City of Charleston

BOARD OF ARCHITECTURAL REVIEW - SMALL

Virtual Meeting of September 10, 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/86728746225

To access via phone, dial 1 (312) 626-6799. When prompted, enter meeting Webinar ID# 867 2874 6225. Technical assistance line: (843) 577-1686. The meeting will be recorded.

Information on each application, including documents submitted by the applicant, will be available online at www.charleston-sc.gov/bar one week prior to the meeting.

Public Comment Instructions:

Please use **one** of the following methods to request to speak at the meeting or provide comments for the Board. Requests to speak at the meeting and comments must be received by **12:00 p.m., E.S.T. Thursday, September 10, 2020.**

Request to speak or leave a comment via phone at 843-724-3765. If requesting to speak or leaving a comment, please provide your name, address, and telephone number;

1. Request to speak or leave a comment via email to Boards@charleston-sc.gov. If requesting to speak or leaving a comment, please provide the meeting date and project, your name, address, and telephone number;
2. Sign-up to speak or leave comments for the Board of Architectural Review - Small by completing the form at http://innovate.charleston-sc.gov/comments/;
3. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3rd floor, Charleston, SC 29401.

MEETING PROTOCOL

- Staff will control the PowerPoint presentation that includes everything submitted by the applicant by the deadline, in accordance with the Submittal Requirements. Applicants simply need to ask staff to advance to the next slide during your presentation.

- Applicants, staff and Board members are required to give their name whenever speaking.

- Video and microphone has been disabled for all attendees. Attendees (not Board members or staff) will only be given the capabilities to speak when they are called on during the public comment period.

- Chat and the Q & A functions have been disabled for everyone.

- Public Comment:
  - The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.

  - Just as in an in-person meeting, all applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.

  - Those members of the public that have registered will be called in order by project.

  - Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.

  - Staff will call on the registered members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.

MEETING PROTOCOL (continued)

Board:

- 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

5 GLENWOOD AVENUE
TMS # 460-03-03-109

Request after-the-fact approval for demolition of historic roof, chimney and windows.

Category 3 / (Hampton Park Terrace) / c. 1917 / Historic Materials Demo Purview

Agenda Item #1

Applicant's Presentation

5 GLENWOOD AVENUE

This Project is Zoning Compliant without variances or special exceptions

Owner: Beth Matheson

Contact Info: bmath3133@gmail.com

973-769-9951

Statement: 7/19/19 Renovation/Addition Plans approved for Code Compliance

7/10/19 BAR staff approval of the rear roof demolition

5 GLENWOOD AVENUE

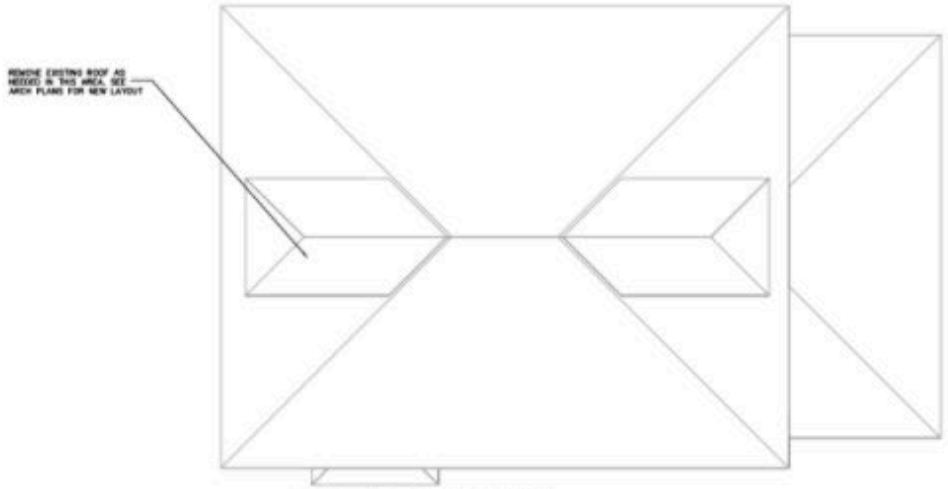
APPLYING FOR AFTER-THE-FACT APPROVAL OF IN-KIND METAL ROOF REPLACEMENT

- HISTORY
  - EVENTS
  - WEATHER DAMAGE
  - MAKESHIFT SHEATHING AND DUCT TAPE COVERING
  - INTEGRITY
- PERMIT APPROVAL

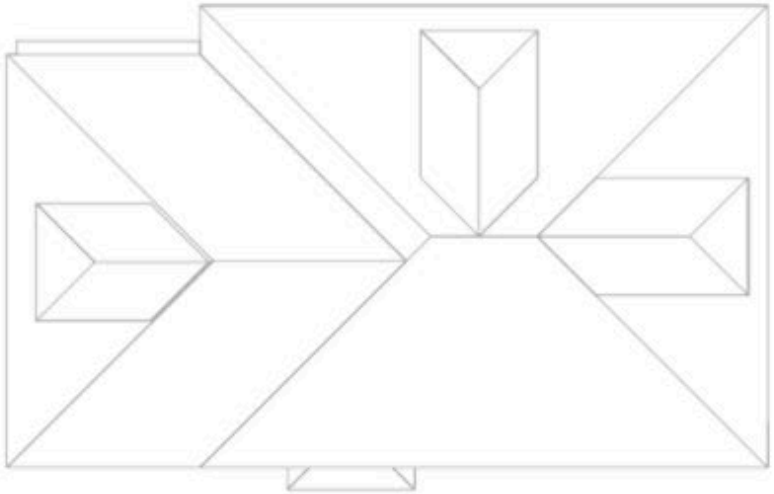
Roof (June 2019-July 2020)

History of Events:

- Beautiful Homes of Charleston was responsible for all permitting; BHC did the work
- Permitting and BAR Approved Renovation-Addition including Roof
- History
  - 8 Years of weather damage that was damaging Sheathing
  - Roof had scaffolding for 8 years (see Google pics)
  - Roof had been tarped for > 1 yr. due to storm damage
  - Roof materials duct tape, sheet metal, asphalt
- Results
  - Sheathing damaged, Roof unstable, not storm safe, uninsurable
  - Caused internal water damage - including windows



OLD ROOF PLAN
SCALE 1/4" = 1'



NEW ROOF PLAN
SCALE 1/4" = 1'

OVERALL NOTES ON RENOVATION OF EXISTING BUILDING

1. THE GOAL FOR THE STRUCTURAL PLAN FOR THIS RENOVATION ON THESE PLANS IS TO IMPROVE THE STRUCTURAL CONDITION OF THIS EXISTING BUILDING.
2. THE PLANS FOR THIS RENOVATION ARE NOT INTENDED TO BRING THIS EXISTING STRUCTURE UP TO THE CURRENT BUILDING CODE.
3. DIMENSIONS ARE APPROXIMATE, FIELD VERIFY DIMENSIONS.

DEMOLITION GENERAL NOTES

1. G.C. SHALL ENSURE COMPLIANCE WITH ALL NATIONAL, STATE & LOCAL CODES.
2. DEMOLITION SHALL MEAN THE PHYSICAL REMOVAL AND DISPOSAL OF ALL PARTS AND MATERIALS CALLED OUT TO BE REMOVED OR DEMOLISHED.
3. G.C. SHALL PATCH AND REPAIR AT THEIR EXPENSE ANY AREAS OF THE EXISTING HOME THAT ARE DAMAGED DURING ANY PHASE OF THE CONSTRUCTION.
4. G.C. SHALL SHORE UP EXISTING FLOORS / CEILINGS/ ROOFS ETC. AND ENSURE THE STRUCTURAL INTEGRITY OF THE HOME DURING ALL PHASES OF THE CONSTRUCTION.
5. G.C. SHALL REMOVE ALL SIDING/BRICK FROM WALLS THAT WILL BECOME INTERIOR AND PROVIDE 1/2" DRYWALL PRIMED AND PAINTED.
6. G.C. SHALL REPLACE ALL DAMAGED OR ROTTED STUDS, SHEATHING, SUBFLOOR.
7. G.C. SHALL VERIFY WITH OWNER IF ANY ITEMS CALLED OUT FOR REMOVAL WILL BE DONATED
8. G.C. SHALL REMOVE EXISTING ROOFING AS REQUIRED

THIS DRAWING IS FOR THE PURPOSE OF PROVIDING STRUCTURAL DESIGN INFORMATION FOR THIS RESIDENTIAL STRUCTURE ONLY. ADDITIONAL INFORMATION PERTAINING TO THE DESIGN AND CONSTRUCTION OF THIS STRUCTURE IS PROVIDED ON THE MASTER PLAN FOR "5 GLENWOOD AVE." BY FENNO ARCHITECTURE, LLC. MOUNT PLEASANT SC, DATED 6/10/19. INFORMATION PROVIDED ON THIS STRUCTURAL DRAWING SUPERCEDES ANY STRUCTURAL INFORMATION ON THE MASTER PLANS.

PROJECT OVERVIEW
DEMOLITION NOTES
SCALE 1/4" = 1'

BRIAN R. WELLS, PE
wellsbri@bellsouth.net
843-514-1790

NO. DATE REVISIONS

SEAL

Brian R. Wells, PE, LLC
BRIAN R. WELLS, PE
893 Tupelo Bay Drive
Mount Pleasant, SC 29464

PROJECT
5 Glenwood Ave.
Renovation & Addition
Charleston, SC

SHEET NO.
S4

DATE 7/19/2019

VERIFY DIMENSIONS.

DEMOLITION GENERAL NOTES

1. G.C. SHALL ENSURE COMPLIANCE WITH ALL NATIONAL, STATE & LOCAL CODES.
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8. G.C. SHALL REMOVE EXISTING ROOFING AS REQUIRED

#G.C. – GENERAL CONTRACYOR IS RESPONSIBLE

HISTORY

NOV 2007

Google Maps photos

JUL 2011

HISTORY

AUG 2012

Google Maps photos

APR 2015

HISTORY

JUL 2017

Google Maps photos

RUUD
GREENL

CONCLUSION

Paid "professional" contractor $32,000 to obtain all Permits

Relied on contractor to obtain necessary permits and the City to approve

Duct taped metal and sheathing were weather damaged and not storm safe (not insurable)

Roof – Replaced Asphalt, V5 and standing seam with V5 – one uniform material

5 GLENWOOD AVENUE

APPLYING FOR AFTER-THE-FACT APPROVAL OF REPLACEMENT SASHES

- HISTORY
  - EVENTS
  - WEATHER DAMAGE
  - INTEGRITY
- PERMIT APPROVAL

Windows (June 2019-July 2020)

History of Events:

- Beautiful Homes of Charleston was responsible for all permitting
- Permitting and BAR Approved Renovation-Addition including Windows
- History
  - Long term roof disrepair resulting in rotted window sashes
  - Previous homeowner installed vinyl windows
  - Spent > $6,000 attempting to repair window sashes – unable to after 12 months
- Results
  - Replicated double hung wood windows
  - Rebuilt/restored original attic window and front door

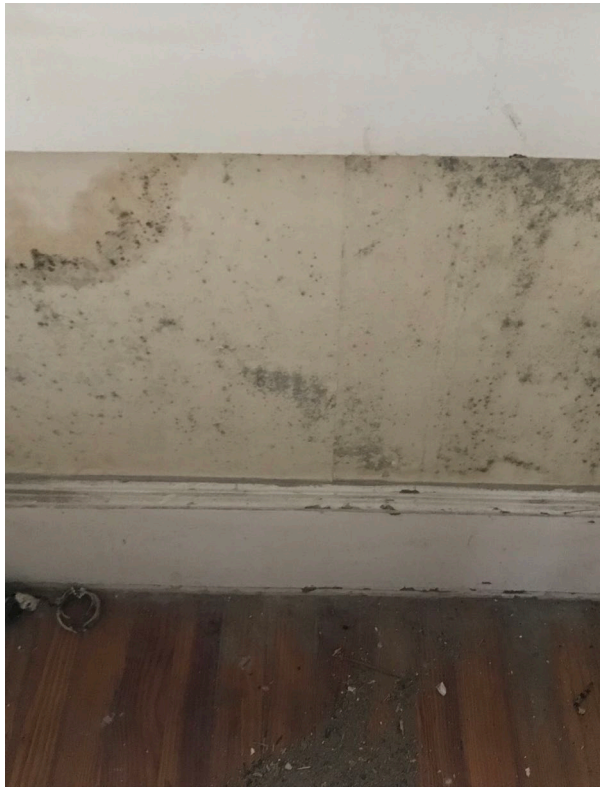
Permitting

- Hired professional contractor: Beautiful Homes of Charleston (June 2019)
- BHC Responsible for Permitting
- Led to believe BHC was securing permits
- BHC removed – attempting to be responsive

HISTORY

JUL 2011

JUL 2017

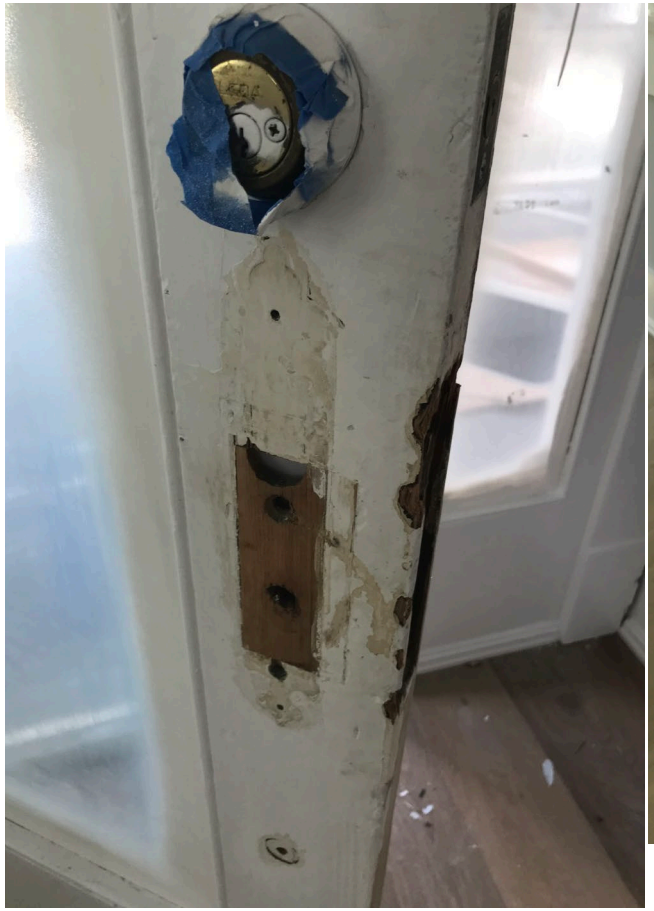


Water Damage - 1st Floor Front

Water Damage - 2nd Floor Front

Vinyl Windows

Restored

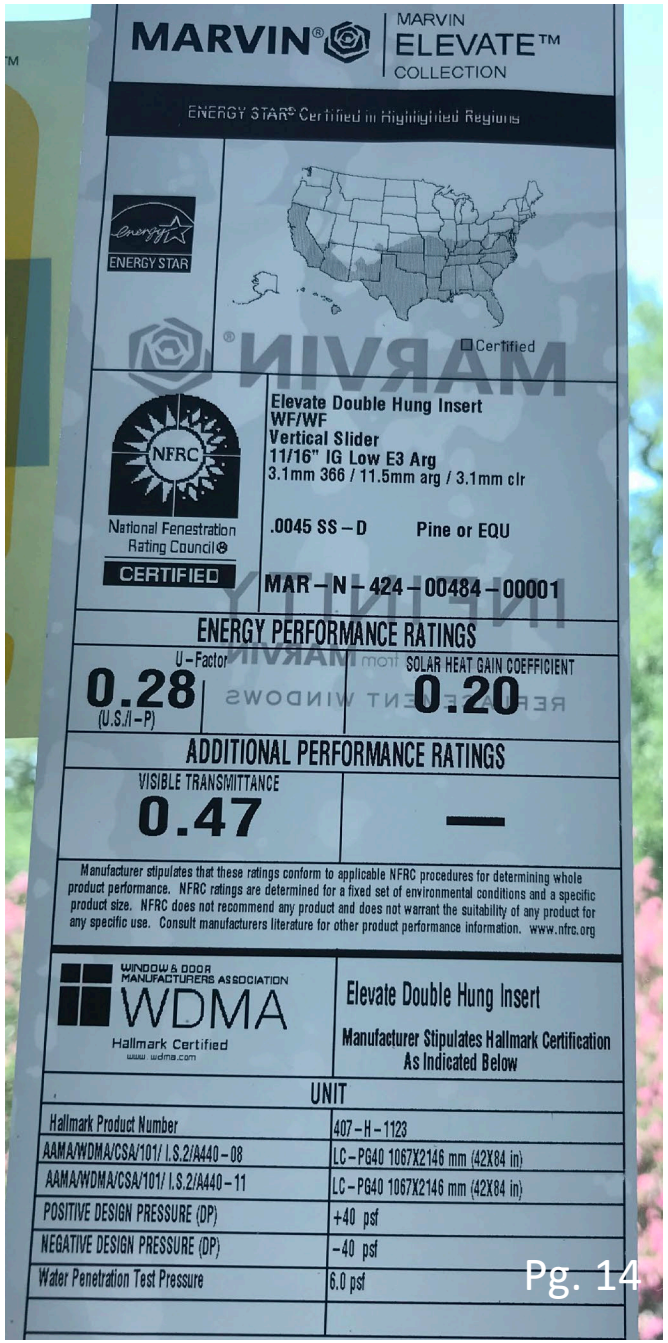


Restored Front Door

Replacement Sashes – Original Style

Marvin Elevate Insert

- Double Hung Insert
- Wood with Fiberglass coating



CONCLUSION

Paid "professional" contractor $32,000 to obtain all Permits

Relied on contractor to obtain necessary permits and the City to approve

Spent $6,000 to repair sashes but failed. Refurbished remaining window parts, attic window and front door.

Replaced window <u>sashes only</u> that replicate style of original.

Agenda Item #2

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

Request final approval for demolition.

Category 4 / (East Side) / c. 1885-1900 / Historic Materials Demo District

Agenda Item #2

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:	The following services will be provided: • 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:	• 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:	The following schedule is proposed: • 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@vailengineerningllc.com
www.vailengineeringllc.com

Project #58063

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 is poor condition with may 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)

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

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

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

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

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

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

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	State	ZIP Code
Charleston	SC	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.) Residential

A5. Latitude/Longitude: Lat. 32-47-51 Long. 79-56-21 Horizontal Datum: ☒ NAD 1927 ☐ 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 8

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) 983 sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade see comments

c) Total net area of flood openings in A8.b see comments sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage n/a sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade n/a

c) Total net area of flood openings in A9.b n/a sq in

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
City of Charleston 455412	Charleston County	SC

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
45019C0512	J	11/17/2004	11/17/2004	AE	13

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No

Designation Date: ☐ CBRS ☐ 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, AR/A, 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, crawlspace, or enclosure floor)	8.8	☒ feet	☐ meters
b) Top of the next higher floor	10.9	☐ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	n/a	☐ feet	☐ meters
d) Attached garage (top of slab)	n/a	☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	n/a	☐ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	8.4	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	9.3	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	8.4	☒ feet	☐ 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	Place Seal Here
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

SOUTH CAROLINA A.H. SCHWACKE & ASSOCIATES, INC. No. C00004 CERTIFICATE OF AUTHORIZATION

12/27/2019

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 #3

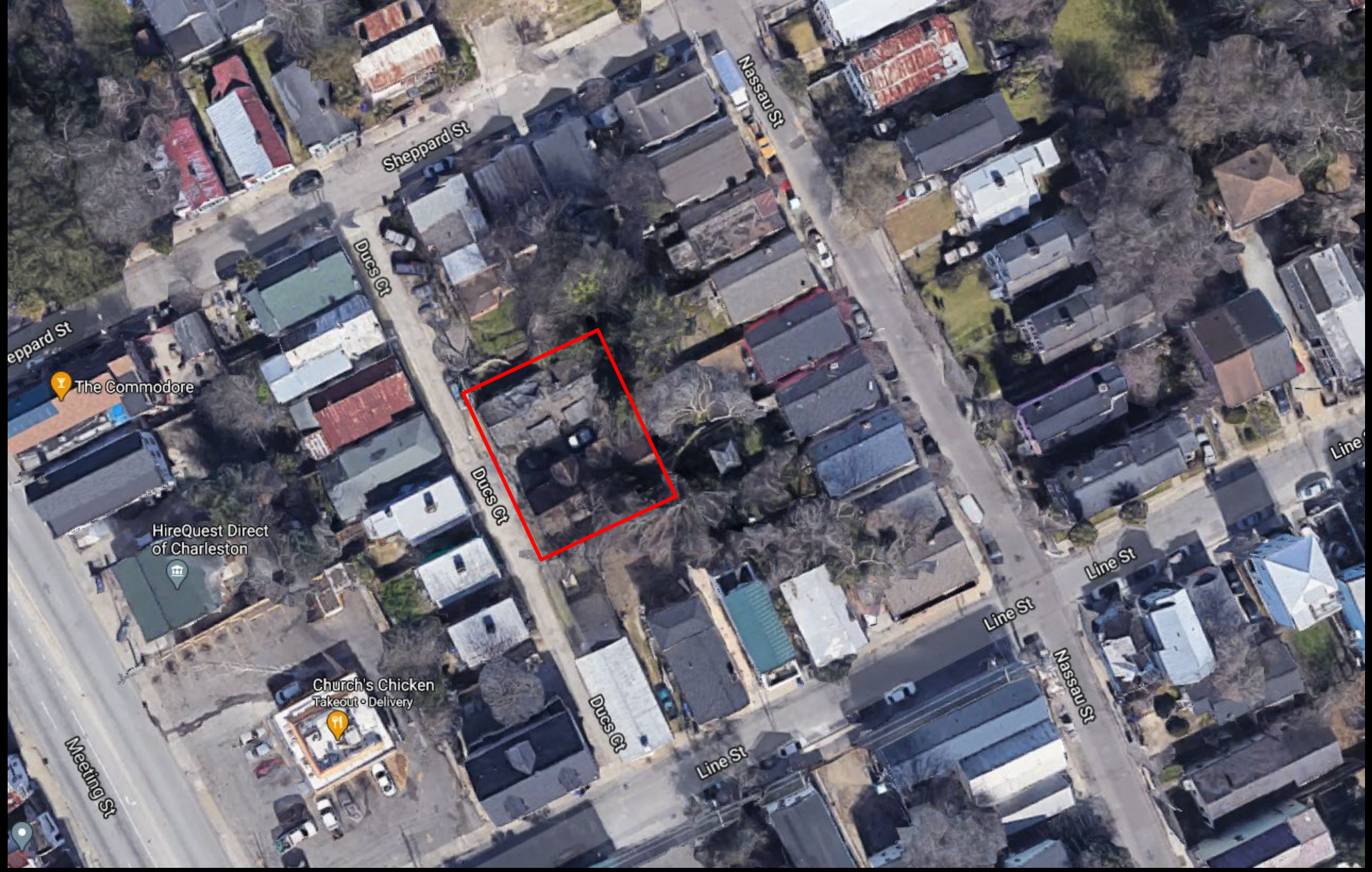
10 DUC'S COURT
TMS # 459-05-03-027

Request final approval for demolition.

Category 4 / (East Side) / c. 1943 / Old City District

Agenda Item #3

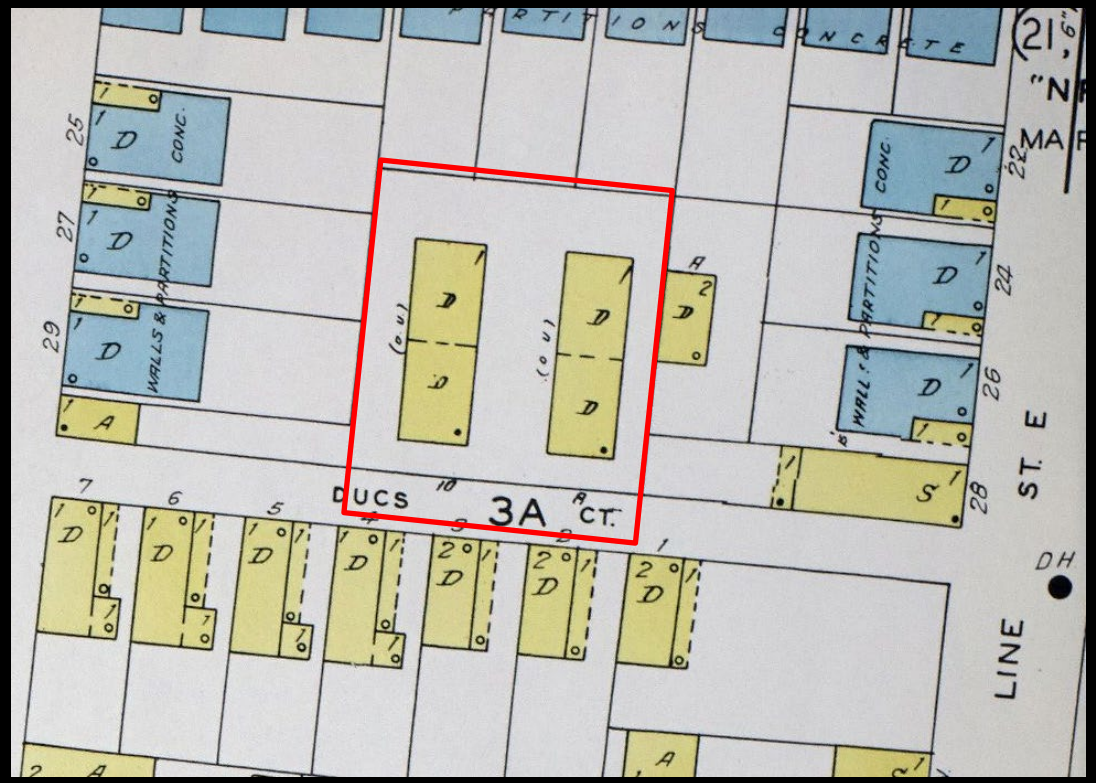
Applicant's Presentation


Sheppard St
Nassau St
Ducs Ct
eppard St
The Commodore
HireQuest Direct
of Charleston
Ducs Ct
Line St
Line St
Nassau St
Church's Chicken
Takeout • Delivery
Ducs Ct
Line St
Meeting St

Context

Existing site photos

Existing site photos



1944

Sanborn maps

Agenda Item #4

16 MAVERICK STREET
TMS # 463-15-04-062

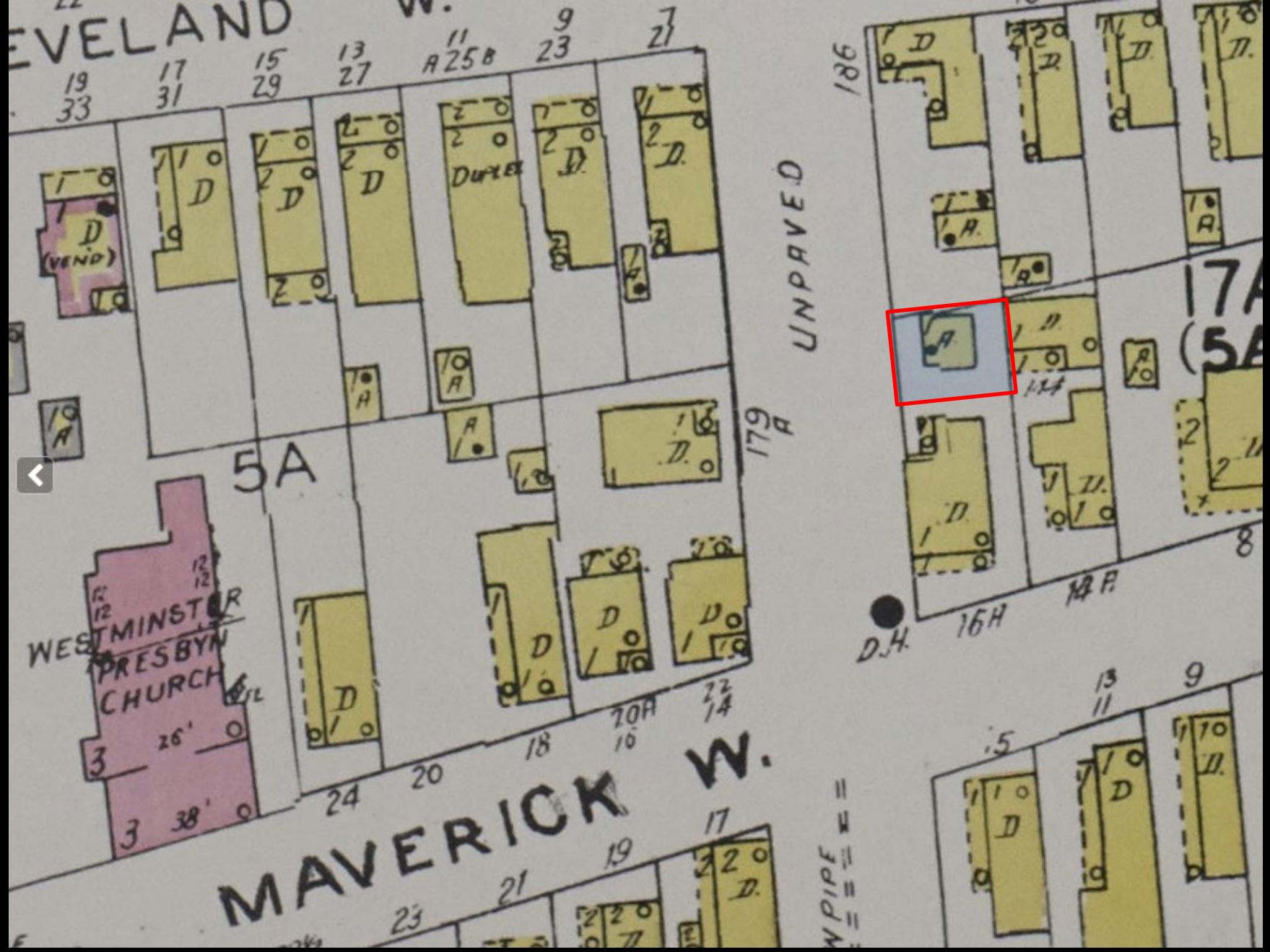
Request final approval for demolition of accessory building.

Category 3 / (North Central) / c. 1915 (main) / Historic Materials Demo District

Agenda Item #4

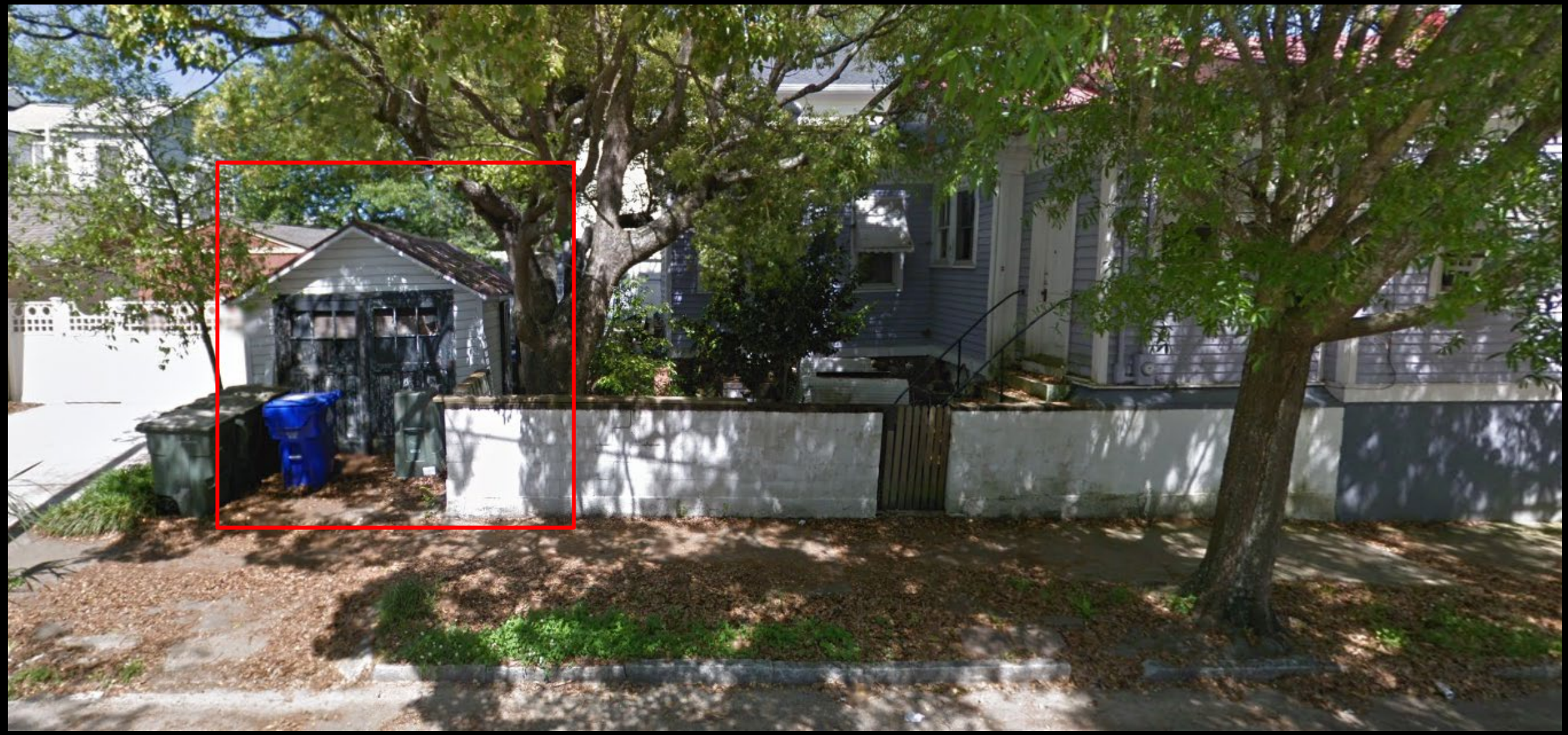
Applicant's Presentation

OSWEGO ST
MAVERICK ST
4631504083
4631504151
4631504152
4631504153
4631504001
4631504002
4631504003
4631504068
4631504067
973
971
969
967
949
943
943 1/2
78



Sanborn Map – 1944

16 Maverick – Main House



West Elevation

16 Maverick – garage proposed for demolition

North Elevation

West Elevation – close-up

West Elevation – north corner

16 Maverick - Foundation

Agenda Item #5

786 RUTLEDGE AVENUE
TMS # 463-15-02-016

Request final approval for demolition of windows.

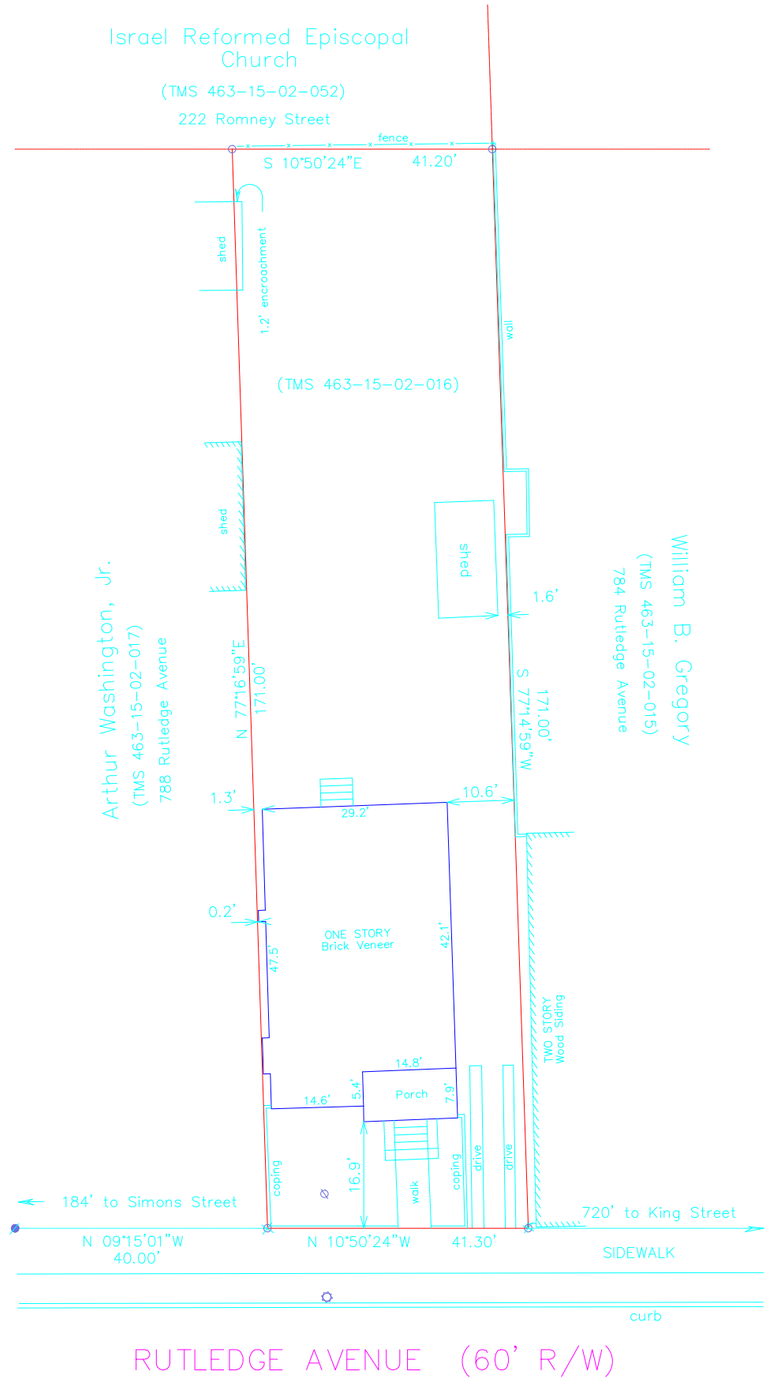
Category 4 / (North Central) / c. 1935 / Historic Materials Demo Purview

Agenda Item #5

Applicant's Presentation

LEGEND

- 5/8" Iron Rod New
- 1" Iron Pipe Old
- Scribed "X"
- Power Pole
- Light Pole



MAGNETIC NORTH

SURVEY NOTES

1. Reference Tax Map Number 463-15-02-016
2. Reference Deed Book H284 Page 904
3. To be conveyed to: Upside South, LLC
4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
5. No subsurface environmental conditions or utilities were examined or located by this survey.
6. Anything shown outside the defined boundary of this survey is for descriptive purposes only.
7. These lots have been checked against area FEMA maps and to the best of this surveyor's knowledge, said lot is located in Flood Zone AE(13'). Ref. Map No. 45019C0512 J dated 11-17-2004 It is the responsibility of the owner and/or builder to verify the flood zone with the governing municipality prior to design and construction.
8. AREA: 0.162 Acre 7050 Sq.Ft.

CLOSING SURVEY
786 RUTLEDGE AVENUE
LOCATED
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SURVEYOR'S STATEMENT

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.

By: _____ _____
James G. Penington, P.L.S. No. 10291 Date

PALMETTO LAND SURVEYING, INC.
2065 SAVANNAH HIGHWAY
SUITE 2
CHARLESTON, SC 29407
PHONE(843)571-5191
EMAIL: plsoffice @ palmettols.com

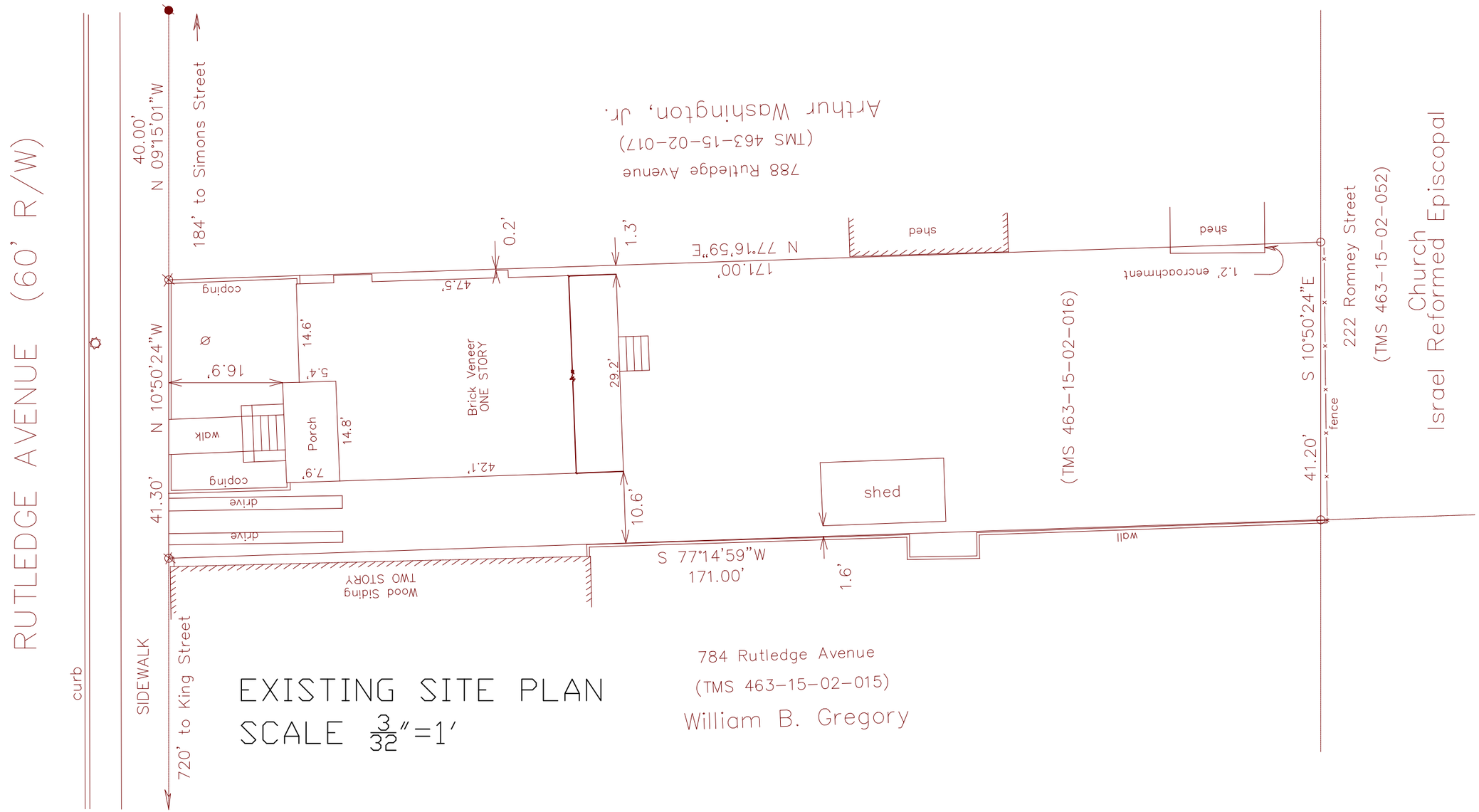
PREPARED EXCLUSIVELY FOR: Upside South, LLC

SITE LOCATION: 786 Rutledge Avenue Charleston, SC 29403

20 30 20 10 0 20 40
GRAPHIC SCALE: 1"=20'

FIELD SURVEY DATE:	FIELD SURVEY BY:	CLIENT PROJECT NO.:
3 February 2020	RS/AR	9224
DRAWING DATE:	DRAWN BY:	DRAWING FILE NO.:
16 March 2020	JGP	9224.DWG

SHEET 1 OF 1



EXISTING SITE PLAN
SCALE $\frac{3}{32}$"=1'

BOHO DESIGNS
AND
PAUL KIME
CRAFTSMEN INC

pdkime@gmail.com
(843)270-4019

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF BOHO DESIGNS. NO REPRODUCTION OR USE OF THE PLAN OR SPECIFICATIONS IS ALLOWED WITHOUT WRITTEN PERMISSION BY BOHO DESIGNS

786 RUTLEDGE,
CHARLESTON, SC

DATE: 04/28/20

NO.	REVISION
1	
2	
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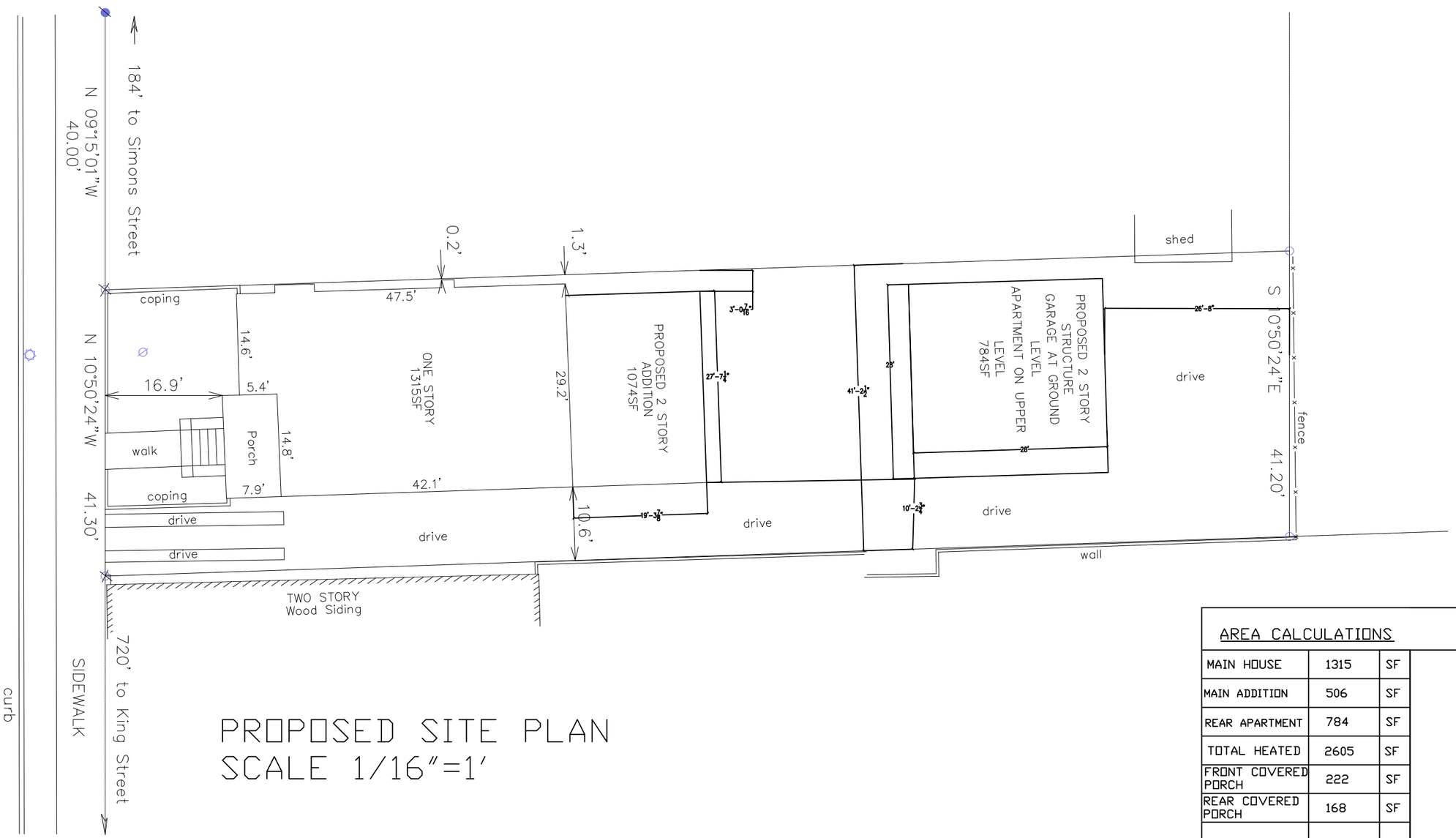
ST001

FNAME
REVDATE
USER



PROPOSED SITE PLAN
SCALE 1/16"=1'

AREA CALCULATIONS

MAIN HOUSE	1315	SF	
MAIN ADDITION	506	SF	
REAR APARTMENT	784	SF	
TOTAL HEATED	2605	SF	
FRONT COVERED PORCH	222	SF	
REAR COVERED PORCH	168	SF	
AREA OF LOT	7050	SF	
TOTAL UNDER ROOF	2995	SF	42%
IMPERVIOUS	3195	SF	45%

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CHARLESTON, SC

DATE: 04/28/20

NO.	REVISION
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ST002

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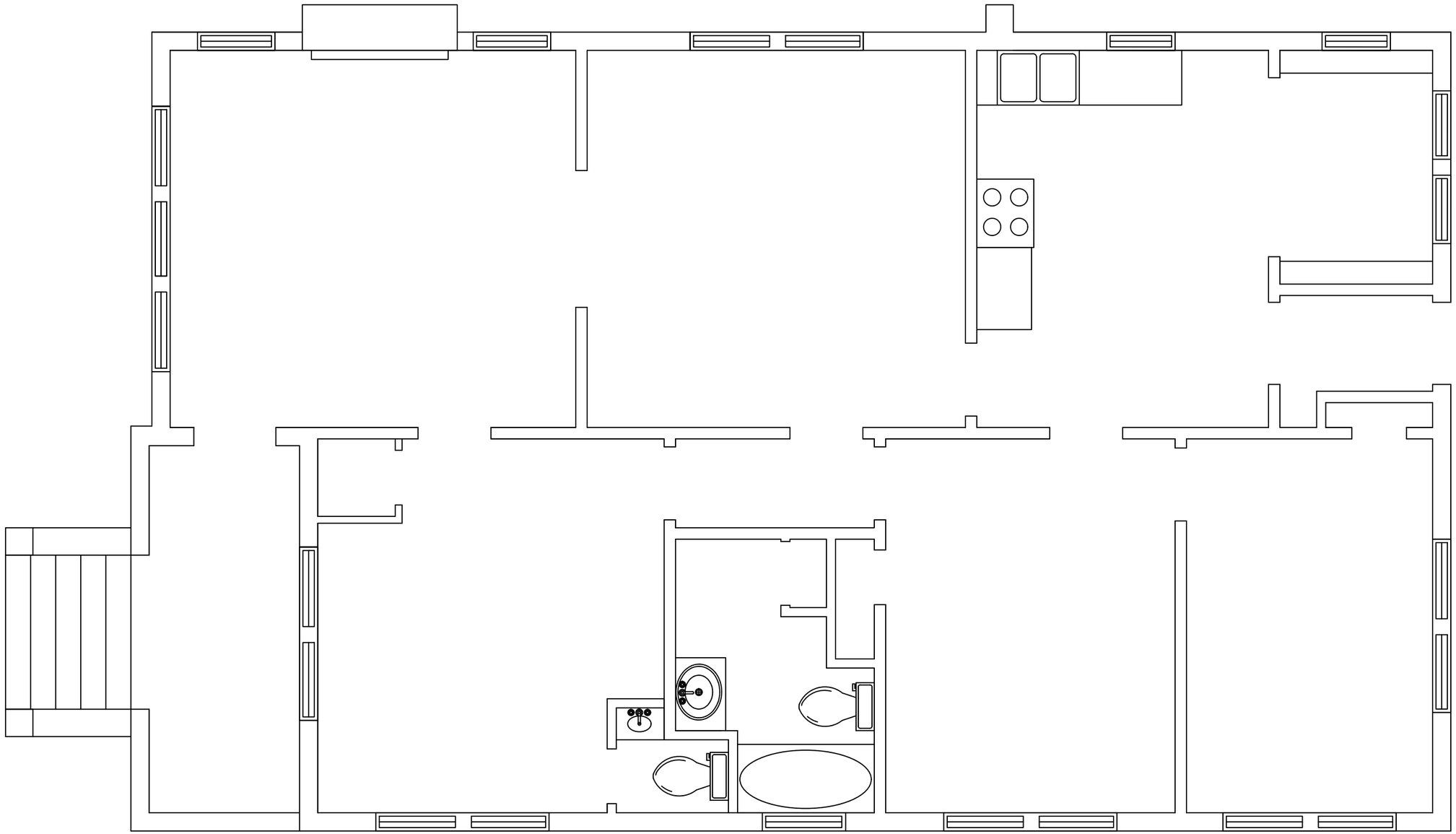

1
A001
EXISITING FLOOR PLAN
SCALE 1/4"=1'-0"

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CHARLESTON, SC

DATE: 04/28/20

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A001

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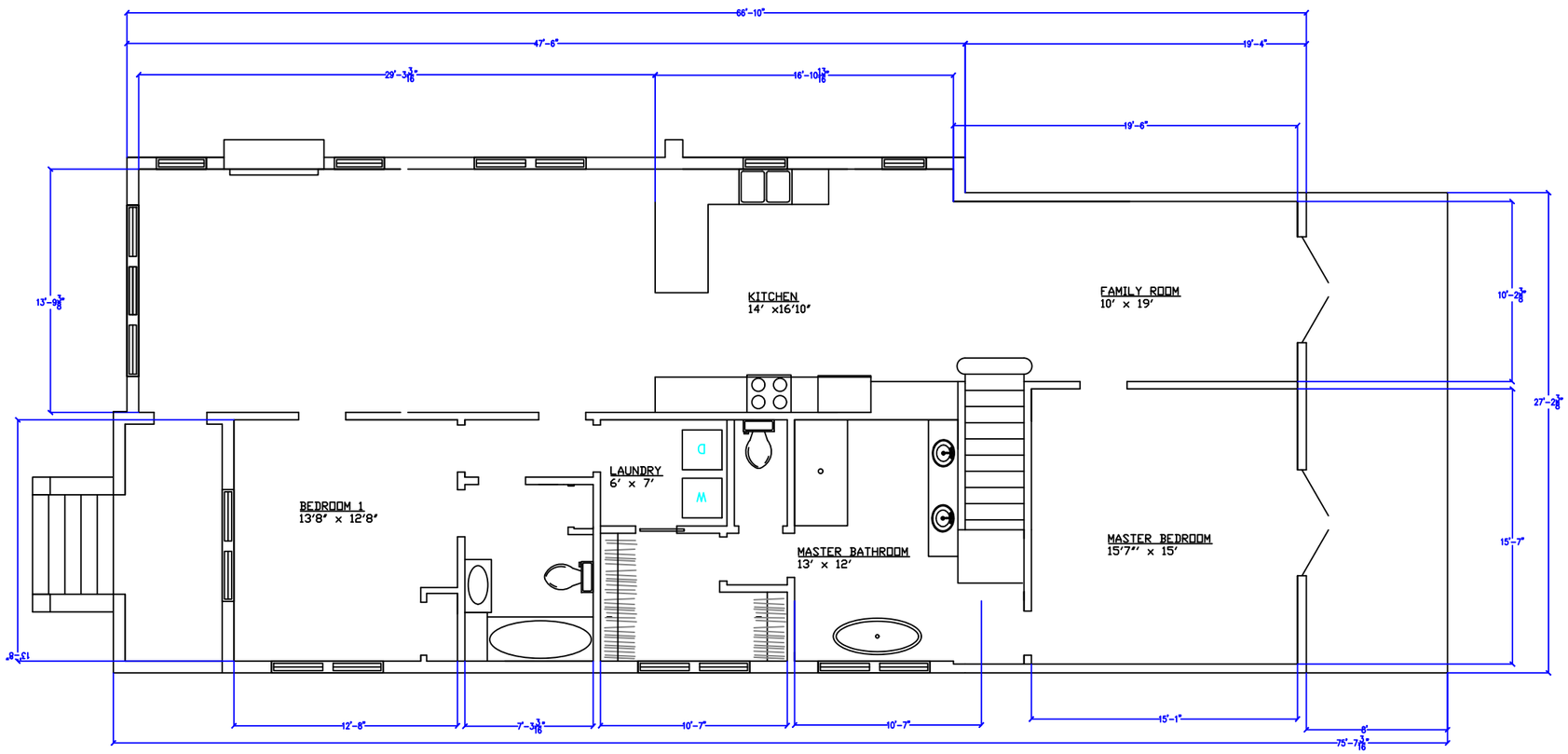

1
A002
PROPOSED FLOOR PLAN
SCALE 1/8"=1'-0"

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CHARLESTON, SC

DATE: 04/28/20

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A002

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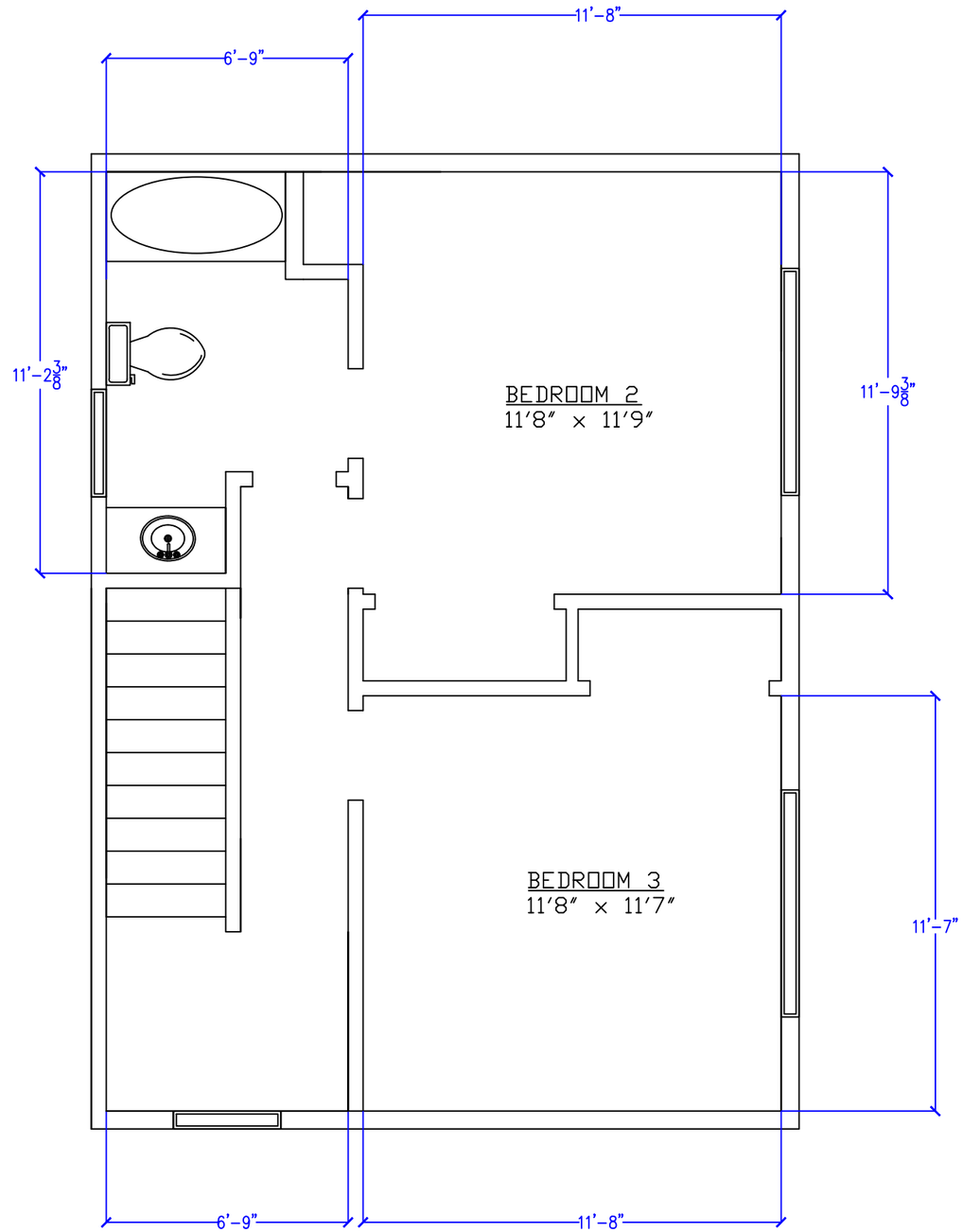
USER



