



City of Charleston

BOARD OF ARCHITECTURAL REVIEW - SMALL

Virtual Meeting of August 27, 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/85370844715>.

To access via phone, dial 1 (312) 626-6799. When prompted, enter meeting **Webinar ID# 853 7084 4715**. Technical assistance line: (843) 720-1996. 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:

Use **one** of the following methods to request to speak at the meeting or provide comments. **Provide your name, address, telephone number, meeting date, and project number. Requests to speak at the meeting and comments must be received by 12:00 p.m. EST, Thursday, August 27:**

1. Call (843) 724-3765; or
2. Complete the form at <http://innovate.charleston-sc.gov/comments/>; or
3. Send an email to Boards@charleston-sc.gov; or
4. Mail comments to: Department of Planning, Preservation & Sustainability, 2 George St, 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 June 11, 2020 meeting.

Agenda Item #2

63 NUNAN STREET
TMS # 460-70-04-163

Request after-the-fact approval for demolition of historic standing-seam roof.

Not Rated / (West Side) / c. 1935 / Historic Material Demo Purview

Agenda Item #2

Applicant's Presentation









PERMIT
[Illegible text]









Agenda Item #3

18 SHEPARD STREET
TMS # 459-05-04-129

Request final approval for demolition.

Category 4 / (East Side) / c. pre-1902/ Historic Materials Demo District

Agenda Item #3

Applicant's Presentation



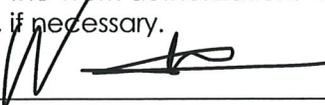
October 17, 2019

Mr. Steve Cumbee

VAIL ENGINEERING, LLC is pleased to provide you with this proposal for the structural condition assessment of the existing structure at 18 Sheppard Street in Charleston, SC. This proposal has been developed based on our discussions onsite on 10/3/19.

PROJECT TITLE:	18 Sheppard Street – Structural Condition Assessment	
PROJECT LOCATION:	18 Sheppard Street, Charleston, South Carolina 29413	
BACKGROUND:	Per our onsite discussion, a structural condition assessment of the existing one-story residential structure (approximately 900 sf) is requested to determine the overall condition of the structure. The existing building is currently condemned due to previous fire damage and subsequent deterioration of portions of the building. An assessment will determine the extent of damage of the structure in order to provide guidance for repairs if applicable.	
SCOPE OF WORK:	<p>The following services will be provided:</p> <ul style="list-style-type: none"> ♦ Evaluate the existing structure to determine the overall structural condition. ♦ Provide a written report detailing the extent of damage and salvageable portions of the structure and provide structural repair recommendations as required. 	
ASSUMPTIONS:	<ul style="list-style-type: none"> ♦ Access to the existing structure will be provided at the start of the project. ♦ The assessment of the structure will be based on visual inspections of the portions of the structure that are readily visible and accessible. No destructive testing or materials testing will be performed. ♦ The existing building is condemned; therefore it is assumed that not all areas of the structure will be safely accessible for the inspection and assumptions will be made as to the condition of these areas. ♦ Any repair recommendations provided in the report will be general in nature and will not be suitable for permitting or construction efforts. It is assumed that further efforts will be required in order to provide repair designs if applicable, which is outside the scope of this proposal. ♦ Due to the location of the structure in the flood plain, the structure will need to be raised (8 feet +/-) to meet current flood requirements. This will be taken into consideration with regards to the assessment as well. ♦ A letter of findings and recommendations will be provided which will be stamped/sealed by a Professional Engineer registered in the state of South Carolina. 	
SCHEDULE:	<p>The following schedule is proposed:</p> <ul style="list-style-type: none"> ♦ Provide Letter of Findings ♦ Within 10 days of Notice to Proceed. 	
ENGINEERING FEE:	The scope of work described above will be performed for a lump sum fee of \$600	

Your signature below authorizes VAIL ENGINEERING, LLC. to proceed with the scope-of-work as outlined above and indicates that you agree with the stated scope-of-work, engineering fee for said work, and the attached "Standard Service Terms and Conditions." Unless instructed otherwise, we will submit all invoices to the addressee shown on the work authorization. Please provide a purchase order number, or other pertinent invoicing instructions, if necessary.

Agreed and accepted by:  _____ Date 12/4/2019

Please e-mail this authorization to chris.vail@vailengineeringllc.com and/or mail the original to the address listed below.

Respectfully submitted:  _____ Date 10/17/19

Christopher Vail, PE
Principal Engineer
VAIL ENGINEERING, LLC.
(843) 819-3239
chris.vail@vailengineeringllc.com
www.vailengineeringllc.com



December 13, 2019

Mr. Steve Cumby

E.S. Design and Construction, LLC.
1526 E. Forrest Ave, Ste 210
Atlanta, GA 30344

RE: 18 Sheppard Street Structure Evaluation

Dear Mr. Cumby,

Per your request, the existing residential structure at 18 Sheppard Street, located in Charleston, South Carolina 29403 was structurally evaluated on 12/12/19. The intent of the evaluation was to determine the condition of the existing structure and to determine if the structure can be repaired or if it should be demolished due to the condition of the structure. Our general findings and recommendations have been provided below.

GENERAL BUILDING DESCRIPTION

The existing structure is a single story, single family residence on a raised crawl space with a covered porch on the west side. The structure is approximately 930 square feet, not including the covered porch. The structure consists of the original portion of the structure, constructed around 1895-1897 with an addition in the rear of the structure constructed at a later date (date unknown). The original structure is constructed using period timber framing founded on a combination of brick foundation walls and masonry piers.

The rear addition appeared to be constructed with more recent framing materials (modern 2x wood members) and is founded on brick and masonry piers. Previous replacement of original framing timbers with modern 2x wood framing members was evident based on framing visible of the main floor and porch members of the original building.

The structure was inspected on December 12, 2019 by Chris Vail, PE. There were no drawings available of the existing structure at the time of the evaluation. The evaluation has been based on visual inspections of the structure at the time of the visit. At the time of the inspection, there was extensive damage to portions of the structure due to the previous fire, therefore portions of the structure/crawlspace were not able to be safely inspected. The evaluation was limited to only the structural components visibly accessible at the time of the inspection and no destructive testing, lead-based paint testing or removal of existing wall/ceiling/floor coverings were performed.

Structural observations, findings and recommendations to address the condition of the existing structure are summarized and provided below.

STRUCTURAL OBSERVATIONS & FINDINGS

Recent Fire Damage:

The existing structure has been abandoned for an unknown period of time. The structure experienced a fire in May of 2019 (article Post & Courier website) and damaged a large portion of the original portion of the building as well as the rear addition. The fire impacted approximately

40-50% of the original portion of the structure and approximately 80-90% of the rear addition. The extent of the fire damaged ranges from complete loss of structural members to pealed paint on the wall/ceiling surfaces. It is assumed that some damage to the structure was caused by water used to extinguish the fire, however signs of long-term water damage will be addressed below.

It is assumed that repairs have not been performed on the structure since the fire and the structure has been deemed "unsafe" by the City of Charleston or Charleston Fire Department based on the notice and placards affixed to the structure, however information on the notice were not filled in or no longer readable at the time of the visit.

Non-fire Structural Deficiencies

In addition to the fire damage observed, additional structural deficiencies were observed not relating to the fire and have been listed below:

- Exterior siding damaged, missing or in general disrepair. The existing exterior wood siding was generally in poor condition with many sections missing or completely deteriorating.
- There were signs of wood rot in the exterior load bearing wall studs along the east and west portions of the wall where the exterior siding was damaged or missing. This deterioration could have been caused by water damage from the missing siding or wood eating insects (termites).
- Failed roof and wall studs/framing at the rear of the structure where the rear addition attached to the original portion of the structure. Signs of long-term water damage in the exposed structural wood members was evident and is assumed to be from poor flashing or roof system in this area.
- Portions of the floor framing appeared to be overstressed in the rear addition, with signs of previous repairs. This may be due to poorly constructed or damaged masonry/brick pier foundations.
- Large vertical settlement observed along the exterior wall on the east side of the structure (original portion). The cause of this settlement may be due to a transition between a continuous brick foundation wall at the rear portion to individual piers in this area, however this could not be verified. The vertical settlement in this area appeared to be approximately 2-4 inches. In addition to the vertical settlement, the wall appeared to be out of plumb and bowed approximately 2-4 inches inward at the eave of the structure.

Flood Requirements:

The structure is located within the AE-13 flood zone per Federal Emergency Management Agency (FEMA) flood insurance rate map (FIRM) 45019C0512J. Although a survey or an elevation certificate was not available at the time of the inspection, it is assumed that due to extent of the general damage to the existing structure (assumed repair cost exceeds 50% of market value) and per the requirements of the International Residential Building Code (Section R105.3.1.1), the structure would need to meet the current floodplain design requirements.

In order to meet the AE-13 requirements, it is assumed that the structure would need to be elevated approximately 6-8 feet in order to raise the lowest structural member of the structure above the anticipated flood elevation for this property location (based on general observations of adjacent structures recently constructed/renovated). This requirement would also be applicable

to the structure if it were to be demolished and rebuilt using new construction materials under the International Residential Building Code. This is to be verified by a registered surveyor.

Old or Historic Property Registry:

Due to the location and the age of the structure, the property was researched to determine if it fell under local, State or Federal historic preservation requirements. The property was not listed on any State or Federal (National Register of Historic Places) registries. Based on the most recent jurisdiction map for the City of Charleston Board of Architectural Review (BAR), the property falls outside of the "Old City" and "Old and Historic" districts. Therefore, based on this cursory review, the property does not appear to fall under any special requirements for historical preservation with regards to repairs, alterations or demolition of the structure at this property.

CONCLUSIONS & RECOMMENDATIONS

In summary, the extent of the damage to the structural components of the existing building (roof/ceiling, wall and floor framing members) from the recent fire as well as previous non-fire related issues noted above is extensive. It is estimated that approximately 60-65% of the overall structure has some portion of the structure that is damaged based on visual observations. Additional damage may be uncovered upon removal of existing debris within the structure and interior wall coverings (sheetrock & siding).

Recommendation:

Considering the existing condition of the structure, it is assumed that the cost of the repairs would exceed value of the structure. Based these findings, **it is recommended that the structure be demolished and rebuilt** with new construction materials per the current International Residential Building Code. Per the location of the property within the floodplain, the new structure would need to be elevated to meet FEMA requirements as well. Further information is provided below.

Existing Building Demolition:

Considerations for the demolition of the structure would include lead based paint and asbestos materials testing prior to demolition to determine if there are any hazardous materials present prior to demolition efforts. If hazardous materials are identified they will need to be removed and disposed of per applicable State and Federal regulations as required.

Proper care should be taken by any contractor or individual working in or around this structure. Due to the condition of the structure, proper temporary support of the roof and wall members is suggested in order to prevent falling roof, ceiling or wall members during work on this structure.

New Building Requirements:

Considering the recommendation of demolition of the existing structure, it is assumed that a new single family residential structure will be constructed per the current International Residential Building Code and FEMA flood requirements. It is assumed that the structure will be founded on shallow concrete continuous footings with grouted and reinforced concrete masonry unit (CMU) piers up to the designated high water elevation per the FEMA/FIRM requirements. It is also assumed that the structure will be constructed using a combination of conventional wood 2x framing, engineered wood materials and/or pre-fabricated floor/roof truss members. Design of this proposed structure will be required to be provided by a licensed Architect or Professional Engineer. This approach assumes that the existing soils on the site are suitable for shallow footings without excessive settlements. This will need to be verified by a licensed Geotechnical Engineer prior to construction.

If you should have any questions regarding these findings or recommendations, please do not hesitate to call me. I can be reached at (843) 819-3239.

Very truly yours,

VAIL ENGINEERING, LLC.



Christopher Vail, PE, LEED AP
Principal Structural Engineer



Attachments:

Reference Photos

REFERENCE PHOTOS



Photo 1 – General Structure Photo



Photo 2 – East Elevation of Structure



Photo 3 – Fire Damage at Covered Porch



Photo 4 – Fire Damage at Covered Porch



Photo 5 – Fire Damage and Floor Damage in Kitchen



Photo 6 – Roof & Ceiling Framing (Original Portion)



**Photo 7 – Fire and Water Damage to Roof/Ceiling Framing
(Rear Addition)**



**Photo 8 – Fire and Water Damage to Roof/Ceiling & Wall
Framing (Rear Addition)**



Photo 9 – Fire Damage and Siding Deterioration at West Side



**Photo 10 – Siding & Wall Framing Deterioration
(Northwest Corner)**



Photo 11 – Floor Framing At Covered Porch



Photo 12 – Floor Framing & Brick Piers (Rear Addition)



Photo 13 – Hole In Roof At Chimney (East Side)

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
18 North Sheppard Street

FOR INSURANCE COMPANY USE

Policy Number:

City
Charleston

State
SC

ZIP Code
29403

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One Caption

PICTURES TAKEN 12/27/2019



Photo Two Caption

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Fields Development Group LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 18 North Sheppard Street				Company NAIC Number:	
City Charleston		State SC	ZIP Code 29403		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) 18 N Sheppard TMS# 459-05-04-129					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>32-47-51</u> Long. <u>79-56-21</u> Horizontal Datum: <input checked="" type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>8</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>983</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>see comments</u>					
c) Total net area of flood openings in A8.b <u>see comments</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>n/a</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>n/a</u>					
c) Total net area of flood openings in A9.b <u>n/a</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of Charleston 455412			B2. County Name Charleston County		B3. State SC
B4. Map/Panel Number 45019C0512	B5. Suffix J	B6. FIRM Index Date 11/17/2004	B7. FIRM Panel Effective/ Revised Date 11/17/2004	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 13
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 18 North Sheppard Street			Policy Number:
City Charleston	State SC	ZIP Code 29403	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, ARA, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: CJ0302 Vertical Datum: NGVD'29

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | |
|---|--------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawspace, or enclosure floor) | 8 . 8 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | 10 . 9 | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | n/a | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | n/a | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | n/a | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 8 . 4 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 9 . 3 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | 8 . 4 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name Kevin M. Schwacke Sr., PLS	License Number 02468
Title Surveyor	
Company Name A.H. Schwacke & Associates	
Address P.O. Box 13077	
City Charleston	State SC
	ZIP Code 29422
Signature 	Date 12/27/2019
	Telephone 843-762-7005



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

A8. Due to the existing condition of the structure, we are unable to determine the venting of the enclosed area at this time.

@19353

Agenda Item #4

10 DUC'S COURT
TMS # 459-05-03-027

Request final approval for demolition.

Not Rated / (East Side) / c. 1943 / Old City District

Agenda Item #4

Applicant's Presentation

Agenda Item #5

367 KING STREET
TMS # 457-04-02-028

Request approval for the demolition of the hyphen between 367 and 369 King Street.

Category 4 / (Downtown) / c. pre-1872 / Old and Historic District

Agenda Item #5

Applicant's Presentation

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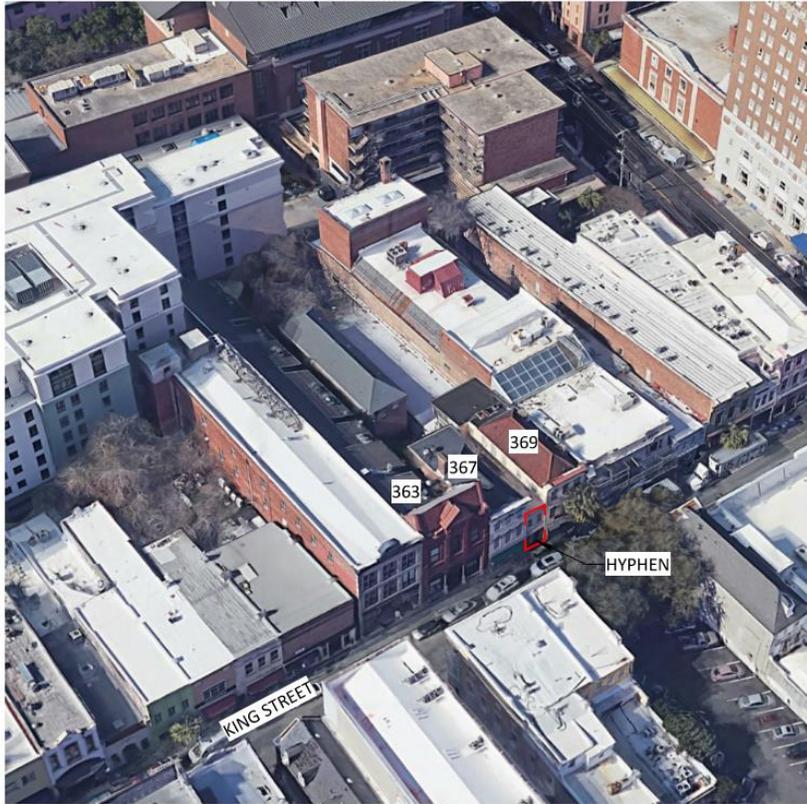


BAR DEMOLITION REQUEST

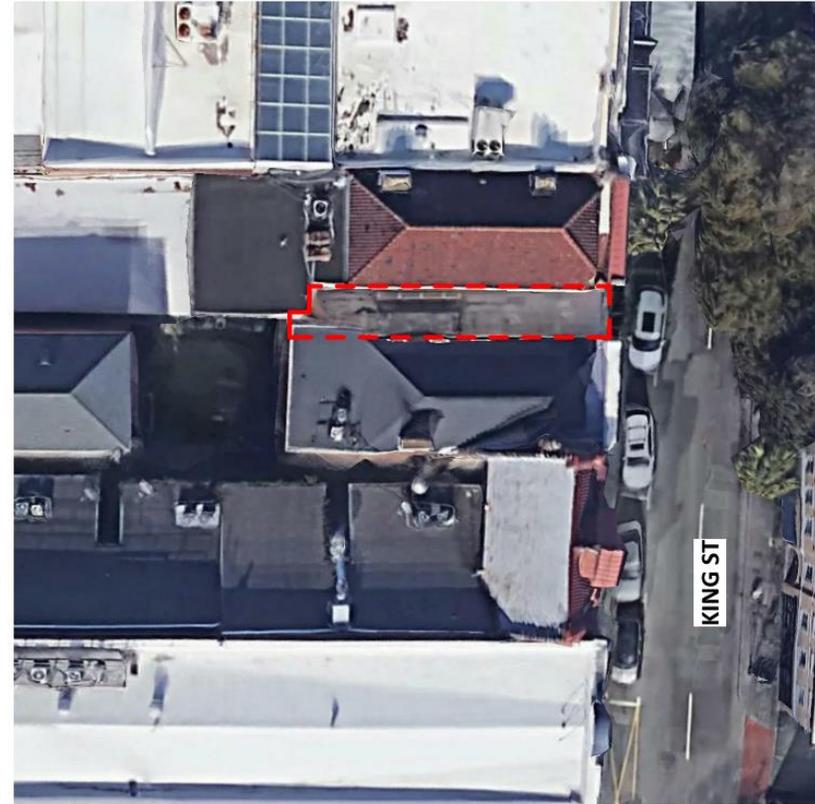
Requesting permission for partial demolition of the 2 story connection between 367 and 369 King Street. After thorough study, it has been determined that the connector's historic fabric has eroded over time, leaving the facade with low historic integrity.

TIMELINE

- The northern half of the connector building was built before 1884 as a porch and the southern half of the hyphen was built between 1884 and 1888 as a separate porch.
- The southern porch was likely filled in between 1924 and 1929. The northern porch was most likely filled in between 1929 and 1944.
- The exterior facades of the 2 porches were detailed differently until 1973, at the earliest.
- The exterior facade of the hyphen on King Street was changed into its existing state sometime after 1973, most likely in 1985.



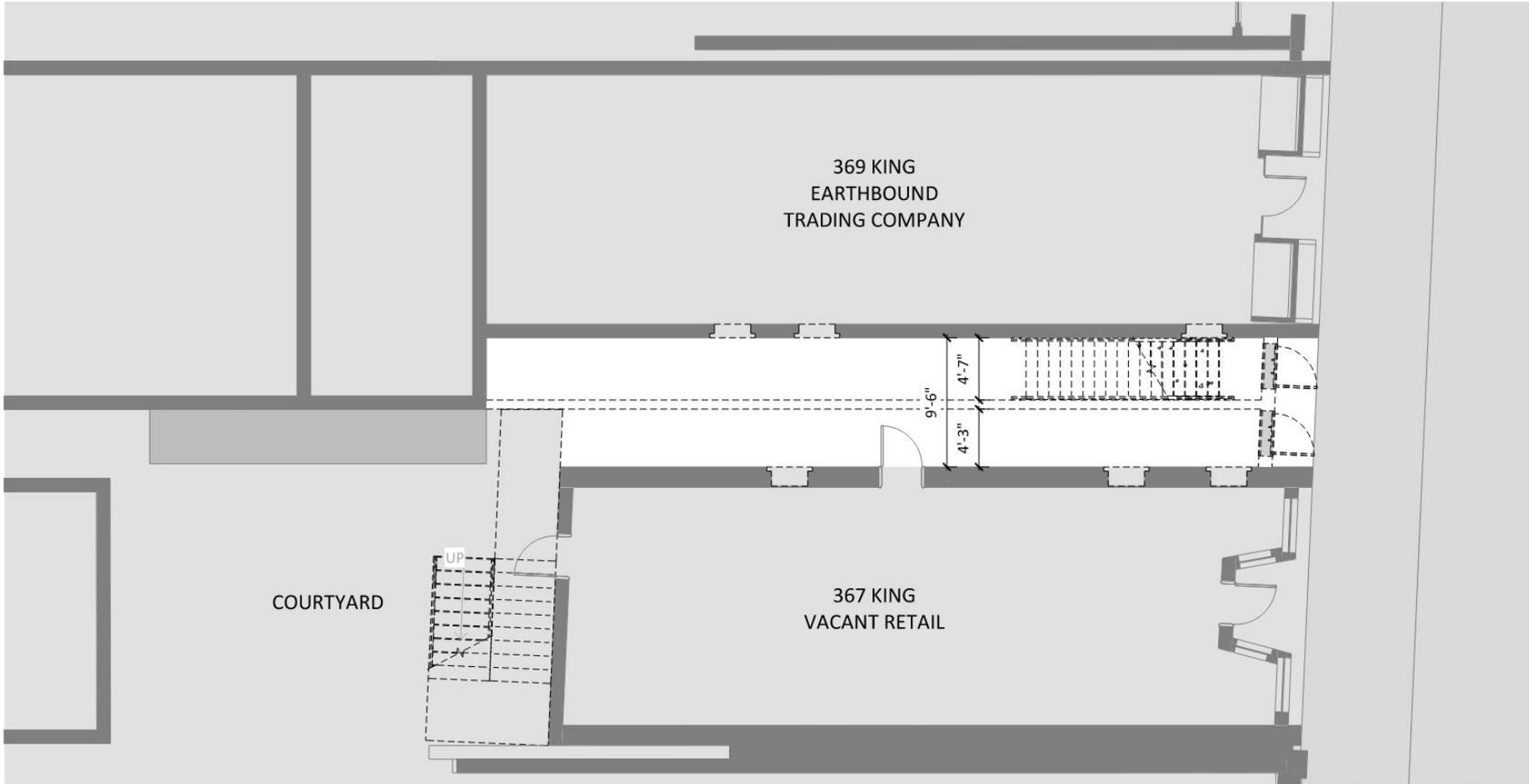
AERIAL LOOKING NW



EXISTING AERIAL

SCALE: 1" = 40'-0"

AERIAL VIEWS | D-02



① Floor Plan-Existing- Level 1 - 367A
 1/8" = 1'-0"

SCALE: As indicated

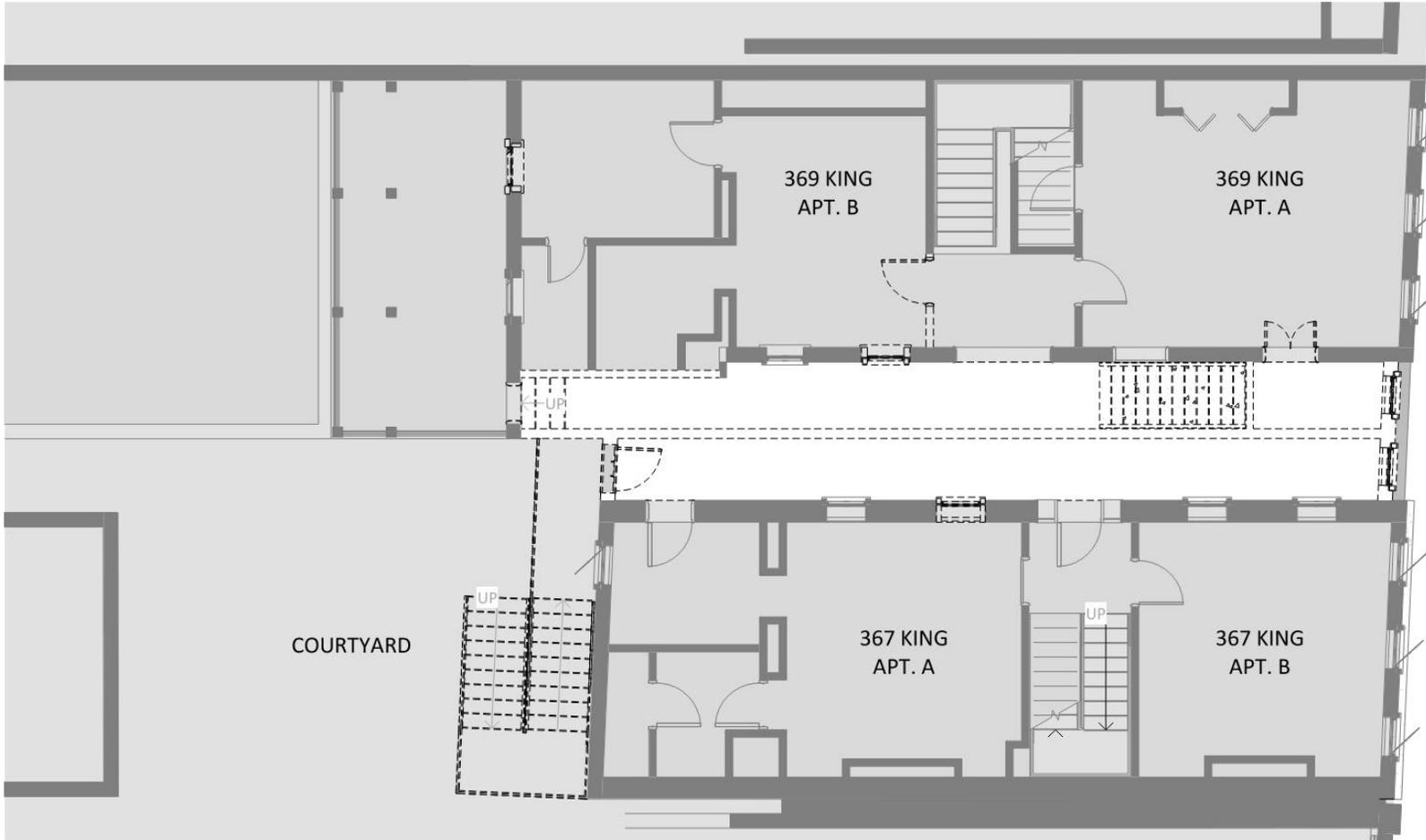
FLOOR PLAN - LEVEL 1 | D-03

LEGEND

— = EXISTING - - - - = DEMOLISHED

367 King Street
 08.10.2020





① Floor Plan-Existing- Level 2 - 367A
 1/8" = 1'-0"

SCALE: As indicated

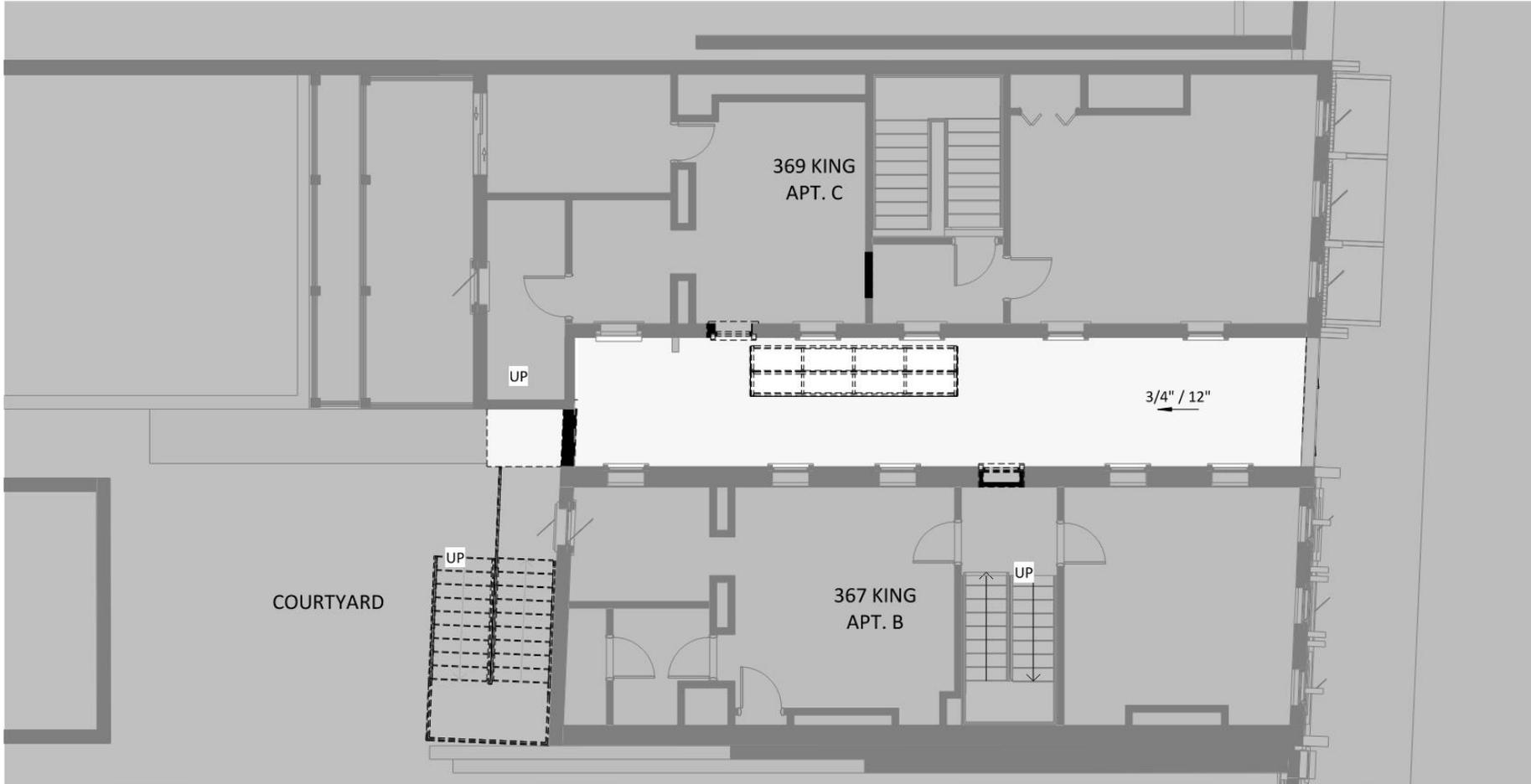
FLOOR PLAN - LEVEL 2 | D-04

LEGEND

— = EXISTING - - - - = DEMOLISHED

367 King Street
 08.10.2020





① Roof Plan-Existing- 367A
 1/8" = 1'-0"

SCALE: As indicated

ROOF PLAN | D-05

LEGEND

— = EXISTING - - - - = DEMOLISHED

367 King Street
 08.10.2020

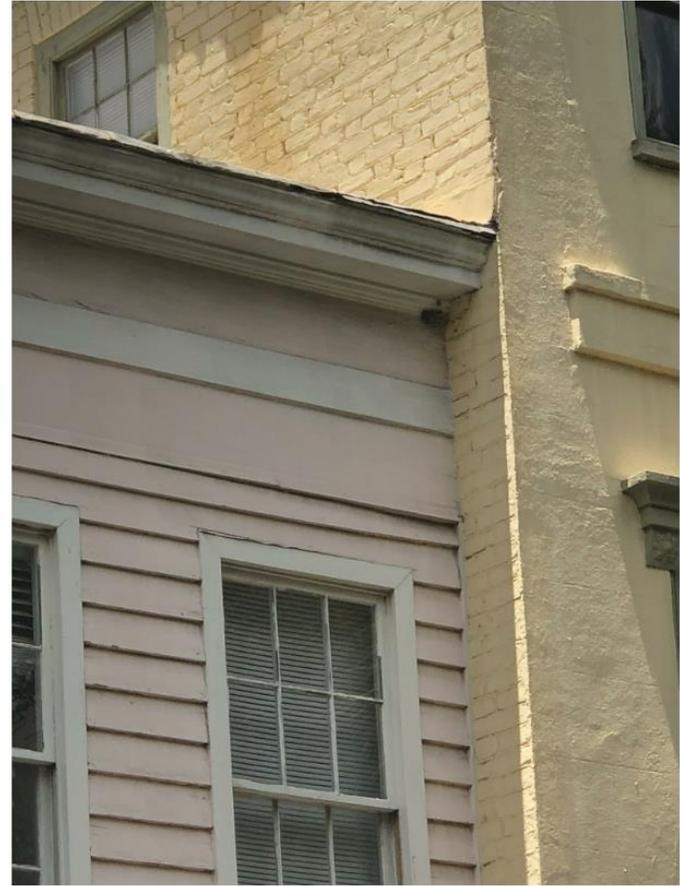




KING STREET FACADE



KING STREET FACADE - 2ND STORY



KING STREET FACADE CORNICE



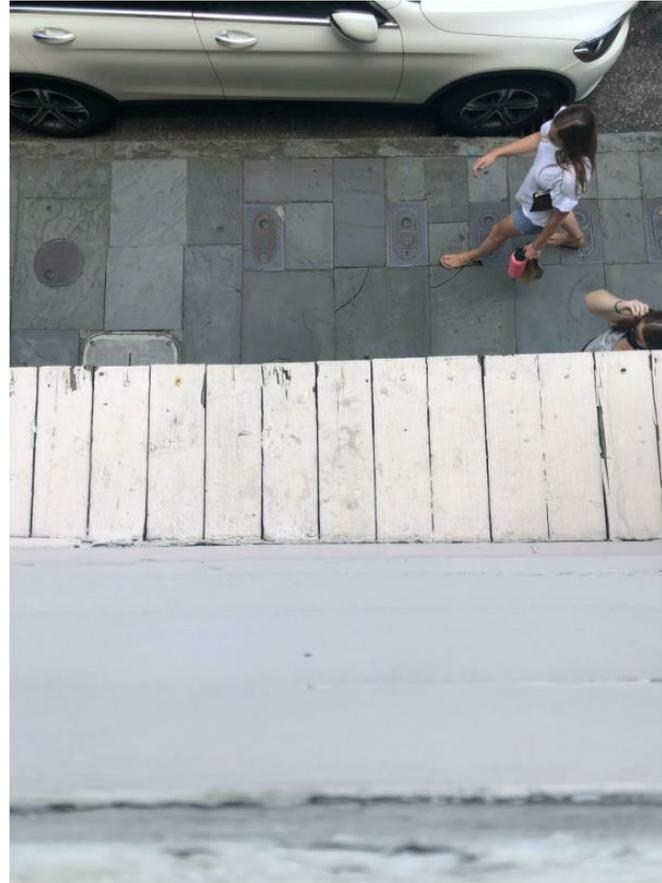
KING STREET FACADE - SOUTH CORRIDOR WINDOW



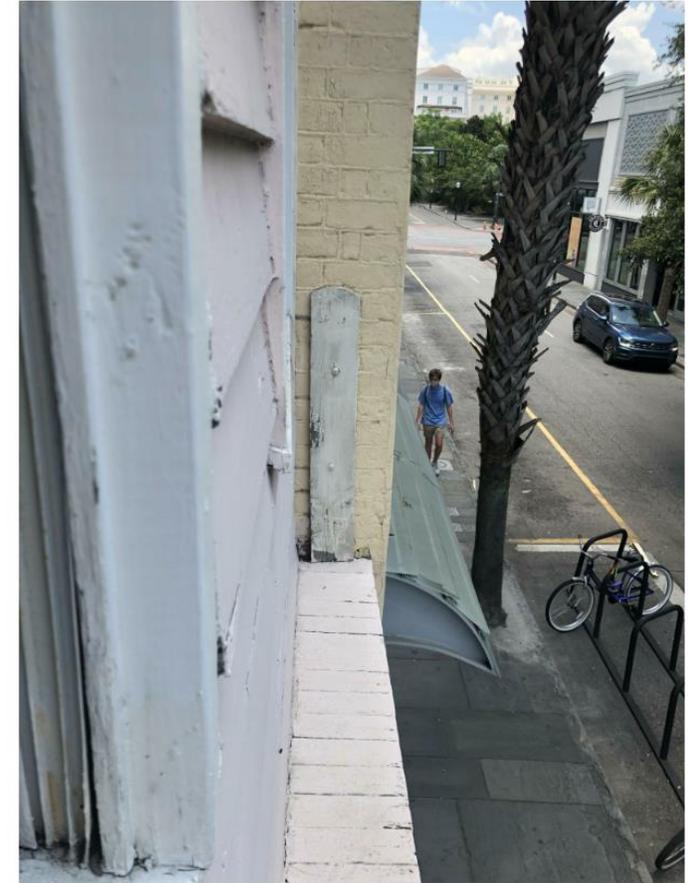
KING STREET FACADE - WOOD SIDING



KING STREET FACADE - 367 WOOD BALUSTRADE CONNECTION



KING STREET FACADE - 1ST FLOOR CORNICE DECKING



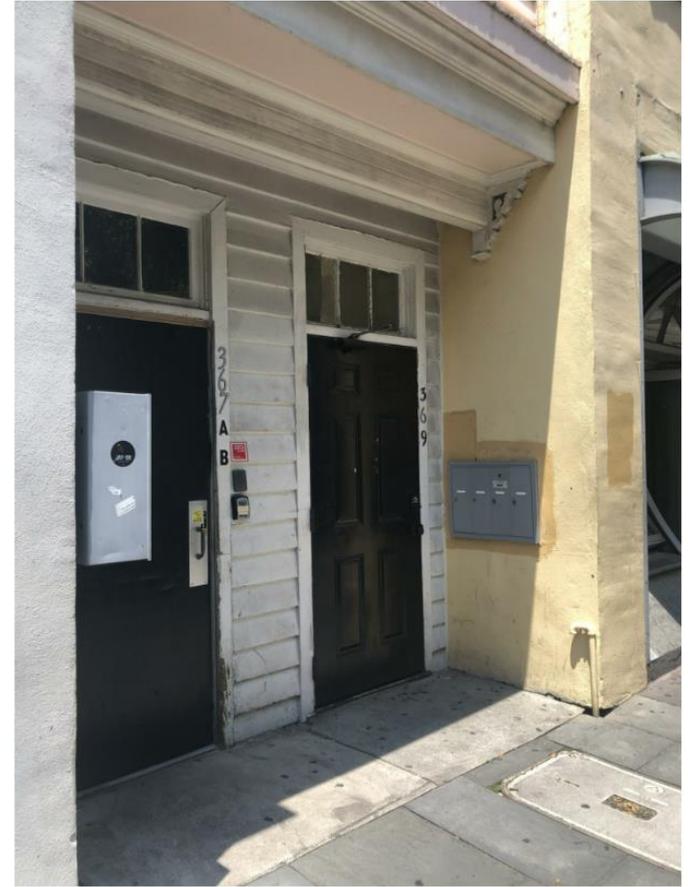
KING STREET FACADE - 369 WOOD BALUSTRADE CONNECTION



KING STREET FACADE - OVERHANG



KING STREET FACADE - ENTRY DOORS



KING STREET FACADE - ENTRY DOORS



KING STREET OVERHANG DETAIL



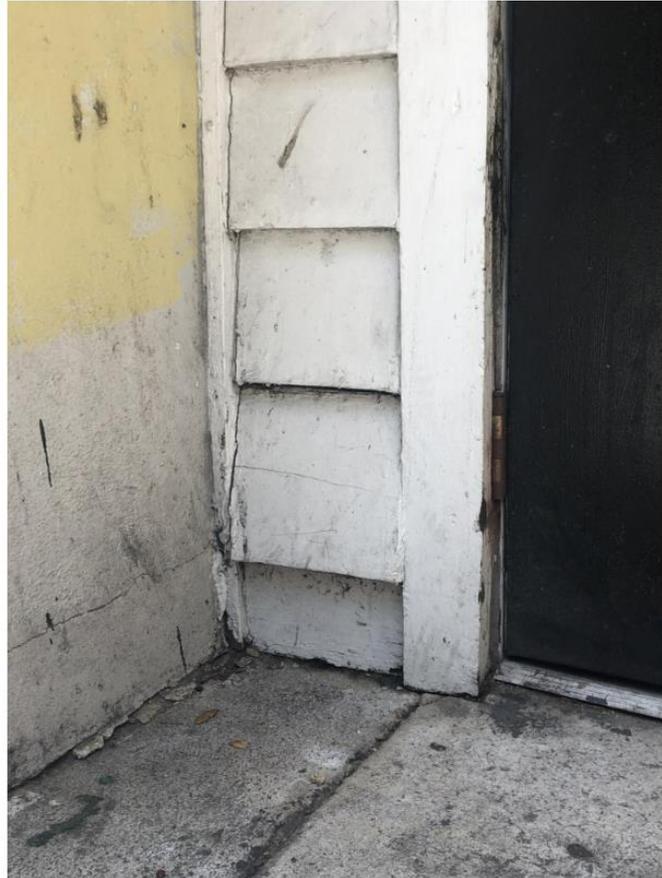
KING STREET OVERHANG DETAIL



KING STREET OVERHANG



KING STREET 367A DOOR WITH TRANSOM



KING STREET 367A DOOR JAMB



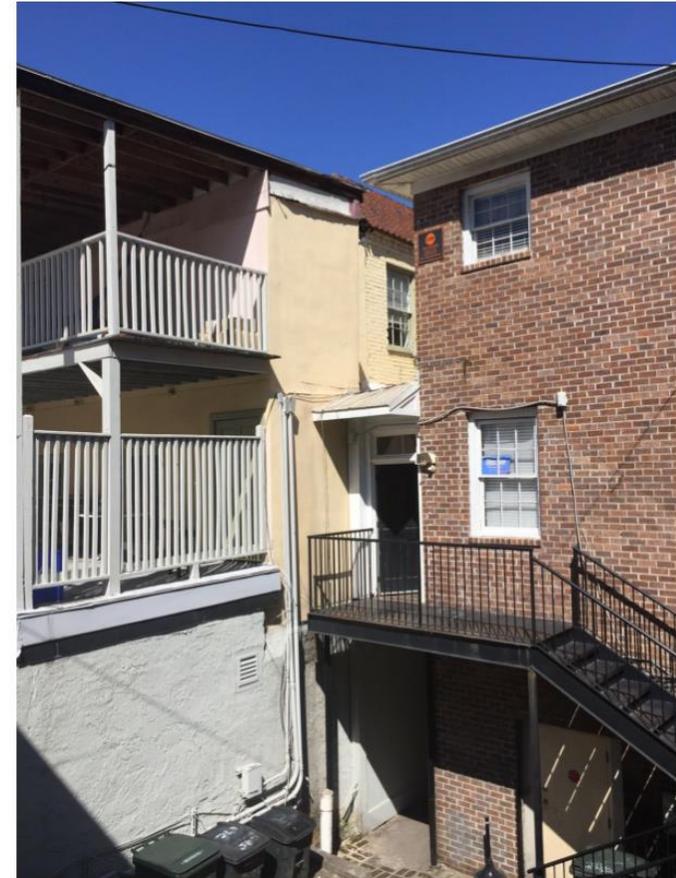
KING STREET 367A DOOR JAMB



BACK ENTRANCE TO EXTERIOR COURTYARD



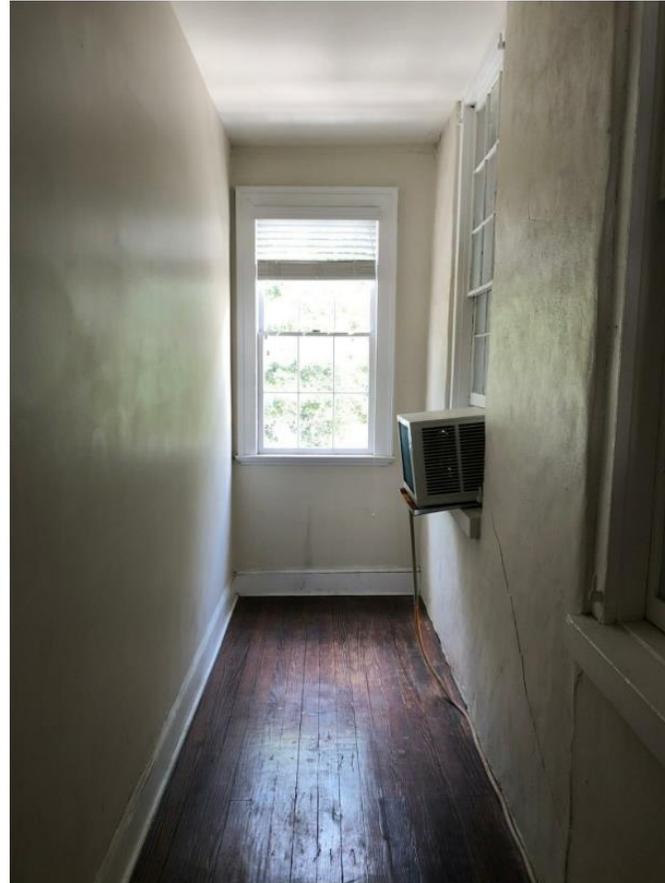
MEMBRANE ROOF AND SKYLIGHT



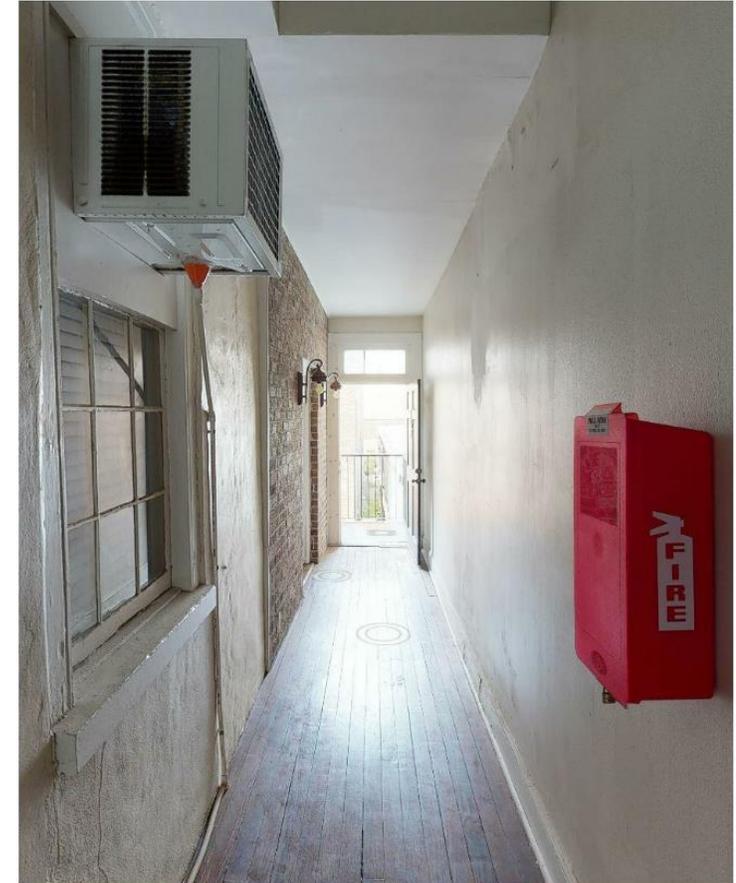
BACK ENTRANCE TO EXTERIOR COURTYARD



367A AND 367B 1ST FLOOR CORRIDOR



367A AND 367B 2ND FLOOR CORRIDOR WITH KING ST WINDOW



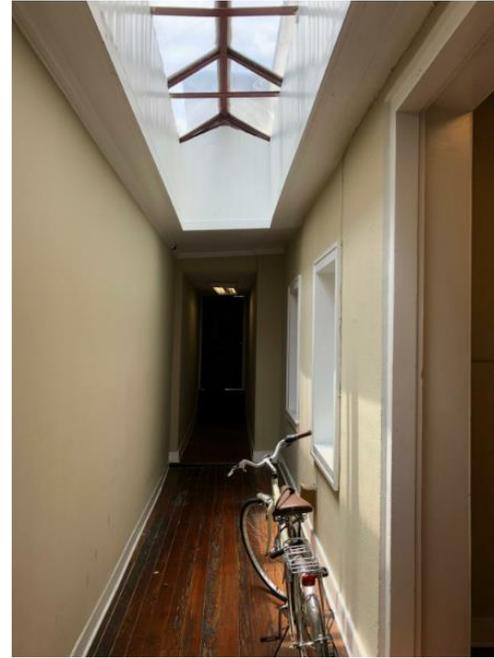
367A AND 367B 2ND FLOOR CORRIDOR TO BACK COURTYARD



