**Protocol**

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

To view or participate in the Board Meeting, please refer to the following options:

- **In-Person:** Public Meeting Room at 2 George Street, First Floor
- **YouTube Streaming** (to view live or after the meeting): The meeting will be recorded and livestreamed to the City of Charleston BAR-S YouTube channel at [https://www.youtube.com/channel/UCBofP1rUHR3pNAGiY3w7a5Q/playlists](https://www.youtube.com/channel/UCBofP1rUHR3pNAGiY3w7a5Q/playlists).

**WRITTEN PUBLIC COMMENTS:**
Use one of the following methods to submit written comments. The deadline to submit written comments is 12:00 PM one business day before the meeting. Comments must include your name, address, telephone number, meeting date, and project number. Written comments are provided to the Board 24 hours in advance of the meeting and will be acknowledged into the record and summarized; if this is a concern, you are encouraged to attend the meeting in person.

- Complete the Citizen Participation form at [http://innovate.charleston-sc.gov/](http://innovate.charleston-sc.gov/); or
- Call 843-724-3781; or
- Mail comments to the Dept. of Planning, Preservation & Sustainability, 2 George St, Charleston, SC 29401.
Protocol

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

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

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

Results will be posted on the City website at www.charleston-sc.gov/bar.
Approval of Minutes from August 25, 2022 Meeting
Agenda Item #1

56 Congress Street
TMS # 463-16-03-089

Request for demolition of historic structure.

NS | North Central | c. 1920 | Historic Materials Demolition Purview
Agenda Item #1

Applicant’s Presentation
DEMOLISH EXISTING HOME IN IT'S ENTIRITY.
Re: BAR-S Meeting Photos for 56 Congress St Demolition Request

August 15, 2022

1. South and east façade side view from Congress st.
2. West façade from Congress st.
3. North façade from rear of property.
4. Exposed ceiling with water and mold damage. This room is located on the east wall, towards the front of the original structure.
5. Exposed wall interior showing a gypsum sheathing.
6. Exposed wall interior indicating water damage.
7. Exposed west wall with water and mold damage on the ceiling. This room is located on the west wall, towards the front of the original structure.
8. Water damage in ceiling. This room is located on the west wall, towards the end/back of the original structure.
9. Attic space with multiple holes in roof.
10. Wet unsupported beam at rear addition. This room is located on the west wall, towards the end/back of the original structure.
11. Water damage on ceiling. This room is located on the east wall, towards the end/back of the original structure.
12. Water damage on wall and ceiling. This room is located on the west wall, and it part of the addition.
13. Brick separating and grout worn, needs repointing.
14. Stepped crack in brick, missing brick sill, missing weather barrier, and water damage in wall.
15. Brick ties missing at foundation.
16. Gap at addition visible through roof to sky.
17. Loose porch column.
18. Damaged rafter tails.
19. Worn grout and missing brick sill.
20. Damaged rafter tails.
21. Incorrect foundation of addition. CMU “sitting” on each other with no grout/ not tied together.
22. Worn grout at southeast corner.
Context across the street to the right.
Context across the street to the left.
Context on either side of home.
Context at the corner of Benson and Congress.
Per your request, the existing residential structure at 56 Congress Street was evaluated to determine the general structural condition of the home. Below are the visual observations made of the structure during the evaluation as well as the general recommendations based on my findings.

**GENERAL STRUCTURE DESCRIPTION**

The existing structure is a single story residence with wood framing and brick veneer and an asphalt shingle roof. The overall structure is approximately 42’ x 23’ and consists of the original portion with brick veneer (approximately 30’x23’), built around 1920 and a rear addition with vinyl siding (approximately 12’x23’), built within the last 15-20 years.

The original portion of the structure consists of individual brick masonry piers bearing below grade supporting heavy timber floor beams around the perimeter and through the center of the structure with timber floor joists and hardwood plank flooring above. The front porch consists of concrete masonry unit (CMU) wall along the front with brick veneer and a concrete slab supported by the CMU porch wall and the exiting brick veneer at the edge of the house. There are brick piers with decorative wrought iron columns supporting the wood framed porch roof with a metal awning around the perimeter of the porch. The interior walls of the home consisted of timber studs (3x3) visible in areas where portions of the interior gypsum wallboard were previously removed. With the wallboard removed, it was visible that some portions of the structure (west side) had exterior horizontal plank sheathing whereas on the east side there was a mixture of plywood and gypsum-type wallboard exterior wall sheathing. The ceiling and roof framing consisted of 2x4 (1.75”x 3.5”) studs/joists at 24” with gable end wall exterior sheathing and roof sheathing consisting of wood planks.

The rear addition foundation consists of dry-stacked CMU blocks (no mortar between blocks) bearing directly on the soil at grade level (three 8” CMU blocks on one solid 4” thick block resting directly on topsoil). The floor framing consisted of 6x6 timber beams with 2x6 framing at 24” on-center spacing. The floor level of the addition was approximately 4-6” lower than the floor of the original portion of the home and the ceiling was also lower than the original ceiling. It is assumed that conventional 2x4 stud framing was used for the wall construction of the addition but it could not be verified as no wall framing was visible due to wall finishes being intact in the addition. The ceiling and roof framing of the addition consisted of 2x framing members approximately at 16” on center spacing with vertical 2x brace members supporting the roof rafters at mid-span.

**OBSERVATIONS**

Below are the observations made at the time of the site visit. Observations were made of readily observable portions of the structure, no destructive testing or removal of wall, floor or ceiling surfaces were performed. Based on the observations and noted deficiencies, general repair recommendations have been provided in order to establish general repair approaches. It is assumed that further evaluation and design would be required in order to provide direction suitable for construction and permitting requirements, which is outside the scope of this report.
1. FOUNDATION

a. **Brick Pier Mortar Deteriorating (Original Structure)** – The mortar of the brick piers were crumbling to the touch in various piers of the original portion of the home. The brick and mortar appeared damp or moist. It is unknown if these brick piers are founded directly on soil below grade or if they are founded on a concrete footing (individual or strip footing). With the brick veneer of the structure on the west and south side in good condition (no signs of cracks or vertical settlement), there may be a concrete footing present supporting the brick veneer at the least. This would need to be field verified.

   **Repair Recommendation:** It is recommended that the deteriorated mortar of the brick piers be removed and repointed as required.

b. **Loose Bricks On Top of Brick Piers Supporting Floor Beams (Original Structure)** – In various locations, the top course of brick of the brick piers were either removed, had broken off or were never built to the proper height originally and loose bricks were stacked on top of the pier to support the floor beam. One pier had loose bricks stacked on their faces.

   **Repair Recommendation:** It is recommended that the floor framing be temporarily supported and the loose brick be removed and new brick be installed and properly mortared into place. Provide treated wood blocking and shims as required for proper leveling of floor framing.

c. **No Structural Attachment of Floor Framing To Piers/Foundation (Original Structure)** – There were no visible attachment or anchorage of the floor framing (floor beams) to the brick piers to resist lateral or uplift forces from wind or seismic events.

   **Repair Recommendations:** It is recommended that mechanical attachment devices (galvanized metal strapping or mechanical hold-down device) be installed at each existing brick piers as required.

d. **Moisture Below Crawlspace (Original Structure)** - The soil in the crawlspace below the original portion of the house was damp in most places.

   **Repair Recommendation:** It is recommended that a vapor barrier (6 mil polyethylene sheeting minimum) be installed within the crawlspace of the entire structure. It is also recommended that the openings in the brick veneer around the perimeter of the structure be covered (brick veneer, louvers or other skirting materials) to prevent water infiltration below the structure. Grade around the perimeter should be evaluated and ensure that the ground slopes away from the structure. It is also recommended that gutters and downspouts be installed around the perimeter of the entire structure to allow the rainwater to be shed away from the structure.

e. **Signs of Termite Infestation On Framing (Original Structure/Addition)** – Signs of termite activity (mud tubes) were visible on the perimeter beams at the rear corner of the structure.
**Repair Recommendation:** The entire home should be evaluated by a local pest control company to determine level of infestation, damage to the structure and proper treatment. All existing interior wall coverings should be removed in order to determine termite activity and the extent of damage. Any damaged floor/wall/ceiling/roof framing should be replaced in kind.

f. **Dry Stacked CMU Piers (Rear Addition)** – The foundation piers for the addition consisted of 8” CMU piers “dry stacked” (without mortared joints) and were bearing directly on the soil at grade. This type of foundation is not acceptable per current residential building code. One pier was visibly leaning and not provide proper support.

   **Repair Recommendation:** It is recommended that the existing CMU piers be removed and new reinforced concrete footing be installed with the bottom of the footings bearing a minimum of 18” below the existing grade. New steel reinforced CMU piers (fully grouted) should be installed with proper mechanical attachment to the existing floor framing of the rear addition as required.

2. **FLOOR FRAMING**

   a. **Existing Floor Framing Not Structurally Adequate (Rear Addition)** - Based on a structural evaluation of the existing floor framing, some the existing 6x6 floor beams are structural inadequate for the span. The ends of these floor beams were inadequately supported where they abutted the original structure. They were attached via “toe-nails” and inadequate framing clips. In addition, the floor sheathing appears to have been installed parallel with the floor joists instead of perpendicular to the floor joists causing bouncy/spongy floor areas. In general, the construction of this addition appears to be of poor quality and construction methods.

   **Repair Recommendation:** It is recommended that additional CMU piers be installed to reduce the span of the 6x6 floor beams (7 ft max) and piers should be installed at the ends where they abut the original structure. Additional 2x6 floor joists are recommended to be installed between the existing joists to support the existing floor sheathing. The joists should be supported using joist hangers at each end and 8d nails attaching the existing sheathing to the new joists at 6” on center.

3. **EXTERIOR WALLS**

   a. **Termite Damage In Framing (Original Structure & Rear Addition)** - Signs of termite activity (mud tubes) were present on the interior face of the exterior wall of the bathroom in the rear addition. With signs of termite activity in the crawlspace area and in the attic area, it is assumed that portions of the wall framing along the west side of the structure (original & rear addition) are damaged due to this infestation.