1
A003

SECOND FLOOR ADDITION FRONT HOUSE
SCALE 1/4"=1'-0"

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CHARLESTON, SC

DATE: 04/28/20

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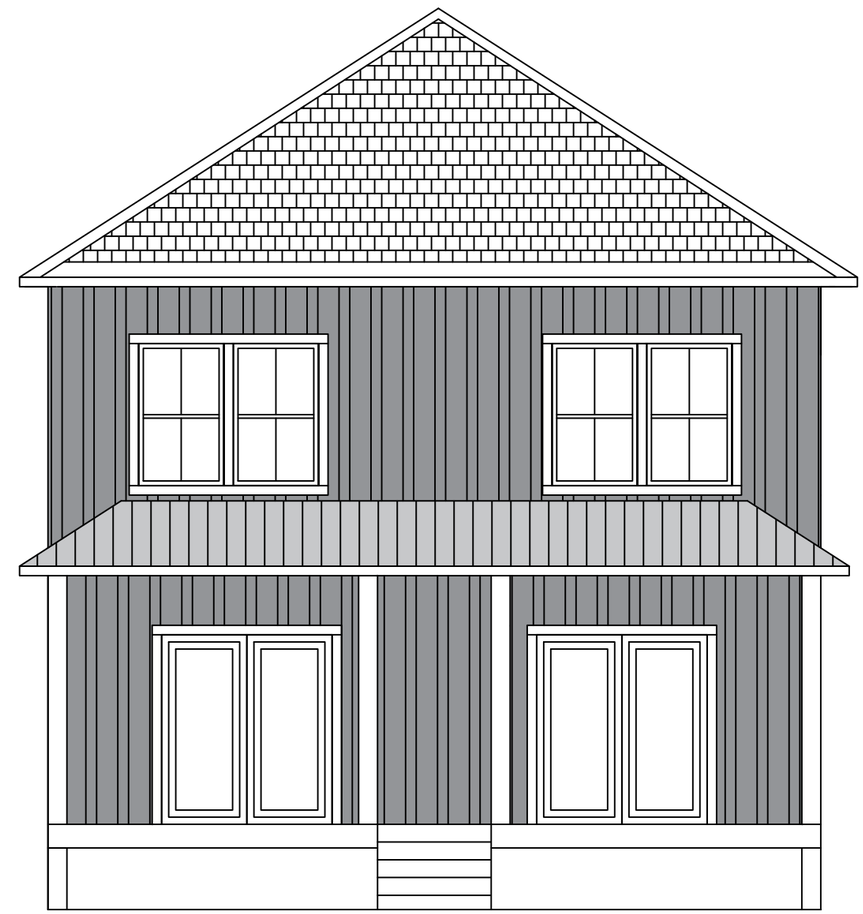
A003

FNAME
REVDATE
USER

1 A006 FRONT ELEVATION
SCALE 3/16"=1'-0"



2 A006 REAR ELEVATION
SCALE 3/16"=1'-0"

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DATE: 04/28/20

NO.	REVISION
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A006

FNAME
REVDATE
USER

1 / A007 DRIVEWAY SIDE ELEVATION
SCALE 1/8"=1'-0"

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CHARLESTON, SC

DATE: 04/28/20

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A007

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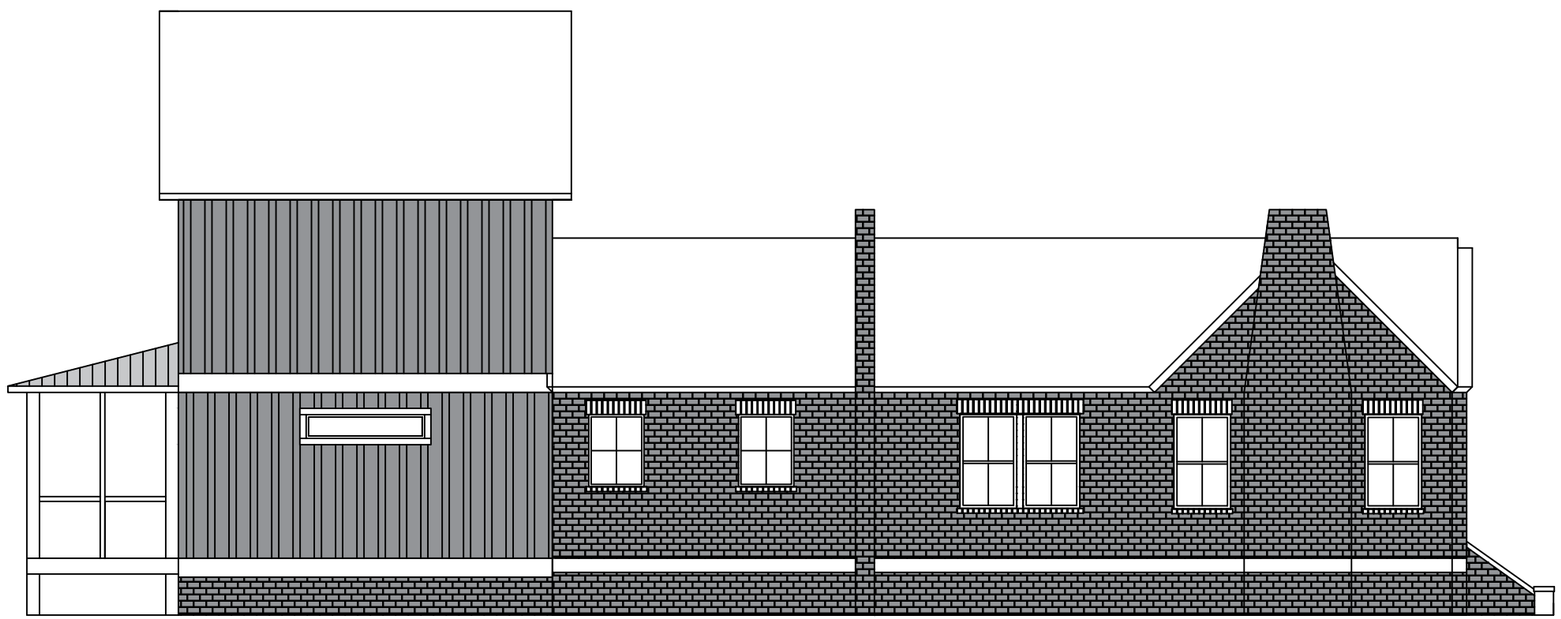

1 / A008 LEFT SIDE ELEVATION
SCALE 1/8"=1'-0"

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CHARLESTON, SC

DATE: 04/28/20

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A008

FNAME
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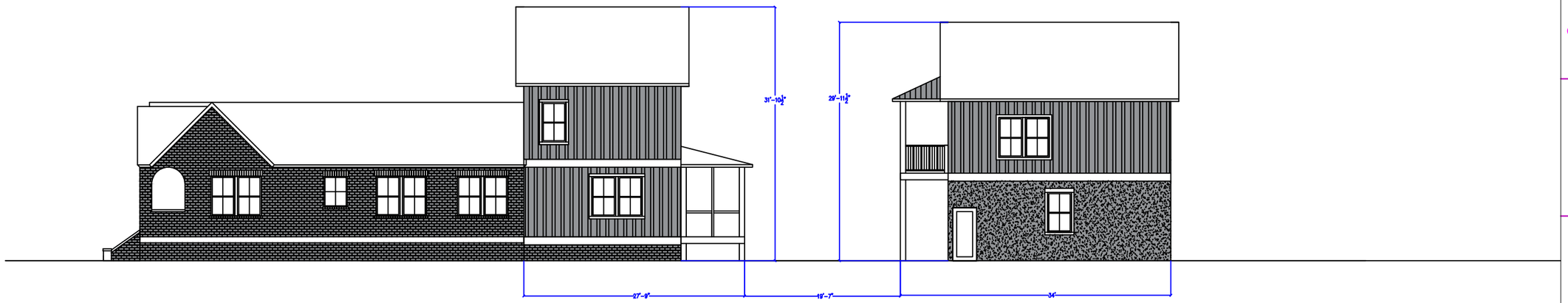

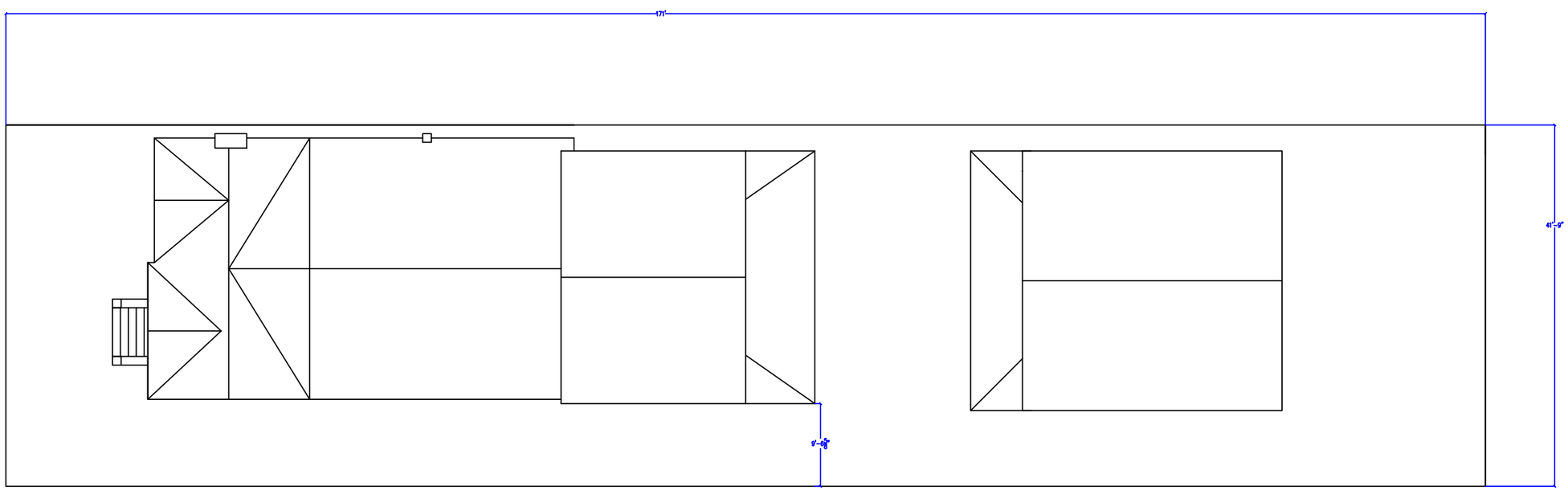

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CHARLESTON, SC

DATE: 04/28/20

NO.	REVISION
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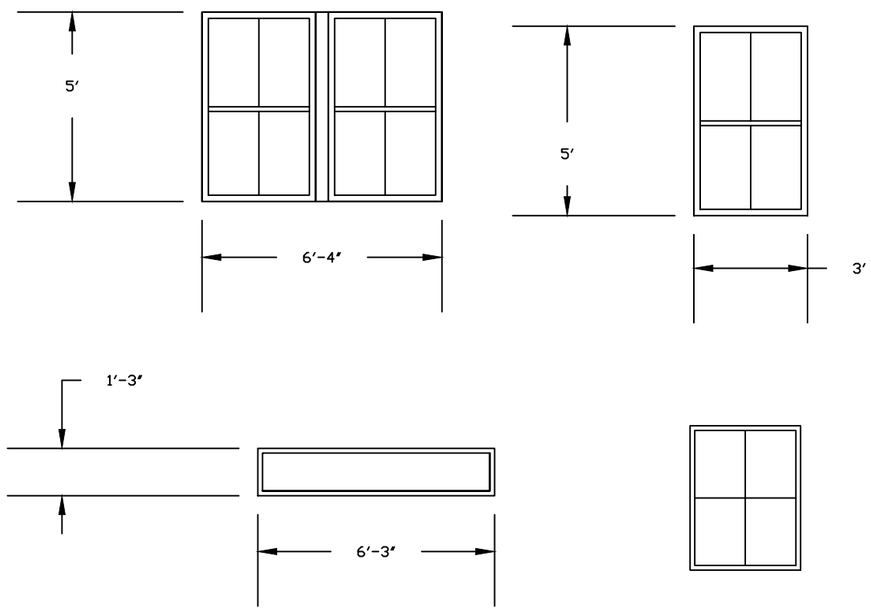
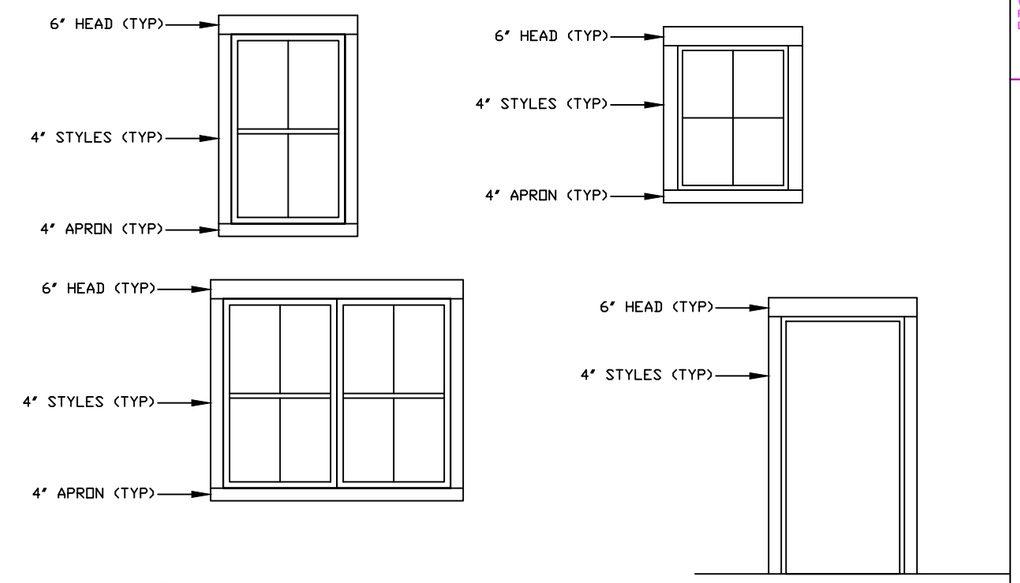
A012

FNAME
REVDATE
USER

NOTES:
1.ALL WINDOWS IN ADDITION STRUCTURES TO BE NEW CONSTRUCTION IMPACT RATED WINDOWS PER CODE
2. WINDOWS IN EXISITNG HOME TO BE REPLACED WITH REMODEL WINDOWS CONSISTANT WITH THE ARCHITECHTURAL STILE AND CODE COMPLIANT.
3. CONTRACTOR WILL VERIFY ALL OPENINGS BEFORE ORDERING
4. WINDOWS TO BE SINGLE HUNG 2 OVER 2 GRID



1 A012 NEW ADDITION WINDOWS
SCALE 1/4"=1'-0"



2 A012 ADDITION WINDOWS AND DOOR TRIM PROFILE
SCALE 1/4"=1'-0"

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CHARLESTON, SC

DATE: 04/28/20

NO.	REVISION
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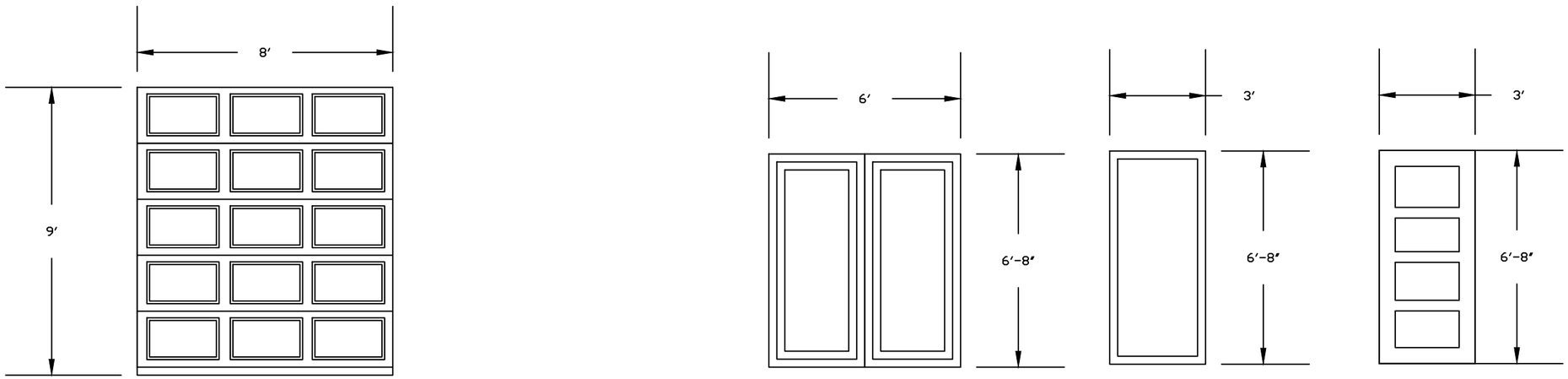
A012

FNAME
REVDATE
USER

NOTES:

1. EXTERIOR DOORS WILL BE HURRICANE AND ENERGY CODE COMPLIANT.
2. DESIGN OF EXTERIOR DOORS WILL BE DETERMINED BY CLIENT
3. GARAGE DOORS WILL BE CHOSEN BY OTHERS.



1
A013

GARAGE AND EXTERIOR DOORS
SCALE 1/4"=1'-0"

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CHARLESTON, SC

DATE: 04/28/20

NO.	REVISION
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A013

FNAME
REVDATE
USER

Agenda Item #6

9 LIMEHOUSE STREET
TMS # 457-11-04-037

Request final approval for the demolition of accessory dwelling at rear.

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

Agenda Item #6

Applicant's Presentation

WILLIAM PINCKNEY SHINGLER HOUSE
9 LIMEHOUSE STREET

EXISITING GUEST HOUSE DEMOLITION

TMS: 457-11-04-037

BAR SUBMITTAL FOR DEMOLITION

DRAWING LIST

A000	TITLE SHEET
A001	SITE PLAN
A002	HISTORY
P1	PHOTOS

9 LIMEHOUSE STREET
GUEST HOUSE

OWNERS:

PAUL AUSLEY & REBECCA WILLIAMS
9 LIMEHOUSE STREET
CHARLESTON, SC 29401

Glenn Keyes Architects
12 Vanderhorst Street
Charleston, SC 29403
(843) 722-4100
www.glennkeyesarchitects.com

William Pinckney Shingler House
9 Limehouse Street
Charleston, South Carolina

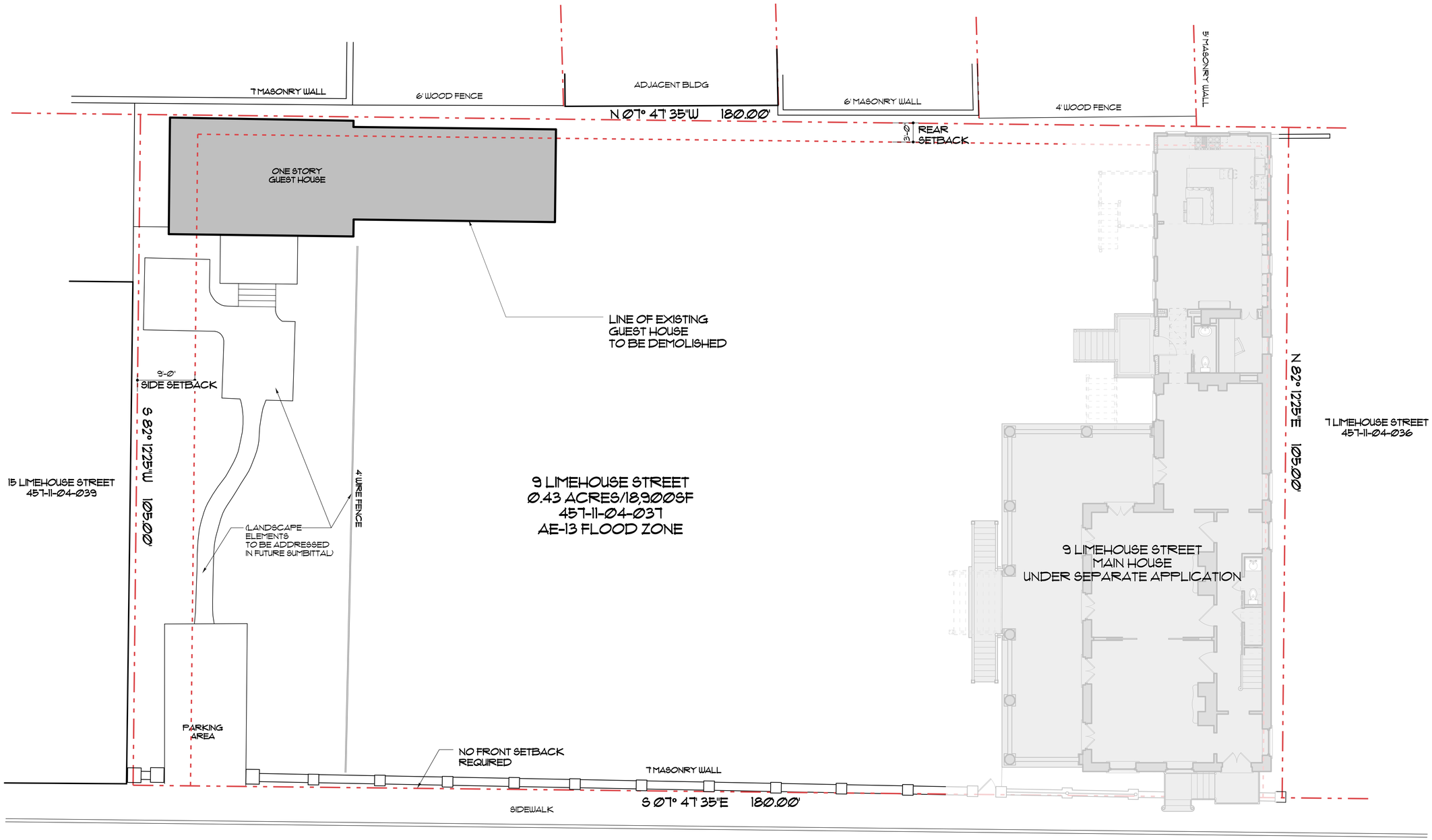
TITLE SHEET

REV.	DATE

PROJECT NUMBER 1909

DRAWING DATE 8/25/20

SHEET NUMBER A000



1 A001 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

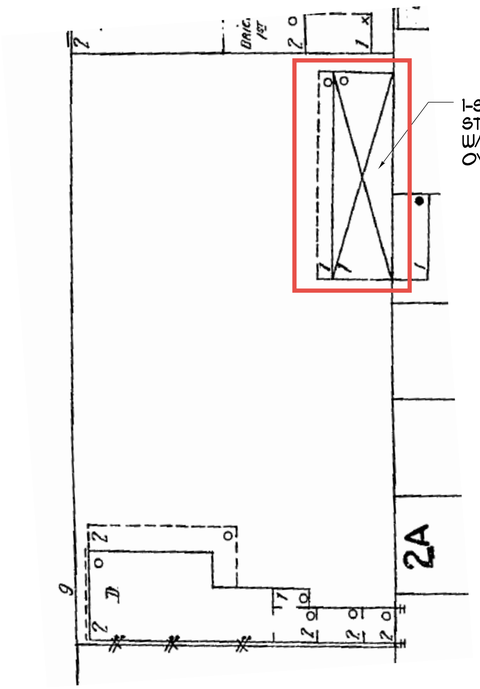
Glenn Keyes Architects
12 Vanderhorst Street
Charleston, SC 29403
(843) 722-4100
www.glennkeyesarchitects.com

William Pinckney Shingler House
9 Limehouse Street
Charleston, South Carolina

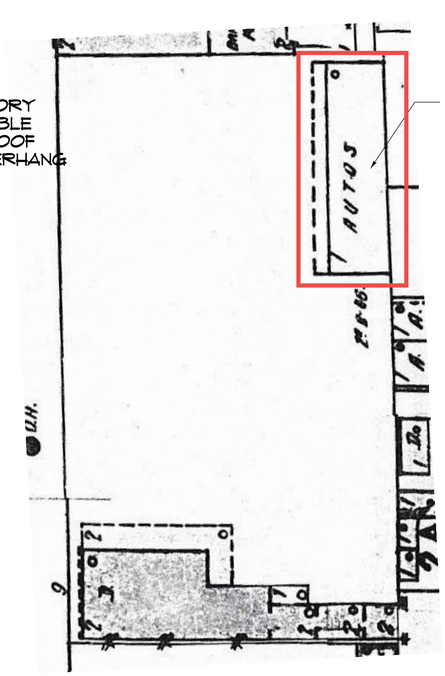
PROPOSED SITE PLAN

REV.	DATE

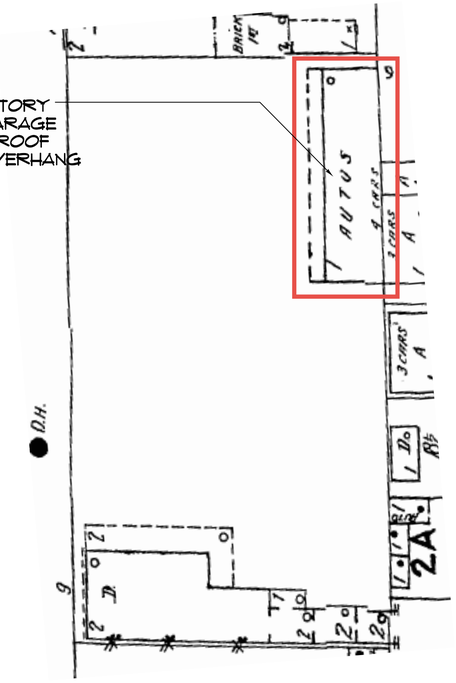
PROJECT NUMBER 1909
DRAWING DATE 8/25/20
SHEET NUMBER A001



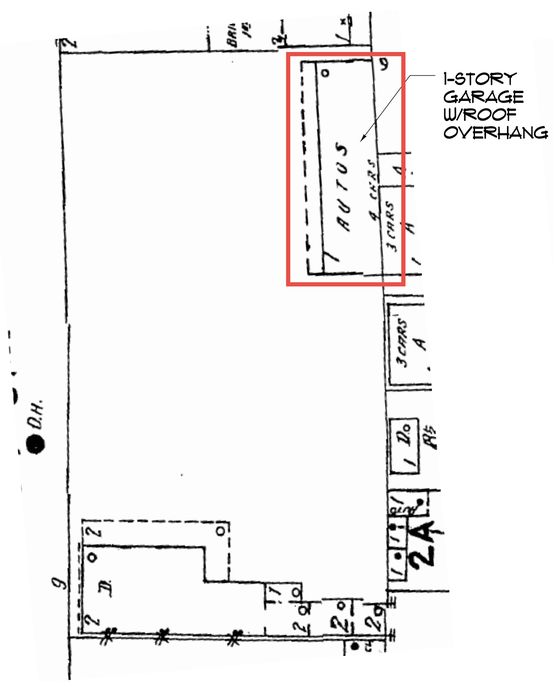
1 1902 SANBORN MAP



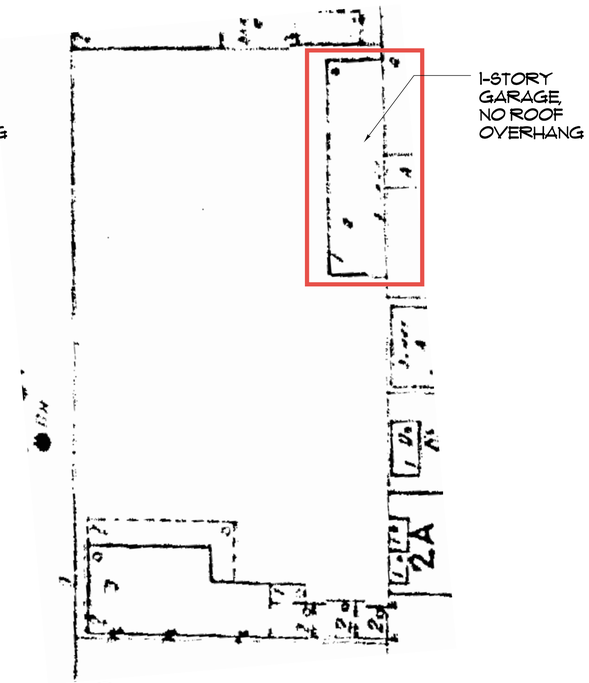
2 1929 SANBORN MAP



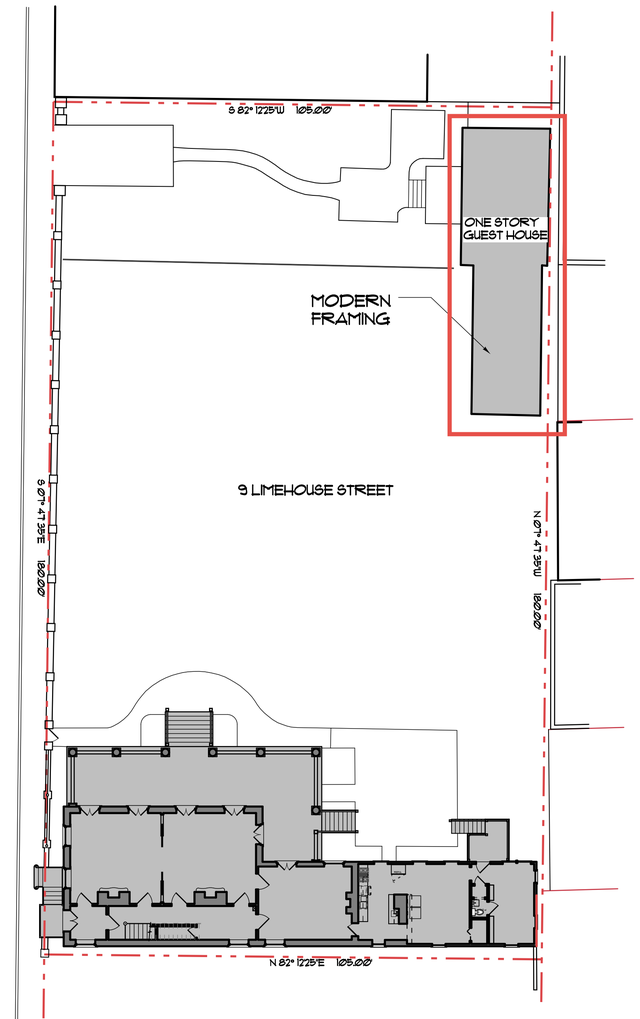
3 1944 SANBORN MAP



4 1951 SANBORN MAP



5 1955 SANBORN MAP



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

GARAGE HISTORY

Glenn Keyes Architects
12 Vanderhorst Street
Charleston, SC 29403
(843) 722-4100
www.glennkeyesarchitects.com

William Pinckney House
Shingler House
9 Limehouse Street
Charleston, South Carolina

SANBORN MAPS
GARAGE HISTORY

REV.	DATE

PROJECT NUMBER 1909

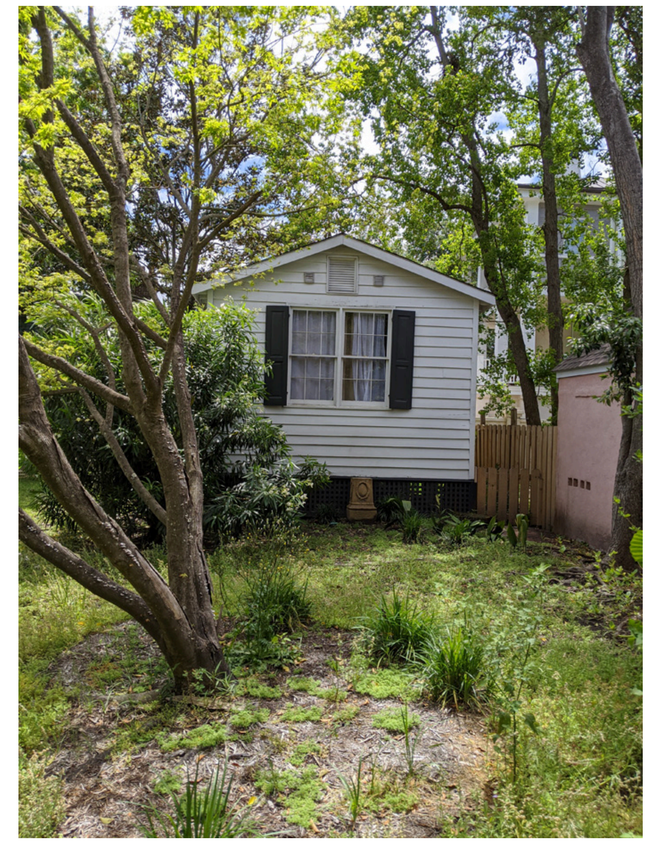
DRAWING DATE 8/25/20

SHEET NUMBER MAPS

MODERN ONE-STORY GUEST HOUSE AT
SOUTHWEST CORNER OF PROPERTY
TO BE DEMOLISHED

1 P-1 EAST ELEVATION
NO SCALE

2 P-1 EAST ELEVATION
NO SCALE



3 P-1 NORTH ELEVATION
NO SCALE

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William Pinckney
Shingler House
9 Limehouse Street
Charleston, South Carolina

EXISTING PHOTOS

REV.	DATE

PROJECT NUMBER 1909

DRAWING DATE 8/25/20

SHEET NUMBER P-1

Agenda Item #7

9 LIMEHOUSE STREET
TMS # 457-11-04-037

Request conceptual approval for the new construction of a secondary dwelling guest house.

New Construction / (Charlestowne) / Old and Historic District

Agenda Item #7

Applicant's Presentation

WILLIAM PINCKNEY SHINGLER HOUSE
9 LIMEHOUSE STREET

PROPOSED GUEST HOUSE

TMS: 457-11-04-037

CONCEPTUAL BAR SUBMITTAL FOR
NEW ONE-AND ONE-HALF STORY GUEST HOUSE

PROPOSED STRUCTURE IS WITHIN 3' NORTH SETBACK
AND 9' SOUTH SETBACK AND DOES NOT REQUIRE ZONING REVIEW

DRAWING LIST

A000	TITLE SHEET
P1	SITE PHOTOS
P2	SITE PHOTOS
A001	SITE PLAN
A002	STREETSCAPE
A101	FLOOR PLANS
A201	ELEVATIONS
A301	SECTIONS

OWNERS:

PAUL AUSLEY & REBECCA WILLIAMS
9 LIMEHOUSE STREET
CHARLESTON, SC 29401

Glenn Keyes Architects
12 Vanderhorst Street
Charleston, SC 29403
(843) 722-4100
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William Pinckney Shingler House
9 Limehouse Street
Charleston, South Carolina

TITLE SHEET

REV.	DATE

PROJECT NUMBER 1909

DRAWING DATE 8/25/20

SHEET NUMBER A000

1 P-1 EAST ELEVATION - SOUTH GATE
NO SCALE

2 P-1 EAST ELEVATION - PROPERTY FROM SOUTHEAST
NO SCALE

3 P-1 EAST ELEVATION - WALL / EXISTING GUEST HOUSE
NO SCALE

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SITE PHOTOS

REV.	DATE

PROJECT NUMBER 1909

DRAWING DATE 8/25/20

SHEET NUMBER P1

1 P-2 YARD--LOOKING SOUTH FROM HOUSE
NO SCALE

2 P-2 EAST ELEVATION - EXISTING GUEST HOUSE
NO SCALE

3 P-2 YARD FROM 2nd FLR OF PIAZZA
NO SCALE

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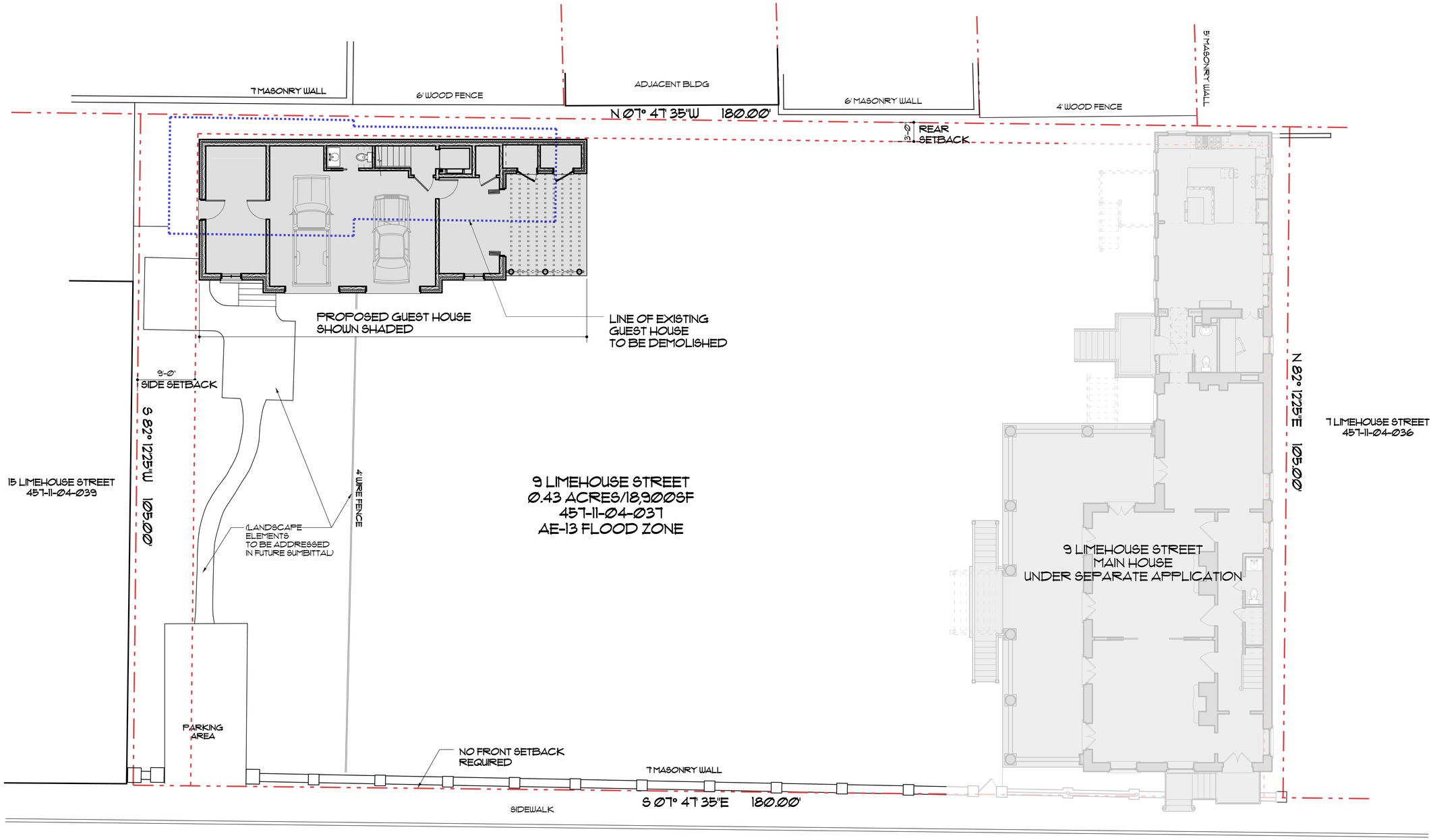
SITE PHOTOS

REV.	DATE

PROJECT NUMBER 1909

DRAWING DATE 8/25/20

SHEET NUMBER P2



1 A001 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

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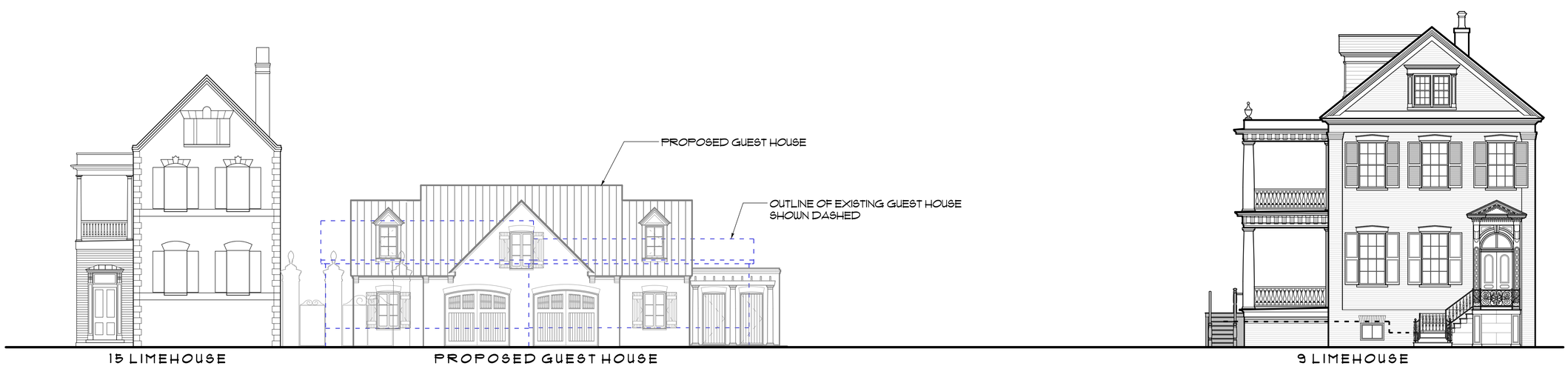
PROPOSED SITE PLAN

REV.	DATE

PROJECT NUMBER 1909
DRAWING DATE 8/25/20
SHEET NUMBER A001



1 A002 EAST ELEVATION - SITE
SCALE: 1/8" = 1'-0"

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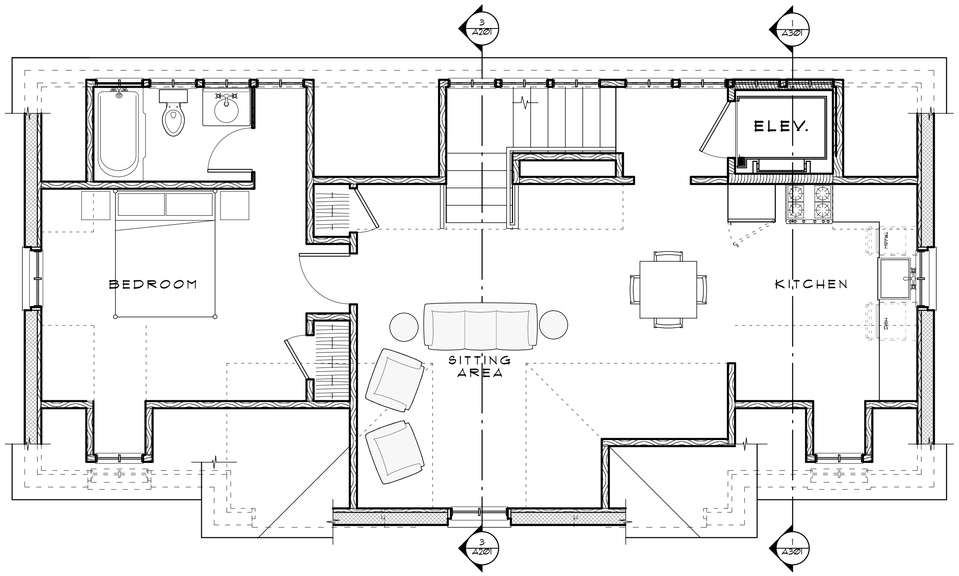
STREETSCAPE

REV.	DATE

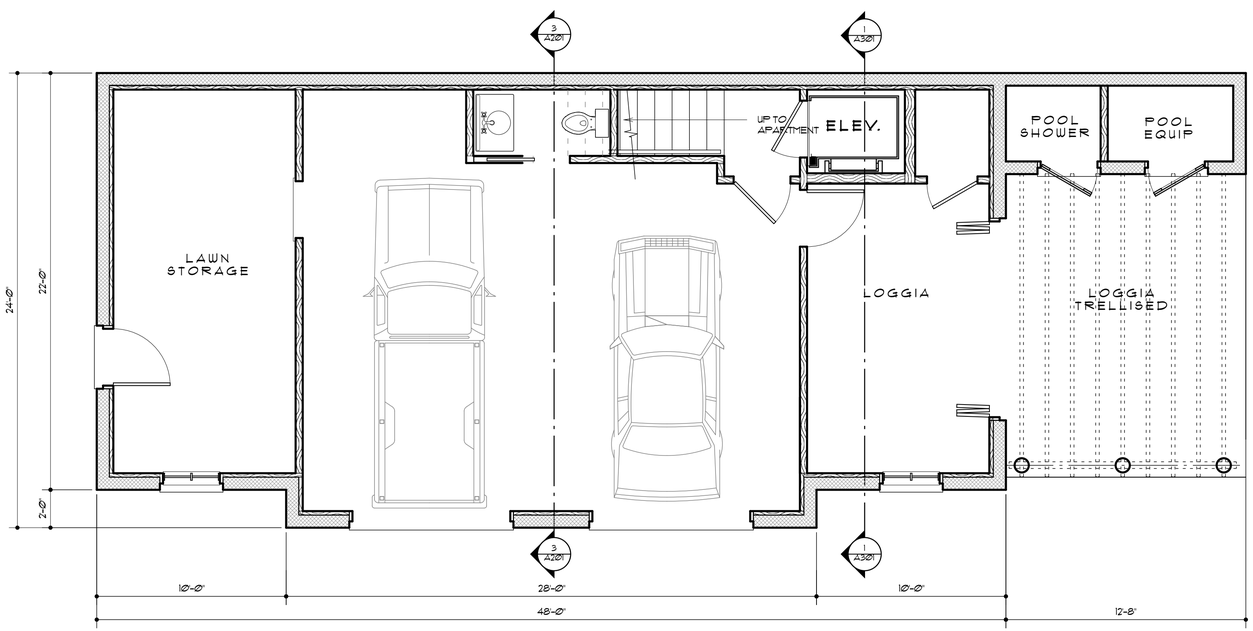
PROJECT NUMBER 1909

DRAWING DATE 8/27/20

SHEET NUMBER A002



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



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

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FLOOR PLANS

REV.	DATE

PROJECT NUMBER 1909

DRAWING DATE 5/28/20

SHEET NUMBER A101

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

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

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

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

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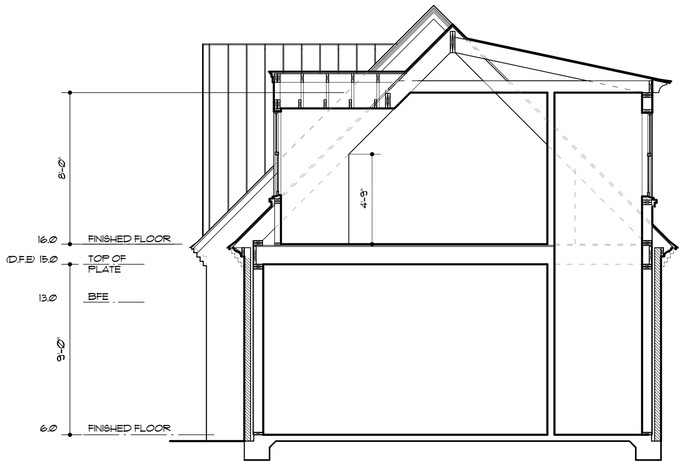
ELEVATIONS

REV.	DATE

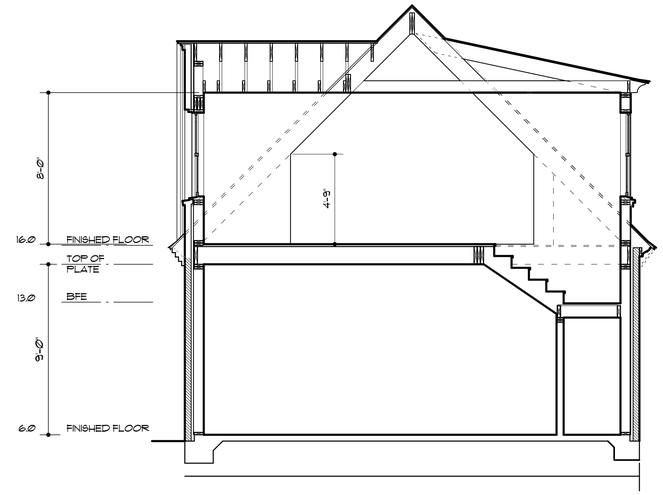
PROJECT NUMBER 1909

DRAWING DATE 6/25/20

SHEET NUMBER A201



1 A101 BUILDING SECTION
SCALE: 1/4" = 1'-0"



3 A301 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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BUILDING SECTIONS

REV.	DATE

PROJECT NUMBER 1909

DRAWING DATE

SHEET NUMBER A301

Agenda Item #8

9 LIMEHOUSE STREET
TMS # 457-11-04-037

Request conceptual approval for the new construction of an addition; a landing and stair; and stair from piazza to grade per historic documentation.