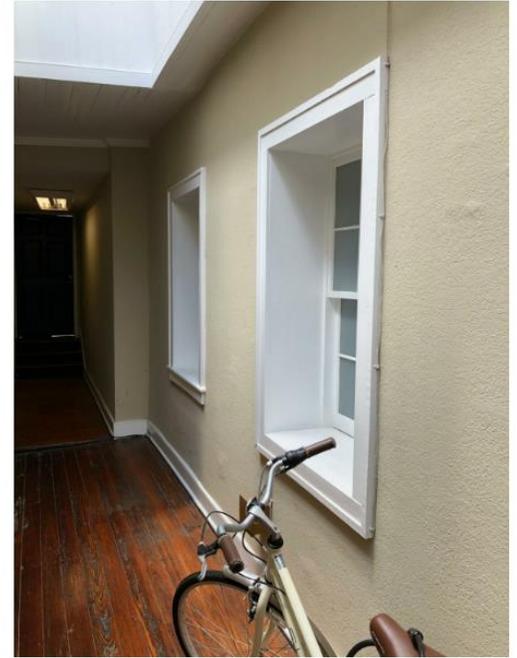
369 2ND FLOOR CORRIDOR FILLED IN DOOR



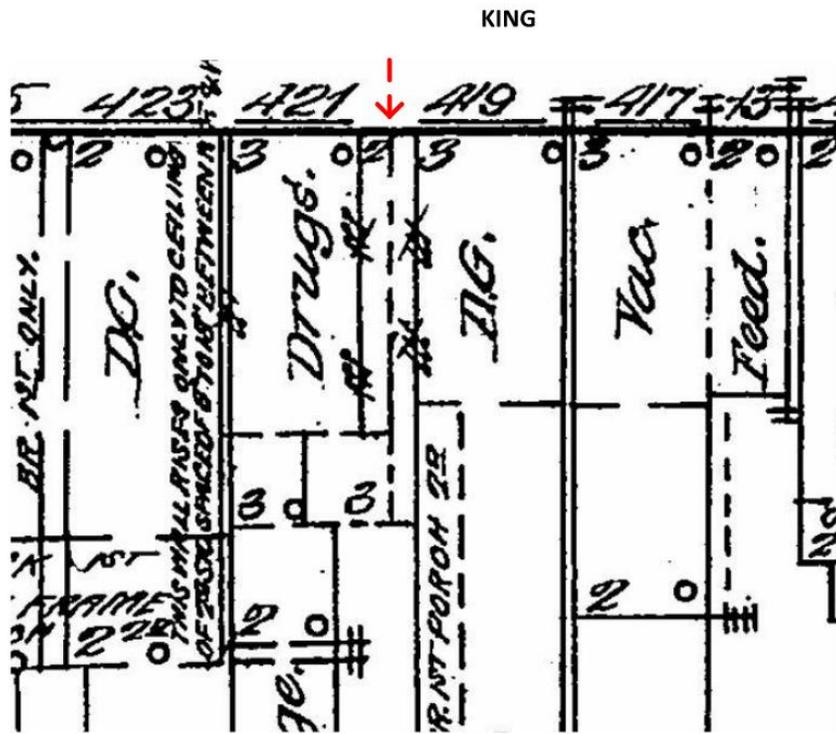
369 2ND FLOOR CORRIDOR STAIR TO KING ST



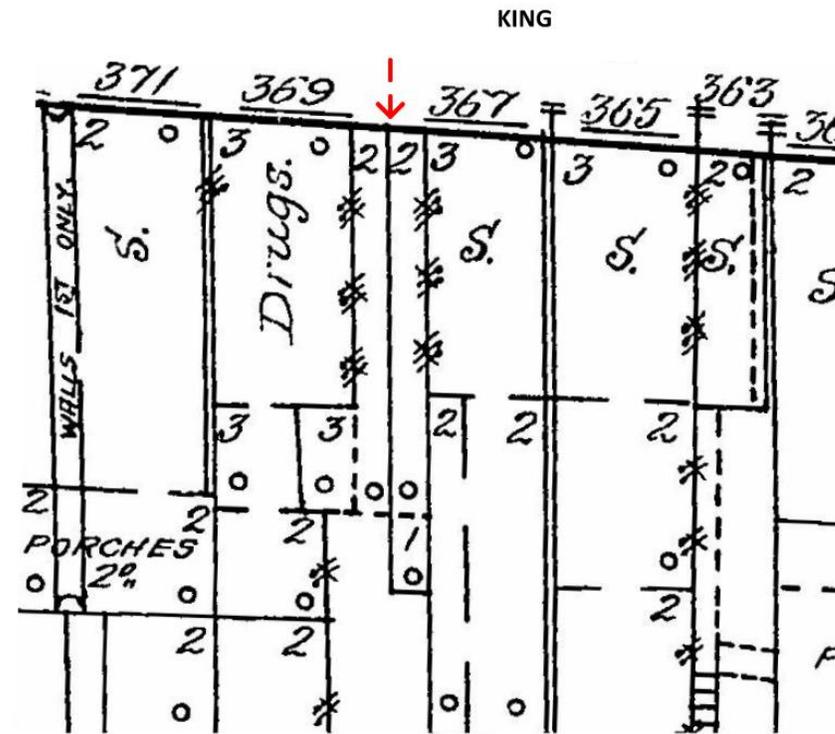
369 2ND FLOOR CORRIDOR SKYLIGHT



369 2ND FLOOR CORRIDOR INTERIOR WINDOWS

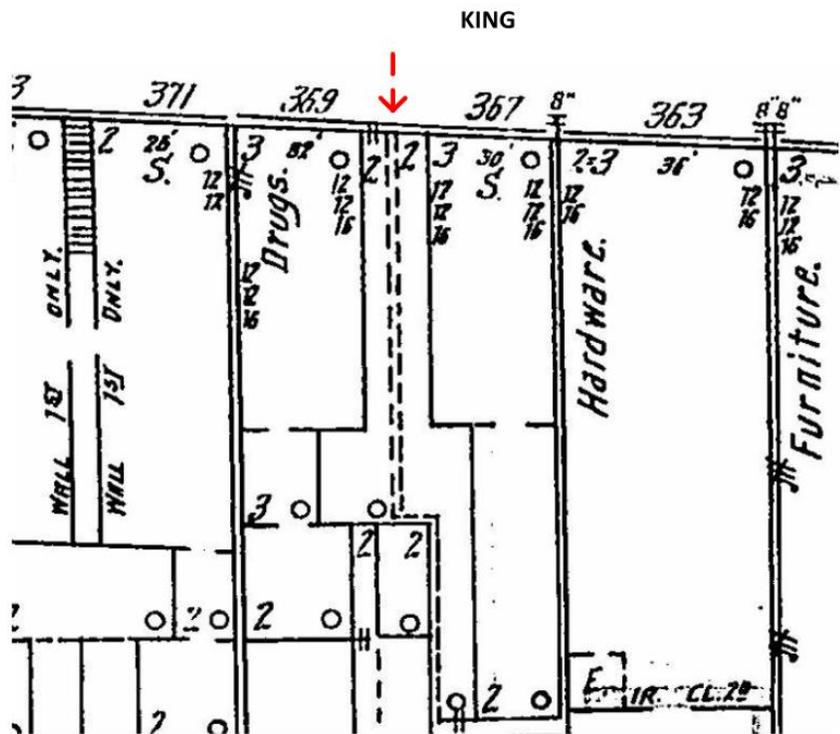


1884 SANBORN MAP

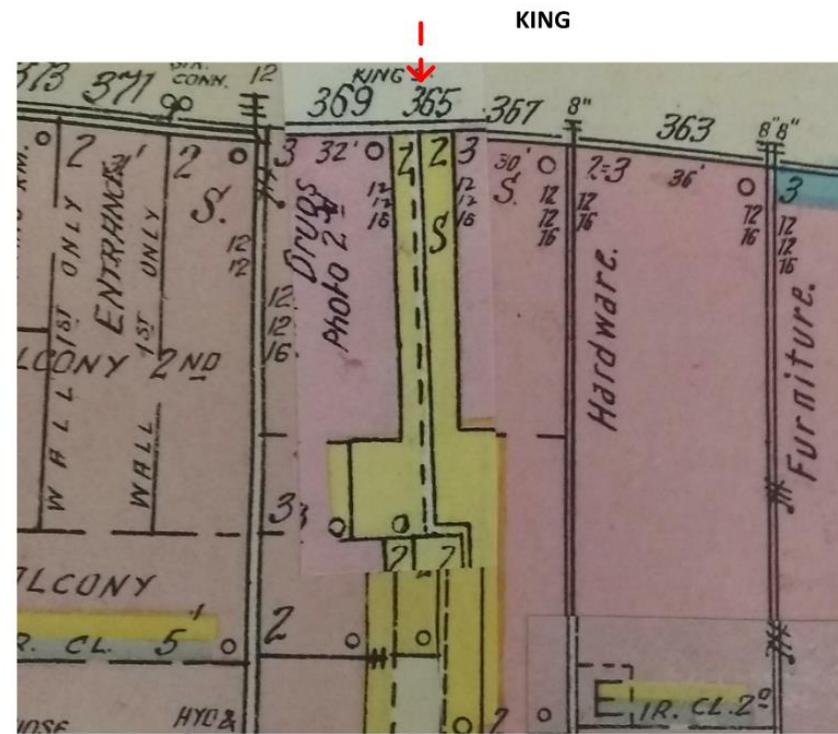


1888 SANBORN MAP



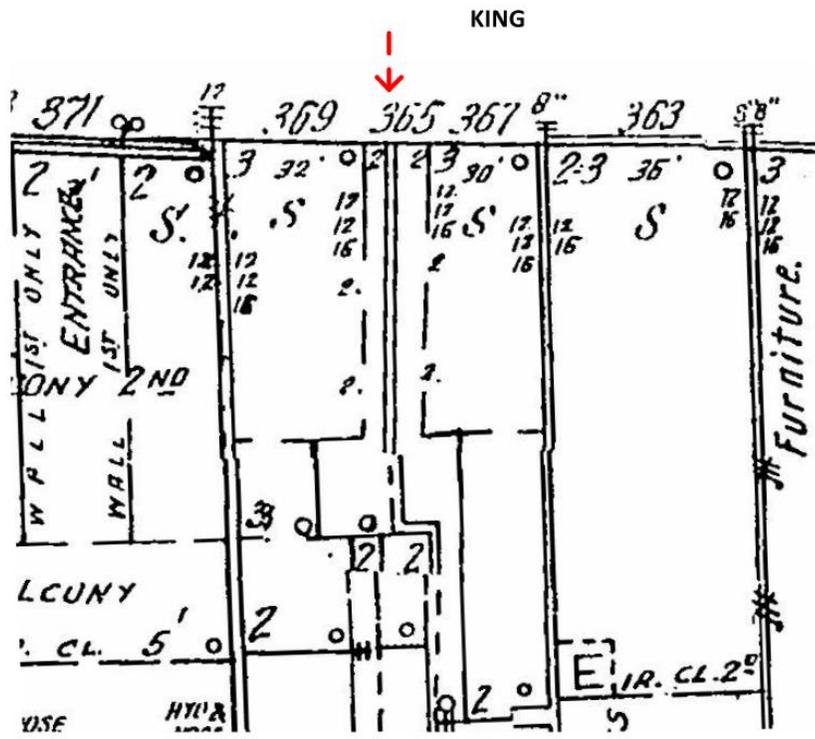


1902 SANBORN MAP

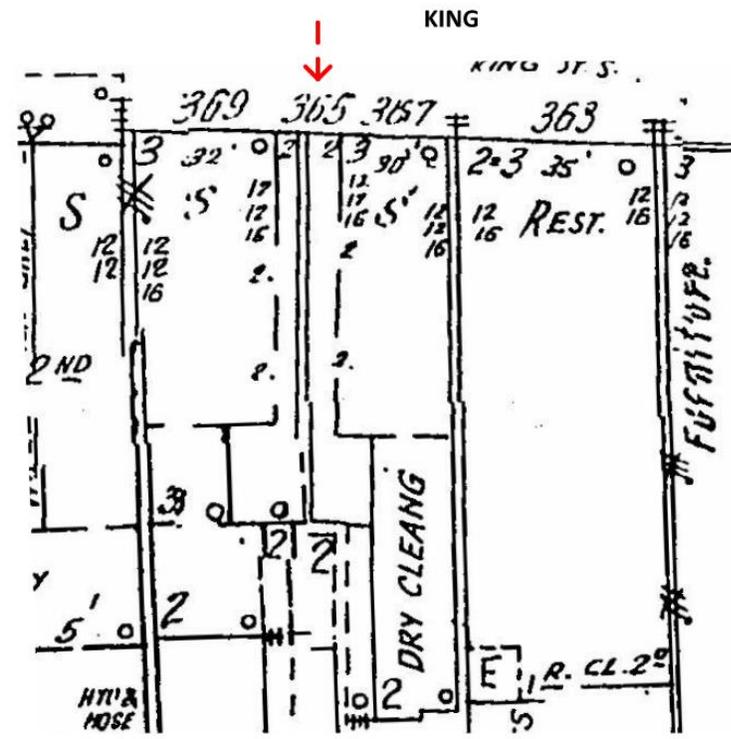


1929 SANBORN MAP



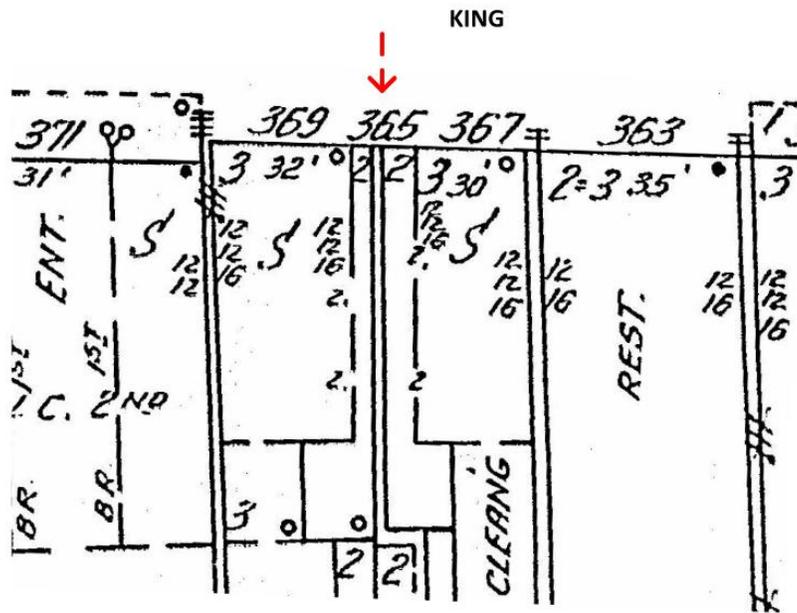


1944 SANBORN MAP

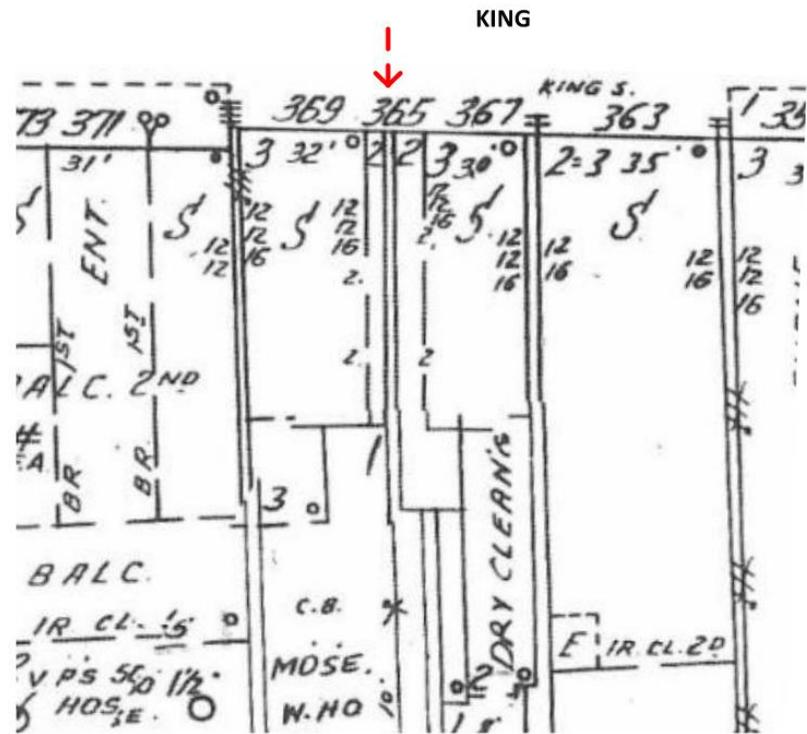


1951 SANBORN MAP



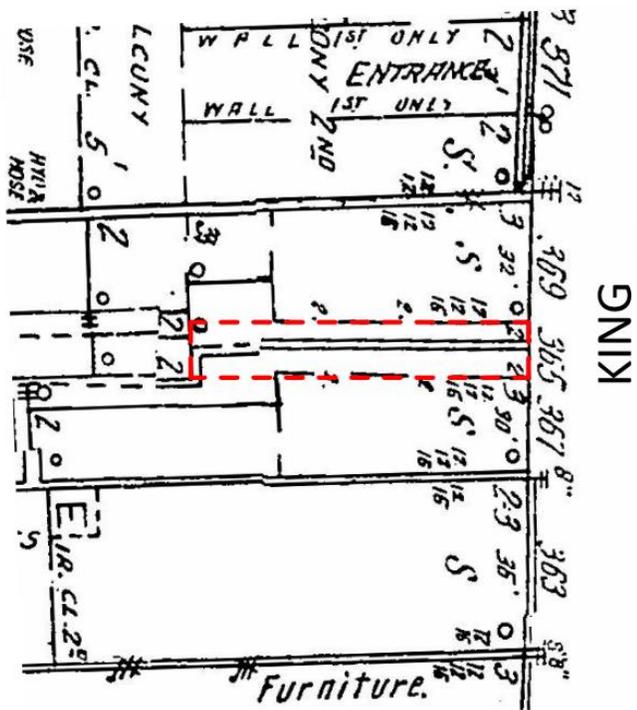


1955 SANBORN MAP

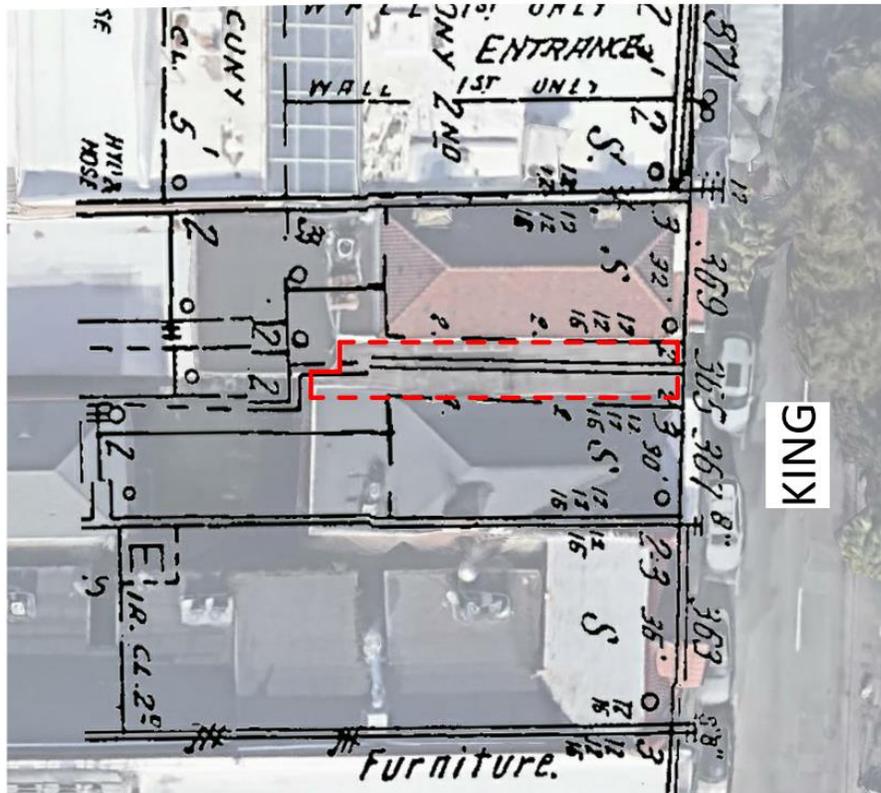


1967 SANBORN MAP





1944 SANBORN MAP



EXISTING AERIAL WITH
1944 SANBORN OVERLAY

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

EXISTING MAP | D-20

Goldberg Bros. warehouse in the rear of No. 493 King street and Creticos fruit store, No. 491, where the two suffered damages totalling \$6,225. This fire was on January 23. On January 11 the fire at No. 190 King street, where clothing and other merchandise also were consumed by flames, totalled \$5,000. Another January blaze was the fire at Nos. 367 and 369 King street, including a beauty parlor, the damages resulting in a loss of \$3,500. The year started off with a lively blaze, damages of \$3,172 resulting on January 1 at 487 King street, S. Goldstein's shoe repairing plant.

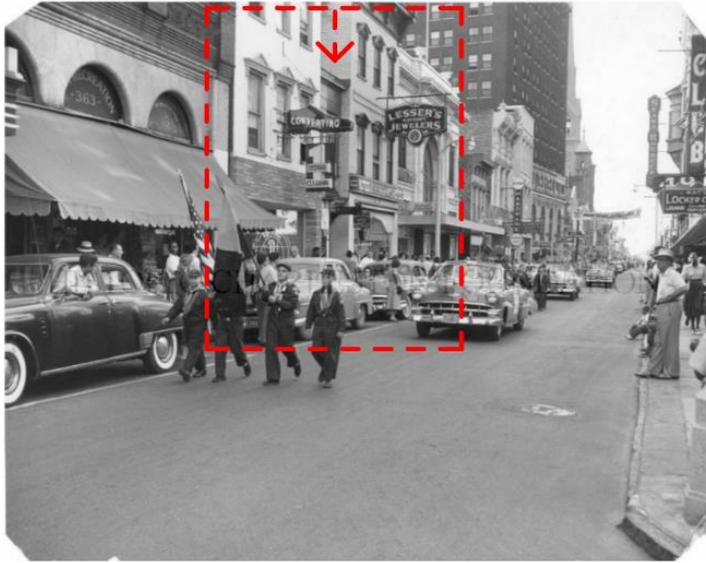
The alarms for six months this year totalled 190 against 182 for the first six months of 1923.

The fire loss for the six months this year follow:

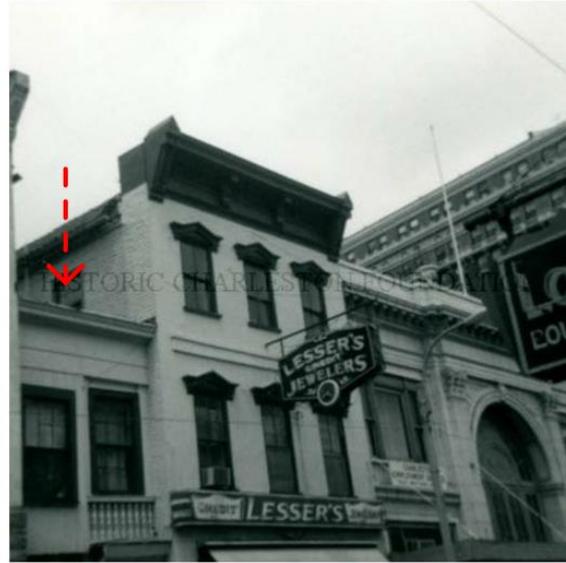
January, \$19,777.48; February \$2,145.35; March, \$497.47; April \$3,259.00; May, \$1,000.00; June, \$550. Total \$27,229.30

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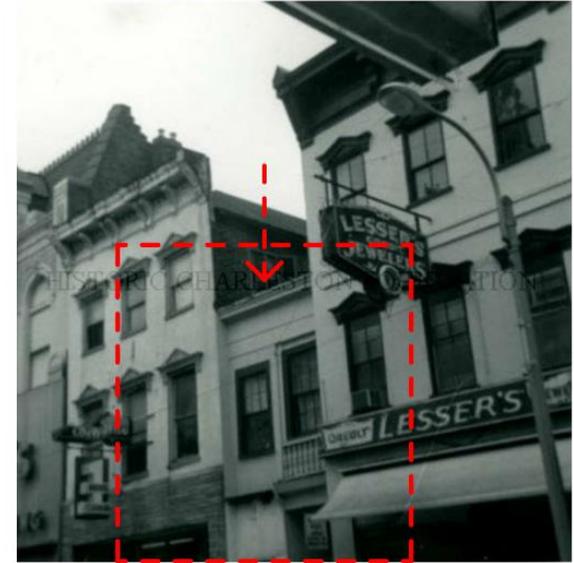
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1954



1967



1967

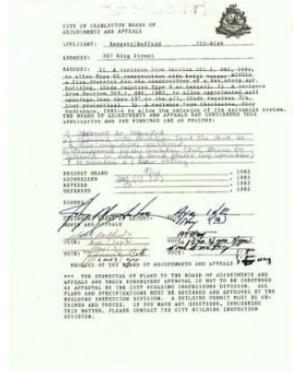
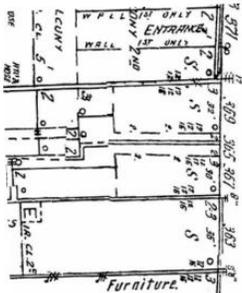
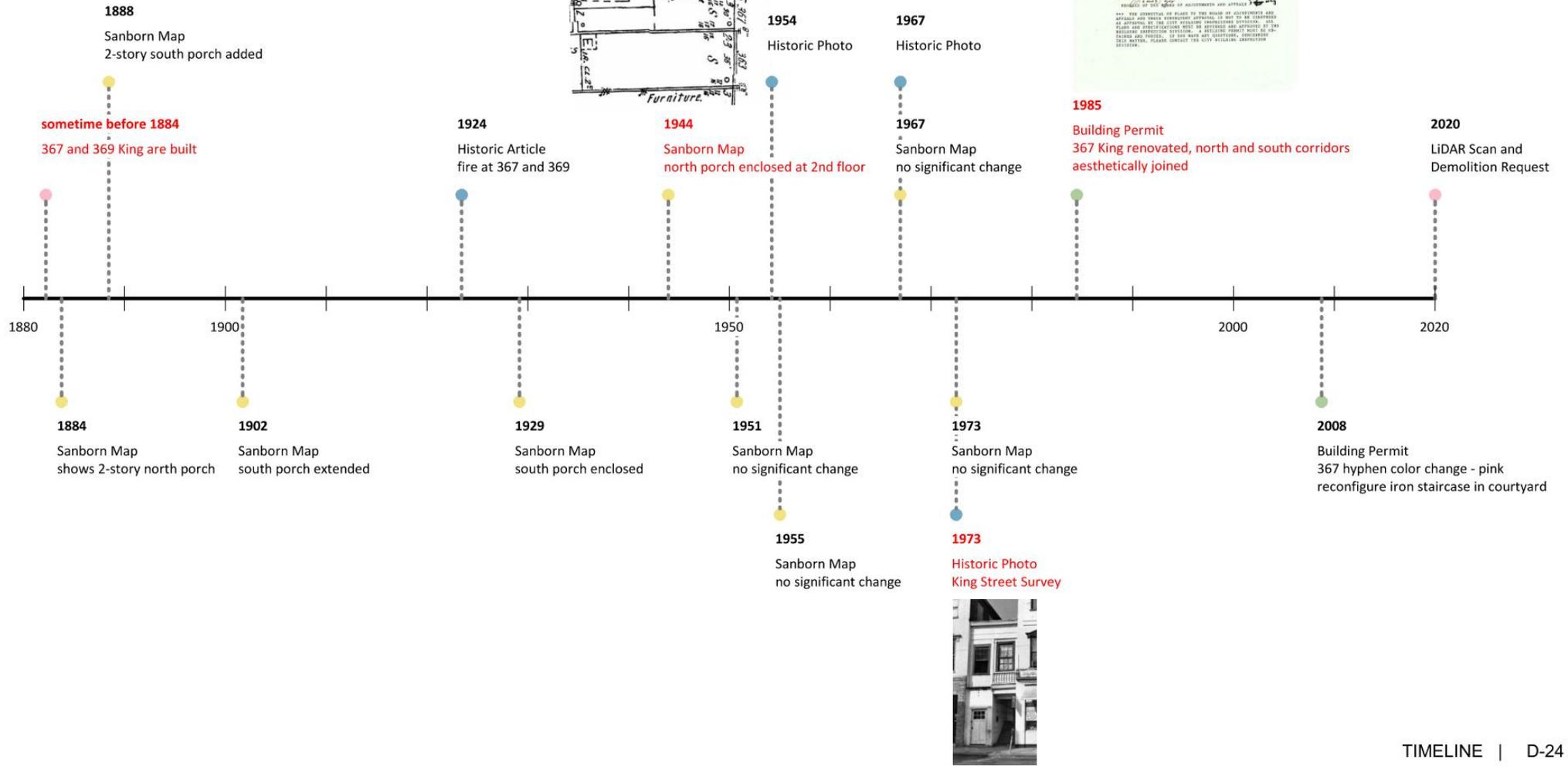


NOTE: IMAGES FOUND THROUGH HISTORIC CHARLESTON FOUNDATION'S HISTORIC PHOTO COLLECTION



1973 - King Street Survey by the State Historic Preservation Office



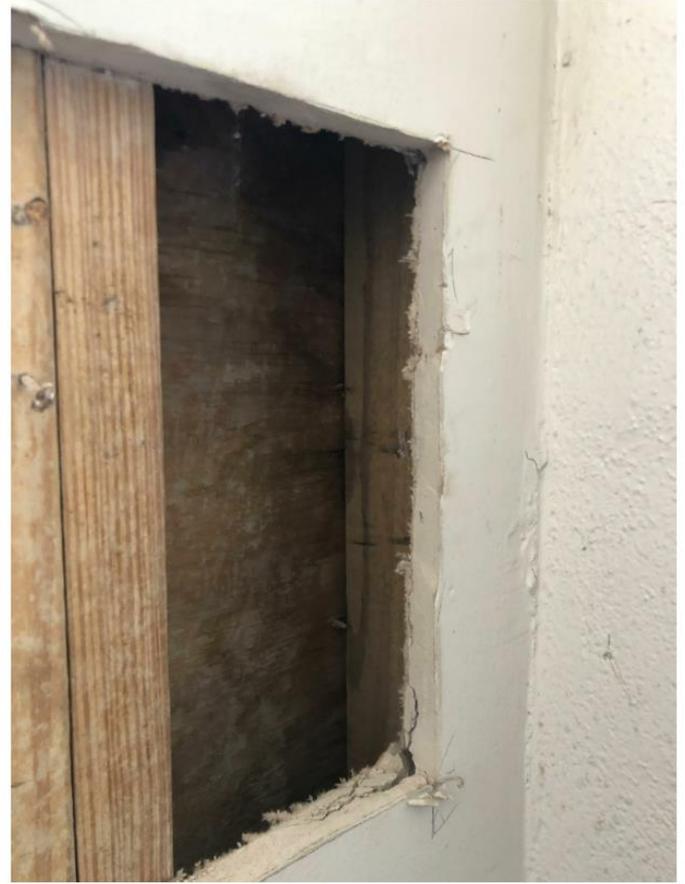




SOUTHERN CORRIDOR - 3 LOCATIONS



KING STREET FACADE - BOTTOM RIGHT



STANDARD 2X4 WITH PLYWOOD SHEATHING, NO INSULATION



CORRIDOR DEMISING WALL



2 LAYERS OF GYPSUM, STANDARD 2X4 STUDS



HORIZONTAL WOOD BLOCKING



PAINTED TONGUE AND GROOVE WOOD SIDING



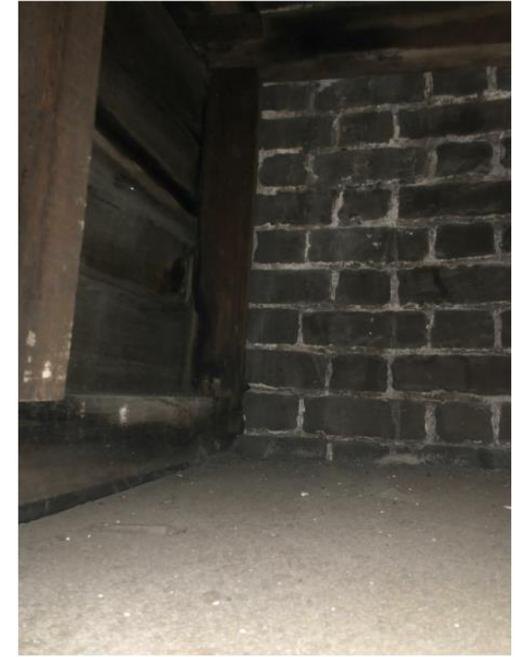
DEMISING WALL AND LEFT COLUMN



DEMISING WALL, LEFT COLUMN, ROOF



KING STREET FACADE WOOD SIDING



RIGHT COLUMN, 367 BRICK WALL



LEFT CEILING



367 BRICK WALL, WOOD BEAM CONNECTION



WOOD BEAMS



WOOD ROOF STRUCTURE



WOOD BEAM CONNECTION TO CORRIDOR WALL



1973



2020

HISTORIC BUILDING ELEMENTS

1. The roof cornice.
2. The top of the pink siding, not including the white trim or the lapboard siding below.
3. The previous balustrade's connection to 369 King.
4. While there isn't historic photographic evidence, there is another previous balustrade connection to 367 King.
5. Parts of the northern half of the 1st floor cornice.
6. The bracket fixed to 369 King.
7. The bracket fixed to 367 King (although it has been moved from its original location).

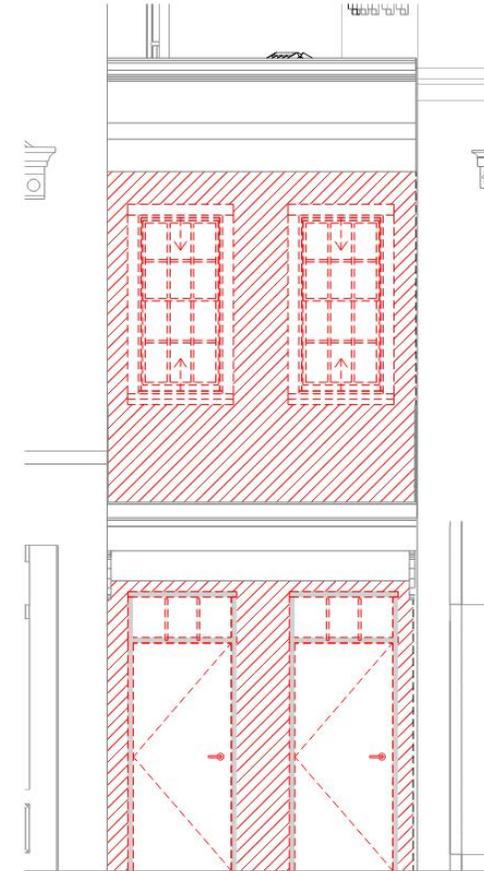
Total facade area = 237.48 square feet
 Original facade area = 45.39 square feet
 Percent of original facade remaining = 19.11%
 Percent of non-historic facade = 80.89%

KEY

-  = Existing non-historic
-  = Existing historic
-  = Existing proposed demolition



① HISTORIC ELEMENTS
 1/4" = 1'-0"



② PROPOSED DEMOLITION
 1/4" = 1'-0"

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

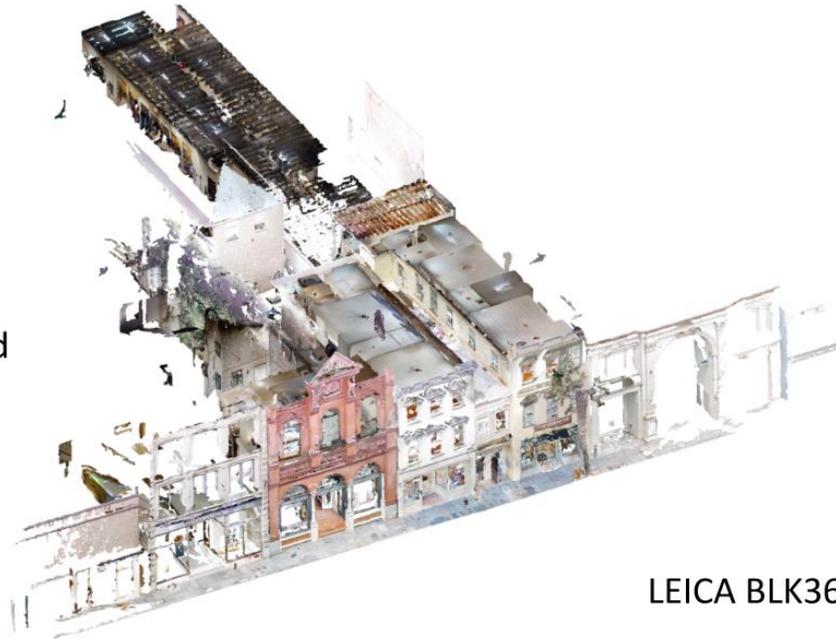
ORIGINAL ELEMENTS | D-30

LiDAR SCANNING (LIGHT DETECTION AND RANGING)

A remote sensing method that uses light in the form of a pulsed laser to measure distances.

Our LiDAR devices consist of a laser, a scanner, and a GPS receiver to create point clouds and 3D panoramic images.

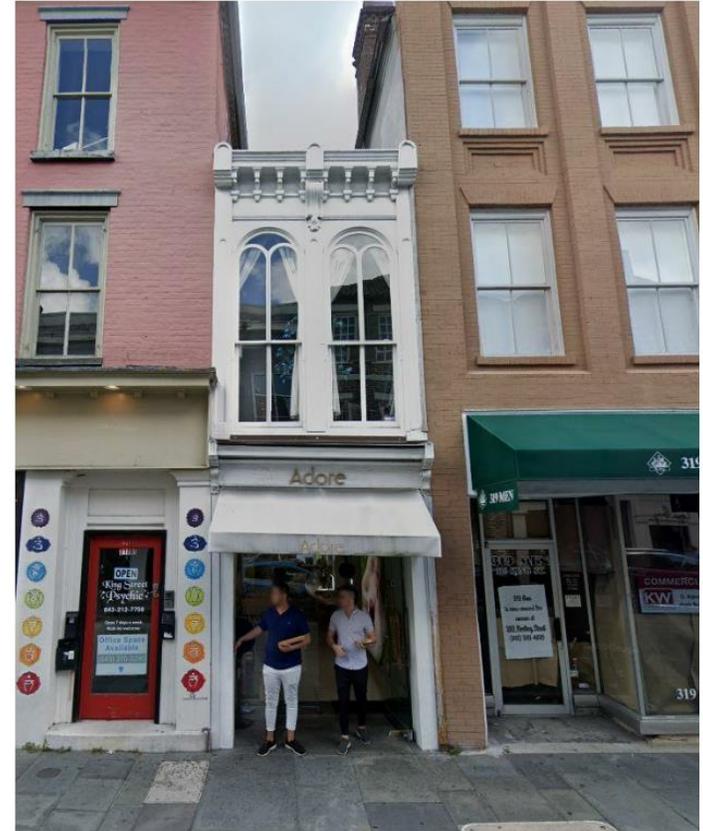
These devices allow us to document existing buildings precisely through BIM and photography.



LEICA BLK360

- best used for documenting the exterior of a building
- has the ability to integrate into BIM software
- allows high accuracy for modeling existing structures
- accuracy up to 6mm







BAR DEMOLITION REQUEST

1. THE HYPHEN'S HISTORIC FABRIC HAS ERODED OVER TIME.
2. THE BUILDING'S HISTORIC INTEGRITY IS CONSIDERED LOW ON A SCALE OF LOW, MEDIUM, AND HIGH.
3. THE RESULTING CONSTRUCTION IS OF POOR QUALITY.
4. THE CURRENT STATE OF THE HYPHEN IS LESS THAN 50 YEARS OLD.

Agenda Item #6

367 KING STREET
TMS # 457-04-02-028

Request conceptual approval for the reconstruction of hyphen between 367 and 369 King Street.

Category 4 / (Downtown) / c. pre-1872 / Old and Historic District

Agenda Item #6

Applicant's Presentation



EXISTING

BAR CONCEPTUAL REQUEST

Requesting conceptual approval of the 3 story connection between 367 and 369 King Street.

SHEET INDEX

EXISTING CONDITIONS

- BC-02 AERIAL VIEWS
- BC-03 EXISTING CONTEXT PHOTOS
- BC-04 EXISTING EXTERIOR IMAGES
- BC-05 EXISTING EXTERIOR IMAGES
- BC-06 EXISTING EXTERIOR IMAGES
- BC-07 EXISTING EXTERIOR IMAGES
- BC-08 EXISTING INTERIOR IMAGES
- BC-09 EXISTING INTERIOR IMAGES

HISTORIC RESEARCH

- BC-10 SANBORN MAPS
- BC-11 SANBORN MAPS
- BC-12 SANBORN MAPS
- BC-13 SANBORN MAPS
- BC-14 SANBORN MAPS

PROCESS

- BC-15 CHS PRECEDENTS
- BC-16 MASSING ITERATIONS
- BC-17 DESIGN ITERATIONS

PROPOSED DESIGN

- BC-18 PERSPECTIVE
- BC-19 PERSPECTIVE ZOOM
- BC-20 EXISTING TO NEW DIAGRAM
- BC-21 STREETScape ELEVATION
- BC-22 ELEVATION
- BC-23 PLANS - LEVEL 1 AND 2
- BC-24 PLANS - LEVEL 3 AND 4
- BC-25 VIEW CORRIDOR
- BC-26 SECTION
- BC-27 SIDEWALK COMPARISON
- BC-28 CONCEPTUAL REQUEST

Zoning Conformance Statement

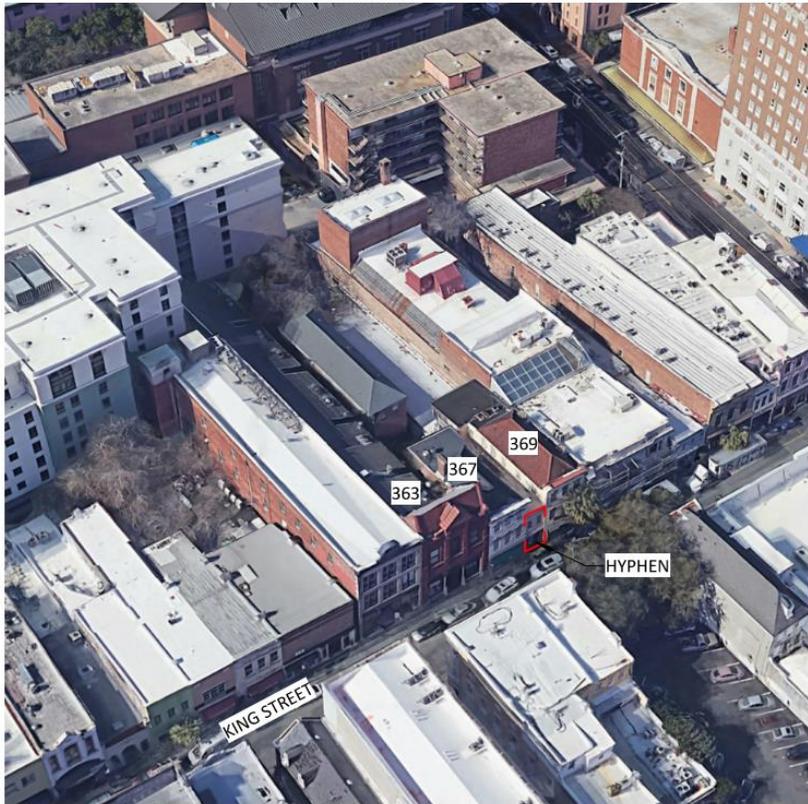
TRC – The renovation is exempt from the TRC process as it is less than 2,000 sf of additional space. The additional space for the 3rd floor addition is 366 sf.

Height – The building is located within both the 4 and 6 story height district. The proposed addition does not exceed 3 stories, therefore the design conforms to the height ordinance.

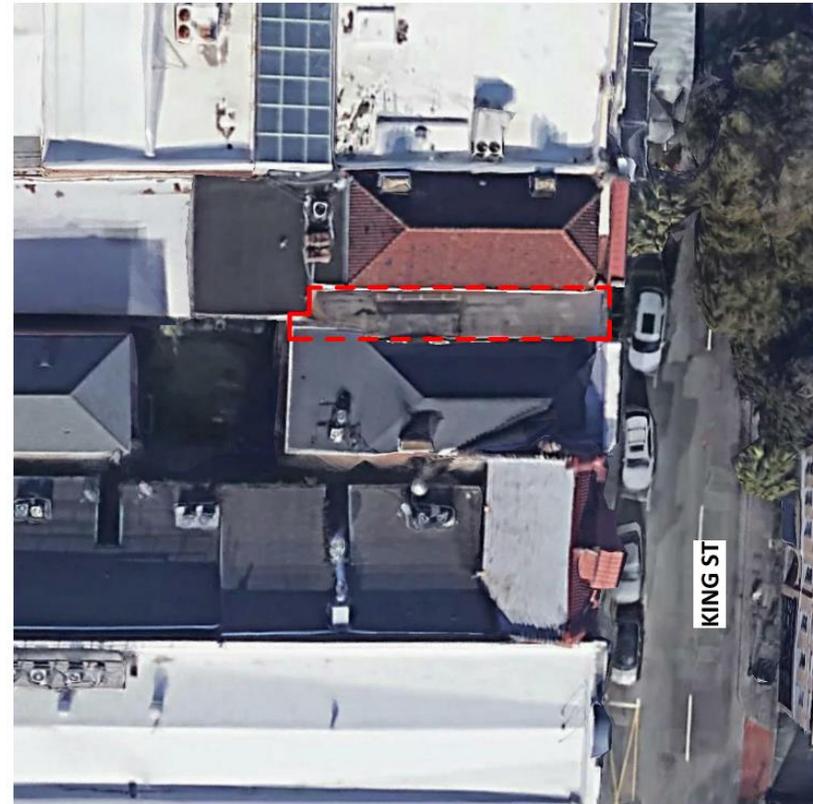
Parking – The proposed addition does not add any more residential units, therefore there is no requirement for additional parking.

Setbacks – No setbacks are required in the MU-2/WH zoning district.

FEMA – The site is fully located in Zone X.



AERIAL LOOKING NW



EXISTING AERIAL

 SCALE: 1" = 40'-0"

AERIAL VIEWS | BC-02

367 King Street
08.10.2020





KING STREET - JUST SOUTH OF CALHOUN STREET LOOKING NW



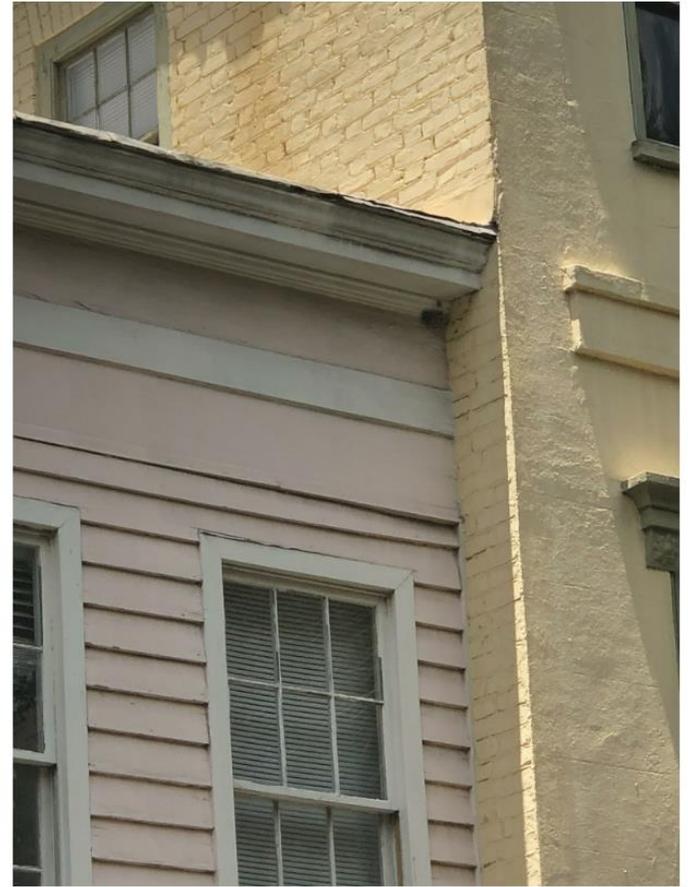
KING STREET - JUST SOUTH OF CALHOUN STREET LOOKING SW



KING STREET FACADE



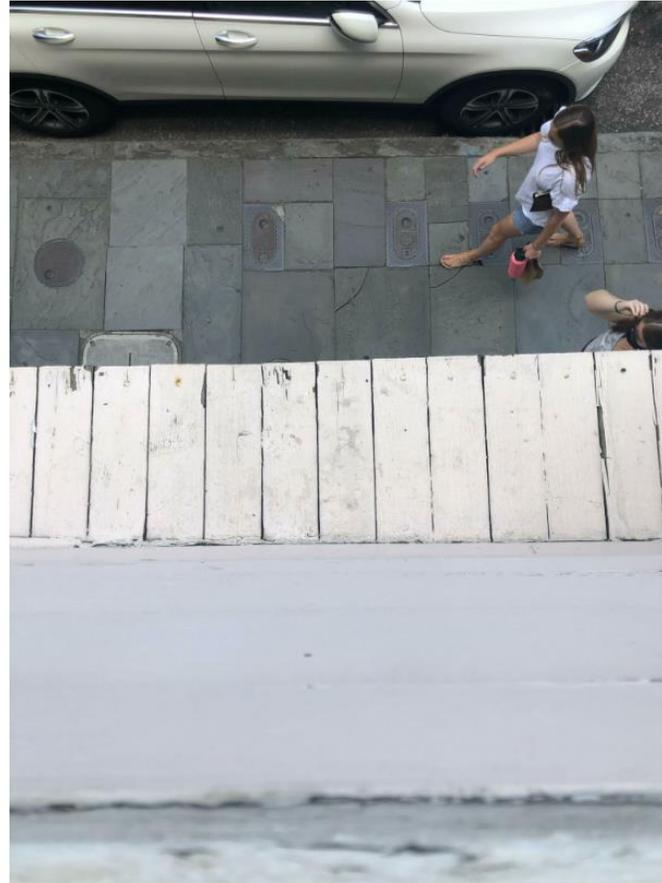
KING STREET FACADE - 2ND STORY



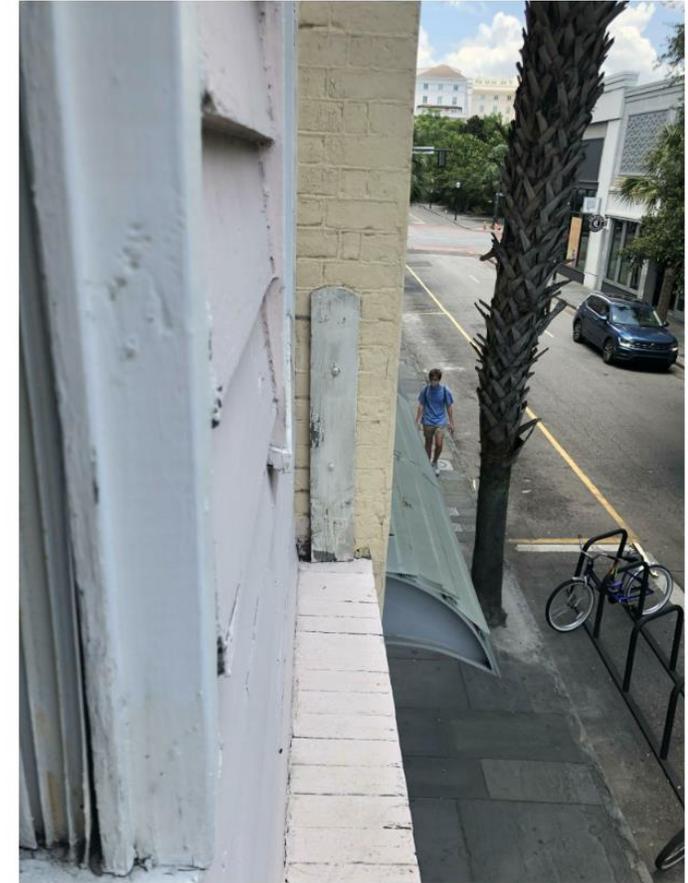
KING STREET FACADE CORNICE



KING STREET FACADE - 367 WOOD BALUSTRADE CONNECTION



KING STREET FACADE - 1ST FLOOR CORNICE DECKING



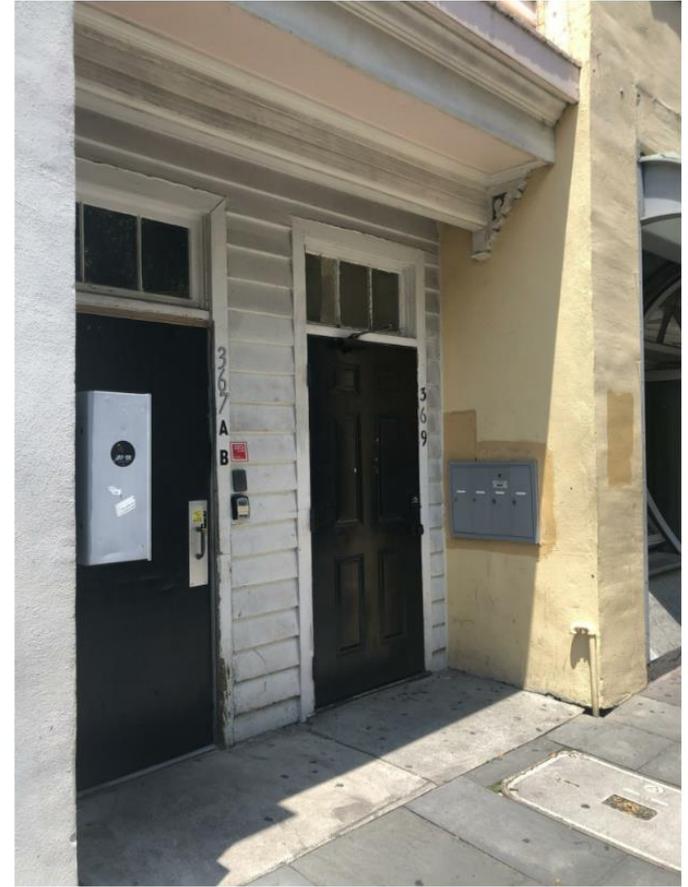
KING STREET FACADE - 369 WOOD BALUSTRADE CONNECTION



KING STREET FACADE - OVERHANG



KING STREET FACADE - ENTRY DOORS



KING STREET FACADE - ENTRY DOORS



KING STREET OVERHANG DETAIL



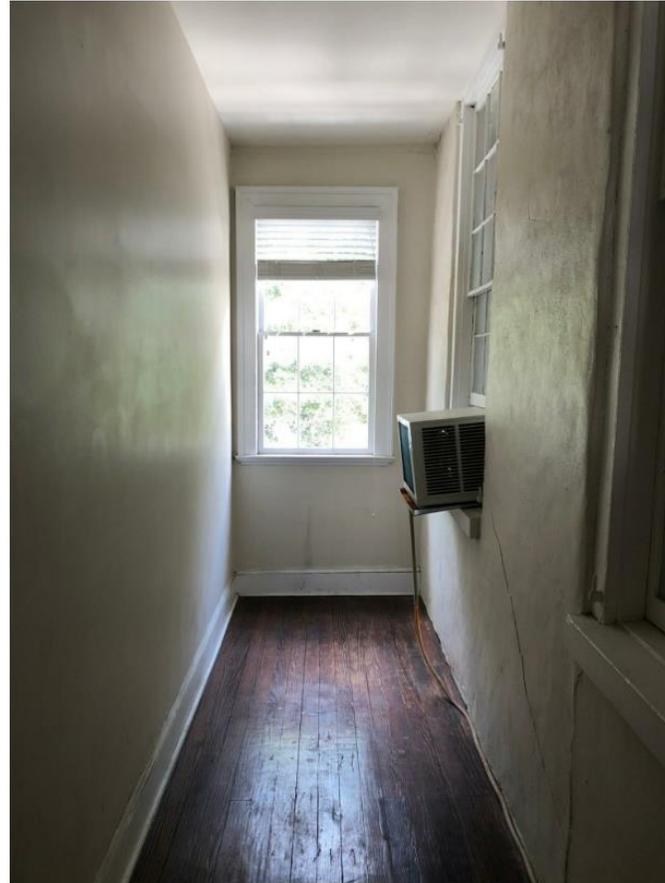
KING STREET OVERHANG DETAIL



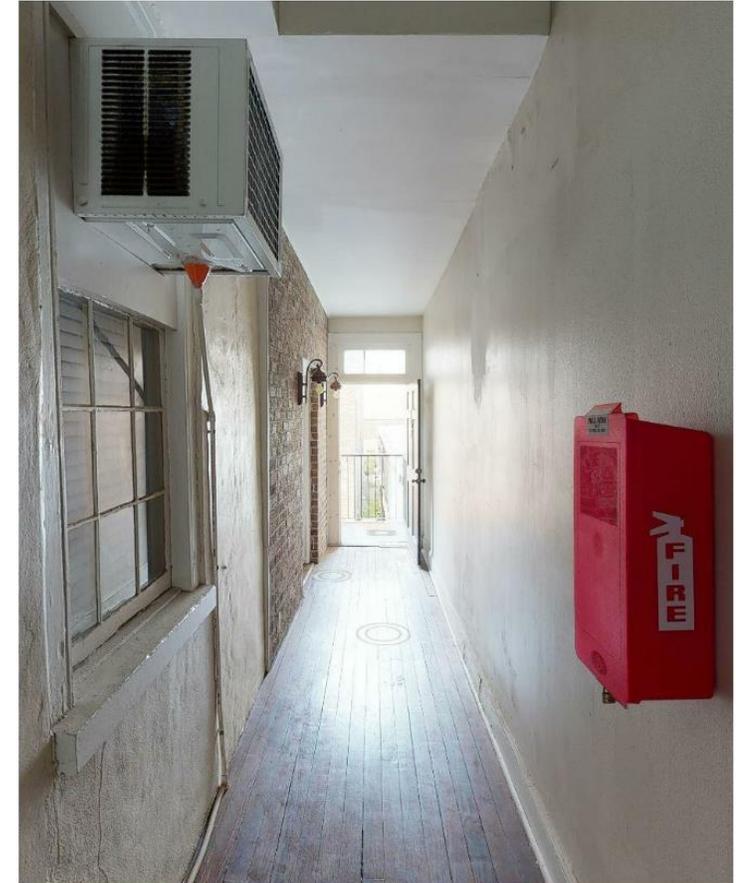
KING STREET OVERHANG



367A AND 367B 1ST FLOOR CORRIDOR



367A AND 367B 2ND FLOOR CORRIDOR WITH KING ST WINDOW



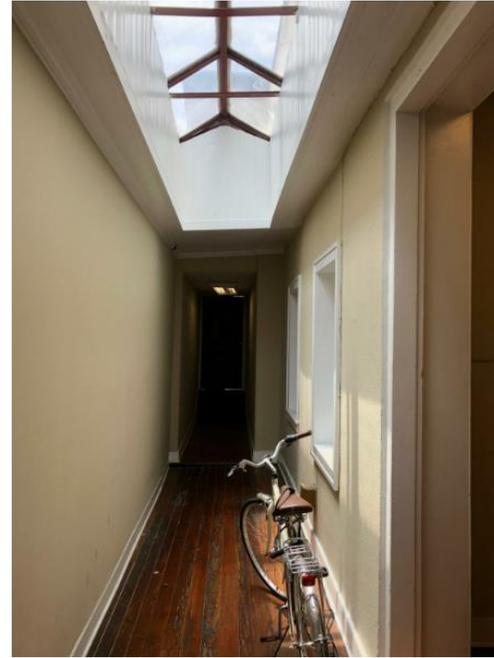
367A AND 367B 2ND FLOOR CORRIDOR TO BACK COURTYARD