   **Repair Recommendation:** It is recommended that the interior wall board of the exterior walls be removed in order to determine the level of damage that may be present from the termite activity. Damaged wall framing and sheathing planks should be removed and replaced as required.
4. **ROOF & CEILING STRUCTURE**

a. **Holes in Roof (Original Structure)** – Sunlight was visible entering through the roof of the original portion of the structure over rear portion by kitchen as well as the side room along west wall. There were corresponding stains in the ceiling in these rooms from previous water damage and the ceiling board was sagging. The hole along the west wall was due to a missing or damaged plumbing vent collar. Water damage may have also contributed to the fallen ceiling board in the front entry room of the original structure due to failed roofing (shingles) or from inadequate flashing around the perimeter gable end or the gable wall attic vent. The age of the existing asphalt shingle roof is unknown.

**Repair Recommendation:** It is recommended that the existing roof shingles be repaired or completely replaced with all roof penetrations properly flashed in order to address the current roof leaks. Damaged ceiling boards should be removed and replaced as required.

b. **Termite Activity In Attic Framing (Original Structure)** – In the attic of the original structure, the plumbing vent that penetrates the roof as mentioned above was not properly flashed allowing water to enter the attic space in this area. Termite infestation and damage was visible in the wood existing top plate, ceiling framing and roof framing in the area of this plumbing vent.

**Repair Recommendation:** It is recommended that all termite damaged wood framing should be removed and replaced in kind as necessary. As stated previously, the existing interior wall boards along the exterior walls should be removed allowing inspection of the existing framing in order to determine the extent of the termite damage.

c. **Exposed Roof Rafter Tails Deteriorated At Overhangs (Original Structure)** – Many of the ends of the existing roof rafters are deteriorating due to exposure to the elements and lack of upkeep and protection. Soffit and fascia boards are missing or deteriorating. It is unknown if the roof is properly flashed at the eaves and gable ends causing water damage to the perimeter of the roof rafters and roof plank sheathing.

**Repair Recommendation:** It is recommended that any damaged or deteriorated roof rafter tail ends be removed and new 2x4 rafter tail ends be installed and sistered to the existing roof rafters as required. Any damaged roof plank sheathing should also be removed and replaced in kind or using 3/4” plywood sheathing as required. The perimeter fascia and soffit boards should be replaced with proper eave and rake edge flashing installed as required.

5. **EXTERIOR OF STRUCTURE**

a. **Front Porch Brick Piers** - The existing brick porch piers supporting the decorative wrought iron columns were loose and not properly attached. Two of the three piers were loose and the third was no stable and able to be moved by hand. This deficiency requires immediate attention.
Repair Recommendation: It is recommended that these brick piers be removed and rebuilt. Additional CMU piers below the slab that tie into the existing footing may be required to provide proper support and attachment of these piers to the porch foundation wall.

b. Rear Entry Stairs & Landing - The existing wood entry stair and landing is deteriorating and not code compliant. The stair tread boards are mostly deteriorated and are a safety hazard. There are no handrails and the railings are not code compliant. Repair Recommendations: It is recommended that the existing rear stairs and landing structure be demolished and a new stair and landing be installed using pressure treated wood with proper handrails and railings meeting current code requirements.

c. Portions of Brick Veneer Damaged/Missing – The existing brick veneer along the east side of the home is in need of repair. The mortar joints need to be repointed, various bricks are missing around the window sills and at the floor level, exposing the framing and wall sheathing to the elements. The gypsum exterior wall board visible on the inside of the structure near the front door is damaged and deteriorated due to water exposure. An exterior wall penetration is not properly flashed. Repair Recommendation: All missing/damaged brick should be replaced to match the existing to the greatest extent possible and any damaged wall framing or sheathing should be replaced as required. All mortar joints along the east wall should be repointed. All wall penetrations and window openings should be properly flashed as required. Depending on the extent of damage to the exterior sheathing and vapor barrier along this wall, the brick may need to be completely removed to address these issues and then re-installed.

**SUMMARY**

The overall condition of the structure is poor-fair. The extent to which there is additional damage in the exterior wall/ceiling framing due to termite activity is unknown at this time. The existing rear addition was constructed in poor workmanship and would recommend demolishing it and rebuilding with proper foundations and framing to meet code requirements. The original portion of the home is in fair condition however given the amount of repairs required throughout the existing home with regard to other trades (mechanical, electrical and plumbing) and any planned alterations that may be desired to be made to the existing home, the evaluation of the structure for compliance and required structural upgrades to meet current/existing building codes would be a substantial effort and cost for your consideration.

The specific conditions given were noted only on the portions of the construction that were observable at the time of the site visit. It is possible that further structural deterioration may be hidden behind interior and exterior wall covering materials adding to the known deficiencies.
If you should have any questions regarding these recommendations or if additional inspections are required, please do not hesitate to call me. I can be reached at (843) 819-3239.

Very truly yours,

VAIL ENGINEERING, LLC.

[Signature]

Christopher Vail, PE, LEED AP
Principal Structural Engineer
### Site Photos

<table>
<thead>
<tr>
<th>PHOTO NO.</th>
<th>DATE</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>P1110407</td>
<td>8/10/22</td>
<td>General photo of structure from front</td>
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**PROJECT NAME:** 56 Congress Street  
**SITE LOCATION:** 56 Congress Street, Charleston, SC 29403  
**PROJECT NO.:** 722027

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<td>P1110405</td>
<td>8/10/22</td>
<td>Photo of East side of structure.</td>
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**PROJECT NAME:** 56 Congress St – Structural Eval  
**SITE LOCATION:** 56 Congress Street, Charleston, SC 29403  
**PROJECT NO.:** 722027
### Structural Evaluation Report: 56 Congress Street, Charleston, SC 29403  
August 12, 2022

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<td>56 Congress Street, Charleston, SC 29403</td>
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#### PHOTO NO. 102551  
**DATE:** 8/10/22

**DESCRIPTION**

Photo of West side of structure.

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#### PHOTO NO. P1110369  
**DATE:** 8/10/22

**DESCRIPTION**

Existing brick pier below original portion of structure with loose bricks supporting center floor beam.
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### PHOTO NO. P1110388
#### DATE: 8/10/22

**DESCRIPTION**
Floor beam of rear addition attached to original structure floor beam using inadequate framing clip. Also in view is evidence of mud tubes from termites on beam.

![Image of floor beam and termites]

### PHOTO NO. P1110341
#### DATE: 8/10/22

**DESCRIPTION**
Photo taken below the rear addition. Left arrow points to leaning CMU block pier, center arrow points to floor sheathing spanning in wrong direction and right arrow points to typical dry stacked CMU pier supporting the existing rear addition.

![Image of floor sheathing and CMU pier]
### DESCRIPTION

**Photo of bathroom wall at rear addition showing termite mud tubes along interior face of exterior wall.**

![Image of termite mud tubes]

### DESCRIPTION

**Photo of sunlight shining through holes in roof over back right corner room of original structure (adjacent to kitchen).**

![Image of sunlight through roof]
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**PHOTO NO.:** 104402  **DATE:** 8/10/22

**DESCRIPTION**

Photo of sunlight shining through plumbing vent penetration in roof along west wall of original structure. Arrow points to roof rafter and ceiling joist damaged by termites.

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**PHOTO NO.:** 102653  **DATE:** 8/10/22

**DESCRIPTION**

Photo of existing exterior wall framing and sheathing near front door. Gypsum exterior wall sheathing damaged and deteriorated with tar paper and brick visible.
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### PHOTO NO. 104150
#### DATE: 8/10/22

**DESCRIPTION**
Existing ceiling gypsum board sagging in rear room below where holes in roof are located.

![Image of sagging ceiling]

### PHOTO NO. 104818
#### DATE: 8/10/22

**DESCRIPTION**
Existing ceiling damage in front of original structure, possibly due to roof leak or other water infiltration.

![Image of damaged ceiling]
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<td>DATE:</td>
<td>8/10/22</td>
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<tr>
<td>DESCRIPTION</td>
<td>Photo of East wall showing missing bricks within the veneer, missing bricks below the window sill and a pipe penetration without any flashing. Rear addition in background.</td>
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| PHOTO NO. | P1110391 | DATE: | 8/10/22 | |
| DESCRIPTION | Photo of East wall showing missing bricks within the veneer, missing bricks below the window sill and a pipe penetration without any flashing. Rear addition in background. |
PROJECT NAME: 56 Congress St – Structural Eval
SITE LOCATION: 56 Congress Street, Charleston, SC 29403
PROJECT NO. 722027

PHOTO NO. P1110392   DATE: 8/10/22

DESCRIPTION
Photo of deteriorated exposed rafter tails and incomplete fascia/soffit construction.
Agenda Item #2

194 Nassau Street
TMS # 459-05-01-060

Requesting after the fact approval for demolition of historic structure.

Not Rated | East Side | c. 1900 | Historic Materials Demolition Purview
Agenda Item #2

Applicant’s Presentation
SCOPE OF WORK

Construct new home identical to existing home on site.