Category 3 / (Charlestowne) / c.1856 / Old and Historic District

Agenda Item #8

Applicant's Presentation

ADDITION TO THE

WILLIAM PINCKNEY SHINGLER HOUSE
9 LIMEHOUSE STREET

TMS: 457-11-04-037

CONCEPTUAL BAR SUBMITTAL FOR
SECOND FLOOR REAR ADDITION

PROPOSED SECOND FLOOR ADDITION IS WITHIN 3' NORTH SETBACK
AND 3' WEST SETBACK AND DOES NOT REQUIRE ZONING REVIEW

EASEMENT HELD BY
HISTORIC CHARLESTON FOUNDATION

9 LIMEHOUSE STREET
HABS PHOTO-1963

9 LIMEHOUSE STREET
CURRENT PHOTO

DRAWING LIST

A000	TITLE SHEET
A001	SITE PLAN
A002	HISTORY
P1	PHOTOS
P2	PHOTOS
P3	PHOTOS
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	ROOF PLAN
A201	EAST ELEVATION
A202	SOUTH ELEVATION
A203	WEST ELEVATION
A204	NORTH ELEVATION

OWNERS:

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CHARLESTON, SC 29401

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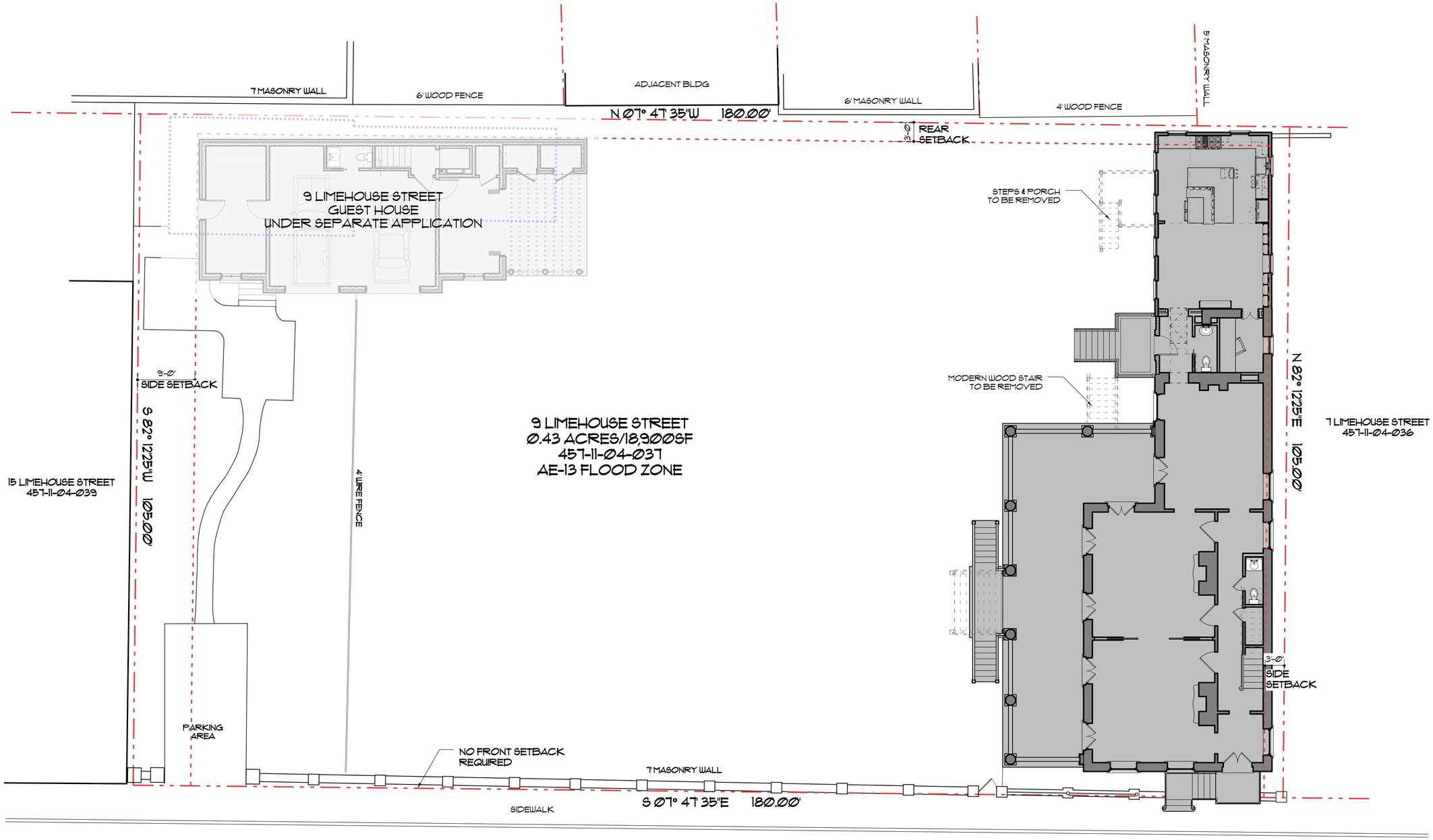
TITLE SHEET

REV.	DATE

PROJECT NUMBER 1909

DRAWING DATE 8/25/20

SHEET NUMBER A000



1 A001 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

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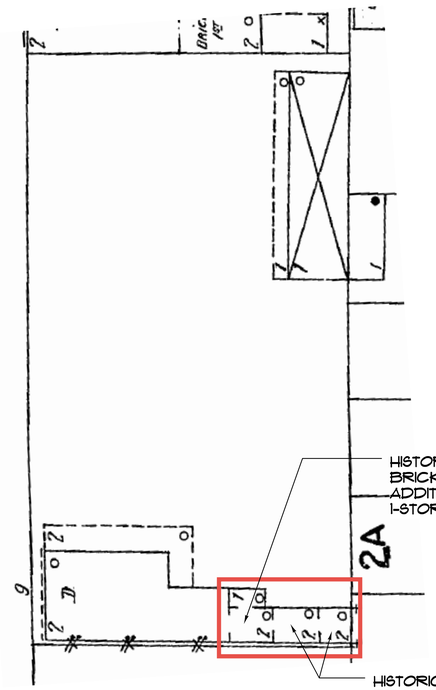
PROPOSED
SITE PLAN

REV.	DATE

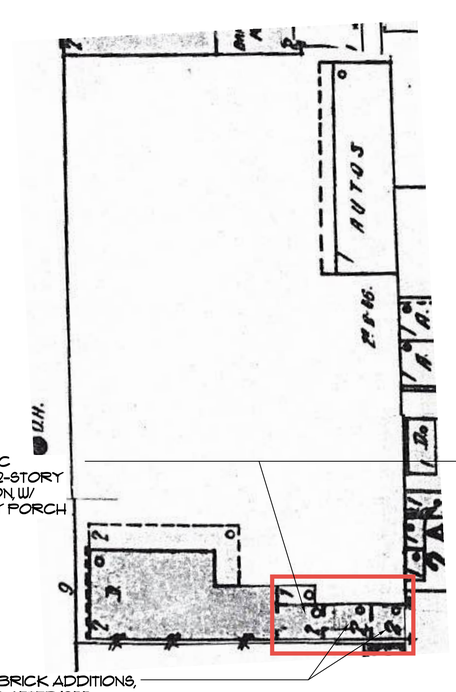
PROJECT NUMBER 1909

DRAWING DATE 8/25/20

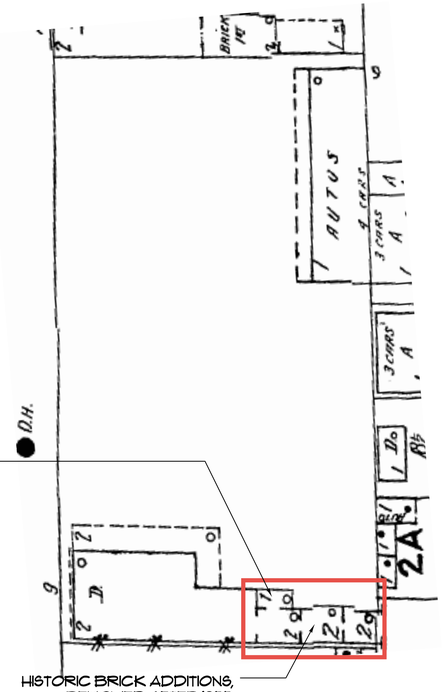
SHEET NUMBER A001



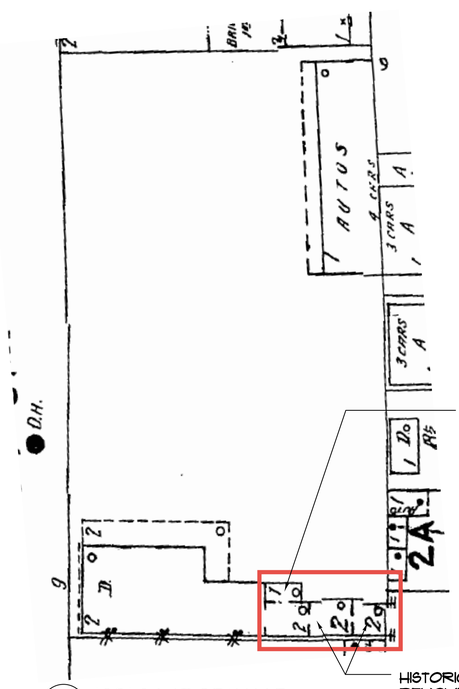
1 1902 SANBORN MAP



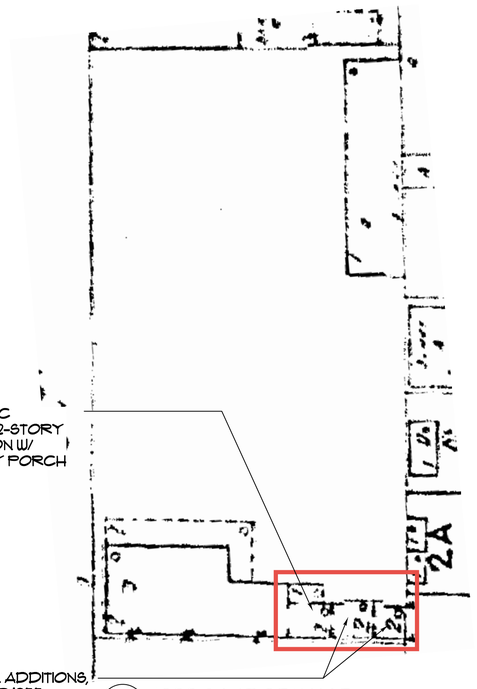
2 1929 SANBORN MAP



3 1944 SANBORN MAP

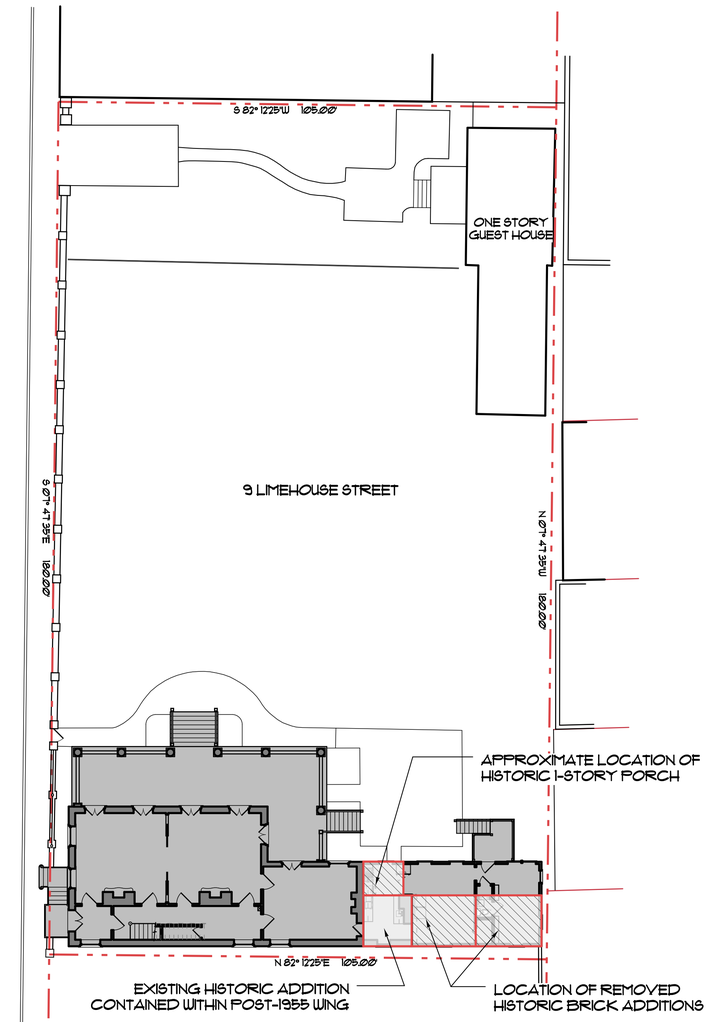


4 1951 SANBORN MAP



5 1955 SANBORN MAP

NOTE:
NO CHANGES TO C. 1849 MAIN HOUSE,
ALTERATIONS TO EXISTING ADDITION ONLY



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

DEPENDENCY HISTORY

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SANBORN MAPS
HISTORIC DEPENDENCY

REV.	DATE

PROJECT NUMBER 1909

DRAWING DATE 8/25/20

SHEET NUMBER A002

1 P-1 SOUTH ELEVATION—DETAIL
NO SCALE

MODERN STAIR TO BE REPLACED WITH NEW STAIR RECONSTRUCTED BASED ON HISTORIC PHOTO

2 P-1 EAST ELEVATION
NO SCALE

PROPOSED ADDITION TO BE SET BACK FROM NORTH WALL OF EXISTING ADDITION, PER ZONING REQUIREMENTS

3 P-1 NORTH ELEVATION
NO SCALE

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EXISTING PHOTOS

REV.	DATE

PROJECT NUMBER 1909

DRAWING DATE 8/25/20

SHEET NUMBER P-1

SOUTH STAIR TO BE REPLACED WITH NEW STAIR RECONSTRUCTED FROM HISTORIC PHOTO

1 / P-2 SOUTH ELEVATION
NO SCALE

LOCATION OF PROPOSED NEW STAIR

2 / P-2 WEST ELEVATION @ PIAZZA
NO SCALE

LOCATION OF PROPOSED REAR ENTRANCE

3 / P-2 SOUTH ELEVATION @ EXISTING WING
NO SCALE

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EXISTING PHOTOS

REV.	DATE

PROJECT NUMBER 1909

DRAWING DATE 8/25/20

SHEET NUMBER P-2

AREA OF PROPOSED ADDITION
TO BE SET BACK FROM NORTH WALL
OF EXISTING ADDITION,
PER ZONING REQUIREMENTS

1 P-3 NORTH ELEVATION—ADDITION
NO SCALE

LOCATION OF
PROPOSED SECOND FLOOR
ADDITION

2 P-3 ROOF OF EXISTING WING
NO SCALE

LOCATION OF
PROPOSED REAR ENTRANCE

3 P-3 SOUTH ELEVATION OF EXISTING WING
NO SCALE

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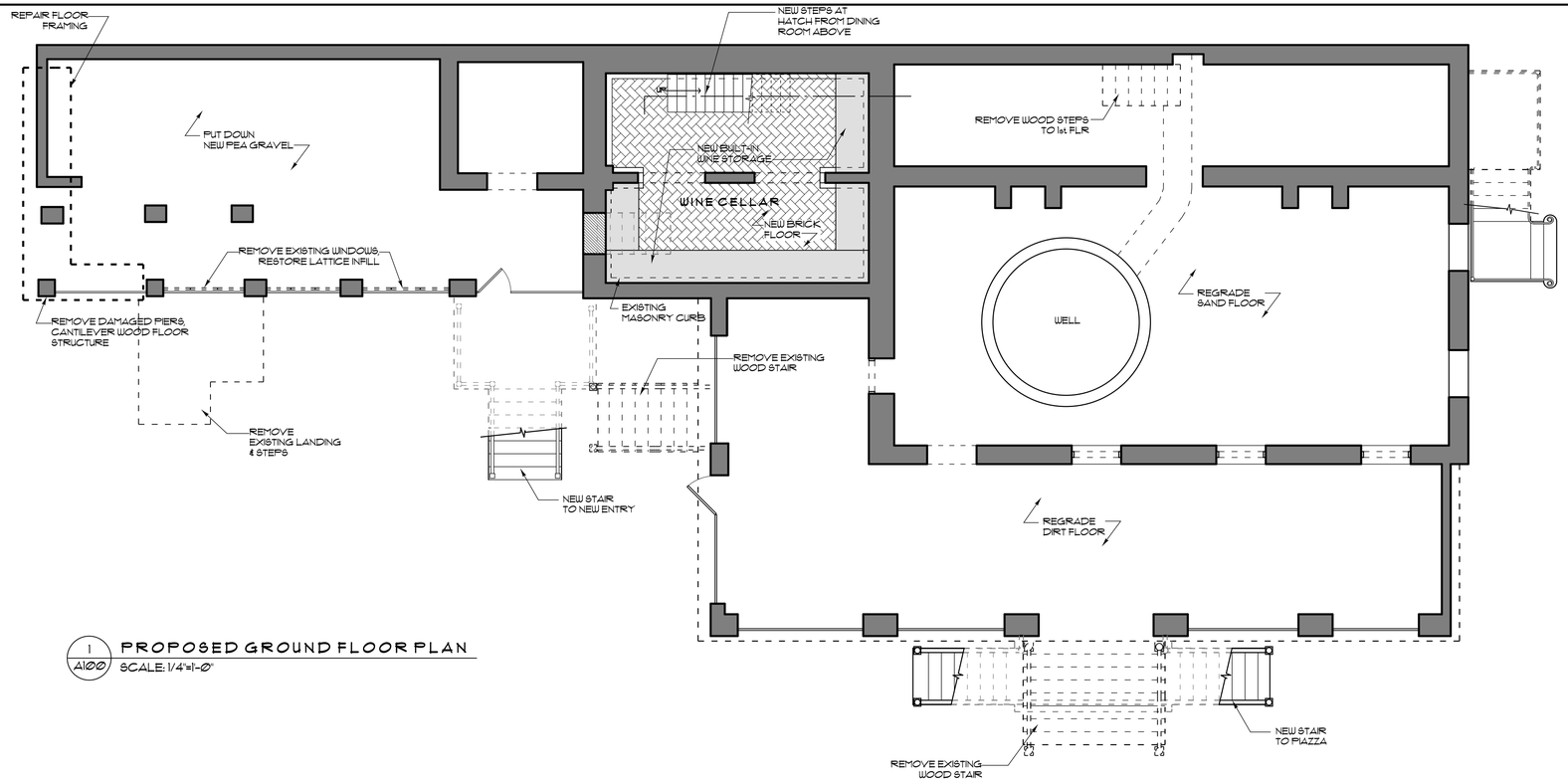
EXISTING PHOTOS

REV.	DATE

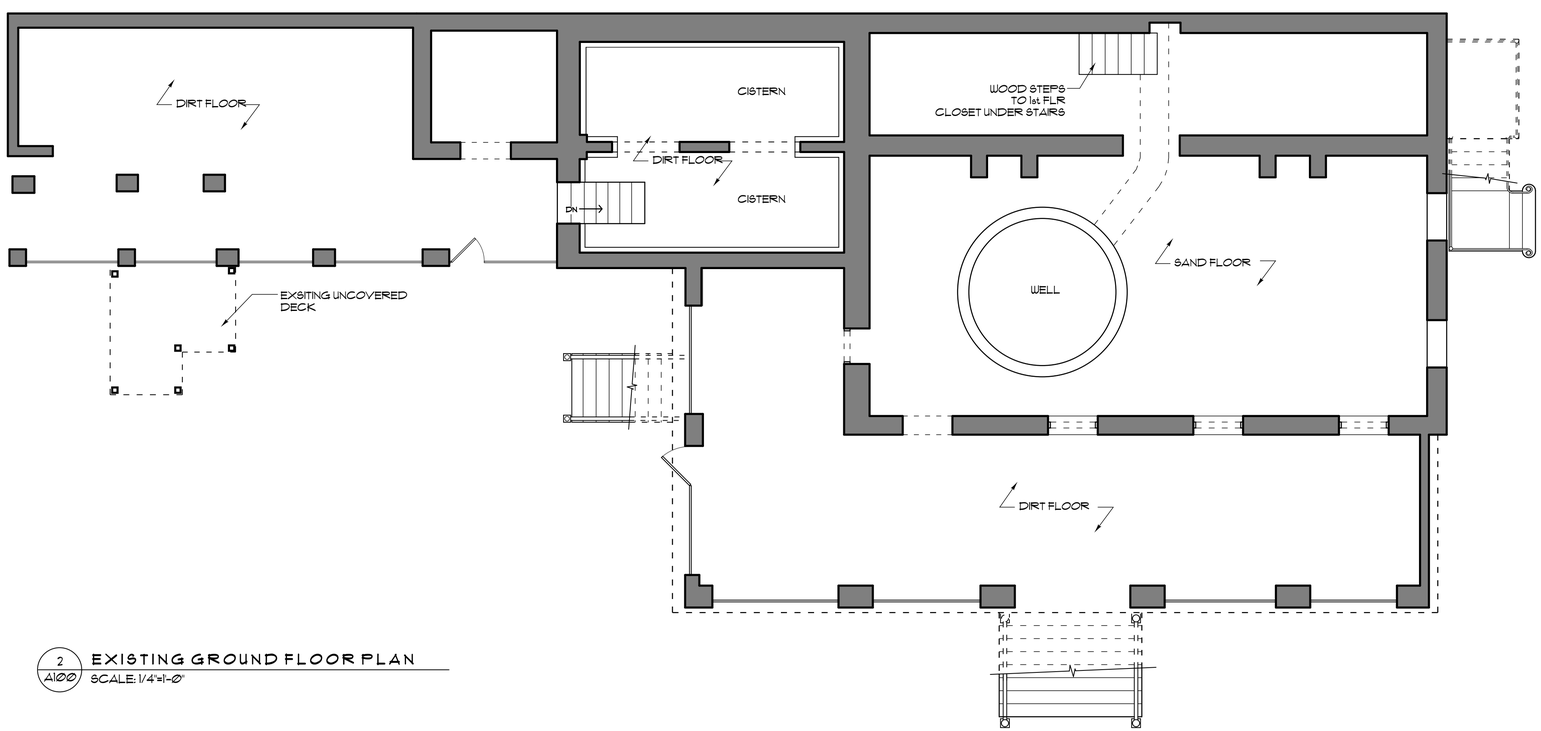
PROJECT NUMBER 1909

DRAWING DATE 8/25/20

SHEET NUMBER P-3



1 / A100 PROPOSED GROUND FLOOR PLAN
SCALE: 1/4"=1-0"



2 / A100 EXISTING GROUND FLOOR PLAN
SCALE: 1/4"=1-0"

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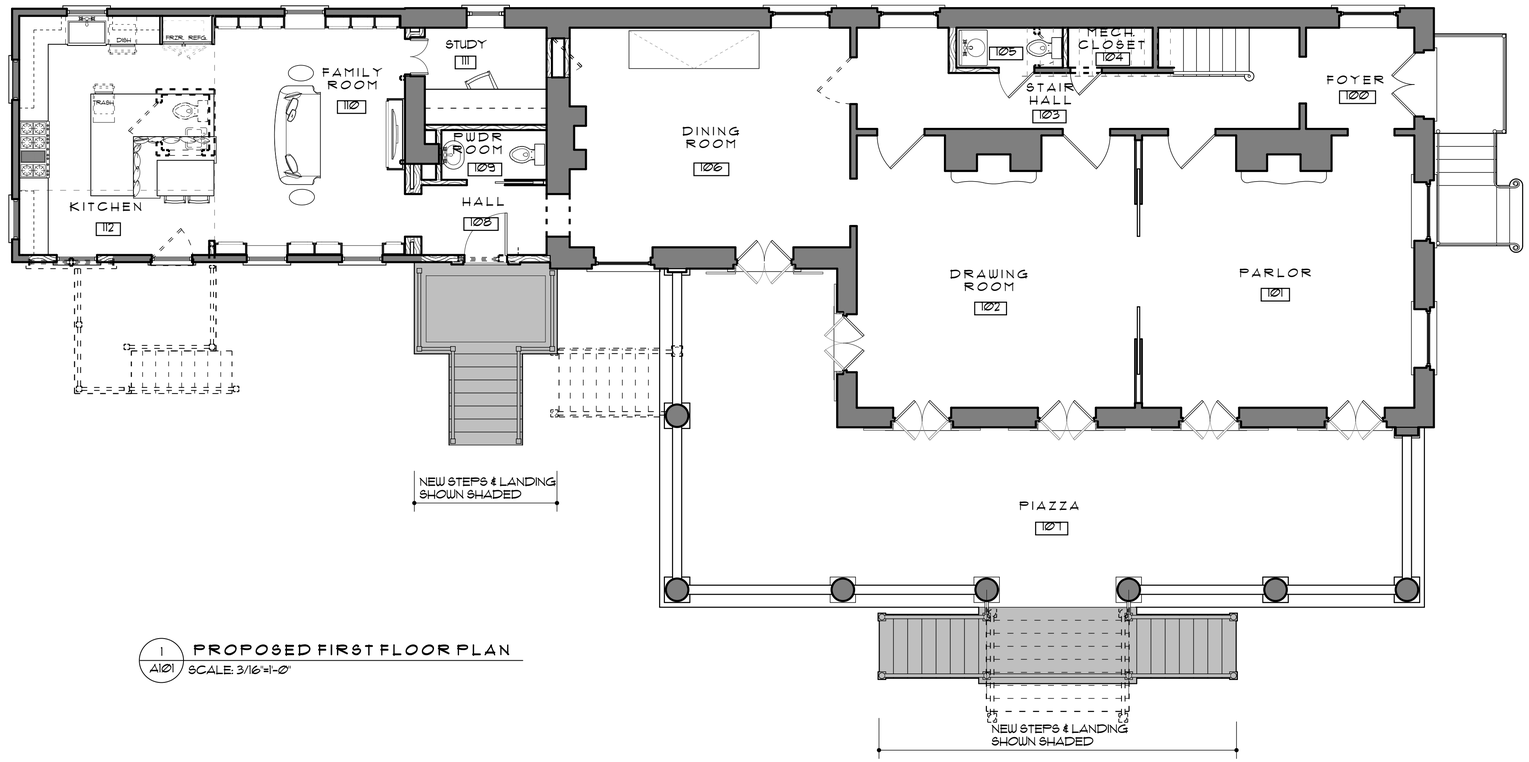
GROUND FLOOR PLAN

REV.	DATE

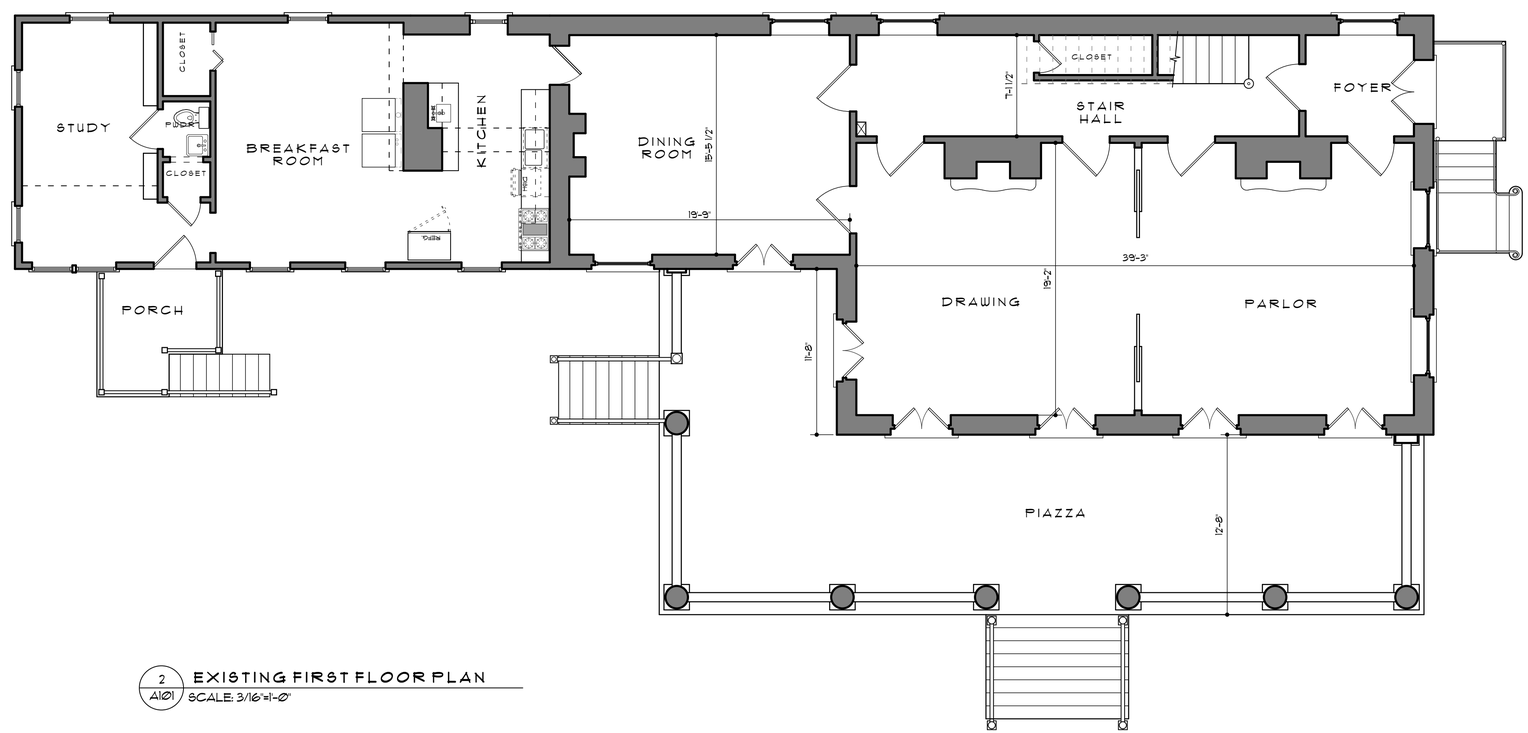
PROJECT NUMBER 1909

DRAWING DATE 8/18/20

SHEET NUMBER A100



1 A101 PROPOSED FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



2 A101 EXISTING FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

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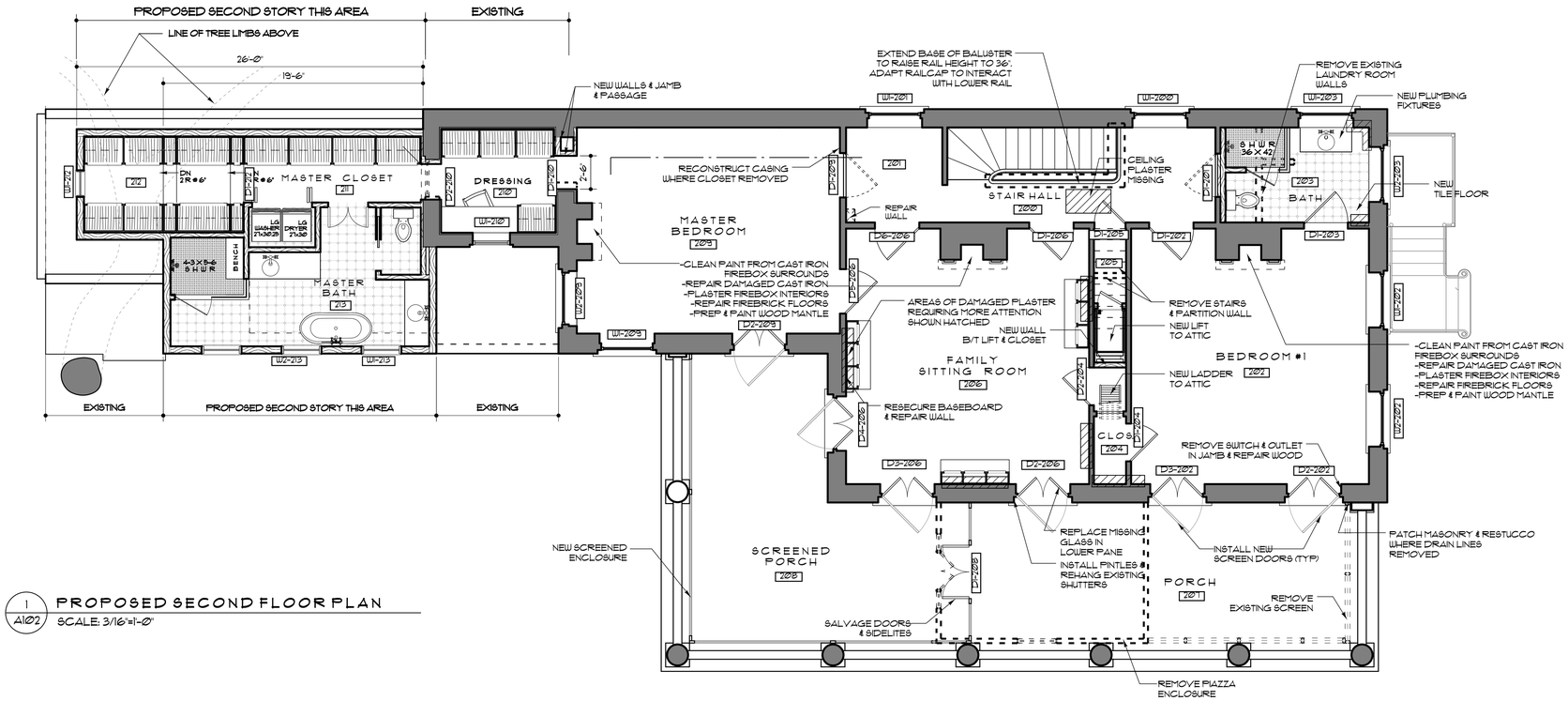
FIRST FLOOR PLANS

REV.	DATE

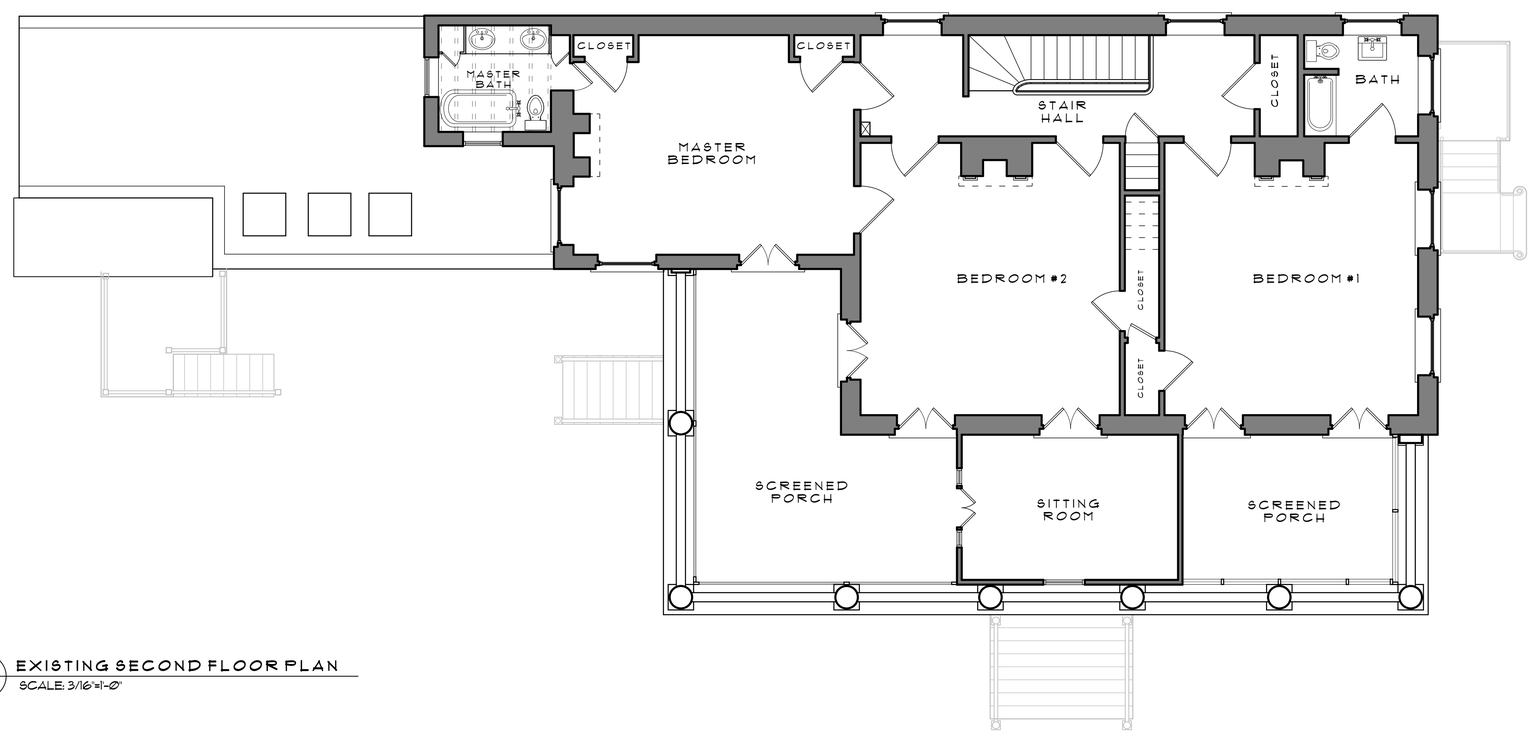
PROJECT NUMBER 1909

DRAWING DATE 8/18/20

SHEET NUMBER A101



1 / A102 PROPOSED SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"



2 / A102 EXISTING SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

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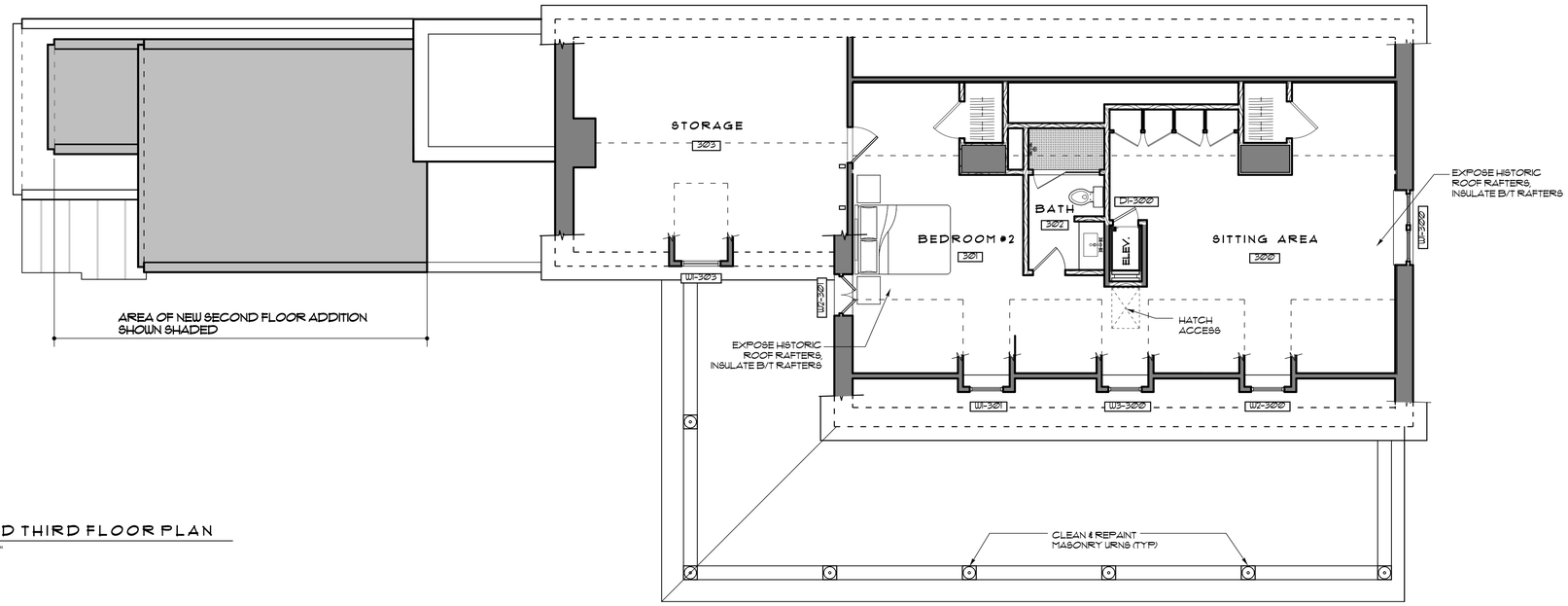
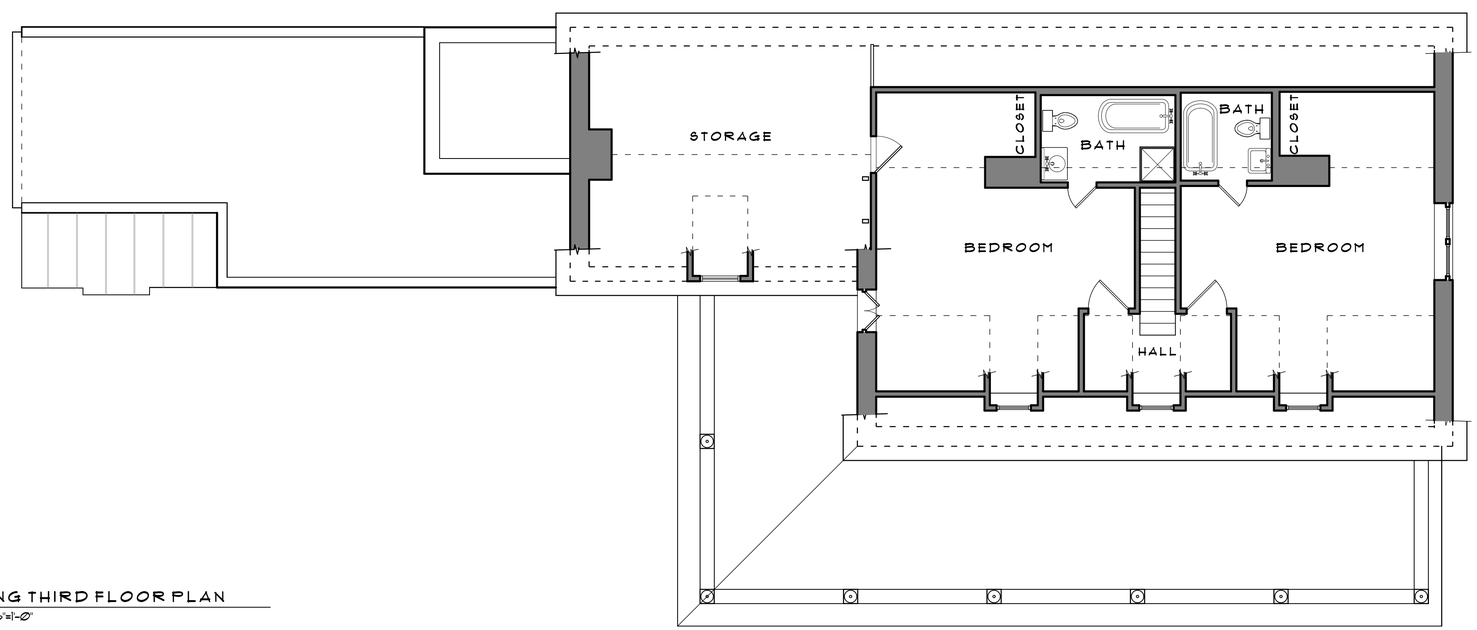
SECOND FLOOR PLANS

REV.	DATE

PROJECT NUMBER 1909
DRAWING DATE 8/18/20
SHEET NUMBER A102



1 / A103 PROPOSED THIRD FLOOR PLAN
SCALE: 3/16"=1'-0"



2 / A103 EXISTING THIRD FLOOR PLAN
SCALE: 3/16"=1'-0"

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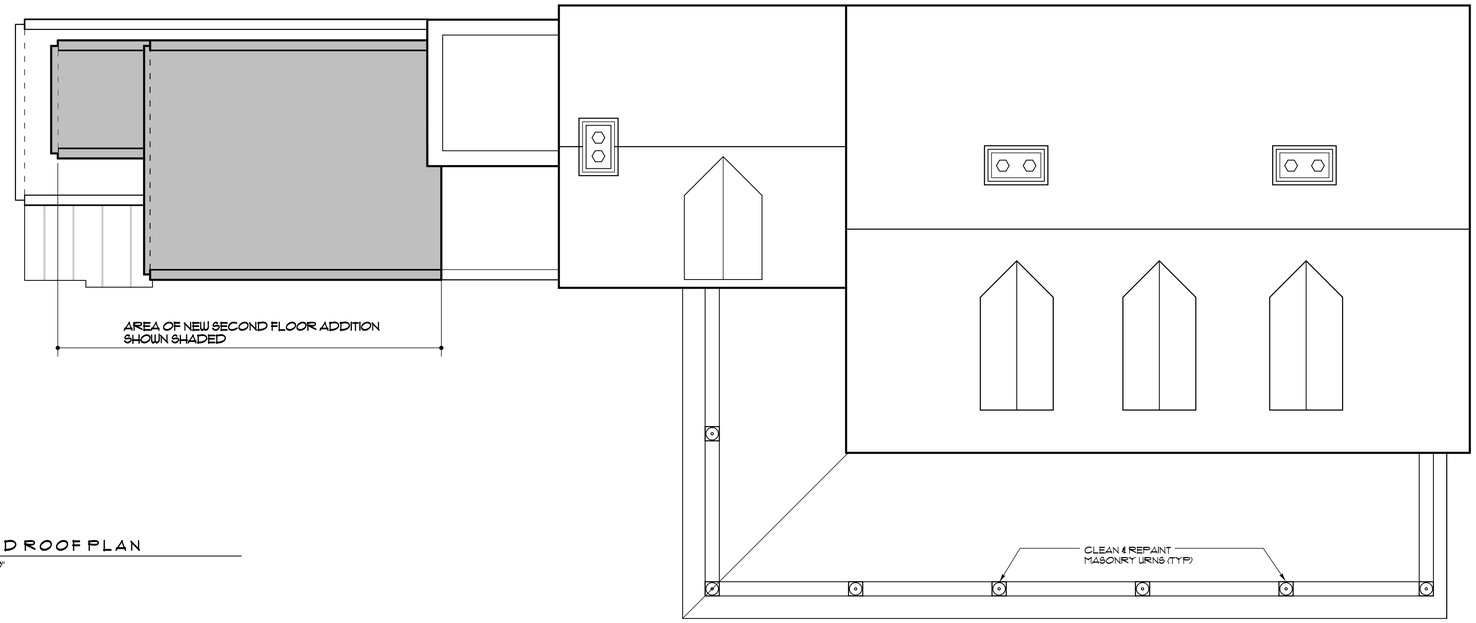
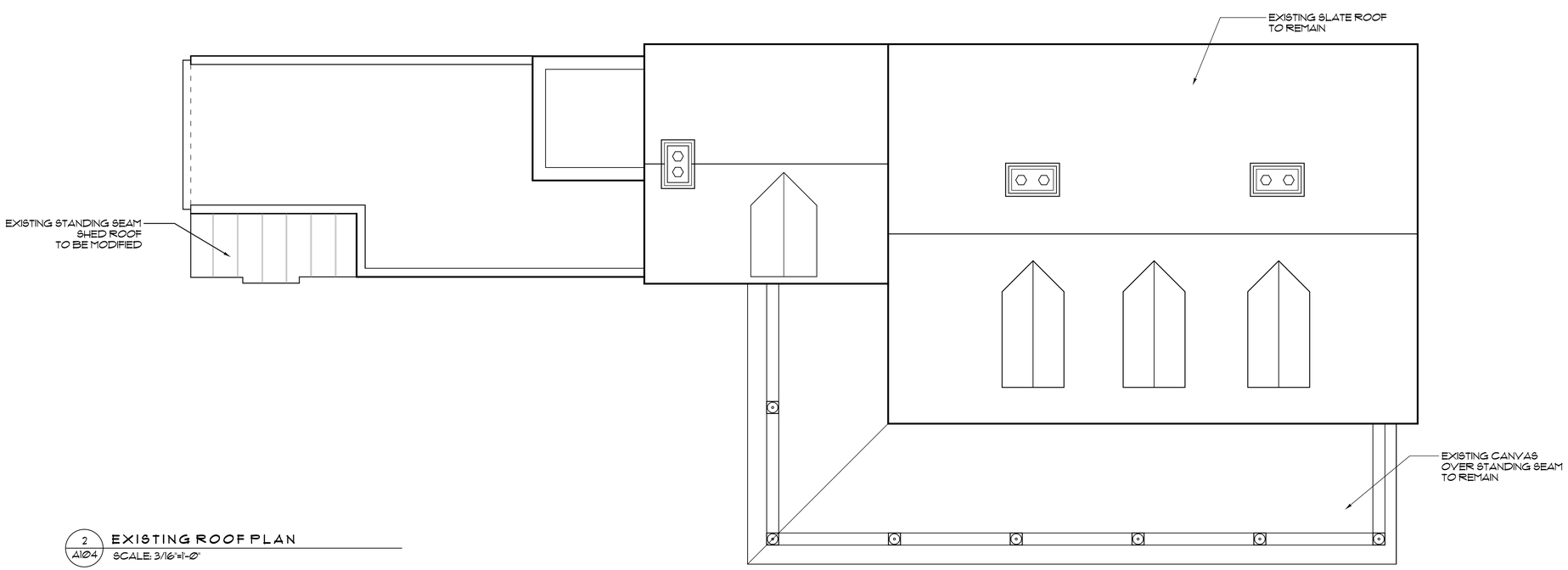
THIRD FLOOR PLAN

REV.	DATE

PROJECT NUMBER 1909
DRAWING DATE 8/18/20
SHEET NUMBER A103



1 / A104 PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"



2 / A104 EXISTING ROOF PLAN
SCALE: 3/16"=1'-0"

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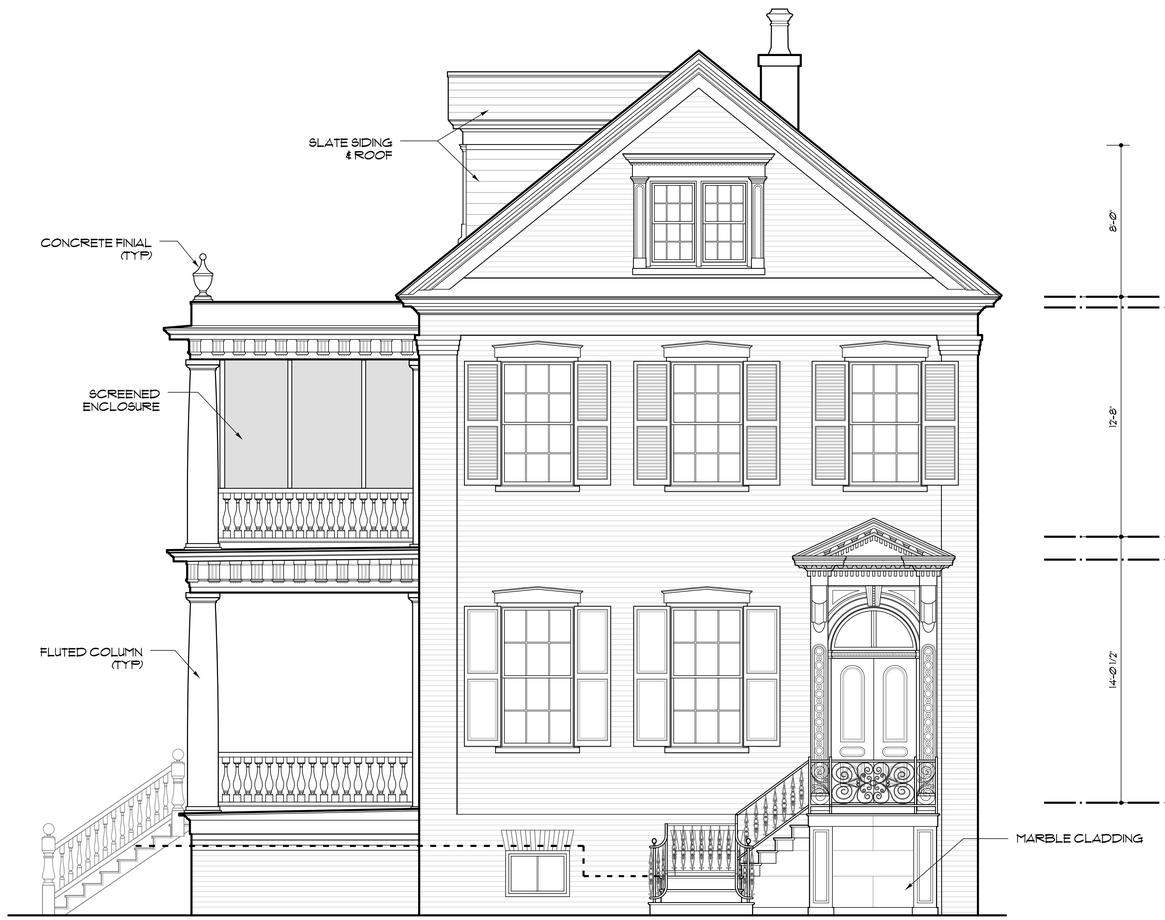
ROOF PLAN

REV.	DATE

PROJECT NUMBER 1909

DRAWING DATE 8/18/20

SHEET NUMBER A104



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

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

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EAST ELEVATION

REV.	DATE

PROJECT NUMBER 1909

DRAWING DATE 8/18/20

SHEET NUMBER A201

1 / A202 PROPOSED SOUTH ELEVATION
SCALE: 3/16"=1'-0"

1880 PHOTO
SHOWING PROPOSED HISTORIC STAIR

2 / A202 EXISTING SOUTH ELEVATION
SCALE: 3/16"=1'-0"

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Charleston, South Carolina

EXISTING SOUTH ELEVATION

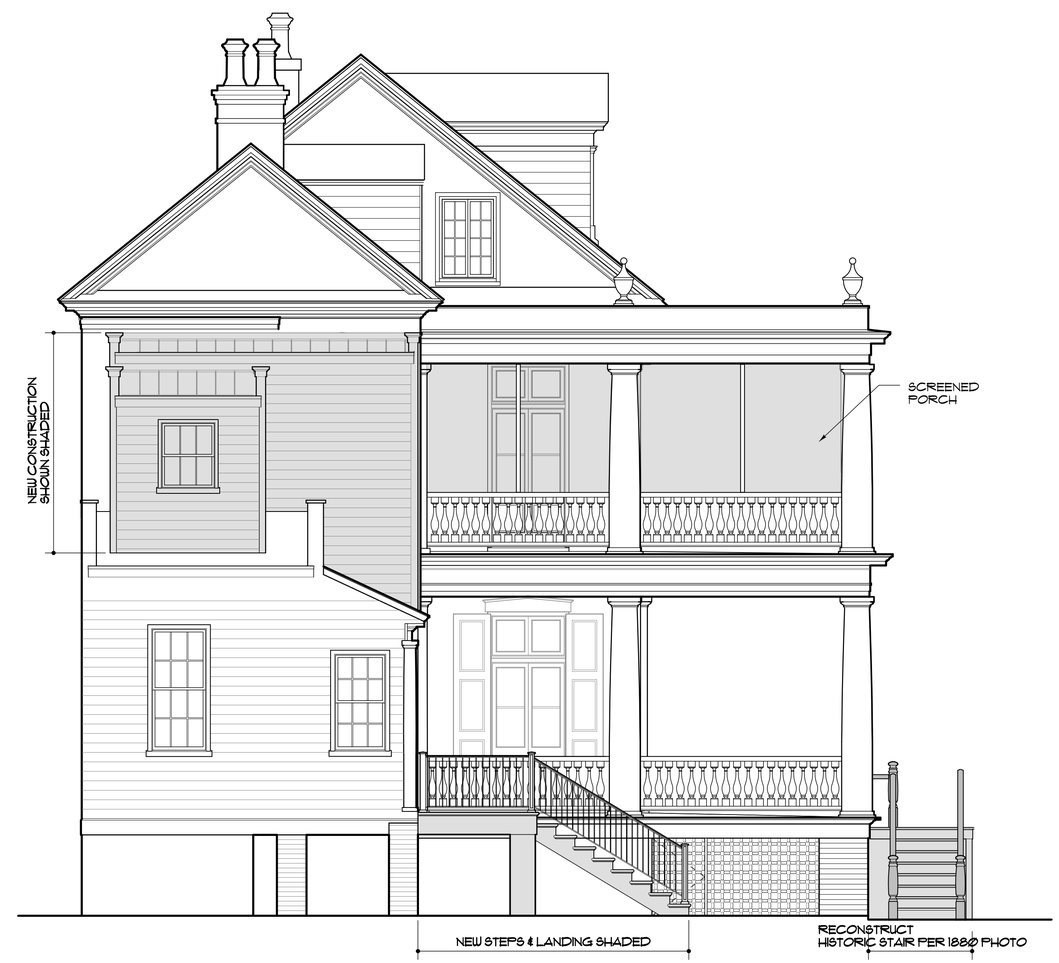
REV.	DATE

PROJECT NUMBER 1909

DRAWING DATE 8/18/20

SHEET NUMBER A202

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



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

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Charleston, SC 29403
(843) 722-4100
www.glennkeyesarchitects.com

William Pinckney Shingler House
9 Limehouse Street
Charleston, South Carolina

WEST ELEVATION

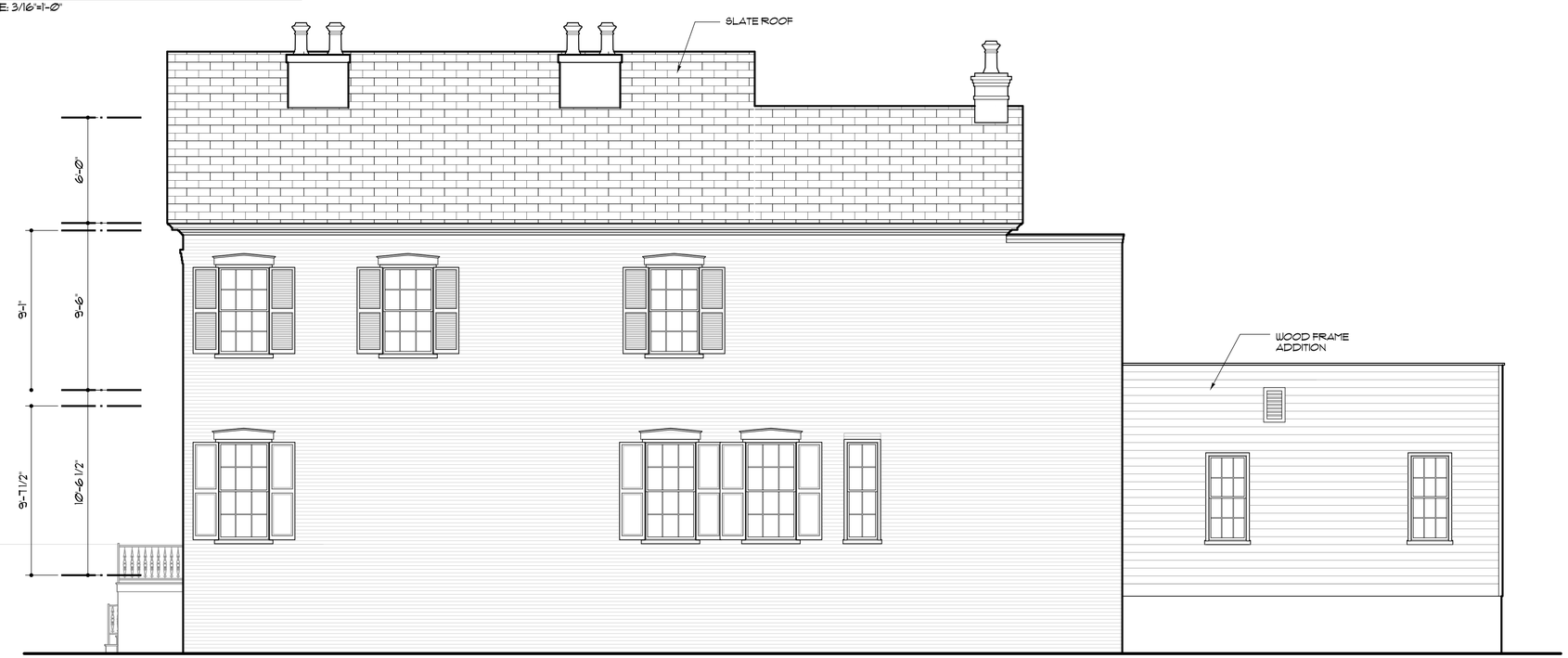
REV.	DATE

PROJECT NUMBER 1909

DRAWING DATE 8/18/20

SHEET NUMBER A203

1 A204 PROPOSED NORTH ELEVATION
SCALE: 3/16"=1'-0"



2 A204 EXISTING NORTH ELEVATION
SCALE: 3/16"=1'-0"

Glenn Keyes
Architects
12 Vanderhorst Street
Charleston, SC 29403
(843) 722-4100
www.glennkeyesarchitects.com

William Pinckney
Shingler House
9 Limehouse Street
Charleston, South Carolina

NORTH ELEVATION

REV.	DATE

PROJECT NUMBER 1909

DRAWING DATE 8/18/20

SHEET NUMBER A204

Agenda Item #9

49 AMHERST
TMS # 459-09-02-046

Request renovation of existing residence including modifications to piazzas; vertical extension of existing non-historic one-story addition; and new construction of a one-story hyphen and a two-story addition to the rear.

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

Agenda Item #9

Applicant's Presentation

CURRENT STREETVIEW

'MOMO' AND 'HENDIANA JONES'
RESIDENTS OF 49 AMHERST

AERIAL VIEW

RENOVATION + ADDITION AT

49 AMHERST STREET

CHARLESTON, SOUTH CAROLINA

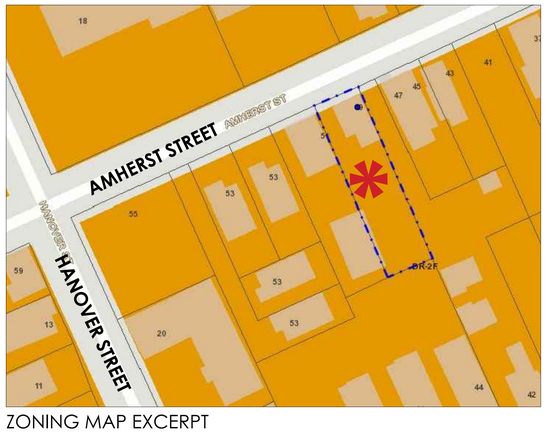
TMS #: 459-09-02-046
ZONING DISTRICT: DR-2F
GOVERNING CODE: IRC 2018
FLOOD ZONE: AE (13); F.F. @ 11' PER OWNER'S E.C.
PENDING COST ESTIMATES, MAY REQUIRE F.E.M.A. VARIANCE

SCOPE OF WORK:

- VERTICAL EXTENSION OF ONE-STORY ADDITION BEHIND PIAZZA
- NEW CONSTRUCTION OF 1-STORY HYPHEN + SUBORDINATE 2-STORY ADDITION
- CORRECTION / RE-CONSTRUCTION OF NON HISTORIC PIAZZA ELEMENTS, INCL. ENTIRE 1st FLOOR, PARTIAL 2nd FLOOR, AND RAILINGS (2nd FL. CLG + ROOF TO REMAIN UNCHANGED)
- MISC. IMPROVEMENTS TO EXISTING HOUSE + SITE

DRAWING SCHEDULE:

1 TITLE + DRAWING SCHEDULE
2 CONTEXT IMAGES
3 HISTORIC IMAGES + NARRATIVE
4 EXISTING CONDITIONS PHOTOS
5 PRECEDENT IMAGES
6 SITE LAYOUT (EXISTING + PROPOSED)
7 1ST FLOOR PLANS (EXISTING + PROPOSED)
8 2ND FLOOR PLANS (EXISTING + PROPOSED)
9 ELEVATIONS (EXISTING + PROPOSED)
10 ELEVATIONS (EXISTING + PROPOSED)
11 ELEVATIONS (EXISTING + PROPOSED)
12 3D STUDIES



ZONING MAP EXCERPT

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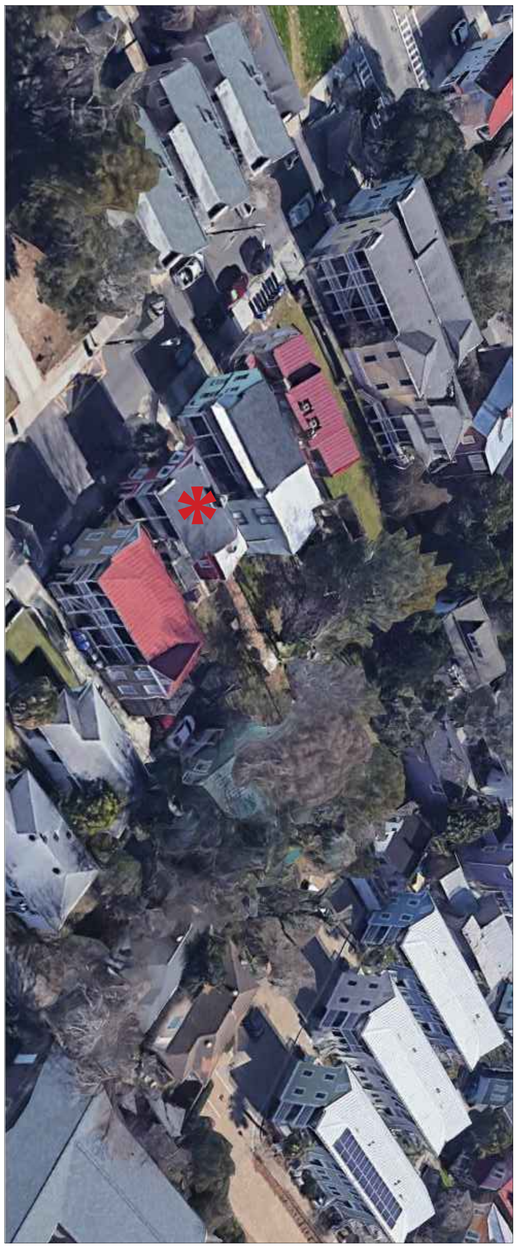
RENOVATION + ADDITION AT
49 AMHERST STREET

PROJECT NO.:	2020-31
DATE:	25 JULY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

TITLE + DRAWING SCHEDULE

MODERN RESIDENCES ON NORTH SIDE OF AMHERST



AERIAL VIEW

HISTORIC RESIDENCES EAST OF SITE

CHURCH AND CEMETERY ON NORTH SIDE OF AMHERST

HISTORIC RESIDENCE WEST OF SITE

CONTEXT IMAGES

2

PROJECT NO.: 2020-31
DATE: 25 JULY 2020
DRAWN BY: E.S.L./J.F.M.
CHECKED BY: J.F.M.