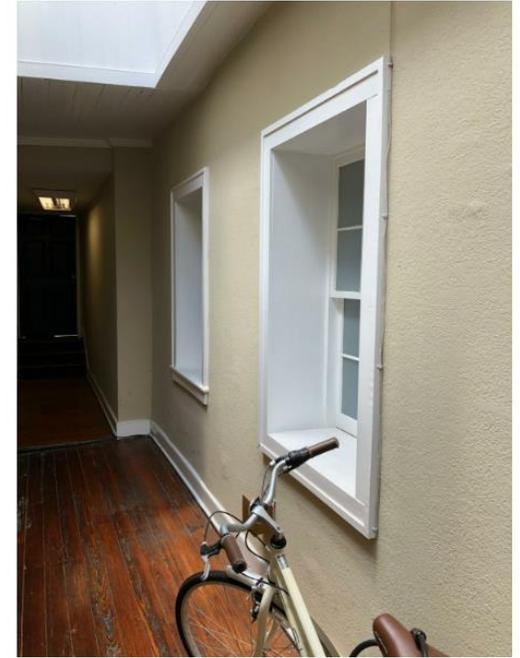
369 2ND FLOOR CORRIDOR FILLED IN DOOR



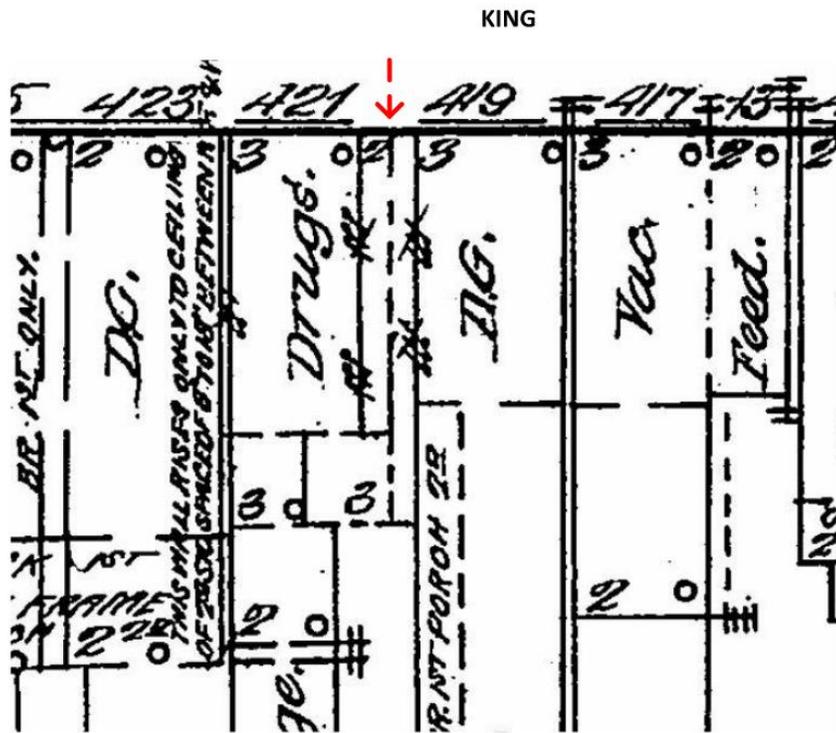
369 2ND FLOOR CORRIDOR STAIR TO KING ST



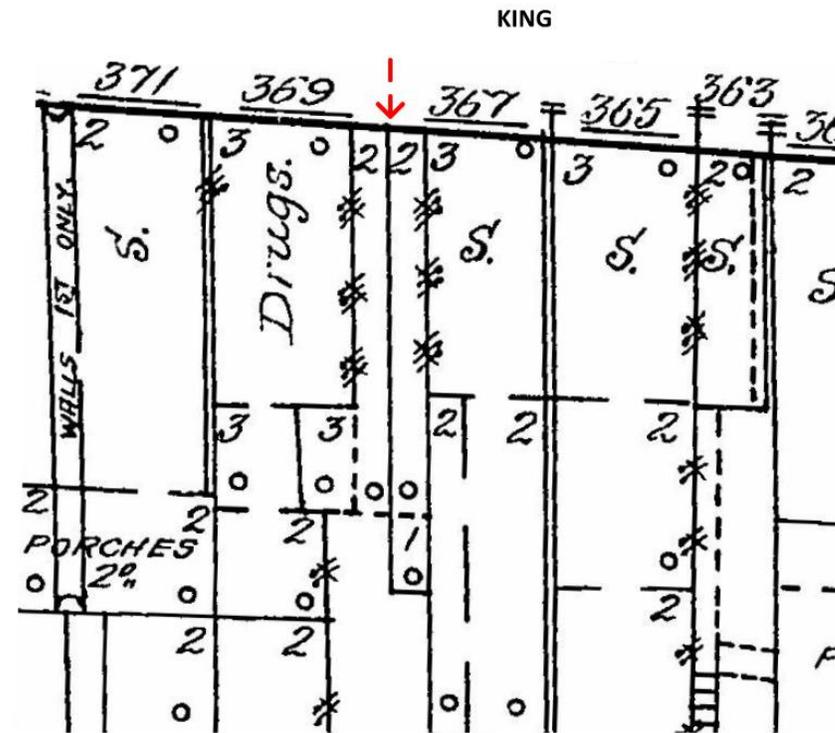
369 2ND FLOOR CORRIDOR SKYLIGHT



369 2ND FLOOR CORRIDOR INTERIOR WINDOWS

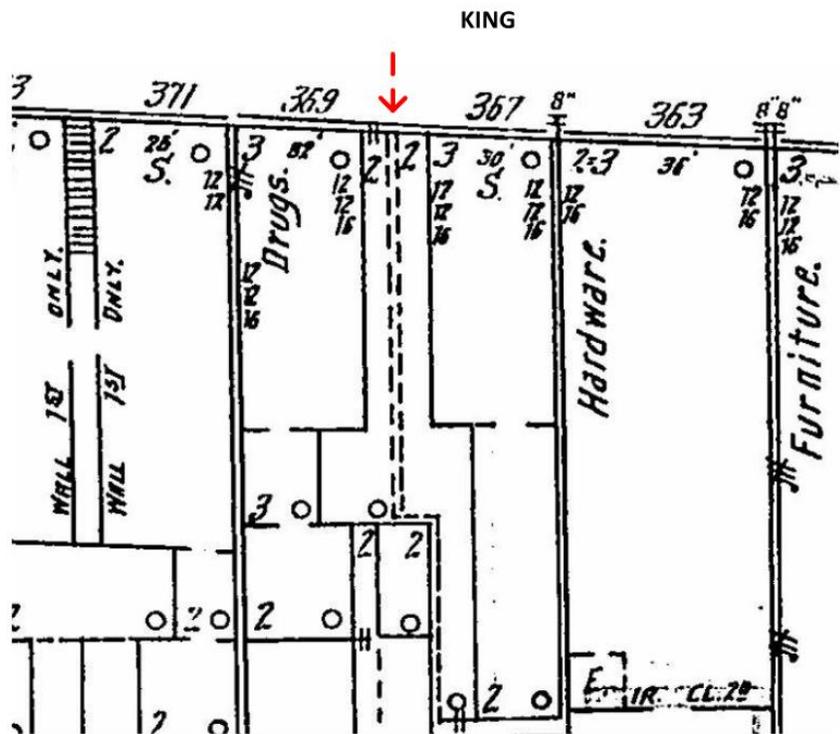


1884 SANBORN MAP

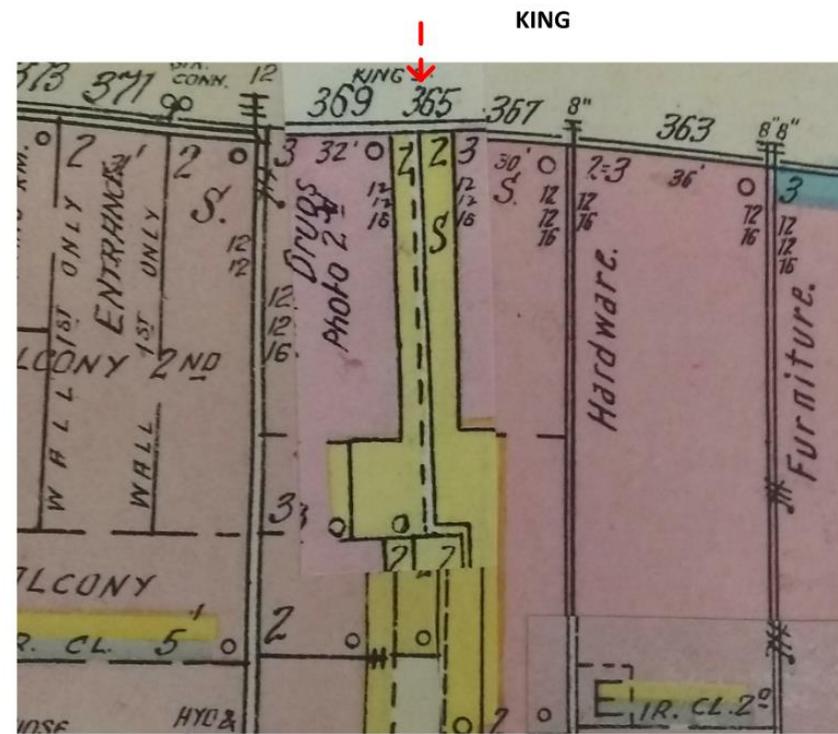


1888 SANBORN MAP



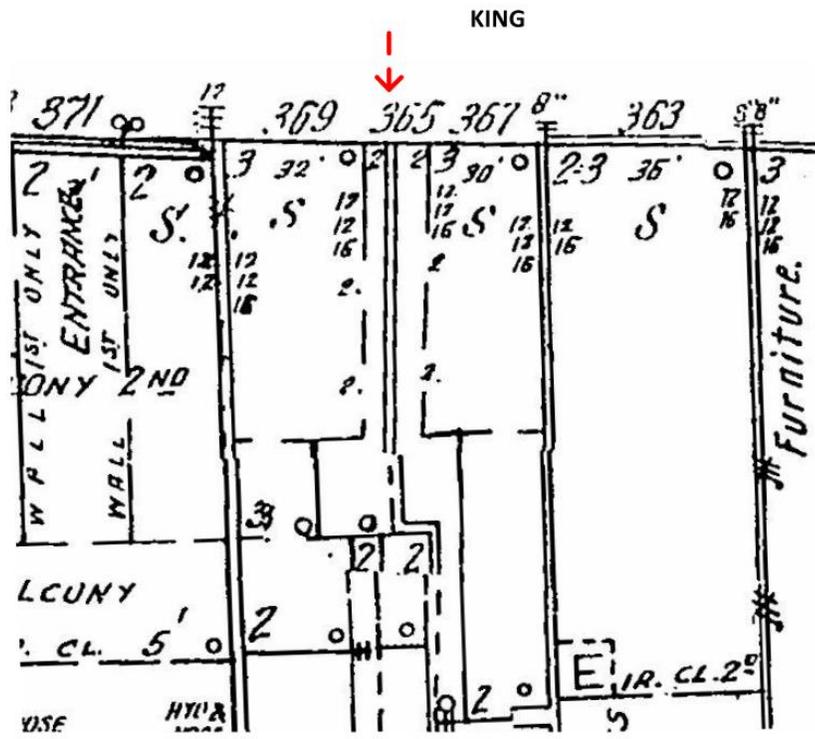


1902 SANBORN MAP

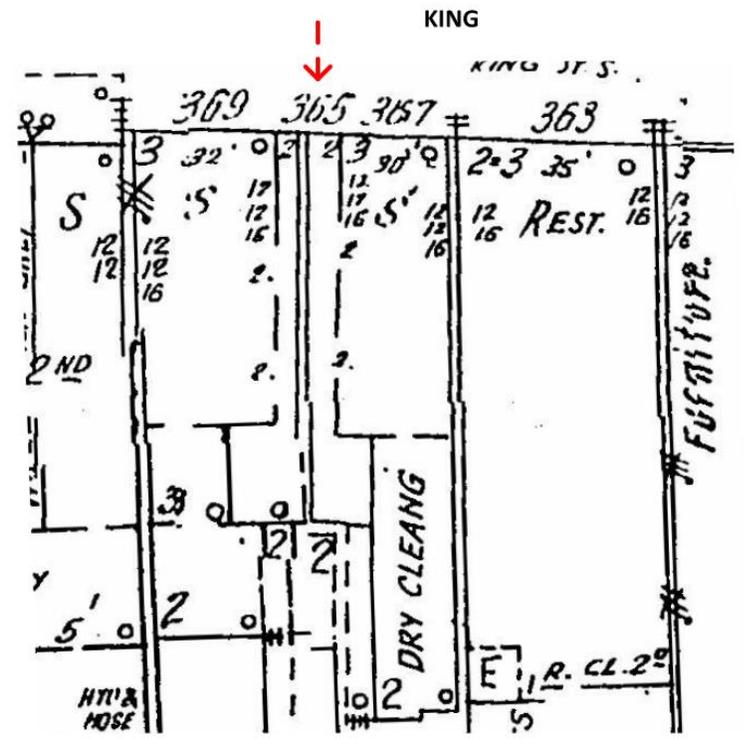


1929 SANBORN MAP



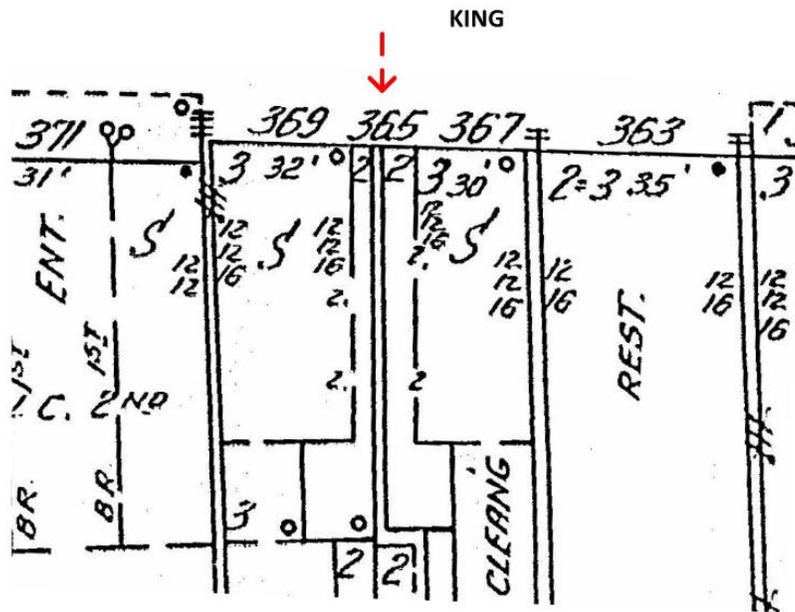


1944 SANBORN MAP

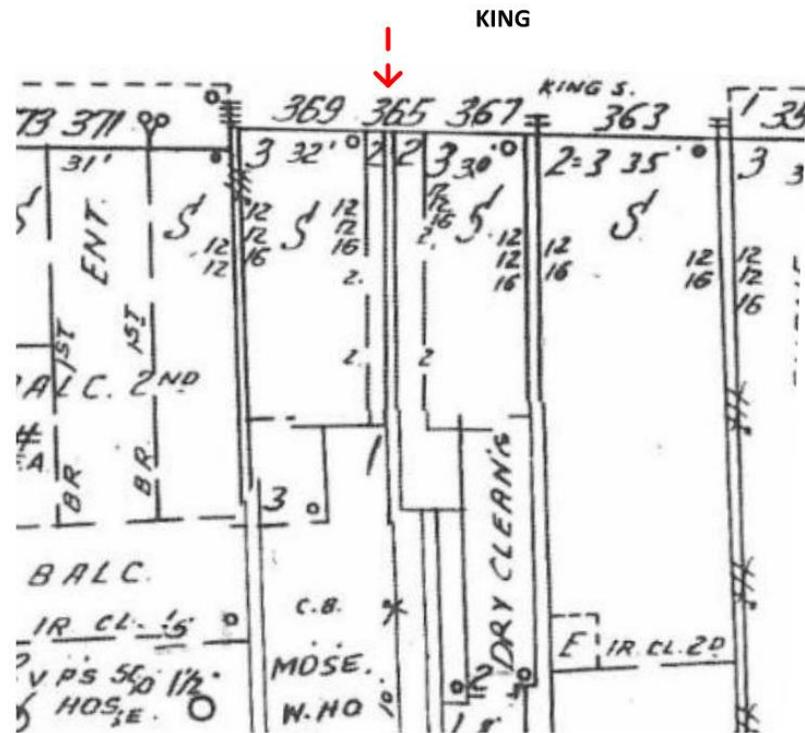


1951 SANBORN MAP





1955 SANBORN MAP



1967 SANBORN MAP









PROPOSED DESIGN



The new building shall...

1. be subordinate to the historic buildings
2. speak to the hyphen's history while maintaining a contemporary design
3. act as a recessive void in nature, but stand on its own as an architectural composition

DESIGN ITERATIONS | BC-17

EXISTING



PROPOSED



EXISTING



PROPOSED



PERSPECTIVE ZOOM | BC-19

EXISTING



DEMO



PROPOSED





① STREETSCAPE ELEVATION - EXISTING
1/16" = 1'-0"



② STREETSCAPE ELEVATION - NEW
1/16" = 1'-0"

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

STREETSCAPE ELEVATION | BC-21

EXISTING



PROPOSED

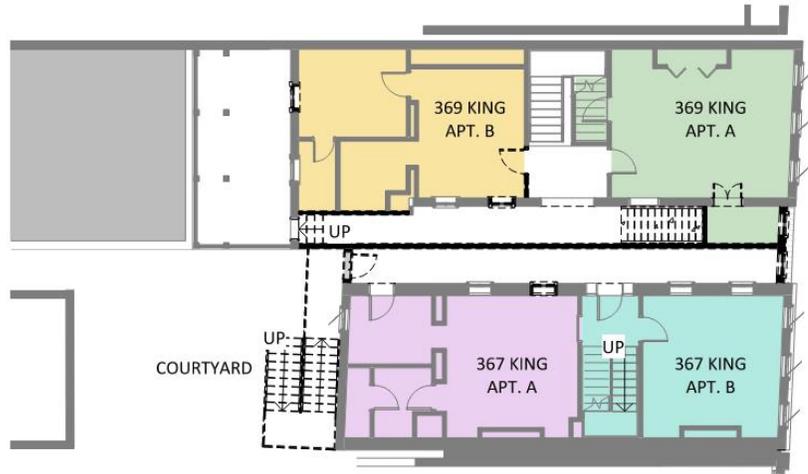


- A. BUTT GLAZED STOREFRONT SYSTEM
- B. REFURBISHED WOODEN CORNICE
- C. REFURBISHED WOODEN BRACKET
- D. ALUMINUM RAILING SET BACK FROM PARAPET
- E. METAL BLADE CANOPY
- F. EXISTING BALUSTRADE CONNECTIONS

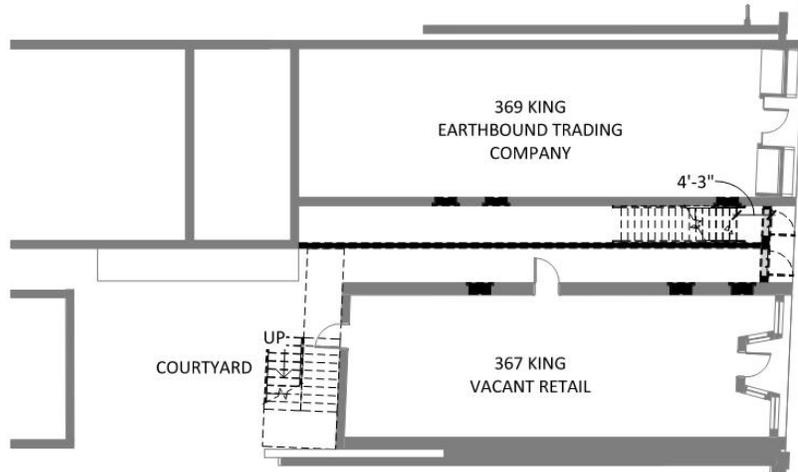
SCALE: 1/8" = 1'-0"

ELEVATION | BC-22

EXISTING



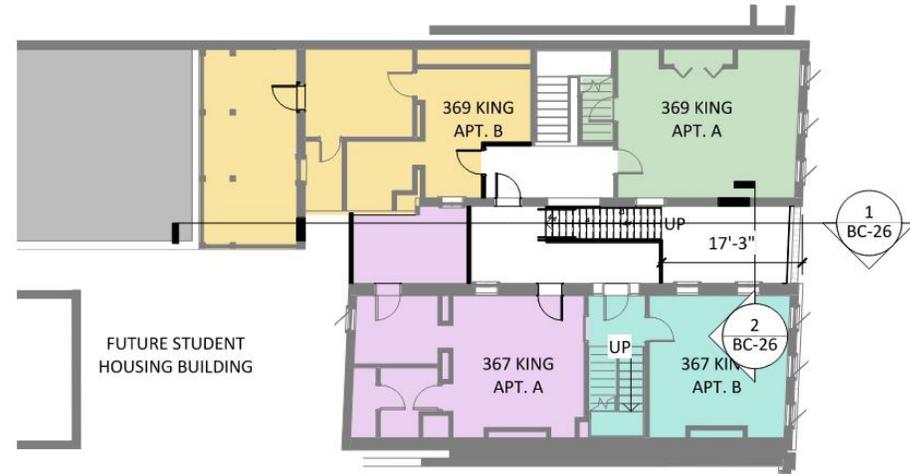
③ LEVEL 2 - EXISTING
1/16" = 1'-0"



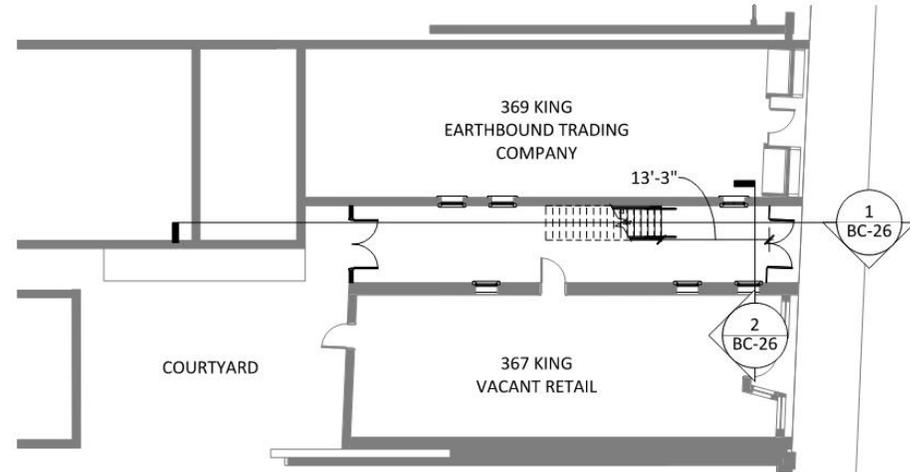
② LEVEL 1 - EXISTING
1/16" = 1'-0"

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

PROPOSED



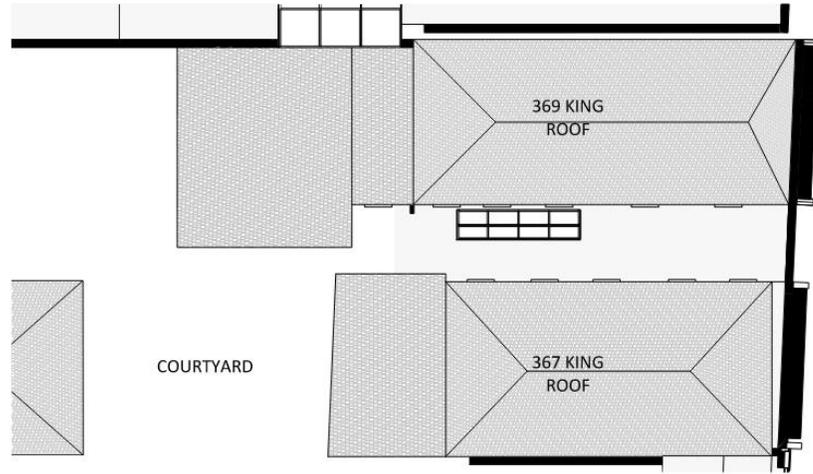
① LEVEL 2 - PROPOSED
1/16" = 1'-0"



④ LEVEL 1 - PROPOSED
1/16" = 1'-0"

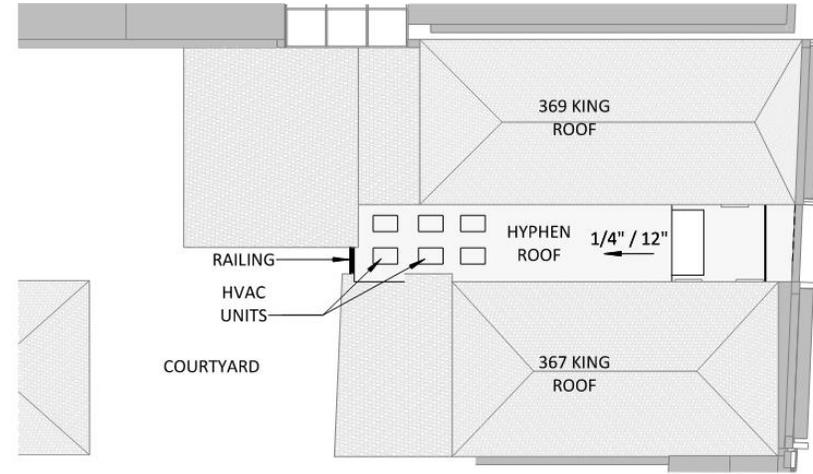
LEGEND
 = EXISTING
 = DEMOLISHED
 = NEW

EXISTING

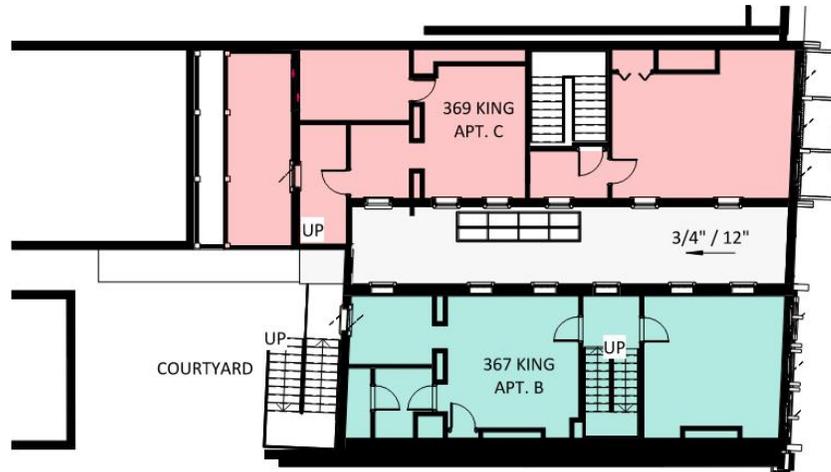


③ ROOF PLAN (LEVEL 4) - EXISTING
1/16" = 1'-0"

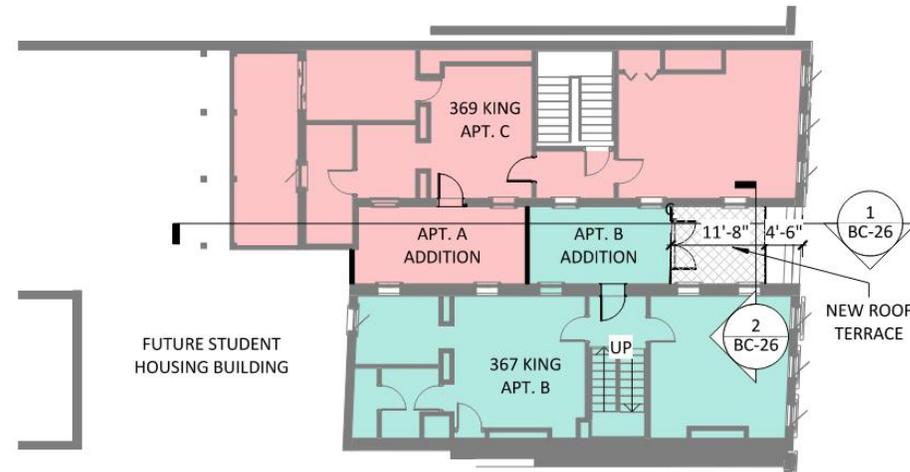
PROPOSED



④ ROOF PLAN - PROPOSED
1/16" = 1'-0"



① ROOF PLAN (LEVEL 3) - EXISTING
1/16" = 1'-0"



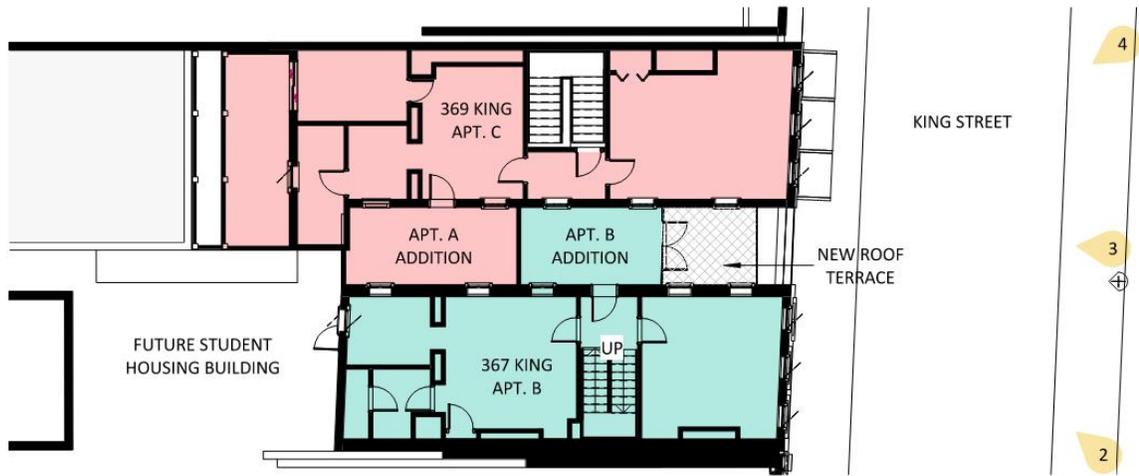
② LEVEL 3 - PROPOSED
1/16" = 1'-0"

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

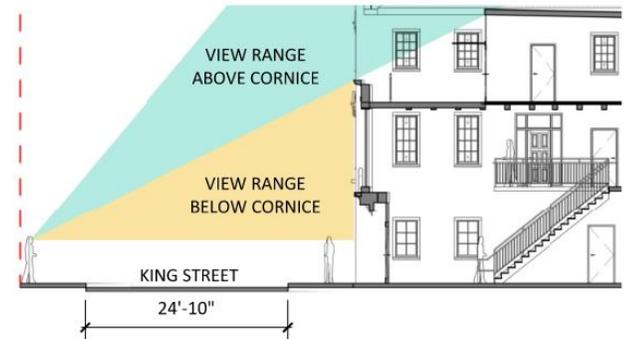
PLANS - LEVEL 3 AND ROOF | BC-24

LEGEND

— = EXISTING - - - - = DEMOLISHED ——— = NEW



① LEVEL 3 - PROPOSED
1/16" = 1'-0"



⑤ 369A - Looking South - Field of Vision
1/16" = 1'-0"



② Pedestrian - Looking NW



③ Pedestrian - Looking W



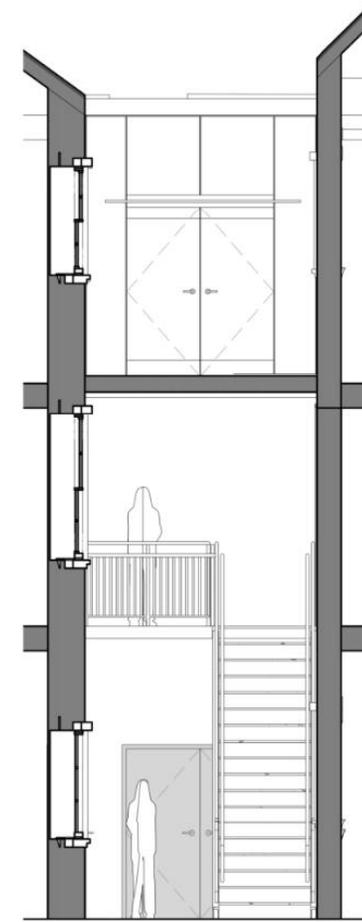
④ Pedestrian - Looking SW

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

VIEW CORRIDOR | BC-25



① 369A - Looking South - New
3/16" = 1'-0"



② 367A - Looking West
3/16" = 1'-0"

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

SECTION | BC-26

EXISTING



PROPOSED



SIDEWALK COMPARISON | BC-27



Agenda Item #7

109 RUTLEDGE AVENUE
TMS # 457-03-01-103

Request conceptual approval for renovations to secondary building.

Category 3 / (Harleston Village) / c. 1914 / Old and Historic District

Agenda Item #7

Applicant's Presentation

RENOVATIONS: 109 RUTLEDGE AVE - OUTBUILDING

CONTACT INFORMATION

OWNER: 109 RUTLEDGE AVENUE LLC
 ARCHITECT: AJ ARCHITECTS, LLC
 CONTACT: ASHLEY JENNINGS
 538 KING STREET
 CHARLESTON, SOUTH CAROLINA 29403
 T. 843 577 7030

GENERAL ZONING INFORMATION

TMS#: 457-03-01-103
 FLOOD ZONE: Zone AE (13) *this property will require a FEMA variance
 ZONED: STR
 LOT SIZE: 5,326 SF
 EXISTING BLDG FOOTPRINT: 1,730SF FRONT BUILDING, 869SF OUTBUILDING
 PROPOSED BLDG FOOTPRINT: 1,730SF FRONT BUILDING, 869SF OUTBUILDING
 EXISTING LOT COVERAGE: 48% (50% MAX) CONFORMING
 PROPOSED LOT COVERAGE: 48% (50% MAX) CONFORMING
 EXISTING USE: 3 residential units, EXISTING NON-CONFORMING
 PROPOSED USE: 3 residential units, EXISTING NON-CONFORMING
 SETBACKS: front - 25'-0" EXISTING NON-CONFORMING
 rear - 25'-0" EXISTING NON-CONFORMING
 sw side - 12'-0" EXISTING NON-CONFORMING
 ne side - 6'-0" EXISTING NON-CONFORMING
 EXISTING PARKING: 4 spaces provided, 5 required, EXISTING NON-CONFORMING
 PROPOSED PARKING: 4 spaces provided, 5 required, EXISTING NON-CONFORMING

PREVIOUS CITY REVIEWS

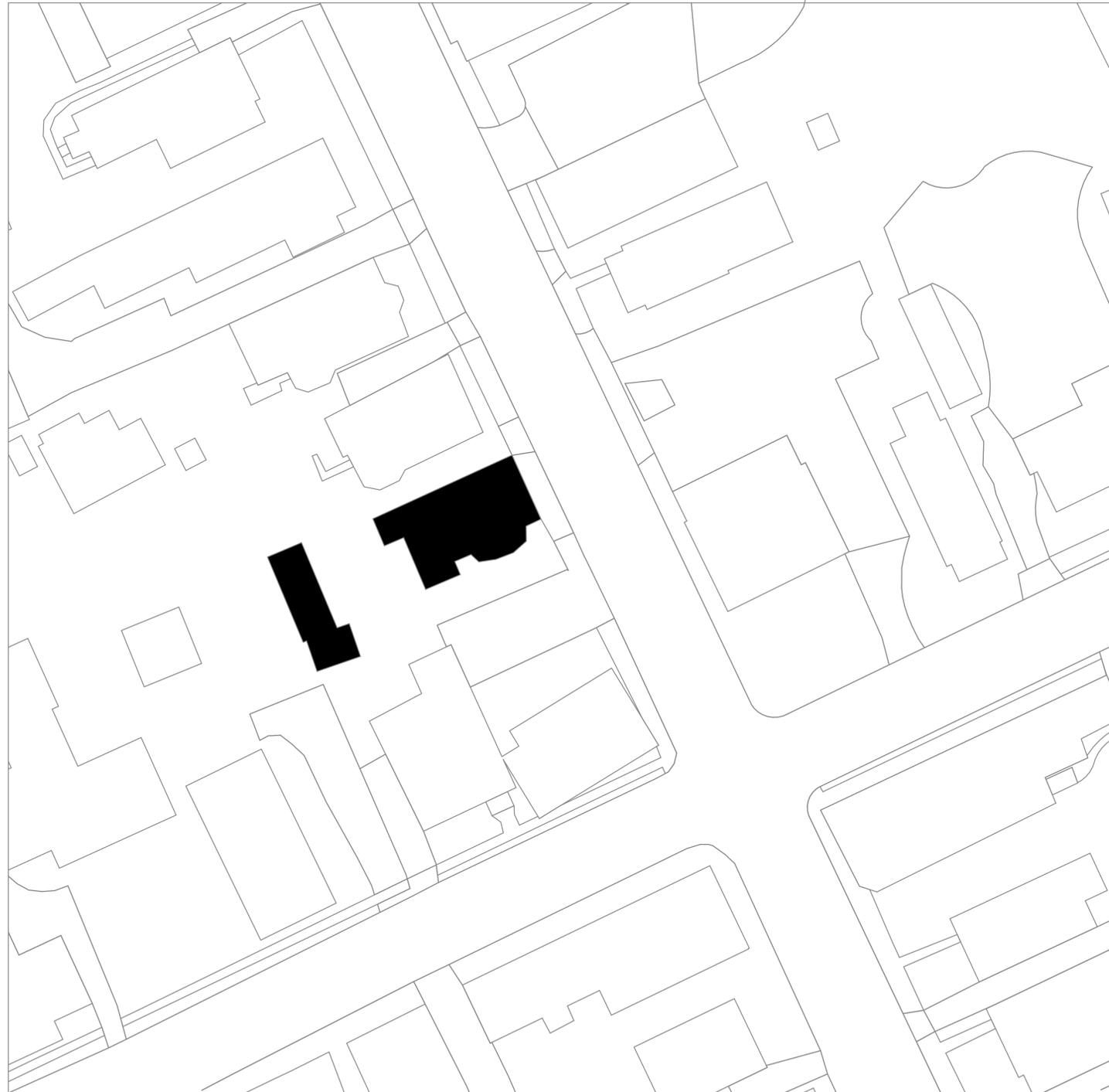
NO PRIOR BAR REVIEWS

NO PRIOR BZA REVIEWS - THIS PROPERTY IS EXISTING NON-CONFORMING, NO PROPOSAL FOR EXTENSION OF NON-CONFORMING CONDITIONS

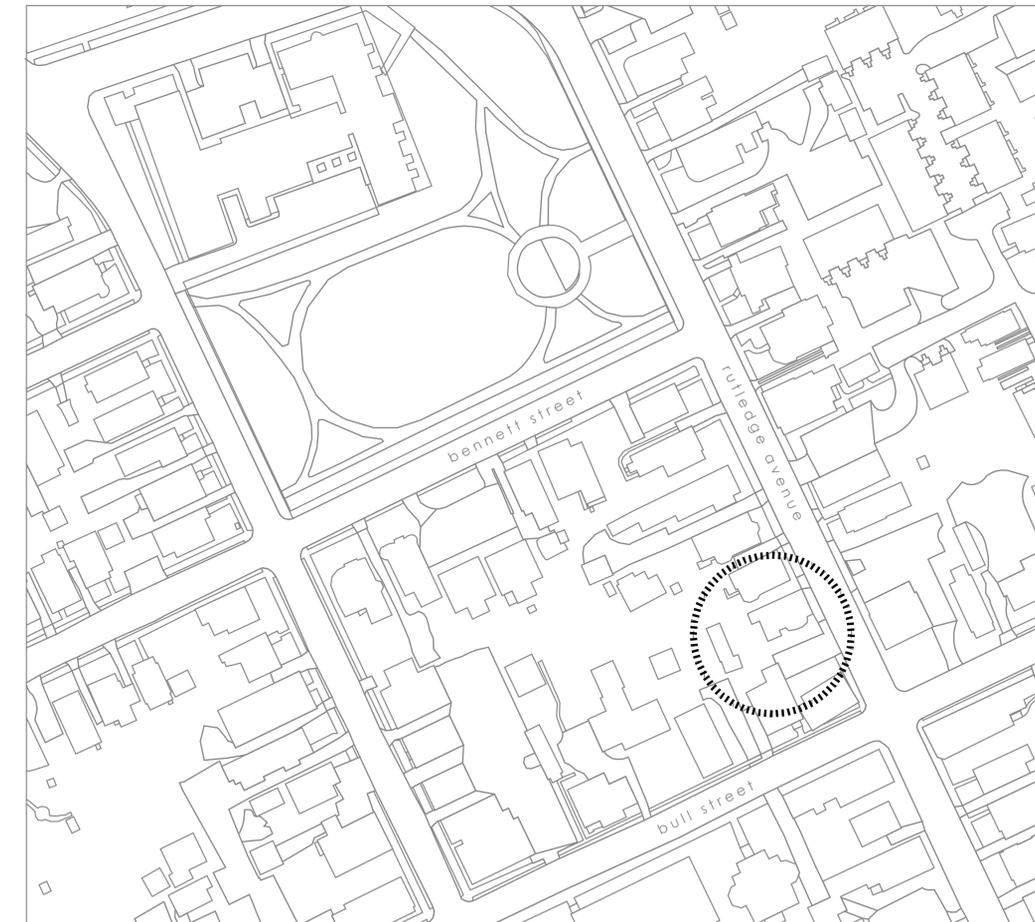
NOTE: THIS PROPERTY HAS AN HISTORIC CHARLESTON FOUNDATION EASEMENT, SO ALL MODIFICATIONS MUST BE APPROVED BY HISTORIC CHARLESTON FOUNDATION. THIS PROPOSAL HAS BEEN REVIEWED BY APRIL WOOD OF HCF.

DRAWING INDEX:

- A1.1 SANBORN MAPS
- A1.2 PHOTOS
- A1.3 PHOTOS
- A2.1 SITE PLANS
- A3.1 FLOOR PLANS
- A4.1 ELEVATIONS
- A4.2 ELEVATIONS
- A4.3 ELEVATIONS
- A4.4 ELEVATIONS
- A4.5 OVERALL ELEVATIONS
- A4.6 OVERALL ELEVATIONS



context plan: NTS



key plan: NTS

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RENOVATIONS:
 CARRIAGE HOUSE
 109 RUTLEDGE AVENUE
 CHARLESTON, SC

CONCEPTUAL BAR

DESIGNED
 akj
 DRAWN
 akj | bbg
 CHECKED
 akj

DATE
 4+5+2020
 REVISIONS

SHEET
 A1.0
 CONTEXT MAP

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CHARLESTON, SC

CONCEPTUAL BAR

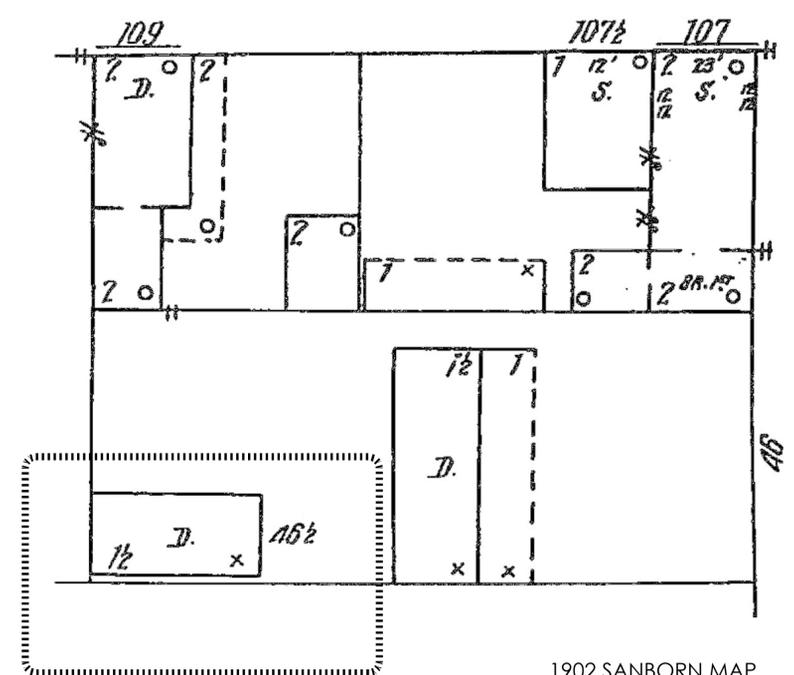
DESIGNED
ajk
DRAWN
ajk | bbg
CHECKED
ajk

DATE
6-30-2020
REVISIONS

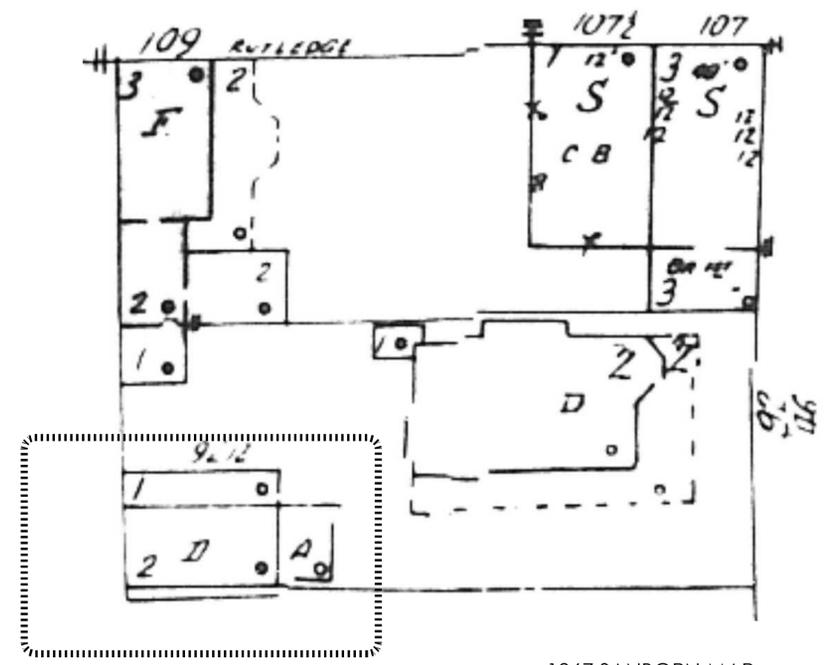
SHEET
A1.1
SANBORNS



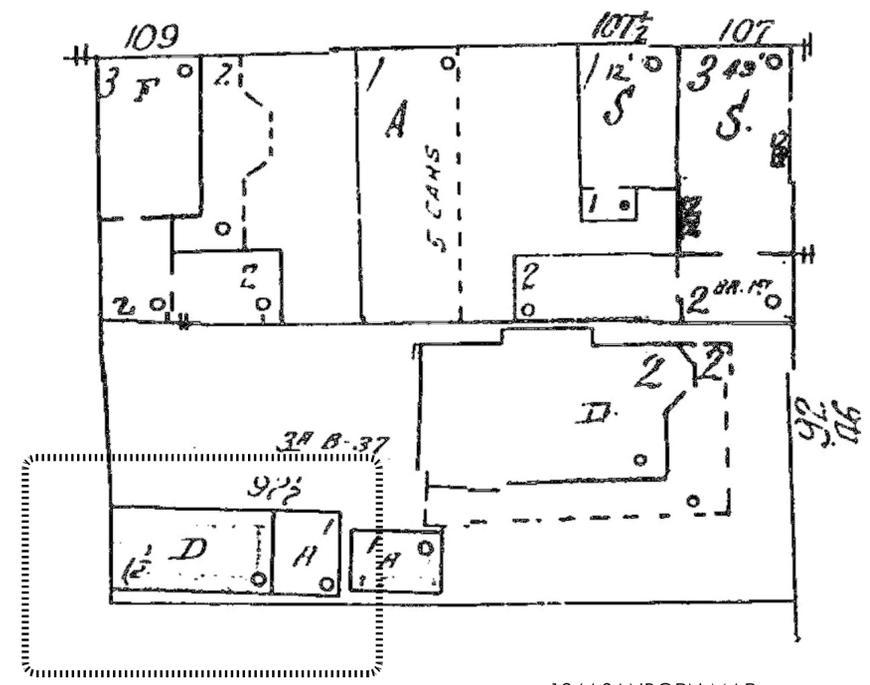
1929 SANBORN MAP



1902 SANBORN MAP



1967 SANBORN MAP



1944 SANBORN MAP



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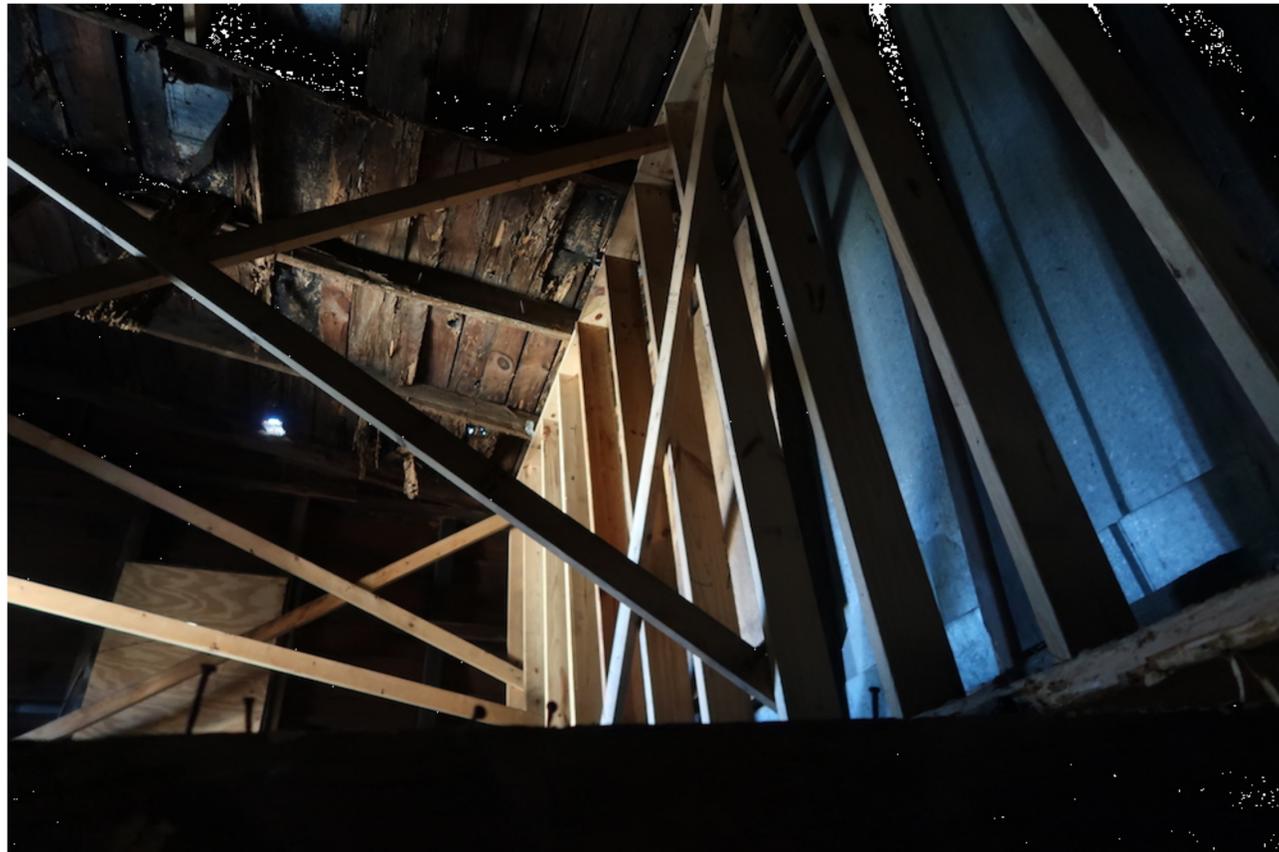
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RENOVATIONS:
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DATE
 6.30.2020
 REVISIONS

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 A1.2
 PHOTO



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RENOVATIONS:
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 CHARLESTON, SC
 CONCEPTUAL BAR

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 akj

DATE
 6-30-2020
 REVISIONS

SHEET
 A1.3
 PHOTO

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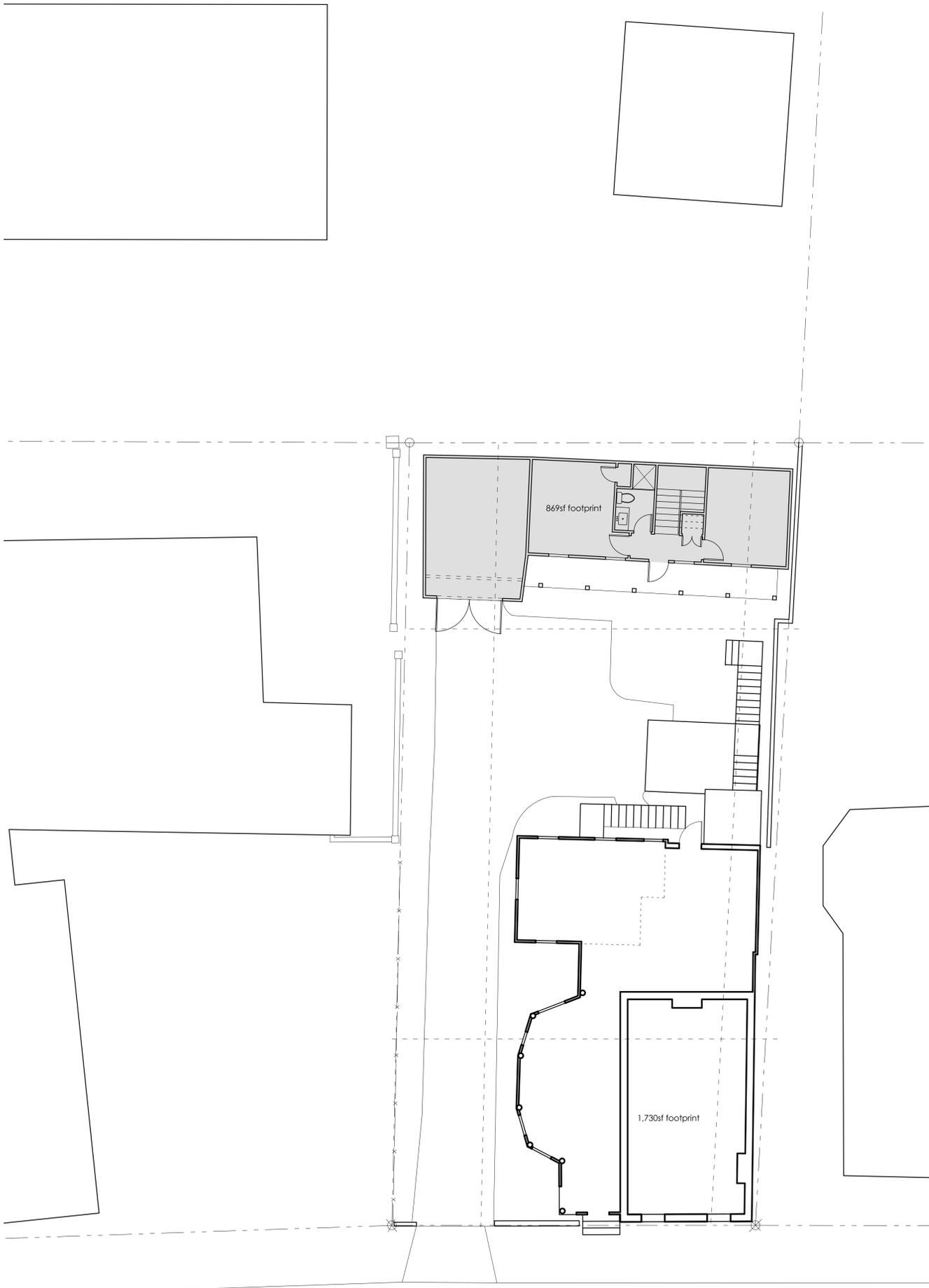
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RENOVATIONS:
CARRIAGE HOUSE
109 RUTLEDGE AVENUE
CHARLESTON, SC
CONCEPTUAL BAR

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akj
DRAWN
akj | bbg
CHECKED
akj

DATE
6-30-2020
REVISIONS

SHEET
A2.1
SITE PLAN



proposed site plan: 1/8" = 1'-0"



existing site plan: 1/8" = 1'-0"