GENERAL NOTES

1. All workmanship and materials shall conform to the requirements of the 2018 Edition of the IBC.
2. Before any work has begun, the contractor shall make a thorough inspection of the building and site to check and verify all dimensions and conditions noting existing work to remain and notifying the owner and drafter in writing of any discrepancies between existing conditions and those shown on the construction documents.
3. Any omissions, conflicts, or discrepancies between the various elements of the construction documents and or specifications shall be brought to the attention of the owner and drafter. All work is to be coordinated so that cooperation between the trades where required is accomplished.
4. Verify all openings throughout construction with all participants trades such as heating, plumbing, electrical trades for size and location. Notify owner and Drafter in writing of any deviations from the construction documents.
5. Follow dimensions explicitly, do not scale drawings. Confirm with Drafter before proceeding if conflict arise.
6. Pool, spas, walls, fences, patio covers, and other free standing structures require separate permit and review.
7. Contractor with his selected H.V.A.C. Subcontractor to assess existing H.V.A.C. systems to determine functionality & code compliance. Make recommendations to owner as to proposed modifications & cost. Advise Owner and Drafter if framing modifications are necessary.
8. Verify & coordinate exterior hardscape, landscape & irrigation systems with owner and landscape drafter/architect.
WOOD
1. All framing lumber (joists, rafters, headers and beams) shall be Hem-Fir Grade #2 or Spruce-Pine-Fir Grade #2 or better, having the following minimum base design values: Bending stress Fb = 975 psi for single member use 1,000 psi for repetitive member use Horizontal shear Fv = 700psi Compression perpendicular to grain Fc = 450 psi  Compression parallel to grain Fc = 115 psi Modulus of Elasticity Ec = 1,300,000 psi Note: Spruce-Pine-Fir (South) is not acceptable. Spruce-Pine-Fir must be graded by NLGA.
2. All exterior deck framing lumber or structural posts shall be Southern Yellow Pine Grade #2 or better, having the following minimum properties (based on 2 x 12 lumber): Bending stress Fb = 975 psi for single member use 1,550 psi for repetitive member use Horizontal shear Fv = 1,150 psi Modulus of Elasticity Ec = 1,300,000 psi Note: Wood noted as (F1) shall be Southern Yellow Pine Grade #2 or better pressure treated to 0.40 pounds per square foot chemical retention. Wood noted as (F2) shall be Southern Yellow Pine Grade #2 or better pressure treated to 0.60 pounds per square foot chemical retention. Wood noted as (F3) shall be Southern Yellow Pine Grade #2 or better pressure treated to 0.90 pounds per square foot chemical retention. Wood noted as (F4) shall be Southern Yellow Pine Grade #2 or better pressure treated to 1.20 pounds per square foot chemical retention. Wood noted as (F5) shall be Southern Yellow Pine Grade #2 or better pressure treated to 1.50 pounds per square foot chemical retention. Wood noted as (F6) shall be Southern Yellow Pine Grade #2 or better pressure treated to 1.80 pounds per square foot chemical retention. Wood noted as (F7) shall be Southern Yellow Pine Grade #2 or better pressure treated to 2.10 pounds per square foot chemical retention. Wood noted as (F8) shall be Southern Yellow Pine Grade #2 or better pressure treated to 2.40 pounds per square foot chemical retention. Wood noted as (F9) shall be Southern Yellow Pine Grade #2 or better pressure treated to 2.70 pounds per square foot chemical retention. Wood noted as (F10) shall be Southern Yellow Pine Grade #2 or better pressure treated to 3.00 pounds per square foot chemical retention. Wood noted as (F11) shall have the following minimum properties: Bending stress Fb = 2,600 psi for single member use Horizontal shear Fv = 285 psi Modulus of Elasticity Ec = 1,300,000 psi NOTE: HIGHER STRENGTH MEMBERS MAY BE USED AS SPECIFICALLY NOTED IN STRUCTURAL DRAWINGS.

GENERAL NOTES
4. All sheathing shall be APA approved. Plywood laminated beams (noted as “LVL” or “Microlam”) shall have the following minimum properties: Bending stress Fb = 2,850 psi for single member use Compression perpendicular to grain Fc = 1,450 psi Compression parallel to grain Fc = 450 psi Modulus of Elasticity Ec = 1,300,000 psi Noted in Structural Drawings. Plywood subflooring shall be APA approved. All structural wood posts under beams and headers over 4’-0” span shall be min. 2” x 4” unless noted otherwise. All structural wood posts under beams and headers over 4’-0” span shall be min. 2” x 4” unless noted otherwise. All wall sill plates shall be anchored to foundation walls with anchor bolts embedded a min. 8’ into poured concrete wall and max. spacing of anchors at 6’-0” O.C. One anchor shall be placed within 12” from end of each sill plate. All anchor bolts are to be coated in a manner compatible with the method of treatment of the sill plate.
18. All wall sill plates shall be anchored to foundation walls with anchor bolts embedded a min. 8’ into poured concrete wall and max. spacing of anchors at 6’-0” O.C. One anchor shall be placed within 12” from end of each sill plate. All anchor bolts are to be coated in a manner compatible with the method of treatment of the sill plate.
19. All exterior wood framework supported on foundation walls shall be a min. 8” above finish grade.
20. All wood framed exterior corners shall be laterally braced min. 4’-0” each direction from the corner with 1/2” exterior plywood or other approved structural sheathing or approved galvanized steel corner bracing.
21. Provide blocking between all joists 2x10 and greater, at intervals not to exceed 6’-0” O.C.
22. All structural wood posts under beams and headers over 4’-0” span shall be min. 2” x 4” unless noted otherwise.
23. Framing shall be detailed and installed in accordance with NFPA Manual for House Framing.
24. Wood frame walls and roof shall be approved with EIFS approved exterior structural adhesive and min. 16 COMMON nails spaced @ 6” O.C. at edges and @ 12” O.C. or intermediate supports unless noted otherwise.
25. All plywood roof, floor and wall sheathing shall be APA approved.
26. All wood blocking, nailing, etc. shall be attached to steel or concrete framing with powered actuated fasteners or 3/16” diameter bolts unless noted otherwise. Fasteners shall be spaced at 32” max. O.C. and shall be staggered. Fasteners shall have a min. capacity of 100# in shear and pullout unless noted otherwise.

DOORS AND WINDOWS
1. Contractor shall verify that windows and doors to be installed shall comply with building code standards for size, light, ventilation, and wind impact loads.
2. Contractor shall install fire-rated doors at specific locations as required by applicable building codes.

THERMAL AND MOISTURE PROTECTION
1. All air spaces in conditioned spaces shall be insulated with min. 1” thick rigid insulation from top of slab downward to 24” below grade and inward 24” from perimeter of slab.
2. Waterproof all exterior foundation walls enclosing habitable spaces as required by applicable building code at exterior of wall prior to backfilling.
3. Flashing: Code approved corrosion resistant flashing shall be provided at top and sides of all windows and door openings in such a manner as to be waterproof, except that self-flashing windows having a continuous lap of not less than 1 3/4” over the sheathing material around the perimeter of the opening, including corners, do not require additional flashing. Jamb flashing may also be omitted when specifically approved by the building official. Similar flashings shall be installed at the intersections of chimneys or other masonry construction with frame or stucco walls, with projecting lips on all sides of stucco coping, and at all horizontal fascias of masonry and wood at roof and wall intersections; under built-up or built-up asphalt or hot asphalts shingles; under built-up or built-up asphalt or hot asphalts shingles; under porcelain tiles; under exterior doors; and in all roof valleys and around all roof openings.
4. The Contractor is further responsible for using sound judgment and accepted building practices to prevent thermal and moisture infiltration and to protect the integrity of the building.
5. Building paper: When veneer of brick, clay tile, fiber cement planks, concrete or natural or artificial stone are used, paper shall be attached to the sheathing with flashing whenever necessary to prevent moisture penetration behind the veneer.

HEATING, VENTILATION AND AIR CONDITIONING
Design and installation of HVAC system, including sizing of equipment and ductwork, is the responsibility of the Mechanical Contractor. These plans typically show suggested locations for installation of return air ducts and gas flues. Duct sizes shown are approximate and actual sizes may vary. Vent sizes and location of these items with design drawings as provided by the installer. ENVIRONMENTAL HAZARDS. These plans do not include design for systems to alleviate specific environmental hazards, including radon gas, sewage of toxicic gases, airborne or radon, acid, lead, or asbestos which may exist on building sites.

P/T, WOOD REQUIREMENTS:
1. P/T EXTERIOR FRAMING SHALL BE PRESSURE-TREATED. FRAMING SHALL BE PRESSURE-TREATED WITH CHROMATIX COPPER ARSENATE (CCA) (AS AVAILABLE AND AS ALLOWED), ALKALINE COPPER QUAKE (ACQ) OR COPPER AZOLE (CRA-AND CA) (NOT SODIUM BORATE (SB))
2. LUMBER OR STRUCTURAL POSTS SHALL BE SOUTHERN YELLOW PINE, GRADE 2 OR BETTER AND SUFFICIENTLY LARGE TO SUPPORT THE LOADS AS SHOWN IN THE STRUCTURAL DRAWINGS.
3. BENDING STRESS “Fb” = 975 PSI FOR SINGLE MEMBER USE
-HORIZONTAL SHEAR “Fv” = 975 PSI FOR SINGLE MEMBER USE
-MODULUS OF ELASTICITY “E” = 1,300,000 PSI
-DEVELOPMENT LENGTH FROM 2” X 12” LUMBER = 8’

2. PREFABRICATED JOIST HANGERS. BEAM HANGERS, POST CAPS AND POST BASES SHALL BE SIZED AND ATTACHED PER MANUFACTURER’S RECOMMENDATION.
3. FASTENERS AND CONNECTORS UTILIZED WITH PRESSURE-TREATED MEMBERS SHALL BE GI85 GALVANIZED OR STAINLESS STEEL.
NOTES ON FLOOR TRUSS SYSTEM:
1. The floor truss systems are assumed to be TJI joists supplied and engineered by Trus Joist or Equal. The Trus Joist supplier is expected to review all systems and details herein for compatibility with the actual system supplied. Floor trusses supplied by other manufacturers may require different details and may not be substituted without consulting the Architect.
2. 1 3/4" minimum bearing is required at joint ends. 3 1/2" minimum bearing is required when joists are continuous over the support.
3. Rim joist material to be 1-1/4" Parallel Strand Composite member (U.N.O.).
4. Nail at bearing with 2-8d or 10d box nails (1 each side), "1/2" minimum from end to minimize splitting.
5. Nail TJI joist blocking panels or TJI rim joist to bearing plates with 8d nails at 8" O.C.
6. Nail rim joist to every TJI joist with 2-8d nails, one each at top and bottom flanges.
7. At least 24" min. squared check to TJI joist top and bottom flanges with 1 1/2" nail.
8. Web stiffeners are required if the sides of joist hangers do not laterally support (contact) the TJI joist top flange. 10. Holes for HVAC, electrical, plumbing, etc. are not allowed except as specifically approved by Trus Joist. Refer to "TJI Hole Charts" in manufacturer's brochure for specific information.
9. Refer to TJI plans herein for specific TJI joist framing reinforcement and attachment. Details not keyed may not be substituted. If a condition arises that is not specifically keyed and detailed here, contact Trusjoist or their supplier for additional detail as required.
10. Contractor shall refer to floor framing diagrams supplied by manufacturer and sealed by a professional engineer for additional information.
6. Basement and foundation walls are dependent upon the completed installation of floors for their stability. Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.

