Protocol

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

To view or participate in the Board Meeting, please refer to the following options:
• **In-Person:** Public Meeting Room at 2 George Street, First Floor
• **YouTube Streaming** (to view live or after the meeting): The meeting will be recorded and livestreamed to the City of Charleston BAR-S YouTube channel at https://www.youtube.com/channel/UCBofP1rUHr3PnAGlY3w7a5Q/playlists.

WRITTEN PUBLIC COMMENTS:
Use one of the following methods to submit written comments. The deadline to submit written comments is 12:00 PM one business day before the meeting. Comments must include your name, address, telephone number, meeting date, and project number. Written comments are provided to the Board 24 hours in advance of the meeting and will be acknowledged into the record and summarized; if this is a concern, you are encouraged to attend the meeting in person.
• Complete the Citizen Participation form at http://innovate.charleston-sc.gov/; or
• Call 843-724-3781; or
• Mail comments to the Dept. of Planning, Preservation & Sustainability, 2 George St, Charleston, SC 29401.
Protocol

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

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

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

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

Approval of Minutes from July 28, 2022, Meeting
Applications: Agenda Item #1

51 Poinsett Street
TMS # 463-12-03-018

Request partial demolition of historic structure. Site visit 8:30 am.

NS | North Central | c. 1915 | Historic Material Demolition Purview

Deferred by Applicant
Agenda Item #2

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

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

Category 2 | Charlestowne | c. 1803 | Old and Historic District
LOOKING WEST ON BROAD
Agenda Item #2

Applicant’s Presentation
**THE RUCKER RESIDENCE**

119 + 121 BROAD STREET

**HOME RENOVATION**

neil stevenson
architects

---

**DRAWING SHEET LIST**

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<th>COVER SHEET</th>
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**ZONING INFORMATION**

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<th>TMS#:</th>
<th>457-12-04-009</th>
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</thead>
<tbody>
<tr>
<td>JURISDICTION:</td>
<td>CITY OF CHARLESTON</td>
</tr>
<tr>
<td>NEIGHBORHOOD:</td>
<td>CHARLESTOWNE</td>
</tr>
<tr>
<td>SUBDIVISION:</td>
<td>SOUTH OF BROAD</td>
</tr>
</tbody>
</table>

ZONING: SR-4

FEMA FLOOD ZONE: AE-10 [45019CO518K - JAN. '21]

FREEBOARD REQ.: 2' 14' AMSL

LOT SIZE: 29,456 SQ.FT.

LOT COVERAGE EXIST: 4926 SQ.FT. (16.7%)

LOT COVERAGE PROPOSED: 5836 SQ.FT. (19.8%)

LOT COVERAGE MAX: 35%

ACCESSORY BLDG SETBACKS: FRONT: 60', SIDE: 9'
119 + 121 BROAD STREET
THE RUCKER RESIDENCE
POOLHOUSE

POOLSIDE WALK
CREATED IMPERIAL WALK
POOLSIDE WALK
NOW BLUESTONE WALK
BC WALL & FENCE
BC WALL

CONCEPTUAL LANDSCAPE & POOL PLAN

PROPOSED SITE PLAN
SCALE: 1" = 10' 0" B&W 30'

THE RUCKER RESIDENCE
119 + 121 BROAD STREET
HOME RENOVATION

neil stevenson
ARCHITECTS

POOLHOUSE SITEPLAN

SCALE: AS NOTED

21 Rebellion Road
Charleston, SC 29407
(843) 153-3733

Landplan Associates

PROJECT #: 2001
DATE: 7.18.2022
DESIGN BY:

A1
STANDING SEAM METAL ROOF TO MATCH DARK SLATE GREY COLOR OF SLATE ROOF ON MAIN HOUSE
CUSTOM MAHOGANY (PAINTED) WINDOWS & DOORS (TYP.)
TRADITIONAL 3-COAT STUCCO w/ LIMEWASH FINISH TO MATCH EXISTING STUCCO @ MAIN HOUSE

THE RUCKER RESIDENCE
119 + 121 BROAD STREET
POOLHOUSE

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

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

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

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
THE RUCKER RESIDENCE
119 + 121 BROAD STREET
HOME RENOVATION

neil stevenson
ARCHITECTS

MATERIALS

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

CUSTOM TRADITIONAL WOOD WINDOWS & DOORS
SCALE: N.T.S.

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

PAINT COLORS:
ALL POOL HOUSE, PERGOLA & GARAGE PAINT COLORS TO MATCH EXISTING COLORS FROM MAIN HOUSE (119 BROAD)

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

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

PAINT COLORS:
ALL POOL HOUSE, PERGOLA & GARAGE PAINT COLORS TO MATCH EXISTING COLORS FROM MAIN HOUSE (119 BROAD)

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

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

SLATE GRAY
After the fact request. Request conceptual approval to rebuild piazza stair, replace piazza screening, add hood over entrance, pedestrian and driveway gates, and hardscaping.

Category 2 | Harleston Village | c. 1800 | Old and Historic District
Context
EXISTING SITE PHOTOS
Agenda Item #3

Applicant’s Presentation
NOTE 1:

- Add "12" x 12" white travertine marble and bluestone checker board pavers 6" wide x 12" long.
- Drawn on sheet A0.1.2.

NOTE 2:

- Install lighting on piazzas as shown on sheets A0.1.4, A0.1.5, A0.2.2.

PROPOSED RENDERINGS

- VIEW FROM 02/07/20 FLOOD ELEV. CERTIFICATE

- BUILDING AREA MOUNTED ABOVE THE FLOOD ELEVATION. WATER NOT CONSTITUTE A SUBSTANTIAL IMPROVEMENT.

- RESISTANT MATERIALS TO BE USED BELOW THE D.F.E.

HIGH ADJACENT GRADE: 9.5' MSL

FIRST FLOOR ELEVATION: 12.8' MSL

LOW ADJACENT GRADE: 9.0' MSL

PROJECT SCOPE

- Patch and repair siding, railings, columns, arches etc. in-kind.
- Add "12" x 12" marble and granite checker board pavers at 6" wide x 12" long on first floor. (Drawn on sheet A0.1.1)
- Metal picket separation gate to match original gate, as shown in Photo in sheet A0.1.1
- Rebuild piazza stair out of wood and to match existing pickets and rail in-kind as shown on sheets A0.8.1 and A0.8.2
- Install wood hood with copper roof over Ashley Ave ground floor entry as shown on sheet A0.1.1
- Install iron pedestrian gate to match original gate, as shown in Photo in sheet A0.2.1
- Patch and repair plaster and stucco wall over Ashley Ave ground floor entry as shown on sheets A0.6.1, A0.7.1.
- Install new handrail on existing stair rail over Ashley Ave ground floor entry as shown on sheet A0.7.1.

FLOOD ZONE INFORMATION

- FLOOD ZONE INFORMATION
- RESISTANT MATERIALS TO BE USED BELOW THE D.F.E.
- WATER NOT CONSTITUTE A SUBSTANTIAL IMPROVEMENT.
- THE VALUE OF THE EXISTING STRUCTURE AND DOES NOT CONSTITUTE A SUBSTANTIAL IMPROVEMENT.
- INSTALLATION OF RESISTANT MATERIALS TO BE MOUNTED ABOVE THE FLOOD ELEVATION.

- INSTALLATION OF RESISTANT MATERIALS TO BE MOUNTED ABOVE THE FLOOD ELEVATION.
- INSTALLATION OF RESISTANT MATERIALS TO BE MOUNTED ABOVE THE FLOOD ELEVATION.
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- INSTALLATION OF RESISTANT MATERIALS TO BE MOUNTED ABOVE THE FLOOD ELEVATION.

- INSTALLATION OF RESISTANT MATERIALS TO BE MOUNTED ABOVE THE FLOOD ELEVATION.
This drawing is the exclusive property of the architect and may not be used or reproduced in whole or in part without the permission of the architect.

This drawing is printed at an 11"x17" format - the scale of the drawings are at 1/2 of the noted scale.

---

**GENERAL PROPERTY SURVEY**

**LOT A**

**DOWNTOWN**

0.187 ACRES

TMS 457-03-04-073

96 ASHLEY AVENUE

CITY OF CHARLESTON

CHARLESTON COUNTY, SC

BEING PREPARED FOR

WILLIAM H. CROUCH

& XAVIER H. H. NGUYEN

DATE: 1/26/2022 SCALE: 1" = 20'

ATLANTIC SURVEYING, INC.

96 Ashley Ave.

Charleston, SC 29403

PHONE: 843-727-0000

Fax: 843-727-0099

---

**NOTES & REFERENCES:**


2. The survey does not reflect a title search and is based entirely on the above referenced documents. Any exceptions or encumbrances of record not shown on the reference plat shall not be shown on this survey.

3. Certification is to the parties/parties for whom this survey was prepared and is not transferable to any other institution or individuals.

4. No grand trees on site.
VIEW FROM BACKYARD

VIEW FROM STAIR CASE
HEATED AREA:

FLOOR 1: 1672.20 SF
FLOOR 2: 1980.32 SF
FLOOR 3: 1980.32 SF
HAB. ATTIC: 1474.96 SF

TOTAL: 7114.12 SF

UNHEATED AREA:

FLOOR 1: 459.16 SF
FLOOR 2: 459.16 SF
FLOOR 3: 459.16 SF

TOTAL: 1574.47 SF

COMMON AREA:

FLOOR 1: 308.96 SF
FLOOR 2: 285.73 SF
FLOOR 3: 285.73 SF

TOTAL: 879.42 SF

REFERENCES:

UNIT 1:

UNIT 2:

UNIT 3:

COMMON AREAS:

PORCH:

1. FIRST FLOOR - AREA CALC

1/8" = 1'-0"

2. SECOND FLOOR - AREA CALC

1/8" = 1'-0"

3. THIRD FLOOR - AREA CALC

1/8" = 1'-0"

4. HABITABLE ATTIC - AREA CALC

1/8" = 1'-0"
ALL WALLS ARE TYPE A WALLS, U.O.N.
CONTRACTOR TO VERIFY ALL DIMENSIONS WITH EXISTING CONDITIONS.
PATCH AND REPAIR DRYWALL AND PLASTER ON EXISTING WALLS, IN ASSESS EACH FIREPLACE AND ADD VENTLESS GAS FIREPLACE INSERTS

DATE: 01/08/2022

PROVIDE GLASS SHOWER PARTITIONS AT ALL SHOWERS.

WHERE DOORS, WINDOWS OR OPENINGS IN WALLS ARE TO BE NEW BUILDING FOOTPRINT IS NOT TO EXCEED EXISTING BUILDING

PER 2018 IEBC 805.5.1:
DIMENSIONS INDICATED ARE FROM FACE OF STUD AND TO FACE OF 6'-11 1/2"
1'-8"
13'-5"
8'-5"
2'-7 1/2"
8'-2 1/2"
4'-6 1/2"
1'-10"
BATH
17'-1"
2'-7 1/2"
119,66 pies2
6'-10 1/2"
54,27 pies2
1'-7"
4'-1/2"
1'-8"
8'-5 1/2"
7'-2 1/2"
199,35 pies2
7'-3"
7'-6 1/2"
3'-4"
17'-10"
1'-10 1/2"
1'-3"
16'-10"
2'-7 1/2"
5'-11"
11'-2 3/4"
5'-1/4"
2'-4"
9'-4"
293,44 pies2
8'-6"
4'-4 1/2"
1'-8"
1'-8"
5'-4"
1'-8"
9'-7 1/2"
15'-11 1/4"
9'-11"
21'-5 1/4"
5'
14'-5 1/2"
3'-7"
5'-2"
66,78 pies2
2'-7 1/2"
2'-7 1/2"
7'-1 1/2"
359,89 pies2
18'-6"
26,67 pies2
1'-8"
9'-7 1/2"
6"
4'-6 3/4"
2'-11"
1'-3"
2'-7 1/2"
13'-5"
5'-5"
1'-7"
1'-10"
2'-6"
1'-8 1/4"
1'-8"
2'-7"
218,15 pies2
4'-8 3/4"
5'
4'-6 3/4"
5
2'-7"
8'-7 1/2"
7'-2 1/2"
7'-1"
17'-2 1/2"
1'-7"
4
4'-3"
21,95 pies2
9'-7"
2'-7"
1'-3"
2'-7"
ALL WALLS ARE TYPE A WALLS, U.O.N. ASSESS EACH FIREPLACE AND ADD VENTLESS GAS FIREPLACE INSERTS. PATCH AND REPAIR DRYWALL AND PLASTER ON EXISTING WALLS, IN CONTRACTOR TO VERIFY ALL DIMENSIONS WITH EXISTING CONDITIONS. NEW BUILDING FOOTPRINT IS NOT TO EXCEED EXISTING BUILDING. PROVIDE SHELF AND ROD IN ALL CLOSETS. DIMENSIONS INDICATED ARE FROM FACE OF STUD AND TO FACE OF WALL. ALL NEW DOOR STYLES AND PANELS ARE TO MATCH EXISTING. PER 2018 IEBC 805.5.1: VERIFY ALL DOOR HEIGHTS IN FIELD. DOOR HEIGHTS TO MATCH EXISTING.

