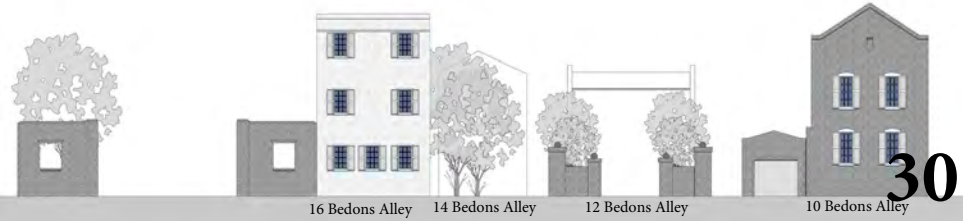
New Proposed Rendering

PREVIOUS RENDERING

New Proposed Rendering

Previous Streetscape

New Proposed Streetscape


16 Bedons Alley
14 Bedons Alley
12 Bedons Alley
10 Bedons Alley

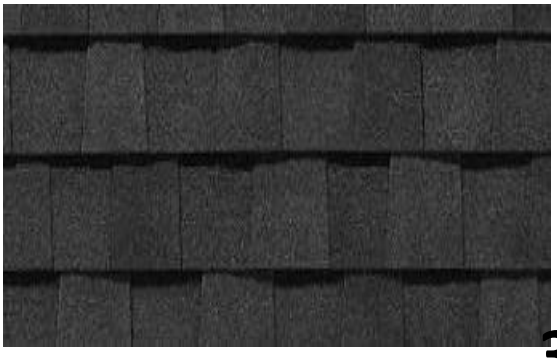
15 Bedons Alley Exterior Materials

Brick = Meridian Tobacco Road with Ivory Buff Mortar

(Stucco around bottom of house to match mortar color)

Roof: Landmark CertainTeed- Moire Black

30 year Architectural shingle



15 Bedons Alley Exterior Materials

Entry Door: Thermatru ¾ lite Fiberglass -Dark Walnut Stain

Lighting- Shekar 3 light wall lantern

Side and Garage Entry door: Thermatru ¾ lite Fiberglass

Lighting-Small Antique Bronze wall mounted

Windows:

PGT- White Vinyl Double Hung

Garage Doors:

(2) 9x8 Long Panel stamped Carriage doors

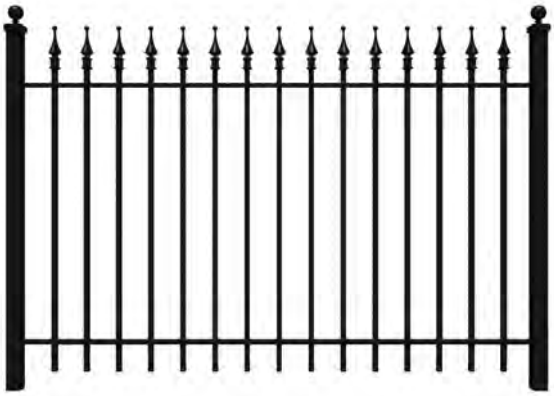
Color-Walnut with arched Madison windows

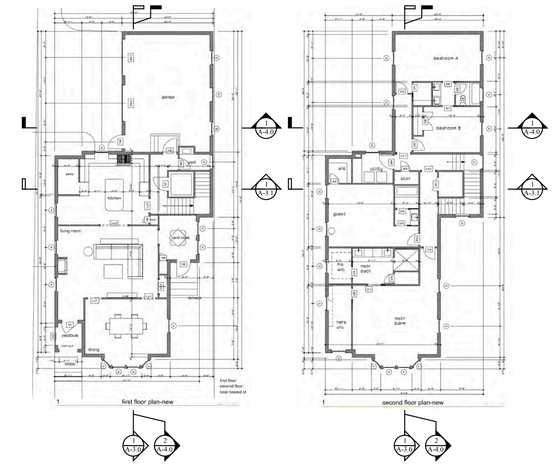
Exterior Lights – (1) Above each garage door

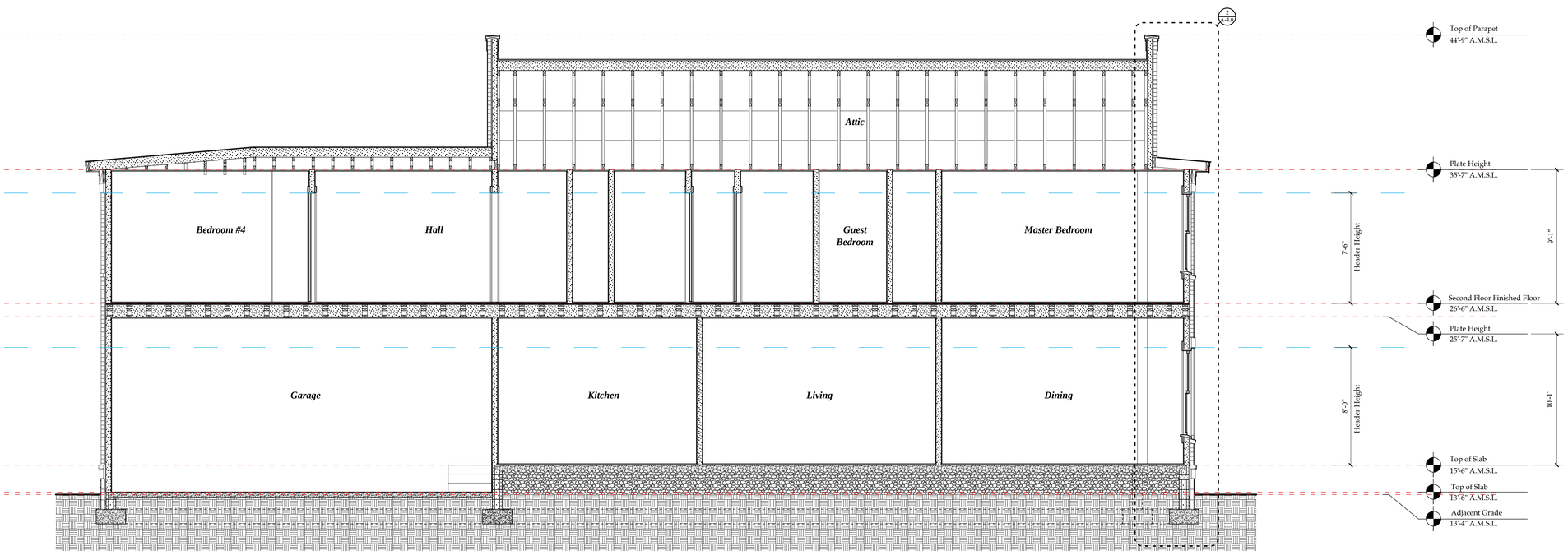
C.H.I. OVERHEAD DOORS | DOORVISIONS

Wrought Iron Fence and Gate:

Classic design to match nearby Charleston homes







1 BUILDING SECTION

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

Graphic Scale :

2' 1' 0 2' 4' 8'

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

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KESSLER RESIDENCE NEW HOME

15 BEDONS
ALLEYCHARLESTON
SC, 29401

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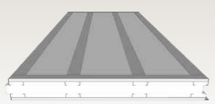
BUILDING SECTION

A-3.0

SHEET OF 33

Note:

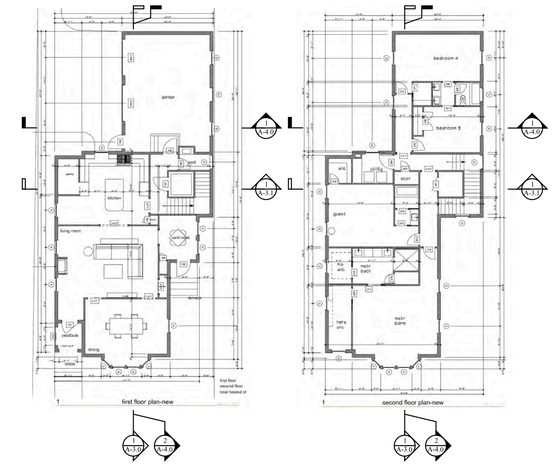
Insulsteel Building Enclosure Typical Wall Panel

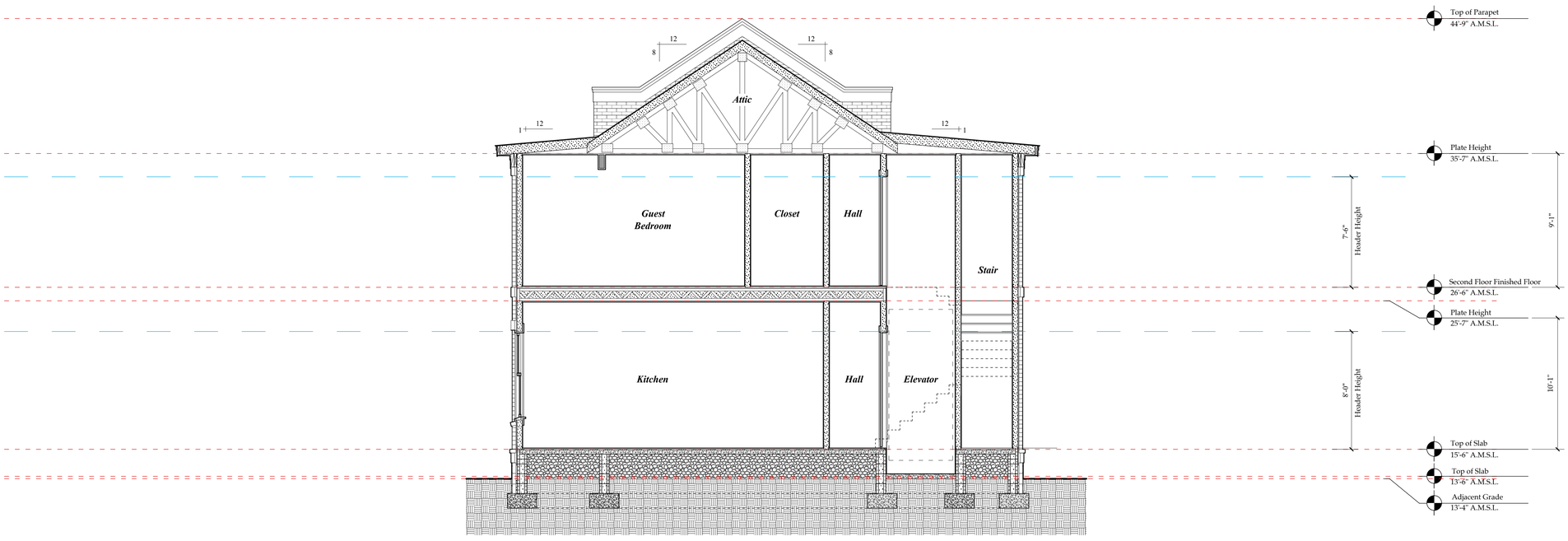


Exterior wall panel - 48" max width x 144" max height. Single and compound angles according to architectural details.

5.5" and 7.5" Thickness
R-35 to R-50 (Effective)
4-in-1, Structure, Insulation, Sheathing, Vapor Barrier
Load bearing
Up to 8 stories with no additional structure
Density 1.0-1.5pcf
Arrives on site with door and window openings

The Insulsteel Building System is composed of insulated panels using a composite technology for bonding steel to expanded polystyrene (EPS). The product uses partially recycled steel and the plant itself is 100 percent recycled. These panels are utilized below and above grade for exterior walls, floors, basements, and interior walls, as well as roofs and ceilings. They are used in residential, commercial and industrial applications.





1 **BUILDING SECTION**

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

Graphic Scale :

2' 1' 0 2' 4' 8'

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

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KESSLER RESIDENCE
NEW HOME

15 BEDONS
ALLEYCHARLESTON
SC, 29401

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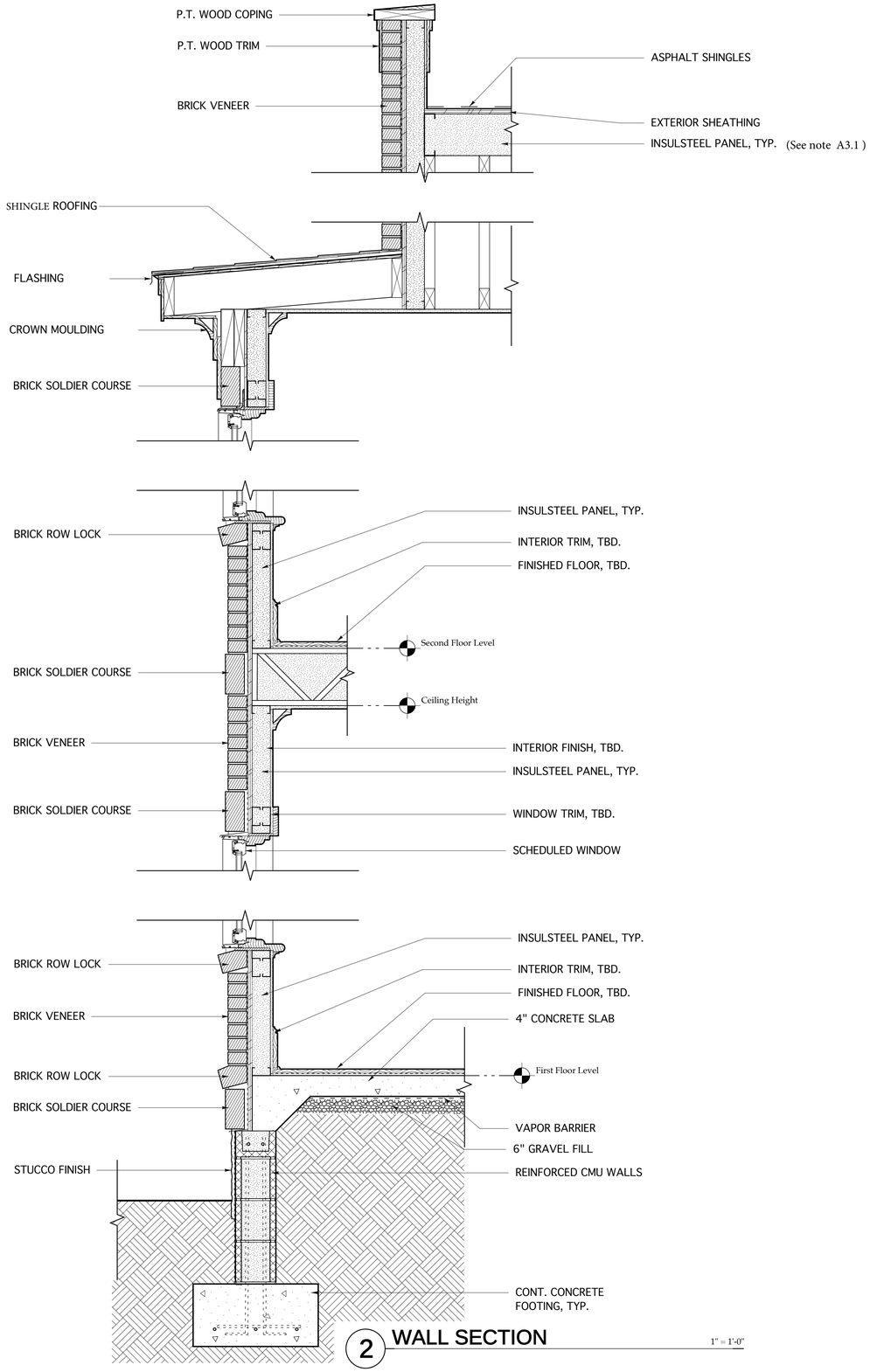
BUILDING SECTION

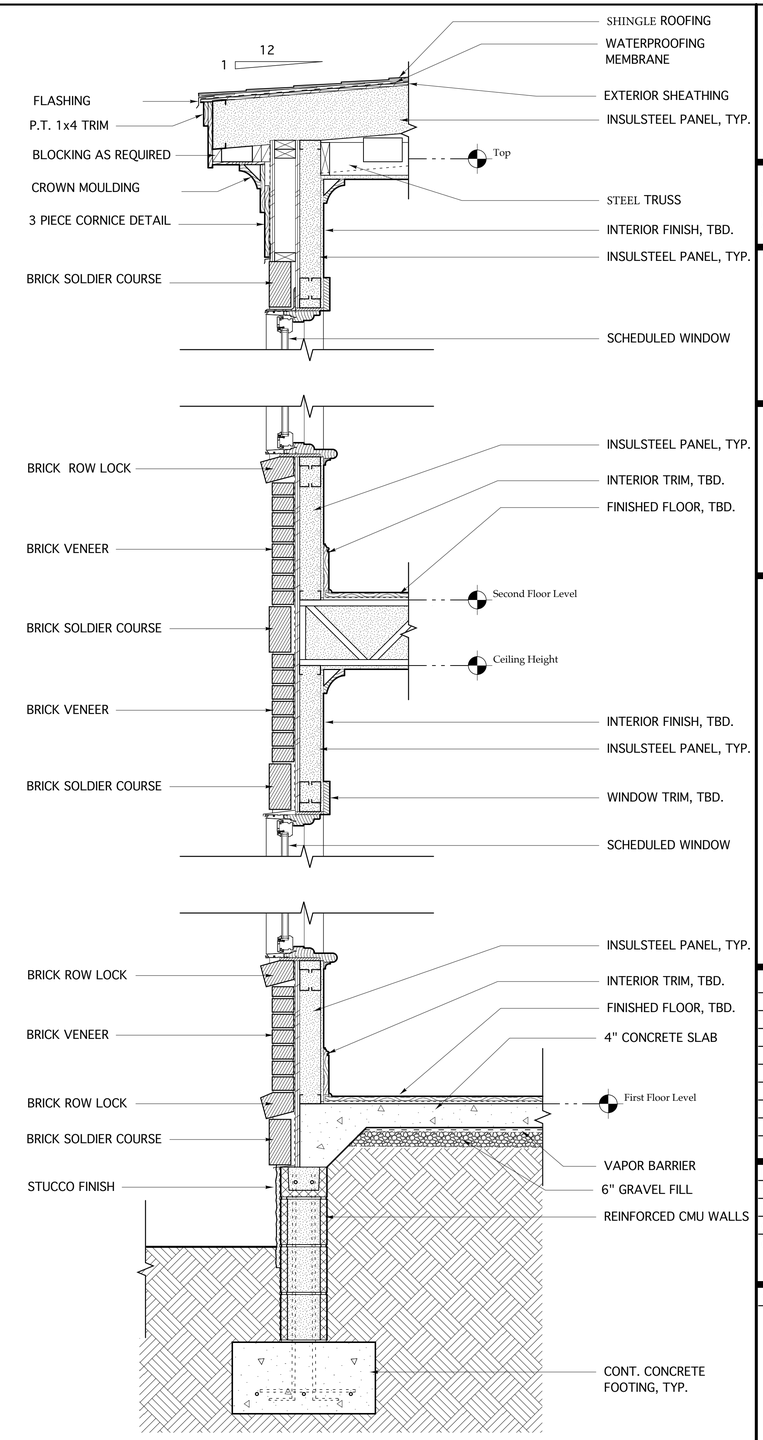
Friday, June 12, 2020

A-3.1

SHEET 34 OF



2 WALL SECTION 1" = 1'-0"



1 WALL SECTION 1" = 1'-0"

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NEW HOME

15 BEDONS
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SHEET TITLE

WALL SECTIONS

Friday, June 12, 2020

SHEET A-4.0 OF 35

15 Bedons Alley Current site

15 Bedons Alley

Bedons Alley looking toward Elliot Street

Bedons Alley looking towards Tradd Street

Agenda Item #10

9 ROSE LANE
TMS # 460-08-03-114

Request conceptual approval for new construction of garden shed.

Category 4 / (Cannon-Elliottborough) / Old City District

Agenda Item #10

Applicant's Presentation

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OWNER BRICE AND CHRISTIE PARKER

INDEX ARCHITECTURAL DRAWINGS

TITLE PAGE

SURVEY

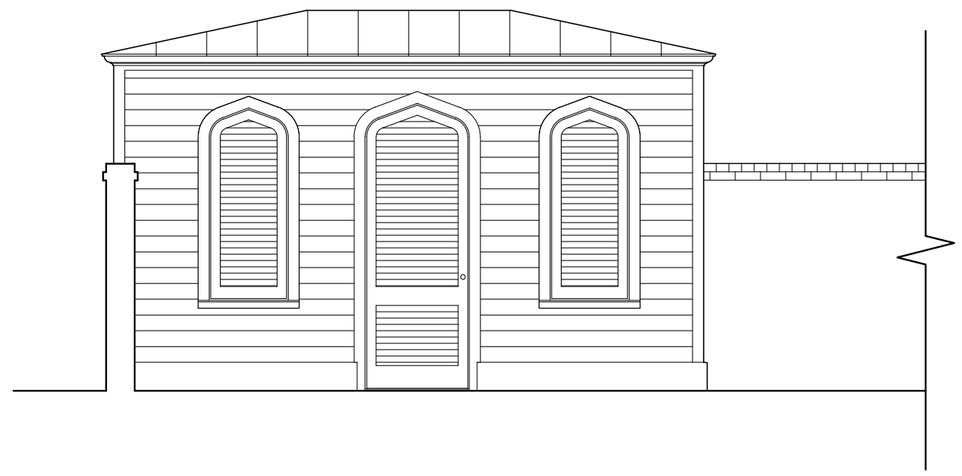
A 0.1 SITE PLAN

A 0.2 HISTORIC MAPS
A 0.3 HISTORIC MAPS
A 0.4 AERIAL SITE IMAGES
A 0.5 HISTORIC PICTURES
A 0.6 HISTORIC PICTURES
A 0.7 EXISTING CONTEXT IMAGES

A 2.1 PROPOSED PLANS AND ELEVATIONS
A 2.2 EXTERIOR STREETSCAPE
A 2.3 STYLE PRECEDENT IMAGES

GENERAL NOTES

1. THE DRAWINGS AND DESIGN ARE THE PROPERTY OF BEAU CLOWNEY ARCHITECTS AND SHALL ONLY BE USED FOR THE PROJECT FOR WHICH THEY ARE PREPARED.
2. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO BEAU CLOWNEY ARCHITECTS.
3. ALL DEMOLITION AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS AND APPROVALS NECESSARY TO INITIATE AND COMPLETE SPECIFIED WORK.
5. THE DESIGN ADEQUACY AND SAFETY OF ALL TEMPORARY SUPPORTS, BRACING AND SHORING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR SHALL VERIFY WITH OWNER/ARCHITECT ALL STRUCTURAL, MECHANICAL,ELECTRICAL AND PLUMBING CONDITIONS REQUIRING ENGINEER'S OR CONSULTANT'S APPROVAL.
7. CONTRACTOR SHALL CAREFULLY COORDINATE WITH OWNER/ARCHITECT AND SECURE APPROVAL FOR PROPOSED LOCATIONS FOR ALL NEW MECHANICAL COMPONENTS, ELECTRICAL PANEL, AND HOT WATER HEATER, AS APPLICABLE.
8. BUILDING SHALL REMAIN WATERTIGHT AND SECURE AT ALL TIMES.
9. ALL VENTS AND/OR DUCTS WHICH PENETRATE ROOFS OR EXTERIOR WALLS ARE TO BE PROPERLY SLEEVED, FLASHED AND COUNTERFLASHED.
10. ALL ROOFING MATERIALS (AS NOTED ON DRAWINGS) SHALL BE APPLIED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
11. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS, AND DETAILS SHALL HAVE PRECEDENCE OVER GENERAL DRAWINGS.
12. THE OWNER AND ARCHITECT WAIVE ALL RESPONSIBILITY AND LIABILITY FOR CONTRACTOR'S FAILURE TO FOLLOW THE ASSOCIATED PLANS, SCHEDULES, AND THE DESIGN THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER'S FAILURE TO OBTAIN/FOLLOW THE OWNER'S OR ARCHITECT'S GUIDANCE WITH RESPECT TO ANY INCONSISTENCIES, ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.



APPROVAL DATES:

- BZA-Z: APPLICATION TO ZONING BOARD FOR 7.21.20 VIRTUAL MEETING REQUESTING A VARIANCE

- SUBMITTED FOR 5.28.20 BAR CONCEPTUAL REVIEW, BAR STAFF CONFIRMED THE APPLICATION IS ON THE AGENDA FOR 7.23.20 MEETING PENDING BZA-Z APPROVAL

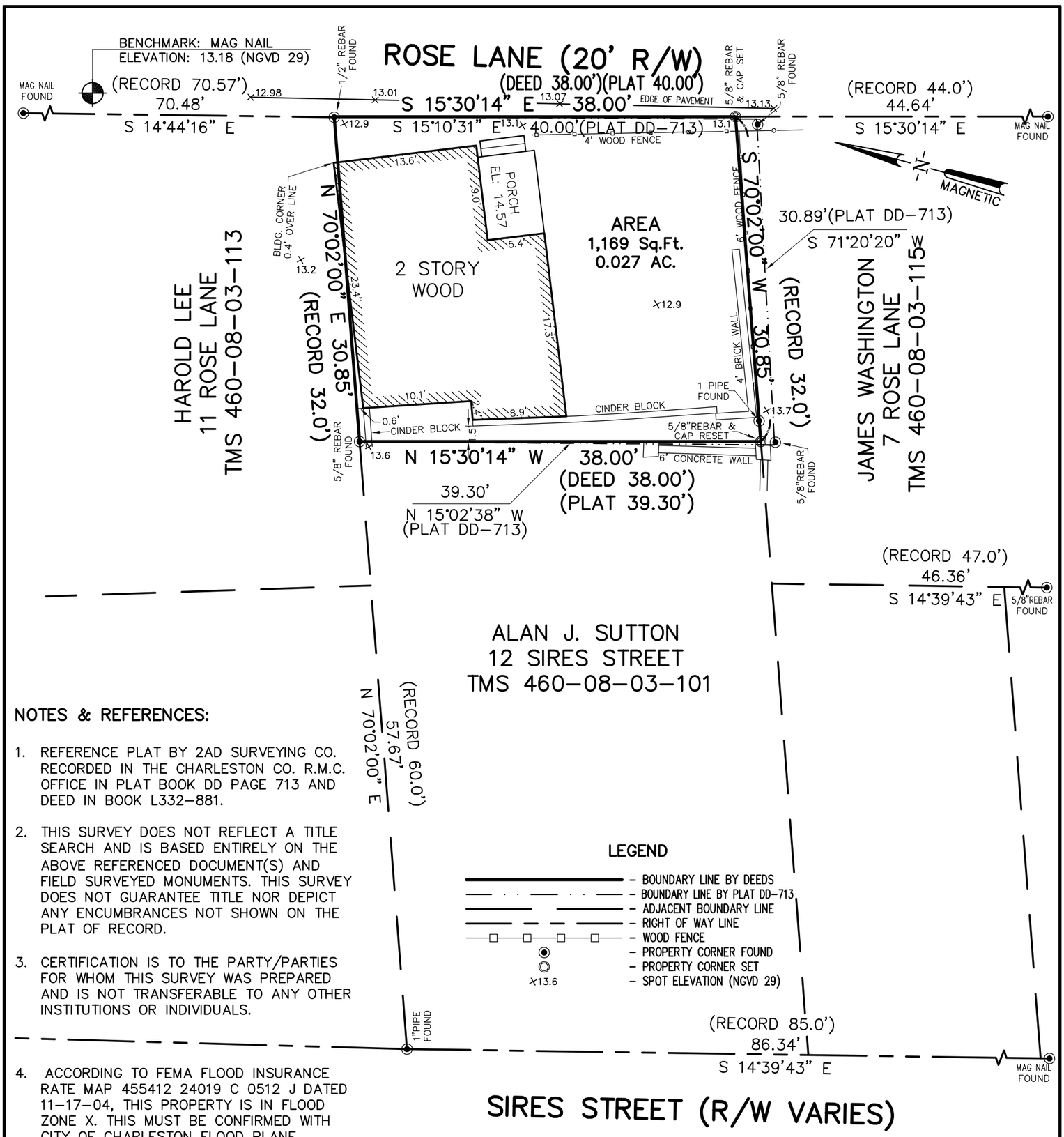
PARKER RESIDENCE SHED

9 ROSE LANE
CHARLESTON, SC

B E A U
C L O W N E Y
a r c h i t e c t s
8 4 3 . 7 2 2 . 2 0 4 0

PARKER RESIDENCE SHED
9 ROSE LANE
CHARLESTON, SC
TITLE PAGE

7. 06. 20



NOTES & REFERENCES:

1. REFERENCE PLAT BY 2AD SURVEYING CO. RECORDED IN THE CHARLESTON CO. R.M.C. OFFICE IN PLAT BOOK DD PAGE 713 AND DEED IN BOOK L332-881.
2. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S) AND FIELD SURVEYED MONUMENTS. THIS SURVEY DOES NOT GUARANTEE TITLE NOR DEPICT ANY ENCUMBRANCES NOT SHOWN ON THE PLAT OF RECORD.
3. CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR INDIVIDUALS.
4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 455412 24019 C 0512 J DATED 11-17-04, THIS PROPERTY IS IN FLOOD ZONE X. THIS MUST BE CONFIRMED WITH CITY OF CHARLESTON FLOOD PLANE MANAGER PRIOR TO DESIGN/CONSTRUCTION.
5. LINES DEPICTED HEREON COMPARE DEEDED BOUNDARY WITH PLAT OF RECORD.
6. FINSH FLOOR ELEVATION NOT SURVEYED DUE TO UNSAFE CONDITIONS.

LEGEND

- BOUNDARY LINE BY DEEDS
- BOUNDARY LINE BY PLAT DD-713
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- WOOD FENCE
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- SPOT ELEVATION (NGVD 29)

CLOSING SURVEY

9 ROSE LANE

0.027 ACRES

TMS 460-08-03-114
DATUM: NGVD 1929

CITY OF CHARLESTON
CHARLESTON COUNTY, SC

BEING PREPARED FOR:
BRICE PARKER
DATE: 10/28/2019 SCALE: 1" = 10'
REVISED: 11/22/19

ATLANTIC SURVEYING, INC.
1058 GARDNER ROAD
P.O. BOX 30604
CHARLESTON, SOUTH CAROLINA 29417
PHONE (843)763-6669 FAX (843)766-7411

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
ATLANTIC SURVEYING, INC.
COA No. 3421

SOUTH CAROLINA REGISTERED LAND SURVEYOR
14813
COVERT BOYD NELSON

GRAPHIC SCALE
10' 0 5' 10' 20'
(IN FEET)
1 inch = 10 ft.

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.

JOB #21495

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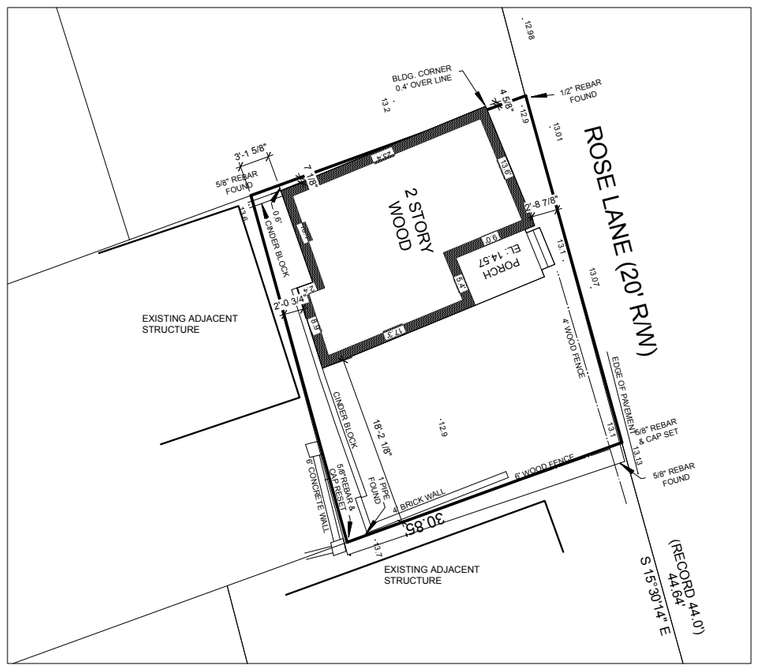
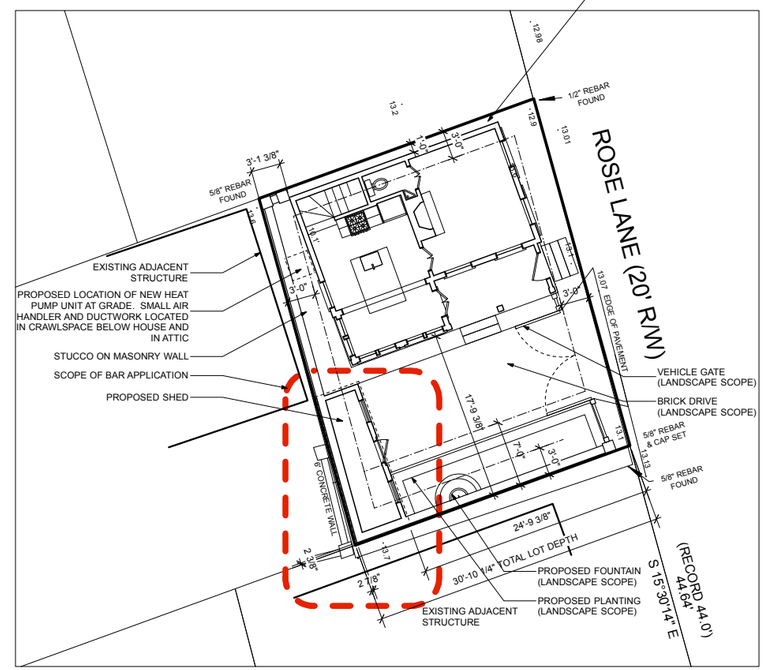


1 EXISTING SITE PLAN
Scale: 1/8" = 1'-0"



2 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

9 ROSE LANE

TMS #	460-08-03-114
LOT SIZE	1,169 SF
LOT WIDTH	38.00'
LOT DEPTH	30.85'
FLOOD ZONE	ZONE-X
ZONING	DR-2F OLD CITY HEIGHT DISTRICT 2.5 - 3.5 HISTORIC DISTRICT OVERLAY

SETBACKS

FRONT:	25'	EXISTING:	2.6'	PROPOSED: 3.0'
REAR:	3'	EXISTING:	2.0'	PROPOSED: 3.1'
COMBINED:	3'	EXISTING:	4.6'	PROPOSED: 6.1'
SIDE SOUTH/WEST:	7'	EXISTING:	18.15'	PROPOSED: 17.75'
SIDE NORTH/EAST:	3'	EXISTING:	-0.4'	PROPOSED: 1.0'
COMBINED SIDE:	10'	EXISTING:	18.15'	PROPOSED: 18.75'
SHED (FRONT):	60'	EXISTING:	N/A	PROPOSED: 24.74'
SHED (SIDES):	3'	EXISTING:	N/A	PROPOSED: 2 7/8"
SHED (REAR):	3'	EXISTING:	N/A	PROPOSED: 2 3/8"

HEIGHT	50'/3 STORIES BY CODE 2.5 STORIES BY O.C.H.D. AT (R.O.W. LESS THAN 35')
HEIGHT (SHED)	1 1/2 STORIES W/ 11' EAVE HEIGHT PER SEC.54-306.C.

LOT COVERAGE

ALLOWED: 50% = 584.5 SF	EXISTING: 40% = 471 SF	PROPOSED HOUSE: = 460.75 SF
		PROPOSED SHED: = 82 SF
		TOTAL PROPOSED: 46.4% = 542.75 SF

N

SITE INFORMATION, INCLUDING SITE BOUNDARIES, JURISDICTIONAL LINES, FLOOD ZONES, LOCATIONS OF NEIGHBORING HOUSES, ETC. BASED ON A SURVEY PROVIDED BY COVERT BOYD NELSON (ATLANTIC SURVEYING, INC.) DATED NOVEMBER 22, 2019.