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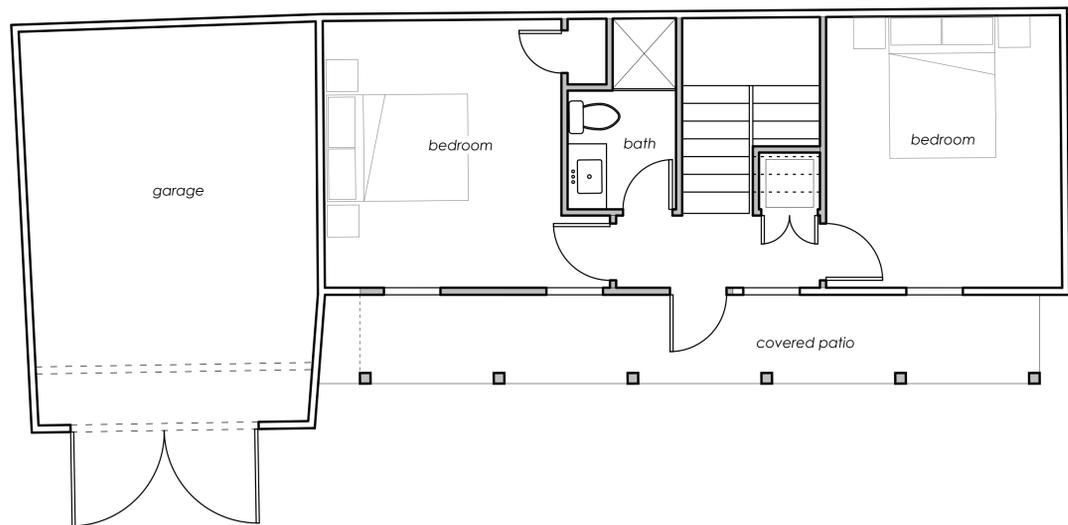
aj architects

STATE OF SOUTH CAROLINA
ASHLEY KLUTTZ JENNINGS
Charleston, SC
05303
REGISTERED ARCHITECT

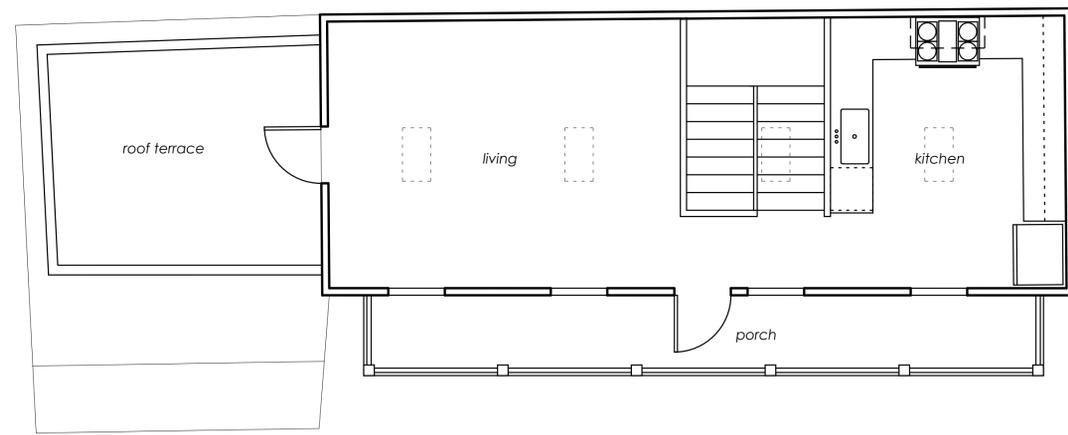
STATE OF SOUTH CAROLINA
AJ ARCHITECTS LLC
Charleston, SC
B97003
REGISTERED ARCHITECT

538 KING STREET
CHARLESTON, S.C.
29403

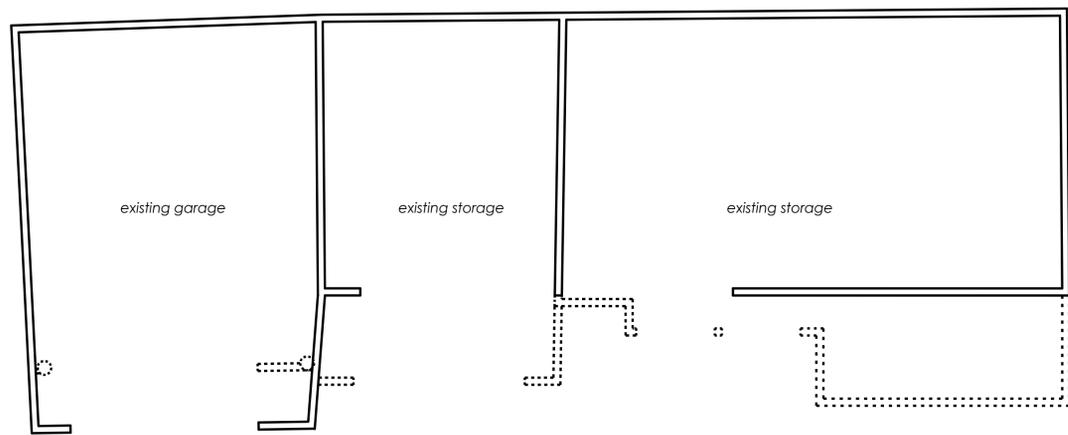
843-577-7030 phone
843-577-8060 fax



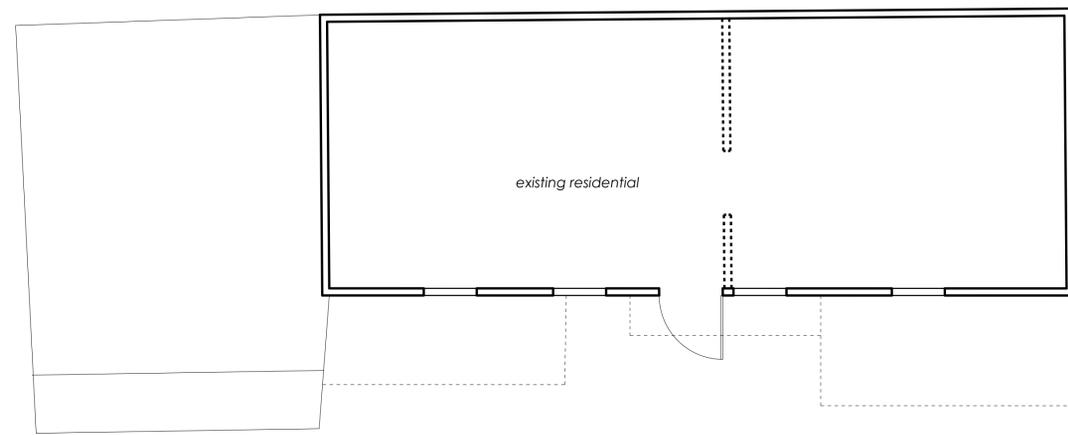
proposed first floor plan: 1/4" = 1'-0"
 indicates new construction



proposed second floor plan: 1/4" = 1'-0"
 indicates new construction



existing first floor plan: 1/4" = 1'-0"
 indicates walls to be demolished



existing second floor plan: 1/4" = 1'-0"
 indicates walls to be demolished

RENOVATIONS:
CARRIAGE HOUSE
109 RUTLEDGE AVENUE
CHARLESTON, SC

CONCEPTUAL BAR

DESIGNED
ajk

DRAWN
ajk | bbg

CHECKED
ajk

DATE
6-30-2020

REVISIONS

SHEET

A3.1

FLOOR PLAN

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RENOVATIONS:
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 CHARLESTON, SC
 CONCEPTUAL BAR

DESIGNED
 akj
 DRAWN
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 CHECKED
 akj

DATE
 6-30-2020
 REVISIONS

SHEET
 A4.1
 ELEVATION



- restore existing siding
- board and batten shutter with vent cut-out
- 2.5" diameter wood top rail
- 2x2 p.t. pickets @ 4" o.c.
- 6x6 p.t. wood post
- new wood window, true divided lites
- board and batten shutter with vent cut-out
- new siding to match existing
- 6x6 p.t. wood post
- line of existing ground plane - new sill and foundation system

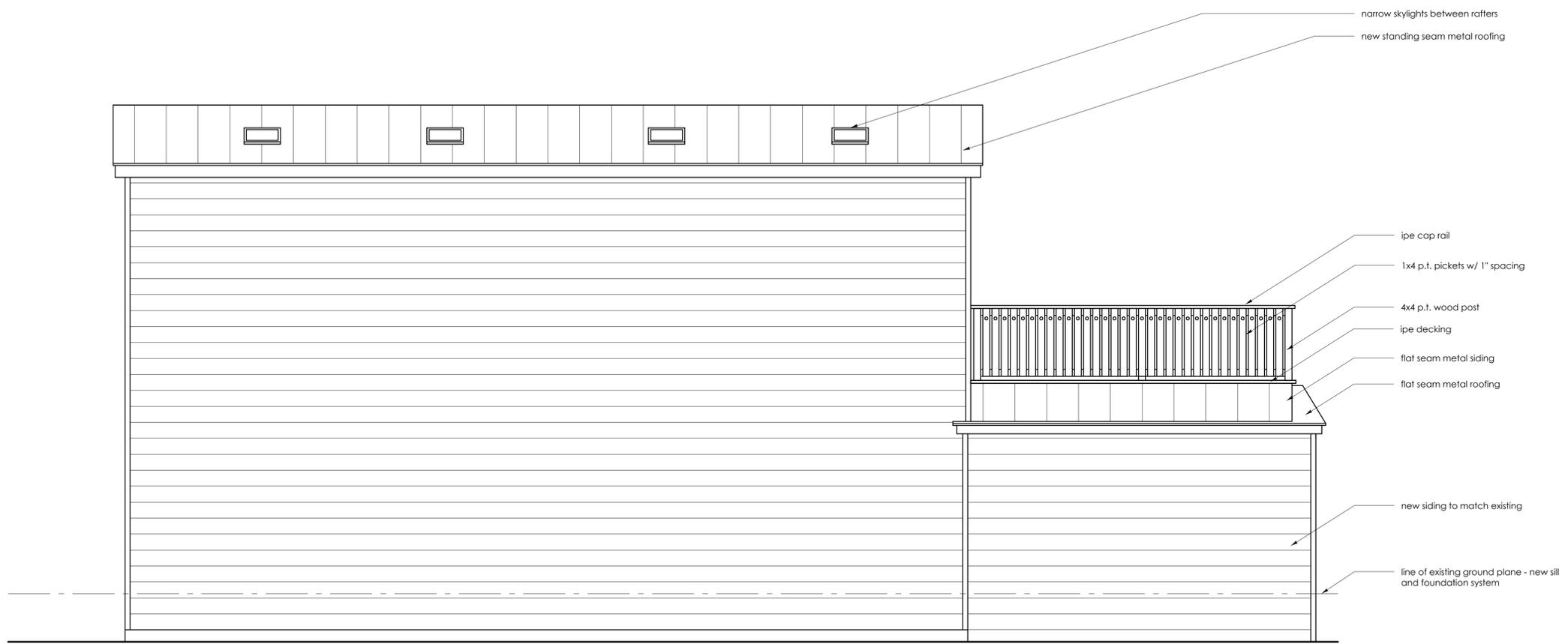
proposed east elevation: 3/8" = 1'-0"



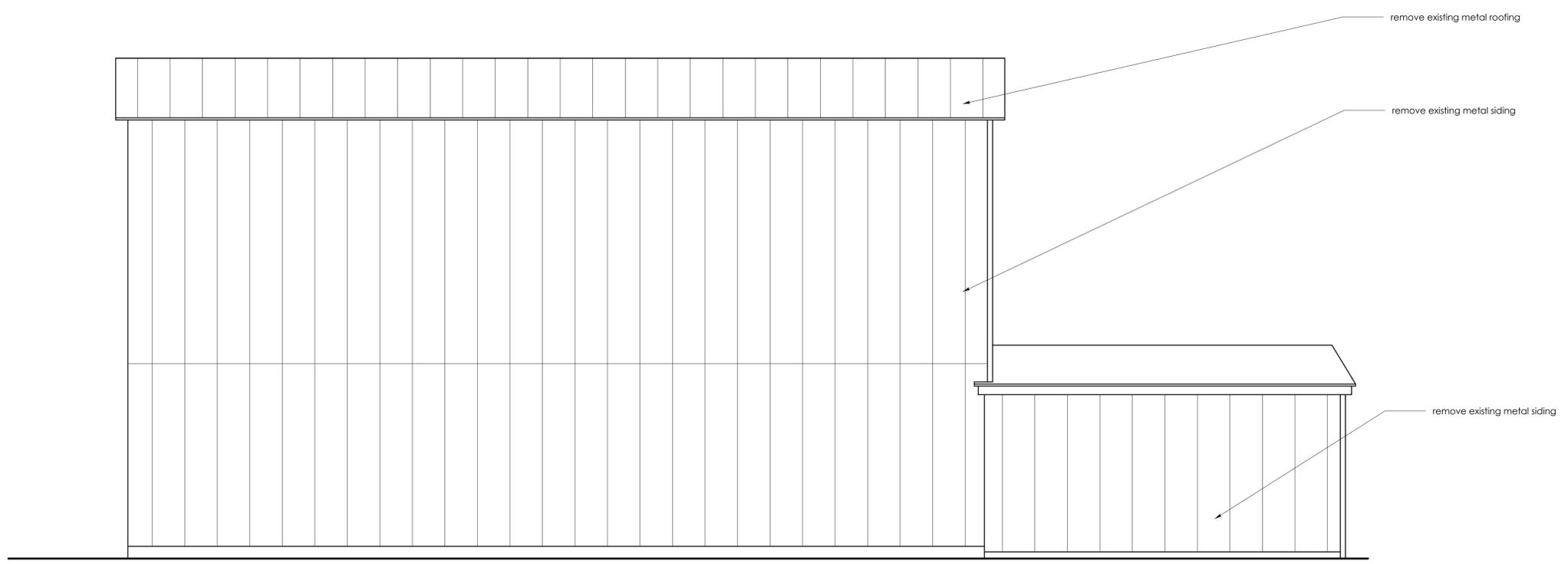
- remove existing window hoods
- maintain siding where possible
- remove existing non-historic additions

existing east elevation: 3/8" = 1'-0"

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proposed west elevation: 3/8" = 1'-0"



existing west elevation: 3/8" = 1'-0"

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 Charleston, SC 05303
 REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
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 Charleston, SC B97003
 REGISTERED ARCHITECT

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RENOVATIONS:
CARRIAGE HOUSE
 109 RUTLEDGE AVENUE
 CHARLESTON, SC

CONCEPTUAL BAR

D E S I G N E D
 ajk

D R A W N
 ajk | bbg

C H E C K E D
 ajk

D A T E
 6-30-2020

R E V I S I O N S

S H E E T

A4.2

ELEVATION

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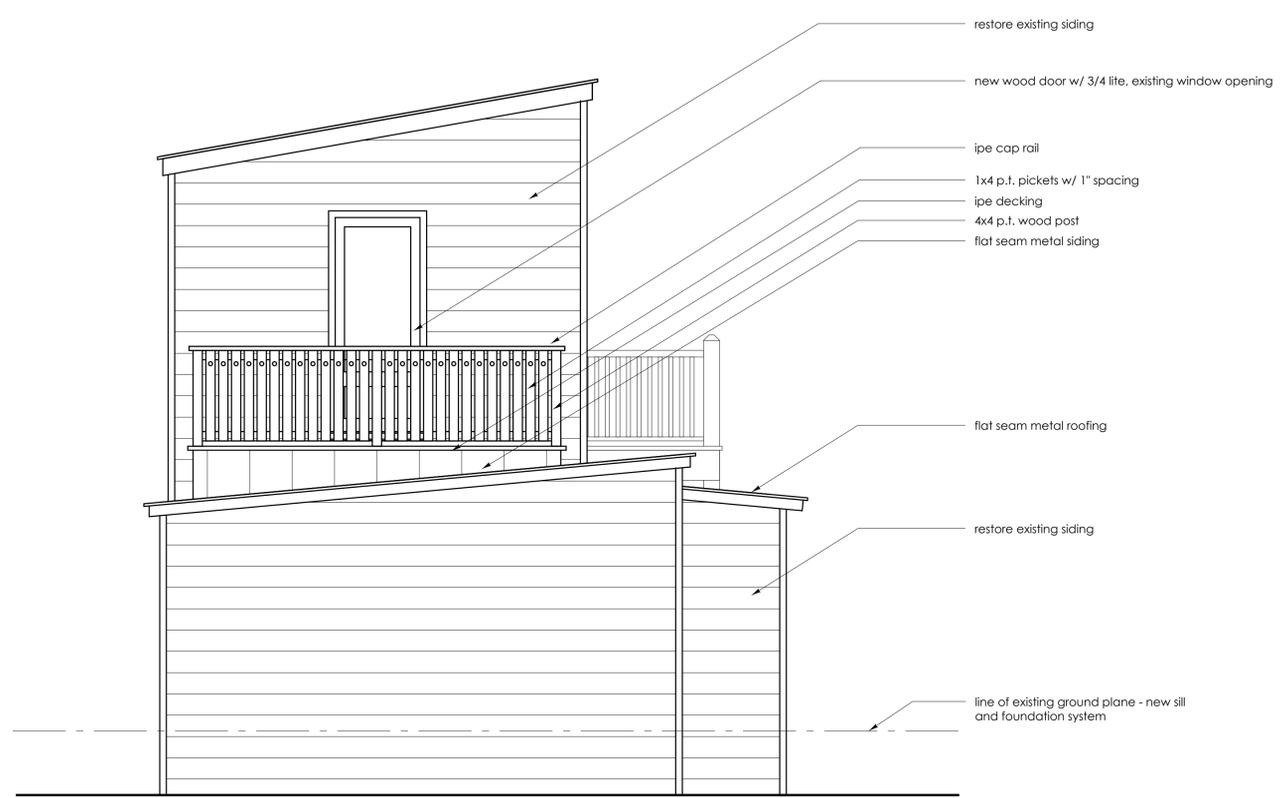
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RENOVATIONS:
 CARRIAGE HOUSE
 109 RUTLEDGE AVENUE
 CHARLESTON, SC
 CONCEPTUAL BAR

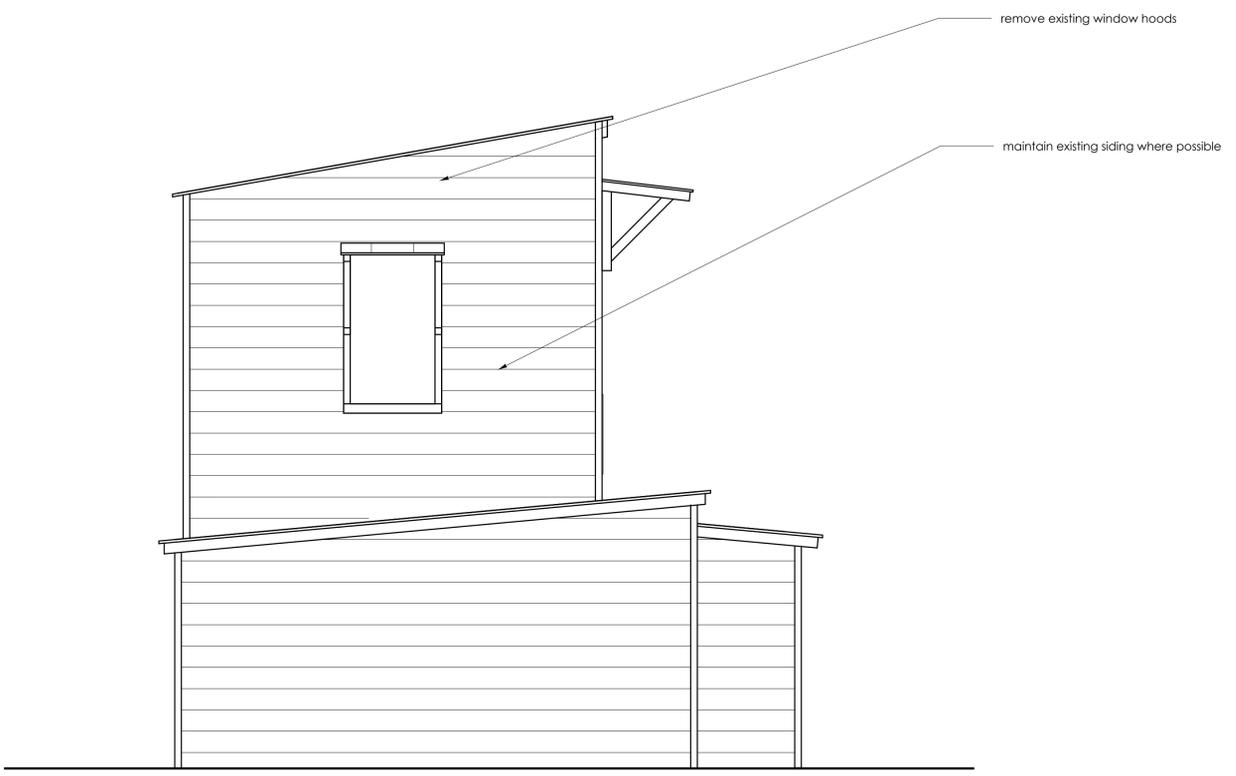
D E S I G N E D
 akj
 D R A W N
 akj | bbg
 C H E C K E D
 akj

D A T E
 6-30-2020
 R E V I S I O N S

S H E E T
 A4.3
 ELEVATION



proposed south elevation: 3/8" = 1'-0"



existing south elevation: 3/8" = 1'-0"

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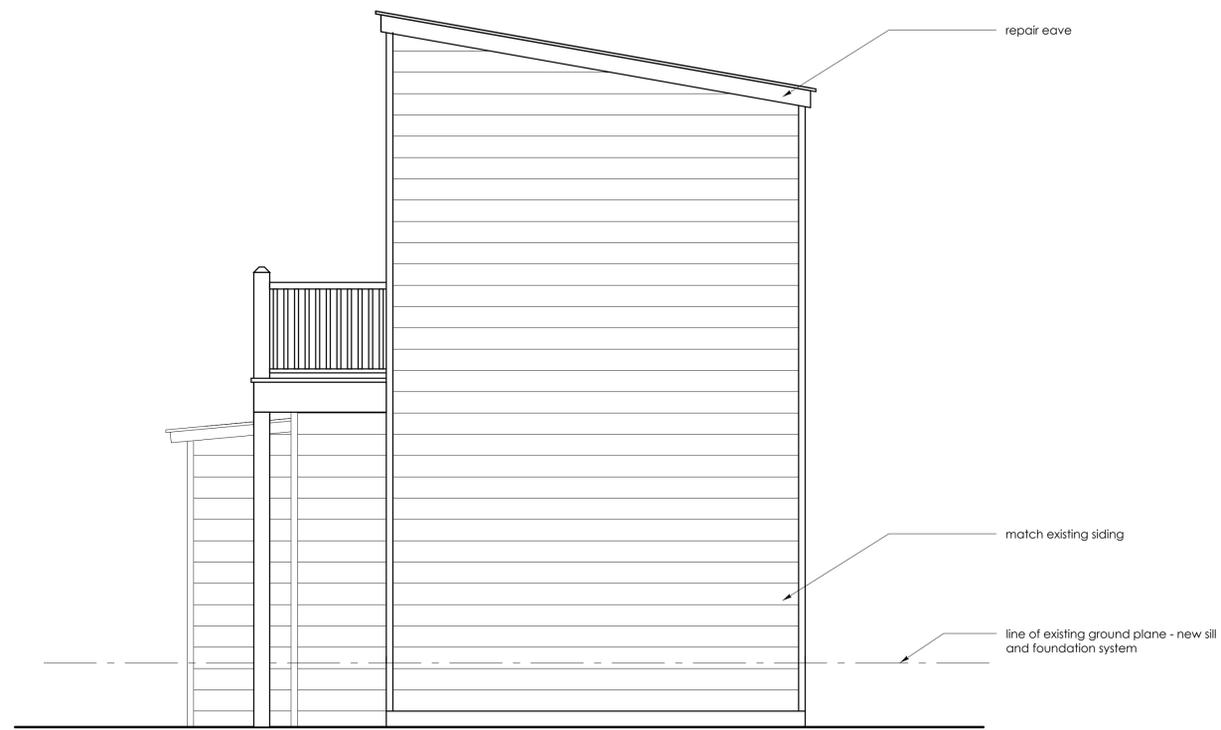
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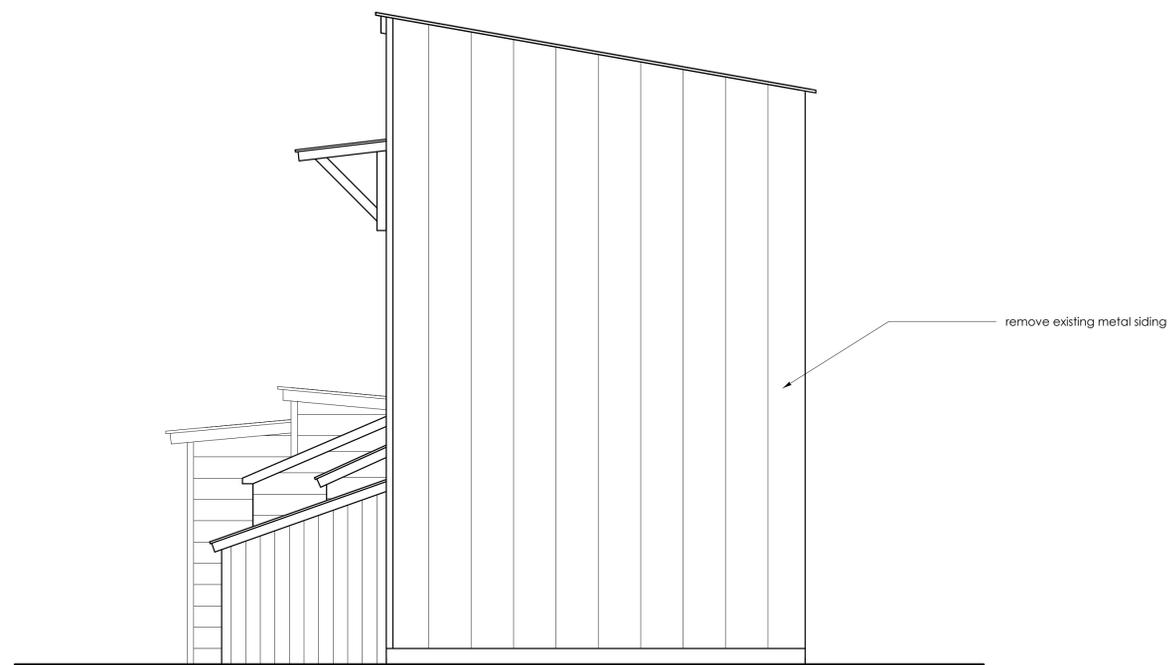
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LLC
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proposed north elevation: 3/8" = 1'-0"



existing north elevation: 3/8" = 1'-0"

RENOVATIONS:
CARRIAGE HOUSE
109 RUTLEDGE AVENUE
CHARLESTON, SC

CONCEPTUAL BAR

D E S I G N E D
ajk
D R A W N
ajk | bbg
C H E C K E D
ajk

D A T E
6-30-2020
R E V I S I O N S

S H E E T
A4.4
ELEVATION

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Charleston, SC
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Charleston, SC
B97003
REGISTERED ARCHITECT

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29403

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existing east (rutledge ave) overall elevation: 1/4" = 1'-0" 0 5 10



proposed east (rutledge ave) overall elevation: 1/4" = 1'-0" 0 5 10

RENOVATIONS:
CARRIAGE HOUSE
109 RUTLEDGE AVENUE
CHARLESTON, SC

CONCEPTUAL BAR

D E S I G N E D
akj

D R A W N
akj | bbg

C H E C K E D
akj

D A T E
6-30-2020

R E V I S I O N S

S H E E T

A4.5

OVERALL ELEVATION

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RENOVATIONS:
CARRIAGE HOUSE
109 RUTLEDGE AVENUE
CHARLESTON, SC

CONCEPTUAL BAR

DESIGNED
akj
DRAWN
akj | bbg
CHECKED
akj

DATE
6-30-2020
REVISIONS

SHEET
A4.6
OVERALL ELEVATION



existing east (rutledge ave) overall elevation: 1/4" = 1'-0"



proposed east (rutledge ave) overall elevation: 1/4" = 1'-0"



Agenda Item #8

70 TRADD STREET
TMS # 457-12-04-031

Request conceptual approval for modifications to wrought iron gate, trellis, and wood fence.

Category 1 / (Charlestowne) / c. 1774 / Old and Historic District

Agenda Item #8

Applicant's Presentation

PROJECT INFORMATION

70 TRADD ST. LANDSCAPE SUBMITTAL

ARCHITECT:

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

OWNER:

REBECCA AND DAN HERRES
70 TRADD STREET
CHARLESTON, SC, 29401

GENERAL CONTRACTOR:

RICHARD MARKS
RICHARD MARKS RESTORATIONS INC.
12-D VANDERHORST ST.
CHARLESTON, SC, 29403
RICHARD.MARKS@COMCAST.NET

SITE INFORMATION

TMS NO. 452 12 04 031

NEIGHBORHOOD: CHARLESTOWNE

CATEGORY 1

ZONING: SR-5
OLD AND HISTORIC DISTRICT
FENCE HEIGHT LIMIT: 7' WITH 8' PIER

NOTE: EASEMENTS HELD BY HISTORIC CHARLESTON FOUNDATION

DRAWING LIST	
NO.	DRAWING NAME
A001	PROJECT INFO & SITE PLAN
A001.1	LANDSCAPE PHOTOS
A001.2	LANDSCAPE PHOTOS
A001.3	LANDSCAPE PHOTOS
A001.4	LANDSCAPE PHOTOS
A100	SURVEY
A100.1	EXISTING SITE PLAN
A100.2	PROPOSED SITE PLAN
A100.3	LANDSCAPE DETAILS
A100.5	REAR YARD PLAN

ROBERT PRINGLE HOUSE - BUILT CA. 1774



70 TRADD ST. - CA. 1940



70 TRADD ST. - CURRENT PHOTO



FENNO ARCHITECTURE

1459 Stuart Engals Blvd. Suite 202
Mt. Pleasant, SC 29464

70 TRADD ST.
LANDSCAPE SUBMITTAL

CHARLESTON, SC

BAR SUBMITTAL

8/3/20



PROJECT
INFO &
SITE PLAN

A001

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VIEW OF GARDEN FROM PUBLIC WAY - WITH GATES CLOSED AS THEY TYPICALLY REMAIN
 NOTE: BOTTOM OF "WINDOW" IN GATE WITH VERTICAL RAILS IS 5'-6" ABOVE GRADE



VIEW OF GARDEN FROM PUBLIC WAY - WITH GATES OPEN



VIEW OF GARDEN FROM INSIDE GATE LOOKING NORTH ALONG DRIVEWAY; NOTE ALL PAVING SEEN TO REMAIN



VIEW FROM INSIDE GATE LOOKING WEST TO 72 TRADD AND CREPE MYRTLE; ALL PAVING / BRICKWORK SEEN IN PHOTO TO REMAIN

NOTE: THESE VIEWS FROM PRIVATE PROPERTY / WITHIN GATES

BAR SUBMITTAL

8/3/20

70 TRADD ST.
 LANDSCAPE SUBMITTAL

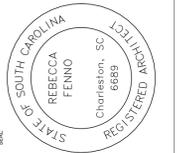
CHARLESTON, SC

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 Mt. Pleasant, SC 29464

LANDSCAPE PHOTOS

A001.1



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LOOKING NORTH AT MIDPOINT OF PIAZZA; NOTE AREA ON LEFT PROPOSED TO BE FORMAL GARDEN; ALL EXISTING PAVING TO BE RESTORED; WROUGHT IRON FENCE PROPOSED AT END OF PIAZZA FOR POOL PROTECTION AND TO SECURE DOGS FROM STREET



LOOKING NORTH AT END OF PIAZZA



LOOKING WEST TOWARD WALL AT 72 TRADD STREET; NOTE CONDITION AND "OPENNESS" OF WALL
7' SOLID WOOD FENCE PROPOSED ON PROPERTY LINE FOR PRIVACY



LOOKING EAST AT END OF PIAZZA; DRIVEWAY, STAIRS AND PARKING AREA TO REMAIN

NOTE: ALL VIEWS FROM PRIVATE PROPERTY / WITHIN GATES



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70 TRADD ST.
LANDSCAPE SUBMITTAL

CHARLESTON, SC

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8/3/20



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LANDSCAPE PHOTOS

A001.2



LOOKING NORTHEAST TOWARD CARRIAGE HOUSE
 NOTE: LOW BRICK WALLS ON RIGHT TO BE REMOVED AND BRICK SALVAGED FOR REUSE; TREES TO REMAIN



LOOKING NORTH EAST AT CARRIAGE HOUSE
 THIS IS THE AREA OF PROPOSED POOL AND TRELLIS TO PROVIDE SHADE



LOOKING NORTH TO END OF DRIVEWAY AND PARKING AREA BEYOND; BRICK PIERS AND DRIVEWAY TO REMAIN



NORTH END OF PROPERTY - LOOKING WEST TO EXISTING GARAGE

NOTE: ALL VIEWS FROM PRIVATE PROPERTY / WITHIN GATES



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 LANDSCAPE SUBMITTAL

CHARLESTON, SC

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08/03/20



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LANDSCAPE PHOTOS

A001.3



NORTH END OF PROPERTY LOOKING EAST AT REAR ENTRY TO CARRIAGE HOUSE



DETAIL OF REAR ENTRY OF CARRIAGE HOUSE



REAR OF PROPERTY LOOKING SOUTH TO MAIN HOUSE; WOOD FENCING TO BE REMOVED



PATIO IN FRONT OF ENTRY TO CARRIAGE HOUSE LOOKING SOUTH TO MAIN HOUSE
ALL PAVING IN THIS AREA TO BE REMOVED

NOTE: ALL VIEWS
FROM PRIVATE
PROPERTY /
WITHIN GATES



FENNO ARCHITECTURE

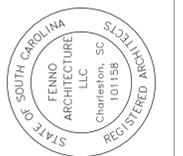
1459 Stuart Engals Blvd. Suite 202
Mt. Pleasant, SC 29464

70 TRADD ST.
LANDSCAPE SUBMITTAL

CHARLESTON, SC

BAR SUBMITTAL

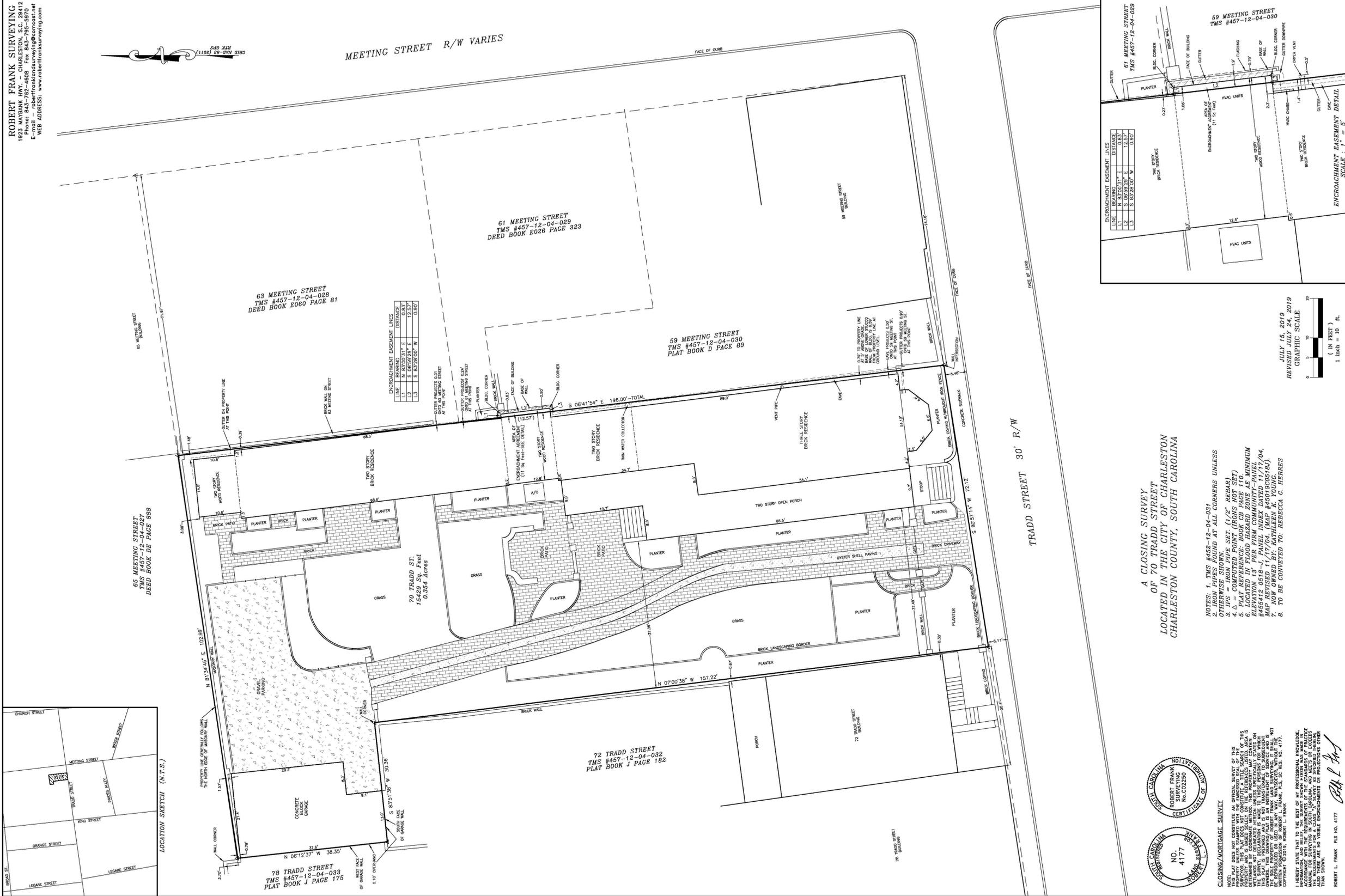
8/3/20



LANDSCAPE
PHOTOS

A001.4

ROBERT FRANK SURVEYING
 1923 MAYBANK HWY. - CHARLESTON, S.C. 29412
 Phone: 843-782-4688 Fax 843-785-5570
 E-mail: robertfranksurveying@comcast.net
 WEB ADDRESS: www.robertfranksurveying.com

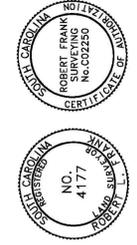


LINE	BEARING	DISTANCE
L1	N 83°00'31" E	0.83
L2	S 06°59'28" E	12.57
L3	S 83°28'02" W	0.83

LINE	BEARING	DISTANCE
L1	N 83°00'31" E	0.83
L2	S 06°59'28" E	12.57
L3	S 83°28'02" W	0.83

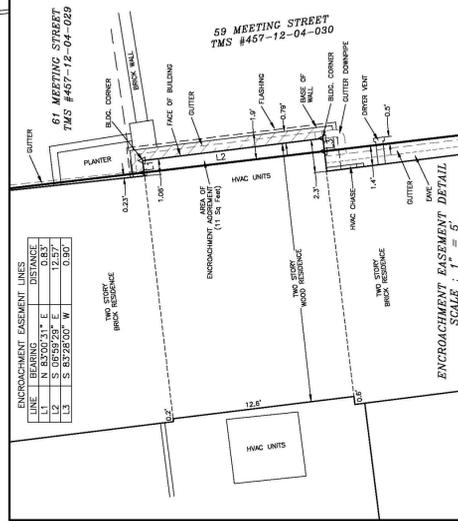
**A CLOSING SURVEY
 OF 70 TRADD STREET
 LOCATED IN THE CITY OF CHARLESTON
 CHARLESTON COUNTY, SOUTH CAROLINA**

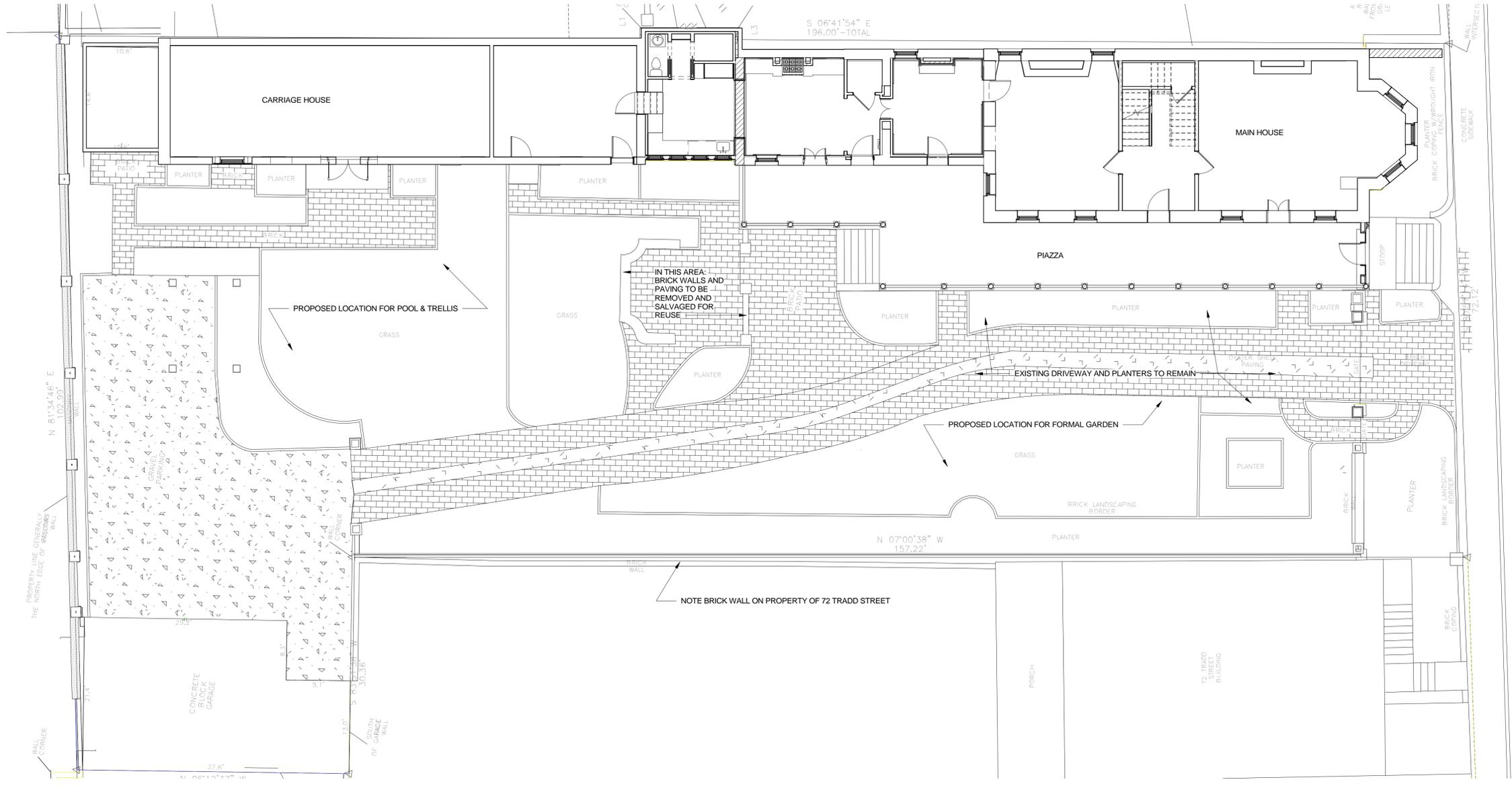
- NOTES: 1. TMS #458-12-04-031
 2. IRON PIPES FOUND AT ALL CORNERS UNLESS NOTED OTHERWISE
 3. 1/2" IRON PIPE SET (1/2" REBAR)
 4. Δ = COMPUTED POINT (IRONS NOT SET)
 5. PLAT REFERENCE: BOOK CB PAGE 110, MAP #455412 0518-J, PER FIRM COMMUNITY-PANEL #455412 0518-J, PANEL INDEX DATED 11/17/04, MAP REVISED 11/17/04. (MAP #45030518J).
 6. TO BE CONVEYED TO: REBECCA C. HERRES



CLOSING/MORTGAGE SURVEY
 THIS PLAT DOES NOT CONSTITUTE AN OFFICIAL SURVEY OF THIS PROPERTY. THIS PLAT DOES NOT CONSTITUTE A TITLE CURATIVE SURVEY. THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA PROVIDED TO HIM BY THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA PROVIDED TO HIM BY THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT.

ROBERT L. FRANK PLS NO. 4177





- LANDSCAPE NOTES**
1. ARBORIST TO DETERMINE PLANT LIST. SPECIES TO BE REFLECT HISTORIC PLANTINGS OF ROBERT PRINGLE WHERE POSSIBLE.
 2. ALL HARDSCAPE MATERIALS TO BE SAVED AND SALVAGED FOR RE-USE

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



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A100.1

EXISTING
SITE PLAN



BAR SUBMITTAL
8/3/20

70 TRADD ST.
LANDSCAPE SUBMITTAL

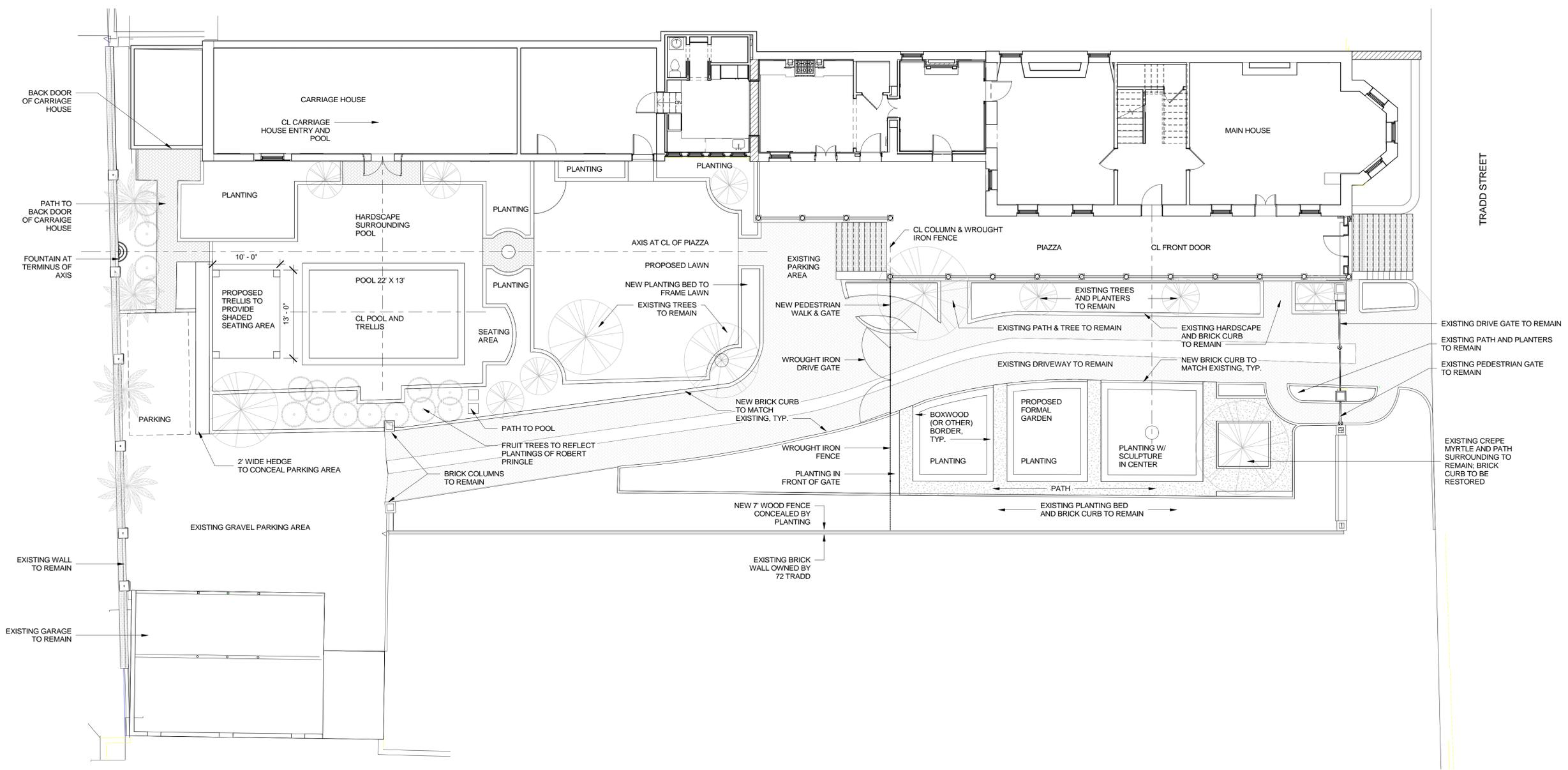
FENNO ARCHITECTURE

1459 Stuart Engals Blvd. Suite 202
Mt. Pleasant, SC 29464

CHARLESTON, SC

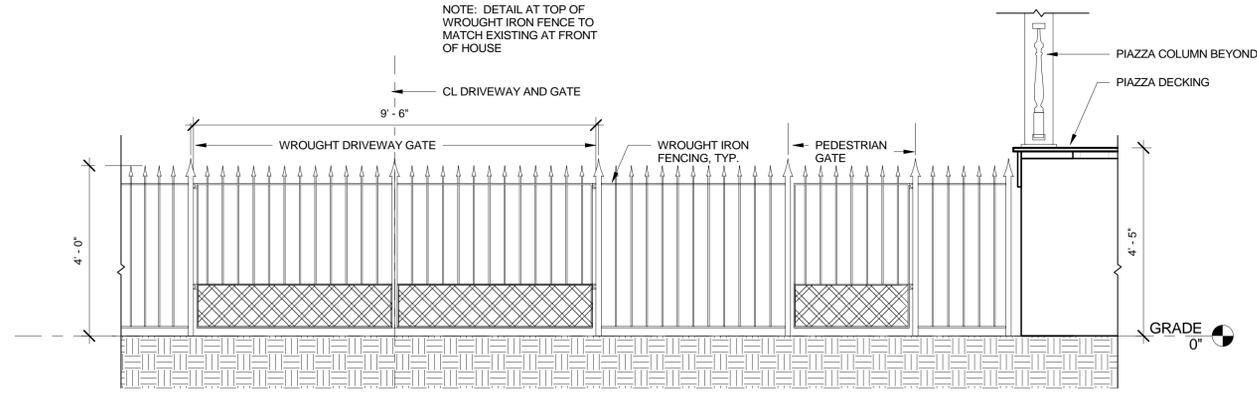


LANDSCAPE NOTES
 1. ARBORIST TO DETERMINE PLANT LIST. SPECIES TO BE REFLECT HISTORIC PLANTINGS OF ROBERT PRINGLE WHERE POSSIBLE.
 2. ALL HARDSCAPE MATERIALS TO BE SAVED AND SALVAGED FOR RE-USE

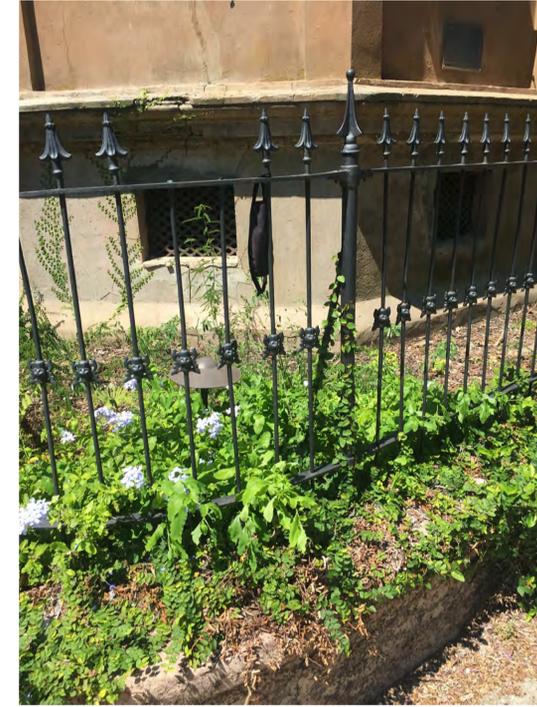


1 SITE PLAN - PROPOSED
 1/8" = 1'-0"

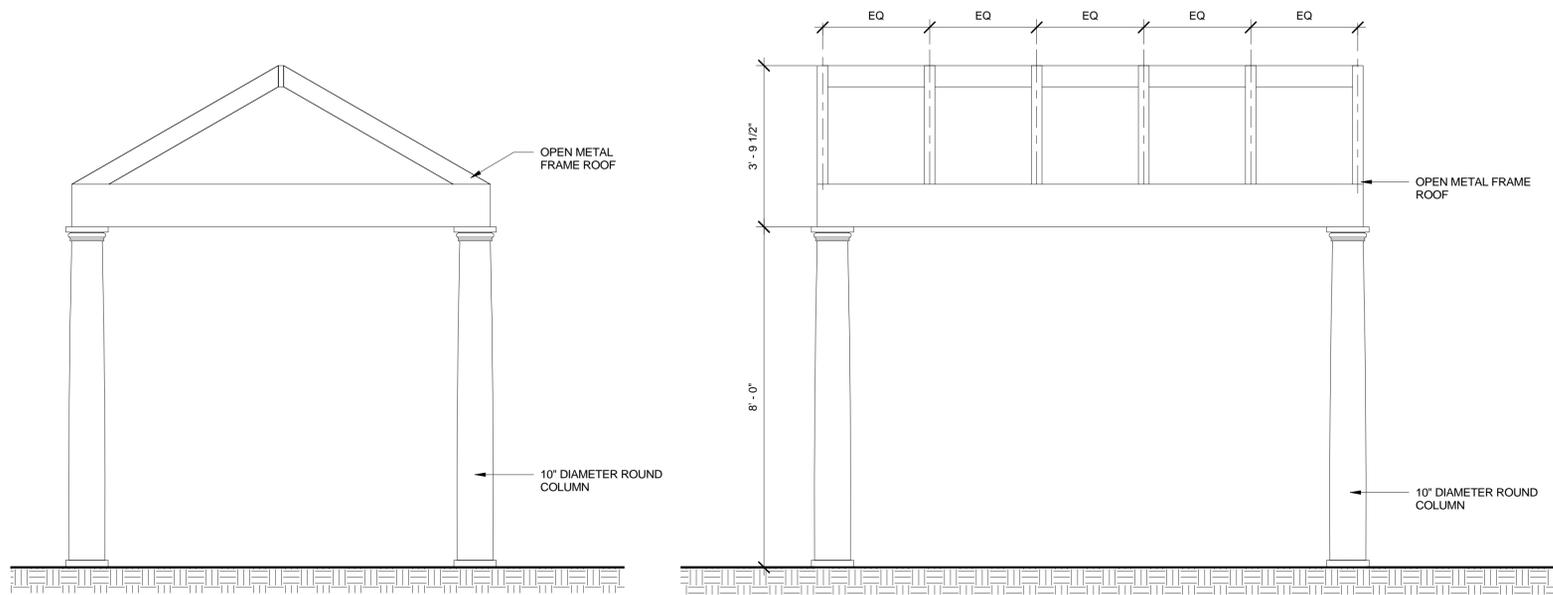




② SITE SECTION @ WROUGHT IRON
1/2" = 1'-0"



WROUGHT IRON AT FRONT OF HOUSE ON TRADD STREET

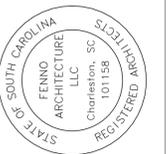


③ TRELLIS - SIDE ELEVATION
1/2" = 1'-0"

① TRELLIS - ELEVATION
1/2" = 1'-0"



PRECEDENT: TRELLIS AT CAPERS-MOTTE HOUSE AT 69 CHURCH STREET





RENDERED PLAN

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A100.4

**RENDERED
PROPOSED
SITE PLAN**



BAR SUBMITTAL

08/04/20

**70 TRADD ST.
LANDSCAPE SUBMITTAL**

CHARLESTON, SC

FENNO ARCHITECTURE

1459 Stuart Engals Blvd. Suite 202
Mt. Pleasant, SC 29464





RENDERING FROM INSIDE ENTRY GATE LOOKING NORTH



VIEW FROM PIAZZA TOWARD FORMAL GARDEN



VIEW FROM PIAZZA LOOKING NORTH



VIEW FROM LAWN LOOKING NORTH TOWARDS POOL AND TRELLIS

Agenda Item #9

109 SOUTH BATTERY
TMS # 457-11-02-052

Request conceptual approval for construction of a new masonry wall to replace existing iron fence.