A: 5'-11 1/4"
B: 6'-5"
C: 3'-4 1/2"
D: 8'-9"
E: 7'-3"
F: 7'
G: 3'-1"
H: 2'-2 1/2"
I: 3'-2"
J: 19'-1 1/2"
K: 7'
L: 2'-2"
M: 1'-2"
N: 3'-2"
ALL WALLS ARE TYPE A WALLS, U.O.N.

PATCH AND REPAIR DRYWALL AND PLASTER ON EXISTING WALLS.

IN NEW BUILDING FOOTPRINT IS NOT TO EXCEED EXISTING BUILDING 1'-2".

9 1'-2"

2'-2" 4'

1'-2" 5

8'-1/2" 2'-2"

40'-3"

736,11 pies²

PER 2018 IEBC 805.5.1:

3'-2"

A

4'

2'-1"

8'-6 1/2"

6'-9 1/2"

5'-10"

14,30 pies²

3'-2"

1'-2"

11'-1 1/4"

3'-10 1/2"

5'-11 1/4"

7"

27,56 pies²

1'-2"

1'-2"

1'-2"

11'-5"

19'-1 1/2"

3'-2"

505,71 pies²

12'

9'-1 1/2"

20'-3"

8'-5 1/2"

3'-2"

3'-2"

192,45 pies²

1'-2"

1'-2"

196,62 pies²

3'-2"

1'-2"

11'-5 1/2"

20'-3"

63,00 pies²

7,95 pies²

501,15 pies²

1'-2"

1'-2"

192,45 pies²

3'-2"
**GENERAL FLOOR NOTES:**

1. **ALL DOOR STYLES AND PANELS ARE TO MATCH EXISTING HISTORIC STYLES AND PANELS.**
2. **VERIFY ALL DOOR HEIGHTS IN FIELD. Door heights to match section 2018 IEBC 805.5.1:**
3. **DOORS INTO DWELLING UNITS IN GROUP R-2 SHALL BE 20 MIN. RATED. REPLACE MECHANICAL UNITS. REPLACE OR REPAIR DUCTWORK AS NECESSARY.**
4. **DOORS OF NOT LESS THAN 1 3/4". DOORS, EQUIPPED WITH DOOR CLOSERS. DOORS TO BE SOLID CORE.**
5. **DOORS INTO DWELLING UNITS IN GROUP R-2 SHALL BE 20 MIN. RATED. REPLACE OR REPAIR DUCTWORK AS NECESSARY.**
6. **EXISTING INTERIOR DOORS.**
7. **COMMON AREAS:**
   - **UNIT SEPARATION WALL 1-HR RATED**
   - **NEW WALLS TO HAVE 3 1/2" FIRE-TREATED WOOD STUDS 16" O.C. TO CEILING ABOVE**
   - **FINISH AS NOTED.**
   - **3 1/2" INSULATION SOUND BATTS IF POSSIBLE.**
8. **REFERENCES:**
   - **PORCH:**
   - **COMMON AREAS:**
   - **UNIT 1:**
   - **UNIT 2:**
   - **UNIT 3:**
9. **PARTITION TYPES**
   - **GC TO CONFIRM EXISTING WALL RATING. IF NOT ADEQUATE THEN GC TO ADD 1/2" GYP. BD. TYPE X ON ONE SIDE FROM FIN. FLR TO UNDERSIDE OF CEILING ABOVE.**
10. **NEW BUILDING FOOTPRINT IS NOT TO EXCEED EXISTING BUILDING FOOTPRINT.**
11. **ALL RIDGE TYPE WALLS TO MATCH EXISTING HISTORY.**
12. **WALLS AS NOTED.**
13. **PROPERLY.**
14. **DOORS TO BE SOLID CORE.**
15. **DOORS TO BE SOLID CORE.**
16. **PARTITION TYPES**
17. **REFERENCES:**
18. **EXISTING INTERIOR DOORS.**
19. **EXISTING INTERIOR DOORS.**
20. **EXISTING INTERIOR DOORS.**
21. **EXISTING INTERIOR DOORS.**

**HABITABLE ATTIC NOTE:**

- **THE OCCUPIABLE FLOOR AREA IS NOT LESS THAN 70 SQUARE FEET (17M2), IN ACCORDANCE WITH SECTION R304.**

**REFERENCES:**

- **PROPOSED PLAN**
- **96 Ashley Ave. Charleston, SC 29401**

**DRAWN BY:** A.C.P

**AOR:** NCS

**NSA Job #: #Pln**

**Drawn By:** A.C.P

**AOR:** NCS

**NSA Job #: #Pln**

**96 Ashley Ave.**

**Charleston, SC 29401**
UNIT 2-3 - HABITABLE ATTIC ELECTRICAL PLAN

1/4" = 1'-0"
PROPOSED STAIRCASE

Railings and balusters to match existing.
UNIT 2 - THIRD FLOOR ELECTRICAL PLAN

Railings and balusters to match existing.

EXISTING STAIRCASE

A0.8.2
HABITABLE ATTIC NOTE:

THIS STRUCTURE HAS A HABITABLE ATTIC

THE OCCUPIABLE FLOOR AREA
HAS A CEILING HEIGHT IN ACCORDANCE WITH SECTION R305

THE OCCUPIABLE SPACE IN ENCLOSED BY THE ROOF ASSEMBLY ABOVE, KNEE WALLS (IF APPLICABLE) ON THE SIDES AND FLOOR CEILING ASSEMBLY BELOW.

THE FLOOR OF THE OCCUPIABLE SPACE SHALL NOT EXTEND BEYOND THE EXTERIOR WALLS OF THE FLOOR BELOW.
Agenda Item #4

235 Meeting Street
TMS # 457-08-01-012

Request conceptual approval for storefront alterations, move entrance from center bay to left bay at store front, install lights at entry, add decorative screens between front bays.

Category 3 | c. pre 1884 | Old and Historic District
EXISTING SITE PHOTOS
View looking north from St. Philip
Agenda Item #4

Applicant’s Presentation
235 Meeting Street
Renovation
Charleston, SC 29401

SCOPE OF WORK:
INTERIOR RENOVATION NO ZONING CHANGES

AREA CALCULATIONS
EXISTING TOTAL HEATED AREA OF UNIT: 5433.76 sq
FIRST FLOOR: 5433.76 sq
PROPOSED TOTAL HEATED AREA OF UNIT: 5433.76 sq
FIRST FLOOR: 5433.76 sq

AREA CALCULATIONS
EXISTING TOTAL HEATED AREA OF UNIT: 4046.46 sq
SECOND FLOOR: 4046.46 sq
PROPOSED TOTAL HEATED AREA OF UNIT: 4046.46 sq
SECOND FLOOR: 4046.46 sq

GENERAL CONSTRUCTION NOTES
1. CONTRACTOR SHALL BE RESPONSIBLE FOR ASSEMBLING ALL REQUIRED PERMITS AND APPROVALS NECESSARY TO INSTALL AND COMPLETE SPECIFIED WORK.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
3. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY FOR ANY CONDITIONS THAT DO NOT COMPLY WITH PROPOSED PLANS AND ASSOCIATED SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY FOR ANY PROGRESS REPORTS OR DELAYS DUE TO UNFORESEEN CONDITIONS OR PROJECT DELAYS.
5. THE DESIGN, MATERIALS, AND SAFETY OF ALL TEMPORARY SUPPORTS, BRACING, AND SHORES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR SHALL SECURE PERMITS APPROVED IN WRITING FROM THE OWNER FOR ANY REQUESTED CHANGES PRIOR TO COMMENCING WORK ASSOCIATED WITH SAME.
7. CONTRACTOR SHALL ADEQUATELY PROTECT ANY EXISTING FOYER, ENTRYWAY, OR PASSAGEWAY PRIOR TO COMMENCING WORK.
8. CONTRACTOR SHALL ORDER MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL ORDINANCES, AND THE LATEST ADOPTED ADDITION OF THE NATIONAL, STATE AND LOCAL BUILDING CODES, INCLUDING BUT NOT LIMITED TO THE 2018 INTERNATIONAL BUILDING CODE, NEC, NFPA CODES, SAFETY AND HEALTH REQUIREMENTS AND ENERGY CODE.
Front Elevation Image – Year 1860 (HISTORIC)

Front Elevation Image – Year 1970

Front Elevation Image – Year 1970

Meetings Street 235
Charleston, SC 29401

Permit Set
00/00/00

Matador Restaurant

Drawn By: XXX

AOR: NCS

Date: 1/8/2022

This drawing is the exclusive property of the architect and may not be used or reproduced in whole or in part without the written permission of [Architect's Name].

NOT FOR CONSTRUCTION

Historic Photographs

Front Elevation Image – Year 1860 (HISTORIC)

Front Elevation Image – Year 1970

Front Elevation Image – Year 1970
PROPOSED EXTERIOR RENDERS

Meeting Street 235
Charleston, SC 29401

PERMIT SET

Matador Restaurant

Drawn By: XXX

DATE: 1/8/2022

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View - Meeting Street.

View - Meeting Street & Hassell

View - Meeting Street.

Front Store Entrance

Note: Store front to be altered
**Decorative screen:**

- Made of 3/16" steel, laser cut and framed with .035 rectangular tube steel.
- Powder coated in flat black.
- The frame is attached to the storefront with screws which can later be removed and holes patched.
- The Steer head is solid cast aluminum from an actual steer head. It is approx. 24" tall and 36" wide, tip to tip of horns.
Agenda Item #5

117 Broad Street & 17 Orange Street
TMS # 457-12-04-009

Request conceptual approval to shift driveway entrance, establish new driveway gate for 17 Orange Street.

Category 3 | Charlestowne | c. 1770 | Old and Historic District

Deferred by Applicant
Agenda Item #6

182 Tradd Street
TMS # 457-07-04-019

After the fact request. Request approval for alterations to previous final approval, hardscaping improvements including new rear fence and wall, gates, bluestone paving, trellis, and fence at front; and modifications to rear of building including new brick stair (REVISED); rear door with sidelights, and modification of window openings.

Category 4 | Charlestowne | c. 1920 | Old and Historic District
Agenda Item #6

Applicant’s Presentation
This project is zoning compliant.

This project was originally submitted to BAR on July 16, 2021. This project gained conceptual approval at the November 10, 2021 virtual BAR meeting. After numerous meetings with the BAR, approval was gained on all submitted drawings in March 2022. In the previously approved construction set it was noted and asked that we be allowed to change the siding on the existing secondary building. The existing metal siding was failing. The contractor has replaced the siding with wood and we are asking for after the fact approval. We are also asking for after the fact approval on the new hvac stand. Photos have been included in this set for both.