WALL BRACING NOTES:
"UNLESS OTHERWISE CALLED OUT ON THESE FRAMING PLANS, ALL NEW EXTERIOR WALLS (INCLUDING AREAS ABOVE AND BELOW OPENINGS AND ON GABLE END WALLS) ARE TO BE BRACED USING THE CS-WSP METHOD, WHICH CALLS FOR CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING WITH A MINIMUM 3/8" THICKNESS, SECURED AT PANEL EDGES WITH 60 COMMON NAILS AT 8" ON CENTER SPACING, AND AT 12" ON CENTER SPACING AT INTERMEDIATE SUPPORTS (OR 16 ga. x 1 3/4" SPACED FASTENERS AT CENTER OF PANEL EDGES AND SPACED 8" ON CENTER AT INTERMEDIATE SUPPORTS).
"ALL NEW EXTERIOR CORNER FRAMING SHALL BE IN COMPLIANCE WITH FIGURE R620.2.3.1(1)
"LENGTHS OF BRACED WALL PANELS AT CORNERS ADJACENT TO WINDOW & DOOR OPENINGS ARE DESIGNED TO BE IN ACCORDANCE WITH THE MINIMUM REQUIRED BY TABLE R620.10.5.
"WHERE CS8 IS CALLED FOR ON THESE FRAMING PLANS, WALL PANELS ARE TO BE CONSTRUCTED AS CONTINUOUS PORTAL FRAME BRACED WALL PANELS AS PER FIGURE R620.3.1.
"ALL OTHER REQUIREMENTS AND DETAILS CONTAINED IN THE IRC-2009 THAT ARE NOT SPECIFICALLY STATED IN THESE NOTES SHALL ALSO BE FOLLOWED. CONSULT ARCHITECT WITH ANY QUESTIONS REGARDING WALL BRACING REQUIREMENTS IN THE FIELD.

GENERAL REQUIREMENTS:
1. The term "work" as used in these notes shall include all provisions as drawn or specified in these documents as well as all other provisions specifically included by the Architect in the form of drawings, specifications and written instructions.
2. Contractor shall verify all existing dimensions and conditions and shall notify the Architect in writing of any discrepancies before proceeding with the work or shall be responsible for any discrepancies. Contractor shall be familiar with provisions of all applicable codes and shall insure compliances of the work to those codes.
3. These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations regarding safety are and shall be the Contractor's responsibility.
4. Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.
5. In the event of conflict between local, state, and national codes, the more stringent shall govern.
6. All construction is to follow the following code: I.R.C. One and Two Family Dwelling Code, 2018 edition of SC.

STRUCTURAL SPECIFICATIONS GENERAL REQUIREMENTS:
1. Refer to structural drawings in these documents for specific Structural Criteria including live and dead loading for roofs, floors and other structural components. Under no circumstances shall loading be assumed to be less than the applicable building code minimum.
2. The conditions and assumptions stated in these documents shall be verified by the Contractor for conformance to local codes and conditions. In the event of a discrepancy between these specifications and local codes or conditions, the Contractor shall notify the Architect in writing of the discrepancy and special engineering shall be applied to insure the building's structural integrity.
3. These requirements may be supplemented by more stringent information within the drawings. The more stringent information shall be followed.
4. Any additional equipment or fixtures not shown on structural drawings and having a weight in excess of 400 pounds shall be brought to the attention of the Contractor prior to installation.
5. The basic stability of the structure is dependent upon the diaphragm action of floors, walls and roof acting together. Contractor to provide all guys, braces, struts, etc. as required to accommodate all live, dead and wind loads until all final connections between these elements are made.
6. Basement and foundation walls are dependent upon the completed installation of floors for their stability. Contractor shall not place backfill until these elements are completely installed, or Contractor has provided shoring and braces as required to adequately restrain wall.

NOTES ON FLOOR TRUSS SYSTEM:
1. The floor truss systems are assumed to be TJI joists supplied and engineered by Trus Joist or Equal. The Trus Joist supplier is expected to review all systems and details herein for compatibility with the actual system supplied. Floor trusses supplied by other manufacturers may require different details and may not be substituted without consulting the Architect.
2. 1 3/4" minimum bearing is required at joint ends. 3 1/2" minimum bearing is required when joists are continuous over the support.
3. Rim joist material to be 1-1/4" Parallel Strand Composite member (U.N.O.).
4. Nail at bearing with 2-8d or 10d box nails (1 each side), "1/2" minimum from end to minimize splitting.
5. Nail TJI joist blocking panels or TJI rim joist to bearing plates with 8d nails at 8" O.C.
6. Nail rim joist to every TJI joist with 2-8d nails, one each at top and bottom flanges.
7. At least 24" min. squared check to TJI joist top and bottom flanges with 1 1/2" nail.
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9. Refer to TJI plans herein for specific TJI joist framing reinforcement and attachment. Details not keyed may not be substituted. If a condition arises that is not specifically keyed and detailed here, contact Trusjoist or their supplier for additional detail as required.
10. Contractor shall refer to floor framing diagrams supplied by manufacturer and sealed by a professional engineer for additional information.
6. Basement and foundation walls are dependent upon the completed installation of floors for their stability. Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.
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SURVEY

CLOSING SURVEY
0.094 ACRES
TMS 459-05-01-060
194 NASSAU STREET
CITY OF CHARLESTON
CHARLESTON COUNTY, SC
BEING PREPARED FOR: NATHAN BLACKBURN & ELISSA BORTTS
DATE: 11/16/2020 SCALE: 1" = 20'
ATLANTIC SURVEYING, INC.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREBY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RICHMOND 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 ENCODMENTS OF PROJECTIONS OTHER THAN SHOWN.

JAMES KELLY DAVIS, R.L.S. No. 9756

THE PAGES SIZE NEEDS TO BE 11"x17" TO SCALE PROPERLY

WEBSITE: WWW.LOWCOUNTRYHOMEDESIGNER.COM
RIGHT & LEFT ELEVATION

E2  RIGHT ELEVATION
A11  SCALE: 1/8" = 1'

E4  LEFT ELEVATION
A11  SCALE: 1/8" = 1'
### Door Schedule

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<thead>
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<th>Number</th>
<th>Label</th>
<th>Qty</th>
<th>Floor</th>
<th>Size</th>
<th>Width</th>
<th>Height</th>
<th>R/O</th>
<th>Description</th>
<th>Header</th>
<th>Thickness</th>
<th>Code</th>
<th>Manufacturer</th>
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<td>D01</td>
<td>2665</td>
<td>1</td>
<td>1</td>
<td>2665</td>
<td>30'</td>
<td>80'</td>
<td>L</td>
<td>Dr. Bifold-Door B05</td>
<td>2x6x34</td>
<td>3/8&quot;</td>
<td>(2)</td>
<td>1 3/8&quot;</td>
<td></td>
</tr>
<tr>
<td>D02</td>
<td>2665</td>
<td>1</td>
<td>1</td>
<td>2665</td>
<td>30'</td>
<td>80'</td>
<td>R</td>
<td>Barn-Door P04</td>
<td>2x6x35</td>
<td>3/8&quot;</td>
<td>(2)</td>
<td>1 3/8&quot;</td>
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</tr>
<tr>
<td>D03</td>
<td>2665</td>
<td>1</td>
<td>1</td>
<td>2665</td>
<td>30'</td>
<td>80'</td>
<td>L IN</td>
<td>Hinged-Door P03</td>
<td>2x6x36</td>
<td>3/8&quot;</td>
<td>(2)</td>
<td>1 3/8&quot;</td>
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</tr>
<tr>
<td>D04</td>
<td>2665</td>
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<td>2665</td>
<td>30'</td>
<td>80'</td>
<td>R IN</td>
<td>Pocket-Door P05</td>
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<td>(2)</td>
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<tr>
<td>D05</td>
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<td>1</td>
<td>1</td>
<td>3068</td>
<td>36'</td>
<td>80'</td>
<td>L</td>
<td>Dr. Bifold-Door B05</td>
<td>2x6x41</td>
<td>3/8&quot;</td>
<td>(2)</td>
<td>1 3/8&quot;</td>
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<td>36'</td>
<td>80'</td>
<td>R EX</td>
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<td>8</td>
<td>1</td>
<td>3068</td>
<td>36'</td>
<td>80'</td>
<td>R EX</td>
<td>Double Hinged-Door E02</td>
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<td>(2)</td>
<td>1 3/8&quot;</td>
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<tr>
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<td>72'</td>
<td>80'</td>
<td>L/R EX</td>
<td>Double Hinged-Door F07</td>
<td>2x6x77</td>
<td>1 3/4&quot;</td>
<td>(2)</td>
<td>1 3/4&quot;</td>
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### Window Schedule

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<th>Width</th>
<th>Height</th>
<th>Egress</th>
<th>Description</th>
<th>Header</th>
<th>Code</th>
<th>Manufacturer</th>
<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>W02</td>
<td>2627DH</td>
<td>1</td>
<td>1</td>
<td>2627DH</td>
<td>30'</td>
<td>30 5/8&quot;</td>
<td>Double Hung</td>
<td>Double Hung</td>
<td>2x6x34</td>
<td></td>
<td></td>
<td>(2)</td>
</tr>
<tr>
<td>W03</td>
<td>3028DH</td>
<td>1</td>
<td>1</td>
<td>3028DH</td>
<td>36'</td>
<td>32 1/2&quot;</td>
<td>Double Hung</td>
<td>Double Hung</td>
<td>2x6x40</td>
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<td></td>
<td>(2)</td>
</tr>
<tr>
<td>W04</td>
<td>3050DH</td>
<td>8</td>
<td>1</td>
<td>3050DH</td>
<td>36'</td>
<td>60'</td>
<td>Double Hung</td>
<td>Double Hung</td>
<td>2x6x40</td>
<td></td>
<td></td>
<td>(2)</td>
</tr>
</tbody>
</table>

---

**Notes:**

- Door Schedule includes details for various door types and sizes, including pocket doors, bi-fold doors, and hinged doors.
- Window Schedule includes details for different window types and sizes, including double hung windows.
- Titled as "First Floor Door/Window Schedule".