Not Surveyed / (Charlestowne) / c. 1951 / Old and Historic District

Agenda Item #9

Applicant's Presentation

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Note: These drawings are strictly representations of the existing conditions of the structure located at 109 South Battery are the result of on site investigations of accessible areas. 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.

White Residence | 109 South Battery | Charleston, SC 29401

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



Cover

Survey

PLANS

A100 Existing & Proposed Site Plans and Zoning Information

OVERALL ELEVATIONS

A201 Existing and Proposed Front Elevations | EAST
A202 Existing and Proposed Side Elevations | NORTH
A203 Existing and Proposed Rear Elevations | WEST
A204 Existing and Proposed Side Elevations | SOUTH

ENLARGED DRAWINGS

A301 Details

PHOTOS

PH101 Existing Exterior Photos
PH102 Existing Wall Precedent Photos

Conceptual B.A.R. Submission Set
WHITE 109 SOUTH BATTERY

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.

I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA AND HUD FLOOD HAZARD BOUNDARY MAPS.

CURVE TABLE			
Id	Delta	Radius	Ch Bear
C1	93° 42' 50"	11.10'	18.15' S 04° 33' 42" E

LINE TABLE		
Id	Bearing	Distance
L1	N 53° 24' 30" W	59.87'



NOTES:

- PROPERTY APPEARS IN FLOOD ZONE AS EL. 14' ON FIRM COMMUNITY-PANEL NUMBER 45019C0514J. MAP REVISED NOVEMBER 17, 2004.
- THE BEARINGS SHOWN ARE MAGNETIC AND SUBJECT TO LOCAL ATTRACTION.
- ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
- THIS SURVEY IS BASED ON THE REFERENCE SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH.

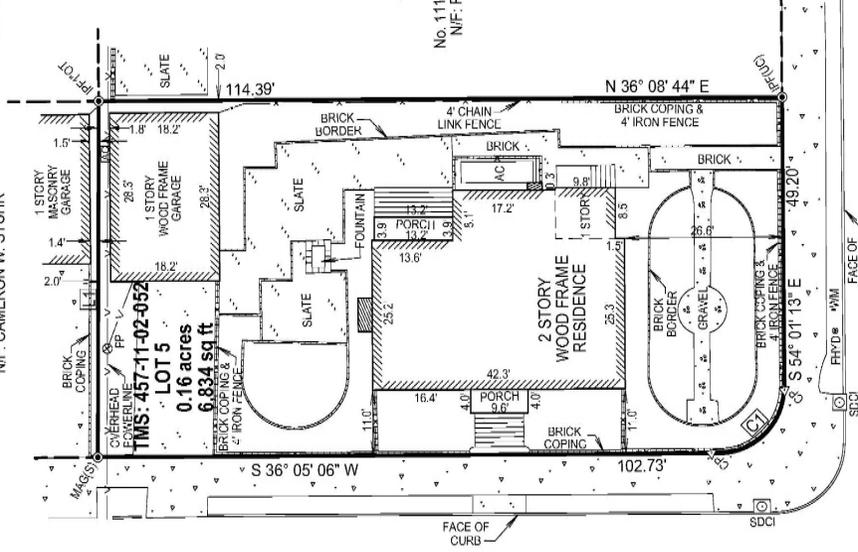
LEGEND:

- IPF/OT - 1" OPEN TOP PIPE FOUND, OLD.
- IPF(UC) - IRON PIPE UNDER CONCRETE FOUND, OLD.
- MAG(S) - MAGNETIC NAIL SET, NEW.
- CP - CALCULATED POINT.
- PP - POWER POLE.
- WM - WATER METER.
- FHYD - FIRE HYDRANT.
- SDCI - STORM DRAIN CURB INLET.

TMS: 457-11-02-062
LOT 23
No. 64 MURRAY BOULEVARD
N/F: CAMERON W. STUHR

TMS: 457-11-02-061
LOT 22
No. 68 MURRAY BOULEVARD
N/F: DOUGLAS BERLINSKY

TMS: 457-11-02-053
LOT 24
No. 111 SOUTH BATTERY STREET
N/F: PRAGNESH SUNJI PATEL



COUNCIL STREET (50' R/W)

SOUTH BATTERY STREET (55' R/W)
(FORMERLY KNOWN AS SOUTH BAY STREET)

ADDRESS IS No. 109

PLAT

OF LOT 5, No. 109 SOUTH BATTERY STREET,
CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA.
PRESENTLY OWNED BY MARY B. BRADFORD-WHITE REVOCABLE
TRUST DATED JULY 29, 1998.



SCALE: 1" = 20'

DATE: OCTOBER 4, 2019

REF: PLAT BK. "C", PG. 093

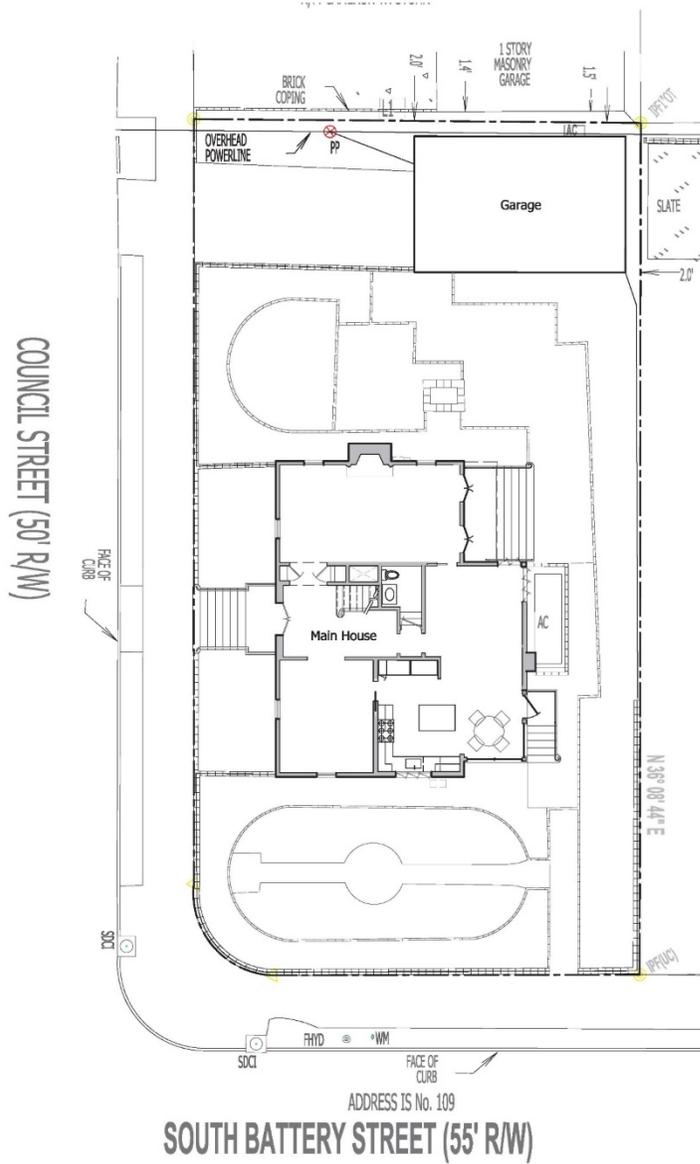
TMS: 457-11-02-052

ALEXANDER C. PEABODY, PLS
PEABODY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
P.O. BOX 22646, CHARLESTON, SC 29413
OFFICE 843-723-6225 MOBILE 843-270-4847



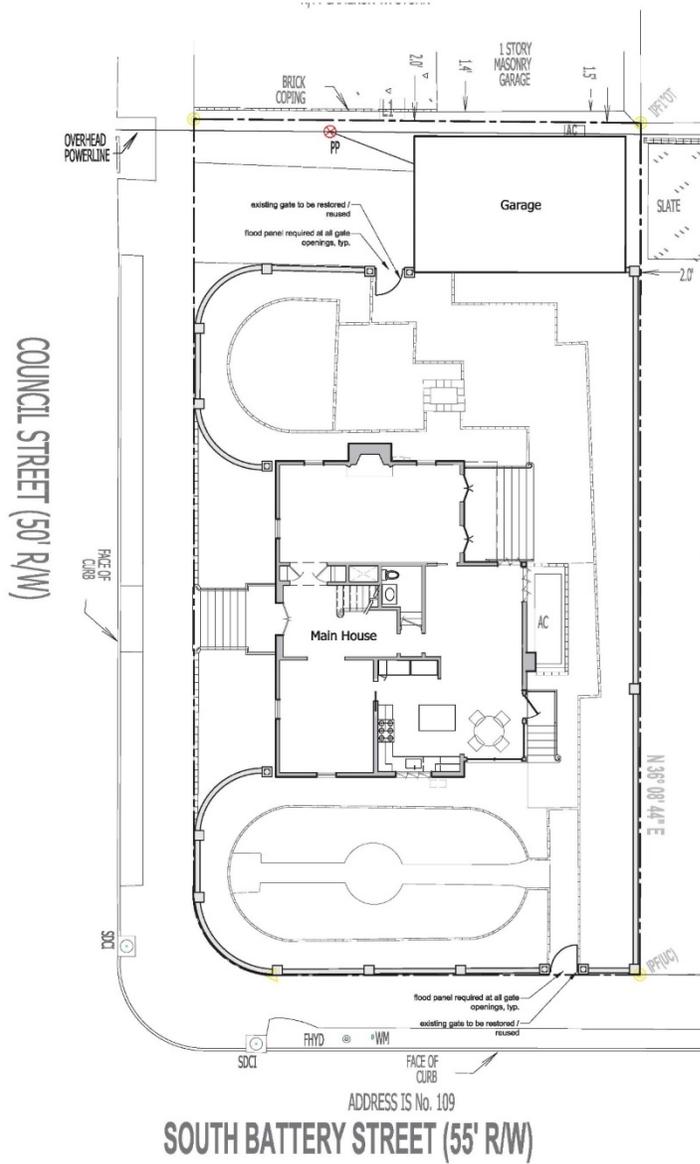
CHARLESTON COUNTY
SOUTH CAROLINA

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1 Existing Site Plan

Scale 1/8" = 1'



2 Proposed Site Plan

Scale 1/8" = 1'

Zoning Designation SR-2

Lot Size 6,834 SF

Allowable Lot Occupancy (50%)

Lot Size x 35%
 Total allowable occupancy 3,417 SF

Existing Lot Occupancy (29%)

Existing Main House 1,445 SF
 Existing Carriage House 516 SF

Total existing occupancy 1,961 SF

Proposed Lot Occupancy (29%)

Existing Main House 1,445 SF
 Existing Carriage House 516 SF

Total existing occupancy 1,961 SF

Total additional building coverage 0 SF

Required Setbacks

FRONT (East)	25'
REAR (West)	25'
SIDE (North)	9'
SIDE (South)	9'

Allowable Building Height
 50/ 3 Stories

Allowable Fence Height
 7'-0"

Allowable Pier Height
 8'-0"



Revisions:

July 8, 2020

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1 Existing Council Street Elevation | EAST

Scale 1/4" = 1'



2 Proposed Council Street Elevation | EAST

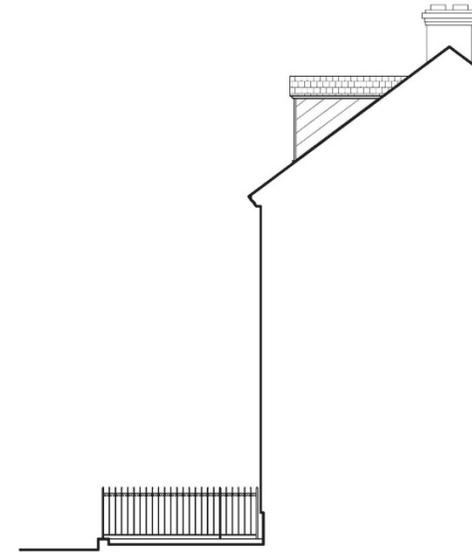
Scale 1/4" = 1'

July 8, 2020

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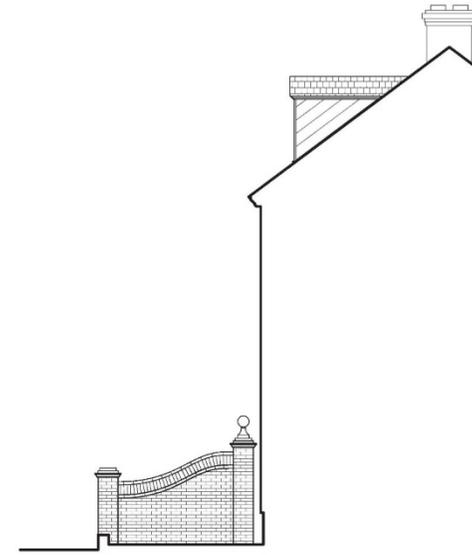
1 Existing South Battery Elevation | NORTH Scale 1/4" = 1'



3 Existing Entry Return Elevation | NORTH Scale 1/4" = 1'



2 Proposed South Battery Elevation | NORTH Scale 1/4" = 1'



4 Proposed Entry Return Elevation | NORTH Scale 1/4" = 1'

--	--

Revisions:

eefava architects, etc.
 54 Broad Street
 Charleston, SC 29401
 843.723.5099 | eefava.com

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1 Existing Rear Elevation | WEST

Scale 1/4" = 1'

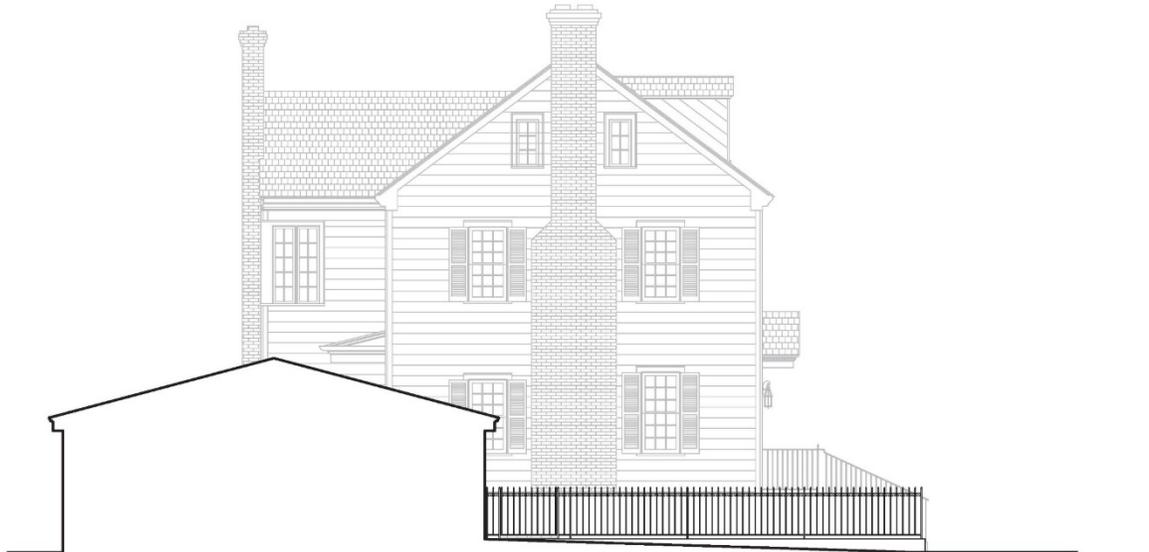


2 Proposed Rear Elevation | WEST

Scale 1/4" = 1'

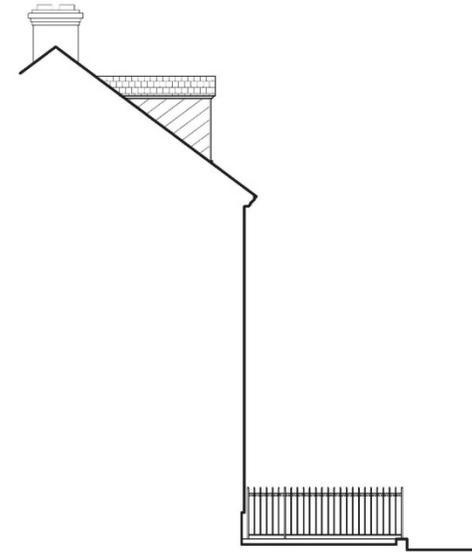
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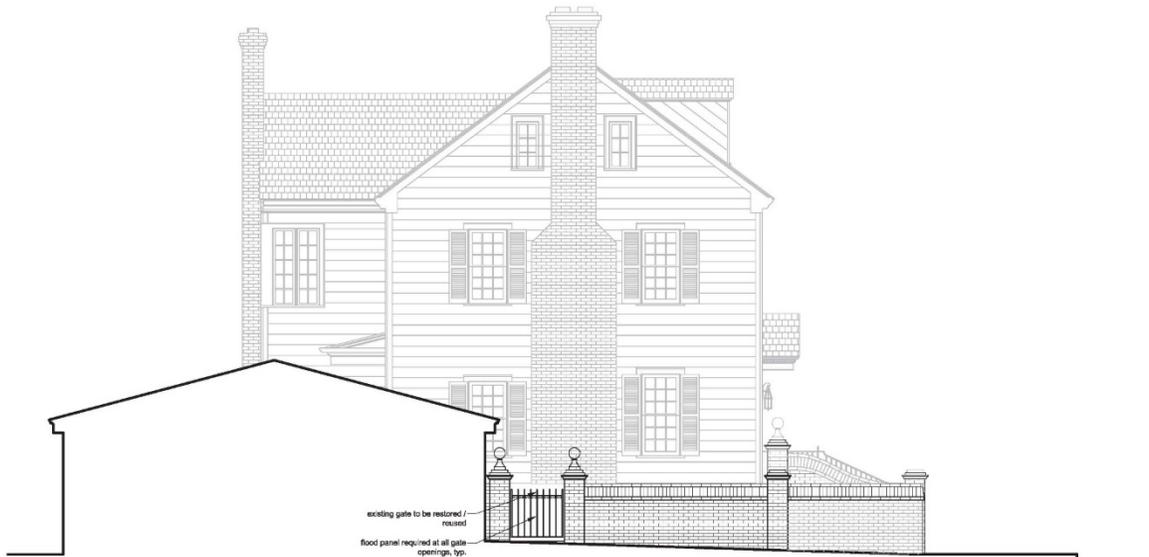
1 Existing Side Elevation | SOUTH

Scale 1/4" = 1'



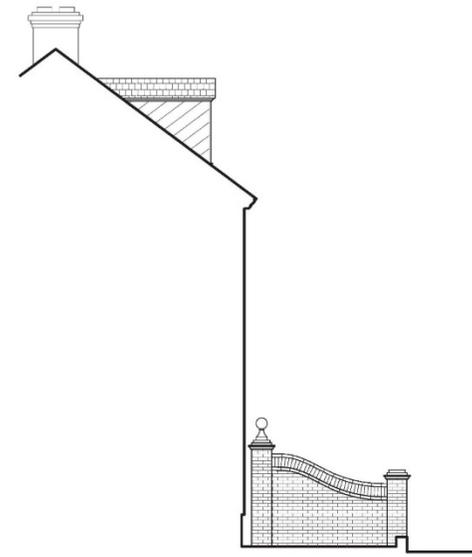
3 Existing Entry Return Elevation | SOUTH

Scale 1/4" = 1'



2 Proposed Side Elevation | SOUTH

Scale 1/4" = 1'



4 Proposed Entry Return Elevation | SOUTH

Scale 1/4" = 1'

eefava architects, etc. 54 Broad Street Charleston, SC 29401 843.723.5099 eefava.com	
Revisions: _____ _____ _____	

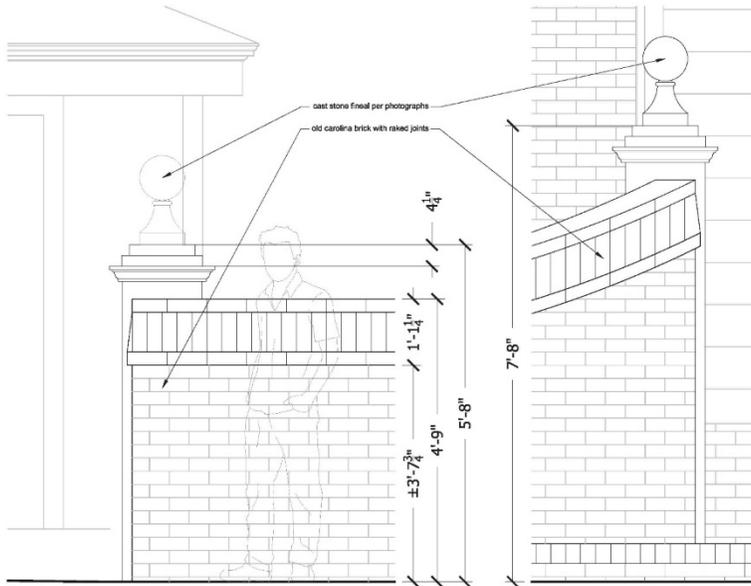
July 8, 2020

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1 Proposed Council Street Elevation | EAST

Scale 1/4" = 1'



2 Enlarged Wall Elevation

Scale 1" = 1'



DETAILS



Revisions:

e.e.fava architects, etc.
 54 Broad Street
 Charleston, SC 29401
 843.723.5099 | eefava.com

July 8, 2020

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July 8, 2020

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Agenda Item #10

283 EAST BAY STREET
TMS # 458-05-01-104

Request final approval for the replacement of iron gate at driveway.

Category 2 / (Ansonborough) / c. 1840 / Old and Historic District

Agenda Item #10

Applicant's Presentation

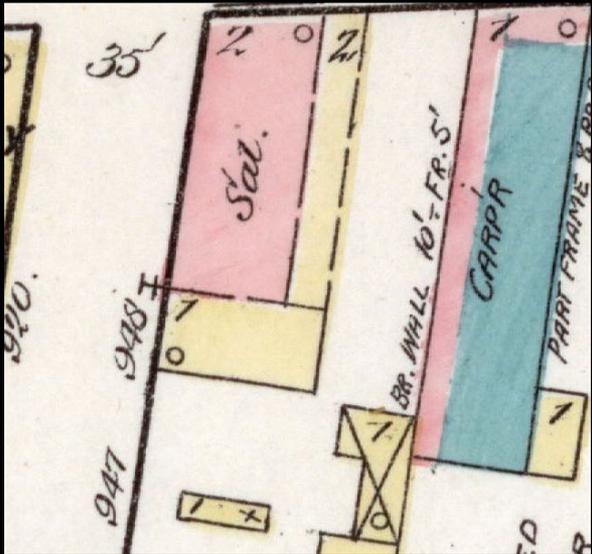
283 East Bay Street

Replace existing iron gate
with new design

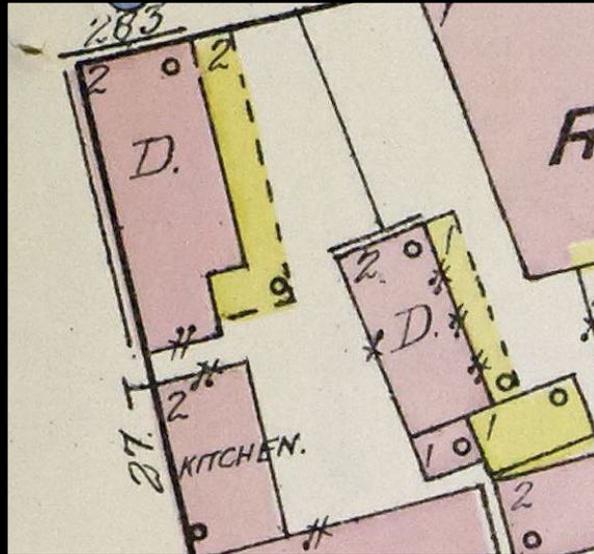
TMS #4580501104

Category 2

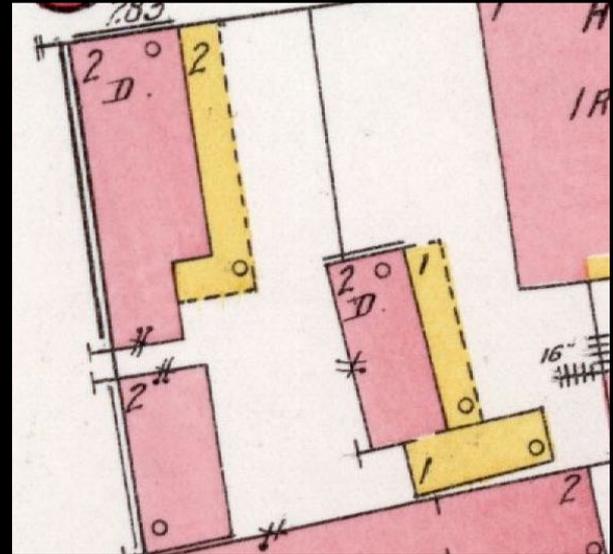




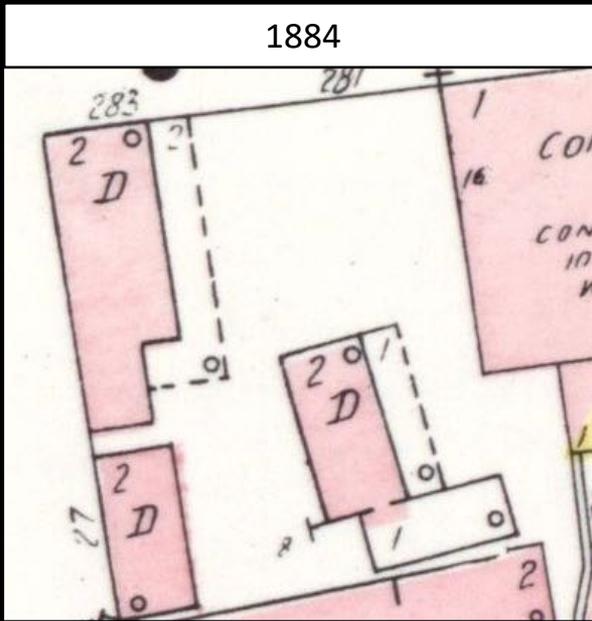
1884



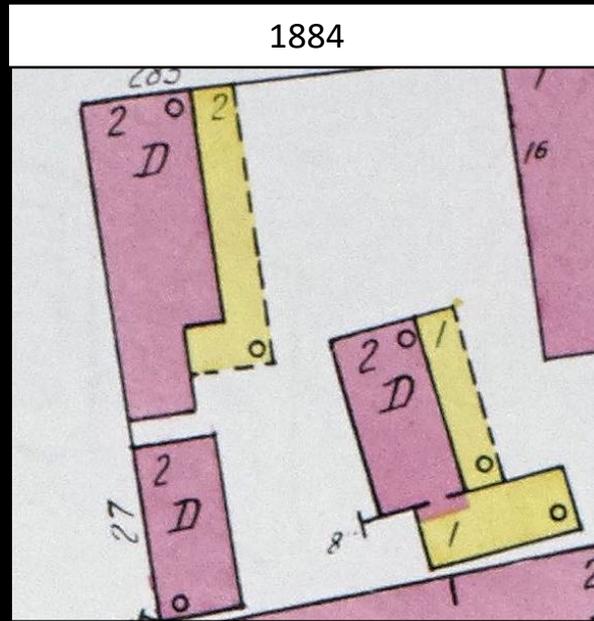
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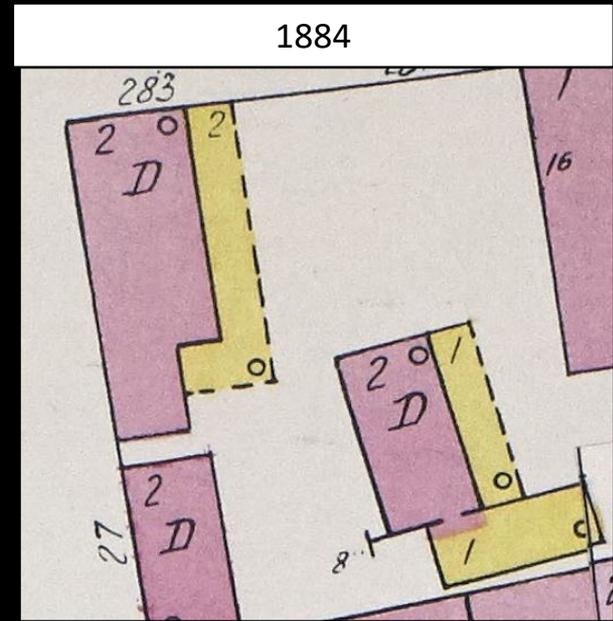
1884



1884



1884



1884



1972, Historic Charleston Foundation



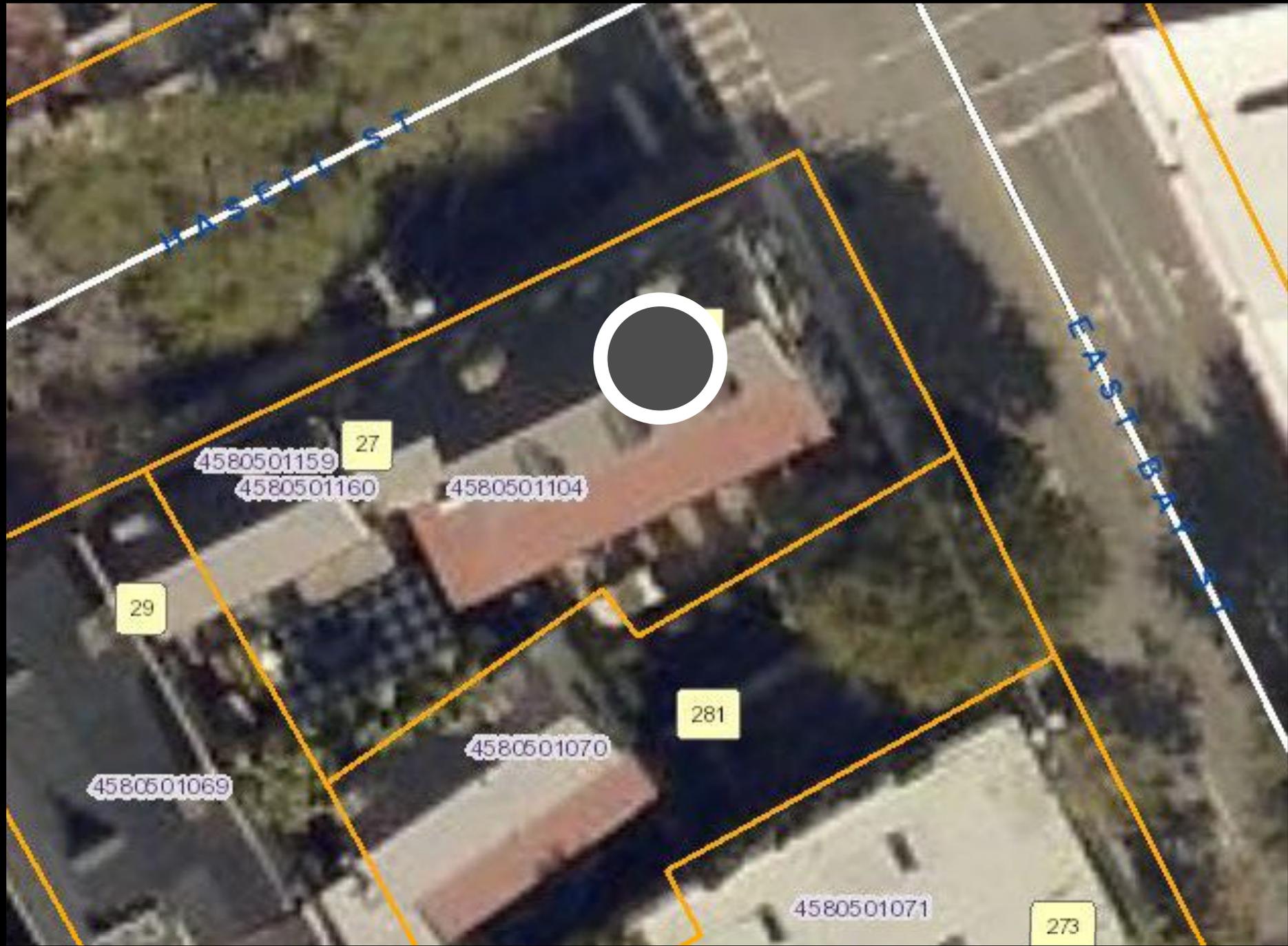
1960, Historic Charleston Foundation



1980, Historic Charleston Foundation



2019, Google



EASE ST

EAST BAY



4580501159

4580501160

4580501104

4580501070

4580501069

4580501071

27

29

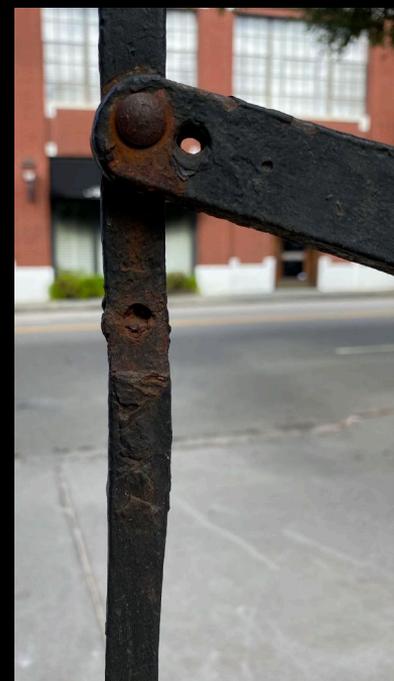
281

273

Existing conditions:

- Gates have been modified several times
- Evidence that parts of the gate have come from other gates and installed by various craftsman over the years
- Various joinery techniques, some proper, while some are sloppy and the welding is not square
- The gates fit too tightly for the opening and likely came from another home with a larger opening.

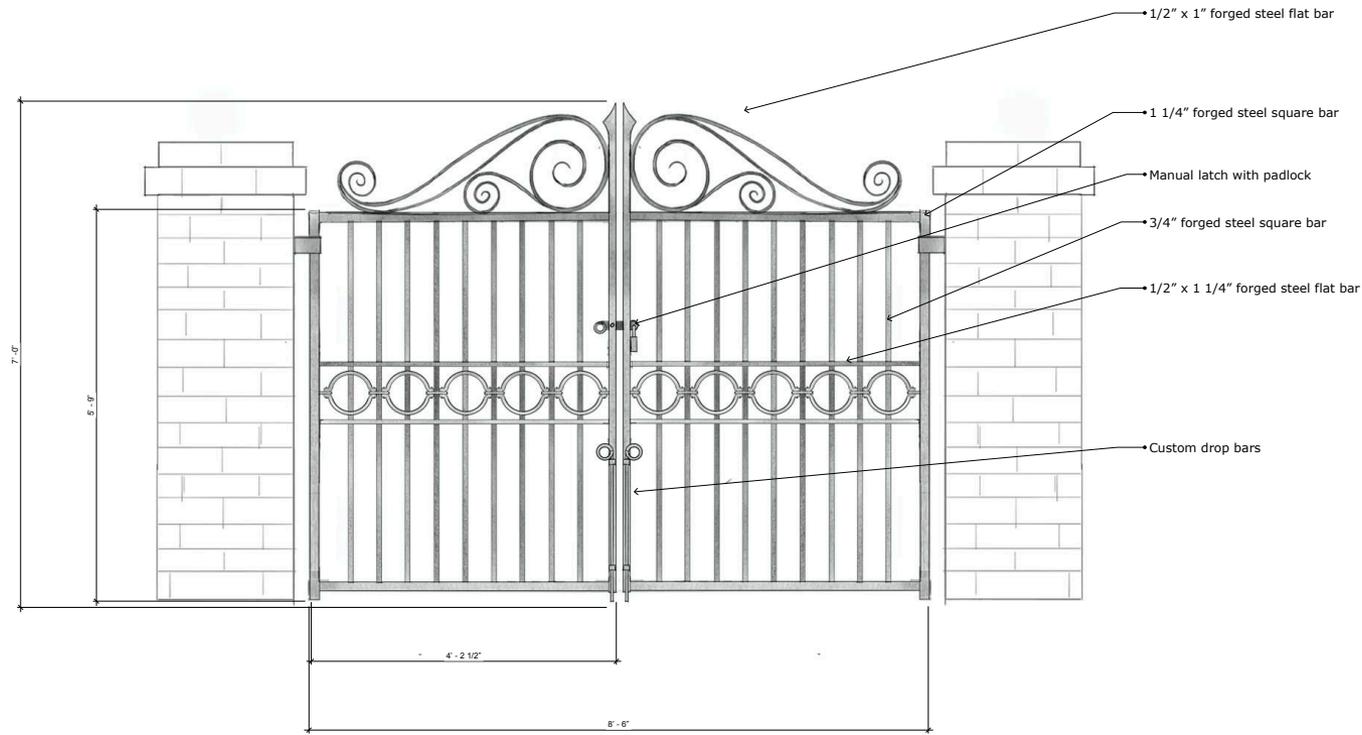






NOTICE!
FOR INFORMATION
ONLY
Closed Circuit
Television





Elevation - Driveway Gate







Hase

NO RIGHT TURN

NO TRUCKS



Agenda Item #11

66 SOUTH STREET
TMS # 459-09-03-049

Request final approval for the installation of solar panels on roof.

Category 4 / (East Side) / c. 1885-1895 / Old City District

Agenda Item #11

Applicant's Presentation



PALMETTO

+1 843-720-1844
1505 KING ST EXT #114,
CHARLESTON, SC 29405, USA

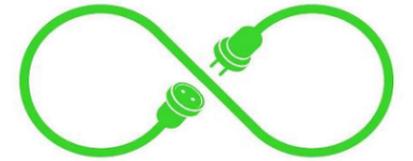


RESIDENTIAL SOLAR PHOTOVOLTAIC SYSTEM

66 SOUTH STREET

CHARLESTON, SC 29403

5.985 kW DC
16/JUL/20



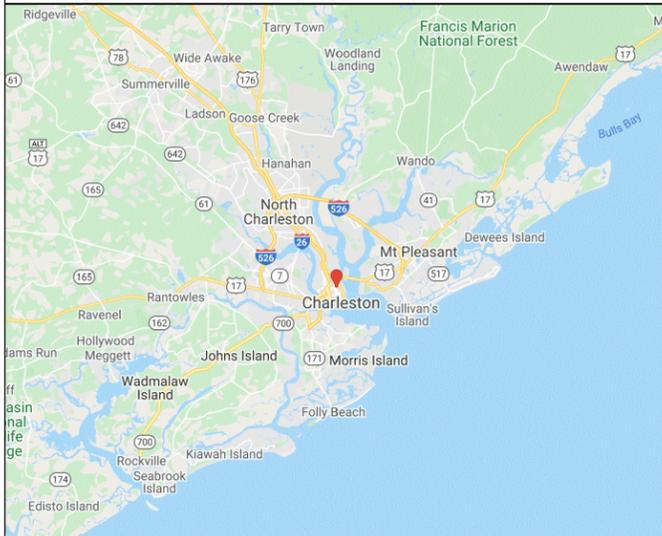
EXACTUS ENERGY
NEW AGE ENGINEERING

+1 833 392 2887
208-888 DUPONT STREET
TORONTO, ON



SHEET INDEX

- C1 - COVER PAGE
- N1 - GENERAL NOTES
- S1 - SITE PLAN
- S2 - PANEL LAYOUT
- E1 - LINE DIAGRAM
- E2 - ELECTRICAL CALCULATIONS
- E3 - WARNING LABELS
- A1 - PANEL SPECIFICATIONS
- A2 - RACKING SPECIFICATIONS
- A3 - MOUNT SPECIFICATIONS
- A4 - MOUNT SPECIFICATIONS (2)
- A5 - INVERTER SPECIFICATIONS
- A6 - OPTIMIZER SPECIFICATIONS



SYSTEM SPECIFICATIONS

SYSTEM SIZE: 5.985 kW
MODULE: YLM-TI 315 W
INVERTER: SE5000H-US
OPTIMIZER: P320
RACKING SYSTEM: QUICKMOUNT QRAIL LIGHT

GOVERNING CODE:

2018 SOUTH CAROLINA STATE BUILDING CODE
IBC 2018
IRC 2018
IFC 2018
NEC 2017

C1 - COVER PAGE

GENERAL NOTES:

THE INSTALLATION OF PV SYSTEM SHALL BE IN ACCORDANCE WITH THE MOST RECENT NATIONAL ELECTRIC AND BUILDING CODES AND STANDARDS, AS AMENDED BY JURISDICTION

- PV SYSTEMS SHALL BE PERMITTED TO SUPPLY A BUILDING OR OTHER STRUCTURE IN ADDITION TO ANY OTHER ELECTRICAL SUPPLY SYSTEM(S) [NEC 690.4(A)]
- THE INSTALLATION OF EQUIPMENT AND ALL ASSOCIATED WIRING AND INTERCONNECTION SHALL BE PERFORMED ONLY BY QUALIFIED PERSONS [NEC 690.4(C)]
- EXISTING PLUMBING VENTS, SKYLIGHTS, EXHAUST OUTLETS, VENTILATIONS INTAKE AIR OPENINGS SHALL NOT BE COVERED BY THE SOLAR PHOTOVOLTAIC SYSTEM.
- INVERTERS, MOTOR GENERATORS, PHOTOVOLTAIC MODULES, PHOTOVOLTAIC PANELS, AC PHOTOVOLTAIC MODULES, SOURCE-CIRCUIT COMBINERS, AND CHARGE CONTROLLERS INTENDED FOR USE IN PV SYSTEMS SHALL BE LISTED OR FIELD LABELED FOR THE PV APPLICATION [NEC 690.4 (B)]
- ALL OUTDOOR EQUIPMENT SHALL BE NEMA 3R RATED (OR BETTER), INCLUDING ALL ROOF MOUNTED TRANSITION BOXES AND SWITCHES.
- ALL EQUIPMENT SHALL BE PROPERLY GROUNDED AND BONDED IN ACCORDANCE WITH NEC ARTICLE 250.
- SYSTEM GROUNDING SHALL BE IN ACCORDANCE WITH NEC 690.41
- FOR PV MODULES, EQUIPMENT GROUNDING CONDUCTORS SMALLER THAN 6AWG SHALL COMPLY WITH NEC 250.120(C) [NEC 690.46]
- ALL PV SYSTEM DC CIRCUIT AND INVERTER OUTPUT CONDUCTORS AND EQUIPMENT SHALL BE PROTECTED AGAINST OVERCURRENT UNLESS STATED OTHERWISE IN NEC 690.9(A)
- OVERCURRENT DEVICES USED IN PV SYSTEM DC CIRCUITS SHALL BE LISTED FOR USE IN PV SYSTEMS [NEC 690.9(B)]
- PV SYSTEM CIRCUITS INSTALLED ON OR IN BUILDINGS SHALL INCLUDE A RAPID SHUTDOWN FUNCTION IN ACCORDANCE WITH NEC 690.12
- DISCONNECTING MEANS SHALL BE LOCATED IN A VISIBLE, READILY ACCESSIBLE LOCATION WITHIN THE PV SYSTEM EQUIPMENT OR A MAXIMUM OF 10 FEET AWAY FROM THE SYSTEM [NEC 690.13(A)]
- ALL WIRING METHODS SHALL BE IN ACCORDANCE WITH NEC 690.31
- CONNECTORS SHALL REQUIRE A TOOL TO OPEN AND BE MARKED "DO NOT DISCONNECT UNDER LOAD" OR "NOT FOR CURRENT INTERRUPTING". [NEC 690.33(E)]
- ALL GROUNDED CONDUCTOR SHALL BE PROPERLY COLOR IDENTIFIED AS WHITE. [NEC 200.6]
- PV SYSTEM CONNECTED ON THE LOAD SIDE OF THE SERVICE DISCONNECTING MEANS OF THE OTHER SOURCE(S) AT ANY DISTRIBUTION EQUIPMENT ON THE PREMISES SHALL MEET THE FOLLOWING [NEC 705.12(B)]:
 - 1) EACH SOURCE CONNECTION SHALL BE MADE AT A DEDICATED CIRCUIT BREAKER OR FUSIBLE DISCONNECTING MEANS. [NEC 705.12(B)(1)]
 - 2) THE SUM OF 125 PERCENT OF THE POWER SOURCES OUTPUT CIRCUIT CURRENT AND THE RATING OF THE OVERCURRENT DEVICE PROTECTING THE BUS BAR WILL EXCEED THE AMPACITY OF THE BUS BAR [NEC 705.12(B)(2)]
 - 3) EQUIPMENT CONTAINING OVERCURRENT DEVICES IN CIRCUITS SUPPLYING POWER TO A BUS BAR OR CONDUCTOR SHALL BE MARKED TO INDICATE THE PRESENCE OF ALL SOURCES. [NEC 705.12(B)(3)]
 - 4) CIRCUIT BREAKER, IF BACK FED, SHALL BE SUITABLE FOR SUCH OPERATION. [NEC 705.12(B)(4)]

- WHEN A BACKFED BREAKER IS THE METHOD OF UTILITY INTERCONNECTION, THE BREAKER SHALL BE INSTALLED AT THE OPPOSITE END OF THE BUS BAR OF THE MAIN BREAKER.
- TO REDUCE FIRE HAZARDS, DC PV SYSTEMS WILL BE EQUIPPED WITH A GROUND FAULT PROTECTION SYSTEM IN ACCORDANCE WITH NEC 690.41(B)
- WHERE GROUND-FAULT PROTECTION IS USED, THE OUTPUT OF AN INTERACTIVE SYSTEM SHALL BE CONNECTED TO THE SUPPLY SIDE OF THE GROUND FAULT PROTECTION [NEC 705.32]
- ALL PLAQUES AND SIGNAGE REQUIRED BY THE LATEST EDITION OF NATIONAL ELECTRICAL CODE. LABEL SHALL BE METALLIC OR PLASTIC, ENGRAVED OR MACHINE PRINTED IN A CONTRASTING COLOR TO THE PLAQUE. PLAQUE SHALL BE UV RESISTANT IF EXPOSED TO SUNLIGHT.
- ALL THE NEC REQUIRED WARNING SIGNS, MARKINGS, AND LABELS SHALL BE POSTED ON EQUIPMENT AND DISCONNECTS PRIOR TO ANY INSPECTIONS TO BE PERFORMED BY THE BUILDING DEPARTMENT.
- CONNECTORS SHALL BE OF LATCHING OR LOCKING TYPE. CONNECTORS THAT ARE READILY ACCESSIBLE AND OPERATING AT OVER 30 VOLTS SHALL REQUIRE TOOL TO OPEN AND MARKED "DO NOT DISCONNECT UNDER LOAD" OR "NOT FOR CURRENT INTERRUPTING". [NEC 690.33(C) & (E)(2)]
- FLEXIBLE, FINE-STRANDED CABLES SHALL BE TERMINATED ONLY WITH TERMINALS, LUGS, DEVICES, OR CONNECTORS IN ACCORDANCE WITH NEC 110.14
- WORK CLEARANCES AROUND ELECTRICAL EQUIPMENT WILL BE MAINTAINED PER NEC 110.26(A)(1), 110.26(A)(2) AND 110.26(A)(3).
- ALL EXTERIOR CONDUITS, FITTINGS AND BOXES SHALL BE RAIN-TIGHT AND APPROVED FOR USE IN WET LOCATIONS PER NEC 314.15.
- ROOFTOP MOUNTED PHOTOVOLTAIC PANELS AND MODULES SHALL BE TESTED, LISTED & IDENTIFIED IN ACCORDANCE WITH UL1703
- EACH MODULE TO BE GROUNDED USING THE SUPPLIED CONNECTION POINT PER MANUFACTURER'S REQUIREMENTS. ALL SOLAR MODULES, EQUIPMENT, AND METALLIC COMPONENTS ARE TO BE BONDED. IF THE EXISTING GROUNDING ELECTRODE SYSTEM CAN NOT BE VERIFIED OR IS ONLY METALLIC WATER PIPING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL A SUPPLEMENTAL GROUNDING ELECTRODE.
- DC CONDUCTORS SHALL BE RUN IN EMT AND SHALL BE LABELED, "CAUTION DC CIRCUIT" OR EQUIV. EVERY 5 FT.
- CONFIRM LINE SIDE VOLTAGE AT ELECTRIC UTILITY SERVICE PRIOR TO CONNECTING INVERTER. VERIFY SERVICE VOLTAGE IS WITHIN INVERTER VOLTAGE OPERATIONAL RANGE.
- SERVING UTILITY TO BE NOTIFIED BEFORE ACTIVATION OF PV SYSTEM.
- ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT EXPANSION JOINTS AND ANCHOR CONDUIT RUNS AS REQUIRED PER NEC.
- THE HOMEOWNER IS RESPONSIBLE FOR ENSURING ALL EQUIPMENT OUTSIDE THE SCOPE OF WORK IS NEC COMPLIANT.