In this set we are also asking to extend the proposed iron fencing the entire length of the front property line. A portion of this line was originally approved to be a masonry wall.

In this set we are also asking to modify the raised back terrace that received BAR approval in March 2022. The clients have asked that we modify the railing detail. We are asking to replace the pierced brick railings with iron hand railings.

Thank you for the consideration.
The Maner Residence

182 Tradd Street
Charleston, South Carolina 29401

Sheet Listing:

1  Survey
2  Proposed Plan
3  Existing Site Photos
4  Existing Site Photos
5  Existing Site Photos

6  Layout Plan- PREVIOUSLY APPROVED
6  Layout Plan- REVISIONS ASKING FOR APPROVAL
7  Rear/North House Elevation-PREVIOUSLY APPROVED
7  Rear/North House Elevation- REVISIONS ASKING FOR APPROVAL
8  Side/East House Elevation- PREVIOUSLY APPROVED
8  Side/East House Elevation- REVISIONS ASKING FOR APPROVAL
9  Front/ South House Elevation-PREVIOUSLY APPROVED
9  Front/ South House Elevation- REVISIONS ASKING FOR APPROVAL
10 Trellis Detail
11 Masonry Details

12 Gate Details- PREVIOUSLY APPROVED
12 Gate Details- REVISIONS ASKING FOR APPROVAL
13 Drainage Plan
14 Existing Wall Precedent Photos

15 Secondary Building Siding Replacement Detail
16 HVAC Cover Replacement Detail
Sanborn Map showing House + Accessory Structure
182 Tradd Street as seen from Gibbes Street

House and Accessory Building as seen from Gibbes Street

182 Tradd Street as seen from Gibbes Street, looking west

182 Tradd Street as seen from Ashley Avenue

182 Tradd Street as seen from Ashley Avenue

Existing Accessory Building, seen on Sanborn map

Note: We plan to keep as much vegetation as possible

Note: We plan to keep as much vegetation as possible

Existing rear garden

Existing masonry wall + fence on east property line. The proposed pool is in the location of the fence. We are asking to build a masonry wall to enclose the pool area. Please see the layout plan.

Front Garden and Edge of Porch
House with Accessory Building to my right

The front entry steps have been covered in bathroom tile. We are asking to replace this with brick and stone.

Existing utility work between the accessory structure + residence. We are planning to mitigate this poor situation by raising the grade elevation here.

4 Ashley Avenue’s garage + wood trellis structure

4 Ashley Avenue’s garage + wood trellis structure

Existing rear steps. This photo helps show that the rear of the house is not easily seen from Ashley Avenue. Our plan is to prune as little vegetation as possible to keep this screen.

Existing rear steps, finished in bathroom tile

Existing rear of house. This photo shows the two existing windows that we are asking a door to be installed between. This house has only one rear door and it is down a couple of steps from the main floor. The proposed terrace is centered on the two window

Existing rear of house. This photo shows the two existing windows that we are asking a door to be installed between. This house has only one rear door and it is down a couple of steps from the main floor. The proposed terrace is centered on the two window.
Plan asking for modification
Plan asking for modification

***consideration of new brick of terrace to be painted white to match house
1 3/4" Sapele 9-Lite / 1 Panel Door Unit w/ Transom
Sapele Jamb & Sill, Ext. Casings, ST-2 Putty Glaze Profile w/ 3/16" Clear Tempered Glass, Shaker Profile w/ 1/2" Flat Panel, Applied PA-9,
1 3/4" Sapele Door Profile
ST-2 Putty Glaze Profile w/ $\frac{3}{16}$" Clear Tempered Glass

1 3/4" Sapele Door Profile
Shaker Profile w/ $\frac{1}{2}$" Flat Panel, Applied PA-9
BAR Approval gained March 2022
Plan asking for modification

Proposed Side Elevation

Scale: 1" = 1'-0"

- Existing house
- Proposed steps
  - Bluestone treads
  - Brick risers
  - Iron handrail
- Brick structure with iron railing
- Brick walkway straight through
- Existing oak tree in background
- Existing fence on property line
- Neighbor's
  - [4 Ashley Avenue]
  - Existing garage
  - Wood trellis
6’-3”
3” mortar cap
double brick cap, 1” overhang
double brick cap, 1” overhang
triple brick cap, middle cap
1-1/2”-1” proud
bottom cap is 1-1/2”-1” proud of wall
triple coat of stucco over block wall

BAR Approval gained March 2022
Proposed Front, South Fence & Masonry Wall Detail

Plan asking for modification
BAR Approval gained March 2022
The Maner Residence
182 Tradd Street
Charleston, South Carolina  29401

Bar Approval gained March 2022

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Scale 1" = 1'-0"

Retaining Wall + Brick Plinth Detail

- Alternating full and half brick cap
- Waterproof back side
- Compacted subgrade @ 95%
- #4 rebar, continuous
- Concrete footing @ 3000 psi, as necessary
- Bridge any tree roots over 1.5" diameter
- Compacted subgrade @ 95%

Crushed Mini Slate Paving Detail

- 2" stone paving, stone bed, butt jointed, sand swept joints
- Granite plantation mix/fines, compacted
- Granite #57, compacted
- Existent soil to be compacted to 95%

Pervious Stone Paving Detail

- Pervious driveway, top dressing
- 3/4" application of crushed mini slate, raked and tamped smooth
- Pervious base course of granite #789, raked and rolled at min. 4" thickness
- Existing soil to be compacted to 95% grade level with minimal slope to drain to ditch

Brick Paving Detail

- 6" granite #57, compacted
- 1" stiff mortar leveling bed
- Solid brick pavers set on 1" leveling bed of stiff mortar type K, laid flat with 1/8" max vertical tolerance and 3/8" mortar joints. See layout plan for pattern
- See plan

Pervious Brick Paving Detail

- 3/4" application of crushed mini slate, raked and tamped smooth
- Pervious base course of granite #789, raked and rolled at min. 4" thickness
- Granite plantation mix/fines, compacted
- Granite #57, compacted
- Compacted subgrade @ 95%

Scale 1" = 1'-0"
Plan asking for modification
NEW SUBMISSION

existing secondary building-view from side

existing secondary building-view from Tradd Street failing black metal siding

proposed secondary building-view from Tradd Street failing black metal siding replaced with wood asking to be approved after the fact
NEW SUBMISSION

existing hvac- view from Tradd Street

existing hvac- view from garden

proposed hvac cover-view from Tradd Street

***asking to be approved after the fact

proposed hvac cover-view from garden

***asking to be approved after the fact
Agenda Item #7

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

Request preliminary approval for new, three-story, mixed-use building.

New | Cannonborough – Elliottborough | Old City District
CONTEXT PHOTOS
HISTORIC AERIAL

View looking north from St. Philip
1957 1971
Agenda Item #7

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

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

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

STRUCTURAL ENGINEER: TBD

GENERAL ZONING INFORMATION
LOT SIZE 3,109 SF
BLDG FOOTPRINT 2,528 SF
LOT COVERAGE 82% CONFORMING
EXISTING USE vacant building, previously commercial use
PROPOSED USE 1 commercial unit + 2 residential units
SETBACKS
front - NR CONFORMING
rear - NR CONFORMING
sw side - NR CONFORMING
ne side - NR CONFORMING
PARKING non-conforming, no off-street parking provided

PREVIOUS CITY REVIEWS
BZA - PARKING AND DENSITY VARIANCES GRANTED
BAR1 - CONCEPTUAL REVIEW
BAR2 - DEFERRAL OF PRELIMINARY REVIEW:
REFINEMENT OF CORNICE DETAILING, RESTUDY OF PAIRED DOORS/BALCONIES, RE-INTRODUCE BRACKETS ON LOWER BALCONY

186 ST PHILIP STREET - PROPOSED MIXED-USE BUILDING: BAR3 07.31.22
ZONING INFORMATION

zoned: GB
use: non-residential (mixed use)
first floor - commercial/restaurant
second floor - apartment 1+2
third floor - apartment 1+2
2,000SF/unit for two residential units - lot size is 3,109SF  NON-CONFORMING, VARIANCE GRANTED

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

proposed site plan: 1/4" = 1'-0"
aj architects  

186 ST PHILIP STREET - PROPOSED MIXED-USE BUILDING: BAR3 07.31.22
north (cannon st) elevation:  1/4" = 1'-0"

First floor elevation
- Aluminum clad double hung window w/ simulated divided lites, installed and flashed per mfrs specs.
- Brick rowlock sill - custom brick
- Legacy Meridien brick - Savannah grey
- Wrought iron balcony
- Metal diamond pattern siding
- Flat seam metal roof
- Brick cornice - custom brick

Second floor elevation
- Copper clad fixed windows, installed and flashed per mfrs specs.
- Copper clad doors, installed and flashed per mfrs specs.

Third floor elevation
- Beaded t&g cypress, stained

Roof terrace elevation
- Metal clad brick cornice, included and flashed per mfrs specs.
- Copper clad fixed windows, included and flashed per mfrs specs.
- Copper clad doors, included and flashed per mfrs specs.
- Beaded t&g cypress, stained
1/4" = 1'-0"

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

Details:
- Aluminum clad double hung window w/ simulated divided lites, installed and flashed per mfrs specs.
- Legacy Meridien Brick - Savannah Grey
- Brick cornice - custom brick
- Metal diamond pattern siding
- Flat seam metal roof
- Potential exhaust chimney
- 3 coat masonry stucco on CMU

Brick cornice - custom brick
Potential exhaust chimney
3 coat masonry stucco on CMU
Metal diamond pattern siding
Flat seam metal roof
Potential exhaust chimney
First floor elevation
Second floor elevation
Third floor elevation
Roof terrace elevation

186 St Philip Street - Proposed Mixed-Use Building: BAR3 07.31.22

A.J. Architects
1st floor elevation

second floor elevation

third floor elevation

soldier - thin brick

specialty shape

sawtooth

header

specialty shape

running bond

meridien savannah grey brick, queen size

cast stone cap w/ stucco finish

3-coat masonry stucco, integral color
A6.3 wall section @ north wall: 1" = 1'-0"

- Cast stone cap w/ stucco finish
- 8" CMU wall - see structural for reinforcement
- Roxul R-23 insulation
- Aluminum clad wood arch-top window, installed and flashed per mfr’s instructions
- Third floor elevation
- Roof terrace elevation
- Wood floor truss
- Roxul R-30 insulation
- Meridien Savannah grey brick, queen size soldier, segmented arch rowlock, segmented arch rowlock, segmented arch
- Special shape sawtooth header special shape
- Copper clad wood push-out casement window, installed and flashed per mfr’s instructions
- Cypress heavy sill, stained cypress t&g beaded board, run diagonally, stained
- Bluestone pavers
- Cypress trim w/ bead, stained
- Specialty steel bracket, shop primed and painted
- Metal rail cap, shop primed and painted
- Steel bar, shop primed and painted
- Wrought iron pickets @ 3" o.c., shop primed and painted
- Second floor elevation
- First floor elevation
- Cypress 2x4 frame, stained soldier - thin brick
- Specialty shape sawtooth header special shape
double basketweave pattern potential signage, post mounted in masonry joints
specialty shape soldier - thin bricks
3-coat masonry stucco w/ integral color
Metal trim, shop primed and painted
Copper, steel, wood, plastic/ cement stucco, shedboard and stucco sheet metal
Copper heavy all, stained
Exterior black frame, colored Signage, post mounted in masonry joints
Parking barrier
Tie beam
 Roof terrace elevation
Wall section @ north wall: 1" = 1'-0"
cast stone cap w/ stucco finish
8" cmu wall - see structural for reinforcement
3-coat masonry stucco, smooth finish
membrane roofing, turn up cmu wall
roxul R-23 insulation
aluminum clad wood window, installed and flashed per mfr’s instructions
integral brick mould
stucco sill over p.t. blocking
t&g wood ceiling, stained

A6.4 wall section @ south wall: 1" = 1'-0"

1st floor elevation
2nd floor elevation
3rd floor elevation
roof terrace elevation

roxul R-30 insulation
brick header
brick specialty shape

aj architects        186 ST PHILIP STREET - PROPOSED MIXED-USE BUILDING:    BAR3    07.31.22
brick cap - mediterranean savannah grey
3-coat masonry stucco, smooth finish, with integral color
8" cmu wall - see structural for reinforcement
cypress 2x6 frame, stained
cypress tongue & groove beaded board @ 45 degree angle, stained
hand forged strap hinge, factory finish
cypress 2x6 frame, stained

typical site gate section: 1" = 1'-0"

wall beyond

brick cap - mediterranean savannah grey
3-coat masonry stucco, smooth finish, with integral color
8" cmu wall - see structural for reinforcement
cypress 2x6 frame, stained
cypress tongue & groove beaded board @ 45 degree angle, stained
hand forged strap hinge, factory finish
cypress 2x6 frame, stained

typical site wall section: 1" = 1'-0"
Agenda Item #8

169 Wentworth Avenue
TMS # 457-03-04-012

Request conceptual approval for new accessory structure.