---

**Revision Information:**

- Revision Date: 8/5/2022
- Artist: Nathan Blackburn
- Scale: 1/8" = 1'
FIRST FLOOR ELECTRICAL PLAN

---

**Electrical Schedule**

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<th>Schedule</th>
<th>Number</th>
<th>Qty</th>
<th>Foot</th>
<th>Depth</th>
<th>Height</th>
<th>Attached To</th>
<th>Description</th>
<th>Code</th>
<th>Manufacturer</th>
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<tr>
<td>E01</td>
<td>2</td>
<td>1</td>
<td>12&quot;</td>
<td>12&quot;</td>
<td>5 3/8&quot;</td>
<td>Ceiling</td>
<td>Exhaust Fan 13</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E02</td>
<td>2</td>
<td>1</td>
<td>3 3/8&quot;</td>
<td>7 1/16&quot;</td>
<td>4 1/16&quot;</td>
<td>Hall</td>
<td>Duplex (weatherproof)</td>
<td>WP</td>
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<tr>
<td>E03</td>
<td>2</td>
<td>1</td>
<td>21 3/16&quot;</td>
<td>21 1/16&quot;</td>
<td>1 5/16&quot;</td>
<td>Ceiling</td>
<td>Ceiling Fan (lights)</td>
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<tr>
<td>E04</td>
<td>1</td>
<td>1</td>
<td>3&quot;</td>
<td>3 3/4&quot;</td>
<td>5&quot;</td>
<td>Hall</td>
<td>Single Pole</td>
<td></td>
<td></td>
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<td>12</td>
<td>1</td>
<td>3&quot;</td>
<td>3 3/4&quot;</td>
<td>5&quot;</td>
<td>Hall</td>
<td>Three Way</td>
<td></td>
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</tr>
<tr>
<td>E06</td>
<td>2</td>
<td>1</td>
<td>3&quot;</td>
<td>5 1/16&quot;</td>
<td>5&quot;</td>
<td>Hall</td>
<td>Cabinet Duplex</td>
<td></td>
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</tr>
<tr>
<td>E07</td>
<td>1</td>
<td>1</td>
<td>3&quot;</td>
<td>5 1/16&quot;</td>
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<td>Cabinet Duplex</td>
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<tr>
<td>E08</td>
<td>4</td>
<td>1</td>
<td>3&quot;</td>
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<td>Hall</td>
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<td>5</td>
<td>1</td>
<td>7 1/2&quot;</td>
<td>9 1/2&quot;</td>
<td>14 1/4&quot;</td>
<td>Hall</td>
<td>Oceanside Spherical Sconce</td>
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<td>E10</td>
<td>2</td>
<td>1</td>
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<td>Hall</td>
<td>Downstem</td>
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<td>E11</td>
<td>2</td>
<td>1</td>
<td>1 3/4&quot;</td>
<td>6 1/16&quot;</td>
<td>7 3/8&quot;</td>
<td>Hall</td>
<td>Masured Down Light</td>
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<tr>
<td>E12</td>
<td>4</td>
<td>1</td>
<td>1&quot;</td>
<td>1 1/16&quot;</td>
<td>5 1/16&quot;</td>
<td>Hall</td>
<td>Cape Candleabra</td>
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<tr>
<td>E13</td>
<td>2</td>
<td>1</td>
<td>1 1/2&quot;</td>
<td>1 1/2&quot;</td>
<td>13 1/16&quot;</td>
<td>Hall</td>
<td>Seaside Sconce</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**Building Information**

- **Address:** 2139 Dorchester Road, North Charleston, SC 29406
- **Website:** www.lowcountryhomedesign.com

---

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NATHAN BLACKBURN
194 NASSAU ST. CHARLESTON, SC, 29405

THE PAPER SIZE NEEDS TO BE 11" x 17" TO SCALE PROPERLY
Agenda Item #3

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

Request conceptual approval for new two-story guest-house, pool, and pergola.

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

Applicant’s Presentation
ZONING INFORMATION

TMS#: 457-12-04-009
JURISDICTION: CITY OF CHARLESTON
NEIGHBORHOOD: CHARLESTOWNE
SUBDIVISION: SOUTH OF BROAD
ZONING: SR-4
FEMA FLOOD ZONE: AE-10 {45019CO2518K - JAN. '21}
FREEBOARD REQ.: 2'
APPROXIMATE GRADE: 9.8' AMSL @ SIDEWALK
LOT SIZE: 29,456 SQ FT.
LOT COVERAGE EXIST: 4926 SQ FT. (16.7%)
LOT COVERAGE PROPOSED: 5836 SQ FT. (19.8%)
LOT COVERAGE MAX: 35%
ACCESSORY BLDG SETBACKS: FRONT: 60', SIDE 9'

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

DRAFTING SHEET LIST

C5 COVER SHEET
A0.1 SANBORN MAP
A0.2 EXISTING SURVEY
A1 PROPOSED SITE PLAN
A2 POOL HOUSE FLOOR PLANS
A3 POOL HOUSE ELEVATIONS
A4 POOL HOUSE BUILDING SECTION
A5 POOL HOUSE WALL SECTIONS & DETAILS
A6 PERGOLA STRUCTURE PLANS & ELEVATIONS
A7 STREETSCAPE RENDERINGS
A8 STREETSCAPE ELEVATION
A9 ADDITIONAL MATERIAL NOTES
PERGOLA STRUCTURE - PLAN
SCALE: 1/4" = 1'-0"

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

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

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

THE RUCKER RESIDENCE
119 + 121 BROAD STREET
HOME RENOVATION

PERGOLA STRUCTURE

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

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

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

REAR ELEVATION: 1/4" = 1'-0"

PERGOLA STRUCTURE

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

SCALE: 1" = 10'-0"
CUSTOM TRADITIONAL WOOD WINDOWS & DOORS
SCALE: N.T.S.

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

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

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

ROOFING:
PERGOLA STRUCTURE, & POOL HOUSE ROOFING TO BE HIGHEST QUALITY STANDING SEAM METAL OR CRIMPED GALAVLUME PER CITY PREFERENCE - SLATE GRAY KYNAR FINISH

COLUMN / RAILING / CORNICE DETAILS (TO MATCH MAIN HOUSE - SHOWN ABOVE)
SCALE: N.T.S.

SLATE GRAY

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

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

ROOFING:
PERGOLA STRUCTURE, & POOL HOUSE ROOFING TO BE HIGHEST QUALITY STANDING SEAM METAL OR CRIMPED GALAVLUME PER CITY PREFERENCE - SLATE GRAY KYNAR FINISH

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

COLUMN / RAILING / CORNICE DETAILS (TO MATCH MAIN HOUSE - SHOWN ABOVE)
SCALE: N.T.S.

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

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

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

COLUMN / RAILING / CORNICE DETAILS (TO MATCH MAIN HOUSE - SHOWN ABOVE)
SCALE: N.T.S.

SLATE GRAY

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

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

ROOFING:
PERGOLA STRUCTURE, & POOL HOUSE ROOFING TO BE HIGHEST QUALITY STANDING SEAM METAL OR CRIMPED GALAVLUME PER CITY PREFERENCE - SLATE GRAY KYNAR FINISH

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

COLUMN / RAILING / CORNICE DETAILS (TO MATCH MAIN HOUSE - SHOWN ABOVE)
SCALE: N.T.S.

SLATE GRAY

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

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

ROOFING:
PERGOLA STRUCTURE, & POOL HOUSE ROOFING TO BE HIGHEST QUALITY STANDING SEAM METAL OR CRIMPED GALAVLUME PER CITY PREFERENCE - SLATE GRAY KYNAR FINISH

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

COLUMN / RAILING / CORNICE DETAILS (TO MATCH MAIN HOUSE - SHOWN ABOVE)
SCALE: N.T.S.

SLATE GRAY

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

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

ROOFING:
PERGOLA STRUCTURE, & POOL HOUSE ROOFING TO BE HIGHEST QUALITY STANDING SEAM METAL OR CRIMPED GALAVLUME PER CITY PREFERENCE - SLATE GRAY KYNAR FINISH

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

COLUMN / RAILING / CORNICE DETAILS (TO MATCH MAIN HOUSE - SHOWN ABOVE)
SCALE: N.T.S.
Agenda Item #4

9 Coming Street
TMS # 457-04-03-019

Request conceptual approval for new piazza screen, new two-story piazza, extension of second floor addition to ground, and new rear addition.