RENOVATION + ADDITION AT

49 AMHERST STREET

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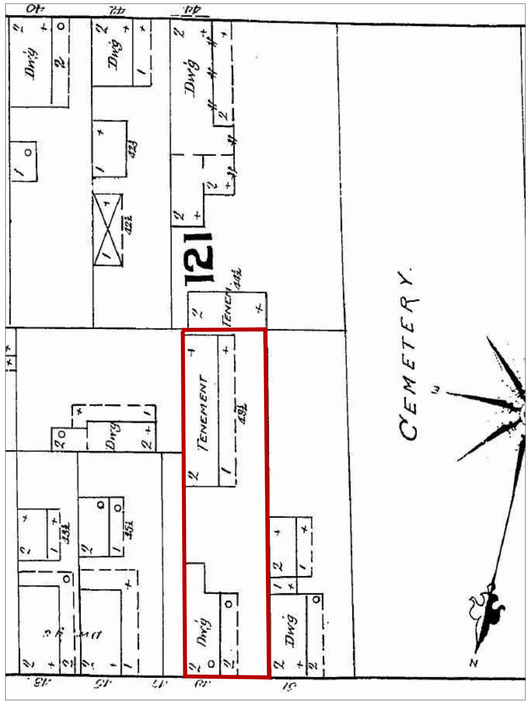
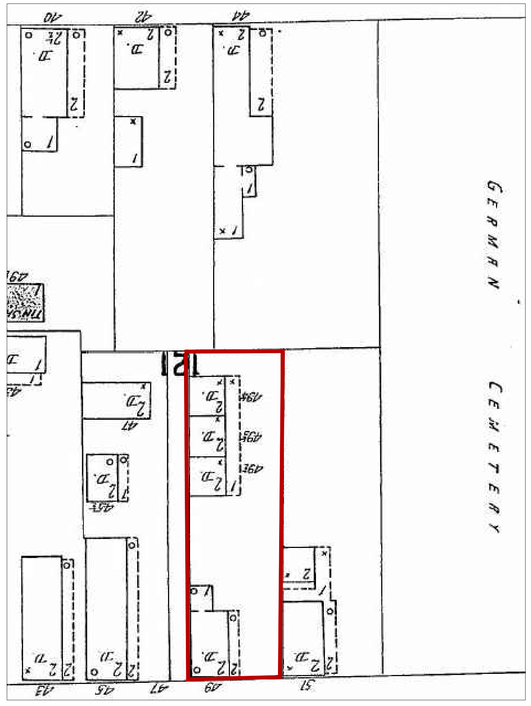
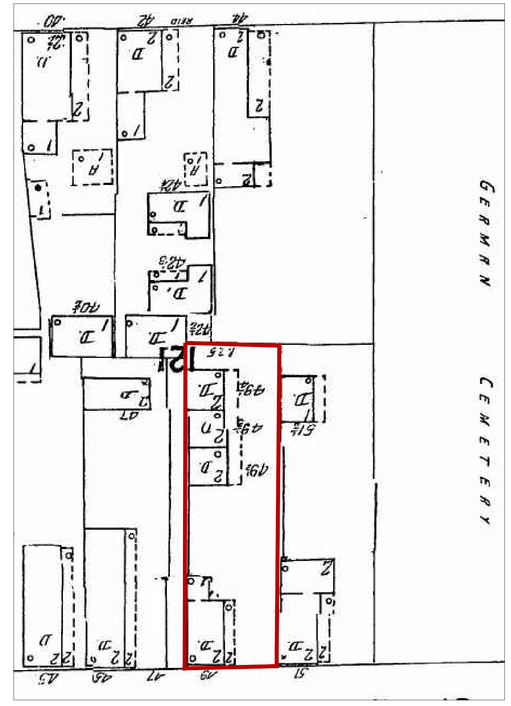


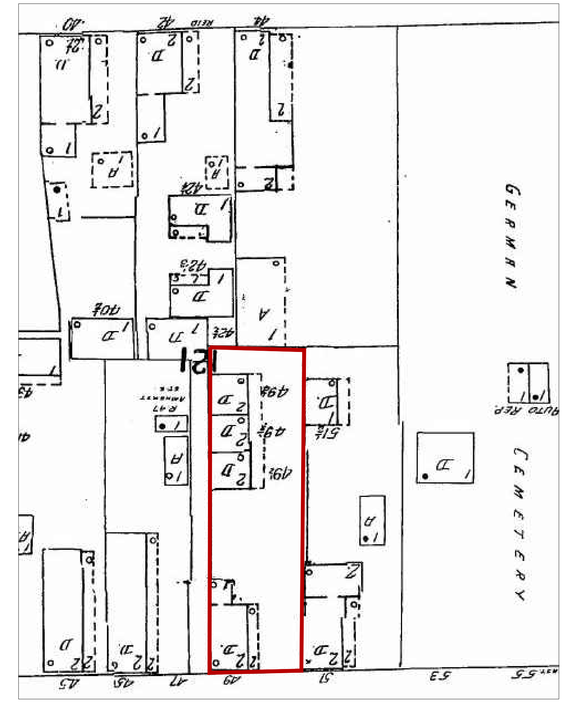
SANBORN MAP EXCERPT (1888)



SANBORN MAP EXCERPT (1902)



SANBORN MAP EXCERPT (1944)



SANBORN MAP EXCERPT (1951)

S.C. DEPARTMENT OF ARCHIVES AND HISTORY

SITE No.: c-459-9-2:46
HISTORIC NAME:
COMMON NAME:
ADDRESS: 49 Amherst Street

CLASSIFICATION: Building
TYPE: residence
ARCHITECT/CONTRACTOR:

COUNTY: Charleston
REGION: B-C-D
CITY: Charleston
DATE OF CONSTRUCTION: 1885-1895
ACREAGE/LOT SIZE: 28'x70'
STYLE: single house
THEME(S): architecture
PUBLIC ACCESS: restricted/unrestricted

DESCRIPTION: 2-s. frame single hse. of 2x5 bays unusual in that it has a central on-ridge chimney suggesting a possible deviation from the center passage single pile plan; gable roof w/ box cornice & full return; weatherboard clad; 6/6 windows; center door @ ea. s. of porch elev.; 2-s. porch w/ facade parapet, sq. posts & balusters; piazza screen w/ 2-light transom @ door & horiz. flushboard

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: John Dunmyer Jr
Rt 1 Box 211 Ravenel Chas. SC 29470
PRESENT USE: residence
CONDITION: good
CONSTRUCTION: frame

PREVIOUS OWNERS:
ORIGINAL SITE/MOVED (DATE:)
ORIGINAL USE: residence
ALTERED/UNALTERED: *
ROOF: standing seam metal
FOUNDATION: 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 (54:26) [s29]

S.C. DEPARTMENT OF ARCHIVES AND HISTORY
CONTINUATION FORM

SITE No.: c-459-9-2:46
ADDRESS: 49 Amherst Street
NAME:

COUNTY: Charleston
REGION: B-C-D
CITY: Charleston

* @ facade, 1st-s. paired windows are later; sections of balustrade removed; 2-=s. rear add. of early date

GEIER BROWN RENFROW SURVEY CARD (1985)

GEIER BROWN RENFROW SURVEY PHOTO (1985)

49 AMHERST WAS CONSTRUCTED c. 1885 AS A SMALL 2-STORY SINGLE HOUSE WITH A ONE-STORY REAR APPENDAGE OR EARLY ADDITION. SOMETIME AFTER 1955, THE 1-STORY APPENDAGE WAS REPLACED BY A TWO-STORY REAR ADDITION THAT MATCHES THE ORIGINAL WIDTH OF THE HOUSE BUT HAS A LOW SLOPE PARAPETTED ROOF. MORE RECENTLY (POST-1985), A 1-STORY ADDITION WAS CONSTRUCTED DIRECTLY BEHIND THE FIRST FLOOR PIAZZA, TO THE WEST OF THE 2-STORY ADDITION. GIVEN THE UNUSUAL ORIGINAL LAYOUT OF THE HOUSE, WITH ITS CENTRAL 'ON RIDGE' CHIMNEY AND L-SHAPED STAIR, THE MIDDLE ROOM ON BOTH FLOORS MUST BE USED FOR CIRCULATION, LEAVING JUST TWO FUNCTIONAL BEDROOMS AND LIMITED GATHERING SPACE FOR A GROWING FAMILY. WE ARE REQUESTING TO EXTEND THE FIRST FLOOR ADDITION UP TO THE SECOND FLOOR TO CREATE A THIRD BEDROOM AT THE 2-STORY ADDITION. THIS CONDITION, OF A TWO-STORY MASS DIRECTLY BEHIND THE PIAZZA, IS UBIQUITOUS ON THE EASTSIDE, AND CAN BE FOUND ON BOTH THE ADJACENT HOUSES AS WELL AS THE NEIGHBOR TO THE REAR.

THIS PROPOSAL ALSO SEEKS TO EXTEND TO THE REAR VIA A 1-STORY HYPHEN, PROVIDING FOR A DINING ROOM OFF THE KITCHEN, AND A LIVING ROOM + MASTER BEDROOM IN A SUBORDINATE 2-STORY VOLUME BEYOND.

AS SHOWN IN THE SANBORN MAPS, THIS RATHER LARGE LOT ORIGINALLY CONTAINED 4 DWELLINGS (UNTIL AT LEAST 1951) AND COULD LEGALLY SUPPORT 3 DWELLINGS TODAY. OUR PROPOSAL RETAINS THE SINGLE-FAMILY CONDITION, WHILE PROVIDING FOR REASONABLE LIVING SPACE LACKING IN THE HISTORIC CONFIGURATION, WHICH WE WISH TO PRESERVE.

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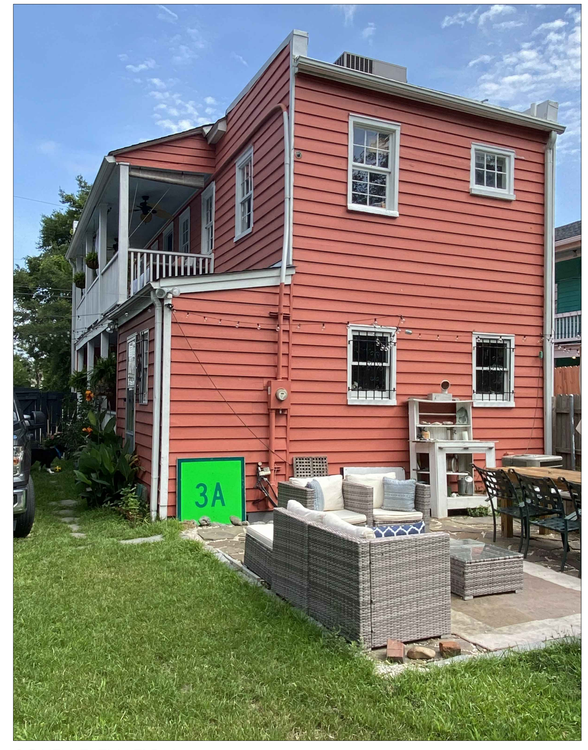
RENOVATION + ADDITION AT
49 AMHERST STREET

PROJECT NO.:	2020-31
DATE:	25 JULY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

HISTORIC IMAGES

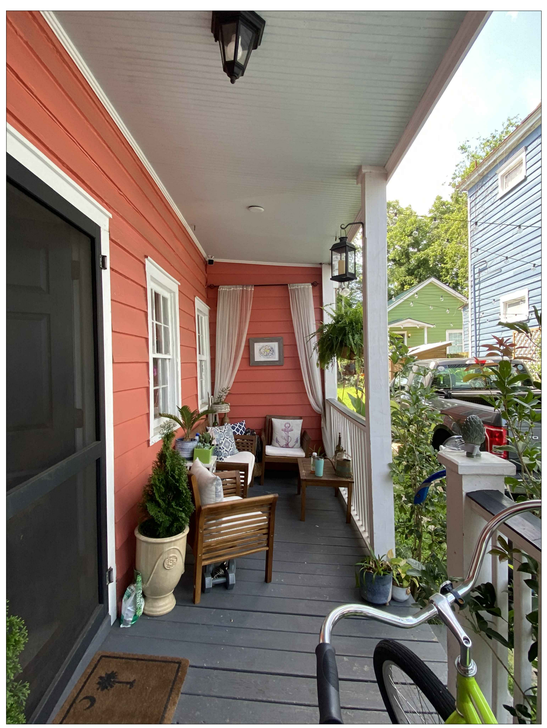
FRONT (NORTH) ELEVATION

WEST ELEVATION



SOUTH ELEVATION

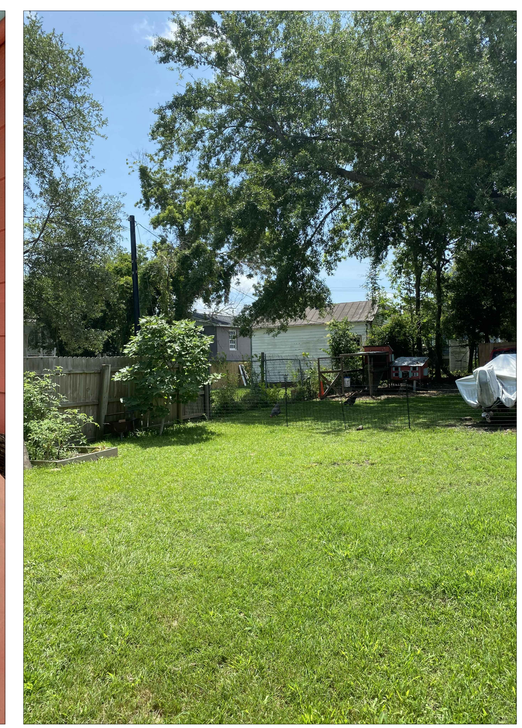
EAST ELEVATION



DETAIL: 1ST FLOOR PIAZZA

DETAIL: REAR ADDITIONS

DETAIL: 2ND FLOOR PIAZZA



VIEW TOWARDS REAR OF LOT

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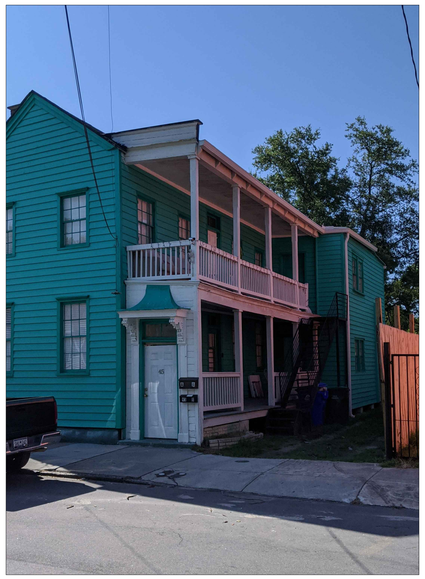
RENOVATION + ADDITION AT
49 AMHERST STREET

PROJECT NO.:	2020-31
DATE:	25 JULY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

EXISTING CONDITIONS PHOTOS



PRECEDENTS FOR 2-STORY VOLUME BEHIND PIAZZA
(ALL LOCATED IN EASTSIDE NEIGHBORHOOD WITHIN 1 BLOCK RADIUS OF 49 AMHERST)

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49 AMHERST STREET

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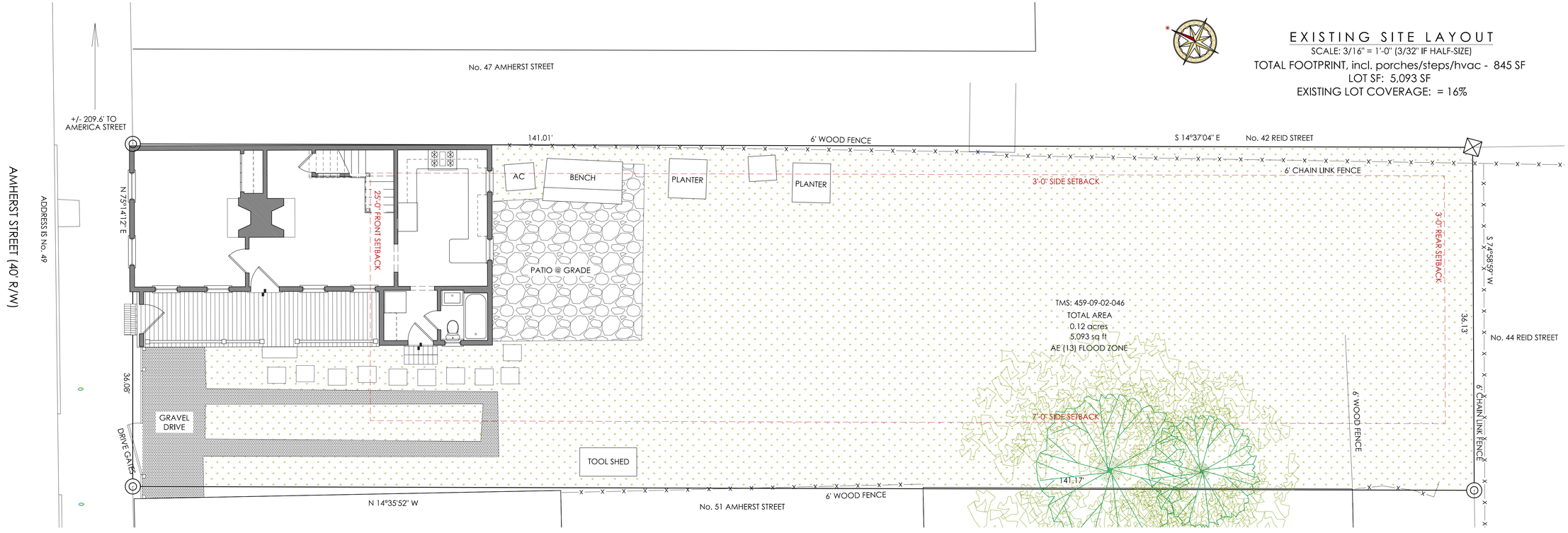
PRECEDENT IMAGES



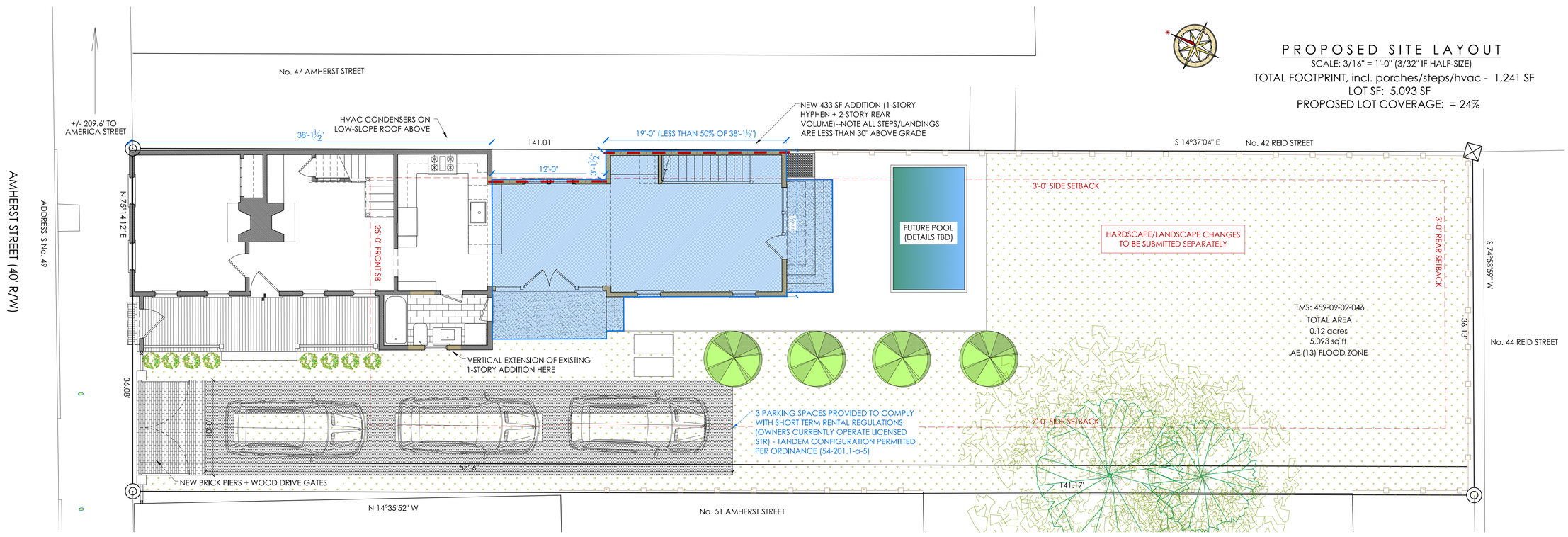
EXISTING SITE LAYOUT

SCALE: 3/16" = 1'-0" (3/32" IF HALF-SIZE)

TOTAL FOOTPRINT, incl. porches/steps/hvac - 845 SF

LOT SF: 5,093 SF

EXISTING LOT COVERAGE: = 16%



PROPOSED SITE LAYOUT

SCALE: 3/16" = 1'-0" (3/32" IF HALF-SIZE)

TOTAL FOOTPRINT, incl. porches/steps/hvac - 1,241 SF

LOT SF: 5,093 SF

PROPOSED LOT COVERAGE: = 24%

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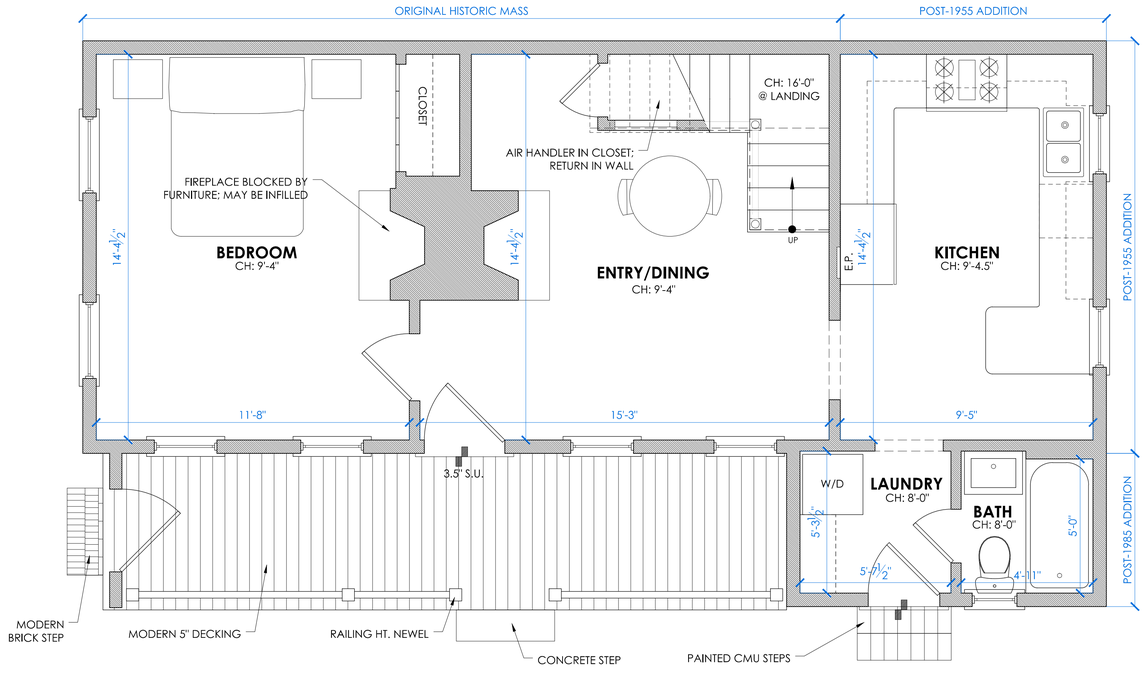
RENOVATION + ADDITION AT 49 AMHERST STREET

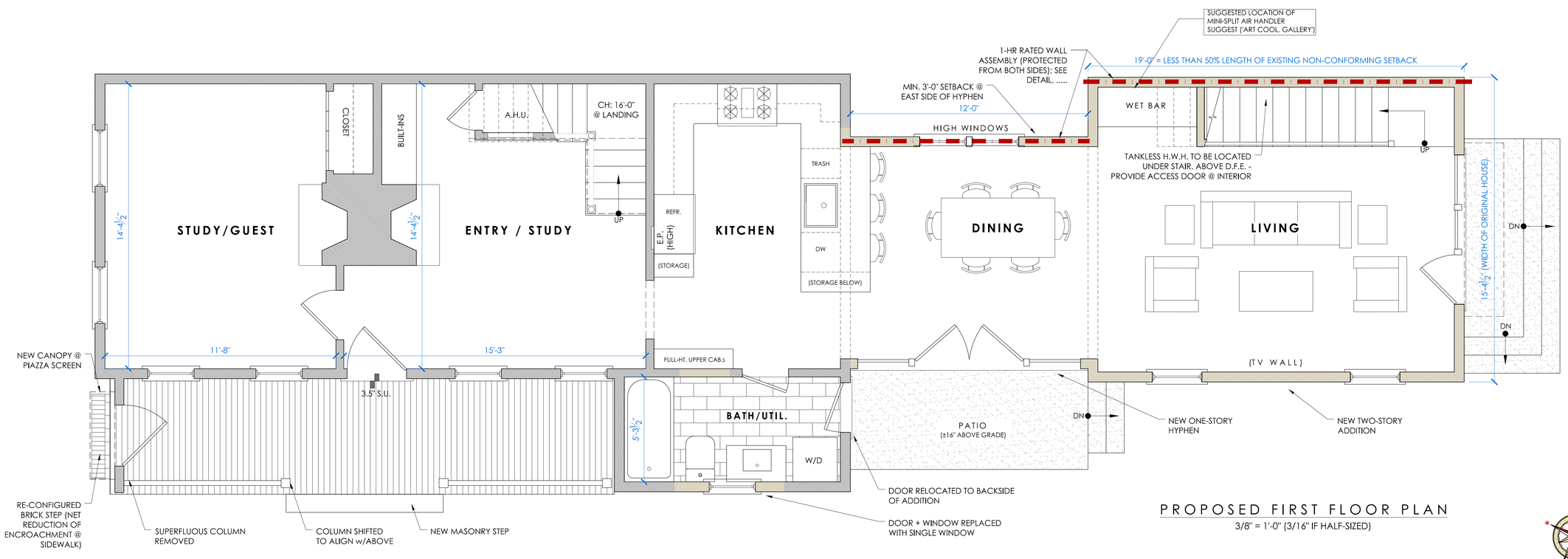
PROJECT NO.:	2020-31
DATE:	25 JULY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

SITE LAYOUT



EXISTING FIRST FLOOR PLAN

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



PROPOSED FIRST FLOOR PLAN

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

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49 AMHERST STREET

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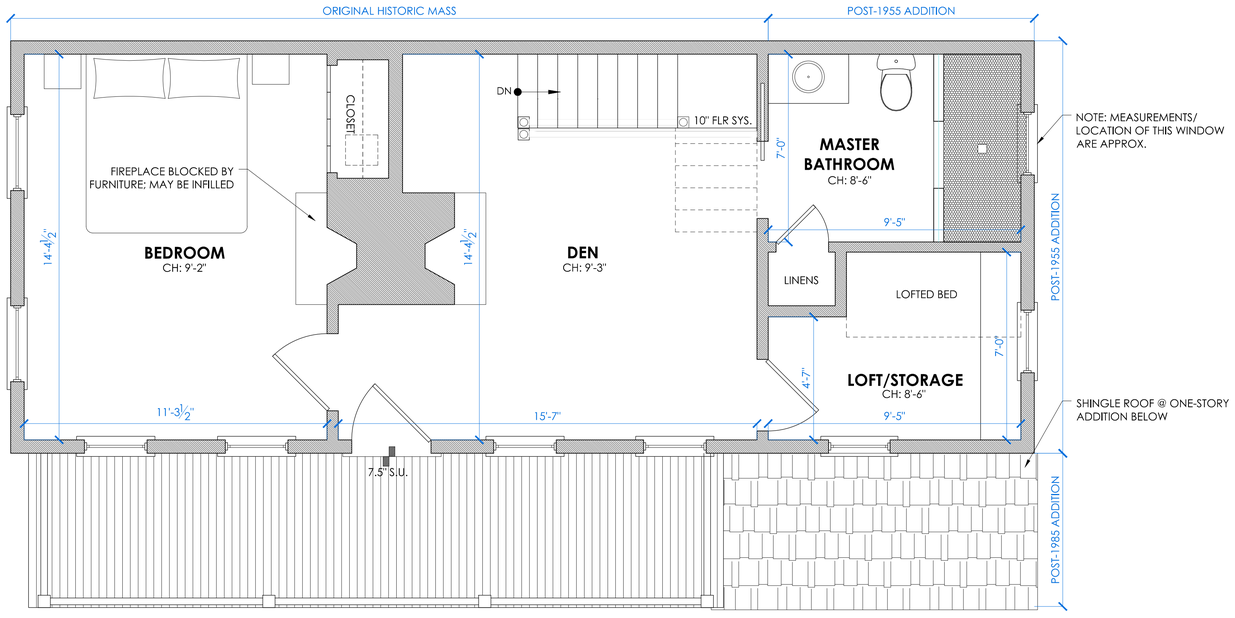
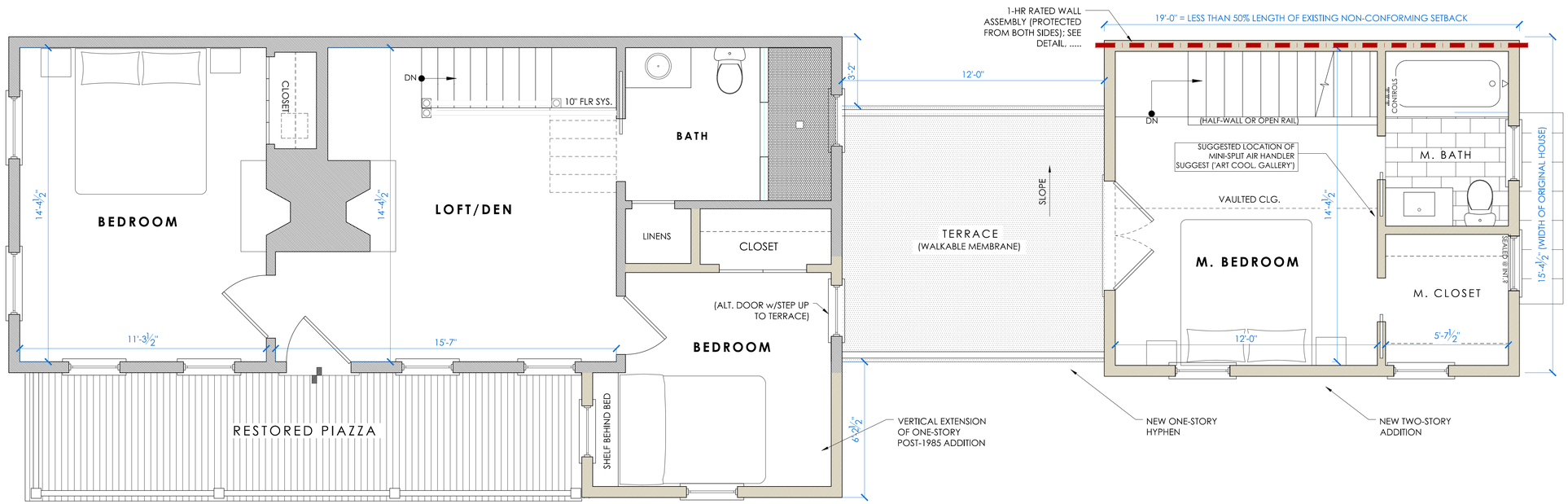
CHECKED BY:	J.F.M.

EXISTING + PROPOSED 1ST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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

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RENOVATION + ADDITION AT
49 AMHERST STREET

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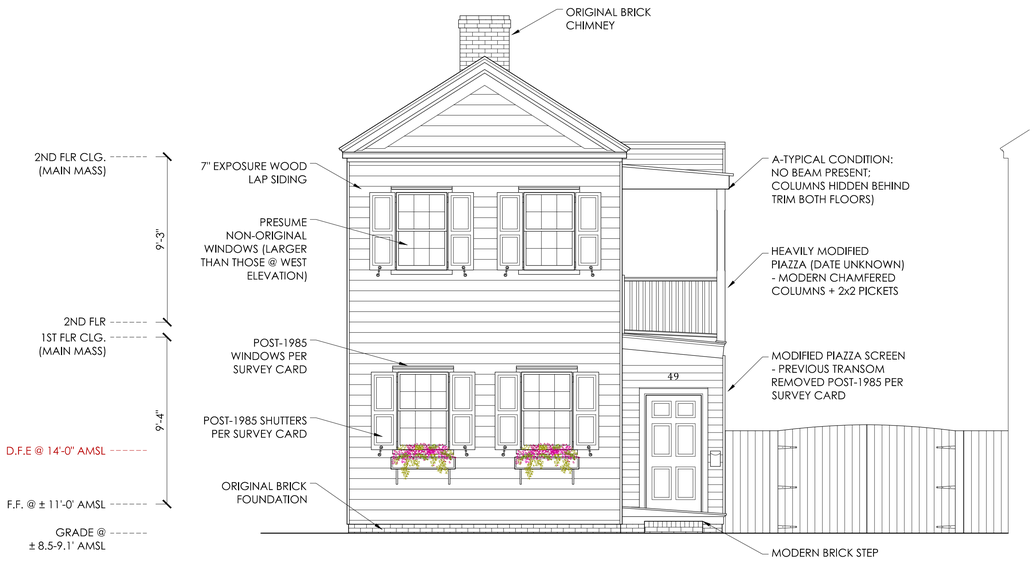
CHECKED BY:	J.F.M.

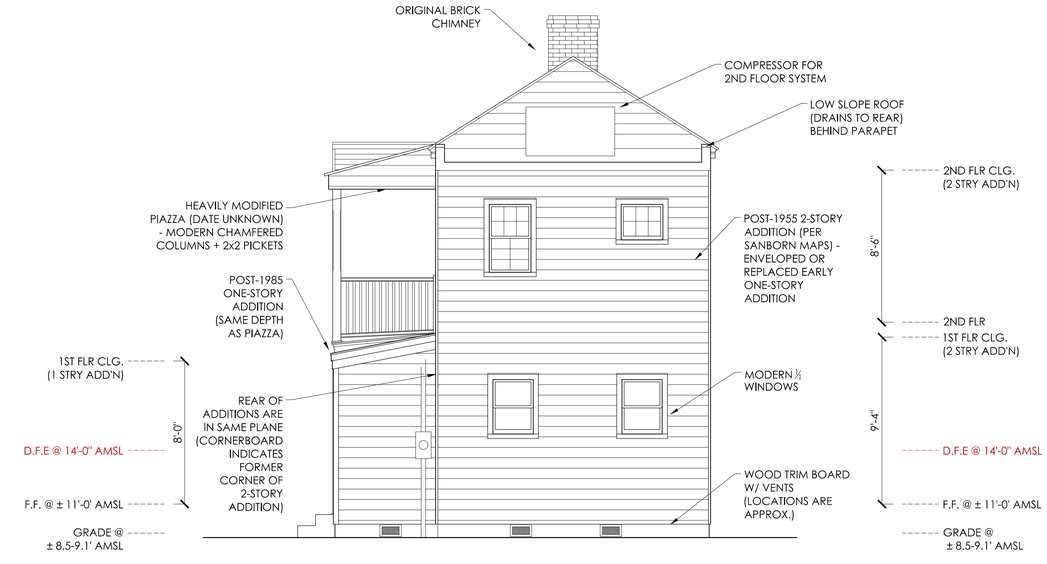
EXISTING + PROPOSED 2nd FLOOR PLAN

8



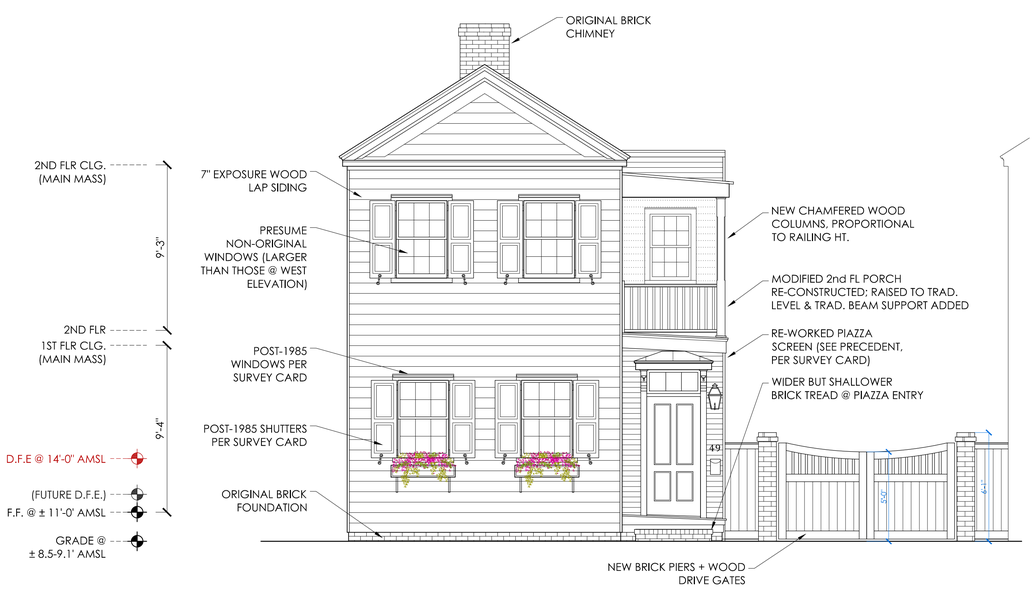
EXISTING NORTH ELEVATION

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



EXISTING SOUTH ELEVATION

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



PROPOSED NORTH ELEVATION

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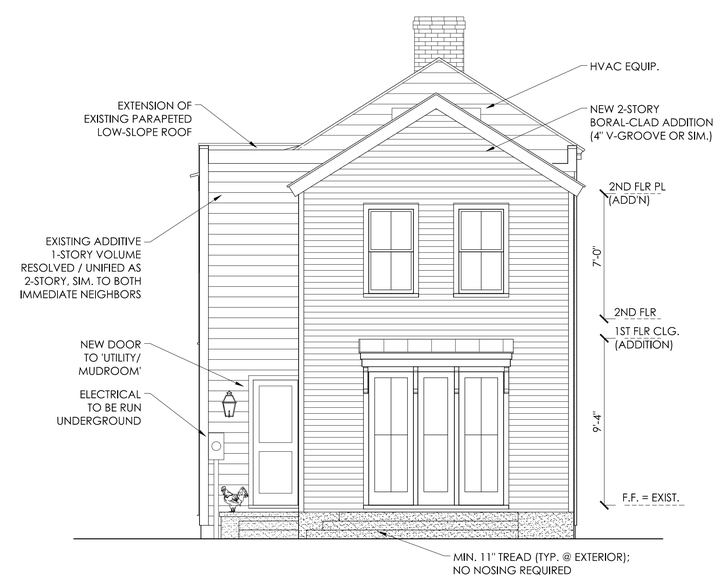

PROPOSED SOUTH ELEVATION

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RENOVATION + ADDITION AT

49 AMHERST STREET

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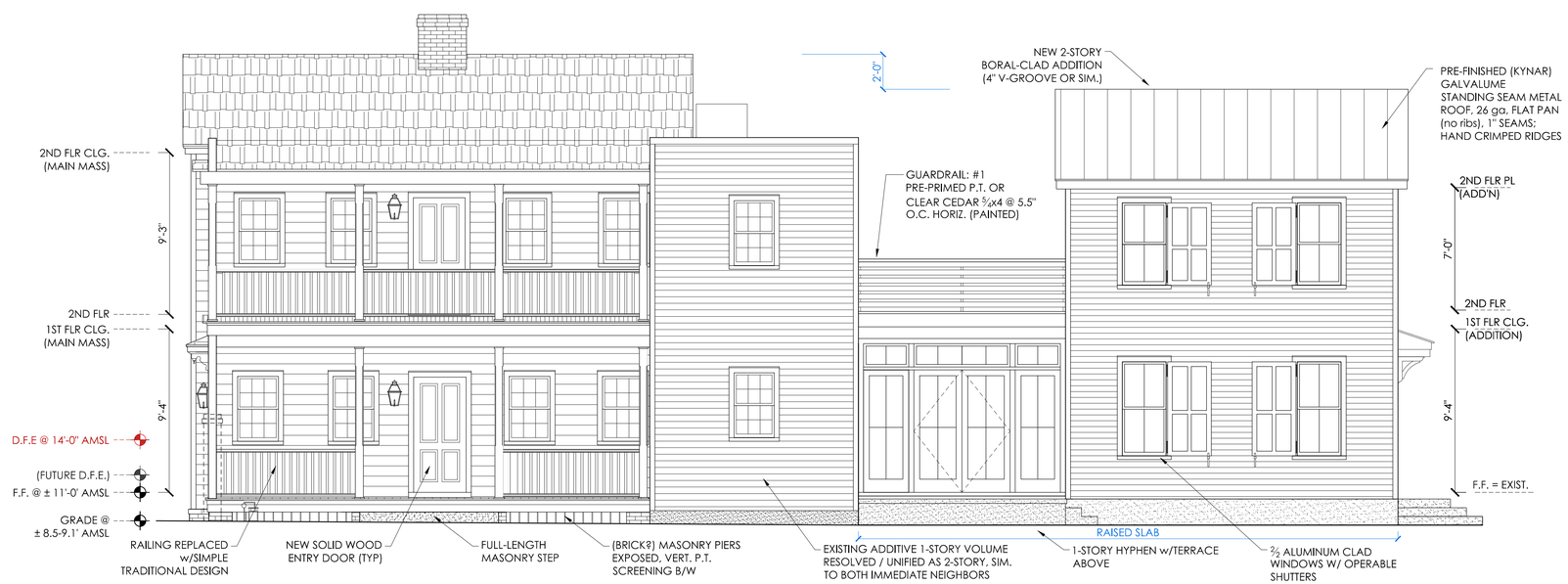
CHECKED BY:	J.F.M.

EXISTING + PROPOSED ELEVATIONS

EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

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

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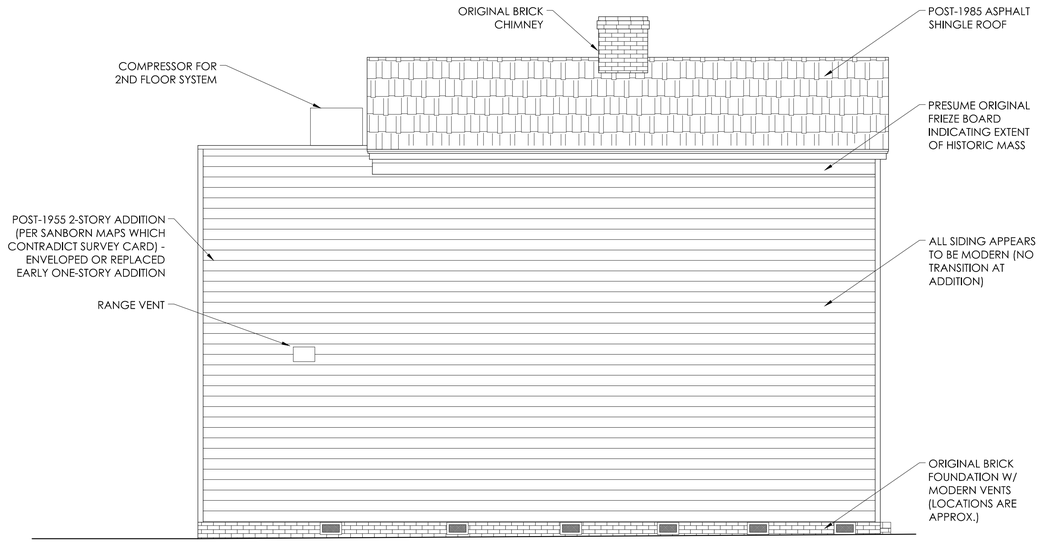
EXISTING + PROPOSED ELEVATIONS



EXISTING EAST ELEVATION

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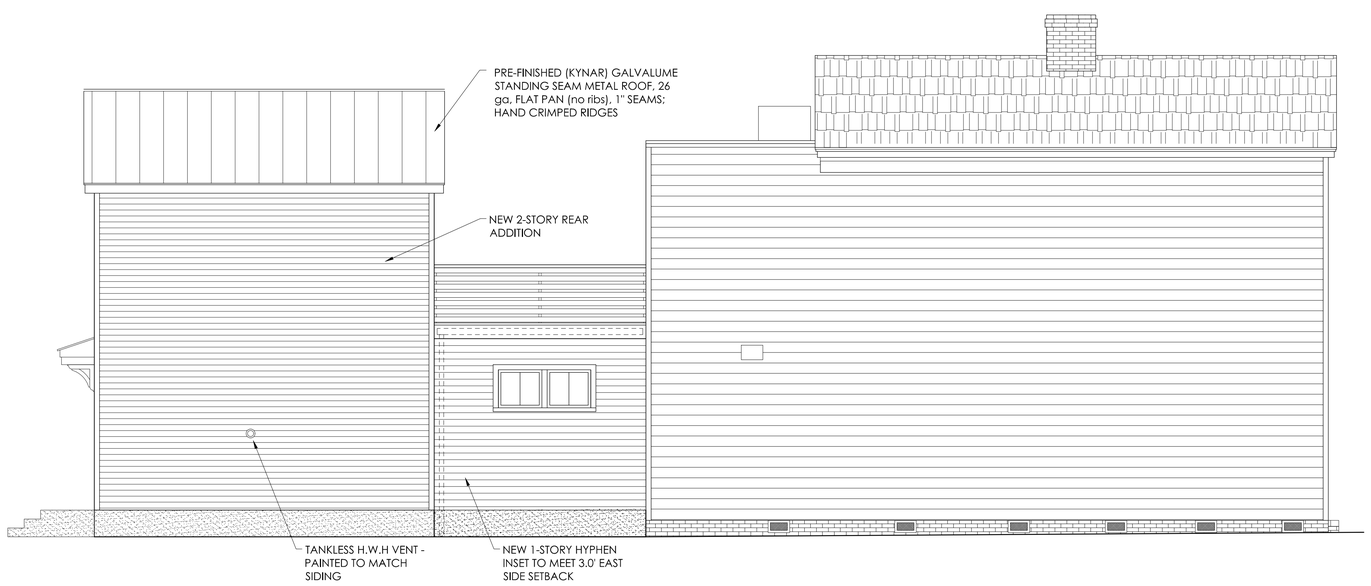

PROPOSED EAST ELEVATION

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

JULIA F MARTIN ARCHITECTS
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CHECKED BY:	J.F.M.

EXISTING + PROPOSED ELEVATIONS

11

3-D STUDIES (PROPOSED)

Existing (for reference)

JULIA F MARTIN ARCHITECTS

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

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RENOVATION + ADDITION AT

49 AMHERST STREET

PROJECT NO.:	2020-31
DATE:	25 JULY, 2020
DRAWN BY:	E.S.L./J.F.M.
CHECKED BY:	J.F.M.

3D STUDIES

Agenda Item #10

61 REID STREET
TMS # 459-09-03-006

Request conceptual approval for the new construction of a duplex at front and single family house at rear.

New Construction / (East Side) / Old City District

Agenda Item #10

Applicant's Presentation

PROJECT NOTES

APPLICABLE CODES, INCLUDING SC STATEWIDE MODIFICATIONS:

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL PLUMBING CODE
2014 NATIONAL ELECTRICAL CODE
2009 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE PREVENTION CODE
2018 LIFE SAFETY CODE
ICC / ANSI A117.1-2017

PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AT LOCATIONS MARKED ON PLAN, (FE). DEVICES SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE IBC 2015. PROVIDE SUBMITTAL.

GC MUST FIELD VERIFY LAYOUT AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.

THESE DRAWINGS MUST BE USED FOR DESIGN INTENT ONLY. THE GC MUST SUBMIT DETAILED SHOP DRAWINGS AND MATERIAL SAMPLES FOR APPROVAL BY ARCHITECT OR ENGINEERS.

THE G.C. MUST NOTIFY ARCHITECT AND PERMITTING AGENCY OF ANY VALUE ENGINEERING CHANGES INSTRUCTED BY OR AUTHORIZED BY THE OWNER.

DEFERRED SUBMITTALS:

NONE

ABBREVIATIONS & SYMBOLS

- Indicates demo scope
- Indicates existing walls
- Indicates new walls
- "xxx" Indicates room name & number
- Indicates wall type, see details on A110
- "#" Indicates door number, see schedule on A600's
- X Indicates window number, see schedule on A600's

AFF	Above Finished Floor
BFE	Base Flood Elevation
BLDG	Building
CIP	Cast in Place
CJ	Control Joint
CL	Center Line
CLG	Ceiling
CMU	Concrete Masonry Unit
CONC	Concrete
CPT	Carpet
CT	Ceramic Tile
D	Dryer
DIM	Dimension
DN	Down
DTL	Detail
EA	Each
EJ	Expansion Joint
EXT	Exterior
FIN	Finish
FLR	Floor
FT	Feet
GB	Gypsum Wall Board
GYP BD	Gypsum Wall Board
HC	Handicapped
IN	Inches
INT	Interior
MO	Masonry Opening
MSL	Mean Sea Level
N/A	Non Applicable
NIC	Not in Contract
NTS	Not to Scale
OC	On Center
OD	Outside Diameter
OPP	Opposite
PT	Paint
PT	Pressure Treated
REF	Refrigerator
RM	Room
RO	Rough Opening
SF	Square Foot (Feet)
SIM	Similar
SPECS	Specifications
STD	Standard
STL	Steel
SV	Sheet Vinyl
T.O.	Top of
T.O.C	Top of Concrete
T.O.S	Top of Steel
T.O.W	Top of Wall
T&G	Tongue and Groove
TEL	Telephone
TYP	Typical
VCT	Vinyl Composition Tile
W	Washer
WD	Wood

CITY OF CHARLESTON
DEPARTMENT COORDINATION METTINGS AND SUBMITTALS:

ZONING :
-MEET WITH CITY STAFF TO REVIEW PROJECT ON MARCH 4, 2020. DETERMINED THAT CURRENT SUBMITTAL MET ZONING REQUIREMENTS AND NO ADDITONAL APPLICATIONS WERE REQUIRED.

TRC:
-NOT APPLICABLE TO THIS PROJECT, NO REVIEW REQUIRED.

BAR:
-OWNERS MEET WITH STAFF PRIOR TO AQUIRING PROPERTY, SOMETIME IN MID 2019.

INDEX OF DRAWINGS

PAGE #	SHEET #	TITLE	
	ARCHITECTURAL		
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2		BIRDSEYE PHOTOGRAPH	✖
3		SITE PLAN - EXISTING	✖
4		SURVEY - EXISTING	✖
5		SITE PLAN - PROPOSED DEMOLITION	✖
6		SITE PLAN - PROPOSED	✖
7		SURVEY AND ZONING INFORMATION	✖
8		HISTORIC SITE PLAN	✖
9		CONTEXT PHOTOGRAPHS	✖
10		CONTEXT PHOTOGRAPHS	✖
11		CONTEXT PHOTOGRAPHS	✖
12		SITE PLAN - PROPOSED	✖
13		FIRST FLOOR PLAN - PROPOSED	✖
14		SECOND FLOOR PLAN - PROPOSED	✖
15		THIRD FLOOR PLAN - PROPOSED	✖
16		ROOF PLAN - PROPOSED	✖
17		WEST AND NORTH ELEVATION - PROPOSED	✖
18		EAST AND SOUTH ELEVATION - PROPOSED	✖
19		STREETSCAPE ELEVATIONS	✖

PROJECT TEAM

ARCHITECT AND PROJECT MANAGEMENT:
KEVAN HOERTDOERFER ARCHITECTS
843.724.6002
khh@hoertdoerferarchitects.com

OWNER AND CONSTRUCTION MANAGEMENT:

CONTRACTOR:

STRUCTURAL ENGINEER:

MEP ENGINEER:

GENERAL CONTRACTOR:

MARK	DESCRIPTION	DATE

61 REID STREET
CHARLESTON • SC 29403
TMS # 459-09-03-006

68

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tel 843 724 6002
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61
REID
STREET
CHARLESTON, SOUTH CAROLINA

CUT LINE

CUT LINE

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61 REID STREET

GENERAL NOTES

MARK	DESCRIPTION	DATE

69

ISSUE

SCHEMATIC DESIGN

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PROJECT

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4.13.2020 KHH/MY 2001

CUT LINE

4/9/20, 10:40 AM

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A1 SITE PLAN - EXISTING
SCALE: 1" = 20'-0"

4.9.20, 10:41 AM

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70

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A001

SITE PLAN

CUT LINE

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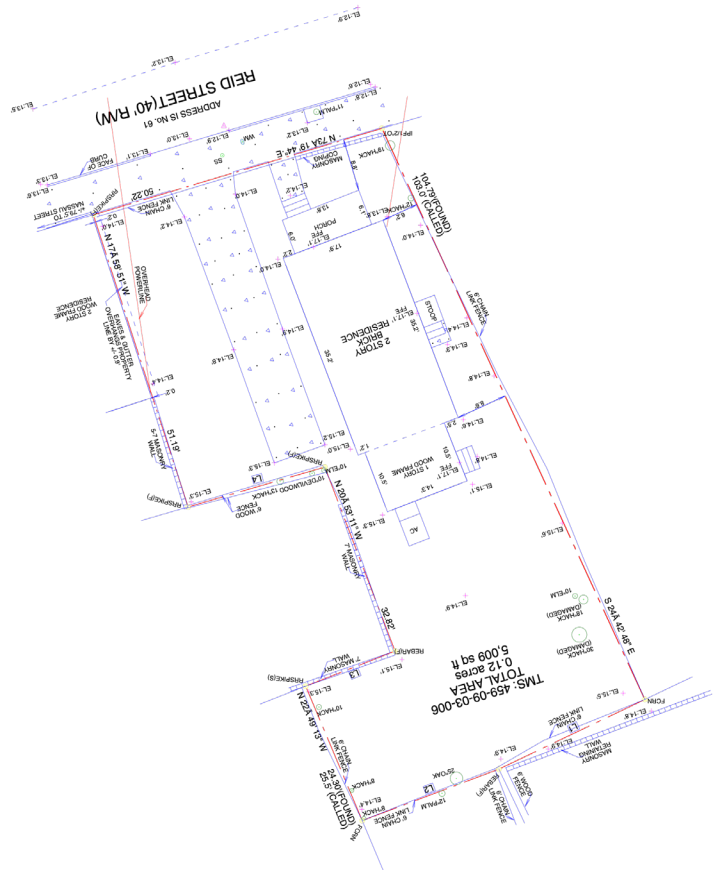

GENERAL NOTES

A. Lot information: TMS: 459-090-03-006

B. All dimensions to face of block or stud unless noted otherwise.

C. property zoned DR-2F (residential)

D. FLOOD ZONE "X"

SETBACKS & RESTRICTIONS

FRONT:

REAR: 3' from property boundary

NORTH/EAST: 3' from property boundary
SOUTHWEST: 7' from property boundary
TOTAL: 10'

HEIGHT: 50' (3 stories)

Minimum Lot Area per Family in SF-Type Dwelling Unit:
Multi-Family 1,650 (26.4)

MARK	DESCRIPTION	DATE

71

ISSUE

SCHEMATIC DESIGN

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PROJECT

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A002

SITE PLAN - EXISTING

CUT LINE

4/9/20, 10:41 AM

A1 SITE PLAN - EXISTING
SCALE: 1" = 10'-0"

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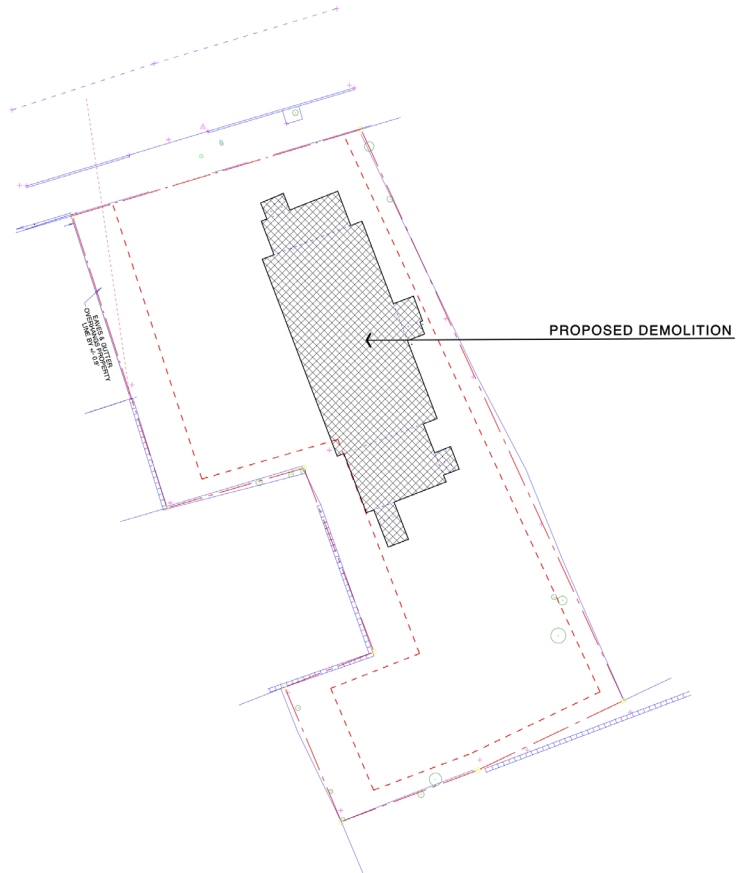

GENERAL NOTES

A. Lot information: TMS: 459-090-03-006

B. All dimensions to face of block or stud unless noted otherwise.

C. property zoned DR-2F (residential)

D. FLOOD ZONE "X"

SETBACKS & RESTRICTIONS

FRONT:

REAR: 3' from property boundary

NORTH/EAST: 3' from property boundary
SOUTH/WEST: 7' from property boundary
TOTAL: 10'

HEIGHT: 50' (3 stories)

Minimum Lot Area per Family in SF-Type Dwelling Unit:
Multi-Family 1,650 (26.4)

MARK	DESCRIPTION	DATE

72

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PROJECT

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A003

SITE PLAN - PROPOSED

CUT LINE

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A1 SITE PLAN - PROPOSED
SCALE: 1" = 10'-0"

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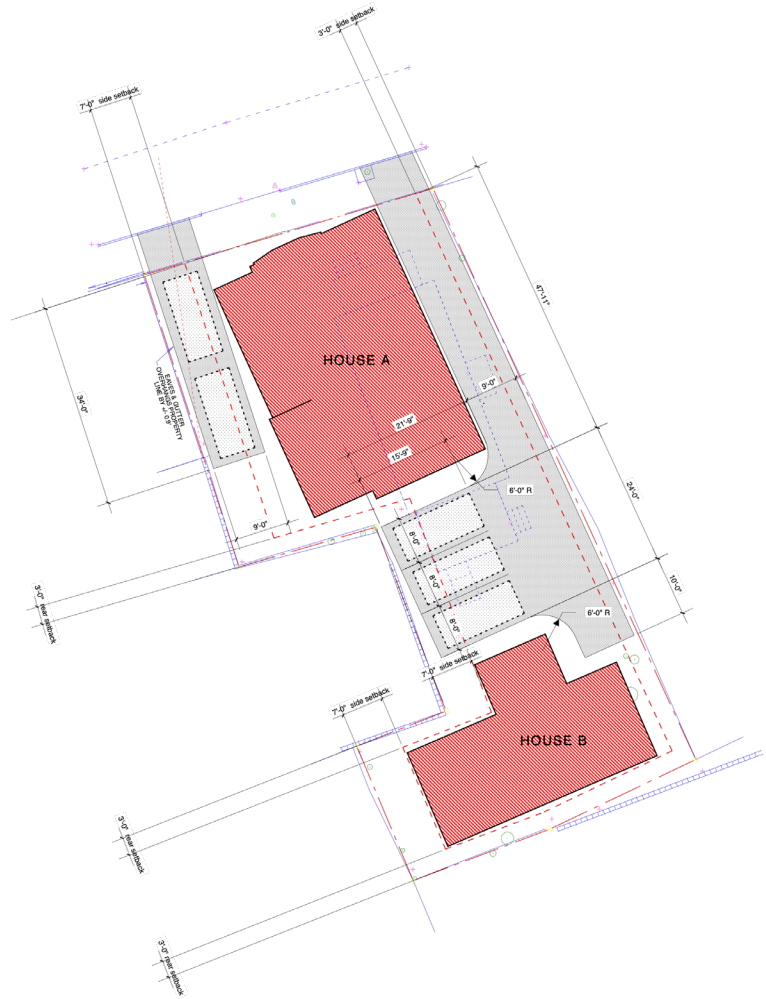

GENERAL NOTES

A. Lot information: TMS: 459-090-03-006

B. All dimensions to face of block or stud unless noted otherwise.

C. property zoned DR-2F (residential)

D. FLOOD ZONE "X"

SETBACKS & RESTRICTIONS

FRONT:

REAR: 3' from property boundary

NORTH/EAST: 3' from property boundary
SOUTH/WEST: 7' from property boundary
TOTAL: 10'

HEIGHT: 50' (3 stories)

Minimum Lot Area per Family in SF-Type Dwelling Unit:
Multi-Family 1,650 (26.4)

AREA CALCULATIONS (PROPOSED)

Maximum Lot Coverage of Buildings: (50%)

LOT AREA: 5,009 SF

HOUSE A 1,284 SF
HOUSE B 806 SF

TOTAL BLDG. FOOTPRINT: 2,090 SF

TOTAL LOT COVERAGE:
2,090 / 5,009 = 41.7%

MARK	DESCRIPTION	DATE
1	ISSUE	X.X.XXXX

PRELIMINARY DRAWINGS
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PROJECT

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A003

SITE PLAN - PROPOSED

CUT LINE

A1 SITE PLAN - PROPOSED
SCALE: 1" = 10'-0"

4/9/20, 10:41 AM

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A1 ZONING MAPS
SCALE: NA

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 NOT IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA AND HUD FLOOD HAZARD BOUNDARY MAPS.