Category 4 | Harleston Village | c. pre-1944 | Old and Historic District
EXISTING SITE PHOTOS
View looking south from St. Philip
Agenda Item #8

Applicant’s Presentation
proposed guest house located 126'-11" to back of curb
NOTE: THESE DRAWINGS ARE STRICTLY REPRESENTATIONS OF THE EXISTING CONDITIONS OF THE STRUCTURE AND ARE THE RESULT OF ON-SITE OBSERVATION AND ARE NOT TO SCALE. ALL DIMENSIONS AND SCALED ELEMENTS NOTED HEREIN ARE FOR REFERENCE ONLY AND SHOULD BE VERIFIED BY ALL APPROPRIATE PROFESSIONALS.

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 REFERENCE SHOWN ON THE SURVEYOR'S PLAT.

ZONE ACCORDING TO FEMA AND HUD FLOOD HAZARD BOUNDARY MAPS.

I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD AREA.

REV: FEBRUARY 9, 2022

PLAT OF No. 169 WENTWORTH STREET, (0.37 ACRES), CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, PREPARED FOR COPE WILLIS.
Willis Residence | 169 Wentworth Street | Charleston, SC 29403

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

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

TWO STORY ACCESSORY STRUCTURE (23' HEIGHT) + THREE STORY MAIN HOUSE (39' HEIGHT)

ONE AND A HALF STORY ACCESSORY STRUCTURE (16' HEIGHT) + THREE STORY MAIN HOUSE

EXISTING SINGLE STORY ACCESSORY STRUCTURE WITH 14' TALL WALL

EXISTING SINGLE STORY ACCESSORY STRUCTURE WITH ADJACENT WALL

EXISTING SINGLE STORY ACCESSORY STRUCTURE TO BE REMOVED

EXISTING SINGLE STORY ACCESSORY STRUCTURE TO BE REMOVED
Existing Site Plan

Zoning District: STR

Minimum Lot Size: 6,000 SF
Actual Lot Size: 16,097 SF

Allowable Lot Occupancy

Lot Size x 15% = 8,046 SF (50%)

Existing Lot Occupancy

Exterior House 1,670 SF
Exterior Covered Porches 260 SF
Exterior Garage 579 SF

Total existing building coverage 2,509 SF (15.6%)

Required Setbacks

Front (West) 12'
Side (East) 5'
Side (South) 5'
Side (North) 5'

Allowable Building Height

15'-0" / 2.5 Stories

For any Information pertaining to this Plan, contact eefava.com

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

A004-E

Willis Residence | 169 Wentworth Street | Charleston, SC 29403

eefava architects, etc. inc. | 54 Broad Street | Charleston, South Carolina 29401 | 843.723.5099 | eefava.com
Note: These drawings are strictly representations of the existing conditions of the structure and are the result of on-site field measurements. All dimensions and scaled elements noted herein are for reference only and should be verified by all individuals utilizing these documents for any other purpose.
1. Contractor shall maintain a neat & orderly construction site at all times and shall not allow the unnecessary accumulation of construction debris. Contractor’s hours, access, staging area, dumpster, and portable w.c. location to be coordinated with and approved by Owner prior to commencement of work.

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

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

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

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

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

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

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

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

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

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

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

We the undersigned have had the opportunity to review the proposed plans designed by **e. e. fava architects**, for the home of Sophie & Cope Willis @ 169 Wentworth Street. We are supportive of their BAR requests for the proposed improvements and new rear accessory structure. We respectfully ask for your approval of their submission. Thank you

<table>
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<th>NAME</th>
<th>STREET ADDRESS</th>
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<td>Jim McQueen</td>
<td>171 Wentworth St.</td>
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<td>6/12/22</td>
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<td>Thu Lesher</td>
<td>67 Rutledge Ave</td>
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<td>6/29/22</td>
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178 Rose Ashley Avenue
TMS # 460-15-02-109

Requesting conceptual approval for rehabilitation of historic structure and small additions at rear to previously modified non-historic additions.

Category 1 | Radcliffeborough | c. 1850 | Old and Historic District
173 Ashley Ave, Charleston, SC 29403
EXISTING SITE PHOTOS
View looking north from St. Philip
1888
1944
1944
SANBORN MAPS
Agenda Item #9

Applicant’s Presentation
Agenda Item #10

155 TRADD STREET
TMS # 457-11-04-032

Request conceptual approval for partial enclosure at rear of piazza.

Category 3 | Charlestowne | c. 1900 | Old and Historic District
EXISTING SITE PHOTOS
View looking south from St. Philip
View looking north from St. Philip

Context photos
Agenda Item #10

Applicant’s Presentation
EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

- FIBERGLASS SHINGLE ROOFING
- LOW PITCH MEMBRANE ROOFING
- GUTTER AND DOWNSPOUT
- WOOD DOUBLE HUNG WINDOWS AND WOOD SHUTTERS, TYPICAL
- WOOD LAP SIDING, 7" EXPOSED FACE
- 9" TAPERED WOOD COLUMNS, WOOD HandRAILS AND BALUSTERS
- 4" CORNER AND WINDOW TRIM, TYPICAL
- HVAC EQUIPMENT

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

- LIVING ROOM: 16'-0" x 17'-4"
- STUDY: 16'-0" x 17'-4"
- FOYER: 6'-0" x 5'-8"
- KITCHEN: 14'-0" x 14'-0"
- BREAKFAST ROOM: 16'-0" x 14'-0"
- REAR PORCH: 6'-0" x 7'-6"
- EXISTING PORCH: 8'-0" x 36'-0"
- DEN: 7'-6" x 12'-4"
- EXISTING HVAC EQUIPMENT

NOTE: NO NEW CONSTRUCTION IS PROPOSED FOR THE FIRST FLOOR.
EXISTING ROOF TO REMAIN UNALTERED.

EXISTING PORCH ROOF FRAMING AND SUPPORT BEAM TO REMAIN. VERIFY STRUCTURAL ADEQUACY TO ACCOMMODATE NEW CONSTRUCTION LOADING.

REMOVE TWO SUPPORT COLUMNS, BALUSTERS AND HAND RAILS AS SHOWN ON PROPOSED ELEVATIONS.

INSULATE WALL CAVITIES AND BETWEEN CEILING FRAMING WITH R-19 FIBERGLASS BATT. INSULATE BETWEEN FLOOR FRAMING WITH FULL DEPTH FIBERGLASS BATT.

NEW 2'-10" X 5'-10" DOUBLE HUNG WOOD WINDOW TO MATCH EXISTING PORCH WINDOWS. TRIM TO MATCH EXISTING WINDOW TRIM.

WOOD LAP SIDING AND TRIM TO MATCH EXISTING SIDING AND TRIM. INSTALL OVER MOISTURE BARRIER ON 1/2" OSB PLYWOOD SHEATHING. ATTACH TO 2 X 6 STUDS @ 16" O.C. WITH CODE COMPLIANT FASTENERS AND SPACING.

INSULATE WALL CAVITIES, ABOVE CEILING AND BELOW FLOOR WITH R-19 BATT.

LEVEL NEW FINISH FLOOR TO BE FLUSH WITH EXISTING SECOND FINISH FLOOR.

PROVIDE MATCHING DECK WATERPROOFING AND DRAIN EDGE AT EDGE OF PORCH DECK. TURN WATERPROOFING MATERIAL UP THE FACE OF THE WALL SHEATHING AT MINIMUM 1/2" MINIMUM. EXISTING PORCH FLOOR FRAMING AND SUPPORT BEAM TO REMAIN. VERIFY STRUCTURAL ADEQUACY TO ACCOMMODATE NEW CONSTRUCTION LOADING.

EXISTING ROOF AND PORCH FLOOR FRAMING TO REMAIN.

EXISTING MATCHING DOUBLE HUNG WOOD WINDOW.

EXISTING FLOOR FRAMING AND FOUNDATION TO REMAIN. VERIFY STRUCTURAL ADEQUACY OF ALL EXISTING FLOOR AND FOUNDATION ELEMENTS TO SUPPORT ALL ADDITIONAL CONSTRUCTION LOAD.

EXISTING GRADE

FIELD VERIFY ALL DIMENSIONS AND STRUCTURAL CONDITIONS.

SECTION AT WEST ELEVATION

SECTION AT SOUTH ELEVATION
Agenda Item #11

31 Rose Lane
TMS # 460-08-01-125

Request conceptual approval for renovation of existing historic house, new addition, and new garage at rear.

Category 4 | Cannonborough/Elliottborough | c. 1852 | Old City District
EXISTING SITE PHOTOS
Agenda Item #11

Applicant’s Presentation
GENERAL NOTES:
1. All equipment, tools, and materials are of competent design and quality to meet minimum performance standards. All workmanship shall be performed by qualified personnel.
2. Application of work shall conform to nature's laws of gravity, and shall be performed in accordance with the provisions of this specification.
3. Contractor is to submit plans and specifications for review and approval by the owner or the owner’s representative.

SAFETY
1. Work shall not involve interruption of gas, heat, or water services to the building temporarily. All materials stored at the construction site are to be secured in locked storage areas.
2. All new work shall comply with the rules and regulations of all governing federal, state, and local authorities. Work shall be conducted in accordance with applicable safety codes and/or standards.

PROJECT SPECIFICATIONS:
1. Provide security doors, security window coverings, and hardware protection for all access points.
2. Construction operations shall not block stairs, corridors, or other means of egress.
3. Contractor to maintain operation of stormwater and other drainage infrastructure, including provision for temporary drainage protection and domestic water piping from freezing if applicable.
4. Provide temporary bathroom facility and internet connectivity as required. Provide temporary lighting as required for working hours.
5. Contractor to insure that there is no leakage of natural gas or of any flammable gas used during demolition or construction.
6. Contractor shall provide adequate temporary bracing and shoring systems during demolition and construction as requested by the owner.
7. Contractor shall coordinate and verify all structural, mechanical, electrical, and plumbing systems.
8. Cap all utilities not required for temporary services.
9. The contractor shall not damage or endanger any portion of the work of any other contractor or any portion of the work of the owner or the other contractors.
10. All written dimensions take precedence over scaled measurements.
11. Contractor to obtain the written consent of all parties affected by his work and for egress. The contractor shall carry the cost for temporary work and for egress. The contractor shall carry the cost of operating and maintaining temporary heating and associated costs including fuel and electrical power.
12. Contractor shall restore all affected property restored.

CARBON MONOXIDE DETECTORS
1. All smoke alarms shall be listed and installed in accordance with the provisions of this specification.
2. All carbon monoxide alarms shall be listed and installed in accordance with the provisions of this specification.
3. When more than one smoke alarm is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarm devices.
4. Each smoke detector shall have an integral test means to permit the occupant to check that it is operational. A continuous power indicator light is recommended.