B E A U
C L O W N E Y
a r c h i t e c t s
8 4 3 . 7 2 2 . 2 0 4 0

PARKER RESIDENCE SHED
9 ROSE LANE
CHARLESTON, SC
SITE PLANS
1/8" = 1'-0"
7. 23. 20

A 0.1

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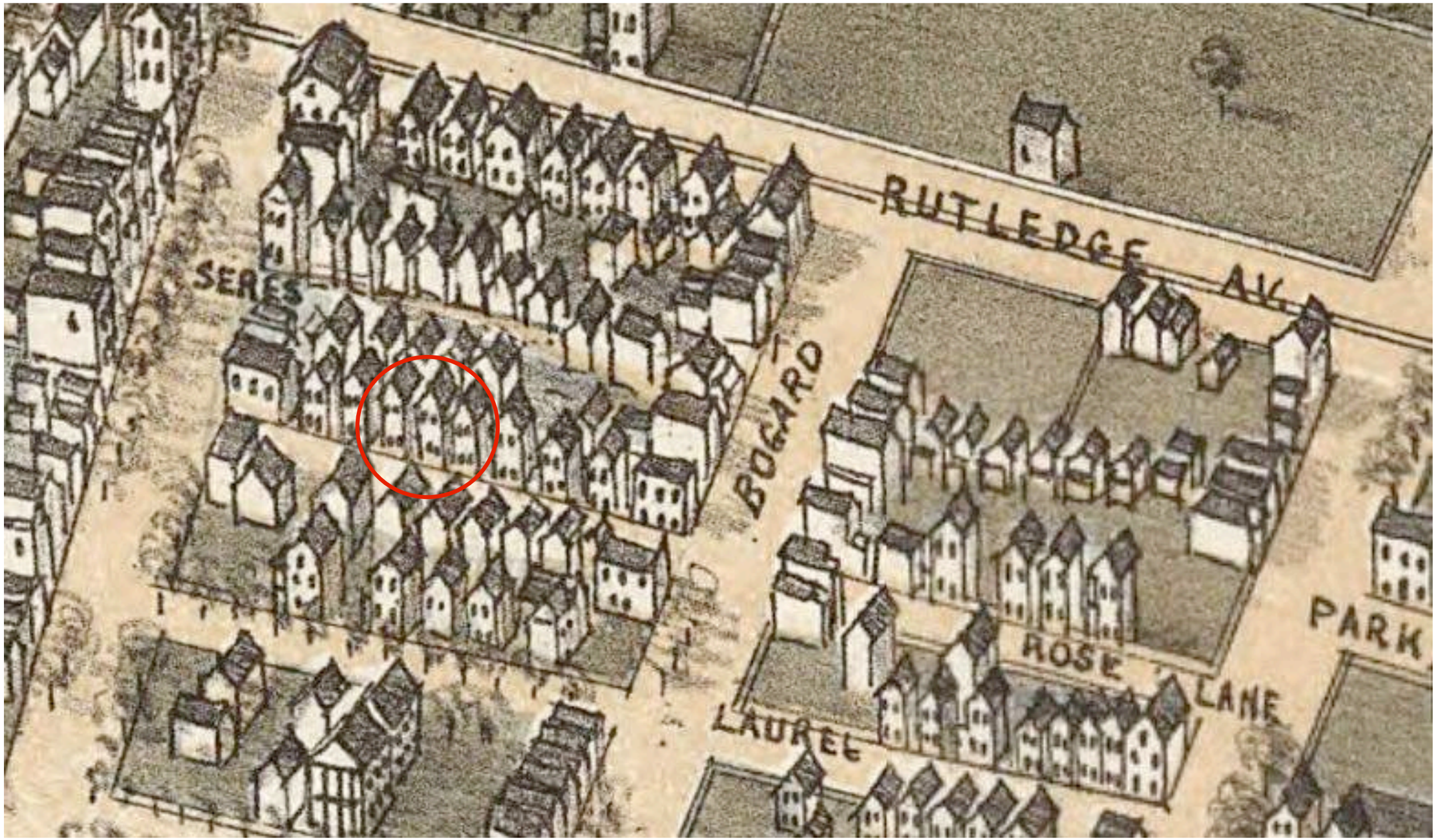

1 HISTORIC AERIAL IMAGE LOOKING WEST AT 9 ROSE LANE
"Bird's eye view of the city of Charleston, South Carolina 1872"
Drie, C.N.
From the Library of Congress

N

B E A U
C L O W N E Y
a r c h i t e c t s
8 4 3 . 7 2 2 . 2 0 4 0

PARKER RESIDENCE SHED
9 ROSE LANE
CHARLESTON, SC
HISTORIC MAPS
NOT TO SCALE
7. 23. 20

A 0.2

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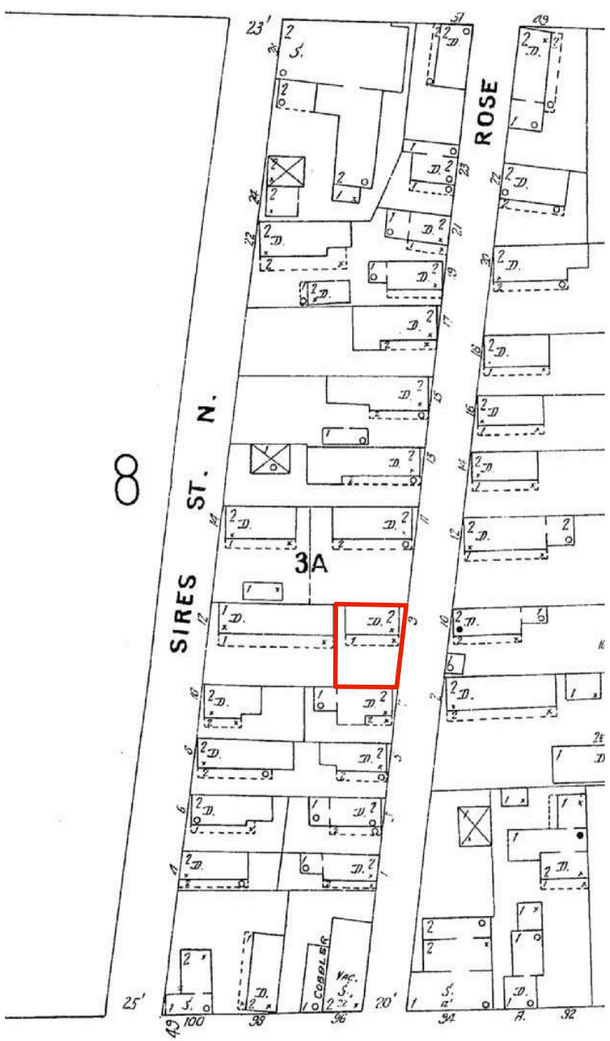
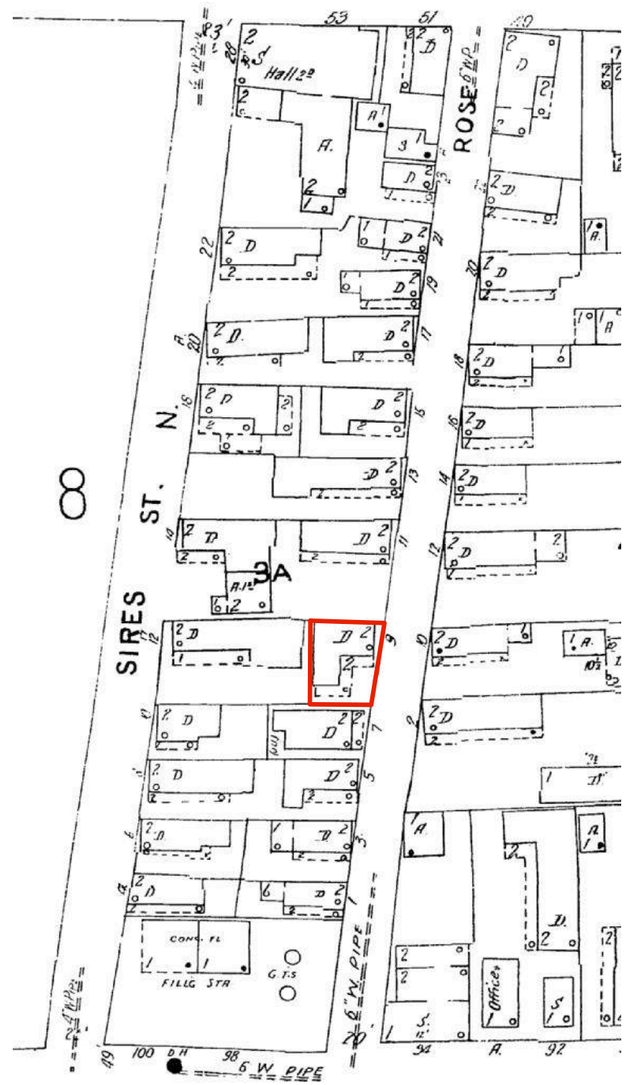
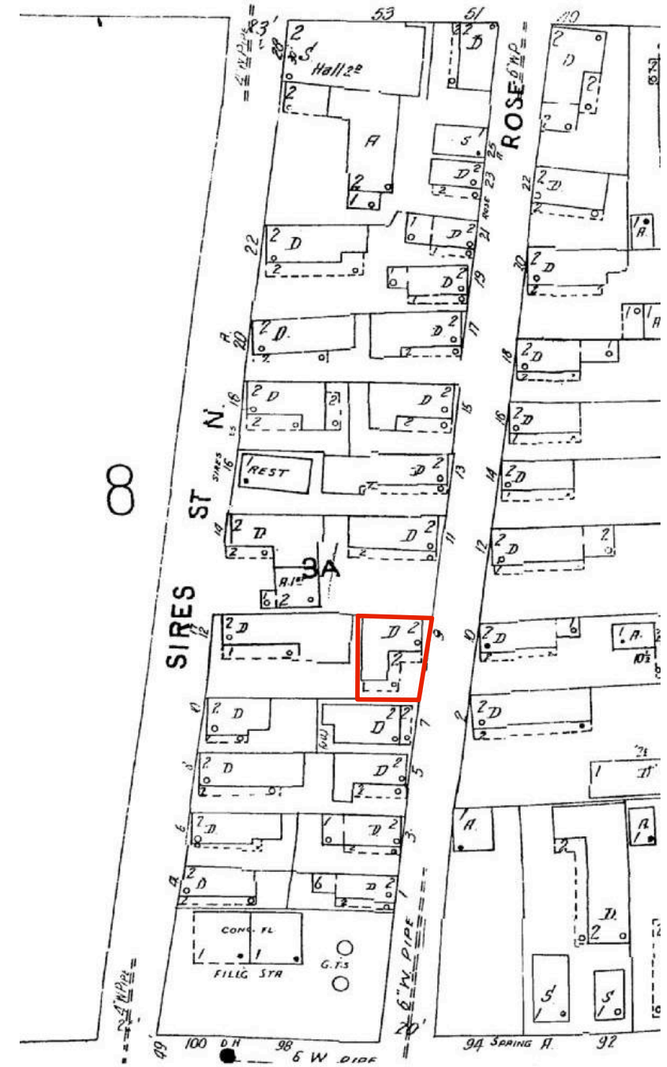


1 1902 SANBORN MAP DEPICTING 9 ROSE LANE AND ENVIRONS



2 1944 SANBORN MAP DEPICTING 9 ROSE LANE AND ENVIRONS



3 1951 SANBORN MAP DEPICTING 9 ROSE LANE AND ENVIRONS

N

B E A U
C L O W N E Y
a r c h i t e c t s
8 4 3 . 7 2 2 . 2 0 4 0

PARKER RESIDENCE SHED
9 ROSE LANE
CHARLESTON, SC
HISTORIC MAPS
NOT TO SCALE
7. 23. 20

A 0.3

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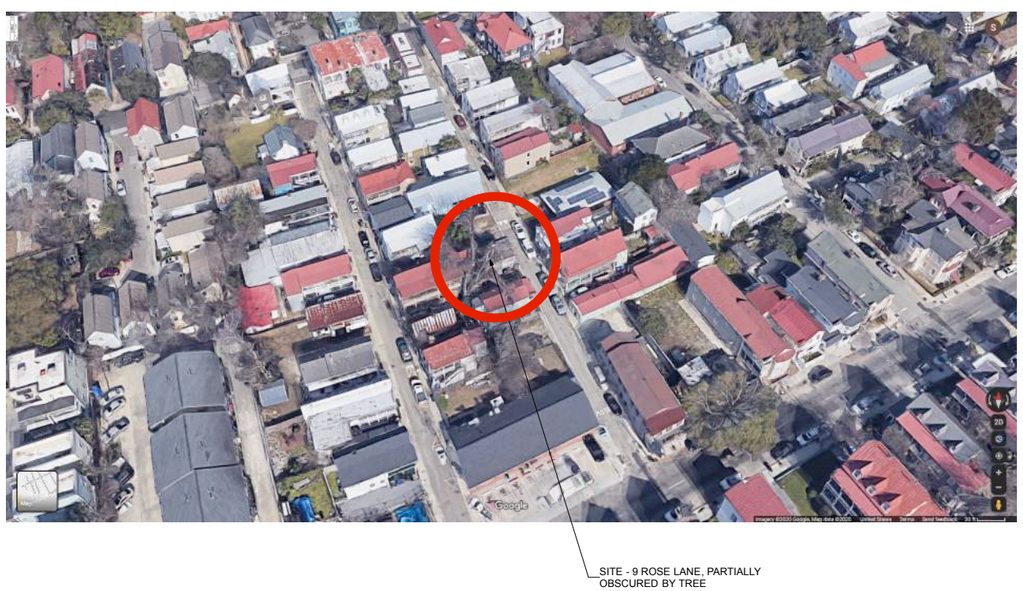
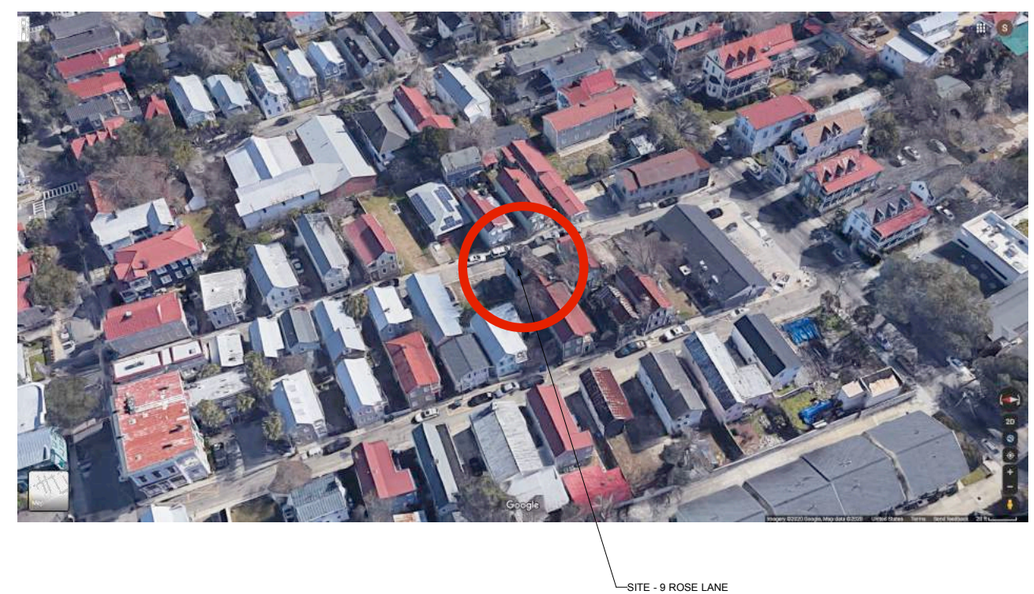
1 AERIAL IMAGE LOOKING SOUTH AT 9 ROSE LANE
GOOGLE MAPS

2 AERIAL IMAGE LOOKING WEST AT 9 ROSE LANE
GOOGLE MAPS



3 AERIAL IMAGE LOOKING NORTH AT 9 ROSE LANE
GOOGLE MAPS



4 AERIAL IMAGE LOOKING EAST AT 9 ROSE LANE
GOOGLE MAPS

B E A U
C L O W N E Y
a r c h i t e c t s
8 4 3 . 7 2 2 . 2 0 4 0

PARKER RESIDENCE SHED
9 ROSE LANE
CHARLESTON, SC
AERIAL SITE IMAGES
NOT TO SCALE
7. 23. 20

A 0.4

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1 9 ROSE LANE - STREET ELEVATION LOOKING SOUTH-WEST (3/14/1985)

2 9 ROSE LANE - STREET ELEVATION LOOKING WEST (6/2000 BAR APPLICATION)

3 9 ROSE LANE - STREET ELEVATION LOOKING NORTH-WEST (6/2000 BAR APPLICATION)

4 9 ROSE LANE - STREET ELEVATION DETAIL LOOKING WEST (6/2000 BAR APPLICATION)

B E A U
C L O W N E Y
a r c h i t e c t s
8 4 3 . 7 2 2 . 2 0 4 0

PARKER RESIDENCE SHED
9 ROSE LANE
CHARLESTON, SC
HISTORIC PICTURES
NOT TO SCALE
7. 23. 20

A 0.5

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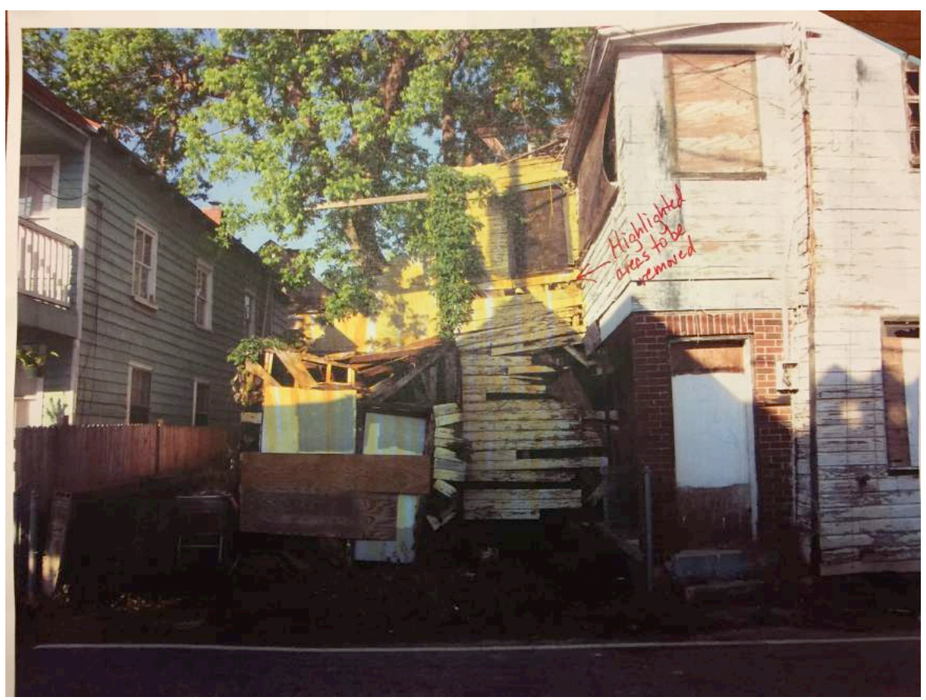
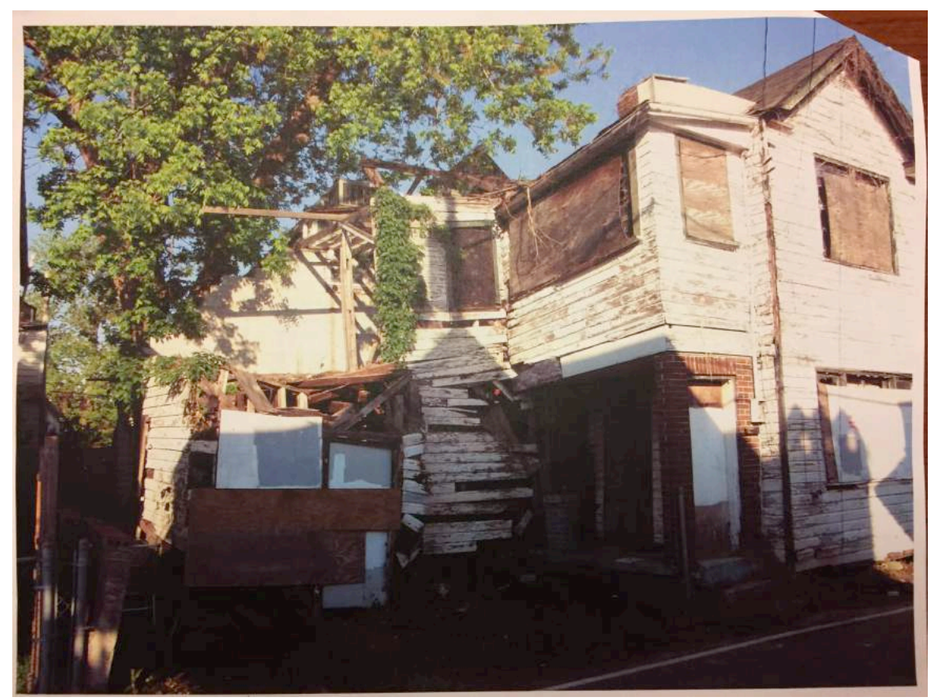
1 9 ROSE LANE - NORTH ELEVATION LOOKING SOUTH (6/2000 BAR APPLICATION)

2 9 ROSE LANE - STREET ELEVATION LOOKING SOUTH-WEST (6/2000 BAR APPLICATION)



3 9 ROSE LANE - STREET ELEVATION LOOKING WEST (4/24/2009 BAR APPLICATION)



4 9 ROSE LANE - STREET ELEVATION LOOKING NORTH-WEST (4/24/2009 BAR APPLICATION)

B E A U
C L O W N E Y
a r c h i t e c t s
8 4 3 . 7 2 2 . 2 0 4 0

PARKER RESIDENCE SHED
9 ROSE LANE
CHARLESTON, SC
HISTORIC PICTURES
NOT TO SCALE
7. 23. 20

A 0.6

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1 9 ROSE LANE - SOUTH (GARDEN) ELEVATION LOOKING NORTH
PHOTOGRAPHED ON JANUARY 5, 2020

2 9 ROSE LANE - NORTH ELEVATION LOOKING SOUTH
PHOTOGRAPHED ON JANUARY 5, 2020

3 9 ROSE LANE - GARDEN SEEN LOOKING WEST FROM ROSE LANE
PHOTOGRAPHED ON JANUARY 5, 2020

4 9 ROSE LANE - EAST (STREET) ELEVATION LOOKING WEST
PHOTOGRAPHED ON JANUARY 5, 2020

B E A U
C L O W N E Y
a r c h i t e c t s
8 4 3 . 7 2 2 . 2 0 4 0

PARKER RESIDENCE SHED
9 ROSE LANE
CHARLESTON, SC
EXISTING CONTEXT IMAGES
NOT TO SCALE
7. 23. 20

A 0.7

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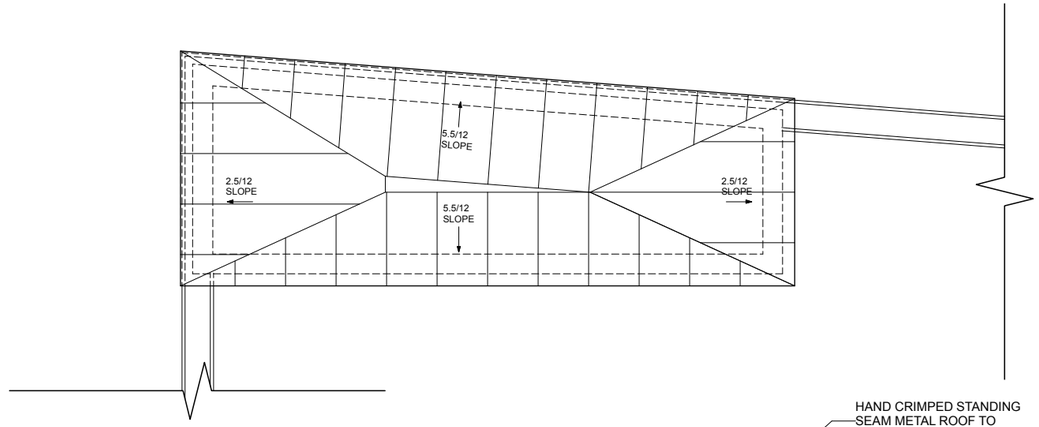
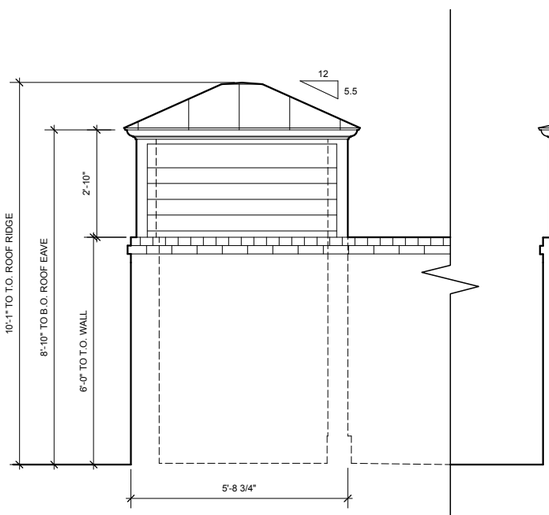
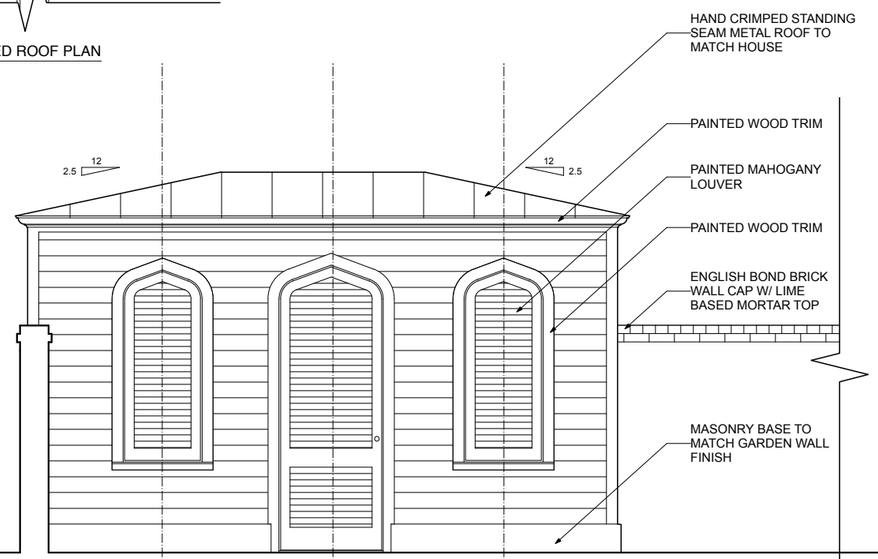


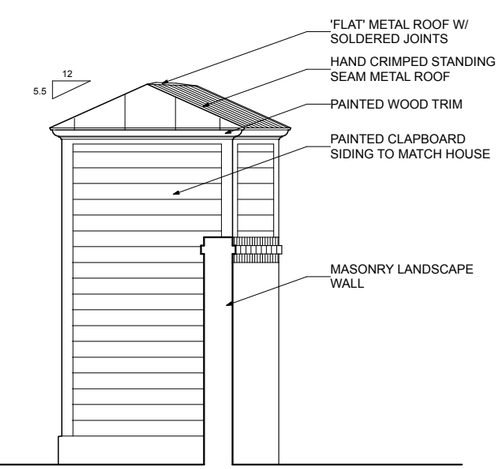
1 PROPOSED SHED ROOF PLAN
1/2" = 1'-0"



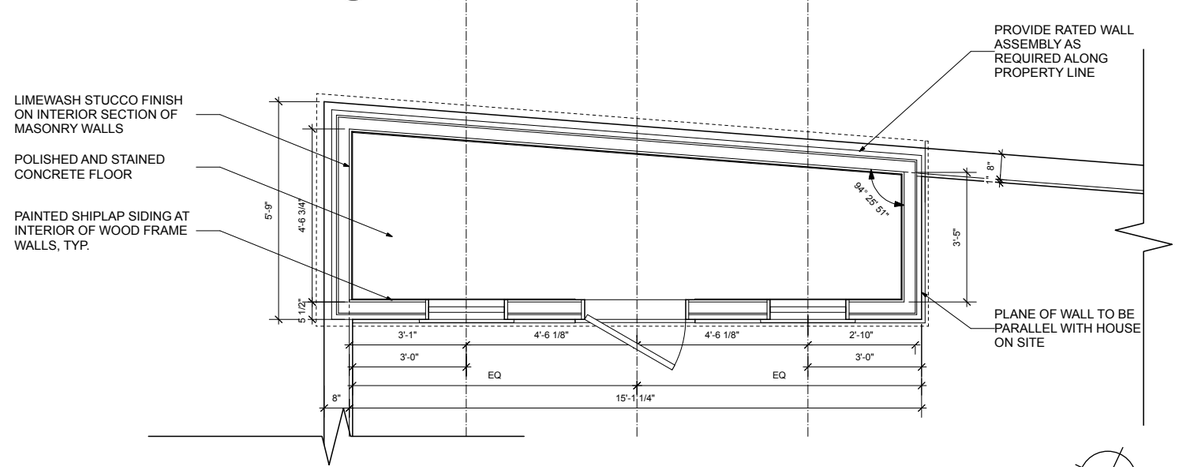
2 PROPOSED SHED SOUTH ELEVATION
1/2" = 1'-0"



3 PROPOSED SHED EAST (GARDEN) ELEVATION
1/2" = 1'-0"



4 PROPOSED SHED NORTH ELEVATION
1/2" = 1'-0"



5 PROPOSED SHED PLAN
1/2" = 1'-0"

PARKER RESIDENCE SHED
9 ROSE LANE
CHARLESTON, SC
EXTERIOR ELEVATIONS
1/2" = 1'-0"
7. 23. 20

A 2.1

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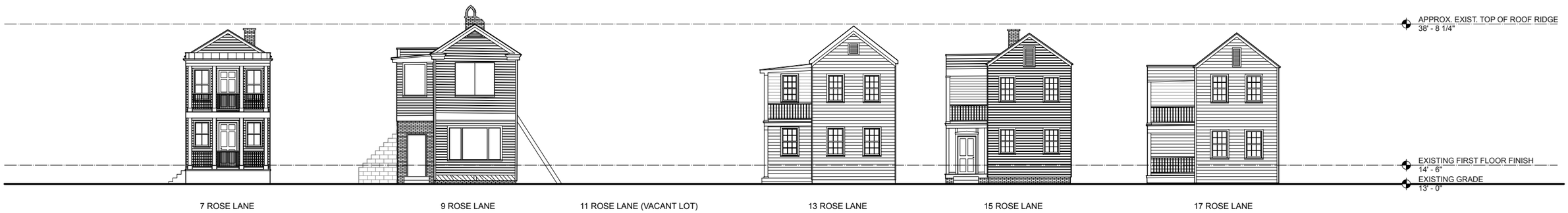
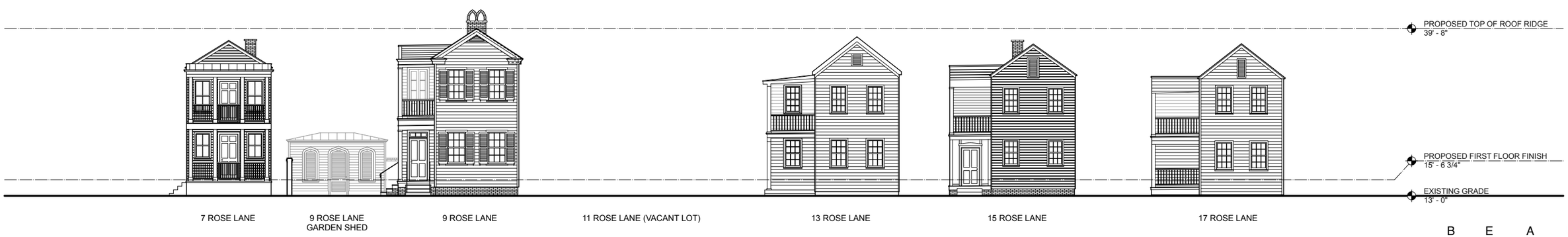


1 EXISTING STREETSCAPE W/ APPROXIMATE HEIGHT AND MASS OF ADJACENT BUILDINGS



2 PROPOSED STREETSCAPE W/ APPROXIMATE HEIGHT AND MASS OF ADJACENT BUILDINGS

B E A U
C L O W N E Y
a r c h i t e c t s
8 4 3 . 7 2 2 . 2 0 4 0

PARKER RESIDENCE SHED
9 ROSE LANE
CHARLESTON, SC
EXTERIOR STREETSCAPE
1/4" = 1'-0"
7. 23. 20

A2.2

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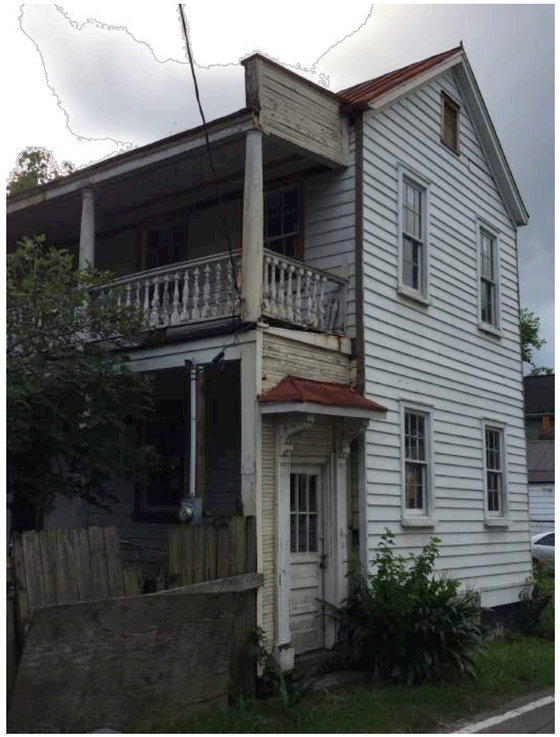
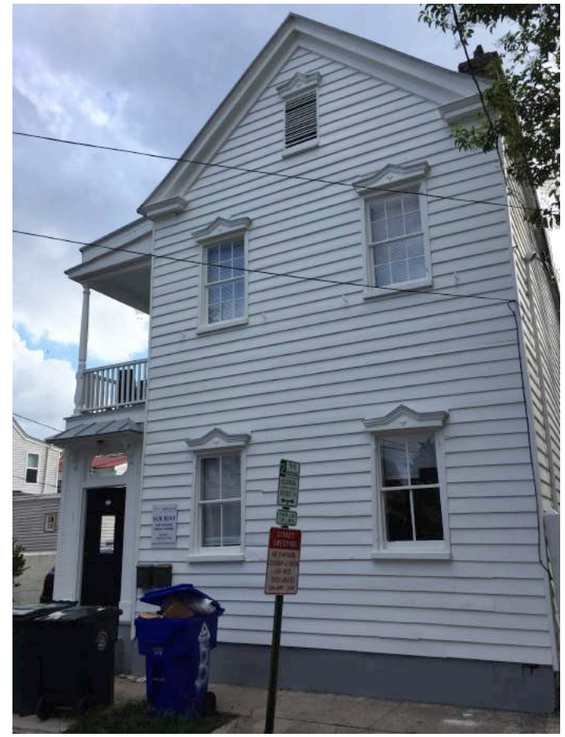
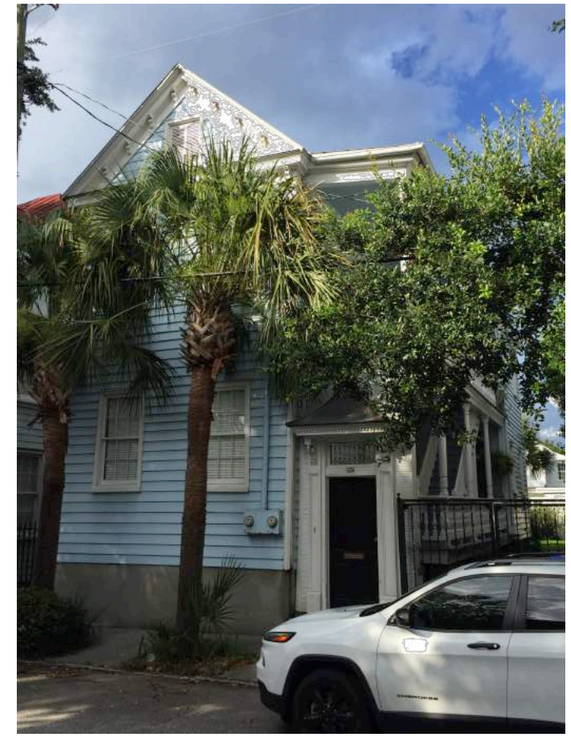


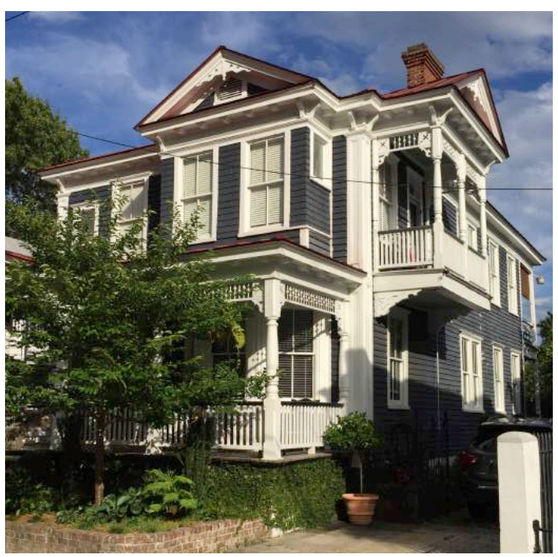
1 VICTORIAN EMBELLISHMENTS AT 31 ROSE LANE
PICTURE TAKEN 7.09.2020



2 VICTORIAN EMBELLISHMENTS AT 1 ASHE ST.
PICTURE TAKEN 7.09.2020



3 VICTORIAN EMBELLISHMENTS AT 22 ASHE ST.
PICTURE TAKEN 7.09.2020



4 VICTORIAN ORNAMENT AT 47 BOGARD ST.
PICTURE TAKEN 7.09.2020

5 VICTORIAN ACCESSORY BUILDING AT 9 GEORGE ST.
COURTESY OF HISTORIC CHARLESTON FOUNDATION

B E A U
C L O W N E Y
a r c h i t e c t s
8 4 3 . 7 2 2 . 2 0 4 0

PARKER RESIDENCE SHED
9 ROSE LANE
CHARLESTON, SC
STYLE PRECEDENT IMAGES
NOT TO SCALE
7. 23. 20

A 2.3

Agenda Item #11

61 ASHLEY AVENUE
TMS # 457-03-03-005

Request conceptual approval for addition of piazza screen and repair/replacement of columns, balusters, and decking.