Not Rated | Harleston Village | c. 1901 | Old and Historic District
Agenda Item #4

Applicant’s Presentation
HELLER RESIDENCE
9 COMING STREET
CHARLESTON, SOUTH CAROLINA 29401

SCOPE OF WORK:
EXISTING BUILDING
ADD NEW PIAZZA SCREEN AND GROUND AND 2ND FLOOR COVERED PIAZZA. EXTEND EXISTING 2ND FLOOR "BUMP-OUT" TO GROUND

ADDITION
REMOVE EXISTING GROUND FLOOR REAR ADDITION
NEW 2 STORY ADDITION

CODE / ZONING INFORMATION
ZONING JURISDICTION
CITY OF CHARLESTON
ZONING DISTRICT: DR-2F
T.M.S. #: 457-04-03-019
FLOOD ZONE: AE 10
ELEVATION OF SITE: 6.4' ABOVE M.S.L. AT FRONT OF PROPERTY
PROPERTY AREA: 2,088 SF

APPLICABLE CODES
ALL WORK, MATERIALS, AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ALL ORDINANCES, AND THE LATEST ADOPTED ADDITION OF THE NATIONAL, STATE AND LOCAL BUILDING CODES, INCLUDING BUT NOT LIMITED TO THE 2018 INTERNATIONAL EXISTING BUILDING CODE, THE NEC, NFPA CODES, SAFETY AND HEALTH REQUIREMENTS AND ENERGY CODE.

SETBACKS:
SETBACKS REQUIRED:
FRONT: NR (TTL F & R - 7')
REAR: 7'
SIDE (SOUTH/WEST): 7'
SIDE (NORTH/EAST): 3'

EXISTING SETBACKS:
FRONT: 0
REAR: 26' - 0"
SIDE (SOUTH/WEST): 9' - 4"
SIDE (NORTH/EAST): 1"

PROPOSED SETBACKS:
FRONT: NO CHANGE
REAR: 7' - 6"
SIDE (SOUTH/WEST): 9' - 4"
SIDE (NORTH/EAST): 1"

MEETS ZONING REQUIREMENTS CONTINUING NON-CONFORMING NORTH SETBACK

LOT OCCUPANCY:
LOT OCCUPANCY ALLOWED BY ZONING:
50%
FOOTPRINT ALLOWED:
1,044 SF

PROPOSED LOT OCCUPANCY:
EXIST 631 SF + PROPOSED 347 SF = 978 SF (46.8%)
TOTAL PROPOSED FOOTPRINT

HEIGHT RESTRICTIONS:
MAXIMUM HEIGHT ALLOWED BY ZONING:
50% 3 STORIES

EXISTING HEIGHT:
2 STORIES - 26' - 6"

PROPOSED HEIGHT:
2 STORIES - 26' - 6"

MEETS ZONING REQUIREMENTS
NORTH SIDE

WEST SIDE
CHARLESTON, SOUTH CAROLINA
843.906.4794  robbie@rmachs.com

HELLER RESIDENCE
9 COMING STREET CHARLESTON
SC 29401

BAR SUBMITTAL 08/29/2022

A0.3
FIRST FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"
SECOND FLOOR PLAN - EXISTING
SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN - PROPOSED
SCALE: 1/8" = 1'-0"
SOUTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

DOUBLE HUNG WOOD WINDOWS
PAINTED WOOD SIDING
PAINTED WOOD & GLASS DOORS
CMU FOUNDATION
STUCCO
MASONRY LANDING & STEPS
EXISTING 2ND FL 'BUMP OUT' TO ENTER TO GROUND LEVEL
NEW PIAZZA SCREEN
NEW COVERED 2ND FL PIAZZA
NEW GRADE LEVEL ENTRY & COLUMNS

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

10.00' M.S.L.
6.4' M.S.L.
11.00' M.S.L.
10.00' M.S.L.
6.4' M.S.L.

EXTERIOR ELEVATIONS - EXISTING & PROPOSED
HELLER RESIDENCE
9 COMING STREET CHARLESTON
SC 29401
BAR SUBMITTAL 08/29/2022
HELDER RESIDENCE
9 COMING STREET CHARLESTON
SC 29401

WEST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

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

PAINTED WOOD SIDING
STATIONARY WINDOW
PAINTED WOOD DOOR
CMU FOUNDATION
STUCCO

HOOD & BRACKETS
OVER REAR ENTRY

BAR SUBMITTAL 08/29/2022

A3.3
Agenda Item #5

161 Tradd Street
TMS # 457-11-04-029

Requesting conceptual approval for piazza enclosure on two stories.

Category 3 | Charlestowne | c. 1870 | Old and Historic District
Agenda Item #5

 Applicant’s Presentation
Attached are the drawings which I mentioned to you that shows the back portion of the Piazza being inclosed due to health issues in the Owners family. I submitted a previous set to the BAR and they requested added information including approval from Zoning.

Please review this new section being enclosed and provide feedback to the BAR that you have reviewed these drawings and your approval.

If you see any issues, please get back to me so we can have the easiest approval from the BAR.

---

Dennis Schumm, Architect
(843) 200-2167-cell/text
dennis.schumm@gmail.com

08-18-2022.pdf
874K

Sean,

I sent the drawings a few days ago and in a discussion with the BAR today they stated that you needed to send something to me stating there were not any issues with zoning in our enclosure of the back portion of Miller's piazza.

Please advise so I can get the submittal to the BAR in the next day or two.

Dennis Schumm

[Quoted text hidden]

---

Good Morning,

The plans are fine for zoning as long no additional sq ft are added to the Project beyond the enclosure.

Sean Killion
Associate Planner
City of Charleston|Department of Planning, Preservation and Sustainability
From: Dennis Schumm <dennis.schumm@gmail.com>
Sent: Thursday, August 25, 2022 9:33 PM
To: Killion, Sean <killions@charleston-sc.gov>; Ross Miller <miller@millerconwaylaw.com>; Zack King <zking@palmettocraftsmen.com>; Christopher Pinelli <cpinelli@palmettocraftsmen.com>
Subject: Re: 161 Tradd

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

[Quoted text hidden]
Zoning Verification Letter

Date: August 15, 2022

To Dennis Schumm
4759 Arco Ln
North Charleston, SC 29418

Sent Via: Email

To whom it may concern:

This information is being provided in response to your request to verify the zoning for the following referenced property: 161 Tradd St; TMS No. 4571104029

BASE ZONING. The City of Charleston Interactive Zoning Map, which is available on-line at http://gis.charleston-sc.gov/interactive/zoning/, shows that the referenced property is located in the City of Charleston and has the following base zoning classification: Diverse Residential (DR-1)

Adjacent Properties are zoned: Single Family Residential (SR-2), Diverse Residential (DR-1)

OVERLAY ZONING: The referenced property is also located in the following overlay zone: Amusement and Recreation Overlay, Old and Historic District, Short Term Rental Category 1

OLD CITY HEIGHT DISTRICT: The referenced property is also located in the following Old City Height District: 2.5

At the present time, the Zoning Division is not aware of a pending zoning violation on the referenced property. A Freedom of Information Act (FOIA) request is required if you are interested in additional information or documents on the referenced property. FOIA requests are preferred through our online portal located at http://charleston-sc.gov/foia, but may also be submitted to the City of Charleston Corporation Counsel, 50 Broad Street, Charleston, South Carolina 29401 or via fax at (843) 724-3706.

NON-CONFORMING USES: The City cannot certify that a property conforms to the Zoning Ordinance. If this property contains a zoning legal non-conforming use, the use of the property is governed by Section 54-110 of the Zoning Ordinance.

Please let me know if I can be of further assistance.

Sincerely,

Sean Killion
Associate Planner
Zoning Division
TO: BOARD OF ARCHITECTURAL REVIEW
FROM: ROSS MILLER & JENNIFER HOFFMAN
ADDRESS: 161 TRADD ST., CHARLESTON, SC 29401
RE: STATEMENT IN SUPPORT OF PIAZZA ENCLOSURE

Dear Members of the Board of Architectural Review:

Thank you for considering this request to permit the enclosure of a portion of the piazzas at 161 Tradd St. We understand the BAR has a policy statement regarding the enclosure of piazzas; and, as a native Charlestonian, recognize Charleston is unique in its collection of historically and architecturally significant buildings, including our home. Like BAR, we want to preserve the distinctive character of our home but need to make a change to meet the needs of our family.

BAR considers historic, architectural, and aesthetic features of the piazza, surrounding area, use, and its importance to the city when deciding a case. Applications must demonstrate: the need is compelling, and no alternative could reasonably accomplish the purpose; alternative solutions will result in unacceptable alterations to the historic fabric of the home; and the location of the enclosure shall be to the rear of the piazza, minimal in size, and not alter the relationship between house and piazza. The following sets forth the reasons the enclosure meets these requirements.

A. COMPELLING NEED FOR THE PIAZZA ENCLOSURE

1. Safety Issues

As you can see in Exhibit A, the staircase at issue, which provides access to the master bedroom, is not built to code and is a safety hazard. Jenny has fallen down the stairs on 2 occasions due to the steep incline and height of the steps. This is a hazard but is even more so for us given Jenny suffers from a brain aneurism and we carry a 17-month baby up and down the staircase daily.

We propose relocating the stairs, which will allow the stairs to be built to code and provide safe usage. This change requires extending onto the 1st floor piazza to provide space needed for the same. There is no alternative location given the layout and narrow floorplan.

2. Handicap Accessibility and Use/Enjoyment

Our ability to enjoy use of the home, which has become our family’s gathering place since our daughter was born in August 2021, is another reason for the enclosure. Unfortunately, we have a disabled aunt unable to spend time at our home given we do not have an ADA compliant bathroom to accommodate her special needs. Our beloved aunt is forced to leave, load her scooter onto her car, painfully maneuver to her driver’s seat, drive to a hotel to use a compliant bathroom, return to her car and to our home humiliated. We would love to provide a safe, comfortable space for her, and other disabled visitors, including a lifelong friend with Parkinson’s disease.

We propose using the 1st floor enclosure to build an ADA compliant bathroom to allow family and friends to safely gather at our home. The current bathroom cannot be converted into an ADA compliant space given its size and location. The enclosure would ease the burden on the disabled and allow us to safely access the 2nd floor. This is compelling and warrants adjudication in favor of the proposed enclosure.
B. NO ALTERNATIVE SOLUTIONS AVAILABLE

Three architects have reviewed the plans and agree adding an ADA compliant bathroom on the 1st floor is not possible without an enclosure. The architects also agree an enclosure is needed to relocate and build a staircase to code, which would allow us to safely ascend and descend the stairs.