LINE TABLE

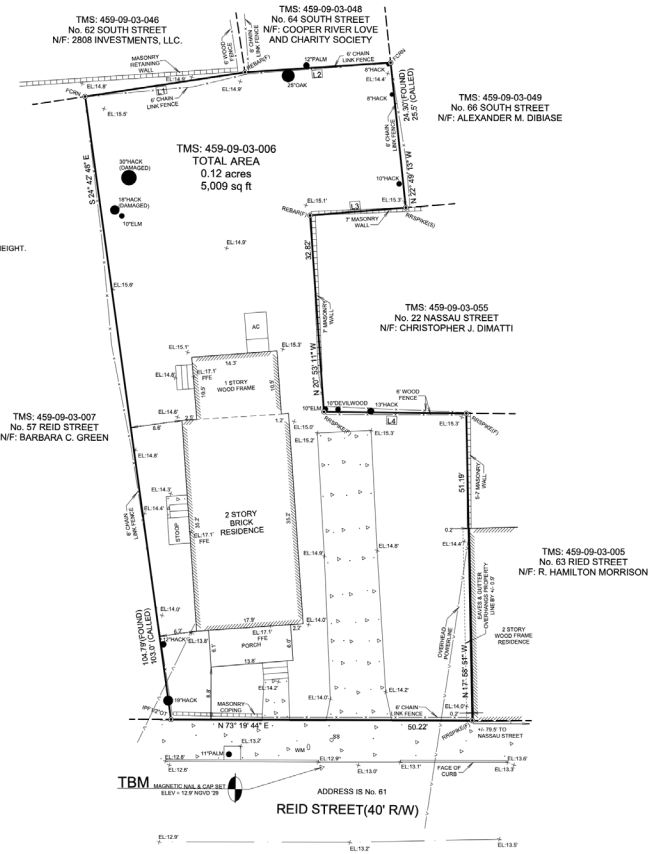
Id	Bearing	Distance
L1	S 64° 29' 49" W	26.95'
L2	S 69° 22' 15" W	24.33'
L3	N 68° 31' 17" E	16.00'
L4	S 73° 44' 10" W	23.73'

NOTES:

1. PROPERTY APPEARS IN FLOOD ZONE "X" ON FIRM COMMUNITY-PANEL NUMBER 45019C0516J. MAP REVISED NOVEMBER 17, 2004.
2. THE BEARINGS SHOWN ARE MAGNETIC AND SUBJECT TO LOCAL ATTRACTION.
3. ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
4. THIS SURVEY IS BASED ON THE REFERENCE SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH.
5. ALL TREES 6" DIAMETER AT BREAST HEIGHT AND LARGER SHOWN HEREON.

LEGEND:

RRSPIKE(F)	- RAILROAD SIKE FOUND, OLD.
REBAR(F)	- 5/8" REBAR FOUND, OLD.
IPF1/2OT	- 1/2" OPEN TOP PIPEFOUND, OLD.
FCRN	- FENCE CORNER, OLD.
REBAR(S)	- 5/8" REBAR SET, NEW.
WM	- WATER METER.
SS	- SANITARY SEWER SERVICE.
11"PALM	- 11"PALM DIAMETER AT BREAST HEIGHT.
12"HACK	- 12" HACKBERRY DIAMETER AT BREAST HEIGHT.
10"ELM	- 10" ELM DIAMETER AT BREAST HEIGHT.
25"OAK	- 25" OAK DIAMETER AT BREAST HEIGHT.



TOPOGRAPHIC PLAT

OF A SURVEY OF OCCUPATION OF No. 61 REID STREET,
CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA.
PRESENTLY OWNED BY DHIMANT BALAR & MAHUL BALAR.

10 5 0 10

SCALE: 1" = 10'

DATE: FEBRUARY 17, 2020

REF: PLAT BK. "AA", PG. 079

TMS: 459-09-03-006

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

CHARLESTON COUNTY
SOUTH CAROLINA

A3 SURVEY
SCALE: NO SCALE

GENERAL NOTES

MARK	DESCRIPTION	DATE

74

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PROJECT
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A004
SURVEY

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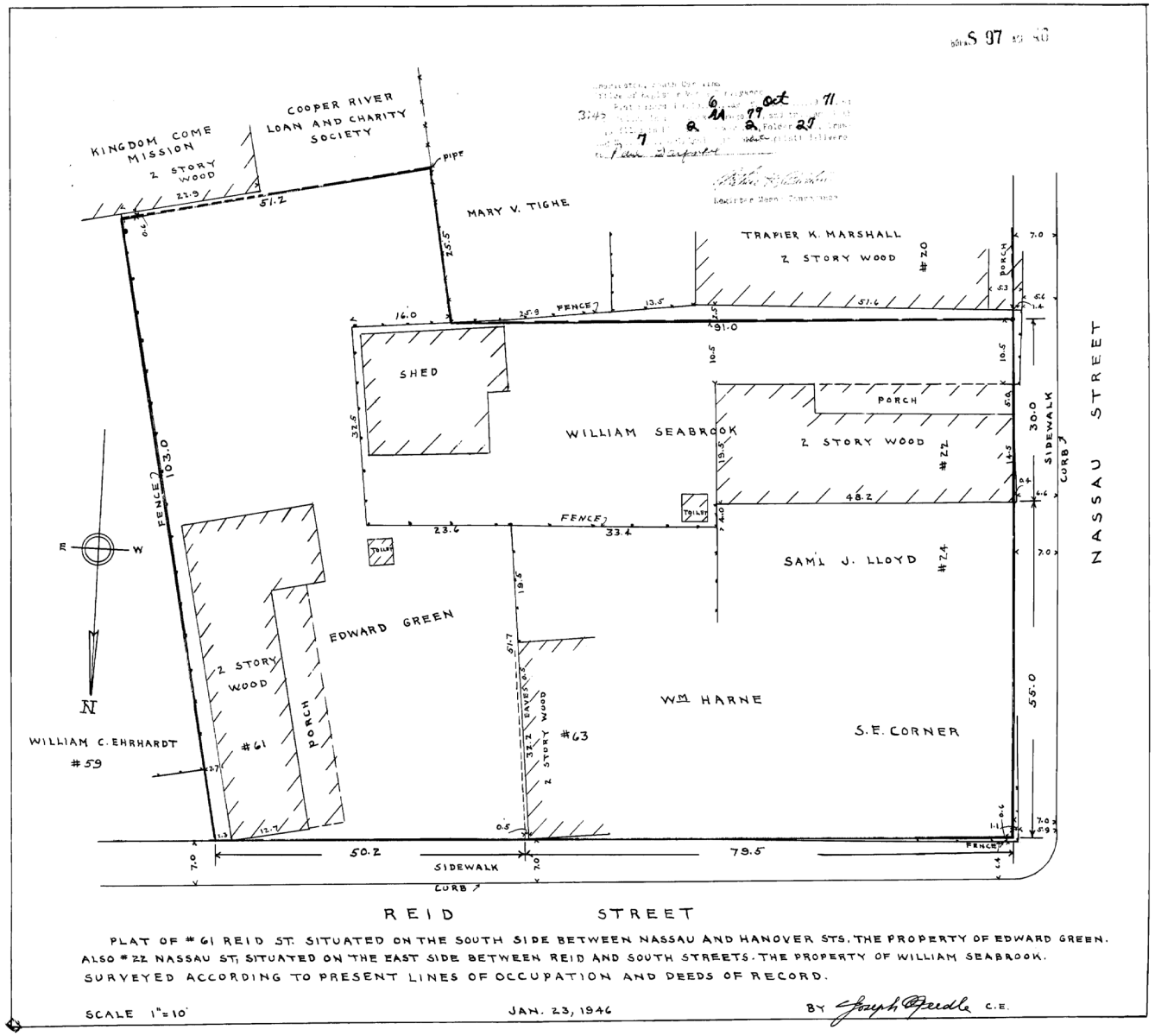

PLAT OF #61 REID ST. SITUATED ON THE SOUTH SIDE BETWEEN NASSAU AND HANOVER STS. THE PROPERTY OF EDWARD GREEN. ALSO #22 NASSAU ST, SITUATED ON THE EAST SIDE BETWEEN REID AND SOUTH STREETS. THE PROPERTY OF WILLIAM SEABROOK. SURVEYED ACCORDING TO PRESENT LINES OF OCCUPATION AND DEEDS OF RECORD.

SCALE 1" = 10' JAN. 23, 1946 BY Joseph Pendle C.E.

PLAT SHOWING 61 REID STREET, CIRCA 1946

GENERAL NOTES

MARK	DESCRIPTION	DATE

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61 REID STREET - EXISTING HOUSE

GENERAL NOTES

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CUT LINE

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REID STREET - LOOKING EAST

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REID STREET - LOOKING WEST

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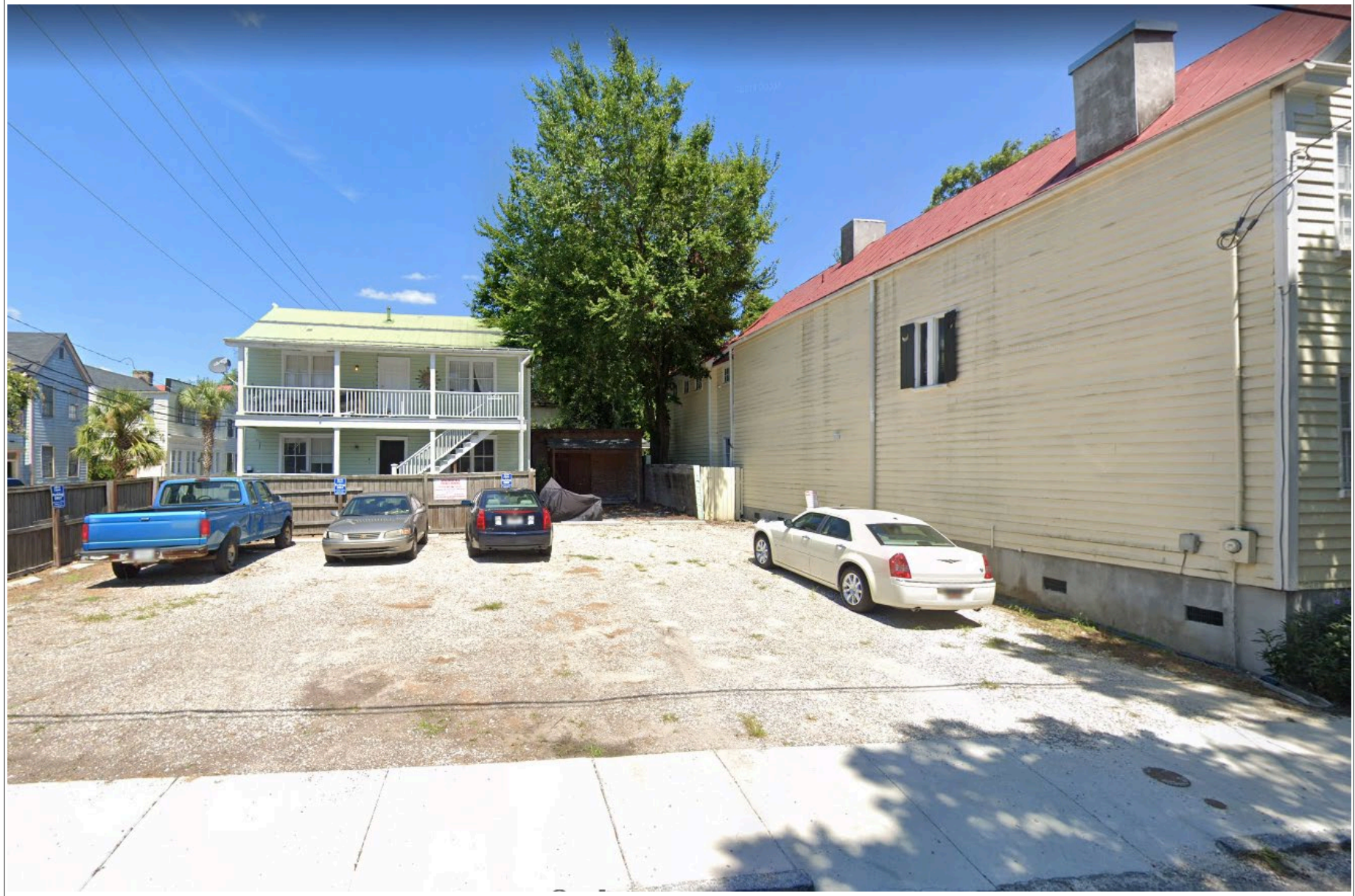

VIEW FROM NASSAU STREET

GENERAL NOTES

MARK	DESCRIPTION	DATE

ISSUE

SCHEMATIC DESIGN

SEALS

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PROJECT

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CUT LINE

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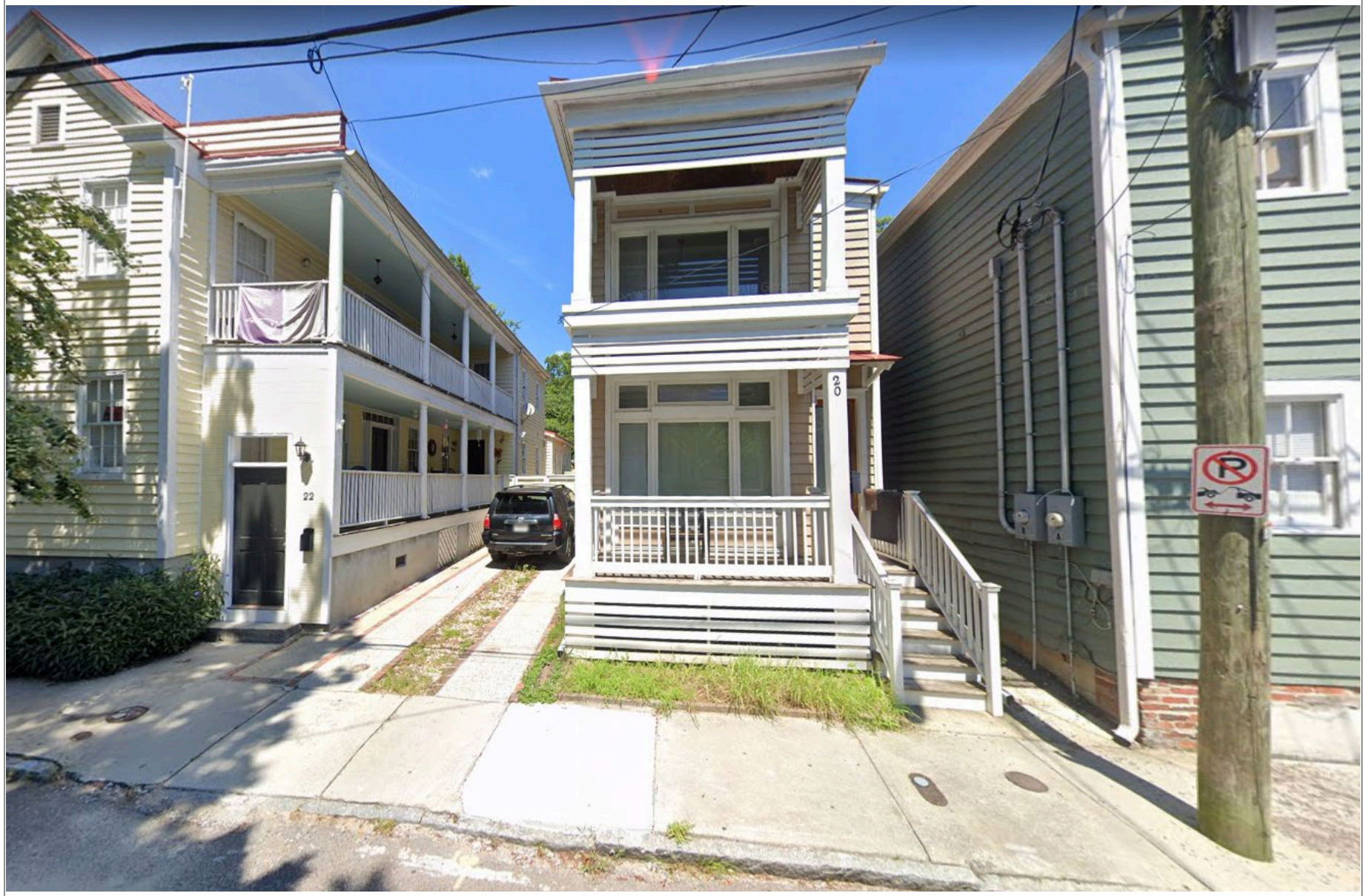

VIEW FROM NASSAU STREET

GENERAL NOTES

MARK	DESCRIPTION	DATE

CUT LINE

ISSUE

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VIEW FROM SOUTH STREET

GENERAL NOTES

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CUT LINE

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HOUSE LOCATION

GENERAL NOTES

A. Lot information: TMS: 459-090-03-006

B. All dimensions to face of block or stud unless noted otherwise.

C. property zoned DR-2F (residential)

D. FLOOD ZONE "X"

SETBACKS & RESTRICTIONS

FRONT:

REAR: 3' from property boundary

NORTH/EAST: 3' from property boundary
SOUTH/WEST: 7' from property boundary
TOTAL: 10'

HEIGHT: 50' (3 stories)

Minimum Lot Area per Family in SF-Type Dwelling Unit:
Multi-Family 1,650 (26.4)

AREA CALCULATIONS (PROPOSED)

Maximum Lot Coverage of Buildings: (50%)

LOT AREA: 5,009 SF

HOUSE A 1,284 SF
HOUSE B 806 SF

TOTAL BLDG. FOOTPRINT: 2,090 SF

TOTAL LOT COVERAGE:
2,090 / 5,009 = 41.7%

MARK	DESCRIPTION	DATE
1	ISSUE	X.X.XXXX

PRELIMINARY DRAWINGS
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PROJECT
61 REID STREET
CHARLESTON, SOUTH CAROLINA

4.13.2020 KHH/MY 2001

A003

SITE PLAN - PROPOSED

A1 SITE PLAN - PROPOSED
SCALE: 1" = 10'-0"

4/9/20, 10:41 AM

CUT LINE

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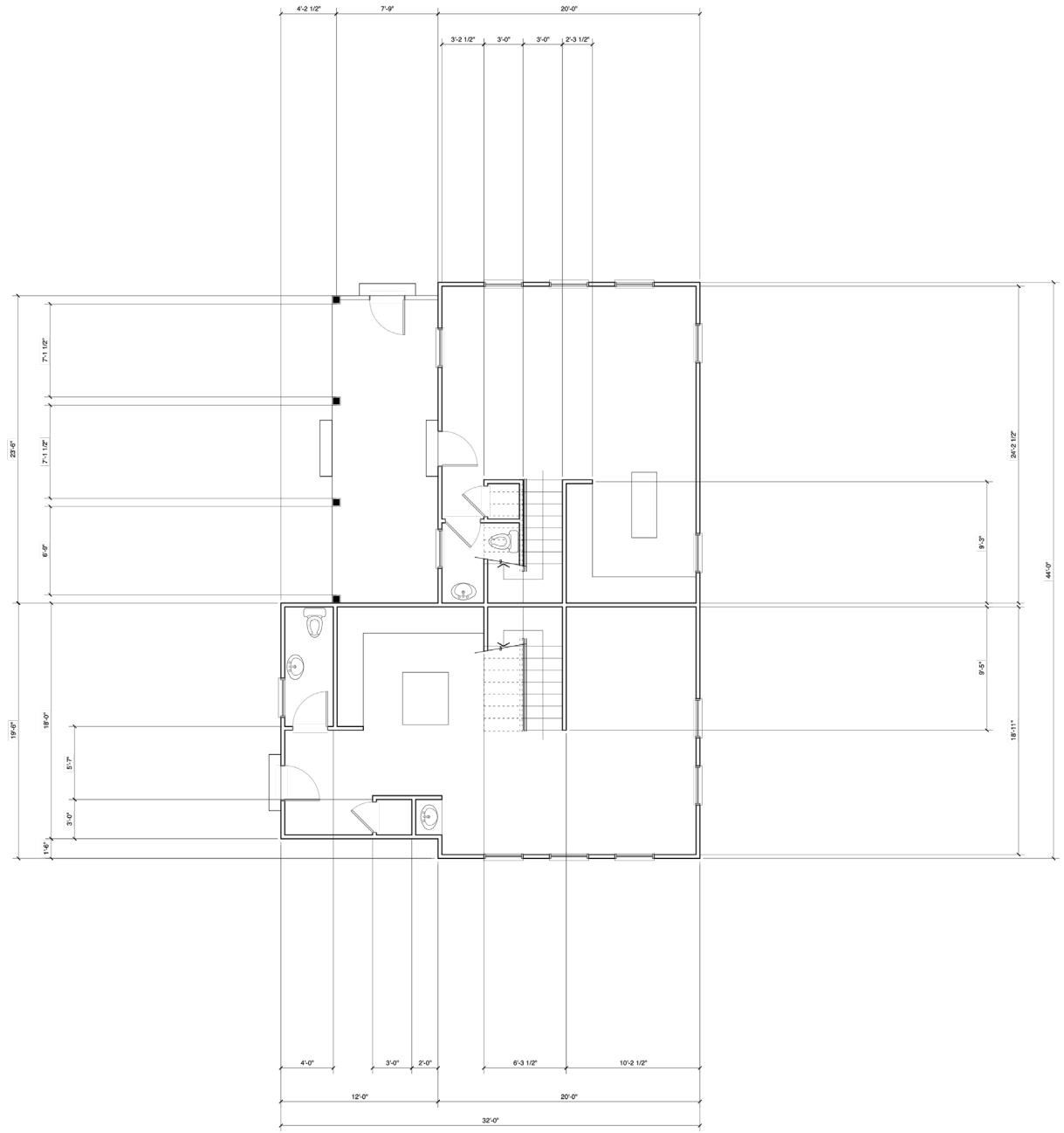

A1 FIRST FLOOR PLAN · PREVIOUSLY PROPOSED
SCALE: 1/4" = 1'-0"

4/9/20, 10:41 AM

GENERAL NOTES

MARK	DESCRIPTION	DATE
1	ISSUE	X.X.XXXX

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

CUT LINE

ISSUE
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61 REID STREET
CHARLESTON, SOUTH CAROLINA

4.13.2020 KHH/MY 2001

A101

FIRST FLOOR PLAN
PROPOSED

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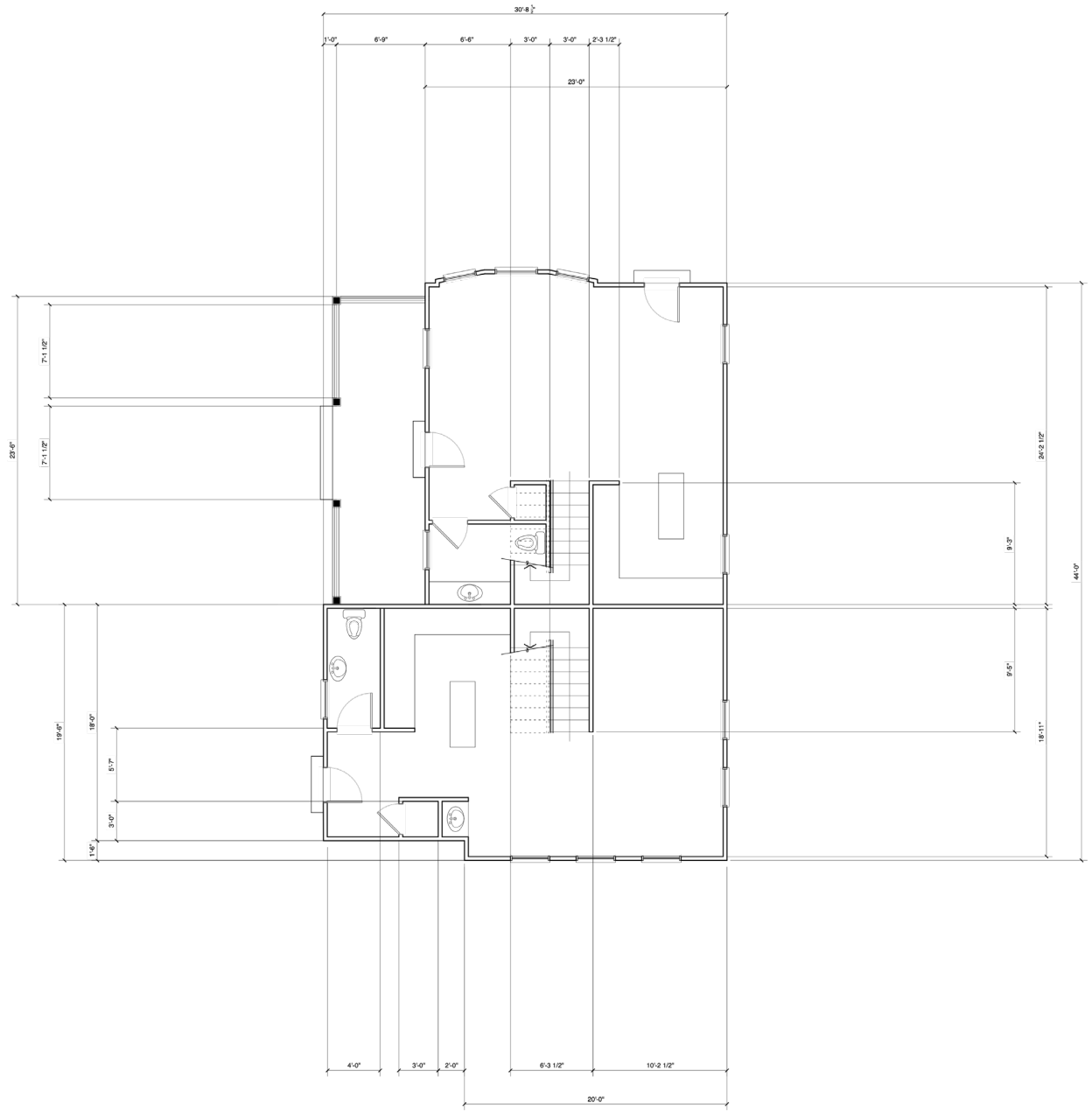

A1 FIRST FLOOR PLAN - PROPOSED

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

4/9/20, 10:41 AM

GENERAL NOTES

MARK	DESCRIPTION	DATE
1	ISSUE	X.X.XXXX

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

CUT LINE

ISSUE
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A101

FIRST FLOOR PLAN
PROPOSED

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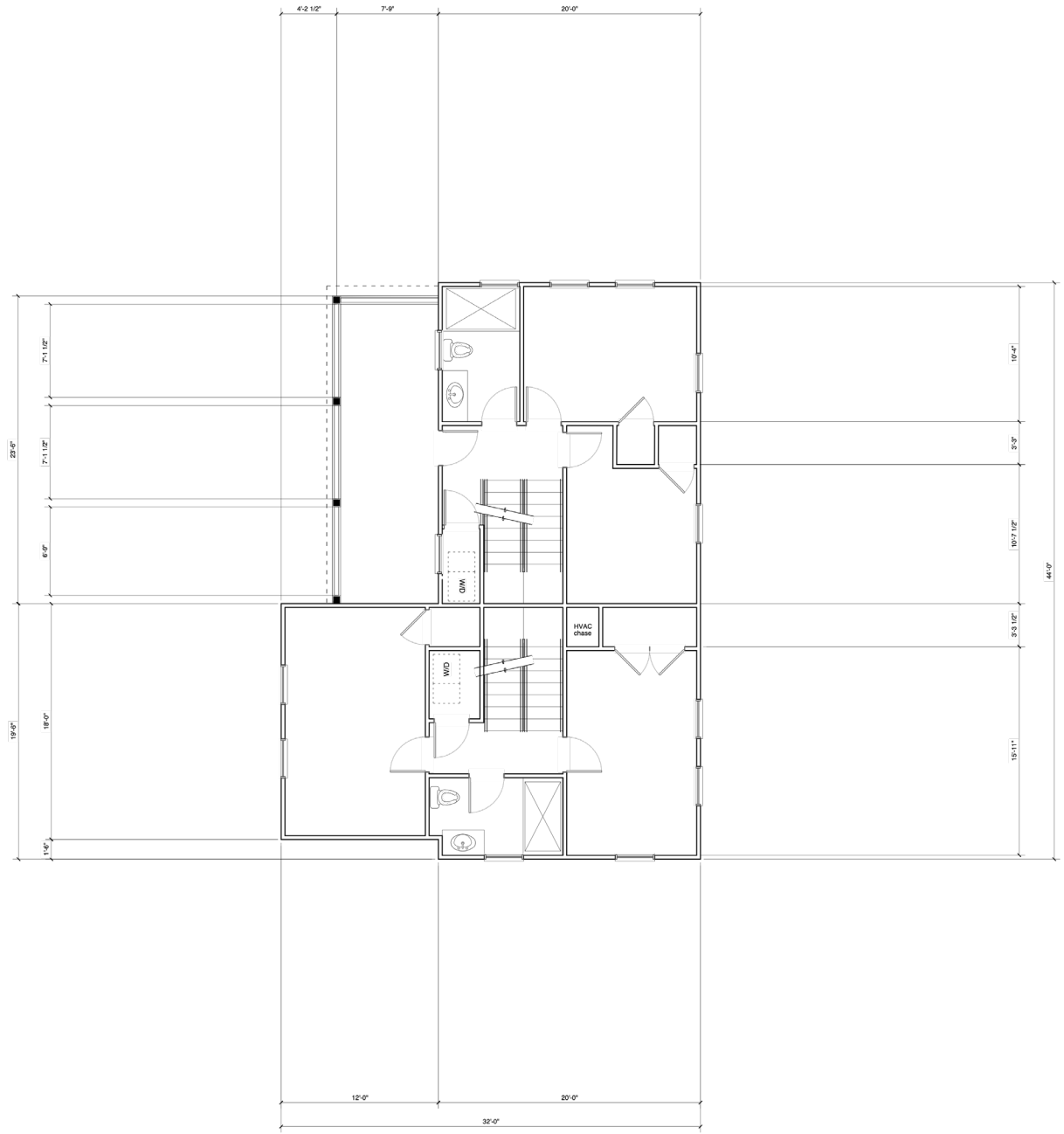

A1 SECOND FLOOR PLAN - PREVIOUSLY PROPOSED
SCALE: 1/4" = 1'-0"

4/9/20, 10:41 AM

GENERAL NOTES

MARK	DESCRIPTION	DATE
1	ISSUE	X.X.XXXX

PRELIMINARY DRAWINGS
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CUT LINE

ISSUE
SCHEMATIC DESIGN

SEALS

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SECOND FLOOR PLAN PROPOSED

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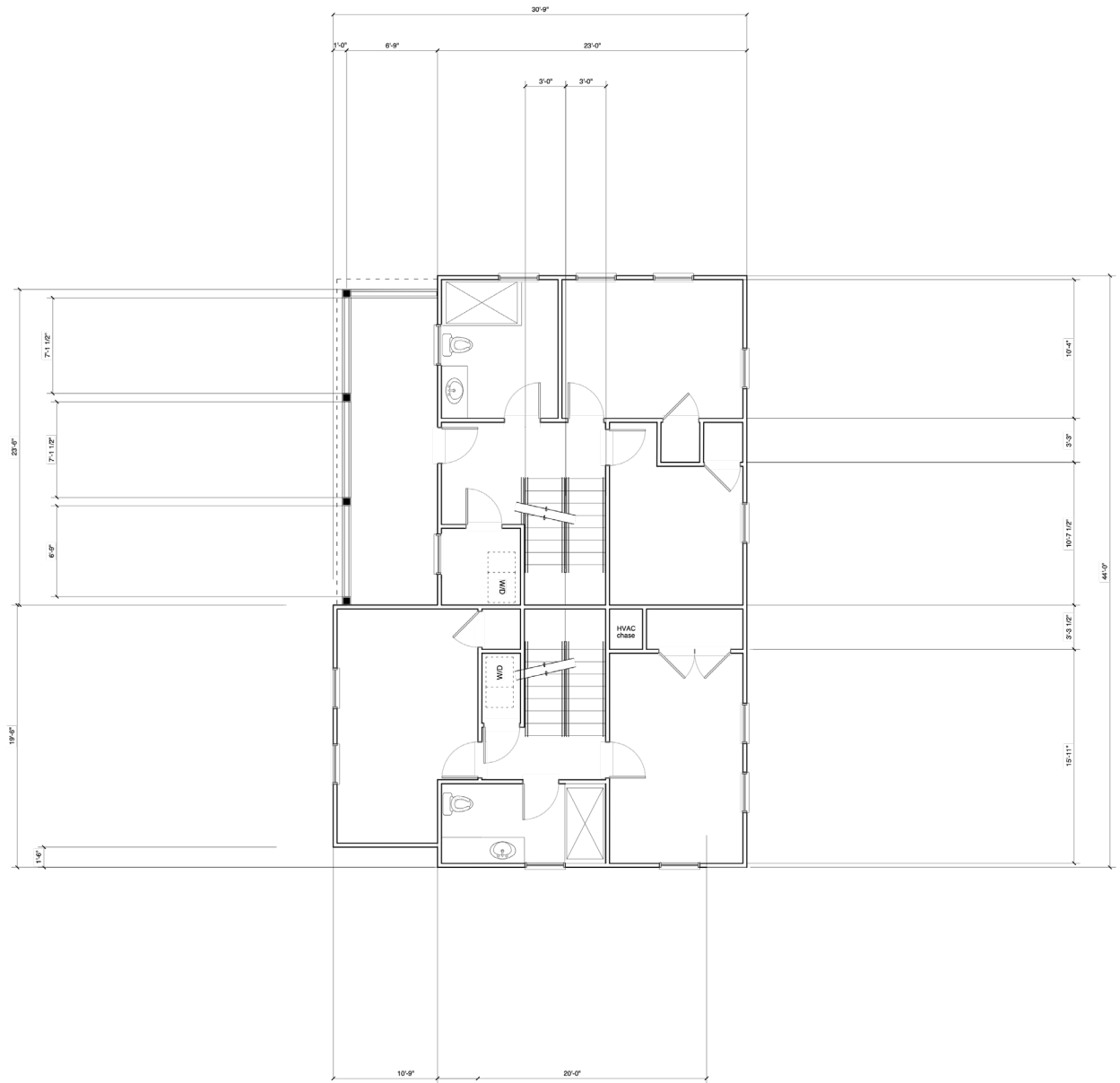

A1 SECOND FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

4.9.20, 10:41 AM

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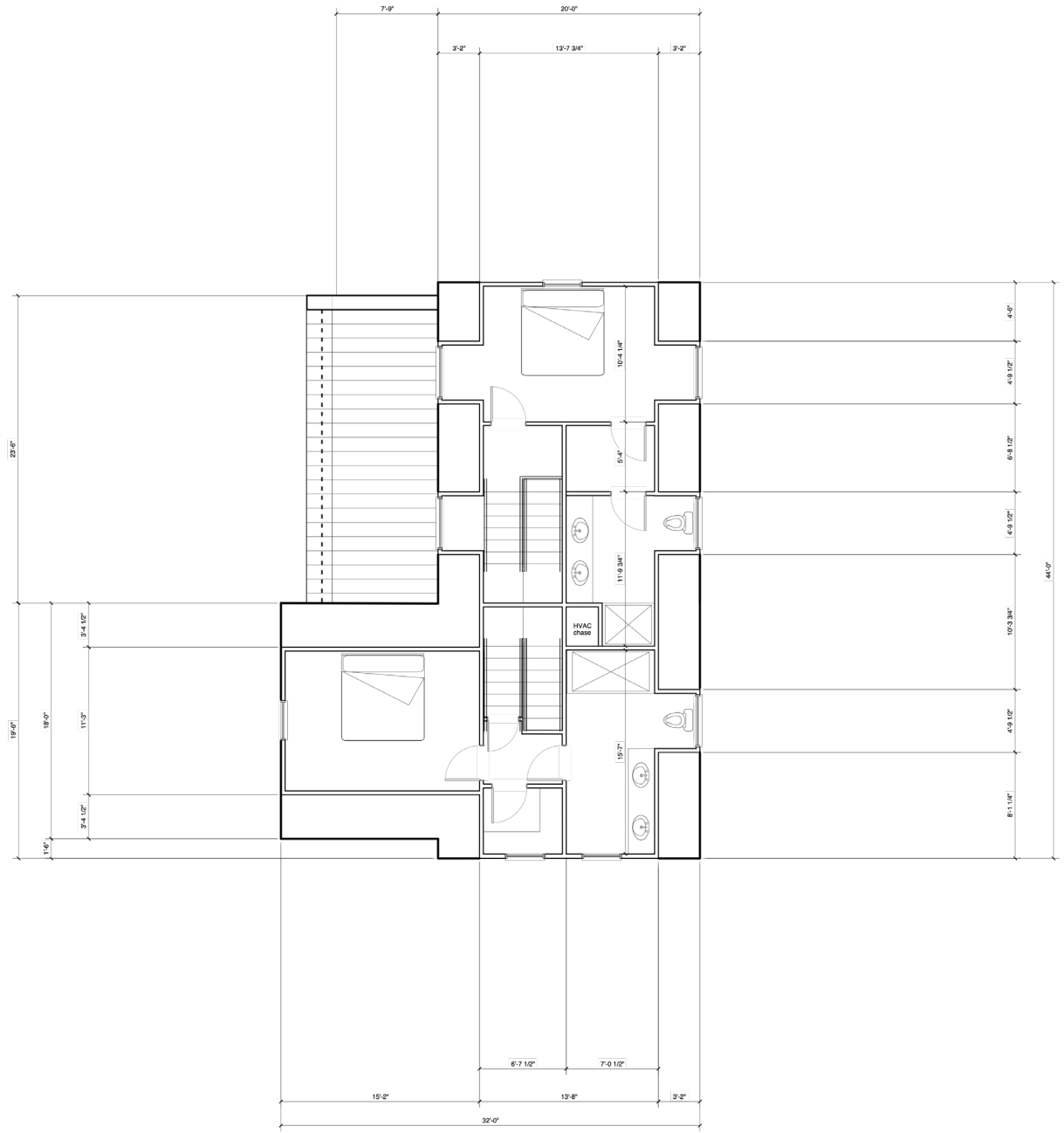

A1 THIRD FLOOR PLAN · PREVIOUSLY PROPOSED
SCALE: 1/4" = 1'-0"

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PRELIMINARY DRAWINGS
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7'-0 1/2"
9'-11"
CUT LINE

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THIRD FLOOR PLAN PROPOSED

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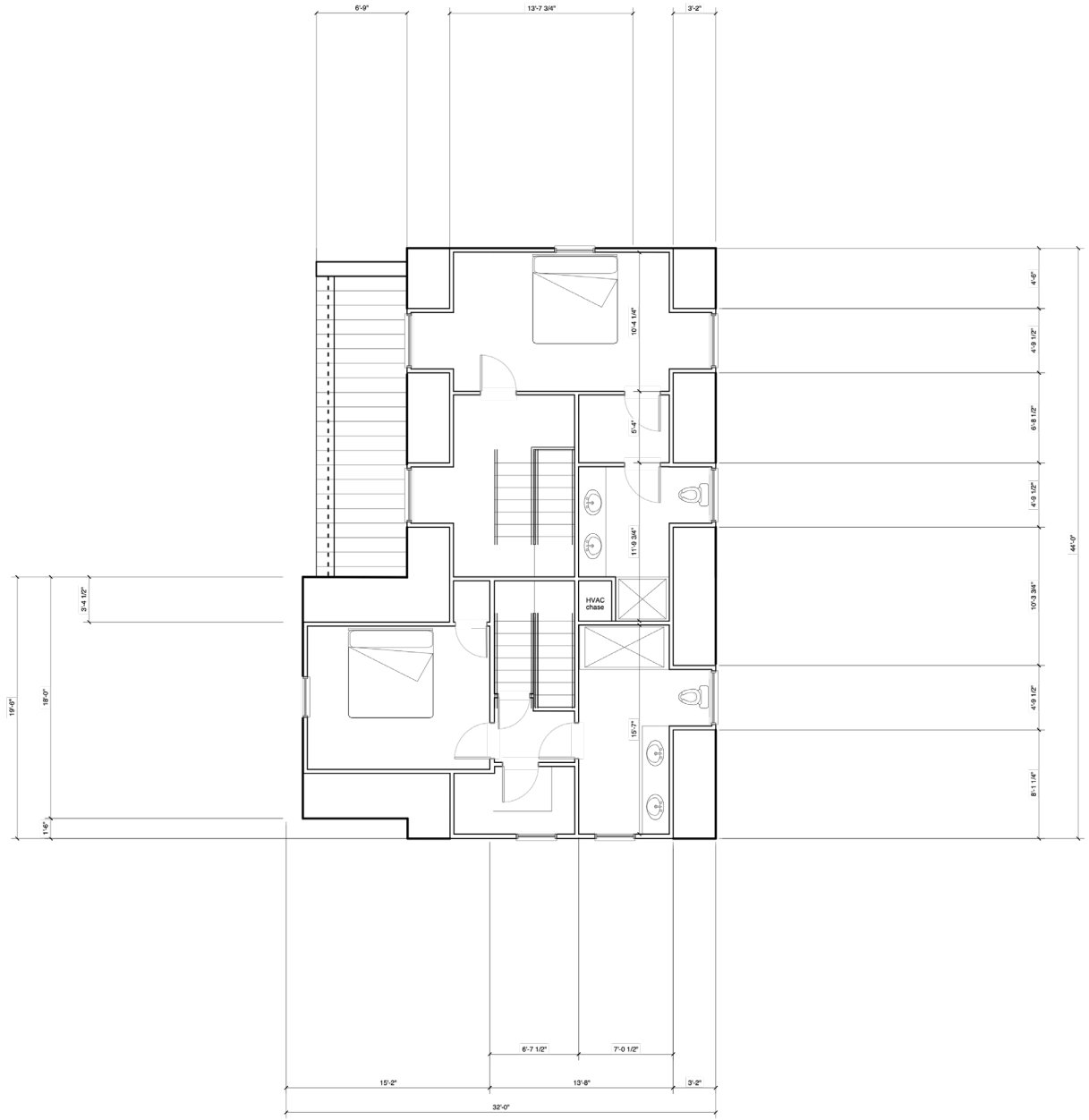

A1 THIRD FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

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GENERAL NOTES

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7'-0 1/2"
9'-11"
CUT LINE

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THIRD FLOOR PLAN
PROPOSED

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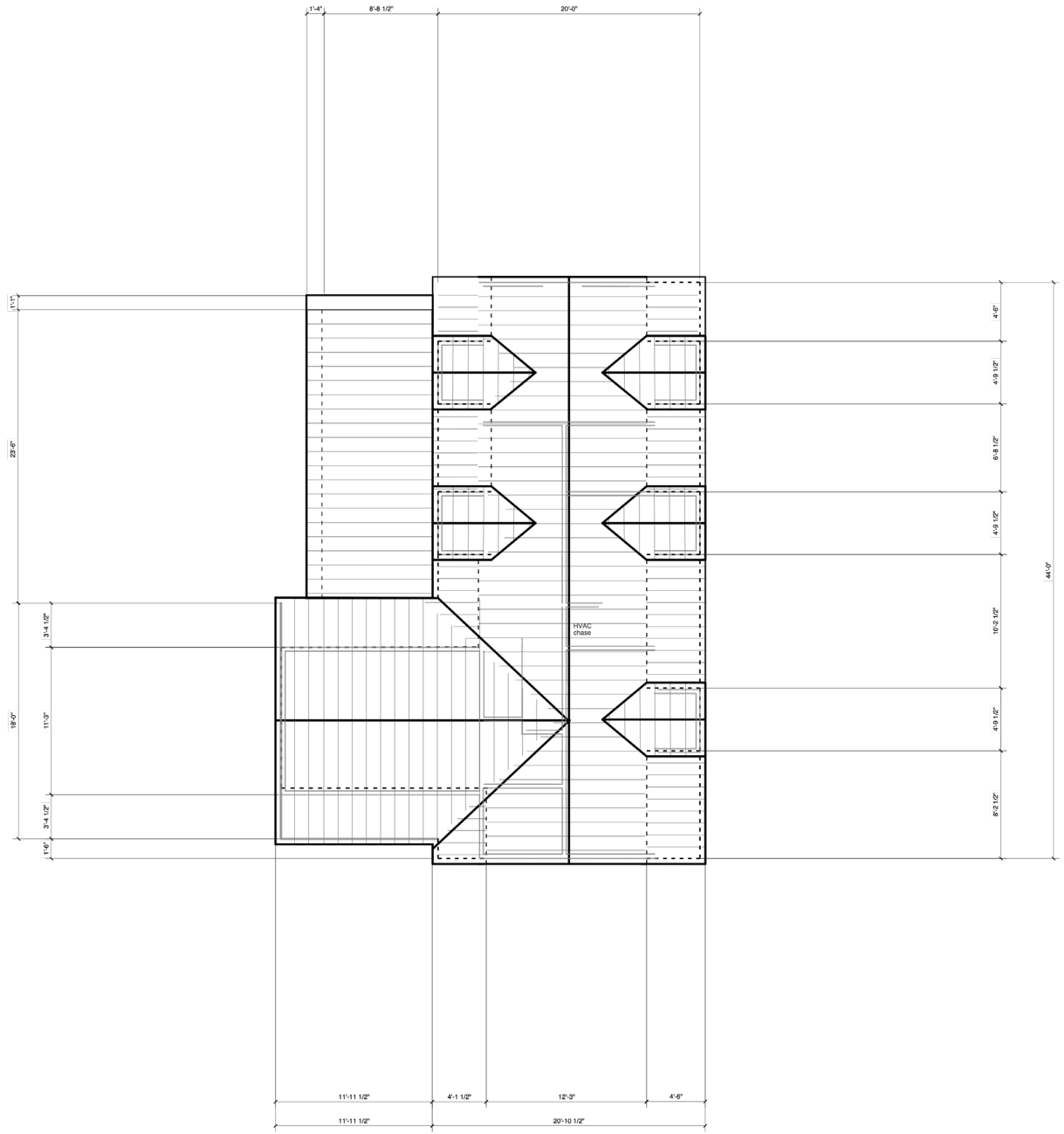

A1 ROOF PLAN - PREVIOUSLY PROPOSED
SCALE: 1/4" = 1'-0"

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ROOF PLAN
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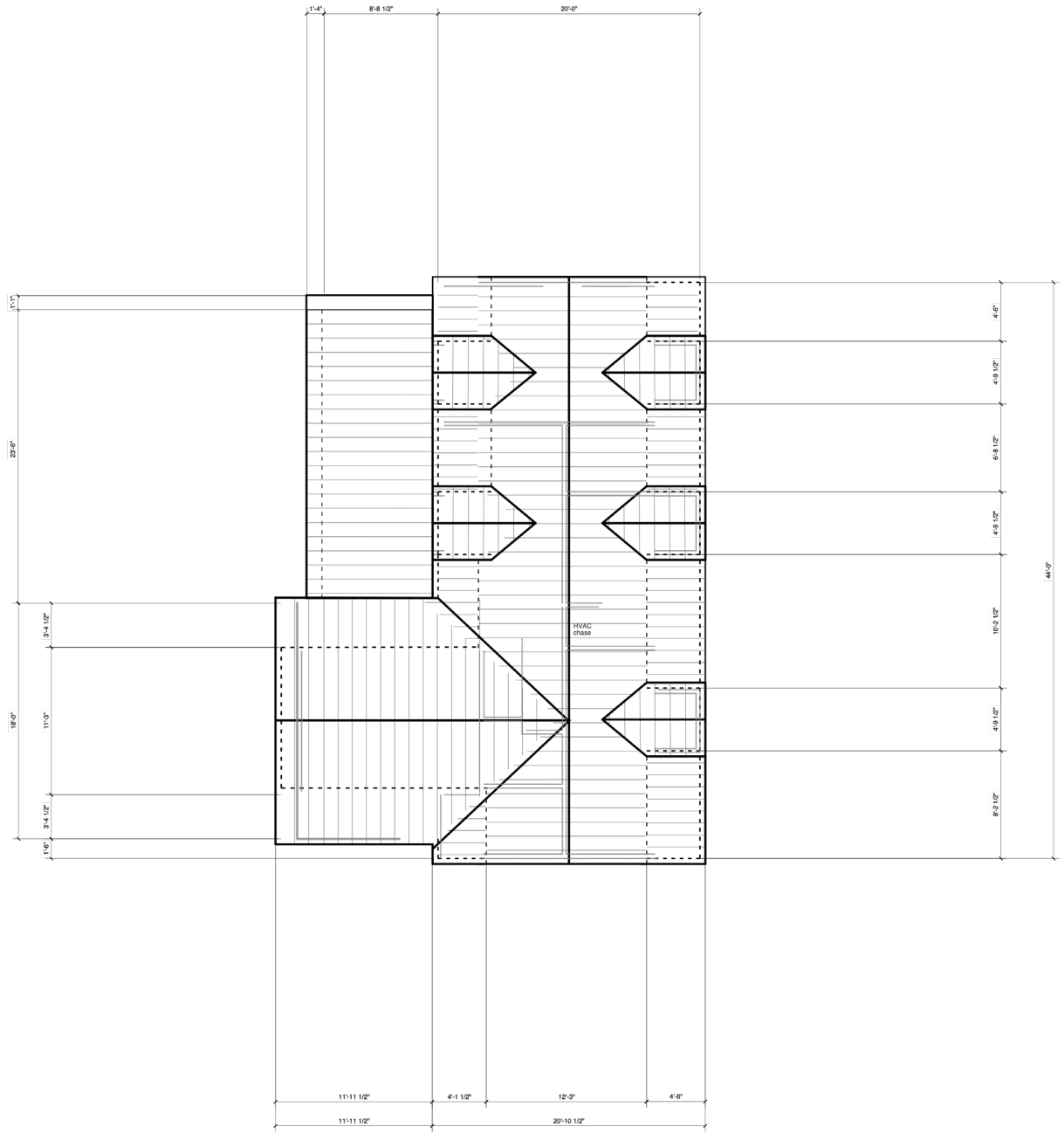

A1 ROOF PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

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ROOF PLAN PROPOSED

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SED

A2 WEST ELEVATION - PREVIOUSLY PROPOSED
SCALE: 1/4" = 1'-0"

C2 WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

A1 NORTH ELEVATION - PREVIOUSLY PROPOSED
SCALE: 1/4" = 1'-0"

C1 NORTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

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A200

BUILDING ELEVATIONS - PROPOSED

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A2 EAST ELEVATION - PREVIOUSLY PROPOSED
SCALE: 1/4" = 1'-0"

C2 EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

A1 SOUTH ELEVATION - PREVIOUSLY PROPOSED
SCALE: 1/4" = 1'-0"

C1 SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

GENERAL NOTES

MARK	DESCRIPTION	DATE
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PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

CUT LINE

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A201

BUILDING ELEVATIONS - PROPOSED

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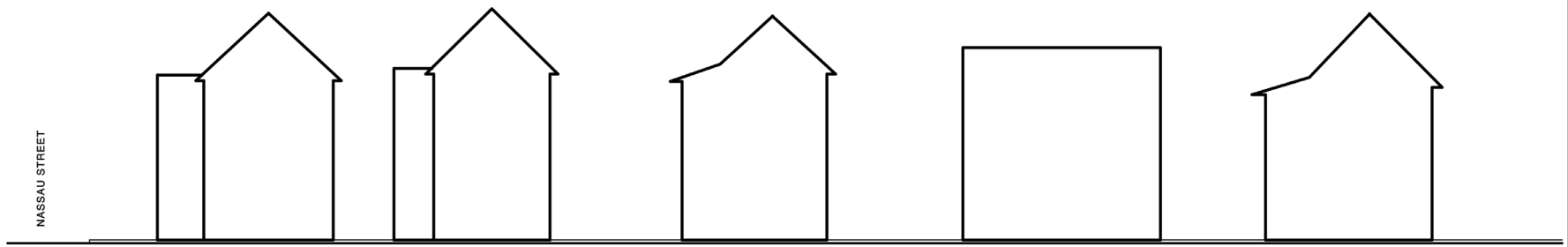

A2 STREETSCAPE LOOKING NORTH - PROPOSED
SCALE: 1/4" = 1'-0"

A1 STREETSCAPE LOOKING SOUTH PREVIOUSLY PROPOSED
SCALE: 1/8" = 1'-0"

GENERAL NOTES

MARK	DESCRIPTION	DATE
1	ISSUE	X.X.XXXX

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

CUT LINE

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A202

STREETSCAPE

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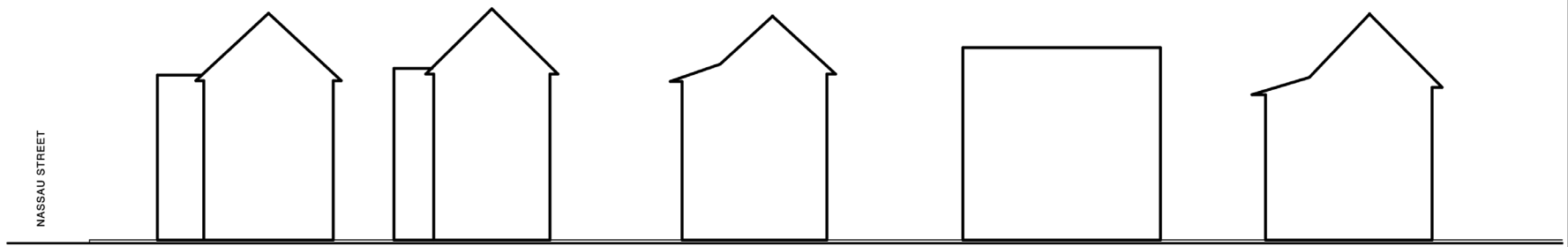

A2 STREETSCAPE LOOKING NORTH - PROPOSED
SCALE: 1/4" = 1'-0"

A1 STREETSCAPE LOOKING SOUTH - PROPOSED
SCALE: 1/8" = 1'-0"

4.9.20, 10:41 AM

GENERAL NOTES

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PRELIMINARY DRAWINGS
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A202

STREETSCAPE

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HOUSE LOCATION

GENERAL NOTES

A. Lot information: TMS: 459-090-03-006

B. All dimensions to face of block or stud unless noted otherwise.

C. property zoned DR-2F (residential)

D. FLOOD ZONE "X"

SETBACKS & RESTRICTIONS

FRONT:

REAR: 3' from property boundary

NORTH/EAST: 3' from property boundary
SOUTH/WEST: 7' from property boundary
TOTAL: 10'

HEIGHT: 50' (3 stories)

Minimum Lot Area per Family in SF-Type Dwelling Unit:
Multi-Family 1,650 (26.4)

AREA CALCULATIONS (PROPOSED)

Maximum Lot Coverage of Buildings: (50%)

LOT AREA: 5,009 SF

HOUSE A 1,284 SF
HOUSE B 806 SF

TOTAL BLDG. FOOTPRINT: 2,090 SF

TOTAL LOT COVERAGE:
2,090 / 5,009 = 41.7%

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A003

SITE PLAN - PROPOSED

A1 SITE PLAN - PROPOSED
SCALE: 1" = 10'-0"

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CUT LINE

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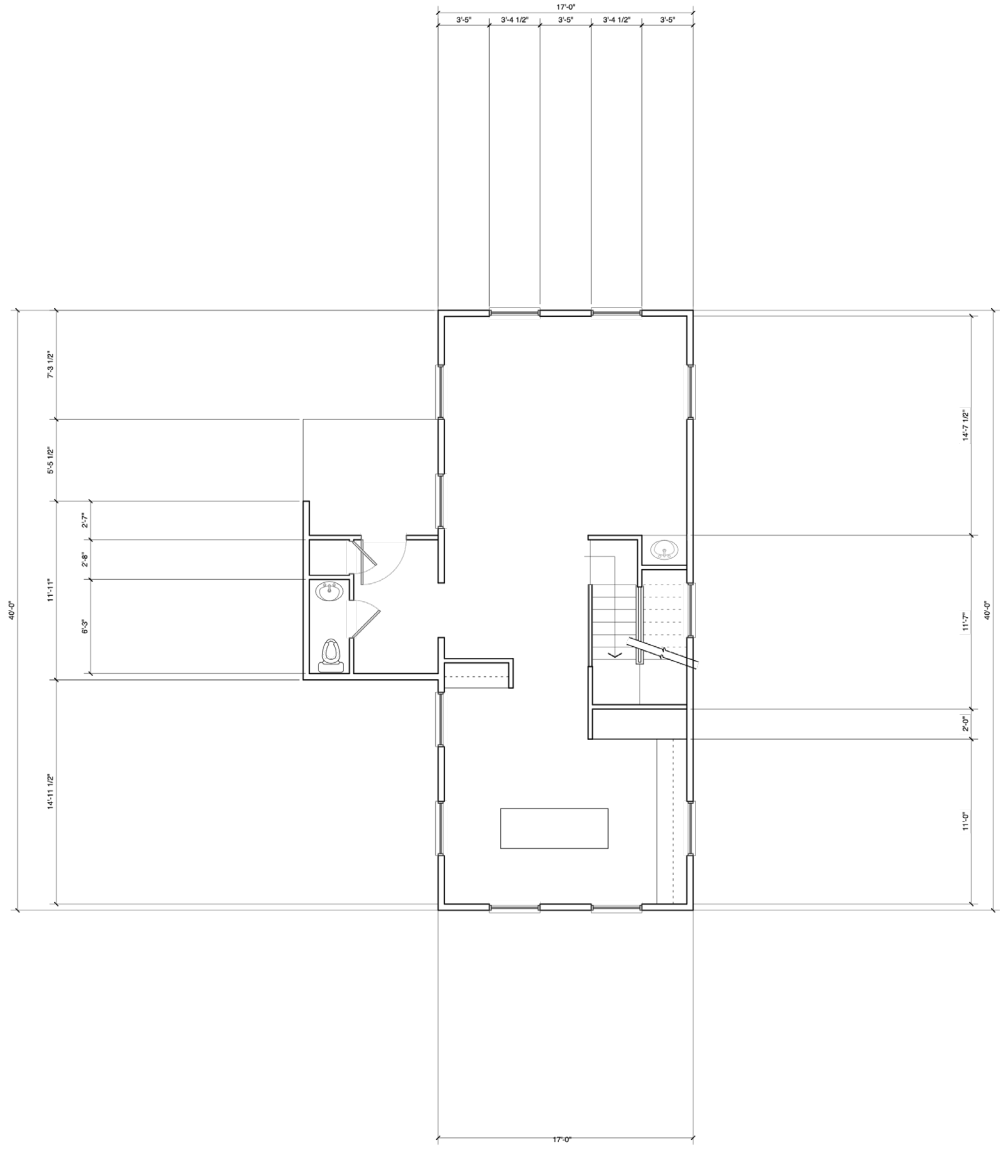

A1 FIRST FLOOR PLAN - PREVIOUSLY PROPOSED
SCALE: 1/4" = 1'-0"

4/9/20, 10:41 AM

GENERAL NOTES

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A101

FIRST FLOOR PLAN
PROPOSED

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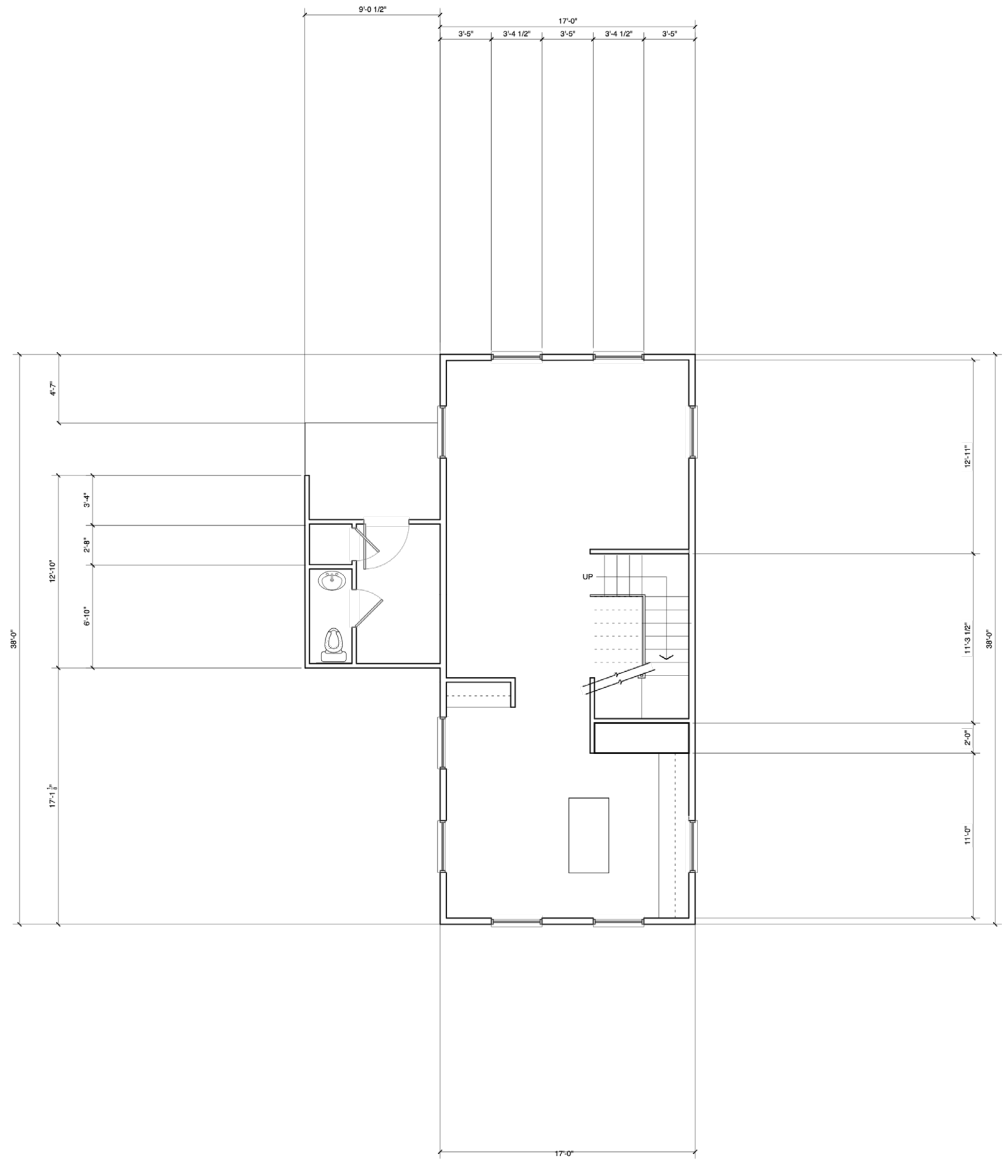

SQUARE FOOTAGE
FIRST FLOOR

Building Footprint:	858	SF
Heated:	580	SF
Open / Covered Porch:	153	SF

A1 FIRST FLOOR PLAN - PROPOSED

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

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GENERAL NOTES

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PRELIMINARY DRAWINGS
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FIRST FLOOR PLAN
PROPOSED

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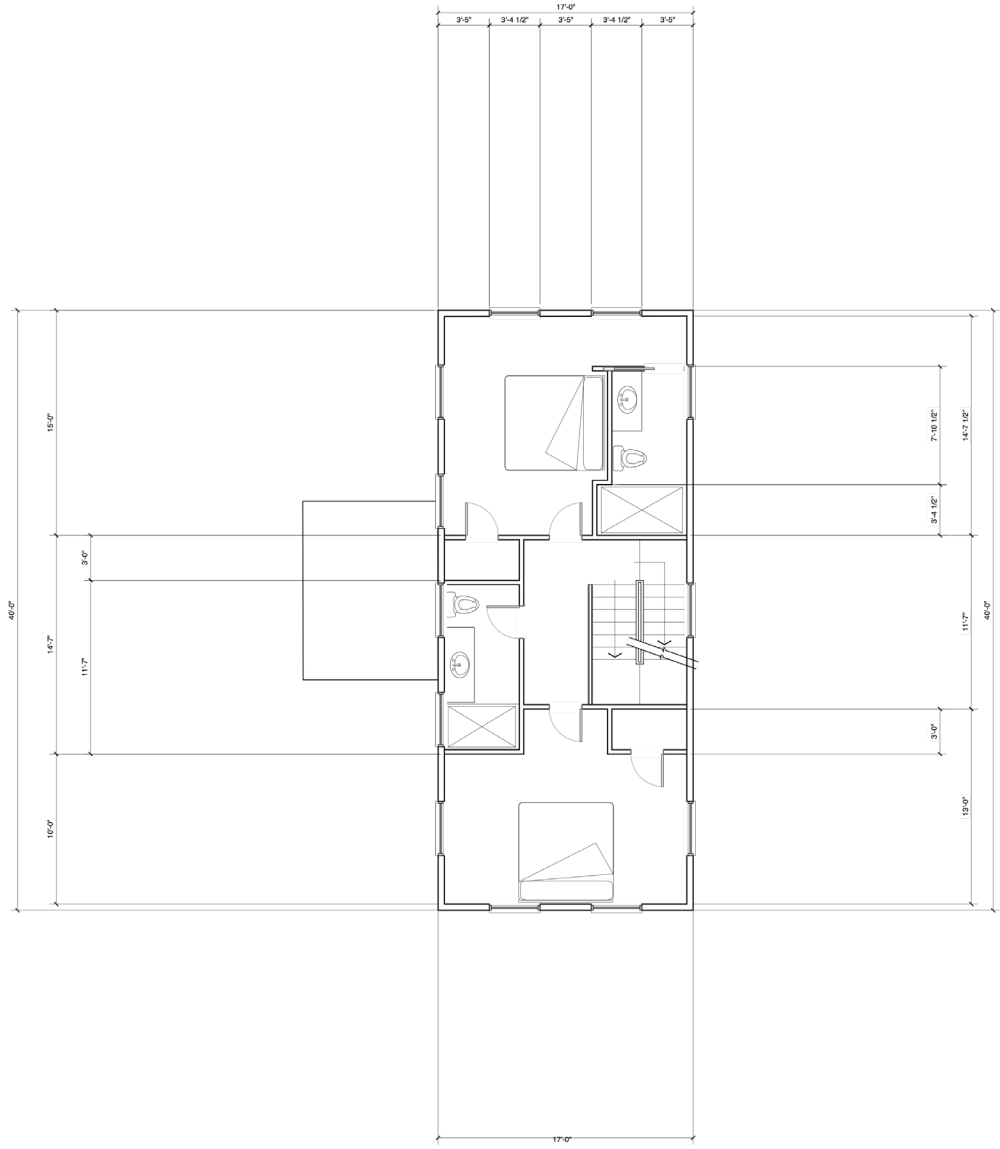

A1 SECOND FLOOR PLAN - PREVIOUSLY PROPOSED
SCALE: 1/4" = 1'-0"

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SECOND FLOOR PLAN PROPOSED

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SQUARE FOOTAGE
FIRST FLOOR

Building Footprint:	858	SF
Heated:	560	SF
Open / Covered Porch:		

A1 SECOND FLOOR PLAN - PROPOSED

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

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GENERAL NOTES

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SECOND FLOOR PLAN
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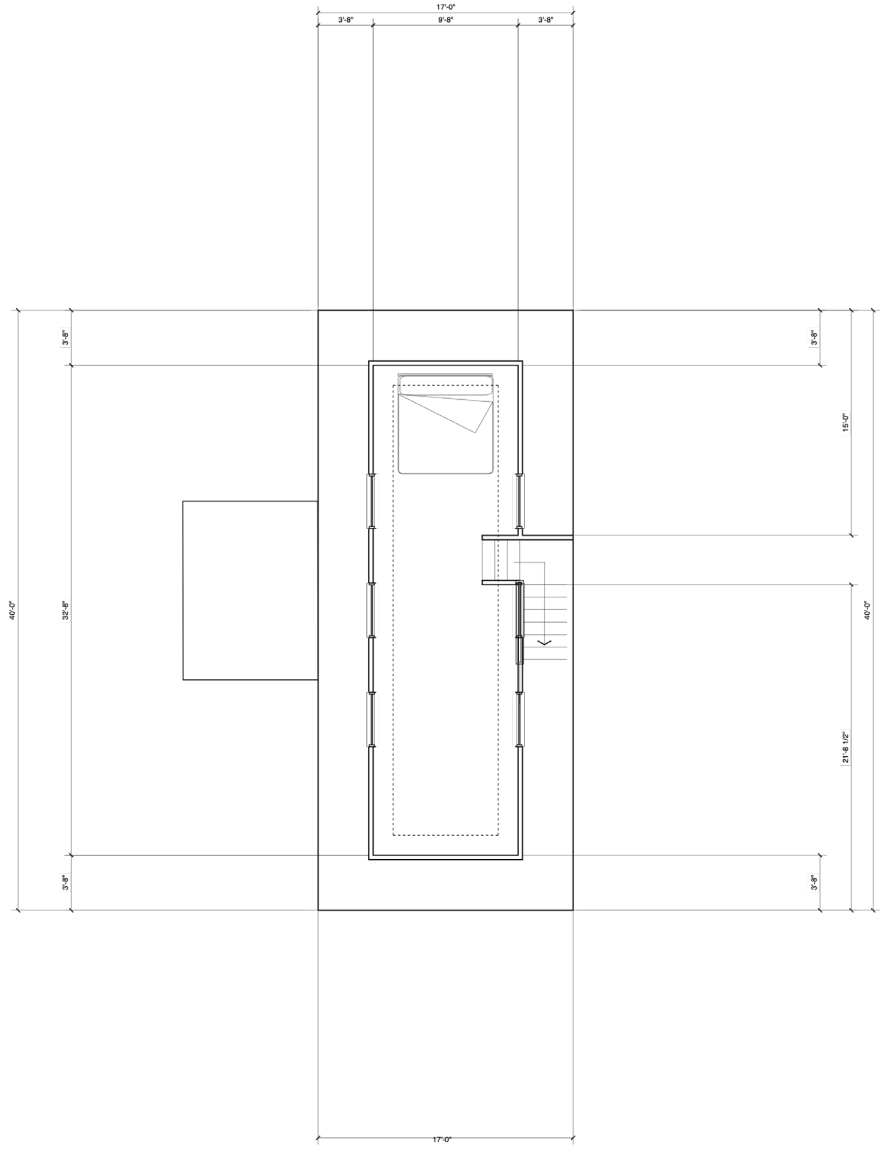
CUT LINE



A1 THIRD FLOOR PLAN - PREVIOUSLY PROPOSED

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THIRD FLOOR PLAN PROPOSED

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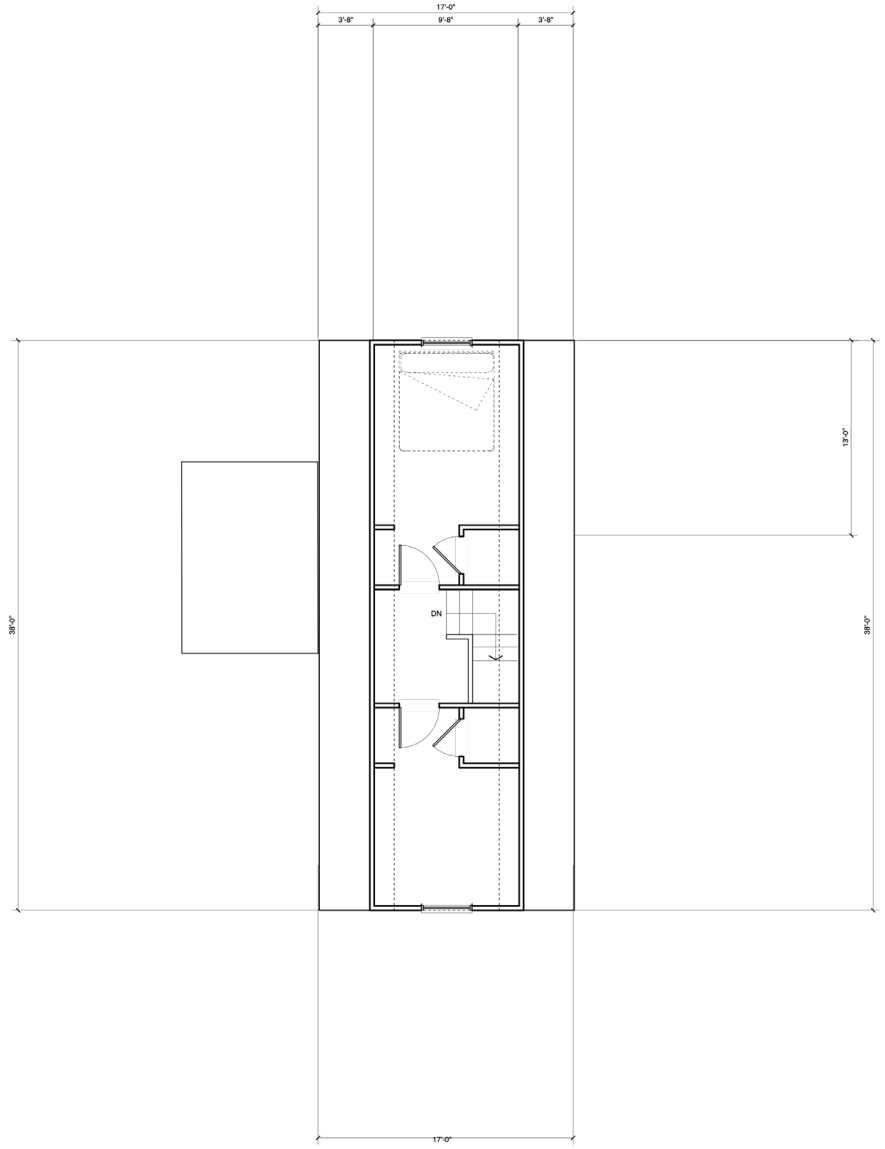

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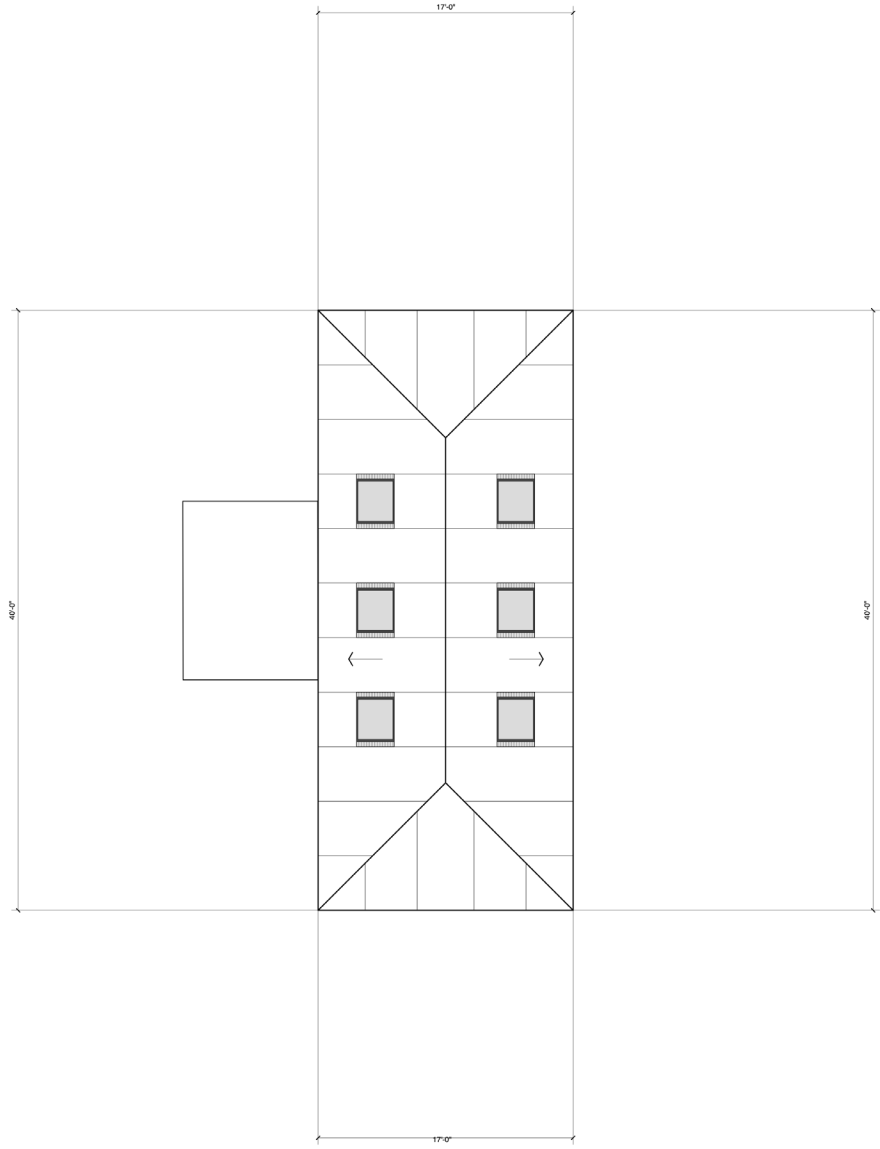

A1 ROOF PLAN - PREVIOUSLY PROPOSED
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A104
ROOF PLAN
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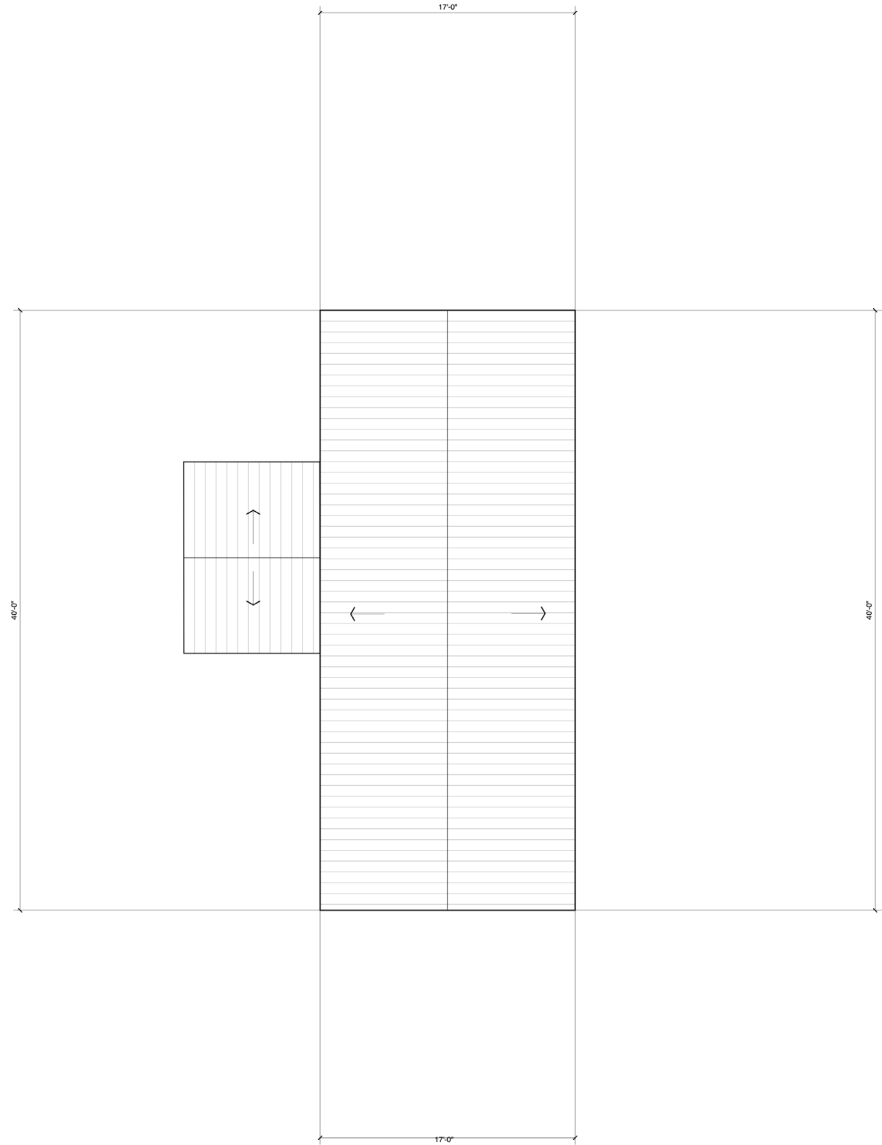

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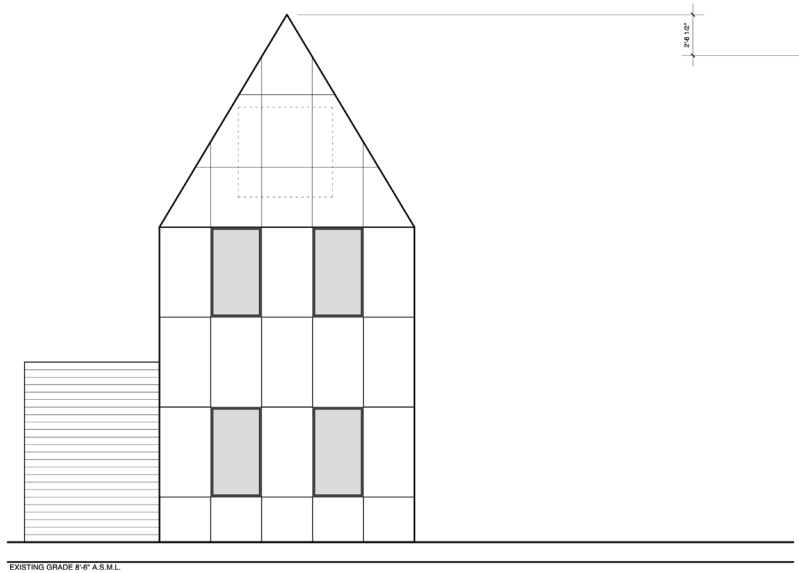
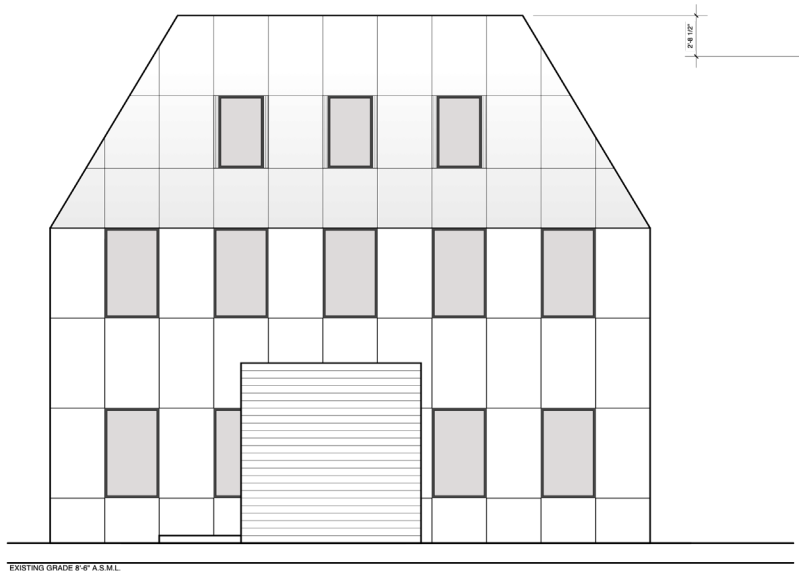


A2 WEST ELEVATION - PREVIOUSLY PROPOSED
SCALE: 1/4" = 1'-0"

C2 WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



A1 NORTH ELEVATION - PREVIOUSLY PROPOSED
SCALE: 1/4" = 1'-0"

C1 NORTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

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BUILDING ELEVATIONS - PROPOSED

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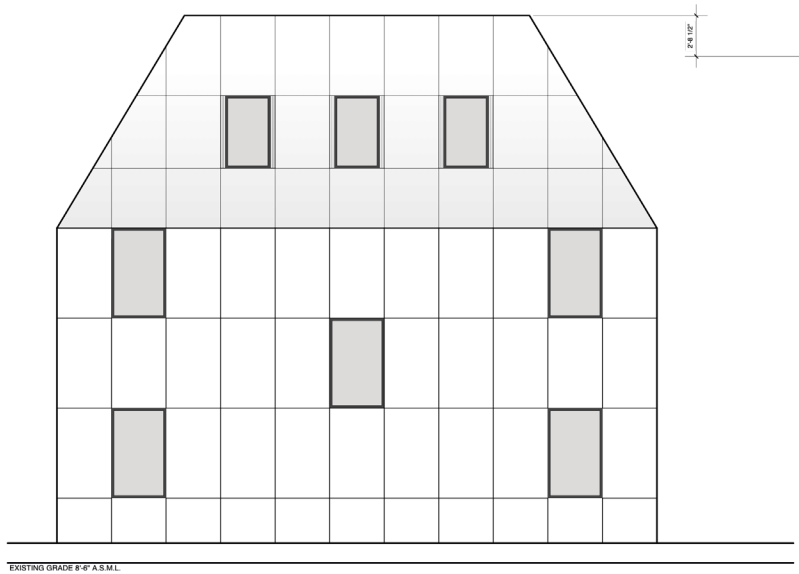
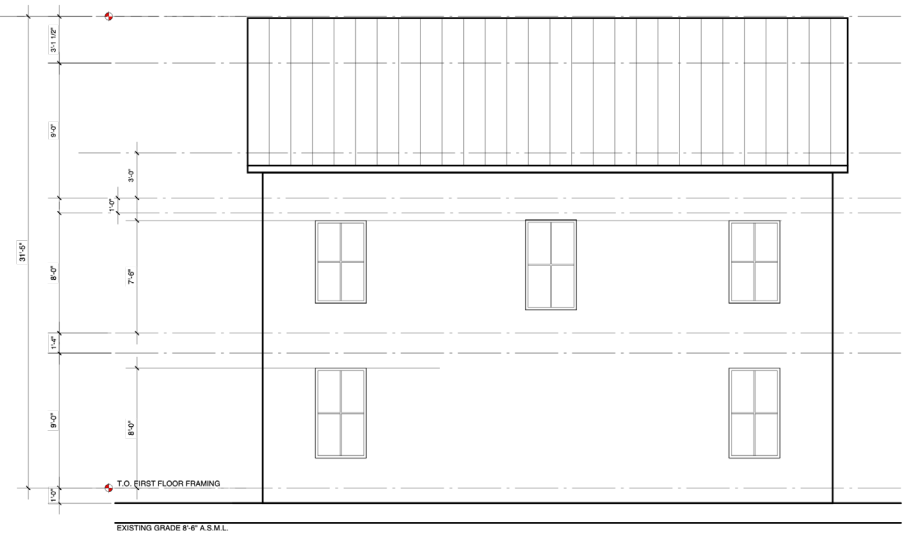
A2 EAST ELEVATION - PREVIOUSLY PROPOSED
SCALE: 1/4" = 1'-0"

C2 EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



A1 SOUTH ELEVATION - PREVIOUSLY PROPOSED
SCALE: 1/4" = 1'-0"



C1 EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

GENERAL NOTES

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PROJECT
61 REID STREET
CHARLESTON, SOUTH CAROLINA

4.13.2020 KHH/MY 2001

A201

BUILDING ELEVATIONS - PROPOSED

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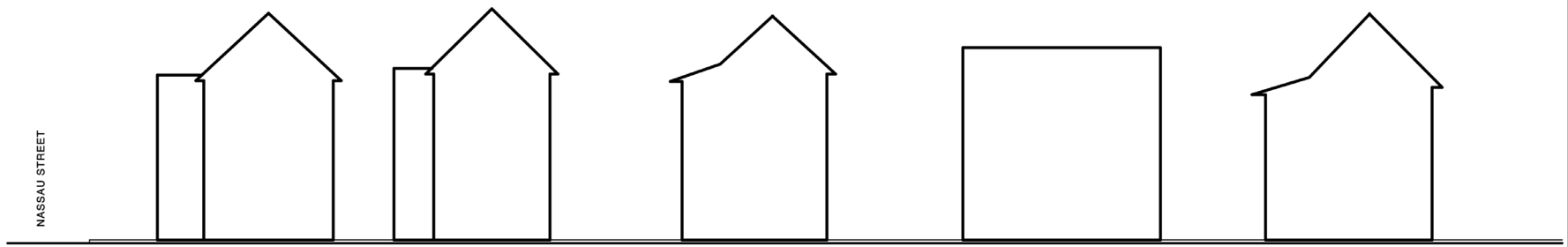
4/9/20, 10:41 AM



A2 STREETSCAPE LOOKING NORTH - PROPOSED
SCALE: 1/4" = 1'-0"

A1 STREETSCAPE LOOKING SOUTH PREVIOUSLY PROPOSED
SCALE: 1/8" = 1'-0"

4.9.20, 10:41 AM

GENERAL NOTES

MARK	DESCRIPTION	DATE
1	ISSUE	X.X.XXXX

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

CUT LINE

ISSUE
SCHEMATIC DESIGN

SEALS

kevan hoertdoerfer architects
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PROJECT
61 REID STREET
CHARLESTON, SOUTH CAROLINA

4.13.2020 KHH/MY 2001

A202

STREETSCAPE

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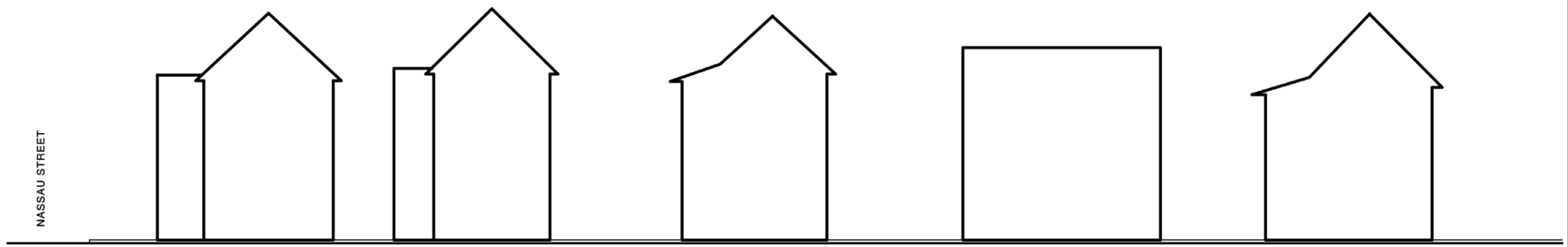

A2 STREETSCAPE LOOKING NORTH - PROPOSED
SCALE: 1/4" = 1'-0"

A1 STREETSCAPE LOOKING SOUTH - PROPOSED
SCALE: 1/8" = 1'-0"

4.9.20, 10:41 AM

GENERAL NOTES

MARK	DESCRIPTION	DATE
1	ISSUE	X.X.XXXX

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NOT FOR CONSTRUCTION

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A202

STREETSCAPE

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Agenda Item #11

3 LEGARE STREET
TMS # 457-06-03-040

Request modifications to hardscaping including wrought iron fence and gate.

Not Surveyed / (Charlestowne) / c. 1850 / Old and Historic District

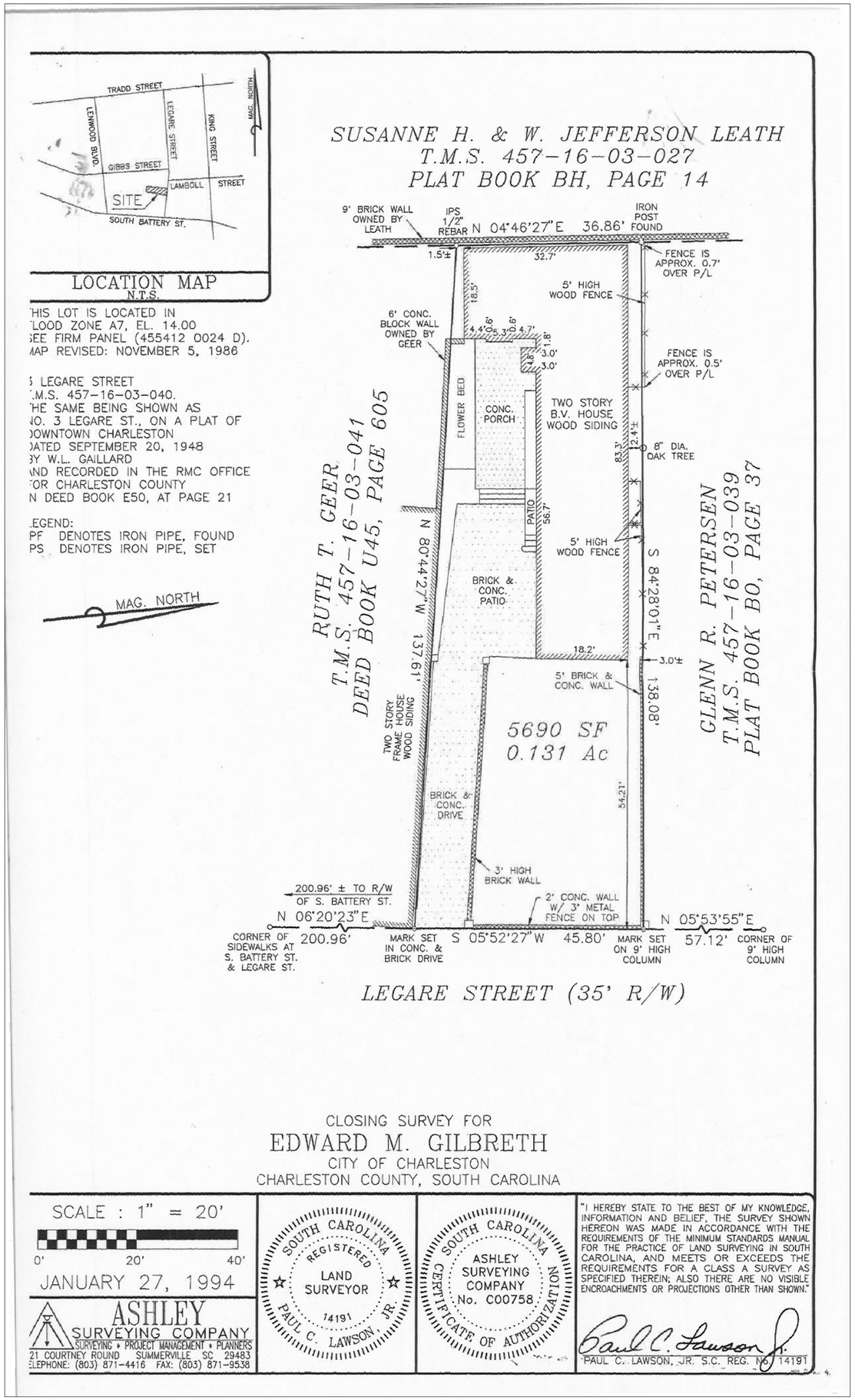
Agenda Item #11

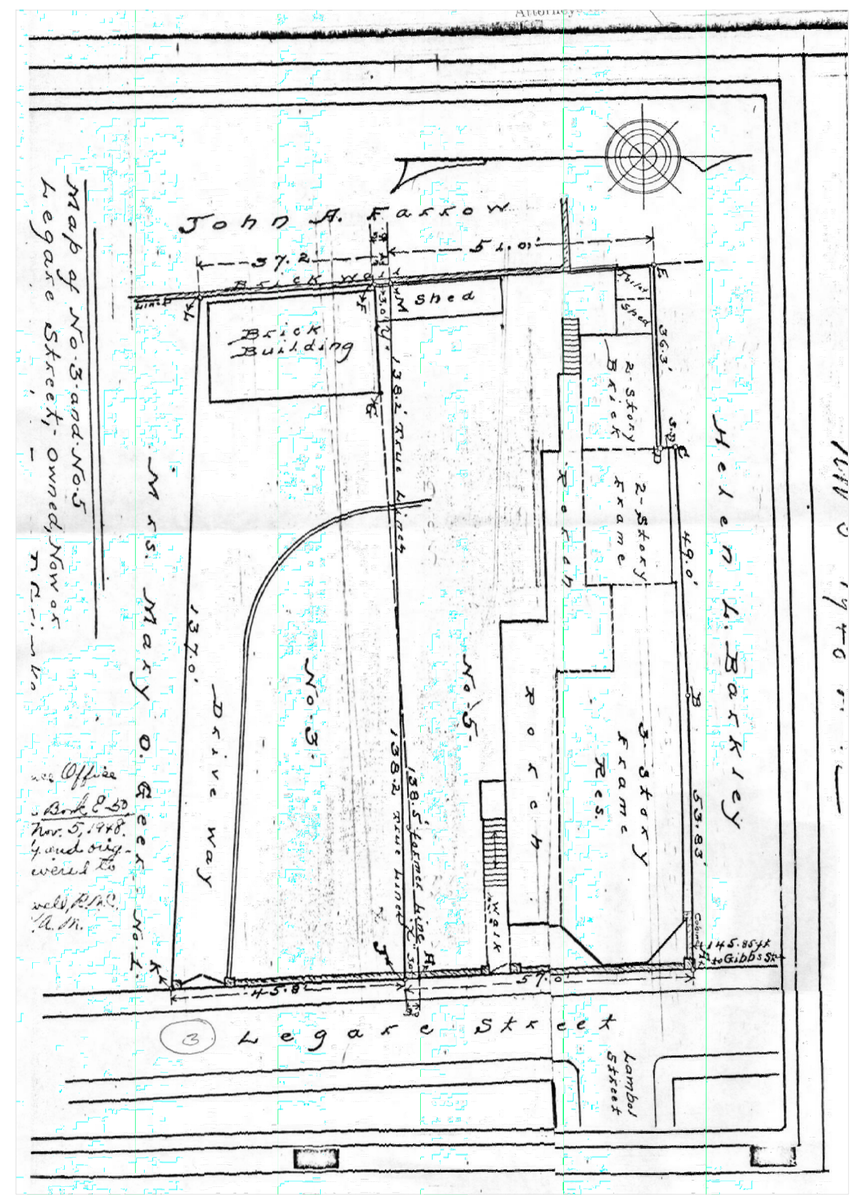
Applicant's Presentation

KING & SOCIETY

3 LEGARE STREET
CHARLESTON, SC 29401

L-0 Cover Page
L-1 Existing Conditions (2020)
(a:b) Existing Site Photos
L-2 Masterplan - Hardscape
L-3 Demo Plan - Hardscape
D-1 Hardscape Details





Scan of 1948 plat - full copy is in 3 Legare file at BAR desk

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King & Society
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Bid #20-1084

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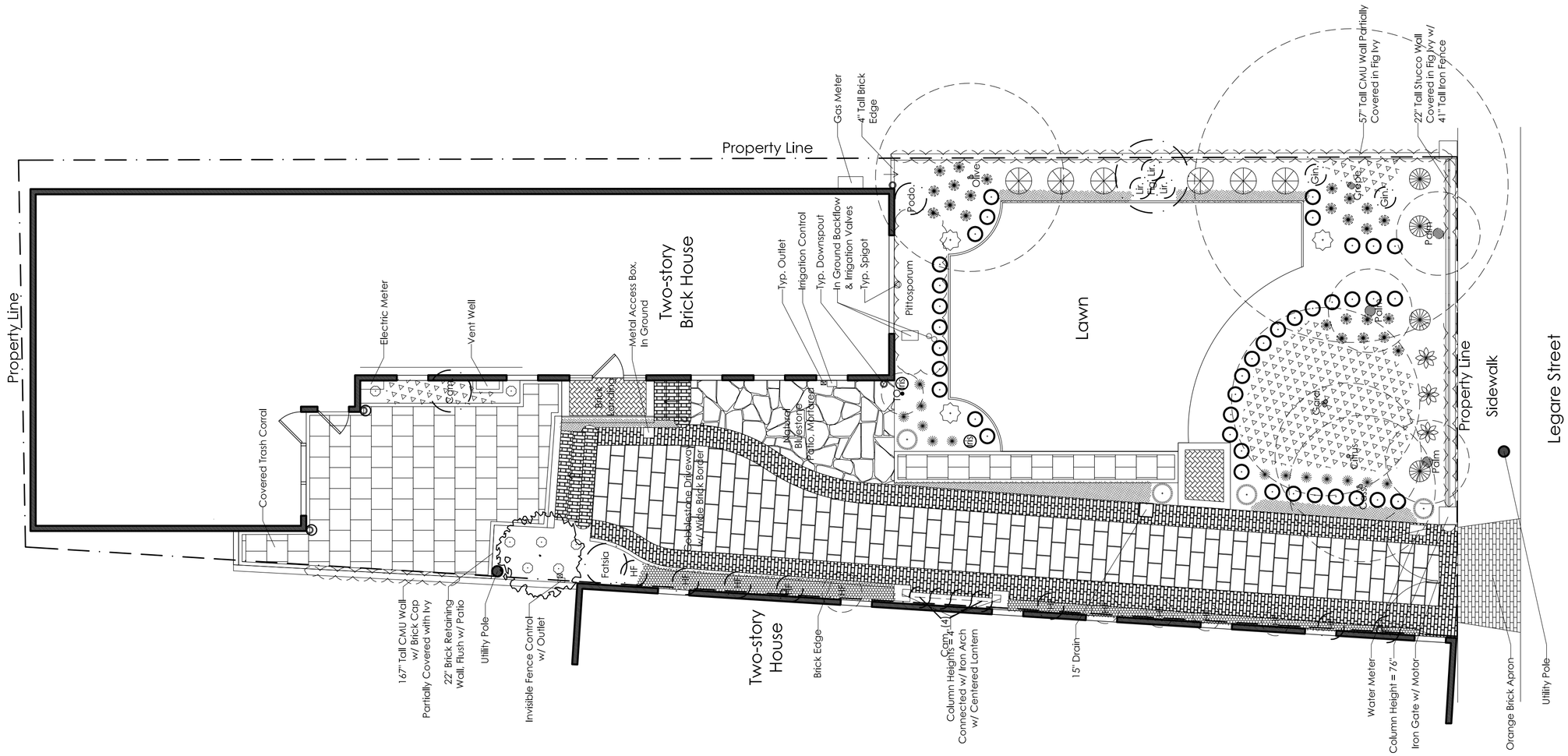
Rev. by | 8.24.20_DS
Rev. by |
Rev. by |
Rev. by |

Sheet No.
L-0
Title Page



EXISTING PLAN NOTES:

1. Please refer to L-0 for recent site survey and 1948 plat.
2. Plan includes recently approved hardscape and landscape changes.

Scale: $\frac{1}{8}$" = 1'- 0" (only Arch C)

0 5 10 20 30

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Rev. by |
Rev. by |

Sheet No.
L-1
Existing Conditions

Wrought Iron fence from Legare St - to be restored

Existing vehicular gate

Proposed section of iron fence and stucco wall to be removed for new pedestrian gate

Wrought Iron fence looking at Legare St

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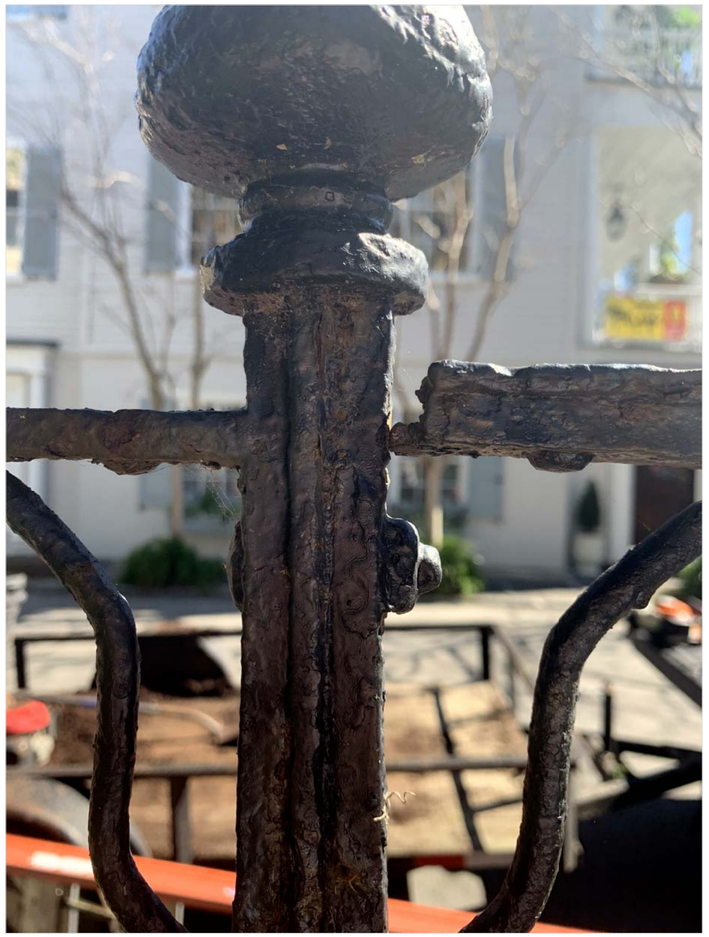
Rev. by |

Sheet No.
L-1a
Site Photos

Fence currently has (18) fence toppers - to be removed, repaired and re-spaced evenly on fence.

Rusted top rail to be replaced with new on entire fence.



All posts to remain - will be restored and re-attached

Clean cut to existing fence.