Category 2 / (Harleston Village) / c. 1803-07 / Old and Historic District

Agenda Item #11

Applicant's Presentation

PIAZZA SCREEN ADDITION
61 Ashley Avenue

CHARLESTON, SC 29401

B.A.R. - S CONCEPTUAL REVIEW

JUNE 23, 2020

TMS: 457-03-03-005

ZONING: STR

A000	COVER
A001	PROJECT INFORMATION
A002	HISTORIC INFORMATION
A003	SITE PLAN
A101	FLOOR PLAN
A201	ELEVATION
A901	DETAIL PHOTOS
A902	DETAIL PHOTOS

ARCHITECT:

Simons Young + associates
3 Morris St, Suite B
Charleston, SC 29403

Contact: Simons Young
843.277.0996
simons@simonsyoung.com

OWNER:

Walter Mueller
61 Ashley Avenue
Charleston, SC 29401

STRUCTURAL ENGINEER:

TBD

CONTRACTOR:

TBD

CODE DESIGN:

International Existing Building Code, 2018
International Residential Code, 2018

SIMONS
YOUNG
+ associates

3 MORRIS STREET SUITE B
CHARLESTON SC 29403
843 277 0996
www.simonsyoung.com

STATE OF SOUTH CAROLINA
SIMONS YOUNG
Charleston, SC
8023
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
SIMONS YOUNG
+ ASSOCIATES
Charleston, SC
100953
REGISTERED ARCHITECTS

No.	Description	Date

(C) 2019 COPYRIGHT SIMONS YOUNG + associates

61 ASHLEY

COVER

Project number	20103
Date	06/23/2020
Drawn by	JB
Checked by	SY

A000

Scale

6/24/2020 10:22:00 AM

MATERIAL LEGEND

- COMPACT EARTH
- ALUMINUM
- STEEL
- CONCRETE
- GROUT/MORTAR/SAND/PRECAST/ STUCCO/GYPSUM BOARD
- CONCRETE MASONRY
- BRICK MASONRY
- ROUGH LUMBER (CONTINUOUS)
- ROUGH LUMBER (DISCONTINUOUS BLOCKING)
- WOOD
- PLYWOOD
- BATT INSULATION
- RIGID INSULATION

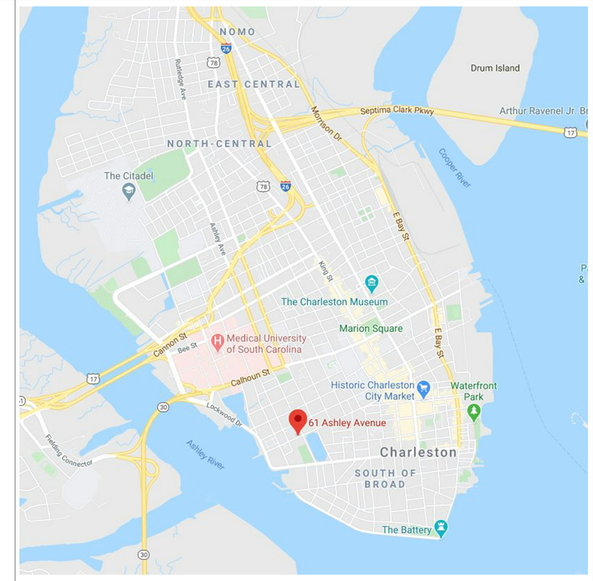
SYMBOLS LEGEND

- NORTH ARROW (TRUE / PROJECT)
- ROOM TAG (ROOM NAME 101)
- CALLOUT TAG
- INTERIOR ELEVATION
- EXTERIOR ELEVATION
- BUILDING SECTION
- WALL SECTION
- SPOT ELEVATION
- ELEVATION LEVEL
- DOOR TAG
- CONSTRUCTION SUBSYSTEM TYPE (wall type, floor type, roof type)
- WINDOW & LOUVER TAG
- STRUCTURAL GRID
- DRAWING TITLE AND SCALE

GENERAL NOTES

1. ALL WORK TO FOLLOW ALL APPLICABLE NATIONAL/LOCAL CODES & ORDINANCES.
2. FOLLOW LOCAL CODES FOR ASBESTOS TESTING AND REMEDIATION.
3. EXTERIOR WOOD TO BE TREATED APPEARANCE GRADE. COORDINATE STAINS & PAINTS W/ ARCHITECT & OWNER.
4. INTERIOR GYPSUM BOARD TO BE TAPED, SPACKLED, AND SANDED AND RECEIVE 2 COATS OF LATEX PRIMER AND 2 COATS FLAT LATEX PAINT UNLESS OTHERWISE DETRMINED BY ARCHITECT AND OWNER. COLOR BY OWNER.
5. VERIFY PROPOSED FLOOR FINISHES WITH OWNER
6. EXISTING FLOORS TO BE REMOVED WHERE APPLICABLE
7. NEW FLOORING 5/8" TONGUE & GROOVE PLYWOOD. GLUE W/ CONSTRUCTION GRADE ADHESIVE AND FASTEN WITH 1 1/2" WOOD SCREWS
8. ALL PLUMBING INSTALLED 2015 IPC, WASTE AND WATER PIPING TO BE PVC SCHEDULE 40, PROVIDE ADDITIONAL 12" AIR CHAMBER TO PREVENT WATER SHOCK @ ALL PIPING TO CONTROL VALVES. INSTALL DISCONNECT VALVES AT ALL FIXTURES.
9. MATERIALS THAT MAY NEED TO BE EITHER REPAIRED/REPLACED/REUSED WILL BE DETERMINED BY THE CONTRACTOR IN THE FIELD AND VERIFIED BY THE OWNER, ARCHITECT AND/OR ENGINEER.
10. BEFORE AND THROUGHOUT THE COURSE OF THE PROJECT, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK AS SHOWN IN THE FOLLOWING DRAWINGS, AND REPORT DISCREPANCIES TO THE ARCHITECT PRIOR TO DEMOLITION/CONSTRUCTION
11. PRIOR TO DEMOLITION/CONSTRUCTION, INSPECT THE EXISTING BUILDING AND DETERMINE THE EXTENT OF EXISTING MATERIALS (FINISHES, SPECIALTIES, CASEWORK, EQUIPMENT, ETC) WHICH MUST BE REPAIRED/REPLACED/REUSED.
12. IF ANY INCIDENTAL WORK IS NECESSARY IN AREAS NOT SHOWN ON THE DRAWINGS DUE TO CHANGES AFFECTING MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SYSTEMS, STOP WORK AND CONTACT THE ARCHITECT
13. REPAIR, PATCH, AND FINISH OR REFINISH AS APPLICABLE, TO MATCH ADJACENT EXISTING FINISHES
14. WHERE PERMANENT REMOVAL OF EXISTING MILLWORK, CASEWORK, CABINETWORK, ACCESSORIES, EQUIPMENT OR FURNISHINGS IS REQUIRED, AND PREVIOUSLY CONCEALED SURFACES ARE TO REMAIN EXPOSED, PATCH SUCH SURFACES TO MATCH ADJACENT EXPOSED SURFACES. WHERE SUCH SURFACES ARE SCHEDULED TO RECEIVE NEW FINISHES, PREPARE THE SURFACES TO RECEIVE THE NEW FINISHES.
15. WHERE CONDUITS, DUCTS, PIPES, AND SIMILAR ITEMS ARE SHOWN TO BE INSTALLED IN EXISTING WALLS, NEATLY CHASE THE WALLS OR PARTITIONS, INSTALL THE ITEMS, AND PATCH THE WALLS OR PARTITIONS TO MAKE THE INSTALLATION NOT VISIBLE WHEN COMPLETE.
16. JUNCTURES BETWEEN EXISTING MASONRY AND PATCHES OR EXTENSIONS SHALL BE MADE TO CLEAN LINES OR TOOTHED IN TO MATCH EXISTING AS CLOSE AS POSSIBLE.

VICINITY MAP



ABBREVIATIONS

ACOUST	ACOUSTICAL	HORZ	HORIZONTAL
ADJUST	ADJUSTABLE	INSUL	INSULATION
AFF	ABOVE FINISH FLOOR	INT	INTERIOR
ALT	ALTERNATE	LOC'N	LOCATION
ALUM	ALUMINUM	MAX	MAXIMUM
APPROX	APPROXIMATE	MECH	MECHANICAL
ARCH.	ARCHITECTURAL	MEMB	MEMBRANE
B.O.	BOTTOM OF	MFR	MANUFACTURER
BITUM	BITUMINOUS	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BOT	BOTTOM	MTL	METAL
BTWN	BETWEEN	NIC	NOT IN CONTRACT
CAB	CABINET	NTS	NOT TO SCALE
CEM	CEMENT	NO OR #	NUMBER
CER	CERAMIC	NOM	NOMINAL
CL	CENTER LINE	OC	ON CENTER
CLG	CEILING	OH	OVER HEAD
COMP'T	COMPARTMENT	OPNG	OPENING
CONC	CONCRETE	OPP HAND	OPPOSITE HAND
CONT'D	CONTINUED	PLYWD	PLYWOOD
CONFIG	CONFIGURATION	PNL	PANEL
CONST	CONSTRUCTION	PNL'G	PANELING
CONT	CONTINUOUS	PTD	PAINTED
D	DRYER	REINF	REINFORCING
DET, DTL	DETAIL	REQ'D	REQUIRED
DIM	DIMENSION	RM	ROOM
DN	DOWN	SCHED	CHEDULE
DWG	DRAWING	SECT	SECTION
ELECT	ELECTRICAL	SHT	SHEET
ELEV	ELEVATION	SIM	SIMILAR
EMER	EMERGENCY	SPEC	SPECIFICATION
EQ	EQUAL	SS	STAINLESS STEEL
EQPMT	EQUIPMENT	STO	STORAGE
EXTG	EXISTING	STRUCTL	STRUCTURAL
EXT	EXTERIOR	SUSP	SUSPENDED
F D	FLOOR DRAIN	T&G	TONGUE & GROOVE
FE	FIRE EXSTINGUISHER	TYP	TYPICAL
FEB	FIRE EXTINGUISHER BRACKET	UNO	UNLESS NOTED OTHERWISE
FEC	FIRE EXTINGUISHER CABINET	VERT	VERTICAL
F O	FACE OF	VIF	VERIFY IN FIELD
FDN	FOUNDATION	W	WASHER
FF	FINISH FLOOR	WC	WATER CLOSET
FIN	FINISH	WD	WOOD
FLR	FLOOR	WDW	WDW
FLUOR	FLUORESCENT		
FTG	FOOTING		
FUT	FUTURE		
GALV	GALVANIZED		
GYP BD	GYPSUM BOARD		

ZONING INFORMATION

ZONE:	STR
TMS#:	457-03-03-005
FLOOD ZONE/FIRM PANEL:	AE-13 / 45019C0514J
FRONT SETBACK:	25'
REAR SETBACK:	25'
SOUTH/WEST SETBACK:	12'
NORTH/EAST SETBACK:	6'
FRONT/REAR SETBACK TOTAL:	50'
SIDE SETBACK TOTAL:	18'
LOT AREA:	N/A
EXISTING BUILDING AREA:	N/A
PROPOSED BUILDING AREA:	N/A
EXISTING LOT COVERAGE:	N/A
PROPOSED LOT COVERAGE:	N/A
MAX LOT COVERAGE IN ZONE:	50%
EXISTING BUILDING HEIGHT:	N/A
PROPOSED BUILDING HEIGHT:	N/A
MAX BUILDING HEIGHT IN ZONE:	35'- 2 1/2 STR
MAX HEIGHT LIMIT FENCES/WALLS:	6'

SCOPE OF WORK

1. Request for installation of a piazza screen at the location of a formerly existing piazza screen
2. Replace in kind select rotten balluisters
3. Remove and replace non original piazza decking

CODE

2018 IRC

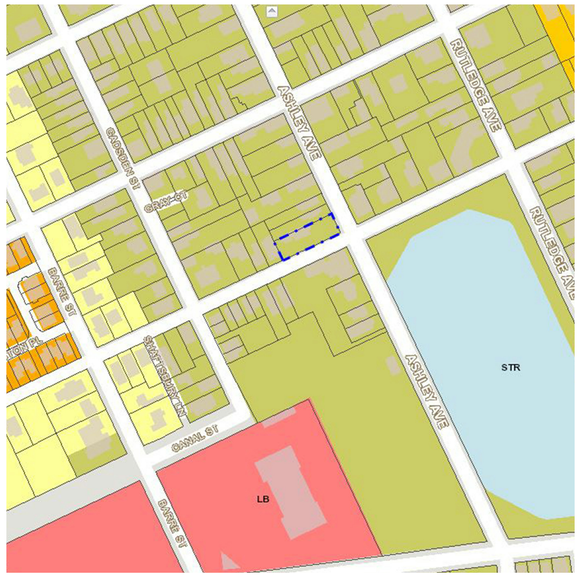
2018 IECC

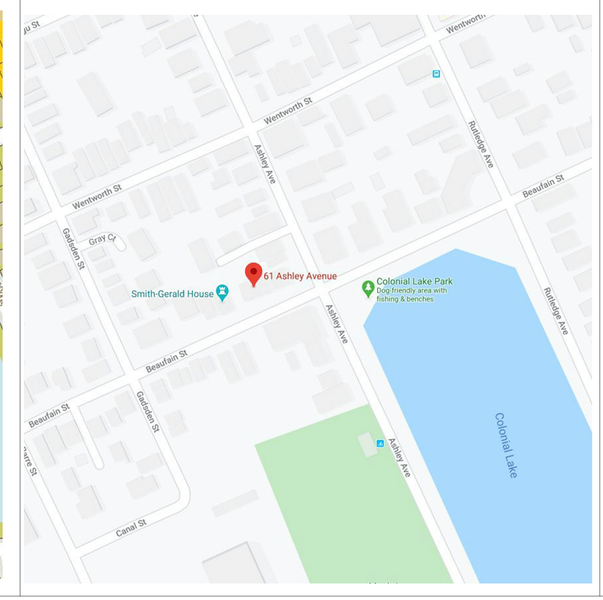
2018 IPC

2018 NEC

2018 EXISTING BUILDING CODE

ZONING MAP





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61 ASHLEY

PROJECT INFORMATION

Project number	20103
Date	06/23/2020
Drawn by	JB
Checked by	SY

A001

Scale	As indicated

6/24/2020 10:22:00 AM

1973

CHARLESTON, SOUTH CAROLINA
ARCHITECTURAL INVENTORY FORM

Address 61 Ashley Ave
Area Harleston Village

OWNERSHIP RECORD
Present Owner Mrs. J. C. Gary
Mailing Address 61 Ashley Avenue
Original Owner Richard H. Peyton

Assessor Map #45.71.3.1.3.15

Approximate Lot Size .58 x .140
or ..... Acres

Property Currently Zoned .....

Assessment: Land .....
Improvements .....
TOTAL .....

~~Architect~~/Builder Richard H. Pe
Date of Construction ca. 1907 +
Source of Date CG-RMC, Ch. H.J.
Architectural Style Adam, with alterations
Present Use Residence
Original Use Residence
Incidence in Area .....
Importance to its neighborhood:
Great ✓ Moderate ..... Minor
Accessible to the Public Difficult

Historic Notes: see Full hist in News & Courier May 30, 1970

Physical Condition:	Good	Fair	Poor
Structure	✓		
Grounds	✓	✓	
Neighborhood		✓	

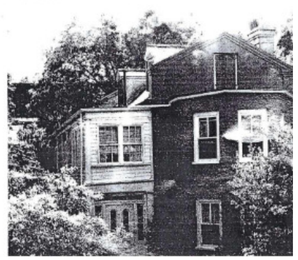
Architectural Significance
National ..... Valuable to City .....
Valuable ✓ Notable ..... Worthy
Mention ..... Other .....
Significance of Interiors Partially in
Significance of Landscaping .....
Historic Significance .....

Representation in Other Surveys
This is Charleston (page .....
National Register .....
State Survey .....
HABS ..... Year .....

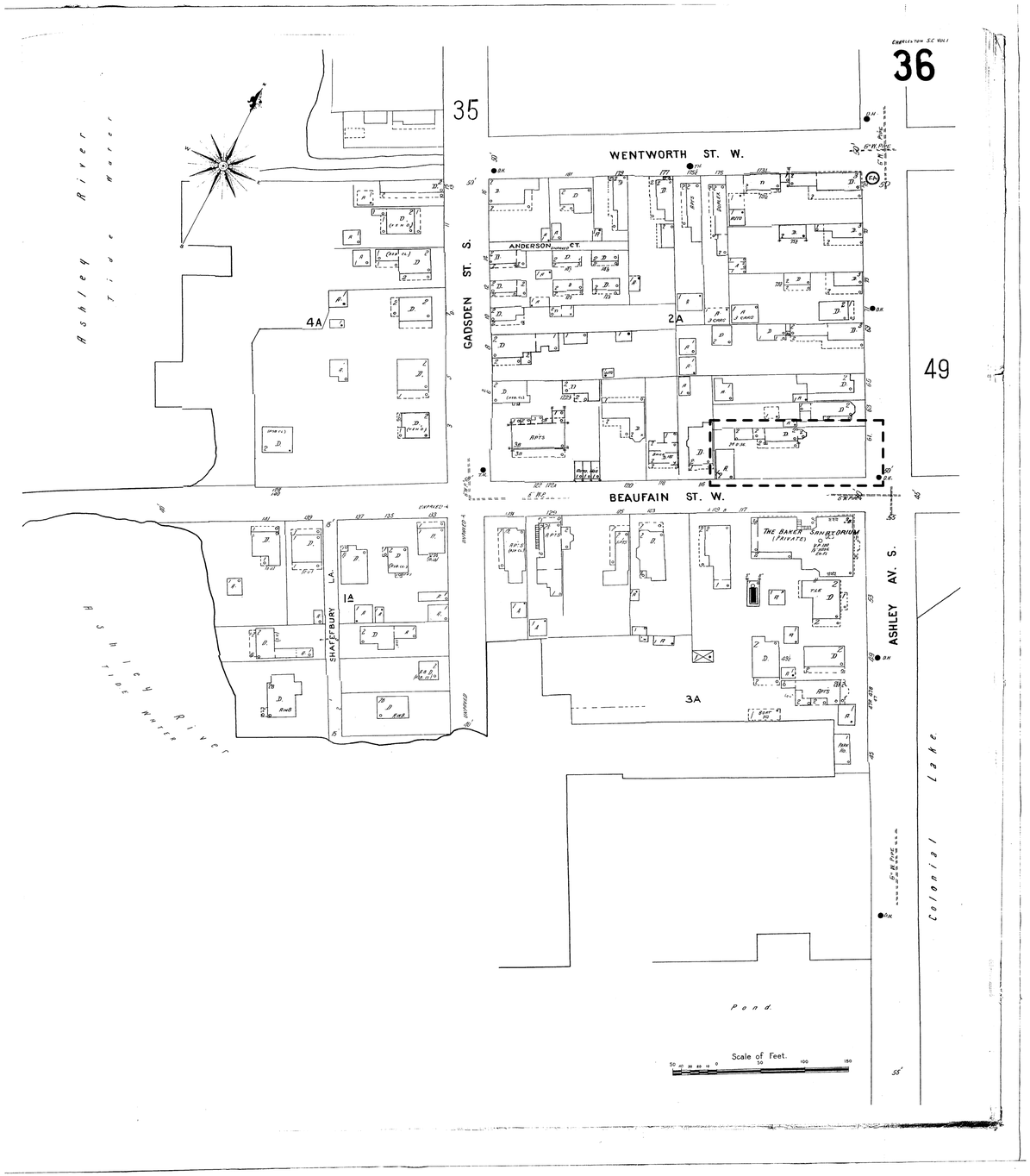
PHYSICAL DESCRIPTION
Facade Material Brick, stuccoed
Foundation Bricks, stuccoed
Roof Form Gable
Porch or Veranda ✓ Height ✓
Building Height in stories 2
Roof Dormers ✓
Chimneys ✓ Where North side
Facade Emphasis Two-story bay
Window Sash: 1st ..... 2nd ..... 3rd .....
Entrance: Fan ..... Lintel ..... Trans ✓
Sidelights ..... undecorated .....

INTERIOR DETAILS
Mantels ✓ Overmantels .....
Staircase ✓ Wainscoting ✓
Interior Doors of Period ✓
Door and Window Frames .....
Other Panelling ✓
Ceiling Cornices ✓
Chair Rails ✓ Base Molds ✓
Wallcoverings of Period .....
Hardware ✓
Ceiling medallions ✓
Original Floors ✓
Other Plan: single house

Significant Outbuildings (see card



1 SURVEY CARD
12" = 1'-0"



2 1944 SANBORN MAP
12" = 1'-0"

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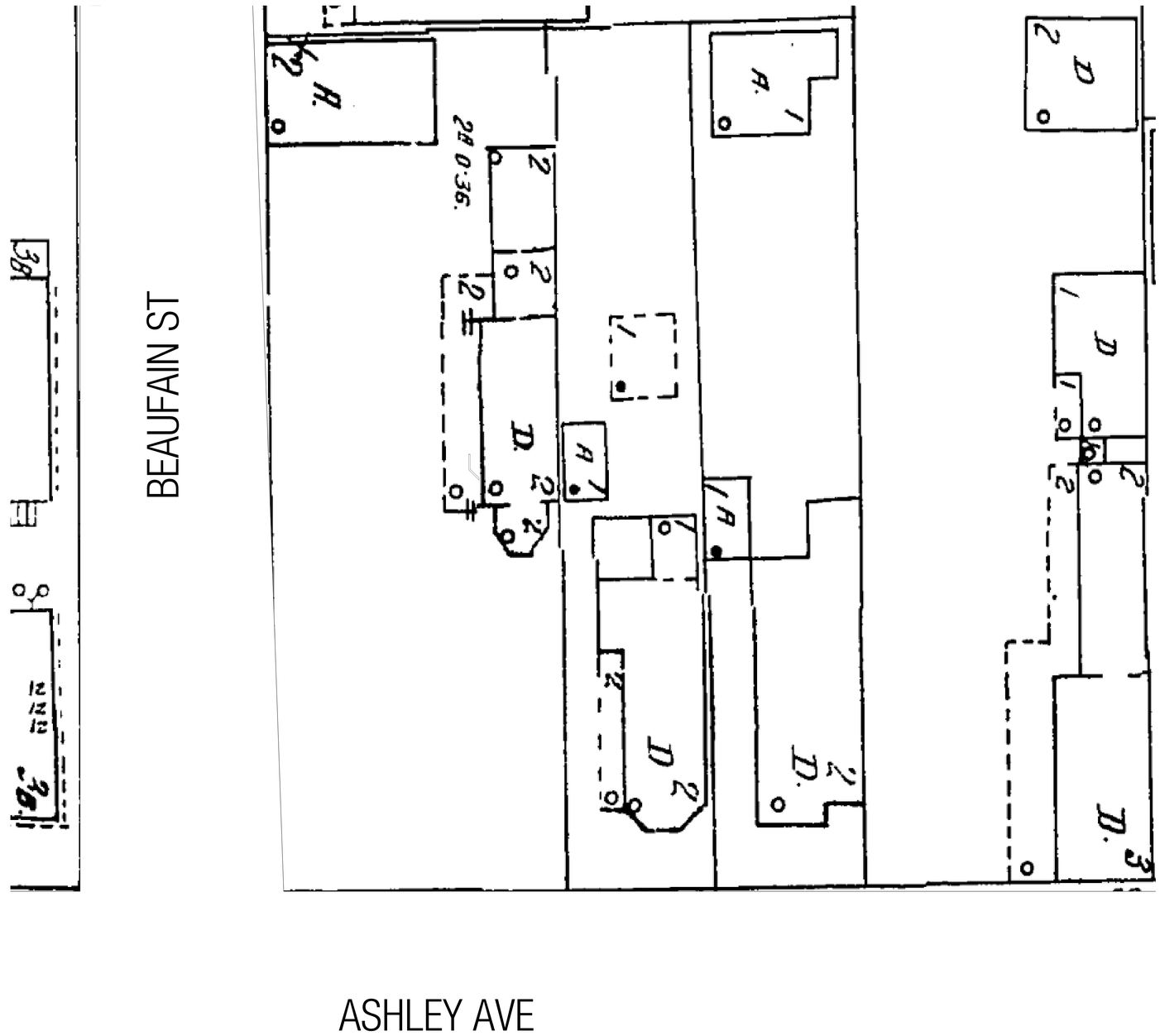
HISTORIC INFORMATION

Project number	20103
Date	06/23/2020
Drawn by	JB
Checked by	SY

A002

Scale 12" = 1'-0"

6/24/2020 10:22:01 AM



1 SITE PLAN - NO CHANGES TO IMPACT LOT COVERAGE
1/16" = 1'-0"

ZONING NOTES

ZONE:	STR
TMS#:	457-03-03-005
FLOOD ZONE/FIRM PANEL:	AE-13 / 45019C0514J
FRONT SETBACK:	25'
REAR SETBACK:	25'
SOUTH/WEST SETBACK:	12'
NORTH/EAST SETBACK:	6'
FRONT/REAR SETBACK TOTAL:	50'
SIDE SETBACK TOTAL:	18'
LOT AREA:	N/A
EXISTING BUILDING AREA:	N/A
PROPOSED BUILDING AREA:	N/A
EXISTING LOT COVERAGE:	N/A
PROPOSED LOT COVERAGE:	N/A
MAX LOT COVERAGE IN ZONE:	50%
EXISTING BUILDING HEIGHT:	N/A
PROPOSED BUILDING HEIGHT:	N/A
MAX BUILDING HEIGHT IN ZONE:	35'- 2 1/2 STR
MAX HEIGHT LIMIT FENCES/WALLS:	6'
ACCESORY BUILDINGS TO RESIDENCE SETBACKS	
FROM FRONT STREET:	60'
FROM SIDE STREET:	25'
DISTANCE FROM FRONT LINE:	100'

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SITE PLAN

Project number	20103
Date	06/23/2020
Drawn by	JB
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A003

Scale	As indicated

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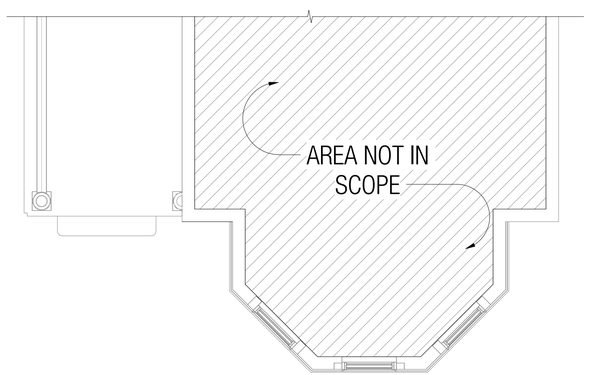
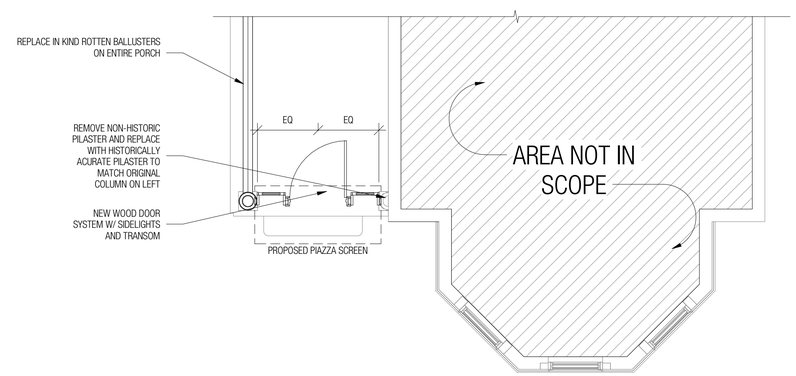


1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

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FLOOR PLAN

Project number	20103
Date	06/23/2020
Drawn by	JB
Checked by	SY

A101

Scale	1/4" = 1'-0"

6/24/2020 10:22:01 AM

1 EXISTNG EAST ELEVATION
3/8" = 1'-0"

2 PROPOSED EAST ELEVATION
3/8" = 1'-0"

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ELEVATION

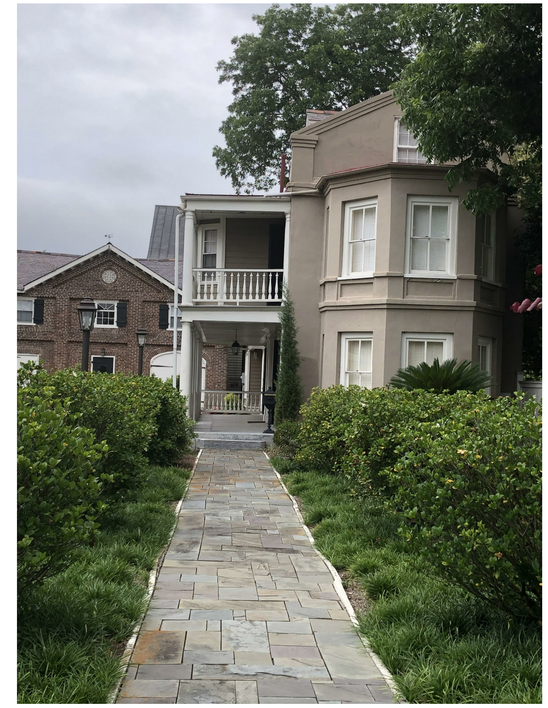
Project number	20103
Date	06/23/2020
Drawn by	JB
Checked by	SY

A201

Scale	3/8" = 1'-0"

6/24/2020 10:22:06 AM

1 VIEW OF EXISTING NON HISTORIC FIRST FLOOR DECKING
12" = 1'-0"



3 FRONT VIEW
12" = 1'-0"

2 VIEW OF EXISTING NON HISTORIC SECOND FLOOR
12" = 1'-0"

4 VIEW OF EXISTING COLUMNS & PILASTERS
12" = 1'-0"

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DETAIL PHOTOS

Project number	20103
Date	06/23/2020
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A901

Scale	12" = 1'-0"

6/24/2020 10:22:06 AM

1 WEST ELEVATION
12" = 1'-0"

3 FRONT SOUTH ELEVATION
12" = 1'-0"

4 CENTER SOUTH ELEVATION
12" = 1'-0"

2 REAR SOUTH ELEVATION
12" = 1'-0"

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DETAIL PHOTOS

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Scale	12" = 1'-0"

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Agenda Item #12

43 CHARLOTTE STREET

TMS # 459-13-03-105/106/107/108/026

Request conceptual approval for landscape changes.