CERTIFICATIONS
1. Before finalizing, the contractor shall submit the location of utilities to the owner.
2. Cost effective fireproofing will be done to protect points of access.

CAMERA MONITORING SYSTEM
1. All smoke detectors shall be located and connected in accordance with the provisions of this specification.
2. All carbon monoxide detectors shall be located and connected in accordance with the provisions of this specification.
3. Provision shall be made for emergency exit doors and windows, including provision for temporary bracing and shoring systems.
4. Provision shall be made for emergency exit doors and windows, including provision for temporary bracing and shoring systems.
5. The camera monitoring system shall be located and connected in accordance with the provisions of this specification.
6. It shall be used only for any purpose to which it is reasonably suitable.

PULLING PERMITS
1. Pulling permits shall be the responsibility of the contractor.
2. Application to be examined under local residential code.
3. Certificate of liability insurance in the amount stipulated by building officials.
4. Place all extinguishers in clearly marked and accessible locations.
31 ROSE LANE

1902 SANDBORN MAP SHOWING ROSE LANE

1911 SANDBORN MAP SHOWING ROSE LANE

31 ROSE LANE

1951 SANDBORN MAP SHOWING ROSE LANE

31 ROSE LANE
EXISTING HISTORIC TWO STORY WOOD STRUCTURE TO REMAIN

EXISTING NEIGHBORING STRUCTURE

EXISTING CHAIN LINK FENCE TO BE REMOVED

EXISTING WOOD FENCE TO BE REMOVED

EXISTING WOOD FENCE AND GATE TO BE REMOVED

EXISTING UNFINISHED ADDITION TO BE PARTIALLY REMOVED

EXISTING HISTORIC STRUCTURE

EXISTING NON-HISTORIC ADDITION

PROPOSED 1 STORY WOOD FRAME GARAGE

NEW STUCCO MASONRY WALL W/ BRICK CAP AND METAL VEHICLE GATE

NEW STUCCO MASONRY W/ BRICK CAP, OLD CAROLINA BRICK OR SIM.

BAR CONCEPTUAL APPLICATION 7.05.2022

BAR CONCEPTUAL APPLICATION 7.21.2022
NEW STANDING SEAM METAL ROOF AT RENOVATED ADDITION TO MATCH EXISTING PRIMED AND PAINTED WOOD PARAPET CAP

EXISTING STANDING SEAM METAL ROOF TO REMAIN, REPAIR TO MATCH EXISTING AS REQ'D.

NEW STANDING SEAM METAL ROOF TO BE DEMOLISHED DASHED OUTLINE OF EXTERIOR FACE OF WALL BELOW

EXISTING STANDING SEAM METAL ROOF TO BE REPAIRED DASHED OUTLINE OF EXTERIOR FACE OF WALL BELOW

NEW STANDING SEAM METAL ROOF TO BE REPAIRED TO MATCH EXISTING PRIMED AND PAINTED WOOD PARAPET CAP

PRIMED AND PAINTED WOOD PARAPET CAP

LOW FREQUENCY DRAIN OF EXISTING ROOF

EXISTING ROOF PLAN

PROPOSED ROOF PLAN

CHARLESTON, SC
31 ROSE LANE

SvM, HJH
7.19.2022
1/4" = 1'-0"
EXISTING EAST ELEVATION

EXISTING WEST ELEVATION

PROPOSED EAST ELEVATION

PROPOSED WEST ELEVATION

EXISTING ATTIC GUTTER
EXISTING HISTORIC METAL ROOF
EXISTING PAINTED ROOF BEAMS
EXISTING DECORATIVE ROOF BEAMS
EXISTING DECORATIVE ROOF BRICKWORK
EXISTING DECORATIVE ROOF DECORATION
EXISTING HISTORIC PAINTED ROOF
EXISTING WATER TABLE
EXISTING MASONRY STEPS
EXISTING METAL ATTIC LIVITY
EXISTING STANDING SEAM METAL ROOF
EXISTING NON HISTORIC WOOD DOUBLE HUNG WINDOWS
EXISTING METAL ATTIC LIVERY
EXISTING HISTORIC PAINTED WOOD DOOR WITH GLASS OPENING
EXISTING STUCCO COVERED MASONRY
EXISTING WATER TABLE

EXISTING COLUMNS TO REMAIN, REPAIR IN KIND TO MATCH EXISTING AS REQ'D
EXISTING BALUSTERS TO REMAIN, REPAIR AND REPLACE IN KIND TO MATCH EXISTING AS REQ'D.
EXISTING ENTRY PORTICO TO REMAIN, REPAIR AS NECESSARY
EXISTING BEADED BOARD TO REMAIN.

EXISTING PAINTED WOOD COLUMNS
EXISTING PAINTED WOOD BALUSTERS
PARTIALLY CONSTRUCTED WOOD ADDITION BEYOND
WOOD ATTIC LIVITY
STANDING SEAM METAL ROOF
NON HISTORIC WOOD DOUBLE HUNG WINDOWS
METAL ROOF AT PORTICO
HISTORIC PAINTED WOOD DOOR WITH GLASS OPENING
MASONRY STEPS
WOOD WATER TABLE
STUCCO COVERED MASONRY

NEW STANDING SEAM METAL ROOF AT EXISTING ATTIC ADDITION
TREATED PINE SIDING AT EXISTING ADDITION
CMU PIERs
PAINTED WOOD TRIM
WINDOW OPENING
WOOD WATER TABLE

NEW WOOD WINDOW AS SCHEDULED
NEW METAL RAIL BEYOND
NEW WOOD WINDOWS WITH OPERABLE SHUTTERS, PRIMED AND PAINTED
SALVAGE EXISTING SIDING, REPAIR AND REPLACE IN KIND TO MATCH EXISTING AS REQUIRED
SALVAGE EXISTING METAL ROOF, REPAIR IN KIND TO MATCH EXISTING
NEW STANDING SEAM METAL ROOF AT RENOVATED ADDITION TO MATCH EXISTING
WOOD CLAPBOARD SIDING AT RENOVATED ADDITION, PRIMED AND PAINTED
NEW FIXED WOOD IMPACT RATED WINDOWS AS SCHEDULED
NEW WOOD PORTICO, PRIMED AND PAINTED, WITH STANDING SEAM METAL ROOF
NEW WOOD COLUMNS, PRIMED AND PAINTED
NEW WOOD IMPACT RATED SLIDING REAR DOOR AS SCHEDULED
WOOD SLATS AT CRAWL SPACE, PRIMED AND PAINTED
METAL RAILING
TREATED SHIPPART SIDING AT FLAT ROOF HYPHEN SECTION OF ADDITION, PRIMED AND PAINTED
BAR CONCEPTUAL APPLICATION 7.05.2022
BAR CONCEPTUAL APPLICATION 7.21.2022

31 Rose Lane
Charleston, SC
29403

SEBASTIAN von MARSHALL
ARCHITECT
Sebastian@SvMArchitect.com
843.790.4924
SEBASTIAN von MARSHALL
ARCHITECT
STATE OF SOUTH CAROLINA
ARCHITECTS LICENSE BOARD
R-0031711
GARAGE WEST ELEVATION

GARAGE SOUTH ELEVATION

GARAGE EAST ELEVATION

GARAGE NORTH ELEVATION

SECTION DIAGRAM LOOKING WEST, SHOWING PROPOSED KNEE WALLS AT ATTIC

HAND CRIMPED STANDING SEAM METAL ROOF, GALVALUME OR SIMILAR
IMPACT RATED ALUM. CLAD DOUBLE HUNG WINDOWS, TYP.
PRIMED AND PAINTED KDAT TRIM, STOCK PROFILES, TYP.
PRIMED AND PAINTED SAPELE GARAGE DOOR

HAND CRIMPED STANDING SEAM METAL ROOF, GALVALUME OR SIMILAR
IMPACT RATED ALUM. CLAD DOUBLE HUNG WINDOWS, TYP.
OPERABLE WOOD BI-FOLD SHUTTERS, PRIMED AND PAINTED, TYP.
PRIMED AND PAINTED KDAT CASING TRIM, TYP.
PRIMED AND PAINTED IMPACT RATED INSULATED GLASS TREATED WOOD SIDING, PRIMED AND PAINTED
PRIMED AND PAINTED KDAT TRIM, STOCK PROFILES, TYP.
Agenda Item #12

47 Church Street
TMS # 458-13-01-025

Request conceptual approval for rear portico.

Category 3 | Charlestowne | c. 1767 | Old and Historic District
EXISTING SITE PHOTOS
View looking north from St. Philip
Agenda Item #12

Applicant’s Presentation
### Architectural Drawings

- **A-000** COVER SHEET REAR PORTICO BAR FINAL REVIEW 7.05.2022
- **A-001** SITE PLAN REAR PORTICO BAR FINAL REVIEW 7.05.2022
- **A-010** AERIAL IMAGES REAR PORTICO BAR FINAL REVIEW 6.23.2022
- **A-011** EXISTING SITE IMAGES REAR PORTICO BAR FINAL REVIEW 6.23.2022
- **A-012** EXISTING SITE IMAGES REAR PORTICO BAR FINAL REVIEW 6.23.2022
- **A-020** EXISTING CONTEXT IMAGES REAR PORTICO BAR FINAL REVIEW 6.23.2022
- **EX-101** EXISTING FIRST FLOOR PLAN REAR PORTICO BAR FINAL REVIEW 6.23.2022
- **EX-102** EXISTING SECOND & THIRD FLOOR PLAN REAR PORTICO BAR FINAL REVIEW 6.23.2022
- **EX-200** EXISTING EXTERIOR ELEVATIONS REAR PORTICO BAR FINAL REVIEW 6.23.2022
- **EX-201** EXISTING EXTERIOR ELEVATIONS REAR PORTICO BAR FINAL REVIEW 6.23.2022
- **EX-202** EXISTING EXTERIOR ELEVATIONS REAR PORTICO BAR FINAL REVIEW 6.23.2022
- **A-101** FIRST FLOOR PLAN REAR PORTICO BAR FINAL REVIEW 6.23.2022
- **A-102** SECOND & THIRD FLOOR PLAN REAR PORTICO BAR FINAL REVIEW 6.23.2022
- **A-200** EXTERIOR ELEVATIONS REAR PORTICO BAR FINAL REVIEW 6.23.2022
- **A-201** EXTERIOR ELEVATIONS REAR PORTICO BAR FINAL REVIEW 6.23.2022
- **A-202** EXTERIOR ELEVATIONS REAR PORTICO BAR FINAL REVIEW 6.23.2022
- **A-400** CLOSET ELEVATIONS CONSTRUCTION SET 1.24.2022
- **A-401** INTERIOR ELEVATIONS CONSTRUCTION SET 1.24.2022
- **A-402** INTERIOR ELEVATIONS CONSTRUCTION SET 1.24.2022
- **A-403** INTERIOR ELEVATIONS CONSTRUCTION SET 1.24.2022
- **A-404** INTERIOR ELEVATIONS CONSTRUCTION SET 1.24.2022
- **A-405** INTERIOR ELEVATIONS CONSTRUCTION SET - REVISION 2 4.06.2022
- **A-406** INTERIOR ELEVATIONS CONSTRUCTION SET - EXT. CHANGES 3.09.2022
- **A-500** EXTERIOR DETAILS CONSTRUCTION SET 1.24.2022
- **A-501** PARLOR BOOKCASE DETAILS CONSTRUCTION SET 1.24.2022
- **A-502** MORNING ROOM 204 CLOSET DETAILS CONSTRUCTION SET 1.24.2022
- **A-503** PORTICO DETAILS REAR PORTICO BAR FINAL REVIEW 6.23.2022
- **A-504** EXTERIOR MASONRY STAIR DETAILS CONSTRUCTION SET - EXT. CHANGES 3.09.2022
- **A-600** DOOR SCHEDULE CONSTRUCTION SET 1.24.2022
- **AE-101** ARCHITECTURAL ELECTRICAL PLAN CONSTRUCTION SET - REVISION 2 4.06.2022
- **AE-102** ARCHITECTURAL ELECTRICAL PLAN CONSTRUCTION SET - REVISION 2 4.06.2022