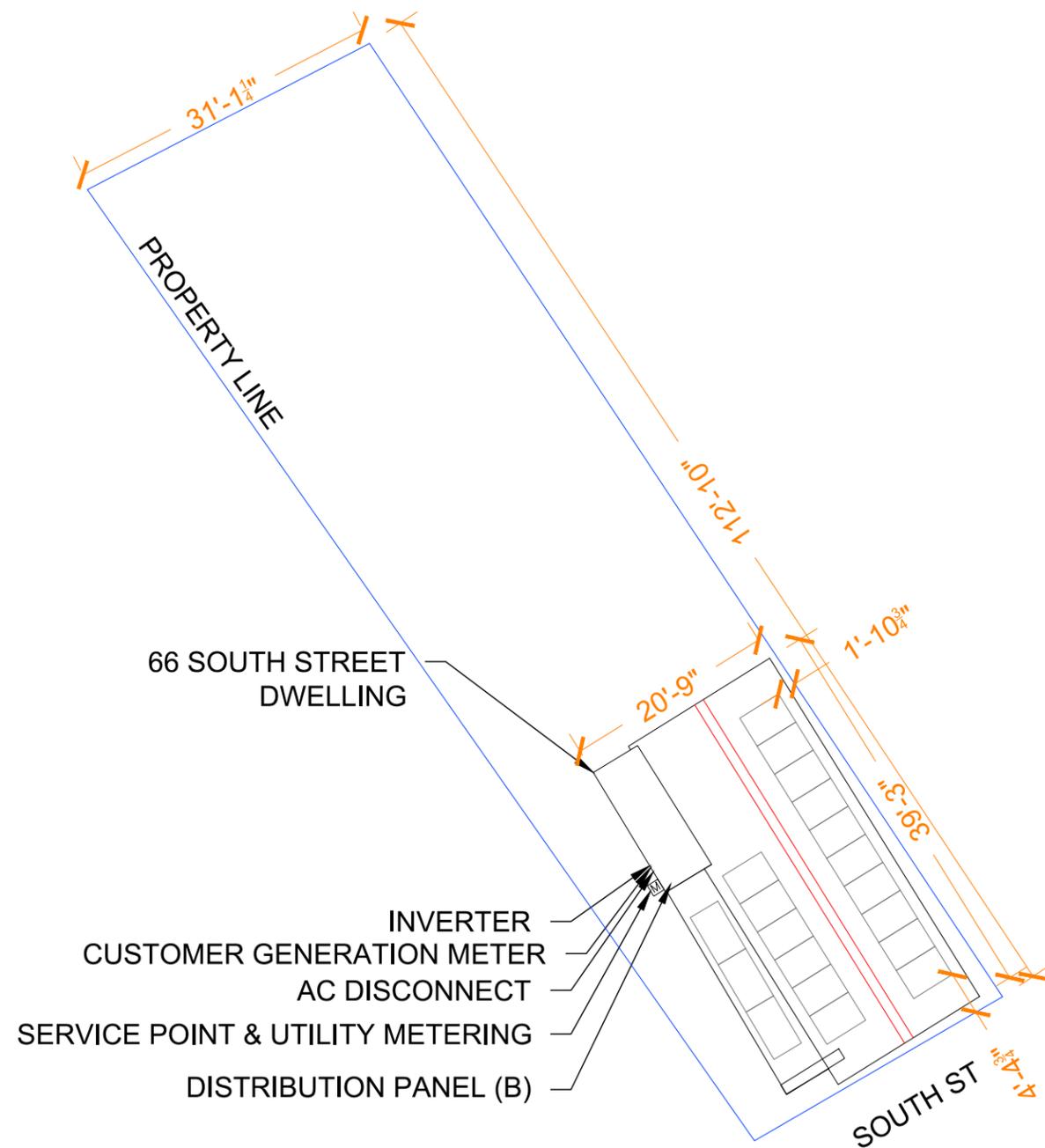
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MUNICIPALITY: CHARLESTON, SC
ZIP CODE: 29403
CLIENT: ALEXANDER DIBIASE

AUTHOR: ----
DATE: 16/JUL/20
REV: -

N1 - GENERAL NOTES





SCALE: 1"=16'

NOTES:

- SCALE AS SHOWN
- ALL DIMENSIONS IN FEET UNLESS OTHERWISE STATED

SAFETY PLAN:

- INSTALLERS SHALL DRAW IN DESIGNATED SAFETY AREA AROUND HOME
- INSTALLERS SHALL UPDATE NAME, ADDRESS, AND PHONE NUMBER OF NEAREST URGENT CARE FACILITY RELATIVE TO THE SITE BEFORE STARTING WORK

NEAREST URGENT CARE FACILITY

NAME:
ADDRESS:
PHONE NUMBER:

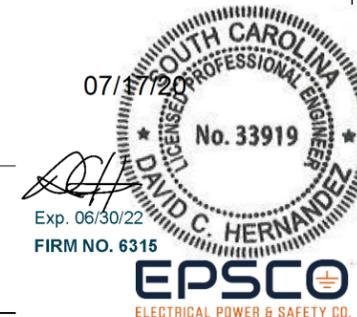


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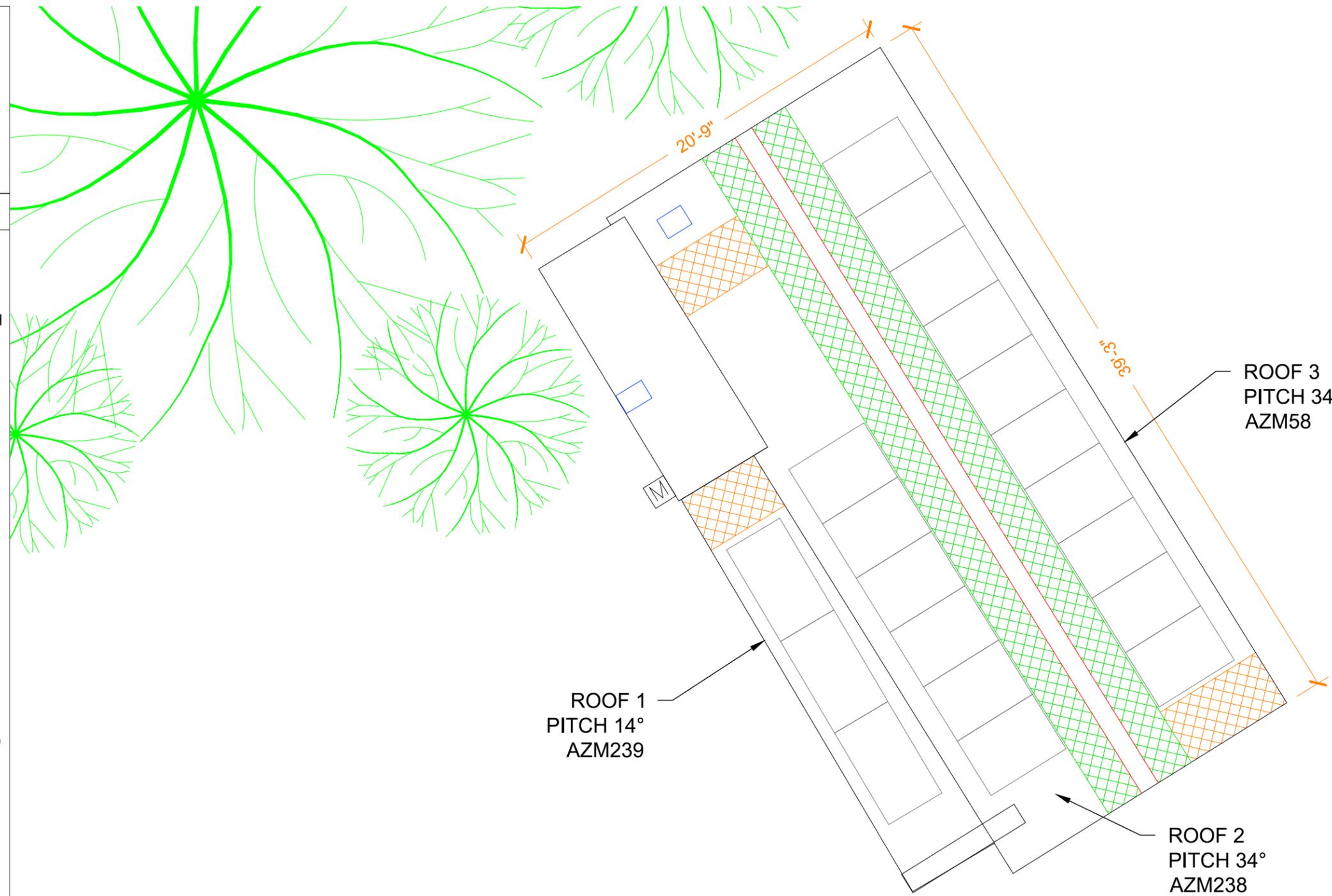
S1 - SITE PLAN



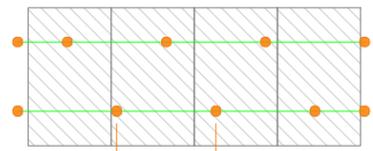


LEGEND

- METER
- 18" & 36" FIRE ACCESS PATH
- 36" FIRE VENTILATION
- PVC VENT
- METAL VENT
- VENT BOX
- STRUCTURAL DELIMITER
- SERVICE MAST
- SATELLITE
- ANTENNA
- SNOW GUARD
- DOWNSPOUT
- ELECTRICAL



MOUNTING PATTERN SAMPLE



MAXIMUM MOUNT SPACING: 48"
MOUNT PATTERN: STAGGERED

ALL HARDWARE, INCLUDING MOUNTING AND RACKING, TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

SCALE: 1"=6'

ROOF PITCH: 14°, 34° SLOPED STANDING SEAM METAL ROOF
AZIMUTHS: 58°, 238°, 239°
RACKING TYPE: QUICKMOUNT QRAIL LIGHT
MOUNT TYPE: S-5! CLAMP

PANEL TYPE: YLM-TI 315 W
PANEL SIZE: 65.7" X 39.5"
NUMBER OF PANELS: 19
SYSTEM SIZE: 5.985 kW

PANEL HEIGHT OFF ROOF: 4" MAX

- NOTES:
- SOLAR PANEL LAYOUT SUBJECT TO CHANGE ACCORDING TO EXISTING CONDITIONS
 - SCALE AS SHOWN
 - ALL DIMENSIONS IN FEET UNLESS OTHERWISE STATED



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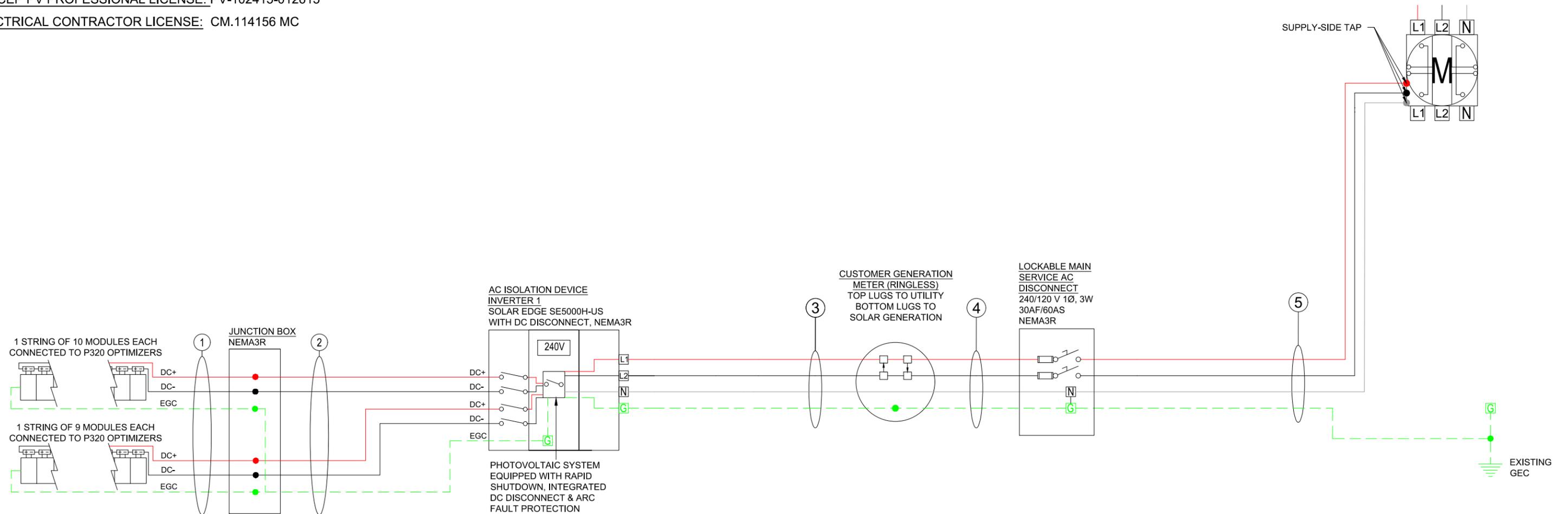
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S2 - PANEL LAYOUT

07/17/20

Exp. 06/30/22
FIRM NO. 6315



INVERTER SPECS	MODULE SPECS	ASHRAE AMBIENT AIR SPECS	OPTIMIZER SPECS		
MAKE: SOLAREEDGE TECHNOLOGIES LTD. MODEL: SE5000H-US	MODULE MAKE: YINGLI 315D-30b MODULE QUANTITY: 19 MODULE POWER: 315W	2% DRY BULB TEMP: 85.1°F DISTANCE ABOVE ROOF (> 7/8"): 85.1°F EXTREME MINIMUM: 13.8°F	MAKE: SOLAREEDGE TECHNOLOGIES LTD. MODEL: P320		
INPUT MAX. INPUT VOLTAGE: 480V MAX. INPUT CURRENT: 13.5A MAX. DC POWER: 7750W	VOC: 40.5V VMP: 33.3V ISC: 10.03A IMP: 9.46A			INPUT	OUTPUT
OUTPUT NOMINAL AC POWER OUTPUT: 5000W NOMINAL AC OUTPUT VOLTAGE: 240V MAX. OUTPUT CURRENT: 21A	WIRE SCHEDULE				
	ID	CONDUCTOR	NEUTRAL	EGC	CONDUIT KIT
	1	(4) #10 AWG PV WIRE, COPPER	N/A	(1) #6 AWG, BARE, COPPER EGC	N/A - FREE AIR
	2	(4) #10 AWG THWN-2, COPPER	N/A	(1) #10 AWG, THWN-2, COPPER EGC	0.75" DIA. EMT
	3	(2) #10 AWG THWN-2, COPPER	(1) #10 AWG THWN-2, COPPER	(1) #10 AWG, THWN-2, COPPER EGC	0.75" DIA. EMT
	4	(2) #10 AWG THWN-2, COPPER	(1) #10 AWG THWN-2, COPPER	(1) #10 AWG, THWN-2, COPPER EGC	0.75" DIA. EMT
	5	(2) #6 AWG THWN-2, COPPER	(1) #6 AWG THWN-2, COPPER	(1) #6 AWG, THWN-2, COPPER EGC	0.75" DIA. EMT

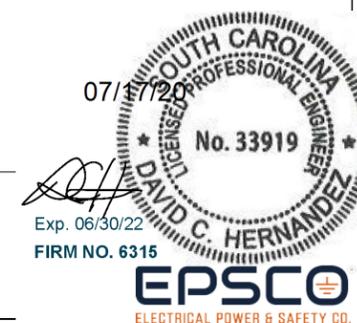


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E1 - LINE DIAGRAM



SYSTEM SUMMARY			
	STRING 1	STRING 2	STRING 3
POWER OPTIMIZER MAX OUTPUT CURRENT	15A	15A	N/A
OPTIMIZERS IN SERIES	10	9	N/A
ARRAY STC POWER	5985W		
MAX AC CURRENT	21A		
NOMINAL AC POWER	5000W		

SOLAREEDGE MAX STRING SIZE	
MODEL	SE5000H-US
MAX STRING POWER	5700W
PMAX PANEL	315W
MAX STRING SIZE	18

MODULES								
QUANTITY	MAKE AND MODEL	PMAX	ISC	IMP	VOC	VMP	TEMP COEFF OF VOC	FUSE RATING
19	YINGLI 315D-30b	315W	10.03A	9.46A	40.5V	33.3V	-0.29%/°C	15A

POWER OPTIMIZERS						
QUANTITY	MAKE AND MODEL	RATED INPUT POWER	MAX OUTPUT CURRENT	MAX INPUT ISC	MAX DC VOLTAGE	WEIGHTED EFFICIENCY
19	SOLAREEDGE P320	320W	15A	11A	48V	98.8%

INVERTERS								
QUANTITY	MAKE AND MODEL	AC VOLTAGE	MAX OCPD RATING	RATED POWER	MAX OUTPUT CURRENT	MAX INPUT CURRENT	MAX INPUT VOLTAGE	CEC WEIGHTED EFFICIENCY
1	SOLAREEDGE SE5000H-US	240V	50A	5000W	21A	13.5A	480V	99%

OCPDS			OCPD SOLAR BREAKER CALCULATION		
QUANTITY	RATED CURRENT	MAX VOLTAGE	MAX OUTPUT CURRENT	NEC MULTIPLIER	MIN OCPD SOLAR BREAKER
1	30A	240V	21A	125%	26.25A

ID	CONDUCTOR	CONDUIT	# OF CCCs IN CONDUIT*	OCPD	EGC	CONT. CURRENT	MAX CURRENT
1	10 AWG PV WIRE, COPPER	FREE AIR	N/A	N/A	6 AWG BARE, COPPER	15A (PER STRING)	N/A
2	10 AWG THWN-2, COPPER	0.75" DIA. EMT	4	N/A	10 AWG THWN-2, COPPER	15A (PER STRING)	N/A
3	10 AWG THWN-2, COPPER	0.75" DIA. EMT	2	N/A	10 AWG THWN-2, COPPER	21A	26.25A
4	10 AWG THWN-2, COPPER	0.75" DIA. EMT	2	30A	10 AWG THWN-2, COPPER	21A	26.25A
5	6 AWG THWN-2, COPPER	0.75" DIA. EMT	2	N/A	10 AWG THWN-2, COPPER	21A	26.25A

ID	CONDUCTOR	BASE AMP. @ 90°C	FILL FACTOR	DERATED AMP.	TEMP. FACTOR**	TEMP. DERATING
2	10 AWG THWN-2, COPPER	40A	0.80	32A	1.00	32A
3	10 AWG THWN-2, COPPER	40A	1.00	40A	1.00	40A
4	10 AWG THWN-2, COPPER	40A	1.00	40A	1.00	40A
5	6 AWG THWN-2, COPPER	75A	1.00	75A	1.00	75A

*CCCs REFERS TO CURRENT CARRYING CONDUCTORS

**TEMPERATURE FACTOR IS BASED ON 2% DRY BULB HIGH WITH NO TEMPERATURE ADDER THEREFORE RACEWAYS MUST BE AT LEAST 7/8" ABOVE ROOF



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E2 - ELECTRICAL CALCULATIONS



WARNING
ELECTRIC SHOCK HAZARD
 TERMINALS ON BOTH THE LINE AND LOAD SIDE MAY BE ENERGIZED IN THE OPEN POSITION

[NEC 690.13] PLACE THIS LABEL ON ALL DISCONNECTING MEANS WHERE ENERGIZED IN AN OPEN POSITION

WARNING
PHOTOVOLTAIC POWER SOURCE

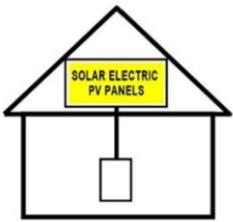
[NEC 690.31 (G) 3 & 4] PLACE ON ALL JUNCTION BOXES, EXPOSED RACEWAYS EVERY 10'

WARNING
 POWER SOURCE OUTPUT CONNECTION DO NOT RELOCATE THIS OVERCURRENT DEVICE

[NEC 705.12 (D)2] PLACE THIS LABEL AT P.O.C. TO SERVICE DISTRIBUTION EQUIPMENT (I.E. MAIN PANEL AND SUBPANEL IF APPLICABLE)

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY.



[NEC 690.56(C)] PLACE AT MAIN SERVICE PANEL

PLACE THIS LABEL WITHIN MAIN SERVICE DISCONNECT (OR ON OUTSIDE DISCONNECT OF OPERABLE WITH COVER CLOSED)

CAUTION: SOLAR ELECTRIC SYSTEM

CAUTION
CONTAINS MULTIPLE POWER SOURCES

[NEC 705.12(D)3] PLACE LABEL ON ALL EQUIPMENT CONTAINING OVERCURRENT DEVICES IN CIRCUITS SUPPLYING POWER TO A BUSBAR OR CONDUCTORS SUPPLIED FROM MULTIPLE SOURCES

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

[NEC 690.56(C)] PLACE NO MORE THAN 3.3FT FROM SWITCH

INTERACTIVE PHOTOVOLTAIC POWER SOURCE
 RATED AC OUTPUT CURRENT: 21A
 NOMINAL OPERATING AC VOLTAGE: 240V

[NEC 690.54] PLACE LABEL AT "INTERACTIVE POINT OF INTERCONNECTION" (AT MAIN SERVICE PANEL AND SUBPANEL IF APPLICABLE)

MAXIMUM VOLTAGE	480 VDC
MAXIMUM CIRCUIT CURRENT	30 AMPS
MAX RATED OUTPUT CURRENT OF DC-TO-DC CONVERTER	15 AMPS

[NEC 690.53] PLACE AT INVERTER 1

AC PHOTOVOLTAIC DISCONNECT

[NEC 690.13(B)] ALL AC DISCONNECT SHALL BE LABELED

DC PHOTOVOLTAIC DISCONNECT

[NEC 690.13(B)] ALL DC DISCONNECT SHALL BE LABELED

NOTES:

- 1) ALL LABELING USED OUTDOORS MUST BE ENGRAVED METAL, UV STABILIZED ENGRAVED PLASTIC OR OF A MATERIAL SUFFICIENTLY DURABLE TO WITHSTAND THE ENVIRONMENT INVOLVED. VALUES HAND WRITTEN OR IN WRITTEN IN MARKER ARE NOT ACCEPTABLE PER NEC 2017.
- 2) LABELS USED INDOORS MAY BE MADE OF DURABLE VINYL OR PAPER
- 3) DO NOT COVER ANY EXISTING MANUFACTURER APPLIED LABELS WITH INSTALLATION SPECIFIC LABELS
- 4) LABEL COLORS CHOSEN PER NFPA 70 2017 DIRECTION THAT ANSI Z535-2011 BE USED
- 5) REQUIREMENTS COMPLY WITH NEC 2017
- 6) ADDITIONALLY, IT IS HIGHLY RECOMMENDED THAT THE INSTALLER ATTACH A LABEL WITH THE COMPANY NAME AND CONTACT INFORMATION AT THE INVERTER
- 7) ALL WARNING SIGNS OR LABELS SHALL COMPLY WITH NEC 110.21(B)

FORMAT

1. WHITE LETTERING ON A RED BACKGROUND
2. MINIMUM 3/8 INCHES LETTER HEIGHT
3. ALL LETTERS SHALL BE CAPITALIZED
4. ARIAL OR SIMILAR FONT (NON-BOLD)

MATERIAL

REFLECTIVE, WEATHER RESISTANT MATERIAL SUITABLE FOR THE ENVIRONMENT (USE UL-969 AS STANDARD FOR WEATHER RATING). DURABLE ADHESIVE MATERIALS

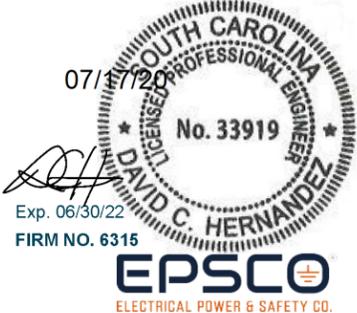


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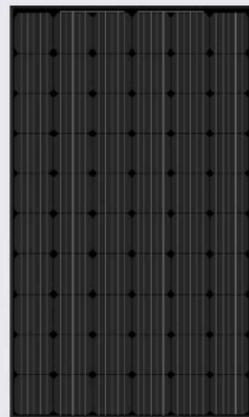
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E3 - WARNING LABELS



YLM-Ti 60 CELL

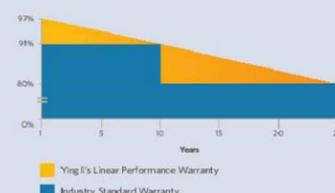


22%
CELL EFFICIENCY

10 YEAR
PRODUCT WARRANTY

0 - 5W
POWER TOLERANCE

25 Years Linear Warranty



YINGLISOLAR.COM



IMPROVED POWER NEVER SETTLE FOR LESS

Choosing the best P-type monocrystalline cells, YLM-Ti series modules are making the best out of your system. Trust in the expertise of Yingli and well proven technology.

- Higher Durability**
 The multi-busbar design can decrease the risk of the cell micro-cracks and fingers broken.
- High Power Density**
 High conversion efficiency and more power output per square meter, by lower series resistance and improved light harvesting.
- PID Resistant**
 Tested in accordance to the standard IEC 62804, our PV modules have demonstrated resistance against PID (Potential Induced Degradation), which translates to security for your investment.
- Advanced Glass**
 Our high-transmission glass features a unique anti-reflective coating that directs more light on the solar cells, resulting in a higher energy yield.

Yingli Green Energy
 Yingli Green Energy Holding Company Limited (NYSE: YGE), known as "Yingli Solar", is one of the world's leading solar panel manufacturers with the mission to provide affordable green energy for all. Yingli Solar makes solar power possible for communities everywhere by using our global manufacturing and logistics expertise to address unique local challenges.

YLM 60 CELL

ELECTRICAL PERFORMANCE

Electrical parameters at Standard Test Conditions (STC)			
Module type			YLM60D-30b (xxx=P _{max}) YLM60D-30b 1500V (xxx=P _{max})
Power output	P _{max}	W	315
Power output tolerances	ΔP _{max}	W	0 / + 5
Module efficiency	η _m	%	19.36
Voltage at P _{max}	V _{MPP}	V	33.3
Current at P _{max}	I _{MPP}	A	9.46
Open-circuit voltage	V _{oc}	V	40.5
Short-circuit current	I _{sc}	A	10.03

STC: 1000W/m² irradiance, 25°C cell temperature, AM1.5g spectrum according to EN 60904-3.
 Average relative efficiency reduction of 3.0% at 200W/m² according to EN 60904-1.

THERMAL CHARACTERISTICS

Nominal operating cell temperature	NOCT	°C	44 +/- 2
Temperature coefficient of P _{max}	γ	%/°C	-0.37
Temperature coefficient of V _{oc}	β _{oc}	%/°C	-0.29
Temperature coefficient of I _{sc}	α _{sc}	%/°C	0.05

OPERATING CONDITIONS

Max. system voltage	1000V _{DC} /1500V _{DC}
Max. series fuse rating *	15A
Operating temperature range	-40°C to 85°C
Max. static load, front (e.g., snow)	5400Pa
Max. static load, back (e.g., wind)	2400Pa
Max. hailstone impact (diameter / velocity)	25mm / 23m/s

*DO NOT CONNECT FUSE IN COMBINER BOX WITH TWO OR MORE STRINGS IN PARALLEL CONNECTION

CONSTRUCTION MATERIALS

Front cover (material / thickness)	low-iron tempered glass / 3.2mm
Cell (quantity / material / number of busbars)	60 / monocrystalline silicon / 5
Frame (material)	anodized aluminum alloy
Junction box (protection degree)	≥ IP67
Cable (length / cross-sectional area)	1000mm / 4mm ²
Plug connector (type)	MC4 compatible

* Due to continuous innovation, research and product improvement, the specifications in this product information sheet are subject to change without prior notice. The specifications may deviate slightly and are not guaranteed.
 * The data do not refer to a single module and they are not part of the offer, they only serve for comparison to different module types.

QUALIFICATIONS & CERTIFICATES

IEC 61215, IEC 61730, CE, ISO 9001:2015, ISO 14001:2015, BS OHSAS 18001:2007, SA 8000:2015



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DS_YLM-Ti 60 CELL-30b_35mm_EU_EN_20191126_V04

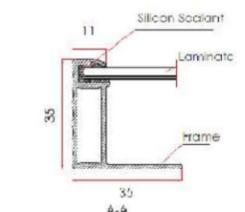
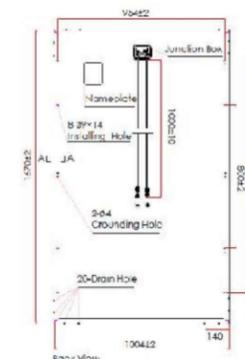
GENERAL CHARACTERISTICS

Dimensions (L / W / H)	1670mm / 1004mm / 35mm
Weight	19.5kg

PACKAGING SPECIFICATIONS

Number of modules per pallet	30
Number of modules per 40' container	896

UNIT: MM



Warning: Read the Installation and User Manual in its entirety before handling, installing and operating Yingli Solar modules.

Yingli Partners:

Yingli Green Energy Holding Co., Ltd.
 service@yingli.com
 Tel: +86-312-2188055

YINGLISOLAR.COM

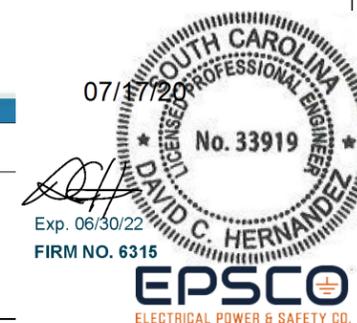


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A1 - PANEL SPECIFICATIONS

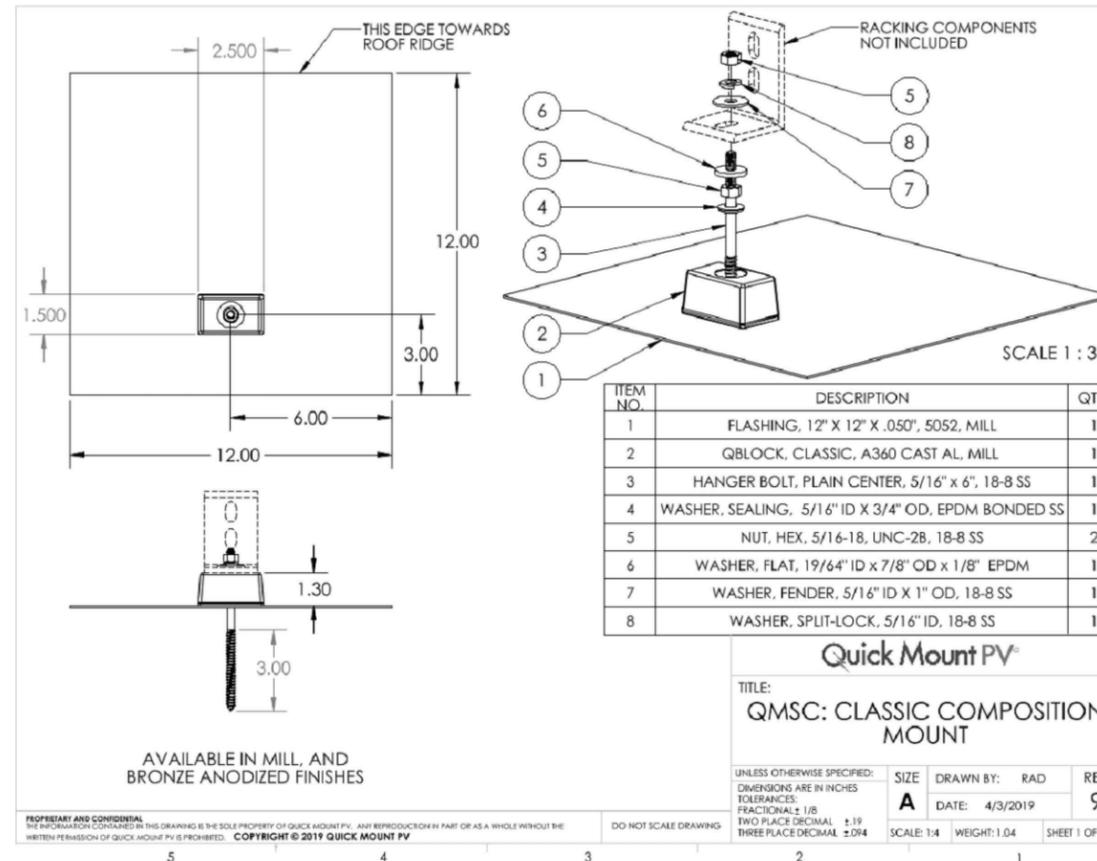


Exp. 06/30/22
 FIRM NO. 6315



Classic Composition Mount | QMSC

Elevated Water Seal Technology®



Lag pull-out (withdrawal) capacities (lbs) in typical lumber:

	Lag Bolt Specifications		
	Specific Gravity	5/16" shaft per 3" thread depth	5/16" shaft per 1" thread depth
Douglas Fir, Larch	.50	798	266
Douglas Fir, South	.46	705	235
Engelmann Spruce, Lodgepole Pine (MSR 1650 f & higher)	.46	705	235
Hem, Fir	.43	636	212
Hem, Fir (North)	.46	705	235
Southern Pine	.55	921	307
Spruce, Pine, Fir	.42	615	205
Spruce, Pine, Fir (E of 2 million psi and higher grades of MSR and MEL)	.50	798	266

Sources: American Wood Council, NDS 2005, Table 11.2 A, 11.3.2 A
Notes:
1) Thread must be embedded in a rafter or other structural roof member.
2) See NDS Table 11.5.1C for required edge distances.



BI 7.2.3-7

Apr-2019, Rev 9



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A3 - MOUNT SPECIFICATIONS

07/17/20
SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 33919
DAVID C. HERNANDEZ
Exp. 06/30/22
FIRM NO. 6315
EPSCO
ELECTRICAL POWER & SAFETY CO.

S-5![®]

The Right Way!

VersaBracket™

VersaBracket™ can be used to mount almost anything to an exposed-fastened roof system and is compatible with almost any trapezoidal exposed-fastened profile. No messy sealants to apply! No chance for leaks! The VersaBracket comes with factory-applied butyl sealant already in the base, and the S-5![®] patented reservoir conceals the sealant from UV exposure, preventing drying and cracks.

Installation is simple! VersaBracket is mounted in the flat of the panel, directly into the supporting structure of the roof, i.e. wood decking, wood or steel purlins or trusses. No surface preparation is necessary; simply wipe away excess oil and debris, peel the release paper from the base, align, and apply. Secure through the pre-punched holes using the appropriate screws for the supporting structure.

VersaBracket is so strong, it will even support heavy-duty applications like snow retention. For exposed-fastened trapezoidal profiles, the VersaBracket is the perfect match for our ColorGard[®] snow retention systems (for corrugated roofs use CorruBracket™). VersaBracket is extremely economical and facilitates quick and easy installation.



VersaBracket™



S-5![®] VersaBracket™ is the right way to attach almost anything to exposed-fastened roof profiles, including PV through rail methods.

888-825-3432 | www.S-5.com

S-5![®]

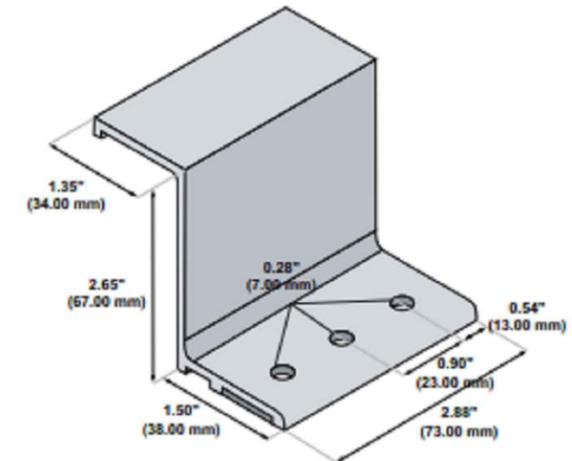
The Right Way!

VersaBracket™ can be used for almost any attachment need, including S-5![®] ColorGard[®], on all types of exposed-fastened metal roofing. No messy sealants to apply. The factory-applied butyl sealant waterproofs and makes installation a snap!

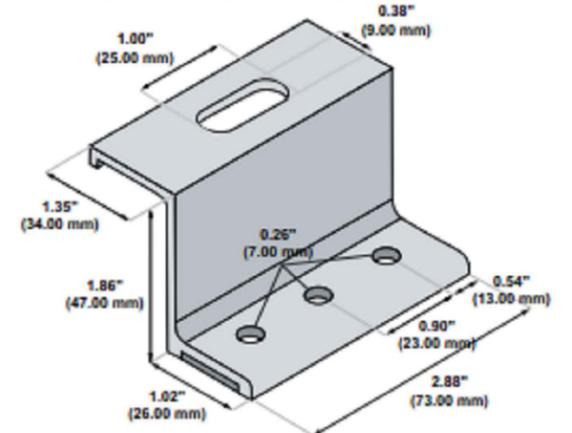
To accommodate various rib heights, VersaBracket™ comes in two heights—the 2.65" VersaBracket-67™ and the 1.86" VersaBracket-47™. The VersaBracket-67 mounting face has no holes or slots; thus, ancillary items are typically secured using self-tapping screws. The VersaBracket-47 comes with a 1" slot on top as the standard part. Other hole and slot configurations available with minimum purchase requirements (contact your distributor for available configurations). Each VersaBracket comes with factory-applied butyl sealant in the base. A structural aluminum attachment bracket, VersaBracket is compatible with most common metal roofing materials. For design assistance, ask your distributor, or use our web-based calculator at www.S-5.com for job-specific system engineering and design of your next snow retention project. Also, please visit our website for more information including CAD details, metallurgical compatibilities, and specifications.

The VersaBracket has been tested for load-to-failure results on wood decking, metal, and wood purlins. The independent lab test data found at www.S-5.com can be used for load-critical designs and applications. S-5![®] holding strength is unmatched in the industry.

VersaBracket-67™



VersaBracket-47™



3 holes are provided for versatility. Some installations require only 2 fasteners. See the load table on the S-5! website and the installation instructions for more details.
Due to varied applications, mounting hardware is not furnished with part.
Please note: All measurements are rounded to the second decimal place.

Example Profile



Example Applications

ColorGard



S-5![®] Warning! Please use this product responsibly!

Products are protected by multiple U.S. and foreign patents. For published data regarding holding strength, bolt torque, patents and trademarks visit the S-5! website at www.S-5.com.

Copyright 2015, Metal Roof Innovations, Ltd. S-5! products are patent protected. S-5! aggressively protects its patents, trademarks, and copyrights. Version 052115.

Distributed by



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PHONE: +1 843-720-1844
WWW.PALMETTO.COM

PROJECT: 66 SOUTH STREET
MUNICIPALITY: CHARLESTON, SC
ZIP CODE: 29403
CLIENT: ALEXANDER DIBIASE

AUTHOR: ---
DATE: 16/JUL/20
REV: -

A4 - MOUNT SPECIFICATIONS



EPSCO
ELECTRICAL POWER & SAFETY CO.

/ Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
OUTPUT								
Rated AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
Maximum AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)	✓	✓	✓	✓	✓	✓	✓	Vac
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	-	✓	-	✓	-	-	✓	Vac
AC Frequency (Nominal)	59.3 - 60 - 60.5 ¹⁾							Hz
Maximum Continuous Output Current @240V	12.5	16	21	25	32	42	47.5	A
Maximum Continuous Output Current @208V	-	16	-	24	-	-	48.5	A
GFDI Threshold	1							A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes							
INPUT								
Maximum DC Power @240V	4650	5900	7750	9300	11800	15500	17650	W
Maximum DC Power @208V	-	5100	-	7750	-	-	15500	W
Transformer-less, Ungrounded	Yes							
Maximum Input Voltage	480							Vdc
Nominal DC Input Voltage	380			400				Vdc
Maximum Input Current @240V ²⁾	8.5	10.5	13.5	16.5	20	27	30.5	Adc
Maximum Input Current @208V ²⁾	-	9	-	13.5	-	-	27	Adc
Max. Input Short Circuit Current	45							Adc
Reverse-Polarity Protection	Yes							
Ground-Fault Isolation Detection	600ka Sensitivity							
Maximum Inverter Efficiency	99	99.2						%
CEC Weighted Efficiency	99					99 @ 240V 98.5 @ 208V		%
Nighttime Power Consumption	< 2.5							W
ADDITIONAL FEATURES								
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), Cellular (optional)							
Revenue Grade Data, ANSI C12.20	Optional ³⁾							
Rapid Shutdown - NEC 2014 and 2017 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect							
STANDARD COMPLIANCE								
Safety	UL1741, UL1741 SA, UL1699B, CSA C22.2, Canadian AFCI according to TLL M-07							
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (H)							
Emissions	FCC Part 15 Class B							
INSTALLATION SPECIFICATIONS								
AC Output Conduit Size / AWG Range	3/4" minimum / 14-6 AWG			3/4" minimum / 14-4 AWG				
DC Input Conduit Size / # of Strings / AWG Range	3/4" minimum / 1-2 strings / 14-6 AWG			3/4" minimum / 1-3 strings / 14-6 AWG				
Dimensions with Safety Switch (HxWxD)	17.7 x 14.6 x 6.8 / 450 x 370 x 174			21.3 x 14.6 x 7.3 / 540 x 370 x 185				in / mm
Weight with Safety Switch	22 / 10	25.1 / 11.4	26.2 / 11.9	38.8 / 17.6			lb / kg	
Noise	< 25			< 50				dBA
Cooling	Natural Convection							
Operating Temperature Range	-40 to +140 / -25 to +60 ⁴⁾ (-40°F / -40°C option ⁴⁾							°F / °C
Protection Rating	NEMA 4X (Inverter with Safety Switch)							

¹⁾ For other regional settings please contact SolarEdge support
²⁾ A higher current source may be used, the inverter will limit its input current to the values stated
³⁾ Revenue grade inverter P/N: SExxxxH-US000NNC2
⁴⁾ For power de-rating information refer to: <https://www.solaredge.com/sites/default/files/se-temperature-de-rating-note-na.pdf>
⁵⁾ -40 version P/N: SExxxxH-US000NNJ4

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RoHS

Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

12-25
YEAR
WARRANTY



Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking efficiency
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Extremely small
- Built-in module-level monitoring
- Outdoor and indoor installation
- Optional: Revenue grade data, ANSI C12.20 Class 0.5 (0.5% accuracy)

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INVERTERS

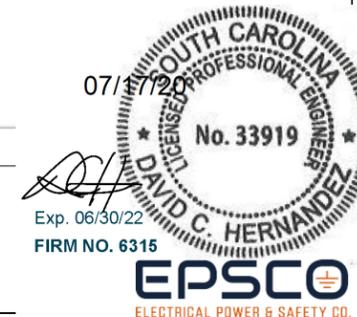


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REV: -

A5 - INVERTER SPECIFICATIONS



EPSCO
ELECTRICAL POWER & SAFETY CO.

/ Power Optimizer

For North America

P320 / P340 / P370 / P400 / P405 / P505

Optimizer model (typical module compatibility)	P320 (for 60-cell modules)	P340 (for high-power 60-cell modules)	P370 (for higher-power 60 and 72-cell modules)	P400 (for 72 & 96-cell modules)	P405 (for thin film modules)	P505 (for higher current modules)		
INPUT								
Rated Input DC Power ⁽¹⁾	320	340	370	400	405	505	W	
Absolute Maximum Input Voltage (Voc at lowest temperature)	48		60	80	125 ⁽²⁾	83 ⁽²⁾	Vdc	
MPPT Operating Range	8 - 48		8 - 60	8 - 80	12.5 - 105	12.5 - 83	Vdc	
Maximum Short Circuit Current (Isc)		11		10.1		14	Adc	
Maximum DC Input Current		13.75		12.63		17.5	Adc	
Maximum Efficiency				99.5			%	
Weighted Efficiency				98.8		98.6	%	
Overtolerance Category				1				
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREGE INVERTER)								
Maximum Output Current				15			Adc	
Maximum Output Voltage			60		85		Vdc	
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREGE INVERTER OR SOLAREGE INVERTER OFF)								
Safety Output Voltage per Power Optimizer			1 ± 0.1				Vdc	
STANDARD COMPLIANCE								
EMC	FCC Part15 Class B, IEC61000-6-2, IEC61000-6-3							
Safety	IEC62109-1 (class II safety), UL1741							
RoHS	Yes							
INSTALLATION SPECIFICATIONS								
Maximum Allowed System Voltage	1000						Vdc	
Compatible inverters	All SolarEdge Single Phase and Three Phase inverters							
Dimensions (W x L x H)	128 x 152 x 28 / 5 x 5.97 x 1.1		128 x 152 x 36 / 5 x 5.97 x 1.42	128 x 152 x 50 / 5 x 5.97 x 1.96	128 x 152 x 59 / 5 x 5.97 x 2.32		mm / in	
Weight (including cables)	630 / 1.4		750 / 1.7	845 / 1.9	1064 / 2.3		gr / lb	
Input Connector	MC4 ⁽³⁾							
Output Wire Type / Connector	Double Insulated; MC4							
Output Wire Length	0.95 / 3.0				1.2 / 3.9		m / ft	
Input Wire Length	0.16 / 0.52						m / ft	
Operating Temperature Range	-40 - +85 / -40 - +185						°C / °F	
Protection Rating	IP68 / NEMA6P							
Relative Humidity	0 - 100						%	

⁽¹⁾ Rated STC power of the module. Module of up to +5% power tolerance allowed
⁽²⁾ NEC 2017 requires max input voltage be not more than 80V
⁽³⁾ For other connector types please contact SolarEdge

PV System Design Using a SolarEdge Inverter ⁽¹⁾	Single Phase HD-Wave	Single phase	Three Phase 208V	Three Phase 480V	
Minimum String Length (Power Optimizers)	P320, P340, P370, P400	8	10	18	
	P405 / P505	6	8	14	
Maximum String Length (Power Optimizers)		25	25	50 ⁽²⁾	
Maximum Power per String	5700 (6000 with SE7600-US - SE11400-US)	5250	6000 ⁽³⁾	12750 ⁽⁴⁾	W
Parallel Strings of Different Lengths or Orientations	Yes				

⁽¹⁾ For detailed string sizing information refer to: http://www.solaredge.com/sites/default/files/string_sizing.pdf
⁽²⁾ It is not allowed to mix P405/P505 with P320/P340/P370/P400 in one string
⁽³⁾ A string with more than 30 optimizers does not meet NEC rapid shutdown requirements; safety voltage will be above the 30V requirement
⁽⁴⁾ For SE144KUS/SE43.2KUS: It is allowed to install up to 6,500W per string when 3 strings are connected to the inverter (3 strings per unit for SE43.2KUS) and when the maximum power difference between the strings is up to 1,000W
⁽⁵⁾ For SE30KUS/SE33.3KUS/SE66.6KUS/SE100KUS: It is allowed to install up to 15,000W per string when 3 strings are connected to the inverter (3 strings per unit for SE66.6KUS/SE100KUS) and when the maximum power difference between the strings is up to 2,000W

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CE RoHS

Power Optimizer

For North America

P320 / P340 / P370 / P400 / P405 / P505



POWER OPTIMIZER

PV power optimization at the module-level

- Specifically designed to work with SolarEdge inverters
- Up to 25% more energy
- Superior efficiency (99.5%)
- Mitigates all types of module mismatch losses, from manufacturing tolerance to partial shading
- Flexible system design for maximum space utilization
- Fast installation with a single bolt
- Next generation maintenance with module-level monitoring
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)
- Module-level voltage shutdown for installer and firefighter safety

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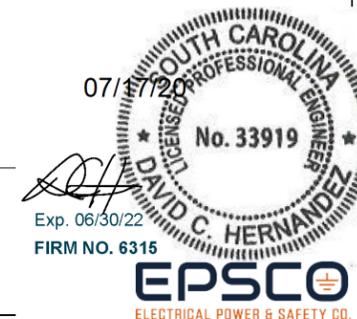


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PROJECT: 66 SOUTH STREET
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A6 - OPTIMIZER SPECIFICATIONS



EPSCO
 ELECTRICAL POWER & SAFETY CO.

Agenda Item #12

253 COMING STREET
TMS # 460-08-01-056

Request final approval for modifications to house including new back porch, changes to fenestration, trim, and paint.

Category 4 / (Cannonborough/Elliottborough) / c.1880 / Old City District

Agenda Item #12

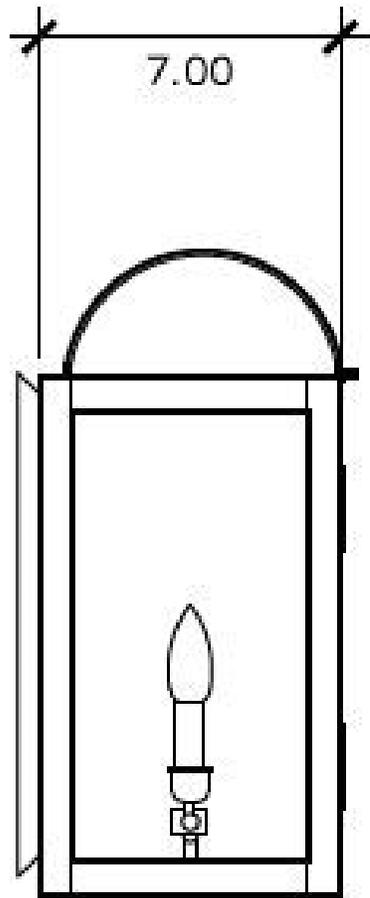
Applicant's Presentation



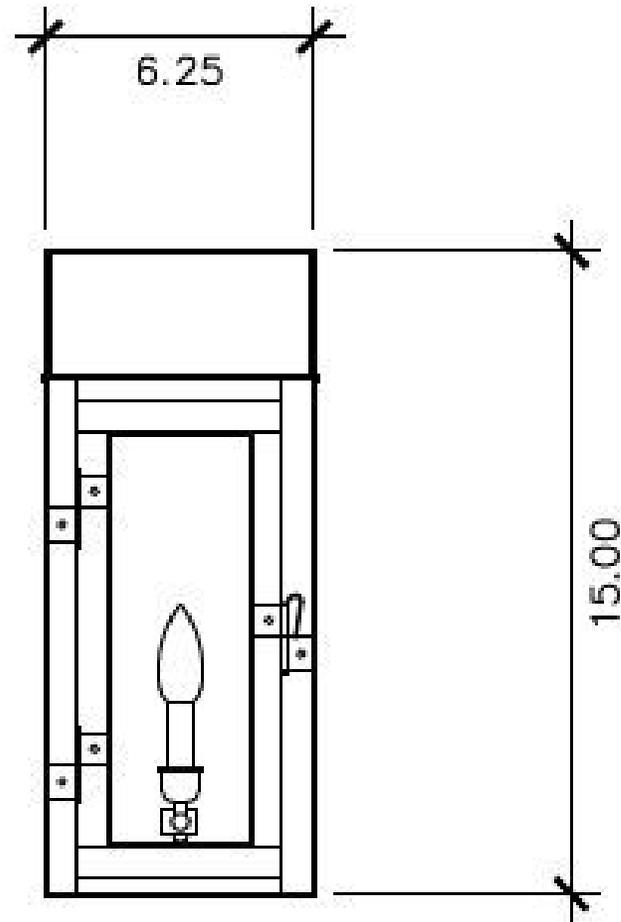








Side View



Front View

Cut sheet for gas lantern for piazza screen

















COLOR SCHEDULE

Address: 253 Coming Street

TMS No: _____

Board of Architectural Review

Applicant: Andrew Gould Daytime Phone: 215-605-6982 Date: 8-13-20

Mailing Address: 21 Catfiddle St City: Charleston Zip Code: 29403

Main Body of the Building:

Color: Oyster Shell
Number: DCR116
Manufacturer: Sherwin Williams

Trim:

Color: Boxwood Hedge
Number: DCR089
Manufacturer: SW

Window Sash:

Color: Boxwood Hedge
Number: DCR089
Manufacturer: SW

Exterior Doors:

Color: Boxwood Hedge
Number: DCR089
Manufacturer: SW

Foundation: Stucco Only

Color: Dove
Number: DCR117
Manufacturer: SW

Roof:

Color: No Change
Number: _____
Manufacturer: _____

Piazza or Porch:

Columns and Balustrade:
Color: Boxwood Hedge
Number: DCR089
Manufacturer: SW

Deck:

Color: Historic Charleston Green
Number: DCR099
Manufacturer: SW

Ceiling:

Color: Historic Charleston Green
Number: DCR099
Manufacturer: SW

Shutters:

Color: NA
Number: _____
Manufacturer: _____

Other (Piazza Door and porch railing caps)

Color: Historic Charleston Green
Number: DCR099
Manufacturer: SW

BAR COLOR SCHEDULE

S.C. DEPARTMENT OF ARCHIVES AND HISTORY

SITE No.: c-460-8-1:56

HISTORIC NAME:

COMMON NAME:

ADDRESS: 253 Coming Street

COUNTY: Charleston

REGION: B-C-D

CITY: Charleston

DATE OF CONSTRUCTION: 1880s

ACREAGE/LOT SIZE: 35'x119'

STYLE:

THEME(S): architecture

PUBLIC ACCESS: restricted/unrestricted

DESCRIPTION: 2-s. frame tenement of 2x4 bays patterned after the single hse. model w/ a
 double end facade & 2-tiered piazza screened side porch; moulded box cornice w/ partial
 returns; weatherboard clad; 6/6 windows w/ those @ facade having, @ 2nd-s., hoods w/
 bands of applied jig-saw cut circles; porch elev. = -w-d-d-w-; interior Gothic *

OUTBUILDINGS: none

RELATIONSHIP TO SURROUNDINGS: Urban; largely residential

HISTORICAL SIGNIFICANCE: not on 1872 Drie's View

POTENTIAL: NHL NR NRHD NAER LISTED: NHL NR NRHD NAER S.C. MARKER PROGRAM

OWNER/ADDRESS: Ella F Johnson

Box 4 Box 326 Georgetown SC 29440

PRESENT USE: residence

CONDITION: good

CONSTRUCTION: frame

PREVIOUS OWNERS:

ORIGINAL SITE/MOVED (DATE:)

ORIGINAL USE: residence

ALTERED/UNALTERED: **

ROOF: standing seam metal

FOUNDATION: stuccoed brick; brick piers

BIBLIOGRAPHIC & RELATED DATA:

INFORMANT/ADDRESS:

RECORDED BY: Geier Brown Renfrow Architects, Wash. D.C. DATE: 4/17/85 INITIALED: RW

EVALUATION: 4-

PHOTO. DATA: 1 (38:32)

[s33]

S.C. DEPARTMENT OF ARCHIVES AND HISTORY

CONTINUATION FORM

SITE No.: c-460-8-1:56

ADDRESS: 253 Coming Street

NAME:

COUNTY: Charleston

REGION: B-C-D

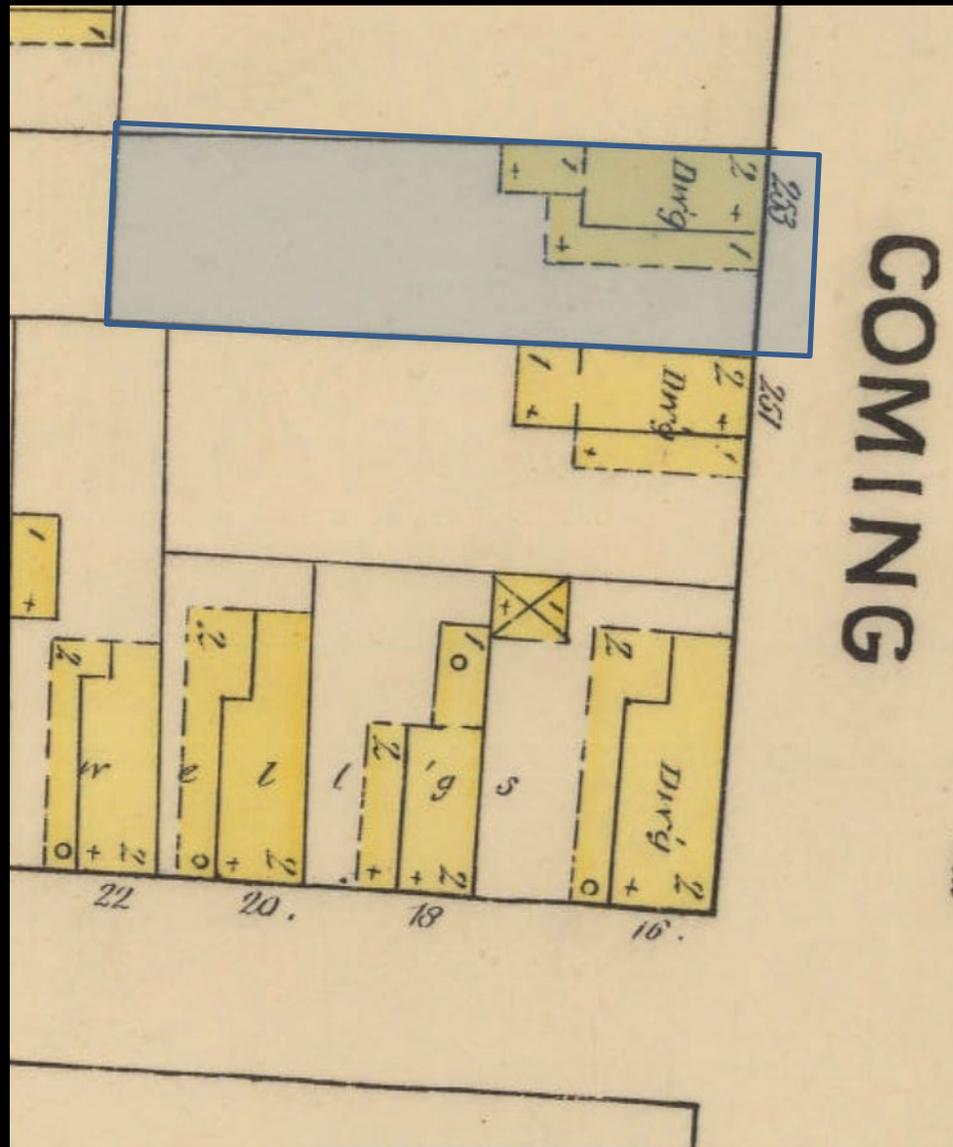
CITY: Charleston

REMARKS: hooded chimney; 2-s. porch (altered/enlarged) w/ sq. posts & balusters, facade
 parapet delineating the original width of porch; porch now has 2 separate doors @ piazza
 screen of horiz. flushboard siding

* porch widened (see DESCRIPTION); asbestos shingle siding over portions of
 weatherboard siding; 2-s. early rear wing w/ 2-s. porch; 1st-s. windows @ facade are
 smaller & w/out hoods, as on 2nd-s., suggesting they are later

1985 Architectural Survey Card





1888 Sanborn Fire Insurance Map

COMING STREET 50' R/W

COMING STREET 50' R/W

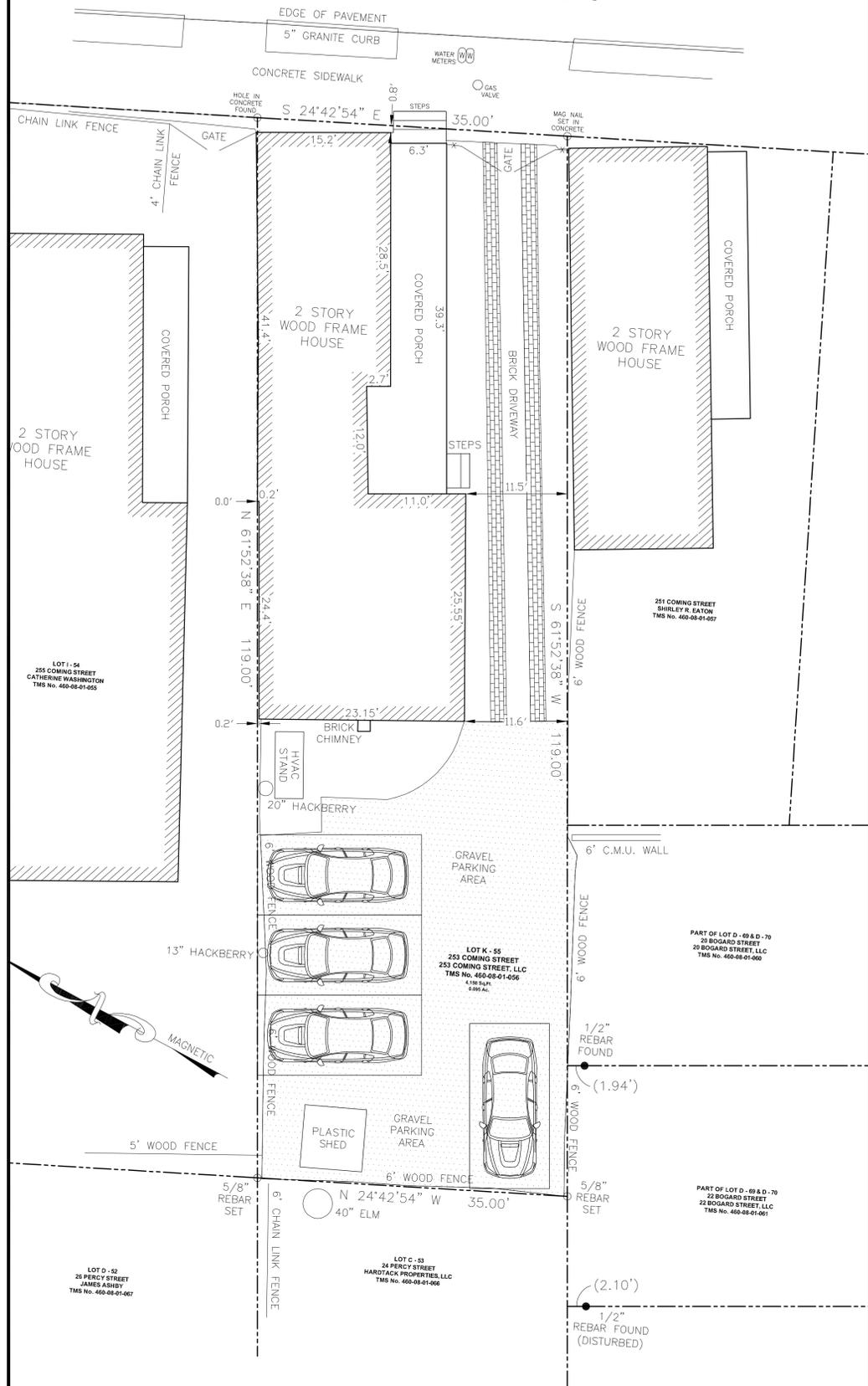
PROPOSED REMODEL OF AN EXISTING DUPLEX

THIS PROJECT ENTAILS THE INTERIOR REMODEL OF AN EXISTING STRUCTURE, AND MINOR EXTERIOR CHANGES INCLUDING A NEW BACK PORCH, ADJUSTMENTS TO FENESTRATION, AND COSMETIC IMPROVEMENTS TO TRIM DETAILS.