Category 1 / (Mazyck-Wraggborough) / c. 1849 / Old and Historic District

DEFERRED BY APPLICANT

Agenda Item #12

Applicant's Presentation

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

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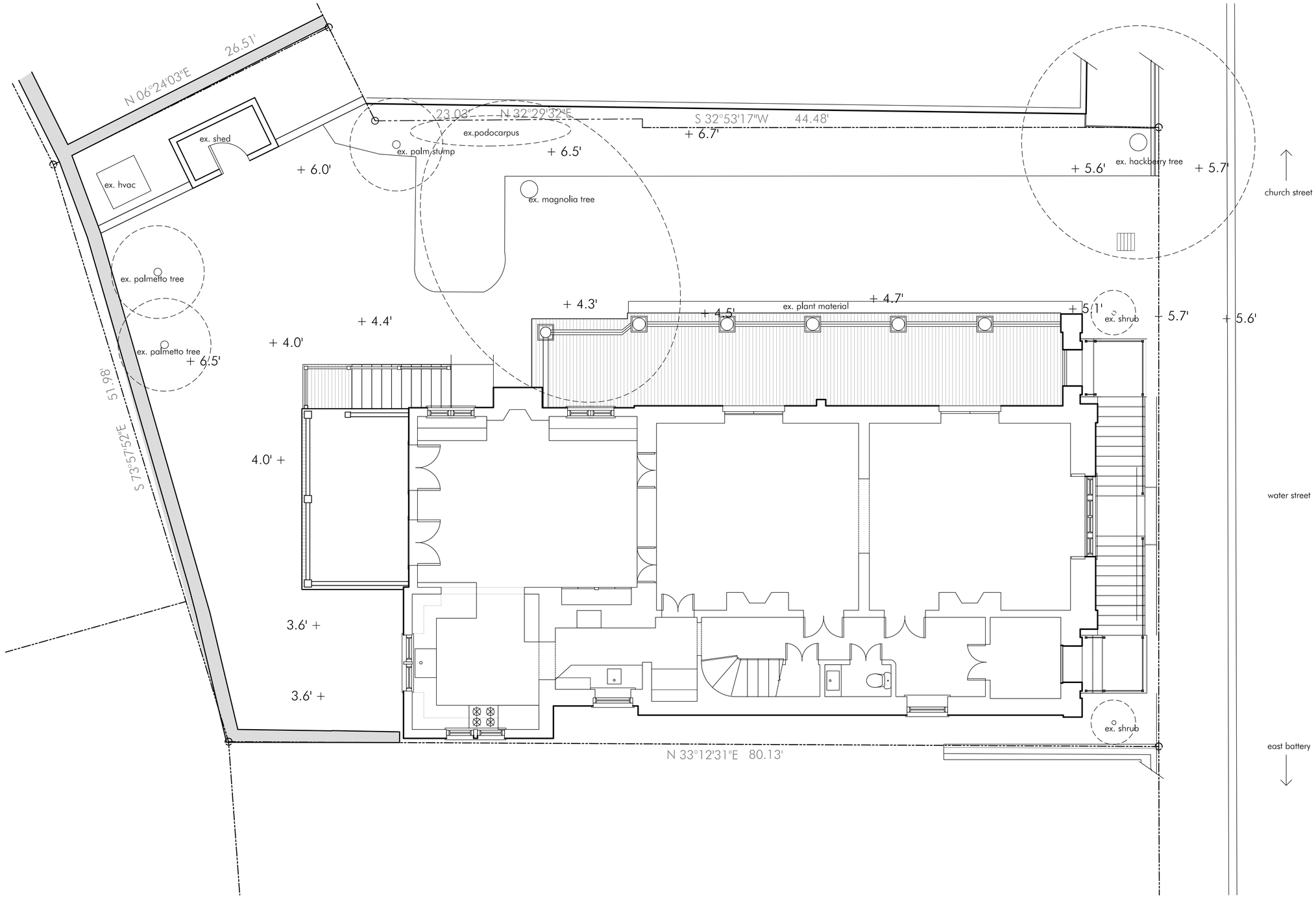
post office box 295
charleston, sc 29402
v 843.722.5885
e glen@gardnerla.com

Date: 05-10-20 ecp
Rev:

Mansheim Residence
1 Water Street
Charleston, South Carolina 29401

Cover

EXISTING SITE PLAN



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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

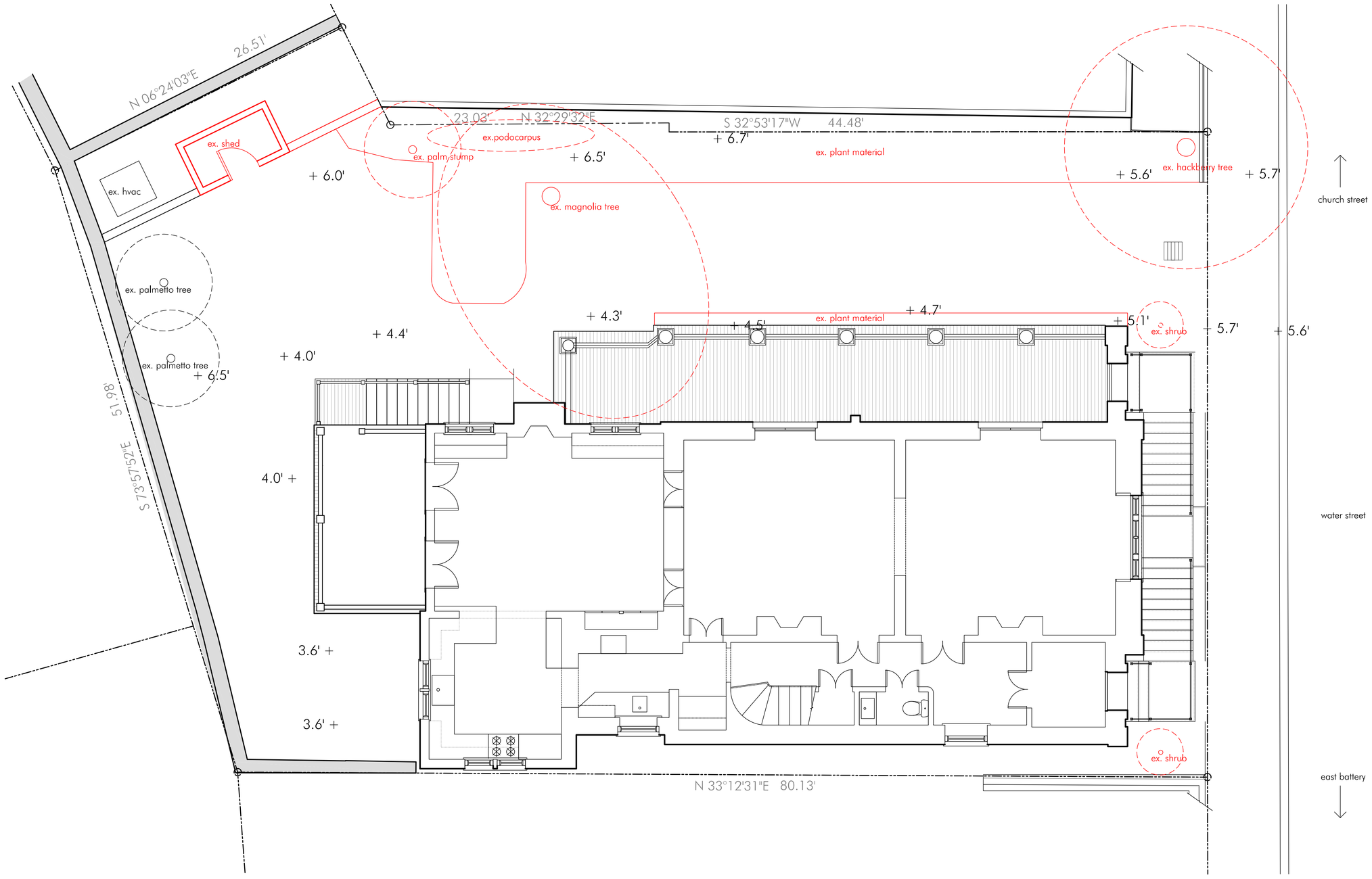
sheet 2

DEMOLITION PLAN

see layout plan to coordinate

all demolition by masonry contractor

all demolition material is marked in red



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Project North

Mansheim Residence

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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 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

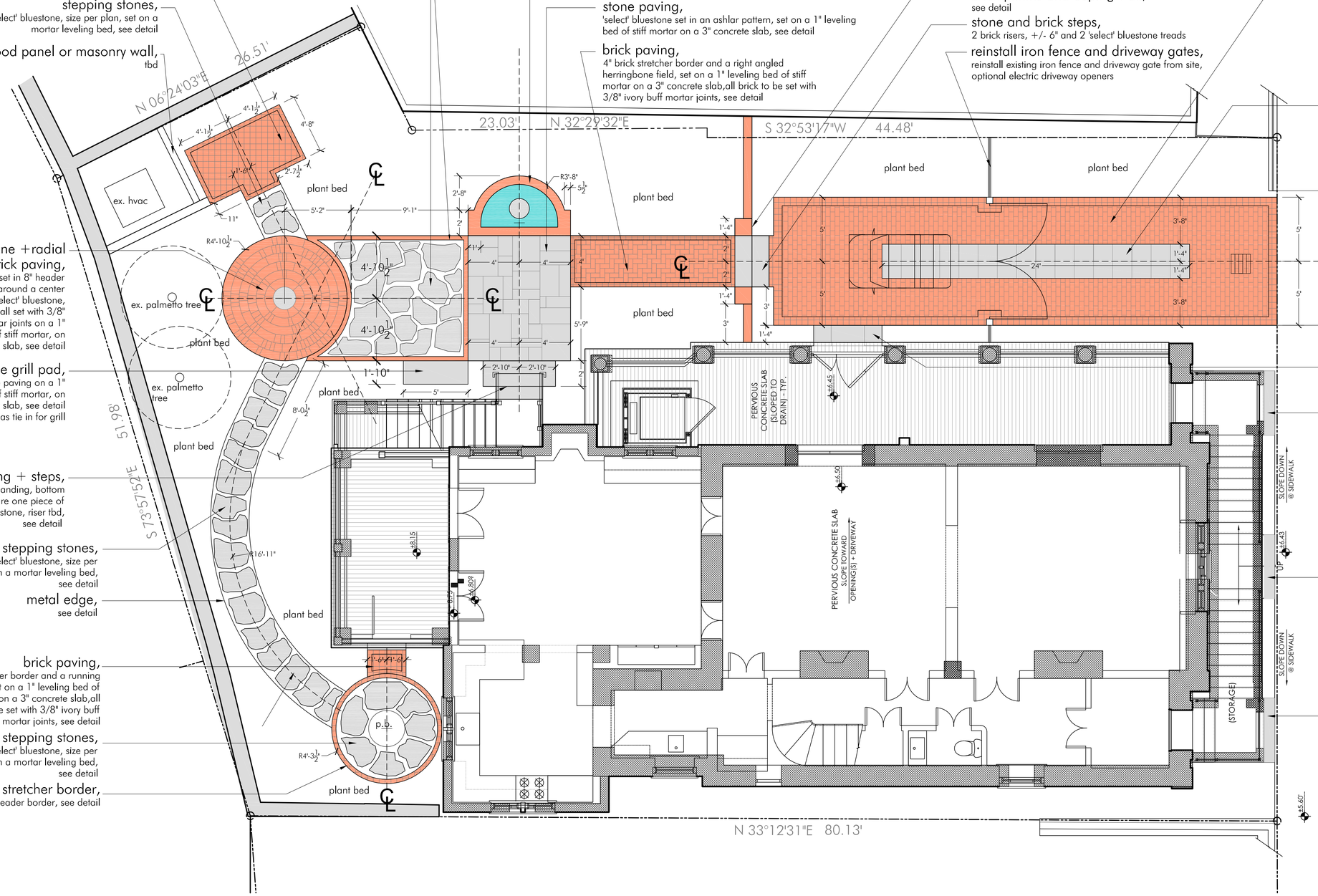
stone paving,
2" thick x 10" x 5' slab of 'select' bluestone set on a 1" leveling bed of stiff mortar on a 3" concrete slab

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



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Project North

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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.

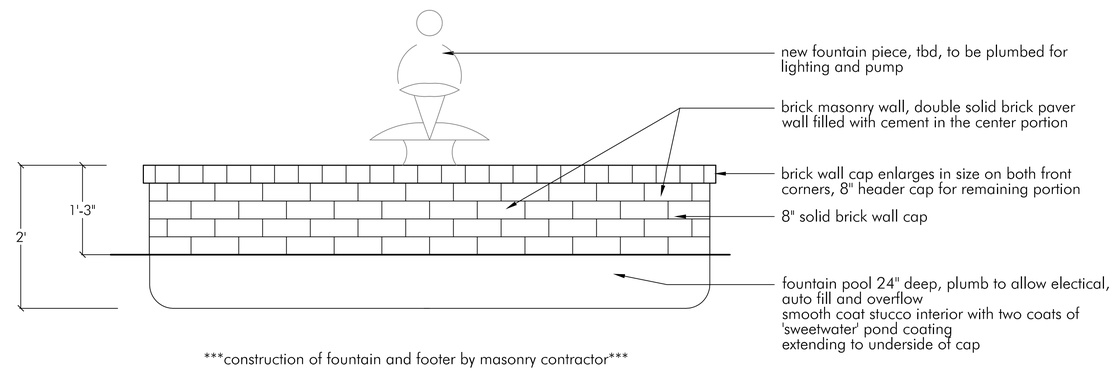
2. Contractors shall verify all dimensions and grades in the field prior to beginning construction. Widths and lengths shown on plans are adjustable to the whole or half brick, with express attention paid to center lines and other alignments on site. Verify any concerns with the Landscape Architect.

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.

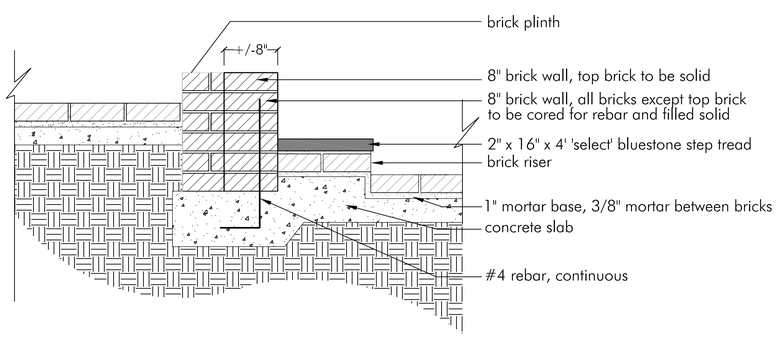
4. See Layout Plan and Details for callouts of specific materials. Should a discrepancy arise contact Landscape Architect for clarification of the plans.

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.

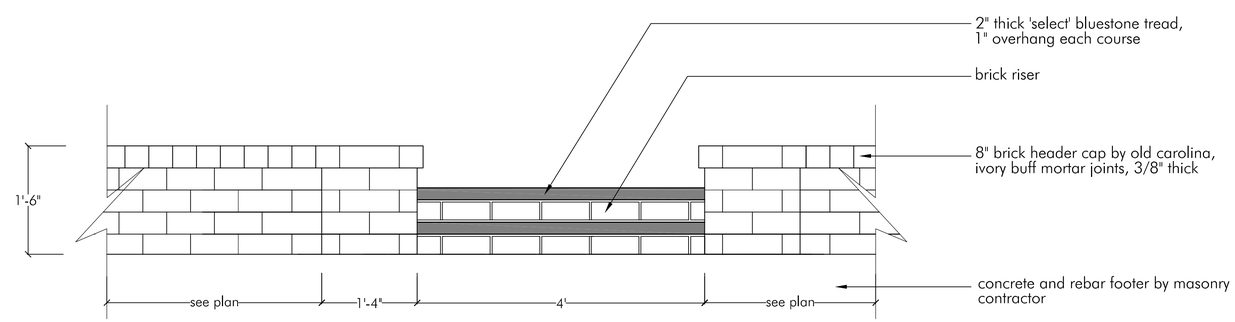
6. Any and all necessary grading and drainage materials such as pipes and drain boxes as well as 4" conduits below all hardscape surfaces shall be included in the hardscape contractor's bid and installation scope. Final grades and drainage needs are to be reviewed on site after rough grading is completed 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.



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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Date: 05-10-20 ecp
Rev:

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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.

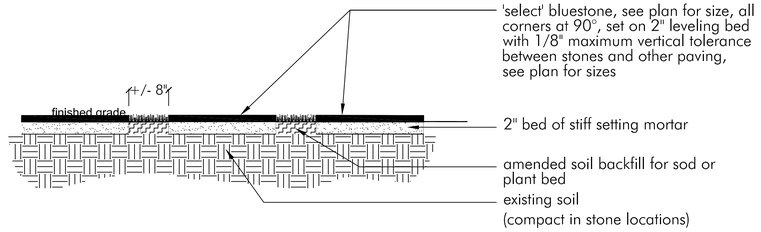
2. Contractors shall verify all dimensions and grades in the field prior to beginning construction. Widths and lengths shown on plans are adjustable to the whole or half brick, with express attention paid to center lines and other alignments on site. Verify any concerns with the Landscape Architect.

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.

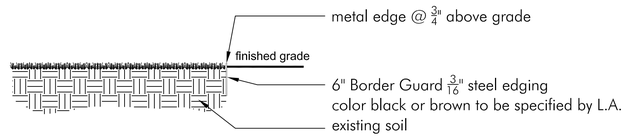
4. See Layout Plan and Details for callouts of specific materials. Should a discrepancy arise contact Landscape Architect for clarification of the plans.

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.

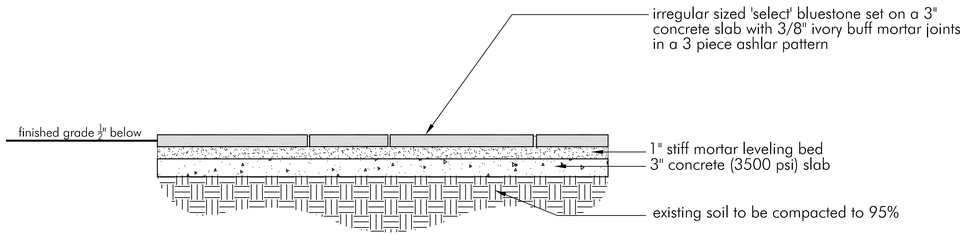
6. Any and all necessary grading and drainage materials such as pipes and drain boxes as well as 4" conduits below all hardscape surfaces shall be included in the hardscape contractor's bid and installation scope. Final grades and drainage needs are to be reviewed on site after rough grading is completed 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.



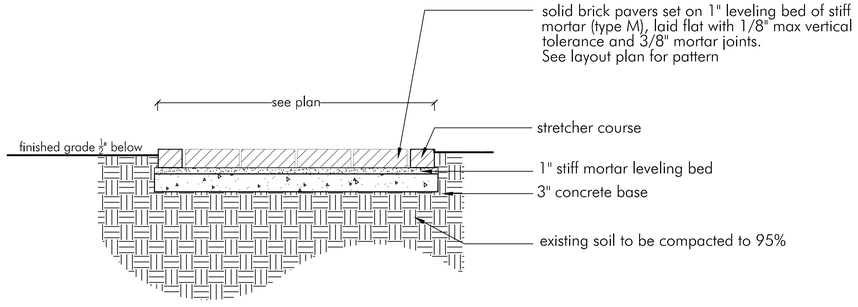
Stepping Stone Detail
Scale 1" = 1'-0"



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



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



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

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Date: 05-10-20 ecp
Rev:

Mansheim Residence
1 Water Street
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Masonry Details

sheet 6

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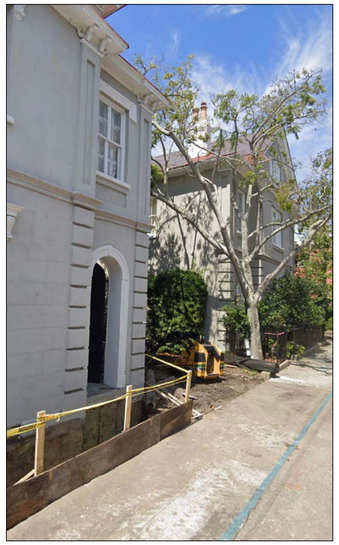
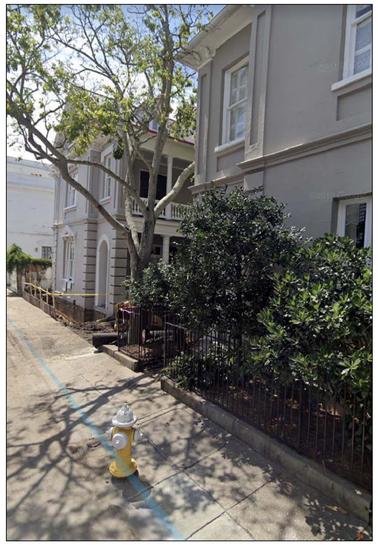
PHOTOS



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

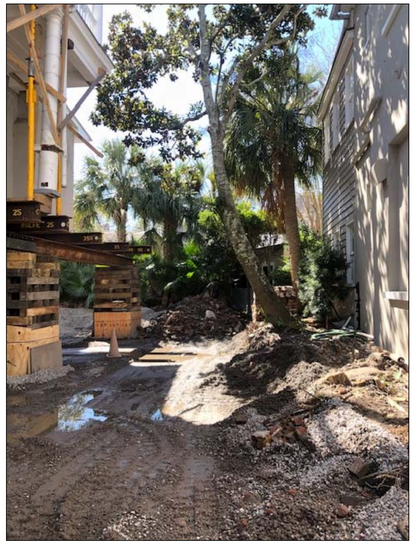


Looking east on sidewalk at
1 Water Street (pre raising)

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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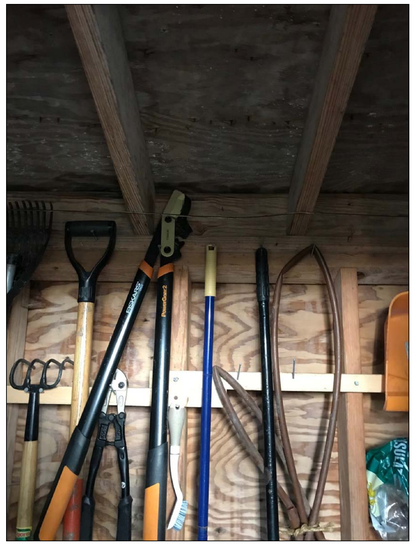
Photos

sheet 7

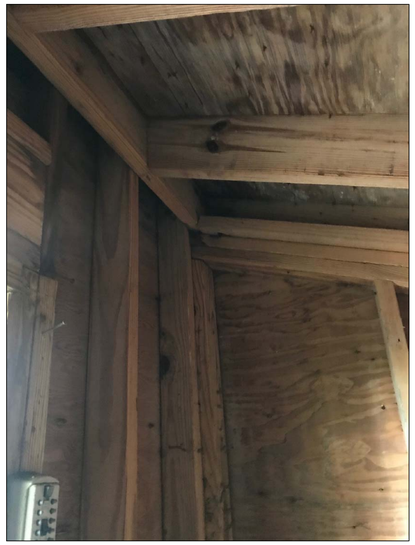
PHOTOS

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



modern shed interior

modern shed interior



modern shed interior

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Date: 04-10-20 ↵|
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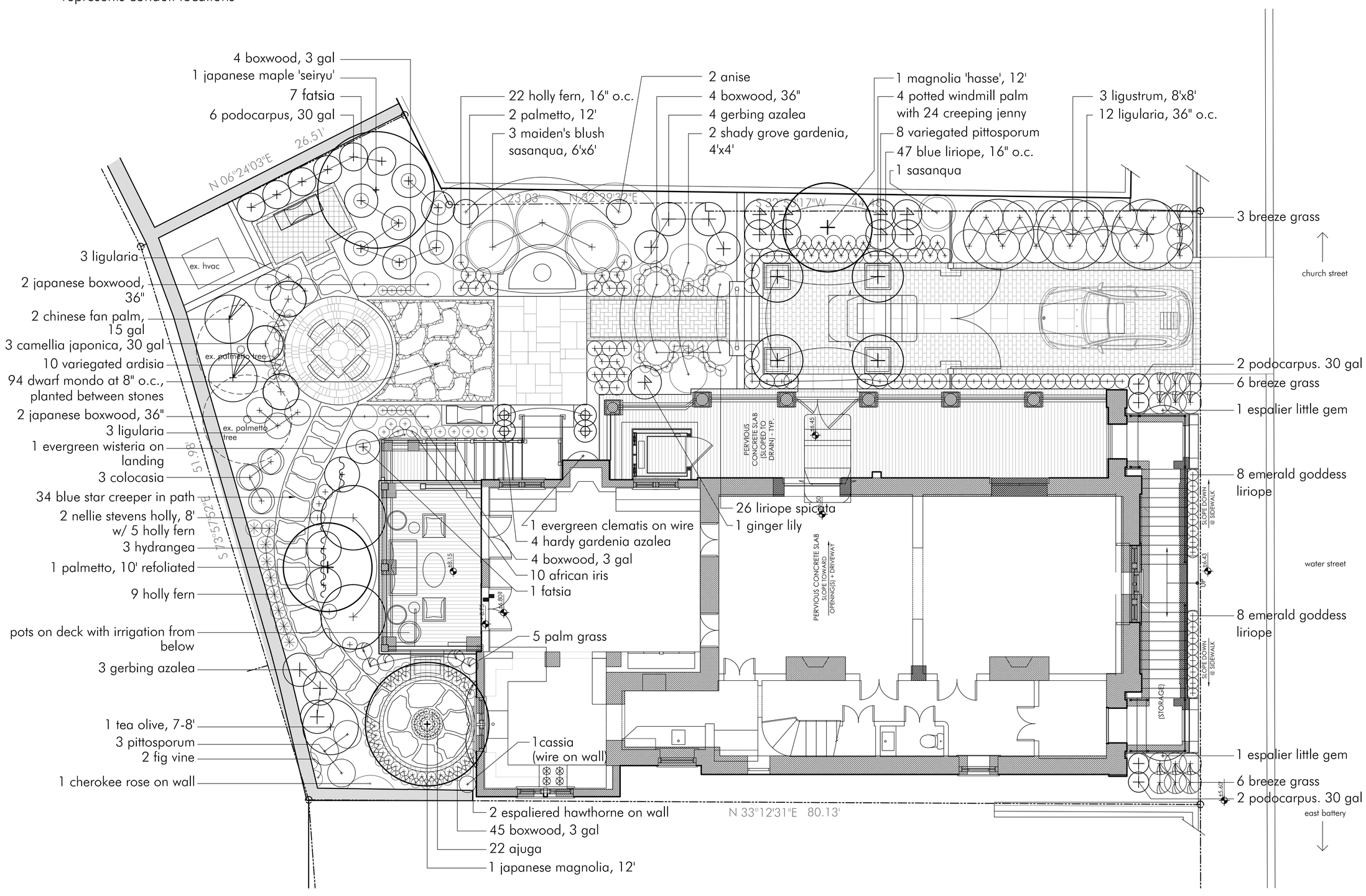
Photos

sheet 8

PLANTING PLAN

see layout plan to coordinate

- - - represents conduit locations



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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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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

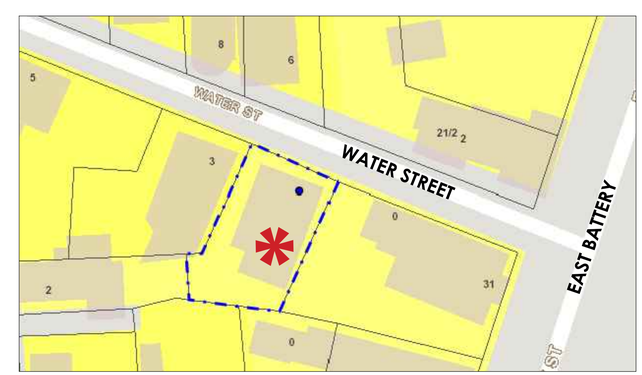
TMS #: 457-16-04-063
ZONING DISTRICT: SR-3
GOVERNING CODE: IRC 2015
FLOOD ZONE: VE (15); F.F. @ 8.2' PER OWNER'S E.C.
TARGET F.F.E. = 16.0'

SCOPE OF WORK:

- REQUEST APPROVAL FOR NEW EXTERIOR ELEVATOR @ REAR OF PIAZZA AS PART OF (PREVIOUSLY-APPROVED) ELEVATION PROJECT (SEE ALSO 'NARRATIVE' ON SHEET 2).

DRAWING SCHEDULE:

1 TITLE + DRAWING SCHEDULE
2 SITE PHOTOS + NARRATIVE
3 SITE PLANS (EXISTING + PROPOSED)
4 ARCHITECTURAL FOUNDATION PLAN (PROPOSED)
5 1ST FLOOR PLANS (ORIGINAL, APPROVED + PROPOSED)
6 2ND FLOOR PLANS (ORIGINAL, APPROVED + PROPOSED)
7 WEST ELEVATIONS (ORIGINAL, APPROVED + PROPOSED)
8 SOUTH ELEVATIONS (ORIGINAL, APPROVED + PROPOSED)
9 STUDY OF ALTERNATE LOCATION #1
10 STUDY OF ALTERNATE LOCATION #2
11 STUDY OF ALTERNATE LOCATION #3
12 3D VIEWS



ZONING MAP EXCERPT

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NEW EXTERIOR ELEVATOR AT
1 WATER STREET

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

TITLE, DRAWING SCHEDULE

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]

FACTORS TO NOTE, WHICH HAVE INFLUENCED THE PROPOSAL AT HAND:

- THE ELEVATION OF THIS HISTORIC DWELLING HAS BEEN A MASSIVE UNDERTAKING FOR THE OWNERS, AND NOT ONE THAT THEY'VE RELISHED. INITIALLY CONTEMPLATING A DURATION OF FIVE TO SEVEN MONTHS, THEY'VE NOW BEEN OUT OF THEIR HOUSE FOR MORE THAN A YEAR, AND IT WILL BE MONTHS MORE BEFORE THEY'RE ABLE TO RETURN. THERE ARE NOW UPWARD OF 90 8" HELICAL PILES IN THE GROUND, DRIVEN TO A DEPTH OF 70 FEET OR MORE, AND THERE HAVE BEEN UNEXPECTED COMPLICATIONS THROUGHOUT THE PROCESS. (JUST FOR ONE EXAMPLE, IN PREPARING FOR THE LIFT, THEY ENCOUNTERED THE ORIGINAL MASSIVE 'RAFT' FOUNDATION OF SOLID TIMBERS, STACKED FIVE FEET THICK, WHICH HAD TO BE CUT OUT AND EXTRACTED.)
- THEY ARE DOING ALL OF THIS NOT FOR ANY SUPERFICIAL OR SELF-INDULGENT PURPOSES, BUT BECAUSE THEY DEEM IT ESSENTIAL FOR THE LONG-TERM PRESERVATION OF THE HOUSE THAT THEY LOVE.
- AT NO POINT WAS ANY INTERIOR WORK CONTEMPLATED, AS THE OWNERS WERE ALWAYS HAPPY WITH THE LAYOUT OF THEIR HOUSE (WHICH WAS RENOVATED LESS THAN 10 YEARS AGO); RATHER, THE SCOPE OF WORK HAS BEEN CONFINED ALMOST EXCLUSIVELY TO FLOOD-RELATED CONCERNS AND THE SENSITIVE DESIGN AND EXECUTION OF THOSE NECESSARY CHANGES TO A CATEGORY II DWELLING.
- DURING THE INITIAL DESIGN PROCESS THERE WAS NO MENTION OF INCORPORATING AN ELEVATOR, BUT WITH THE HOUSE IN THE AIR, OVER 8 FEET ABOVE GRADE, THEY'VE HAD TIME TO PROCESS THE PRACTICAL IMPLICATIONS FOR THEIR DAILY LIVES - HAULING GROCERIES, LUGGAGE, AND RECYCLING WILL BE DECIDEDLY MORE CHALLENGING WHEN THEY RETURN, AND THOUGH THEY'RE CURRENTLY HEALTHY THERE'S NO GUARANTEE THAT WILL ALWAYS BE THE CASE.
- WE HAVE EXPLORED IN DEPTH THE FEASIBILITY OF **NUMEROUS** LOCATIONS FOR THE ELEVATOR SHAFT, AS ILLUSTRATED ON SHEETS 9, 10, AND 11. BASED ON THESE STUDIES, OUR SENSITIVITY TO THE SIGNIFICANCE OF THIS STRUCTURE, AND ALL THE FACTORS MENTIONED HERE, WE'VE CONCLUDED THAT THE PROPOSED LOCATION AT THE REAR OF THE PIAZZAS IS BY FAR THE MOST APPROPRIATE.
- AT THE PROPOSED ELEVATOR LOCATION, THE FIRST FLOOR PIAZZA STRUCTURE WILL BE ENTIRELY NEW (HAVING BEEN REMOVED YEARS AGO BY A PREVIOUS OWNER). THOUGH THE SHAFT WILL REQUIRE CUTTING INTO THE 2ND FLOOR PIAZZA STRUCTURE, AT THE 3RD FLOOR CEILING IT CAN BE TRIMMED OUT FLUSH WITHOUT PENETRATING THE HISTORIC FINISHES, AND THE EQUIPMENT CLOSET BEHIND IT CAN SIT ON THE HISTORIC FLOOR & WILL NOT ALTER ANY EXISTING STRUCTURE.
- THE GRADING PROPOSED FOR THE SITE BY THE LANDSCAPE ARCHITECT THOUGHTFULLY TAKES INTO ACCOUNT FLOODING AND DRAINAGE CONCERNS. IT INCLUDES STEPS UP TO THE BACK GARDEN FROM THE DRIVEWAY TO ACHIEVE POSITIVE DRAINAGE ON THE SITE, THUS COMPLICATING ANY ACCESSIBLE PEDESTRIAN ROUTE TO THE BACK OF THE HOUSE.
- THE ELEVATOR PROPOSED IS AMONG THE SIMPLEST AND SMALLEST RESIDENTIAL ELEVATORS AVAILABLE, AND THE SYSTEM + SHAFT CAN BE TAILORED TO WITHSTAND THE STRUCTURAL AND MAINTENANCE CHALLENGES OF A V-ZONE.
- THE OWNERS, AS STEWARDS OF THIS PROPERTY, HAVE NEVER QUESTIONED THE NEED TO GIVE CAREFUL THOUGHT TO ALL THE DECISIONS AND DETAILS THAT COME INTO PLAY, AND THEY'VE CONSISTENTLY ACCEPTED OUR GUIDANCE ON APPROACHES, MATERIALS, AND FINISHES. WE FEEL THAT THEIR REQUEST FOR AN ELEVATOR IS COMLETELY REASONABLE AND WE'VE ARRIVED AT THE CURRENT PROPOSAL AFTER A LENGTHY PROCESS OF STUDY AND ANALYSIS . OUR ADVOCACY FOR THIS DESIGN DOES NOT REPRESENT A GENERAL ACCEPTANCE OF ELEVATORS ON PIAZZAS, BUT IS RATHER RELATED EXCLUSIVELY TO THIS PARTICULAR PROPERTY IN THESE PARTICULAR, UNIQUE CIRCUMSTANCES.