### Project Details

- **Project:** 47 CHURCH STREET CHARLESTON, SC 29401
- **TMS #:** 458-13-01-025
- **Architect:** SEBASTIAN von MARSCHALL ARCHITECT, LLC
- **Designer:** SEBASTIAN von MARSCHALL ARCHITECT, LLC
- **Interior Designer:** SERENA FINNERTY
- **Contractor:** HHM BUILDERS

### Contact Information

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  - 43 BROAD STREET, SUITE 200
  - CHARLESTON, SC 29401
  - TEL: 843.790.4924
  - Seb@SvMArchitect.com

- **Serena Finnerty**
  - 78 SMITH STREET
  - CHARLESTON, SC 29401
  - TEL: 203.246.8016
  - Serena@SerenaFinnerty.com

- **Permit Set:** 1.5.2022
- **Construction Set:** 1.24.2022
- **Construction Set - Revision 1:** 2.9.2022
- **Construction Set - Ext. Changes:** 3.09.2022
- **Bar Final Application:** 3.11.2022
- **Construction Set - Rev. 2:** 4.06.2022

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**47 Church Street**
**Charleston, SC**
**29401**

**Cover Sheet**

**A-000**
EXISTING TWO AND A HALF STORY HISTORIC WOOD FRAME HOUSE TO REMAIN
EXISTING BRICK WALL TO REMAIN
EXISTING HARDSCAPE, SEE LANDSCAPE PLAN
EXISTING POND, SEE LANDSCAPE PLAN
EXISTING TURF SURFACE, SEE LANDSCAPE PLAN
EXISTING WATER CHANNEL, SEE LANDSCAPE PLAN
EXISTING POND AND MASONRY RETAINING WALL, SEE LANDSCAPE PLAN
EXISTING HARDSCAPE AND STEPS, SEE LANDSCAPE PLAN
EXISTING CAST STONE COLUMNS TO REMAIN
EXISTING RAISED MASONRY TERRACE TO REMAIN
OUTLINE OF EXISTING SECOND STORY BALCONY TO REMAIN
ZONED SR-4 SINGLE FAMILY RESIDENCE
OLD CITY HEIGHT DISTRICT - 3 STORIES
ZONING COMPLIANCE
EXISTING TO REMAIN
PROPOSED
MIN. FRONT/STREET SIDE SETBACK NR EXISTING TO REMAIN EXISTING TO REMAIN
REAR SETBACK 3' EXISTING TO REMAIN EXISTING TO REMAIN
TOTAL FRONT/REAR SETBACK 3' EXISTING TO REMAIN EXISTING TO REMAIN
SOUTH/WEST SIDE SETBACK 9' EXISTING TO REMAIN EXISTING TO REMAIN
NORTH/EAST SIDE SETBACK 3' EXISTING TO REMAIN EXISTING TO REMAIN
TOTAL SIDE SETBACK 15' EXISTING TO REMAIN EXISTING TO REMAIN
LOT COVERAGE, FENCES, ACCESSORY STRUCTURES
MAX. BUILDING LOT COVERAGE 35% OF LOT EXISTING TO REMAIN EXISTING TO REMAIN
MAX HEIGHT LIMITS (STRUCTURES) 50' / 3 STORIES EXISTING TO REMAIN EXISTING TO REMAIN
MAX HEIGHT LIMITS (FENCES) 6' EXISTING TO REMAIN EXISTING TO REMAIN
EXISTING RAISED CAST STONE TERRACE TO REMAIN
EXISTING HARDSCAPE TO REMAIN
EXISTING RAISED MASONRY TERRACE TO REMAIN
EXISTING WATER CHANNEL TO REMAIN
EXISTING POND AND MASONRY RETAINING WALL TO REMAIN
EXISTING HARDSCAPE AND STEPS TO REMAIN
EXISTING CAST STONE COLUMNS TO REMAIN
EXISTING RAISED MASONRY TERRACE TO REMAIN
OUTLINE OF EXISTING SECOND STORY BALCONY TO REMAIN
EXISTING HARDSCAPE TO REMAIN
EXISTING RAISED MASONRY TERRACE TO REMAIN
EXISTING WATER CHANNEL TO REMAIN
EXISTING POND AND MASONRY RETAINING WALL TO REMAIN
EXISTING HARDSCAPE AND STEPS TO REMAIN
EXISTING CAST STONE COLUMNS TO REMAIN
EXISTING RAISED MASONRY TERRACE TO REMAIN
OUTLINE OF EXISTING SECOND STORY BALCONY TO REMAIN
EXISTING NON-HISTORIC BRICK GATE PIERS W/ BISHOP CAPS

EXISTING NON-HISTORIC MASONRY PORCH STAIRS

EXISTING NON-HISTORIC BRICK GATE PIERS W/ BISHOP CAPS
EXISTING FIRST FLOOR DEMO PLAN

DEMO NOTES:
COORDINATE ALL DEMO WITH A STRUCTURAL ENGINEER AS REQUIRED

SAVAGE APPLIANCES AND KITCHEN SINK FOR FUTURE RE-USE

REMOVE EXISTING MILLWORK, PROTECT WALLS AND FLOORS IN ORIGINAL (FRONT) PORTION OF HOUSE, TYP.

REMOVE EXISTING METAL STAIR RAILING
SELECTIVELY DEMO WALL FOR NEW POCKET DOOR

REMOVE ALUMINUM STOREFRONT, PROTECT EXISTING SIDING, WALLS, CEILINGS, AND FLOORS

REMOVE METAL HANDRAIL

REMOVE CAST STONE TREADS / COPING, RETAIN MASONRY BELOW, COORDINATE WITH LANDSCAPE DRAWINGS

REMOVE CAST STONE TREADS, RETAIN MASONRY BELOW AS REQUIRED PER NEW PLANS

EXISTING FIRST FLOOR PLAN

47 Church Street
Charleston, SC
29401

2'-8" 2
7 8"

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

ISSUE:

DATE:

Project:

HJH, SvM

10.20.2021

Project No:

1/4" = 1'-0"

EXISTING FIRST FLOOR DEMO PLAN

SvMArchitect.com
Sebastian@SvMArchitect.com
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ARCHITECT
843.790.4924

REAR PORTICO BAR FINAL REVIEW 7.05.2022

PERMIT SET 1.5.2022

CONSTRUCTION SET 1.24.2022

CONSTRUCTION SET - EXT. CHANGES 3.09.2022

REAR STAIR HALL
FIRST FLOOR PRACTICE
ENTRY/STAIR HALL
FAMILY ROOM
LIVING ROOM
DINING ROOM
BUTLER'S PANTRY
LIVING ROOM
ENTRY/STAIR HALL
FIRST FLOOR PRACTICE
ENTRY/STAIR HALL
FAMILY ROOM
LIVING ROOM
DINING ROOM
EXISTING SECOND FLOOR DEMO PLAN

DEMO NOTES:
COORDINATE ALL DEMO WITH A STRUCTURAL ENGINEER AS REQUIRED.

1. REMOVE EXISTING TILE FLOOR IN HATCHED AREA, REPAIR SUBFLOOR AS REQUIRED.
2. REMOVE EXISTING MILLWORK. PROTECT WALLS AND FLOORS IN ORIGINAL (FRONT) PART OF HOUSE, TYP.
3. REMOVE EXISTING METAL STAIR RAILING.
4. REMOVE EXISTING WINDOW AND WALL, PROTECT SHINGLING AND AVOID DAMAGE TO AREAS NOT IN DEMO SCOPE.
5. REMOVE EXISTING PARTITION, PROTECT ADJACENT WALL, CEILING AND FLOOR FINISHES.
6. REMOVE METAL HANDRAIL.
7. TRIM EXISTING FRAMING AS REQ'D PER NEW PLANS.

EXISTING THIRD FLOOR DEMO PLAN

EXISTING PARTIAL THIRD FLOOR DEMO PLAN

EXISTING SECOND FLOOR PORCH
SECOND FLOOR PORCH
PARLOR
PRIMARY BEDROOM STAIR HALL
GUEST BEDROOM
GUEST BATH
DAY BEDROOM
GUEST ROOM
DRESSING ROOM
PRIMARY BATHROOM

demo notes: coordinate all demo with a structural engineer as required.

1. remove existing tile floor in hatched area, repair subfloor as required.
2. remove existing millwork. protect walls and floors in original (front) part of house, typ.
3. remove existing metal stair railing.
4. remove existing window and wall, protect shingling and avoid damage to areas not in demo scope.
5. remove existing partition, protect adjacent wall, ceiling and floor finishes.
6. remove metal handrail.
7. trim existing framing as req'd per new plans.
EXISTING EAST CHURCH STREET ELEVATION

EXISTING PARTIAL WEST (GARDEN) ELEVATION

EXISTING EAST (CHURCH STREET) ELEVATION

DORMER WITH PAINTED METAL CLADDING
STANDING SEAM PAINTED METAL ROOF
PAINTED WOOD TOP SASH, TRUE DIVIDED LITES, SINGLE GLAZED
PAINTED WOOD FRAME, SINGLE GLAZED
PAINTED WOOD PIANO KEY CAPPING
PAINTED WOOD PIANO KEY RAILING
PAINTED WOOD WINDOWされることに
PAINTED WOOD DOOR
PAINTED STUCCO FOUNDATION WALL
BRICK CHIMNEY
OUTLINE OF SECTION CUT THROUGH EXISTING HYPHEN
OUTLINE OF EXISTING MAIN HOUSE VOLUME BEYOND
CAST STONE STAIR WITH PAINTED METAL HANDRAIL
PAINTED WROUGHT IRON GRILLE
PAINTED WOOD PORCH COLUMNS
PAINTED WOOD PORCH RAILING
CAIREDON SCREEN PAINTED WOOD DORMER WINDOW
EXISTING EXTERIOR ELEVATIONS

- Cast Stone Terrace
- Painted Metal Railing
- Painted Stucco Foundation Wall
- Brick Chimney Beyond
- Aluminum Storefront
- Painted Metal Cladding
- Standing Seam Painted Metal Roof
- Painted Wood Trim with Painted Hung Gutter
- Operable Painted Wood Shutters
- Painted Metal Railing
- Wood Clapboard Siding, Painted
- Painted Metal Railings
- Painted Non-Historic Wood Windows
- Painted Wood Porch
- Painted Wood Basement Access Door
- Painted Metal Railings
- Cast Stone Stair with Painted Metal Handrail
- Painted Wood Exterior Shutters
- EX-201
- DORMER WITH PAINTED METAL CLADDING

47 Church Street
Charleston, SC
29401

EXISTING SOUTH ELEVATION

- 1/4" = 1'-0" EX-201
- 01

PERMIT SET 1.5.2022
CONSTRUCTION SET 1.24.2022
REAR PORTICO BAR FINAL REVIEW 7.05.2022
EXISTING EXTERIOR ELEVATIONS

WOOD CLAPBOARD SIDING, PAINTED

EXISTING NON-HISTORIC FRENCH DOOR TO REMAIN PAINTED

PAINTED METAL RAILING

STANDING SEAM MALTOSE, METAL ROOF TO REMAIN

CAST STONE TERRACE

EXISTING NON-HISTORIC FRENCH DOOR

PAINTED WOOD PORCH

EXISTING PARTIAL WEST (GARDEN) ELEVATION
PROPOSED SECOND FLOOR PLAN

FLOORING NOTES:
- NEW WOOD FLOORING, 8" HEART PINE, FINISHED TO MATCH EXISTING FRONT OF HOUSE. NOTE ORIENTATION OF FLOOR BOARDS.
- PATCH OR REFINISH EXISTING FLOORING AT REMOVED PARTITION LOCATION TO MATCH ADJACENT, AS REQUIRED.
- RAISED WOOD THRESHOLD, HEART PINE, FINISH TO MATCH FLOOR.