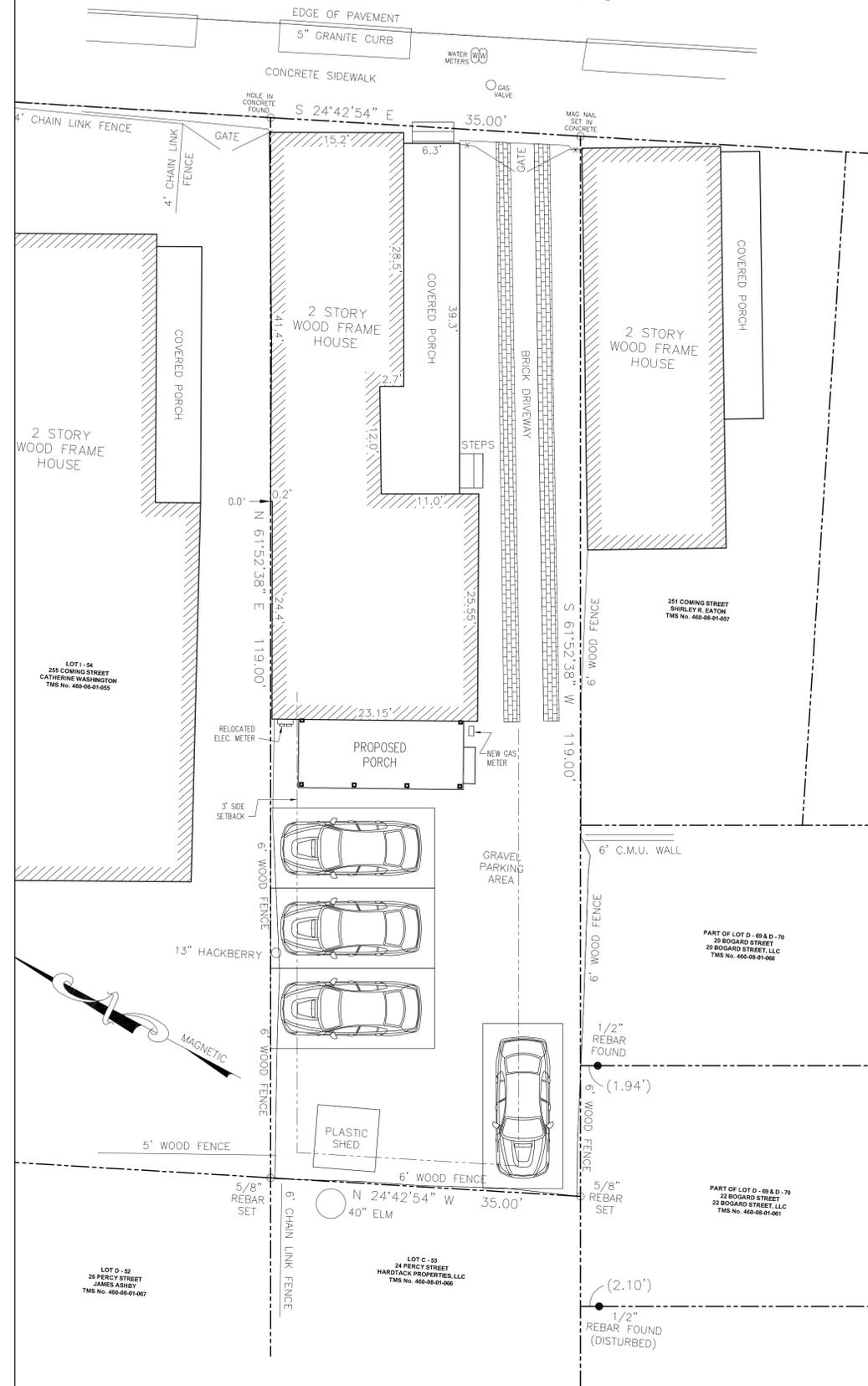
ZONING SUMMARY

LOT ZONED DR-2F
 LOT SIZE: 4158 SF
 ZONING-COMPLIANT FOR 2 UNITS
 ZONING COMPLIANT WITH 4 PARKING SPACES

LOT COVERAGE (EXISTING): 35%
 LOT COVERAGE (PROPOSED): 38%
 LOT COVERAGE (ALLOWED): 50%



EXISTING SITE PLAN



PROPOSED SITE PLAN

EXISTING AND PROPOSED SITE PLAN

Andrew Gould
 CONSULTANT
 P.O. Box 21591
 CHARLESTON, SC 29413
 Tel: 215-605-6982
 WWW.NEWWORLDBYZANTINE.COM
 ANDREW@NEWWORLDBYZANTINE.COM

PROPOSED REMODEL OF TWO-FAMILY RESIDENCE
 253 COMING STREET
 CHARLESTON, SC

SP1.0
 DRAWN BY: J. DUNCAN/A. GOULD
 DATE: 8-13-20

1/8"=1'-0"



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

Andrew Gould

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PROPOSED REMODEL OF
TWO-FAMILY RESIDENCE

253 COMING STREET
CHARLESTON, SC

EXISTING AND PROPOSED ELEVATIONS

1/4" = 1'-0"

A1.0

DRAWN BY:
J. DUNCAN/A. GOULD

DATE: 8-13-20



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

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EXISTING AND PROPOSED ELEVATIONS

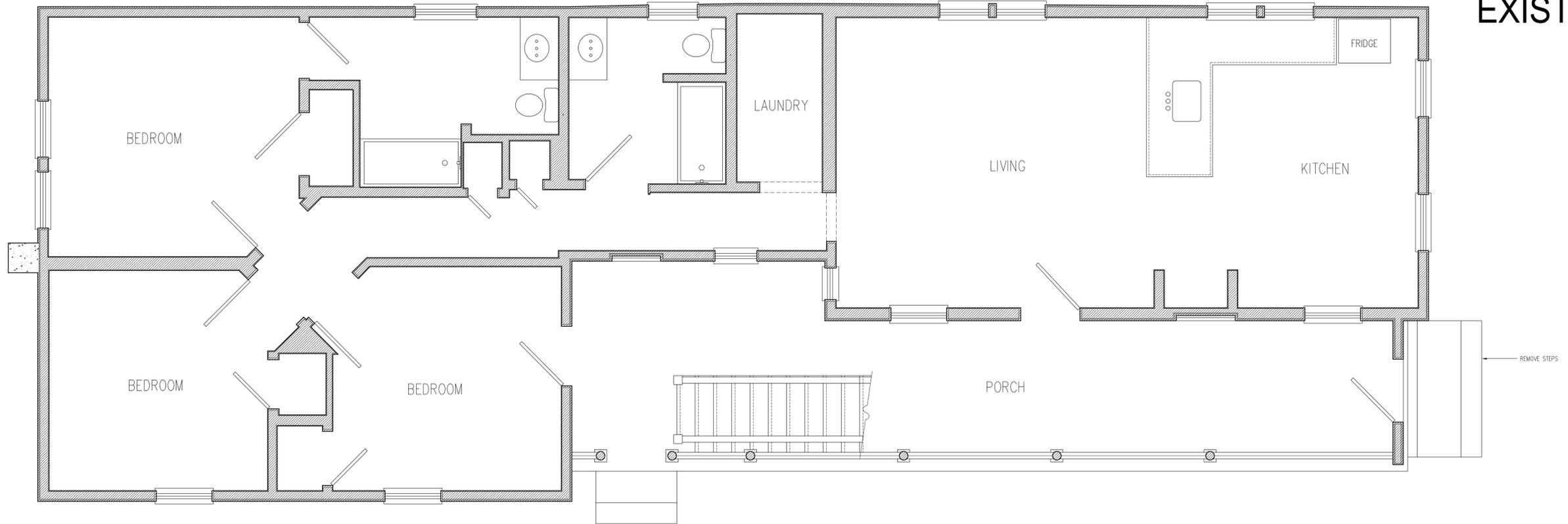
1/4" = 1'-0"

A1.1

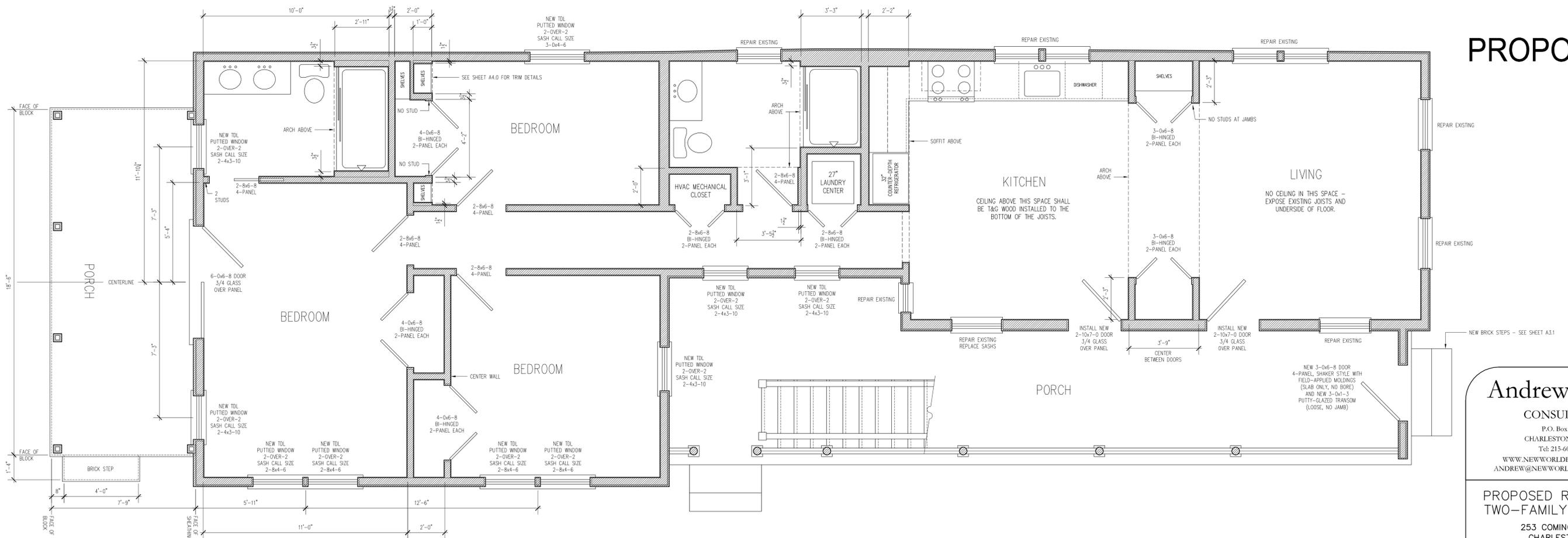
DRAWN BY:
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EXISTING



PROPOSED



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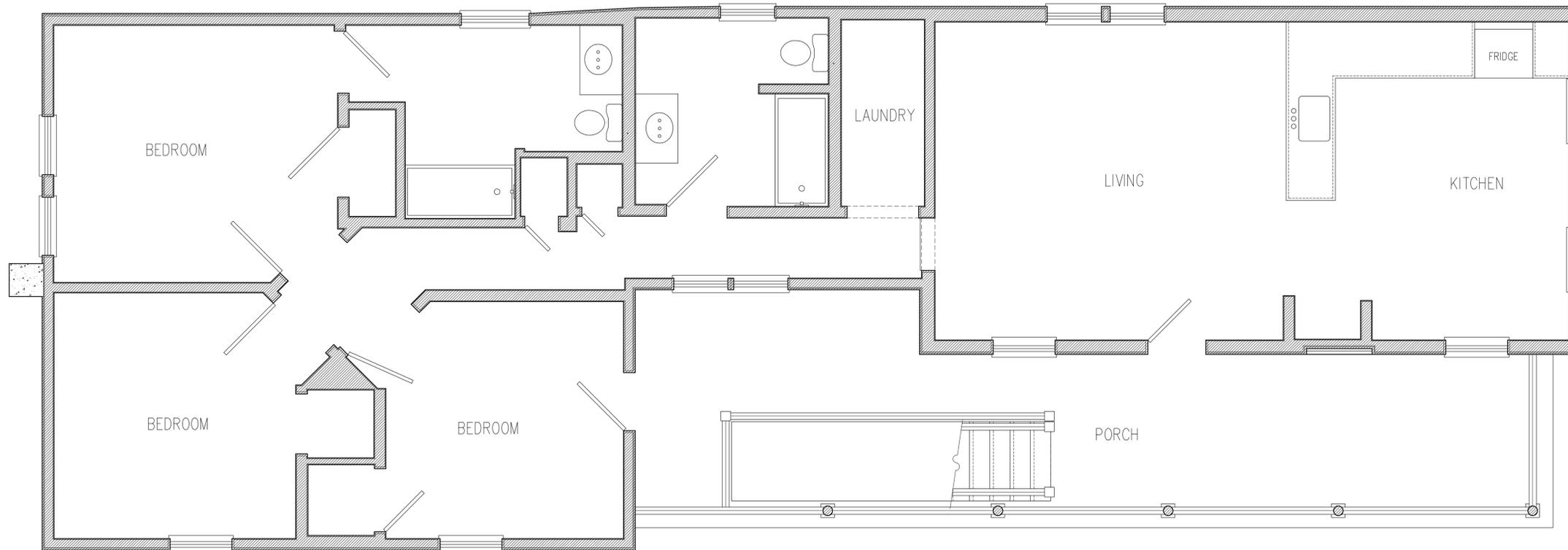
FIRST FLOOR PLAN EXISTING AND PROPOSED

3/8"=1'-0"

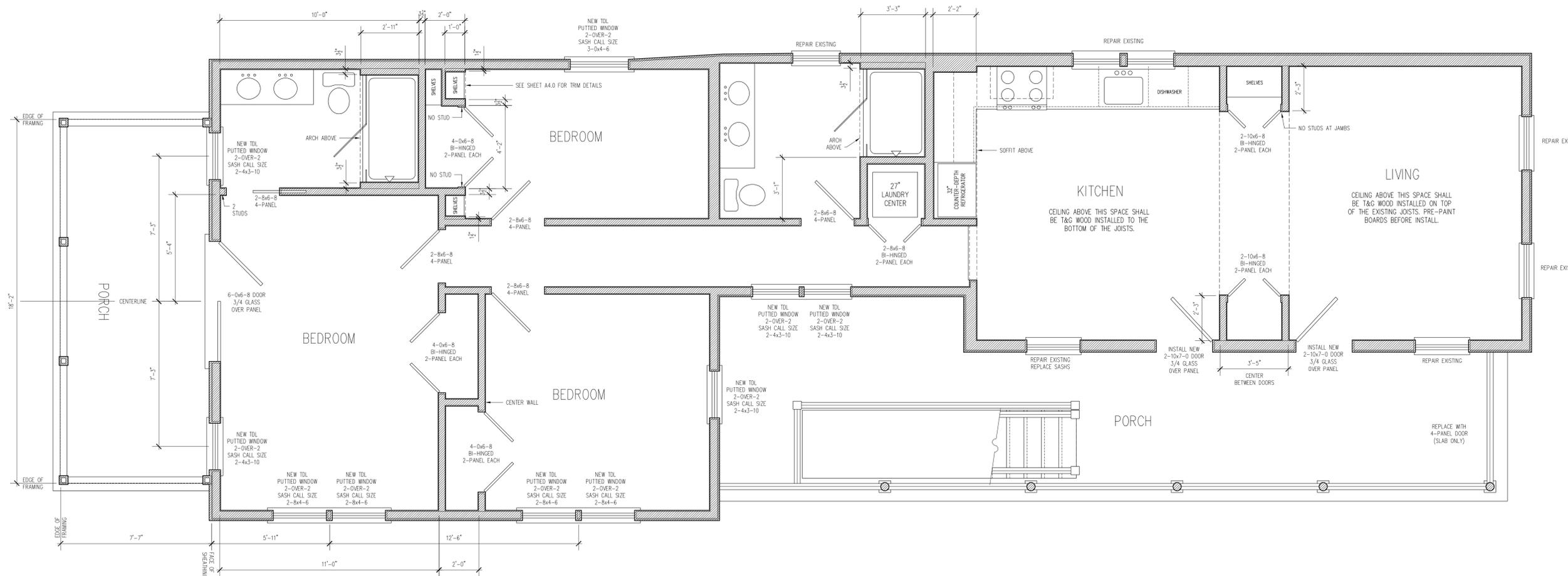
A2.0

DRAWN BY:
 J. DUNCAN/A. GOULD
 DATE: 8-13-20

EXISTING



PROPOSED



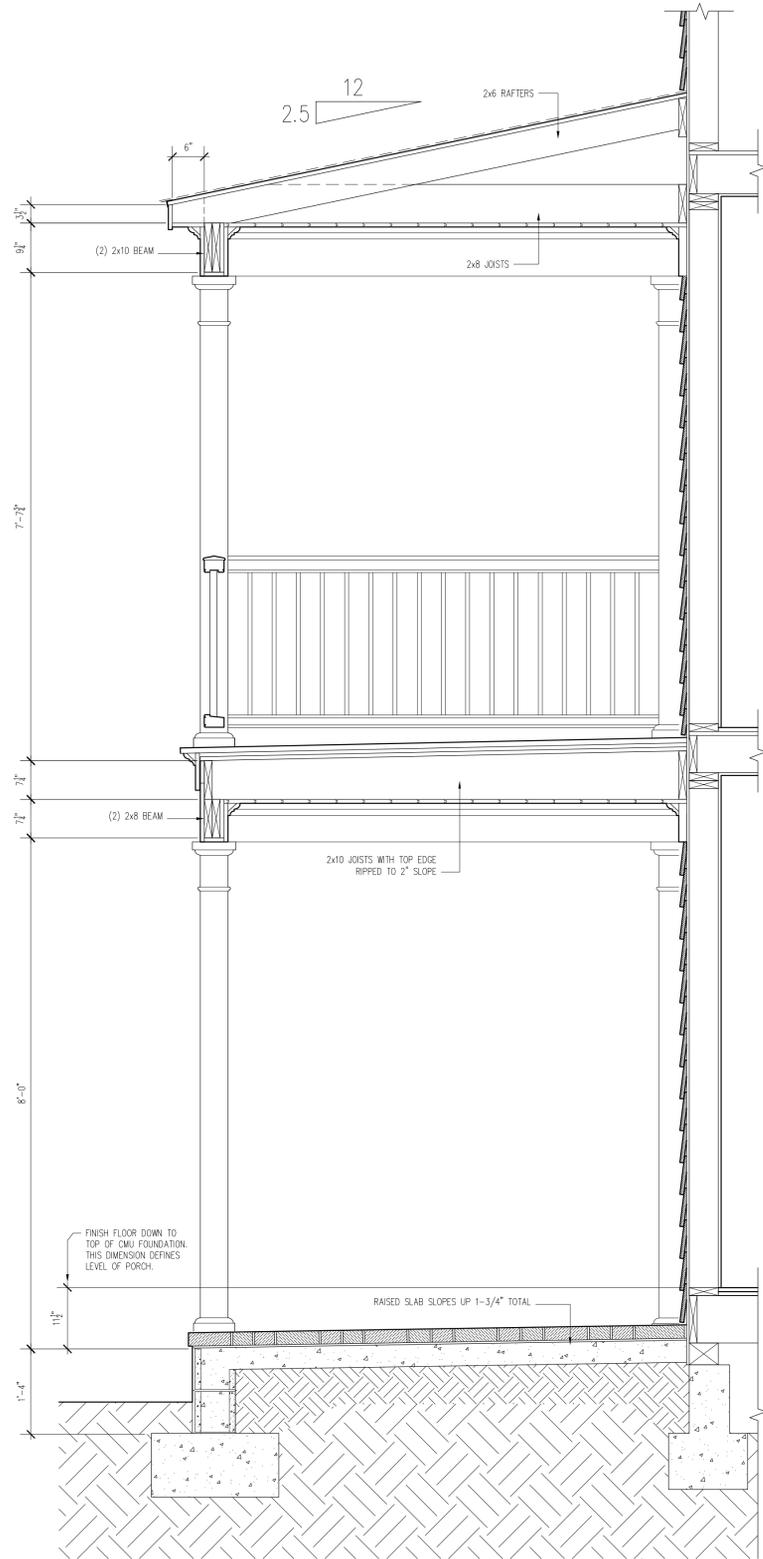
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PROPOSED REMODEL OF
 TWO-FAMILY RESIDENCE
 253 COMING STREET
 CHARLESTON, SC

SECOND FLOOR PLAN EXISTING AND PROPOSED

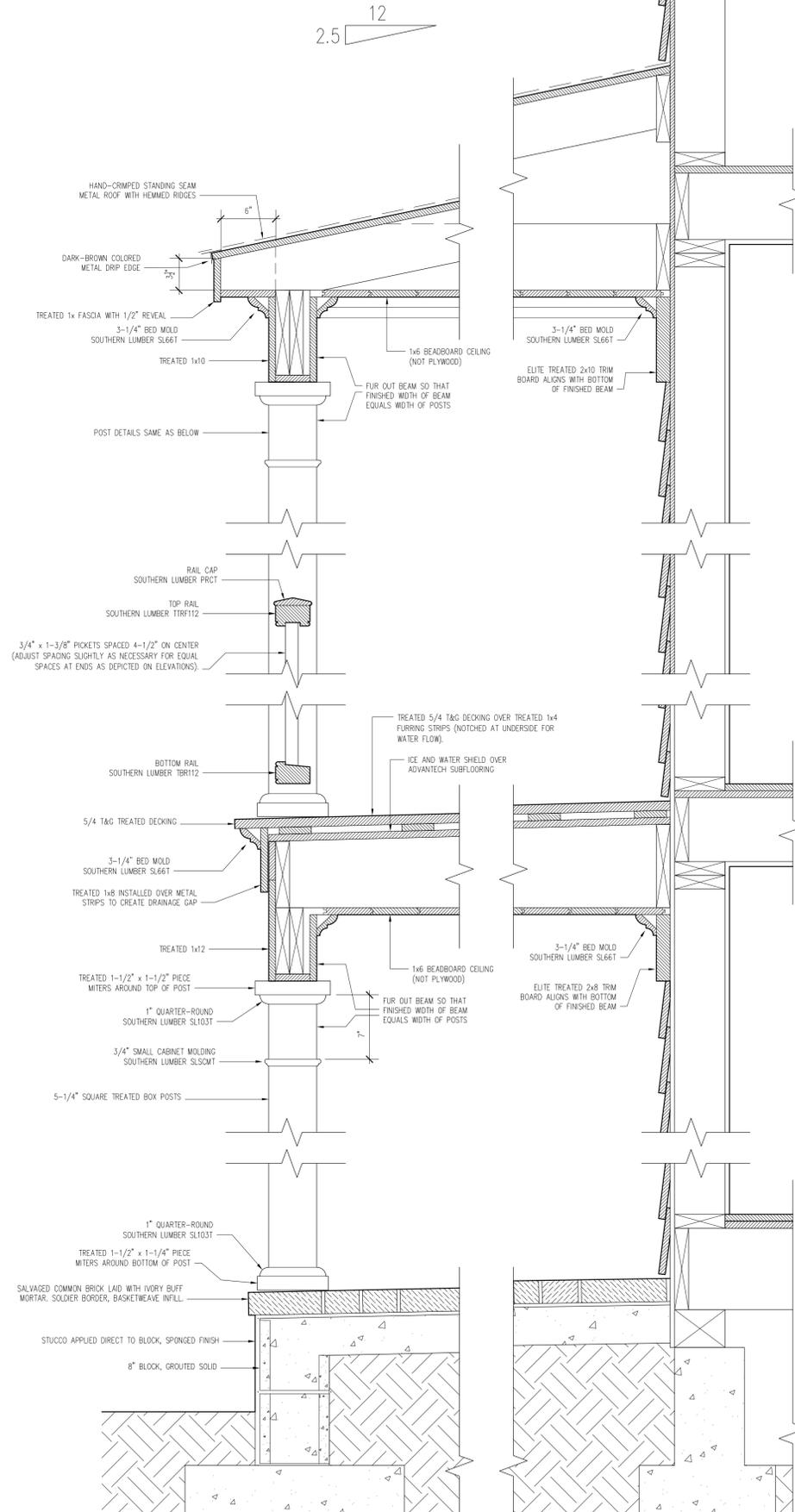
A2.1
 DRAWN BY:
 J. DUNCAN/A. GOULD
 DATE: 8-13-20

3/8"=1'-0"



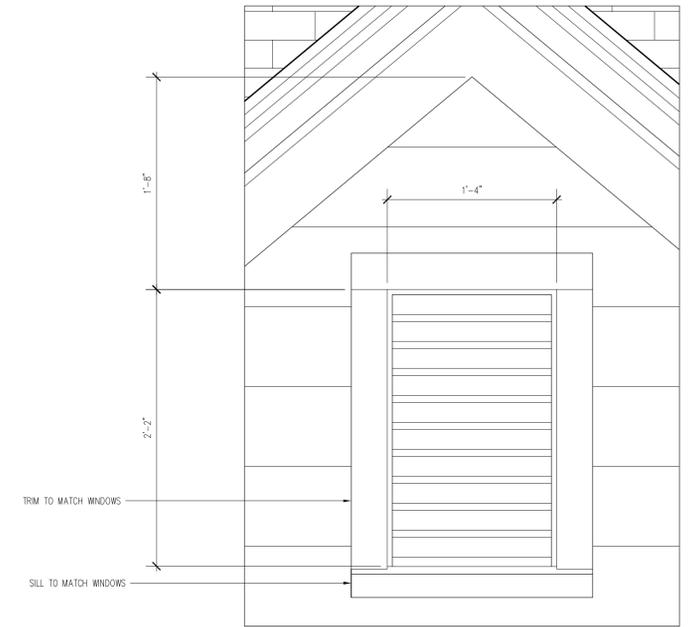
BACK PORCH FRAMING SECTION

3/4"=1'-0"

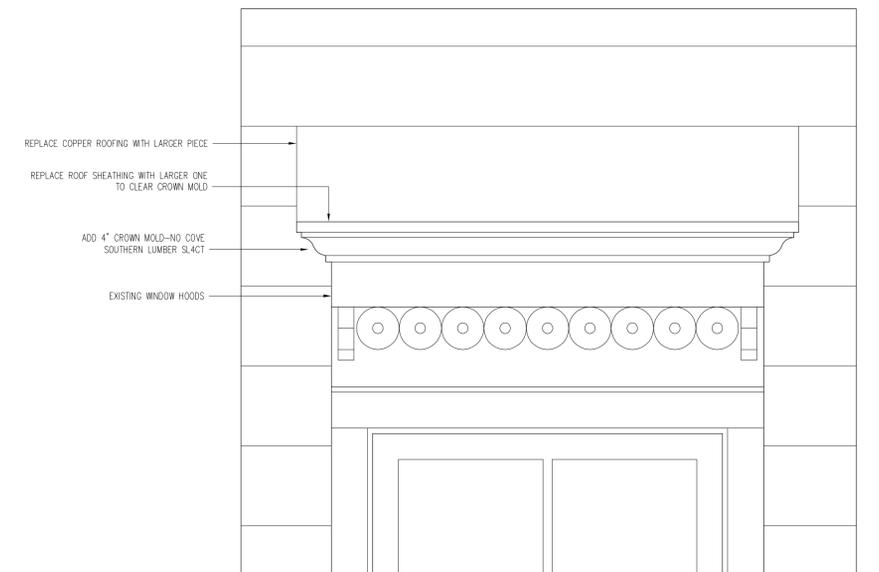


DETAILED BACK PORCH SECTION

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



NEW GABLE VENT ON FRONT FACADE
SCALE: 1-1/2"=1'



MODIFICATIONS TO WINDOW HOODS ON FRONT FACADE
SCALE: 1-1/2"=1'

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TWO-FAMILY RESIDENCE

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CHARLESTON, SC

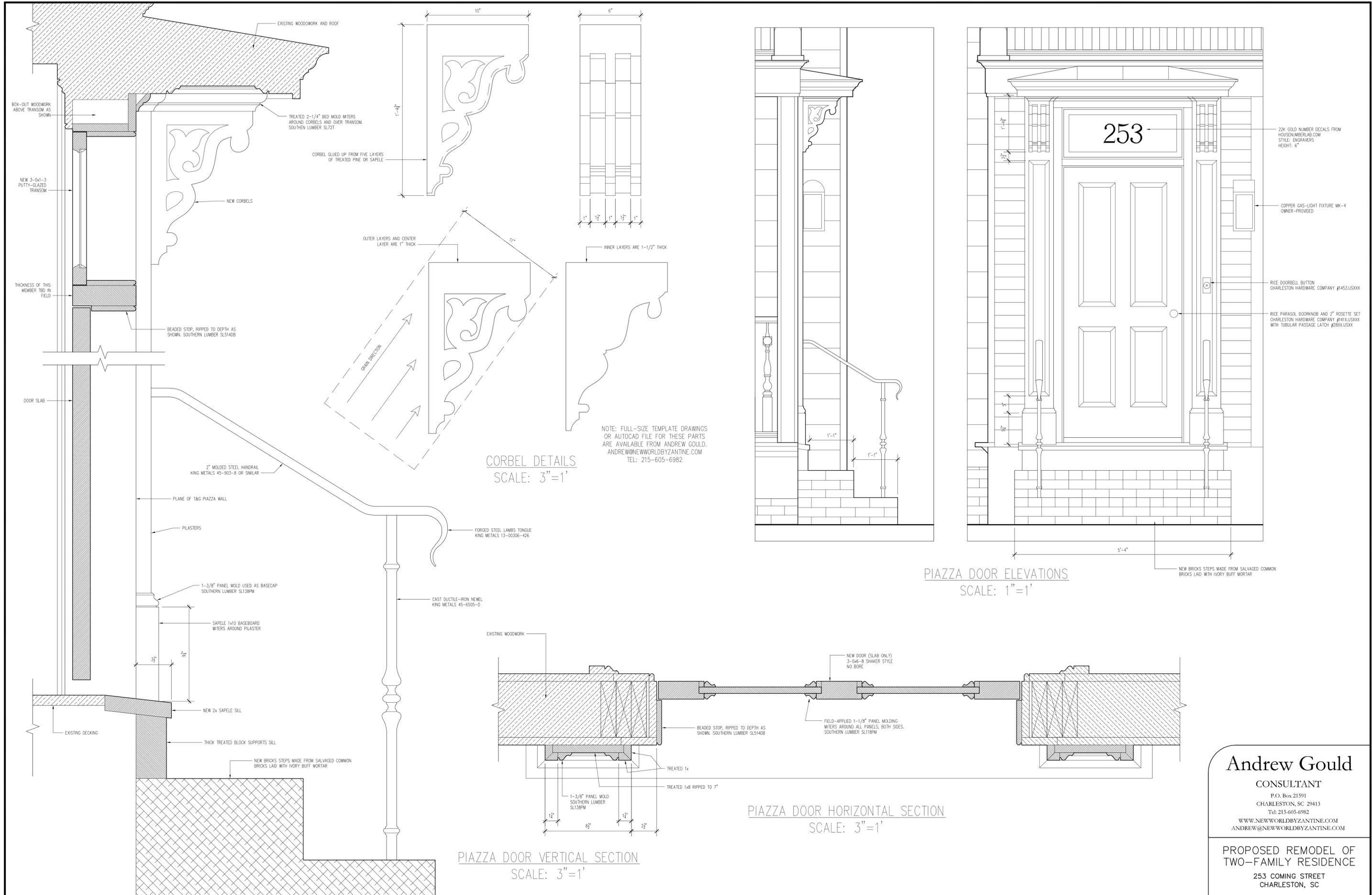
A3.0

DRAWN BY:
J. DUNCAN/A. GOULD

DATE: 8-13-20

FRONT FACADE DETAILS

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



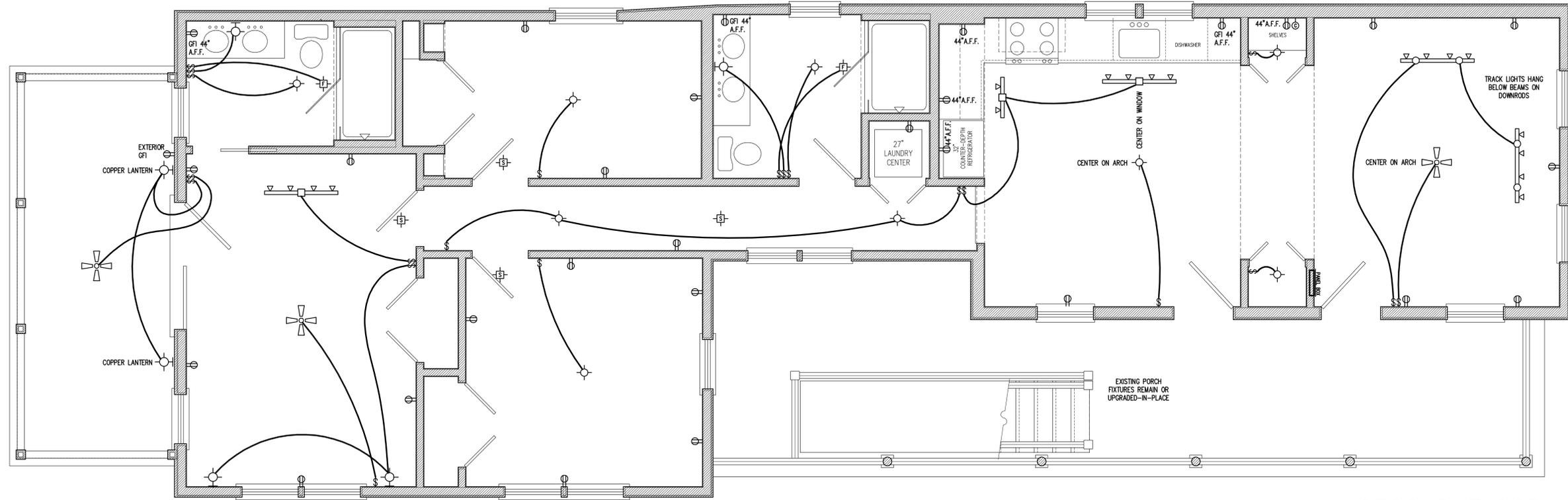
Andrew Gould
CONSULTANT
P.O. Box 21591
CHARLESTON, SC 29413
Tel: 215-605-6982
WWW.NEWWORLDBYZANTINE.COM
ANDREW@NEWWORLDBYZANTINE.COM

PROPOSED REMODEL OF
TWO-FAMILY RESIDENCE
253 COMING STREET
CHARLESTON, SC

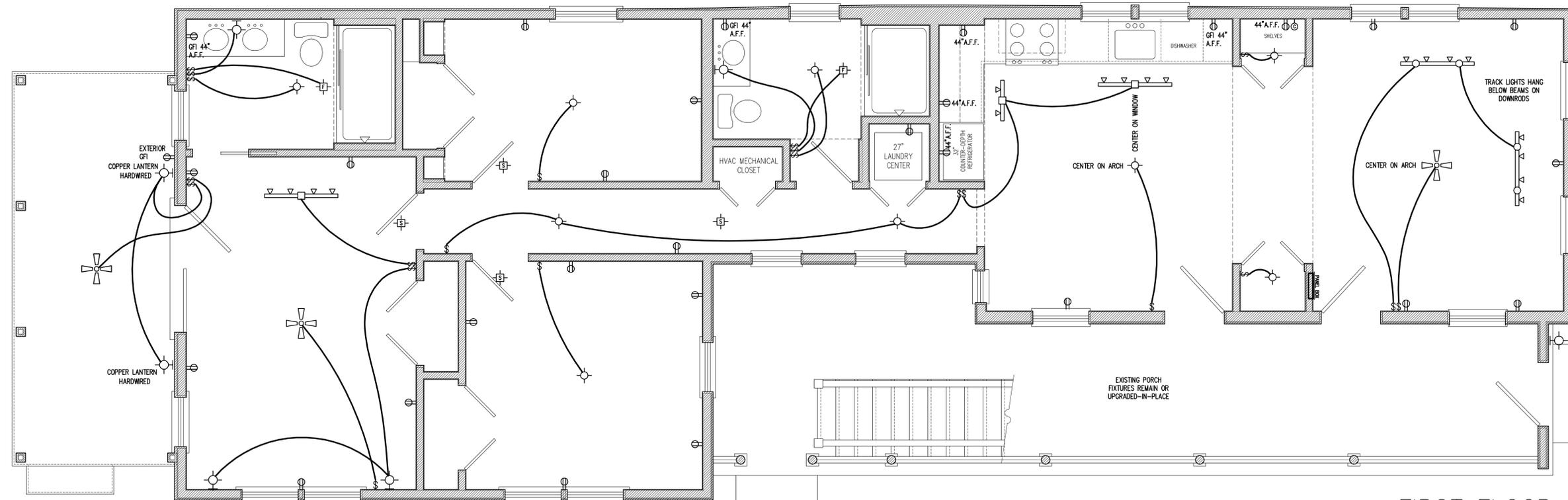
PIAZZA DOOR DETAILS
SCALE VARIES

A3.1

DRAWN BY:
J. DUNCAN/A. GOULD
DATE: 8-13-20



SECOND FLOOR



FIRST FLOOR

ELECTRICAL SPECIFICATIONS:
 ALL LIGHTING IN BEDROOM, LIVING, KITCHEN, LOFT, AND OFFICE SPACES SHALL BE ON COMBINATION CONTROLS WITH TOGGLE SWITCH AND SLIDING DIMMER. ALL ELECTRICAL TRIM AND PLATES SHALL BE ALMOND COLOR.

- WALL SCONCE
- TRACK LIGHT
- SMOKE DETECTOR
- CEILING-MOUNT LIGHT FIXTURE
- SWITCH OR DIMMER
- CEILING FAN
- COAXIAL JACK
- BATHROOM FAN
- RECESSED CANISTER LIGHT
- DUPLEX OUTLET

Andrew Gould
 CONSULTANT
 P.O. Box 21591
 CHARLESTON, SC 29413
 Tel: 215-605-6982
 WWW.NEWWORLDBYZANTINE.COM
 ANDREW@NEWWORLDBYZANTINE.COM

PROPOSED REMODEL OF
 TWO-FAMILY RESIDENCE
 253 COMING STREET
 CHARLESTON, SC

ELECTRICAL PLANS
 3/8" = 1'-0"

E1.0

DRAWN BY:
 J. DUNCAN/A. GOULD
 DATE: 8-13-20

Agenda Item #13

133 TRADD STREET
TMS # 457-11-04-097

Request conceptual approval to enclose rear second-story porch.

Category 4 / (Charlestowne) / c. 1899 / Old and Historic District

Agenda Item #13

Applicant's Presentation

Massamilla Residence

133 Tradd Street
Charleston, South Carolina

BAR SUBMITTAL

July 6, 2020

INDEX TO DRAWINGS

T000	TITLE SHEET
T001	SANBORN MAPS AND PHOTOS
T002	SITE PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLANS
A103	ATTIC FLOOR PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS



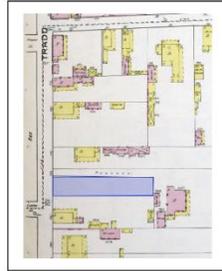
SUBREVISIONS	
20190	AS-BUILT
41999	SCHEMATICS
71620	BAR SUBMITTAL



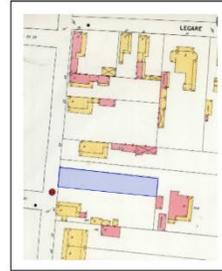
SCALE: NO SCALE
DATE: July 6, 2020

TITLE SHEET

T000



1888



1902



1944



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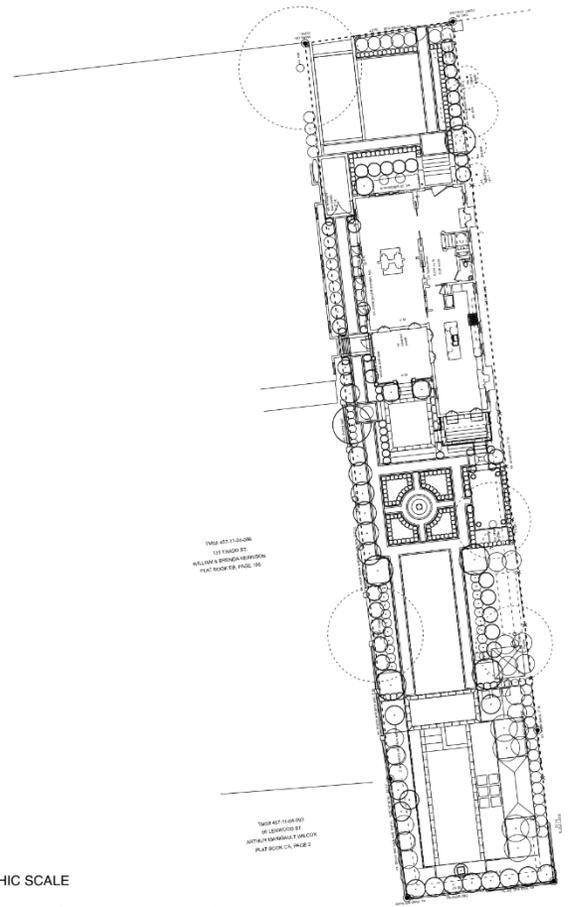
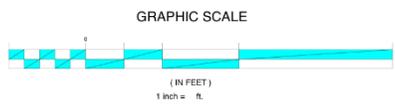
SUBREVISIONS	
20100	AS-BUILT
41000	SCHEMATIC
71000	MARK SUBMITTAL

Masamilla Residence
133 Todd Street
Charleston, South Carolina
SANBORN MAPS AND PHOTOS

SCALE: NO SCALE
DATE: July 6, 2020

SANBORN
MAPS AND
PHOTOS

T001



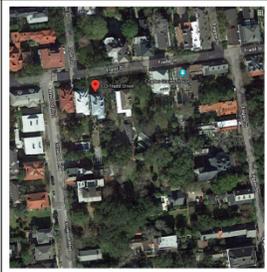
TREE #111 (COURT)
10' TALL BY 14' LEAVES BY 14'
PLANT BOOK PG. PAGE 4

TREE #112 (COURT)
10' TALL BY 14'
WALLING & BENCHES (REVISION)
PLANT BOOK PG. PAGE 10

TREE #113 (COURT)
10' TALL BY 14'
WALLING & BENCHES (REVISION)
PLANT BOOK PG. PAGE 2



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



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SUBREVISIONS	
2/21/20	AS-BUILT
4/13/20	SCHEMATICS
7/16/20	MARK SUBMITTAL

Masamilla Residence
133 Todd Street
Charleston, South Carolina
SITE PLAN

SCALE: 1" = 12'-0"
DATE: July 6, 2020

**SITE
PLAN**

T002



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



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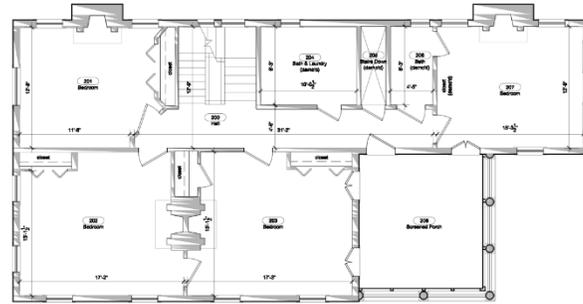
SUBREVISIONS	
20190	AS-BUILT
41900	SCHEMATICS
21620	SMR SUBMITTALS

Masamilla Residence
133 Todd Street
Charleston, South Carolina
FLOOR PLANS

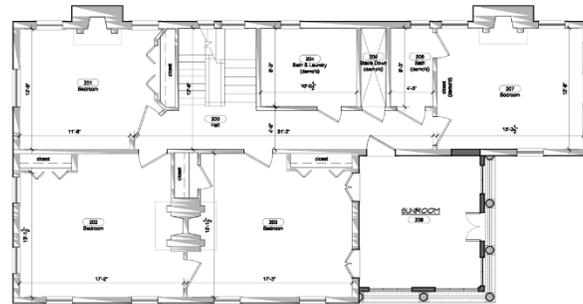
SCALE: 1/4" = 1'-0"
DATE: July 6, 2020

FLOOR
PLANS

A101



1 SECOND FLOOR PLAN - AS-BUILT
SCALE: 1/4" = 1'-0"



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



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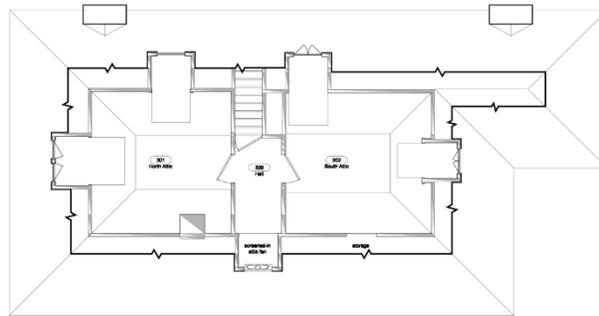
SUBREVISIONS	
201906	AS-BUILT
419090	SCHEMATICS
71620	MARK SUBMITTALS

Masamilla Residence
133 Toddle Street
Charleston, South Carolina
FLOOR PLANS

SCALE: 1/4" = 1'-0"
DATE: July 6, 2020

FLOOR
PLANS

A102



ATTIC FLOOR PLAN -AS-BUILT
SCALE: 1/4" = 1'-0"



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SUBREVISIONS	
201901	AS-BUILT
419050	SCHEMATICS
21620	MARK SUBMITTALS

Masamilla Residence
133 Todd Street
Charleston, South Carolina
FLOOR PLANS

SCALE: 1/4" = 1'-0"
DATE: July 6, 2020

FLOOR
PLANS

A103



1 EXISTING WEST (DRIVEWAY) ELEVATION
ASB SCALE 1/4" = 1'-0"



1 EXISTING SOUTH (GARDEN) ELEVATION
ASB SCALE 1/4" = 1'-0"



2 PROPOSED WEST (DRIVEWAY) ELEVATION
ASB SCALE 1/4" = 1'-0"



2 PROPOSED SOUTH (GARDEN) ELEVATION
ASB SCALE 1/4" = 1'-0"



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SUBREVISIONS	
3/21/20	AS-BAL/3
4/15/20	SCHEMATIC
7/16/20	SMR SUBMITTAL

Masamilla Residence
 133 Todd Street
 Charleston, South Carolina
 EXTERIOR ELEVATIONS

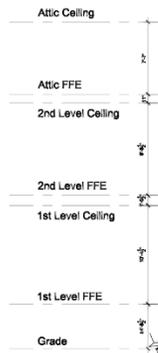
SCALE: 1/4" = 1'-0"
 DATE: July 6, 2020

EXTERIOR
 ELEVATIONS

A201



1 EXISTING NORTH (TRADD STREET) ELEVATION
SCALE: 1/4" = 1'-0"



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



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SUBREVISIONS	
3/21/20	AS-BUILT
4/15/20	SCHEMATICS
7/16/20	MARK SUBMITTALS

Masamilla Residence
133 Todd Street
Charleston, South Carolina
EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"
DATE: July 6, 2020

EXTERIOR
ELEVATIONS

A202

Agenda Item #14

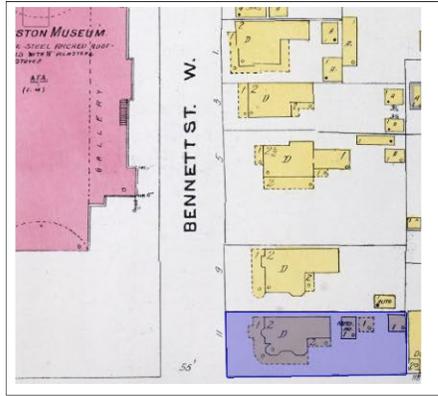
11 BENNETT STREET
TMS # 457-03-01-091

Request conceptual approval for new construction of a carriage house at rear.