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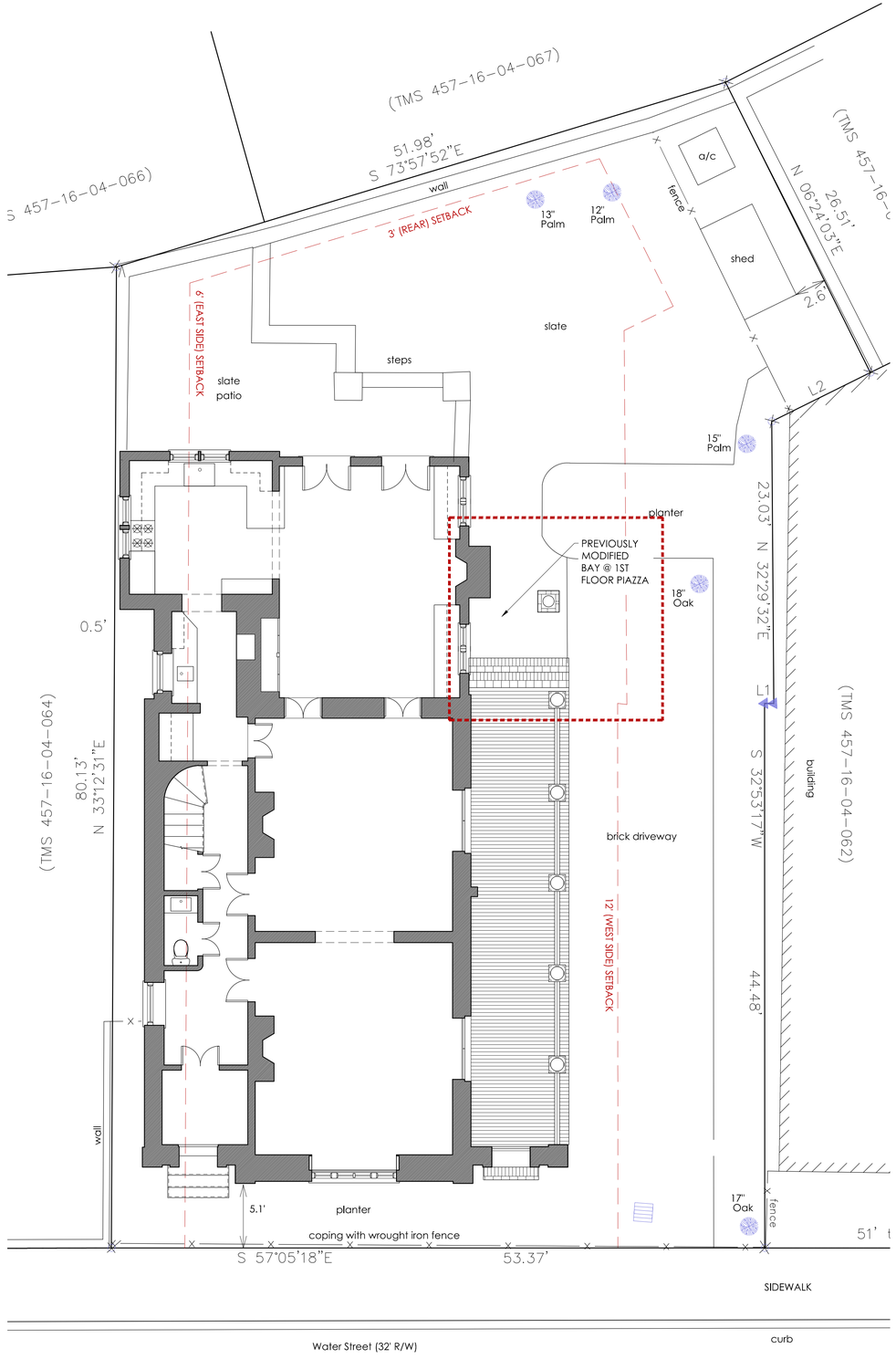
NEW EXTERIOR ELEVATOR AT
1 WATER STREET

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

SITE PHOTOS + NARRATIVE



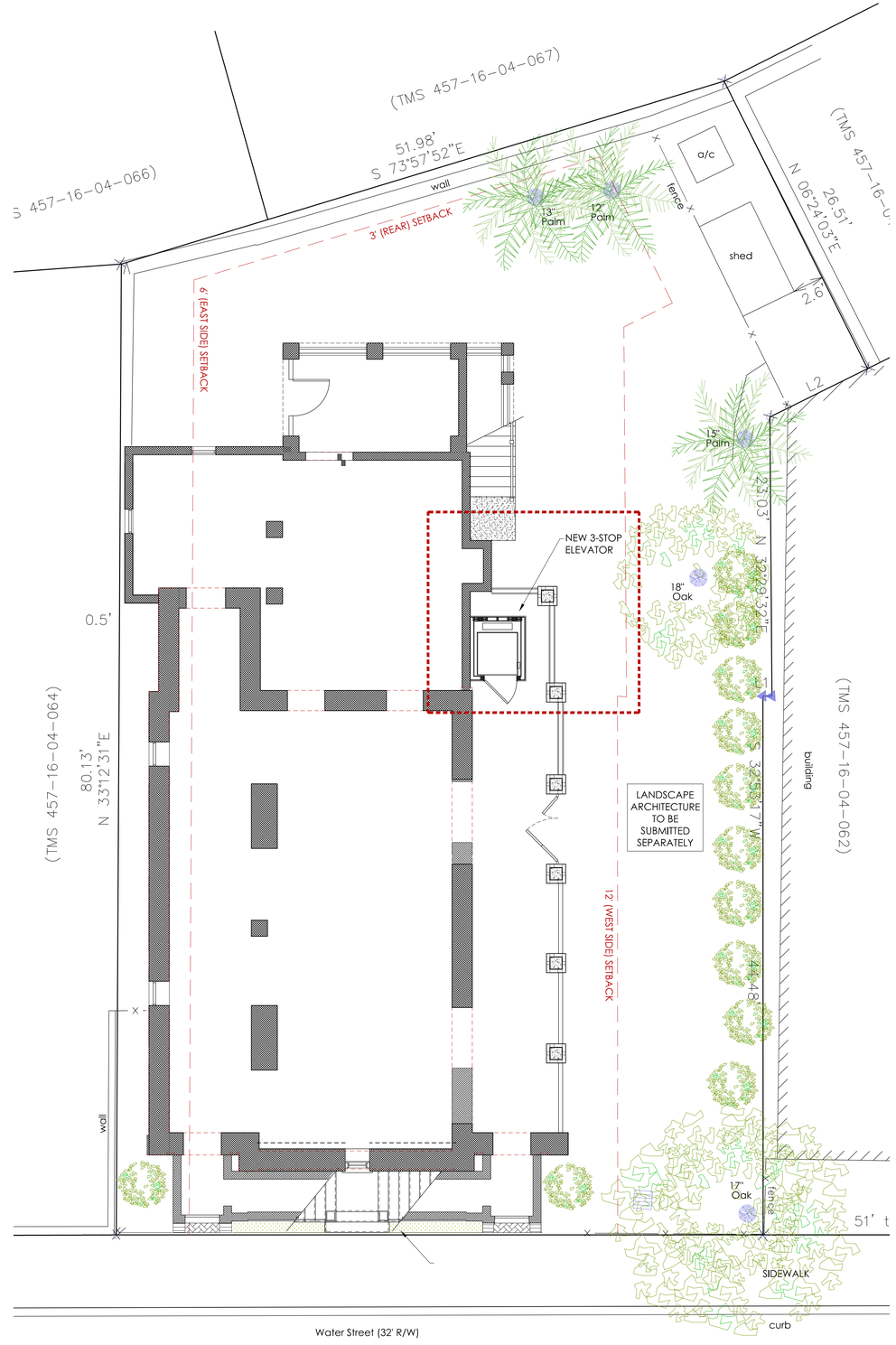
ORIGINAL SITE LAYOUT

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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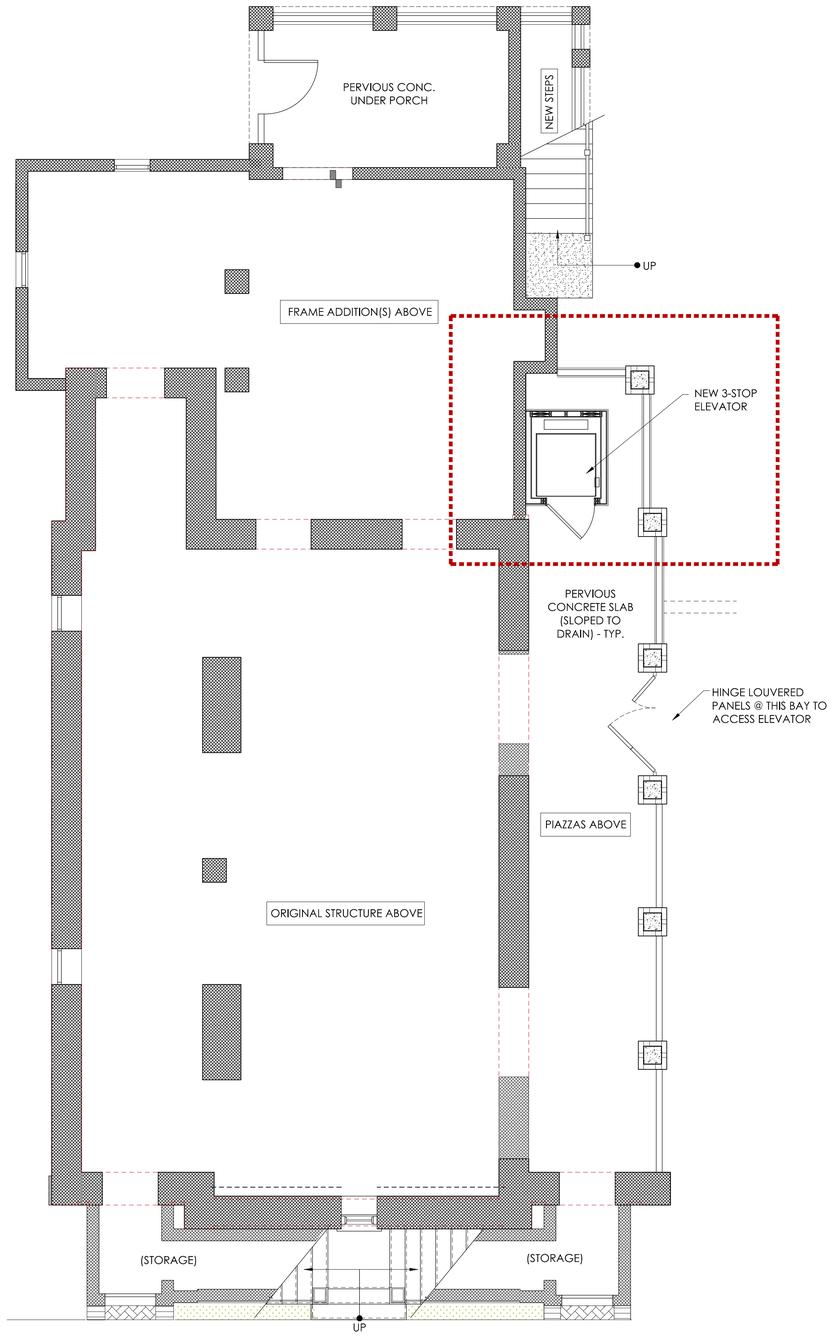
NEW EXTERIOR ELEVATOR AT

1 WATER STREET

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

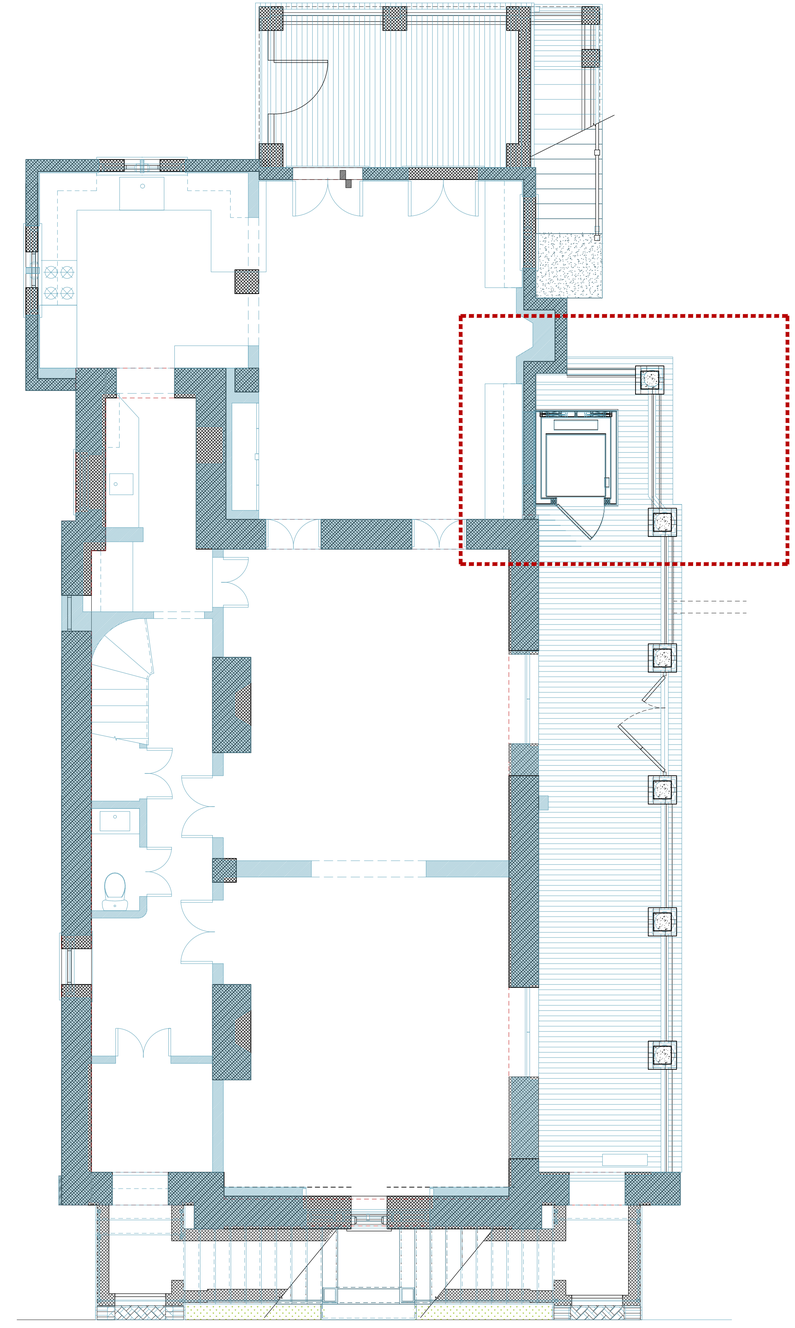
EXISTING + PROPOSED SITE PLANS

3



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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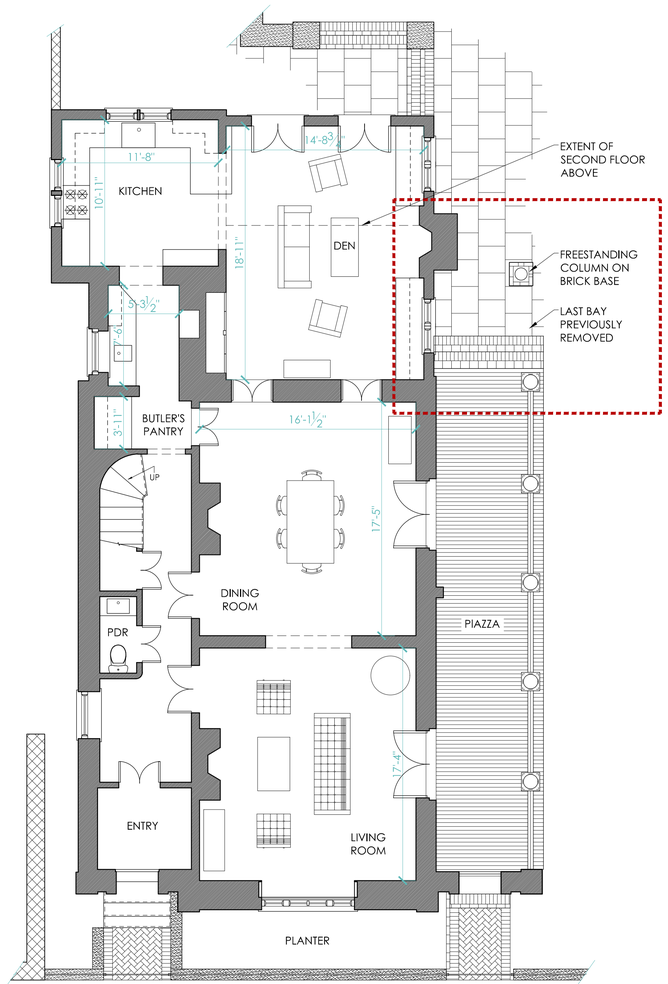
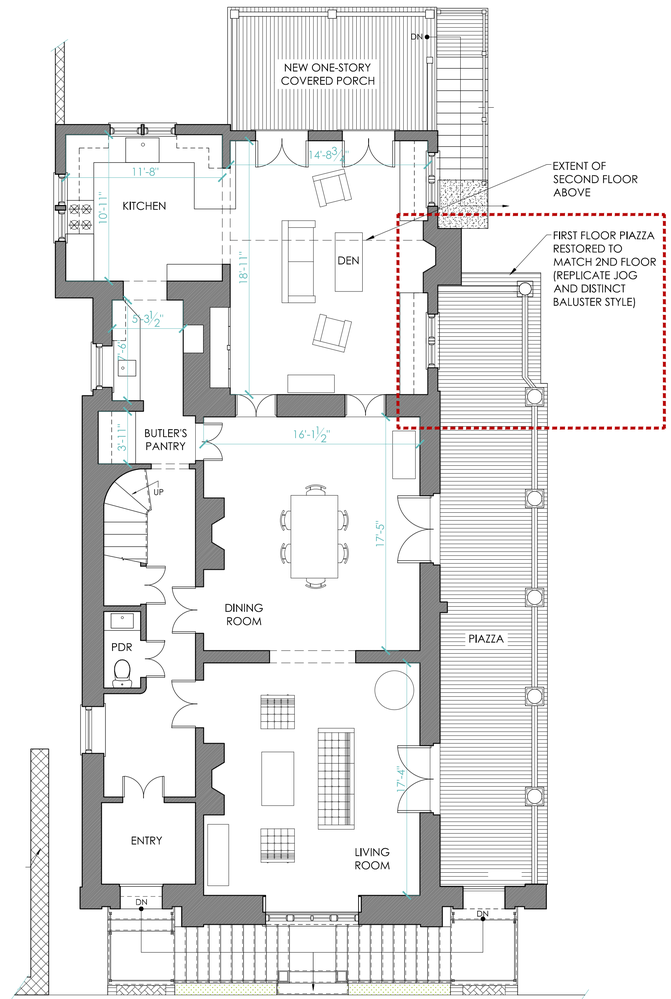
PROPOSED ARCH. FDTN. LAYOUT

4



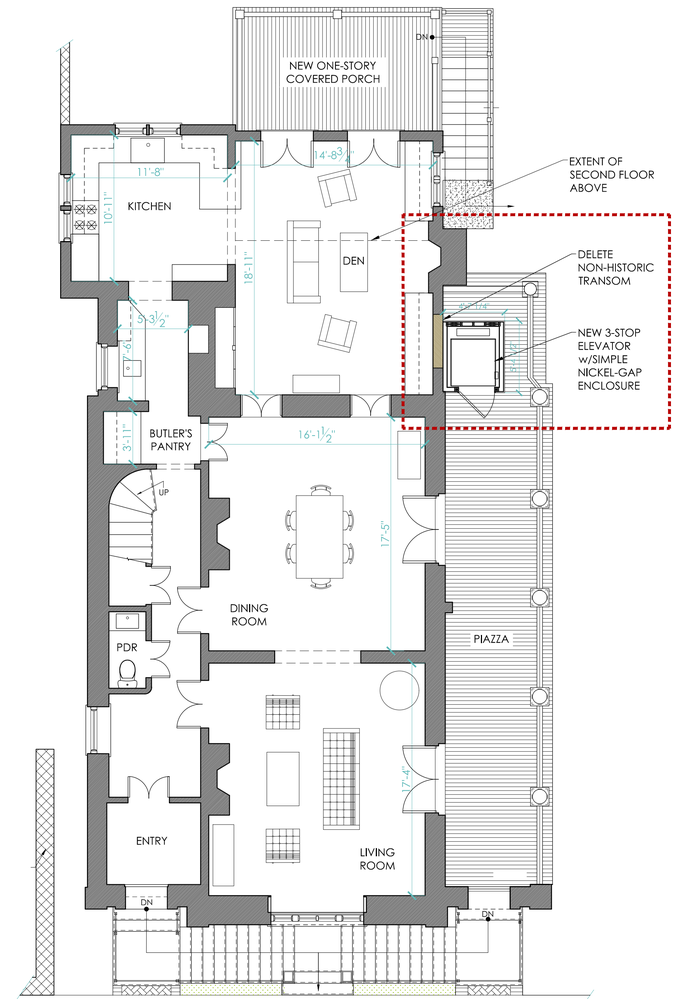
ORIGINAL FIRST FLOOR PLAN

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

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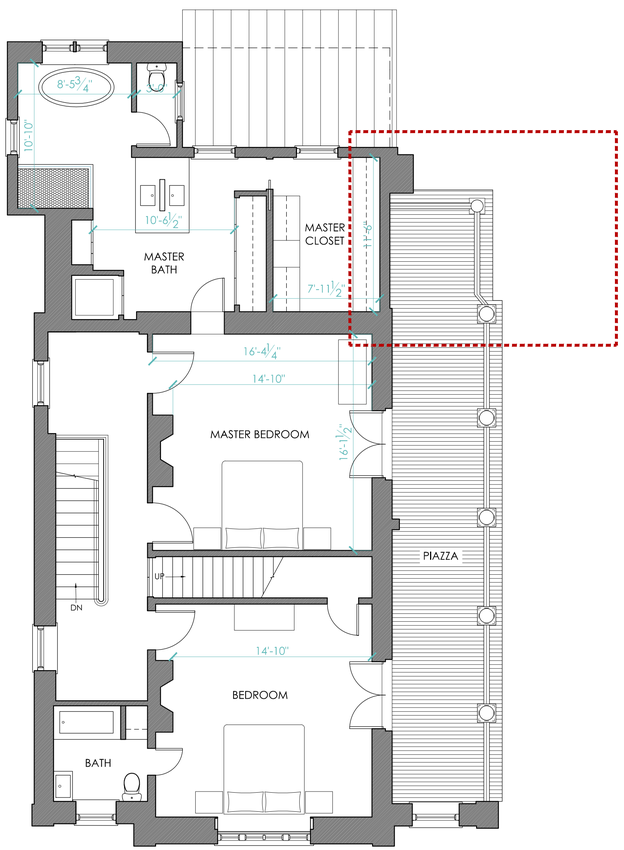
NEW EXTERIOR ELEVATOR AT
1 WATER STREET

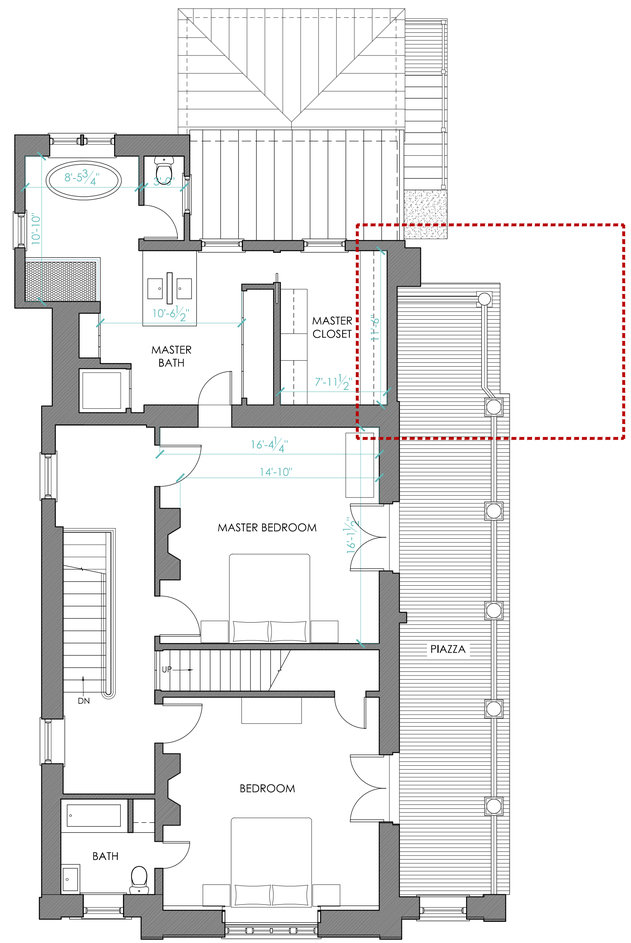
PROJECT NO.:	2019-08
DATE:	14 JUNE, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

ORIGINAL, APPROVED + PROPOSED 1ST FLOOR PLAN



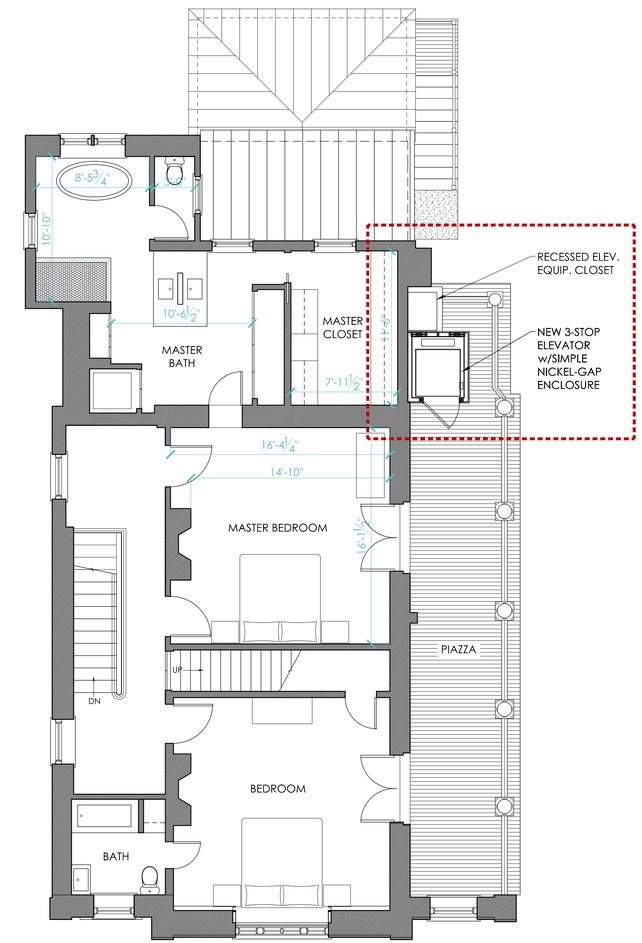
ORIGINAL SECOND FLOOR PLAN

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 JUNE, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

ORIGINAL, APPROVED + PROPOSED 2ND FLOOR PLAN

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)

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NEW EXTERIOR ELEVATOR AT
1 WATER STREET

PROJECT NO.:	2019-08
DATE:	14 JUNE, 2020
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CHECKED BY:	J.F.M.

ORIGINAL, APPROVED, + PROPOSED ELEVATIONS

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)

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NEW EXTERIOR ELEVATOR AT

1 WATER STREET

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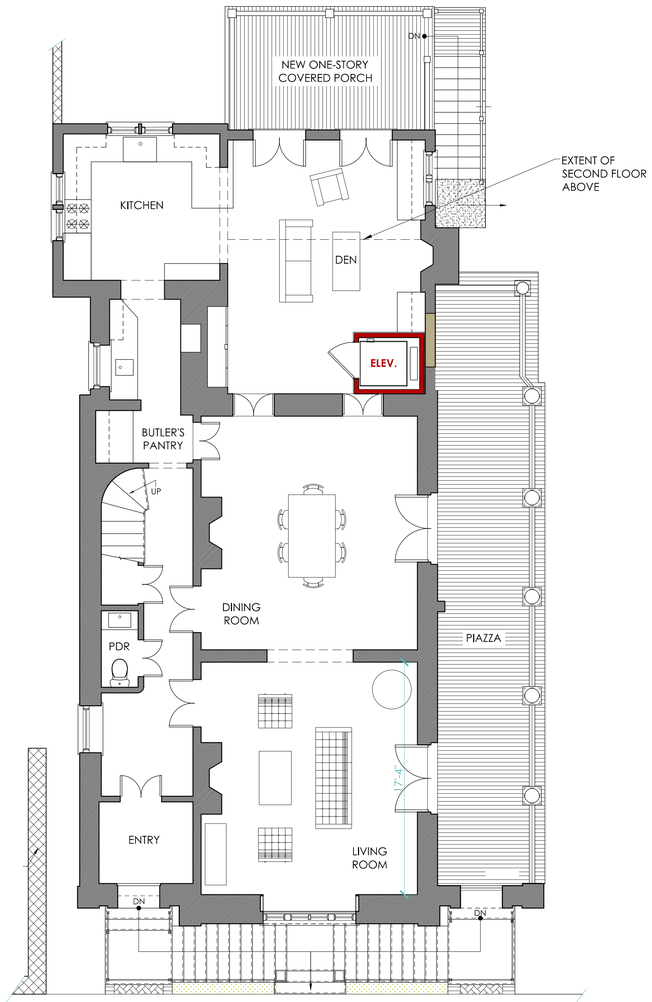
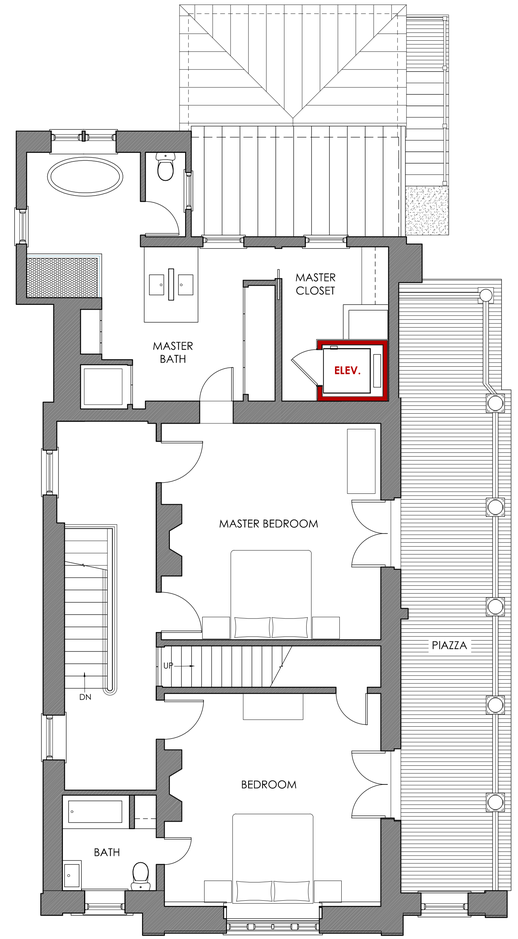
DATE:	14 JUNE, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

ORIGINAL, APPROVED, + PROPOSED ELEVATION

8



FIRST FLOOR PLAN



SECOND FLOOR PLAN

MASTER CLOSET (SECOND FLOOR)

MASTER BATHROOM (SECOND FLOOR)

OUR INITIAL STUDY LOCATED THE ELEVATOR IN THE NORTHWEST CORNER OF THE DEN AND EXITING THROUGH THE MASTER CLOSET. THIS WAS ULTIMATELY REJECTED AS IT INFRINGES ON THE ORIGINAL FRENCH DOOR OPENING IN TO THE DINING ROOM, GENERALLY CREATES AWKWARD CONDITIONS IN THE DEN, AND ESSENTIALLY ELIMINATES ALL USE OF THE MASTER CLOSET. BOTH ROOMS ARE UTILIZED ON A DAILY BASIS; BOTH ARE MODEST AS IS AND WOULD BE DRASTICALLY REDUCED BY THE INTRODUCTION OF THE ELEVATOR.

DEN (FIRST FLOOR)

KITCHEN (FIRST FLOOR)

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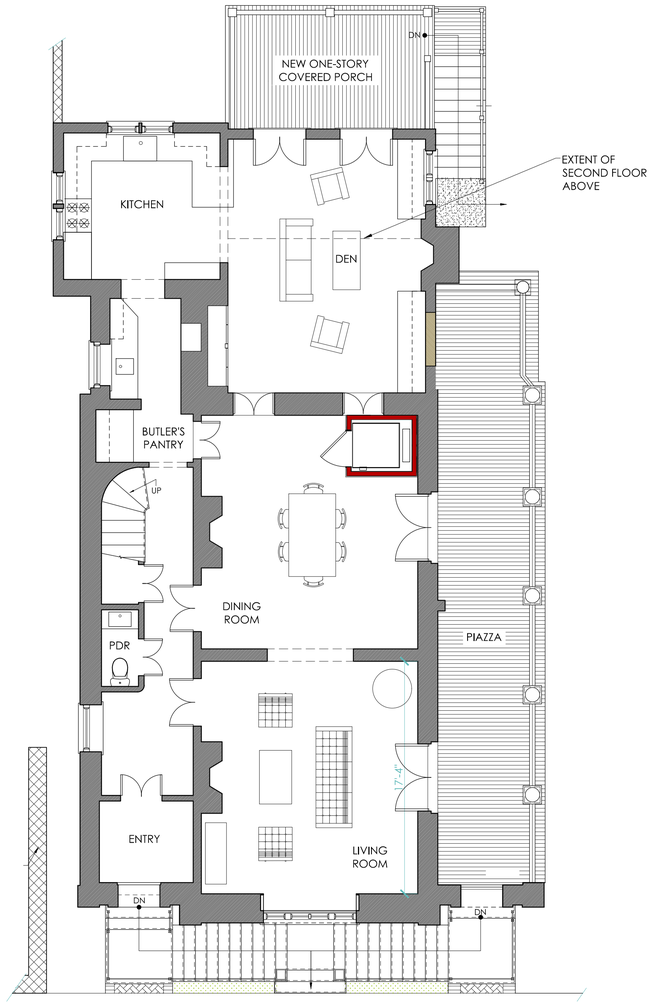
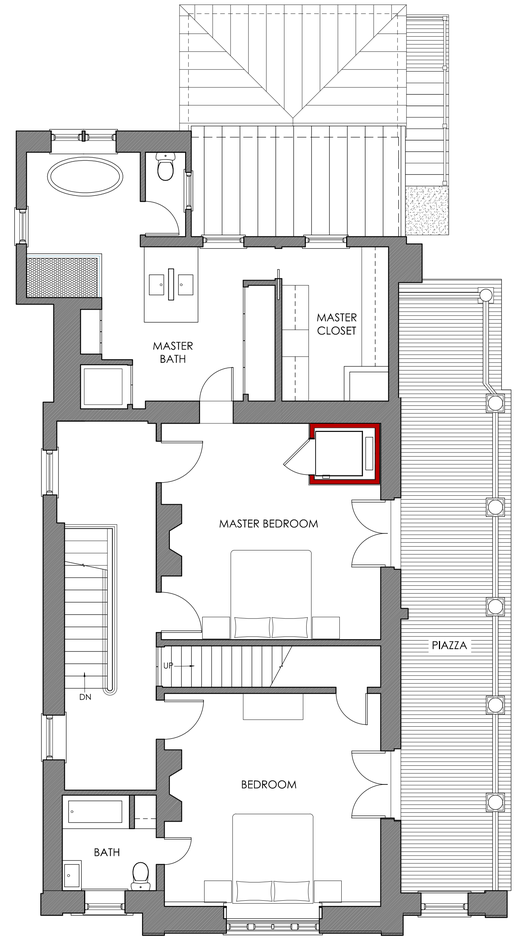
NEW EXTERIOR ELEVATOR AT
1 WATER STREET

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

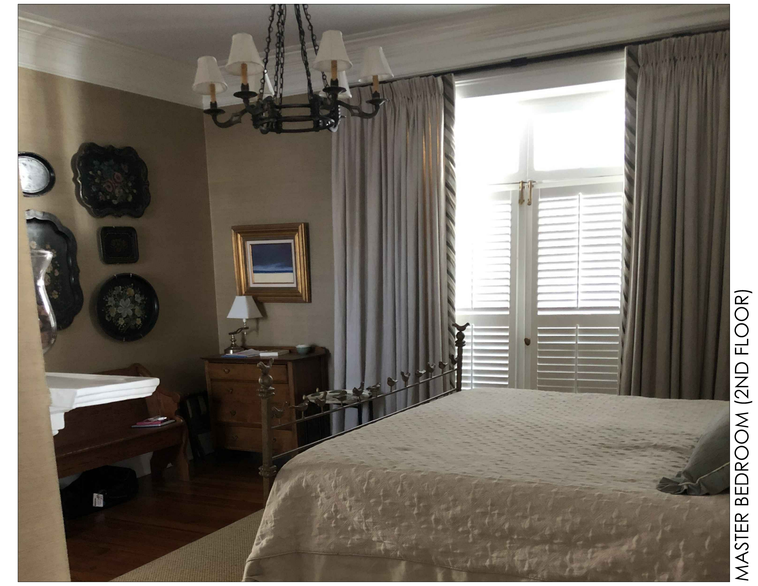
INTERIOR STUDY #1



FIRST FLOOR PLAN



SECOND FLOOR PLAN



MASTER BEDROOM (2ND FLOOR)

MASTER BEDROOM (2ND FLOOR)

WE ALSO CONSIDERED LOCATING THE ELEVATOR IN THE SOUTHWEST CORNER OF THE DINING ROOM, EXITING IN THE MASTER BEDROOM. THIS SIMILARLY INFRINGES ON THE ORIGINAL FRENCH DOOR OPENING IN TO THE DEN, CREATES AN AWKWARD PINCH POINT AT THE TABLE, AND AT BOTH FLOORS, REQUIRES CUTTING INTO HISTORIC FLOORING + MILLWORK. ADDING AN ENCLOSURE IN EITHER SPACE WOULD SURELY TAKE AWAY FROM THEIR ORIGINAL SYMMETRY AND BE A HIGHLY VISIBLE INTRUSION INTO THESE OTHERWISE GRAND ROOMS.