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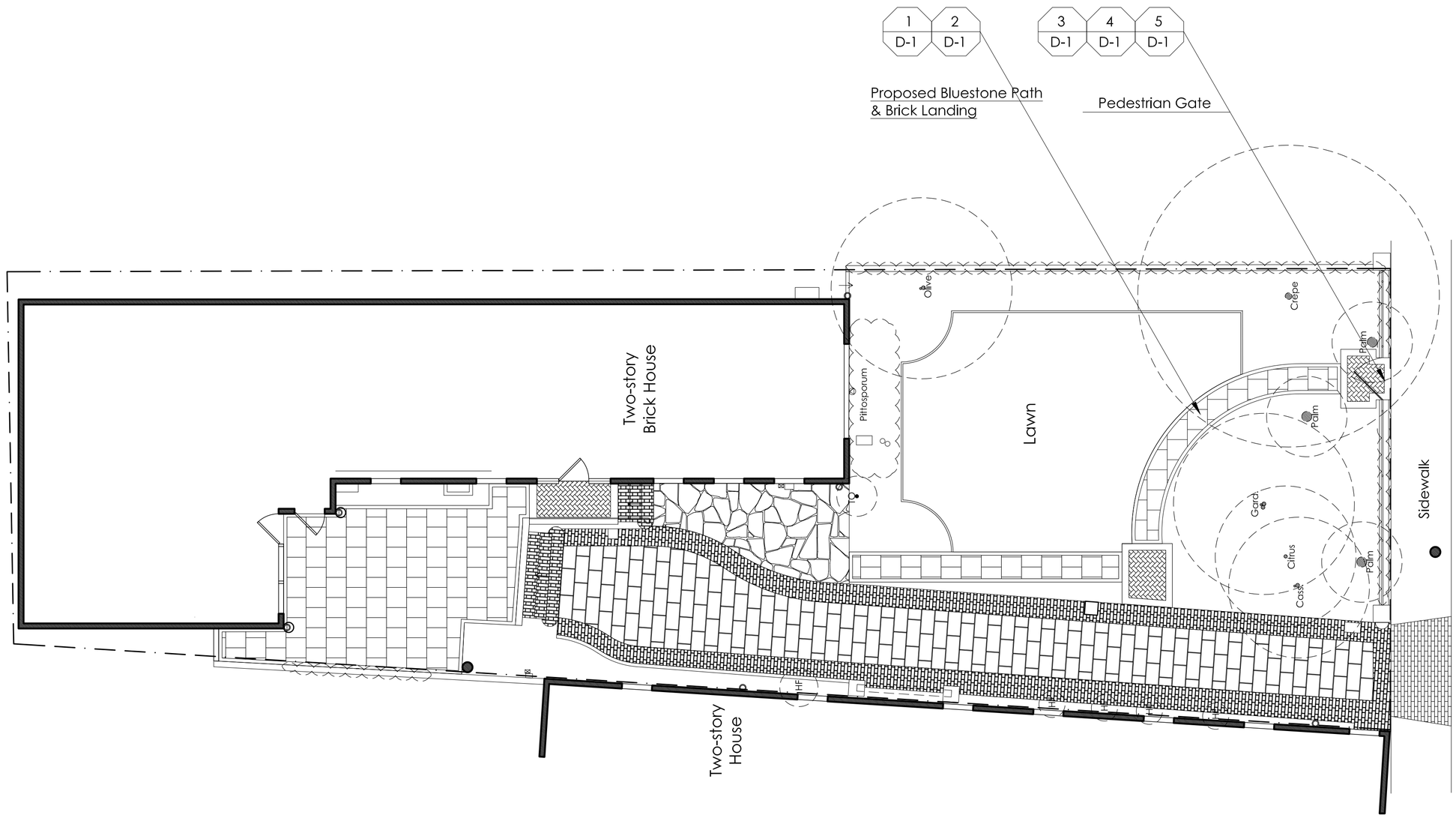
Rev. by |
Rev. by |

Sheet No.
L-1b
Site Photos



MASTER PLAN (HARDSCAPE) NOTES:

1. Plan only depicts proposed hardscape changes
2. Brick assumed to be Old Carolina (2:1 Savannah Grey & Georgetown Red)
3. Refer to page D-1 for Hardscape details

Scale: $\frac{1}{8}$" = 1'- 0" (only Arch C)

0 5 10 20 30

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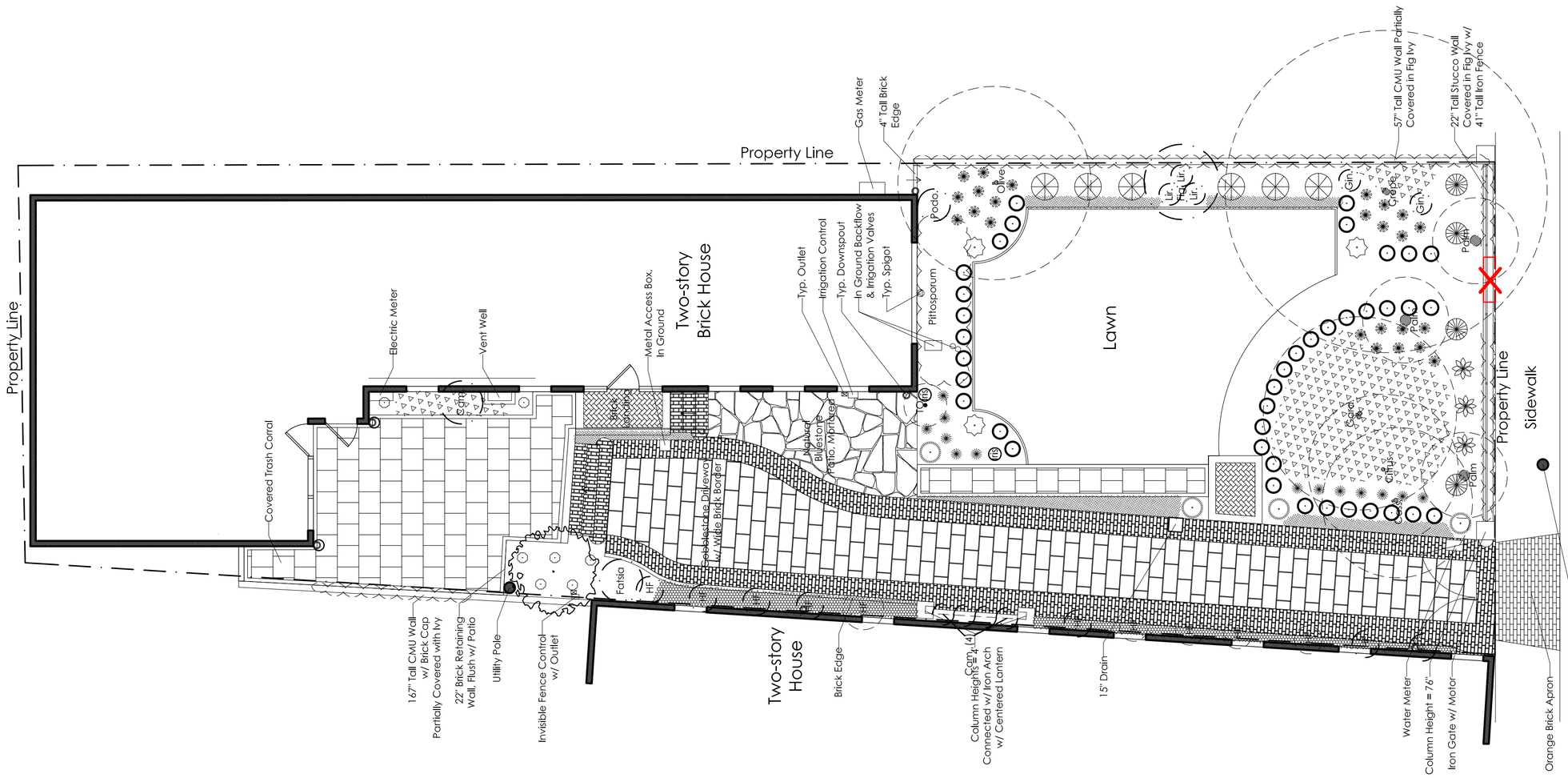
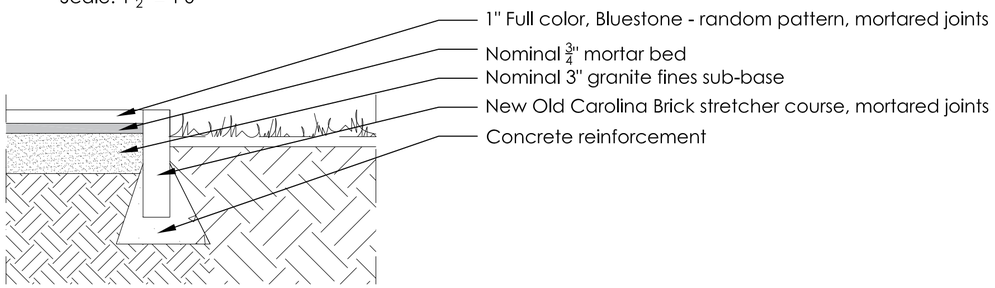
Sheet No.
L-2
Master Plan


Property Line
Property Line
Gas Meter
4" Tall Brick Edge
Electric Meter
Vent Well
Metal Access Box, In Ground
Two-story Brick House
Typ. Outlet
Irrigation Control
Typ. Downspout
In Ground Backflow & Irrigation Valves
Typ. Spigot
Pittosporum
Podo.
Olive
Lawn
Lir.
Fig. Lir.
Lir.
Gin.
Crape
Gin.
57" Tall CMU Wall Partially Covered in Fig Ivy
22" Tall Stucco Wall Covered in Fig Ivy w/ 41" Tall Iron Fence
Palm
Palm
Palm

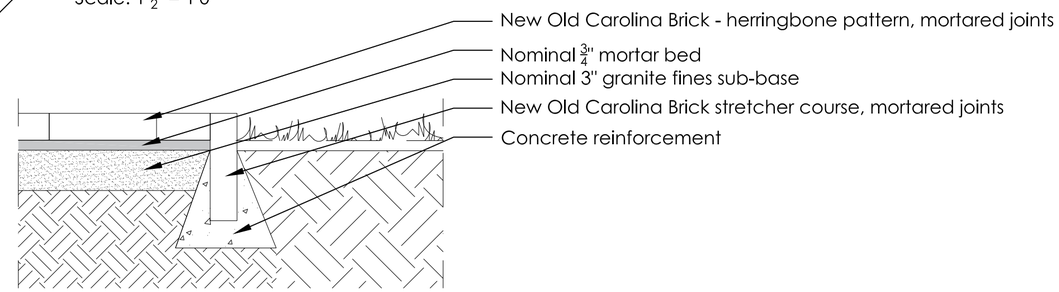
1 / D-1 Bluestone Walkway(s): Section

Scale: 1 $\frac{1}{2}$" = 1'0"



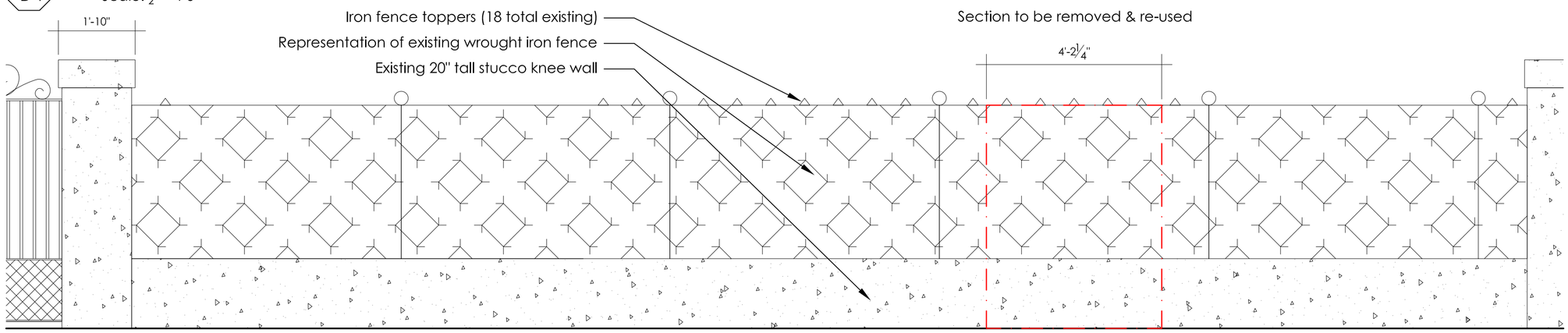
2 / D-1 Brick Landing(s): Section

Scale: 1 $\frac{1}{2}$" = 1'0"



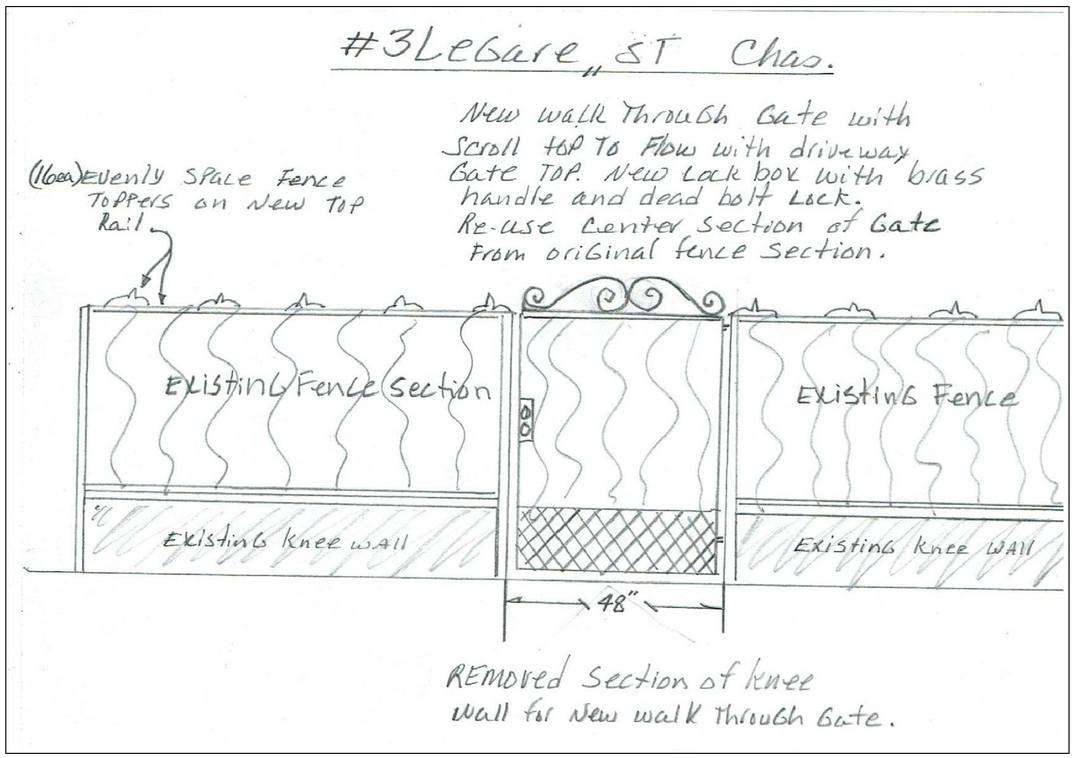
3 / D-1 New Pedestrian Gate: Elevation - Proposed

Scale: $\frac{1}{2}$" = 1'0"



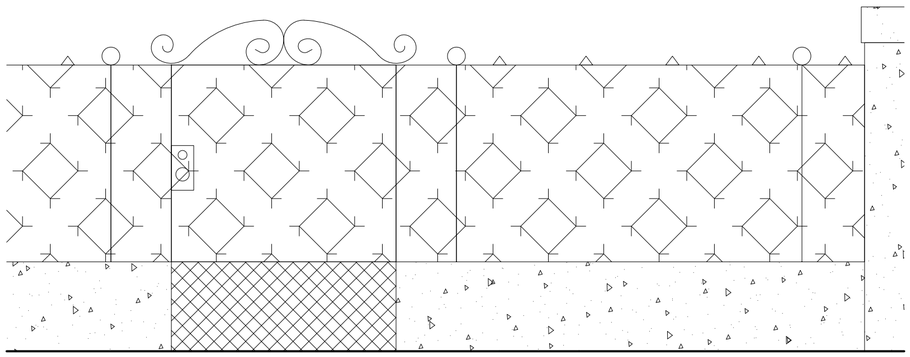
4 / D-1 New Pedestrian Gate: Shop Drawing

NTS



5 / D-1 New Pedestrian Gate: Elevation

Scale: $\frac{1}{2}$" = 1'0"



6 / D-1 New Pedestrian Gate: Notes

1. Section of fence to be removed (~53") to be restored as new pedestrian gate.
2. Section of fence to be removed from site and restored at shop.
3. Remainder of fence to be restored onsite.
4. Assume all new ironwork & fasteners are to match existing in regards to thickness and width.
5. Lower section of new gate to have lattice built in place to line with knee wall on left and right side.
6. Rusted top rail to be replaced with new $\frac{3}{8}$" thick by $\frac{1}{4}$" flat solid bar for entire fence.
7. New pedestrian gate to have scroll on top, complimentary of existing vehicular gate.
8. Cast Iron fence toppers (18 existing) to be removed and re-spaced evenly across fence.
9. Fence to be painted 'Charleston Green'.

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Sheet No. D-1 Details

Agenda Item #12

11 ANSON STREET
TMS # 458-05-01-092

Request final approval for garden improvements including new brick driveway; brick drive entry columns with wrought iron gates; wrought iron pedestrian gate; and landscape lighting.

Category 4 / (Charlestowne) / c. 1850 / Old and Historic District

Agenda Item #12

Applicant's Presentation

Jernigan Residence – BAR Images

11 Anson Street
Charleston, SC 29401

WERTIMER + CLINE
LANDSCAPE ARCHITECTS

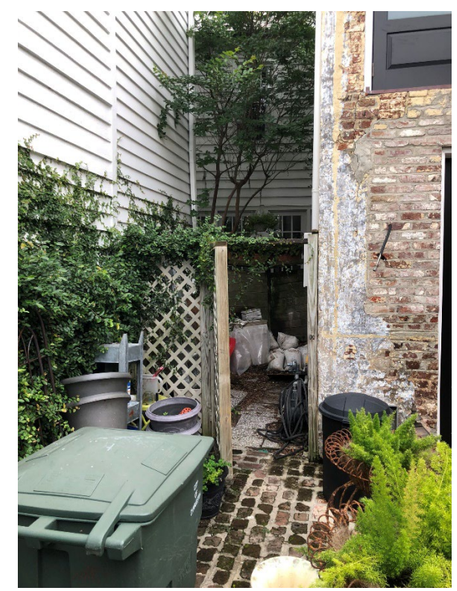
Entrance from Anson Street

View from Anson Street entrance

Neighboring fence and residence

Courtyard

View to Anson Street



Existing rear fence and gate

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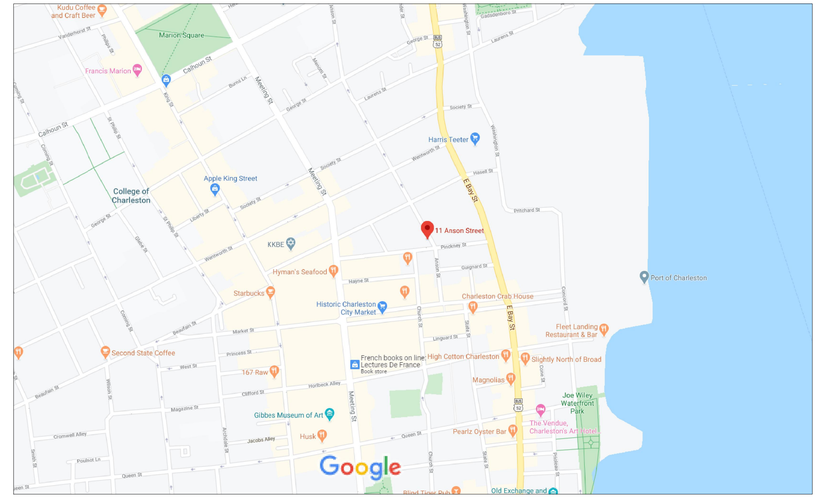

Charleston, South Carolina

The Jernigan Residence
Garden Construction

Sheet Index

0	of	9	Cover
1	of	9	Existing Conditions
2	of	9	Removals Plan
4	of	9	Masonry Details
5	of	9	Masonry + Wrought Iron Details
6	of	9	Carpentry Details
7	of	9	Planting Plan
8	of	9	Plant List
9	of	9	Lighting Plan + Specifications

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email: swla@wertimer.com

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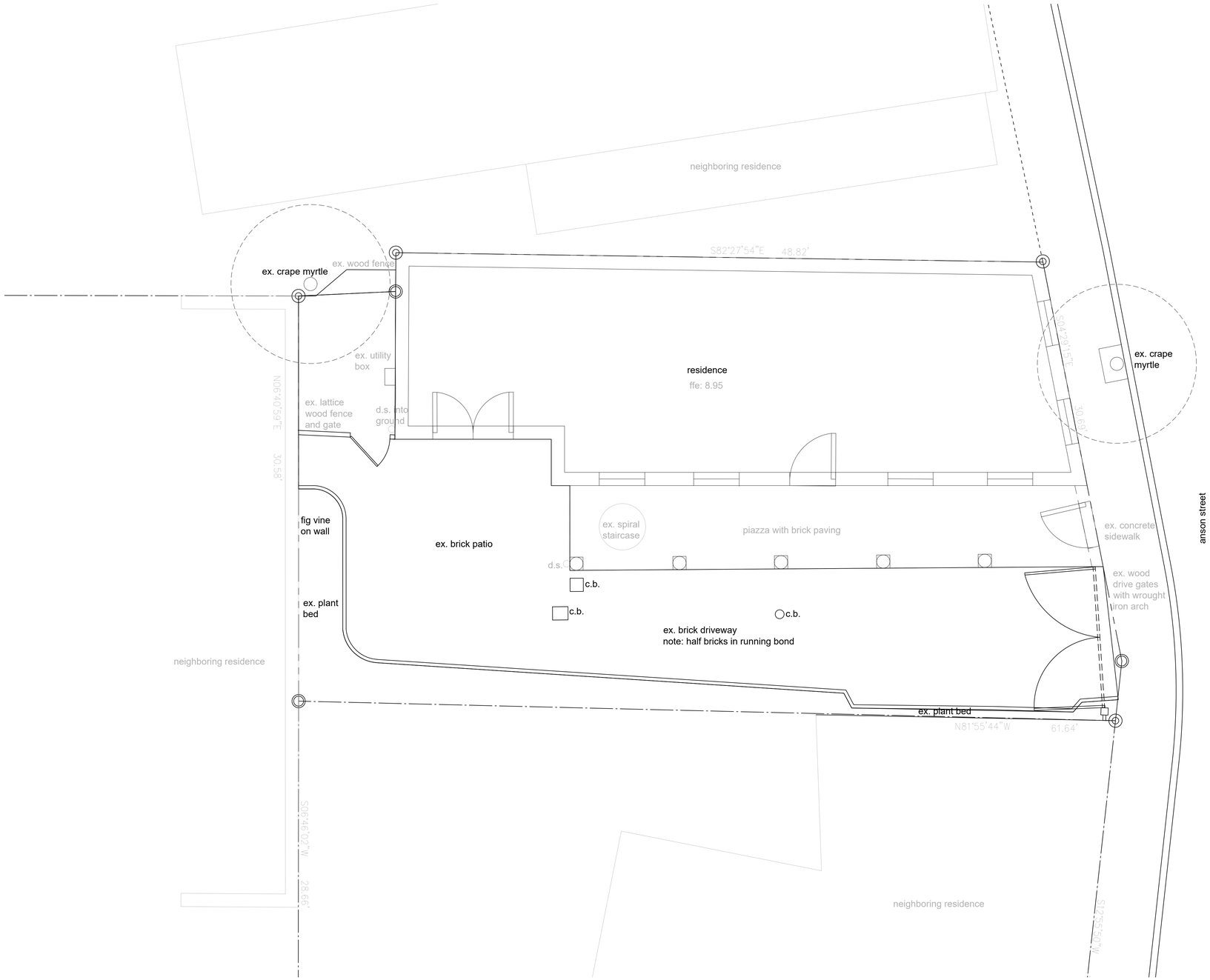
Rev: 06-24-20 sc
07-02-20 lr
07-13-20 lr
08-12-20 sc
08-14-20 sc

Jernigan
11 Anson Street
Charleston, SC 29401
2038

Cover



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0' 4' 8' 12'

North

Jernigan
11 Anson Street
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Existing Conditions

sheet 1 of 9

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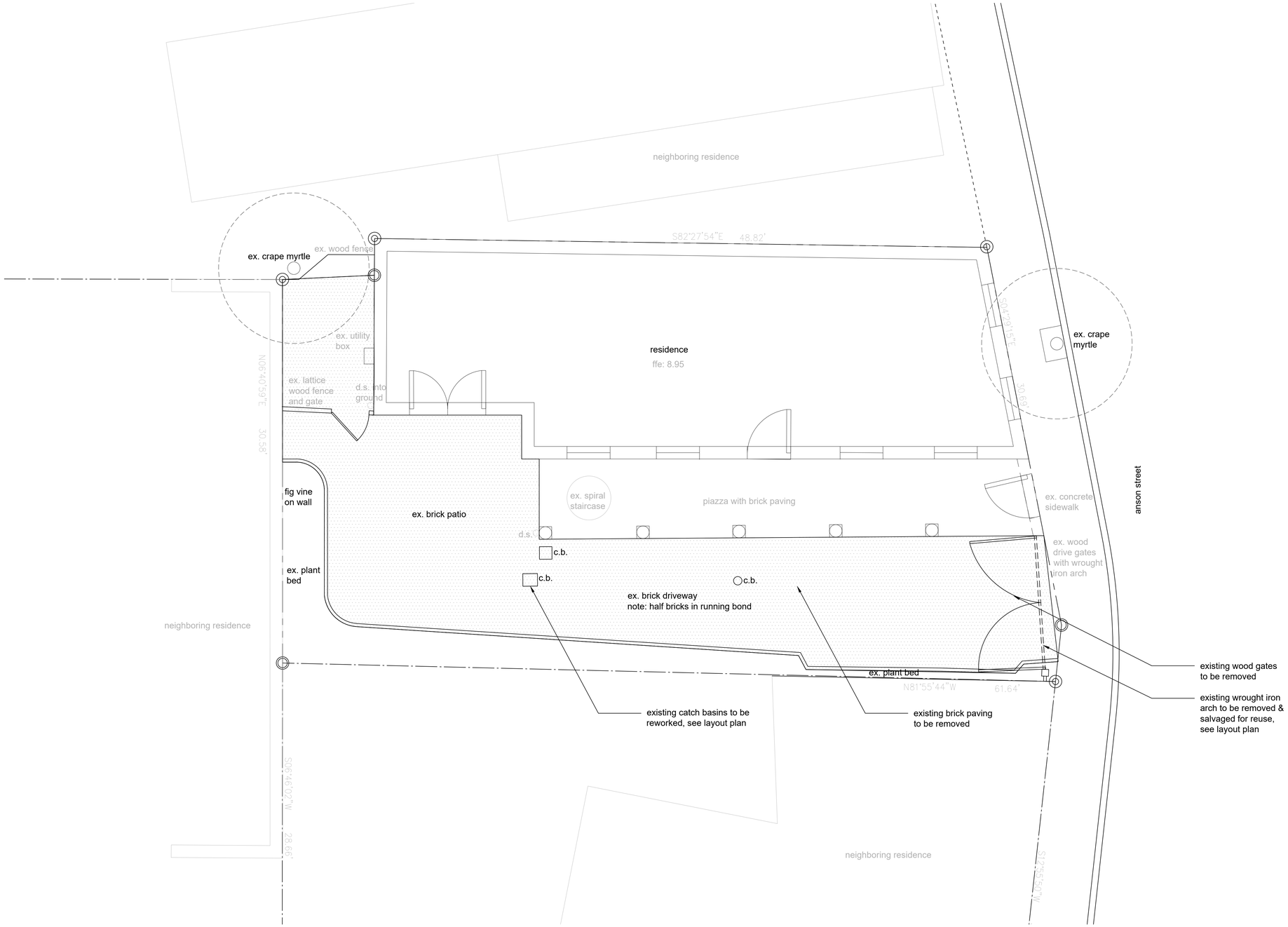

Legend

- plant material to remain and be protected
- plant material to be removed
- hardscape to be removed

Removals Plan

sheet 2 of 9

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0' 4' 8' 12'

North

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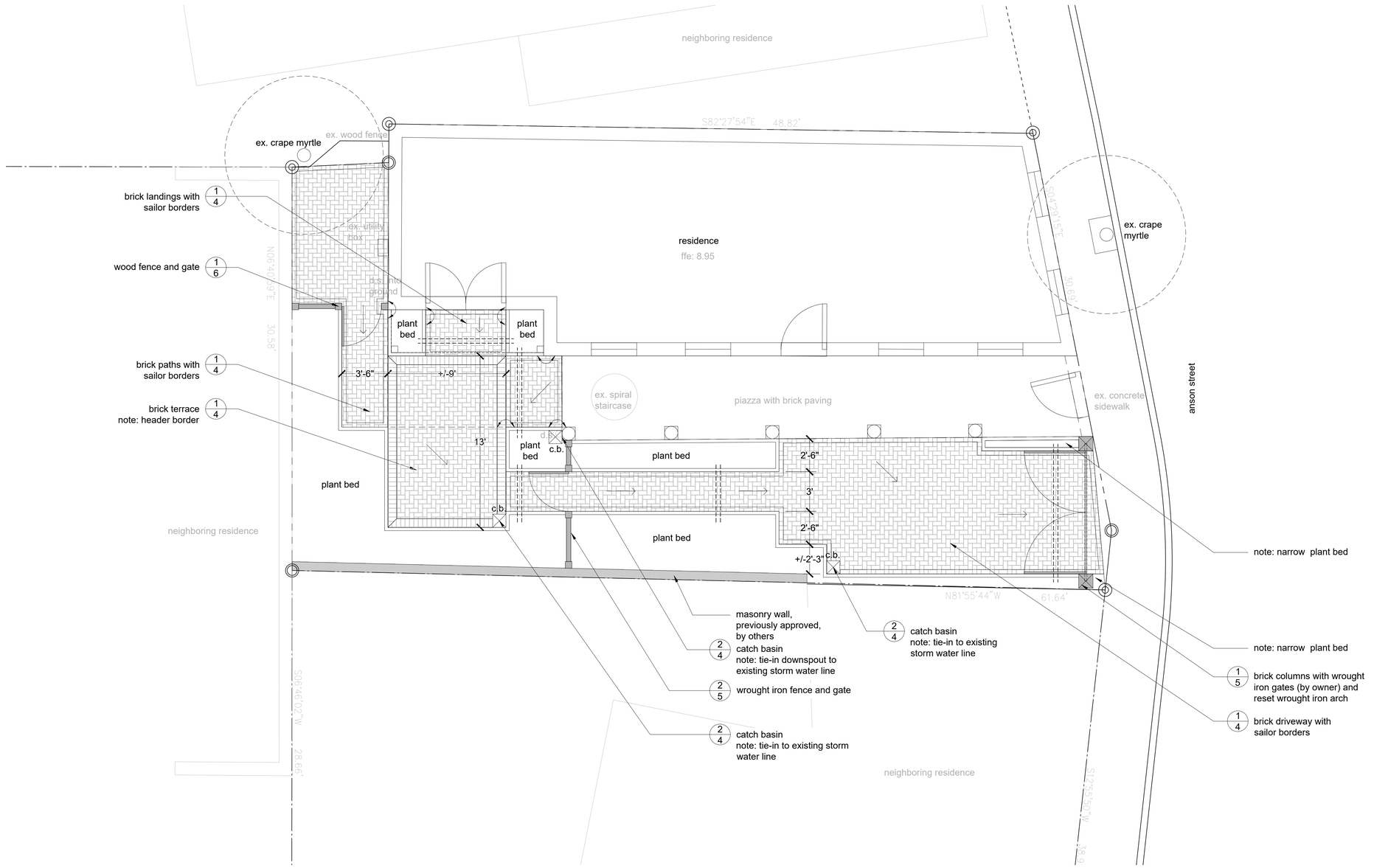

Legend

stone paving	(2) 4" schedule 40 PVC conduit installed side by side at a max. of 12" below grade or below wall footers
brick paving	proposed direction of drainage
	catch basin

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0' 4' 8' 12'

North

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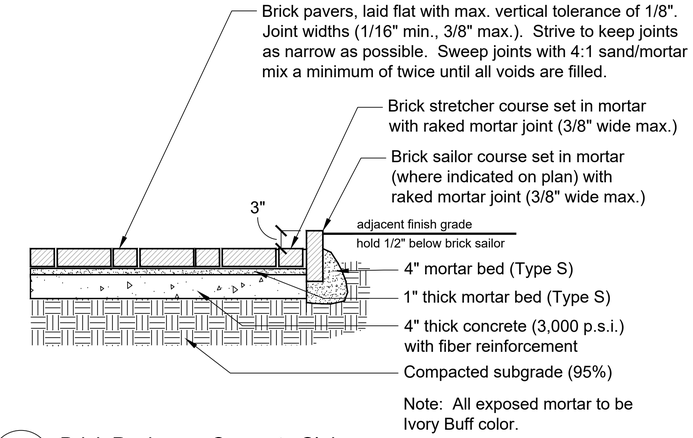
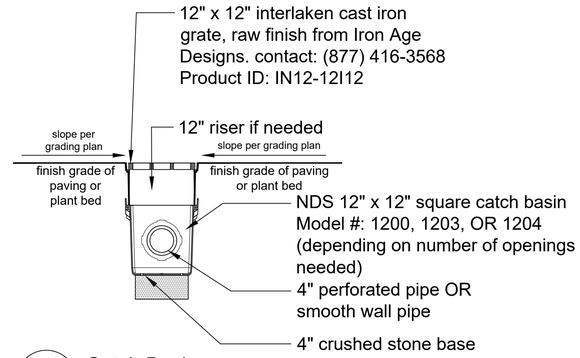
Layout Plan

sheet 3 of 9



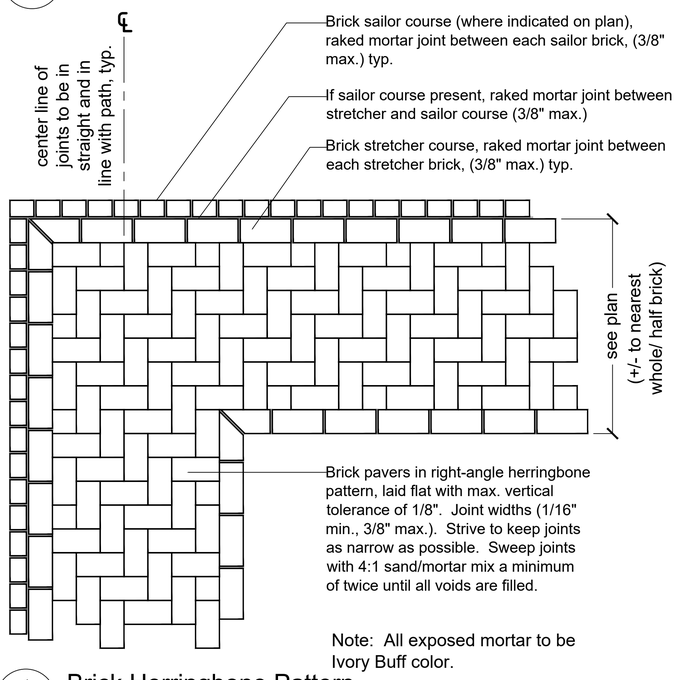
1/4 Brick Paving on Concrete Slab

Scale 1" =1'-0" Section



2/4 Catch Basin

Scale 1" =1'-0" Section



1/4 Brick Herringbone Pattern

Scale 1" =1'-0" Plan

Brick Notes:

1. All bricks to be Old Carolina Brick Co. Color to be 50% Savannah Gray and 50% Georgetowne. Different color bricks to be mixed in a random fashion when installed.

2. Sides of brick with sand or lime coating to be considered finished side - only finished sides to be exposed.

3. Brick pavers in right angle herringbone pattern, laid flat with max. vertical tolerance of 1/8".

4. Brick sizes vary. Joints widths: min. 1/16", max. 3/8". Strive to keep joints as tight as possible. Center line of joints to be straight and in line with path.

5. Swept joints to be filled with 4:1 sand/mortar mix. Mortar to be type 200N, Ivory Buff color. Mix into slurry, sweep into joints and hose down right away to avoid mortar setting on top of brick. Repeat a minimum of twice until all voids are filled.

6. All exposed mortar joints to be raked. Max. width 3/8". Ivory Buff color

7. Widths indicated on layout plan shall be considered +/- to work to the nearest whole or half brick. Verify adjusting layout dimensions to whole/half brick will not conflict with other areas of layout. If conflict arises, contact Landscape Architect before proceeding.

8. Dimensions given are from edge-to-edge of stretchers (or face-to-face of brick sailors where present).

9. Do not pressure wash bricks or allow acid to come in contact with it.

Bluestone Notes:

1. Bluestone to be limited full range. Colors to be a mix of 70% blue/green and 30% full range with no rust.

2. Any hammer marks from the supplier to be flamed. Flame edges with a welder's torch.

3. Finish to be natural cleft. Stair treads to have thermal finish.

4. Nominal thickness: 1" (3/4" to 1-1/4")

5. Butt joints with min. 1/16", max. 1/4" gap. Strive to keep joints as tight as possible. Center line of joints to be straight and in line with path.

5. Joints to be filled with 4:1 sand/mortar mix. Mortar to be type 200N, Ivory Buff color. Mix into slurry, sweep into joints and hose down right away to avoid mortar setting on top of brick. Repeat a minimum of twice until all voids are filled.

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Masonry Details

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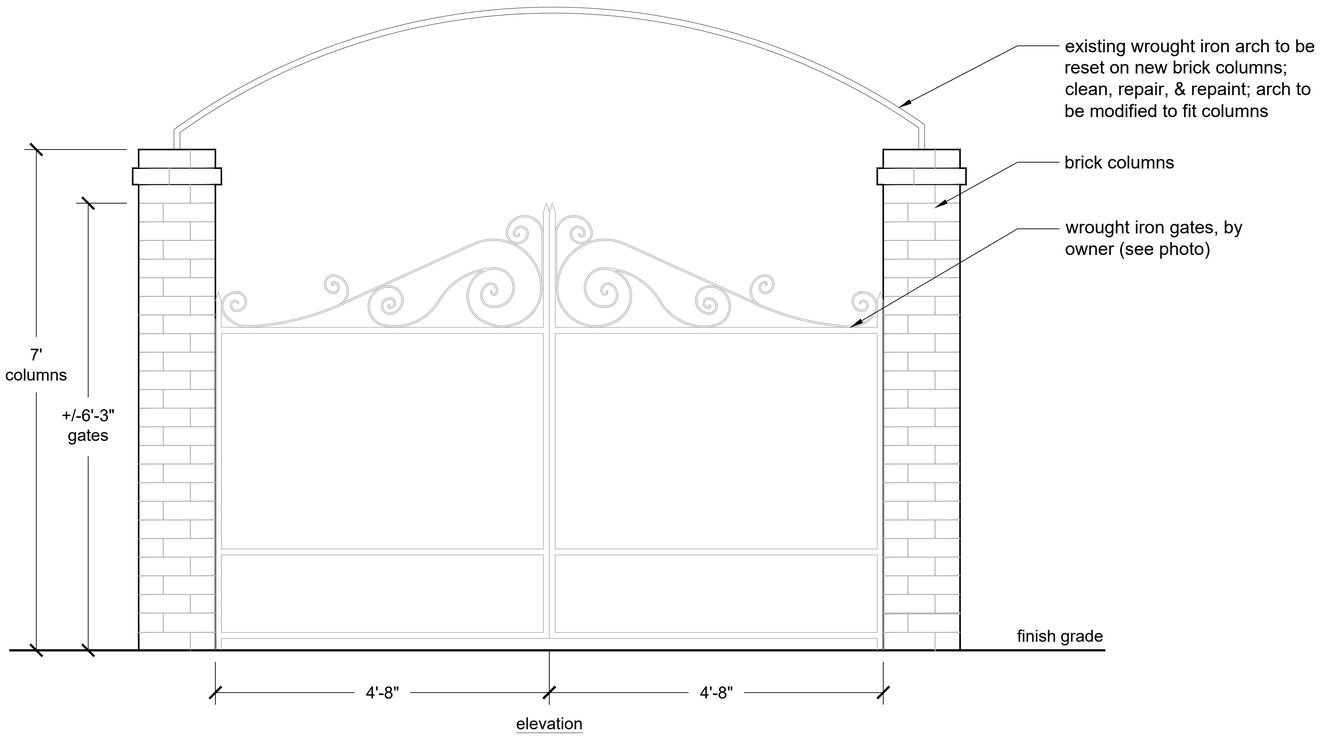
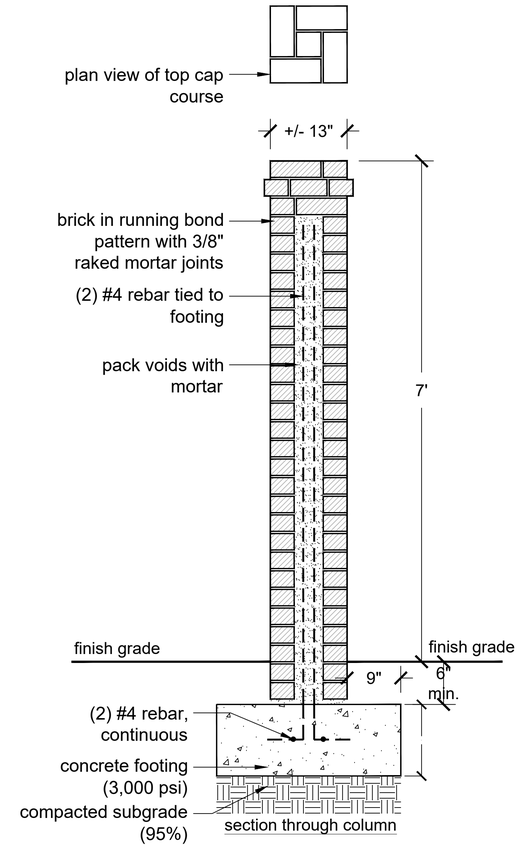


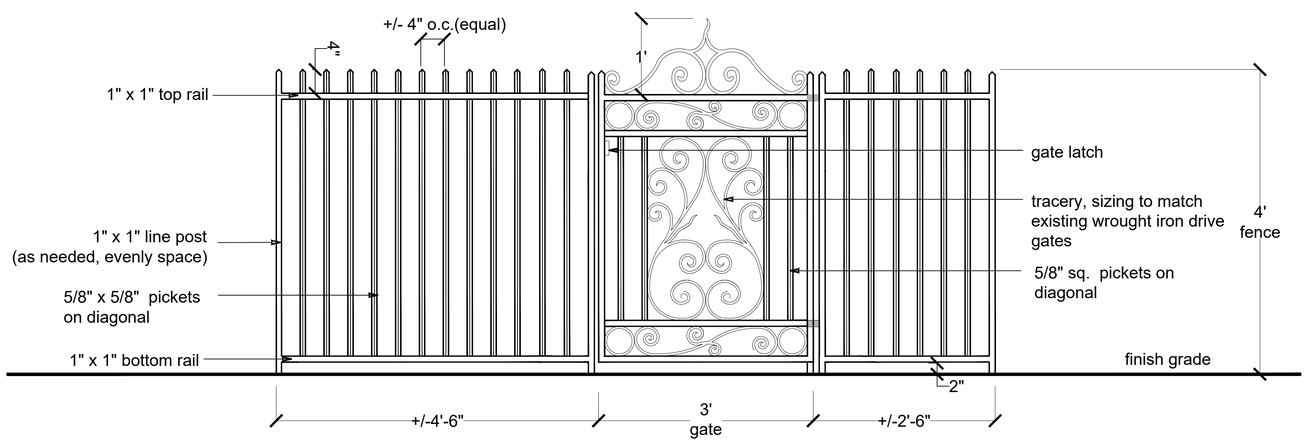
1/5 Brick Columns with Wrought Iron Gates and Arch

Scale 1" =1'-0"



1/5 Brick Column Detail

Scale 1" =1'-0"



2/5 Wrought Iron Fence and Gate Detail

Scale: 1"=1'-0"

Wrought Iron Drive Gates
provided by owner
73" ht. x 56" w. (each panel)

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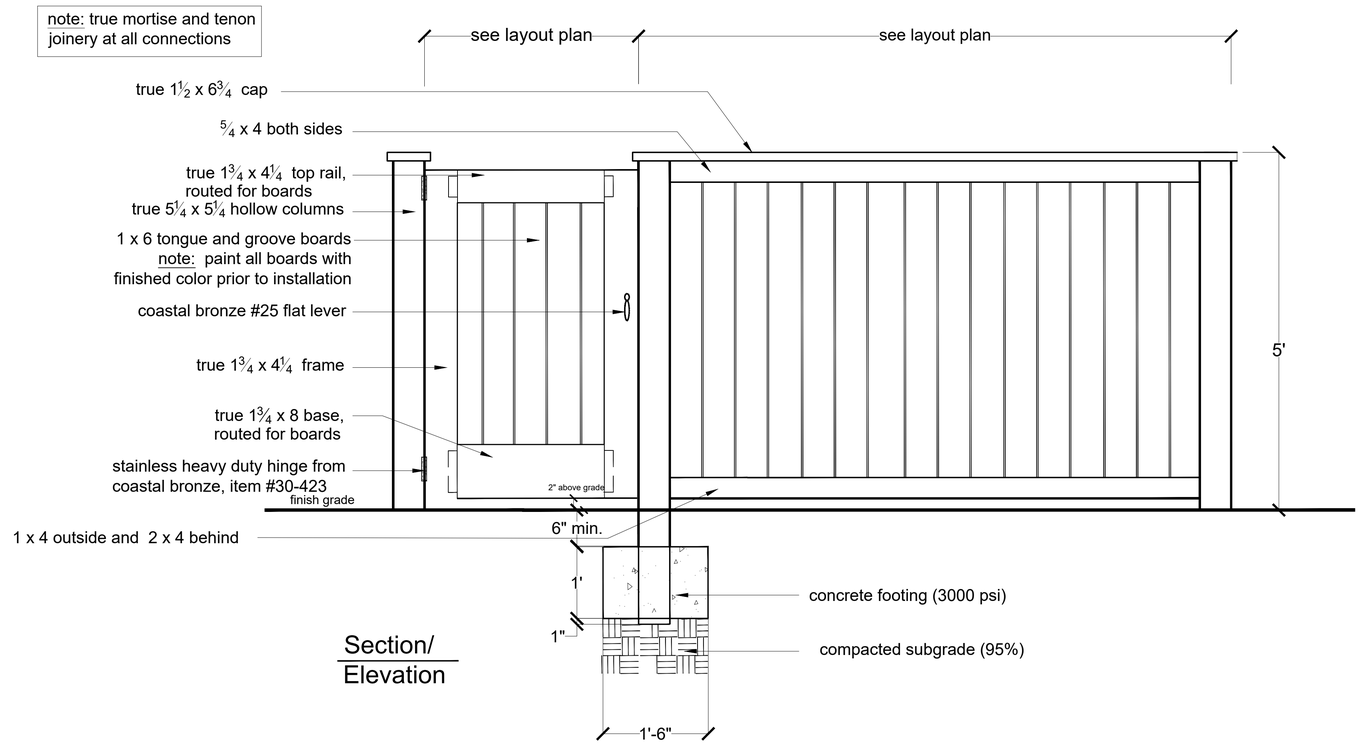
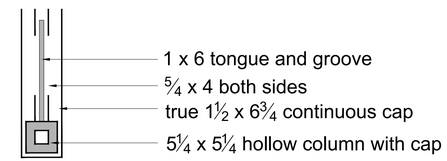
Masonry + Wrought Iron Details



Section/ Elevation



Plan

1/6 Wood Privacy Fence and Gate

Scale 1" =1'-0"

General Carpentry Notes:

1. All painted fence material to be "Elite" treated pine from Southern Lumber or approved equal. All gates and stained fence material to be African mahogany.
2. All material that comes in contact with ground to be ground contact pressure treated material.
3. All materials to be primed/painted/sealed prior to construction, minimum two coats. Color and finish to be Charleston green. Provide sample for approval prior to application.
4. Interior parts of gates and tongue and groove panels to be painted and sealed with finish color prior to assembly and installation.
5. Contractor shall notify Landscape Architect if existing grade varies to such an extent that ground clearances specified are unreasonable.
6. Unless noted "True," all material dimensions to be nominal.
7. All posts are to be set in concrete footing as specified and must extend a minimum of 1" below the footing to all for drainage.
8. All fasteners, nails, screws, bolts, etc. to be stainless steel.
9. Gate hardware to be chosen by owner.

WERTIMER + CLINE
LANDSCAPE ARCHITECTS
171 Church Street, Suite 350
Charleston, SC 29401
tel.: 843.577.3360
email: swlz@wertimer.com

Date: 06-11-20 lr
Rev: 06-24-20 sc
07-02-20 lr
07-13-20 lr
08-12-20 sc
08-14-20 sc

Jernigan
11 Anson Street
Charleston, SC 29401
2038

Carpentry Details

sheet 6 of 9

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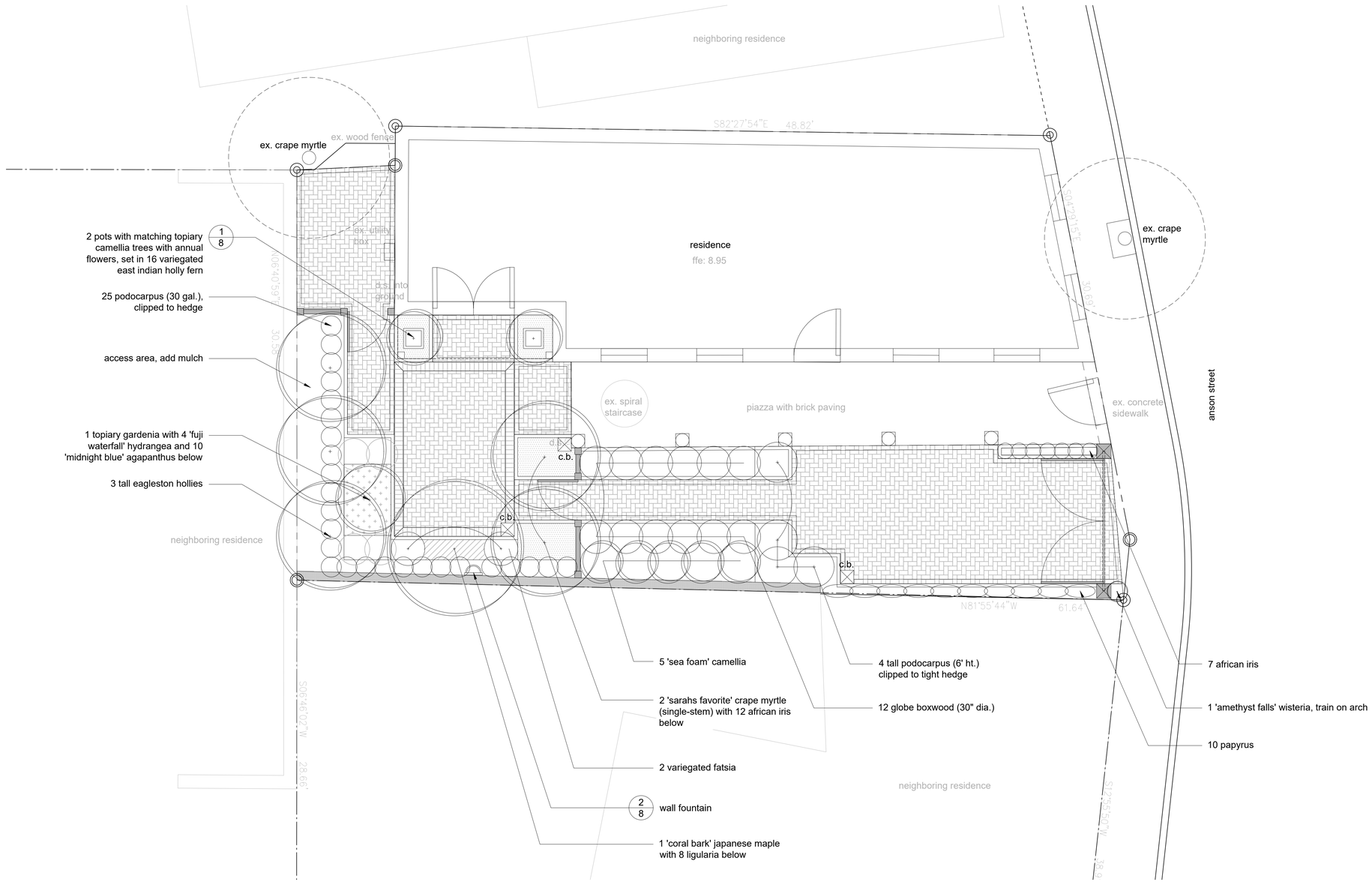

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08-14-20 sc

0' 4' 8' 12'

North

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Planting Plan

sheet 7 of 9

PLANTING NOTES

1. The Landscape Contractor is responsible for contacting the utility locator service, NO CUTS (1.800.922.0983), to locate all existing underground electrical and telephone utilities. Contractor to make this contact prior to beginning construction.

2. Landscape Contractor shall verify plans in the field and notify Landscape Architect of any discrepancies prior to construction.

3. Tree plantings and bed lines shall be staked by Landscape Contractor for Landscape Architect's approval prior to installation. The Landscape Architect reserves the right to make adjustments to planting locations as needed.

4. Base bid items include all indicated graded swales, berms, plantings, mulching, **irrigation system**, and backflow preventer. Irrigation system to provide 100% coverage to all plant beds on site and to include a minimum of two hose bibs, and a rain gauge.

5. Add fine pine bark mulch to all beds at 3 inch depth, unless otherwise noted.

6. Landscape Contractor is responsible for maintaining all plants & work during the course of the project until final acceptance by Landscape Architect.

7. Landscape Contractor to guarantee plant material for (1) one year from the date of final acceptance by Landscape Architect.

8. The Landscape Contractor shall exercise extreme caution in areas where additional suspected underground utilities may exist. The Landscape Contractor shall be responsible for all damage to existing utilities, both known and unknown. Also, he shall exercise industry standard safety practices while working near vehicular traffic.

9. Landscape Contractor shall make all arrangements for temporary irrigation system services, permits and fees as needed.

10. Landscape Contractor to provide 3" Bee's Ferry compost or approved equal to all beds and fine grade to provide smooth transition into existing grades. Grade to prevent ponding.

11. Plant material list is prepared for estimating purposes only. Contractors shall make their own quantity takeoffs using drawings to determine quantities to their satisfaction. Contractor shall report any discrepancies which may affect bidding to Landscape Architect.

12. If seasonal conditions necessitate the need for container grown stock when balled and burlapped plant material is specified, contractor shall contact Landscape Architect for approval prior to substitution.

13. If present, Landscape Contractor to include all pumps and filters suitable for aquatic plant culture in pools.

14. Contractor must do a soil test and provide results to Landscape Architect and verify that existing soil conditions are adequate before any planting commences.

(2) Vaso Quado Moderno Basso
terra cotta planter
by Tuscan Imports
18" w x 18" l x 20" ht.
item: ZE103

tel: 843.667.9101
tuscanimports.com

1/8 Vaso Quadro Terra Cotta Planters
no scale

(1) Portico reticulating wall fountain
by Campania International
16" w x 11" d. x 26.5" ht.
item: FT - 129 (AS)

contact: Hyam's Garden Center
tel: (843) 795-4570

2/8 Portico Wall Fountain
no scale

Jernigan Residence Plant List

Trees

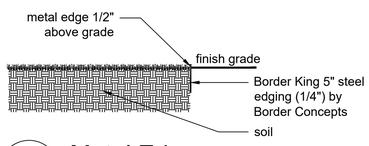
Quantity	Botanical Name	Common Name	Size	Root	Remarks
1	Acer palmatum 'Coral Bark'	Coral Bark Japanese Maple	12'-14' ht.	cont.	
3	Ilex attenuata 'Eagleston'	Tree-form Eagleston Holly	16' ht.	cont.	matching, tree-form
2	Lagerstroemia x 'Sarah's Favorite'	Sarah's Favorite Crape Myrtle	12'-14' ht.	cont.	single stem

Shrubs

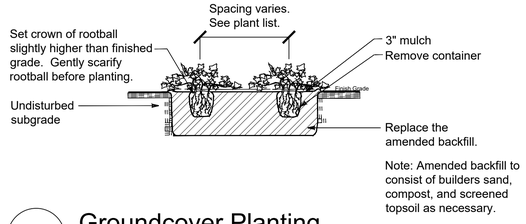
Quantity	Botanical Name	Common Name	Size	Root	Remarks
12	Buxus microphylla japonica 'Winter Gem'	Winter Gem Globe Boxwood	30" dia.	cont.	round, matching
2	Camellia japonica	Camellia	15 gal.	cont.	topiary in pot
5	Camellia japonica 'Sea Foam'	Sea Foam Camellia	30 gal.	cont.	
2	Fatsia japonica 'Variegata'	Variegated Fatsia	7 gal.	cont.	
1	Gardenia jasminoides	Gardenia	4'-5' ht.	cont.	topiary
4	Hydrangea macrophylla 'Fuji Waterfall'	Fuji Waterfall Hydrangea	7 gal.	cont.	
25	Podocarpus macrophylius	Podocarpus	30 gal.	cont.	clipped to hedge
4	Podocarpus macrophylius	Podocarpus	6' ht.	cont.	clipped to tight hedge

Perennials, Groundcover, Grasses, and Vines

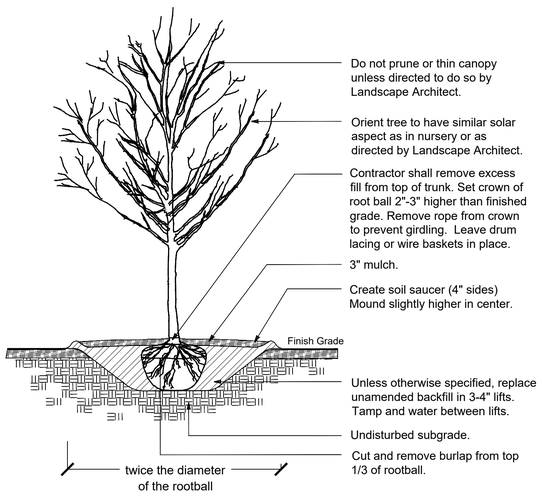
Quantity	Botanical Name	Common Name	Size	Root	Remarks
10	Agapanthus monmid 'Midknight Blue'	Midknight Blue Agapanthus	1 gal.	cont.	
16	Arachniodes simplicior 'Variegata'	Variegated East Indian Holly Fern	1 gal.	cont.	
10	Cyperus alternifolius	Papyrus	3 gal.	cont.	
19	Dietes vegeta	African Iris	1 gal.	cont.	
8	Farfugium	Ligularia	1 gal.	cont.	
1	Wisteria frutescens 'Amethyst Falls'	Amethyst Falls Wisteria	1 gal.	cont.	trained on arch



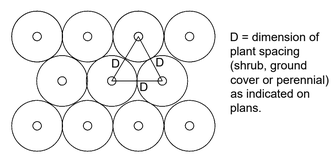
Metal Edge
Scale: 1" = 1'-0"



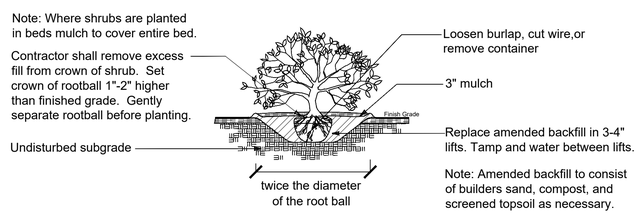
Groundcover Planting
Not to Scale



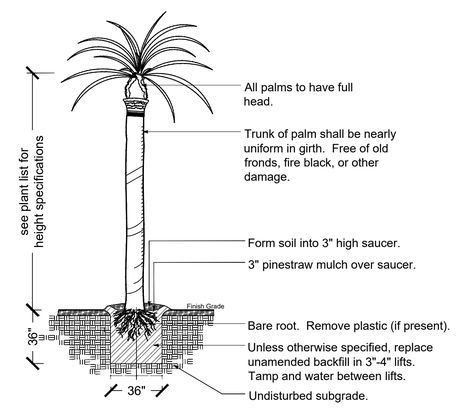
Deciduous Tree Planting
Not to Scale



Typical Plant Spacing
Not to Scale



Shrub Planting
Not to Scale



Palm Tree Planting
Not to Scale

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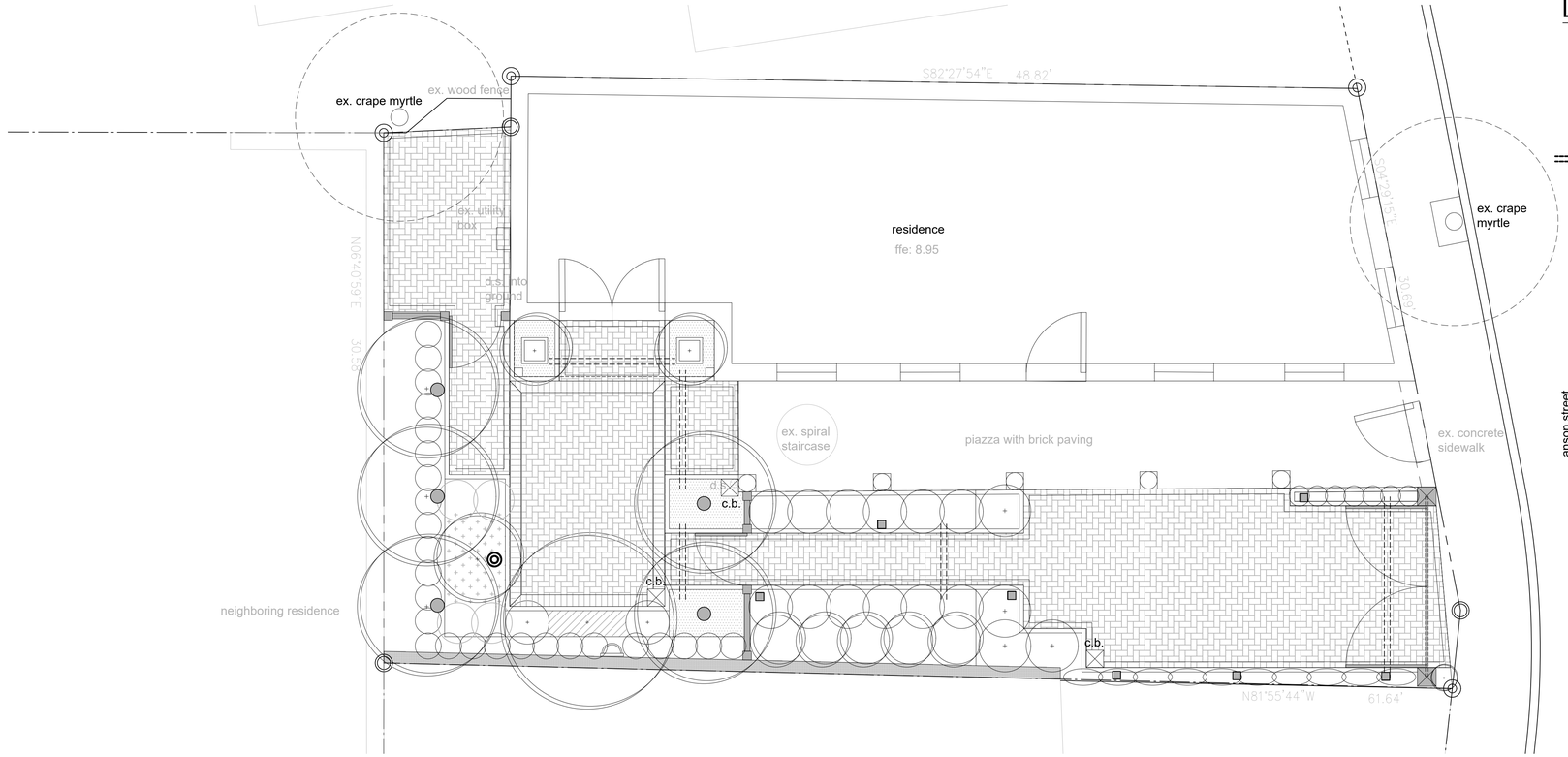
Plant Schedule and Planting Details



Legend

- (5) ML CBA9 uplight
- (1) Copper Moon CM-390 in ground well light
- (7) Copper Moon CM710/15 - path area light
- (tbd) 4" schedule 40 PVC conduit installed side by side at a max. of 12" below grade or below wall footers

General Lighting Notes:

1. Placement shown on plan is diagramatic only.
2. 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.
3. Electrical stub-out and conduit locations to be coordinated with site, mason and landscape contractors.

Note: all landscape lighting fixture lamps to be white with 25 lumens and 3000k temperature maximums.

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08-14-20 sc

12'
8'
4'
0'

North

Jernigan
11 Anson Street
Charleston, SC 29401
2038

Lighting Plan + Specifications

sheet 9 of 9

moonlighting
LANDSCAPE LIGHTING SYSTEMS

ML-CBA9 Specification Sheet

Stake Mounted Up Light

Moonlighting: 12V Solid Copper & Brass Up Light

PROJECT NAME:	DATE:
FIXTURE TYPE:	
QUANTITY:	
LAMP(S):	
NOTES:	

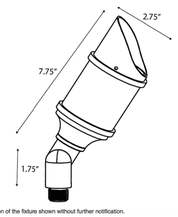
ML-CBA9 INFORMATION:

Polished Solid Copper & Brass Up Light

Plan Symbol:

FEATURES:

- SOCKET HEIGHT ADJUSTABLE TO ACCOMMODATE ALL BEAM SPREADS
- NON-CORROSIVE MATERIALS ADJUSIABLE
- GLARE SHIELD
- POTTED KNUCKLE AND BASE
- WATER TIGHT FIXTURE ASSEMBLY
- OPTIONAL LENSES & LOUVERS:
  - Prismatic, Linear, Metal Halide, Mercury Vapor, Honeycomb Louver, Various Color Lenses
- WIDE RANGE OF BI-PIN LAMPS, INCANDESCENT AND LED



MADE IN U. S. A.