C. LOCATION, SIZE AND CONCEPTUAL RELATIONSHIP OF THE ENCLOSURE

1. Location and Size of the Enclosure

As you can see from the attached drawings, the proposed enclosure is at the rear of the piazzas, which complies with BAR’s policy; and takes up approximately 25% of the piazzas. The enclosures would not interfere with windows, affect the original footprint of the house and occupies only the space required to build the facilities needed.

2. The Enclosure Does Not Alter the Relationship Between the House and Piazza

The proposed enclosure does not alter the conceptual relationship between house and piazzas. Rather, the enclosure will tie the piazzas into the house given the seamless look shown in our drawings. This will preserve the historic character of the home and meet our needs.

We recognize the history of our house and neighboring homes. In this vein, we replaced electric lamps with period correct gas lanterns, ensured the home’s structural integrity while preserving the original floors via carefully executed foundation work and maintained original plaster accents via preservation services when installing light fixtures. We will use historic materials, features, and spatial relationships to ensure the enclosure looks original to the home.

D. HISTORIC, ARCHITECTURAL & AESTHETIC FEATURES OF THE AREA

While surveying the 4-block area surrounding our home, I found 27 houses with a full or partial enclosure. It stands to reason the proposed enclosure meets the historic, architectural, and aesthetic feature of the surrounding area. Directly across from our home is row of townhomes built in 1980, which do not comport with the neighborhood’s aesthetics. Onlookers will focus on this row of homes rather than a seamless enclosure in the back of our house, barely visible from the street.

E. CONCLUSION

We are asking BAR to permit an enclosure, which is not something we or BAR take lightly. We will ensure the enclosures will honor the history of our home and city; and would not request the enclosure if it was not necessary for the safety of our family. Thank you for your service to the City of Charleston and we look forward to meeting with you to review this project more fully.

Respectfully Submitted,

Ross Miller
# Miller Residence Renovations

161 Tradd Street  
Charleston, SC 29401  
TMS457-11-04-029

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| A-0  | Cover Sheet                  |
| A-1  | New First Floor Plan         |
| A-2  | New Second Floor Plan        |
| A-3  | Existing First Floor Plan    |
| A-4  | Existing Second Floor Plan   |
| A-5  | First Floor Demolition Plan  |
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| A-7  | New West Elevation Plan      |
| A-8  | Existing West Elevation      |
| A-9  | New North & South Elevation  |
| A-10 | Existing South Elevation     |
| A-11 | Existing East Elevation      |
| A-12 | Existing Roof Plan           |
GENERAL NOTES:

1. Scope of new work includes the addition of 2.
   levels of new enclosure on the back portion of
   the piazza. A distance of 10'-6" from existing
   room to the first floor with a second floor
   master bedroom area.

2. All new design & construction shall follow
   2018 International Residential, 2018 Plumbing,
   2018 Mechanical, 2017 Electrical, & 2009 Energy
   Code Requirements.

3. All lumber used in construction shall be
   southern pine, grade 2 or better.

4. This for this property is 18-107-11-00-020.

5. Home is located in old & historic district.

6. Zoning classification is OR-10 Residential, ord.

7. Old city heights, district is 2.5.

8. All new walls noted as XXXX shall be 2'-6"
   stud with 1/2" drywall on all exposed faces.
EXISTING FIRST FLOOR PLAN (1354 SF)

SCALE 1/4" = 1'-0"

NORTH
SECOND FLOOR DEMOLITION PLAN

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

SCALE: 1/4" = 1'-0"
ELEVATION 3 - EXISTING WEST

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

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

FRONT ELEVATION - NORTH

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

SCALE: 1" = 1'-0"
EXISTING ROOF PLAN

SCALE: 1/4" = 1'-0"
Agenda Item #6

6 Montagu Street
TMS # 457-04-01-082

Request conceptual approval for alterations to historic house including rear addition.

Category 2 | Harleston Village | c. 1803 | Old and Historic District
Agenda Item #6

Applicant’s Presentation
6 MONTAGU

09.08.2022 CONCEPTUAL DESIGN

SIMONS YOUNG + ASSOCIATES
6 MONTAGU
6 MONTAGU STREET, JOHN RUDOLPH SWITZER HOUSE

Constructed circa 1803; rehabilitated 1964

John Switzer, a saddler with a shop on King Street, built this plantation style dwelling in the emerging suburb of Harleston Village sometime after acquiring the property in 1803. A two-story piazza supported on an arcaded brick foundation fronts the two-and-a-half-story wooden dwelling, which has a pediment in the roof. The principal tier of the piazza, with a columned arcade, is original, while the second story constitutes a slightly later addition. A fanlighted Neoclassical style doorway with attenuated fluted pilasters provides entry into the house, which retains much of its delicate Federal style woodwork. Although a later owner changed the windows to two-over-two lights in the postbellum period, the house otherwise retains a high degree of integrity.

The house passed through several owners, including Keating Simons Laurens, grandson of Henry Laurens. Mr. and Mrs. George A. Z. Johnson, natives of Harleston Village, restored the house in the mid-1960s.

The Buildings of Charleston, Poston, Jonathan H., for Historic Charleston Foundation. copyright 1997 USC Press
NEIGHBORHOOD AND RIGHT OF WAY VIEWS
EXISTING CONDITION PHOTOGRAPHY
EXISTING + HISTORIC CONDITION PHOTOGRAPHY

6 MONTAGU - CONCEPTUAL DESIGN

SIMONS YOUNG + ASSOCIATES
INSPIRATION IMAGES
RENOVATION and ADDITION - 6 MONTAGU STREET
BOARD of ARCHITECTURAL REVIEW
CONCEPTUAL REVIEW - SEPTEMBER 8, 2022

INDEX of DRAWINGS
A100a SURVEY of EXISTING SITE
A100b SITE PLAN
A101 GROUND FLOOR PLAN
A102 FIRST FLOOR PLAN
A103 SECOND FLOOR PLAN
A104 ATTIC FLOOR PLAN
A201 SOUTH ELEVATION
A202 WEST ELEVATION
A203 NORTH ELEVATION
A204 EAST ELEVATION
A205 PERSPECTIVES

The project is compliant with City of Charleston zoning requirements and does not require any variances or special exceptions.
ZONING INFORMATION

ZONING: DR-1F
SETBACKS:
FRONT 25'
REAR 25'
SIDE TOTAL 15'
SIDE EAST 3'
SIDE WEST 9'
LOT COVERAGE 50%
HEIGHT 3 STORY
FEMA X ZONE
EXISTING HOUSE
EXISTING ADDITION
PROPOSED ADDITION

EXISTING WINDOWS AT GROUND FLOOR TO BE REPLACED
WITH WOOD WINDOWS TO MATCH ORIGINAL HOUSE

METAL COPING
METAL FRAMED SCREEN PORCH
WOOD LOUVERS BEHIND SCREEN

8" VERTICAL T&G WOOD SIDING ON EXISTING WALL
4" T&G SIDING WITH METAL CLAD WOOD WINDOWS AT RECESS
METAL CLAD WOOD CASEMENT WINDOW AT EXISTING WALL

METAL COPING
WOOD DOUBLE HUNG WINDOWS WITH WOOD TRIM
8" LAP WOOD SIDING
METAL FIRE STAIR & RAILINGS
STUCCO & BRICK CHIMNEY
BRICK WALLS AT GROUND FLOOR
WOOD BALUSTRADE & COLUMNS AT PIAZZA
WOOD DOUBLE HUNG WINDOWS WITH WOOD TRIM
8" LAP WOOD SIDING
METAL STANDING SEAM ROOF

6 MONTAGU
EAST ELEVATION

SCALE 3/16" = 1'-0"
Request conceptual approval for new front windows changing proportions, new dormers on front, new doors at balcony, and new fenestration at third floor.
Boundary Survey
86 Murray Boulevard
located
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

MURRAY BOULEVARD (70' R/W)

Surveyor's Statement
I hereby state that to the best of my knowledge, information, and belief the herein shown boundaries are correct and conform to the original field notes and recorded legal description of said premises and do hereby certify that the herein shown boundaries are determined by survey and do bear the needed marks by a Class III Survey as specified herein. Where there are no visible encroachments or projections other than shown.

By:
James D. Parkinson, P.L.S. No. 2261

Survey Notes
1. Reference Tax Map Number 457-11-02-05
2. Reference Plat Book C Page 254 dated 2/22/1914
3. Property Owners: Nigel Cooper and Kathleen McCarrthy
4. Surveyor has made no investigation or independent search for evidences of record, restrictions, covenants, easements, or any other facts that may affect the premises.
5. This lot has been checked against area FEMA maps and to the best of the surveyor's knowledge, said lot is located in Flood Zone AE (10') and Zone VE (L) Property is located in a Moderate Wave Action Zone.
6. TOTAL AREA: 0.877 Acres 8130 Square Feet

Surveyor and Surveyor's Company Agent
Nigel Cooper and Kathleen McCarrthy
86 Murray Boulevard
Charleston, SC 29401

Surveyor's Company
PALMETTO SURVEYING, INC.
2331 Ashley River Road
Charleston, SC 29414
PHONE: 843-551-7691 FAX: 843-551-7692
EMAIL: PalmettoSurveying@gmail.com
STAFF AND BOARD COMMENTS:

STAFF COMMENT:

1. Narrow dormers are typical of that area of Murray Boulevard and are seen on several adjacent structures.  

RESPONSE:  
While there are many narrow dormers on Murray Boulevard, there are also many double and triple dormers.  See Sheet T003 for examples.

2. The new dormers are better in proportion to the scale of the house.  

RESPONSE:  
We agree.  Additionally, there are 2 bedrooms currently on that floor with no means of egress.  The larger dormers will provide egress.