DINING ROOM (1ST FLOOR)

DINING ROOM (1ST FLOOR)

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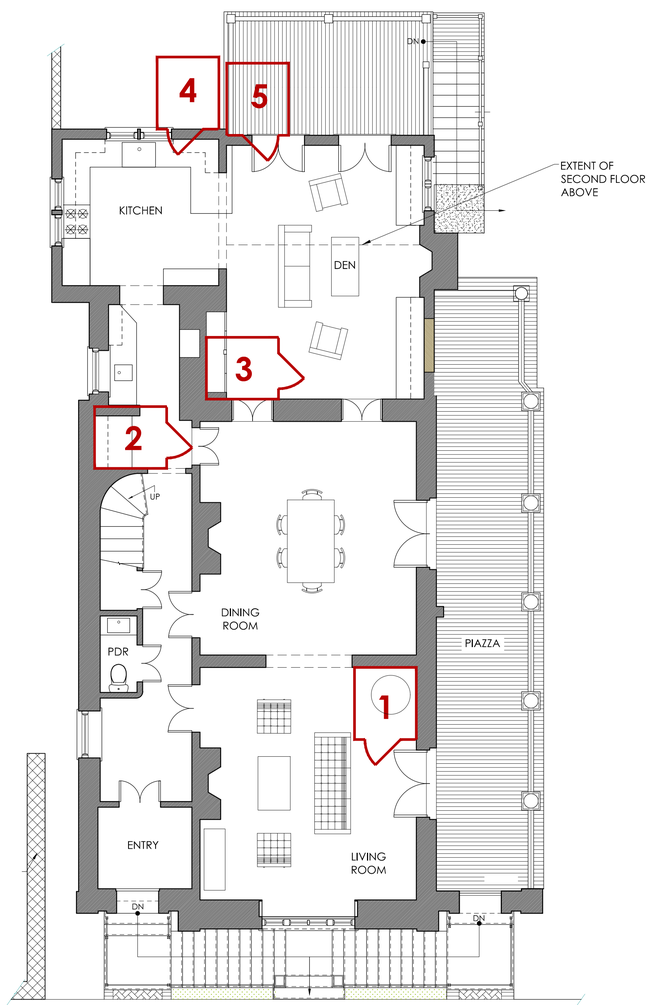
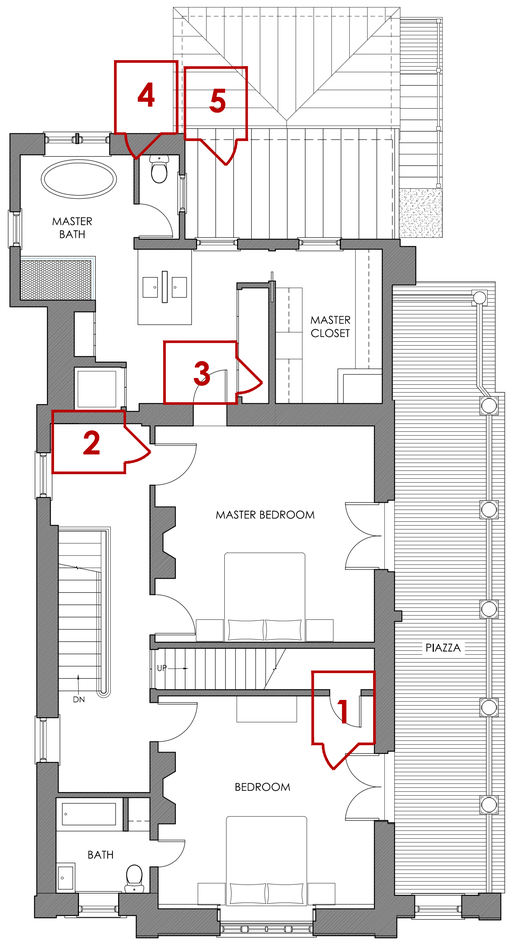
NEW EXTERIOR ELEVATOR AT
1 WATER STREET

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

INTERIOR STUDY #2



FIRST FLOOR PLAN



SECOND FLOOR PLAN

THESE PLANS SHOW A FEW ADDITIONAL LOCATIONS THAT MAY SEEM LIKE OPTIONS, BUT THAT WILL NOT WORK FOR VARIOUS REASONS:

1. THIS LOCATION WOULD INFRINGE ON TWO ORIGINAL ROOMS WITH HISTORIC MILLWORK. ADDITIONALLY, IT WOULD INTERFERE WITH THE STAIRS TO THE 3RD FLOOR + ELIMINATE USE OF THE CLOSET AT THE 2ND FLOOR BEDROOM.

2. AN ELEVATOR CANNOT FIT HERE - IT WOULD BLOCK ACCESS TO THE KITCHEN, DINING ROOM + BUTLER'S PANTRY, AND INTERSECTS AN ORIGINAL MASONRY WALL AT BOTH FLOORS.

3. THIS LOCATION WOULD BLOCK ACCESS BETWEEN THE KITCHEN AND DINING ROOM AT THE 1ST FLOOR AS WELL AS ACCESS FROM THE MASTER BEDROOM TO THE BATHROOM AT THE 2ND FLOOR.

4. IN ADDITION TO BEING TOO FAR FROM THE DRIVEWAY (DEFEATING THE PURPOSE OF CREATING A MORE ACCESSIBLE OPTION), THIS LOCATION WOULD REQUIRE EITHER LOSING A SIGNIFICANT PORTION OF THE KITCHEN AND MASTER BATH OR COMPLETELY REWORKING THE LAYOUTS OF BOTH. (NOTE: THESE SPACES WERE LAST REMODELED JUST 8 YEARS AGO.)

5. THIS LOCATION IS ALSO A LONG WALK FROM THE DRIVEWAY, AND WOULD ONLY PROVIDE ACCESS TO THE FIRST FLOOR, NOT THE SECOND.

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NEW EXTERIOR ELEVATOR AT
1 WATER STREET

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

INTERIOR
STUDY #3

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

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

3D VIEWS

Agenda Item #15

3 WATER STREET
TMS # 457-16-04-062

Request final approval for flood prevention system.

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

Agenda Item #15

Applicant's Presentation

LOCATION OF NEW REMOVABLE AQUASTOP PANELS

1 / A-000 3 Water Street Exterior Street Elevation
Scale n/a

LOCATION OF AQUASTOP FLOOD WALL FOUNDATION

2 / A-000 3 Water Street Driveway Photograph
Scale n/a

DRAWING INDEX

NO.	DRAWING NAME
A-000	COVER SHEET
S-1	GENERAL NOTES
S-2	FLOOD PROTECTION PLAN
S-3	DETAILS
S-4	DETAILS

PROJECT INFORMATION

OWNER: Lavinia and Samuel Howell
3 Water Street
Charleston, SC 29401

CONTRACTOR: Morris Construction
Buz Morris
63 Broad Street
Charleston, SC 29401
(T) 843.577.8010
(F) 843.577.8018
(C) 843.532.6377

ENGINEER: American Engineering and Development LLC
PO Box 210641
Nashville, TN
615.870.2720

PROJECT ADMINISTRATION

PROJECT:	3 Water Street
LOCATION:	South Of Broad, Charleston SC 29401
T.M.S. NO.:	457-16-04-062
APPLICABLE CODE:	IBC 2018
COUNTY OF CHARLESTON	
PROJECT ID #:	457-16-04-062

MORRIS architecture
63 Broad Street, Second Floor, Charleston, S.C. 29401
(P) 843.577.8010 (F) 843.577.8018
info@morrisaandc.com
morrisaandc.com
MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

NOTES

LEGEND

No. 1 Date: - -

☐ Half-Size Plot

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Howell Residence

3 Water Street Charleston SC 29401

STATE OF SOUTH CAROLINA — ROBERT S. MORRIS III, CHARLESTON, SC, 7704 — REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA — MORRIS ARCHITECTURE, LLC, CHARLESTON, SC, 100430 — REGISTERED ARCHITECT

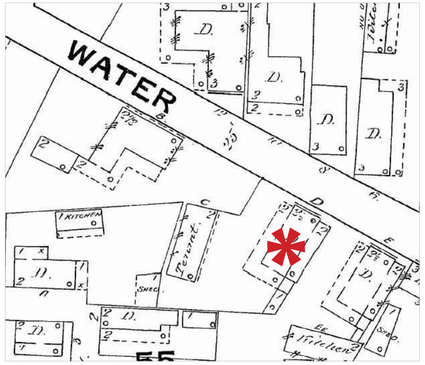
FOR CONSTRUCTION

DRAWING INDEX, PROJECT INFORMATION AND PROJECT PHOTOS

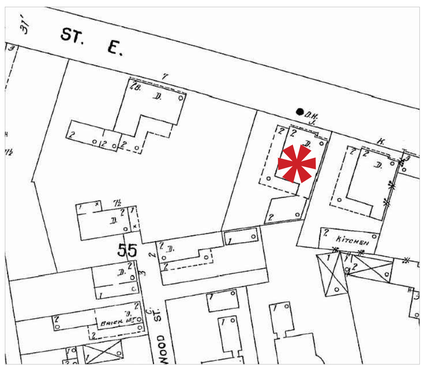
A-000

Scale: N/A

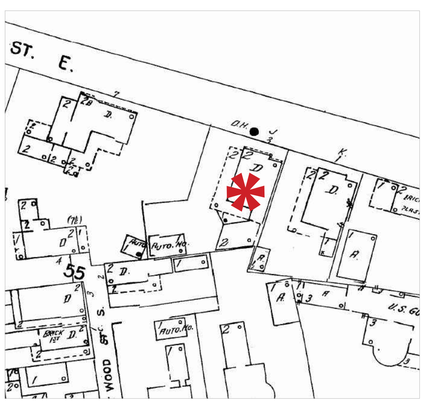
Date: 06.15.2020 Drawn: KPL Checked: RSM



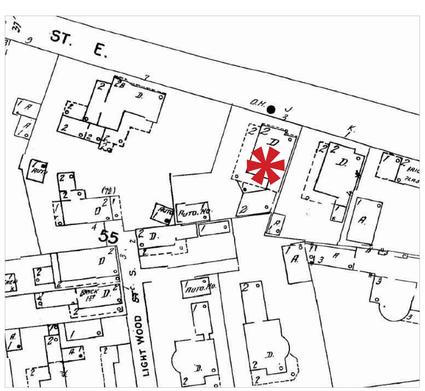
SANBORN MAP EXCERPT (1888)



SANBORN MAP EXCERPT (1902)



SANBORN MAP EXCERPT (1944)



SANBORN MAP EXCERPT (1955)

CURRENT STREETVIEW

AERIAL VIEW

FLOOD PROTECTION SYSTEM AT

3 WATER STREET

CHARLESTON, SOUTH CAROLINA

TMS #: 457-16-04-062
ZONING DISTRICT: SR-4
GOVERNING CODE: IRC 2018
FLOOD ZONE: AE (15); F.F. @ 8.0' PER SURVEY

SCOPE OF WORK:

- MODIFICATIONS TO NON-HISTORIC DRIVEWAY PAVING TO INCLUDE A NEW BLUESTONE RUNNER TO FACILITATE INSTALLATION OF TEMPORARY FLOOD BARRIERS

DRAWING SCHEDULE:

1 TITLE + DRAWING SCHEDULE + SANBORN MAPS
2 CONTEXT PHOTOS
3 EXISTING CONDITIONS PHOTOS
4 SITE LAYOUT + NOTES OF CLARIFICATION
5 EXISTING + PROPOSED PLAN
6 SYSTEM DETAILS

ZONING MAP EXCERPT

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RESIDENTIAL FLOOD PROTECTION
3 WATER STREET

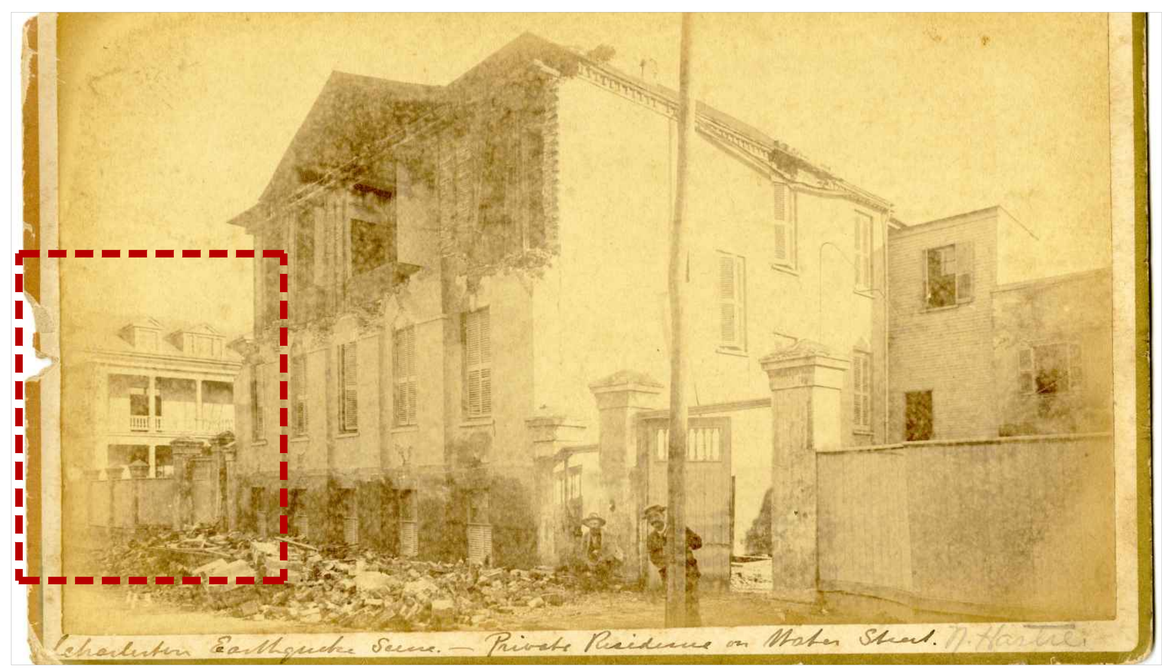
PROJECT NO.:	2020-37
DATE:	10 JULY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

TITLE + DRAWING SCHEDULE + SANBORNS

ADJACENT PROPERTIES TO THE EAST

ADJACENT PROPERTIES TO THE WEST

PROPERTIES @ NORTH SIDE OF WATER STREET



1886 EARTHQUAKE IMAGE SHOWING PIERS W/ WOOD INFILL WHICH PREDATED EXISTING BRICK + CMU SITE WALL SHOWN IN PHOTO ABOVE

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RESIDENTIAL FLOOD PROTECTION
3 WATER STREET

PROJECT NO.:	2020-37
DATE:	10 JULY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

CONTEXT IMAGES

EXISTING DRIVEWAY PAVING TO BE MODIFIED (NON-HISTORIC BRICK IN 'BASKETWEAVE' PATTERN)

EXISTING PIAZZA CONDITION + DRIVEWAY DETAIL

BRICK + CMU SITE WALL ON WEST SIDE OF DRIVEWAY

EXPOSED CMU UNDER FIG VINE

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RESIDENTIAL FLOOD PROTECTION

3 WATER STREET

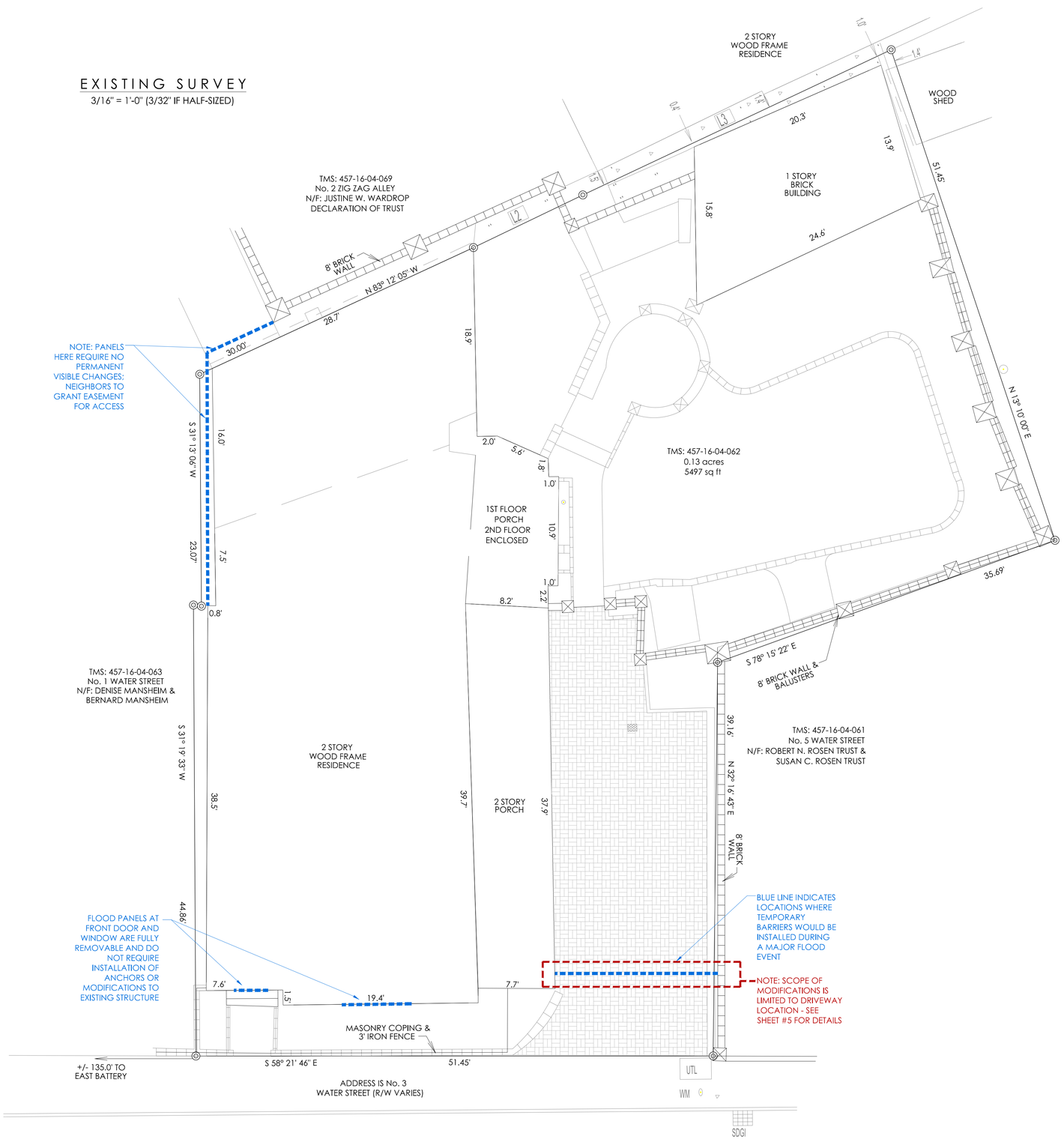
PROJECT NO.:	2020-37
DATE:	10 JULY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

EXISTING CONDITIONS

3

EXISTING SURVEY

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



NOTES OF CLARIFICATION:

- THE PROPOSED CONCEPT IS NOT INTENDED TO BE A FAIL-SAFE PERMANENT SOLUTION TO FLOODING AT 3 WATER STREET. RATHER IT REPRESENTS A 'CALCULATED RISK' STRATEGY DEVISED BY THE HOMEOWNERS AND THE SYSTEM ENGINEER IN CONCERT WITH NEIGHBORING PROPERTY OWNERS AND THE ARCHITECTS.
- THE INTENTION IS TO PROVIDE PROTECTION AT THE MAJOR GAPS IN THE PERIMETER OF THE PROPERTY, WHICH IS ALMOST ENTIRELY SURROUNDED BY EXISTING MASONRY WALLS.
- THE PROPOSED BARRIER SYSTEM IS FULLY DEPLOYABLE AND REMOVABLE. WHEN A SIGNIFICANT STORM EVENT IS EXPECTED, STEEL POSTS AND ANGLES WILL BE INSTALLED AND ALUMINUM STAVES WILL BE STACKED BETWEEN THEM.
- THE ONLY 'PERMANENT' ELEMENTS OF THE PROPOSED PROTECTION SYSTEM WHICH WOULD BE VISIBLE FROM THE PUBLIC R.O.W. WILL BE:
  - A NEW 12" WIDE STRIP OF BLUESTONE PAVING RUNNING EAST-TO-WEST IN THE DRIVEWAY, AS INDICATED ON THE PROPOSED PLAN, AND
  - SMALL CAPPED 'FEMALE' ANCHORS IN THE ADJACENT CMU SITE WALL, ON THE WEST SIDE OF THE DRIVEWAY, WHERE THE TEMPORARY DRIVEWAY BARRIER WILL TERMINATE. (CAPS TO BE PAINTED TO MATCH ADJACENT MATERIAL, TYP.)
- THE TEMPORARY BARRIER WILL HAVE ITS OWN FOUNDATION & WILL BE STRUCTURALLY ISOLATED FROM EXISTING BUILDINGS & WALLS; IT IS ONLY ANCHORED TO EXISTING SURFACES FOR THE PURPOSES OF CREATING A GASKETED SEAL AT THOSE POINTS OF CONTACT.
- AT THE EAST SIDE OF THE PROPERTY WHERE A SECOND SECTION OF BARRIER WALL IS PROPOSED, THE BASE OF THE PROTECTION SYSTEM WILL BE LOCATED ON THE ADJACENT PROPERTY, WITH THE FULL PERMISSION OF THE ADJACENT PROPERTY OWNERS. NO PERMANENT ELEMENTS OF THIS SECTION WILL BE VISIBLE FROM THE R.O.W.
- PROTECTION FOR THE FRONT FENESTRATION (ENTRY DOOR + FRONT WINDOWS UP TO 4' ABOVE GRADE) WILL CONSIST OF PORTABLE GASKETED PANELS WHICH WILL BE PRECISELY SIZED FOR THE OPENING(S) AND RELY ON FRICTION ALONE FOR STABILITY.

PROPRIETARY SYSTEM + ENGINEER OF RECORD:

- THE SYSTEM COMPONENTS WILL BE SOURCED FROM 'ACQUASTOP' (A WELL-ESTABLISHED ITALIAN FABRICATOR OF FLOODPROOFING SYSTEMS)
- THE ENGINEER OF RECORD IS MICHAEL HAN, AMERICAN ENGINEERING & DEVELOPMENT (NASHVILLE, TN); 615.870.2720
- THE CONTRACTOR (MORRIS CONSTRUCTION) WILL COORDINATE WITH THE ENGINEER AND TO ENSURE THAT THE ARCHITECTURAL DESIGN REPRESENTED HERE IS ACHIEVED. ANY CHANGES OR DEVIATIONS MUST BE REVIEWED WITH THE ARCHITECT AND MAY BE SUBJECT TO ADDITIONAL B.A.R. REVIEW.

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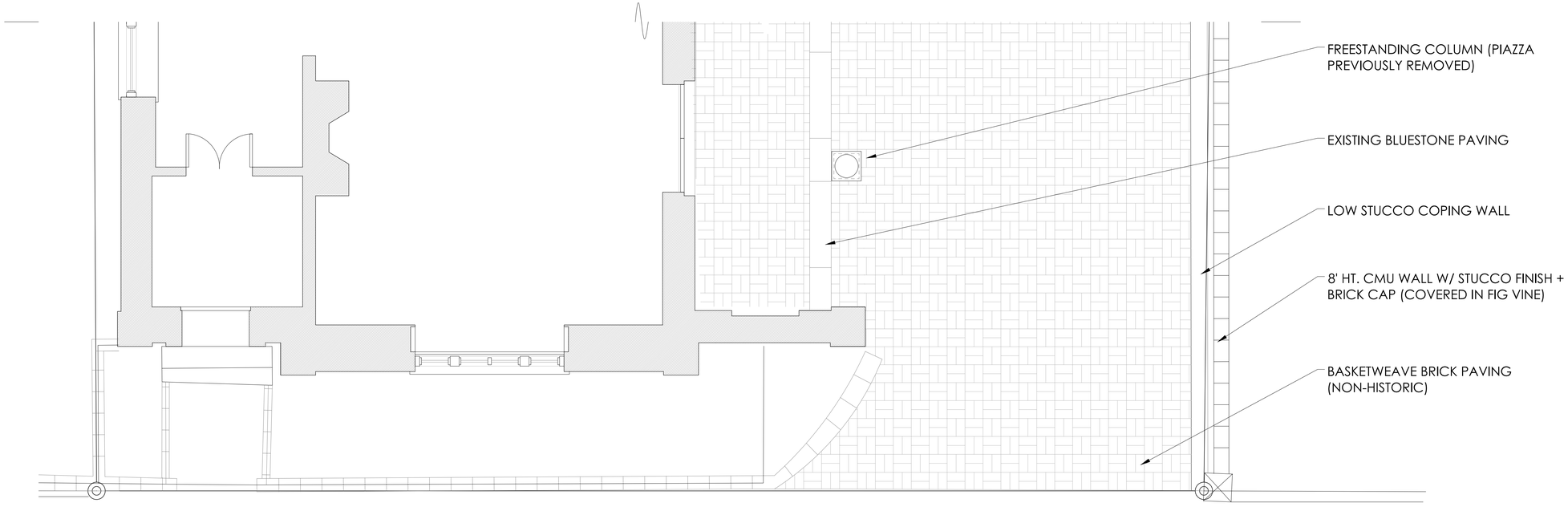
RESIDENTIAL FLOOD PROTECTION
3 WATER STREET

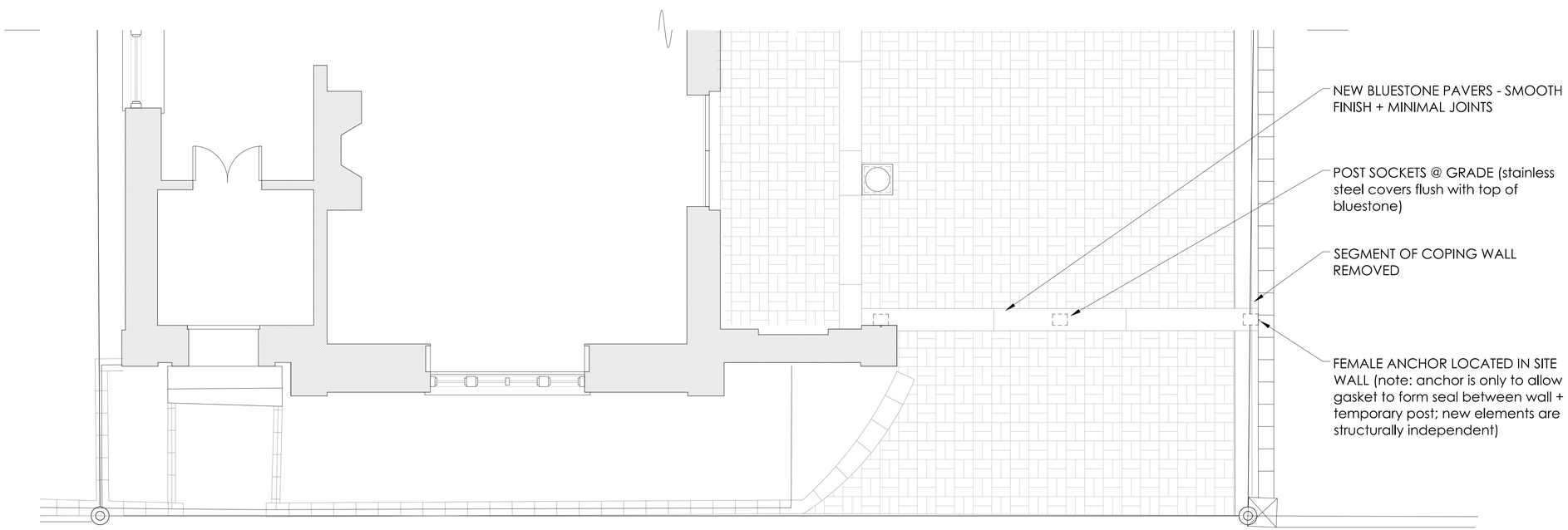
PROJECT NO.:	2020-37
DATE:	10 JULY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

SITE LAYOUT



EXISTING DRIVEWAY PLAN

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



PROPOSED DRIVEWAY PLAN

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

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RESIDENTIAL FLOOD PROTECTION

3 WATER STREET

PROJECT NO.:	2020-37
DATE:	10 JULY, 2020
DRAWN BY:	E.S.L./J.F.M.
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EXISTING + PROPOSED PLAN

5

AT DRIVEWAY

IN-GROUND POST SOCKET (TO BE SET FLUSH IN BLUESTONE PAVER)

TEMPORARY POSTS (STORED ON SITE) ARE INSTALLED IN SOCKETS WHEN FLOODING IS PREDICTED

ACQUASTOP 'STAVES' ARE INSTALLED BETWEEN POSTS

AT FRONT DOOR

TEMPORARY PANEL UNIT INSTALLED IN DOOR JAMB

INSTALLATION: REQUIRES NO PERMANENT ATTACHMENTS, ANCHORS, MODIFICATIONS TO BUILDING, ETC.(FULLY REMOVABLE AFTER FLOODING)

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RESIDENTIAL FLOOD PROTECTION
3 WATER STREET

PROJECT NO.:	2020-37
DATE:	10 JULY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

FLOOD BARRIER SYSTEM

Agenda Item #16

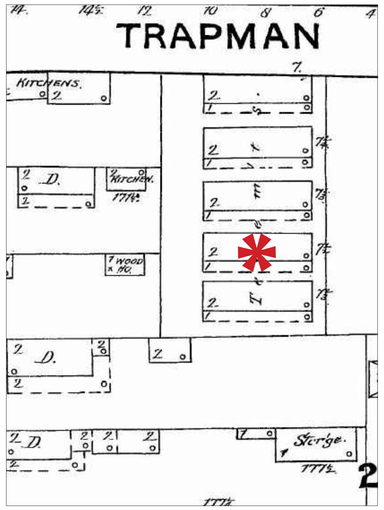
8 TRUMBO STREET
TMS # 457-12-01-012

Request final for elevation of existing dwelling.

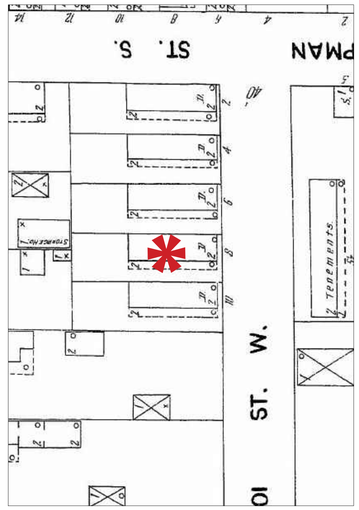
Category 4 / (Harleston Village) / c. pre-1888 / Old and Historic District

Agenda Item #16

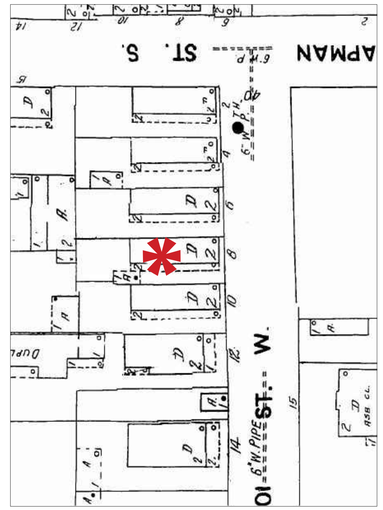
Applicant's Presentation



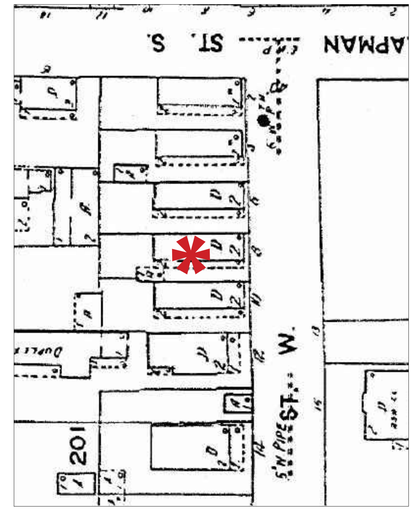
1888 SANBORN MAP EXCERPT



1902 SANBORN MAP EXCERPT



1944 SANBORN MAP EXCERPT



1955 SANBORN MAP EXCERPT

CURRENT STREETVIEW

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.)

SCOPE OF WORK:

ELEVATION OF c. 1870 HISTORIC RESIDENCE TO INCLUDE:

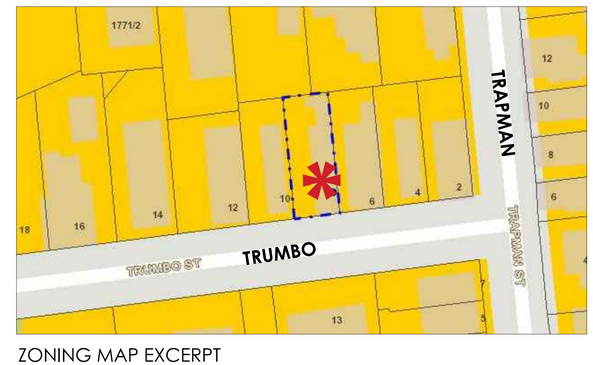
- REMOVAL OF NON-HISTORIC SHED
- NEW MASONRY FOUNDATION
- NEW MASONRY ENTRY STAIR
- NEW ELEVATED PATIO + SECONDARY STAIR @ POST-1955 REAR ADDITION
- ALTERATIONS TO NON-ORIGINAL FENESTRATION

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

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.