PROPOSED SECOND FLOOR FINISH PLAN

PROPOSED PARTIAL THIRD FLOOR PLAN

NEW WOOD FLOORING, 8" HEART PINE, FINISHED TO MATCH EXISTING FRONT OF HOUSE. NOTE ORIENTATION OF FLOOR BOARDS.
PATCH OR REFINISH EXISTING FLOORING AT REMOVED PARTITION LOCATION TO MATCH ADJACENT, AS REQUIRED.
RAISED WOOD THRESHOLD, HEART PINE, FINISH TO MATCH FLOOR.

47 Church Street
Charleston, SC
29401

SECOND & THIRD FLOOR PLAN
EXISTING DORMER WITH PAINTED METAL A/ADORING TO REMAIN.
EXISTING PAINTERED DOOR BEAMS WITH MDF TOP TO REMAIN.
EXISTING PAINTERED DOOR W. PAINTED METAL FRAME TO REMAIN.
EXISTING PAINTERED CLAPBOARD SIDING WITH PAINTED METAL A/ADORING TO REMAIN.
EXISTING PAINTERED WOOD TRIM WITH PAINTED HUNG GUTTER TO REMAIN.
EXISTING PAINTERED BEADED CLAPBOARD SIDING, PAINTED TO REMAIN.
EXISTING PAINTERED WOOD CLAPBOARD SIDEWALL TO REMAIN.
EXISTING PAINTERED WOOD CLAPBOARD SIDEWALL TO REMAIN.
EXISTING OPERABLE PAINTED WOOD SHUTTERS TO REMAIN.
EXISTING OPERABLE WOOD SHUTTERS TO REMAIN.
EXISTING PAINTERED WOOD WINDOWS, TRUE DIVIDED LITES, SINGLE GLAZED TO REMAIN.
EXISTING PAINTERED WOOD DOOR TO REMAIN.
EXISTING PAINTERED WOOD PORCH COLUMNS TO REMAIN.
EXISTING PAINTERED WOOD PORCH RAILING TO REMAIN.
EXISTING PAINTERED SHIPLAP PORCH SCREEN TO REMAIN.
EXISTING PAINTERED WOOD AEDICULE W/ SINGLE GLAZED FANLIGHT TO REMAIN.
EXISTING PAINTERED STUCCO FOUNDATION WALL TO REMAIN.
EXISTING BRICK CHIMNEY TO REMAIN.
OUTLINE OF SECTION CUT THROUGH EXISTING HYPHEN.
OUTLINE OF EXISTING MAIN HOUSE VOLUME BEYOND.
EXISTING PAINTERED WROUGHT IRON GRILLE TO REMAIN.

EXPANDED/RECONFIGURED MASONRY STAIR, NEW BLUESTONE TREADS W/ STUCCO RISERS AND STUCCO CHEEK WALLS. NEW PAINTED METAL HANDRAIL AND FALL PROTECTION.

NEW PAINTERED WOOD PILASTER TO MATCH EXISTING COLUMNS.

PROPOSED LOCATION OF NEW RELOCATED FIRST FLOOR PORCH FIXTURE, CENTERED ON WINDOW BEYOND.

PROPOSED LOCATION OF NEW SECOND FLOOR PORCH FIXTURE AS SCHEDULED, CENTERED ON FIRST FLOOR FIXTURE BELOW.
PROPOSED SOUTH ELEVATION

1/4" = 1'-0" A-201

01

DORMER WITH PAINTED METAL CLADDING
STANDING SEAM PAINTED METAL ROOF
PAINTED WOOD TRIM WITH PAINTED HUNG GUTTER

NEW 3 COAT STUCCO CHEEK WALL W/ PRIMED AND PAINTED METAL HANDRAIL,
NEW BLUESTONE TREADS ON EXPANDED MASONRY STEPS
PAINTED STUCCO FOUNDATION WALL
BRICK CHIMNEY BEYOND
PAINTED WOOD AND GLASS SCREEN WALL
PAINTED WOOD BASEMENT ACCESS DOOR

C

3

WOOD CLAPBOARD SIDING, PAINTED
OPERABLE PAINTED WOOD SHUTTERS
TREATED WOOD HANDRAIL AND BALUSTERS, STOCK PROFILES, PRIMED AND PAINTED, TYP.
PAINTED NON-HISTORIC WOOD WINDOWS
KDAT TRIM, PRIMED AND PAINTED, TYP., KEEP EXIST.
BALCONY FRAMING
PAINTED METAL RAILING
STONE TERRACE W/ NEW BLUESTONE TOP,
SEE LANDSCAPE DRAWINGS

SAPELE COLUMN, PRIMED AND PAINTED, TYP.
ENGAGED SAPELE COLUMN, PRIMED AND PAINTED
FLAT SEAM METAL ROOF

CONSTRUCTION SET 1.24.2022

CONSTRUCTION SET - REV. 2 4.06.2022

REAR PORTICO BAR FINAL REVIEW 7.05.2022

PROPOSED LOCATION OF RELOCATED FIRST FLOOR PORCH FIXTURE, CENTERED ON DOOR BEYOND
PROPOSED LOCATION OF NEW SECOND FLOOR PORCH FIXTURE AS SCHEDULED, CENTERED ON DOOR BEYOND
EXISTING PAINTED WOOD SIDING TO REMAIN

EXISTING NON-HISTORIC FRENCH DOOR TO REMAIN

EXISTING LIGHT FIXTURES TO BE REPLACED

EXISTING NON-HISTORIC FRENCH DOOR TO REMAIN

EXISTING PAINTED METAL RAILING

EXISTING PAINTED METAL RAILING

EXISTING NON-HISTORIC FRENCH DOOR TO REMAIN

EXISTING LIGHT FIXTURES TO BE REPLACED

EXISTING PAINTED METAL RAILING

EXTERIOR ELEVATIONS

NEW CEDAR COLUMNS, PRIMED AND PAINTED, TYP., CHADSWORTH'S COLUMNS OR SIM.

EXISTING NON-HISTORIC FRENCH DOOR TO REMAIN

EXISTING NON-HISTORIC FRENCH DOOR TO REMAIN

NEW PENDANT FIXTURE BY OWNER

STONE TERRACE W/ NEW BLUESTONE TOP, SEE LANDSCAPE DRAWINGS

NEW STUCCO STEPS W/ BLUESTONE TREADS

EXISTING LIGHT FIXTURES TO BE REPLACED

NEW PENDANT FIXTURE BY OWNER

STONE TERRACE W/ NEW BLUESTONE TOP, SEE LANDSCAPE DRAWINGS

NEW STUCCO STEPS W/ BLUESTONE TREADS

EXISTING LIGHT FIXTURES TO BE REPLACED

NEW PENDANT FIXTURE BY OWNER

STONE TERRACE W/ NEW BLUESTONE TOP, SEE LANDSCAPE DRAWINGS

NEW STUCCO STEPS W/ BLUESTONE TREADS

EXISTING LIGHT FIXTURES TO BE REPLACED

NEW PENDANT FIXTURE BY OWNER

STONE TERRACE W/ NEW BLUESTONE TOP, SEE LANDSCAPE DRAWINGS

NEW STUCCO STEPS W/ BLUESTONE TREADS

EXISTING LIGHT FIXTURES TO BE REPLACED

NEW PENDANT FIXTURE BY OWNER

STONE TERRACE W/ NEW BLUESTONE TOP, SEE LANDSCAPE DRAWINGS

NEW STUCCO STEPS W/ BLUESTONE TREADS

EXISTING LIGHT FIXTURES TO BE REPLACED

NEW PENDANT FIXTURE BY OWNER

STONE TERRACE W/ NEW BLUESTONE TOP, SEE LANDSCAPE DRAWINGS

NEW STUCCO STEPS W/ BLUESTONE TREADS

EXISTING LIGHT FIXTURES TO BE REPLACED

NEW PENDANT FIXTURE BY OWNER

STONE TERRACE W/ NEW BLUESTONE TOP, SEE LANDSCAPE DRAWINGS

NEW STUCCO STEPS W/ BLUESTONE TREADS

EXISTING LIGHT FIXTURES TO BE REPLACED

NEW PENDANT FIXTURE BY OWNER

STONE TERRACE W/ NEW BLUESTONE TOP, SEE LANDSCAPE DRAWINGS

NEW STUCCO STEPS W/ BLUESTONE TREADS

EXISTING LIGHT FIXTURES TO BE REPLACED

NEW PENDANT FIXTURE BY OWNER
<table>
<thead>
<tr>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Primary Bedroom Closet - 1</strong></td>
</tr>
<tr>
<td>- Location: Existing Door to Remain</td>
</tr>
<tr>
<td>- Painted Wood Door, Color TBD.</td>
</tr>
<tr>
<td>- Painted Wood Base. Color TBD.</td>
</tr>
<tr>
<td>- Painted Wood Crown as beyond, Color TBD.</td>
</tr>
<tr>
<td>- Adjustable Wood Shelves. Painted.</td>
</tr>
<tr>
<td>- Metal Hanging Rod, Color TBD.</td>
</tr>
<tr>
<td>- Metal Shoehorn, Color and Finish TBD.</td>
</tr>
<tr>
<td>- Fixed Wood Shelf, Painted.</td>
</tr>
<tr>
<td>- Metal Shoe Box, Painted.</td>
</tr>
<tr>
<td>- Adjustable Glass Shelves.</td>
</tr>
<tr>
<td>- Metal Outlets, Color TBD.</td>
</tr>
<tr>
<td>- Metal Trim, Color TBD.</td>
</tr>
<tr>
<td>- Metal Screws, Color and Finish TBD.</td>
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CL EXISTING CROWN MOLDING TO REMAIN
MAINTAIN GAP BETWEEN B.O. FRIEZE TRIM AND T.O. BOOKCASE CROWN
WOOD BOOKCASE, COORDINATE FINISH WITH DECORATOR EXISTING CHAIR RAIL, WAINSCOT AND BASE.
SCRIBE BACK OF BOOKCASE TO EXISTING WOOD PANELING
EXISTING WINDOWS AND CASINGS TO REMAIN
FASTEN BOOKCASE TO WALL AS REQUIRED
FIXED SHELVES, TYP.
CONSTRUCTION SET 1.24.2022
GFI

RECESSED LIGHT
DIRECTIONAL RECESSED LIGHT
WALL MOUNTED LIGHT
WALL MOUNTED BOOKCASE LIGHT
STEP/FLOOR LIGHT
UNDERCABINET LIGHT
CEILING SURFACE MOUNTED LIGHT
ART LIGHTING
FLORESCENT LIGHT
SWITCH
3-WAY SWITCH
DIMMER SWITCH
DATA/ USB RECEPTACLE
TWO CAT-V, 2 COAX. RECEPTACLES
TEL/DATA/CO-AX RECEPTACLE
FLOOR COAXIAL RECEPTACLE
FLOOR TELEPHONE RECEPTACLE
FLOOR DATA RECEPTACLE
CORDLESS PHONE TRANSCEIVER
TELEPHONE RECEPTACLE
TELEPHONE/DATA RECEPTACLE
WIRELESS ACCESS POINT
TELECOM
CPT
WAP

CARBON MONOXIDE DETECTOR
LOW TEMPERATURE DETECTOR
SMOKE DETECTOR
HEAT RISE DETECTOR
A/V, SECURITY & CONTROLS
NATURAL GAS DETECTOR

THERMOSTAT
KEPLAP
TOUCH PANEL

FREESTANDING SPEAKER
CEILING SPEAKER - ROUND
CEILING SPEAKER - RECTANGULAR
CEILING SPEAKER - HIDDEN
I-POD DOCK

EXHAUST FAN
GLASS BREAK DETECTOR
MOTION DETECTOR
MAGNETIC CONTACT
SECURITY CAMERA
DOORBELL
DOORBELL CHIME

DUPLEX RECEPTACLE
DUPLEX SPECIAL PURPOSE RECEPTACLE
GROUND FAULT INTERRUPTER RECEPTACLE
WEATHER-PROOF OUTLET
QUAD RECEPTACLE
CLOCK RECEPTACLE
UNDERCABINET POWER STRIP
SIMPLEX RECEPTACLE
SIMPLEX SPECIAL PURPOSE RECEPTACLE

FLOOR DUPLEX RECEPTACLE
FLOOR DUPLEX RECEPTACLE - SPLIT WIRE
FLOOR QUAD RECEPTACLE

LEAVE WIRE, DO NOT INSTALL SWITCH/J-BOX
Agenda Item #13

492 KING STREET
TMS # 460-12-02-025

Request alterations to previous conceptual approval (April 2021) extension of rooftop awning, add door at back of courtyard.