Moonlighting LLS reserves the right to modify the design and/or construction of the fixture shown without further notification.

SPECIFICATIONS:

Body
Machined brass bar stock and copper tubing. Body design provides enclosed, water resistant wireway to protect wires. The top and base come with a triple lead thread pattern which creates easy opening and closing of the luminaire. Fixture weight is 3.3 lbs.

Gasket
High temperature silicone o-rings for water-tight seal.

Knuckle
Machined brass knuckle with Stainless Steel Adjustment screw. Vertical tilt of -30° to +210° for precise final adjustment. Thread on the knuckle is 1/2" NPS which easily threads into all fixture accessories.

Visor
Precision machined C110 US copper tubing. Includes 2 stainless steel set screws for easy adjustment, removal, or replacement. 2 inches in length, the visor is adjustable to prevent glare and rotatable 360°.

Lens
Comes with a factory sealed shock resistant heat tempered borosilicate glass lens to prevent water intrusion. Glass lens sits flush with top to prevent debris/water buildup. A complete set of optical designer lenses including: spread lens, frosted, range of colored lenses, hex cell also available.

Lamp
For use with a MR16 halogen lamp up to 35W. LED MR16 lamps are available and recommended.

Electrical Requirements
A remote 12V transformer is required. Recommended voltage range for 12V halogen lamps is 10.8V - 12V. Recommended voltage range for 12V LEDs is 10V - 14V (12V is ideal).

Lamp Connection
Patent-pending adjustable height socket. Pre-greased beryllium copper GU5.3 socket.

Mounting Stake
Thread on the knuckle is 1/2" NPS which easily threads into all mounting accessories.

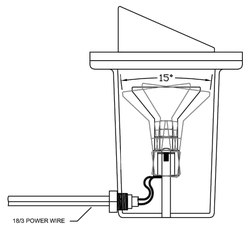
Wiring
4ft of 18AWG UL Listed, copper wire that is protected by Black Polyvinyl Chloride (PVC).

Finish
Polished Copper finish gives the luminaire a beautiful uniform look. Overtime the ML-CBA9 luminaire will naturally patina. The copper luminaire has a "Living Finish".

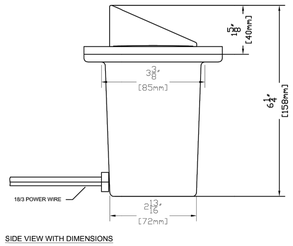
Warranty
Structural Lifetime Warranty

Manufacturing
Proudly made in Greensboro, NC, USA.

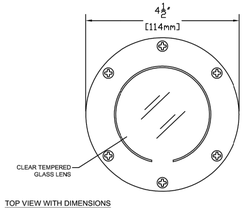
Moonlighting Landscape Lighting Systems 1623-B Meeting Street Road • Charleston • SC • 29405 843.853.3221 www.moonlightingls.com info@moonlightingls.com



SIDE VIEW WITH ROTATION



SIDE VIEW WITH DIMENSIONS



TOP VIEW WITH DIMENSIONS

FEATURES:
-Die Cast Brass Housing
-Die Cast Ring
-High Heat Gasket
-Beryllium Articulating 15 Degree +/- Socket with 6 ft. 18/3 Power Lead

FINISHES:
-Raw Brass
-Antique
-Dark Antique
-Black
-Verde
-Rust

LAMPS:
-12 Volt MR-16 in 10, 20, 35 & 50 WATTS with a 12, 24, 36 & 60 Degree Spread. (EXCEPTION: 10 Watt Only Available in 32 Degree Spread)
-LED MR-16's
-50 Watt Maximum

LENS:
-5 mm CLEAR FORGED BOROSILICATE GLASS

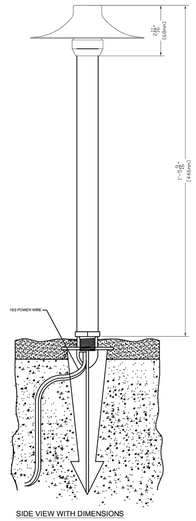
ACCESSORIES:
-MR-16 Honeycomb Louver
-MR-16 Lamp Clip
-MR-16 Clear Spread Lens
-MR-16 Prismatic Lens
-MR-16 Colored Lens (Ice Blue, Lavender, Amber, MV Green, Red or Rose)
-Die Cast Brass Eyebrow/Shroud
-25ft. & 50 ft. 16/2 Leads Available

SHOWN IN RAW BRASS

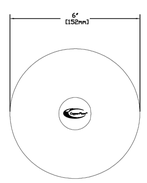
CopperMoon
801 3rd AVE
WEST POINT, GA. 31833
1.800.727.5483
www.coppermoon.com

CopperMoon WELL & INGROUND
CM.390

SIZE	DRAWN BY	CLASSIFICATION	REV 1
A	CRAIG SANDERS	WELL & INGROUND	DATE 06/08/2007



SIDE VIEW WITH DIMENSIONS



TOP VIEW WITH DIMENSIONS

FEATURES:
-Solid Copper Top
-Solid Copper Stem
-Machined Brass Fittings
-Porcelain Socket with 4 ft. Lead

FINISHES:
-Natural Copper
-Antique
-Dark Antique
-Black
-Verde
-Rust

LAMPS:
-12 Volt, 10 or 20 watt Bi-Pin
-LED Bi-Pin's
-20 Watt Maximum

LENS:
-37.4mm x 2.8mm x 2.1875in FROSTED TEMPERED GLASS (STANDARD)
-37.4mm x 2.8mm x 2.1875in CLEAR TEMPERED GLASS

MOUNTING:
-Black ABS Ground Stake 8 ½" Long with Female 1/2" NPT (STANDARD)
-Brass Threaded (Female ½" NPT) or Non-Threaded Ground Stake 9 1/2 " Long
-Brass Threaded (Female ½" NPT) or Non-Threaded Flush Mount (Deep or Shallow Housing)
-Copper Stem Risers-1" Diameter (Female ½" NPT) or ¾" Diameter (Female ½" NPT)
-Available in custom heights

ACCESSORIES:
-25ft. & 50 ft. 16/2 Leads Available

SHOWN IN NATURAL COPPER

CopperMoon
801 3rd AVE
WEST POINT, GA. 31833
1.800.727.5483
www.coppermoon.com

CopperMoon PATH LIGHTS
CM.710/15

SIZE	DRAWN BY	CLASSIFICATION	REV 1
A	CRAIG SANDERS	PATH LIGHTS	DATE 06/08/2007

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Agenda Item #13

90 TRADD STREET
TMS # 457-12-04-038

Request final approval for the reconstruction of piazza screen and door per documentation.

Category 3 / (Charlestowne) / c. 1890 / Old and Historic District

Agenda Item #13

Applicant's Presentation

Attaway Residence

90 Tradd Street
Charleston, South Carolina

BAR SUBMITTAL

August 18, 2020

INDEX TO DRAWINGS

T000	TITLE SHEET
T001	SANBORN MAPS & PHOTOS
A101	PARTIAL FIRST FLOOR PLANS
A201	SOUTH EXTERIOR ELEVATIONS
A202	PARTIAL WEST EXTERIOR ELEVATIONS

American Vernacular, Inc.

AMERICAN VERNACULAR
151 Sheppard St.
Charleston
South Carolina
29403

843-856-4818

www.americanvernacular.com

ISSUES/REVISIONS

8/18/20	SCHEMATICS

Attaway Residence
90 Tradd Street
Charleston, South Carolina
TITLE SHEET

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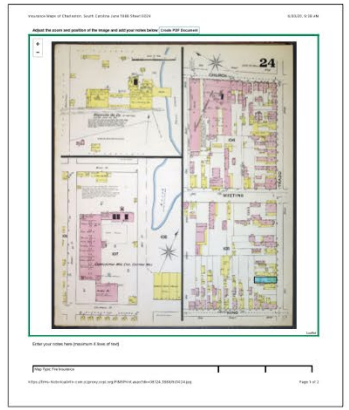
SCALE: NO SCALE

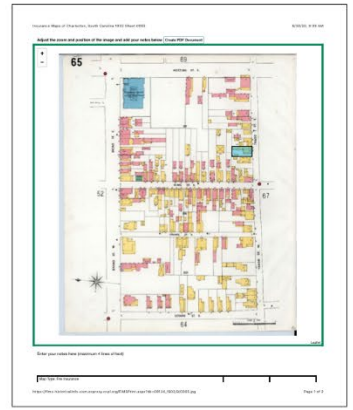
DATE: August 18, 2020

TITLE SHEET

T001



1888 SANBORN MAP

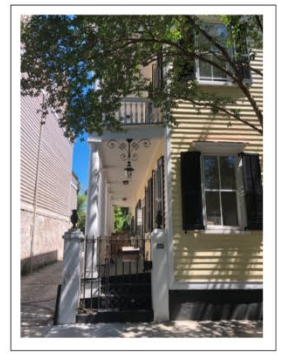


1902 SANBORN MAP

1944 SANBORN MAP

AERIAL

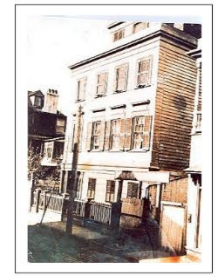
CITY OF CHARLESTON GIS



2020 SOUTH ELEVATION

2020 WEST ELEVATION

2020 VIEW WITH 92 TRADD STREET



LATE 19TH CENTURY VIEW WITH 92 TRADD STREET

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SANBORN MAPS & PHOTOS

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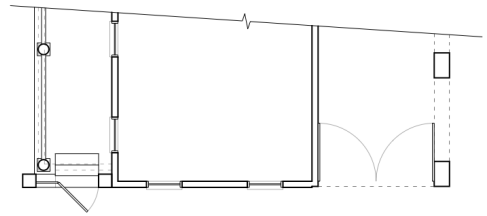
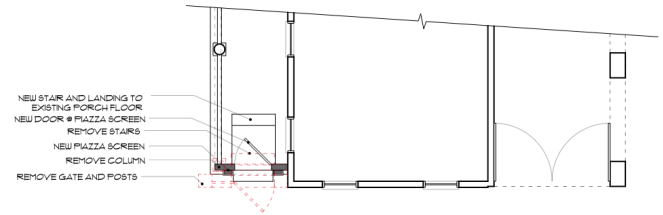
DATE: August 18, 2020

SANBORN MAPS AND PHOTOS

T002



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



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

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PARTIAL FIRST FLOOR PLANS

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

DATE: August 18, 2020

PARTIAL FIRST FLOOR PLANS

A101

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

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

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Charleston, South Carolina
EXTERIOR ELEVATIONS

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

DATE: August 18, 2020

EXTERIOR ELEVATIONS

A201

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

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

American Vernacular, Inc.®

AMERICAN® VERNACULAR
151 Sheppard St.
Charleston
South Carolina
29403
843-856-4818
www.americanvernacular.com

ISSUES/REVISIONS

8/18/20	SCHEMATICS

Alfaway Residence
90 Tradd Street
Charleston, South Carolina
EXTERIOR ELEVATIONS

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

DATE: August 18, 2020

EXTERIOR ELEVATIONS

A202

Agenda Item #14

44 CHURCH STREET
TMS # 459-09-03-006

Request conceptual approval for renovation and alterations including modifications to windows and doors and enclosure of roofed areas.

Category 4 / (Charlestowne) / c.1800 / Old and Historic District

Agenda Item #14

Applicant's Presentation

BEAU CLOWNEY ARCHITECTS

PROPOSED
ADDITIONS AND ALTERATIONS

TO

44 CHURCH STREET

JOSEPH RIGHTON HOUSE, C. 1800

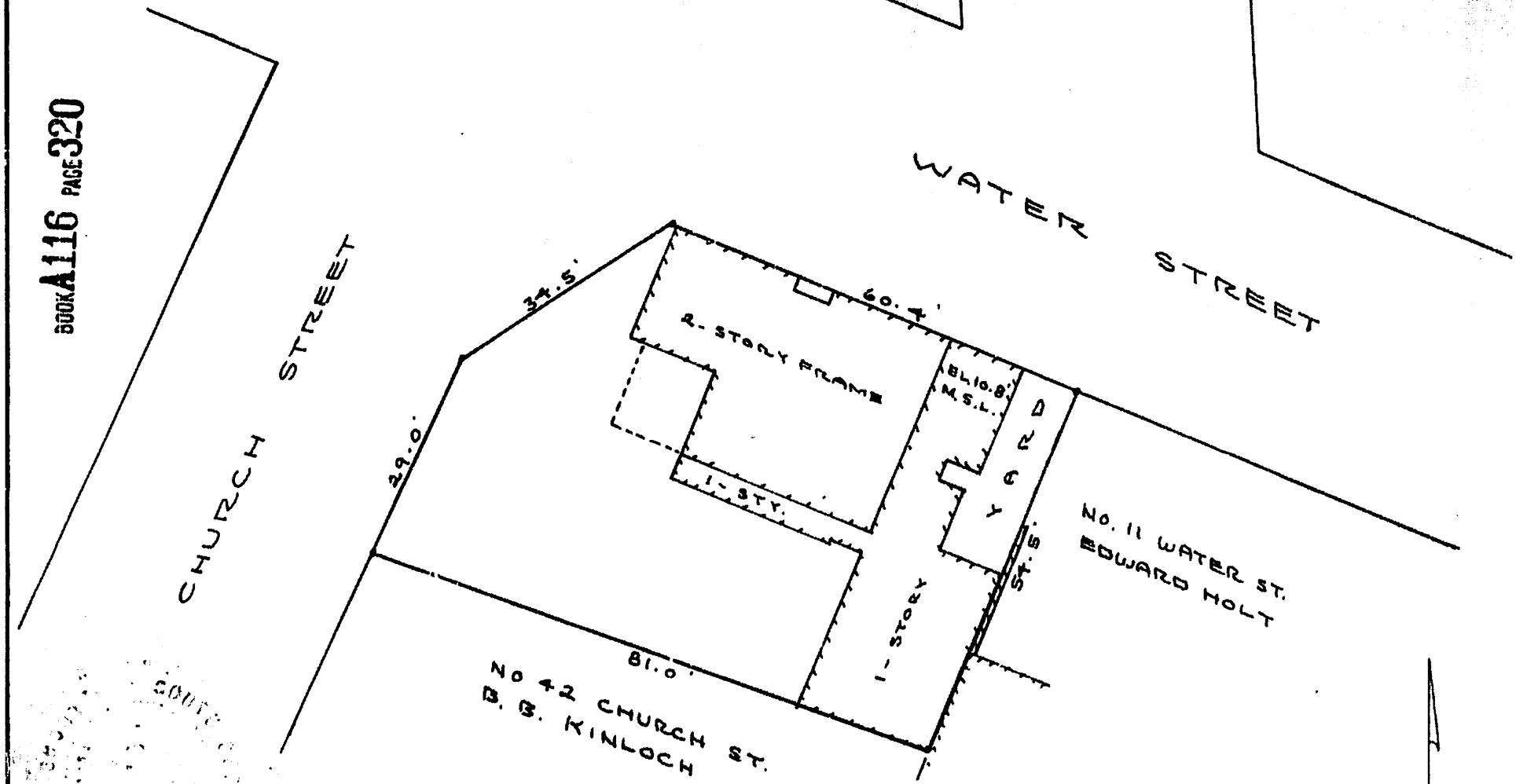
CHARLESTON, SC

AUGUST 31, 2020

ONE KING STREET SUITE 102 CHARLESTON SC 29401
PH 843.722.2040 + FX 843.853.2642

REFERENCE: PLAT BOOK _____,
PAGE _____, R.M.C. OFFICE.

BOOK A116 PAGE 320



PLAT OF

Nos. 44 & 44-A Church Street
about to be conveyed to J. Walker Coleman, III

City of Charleston

COUNTY OF ~~CHARLESTON~~
STATE OF SOUTH CAROLINA
W. L. GAILLARD, REG. SUR. NO 453
SCALE 1 INCH = 20 FEET

State of South Carolina May 4, 1978

I certify this to be a plat of a true and correct survey made on the ground, and that the improvements are as shown, and there are no encroachments, easements, setback lines or other matters affecting the premises unless shown hereon. W. L. Gaillard

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44 CHURCH STREET
BIRD'S EYE VIEW FROM THE NORTHWEST

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

44 CHURCH STREET
CHARLESTON, SC
BIRD'S EYE VIEW
NTS
08. 31. 20

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44 CHURCH STREET
BIRD'S EYE VIEW FROM THE NORTHEAST

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

44 CHURCH STREET
CHARLESTON, SC
BIRD'S EYE VIEW
NTS
08. 31. 20

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44 CHURCH STREET
BIRD'S EYE VIEW FROM THE SOUTHEAST

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

44 CHURCH STREET
CHARLESTON, SC
BIRD'S EYE VIEW
NTS
08. 31. 20

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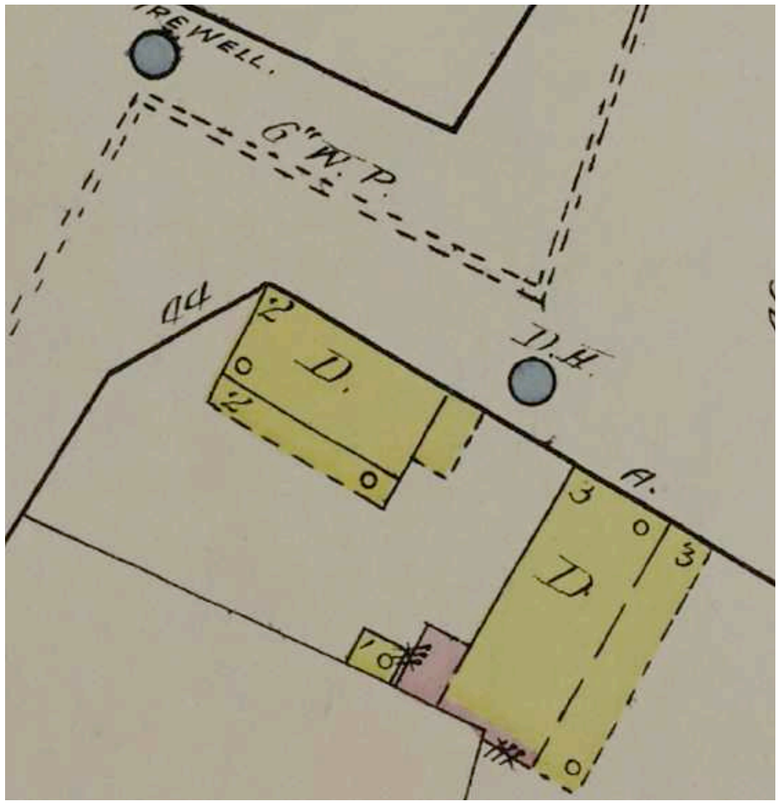
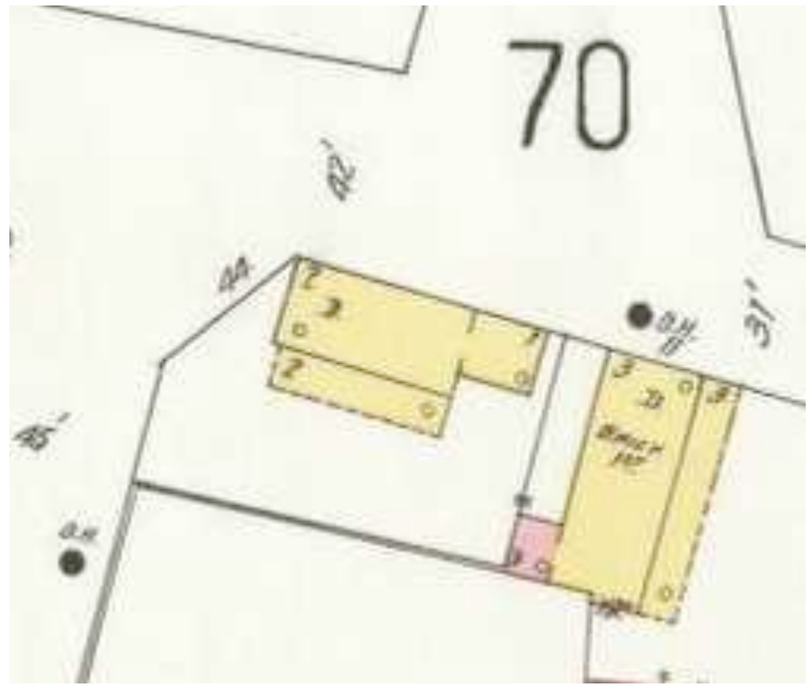


1888



1902

1944

44 CHURCH STREET
HISTORIC SANBORN MAPS

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

44 CHURCH STREET
CHARLESTON, SC
SANBORN MAPS
NTS
08. 31. 20

1937 -
BY F. B. JOHNSTON
FROM THE CARNEGIE SURVEY OF THE ARCHITECTURE OF THE SOUTH, LIBRARY OF CONGRESS

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

44 HASELL STREET
CHARLESTON, SC
HISTORIC PHOTO
NTS
08. 31. 20

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PRE 1937 - DOCUMENTING SHUTTER CHANGE AT FIRST FLOOR
COURTESY OF LOWCOUNTRY DIGITAL ARCHIVE AND HISTORI CHARLESTON FOUNDATION

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

44 HASELL STREET
CHARLESTON, SC
HISTORIC PHOTO
NTS
08. 31. 20

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

BRUNO RESIDENCE
44 CHURCH STREET
CHARLESTON, SC
EXISTING
NTS
08. 31. 20

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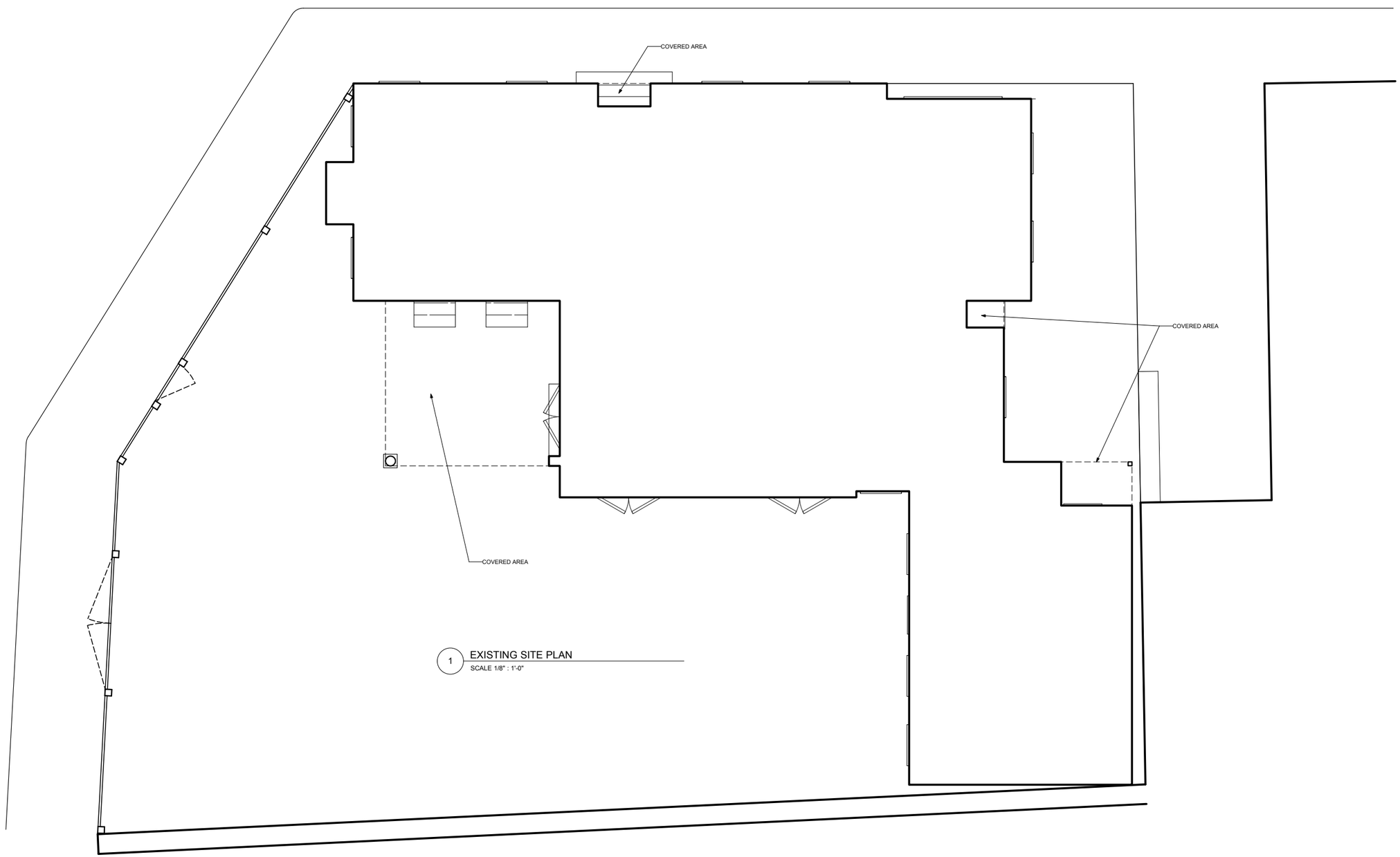

1 EXISTING SITE PLAN

SCALE 1/8" : 1'-0"

N

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

44 CHURCH STREET
C H A R L E S T O N , S C
EXISTING SITE PLAN
1 / 8 " = 1 ' - 0 "
08. 31. 20

A 0.1

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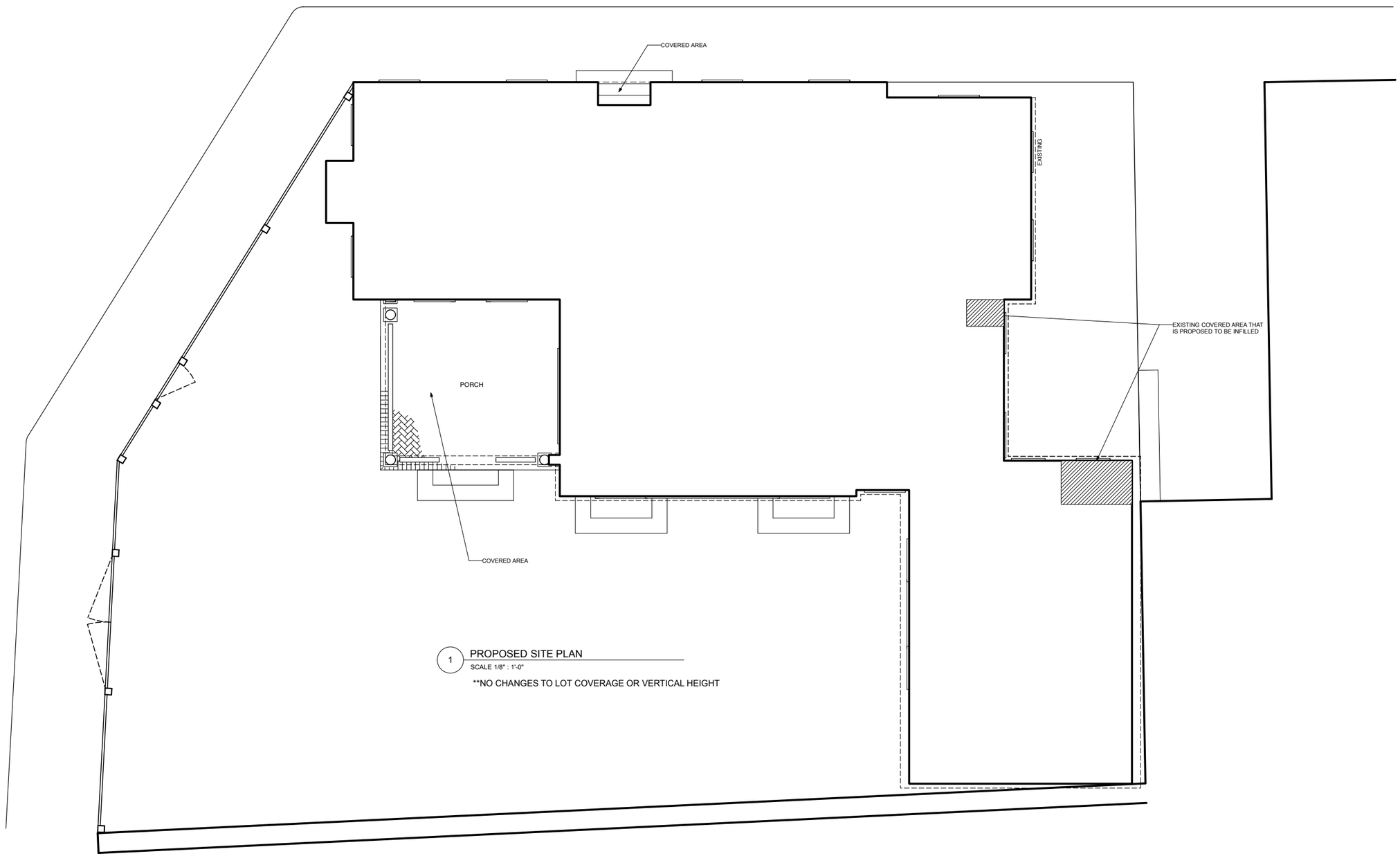

1 PROPOSED SITE PLAN

SCALE 1/8" : 1'-0"

**NO CHANGES TO LOT COVERAGE OR VERTICAL HEIGHT

N

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

44 CHURCH STREET
C H A R L E S T O N , S C
PROPOSED SITE PLAN
1 / 8 " = 1 ' - 0 "
08. 31. 20

A 0.2

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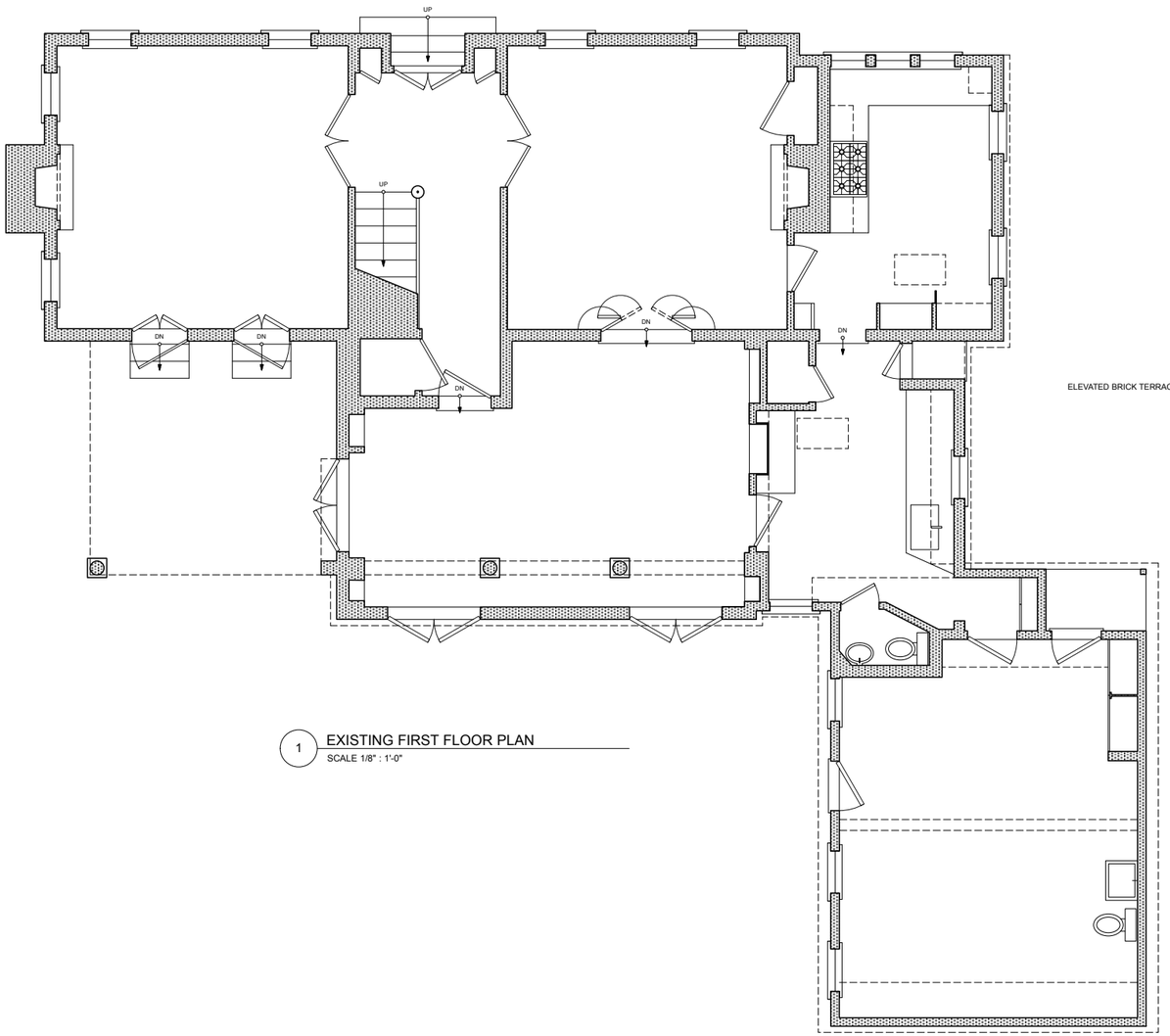
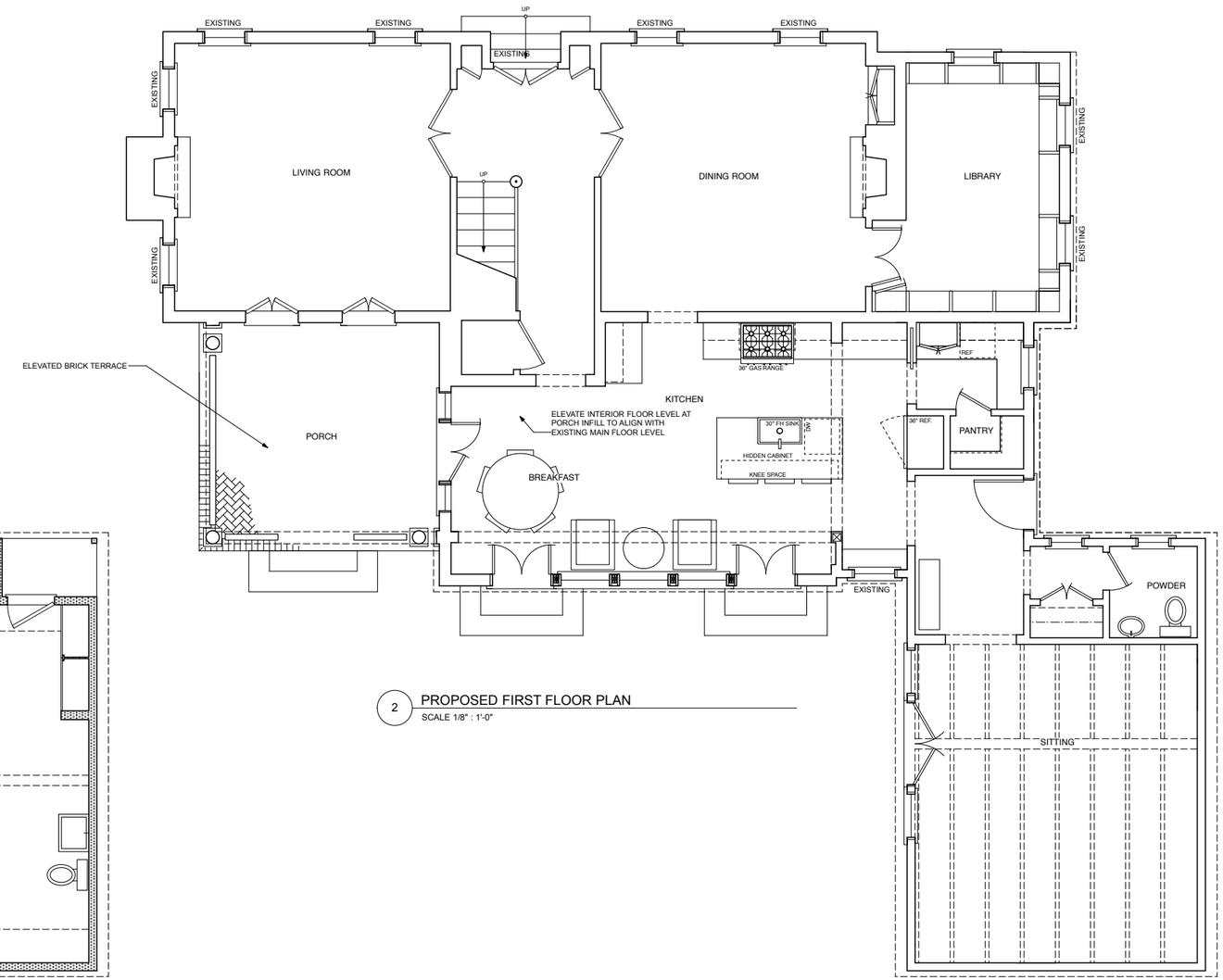
WATER STREET



1 EXISTING FIRST FLOOR PLAN

SCALE 1/8" : 1'-0"

WATER STREET



2 PROPOSED FIRST FLOOR PLAN

SCALE 1/8" : 1'-0"

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

N

44 CHURCH STREET
CHARLESTON, SC
FIRST FLOOR PLAN
1/8"=1'-0"
08. 31. 20

A 1.1

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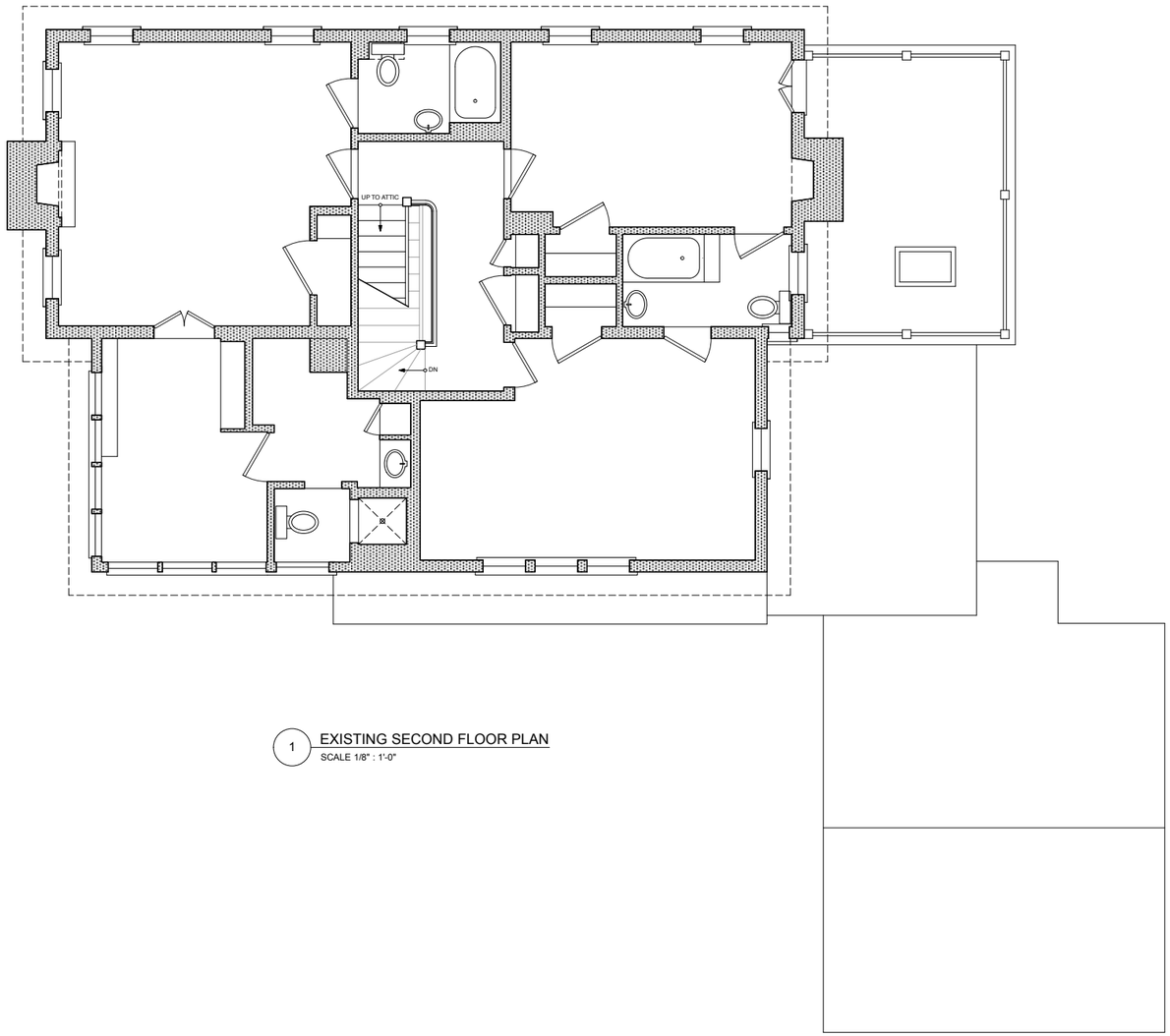
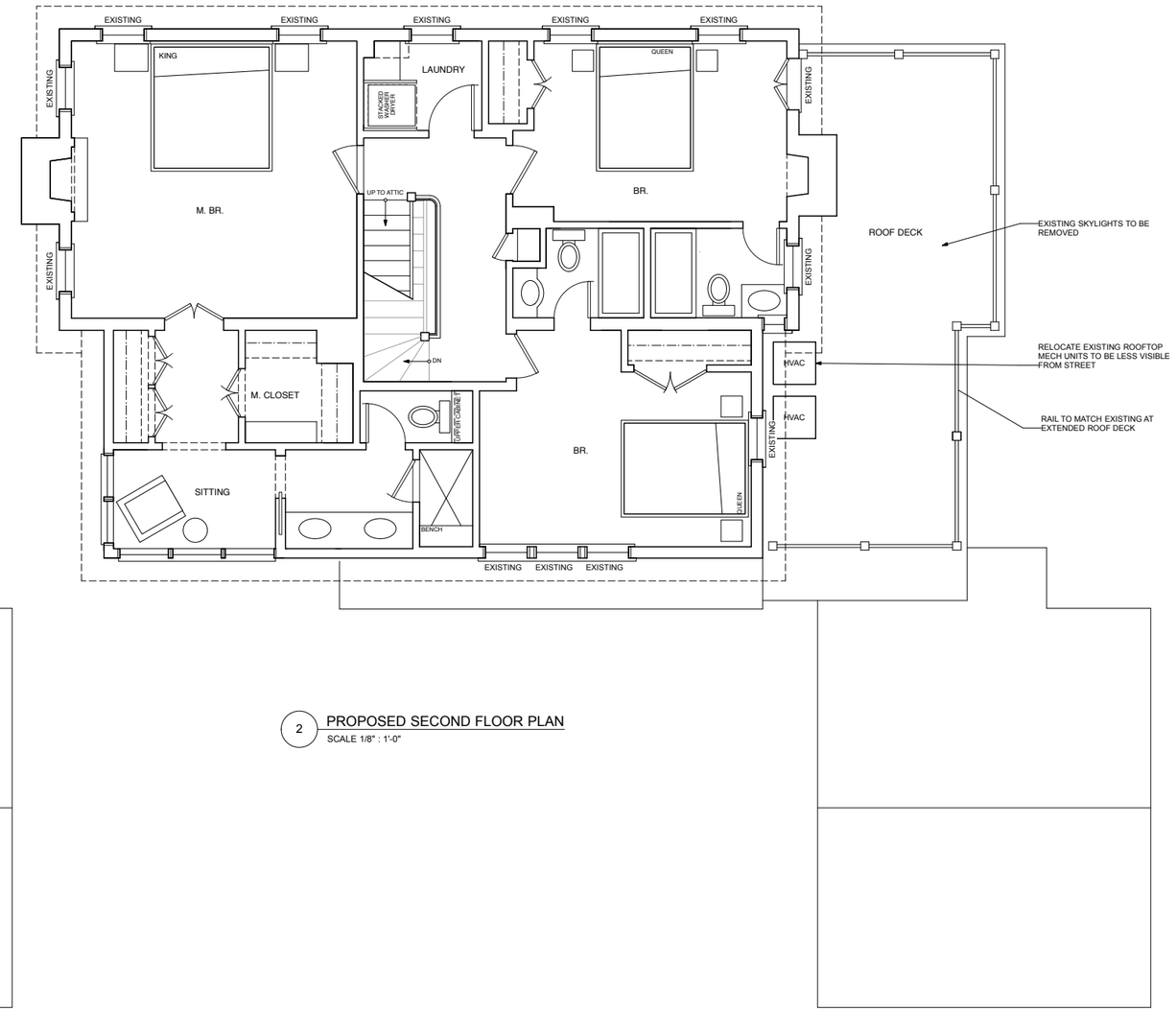


1 EXISTING SECOND FLOOR PLAN
SCALE 1/8" : 1'-0"



2 PROPOSED SECOND FLOOR PLAN
SCALE 1/8" : 1'-0"

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

N

44 CHURCH STREET
CHARLESTON, SC
SECOND FLOOR PLAN
1/8" = 1'-0"
8. 31. 20

A 1.2

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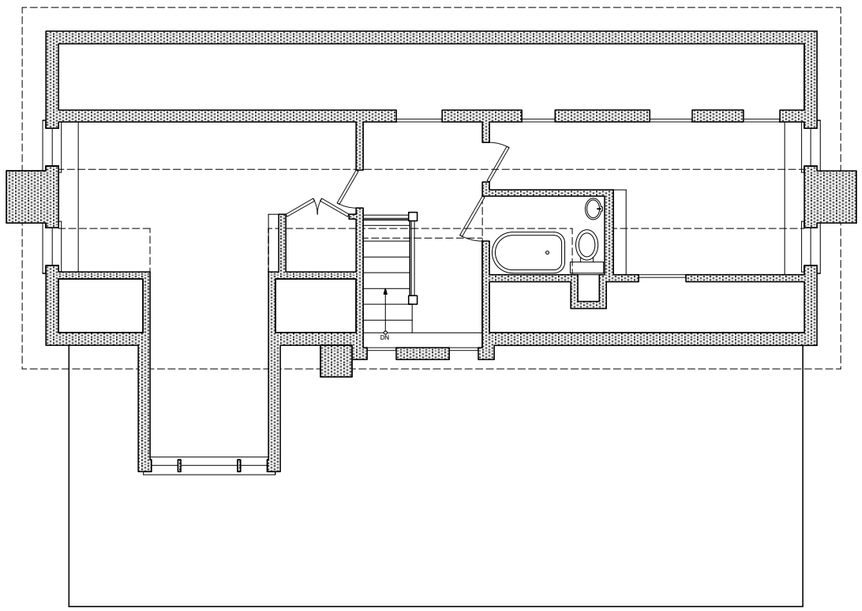
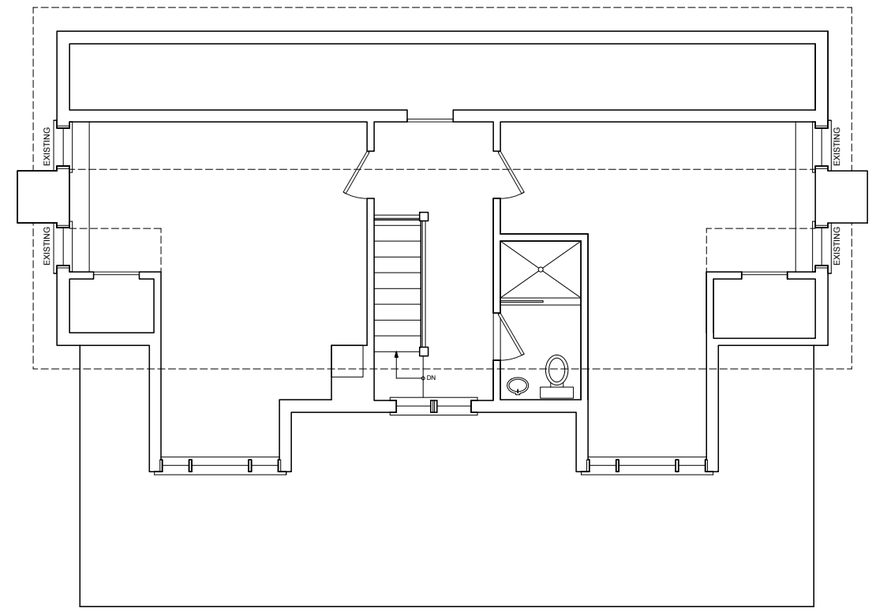


1 EXISTING THIRD FLOOR PLAN

SCALE 1/8" : 1'-0"



2 PROPOSED THIRD FLOOR PLAN

SCALE 1/8" : 1'-0"

N

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

44 CHURCH STREET
CHARLESTON, SC
ATTIC PLAN
1/8" = 1'-0"
08. 31. 20

A 1.3

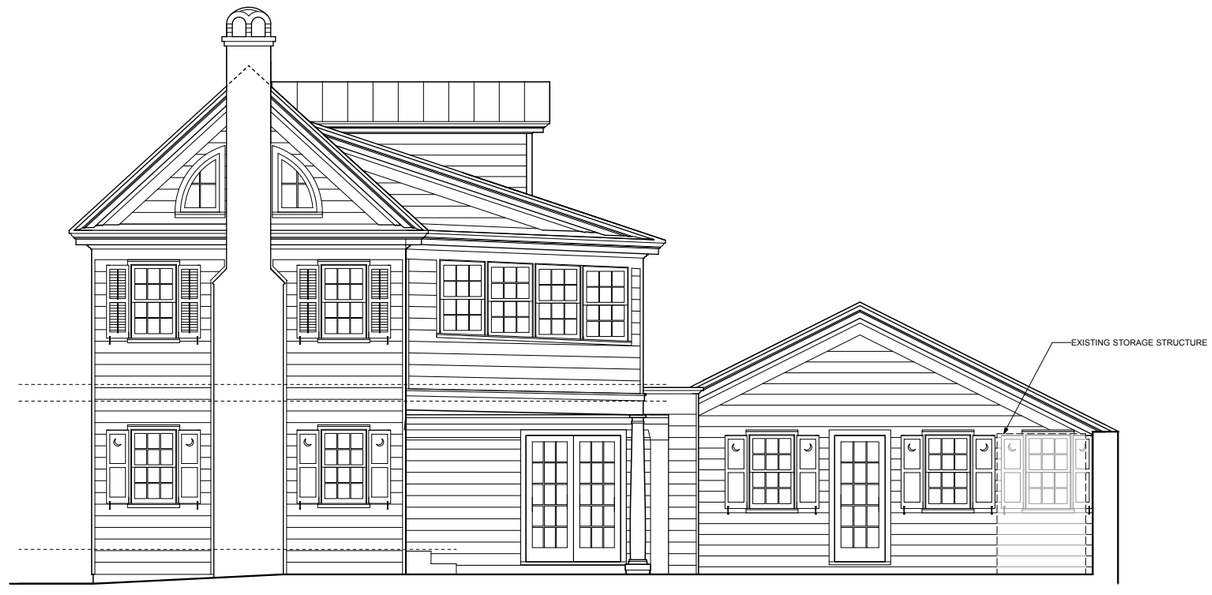
EXISTING NORTH ELEVATION - WATER STREET

PROPOSED NORTH ELEVATION - WATER STREET

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

44 CHURCH STREET
CHARLESTON, SC
EXTERIOR ELEVATION
1/8" = 1'-0"
08. 31. 20

A 2.1



EXISTING WEST ELEVATION - CHURCH STREET

*NOTE: EXISTING FENCE NOT SHOWN

PROPOSED WEST ELEVATION - CHURCH STREET

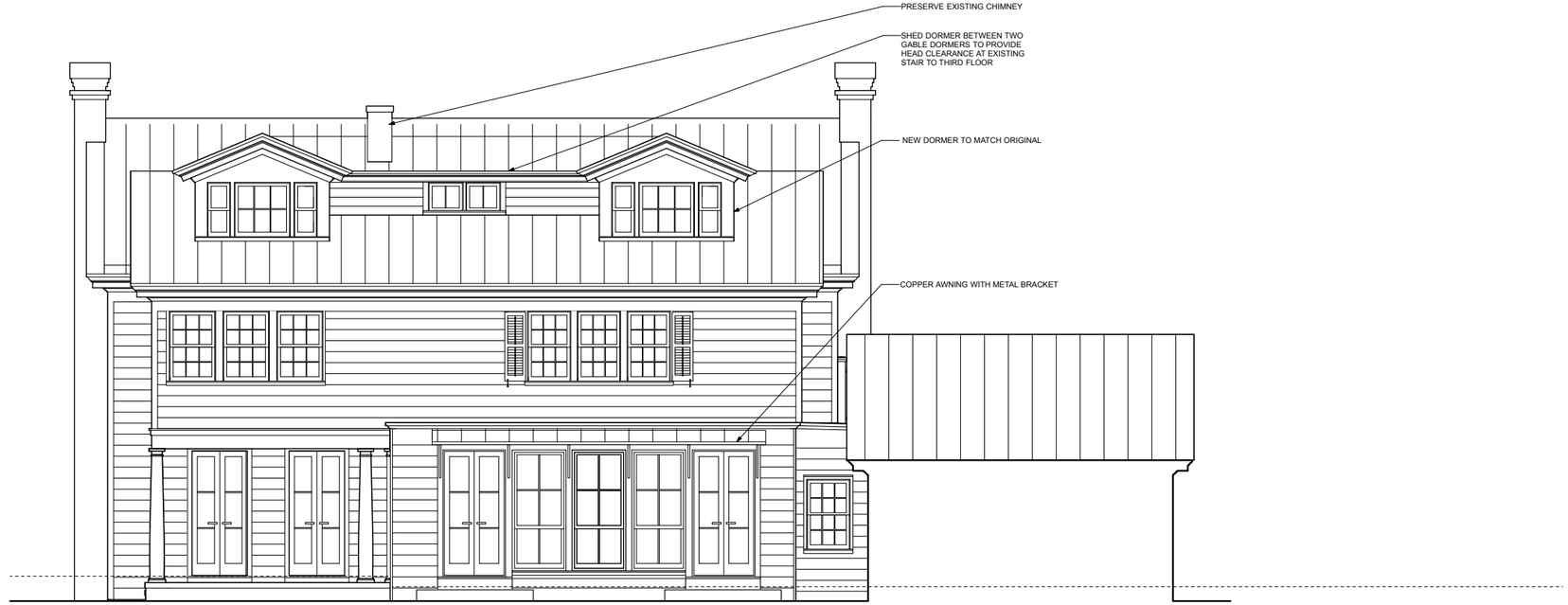
*NOTE: EXISTING FENCE NOT SHOWN

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

44 CHURCH STREET
CHARLESTON, SC
EXTERIOR ELEVATION
1/8" = 1'-0"
08. 31. 20

A 2.2

EXISTING SOUTH ELEVATION



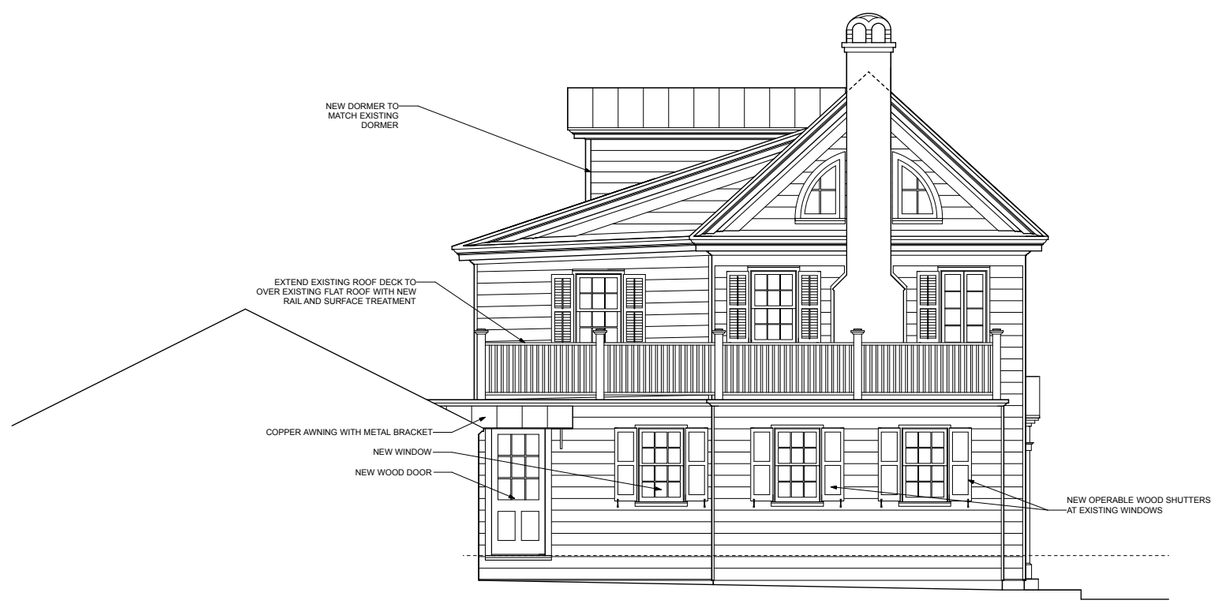
PROPOSED SOUTH ELEVATION

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

44 CHURCH STREET
CHARLESTON, SC
EXTERIOR ELEVATION
1/8" = 1'-0"
08. 31. 20

A 2.3

EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

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

44 CHURCH STREET
CHARLESTON, SC
EXTERIOR ELEVATION
1/8"=1'-0"
08. 31. 20

A 2.4

Agenda Item #15

85 RUTLEDGE AVENUE
TMS # 457-03-04-081

Request final approval for demolition of existing sheds; and the new construction of screened porch, and a pool cabana structure.

Category 3 / (Charlestowne) / c. 1890 / Old and Historic District

Withdrawn for Staff Review.