STRUCTURAL ENGINEERING TO ACCOMPANY THIS SET FOR PERMITTING AND CONSTRUCTION



ZONING MAP EXCERPT

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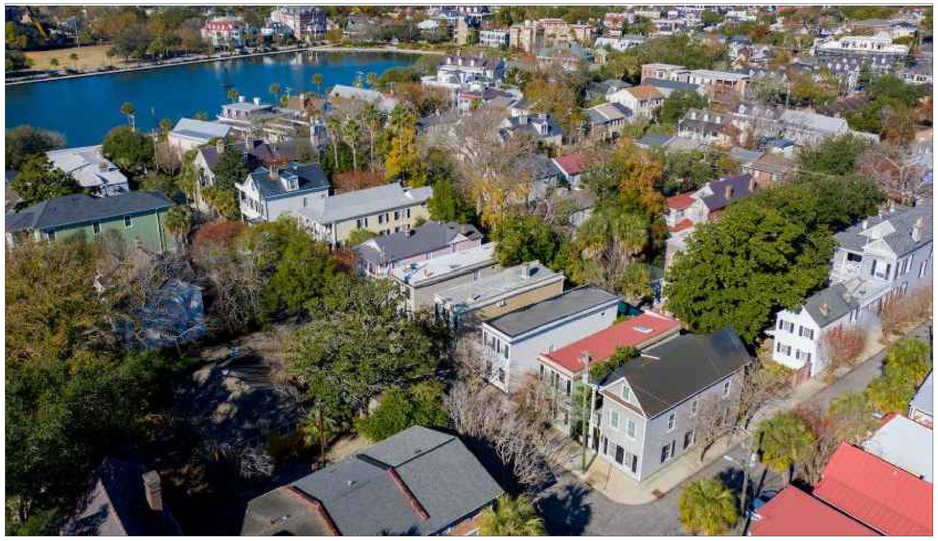
ELEVATION OF HISTORIC RESIDENCE AT
8 TRUMBO STREET

PROJECT NO.:	2020-25
DATE:	10 JULY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

TITLE + DRAWING SCHEDULE

1

NORTH SIDE OF TRUMBO STREET



SOUTH SIDE OF TRUMBO STREET

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ELEVATION OF HISTORIC RESIDENCE AT

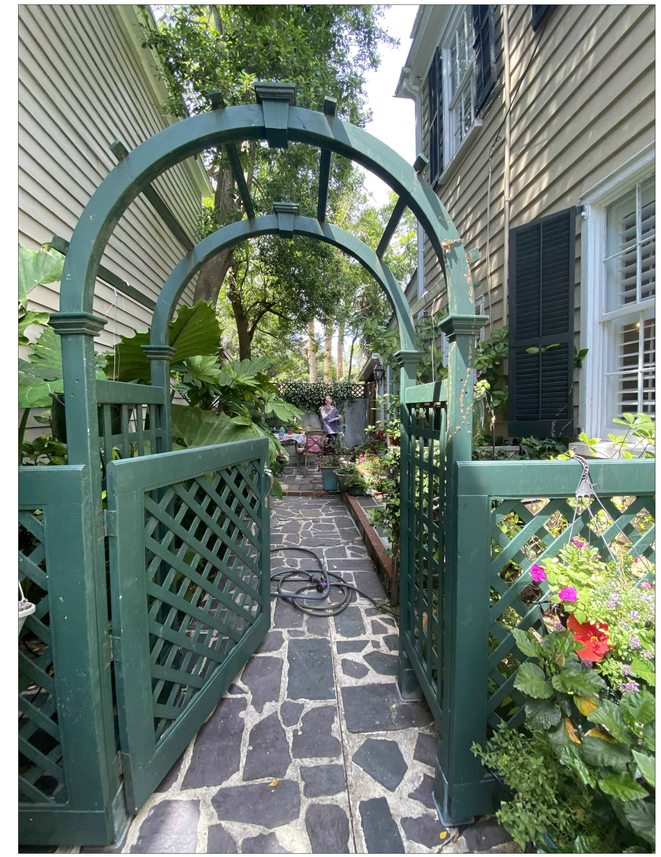
8 TRUMBO STREET

PROJECT NO.:	2020-25
DATE:	10 JULY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

CONTEXT PHOTOS

SOUTH (FRONT) ELEVATION

WEST ELEVATION

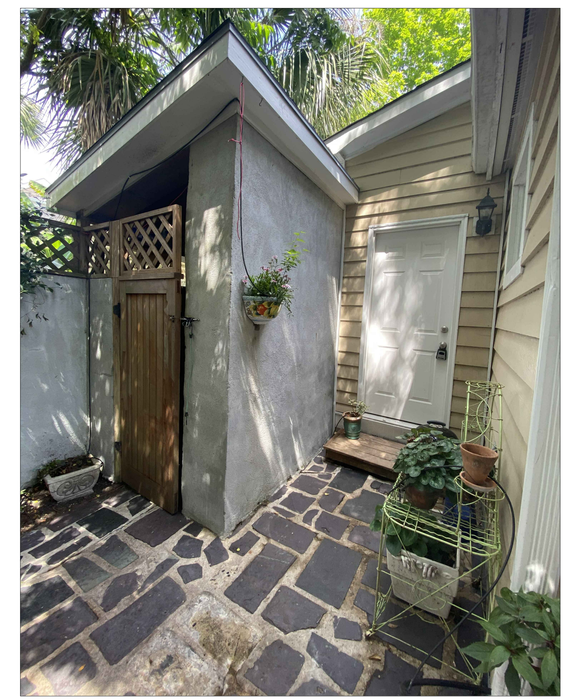


GARDEN VIEW TOWARDS REAR OF LOT

VIEW OF EAST ELEVATION FROM NEIGHBORING LOT

KITCHEN DOOR TO BECOME WINDOW

POST-1955 REAR ADDITION



NON-HISTORIC SHED TO BE REMOVED

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ELEVATION OF HISTORIC RESIDENCE AT

8 TRUMBO STREET

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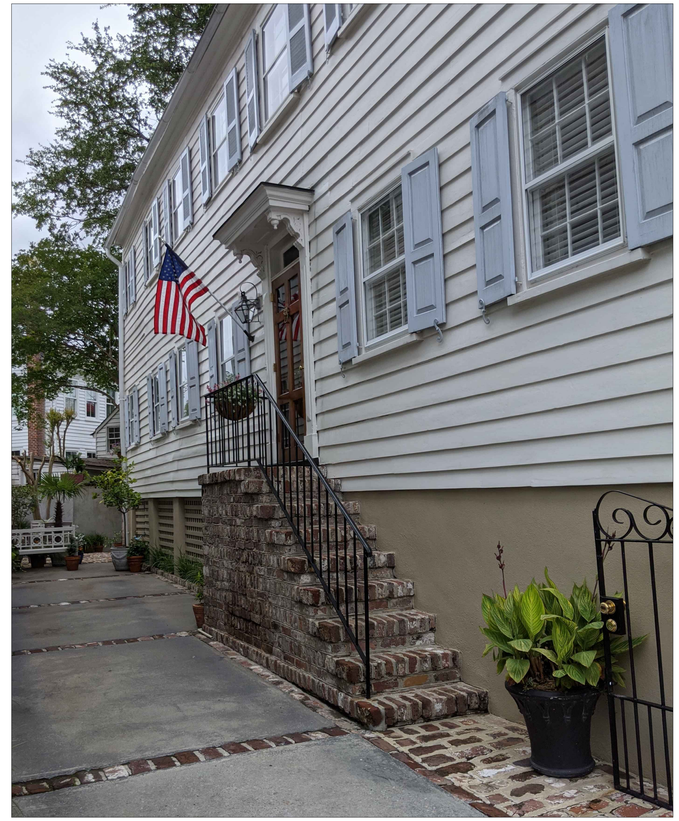
EXISTING SITE PHOTOS

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 HASELL STREET)

LOUVERED SCREENING @ PATIO (1 NEW STREET)

LOUVERED DOORS

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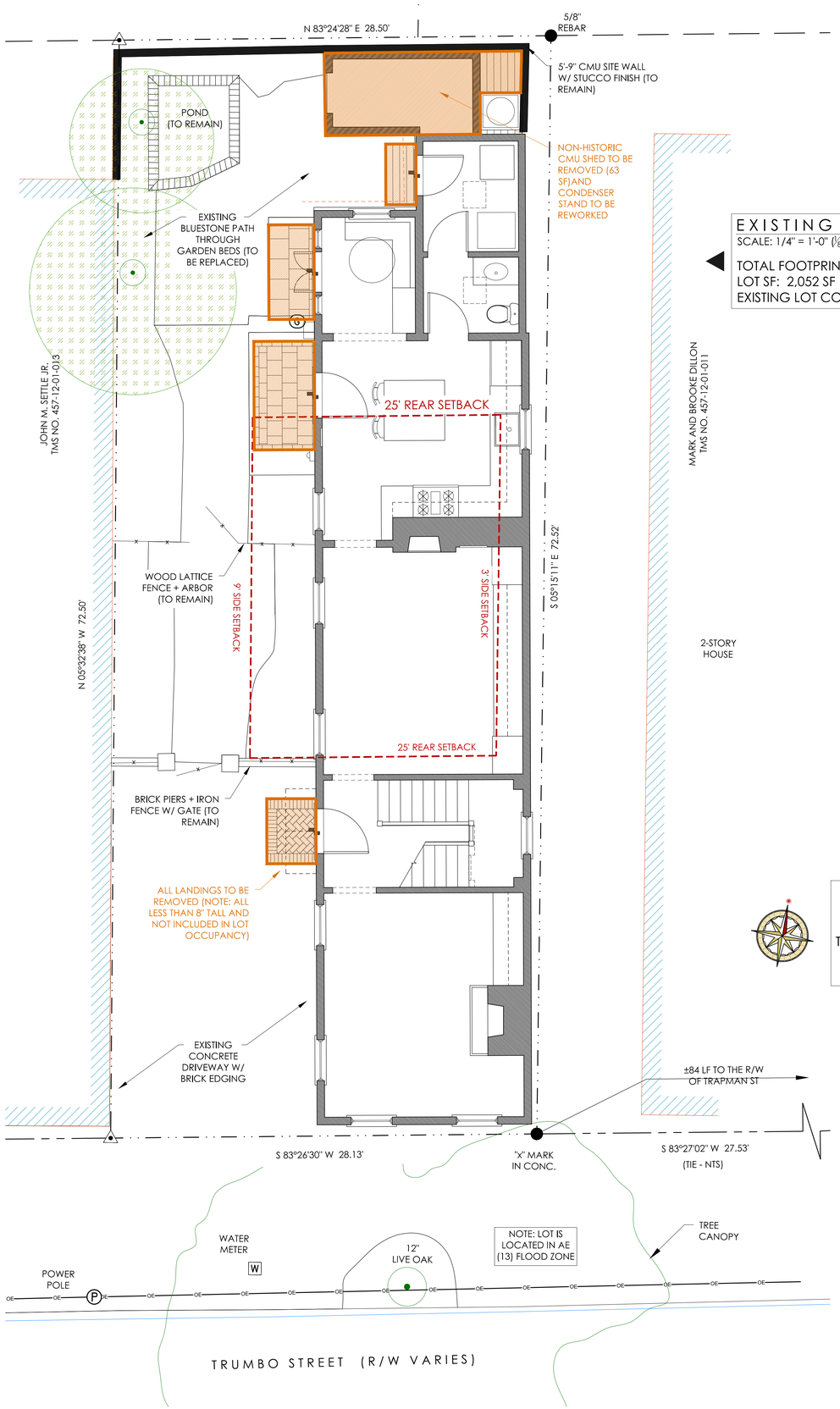
ELEVATION OF HISTORIC RESIDENCE AT
8 TRUMBO STREET

PROJECT NO.:	2020-25
DATE:	10 JULY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

PRECEDENT IMAGES



EXISTING SITE LAYOUT

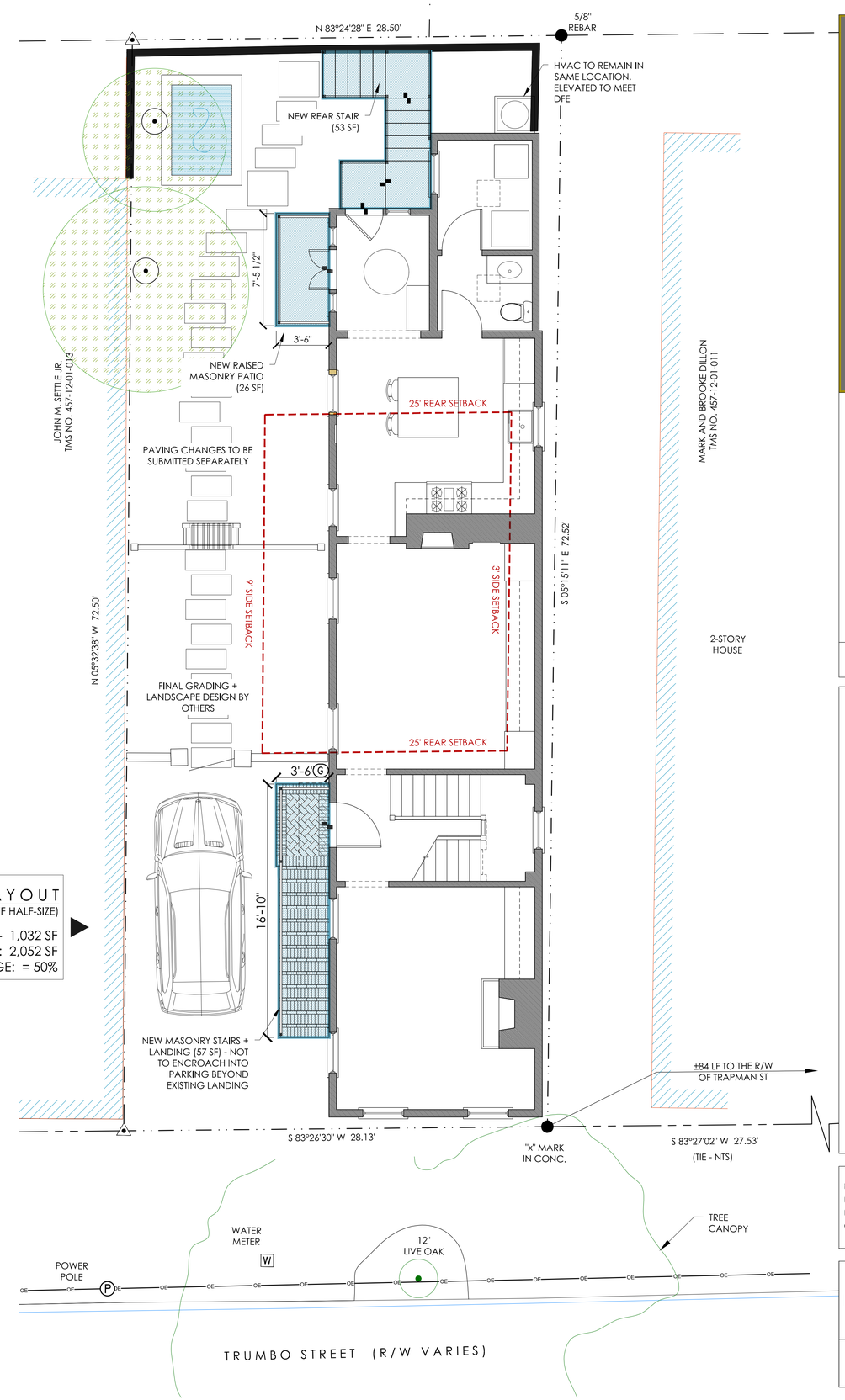
SCALE: 1/4" = 1'-0" (1/8" IF HALF-SIZE)

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

PROPOSED SITE LAYOUT

SCALE: 1/4" = 1'-0" (1/8" IF HALF-SIZE)

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



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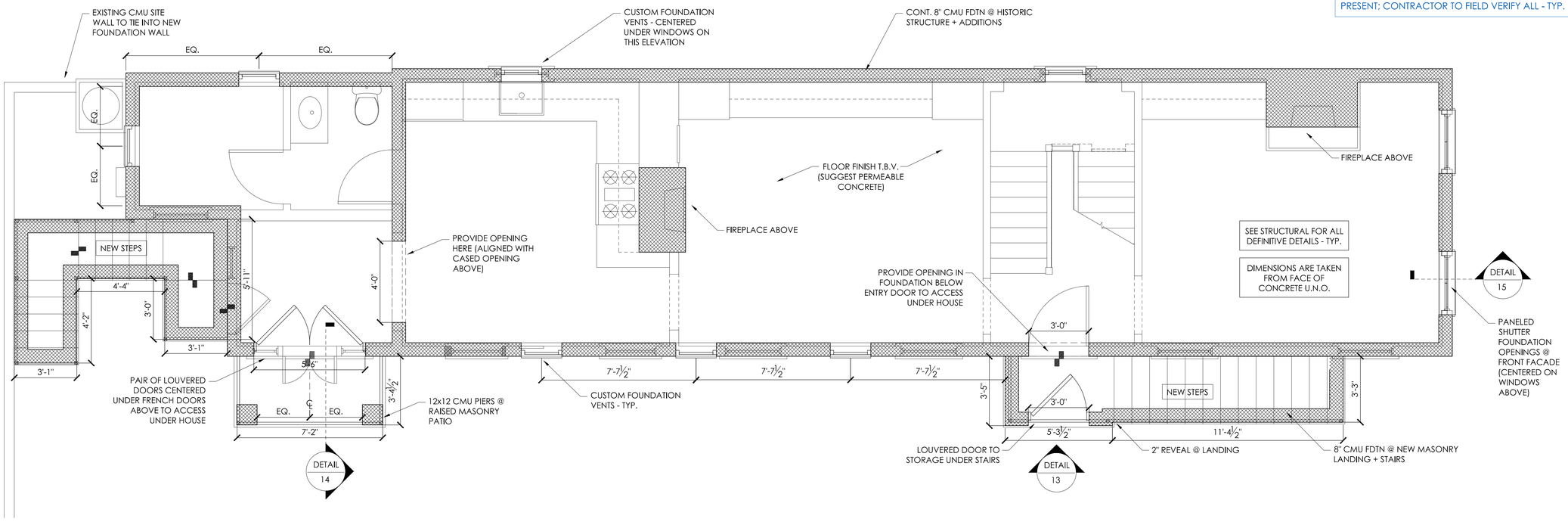
ELEVATION OF HISTORIC RESIDENCE AT
8 TRUMBO STREET

PROJECT NO.:	2020-25
DATE:	10 JULY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

EXISTING + PROPOSED SITE LAYOUTS

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 FOUNDATION PLAN

SCALE: 3/8" = 1'-0" (3/16" IF HALF-SIZE)

GENERAL NOTES

IT IS THE INTENT OF JULIA F. MARTIN, ARCHITECTS LLC THAT THE REQUIREMENTS OF THE CURRENTLY-ENFORCED INTERNATIONAL EXISTING BUILDING CODE (IEBC 2018) 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 W/ THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RIGHTS AND RESPONSIBILITIES.
2. DETAILS PROVIDED ASSUME A REASONABLE LEVEL OF EXPERTISE ON THE PART OF THE CONTRACTOR AND THEIR SELECTED SUBCONTRACTORS. ARCHITECT PRESUMES PRIOR EXPERIENCE WITH SIMILAR PROJECTS IN THE HISTORIC DISTRICT + A 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 be responsible for securing all required permits and approvals necessary to initiate & complete specified work.
6. Contractor shall verify all dimensions and notify Architect immediately of any conditions that do not comply with proposed plans and associated specifications.
7. Contractor shall resolve any discrepancies or ambiguities with the Owner and/or Architect prior to starting related work.
8. Contractor shall notify Owner immediately of any problems / discrepancies due to unforeseen conditions.
9. The design adequacy & safety of all temporary supports, bracing & shoring is the sole responsibility of the Contractor.
10. Contractor shall ensure that all work is compliant with the applicable currently enforced building codes.
11. 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.]
12. Contractor shall verify with Owner all structural, mechanical, electrical, and plumbing conditions requiring Engineer's / Consultant's approval.
13. 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.
14. Building shall remain watertight & secure at all times (a.s.a.p.).
15. 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.

STRUCTURAL:

1. SEE STRUCTURAL ENGINEERING FOR DEFINITIVE SPECIFICATIONS RE: FOUNDATION, FRAMING, WIND/SEISMIC DESIGN, ET.AL. RELATED DETAILS.
2. ANY STRUCTURAL LUMBER USED FOR EXTERIOR APPLICATIONS OR APPLICATIONS BELOW D.F.E. SHALL BE P.T.
3. CONTRACTOR TO COORDINATE/VERIFY LOCATION OF PIERS AND FRAMING - TYP.
4. IN CHARLESTON, SOIL TESTING IS CRITICAL TO DETERMINING THE IDEAL STRUCTURAL DESIGN OF A NEW FOUNDATION. PROCEEDING WITHOUT SOIL TESTING IS NOT ADVISED AND WILL BE THE SOLE RISK OF THE OWNERS.

MECHANICAL/PLUMBING/ELECTRICAL:

1. CONDENSER UNITS: CONDENSER UNIT TO REMAIN IN EXISTING LOCATION(NOT VISIBLE FROM R.O.W., SCREENED FROM ANY VIEW); SIZE OF STAND IS LIMITED BY ZONING APPROVAL AND MAY NOT BE INCREASED. SEE DETAIL FOR NEW STAND/ SCREENING.
2. ELECTRICAL FIXTURES: ANY EXTERIOR LIGHT FIXTURE SELECTIONS TO BE REVIEWED BY ARCHITECT PRIOR TO PURCHASE; SUBJECT TO B.A.R. REVIEW/APPROVAL

WINDOWS/DOORS:

4. EXISTING/HISTORIC FENESTRATION TO REMAIN - TYP. TO BE. REPAIRED/RESTORED AS NEEDED, INCLUDING HARDWARE
5. EXISTING/HISTORIC SHUTTERS TO BE REPLACED IN KIND PENDING ON SITE REVIEW BY CITY STAFF
6. NEW WINDOW @ REAR TO BE WOOD, TDL TO MATCH EXISTING ELSEWHERE; LITE CUT TO BE 2/2.
7. NEW DOOR UNIT @ REAR TO BE DETAILED TO MATCH EXISTING FRENCH DOOR UNIT. CONTRACTOR TO DETERMINE ORIGINAL SOURCE OR COORDINATE CONSTRUCTION OF CUSTOM DOOR TO MATCH.

B.A.R. CONDITIONS TO DESIGN APPROVAL:

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. LANDSCAPE LIGHTING TO BE COORDINATED WITH ARCHITECT (REQUIRES B.A.R. REVIEW + APPROVAL)
4. ANY CHANGES TO PROPOSED COLOR OR MATERIAL SELECTIONS TO BE SUBMITTED FOR B.A.R. STAFF REVIEW/APPROVAL. NOTE: ANY WOOD FENCING/GATE ELEMENTS SHALL BE PAINTED & COLOR SUBJECT TO B.A.R. STAFF APPROVAL.
5. Any NEW OR REPLACEMENT exterior trim boards to be #1 clear treated pine or better.
6. STUCCO TO BE TRADITIONAL LIME-BASED STUCCO W/ LIMEWASH.
7. ELECTRICAL/MECHANICAL BOXES/MASTS AND ANY VENT COVERS MUST BE PAINTED TO MATCH ADJACENT CLADDING MATERIAL.
8. FINAL LANDSCAPE/HARDSCAPE PLAN TO BE SUBMITTED SEPARATELY BY LANDSCAPE ARCHITECT/DESIGNER.
9. CONSULT ARCHITECT AND/OR CITY STAFF FOR ANY PRESERVATION / EXTERIOR DESIGN QUESTIONS NOT CLEARLY ADDRESSED IN THIS SET OF DRAWINGS.

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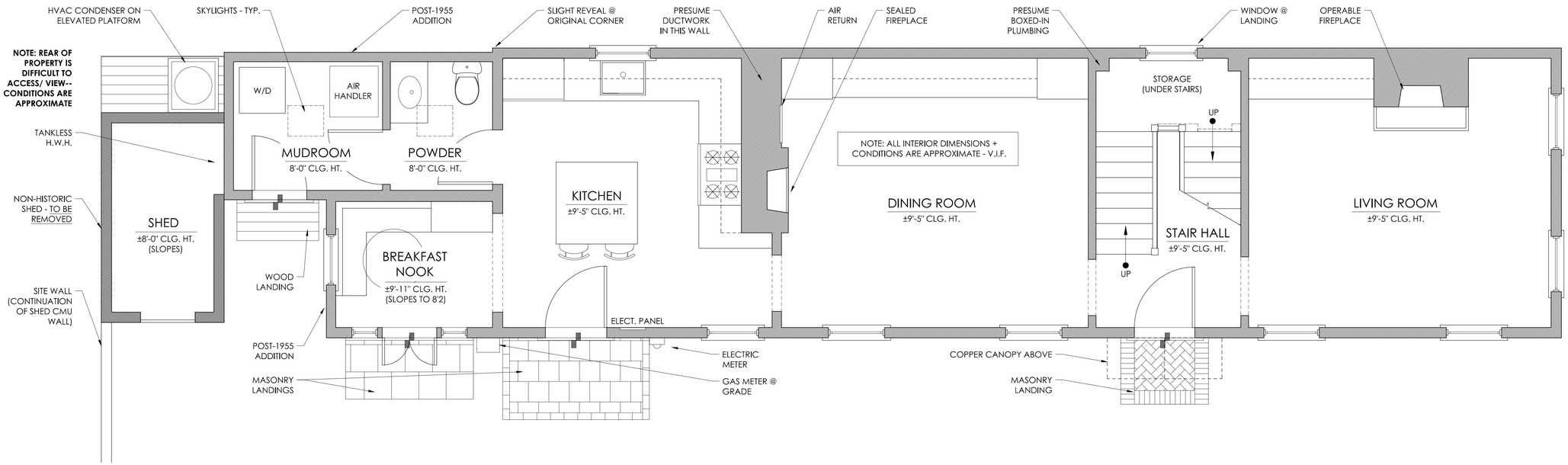
ELEVATION OF HISTORIC RESIDENCE AT
8 TRUMBO STREET

PROJECT NO.:	2020-25
DATE:	10 JULY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

FOUNDATION PLAN + GEN NOTES.

EXISTING FIRST FLOOR PLAN

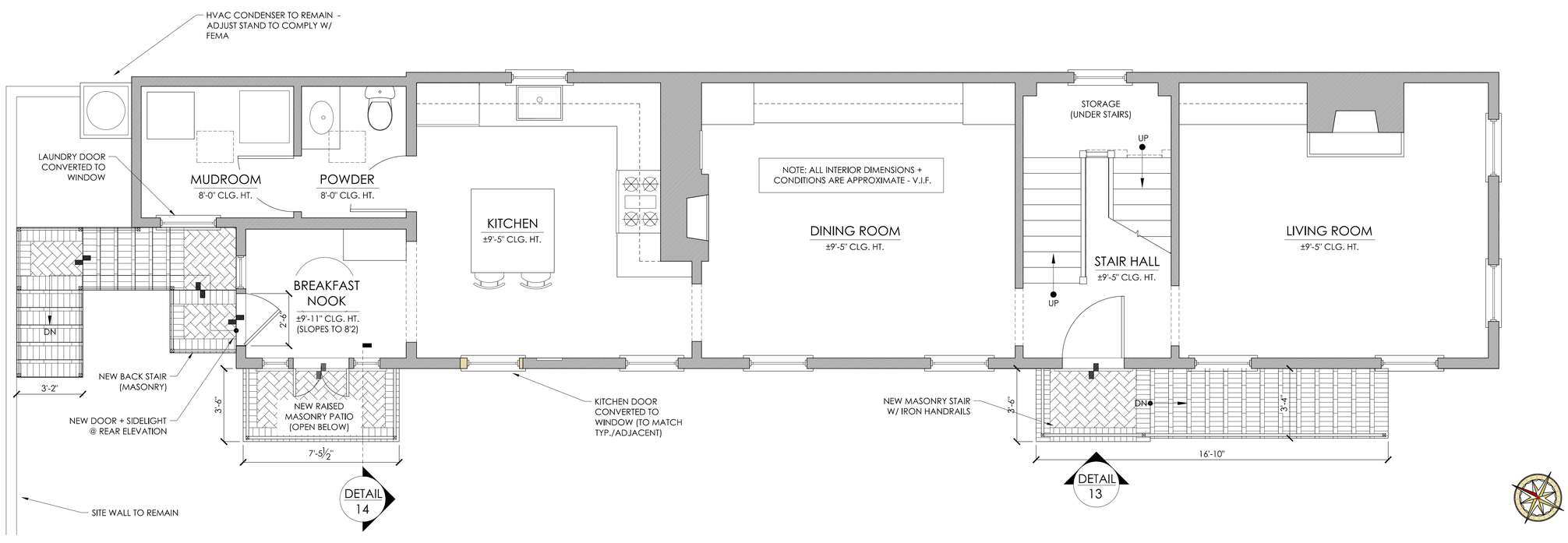
3/8" = 1'-0" (3/16" IF HALF-SIZED)



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.

PROPOSED FIRST FLOOR PLAN

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



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ELEVATION OF HISTORIC RESIDENCE AT

8 TRUMBO STREET

PROJECT NO.:	2020-25
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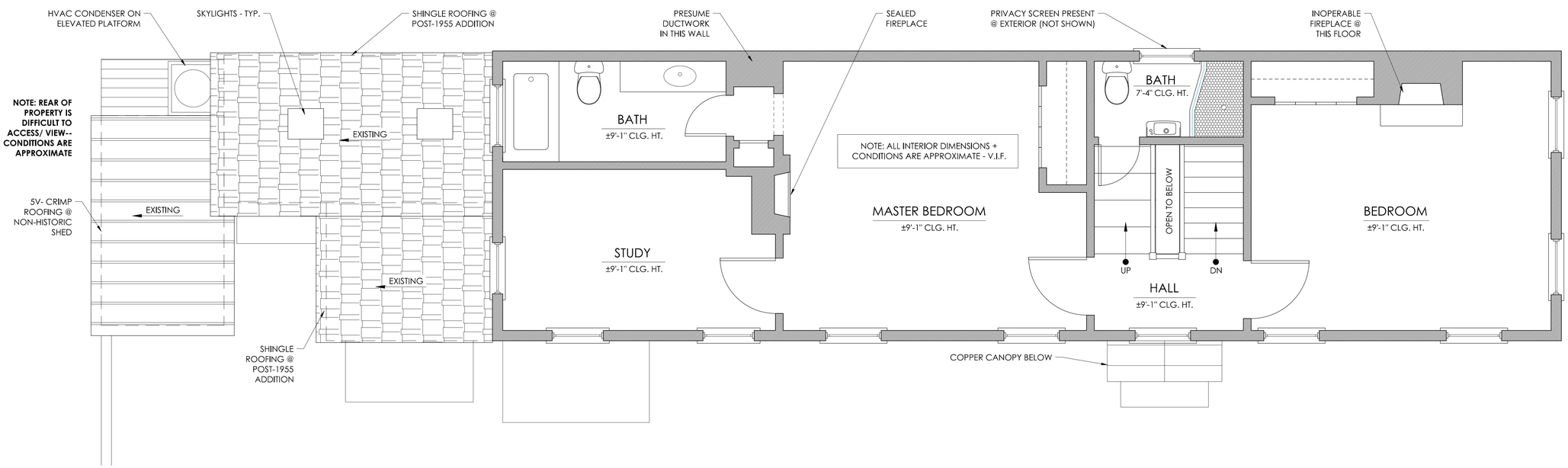
CHECKED BY:	J.F.M.

EXISTING + PROPOSED 1st FLOOR PLAN

EXISTING SECOND FLOOR PLAN

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



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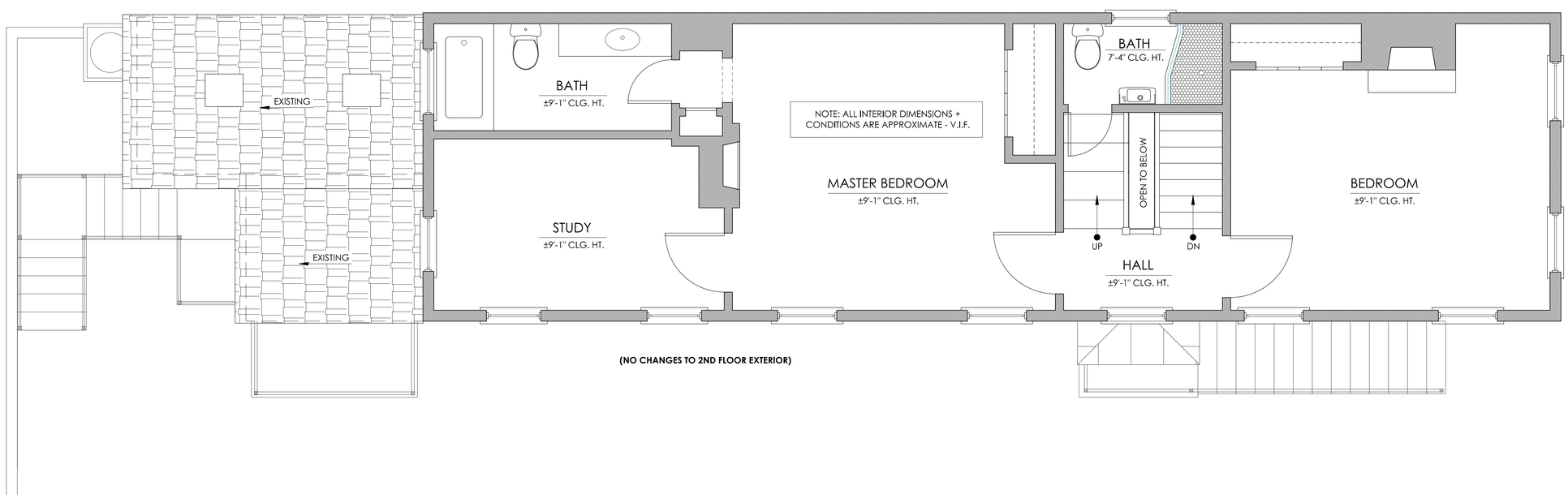
PROPOSED SECOND FLOOR PLAN

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



(NO CHANGES TO 2ND FLOOR EXTERIOR)

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ELEVATION OF HISTORIC RESIDENCE AT
8 TRUMBO STREET

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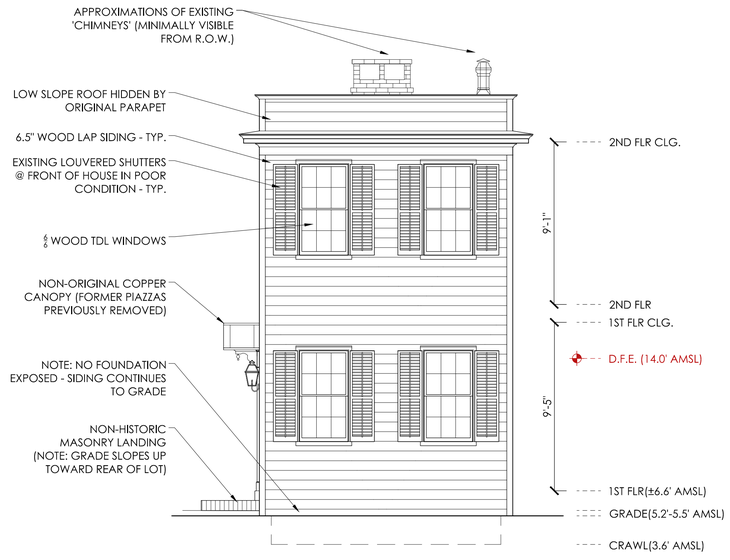
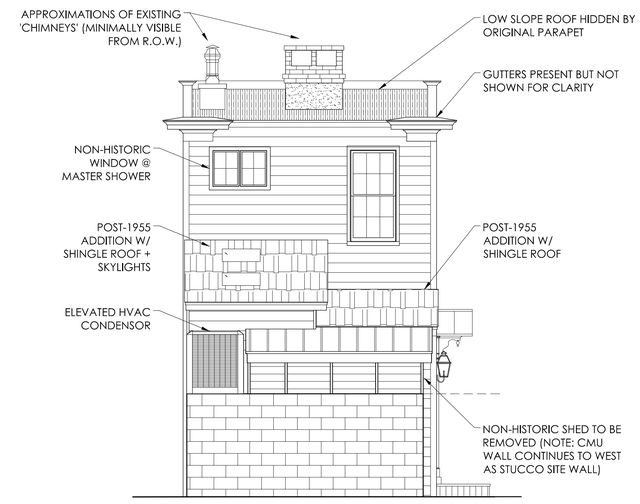
CHECKED BY:	J.F.M.