Category 3 | Mazyck-Wraggborough | c.1852-60 | Old and Historic District
View looking north from St. Philip

Sanborn Maps

1902

1944

1955
Agenda Item #13

Applicant’s Presentation
492 KING - PASTA BEACH
BAR CONCEPTUAL APPLICATION - 08.01.2022
ORIGINAL APPLICATION - 03.29.2021

1. CONTEXT AND BUILDING PHOTOS
2. PLANS
3. ELEVATIONS
4. PREVIOUS APPLICATION AND CORRESPONDANCE FOR REFERENCE

SIMONS YOUNG + ASSOCIATES
NEW STEEL STRUCTURE TO MATCH EXISTING

EXISTING WOOD PARTIAL HEIGHT WALL TO REMAIN
EXISTING PHOTOGRAPHY

LOCATION OF AWNING

PROPOSED LOCATION OF SERVICE DOOR

PROPOSED LOCATION OF SERVICE DOOR AS SEEN FROM THE STREET
1. NEW KITCHEN EQUIPMENT INSTALLATION AS DIRECTED BY OWNER.

2. ALL NEW WALLS TO BE 2x4 OR 2x6 STUDS @ 16"OC. PROVIDE 5/8" GYPSUM BOARD AT EACH FACE OF STUD (OR CEMENT BOARD @ KITCHEN EQUIPMENT).

3. PROVIDE MOISTURE RESISTANT GYP BD & 3" SOUND ATTENUATION BLANKETS AT RESTROOM.

GENERAL NOTES:

FLOORING DIRECTION

NEW 3'6" SERVICE DOOR - STYLE TO MATCH ADJACENT DOOR

EXTENT OF AWNING ABOVE
SECOND FLOOR PLAN - PROPOSED

AREA OF ALTERATION TO MATCH PREVIOUSLY APPROVED CONCEPTUAL DESIGN

GENERAL NOTES

SEE SHEETS A101 AND A102 FOR NOTES.

SECOND FLOOR - PROPOSED - 1/4" = 1'
END

THE FOLLOWING SLIDES ARE THE APRIL 2021 CORRESPONDANCE AND APPLICATION FOR REFERENCE.
Application: Certificate of Appropriateness

City of Charleston

Property Address: 492 King St

Applicant: Simons Young + Associates, LLC

Description:

- Add awning at Mary Street upper deck
- Extend copper awning to S and change to flat seam copper
- Change all hardscape in courtyard to brick match ext
- Remove marble and replace with wood paneling at King St

Applicant's Signature: Simons Young

Date: 03.29.21
Re: 492 King BAR-S 4.08.2021

Kim,  

The marble is in decent shape, the owners prefer to replace it with wood. However, in our examination of Reggie Gibson's demo documents, we saw it was marble that was removed and salvaged. We are still searching to see if there is an earlier photo if there may have been wood there before. I understand your concern and I have noted to them that replacement is not likely to be approved unless we can find an earlier photo due to pre-existing material before the 2012 renovation.

Simons

On Mon, Mar 29, 2021 at 1:00 PM Hlavin, Kim <hlavink@charleston-sc.gov> wrote:

Hi Simons,

I have this going for the BAR- but the changes look minimal. The only one I am concerned with is the replacement of the marble with wood. Can you just let me know why the change is requested, and what the condition of the marble is? The rest of the painting, tile, and awning proposals are staff approvable.

Kim

Kim Hlavin|BAR-S Administrator
City of Charleston|Department of Planning, Preservation & Sustainability
2 George Street|Charleston, SC 29401
T:(843) 724-3793|C:(843) 735-8918
hlavink@charleston-sc.gov|www.charleston-sc.gov

--
Simons Young, AIA
Principal Architect
Simons Young + Associates
843.277.0996
3 Morris Street, Suite B
Charleston, SC 29403
www.simonsyoung.com

Confidentiality Notice
This message from the firm of Simons Young + Associates, LLC, and is intended exclusively for the individual or entity to which it is addressed. This communication may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure. If you are not the named addressee, please be aware that you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately either by phone (843-277-0996) or reply to this e-mail and please delete all copies of this message.

--
Simons Young

Simons Young + Associates Mail - Re: 492 King BAR-S 4.08.2021 5/21/2021

Subject: 492 King BAR-S 4.08.2021

CAUTION: This email originated outside of the City of Charleston. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please find attached BAR submittal for alterations to 492 King. As always, will you let me know if you have any questions? My cell phone is 843.302.2230 should you need to reach me for an immediate response.

Thanks,

Simons
AWNING ADDITION
492 KING STREET
CHARLESTON, SC 29401
BAR CONCEPTUAL SET
APRIL 8, 2021
TMS: 460-12-02-025
Zoning: GB

REQUESTING APPROVAL FOR INSTALLATION
OF AN AWNING OVER ROOFTOP DINING ON
NORTH SIDE OF BUILDING (MARY STREET)

DRAWING INDEX
A001 PHOTOS
A002 PHOTOS
A101 EXISTING FIRST FLOOR PLAN
A102 PROPOSED FIRST FLOOR PLAN
A103 EXISTING & PROPOSED SECOND FLOOR PLAN
A201 EXISTING & PROPOSED ELEVATIONS
A202 EXISTING & PROPOSED BUILDING SECTIONS

ARCHITECT:
Simons Young + associates
3 Morris St, Suite B
Charleston, SC 29403
Contact: Simons Young
843.277.0996
simons@simonsyoung.com

OWNER:
Casamigos Realty, LLC
28 Bridgeside
Mt Pleasant, SC 29464

STRUCTURAL ENGINEER:
TBD

CONTRACTOR:
TBD

CODE DESIGN:
International Existing Building Code, 2018
International Building Code, 2018

Zoning: GB
LOCATION OF AWNING ABOVE PLANTER

OVERALL PHOTO SHOWING PAINTED AND STAINED WOOD TO BE PAINTED. UNFINISHED NATURAL WOOD AT SOUTH AND NORTH TO REMAIN NATURAL

REPLACE STONE PAVERS WITH BRICK TO MATCH EXISTING
PREVIOUSLY APPROVED

- Paint wood window trim, plaster, etc. submit off white color
- Paint faux wood painted door gloss black - submit color to staff. Paint wood trim off white
- Replace hexagonal tile with 1" square tile. Submit final pattern
- Extend armoire to 5' change to flat seam copper
Request conceptual approval for new front windows changing proportions, new dormers on front, new doors at balcony, and new fenestration at third floor.

NR | Charlestowne | c. 1941 | Old and Historic District
EXISTING SITE PHOTOS
View looking south from St. Philip
Context photos
View looking north from St. Philip

SANBORN MAPS

1944

1955
Agenda Item #14

Applicant’s Presentation
Coletti Residence
86 Murray Boulevard
Charleston, South Carolina

BAR SUBMITTAL

July 18, 2022

INDEX TO DRAWINGS

T000 TITLE SHEET
T001 SAPS & PHOTOS
T002 SITE PLANS
A100 GROUND FLOOR PLANS
A101 FIRST FLOOR PLANS
A102 SECOND FLOOR PLANS
A103 THIRD FLOOR PLANS
A104 FOURTH FLOOR PLANS
A201 EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATIONS
A203 EXTERIOR ELEVATIONS
A204 EXTERIOR ELEVATIONS

zoning review: 7/21/22
compliant w/ zoning regulations

Applicant: Julie O'Connor
American Vernacular Inc.
151 Sheppard Street
Charleston, SC 29403
DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE DESIGNER WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT. THESE DRAWINGS CANNOT BE CHANGED OR REPRODUCED WITHOUT WRITTEN CONSENT OF THE DESIGNER.
A102 SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN - AS-BUILT

SECOND FLOOR PLAN - PROPOSED

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

1. BENCH
2. QUEEN SIZE
3. KING SIZE
4. SHOWER 3'-0" X 5'-9"
5. BATHROOM 8'-10" x 5'-9"
6. W.C. 3'-5" X 5'-10"
7. 58" VANITY
8. LINENS 3'-4" X 2'-0"
9. MASTER 15'-0" x 10'-5"
10. BUILT-IN CABINETRY
11. WARDROBE
12. 36" VANITY
13. TV MOUNT
14. MASTER CLOSET 10'-7" x 10'-3"
15. HALL 4'-0" x 10'-3"
16. HALL 7'-9" x 5'-1"
17. UP (16R)
18. DN (16R)
19. RA 2ND FLR
20. UP (16R)
21. DN (16R)
22. STACKED W/D
23. 58" VANITY
24. BENCH

DATE: July 13, 2022

ISSUES/REVISIONS

BY

TEVJ SCHEMATICS 6/8/22
JOC REVISIONS 7/8/22
AS-BUILTS 5/16/22
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NORTH ELEVATION - AS BUILT
SCALE: 1/4" = 1'-0"

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

NEW DORMER - DETAILS TO MATCH EXISTING
NEW WINDOWS AND SHUTTERS
ENCLOSE ON BAY OF EXISTING PORCH
NEW WINDOWS
NEW WINDOWS
NEW DOORS @ GROUND FLOOR
NEW DOOR IN EXISTING LOCATION

GRADE @ DRIVEWAY
GROUND FLOOR SLAB
GROUND FLOOR CEILING
FIRST FLOOR
FIRST FLOOR CEILING
SECOND FLOOR
SECOND FLOOR CEILING
THIRD FLOOR
THIRD FLOOR CEILING

KNEE WALL HT
PLATE HT
3"7'-8"
8"9'-0"
8'-9 1/2"1'-2"
4'-7 1/2"10'-3 1/2"
6'-8"
6'-8"
8'-0"
7'-8"8'-0"7'-10"
Boundary Survey
86 Murray Boulevard
located
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

Survey Notes
1. Reference Tax Map Number 457-010-055
2. Reference Plat Book C Page 054 dated 3/30/1914
   Reference Plat by J.E. Johnson dated 3/31/2000
3. Property Owner: Nigel Cooper and Kathleen McCarrthy
4. Surveyor has made no investigation or
   independent search for exceptions of record, encumbrances, restrictive covenants,
   ownership, fill evidence, or any other
   facts that as accurate and current
   file search may disclose.
5. Title has been checked against area
   FHA maps and to the best of this surveyor's
   knowledge, said lot is located in Flood Zone AE(10%) and Zone VE(10%). Property is located in
   a Moderate Wave Action Zone.
   Ref. Map No. 4570935054K dated 01-29-2021
   It is the responsibility of the owner and/or
   builder to verify the flood zone with the governing
   authority prior to design and construction.
6. TOTAL AREA: 0.087 Acres 8380 Square Feet
Agenda Item #15

PRESENTATION BY STAFF ON THE STATUS OF ORDINANCE CHANGES AND POLICY PROPOSALS AFFECTING BOARD OF ARCHITECTURAL REVIEW RELATED REVIEWS.