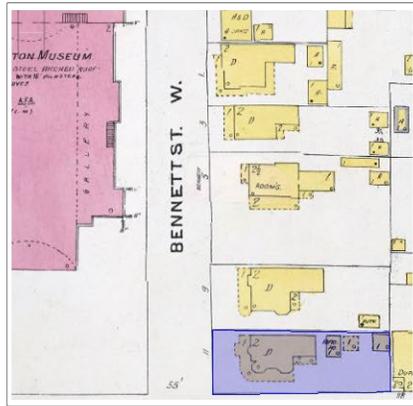
Category 3 / (Harleston Village) / c. 1904 / Old and Historic District

Agenda Item #14

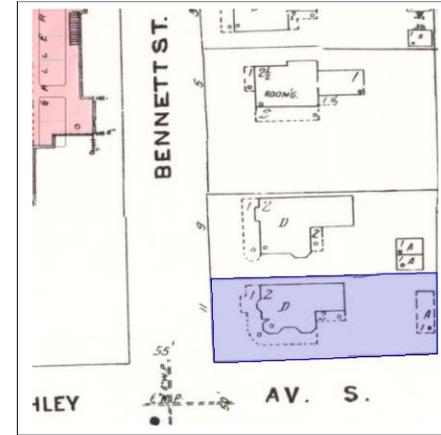
Applicant's Presentation



1944



1951



1955



11 BENNETT STREET



11 BENNETT STREET



116 ASHLEY AVENUE



116 ASHLEY AVENUE



114 ASHLEY AVENUE



112 ASHLEY AVENUE



9 BENNETT STREET



CARRIAGE HOUSE @9 BENNETT STREET



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1-800-368-5888
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1-800-368-5888
1-800-368-5888
1-800-368-5888
1-800-368-5888
1-800-368-5888
1-800-368-5888
1-800-368-5888

B e a r d s l e y / R a n d o l p h R e s i d e n c e
 11 Bennett Street
 Charleston, South Carolina
SANBORN MAPS AND PHOTOS

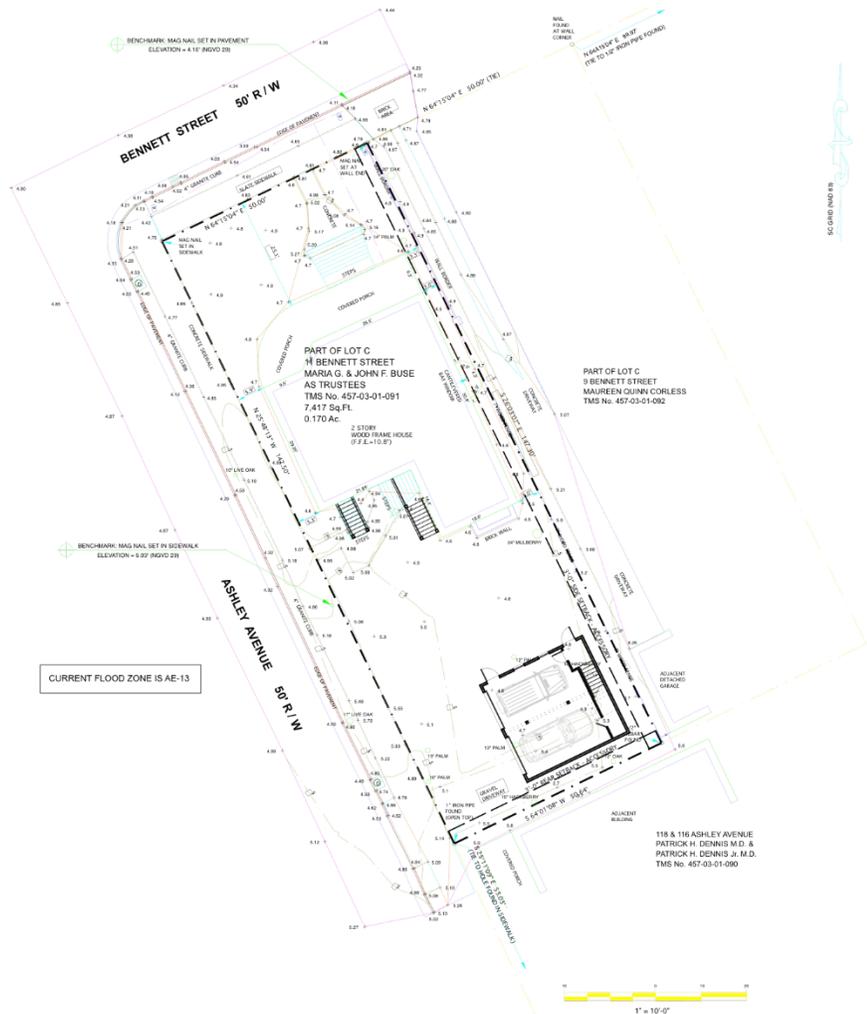
SCALE: NO SCALE
 DATE: May 1, 2020

SANBORN
 MAPS AND
 PHOTOS

T000

- LEGEND**
- - PROPERTY CORNER FOUND (AS DESCRIBED)
 - - PROPERTY CORNER SET (5/8" REBAR)
 - - WATER METER
 - ⊞ - STORMDRAINAGE GRATE INLET
 - ⊞ - STORMDRAINAGE CURB INLET
 - ⊞ - STORMDRAINAGE CURB INLET
 - - UNDERGROUND GAS LINE
 - - SPOT ELEVATION
 - - CONTOUR LINE
 - - FENCE LINE
 - - PROPERTY LINE
 - - ADJACENT PROPERTY LINE
 - - RIGHT-OF-WAY
 - - SETBACK LINE
 - - CONCRETE

EXISTING LOT COVERAGE:
 LOT 50 FT x 147.50 FT
 IMPERVIOUS AREA = 2,477 SQ. FT.
 HOUSE AREA = 1,648 SQ. FT.
 COVERED PORCH AREA = 390 SQ. FT.
 CONCRETE AREA = 224 SQ. FT.
 STEPS AREA = 160 SQ. FT.
 BRICK WALL AREA = 15 SQ. FT.
 TOTAL LOT COVERAGE = 33.40%



CURRENT FLOOD ZONE IS AE-13



SITE PLAN
 T001 SCALE 1" = 10'-0"

EXISTING BUILDING COVERAGE

LOT SIZE:	7,417 SF
BUILDING COVERAGE:	
MAIN HOUSE:	1,648 SF
STAIRS:	199 SF
TOTAL:	1,848 SF
BUILDING COVERAGE RATIO:	24.9%
MAX ALLOWED:	50%

PROPOSED BUILDING COVERAGE

LOT SIZE:	7,417 SF
BUILDING COVERAGE:	
MAIN HOUSE:	1,648 SF
STAIRS:	217 SF
CARRIAGE HOUSE:	600 SF
TOTAL:	2,466 SF
BUILDING COVERAGE RATIO:	33.3%
MAX ALLOWED:	50%



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 843-599-1818
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ISSUE/REVISIONS

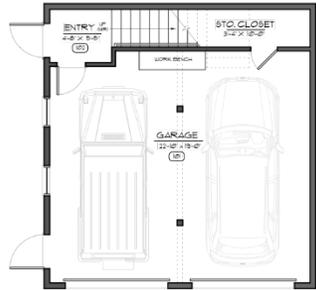
4/8/20	SCHEMATICS
4/29/20	DESIGN DEV.
5/1/20	BAR SUBMITTAL

Beardsley / Randolph Residence
 11 Bennett Street
 Charleston, South Carolina
SITE PLAN

SCALE: 1" = 10'-0"
 DATE: May 1, 2020

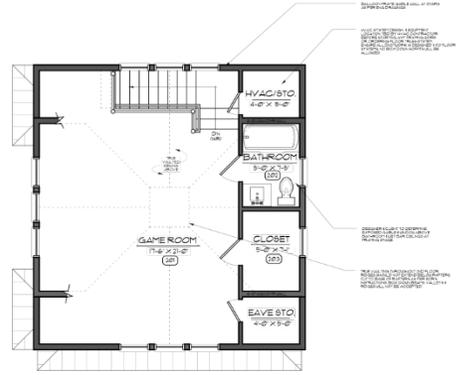
SITE PLAN

T001

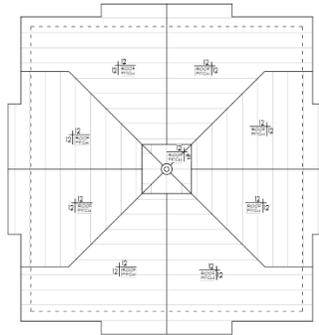


620 SF. FOOTPRINT

1 FIRST FLOOR PLAN
 A101 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
 A101 SCALE: 1/4" = 1'-0"



3 ROOF PLAN
 A101 SCALE: 1/4" = 1'-0"



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ISSUE REVISIONS

NO.	DATE	DESCRIPTION
48/00		SCHEMATICS
429/00		DESIGN DEV.
51/00		BAR SUBMITTAL

Beardsley / Randolph Residence
 11 Bennett Street
 Charleston, South Carolina
 CARRIAGE HOUSE - FLOOR PLANS

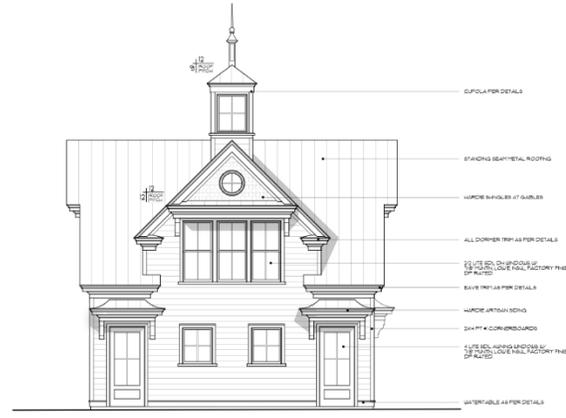
SCALE: 1/4" = 1'-0"
 DATE: May 1, 2020

CARRIAGE HOUSE FLOOR PLANS

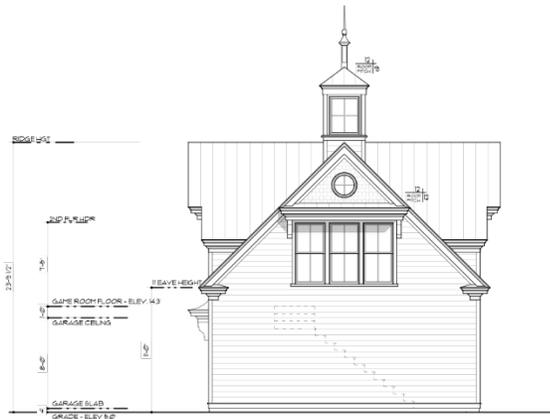
A101



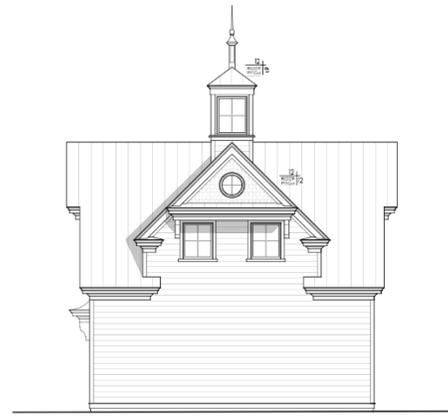
1 WEST ELEVATION
A201 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
A201 SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
A201 SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION
A201 SCALE: 1/4" = 1'-0"



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ISSUE REVISIONS	
4/8/20	SCHEMATICS
4/29/20	DESIGN DEV.
5/1/20	BAR SUBMITTAL

Beardsley / Randolph Residence
11 Bennett Street
Charleston, South Carolina
CARRIAGE HOUSE - EXTERIOR ELEVATIONS

PROVIDER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE EXISTING STRUCTURE AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE EXISTING STRUCTURE AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE EXISTING STRUCTURE AND UTILITIES.

SCALE: 1/4" = 1'-0"
DATE: May 1, 2020

CARRIAGE HOUSE ELEVATIONS

A201



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ISSUE REVISIONS	
4/8/20	SCHEMATICS
4/29/20	DESIGN DEV.
5/1/20	BAR SUBMITTAL

Beardsley / Randolph Residence
 11 Bennett Street
 Charleston, South Carolina
CARRIAGE HOUSE - EXTERIOR ELEVATIONS

PROVISIONS AND NOTES:
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SCALE: 1/4" = 1'-0"
 DATE: May 1, 2020

CARRIAGE HOUSE ELEVATIONS

A202



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

Agenda Item #15

35-B BARRE STREET
TMS # 457-03-03-210

Request conceptual approval for new construction of an elevated single-family dwelling.

New Construction / (Harleston Village) / Old City District

Agenda Item #15

Applicant's Presentation

Roskill Residence

35 Barre Street
Charleston, South Carolina

REVISIONS

July 27, 2020

INDEX TO DRAWINGS

T000	TITLE SHEET
T001	PHOTOS
T002	SITE PLAN
A100	GROUND FLOOR PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS
A204	EXTERIOR ELEVATIONS
A205	BUILDING SECTION
A206	BUILDING SECTION
A207	STREET SCAPE



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ISSUES/REVISIONS	
3/19/20	SCHEMATIC3
7/16/20	DESIGN DEV
7/28/20	REVISIONS

Roskill Residence
35 Barre Street
Charleston, South Carolina
TITLE SHEET

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SCALE: NO SCALE

DATE: July 29, 2020

TITLE SHEET

T000



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ISSUES/REVISIONS	
3/19/20	SCHEMATICS
7/16/20	DESIGN DEV
7/29/20	REVISIONS

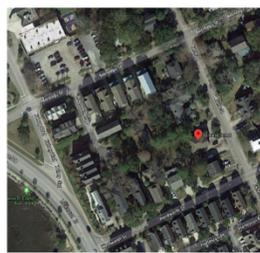
Roskill Residence
35 Bare Street
Charleston, South Carolina
PHOTOS

PHOTOS AND THIS PLAN ARE THE PROPERTY OF AMERICAN VERNAQUALAR, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AMERICAN VERNAQUALAR, INC.

SCALE: NO SCALE
DATE: July 29, 2020

PHOTOS

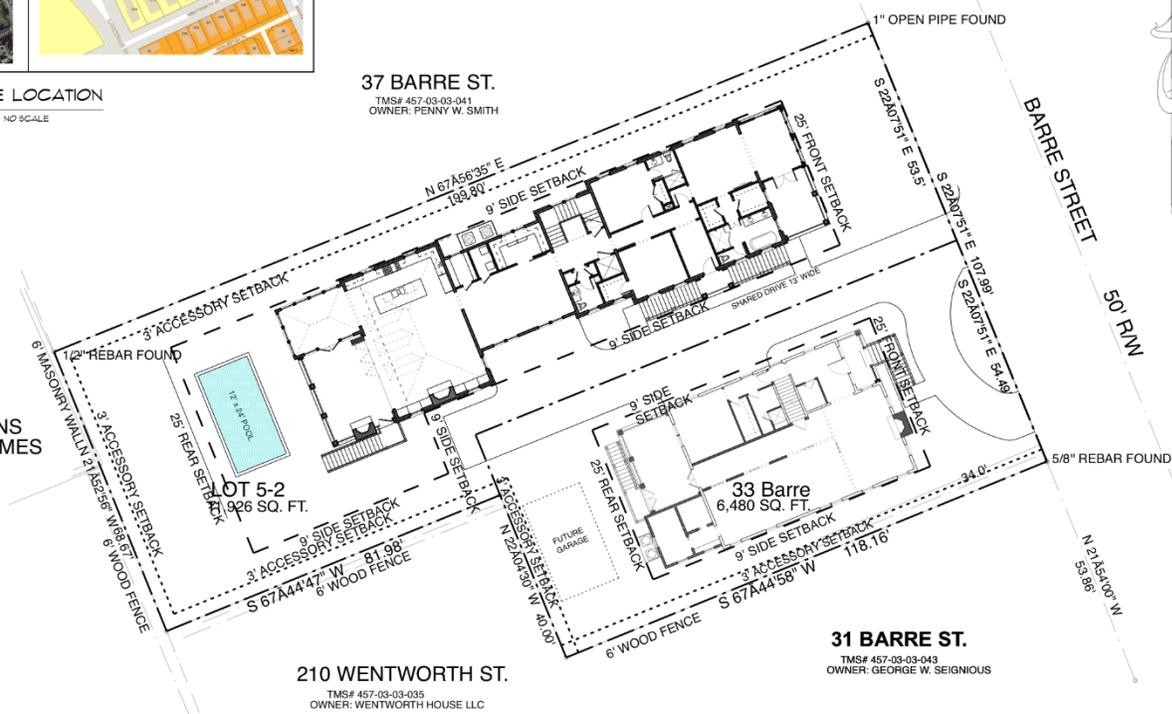
T001



SITE LOCATION
NO SCALE

37 BARRE ST.
TMS# 457-03-03-041
OWNER: PENNY W. SMITH

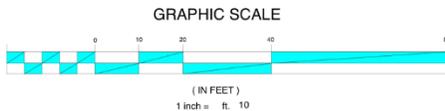
ASHLEY COMMONS TOWNHOMES HOA LLC



210 WENTWORTH ST.
TMS# 457-03-03-035
OWNER: WENTWORTH HOUSE LLC

31 BARRE ST.
TMS# 457-03-03-043
OWNER: GEORGE W. SEIGNIOUS

NOTE:
SITE PLAN BASED ON HAROLD NELSON SURVEY.
CONFIRM ALL SETBACKS/ EASEMENT LOCATIONS IN THE FIELD WITH SURVEYOR.



SITE PLAN
SCALE: 1" = 10'

EXISTING LOT COVERAGE

LOT SIZE:	18,387 S.F.
BLDG. INCLUDING STAIRS:	2,000 S.F.
HVAC STAND:	28 S.F.
TOTAL:	2,028 S.F.
PERCENTAGE:	11%
ALLOWED:	50%

PROPOSED LOT COVERAGE

LOT 5-2 SIZE:	11,926 S.F.
BLDG. INCLUDING STAIRS/PORCHES:	3,868 S.F.
HVAC STAND:	46 S.F.
TOTAL:	4,015 S.F.
PERCENTAGE:	33.8%
ALLOWED:	50%



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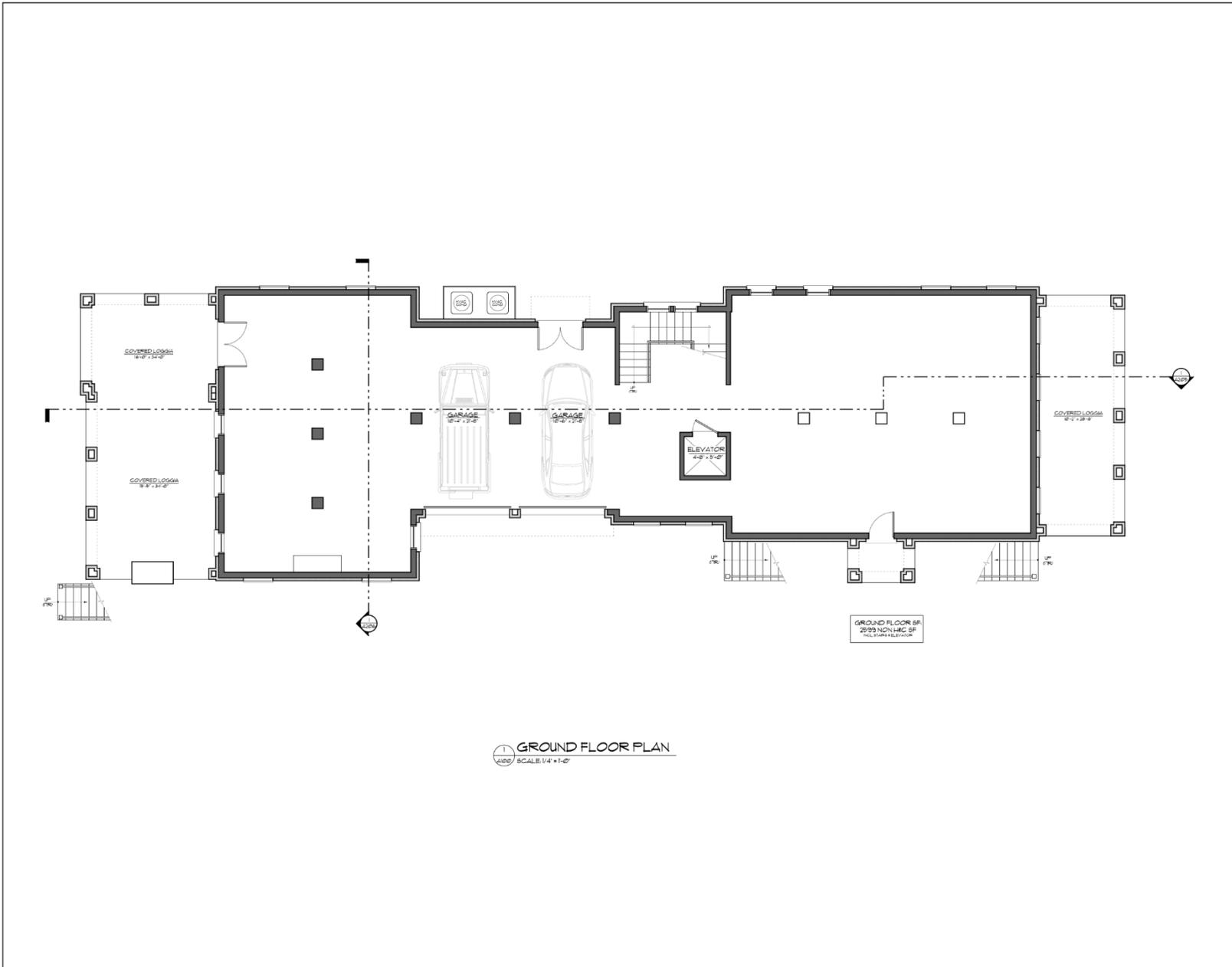
ISSUES/REVISIONS

3/11/20	SCHEMATICS
7/16/20	DESIGN DEV
7/28/20	REVISIONS

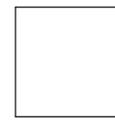
Roskill Residence
35 Barre Street
Charleston, South Carolina
SITE PLAN

SCALE: 1" = 10' - 0"
DATE: July 29, 2020

SITE PLAN
T002



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94009
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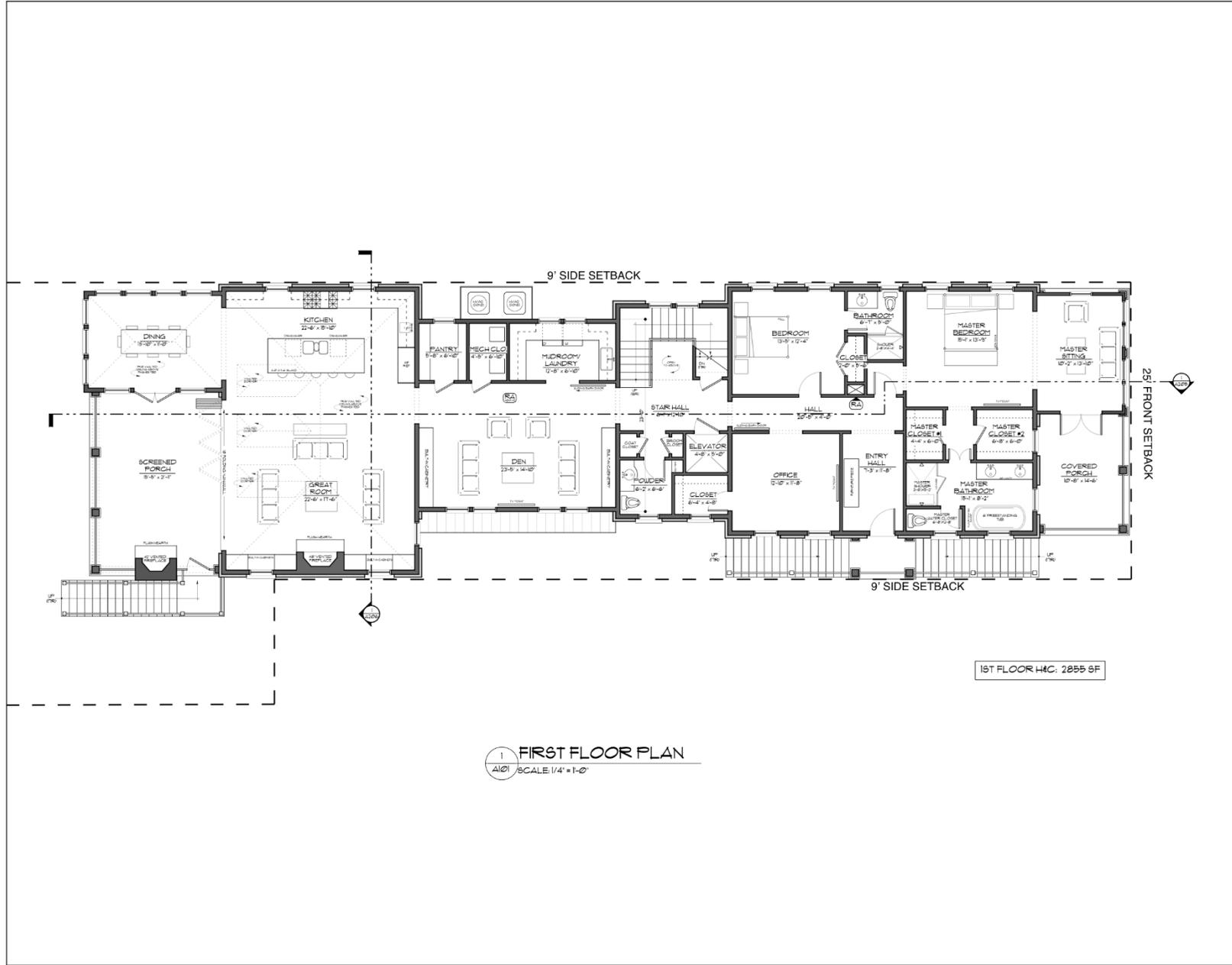


ISSUES/REVISIONS	
3/31/20	SCHEMATICS
7/16/20	DESIGN DEV
7/29/20	REVISIONS

Reskill Residence
35 Barron Street
Charleston, SC
GROUND FLOOR PLAN

DESIGNED BY: AV
PROJECT NO.: 19-0000-001
SCALE: 1/4" = 1'-0"
DATE: July 29, 2020

GROUND FLOOR PLAN
A100

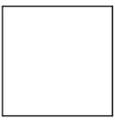


1ST FLOOR H.C. 2855 SF

1 FIRST FLOOR PLAN
 4101 SCALE: 1/4" = 1'-0"



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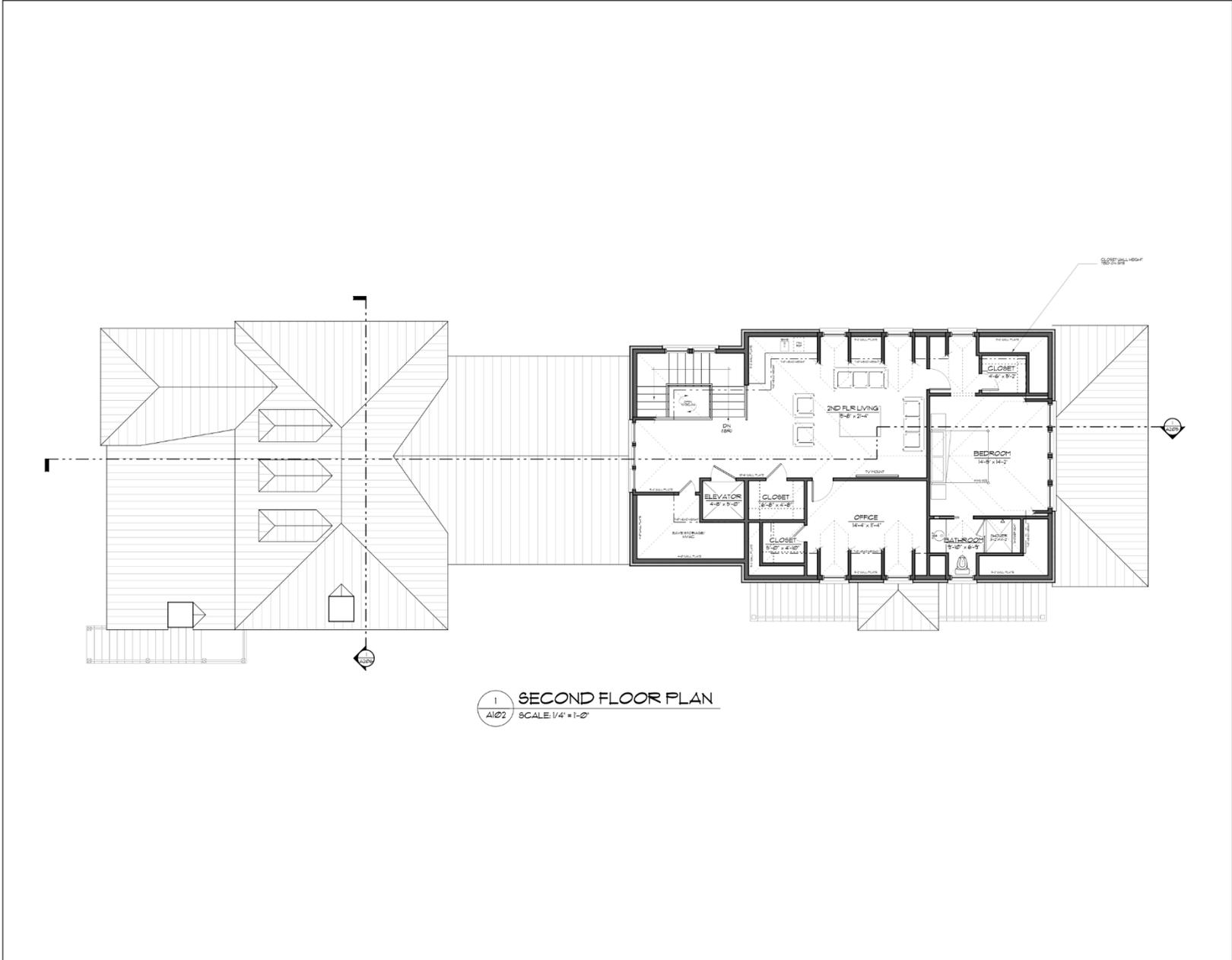
ISSUES/REVISIONS	
3/31/20	SCHEMATICS
7/16/20	DESIGN DEV
7/29/20	REVISIONS

Reskill Residence
 35 Barron Street
 Charleston, South Carolina
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
 DATE: July 29, 2020

FIRST FLOOR PLAN

A101



1 SECOND FLOOR PLAN
 A102 SCALE: 1/4" = 1'-0"



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7/16/20		DESIGN DEV
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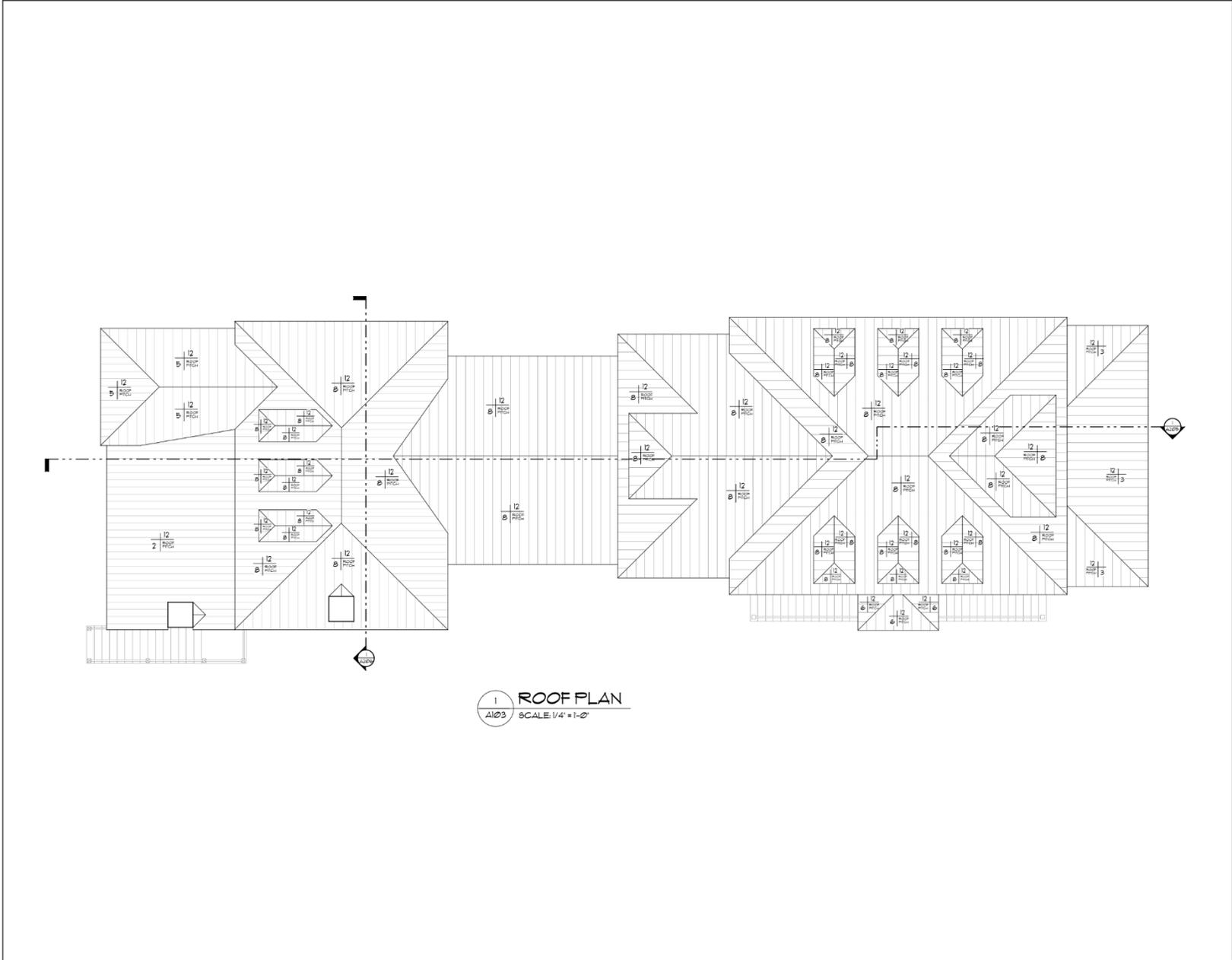
Reskill Residence
 35 Barron Street
 Chula Vista, CA 92011
 FLOOR PLANS

PROJECT NO. 19-00000001-001
 PREPARED BY: A. VERNACULAR
 DRAWN BY: A. VERNACULAR
 CHECKED BY: A. VERNACULAR
 DATE: 7/29/2020
 SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
 DATE: July 29, 2020

SECOND FLOOR PLAN

A102



1 ROOF PLAN
 A103 SCALE: 1/4" = 1'-0"



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ISSUES/REVISIONS	
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7/16/20	DESIGN DEV
7/29/20	REVISIONS

Reskill Residence
 35 Bare Street
 Chapel Hill, North Carolina
 ROOF PLAN

SCALE: 1/4" = 1'-0"
 DATE: July 29, 2020

ROOF PLAN

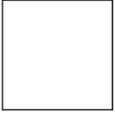
A103



1 EAST ELEVATION
 A201 SCALE: 1/4" = 1'-0"



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7/16/20		DESIGN DEV
7/29/20		REVISIONS

Reskill Residence
 35 Barre Street
 Charleston, South Carolina
EXTERIOR ELEVATIONS

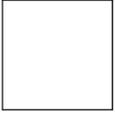
SCALE: 1/4" = 1'-0"
 DATE: July 29, 2020

EXTERIOR ELEVATIONS

A201



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3/31/20	SCHEMATICS
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7/29/20	REVISIONS

Reskill Residence
35 Barre Street
Charleston, South Carolina
EXTERIOR ELEVATIONS

DESIGNED BY: AMERICAN VERNACULAR
PROJECT: 35 BARRE STREET, CHARLESTON, SOUTH CAROLINA
ARCHITECT: AMERICAN VERNACULAR
DATE: JULY 29, 2020
SCALE: 1/4" = 1'-0"
FOR THE ARCHITECT'S RECORD
BY: AMERICAN VERNACULAR
PROJECT: 35 BARRE STREET, CHARLESTON, SOUTH CAROLINA

SCALE: 1/4" = 1'-0"
DATE: July 29, 2020

EXTERIOR ELEVATIONS

A203



1 WEST ELEVATION
A203 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
 A204 SCALE: 1/4" = 1'-0"



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ISSUES/REVISIONS	
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7/16/20	DESIGN DEV
7/29/20	REVISIONS

Ruskil Residence
 15 Beane Street
 Charleston, South Carolina
EXTERIOR ELEVATIONS

SCALE: 1/4" = 1' - 0"
 DATE: July 29, 2020

EXTERIOR
 ELEVATIONS

A204



BUILDING SECTION
 A205 SCALE: 1/4" = 1'-0"



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Reskill Residence
 35 Barne Street
 Charleston, South Carolina
BUILDING SECTIONS

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 SCALE: 1/4" = 1'-0"
 DATE: July 29, 2020

BUILDING SECTIONS

A205



1 BUILDING SECTION
A206 SCALE: 1/4" = 1'-0"



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Reskill Residence
35 Barne Street
Charleston, South Carolina
BUILDING SECTIONS

SCALE: 1/4" = 1'-0"
DATE: July 29, 2020

BUILDING SECTIONS

A206



1 STREET ELEVATION- EXISTING
A207 SCALE 1/8" = 1'-0"



33 BARRE STREET 35 BARRE STREET

2 STREET ELEVATION- PROPOSED
A207 SCALE 1/8" = 1'-0"



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Roskill Residence
35 Barre Street
Charleston, South Carolina
STREET ELEVATIONS

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SCALE: 1/8" = 1'-0"
DATE: July 29, 2020

STREET
ELEVATIONS

A207

Agenda Item #16

205 ST. PHILIP STREET
TMS # 460-08-04-069

Request conceptual approval for new construction of an addition at rear.

Category 4 / (Cannonborough/Elliottborough) / c. pre-1840 / Old City District

Agenda Item #16

Applicant's Presentation

Star Outcomes LLC

205 Saint Philip Street
Charleston, South Carolina

BAR SUBMITTAL

July 15, 2020

INDEX TO DRAWINGS

T000	TITLE SHEET
T001	SANBORN MAPS
T002	PHOTOS
T003	SITE PLAN
A101	FIRST FLOOR PLANS
A102	SECOND FLOOR PLANS
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A204	EXTERIOR ELEVATIONS
A205	BUILDING SECTIONS
A206	BUILDING SECTION
A207	SITE ELEVATION



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TITLE PAGE

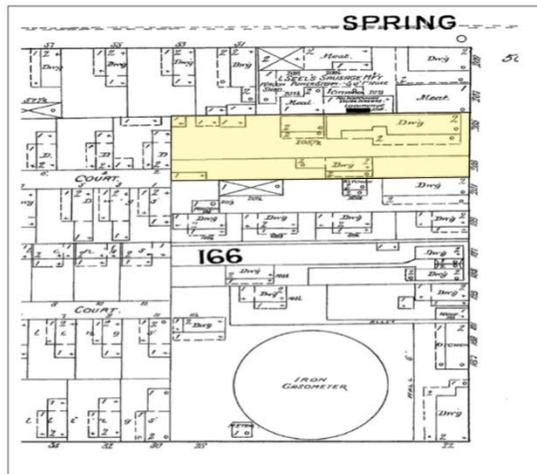
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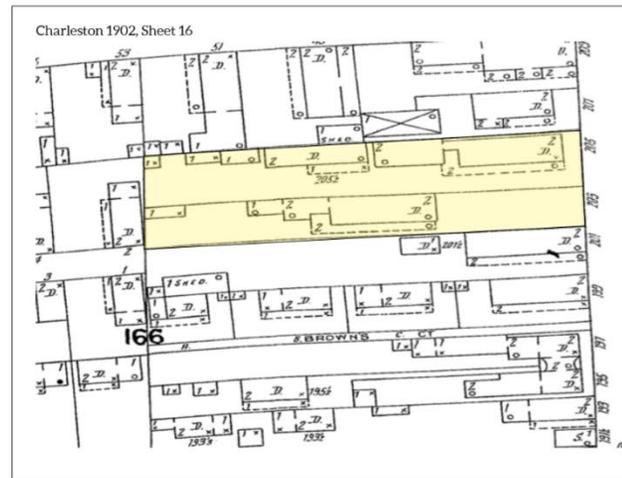
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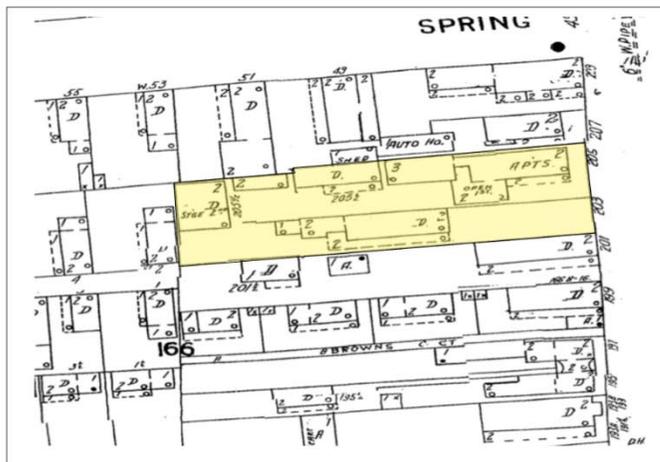
T000



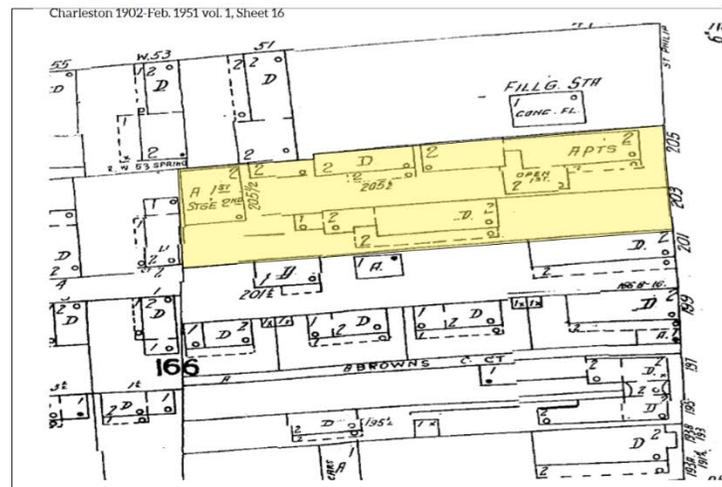
1888



1902



1944



1951



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SANBORN MAPS

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SANBORN MAPS

T001



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SCALE: NO SCALE

DATE: July 15, 2020

SITE
PHOTOS

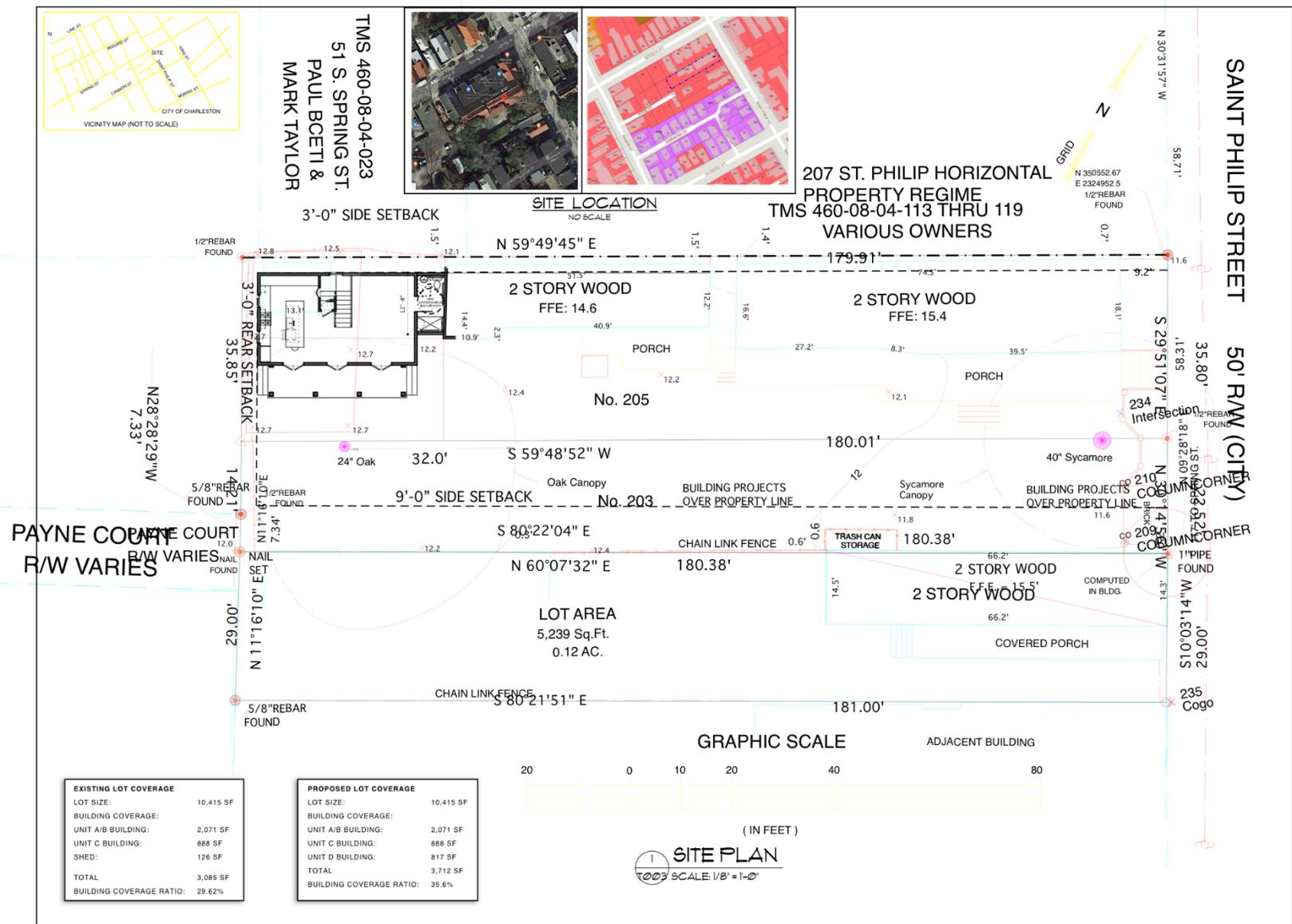
T002



TMS 460-08-04-023
51 S. SPRING ST.
PAUL BCETI &
MARK TAYLOR



207 ST. PHILIP HORIZONTAL
PROPERTY REGIME
TMS 460-08-04-113 THRU 119
VARIOUS OWNERS



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7/15/20	REVISIONS

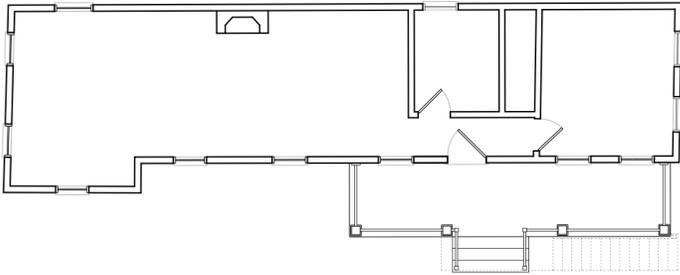
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Charleston, South Carolina
SITE PLAN

SCALE: 1/8" = 1'-0"

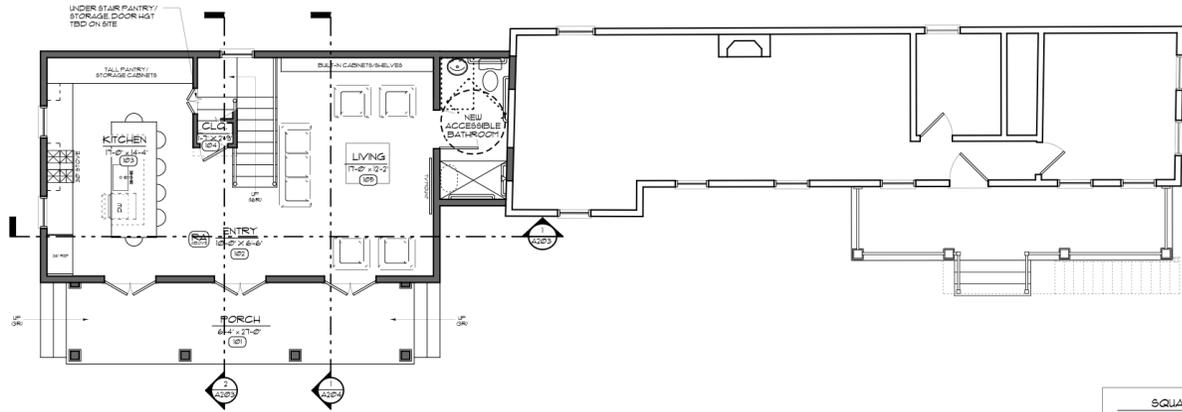
DATE: July 15, 2020

SITE PLAN

T003



1 FIRST FLOOR PLAN AS-BUILT
A101 SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN PROPOSED
A101 SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE
1ST FLR H&C SF: 5571
2ND FLR H&C SF: 5571
TOTAL H&C SF: 1114



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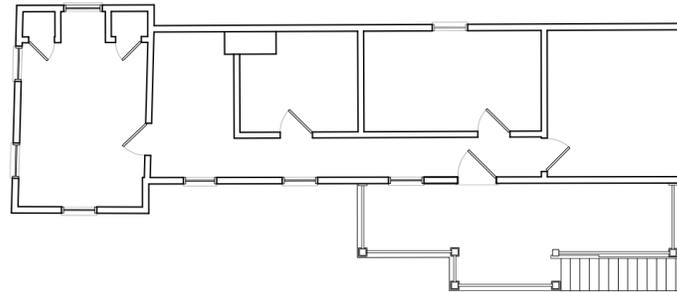
ISSUES/REVISIONS
4/7/20 SCHEMATICS
4/21/20 DESIGN DEV
7/15/20 REVISIONS

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FIRST FLOOR PLAN

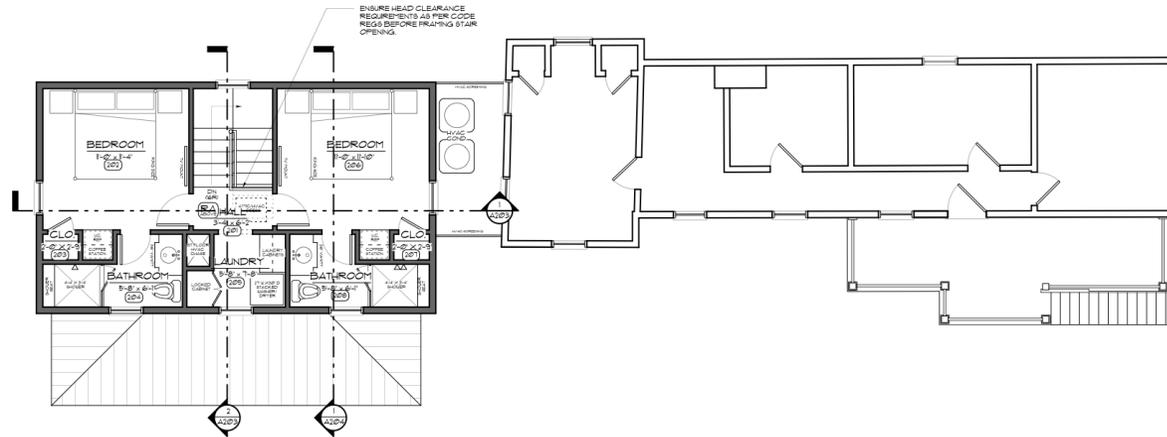
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SCALE: 1/4" = 1'-0"
DATE: July 15, 2020

FIRST FLOOR PLAN

A101



1 SECOND FLOOR PLAN AS-BUILT
A102/ SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN PROPOSED
A102/ SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
1ST FLR H&C SF:	557
2ND FLR H&C SF:	557
TOTAL H&C SF:	1114



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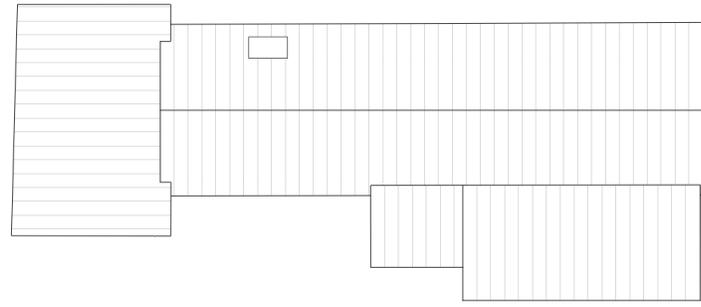
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SECOND FLOOR PLAN

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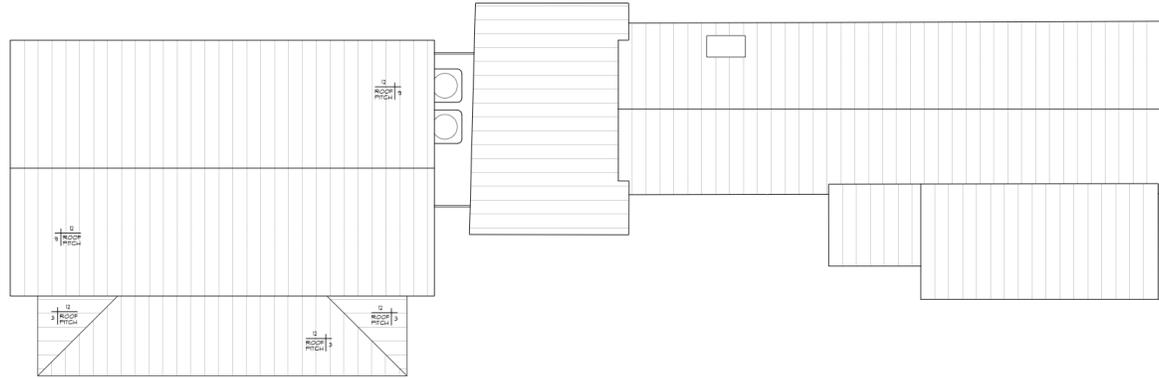
SCALE: 1/4" = 1'-0"
DATE: July 15, 2020

SECOND FLOOR PLAN

A102



1 ROOF PLAN- AS BUILT
 A103 SCALE: 1/4" = 1'-0"



2 ROOF PLAN- PROPOSED
 A103 SCALE: 1/4" = 1'-0"



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ROOF PLAN

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

DATE: July 15, 2020

ROOF PLAN

A103



1 SOUTH ELEVATION- AS BUILT
 A201 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION- PROPOSED
 A201 SCALE: 1/4" = 1'-0"



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EXTERIOR ELEVATIONS

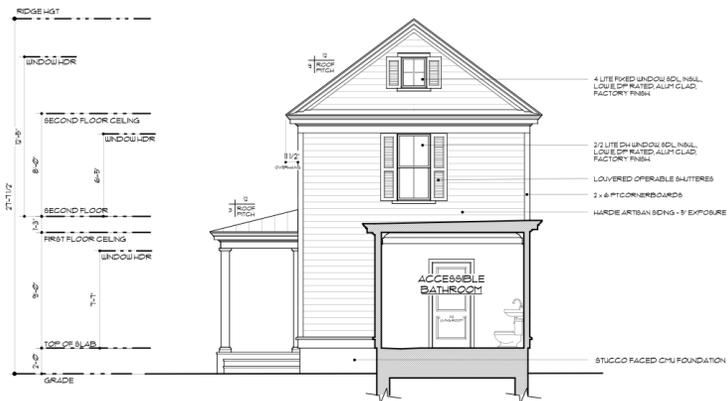
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EXTERIOR ELEVATIONS

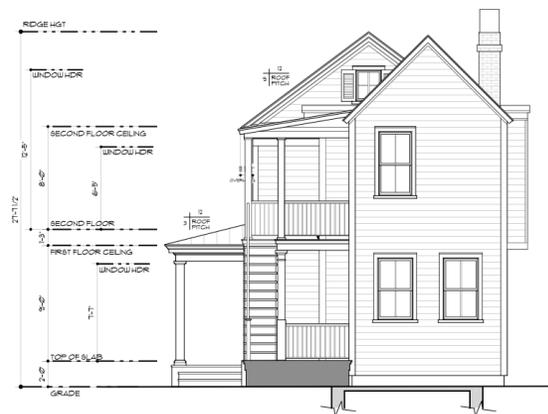
A201



1 EAST ELEVATION- AS BUILT
 A202 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION- PROPOSED BUILDING
 A202 SCALE: 1/4" = 1'-0"



3 EAST ELEVATION- PROPOSED
 A202 SCALE: 1/4" = 1'-0"



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 SCALE: 1/4" = 1'-0"
 DATE: July 15, 2020

EXTERIOR ELEVATIONS

A202



1 NORTH ELEVATION- AS BUILT
A203 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION- PROPOSED
A203 SCALE: 1/4" = 1'-0"



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SCALE: 1/4" = 1'-0"
DATE: July 15, 2020

EXTERIOR ELEVATIONS

A203



1 WEST ELEVATION- AS BUILT
 A204 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION- PROPOSED
 A204 SCALE: 1/4" = 1'-0"



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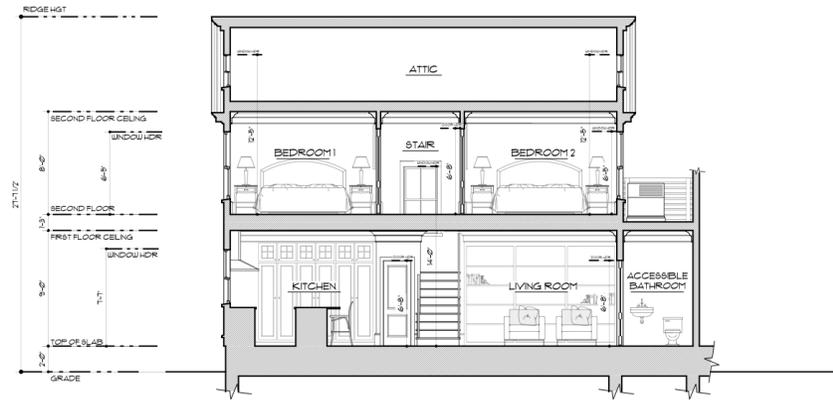
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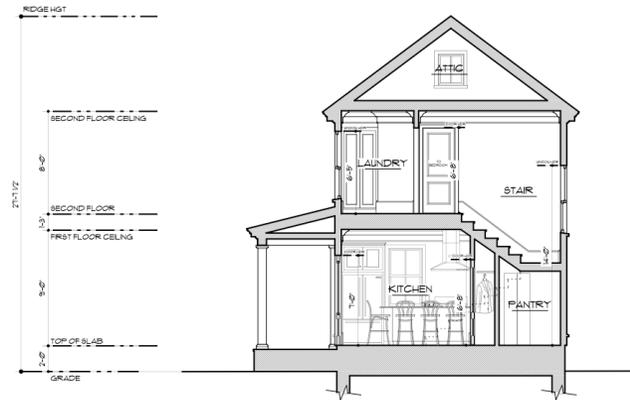
SCALE: 1/4" = 1'-0"
 DATE: July 15, 2020

EXTERIOR ELEVATIONS

A204



1 BUILDING SECTION
A205 SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
A205 SCALE: 1/4" = 1'-0"



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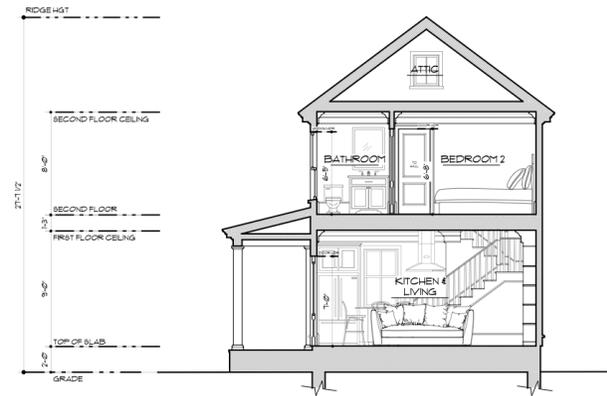
ISSUES/REVISIONS	
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BUILDING SECTIONS

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SCALE: 1/4" = 1'-0"
DATE: July 15, 2020

BUILDING SECTIONS
A205



1 BUILDING SECTION
 A206 SCALE: 1/4" = 1'-0"



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

DATE: July 15, 2020

BUILDING SECTIONS

A206



1 SITE ELEVATION - PROPOSED
 A207 SCALE: 1/8" = 1'-0"



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SITE ELEVATION

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SCALE: 1/8" = 1'-0"

DATE: July 15, 2020

SITE
 ELEVATION

A207