EXISTING + PROPOSED 2nd FLOOR PLAN



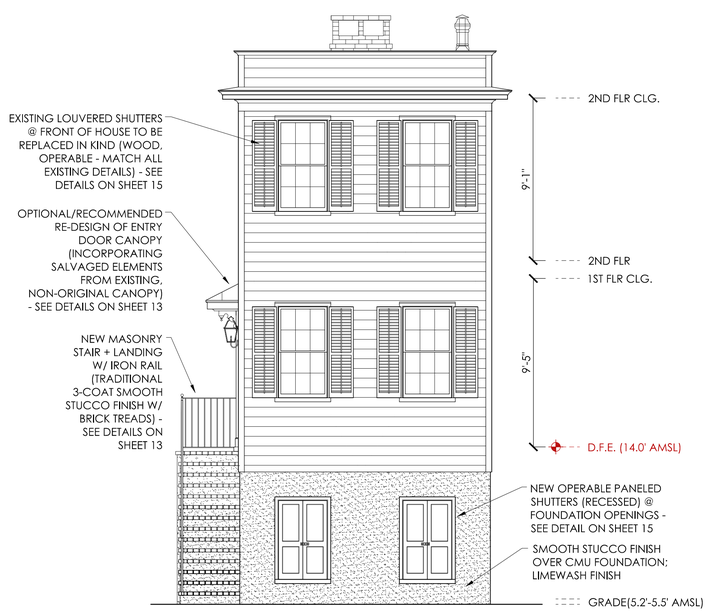
EXISTING SOUTH ELEVATION

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



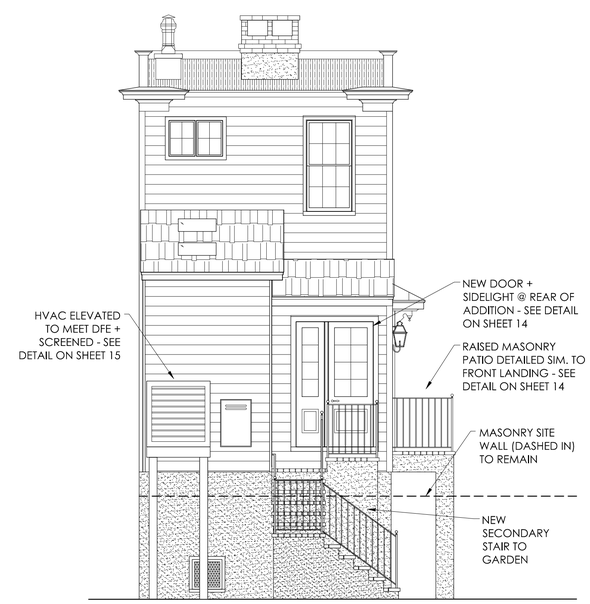
EXISTING NORTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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



PROPOSED NORTH ELEVATION

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

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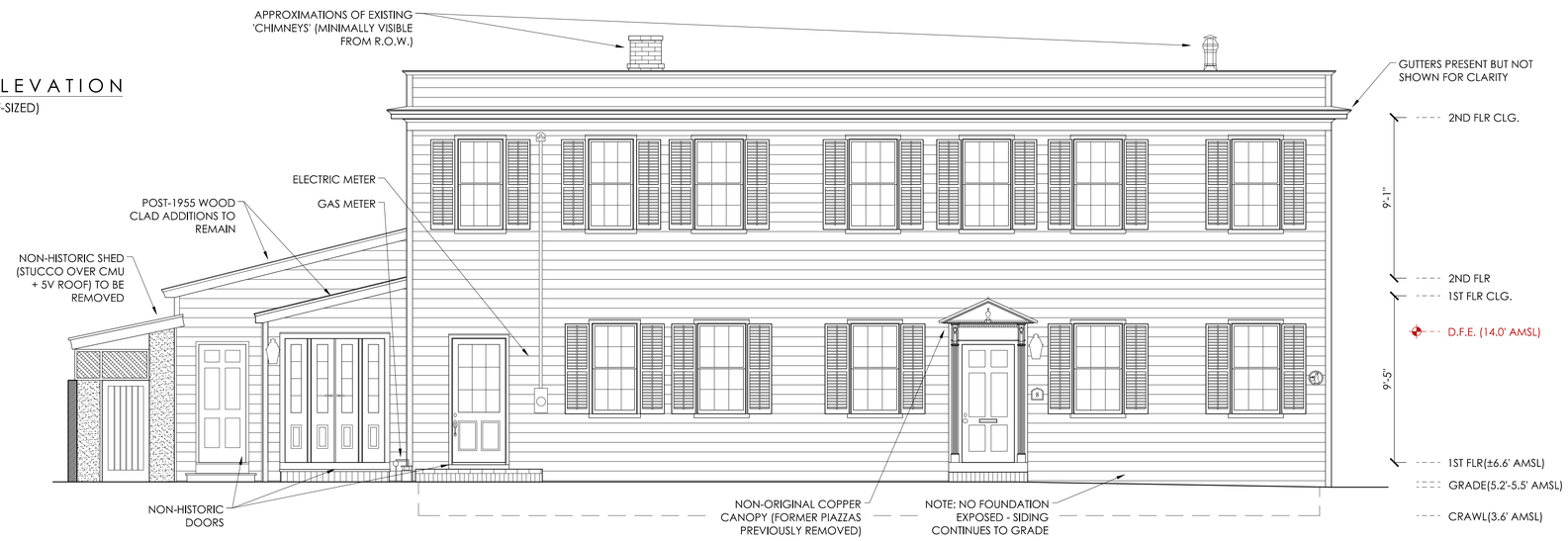
ELEVATION OF HISTORIC RESIDENCE AT
8 TRUMBO STREET

PROJECT NO.:	2020-25
DATE:	10 JULY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

EXISTING + PROPOSED ELEVATIONS

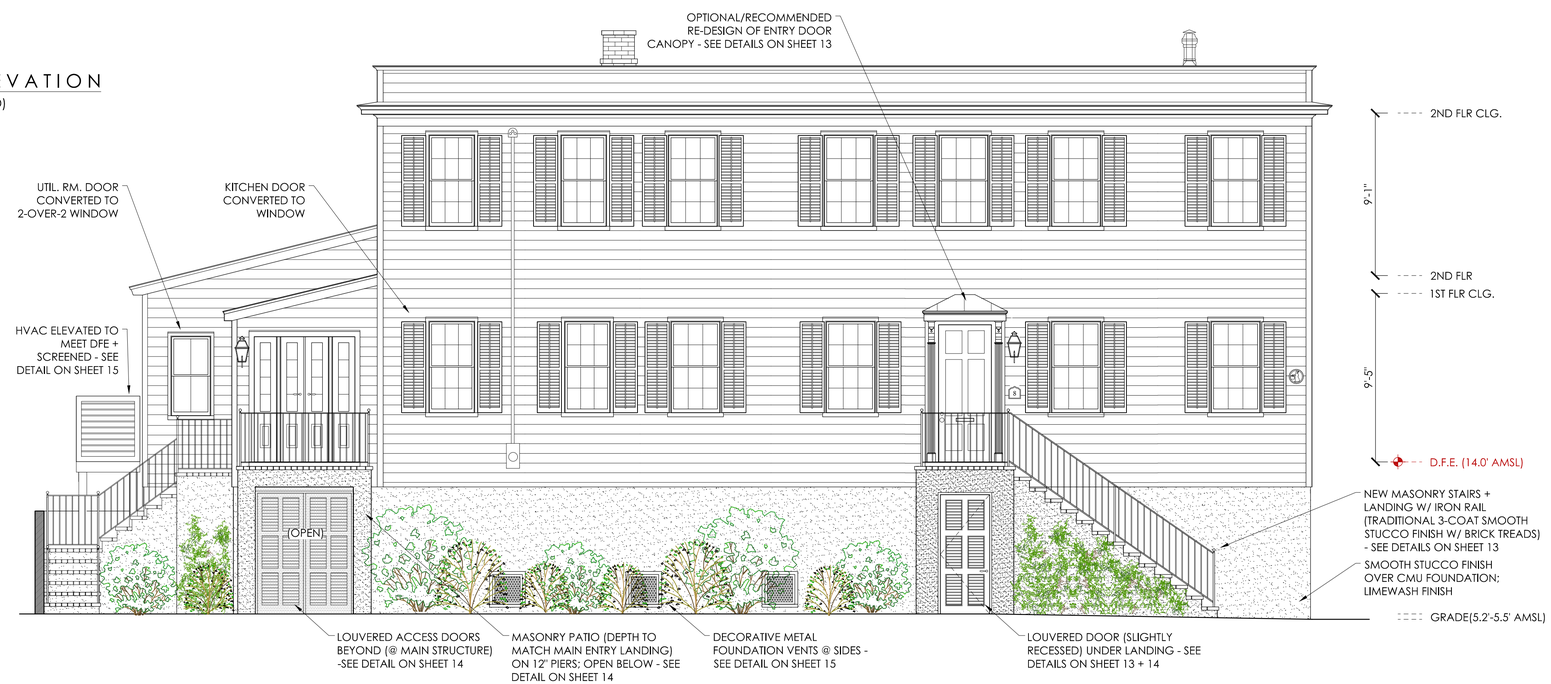
EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

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



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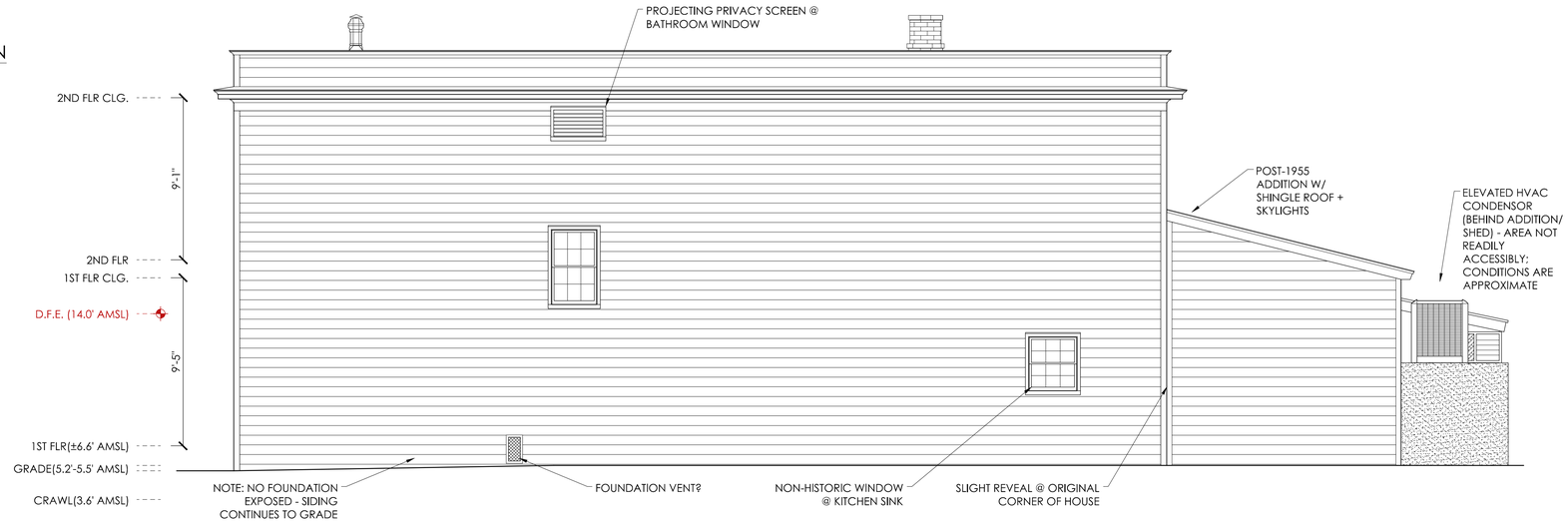
CHECKED BY:	J.F.M.

EXISTING + PROPOSED ELEVATIONS

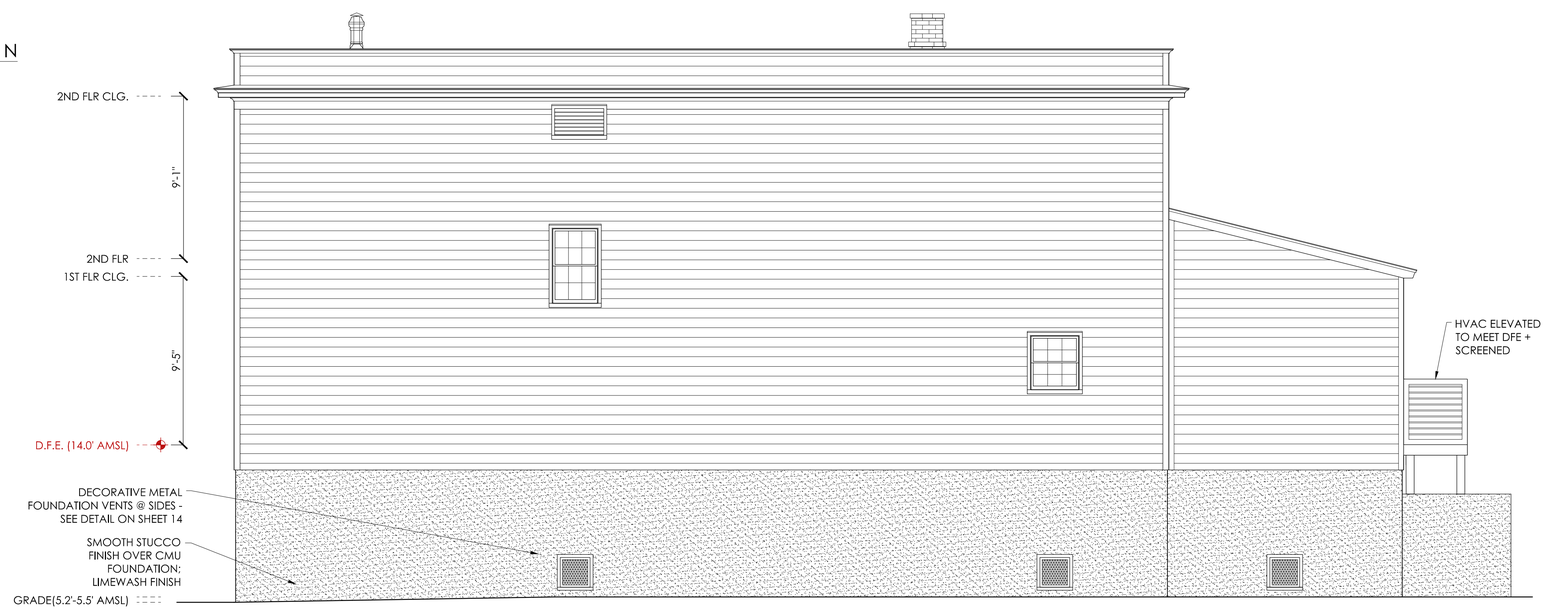
EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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



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8 TRUMBO STREET

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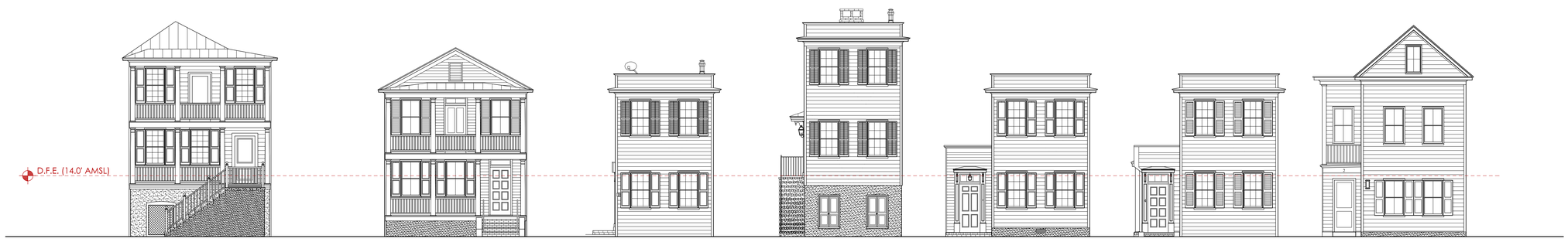
EXISTING + PROPOSED ELEVATIONS

EXISTING STREETSCAPE



PROPOSED STREETSCAPE

SOUTH SIDE OF TRUMBO

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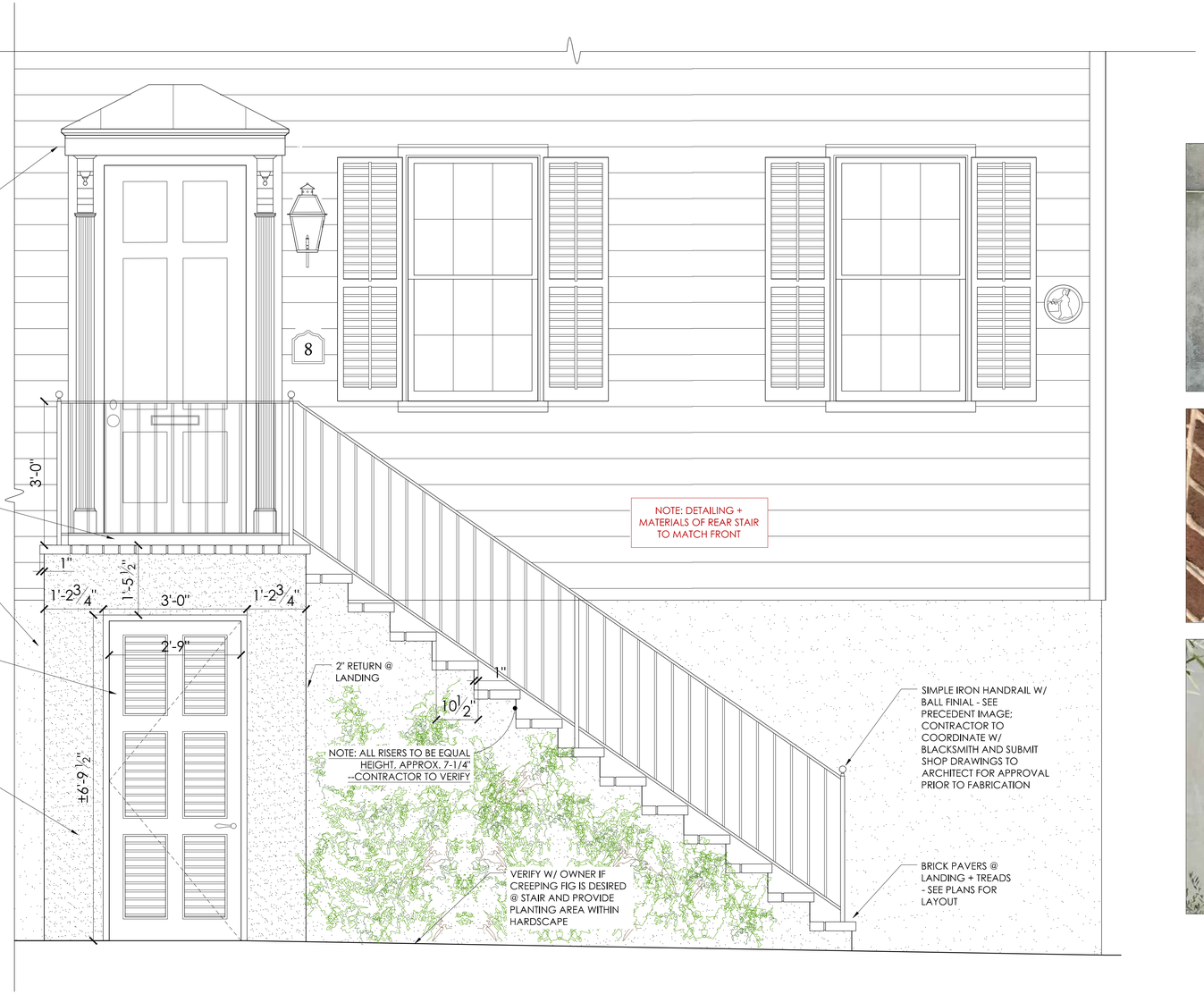
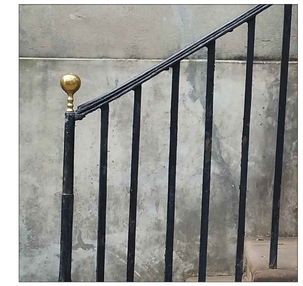
EXISTING + PROPOSED STREETSCAPE

NEW STAIR DETAILS

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



MATERIAL SELECTIONS



IRONWORK 'HITCHING POST BLACK'

SIDING - 'CHEROKEE ROSE'

OLD CAROLINA BRICK 'CHARLESTOWNE'

TRIM - 'CHAS. WHITE'

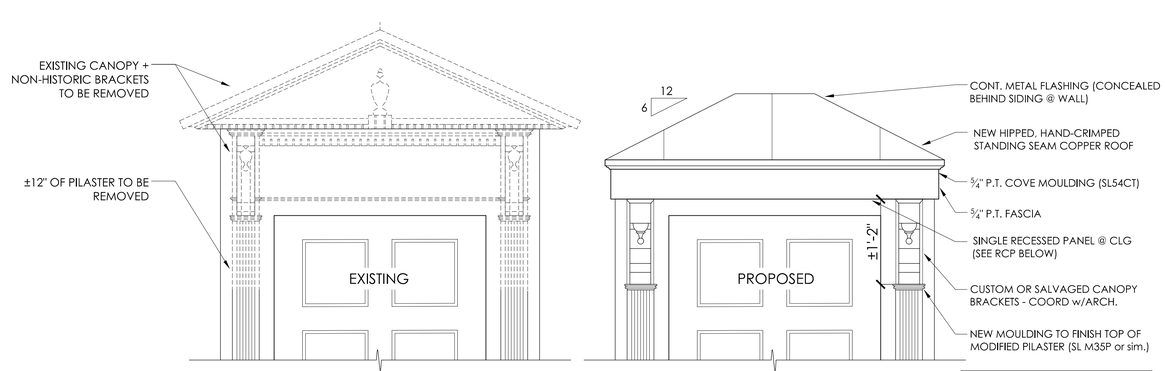
LIMEWASHED STUCCO FINISH

SHUTTERS - 'TEA OLIVE'

EXISTING CANOPY

OPTIONAL CANOPY MODIFICATION

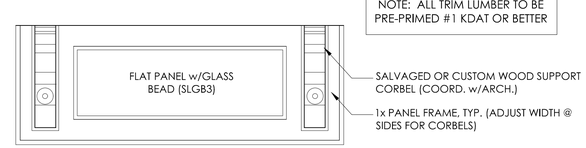
1" = 1'-0" (1/2" IF HALF-SIZED)



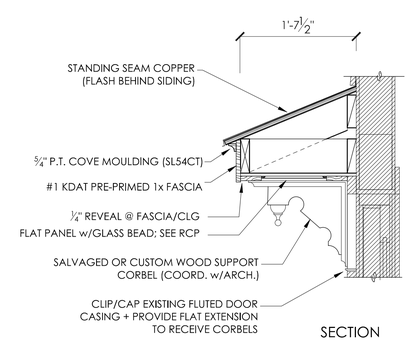
GENERAL NOTE:

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.

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



RCP



SECTION

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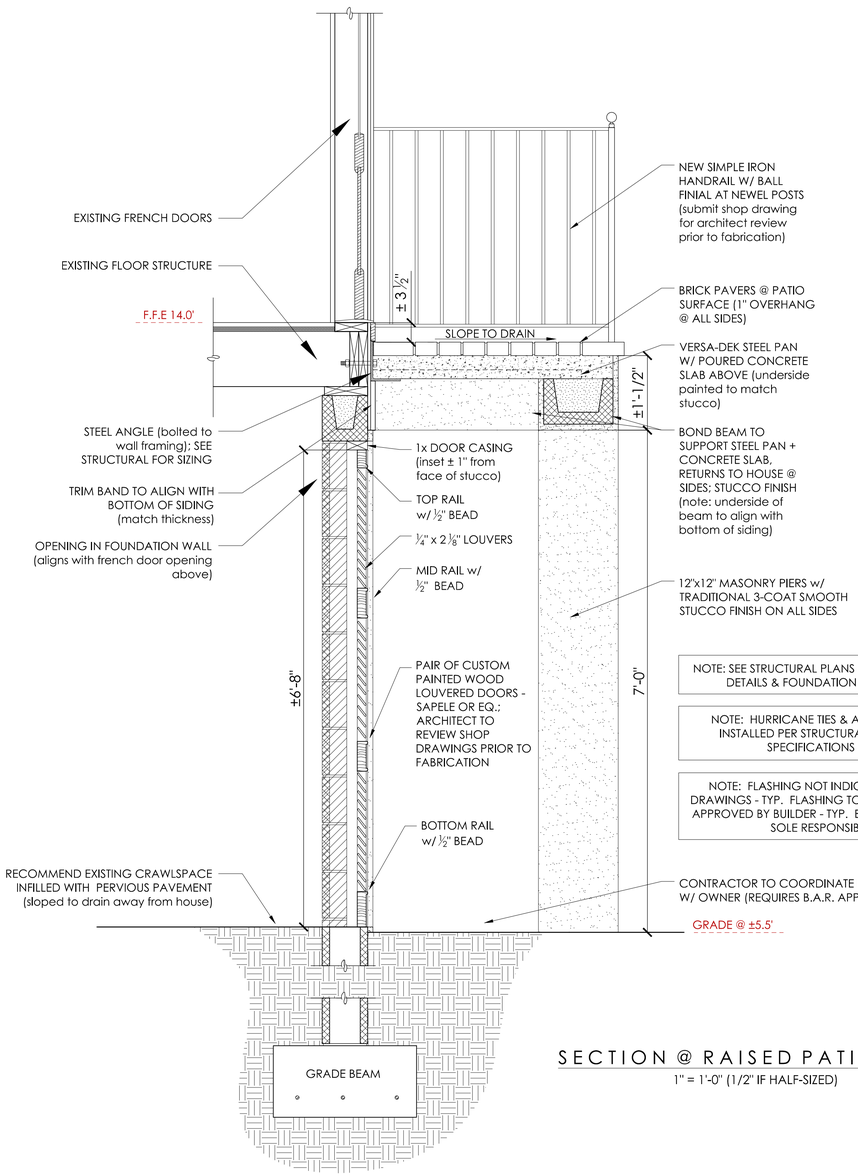
PROPOSED STAIR + CANOPY DETAILS

13



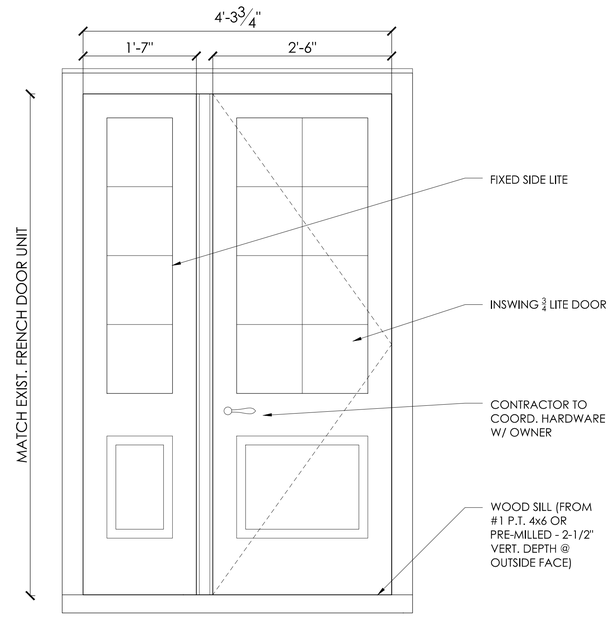
NOTE: SEE STRUCTURAL PLANS FOR ALL DEFINITIVE DETAILS & FOUNDATION SPECS. - TYP.

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

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

SECTION @ RAISED PATIO

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

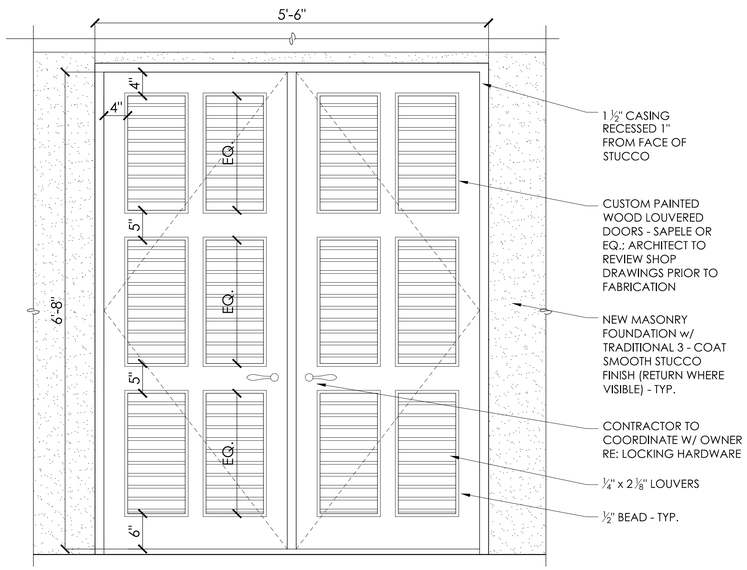


NOTE: NEW DOOR UNIT IS INTENDED TO REPLICATE STYLE/ DETAILING OF EXISTING FRENCH DOOR UNIT. ALL MATERIALS DIMENSIONS, PANEL SIZES, DETAILS, ETC. TO BE VERIFIED BY CONTRACTOR

NEW DOOR UNIT @ REAR STAIR

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

EXISTING FRENCH DOORS (DETAILING TO MATCH)



LOUVERED DOORS @ FOUNDATION

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

LOUVERED DOOR PRECEDENT

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ELEVATION OF HISTORIC RESIDENCE AT
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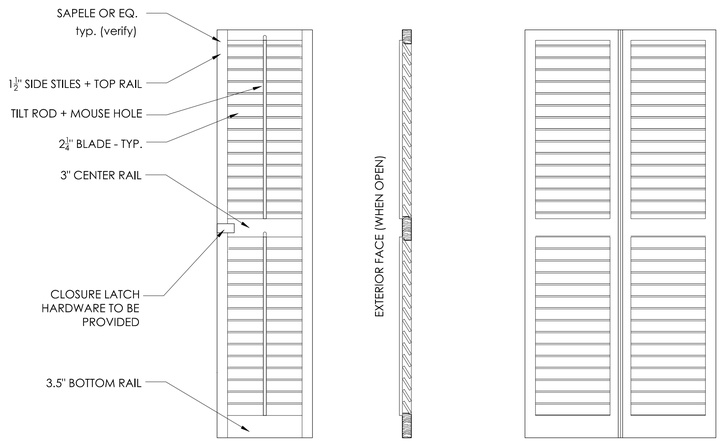
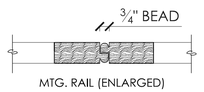
SECTION @ RAISED PATIO + DETAILS



LOUVERED SHUTTER @ 1ST + 2ND FLOORS



MTG. RAIL (ENLARGED)

NOTE: DIMENSIONS + DETAILS PROVIDED ARE TO CONVEY DESIGN INTENT OF TRADITIONAL DETAILING + CRAFTSMANSHIP - FABRICATOR TO SUBMIT SHOP DRAWING FOR REVIEW/APPROVAL

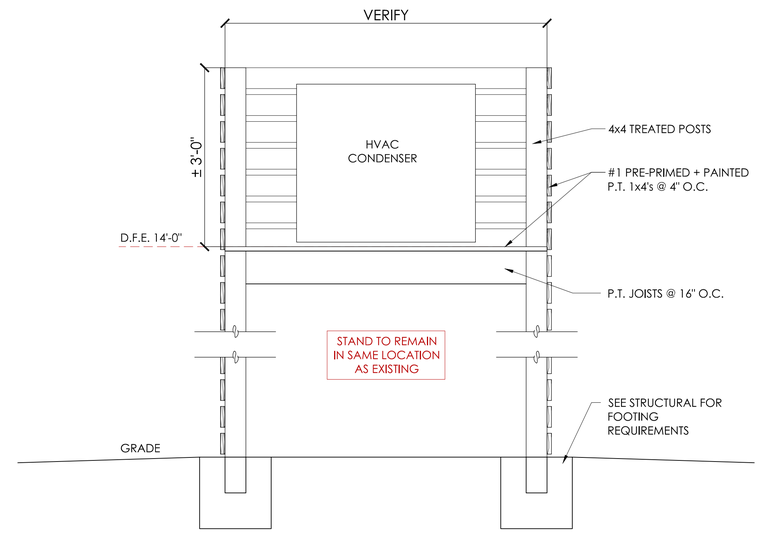
GENERAL NOTES:

- SHUTTERS SHALL BE SIZED TO FIT EACH OPENING + CLOSE FLUSH
- SHUTTER PANELS SHALL BE CONFIGURED SUCH THAT THE CENTER RAIL OCCURS DIRECTLY BELOW THE MEETING RAIL OF THE WINDOW
- LOUVERED SHUTTERS SHALL BE INSTALLED SUCH THAT WHEN CLOSED, THE LOUVERS DEFLECT WATER AWAY FROM THE BUILDING
- REPAIR + REUSE EXISTING LATCHING HARDWARE - REPLICATE WHERE MISSING
- REPAIR AND REUSE EXISTING PINTELS - REPLICATE WHERE MISSING
- INSTALL NEW 'L' HINGES ON BACK SIDE OF SHUTTERS (SUCH THAT THEY ARE HIDDEN WHEN SHUTTERS ARE OPEN)
- PROVIDE NEW 'PROPELLER' STYLE SHUTTER DOGS IN LIEU OF EXISTING HOOK + EYE HARDWARE

SHUTTERS ON FRONT FACADE AND WEST FACADE ARE GENERALLY IN POOR CONDITION AND HAVE BEEN REPAIRED MULTIPLE TIMES. CONTRACTOR TO COORDINATE WITH CRAFTSMAN TO REPLICATE EXISTING. VERIFY ANY DISCREPANCIES BETWEEN DETAILS PROVIDED AND EXISTING CONDITIONS WITH ARCHITECT PRIOR TO FABRICATION.

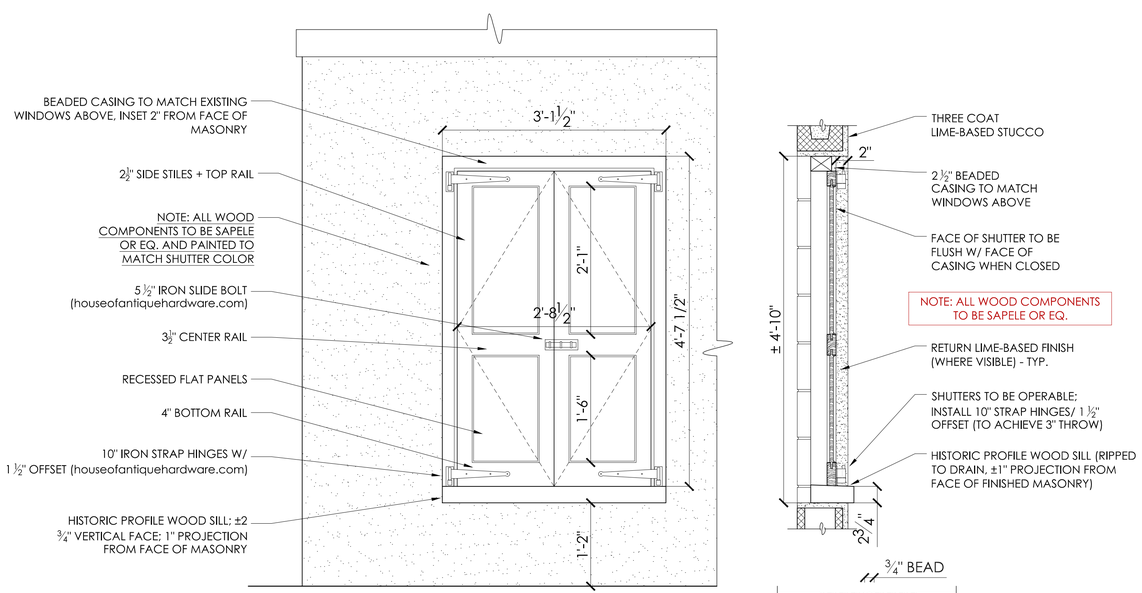
SHUTTER REPLACEMENT

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



HVAC STAND DETAIL

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

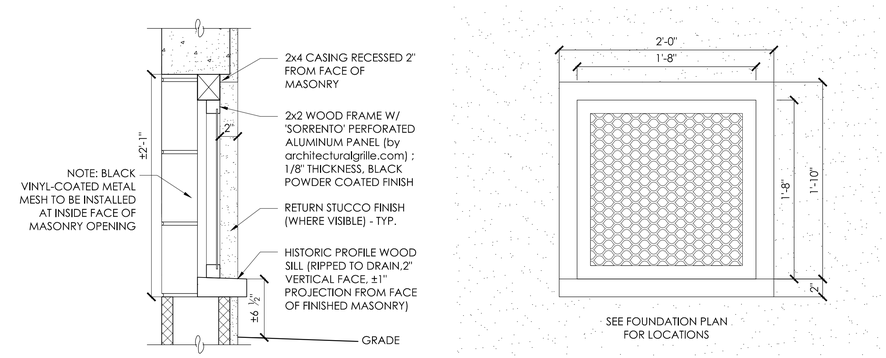


MTG. RAIL (ENLARGED)

NOTE: OPENINGS TO BE CENTERED ON WINDOWS ABOVE; NO WINDOWS @ FOUNDATION LEVEL (SHUTTERS ONLY), TO REMAIN CLOSED ACCEPT TO PROVIDE ACCESS UNDER HOUSE; EXTERIOR FACE OF SHUTTER TO BE FLUSH WITH FACE OF CASING WHEN CLOSED.

NEW SHUTTERS @ FOUNDATION

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



NEW FOUNDATION VENTS

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

PRECEDENT

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MISC. DETAILS