3. Proposed balcony doors are very modern and should be restudied. If the purpose is for more light, a centered door with side lights would match the existing symmetry of the house  

RESPONSE:  
We have studied this idea and are presenting the existing door to remain with the addition of side lights to align with the front door below.  This would increase the light in the dark upstairs hallway.  The proposed window nitches symmetry over the doors.

4. The existing single window on the east elevations breaks the pattern of that wall.  The proposed window restores symmetry.  

RESPONSE:  
We agree

5. Staff has concerns with the proposed alterations to the ground floor fenestration.  While the proposed window are in keeping with the existing facade, this property is in an AE(12) flood zone so the proposed changes could cause issues with flooding.  

RESPONSE:  
We were initially trying to make the facade look better with larger windows on the ground floor, but agree with your comments.

This ground floor has been renovated 2 or 4 times with the owners going back and forth between windows and doors on this level.  See sheet T002.  There are currently flood gates and other flood prevention mechanisms in place that will remain.

BOARD COMMENTS:

1. Clarification of effects flood zone to ground level  

RESPONSE:  
We have obtained an elevation certificate showing the ground floor level at 4.7'.  As we mentioned above, the ground floor has been renovated with BAR and building department approval several times since 2004.  We are now proposing to keep the existing fiberglass window openings on the ground floor.

2. Alterations on historic portions of building, verify age and materials of all windows and doors where changes are requested.  

We have identified that all windows to be changed are, in fact, Marvin Integrity fiberglass clad windows.  See photos on sheet T002.  The doors at the balcony are wood and we are proposing retaining those.  We would very much like to increase the window lengths on the first and second floors as they are oddly undersized for the proportion of the house.  The light and views would be increased as well as the aesthetic improvement.  Equally, we would like to increase the dormer size on the front to add egress to the bedrooms and also be more proportionate with the architecture.  The rear renovations are not visible.

PREVIOUS REVIEW BY BAR:  
CONCEPTUAL REVIEW - 8/11/22

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

First Floor Plan - Proposed

Date: July 13, 2022

Cole Residence

48" Ref. Trash
36" Stove
4' - 0" x 11' - 6" Island
Coffee Pantry
23' - 7" x 14' - 3" Kitchen
14' - 7" x 9' - 0" Breakfast Area
Pantry 4' - 6" x 7' - 8"
Tall Cabinets
48" Arch
30" Vanity
30" Ovens
Library 9' - 5" x 17' - 10"
Butler's Pantry 9' - 2" x 4' - 10"
Wine Wet Bar 8' - 2" x 7' - 8"
Coats 30"

Table: 1/4" = 1'-0"
Cole Residence
86 Murray Drive
Charleston, South Carolina

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

Date: July 13, 2022

Second Floor Plan - As-Built
Second Floor Plan - Proposed
ATTIC FLOOR PLAN - AS-BUILT

ATTIC FLOOR PLAN - PROPOSED

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

Caldie Residence
86 Murray Drive
Charleston, South Carolina

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

ATTIC FLOOR PLAN

DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE DESIGNER WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT. THESE DRAWINGS CANNOT BE CHANGED OR REPRODUCED WITHOUT WRITTEN CONSENT OF THE DESIGNER.
ROOF PLAN - AS BUILT
SCALE 1/4" = 1'-0"

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

---

**South Elevation - Previously Submitted**

- Ground Floor Slab - Elev 4.7'
- First Floor Ceiling
- Second Floor
- Second Floor Ceiling
- Third Floor
- Third Floor Ceiling
- Knee Wall HT
- Plate HT
- Window & Door HT
- Door HT
- Window HT

---

**South Elevation - Proposed**

- Ground Floor Slab - Elev 4.7'
- First Floor Ceiling
- Second Floor
- Second Floor Ceiling
- Third Floor
- Third Floor Ceiling
- Knee Wall HT
- Plate HT
- Window & Door HT
- Door HT
- Window HT

---

New Dormer with Egress Windows - Details to match existing
New Windows - Details to match existing
New Windows - Details to match existing
New Windows - Details to match existing
New Windows - Details to match existing
New Doors @ Balcony

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Colett Residence
Charleston, SC

---

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

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Date: August 23, 2022

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A201A
WEST ELEVATION - AS BUILT

SCALE 1/4" = 1'-0"

WEST ELEVATION - PROPOSED

SCALE 1/4" = 1'-0"
EXTERIOR ELEVATIONS

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

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

NEW DORMER - DETAILS TO MATCH EXISTING
NEW WINDOWS AND SHUTTERS
ENCLOSE ON BAY OF EXISTING PORCH
NEW WINDOWS
NEW WINDOWS
NEW DOORS @ GROUND FLOOR
NEW DOOR IN EXISTING LOCATION
Agenda Item #8

89 & 89 ½ Wentworth Street
TMS # 457-04-03-002

Request conceptual approval for new masonry garden wall.

Category 2 | Harleston Village | c. 1787 | Old and Historic District
Agenda Item #8

Applicant’s Presentation
Agenda Item #9

79 Ashley Avenue
TMS # 457-03-03-194

Request conceptual approval for hardscape and lighting alterations.

Category 2 | Harleston Village | c. 1842 | Old and Historic District
Agenda Item #9

Applicant’s Presentation
GARDEN RENOVATION
79 Ashley Ave.
Charleston, South Carolina
Proposed scope of work:
1. Add brick border to define lawn.
2. Paint existing fountain and porch floor Charleston Green.
3. Add landscape lighting.
4. Add irrigation system.
5. Remove existing plants and add new plants.
FUTURE PHASE

- remove spider lilies
- transplant fatsia, holly fern

- transplant fatsia

- remove hibiscus
- remove all Indian Hawthorne
- transplant fatsia, holly fern
- transplant sago palm
- replace all lawn
- remove spider lilies

- remove African iris
- remove elephant ears and cannas

- prune crape myrtle limbs overhanging fence

-existing fountain, brick paving, and arbors to remain
Brick stretcher border with brick sailor curb
90 LF

Brick header course set in mortar with raked mortar joint (3/8" wide max.)

Brick stretcher course set in mortar (where indicated on plan) with raked mortar joint (3/8" wide max.)

Note: Match existing brick walk (brick and mortar)

adjacent finish grade

hold 1/2" below brick sailor

4" mortar bed (Type S)
2" thick mortar (Type S)
Compacted subgrade (95%)
Notes:
1. Provide irrigation to all new plant materials and lawn.
2. Run Micro-drip irrigation emitters to pots on side and front porches.
3. Add 3 flats dwarf mondo grass in verge next to driveway. (remove existing grass)
PLANTING NOTES

1. Tree plantings and bedlines shall be staked in field by Landscape Contractor for Landscape Architect’s approval prior to installation. Landscape Architect reserves the right to make adjustments to planting locations as necessary.

2. All beds to be properly prepared for plant material: till to a depth of 6”.

3. Soil to be amended as follows: 2” topsoil for all lawn areas, 3” 8:2 topsoil and compost mix for all plant beds, apply fertilizer and pre-emergent weed inhibitor such as Preen, or equal.

4. All beds to me mulched to a depth of 3” minimum with shredded hardwood mulch unless noted otherwise.

5. Landscape Contractor is responsible for maintaining all installed plants and lawn areas until acceptance by Landscape Architect.

6. Landscape Contractor shall make arrangements for temporary irrigation system services to maintain plants until they are planted, and until irrigation systems is fully functional.

7. All lawn areas and plant beds to receive full irrigation coverage unless otherwise noted. Irrigation system to include spray heads for all plant beds and lawn areas. Landscape Contractor to submit shop drawings of proposed irrigation system to Landscape Architect for review and approval prior to implementation.

8. All plant beds to have a trenched edge between lawn and plant bed unless otherwise noted.

9. Contractors to verify quantities of specified plants, reporting any discrepancies which may affect bidding to Landscape Architect.

10. All plant material shall meet or exceed ASNS standards. Only accepted horticultural practices will be permitted for all planting operations.

11. All planted material shall have a 1 year warranty from the date of acceptance. Contractor will replace any dead plant material at no cost during this warranty period.

GENERAL NOTES

1. Contractor is responsible for obtaining and providing all necessary permits, licenses, fees and insurance to perform work.

2. Contractor is responsible for calling Palmetto Utilities location service (800-922-0983) 72 hours prior to digging.

3. Contractor shall insure positive drainage away from structures.

4. Contractor shall provide erosion control to protect stormwater drainage systems and where slopes exceed 3:1.

5. Contractor shall verify existing conditions and notify Landscape Architect of any discrepancies.

6. Limit of work area is property line unless otherwise noted.

7. Contractor shall protect and prevent damage to all existing trees, installing barricades if indicated on plan.

8. All disturbed areas to be fine graded, free of debris, and seeded; sodded, or mulched in accordance with plans.

9. Base information provided by others. Verify all site elements.

10. Final clean up resulting from landscape and grading operations are the responsibility of the Landscape Contractor.
Legend

- (5) Path Area Light
- (4) Directional Down Light (tree mounted)
- (2) 4" schedule 40 PVC conduit installed side by side at max. of 12" below grade

General Lighting Notes:
1. Placement shown on plan is diagrammatic only.
2. All fixtures to be purchased by owner. Contractor to provide compatible controller, conduit and wiring.
3. Switching of lighting system to be determined by client and landscape architect, and may be additional to contract price. Contractor to provide transformers, clock and photocell in base bid.
4. Electrical stub-out and conduit locations to be coordinated with site, mason and landscape contractors.

(4) Directional Down Light (tree mounted)
Kichler 4" Down Light with LED bulb
Color: bronze

(5) Path Lights
WAC Balance 23 1/2" High Bronze 2700K LED
Single Path Light
Color: bronze
Agenda Item #10

REVISED BAR SIGN POLICY STATEMENT (GENERAL)
Agenda Item #11

NEW BAR SIGN POLICY STATEMENT
(HISTORIC CORRIDOR DISTRICT)